

GENERAL NOTES

- ALL GRADING SHALL CONFORM TO THE REQUIREMENTS OF COUNTY GRADING ORDINANCE SECTION 87.101 THROUGH 87.804.
- IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
- A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
- REGARDLESS OF WHICH BMPs ARE IMPLEMENTED, ALL SLOPES OVER THREE FEET IN HEIGHT WILL BE PLANTED AND MAINTAINED WITH GRASS COVER OR OTHER PLANTING IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS TO PROTECT THE SLOPES AGAINST EROSION AND INSTABILITY. PLANTING SHALL COMMENCE AS SOON AS SLOPES ARE COMPLETED.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:

SAN DIEGO GAS AND ELECTRIC (800) 411-7343
AT&T TELEPHONE (800) 331-0500
CATV (COX COMMUNICATIONS) (760) 599-6060
SEWER (RMWD) (760) 789-1330
WATER (RMWD) (760) 789-1330
- A SOILS REPORT WITH COMPACTION TESTS IS REQUIRED FOR ALL FILL OVER 12" IN DEPTH. PDS FORM 73 MINOR GRADING CERTIFICATION AND A COPY OF THE COMPACTION REPORT IS REQUIRED TO BE SUBMITTED PRIOR TO ROUGH GRADING APPROVAL.
- NATURAL DRAINAGE SHALL NOT BE DIVERTED OR CONCENTRATED ONTO ADJACENT PROPERTY.
- ALL GRADING DETAILS SHALL BE IN CONFORMANCE WITH THE FOLLOWING SAN DIEGO COUNTY DESIGN STANDARDS OR REGIONAL STANDARD DRAWINGS:

DS-08 LOT GRADING
DS-10 GRADING OF SLOPES
DS-11 REQUIRED SETBACKS
D-40 RIP RAP ENERGY DISSIPATER
D-75 DRAINAGE DITCH

- APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND VALID GRADING PERMIT HAS BEEN ISSUED. ISSUANCE OF A GRADING PERMIT SHALL CONSTITUTE AN AUTHORIZATION TO PERFORM ONLY THAT WORK WHICH IS DESCRIBED OR SHOWN ON THE GRADING PERMIT APPLICATION AND APPROVED GRADING PLANS.
- THE DIRECTOR OF PUBLIC WORKS' APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOIL IS MADE OR IMPLIED (SECTIONS 87.403 & 87.410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES (PDS).
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00AM AND 6:00PM EACH DAY, MONDAY THROUGH SATURDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, GRADING, EROSION, SLIDING OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SLOPE RATIOS:

CUT--1 1/2: 1 FOR MINOR SLOPES (SLOPES < 15%), 2:1 FOR MAJOR SLOPES.

FILL--2:1

EXCAVATION: 1:250 C. Y. FILL: 1:250 C. Y. WASTE/IMPORT 0 C. Y.

(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR EITHER WASTE OR IMPORT AREAS BEFORE PERMIT TO BE ISSUED).
- SPECIAL CONDITION: IF ANY ARCHEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS TO DO SO.
- PERMANENT POST-CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS.
- A CONSTRUCTION PERMIT MUST BE OBTAINED FOR ANY WORK IN THE COUNTY ROAD RIGHT-OF-WAY. FUTURE DEVELOPMENT OF THIS PROPERTY MAY REQUIRE ADDITIONAL PERMITS AND REVIEW BY THE COUNTY OF SAN DIEGO.
- THE PROPERTY OWNER IS AWARE OF THE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH POLICIES AND WILL OBTAIN DEH APPROVAL DURING BUILDING PERMIT PHASE.

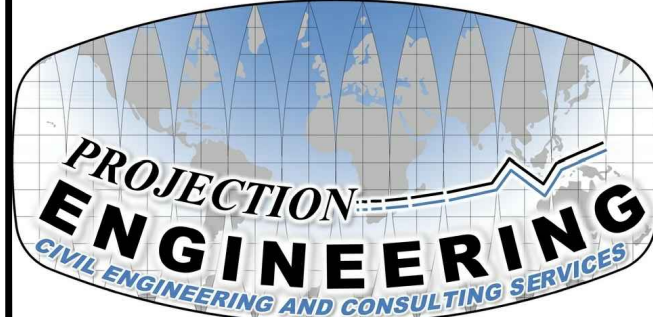
SOURCE OF TOPOGRAPHY

LOW RESOLUTION TOPOGRAPHIC DATA SHOWN HEREON WAS OBTAINED BY GIS MEANS BY PROJECTION ENGINEERING, INC., ACCURACIES ARE SUBJECT TO THE ACCURACY OF AVAILABLE GIS COUNTY DATA.

