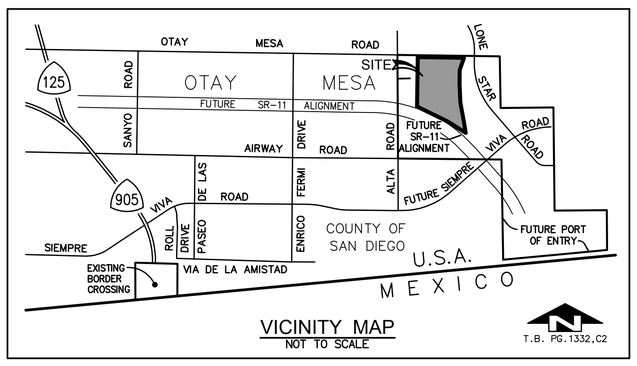
EMERGENCY VEHICLE OPERATIONS COURSE
OTAY MESA ROAD

COUNTY OF SAN DIEGO, CA
PRELIMINARY GRADING PLAN
PROJECT NO. PDS2017-MUP-17-019
ENVIRONMENTAL LOG NO. PDS2017-ER-93-19-006ZZC



VICINITY MAP
NOT TO SCALE

NOTES

1. GROSS/NET AREA: 40 ACRES
2. MUP BOUNDARY AREA: 40 ACRES
3. 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.
4. THE EXISTING TOPOGRAPHY & EXISTING BASINS SHOWN WERE CREATED BY MAJOR GRADING PERMIT PDS2013-LDGRMJ-00034 ASSOCIATED WITH THE OTAY CROSSINGS REVISED TENTATIVE MAP.
5. TOP OF SLOPE AT OTAY MESA ROAD LOCATED AT 2FT LANDSCAPE EASEMENT LINE, TOP OF ALL OTHER PERIMETER SLOPES ARE LOCATED AT THE PROPERTY LINE TO AVOID CROSS LOT DRAINAGE. PER MAJOR GRADING PERMIT PDS2013-LDGRMJ-00034 ASSOCIATED WITH THE OTAY CROSSINGS REVISED TENTATIVE MAP.
6. TOE OF PERIMETER SLOPE SETBACK TO COMPLY WITH GRADING ORDINANCE SECTION 87.412.
7. THE PROPOSED HYDROMODIFICATION BIOFILTRATION BASIN SHOWN ON CEQA PRELIMINARY HYDROLOGY/DRAINAGE STUDY PREPARED BY STEVENS CRESTO. DATED: 10/27/17
8. THE EXISTING BASIN OFF OF OTAY MESA ROAD WAS CREATED BY MAJOR GRADING PERMIT PDS2013-LDGRMJ-00034 ASSOCIATED WITH THE OTAY CROSSINGS REVISED TENTATIVE MAP.
9. ALL DISTURBED AREAS WOULD BE COVERED WITH GRAVEL, BINDING AGENT, OR NON-IRRIGATED HYDROSEED MIX FOR DUST SUPPRESSION. THE OFF-HIGHWAY VEHICLE SKILLS COURSE WILL BE WATERED (SPRINKLERED) FOR DUST SUPPRESSION PURPOSES. OFF-HIGHWAY VEHICLE SKILLS COURSE WILL BE WATERED PRIOR TO USAGE AND/OR WHEN WIND CONDITIONS ARE OVER 25MPH OCCUR.
10. EXISTING STORM DRAIN OR SEWER PIPES TO BE RESTORED OR REPLACED IF NECESSARY.

NOTICE:

THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. AND/OR STATE WHICH MAY BE SUBJECT TO REGULATION BY STATE AND/OR FEDERAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. IT IS THE APPLICANT'S RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT, AGREEMENT OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE WETLANDS, LAKE, STREAM, AND/OR WATERS OF THE U.S. ON THE SUBJECT PROPERTY. THE AGENCY CONTACT INFORMATION IS PROVIDED BELOW.

