

79 LOTS AND LOTS A,B,C,D,E,F
G,H,I,J,K,L
16.099 ACRES.

DUPLICATE

(ALL OF TENTATIVE TRACT)
NO. 8950

TRACT NO. 8950

89773

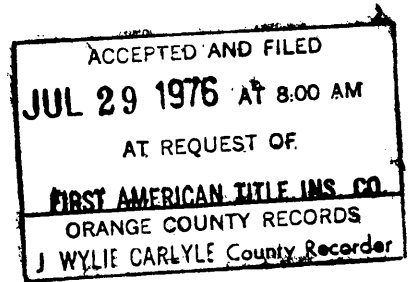
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.

BEING A SUBDIVISION OF A PORTION OF LOT 42 IN TOWNSHIP 8 SOUTH, RANGE 8 WEST, IN THE NIGUEL RANCHO, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGES 230 AND 231 OF PATENTS IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, CALIFORNIA.

KAPP AND PHILLIPS CORPORATION

FEBRUARY, 1976

LOREN C. PHILLIPS, L.S. NO. 3173



\$13.00

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE COLORED BORDER LINE, AND WE HEREBY OFFER FOR DEDICATION TO THE COUNTY OF ORANGE: ALL VEHICULAR ACCESS RIGHTS TO PACIFIC ISLAND DRIVE. WE ALSO HEREBY OFFER FOR DEDICATION TO THE COUNTY OF ORANGE: AN EASEMENT FOR INGRESS AND EGRESS OVER VIA MIRAMAR, PASEO DE LA PLAYA, VIA CRUZ, PASEO DEL MAR AND VIA MONTANEZ FOR MAINTAINING PUBLIC PROPERTY AND FOR EMERGENCY AND PUBLIC SERVICE PURPOSES.

DRESLEY OF SOUTHERN CALIFORNIA,
A CALIFORNIA CORPORATION.

[Signature]
VICE PRESIDENT

[Signature]
ASST. SECRETARY

STATE OF CALIFORNIA } ss
COUNTY OF ORANGE }
ON THIS 10th DAY OF MAY, 1976, BEFORE ME, LINDA BRADFELD,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
KENNETH D. STARRS, KNOWN TO ME TO BE THE PRESIDENT AND
SHIRLEY A. SEVERSON, KNOWN TO ME TO BE THE SECRETARY OF DRESLEY OF
SOUTHERN CALIFORNIA, A CALIFORNIA CORPORATION, THE CORPORATION THAT
EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS
WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND
ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 2-25-1980

Linda Bradfield
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

SIGNATURE OMISSIONS:
PURSUANT TO THE PROVISIONS OF SECTION 66436 (b) OF THE SUBDIVISION MAP
ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

SAN DIEGO GAS & ELECTRIC COMPANY, EASEMENT HOLDER BY DEED RECORDED
JULY 12, 1950, IN BOOK 1040, PAGE 276 OF OFFICIAL RECORDS.

MOULTON NIGUEL WATER DISTRICT, EASEMENT HOLDER BY INSTRUMENT RECORDED
AUGUST 2, 1968, IN BOOK 8680, PAGE 442 OF OFFICIAL RECORDS.

BASIS OF BEARINGS:

THE BEARING OF N 15° 53' 15" E ON THE CENTERLINE OF PACIFIC ISLAND DRIVE
AS SHOWN ON THE MAP OF TRACT NO. 5306 RECORDED IN BOOK 191, PAGES
25 THROUGH 27 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY,
CALIFORNIA WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

LOTS A, B & C ARE PRIVATE STREETS

ANY COMMON PRIVATE VEHICULAR ACCESSWAY CONSTRUCTED WITHIN THIS TRACT SHALL BE OWNED, OPERATED
AND MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS. THE
COUNTY OF ORANGE SHALL HAVE NO RESPONSIBILITY THEREFORE UNLESS
AND UNTIL PURSUANT TO APPROPRIATE SECTIONS OF THE STREETS AND HIGHWAYS
CODE OF THE STATE OF CALIFORNIA, THE SAID PRIVATE STREETS HAVE BEEN
ACCEPTED INTO THE COUNTY ROAD SYSTEM BY APPROPRIATE RESOLUTION OF
THE ORANGE COUNTY BOARD OF SUPERVISORS.

COMMON AREA NOTE:

LOTS A THROUGH L ARE NOT RESIDENTIAL BUILDING SITES, AND ARE TO BE
RESERVED FOR VEHICULAR AND PEDESTRIAN ACCESS, UTILITIES (INCLUDING SEWER AND WATER),
LANDSCAPING, OPEN AREA AND RECREATIONAL PURPOSES.

A SOILS REPORT DATED AUG. 25, 1975, WAS PREPARED BY R.A. ZINGER,
R.C.E. 21948.

I, LOREN C. PHILLIPS, HEREBY CERTIFY THAT I AM A LICENSED LAND
SURVEYOR (Nº 3173) OF THE STATE OF CALIFORNIA, THAT THIS MAP, CONSISTING
OF FIVE (5) SHEETS, AND THE TRUE & COMPLETE SURVEY MADE IN FEBRUARY, 1976,
WHICH IT CORRECTLY REPRESENTS, WERE BOTH MADE BY ME OR UNDER MY
DIRECTION; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE
POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS WITHIN NINETY (90)
DAYS AFTER THE ACCEPTANCE OF IMPROVEMENTS, AND SAID MONUMENTS ARE
SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature]
LOREN C. PHILLIPS
LICENSED LAND SURVEYOR Nº 3173

I, C.R. NELSON, COUNTY SURVEYOR OF ORANGE COUNTY, CALIFORNIA, DO
HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT
TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP AS FILED;
AMENDED AND APPROVED BY THE ORANGE COUNTY PLANNING COMMISSION;
THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND COUNTY SUBDIVISION
REGULATIONS HAVE BEEN COMPLIED WITH, AND I AM SATISFIED SAID MAP
IS TECHNICALLY CORRECT.

DATED THIS 6th DAY OF July, 1976.

C.R. NELSON
COUNTY SURVEYOR

BY: [Signature]
DEPUTY

STATE OF CALIFORNIA } ss
COUNTY OF ORANGE }

I, W.E. ST JOHN, COUNTY CLERK OF ORANGE COUNTY, DO HEREBY
CERTIFY TO THE COUNTY RECORDER OF ORANGE COUNTY THAT THE
PROVISIONS OF THE SUBDIVISION MAP ACT, HAVE BEEN COMPLIED WITH
REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL
ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS
MAP.

DATED THIS 27th DAY OF July, 1976.

W.E. ST JOHN
COUNTY CLERK OF ORANGE COUNTY

BY: [Signature]
DEPUTY

STATE OF CALIFORNIA } ss
COUNTY OF ORANGE }

I, W.E. ST JOHN, COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD
OF SUPERVISORS OF ORANGE COUNTY, DO HEREBY CERTIFY THAT THIS
MAP WAS PRESENTED FOR APPROVAL TO THE BOARD OF SUPERVISORS
OF SAID COUNTY OF ORANGE AT A REGULAR MEETING THEREOF HELD ON
THE 27th DAY OF July, 1976, AND THAT THEREUPON SAID BOARD DID,
BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID
ACCEPT ON BEHALF OF THE COUNTY OF ORANGE: THE VEHICULAR ACCESS
RIGHTS TO PACIFIC ISLAND DRIVE, AS DEDICATED, AND DID ACCEPT THE EASEMENT
FOR INGRESS AND EGRESS OVER VIA MIRAMAR, PASEO DE LA PLAYA, VIA CRUZ, PASEO DEL
MAR, PASEO DEL MAR AND VIA MONTANEZ FOR MAINTAINING PUBLIC PROPERTY AND FOR EMERGENCY AND
PUBLIC SERVICE PURPOSES; AND DID ALSO APPROVE SAID MAP PURSUANT TO THE PROVISIONS
OF SECTION 66436 (b)(1) OF THE SUBDIVISION MAP ACT.

