

PRELIMINARY GRADING PLAN
FOR COUNTY OF SAN DIEGO TRACT NO. 5593 RPL 1

TRINITY MEADOWS SUBDIVISION
22 LOT RESIDENTIAL SUBDIVISION

WORK TO BE DONE

- STORMDRAIN IMPROVEMENTS
- CLEAN-OUT
 - 3'X3' BROOKS BOX
 - BROW DITCH
 - HEADWALL
 - RIPPRAP
 - CURB INLET
 - 18" HDPE STORM DRAIN PIPE
 - 24" HDPE STORM DRAIN PIPE
 - 30" HDPE STORM DRAIN PIPE
 - BIORETENTION / DETENTION BASIN (LOT B & LOT C)
 - D-25 SIDEWALK UNDERDRAIN

UTILITY IMPROVEMENTS

- 8" PVC WATERLINE
- POTABLE WATER SERVICE

LEGEND

- BOUNDARY LINE
- DAYLIGHT LINE
- WATER LINE
- WATER LATERAL
- FIRE HYDRANT
- FILL SLOPE 2:1
- CUT SLOPE 2:1
- ALTERNATIVE SEPTIC SYSTEM
- PROPOSED SOUND WALL

LEGAL DESCRIPTION

LOT 2, BLOCK 321 OF THE RANCHO RINCON DEL DIABLO AS SHOWN ON MAP 725, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

SOURCE OF TOPOGRAPHY

AERIAL TOPOGRAPHY CONFIRMED BY FIELD SURVEY PERFORMED BY EXCEL ENGINEERING ON JUNE 14, 2013.

ASSESSOR'S PARCEL NUMBER

234-291-11

ABBREVIATION

- TG = TOP OF GRADE
- FS = FINISH SURFACE
- IE = INVERT ELEVATION
- TW = TOP OF WALL
- BW = BOTTOM OF WALL
- FL = FLOW LINE

PRELIMINARY GRADING 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 VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

LOT AREA SUMMARY

LOT NO.	GA [sq. ft.]	NA [sq. ft.]	PA [sq. ft.]
1	24,489.67	24,489.67	10,563.16
2	19,487.74	19,487.74	9,779.70
3	18,986.86	18,986.86	8,566.24
4	18,731.76	18,731.76	8,680.54
5	28,476.87	28,476.87	10,645.23
6	26,334.21	26,334.21	11,720.43
7	19,111.15	19,111.15	8,484.50
8	17,154.46	17,154.46	8,346.57
9	23,018.10	23,018.10	12,537.03
10	22,562.53	21,182.10	8,168.55
11	21,715.61	21,715.61	8,955.92
12	21,316.70	21,316.70	7,428.74
13	16,508.74	16,508.74	5,425.36
14	17,579.44	17,579.44	7,227.58
15	23,615.15	23,615.15	12,956.63
16	16,277.61	16,277.61	10,308.73
17	20,940.37	20,940.37	11,302.06
18	18,527.29	18,527.29	9,575.27
19	16,967.90	16,967.90	9,288.24
20	17,313.83	17,313.83	10,461.70
21	13,020.71	13,020.71	6,966.21
22	13,151.74	13,151.74	8,195.66
A	67,036.21	67,036.21	---
B	10,495.95	10,495.95	---
C	10,712.51	10,712.51	---

GENERAL TEMPORARY CONSTRUCTION NOISE: [DPW, PDC]

INTENT: IN ORDER TO MINIMIZE TEMPORARY CONSTRUCTION NOISE FOR GRADING OPERATIONS ASSOCIATED WITH TM5593, 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:

- TURN OFF EQUIPMENT WHEN NOT IN USE.
- EQUIPMENT USED IN CONSTRUCTION SHOULD BE MAINTAINED IN PROPER OPERATING CONDITION, AND ALL LOADS SHOULD BE PROPERLY SECURED, TO PREVENT RATTLING AND BANGING.
- USE EQUIPMENT WITH EFFECTIVE MUFFLERS
- MINIMIZE THE USE OF BACK UP ALARM.
- EQUIPMENT STAGING AREAS SHALL BE PLACED AT LOCATIONS AWAY FARTEST AWAY FROM NOISE SENSITIVE RECEIVERS AS DEEMED FEASIBLE.

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, PDC] SHALL MAKE SURE THAT THE GRADING CONTRACTOR COMPLIES WITH THE CONSTRUCTION NOISE CONTROL MEASURES OF THIS CONDITION. THE [DPW, PDC] SHALL CONTACT THE [PDS, PCC] IF THE APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

FINAL GRADING RELEASE: (PRIOR TO ANY OCCUPANCY, FINAL GRADING RELEASE, OR USE OF THE PREMISES IN RELIANCE OF THIS PERMIT).

OWNER CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS MY ENTIRE CONTIGUOUS OWNERSHIP. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS OF WAY.