U.S. ARMY CORPS OF ENGINEERS: 915 WILSHIRE BLVD., SUITE 1101, LOS ANGELES, CA 90017; (213) 452-3333; HTTP: //WWW.USACE.ARMY.MIL/
REGIONAL WATER QUALITY CONTROL BOARD: 2375 NORTHSIDE DRIVE, SUITE 100, SAN DIEGO, CA 92108; RB9_DREDGEFILL@WATERBOARDS.CA.GOV ; HTTP: //WWW.WATERBOARDS.CA.GOV/SANDIEGO/
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE: 3883 RUFFIN RD., SAN DIEGO, CA 92123; (858) 636-3160; ASKR5@WILDLIFE.CA.GOV
HTTP: //WWW.DFG.CA.GOV/

EARTHWORK

VOLUME OF CUT: 50,000 CY
VOLUME OF FILL: 50,000 CY
EXPORT/IMPORT: 0 CY
NOTE: THIS IS A RAW EARTHWORK VALUE AND IS SUBJECT TO ADJUSTMENTS DUE TO SHRINKAGE AND/OR BULKING, BUILDING FOUNDATION DESIGN AND ROADWAY UNDERCUTS TO BE DETERMINED BY THE PROJECT'S GEOTECHNICAL CONSULTANT.

