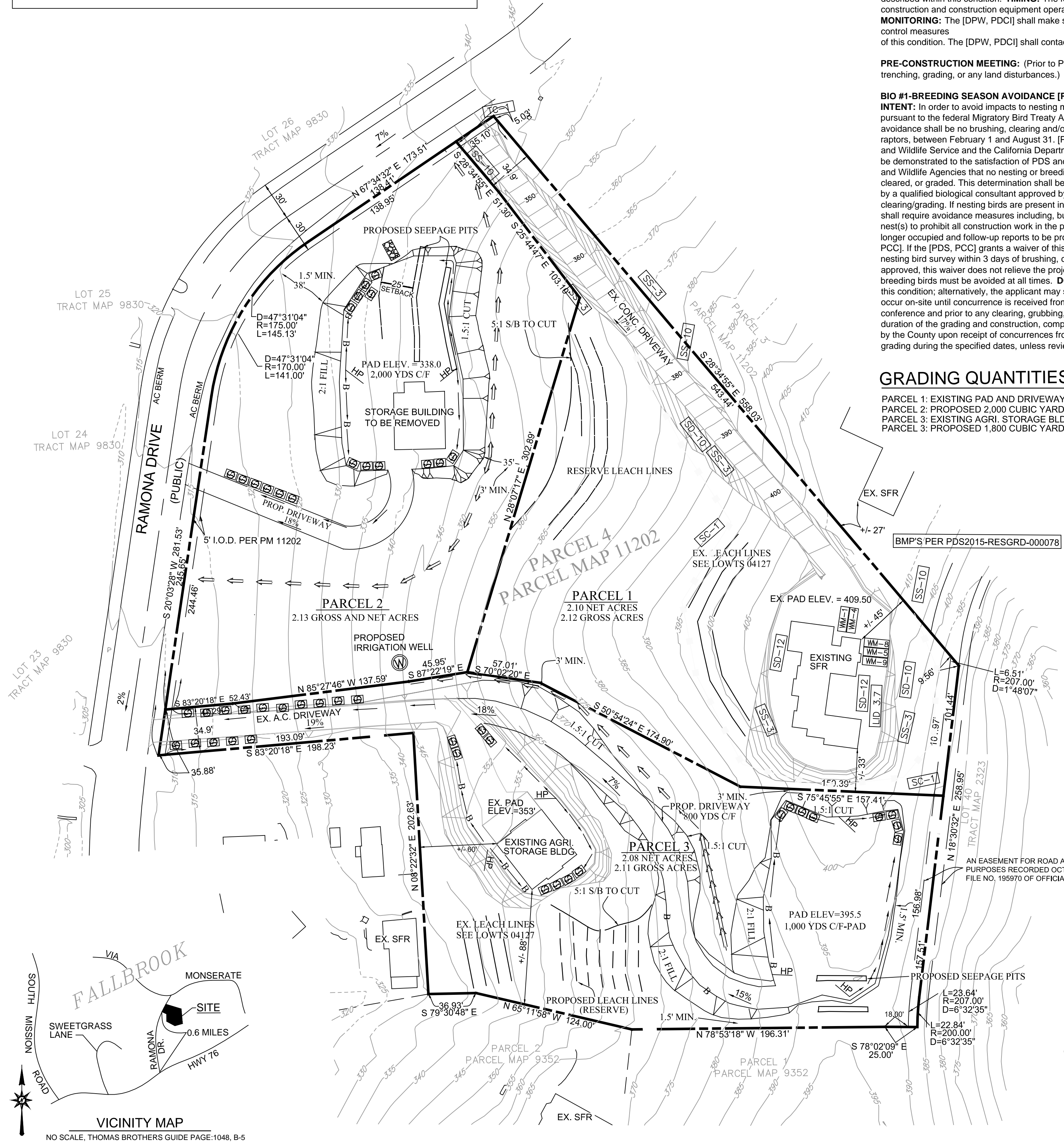


PRELIMINARY GRADING PLAN
TPM 21233

NOTE:
THIS MAP SHOWS THE EXISTING GRADING DONE UNDER PERMITS (PDS2015-RESGRD-000078 ) FOR PARCEL 1 AND PARCEL 3 (PDS2015-RESGRD-000089).
THE FOLLOWING BUILDING PERMITS ARE ALSO ASSOCIATED WITH PARCEL 1 - PDS2015-RESPRI-000220 (PRIMARY RESIDENCE) & PARCEL 3 - PDS2015-RESACC-000663 (AG STORAGE BLDG.)



