

DEVELOPMENT SUMMARY

SITE GRADING AND DRAINAGE STRUCTURES TO CREATE A WETLAND HABITAT MITIGATION AREA AND DE-WATER THE "POND" PER ARMY CORPS OF ENGINEERS RESTORATION ORDER NO. SPL-2002-0667. LOT 1 (APN 305-041-01) WILL BE INCLUDED IN THE RESTORATION ORDER. A TEMPORARY GRADED PLACEMENT OF THE RESTORATION GRADING ON APN 305-041-01 IS DEPICTED ON SHEETS C-2.0 & C-2.1.

LOTS "16" & "21" WILL MAINTAIN THE ON-GOING HORTICULTURAL NURSERY OPERATION.

LOT "20" WILL BE USED AS A WETLANDS HABITAT CREATION/RESTORATION AREA.

PRIOR DISCRETIONARY APPROVALS:
PRD 83-0896
86-0229

DISCRETIONARY APPROVALS:
SITE DEVELOPMENT PERMIT
EXISTING ZONING: AR-1-1
PROPOSED ZONING: AR-1-1

OVERLAY ZONES:
COASTAL ZONE (DEFERRED CERTIFICATION AREA)
FEMA FLOOD ZONE

COMMUNITY PLAN AREA:
PACIFIC HIGHLANDS RANCH

LEGAL DESCRIPTION

STIPULATED SETTLEMENT LOT DESIGNATIONS:

LOTS "16" & "21" PORTION OF PARCEL 3, PARCEL MAP NO. 12337, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED SEPTEMBER 24, 1982.

"LOT 20": LOT 1 OF MAP NO. 12477, IN THE CITY RECORDED OCTOBER 18, 1989, AS FILE NO. 89-564124. LOTS "1" & "18" PARDEE, APNs 305-021-18, 305-041-01

A.P.N.s.

305-060-20
305-040-21
305-021-28,33 (33 FORMERLY 16), (28 FORMERLY 18)
305-041-01
305-021-05

STORM WATER NOTES:

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE SUBDIVIDER SHALL SUBMIT A STORM WATER QUALITY TECHNICAL REPORT (SWQTR). THE SWQTR SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX C. OF THE CITY'S STORM WATER STANDARDS.

EARTHWORK DATA-WETLAND PRESERVE

DISTURBED AREA: 10.02 ACRES
GRADED AREA: 10.02 ACRES
CUT QUANTITIES: 73,900 C.Y.±
FILL QUANTITIES: 0 C.Y.±
EXPORT/EXPORT: 73,900 C.Y.±

REFERENCE DRAWINGS

24661-D
FINAL MAP 12477
PARCEL MAP 12377
T.M. 86-0229

LAMBERT COORDINATES

286-1713

NAD 83 COORDINATES

1930-6289

TOPOGRAPHICAL SURVEY

TOPOGRAPHICAL SURVEY FOR THIS PROJECT
PREPARED BY SAN-LO AERIAL SURVEYS, DATED
AUGUST 2, 2004, BY AERIAL PHOTOGRAMMETRY
METHODS.

BENCHMARK

VERTICAL BENCHMARK FOR THIS PROJECT IS A
FOUND BRASS PLUG AT THE INTERSECTION OF
CARMEL COUNTRY RD. & CARMEL CREEK RD.
(ELEV.=240.089 NGVD29).

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001-01 NPDES NO. CAS010875-1 (http://www.swrcb.ca.gov/rwqcbp/programs/nd_stormwater.html) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE (http://clerkdoc.sannet.gov/RightsSite/getcontent/local.pdf?DMW_OBJECTID=090014518008cc43)

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS ¼" OR GREATER.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITES.
4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

