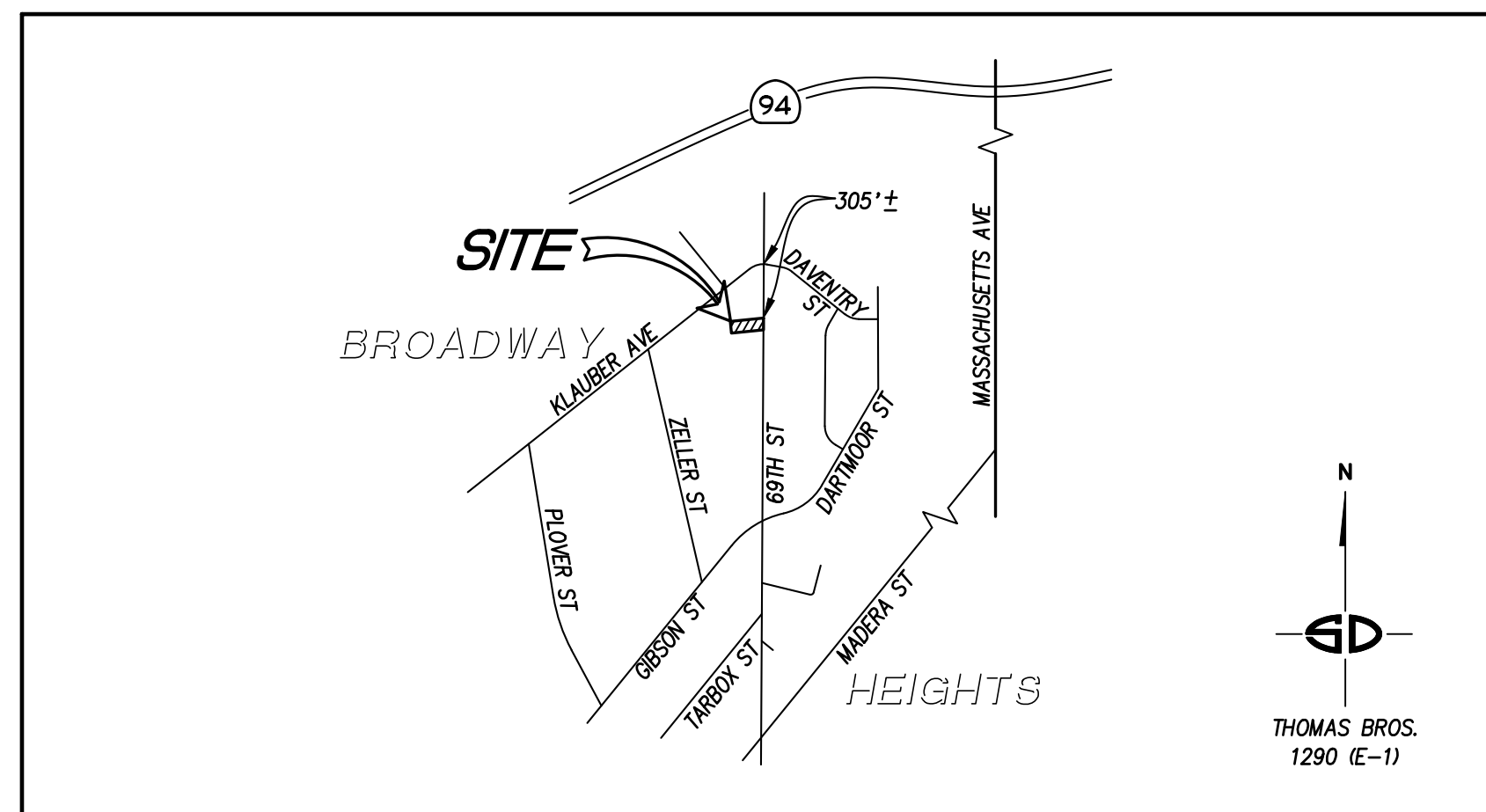


GENERAL NOTES

- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
- UPON ISSUANCE OF A PERMIT, NO WORK WILL BE PERMITTED ON WEEKENDS OR HOLIDAYS UNLESS APPROVED BY TRAFFIC CONTROL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT.
- THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE PERMIT HOLDER OR OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
- IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE (800) 422-4133, TWO DAYS BEFORE YOU DIG.
- CONTRACTOR SHALL BE RESPONSIBLE FOR POTHOLING AND LOCATING ALL EXISTING UTILITIES THAT CROSS THE PROPOSED TRENCH LINE WHILE MAINTAINING A 1 FOOT VERTICAL CLEARANCE.
- "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, CONTRACTOR SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT ISSUING AUTHORITY.
- DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE RESIDENT ENGINEER.
- CONTRACTOR SHALL REPLACE OR REPAIR ALL TRAFFIC SIGNAL LOOPS, CONDUITS, AND LANE STRIPING DAMAGED DURING CONSTRUCTION.
- PRIOR TO SITE DISTURBANCE, CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRECONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO, CONSTRUCTION MANAGEMENT AND FIELD SERVICES DIVISION (858) 627-3200.
- CONTRACTOR SHALL ONLY PERFORM SITE SURVEY AND UTILITY MARK OUT SERVICES PRIOR TO THE PRECONSTRUCTION MEETING.
- CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD.
- CONTRACTOR SHALL HAVE EMERGENCY MATERIAL AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER, SEWER, AND STORM DRAIN FACILITIES WHERE FLOW MAY GENERATE EROSION AND SEDIMENT POLLUTION.
- AN AS-GRADED GEOTECHNICAL REPORT AND SET OF THE REDLINE "AS-BUILT" GRADING PLANS SHALL BE SUBMITTED TO AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE CONSTRUCTION MANAGEMENT & FIELD SERVICES DIVISION AT 9573 CHESAPEAKE DRIVE, SAN DIEGO, CA 92123.
- "AS-BUILT" DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
- MANHOLES AND PULL BOX COVER SHALL BE LABELED WITH NAME OF COMPANY AND HAVE A SLIP RESISTANT LID WITH A MINIMUM COEFFICIENT OF FRICTION OF 0.5.
- CONTRACTOR SHALL PROVIDE RED-LINES DRAWINGS IN ACCORDANCE WITH 2-5.4 OF THE WHITEBOOK, "RED-LINES AND RECORD DOCUMENTS."
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1 FOOT VERTICAL SEPARATION TO ALL UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK, DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SDG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.
- CONTRACTOR SHALL INSTALL CITY APPROVED TEMPORARY VIDEO OR RADAR DETECTION WHEN EXISTING TRAFFIC SIGNAL DETECTION SYSTEMS ARE DAMAGED, DISABLED, OR BECOME INEFFECTIVE DUE TO CONSTRUCTION ACTIVITIES FOR A PERIOD OF FIVE (5) OR MORE DAYS, SATISFACTORY TO THE CITY ENGINEER. THE CONTRACTOR SHALL COMPLETELY REMOVE ALL TEMPORARY TRAFFIC SIGNAL DETECTION EQUIPMENT AND RESTORE/INSTALL A CITY APPROVED PERMANENT VEHICLE DETECTION SYSTEM UPON COMPLETION OF CONSTRUCTION, SATISFACTORY TO THE CITY ENGINEER.
- THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
- PRIOR TO CONSTRUCTION, SURVEY MONUMENTS (HORIZONTAL AND VERTICAL) THAT ARE LOCATED IN THE CONSTRUCTION AREA SHALL BE TIED-OUT AND REFERENCED BY A LAND SURVEYOR.
- UPON COMPLETION OF CONSTRUCTION, ALL DESTROYED SURVEY MONUMENTS ARE REQUIRED TO BE REPLACED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE PREPARED AND FILED WITH THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYOR ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

GRADING & IMPROVEMENT PLANS FOR: CASE RESIDENCE



VICINITY MAP

NO SCALE

GRADING & GEOTECHNICAL SPECIFICATIONS

1. ALL GRADING SHALL BE CONDUCTED UNDER THE OBSERVATION AND TESTING BY A QUALIFIED PROFESSIONAL ENGINEER AND, IF REQUIRED, A QUALIFIED PROFESSIONAL GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT(S) ENTITLED: "REPORT OF PRELIMINARY GEOTECHNICAL INVESTIGATION, SOTO RESIDENCE + ADUS, 1800-1806 69TH STREET, SAN DIEGO, CALIFORNIA, PREPARED BY CHRISTIAN WHEELER ENGINEERING, REPORT NO. CWE 2220273.01, DATED JULY 26, 2022"

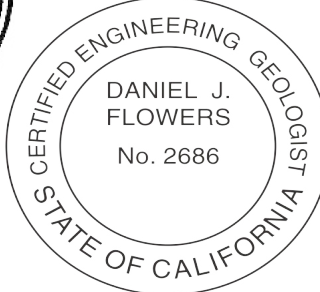
THESE DOCUMENTS WILL BE FILED IN THE RECORDS SECTION OF DEVELOPMENT SERVICES UNDER THE PROJECT NUMBER INDICATED IN THE TITLE BLOCK OF THESE PLANS.

- ALL FILL SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.
- AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED GEOTECHNICAL REPORT SHALL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT SHALL BE SUBMITTED IN ACCORDANCE WITH THE GENERAL NOTES ON THESE PLANS WITHIN 30 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT, PLANS, SPECIFICATIONS, OR GEOTECHNICAL REPORT(S), THE FINAL "AS-GRADED" GEOTECHNICAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A QUALIFIED PROFESSIONAL GEOLOGIST.
- THE COMPANY OR COMPANIES REPRESENTED BY THE INDIVIDUALS SIGNING ITEM NO. 5 OF THIS CERTIFICATE IS/ARE THE GEOTECHNICAL CONSULTANT(S) OF RECORD. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS SUBMITTED AN ACCEPTABLE TRANSFER OF GEOTECHNICAL CONSULTANT OF RECORD DECLARATION PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. IT SHALL BE THE DUTY OF THE PERMITEE TO NOTIFY THE RESIDENT ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.
- THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

[Signature]
DANIEL B. ADLER R.C.E. 36037 08-07-2023 DATE



[Signature]
DANIEL J. FLOWERS C.E.G. 2686 08-07-2023 DATE



CHRISTIAN WHEELER ENGINEERING
3980 HOME AVENUE
SAN DIEGO, CA 92111
PHONE: 858-496-9760
FAX: 858-496-9758

DISCIPLINE CODE (DC)

GENERAL G
CIVIL C

DECLARATION OF RESPONSIBLE CHARGE

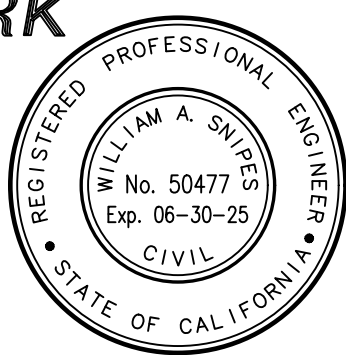
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

[Signature]
WILLIAM A. SNIPES R.C.E. NO. 50477 EXP. 06-30-25 8/2/23 DATE

ENGINEER OF WORK

Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033



OWNER/APPLICANT

CHRISTIAN A. SOTO
167 L STREET, CHULA VISTA, CA 91911
PHONE (619) 638-2883

REFERENCE DRAWINGS

8" PVC WATER IMPROVEMENT PLAN 12293-12-D

SITE ADDRESS

1832 69TH STREET, SAN DIEGO, CA 92114

TOPOGRAPHY SOURCE

TOPOGRAPHIC SURVEY BY PHOTO GEODETIC CORPORATION
DATED MARCH 2015
JOB NO. 345005

SUPPLEMENTAL FIELD SURVEY PREPARED BY SNIPES-DYE ASSOCIATES
8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942
(619) 697-9234
DATED APRIL 2017 & OCTOBER 2022

BENCHMARK

BRASS PLUG IN SE CORNER TOP OF CURB AT 69TH STREET AND GIBSON STREET,
ELEVATION = 373.598 M.S.L. PER CITY OF SAN DIEGO VERTICAL CONTROL RECORD

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF 69TH STREET AS SHOWN ON R.O.S. 18713, I.E. N00°38'34"E.

ASSESSORS PARCEL NUMBER

544-102-31

LEGAL DESCRIPTION

LOT 15 IN BLOCK 5 OF SUNNY SLOPE ADDITION TO ENCANTO HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. MAP 1135, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, JUNE 4, 1908.

GRADING QUANTITIES

GRADED/DISTURBED AREA	0.68 ACRES	MAX. CUT DEPTH	4.0 FT.
CUT QUANTITIES	2,400 CY	MAX CUT SLOPE RATIO (2:1 MAX)	2:1
FILL QUANTITIES	600 CY	MAX. FILL DEPTH	6.0 FT.
EXPORT	1,800 CY	MAX FILL SLOPE RATIO (2:1 MAX)	2:1
EXISTING IMPERVIOUS AREA:	0 SF		
PROPOSED IMPERVIOUS AREA:	8,747 SF (INCLUDES PUBLIC IMPROVEMENTS)		

THIS PROJECT PROPOSES TO EXPORT 1,800 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT. QUANTITIES SHOWN FOR PERMIT PURPOSES ONLY.

SHEET INDEX

SHEET DESCRIPTION	SHEET #
TITLE SHEET	1
NOTES	2
KEY MAP	3
DETAILS	4
IMPROVEMENT PLANS	5
GRADING PLAN	6 & 7
EROSION CONTROL DETAILS	8
EROSION CONTROL CONTROL PLAN	9

WORK TO BE DONE

THE WORK CONSISTS OF GRADING AND IMPROVEMENTS FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AND TWO ADU'S. THE WORK WILL FOLLOW THE STANDARDS BELOW:
STANDARD SPECIFICATIONS:

DOCUMENT NO.	DESCRIPTION
ECP1010122-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2021 EDITION
ECP1010122-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLICWORKS CONSTRUCTION (WHITEBOOK), 2021 EDITION
PWPI010119-04	CITYMDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS, 2021 EDITION
PWPI060121-10	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (REVISION 6), 2014 EDITION
PWPI030119-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2018 EDITION

STANDARD DRAWINGS: DOCUMENT NO.	DESCRIPTION
ECP1010122-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2021 EDITION
PWPI030119-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, 2018 EDITION

LEGEND

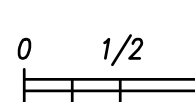
IMPROVEMENT	STANDARD DWGS.	SYMBOL
PROPOSED CONTOUR		425
PROPOSED SPOT ELEVATION		437.90
PVT. PROPOSED BUILDING RETAINING WALL (PER BUILDING PERMIT PRJ-1063257)		[Symbol]
PVT. PROPOSED RETAINING WALL (PER BUILDING PERMIT PRJ-1063257)		[Symbol]
PVT. CONC. PAVEMENT (THICKNESS INDICATE ON PLAN)		[Symbol]
PVT. A.C. PAVEMENT & BASE	DETAIL 2, SHT. 4	[Symbol]
PVT. PERMEABLE PAVERS (PER BUILDING PERMIT PRJ-1063257)		[Symbol]
PVT. 6" A.C. BERM, TYPE A	G-05	[Symbol]
PVT. 18" CATCH BASIN	DETAIL 4, SHT. 4	[Symbol]
PVT. 12" CATCH BASIN	DETAIL 4, SHT. 4	[Symbol]
PVT. STORM DRAIN CLEANOUT	DETAIL 4, SHT. 4	[Symbol]
PVT. STORM DRAIN (SIZE & TYPE INDICATE ON PLAN)		[Symbol]
PVT. SEWER P.O.C.		[Symbol]
PVT. WATER P.O.C.		[Symbol]
PVT. WALL DRAIN P.O.C.		[Symbol]
PVT. SEWER CLEANOUT	SC-01	[Symbol]
2" COPPER WATER SERVICE W/ 1-1/2" METER & 1-1/2" BACKFLOW PREVENTERS	SDW-105, SDW-107, SDW-135, SDW-136, SDW-149, SDW-155 & WS-03	[Symbol]
PVT. NO. 2 BACKING ROCK RIP-RAP ENERGY DISSIPATOR (SIZE INDICATED ON PLAN)	SDO-104	[Symbol]
EARTHEN BERM	DETAIL 1, SHT. 4	[Symbol]
LIMIT OF GRADING		[Symbol]
CUT/FILL LINE		[Symbol]
2:1 CUT/FILL SLOPE		[Symbol]
DIRECTION OF DRAINAGE		[Symbol]
PROPOSED TREE W/ 40 SF ROOT BARRIER (PER BUILDING PERMIT PRJ-1063257)	SDL-101 & SDL-106	[Symbol]

EXISTING IMPROVEMENTS

IMPROVEMENT	SYMBOL
EXISTING CONTOUR	400
EXISTING SPOT ELEVATION	+452.4
EXIST. ASPHALT PAVEMENT	[Symbol]
EXIST. WATER MAIN	W
EXIST. SEWER MAIN	S
EXIST. 4" PVT. SEWER LATERAL	TO REMAIN
EXIST. FIRE HYDRANT	TO REMAIN
PROPERTY LINE OR RIGHT-OF-WAY	R/W
CENTERLINE	C
EXIST. IRON PIPE & DISC (TO REMAIN & PROTECT IN-PLACE, SEE MONUMENT PRESERVATION CERTIFICATION SHEET 1)	[Symbol]

PRIVATE CONTRACT

WARNING



IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

TITLE SHEET FOR:

CASE RESIDENCE
LOT 15 IN BLOCK 5, MAP 1135

The City of SAN DIEGO	DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 9 SHEETS		PMT NO. 3194680
	FOR CITY APPROVAL		PRJ NO. 1079486
APPROVED:		DATE	
FOR CITY ENGINEER		DATE	
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	SDA		
			1844-6313 NAD83 COORDINATES
			204-1753 LAMBERT COORDINATES
AS BUILTS			DRAWING NO.
			100712-1-D
CONTRACTOR		DATE STARTED	G001
INSPECTOR		DATE COMPLETED	

CONSTRUCTION CHANGE

CHANGE	BY	AFFECTED OR ADDED SHEET NUMBERS	APPROVED	DATE	PMT NO.	PRJ NO.

CONSTRUCTION BMP GENERAL NOTES

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

1. 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, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST CONSTRUCTION TREATMENT CONTROL BMP'S.

2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLETS, INLET PROTECTION IN THE PUBLIC RIGHT OF WAY MAY BE TEMPORARILY REMOVED WHERE IT IS PRONE TO FLOODING PRIOR TO A RAIN EVENT AND REINSTALLED AFTER RAIN IS OVER.

3. ALL CONSTRUCTION BMP'S SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.

5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES AND/OR STOP WORK NOTICES.

6. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS AND MUD ON AFFECTED AND ADJACENT STREETS) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.

7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMP'S THAT ARE ACCEPTABLE TO THE ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.

8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.

9. IF A NON-STORMWATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORMWATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.

10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMP'S WHEN RAIN IS IMMINENT.

11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMP'S TO WORKING ORDER YEAR ROUND.

12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO GRADING INACTIVITY OR UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.

14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE RESIDENT ENGINEER.

15. UPON NOTIFICATION BY THE RESIDENT ENGINEER, THE CONTRACTOR SHALL ARRANGE FOR 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 AND SEDIMENT CONTROL MEASURES AND OTHER BMP'S RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS DAILY AND MAINTAIN ALL BMP'S AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMP'S SHALL BE CONDUCTED BEFORE, DURING AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMP'S AS SOON AS POSSIBLE AS SAFETY ALLOWS.

17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CADD FACT SHEET TO-10R CALTRANS FACT SHEET TO-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BYPASSING THE ENTRANCE.

(a) NON-STORMWATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

GROUND WATER DISCHARGE NOTES

1. ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES CAG919003.

2. THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.

3. ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES NO. CAG919003.

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 FILLED.
- STRUCTURAL PRACTICES: DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT 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 THE 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.

