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PRIME TIME DEVELOPMENT, LLC
850 MAIN STREET, SUITE 200
RAMONA, CA 92065

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SCOPE OF WORK

HOTEL RAMONA IS A TWO-STORY BOUTIQUE HOTEL WITH 101 GUESTROOMS AND AMENITIES INCLUDING A FITNESS ROOM, BOARDROOM, SECOND FLOOR MEETING SPACE WITH A DECK OVERLOOKING A SPACIOUS COURTYARD AND POOL.

VICINITY MAP



RAMONA BOUTIQUE HOTEL

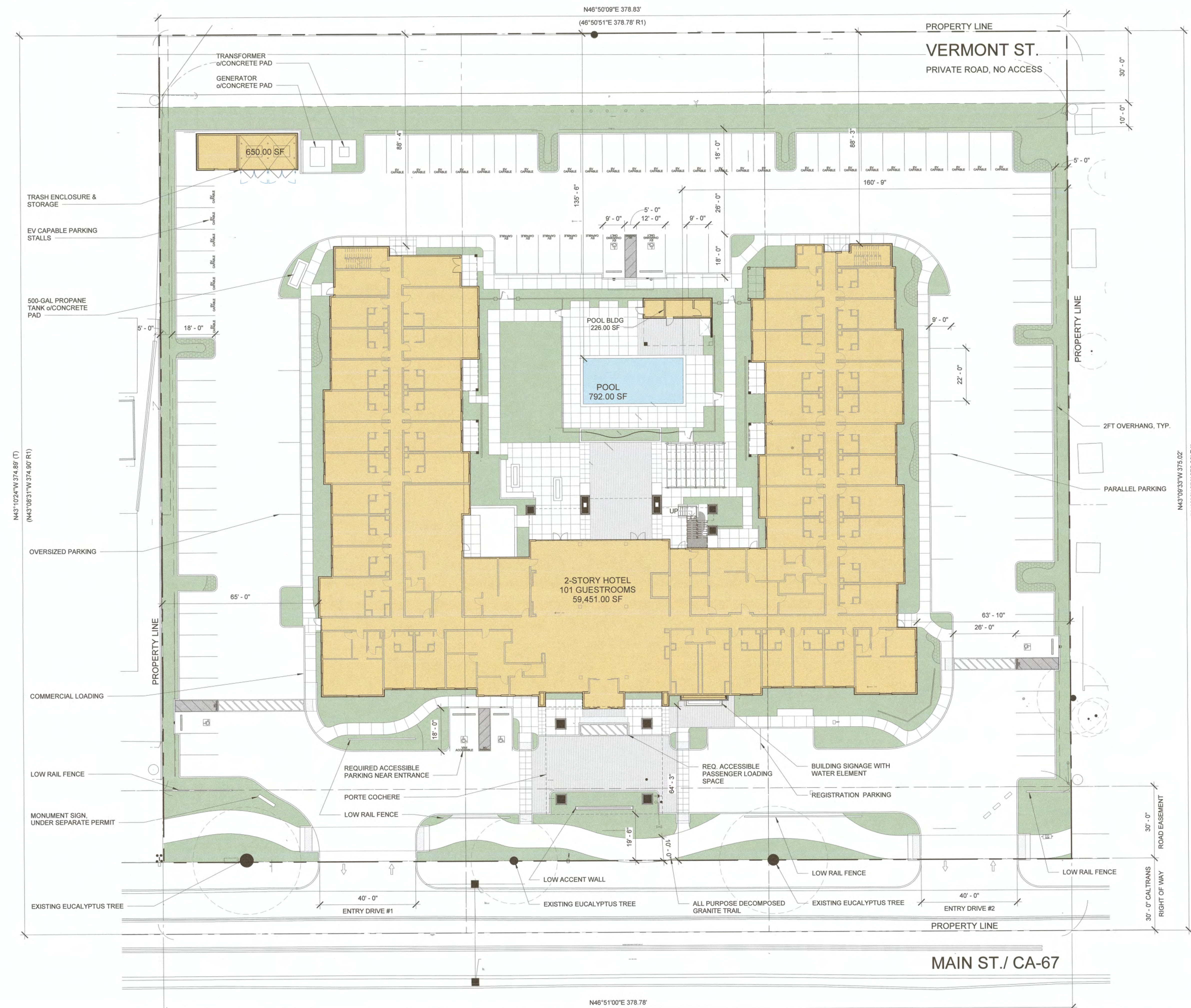
WOODCREST REAL ESTATE VENTURES, A DIVISION OF WOODCREST HOMES, INC.



PROJECT INFORMATION			BUILDING AREA (GROSS):					
ZONING:	RM-V4		LEVEL	HOTEL BLDG	POOL BLDG	TRASH ENCLOSURE	TOTAL	
LOT SIZE:	142,028.23 SF (3.26 AC)		01 FLOOR	29,364.00 SF	226.00 SF	650.00 SF	30,240.00 SF	
APN:	282-141-32, -33, & -34		02 FLOOR	30,087.00 SF	-	-	30,087.00 SF	
ADDRESS:	XXX HWY 67 RAMONA, CA 92065		TOTAL	59,451.00 SF	226.00 SF	650.00 SF	60,327.00 SF	
TYPES OF OCCUPANCY:	R-1 / B / A-2		HOTEL BUILDING AREA PER OCCUPANCY (NET):					
PROPOSED USE:	HOTEL (101 GUESTROOMS)							
PROPOSED BLDG TYPE:	TYPE VA							
NUMBER OF STORIES:	2 LEVELS ABOVE GRADE							
PARKING PROVIDED:	102							
LOT COVERAGE:	21.3%							
PARKING DATA			ROOM MIX					
TYPE	REQUIRED	PROVIDED	TYPE	LEVEL		TOTAL		
STANDARD	55	57		01	02			
¹ ACC STAND.	4	4	KING	23	27	50		
² ACC VAN	1	1	KING ACCESSIBLE	01	02	03		
CALGREEN			QUEEN QUEEN	13	17	30		
³ EV CAPABLE	39	39	QUEEN QUEEN ACCESSIBLE	01	01	02		
⁴ WITH ACCESS AISLE	2	1 (+1 counted above)	KING SUITE	04	06	10		
TOTAL	101	102	KING SUITE ACCESSIBLE	-	01	01		
¹ ACC PARKING PER 11B-20B.2 (101-150: 5 SPACES) ² ACC VAN PARKING PER 11B-20B.2.4 (ONE FOR EVERY SIX, MINIMUM OF ONE) ³ EV CAPABLE STATIONS PER 4.106.4.2.2 10% EV CAPABLE 25% EV READY 5% EVSE ⁴ ACC EV CHARGING STATIONS PER TABLE 11B-22B.3.2.1 (26-50 EVCS: 1 VAN AND 1 STANDARD ACC, 1 AMBULATORY)			KING 1-BDRM STUDIO	02	02	04		
			KING 1-BDRM STUDIO ACCESSIBLE	-	01	01		
			TOTAL	44	57	101		
			ACCESSIBLE ROOM REQUIREMENTS PER CALIFORNIA BUILDING CODE 2022 FOR TOTAL NUMBER OF ROOMS BETWEEN 101 - 150 FROM CBC TABLE 11B-224.2					
			ACCESSIBLE ROOMS w/o ROLL-IN SHOWERS REQUIRED = 5 ACCESSIBLE ROOMS w/o ROLL-IN SHOWERS PROVIDED = 5 ACCESSIBLE ROOMS w/ ROLL-IN SHOWER REQUIRED = 2 ACCESSIBLE ROOMS w/ ROLL-IN SHOWER PROVIDED = 2 TOTAL ACCESSIBLE ROOMS REQUIRED = 7 TOTAL ACCESSIBLE ROOMS PROVIDED = 7					
BICYCLE DATA			COMMUNICATION FEATURE ROOM REQUIREMENTS PER CALIFORNIA BUILDING CODE 2022 FOR TOTAL NUMBER OF ROOMS BETWEEN 101 - 150 FROM CBC TABLE 11B-224.4					
			COMMUNICATION FEATURE ROOMS REQUIRED = 9					
			COMMUNICATION FEATURE ROOMS PROVIDED = 9 ()					
			TYPE	REQUIRED	PROVIDED			
			SHORT TERM	5.1 ¹	6			
LONG TERM	5.1 ²	6						
TOTAL	10.2	12						
¹ SHORT TERM PER CAL GREEN 5.106.4.1.1 (5% REQ. PARKING, 2 MIN: 5 SPACES) ² LONG TERM PER CAL GREEN 5.106.4.1.2 (5% REQ. PARKING, 1 MIN: 5 SPACES)								

DRAWING INDEX

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A8	EXTERIOR ELEVATIONS
A9	BUILDING SECTION
A10	COLOR & MATERIAL BOARD
A11	SITE CONTEXT
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L0.2	PRELIMINARY PLANTING PLAN
L0.3	PLANT / LANDSCAPE IMAGERY
CIVIL	
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SURVEY	
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LIGHTING	
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E1.1	PHOTOMETRICS PLAN



RAMONA BOUTIQUE HOTEL

WOODCREST REAL ESTATE VENTURES, A DIVISION OF WOODCREST HOMES, INC.

PRELIMINARY SITE PLAN

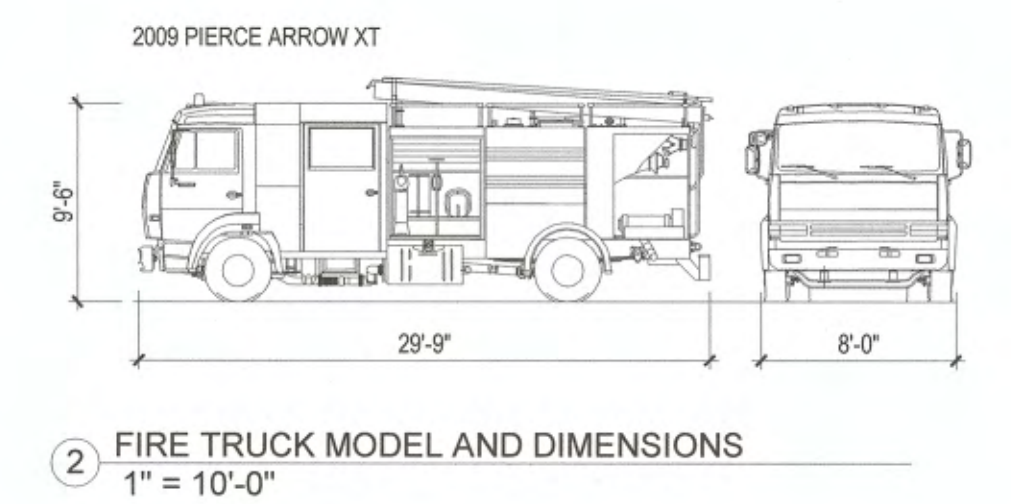
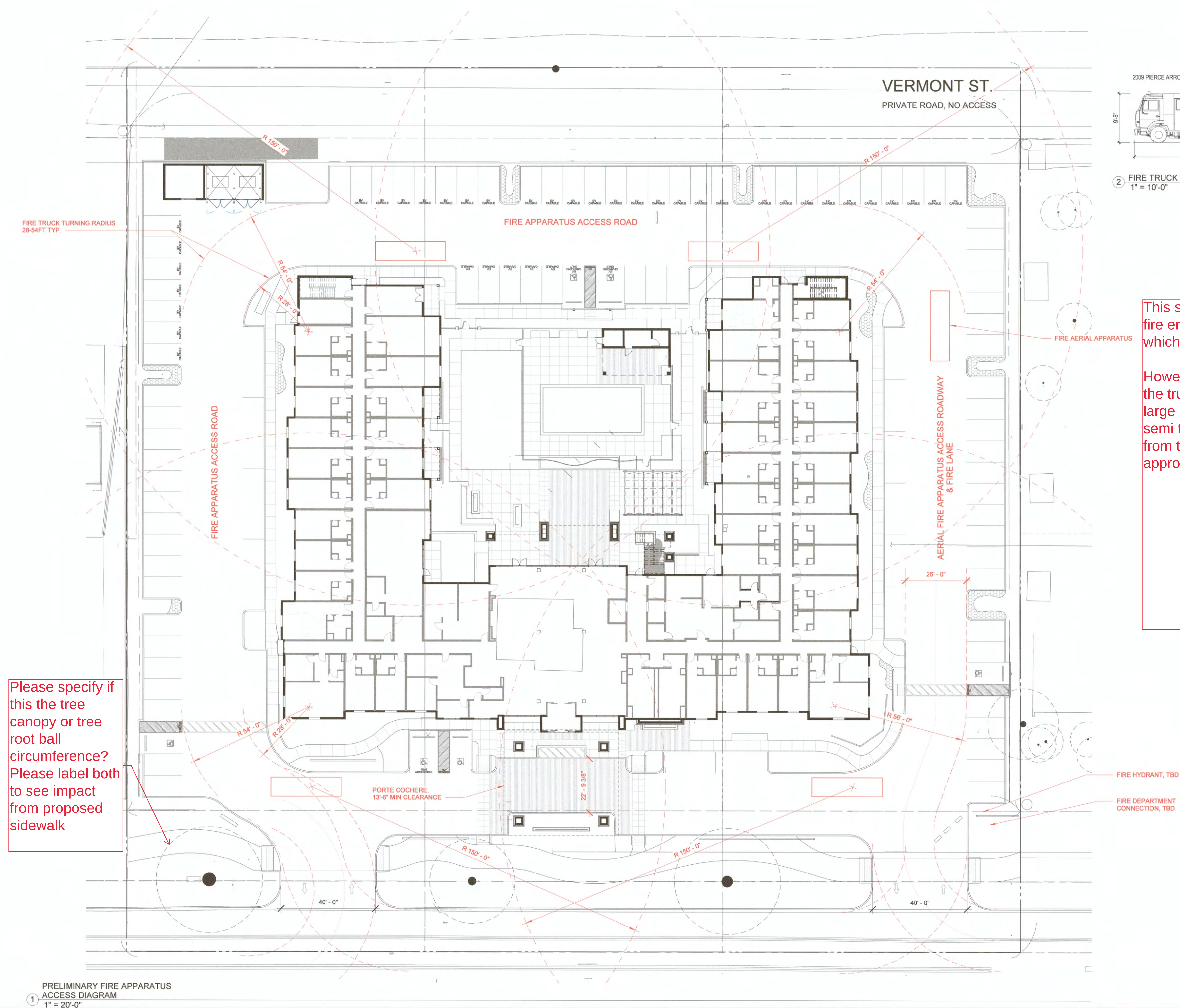
RAMONA, CA



A1

SITE PLAN SUBMITTAL 08/14/23
23104

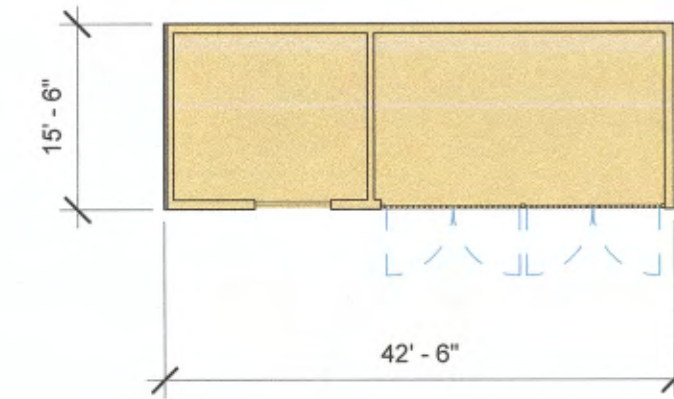




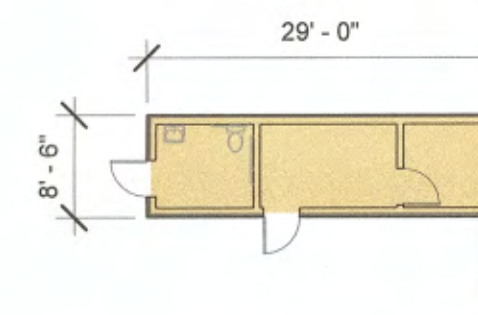
This shows truck turning for fire emergency vehicle which is good

However, Caltrans needs the truck turning template for large delivery or truck or semi to be shown coming in from the center of each approaching lane.