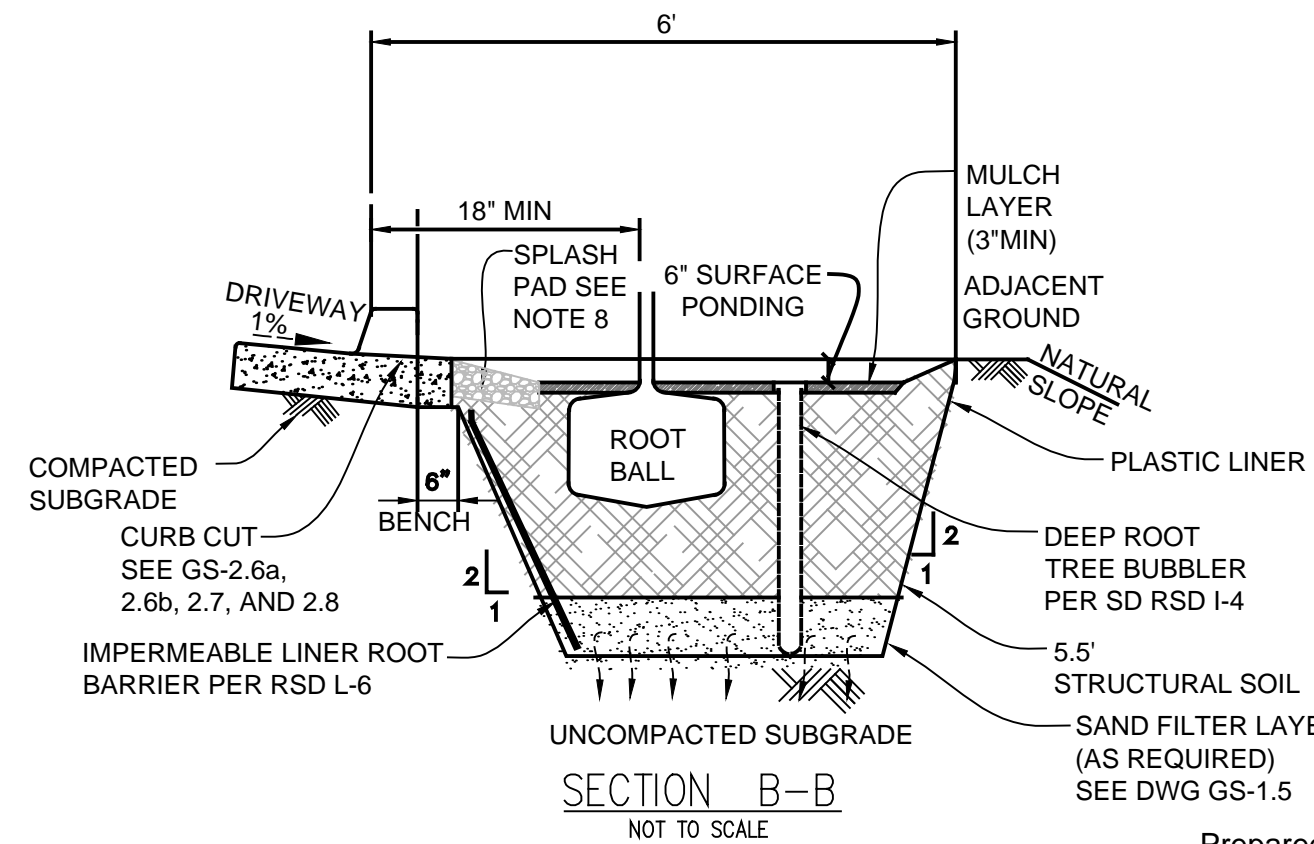
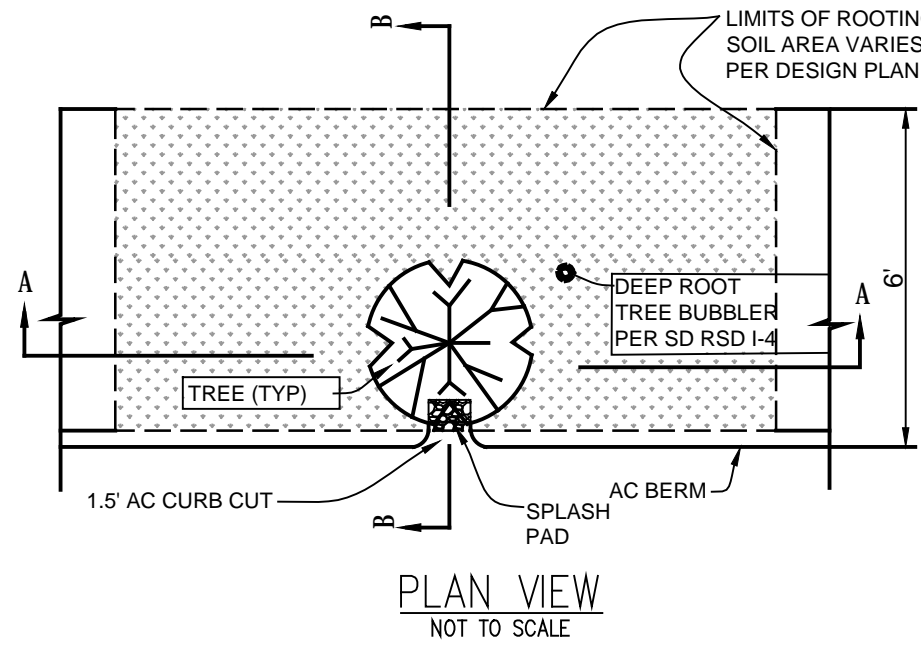
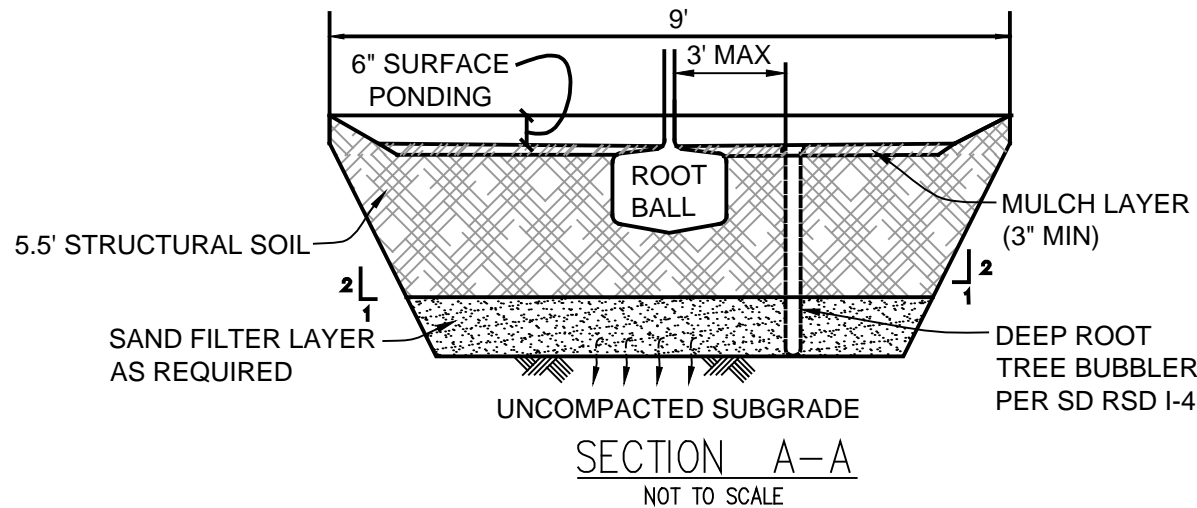
GP#1-TEMPORARY CONSTRUCTION NOISE:[DPW,PDCI].
INTENT: In order to minimize temporary construction noise for grading operations associated with Grading Plan file 2700-15035.
DESCRIPTION OF REQUIREMENT: The project shall comply with the following temporary construction noise control measures and shall comply with the eight hour average sound level of 75 dBA pursuant to Noise Ordinance Section 36.408 & 36.409.
a. Turn off equipment when not in use.
b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
c. Use equipment with effective mufflers.
d. Minimize the use of back up alarm.
e. Equipment staging areas should be placed at locations away farthest away from noise sensitive receivers as deemed feasible.
f. Temporary construction equipment operations shall comply with the County Noise Ordinance Sections 36.408, 409, and 410.
DOCUMENTATION: The applicant shall comply with the temporary construction noise measures and the County Noise Ordinance as described within this condition.
TIMING: The following actions shall occur throughout the duration of the grading construction and construction equipment operations.
MONITORING: The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.
PRE-CONSTRUCTION MEETING: (Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

