

A. GRADING NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE APPROVED PLANS AND APPROVED REVISIONS. ANY CHANGES OR REVISIONS THEREFROM SHALL BE APPROVED BY THE CITY ENGINEER AND MITIGATION MONITOR PRIOR TO ANY REQUEST FOR INSPECTION.
- ALL GRADING SHALL BE INSPECTED AND TESTED BY OR UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER. THE SOILS ENGINEER SHALL INSPECT THE EXCAVATION, AND SHALL OBSERVE AND TEST THE PLACEMENT, AND COMPACTION OF FILL AND BACKFILL AND COMPACTION OF TRENCHES, SUBMIT GEOTECHNICAL OR SOILS REPORTS AS REQUIRED AND DETERMINE THE SUITABILITY OF ANY FILL MATERIAL UPON COMPLETION OF GRADING OPERATIONS. 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 AND EXCAVATIONS ARE ACCEPTABLE FOR THEIR INTENDED USE.
- 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.
- ALL AREAS TO BE FILLED SHALL BE PREPARED PRIOR TO FILLING, AND FILL SHALL BE PLACED IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE SOILS REPORT. ALL VEGETABLE 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 SUITABLE 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.
- 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 THE STANDARD DRAWINGS GRD-01 AND GRD-02. SLOPE SETBACKS AND GRADES SHALL CONFORM TO GRD-06.
- 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 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. ALL SUCH REPAIRS IN AREAS OF NATIVE VEGETATION SHALL BE REVIEWED AND APPROVED BY THE CITY'S MITIGATION MONITORING COORDINATOR PRIOR TO THE BEGINNING OF THE REPAIR WORK.
- ALL TREES, BRUSH, GRASS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE COLLECTED, PILED OR OTHERWISE DISPOSED OF OFF THE SITE BY THE CONTRACTOR SO AS TO LEAVE THE AREAS THAT HAVE BEEN CLEARED WITH A NEAT AND FINISHED APPEARANCE FREE FROM UNSIGHTLY DEBRIS. APPROVAL OF LOCATIONS FOR DEBRIS FILL SHALL BE OBTAINED FROM THE SOILS ENGINEER PRIOR TO THE DISPOSAL OF ANY SUCH MATERIAL.
- SUBDRAIN LOCATIONS SHOWN ARE APPROXIMATE AND ARE RECOMMENDED FOR ALL SIGNIFICANT FILL CANYONS. THE ACTUAL LOCATION AND EXTENT OF SUBDRAINS SHALL BE DETERMINED BY THE GEOTECHNICAL CONSULTANT AT THE TIME OF CONSTRUCTION.
- THE SOILS REPORT TITLED: (SOILS REPORT TITLE & DATE) FROM: (FIRM NAME) 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.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND SHOWN FOR GENERAL INFORMATION ONLY.
- 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 ANY AND ALL DAMAGE/IMPACTS TO THESE AREAS.
- 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.
- 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.

B. DIG ALERT NOTICE

IMPORTANT NOTICE
SECTION 42154217 OF THE GOVERNMENT CODE REQUIRES THAT A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. PER YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG.

C. FIRE NOTE

ALL FIRE HYDRANTS AND HARD SURFACES ACCESS MUST BE IN PLACE BEFORE COMBUSTIBLE MATERIALS ARE DELIVERED TO THE SITE.

"ENGINEER AS-BUILT CERTIFICATE"

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS (SHEET ----- THROUGH SHEETS -----) HAVE BEEN INSTALLED AND CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE SAID PLANS, ALL APPROPRIATE STANDARDS AND ANY DISCRETIONARY APPROVAL(S) FOR THE PROJECT.

SIGNED: _____ DATE: _____
PRINTED NAME: _____ P.E. No. _____
DISCIPLINE: _____ MY REGISTRATION EXPIRES: _____



REFERENCE DRAWINGS	REVISIONS	By	Date	App'd	REVISIONS	By	Date	App'd	REVISIONS	By	Date	App'd

ROUGH GRADING PLANS FOR: MU-1 RESIDENTIAL CITY OF CHULA VISTA, CALIFORNIA

D. GENERAL NOTES:

- STORM DRAINS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIZES, LOCATIONS, AND TYPE OF SEWER AND DRAINAGE FACILITIES, OR ANY SURFACE IMPROVEMENTS WITHIN FUTURE STREET RIGHTS-OF-WAY SHOWN ON THESE PLANS. SEPARATE APPROVALS AND PERMITS FOR THESE SHALL BE REQUIRED IN CONJUNCTION WITH IMPROVEMENT PLANS.
- WRITTEN PERMISSION SHALL BE OBTAINED FOR ANY OFF-SITE GRADING
- 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.
- THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE AND TIE-OUT ALL SURVEY MONUMENTS WITHIN THE WORK AREA PRIOR TO CONSTRUCTION, AND IF DESTROYED, A LAND SURVEYOR, OR A CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING SHALL REPLACE SUCH MONUMENTS WITH THE APPROPRIATE MONUMENTS, AND A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYOR'S ACT. THE DEVELOPER/CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL BENCHMARKS DESTROYED BY CONSTRUCTION.
- THE DEVELOPER/CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
- 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 REGULATIONS.
- ALL FLOWS SHOWN ARE FOR 50-YEAR STORM, EXCEPT AS NOTED.
- ALL SEDIMENTATION BASINS, OUTLET PIPES AND DITCHES ARE PRIVATE UNLESS OTHERWISE NOTED AND HAVE NOT BEEN REVIEWED FOR ADEQUACY BY THE CITY ENGINEERING DEPARTMENT.
- THE OWNER MUST OBTAIN AN EXCAVATION PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (D.O.S.H.) FOR CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE 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.
- GRADING EQUIPMENT SHALL NOT USE OR BLOCK TRAFFIC LANES DURING GRADING ACTIVITY, TRUCK OPERATIONS IN AND OUT OF CONSTRUCTION AND STAGING AREAS 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 THE WORKING DAY, STREETS SHALL BE CLEARED OF DIRT AND CONSTRUCTION DEBRIS TO THE SATISFACTION OF THE CITY INSPECTOR AND THE MITIGATION MONITOR.
- DUST GENERATED BY CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOCAL DUST CONTROL, ANY REQUIREMENTS OF ANY 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.

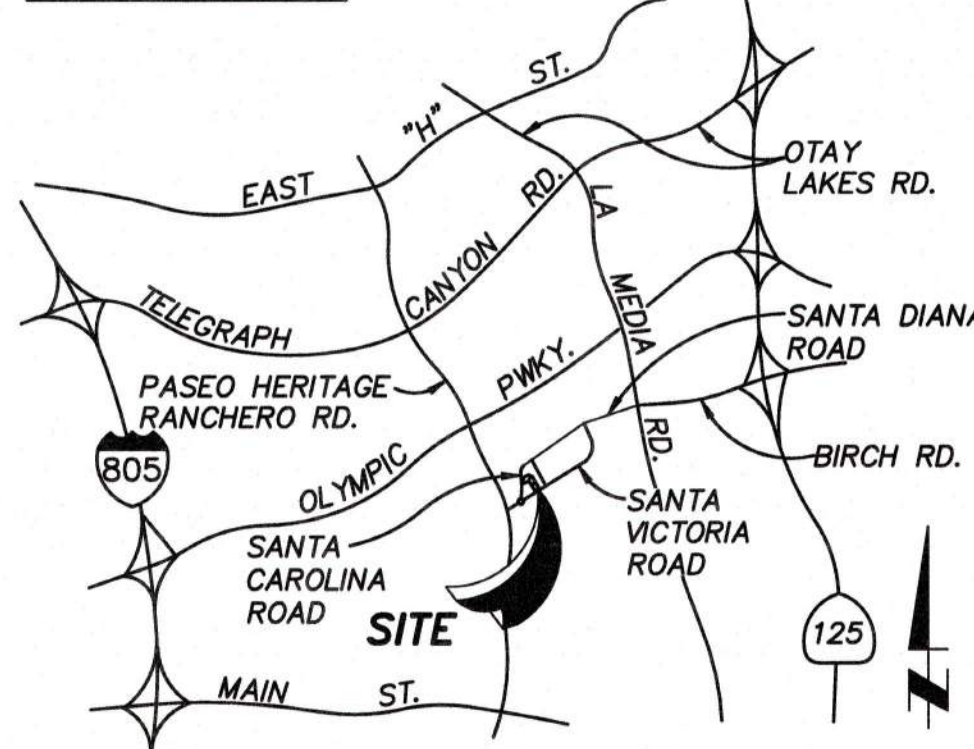
E. PRECONSTRUCTION CONFERENCE:

THE CONTRACTOR SHALL NOT BEGIN ANY WORK ON THIS PROJECT UNTIL A PRECONSTRUCTION CONFERENCE IS HELD WITH THE ENGINEER OF WORK, THE SOILS ENGINEER, DEVELOPER, CONTRACTOR, OTAY WATER DISTRICT INSPECTOR, AND CITY ENGINEER.

F. SHEET INDEX:

- SHEET 1: TITLE SHEET / NOTES
- SHEET 2-3: KEY MAP, NOTES, DETAILS & TYPICAL SECTIONS
- SHEET 4: ROUGH GRADING PLANS
- SHEET 5: EROSION CONTROL TITLE SHEET
- SHEET 6: EROSION CONTROL PLANS

G. VICINITY MAP:



VICINITY MAP
NOT TO SCALE
THOMAS GUIDE, 57TH EDITION
PG. 1331, GRID C-2

H. OWNER'S CERTIFICATE:

IT IS AGREED THAT 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 HAS IN AN AREA TO BE GRADED.
I, Rick Engineering provided the below comment. Please hold off on making this change, as these materials may not have been adopted by the City of Chula Vista City Council - to be confirmed.

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: _____
ADDRESS: _____
PHONE: _____
BY: _____ DATE: _____

I. APPLICANT'S NAME:

NAME: BALDWIN & SONS
ADDRESS: 610 W. ASH STREET, SUITE 1500, SAN DIEGO, CA. 92101
PHONE NUMBER: (619) 234-4050

J. SOILS ENGINEER'S CERTIFICATE:

I, SHAWN WEEDON, A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, DOING BUSINESS IN THE FIELD OF APPLIED SOIL MECHANICS, HEREBY VERIFY MY STUDY OF THE SOIL CONDITIONS PREVALENT WITHIN THIS SITE WAS MADE BY ME OR UNDER MY DIRECTION BETWEEN THE DATES OF AND _____ ONE COMPLETE COPY OF THE SOILS REPORT COMPILED FROM THIS STUDY, 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 TO THE RECOMMENDATIONS MADE IN THE SOILS REPORT MENTIONED ABOVE.

SIGNED: _____ DATE: _____
DISCIPLINE: _____ EXPIRATION DATE: _____

K. 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 4703 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 REVIEW ONLY AND DOES NOT RELIEVE ME AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR THE PROJECT DESIGN.

SB&O INC.
3990 RUFFIN ROAD, SUITE 120
SAN DIEGO, CA. 92123
(658) 580-1141

BY: AARON PARKER, P.E. 68547, EXP.: 9-30-23 DATE: _____

L. LEGAL DESCRIPTION

LOT 14 OF CHULA VISTA TRACT NO. 06-05, IN THE CITY OF CHULA VISTA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER MAP NO. 15350, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

M. ASSESSOR'S PARCEL NO.

644-311-02

N. CALIFORNIA COORDINATES:

VERTICAL DATUM: NAVD XX HORIZONTAL DATUM: CCS XX; ZONE XX

O. 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.

P. TOPOGRAPHICAL SOURCE:

Q. EARTHWORK QUANTITIES:

CUT: 1,750 C.Y. FILL: 1,750 C.Y.