OWNER / DEVELOPER

BY PARTNERS, LLC
C/O TRINITY PACIFIC INVESTMENTS
1565 COAST BLVD.
DEL MAR, CA 92014

COLE FRANCIS
MANAGER

3-9-2016
DATE

SHEET INDEX

SHEET 1 TITLE SHEET
SHEETS 2 & 3 PRELIMINARY GRADING

EARTHWORK QUANTITIES

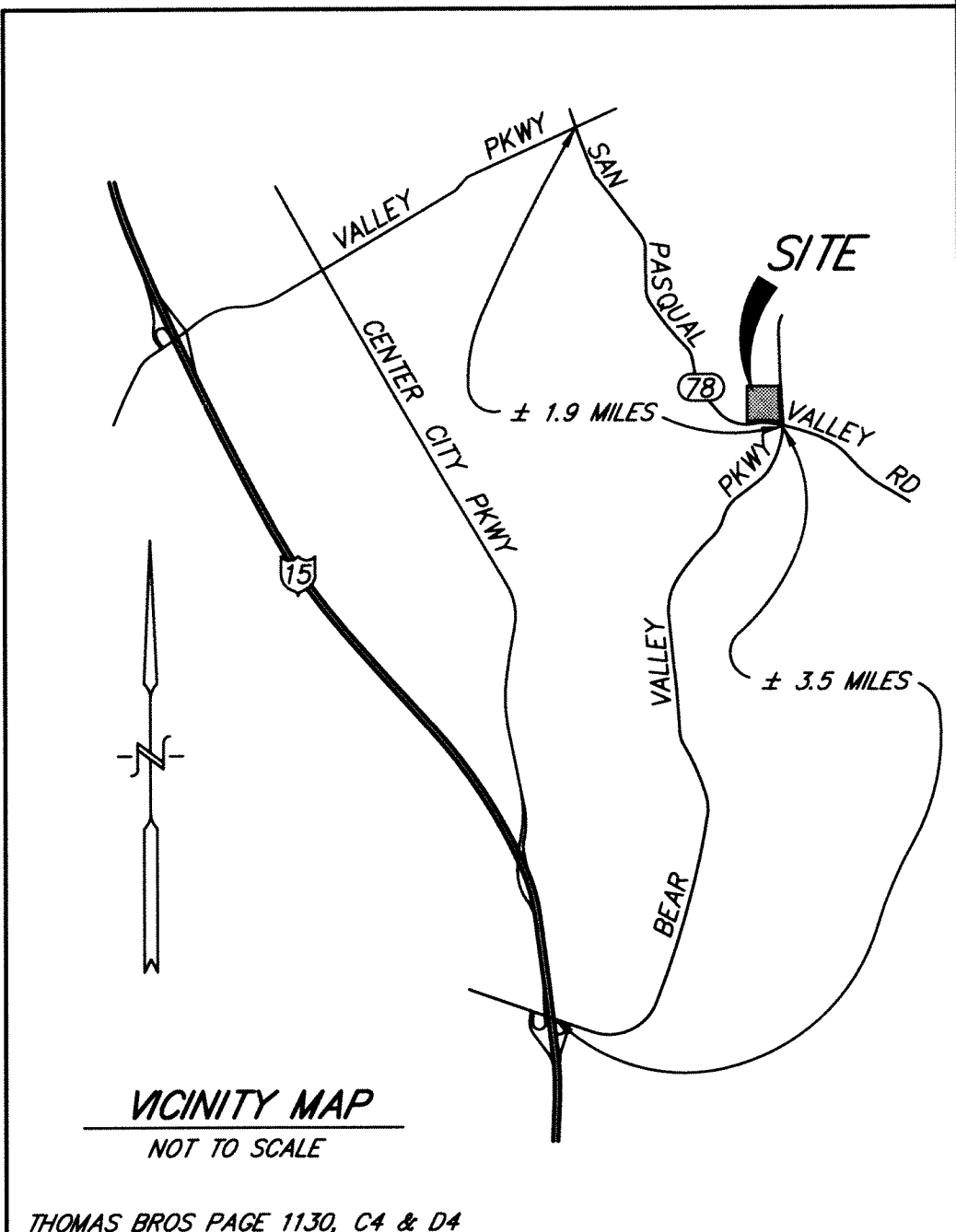
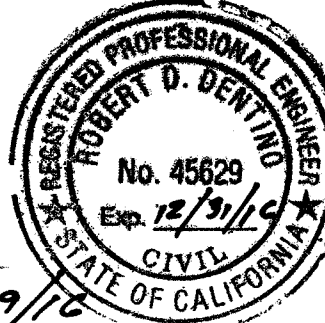
TOTAL CUT: 15,167 CY
TOTAL FILL: 15,167 CY
SITE WILL BE A BALANCE WITH NO IMPORT OR EXPORT ANTICIPATED