WATER AND SEWER NOTES

1. LOCATE WATER SERVICE(METER BOX) AND SEWER HOUSE CONNECTION(SEWER CLEANOUT) OUT OF DRIVEWAYS AND WALKWAYS (UNLESS OTHERWISE APPROVED BY THE R.E.). SEWER HOUSE CONNECTIONS SHALL BE LOCATED NO LESS THAN 5 FEET AWAY FROM DRIVEWAYS.THE SEWER LATERAL AND THE WATER SERVICE LINE SHALL BE SEPARATED OF 1 FOOT (WITH THE WATER SERVICE AT THE HIGHER ELEVATION). THE SEWER LATERAL AND THE WATER SERVICE LINE SHALL BE INSTALLED IN A RELATIVE LOCATION SO THAT THE SEWER LATERAL IS IN THE DOWNSTREAM DIRECTION OF THE STREET IF THE ABOVE CRITERIA CANNOT BE MET, THE SEWER LATERAL AND THE WATER SERVICE LINE SHALL BE SEPARATED BY 10 FEET.

2. ALL CONNECTIONS TO EXISTING WATER MAINS ARE TO BE PERFORMED BY THE PUBLIC UTILITIES DEPARTMENT. IF THE CONNECTIONS ARE NOT READY TO BE MADE AND FEES PAID BEFORE 6/20/24, THE CITY RESERVES THE RIGHT TO ADJUST THE FEES ACCORDING TO THE FEE SCHEDULE IN EFFECT AT THE TIME THE CONNECTIONS ARE MADE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXPOSE THE EXISTING MAIN AT THE CONNECTION POINT AND TO INSTALL THE NEW MAIN AT THE ALIGNMENT AND GRADE WHICH WILL PERMIT THE CITY TO MAKE A "STRAIGHT IN" CONNECTION WITHOUT USING MORE THAN 10 LINEAR FEET OF PIPE.

COST	TYPE OF CONNECTION	SHEET
ITEM #1: \$254.00	2" WET TAP ONLY	5

CONTRACTOR TO SET SADDLE/TAPPING SLEEVE AND CORPORATION STOP/TAPPING VALVE FOR ALL WET TAPS. APPROVAL BY THE SHUTDOWN COMMITTEE IS REQUIRED FOR ALL MAJOR PIPELINES 16" AND LARGER. SHUTDOWN WINDOW PERIOD IS BETWEEN NOVEMBER 1ST TILL APRIL 1ST OF THE FOLLOWING YEAR, WHEN WATER DEMAND IS LOWER.

3. ALL BURIED DUCTILE IRON PIPE AND FITTINGS SHALL BE COATED AND HOLIDAY FREE AS SPECIFIED IN THE WHITEBOOK. IF USING WAX TAPE, OVERLAP EXISTING METALLIC PIPING BY 12 INCHES ON EACH SIDE. IF ANY BURIED PIPE MATERIALS ARE CHANGED FROM NONMETALLIC TO METALLIC DURING THE CONSTRUCTION PHASE, THIS CHANGE MUST BE SUBMITTED FOR REVIEW AND APPROVAL OF THE CITY'S CORROSION ENGINEER.

4. ALL HORIZONTAL SEPARATION DIMENSIONS SHOWN BETWEEN WATER AND SEWER MAINS SHALL BE MEASURED FROM THE NEAREST EDGE OF LARGE PIPELINE PER STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC HEALTH, BASIC SEPARATION STANDARDS. MINIMUM SEPARATION BETWEEN WATER AND SEWER MAINS SHALL BE 10 FEET HORIZONTAL AND 1 FOOT VERTICAL.

5. NO SHRUBS MORE THAN 3 FEET IN HEIGHT AT MATURITY OR TREES SHALL BE ALLOWED WITHIN 10 FEET OF ANY SEWER MAIN OR LATERAL AND 5 FEET OF ANY WATER MAIN OR WATER SERVICE. NO TREES OR ANY KIND OF LANDSCAPING SHALL BE INSTALLED WITHIN WATER/SEWER ACCESS EASEMENT.

6. ALL PROPOSED WATER AND SEWER SHOWN ON THE PLANS SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE CITY OF SAN DIEGO WATER AND SEWER DESIGN GUIDES.

7. SHOP DRAWING SUBMITTALS: PRIOR TO FABRICATION, SHOP DRAWINGS SHALL BE PREPARED AND APPROVED BY THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL CERTIFY THAT THE SHOP DRAWINGS MEET THE INTENT OF THE SIGNED DESIGN PLANS AND SPECIFICATIONS. THE APPROVED SHOP DRAWINGS SHALL THEN BE SUBMITTED TO THE RESIDENT ENGINEER FOR A SIX WEEK REVIEW PERIOD. ONCE THE SHOP DRAWINGS HAVE BEEN ACCEPTED BY THE RESIDENT ENGINEER, THE MATERIALS MAY BE MANUFACTURED AT THE PLANT. REQUESTS FOR PLANT INSPECTION MUST BE MADE A MINIMUM OF 2 (TWO) WORKING DAYS PRIOR TO MANUFACTURING IF THE PLANT IS IN THE SOUTHERN CALIFORNIA AREA. ALL PLANTS LOCATED OUTSIDE OF SOUTHERN CALIFORNIA MUST SCHEDULE INSPECTION A MINIMUM OF 7 (SEVEN) WORKING DAYS PRIOR TO MANUFACTURING. REFER TO 2018 EDITION OF THE GREENBOOK AND WHITEBOOK, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 4-3, "INSPECTION."

8. ALL PROPOSED PUBLIC SEWER FACILITY INSTALLATION SHALL BE CONSTRUCTED WITH MATERIALS CURRENTLY LISTED IN THE MOST CURRENT EDITION OF THE CITY OF SAN DIEGO WATER AND MUNICIPAL SEWER APPROVED MATERIALS LIST AS REFERENCED IN THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION.

9. FOR ALL SEWER PLANS: THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL STATE AND LOCAL LAWS, ORDINANCES, CODES, ORDERS AND REGULATIONS WHICH IN ANY MANNER AFFECT THE CONDUCT OF WORK, SPECIFICALLY AS IT RELATES TO SEWAGE SPILLS. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PREVENTING SEWAGE SPILLS, FOR CONTAINING SEWAGE SPILLS, AND FOR RECOVERY AND LEGAL DISPOSAL OF ANY SPILLED SEWAGE AND FOR ANY FINES, PENALTIES, CLAIMS AND LIABILITY ARISING FROM CAUSING A SEWAGE SPILL, AND FOR ANY VIOLATION OF ANY LAW, ORDINANCE, CODE, ORDER OR REGULATION BECAUSE OF THE SPILL(S).

10. FOR WORK INVOLVING LIVE SEWER FACILITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING AND SUBMITTING A SEWAGE BYPASS AND PUMPING PLAN THAT WILL ENSURE THE CITY'S POLICY OF "ZERO SPILLS". THE PLAN SHALL INCLUDE A SPILL PREVENTION AND EMERGENCY RESPONSE PLAN INDICATING THE PROCEDURES, EQUIPMENT, AND ACTIVITIES THAT WILL BE IMPLEMENTED IN THE EVENT OF AN EMERGENCY SHUTDOWN OR FAILURE OF THE FLOW DIVERSION EQUIPMENT. REFER TO 2018 EDITION OF THE GREENBOOK AND WHITEBOOK, STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, SECTION 3-12.5 SANITARY SEWERS.

PRIVATE NOTE

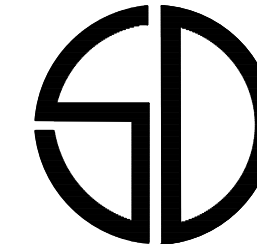
ALL ONSITE, PRIVATE IMPROVEMENTS SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. THE CITY ENGINEER'S APPROVAL OF THIS DRAWING, IN NO WAY CONSTITUTES AN APPROVAL OF SAID PRIVATE IMPROVEMENTS. A SEPARATE PERMIT FOR SUCH IMPROVEMENTS MAY BE REQUIRED.

TRAFFIC CONTROL NOTE (LESS THAN 5000 ADT)

THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN (11"X17") FOR APPROVAL PRIOR TO STARTING WORK. THE PLAN SHALL BE SUBMITTED TO THE TRAFFIC CONTROL PERMIT COUNTER, DEVELOPMENT SERVICE DEPARTMENT, 101 ASH STREET, SAN DIEGO (619-446-5150). CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PERMIT A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO STARTING WORK, AND A MINIMUM OF FIVE (5) DAYS IF WORK WILL AFFECT A BUS STOP OR AN EXISTING TRAFFIC SIGNAL, OR IF WORK WILL REQUIRE A ROAD OR ALLEY CLOSURE.

CONSTRUCTION STORM WATER PROTECTION NOTES

- TOTAL SITE DISTURBANCE AREA: 0.68 ACRES
WATERSHED: SAN DIEGO BAY/PUEBLO
HYDRAULIC SUB AREA NAME AND NUMBER: CHOLLAS HSA (908.22)
- THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE
 WPCP
 THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND SUBSEQUENT AMENDMENTS.
 SWPPP
 THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND CONSTRUCTION GENERAL PERMIT ORDER NUMBER 2009-009-DWQ AS AMENDED BY ORDER 2010-0014 DWQ AND 2012-0006-DWQ
 TRADITIONAL: RISK LEVEL 1 2 3
 LUP: RISK LEVEL 1 2 3
 WQID NO: _____
- CONSTRUCTION SITE PRIORITY
 ASBS HIGH MEDIUM LOW



ENGINEER OF WORK

Snipes-Dye associates
 civil Engineers and land surveyors

8348 SANTEE DRIVE, S.W. G. LA MESA, CA 91942
 TELEPHONE: (619) 697-9234 FAX: (619) 460-2033

WILLIAM A. SNIPES R.C.E. 50477
 EXPIRES 06-30-25

TRUCK HAUL NOTES

THE CONTRACTOR SHALL SUBMIT A TRUCK HAUL ROUTE PLAN (11"X17") FOR APPROVAL PRIOR TO STARTING EXPORT OR IMPORT OF MATERIAL. THE PLAN SHOULD BE SUBMITTED TO THE TRAFFIC CONTROL PERMIT COUNTER, 3RD FLOOR, BOOTH 22, ENGINEERING DIVISION, DEVELOPMENT SERVICES CENTER, 1222 FIRST AVENUE, SAN DIEGO (619) 446-5150. CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PERMIT A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO STARTING WORK.

SOURCE CONTROL BMP CHECKLIST FOR STANDARD PROJECTS FORM I-4A

ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SOURCE CONTROL BMP'S. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMP'S SHOWN IN THIS CHECKLIST

NOTE: ALL SELECTED BMP'S MUST BE SHOWN ON THE CONSTRUCTION PLANS

SOURCE CONTROL REQUIREMENT	APPLIED?			
4.2.1 PREVENTION OF ILLICIT DISCHARGES INTO THE MSA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.2 STORM DRAIN STENCILING OR SIGNAGE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2.3 PROTECT OUTDOOR MATERIALS STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2.4 PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2.5 PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2.6 BMP'S BASED ON POTENTIAL SOURCES OF RUNOFF POLLUTANTS				
ON-SITE STORM DRAIN INLETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR FLOOR DRAINS AND ELEVATOR SHAFT SUMP PUMPS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
INTERIOR PARKING GARAGES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LANDSCAPE/OUTDOOR PESTICIDE USE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
POOLS, SPAS, PONDS, DECORATIVE FOUNTAINS, AND OTHER WATER FEATURES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FOOD SERVICE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
REFUSE AREAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
INDUSTRIAL PROCESSES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VEHICLE EQUIPMENT REPAIR AND MAINTENANCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FUEL DISPENSING AREA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LOADING DOCKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FIRE SPRINKLER TEST WATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MISCELLANEOUS DRAIN OR WASH WATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PLAZAS, SIDEWALKS, AND PARKING LOTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SC-6A: LARGE TRASH GENERATING FACILITIES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SC-6B: ANIMAL FACILITIES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SC-6C: PLANT NURSERIES AND GARDEN CENTERS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SC-6D: AUTOMOTIVE-RELATED USES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:

SITE DESIGN BMP CHECKLIST FOR STANDARD PROJECTS

FORM I-5A

ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SITE DESIGN BMP'S. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMP'S SHOWN IN THIS CHECKLIST

NOTE: ALL SELECTED BMP'S MUST BE SHOWN ON THE CONSTRUCTION PLANS

SITE DESIGN REQUIREMENT	APPLIED?			
4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.3.2 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.3.3 MINIMIZE IMPERVIOUS AREA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3.4 MINIMIZE SOIL COMPACTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3.5 IMPERVIOUS AREA DISPERSION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3.6 RUNOFF COLLECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.3.7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3.8 HARVESTING AND USING PRECIPITATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

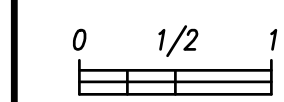
DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:

AGREEMENT DATA

APPROVAL TYPE	DESCRIPTION	APPROVAL NO.	DOCUMENT NO.	SEE SHEET NUMBER(S)
EMRA	PVT. A.C. BERM, PVT. A.C. PAVEMENT & BASE, PVT. WOOD HEADER, PVT. 3" CRUSHED ROCK, PVT. 3" A.C. SPEED BUMP, LANDSCAPE & IRRIGATION	AGR-0001077		5

PRIVATE CONTRACT

WARNING



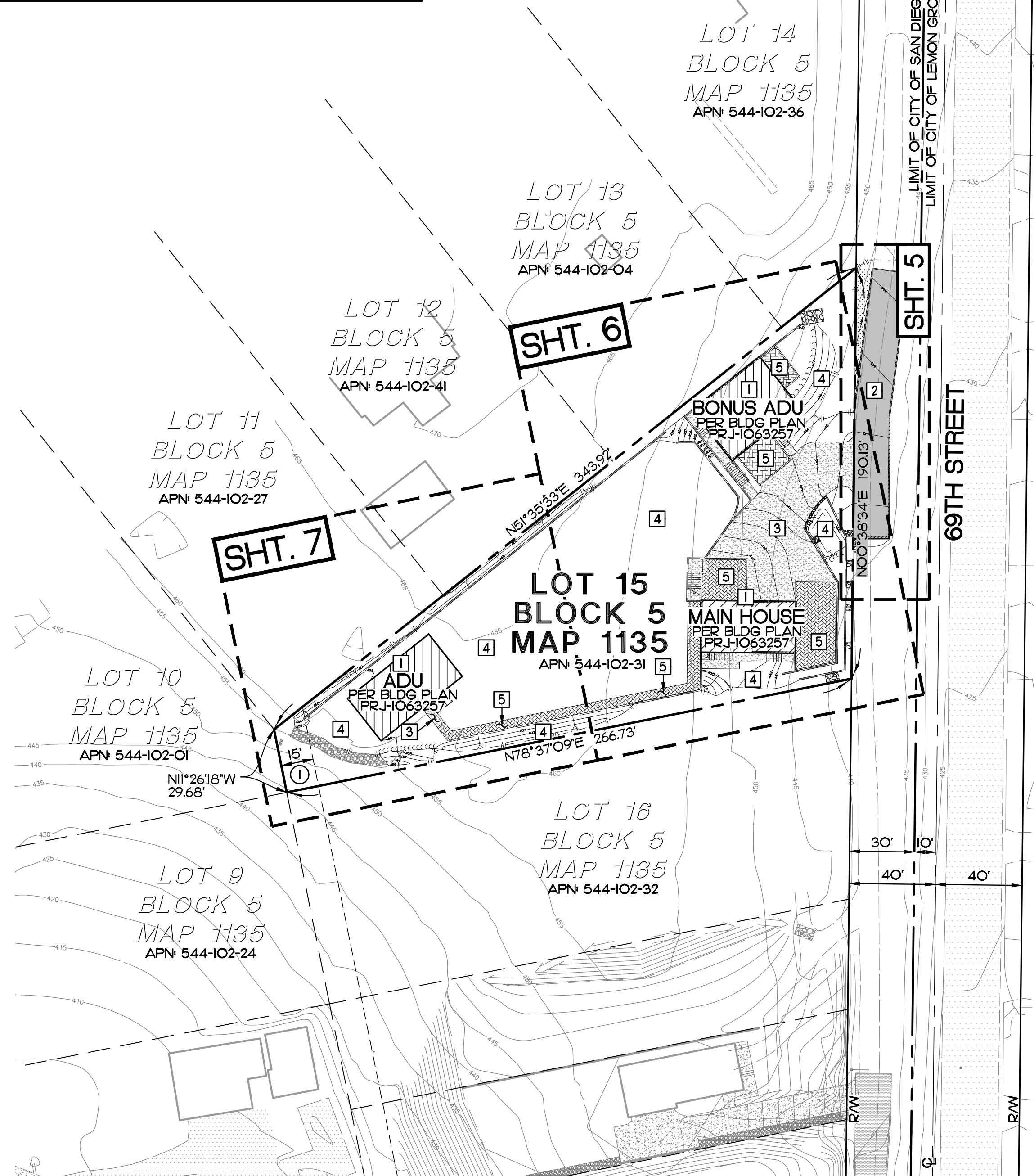
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

NOTES FOR:

CASE RESIDENCE
 LOT 15 IN BLOCK 5, MAP 1135

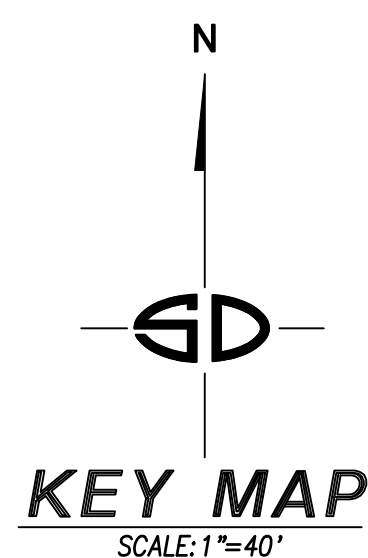
The City of SAN DIEGO		DEVELOPMENT SERVICES DEPARTMENT		PMT NO. 3194680
FOR CITY APPROVAL		SHEET 2 OF 9 SHEETS		PRJ NO. 1079486
APPROVED:		DATE:		
FOR CITY ENGINEER _____		DATE _____		
DESCRIPTION	BY	APPROVED	DATE	
ORIGINAL	SDA			
AS BUILT				
CONTRACTOR _____		DATE STARTED _____		
INSPECTOR _____		DATE COMPLETED _____		
			1844-6313 NAD83 COORDINATES	
			204-1753 LAMBERT COORDINATES	
			DRAWING NO.	
			100712-2-D	G002

ID	ITEM	IMPERVIOUS AREA	PERVIOUS AREA	SYMBOL
1	BUILDING FOOTPRINT	3,456 SF.	--	
2	HARDSCAPE AC PAVEMENT	2,051 SF.	--	
3	HARDSCAPE CONC PAVEMENT	3,240 SF.	--	
4	LANDSCAPE	--	20,434 SF.	
5	PERMEABLE PAVERS	--	2,297 SF.	
TOTAL *		8,747 SF.	22,731 SF.	



EASEMENT

① PVT. SEWER EASEMENT PER REC. AUGUST 15, 2005 AS DOC. NO. 2005-0696739, O.R.



MONUMENT PRESERVATION CERTIFICATION GRADING NOTES

THE PERMITEE SHALL BE RESPONSIBLE FOR THE COST OF REPLACING ALL SURVEY MONUMENTS DESTROYED BY CONSTRUCTION. IF A VERTICAL CONTROL MONUMENT IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION SHALL BE NOTIFIED IN WRITING AT LEAST 7 DAYS PRIOR TO DEMOLITION/CONSTRUCTION.

- THE TYPE OF CONSTRUCTION WILL NOT AFFECT ANY SURVEY MONUMENTS (THIS LINE IS FOR PROJECTS THAT ARE PROPOSING NO DEMOLITION, TRENCHING, ASSOCIATED WITH A CIP, ETC)

PRIOR TO PERMIT ISSUANCE, THE PERMITEE SHALL RETAIN THE SERVICE OF A PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING WHO WILL BE RESPONSIBLE FOR MONUMENT PRESERVATION AND SHALL PROVIDE A CORNER RECORD OR RECORD OF SURVEY TO THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, IF APPLICABLE. (SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA)

I HAVE INSPECTED THE SITE AND DETERMINED THAT:

- NO SURVEY MONUMENTS WERE FOUND WITHIN THE LIMITS OF WORK
- SURVEY MONUMENTS EXISTING IN OR NEAR LIMITS OF WORK WILL BE PROTECTED IN PLACE
- SURVEY MONUMENTS HAVE BEEN TIED OUT AND A FINAL OR PARCEL MAP WILL BE FILED (NO CORNER RECORD OR RECORD OF SURVEY WILL BE REQUIRED)
- OTHER AGENCY SURVEY MONUMENT (CORNER RECORD OR RECORD OF SURVEY MAY NOT BE REQUIRED) AGENCY HAS BEEN NOTIFIED OF POSSIBLE MONUMENT DESTRUCTION AND A LETTER PROVIDED TO CITY
- PRE-CONSTRUCTION CORNER RECORD (OR RECORD OF SURVEY) FOR SURVEY MONUMENTS FOUND WITHIN THE LIMITS OF WORK HAS BEEN FILED.