IMPORT: _____ EXPORT: 0 C.Y.

AREA TO BE GRADED: _____

NOTE: GRADING QUANTITIES ARE ESTIMATED FOR BONDING PURPOSES ONLY AND ARE NOT TO BE USED FOR FINAL PAYMENT QUANTITIES



SB&O INC.
PLANNING ENGINEERING SURVEYING
3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
658-580-1141
658-580-8157 Fax

AARON PARKER DATE

Designed By: P.R.S., A.P., C.F. Drawn By: SB&O Checked By: P.R.S., A.P., C.F.
Plans Prepared Under Supervision Of: AARON PARKER Date: _____
R.C.E. No. 68547

PER COMMENT
MATRIX ITEM 11 -
DATES TO BE
CONFIRMED LATER

THERE IS NO
PROPOSED WALLS,
REMOVED FROM
LEGEND



R. 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:

- 2012 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREENBOOK") AND 2012 REGIONAL SUPPLEMENT AMENDMENTS (TO THE GREENBOOK).
- 2012 SAN DIEGO AREA REGIONAL STANDARD DRAWINGS.
- 2015 CITY OF CHULA VISTA STANDARD SPECIAL PROVISIONS (TO THE GREENBOOK).
- 2017 DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF CHULA VISTA.
- PORTION OF THE STATE STANDARD SPECIFICATIONS, STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, DATED JULY 2010 AND ALL SUBSEQUENT ADDITIONS AND REVISIONS.
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR WATER, RECYCLED WATER AND SEWER FACILITIES, LATEST EDITION.

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.

S. LEGEND:

- PROJECT BOUNDARY
- CURB AND GUTTER
- PROPERTY/RIGHT-OF-WAY LINE
- EASEMENT LINE
- DIRECTION OF DRAINAGE
- EARTHEN SWALE
- CUT SLOPE (2:1 U.N.O.)
- FILL SLOPE (2:1 U.N.O.)
- PROPOSED CONTOUR
- DAYLIGHT LINE

- BUILDING NUMBER
- SUBGRADE ELEVATION
- FINISHED FLOOR ELEVATION
- RETAINING WALL
- STORM DRAIN PIPE (SIZE PER PLAN)
- STORM DRAIN CLEANOUT
- CURB INLET

- TOP OF CURB ELEVATION
- FINISH SURFACE SPOT ELEVATION
- FINISH GRADE SPOT ELEVATION
- INVERT ELEVATION
- FLOWLINE ELEVATION
- TOP OF WALL ELEVATION

- WATER MAIN
- FIRE SERVICE MAIN
- FIRE HYDRANT
- SEWER MAIN (PRIVATE)
- SEWER MANHOLE (PRIVATE)

LEGEND - EXISTING

- EXISTING ELEVATION
- EXISTING PROPERTY LINE
- EXISTING CONTOUR
- EXISTING CURB AND GUTTER
- EXISTING GAS
- EXISTING ELECTRIC
- EXISTING SEWER
- EXISTING WATER
- EXISTING RSGV WITH THRUST BLOCK
- EXISTING B.O.
- EXISTING A.V.
- EXISTING FIRE HYDRANT
- EXISTING RECLAIMED WATER MAIN
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN PIPE
- EXISTING TYPE "A-4" CLEANOUT
- EXISTING TYPE "B-1" CURB INLET
- EXISTING CHAIN LINK FENCE
- EXISTING STREET LIGHT
- EXISTING SIDEWALK
- EXISTING SLOPE
- EXISTING RETAINING WALL

DWG. NO.

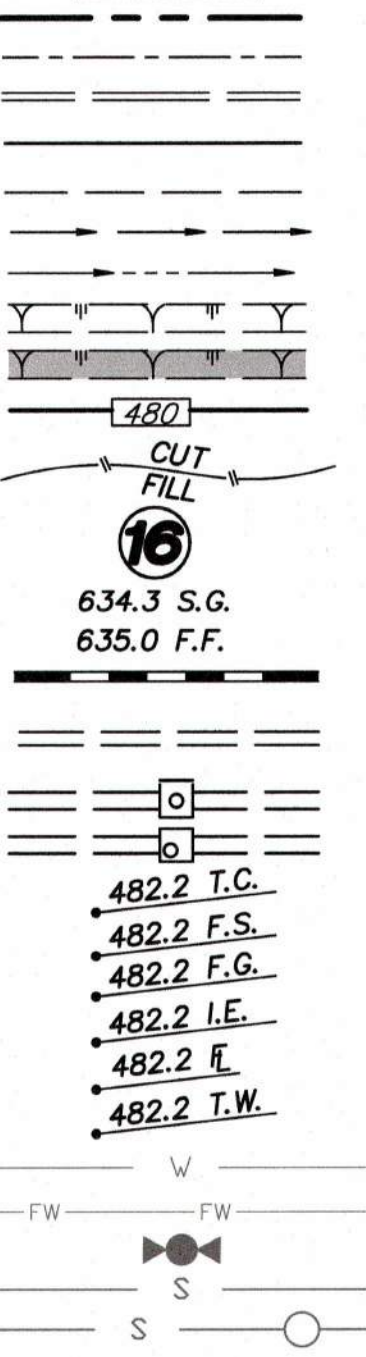
SEE PLAN VIEW

HDPE WATER TIGHT IB (PER AASHTO)

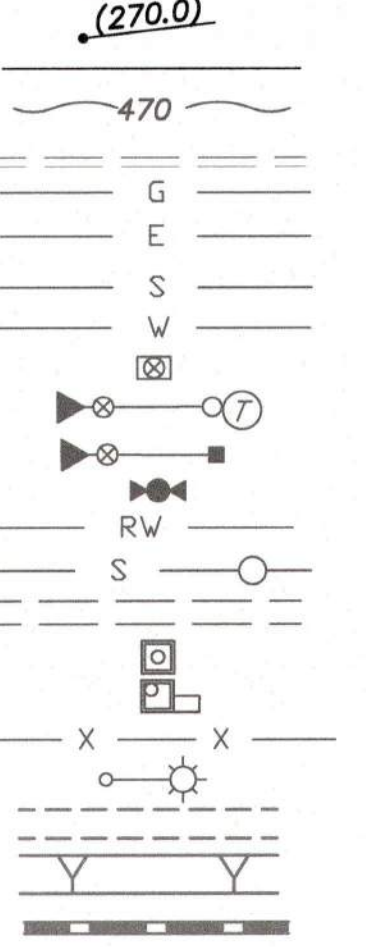
SDRS D-09, (A-4), (A-6)
SDRS D-02 (TYPE "B")

PER SEPARATE PLANS

SYMBOL



SYMBOL



0 1/2 1		TITLE SHEET/NOTES FOR MU-1 RESIDENTIAL	
DEVELOPMENT SERVICES DEPARTMENT		ACCELA NO.: XXXX	
Approved: _____		PROJECT NO.: 77222.20	
By: _____ Principal Civil Engineer		TOTAL SHEETS: 6	
Submitted: _____		XXXX - XXXX	
By: _____		NAD83 COORDINATES	
Planning: _____		XXXX - XXXX	
Landscape: _____		LAMBERT COORDINATES	
AS BUILT			
CONTRACTOR: _____		DRAWING NO. G001	
INSPECTOR: _____		XXXXX.XXX	
DATE COMPLETED: _____		G001	

THE CITY OF CHULA VISTA
AREA FOR CITY APPROVAL
PRELIMINARY
NOT FOR CONSTRUCTION

T. UTILITY NOTIFICATIONS:

1. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORD, TO THE BEST OF OUR KNOWLEDGE...

FOR ANY QUESTIONS REGARDING THE MARK OUT OF UNDERGROUND UTILITIES, THE CONTRACTOR SHOULD CONTACT THE RESPECTIVE UTILITY COMPANY:

- STREET LIGHT OR SIGNAL LIGHT CONDUIT / CITY OF CHULA VISTA (619) 397-6163
SEWER OR STORM DRAIN / CITY OF CHULA VISTA
VERIFICATION (619) 691-5024
NOTIFICATION (619) 397-6000
GAS & ELECTRIC SAN DIEGO GAS & ELECTRIC CO. (619) 230-7800
WATER OTAY WATER DISTRICT (619) 670-2222
SWEETWATER AUTHORITY (619) 420-1413
TELEPHONE PACIFIC BELL (619) 266-4683
TELEVISION COX CABLE OF SAN DIEGO / CHULA VISTA CABLE (619) 263-9251 / (619) 476-0177
ULTRONICS & WORLDWIDE SATELLITE (619) 422-0776

U. 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. ... WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY...

A COMPLETE AND ACCURATE NOTICE-OF-INTENT (NOI) WILL BE FILLED 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...

IN ADDITION, THE UNDERSIGNED AND SUBSEQUENT OWNER(S) OF ANY PORTION OF THE PROPERTY COVERED BY THIS GRADING PERMIT NO. ... SHALL COMPLY WITH SPECIAL PROVISIONS REGARDING THE REVOCATION OR CANCELLATION OF NPDES GENERAL PERMIT COVERAGE...

OWNER OF LAND: _____

SIGNATURE OF LAND OWNER, CORPORATE OFFICE, GENERAL PARTNER OR PROPRIETOR: _____

DATE: _____

TITLE: _____

PERMIT IDENTIFICATION NUMBER: _____

V. LANDSCAPE NOTES:

1. ALL SLOPES 3 FEET IN VERTICAL HEIGHT AND GREATER SHALL BE PLANTED AND IRRIGATED IN ACCORDANCE WITH LANDSCAPE IMPROVEMENT PLANS CONFORMING TO THE CITY OF CHULA VISTA LANDSCAPE MANUAL (MOST RECENT EDITION), GRADING ORDINANCE NO. 1797...

2. FINISH 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, AS DIRECTED BY THE CITY'S DIRECTOR OF DEVELOPMENT SERVICES.

3. 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.

CITY CONTACTS: SR LANDSCAPE INSPECTOR - DAVE DEFACCI, (619-409-5432) DDEFACCI@CHULAVISTACA.GOV
PARK MANAGER - ERIC GARWICK (619-587-0790) EGARWICK@CHULAVISTACA.GOV
OPEN SPACE MANAGER - SAM OLUJUNFE (619-397-6000) SOLUJUNFE@CHULAVISTACA.GOV
PUBLIC WORKS SUPERINTENDENT - KALANI CAMACHO (619-397-6113) KALANIC@CHULAVISTACA.GOV

4. FOR LANDSCAPE AND IRRIGATION PLANS, SEE BUILDING PERMIT NO. _____ OR CITY OF CHULA VISTA DRAWING NO. _____

W. RCP STORM DRAIN BEVELING NOTES:

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

X. HDPE & HP STORM DRAIN INSTALLATION NOTES:

- 1. REFERENCE MANUFACTURER INSTALLATION GUIDE AND SPECIFICATIONS FOR MAXIMUM JOINT DEFLECTION.
2. CURVILINER INSTALLATIONS SPECIFIED PER THIS PLAN ARE BASED ON CHAPTER 5 (INSTALLATION) OF THE ADS, INC. DRAINAGE HANDBOOK, AND ASSUME THE USE OF N-12 VIT IP AND/OR 'HP STORM' GASKETED WATER TIGHT COUPLERS FOR RADI LESS THAN THAT ACHIEVABLE WITH STANDARD JOINT DEFLECTION A SERIES OF PREFABRICATED BENDS SHALL BE UTILIZED.
3. ALL CONCRETE STRUCTURES USED WITH HDPE PIPE MUST BE WATERTIGHT.
4. TRENCH BACKFILL FOR HDPE N-12 PER SDRSD SP-02 WITH FILTER FABRIC FULLY SURROUNDING ROCK ZONE.
5. TRENCH BACKFILL FOR HP PER SDRSD SP-02 WITH ROCK TO PIPE CROWN AND FILTER FABRIC ROCK ZONE.

