

GRADING NOTES:

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- 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.
- ALL SLOPES OVER THREE FEET IN HEIGHT WILL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS.
- 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:
 UNDERGROUND SERVICE ALERT.....(800)422-4133
 UNDERGROUND SERVICE ALERT(SDG&E).....(800)227-2600
 SAN DIEGO GAS & ELECTRIC(EMERGENCY).....(800)411-7343
 COX CABLE.....(760)599-6063
 AT&T.....(800)225-5288
 FALLBROOK PUBLIC UTILITY DISTRICT.....(760)728-1125
- A SOILS REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 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 A VALID GRADING PERMIT HAS BEEN ISSUED.
- 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 ITEMS 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 LAND USE.
- 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 OF 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 SUCH PROPERTY FROM SETTLING, CRACKING, EROSION SILTING, SCOUR OR OTHER DAMAGE, WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THE 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')
 MAJOR SLOPES - 2:1
 FILL SLOPES - 2:1
- SPECIAL CONDITION: IF ANY ARCHEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATION WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS TO DO SO.
- ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARD DRAWINGS DS-8, DS-10, DS-11 & D-75.
- EARTHWORK QUANTITIES SHOWN HEREON ARE CALCULATED FOR SAN DIEGO COUNTY PROCESSING FEES AND BONDING PURPOSES ONLY. GRADING CONTRACTOR TO PREPARE EARTHWORK QUANTITY CALCULATIONS TO THEIR OWN SATISFACTION FOR CONSTRUCTION COST ESTIMATING PURPOSES AND/OR CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD COUNTY OF SAN DIEGO HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF COUNTY OF SAN DIEGO PROFESSIONALS.

AGRICULTURAL GRADING, EROSION CONTROL & STORM DRAIN PLANS FOR: PREMIER COLOR NURSERY COUNTY OF SAN DIEGO

WORK TO BE DONE

GRADING AND DRAINAGE WORK CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT SAN DIEGO AREAREGIONAL STANDARD DRAWINGS, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1997 EDITION, AND PER THE SAN DIEGO COUNTY GRADING ORDINANCE.

GEOTECHNICAL ENGINEER'S DECLARATION:

THESE PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED RELATIVE TO GEOTECHNICAL ASPECTS OF THE PLANS AND HAVE BEEN FOUND TO BE IN CONFORMANCE WITH INTENTIONS OF THE FINDINGS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT TITLED, "PRELIMINARY GEOTECHNICAL INVESTIGATION, "PROPOSED AGRICULTURAL GRADING, 1404 WINTER HAVEN ROAD, FALLBROOK, CALIFORNIA," PROJECT NO. 1011-01-A-1, DATED FEBRUARY 3, 2010

ADVANCED GEOTECHNICAL SOLUTIONS, INC.
 25220 HANCOCK AVENUE, SUITE 420
 MURRIETA, CALIFORNIA 92562

PHONE: (619) 708-1649, FAX: (714) 409-3287
 JEFFREY A. CHANEY, VICE PRESIDENT
 RCE 46544/RGE 2314 REG. EXP. 06-30-11

BY: *Jeffrey A. Chaney* DATE: 12/6/12
 JEFFREY A. CHANEY, VICE PRESIDENT



OWNER/PERMITTEE OWNER'S 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 PUBLIC WORKS DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS.

I HEREBY AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING COUNTY RIGHT-OF-WAY WITHIN 60 DAYS AFTER ISSUANCE OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVITY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER MY CONTROL.