PUBLIC UTILITIES & DISTRICTS

- SEWER - SEPTIC SYSTEMS (COUNTY OF SAN DIEGO DEH)
- WATER - RINCON DEL DIABLO MUNICIPAL WATER DISTRICT
- GAS & ELECTRIC - SAN DIEGO GAS & ELECTRIC
- TELEPHONE - PACIFIC BELL TELEPHONE COMPANY
- FIRE PROTECTION - RINCON DEL DIABLO FIRE PROTECTION DISTRICT
- SCHOOLS - ESCONDIDO UNION SCHOOL DISTRICT, ESCONDIDO UNION HIGH SCHOOL DISTRICT

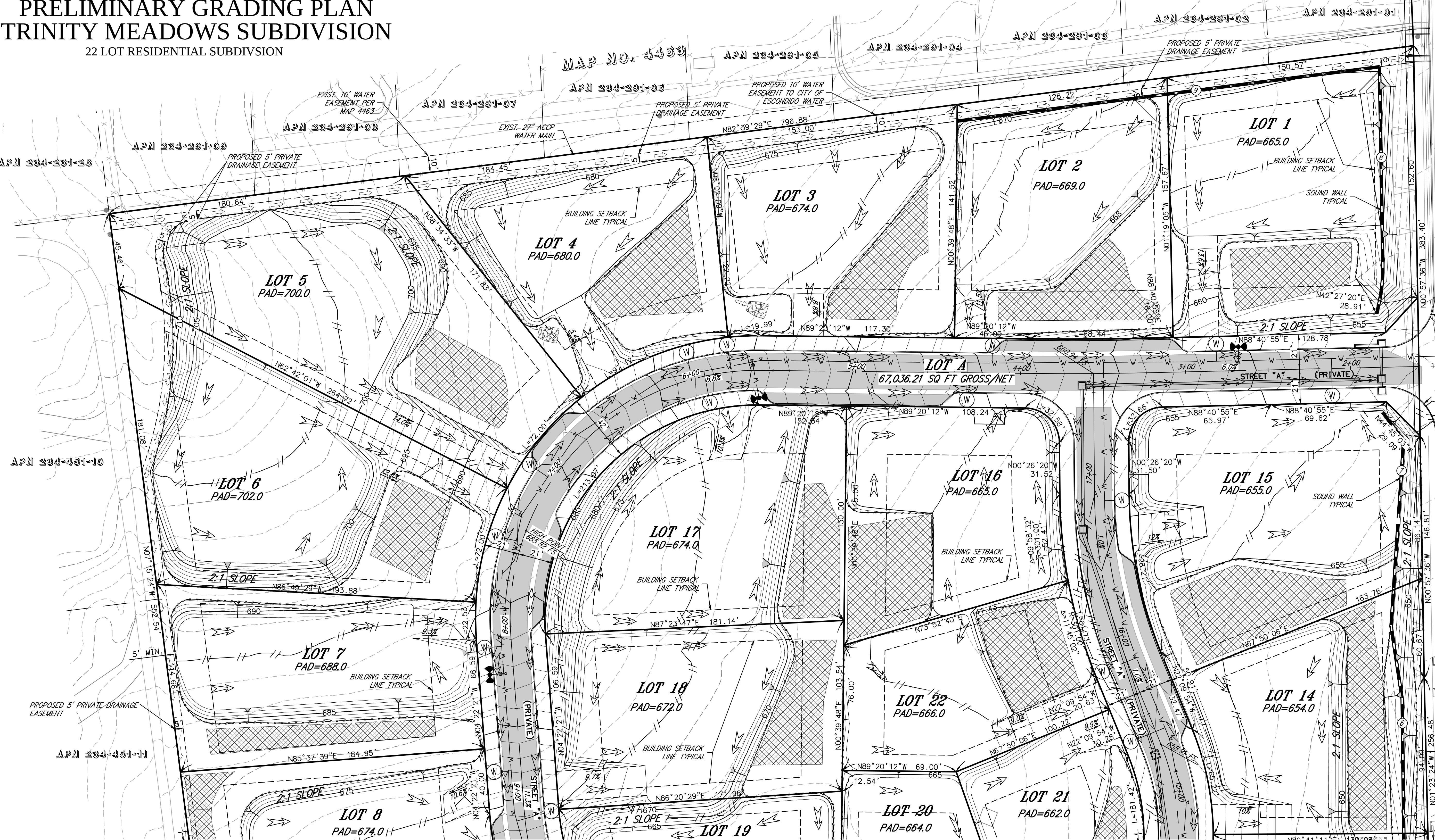
ENGINEER OF WORK

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1890



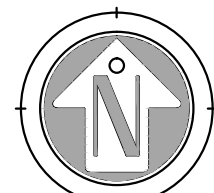
PRELIMINARY GRADING PLAN
TRINITY MEADOWS SUBDIVISION
22 LOT RESIDENTIAL SUBDIVISION