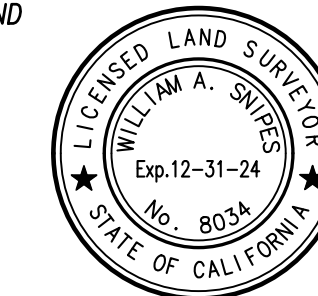
CORNER RECORD # _____ OR RECORD OF SURVEY # _____
 DATE 8/2/23

WILLIAM A. SNIPIES P.L.S. NO. 8034 EXP. 12-31-24

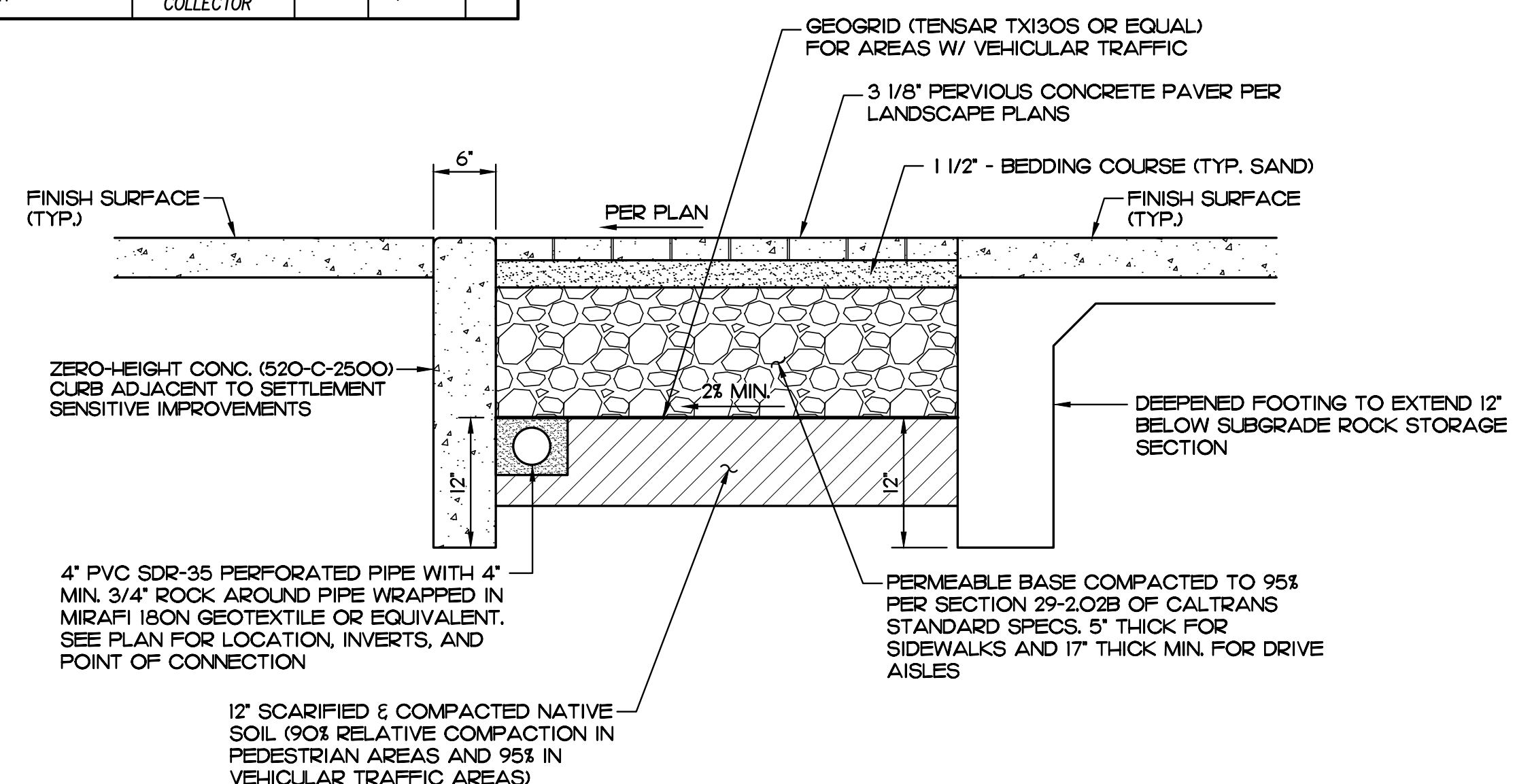
POST CONSTRUCTION CORNER RECORD (AS-BUILT ITEM)

- POST CONSTRUCTION CORNER RECORD FOR SURVEY MONUMENTS DESTROYED DURING CONSTRUCTION AND REPLACED AFTER CONSTRUCTION.

NAME _____ P.L.S. / R.C.E. NO. XXXX EXP. XX-XX-XX DATE _____



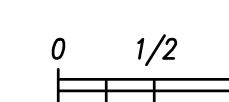
STREET DATA TABLE				
STREET NAME	CLASSIFICATION	SPEED (MPH)	ADT (VEHICLES)	R/W (FT)
ACCESS PARALLEL TO 69TH STREET	N/A	N/A	N/A	N/A
69TH STREET	2-LANE COLLECTOR	25	3,870	80'



PERVIOUS CONCRETE PAVER SECTION
NO SCALE

PRIVATE CONTRACT

WARNING



IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

NOTES /KEY MAP FOR:
CASE RESIDENCE
LOT 15 IN BLOCK 5, MAP 1135

The City of **SAN DIEGO**
FOR CITY APPROVAL

DEVELOPMENT SERVICES DEPARTMENT
SHEET 3 OF 9 SHEETS

PMT NO. 3194680

PRJ NO. 1079486

FOR CITY ENGINEER _____ DATE _____

DESCRIPTION BY APPROVED DATE

ORIGINAL SDA _____

1844-6313
NAD83 COORDINATES

204-1753
LAMBERT COORDINATES

AS BUILTS _____

DRAWING NO.

