

DEVELOPMENT SUMMARY

SITE GRADING AND DRAINAGE STRUCTURES TO CREATE A WETLAND HABITAT MITIGATION AREA AND DE-WATER THE "POND" PER ARMY CORPS OF ENGINEERS RESTORATION ORDER NO. SPL-2002-0667, LOT 1 (APN 305-041-01) WILL BE INCLUDED IN THE RESTORATION ORDER. A TEMPORARY GRADED PLACEMENT OF THE RESTORATION GRADING ON APN 305-041-01 IS DEPICTED ON SHEETS C-2.0 & C-2.1.

LOTS "16" & "21" WILL MAINTAIN THE ON-GOING HORTICULTURAL NURSERY OPERATION.

LOT "20" WILL BE USED AS A WETLANDS HABITAT CREATION/RESTORATION AREA.

PRIOR DISCRETIONARY APPROVALS:
PRO 83-0098
86-0229

DISCRETIONARY APPROVALS:
SITE DEVELOPMENT PERMIT
EXISTING ZONING: AR-1-1
PROPOSED ZONING: AR-1-1

OVERLAY ZONES:
COASTAL ZONE (DEFERRED CERTIFICATION AREA)
FEMA FLOOD ZONE

COMMUNITY PLAN AREA:
PACIFIC HIGHLANDS RANCH

LEGAL DESCRIPTION

STIPULATED SETTLEMENT LOT DESIGNATIONS:

LOTS "16" & "21" PORTION OF PARCEL 3, PARCEL MAP NO. 12337, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED SEPTEMBER 24, 1982.

LOT "20": LOT 1 OF MAP NO. 12477, IN THE CITY RECORDED OCTOBER 18, 1986, AS FILE NO. 86-594124.

LOTS "1" & "18" PARCELS, APNs 305-021-16, 305-041-01

A.P.N.s.

305-060-20
305-040-21
305-021-28.33 (33 FORMERLY 16), (28 FORMERLY 18)
305-041-01
305-021-05

STORM WATER NOTES:

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE SUBDIVIDER SHALL SUBMIT A STORM WATER QUALITY TECHNICAL REPORT (SWTR). THE SWTR SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX C OF THE CITY'S STORM WATER STANDARDS.

EARTHWORK DATA-WETLAND PRESERVE

DISTURBED AREA: 10.02 ACRES. MAX. CUT DEPTH: 7 FT.
GRADED AREA: 10.02 ACRES. MAX. CUT SLOPE RATIO (2:1 MAX): 2:1
CUT QUANTITIES: 73,900 C.Y.S. MAX. FILL DEPTH: 0 FT.
FILL QUANTITIES: 0 C.Y.S. MAX. FILL SLOPE RATIO (2:1 MAX): N/A
EXPORT/IMPORT: 73,900 C.Y.S.

REFERENCE DRAWINGS

24661-D
FINAL MAP 12477
PARCEL MAP 12377
T.M. 86-0229

LAMBERT COORDINATES

286-1713

NAD 83 COORDINATES

1930-8289

TOPOGRAPHICAL SURVEY

TOPOGRAPHICAL SURVEY FOR THIS PROJECT
PREPARED BY SAN-LO AERIAL SURVEYS, DATED
AUGUST 2, 2004, BY AERIAL PHOTOGRAMMETRY
METHODS.

BENCHMARK

VERTICAL BENCHMARK FOR THIS PROJECT IS A
FOUND BRASS PLUG AT THE INTERSECTION OF
CARMEL COUNTRY RD. & CARMEL CREEK RD.
(ELEV.=240.059 NGVD29).

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THIS STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN
DIEGO REGION, ORDER NO. 2001-01-0001-0001 (http://www.sandag.ca.gov/region2001/permitsandorders.html)
AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE (http://www.sandag.ca.gov/region2001/permitsandorders.html)

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

1. SUPPLEMENTARY BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT
STREETS OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE
CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A
STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.

2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BELIEF UNPROTECTED FOR A PERIOD GREATER
THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN
THE PROBABILITY OF RAIN IS 74% OR GREATER.

3. A CONCRETE WALKOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT
ARE TO BE PAVED IN PLACE ON THE SITE.

4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.

5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT
AT ALL TIMES.

6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO
THE ENVIRONMENT.

PROJECT TEAM

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SHEET INDEX

SHEET TITLE	SHEET LABEL	SHEET NUMBER
TITLE SHEET/INDEX KEY MAP	T-1	SHEET 1 OF 30
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LANDSCAPE EROSION CONTROL PLANTING	L3	SHEET 12 OF 30
LANDSCAPE IRRIGATION EROSION CONTROL PLANTING	L4	SHEET 13 OF 30
LANDSCAPE IRRIGATION EROSION CONTROL PLANTING	L5	SHEET 14 OF 30
LANDSCAPE IRRIGATION EROSION CONTROL PLANTING	L6	SHEET 15 OF 30
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WETLAND CREATION PLANTING PLAN PHASE 2	L18	SHEET 27 OF 30
WETLAND CREATION PLANTING PLAN PHASE 2	L19	SHEET 28 OF 30
WETLAND CREATION PLANTING PLAN PHASE 2	L20	SHEET 29 OF 30
WETLAND CREATION PLANTING PLAN PHASE 2	L21	SHEET 30 OF 30

HORTICULTURAL NURSERY NOTE:

1. ONLY PLANTS ARE PERMITTED TO BE SOLD ON THE PREMISES (A.P.N.s 305-021-33 & 305-060-21). 75% OF WHICH MUST BE GROWN ON THE PREMISES. THE ONLY BUILDINGS PERMITTED ON THE PREMISES ARE GREENHOUSES, MAINTENANCE EQUIPMENT STORAGE BUILDINGS, AND ONE BUILDING WITH A MAXIMUM AREA OF 300 SQUARE FEET FOR SALES TRANSACTIONS.

2. ALL PRE-EXISTING STRUCTURES WITHIN 100 FEET OF NATIVE OR NATURALIZED VEGETATION SHALL COMPLY WITH THE BRUSH MANAGEMENT REGULATIONS SET FORTH IN SECTION 142.0412, LDC AND THE FDP POLICY. B-50-11, PRE-EXISTING STRUCTURES.

PALEONTOLOGY NOTE:

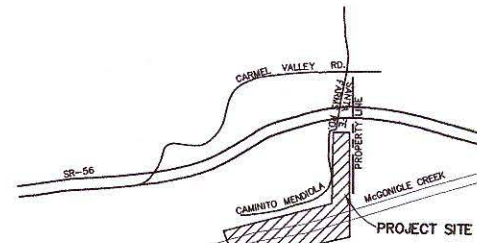
1. DUE TO THE SIZE OF THIS PROJECT GRADING DISTURBANCE, PALEONTOLOGICAL MONITORING MAY BE REQUIRED DURING GRADING.

