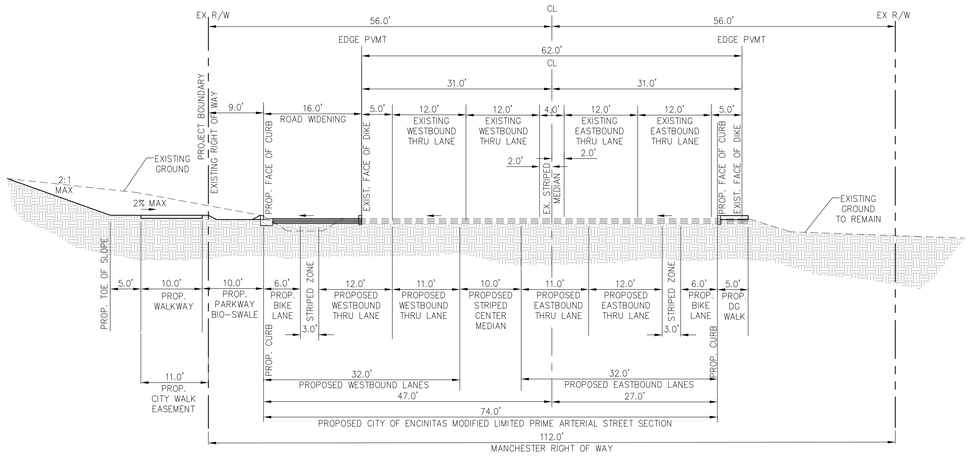
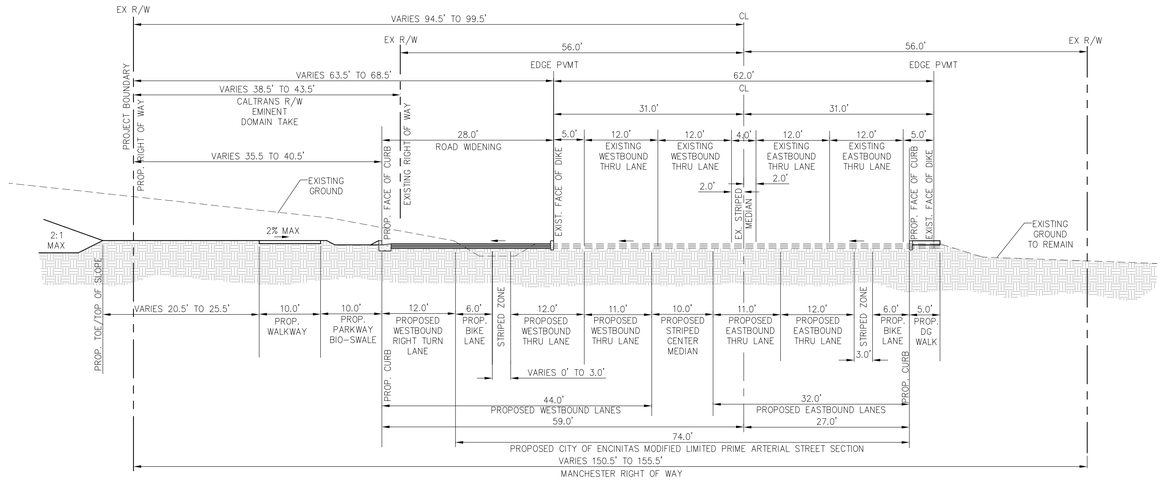
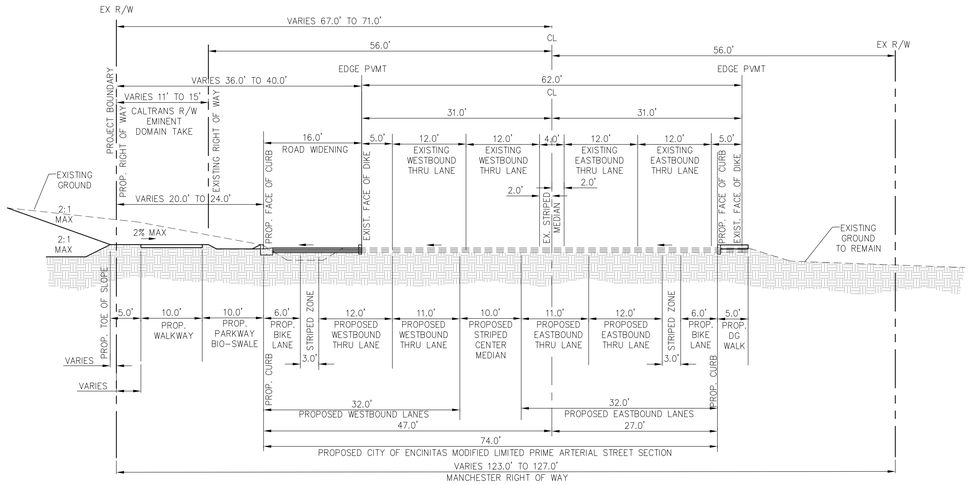