PROJECT TEAM

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SHEET INDEX

SHEET TITLE	SHEET LABEL	SHEET NUMBER
TITLE SHEET/INDEX KEY MAP	T-1	SHEET 1 OF 30
GRADING PLAN-LOT "16"&"21"	C-1.0	SHEET 2 OF 30
WETLAND CREATION GRADING PLAN PHASE 1	C-2.0	SHEET 3 OF 30
WETLAND CREATION GRADING PLAN PHASE 2	C-2.1	SHEET 4 OF 30
WETLAND CREATION GRADING PLAN PHASE 2	C-3.0	SHEET 5 OF 30
WETLAND CREATION GRADING PLAN PHASE 2	C-3.1	SHEET 6 OF 30
SLOPE ANALYSIS	C-5.0	SHEET 7 OF 30
REFERENCE DRAWINGS	C-6.0	SHEET 8 OF 30
REFERENCE DRAWINGS	C-6.1	SHEET 9 OF 30
TITLE SHEET/LANDSCAPE EROSION CONTROL	LT1	SHEET 10 OF 30
LANDSCAPE EROSION CONTROL PLANTING	LP2	SHEET 11 OF 30
LANDSCAPE EROSION CONTROL PLANTING	LP3	SHEET 12 OF 30
LANDSCAPE EROSION CONTROL PLANTING DETAILS	LP4	SHEET 13 OF 30
LANDSCAPE IRRIGATION EROSION CONTROL IRRIGATION	LI5	SHEET 14 OF 30
LANDSCAPE IRRIGATION EROSION CONTROL IRRIGATION	LI6	SHEET 15 OF 30
LANDSCAPE IRRIGATION EROSION CONTROL IRRIGATION DETAILS	LI7	SHEET 16 OF 30
LANDSCAPE IRRIGATION EROSION CONTROL IRRIGATION	LI8	SHEET 17 OF 30
WETLAND CREATION PLANS TITLE SHEET	LT-9	SHEET 18 OF 30
WETLAND CREATION PLANTING PLAN PHASE 1	LP10	SHEET 19 OF 30
WETLAND CREATION IRRIGATION PLAN PHASE 1	LP11	SHEET 20 OF 30
WETLAND CREATION PLANTING PLAN PHASE 2	LP12	SHEET 21 OF 30
WETLAND CREATION IRRIGATION PLAN PHASE 2	LP13	SHEET 22 OF 30
WETLAND CREATION PLANTING PLAN PHASE 2	LP14	SHEET 23 OF 30
WETLAND CREATION PLANTING PLAN PHASE 2	LP15	SHEET 24 OF 30
WETLAND CREATION PLANTING DETAILS	LP16	SHEET 25 OF 30
WETLAND CREATION IRRIGATION PLAN PHASE 2	LP17	SHEET 26 OF 30
WETLAND CREATION IRRIGATION PLAN PHASE 2	LP18	SHEET 27 OF 30
WETLAND CREATION IRRIGATION PLAN PHASE 2	LP19	SHEET 28 OF 30
WETLAND CREATION IRRIGATION PLAN PHASE 2	LP20	SHEET 29 OF 30
WETLAND CREATION IRRIGATION DETAILS	LP21	SHEET 30 OF 30

