

GENERAL 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 IS 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 DIRECTOR OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
- ALL SLOPES OVER 3 FEET IN HEIGHT SHALL 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 THE PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES.

SAN DIEGO GAS & ELECTRIC: 1-619-232-4252
AT&T (TELE): 1-800-422-4133
COX CABLE TV: 1-619-263-9251
SEWER: RAINBOW MUNICIPAL WATER DISTRICT (760) 728-1178
WATER: RAINBOW MUNICIPAL WATER DISTRICT: (760) 728-1178
- 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 FOUNDATIONS FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED (SECTIONS 87.403 & 87.410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF DPW.
- 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 7:00 A.M. AND 6:00 P.M. EACH DAY, MONDAY THROUGH SATURDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON SUNDAYS OR HOLIDAYS.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR 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 THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJACENT PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY, WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTling, CRACKING, EROSION, SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SLOPE RATIOS: CUT 2:1, FILL 2:1
DEVIATING FROM THE ABOVE RATIO WILL REQUIRE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS AFTER REVIEW OF A REPORT FROM A SOILS ENGINEER.
EARTHWORK VOLUMES: CUT: 44,275 C.Y.± FILL: 3,650± C.Y.
EXPORT: 40,625± C.Y.

A SEPARATE PERMIT MUST BE OBTAINED FOR WASTE OR IMPORT AREA.
GRADING QUANTITIES ARE APPROXIMATE AND ARE PROVIDED HEREON FOR PERMIT PURPOSES ONLY. QUANTITIES ARE BASED ON THE DIFFERENCE BETWEEN THE EXISTING SURFACES AND PROPOSED PAD/SUBGRADE SURFACES. VARIATIONS DUE TO LOSS FROM CLEARING AND GRUBBING, STRIPPING, SHRINKAGE, SWELL, UNSUITABLE MATERIAL & REMEDIAL GRADING ARE NOT CONSIDERED NOR FACTORED INTO THESE QUANTITIES.
CONTRACTOR SHALL VERIFY QUANTITIES WITH THEIR OWN VOLUME CALCULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THEIR OWN INDEPENDENT QUANTITY AND MATERIAL TAKE OFFS AND CONSTRUCT THE DESIGN INDICATED ON THESE DRAWINGS, PROJECT TO BE BID BASED ON CONTRACTOR'S OWN ESTIMATES.
- SPECIAL CONDITION: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS TO DO SO.
- PERMANENT POST-CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS.
- ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARD DRAWINGS DS-8, DS-10, DS-11, D-75.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL SURVEY CONTROL MONUMENTS, WHETHER SHOWN ON THESE PLANS OR NOT, WITHIN THE PROJECT AREA. ALL SURVEY MONUMENTS, WHETHER FOR HORIZONTAL OR VERTICAL CONTROL, THAT WILL OR COULD BE DISTURBED OR REMOVED BY THE CONTRACTOR, OR HIS EMPLOYEES, AGENTS, SUBCONTRACTORS, CONSULTANT OR LICENSEES, SHALL BE LOCATED PRIOR TO BEING DISTURBED OR REMOVED AND REPLACED OR RESET, IN ACCORDANCE WITH THE CALIFORNIA BUSINESS & PROFESSIONS CODE SECTION 8771(b), AT THE CONTRACTOR'S SOLE EXPENSE, UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA. IN ADDITION, A RECORD OF SURVEY OR CORNER RECORD, AS APPLICABLE, SHALL BE FILED AND/OR RECORDED, IN ACCORDANCE WITH THE PROVISIONS OF SAID CODE.

PROJECT APPLICANT/OWNER

THOROUGHbred LANE LLC
CAREFIELD SENIOR LIVING
201 LOMAS SANTA FE, SUITE 450
SOLANA BEACH, CA 92075
PHONE: 858-259-5591
CONTACT: VICKY BARKLISS

ARCHITECT

JONES BALLARD ARCHITECTS
3383 BALTIMORE STREET
SAN DIEGO, CA 92117
CONTACT STEPHEN JONES

CIVIL ENGINEER

FARRINGTON ENGINEERING CONSULTANTS, INC
11679 VIS FIRUL
SAN DIEGO, CA 92128
PHONE: 858-675-9490
email: mark@farringtonengineering.com

LANDSCAPE ARCHITECT

GARBINI & GARBINI LANDSCAPE ARCHITECTS
4142 ADAMS AVE., SUITE 103 #621
SAN DIEGO, CA 92116
619-232-4747
CONTACT: RICK GARBINI

SURVEYOR

KARN ENGINEERING & SURVEYING, INC.
129 FIG STREET
FALLBROOK, CA 92028
PHONE: 760-728-1134

GRADING NOTES

- ALL GRADING AND DRAINAGE IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE COUNTY GRADING ORDINANCE, THE CURRENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION WITH SAN DIEGO SUPPLEMENTS, THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS, ANY SPECIAL REQUIREMENTS OF THE PERMIT, AND ANY EARTHWORK SPECIFICATIONS AS OUTLINED IN THE PROJECT'S GEOTECHNICAL INVESTIGATION.
- NO GRADING SHALL BE PERFORMED UNTIL A VALID GRADING PERMIT HAS BEEN ISSUED BY THE COUNTY. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, COUNTY GRADING INSPECTORS, OR THEIR REPRESENTATIVES.
- THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE COUNTY ENGINEER WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS:
- INITIAL INSPECTION: WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT NOT LESS THAN TWO DAYS BEFORE ANY GRADING OR BRUSHING IS STARTED.
 - TOE INSPECTION: AFTER NATURAL GROUND OR BEDROCK IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE FILL IS PACKED.
 - EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED, BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS 10 FEET.
 - FILL INSPECTION: AFTER THE FILL PLACEMENT IS STARTED, BUT BEFORE THE VERTICAL HEIGHT OF THE FILLS EXCEEDS 10 FEET.
 - DRAINAGE DEVICE INSPECTION: AFTER FORMING OF TERRACE DRAINS, DOWNDRAINS OR PLACEMENT OF PIPE IN SUBDRAINS, BUT BEFORE ANY CONCRETE OR FILTER MATERIAL IS PLACED.
 - ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED, THIS INSPECTION MAY BE CALLED FOR AT THE COMPLETION OF ROUGH GRADING WITHOUT THE NECESSITY OF THE COUNTY ENGINEER HAVING PREVIOUSLY REVIEWED AND APPROVED THE REPORTS.
 - FINAL: WHEN ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES HAS BEEN COMPLETED AND THE AS-GRADED PLAN, PROFESSIONAL APPROVALS, AND THE REQUIRED REPORTS HAVE BEEN SUBMITTED.

DAILY INSPECTION, TESTING REPORTS SHALL BE PREPARED BY THE SOILS ENGINEER AND/OR ENGINEERING GEOLOGIST. THE REPORTS SHALL BE IMMEDIATELY AVAILABLE TO THE COUNTY INSPECTOR ON REQUEST.

THE COUNTY ENGINEER MAY REQUIRE A SECOND SOILS ENGINEER TO VERIFY TESTS PREPARED BY THE PROJECT SOILS ENGINEER WHERE GOOD CAUSE EXISTS.

A REPRESENTATIVE FOR THE COUNTY ENGINEER MAY ISSUE A STOP WORK NOTICE IF ANY VIOLATION OF THE GRADING ORDINANCE IS NOTED. CONTINUATION OF GRADING WORK AFTER SUCH A NOTICE HAS BEEN ISSUED IS A VIOLATION OF THE GRADING ORDINANCE.

ALL GRADING IS TO BE PERFORMED ONLY WITHIN THE AREAS SHOWN ON THE APPROVED GRADING PLAN. GRADING OUTSIDE OF THOSE AREAS OR TO GRADES NOT SHOWN ON THE APPROVED GRADING PLAN IS A VIOLATION OF THE GRADING ORDINANCE.

SURVEY MONUMENTS

- CONTRACTOR SHALL BE RESPONSIBLE FOR FOR THE COST OF REPLACING/RESTORING ANY MONUMENTATION, INCLUDING THE COST OF PREPARING AND FILING THE CORNER RECORD OR RECORD OF SURVEY (AS APPLICABLE), WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR OR REGISTERED CIVIL ENGINEER LICENSED TO PRACTICE LAND SURVEYING, MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO DEMOLITION OR CONSTRUCTION. IF DESTROYED, SUCH MONUMENTS SHALL BE REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEYOR OR A REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED BY THE LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AS REQUIRED BY THE LAND SURVEYOR'S ACT.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCH MARKS DESTROYED BY THE CONSTRUCTION. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE COUNTY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE DEMOLITION OR CONSTRUCTION.

BMP STENCIL PLACEMENT NOTES:

- ALL STORM DRAIN INLETS AND CATCH BASINS WITHIN THE PROJECT AREA SHALL HAVE A STENCIL OR TILE PLACED WITH PROHIBITIVE LANGUAGE (SUCH AS: NO DUMPING- I LIVE IN <<NAME RECEIVED WATER>>") AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLEGAL DUMPING.
- SIGNS AND PROHIBITIVE LANGUAGE AND/OR GRAPHICAL ICONS, WHICH PROHIBIT ILLEGAL DUMPING, MUST BE POSTED AT PUBLIC ACCESS POINTS ALONG CHANNELS AND CREEKS WITHIN THE PROJECT AREA.
- LEGIBILITY OF STENCILS, TILES AND SIGNS MUST BE MAINTAINED AND TILES MUST BE PLACED FLUSH WITH THE TOP OF CONCRETE TO REDUCE TRIPPING BY PEDESTRIANS.