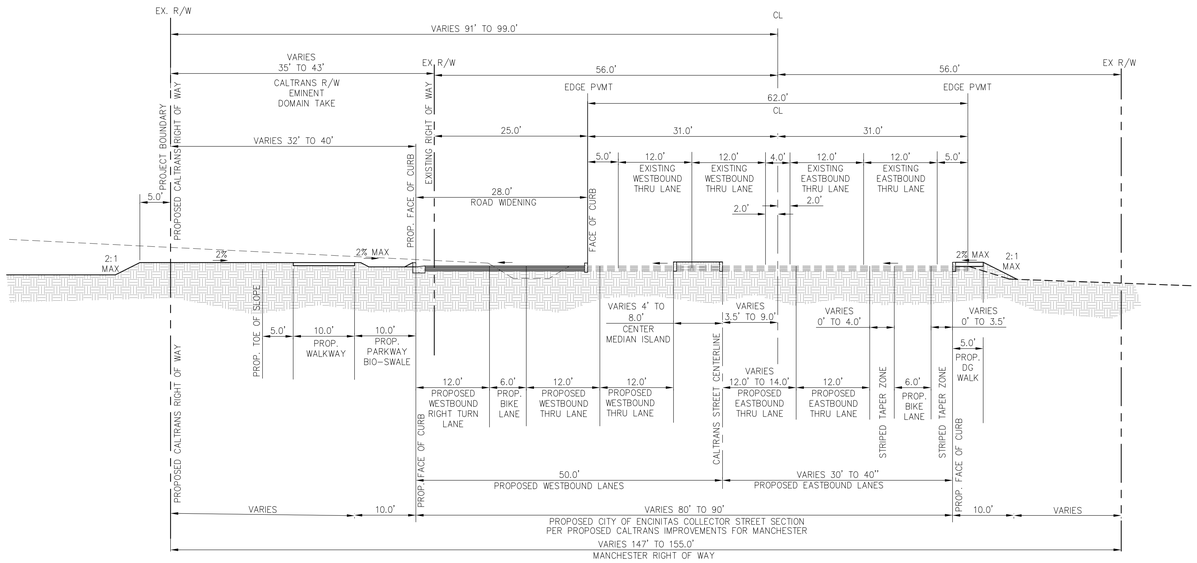
SECTION "M1"
MANCHESTER



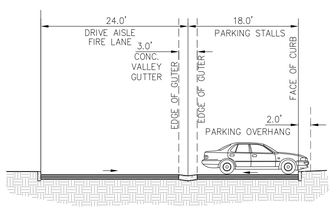
SECTION "M3"
MANCHESTER



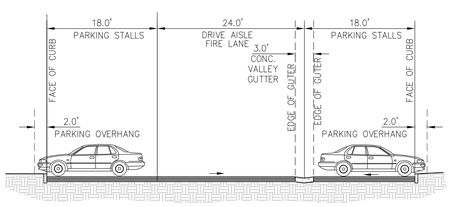
SECTION "M2"
MANCHESTER



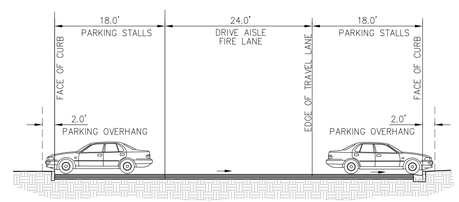
SECTION "M4"
MANCHESTER
CALTRANS IMPROVEMENTS



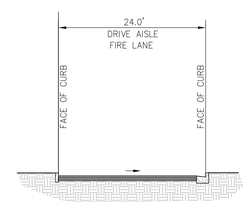
SECTION "A"



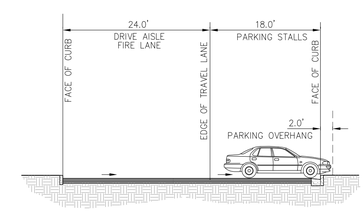
SECTION "B"



SECTION "C"



SECTION "D"



SECTION "E"

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1		

URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
23 MAUCHLY, SUITE 110
IRVINE, CA 92618
PHONE: 949-727-9095
FAX: 949-727-9098