DATED THIS 27th DAY OF July, 1976.

W.E. ST JOHN
COUNTY CLERK AND EX-OFFICIO CLERK
OF THE BOARD OF SUPERVISORS

BY: [Signature]
DEPUTY

STATE OF CALIFORNIA } ss
COUNTY OF ORANGE }

I, ROBERT L. CITRON, COUNTY TAX COLLECTOR-TREASURER
OF SAID COUNTY OF ORANGE, DO HEREBY CERTIFY THAT ACCORDING
TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE
LAND SHOWN WITHIN THE COLORED BORDER ON THIS MAP OR ANY PART THEREOF FOR UNPAID STATE
OR COUNTY TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT
TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET DUE
AND PAYABLE.

DATED THIS 8th DAY OF June, 1976.

ROBERT L. CITRON
COUNTY TAX COLLECTOR-
TREASURER

BY: [Signature]
DEPUTY TAX COLLECTOR

MONUMENT NOTES:

1. SET 2" IRON PIPE (12" DEEP) TAGGED "LS 3173" AT ALL TRACT BOUNDARY CORNERS,
UNLESS OTHERWISE NOTED, WITHIN NINETY DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
2. LET, L.S. 3173 TO BE SET IN CURB ON PROLONGATION OF LOT LINES IN LIEU OF FRONT LOT CORNERS; 1" IRON
PIPES TAGGED "LS 3173" TO BE SET AT ALL NEAR LOT CORNERS, WITHIN NINETY DAYS
AFTER ACCEPTANCE OF IMPROVEMENTS.
3. 8" SPIKE AND WASHER STAMPED "LS 3173" TO BE SET IN THE FINISHED
SURFACE AT ALL CENTERLINE CONTROL POINTS, UNLESS OTHERWISE NOTED, WITHIN
NINETY DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
4. TIES TO CENTERLINE MONUMENTS WILL BE MADE AND A COPY OF SAID TIES
FURNISHED TO THE COUNTY SURVEYOR, WITHIN NINETY DAYS AFTER
ACCEPTANCE OF IMPROVEMENTS.
5. F.D. S. & T. PER TRACT NO. 5306 AT ALL POINTS SHOWN THIS —

70 LOTS, AND LOTS A, B, C, D, E,
F, G, H, I, J, K, L
16.099 ACRES

(ALL OF TENTATIVE TRACT)
NO. 8950

DUPLICATE

SHEET 2 OF 5 SHEETS

TRACT NO. 8950

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
STATE OF CALIFORNIA.

KAPP AND PHILLIPS CORPORATION

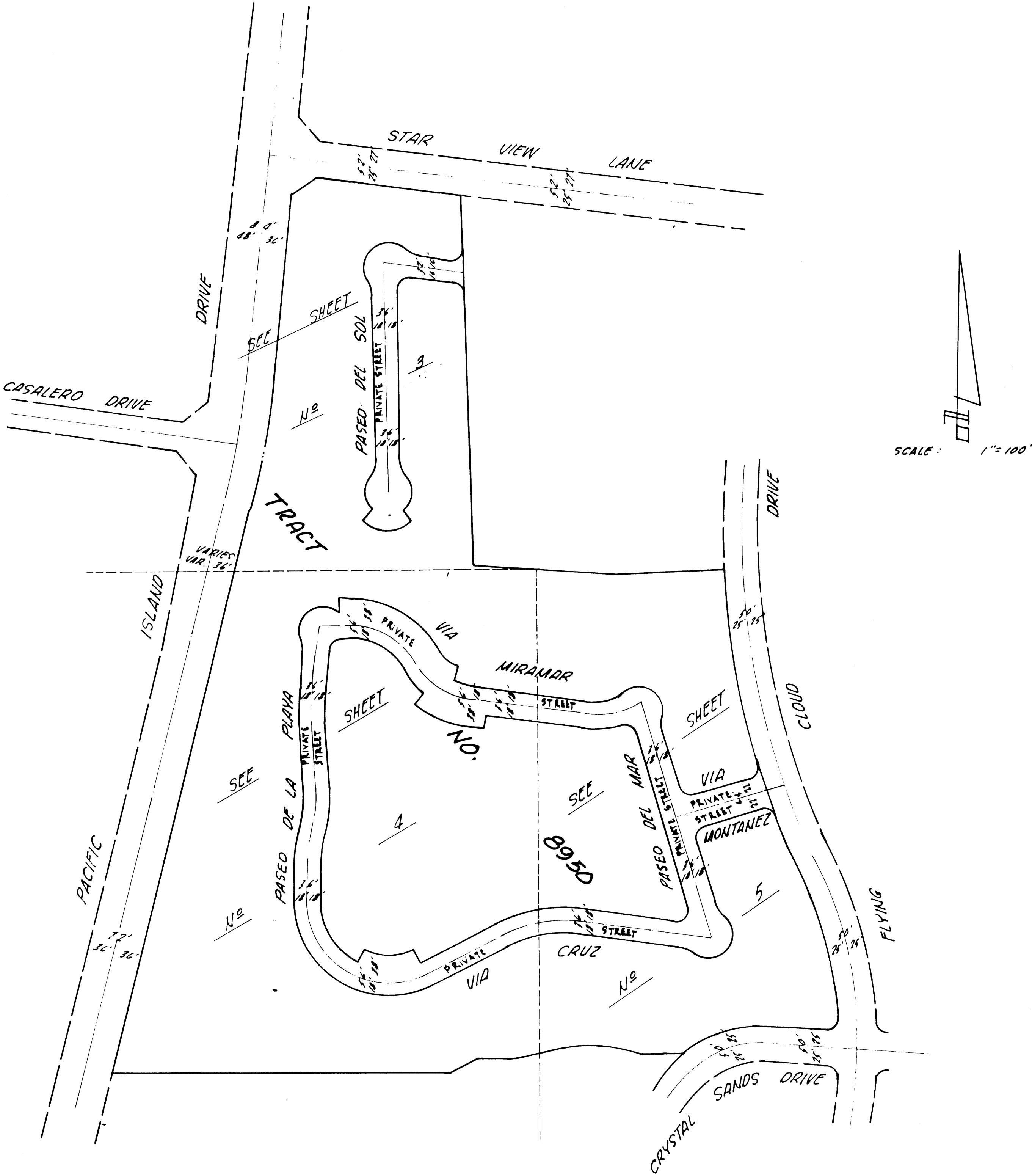
FEBRUARY, 1976

LOREN C. PHILLIPS, LICENSED LAND SURVEYOR NO. 3173

39773

ACCEPTED AND FILED
JUL 29 1976 AT 8:00 AM
AT REQUEST OF
FIRST AMERICAN TITLE INS. CO.
ORANGE COUNTY RECORDS
J. WYLIE CARLYLE County Recorder

\$13.00



INDEX MAP

SCALE: 1" = 40'
70 LOTS & LOTS A,B,C,D,E,F,
G,H,I,J,K,L
16.099 ACRES

DUPLICATE

SHEET 4 OF 4 SHEETS

TRACT NO. 8950

39773

IN UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
STATE OF CALIFORNIA.

KAPP AND PHILLIPS CORPORATION

FEBRUARY, 1976

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SEE

SHEET

3

LOT

I

LOT E

LOT L

SEE SHEET 5

LOT 79

PARK SITE

42

41

40

39

38

37

36

35

34

33

32

31

30

29

28

27

26

25

24

23

22

21

20

19

18

17

16

15

LOT H

1.44 AC.

NOTHING FD.

NOTHING FD.

NOTHING FD.

NOTHING FD.
ESTABLISHED PER
RECORD MAPS
DISTANCES PER
TE. 5323, M.M.
202/1-7.