BIO #1-BREEDING SEASON AVOIDANCE [PDS, FEEX2]
INTENT: In order to avoid impacts to nesting migratory birds and raptors, which are a protected biological resource pursuant to the federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code, breeding season avoidance shall be no brushing, clearing and/or grading of vegetation during the breeding season of migratory birds or raptors, between February 1 and August 31.
DOCUMENTATION: The applicant shall provide a letter of agreement with the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife (Wildlife Agencies), provided that it to the can be demonstrated to the satisfaction of PDS and Wildlife provided that it can be demonstrated to the satisfaction of PDS and Wildlife Agencies that no nesting or breeding birds are present within or adjacent to the areas to be brushed, cleared, or graded. This determination shall be based on a pre-construction survey and report, conducted and prepared by a qualified biological consultant approved by the County, within 3 days prior to the proposed start of clearing/grading. If nesting birds are present in the vicinity, prior to granting permission PDS and the Wildlife Agencies shall require avoidance measures including, but not limited to, staking and posting avoidance areas 300 feet from the nest(s) to prohibit all construction work in the perimeter until the qualified biologist determines that the nests are no longer occupied and follow-up reports to be provided to the county, with written notification to the approval of the [PDS, PCC]. If the [PDS, PCC] grants a waiver of this condition, the qualified biologist shall conduct another preconstruction nesting bird survey within 3 days of brushing, clearing and/or grading to confirm that conditions have not changed. If approved, this waiver does not relieve the project from required compliance with state and federal laws, and nesting or breeding birds must be avoided at all times.
DOCUMENTATION: The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. No grading shall occur on-site until concurrence is received from the County and the Wildlife Agencies.
TIMING: Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrences from the Wildlife Agencies.
MONITORING: PDS shall not allow any grading during the specified dates, unless review and concurrence from PDS and the Wildlife Agencies is received