Please specify if this the tree canopy or tree root ball circumference? Please label both to see impact from proposed sidewalk



A6
2



A7
2

A8
1

A7
1

A9
1

A6
1



RAMONA BOUTIQUE HOTEL

FIRST FLOOR PLAN

WOODCREST REAL ESTATE VENTURES, A DIVISION OF WOODCREST HOMES, INC.

RAMONA, CA

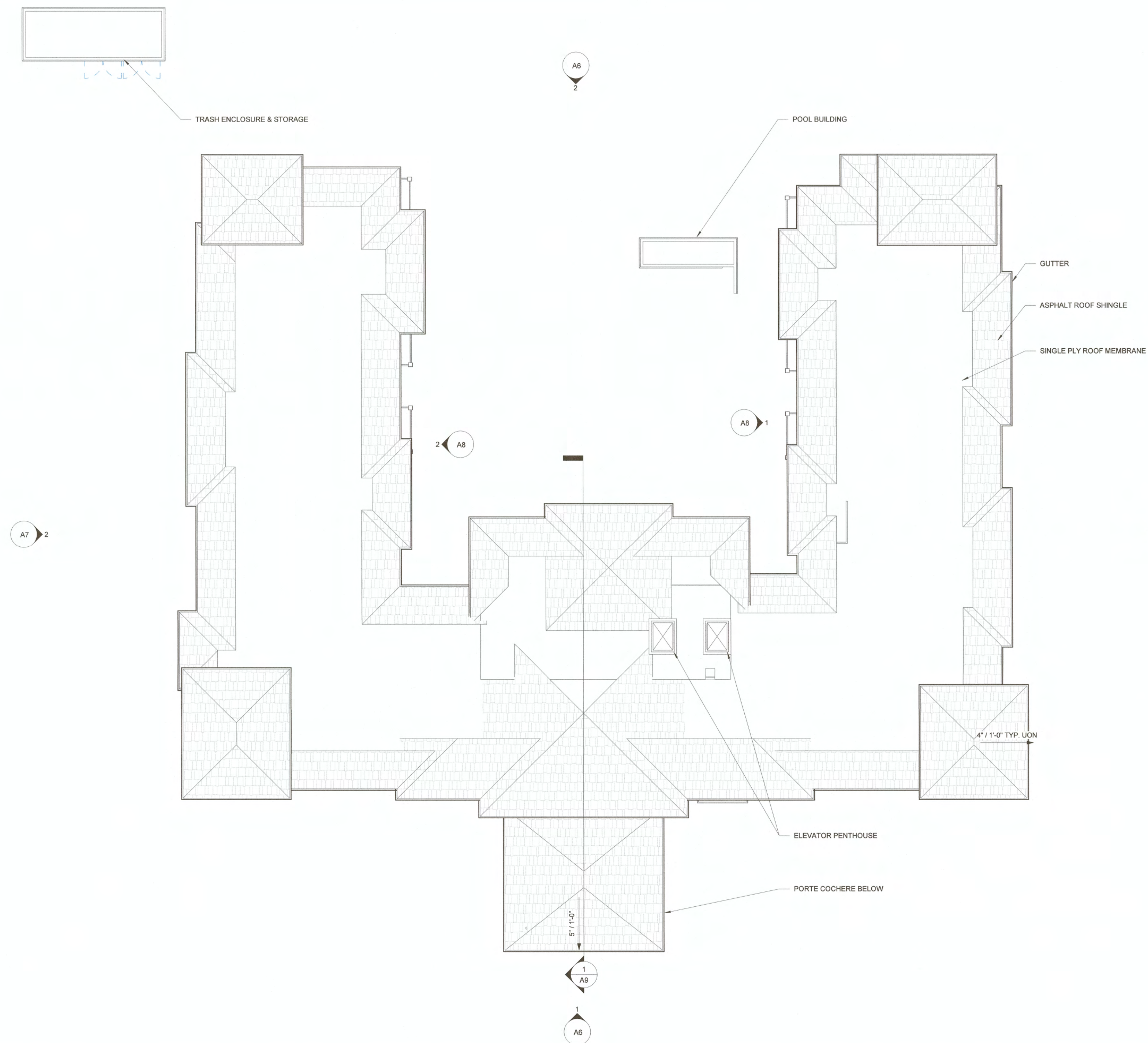


A3

SITE PLAN SUBMITTAL 08/14/23
23104





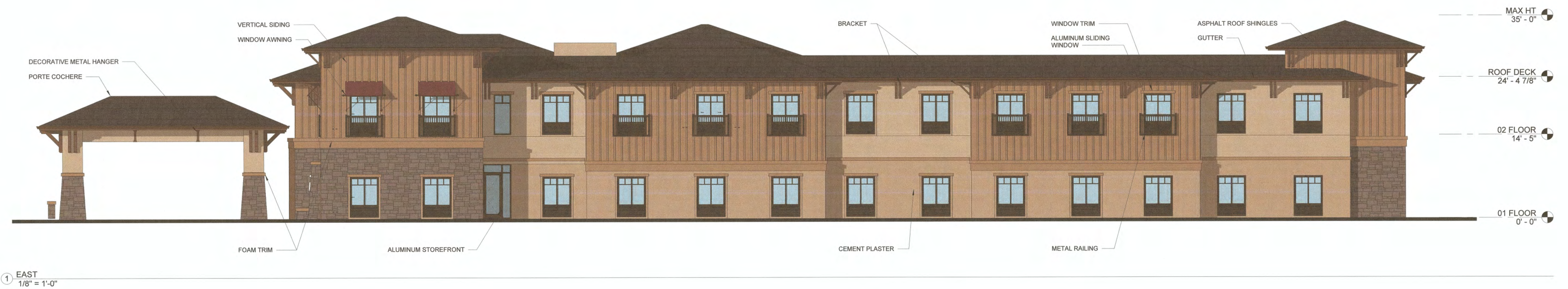




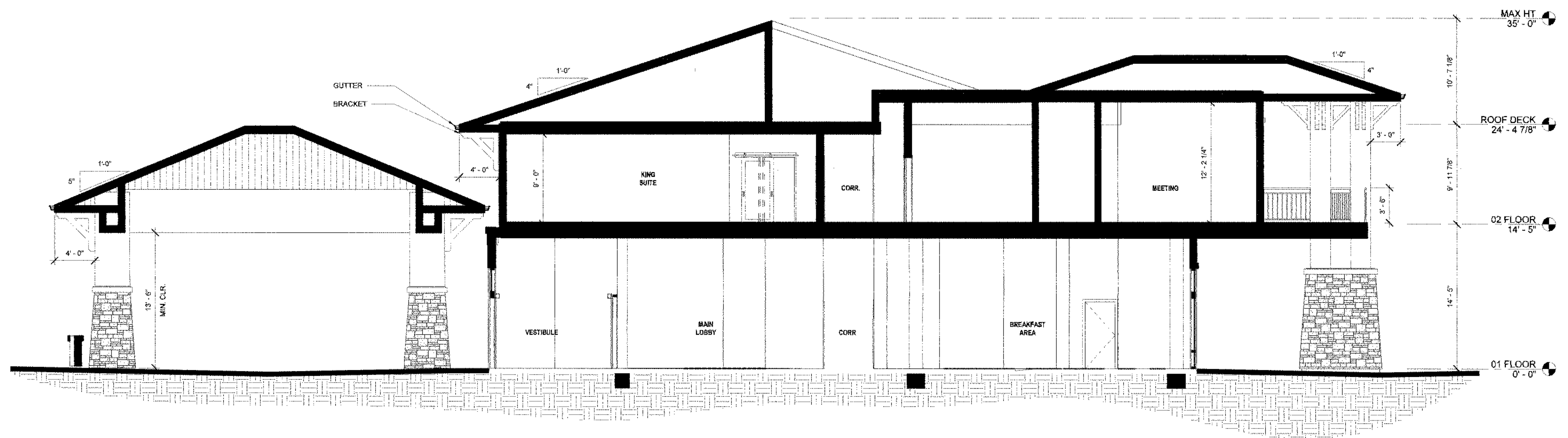
① SOUTH
1/8" = 1'-0"



② NORTH
1/8" = 1'-0"





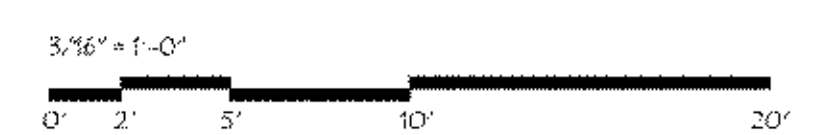


RAMONA BOUTIQUE HOTEL

BUILDING SECTION

WOODCREST REAL ESTATE VENTURES, A DIVISION OF WOODCREST HOMES, INC.

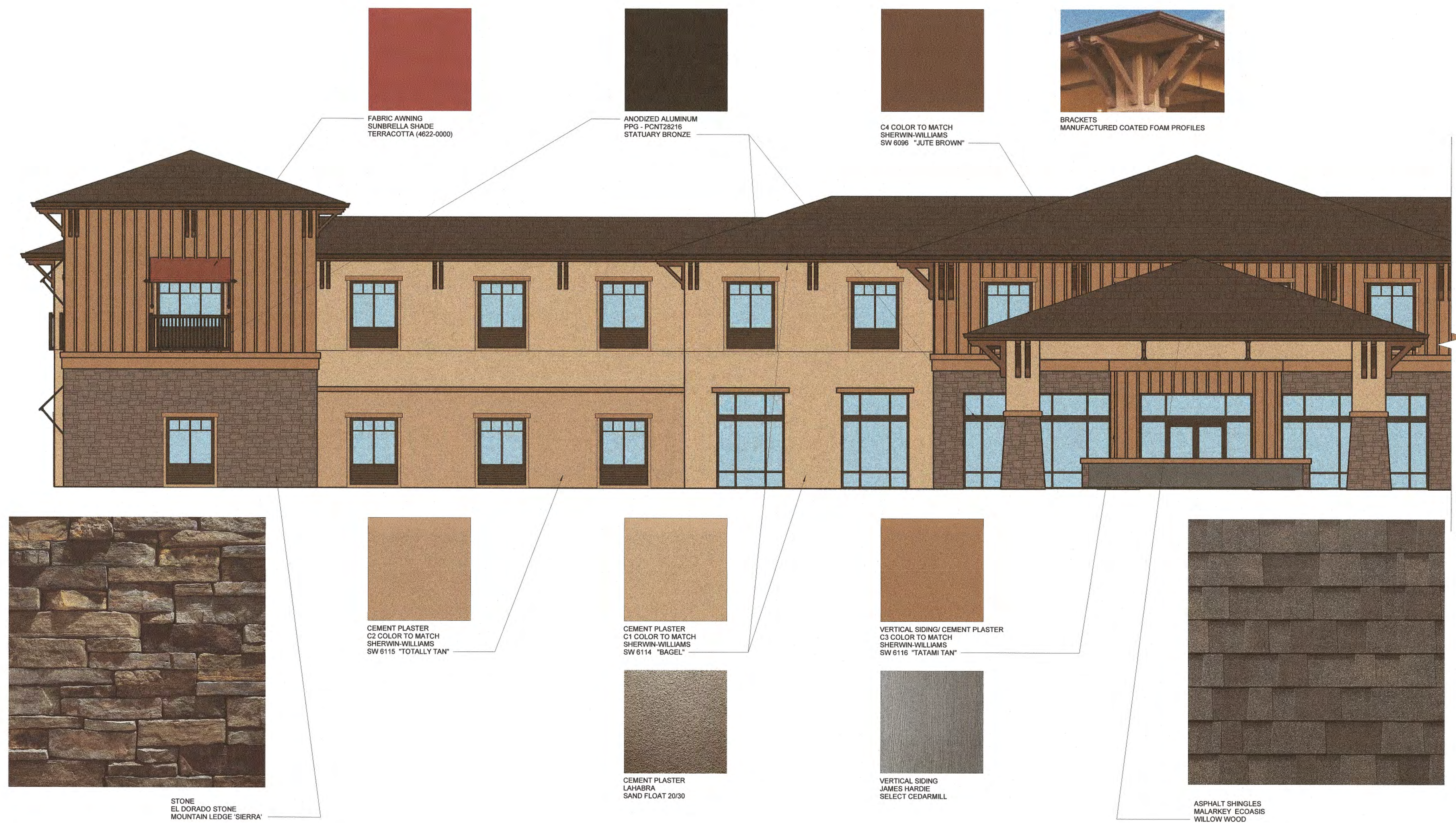
RAMONA, CA



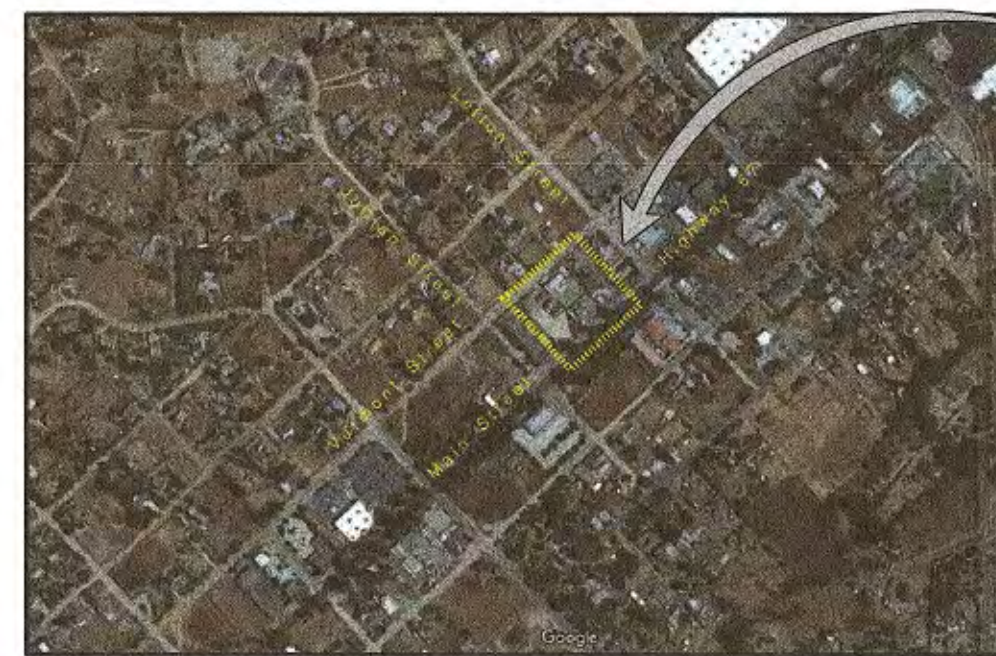
A9

SITE PLAN SUBMITTAL 08/04/23
23104









Vicinity Map Not to scale

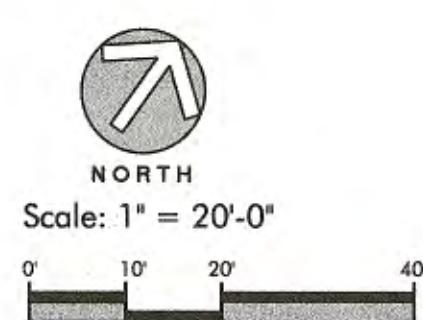
Project Location

Landscape Concept

The landscape design concept for the Ramona Boutique Hotel is to provide an enjoyable and aesthetic space for guests and employees that fits within the landscape framework of the existing neighborhood and the surrounding area, as well as the requirements of the County. Plant material has been selected that performs well in the special conditions of eastern San Diego County (Sunset Zone #20).