RANCHO DEL SOL

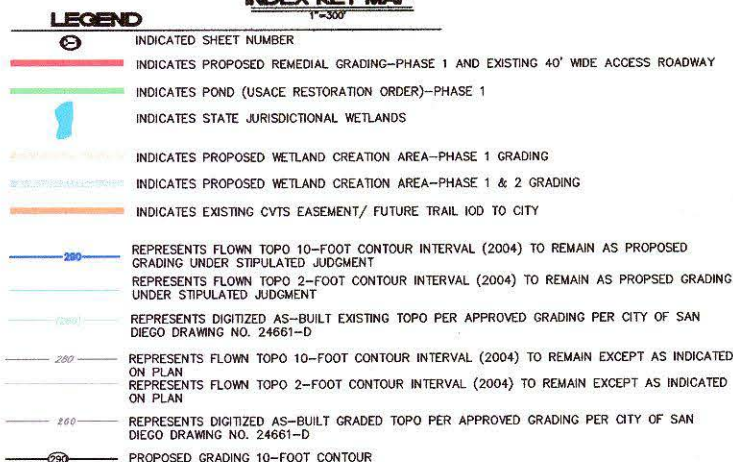
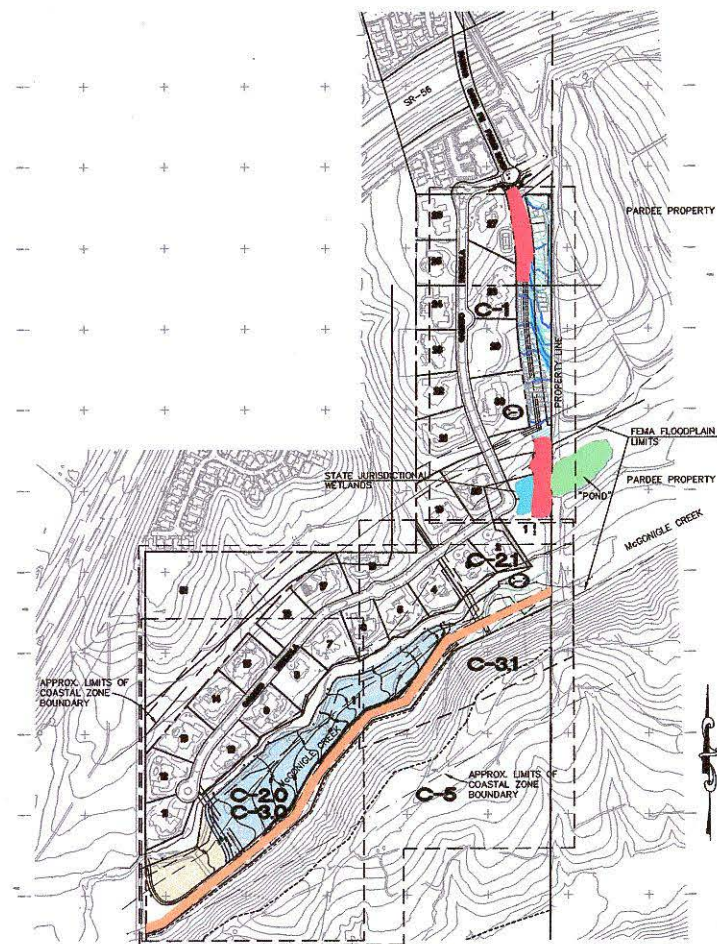
STIPULATED JUDGMENT SDP FOR GIC No. 801949

PRELIMINARY GRADING PLAN

TITLE SHEET



VICINITY MAP
NOT TO SCALE



WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS

DOCUMENT NO. PITS070112-01
DESCRIPTION: STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2012 EDITION
CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLICWORKS CONSTRUCTION (WHITEBOOK), 2012 EDITION
CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2012 EDITION
CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2010 EDITION

STANDARD DRAWINGS

DOCUMENT NO. PITS070112-03
DESCRIPTION: CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION
CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, 2010 EDITION

PROPOSED IMPROVEMENTS STD. DWG.

PROPERTY BOUNDARY	SYMBOL
REPRESENTS DIGITIZED AS-BUILT EXISTING TOPO PER APPROVED GRADING PER CITY OF SAN DIEGO DRAWING NO. 24661-D	(200)
REPRESENTS FLOWN TOPO 10-FOOT CONTOUR INTERVAL (2004) TO REMAIN EXCEPT AS INDICATED ON PLAN	(200)
REPRESENTS FLOWN TOPO 2-FOOT CONTOUR INTERVAL (2004) TO REMAIN EXCEPT AS INDICATED ON PLAN	(200)
REPRESENTS FLOWN TOPO 10-FOOT CONTOUR INTERVAL (2004) TO REMAIN AS PROPOSED GRADING UNDER STIPULATED JUDGMENT	(200)
REPRESENTS FLOWN TOPO 2-FOOT CONTOUR INTERVAL (2004) TO REMAIN AS PROPOSED GRADING UNDER STIPULATED JUDGMENT	(200)
REPRESENTS DIGITIZED AS-BUILT GRADED TOPO PER APPROVED GRADING PER CITY OF SAN DIEGO DRAWING NO. 24661-D	(200)
LIMITS OF GRADING	(200)
SPOT ELEVATION (FINISH GRADE)	(200)
PROPOSED GRADING 10-FOOT CONTOUR	(200)
PROPOSED GRADING 2-FOOT CONTOUR	(200)
PROPOSED FILL SLOPE (2:1 MAX.)	(200)
PROPOSED GRADED SWALE (P.V.T.)	(200)
PROPOSED TYPE "T" C.B.	D-7
WING-TYPE HEADWALL	D-34
PRIVATE STORM DRAIN PIPE (NOTED ON PLAN)	=====
RIPRAP (TYPE 2)	D-40
PROPOSED P.V.T. 4" PVC SEWER LATERAL	SDS-105.5-19
LIMITS OF WORK	(200)

PERMANENT POST-CONSTRUCTION BMP NOTES

1. OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWDMA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMP'S WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.

2. PERMANENT POST CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER OR RESIDENT ENGINEER AND THE ENGINEER OF WORK.

EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION/SEDIMENT CONTROL, PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:

- ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL, PERMANENT BMP'S, THE WATER QUALITY TECHNICAL REPORT (WQTR) IF APPLICABLE.
- FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.
- FOR INLETS LOCATED AT SUMPS ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SUMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1.00' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. GRAVEL BAGS OR Dikes.
- THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.
- THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
- THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCE RAINFALL.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR CIRCUMSTANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.
- GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.
- THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

- STABILIZATION: ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH) AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILED.
- STRUCTURAL PRACTICES: DESLTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.
- OPERATION AND MAINTENANCE, FUNDING: POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS. AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

CONSTRUCTION BMP NOTES:

- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

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PROJECT ADDRESS: 3000 RANCHO SANTA FE FARMS ROAD
SAN DIEGO, CA 92130
PROJECT NAME: RANCHO DEL SOL