Y. SPECIAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES SHOWN HEREON AND BALANCING THE EARTHWORK ONSITE. 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 THE EARTHWORK SPECIFICATIONS.

2. 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 WORK BY CALLING THE ENGINEER AT (619) 685-4778.

3. THE PALEONTOLOGICAL MONITOR SHALL BE PRESENT DURING THE GRADING OF THE PLOCENE SAN DIEGO FORMATION (TSD) ON THE SITE. THE MONITOR SHALL BE COMPLETED TEMPORARY DIRECT, DIVERT, OR HALT GRADING TO ALLOW RECOVERY OF THE MONITORING POINT.

4. THE CONTRACTOR SHALL UNCOVER ALL UTILITIES THAT MAYBE 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.

5. ALL FILL AREAS, WHICH ARE FENCED, SHALL REMAIN FENCED. TEMPORARY AND/OR FINAL FENCING SHALL BE PROVIDED AS SHOWN ON THE PLANS.

6. ALL APPROVED GEOTEXTILE ENGINEERING FABRIC SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.

7. A 6" MINIMUM THICKNESS BEDDING BLANKET UNDERDRAIN BY A LAYER OF GEOTEXTILE (MIRAFI 700X OR EQUIVALENT) SHALL BE CONSTRUCTED BENEATH ALL RIP RAP. THE BEDDING BLANKET SHALL MEET THE FOLLOWING SPECIFICATIONS:

- a) FRACTION PASSING THE NO. 3/8 IN. STANDARD SIEVE SHALL BE 100% BY WEIGHT.
b) ANY SOURCE OF ON-SITE MATERIAL DEEMED SUITABLE BY THE SOILS ENGINEER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, MAINTAINING, RELOCATING, AND/OR REMOVAL OF EXISTING UTILITIES.
9. THE CONTRACTOR SHALL REPLACE ALL DESTROYED OR DAMAGED SURFACE IMPROVEMENTS WITH IMPROVEMENTS EQUAL OR SUPERIOR.
10. ALL CONTOURS AND ELEVATIONS SHOW HEREON REPRESENT FINISH GRADE. CONTRACTOR SHALL MAKE THE APPROPRIATE ALLOWANCES FOR PAVEMENT SUBGRADE, PAD UNDERCUT, AND UTILITY TRENCHING.
11. 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 WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS AND THE CITY OF CHULA VISTA.

Z. EROSION CONTROL NOTES: (MOVE TO EROSION CONTROL SHEET)

1. THE EROSION CONTROL CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND MODIFICATION OF THE EROSION CONTROL DEVICES DURING THE RAINY SEASON. THE CONTRACTOR, PERMITTEE OR OWNER SHALL BE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF THE EROSION CONTROL DEVICES DURING THE RAINY SEASON. IN THE EVENT OF FAILURE OR REFUSAL TO PROPERLY MAINTAIN SAID DEVICES, 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 CONTROL DEVICES, 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 DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40 PERCENT. 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 DEMAED NECESSARY BY THE CITY ENGINEER AND MITIGATION MONITOR.

5. 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 OR DESIGNEE, PRIOR TO INSTALLATION. SPRINKLER SYSTEMS ARE REQUIRED ON ALL SLOPES THREE FEET IN VERTICAL HEIGHT OR GREATER.

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

7. SILT BASINS, TRAPS, OR SANDBAGS 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.

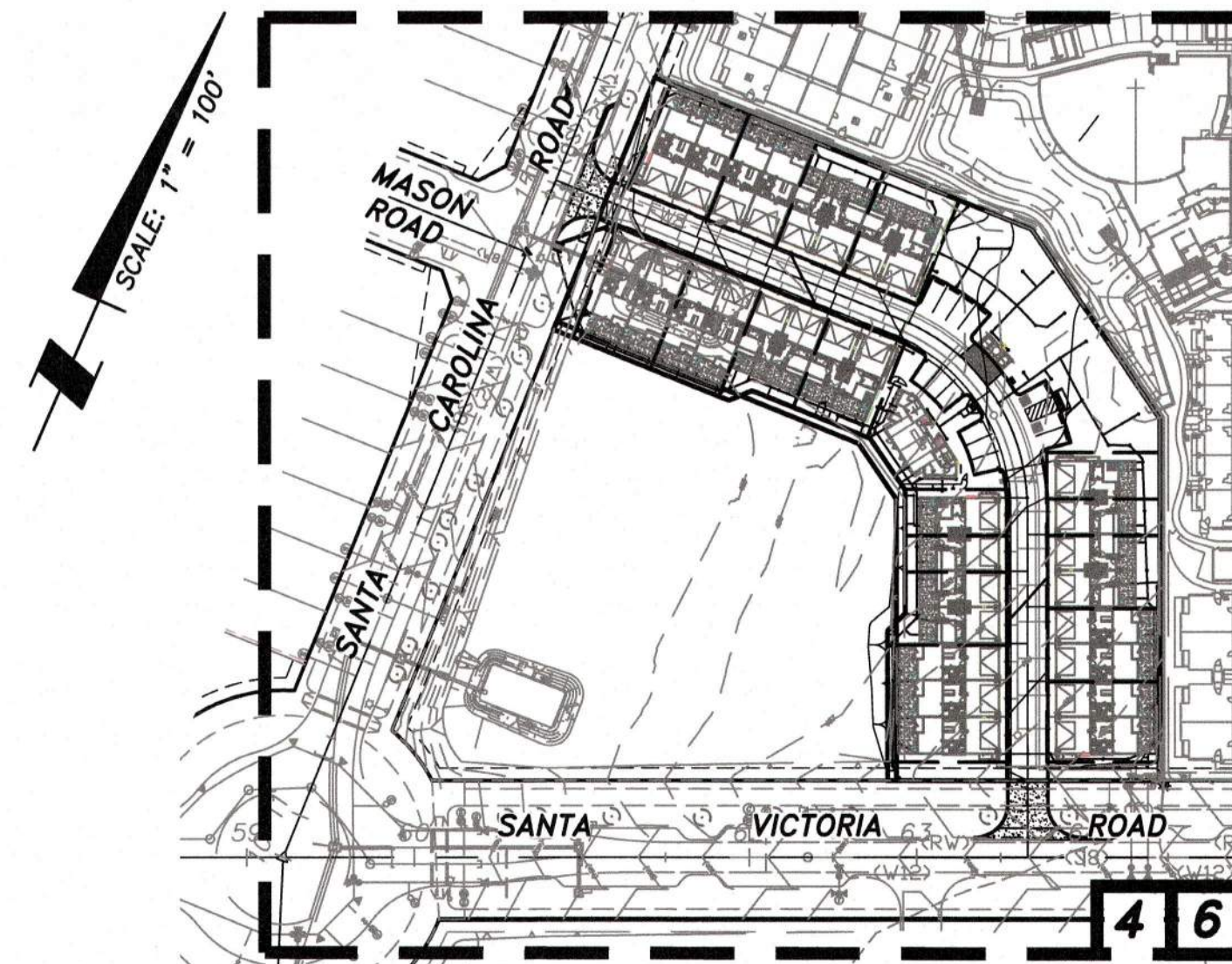
11. HYDROSEED NOTES (APPLICABLE ONLY IF THERE WILL BE SLOPES THREE FEET IN VERTICAL HEIGHT OR GREATER)

- A. ALL SLOPES 3 FEET IN VERTICAL HEIGHT OR GREATER AND PADS STEEPER THAN 2% SHALL BE HYDROSEEDDED WITH THE FOLLOWING IRRIGATED SEED MIX, MULCH AND BINDING AGENT: (CONSULTANT TO INSERT THE PROPOSED SEED MIX HERE)
B. IRRIGATION METHODS ARE REQUIRED FOR ALL AREAS HYDROSEEDDED BETWEEN MARCH 1ST AND NOVEMBER 1ST AS NEEDED. IMMEDIATELY FOLLOWING HYDROSEED APPLICATION, AND FOR A PERIOD OF TIME OF NO 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 THE 90 DAYS WHEN DEEMED NECESSARY BY THE CITY OF CHULA VISTA PUBLIC WORKS OPERATIONS, OPEN SPACE SECTION.
C. IRRIGATION SYSTEMS ARE NOT REQUIRED FOR AREAS HYDROSEEDDED ON (OR WITHIN ONE WEEK OF) NOVEMBER 1ST; HOWEVER, TEMPORARY WATERING (BY HAND OR TRUCK) IS REQUIRED UNTIL PLANTING IS ESTABLISHED IF RAINFALL IS NOT PRESENT.

AA. MITIGATION MONITORING AND REPORTING PROGRAM NOTES:

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

BB. SHEET MAP: 1" = 100'



KEY MAP LEGEND

- SHEET LIMITS
SHEET NUMBER



SB&O INC.
PLANNING ENGINEERING SURVEYING
3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
858-560-1141
858-560-8157 Fax

LIST OF ABBREVIATIONS

Table with columns: EXIST., R/W, TYP., F.G., T.C., F.F., S.G., AC., E., F.L., MIN., P.P., E.P., DIA., E.O.E., B.W., H.P., F.S., C.B., C.O., D.G., P.C.C., STA., DWG., MAX., ELEV., O.C., SIM., ST. LT., PVT., DWY., PKWY., S.D.C.O., GTR., MOD., S.C.O., U.N.O., T.W., S.M.H., G.F., C.Y., D.U., PVT., BOTTOM OF WALL, HIGH POINT, FINISHED SURFACE, CATCH BASIN, CLEANOUT, DECOMPOSED GRANITE, PORTLAND CEMENT, CONCRETE STATION, DRAWING, MAXIMUM ELEVATION, ON CENTER, SIMILAR, STREET LIGHT, PRIVATE DRIVEWAY, PARKWAY, STORM DRAIN, CLEANOUT, GUTTER, MODIFIED SEWER CLEANOUT, UNLESS NOTED OTHERWISE, OTHER ELEVATION, DRIVEWAY, NOT A PART, BOTTOM

DEVELOPMENT SERVICES DEPARTMENT
THE CITY OF CHULA VISTA
KEY MAP/NOTES/DETAIL & TYPICAL SECTIONS SHEET FOR MU-1 RESIDENTIAL
AS BUILT
CONTRACTOR: _____ DATE COMPLETED: _____
INSPECTOR: _____