PRELIMINARY GRADING PLAN 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 A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

PRELIMINARY GRADING PLAN
FOR

CAREFIELD SENIOR LIVING, BONSAI, CALIFORNIA
PDS2019-REZ-19-009/PDS2019-STP-19-005

CONTRACTOR'S NOTES

- THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONJUNCTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE DESIGN ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL SLOPES, STREETS, UTILITIES AND STORM DRAINS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF WORK AT (858) 694-5660. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (SAND BAGS, HAY BALES, TEMPORARY DESILTING BASINS, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY SUBSEQUENT OWNER, AGENCY OR ASSOCIATION WHICH IS TO BE ULTIMATELY RESPONSIBLE FOR THE MAINTENANCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL STRUCTURES TO REMAIN AS SHOWN ON THESE PLANS BEFORE COMMENCING WORK AND PROTECT THEM FROM DAMAGE. THE EXPENSE OF REPAIR OR REPLACEMENT OF SAID STRUCTURES SHALL BE BORNE BY THE CONTRACTOR.
- IF ANY UNFORESEEN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER AND THE COUNTY INSPECTOR BEFORE PROCEEDING FURTHER.
- CONTRACTOR SHALL GRADE TO CONFORM TO NEW GRADES AND CONTOURS AS SHOWN, REGARDLESS OF INITIAL CONDITIONS AT SITE. ANY ADDITIONAL WORK RESULTING FROM EXISTING SITE CONDITIONS WHICH MAY VARY FROM THESE PLANS SHALL BE CONSIDERED PART OF THE CONTRACT. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHOD THROUGHOUT THE GRADING AND BUILDING CONSTRUCTION OPERATIONS.
- ANY TRENCH EXCAVATIONS OVER FIVE (5) FEET SHALL REQUIRE A TRENCH EXCAVATION PERMIT ISSUED BY THE STATE OF CALIFORNIA (CAL OSHA).
- ALL ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS, UNLESS OTHERWISE SHOWN.
- ALL RETAINING WALLS SHALL HAVE A PERMIT FROM THE BUILDING DEPARTMENT FOR THE UNIFORM BUILDING CODE.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK AND THE COUNTY ENGINEER PRIOR TO PERFORMING ROCK REMOVAL OPERATIONS.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- THE QUANTITY OF GRADING SHALL BE LIMITED TO 70,000 CY PER DAY.
- THE PROJECT SITE AND ANY DIRT HAUL ROUTES SHALL BE WATERED AT LEAST THREE TIMES PER DAY TO REDUCE FUGITIVE DUST EMISSIONS.

SPECIAL NOTES

- THE CONTRACTOR AGREES TO PERFORM ALL WORK IN ACCORDANCE WITH THESE PLANS. IF THE CONTRACTOR HAS REASON TO THINK THAT THERE IS ANY ERROR OR DISCREPANCY IN THESE PLANS OR THE FIELD STAKES, HE SHALL IMMEDIATELY INFORM AND REQUEST CLARIFICATION FROM THE ENGINEER OF WORK.
- THE LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS TO BE MET (OR AVOIDED) BY "WORK TO BE DONE" SHALL BE CONFIRMED BY THE CONTRACTOR'S FIELD MEASUREMENTS PRIOR TO THE CONSTRUCTION OF NEW WORK. THE CONTRACTOR SHALL REPORT TO THE ENGINEER OF WORK ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
- BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL MAKE A THOROUGH INSPECTION OF THE SITE TO DETERMINE THE EXISTING CONDITIONS. IF SUCH CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. NOTIFICATION SHALL BE MADE SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW TIME TO MAKE NEEDED PLAN REVISIONS.
- THE EXISTING TOPOGRAPHY SHOWN IS BASED ON AERIAL PHOTOGRAMETRY PROVIDED BY THE OWNER. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL CONFIRM THAT THE EXISTING TOPOGRAPHY IS IN SUBSTANTIAL CONFORMANCE WITH THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER OF WORK.
- THESE PLANS ARE ONLY TO BE USED WHEN A SOILS ENGINEER HAS BEEN RETAINED FOR THE PROJECT WHO AGREES TO BE SOLELY RESPONSIBLE FOR THE FOLLOWING:
 - TO TEST, EVALUATE, AND MAKE RECOMMENDATIONS FOR ANY NECESSARY EARTHWORK CONSTRUCTION CHANGES.
 - TO PROVIDE A FINAL REPORT ON THE GRADING STATING HIS OPINION ON THE ADEQUACY AND STABILITY OF THE GRADING.
 - TO STATE THAT THE WORK WAS DONE IN ACCORDANCE WITH THE PROJECT SOILS REPORT AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR AGREES THAT IT IS HIS SOLE RESPONSIBILITY TO PROPERLY GRADE, PLACE, AND IMPORT OR EXPORT EARTH MATERIAL UNDER THE OBSERVATION OF A QUALIFIED SOILS ENGINEER (AND ENGINEERING GEOLOGIST).
- ALL FILL MATERIAL SHALL BE COMPACTED TO 90% OR BETTER AND REPORTS SUBMITTED TO THE PUBLIC WORKS INSPECTOR PRIOR TO THE ACCEPTANCE OF WORK.
- AT THE COMPLETION OF THE GRADING OPERATION, AN AS-GRADED SOILS REPORT WILL BE PREPARED. ONE COPY OF THIS REPORT WILL BE SUBMITTED TO FIELD INSPECTION (AND ONE COPY TO GRADING SECTION) OF THE COUNTY ENGINEER'S OFFICE WITHIN 15 DAYS OF THE COMPLETION OF GRADING.
- BEFORE CONSTRUCTION BEGINS THE CONTRACTOR SHALL CONTACT THE UTILITY AGENCIES AND ADVISE THEM OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE AGENCY REPRESENTATIVES. AFTER THE UTILITIES HAVE BEEN MARKED OUT AND PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS TO DETERMINE THE ELEVATION AND HORIZONTAL LOCATION OF EXISTING UNDERGROUND FACILITIES LYING WITHIN THE SPACE TO BE EXCAVATED.

A.P.N.

126-230-55-00

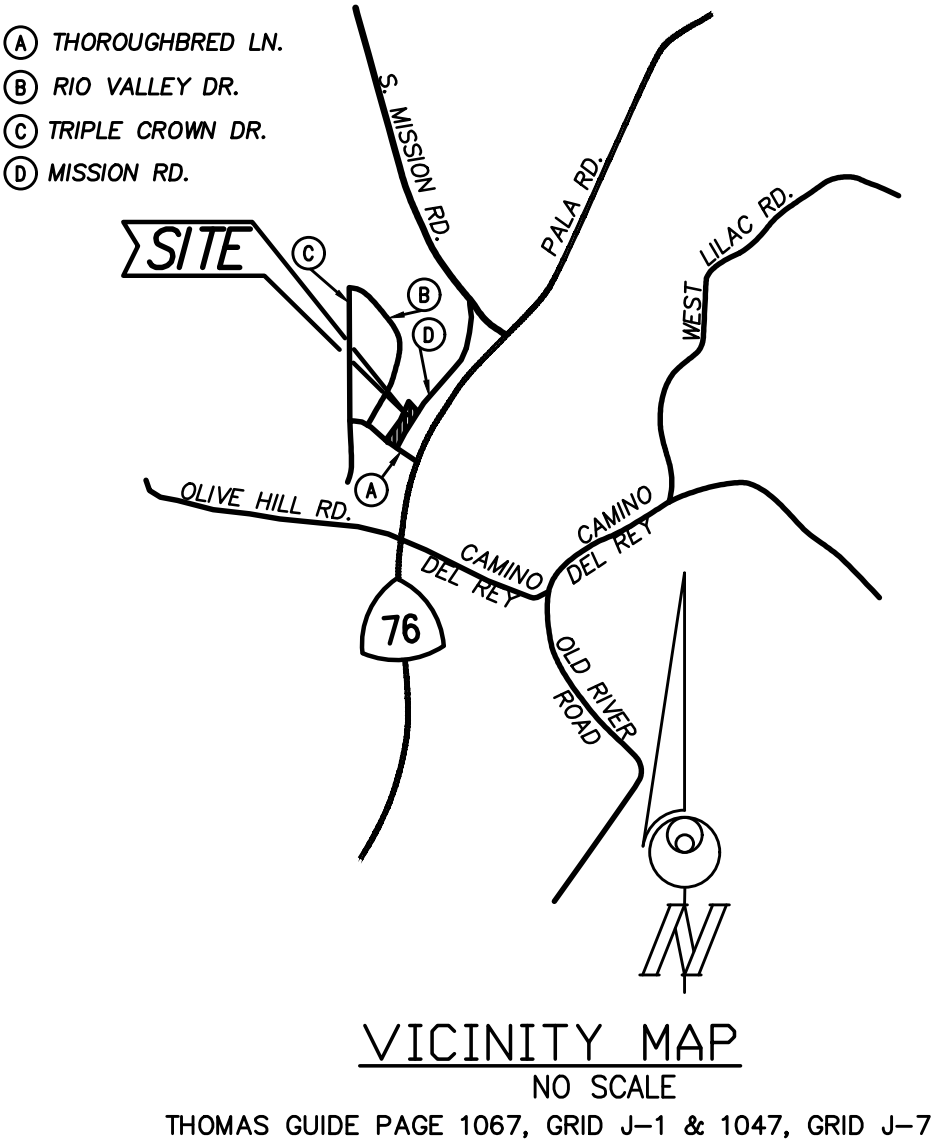
BRIEF LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 9653 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, JANUARY 31, 1980 AS FILE NO. 80-036593 O.R.

EXCEPTIONS NOTED IN PRELIMINARY TITLE REPORT.