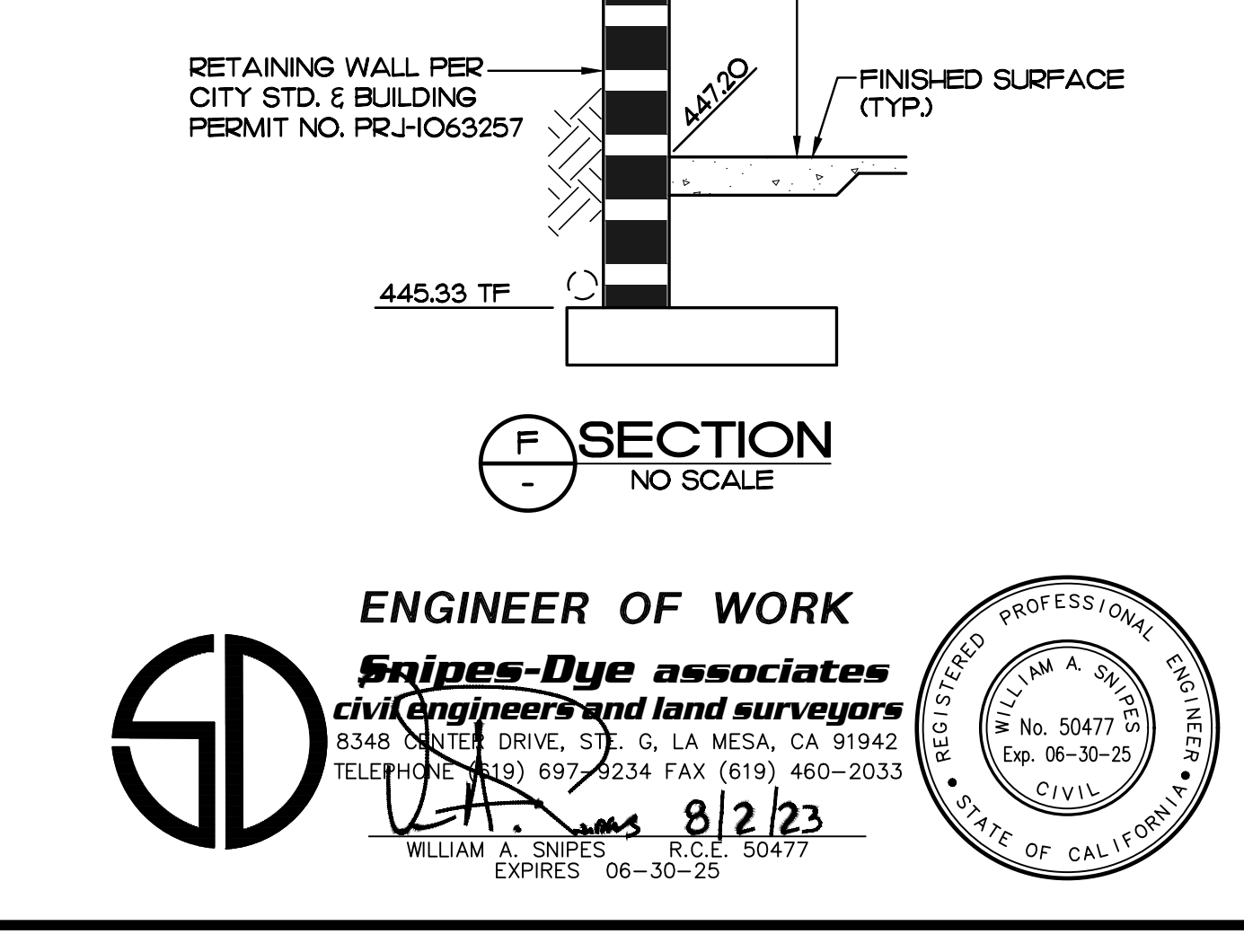
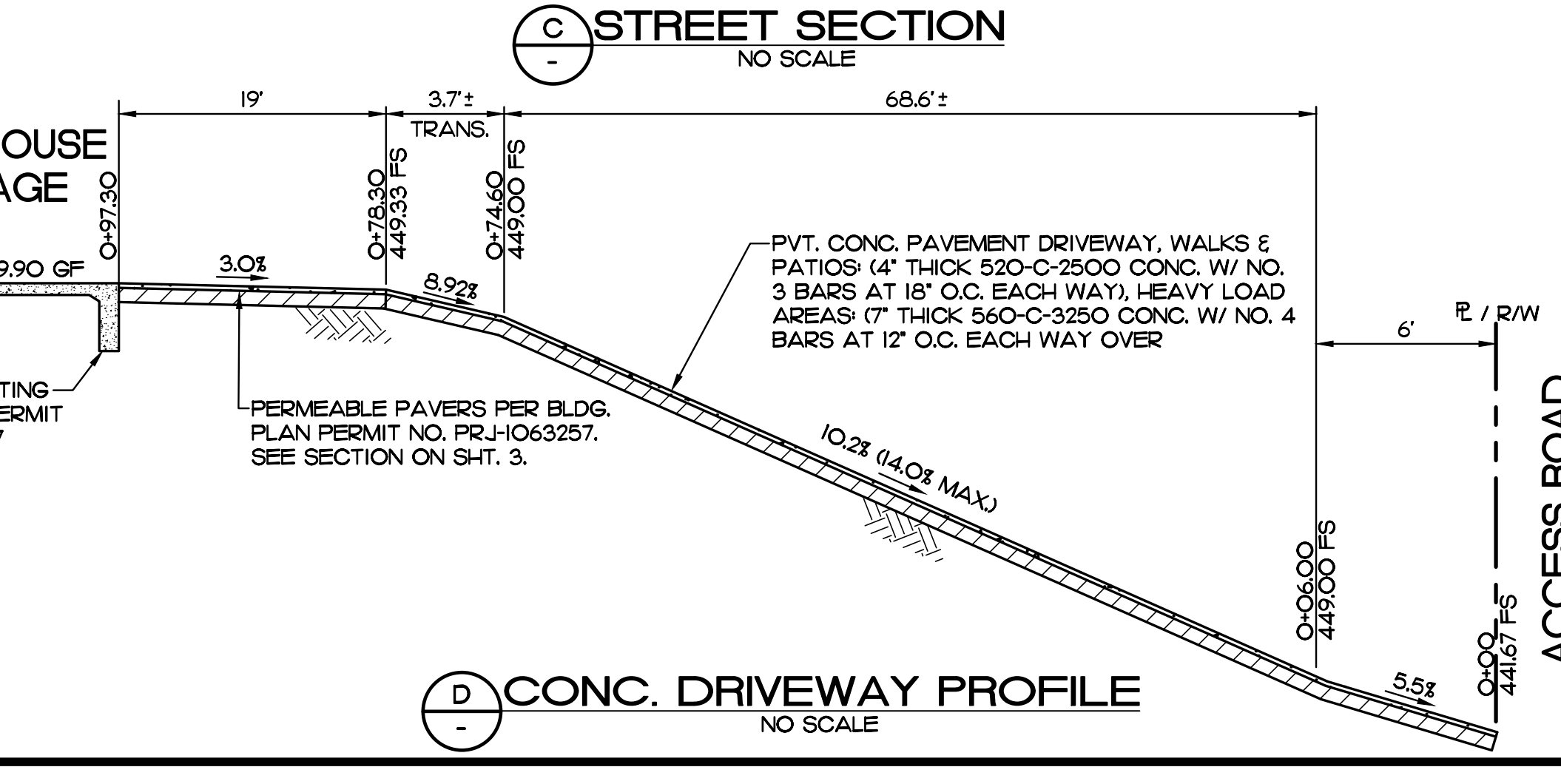
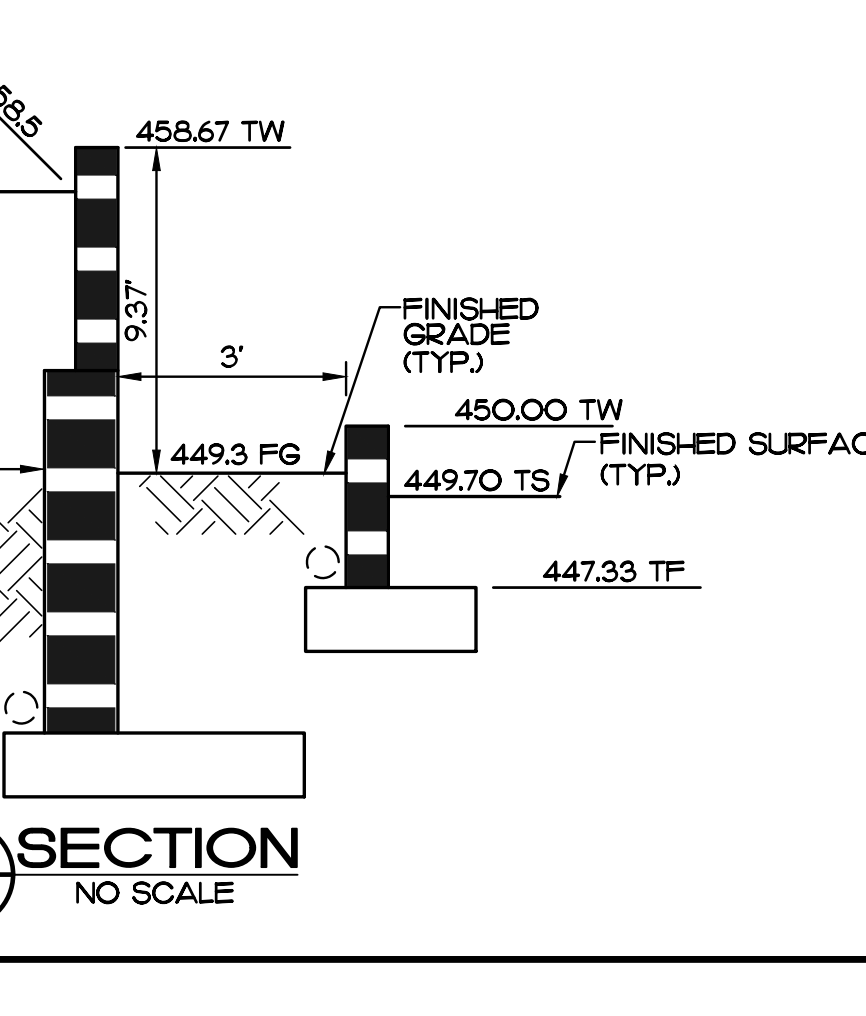
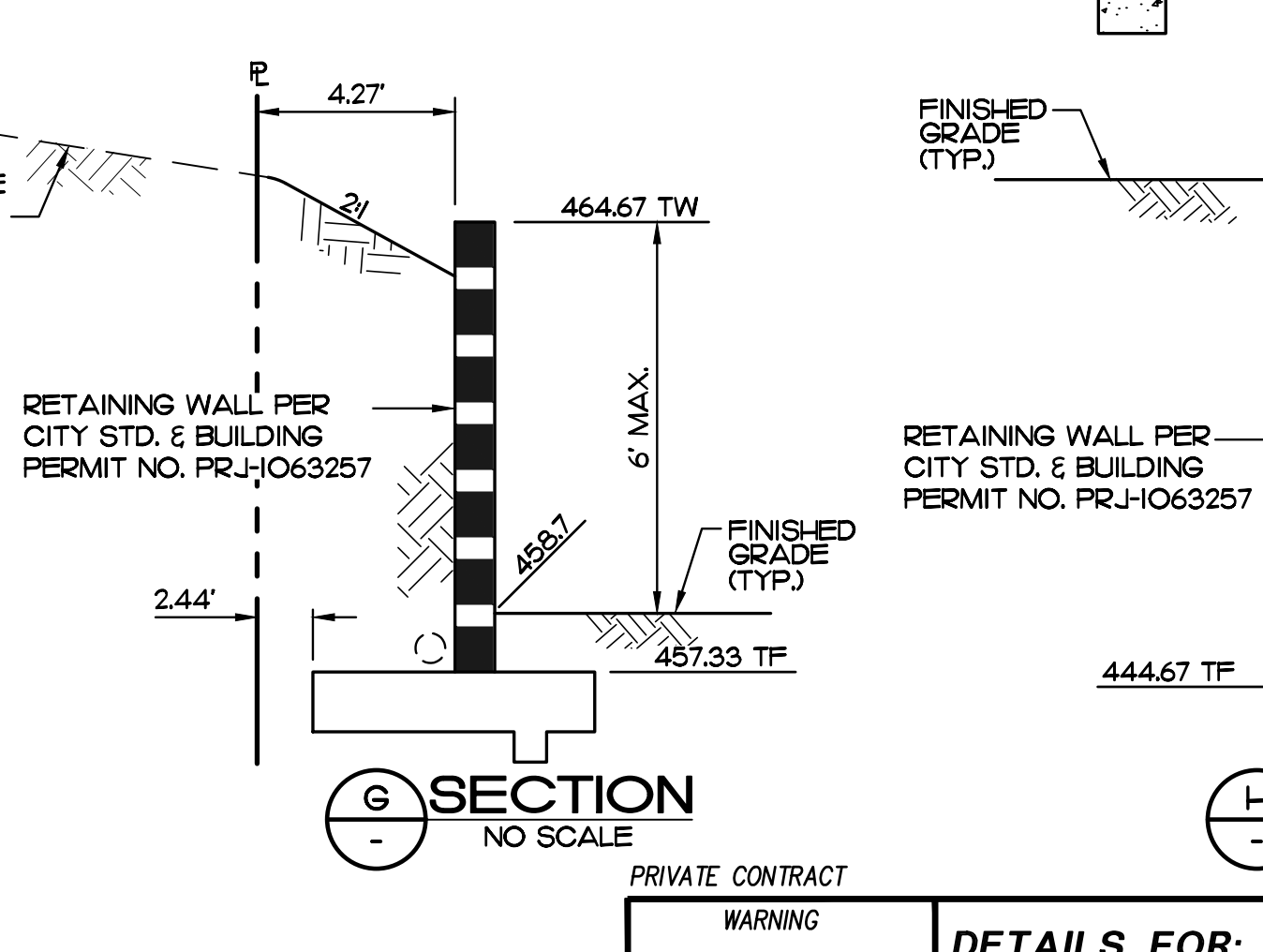
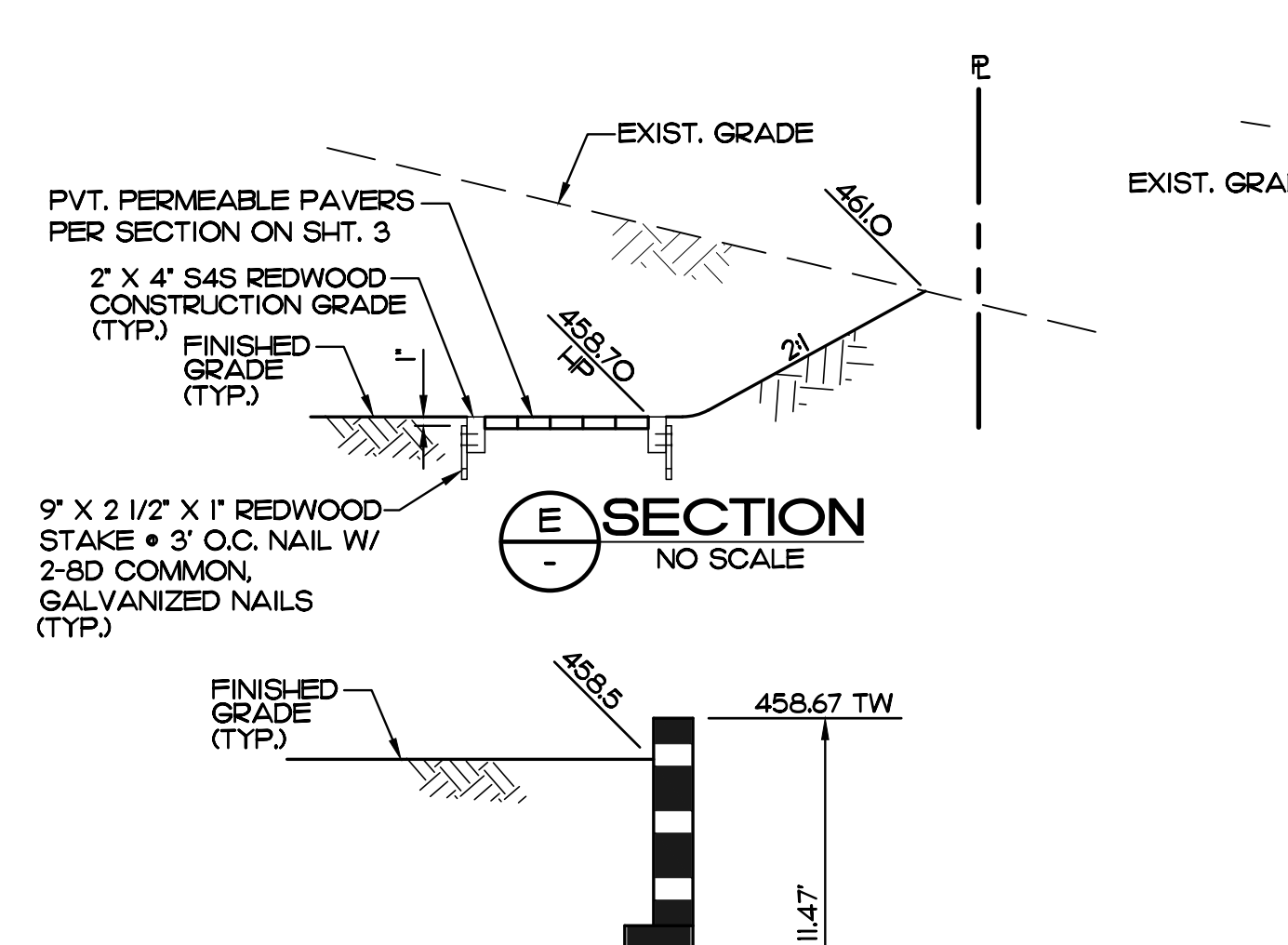
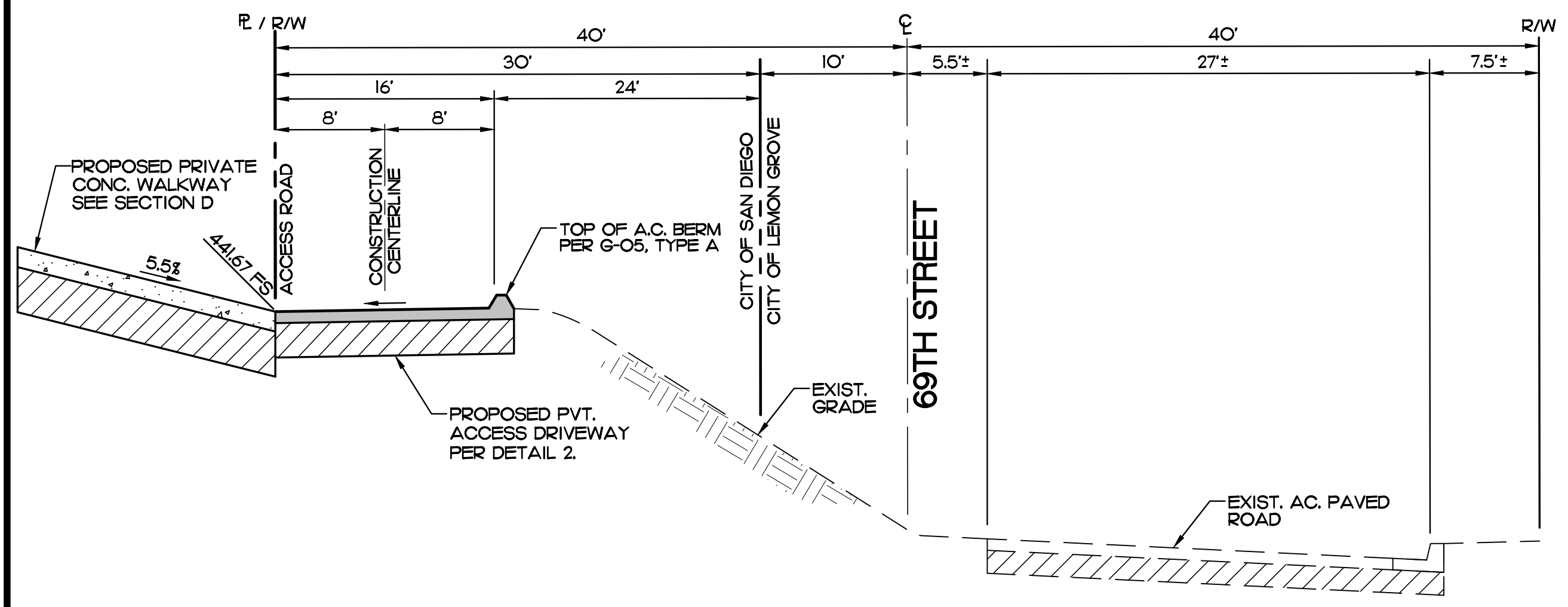
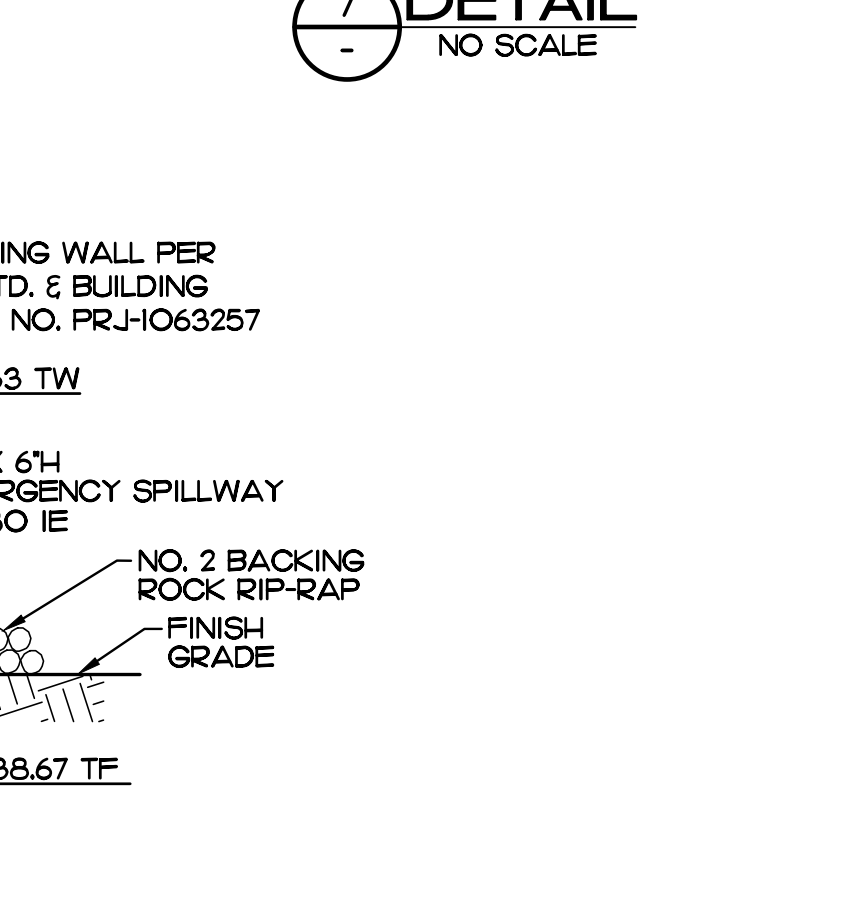
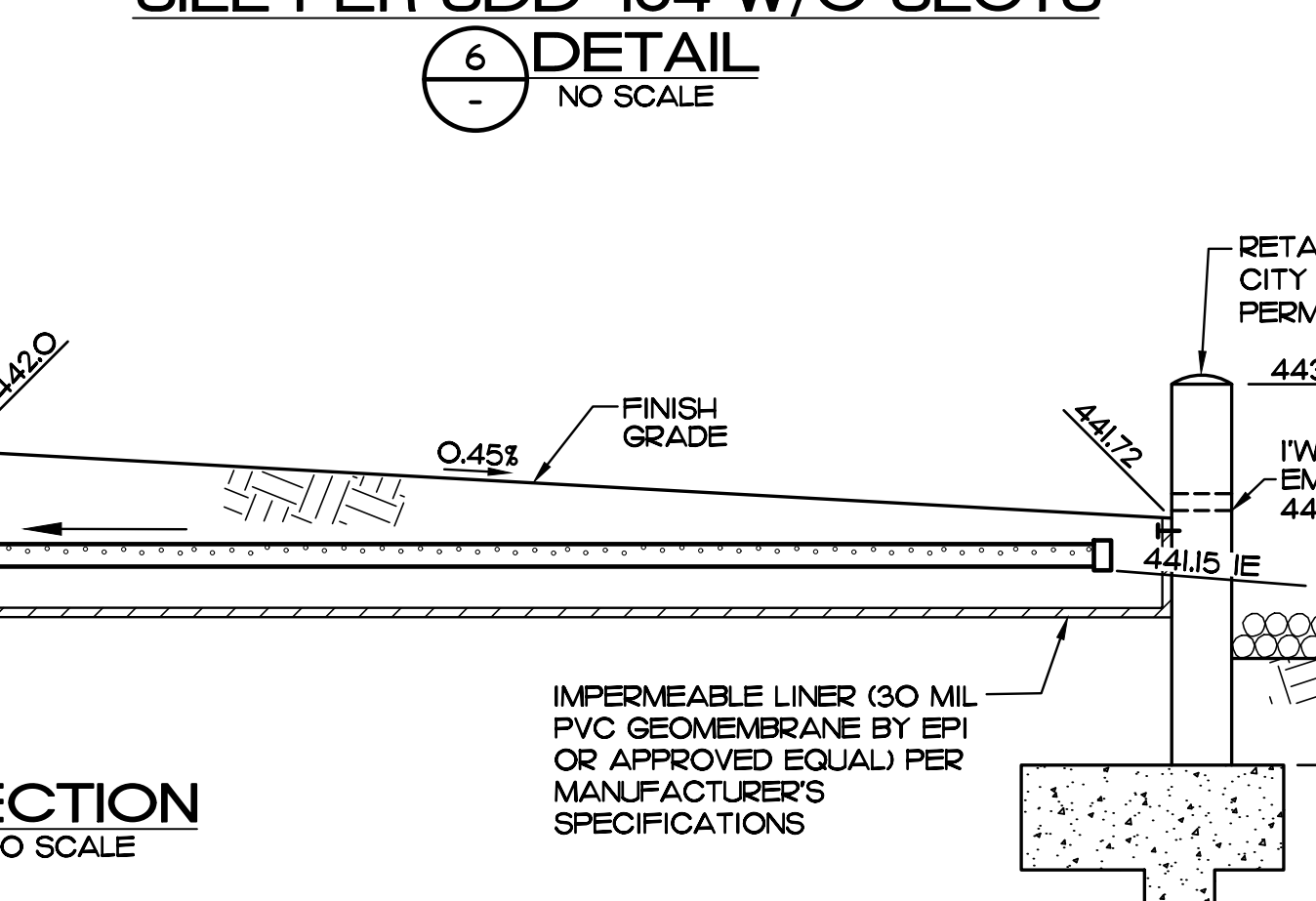
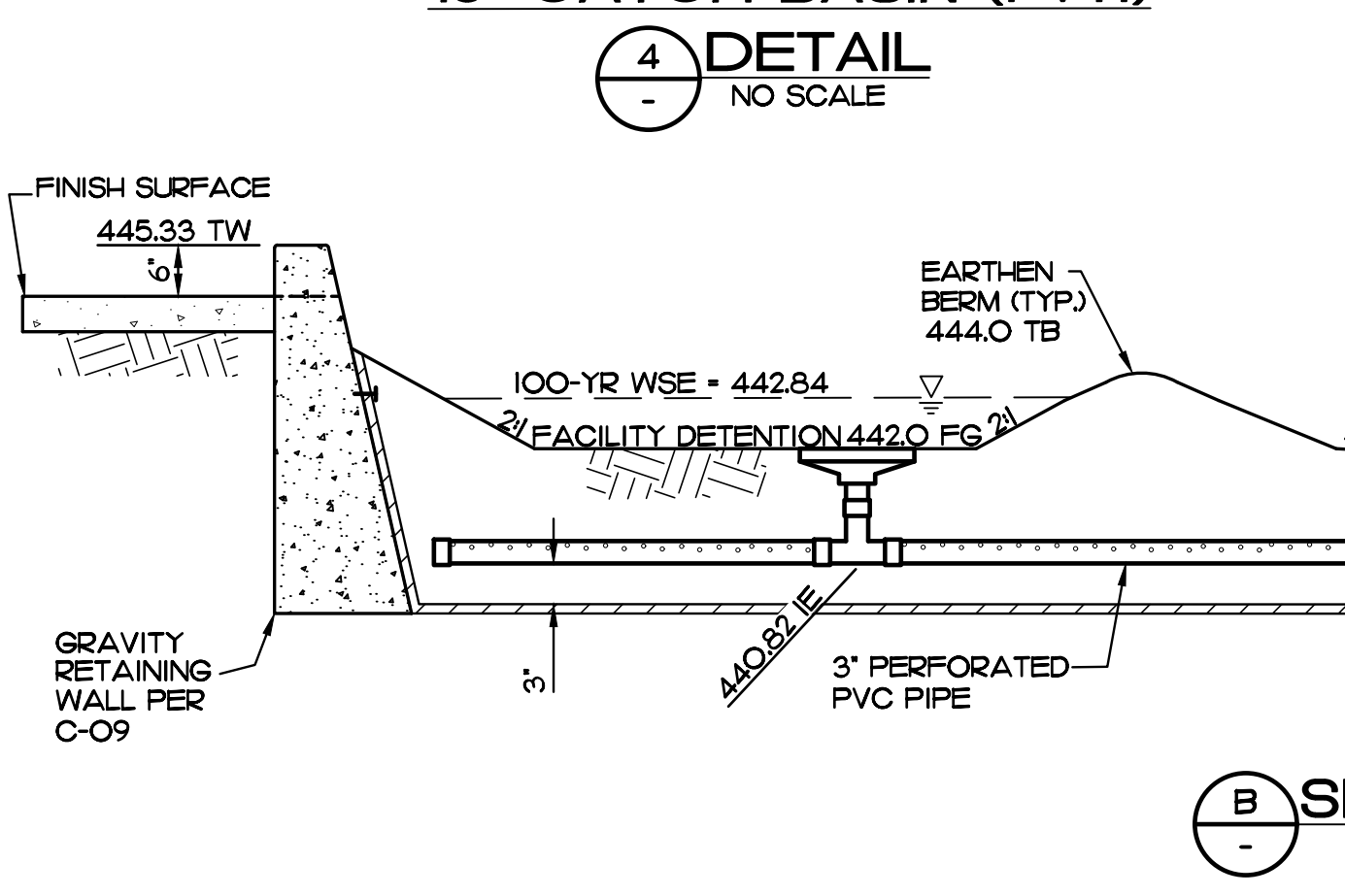
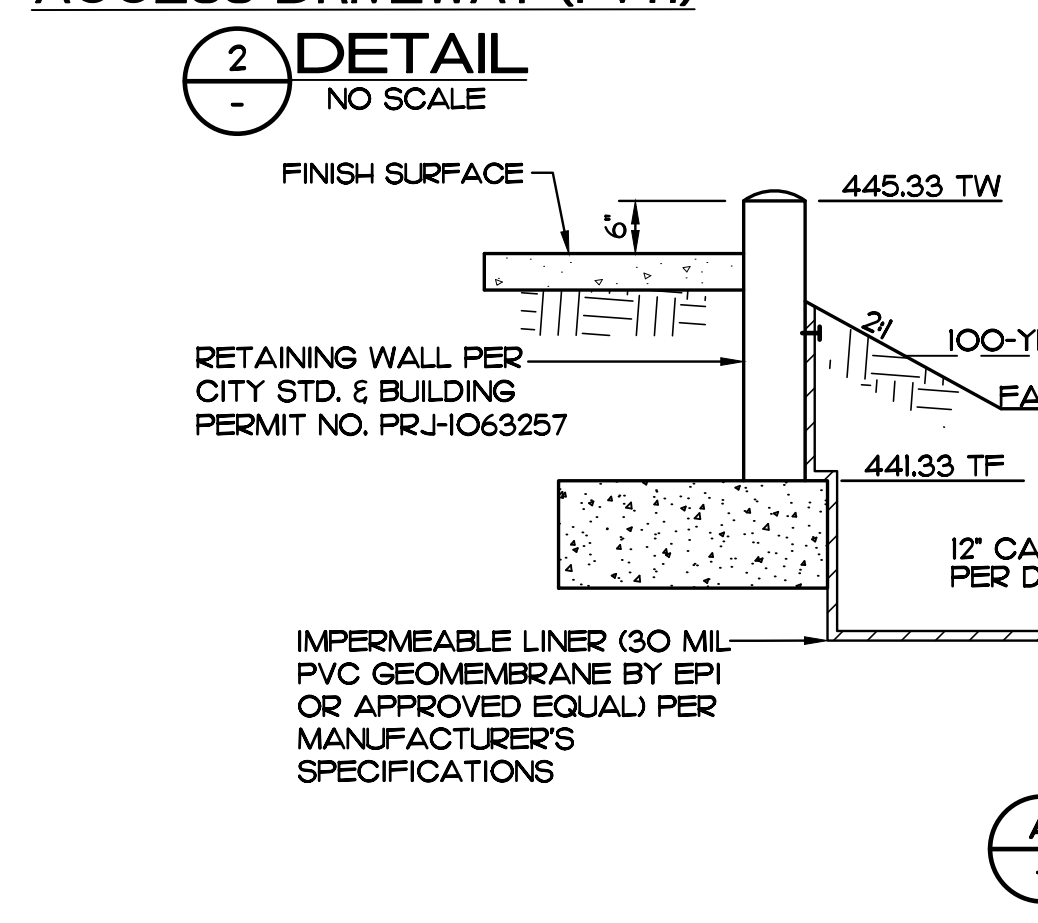
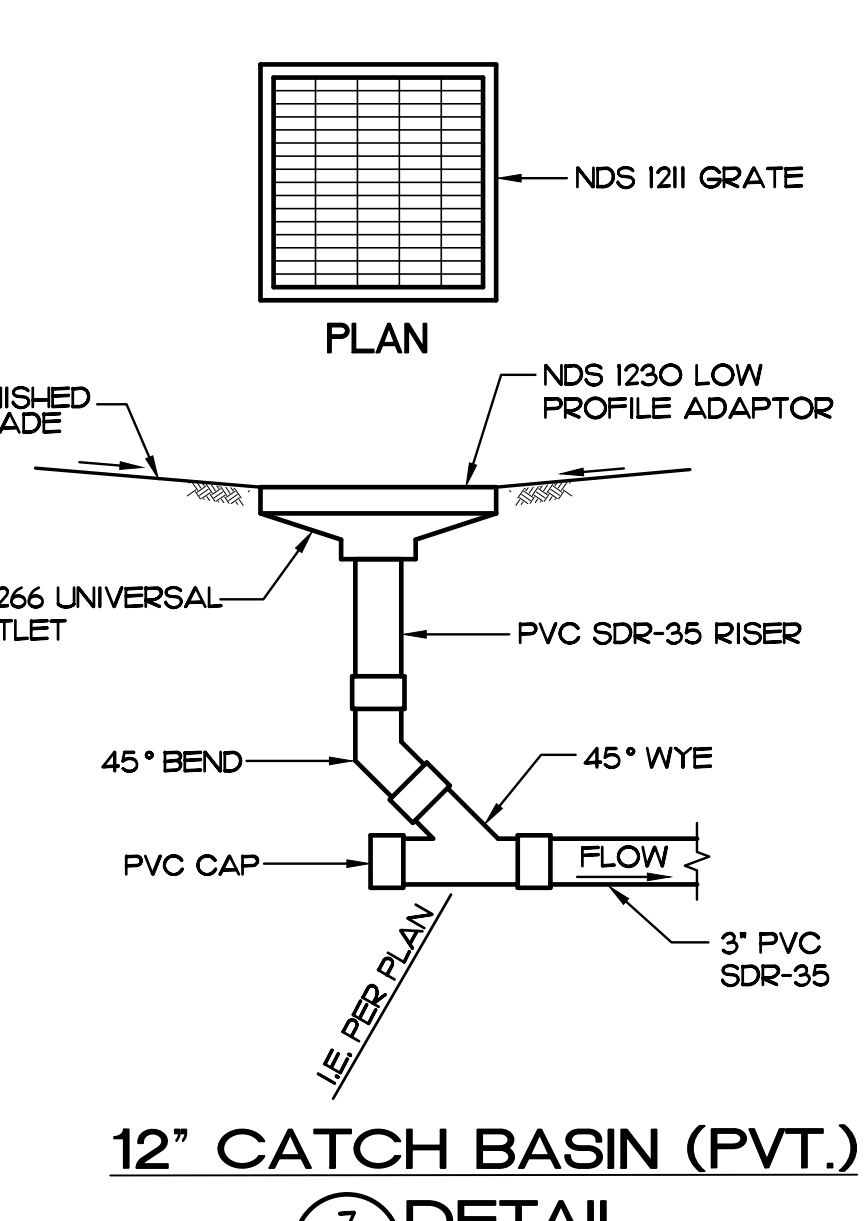
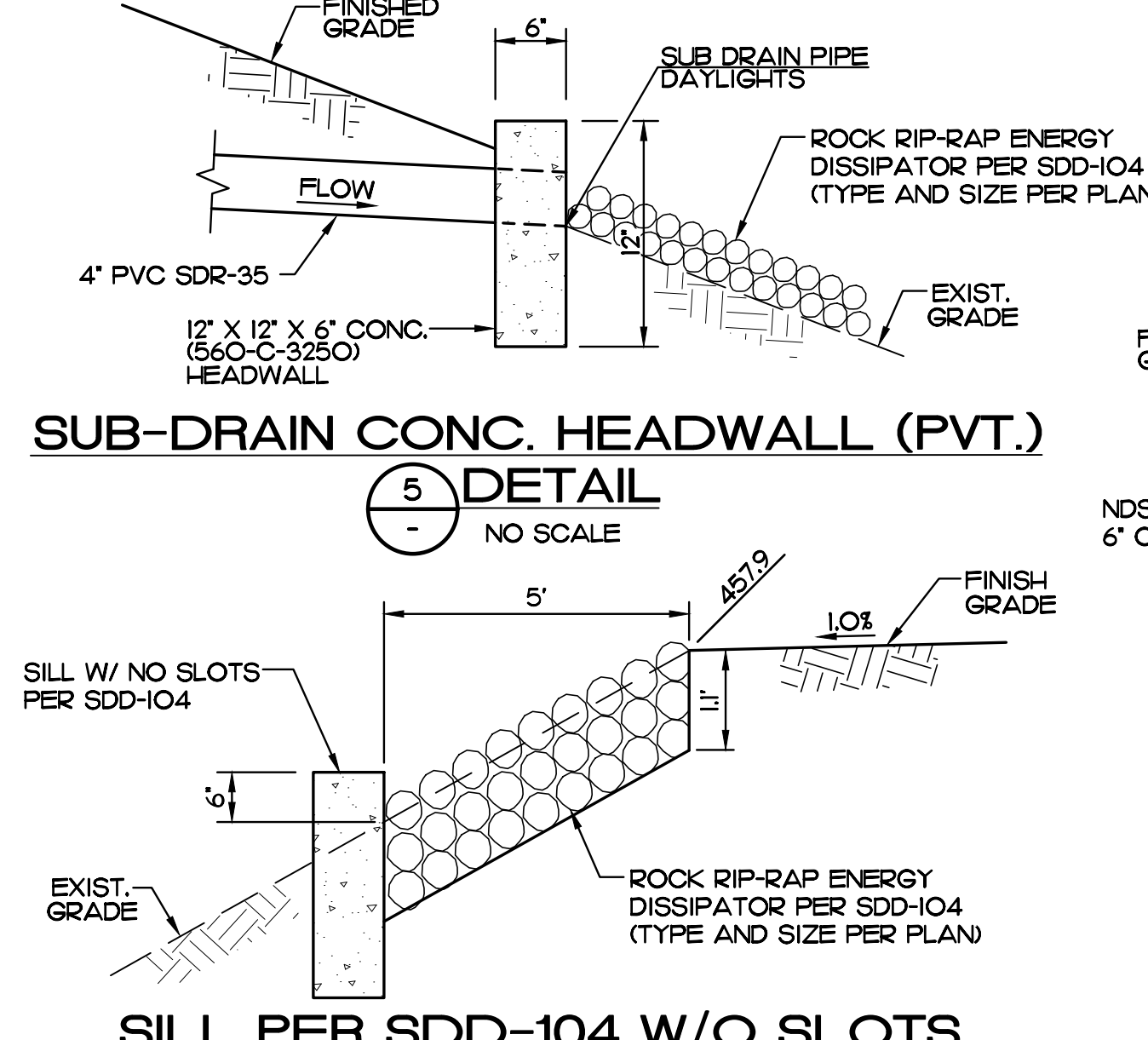
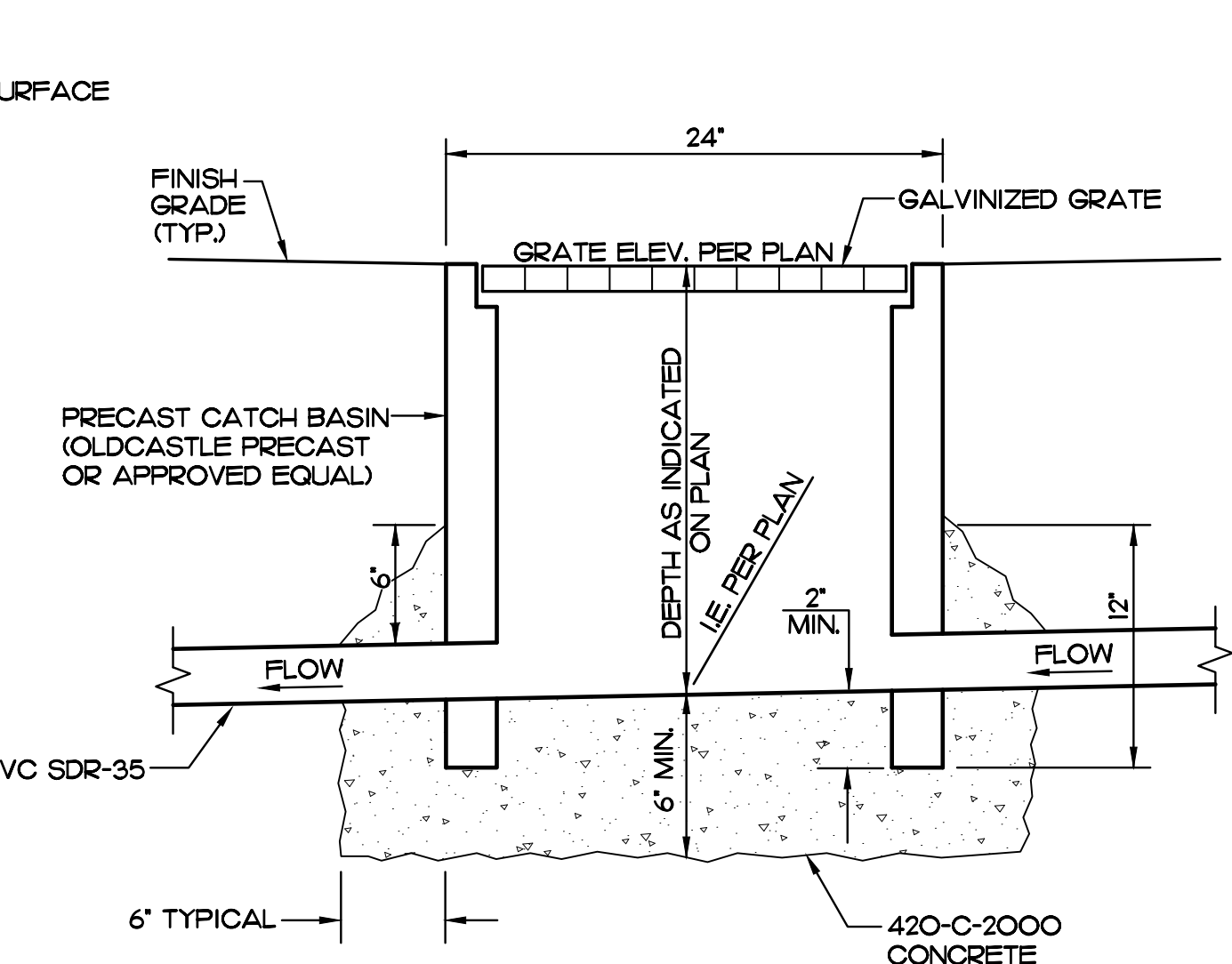
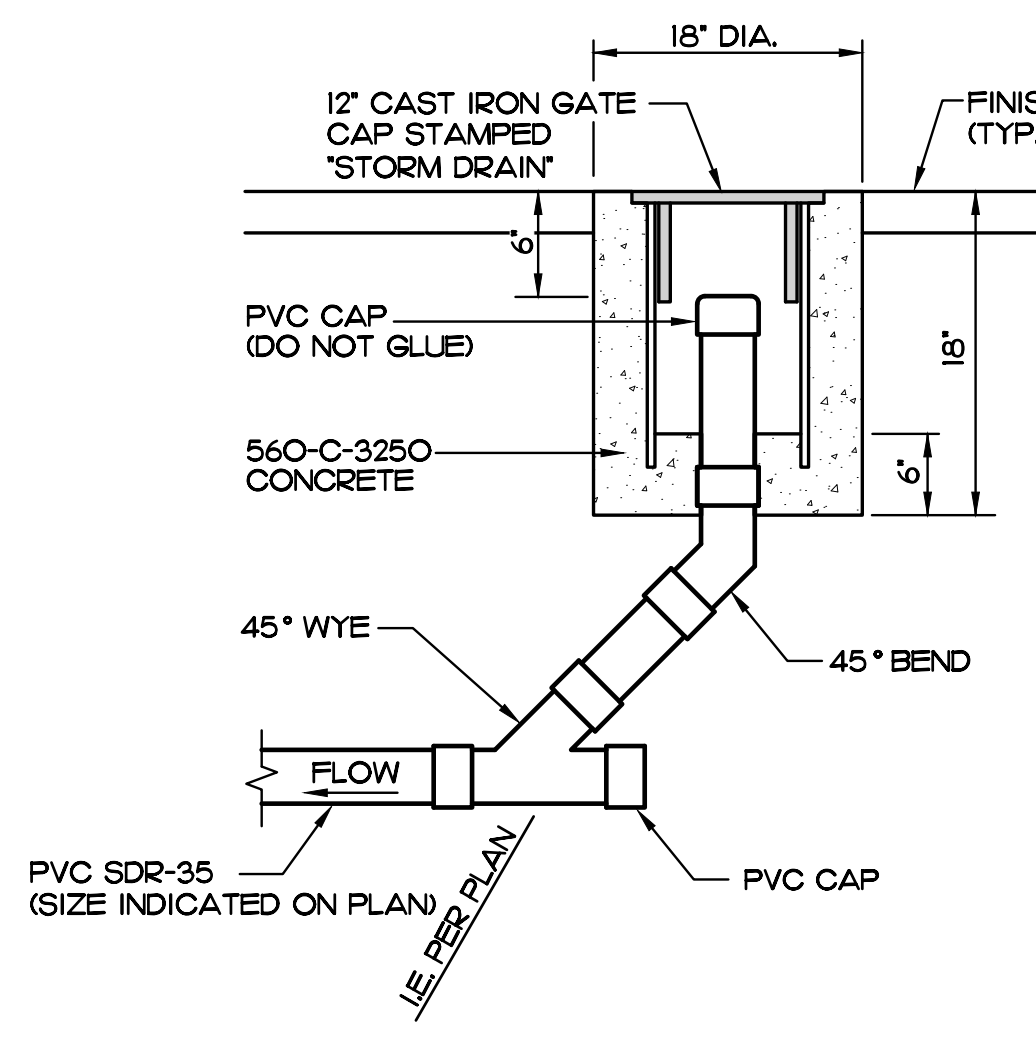
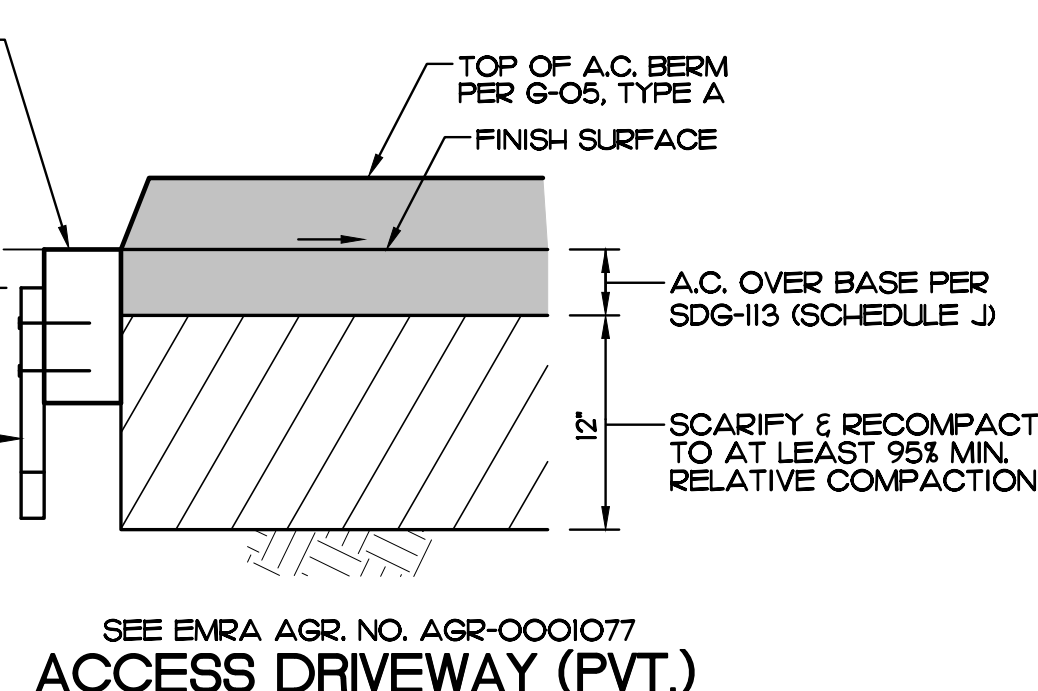
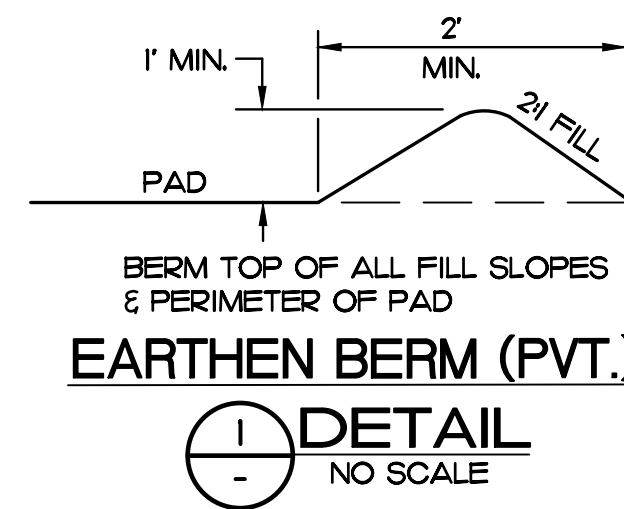
CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

