

GRADING NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE APPROVED PLANS AND APPROVED REVISIONS ANY CHANGES OR REVISIONS THERETO SHALL BE APPROVED BY THE CITY ENGINEER AND MITIGATION MONITOR PRIOR TO ANY REQUEST FOR INSPECTION.
2. ALL GRADING SHALL BE INSPECTED AND TESTED BY OR UNDER THE DIRECTIONS OF A QUALIFIED SOILS ENGINEER. THE SOILS ENGINEER SHALL STATE THAT OBSERVATIONS AND TESTS WERE MADE BY OR UNDER DIRECTION OF THE SOILS ENGINEER AND THAT EMBANKMENTS AND EXCAVATIONS WERE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL ASPECTS OF THE APPROVED GRADING PLANS. ANY APPROVED REVISIONS THERETO, SUBJECT LAND DEVELOPMENT PERMIT AND ORDINANCE NO. 1797 AS AMENDED, AND THAT ALL EMBANKMENTS ARE ACCEPTABLE FOR THEIR INTENDED USE.
3. THE CONTRACTOR SHALL PROPERLY GRADE ALL EXCAVATED SURFACES TO PROVIDE POSITIVE DRAINAGE AND PREVENT PONDING OF WATER. CONTRACTOR SHALL CONTROL SURFACE WATER TO AVOID DAMAGE TO ADJOINING PROPERTIES OR TO FINISHED WORK ON THE SITE, AND SHALL TAKE REMEDIAL MEASURES TO PREVENT EROSION OF FRESHLY GRADED AREAS UNTIL SUCH TIME AS PERMANENT DRAINAGE AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER AND THE MITIGATION MONITOR.
4. ALL AREAS TO BE FILLED SHALL BE PREPARED PRIOR TO FILLING, AND FILL SHALL BE PLACED IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT. ALL VEGETATIVE MATTER AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED BY THE CONTRACTOR FROM THE SURFACE UPON WHICH THE FILL IS TO BE PLACED. LOOSE FILL AND UNSUITABLE SOILS SHALL BE REMOVED TO THE SATISFACTORY FIRM NATURAL GROUND. THE EXPOSED SOILS SHALL BE SCARIFIED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND THEN COMPACTED TO A MINIMUM OF 90% OF ASTM-D1557. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PLACE, SPREAD, WATER AND COMPACT THE FILL IN STRICT ACCORDANCE WITH THE SPECIFICATIONS.
5. CUT AND FILL SLOPES SHALL BE CUT AND TRIMMED TO THE FINISHED GRADE TO PRODUCE SMOOTH SURFACES AND UNIFORM CROSS SECTIONS. THE SLOPES OF EXCAVATIONS AND EMBANKMENTS SHALL BE SHAPED, TRIMMED, AND PLANTED IN ACCORDANCE WITH THE PLANTING NOTES AND AS DIRECTED BY THE ENGINEER OF WORK, AND LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS AND OTHER WASTE MATERIALS EXPOSED ON THE EXCAVATION OR EMBANKMENT SLOPES WHICH ARE LIABLE TO BECOME LOOSE, SHALL BE REMOVED AND DISPOSED OF. THE TOE AND TOP OF ALL SLOPES SHALL BE ROUNDED IN ACCORDANCE WITH ORDINANCE NO. 1797, THESE GRADING PLANS, AND STANDARD DRAWINGS CVDS 26 AND 27. SLOPE SETBACKS AND GRADES SHALL CONFORM TO CVDS 25.
6. IF THERE ARE EROSION SCARS ON EXISTING SLOPES WHICH OTHERWISE WOULD NOT BE ELIMINATED BY THE PROPOSED GRADING, THESE SCARS ARE TO BE ELIMINATED BY THE TRIMMING, FINE GRADING AND PLANTING. IF THE SCARS ARE IN AREAS OF NATIVE VEGETATION, THE REPAIRS SHOULD BE PERFORMED WITH AN EFFORT TO AVOID OR MINIMIZE IMPACTS TO NATIVE VEGETATION. SUCH REPAIRS IN AREAS OF NATIVE VEGETATION SHALL BE REVIEWED AND APPROVED BY THE CITY'S MITIGATION MONITORING COORDINATION PRIOR TO THE BEGINNING OF THE REPAIR WORK.
7. ALL TREES, BRUSH, GRASS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE COLLECTED, PILED OR OTHERWISE DISPOSED OF OFF SITE BY THE CONTRACTOR SO AS TO LEAVE THE AREAS THAT HAVE BEEN CLEARED WITH A NEAT AND FINISHED APPEARANCE FREE FROM UNSIGHTLY DEBRIS.
8. BY REFERENCE HERE, THE REPORT "UPDATED GEOTECHNICAL REPORT OTAY RANCH VILLAGE 2, SOUTH CHULA VISTA, CALIFORNIA" AND ADDENDUM, PREPARED BY GEOCON, INC. DATED JUNE 6, 2014.
9. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES. LOCATIONS SHOWN HERE ON THESE PLANS ARE APPROXIMATE AND SHOWN FOR GENERAL INFORMATION ONLY.
10. WHERE GRADING DOES NOT OCCUR, ALL EXISTING PLANT MATERIAL IS TO BE PROTECTED IN PLACE. NO CONSTRUCTION EQUIPMENT WILL BE ALLOWED TO TRAVEL THROUGH AND DAMAGE ANY OF THESE AREAS. ALL AREAS TO BE RETAINED IN A NATURAL CONDITION SHALL BE FENCED UNDER THE DIRECTION OF THE PROJECT BIOLOGIST. CONTRACTOR WILL BE RESPONSIBLE TO REPAIR AND ALL DAMAGE IMPACTS TO THESE AREAS.
11. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER OF WORK AS-BUILT PLANS FOR ALL NEW IMPROVEMENTS AND GRADING SHOWN ON THESE PLANS FOR SUBMITTAL TO THE CITY ENGINEER FOR APPROVAL IN ACCORDANCE WITH SECTION 15.04.140 OF THE CHULA VISTA MUNICIPAL CODE.
12. IN THE CASE OF CONFLICTS, THE REQUIREMENTS OF THE EARTHWORK, SPECIFICATIONS PREPARED FOR THE PROJECT BY THE SOILS ENGINEER SHALL GOVERN THE REQUIREMENTS OF THIS PLAN AND THESE NOTES AND THESE PLANS SHALL BE REVISED ACCORDINGLY.

NOTIFICATIONS

1. THE EXISTENCE OF UNDERGROUND UTILITY PIPES AND STRUCTURES ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT SHOWN HEREON. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UNDERGROUND SERVICE ALERT (PHONE 1-800-422-4133) TWO (2) WORKING DAYS IN ADVANCE OF ANY EXCAVATION FOR THE MARK OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK. FOR ANY QUESTIONS REGARDING THE MARK OUT OF UNDERGROUND UTILITIES, THE CONTRACTOR SHOULD CONTACT THE RESPECTIVE UTILITY COMPANY:
- | | |
|------------------|---------------------|
| SEWER | CITY OF CHULA VISTA |
| WATER | OTAY WATER DISTRICT |
| STORM DRAIN | PRIVATE H.O.A |
| TELEPHONE | PACIFIC BELL |
| GAS AND ELECTRIC | SDG&E |
| CABLE T.V. | COX CABLE/AT&T |
| POLICE & FIRE | CITY OF CHULA VISTA |

2. CONTRACTOR SHALL NOTIFY THE CITY ENGINEER'S OFFICE (PHONE 619-397-6128) AND THE MITIGATION MONITOR AT THE PLANNING DIVISION (PHONE 619-691-5105) 48 HOURS (2 WORKING DAYS) PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.
3. THE CONTRACTOR SHALL GIVE 24 HOURS (ONE WORKING DAY) NOTICE ON CALLS FOR INSPECTION (PHONE 619-397-6128).
4. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTIONS AND REMOVAL AT THE CONTRACTOR'S EXPENSE.

DIG ALERT

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRED THAT DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-422-4133 AT LEAST TWO WORKING DAYS BEFORE YOU DIG.

Underground Service Alert

Call: TOLL FREE "811"

TWO WORKING DAYS BEFORE YOU DIG

AS BUILT		UTILITY NOTE	
SIGNATURE	DATE	ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE PLOTTED FROM RECORD DATA AT THEIR APPROXIMATE LOCATIONS. UNDERGROUND FACILITIES MAY EXIST WHICH HAVE NOT BEEN REPORTED OR ARE NOT OF RECORD. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PERTINENT UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.	
Printed Name	P.E. No.		
My Registration Expires	Discipline		

latitude 33
PLANNING & ENGINEERING
9968 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel 619.751.0633

ROUGH GRADING PLANS FOR: OTAY RANCH VILLAGE II R-17B(b) CHULA VISTA, CALIFORNIA

GENERAL NOTES

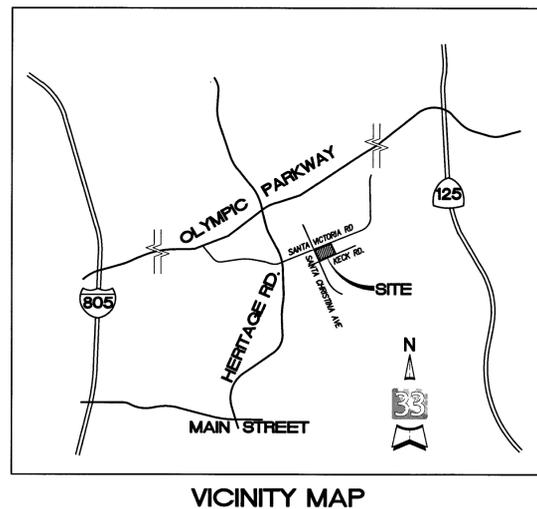
1. THE UPDATED SOILS REPORT TITLED: "OTAY RANCH VILLAGE 2, SOUTH CHULA VISTA, CALIFORNIA" DATED JUNE 6, 2014 SHALL BE CONSIDERED TO BE PART OF THIS GRADING PLAN. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN SAID REPORT.
2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIZES, LOCATIONS AND TYPE OF SEWER FACILITIES, OR ANY OTHER SURFACE IMPROVEMENTS WITHIN THE FUTURE STREET RIGHT-OF-WAY SHOWN ON THESE PLANS. SEPARATE APPROVALS AND PERMITS FOR THESE SHALL BE REQUIRED IN CONJUNCTION WITH IMPROVEMENT PLANS.
3. WRITTEN PERMISSION SHALL BE OBTAINED FOR ANY OFFSITE GRADING.
4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS REQUIRED TO PROTECT ADJACENT PROPERTIES DURING GRADING OPERATIONS. ANYTHING DAMAGED OR DESTROYED SHALL BE REPLACED OR REPAIRED TO CONDITION EXISTING PRIOR TO GRADING.
5. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK OR PROPOSED IMPROVEMENTS; AND IF DESTROYED, A LAND SURVEYOR OR CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING SHALL REPLACE SUCH MONUMENTS WITH THE APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF CHULA VISTA FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST THREE (3) DAYS PRIOR TO THE CONSTRUCTION. THE DEVELOPER/CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
6. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATION.
7. ALL FLOWS SHOWN ARE FOR 50-YEAR STORM.
8. ALL SEDIMENT BASINS, OUTLET PIPES AND DITCHES ARE PRIVATE UNLESS OTHERWISE NOTED AND HAVE NOT BEEN REVIEW FOR ADEQUACY BY THE CITY ENGINEERING DEPARTMENT.
9. THE OWNER MUST OBTAIN AN EXCAVATION PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (D.O.S.H.) FOR CONSTRUCTION OF TRENCHES AND EXCAVATIONS WHICH ARE OVER FIVE (5) FEET OR DEEPER INTO WHICH A PERSON IS REQUIRED TO DESCEND. SAID PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT BY THE CITY OF CHULA VISTA.
10. GRADING EQUIPMENT SHALL NOT USE OR BLOCK TRAFFIC LANES DURING GRADING ACTIVITY. TRUCK OPERATIONS IN AND OUT OF CONSTRUCTION AND STAGING AREA SHALL BE CONTROLLED AS REQUIRED BY THE CITY. TRUCK AND EQUIPMENT ROUTES IN AND OUT OF THE SITE SHALL BE APPROVED BY THE CITY PRIOR TO START OF WORK. AT THE END OF EACH WORKING DAY, STREETS SHALL BE CLEANED OF DIRT AND CONSTRUCTION DEBRIS TO THE SATISFACTION OF THE INSPECTOR AND THE MITIGATION MONITOR.
11. DUST GENERATED BY THE CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOCAL DUST CONTROL. ALL REQUIREMENTS OF ALL MITIGATION MONITORING PROGRAMS, AND UNIFORM BUILDING CODE (UBC) REQUIREMENTS WHICH INCLUDE DUST CONTROL MEASURES FOR CONSTRUCTION SITES. DUST REDUCING MEASURES SHALL INCLUDE, BUT NOT LIMITED TO, REGULAR WATERING OF GRADED SURFACES AND RESTRICTION OF ALL CONSTRUCTION VEHICLES AND EQUIPMENT TO TRAVEL ALONG ESTABLISHED AND REGULARLY WATERED ROADWAYS AT SPECIFIED SPEEDS.