TRACT NO. 5323
MM 202/1-7

CURVE TABLE

NO.	RADIUS	DELTA	ARC	LG	TAN	NO.	RADIUS	DELTA	ARC	LG	TAN	NO.	RADIUS	DELTA	ARC	LG	TAN	NO.	RADIUS	DELTA	ARC	LG	TAN
1	964.00	3°25'02"	57.49	28.76		11	207.00	8°30'00"	30.71	15.38		21	183.00	2°46'18"	8.85	4.43		31	92.00	5°12'14"	8.36	4.18	
2	320.00	5°23'29"	30.11	15.07		12	67.00	24°37'45"	28.80	14.63		22	147.00	3°41'26"	9.47	4.74		32	207.00	5°15'41"	19.01	9.51	
3	165.00	5°30'00"	15.84	7.93		13	72.00	56°03'01"	20.43	38.32		23	147.00	10°18'34"	26.45	13.26		33	207.00	3°14'19"	11.70	5.85	
4	165.00	14°00'00"	40.32	20.26		14	72.00	14°07'44"	32.18	14.34		24	243.00	8°30'00"	36.05	18.06		34	183.00	1°47'31"	5.72	2.86	
5	225.00	8°30'00"	33.38	16.72		15	35.00	8°51'48"	5.41	2.71		25	126.00	12°19'36"	27.54	13.82		35	147.00	5°30'00"	14.11	7.06	
6	147.00	14°00'00"	35.92	18.05		16	35.00	32°37'45"	19.93	10.24		26	126.00	14°24'43"	32.20	16.18		36	302.00	5°23'29"	26.42	14.22	
7	183.00	5°30'00"	17.57	8.79		17	35.00	29°55'32"	18.28	9.35		27	126.00	14°35'14"	32.59	16.38		37	25.00	9°02'58"	3.95	1.98	
8	87.00	31°29'35"	47.82	24.33		18	338.00	2°40'40"	15.80	7.90		28	126.00	10°44'30"	24.00	12.03		38	25.00	75°33'32"	32.97	19.38	
9	25.00	84°36'31"	36.92	22.75		19	338.00	4°55'46"	29.08	14.53		29	203.00	7°51'35"	27.85	13.95		39	82.00	39°32'33"	56.59	28.48	
10	183.00	14°00'00"	44.72	22.47		20	183.00	2°43'42"	8.71	4.36		30	92.00	22°15'26"	35.74	18.10		40	82.00	20°33'45"	29.43	14.87	

SCALE: 1" = 40'
79 LOTS & LOTS A,B,C,D,E,F,
G,H,I,J,K,L
16.099 ACRES

DUPLICATE

SHEET 5 OF 5 SHEETS

TRACT NO. 8950

39773

IN UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
STATE OF CALIFORNIA.

KAPP AND PHILLIPS CORPORATION
FEBRUARY, 1976

LOREN C. PHILLIPS, L.S. NO. 3173

SEE

\$13.00
SHEET 3

ACCEPTED AND FILED
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ORANGE COUNTY RECORDS
J WYLLIE CARLYLE County Recorder

(ALL OF TENTATIVE TRACT
NO. 8950)

TRACT No 8906

M.M. 376 / 41-42

LOT C

[FD. 2" I.P. TAGGED L.S. 3109
PER TR. NO. 8906, M.M. 376/41-42.]

1 FD 1" L.P. TAGGED L.S. 3109

LOT E

45.

42 PER

WM 240/42-45

TRACT No 5572



NOTHING

000

 $\bar{T} = 150.30$
$$\frac{1G}{158''} = \frac{295.26}{158''}$$

25' 50'

1

1000

CURVE TABLE				
NO	RADIUS	DELTA	ARC LGT	TAN
1	112.50	7°35'41"	14.91	7.47
2	18.00	91°43'40"	28.82	18.55
3	25.00	55°25'44"	24.19	13.13
4	25.00	90°00'00"	39.27	25.00
5	25.00	113°50'00"	48.67	38.37
6	25.00	79°48'27"	34.82	20.91
7	218.00	11°47'21"	44.86	22.51
8	182.00	10°17'39"	32.70	16.39
9	1325.00	1°25'09"	32.82	16.41
10	35.00	33°22'11"	20.39	10.48
11	35.00	17°30'26"	10.69	5.32
12	35.00	47°16'04"	28.87	15.39
13	35.00	35°33'53"	21.73	11.23
14	35.00	39°26'44"	24.10	12.25
15	35.00	40°47'27"	24.92	13.01
16	25.00	36°52'12"	16.09	8.33
17	25.00	53°07'49"	23.18	12.50
18	35.00	31°38'15"	19.33	9.92
19	35.00	45°19'30"	27.69	16.61
20	35.00	32°55'46"	20.12	10.34
21	35.00	11°25'08"	6.98	3.50
22	35.00	31°01'56"	18.96	9.72
23	182.00	7°07'52"	22.65	11.34
24	182.00	3°09'47"	10.05	5.02
25	87.00	20°10'17"	30.63	15.47
26	218.00	5°48'11"	22.08	11.05
27	218.00	5°59'16"	22.78	11.40
28	25.00	55°51'27"	24.37	13.25
29	25.00	23°57'10"	10.45	5.30
30	25.00	4°56'09"	2.15	1.08
31	203.00	3°58'43"	14.10	7.05

~~1923.50~~
1923.50
PATIO COVERS

ISLAND

DRIVE



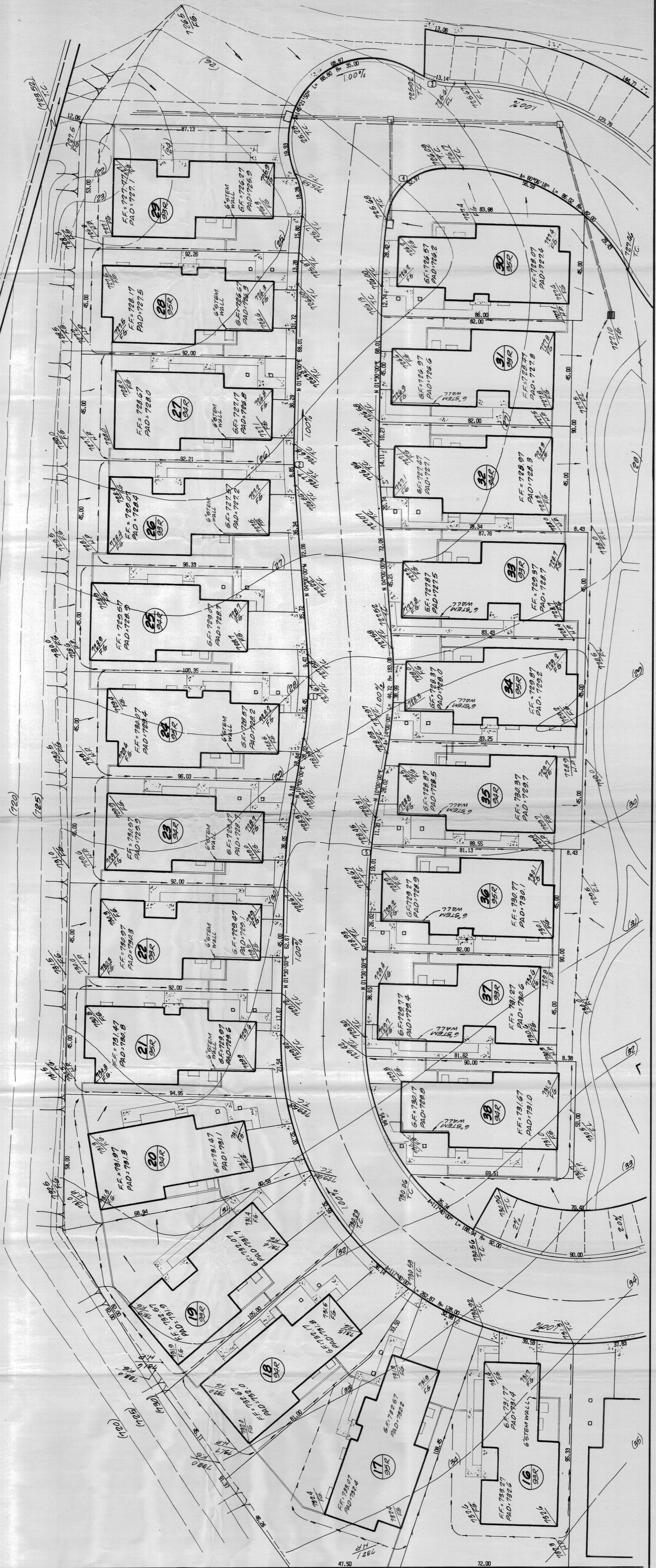
NO	RADIUS	DELTA	ARC	LET	TRM
1	147.00	14°00'00"	35.92	18.05	
2	188.00	5°30'00"	17.57	8.79	
3	250.00	4°00'00"	12.57	6.36	
4	25.00	84°36'31"	36.92	22.75	
5	207.00	8°30'00"	30.71	15.38	