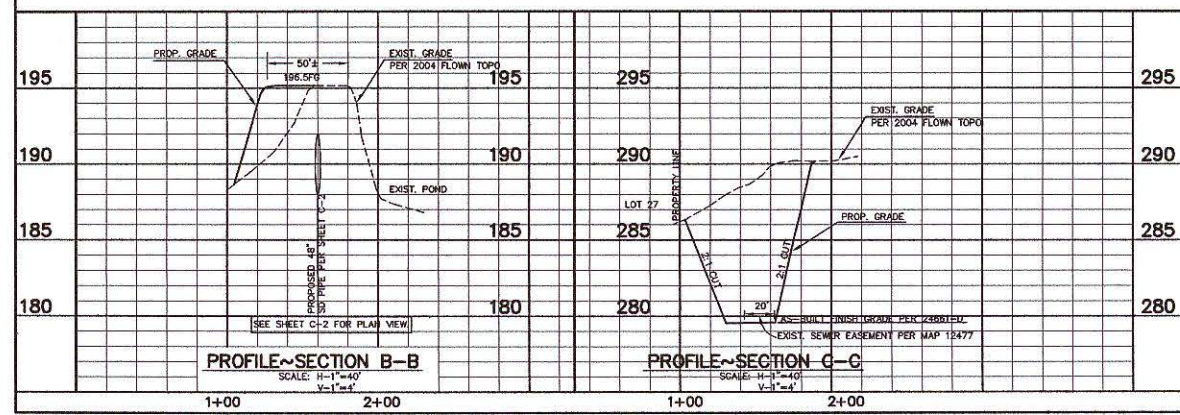
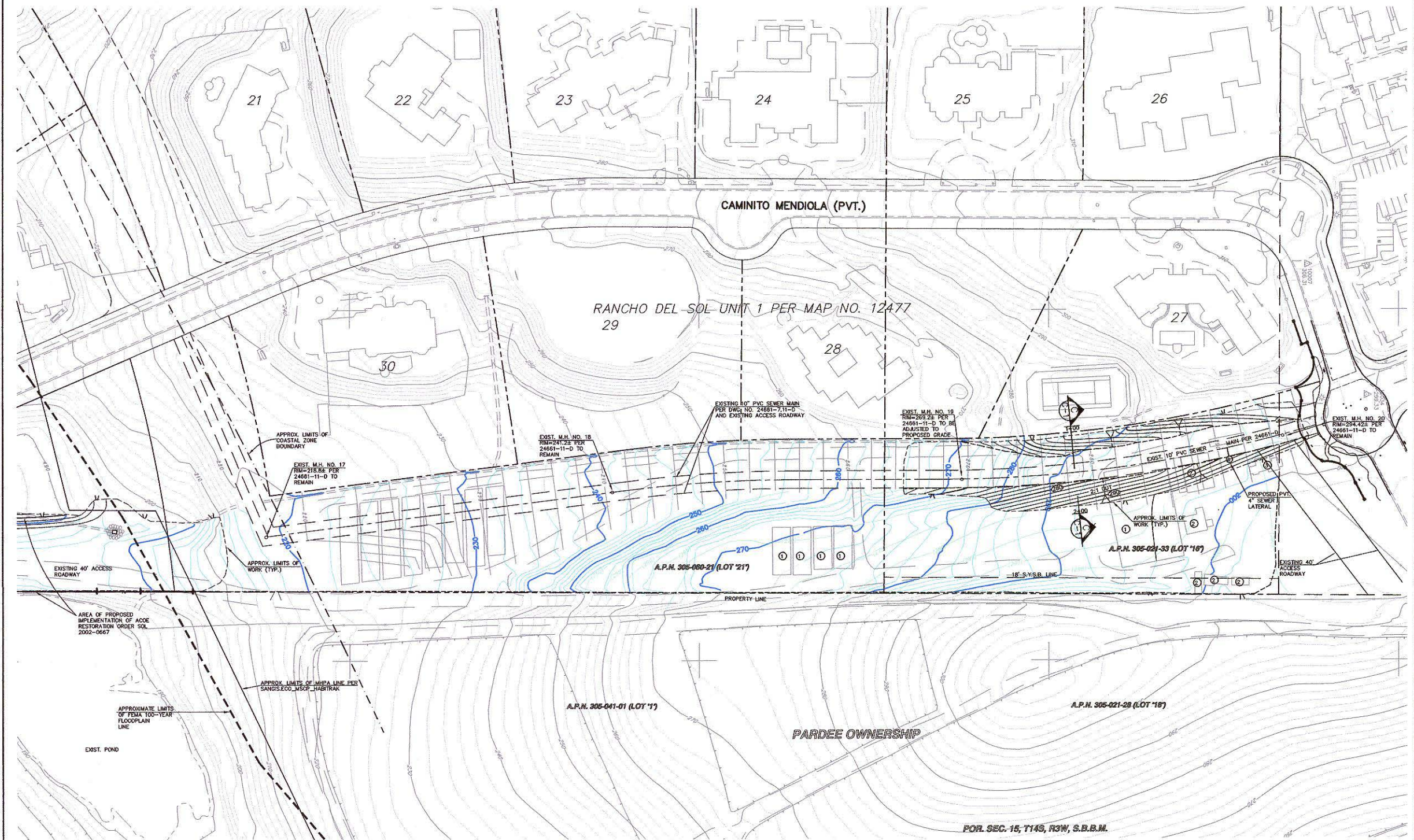
SHEET TITLE: PRELIMINARY GRADING PLAN
TITLE SHEET

SHEET NO. T-1
DATE: 10-23-14
DATE: 3/31/15

REVISION 1: 04-15-09
REVISION 2: 07-15-10
REVISION 3: 07-15-11
REVISION 4: 07-15-12
REVISION 5: 08-11-12
REVISION 6: 02-28-13
REVISION 7: 05-28-14
REVISION 8: 10-05-14
REVISION 9: 10-05-14
REVISION 10: 10-05-14

ORIG. DATE: 2-13-09
SHEET 1 OF 30
P.T.S. NO.
PERMIT NO. 157399

RANCHO DEL SOL
STIPULATED JUDGMENT EXHIBIT FOR GIC No. 801949
PRELIMINARY GRADING PLAN



WATER & SEWER NOTE:

IT IS THE SOLE RESPONSIBILITY OF THE OWNER/PERMITEE FOR ANY DAMAGE CAUSED TO CITY OF SAN DIEGO PUBLIC WATER AND SEWER FACILITIES ADJACENT TO THE PROJECT SITE, DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT. IN THE EVENT OF ANY SUCH FACILITY LOSSES INTEGRITY THEN, THE OWNER/PERMITEE SHALL RECONSTRUCT ANY DAMAGED PUBLIC WATER AND SEWER FACILITY IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC UTILITIES AND THE CITY ENGINEER.

STRUCTURE TYPE DESIGNATION: *

- ① SHADE/GREENHOUSE
- ② STORAGE/TOOL SHED
- ③ RV STORAGE

*ALL PRE-EXISTING STRUCTURES WITHIN 100 FEET OF NATIVE OR NATURALIZED VEGETATION SHALL COMPLY WITH THE BRUSH MANAGEMENT REGULATIONS SET FORTH IN SECTION 142.0412, LDC AND THE FBP POLICY 9-08-1, PRE-EXISTING STRUCTURES.