High water use areas are limited to special use landscape areas. Low and medium water use hardy trees, shrubs and groundcover are proposed for the landscape around the site. The landscape (and associated irrigation) has been designed to be compliant with San Diego County's Water Efficient Landscape Ordinance (WELDO).

Special considerations have been provided in selection of plant material that respect the needs of the facility as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering and moving around the site.



Preliminary Planting Palette

Trees

Spreading Focal-Point Trees - 24" box

- Cercidium 'Desert Museum'
- Geijera parviflora
- Olea europaea 'Fruitless'
- Schinus molle

Parking Lot Shade Trees - 15 gallon, min.

- Pistacia chinensis 'Keith Dawey'
- Platanus x acerfolia
- Quercus coccinea
- Ulmus parvifolia

Perimeter Screen Trees - 15 gallon / 24" box size

- Laurus nobilis 'Saratoga'
- Magnolia grandiflora 'Sam Somers'
- Podocarpus gracilior
- Quercus wislizenii
- Tristanopsis laurina

Small Accent Trees - 15 gallon min.

- Chilopsis linearis 'Art's Seedcase'
- Lagostroemia indica
- Magnolia soulangeana
- Malus 'Prairie Fire'

Upright Accent Trees - 15 gallon min.

- Brachychiton populneus
- Hymenocarpus flavum
- Lophostemon confertus
- Quercus robur x alba 'Skinny Genes'

Conifer Screen Trees - 15 gallon min.

- Cedrus deodara
- Pinus canariensis
- Thuja plicata 'Spring Grove'

Palms - 12" BTH - min.

- Livingstonia chinensis
- Syzygium romanzoffiana
- Washingtonia robusta

Shrubs

Screen / Buffer Perimeter Shrubs - 5 gal.

- Echinium candicans
- Lantana hybridus 'Radiation'
- Leucosia leonurus
- Leucosiphium 'Saffron Sunset'
- Leucosiphium 'Inexpensive Green Cloud'
- Rhamnus alaternus 'John Edwards'

Hedges - 5 gal.

- Ligustrum japonicum 'Taxanum'
- Myrtus communis 'Compacta'
- Olea europaea 'Little Olive'
- Rapicarpus umbellatus 'Minor'

Narrow Upright Shrubs - Architectural - 5 gal.

- Cupressus sempervirens 'Totem'
- Dodonaea viscosa
- Eucalyptus japonica 'Green Spire'
- Thuja occidentalis 'Emerald'

Middle-Ground In-Fill Planting - 5 gal.

- Callistemon viminalis 'Better Job'
- Eremophila maculata 'Vividus'
- Lantana hybridus 'Gold Rush'
- Rapicarpus indica 'Ballena'

Flowering and Accent Plants - 1 and 5 gal.

- Agave waltii
- Anagallis hybridus 'Bush Ranger'
- Chondropetalum leucum
- Dasylirion wheeleri
- Euphorbia species
- Kniphofia uvaria 'Flamenco'
- Rhynchospora spp.

Small Accent Plants - 1 and 5 gal.

- Agave 'Blue Glow'
- Dianella variegata
- Lantana montividerensis
- Lomandra confertifolia 'Olive Green'
- Mulenbergia dubia
- Salvia spp.

Groundcovers

Low Accent Plants - 1 gal.

- Achillea millefolium 'Yagpika'
- Apocynum androsaemifolium
- Baccharis multiflora
- Delosperma cooperi
- Euphorbia species
- Senecio mandraliscae
- Teucrium oregonii majoricum

Spreading Infill Groundcover - 1 and 5 gal.

- Baccharis pilularis 'Twin Peaks II'
- Carex macrocarpa 'Turtle'
- Caenothus grexensis horizontalis
- Cistus pulverulentus 'Sunset'
- Eremophila glabra 'Murchison River'

Spreading Low Groundcovers - 1 gal.

- Arctostaphylos 'Emerald Carpet'
- Cotoneaster dammeri 'Strelitzia's Finding'
- Grevillea lanigera 'Coastal Gem'
- Juniperus sabina 'Moon-Dance'
- Lamproanthus spectabilis
- Trachelospermum asiaticum
- Wetstone 'Low Horizon'

Special Planting Zone - 1 and 5 gal.

This zone is for focal point garden location and is comprised of a curated blend of special plant species for high visual impact. These areas are envisioned as blends of Agave, Aloe, succulents, ice plants, Sedums, etc., in a mixing to create a tapestry of form, color, and texture.

Grasses and Grass-Like Plantings - 1 and 5 gal.

- Carex tumulicola
- Deschampsia cespitosa
- Dianella revoluta 'Little Rev'
- Festuca khomensis
- Hesperaloe parviflora 'Bakerslight'
- Junonia patens
- Lomandra confertifolia 'Olive Green'
- Muhlenbergia capillaris

Yarrow

- Red Apple
- Desert Mangold
- Ice Plant
- Spurge
- Blue Chalk Stick
- Germander

Coyote Bush

- Natal Plum
- Carmel Creeper
- Sunset Rockrose
- Common Erva Bush

Trailing Manzanilla

- Bourberry
- Woolly Greivillea
- Juniper
- Trailing Ice Plant
- Asian Jasmine
- Prostrate Coast Rosemary

Footfill Sedge

- Tufted Kangaroo
- Little Rev Flax Lily
- Idaho Fescue
- Red Yucca
- California Gray Rush
- Mat Rush
- Pink Muhly

Misc. Landscape Materials

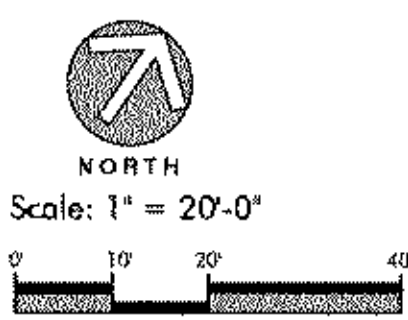
All shrub and groundcover areas shall be top-dressed with a 3" layer of mulch derived from recycled wood chips or arbor chips from tree trimming. Mulch shall be 2" minus in length and not greater than 3/8" in thickness, and shall be dark brown in color. Contractor shall provide sample for approval prior to installation. Shredded redwood or cedar bark ("Gonita-Hair") is not acceptable.

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

WELO Water Use Calculations

The following calculations represent the intended hydrozones and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WELO code requirements will always remain.

ETO for Ramona 51.6							
Hydrozone	Type of Plant	Water Use	Plant Density	Adjusted Area	%	Type of Irrigation	Required Allowance
1	Lawn	High	0.7	1,447 sf	5.5%	MP Rotator	.75
2	Shrubs	Medium	0.4	3,350 sf	12.7%	Bubbler/Drip	.81
3	Shrubs	Low	0.3	15,252 sf	57.0%	Bubbler/Drip	.81
4	Euc. Duff	None	0	4,783 sf	18.2%	None	1
5	Cobble/Aggregate	None	0	1,495 sf	5.7%	None	1
TOTAL				26,337 sf			276,869.04 Gallons
Maximum Applied Water Allowance (MAWA)				370,156 gallon/year			
Estimated Total Water Usage (ETWU)				276,968 gallon/year			
Average Irrigation Efficiency				.80			
ETWU is less than MAWA, therefore water usage as designed exceeds code requirements							



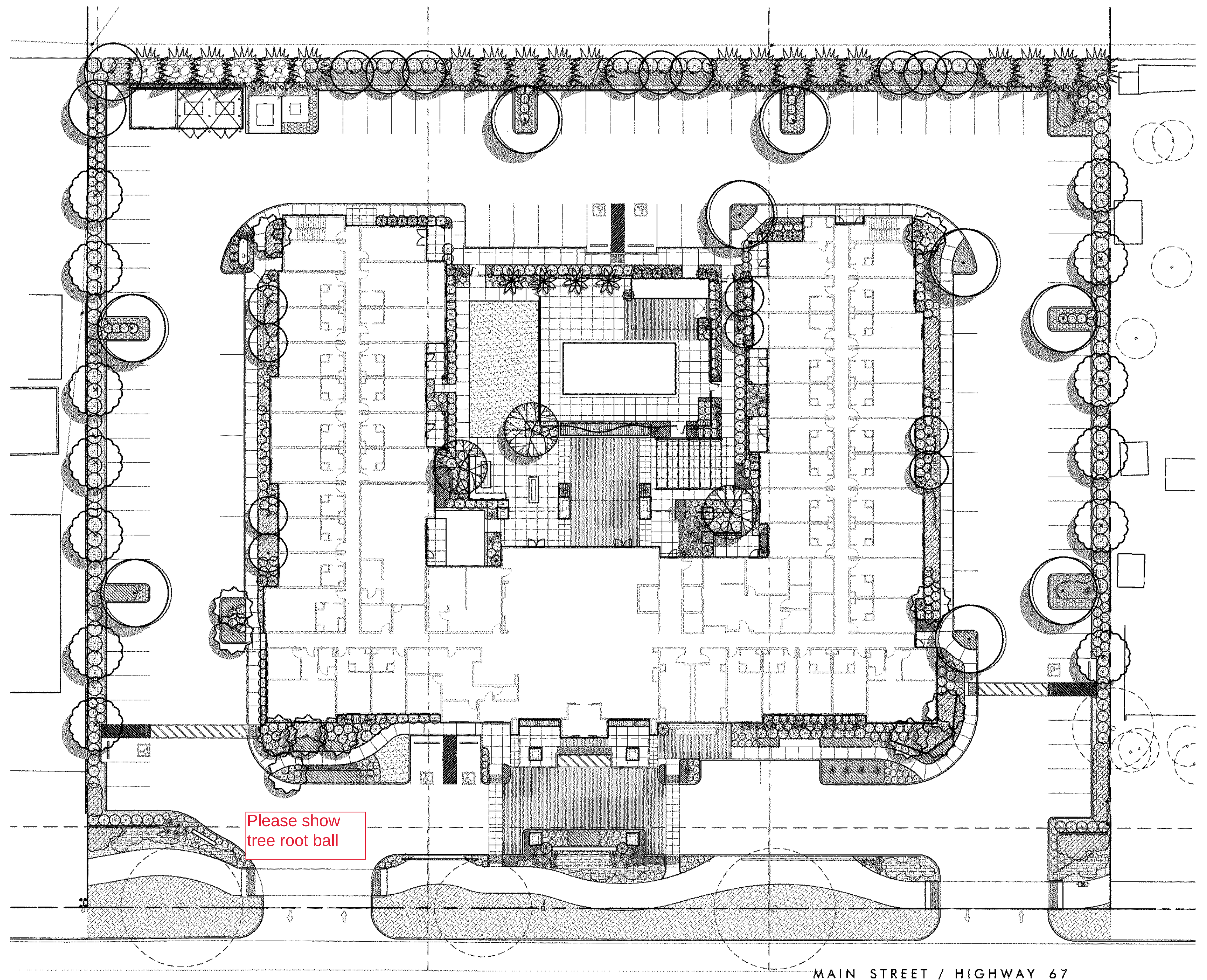
RAMONA BOUTIQUE HOTEL

WOODCREST REAL ESTATE VENTURES

PRELIMINARY PLANTING PLAN

RAMONA, CA

VERMONT STREET



Irrigation

The irrigation design for the project will be designed to be in compliance with the County's Water Efficient Landscape Ordinance (WELO). The entire site will be irrigated using a fully automatic system. The irrigation system will be predominately low volume emission devices such as drip or bubbler with the possibility of some use of pop-up rotary nozzles at storm water filtration planting and in the small recreation lawns. The system will include in-line valves, quick couplers, and gate valves, as well as backflow prevention to meet all local and CBC codes. The automatic controller will be a "smart" controller to meet WELO and will include a weather sensor.

Tree Root Barriers

All trees within 5' of curb or sidewalk paving shall have DeepRoot Model RLB 16-2 root barriers installed during tree installation.