BY: *John Forester* DATE: 12/13/12

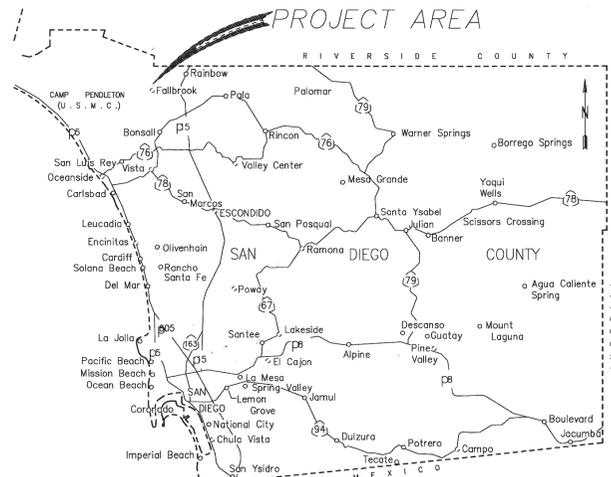
JOHN FORESTER
 G&F PROPERTIES, LLC
 P.O. BOX 1660
 FALLBROOK, CA 92088
 (760) 535-4343

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 THIS 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 CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME AS ENGINEER OF WORK OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

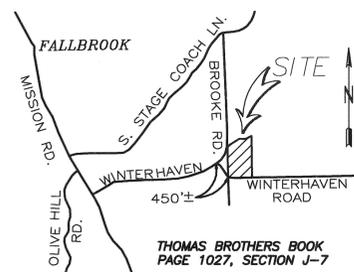
9707 MAPLES STREET
 SAN DIEGO, CA. 92121
 (858) 558-4500

BY: *Alisa S. Vialpando* DATE: 12/13/12
 ALISA S. VIALPANDO EXP. 12-31-13



PROJECT LOCATION

NO SCALE



**THOMAS BROTHERS BOOK
 PAGE 1027, SECTION J-7
 VICINITY MAP**

NO SCALE

LEGAL DESCRIPTION

THAT PORTION OF LOT 18 OF THE SUBDIVISION OF TRACT "D" OF THE RANCHO MONSERATE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 821, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, SEPTEMBER 25, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 18; THENCE ALONG THE WEST LINE OF SAID LOT 18, NORTH 0°09' WEST, 621.69 FEET; THENCE NORTH 53°47' EAST, 468.30 FEET; THENCE SOUTH 87°35' EAST, 143.58 FEET; THENCE NORTH 71°55' EAST, 148.03 FEET TO THE WEST LINE OF THE TRACT OF CONVEYED TO A.W. NORTON BY DEED RECORDED FEBRUARY 4, 1914 IN BOOK 635, PAGE 360 OF DEEDS; THENCE ALONG SAID WEST LINE SOUTH 0°12'30" EAST, 942.40 FEET TO THE SOUTH LINE OF SAID LOT 18; THENCE ALONG SAID SOUTH LINE NORTH 89°38' WEST, 663.68 FEET; TO THE POINT OF BEGINNING.

CONTRACTOR'S NOTE:

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD COUNTY OF SAN DIEGO HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF COUNTY OF SAN DIEGO PROFESSIONALS.

NOTE:
 CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING FACILITIES PRIOR TO CONSTRUCTION AND PROTECT ALL FACILITIES DURING CONSTRUCTION.



| LEGEND | DRAWING NO. | SYMBOL |
|--------------------------------|-------------|----------------------|
| BOUNDARY..... | | --- |
| LOT LINE..... | | --- |
| EASEMENT LINE..... | | --- |
| EXISTING CONTOURS..... | | --- 100 --- |
| PROPOSED FINISH CONTOURS..... | | --- 100 --- |
| FINISH SURFACE ELEVATIONS..... | | 600.00 FS |
| FLOW LINE ELEVATION..... | | 600.00 FL |
| FINISH GRADE ELEVATION..... | | 600.00 FG |
| FLOW DIRECTION AND GRADE..... | | 5.0% |
| STORM DRAIN..... | | --- |
| TYPE F CATCH BASIN..... | | SDRSD..D-7 |
| CUT SLOPE (1.5:1 MAXIMUM)..... | | Y Y |
| FILL SLOPE (2:1 MAXIMUM)..... | | Y Y |
| CUT AND FILL LINE..... | | C F |
| DAYLIGHT LINE..... | | --- |
| EARTHEN SWALE..... | | --- |
| BROW DITCH..... | | SDRSD D-75 |
| RIP RAP ENERGY DISSIPATER..... | | SDRSD D-40, (TYPE 2) |