STRUCTURE DESIGNATION NOTE:

THE TEMPORARY STORAGE STRUCTURES LOCATED ON LOTS "16" & "21" DO NOT EXCEED 10% OF THE LOT AREA. NO EXISTING STRUCTURES ARE GREATER THAN 30 FEET TALL. NO STRUCTURES ARE LOCATED WITHIN THE SETBACKS. ALL OTHER STRUCTURES ARE SHADE/GREENHOUSE STRUCTURES FOR GROWING PLANTS WHICH COMPLY WITH CODE SECTION 131.0343(G).

POR. SEC. 15, T14S, R3W, S.B.B.M.

LEGEND

- 100' — REPRESENTS DIGITIZED AS-BUILT EXISTING TOPO PER APPROVED GRADING PER CITY OF SAN DIEGO DRAWING NO. 24661-D
- 200' — REPRESENTS FLOWN TOPO 10-FOOT CONTOUR INTERVAL (2004) TO REMAIN EXCEPT AS INDICATED ON PLAN
- 200' — REPRESENTS FLOWN TOPO 2-FOOT CONTOUR INTERVAL (2004) TO REMAIN EXCEPT AS INDICATED ON PLAN
- 200' — REPRESENTS FLOWN TOPO 10-FOOT CONTOUR INTERVAL (2004) TO REMAIN AS PROPOSED GRADING UNDER STIPULATED JUDGMENT
- 200' — REPRESENTS FLOWN TOPO 2-FOOT CONTOUR INTERVAL (2004) TO REMAIN AS PROPOSED GRADING UNDER STIPULATED JUDGMENT
- 200' — REPRESENTS DIGITIZED AS-BUILT GRADED TOPO PER APPROVED GRADING PER CITY OF SAN DIEGO DRAWING NO. 24661-D
- 200' — PROPOSED GRADING 10-FOOT CONTOUR
- 200' — PROPOSED GRADING 2-FOOT CONTOUR
- 200' — LIMITS OF WORK
- 200' — APPROXIMATE LOCATION OF COASTAL PERMIT BOUNDARY



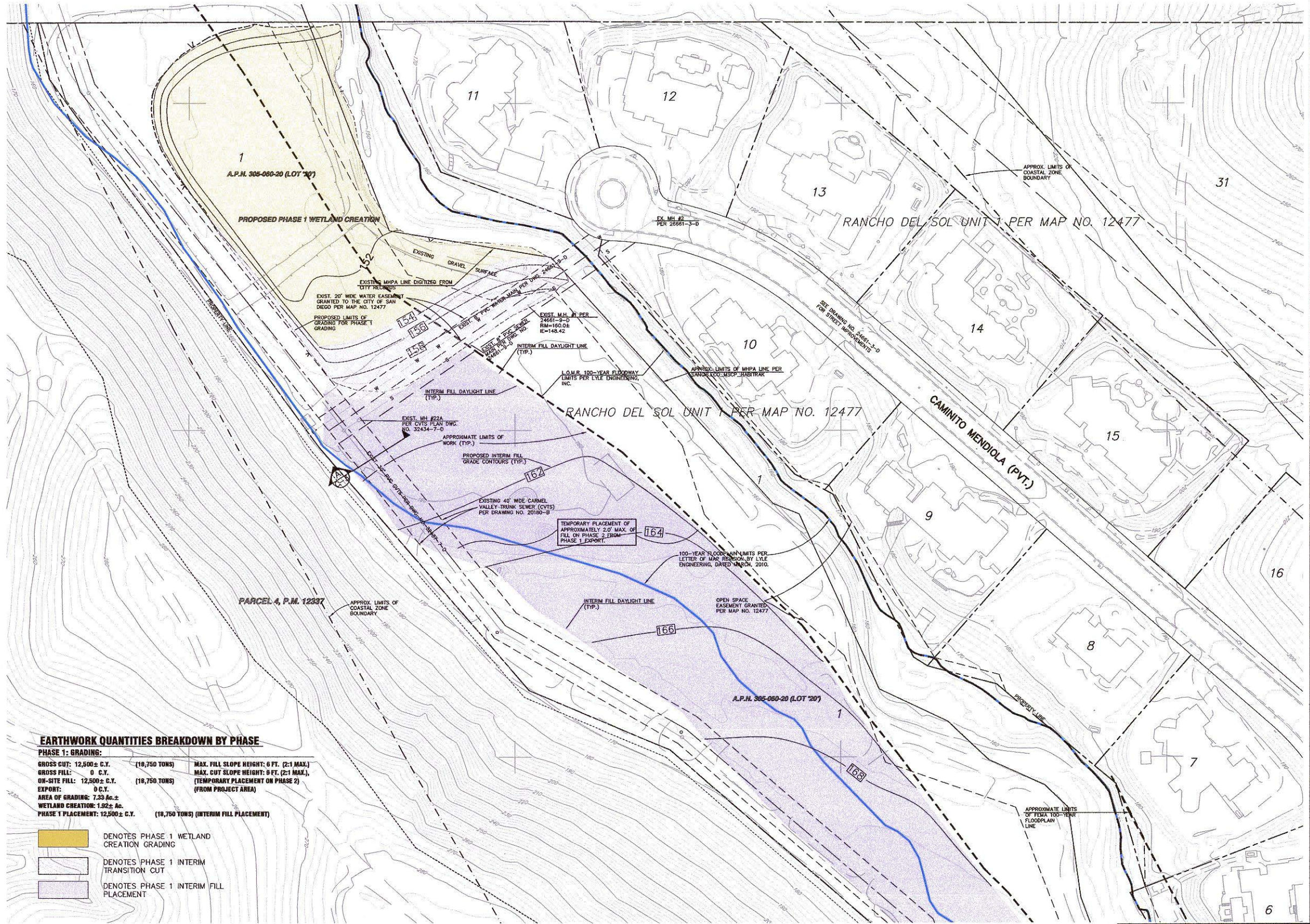
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 PROJECT ADDRESS: 3000 RANCHO SANTA FE FARMS ROAD
 SAN DIEGO, CA 92130
 PROJECT NAME: **RANCHO DEL SOL**
 SHEET TITLE: **PRELIMINARY GRADING PLAN**
 SHEET NO.: **C-1.0**

REVISION 1: 04-15-09
 REVISION 2: 07-15-10
 REVISION 3: 04-12-11
 REVISION 4: 07-16-12
 REVISION 5: 09-11-12
 REVISION 6: 02-26-13
 REVISION 7: 05-28-14
 REVISION 8:
 REVISION 9:
 REVISION 10:
 ORG. DATE: 2-13-09
 SHEET 2 OF 30
 P.T.S. NO.
 PERMIT NO. 157389