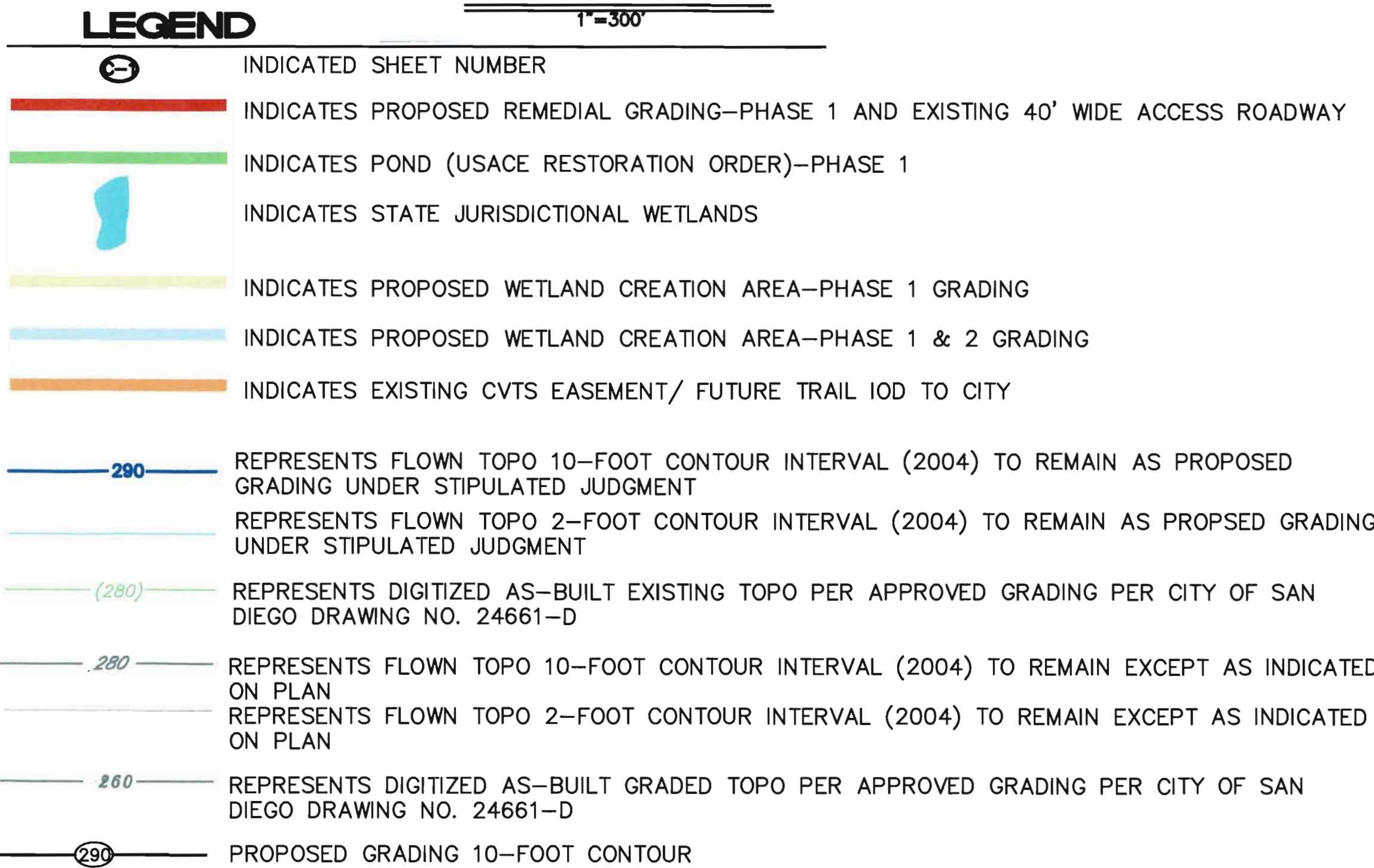
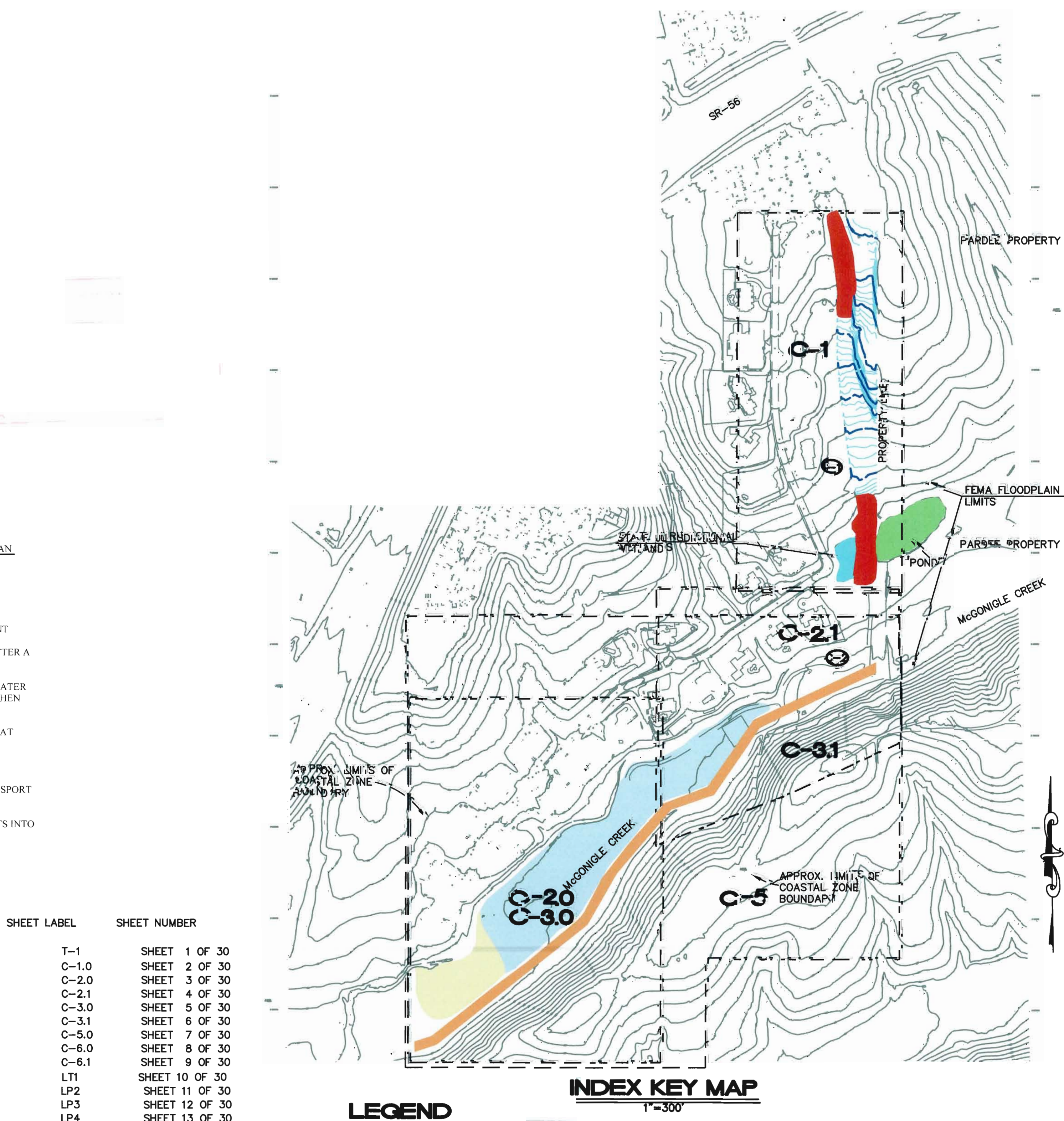