PRECONSTRUCTION CONFERENCE

THE CONTRACTOR SHALL NOT BEGIN ANY WORK ON THIS PROJECT UNTIL A PRECONSTRUCTION CONFERENCE IS HELD WITH THE ENGINEER OF WORK, THE DEVELOPER, THE CITY, THE CITY MITIGATION MONITOR, THE SOILS ENGINEER, ENGINEERING GEOLOGIST, THE BIOLOGICAL MONITOR, THE PALEONTOLOGICAL MONITOR, THE ARCHEOLOGICAL MONITOR, THE SOILS REMEDIATION CONSULTANT, AND THE OTAY WATER DISTRICT. A MINIMUM OF 72 HOURS NOTICE SHALL BE GIVEN TO THE CITY OF THIS MEETING.

AS-BUILTS

THE CONTRACTOR SHALL FURNISH TO THE ENGINEER OF WORK, AS-BUILT PLANS FOR ALL NEW IMPROVEMENTS AND GRADING SHOWN ON THESE PLANS FOR SUBMITTAL TO THE CITY ENGINEER FOR APPROVAL IN ACCORDANCE WITH SECTION 15.04.140 OF THE CHULA VISTA MUNICIPAL CODE.



SHEET INDEX

- SHEET 1 TITLE SHEET
- SHEET 2 NOTES AND KEY MAP
- SHEET 3 CROSS SECTIONS AND DETAILS
- SHEET 4-5 ROUGH GRADING PLANS
- SHEET 6 STORM DRAIN PLANS
- SHEET 7-9 EROSION CONTROL PLANS, DETAILS AND NOTES

LEGAL DESCRIPTION

A PORTION OF LOT 30 & 31 OF CHULA VISTA TRACT NO. 06-05 OTAY RANCH VILLAGE 2 AND PORTIONS OF VILLAGE 4 "A" MAP, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15350 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MAY 26, 2006.

ASSESSORS PARCEL NUMBER

APN 644-313-03-00

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS A LINE IN THE WESTERLY SUBDIVISION BOUNDARY OF MAP NO. 15350. (I.E. N02°20'50"W)

(FOR COMPLETE PROCEDURE OF SURVEY, SEE CHULA VISTA TRACT NO. 06-05, OTAY RANCH VILLAGE 2 AND PORTIONS OF VILLAGE 4 "A" MAP, MAO NO. 15350.)

BENCHMARK

DESCRIPTION: BRASS DISK MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI S'LY OF INTX LA MEDIA RD & BIRCH RD SO SIDE OF GRAVEL RD 225'±W OF GATE TO A.V.R. TRACKING STA 15± E OF METAL GATE. (PT # 1344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '88)

GRADING QUANTITIES

CUT (RAW): 3,240 C.Y.
FILL (RAW): 2,800 C.Y.
EXPORT: 440 C.Y. (SEE NOTE 3)

- NOTES:
1. GRADING QUANTITIES ARE ESTIMATED FOR BONDING PURPOSES ONLY AND ARE NOT TO BE USED FOR CONTRACTOR TAKE-OFFS AND/OR FINAL PAYMENT QUANTITIES. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING EARTHWORK TAKE-OFFS AND NOTIFYING THE ENGINEER OF WORK IN WRITING OF ANY DISCREPANCIES DISCOVERED.
 2. GRADING QUANTITIES ARE ESTIMATED BASED ON UNDERCUTS REQUIRED FOR ROAD AND DRIVEWAY PAVEMENTS. BUILDING FOOTING SPOILS HAVE NOT BEEN INCORPORATED INTO THE ESTIMATE.
 3. CONTRACTOR SHALL OBTAIN CITY ENGINEER APPROVAL OF ANY IMPORT/EXPORT SITE PRIOR TO ANY IMPORT/EXPORT OF SOIL MATERIAL.

OWNER/DEVELOPER

HERITAGE BUILDING & DEVELOPMENT
4350 EXECUTIVE DR. #305
SAN DIEGO, CA 92121
(858) 259-2960

OWNER'S CERTIFICATE

IT IS AGREED THAT THE FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS. IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE THE ENGINEER OF WORK MAKE SUCH CHANGES, ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE ENGINEER OF WORK DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS. ALL PLAN CHANGES SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
I FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING CITY RIGHT-OF-WAY WITHIN 60 DAYS AFTER ISSUANCE OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER MY CONTROL.

NAME: HERITAGE BUILDING & DEVELOPMENT
ADDRESS: 4350 EXECUTIVE DR. #305
SAN DIEGO, CA 92121
PHONE: (858) 259-2960

BY: *Brett A. Humphry* DATE: 8/25/16
BRETT A. HUMPHRY
DIRECTOR OF CONSTRUCTION OPERATIONS
HERITAGE BUILDING & DEVELOPMENT

SOILS ENGINEER'S CERTIFICATE

I, SHAWN WEEDON, A REGISTERED GEOTECHNICAL ENGINEER OF THE STATE OF CALIFORNIA PRINCIPALLY DOING BUSINESS IN THE FIELD OF APPLIED SOILS MECHANICS, HEREBY VERIFY THAT A SAMPLING AND STUDY OF THE SOIL CONDITIONS PREVALENT WITHIN THIS SITE WAS MADE BY GEOCON, INC. ONE COMPLETE COPY OF THE SOILS REPORT DATED JUNE 6, 2014 FEB 21, 2016 WITH MY RECOMMENDATIONS, HAS BEEN SUBMITTED TO THE OFFICE OF THE CITY ENGINEER.

THESE GRADING PLANS HAVE BEEN REVIEWED BY ME OR UNDER MY DIRECTION AND CONFORM THE RECOMMENDATIONS MADE IN THE SOILS REPORT MENTIONED ABOVE.

COMPANY NAME: GEOCON, INC.
ADDRESS: 6960 FLANDERS DRIVE, SAN DIEGO, CA 92121

SIGNED: *Shawn Weedon* DATE: 8/25/2016

PRINTED NAME: SHAWN WEEDON P.E. NO: 2714

DISCIPLINE: GEOTECHNICAL



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 THE PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CHULA VISTA AND WATER DISTRICT IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME AS ENGINEER OF WORK, OF MY RESPONSIBILITY FOR THE PROJECT DESIGN.

LATITUDE 33 PLANNING AND ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131

SIGNED: *Bradley D. Sager* DATE: 8-25-16

PRINTED NAME: BRADLEY D. SAGER P.E. NO. C054564

DISCIPLINE: CIVIL



ENGINEER OF WORK CERTIFICATE

I HEREBY CERTIFY THAT IN MY BEST OPINION ALL WORK INCORPORATED IN PLAN SHEETS 1 THROUGH 9 AND AUTHORIZED UNDER GRADING PERMIT NO. OR-862G HAS BEEN CONSTRUCTED TO THE LINES AND GRADES IN SUBSTANTIAL CONFORMANCE WITH SAID PLANS AND ANY APPROVED REVISIONS.

SIGNED: *Bradley D. Sager*

DATE: 8-25-16

PRINTED NAME: BRADLEY D. SAGER, P.E. NO. C054564

DISCIPLINE: CIVIL



WORK TO BE DONE

THE WORK TO BE DONE CONSISTS OF THE ITEMS INDICATED UNDER THE "LEGEND" SHOWN BELOW, AND IS TO BE DONE IN ACCORDANCE WITH THESE PLANS AND THE FOLLOWING LIST OR PRINTED MATERIALS AS CURRENTLY ADOPTED BY THE CITY OF CHULA VISTA CITY COUNCIL INCLUDING THE FOLLOWING:

1. 2012 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREENBOOK") AND 2012 REGIONAL SUPPLEMENTS AMENDMENTS (TO THE GREENBOOK).
2. 2012 SAN DIEGO AREA REGIONAL STANDARD DRAWINGS.
3. 2015 CITY OF CHULA VISTA STANDARD SPECIAL PROVISIONS (TO THE GREENBOOK).
4. 2002 DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF CHULA VISTA.
5. PORTION OF THE STATE STANDARD SPECIFICATIONS, STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, DATED JULY 2010 AND ALL SUBSEQUENT ADDITIONS AND REVISIONS.
6. PORTION OF THE STATE STANDARD PLANS, STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, DATED JULY 2010 AND ALL SUBSEQUENT ADDITIONS AND REVISIONS.
7. LATEST CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES ("CA-MUTCD") AND ALL SUBSEQUENT ADDITIONS AND REVISIONS.

ALL REFERENCES ARE TO BE MADE PART OF THESE PLANS. ANY CHANGES OR REVISIONS THEREFROM SHALL BE APPROVED BY THE CITY ENGINEER, OR HIS DESIGNEE, PRIOR TO ANY REQUEST FOR INSPECTION.

LEGEND DRAWING NO. SYMBOL

PROPERTY BOUNDARY	-----	
EASEMENT LINE	-----	
STREET CENTERLINE	-----	
EXISTING CONTOURS	-----	95
PROPOSED CONTOURS (TO FINISH SURFACE/FINISH GRADE)	-----	95
CUT AND FILL LINE	-----	C
BUILDING NUMBER	1	
FINISH FLOOR ELEVATION	FF=470.50	
PAD ELEVATION	PAD=470.00	
BUILDING PAD OUTLINE	-----	
CURB LINE (SEE SEPARATE PRIVATE IMPROVEMENT PLANS)	-----	
SLOPE (2:1 MAX)	-----	
DAYLIGHT LINE	-----	4
STREET GRADE	-----	2.00%
STREET STATION AND ELEVATION	-----	1+00 472.93
EXISTING STREET LIGHT	-----	
EXISTING SEWER MAIN	-----	
EXISTING WATER MAIN	-----	
EXISTING STORM DRAIN PIPE	-----	
PRIVATE STORM DRAIN PIPE (HDPE)	-----	
PROPOSED STORM DRAIN CLEANOUT	-----	S.D.R.S.D. NO. D-9, D-11
PROPOSED STORM DRAIN INLET	-----	S.D.R.S.D. NO. D-2

CONCURRENT PROCESSING

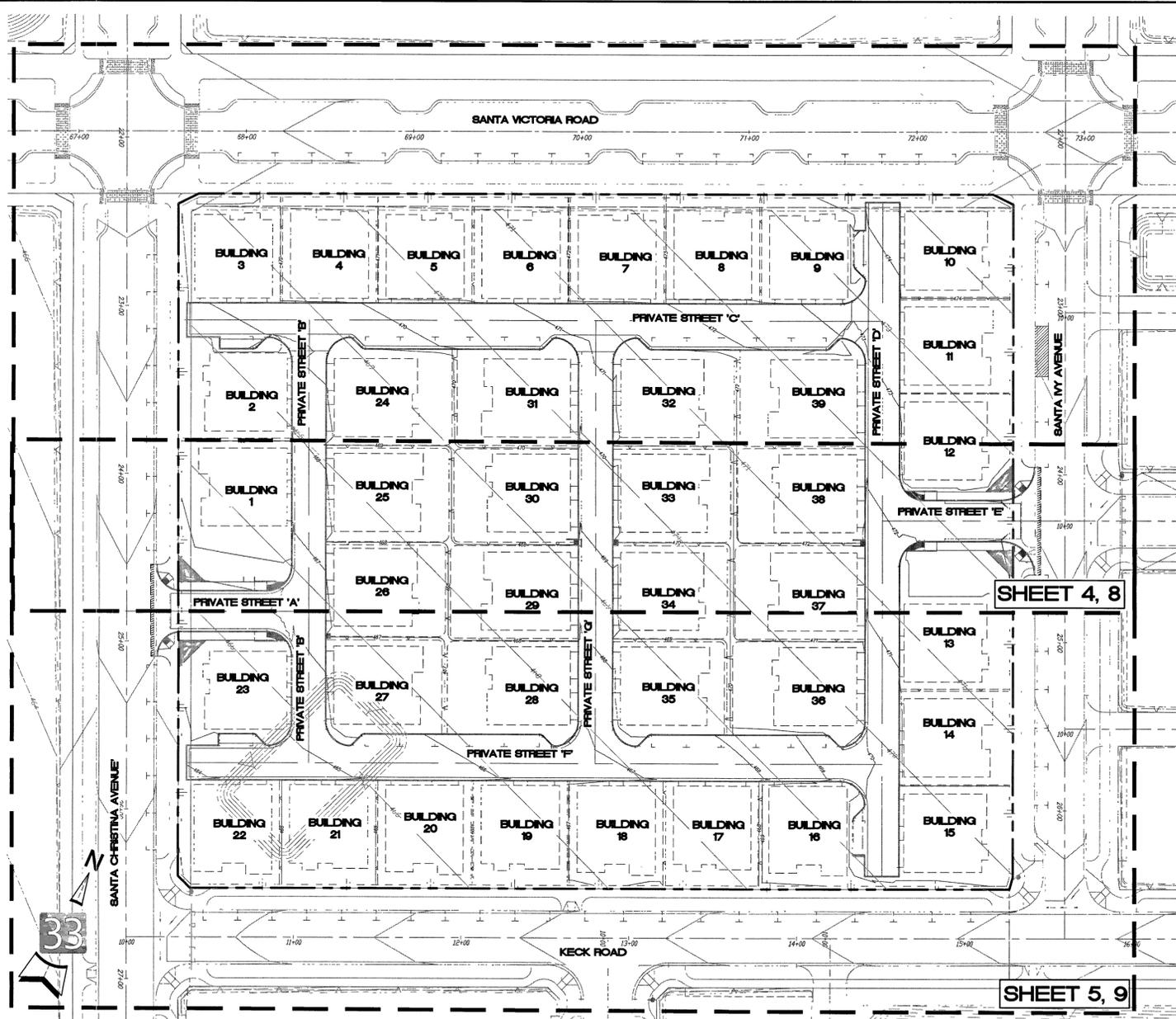
WORK PROPOSED UNDER THIS PERMIT IS UNDERSTOOD BY THE OWNER TO BE "AT-RISK" DUE TO THE CONCURRENT PROCESSING OF TENTATIVE MAP FOR THE PROJECT. REFER TO SEPARATE "AT-RISK" LETTER FOR MORE INFORMATION.