RANCHO DEL SOL
STIPULATED JUDGMENT EXHIBIT FOR GIC No. 801949
PRELIMINARY GRADING PLAN: WETLANDS CREATION



EARTHWORK QUANTITIES BREAKDOWN BY PHASE

PHASE 1: GRADING:			
GROSS CUT:	12,500± C.Y.	(10,750 TONS)	MAX. FILL SLOPE HEIGHT: 6 FT. (2:1 MAX.)
GROSS FILL:	0 C.Y.		MAX. CUT SLOPE HEIGHT: 6 FT. (2:1 MAX.)
ON-SITE FILL:	12,500± C.Y.	(10,750 TONS)	(TEMPORARY PLACEMENT ON PHASE 2)
EXPORT:	0 C.Y.		(FROM PROJECT AREA)
AREA OF GRADING:	7.33 Ac.±		
WETLAND CREATION:	1.92± Ac.		
PHASE 1 PLACEMENT:	12,500± C.Y.	(10,750 TONS)	(INTERIM FILL PLACEMENT)

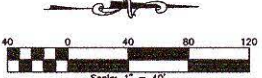
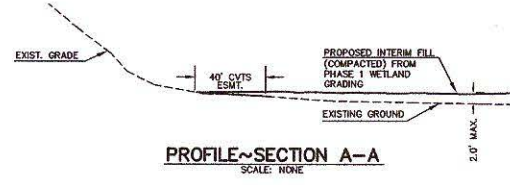
- DENOTES PHASE 1 WETLAND CREATION GRADING
- DENOTES PHASE 1 INTERIM TRANSITION CUT
- DENOTES PHASE 1 INTERIM FILL PLACEMENT

EASEMENT RESTRICTIONS NOTE

PLANTING & ACCESS RESTRICTIONS MAY APPLY TO EASEMENTS WITHIN THE RESTORATION AREA.

LEGEND

- REPRESENTS FLOWN TOPO 10-FOOT CONTOUR INTERVAL (2004) TO REMAIN EXCEPT AS INDICATED ON PLAN
- REPRESENTS FLOWN TOPO 2-FOOT CONTOUR INTERVAL (2004) TO REMAIN EXCEPT AS INDICATED ON PLAN
- PROPOSED 100-YEAR FLOODPLAIN LIMITS PER PROPOSED WETLAND CREATION GRADING SHOWN.
- 100-YEAR FLOODPLAIN LIMITS PER LETTER OF MAP REVISION BY LYLE ENGINEERING, DATED MARCH, 2010.
- LIMITS OF WORK
- APPROXIMATE LOCATION OF COASTAL ZONE BOUNDARY



SEE SHEET C-2.1

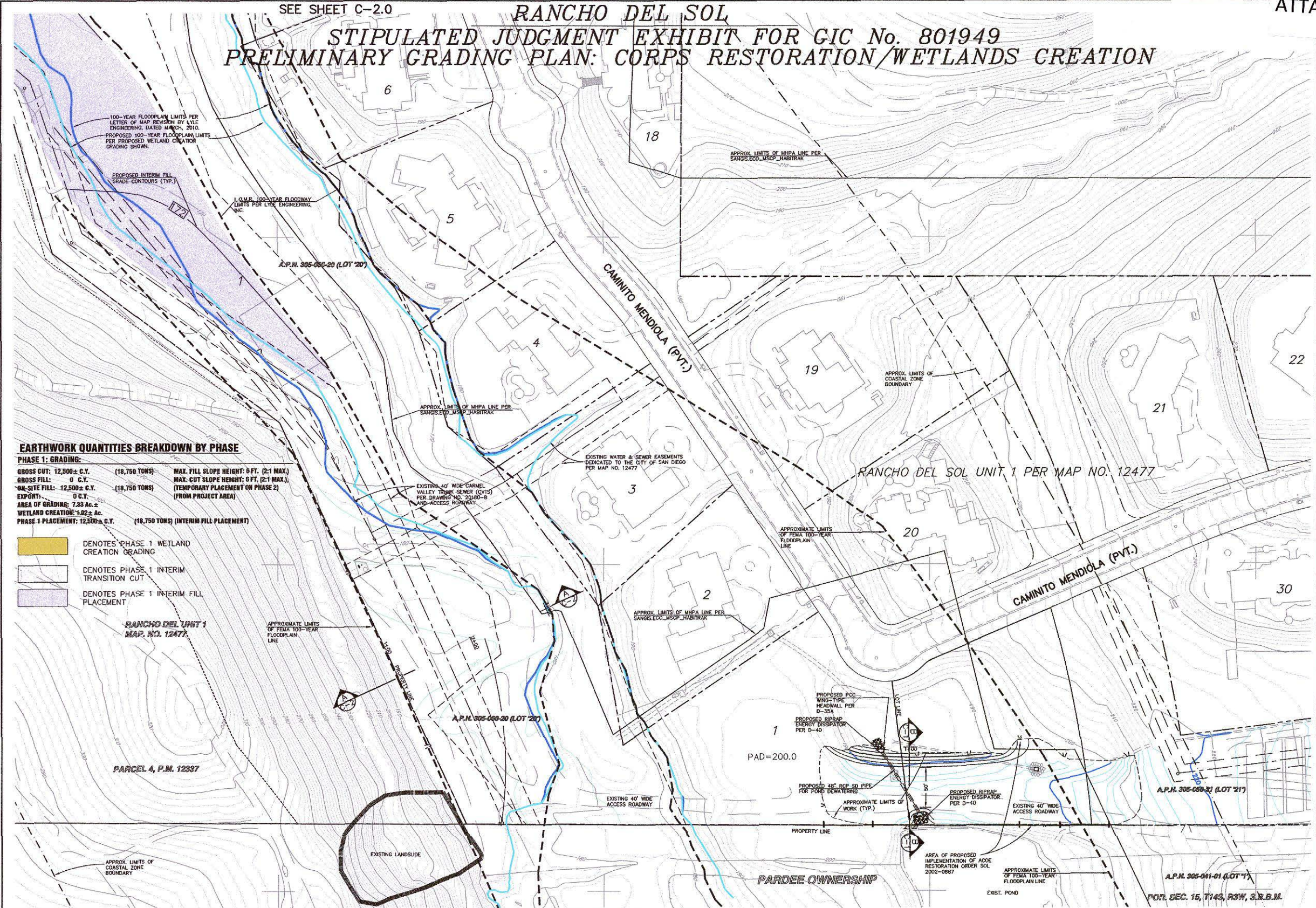
FARRINGTON ENGINEERING CONSULTANTS, INC.
CONSULTING CIVIL ENGINEERING
11679 VIA FRIUL
SAN DIEGO, CA 92128
(658) 675-9490



PREPARED BY: FARRINGTON ENGINEERING
NAME: 11679 VIA FRIUL
ADDRESS: SAN DIEGO, CA 92128
PHONE NO.: 658-675-9490
PROJECT ADDRESS: 30000 RANCHO SANTA FE FARMS ROAD
SAN DIEGO, CA 92130
PROJECT NAME: RANCHO DEL SOL
SHEET TITLE: PRELIMINARY GRADING PLAN: WETLANDS CREATION-PHASE 1
SHEET NO.: C-2.0