100712-3-D

G003

ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
 8348 DANIEL DRIVE, SUITE G, LA MESA, CA 91942
 TELEPHONE (619) 697-9234 FAX (619) 460-2033
 8/2/23
 WILLIAM A. SNIPIES R.C.E. 50477
 EXPIRES 06-30-25





DETAILS FOR:
CASE RESIDENCE
LOT 15 IN BLOCK 5, MAP 1135

WARNING
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

DEVELOPMENT SERVICES DEPARTMENT
SHEET 4 OF 9 SHEETS

FOR CITY APPROVAL

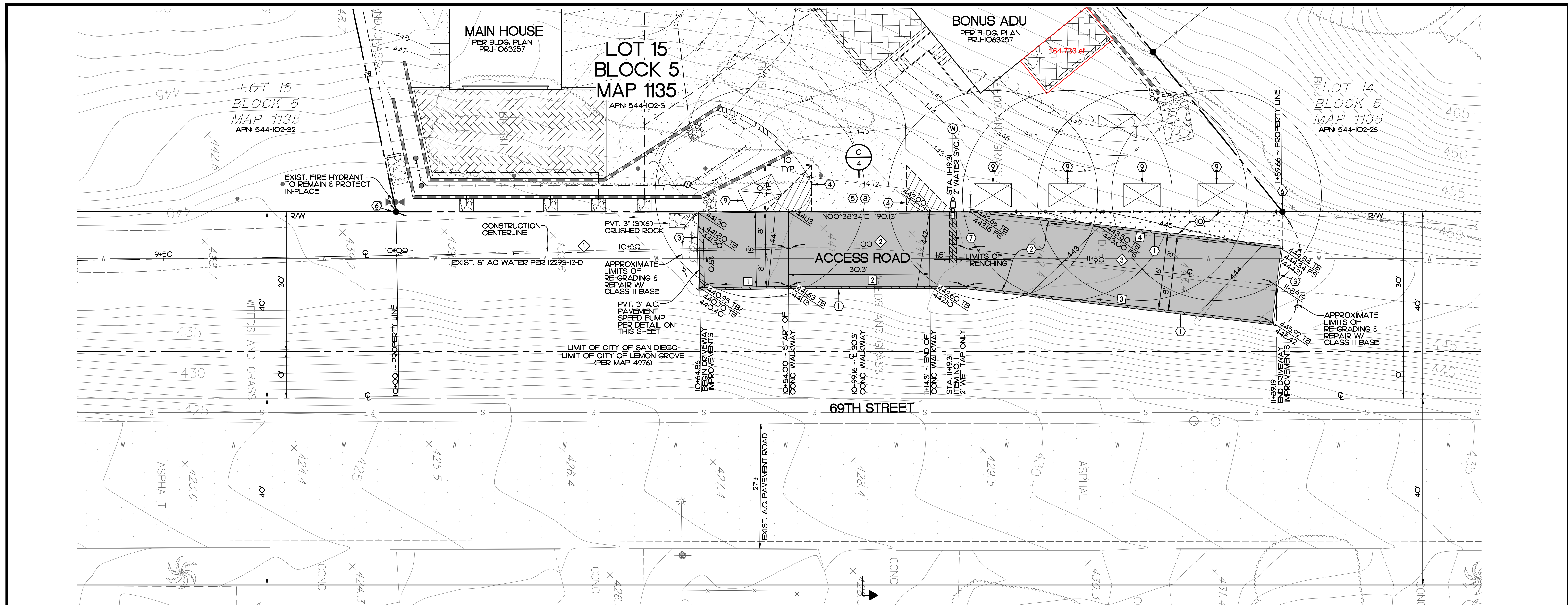
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	SDA		
AS BUILTS			

CONTRACTOR: _____ DATE STARTED: _____
INSPECTOR: _____ DATE COMPLETED: _____

ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, SUITE 100, LA MESA, CA 91942
TEL: (619) 441-2000 FAX: (619) 460-2033
WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-25

REGISTERED PROFESSIONAL ENGINEER
WILLIAM A. SNIPES
No. 50477
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

PMT NO. 3194680
PRJ NO. 1079486
1844-6313
NAD83 COORDINATES
204-1753
LAMBERT COORDINATES
DRAWING NO. 100712-4-D
G004



MINIMUM TREE SEPARATION DISTANCE

1. TRAFFIC SIGNALS /STOP SIGNS - 20 FEET
2. UNDERGROUND UTILITY LINES - 5 FEET (10' FROM SEWER)
3. ABOVE GROUND UTILITY STRUCTURES - 10 FEET
4. DRIVEWAY (ENTRIES) - 10 FEET
5. INTERSECTIONS - 25 FEET (INTERSECTING CURB LINES OF TWO STREETS)

LANDSCAPE NOTES

1. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
2. MULCH ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES PER SDMC 142.0413(C), EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.

