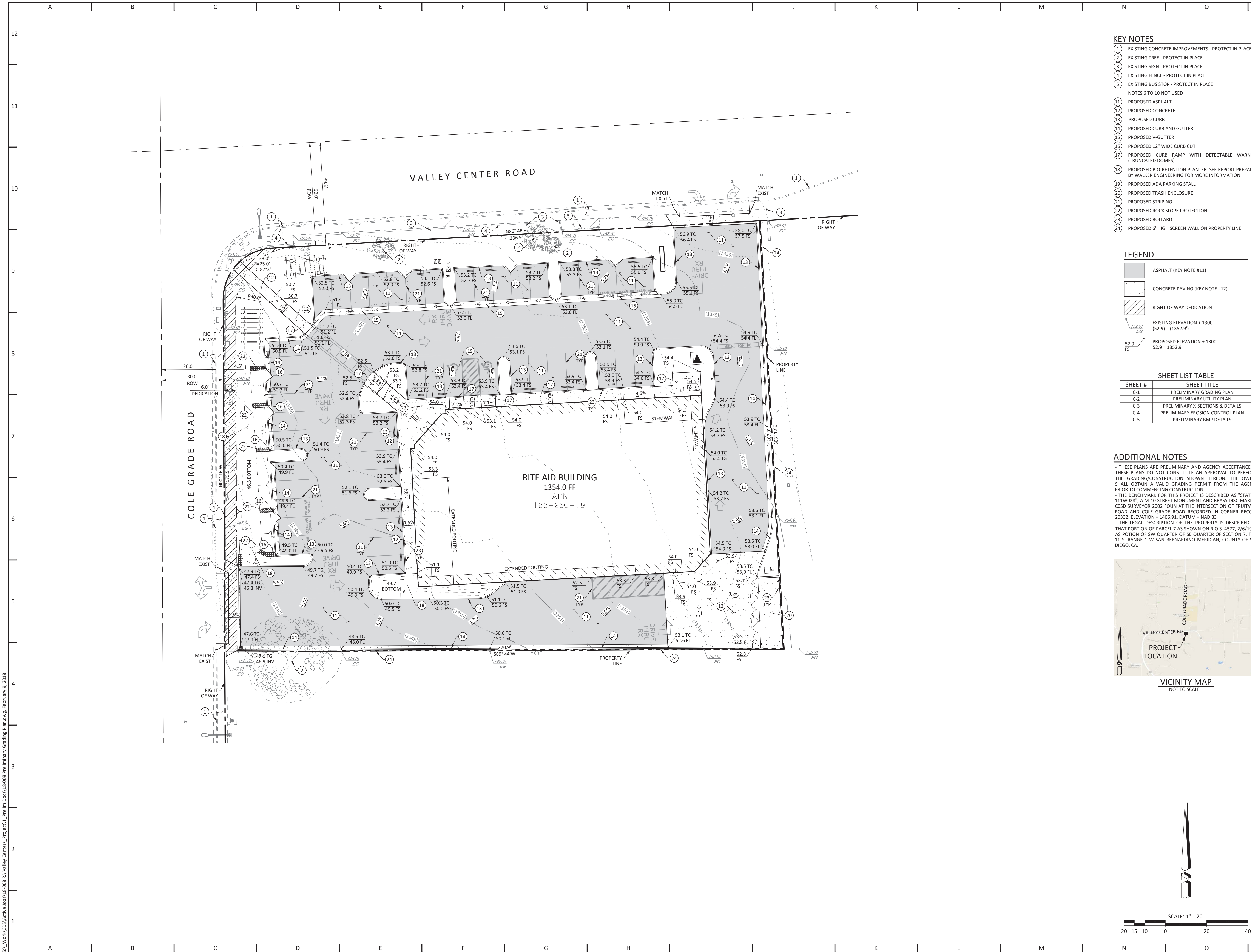


S:_Work\CDS\Active Jobs\18-008 RA Valley Center\ Project\1 Prelim Docs\18-008 Preliminary Grading Plan.dwg, February 9, 2018



KEY NOTES

- EXISTING CONCRETE IMPROVEMENTS - PROTECT IN PLACE
- EXISTING TREE - PROTECT IN PLACE
- EXISTING SIGN - PROTECT IN PLACE
- EXISTING FENCE - PROTECT IN PLACE
- EXISTING BUS STOP - PROTECT IN PLACE
- NOTES 6 TO 10 NOT USED
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- PROPOSED V-GUTTER
- PROPOSED 12" WIDE CURB CUT
- PROPOSED CURB RAMP WITH DETECTABLE WARNING (TRUNCATED DOMES)
- PROPOSED BIO-RETENTION PLANTER. SEE REPORT PREPARED BY WALKER ENGINEERING FOR MORE INFORMATION
- PROPOSED ADA PARKING STALL
- PROPOSED TRASH ENCLOSURE
- PROPOSED STRIPING
- PROPOSED ROCK SLOPE PROTECTION
- PROPOSED BOLLARD
- PROPOSED 6' HIGH SCREEN WALL ON PROPERTY LINE

