California Regional Water Quality Control Board, San Diego Region

October 10, 2013

Certified Mail – Return Receipt Requested
Article Number: 7011 0470 0002 8961 6107

Mr. Ibrahim Ghattas
SGM Investment and Vista Villa Development
601 West Ave. I
Lancaster, CA 93534

In reply refer to:
752136: amonji

Subject: Action on Request for 401 Water Quality Certification No. 10C-032, the Polo Club at Vista Valley, Tract 4736 Project.

Mr. Ghattas:

Enclosed find Clean Water Act Section 401 Water Quality Certification No. 10C-032 and acknowledgment of enrollment under State Water Resources Control Board Order No. 2003-017-DWQ for the **Polo Club at Vista Valley, Tract 4736 Project** (Project). A description of the Project and Project location can be found in the Certification, location map, and site maps which are included as Attachments 1 through 4 of this Certification.

Any petition for reconsideration of this Certification must be filed with the State Water Resources Control Board within 30 days of certification action (23 CCR section 3867). If no petition is received, it will be assumed that SGM Investment and Vista Villa Development has accepted and will comply with all the conditions of this Certification.

Failure to comply with all conditions of this Certification may subject SGM Investment and Vista Villa Development to enforcement actions by the California Regional Water Quality Control Board, San Diego Region, including administrative enforcement orders requiring you to cease and desist from violations, or to clean up waste and abate existing or threatened conditions of pollution or nuisance; administrative civil liability in amounts of up to $10,000 per day per violation; referral to the State Attorney General for injunctive relief; and, referral to the District Attorney for criminal prosecution.

In the subject line of any response, please include the reference number 752136:amonji. For questions or comments, please contact Alan Monji by phone at (619) 521-3968, or by email at amonji@waterboards.ca.gov.

Respectfully,

DAVID W. GIBSON,
Executive Officer
Regional Water Quality Control Board

DG:js:db:kkd:atm

Enclosure:

Clean Water Act Section 401 Water Quality Certification No. 10C-032 for the Polo Club at Vista Valley, Tract 4736 Project

cc: Refer to Attachment 1 of Certification 10C-032 for the Distribution List.

Tech Staff Info & Use	
File No.	10C-032
WDID	9000002064
Reg. Measure ID	374031
Place ID	752136
Party ID	522321

California Regional Water Quality Control Board, San Diego Region

Action on Request for
Clean Water Act Section 401 Water Quality Certification
and Waste Discharge Requirements
for Discharge of Dredged and/or Fill Materials

PROJECT: **Polo Club at Vista Valley, Tract 4736**
Certification Number 10C-032
WDID: 9000002064

Reg. Meas. ID: 374031
Place ID: 752136
Party ID: 522321
Person ID: 522322

APPLICANT: **SGM Investment and Vista Villas Development**
601 West Ave. I
Lancaster, CA 93534

ACTION:

☐ Order for Low Impact Certification	☐ Order for Denial of Certification
☑ Order for Technically-conditioned Certification	☐ Waiver of Waste Discharge Requirements
☑ Enrollment in SWRCB GWDR Order No. 2003-017 DWQ	☐ Enrollment in Isolated Waters Order No. 2004-004 DWQ

PROJECT DESCRIPTION

SGM Investments and Vista Villas Development (hereinafter Applicant) submitted an application dated April 30, 2010, for Water Quality Certification pursuant to section 401 of the Clean Water Act for the proposed Polo Club at Vista Valley Project (hereinafter Project). The Applicant proposes to discharge fill material to waters of the United States and State associated with construction activity at the Project site.

The 442-acre Project site is located in the northern portion of unincorporated San Diego County, California at latitude north: 33.26056, longitude west:-117.19667. The Project is approximately three miles west of Interstate 15 along Gopher Canyon Road. The majority of the Project site boundary is located to the north of Gopher Canyon Road with a small portion to the south of Gopher Canyon Road.

The Project will grade 156 single family residential lots and associated infrastructure on 153 acres of the 442-acre Project site. Activities proposed for the development of the site, which would result in the discharge of fill material into waters of the United States and/or State, include: (1) construction of one bridge and two Con-Arches (2) residential road crossings construction, (3) installation of graded residential pads, and (4) sewer line installation.

The Project application includes a description of the design objective, operation, and degree of treatment expected to be attained from equipment, facilities, or activities (including construction and post-construction best management practices (BMPs) to treat waste and reduce runoff or other effluents which may be discharged). Compliance with the Certification conditions will help ensure that construction and post-construction discharges from the Project do not cause onsite or offsite downstream erosion, damage to downstream properties, or otherwise damage to stream habitats in violation of water quality standards in the *Water Quality Control Plan for the San Diego Basin* (9) (Basin Plan).

Project construction will permanently impact 0.27 acre (1,586 linear feet (LF)) and temporarily impact 0.31 acre (1,338 LF) of streambed waters and wetland waters of the United States and/or State. The Applicant reports that the Project purpose cannot be practically accomplished in a manner which would avoid or result in less adverse impacts to aquatic resources considering all potential practicable alternatives, such as the potential for alternate available locations, designs, reductions in size, configuration or density.

The Applicant reports that compensatory mitigation for the temporary loss of 0.31 acre and permanent loss of 0.27 acre of jurisdictional waters will be achieved through the re-establishment and restoration of waters of the United States and/or State. All waters of the United States and/or State receiving temporary discharges will be restored upon removal of the fill. Mitigation for discharges of fill to waters of the United States and/or State will be completed by the Applicant in the Bonsall hydrologic sub-area (HSA 903.12) at a minimum replacement ratio of 3:1 (area mitigated:area impacted) for permanent impacts and 2:1 for temporary impacts.

The Applicant's *Habitat Mitigation and Monitoring/Revegetation Plan for the Polo Club at Vista Valley, San Diego County, California* (Mitigation Plan) includes a funding mechanism for monitoring and maintenance of the mitigation sites in perpetuity. The Mitigation Plan will adequately compensate for the loss of beneficial uses and habitat within waters of the United States and/or State associated with the discharge of fill material. Project impacts and mitigation are summarized in section V of this Certification.

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1. **Distribution List**
2. **Location Maps**
3. **Project Site Plans**
4. **Mitigation Figures**

I. STANDARD CONDITIONS

Pursuant to section 3860 of Title 23 of the California Code of Regulations (23 CCR), the following three standard conditions apply to all water quality certification actions:

A. This Certification action is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to section 13330 of the Water Code and Article 6 (commencing with section 3867 of 23 CCR).

B. This Certification action is not intended and shall not be construed to apply to any discharge from any activity involving a hydroelectric facility and requiring a Federal Energy Regulatory Commission (FERC) license or an amendment to a FERC license unless the pertinent Certification application was filed pursuant to 23 CCR subsection 3855(b), and that application specifically identified that a FERC license or amendment to a FERC license for a hydroelectric facility was being sought.

C. This Certification action is conditioned upon total payment of any fee required under chapter 28 (commencing with section 3830) of 23 CCR and owed by the applicant.

II. GENERAL CONDITIONS

A. Water Quality Certification No. 10C-032 (Certification) is only valid if the project begins no later than 5 (five) years from the date of issuance. If the project has not begun within 5 years from the date of issuance, then this Certification shall expire five (5) years from the date of issuance.

B. The Applicant must comply with the requirements of State Water Resources Control Board Water Quality Order No. 2003-0017-DWQ, *Statewide General Waste Discharge Requirements for Discharges of Dredged or Fill Material that have Received State Water Quality Certification*. These General Waste Discharge Requirements are accessible at: http://www.waterboards.ca.gov/water_issues/programs/cwa401/docs/generalorders/gowdr401regulated_projects.pdf.

C. The Applicant must, at all times, fully comply with the engineering plans, specifications and technical reports submitted to the California Regional Water Quality Control Board, San Diego Region (San Diego Water Board), to support this Certification and all subsequent submittals required as part of this Certification and as described herein. The conditions within this Certification must supersede conflicting provisions within such plans submitted as part of this Certification action. Any modifications thereto, would require notification to the San Diego Water Board and reevaluation for individual Waste Discharge Requirements and/or Certification amendment.

D. During construction, the Applicant must maintain a copy of this Certification at the Project site. This Certification must be available at all times to site personnel and agencies.

E. The Applicant must allow the San Diego Water Board or the State Water Resources Control Board, and/or their authorized representative(s) (including an authorized contractor acting as their representative), upon the presentation of credentials and other documents as may be required under law, to:

1. Enter upon the Project or Compensatory Mitigation site premises where a regulated facility or activity is located or conducted, or where records must be kept under the conditions of this Certification.

2. Have access to and copy, at reasonable times, any records that must be kept under the conditions of this Certification.

3. Inspect at reasonable times, any facilities, equipment (including monitoring and control equipment), practices, or operations regulated or required under this Certification.

4. Sample or monitor, at reasonable times, for the purposes of assuring Certification compliance, or as otherwise authorized by the Clean Water Act or California Water Code (Water Code), any substances or parameters at any location.

F. In the event of any violation or threatened violation of the conditions of this Certification, the violation or threatened violation must be subject to any remedies, penalties, process or sanctions as provided for under State law. For purposes of section 401(d) of the Clean Water Act (CWA), the applicability of any State law authorizing remedies, penalties, process or sanctions for the violation or threatened violation constitutes a limitation necessary to assure compliance with the water quality standards and other pertinent requirements incorporated into this Certification.

G. In response to a suspected violation of any condition of this Certification, the San Diego Water Board may, pursuant to Water Code sections 13267 and 13383, require the Applicant to investigate, monitor, and report information on the violation. The only restriction is that the burden, including costs of preparing the reports, must bear a reasonable relationship to the need for and the benefits to be obtained from the reports.

H. In response to any violation of the conditions of this Certification, or if the results of the Project have unintended impacts to water quality, the San Diego Water Board may modify the conditions of this Certification as appropriate to ensure compliance.

III. CONSTRUCTION BEST MANAGEMENT PRACTICES

A. Prior to the start of the Project, and annually thereafter, the Applicant must educate all personnel on the requirements in this Certification, pollution prevention measures, spill response measures, and BMPs implementation and maintenance.

B. The Applicant must, at all times, maintain appropriate types and sufficient quantities of materials on-site to contain any spill or inadvertent release of materials that may cause a condition of pollution or nuisance if the materials reach waters of the United States and/or State.

C. The Applicant must obtain coverage under, and comply with, the requirements of State Water Resources Control Board Water Quality Order No. 2009-0009-DWQ, the *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activity*, (General Construction Storm Water Permit) and any reissuance as applicable. If the Project construction activities are not covered under the General Construction Storm Water Permit, the Applicant must develop and implement a runoff management plan (or equivalent construction BMP plan) to prevent the discharge of sediment and other pollutants during construction activities.

D. The Applicant must properly manage, store, treat, and dispose of wastes in accordance with applicable federal, state, and local laws and regulations. The storage, handling, treatment, or disposal of waste shall not create conditions of pollution, contamination or nuisance as defined in Water Code section 13050.

E. Discharges of concentrated flow during construction or after completion must not cause downstream erosion or damage to properties or stream habitat.

F. Water containing mud, silt, or other pollutants from equipment washing or other activities, must not be discharged to waters of the United States and/or State or placed in locations that rnay be subjected to storm flows. Pollutants discharged to areas within a stream diversion area must be removed at the end of each work day or sooner if rain is predicted.

G. All surface waters, including ponded waters, must be diverted away from areas undergoing grading, construction, excavation, vegetation removal, and/or any other activity which may result in a discharge to the receiving water. Diversion activities must not result in the degradation of beneficial uses or exceedance of water quality objectives of the receiving waters. Any temporary dam or other artificial obstruction constructed must only be built from materials such as clean gravel which will cause little or no siltation. Norrnal flows rnust be restored to the affected stream immediately upon completion of work at that location.

H. All areas that have 14 or more days of inactivity must be stabilized within 14 days of the last activity. The Applicant is responsible for implementing and maintaining BMPs to prevent erosion of the rough graded areas. After completion of grading, all areas must

be revegetated with native species appropriate for the area. The revegetation palette must not contain any plants listed on the California Invasive Plant Council Invasive Plant Inventory, which can be found online at http://www.cal-ipc.org/ip/inventory/weedlist.php.

I. Except as authorized by this Certification, substances hazardous to aquatic life including, but not limited to, petroleum products, raw cement/concrete, asphalt, and coating materials, must be prevented from contaminating the soil and/or entering waters of the United States and/or State. BMPs must be implemented to prevent such discharges during each Project activity involving hazardous materials.

J. Removal of vegetation must occur by hand, mechanically, or using United States Environmental Protection Agency (USEPA) approved herbicides deployed using applicable BMPs to prevent impacts to beneficial uses of waters of the State. Use of aquatic pesticides must be done in accordance with State Water Resources Control Board Water Quality Order No. 2004-0009-DWQ, the *Statewide General National Pollution Discharge Elimination System Permit for the Discharge of Aquatic Weed Control in Waters of the United States,* and any subsequent reissuance as applicable.

K. The Applicant shall visually define all areas of temporary and planned disturbance to waters of the State prior to implementing activities within those areas such that all personnel working in those areas can clearly identify the limits of disturbance. The Applicant shall staff a qualified biologist on site during project construction of any activities within or next to waters of the United States and/or State to ensure compliance with the Certification requirements. The biologist shall be given the authority to stop all work onsite if a violation occurs or has the potential to occur. The Applicant must report violations to the San Diego Water Board consistent with section VII.A of this Certification. Records from the biologist's activities shall be kept on-site and made available for review by San Diego Water Board inspectors.

IV. POST-CONSTRUCTION BEST MANAGEMENT PRACTICES

A. The Applicant shall not allow post-construction discharges from the Project site to cause onsite or offsite downstream erosion, and/or damage to properties or damage to stream habitats.

B. All storm drain inlet structures within the Project boundaries must be stamped and/or stenciled (or equivalent) with appropriate language prohibiting non-storm water discharges.

C. The Project must be designed to comply with the *County of San Diego SUSMP, Standard Urban Stormwater Mitigation Plan Requirements for Development Applications,* dated August 1, 2012. This document can be found at the County of San Diego's website: http://www.sdcounty.ca.gov/dpw/watersheds/susmp/susmp.html.