REVISION 1:	04-15-09
REVISION 2:	07-15-10
REVISION 3:	04-12-11
REVISION 4:	07-16-12
REVISION 5:	09-11-12
REVISION 6:	02-26-13
REVISION 7:	05-28-14
REVISION 8:	07-21-14
REVISION 9:	
REVISION 10:	
ORIG. DATE:	2-13-09
SHEET NO.:	3 OF 30
P.T.S. NO.:	157398

SEE SHEET C-2.0
RANCHO DEL SOL
STIPULATED JUDGMENT EXHIBIT FOR GIC No. 801949
PRELIMINARY GRADING PLAN: CORPS RESTORATION/WETLANDS CREATION

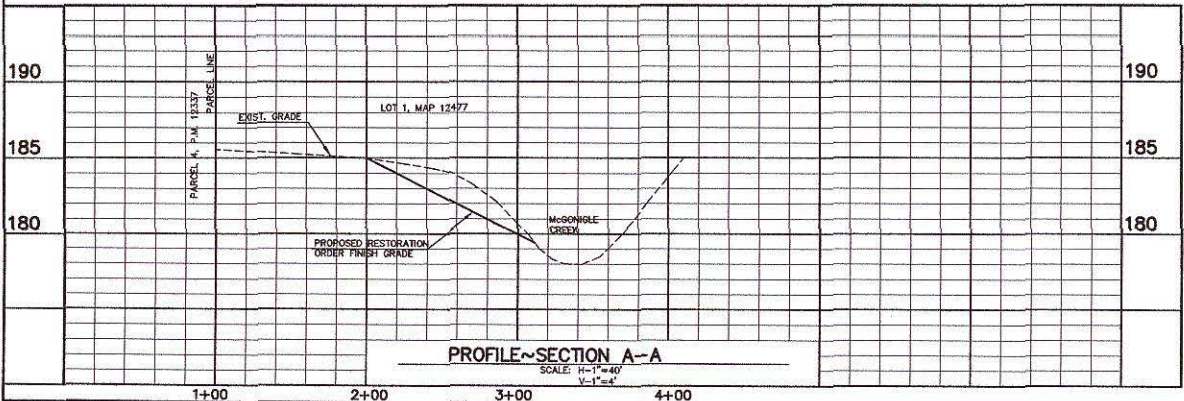


EARTHWORK QUANTITIES BREAKDOWN BY PHASE

PHASE 1: GRADING:

GROSS CUT: 12,500± C.Y.	(19,750 TONS)	MAX. FILL SLOPE HEIGHT: 6 FT. (2:1 MAX.)
GROSS FILL: 0 C.Y.		MAX. CUT SLOPE HEIGHT: 6 FT. (2:1 MAX.)
ON-SITE FILL: 12,500± C.Y.	(19,750 TONS)	(TEMPORARY PLACEMENT ON PHASE 2)
EXPORT: 0 C.Y.		(FROM PROJECT AREA)
AREA OF GRADING: 7.33 Ac.±		
WETLAND CREATION: 1.92± Ac.		
PHASE 1 PLACEMENT: 12,500± C.Y.	(19,750 TONS) (INTERIM FILL PLACEMENT)	

- DENOTES PHASE 1 WETLAND CREATION GRADING
- DENOTES PHASE 1 INTERIM TRANSITION CUT
- DENOTES PHASE 1 INTERIM FILL PLACEMENT



- LEGEND**
- (thin line) REPRESENTS DIGITIZED AS-BUILT EXISTING TOPO PER APPROVED GRADING PER CITY OF SAN DIEGO DRAWING NO. 24561-D
 - (medium line) REPRESENTS FLOWN TOPO 10-FOOT CONTOUR INTERVAL (2004) TO REMAIN EXCEPT AS INDICATED ON PLAN
 - (thick line) REPRESENTS FLOWN TOPO 2-FOOT CONTOUR INTERVAL (2004) TO REMAIN EXCEPT AS INDICATED ON PLAN
 - (blue line) REPRESENTS FLOWN TOPO 10-FOOT CONTOUR INTERVAL (2004) TO REMAIN AS PROPOSED GRADING UNDER STIPULATED JUDGMENT
 - (blue line) REPRESENTS FLOWN TOPO 2-FOOT CONTOUR INTERVAL (2004) TO REMAIN AS PROPOSED GRADING UNDER STIPULATED JUDGMENT
 - (thick blue line) REPRESENTS 100-YEAR FLOODPLAIN LIMITS PER PROPOSED WETLAND CREATION GRADING SHOWN.
 - (dashed blue line) 100-YEAR FLOODPLAIN LIMITS PER LETTER OF MAP REVISION BY LYLE ENGINEERING, DATED MARCH, 2010.
 - (dashed line) LIMITS OF WORK
 - (dotted line) APPROXIMATE LOCATION OF COASTAL PERMIT BOUNDARY

EASEMENT RESTRICTIONS NOTE:
PLANTING & ACCESS RESTRICTIONS MAY APPLY TO EASEMENTS WITHIN THE RESTORATION AREA.

WATER & SEWER NOTE:
IT IS THE SOLE RESPONSIBILITY OF THE OWNER/PERMITEE FOR ANY DAMAGE CAUSED TO CITY OF SAN DIEGO PUBLIC WATER AND SEWER FACILITIES ADJACENT TO THE PROJECT SITE, DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT. IN THE EVENT OF ANY SUCH FACILITY LOSSES INTEGRITY THEN, THE OWNER/PERMITEE SHALL RECONSTRUCT ANY DAMAGED PUBLIC WATER AND SEWER FACILITY IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC UTILITIES AND THE CITY ENGINEER.

FARRINGTON ENGINEERING CONSULTANTS, INC.
CONSULTING CIVIL ENGINEERING
11679 VIA FARUL
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(619) 675-9490