LEGEND

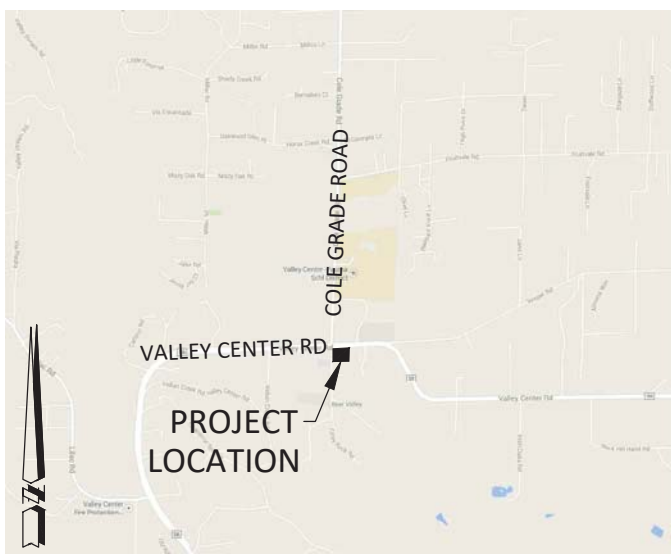
- ASPHALT (KEY NOTE #11)
- CONCRETE PAVING (KEY NOTE #12)
- RIGHT-OF-WAY DEDICATION
- EXISTING ELEVATION + 1300'
(52.9) = (1352.9')
- PROPOSED ELEVATION + 1300'
52.9 = 1352.9'

SHEET LIST TABLE

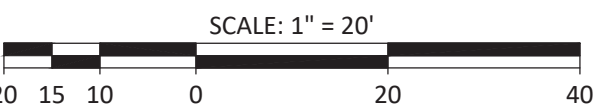
SHEET #	SHEET TITLE
C-1	PRELIMINARY GRADING PLAN
C-2	PRELIMINARY UTILITY PLAN
C-3	PRELIMINARY X-SECTIONS & DETAILS
C-4	PRELIMINARY EROSION CONTROL PLAN
C-5	PRELIMINARY BMP DETAILS

ADDITIONAL NOTES

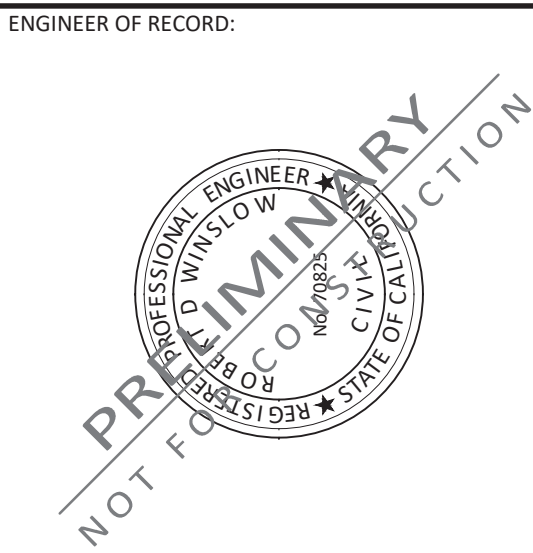
- THESE PLANS ARE PRELIMINARY AND AGENCY ACCEPTANCE OF THESE PLANS DO NOT CONSTITUTE AN APPROVAL TO PERFORM THE GRADING/CONSTRUCTION SHOWN HEREON. THE OWNER SHALL OBTAIN A VALID GRADING PERMIT FROM THE AGENCY PRIOR TO COMMENCING CONSTRUCTION.
- THE BENCHMARK FOR THIS PROJECT IS DESCRIBED AS "STATION 111+00.28", A M-10 STREET MONUMENT AND BRASS DISC MARKED CSD SURVEYOR 2002 FOUND AT THE INTERSECTION OF FRUITVALE ROAD AND COLE GRADE ROAD RECORDED IN CORNER RECORD 20332. ELEVATION = 1406.91, DATUM = NAD 83
- THE LEGAL DESCRIPTION OF THE PROPERTY IS DESCRIBED AS: THAT PORTION OF PARCEL 7 AS SHOWN ON R.O.S. 4577, 2/6/1958, AS PORTION OF SW QUARTER OF SE QUARTER OF SECTION 7, TWP 11 S, RANGE 1 W SAN BERNARDINO MERIDIAN, COUNTY OF SAN DIEGO, CA



VICINITY MAP
NOT TO SCALE



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RITE AID # 6750 - VALLEY CENTER, CA