D. Post-construction BMPs, including those described in the *Major Stormwater Management Plan for Polo Club Tract 4736 (*SWMP), dated June 14, 2013, must treat

100 percent of the added impervious surface and all must be sized to comply with the following numeric sizing criteria:

1. Volume-based BMPs must be designed to mitigate (infiltrate, filter, or treat) either:

   a. The volume of runoff produced from a 24-hour 85th percentile storm event, as determined from the local historical rainfall record; or

   b. The volume of runoff, as determined from the local historical rainfall record, that achieves approximately the same reduction in pollutant loads and flows as achieved by mitigation of the 85th percentile 24-hour runoff event.

2. Flow-based BMPs must be designed to mitigate (infiltrate, filter, or treat) either:

   a. The maximum flow rate of runoff produced from a rainfall intensity of 0.2 inch of rainfall per hour; or

   b. The maximum flow rate of runoff produced by the 85th percentile hourly rainfall intensity, as determined from the local historical rainfall record, multiplied by a factor of two; or

   c. The maximum flow rate of runoff, as determined from the local historical rainfall record, that achieves approximately the same reduction in pollutant loads and flows as achieved by mitigation of the 85th percentile hourly rainfall intensity multiplied by a factor of two.

E. All post-construction BMPs must be implemented, installed, and functional prior to construction completion, occupancy, and/or planned use, and maintained in perpetuity. The post construction BMPs must include those described in the SWMP, or any subsequent version of the SWMP approved by the County of San Diego.

F. The post construction BMPs must be designed, constructed, and maintained in accordance with the most recent California Storm Water Quality Association (CASQA) [1] guidance. Maintenance activities shall include, but are not limited to:

   1. Assessment of the performance of the BMPs, no less than two times per year, to ensure protection of the receiving waters and identify any necessary corrective measures;

   2. Semiannual inspection , at the beginning and end of the wet season, for standing water, slope stability, sediment accumulation, trash and debris, and presence of burrows;

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[1] California Storm Water Quality Association (*California Storm Water BMP Handbook, New Development and Redevelopment 2003)*, available on-line at: http://www.cabmphandbooks.org/ [Accessed on January 15, 2012]

3. Removal of accumulated trash and debris as needed to ensure proper functioning of the BMP;

4. Performance of all preventive and corrective maintenance; and

5. Maintenance of a log documenting all BMP inspections and maintenance activities.

V. PROJECT IMPACTS AND COMPENSATORY MITIGATION

A. The Project must avoid and minimize adverse impacts to the aquatic environment to the maximum extent practicable.

B. Unavoidable Project impacts to Gopher Canyon Creek and its unnamed tributaries within the San Luis Rey Watershed not exceed the type of impacts and amounts described in the table below. At a minimum, compensatory mitigation amounts required to offset unavoidable Project impacts to waters of the United States and/or State must be achieved as described in the table below:

	Impacts (acres)	**Impacts** (linear ft.)	**Mitigation for Impacts** (acres)	**Mitigation for Impacts** (linear ft.)	**Mitigation Ratio** (area mitigated :area impacted)
Permanent Impacts					
Streambed	0.10	1,586	0.30 acre of Establishment[1]	250	3:1
Wetland	0.17	82	0.51 acre of Establishment[1]	375	3:1
Streambed and Wetland			1.5 acres of Enhancement[2]	750[3]	5.6:1
Temporary Impacts[4,5]					
Streambed and Riparian	0.07	1,180	0.07 acre of Restoration[6] and 0.07 acre of Establishment[1]	1,180	2:1
Wetland	0.24	158	0.24 acre of Restoration[6] and 0.24 acre of Establishment[1]	158	2:1

1. Wetland establishment at the Wetland Establishment Area (WEA).
2. Enhancement in the designated Enhancement Area (EA). Additional mitigation for the permanent impacts to 0.10 acres of Streambed and 0.17 acres of Wetland waters of the United States.
3. An additional 550 linear feet of Enhancement to waters of the United States is occurring as a result of the Willow Riparian Establishment and Oak Riparian Forest Establishment to mitigate impacts to California Department of Fish and Wildlife streambed and County of San Diego regulated resources.
4. Over 10,000 linear feet of linear bioretention filters will be constructed along roadways within the Project site providing additional water quality and hydrologic benefit.
5. The Applicant must restore all areas of temporary impacts to pre-project contours and revegetation with native species
6. Riparian restoration at Temporary Impact Restoration Areas (TIRA).

C. Compensatory mitigation and the long-term management of the mitigation areas are described in the Mitigation Plan, dated June 2012 (and any subsequent versions reviewed and accepted/approved by the San Diego Water Board). The Applicant must fully and completely implement the Mitigation Plan. Any deviations from, or revisions to,

must be approved by the San Diego Water Board. San Diego Water Board acceptance of the final mitigation plan applies only to the Project described in this Certification and must not be construed as approval for other current or future projects that are planning to use additional acreage at the site for mitigation.

D. Compensatory mitigation permanent impacts to 0.27 acre (1,668 LF) of streambed and wetland waters of the United States and/or State shall be achieved in conformance with the Mitigation Plan as follows:

1. Streambed: Mitigation for permanent fill into streambed waters of the United States and/or State shall be achieved at a minimum 3:1 functional ratio. Mitigation must be achieved by the establishment of no less than 0.30 acre of streambed habitat within the bottom portion of the excavated area south of the existing pond within the WEA in Gopher Canyon Creek;

2. Wetland: Mitigation for permanent fill into wetlands waters of the United States and/or State shall be achieved at a minimum 3:1 ratio by the establishment of no less than 0.51 acre riparian forest wetland habitat within the bottom portion of the excavated area south of the existing pond within the WEA in Gopher Canyon Creek;

3. Wetland and Riparian: Mitigation for permanent fill into wetlands and riparian waters of the United States and/or State shall be achieved at a minimum 5.6:1 ratio by the enhancement of no less than 1.5 acres wetland and riparian habitat in the EA located between the WEA and Gopher Canyon Rd;

4. Wetland and Riparian: A minimum of 7.58 acres of onsite wetland and riparian habitat must be preserved; and,

5. Wetland: Mitigation for the temporary fill into wetlands waters of the United States and/or State includes the TIRA and an additional 0.31 acre of establishment of wetland habitat in the WEA.

E. Compensatory mitigation required under this Certification shall be considered as achieved once it has met the ecological success performance standards contained in the Mitigation Plan.

F. The Applicant must restore all areas of temporary impacts and all other areas of temporary disturbance which could result in a discharge or a threatened discharge to waters of the United States and/or State. Restoration must include grading of disturbed areas to pre-project contours and revegetation with native species. The Applicant must implement all necessary BMPs to control erosion and runoff from areas associated with the Project.

G. Any maintenance activities that do not contribute to the success of the mitigation site and enhancement of beneficial uses and ecological functions and services are prohibited. Maintenance activities must be limited to the removal of trash and debris,

removal of exotic plant species, replacement of dead native plant species, and remedial measures deemed necessary for the success of the restoration program. Mitigation sites must be designed, constructed, and maintained, in perpetuity, in conformance with the following conditions:

1. Most of the channels through the mitigation sites are characterized by equilibrium conditions, with no evidence of severe aggradation or degradation;

2. As viewed along cross-sections, the channel and buffer shall have a variety of slopes, or elevations, that are characterized by different moisture gradients. Each sub-slope shall contain physical patch types or features that contribute to irregularity in height, edges, or surface and to complex topography overall; and

3. The mitigation sites shall have a well-developed plant community characterized by a high degree of horizontal and vertical interspersion among plant zones and layers.

H. The compensatory mitigation site(s) must be protected and maintained, in perpetuity, in conformance with the final ecological success performance standards identified in the Mitigation Plan. The aquatic habitats, riparian areas, buffers and uplands that comprise the mitigation site(s) must be protected in perpetuity from land-use and maintenance activities that may threaten water quality or beneficial uses within the mitigation area. If at any time during the implementation and establishment of the mitigation area(s), and prior to verification of meeting success criteria, a catastrophic natural event (e.g., fire, flood) occurs and impacts the mitigation area, the Applicant is responsible for repair and replanting of the damaged area(s). Mitigation sites must be maintained, in perpetuity, free of perennial exotic plant species including, but not limited to, pampas grass, giant reed, tamarisk, sweet fennel, tree tobacco, castor bean, and pepper tree. Annual exotic plant species must not occupy more than five (5) percent of the mitigation sites. .

I. The construction of proposed mitigation must be concurrent with Project grading and completed no later than six (6) months following the initial discharge of dredge or fill material into on-site waters. Delays in implementing mitigation must be compensated by an increased mitigation implementation of 10 percent of the cumulative compensatory mitigation for each month of delay.

J. For purposes of this Certification, establishment is defined as the creation of vegetated or unvegetated waters of the United States and/or State where the resource has never previously existed (e.g. conversion of nonnative grassland to a freshwater marsh). Restoration is divided into two activities, re-establishment and rehabilitation. Re-establishment is defined as the return of natural/historic functions to a site where vegetated or unvegetated waters of the United States/State previously existed (e.g., removal of fill material to restore a drainage). Rehabilitation is defined as the improvement of the general suite of functions of degraded vegetated or unvegetated waters of the United States/State (e.g., removal of a heavy infestation or monoculture of exotic plant species from jurisdictional areas and replacing with native species). Enhancement is defined as the improvement to one or two functions of existing

vegetated or unvegetated waters of the United States/State (e.g., removal of small patches of exotic plant species from an area containing predominantly natural plant species). Preservation is defined as the acquisition and legal protection from future impacts in perpetuity of existing vegetated or unvegetated waters of the United States/State (e.g., conservation easement).

VI. MONITORING REQUIREMENTS

A. Prior to construction initiation, the Applicant, shall develop a monitoring plan that contains the following elements for the Project mitigation sites:

1. **Benthic Macroinvertebrate Community Analysis**
Bioassessment monitoring must be performed using the professional level non-point source protocol of the California Stream Bioassessment procedure[2] to assess effects of the project on the biological integrity of receiving waters. At a minimum, bioassessment monitoring must be performed at three sites (assessment stations) on Gopher Canyon Creek (as flow permits) before Project initiation, and then during the same season in years three and five. The first assessment station is the reference station, which must be located upstream of the mitigation site in a reference area; the second assessment station must be located within the mitigation sites; the third assessment station must be located downstream of the mitigation site. The reference station upstream of the Project discharge must be located and sampled concurrently with the second and third assessment stations. The results of the Benthic Macroinvertebrate Community Analysis must be submitted with the respective Annual Progress Report.

2. **Water Quality Assessment**
The Applicant must perform water quality sampling and analysis, at a minimum, for pH, temperature, turbidity, dissolved oxygen, phosphorous, total nitrogen and total dissolved solids (TDS). Water quality sampling must be coordinated with the Benthic Macroinvertebrate Community Analysis (section VI.A.1 above) in the appropriate monitoring years. The results of the water quality assessment must be submitted each year with the Annual Progress Report.

Where procedures are not otherwise specified for the monitoring, sampling, and analysis, the quality assurance/quality control procedures must be conducted in accordance with the Surface Water Ambient Monitoring Program (SWAMP) Quality Assurance Program Plan (QAPP)[3] for the State of California's Surface Water Ambient Monitoring Program, adopted by the State Water Resources Control Board.

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[2] Copies of the California Stream Bioassessment Procedure can be obtained at http://www.waterboards.ca.gov/water_issues/programs/swamp/docs/phab_sopr6.pdf. Additional Information on Stream bioassessment may be obtained at http://www.waterboards.ca.gov/rwqcb9/water_issues/programs/bioassessment/index.shtml

[3] The Quality Assurance Program Plan is available on the State Water Board's SWAMP website at http://www.waterboards.ca.gov/water_issues/programs/swamp/docs/qapp/qaprp082209.pdf

3. **California Rapid Assessment Method**
   The Applicant must conduct a quantitative function-based assessment of the health of wetland and riparian habitats to establish baseline conditions (i.e., prior to mitigation implementation and/or start of project construction), set success criteria, and assess mitigation site progress at the mitigation sites using the California Rapid Assessment Method (CRAM). [4] CRAM monitoring must be performed before project construction is initiated and then in years three and five at or near the same locations described in section VI.A.1 above. The CRAM results shall be reported with the applicable **Annual Progress Report**. An evaluation, interpretation, and tabulation of all CRAM assessment data shall be included in the final Project Annual Progress Report.

B. **Progress Monitoring**
   The Applicant must monitor compliance with this Certification, including BMP implementation, and report the monitoring results to the San Diego Water Board in accordance with the reporting requirements in section VIII of this Certification.

C. The San Diego Water Board may make revisions to the monitoring program at any time during the five-year monitoring term, and may include a reduction or increase in the number of parameters to be monitored, locations monitored, the frequency of monitoring, or the number and size of samples collected.

VII. NOTIFICATION REQUIREMENTS

A. The Applicant shall report any noncompliance which may endanger health or the environment. Any such information shall be provided orally to the San Diego Water Board within **24 hours** from the time the Applicant becomes aware of the circumstances. A written submission shall also be provided within five (5) days of the time the Applicant becomes aware of the circumstances. The written submission shall contain a description of the noncompliance and its cause; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected; the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. The San Diego Water Board, or an authorized representative, may waive the written report on a case-by-case basis if the oral report has been received within 24 hours.

B. This Certification is not transferable in its entirety or in part to any person or organization except after notice to the San Diego Water Board in accordance with the following terms:

   1. **Transfer of Property Ownership:** The Applicant must notify the San Diego Water Board of any change in ownership of the project area. Notification of change in ownership must include, but not be limited to, a statement that the Applicant has

[4] Information on CRAM is available at the California Rapid Assessment Method homepage at http://www.cramwetlands.org/

provided the purchaser with a copy of the Section 401 Water Quality Certification and that the purchaser understands and accepts the certification requirements and the obligation to implement them or be subject to liability for failure to do so; the seller and purchaser must sign and date the notification and provide such notification to the San Diego Water Board **within 10 days of the transfer of ownership.**

2. **Transfer of Mitigation Responsibility**: Any notification of transfer of responsibilities to satisfy the mitigation requirements set forth in this Certification must include a signed statement from an authorized representative of the new party (transferee) demonstrating acceptance and understanding of the responsibility to comply with and fully satisfy the mitigation conditions and agreement that failure to comply with the mitigation conditions and associated requirements may subject the transferee to enforcement by the San Diego Water Board under Water Code section 13385, subdivision (a). Notification of transfer of responsibilities meeting the above conditions must be provided to the San Diego Water Board **within 10 days of the transfer date.**

3. **Transfer of Post-Construction BMP Maintenance Responsibility:** The Applicant assumes responsibility for the inspection and maintenance of all post-construction structural BMPs until such responsibility is legally transferred to another entity. At the time maintenance responsibility for post-construction BMPs is legally transferred the Applicant must submit to the San Diego Water Board a copy of such documentation and must provide the transferee with a copy of a long-term BMP maintenance plan that complies with manufacturer specifications. The Applicant must provide such notification to the San Diego Water Board within **10 days** of the transfer of BMP maintenance responsibility.