SOUNDWALL DATA			
NO	HEIGHT	LENGTH	LOT
6	10'	148.2'	LOT 14
7	11'	111.9'	LOT 15
8	10'	149.9'	LOT 1
9	6'	258.1'	LOT 1, 2



SEE SHEET 3

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PH (760) 745-8118 FX (760) 745-1890



SCALE 1" = 30'



NOISE BARRIER REQUIREMENT [PDS, FEE]

INTENT: IN ORDER TO REDUCE THE EXPOSURE TO NOISE LEVELS IN EXCESS OF STANDARDS ESTABLISHED BY THE COUNTY OF SAN DIEGO GENERAL PLAN NOISE ELEMENT (TABLES N-1 & N-2), AS EVALUATED IN THE COUNTY OF SAN DIEGO NOISE GUIDELINES FOR DETERMINING SIGNIFICANCE, NOISE BARRIERS SHALL BE INSTALLED TO MITIGATE THE NOISE EXPOSURE OF LAND USES FOR SENSITIVE RECEPTORS BELOW LEVELS OF SIGNIFICANCE. NOISE BARRIERS SHALL BE PLACED ALONG LOTS 1, 2, AND 9 THRU 15. DESCRIPTION OF REQUIREMENT: A SIGNED, STAMPED STATEMENT FROM A CALIFORNIA REGISTERED ENGINEER OR LICENSED SURVEYOR, AND PHOTOGRAPHIC EVIDENCE THAT THE NOISE BARRIERS HAVE BEEN CONSTRUCTED PURSUANT TO THE APPROVED GRADING PLAN AND THE NOISE REPORT VERIFYING THE FOLLOWING:

- THE NOISE BARRIER SHALL RANGE FROM 5 TO 11- FEET IN HEIGHT. LOT 9 REQUIRES A 5-FOOT BARRIER AND LOT 10 REQUIRES AN 8-FOOT BARRIER. LOTS 11-14 AND LOT 1 REQUIRE A 10-FOOT BARRIER. LOT 2 REQUIRES A 6-FOOT BARRIER AND LOT 15 REQUIRES AN 11-FOOT BARRIER. PLEASE REFER TO FIGURE 2-C WITHIN THE NOISE REPORT. CONSTRUCTION OF THE PERMANENT NOISE BARRIER SHALL HAVE A MINIMUM SURFACE DENSITY OF 3.5 POUNDS PER SQUARE FOOT, CONSISTING OF MASONRY, WOOD, BERM, PLASTIC, FIBERGLASS, STEEL OR A COMBINATION OF THESE MATERIALS WITH NO CRACKS OR GAPS THROUGH OR BELOW THE BARRIER.
- PERMANENT NOISE WALL DETAILS AND LOCATION ARE DISCUSSED IN SECTION 2.2.C AND FIGURE 2-C 6 WITHIN THE NOISE REPORT PREPARED BY LDN CONSULTING DATED AUGUST 3, 2015. THE NOISE STUDY IS ON FILE WITH THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES AS CASE NUMBER TENTATIVE MAP 5593.
- IF NEW INFORMATION IS PROVIDED TO PROVE AND CERTIFY THAT THE NOISE BARRIERS BEING USED IS DIFFERENT THEN WHAT WAS PROPOSED IN THE NOISE REPORT, THEN A NEW NOISE ANALYSIS MAYBE REVIEWED TO THE SATISFACTION OF THE [PDS, PCC]. THE SUPPLEMENTAL NOISE ANALYSIS SHALL BE PREPARED BY A COUNTY APPROVED NOISE CONSULTANT AND THE REPORT SHALL COMPLY WITH THE NOISE REPORT FORMAT AND CONTENT REQUIREMENTS. ANY PROPOSED ALTERNATIVE METHODS, OR THE REDUCTION OR ELIMINATION OF THE BARRIER MAYBE APPROVED IF THE PROPOSED NOISE SENSITIVE LAND USES ARE NOT EXPOSED TO 60 DBA CNEL OR GREATER AS INDICATED WITHIN THE COUNTY NOISE ELEMENT TABLES N-1 AND N-2.

DOCUMENTATION: THE APPLICANT SHALL SUBMIT THE CERTIFICATION AND THE PHOTOGRAPHIC EVIDENCE TO THE [PDS, PCC] FOR REVIEW AND APPROVAL. TIMING: PRIOR TO THE OCCUPANCY OF ANY STRUCTURE OR USE OF THE PREMISES AND/OR PRIOR TO FINAL GRADING RELEASE (GRADING ORDINANCE SEC. 87.421A.3), THE CERTIFICATION MUST BE SUBMITTED. MONITORING: THE [PDS, PCC] SHALL REVIEW THE CERTIFICATION AND THE PHOTOS FOR COMPLIANCE WITH THIS CONDITION, AND SHALL INFORM [DPW, PDC] THAT THE REQUIREMENT IS COMPLETED.