28535 COLE GRADE ROAD
VALLEY CENTER, CA 92082
APN: 188-250-19

HALFERTY DEVELOPMENT COMPANY
199 SOUTH LOS ROBLES AVE, SUITE 840
PASADENA, CA 91101

REVIEWED BY:	RDW
PREPARED BY:	MMM
DATE:	February 9, 2018
SCALE:	AS SHOWN
CDS JOB #:	18-008

PRELIMINARY
GRADING PLAN

C-1



- SCALE: 1" = 20'
-
- 20 15 10 0 20 40

HALFERTY DEVELOPMENT COMPANY
199 SOUTH LOS ROBLES AVE, SUITE 840
PASADENA, CA 91101

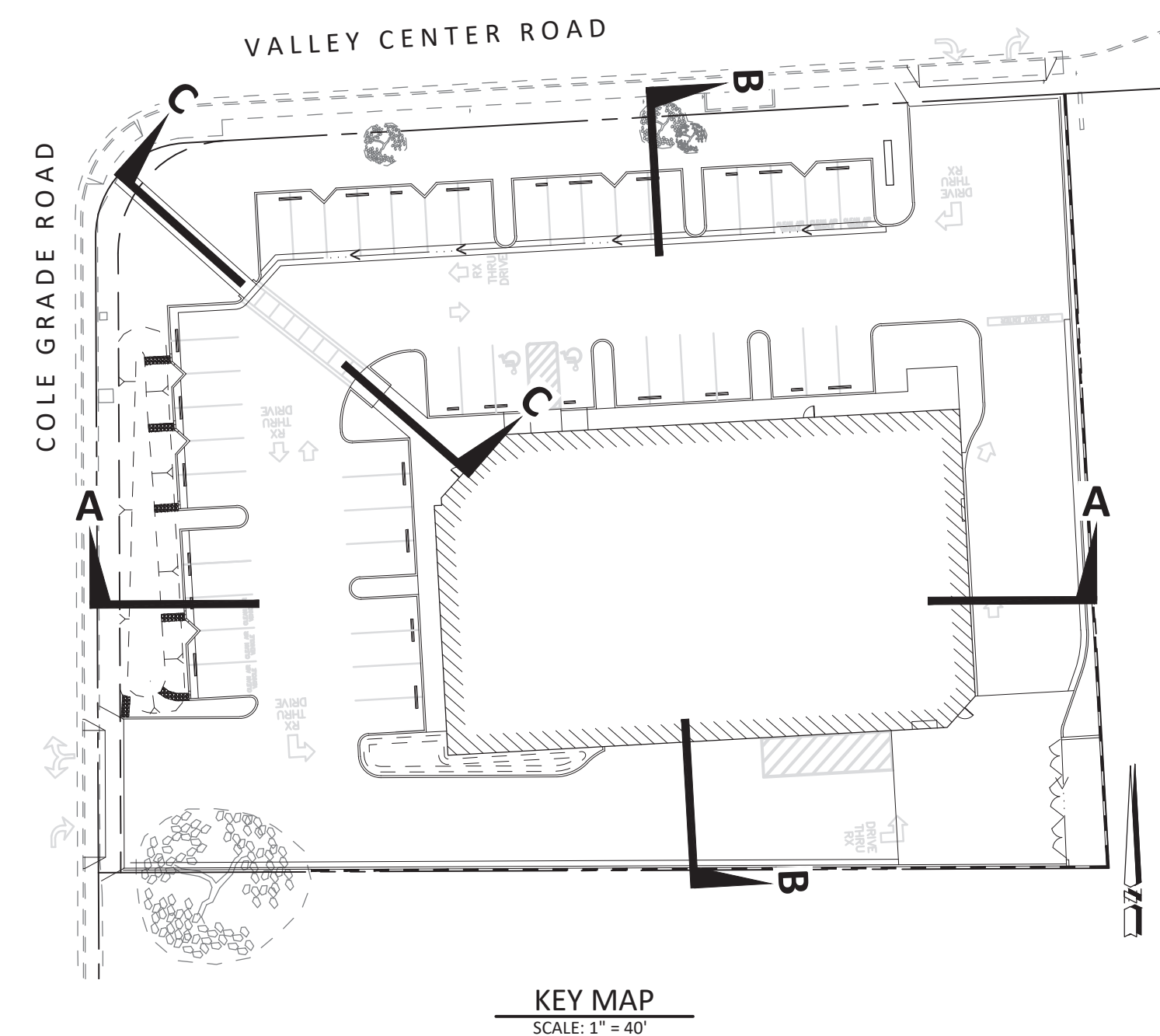
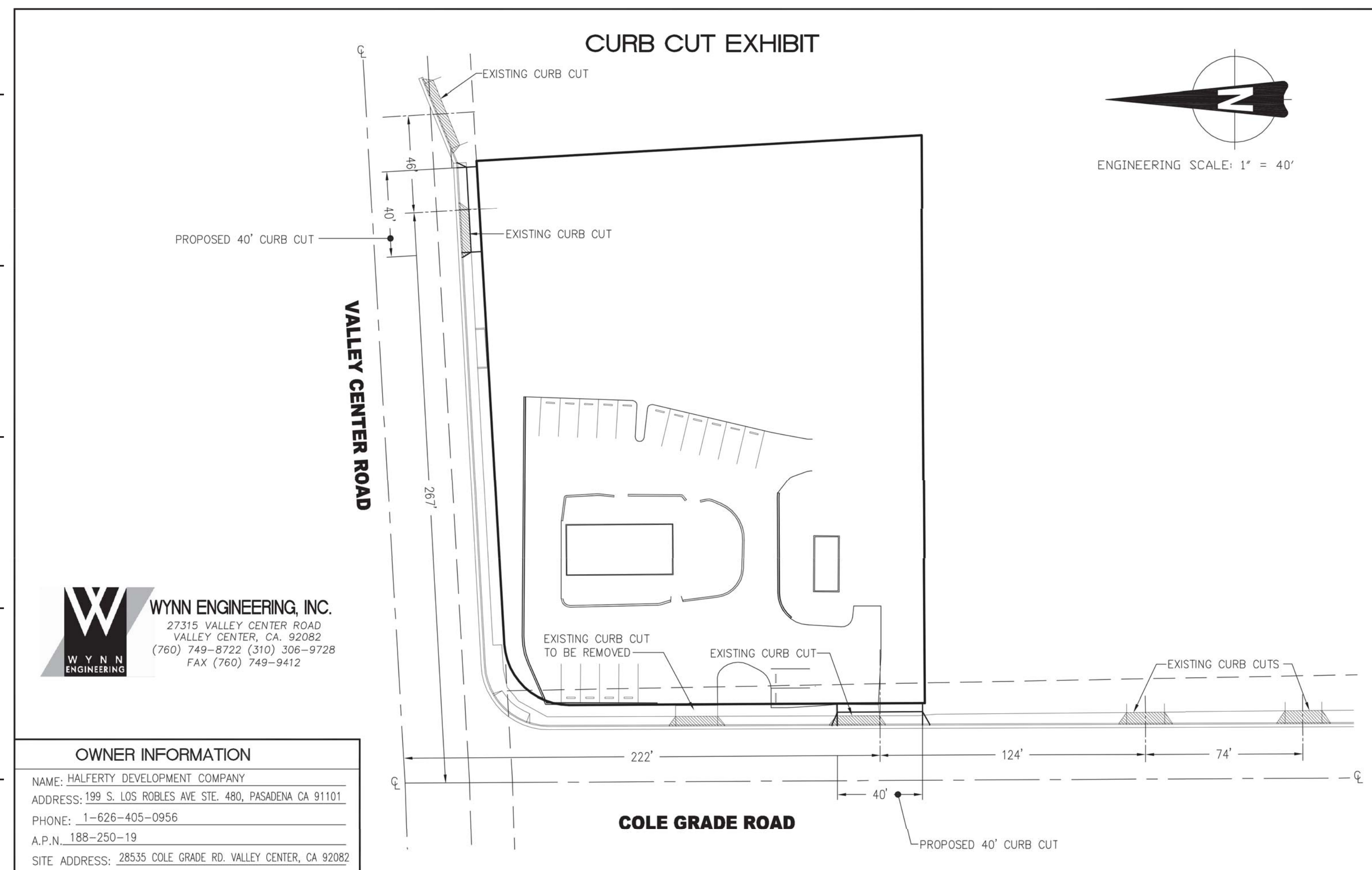
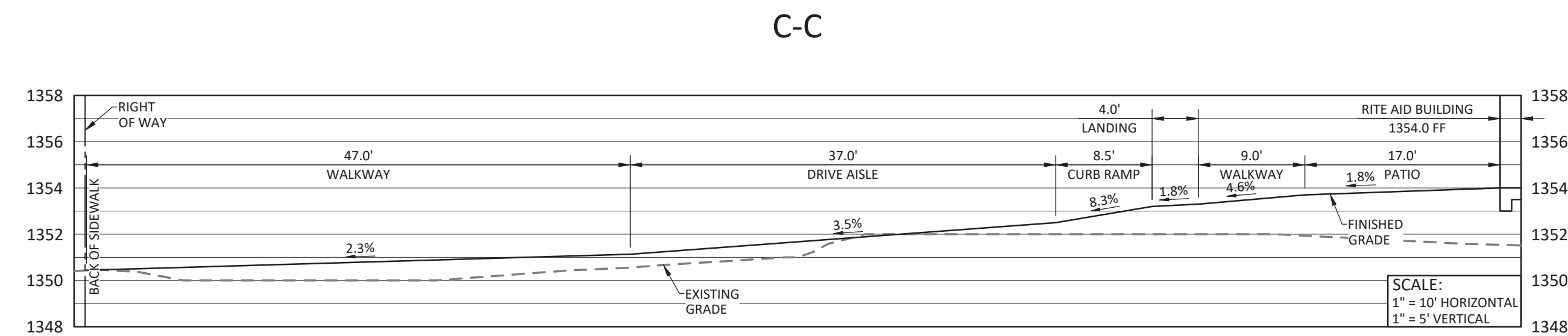
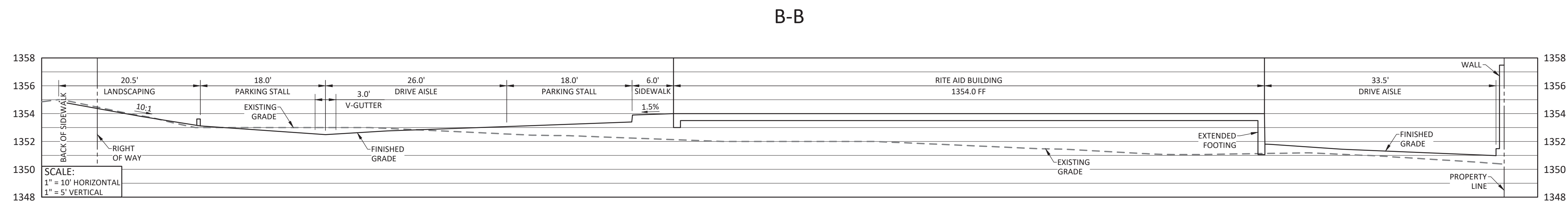
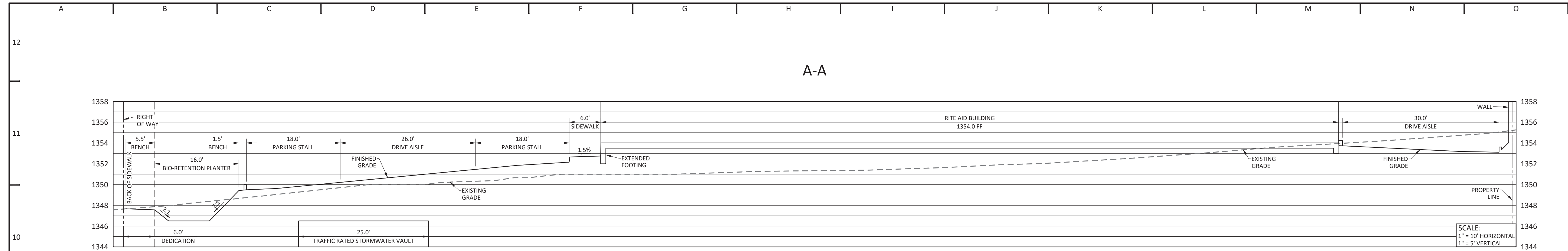
ENTER, CA