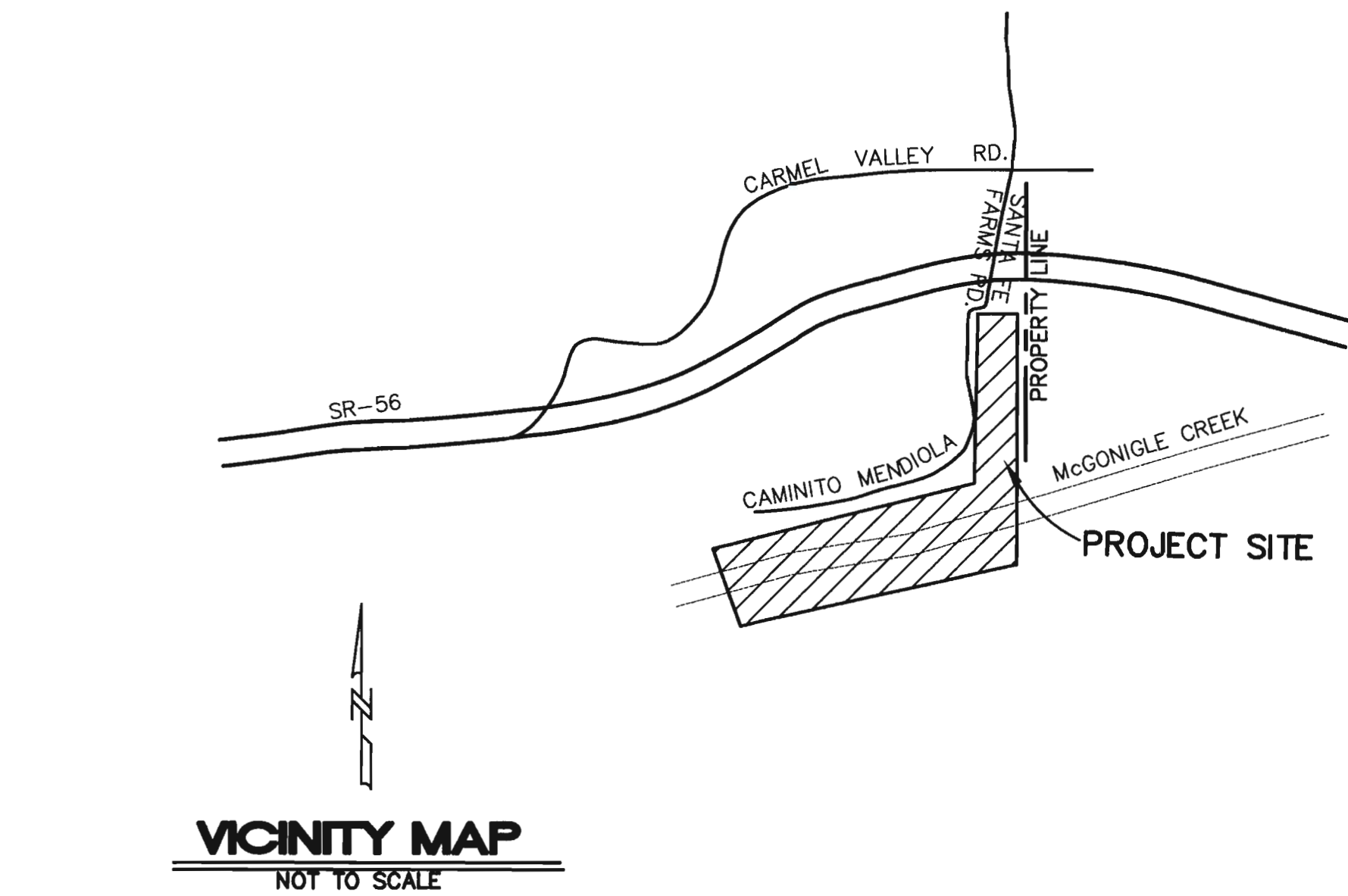
HORTICULTURAL NURSERY NOTE:

1. ONLY PLANTS ARE PERMITTED TO BE SOLD ON THE PREMISES (A.P.Ns 305-021-33 & 305-060-21), 75% OF WHICH MUST BE GROWN ON THE PREMISES. THE ONLY BUILDINGS PERMITTED ON THE PREMISES ARE GREENHOUSES, MAINTENANCE EQUIPMENT STORAGE BUILDINGS, AND ONE BUILDING WITH A MAXIMUM AREA OF 300 SQUARE-Feet FOR SALES TRANSACTIONS.
2. ALL PRE-EXISTING STRUCTURES WITHIN 100 FEET OF NATIVE OR NATURALIZED VEGETATION SHALL COMPLY WITH THE BRUSH MANAGEMENT REGULATIONS SET FORTH IN SECTION 142.042, LDC AND THE FBP POLICY 8-08-1, PRE-EXISTING STRUCTURES.

PALEONTOLOGY NOTE:

1. DUE TO THE SIZE OF THIS PROJECT GRADING DISTURBANCE, PALEONTOLOGICAL MONITORING MAY BE REQUIRED DURING GRADING.

RANCHO DEL SOL
STIPULATED JUDGMENT SDP FOR GIC No. 801949
PRELIMINARY GRADING PLAN
TITLE SHEET



WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS

DOCUMENT NO.	DESCRIPTION
PITS070112-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2012 EDITION
PITS070112-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLICWORKS CONSTRUCTION (WHITEBOOK), 2012 EDITION
PITS070112-04	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2012 EDITION
PITS070112-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2010 EDITION

STANDARD DRAWINGS

DOCUMENT NO.	DESCRIPTION
PITS070112-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION
PITS070112-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, 2010 EDITION

PROPOSED IMPROVEMENTS STD. DWG.

