VICINITY MAP

THOMAS BRO. COORDINATES: _____

BMP LEGEND

PDS 659 BROW DITCH

PDS 659 BERM B

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-5 SOLID WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMPs:

- SS-2 PRESERVATION OF EXISTING VEGETATION PEV PEV
- SS-3 BONDED OR STABILIZED FIBER MATRIX (WINTER) M M
- SS-4 HYDROSEEDING (SUMMER) TSP TSP
- SS-6 / SS-8 STRAW OR WOOD MULCH S/W S/W
- SS-7 PHYSICAL STABILIZATION (WINTER) EBM EBM
- SS-10 ENERGY DISSIPATOR
- SC-1 SILT FENCE
- SC-2 SEDIMENT / DESILTING BASIN
- SC-5 FIBER ROLLS FR FR
- SC-6 / SC-8 GRAVEL OR SAND BAGS
- SC-7 STREET SWEEPING AND VACUUMING
- SC-10 STORM DRAIN INLET PROTECTION
- NS-2 DEWATERING FILTRATION DW DW
- TC-1 STABILIZED CONSTRUCTION ENTRANCE
- TC-2 CONSTRUCTION ROAD STABILIZATION
- TC-3 ENTRANCE / EXIT TIRE WASH

POST-CONSTRCUTION SITE DESIGN BMPs

- 4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
- 4.3.2 CONSERVE NATURAL AREAS, SOILS, AND VEGITATION
- 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 ILLICIT DISCHARGES INTO THE MS4
- 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 INLETS
  - 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/EQUIPEMENT 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. 125% OF ALL NEEDED BMP MATERIALS SHALL BE STORED ONSITE YEAR-ROUND TO ALLOW FULL DEPLOYMENT AND 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 ONSITE 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 ENFORCEMENT ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED BMPs FAIL, THEY MUST BE REPAIRED OR REPLACED 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. DPLU FORM #73, MINOR GRADING CERTIFICATION, AND THREE (3) COPIES OF THE COMPACTION REPORT 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. DS-8 LOT GRADING
   B. DS-10 GRADING OF SLOPES
   C. DS-11 REQUIRED SETBACKS
   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 CUT SLOPES. ALL BERMS, SWALES, OR BROW DITCHES SHALL CONFORM TO THE DESIGN STANDARDS OR REGIONAL STANDARD DRAWINGS LISTED ABOVE.
8. REGARDLESS OF WHICH BMP'S ARE IMPLEMENTED THE FACE OF ALL CUT AND FILL SLOPES IN EXCESS OF 3' VERTICAL HEIGHT SHALL BE PLANTED AND MAINTAINED WITH A GROUND COVER OR OTHER PLANTING TO PROTECT THE SLOPES 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 PERMITEE 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 PREVENT THE CREATION OF A NUISANCE OR HAZARD TO PERSONS OR 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 HAZARDOUS, AND;
   C. ADEQUATE DUST CONTROL MEASURES.
12. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT OR ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE 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 UTILITES BEFORE COMMENCING WORK. NOTICE OF THE PROPOSED WORK SHALL BE PROVIDED TO THE FOLLOWING AGENCIES BY CALLING 1-800-422-4133 FOR UTILITY CONTACT INFORMATION
   A. SAN DIEGO GAS AND ELECTRIC
   B. PHONE SERVICE
   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:	275	RETAINING WALL:	
PROPOSED CONTOUR:	275	FUEL MODIFICATION ZONE:	FMZ FMZ

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): _____

_____

PROPERTY OWNER CERTIFICATION

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

_____ _____

OWNER'S SIGNATURE (REQUIRED): DATE:

DISTURBED AREA CALCS

PAD + SLOPES: _____ SF

DRIVEWAY: _____ SF

PRIMARY SEPTIC: _____ SF

TOTAL: _____ SF

IF ≥1 AC, PROVIDE WDID# : _____

FIRE CLEARING: _____ SF

IF FIRE CLEARING AREA = 0
"ALL REQUIRED FIRE CLEARING WILL NOT CREATE A LAND DISTURBANCE ACTIVITY AS DEFINED BY COUNTY CODE."

PLAN CHECK/PERMITS

BUILDING PERMIT
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 EXERCISED RESPONSIBLE CHARGE 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:

SHEET: OF

APPROVED
PLANNING AND DEVELOPMENT SERVICES

BY: DATE:

GRADING PERMIT NUMBER:

MINOR GRADING PLAN

GRDPDS1 (REV. 01/01/17)