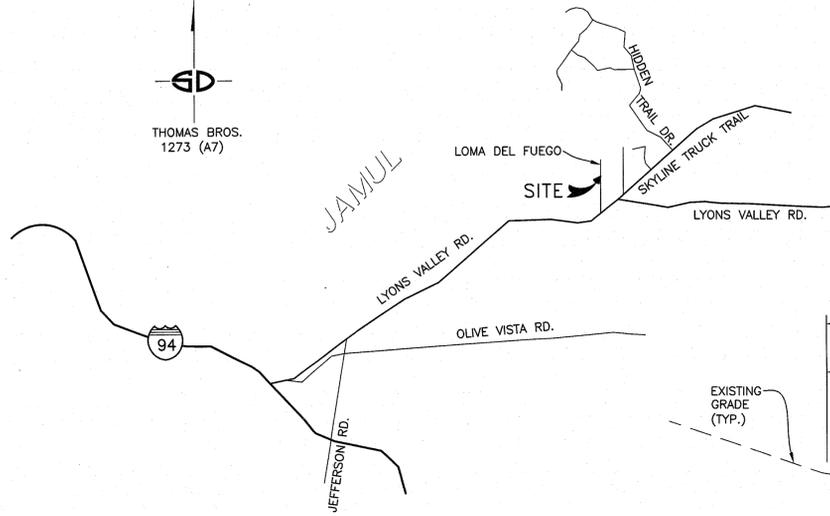




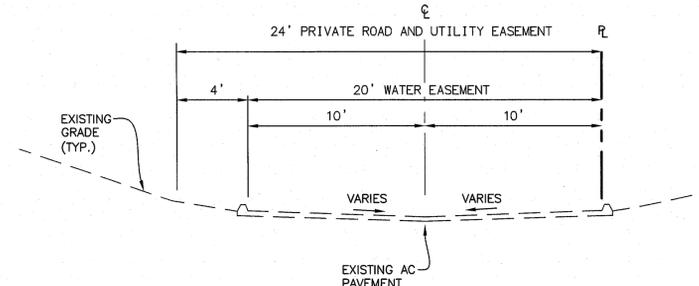
THOMAS BROS.
1273 (A7)



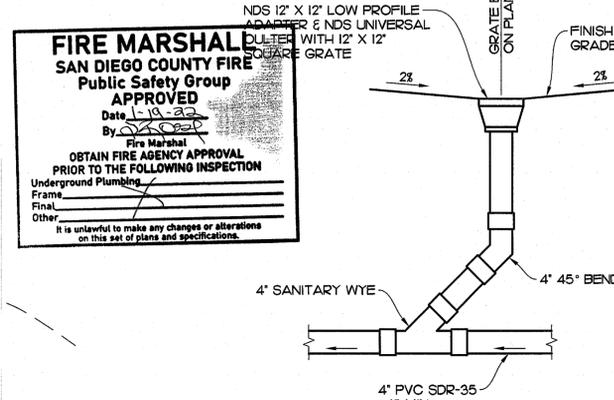
VICINITY MAP
NO SCALE

IMPERVIOUS SURFACE AREA

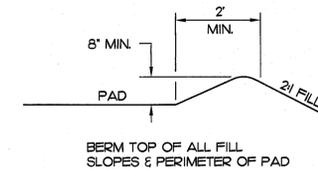
ELEMENT	QUANTITY (SQ. FT.)
DRIVEWAY	3,740
SIDEWALK	60
ROOF	5,025
TOTAL	8,825



TYPICAL SECTION: LOMA DEL FUEGO (PVT ROAD)
NO SCALE

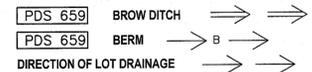


12" PRIVATE AREA DRAIN
NO SCALE



EARTHEN BERM
NO SCALE

BMP LEGEND



MATERIALS & WASTE MANAGEMENT BMPs:

- WM-1 MATERIAL DELIVERY & STORAGE
- WM-4 SPILL PREVENTION AND CONTROL
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-5 SOLID WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMPs:

- SS-2 PRESERVATION OF EXISTING VEGETATION (represented by a wavy line)
- SS-3 BONDED OR STABILIZED FIBER MATRIX (WINTER) (represented by a dashed line with 'M' markers)
- SS-4 HYDROSEEDING (SUMMER) (represented by a wavy line with 'TSP' markers)
- SS-6 STRAW OR WOOD MULCH (represented by a wavy line with 'S/W' markers)
- SS-7 PHYSICAL STABILIZATION (WINTER) (represented by a wavy line with 'EBM' markers)
- SS-10 ENERGY DISSIPATOR (represented by a grid pattern)
- SC-1 SILT FENCE (represented by a solid line with a central barrier)
- SC-2 SEDIMENT / DESILTING BASIN (represented by a rectangular box with a central barrier)
- SC-5 FIBER ROLLS (represented by a dashed line with 'FR' markers)
- SC-8 GRAVEL OR SAND BAGS (represented by a dashed line with 'G/S' markers)
- SC-7 STREET SWEEPING AND VACUUMING (represented by a dashed line with a central barrier)
- SC-10 STORM DRAIN INLET PROTECTION (represented by a grid pattern)
- NS-2 DEWATERING FILTRATION (represented by a dashed line with 'DW' markers)
- TC-1 STABILIZED CONSTRUCTION ENTRANCE (represented by a grid pattern)
- TC-2 CONSTRUCTION ROAD STABILIZATION (represented by a grid pattern)
- TC-3 ENTRANCE / EXIT TIRE WASH (represented by a grid pattern)

POST-CONSTRUCTION SITE DESIGN BMPs

- 4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
- 4.3.2 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION
- 4.3.3 MINIMIZE IMPERVIOUS AREA
- 4.3.4 MINIMIZE SOIL COMPACTION
- 4.3.5 IMPERVIOUS AREA DISPOSITION
- 4.3.6 RUNOFF COLLECTION
- 4.3.7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES
- 4.3.8 HARVESTING AND USING PRECIPITATION

POST CONSTRUCTION SOURCE CONTROL BMPs

- 4.2.1 PREVENTION OF ILLICIT DISCHARGES INTO THE MSA
- 4.2.2 STORM DRAIN STENCILING AND POSTING OF SIGNAGE
- 4.2.3 PROTECTED OUTDOOR MATERIALS STORAGE AREAS
- 4.2.4 PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS
- 4.2.5 PROTECT TRASH STORAGE AREAS
- 4.2.6 ADDNL BMPs BASED ON POTENTIAL RUNOFF POLLUTANTS:

- A ON-SITE STORM DRAIN INLETS
- B INTERIOR FLOOR DRAINS & ELEVATOR SHAFT SUMPS
- C INTERIOR PARKING GARAGES
- D NEED FOR FUTURE INDOOR & STR. PEST CONTROL
- E LANDSCAPE/OUTDOOR PESTICIDE USE
- F POOLS, SPAS, PONDS, FOUNTAINS, & WATER FEATURES
- G FOOD SERVICE
- H TRASH OR REFUSE AREAS
- I INDUSTRIAL PROCESSES
- J OUTDOOR STORAGE OF EQUIP. OR MATERIALS
- K VEHICLE AND EQUIPMENT CLEANING
- L VEHICLE/EQUIPMENT REPAIR AND MAINTENANCE
- M FUEL DISPENSING AREAS
- N LOADING DOCKS
- O FIRE SPRINKLER TEST WATER
- P MISCELLANEOUS DRAIN OR WASH WATER
- Q PLAZAS, SIDEWALKS, DRIVEWAYS, AND PARKING LOTS

ZONING

A-70

SETBACKS

FRONT: 40' (FROM CENTERLINE)
 REAR: 50' (FROM PROPERTY LINE)
 SIDE (INTERIOR): 15' (FROM PROPERTY LINE)

SOURCE OF TOPOGRAPHY

PHOTO GEODETIC CORPORATION DATED MAY, 2017.