THE [PDS, PCC] SHALL REVIEW THE FINAL REPORT FOR COMPLIANCE WITH THE PROJECT MMP, AND INFORM [DPW, PDC] THAT THE REQUIREMENT IS COMPLETED.

WORK TO BE DONE

STORMDRAIN IMPROVEMENTS

- CLEAN-OUT
- 3"x3" BROOKS BOX
- BROW DITCH
- HEADWALL
- RIPRAP
- CURB INLET
- 18" HDPE STORM DRAIN PIPE
- 24" HDPE STORM DRAIN PIPE
- 30" HDPE STORM DRAIN PIPE
- BIORETENTION / DETENTION BASIN (LOT B & LOT C)

UTILITY IMPROVEMENTS

- 8" PVC WATERLINE
- POTABLE WATER SERVICE

LEGEND

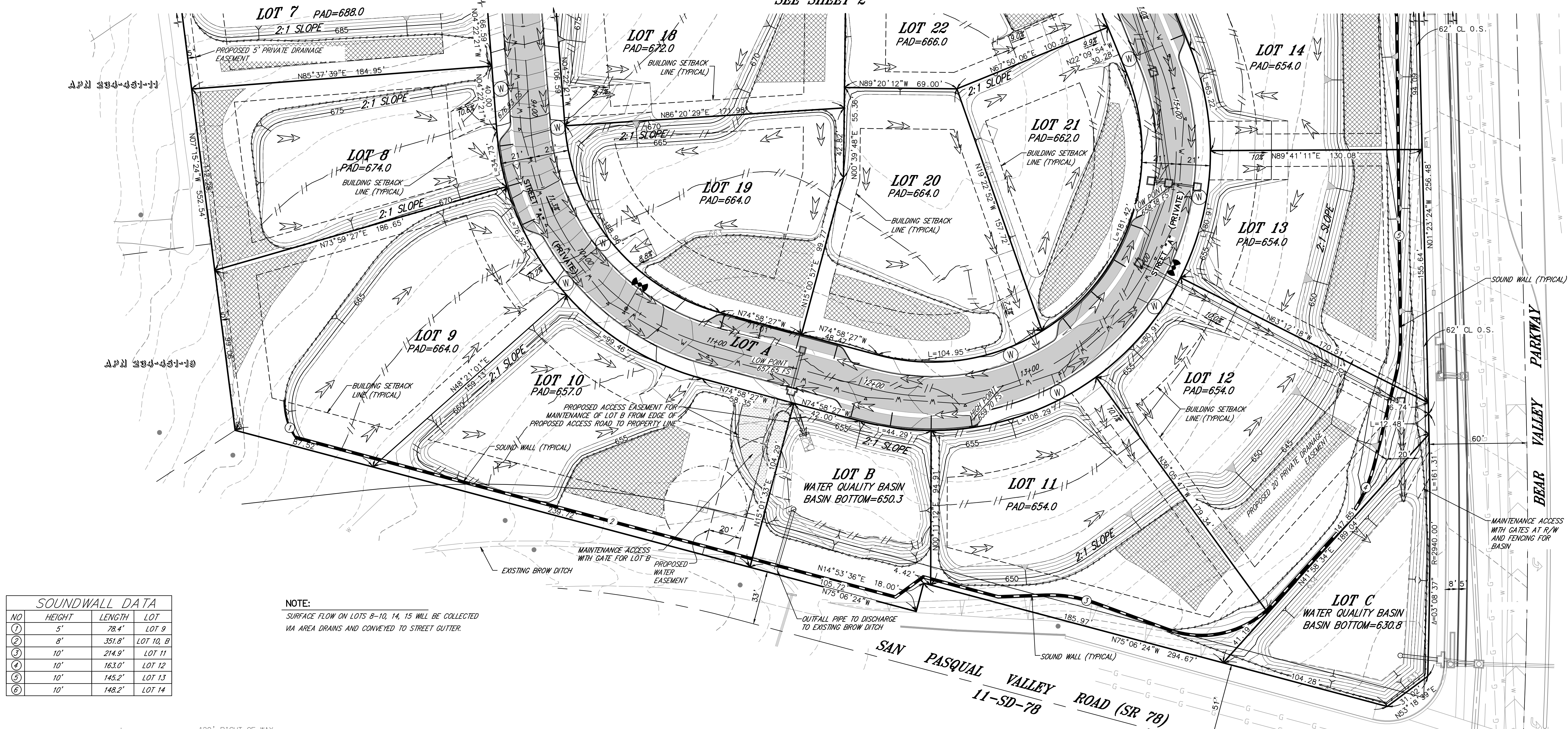
- BOUNDARY LINE
- DAYLIGHT LINE
- WATER LINE
- WATER LATERAL
- FIRE HYDRANT
- FILL SLOPE
- CUT SLOPE
- ALTERNATIVE SEPTIC SYSTEM
- PROPOSED SOUND WALL
- PROPOSED SOUND FENCE
- FLOW DIRECTION