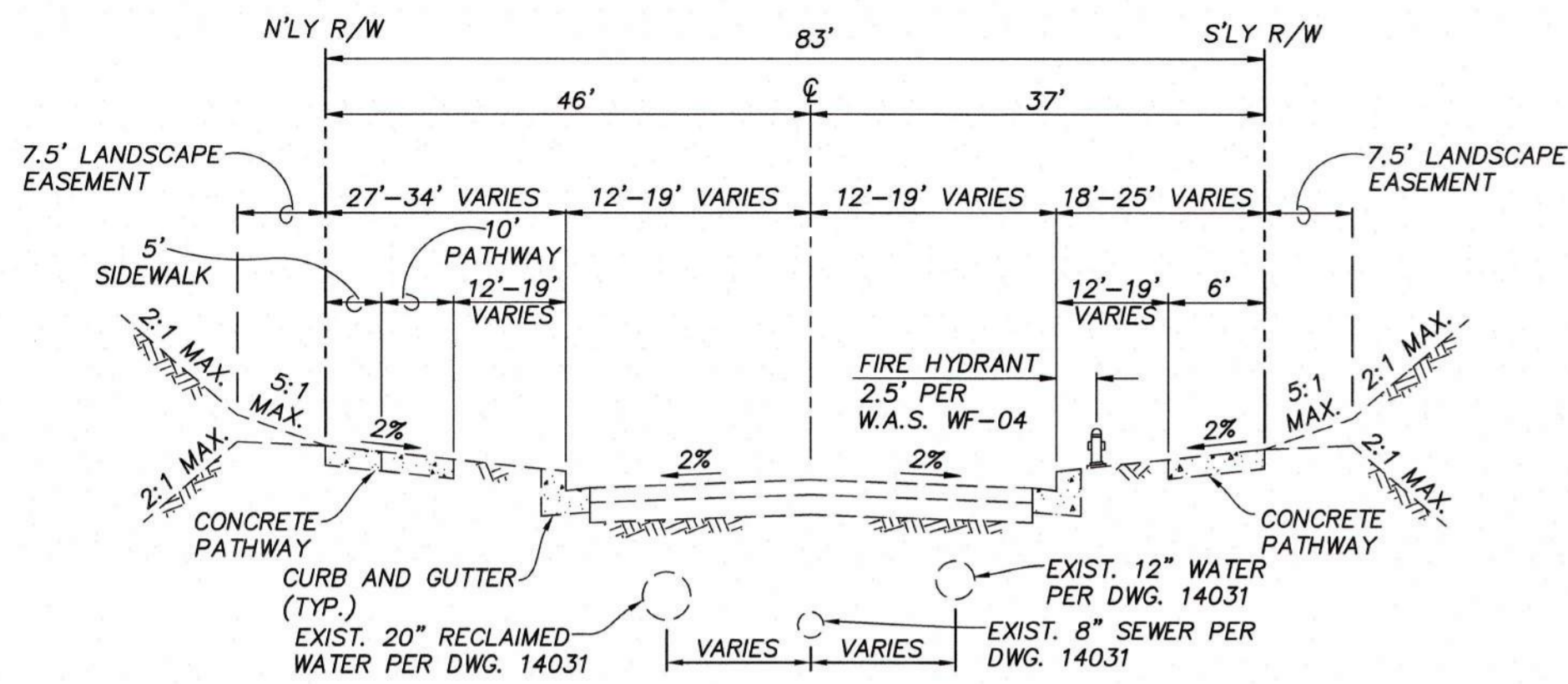
AS-BUILT
SIGNATURE: _____ DATE: _____
AARON PARKER P.E. No.: 68547
MY REGISTRATION EXPIRES: 9-30-23 DISCIPLINE: CIVIL

Table with columns: REFERENCE DRAWINGS, REVISIONS, By, Date, App'd, REVISIONS, By, Date, App'd, REVISIONS, By, Date, App'd, Designed By, Drawn By, Checked By, Plans Prepared Under Supervision Of, Date, R.C.E. No.

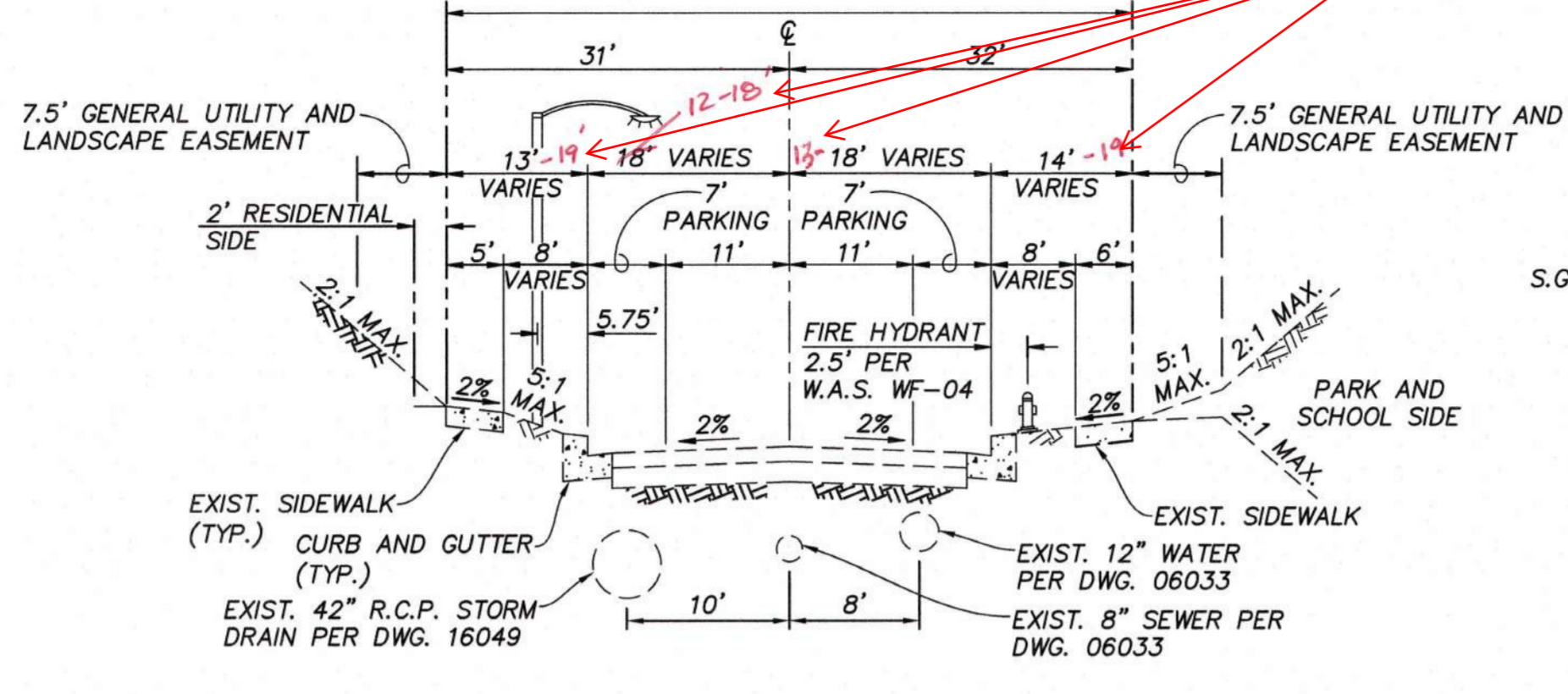
Plotted: 01/19/2023 8:01 AM D:\17222 8\01 AM D:\17222 8\MU-1 RESIDENTIAL\03 DWG\8977222R301-R303.DWG - mgmian