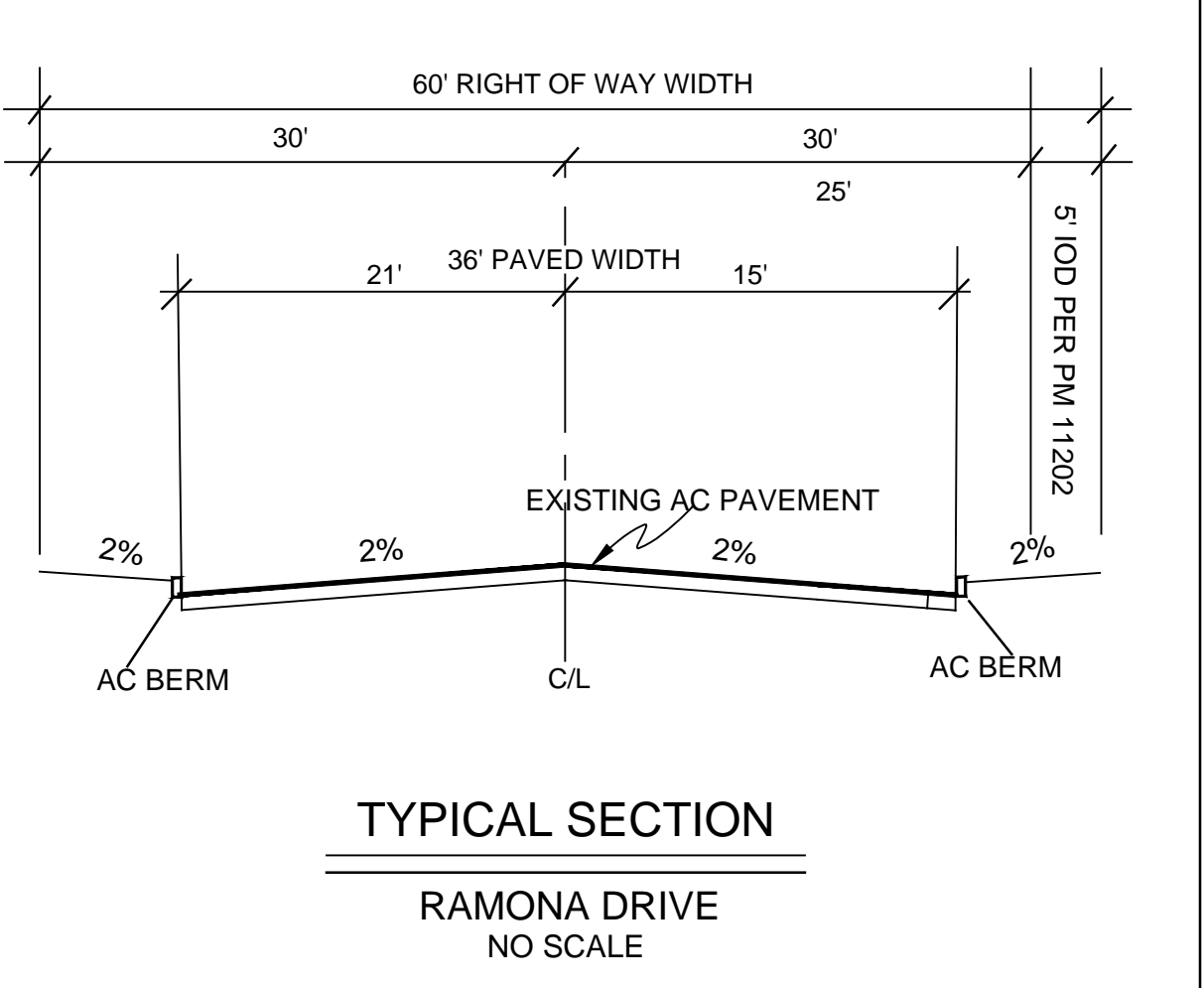
GRADING QUANTITIES
PARCEL 1: EXISTING PAD AND DRIVEWAY-NO PROPOSED GRADING
PARCEL 2: PROPOSED 2,000 CUBIC YARDS CUT/FILL-PAD AND DRIVEWAY FOR PROPOSED SFR
PARCEL 3: EXISTING AGRI. STORAGE BLDG-PAD AND DRIVEWAY
PARCEL 3: PROPOSED 1,800 CUBIC YARDS CUT/FILL-PAD AND DRIVEWAY FOR PROPOSED SFR