TION:

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C-2

SHEET 2 OF 5 SHEETS



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ENGINEER OF RECORD:

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VALLEY CENTER, CA 92082

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PLANS PREPARED FOR:

HALFERTY DEVELOPMENT COMPANY
199 SOUTH LOS ROBLES AVE, SUITE 840
PASADENA, CA 91101

REVISIONS:

REVIEWED BY: BDW/

PREPARED BY: MMM

DATE: February 9, 2018

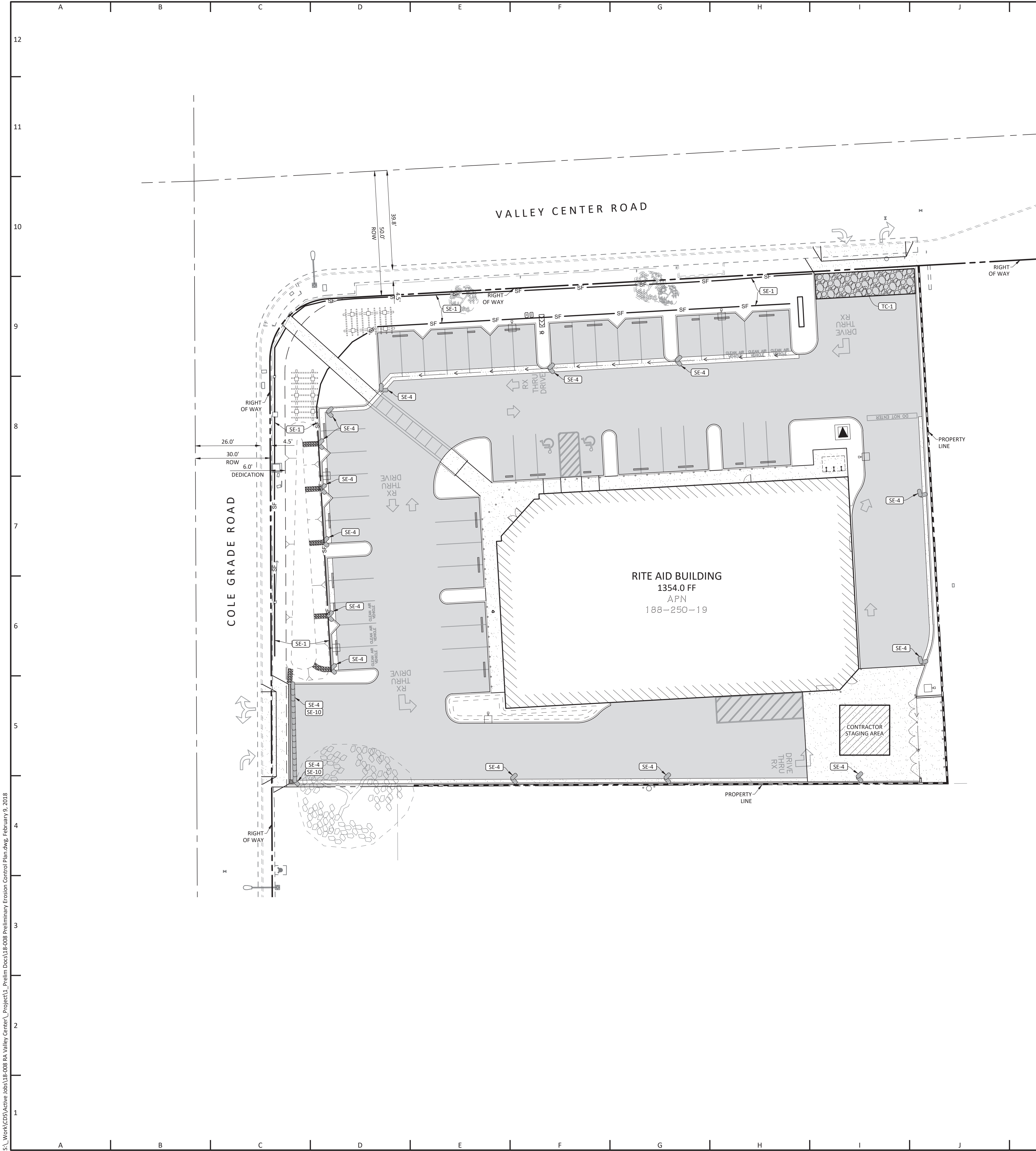
SCALE:	AS SHOWN
CDS JOB #:	18-008

PRELIMINARY X-SECTIONS & DETAILS

C-3

SHEET 3 OF 5 SHEETS

S:_Work\CDS\Active Jobs\18-008 RA Valley Center\ Project\1 Prelim Doc\18-008 Preliminary Erosion Control Plan.dwg, February 9, 2018



EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION IN ACCORDANCE WITH CALIFORNIA GENERAL PERMIT.
3. THE OWNER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE PUBLIC WORKS DEPARTMENT OR UNTIL A NOTICE OF TERMINATION HAS BEEN ACCEPTED BY RWQCB. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION AT THE DISCRETION OF THE QSD, QSP, AGENCY INSPECTOR, OR RWQCB.
4. PER THE CALIFORNIA GENERAL PERMIT, THERE IS NO IDENTIFIED RAINY SEASON. EROSION CONTROL MEASURES ARE REQUIRED AT ALL TIMES. REFER TO PROJECT SWPPP FOR BMP DETAILS.
5. IN THE EVENT OF A FAILURE, THE OWNER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE AGENCY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR AGENCY REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
6. IN THE EVENT OF FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS THE PUBLIC WORKS DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS.
7. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 75% COVERAGE ON ALL DISTURBED SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
8. THE AGENCY MAY HAVE ADDITIONAL PROJECT SPECIFIC EROSION CONTROL REQUIREMENTS. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE FOR MAINTAINING SELF-REGULATION OF THESE REQUIREMENTS.
9. ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA GENERAL PERMIT. THE OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI).
10. NAME OF PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM:

NAME: _____
PHONE: _____

BMP SELECTION AND LEGEND

BMP'S SPECIFIED ON THIS PLAN REFERENCE THE NOVEMBER 2009 EDITION OF THE CASQA "CALIFORNIA STORMWATER HANDBOOK". IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN BMP DETAILS AVAILABLE AT WWW.CASQA.ORG.