MU-1 RESIDENTIAL

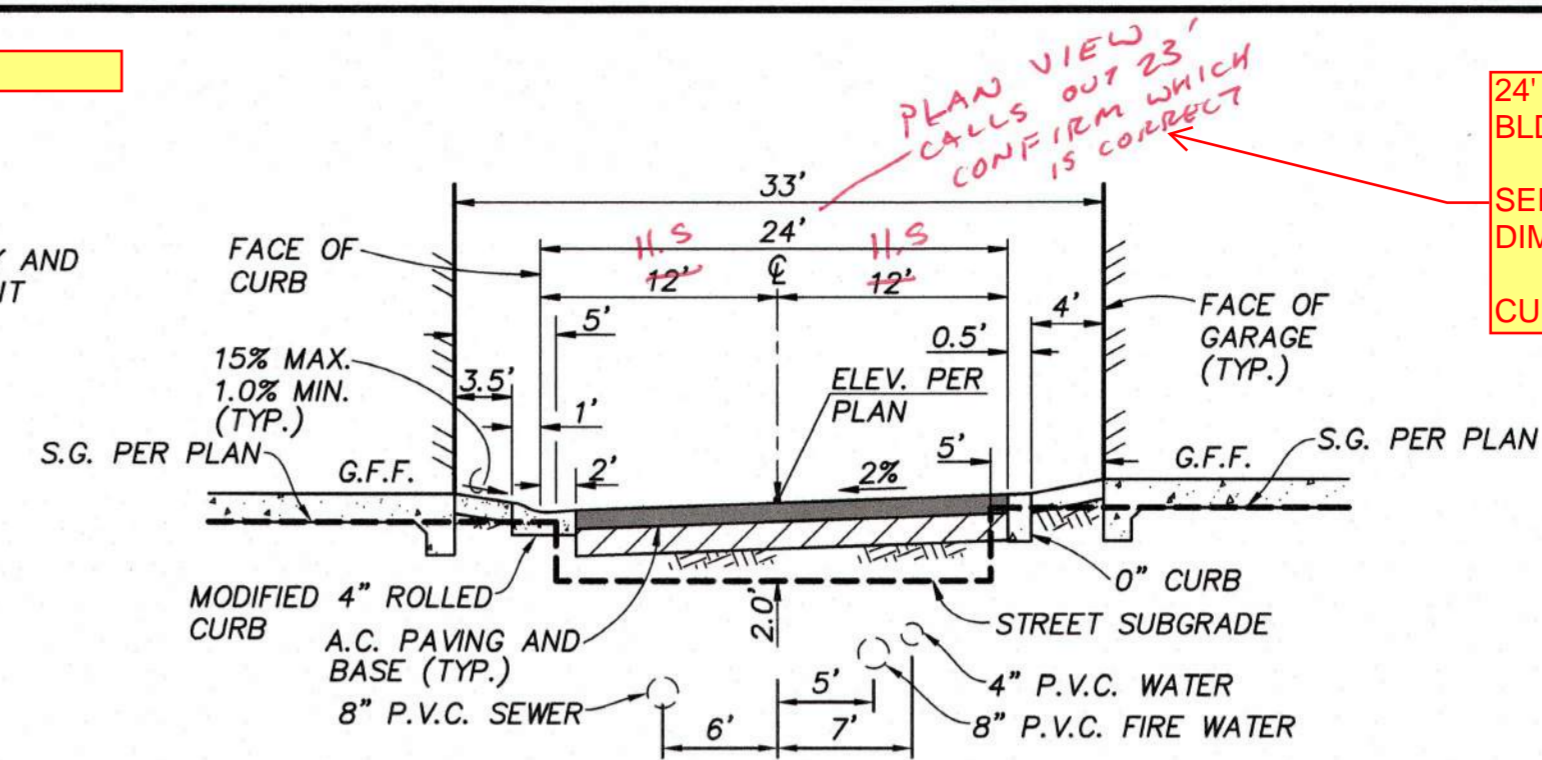
CY REVISIONS: 2022/01/24



TYPICAL SECTION - EXIST. SANTA VICTORIA ROAD
NOT TO SCALE

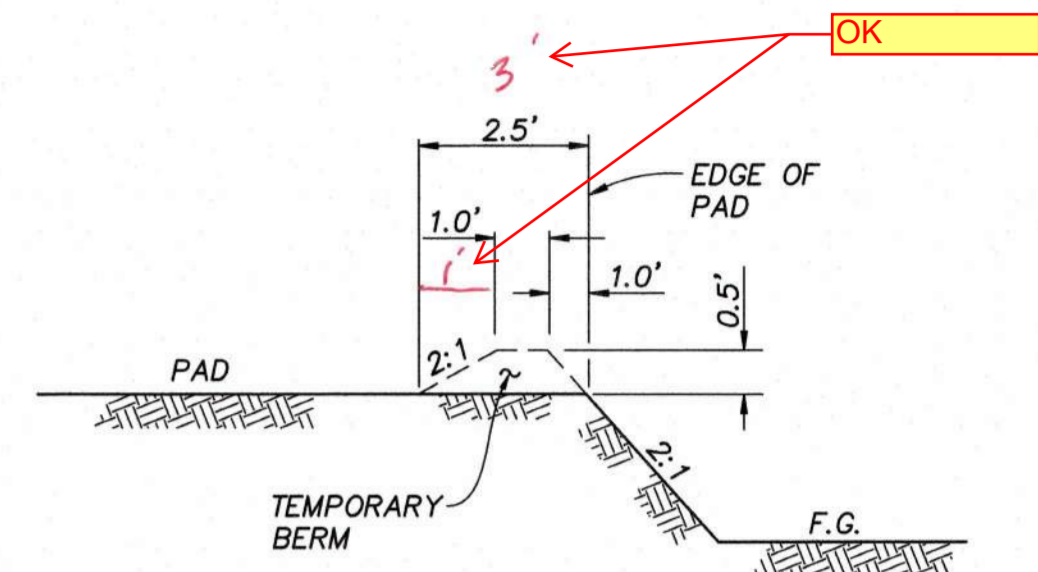


TYPICAL SECTION - EXIST. SANTA CAROLINA ROAD
NOT TO SCALE



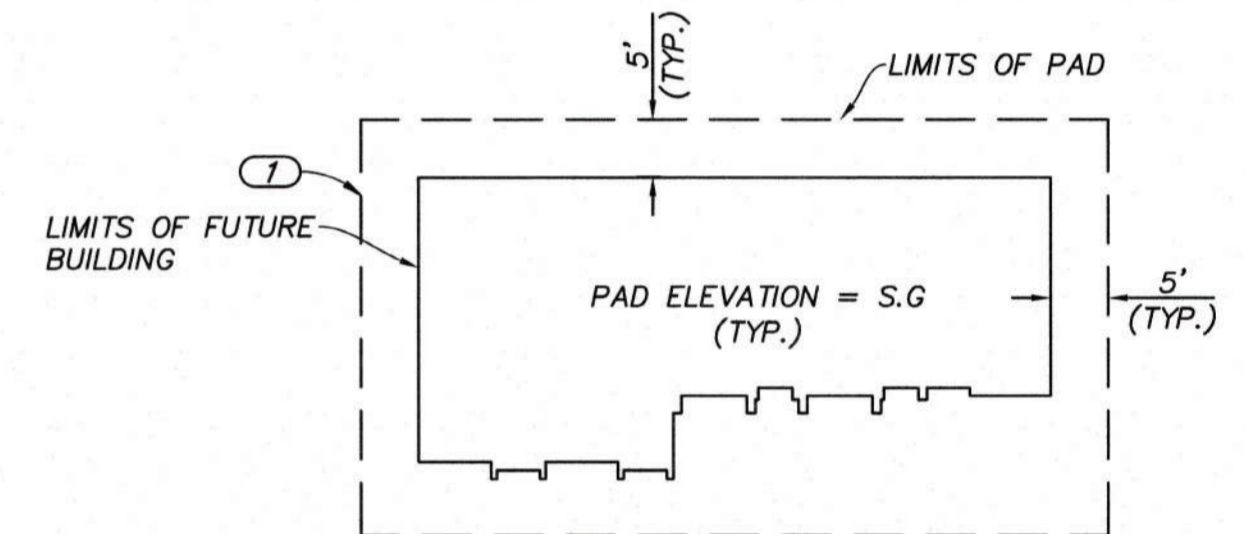
NOTE:
FOR PROPOSED ONSITE PRIVATE IMPROVEMENTS SEE DWG. NO. _____

TYPICAL SECTION - PRIVATE DRIVE
NOT TO SCALE



A SECTION ~ TEMPORARY BERM
NOT TO SCALE

MIRROR SECTION (LOOKING ←)
SECTION TO BE MIRRORED - THANK YOU



NOTES
① TEMPORARY VERTICAL CUT 3' MAX. (UNLESS OTHERWISE NOTED). CONTRACTOR TO PERFORM ALL GRADING EXCAVATION PER OSHA REQUIREMENTS.

B SECTION ~ PAD ROUGH GRADE
NOT TO SCALE

P:\119\2023\8-01 AM D:\17222\MU-1 RESIDENTIAL\03 DWG\RG17222\RG01-RC03.DWG - mquarin

AS-BUILT

SIGNATURE: _____ DATE: _____
AARON PARKER P.E. No.: 68547
PRINTED NAME
MY REGISTRATION EXPIRES: 9-30-23 DISCIPLINE: CIVIL



SB&O INC.
PLANNING ENGINEERING SURVEYING
3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
858-560-1141
858-560-8157 Fax

AARON PARKER DATE _____
Designed By: P.R.S., A.P., C.F. SB&O Checked By: P.R.S., A.P., C.F.
Plans Prepared Under Supervision Of: AARON PARKER Date: _____ R.C.E. No. 68547

REFERENCE DRAWINGS	REVISIONS	By	Date	App'd	REVISIONS	By	Date	App'd

THE CITY OF CHULA VISTA AREA FOR CITY APPROVAL PRELIMINARY NOT FOR CONSTRUCTION	KEY MAP/NOTES/DETAIL & TYPICAL SECTIONS SHEET FOR MU-1 RESIDENTIAL	ACCELA NO.: XXXX PROJECT NO.: 77222-20 TOTAL SHEETS: 6 XXXX - XXXX NAD83 COORDINATES XXXX - XXXX LAMBERT COORDINATES
	DEVELOPMENT SERVICES DEPARTMENT	Approved: _____ By: _____ Principal Civil Engineer
	Submitted: _____ By: _____	Planning: _____ Landscape: _____
	AS BUILT	CONTRACTOR: _____ INSPECTOR: _____ DATE COMPLETED: _____

MU-1 RESIDENTIAL

CITY REVISION: 2022/04/24

CONSTRUCTION NOTES

DESCRIPTION

PER PLANNED COMMUNITY DISTRICT REGULATIONS OTAY RANCH VILLAGE II: MIXED USE SITE ZONING, BUILDING SETBACKS ARE APPROVED PER DESIGN REVIEW
https://gisweb.chulavistaca.gov/GISDocs/Docs/eZoningV2_PC_District_Regulations.pdf

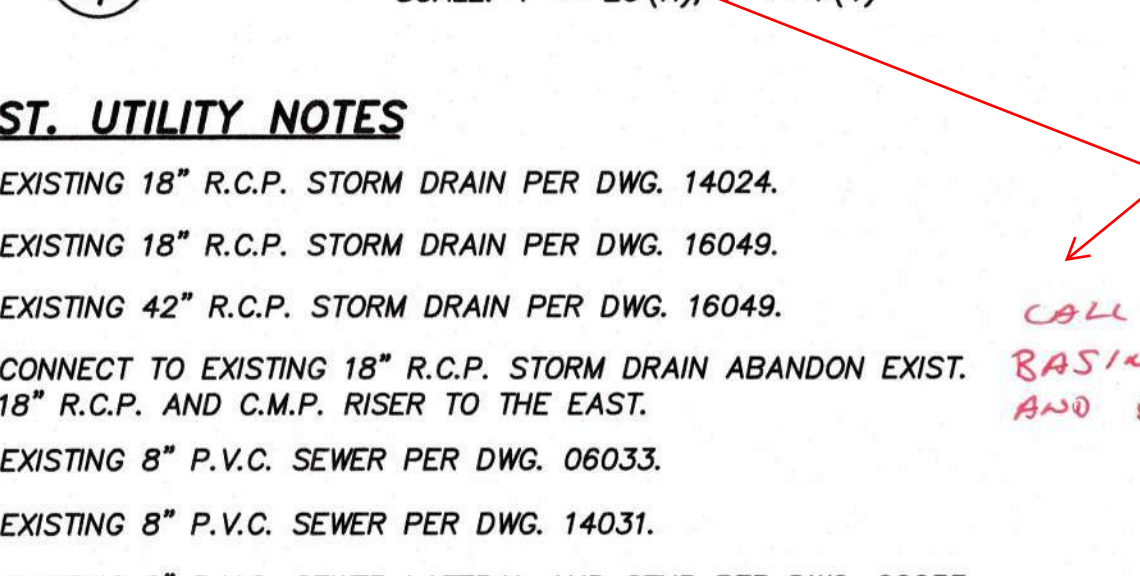
E. PROPERTY DEVELOPMENT STANDARDS

The property development standards that shall apply to all land and buildings permitted in the Village Core Districts shall be those indicated on an approved Design Review application pursuant to Section 19.14.420 et. seq. CVMC (Site Plan and Architectural Approval Purpose - Prerequisite for Certain Uses).

STORM DRAIN DATA TABLE

ID	A/BEARING	RADIUS	LENGTH	DESCRIPTION
1	N46°53'03"E		30.65'	18" R.C.P. (PVT.)

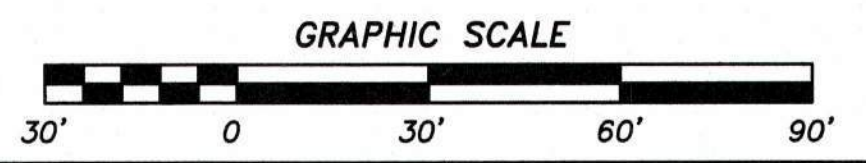
(B) PROFILE - STORM DRAIN LINE "A" (PVT.)
 SCALE: 1" = 20'(H), 1" = 4'(V)



EXIST. UTILITY NOTES

- EXISTING 18" R.C.P. STORM DRAIN PER DWG. 14024.
- EXISTING 18" R.C.P. STORM DRAIN PER DWG. 16049.
- EXISTING 42" R.C.P. STORM DRAIN PER DWG. 16049.
- CONNECT TO EXISTING 18" R.C.P. STORM DRAIN ABANDON EXIST. 18" R.C.P. AND C.M.P. RISER TO THE EAST.
- EXISTING 8" P.V.C. SEWER PER DWG. 06033.
- EXISTING 8" P.V.C. SEWER PER DWG. 14031.
- EXISTING 8" P.V.C. SEWER LATERAL AND STUB PER DWG. 06033.
- EXISTING 6" P.V.C. WATER LATERAL PER DWG. 14031.
- EXISTING 8" P.V.C. WATER LATERAL PER DWG. 14031.
- EXISTING 8" P.V.C. WATER LATERAL PER DWG. 06033.
- EXISTING 12" P.V.C. WATER PER DWG. 06033.
- EXISTING 12" P.V.C. WATER PER DWG. 14031.
- EXISTING 20" P.V.C. RECLAIMED WATER PER DWG. 14031.
- EXISTING 20" P.V.C. RECLAIMED WATER PER DWG. 06033.