Table with 2 columns: DESCRIPTION and SYMBOL. It lists various grading features like Proposed Brow Ditch, Proposed Rip Rap, Proposed Direction of Pad Drainage, Proposed Berm, Existing Contour, Proposed 1.5:1 Cut Slope, Proposed 2:1 Fill Slope, Existing Edge of Pavement, and Proposed 15' Tree Canopy.

NOTES:
EXACT TREE WELL LOCATIONS TO BE ESTABLISHED DURING FINAL ENGINEERING (CONSTRUCTION) PHASE. ALL SETBACKS TO UTILITIES AND SEPTIC SYSTEMS MUST BE ADHERED TO.



REFER TO DMA MAP FOR MORE DETAILS



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

SLOPE ANALYSIS

PARCEL 1: 21.9%
PARCEL 2: 18.4%
PARCEL 3: 20.9%
TOTAL: 20.4%

GRADING NOTES

ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH THE SAN DIEGO COUNTY STANDARD DRAWINGS DS-8, DS-10, DS-11 AND D-75.

GENERAL NOTES

- 1. PERMITTEE'S NAME: MICHAEL L., DEBORAH L. AND TROY JEROME. AMOS
P. O. BOX 624, FALLBROOK, CA 92088
(760) 801-1603
2. OWNER'S NAME: MICHAEL L., DEBORAH L. AND TROY JEROME. AMOS
P. O. BOX 624, FALLBROOK, CA 92088
(760) 801-1603
3. CIVIL ENGINEER: KRISTIN GREENE, PE 57860
P.O. BOX 143, BONSALL, CA 92003
(760) 310-9408
4. LEGAL DESCRIPTION: PARCEL 4 OF P.M. 11202
5. SITE ADDRESS: 4342 RAMONA DRIVE, FALLBROOK, CA 92028
6. BENCHMARK: 'SLR 04', BRASS DISC IN HEADWALL ON RAMONA DRIVE PER RECORD OF SURVEY 21563, ELEV=199.675 (NAVD 88)
7. CALIF COORD INDEX: 414-1701

EXISTING TOPOGRAPHY PROVIDED BY SAN-LO AERIAL JUNE 2015. RECENT GRADING OF DEC. 2015 SURVEYED BY DALE A. GREENE, L.S. 5755 IN DEC. 2015.

SDC PDS RCVD 08-29-17
TPM21233

NOTE:

THE PROPOSED 26' PROPOSED PRIVATE ROAD EASEMENT SHOWN ON P.M. 11202 HAS BEEN QUITCLAIMED PER DOC. REC'D JULY 10, 2002 AS INST. NO. 2002-0578644.



Prepared by: Kristin L. Greene
AUGUST 21, 2017
DATE



dk Greene Consulting, Inc.
P.O. BOX 143, BONSALL, CA 92003
(760) 310-9408