CURVE TABLE

PACIFIC

ISLAND

DRIVE



NO	RADIUS	DELTA	ARC	LET	IN
1	25.00	55°25'44"	24.19	13	10
2	25.00	55°25'44"	24.19	13	10
3	25.00	75°46'27"	34.82	20	51
4	182.00	19°17'39"	32.70	16	39





CRYSTAL SAND DRIVE

DRIVE

FLYING CLOUD

EXIST. TOP

EXIST. T.O.E

EXIST. T.O.E

EXIST. T.O.E

EXIST. T.O.E

EXIST. T.O.E

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EXIST. T.O.E

EXIST. T.O.E

EXIST. T.O.E

NOTES:

1. All work shall be in accordance with the Grading Code of the County of Orange and any special requirements of the permit.
2. The building official shall be notified 48 hours prior to starting grading. A pre-grading meeting at the site is required before start of grading with the following people present: Owner, grading contractor, soils engineer, soils engineer, geologist, county grading inspectors or their representative, and archaeologist.
3. The permittee or his agent shall notify the Building Official 48 hours prior to the following inspections:
- Initial Inspection. When the permittee is ready to begin work, before any grading or brushing is started.
 - Toe Inspection. After the natural ground or bedrock is exposed and prepared to receive fill, but before fill is placed.
 - Excavation Inspection. After the excavation is started, but before the vertical depth of the excavation exceeds six feet.
 - Fill Inspection. After the fill placement is started, but before the vertical height of the fill exceeds ten feet.
 - Drainage Device Inspection. After forming of terrace drains, downspouts or after placement of pipe in subdrains, but before any concrete is placed or filter material.
 - Rough Grading. When all rough grading has been completed. This inspection may be called for at the completion of rough grading without the necessity of the building official having previously reviewed and approved the reports.
 - Final. When all work, including installation of all drainage structures and other protective devices has been completed and the as-graded plan, professional certifications and the required reports have been submitted.
4. Cut slopes shall be no steeper than 1.5:1 horizontal to 1 vertical.
5. Fill slopes shall be no steeper than 1.5:1 horizontal to 1 vertical and shall have not less than 90% compaction out to the finished surface.
6. Fills shall be compacted throughout to 90% density as determined by A.S.T.M. Standard No. D-1557-70 T.
7. Areas to receive fill shall be properly prepared and approved by the Building Official and soils engineer prior to placing of fill.
8. Fills shall be benched into competent material as per detail on plan.
9. All existing fills shall be approved by the Building Official or removed before any additional fills are added.
10. The face of all cut and fill slopes shall be planted and maintained with a ground cover approved by the Building Official. An approved irrigation system or watering facilities may be required by the Building Official prior to rough grade approval.

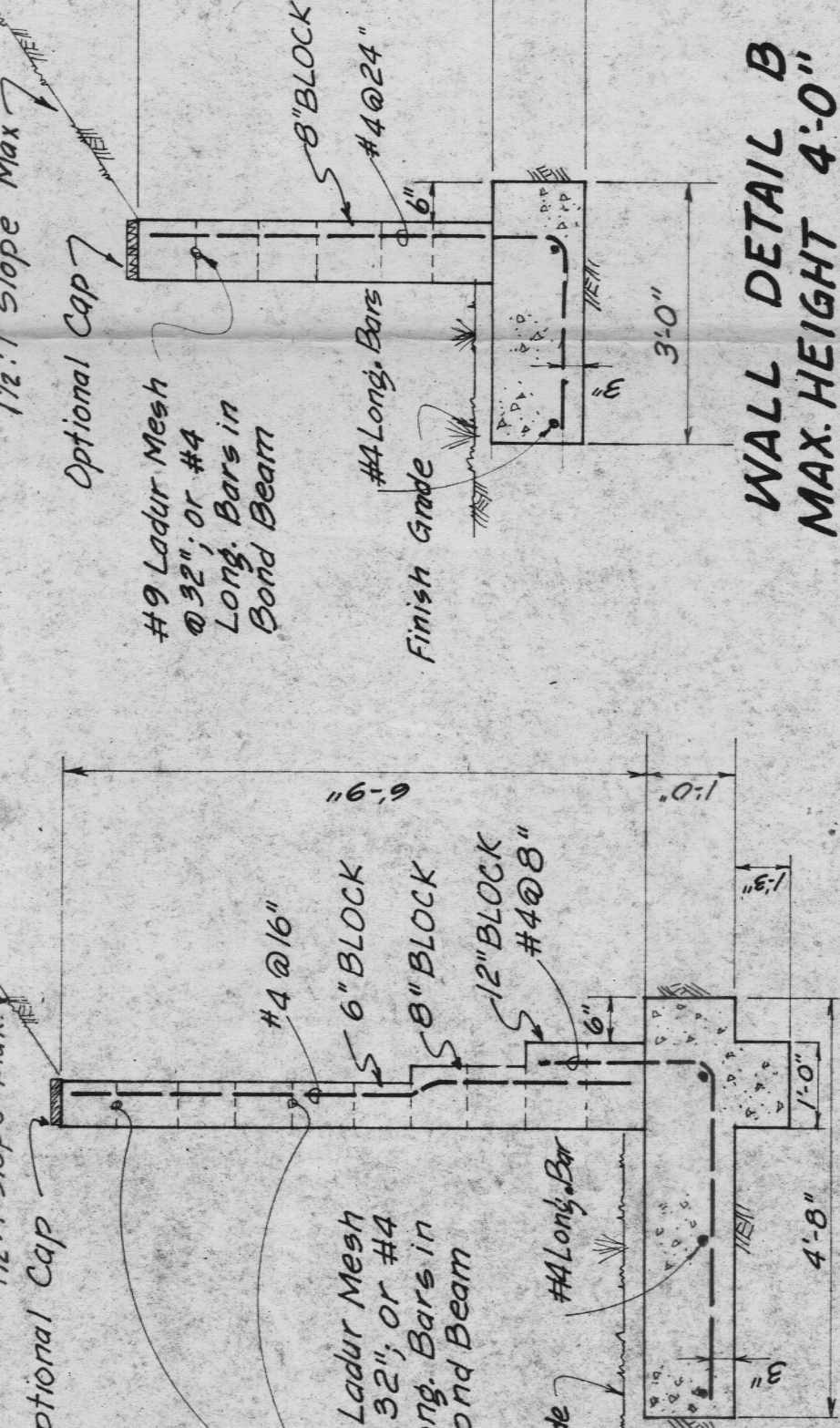
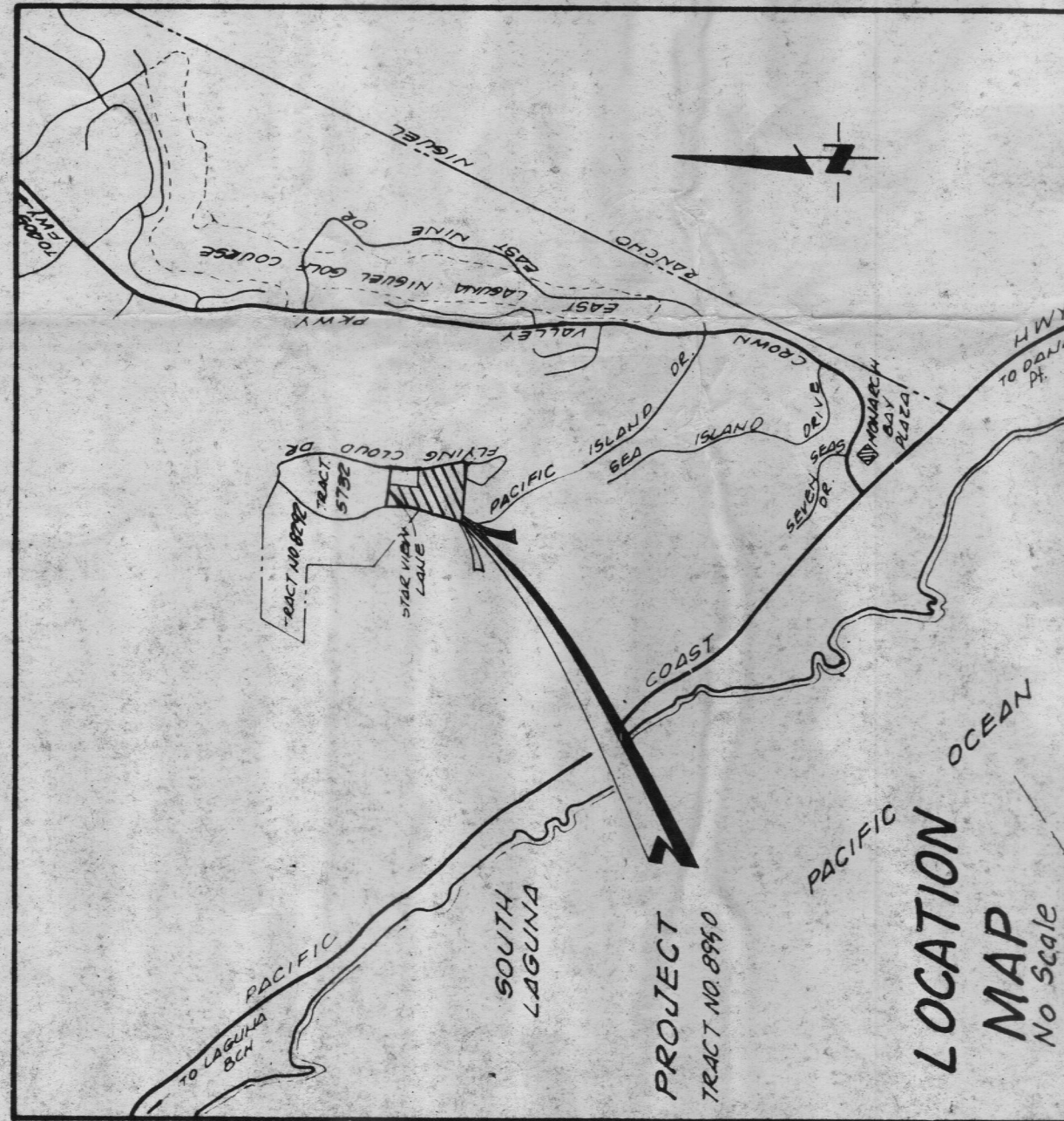
11. ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE GROUND SHALL BE CONSTRUCTED WITH TYPE 5 CEMENT UNLESS OTHERWISE SPECIFIED BY THE SOILS ENGINEER.