OWNER: HERITAGE BUILDING & DEVELOPMENT
ADDRESS: 4350 EXECUTIVE DR. #305
SAN DIEGO, CA 92121
PHONE: (858) 259-2960

BY: *Brett A. Humphry* DATE: 8/25/16

BRETT A. HUMPHRY
DIRECTOR OF CONSTRUCTION OPERATIONS
HERITAGE BUILDING & DEVELOPMENT

TOTAL NUMBER OF SHEETS = 9									
CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT									
ROUGH GRADING PLANS FOR:									
OTAY RANCH VILLAGE TWO - R-17B(b)									
DRAWING NO. 16017-01									
W.O. NO. OR-862G									



KEY MAP
NO SCALE

KEY MAP LEGEND:

SHEET NO.	SHEET 2
BUILDING NO.	BUILDING 20
PROJECT BOUNDARY.	-----

LANDSCAPING NOTES

- ALL SLOPES SHALL BE PLANTED AND IRRIGATED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHULA VISTA DIRECTOR OF PARKS AND RECREATION AND CITY ENGINEER. PLANS SHALL CONFORM TO THE CITY OF CHULA VISTA LANDSCAPE MANUAL AND ORDINANCE NO. 1797, BOTH AS AMENDED.
- FINISHED GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1 OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1. PADS OR OTHER RELATIVELY LEVEL AREAS SHALL BE PLANTED AS DIRECTED BY THE CITY'S DIRECTOR OF PARKS AND RECREATION.
- PRIOR TO GRADING, CONTRACTOR SHALL FIELD VERIFY EXISTING IRRIGATION SYSTEMS TO DETERMINE WHICH ARE OPERABLE. UNLESS OTHERWISE NOTED ON THESE PLANS, ALL EXISTING IRRIGATION SYSTEMS ARE TO BE PROTECTED IN PLACE AND REMAIN OPERABLE. CONTACT THE DEVELOPMENT SERVICES AND BUILDING DEPARTMENT AND/OR OFFICE OF BUILDING AND PARK CONSTRUCTION (MARY RADLEY, 619-407-3542).

STORM DRAIN BEVELING NOTES

- WHERE RADIUS CURVE=90 FEET TO 45 FEET, USE 8-FOOT LENGTH OF PIPE BEVELED AT ONE END.
- WHERE RADIUS CURVE=45 FEET TO 22 1/2 FEET, USE 8-FOOT LENGTH OF PIPE BEVELED ON BOTH ENDS.
- WHERE RADIUS CURVE=22 1/2 FEET, USE 4-FOOT LENGTH OF PIPE BEVELED ON BOTH ENDS.
- CONTRACTOR SHALL PROVIDE LAYOUT SHEET OF BEVELED PIPE PRIOR TO BEGINNING INSTALLATION.

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PLANNING & ENGINEERING
5980 Hillcrest Street, 2nd Floor, San Diego, CA 92121
Tel: 619.751.0833



SPECIAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES SHOWN HEREON AND BALANCING THE EARTHWORK ON-SITE. IF DISCREPANCIES ARISE, THE ENGINEER OF WORK SHALL PROVIDE AREAS OF ADJUSTMENT TO THE CONTRACTOR. WHERE TRENCHES ARE WITHIN EASEMENTS, STREETS, OR 10' OF ANY BUILDING, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF WORK BY A QUALIFIED SOILS ENGINEER WHICH INDICATE THAT THE TRENCH BACKFILL WAS COMPACTED UNDER THE OBSERVATION OF THE SOILS ENGINEER AND IN ACCORDANCE WITH EARTHWORK SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORKS BY CALLING THE ENGINEER AT: 1-858-751-0633.
- THE PALEONTOLOGICAL MONITOR SHALL BE PRESENT DURING THE GRADING OF THE OLGOCENE OTAY FORMATION (TO) ON THE SITE. THE MONITOR SHALL HAVE THE AUTHORITY TO TEMPORARILY DIRECT, DIVERT, OR HALT GRADING TO ALLOW RECOVERY OF FOSSIL REMAINS.
- THE CONTRACTOR SHALL UNCOVER ALL UTILITIES THAT MAY BE JOINED, CROSSED, OR PARALLELED TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATION PRIOR TO ANY CONSTRUCTION. ANY CONFLICT OR DISCREPANCY SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION. OTHERWISE THE CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR ANY ADDITIONAL CONSTRUCTION OR RELOCATION COSTS.
- ALL FILL AREAS, WHICH ARE FENCED, SHALL REMAIN FENCED. TEMPORARY AND/OR FINAL FENCING SHALL BE PROVIDED AS SHOWN ON THE PLANS.
- ALL APPROVED GEOTEXTILE ENGINEERING FABRIC SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- A 6" MINIMUM THICKNESS BEDDING BLANKET UNDERLAIN BY A LAYER OF GEOTEXTILE (MIRAFI 700X OR EQUIVALENT) SHALL BE CONSTRUCTED BENEATH ALL RIP RAP. THE BEDDING BLANKET SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - FRACTION PASSING THE NO. 3/8 IN. STANDARD SIEVE SHALL BE 100% BY WEIGHT.
 - ANY SOURCE OF ON-SITE MATERIAL DEEMED SUITABLE BY THE SOILS ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, MAINTAINING, RELOCATING, AND/OR REMOVAL OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL REPLACE ALL DESTROYED OR DAMAGED SURFACE IMPROVEMENTS WITH IMPROVEMENTS EQUAL OR SUPERIOR.
- ALL CONTOURS AND ELEVATIONS SHOWN HEREON REPRESENT FINISH GRADE. CONTRACTOR SHALL MAKE THE APPROPRIATE ALLOWANCES FOR PAVEMENT SUBGRADE, PAD UNDERCUT, AND UTILITY TRENCHING.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL PROPOSED CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS AND THE CITY OF CHULA VISTA.

MITIGATION MONITORING GRADING NOTES

ALL GRADING SHALL BE CONDUCTED IN ACCORDANCE WITH THE MITIGATION MEASURES OUTLINED IN ENVIRONMENTAL IMPACT REPORT (EIR) 12-01, SCH. NO. 200.30.91.012 AND THE ADOPTED MITIGATION MONITORING AND REPORTING PROGRAM (MWRP) DATED AUGUST 2014 TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DIRECTOR (OR THEIR DESIGNEE).

AIR QUALITY MITIGATION MEASURE 5.11-2

- PRIOR TO THE APPROVAL OF ANY GRADING PERMIT, THE FOLLOWING MEASURES SHALL BE PHASED AS NOTES ON ALL GRADING PLANS, AND SHALL BE IMPLEMENTED DURING GRADING OF EACH PHASE OF THE PROJECT TO MINIMIZE CONSTRUCTION EMISSIONS:
- MINIMIZE SIMULTANEOUS OPERATION OF MULTIPLE CONSTRUCTION EQUIPMENT UNITS;
 - USE LOW POLLUTANT-EMITTING EQUIPMENT CONSTRUCTION EQUIPMENT AS PRACTICAL;
 - USE ELECTRICAL CONSTRUCTION EQUIPMENT AS PRACTICAL;
 - USE CATALYTIC REDUCTION FOR GASOLINE-POWERED EQUIPMENT;
 - USE INJECTION TIMING RETARD FOR DIESEL-POWERED EQUIPMENT;
 - WATER THE CONSTRUCTION AREAS A MINIMUM OF TWICE DAILY TO MINIMIZE FUGITIVE DUST;
 - STABILIZE GRADED AREAS AS QUICKLY AS POSSIBLE TO MINIMIZE FUGITIVE DUST;
 - PAVE PERMANENT ROADS AS QUICKLY AS POSSIBLE TO MINIMIZE DUST;
 - USE ELECTRICITY FROM POWER POLES INSTEAD OF TEMPORARY GENERATORS DURING BUILDING, AS FEASIBLE;
 - APPLY CHEMICAL STABILIZER OR PAVE THE LAST 100 FEET OF INTERNAL TRAVEL PATH WITHIN THE CONSTRUCTION SITE PRIOR TO PUBLIC ROAD ENTRY;
 - INSTALL WHEEL WASHERS ADJACENT TO A PAVED APRON PRIOR TO VEHICLE ENTRY ON PUBLIC ROADS;
 - REMOVE ANY VISIBLE TRACK-OUT INTO TRAVELED PUBLIC STREETS WITHIN 30 MINUTES OF OCCURRENCE;
 - WET WASH THE CONSTRUCTION ACCESS POINT AT THE END OF EACH WORKDAY IF ANY VEHICLE TRAVEL ON UNPAVED SURFACES HAS OCCURRED;
 - PROVIDE SUFFICIENT PERIMETER EROSION CONTROL TO PREVENT WASHOUT OF SILTY MATERIAL ONTO PUBLIC ROADS;
 - COVER HAUL TRUCKS OR MAINTAIN AT LEAST 12 INCHES OF FREEBOARD TO REDUCE BLOW-OFF DURING HAULING; AND
 - SUSPEND ALL SOIL DISTURBANCE AND TRAVEL ON UNPAVED SURFACES IF WINDS EXCEED 25 MPH.

PALEONTOLOGY MITIGATION MEASURE 5.6-1

- PRIOR TO APPROVAL OF THE GRADING PERMIT, THE APPLICANT(S) SHALL INCORPORATE INTO GRADING PLANS TO THE SATISFACTION OF THE CITY OF CHULA VISTA'S ENGINEER AND ENVIRONMENTAL REVIEW COORDINATOR, THE FOLLOWING:
- PRIOR TO ISSUANCE OF ANY GRADING PERMITS, THE APPLICANT(S) SHALL CONFIRM TO THE CITY OF CHULA VISTA THAT A QUALIFIED PALEONTOLOGIST HAS BEEN RETAINED TO CARRY OUT THE FOLLOWING MITIGATION PROGRAM. THE PALEONTOLOGIST SHALL ATTEND PRE-GRADE MEETINGS TO CONSULT WITH GRADING AND EXCAVATION CONTRACTORS. (A QUALIFIED PALEONTOLOGIST IS DEFINED AS AN INDIVIDUAL WITH A M.S. OR PH.D. IN PALEONTOLOGY OR GEOLOGY WHO IS FAMILIAR WITH PALEONTOLOGICAL PROCEDURES AND TECHNIQUES.)
 - A PALEONTOLOGICAL MONITOR SHALL BE ON-SITE AT ALL TIMES DURING THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED SEDIMENTS OF HIGHLY SENSITIVE GEOLOGIC FORMATIONS (I.E., OTAY, SWEETWATER, AND SAN DIEGO FORMATIONS) TO INSPECT CUTS FOR CONTAINED FOSSILS. THE PALEONTOLOGICAL MONITOR SHALL WORK UNDER THE DIRECTION OF A QUALIFIED PALEONTOLOGIST. THE MONITOR SHALL BE ON-SITE ON AT LEAST A HALF-TIME BASIS DURING THE ORIGINAL CUTS IN DEPOSITS WITH A MODERATE RESOURCE SENSITIVITY (I.E., TERRACE DEPOSITS). (A PALEONTOLOGICAL MONITOR IS DEFINED AS AN INDIVIDUAL WHO HAS EXPERIENCE IN THE COLLECTION AND SALVAGE OF FOSSIL MATERIALS.) IN THE EVENT THAT FOSSILS ARE DISCOVERED IN UNKNOWN SENSITIVE FORMATIONS, IT MAY BE NECESSARY TO INCREASE THE PER-DAY FIELD MONITORING TIME. CONVERSELY, IF FOSSILS ARE NOT DISCOVERED, THE MONITORING MAY BE REDUCED.
 - WHEN FOSSILS ARE DISCOVERED, THE PALEONTOLOGIST (OR PALEONTOLOGICAL MONITOR) SHALL RECOVER THEM. IN INSTANCES WHERE RECOVERY REQUIRES AN EXTENDED SALVAGE TIME, THE PALEONTOLOGIST (OR PALEONTOLOGICAL MONITOR) SHALL BE ALLOWED TO TEMPORARILY DIRECT, DIVERT, OR HALT GRADING TO ALLOW RECOVERY OF FOSSIL REMAINS IN A TIMELY MANNER. WHERE DEEMED APPROPRIATE BY THE PALEONTOLOGIST (OR PALEONTOLOGICAL MONITOR), A SCREEN-WASHING OPERATION FOR SMALL FOSSIL REMAINS SHALL BE SET UP.
 - PREPARED FOSSILS, ALONG WITH COPIES OF ALL PERTINENT FIELD NOTES, PHOTOGRAPHS, AND MAPS SHALL BE DEPOSITED (WITH THE APPLICANT(S) PERMISSION) IN A SCIENTIFIC INSTITUTION WITH PALEONTOLOGICAL COLLECTIONS. A FINAL SUMMARY REPORT SHALL BE COMPLETED THAT OUTLINES THE RESULTS OF THE MITIGATION PROGRAM. THIS REPORT SHALL INCLUDE DISCUSSION OF THE METHODS USED, STRATIGRAPHY EXPOSED, FOSSILS COLLECTED, AND SIGNIFICANCE OF RECOVERED FOSSILS.