LO.2

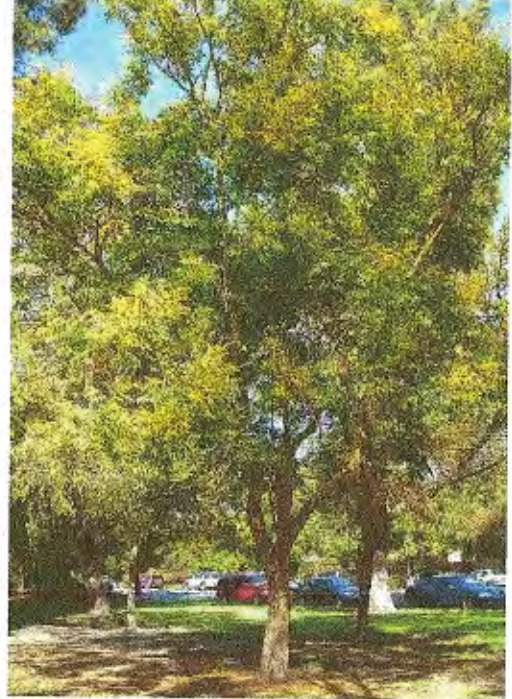
SITE PLAN SUBMITTAL 06-18-2023

Project No. 25104 / KLA 25-2491

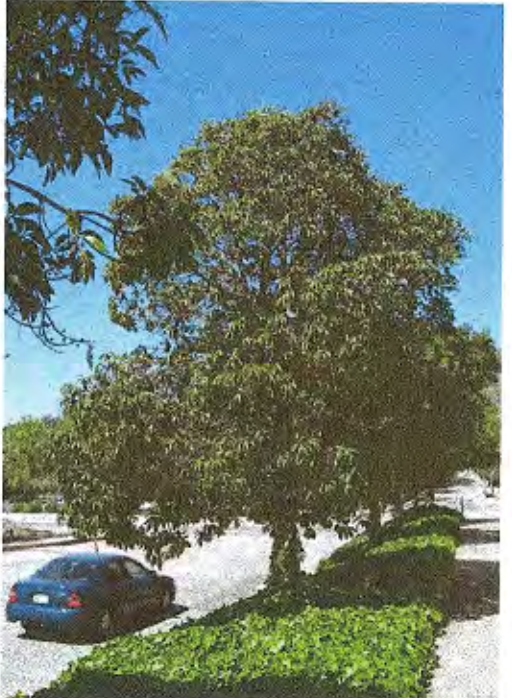
Proposed Trees



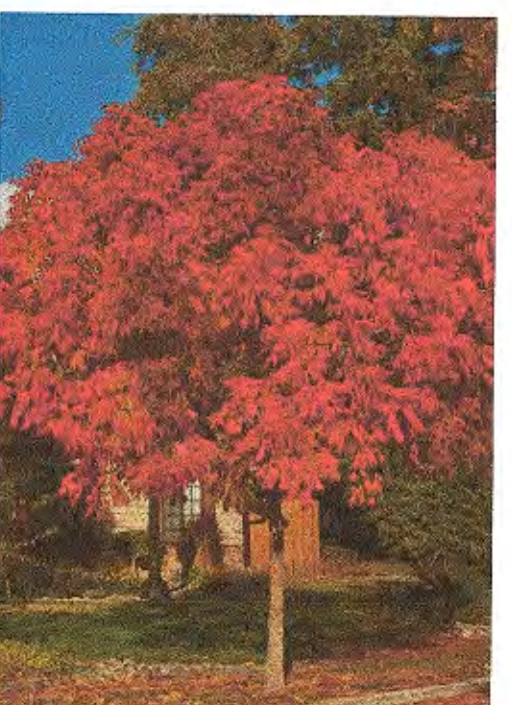
Agonis flexuosa



Koelreuteria bipinnata



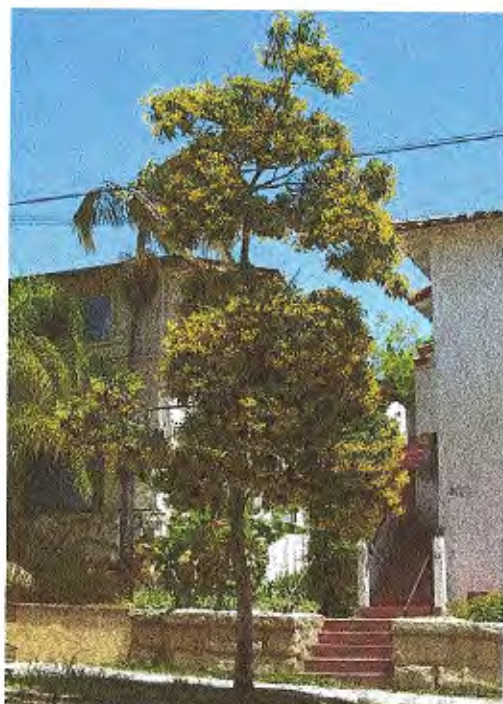
Lophostemon confertus



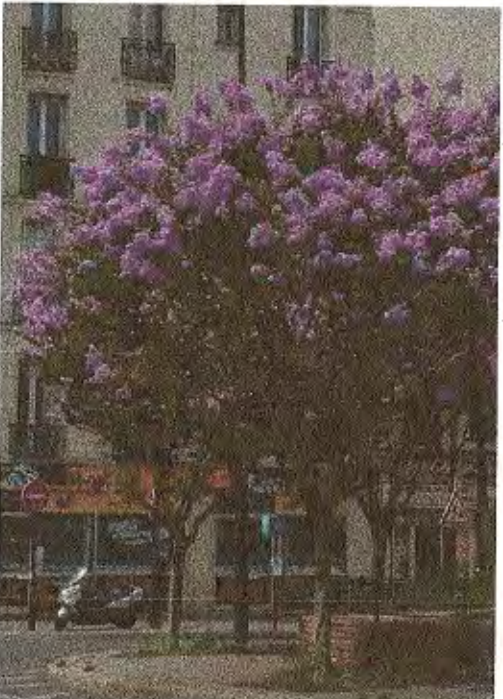
Pistacia chinensis 'Keith Dovey'



Quercus agrifolia



Hymenosporum flavum



Lagerstroemia indica 'Muskogee'



Magnolia grandiflora 'Little Gem'



Platanus racemosa



Schinus molle

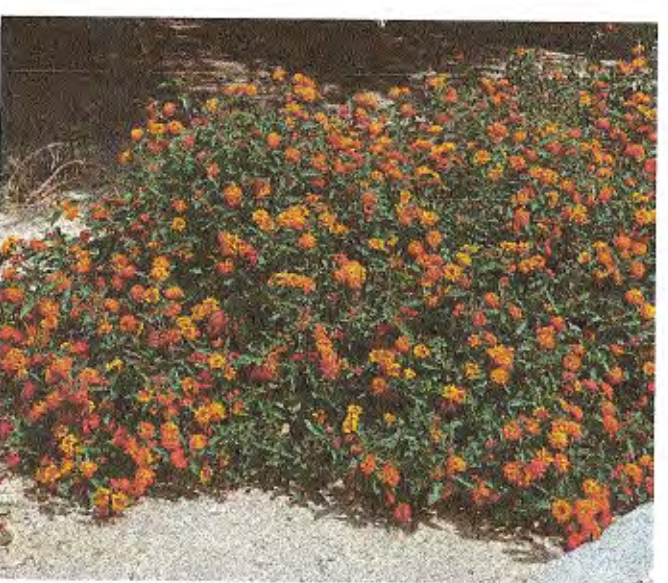
Proposed Shrubs



Anigozanthos hybridus 'Bush Ranger'



Ceanothus 'Julia Phelps'



Lantana camara 'Radiation'



Phormium 'Tony Tiger'



Salvia greggii



Clematis armandii



Arctostaphylos densiflora 'Howard McMinn'



Chondropetalum tectorum



Leucophyllum frutescens 'Green Cloud'



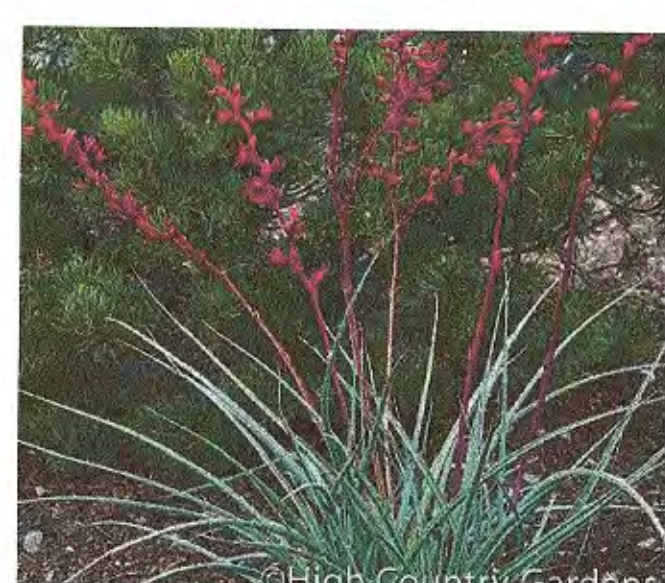
Rhamnus alternus 'John Edwards'



Jasminum polyanthum



Callistemon viminalis 'Better John'



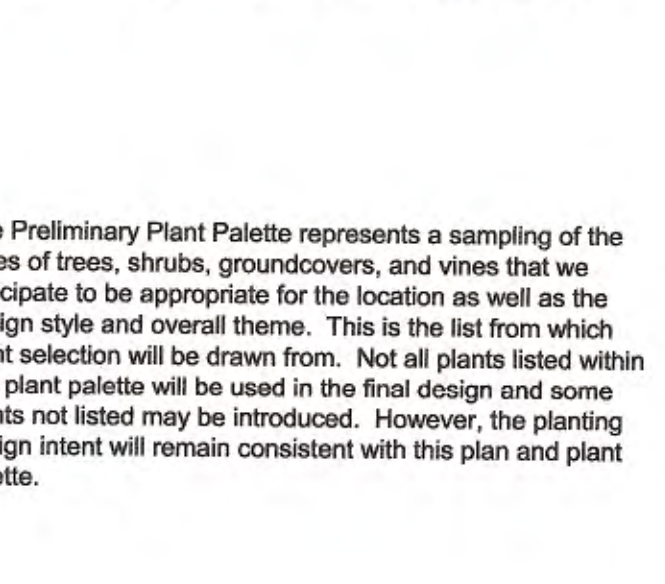
Hesperaloe parvifolia 'Brakelights'



Olea europaea 'Little Ollie'



Rosmarinus officinalis 'Miss Jessup Upright'



Juniperus conferta



Bougainvillea 'San Diego Red'

Proposed Groundcovers



Acacia redolens 'Low Boy'



Bulbine frutescens



Dianella revoluta 'Variegata'



Grevillea lanigera 'Coastal Gem'



Lomandra longifolia 'Breeze'



Muhlenbergia dubia



Baccharis pilularis 'Twin Peaks'



Calamagrostis acutiflora 'Karl Foerster'



Festuca mairei



Hemerocallis hybridus 'Evergreen Yellow'



Zauschneria californica 'Route 66'

Low Rail Fence

Low rail fence along Main St. To divert possible pedestrian access. Fence to be placed in off-set lengths to lessen the linear appearance. Can be Timbercrete (concrete), painted rail, split rail.



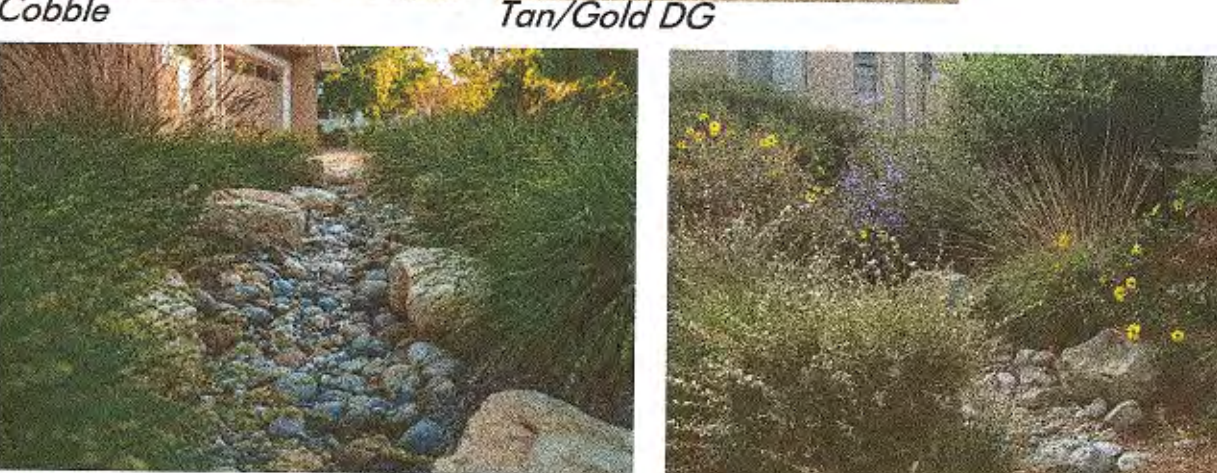
Tubular Steel Fence

5' - 6' tall tubular steel fence along the Vermont St. frontage (with dense landscape) and per the requirements of the pool enclosure fence. Option of wire-mesh fence in lieu of tubular steel.



Non-Living Groundcover

Cobble, Decomposed Granite (DG), etc. designed with the landscape planting to lessen the amount of irrigated landscape while keep a high-level aesthetic.



The Preliminary Plant Palette represents a sampling of the types of trees, shrubs, groundcovers, and vines that we anticipate to be appropriate for the location as well as the design style and overall theme. This is the list from which plant selection will be drawn from. Not all plants listed within this plant palette will be used in the final design and some plants not listed may be introduced. However, the planting design intent will remain consistent with this plan and plant palette.

Proposed Vines

PRELIMINARY GRADING PLAN(S)

WORK TO BE DONE

GRADING AND DRAINAGE WORK CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT SAN DIEGO AREA REGIONAL STANDARD DRAWINGS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND PER SAN DIEGO COUNTY GRADING ORDINANCE:

APPLICANT

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LEGAL DESCRIPTION

LOTS 17, 18, AND 19 TOWN OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 372, FILED IN THE OFFICE OF THE COUNTY RECORDER, 282-141-32, 33, & 34 (SAN DIEGO COUNTY)

SOURCE OF TOPOGRAPHY & MAPPING

TOPOGRAPHIC AND MAPPING DATA SHOWN HEREIN WAS OBTAINED THROUGH A PRECISE FIELD SURVEY BY KIER + WRIGHT CONDUCTED APRIL, 2023

EARTHWORK QUANTITIES

EXCAVATION/CUTS 1,000 CY
EMBANKMENT/FILL 1,900 CY
IMPORT/EXPORT 1,100 CY

PRELIMINARY GRADING NOTE

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OF APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

DISTURBED AREA CALCS

PAD + SLOPES 72,175 SF
DRIVEWAY 42,122 SF
PRIMARY SEPTIC 0 SF
FIRE CLEARING 0 SF
TOTAL 114,297 SF
IF > 1 AC, PROVIDE WEED IN FINAL ENGINEERING. 6.72 AC > 1.0 AC
ALL REQUIRED FIRE CLEARING WILL NOT CREATE A LAND DISTURBANCE ACTIVITY AS DEFINED BY COUNTY CODE.