TOPOGRAPHICAL INFORMATION

AERIAL PHOTOGRAMMETRY BY
PHOTOGEODETIC CORP.,
DATED 7-30-18



WORK TO BE DONE

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

DESCRIPTION	STD. DWG	LEGEND
PROJECT BOUNDARY		---
STREET CENTERLINE LINE		—+—
DAYLIGHT LINE		—+—
EXISTING CONTOUR LINE		260
FINISH GRADE CONTOUR		565
PAD ELEVATION		PAD=547.0
PROPOSED MASONRY RETAINING WALL (PVT.)		█
PROPOSED 6" TYPE "G" CURB (PVT.)	"G-1"	—+—
PROPOSED 6" TYPE "G" CURB & GUTTER	"G-2"	====
PROPOSED SOIL NAIL RETAINING WALL (PVT.)		█
PCC SIDEWALK (PUBLIC)	"G-7"	█
PCC SIDEWALK (PVT)	"G-7"	█
PROPOSED ROOF DOWN DRAIN (PVT.)		■ DD
PROPOSED 6"Ø PVC STORM DRAIN CLEANOUT (PVT.)		●
PROPOSED TYPE "F" CATCH BASIN (PVT.)	"D-7"	□
PROPOSED TYPE "A-4" CLEANOUT (PVT.)	"D-9"	□
PROPOSED 24"x24" CATCH BASIN (PVT.)		□
PROPOSED TYPE "B" PCC BROW DITCH (PVT.)	"D-75"	→
PROPOSED RIPRAP ENERGY DISSIPATOR (PVT.) (TYPE 1) "D-40"		█
PROPOSED STORM DRAIN PIPE (PVT.)		===
SLOPE (2:1 MAX) (CUT SLOPE)		2:1
SLOPE (2:1 MAX) (FILL SLOPE)		2:1
PAD ELEVATION		PAD EL.=179.7
PROPOSED 8" SEWER LATERAL (PVT.)	"SS-01"	—○—
5' DIA. SEWER MANHOLE	SM-02, SM-03, SM-04,	—○—
(LOCKING COVER GMI COMPOSITE MANHOLE SM-05, M-3 COVER WITH QUARTER TURN PADDLE LOCK MECHANISM PER PLAN)		
2" COPPER WATER SERVICE	WS-02, WS-03, WC-17, WR-01	—(V)RP—
W/ CATHODIC PROTECTION		
PROPOSED 8" FIRE SERVICE LINE (PVT.)		8" FS LINE
ADA APPROVED PIPE FENCE		—○—○—
DECORATIVE PERVIOUS PAVERS		█
AC PAVING TO BE REMOVED		█
PROPOSED AC PAVEMENT		█
PROPOSED AC PAVEMENT OVERLAY		█
PROPOSED PVT. TREE WELL PER COUNTY DWG. NO. GS-1-1b		□
PROPOSED SIDEWALK UNDER DRAIN	GS-5.04a	—+—
PROPOSED PVT. FILTERRA™ CURB INLET		□

STANDARD ABBREVIATIONS

BEGINNING OF CURVE	BC	POINT OF COMPOUND CURVE	PCC
BEGIN VERTICAL CURVE	BVC	PAVEMENT ELEVATION	P
BOTTOM OF WALL	BW	PERFORATED	PERF
CAPACITY	CAP	POINT OF CONNECTION	PCC
CATCH BASIN	CB	POINT OF CURVE RETURN	PCR
CENTER LINE	CL OR C/L	POINT OF REVERSE CURVE	PRC
CLEANOUT	CO	POWER POLE	PP
CURB & GUTTER	C&G	PRIVATE	PVT
CORRUGATED METAL PIPE	CMP	PROPERTY LINE	PL
CROSSING	X-ING	PULL BOX	PB
EASEMENT	ESMT	REINFORCED CONCRETE PIPE	RCP
EDGE OF PAVEMENT	EP	SERVICE POINT	SP
END OF CURVE	EC	STORM DRAIN	SD
END VERTICAL CURVE	EVC	STORM DRAIN CLEAN OUT	SDCO
ENGINEER OF WORK	EOW	TOP OF ASPHALT BERM	TB
FINISH GRADE	FG	TOP OF CURB	TC
FINISH SURFACE	FS	TOP OF PIPE	TP
FLOW LINE (DRAINAGE)	FL	TOP OF RISER	TR
GRADE BREAK	GB	TOP OF WALL	TW
GUTTER	G	TOP OF FOOTING	TF
HIGH POINT	HP	UNDERGROUND	UG
HYDRAULIC GRADE LINE	HGL	VITRIFIED CLAY PIPE	VCP
INVERT ELEVATION (SEWER)	IE		
IRRIGATION SERVICE	IRR		

SHEET C-100
LEGEND+NOTES

FARRINGTON ENGINEERING CONSULTANTS, INC.
CONSULTING CIVIL ENGINEERING
11679 VIA FIRUL
SAN DIEGO, CA 92128
(858) 675-9490

REGISTERED PROFESSIONAL ENGINEER
MARK A. FARRINGTON
NO. 38114
EXP. 03/31/21
CIVIL
STATE OF CALIFORNIA

Mark A. Farrington
02-07-2020
MARK A. FARRINGTON RCE 38114 EXP. 3/31/21 DATE

FOR
CAREFIELD SENIOR LIVING, BONSAI, CALIFORNIA
PDS2019-REZ-19-009/PDS2019-STP-19-005

**PLOTTABLE EASEMENTS**

SOURCE: FIDELITY NATION TITLE INSURANCE COMPANY
ORDER NO. 005-25007620-1MB
DATE: MAY 10, 2017

⑧ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: PUBLIC HIGHWAY
RECORDING DATE: FEBRUARY 11, 1980
RECORDING NO: **80-048372 OFFICIAL RECORDS**

⑨ AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S): PUBLIC ROAD
RECORDING DATE: FEBRUARY 11, 1980
RECORDING NO: **80-048373 OFFICIAL RECORDS**

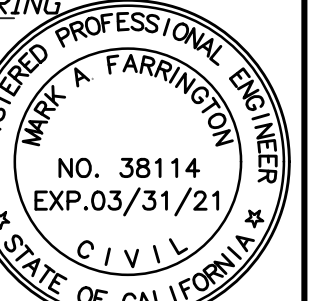
EXISTING SITE FEATURES

- | | |
|---------------------------------------|---------------------------------------|
| ① EXISTING SDG&E ELECTRIC TRANSFORMER | ⑫ EXISTING POWER POLE GUY WIRE ANCHOR |
| ② EXISTING UTILITY ENCLOSURE | ⑬ EXISTING STORM DRAIN CATCH BASINS |
| ③ EXISTING SDG&E UTILITY VAULT | ⑭ EXISTING PARKWAY STREET SIGN |
| ④ EXISTING CATV RISER | ⑮ EXISTING STREET LIGHT |
| ⑤ EXISTING PROTECTION POSTS | ⑯ EXISTING RESIDENCE (TYP.) |
| ⑥ EXISTING IRRIGATION BACKFLOW DEVICE | ⑰ EXISTING FENCE |
| ⑦ EXISTING WATER METER VAULT | |
| ⑧ EXISTING STORM DRAIN CURB INLET | |
| ⑨ EXISTING PUBLIC SIDEWALK | |
| ⑩ EXISTING GAS VALVE | |
| ⑪ EXISTING ELECTRICAL POWER POLE | |

SCALE: 1"=30'

SHEET C-200

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SAN DIEGO, CA 92128
(619) 675-9490

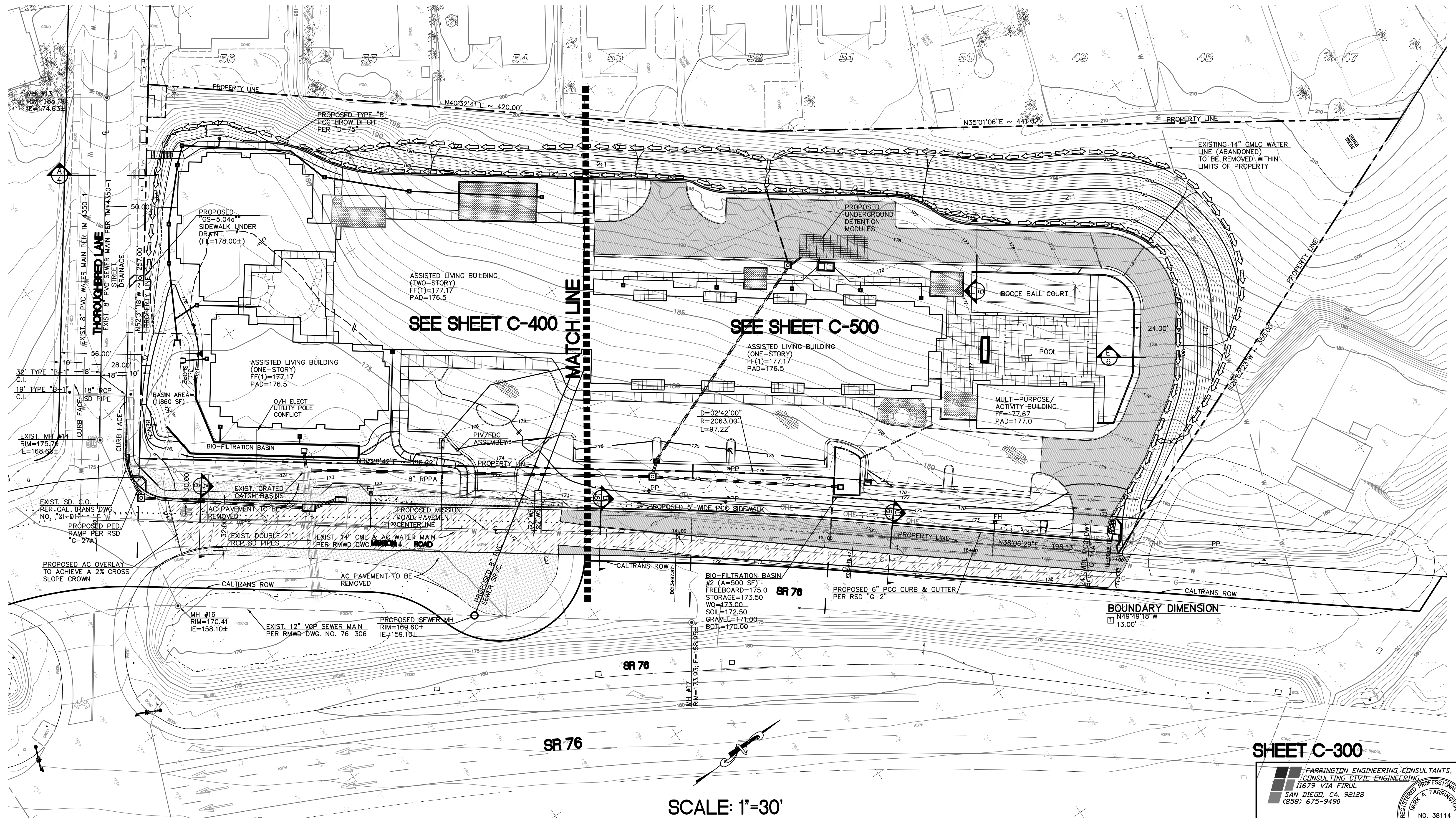


Mark A. Farrington
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02.07.2020 SITE PLAN REZONE APPLICATION