MITIGATION MONITORING GRADING NOTES (CONT.)

BIOLOGICAL RESOURCES MITIGATION MEASURE MM-BIO-5

PRIOR TO ISSUANCE OF ANY LAND DEVELOPMENT PERMITS (INCLUDING CLEARING AND GRUBBING OR GRADING PERMITS), THE PROJECT APPLICANT SHALL RETAIN A CITY-APPROVED BIOLOGIST TO CONDUCT FOCUSED PRE-CONSTRUCTION SURVEYS FOR BURROWING OWLS. THE SURVEYS SHALL BE PERFORMED NO EARLIER THAN 30 DAYS PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING, OR GRADING ACTIVITIES. IF OCCUPIED BURROWS ARE DETECTED, THE CITY-APPROVED BIOLOGIST SHALL PREPARE A PASSIVE RELOCATION MITIGATION PLAN SUBJECT TO THE REVIEW AND APPROVAL BY THE WILDLIFE AGENCIES AND CITY INCLUDING ANY SUBSEQUENT BURROWING OWL RELOCATION PLANS TO AVOID IMPACTS FROM CONSTRUCTION-RELATED ACTIVITIES.

BIOLOGICAL RESOURCES MITIGATION MEASURE MM-BIO-3

TO AVOID ANY DIRECT IMPACTS TO RAPTORS AND/OR ANY MIGRATORY BIRDS PROTECTED UNDER THE MBTA, REMOVAL OF HABITAT THAT SUPPORTS ACTIVE NESTS ON THE PROPOSED AREA OF DISTURBANCE SHOULD OCCUR OUTSIDE OF THE BREEDING SEASON FOR THESE SPECIES (JANUARY 15 TO AUGUST 31). IF REMOVAL OF HABITAT ON THE PROPOSED AREA OF DISTURBANCE MUST OCCUR DURING THE BREEDING SEASON, THE PROJECT APPLICANT SHALL RETAIN A CITY-APPROVED BIOLOGIST TO CONDUCT A PRE-CONSTRUCTION SURVEY TO DETERMINE THE PRESENCE OR ABSENCE OF NESTING BIRDS ON THE PROPOSED AREA OF DISTURBANCE. THE PRE-CONSTRUCTION SURVEY MUST BE CONDUCTED WITHIN 10 CALENDAR DAYS PRIOR TO THE START OF CONSTRUCTION, AND THE RESULTS MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES. IF NESTING BIRDS ARE DETECTED, A LETTER REPORT OR MITIGATION PLAN, AS DEEMED APPROPRIATE BY THE CITY, SHALL BE PREPARED AND INCLUDE PROPOSED MEASURES TO BE IMPLEMENTED TO ENSURE THAT DISTURBANCE OF BREEDING ACTIVITIES ARE AVOIDED. THE REPORT OR MITIGATION PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND IMPLEMENTED TO THE SATISFACTION OF THE CITY. THE CITY'S MITIGATION MONITOR SHALL VERIFY AND APPROVE THAT ALL MEASURES IDENTIFIED IN THE REPORT OR MITIGATION PLAN ARE IN PLACE PRIOR TO AND/OR DURING CONSTRUCTION.

HAZARDS/RISK UPSET 5.14-1

IF SOIL IS TO BE EXPORTED FROM THE SITE DURING PROPOSED GRADING AND OTHER CONSTRUCTION ACTIVITIES, IT SHOULD BE CHARACTERIZED PRIOR TO PROPOSED OFF-SITE USE OR DISPOSAL AND HANDLED IN ACCORDANCE WITH APPLICABLE ENVIRONMENTAL LAWS AND REGULATIONS. IN ADDITION, CONTRACTORS PERFORMING PROPOSED GRADING AND CONSTRUCTION ACTIVITIES SHOULD EMPLOY ADEQUATE DUST CONTROL MEASURES TO MINIMIZE EXPOSURE TO SOIL AND DUST AT THE SITE.

HAZARDS/RISK UPSET 5.14-2

IF SOIL EXHIBITING HYDROCARBON STAINING AND/OR ODORS ARE ENCOUNTERED AT THE SITE DURING GRADING AND/OR CONSTRUCTION, THE SOIL SHOULD BE EVALUATED BY A QUALIFIED PROFESSIONAL (SUCH AS A PROFESSIONAL ENGINEER, REGISTERED GEOLOGIST, OR REGISTERED ENVIRONMENTAL ASSESSOR EXPERIENCED IN HAZARDOUS WASTE EVALUATIONS) AND HANDLED IN ACCORDANCE WITH APPLICABLE ENVIRONMENTAL LAWS AND REGULATIONS.

NOISE MITIGATION MEASURE MM-NOI-9

ALL PROJECT-RELATED SITE PREPARATION AND CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM-6:00 PM, MONDAY-FRIDAY, AND BETWEEN 8:00 AM-6:00 PM SATURDAY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON FEDERAL HOLIDAYS (E.G., THANKSGIVING, JULY 4TH, LABOR DAY, ETC.). ALL MAINTENANCE OF CONSTRUCTION EQUIPMENT SHALL BE LIMITED TO THE SAME HOURS. THIS LANGUAGE SHALL BE ADDED TO THE PROJECT GRADING PLANS. NON-NOISE-GENERATING CONSTRUCTION ACTIVITIES SUCH AS INTERIOR PAINTING ARE NOT SUBJECT TO THESE RESTRICTIONS.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STATEMENT

DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF STATE WATER RESOURCES CONTROL BOARD (SWRCB) NPDES GENERAL PERMIT NO. CAS000002, WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY. IN ACCORDANCE WITH SAID PERMIT, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND A MONITORING PROGRAM PLAN SHALL BE DEVELOPED AND IMPLEMENTED CONCURRENT WITH THE COMMENCEMENT OF GRADING ACTIVITIES. THE SWPPP SHALL SPECIFY BOTH CONSTRUCTION AND POST-CONSTRUCTION STRUCTURAL AND NON-STRUCTURAL POLLUTION PREVENTION MEASURES. THE SWPPP SHALL ALSO ADDRESS OPERATION AND MAINTENANCE OF POST-CONSTRUCTION POLLUTION PREVENTION MEASURES, INCLUDING SHORT-TERM AND LONG-TERM FUNDING SOURCES AND THE PART OF PARTIES THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION OF SAID MEASURES. A COMPLETE AND ACCURATE NOTICE-OF-INTENT (NOI) WILL BE FILED WITH THE SWRCB. A COPY OF THE ACKNOWLEDGMENT FROM THE SWRCB THAT A NOI HAS BEEN RECEIVED FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF CHULA VISTA WHEN RECEIVED; FURTHER, A COPY OF THE COMPLETED NOI FROM THE SWRCB SHOWING THE PERMIT NUMBER FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF CHULA VISTA WHEN RECEIVED. IN ADDITION, THE UNDERSIGNED AND SUBSEQUENT OWNER(S) OF ANY PORTION OF THE PROPERTY COVERED BY THIS GRADING PERMIT NO. OR-862G SHALL COMPLY WITH SPECIAL PROVISIONS REGARDING THE REVOCATION OR CANCELLATION OF NPDES GENERAL PERMIT COVERAGE, AS SET FORTH IN SWRCB ORDER NO. CAS000002, AND ANY SUBSEQUENT AMENDMENTS THEREOF AND REISSUANCES THEREOF.

HERITAGE BUILDING & DEVELOPMENT
OWNER OF LAND

[Signature]
SIGNATURE OF LAND OWNER, CORPORATE OFFICE, GENERAL PARTNER OR PROPRIETOR

9/7/16
DATE

BRETT HUMPHREY Nick Lee
PRINTED NAME OF THE ABOVE PERSON

DIRECTOR OF OPERATIONS VICE PRESIDENT
TITLE

WDID# 9 37C374192
PERMIT IDENTIFICATION NUMBER

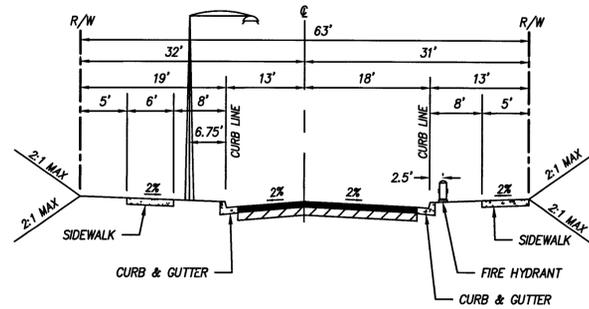
AS BUILT		UTILITY NOTE	
SIGNATURE	DATE	ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE PLOTTED FROM RECORD DATA AT THEIR APPROXIMATE LOCATIONS. UNDERGROUND FACILITIES MAY EXIST WHICH HAVE NOT BEEN REPORTED OR ARE NOT OF RECORD. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PERTINENT UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.	
Printed Name	P.E. No.		
My Registration Expires	Discipline		
CONSTRUCTION RECORD	REFERENCES	By	REVISIONS
CONTRACTOR:	DWG NO. 14024 (W.O. NO. OR8380),	LAT33	CITY AS-BUILT
INSPECTOR:	DWG NO. 14031, MAP NO. 15350,		
DATE COMPLETED:	DWG NO. 16019, DWG NO. 16013,		
	OWD NO. D0965-090259		

Date	App'd	DESCRIPTION	BENCH MARK
		BRASS DISK W/ "33" CITY ENGR. IN 3/4" IRON PIPE 0.5 MI SWLY OF INTX LA MEDIA RD & BRICH RD SO SIDE OF GRANEL RD 225' +/- W OF GATE TO A/P/R TRAILING STA 151+ - E OF METAL GATE. (PG 1344 PER R.O.S. 14841)	ELEVATION = 322.425 (NAVD 88)

SCALE	Designed By	Drawn By	Checked By
HORIZONTAL	Plans Prepared Under Supervision Of		
N/A	By: D. Sager		
VERTICAL	Date: 9/7/2016		
N/A	R.C.E. No. C054564		

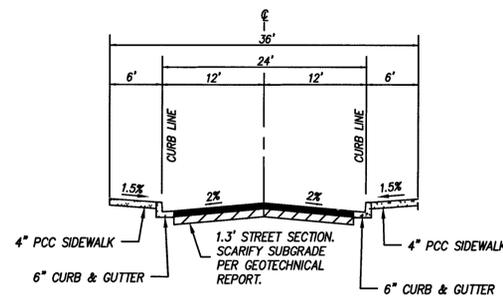
Submitted:	Approved:
By: _____	By: Tom Adle
	City Engineer

TOTAL NUMBER OF SHEETS = 9	
CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO.
ROUGH GRADING PLANS FOR:	16017-02
OTAY RANCH VILLAGE TWO - R-17B(b)	W.O. NO. OR-862G



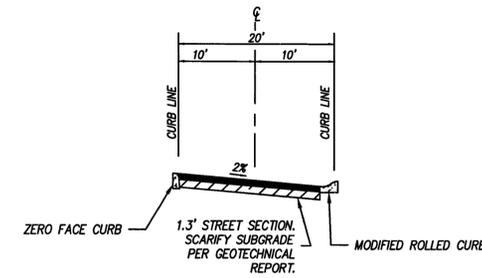
**SANTA IVY AVENUE
(EXISTING PUBLIC ROAD)**

NO SCALE



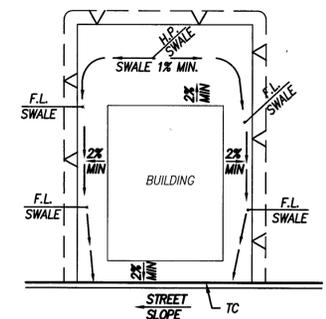
PRIVATE STREETS 'A', 'E'

NO SCALE



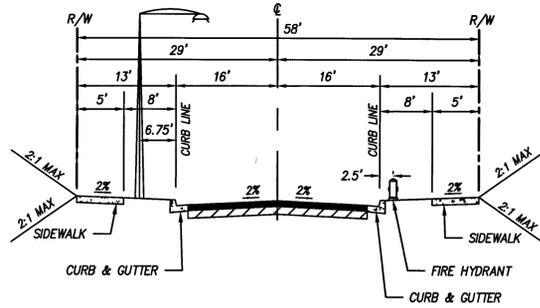
PRIVATE STREETS 'B', 'G'