GRADING LEGEND

ITEM	SYMBOL	ITEM	SYMBOL
CUT SLOPE:		CUT/FILL LINE:	
FILL SLOPE:		PROPERTY LINE:	
WATERCOURSE:		EASEMENT LINE:	
EXISTING CONTOUR:		RETAINING WALL:	
PROPOSED CONTOUR:		FUEL MODIFICATION ZONE:	
STORM DRAIN:			

STORMWATER IMPERVIOUS AREA PLAN

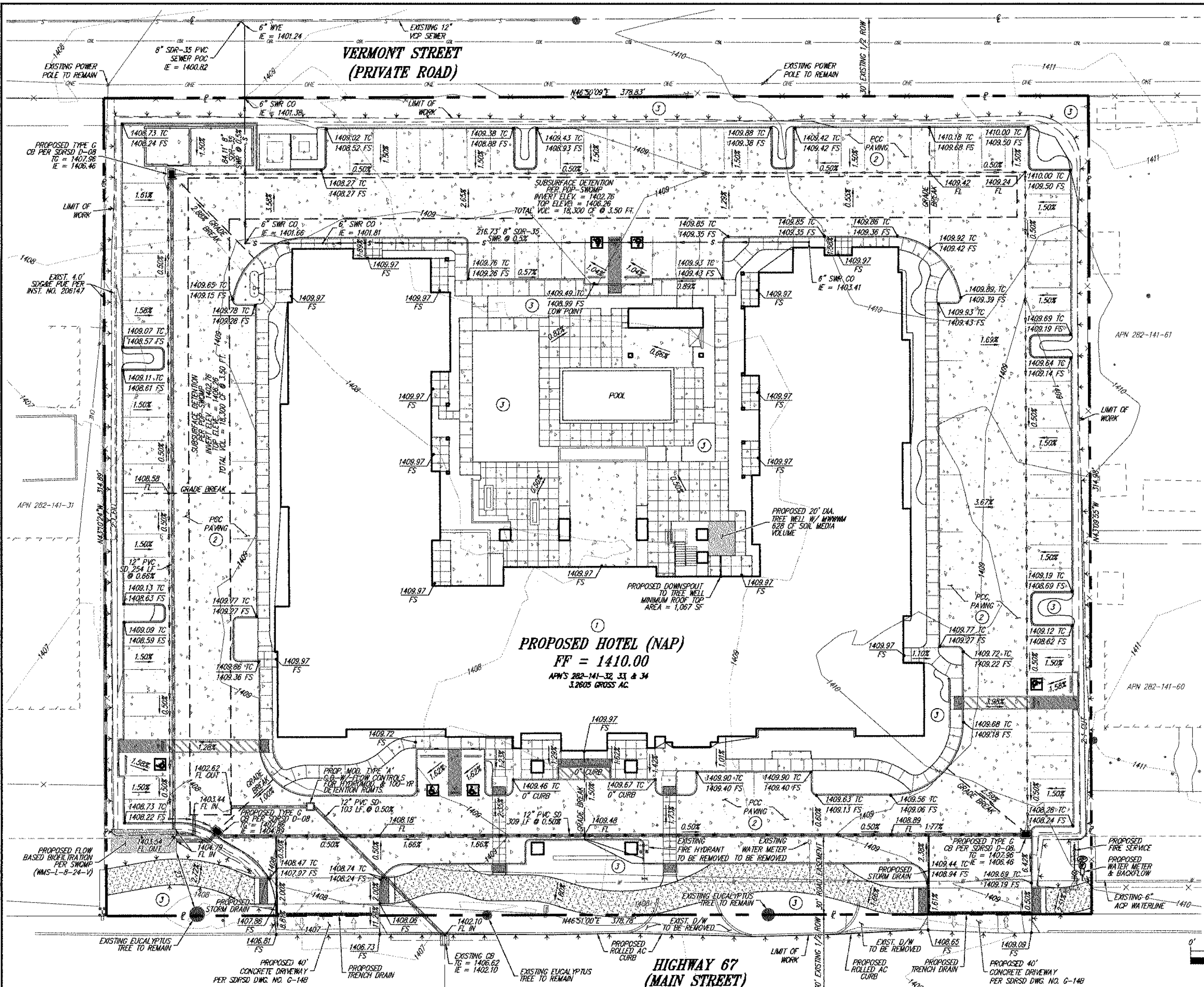
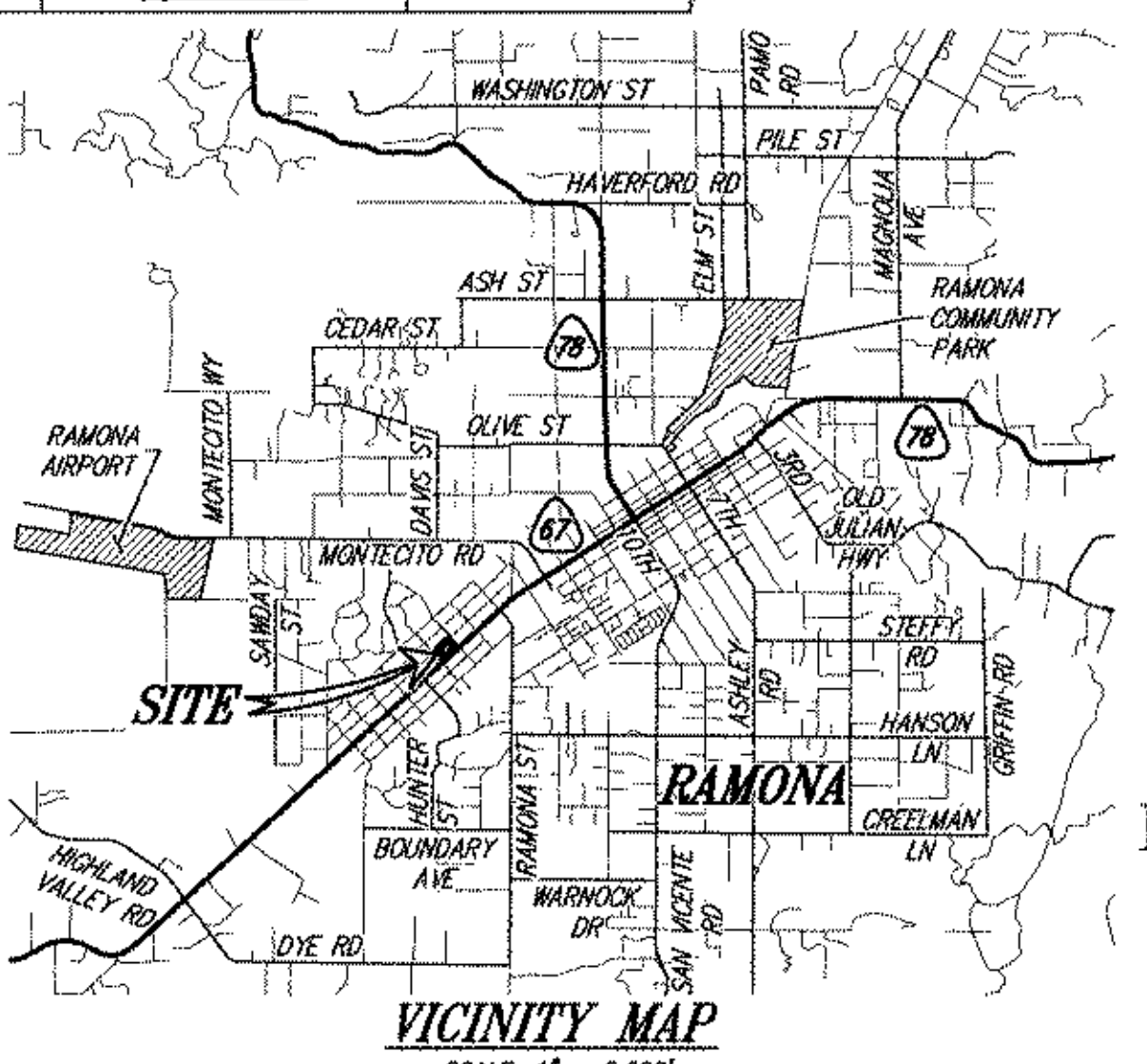
CONSTRUCTED IMPERVIOUS SURFACE AREA TABLE

SITE ID	IMPERVIOUS ITEM	DIMENSIONS	NEW OR REPLACED AREA (SF)	EXISTING AREA (SF)
1	ROOF AREA	---	(N) 29,873	0
2	PCC CONCRETE	---	(N) 59,312	0
TOTALS =			(N) 89,285 SE	0

* NOTE: A CONSERVATIVE 90% IMPERVIOUS AREA ASSUMPTION HAS BEEN MADE FOR PRELIMINARY DESIGN PURPOSES PER SWMP & DRAINAGE STUDY.

CONSTRUCTED PERVIOUS SURFACE AREA TABLE

SITE ID	IMPERVIOUS ITEM	DIMENSIONS	NEW OR REPLACED AREA (SF)	EXISTING AREA (SF)
3	LANDSCAPING	---	(N) 30,015	0
TOTALS =			(N) 30,015 SE	0



OWNER'S / PERMITTEE'S NAME: PROGRESSIVE PROPERTIES, INC. ADDRESS: 650 MAIN STREET, SUITE 202, RAMONA, CA 92065 TELEPHONE NO: 760-789-6710 SHORT LEGAL DESCRIPTION: LOTS 17, 18, AND 19 TOWN OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 372, FILED IN THE OFFICE OF THE COUNTY RECORDER, 282-141-32, 33, & 34 (SAN DIEGO COUNTY) A.P.N. NO: 282-141-32, 33, & 34 SITE ADDRESS: 2037 MAIN STREET, RAMONA, CA 92065	FIRE DEPARTMENT APPROVAL FIRE DEPT. / DISTRICT: _____ APPROVED BY: _____ DATE: _____	DECLARATION OF RESPONSIBLE CHARGE I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 9703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONFINED TO REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN. BY: PAUL F. FISHER, PE DATE: 8/8/2023 RCE NO: 71549 EXPIRES: 12-31-23	PDS ENVIRONMENTAL REVIEW APPROVED FOR COMPLIANCE WITH THE ENVIRONMENTAL REVIEW: APPROVED BY: _____ DATE: _____ NOTE: THE ISSUANCE OF THIS PERMIT/APPROVAL BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAN PERMIT/APPROVAL TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR PROCEEDINGS, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THEREOF.	COUNTY APPROVED CHANGES NO. DESCRIPTION: APPROVED BY: DATE:	PERMITS LANDSCAPE PERMIT NO. PROCESSED WITH BUILDING PERMIT WQID/NDI NO. 100 IN FINAL ENG. SWPPP RISK LEVEL N/A SITE PLAN NO. STR 23-00X IMPROVEMENT PLAN NO. N/A BENCH MARK DESCRIPTION: BEING A BRASS DISC, STAMPED RA 154 1920 LOCATION: SET IN THE TOP CORNER OF A 30 FOOT BY 12 INCH WIDE DRIVEWAY OF DOUBLE 8 FOOT BOX CULVERT RECORD FROM: DEE SAN DIEGO COUNTY OF RAMONA SURVEY CONTROL NETWORK POINT NO. R 154 ELEVATION: 1,377.025' DATUM: NAVD83	PRIVATE CONTRACT SHEET 1 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS SHEET 1 PRELIMINARY GRADING PLAN FOR: 2037 MAIN STREET RAMONA, CA 92065 CALIFORNIA COORDINATE INDEX 314-1803 APPROVED FOR WILLIAM P. MORGAN, COUNTY ENGINEER FORWARD OF WORK DATE: 8/8/2023 DRAWING PLANT NO. N/A
---	--	---	--	---	---	---

PAPER SIZE: A11 (24" x 36")
PLOTTED: 8/11/2023 2:06 PM

CAD FILE: K:\Personal\Projection Engineering, Inc.\Projects\2023\2037 Main Street\2037 Main Street.dwg
ATTACHED IMAGES: 2037 Main Street.dwg
ATTACHED METS: 2037 Main Street.dwg

PROJECTION ENGINEERING, INC.
MOBILE: 760-443-6504
EMAIL: paulfisher@projectionengineering.com

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PORTION OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 1 EAST SAN BERNARDINO MERIDIAN, IN THE RANCHO SANTA MARIA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 863, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 25, 1900 (SAID SECTION DESIGNATION HAVING REFERENCE TO AN EXTENSION OF THE UNITED STATES SYSTEM OF SURVEYS OVER SAID RANCHO MADE BY O. N. SANFORD, C. E. IN MAY 1884), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF JULIAN STREET WITH THE CENTER LINE OF JULIAN ROAD 3A AS SAID STREET AND ROAD ARE SHOWN ON MAP NO. 2116, OF WEST RAMONA FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 28, 1928; THENCE ALONG THE NORTHWESTERLY PROLONGATION OF SAID CENTER LINE OF JULIAN STREET, NORTH 43° 09' WEST 375 FEET; THENCE PARALLEL WITH SAID CENTER LINE OF JULIAN ROAD 3A, NORTH 46° 51' EAST 150 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 46° 51' EAST 126.26 FEET; THENCE SOUTH 43° 09' EAST, 375 FEET TO SAID CENTER LINE OF JULIAN ROAD 3A; THENCE ALONG SAID CENTER LINE OF JULIAN ROAD 3A, SOUTH 46° 51' WEST 126.26 FEET; THENCE NORTH 43° 09' WEST, 375 FEET TO THE TRUE POINT BEGINNING.

PARCEL B:

THAT PORTION OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN RANCHO SANTA MARIA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 863, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 25, 1900, (SAID SECTION DESIGNATION HAVING A REFERENCE TO AN EXTENSION OF THE UNITED STATES SYSTEM OF SURVEYS OVER SAID RANCHO, MADE BY O.N. SANFORD, C.E. IN MAY 1884) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF JULIAN STREET WITH THE CENTER LINE OF JULIAN ROAD 3A AS SAID STREET AND ROAD ARE SHOWN ON MAP NO. 2116, OF WEST RAMONA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 28, 1928; THENCE ALONG THE NORTHWESTERLY PROLONGATION OF SAID CENTER LINE OF JULIAN STREET, NORTH 43° 09' WEST, 375.00 FEET; THENCE PARALLEL WITH SAID CENTER LINE OF JULIAN ROAD 3A, NORTH 46° 51' 00" EAST 276.26 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 46° 51' 00" EAST, 126.26 FEET; THENCE SOUTH 43° 09' 00" EAST, 375.00 FEET TO SAID CENTER LINE OF JULIAN ROAD 3A; THENCE ALONG SAID CENTER LINE OF JULIAN ROAD 3A, SOUTH 46° 51' 00" WEST, 126.26 FEET; THENCE NORTH 43° 09' 00" WEST, 275.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C:

THAT PORTION OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN RANCHO SANTA MARIA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 863, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 25, 1900, (SAID SECTION DESIGNATION HAVING REFERENCE TO AN EXTENSION OF THE UNITED STATES SYSTEM OF SURVEYS OVER SAID RANCHO, MADE BY O.N. SANFORD, C.E., IN MAY 1884), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF JULIAN STREET WITH THE CENTER LINE OF JULIAN ROAD 3-A AS SAID STREET AND ROAD ARE SHOWN ON MAP NO. 2116 OF WEST RAMONA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 28, 1928; THENCE ALONG THE NORTHWESTERLY PROLONGATION OF SAID CENTER LINE OF JULIAN STREET, NORTH 43°09'00" WEST, 375.00 FEET; THENCE PARALLEL WITH SAID CENTER LINE OF JULIAN ROAD 3-A, NORTH 46°51'00" EAST, 402.52 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 46°51'00" EAST, 126.26 FEET; THENCE SOUTH 43°09'00" EAST, 375.00 FEET TO SAID CENTER LINE OF JULIAN ROAD 3-A; THENCE ALONG SAID CENTER LINE OF JULIAN ROAD 3-A, SOUTH 46°51'00" WEST, 126.26 FEET; THENCE NORTH 43°09'00" WEST, 375.00 FEET TO THE TRUE POINT OF BEGINNING.