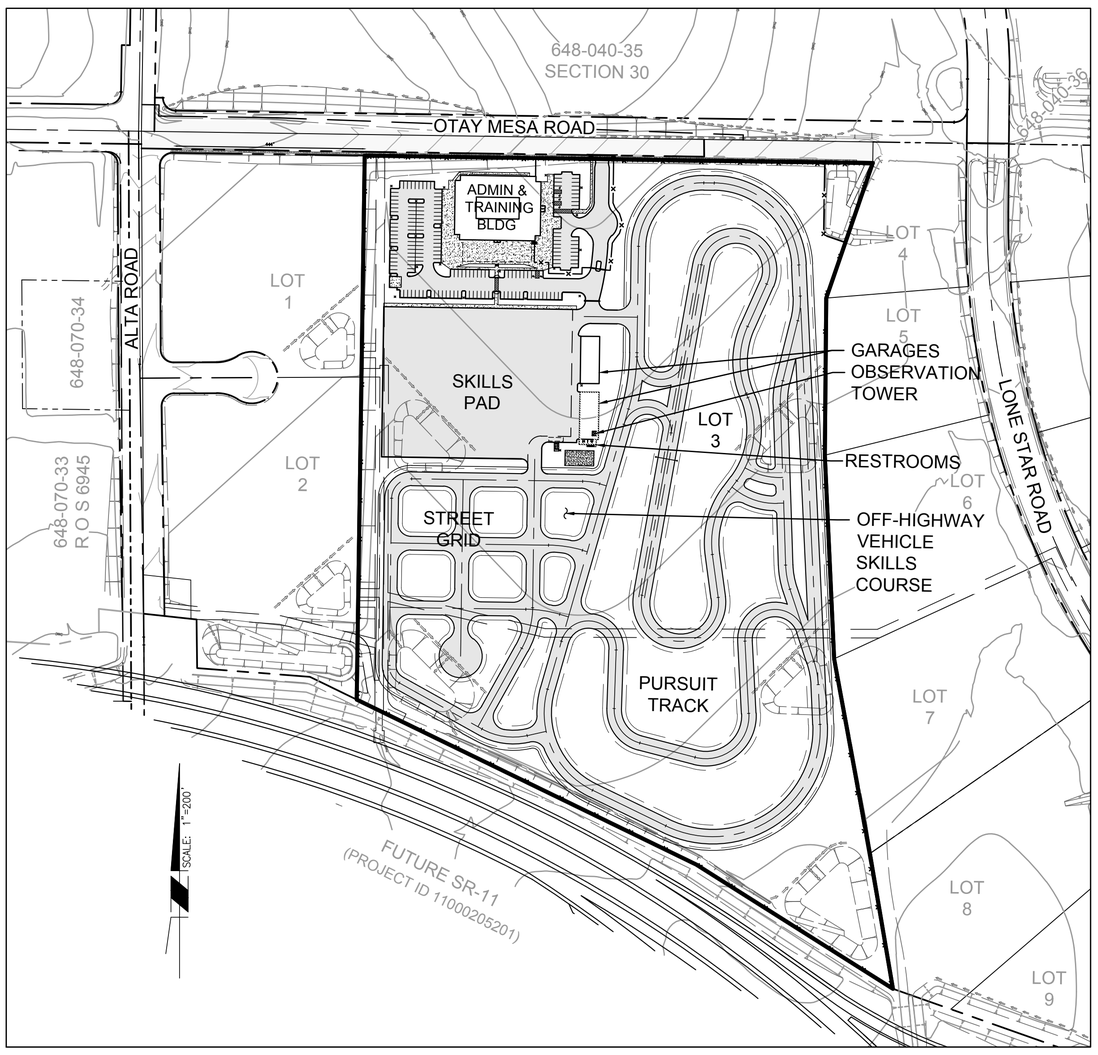
MAXIMUM SITE RETAINING WALL HEIGHT: N/A

TOTAL DISTURBED AREA BEFORE PROJECT: 40.0 AC
TOTAL DISTURBED AREA AFTER PROJECT: 39.6 AC

TOTAL IMPERVIOUS AREA BEFORE PROJECT: 0.0 AC
TOTAL IMPERVIOUS AREA AFTER PROJECT : 15.8 AC

MAX CUT: 4'
MAX FILL: 6'

MAX CUT RATIO: 2 TO 1 RATIO
MAX FILL RATIO: 2 TO 1 RATIO



KEY MAP
SCALE: 1"=200'

ASSESSOR PARCEL NUMBER

648-070-03 (PORTION)

LEGAL DESCRIPTION

PORTION OF THE NORTHEAST QUARTER OF SECTION 31 TOGETHER WITH PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, BOTH IN TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE 6, GRID BEARING BETWEEN STATION 5109 AND STATION 4022 PER R.O.S. NO. 14841, I.E., N 27°32'13" E.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT STATION 5109 IS 1.00001936
CONVERGENCE ANGLE AT STATION 5109 IS -00°22'21"
GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR

BENCHMARK

BRASS DISC IN STREET COURSELINE WELL MONUMENT COURSELINE INTERSECTION OF OTAY MESA ROAD AND ALTA ROAD.

ELEVATION = 619.86 DATUM: NGVD '29

SITE ADDRESS:

SOUTHEAST OF THE
INTERSECTION OF ALTA ROAD
AND OTAY MESA ROAD