REGISTERED PROFESSIONAL ENGINEER TERRY P. ALI C 68466 EXP. 9-30-21 CIVIL STATE OF CALIFORNIA

SUBDIVIDER: GS BV ENCINITAS, LLC
444 SOUTH CEDROS AVE. SUITE 172
SOLONA BEACH, CA 92075
PHONE: 858-735-7569

OWNER: YASUDA FAMILY, LLC
3111 MANCHESTER AVENUE
ENCINITAS, CA 92024

TENTATIVE TRACT MAP NO. XXXXX FOR CONDOMINIUM PURPOSES
TYPICAL SECTIONS

CITY OF ENCINITAS
COMMUNITY DEVELOPMENT DEPARTMENT

☒ TENTATIVE TRACT MAP
FILE CASE # XX

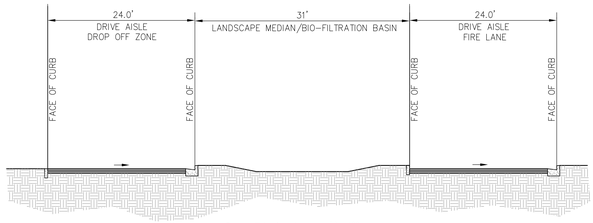
SHEET 5 OF 9

JOB NO. 276.624

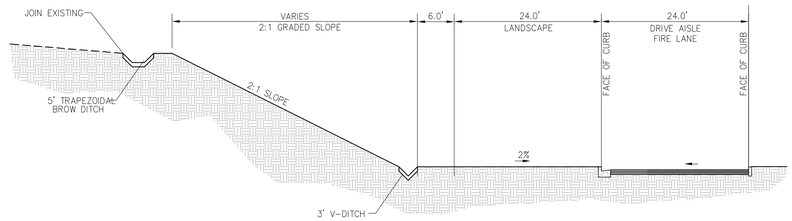
PLAN CONTROL GREYSTAR

PLAN SET: 3
DATE: 03-24-20

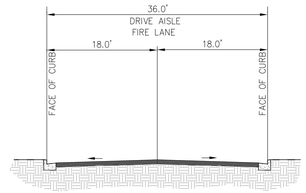
P:\276.624\CITY TTM - TENTATIVE MAP\624-TTM- SECTIONS.dwg
PLOT DATE - Mar 17, 2020 - 6:22PM



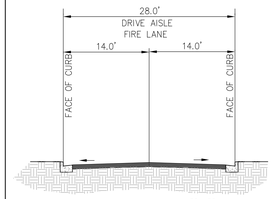
SECTION "F"



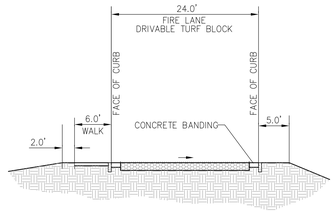
SECTION "G"



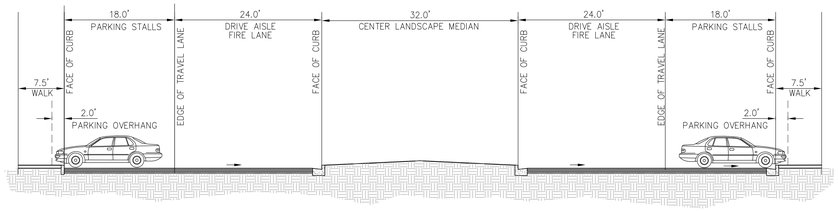
SECTION "H"



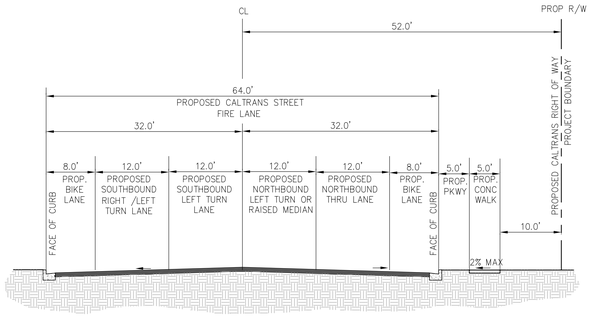
SECTION "I"



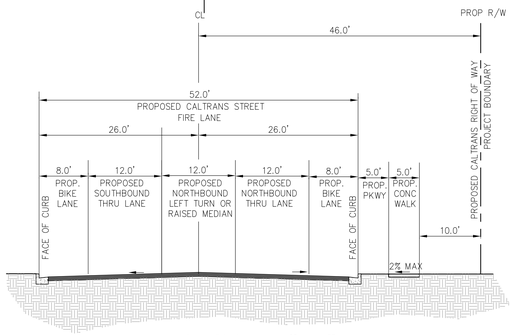
SECTION "L"



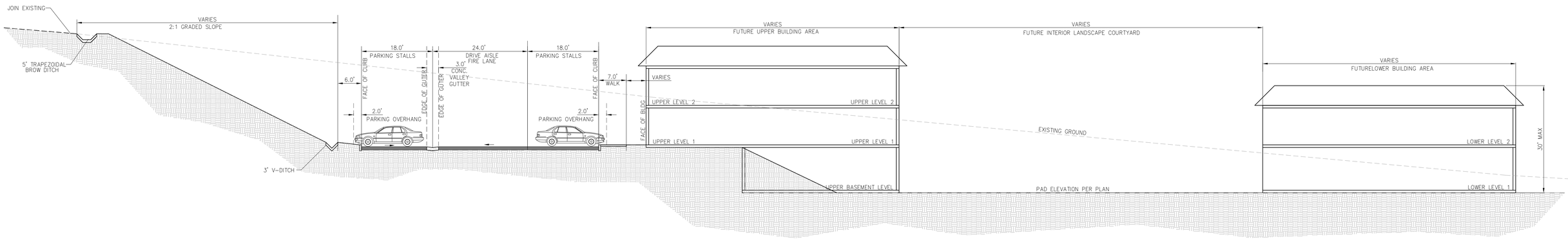
SECTION "J"