12. PRIOR TO FINAL APPROVAL, THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE AS-BUILT GRADING PLAN.

13. THE PRELIMINARY REPORT AND ALL SUBSEQUENT REPORTS AS APPROVED BY THE DEPARTMENT OF BUILDING SAFETY ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.

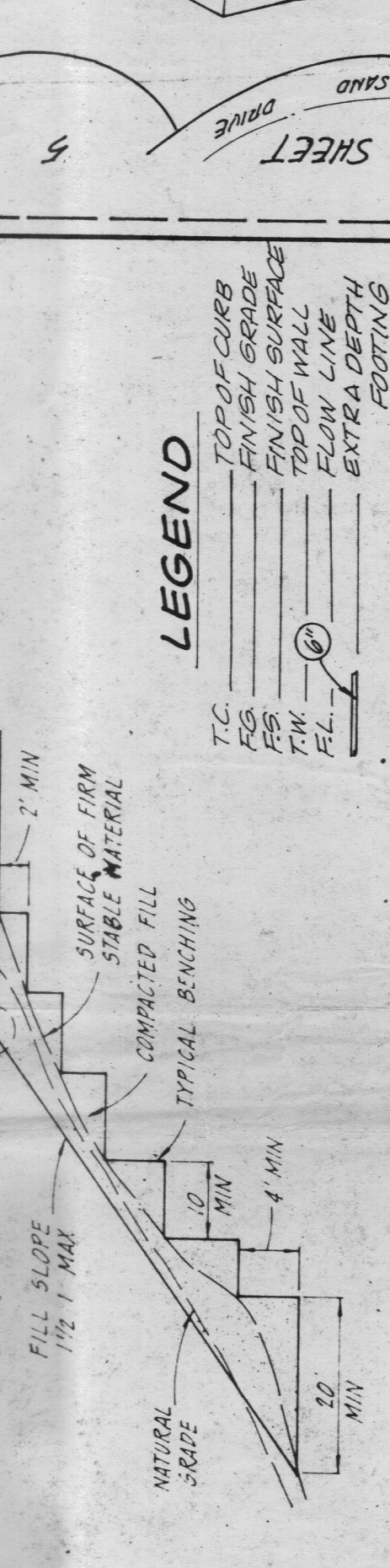
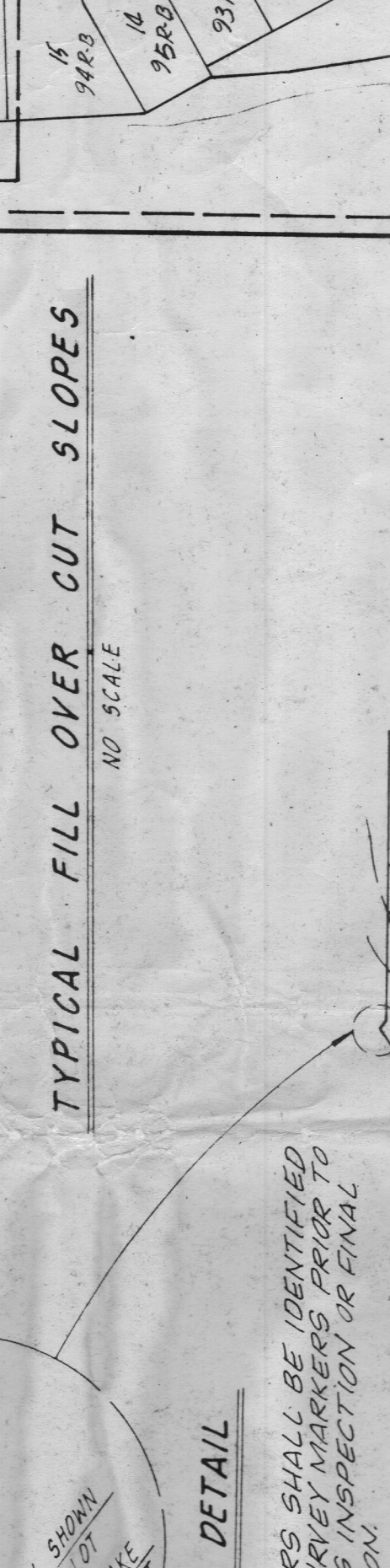
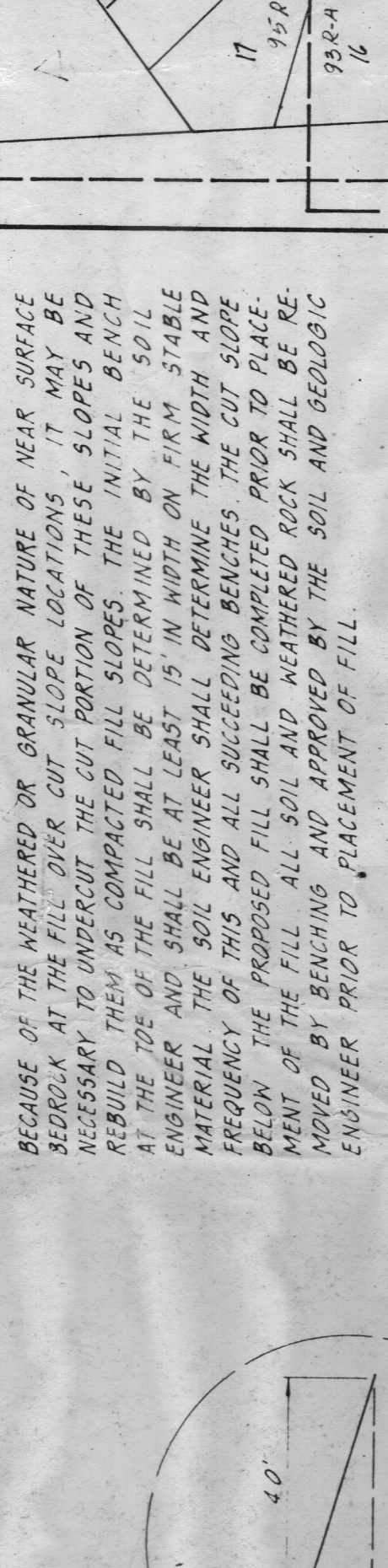
14. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND INSTALLED. HOWEVER, IN ANY CASE THE CONTRACTOR AND/OR DEVELOPER SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.