SAN DIEGO, CA 92154

OWNER:

KEARNY REAL ESTATE COMPANY
JOHN V. BRAGG, JR., PARTNER
402 W BROADWAY, SUITE #180
SAN DIEGO, CA 92101
(619) 702-8130

APPLICANT:

COUNTY OF SAN DIEGO
DEPARTMENT OF GENERAL SERVICES, PROJECT MANAGEMENT DIVISION
TOM HOERSTMAN, CAPITAL PROJECTS MANAGER
5560 OVERLAND AVE. SUITE #410
SAN DIEGO, CA 92123
(858) 694-3989

PLANNER/ENGINEER

MICHAEL BAKER INTERNATIONAL
STEVE WRAGG
9755 CLAIREMONT MESA BLVD.
SAN DIEGO, CA. 92124
(858) 614-5000

TRACK DESIGN

TRACKPLAN.NET LLC
BILL HOWARD
TUCSON, AZ. 85742
(520) 572-2448

SHEET INDEX

SHEET 1 - TITLE SHEET/DETAILS
SHEET 2 - PRELIMINARY GRADING PLAN
SHEET 3 - CROSS SECTIONS

SITE DESIGN BMPS:

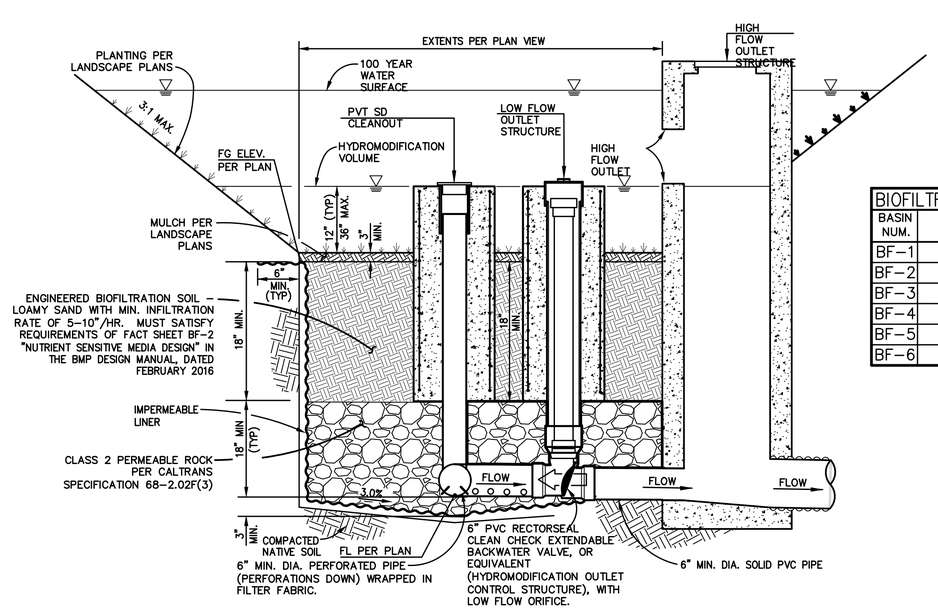
1. MINIMIZE IMPERVIOUS AREA - ROADS AND SIDEWALKS WILL BE CONSTRUCTED TO MINIMUM REQUIRED WIDTHS.
2. MINIMIZE SOIL COMPACTION - SOIL COMPACTION WILL BE MINIMIZED IN LANDSCAPE PLANTERS.
3. RUNOFF COLLECTION - RUNOFF WILL BE COLLECTED THROUGHOUT THE SITE TO MINIMIZE THE TRANSPORT OF RUNOFF AND POLLUTANTS.
4. LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES - LANDSCAPE DESIGN WILL UTILIZE NATIVE AND DROUGHT TOLERANT PLANT SPECIES.