C. Upon properly noticed transfers of responsibility, the transferee assumes responsibility for compliance with this Certification and references in this Certification to the Applicant will be interpreted to refer to the transferee as appropriate. Transfer of responsibility does not necessarily relieve the Applicant of this Certification in the event that a transferee fails to comply.

D. Prior to the start of construction, the Applicant must provide the San Diego Water Board a draft preservation mechanism (e.g. deed restriction, conservation easement, etc.) that will protect all mitigation areas and their buffers in perpetuity. **Within one year of the issuance of this Certification**, the Applicant must submit proof of a completed preservation mechanism that will protect all mitigation areas and their buffers in perpetuity. The conservation easement, deed restriction, or other legal limitation on the mitigation property must be adequate to demonstrate that the site will be maintained without future development or encroachment on the site which could otherwise reduce the functions and values of the site for the variety of beneficial uses of waters of the United States and/or State that it supports. The legal limitation must prohibit all residential, commercial, industrial, institutional, and transportation development, and any other infrastructure development that would not maintain or enhance the wetland and streambed functions and values of the site. The preservation mechanism must

clearly prohibit activities that would result in soil disturbance or vegetation removal, other than the removal of non-native vegetation. Other infrastructure development to be prohibited includes, but is not limited to, additional utility lines, maintenance roads, and areas of maintained landscaping for recreation.

E. The Applicant must notify the San Diego Water Board in writing **at least 5 days prior to** the actual commencement of dredge, fill, and discharge activities.

VIII. REPORTING REQUIREMENTS

A. **Annual Project Reports.** The Applicant must submit Annual Project Reports describing status of BMP implementation and compliance with all requirements of this Certification to the San Diego Water Board prior to **March 1** of each year following the issuance of this Certification until the project has reached completion. The report must contain a description of each incident of noncompliance and its cause, the period of the noncompliance including exact dates and times, and if the noncompliance has not been corrected, state the anticipated time it is expected to continue; and identify the steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance.

B. **Final Project Completion Report.** The Applicant must submit a Final Project Completion Report to the San Diego Water Board **within 60 days of completion of the Project.** The final report must include the following information:

1. Date of construction initiation;

2. Date of construction completion;

3. Status of BMPs for the project;

4. As-built drawings no bigger than 11"X17"; and,

5. Photo documentation of implemented post-construction BMPs. Photo documentation must be conducted in accordance with guidelines posted at http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/401c/401PhotoDocRB9V713.pdf. In addition, photo documentation must include Global Positioning System (GPS) coordinates for each of the photo points referenced.

C. **Annual Mitigation Monitoring Reports.** The Applicant must submit compensatory mitigation monitoring reports, annually, by **March 1** of each year containing sufficient information to demonstrate how the compensatory mitigation project is progressing towards meeting its performance standards. Mitigation monitoring reports must be submitted annually until the compensatory mitigation project has accomplished its objectives and met ecological success performance standards contained in the Mitigation Plan and been deemed successful. The monitoring reports must include, but not be limited to, the following information:

1. Names, qualifications, and affiliations of the persons contributing to the report;

2. A description of the progress toward establishing a program to provide for maintenance in perpetuity of all mitigation areas subject to the Mitigation Plan, including a timetable for future steps;

3. Results of the annual mitigation monitoring program described in the Mitigation Plan;

4. Tables and an analysis of the raw quantitative and qualitative data collected in the field and the following information:
   i. General topographic complexity characteristics at each mitigation site;
   ii. General upstream and downstream habitat and hydrologic connectivity; and
   iii. Source of hydrology to the mitigation areas;

5. Qualitative and quantitative comparisons of current mitigation conditions with pre-construction conditions and previous mitigation monitoring results;

6. An evaluation of upstream and downstream habitat and hydrologic connectivity;

7. Stream photo documentation, including all areas of permanent and temporary impact, prior to and after project construction, and mitigation sites, including all areas of permanent and temporary impact, prior to and after project construction. Photo documentation must be conducted in accordance with guidelines posted at http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/401c/401PhotoDocRB9V713.pdf. In addition, photo documentation must include Geographic Positioning System (GPS) coordinates for each of the photo points referenced;

8. A qualitative comparison to adjacent preserved streambed areas; and,

9. A survey report documenting boundaries of mitigation areas.

D. The Applicant must submit final grading and landscaping plans 30 days prior to initiation of construction activities.

E. The Applicant must submit a finalized version of the Mitigation Plan prior to commencement of Project construction.

F. The Applicant must submit a Long Term Management Plan 90 days prior to commencement of Project construction.

G. The submittal of information under this Certification, or in response to a suspected violation of any condition of this Certification, is required pursuant to Water Code section 13267 and 13383. Civil liability may be administratively imposed by the San

Diego Water Board for failure to submit information pursuant to Water Code sections 13268 or 13383.

H. The Applicant must submit all reports and information required under this Certification in both hardcopy (paper) and electronic format. The preferred electronic format for each report submission is one file in PDF format that is also Optical Character Recognition (OCR) capable. All paper and electronic documents submitted to the San Diego Water Board must include the following identification numbers in the header or subject line: Certification No. 10C-032:PIN 752136.

I. All applications, reports, or information submitted to the San Diego Water Board must be signed and certified as follows:

1. For a corporation, by a responsible corporate officer of at least the level of vice president.

2. For a partnership or sole proprietorship, by a general partner or proprietor, respectively.

3. For a municipality, or a state, federal, or other public agency, by either a principal executive officer or ranking elected official.

4. A duly authorized representative may sign applications, reports, or information if:

   a. The authorization is made in writing by a person described above.

   b. The authorization specifies either an individual or position having responsibility for the overall operation of the regulated activity.

   c. The written authorization is submitted to the San Diego Water Board Executive Officer.

If such authorization is no longer accurate because a different individual or position has responsibility for the overall operation of the Project, a new authorization satisfying the above requirements must be submitted to the San Diego Water Board prior to or together with any reports, information, or applications, to be signed by an authorized representative.

J. All applications, reports, or information submitted to the San Diego Water Board must be signed and certified as follows:

"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are

significant penalties for submitting false information, including the possibility of fine and imprisonment."

K. The Applicant must submit reports required under this Certification, or other information required by the San Diego Water Board, to:

Executive Officer
California Regional Water Quality Control Board
San Diego Region
Attn: 401 Certification No. 10C-032:PIN 752136
2375 Northside Drive
Suite 100
San Diego, California 92108

IX. CEQA FINDINGS

A. The County of San Diego is the lead agency for the Project under the California Environmental Quality Act (Public Resources Code section 21000, et seq., (CEQA)). The County of San Diego approved a Final Environmental Impact Report (FEIR) for the Project and filed a Notice of Determination (NOD) on November 03, 1993 (SCH# 88111617). The County of San Diego has determined the Project will have a significant effect on the environment and mitigation measures were made a condition of the Project.

B. The San Diego Water Board has reviewed the lead agency's Notice of Determination and also finds that the Project as proposed will have a significant effect on the environment and has conditioned mitigation measures accordingly, and therefore determines that issuance of this Certification is consistent with the Notice of Determination.

X. PUBLIC NOTIFICATION OF PROJECT APPLICATION

On May 4, 2010 receipt of the Project application was posted on the San Diego Water Board web site to serve as appropriate notification to the public. No public comments were received.

XI. SAN DIEGO WATER BOARD CONTACT PERSON

Alan Monji
California Regional Water Quality Control Board, San Diego Region
2375 Northside Drive
Suite 100
San Diego, California 92108
Telephone: (619) 521-3968
Email: amonji@waterboards.ca.gov

XII. WATER QUALITY CERTIFICATION

I hereby certify that the proposed discharge from the **Polo Club at Vista Valley** (Certification Project No. 10C-032) will cornply with the applicable provisions of sections 301 ("Effluent Limitations"), 302 ("Water Quality Related Effluent Limitations"), 303 ("Water Quality Standards and Implementation Plans"), 306 ("National Standards of Performance"), and 307 ("Toxic and Pretreatment Effluent Standards") of the Clean Water Act. This discharge is also regulated under State Water Board Order No. 2003-0017-DWQ, "*Statewide General Waste Discharge Requirements for Dredged or Fill Discharges that have Received State Water Quality Certification (General WDRs)*," which requires compliance with all conditions of this Water Quality Certification. Please note that enrollment under Order No. 2003-017-DWQ is conditional and, should new information come to our attention that indicates a water quality problem, the San Diego Water Board may issue individual waste discharge requirements at that time.

Except insofar as may be modified by any preceding conditions, all Certification actions are contingent on (a) the discharge being limited to, and all proposed mitigation being completed in strict compliance with, the applicants' project description and/or the description in this Certification, and (b) on compliance with all applicable requirements of the Water Quality Control Plan for the San Diego Basin Region (9) (Basin Plan).

I, David W. Gibson, Executive Officer, do hereby certify the forgoing is a full, true, and correct copy of Certification No. 10C-032 issued on October 10, 2013.

David W. Gibson

DAVID W. GIBSON
Executive Officer
San Diego Water Board

18 October 2013
Date

ATTACHMENT 1
DISTRIBUTION LIST

Ms. Meris Bantilan-Smith
U.S. Army Corps of Engineers
Regulatory Branch
Meris.Bantilan-Smtih@usace.army.mil

Ms. Kelly Fisher
California Department of Fish and Wildlife
Kelly.Fisher@wildlife.ca.gov

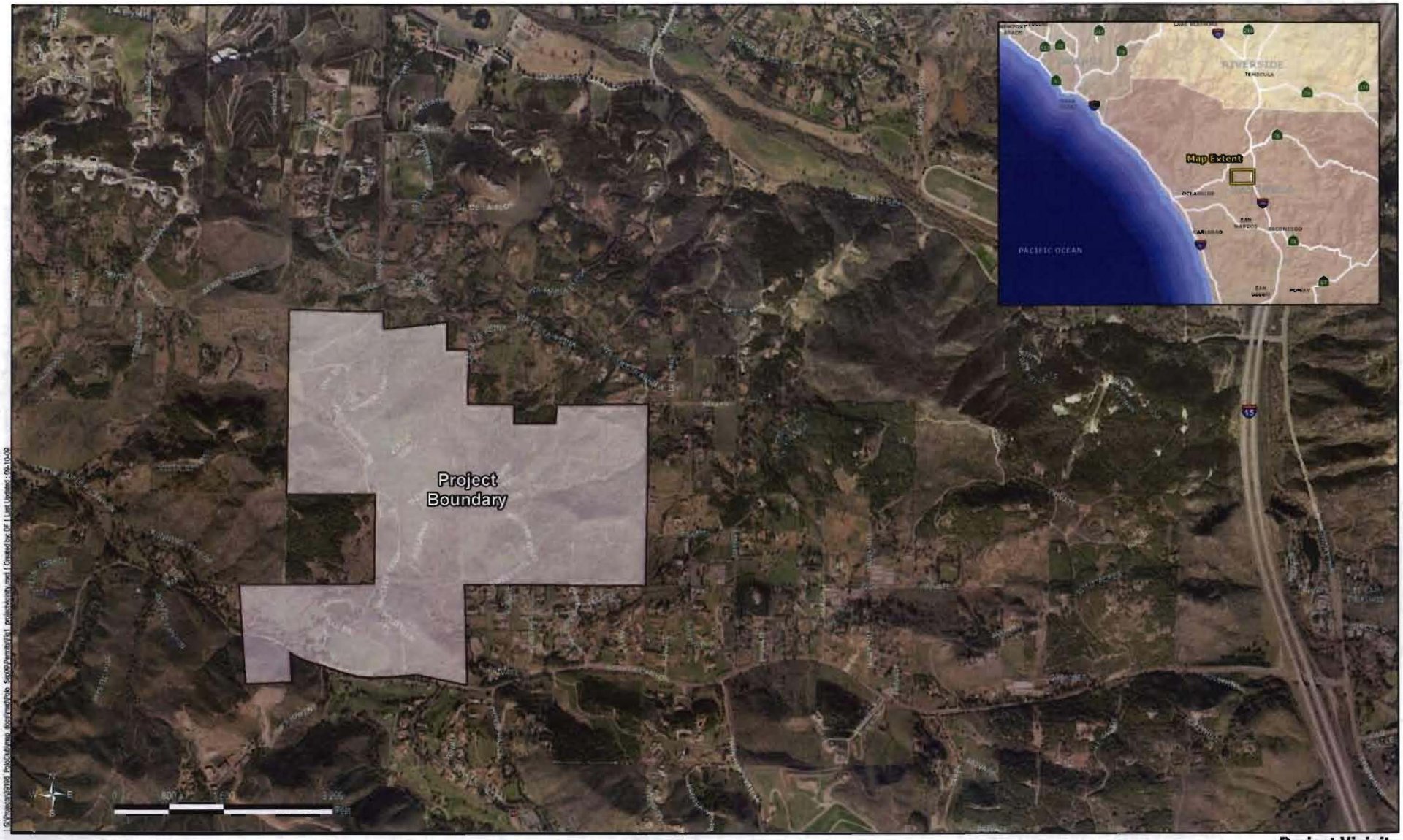
U.S. EPA, OWOW, Region 9
75 Hawthorne St.,
San Francisco, CA 94105
R9-WTR8-Mailbox@epa.gov

State Water Resources Control Board
Division of Water Quality
401 Water Quality Certification and Wetlands Unit
P.O. Box 100
Sacramento, CA 95812-0100
Stateboard401@waterboards.ca.gov