PRELIMINARY GRADING + UTILITY PLAN INDEX SHEET
FOR
CAREFIELD SENIOR LIVING, BONSAI, CALIFORNIA
PDS2019-REZ-19-009/PDS2019-STP-19-005

SHEET 4 OF 7



SHEET C-300

FARRINGTON ENGINEERING CONSULTANTS, INC.
CONSULTING CIVIL ENGINEERING
11679 VIA FIRL
SAN DIEGO, CA 92128
(619) 675-9490

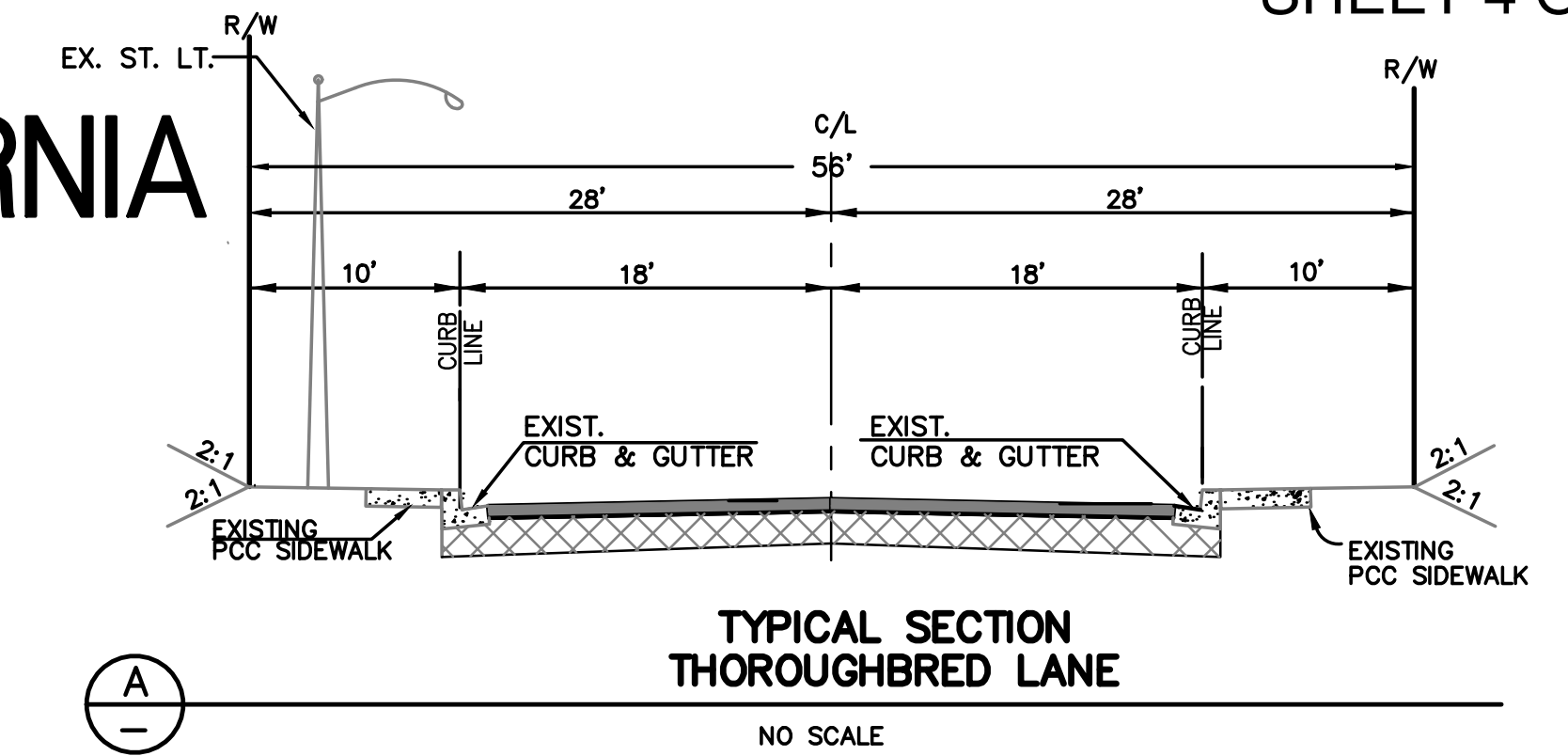


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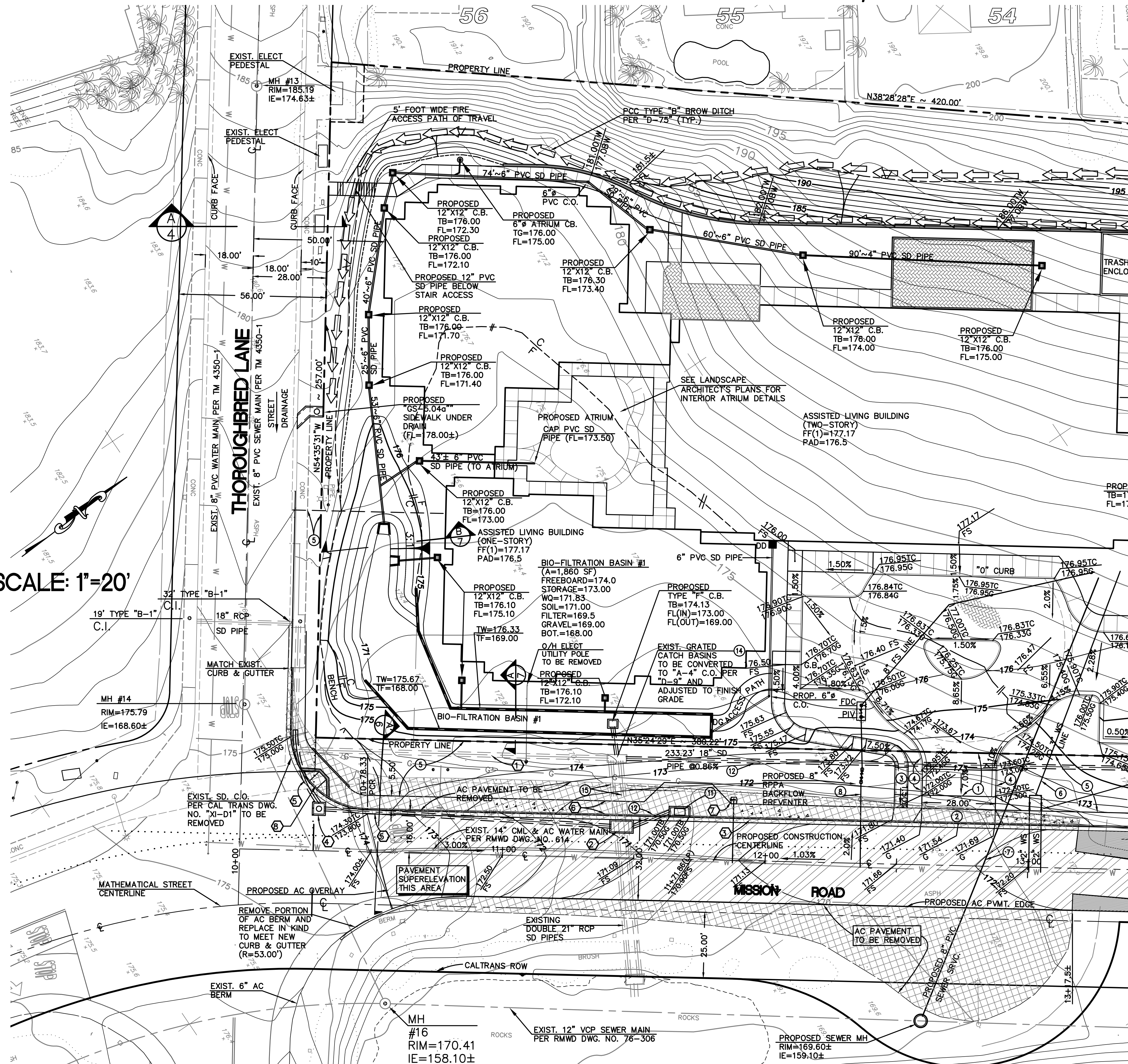
02.07.2020 SITE PLAN REZONE APPLICATION

PRELIMINARY GRADING + UTILITY PLAN
FOR
CAREFIELD SENIOR LIVING, BONSALE, CALIFORNIA
PDS2019-REZ-19-009/PDS2019-STP-19-005

SHEET 4 OF 7



SCALE: 1"=20'



(SEE SHEET C-500)

LIST OF PROPOSED ENCROACHMENTS (BY EMRA):

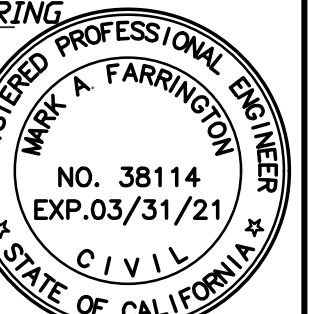
- PRIVATE AC PAVEMENT
- PRIVATE PCC DRIVEWAY PER RSD "G-14A"
- PRIVATE PCC SIDEWALK
- PRIVATE CURB & GUTTER
- PRIVATE LANDSCAPING AND IRRIGATION
- PRIVATE WATER SERVICE
- PRIVATE SEWER LATERAL
- PRIVATE FIRE SERVICE LINE W/RPPA
- PRIVATE FILTERRA CURB INLET ((MODEL #FTPD0406-G (4'x8'))
- PRIVATE 18" RCP SD PIPE
- EXISTING GRATED CATCH BASIN TO BE CONVERTED TO PRIVATE "A-8" CLEANOUT
- EXISTING TWIN 21" RCP DRAIN PIPES TO BE PRIVATELY MAINTAINED FROM PROPOSED PRIVATE CLEANOUT CONVERSION TO PROPOSED "A-8" CLEANOUT.