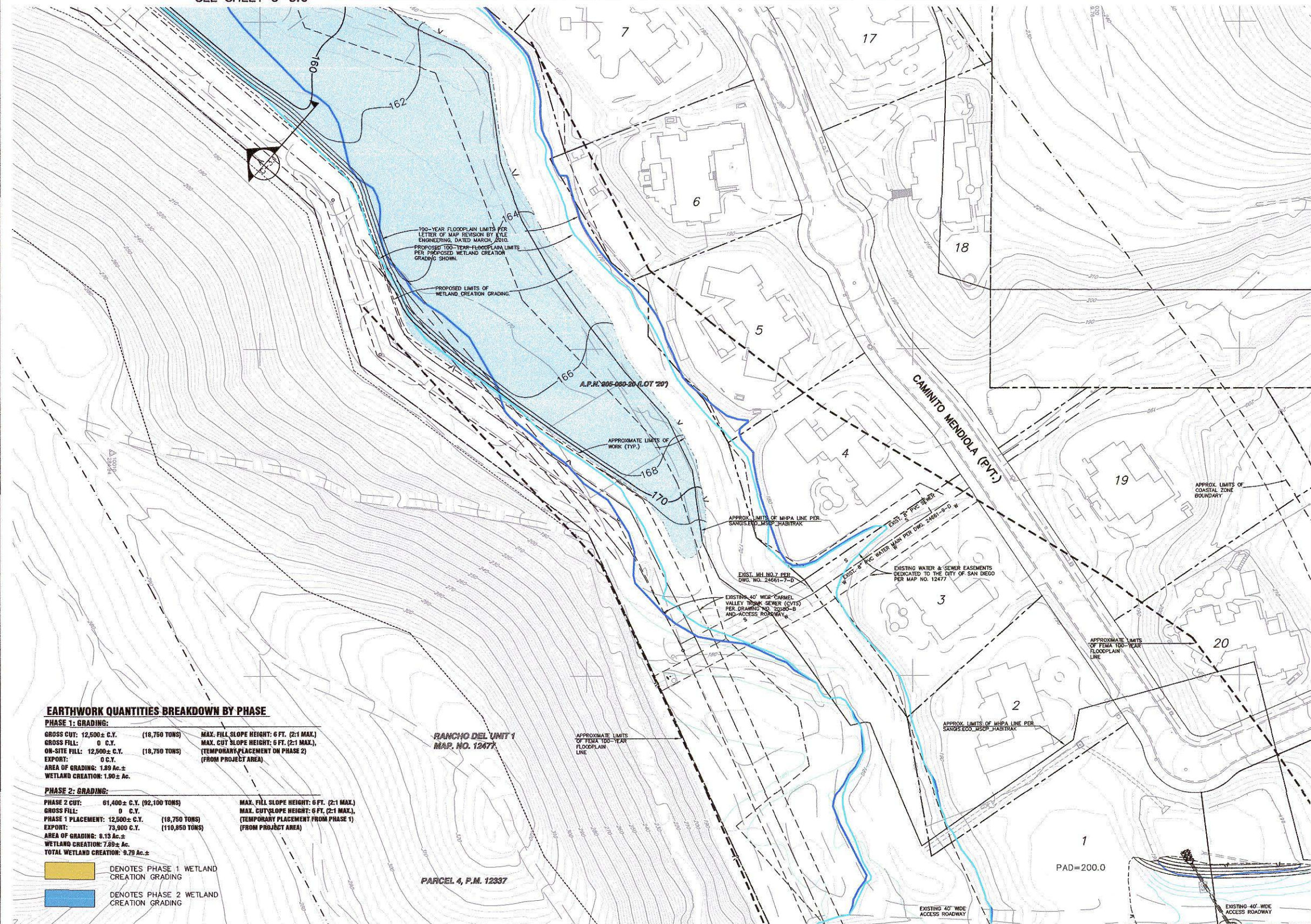


MARK A. FARRINGTON RCE 38114 EXP. 3/31/15 DATE 07-21-14

PREPARED BY: NAME: FARRINGTON ENGINEERING	REVISION 1: 04-15-09
ADDRESS: 11679 VIA FARUL SAN DIEGO, CA 92120	REVISION 2: 07-15-10
PHONE NO.: 619-675-9490	REVISION 3: 04-12-11
PROJECT ADDRESS: 3300X RANCHO SANTA FE FARMS ROAD SAN DIEGO, CA 92130	REVISION 4: 07-16-12
PROJECT NAME: RANCHO DEL SOL	REVISION 5: 09-11-12
SHEET TITLE: PRELIMINARY GRADING PLAN: CORPS RESTORATION/WETLANDS CREATION-PHASE 1	REVISION 6: 02-26-13
SHEET NO.: C-2.1	REVISION 7: 05-28-14
	REVISION 8: 07-21-14
	REVISION 9: 07-21-14
	REVISION 10: 07-21-14
	REVISION 11: 07-21-14
	REVISION 12: 07-21-14
	REVISION 13: 07-21-14
	REVISION 14: 07-21-14
	REVISION 15: 07-21-14
	REVISION 16: 07-21-14
	REVISION 17: 07-21-14
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	REVISION 22: 07-21-14
	REVISION 23: 07-21-14
	REVISION 24: 07-21-14
	REVISION 25: 07-21-14
	REVISION 26: 07-21-14
	REVISION 27: 07-21-14
	REVISION 28: 07-21-14
	REVISION 29: 07-21-14
	REVISION 30: 07-21-14

RANCHO DEL SOL
STIPULATED JUDGMENT EXHIBIT FOR GIC No. 801949
PRELIMINARY GRADING PLAN: WETLANDS CREATION

SEE SHEET C-3.0

**EARTHWORK QUANTITIES BREAKDOWN BY PHASE****PHASE 1: GRADING:**

GROSS CUT: 12,500± C.Y. (18,750 TONS)	MAX. FILL SLOPE HEIGHT: 6 FT. (2:1 MAX.)
GROSS FILL: 0 C.Y.	MAX. CUT SLOPE HEIGHT: 6 FT. (2:1 MAX.)
ON-SITE FILL: 12,500± C.Y. (18,750 TONS)	(TEMPORARY PLACEMENT ON PHASE 2)
EXPORT: 0 C.Y.	
AREA OF GRADING: 1.89 Ac.±	
WETLAND CREATION: 1.90± Ac.	

PHASE 2: GRADING:

PHASE 2 CUT: 61,400± C.Y. (92,100 TONS)	MAX. FILL SLOPE HEIGHT: 6 FT. (2:1 MAX.)
GROSS FILL: 0 C.Y.	MAX. CUT SLOPE HEIGHT: 6 FT. (2:1 MAX.)
PHASE 1 PLACEMENT: 12,500± C.Y. (18,750 TONS)	(TEMPORARY PLACEMENT FROM PHASE 1)
EXPORT: 73,900 C.Y. (110,850 TONS)	
AREA OF GRADING: 8.13 Ac.±	
WETLAND CREATION: 7.89± Ac.	
TOTAL WETLAND CREATION: 9.79 Ac.±	

■ DENOTES PHASE 1 WETLAND CREATION GRADING

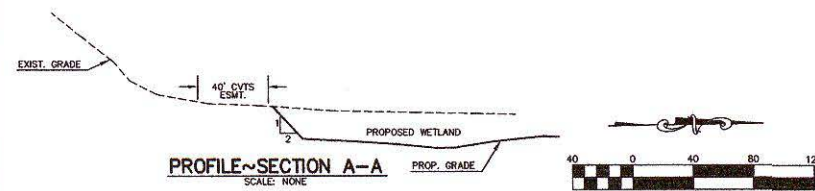
■ DENOTES PHASE 2 WETLAND CREATION GRADING

EASEMENT RESTRICTIONS NOTE:

PLANTING & ACCESS RESTRICTIONS MAY APPLY TO EASEMENTS WITHIN THE RESTORATION AREA.