SOURCE OF MAPPING

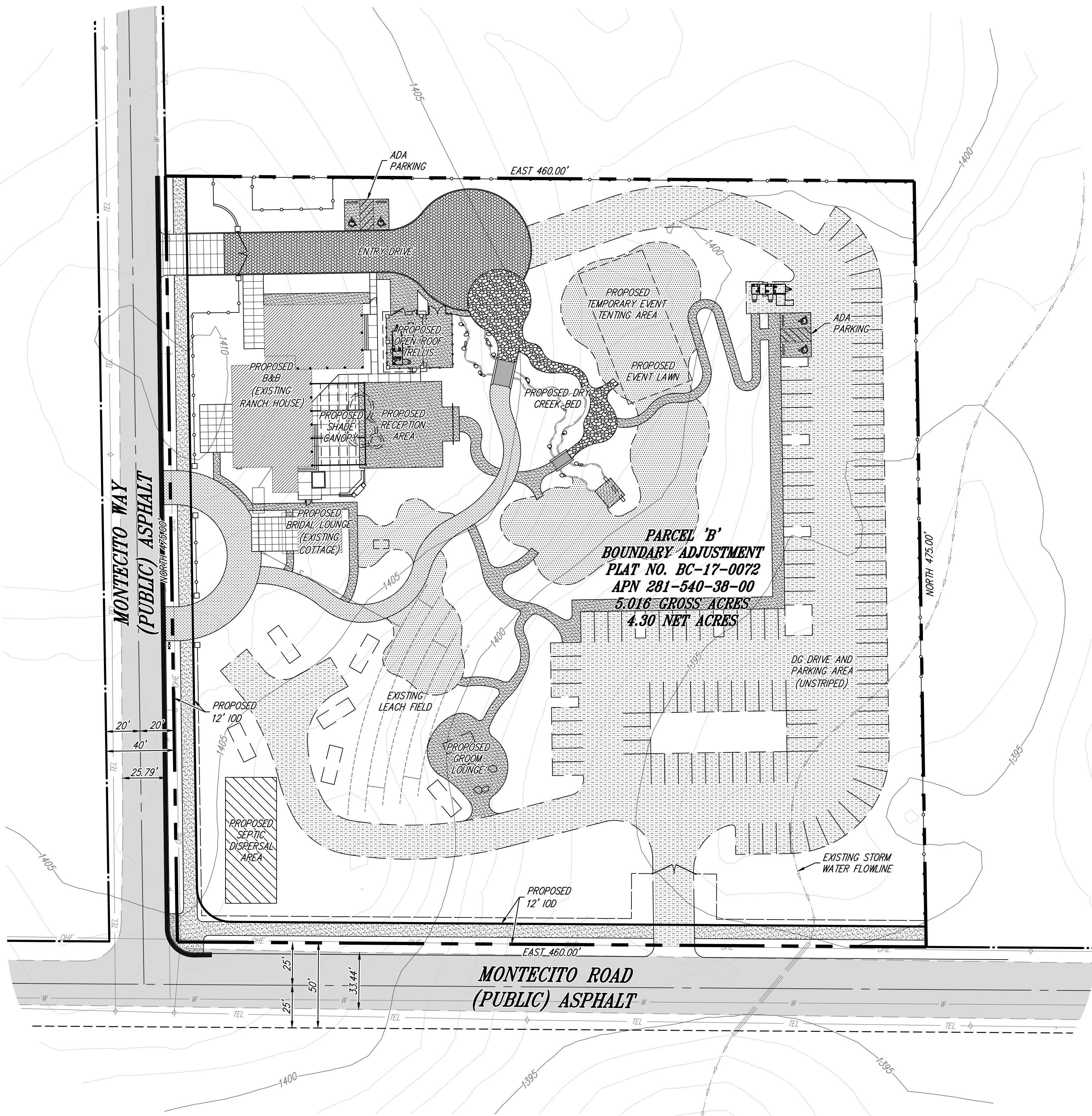
ALL MAPPING INFORMATION SHOWN ON THIS EXHIBIT WAS OBTAINED THROUGH RECREATING BEARINGS AND DISTANCES FROM PARCEL MAP NO. 8971 FILED WITH THE COUNTY OF SAN DIEGO SURVEYOR. NO FIELD SURVEY WAS CONDUCTED ON SAID PARCELS, THIS EXHIBIT SHOULD BE USED FOR VISUAL PURPOSES ONLY.