Ms. Ingrid Eich
HDR Engineering Inc.
Ingrid.eich@hdrinc.com

ATTACHMENT 2

LOCATION MAP

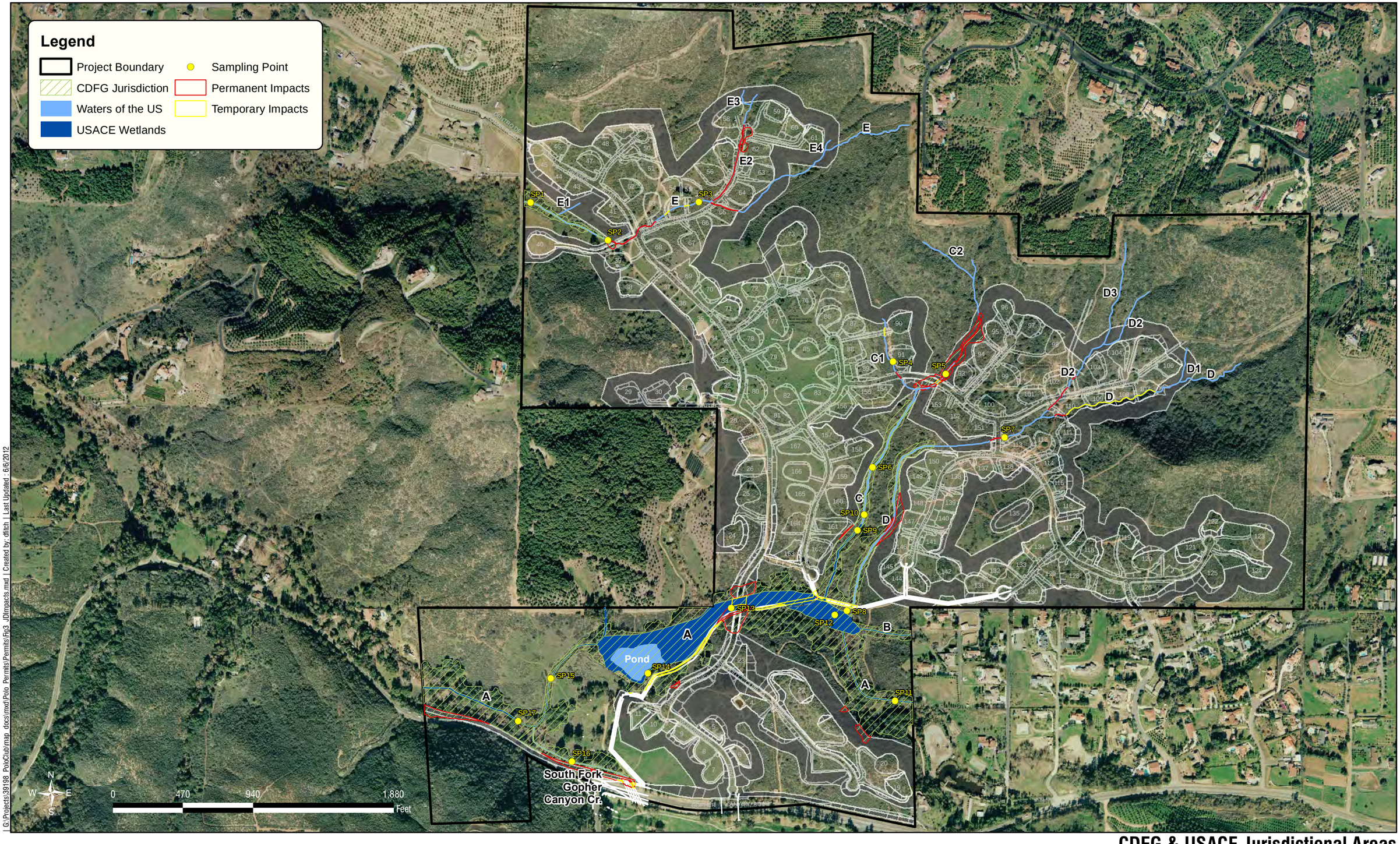


HDR
ONE COMPANY | *Many Solutions*

Project Vicinity
FIGURE 1
Engineering Automotive Co. | Polo Project | HMMP/Revegetation Plan

ATTACHMENT 3

PROJECT SITE PLANS



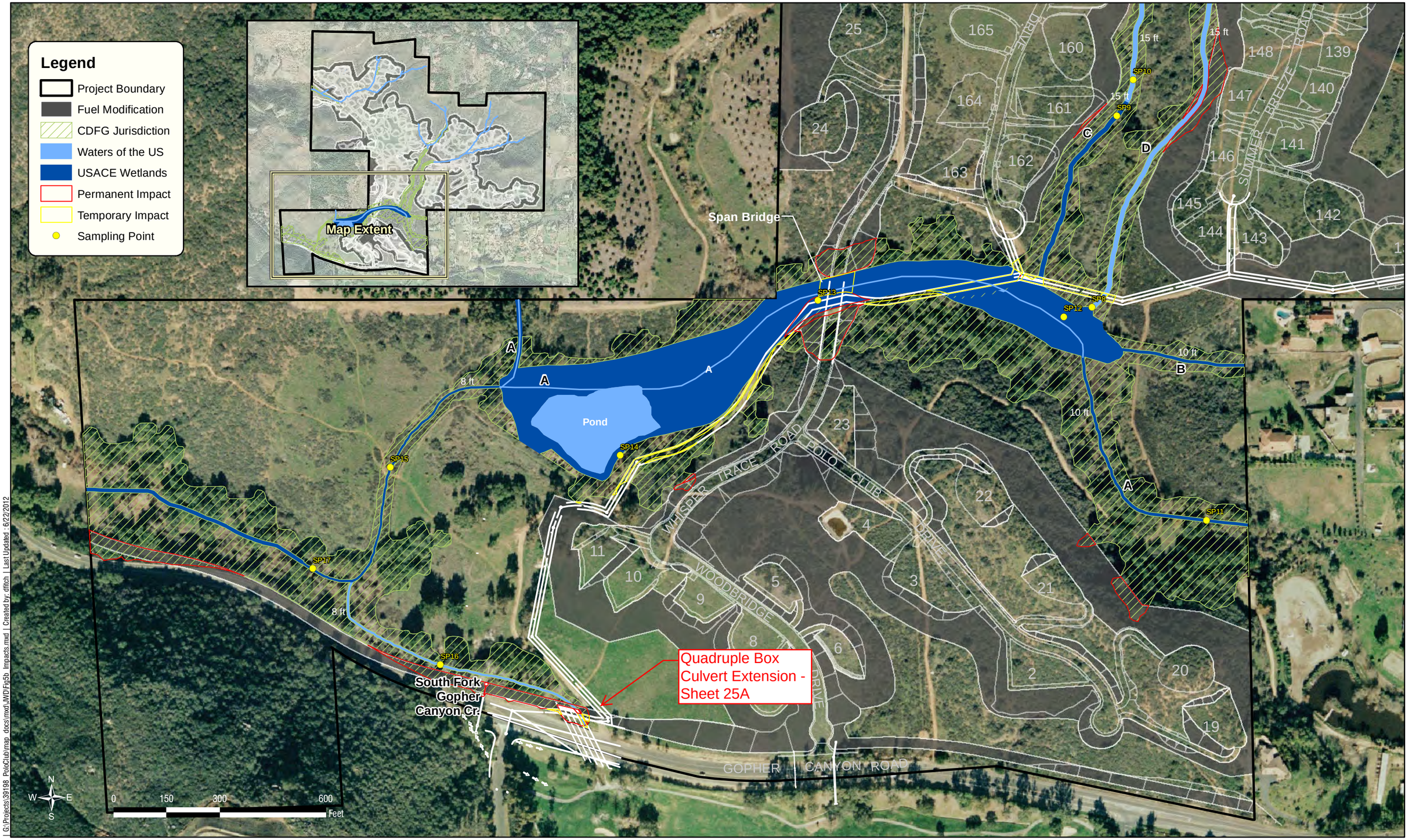
G:\Projects\39198_PoloClub\map_docs\mxd\Polo_Permits\Permits\Fig3_JDImpacts.mxd | Created by: dfitch | Last Updated: 6/6/2012

HDR
ONE COMPANY | *Many Solutions*℠

CDFG & USACE Jurisdictional Areas

FIGURE 3

Engineering Automotive Co. | Polo Project | HMMP/Revegetation Plan



G:\Projects\39198 PoloClub\map docs\mxd\JWD\Fig5b Impacts.mxd | Created by: dfitch | Last Updated: 6/22/2012

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ONE COMPANY | *Many Solutions*℠

Jurisdictional Impacts

FIGURE 5b

Engineering Automotive Co. | Polo Project | Jurisdictional Wetland Delineation Report

Legend

- Project Boundary
- Fuel Modification
- CDFG Jurisdiction
- Waters of the US
- USACE Wetlands
- Permanent Impact
- Temporary Impact
- Sampling Points

24" Aqua Span or Equivalent sheet 12A

ConArch 8'x33' Sheet 12A

30" CMP Sheet 13A

24" CMP Sheet 12A

30" CMP Sheets 12A and 16A

36" CMP Sheet 16A

Two 36" CMPs sheet 15A

Map Extent

N W E S

0 150 300 600 Feet

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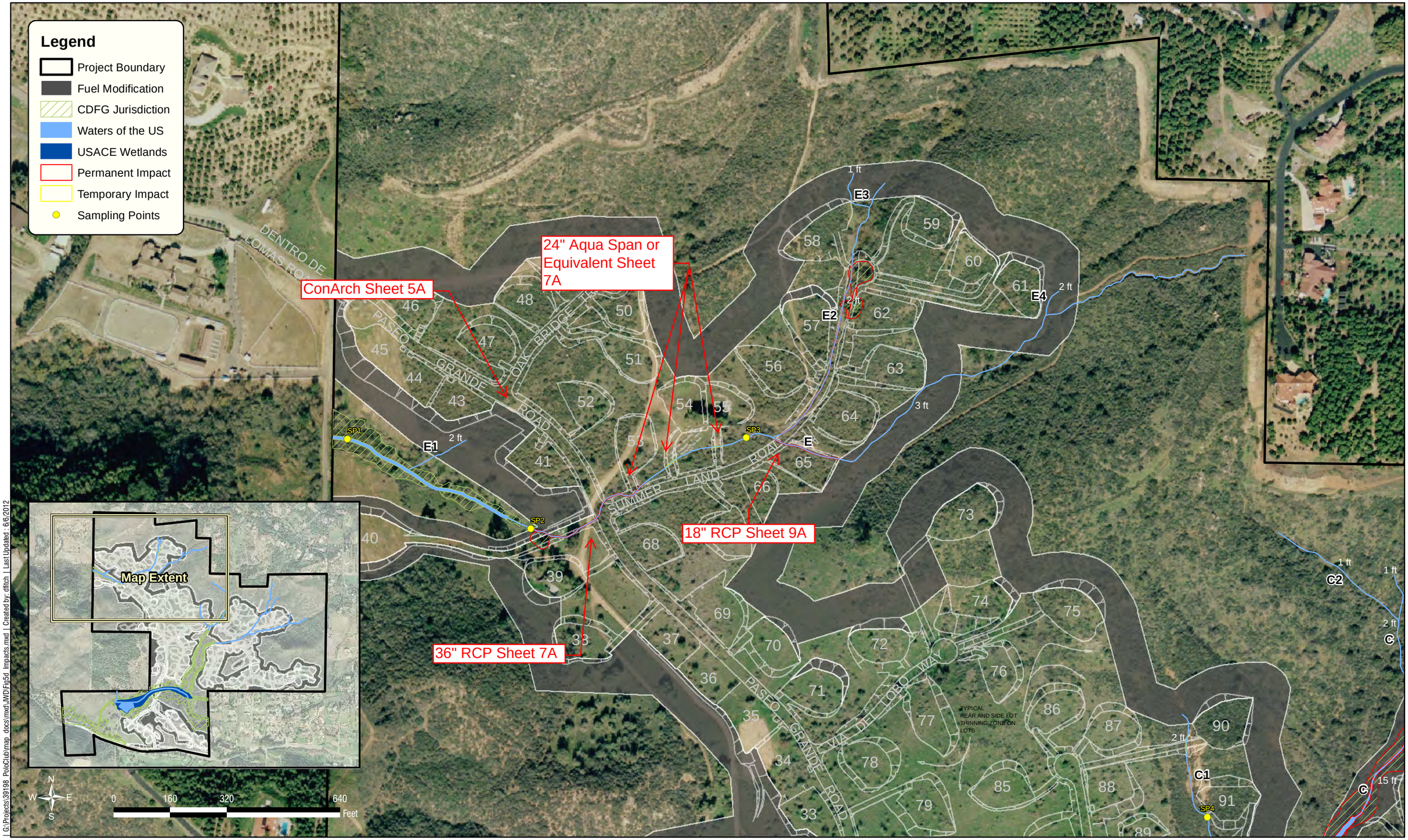
HDR ONE COMPANY | *Many Solutions*℠

Jurisdictional Impacts

FIGURE 5c

Engineering Automotive Co. | Polo Project | Jurisdictional Wetland Delineation Report



Jurisdictional Impacts

FIGURE 5d

Engineering Automotive Co. | Polo Project | Jurisdictional Wetland Delineation Report

HDR ONE COMPANY | *Many Solutions*℠

PLANS FOR THE GRADING OF

THE POLO CLUB

T.M. NO. 4736 RPL4

COUNTY OF SAN DIEGO

WORK TO BE DONE:

THE GRADING AND IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE FOLLOWING DOCUMENTS, CURRENT AS OF THE TIME OF CONSTRUCTION, AS DIRECTED BY THE DIRECTOR OF PUBLIC WORKS.

1. SAN DIEGO COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
2. SAN DIEGO COUNTY REGIONAL STANDARD DRAWINGS.
3. SEE IMPROVEMENT PLANS TM 4736-1 FOR ALL STORM DRAIN PLANS, PROFILES AND DETAILS.