15. O.C.R.D. TO PROVIDE INSPECTION OF PRIVATE STREETS AND STORM DRAIN.



16. The stockpiling of excess material shall be approved by the Building Official prior to excavation.
17. The design civil engineer, prior to rough grade approval, shall provide a minimum of one blue top per lot, set at the pad elevation. The elevation of the floor shall also be provided to insure proper clearance and fall to drainage swale. These elevations shall be noted on the building plans.
18. All trench backfills shall be tested and certified by the site soils engineer per the Grading Code.
19. The engineering geologist and soils engineer shall, after clearing and prior to the placement of fill in canyons, inspect each canyon for areas of adverse stability and to determine the presence or absence of subsurface water or spring flow. If needed, drains will be designed and constructed prior to the placement of fill in each respective canyon.
20. Subdrain outlets shall be completed at the beginning of the subdrain construction.
21. The exact location of the subdrains shall be surveyed in the field for line and grade.
22. All cut slopes shall be investigated both during and after grading by an engineering geologist to determine if any slope stability problem exists. Should excavation disclose any geological hazards or potential geological hazards, the engineering geologist shall recommend necessary treatment to the Building Official for approval.
23. Where support or buttressing of cut and natural slopes is determined to be necessary by the engineering geologist and soils engineer, the soils engineer shall submit a report to the Building Official prior to construction. The engineering geologist and soils engineer will be responsible for the construction of the buttressing and certify to the stability of the slope and adjacent structures upon completion.
24. When cut pads are brought to near grade the engineering geologist shall determine if the bedrock is extensively fractured or faulted and will readily transmit water. If considered necessary by the engineering geologist and soils engineer, a compacted fill blanket will be placed.
25. The engineering geologist shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
26. The final compaction report and certification from the soils engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
27. The soils engineer and engineering geologist shall perform sufficient inspections and be available during grading and construction to provide consultation concerning compliance with the plans, specifications, and code within their purview.

28. BECAUSE OF THE WEATHERED OR GRANULAR NATURE OF NEAR SURFACE BEDROCK AT THE FILL OVER CUT SLOPE LOCATIONS, IT MAY BE NECESSARY TO UNDERCUT THE CUT PORTION OF THESE SLOPES AND REBUILD THEM AS COMPACTED FILL SLOPES. THE INITIAL BENCH AT THE TOE OF THE FILL SHALL BE DETERMINED BY THE SOILS ENGINEER AND SHALL BE AT LEAST 15' IN WIDTH ON FIRM STABLE MATERIAL. THE SOILS ENGINEER SHALL DETERMINE THE WIDTH AND FREQUENCY OF THIS AND ALL SUCCEEDING BENCHES. THE CUT SLOPE BELOW THE PROPOSED FILL SHALL BE COMPLETED PRIOR TO PLACEMENT OF THE FILL. ALL SOIL AND WEATHERED ROCK SHALL BE REMOVED BY BENCHING AND APPROVED BY THE SOILS AND GEOLOGIC ENGINEER PRIOR TO PLACEMENT OF FILL.



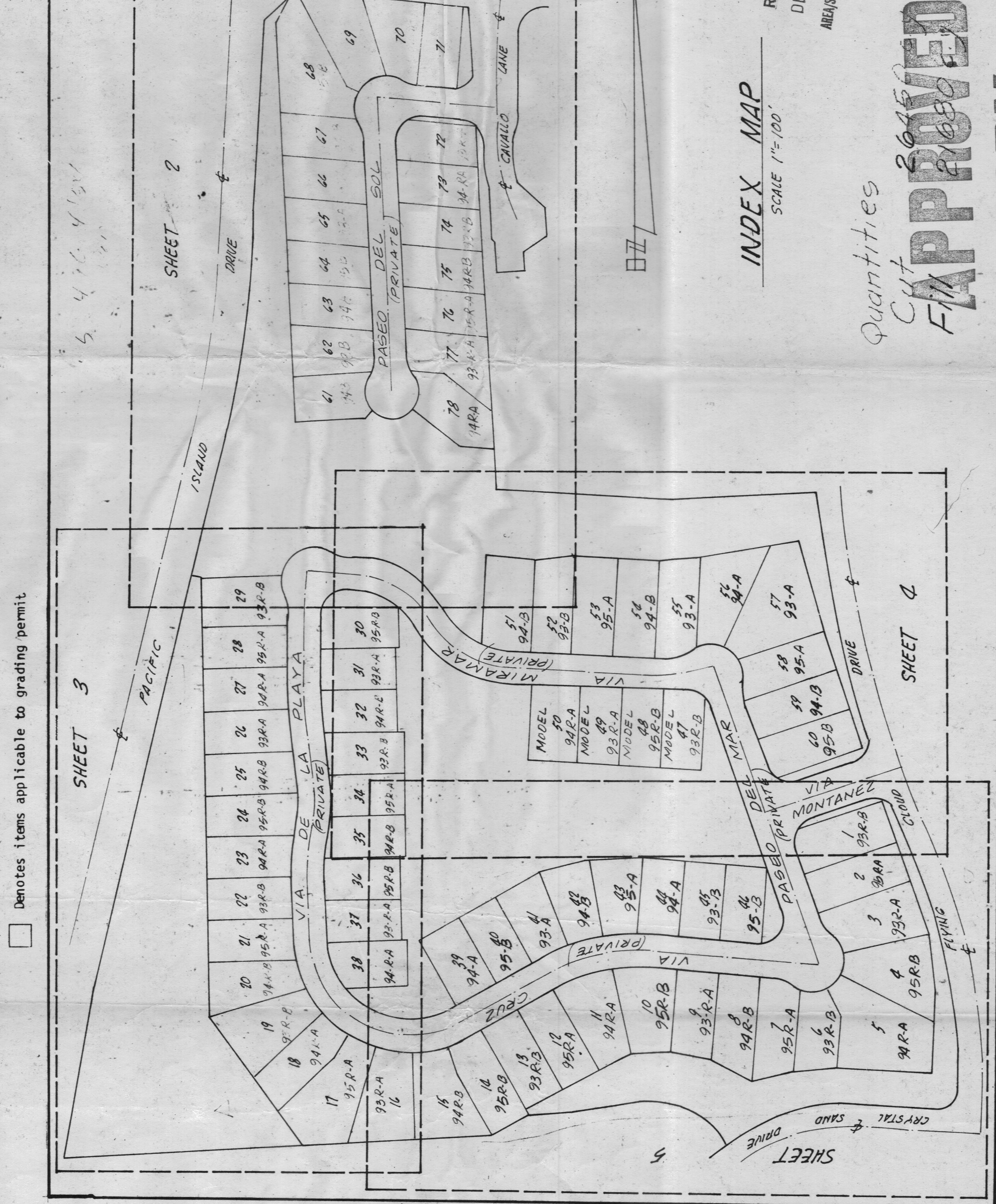
WALL NOTES
1. Concrete masonry wall. All cells filled solid with concrete.
2. 2' omit head joint in first course at 32" O.C.
3. Provide 1' cut, per foot of wall, in first course at 32" O.C.
4. Design stresses: 15-20,000psi, 110-225psi, Allowable soil Bq 1,000psi, 1500psi, 1500psi.