NOTE:
EARTHWORK QUANTITIES ARE ROUGH GRADING ESTIMATES ONLY. THEY DO NOT REFLECT ANY MATERIAL GENERATED BY UTILITY TRENCHING, BUILDING FOOTINGS, BASEMENTS, PRECISE GRADING, ETC. THE QUANTITIES SHOWN ARE INTENDED FOR USE IN ESTABLISHING GOVERNING AGENCY FEES. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID PURPOSES. ANY EXPORT OR IMPORT REQUIRED SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



PROJECTION ENGINEERING, INC.
ADDRESS: 1230 CEDAR STREET
RAMONA, CA 92065
PHONE: 760-443-6504
FAX: 760-443-6504
WWW.PROJECTIONENGINEERING.COM

633 MONTECITO WAY
PRELIMINARY GRADING PLAN



KEY MAP

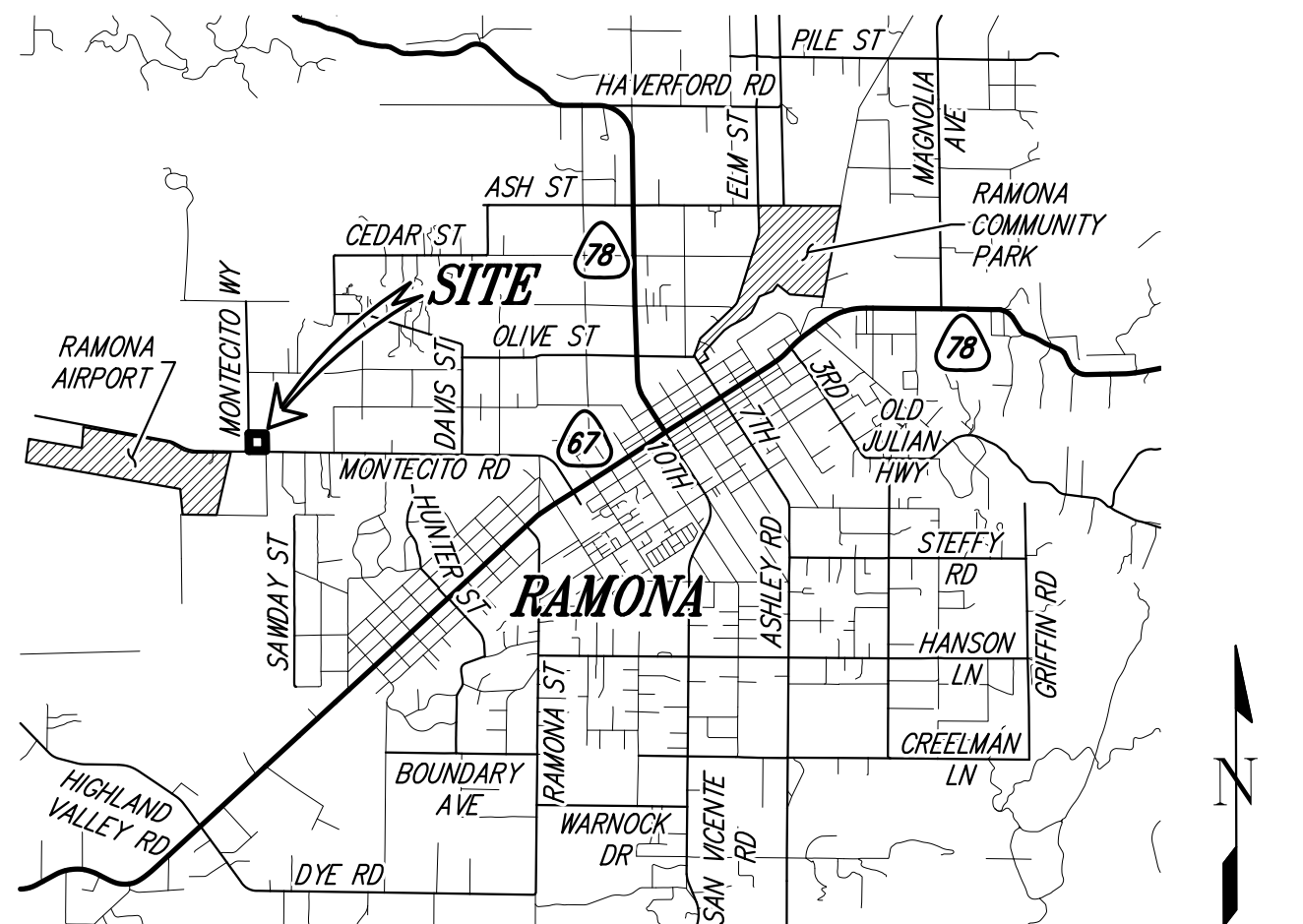
SCALE: 1" = 40'

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.