LEGEND:

DESCRIPTION	DRAWING NO.	SYMBOL
SUBDIVISION BOUNDARY		
100 YEAR INUNDATION LINE		
LOT LINE		
OPEN SPACE EASEMENT LINE		
EASEMENT LINE		
A.C. BERM TYPE 'A'	G-5	
P.C.C. CROSS GUTTER	G-12	
SOUND WALL BERM	DETAIL ON SHT. 2	
EDGE OF PAVEMENT (EXIST.)		
DRIVEWAY APPROACH	DS-7	
CUT OR FILL SLOPE		
DAYLIGHT LINE		
EXISTING CONTOUR	S-13, S-14	560
PROPOSED CONTOUR	S-3	120
PROPOSED FINISHED GRADE	S-7	235.75
PROPOSED PAD ELEVATION		134
WATER MAIN (EXIST)		W
STORM DRAIN (AS NOTED)		SD
TYPE 'B' OR 'B-1' CURB INLET & LOCAL DEPRESSION	D-2	
TYPE 'G' CATCH BASIN	D-8	
STORM DRAIN CLEANOUT TYPE 'A'	D-9	SD
HEADWALL TYPE "B"	D-32	SD
RIP RAP ENERGY DISSIPATOR	D-40 & DETAIL SCHEDULE ON SHEET 3	
DOWNDRAIN PIPE	D-24	
ASPHALT CONCRETE SPILLWAY	D-22,	
INLET APRON	D-39	
LINED DRAINAGE DITCH	D-75	
UNLINED DRAINAGE SWALE		
SUBDRAIN		
MID-BLOCK CROSS GUTTER	G-13	
GRAVEL INFILTRATION TRENCH	DETAIL ON SHEET 4B	
VEGETATIVE SWALE	BMP FACT SHEET TC-30	
VEGETATED BUFFER STRIP	BMP FACT SHEET TC-31	
5 FOOT CHAIN LINK FENCE	DS-09	

SOILS ENGINEER'S CERTIFICATION:

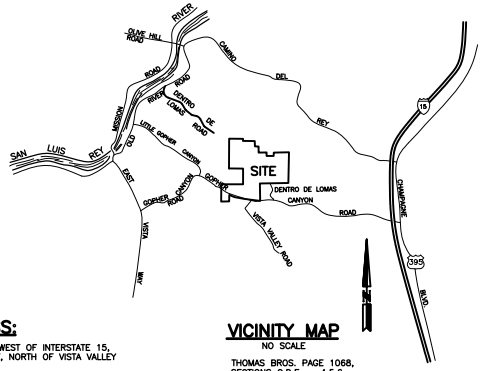
THESE PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS OUTLINED IN THE SOILS AND GEOTECHNICAL REPORT FOR THIS PROJECT.

SOILS REPORT:
GEOTECHNICAL INVESTIGATION
SAN DIEGO COUNTY TRACT NO. 4736
GOPHER CANYON ROAD
SAN DIEGO COUNTY, CALIFORNIA
DATED: FEBRUARY 20, 1991

PREPARED BY:
SOUTHERN CALIFORNIA SOIL & TESTING, INC.
6280 RIVERDALE STREET
SAN DIEGO, CALIFORNIA 92120

DANIEL B. ADLER, R.C.E. 36037

JOHN R. HIGH, C.E.G. 1237



VICINITY MAP

NO SCALE

THOMAS BROS. PAGE 1068,
SECTIONS C,D,E, – 4,5,6

SITE ADDRESS:

GOPHER CANYON ROAD, WEST OF INTERSTATE 15, EAST OF EAST VISTA WAY, NORTH OF VISTA VALLEY COUNTRY CLUB.

ENGINEER OF WORK:

TRANSTECH ENGINEERS, INC.
624 BREA CANYON ROAD
WALNUT, CA 91789
(909) 595-8599

ARCHAEOLOGICAL SITE CAPPING NOTE:

PRIOR TO ISSUANCE OF A BUILDING PERMIT, PREHISTORIC SITE, SDI-112912 SHALL BE PRESERVED AS NOTED ON SHEET 23.

BIRD NESTING SEASON NOTE:

PRIOR TO ISSUANCE OF A GRADING PERMIT OR OTHER IMPROVEMENT PLANS, IN THE YEAR PRIOR TO GRADING, SURVEYS SHALL BE CONDUCTED EVERY TWO WEEKS BETWEEN JANUARY 15 AND APRIL 30 TO DETERMINE IF THE BLACK-SHOULDERED KITE OR OTHER SENSITIVE RAPTORS (I.E. NORTHERN HARRIER) ARE NESTING ON THE SITE. IF A NESTING TREE (OR A GROUND NESTING LOCATION) IS IDENTIFIED, THEN CONSTRUCTION ACTIVITIES INCLUDING GRADING SHALL NOT OCCUR WITHIN 500 FEET OF THE NEST LOCATION UNTIL JULY 1. THIS 500-FOOT BUFFER SHALL BE CLEARLY MARKED IN ALL DIRECTIONS WITH FLAGGING AND TEMPORARY FENCING. A BIOLOGICAL MONITOR SHALL PRODUCE BI-MONTHLY LETTER REPORTS TO THE SATISFACTION OF THE DIRECTOR OF DPLU, WHICH PROVIDE INFORMATION ON ANY SENSITIVE RAPTOR NESTS DETECTED ONSITE AND PROTECTION OF THESE NEST LOCATIONS UNTIL JULY 1 FROM CONSTRUCTION ACTIVITIES.

DECLARATION OF RESPONSIBLE CHARGE:

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

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

BY:_____DATE:_____
DAVID B. RAGLAND, R.C.E. 35985 EXP. 6/30/2012

REGISTERED PROFESSIONAL ENGINEER
DAVID B. RAGLAND
REG. NO. 35985
EXP. 6-30-12
CIVIL
STATE OF CALIFORNIA

HLP NO. 04-010

NOTES:

HABITAT LOSS PERMIT IS REQUIRED PRIOR TO OBTAINING ANY PERMIT INCLUDING GRADING PERMIT FOR GRADING NO. L-2753 AND ANY CONSTRUCTION PERMIT FOR IMPROVMENT PLAN TM 4736-1 IN LIEU OF THE GRADING PERMIT.

PRIOR TO ISSUING OF THE GRADING PERMIT, THE APPLICANT SHALL SUBMIT EVIDENCE FROM DPLU TO STATE THAT CONDITIONS C.10(b,c,e,f,g, & h), C14b (NOISE MITIGATION MEASURE), C14 (c & d) OF TM 4736 RPL4 AND CONDITIONS (A & B) OF 92-019W HAS BEEN SATISFIED.

ALL GRADING SECURITIES AND DEPOSITS SHALL BE POSTED.

PRIOR TO THE ISSUANCE OF ANY PERMIT INCLUDING GRADING PERMIT AND CONSTRUCTION PERMIT FOR IMPROVEMENT PLAN TM 4736-1, A CONDITIONAL USE L-2753 PERMIT SHALL BE PROCESSED AND APPROVED (FOR THE R/W DEDICATION ON SHEET 8 OF 56 OF TM4736-1 WITHIN THE EXISTING OPEN SPACE EASEMENT AS SHOWN ON APN 170-272-02) TO THE SATISFACTION OF THE DEPARTMENT OF PLANNING AND LAND USE.

HYDROMODIFICATION:

FOR HYDROMODIFICATION MITIGATION, SEE HYDROMODIFICATION MITIGATION SUMMARY TABLE INCLUDED IN THE "HYDROMODIFICATION STUDY" PREPARED FOR THE POLO CLUB, TRACT 4736, BY TRANSTECH ENGINEERS, DATED FEBRUARY 19, 2010, AND INFILTRATION TRENCH DETAILS ON SHEET 4B.

SHEET CONTENTS:

SHEET	1 (VOID)	
SHEET	1A REVISED	TITLE SHEET
SHEET	2	NOTES & DETAILS
SHEET	3	GRADING PLANS
SHEET	4 (VOID)	
SHEET	4A REVISED	GRADING PLANS
SHEET	4B NEW SHEET	GRADING PLANS
SHEET	5 (VOID)	GRADING PLANS
SHEET	5A REVISED	GRADING PLANS
SHEET	6	GRADING PLANS
SHEET	7 (VOID)	
SHEET	7A REVISED	GRADING PLANS
SHEETS	8 THRU 10	GRADING PLANS
SHEETS	11, 12, 13, 14	(VOID)
SHEETS	11A, 12A, 13A, 14A	REVISED GRADING PLANS
SHEET	15	GRADING PLANS
SHEETS	16, 17 (VOID)	
SHEETS	16A, 17A	REVISED GRADING PLANS
SHEETS	18 THRU 20	GRADING PLANS
SHEET	21 (VOID)	
SHEET	21A REVISED	GRADING PLANS
SHEETS	22, 23 (VOID)	
SHEETS	22A, 23A	REVISED GRADING PLANS
SHEET	24	GRADING PLANS
SHEET	25 (VOID)	
SHEET	25A REVISED	GRADING PLANS
SHEETS	26 THRU 27	GRADING PLANS
SHEETS	28 THRU 59	IRRIGATION PLANS
SHEETS	60 THRU 87	LANDSCAPE & EROSION CONTROL PLANS

SOLAR CERTIFICATION:

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.40 (n) OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

DAVID B. RAGLAND RCE 35985 DATE

SOURCE OF TOPOGRAPHY:

TOPOGRAPHY SHOWN ON THESE PLANS WAS GENERATED BY AERIAL SURVEY
METHODS FROM INFORMATION GATHERED IN JULY 1994
BY McELHANNEY GEOSURVEYS, INC.
TOPOGRAPHY SHOWN HEREON CONFORMS TO NATIONAL MAP ACCURACY STANDARDS.

LEGAL DESCRIPTION:

PORTIONS OF SECTIONS 33 AND 34, TOWNSHIP 10 SOUTH, RANGE 3 WEST, AND PORTIONS OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

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 A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES, ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE DIRECTOR OF PUBLIC WORKS DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS.

I HEREBY AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING COUNTY 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.

BY:_____DATE:_____
IBRAHIM GHATTAS, PRESIDENT

OWNER AND PERMITTEE:

VISTA VILLAS DEVELOPMENT, LTD. AND
SGM INVESTMENT CORPORATION
43019 NORTH SIERRA HIGHWAY
LANCASTER, CA 93534
Phone No.: (808) 723-9495

ASSESSOR'S PARCEL NUMBERS:

127-570-1 THRU 14
127-571-1 THRU 9
127-572-1 THRU 28
127-573-1 THRU 47
127-580-1 THRU 24
127-581-1 THRU 28
127-582-1 THRU 17

STORMWATER TREATMENT CONTROL AND LID BMPs

DESCRIPTION/TYPE	SHEET	MAINTENANCE CATEGORY	REVISIONS
CATCH BASIN INSERTS	SEE IMPROVEMENT PLANS	CATEGORY II	
INFILTRATION TRENCH	5 THRU 23, 25 THRU 27	CATEGORY I	
VEGETATED SWALE	6,7,14,15,17	CATEGORY II	
VEGETATED FILTER	15,18	CATEGORY II	
CATCH BASIN INSERTS	SEE IMPROVEMENT PLANS	CATEGORY IV	

BMPs approved as part of Stormwater Management plan (SWMP) dated 4/26/2010 on file with DPW. Any changes to the above BMPs will require SWMP revision and Plan Change approvals.

FIRE AGENCIES APPROVAL	
CITY OF VISTA VISTA FIRE DEPARTMENT	COUNTY OF SAN DIEGO NORTH COUNTY FIRE PROTECTION DISTRICT
Approved By: Date:	Approved By: Date:

COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE

Approved for compliance with the environmental review and in substantial conformance with Tentative Map No. 4736 RPL4 and P92-019W.

Approved By: Date:

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date
1	NEW PERMIT, ADD THIS SHEET, REPLACES SHEET 1; CHANGED TOTAL NUMBER OF SHEETS, ENGINEER OF WORK W/IN TRANSTECH, ADD HYDROMODIFICATION AND LID NOTES AND INFILTRATION TRENCHES		

PERMITS

REZONE PERMIT NO. N/A
SPECIAL USE PERMIT NO. P92-019W
TENTATIVE MAP NO. 4736-RPL-4
N.O.I. 937C328070

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK
STATION NAME 0053 056 XP6
LOCATION: SEE RL53 "GOPHER CYN, SOUTH" PAGE 28
RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO. SYS.
ELEVATION: 857.44 FT. DATUM: MSL

PRIVATE CONTRACT

SHEET 1A | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 101 SHEETS

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: MOHAMAD K. FAKHRIDDINE
COUNTY ENGINEER
BY:
DATE

ENGINEER OF WORK:
DAVID B. RAGLAND, RCE 35985 DATE

Grading Permit No. L-2753

transtech ENGINEERS • PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of this Project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this Project, excepting for liability arising from the sole negligence of the Owner or the Engineer.

ATTENTION
All utilities shown on this plan are based on available records. It shall be the sole responsibility of the contractor to verify all existing utilities by contacting utility agencies and to avoid damaging existing utilities during excavation.
FOR UNDERGROUND SERVICE ALERT CALL:
1-800-422-4133

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863

GENERAL NOTES:

1. APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES.
2. FINAL APPROVAL OF THESE PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
3. IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
4. A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
5. ALL SLOPES OVER THREE FEET IN HEIGHT WILL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIOINS.
6. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:

	TELEPHONE NUMBER
SAN DIEGO GAS & ELECTRIC	(619) 438-6200
PACIFIC TELEPHONE	(619) 489-3441
CATV	(520) 669-2191
SEWER	(760) 728-1178
WATER	(760) 728-1178

7. A SOILS REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
8. APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSIOIN HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
9. THE DIRECTOR OF PUBLIC WORKS' APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOIL IS MADE OR IMPLIED (SECTIONS 87.403 & 87.410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF PLANNING AND LAND USE.
10. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY, MONDAY THRU SATURDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.
11. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
12. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER AND ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY PROPERTY FROM SETTLING, CRACKING, EROSION SILTING, SCOURING OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
13. SLOPE RATIOS:

    CUT – 1 1/2:1 FOR MINOR SLOPES; 2:1 FOR MAJOR SLOPES.

    FILL – 2:1

    EXCAVATION: 573,800 C.Y. FILL: 574,100 C.Y.
    IMPORT: 300 CY

    QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY, AND ARE NOT TO BE USED FOR PAY QUANTITIES.

    (NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR EITHER WASTE OR IMPORT AREAS)
14. SPECIAL CONDITION: IF ANY ARCHEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING THE GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS TO DO SO.
15. ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARD DRAWINGS DS-8, DS-10, DS-11, DS-75.
    C.M.P. STORM DRAINS SHALL BE CERTIFIED BY THE DEVELOPERS SOILS ENGINEER TO HAVE A 25 YEAR SERVICE LIFE FOR THE PARTICULAR SOIL AND LOCATION SHOWN ON THE PLANS. THIS CERTIFICATION SHALL BE MADE PRIOR TO THE INSTALLATION OF THE STORM DRAIN.
16. ALL MANUFACTURED SLOPES GRADED STEEPER THAN 2:1 ON LOT A AND LOTS 19 AND 20 SHALL UTILIZE STEPPED SLOPES OR ROCK SCULPTURING CONCEPTS TO CREATE PLANTING POCKETS ON THE SLOPES PURSUANT TO CALTRANS STANDARDS SHOWN ON THE DETAILS HEREON.
17. MANUFACTURED SLOPES SHALL BE CONTOUR GRADED TO BLEND WITH NATURAL SLOPES.