TITLE EXCEPTION NOTES

NOTE: THE FOLLOWING ITEMS CONTAINED IN SCHEDULE "B" OF THE HEREON REFERENCED PRELIMINARY TITLE REPORT ARE NOT A MATTER OF SURVEY: 1a, 1b, 1c, 1d, 1e, 2, 1b, 19, 20, 21, & 22.

- 5 THE EFFECTS OF THE FOLLOWING STATEMENT AS CONTAINED IN EXCEPTION NO. 3 OF THE HEREON REFERENCED PRELIMINARY TITLE REPORT: "THE RIGHTS OF THE PUBLIC TO USE FOR HIGHWAY PURPOSES ANY PORTION BEING WITHIN OLD SURVEY NO. 171 AND ROUTE 6, DIVISION 3, COUNTY HIGHWAY MAP COMMISSION" (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

REFERENCE IS MADE TO THE SUBJECT MAP FOR PARTICULARS.

- 4 THE EFFECTS OF THE FOLLOWING STATEMENT AS CONTAINED IN EXCEPTION NO. 4 OF THE HEREON REFERENCED PRELIMINARY TITLE REPORT: "RIGHTS OF THE PUBLIC IN ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS JULIAN ROAD 3-A HIGHWAY 671" (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

REFERENCE IS MADE TO THE SUBJECT MAP FOR PARTICULARS.

- 5 THE EFFECTS OF DISCREPANCIES, CONFLICTS ON BOUNDARY LINES, SHORTAGE IN AREAS ENCROACHMENT AS SHOWN ON THE RECORD OF SURVEY MAP NUMBER 1502 FILED FOR RECORD ON MAY 22, 1947, OFFICIAL RECORDS OF SAN DIEGO COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

REFERENCE IS MADE TO THE SUBJECT MAP FOR PARTICULARS.

- 6 THE EFFECTS OF AN EASEMENT FOR ROAD RIGHTS AND INCIDENTAL PURPOSES AS OFFERED FOR DEDICATION ON THE RECORD OF SURVEY MAP NUMBER 1502 FILED FOR RECORD ON MAY 27, 1947, OFFICIAL RECORDS OF SAN DIEGO COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.

- 7 THE EFFECTS OF THOSE CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS AS SET FORTH IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIONS", RECORDED ON JULY 22, 1947, IN BOOK 2455, AT PAGE 225, OFFICIAL RECORDS OF SAN DIEGO COUNTY. (THERE ARE NO PLOTTABLE ITEMS IN SAID DOCUMENT.)

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.

- 8 THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES, AS SET FORTH IN THAT CERTAIN DOCUMENT, RECORDED ON OCTOBER 20, 1948, IN BOOK 2988, AT PAGE 247, OFFICIAL RECORDS OF SAN DIEGO COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.

- 9 THE EFFECTS OF THOSE CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS AS SET FORTH IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIONS", RECORDED ON JANUARY 24, 1952, AS BOOK 4353, AT PAGE 101, OFFICIAL RECORDS OF SAN DIEGO COUNTY. (THERE ARE NO PLOTTABLE ITEMS IN SAID DOCUMENT.)

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.

- 10 THE EFFECTS OF EASEMENTS FOR RIGHTS OF WAY RECORD PURPOSES, AS AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED ON SEPTEMBER 11, 1952, AS INSTRUMENT NO. 113170, OFFICIAL RECORDS OF SAN DIEGO COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.

- 11 THE EFFECTS OF EASEMENTS FOR RIGHTS OF WAY RECORD PURPOSES, AS AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED ON SEPTEMBER 11, 1952, AS INSTRUMENT NO. 113170, OFFICIAL RECORDS OF SAN DIEGO COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.

- 12 THE EFFECTS OF AN EASEMENT FOR POLE LINES, TELEPHONE LINES, AND PIPE LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 25, 1966 AS INSTRUMENT NO. 50407, OFFICIAL RECORDS OF SAN DIEGO COUNTY. EASEMENT DOCUMENT IS UNREADABLE, NOT PLOTTABLE.

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.

- 13 THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES, IN GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY, AS SET FORTH IN THAT CERTAIN DOCUMENT, RECORDED ON AUGUST 7, 1972, AS INSTRUMENT NO. 206147, OFFICIAL RECORDS OF SAN DIEGO COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.

- 14 THE EFFECTS OF THOSE CERTAIN TERMS, CONDITIONS, AND PROVISIONS AS SET FORTH IN THE DOCUMENT ENTITLED "AGREEMENT FOR IMPROVEMENTS IN PUBLIC RIGHT OF WAY, ORDINANCE 4815", RECORDED ON NOVEMBER 14, 1977, AS INSTRUMENT NO. 77-470122, OFFICIAL RECORDS OF SAN DIEGO COUNTY. (THERE ARE NO PLOTTABLE ITEMS IN SAID DOCUMENT.)

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.

- 15 THE EFFECTS OF AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF LAND FOR PUBLIC HIGHWAY AS SET FORTH IN THE DOCUMENT RECORDED ON NOVEMBER 28, 1977, AS INSTRUMENT NO. 77-489728, OFFICIAL RECORDS OF SAN DIEGO COUNTY. (THERE ARE NO PLOTTABLE ITEMS IN SAID DOCUMENT.)

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.

- 16 THE EFFECTS OF AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF LAND FOR PUBLIC HIGHWAY, AS SET FORTH IN THE DOCUMENT RECORDED ON FEBRUARY 7, 1979, AS INSTRUMENT NO. 79-056569, OFFICIAL RECORDS OF SAN DIEGO COUNTY. (THERE ARE NO PLOTTABLE ITEMS IN SAID DOCUMENT.)

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.

- 17 THE EFFECTS OF THOSE CERTAIN TERMS, CONDITIONS, AND PROVISIONS AS SET FORTH IN THE DOCUMENT ENTITLED "AGREEMENT FOR IMPROVEMENTS IN PUBLIC RIGHT OF WAY, ORDINANCE 4815", RECORDED ON FEBRUARY 28, 1979, AS INSTRUMENT NO. 79-084651, OFFICIAL RECORDS OF SAN DIEGO COUNTY. (THERE ARE NO PLOTTABLE ITEMS IN SAID DOCUMENT.)

REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.

2021 ALTA/NSPS TABLE A OPTIONAL SURVEY ITEMS

- 1 MONUMENTS, OR A REFERENCE MONUMENT OR WITNESS CORNER, PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY.
- 2 THE SUBJECT PROPERTY ADDRESS IS KNOWN AS: VACANT LAND (HIGHWAY 67) AS TO PARCEL A 2037 HIGHWAY 67, AS TO PARCEL B AND 2019-2021 WEST MAIN STREET, AS TO PARCEL C RAMONA, CA 92065.
- 3 THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN DIEGO COUNTY, CALIFORNIA, MAP NUMBER 06073C11176 FOR COMMUNITY NUMBER 060284 (CITY OF RAMONA), WITH AN EFFECTIVE DATE OF MAY 16, 2012, AS BEING LOCATED IN FLOOD ZONE "X" (UNSHADED).

ACCORDING TO FEMA THE DEFINITION OF ZONE "X" IS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

INFORMATION WAS OBTAINED FROM THE COUNTY OF SAN DIEGO, NATIONAL FLOOD INSURANCE PROGRAM DEPARTMENT ON MARCH 31, 2023.

- 4 GROSS LAND AREA: ±142,028 SQUARE FEET OR ±3.2605 ACRES

- 6(A) ZONING NOTE: THIS SURVEY MAKES NO EVALUATION AS TO COMPLIANCE WITH ZONING CODES AND/OR ORDINANCES OTHER THAN CURRENT MUNICIPAL BUILDING SETBACK LINE LOCATIONS.

THE SUBJECT PROPERTY IS CURRENTLY ZONED: RMV4

SETBACKS:
FRONT: SEE RAMONA FORM BASE CODE
SIDE: 24 FEET
REAR: 3 FEET
STREET SIDE: SEE RAMONA FORM BASE CODE

MAXIMUM BUILDING HEIGHT: 35 FEET -- MAIN BUILDING, 25 FEET -- OUTBUILDING
MAXIMUM NUMBER OF STOREYS: 2
MAXIMUM AREA COVERAGE (BULK RESTRICTION): SEE RAMONA FORM BASE CODE
FLOOR AREA RATIO: SEE RAMONA FORM BASE CODE
PARKING REQUIREMENTS: SEE RAMONA FORM BASE CODE

- 7(A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL, SHOWN HEREON.

- 7(B)(1) THE BUILDING AREA(S) SHOWN HEREON WER DERIVED FROM MEASUREMENTS TAKEN ALONG THE OUTSIDE ENCLOSED FACE OF THE BUILDING ENVELOPE AS DIMENSIONED HEREON.

- 7(C) MEASURED HEIGHT OF ALL BUILDINGS SHOWN HEREON. (TAKEN FROM THE FINISH FLOOR)

- 8 SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC. SHOWN HEREON.

- 9 PARKING SUMMARY:
STANDARD PARKING STALLS: 22
COMPACT PARKING STALLS: 0
ACCESSIBLE PARKING STALLS: 1
TOTAL PARKING STALLS: 23

- 13 NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS, SHOWN HEREON.

- 14 DISTANCE TO THE NEAREST INTERSECTING STREET AS SPECIFIED BY THE CLIENT, SHOWN HEREON.

- 16 AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

- 17 AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AS AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

- 18 THE LOCATION OF ANY PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND THAT ARE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY HAVE BEEN PLOTTED HEREON.

SURVEYOR'S NOTE

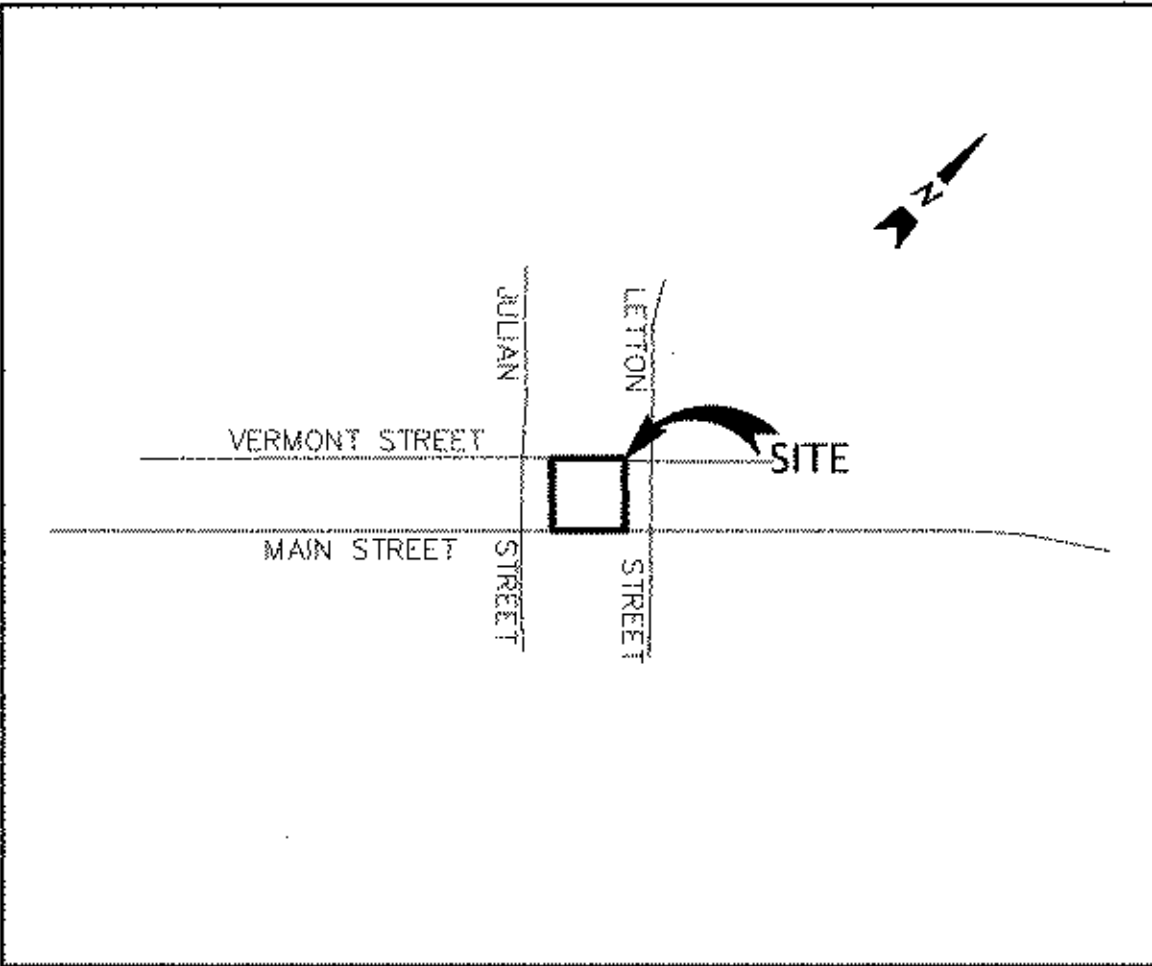
1. LETTON STREET, VERMONT STREET AND JULIAN STREET ARE PRESUMED TO BE PRIVATE ROADS, BUT ARE OPENLY USED BY THE GENERAL PUBLIC. THE LEGAL DESCRIPTION SHOWN HEREON DOES NOT CONTAIN APPURTENANT RIGHTS OF ACCESS ACROSS THESE ROADS AND SCHEDULE B OF THE TITLE REPORT NOTED HEREON IS SILENT TO ANY ENCLAMBERING PRIVATE ROAD EASEMENTS. A PUBLIC UTILITY EASEMENT DOES EXISTING AND HAS BEEN SHOWN HEREON.

FURTHER RESEARCH HAS FOUND THAT IN OTHER ADJACENT BLOCKS DEPICTED WITHIN THE UNDERLYING RECORD OF SURVEY 1502, ENTITLEMENT ACTIONS, SUCH AS PARCEL MAPS, INDICATE THAT THE COUNTY OF SAN DIEGO HAS REQUIRED IRREVOCABLE OFFERS OF DEDICATION ALONG THESE ROADS.

RECORD OF SURVEY 1502 DEPICTS 60' EASEMENTS FOR ROAD PURPOSES, BUT DOES NOT INDICATE WHETHER THESE ARE PUBLIC OR PRIVATE. RECORD OF SURVEY 1502 ALSO ATTEMPTED TO SUBDIVIDE THE UNDERLYING LOTS PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 11535 (1947).