GRADING LEGEND

DESCRIPTION	LEGEND SYMBOL
EXISTING SUBDIVISION BOUNDARY	---
EXISTING ROAD CENTERLINE	---
EXISTING LOT LINE	---
EXISTING EASEMENT	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
EXISTING DIRT ROAD SURFACE	---
EXISTING AC PAVING	---
TYPICAL ROUGH GRADE 10' (MAJOR) CONTOUR	---
TYPICAL ROUGH GRADE 2' (MINOR) CONTOUR	---
TYPICAL PAD LIMITS	---
CUT/FILL LINE	---
TYPICAL SLOPE GRADIENT CALLOUT	---
TYPICAL SPOT ELEVATION CALLOUT	---
TYPICAL DAYLIGHT LINE	---
CONSTRUCT SLOPE (2:1 MAX)	---
CONSTRUCT EARTHEN DRAINAGE SWALE PER PDS 659	---
CONSTRUCT RIPRAP ENERGY DISSIPATER PER SS-10	---



VICINITY MAP

SCALE: 1" = 5,000'
THOMAS BROTHER'S MAP 1152/C6

DISTURBED AREA CALCS

PAD + SLOPES:	33.146	SF
DRIVEWAY:	6.929	SF
PRIMARY SEPTIC:	0	SF
FIRE CLEARING:	0	SF
TOTAL:	40.075	SF

IF ≥ 1 AC. PROVIDE W10D# 0.92 AC. < 1.0 AC.

ALL REQUIRED FIRE CLEARING WILL NOT CREATE A LAND DISTURBANCE ACTIVITY AS DEFINED BY COUNTY CODE.

SHEET INDEX

SHT. No.	SHEET TITLE
C-1	TITLE SHEET
C-2	PRELIMINARY MINOR GRADING PLAN
C-3	EROSION CONTROL AND CONSTRUCTION BMP PLAN

GRADING PLAN CERTIFICATION

I, CERTIFY THAT THE GRADING AS SHOWN ON THIS MINOR GRADING PLAN SATISFIES THE REQUIREMENTS OF THE COUNTY OF SAN DIEGO GRADING ORDINANCE.

BY: *Paul E. Fisher* DATE: 4/15/2019
RCE NO.: 71549 EXPIRES: 12-31-19

THE COUNTY IS NOT RESPONSIBLE FOR THE DESIGN IN ANYWAY.

BY: _____ DATE: _____
FOR: MARK WARDLAW, DIRECTOR, DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES



OWNERS CERTIFICATE

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS.

IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS.

BY: _____ DATE: _____
ASSESSOR'S PARCEL NO.: 281-540-38-00 (SAN DIEGO COUNTY)
NAME: ROBIN S. HOFFOS AND CAROLYN HOPE HOFFOS, TRUSTEES OF THE HOFFOS FAMILY REVOCABLE TRUST, DATED SEPTEMBER 8, 1997
ADDRESS: 633 MONTECITO WAY, RAMONA, CA 92065
PHONE NUMBER: 760-788-7702

OWNER'S / PERMITTEE'S

NAME: ROBIN S. HOFFOS AND CAROLYN HOPE HOFFOS, TRUSTEES OF THE HOFFOS FAMILY REVOCABLE TRUST, DATED SEPTEMBER 8, 1997
ADDRESS: 633 MONTECITO WAY, RAMONA, CA 92065

TELEPHONE NO: 760-788-7702

SHORT LEGAL DESCRIPTION: NE 1/4 OF THE SW 1/4 OF SECTION 17

A.P.N. NO: 281-540-38-00 (SAN DIEGO COUNTY)

SITE ADDRESS: 633 MONTECITO WAY, RAMONA, CA 92065-1620

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 6703 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 LIMITED TO REVIEW ONLY AND DOES NOT RELIEVE ME AS ENGINEER OF WORK OF MY RESPONSIBILITIES FOR PROJECT DESIGN

BY: PAUL E. FISHER, PE DATE: 4/15/2019
RCE NO.: 71549 EXPIRES: 12-31-19

PDS ENVIRONMENTAL REVIEW

APPROVED FOR COMPLIANCE WITH THE ENVIRONMENTAL REVIEW.

