

VICINITY MAP  
 THOMAS BRO. COORDINATES: \_\_\_\_\_

**BMP LEGEND**

- PUS 659** BROW DITCH → → →
- PUS 659** BERM → → →
- PUS 659** DIRECTION OF LOT DRAINAGE → → →
- MATERIALS & WASTE MANAGEMENT BMPs**
  - WM-1** MATERIAL DELIVERY & STORAGE
  - WM-4** SPILL PREVENTION AND CONTROL
  - WM-8** CONCRETE WASTE MANAGEMENT
  - WM-9** SOLID WASTE MANAGEMENT
  - WM-9** SANITARY WASTE MANAGEMENT
  - WM-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** SALT FENCE
  - SC-2** SEGMENT / DESALTING BASIN
  - SC-5** FIBER ROLLS
  - SC-6** GRAVEL OR SAND BAGS
  - SC-7** STREET SWEEPING AND VACUUMING
  - SC-10** STORM DRAIN INLET PROTECTION
  - NS-2** DEWATERING FILTRATION
  - TG-1** STABILIZED CONSTRUCTION ENTRANCE
  - TG-2** CONSTRUCTION ROAD STABILIZATION
  - TG-3** ENTRANCE / EXIT THE WASH
- POST-CONSTRUCTION SITE DESIGN BMPs**
  - 4.3.1** MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC 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 LIQUID DISCHARGES INTO THE USA
  - 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** ADDNL. BMPs BASED ON POTENTIAL RUNOFF POLLUTANTS:
    - A** ON-SITE STORM DRAIN NILETS
    - 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

**STORMWATER MANAGEMENT NOTES**

1. DURING THE RAINY SEASON FROM OCTOBER 1ST TO APRIL 30TH THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED WITHIN 48 HOURS OF A PREDICTED RAIN.
2. INSTALLATION WITHIN 48 HOURS OF A PREDICTED RAIN.
3. THE PROPERTY OWNER SHALL COMPLY WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMPs THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT ON-SITE EROSION AND TO PREVENT DISCHARGES OF POLLUTANTS FROM LEAVING THE SITE. MAINTENANCE OF BMPs IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMPs MAY RESULT IN THE PROPERTY OWNER BEING SUBJECT TO A STOP WORK ORDER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING WITH AN ACCEPTABLE ALTERNATE AS SOON AS IT IS SAFE TO DO SO.
4. PERIMETER SEDIMENT CONTROL BMPs SHALL BE INSTALLED IMMEDIATELY AFTER THE AREA TO BE GRADED IS BRUSHED OR CLEARED, BUT PRIOR TO THE START OF GRADING OPERATIONS.
5. EROSION CONTROL BMPs USED FOR SLOPE STABILIZATION SHALL BE INSTALLED AS SOON AS THE FINISHED SLOPES ARE COMPLETE.