RECORD OF SURVEY 1502 ALSO CONTAINS A NOTE FROM J.H. MACK, COUNTY SURVEYOR, WHICH STATES THAT RECORD OF SURVEY 1502 DOES NOT APPEAR TO BE THE RECORD OF SURVEY OF A SUBDIVISION AS DEFINED IN SECTION 11535 OF THE SUBDIVISION MAP ACT.

THESE CONTRADICTORY STATEMENTS EFFECTIVELY CLOUD THE TITLE AS TO THE CURRENT STATUS OF THE ADJACENT ROADS BEING PRIVATE ROADS AND THE STATUS OF THE UNDERLYING SUBJECT PROPERTIES RIGHT OF ACCESS ALONG SAID ROADS TO AND FROM THE PROPERTY AS SHOWN HEREON.



VICINITY MAP

NOT TO SCALE

LEGEND

	BUILDING LINE
	BUILDING OVERHANG LINE
	CENTER LINE
	CONCRETE/BLOCK WALL
	CONTOUR LINE-MAJOR
	CONTOUR LINE-MINOR
	DRIVEWAY
	EASEMENT LINE
	EDGE OF PAVEMENT
	ELECTRIC LINE
	FENCE LINE
	GAS LINE-VALVE & METER
	LOT LINE
	MONUMENT/ADJUSTMENT LINE
	OVERHEAD POWER LINE
	PROPERTY LINE
	SANITARY SEWER LINE-MANHOLE & CLEANOUT
	STORM DRAIN LINE-MANHOLE & CATCH BASIN
	SIDEWALK
	SPOT ELEVATION
	AREA DRAIN
	BACKFLOW PREVENTION DEVICE
	ELECTRODEUR
	FIRE HYDRANT
	GAS METER
	GUY ANCHOR
	HOSE BIBB
	MAIL BOX
	POWER POLE/JOINT POLE
	TRAFFIC SIGN
	TREE
	UTILITY BOX
	WALK-BOLLARD LIGHT
	WATER VALVE

ABBREVIATIONS

AD	AREA DRAIN
AC	ASPHALTIC CONCRETE
ACP	ASBESTOS CEMENT PIPE
BFP	BLACK FLOW PREVENTER
BLDG	BUILDING
BLRD	BOLLARD
BSL	BUILDING SETBACK LINE
CONC	CONCRETE
ED	ELECTRICAL BOX
EW	ELECTRIC METER
FB	FACE OF BERM
FMC	CHALKLINE FENCE
FND	FOUND
FW	WOOD FENCE
FW	FACE OF WALL
GA	GUY ANCHOR
HB	HOSEBIB
HI	HAND HOLE
L&D	LEAD AND DISC
MON	MONUMENT
PP	POWER POLE
RDR	ROLLING DOCK DOOR
SSM	SEWER MANHOLE
SS	SANITARY SEWER
(T)	TOTAL DISTANCE
TIF	TOP OF BERM
TBX	TELEPHONE BOX
TC	TOP OF CURB
TCL	TELEPHONE
TW	TOP OF WALL
WM	WATER METER
WR	WATER RISER
WV	WATER VALVE

REFERENCE TABLE

R1	RECORD OF SURVEY MAP NO. 23051 FILED SEPTEMBER 17, 2018 AS FILE NO. 2018-7000359
(A)	FOUND 3/4" IRON PIPE WITH CAP STAMPED LS8027 PER ROS 23051
(B)	FOUND 3/4" IRON PIPE WITH BRASS PIN PER ROS 23051
(C)	FOUND 3/4" IRON PIPE WITH CAP ILLEGIBLE PER ROS 23051
(D)	FOUND PIPE HAIL WITH WASHER NOT ACCEPTED
(E)	FOUND REBAR 5/8" WITH CAP STAMPED LS 5395 NO RECORD

GENERAL NOTES

1. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. APN 282-141-32-00 THRU 282-141-34-00
3. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY WFO NATIONAL TITLE INSURANCE COMPANY DATED AS DECEMBER 22, 2021 ORDER NUMBER 21-329224, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC BY WOODCREST REAL ESTATE VENTURES ON APRIL 4, 2023. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
4. BASIS OF BEARINGS:
THE BEARING OF NORTH 46° 51' 00" EAST TAKEN ON THE CENTERLINE OF MAIN STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY NUMBER 23051 FILED FOR RECORD ON SEPTEMBER 17, 2018, AS FILE NUMBER 2018-7000359, OFFICIAL RECORDS OF SAN DIEGO COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
5. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.

SURVEYOR'S CERTIFICATE

TO: WOODCREST REAL ESTATE VENTURES

AND: WFO NATIONAL TITLE COMPANY; A WILLSTON FINANCIAL GROUP COMPANY

AND: PROGRESSIVE PROPERTIES, INC., A CALIFORNIA CORPORATION, AS TO PARCELS A AND B AND PRIME TIME DEVELOPMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO PARCEL C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 13, 14, 16, 17, 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED MARCH 6, 2023.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

DRAFT

CASEY R. LYNCH P.L.S. 8380
CLYNCH@KIERWRIGHT.COM



4-7-2023

ALTA/NSPS LAND TITLE SURVEY

VACANT LAND ALONG HIGHWAY 67 AND 2019-2021 WEST MAIN STREET

FOR WOODCREST REAL ESTATE VENTURES

RAMONA, CALIFORNIA

DATE	APRIL, 2023
SCALE	AS SHOWN
SURVEYOR	CL
DRAWN BY	JN
JOB NO.	A23066
SHEET	1
OF	2 SHEETS

NOTES

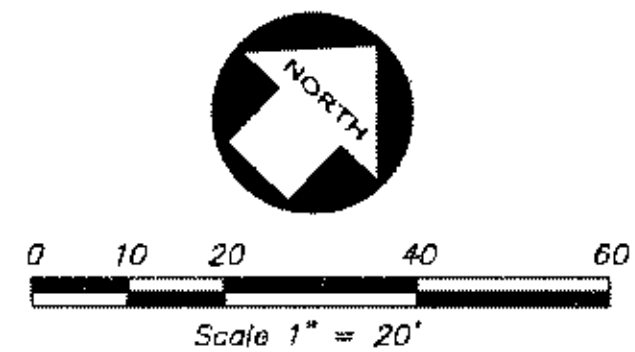
- THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY WFO NATIONAL TITLE INSURANCE COMPANY, DATED DECEMBER 22, 2021, NUMBER 21-329224. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN DIEGO COUNTY, CALIFORNIA, MAP NUMBER 0607301176 FOR COMMUNITY NUMBER 060284 (CITY OF RAMONA), WITH AN EFFECTIVE DATE OF MAY 16, 2012, AS BEING LOCATED IN FLOOD ZONE "X (UNSHADED)". ACCORDING TO FEMA THE DEFINITION OF ZONE "X (UNSHADED)" IS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD83 DATUM.

- BENCHMARK: ELEVATIONS DEPICTED HEREON ARE PER SAN DIEGO COUNTY OF RAMONA SURVEY CONTROL NETWORK POINT NO. R154 BEING A BRASS DISC SET IN TOP CENTER OF A 30 FOOT BY 12 INCH WIDE HEADWALL OF DOUBLE 8 FOOT BOX CULVER DISC, STAMPED RA 154 1970.
ELEVATION = 1377.025'
DATUM = NAVD83

- THE BEARING OF NORTH 46° 01' 00" EAST TAKEN ON THE CENTER LINE OF MAIN STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP NO. 23051 FILED FOR RECORD ON RECORDED SEPTEMBER 17, 2018, AS FILE NUMBER 2018-7000359, OFFICIAL RECORDS OF SAN DIEGO COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
- CORNER RECORD NOTE: THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 87(1)(b) OF THE PROFESSIONAL LAND SURVEYORS ACT.
- THIS MAP HAS PRODUCED ACCORDING TO PROCEDURES THAT COMPLY WITH NATIONAL STANDARD FOR SPATIAL ACCURACY (NSSA) FOR A CONTOUR INTERVAL OF 1-FOOT AND A MAP SCALE OF 1"=20'. CONTOURS WITHIN VEGETATED AREAS AND SHADOW OUTLINED AREA MAY NOT MEET MAPPING STANDARDS AND SHOULD BE FIELD CHECKED. THIS COMPUTER PLOTTED MAP WAS GENERATED BY PHOTOGRAMMETRIC METHODS BY KIER+WRIGHT. JOB NUMBER A23066. DATE OF PHOTOGRAPHY 05-6-2023.

REFERENCE TABLE

RECORD OF SURVEY	RECORD OF SURVEY
MAP NO. 23051 FILED	MAP NO. 23051 FILED
SEPTEMBER 17, 2018 AS FILE	SEPTEMBER 17, 2018 AS FILE
NO. 2018-7000359	NO. 2018-7000359
FOUND 3/4" IRON PIPE WITH	FOUND 3/4" IRON PIPE WITH
CAP STAMPED 138027 PER ROS	CAP STAMPED 138027 PER ROS
23051	23051
FOUND 3/4" IRON PIPE WITH	FOUND 3/4" IRON PIPE WITH
BRASS PIN PER ROS 23051	BRASS PIN PER ROS 23051
FOUND 3/4" IRON PIPE WITH	FOUND 3/4" IRON PIPE WITH
CAP ALLEGED PER ROS 23051	CAP ALLEGED PER ROS 23051
FOUND PIPE NAIL WITH WASHER	FOUND PIPE NAIL WITH WASHER
NOT ACCEPTED	NOT ACCEPTED
FOUND REBAR 5/8" WITH CAP	FOUND REBAR 5/8" WITH CAP
STAMPED 15 5385 NO RECORD	STAMPED 15 5385 NO RECORD

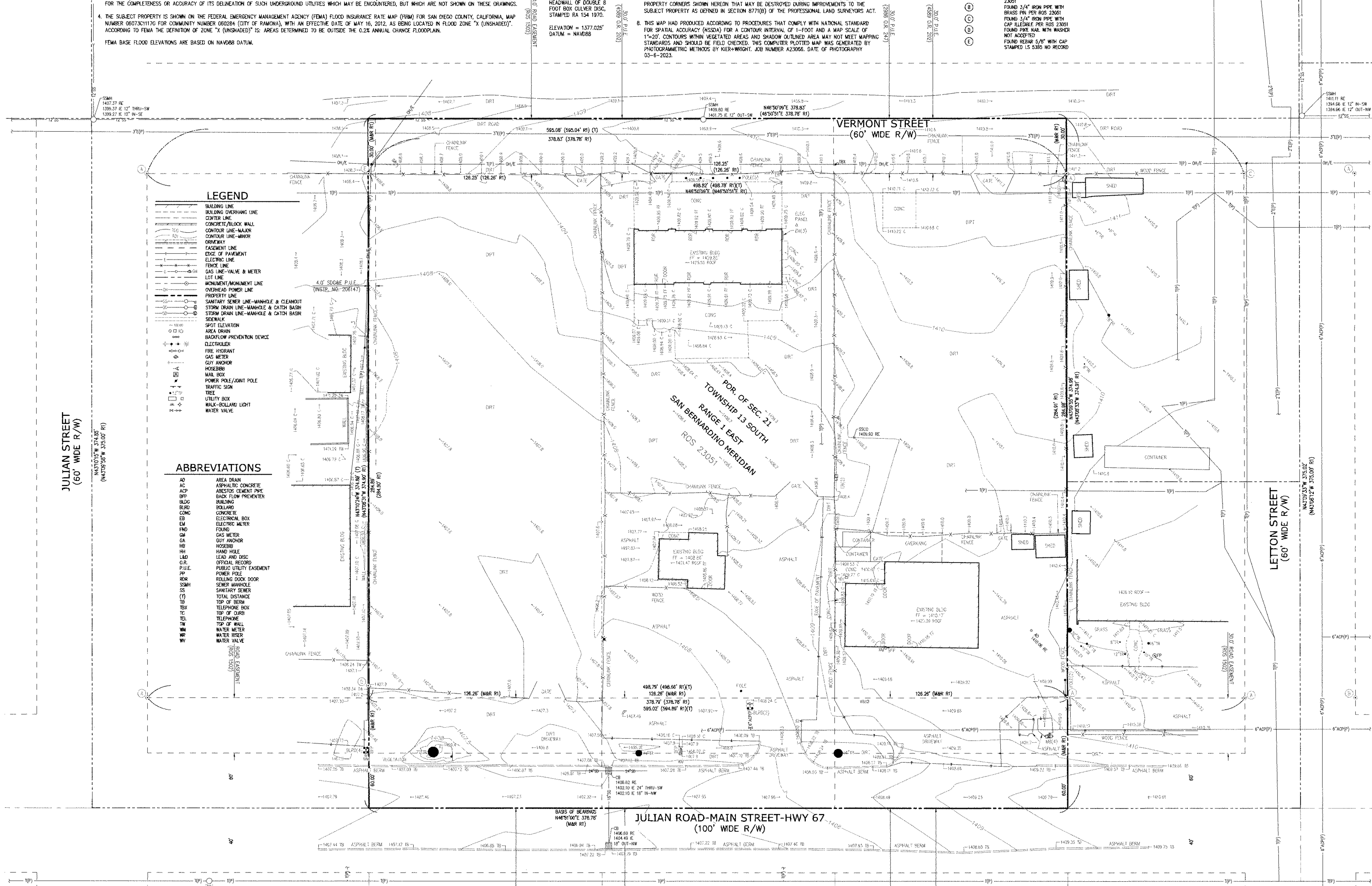


LEGEND

	BUILDING LINE
	BUILDING OVERHANG LINE
	CENTER LINE
	CONCRETE/BLOCK WALL
	CONTOUR LINE-MAJOR
	CONTOUR LINE-MINOR
	DRIVEWAY
	EASEMENT LINE
	EDGE OF PAVEMENT
	ELECTRIC LINE
	FENCE LINE
	GAS LINE-VALVE & METER
	LOT LINE
	MONUMENT/MARKING LINE
	OVERHEAD POWER LINE
	PROPERTY LINE
	SANITARY SEWER LINE-MANHOLE & CLEANOUT
	STORM DRAIN LINE-MANHOLE & CATCH BASIN
	STORM DRAIN LINE-MANHOLE & CATCH BASIN
	SIDEWALK
	SPOT ELEVATION
	AREA DRAIN
	BACKFLOW PREVENTION DEVICE
	ELECTROLINER
	FIRE HYDRANT
	GAS METER
	GUY ANCHOR
	HOSE BIBB
	MAIL BOX
	POWER POLE/JOINT POLE
	TRAFFIC SIGN
	TREE
	UTILITY BOX
	WALK-BOLLARD LIGHT
	WATER VALVE