SOURCE CONTROL BMPS:

1. PREVENTION OF ILLICIT DISCHARGES - LANDSCAPE IRRIGATION SYSTEMS WILL BE DESIGNED TO MINIMIZE EXCESSIVE RUNOFF.
2. STORM DRAIN SIGNAGE - SIGNAGE WILL BE PLACED ON STORM DRAIN INLET. SIGNAGE WILL STATE, "NO DUMPING, I LIVE DOWNSTREAM," OR SIMILAR.
3. ONSITE STORM DRAIN INLETS - INLETS ARE PROPOSED THROUGHOUT THE SUBDIVISION TO COLLECT RUNOFF. EACH INLET WILL HAVE THE SIGNAGE NOTED ABOVE.
4. LANDSCAPE/OUTDOOR PESTICIDE USE - LANDSCAPE PLANTING WILL CONSIST OF PEST-RESISTANT AND NATIVE SPECIES.

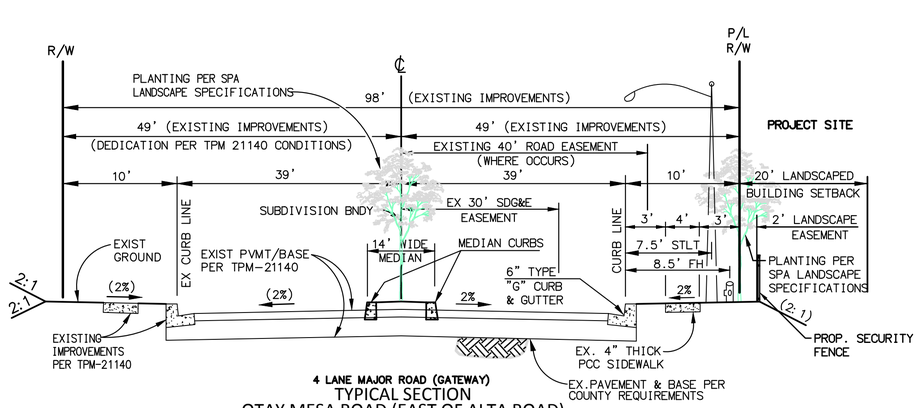
ADVISORY NOTE ON STORM WATER OBLIGATIONS:

1. THE ACTIVITIES SHOWN ON THE PLANS ARE SUBJECT TO ENFORCEMENT UNDER PERMITS FROM THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD AND MUST ALSO COMPLY WITH THE REQUIREMENTS OF THE SAN DIEGO COUNTY MUNICIPAL STORM WATER PERMIT. THIS INCLUDES REQUIREMENTS FOR MATERIALS AND WASTES CONTROL, EROSION CONTROL, AND SEDIMENT CONTROL ON PROJECT CONSTRUCTION SITES. THE PERMITTEES OF OPERATIONS SHOWN ON THESE PLANS ARE OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORM WATER REGULATIONS AT ALL TIMES. THE PERMITTEE SHALL ALSO KEEP A COPY OF THE SWPPP (STORM WATER POLLUTION PREVENTION PLAN) ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.
2. 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 OR AUTHORIZED AGENT 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.
3. 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 10 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
4. 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 STORM WATER 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.
5. A NOTICE OF INTENT (NOI) WILL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS.