SECTION "N1"

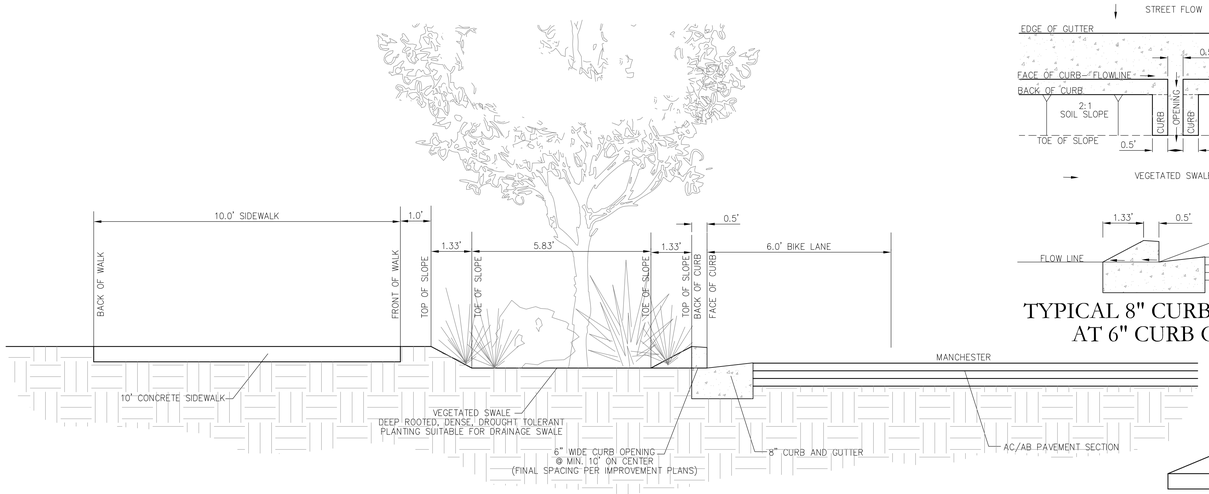


SECTION "N2"

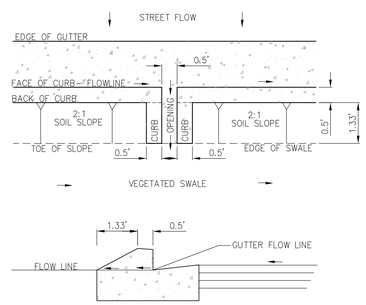


SECTION "K"

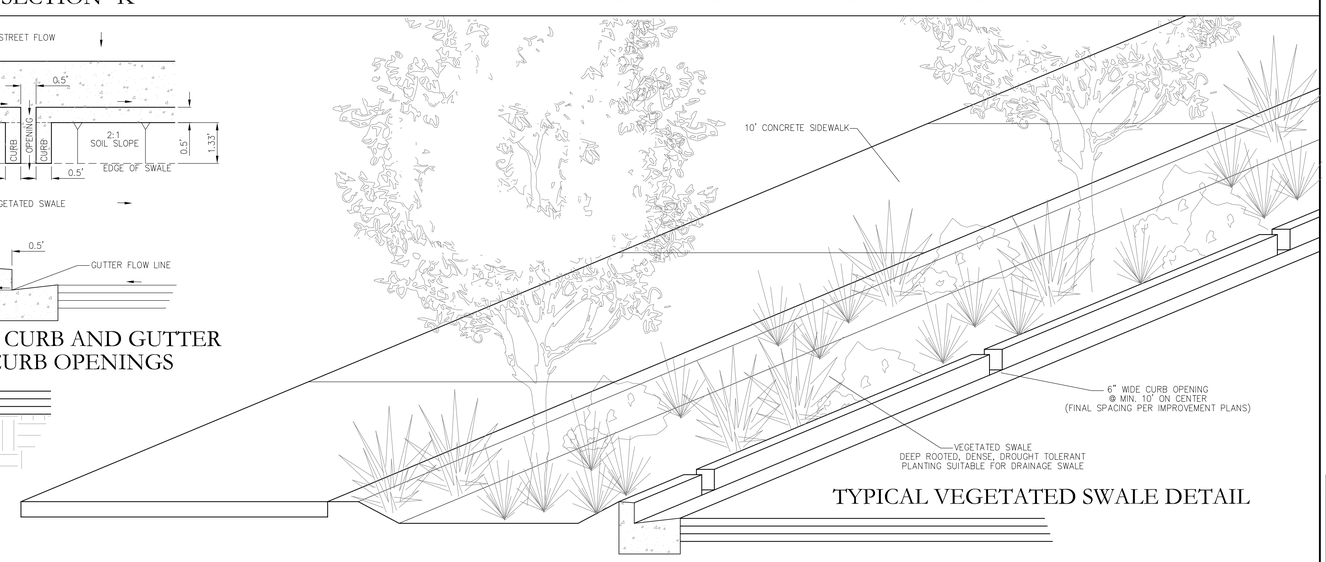
NOTE: BUILDINGS SHOWN FOR REFERENCE ONLY