ALL REQUIRED FIRE CLEARING WILL NOT CREATE A LAND DISTURBANCE ACTIVITY AS DEFINED BY COUNTY CODE.

BENCHMARK

SAN DIEGO COUNTY ENGINEER MONUMENT 1981.
 2" IRON PIPE WITH DISK PER R.O.S. 8961 (161E165) - SE OF INTERSECTION OF LYONS VALLEY ROAD AND SKYLINE TRUCK TRAILER ON TOP OF SLOPE TO OPEN AREA LEVEL WITH PARKING LOT OF JAMUL MIDDLE SCHOOL. ELEV. = 1177.72, NAVD 29.



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

WILLIAM A. SNIPES R.C.E. 50477
 EXPIRES 06-30-21

21-LOWR3-014584
 Approved
 Department of Environmental Health
 D. DeNunzio 3-2-22
 Specialist Date
 Grading review

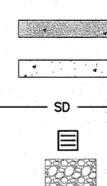


SHEET INDEX

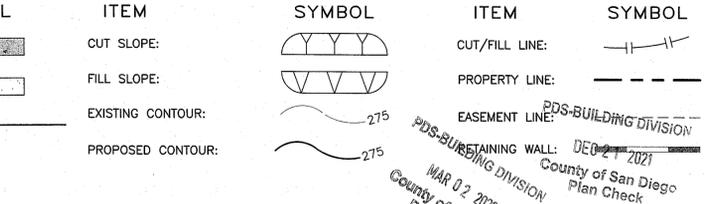
SHEET	TITLE
SHEET 1	TITLE SHEET
SHEET 2	DETAIL SHEET
SHEET 3	MINOR GRADING
SHEET 4	EROSION CONTROL NOTES/DETAILS
SHEET 5	EROSION CONTROL PLAN

- PROPOSED THICKENED CONCRETE PAVEMENT: (8" W/ #4 @ 12" O.C.)
- PROPOSED CONCRETE PAVEMENT: (4" W/ #3 @ 18" O.C.)
- PROPOSED STORM DRAIN: SD
- PROPOSED 12" CATCH BASIN:
- PROPOSED NO. 2 BACKING ROCK RIP-RAP:

SYMBOL



GRADING LEGEND



STORMWATER MANAGEMENT NOTES

- DURING THE RAINY SEASON FROM OCTOBER 1ST TO APRIL 30TH THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED WITHIN 48 HOURS OF A PREDICTED RAIN.
- 125% OF ALL NEEDED BMP MATERIALS SHALL BE STORED ONSITE YEAR-ROUND TO ALLOW FULL DEPLOYMENT AND INSTALLATION WITHIN 48 HOURS OF A PREDICTED RAIN.
- THE PROPERTY OWNER SHALL COMPLY WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMPs THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT ONSITE EROSION AND TO PREVENT DISCHARGES OF POLLUTANTS FROM LEAVING THE SITE. MAINTENANCE OF BMPs IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMPs MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED BMPs FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE AS SOON AS IT IS SAFE TO DO SO.
- PERIMETER SEDIMENT CONTROL BMPs SHALL BE INSTALLED IMMEDIATELY AFTER THE AREA TO BE GRADED IS BRUSHED OR CLEARED, BUT PRIOR TO THE START OF GRADING OPERATIONS.
- EROSION CONTROL BMPs USED FOR SLOPE STABILIZATION SHALL BE INSTALLED AS SOON AS THE FINISHED SLOPES ARE COMPLETE.

PROPERTY OWNER INFORMATION

NAME: JEFFREY R. SEIFERT
 ADDRESS: 14579 HIDDEN WOOD ROAD
 JAMUL, CA 91935
 TELEPHONE NUMBER: 619-540-6262
 (24 HOUR CONTACT NUMBER)
 SITE A.P.N. NUMBER: 519-220-62
 SITE ADDRESS: 3228 LOMA DEL FUEGO
 JAMUL, CA 91935

GRADING ON ADJACENT PARCELS

LIST ANY ADJACENT PARCELS UNDER THE SAME OWNERSHIP AS THIS PARCEL FOR WHICH A GRADING PLAN HAS BEEN SUBMITTED OR A GRADING PERMIT ISSUED:
 APN(s): N/A

PROPERTY OWNER CERTIFICATION
 I CERTIFY THAT I HAVE READ AND UNDERSTAND THE GRADING STORMWATER MANAGEMENT NOTES AND THE GRADING NOTES:
 OWNER'S SIGNATURE (REQUIRED): [Signature] DATE: 1/17/22

DISTURBED AREA CALCS

PAD + SLOPES: 17,560 (0.40 AC) SF
 DRIVEWAY: 3,740 (0.09 AC) SF
 PRIMARY SEPTIC: 10,250 (0.24 AC) SF
 TOTAL: 31,550 (0.73 AC) SF

IF ≥ 1 AC, PROVIDE WDOI# : N/A

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

PLAN CHECK/PERMITS

BUILDING PERMIT PLAN CHECK NUMBER: PDS2018-RESGRD-000147
 PARCEL MAP NUMBER: 18412

ENGINEER OF WORK
 I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.
 NAME: WILLIAM A. SNIPES DATE: 12/12/19
 RCE NO: 50477 EXPIRES: 06-30-21

PRIVATE CONTRACT

COUNTY OF SAN DIEGO
 PLANNING AND DEVELOPMENT SERVICES

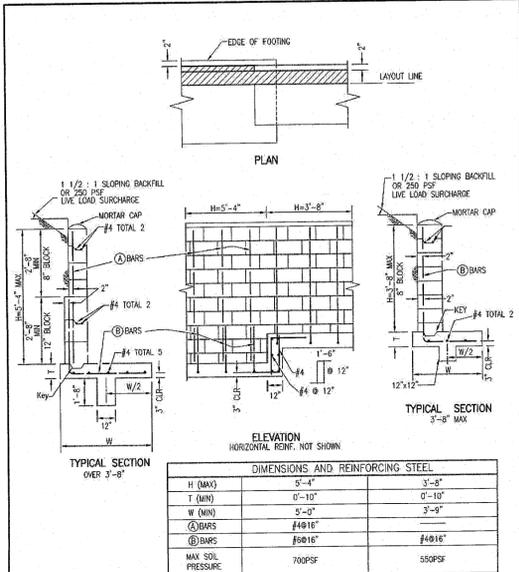
MINOR GRADING PLAN FOR:
 LOMA DEL FUEGO/LYONS CREST
 3228 LOMA DEL FUEGO, JAMUL, CA 91935