PROPOSED PUBLIC IMPROVEMENTS

- REMOVE A PORTION OF EXISTING 18" RCP SD PIPE
- PROPOSED "A-8" CLEANOUT PER RSD "D-9"
- PROPOSED 6" CURB & GUTTER PER RSD "G-2"
- PROPOSED "A-4" CLEANOUT PER RSD "D-9"
- PROPOSED PUBLIC 18" RCP SD PIPE
- PROPOSED PUBLIC 5'-FOOT WIDE PCC SIDEWALK
- PROPOSED FIRE HYDRANT
- PROPOSED PED. RAMP PER RSD "G-27A")

SHEET C-400

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11679 VIA FIRUL
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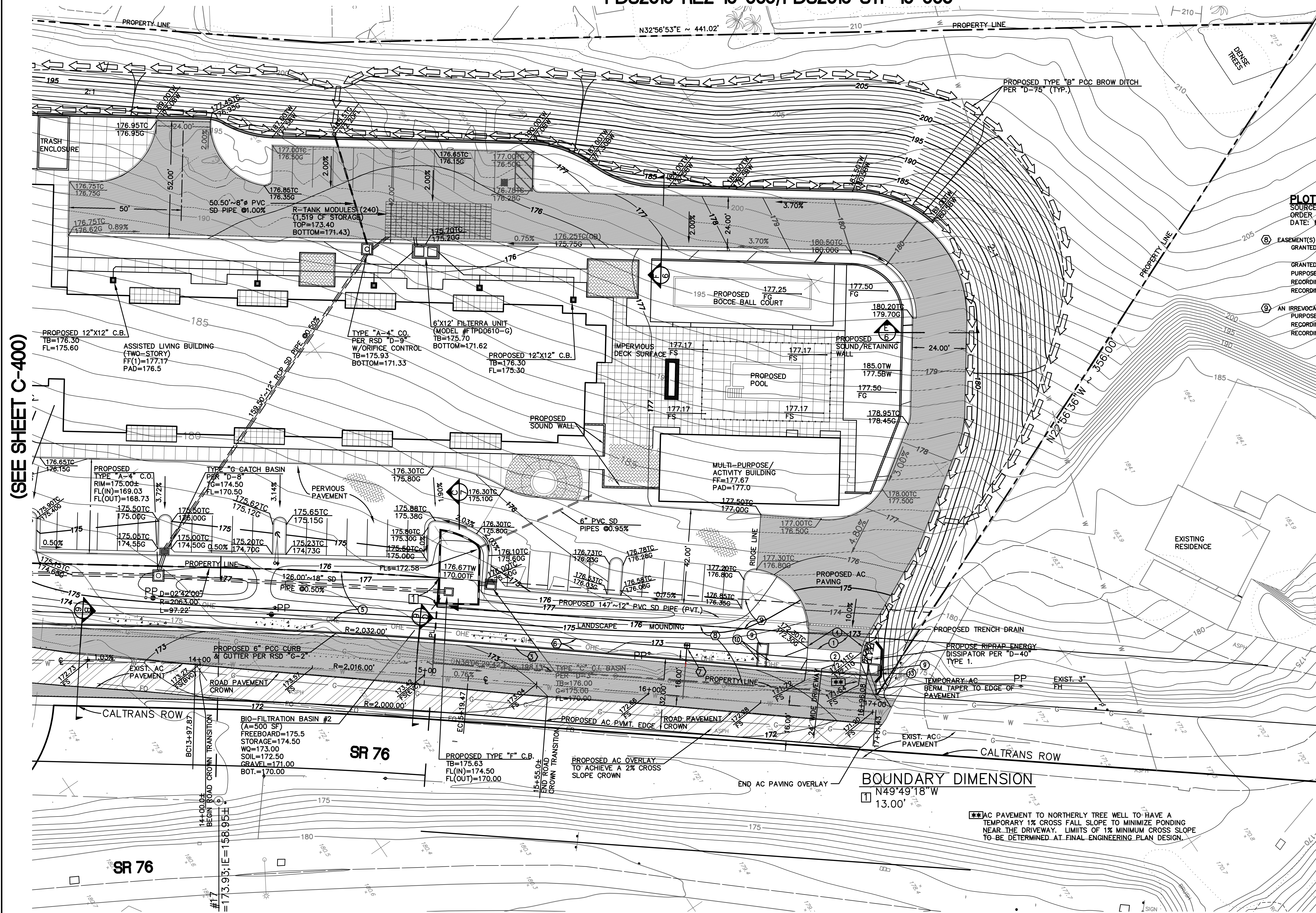


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02.07.2020 SITE PLAN REZONE APPLICATION

PRELIMINARY GRADING + UTILITY PLAN
FOR
CAREFIELD SENIOR LIVING, BONSAI, CALIFORNIA
PDS2019-REZ-19-009/PDS2019-STP-19-005

SHEET 5 OF 7



PLOTTABLE EASEMENTS

SOURCE: FIDELITY NATION TITLE INSURANCE COMPANY
ORDER NO. 005-25007620-1MB
DATE: MAY 10, 2017

(8) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: PUBLIC HIGHWAY
RECORDING DATE: FEBRUARY 11, 1980
RECORDING NO: **80-048372 OFFICIAL RECORDS**

(9) AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S): PUBLIC ROAD
RECORDING DATE: FEBRUARY 11, 1980
RECORDING NO: **80-048373 OFFICIAL RECORDS**

**LIST OF PROPOSED ENCROACHMENTS
(BY EMRA):**

- 1 PRIVATE AC PAVEMENT
- 2 PRIVATE PCC DRIVEWAY PER RSD "G-14A"
- 4 PRIVATE CURB & GUTTER
- 5 PRIVATE LANDSCAPING AND IRRIGATION
- 9 PRIVATE TEMPORARY TREE WELL PER COUNTY DWG. NO. GS-1.1b
- 10 SIDEWALK UNDER DRAIN COUNTY DWG. NO. GS-5.04a
- 13 PRIVATE TEMPORARY MASONRY RETAINING WALL PER RSD "C-6" (APPROX. 18" MAX. WALL EXPOSED HEIGHT)

PROPOSED PUBLIC IMPROVEMENTS

- 5 PROPOSED 6" CURB & GUTTER PER RSD "G-2"
- 6 PROPOSED PUBLIC 5-FOOT WIDE PCC SIDEWALK
- 7 PROPOSED FIRE HYDRANT

SCALE: 1"=20'

SHEET C-500

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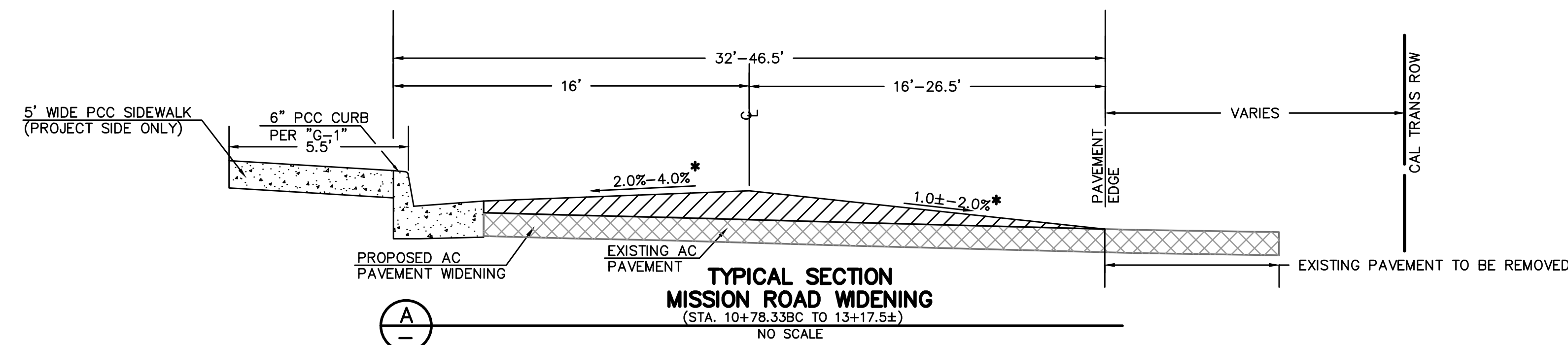