TYPICAL VEGETATED SWALE SECTION



TYPICAL 8" CURB AND GUTTER
AT 6" CURB OPENINGS



TYPICAL VEGETATED SWALE DETAIL

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1		

URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
23 MAUCHLY, SUITE 110
IRVINE, CA 92618
PHONE: 949-727-9095
FAX: 949-727-9098

REGISTERED PROFESSIONAL ENGINEER
TERRY P. AU
C 68466
EXP: 9-30-21
CIVIL
STATE OF CALIFORNIA

SUBDIVIDER: GS BV ENCINITAS, LLC
444 SOUTH CEDROS AVE. SUITE 172
SOLONA BEACH, CA 92075
PHONE: 858-735-7569

OWNER: YASUDA FAMILY, LLC
3111 MANCHESTER AVENUE
ENCINITAS, CA 92024

TENTATIVE TRACT MAP NO. XXXXX FOR CONDOMINIUM PURPOSES
TYPICAL SECTIONS

CITY OF ENCINITAS
COMMUNITY DEVELOPMENT DEPARTMENT

☒ TENTATIVE TRACT MAP
FILE CASE # XX

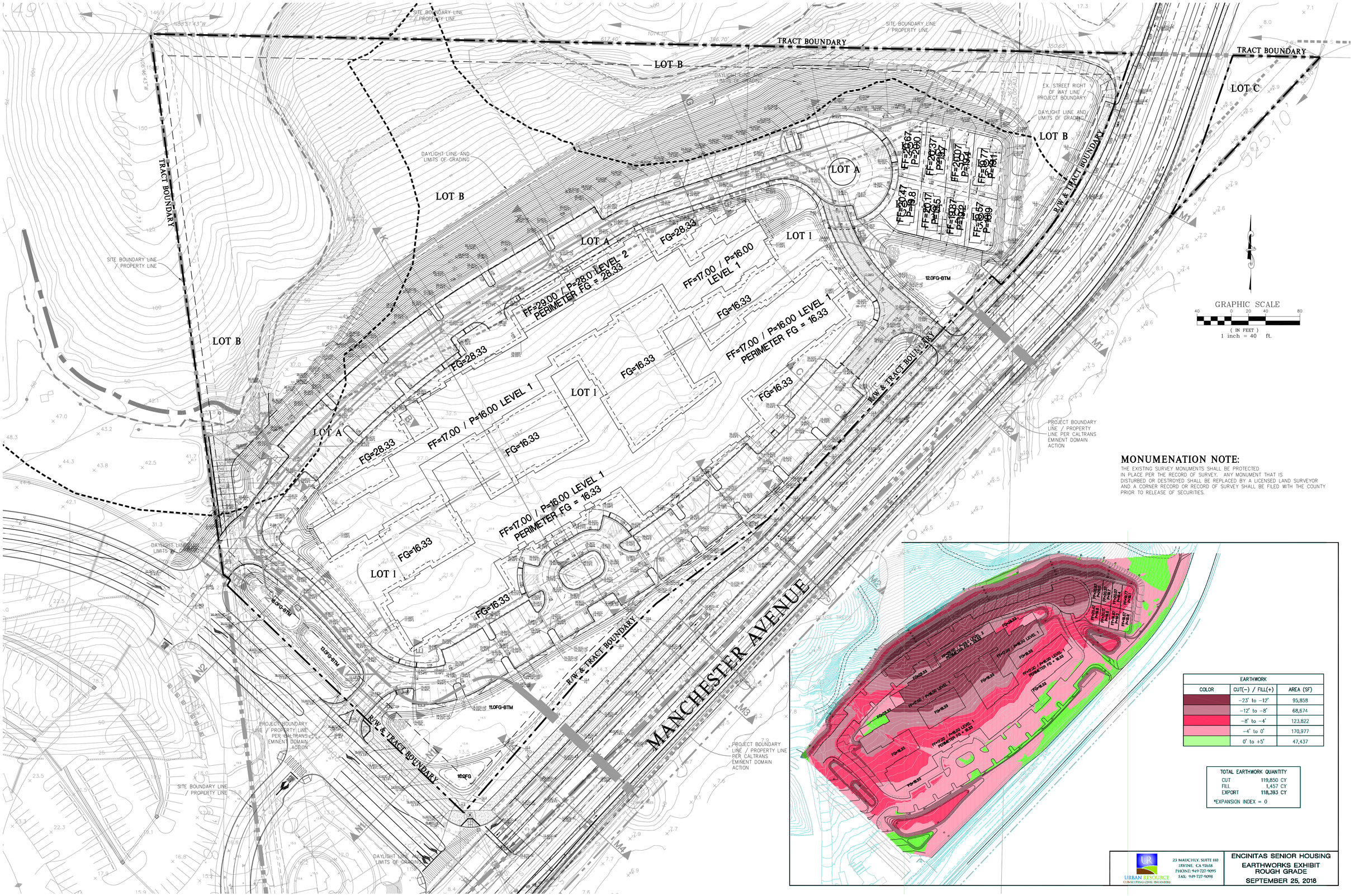
SHEET 6 OF 9

JOB NO. 276.624

PLAN CONTROL GREYSTAR

PLAN SET: 3
DATE: 03-24-20

P:\276.624\CITY TTM - TENTATIVE MAP\624-TTM- SECTIONS.dwg
PLOT DATE - Mar 17, 2020 - 6:23AM



MONUMENATION NOTE:

THE EXISTING SURVEY MONUMENTS SHALL BE PROTECTED IN PLACE PER THE RECORD OF SURVEY. ANY MONUMENT THAT IS DISTURBED OR DESTROYED SHALL BE REPLACED BY A LICENSED LAND SURVEYOR AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE FILED WITH THE COUNTY PRIOR TO RELEASE OF SECURITIES.

EARTHWORK		
COLOR	CUT(−) / FILL(+)	AREA (SF)
	−23' to −12'	95,858
	−12' to −8'	68,674
	−8' to −4'	123,822
	−4' to 0'	170,977
	0' to +5'	47,437

TOTAL EARTHWORK QUANTITY	
CUT	119,850 CY
FILL	1,457 CY
EXPORT	118,393 CY

*EXPANSION INDEX = 0

URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
23 MAUCHLY, SUITE 110
IRVINE, CA 92618
PHONE: 949-727-9095
FAX: 949-727-9098

ENCINITAS SENIOR HOUSING
EARTHWORKS EXHIBIT
ROUGH GRADE
SEPTEMBER 25, 2018

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1		

URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
23 MAUCHLY, SUITE 110
IRVINE, CA 92618
PHONE: 949-727-9095
FAX: 949-727-9098

REGISTERED PROFESSIONAL ENGINEER
LEGRY F. AU
C 68466
EXP. 9-30-21
CIVIL
STATE OF CALIFORNIA

SUBDIVIDER: GS BV ENCINITAS, LLC
444 SOUTH CEDROS AVE. SUITE 172
SOLONA BEACH, CA 92075
PHONE: 858-735-7569

OWNER: YASUDA FAMILY, LLC
3111 MANCHESTER AVENUE
ENCINITAS, CA 92024

TENTATIVE TRACT MAP NO. XXXXX
FOR CONDOMINIUM PURPOSES
PRELIMINARY GRADING

CITY OF ENCINITAS
COMMUNITY DEVELOPMENT DEPARTMENT

☒ TENTATIVE TRACT MAP
FILE CASE # XX

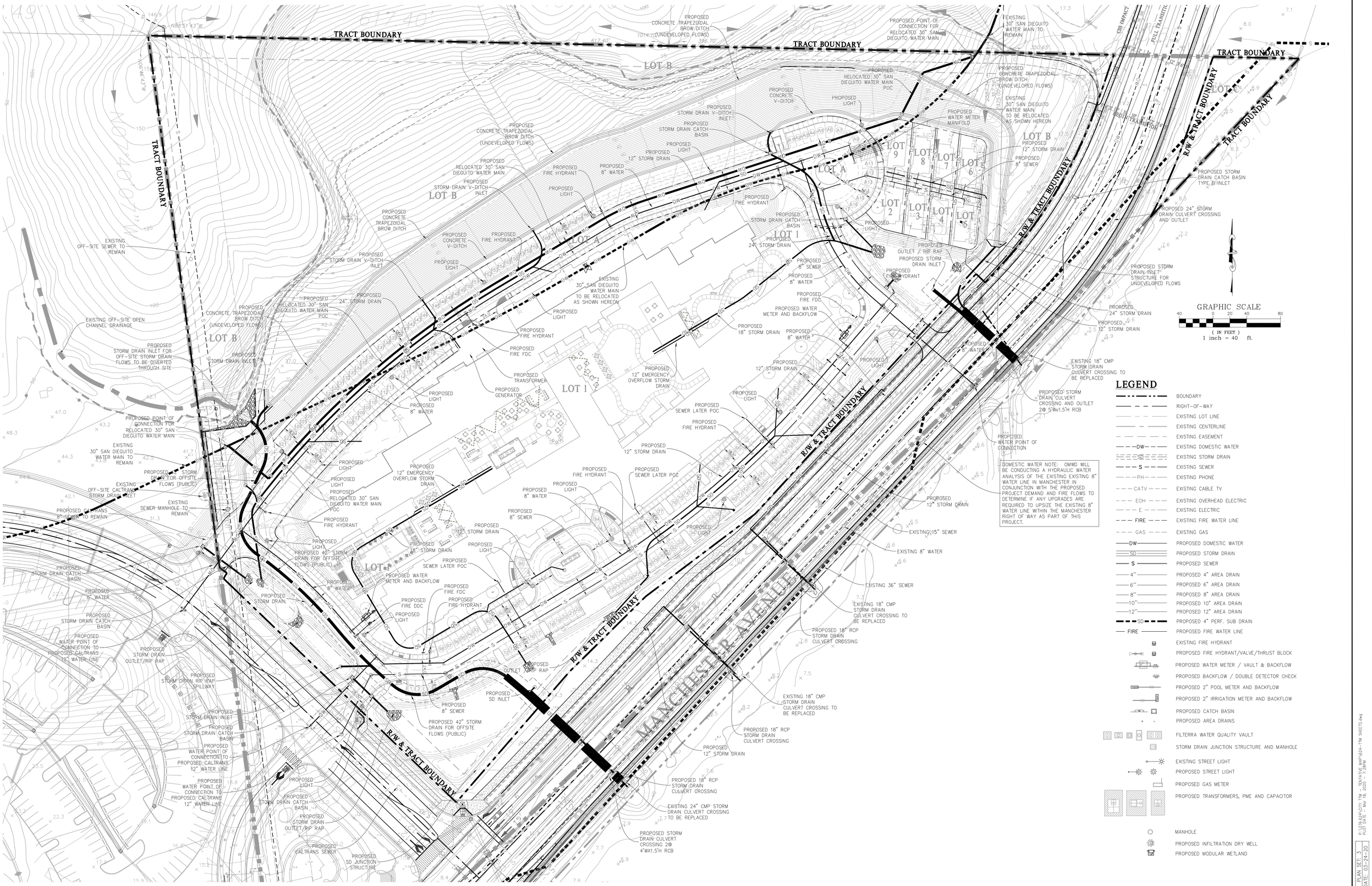
SHEET 7 OF 9

JOB NO. 276824

PLAN CONTROL
GREYSTAR

PLAN SET: 3
DATE: 03-24-20

P:\276824\CITY TM - TENTATIVE MAP\624-TTM SHEETS.dwg
PLOT DATE - Mar 17, 2020 - 6:18PM



NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1		

URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
23 MAUCHLY, SUITE 110
IRVINE, CA 92618
PHONE: 949-727-9095
FAX: 949-727-9098