CALL-OUT EXIST. RASIN, RISER AND PIPE TO BE REMOVED



ROUGH GRADING PLANS FOR MU-1 RESIDENTIAL

DEVELOPMENT SERVICES DEPARTMENT

Approved: _____
 By: _____
 Submitted: _____
 By: _____
 Planning: _____
 Landscape: _____

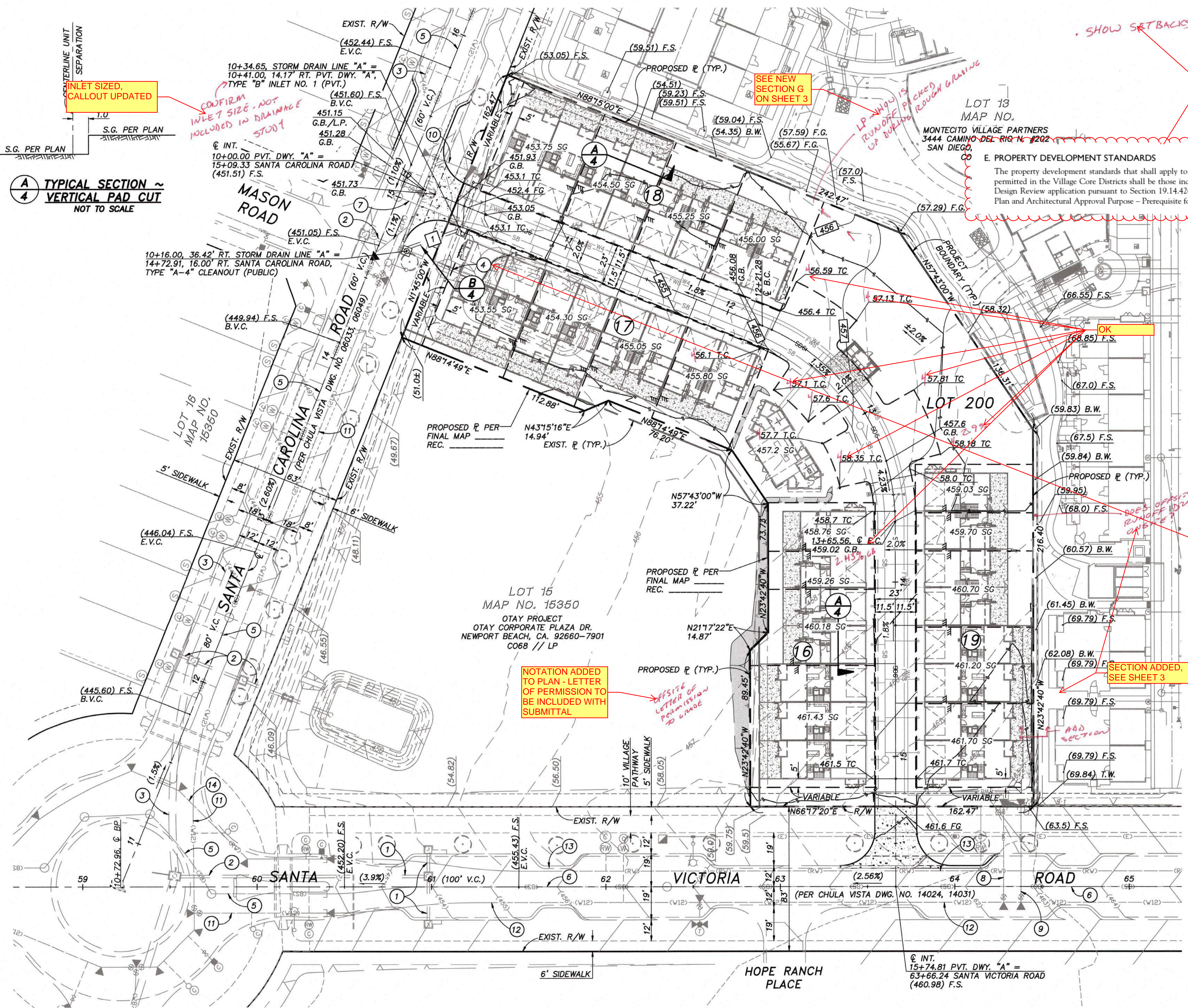
ACCELA NO.: XXXX
PROJECT NO.: 77222.20
TOTAL SHEETS: 6
XXXX - XXXX
NAD83 COORDINATES
XXXX - XXXX
LAMBERT COORDINATES

THE CITY OF CHULA VISTA
 AREA FOR CITY APPROVAL
PRELIMINARY
 NOT FOR CONSTRUCTION

CONTRACTOR: _____
 INSPECTOR: _____
 DATE COMPLETED: _____

AS BUILT

DRAWING NO. G004



(A) TYPICAL SECTION ~ VERTICAL PAD CUT
 NOT TO SCALE



NOTE:
 FOR PROPOSED PUBLIC IMPROVEMENTS SEE DWG. NO. _____

NOTE:
 FOR PROPOSED ONSITE PRIVATE IMPROVEMENTS SEE DWG. NO. _____



SB&O INC.
 PLANNING ENGINEERING SURVEYING
 3990 Ruffin Road, Suite 120
 San Diego, Ca. 92123
 858-560-1141 858-560-8157
 Fax

AS-BUILT

SIGNATURE: _____ DATE: _____
 AARON PARKER P.E. No.: 68547
 PRINTED NAME
 MY REGISTRATION EXPIRES: 9-30-23 DISCIPLINE: CIVIL



Plotted: 4/18/2023 8:21 AM S:\77222.MU-1 RESIDENTIAL\103.DWG\RGPT722RG04.DWG - mpjarian

REFERENCE DRAWINGS	REVISIONS	By	Date	App'd	REVISIONS	By	Date	App'd	REVISIONS	By	Date	App'd

AARON PARKER DATE _____

Designed By: _____ Drawn By: _____ Checked By: _____
 P.R.S., A.P., C.F. SB&O P.R.S., A.P., C.F.

Plans Prepared Under Supervision Of: _____ Date: _____
 AARON PARKER R.C.E. No. 68547

EROSION CONTROL NOTES

- PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, TEMPORARY EROSION CONTROL SHALL BE PERFORMED AND INSTALLED BY THE CONTRACTOR AS INDICATED BELOW.
- THE EROSION CONTROL CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND MODIFICATION OF THE EROSION CONTROL DEVICES DURING THE RAINY SEASON. THE CONTRACTOR, PERMITTEE OR OWNER SHALL BE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF THE EROSION CONTROL DEVICES DURING THE RAINY SEASON. IN THE EVENT OF FAILURE OR REFUSAL TO PROPERLY MAINTAIN SAID DEVICES, 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.
 - SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER AND MITIGATION MONITOR.
 - 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.
 - ALL REMOVABLE PROTECTION BEST MANAGEMENT PRACTICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40 PERCENT. 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.
 - 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 OR DESIGNEE PRIOR TO INSTALLATION. SPRINKLER SYSTEMS ARE REQUIRED ON ALL SLOPES THREE FEET IN VERTICAL HEIGHT OR GREATER. FIVE FEET IN HEIGHT.
 - A 12 INCH HIGH BY 3 FEET WIDE BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS. CONCENTRATED WATER SHALL NOT BE CARRIED CLOSER THAN 10 FEET FROM THE TOP OF SLOPES.
 - SILT BASINS, TRAPS, OR SANDBAGS SHALL BE PROVIDED AT EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
 - 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 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.
 - THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREETS DUE TO CONSTRUCTION ACTIVITY.
 - THE CONTRACTOR SHALL CHECK AND MAINTAIN LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
 - 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'
 - 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.
 - DEVICES SHOWN ON THESE PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE PUBLIC WORKS INSPECTOR AND MITIGATION MONITOR.
 - THE CONTRACTOR SHALL RESTORE ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER AND MITIGATION MONITOR AFTER EACH RAINFALL WHICH PRODUCES RUNOFF.
 - THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE CITY ENGINEER OR MITIGATION MONITOR DUE TO INCOMPLETE GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCE WHICH MAY ARISE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
 - ALL EROSION CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREIN.
 - GRADED AREA AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY.
 - IN CASE EMERGENCY WORK IS REQUIRED, CONTACT RICH NORTON AT 949-278-9212.
 - 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 BAGS, 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.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STATEMENT

DEVELOPMENT 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 CONSTRUCTION AND STRUCTURAL AND NON-STRUCTURAL POLLUTION PREVENTION 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 WASTE DISCHARGE IDENTIFICATION NUMBER (WDID) 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. PG-972 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 THERETO AND REISSUANCES THEREOF.

OWNER OF LAND _____

SIGNATURE OF LAND OWNER, CORPORATE OFFICE, GENERAL PARTNER, OR PROPRIETOR _____ DATE _____

PRINTED NAME OF ABOVE PERSON _____

TITLE _____

PERMIT IDENTIFICATION NUMBER _____

AS-BUILT

SIGNATURE _____ DATE _____

AARON PARKER P.E. No. 68547

PRINTED NAME _____

MY REGISTRATION EXPIRES: 9-30-23 DISCIPLINE: CIVIL



LEGEND

DESCRIPTION	C.A.S.Q.A. STANDARD	SYMBOL
EARTH SWALE		→ → → →
DIRECTION OF DRAINAGE		→ → → →
STABILIZED SLOPES WITH SOIL BINDER	EC-5	+
STABILIZED CONSTRUCTION ENTRY	TC-1	▣
SILT FENCE	SE-1	X
GRAVEL BAGS (SINGLE ROW)		▣
INLET PROTECTION	SE-10	⊙
WIND EROSION	WE-1	—
FIBER ROLL	SE-5	—
STORM DRAIN		—
STORM DRAIN CLEANOUT		—
AREA DRAIN		—
CONCRETE WASHOUT	WM-8	CW
MATERIAL STORAGE AREA	WM-1	MS
SANITARY FACILITIES	WM-9	TF
WASTE STORAGE AREA	WM-5	T
SOIL STOCKPILE	WM-3	SS
LANDSCAPE STOCKPILE	WM-3	LS
EROSION CONTROL STOCKPILE	WM-1	EC
MATERIAL STOCKPILE	WM-1	MS
FUELING AREA	WS-9	FA
VEHICLE MAINTENANCE	NS-10	VM
VEHICLE PARKING		VP
EQUIPMENT STORAGE		ES
HAZARDOUS MATERIAL STORAGE	WM-6	HM
CLEANUP MATERIALS		CM
CONSTRUCTION TRAILER		⊠

*CONTRACTOR IS TO UPDATE S.W.P.P. WALL MAP (THIS EXHIBIT) TO REFLECT ACTUAL B.M.P. LOCATIONS.

NOTICE

EFFECTIVE SOIL COVER MUST BE EMPLOYED FOR INACTIVE AREAS WHICH INCLUDES ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED PADS. INACTIVE AREAS OF CONSTRUCTION ARE AREAS THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE RE-DISTURBED FOR AT LEAST 14 DAYS.

EROSION CONTROL FOR INACTIVE AREAS OF CONSTRUCTION

CONTRACTOR SHALL PROVIDE SOIL STABILIZATION 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.