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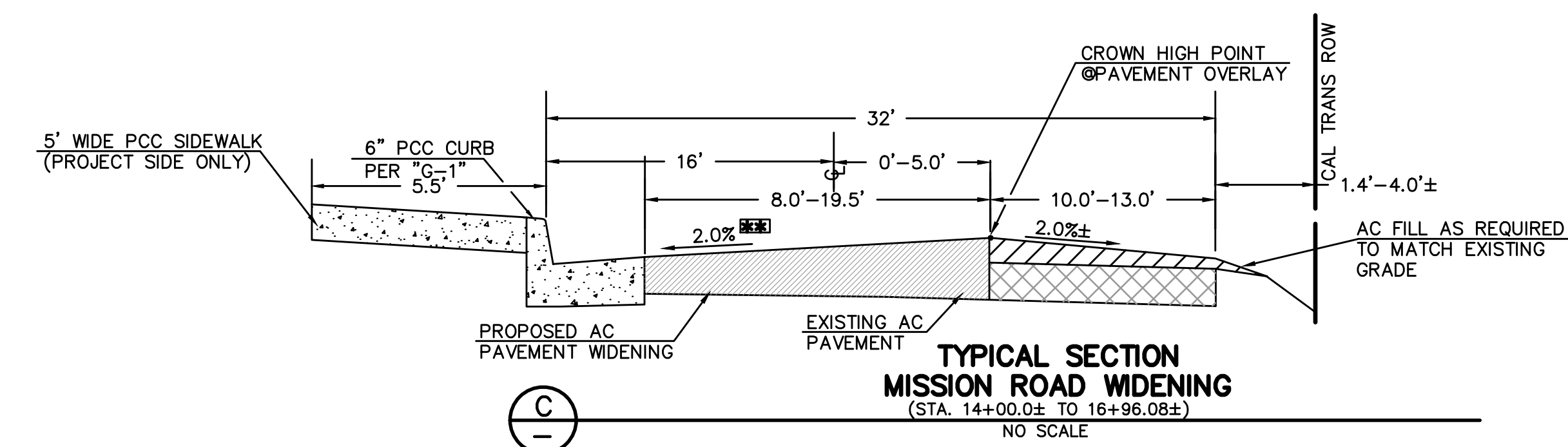
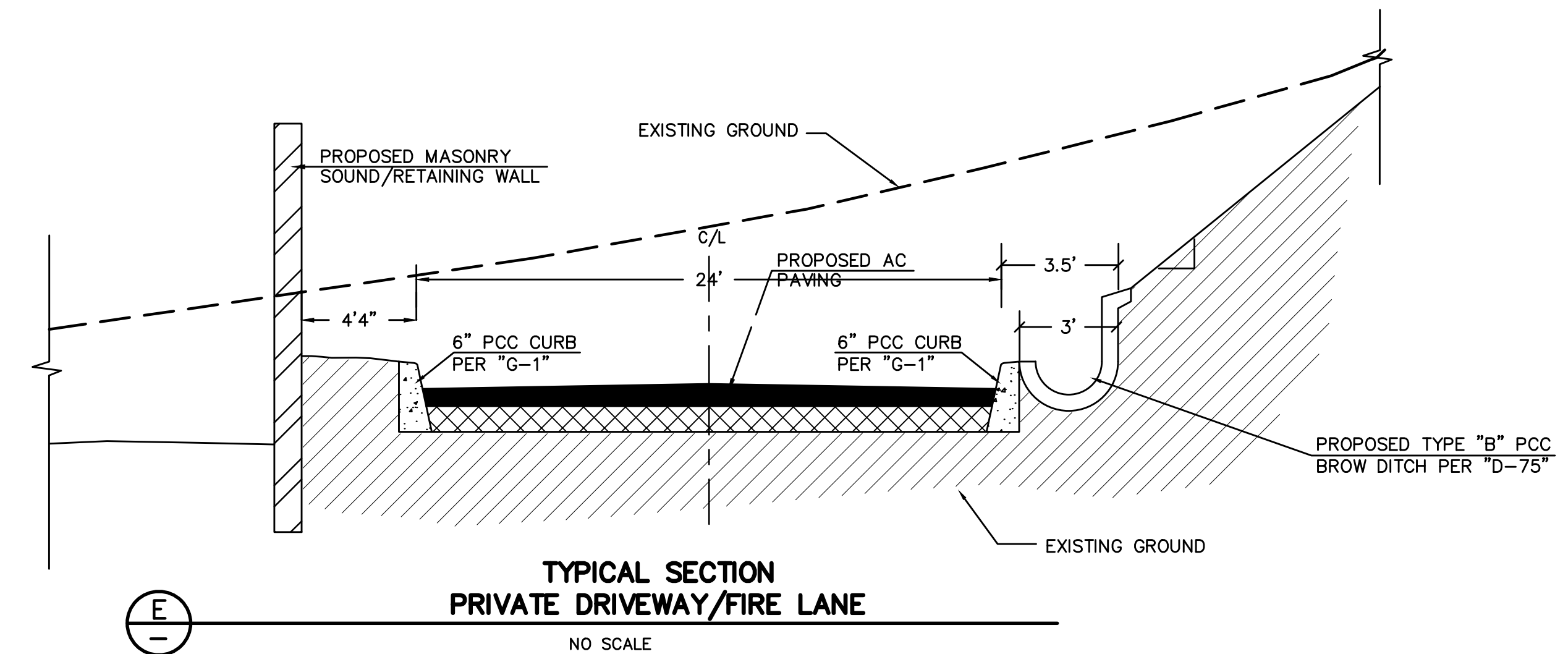
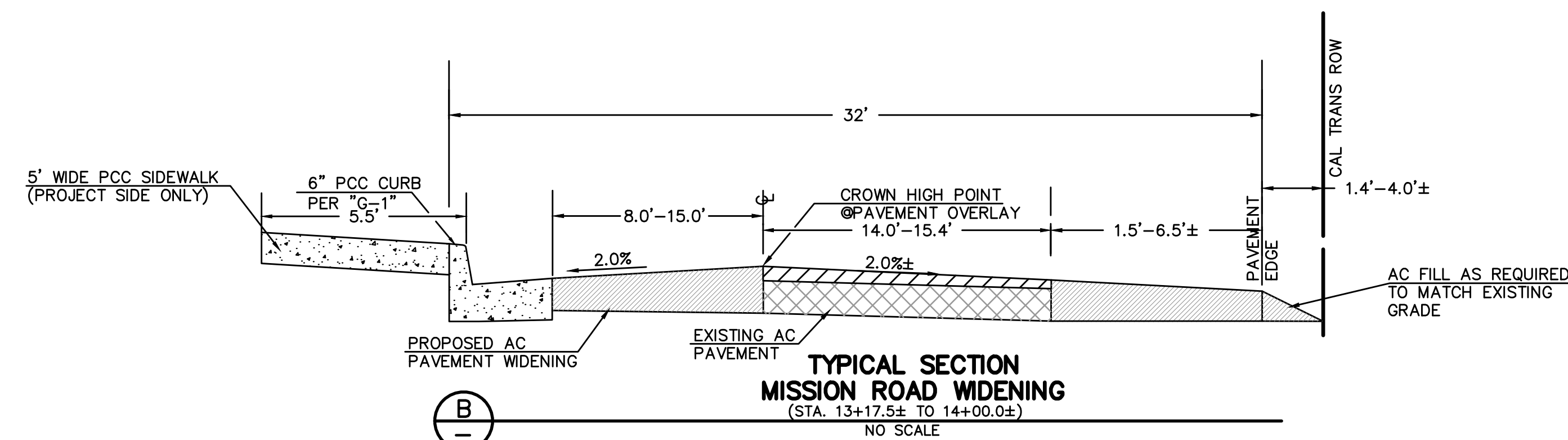
02.07.2020 SITE PLAN REZONE APPLICATION