PRELIMINARY GRADING
SHEET 2 OF 4

PRELIMINARY GRADING PLAN
TRINITY MEADOWS SUBDIVISION

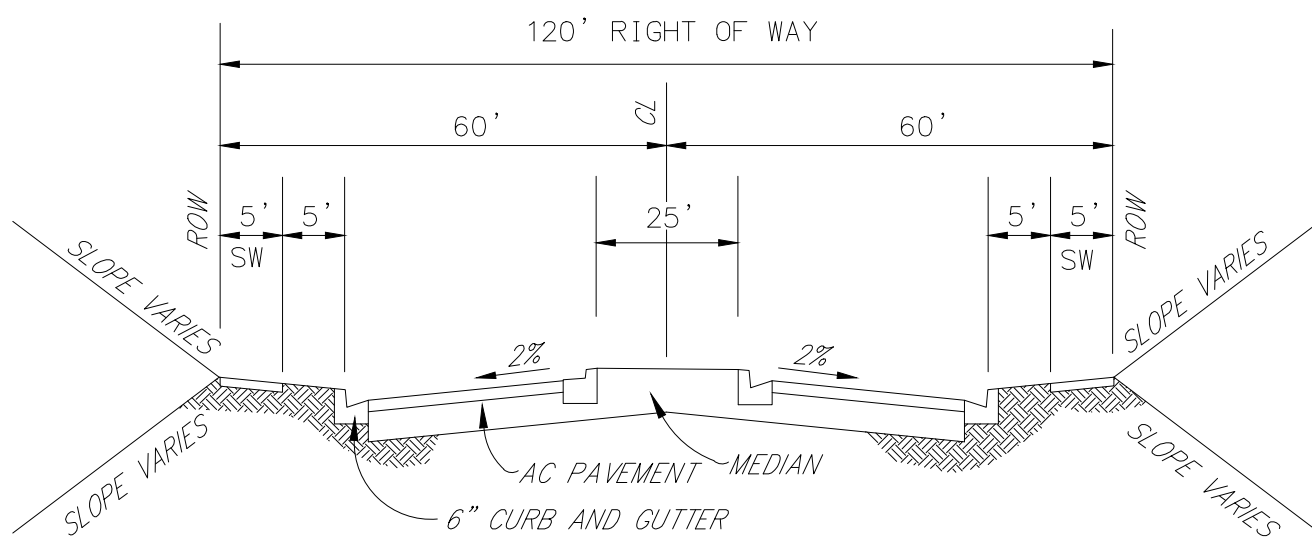
22 LOT RESIDENTIAL SUBDIVISION

SEE SHEET 2



SOUNDWALL DATA			
NO	HEIGHT	LENGTH	LOT
1	5'	78.4'	LOT 9
2	8'	351.8'	LOT 10, B
3	10'	214.9'	LOT 11
4	10'	163.0'	LOT 12
5	10'	145.2'	LOT 13
6	10'	148.2'	LOT 14

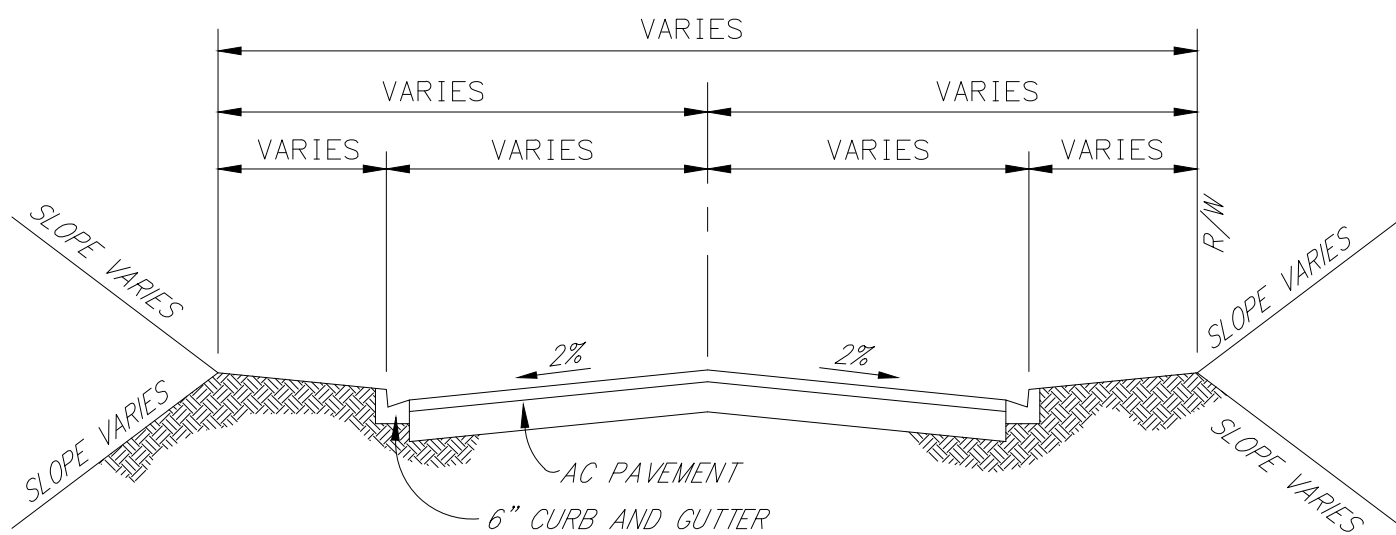
NOTE:
SURFACE FLOW ON LOTS 8-10, 14, 15 WILL BE COLLECTED
VIA AREA DRAINS AND CONVEYED TO STREET GUTTER.