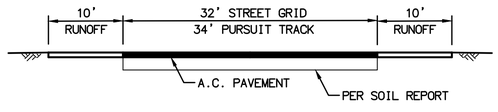


BIOFILTRATION BASIN DATA	
BASIN NUM.	MIN. BIOFILTRATION AREA (S.F.)
BF-1	3,050
BF-2	4,150
BF-3	3,150
BF-4	1,550
BF-5	11,210
BF-6	8,000

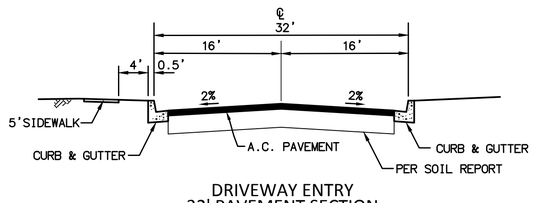
TYPICAL SECTION
HYDROMODIFICATION BIOFILTRATION BASIN
N.T.S.



4 LANE MAJOR ROAD (GATEWAY)
TYPICAL SECTION
OTAY MESA ROAD (EAST OF ALTA ROAD)
N.T.S.
PER TM 5405R2



STREET GRID AND
PURSUIT TRACK SECTION
N.T.S.



DRIVEWAY ENTRY
32' PAVEMENT SECTION
N.T.S.

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TITLE SHEET / DETAILS

SHEET 1 OF 3
FEBRUARY 5, 2018

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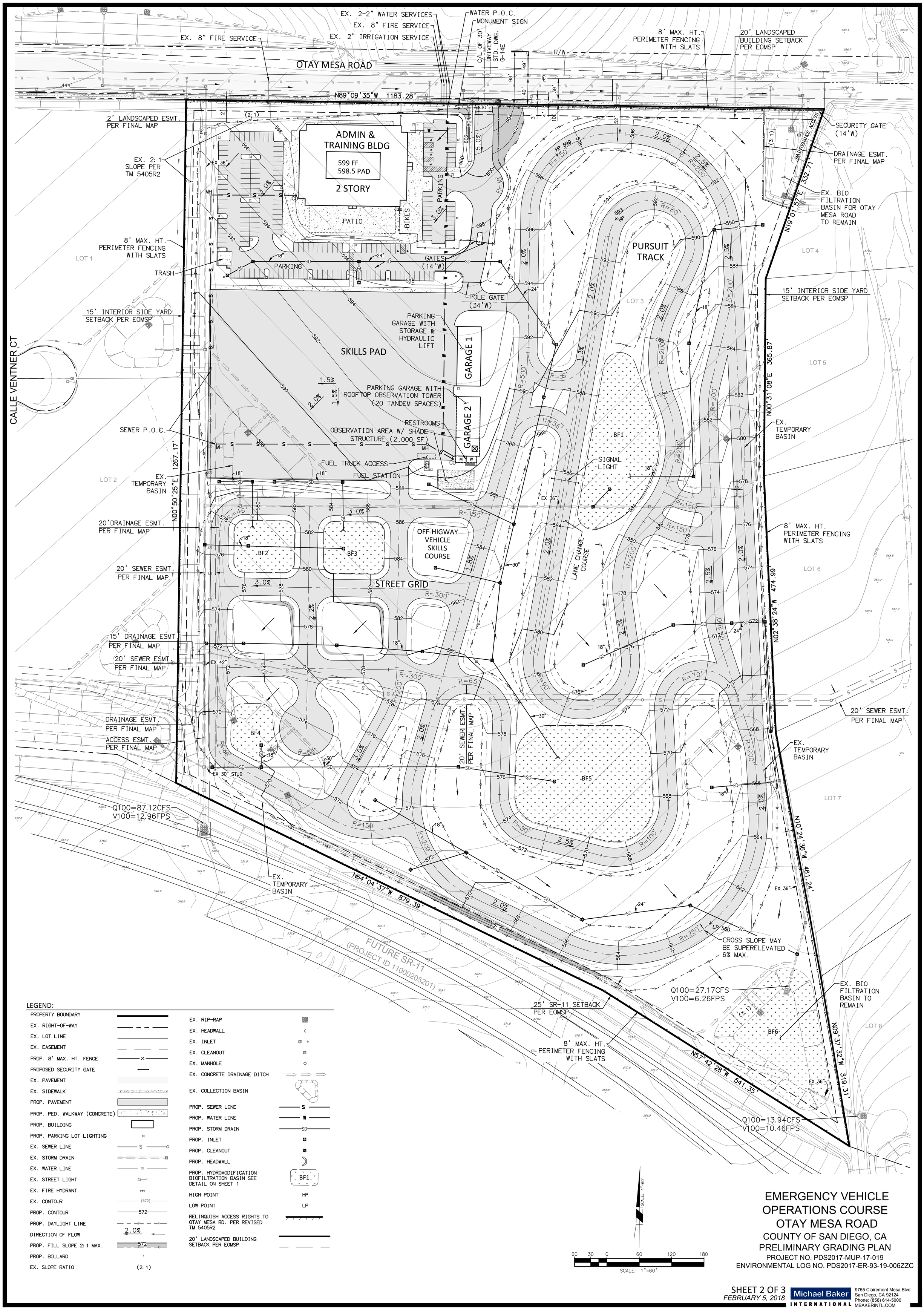