NO SCALE



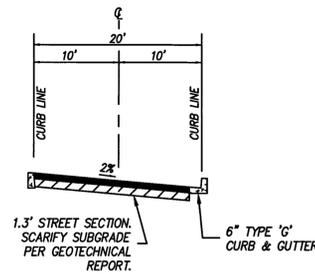
TYPICAL ROUGH GRADED PAD DRAINAGE

NO SCALE



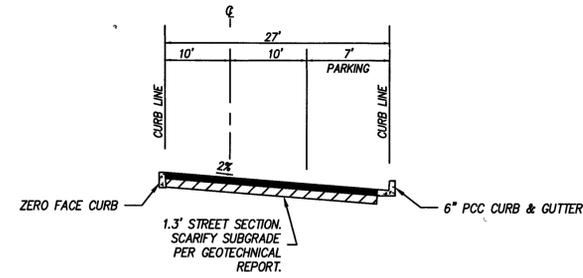
**KECK ROAD
(EXISTING PUBLIC ROAD)**

NO SCALE



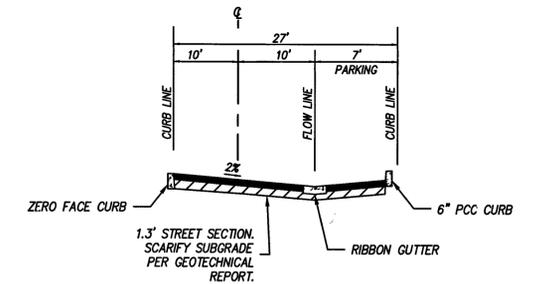
**PRIVATE STREET 'C'
(STREET 'C' STA. 1+01.67-1+21.02)**

NO SCALE



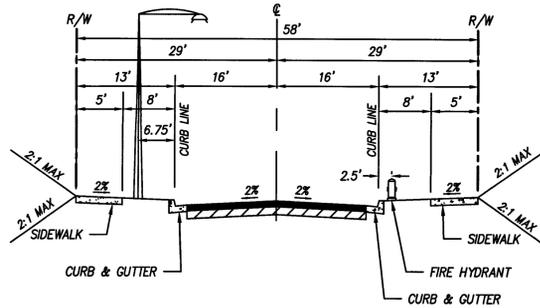
**PRIVATE STREET 'C' WITH PARALLEL PARKING
(STREET 'C' STA. 2+07.98-3+11.98, 3+78.94-4+82.94)**

NO SCALE



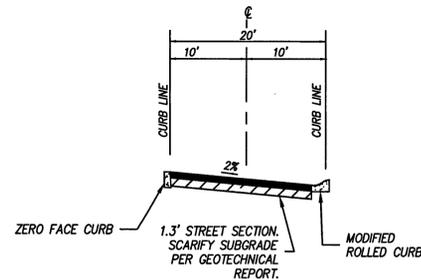
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(STREET 'C' STA. 1+21.02-1+41.02)**

NO SCALE



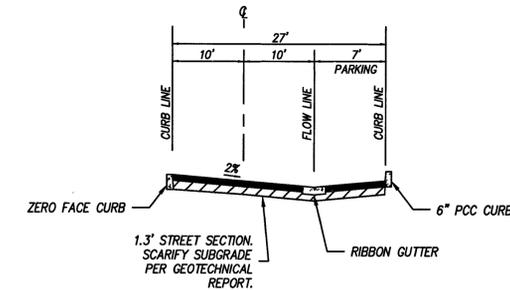
**SANTA CHRISTINA AVENUE
(EXISTING PUBLIC ROAD)**

NO SCALE



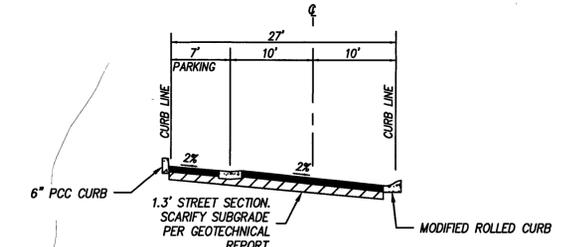
**PRIVATE STREET 'D'
(STREET 'D' STA. 1+01.67-1+16.56)**

NO SCALE



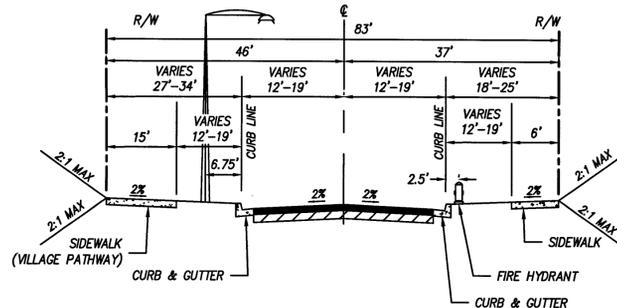
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(STREET 'D' STA. 1+16.56-1+36.56, 4+67.68-4+87.48)**

NO SCALE



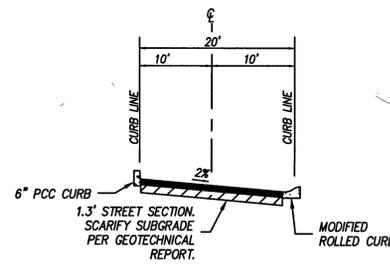
**PRIVATE STREET 'F' WITH PARALLEL PARKING
(STREET 'F' STA. 1+21.02-1+41.02)**

NO SCALE



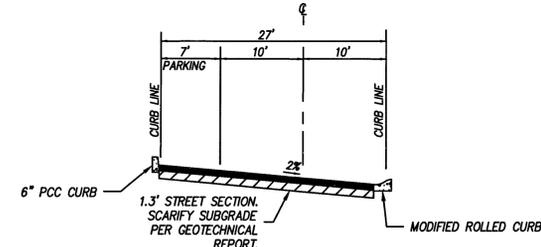
**SANTA VICTORIA ROAD
(EXISTING PUBLIC ROAD)**

NO SCALE



**PRIVATE STREET 'F'
(STREET 'F' STA. 1+01.67-1+21.02)**

NO SCALE



**PRIVATE STREET 'F' WITH PARALLEL PARKING
(STREET 'F' STA. 2+07.98-3+11.98, 3+78.94-4+82.94)**

NO SCALE



latitude 33
PLANNING & ENGINEERING
9988 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel 619.751.0533

AS BUILT		UTILITY NOTE	
SIGNATURE _____	DATE _____	ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE PLOTTED FROM RECORD DATA AT THEIR APPROXIMATE LOCATIONS. UNDERGROUND FACILITIES MAY EXIST WHICH HAVE NOT BEEN REPORTED OR ARE NOT OF RECORD. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PERTINENT UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.	
Printed Name _____	P.E. No. _____		
My Registration Expires _____	Discipline _____		

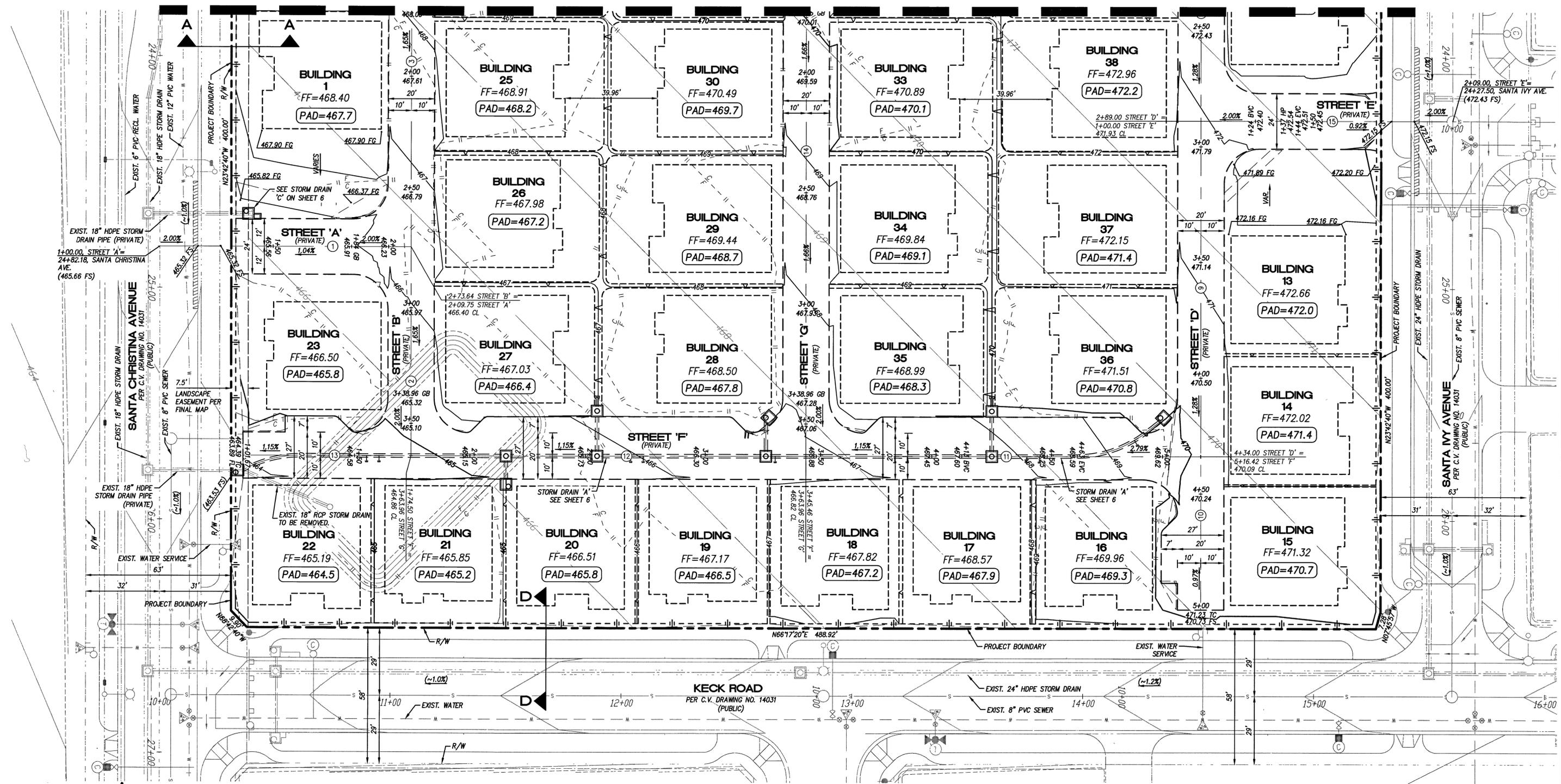
CONSTRUCTION RECORD	REFERENCES	By	REVISIONS	Date	App'd	BENCH MARK
CONTRACTOR: _____	DWG NO. 14024 (W.O. NO. 0R8386)	LAT33	CITY AS-BUILT			DESCRIPTION: BRASS DISK MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 IN 51.7 OF MIX LA MEDIA RD @ BRCH RD (SD SIDE OF GRAVEL RD 225' +/- W OF GATE TO ALIVE TRACKING STA 154 - E OF METAL GATE. (P1# 1344 PER R.O.S. 148#)
INSPECTOR: _____	DWG NO. 14031, MAP NO. 15350					ELEVATION = 520.425 (NAND '88)
DATE COMPLETED: _____	DWG NO. 16019, DWG NO. 16013, OWD NO. D0965-090259					

SCALE	Designed By:	Drawn By:	Checked By:
HORIZONTAL: N/A	Plans Prepared Under Supervision Of: <i>Bradley D. Sager</i>		Date: 8-25-16
VERTICAL: N/A	By: <i>Bradley D. Sager</i>		R.C.E. No. 0054564
			Submitted: 8/31/16
			By: <i>Jim Adles</i>
			City Engineer

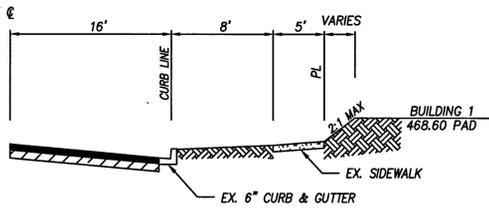
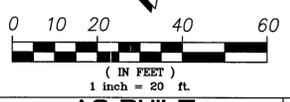
CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT		DRAWING NO.
ROUGH GRADING PLANS FOR:		16017-03
OTAY RANCH VILLAGE TWO - R-17B(b)		W.O. NO. OR-8626

TOTAL NUMBER OF SHEETS = 9

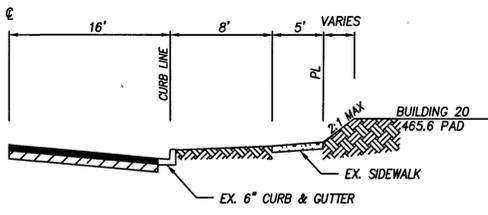
SEE SHEET 4



- NOTES:
- SEE IMPROVEMENT PLANS DWG NO. 16019 FOR STREET GRADES AND SURFACE IMPROVEMENTS.
 - CONTOURS AND SPOT GRADES SHOWN HEREON DEPICT FINISH SURFACE/FINISH GRADE ELEVATIONS.
 - SEE SEPARATE ENCROACHMENT EXHIBIT FOR PRIVATE IMPROVEMENTS AND UTILITIES WITHIN CITY OF CHULA VISTA RIGHT OF WAY.