TYPICAL CROSS SECTION BEAR VALLEY PARKWAY

- WORK TO BE DONE**
- STORMDRAIN IMPROVEMENTS**
- CLEAN-OUT
 - 3'X3' BROOKS BOX
 - BROW DITCH
 - HEADWALL
 - RIPRAP
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 - 18" HDPE STORM DRAIN PIPE
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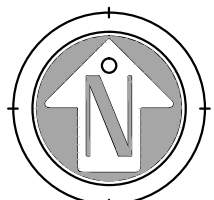
- LEGEND**
- BOUNDARY LINE
- DAYLIGHT LINE
- WATER LINE
- WATER LATERAL
- FIRE HYDRANT
- FILL SLOPE
- CUT SLOPE
- ALTERNATIVE SEPTIC SYSTEM
- PROPOSED SOUND WALL
- FLOW DIRECTION
- PROPOSED ACCESS EASEMENT



TYPICAL CROSS SAN PASQUAL VALLEY RD

NOT TO SCALE

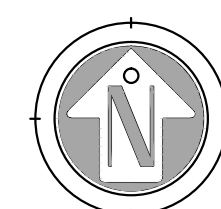
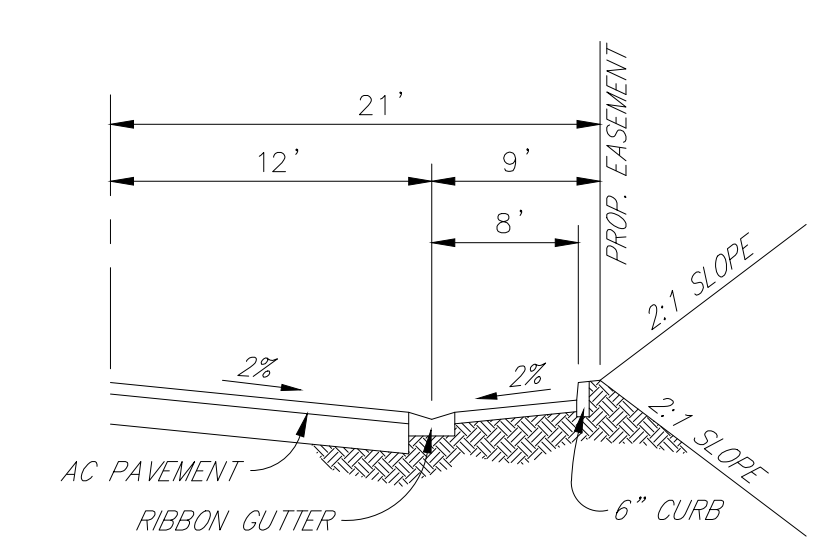
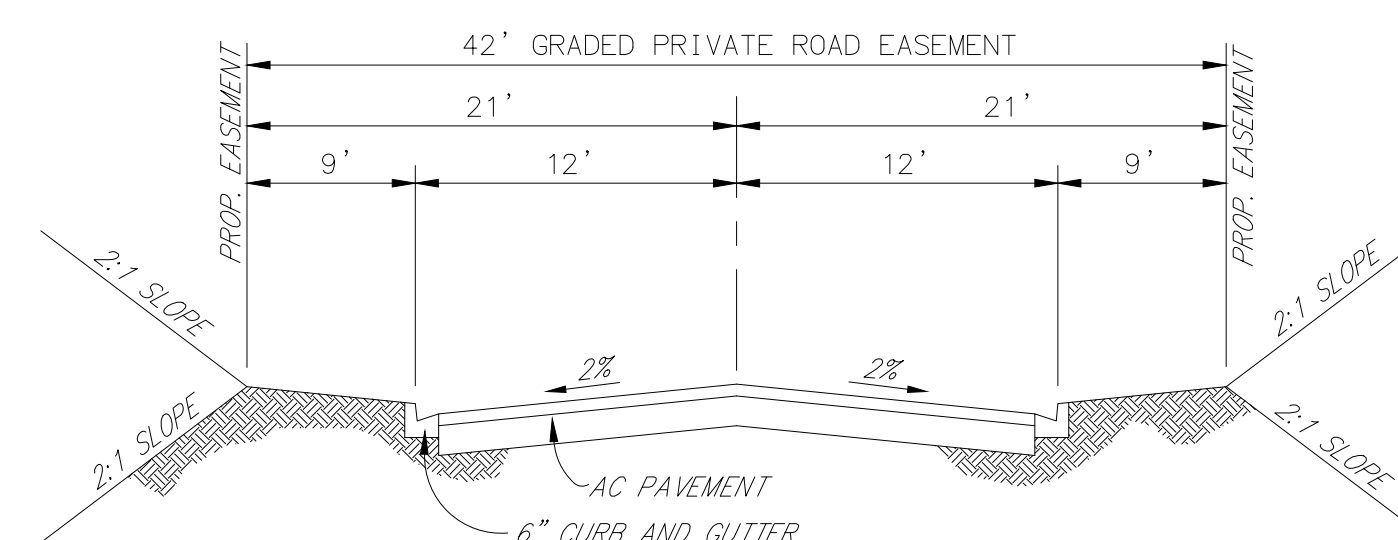
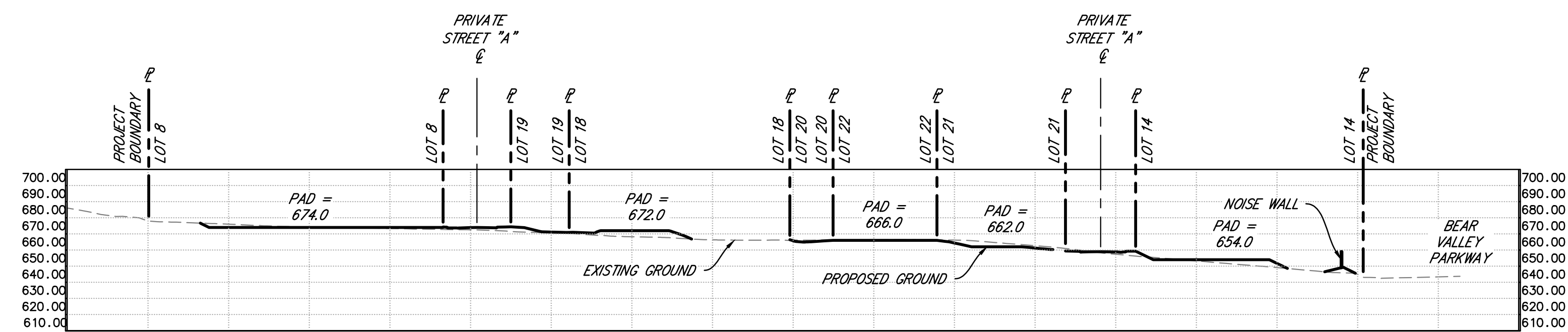
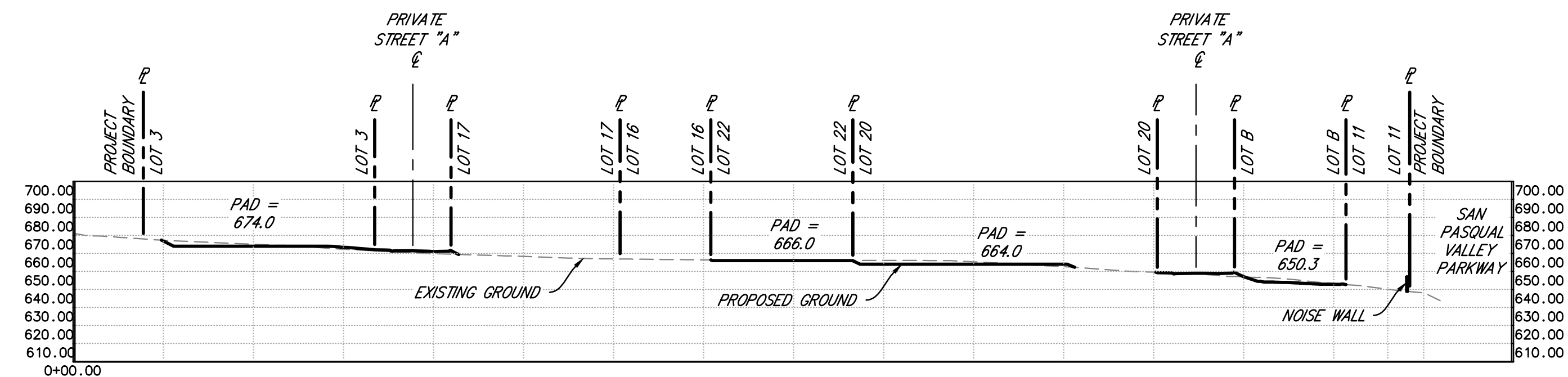
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SCALE 1" = 30'



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SCALE 1" = 30'