APPROVED BY: _____
DATE: _____

NOTICE: THE ISSUANCE OF THIS PERMIT/APPROVAL BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT/APPROVAL TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.*

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

PERMITS

LANDSCAPE PERMIT NO. N/A
WDID/NOI NO. N/A SWPPP RISK LEVEL N/A
TENTATIVE MAP NO. N/A

BENCH MARK

DESCRIPTION: N/A, WILL BE PROVIDED IN FINAL ENGINEERING
LOCATION: _____
RECORD FROM: _____
ELEVATION: _____ DATUM: _____

PRIVATE CONTRACT

SHEET C-1	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	C-3 SHEETS
TITLE SHEET FOR: 633 MONTECITO WAY RAMONA, CA 92065 CALIFORNIA COORDINATE INDEX 318-1797		
APPROVED FOR SERIOUS DEVIATIONS COUNTY ENGINEER		ENGINEER OF WORK No. 71549
SEE CERTIFICATION		GRADING PERMIT NO. PRELIMINARY GRADING



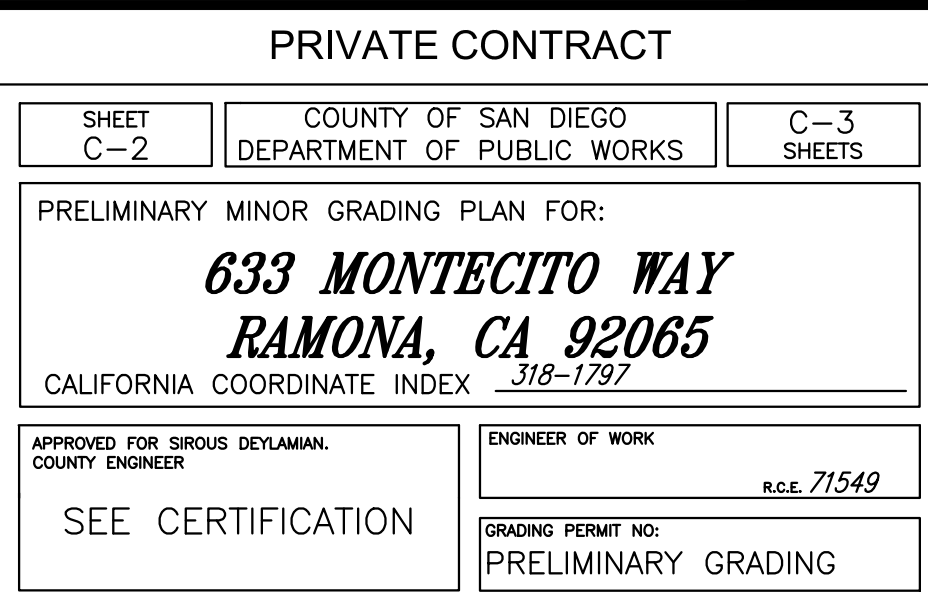
HORIZONTAL SCALE: $1'' = 10'$
VERTICAL SCALE: $1'' = 3.33'$



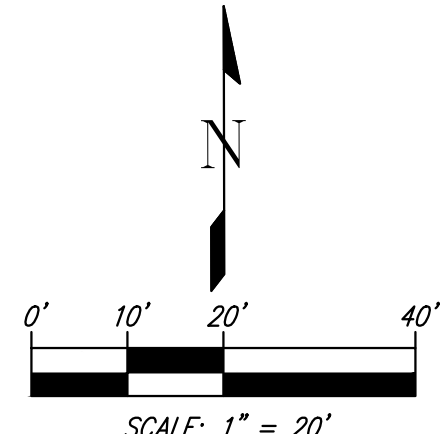
HORIZONTAL SCALE: $1'' = 10'$
VERTICAL SCALE: $1'' = 3.33'$

I, CERTIFY THAT THE GRADING AS SHOWN ON THIS MINOR GRADING PLAN SATISFIES THE REQUIREMENTS OF THE COUNTY OF SAN DIEGO GRADING ORDINANCE.

BY: _____ DATE: _____
FOR: MARK WARDLAW, DIRECTOR, DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES



COUNTY APPROVED CHANGES			
NO.	DESCRIPTION:	APPROVED BY:	DATE:



BMP LEGEND

PDS 659	BROW DITCH
BEAM	
PDS 659	DIRECTION OF LOT DRAINAGE
MATERIALS & WASTE MANAGEMENT CONTROL BMPs	
MM-1	MATERIAL DELIVERY & STORAGE
MM-4	SPILL PREVENTION AND CONTROL
MM-8	CONCRETE WASTE MANAGEMENT
MM-5	SOLID WASTE MANAGEMENT
MM-9	SANITARY WASTE MANAGEMENT
MM-6	HAZARDOUS WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMPs

SS-2	PRESERVATION OF EXISTING VEGETATION
SS-3	BONDED OR STABILIZED FIBER MATRIX (WINTER)
SS-4	HYDROSEEDING (SUMMER)
SS-6	STRAW OR WOOD MULCH
SS-7	PHYSICAL STABILIZATION (WINTER)
SS-10	ENERGY DISSIPATOR
SC-1	SILT FENCE
SC-2	SEDIMENT / DESILTING BASIN
SC-5	FIBER ROLLS
SC-6	GRAVEL OR SAND BAGS
SC-7	STREET SWEEPING AND VACUUMING
SC-10	STORM DRAIN INLET PROTECTION
MS-2	DEWATERING FILTRATION
TC-1	STABILIZED CONSTRUCTION ENTRANCE
TC-2	CONSTRUCTION ROAD STABILIZATION
TC-3	ENTRANCE / EXIT TIE WASH