    ACCESSORY STRUCTURES SUCH AS DECKS, POOLS AND GAZEBOS, SHALL BE ALLOWED WITHIN THE INDIVIDUAL RESIDENTIAL LOTS PROVIDED;

    (I) NO STRUCTURES ARE LOCATED WITHIN THE OPEN SPACE EASEMENTS,
    (II) ASSOCIATED CUT OR FILL SLOPES ARE NO GREATER THAN FIVE FEET IN VERTICAL HEIGHT,
    (III) ALL APPLICABLE ANIMAL REGULATIONS AND DEVELOPMENT REGULATIONS ARE MET; AND
    (IV) LOCATION OF PRIVATE ROAD EASEMENT THROUGH OPEN SPACE EASEMENT AND LOTS 100 104, AND 105 WHICH WILL CONNECT TIMBERLAKE DRIVE TO THE ADJACENT NORTHERN PROPERTY, ASSESSOR PARCEL NO. 127-142-13.

SPECIFIC CONDITIONS:

A. GRADING PLANS SHALL INCLUDE THE REQUIREMENT THAT ANY OPEN SPACE EASEMENTS SHOWN ON THE TENTATIVE MAP, WHICH PRECLUDE GRADING, OR BRUSHING, OR CLEARING, SHALL HAVE TEMPORARY FENCES PLACED AROUND THEM. SAID FENCING SHALL BE INSTALLED PRIOR TO COMMENCING GRADING OR BRUSHING AND CLEARING, SHALL REMAIN UNTIL GRADING AND/OR CLEARING AND BRUSHING ARE COMPLETED, AND MUST BE REMOVED UPON COMPLETION OF SUCH ACTIVITIES.

CONDITIONS OF THE GRADING PERMIT:

B.1 EXISTING TOPSOILS, FILL, YOUNGER ALLUVIUM, LOOSE OR POROUS, OLDER ALLUVIUM AND COMPRESSIBLE SUBSOILS UNDERLYING PROPOSED SETTLEMENT SENSITIVE IMPROVEMENTS SHALL BE EXCAVATED TO FIRM GROUND.

2 ALL IMPORTED FILL SHALL BE APPROVED BY THE GEOTECHNICAL CONSULTANT FOR COMPOSITION PRIOR TO USE.

3 ALL FILL PLACED AT THE SITE SHALL BE COMPACTED TO A MINIMUM LEVEL OF 90 PERCENT BASED ON ASTM LABORATORY TEST DESIGNATION 01557-70 (METHOD A OR C). THE UPPER 12 INCHES OF SUBGRADE BENEATH PAVED AREAS SHOULD BE COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY. FILLS SHALL BE COMPACTED BY MECHANICAL MEANS IN UNIFORM LIFTS OF 6 TO 8 INCHES IN THICKNESS (OR AS DIRECTED BY THE PROJECT'S GEOTECHNICAL CONSULTANT).

4 OVERSIZE ROCK MATERIALS BETWEEN SIX INCHES AND TWO FEET IN MAXIMUM DIMENSION SHALL ONLY BE USED IN STRUCTURAL FILL UPON THE DIRECTION OF THE GEOTECHNICAL CONSULTANT. ALL MATERIALS LARGER THAN TWO FEET IN MAXIMUM DIMENSION SHALL BE DISPOSED OF AS DIRECTED BY THE GEOTECHNICAL CONSULTANT.

5 THE CUT PORTION OF TRANSITION (I.E. CUT/FILL) LOTS SHALL BE UNDERCUT TO A DEPTH OF THREE FEET BELOW EXISTING GRADE OR AS DIRECTED BY THE GEOTECHNICAL CONSULTANT. THE RESULTING EXCAVATION SHOULD BE BACKFILLED WITH PROPERLY COMPACTED NONDETRIMENTALLY EXPANSIVE FILL.

6 EXPANSIVE, COMPRESSIVE, REACTIVE, OR ERODIBLE SOILS SHALL BE OVEREXCAVATED AND REPLACED WITH PROPERLY COMPACTED FILL. EXPANSIVE SOILS SHOULD NOT BE PLACED WITHIN 15 FEET FROM THE FACE OF SLOPES OR WITHIN A DISTANCE OF 2/3 TIMES THE SLOPE HEIGHT, WHICHEVER IS GREATER.

7 A SURVEY OF THE SITE SHALL IDENTIFY, AND MARK EACH ROCK WHICH MAY PRESENT A ROCK FALL HAZARD AND SPECIFIC MITIGATION MEASURES IMPLEMENTED.

8 THE EXISTING ON-SITE CONTAINMENT STRUCTURE SHALL BE REINFORCED OR REPLACED DUE TO IMPROPERLY COMPACTED FILL PRESENT IN THE CONTAINMENT STRUCTURE. DEWATERING OF THE EXISTING POND SHALL BE CONDUCTED TO BYPASS AREAS PROPOSED FOR GRADING TO AVOID SATURATING ASSOCIATED SURFICIAL DEPOSITS.

9 THE LOCATION AND DESIGN OF ALL SURFACE DRAINAGE FEATURES, SUBDRAINS, FOUNDATIONS, RETAINING WALLS, UTILITY LINES, SLOPE STABILIZATION FEATURES, SLABS, FOOTINGS, AND EROSION CONTROL DEVICES SHALL CONFORM TO THE DIRECTION OF THE GEOTECHNICAL CONSULTANT AND THE GRADING ORDINANCE.

10 PROJECT-RELATED STRUCTURES SHALL CONFORM TO ALL APPROPRIATE GUIDELINES REGARDING SEISMIC SAFETY, INCLUDING THE UNIFORM BUILDING CODE, AND DESIGN AND INSPECTION REQUIREMENTS OF THE CALIFORNIA DIVISION OF DAM SAFETY.

11 ALL APPROPRIATE COMPACTED AREAS SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES (AS DIRECTED BY THE GEOTECHNICAL CONSULTANT) TO FACILITATE REVEGETATION AND INFILTRATION. RECLAMATION OF DISTRUBED AREAS SHALL COMMENCE AS SOON AS POSSIBLE AFTER COMPLETION OF CONSTRUCTION OPERATIONS, PER DIRECTION OF THE GEOTECHNICAL CONSULTANT TO REDUCE EROSION POTENTIAL.

12 SLOPE BUTTRESSING, ROCK ANCHORS OR SLOPE FLATTERING SHALL BE USED FOR FRACTURED METASEDIMENTARY ROCKS AS DIRECTED BY THE PROJECT GEOTECHNICAL CONSULTANT.

13 THE USE OF EXPLOSIVES FOR EXCAVATION ACTIVITIES SHALL CONFORM TO ALL APPROPRIATE STATE AND LOCAL GUIDELINES RELATED TO STORAGE, HANDLING AND USE.

14 DISPOSAL OF GROUNDWATER FROM DEWATERING OPERATIONS SHALL BE COORDINATED WITH THE APPROPRIATE REGIONAL WATER QUALITY CONTROL BOARD OFFICE.

15 ALL PROPOSED DEVELOPMENT ACTIVITIES ON SLOPES EXCEEDING 25% SHALL BE INVESTIGATED FOR POTENTIAL EROSIONAL HAZARDS BY A QUILIFIED GEOTECHNICAL ENGINEER.

C. GRADING INDICATED ON THE FINAL GRADING PLANS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN ON THE APPROVED TENTATIVE MAP, DATED AUGUST 19, 1992. ANY DEVIATION FROM THE TENTATIVE MAP GRADING PLANS IN EXESS OF FIVE PERCENT OF THE TOTAL GRADING QUANTITIES AND ANY DEVIATION IN MAXIMUM SLOPE HEIGHTS FROM THE APPROVED TENTATIVE MAP IN EXCESS OF THREE FEET MAY ALSO REQUIRE ADDITIONAL ENVIRONMENTAL REVIEW. THE NEED FOR FURTHER ENVIRONMENTAL REVIEW WILL BE DETERMINED DURING THE GRADING/IMPROVEMENT PLAN CHECK PROCESS.

D.1 THE STORM DRAIN SYSTEM FOR THIS PROJECT SHALL BE PRIVATELY MAINTAINED BY A HOMEOWNERS ASSOCIATION.

2 EROSION CONTROL MEASURES DESCRIBED IN THE PROJECT DESIGN SHALL BE INSPECTED AFTER EMPLACEMENT BY A QUALIFIED ENGINEERING OR HYROLOGICAL CONSULTANT TO INSURE PROPER WORKING CONDITION.

3 TO REDUCE POTENTIAL EROSION IMPACTS. GRADING AND OTHER SURFACE DISTURBING ACTIVITIES SHALL NOT BE CONDUCTED DURING PERIODS OF RAINFALL HEAVY ENOUGH TO PRODUCE RUNOFF CAPABLE OF ERODING THE GROUND SURFACE AND CARRYING SEDIMENT DOWNSTREAM.

4 ALL FACILITES SUBJECT OT FLOODING DAMAGE SHALL BE LOCATED OUTSIDE OF THE MAPPED 100-YEAR FLOODPLAIN OR OTHERWISE PROTECTED PER DIRECTION OF THE PROJECT ENGINEERING, GEOTECHNICAL AND HYDROLOGICAL CONSULTANTS.

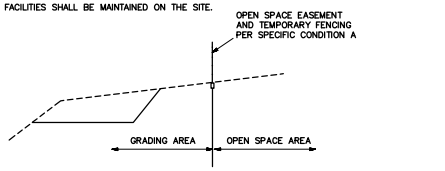
5 PRIOR TO ANY DEWATERING, A SITE-SPECIFIC ANALYSIS OF ON AND OFF-SITE DEWATERING IMPACTS MUST BE COMPLETED TO ASSESS EACH DEWATERING SITE AND PROPOSE ADEQUATE MITIGATION. THE SITE-SPECIFIC DEWATERING ANALYSIS WILL BE SUBMITTED TO, AND APPROVED BY THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) BEFORE DEWATERING BEGINS.

6 PRIOR TO DEWATERING OF THE EXISTING ON-SITE STORAGE POND, THE RESULTS OF THE WATER QUALITY ANALYSIS SHALL BE SUBMITTED TO TH REGIONAL WATER QUALITY CONTROL BOARD ALONG WITH A DESCRIPTION OF THE PROPOSED DISCHARGE ACTIVITIES. THE REQUIREMENTS AND RECOMMENDATIONS PROVIDED BY THE BOARD SHALL BE INCORPORATED INTO THE FINAL PROJECT DESIGN.

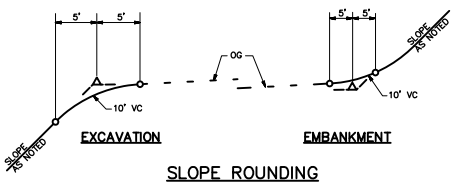
E. UPON COMPLETION OF THE INSTALLATION OF THE REVEGETATION PLAN, THE APPLICANT SHALL, TO THE SATISFACTION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND LAND USE, INSTALL PERMANENT FENCING AND SIGNAGE AROUND BIOLOGICAL OPEN SPACE EASEMENTS AS SHOWN IN FIGURE R-2 (ON FILE WITH DPLU, ENVIRONMENTAL FILE) THE SIGNAGE TO BE ASSOCIATED WITH THE PERMANENT FENCING SHALL BE FOR THE PURPOSE OF EDUCATION AND TO DISCOURAGE UNAUTHORIZED ENTRY.

CONTRUCTION NOTES:

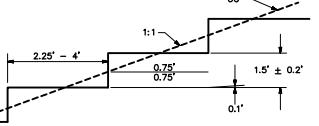
1. ALL GRADING AND DRAINAGE IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE COUNTY'S CURRENT GRADING ORDINANCE, THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION WITH SUPPLEMENTS (A.P.W.A. SPECIFICATIONS) AND THE "SAN DIEGO AREA REGIONAL STANDARD DRAWINGS", AS AMENDED BY THE COUNTY SUPPLEMENTS, AND THE EARTHWORK SPECIFICATIONS ATTACHED TO THE "PRELIMINARY SOILS REPORT".
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR LANDSCAPING FOR SLOPE STABILIZATION OF ALL EMBANKMENTS OVER 3 FEET IN HEIGHT, WITHIN 45 DAYS OF COMPLETION OF PRELIMINARY GRADING. PERMANENT IRRIGATION SYSTEMS SHALL BE INSTALLED FOR ALL EMBANKMENTS OVER 5 FEET IN HEIGHT (AND FOR ALL SLOPES ALONG MAJOR STREETS). LANDSCAPING SPECIFICATION, AND PLANS AS REQUIRED, SHALL BE APPROVED BY THE COUNTY ENGINEER PRIOR TO ISSUANCE OF THE GRADING PERMIT. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF SLOPE STABILIZATION LANDSCAPING UNTIL RELEASE OF THE GRADING BOND OR UNTIL INDIVIDUAL LOTS (OR LIVING UNITS) CLOSE ESCROW, WHICHEVER OCCURS LATER.
3. NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
4. ALL CUT SLOPES SHALL BE INSPECTED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL RECOMMEND NECESSARY TREATMENT TO THE COUNTY ENGINEER FOR APPROVAL.
5. FILL SHALL BE COMPACTED THROUGHOUT TO 90% DENSITY AS DETERMINED BY U.B.C. STANDARD NO. 70-1-70, AND/OR AS APPROVED BY THE SOILS ENGINEER. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER PRIOR TO PLACING OF FILL. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL AS PER DETAIL ON PLAN. ALL EXISTING FILLS SHALL BE APPROVED BY THE COUNTY ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.
6. DUST SHALL BE CONTROLLED BY WATERING.
7. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.



TEMPORARY FENCING DETAIL



SLOPE ROUNDING
N.T.S.



STEPPED SLOPE
N.T.S.

NOTE: STEPPED SLOPE SHALL BE USED ON THE NORTHERLY SIDE OR GOPHER CANYON (NOT THE SOUTHERLY SIDE) AND ANYWHERE THAT THE SLOPE EXCEEDS 1.5 TO 1.

OPEN SPACE EASEMENT:

1. GRANT AN OPEN SPACE EASEMENT TO THE COUNTY OF SAN DIEGO OVER THAT PORTION OF THE SITE AS SHOWN AND PROPOSED ON TENTATIVE MAP 4736RPL4, DATED NOVEMBER 19, 1997 ON FILE WITH THE DEPARTMENT OF PLANNING AND LAND USE. THIS EASEMENT IS INTENDED TO PROTECT SENSITIVE VEGETATION COMMUNITIES, HABITATS, FORAGING AREAS, PLANTS AND ANIMALS INCLUDING: FRESHWATER MARSH, LEAST BELL'S VIREO HABITAT, RIPARIAN WOODLAND, RIPARIAN SCRUB, SOUTHERN OAK WOODLAND, COASTAL SAGE SCRUB, CALIFORNIA GNATCATCHER, ORANGE-THROATED WHIPTAIL LIZARD, BEWICK'S WREN, RED-SHOULDERED HAWK, BLACK-SHOULDERED KITE, SUMMER HOLLY AND VARIEGATED DUDLEYA.