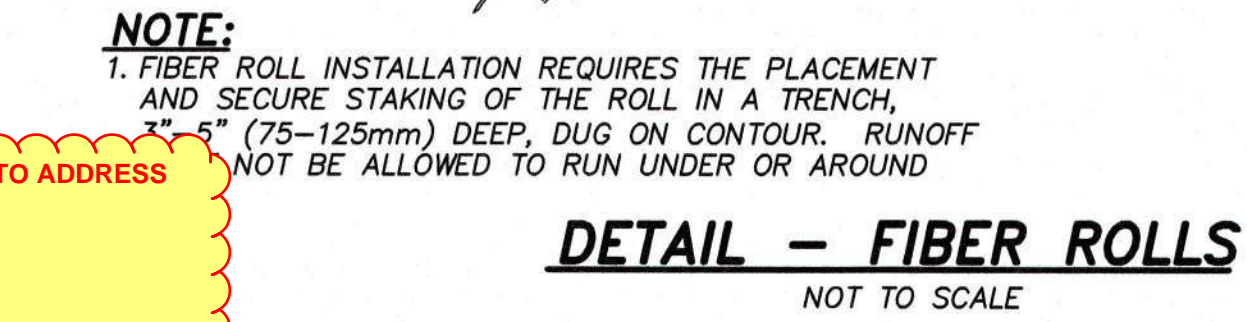
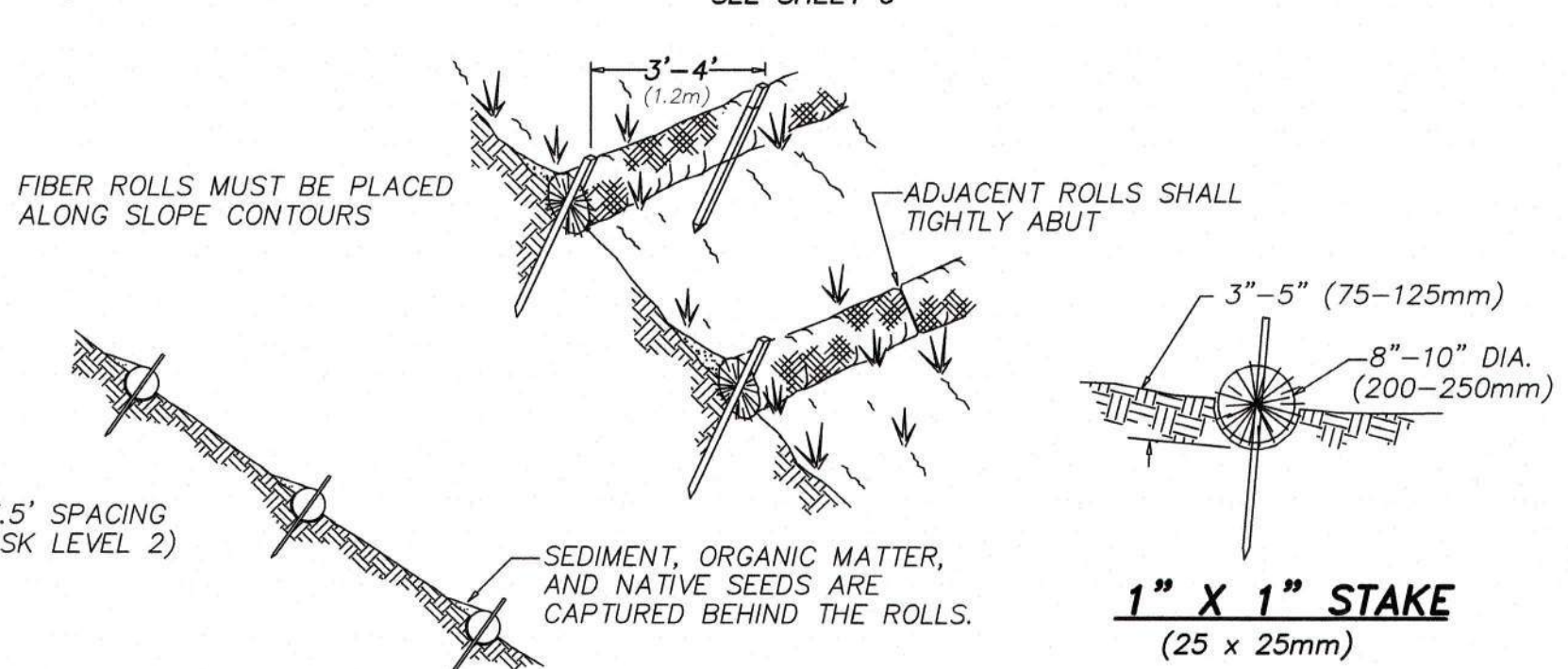
SOME OF THE SOIL STABILIZATION BMPs THAT CAN BE UTILIZED, AND CAN BE USED IN CONJUNCTION WITH EACH OTHER, OR USED WITH OTHER SOIL STABILIZATION AND SEDIMENT CONTROL BMPs TO REDUCE EROSION AND SEDIMENT AND POLLUTION TRANSPORT ARE:

- PRESERVATION OF EXIST. VEGETATION (EC-2)
- HYDRAULIC MULCH (EC-3)
- HYDROSEEDING (EC-4)
- SOIL BINDERS (EC-5)
- STRAW MULCH (EC-6)
- GEOTEXTILES AND MATS (EC-7)
- WOOD MULCH (EC-8)
- COMPOST BLANKETS (EC-14)

LANDSCAPE NOTES

- ALL SLOPES 3 FEET IN VERTICAL HEIGHT AND GREATER SHALL BE PLANTED AND IRRIGATED IN ACCORDANCE WITH LANDSCAPE IMPROVEMENT PLANS CONFORMING TO THE CITY OF CHULA VISTA LANDSCAPE MANUAL (MOST RECENT EDITION), GRADING ORDINANCE 1797, THE WATER CONSERVATION ORDINANCE, AND THE SAN DIEGO COUNTY HANDBOOK FOR PUBLIC WORKS CONSTRUCTION. WHENEVER SPECIAL REQUIREMENTS CONFLICT ON ANY MATTER, THE DIRECTOR OF DEVELOPMENT SERVICES OR DESIGNEE SHALL DETERMINE WHICH SPECIAL CONDITION OR CODE SHALL GOVERN. PLANS SHALL BE APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OR DESIGNEE PRIOR TO ISSUANCE OF APPLICABLE CONSTRUCTION AND BUILDING PERMITS.
- FINISH 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 DEVELOPMENT SERVICES.
- 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 FOLLOWING TWO (2) WORKING DAYS IN ADVANCE OF ANY WORK. CITY LANDSCAPING COORDINATION CONTACTS: PUBLIC RIGHT-OF-WAY AND OPEN SPACE - DAVE DEFACCI, SENIOR LANDSCAPE INSPECTOR, (619) 409-5432; PARKS - HUGO MARTINEZ, PARKS SUPERVISOR, (619) 397-6145.
- 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 OR DESIGNEE, PRIOR TO INSTALLATION. SPRINKLER SYSTEMS ARE REQUIRED ON ALL SLOPES THREE FEET IN VERTICAL HEIGHT OR GREATER.

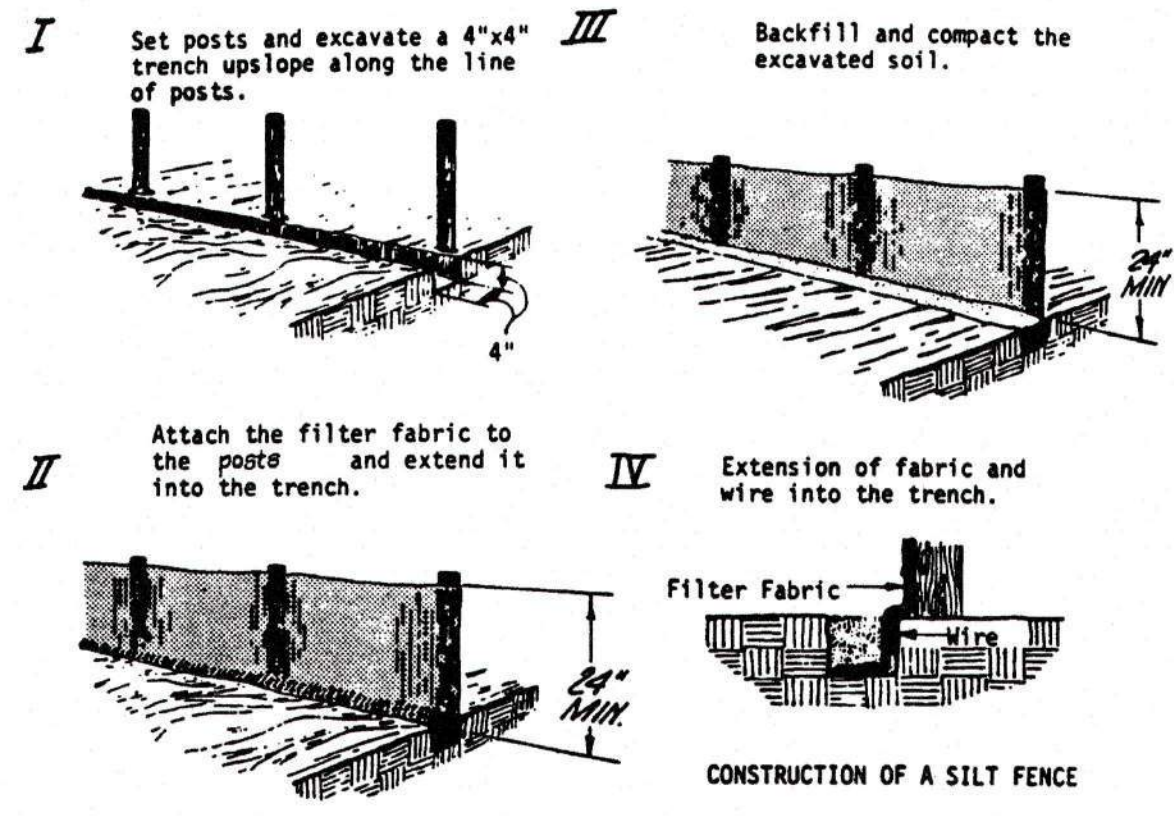
DETAIL - STABILIZED CONSTRUCTION ENTRY



ROLL NOTES

CONSTRUCTION STANDARDS AND SPECIFICATIONS:

- PREPARE THE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED.
- SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.
- DIG SMALL TRENCHES ACROSS THE SLOPE ON CONTOUR, TO PLACE ROLLS IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE ROLL. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE ROLL 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE.
- IT IS CRITICAL THAT ROLLS ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.
- START BUILDING TRENCHES AND INSTALL ROLL FROM THE BOTTOM OF THE SLOPE AND WORK UP.
- CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF 3-12 FEET APART, DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.
- LAY THE ROLL ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL, MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE.
- USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE SOIL FOR THE WILLOW OR WOODEN STAKES.
- DRIVE THE STAKE THROUGH PREPARED HOLE INTO SOIL. LEAVE ONLY 1 OR 2 INCHES OF STAKE EXPOSED ABOVE ROLL.
- IF USING WILLOW STAKES REFER TO LIVE STAKING B.M.P.
- INSTALL STAKES AT LEAST EVERY 4 FEET APART THROUGH THE WATTLE. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY EROSION OR VERY STEEP SLOPES.
- INSPECTION AND MAINTENANCE:
 - INSPECT THE FIBER ROLLS AND THE SLOPES AFTER SIGNIFICANT STORMS, MAKE SURE THE ROLLS ARE IN CONTACT WITH THE SOIL.
 - REPAIR ANY RILLS OR GULLIES PROMPTLY.
 - RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS STABILIZED.
 - REMOVE FIBER ROLL NETTING FROM SITE AFTER USE AND/OR FIBER ROLLS SHALL BE MADE WITH BIODEGRADABLE NETTING SUCH AS JUTE TO AVOID ANIMAL ENTRAPMENT.



SILT FENCE NOTES:

- POSTS FOR SILT FENCES SHALL BE EITHER 4-INCH-DIAMETER WOOD OR EQUIVALENT WITH A MINIMUM LENGTH OF 5 FEET. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). 2" DIA. WOOD OR EQUIVALENT MAY BE USED PROVIDED POST SPACING DOES NOT EXCEED 4'.
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- THE FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POST, AND 8 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC.

DETAIL - TYPICAL SILT FENCE



HYDROSEED PROCEDURES

- SEED MIXES SHALL BE SPECIFIED BY THE PURE LIVE SEED OF EACH SPECIES.
- FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 POUNDS PER ACRE EXCEPT WHEN USED IN CONJUNCTION WITH STRAW MULCH, WHEN IT SHALL BE APPLIED AT A MINIMUM RATE OF 400 POUNDS PER ACRE.
- A WETTING AGENT CONSISTING OF 95 PERCENT ALKYL POLYETHYLENE GLYCOL ETHER SHALL BE APPLIED AS PER "MANUFACTURERS" RECOMMENDATIONS.
- EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENEOUSLY MIX THE SLURRY. THE SLURRY MIX SHALL BE DYED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.