EROSION CONTROL LEGEND

TC-1 CONSTRUCTION ENTRANCE

SC-1 SILT FENCE

SC-6 GRAVEL BAGS

SS-4 HYDROSEEDING (SUMMER)

SS-3 BONDED FIBER MATRIX (WINTER)

SS-6 STRAW MULCH

EROSION CONTROL NOTES

- ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.
- TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF SLOPES.
- MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY.
- AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS BETWEEN OCTOBER 1 AND APRIL 15. APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.
- CATCH BASINS, DESILTING BASINS AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS.
- SAND BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.
- THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF THE SAME BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE SAND BAGS, CATCH BASINS AND DESILTING BASINS AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.

STORMWATER MANAGEMENT NOTES

- DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. 125% OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.
- NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE SAN DIEGO COUNTY DPW DIRECTOR'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 15 DAYS MUST BE FULLY PROTECTED FROM EROSION, UNTIL ADEQUATE LONG TERM PROTECTIONS ARE INSTALLED. THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBED AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
- THE PROPERTY OWNER IS OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMP'S (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE MAINTENANCE OF THE BMP'S IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMP'S MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED BMP'S FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.
- ON PROJECTS OF GREATER THAN 1 ACRE ADD THE FOLLOWING NOTE: A NOTICE OF INTENT (NOI) HAS BEEN, OR WILL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND THAT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE NOI NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS [NOI#] (ALTERNATIVE: NOT YET ASSIGNED, BUT WILL BE PROVIDED BEFORE A PERMIT IS ISSUED). THE PERMITTEE SHALL KEEP A COPY OF THE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.

HYDROSEED NOTES:

- PRIOR TO THE ACCEPTANCE OF THE HYDROSEEDED AREAS BY THE COUNTY RESIDENT ENGINEER, A CERTIFICATION REPORT MUST BE SUBMITTED BY A REGISTERED LANDSCAPE ARCHITECT, STATING THAT THE HYDROSEEDING WAS DONE ACCORDING TO THE PROJECT SPECIFICATIONS AND THAT THE GROWTH IS ADEQUATELY ESTABLISHED TO PREVENT EROSION.
- IT IS THE INTENT THAT THE HYDROSEED MIX BE APPLIED NO SOONER THAN JUST BEFORE THE FIRST RAIN IN OCTOBER AND NO LATER THAN JUST AFTER THE SECOND RAIN AFTER THE FIRST RAIN IN OCTOBER.
- ALL DISTURBED SLOPES TO BE HYDROSEEDED UNLESS OTHERWISE NOTED.

POST-CONSTRUCTION SITE DESIGN BMPs

4.3.1	MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDRAULIC FEATURES
4.3.2	CONSERVE NATURAL AREAS, SOILS, AND VEGETATION
4.3.3	MINIMIZE IMPERVIOUS AREA
4.3.4	MINIMIZE SOIL COMPACTION
4.3.5	IMPERVIOUS AREA DISPERSION
4.3.6	RUNOFF COLLECTION
4.3.7	LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES
4.3.8	HARVESTING AND USING PRECIPITATION

POST-CONSTRUCTION SOURCE CONTROL BMPs

4.2.1	PREVENTION OF ILLICIT DISCHARGES INTO THE MS4
4.2.2	STORM DRAIN STENCILING AND POSTING OF SIGNAGE
4.2.3	PROTECTED OUTDOOR MATERIALS STORAGE AREAS
4.2.4	PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS
4.2.5	PROTECT TRASH STORAGE AREAS
4.2.6	ADDITIONAL BMPs BASED ON POTENTIAL RUNOFF POLLUTANTS:

A	ON-SITE STORM DRAIN INLETS
B	INTERIOR FLOOR DRAINS & ELEVATOR SHAFT SUMPS
C	INTERIOR PARKING GARAGES
D	NEED FOR FUTURE INDOOR & STR. PEST CONTROL
E	LANDSCAPE/OUTDOOR PESTICIDE USE
F	POOLS, SPAS, PONDS, FOUNTAINS, & WATER FEATURES
G	FOOD SERVICE
H	TRASH OR REFUSE AREAS
I	INDUSTRIAL PROCESSES
J	OUTDOOR STORAGE OF EQUIP. OR MATERIALS
K	VEHICLE AND EQUIPMENT CLEANING
L	VEHICLE/EQUIPMENT REPAIR AND MAINTENANCE
M	FUEL DISPENSING AREAS
N	LOADING DOCKS
O	FIRE SPRINKLER TEST WATER
P	MISCELLANEOUS DRAIN OR WASH WATER
Q	PLAZAS, SIDEWALKS, DRIVEWAYS, AND PARKING LOTS