LEGEND

- 200' — REPRESENTS FLOWN TOPO 10-FOOT CONTOUR INTERVAL (2004) TO REMAIN EXCEPT AS INDICATED ON PLAN
- 20' — REPRESENTS FLOWN TOPO 2-FOOT CONTOUR INTERVAL (2004) TO REMAIN EXCEPT AS INDICATED ON PLAN
- 100' — PROPOSED 100-YEAR FLOODPLAIN LIMITS PER PROPOSED WETLAND CREATION GRADING SHOWN.
- 100' — 100-YEAR FLOODPLAIN LIMITS PER LETTER OF MAP REVISION BY LYLE ENGINEERING, DATED MARCH, 2010.
- — LIMITS OF WORK
- — APPROXIMATE LOCATION OF COASTAL ZONE BOUNDARY



FARRINGTON ENGINEERING CONSULTANTS, INC.
 CONSULTING CIVIL ENGINEERING
 11675 VIA FRIEL
 SAN DIEGO, CA 92128
 (658) 675-9490

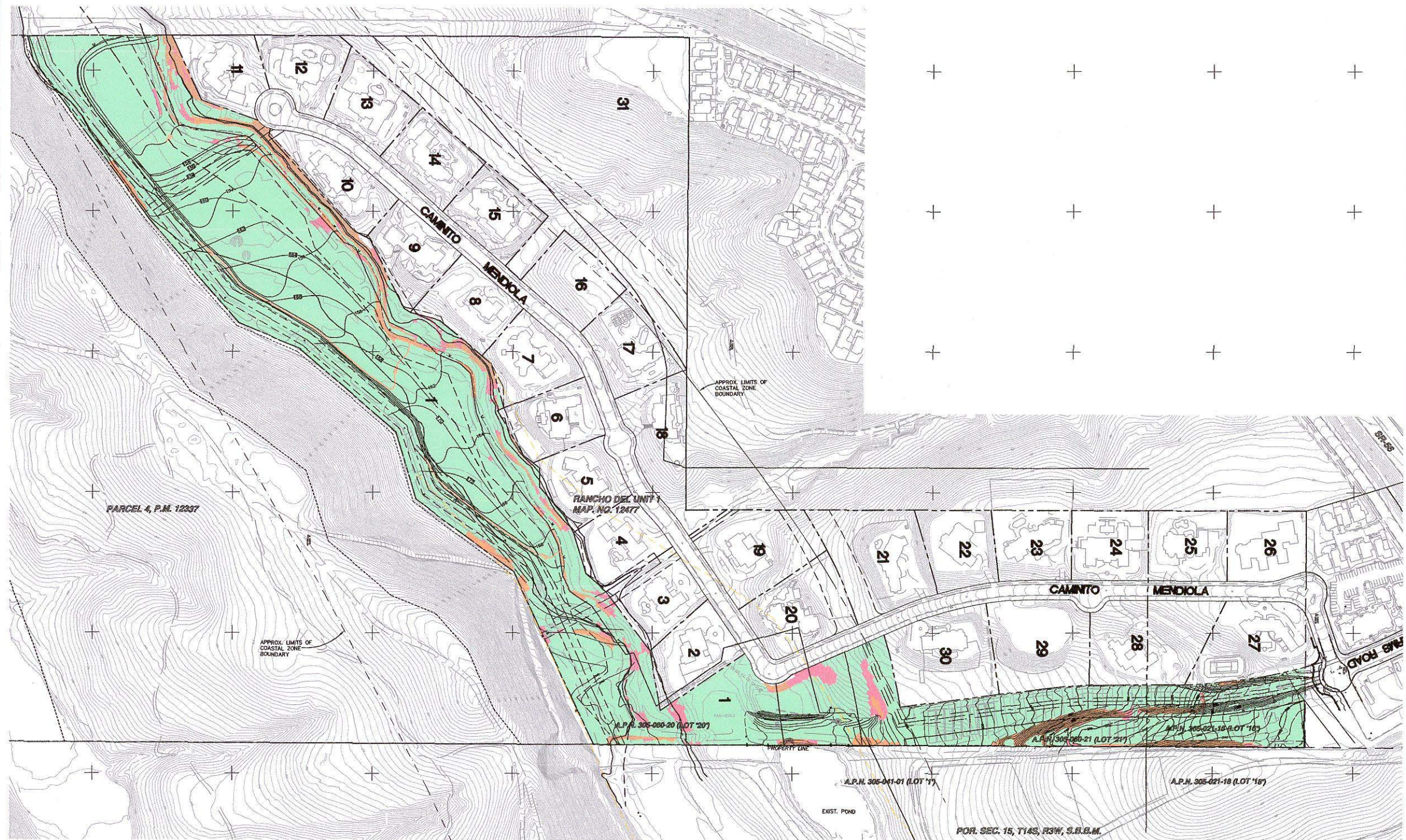


MARK A. FARRINGTON RCE 38114 EXP. 3/31/15 DATE 07-21-14

PREPARED BY: FARRINGTON ENGINEERING
 NAME: 11675 VIA FRIEL
 ADDRESS: SAN DIEGO, CA 92128
 PHONE NO.: 658-675-9490
 PROJECT ADDRESS: 3300X RANCHO SANTA FE FARMS ROAD
 SAN DIEGO, CA 92130
 PROJECT NAME: RANCHO DEL SOL
 SHEET TITLE: PRELIMINARY GRADING PLAN: WETLANDS CREATION-PHASE 2
 SHEET NO.: C-3.1

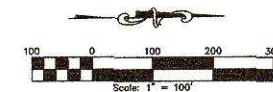
REVISION 1: 04-15-09	REVISION 2: 07-15-10
REVISION 3: 04-12-11	REVISION 4: 07-16-12
REVISION 5: 09-11-12	REVISION 6: 02-26-13
REVISION 7: 03-28-14	REVISION 8: 07-21-14
REVISION 9:	REVISION 10:
DATE: 2-15-09	SHEET: 6 OF 30
P.E.S. NO.	PERMIT NO. 1573992

RANCHO DEL SOL STIPULATED JUDGMENT EXHIBIT FOR GIC No. 801949



LEGEND

- INDICATES SLOPES 0-25%
- INDICATES SLOPES 25-35%
- INDICATES SLOPES >35%



FARRINGTON ENGINEERING CONSULTANTS, INC.
CONSULTING CIVIL ENGINEERING
11675 VA. FRIEL
SAN DIEGO, CA. 92128
(659) 675-9490



MARK A. FARRINGTON RCE 38114 EXP. 3/31/15 DATE 05-28-14

PREPARED BY: FARRINGTON ENGINEERING
NAME: 11675 VA. FRIEL
ADDRESS: SAN DIEGO, CA 92128
PHONE NO.: 659-675-9490
PROJECT ADDRESS: 30000 RANCHO SANTA FE FARMS ROAD
SAN DIEGO, CA 92130
PROJECT NAME: RANCHO DEL SOL
SHEET TITLE: SLOPE ANALYSIS
SHEET NO.: C-5

REVISION 1:	04-15-09
REVISION 2:	07-15-10
REVISION 3:	04-12-11
REVISION 4:	07-16-12
REVISION 5:	09-11-12
REVISION 6:	02-26-13
REVISION 7:	05-28-14
REVISION 8:	
REVISION 9:	
REVISION 10:	
DATE:	2-13-09
SHEET:	7 OF 30
P.L.S. NO.:	
PERMIT NO.:	157399