INTERIM BINDER NOTE

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

HYDROSEED NOTES

- 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:

SPECIES:	POUNDS/ACRE
BROMUS MOLLISS	30
FESTUCA MEGALURA	12

HYDROSEED COMPONENTS
 2000 LBS CELLULOSE FIBRE 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.
- IRRIGATION METHODS ARE REQUIRED FOR ALL AREAS HYDROSEED BETWEEN MARCH FIRST AND NOVEMBER FIRST AS NEEDED. IMMEDIATELY FOLLOWING HYDROSEED APPLICATION, AND FOR A PERIOD OF TIME OF NO LESS THAN 90 DAYS, ADEQUATE SOIL MOISTURE SHALL BE MAINTAINED IN THE UPPER 1/2 INCH OF SOIL TO ASSURE MAXIMUM RATES OF SEED GERMINATION AND PLANT ESTABLISHMENT. IRRIGATION SHALL BE MAINTAINED BEYOND THE 90 DAYS WHEN DEEMED NECESSARY BY THE CITY OF CHULA VISTA PUBLIC WORKS OPERATIONS, OPEN SPACE SECTION.
- IRRIGATION SYSTEMS ARE NOT REQUIRED FOR AREAS HYDROSEED ON (OR WITHIN ONE WEEK OF) NOVEMBER FIRST; HOWEVER, TEMPORARY WATERING (BY HAND OR TRUCK) IS REQUIRED UNTIL PLANTING IS ESTABLISHED IF RAINFALL IS NOT PRESENT.
- NON-IRRIGATED HYDROSEED MIX IS ACCEPTABLE (SEE INTERIM BINDER NOTE).



SB&O INC.
 PLANNING ENGINEERING SURVEYING
 3980 Ruffin Road, Suite 120
 San Diego, Ca. 92123
 658-560-1141
 658-560-8157 Fax

Designed By:	Drawn By:	Checked By:
P.R.S., A.P., C.F.	SB&O	P.R.S., A.P., C.F.
Plans Prepared Under Supervision Of:	Date:	
AARON PARKER		R.C.E. No. 68547

EROSION CONTROL TITLE SHEET FOR

MU-1 RESIDENTIAL

DEVELOPMENT SERVICES DEPARTMENT

THE CITY OF CHULA VISTA

AREA FOR CITY APPROVAL

PRELIMINARY
NOT FOR CONSTRUCTION

APPROVED: _____
 By: _____ Principal Civil Engineer

Submitted: _____
 By: _____

Planning: _____ Landscape: _____

AS BUILT

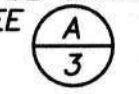
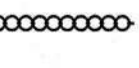

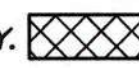
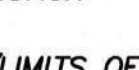
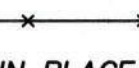
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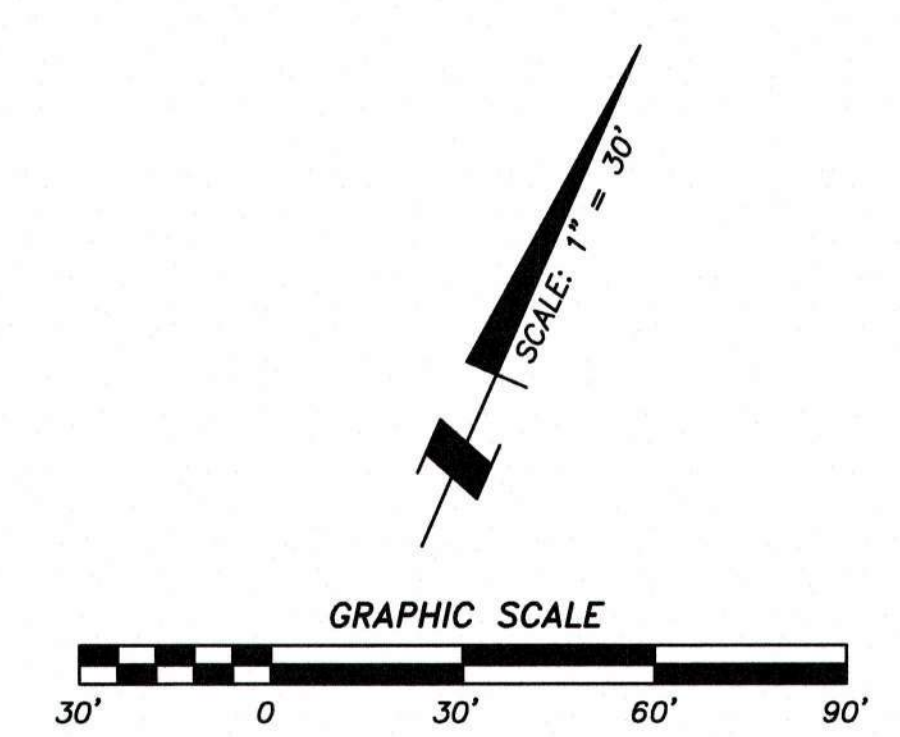
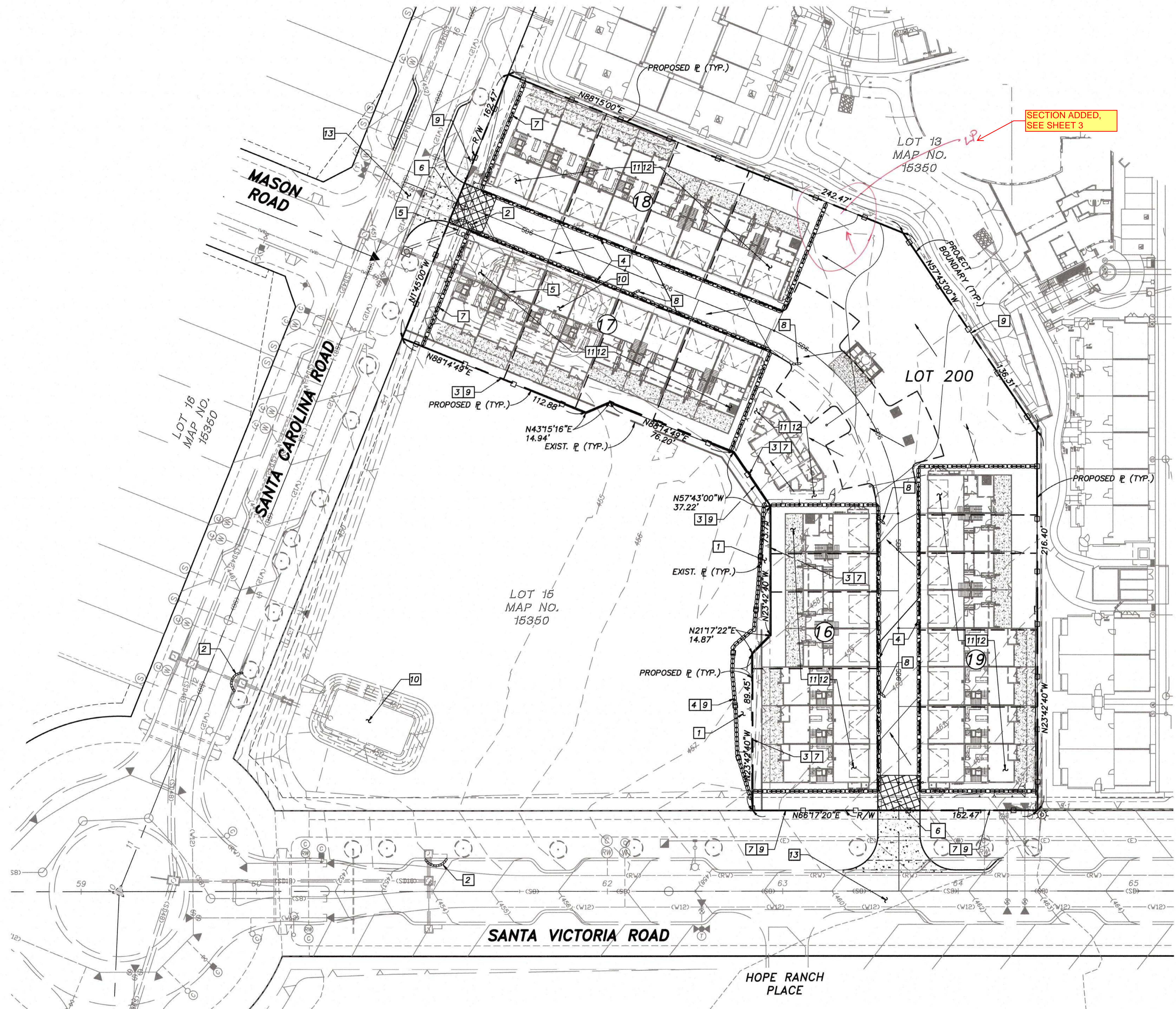
INSPECTOR: _____ DATE COMPLETED: _____

ACCELA NO.: XXXX
 PROJECT NO.: 77222.20
 TOTAL SHEETS: 6
 XXXX - XXXX
 NAD83 COORDINATES
 XXXX - XXXX
 LAMBERT COORDINATES

DRAWING NO. G005

CONSTRUCTION NOTES

DESCRIPTION	CASQA STANDARD
1 STABILIZE ALL SLOPES GREATER THAN 3' IN HEIGHT.	EC-4
2 PROVIDE INLET PROTECTION (TYP.).	SE-10
3 A BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROCESS. CONCENTRATED WATER SHALL BE CARRIED NOT CLOSER THAN 10 FEET FROM THE TOP OF SLOPES SEE 	
4 INSTALL GRAVEL BAGS OR FIBER ROLLS. 	SE-5, SE-6
5 DISCHARGE LOCATION. 	TC-1
6 INSTALL STABILIZED CONSTRUCTION ENTRY. 	SE-8
7 MAINTAIN DRAINAGE AWAY FROM TOP OF SLOPES.	
8 SINGLE ROW GRAVEL BAGS. DO NOT ENCROACH INTO TRAVELED WAY. 	SE-1
9 INSTALL SILT FENCE AT TOE OF SLOPES/LIMITS OF WORK. 	SE-1
10 EXISTING DESILT BASIN PER DWG. NO. 14024-11. PROTECT IN PLACE.	
11 PAD STABILIZATION.	EC-3 THROUGH EC-8
12 WIND EROSION.	WE-1
13 STREET SWEEPING.	SC-7



AS-BUILT

SIGNATURE: _____ DATE: _____
AARON PARKER P.E. No.: **68547**
 PRINTED NAME
 MY REGISTRATION EXPIRES: **9-30-23** DISCIPLINE: **CIVIL**



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AARON PARKER
 REGISTERED PROFESSIONAL ENGINEER
 No. 68547
 CIVIL
 STATE OF CALIFORNIA

EROSION CONTROL PLANS FOR		MU-1 RESIDENTIAL	
DEVELOPMENT SERVICES DEPARTMENT		ACCELA NO.: XXXX	PROJECT NO.: 77222-20
Approved: _____		TOTAL SHEETS: 6	XXXX - XXXX
By: _____ Principal Civil Engineer		NAD83 COORDINATES	XXXX - XXXX
Submitted: _____		LAMBERT COORDINATES	
By: _____			
Planning: _____	Landscape: _____	AS BUILT	
CONTRACTOR: _____		DRAWING NO.	G006
INSPECTOR: _____		XXXXX.XXX	
DATE COMPLETED: _____			

REFERENCE DRAWINGS	REVISIONS	By	Date	App'd	REVISIONS	By	Date	App'd	REVISIONS	By	Date	App'd

Plotted: 4/18/2023 8:03 AM D:\77222\MU-1 RESIDENTIAL\03 DWG\97722R2015-RG016.DWG - mquatin
 CV: 68547-2022/03/24