THE FOLLOWING BMPS ARE NOT SHOWN IN SPECIFIC LOCATIONS ON THIS PLAN AND ARE APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL INCORPORATE THESE BMPS INTO THE PROJECT SCOPE:

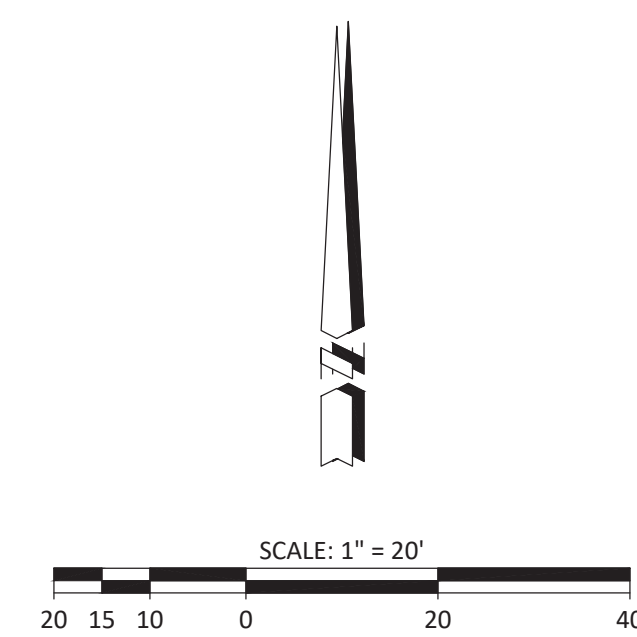
- | | |
|-------|-------------------------------------|
| EC-1 | PROJECT SCHEDULING |
| EC-2 | PRESERVATION OF EXISTING VEGETATION |
| NS-1 | WATER CONSERVATION |
| NS-3 | PAVING AND GRINDING |
| NS-6 | DISCHARGE REPORTING |
| NS-7 | POTABLE WATER / IRRIGATION |
| NS-8 | VEHICLE CLEANING |
| NS-9 | VEHICLE FUELING |
| NS-10 | VEHICLE MAINTENANCE |
| SE-7 | STREET SWEEPING |
| WE-1 | WIND EROSION CONTROL |

THE FOLLOWING BMPS ARE SPECIFIED ON THIS PLAN:

- | | |
|-------|---------------------------------------|
| SE-1 | SILT FENCE |
| SE-4 | CHECK DAM |
| SE-10 | STORM DRAIN INLET PROTECTION |
| TC-1 | STABILIZED CONSTRUCTION ENTRANCE/EXIT |

THE FOLLOWING BMPS SHALL BE USED IN THE CONTRACTOR STAGING AREA:

- | | |
|------|------------------------------|
| WM-1 | MATERIAL STORAGE |
| WM-2 | MATERIAL USAGE |
| WM-3 | STOCKPILE MANAGEMENT |
| WM-4 | SPILL PREVENTION KIT |
| WM-5 | SOLID WASTE (TRASH) |
| WM-6 | HAZARDOUS WASTE MANAGEMENT |
| WM-8 | CONCRETE WASTE (WASH OUT) |
| WM-9 | SEPTIC / SANITARY FACILITIES |



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RITE AID # 6750 - VALLEY CENTER, CA

PROJECT NAME:

PROJECT LOCATION:

28535 COLE GRADE ROAD
VALLEY CENTER, CA 92082

APN: 188-250-19

PLANS PREPARED FOR:

HALFERTY DEVELOPMENT COMPANY
199 SOUTH LOS ROBLES AVE, SUITE 840
PASADENA, CA 91101

REVISIONS:

REVIEWED BY: RDW

PREPARED BY: MMM

DATE: February 9, 2018

SCALE: AS SHOWN

CDS JOB #: 18-008

PRELIMINARY
EROSION CONTROL
PLAN

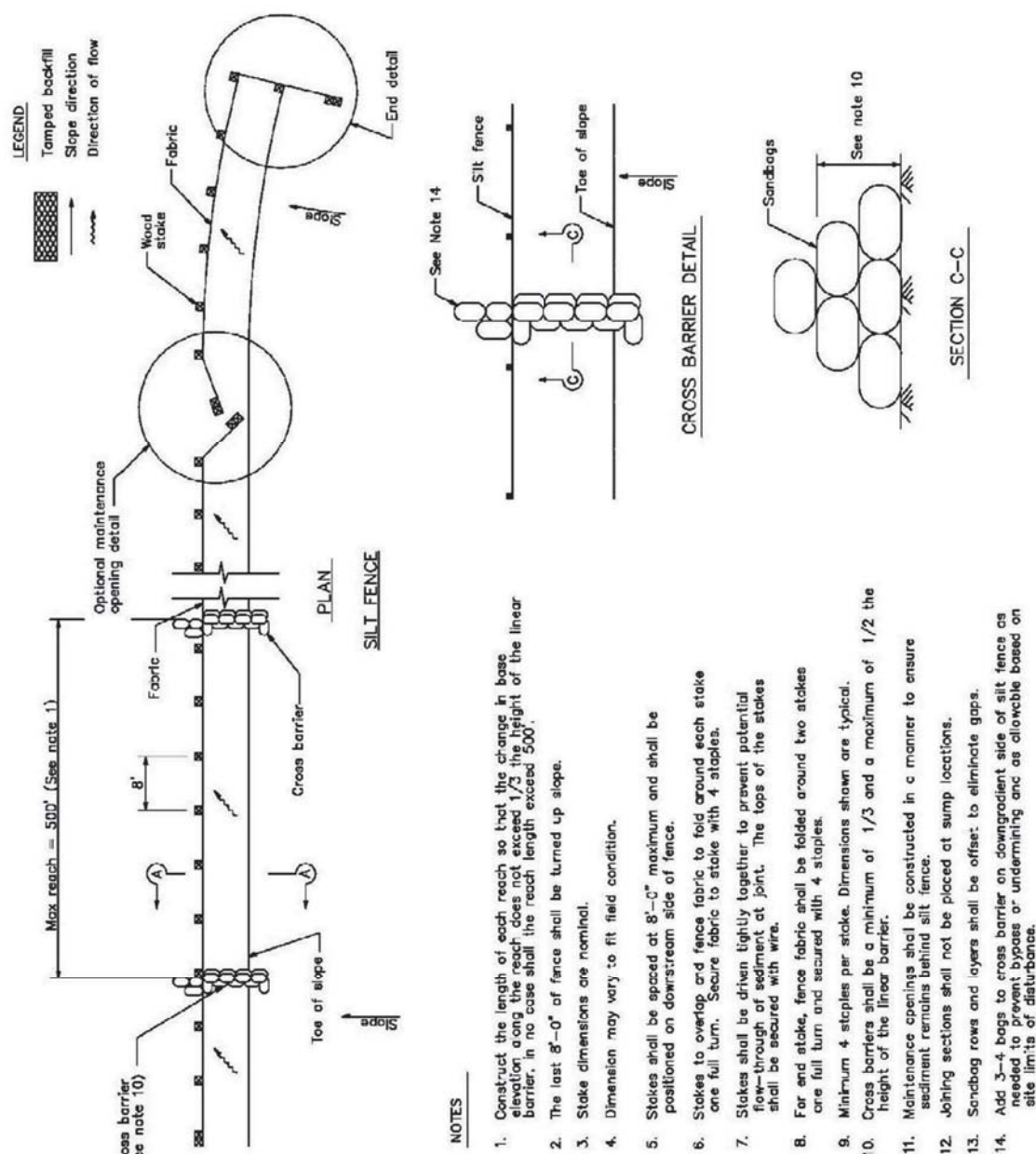
C-4

SHEET 4 OF 5 SHEETS

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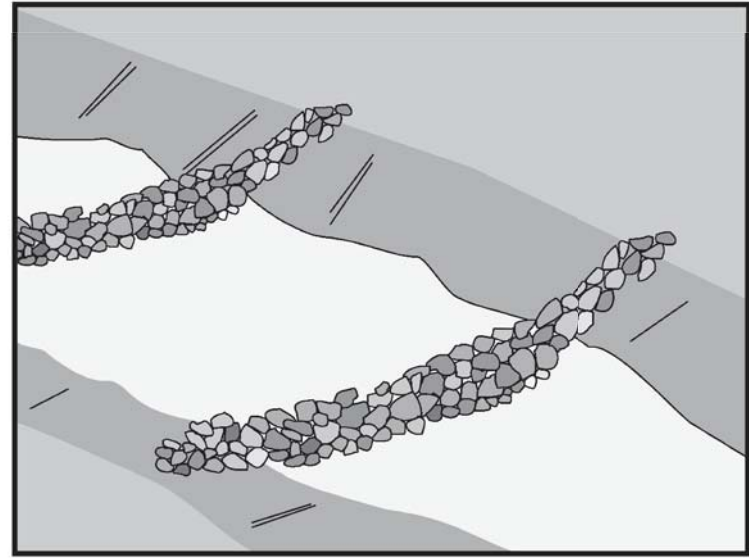
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SE-1



Check Dams

SE-4

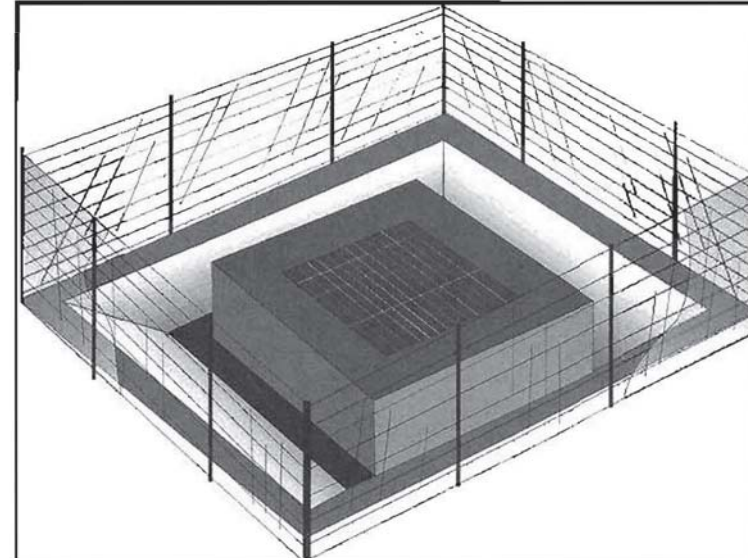


Description and Purpose
A check dam is a small barrier constructed of rock, gravel bags, sandbags, fiber rolls, or other proprietary products, placed across a constructed swale or drainage ditch. Check dams reduce the effective slope of the channel, thereby reducing scour and channel erosion by reducing flow velocity and increasing residence time within the channel, allowing sediment to settle.