   WITHIN THE BOUNDARY OF SAID EASEMENT, NO BUILDING, STRUCTURES, OR ANY OTHER THING WHATSOEVER SHALL BE CONSTRUCTED, ERECTED, PLACED OR MAINTAINED IN SAID OPEN SPACE EASEMENT, INCLUDING THE ADDITION OR REMOVAL OR DISTURBANCE OF SOIL OR VEGETATION, UNLESS BY WRITTEN ORDER OF THE FIRE MARSHALL FOR THE EXPRESS PURPOSE TO CONTROL AN IDENTIFIED FIRE HAZARD OF PURSUANT TO THE FIRE MANAGEMENT PLAN INCLUDED IN THE DRAFT EIR ALLOWING FOR A MAXIMUM OF 100 FEET OF CLEARED AREA FROM ALL BUILDINGS SEPERATED INTO THE FOLLOWING ZONES:

   (A) ZONE I – 20 FOOT WIDE STRIP FROM ALL BUILDINGS CONSISTING OF IRRIGATED LAWN OR DECORATIVE PLANT MATERIALS;

   (B) ZONE II – 30 FOOT WIDE STRIP FROM ZONE I CONSISTING OF FULL IRRIGATED AND LANDSCAPED LOW GROWING, FIRE RETARDANT GROUNDCOVER AND SOME TALLER LOW FUEL VOLUME PLANTS; AND

   (C) ZONE III – 50 FOOT WIDE STRIP FROM ZONE II CONSISTING OF NATIVE VEGETATION WHICH IS TRIMMED TO A LOW HEIGHT. DEAD WOOD AND BUILD-UP OF FLAMMABLE FOLIAGE OR BRANCHES WILL BE REMOVED ON A REGULAR BASIS. NO EXOTIC PLANTINGS OR IRRIGATION WILL BE ALLOWED IN THIS ZONE.

   GRADING AND DISTURBANCE TO SOIL AND VEGETATION MAY OCCUR IN THE AFOREMENTIONED OPEN SPACE ONLY TO ALLOW MITIGATION REVEGETATION DESCRIBED IN THE FINAL ACCEPTED REVEGETATION PLAN, BASED ON THE CONCEPTUAL REVEGETAION PLAN DESCRIBED IN THE DRAFT TECHNICAL APPENDICES OF THE EIR, DATED MARCH 1992, AND TO ALLOW PERMANENT FENCING AS SHOWN CONCEPTUALLY ON FIGURE R-2, DATED OCTOBER 30, 1992, CONTAINED IN THE RESPONSE TO COMMENTS SECTION OF THE FINAL EIR.
2. GRANT AN OPEN SPACE EASEMENT FOR THE PRESERVATOIN OF A SIGNIFICANT PREHISTORIC ARCHAEOLOGICAL SITE (SDI-1129) AS SHOWN ON EXHIBIT "A" DATED SEPTEMBER 23, 1992, ON FILE WITH THE DEPARTMENT OF PLANNING AND LAND USE, ENVIRONMENTAL FILE.

   WITHIN THE BOUNDARY OF THE ARCHAEOLOGICAL OPEN SPACE EASEMENT WHICH PROTECTS SDI-1129, NO BUILDING, STRUCTURE, OR ANY OTHER THING WHATSOEVER SHALL BE CONSTRUCTED, ERECTED, PLACED OR MAINTAINED IN SAID OPEN SPACE EASEMENT INCLUDING ANY GRADING OR THE ADDITION OR REMOVAL OF SOIL OR VEGETAION EXCEPT PLANT MATERIAL MAY BE SELECTIVELY REMOVED BY HAND UNDER WRITTEN ORDER OF THE FIRE MARSHALL FOR THE EXPRESS PURPOSE OF REMOVAL OF AND IDENTIFIED FIRE HAZARD.

* NOISE PROTECTION EASEMENT OVER ALL OF LOT 2 THROUGH 17 AND 19 THROUGH 24 IS GRANTED TO THE COUNTY OF SAN DIEGO IN PERPETUATY OVER, UPON, AND ACROSS SAID LOTS.

STORMWATER PROTECTION NOTES

1. 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 OF RAIN.
2. 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 RAIN PERIOD.
3. 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 ALTERNATIVE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.
4. ON PROJECTS OF GREATER THAN 5 ACRES 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 [WDID#973C328070] [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 THE COUNTY.
5. A FOSSIL FILTER SYSTEM SHALL BE INSTALLED AT EACH CATCH BASIN INDICATED ON THE PLANS IN ACCORDANCE w/ THE (SUSMP) FOR THE PROJECT.
6. STENCIL:"DRAINS TO OCEAN" ON STORM DRAIN INLETS.

STORM DRAIN NOTES:

ALL C.M.P. STORM DRAIN PIPES MUST HAVE SOIL ACID TEST PRIOR TO INSTALLATION TO DETERMINE THICKNESS GAUGE OF THE PIPE. MINIMUM 60 YEAR THICKNESS.

HDPE PIPE MAY BE USED AS A SUBSTITUTE FOR C.M.P. AND R.C.P. FOR THE PRIVATE STORM DRAIN SYSTEM. THE USE OF HDPE PIPE SHALL CONFORM TO THE REQUIREMENTS OF THE SAN DIEGO COUNTY DRAINAGE MANUAL APPENDIX B.

REGISTERED PROFESSIONAL ENGINEER
DAVID B. RAGLAND
REG. NO. 35985
EXP. 6-30-12
CIVIL
STATE OF CALIFORNIA

COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE

Approved for compliance with the environmental review:

Approved by: Date

COUNTY APPROVED CHANGES

No.	Description	Approved	Date
1	ADD SHEET, REPLACES SHEET 2		

PERMITS

REZONE PERMIT NO. N/A
SPECIAL USE PERMIT NO. P92-019W
TENTATIVE MAP NO. 4736-RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK
STATION NAME 0053 056 XP6
LOCATION: SEE RL53 "GOPHER CANYON SOUTH" PAGE 28
RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO SYS.
ELEVATION: 857.44 FT. DATUM: MSL

PRIVATE CONTRACT

SHEET 2A | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 101 SHEETS

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB
NOTES AND DETAILS

CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: DOUGLAS M. ISBELL
COUNTY ENGINEER
BY: DATE

ENGINEER OF WORK:
DAVID B. RAGLAND R.C.E. 35985

Grading Permit No. L-2753

transtech ENGINEERS • PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

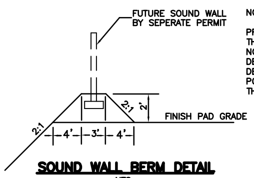
ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863

Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of this Project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this Project, excepting for liability arising from the sole negligence of the Owner or the Engineer.

ATTENTION
All utilities shown on this plan are based on available records. It shall be the sole responsibility of the contractor to verify all existing utilities by contacting utility agencies and to avoid damaging existing utilities during excavation.
FOR UNDERGROUND SERVICE ALERT CALL: 1-800-422-4133

NOTE:

PRIOR TO THE ISSUANCE OT THE GRADING PERMIT, THE BERMS AND WALLS ASSOCIATED WITH THE NOISE MITIGATION WILL BE REVIEWED BY THE DEPARTMENT OF PLANNING AND LAND USE TO DETERMINE IF THEY ADEQUATELY MITIGATE POTENTIAL NOISE IMPACTS ASSOCIATED WITH THE ROADS IN THE VICINITY OF THE PROJECT.



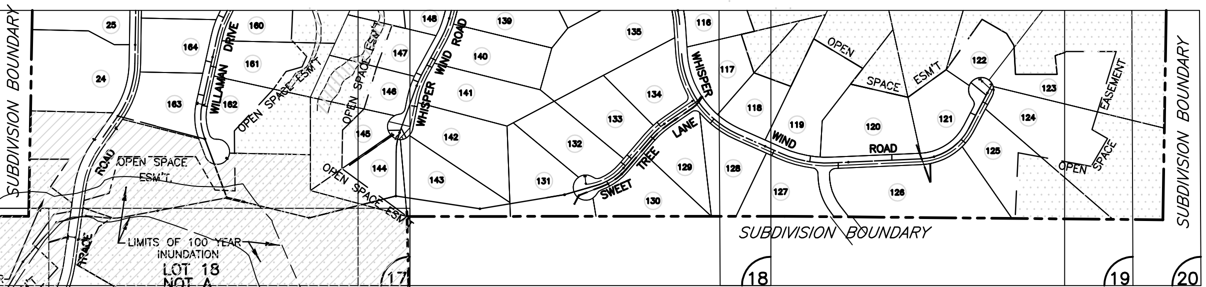
SOUND WALL BERM DETAIL

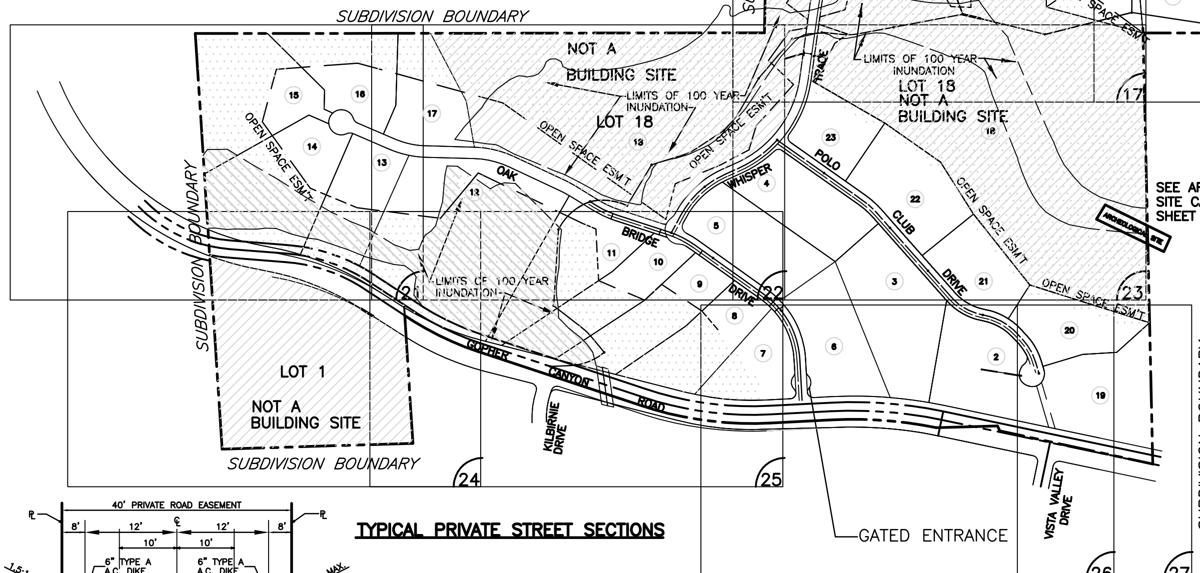
NTS

SHEET INDEX MAP:

SCALE: 1" = 200'

SEE SHEET NO. 4

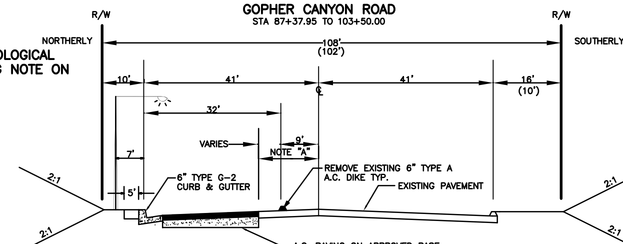




TYPICAL STREET SECTION

GOPHER CANYON ROAD

STA 87+37.95 TO 103+50.00



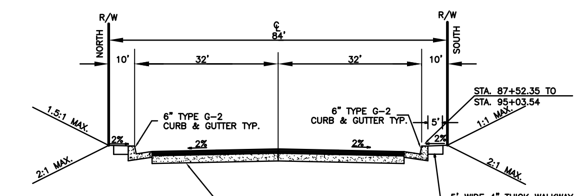
NOTE "A": ADDITIONAL WORK WILL BE REQUIRED IF EXISTING PAVEMENT SECTION IS NOT ACCEPTABLE

SCALE: N.T.S.

TYPICAL STREET SECTION

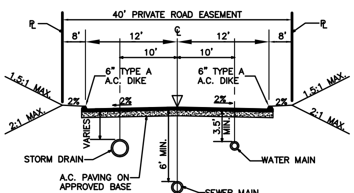
GOPHER CANYON ROAD

STA 103+50.00 TO 121+54.00



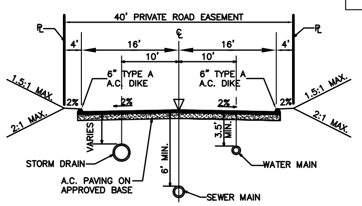
SCALE: N.T.S.

TYPICAL PRIVATE STREET SECTIONS



SCALE: N.T.S.

OAK BRIDGE DRIVE (Whisper Trace Road to Cul-de-Sac)
POLO CLUB DRIVE
WHISPER TRACE ROAD (Paseo Grande Road to Cul-de-Sac)
OAK BRIDGE TRAIL
SUMMER LAND ROAD
VIA DEL LOBO WAY
WILLAMAN DRIVE
THORN DALE ROAD (North Fork Drive to Cul-de-Sac)
ORANGE TREE LANE
NORTH FORK DRIVE (Autumn Breeze Lane to Cul-de-Sac)
WHISPER WIND ROAD (Autumn Breeze Lane to Cul-de-Sac)
WHISPER WIND ROAD (Dentro De Lomas to Cul-de-Sac)
SWEET TREE LANE



SCALE: N.T.S.