LEGEND OF ABBREVIATIONS

FG..... FINISH GRADE
 FL..... FLOWLINE
 FS..... FINISH SURFACE
 HP..... HIGH POINT
 LP..... LOW POINT
 IE..... INVERT ELEVATION
 L..... LENGTH
 R..... RADIUS
 TG..... TOP OF GRATE
 ESMT..... EASEMENT
 SDRSD... SAN DIEGO REGIONAL STD. DWG.

TOPOGRAPHY SOURCES:

COUNTY OF SAN DIEGO TOPOGRAPHIC SURVEY
 5201 RUFFIN ROAD
 SAN DIEGO, CA 92123
 (858) 694-2055

EARTHWORK QUANTITIES:

CUT: 25,958 C.Y.
 FILL: 25,958 C.Y.
 IMPORT/EXPORT: 0 C.Y.

OWNER:

G&F PROPERTIES, LLC
 P.O. BOX 1660
 FALLBROOK, CA 92088
 (760) 535-4343

SITE ADDRESS:

1404 WINTERHAVEN ROAD
 FALLBROOK, CA 92088

SHEET INDEX

- TITLE & NOTES
- EROSION CONTROL NOTES
- GRADING PLAN AND DETAILS
- EROSION CONTROL PLAN AND DETAILS

ASSESSOR'S PARCEL NUMBERS:

106-280-04

HYDROLOGY/HYDRAULIC REPORT:

HYDROLOGY STUDY FOR 1404 WINTERHAVEN ROAD
 PREPARED BY: RAYMOND L. ESCOBAR RCE# 72463
 JULY 24, 2012

| STORMWATER TREATMENT CONTROL AND LID BMP'S | | | |
|---|-------|----------------------|-----------|
| DESCRIPTION/TYPE | SHEET | MAINTENANCE CATEGORY | REVISIONS |
| CATCH BASIN INSERT W/HYDROCARBON BOOM (MP-52) | 3 | 1 | |

NOTE: BMP'S APPROVED AS PART OF THE STORMWATER MANAGEMENT PLAN (SWMP) DATED 12-2-2012 ON FILE WITH DPW. ANY CHANGES TO THE ABOVE BMP'S WILL REQUIRE SWMP REVISION AND PLAN CHANGE APPROVALS.

UNDERGROUND SERVICE ALERT
 CALL: TOLL FREE
 1-800-227-2600

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A PERMIT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE TWO WORKING DAYS BEFORE YOU DIG.

RECORD PLAN

ALISA S. VIALPANDO DATE 12/31/13
 RCE NO. 47945 EXP. 12/31/13

PERMITS
 N.O.I. 937C361400
 ENCROACHMENT PERMIT NO. N6019
 LANDSCAPE PLANS. 3960-12-035

BENCH MARK
 DESCRIPTION: S.W. COR. OF SECTION 25, T8S, R4W, S8M
 1 1/2" IRON PIPE W/CAP MARKED RE3829
 LOCATION: 1404 WINTERHAVEN ROAD
 FALLBROOK, CA 92028
 RECORD FROM: PER PM 7258
 ELEVATION: 1039.35 MSL DATUM: 1929

PRIVATE CONTRACT

SHEET 1 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 4 SHEETS

AGRICULTURAL GRADING PLANS FOR:
PREMIER COLOR NURSERY
FALLBROOK, CA
 CALIFORNIA COORDINATE INDEX 430-1701

APPROVED FOR: MOHAMMAD FAKHRODDINE COUNTY ENGINEER
 BY: *Alisa S. Vialpando* DATE: 12/31/13
 ENGINEER OF WORK: ALISA S. VIALPANDO RCE 47945
 GRADING PERMIT NO: L15652

ENGINEER: ALISA S. VIALPANDO
 PHONE: (858) 558-4500