ABBREVIATIONS

AD	AREA DRAIN
AC	ASPHALTIC CONCRETE
ACP	ASBESTOS CEMENT PIPE
BFP	BACK FLOW PREVENTER
BLDG	BUILDING
BLVD	BOLLARD
CONC	CONCRETE
ED	ELECTRIC BOX
EM	ELECTRIC METER
FM	FOUND
GA	GAS METER
GB	GUY ANCHOR
HH	HOSE BIBB
HL	HAND HOLE
L&D	LEAD AND DISC
O.R.	OFFICIAL RECORD
P.U.E.	PUBLIC UTILITY EASEMENT
PP	POWER POLE
RDR	ROLLING DOOR DOOR
SMH	SANITARY MANHOLE
SS	SANITARY SEWER
TD	TOTAL DISTANCE
TOB	TOP OF BERM
TOC	TOP OF CURB
TP	TELEPHONE BOX
TR	TOP OF WALL
WM	WATER METER
WR	WATER RISER
WV	WATER VALVE



DRAFT

PREPARED BY OR UNDER THE SUPERVISION OF
DATE
CASEY R. LYNCH P.L.S. 8380
CLYNCH@KIER+WRIGHT.COM



BOUNDARY & TOPOGRAPHIC SURVEY
OF
VACANT LAND ALONG HIGHWAY 67 AND 2019-2021 WEST MAIN STREET
FOR
WOODCREST REAL ESTATE VENTURES

DATE	APRIL, 2023
SCALE	AS SHOWN
SURVEYOR	CL
DRAWN BY	JW
JOB NO.	A23066
SHEET	C1.0
OF	1 SHEETS



CALIFORNIA

RAMONA BOUTIQUE HOTEL		GENERAL NOTES, SYMBOLS LIST, ABBREVIATIONS, & DRAWING INDEX		E0.1		SILVERMAN & LIGHT, INC. ELECTRICAL ENGINEERS & LIGHTING CONSULTANTS	
WOODCREST REAL ESTATE VENTURES, A DIVISION OF WOODCREST HOMES, INC.		RAMONA, CA		SITE PLAN SUBMITTAL 08/14/2023		1201 Park Avenue, Suite 100 Emeryville, CA 94608 Telephone (810) 655-1200 Facsimile (810) 655-1344 www.silvermanlight.com	
PROJECT NO. 23104		S&L NO. HOS-RYS-2023-054		PROJECT NO. 23104		S&L NO. HOS-RYS-2023-054	

GENERAL NOTES

- ELECTRICAL PLANS SHOWING LIGHT FIXTURES ARE INTENDED TO INDICATE APPROXIMATE LOCATIONS. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR EXACT FIXTURE LOCATIONS AND QUANTITIES.
- ALL LIGHTING WITHIN PROJECT SCOPE TO BE CONTROLLED BY ASTRONOMICAL TIMECLOCK. PARKING LOT LIGHTING TO BE PROVIDED WITH INTEGRAL MOTION SENSORS THAT DIM POLE FIXTURES WHEN PARKING AREA IS NOT IN USE. REFER TO LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION.
- ALL DIMMING AND LOW VOLTAGE CONNECTION DETAILS TO EXTERIOR SITE LIGHTING TO BE CAPTURED IN SHOP DRAWINGS. LOW-VOLTAGE LIGHT FIXTURES TO BE PROVIDED WITH REMOTE POWER SUPPLIES, WHICH ARE TO BE PLACED BY CONTRACTOR IN-FIELD AND COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

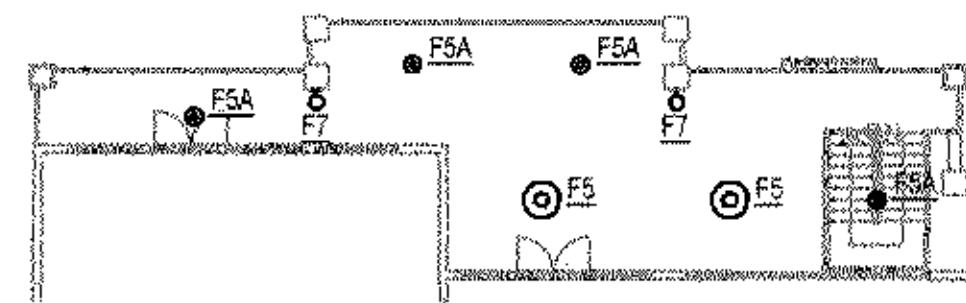
TYPE	DESCRIPTION	MANUFACTURER	MANUFACTURER PART NUMBER	LAMPING	CR	LUMENS	WATTS	VOLTS	DRIVER	APPLICATION
F1	2" Diameter decorative area light on 1" tall pole with integral low background control optics. Applied to review and approve mount/finish and finish.	Sternberg	MOUNT-1127-LED-R-32L-30-T4-MDL14-SV1-PEC-HANGSTRAIGHT-BLCC-FINISH-MOD-80CR	3000K LED	80	13,645	118	120	0-10V Integral MS	Parking Lot
F1A	Similar to F1, but provide with type 2 distribution and no background control.	Sternberg	MOUNT-1127-LED-R-32L-30-T4-MDL14-SV1-PEC-HANGSTRAIGHT-FINISH-MOD-80CR	3000K LED	80	13,645	118	120	0-10V Integral MS	Parking Lot
F1B	Similar to F1, but without background control, to light generator enclosure.	Sternberg	MOUNT-1127-LED-R-32L-30-T4-MDL14-SV1-PEC-HANGSTRAIGHT-FINISH-MOD-80CR	3000K LED	80	13,645	118	120	0-10V Integral MS	Parking, Generator Enclosure
F2	12" Diameter LED Pedestal Pole light on 10' pedestal pole, with type 2 distribution. Applied to review and approve mount/finish and finish.	Sternberg	MOUNT-GL1900-S-883-12L-30-T4-MDL09-SV1-PEC-HANGSTRAIGHT-BLCC-FINISH-MOD-80CR	5000K LED	80	3,318	26	120	Static, 0-10V Dimmable	Pedestrian Pathways
F2A	Similar to F2, but provide with type 4 distribution.	Sternberg	MOUNT-GL1900-S-883-12L-30-T4-MDL09-SV1-PEC-HANGSTRAIGHT-BLCC-FINISH-MOD-80CR	5000K LED	80	3,318	26	120	Static, 0-10V Dimmable	Pedestrian Pathways
F3	10.5" Diameter bollard light with wood base.	Bega	98-865-FINISH + 34-465-WOOD-FINISH + Anchorage	3000K LED	80	1,637	34	120	Static, 0-10V Dimmable	Pedestrian Pathways
F4	4" Recessed downlight with low-glare lensing.	Focal Point	FLOC-RO-SW-300X-UNV-LD1-GD-LG4-NO-200X-930K-DN-WP-CD-NP	3000K LED	90	1,702	26	120	0-10V to 10%	Canopies
F4A	2" Recessed downlight with linear spread distribution.	Focal Point	FLOC-RT-110X-300X-120-LD1-Y-GD-L2S2-BL-CD-FINISH	3000K LED	90	805	14.7	120	0-10V to 10%	Retail Entry Bulbs
F5	30" diameter decorative pendant with right stem, mesh screen, and tubing distribution. Applied to select hanging length and finish.	Tetra Illumination	L88-S1EM-0238-L-LED-v43-BV-FINISH-A-MSH-48R + PMSRM-0M-034-FINISH-MT-Diver (group of 2 fixtures per driver)	2700K LED	60	3,096	34	120	REMO (On/Off), 0-10V to 1%	Pointe Cochons, Upper Terrace
F5A	Similar to F5, but provide in 18" Diameter.	Tetra Illumination	65M-07EM-0215-L-LED-L4-FINISH-A-MSH-48R	2700K LED	60	854	20	120	ELV to 1%	Columns
F6	High output, in-grade uplight to wash columns.	BK Lighting	UL-F-DE-LED-TR-x128-SP-FINISH-12-11-INC-120	2700K LED	60	819	21	120	Leading Edge to 1%	Columns
F7	12" Diameter decorative semi-cyl wall sconce with 12" arm.	Tetra Illumination	69M-SD-15-LED-L152-FINISH-A-MSH-GRW	2700K LED	90	824	20	120	ELV to 1%	Gate, Building Entries
F8	8" Diameter semi-cyl wall sconce.	Tetra Illumination	MBM-SDE-LED-695-FINISH-C014SH-GRW	2700K LED	90	314	7	120	REMO (On/Off), MLV	Gate, Building Entries
F9	1.5" Diameter adjustable landscape spot light with swivel and 45 degree cap. Provide with remote transformer. Mounting style to be coordinated with landscape architect.	BK Lighting	MIN-LED-H92-MFL-FINISH-12-11-A-360SL-25-FIXTURE + TRND-120 (group of 4 fixtures) TR120-120 (group of 4 fixtures) + MOUNTING (30M-FINISH Stakes or ST-LENGTH-FINISH Stakes)	2700K LED	90	435	7	120	REMO (On/Off), MLV	Trees, Landscape
F10	8" wide x 9" tall adjustable spot with cutoff visor and cover.	BK Lighting	YO-LED-TR-x113-WW-FINISH-9-11-0V-ARC-411	2700K LED	80	2,611	34	120	Leading Edge to 1%	Site Sign
F11	Similar to F10, but with 80 CRI and 3000K Color temperature.	BK Lighting	UL-F-DE-LED-TR-x128-SP-FINISH-9-11-INC-120	3000K LED	60	1,608	21	120	Leading Edge to 1%	Flag Pole
F12	Decorative frosted globe light on suspended chain system. Applied to review and approve fixture style.	Regen Lighting	KORE-EX5-K-C-GD-FINISH-Fixture + Remote Power Supply (By BESCO) + EX-PR-BLK, EX-COL-AN-BLK Power Poles + EX-MTBT-BLK Turntable Tool + (DT1) EX-MBS-BLK 2" Wrap Brackets + EX-TSEB-KV Tension End Mount Brackets + EX-C-BLK-LENGTH Cable + EX-EC-BLK End Cap	2700K LED	60	800	9.5	120	0-10V to 1%	Decorative Accent
F13	Underwater in-water accent lights with asymmetric (aimed down) distribution.	MP Lighting	1038-S-M55H-MFL-IND-ARM-1.5-15-58 + LED5W12V-018 Remote Power Supply with Enclosure	5000K LED	90	275	5	120	REMO (On/Off), ELV to 1%	Building Sign Accent
F14	40" linear in-grade floodlight grater.	Bega	64-30-CV-FINISH	2700K LED	80	2,240	35.9	120	0-10V to 1%	Low Garden Wall
F15	4" sealed shop light.	(Site) Onsite	4-OWS-LED-4000L-GR10-MVOLT-30W-65	3000K LED	65	4,182	37	120	N/A	Trash Enclosure
F15A	8" shop light.	(Site) Onsite	8-OWS-LED-8000L-GR10-MVOLT-30W-65	3000K LED	85	8,365	48	120	N/A	Storage Room

3 LIGHTING FIXTURE SCHEDULE

SCALE: NTS

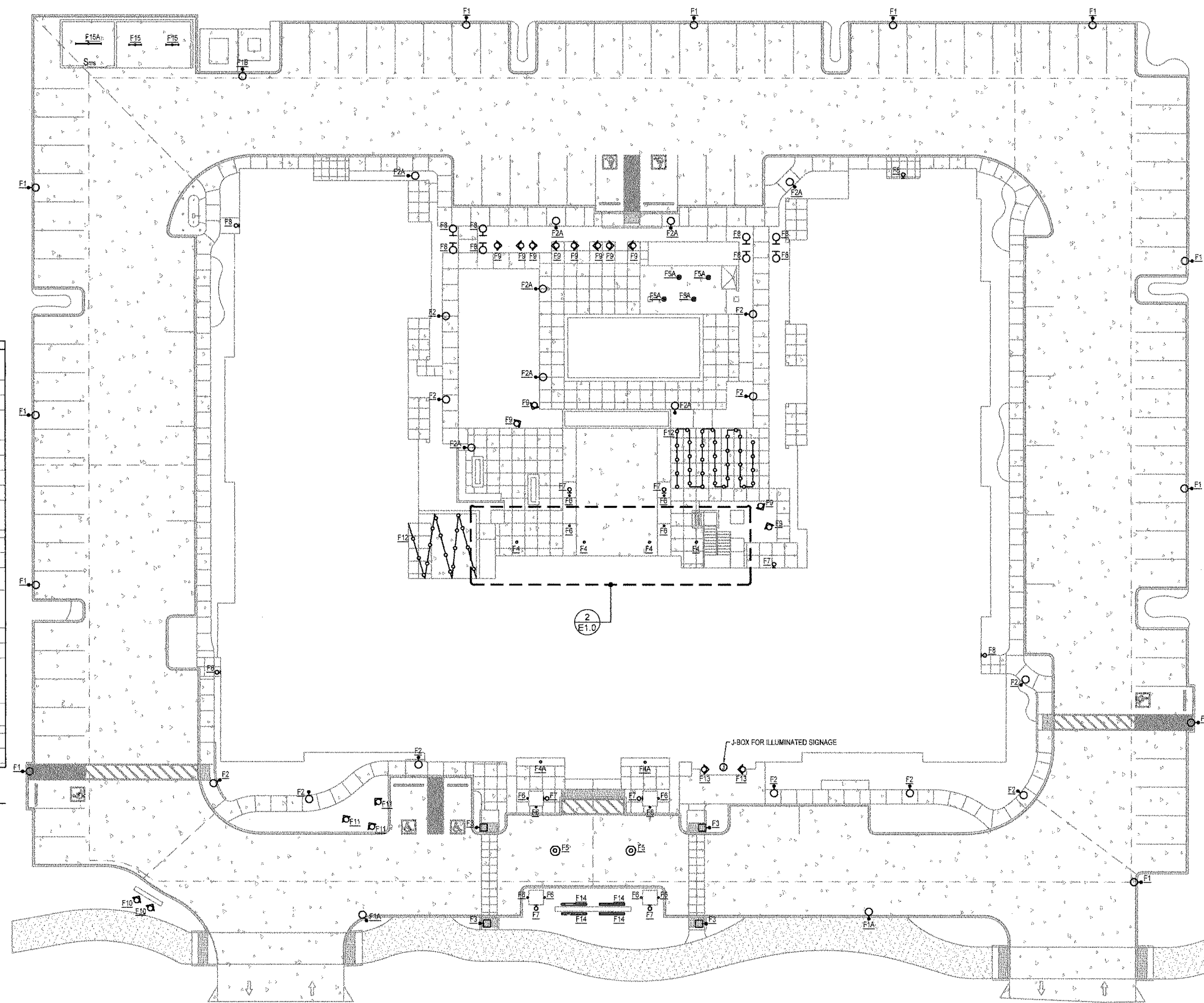
2 LEVEL 2 - BALCONY

SCALE: 1/16"=1'-0"



1 SITE LIGHTING PLAN

SCALE: 1/16"=1'-0"



RAMONA BOUTIQUE HOTEL

WOODCREST REAL ESTATE VENTURES, A DIVISION OF WOODCREST HOMES, INC.

SITE LIGHTING, LEVEL 2 BALCONY, & FIXTURE SCHEDULE PLANS

RAMONA, CA

E1.0

SITE PLAN SUBMITTAL 08/14/2023
PROJECT NO. 23104
S&L NO. HOS-RYS-2023-054

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