APPROVED PLANNING AND DEVELOPMENT SERVICES: [Signature] DATE: 3/2/22
 GRADING PERMIT NUMBER: PDS2018-RESGRD-000147

- GRADING NOTES
- ALL GRADING SHALL CONFORM TO THE REQUIREMENTS OF THE GRADING ORDINANCE SECTIONS 87.101 THROUGH 87.804 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES.
 - A REGISTERED CIVIL ENGINEER IS REQUIRED TO SUPERVISE INSTALLATION OF THE FILL KEYWAY AND ALL FILL BENCHING AND COMPACTION. A SOILS REPORT WITH COMPACTION TESTS IS REQUIRED FOR ALL FILL THAT IS OVER 12" IN DEPTH. DPLU FORM #73, MINOR GRADING CERTIFICATION, AND THREE (3) COPIES OF THE COMPACTION REPORT COMPLETED BY A SOILS ENGINEER SHALL BE SUBMITTED PRIOR TO ROUGH GRADE APPROVAL.
 - ALL FILL MATERIAL SHALL BE COMPACTED TO AT LEAST 90% MAXIMUM DRY DENSITY.
 - NATURAL DRAINAGE SHALL NOT BE DIVERTED OR CONCENTRATED ONTO ADJACENT PROPERTY.
 - MAINTAIN 1% (MINIMUM) SLOPE AWAY FROM ALL BUILDINGS FOR AT LEAST 5'.
 - ALL GRADING DETAILS SHALL BE IN CONFORMANCE WITH THE FOLLOWING SAN DIEGO COUNTY DESIGN STANDARDS OR REGIONAL STANDARD DRAWINGS:
 - A. DS-8 LOT GRADING
 - B. DS-10 GRADING OF SLOPES
 - C. DS-11 REQUIRED SETBACKS
 - D. D-40 RIP RAP ENERGY DISSIPATOR
 - E. D-75 DRAINAGE DITCHES
 - BERMS SHALL BE REQUIRED AT THE TOP OF ALL FILL SLOPES AND SWALES OR BROW DITCHES SHALL BE REQUIRED AT THE TOP OF ALL CUT SLOPES. ALL BERMS, SWALES, OR BROW DITCHES SHALL CONFORM TO THE DESIGN STANDARDS OR REGIONAL STANDARD DRAWINGS LISTED ABOVE.
 - REGARDLESS OF WHICH BMP'S ARE IMPLEMENTED THE FACE OF ALL CUT AND FILL SLOPES IN EXCESS OF 3' VERTICAL HEIGHT SHALL BE PLANTED AND MAINTAINED WITH A GROUND COVER OR OTHER PLANTING TO PROTECT THE SLOPES AGAINST EROSION AND INSTABILITY. PLANTING SHALL COMMENCE AS SOON AS SLOPES ARE COMPLETED. ALL PLANTING MUST HAVE A PERMANENTLY INSTALLED IRRIGATION SYSTEM
 - REQUIRED SLOPE RATIOS ARE AS FOLLOWS:
 - A. CUTS - 1.5:1 FOR MINOR SLOPES (UP TO 15' VERTICAL HEIGHT)
 - B. CUTS - 2:1 FOR MAJOR SLOPES (OVER 15' VERTICAL HEIGHT)
 - C. FILLS - 2:1 (MAXIMUM) FOR ALL FILL SLOPES
 - NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE OWNER AND PERMITEE ARE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTIES. NO PERSON SHALL EXCAVATE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET OR SIDEWALK, OR THE FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM OR ANY OTHER PUBLIC OR PRIVATE PROPERTY.
 - THE DIRECTOR OF PLANNING AND LAND USE MAY IMPOSE CONDITIONS THAT ARE REASONABLY NECESSARY TO PREVENT THE CREATION OF A NUISANCE OR HAZARD TO PERSONS OR TO PUBLIC OR PRIVATE PROPERTY. THE DIRECTOR MAY ALSO MODIFY OR ADD CONDITIONS TO ANY VALID GRADING PERMIT WHEN SUCH MODIFICATIONS OR ADDITIONS ARE REASONABLY NECESSARY TO PREVENT THE CREATION OF A NUISANCE OR HAZARD TO PERSONS OR TO PUBLIC OR PRIVATE PROPERTY. SUCH CONDITIONS MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - A. IMPROVEMENT OF EXISTING GRADING TO CONFORM WITH THE GRADING ORDINANCE, AND;
 - B. REQUIREMENTS FOR FENCING OF EXCAVATIONS OR FILLS THAT WOULD OTHERWISE BE HAZARDOUS, AND;
 - C. ADEQUATE DUST CONTROL MEASURES.
 - ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT OR ANY OTHER ASSOCIATED GRADING EQUIPMENT, SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00AM AND 6:00PM MONDAY THROUGH SATURDAY. NO EARTH MOVING OR GRADING SHALL BE CONDUCTED ON SUNDAYS OR HOLIDAYS.
 - THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF THE PROPOSED WORK SHALL BE PROVIDED TO THE FOLLOWING AGENCIES BY CALLING 1-800-422-4133 FOR UTILITY CONTACT INFORMATION.
 - A. SAN DIEGO GAS AND ELECTRIC
 - B. PHONE SERVICE
 - C. CABLE TV SERVICE
 - D. WATER UTILITY
 - E. SEWER UTILITY
 - APPROVAL OF THESE PLANS BY THE DIRECTOR OF PLANNING AND LAND USE DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION IS OBTAINED, RIGHT TO ENTRY FORM COMPLETED AND VALID GRADING PERMIT ISSUED.
 - THE ISSUANCE OF A GRADING PERMIT SHALL CONSTITUTE AN AUTHORIZATION TO PERFORM ONLY THAT WORK WHICH IS DESCRIBED OR SHOWN ON THE GRADING PERMIT APPLICATION AND APPROVED GRADING PLANS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ANY CONDITIONS IMPOSED BY THE DIRECTOR OF PLANNING AND LAND USE AND IN ACCORDANCE WITH THE GRADING ORDINANCE.
 - EARTHWORK QUANTITIES:
 - EXCAVATION: 1,000 CUBIC YARDS
 - FILL: 1,150 CUBIC YARDS
 - IMPORT: 160 CUBIC YARDS
 - EXPORT: 0 CUBIC YARDS
 - ALL IMPORTED MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE OR IMPORT MATERIAL IS FROM APN _____ OR _____

MINOR GRADING PLAN

RA0421 (Z-9)



NOTES:

- SEE C-7 AND C-8 FOR ADDITIONAL NOTES AND DETAILS.
- FILL ALL BLOCK CELLS WITH GROUT.

Revision	By	Approved	Date	SAN DIEGO REGIONAL STANDARD DRAWING	RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
ORIGINAL		Kercheval	12/7/75		
Revised	T. Stanton		03/20	MASONRY RETAINING WALL TYPE 2 (LIVE LOAD SURCHARGE OR SLOPING BACKFILL)	DRAWING NUMBER C-02
Revised	T. Stanton		11/15		

DESIGN CONDITIONS:

Walls are to be used for the loading conditions shown for each type wall. Design 1 shall not be exceeded. Footing key is required except as shown otherwise or when found unnecessary by the Engineer. Special footing design is required where foundation material is incapable of supporting the pressure listed in table.

DESIGN DATA:

Reinforced Concrete:
 $F_c = 12000 \text{ psi}$ $F'_c = 3000 \text{ psi}$
 $F_m = 20,000 \text{ psi}$ $n = 10$

Reinforced Masonry:
 $F_m = 600 \text{ psi}$ $F_m = 200 \text{ psi}$
 $F_w = 20,000 \text{ psi}$ $n = 50$
 Earth = 120 pcf and Equivalent Fluid Pressure = 36 psf per foot of height

Walls shown for 1 1/2:1 unlimited sloping surcharge are designed in accordance with Rankine's formula for unlimited sloping surcharge with $\phi = 42^\circ$.

REINFORCEMENT:
 Intermediate grade, hard grade, or rail steel deformation shall conform ASTM A615, A616, A617. Bars shall top 40 diameters, when spaced, unless otherwise shown on the plans. Bends shall conform to the Manual of Standard Practice, A.C.I. Backing for hooks is four diameters. All bar embedments are clear distances to outside of bar. Spacing for parallel bars is center to center bars.