PLANTING & IRRIGATION NOTES

- ALL PERMANENT AND TEMPORARY EROSION CONTROL PLANTING AND IRRIGATION SHALL BE INSTALLED, AND MAINTAINED AS REQUIRED BY THE COUNTY OF SAN DIEGO LANDSCAPE STANDARDS.
- A. HYDROSEEDING SHALL BE APPLIED TO:
- ALL SLOPES THAT ARE GRADED 6:1 (HORIZONTAL TO VERTICAL) OR STEEPER WHEN THEY ARE:
 - THREE FEET OR MORE IN HEIGHT AND ADJACENT TO A PUBLIC WALL OR STREET;
 - ALL SLOPES 4 FEET OR MORE IN HEIGHT.
 - AREAS GRADED FLATTER THAN 6:1 WHEN ANY OF THE FOLLOWING CONDITIONS EXIST:
 - NOT SCHEDULED FOR IMPROVEMENTS (CONSTRUCTION OR GENERAL LANDSCAPING) WITHIN 30 DAYS OF ROUGH GRADING.
 - HYDROSEEDED AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
 - ALL SLOPES THAT ARE GRADED 6:1 OR STEEPER AND THAT ARE:
 - THREE TO EIGHT FEET IN HEIGHT SHALL BE IRRIGATED BY HAND WATERING FROM QUICK COUPLERS/HOSE BIBS OR A CONVENTIONAL SYSTEM OF LOW PRECIPITATION SPRINKLER HEADS PROVIDING 100% COVERAGE.
 - GREATER THAN 8 FEET IN HEIGHT SHALL BE WATERED BY A CONVENTIONAL SYSTEM OF LOW PRECIPITATION SPRINKLER HEADS PROVIDING 100% COVERAGE.
 - AREAS SLOPED LESS THAN 6:1 SHALL BE IRRIGATED AS APPROVED BY THE COUNTY ENGINEER, PRIOR TO HYDROSEEDING. THE DEVELOPER SHALL SUBMIT A PROPOSED SCHEME TO PROVIDE IRRIGATION TO THE COUNTY ENGINEER. THE PROPOSAL SHALL BE SPECIFIC REGARDING THE NUMBERS AND COSTS OF THE ELEMENTS OF THE PROPOSED SYSTEM.
 - IRRIGATION SHALL MAINTAIN THE MOISTURE LEVEL OF THE SOIL AT THE OPTIMUM LEVEL FOR THE GROWTH OF THE HYDROSEEDED CROPS.
 - SLOPE HYDROSEEDING MAY SHALL CONSIST OF ALL OF THE FOLLOWING: (TEMPORARY PAD HYDROSEEDING MAY PER SHEET 14.)
 - SEED MIX SHALL CONSIST OF NO LESS THAN:
 - 30 LBS. PER ACRE OF ROSE CLOVER
 - 20 LBS. PER ACRE OF ZORRO FESCUE
 - 3 LBS. PER ACRE OF ESCHSCHOLZIA CALIFORNICA
 - 4 LBS. PER ACRE OF ACHILLEA MILLEFOLIA
 - 5 LBS. PER ACRE OF ALISSUM CARPET OF SNOW
 - 1/4 LB. PER ACRE OF DIMORPHOLECA
 - ITEMS c, d, e AND f OF THIS SUBSECTION MAY BE OMITTED ON EITHER A PUBLIC STREET OR RESIDENTIAL STRUCTURES.
 - ITEM g OF THIS SUBSECTION MAY BE OMITTED WITH A NITROGEN FIXING BACTERIA AND APPLIED DRY EITHER BY DRILLING OR BROADCASTING BEFORE HYDROSEEDING.
 - ALL SEED MATERIALS SHALL BE TRANSPORTED TO THE JOBSITE IN UNOPENED CONTAINERS WITH THE CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE CERTIFICATION TAG ATTACHED TO, OR PRINTED ON SAG CONTAINERS.
 - NON-PHYTO-TOXIC WETTING AGENTS MAY BE ADDED TO THE HYDROSEED SLURRY AT THE DISCRETION OF THE CONTRACTOR.
 - 1 MULCH APPLIED AT THE RATE OF NO LESS THAN 2000 LBS. PER ACRE. TYPE 6 MULCH (STRAW) MAY BE SUBSTITUTED, ALL OR PART, FOR HYDRAULICALLY APPLIED FIBER MATERIAL. WHEN STRAW IS USED IT MUST BE ANCHORED TO THE SLOPE BY MECHANICALLY PUNCHING NO LESS THAN 50% OF THE STRAW INTO THE SOIL.
 - FERTILIZER CONSISTING OF AMMONIUM PHOSPHATE, SULFATE, 16-20-0, WITH 15% SULPHUR APPLIED AT THE RATE OF 500 LBS. PER ACRE.
- AREAS TO BE HYDROSEEDED SHALL BE PREPARED PRIOR TO HYDROSEEDING BY:
 - ROUGHENING THE SURFACE TO BE PLANTED BY ANY OR A COMBINATION OF:
 - TRACK WALKING SLOPES STEEPER THAN 6:1
 - HARROWING AREAS 6:1 OR FLATTER THAT ARE SUFFICIENTLY FRAGILE
 - RIPPING AREAS THAT WILL NOT BREAK UP USING ITEMS a OR b ABOVE.
 - CONDITIONING THE SOILS SO THAT IT IS SUITABLE FOR PLANTING BY:
 - ADJUSTING THE SURFACE SOIL MOISTURE TO PROVIDE A DAMP BUT NOT SATURATED SEED BED.
 - THE ADDITION OF SOIL AMENDMENTS, PH ADJUSTMENT, LEACHING OR COVERING SALINE SOILS TO PROVIDED Viable CONDITIONS FOR GROWTH.
- HYDROSEEDED AREAS SHALL BE MAINTAINED TO PROVIDE A VIGOROUS GROWTH UNTIL THE PROJECT IS PERMANENTLY LANDSCAPED OR, FOR AREAS WHERE HYDROSEEDING IS THE PERMANENT LANDSCAPING, UNTIL THE PROJECT IS COMPLETED AND ALL BONDS RELEASED.