PROPOSED CONSTRUCTION DETAILS FOR CAREFIELD SENIOR LIVING, BONSAI, CALIFORNIA PDS2019-REZ-19-009/PDS2019-STP-19-005

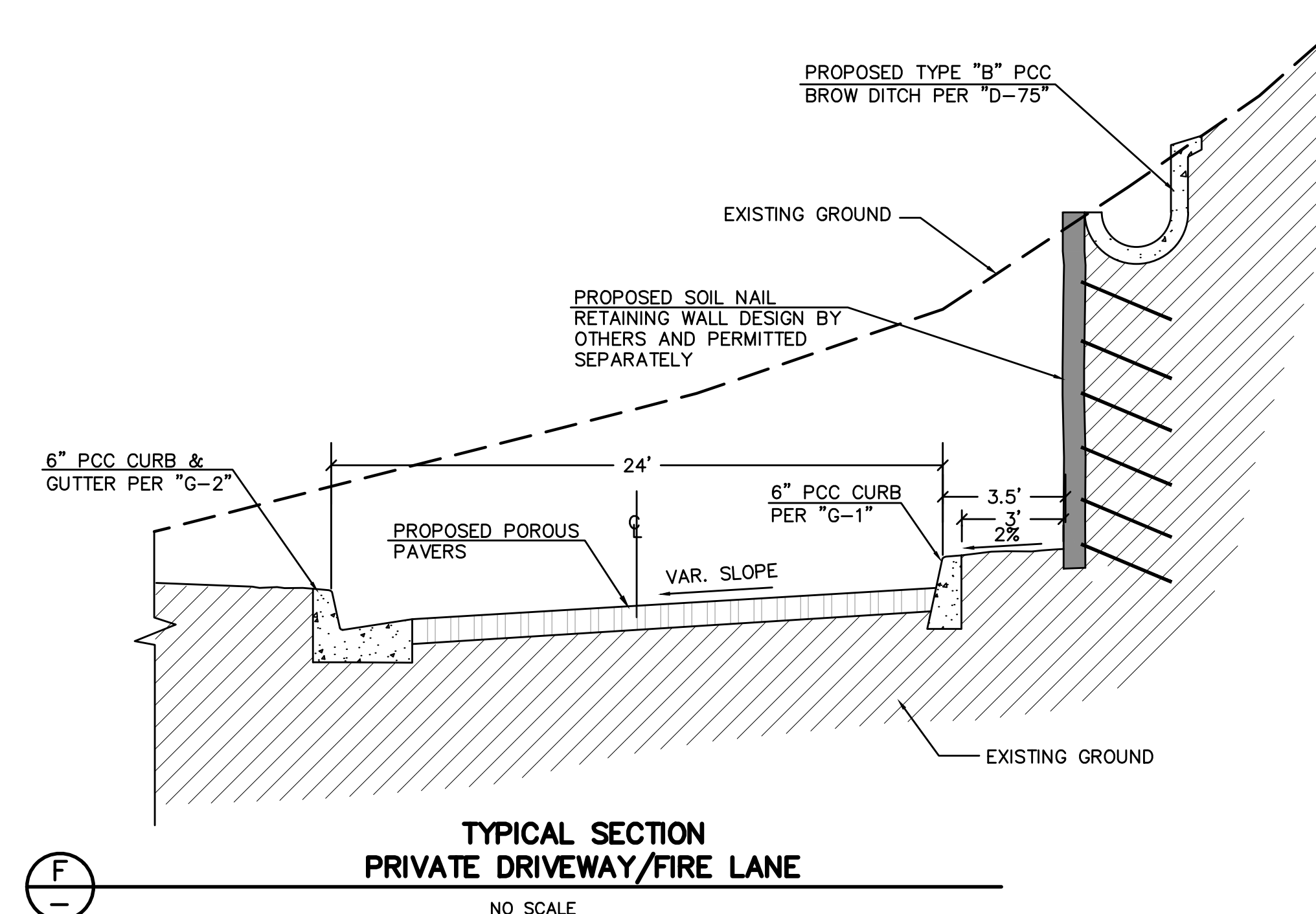
SHEET 6 OF 7



* TRANSITION FROM THOROUGHbred LANE INTERSECTION TO STATION 11+00.0±. SEE PLAN SHEET C-400 FOR FINISH SURFACE CONTOUR TRANSITIONING.

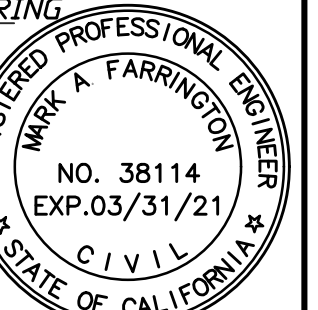


*** AC PAVEMENT TO NORTHERLY TREE WELL TO HAVE A TEMPORARY 1% CROSS FALL SLOPE TO MINIMIZE PONDING NEAR THE NORTHERLY DRIVEWAY. LIMITS OF 1% MINIMUM CROSS SLOPE TO BE DETERMINED AT FINAL ENGINEERING PLAN DESIGN.



SHEET C-600

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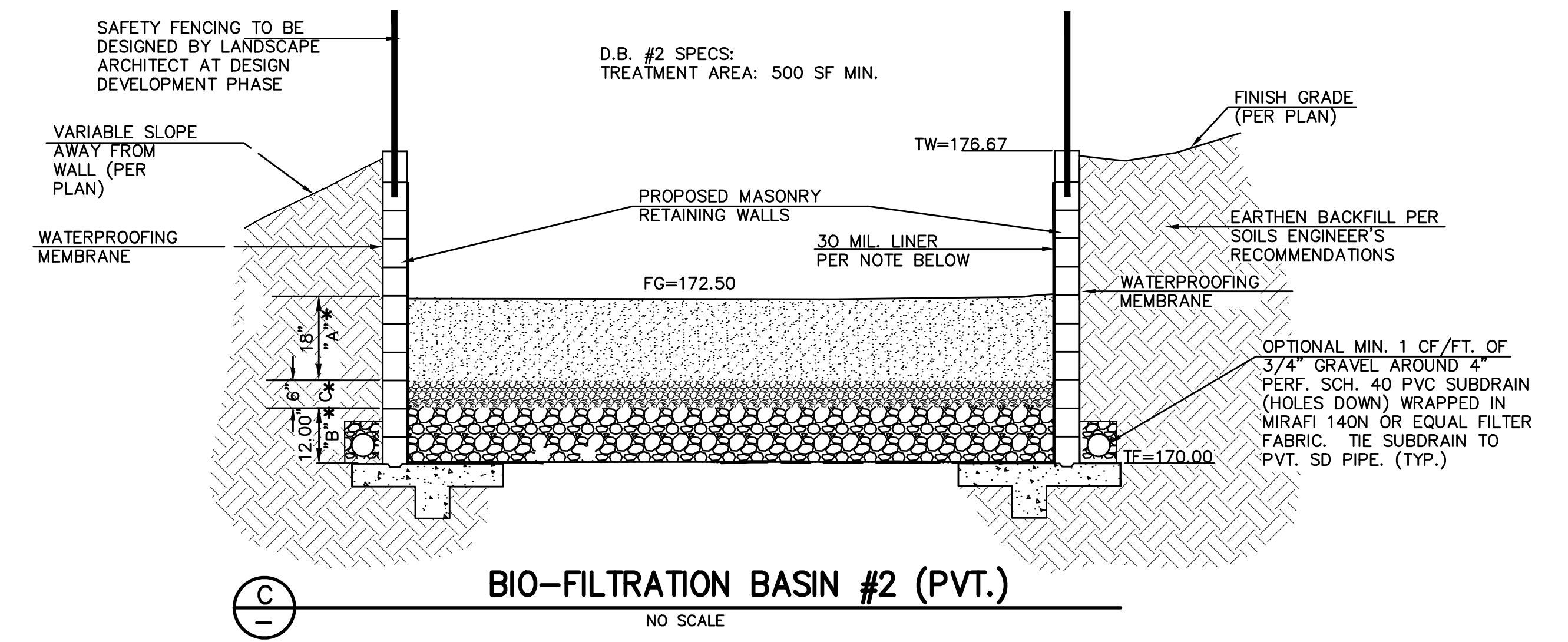
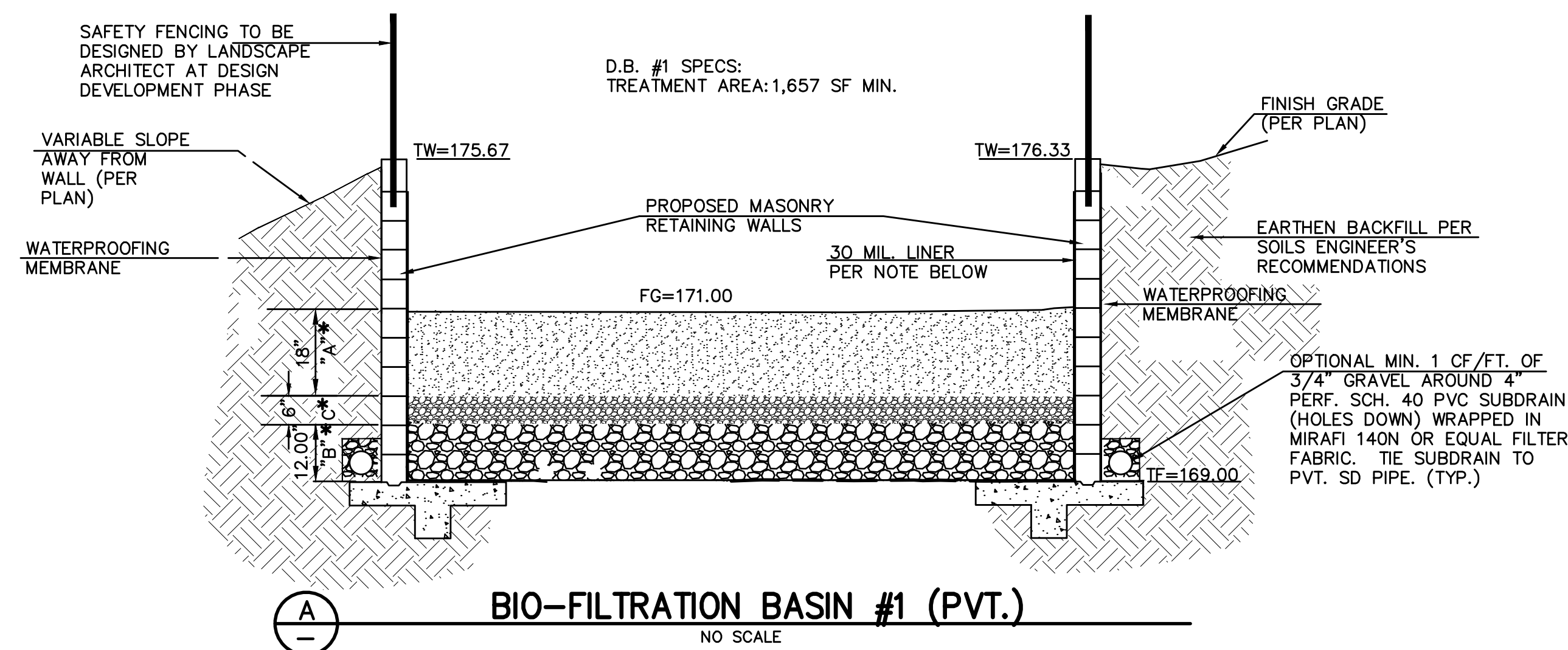