REGISTERED PROFESSIONAL ENGINEER
TERRY P. AU
C 68466
EXP: 9-30-21
CIVIL
STATE OF CALIFORNIA

SUBDIVIDER: **GS BV ENCINITAS, LLC**
444 SOUTH CEDROS AVE. SUITE 172
SOLONA BEACH, CA 92075
PHONE: 858-735-7569

OWNER: **YASUDA FAMILY, LLC**
3111 MANCHESTER AVENUE
ENCINITAS, CA 92024

TENTATIVE TRACT MAP NO. XXXXX FOR CONDOMINIUM PURPOSES
PRELIMINARY UTILITY PLAN

CITY OF ENCINITAS
COMMUNITY DEVELOPMENT DEPARTMENT

☒ TENTATIVE TRACT MAP
FILE CASE # XX

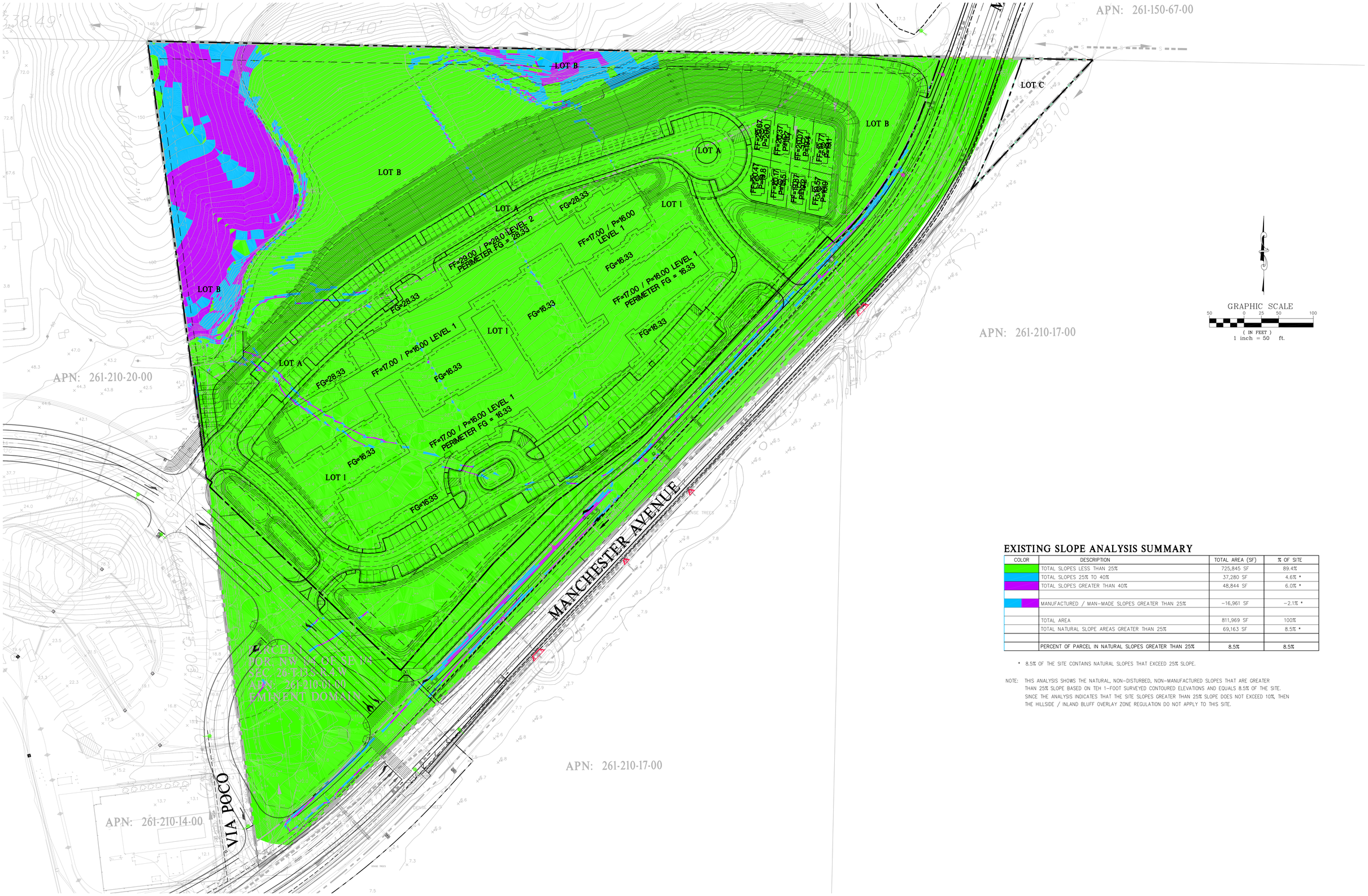
SHEET 8 OF 9

JOB NO. 276.624

PLAN CONTROL
GREYSTAR

PLAN SET: 3
DATE: 03-24-20

P:\276.624\CITY TTM - TENTATIVE MAP\624-TTM SHEETS.dwg
PLOT DATE - Mar 18, 2020 - 7:28PM



EXISTING SLOPE ANALYSIS SUMMARY

COLOR	DESCRIPTION	TOTAL AREA (SF)	% OF SITE
	TOTAL SLOPES LESS THAN 25%	725,845 SF	89.4%
	TOTAL SLOPES 25% TO 40%	37,280 SF	4.6% *
	TOTAL SLOPES GREATER THAN 40%	48,844 SF	6.0% *
	MANUFACTURED / MAN-MADE SLOPES GREATER THAN 25%	-16,961 SF	-2.1% *
	TOTAL AREA	811,969 SF	100%
	TOTAL NATURAL SLOPE AREAS GREATER THAN 25%	69,163 SF	8.5% *
	PERCENT OF PARCEL IN NATURAL SLOPES GREATER THAN 25%	8.5%	8.5%

* 8.5% OF THE SITE CONTAINS NATURAL SLOPES THAT EXCEED 25% SLOPE.