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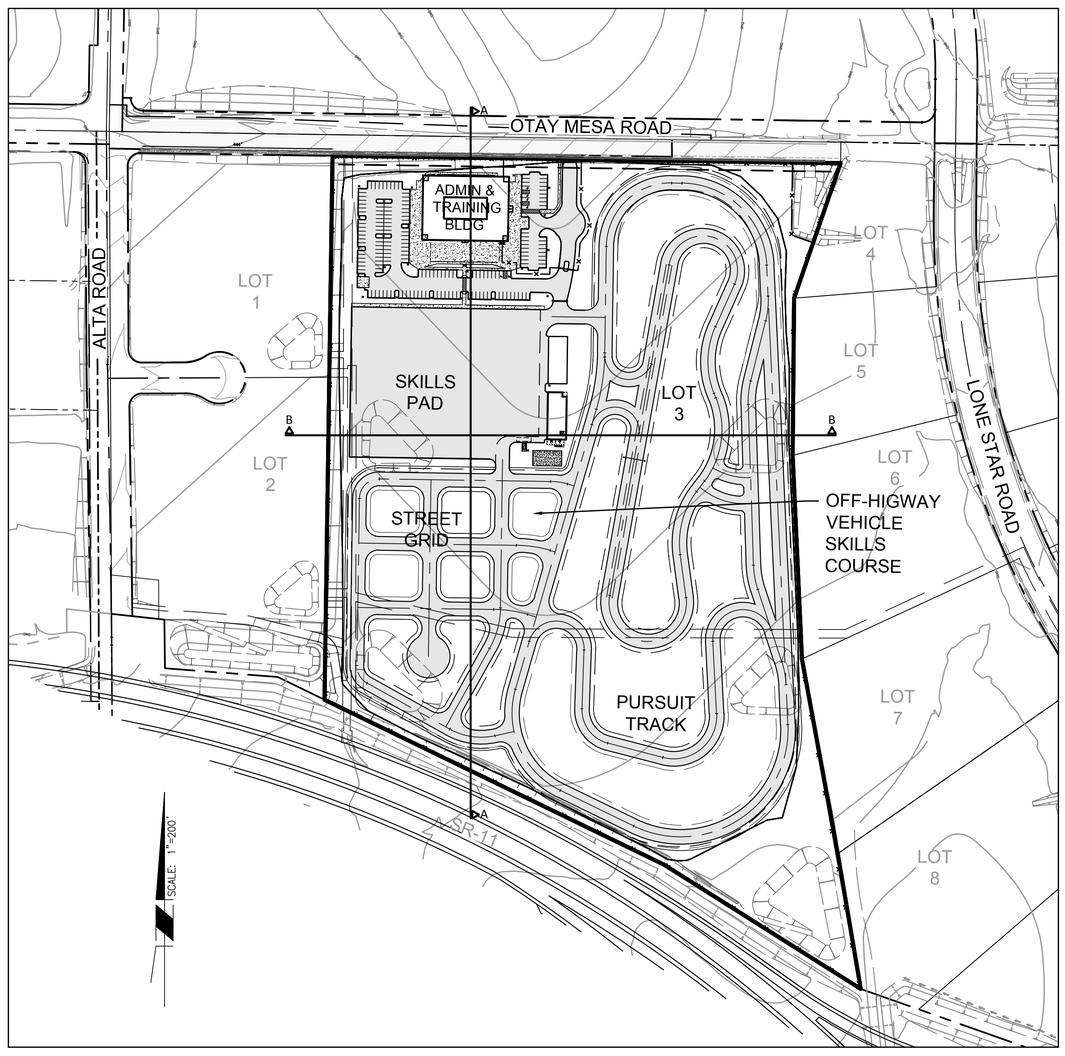
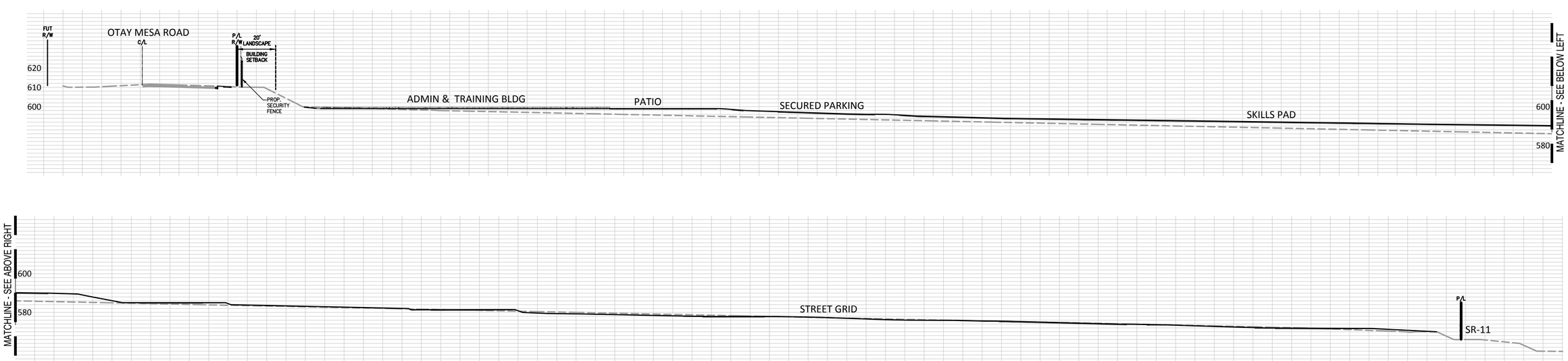
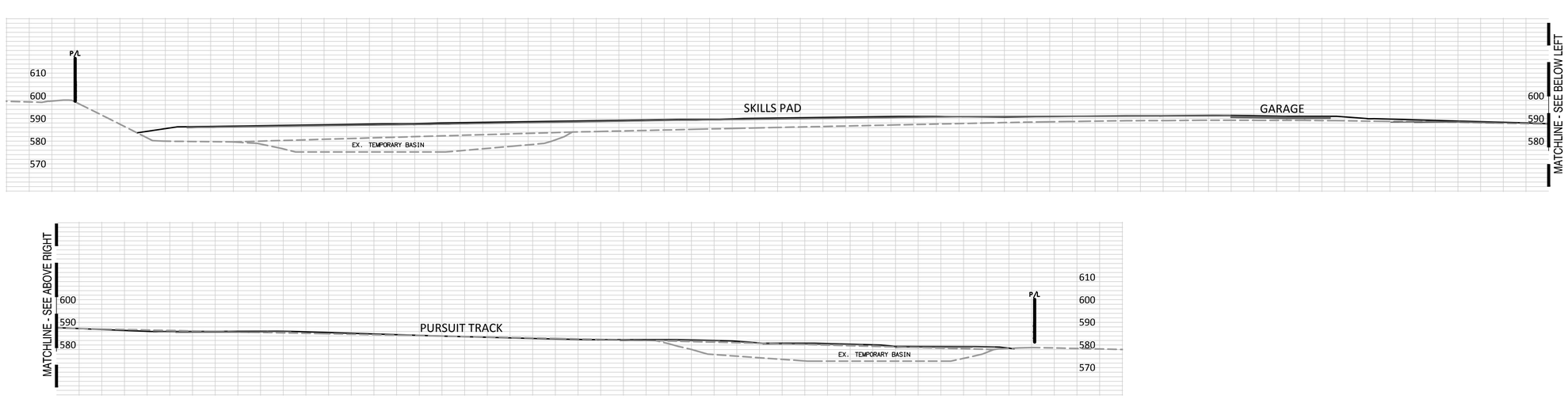


KEY MAP
SCALE: 1"=200'



SECTION A-A
SCALE: 1"=30' HORIZ.
1"=30' VERT.



SECTION B-B
SCALE: 1"=30' HORIZ.
1"=30' VERT.

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