SECTION 'A'
NO SCALE



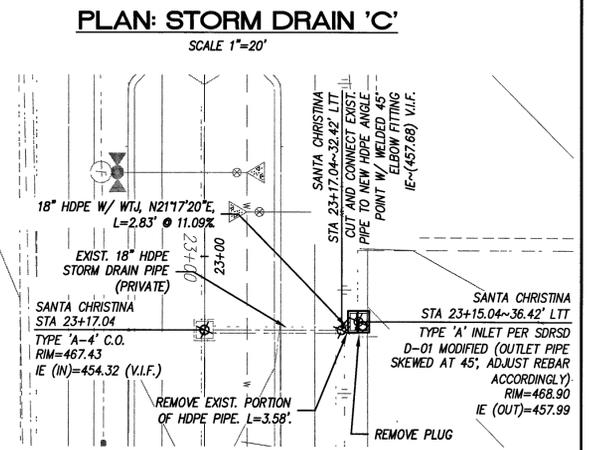
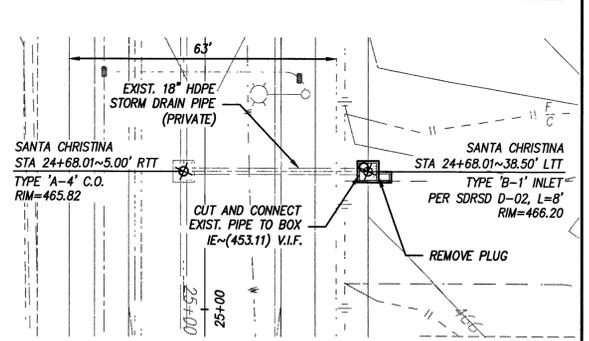
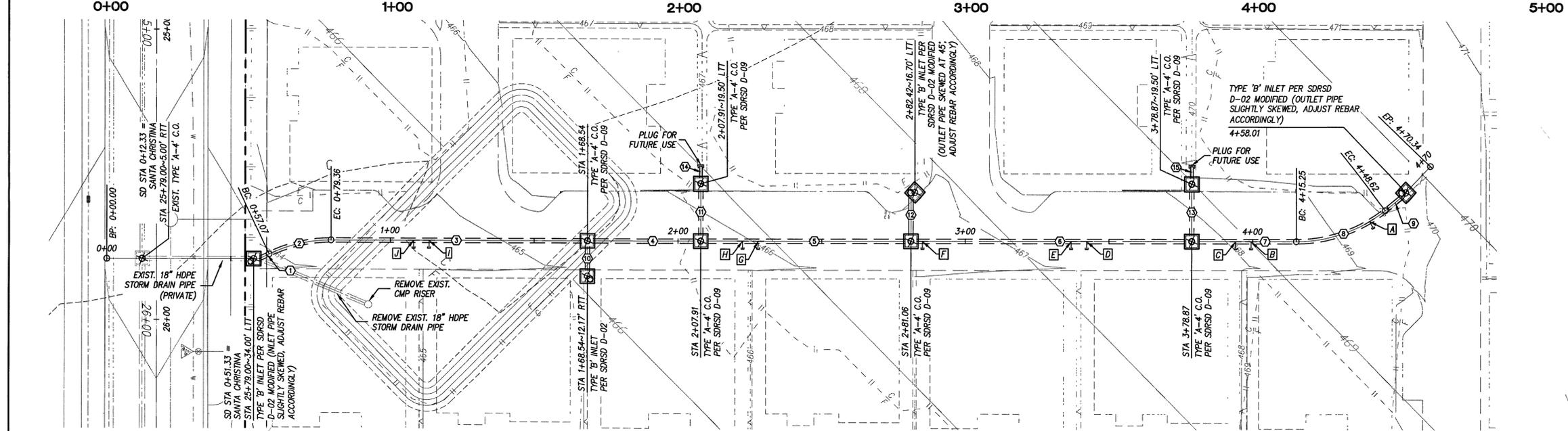
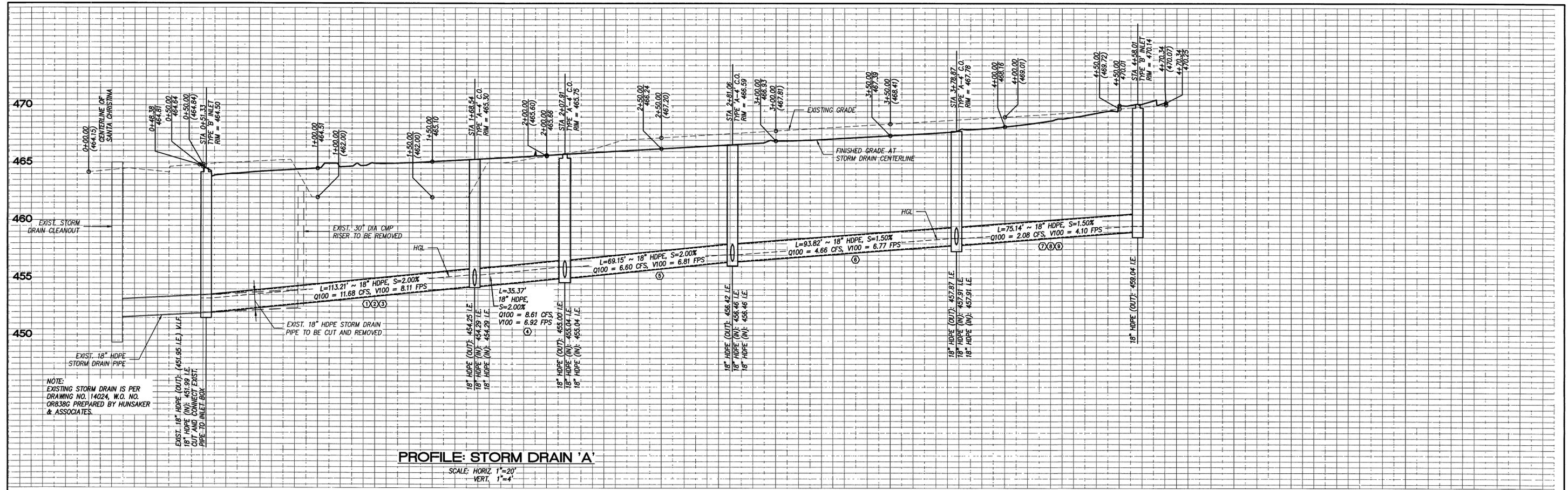
SECTION 'D'
NO SCALE

CENTER LINE DATA (PRIVATE)				
NO.	DELTA OR BRG.	RADIUS (ft)	LENGTH (ft)	REMARKS
(1)	N66°17'20"E	-----	109.75	STREET 'A'
(2)	N23°42'40"W	-----	90.32	STREET 'B'
(3)	N23°42'40"W	-----	173.64	STREET 'B'
(4)	N23°42'40"W	-----	145.00	STREET 'D'
(5)	N23°42'40"W	-----	66.08	STREET 'D'
(6)	N66°17'20"E	-----	170.96	STREET 'F'
(7)	N66°17'20"E	-----	170.96	STREET 'F'
(8)	N66°17'20"E	-----	74.50	STREET 'F'
(9)	N23°42'40"W	-----	263.96	STREET 'G'
(10)	N66°17'20"E	-----	106.50	STREET 'E'

AS BUILT		UTILITY NOTE	
SIGNATURE	DATE	ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE PLOTTED FROM RECORD DATA AT THEIR APPROXIMATE LOCATIONS. UNDERGROUND FACILITIES MAY EXIST WHICH HAVE NOT BEEN REPORTED OR ARE NOT OF RECORD. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PERTINENT UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.	
Printed Name	P.E. No.		
My Registration Expires	Discipline		

latitude 33
PLANNING & ENGINEERING
9988 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel: 619.751.0633

CONSTRUCTION RECORD		REFERENCES	By	REVISIONS	Date	App'd	BENCH MARK	SCALE	Designed By	Drawn By	Checked By	Submitted	Approved	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	
CONTRACTOR:	DWG NO. 14024 (W.O. NO. 08338G)	LAT33	CITY AS-BUILT				DESCRIPTION: BRASS DISK MKD. "50 CITY ENGR." IN 3/4" IRON PIPE 0.5 IN STLY OF MIXT LA MEDIA RD & BRCH RD 30' SIDE OF GRAVEL RD 225' -- 11' OF GATE TO ALVA TRADING STA 15'+- E OF METAL GATE. (P17 1344 PER R.O.S. 1484)	HORIZONTAL N/A VERTICAL N/A	Plans Prepared Under Supervision Of Bradley D. Sager			8/31/16	8/31/16	TOTAL NUMBER OF SHEETS = 9	
INSPECTOR:	DWG NO. 14031, MAP NO. 15350,						ELEVATION = 320.425 (NAVD 88)					By: <i>Jan Adick</i>	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT		
DATE COMPLETED:	DWG NO. 16019, DWG NO. 16013, OND NO. D0965-090259								R.C.E. No. C054564	LANDSCAPE: MR		City Engineer	ROUGH GRADING PLANS FOR: OTAY RANCH VILLAGE TWO - R-17B(b)		
													DRAWING NO. 16017-05		
													W.O. NO. OR-862G		



NOTES:

- EXISTING STORM DRAIN IS PER DRAWING NO. 14024, W.O. NO. 083386 PREPARED BY HUNSAKER & ASSOCIATES.
- SEE SEPARATE ENCROACHMENT EXHIBIT FOR PRIVATE IMPROVEMENTS AND UTILITIES WITHIN CITY OF CHULA VISTA RIGHT OF WAY.

AS BUILT	UTILITY NOTE
SIGNATURE _____ DATE _____	ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE PLOTTED FROM RECORD DATA AT THEIR APPROXIMATE LOCATIONS. UNDERGROUND FACILITIES MAY EXIST WHICH HAVE NOT BEEN REPORTED OR ARE NOT OF RECORD. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PERTINENT UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.
Printed Name _____ P.E. No. _____	
My Registration Expires _____ Discipline _____	

PLAN: STORM DRAIN 'A'
SCALE 1"=20'

latitude 33
PLANNING & ENGINEERING
9668 Hubert Street, 2nd Floor, San Diego, CA 92131
Tel: 619.751.0933

0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

STORM DRAIN DATA (PRIVATE)

NO.	DELTA OR BRG.	RADIUS (ft)	LENGTH (ft)	REMARKS
1	N40°44'18"E		3.73	18" HDPE W/ WTJ
2	25°33'02"	50.00	22.30	
3	N66°17'20"E		87.18	
4	N66°17'20"E		35.37	
5	N66°17'20"E		69.15	
6	N66°17'20"E		93.82	
7	N66°17'20"E		34.38	
8	38°14'10"	50.00	33.37	
9	N28°03'10"E		7.39	
10	N23°42'40"W		8.17	
11	N23°42'40"W		15.50	
12	N23°42'40"W		13.24	
13	N23°42'40"W		15.50	
14	N23°42'40"W		4.00	
15	N23°42'40"W		4.00	

WTJ = WATER TIGHT JOINTS

HDPE FITTING LEGEND

NO.	STA ALONG STORM DRAIN	REMARKS
A	4+42.01	18" X 18" X 8" TEE W/ PLUG FOR FUTURE USE
B	3+99.48	
C	3+94.08	
D	3+42.28	
E	3+36.88	
F	2+85.08	
G	2+27.88	
H	2+22.48	
I	1+13.48	
J	1+08.08	

EROSION CONTROL

PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, TEMPORARY EROSION CONTROL SHALL BE PERFORMED AND INSTALLED BY THE CONTRACTOR AS INDICATED BELOW:

1. THE EROSION CONTROL CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND MODIFICATION OF THE EROSION CONTROL BEST MANAGEMENT PRACTICES DURING THE RAINY SEASON. THE CONTRACTOR, PERMITEE OR OWNER SHALL BE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF THE EROSION CONTROL BEST MANAGEMENT PRACTICES DURING THE RAINY SEASON. IN THE EVENT OF FAILURE OR REFUSAL TO PROPERLY MAINTAIN SAID BEST MANAGEMENT PRACTICES, THE CITY ENGINEER OR MITIGATION MONITOR MAY CAUSE EMERGENCY MAINTENANCE WORK TO BE DONE TO PROTECT ADJACENT PRIVATE AND PUBLIC PROPERTY, THE COST (INCLUDING AN INITIAL MOBILIZATION AMOUNT) OF WHICH SHALL BE CHARGED TO THE OWNER.

2. SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER AND MITIGATION MONITOR.

3. TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES, WHICH INTERFERE WITH THE WORK, SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES AS RECOMMENDED BY THE ENGINEER OF WORK AND AS APPROVED BY THE CITY ENGINEER AND MITIGATION MONITOR.