MASONRY:
 All reinforced masonry retaining walls be constructed of regular or light weight standard units conforming to the Standard Specifications for Public Works Construction.

JOINTS:
 Vertical control joints shall be placed at 32' intervals maximum. Joints shall be designed to resist shear and other lateral forces while permitting longitudinal movement. Vertical expansion joints shall be placed at 60' intervals maximum.

CONCRETE:
 Footing concrete shall be 500-0-3250, using Type II aggregate when placing conditions permit.

BACKFILL:
 No backfill material shall be placed against masonry retaining walls until grout has reached design strength or until grout has cured for a minimum of 28 days. Compaction of backfill material by jetting or ponding with water will not be permitted. Each layer of backfill shall be moistened as directed by the Engineer and thoroughly tamped, rolled or otherwise compacted until the relative compaction is not less than 90%.

FENCING:
 Safety fencing shall be installed at the top of the wall or as required by the agency.

INSPECTIONS:
 Call for inspections as follows:
 A. When the footing has been formed, with the steel tied securely in final position, and is ready for the concrete to be placed.
 B. Where cleanout holes are not provided:
 (1) After the blocks have been laid up to the top of the wall with the steel tied securely in place but before the upper lift is grouted.
 (2) After the first lift is properly grouted, the blocks have been laid up to the top of the wall with the steel tied securely in place but before grouting.
 Where cleanout holes are provided:
 After the blocks have been laid up to the top of the wall, with the steel tied securely in place, and before grouting.
 C. After grouting is complete and after rock or rubble wall drains are in place but before earth backfill is placed.
 D. Final inspection when all work has been completed.

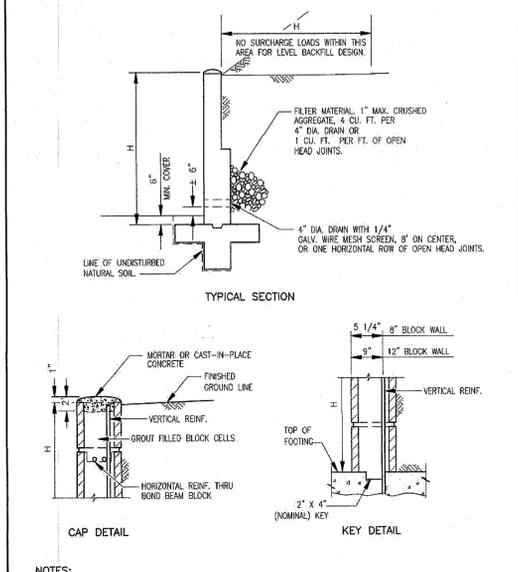
CONCRETE GROUT AND MORTAR MIXES:
 Concrete grout shall attain a minimum compressive strength of 4,000 psi in 28 days and mortar shall attain 1,800 psi in 28 days.
 All cells shall be filled with grout. Rod or vibrator consolidation. Bring grout within 10 minutes of pouring to insure grout to a joint 2' from the top of masonry units when grouting of second lift is to be continued at another time.

MORTAR KEY:
 To insure proper bonding between the footing and the first course of block, a mortar key shall be formed by embedding a flat 2 x 4 flush with end at the top of the freshly poured footing. The 2 x 4 should be removed after the concrete has started to harden (approximately 1 hour). A mortar key may be omitted if the first course of block is set into the fresh concrete when the footing is poured, and a good bond is obtained.

WALL DRAINS:
 Wall drains shall be provided in accordance with Standard Drawing C-8.

SOIL:
 All footings shall extend at least 12" into undisturbed natural soil or approved compacted fill. Soil should be dampened prior to placing concrete in footings.

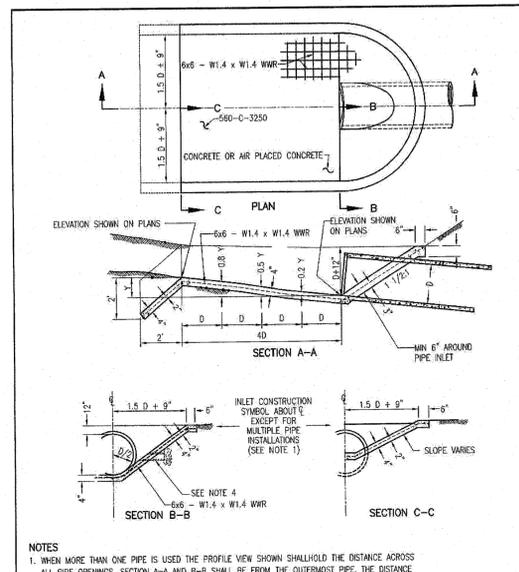
Revision	By	Approved	Date	SAN DIEGO REGIONAL STANDARD DRAWING	RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
ORIGINAL		Kercheval	12/7/75		
Revised	T. Stanton		03/20	GENERAL NOTES FOR MASONRY RETAINING WALLS	DRAWING NUMBER C-07
Revised	T. Stanton		11/15		



NOTES:

- ALL MASONRY RETAINING WALLS SHALL BE CONSTRUCTED WITH CAP, KEY AND DRAINAGE DETAILS AS SHOWN HEREON.
- 4" DIAMETER DRAIN MAY BE FORMED BY PLACING A BLOCK ON ITS SIDE.

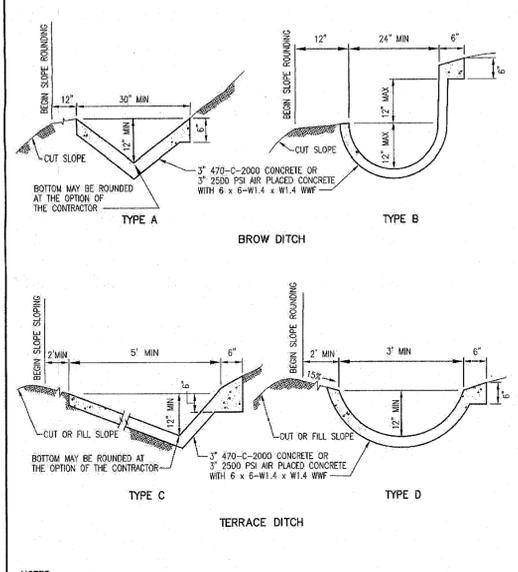
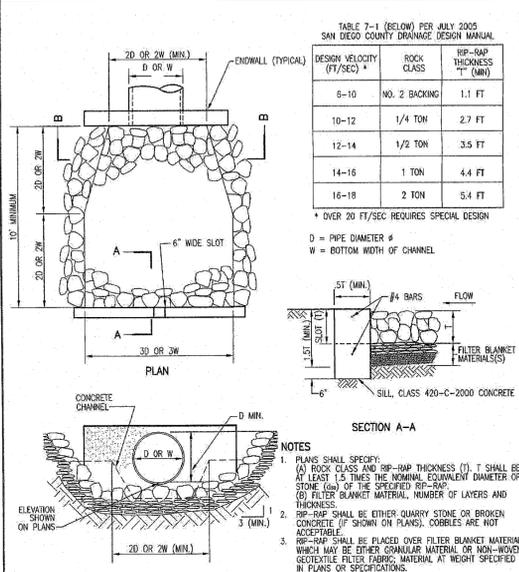
Revision	By	Approved	Date	SAN DIEGO REGIONAL STANDARD DRAWING	RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
ORIGINAL		Kercheval	12/7/75		
Revised	T. Stanton		03/20	DETAILS FOR MASONRY RETAINING WALL	DRAWING NUMBER C-08
Revised	T. Stanton		11/15		



NOTES:

- WHEN MORE THAN ONE PIPE IS USED THE PROFILE VIEW SHOWN SHALL HOLD THE DISTANCE ACROSS ALL PIPE OPENINGS. SECTION A-A AND B-B SHALL BE FROM THE OUTERMOST PIPE. THE DISTANCE BETWEEN PIPES SHALL BE D/2 FOR ROUND AND SPAN/3 FOR ARCH PIPE (1" MINIMUM).
- CULVERT SHALL BE CUT OFF EVEN WITH APRON SURFACE WHEN REQUIRED BY THE AGENCY.
- USE INLET APRON ONLY WHERE A FLANGED END SECTION CANNOT BE UTILIZED.
- PLACE WEEP HOLES WHEN REQUIRED BY AGENCY.