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2-07-2020

02.07.2020 SITE PLAN REZONE APPLICATION

PROPOSED CONSTRUCTION DETAILS
FOR
CAREFIELD SENIOR LIVING, BONSTALL, CALIFORNIA
PDS2019-REZ-19-009/PDS2019-STP-19-005

SHEET 7 OF 7

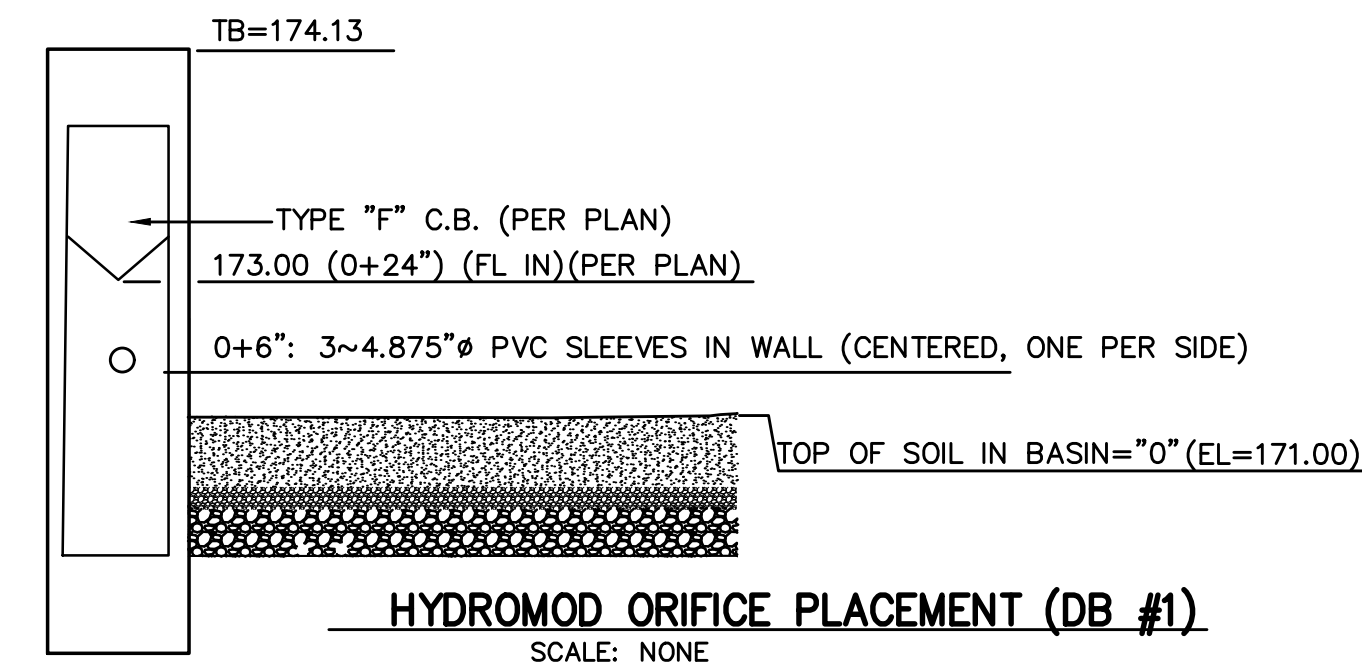


SOIL MATRIX NOTES

"A": 85-88% WASHED SAND
8-12% FINES (SILT & CLAY)
3-5% ORGANIC MATERIAL

"B": CLASS 2 PERMEABLE PER
CAL-TRANS SPEC. 68-1.025

*C: 6" FILTER COURSE MATERIAL TO BE CLEAN
WASHED PEA GRAVEL OR MIRAFI 140N (OR
EQUAL) FILTER FABRIC

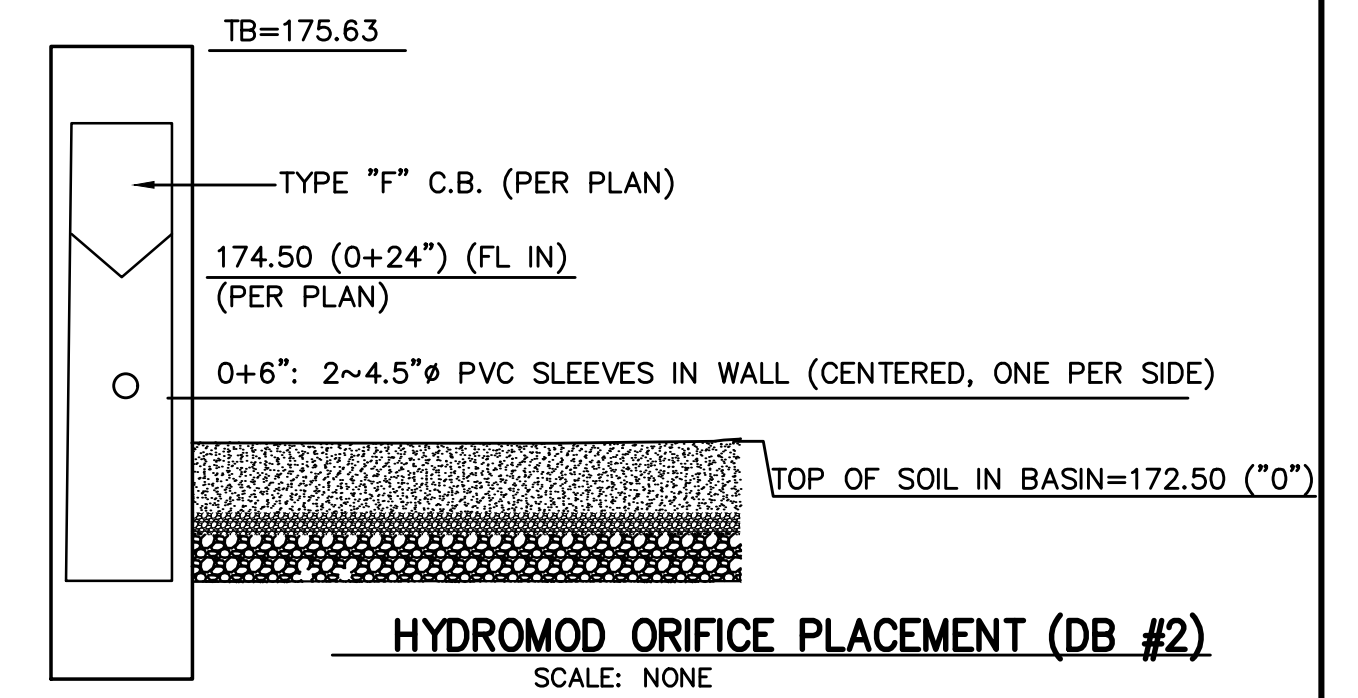


SOIL MATRIX NOTES

"A": 85-88% WASHED SAND
8-12% FINES (SILT & CLAY)
3-5% ORGANIC MATERIAL

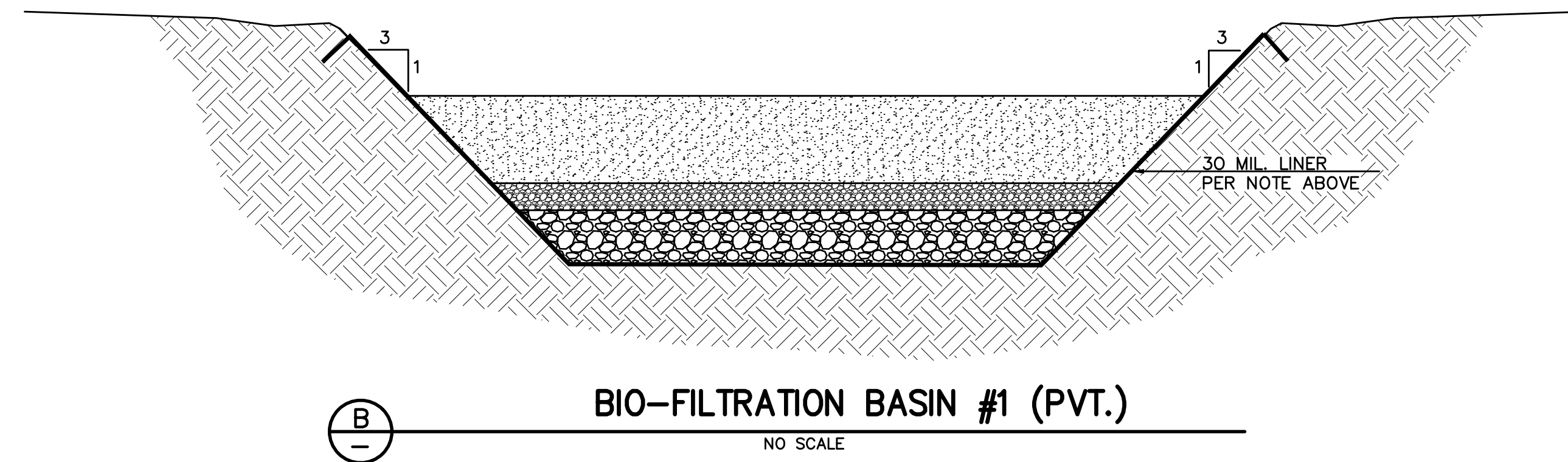
"B": CLASS 2 PERMEABLE PER
CAL-TRANS SPEC. 68-1.025

*C: 6" FILTER COURSE MATERIAL TO BE CLEAN
WASHED PEA GRAVEL OR MIRAFI 140N (OR
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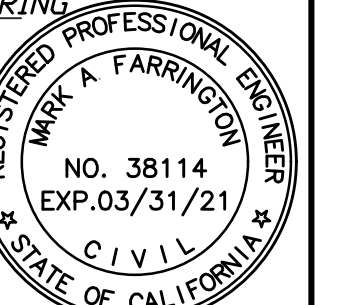
WRAP BIORETENTION SIDES AND BOTTOM IN 30 MIL., LOW DENSITY POLYETHYLENE IMPERMEABLE LINER (LAYFIELD ENVIRO LINER 4130 OR EQUAL). AN 8 OZ. NON-WOVEN GEOTEXTILE SHALL BE USED AS BUFFER BETWEEN THE ROCK AND LINER AND BETWEEN THE SOIL ABOVE AND ROCK BELOW. THE LINER SHOULD BE SEALED AT SEAMS AND PENETRATIONS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

WRAP BIORETENTION SIDES AND BOTTOM IN 30 MIL., LOW DENSITY POLYETHYLENE IMPERMEABLE LINER (LAYFIELD ENVIRO LINER 4130 OR EQUAL). AN 8 OZ. NON-WOVEN GEOTEXTILE SHALL BE USED AS BUFFER BETWEEN THE ROCK AND LINER AND BETWEEN THE SOIL ABOVE AND ROCK BELOW. THE LINER SHOULD BE SEALED AT SEAMS AND PENETRATIONS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.



SHEET C-700

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Mark A. Farrington
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