4. ALL REMOVABLE PROTECTION BEST MANAGEMENT PRACTICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON FROM (OCT 1ST TO APRIL 30TH). AFTER EACH RAINSTORM EXCEEDING 1/4 INCH IN A 12-HOUR PERIOD, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS AND DESILTING BASINS AND BASINS SHALL BE PUMPED DRY AS DEEMED NECESSARY BY THE CITY ENGINEER AND MITIGATION MONITOR.

5. EFFECTIVE PLANTING SHALL BE INSTALLED, FULLY GERMINATED, AND SHALL EFFECTIVELY COVER THE REQUIRED SLOPES PRIOR TO FINAL APPROVAL. THE PLANTING MIX SHALL BE APPROVED, BY THE DIRECTOR OF DEVELOPMENT SERVICES AND BUILDING AND/OR THE OFFICE OF BUILDING AND PARK CONSTRUCTION PRIOR TO INSTALLATION. SPRINKLER SYSTEMS ARE REQUIRED ON ALL SLOPES OVER FIVE FEET IN HEIGHT.

6. A 12 INCH HIGH BY 3 FEET WIDE BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE TILLS ON WHICH GRADING IS NOT IN PROGRESS. CONCENTRATED WATER SHALL NOT BE CARRIED CLOSER THAN 10 FEET FROM THE TOP OF SLOPES.

7. SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE PROVIDED AT EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.

8. FOR INLETS LOCATED AT SUMPS ADJACENT TO TOP OF SLOPE, THE CONTRACTOR SHALL INSURE THAT WATER DRAINING TO THE SUMPS 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. SANDBAGS OR DIKES.

9. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREETS DUE TO CONSTRUCTION ACTIVITY.

10. THE CONTRACTOR SHALL CHECK AND MAINTAIN LINED AND UNLINED DITCHES AFTER EACH RAINFALL.

11. THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH RAINFALL EXCEEDING 1/4" IN A 12-HOUR PERIOD AND WHEN SILT REACHES A DEPTH OF 1.0'.

12. 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.

13. BEST MANAGEMENT PRACTICES SHOWN ON THESE PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE PUBLIC WORKS INSPECTOR AND MITIGATION MONITOR.

14. THE CONTRACTOR SHALL RESTORE ALL EROSION CONTROL BEST MANAGEMENT PRACTICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER AND MITIGATION MONITOR AFTER EACH RAINFALL WHICH PRODUCES RUNOFF.

15. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES AS MAY BE REQUIRED BY THE CITY ENGINEER OR MITIGATION MONITOR DUE TO INCOMPLETE GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES WHICH MAY ARISE.

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

17. ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON.

18. GRADED AREA AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY.

19. IN CASE EMERGENCY WORK IS REQUIRED, CONTACT GENESIS NEW HOMES, LLC AT 619-794-1512.

20. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT MAY RESULT FROM GRADING OPERATIONS BY APPROPRIATE MEANS (GRAVEL, FIBER ROLLS, TEMPORARY DESILTING BASINS, SILT FENCES, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE TOTAL PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY OWNER.

HYDROSEED NOTES

1. ALL SLOPES 3 FEET IN VERTICAL HEIGHT OR GREATER, AND PADS STEEPER THAN 2% SHALL BE HYDROSEED WITH THE FOLLOWING IRRIGATED SEED MIX, MULCH AND BINDING AGENT LISTED IN NOTE 6 BELOW.

2. IRRIGATION SYSTEMS ARE NOT REQUIRED FOR AREAS HYDROSEED ON (OR WITHIN ONE WEEK OF) NOVEMBER 1ST. GERMINATION WILL BE DEPENDENT ON SEASONAL RAINFALL.

3. HOSE BIBS AND/OR TEMPORARY IRRIGATION SYSTEMS ARE REQUIRED FOR ALL AREAS HYDROSEED BETWEEN MARCH 1ST AND NOVEMBER 1ST. IMMEDIATELY FOLLOWING HYDROSEED APPLICATION, AND FOR A PERIOD OF LESS THAN 90 DAYS ADEQUATE SOIL MOISTURE SHALL BE MAINTAINED IN THE UPPER ONE HALF INCH OF SOIL TO ASSURE MAXIMUM RATES OF SEED GERMINATION AND, PLANT ESTABLISHMENT. IRRIGATION SHALL BE MAINTAINED BEYOND 90 DAYS WHEN DEEMED NECESSARY BY THE CITY ENGINEER AND DIRECTOR OF PLANNING AND BUILDING.

4. NO HYDROSEED APPLICATIONS WILL BE PERMITTED BETWEEN MARCH 2ND AND OCTOBER 31ST.

5. PRIOR TO ACCEPTANCE OF HYDROSEED AREAS, PARKS AND RECREATION A CERTIFIED REPORT MUST BE SUBMITTED BY A REGISTERED LANDSCAPE ARCHITECT STATING THAT HYDROSEEDING WAS DONE ACCORDING TO THE PROJECT SPECIFICATIONS.

6. HYDROSEED MIX: SEE NOTE BELOW

SPECIES	POUNDS/ACRE
BROMUS MOLLISS	30
FESTUCA MEGALURA	12

HYDROSEED COMPONENTS
2000 LBS. CELLULOSE FIBER MULCH
140 LBS. M-BINDER TRIPLE 15
200 LBS. FERTILIZER

NOTE: PRIOR TO HYDROSEEDING, MIX SHALL BE REVIEWED AND APPROVED BY THE DIRECTOR OF BUILDING AND PARK CONSTRUCTION AND THE ENVIRONMENTAL REVIEW COORDINATOR.

7. ALTERNATIVE TO GRAVEL BAGS ON MASS GRADED PADS (I.E. R-30)
A. SFM-STABILIZED FIBER MATRIX. USE ON SLOPES AND AREAS WHERE MAXIMUM PROTECTION IS DESIRED FOR ONE WINTER SEASON. RATES ARE- 3000 LBS./ACRE WOOD FIBER MULCH, 10 GALLONS PER ACRE EARTH GUARD. OR

B. SFM-SAME AS ABOVE BUT LESS EFFECTIVE. USE ON SLOPES OR AREAS WHERE MODERATE TO TEMPORARY PROTECTION IS DESIRED. 2000 LBS./ACRE WOOD FIBER. OR

C. MULCH AND TACKIFIER. USE ON FLAT PADS AND AREAS WHERE TEMPORARY PROTECTION IS DESIRED. MAY HAVE TO REAPPLIED WITHIN ONE SEASON IF RAINS ARE HEAVY. RATES-2000 LBS./ACRE WOOD FIBER, 5 LBS./ACRE ULTRA BINDER. OR

D. PLANTAGO INSULARIS MAY BE ADDED TO ANY OF THE ABOVE MIXTURES TO HELP INCREASE THE LONGEVITY OF THE PRODUCT. WILL GERMINATE WITH ADEQUATE RAIN FALL AND DIE OUT IN SUMMER. RATE-40 LBS./ACRE PLANTAGO. OR

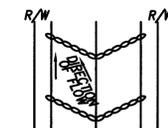
E. EARTHGUARD USE ON FLAT PADS AND AREAS WHERE TEMPORARY PROTECTION IS DESIRED INCLUDING TEMPORARY DESILTING BASINS.

EROSION CONTROL FOR INACTIVE AREAS OF CONSTRUCTION

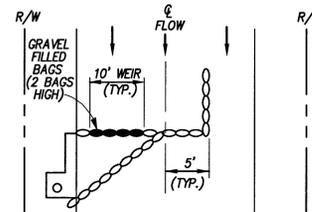
CONTRACTOR SHALL PROVIDE SOIL STABILIZATION BEST MANAGEMENT PRACTICES (BMPs) TO ANY AREAS OF CONSTRUCTION THAT HAVE BEEN DISTURBED (INCLUDING FLAT-GRADED AREAS) AND ARE NOT SCHEDULED TO BE RE-DISTURBED FOR AT LEAST 14 DAYS.

SOME OF THE SOIL STABILIZATION BEST MANAGEMENT PRACTICES (BMPs) THAT CAN BE UTILIZED, AND CAN BE USED IN CONJUNCTION WITH EACH OTHER, OR USED WITH OTHER SOIL STABILIZATION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) TO REDUCE EROSION AND SEDIMENT AND POLLUTION TRANSPORT ARE:

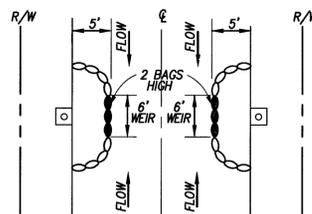
- HYDRAULIC MULCH (SS-3)
- HYDROSEEDING (SS-4)
- SOIL BINDERS (SS-5)
- STRAW MULCH (SS-6)
- ROLLED EROSION CONTROL PRODUCTS (SS-7)
- WOOD MULCH (SS-8)



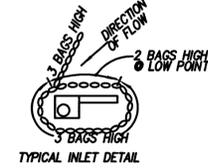
GRAVEL BAGGING ON STREETS



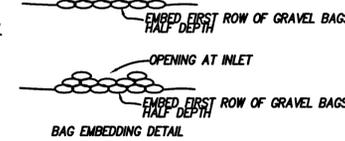
TEMPORARY DESILTING BASINS AT INLETS
NOT TO SCALE



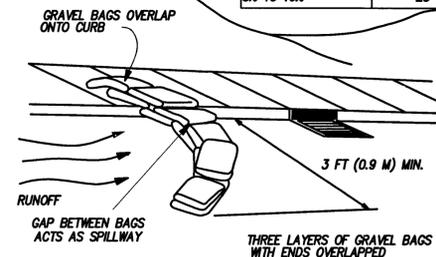
TEMPORARY DESILTING AT INLETS IN SUMP CONDITION
NOT TO SCALE



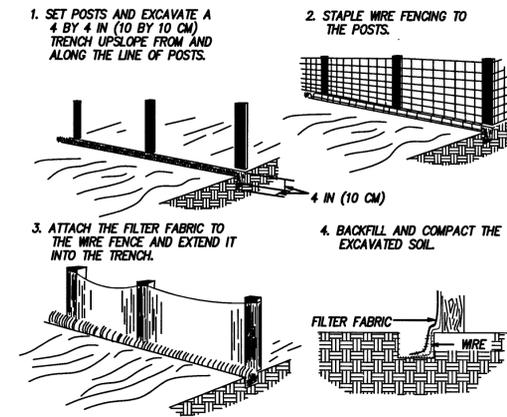
TYPICAL INLET DETAIL



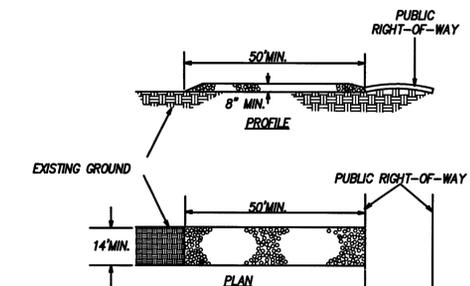
GRAVEL BAG ROW SPACING	INTERVAL
LESS THAN 2%	200'
2% TO 4%	75'
4% TO 6%	40'
6% TO 8%	25'
8% TO 10%	25'



GRAVEL BAG BERM
NO SCALE



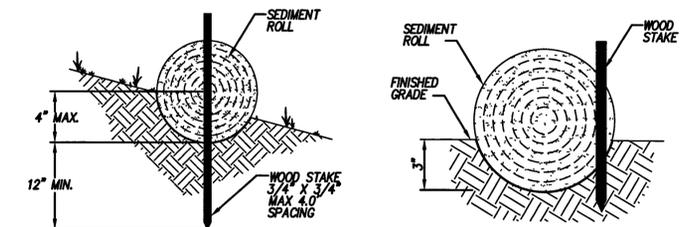
SILT FENCE
NO SCALE



STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AREA STABILIZED WITH CRUSHED STONE THAT DRAINS ONTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



ENTRENCHMENT DETAIL IN SLOPE AREA

ENTRENCHMENT DETAIL IN FLAT AREA

NOTE: VERTICAL SPACING OF ROWS OF FIBER ROLLS MEASURED ALONG THE FACE OF THE SLOPE VARIES BETWEEN 10 FEET AND 20 FEET.