KEY NOTES

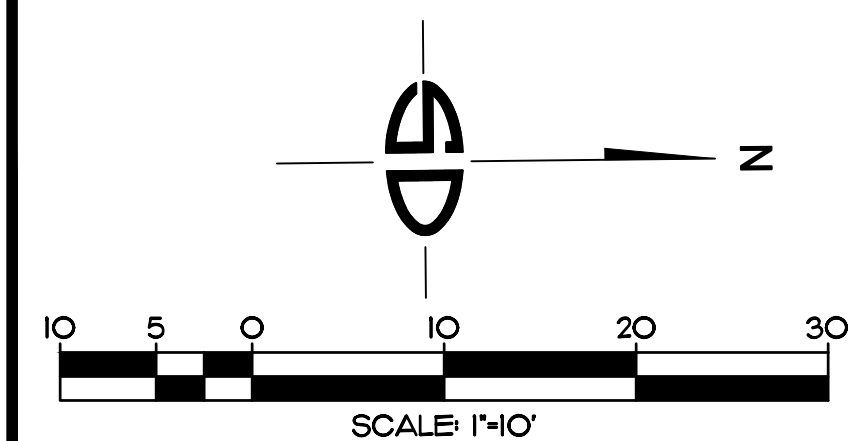
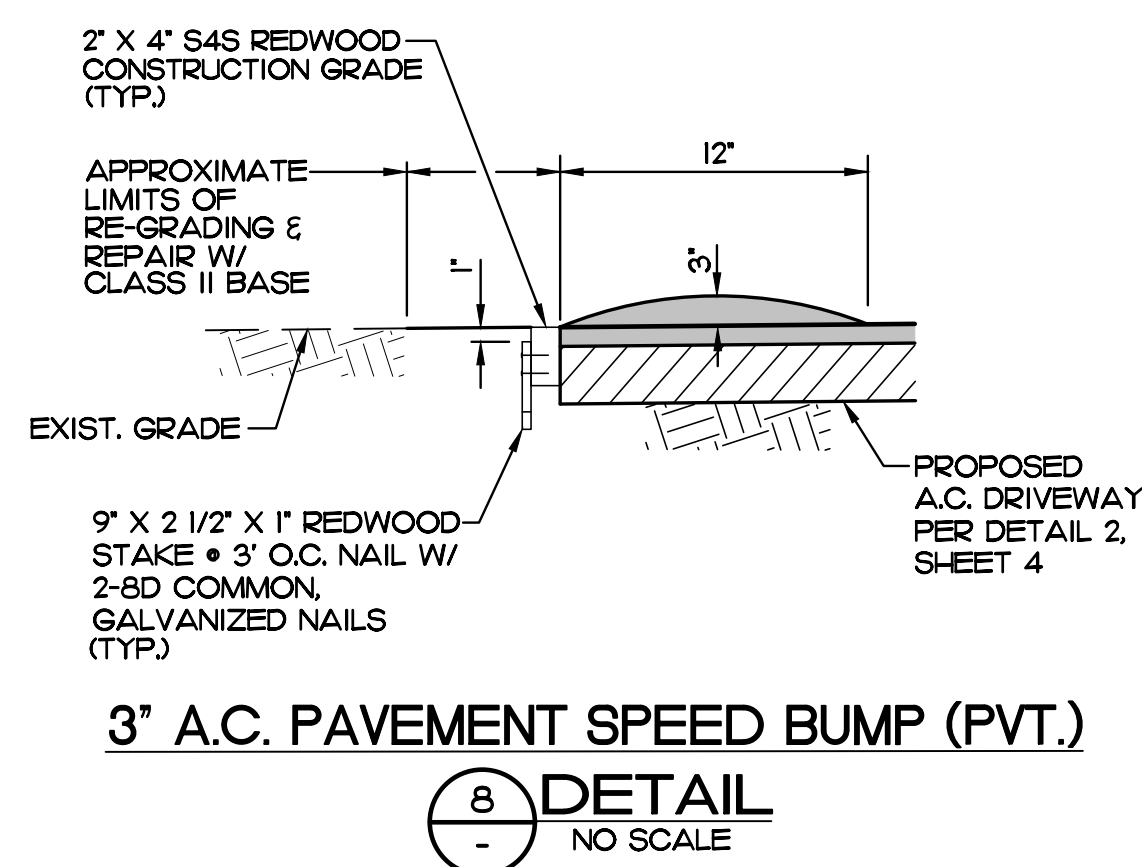
- ① PVT. 6' A.C. BERM PER G-05, TYPE A (TYP.). SEE EMRA APPROVAL NO. AGR-0001077.
- ② PVT. ACCESS DRIVEWAY PER DETAIL 2, SHT. 4 (TYP.). SEE EMRA APPROVAL NO. AGR-0001077.
- ③ PVT. WOOD HEADER PER DETAIL 2, SHT. 4. SEE EMRA APPROVAL NO. AGR-0001077.
- ④ NO OBSTRUCTIONS INCLUDING LANDSCAPING OR SOLID WALL IN THE VISIBILITY AREA IN THE RIGHT-OF-WAY SHALL EXCEED 3 FEET IN HEIGHT (TYP.).
- ⑤ PVT. NON-STANDARD CONC. DRIVEWAY PER GRADING PLAN SHT. 6. SEE DETAIL D, SHT. 4.
- ⑥ FOUND EXIST. 3/4" IRON PIPE STAMPED 'LS 5036' TO REMAIN & PROTECT IN-PLACE.
- ⑦ 2" COPPER WATER SERVICE W/ 1/2" WATER METER & 1/2" BACKFLOW PREVENTER DEVICE (WATTS SERIES LFC09 OR APPROVED EQUAL) PER SDM-105, SDW-107, SDW-135, SDW-136, SDW-149, SDW-155 & WS-03.
- ⑧ PVT. CONC. PAVEMENT DRIVEWAY, WALKS & PATIOS (4" THICK 520-C-2500 CONC. W/ NO. 3 BARS AT 18" O.C. EACH WAY); HEAVY LOAD AREAS (7" THICK 560-C-3250 CONC. W/ NO. 4 BARS AT 12" O.C. EACH WAY OVER. SEE DETAIL D, SHT. 4.
- ⑨ PROPOSED TREE W/ 40 SF ROOT BARRIER PER SDL-101 & SDL-106. REFER TO BLDG. PLAN PERMIT NO. PRJ-H063257.
- ⑩ PROPOSED LANDSCAPE & IRRIGATION. REFER TO BLDG. PLAN PERMIT NO. PRJ-H063257. SEE EMRA APPROVAL NO. AGR-0001077.

SEE SHEETS 6 & 7 FOR ON-SITE GRADING

CONSTRUCTION CENTERLINE			
DELTA/BRG	RADIUS	LENGTH	REMARK
1 N 00°17'01" W	--	84.06'	--
2 N 00°38'34" E	--	38.47'	--
3 N 07°21'30" E	--	66.66'	--

PVT. 6" AC BERM			
DELTA/BRG	RADIUS	LENGTH	REMARK
1 N 00°17'01" W	--	19.14'	G-05, TYPE A
2 N 00°38'34" E	--	37.93'	G-05, TYPE A
3 N 07°21'30" E	--	66.19'	G-05, TYPE A
4 N 07°21'30" E	--	67.13'	G-05, TYPE A

CAUTION:
LOCATION OF EXISTING UTILITIES ON THIS PLAN ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.



ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
 8348 WINTER DRIVE, S3
 LA MESA, CA 91942
 TELEPHONE (619) 697-9234 FAX (619) 460-2033
 WILLIAM A. SNIPES R.C.E. 50477
 EXPIRES 06-30-25
 8/2/23

The City of **SAN DIEGO**
FOR CITY APPROVAL

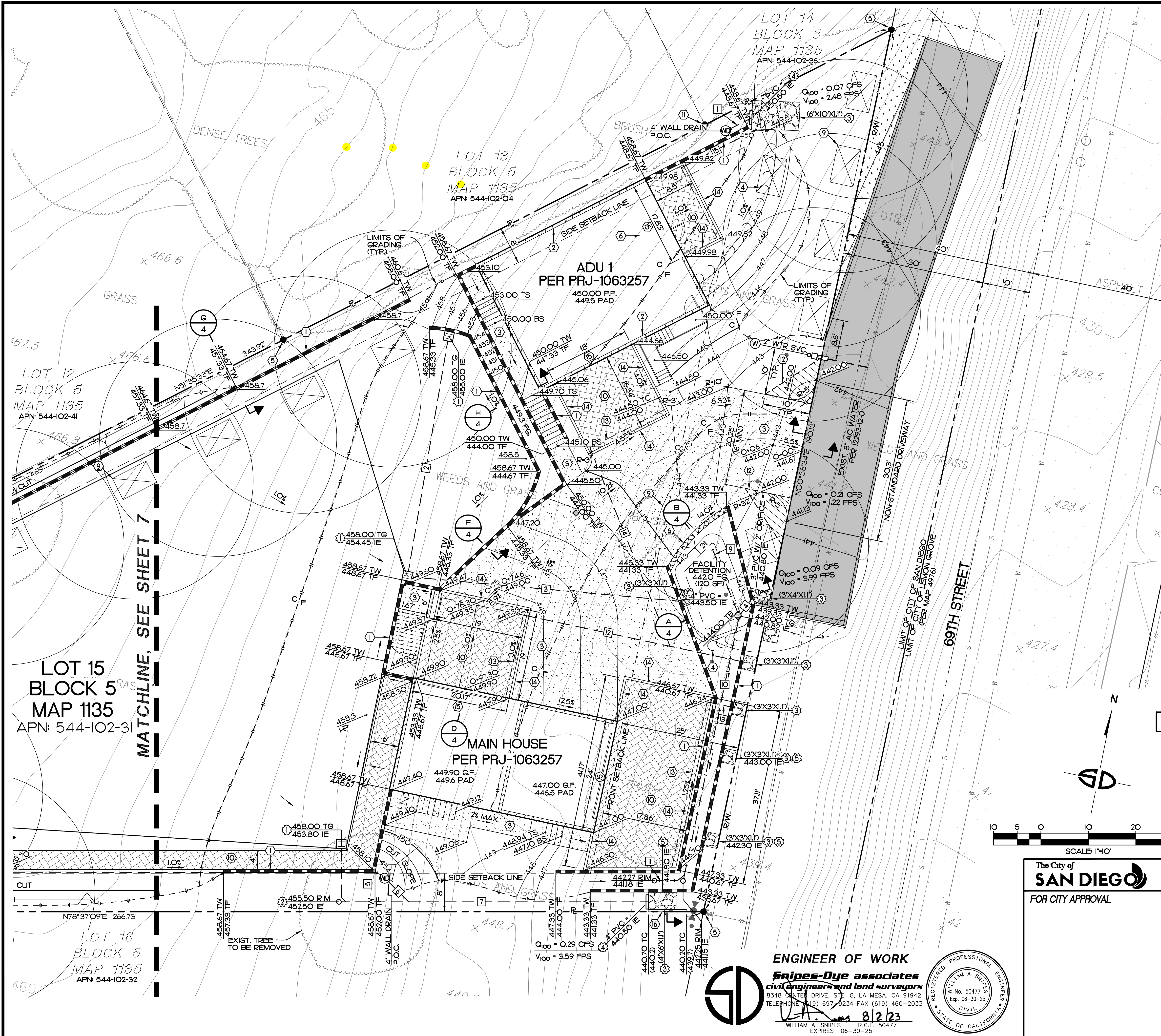
PRIVATE CONTRACT
 WARNING
 0 1/2 1
 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

IMPROVEMENT PLAN FOR:
69TH STREET
 S/O KLAUBER AVENUE

DEVELOPMENT SERVICES DEPARTMENT
 SHEET 5 OF 9 SHEETS
 PMT NO. 3194680
 PRJ NO. 1079486
 1844-6313
 NAD83 COORDINATES
 204-1753
 LAMBERT COORDINATES
 DRAWING NO. 100712-5-D
 C001

DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	SDA		

AS BUILTS
 CONTRACTOR _____ DATE STARTED _____
 INSPECTOR _____ DATE COMPLETED _____



KEY NOTES

- PVT. IMPROVEMENTS**
- ① RETAINING WALL PER BUILDING PERMIT PRJ NO. 1063257.
 - ② BUILDING RETAINING WALL PER BUILDING PERMIT PRJ NO. 1063257.
 - ③ PVT. CONC. PAVEMENT DRIVEWAY, WALKS & PATIOS (4" THICK 520-C-2500 CONC. W/ NO. 3 BARS AT 18" O.C. EACH WAY), HEAVY LOAD AREAS (7" THICK 560-C-3250 CONC. W/ NO. 4 BARS AT 12" O.C. EACH WAY OVER 6" CLASS 2 AGGREGATE BASE).
 - ④ EARTHEN BERM PER DETAIL 1, SHT. 3.
 - ⑤ FOUND EXIST. 3/4" IRON PIPE STAMPED 'LS 5036' TO REMAIN & PROTECT IN-PLACE.
 - ⑥ GRAVITY RETAINING WALL PER C-09 W/ 3/12' OPENINGS TO DRAIN.
 - ⑦ PROPOSED TREE W/ 40 SF ROOT BARRIER PER SD-101 & SD-106. REFER TO BLDG. PLAN PERMIT NO. PRJ-1063257.
 - ⑧ PERMEABLE PAVERS PER BLDG. PLAN PERMIT NO. PRJ-1063257. SEE SECTION ON SHT. 3.
 - ⑨ SEARCHED FOR 3/4" IRON PIPE STAMPED 'LS 5036'. NOT FOUND.
 - ⑩ NO OBSTRUCTIONS INCLUDING LANDSCAPING OR SOLID WALL IN THE VISIBILITY AREA IN THE RIGHT-OF-WAY SHALL EXCEED 3-FEET IN HEIGHT (TYP.).
 - ⑪ PVT. 4" PERFORATED SUBDRAIN PIPE.
 - ⑫ PVT. ZERO-HEIGHT CONC. (520-C-2500) CURB TO EXTEND 12" BELOW ROCK STORAGE PER SECTION ON SHT. 3.
 - ⑬ DEEPENED FOOTING PER BUILDING PERMIT NO. PRJ-1063257.
 - ⑭ PVT. 6" CURB PER SDG-150 (8 LF).
- PVT. STORM DRAIN**
- ① PVT. 18"X18" CATCH BASIN PER DETAIL 4, SHT. 3.
 - ② PVT. STORM DRAIN CLEANOUT PER DETAIL 3, SHT. 3.
 - ③ PVT. NO. 2 BACKING ROCK RIP-RAP ENERGY DISSIPATOR PER SDD-104, TYPE I (SIZE INDICATED ON PLAN).
 - ④ PVT. SUB-DRAIN CONC. HEADWALL PER DETAIL 5, SHT. 4.
 - ⑤ PVT. EMERGENCY SPILLWAY PER SECTION B, SHT. 4.

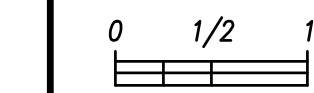
PVT. STORM DRAIN DATA

ID	DELTA/BRG	RADIUS	LENGTH	REMARK
1	N 51°35'33" E	--	5.00'	PVT. 4" PVC SDR-35
2	N 01°41'21" W	--	49.28'	PVT. 4" PVC SDR-35
3	N 83°47'03" E	--	56.40'	PVT. 4" PVC SDR-35
4	N 58°15'10" E	--	5.00'	PVT. 3" PVC SDR-35
5	N 11°22'51" W	--	10.85'	PVT. 4" PVC SDR-35
6	N 56°22'51" W	--	6.00'	PVT. 4" PVC SDR-35
7	N 78°37'09" E	--	64.75'	PVT. 4" PVC SDR-35
9	N 33°09'21" W	--	14.30'	PVT. 3" PVC SDR-35
10	N 00°34'54" E	--	56.00'	PVT. 3" PVC SDR-35
11	N 78°33'24" E	--	5.30'	PVT. 3" PVC SDR-35
12	N 89°21'26" W	--	47.64'	PVT. 4" PVC SDR-35
13	N 89°21'26" W	--	5.97'	PVT. 4" PVC SDR-35
14	N 33°22'22" W	--	45.15'	PVT. 4" PVC SDR-35
15	N 51°35'23" E	--	17.95'	PVT. 4" PVC SDR-35

SEE SHEET 5 FOR OFF-SITE IMPROVEMENTS

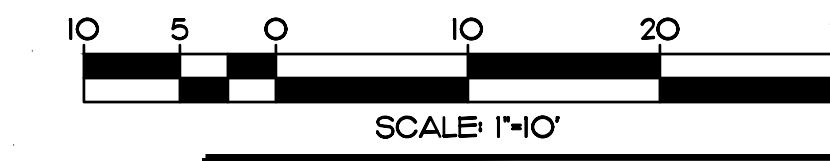
PRIVATE CONTRACT

WARNING



IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

GRADING PLAN FOR:
CASE RESIDENCE
LOT 15 IN BLOCK 5, MAP 1135



The City of
SAN DIEGO
FOR CITY APPROVAL

DEVELOPMENT SERVICES DEPARTMENT
SHEET 6 OF 9 SHEETS

PMT NO. 3194680
PRJ NO. 1079486

APPROVED:	FOR CITY ENGINEER	DATE	DATE
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	SDA		
AS BUILT			
CONTRACTOR		DATE STARTED	
INSPECTOR		DATE COMPLETED	

DRAWING NO.
100712-6-D

1844-6313
NAD83 COORDINATES

204-1753
LAMBERT COORDINATES

C002

ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, SUITE 100, LA MESA, CA 91942
TEL: (619) 441-9191 FAX: (619) 460-2033