NOTE: THIS ANALYSIS SHOWS THE NATURAL, NON-DISTURBED, NON-MANUFACTURED SLOPES THAT ARE GREATER THAN 25% SLOPE BASED ON TEH 1-FOOT SURVEYED CONTOURED ELEVATIONS AND EQUALS 8.5% OF THE SITE. SINCE THE ANALYSIS INDICATES THAT THE SITE SLOPES GREATER THAN 25% SLOPE DOES NOT EXCEED 10%, THEN THE HILLSIDE / INLAND BLUFF OVERLAY ZONE REGULATION DO NOT APPLY TO THIS SITE.

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1		

URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
23 MAUCHLY, SUITE 110
IRVINE, CA 92618
PHONE: 949-727-9095
FAX: 949-727-9098

TERRY P. AU, RCE 68466 DATE

REGISTERED PROFESSIONAL ENGINEER TERRY P. AU C 68466 EXP. 9-30-21 CIVIL STATE OF CALIFORNIA

SUBDIVIDER: GS BV ENCINITAS, LLC
444 SOUTH CEDROS AVE. SUITE 172
SOLONA BEACH, CA 92075
PHONE: 858-735-7569

OWNER: YASUDA FAMILY, LLC
3111 MANCHESTER AVENUE
ENCINITAS, CA 92024

(OWNER) DATE

TENTATIVE TRACT MAP NO. XXXXX FOR CONDOMINIUM PURPOSES
SLOPE ANALYSIS EXHIBIT

CITY OF ENCINITAS
COMMUNITY DEVELOPMENT DEPARTMENT

☒ TENTATIVE TRACT MAP
FILE CASE # XX

SHEET 9 OF 9

JOB NO. 276.624

PLAN CONTROL
GREYSTAR

PLAN SET: 3
DATE: 03-24-20

P:\276.624\CITY TTM - TENTATIVE MAP\624-TTM-SLOPE ANALYSIS.dwg
PLOT DATE - Mar 17, 2020 - 6:24PM