FIBER ROLL
NO SCALE

AS BUILT

UTILITY NOTE

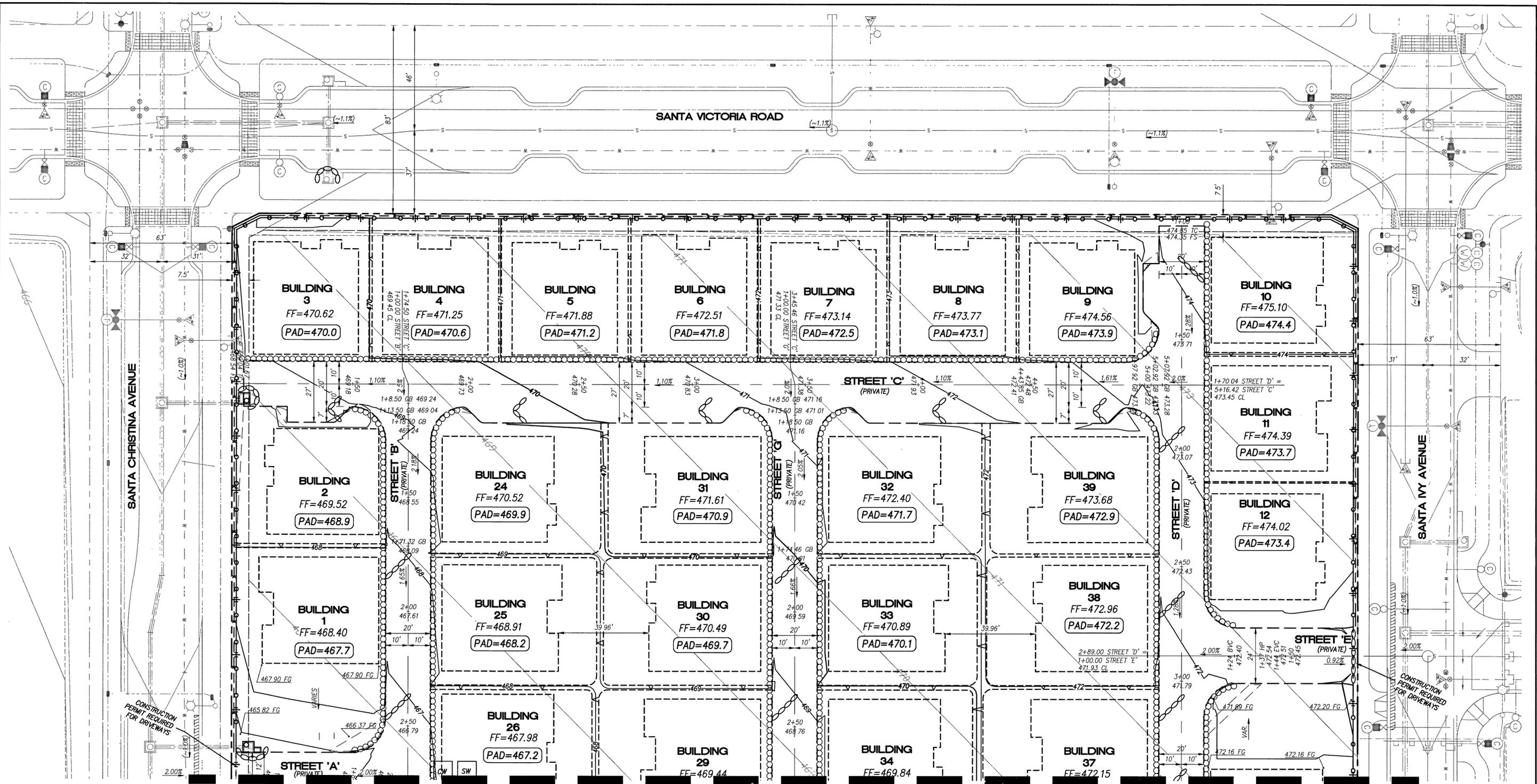
SIGNATURE _____ DATE _____
P.E. No. _____
Printed Name _____
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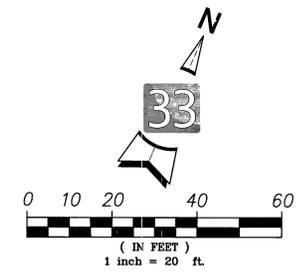
latitude 33
PLANNING & ENGINEERING
9988 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel: 619.791.0933

CONSTRUCTION RECORD	REFERENCES	By	REVISIONS	Date	App'd	BENCH MARK	SCALE	Designed By:	Drawn By:	Checked By:	Submitted:	Approved:	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO.
CONTRACTOR:	DWG NO. 14024 (W.O. NO. OR8386)	LAT33	CITY AS-BUILT			DESCRIPTION: BRASS DISK W/O. "50 CITY ENGR." IN 3/4" IRON PIPE 0.5 IN DIA. WITH LA MEDIA RD. & BIRCH RD. SO. SIDE OF GRAVEL RD 222' +/- W OF GATE TO A.V.R. TRACKING STA 124'- E OF METAL GATE. (PT# 1344 PER R.O.S. 14891)	HORIZONTAL	Bradley D. Sager	Debra Behr		8/31/16	8/31/16	OTAY RANCH VILLAGE TWO - R-17B(b)	16017-07
INSPECTOR:	DWG NO. 14031, MAP NO. 15350					ELEVATION = 520.425 (NAVD 88)	N/A				8-25-16	Jason Adick		W.O. NO. OR-862C
DATE COMPLETED:	DWG NO. 16019, DWG NO. 16013, DWD NO. D0965-090259						VERTICAL							

TOTAL NUMBER OF SHEETS = 9



SEE SHEET 9



EROSION CONTROL LEGEND

DESCRIPTION	SYMBOL	
1 SILT FENCE		SE-1
2 CONSTRUCTION FENCE		SM-3
3 FIBER ROLL		SE-5
4 GRAVEL BAGS		SE-6
5 INLET PROTECTION		SE-10

CW	SW
SSW	MS
	HW

CONCRETE WASTE STORAGE (CW)
 SOLID WASTE STORAGE (SW)
 SANITARY SEWER WASTE STORAGE (SSW)
 MATERIALS STORAGE (MS)
 HAZARDOUS WASTE (HW)

TEMPORARY SEDIMENT BASIN (SE-2) MAY BE REQ'D BASED ON PHASING OF STORM DRAIN (LOCATION TO BE DETERMINED BASED ON PHASING OF WORK)

AS BUILT

UTILITY NOTE

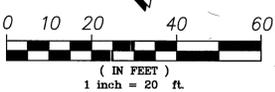
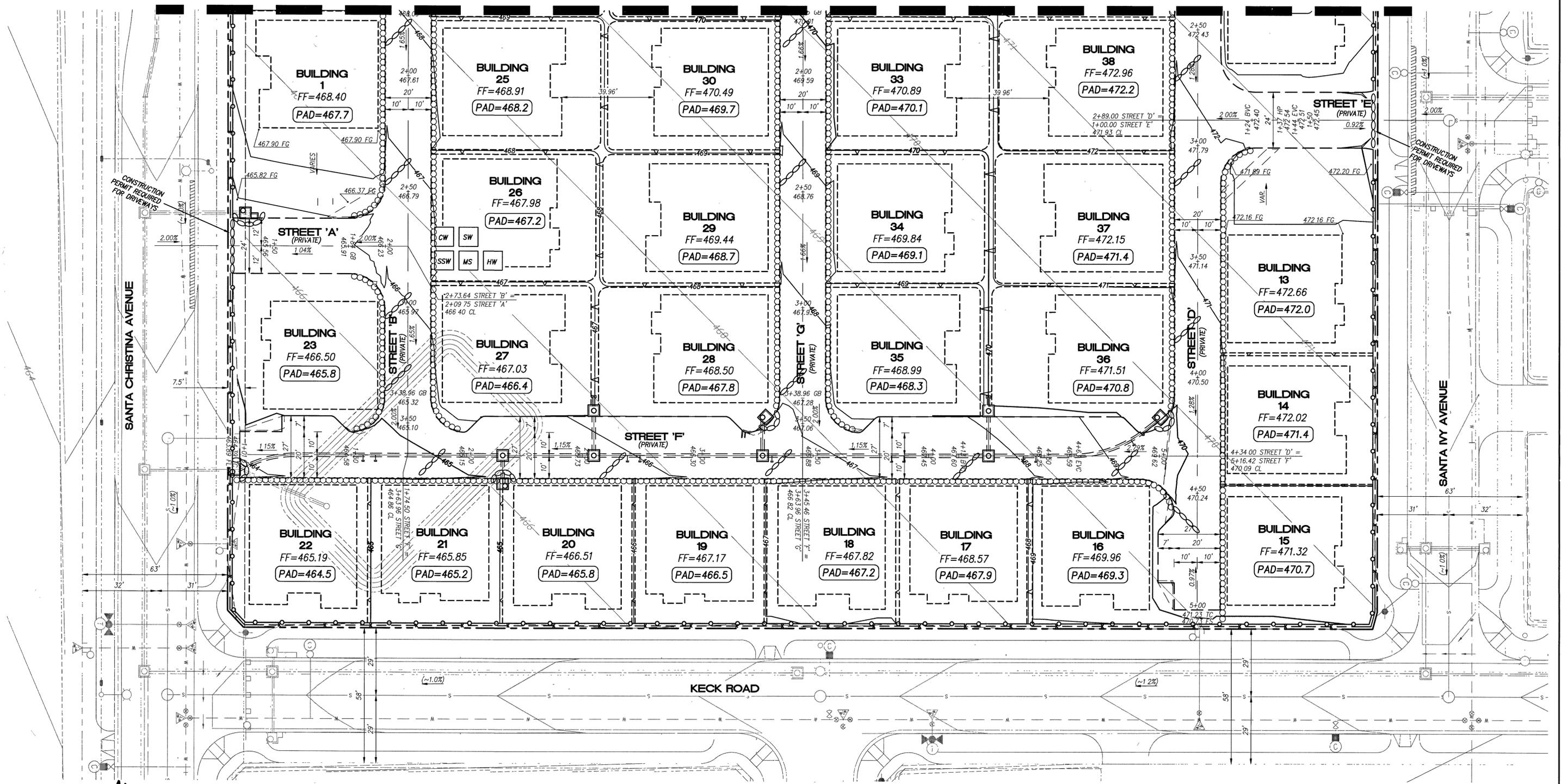
SIGNATURE _____ DATE _____
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latitude 33
 PLANNING & ENGINEERING
 9666 Hibert Street, 2nd Floor, San Diego, CA 92131
 Tel 858 751 0633

CONSTRUCTION RECORD	REFERENCES	By	REVISIONS	Date	App'd	BENCH MARK	SCALE	Designed By	Drawn By	Checked By	Submitted	Approved	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO.
CONTRACTOR: INSPECTOR: DATE COMPLETED:	DWG NO. 14024 (W.O. NO. ORR386), DWG NO. 14031, MAP NO. 15350, DWG NO. 16019, DWG NO. 16013, OND NO. D0965-090259	LAT33	CITY AS-BUILT			DESCRIPTION: BRASS DISK I.M.D. "50 CITY ENGR." IN 3/4" IRON PIPE 0.5 IN STY OF MIX LA MEDIA RD & BIRCH RD SO. SIDE OF GRAVEL RD 225' 4" W OF GATE TO A.V.R. TRACKING STA 15'-4" E OF METAL GATE. (PT# 1344 PER R.O.S. 14841) ELEVATION = 520.495 (NAVD 78)	N/A HORIZONTAL N/A VERTICAL N/A	Plans Prepared Under Supervision Of: BRADLEY D. SAGER	Date: 8-25-16 By: <i>[Signature]</i> R.C.E. No. C054564	Submitted: 8/31/16 By: <i>[Signature]</i> PLANNING: <i>[Signature]</i> LANDSCAPE: <i>[Signature]</i>	Approved: 8/31/16 By: <i>[Signature]</i> City Engineer		CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT ROUGH GRADING PLANS FOR: OTAY RANCH VILLAGE TWO - R-17B(b)	16017-08 W.O. NO. OR-8626

TOTAL NUMBER OF SHEETS = 9



EROSION CONTROL LEGEND

DESCRIPTION	SYMBOL	SYMBOL
1 SILT FENCE		SE-1
2 CONSTRUCTION FENCE		SM-3
3 FIBER ROLL		SE-5
4 GRAVEL BAGS		SE-6
5 INLET PROTECTION		SE-6

CONCRETE WASTE STORAGE (CW)	
SOLID WASTE STORAGE (SW)	
SANITARY SEWER WASTE STORAGE (SSW)	
MATERIALS STORAGE (MS)	
HAZARDOUS WASTE (HW)	

TEMPORARY SEDIMENT BASIN (SE-2) MAY BE REQ'D BASED ON PHASING OF STORM DRAIN (LOCATION TO BE DETERMINED BASED ON PHASING OF WORK)

AS BUILT

UTILITY NOTE

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CONTRACTOR: INSPECTOR: DATE COMPLETED:	DWG NO. 14024 (W.O. NO. 0R8386), DWG NO. 14031, MAP NO. 15350, DWG NO. 16019, DWG NO. 16013, OMD NO. D0965-D09259	LAT33	CITY AS-BUILT			DESCRIPTION: BRASS DISK MKD. "50 CITY ENGR." IN 3/4" IRON PIPE 0.5 IN SLY OF WTR LA MEJA RD & BRCH RD SO SIDE OF GRAVEL RD 225' +/- W OF GATE TO A.V.R. TRACKING STA 151'- E OF METAL GATE. (PT# 1344 PER R.O.S. 1494) ELEVATION = 820.428 (NAVD 78)	HORIZONTAL N/A VERTICAL N/A	Bradley D. Sager	Bradley D. Sager	Bradley D. Sager	8/31/16	8/25/16	Tom Adler	ROUGH GRADING PLANS FOR: OTAY RANCH VILLAGE TWO - R-17B(b)	16017-09 W.O. NO. 0R-8626

TOTAL NUMBER OF SHEETS = 9