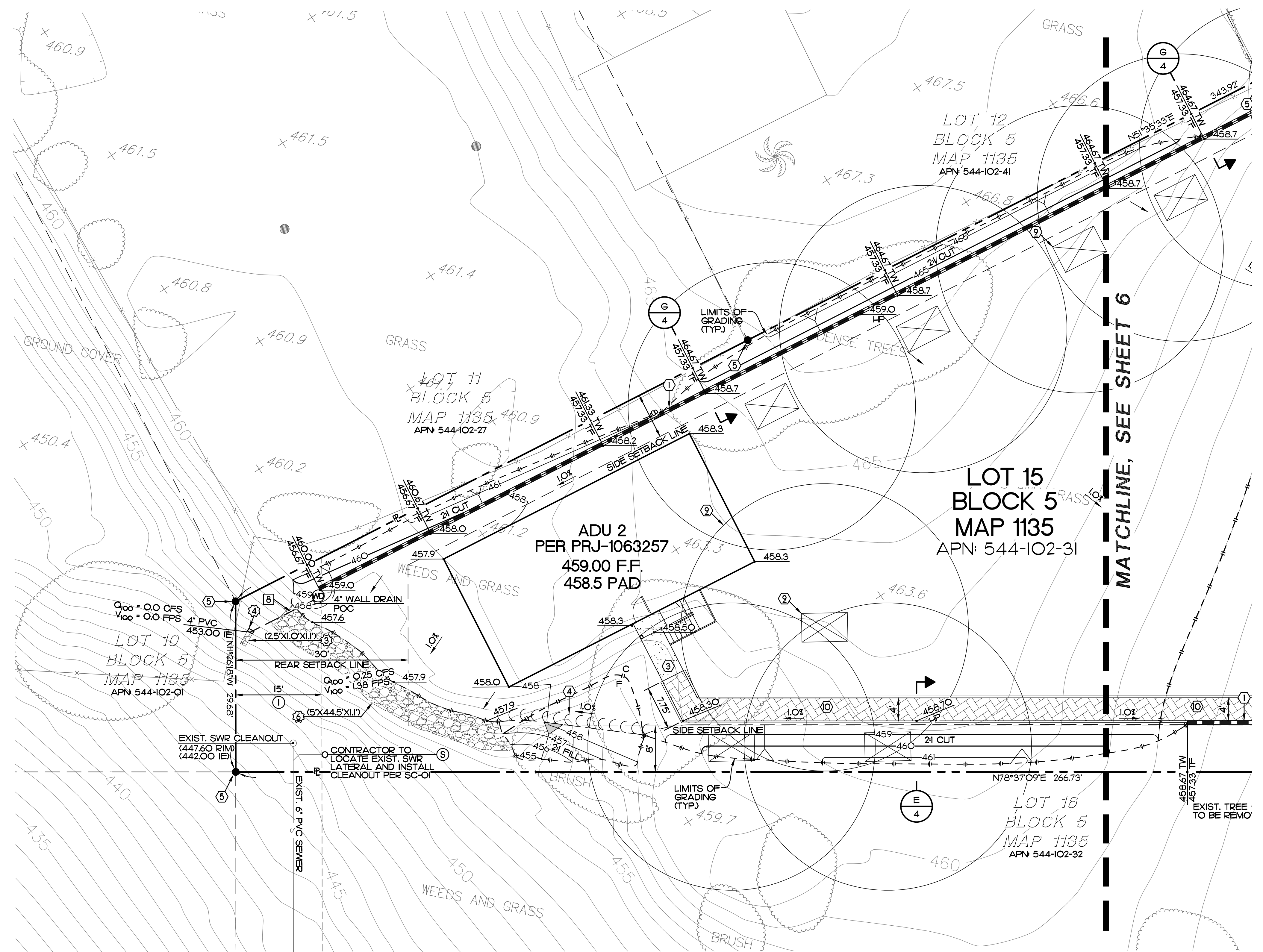
WILLIAM A. SNIPES
REGISTERED PROFESSIONAL ENGINEER
No. 50477
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

8/2/23

LOT 15
BLOCK 5
MAP 1135
APN: 544-102-31

LOT 16
BLOCK 5
MAP 1135
APN 544-102-32

MATCHLINE, SEE SHEET 7



KEY NOTES

- PVT. IMPROVEMENTS**
- ① RETAINING WALL PER BUILDING PERMIT PRJ NO. 1063257.
 - ② BUILDING RETAINING WALL PER BUILDING PERMIT PRJ NO. 1063257.
 - ③ PVT. CONC. PAVEMENT DRIVEWAY, WALKS & PATIOS: (4" THICK 520-C-2500 CONC. W/ NO. 3 BARS AT 18" O.C. EACH WAY), HEAVY LOAD AREAS: (7" THICK 560-C-3250 CONC. W/ NO. 4 BARS AT 12" O.C. EACH WAY OVER 6" CLASS 2 AGGREGATE BASE).
 - ④ EARTHEN BERM PER DETAIL 1, SHT. 3.
 - ⑤ FOUND EXIST. 3/4" IRON PIPE STAMPED "LS 5036" TO REMAIN & PROTECT IN-PLACE.
 - ⑥ PROPOSED TREE W/ 40 SF ROOT BARRIER PER SDL-101 & SDL-106, REFER TO BLDG. PLAN PERMIT NO. PRJ-1063257
 - ⑦ PERMEABLE PAVERS PER BLDG. PLAN PERMIT NO. PRJ-1063257. SEE SECTION ON SHEET 3.
- PVT. STORM DRAIN**
- ① PVT. 18"x18" CATCH BASIN PER DETAIL 4, SHT. 3.
 - ② PVT. STORM DRAIN CLEANOUT PER DETAIL 3, SHT. 3.
 - ③ PVT. NO. 2 BACKING ROCK RIP-RAP ENERGY DISSIPATOR PER SDD-104, TYPE 1 (SIZE INDICATED ON PLAN).
 - ④ PVT. SUB-DRAIN CONC. HEADWALL PER DETAIL 5, SHT. 4.
 - ⑤ PVT. NO. 2 BACKING ROCK RIP-RAP ENERGY DISSIPATOR PER SDD-104, TYPE 1 WITH NO SLOTS (SIZE INDICATED ON PLAN). SEE SECTION 6, SHT. 4.

PVT. STORM DRAIN DATA				
NO.	DELTA/BRG	RADIUS	LENGTH	REMARK
8	N 5°50'41" E	-	1235'	PVT. 4" PVC SDR-35

EASEMENT

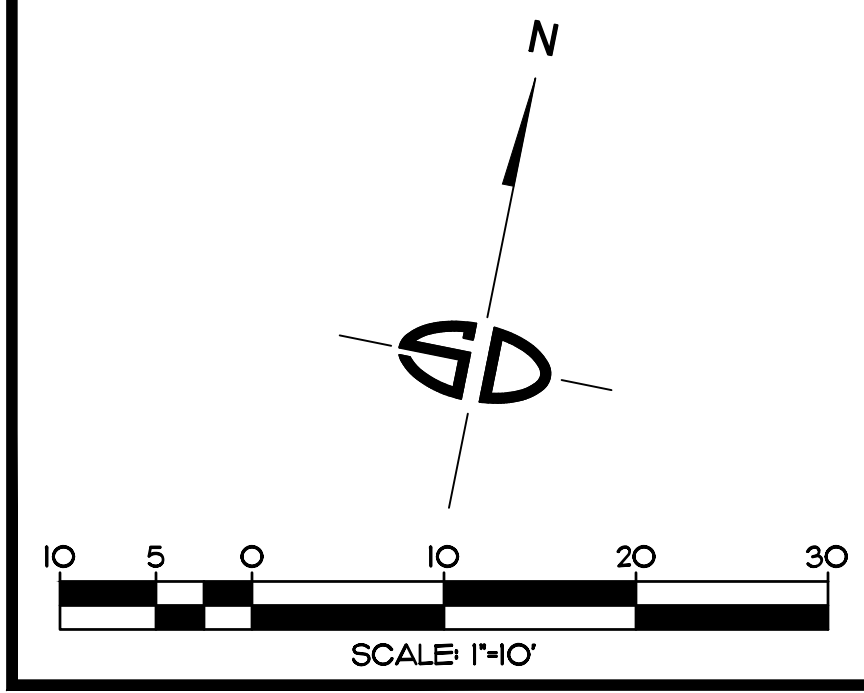
- ① PVT. SEWER EASEMENT PER REC. AUGUST 15, 2005 AS DOC. NO. 2005-0696739, O.R.

PRIVATE CONTRACT

WARNING

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

GRADING PLAN FOR:
CASE RESIDENCE
 LOT 15 IN BLOCK 5, MAP 1135

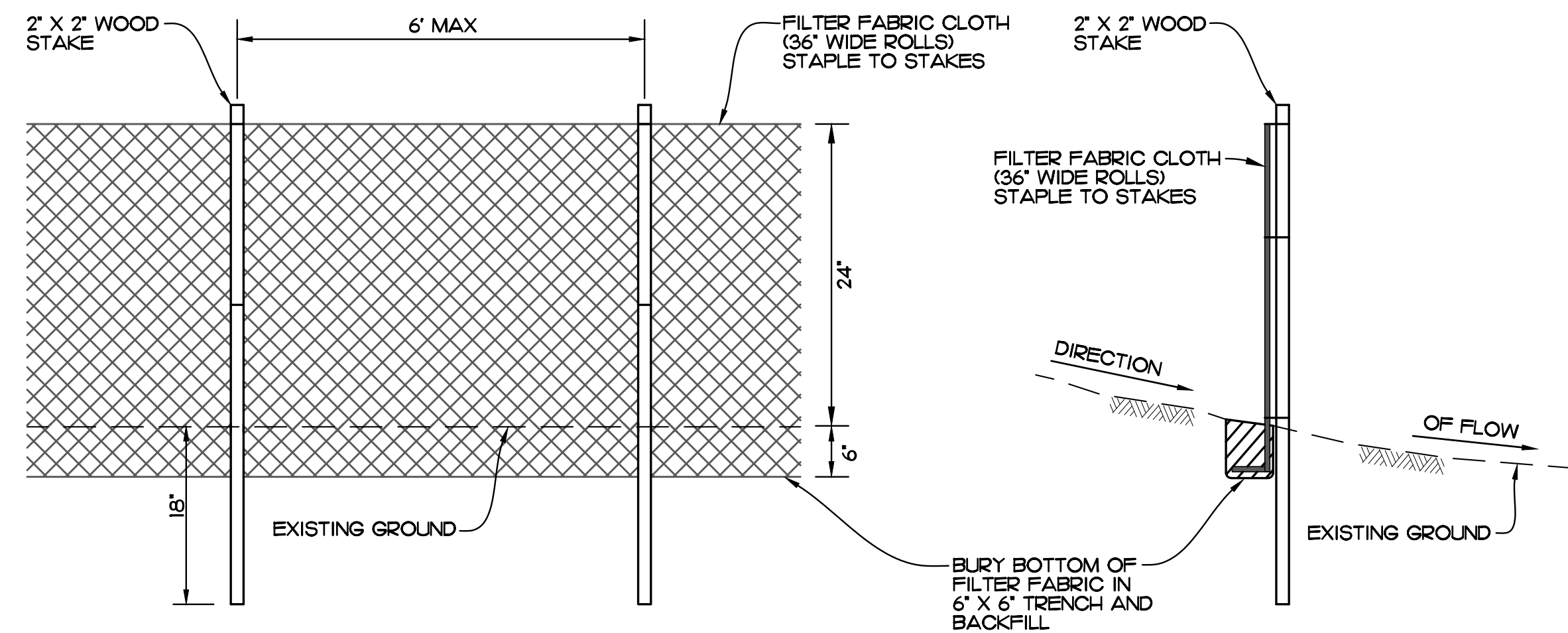


ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
 8348 DANFORTH DRIVE, SUITE G, LA MESA, CA 91942
 TELEPHONE: (619) 697-9234 FAX: (619) 460-2033

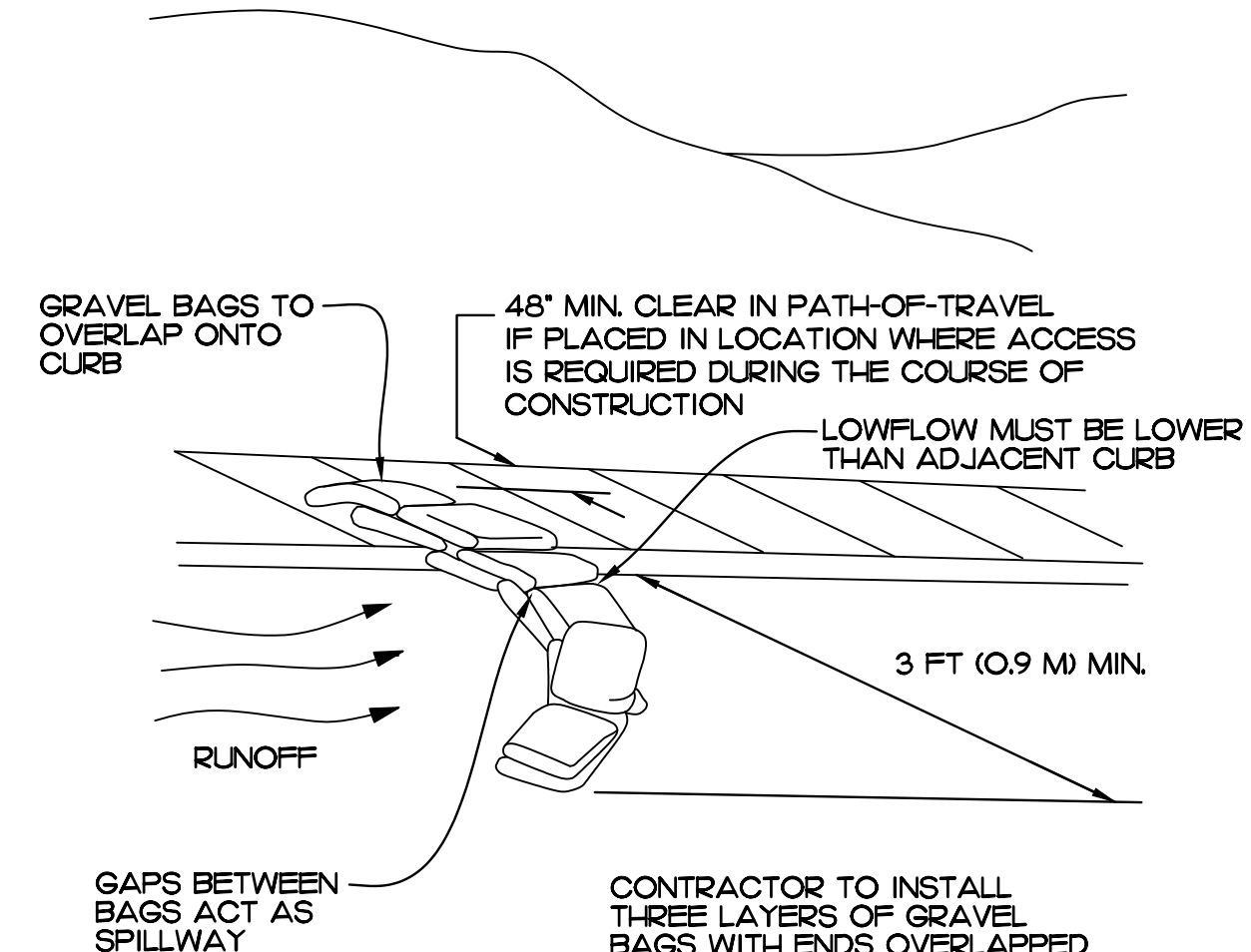
WILLIAM A. SNIPES
 R.C.E. 50477
 EXPIRES 06-30-25

8/2/23

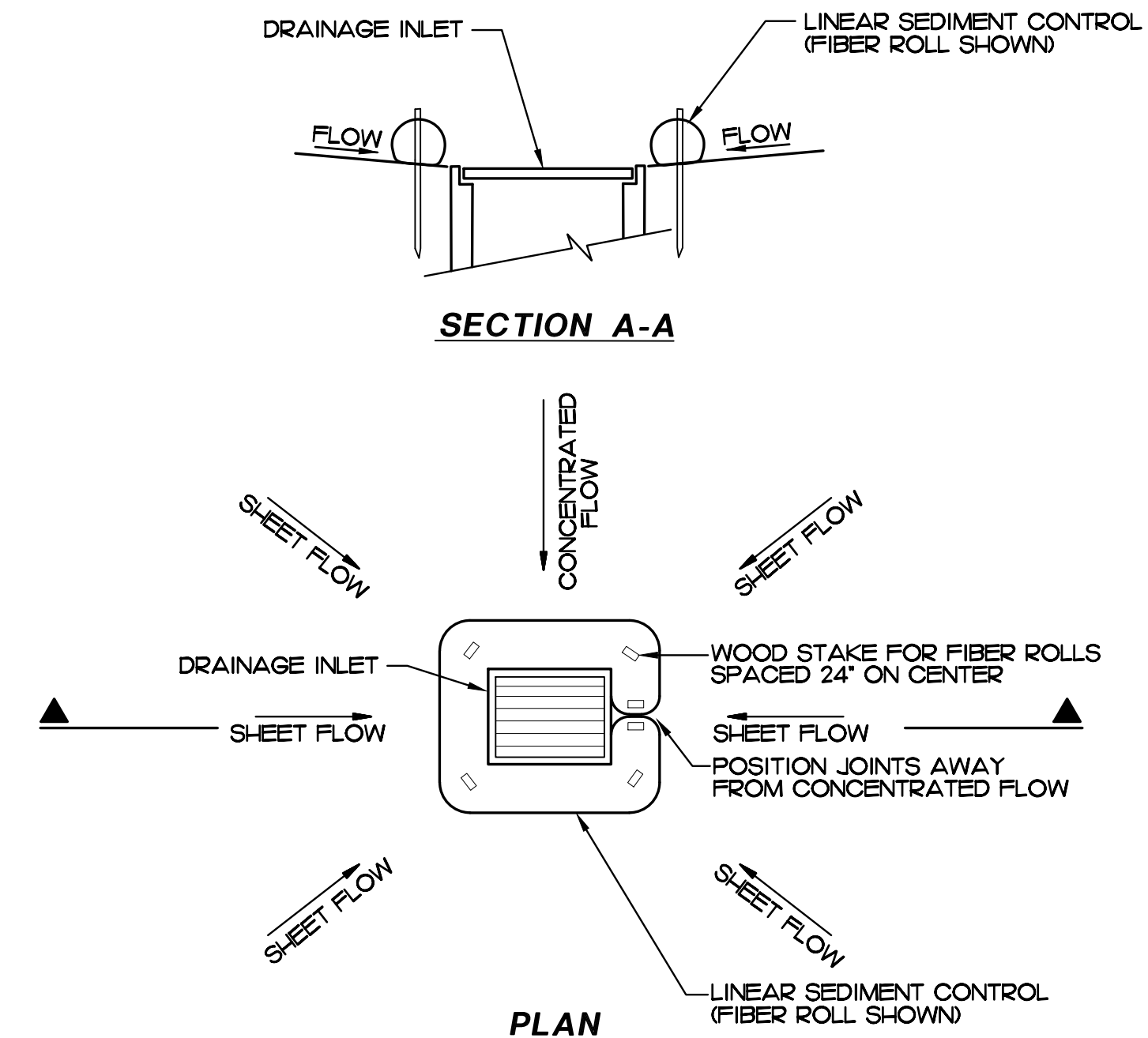
The City of SAN DIEGO	DEVELOPMENT SERVICES DEPARTMENT SHEET 7 OF 9 SHEETS		PMT NO. 3194680
	FOR CITY APPROVAL		PRJ NO. 1079486
APPROVED:		DATE	1844-6313 NAD83 COORDINATES
FOR CITY ENGINEER		DATE	204-1753 LAMBERT COORDINATES
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	SDA		
AS BUILTS			
CONTRACTOR	INSPECTOR	DATE STARTED	DATE COMPLETED
		DRAWING NO. 100712-7-D	
		C003	