NOTE:

VEGETATION STABILIZATION (PLANTING OR HYDROSEEDING) MUST BE INSTALLED BETWEEN MAY 1ST AND AUGUST 15TH. SLOPE IRRIGATION MUST BE IN PLACE AND TO BE OPERABLE FOR SLOPES > 1. VEGETATION MUST BE WATERED AND ESTABLISHED PRIOR TO OCTOBER 1ST. THE OWNER SHALL SUPPLEMENT VEGETATION WITH BARK OR MULCH BY OCTOBER 1ST IF VEGETATION ESTABLISHMENT DOES NOT OCCUR BY THAT DATE. EROSION CONTROL MEASURES MUST ALSO BE USED WHILE LANDSCAPING IS BEING ESTABLISHED. ESTABLISHED VEGETATION SHALL HAVE A SUBSURFACE MAT OF INTERMEDIATE MATURE ROOTS WITH A UNIFORM VEGETATION COVERAGE OF 70% OF THE NATURAL VEGETATIVE COVERAGE OR MORE ON ALL DISTURBED AREAS.

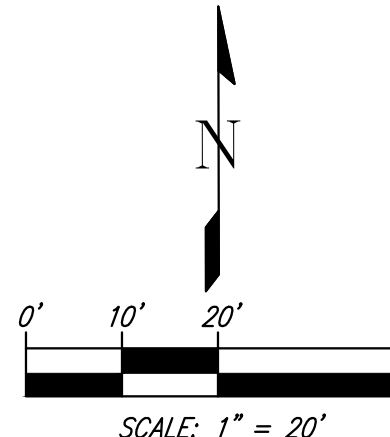
ALL SLOPES OVER THREE FEET MUST HAVE ESTABLISHED VEGETATIVE COVER PRIOR TO FINAL PERMIT APPROVAL.

PRIVATE CONTRACT

SHEET C-3	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	C-3 SHEETS
EROSION CONTROL AND CONSTRUCTION BMP PLAN FOR:		
633 MONTECITO WAY		
RAMONA, CA 92065		
CALIFORNIA COORDINATE INDEX 318-1797		
APPROVED FOR SERIOUS DEVIATION COUNTY ENGINEER	ENGINEER OF WORK	REG. 71549
SEE CERTIFICATION		DRAWING PERMIT NO. PRELIMINARY GRADING

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:



MONTECITO ROAD
(PUBLIC) ASPHALT

PARCEL 'B'
BOUNDARY ADJUSTMENT
PLAT NO. BC-17-0072
APN 281-540-38-00
5.016 GROSS ACRES
4.30 NET ACRES

4.3.1
MAINTAIN NATURAL
DRAINAGE PATHWAYS

4.3.2
CONSERVE NATURAL
AREAS, SOILS, VEG.