PROPERTY BOUNDARY	SYMBOL
REPRESENTS DIGITIZED AS-BUILT EXISTING TOPO PER APPROVED GRADING PER CITY OF SAN DIEGO DRAWING NO. 24661-D	(280)
REPRESENTS FLOWN TOPO 10-FOOT CONTOUR INTERVAL (2004) TO REMAIN EXCEPT AS INDICATED ON PLAN	280
REPRESENTS FLOWN TOPO 2-FOOT CONTOUR INTERVAL (2004) TO REMAIN EXCEPT AS INDICATED ON PLAN	290
REPRESENTS FLOWN TOPO 10-FOOT CONTOUR INTERVAL (2004) TO REMAIN AS PROPOSED GRADING UNDER STIPULATED JUDGMENT	280
REPRESENTS FLOWN TOPO 2-FOOT CONTOUR INTERVAL (2004) TO REMAIN AS PROPOSED GRADING UNDER STIPULATED JUDGMENT	290.5
REPRESENTS DIGITIZED AS-BUILT GRADED TOPO PER APPROVED GRADING PER CITY OF SAN DIEGO DRAWING NO. 24661-D	280
LIMITS OF GRADING	280
SPOT ELEVATION (FINISH GRADE)	290.5
PROPOSED GRADING 10-FOOT CONTOUR	290
PROPOSED GRADING 2-FOOT CONTOUR	280
PROPOSED FILL SLOPE (2:1 MAX.)	2:1
PROPOSED GRADED SWALE (P.V.T.)	2:1
PROPOSED TYPE "F" C.B.	D-7
WING-TYPE HEADWALL	D-34
PRIVATE STORM DRAIN PIPE (NOTED ON PLAN)	D-40
RIPRAP (TYPE 2)	D-40
PROPOSED P.V.T. 4" PVC SEWER LATERAL	SDS-105,S-19,
LIMITS OF WORK	SDS-105,S-19,

PERMANENT POST-CONSTRUCTION BMP NOTES

1. OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWMDCMA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMP'S WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.
2. PERMANENT POST CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER OR RESIDENT ENGINEER AND THE ENGINEER OF WORK.

EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION/SEDIMENT CONTROL, PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL PERMANENT BMP'S, THE WATER QUALITY TECHNICAL REPORT (WQTR) IF APPLICABLE.
2. FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.
3. FOR INLETS LOCATED AT HUMPS ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE HUMPS IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1.00' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. GRAVEL BAGS OR DIKES.
4. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.
5. THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
6. THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.
7. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
8. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL.
9. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES, WHICH MAY ARISE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
11. ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.
12. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
13. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
14. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.
15. THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

1. STABILIZATION: ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN ½ INCH) AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILED.
2. STRUCTURAL PRACTICES: DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN ½ INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.
3. OPERATION AND MAINTENANCE: FUNDING: POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS. INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS. AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

CONSTRUCTION BMP NOTES:

1. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS
2. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

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10-23-14
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PREPARED BY: FARRINGTON ENGINEERING

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PROJECT NAME:
RANCHO DEL SOL

SHEET TITLE:
PRELIMINARY GRADING PLAN
TITLE SHEET
SHEET NO.: T-1

REVISION 1: 04-15-09
REVISION 2: 07-15-10
REVISION 3: 04-12-11
REVISION 4: 07-16-12
REVISION 5: 09-11-12
REVISION 6: 02-28-13
REVISION 7: 05-28-14
REVISION 8: 10-05-14
REVISION 9: _____
REVISION 10: _____
ORIG. DATE: 2-13-09
SHEET 1 OF 30
P.T.S. NO. _____
PERMIT NO. 157399