Revision	By	Approved	Date	SAN DIEGO REGIONAL STANDARD DRAWING	RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
ORIGINAL		Kercheval	12/7/75		
Revised	T. Stanton		04/06	INLET APRON FOR CULVERTS UP TO 42" DIAMETER	DRAWING NUMBER D-39
Revised	S.S. T. Regallo		03/11		



PROPERTY OWNER INFORMATION

NAME: JEFFREY R. SCIFERT

ADDRESS: 14579 HIDDEN WOOD ROAD
JAMUL, CA 91935

TELEPHONE NUMBER: 619-540-6262
 (24 HOUR CONTACT NUMBER)

SITE A.P.N. NUMBER: 519-220-62

SITE ADDRESS: LOMA DEL FUEGO
JAMUL, CA 91935

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

William A. Snipes
 12/12/19
 WILLIAM A. SNIPES R.C.E. 50477
 EXPIRES 09-30-21

REGISTERED PROFESSIONAL ENGINEER
 WILLIAM A. SNIPES
 No. 50477
 Exp. 06-30-21
 CIVIL
 STATE OF CALIFORNIA

PLAN CHECK/PERMITS

BUILDING PERMIT PLAN CHECK NUMBER: PDS2018-RESGRD-000147

PARCEL MAP NUMBER: 18412

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.

NAME: WILLIAM A. SNIPES DATE: 12/12/19
 RCE NO: 50477 EXPIRES: 06-30-21

PRIVATE CONTRACT

COUNTY OF SAN DIEGO
 PLANNING AND DEVELOPMENT SERVICES

DETAIL SHEET FOR:
LOMA DEL FUEGO/LYONS CREST
 3228 LOMA DEL FUEGO, JAMUL, CA 91935

APPROVED PLANNING AND DEVELOPMENT SERVICES

GRADING PERMIT NUMBER: PDS2018-RESGRD-000147

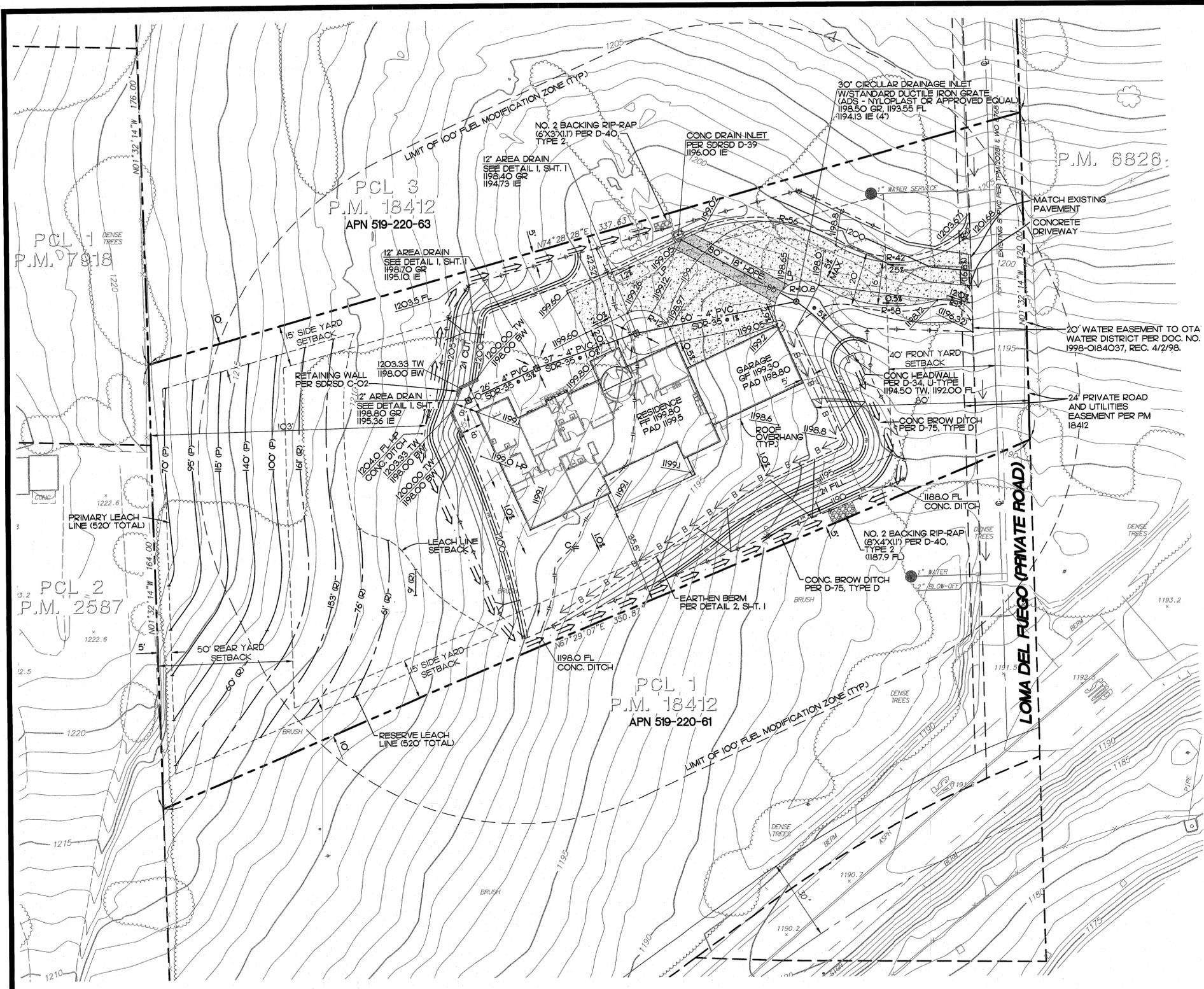
DATE: _____

MINOR GRADING PLAN

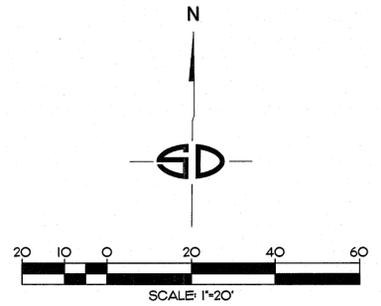
PDS-BUILDING DIVISION
 JAN 19 2022
 County of San Diego
 Plan Check

PDS-BUILDING DIVISION
 DEC 21 2021
 County of San Diego
 Plan Check

S:\SWPES\A1055 Loma Del Fuego\SWP\Grading Plans\A1055 PLAN02.2 02-07.dwg
 12/12/19 10:28:33 AM by: [unclear]



PROPERTY OWNER INFORMATION	
NAME:	JEFFREY R. SEIFERT
ADDRESS:	14579 HIDDEN WOOD ROAD JAMUL, CA 91935
TELEPHONE NUMBER: (24 HOUR CONTACT NUMBER)	619-540-6262
SITE A.P.N. NUMBER:	519-220-62
SITE ADDRESS:	LOMA DEL FUEGO JAMUL, CA 91935



ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
 8348 CENTER DRIVE, STE G, LA MESA, CA 91942
 TELEPHONE (619) 697-2234 FAX (619) 460-2033
 WILLIAM A. SNIPES R.C.E. 50477
 EXPIRES 09-30-21



PLAN CHECK/PERMITS	
BUILDING PERMIT PLAN CHECK NUMBER:	PDS2018-RESGRD-000147
PARCEL MAP NUMBER:	18412
ENGINEER OF WORK	
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.	
NAME: WILLIAM A. SNIPES	DATE: 12/12/19
RCE NO: 50477	EXPIRES: 06-30-21

PRIVATE CONTRACT	
COUNTY OF SAN DIEGO PLANNING AND DEVELOPMENT SERVICES	
MINOR GRADING PLAN FOR: LOMA DEL FUEGO/LYONS CREST 3228 LOMA DEL FUEGO, JAMUL, CA 91935	
APPROVED PLANNING AND DEVELOPMENT SERVICES	GRADING PERMIT NUMBER: PDS2018-RESGRD-000147
BY: _____ DATE: _____	SHEET: 3 OF 5

PDS-BUILDING DIVISION
 JAN 19 2022
 County of San Diego
 Plan Check

COUNTY OF SAN DIEGO
 PLANNING AND DEVELOPMENT SERVICES
 Address: _____
 APN#: 519-220-62-00
 Use: Minor grading for SFD.
 Discretionary Permit# _____
 Counter Tech _____
 Planner: *Jamus* 11/30/21

PDS-BUILDING DIVISION
 DEC 21 2022
 County of San Diego
 Plan Check

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MINOR GRADING PLAN

EROSION CONTROL NOTES

- ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION. OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.
- TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF SLOPES.
- MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY.
- AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS BETWEEN OCTOBER 1 AND APRIL 15. APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.
- CATCH BASINS, DESILTING BASINS AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS.
- SAND BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.
- THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF THE SAME BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE SAND BAGS, CATCH BASINS AND DESILTING BASINS AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.

STORMWATER MANAGEMENT NOTES

- DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. 125% OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.
- NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE SAN DIEGO COUNTY DPW DIRECTOR'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 15 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
- THE PROPERTY OWNER IS OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMP'S (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE MAINTENANCE OF THE BMP'S IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMP'S MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED BMP'S FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.
- ON PROJECTS OF GREATER THAN 1 ACRE ADD THE FOLLOWING NOTE: A NOTICE OF INTENT (NOI) HAS BEEN, OR WILL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND THAT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE NOI NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS (WID#) [ALTERNATIVE NOT YET ASSIGNED, BUT WILL BE PROVIDED BEFORE A PERMIT IS ISSUED]. THE PERMITTEE SHALL KEEP A COPY OF THE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.

NOTE

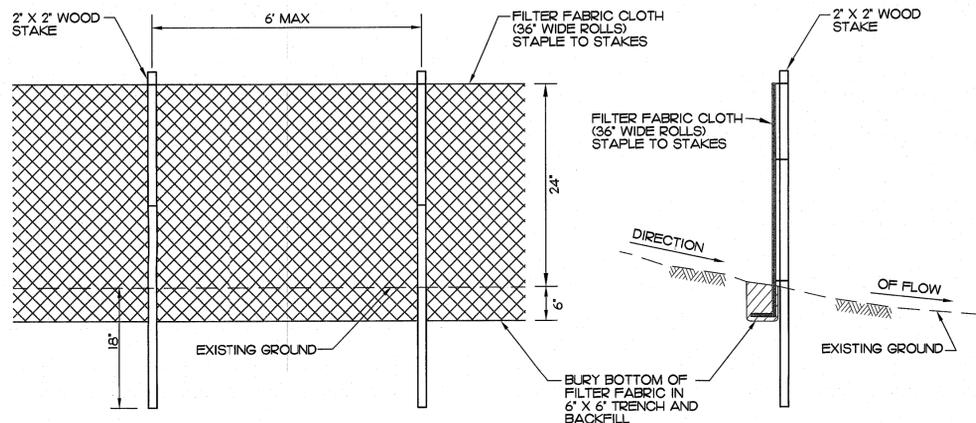
VEGETATION STABILIZATION (PLANTING OR HYDROSEEDING) MAY BE INSTALLED BETWEEN MAY 1ST AND AUGUST 15TH. SLOPE IRRIGATION MUST BE IN PLACE AND TO BE OPERABLE FOR SLOPES > 3%. VEGETATION MUST BE WATERED AND ESTABLISHED PRIOR TO OCTOBER 1ST. THE OWNER SHALL SUPPLEMENT VEGETATION WITH BARK OR MULCH BY OCTOBER 1ST IF VEGETATION ESTABLISHMENT DOES NOT OCCUR BY THAT DATE. EROSION CONTROL MEASURES MUST ALSO BE USED WHILE LANDSCAPING IS BEING ESTABLISHED. ESTABLISHED VEGETATION SHALL HAVE A SUBSURFACE MAT OF INTERTWINED MATURE ROOTS WITH A UNIFORM VEGETATION COVERAGE OF 70% OF THE NATURAL VEGETATIVE COVERAGE OR MORE ON ALL DISTURBED AREAS.

ALL SLOPES OVER THREE FEET MUST HAVE ESTABLISHED VEGETATIVE COVER PRIOR TO FINAL PERMIT APPROVAL

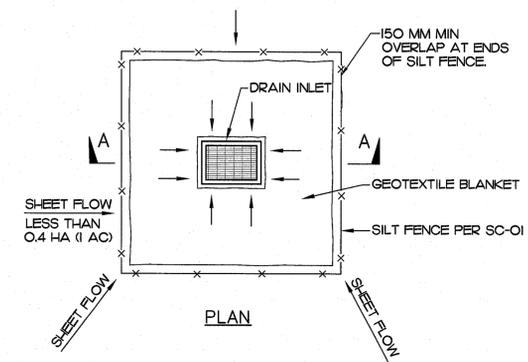
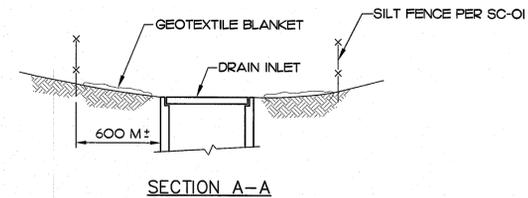
PLANTING/IRRIGATION NOTES

ALL PERMANENT AND TEMPORARY EROSION CONTROL PLANTING AND IRRIGATION SHALL BE INSTALLED AND MAINTAINED AS REQUIRED BY THE COUNTY OF SAN DIEGO LANDSCAPE STANDARDS:

- A. HYDROSEEDING SHALL BE APPLIED TO:
- ALL SLOPES THAT ARE GRADED 6:1 (HORIZONTAL TO VERTICAL) OR STEEPER WHEN THEY ARE:
 - THREE FEET OR MORE IN HEIGHT AND ADJACENT TO A PUBLIC WALL OR STREET,
 - ALL SLOPES 4 FEET OR MORE IN HEIGHT.
 - AREAS GRADED FLATTER THAN 6:1 WHEN ANY OF THE FOLLOWING CONDITIONS EXIST:
 - NOT SCHEDULED FOR IMPROVEMENTS (CONSTRUCTION OR GENERAL LANDSCAPING) WITHIN 30 DAYS OF ROUGH GRADING.
- B. HYDROSEEDED AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
- ALL SLOPES THAT ARE GRADED 6:1 OR STEEPER AND THAT ARE:
 - THREE TO EIGHT FEET IN HEIGHT SHALL BE IRRIGATED BY HAND WATERING FROM QUICK COUPLERS/HOSE BIBS OR A CONVENTIONAL SYSTEM OF LOW PRECIPITATION SPRINKLER HEADS PROVIDING 100% COVERAGE.
 - GREATER THAN 8 FEET IN HEIGHT SHALL BE WATERED BY A CONVENTIONAL SYSTEM OF LOW PRECIPITATION SPRINKLER HEADS PROVIDING 100% COVERAGE.
 - AREAS SLOPED LESS THAN 6:1 SHALL BE IRRIGATED AS APPROVED BY THE COUNTY ENGINEER, PRIOR TO HYDROSEEDING. THE DEVELOPER SHALL SUBMIT A PROPOSED SCHEME TO PROVIDE IRRIGATION TO THE COUNTY ENGINEER. THE PROPOSAL SHALL BE SPECIFIC REGARDING THE NUMBERS AND COSTS OF THE ELEMENTS OF THE PROPOSED SYSTEM.
- C. IRRIGATION SHALL MAINTAIN THE MOISTURE LEVEL OF THE SOIL AT THE OPTIMUM LEVEL FOR THE GROWTH OF THE HYDROSEEDED GROWTH.
- C. SLOPE HYDROSEEDING MIX SHALL CONSIST OF ALL OF THE FOLLOWING (TEMPORARY PAD HYDROSEEDING MIX PER SHEET 14.)
- SEED MIX SHALL CONSIST OF NO LESS THAN:
 - 20 LBS. PER ACRE OF ROSE CLOVER
 - 20 LBS. PER ACRE OF ZORRO FESCUE
 - 3 LBS. PER ACRE OF ESCHSCHOLZIA CALIFORNICA
 - 4 LBS. PER ACRE OF ACHILLEA MILLEFOLIA
 - 3 LBS. PER ACRE OF ALYSSUM (CARPET OF SNOW)
 - 1/2 LB. PER ACRE OF DIMORPHOLECA
 - ITEMS C, D, E AND F OF THIS SUBSECTION MAY BE OMITTED ON EITHER A PUBLIC STREET OR RESIDENTIAL STRUCTURES.
 - ITEM A OF THIS SUBSECTION MUST BE INOCULATED WITH A NITROGEN FIXING BACTERIA AND APPLIED DRY EITHER BY DRILLING OR BROADCASTING BEFORE HYDROSEEDING.
 - ALL SEED MATERIALS SHALL BE TRANSPORTED TO THE JOBSITE IN UNOPENED CONTAINERS WITH THE CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE CERTIFICATION TAG ATTACHED TO, OR PRINTED ON SAID CONTAINERS.
 - NON-PHYTO-TOXIC WETTING AGENTS MAY BE ADDED TO THE HYDROSEED SLURRY AT THE DISCRETION OF THE CONTRACTOR.
 - TYPE 1 MULCH APPLIED AT THE RATE OF NO LESS THAN 2000 LBS. PER ACRE. TYPE 6 MULCH (STRAW) MAY BE SUBSTITUTED, ALL OR PART, FOR HYDRAULICALLY APPLIED FIBER MATERIAL. WHEN STRAW IS USED IT MUST BE ANCHORED TO THE SLOPE BY MECHANICALLY PUNCHING NO LESS THAN 50% OF THE STRAW INTO THE SOIL.
 - FERTILIZER CONSISTING OF AMMONIUM PHOSPHATE, SULFATE, 16-20-0, WITH 15% SULPHUR APPLIED AT THE RATE OF 500 LBS. PER ACRE.
 - AREAS TO BE HYDROSEEDED SHALL BE PREPARED PRIOR TO HYDROSEEDING BY:
 - ROUGHENING THE SURFACE TO BE PLANTED BY ANY OR A COMBINATION OF:
 - TRACK WALKING SLOPES STEEPER THAN 6:1
 - HARROWING AREAS 6:1 OR FLATTER THAT ARE SUFFICIENTLY FRIABLE
 - RIPPING AREAS THAT WILL NOT BREAK UP USING ITEMS A OR B ABOVE.
 - CONDITIONING THE SOILS SO THAT IT IS SUITABLE FOR PLANTING BY:
 - ADJUSTING THE SURFACE SOIL MOISTURE TO PROVIDE A DAMP BUT NOT SATURATED SEED BED.
 - THE ADDITION OF SOIL AMENDMENTS, PH ADJUSTMENT, LEACHING OR COVERING SALINE SOILS TO PROVIDED VIABLE CONDITIONS FOR GROWTH.
 - HYDROSEEDED AREAS SHALL BE MAINTAINED TO PROVIDE A VIGOROUS GROWTH UNTIL THE PROJECT IS PERMANENTLY LANDSCAPED OR, FOR AREAS WHERE HYDROSEEDING IS THE PERMANENT LANDSCAPING, UNTIL THE PROJECT IS COMPLETED AND ALL BONDS RELEASED.



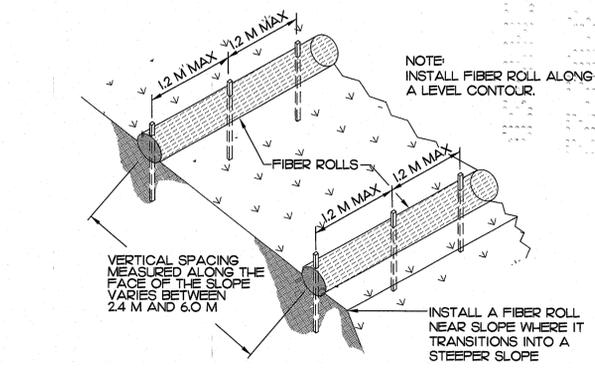
SILT FENCE
NO SCALE
SC-1



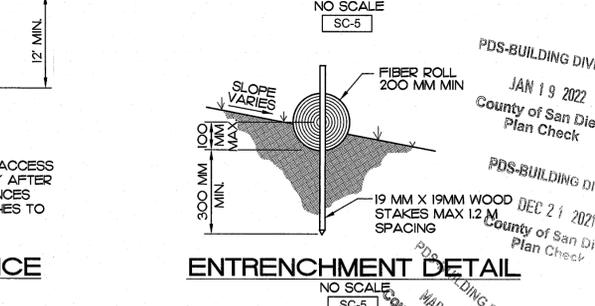
DRAIN INLET PROTECTION TYPE 1
NO SCALE
SC-10

DRAIN INLET PROTECTION TYPE 1

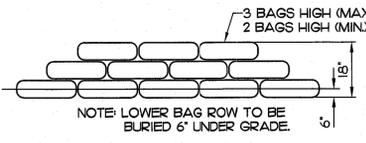
NO SCALE
SC-10



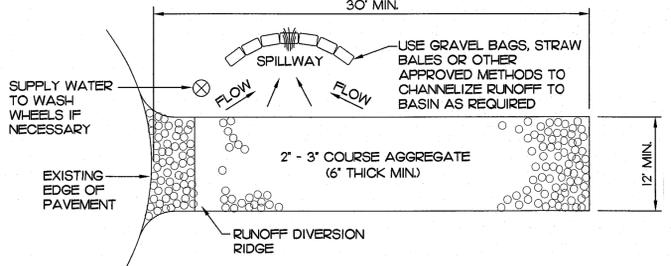
TYPICAL FIBER ROLL INSTALLATION
NO SCALE
SC-5



ENTRENCHMENT DETAIL
NO SCALE
SC-5



GRAVEL BAG CHECK DAM
NO SCALE
SC-6



NOTE: ALL AREAS OF SIGNIFICANT VEHICLE TRAFFIC (SITE ENTRANCES, ACCESS ROADS, PARKING LOTS, ETC.) SHOULD BE STABILIZED IMMEDIATELY AFTER GRADING TO PREVENT EROSION AND CONTROL DUST. SITE ENTRANCES AND EXITS ARE ESPECIALLY IMPORTANT. USE GRAVEL APPROACHES TO LIMIT TRACKING OF SEDIMENT OFFSITE.