SOILS ENGINEER
SOUTHERN CALIFORNIA TESTING LABORATORY
17001 S. KAY PARK DRIVE
SUNNYVALE, CALIFORNIA, 94087
(415) 540-6066

UNDERGROUND STRUCTURES
ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS AND SHOWN ON THE RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND DEPTH. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES OR STRUCTURES AND HAS DETERMINED THAT THEY ARE IN SUBSTANTIAL COMPLIANCE WITH THE REQUIREMENTS OF THE GRADING CODE. THE ENGINEER HAS NOT CONDUCTED ANY INVESTIGATIONS OR TESTS TO DETERMINE THE EXACT LOCATION OR DEPTH OF THE UTILITIES OR STRUCTURES. THE ENGINEER HAS NOT CONDUCTED ANY INVESTIGATIONS OR TESTS TO DETERMINE THE EXACT LOCATION OR DEPTH OF THE UTILITIES OR STRUCTURES. THE ENGINEER HAS NOT CONDUCTED ANY INVESTIGATIONS OR TESTS TO DETERMINE THE EXACT LOCATION OR DEPTH OF THE UTILITIES OR STRUCTURES.

NOTICE TO CONTRACTOR
CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, HAZARDOUS FROM ANY AND ALL LIABILITY, DEATH OR ALLEGEDLY, ARISING FROM THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

29. The design civil engineer shall be available during grading and construction for consultation concerning compliance with the plans, specifications, and code within his purview.
30. Dust shall be controlled by watering.
31. Sanitary facilities shall be maintained on the site.
32. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
33. The location and protection of all utilities are the responsibility of the Permittee.
34. Prior to final approval, the Design Civil Engineer shall provide to the Building Official the number of yards of cut, fill and import moved during the grading operation.
35. The cut portion of cut/fill transition lots should be overexcavated 30" and be replaced with compacted fill to a minimum relative compaction of 90 per cent.
36. The contractor shall notify archaeological and paleontological consultants designated by the owner at least two days prior to commencement of grading operations. The Contractor shall allow said archaeological and paleontological consultants on the site before and during operations; and, if any archaeological or paleontological evidence of possible scientific value is uncovered, the Contractor shall allow removal of such evidence and shall take necessary steps to ensure that any archaeological and/or paleontological resources of scientific value which may be uncovered during the process of grading will be conserved.
37. The necessary storm drain facilities for the proper control and disposal of storm runoff arriving at and originating within the tract, extending to a satisfactory point of disposal, shall be designed and constructed in a manner meeting the approval of the road commissioner and the necessary easements shall be dedicated to the County of Orange.
38. Fire Retardant Roofing may be required. To be determined by District grading inspector at time of rough grade release.
39. All of the pedestrian walkways shall be constructed in a manner meeting the approval of the Road Commissioner and under the inspection of the Road Department.
40. Prior to issuance of a certificate of use and occupancy, the approved irrigation system and the approved landscaping shall be installed and certified by a licensed landscape architect as having been installed in accordance with the related plans approved by the Planning Commission. Such certification shall be furnished in the form of a certificate of use and occupancy, and shall be submitted to the Planning Commission for its consideration and approval.
41. Denotes items applicable to grading permit.



DATE:	BY:	DESCRIPTION:	APPROVED:	DATE:
Aug 12 76	J.P. Kapp	Revised: Review set back, Shts 2 to 5		
Aug 27 77	J.P. Kapp	Proposed Overlays Location Shts 2 to 5		

PRECISE GRADING PLAN
TRACT 8950
PRESLEY OF SOUTHERN CALIFORNIA
4600 CHAMBERS DRIVE, NEWPORT BEACH, CA.
J.P. KAPP R.C.E. 22015 April 11, 1978
OF 6 SHEETS

PACIFIC

ISLAND

DRIVE

PLAYA

LA

DE

VIA

NO.	ABSCISS	DELTA	ARC LST	TRN
1	1471.00	1470.00	35.92	18.05
2	1483.00	530.00	11.57	8.79
3	1500.00	100.00	2.30	1.35
4	1510.00	84.99	31.30	22.30
5	2071.00	830.00	30.71	15.38

SCALE
1"=20'

TRACT BOUNDARY
N 53° 15' E

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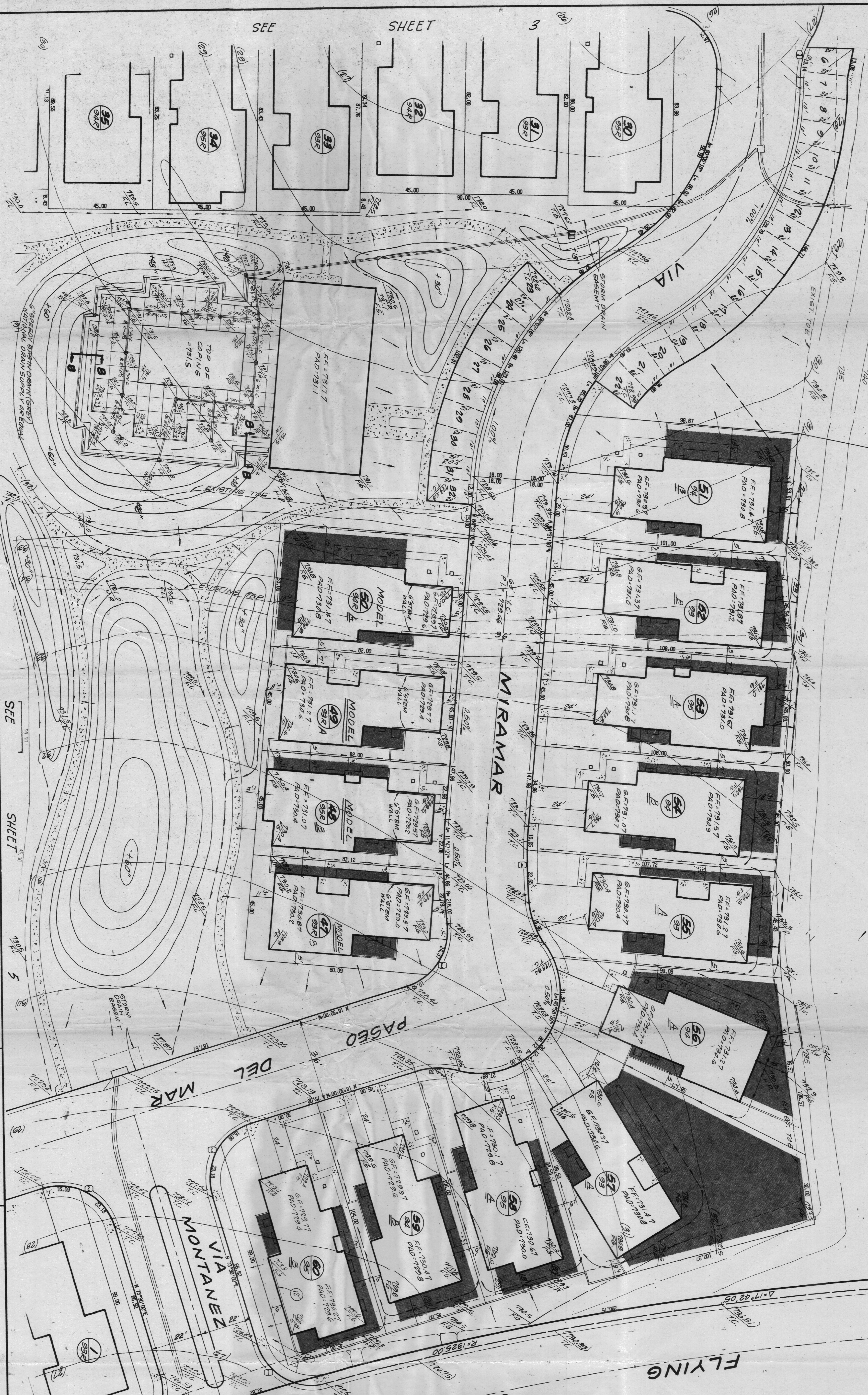
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SEE SHEET 1