**GRADING NOTES**

1. ALL GRADING SHALL CONFORM OF THE REQUIREMENTS OF THE GRADING ORDINANCE SECTIONS 87.101 THROUGH 87.804 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES.
2. A REGISTERED CIVIL ENGINEER IS REQUIRED TO SUPERVISE INSTALLATION OF THE FILL KEYWAY AND ALL FILL BENCHING AND COMPACTION, A SOILS REPORT WITH COMPACTION TESTS IS REQUIRED FOR ALL FILL THAT IS OVER 12 IN DEPTH. DRIP FROM #73 MINOR GRADING (MINOR GRADING) SHALL BE COMPLETED BY A SOILS ENGINEER SHALL BE SUBMITTED PRIOR TO ROUGH GRADE APPROVAL.
3. ALL FILL MATERIAL SHALL BE COMPACTED TO AT LEAST 90% MAXIMUM DRY DENSITY.
4. NATURAL DRAINAGE SHALL NOT BE DIVERTED OR CONCENTRATED ONTO ADJACENT PROPERTY.
5. MAINTAIN 1% (MINIMUM) SLOPE AWAY FROM ALL BUILDINGS FOR AT LEAST 5'.
6. ALL GRADING DETAILS SHALL BE IN CONFORMANCE WITH THE FOLLOWING SAN DIEGO COUNTY DESIGN STANDARDS OR REGIONAL STANDARD DRAWINGS:
  - A. 05-8 LOT GRADING
  - B. 05-10 GRADING SLOPES
  - C. 05-11 GRADING SLOPES
  - D. D-40 RIP RAP ENERGY DISSIPATOR
  - E. D-75 DRAINAGE DITCHES
7. BERMS SHALL BE REQUIRED AT THE TOP OF ALL FILL SLOPES AND SWALES OR BROW DITCHES SHALL BE REQUIRED AT THE TOP OF ALL FILL SLOPES OR REGIONAL STANDARD DRAWINGS LISTED ABOVE.
8. REGARDLESS OF WHICH BMPs ARE IMPLEMENTED THE FACE OF ALL CUT AND FILL SLOPES IN EXPOSED AREAS SHALL BE PROTECTED AGAINST EROSION AND INSTABILITY. PLANTING SHALL COMMENCE AS SOON AS SLOPES ARE COMPLETED. ALL PLANTING MUST HAVE A PERMANENTLY INSTALLED IRRIGATION SYSTEM.
9. REQUIRED SLOPE RATIOS ARE AS FOLLOWS:
  - A. CUTS - 1.5:1 FOR MINOR SLOPES (UP TO 15' VERTICAL HEIGHT)
  - B. CUTS - 2:1 FOR MAJOR SLOPES (OVER 15' VERTICAL HEIGHT)
  - C. FILLS - 2:1 (MAXIMUM) FOR ALL FILL SLOPES
10. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE OWNER AND PERMITS ARE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTIES. NO PERSON SHALL EXCAVATE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET OR SIDEWALK, OR THE FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM OR ANY OTHER PUBLIC OR PRIVATE PROPERTY.
11. THE DIRECTOR OF PLANNING AND LAND USE MAY IMPOSE CONDITIONS THAT ARE REASONABLY NECESSARY TO PREVENT THE CREATION OF A NUISANCE OR HAZARD TO PERSONS OR TO PUBLIC OR PRIVATE PROPERTY. THE DIRECTOR MAY ALSO MODIFY OR ADD CONDITIONS TO ANY VALID GRADING PERMIT WHEN SUCH MODIFICATIONS OR ADDITIONS ARE REASONABLY NECESSARY TO PROTECT THE PUBLIC INTERESTS AND TO PREVENT DAMAGE TO PUBLIC OR PRIVATE PROPERTY. SUCH CONDITIONS MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
  - A. IMPROVEMENT OF EXISTING GRADING TO CONFORM WITH THE GRADING ORDINANCE; AND,
  - B. REQUIREMENTS FOR FENCING OF EXCAVATIONS OR FILLS THAT WOULD OTHERWISE BE ADEQUATE DUST CONTROL MEASURES.
12. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, REMOVAL, DEPARTURE OR REMOVAL OF PRECIS, EARTH MOVING EQUIPMENT, CONSTRUCTION PERIOD BETWEEN 7:00AM AND 6:00PM MONDAY THROUGH SATURDAY. NO EARTH MOVING OR GRADING SHALL BE CONDUCTED ON SUNDAYS OR HOLIDAYS.
13. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING ANY WORK. THE LOCATION OF UTILITIES SHALL BE DETERMINED BY THE FOLLOWING AGENCIES BY CALLING 1-800-422-4133 FOR UTILITY CONTRACT INFORMATION:
  - A. SAN DIEGO GAS AND ELECTRIC
  - B. SAN DIEGO WATER
  - C. CABLE TV SERVICE
  - D. WATER UTILITY
  - E. SEWER UTILITY
14. APPROVAL OF THESE PLANS BY THE DIRECTOR OF PLANNING AND LAND USE DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION IS OBTAINED, RIGHT TO ENTRY FORM COMPLETED AND VALID GRADING PERMIT ISSUED.
15. THE 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. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ANY CONDITIONS IMPOSED BY THE DIRECTOR OF PLANNING AND LAND USE AND IN ACCORDANCE WITH THE GRADING ORDINANCE.
16. EARTHWORK QUANTITIES:
 

EXCAVATION: _____	CUBIC YARDS
FILL: _____	CUBIC YARDS
IMPORT: _____	CUBIC YARDS
EXPORT: _____	CUBIC YARDS

**GRADING LEGEND**

ITEM	SYMBOL	ITEM	SYMBOL
CUT SLOPE:		CUT/FILL LINE:	
FILL SLOPE:		PROPERTY LINE:	
WATERCOURSE:		EASEMENT LINE:	
EXISTING CONTOUR:		RETAINING WALL:	
PROPOSED CONTOUR:		FUEL MODIFICATION ZONE:	

**PLAN CHECK / PERMITS**

BUILDING DEPT  
 PLAN CHECK NUMBER: \_\_\_\_\_

PARCEL MAP NUMBER: \_\_\_\_\_

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXPRESSED RESPONSIBILITY CHANGE OVER THE DESIGN OF THE PROJECT.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

RCE NO: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

**PRIVATE CONTRACT**

COUNTY OF SAN DIEGO  
 PLANNING AND DEVELOPMENT SERVICES

MINOR GRADING PLAN FOR: \_\_\_\_\_

PERMIT NUMBER: \_\_\_\_\_

SHEET \_\_\_\_\_ OF \_\_\_\_\_

APPROVED AND DEVELOPMENT SERVICES DATE: \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE NUMBER (24 HOUR CONTACT NUMBER)

SITE A.P.N. NUMBER: \_\_\_\_\_

SITE ADDRESS: \_\_\_\_\_

**GRADING ON ADJACENT PARCELS**

LIST ANY ADJACENT PARCELS UNDER THE SAME OWNERSHIP AS THIS PARCEL FOR WHICH A GRADING PLAN HAS BEEN SUBMITTED OR A GRADING PERMIT ISSUED:

APN(s): \_\_\_\_\_

**DISTURBED AREA CALCS**

PAD + SLOPES: \_\_\_\_\_ SF

DRAINWAY: \_\_\_\_\_ SF

PRIMARY SEPTIC: \_\_\_\_\_ SF

TOTAL: \_\_\_\_\_ SF

IF  $\geq 1$  AC, PROVIDE WDO# : \_\_\_\_\_

IF FIRE CLEARING AREA = 0 SF

IF FIRE CLEARING WILL NOT CREATE A LAND DISTURBANCE ACTIVITY AS DEFINED BY COUNTY CODE: \_\_\_\_\_

**PROPERTY OWNER CERTIFICATION**

I CERTIFY THAT I HAVE READ AND UNDERSTAND THE STORMWATER MANAGEMENT NOTES AND THE GRADING NOTES.

OWNER'S SIGNATURE (REQUIRED): \_\_\_\_\_ DATE: \_\_\_\_\_