- Suitable Applications**
Check dams may be appropriate in the following situations:
- To promote sedimentation behind the dam.
 - To prevent erosion by reducing the velocity of channel flow in small intermittent channels and temporary swales.
 - In small open channels that drain 10 acres or less.
 - In steep channels where stormwater runoff velocities exceed 5 ft/s.
 - During the establishment of grass linings in drainage ditches or channels.
 - In temporary ditches where the short length of service does not warrant establishment of erosion-resistant linings.
 - To act as a grade control structure.

Storm Drain Inlet Protection

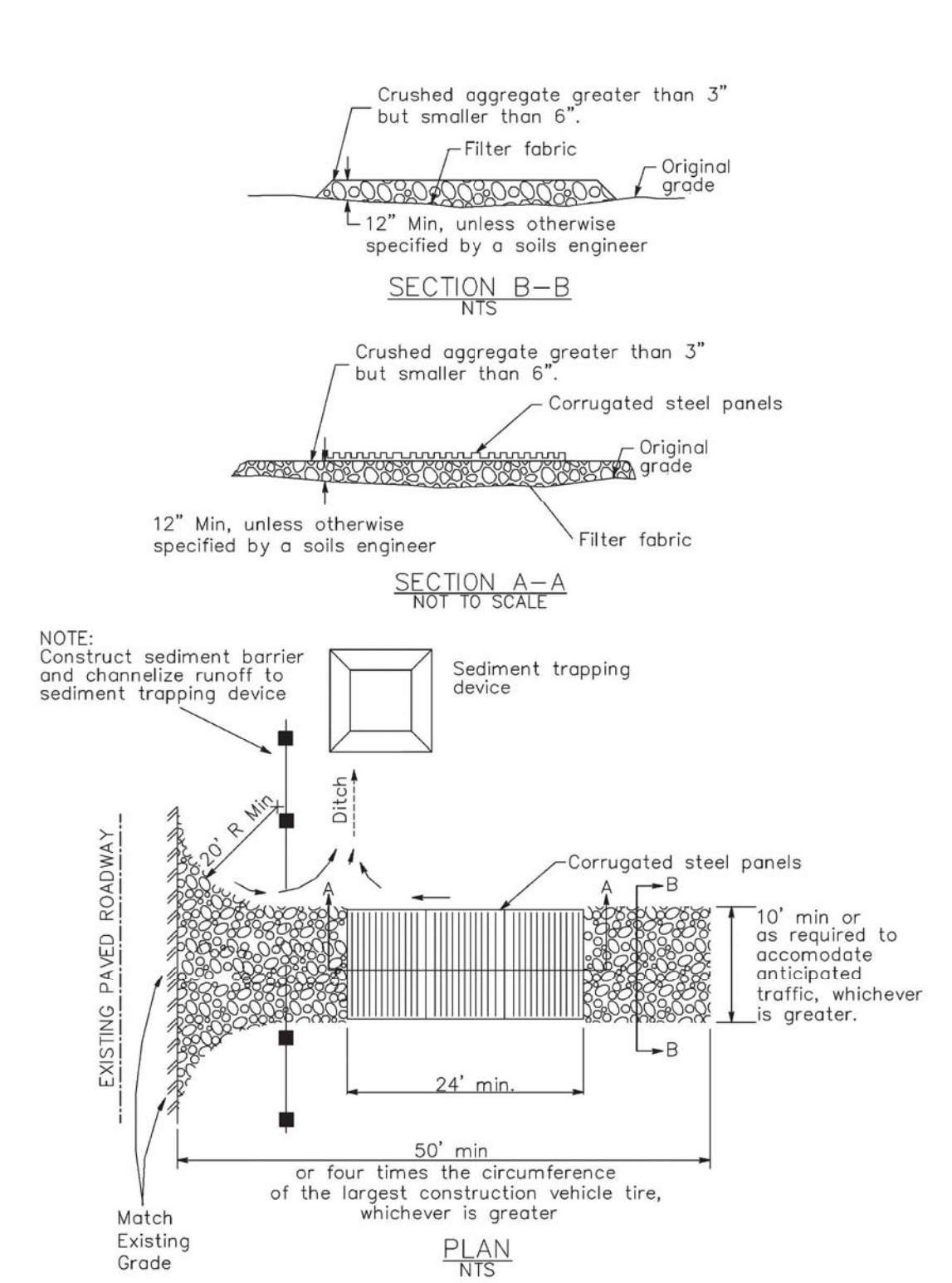
SE-10



Description and Purpose
Storm drain inlet protection consists of a sediment filter or an impounding area in, around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction. Temporary geotextile storm drain inserts attach underneath storm drain grates to capture and filter storm water.

- Suitable Applications**
Every storm drain inlet receiving runoff from unstabilized or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.
- Limitations**
- Drainage area should not exceed 1 acre.
 - In general straw bales should not be used as inlet protection.
 - Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.

Stabilized Construction Entrance/Exit TC-1



NOTE:
DETAILS ON THIS SHEET ARE PROVIDED FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ORIGINAL COPIES OF THE DETAILS FROM EACH APPLICABLE AGENCY.

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ENGINEER OF RECORD:

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RITE AID # 6750 - VALLEY CENTER, CA

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REVIEWED BY:	RDW
PREPARED BY:	MMM
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CDS JOB #:	18-008

PRELIMINARY BMP
DETAILS
C-5
SHEET 5 OF 5 SHEETS