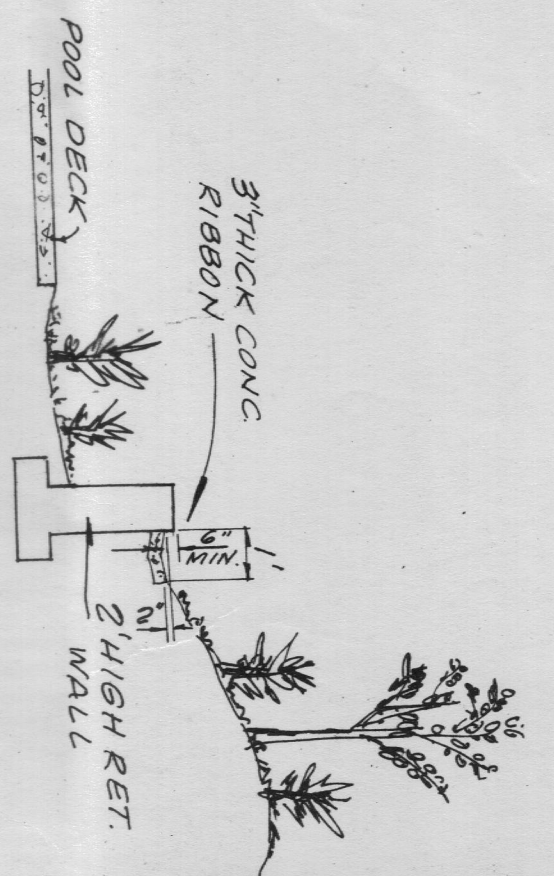
TRACT BOUNDARY
N 84° 31' 00" W
192.00'
N 83° 07' 50" E
154.94'



CURVE TABLE

NO	MODUS	DELTA	ARC LST	IN
1	25.00	55°25'44"	24.19	13.13
2	25.00	56°00'00"	24.42	20.81
3	152.00	10°17'39"	32.70	18.39

SECTION 'B-B'
NO SCALE



APPROVED
COPY

PRECISE GRADING PLAN
TRACT NO 8950

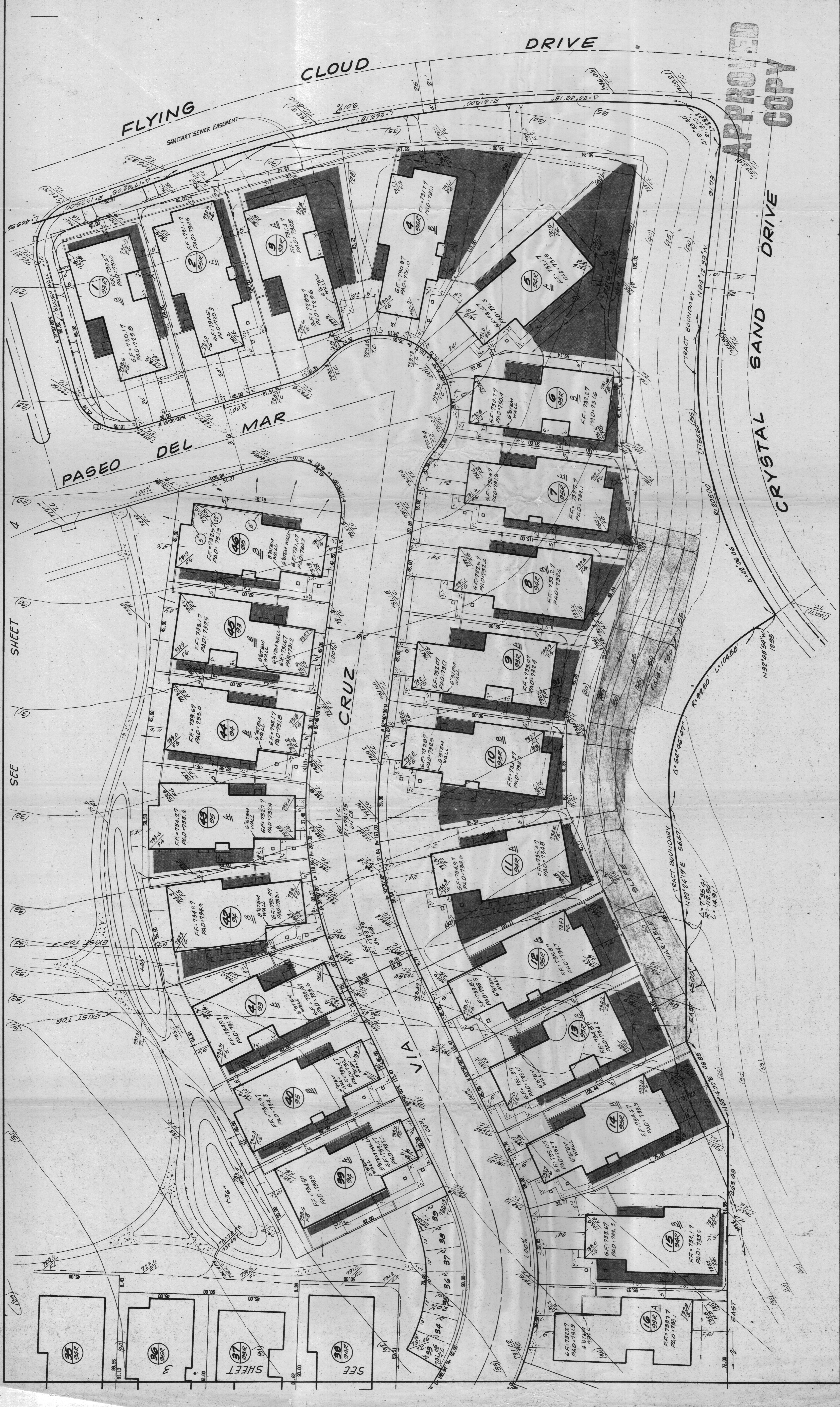
PREPARED BY:
KAPP & PHILLIPS CORP.
80 BROADMOOR DRIVE
SANTA ANA, CA 92705
PH 714-340-6561

APR 11, 1976
J. A. KAPP R.C.E. 22046 DATE:

PRESTLEY OF SOUTHERN CALIFORNIA
4400 CAMINO DRIVE, NEWPORT BEACH, CA
PH 714-540-0900

SHEET 4
OF 6 SHEETS

Revised House Set-back 8-12-76 JR
PROPOSED OVERHEADS LOCATION 10-27-77 JE



REVISED HOUSE SET BACK 5-12-76 JR
PROPOSED OVERHEAD LOCATION 10-27-77 JE

PLANS PREPARED BY:
KAPP & PHILLIPS CORP.
80 BROOKHOLM DRIVE
SANTA ANA, CA 92705
PH. 714-940-4551

J.P. KAPP R.C.E. 22034 DATE

PRECISE GRADING PLAN
TRACT No 8950

PRESLEY OF SOUTHERN CALIFORNIA
6600 CAMINO DRIVE, NEWPORT BEACH, CA PH. 714-940-0600

SHEET
OF 6 SHEETS