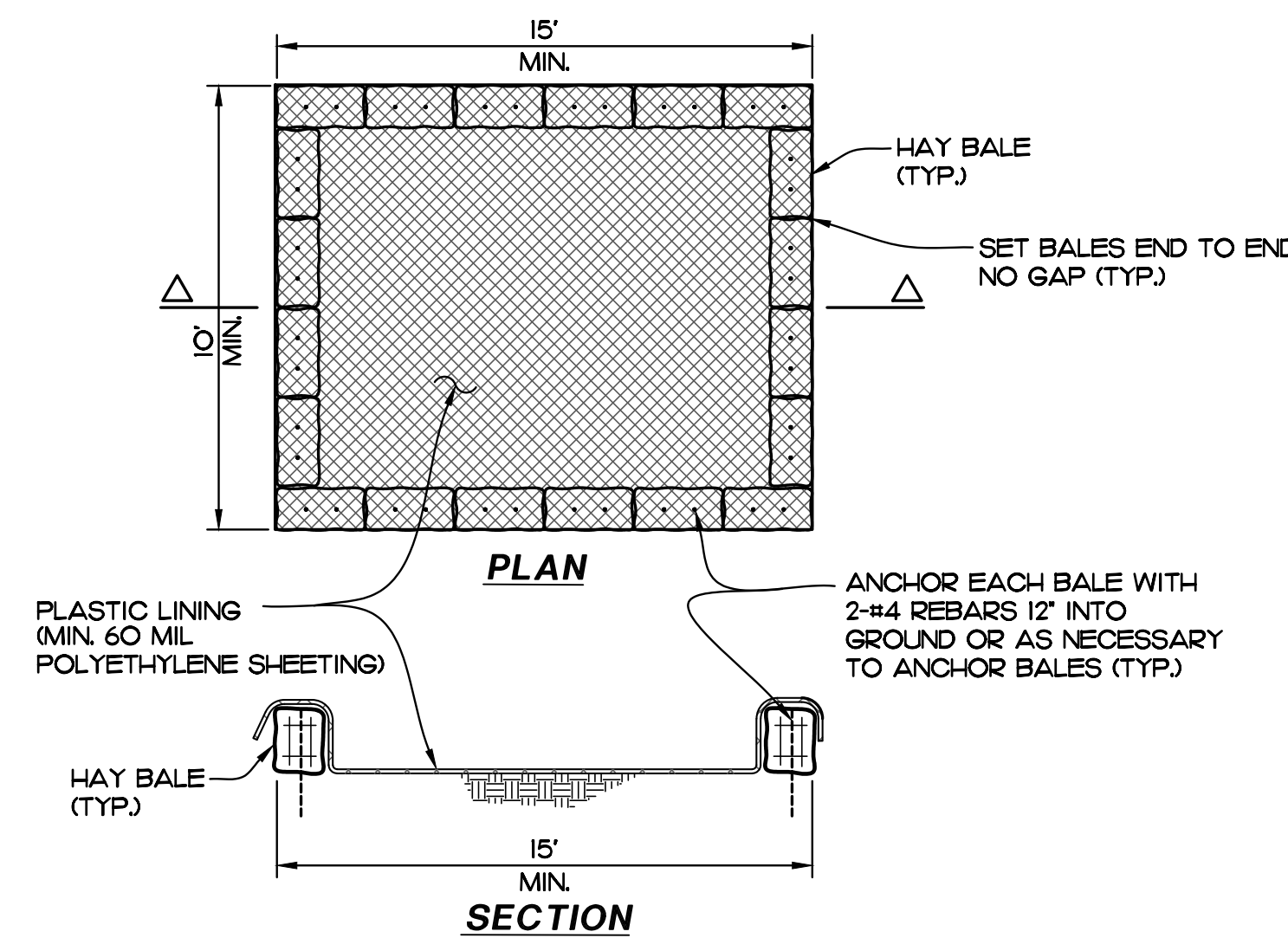
SILT FENCE (SE-1)
NO SCALE



GRAVEL BAG BERM (SE-6)
NO SCALE

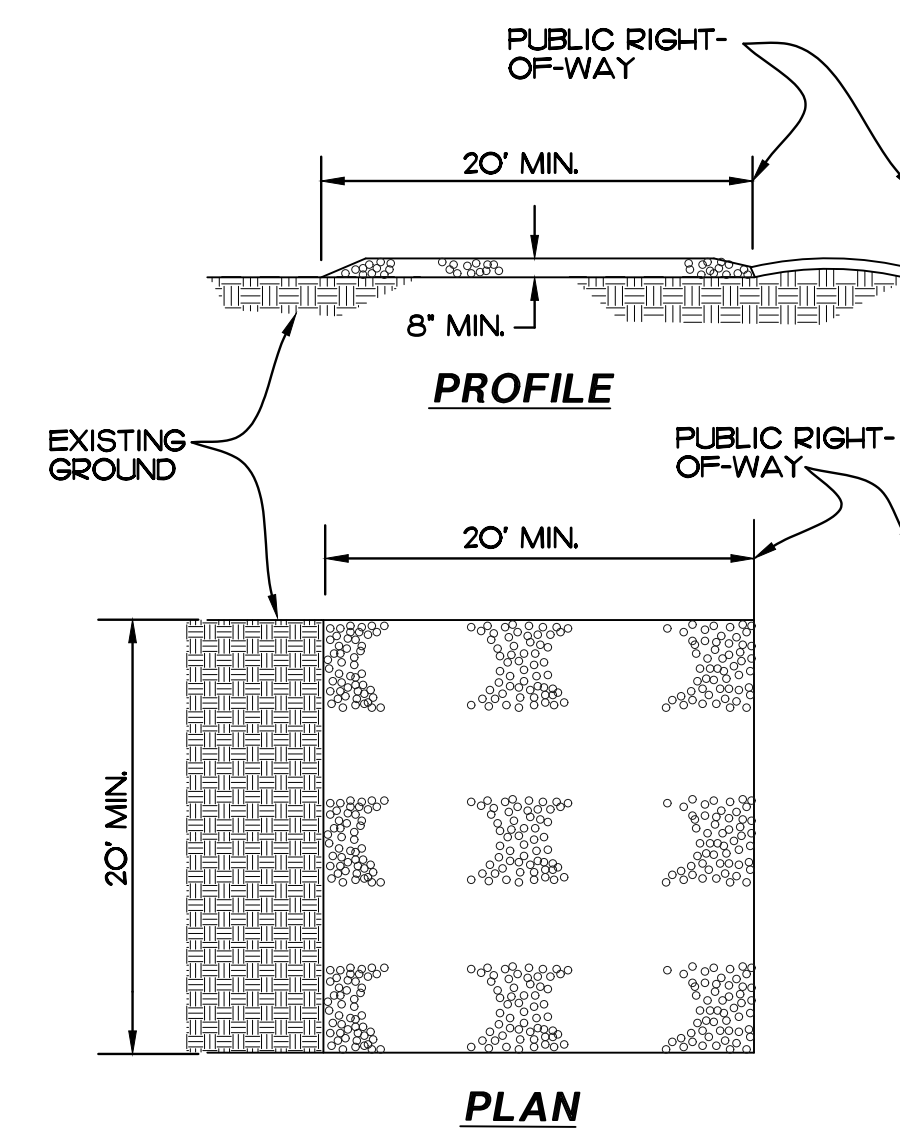


LANDSCAPE AREAS
STORM DRAIN INLET PROTECTION (SE-10)
NO SCALE



TEMPORARY CONCRETE WASHOUT ABOVE GRADE (WM-8)
NO SCALE

TEMPORARY CONCRETE WASH-OUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 8". MAINTAINING TEMPORARY CONCRETE WASH-OUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION. HARDENED CONCRETE MATERIALS SHALL BE REMOVED AND PROPERLY DISPOSED OF.



STABILIZED CONSTRUCTION ENTRANCE (TC-1)
NO SCALE

PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY

PRIVATE CONTRACT

WARNING

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

EROSION CONTROL DETAILS FOR:
CASE RESIDENCE
LOT 15 IN BLOCK 5, MAP 1135

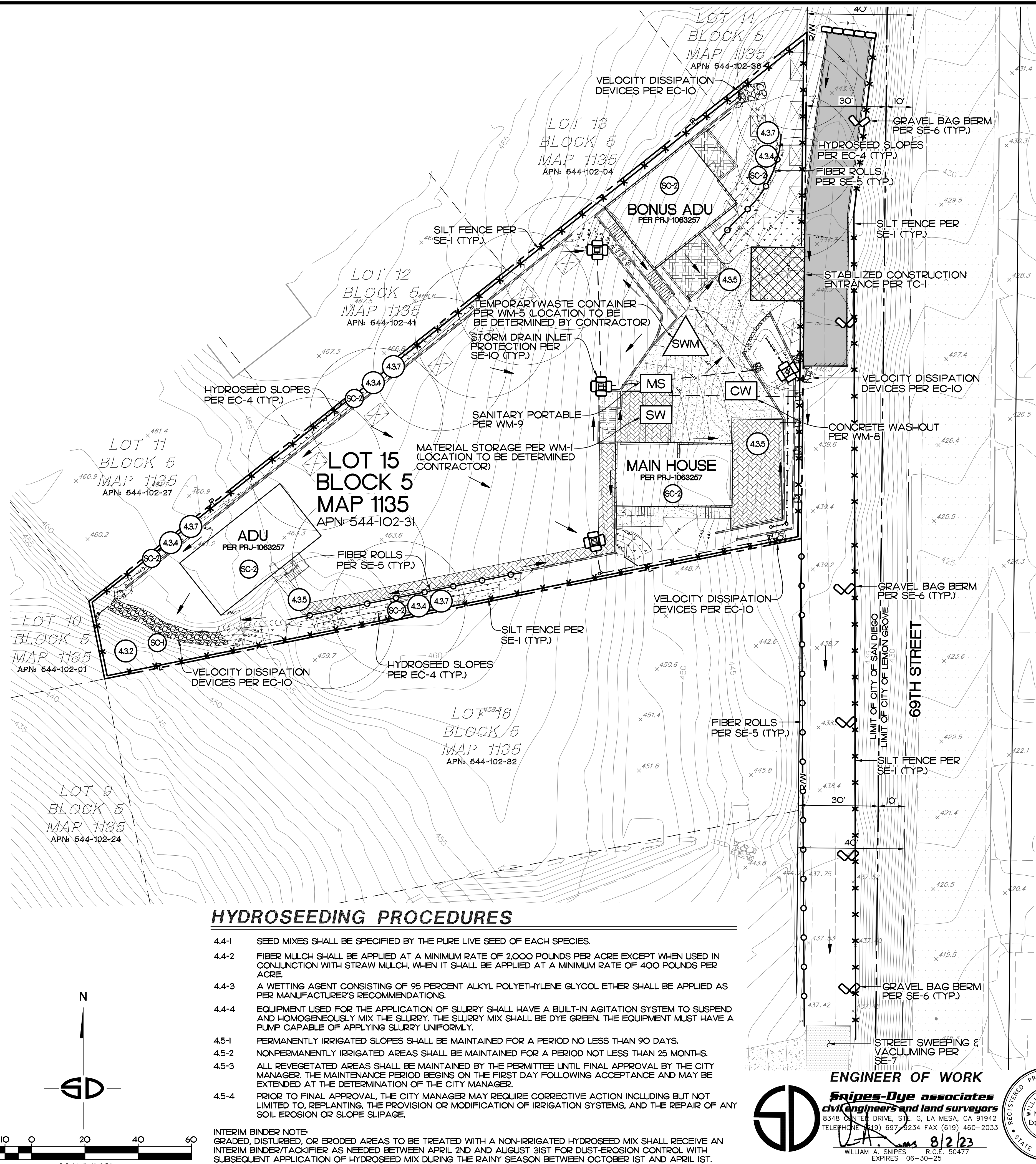
The City of SAN DIEGO	DEVELOPMENT SERVICES DEPARTMENT SHEET 8 OF 9 SHEETS		PMT NO. 3194680
	FOR CITY APPROVAL		PRJ NO. 1079486
APPROVED:	FOR CITY ENGINEER _____	DATE _____	1844-6313 NAD83 COORDINATES
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	SDA		
AS BUILTS			
CONTRACTOR _____	DATE STARTED _____	DRAWING NO. C004	
INSPECTOR _____	DATE COMPLETED _____	100712-8-D	

ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942
TELEPHONE (619) 697-2234 FAX (619) 460-2033

WILLIAM A. SNIPES
R.C.E. 50477
EXPIRES 06-30-25

8/2/23

REGISTERED PROFESSIONAL ENGINEER
WILLIAM A. SNIPES
No. 50477
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA



LEGEND

REFER TO "CALIFORNIA STORMWATER BMP HANDBOOK" FOR BEST MANAGEMENT PRACTICES (BMPs)

1. SCHEDULING/PHASING CONSTRUCTION	EC-1	14. STABILIZED CONSTRUCTION ENTRANCE	TC-1
2. HYDROSEED	EC-4	15. WIND EROSION CONTROL	WE-1
3. VELOCITY DISSIPATION DEVICES	EC-10	16. MATERIAL STORAGE	WM-1
4. WATER CONSERVATION PRACTICES	NS-1	17. MATERIAL USE	WM-2
5. PAVING & GRINDING OPERATIONS	NS-3	18. STOCKPILE MANAGEMENT	WM-3
6. ILLICIT CONNECTION/DISCHARGE CONTROL	NS-6	19. SPILL PREVENTION & CONTROL	WM-4
7. POTABLE WATER/IRRIGATION	NS-7	20. TEMPORARY WASTE CONTAINER	WM-5
8. CONCRETE CURING/FINISHING	NS-12, NS-13	21. TEMPORARY CONCRETE WASHOUT	WM-8
9. SILT FENCE	SE-1	22. SANITARY/SEPTIC WASTE	WM-9
10. FIBER ROLLS	SE-5	23. DIRECTION OF FLOW	
11. GRAVEL BAG BERM	SE-6		
12. STREET SWEEPING & VACUUMING	SE-7		
13. INLET PROTECTION	SE-10		

SEE DETAILS ON SHEET 8

SOURCE CONTROL AND SITE DESIGN BMPs

SOURCE CONTROL BMPs

- SC-1 PREVENTION OF ILLICIT DISCHARGE INTO THE MS-4
- SC-2 ADDITIONAL BMPs TO MINIMIZE POLLUTANT GENERATION
 - FUTURE INDOOR AND STRUCTURAL PEST CONTROL
 - LANDSCAPE/OUTDOOR PESTICIDE USE SHALL BE KEPT TO A MINIMUM

SITE DESIGN BMPs

- 4.32 CONSERVE NATURAL AREAS, SOIL, AND VEGETATION
- 4.33 MINIMIZE IMPERVIOUS AREA
- 4.34 MINIMIZE SOIL COMPACTION
- 4.35 DISPERSE IMPERVIOUS AREA
- 4.37 LANDSCAPE WITH NATIVE OR DROUGHT TOLERANT SPECIES

NATIVE EROSION CONTROL HYDROSEED MIX

SPECIES	COMMON NAME	BULK #S / ACRE	MIN % PLS *
BROMUS CARINATUS 'CUCAMONGA'	CUCAMONGA BROME	20.00	85
FESTUCA MICROSTACHYS	SMALL FESCUE	8.00	85
TRIFOLIUM CILIOLATUM	TREE CLOVER	4.00	85
		32.00	

* MIN % PLS (PURE LIVE SEED) * SEED PURITY X GERMINATION RATE
 SEED: 32 LB PER ACRE
 HEIGHT: 24-36 INCHES
 EMERGENCE: 10-15 DAYS
 ESTABLISHMENT: 45 DAYS TO 90% COVER AFTER EMERGENCE

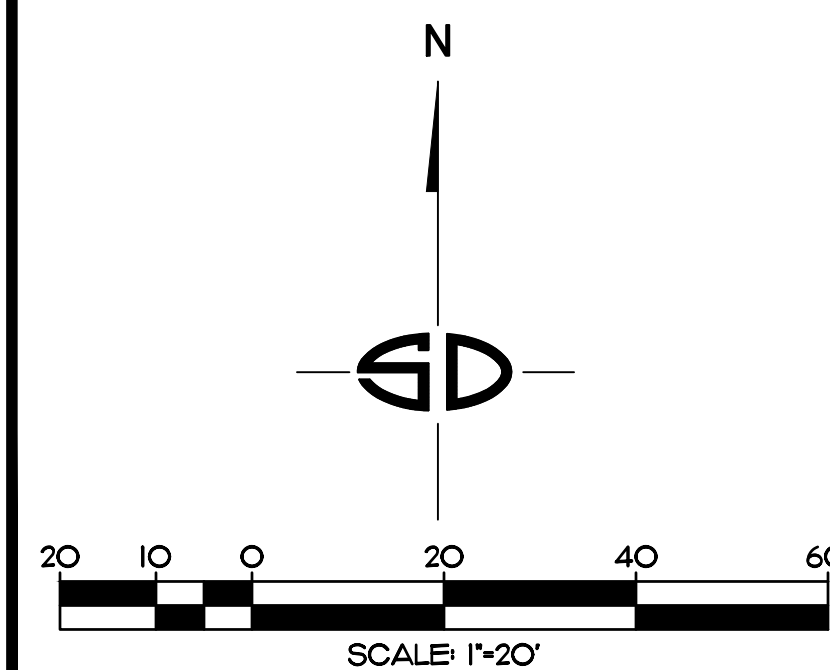
FOR ADDITIONAL PLANT CHARACTERISTICS VISIT THE PLANT DATABASE PORTION OF WEBSITE WWW.SSEEDS.COM

ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVER OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE SAN DIEGO MUNICIPAL CODE, SECTION 142.0411. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE. SEE HYDROSEED MIX BELOW.

HYDROSEEDING PROCEDURES

- 4.4-1 SEED MIXES SHALL BE SPECIFIED BY THE PURE LIVE SEED OF EACH SPECIES.
- 4.4-2 FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 POUNDS PER ACRE EXCEPT WHEN USED IN CONJUNCTION WITH STRAW MULCH, WHEN IT SHALL BE APPLIED AT A MINIMUM RATE OF 400 POUNDS PER ACRE.
- 4.4-3 A WETTING AGENT CONSISTING OF 95 PERCENT ALKYL POLYETHYLENE GLYCOL ETHER SHALL BE APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS.
- 4.4-4 EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENEOUSLY MIX THE SLURRY. THE SLURRY MIX SHALL BE DYE GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.
- 4.5-1 PERMANENTLY IRRIGATED SLOPES SHALL BE MAINTAINED FOR A PERIOD NO LESS THAN 90 DAYS.
- 4.5-2 NONPERMANENTLY IRRIGATED AREAS SHALL BE MAINTAINED FOR A PERIOD NOT LESS THAN 25 MONTHS.
- 4.5-3 ALL REVEGETATED AREAS SHALL BE MAINTAINED BY THE PERMITTEE UNTIL FINAL APPROVAL BY THE CITY MANAGER. THE MAINTENANCE PERIOD BEGINS ON THE FIRST DAY FOLLOWING ACCEPTANCE AND MAY BE EXTENDED AT THE DETERMINATION OF THE CITY MANAGER.
- 4.5-4 PRIOR TO FINAL APPROVAL, THE CITY MANAGER MAY REQUIRE CORRECTIVE ACTION INCLUDING BUT NOT LIMITED TO, REPLANTING, THE PROVISION OR MODIFICATION OF IRRIGATION SYSTEMS, AND THE REPAIR OF ANY SOIL EROSION OR SLOPE SLIPAGE.

INTERIM BINDER NOTE:
 GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TACKIFIER AS NEEDED BETWEEN APRIL 2ND AND AUGUST 31ST FOR DUST-EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1ST AND APRIL 1ST.



ENGINEER OF WORK
Sripes-Dye associates
civil engineers and land surveyors
 8348 NORTH DRIVE, SU. 3, LA MESA, CA 91942
 TELEPHONE (619) 697-9234 FAX (619) 460-2033
 WILLIAM A. SNIPES R.C.E. 50477
 EXPIRES 06-30-25
 8/2/23
 REGISTERED PROFESSIONAL ENGINEER
 WILLIAM A. SNIPES
 No. 50477
 Exp. 06-30-25
 CIVIL
 STATE OF CALIFORNIA

PRIVATE CONTRACT

WARNING

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

EROSION CONTROL PLAN FOR:
CASE RESIDENCE
 LOT 15 IN BLOCK 5, MAP 1135

The City of **SAN DIEGO**

DEVELOPMENT SERVICES DEPARTMENT
 SHEET 9 OF 9 SHEETS

PMT NO. 3194880

PRJ NO. 1079486

FOR CITY APPROVAL

APPROVED:	FOR CITY ENGINEER	DATE
DESCRIPTION	BY	APPROVED
ORIGINAL	SDA	
AS BUILTS		
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	

1844-6313
 NAD83 COORDINATES

204-1753
 LAMBERT COORDINATES

DRAWING NO. **100712-9-D**

C005