STABILIZED CONSTRUCTION ENTRANCE
NO SCALE
TC-1

HYDROSEED NOTES

- PRIOR TO THE ACCEPTANCE OF THE HYDROSEEDED AREAS BY THE COUNTY RESIDENT ENGINEER, A CERTIFICATION REPORT MUST BE SUBMITTED BY A REGISTERED LANDSCAPE ARCHITECT, STATING THAT THE HYDROSEEDING WAS DONE ACCORDING TO THE PROJECT SPECIFICATIONS AND THAT THE GROWTH IS ADEQUATELY ESTABLISHED TO PREVENT EROSION.
- IT IS THE INTENT THAT THE HYDROSEED MIX BE APPLIED NO SOONER THAN JUST BEFORE THE FIRST RAIN IN OCTOBER AND NO LATER THAN JUST AFTER THE SECOND RAIN AFTER THE FIRST RAIN IN OCTOBER.
- ALL DISTURBED SLOPES TO BE HYDROSEEDED UNLESS OTHERWISE NOTED.

ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE G, LA MESA, CA 91942
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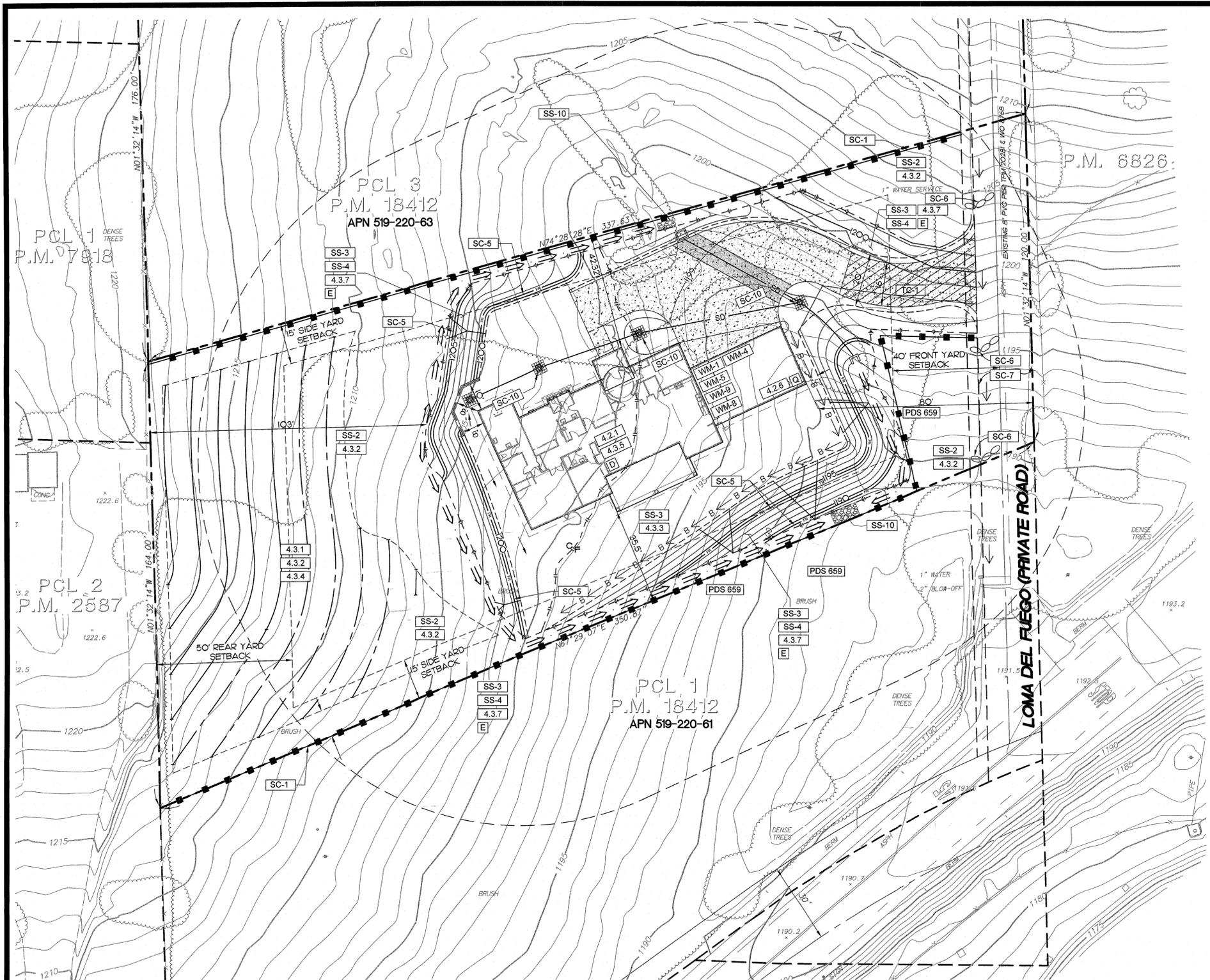


PLAN CHECK/PERMITS		PRIVATE CONTRACT	
BUILDING PERMIT	PDS2018-RESGRD-000147	COUNTY OF SAN DIEGO PLANNING AND DEVELOPMENT SERVICES	
PLAN CHECK NUMBER:		EROSION CONTROL NOTES/DETAILS FOR: LOMA DEL FUEGO/LYONS CREST 3228 LOMA DEL FUEGO, JAMUL, CA 91935	
PARCEL MAP NUMBER:	18412	SHEET: 4 OF 5	
ENGINEER OF WORK		APPROVED PLANNING AND DEVELOPMENT SERVICES	
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.		GRADING PERMIT NUMBER: PDS2018-RESGRD-000147	
NAME:	WILLIAM A. SNIPES	DATE:	12/12/19
RCE NO.:	50477	EXPIRES:	06-30-21

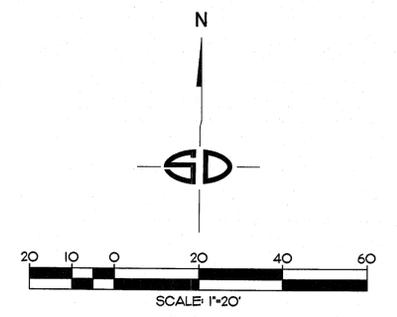
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MINOR GRADING PLAN

PDS-BUILDING DIVISION
JAN 19 2022
County of San Diego
Plan Check
PDS-BUILDING DIVISION
DEC 21 2021
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MAR 02 2022
County of San Diego
Plan Check



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EROSION CONTROL PLAN FOR: LOMA DEL FUEGO/LYONS CREST 3228 LOMA DEL FUEGO, JAMUL, CA 91935	
SHEET:	5 OF 5
APPROVED PLANNING AND DEVELOPMENT SERVICES	GRADING PERMIT NUMBER: PDS2018-RESGRD-000147

PDS-BUILDING DIVISION
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MINOR GRADING PLAN

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