OAK BRIDGE DRIVE (Gopher Canyon Road to Whisper Trace Road)
WHISPER TRACE ROAD (Oak Bridge Drive to Paseo Grande Road)
PASEO GRANDE ROAD (Whisper Trace Road to Dentro De Lomas Road)
THORN DALE ROAD (Whisper Trace Road to North Fork Drive)
NORTH FORK DRIVE (Thorn Dale Road to Autumn Breeze Lane)
AUTUMN BREEZE LANE
WHISPER WIND ROAD (Autumn Breeze Lane to Dentro De Lomas)
DENTRO DE LOMAS

OR — 100 YEAR INUNDATION

OPEN SPACE

OR — OPEN SPACE-NOT A BUILDING SITE

RIPRAP ENERGY DISSIPATOR (DISCHARGE TO UNCONFINED SECTION)

NOT TO SCALE

RIP RAP SCHEDULE				
VELOCITY (FT./SEC.)	ROCK CLASS	RIP RAP THICKNESS	FILTER BLANKET	
			UPPER LAYER	LOWER LAYER
6–7	#3 BACKING	0.6'	0.6' – DG	–
7–8	#2 BACKING	1.0'	1' – DG	–
8–9.5	FACING	1.4'	1' – DG	–
9.5–11	LIGHT	2.0'	3/4",1-1/2"PB	–
11–13	1/4 TON	2.7'	3/4",1-1/2"PB	SAND
13–15	1/2 TON	3.4'	3/4",1-1/2"PB	SAND
15–17	1 TON	4.3'	TYPE B	SAND
17–20	2 TON	5.4'	TYPE B	SAND

DG = DECOMPOSED GRANITE,PB=PROCESSED MISCELLANEOUS BASE, TYPE B = TYPE B BEDDING MATERIAL

NOTE: ALL RIP RAP PADS TO BE 6' x 10' UNLESS OTHERWISE SHOWN ON PLANS AND CONFORM TO STANDARD DRAWING D-40

ALL D-40 ENERGY DISSIPATORS TO BE TYPE 1 WITH CONCRETE SILL UNLESS OTHERWISE INDICATED ON THE PLANS

NOTE:
(1) FOR STREET AND STORM DRAINAGE SYSTEM SEE IMPROVEMENT PLAN NO. TM4736-1
(2) ENTIRE STORM DRAINAGE SYSTEM SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER ASSOCIATION.
(3) INSTALL A TEMPORARY FENCE ALONG THE PERIMETER OF THE OPEN SPACE EASEMENT.

NOTE: LOT 1 AND LOT 18 NOT A BUILDING SITE.

NOTE: DEDICATE 1' RESTRICTED EASEMENT ALONG WESTERLY PROPERTY LINE OF LOTS 163 THROUGH 167 AND NORTHERLY PROPERTY LINE OF LOT 112.

transtech ENGINEERS • PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date
⚠	NEW SHEET		

PERMITS

REZONE PERMIT NO. N/A
SPECIAL USE PERMIT NO. P92-019W
TENTATIVE MAP NO. 4736-RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK STATION NAME 0053 056 XP6
LOCATION: SEE RL53 "GOPHER CYN. SOUTH" PAGE 28
RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO. SYS.
ELEVATION: 857.44 FT. DATUM: MSL

PRIVATE CONTRACT

SHEET 3A — COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS — 101 SHEETS

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

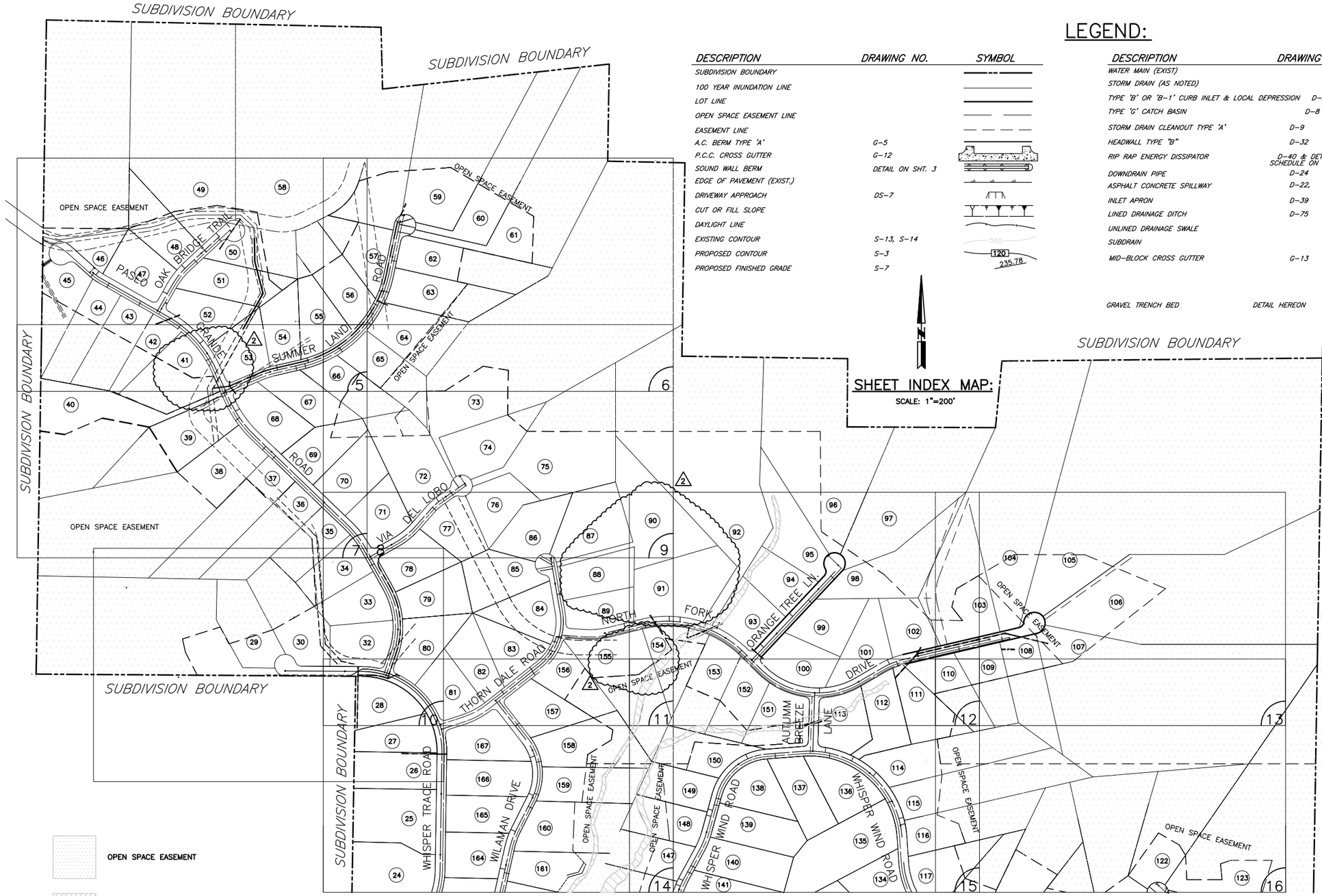
Approved: DOUGLAS M. ISBELL COUNTY ENGINEER
BY:
DATE

ENGINEER OF WORK: DAVID B. RAGLAND R.C.E. 35985

Grading Permit No. L-2753

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA. 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863

\4022g-SHT3 REV.dwg 3/8/2008



LEGEND:

DESCRIPTION	DRAWING NO.	SYMBOL
SUBDIVISION BOUNDARY		
100 YEAR INUNDATION LINE		
LOT LINE		
OPEN SPACE EASEMENT LINE		
EASEMENT LINE		
A.C. BERM TYPE 'A'	G-5	
P.C.C. CROSS GUTTER	G-12	
SOUND WALL BERM	DETAIL ON SHT. 3	
EDGE OF PAVEMENT (EXIST.)		
DRIVEWAY APPROACH	DS-7	
CUT OR FILL SLOPE		
DAYLIGHT LINE		
EXISTING CONTOUR	S-13, S-14	560
PROPOSED CONTOUR	S-3	120
PROPOSED FINISHED GRADE	S-7	235.78

DESCRIPTION	DRAWING NO.	SYMBOL
WATER MAIN (EXIST)		W
STORM DRAIN (AS NOTED)		SD
TYPE 'B' OR 'B-1' CURB INLET & LOCAL DEPRESSION	D-2	
TYPE 'G' CATCH BASIN	D-8	
STORM DRAIN CLEANOUT TYPE 'A'	D-9	SD
HEADWALL TYPE "B"	D-32	SD
RIP RAP ENERGY DISSIPATOR	D-40 & DETAIL SCHEDULE ON SHEET 3	
DOWNDRAIN PIPE	D-24	
ASPHALT CONCRETE SPILLWAY	D-22,	
INLET APRON	D-39	
LINED DRAINAGE DITCH	D-75	
UNLINED DRAINAGE SWALE		
SUBDRAIN		
MID-BLOCK CROSS GUTTER	G-13	
GRAVEL TRENCH BED	DETAIL HEREON	

PLAN INDICATES APPROXIMATE LOCATION OF GRAVEL TRENCH FINAL LOCATION TO BE DETERMINED ONCE THE BUILDING LOCATION HAS BEEN IDENTIFIED

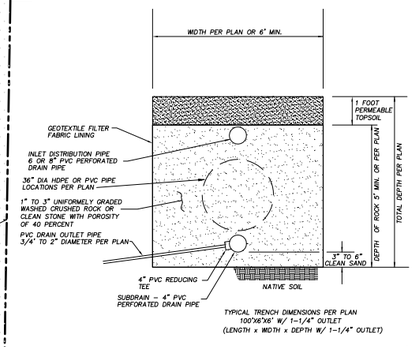
SHEET INDEX MAP:

SCALE: 1"=200'

OPEN SPACE EASEMENT

100-YR INNUNDATION LIMITS

SEE SHEET NO. 3



TYPICAL TRENCH DIMENSIONS PER PLAN
100'X6'X6' W/ 1-1/4" OUTLET
(LENGTH x WIDTH x DEPTH W/ 1-1/4" OUTLET)

GRAVEL TRENCH BED DETAIL

NO SCALE

NOTE:

(1) ENTIRE STORM DRAINAGE SYSTEM SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER ASSOCIATION.

(2) INSTALL A TEMPORARY FENCE ALONG THE PERIMETER OF THE OPEN SPACE EASEMENT. TO BE INSTALLED PRIOR TO ANY GRADING.

transtech ENGINEERS ▪ PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

REGISTERED PROFESSIONAL ENGINEER DAVID B. RAGLAND REG. NO. 35985 EXP. 6-30-10 CIVIL STATE OF CALIFORNIA

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date
1	CHANGED SHEET NUMBER		
2	REVISED GRADING TO LOTS AS INDICATED ABOVE CHANGED ENG. OF WORK		
3	GRAVEL INFILTRATION TRENCH		

PERMITS

REZONE PERMIT NO. N/A
SPECIAL USE PERMIT NO. P92-019W
TENTATIVE MAP NO. 4736-RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK STATION NAME 0053 056 XP6
LOCATION: SEE RL53 "GOPHER CYN. SOUTH" PAGE 28
RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO. SYS.
ELEVATION: 857.44 FT. DATUM: MSL

PRIVATE CONTRACT 1

SHEET	COUNTY OF SAN DIEGO	94
4A	DEPARTMENT OF PUBLIC WORKS	SHEETS

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: DOUGLAS M. ISBELL
COUNTY ENGINEER
BY:
DATE

ENGINEER OF WORK:
DAVID B. RAGLAND R.C.E. 35985

Grading Permit No. L-2753

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863

GRAVEL INFILTRATION TRENCH TABLE

LOT NO.	BASIN NO.	MITIGATION ON LOT
120	1	NONE
121	1	NONE
122	1	NONE
123	1	GRAVEL TRENCH–90'x2'x2.5' W/ 4" DRAIN AND 2" OUTLET PIPE
124	1	GRAVEL TRENCH–90'x2'x2.5' W/ 4" DRAIN AND 2" OUTLET PIPE
125	1	GRAVEL TRENCH–90'x2'x2.5' W/ 4" DRAIN AND 2" OUTLET PIPE
126	1	NONE
115	2	GRAVEL TRENCH–100'x5'x6' W/ 4" DRAIN AND 1–1/4" OUTLET PIPE
116	2	GRAVEL TRENCH–120'x5'x6' W/ 4" DRAIN AND 1–1/4" OUTLET PIPE
117	2	GRAVEL TRENCH–100'x5'x6' W/ 4" DRAIN AND 1–1/4" OUTLET PIPE
118	2	GRAVEL TRENCH–120'x5'x6' W/ 4" DRAIN AND 1–1/4" OUTLET PIPE
119	2	GRAVEL TRENCH–120'x5'x6' W/ 4" DRAIN AND 1–1/4" OUTLET PIPE
127	2	GRAVEL TRENCH–120'x5'x6' W/ 4" DRAIN AND 1–1/4" OUTLET PIPE
128	2	GRAVEL TRENCH–120'x5'x6' W/ 4" DRAIN AND 1–1/4" OUTLET PIPE
129	2	GRAVEL TRENCH–120'x5'x6' W/ 4" DRAIN AND 1–1/4" OUTLET PIPE
130	2	GRAVEL TRENCH–120'x5'x6' W/ 4" DRAIN AND 1–1/4" OUTLET PIPE
131	2	GRAVEL TRENCH–120'x5'x6' W/ 4" DRAIN AND 1–1/4" OUTLET PIPE
132	2	GRAVEL TRENCH–120'x5'x6' W/ 4" DRAIN AND 1–1/4" OUTLET PIPE
133	2	GRAVEL TRENCH–120'x5'x6' W/4" DRAIN AND 1–1/4 OUTLET PIPE
134	2	(2) GRAVEL TRENCHES–120'x5'x6' W/ 4" DRAIN AND 1–1/4" OUTLET PIPE
102	3	GRAVEL TRENCH–80'x2'x4' W/ 4" DRAIN AND 2" OUTLET PIPE
103	3	GRAVEL TRENCH–100'x2'x4' W/ 4" DRAIN AND 2" OUTLET PIPE
104	3	GRAVEL TRENCH–100'x2'x4' W/ 4" DRAIN AND 2" OUTLET PIPE
105	3	GRAVEL TRENCH–100'x2'x4' W/ 4" DRAIN AND 2" OUTLET PIPE
106	3	GRAVEL TRENCH–100'x2'x4' W/ 4" DRAIN AND 2" OUTLET PIPE
107	3	GRAVEL TRENCH–100'x2'x4' W/ 4" DRAIN AND 2" OUTLET PIPE
108	3	GRAVEL TRENCH–100'x2'x4' W/ 4" DRAIN AND 2" OUTLET PIPE
109	3	GRAVEL TRENCH–100'x2'x4' W/ 4" DRAIN AND 2" OUTLET PIPE
110	3	GRAVEL TRENCH–100'x2'x4' W/ 4" DRAIN AND 2" OUTLET PIPE
111	3	NONE
87	4	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
88	4	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
89	4	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
90	4	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
91	4	(2) GRAVEL TRENCHES–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
92	4	OPEN SPACE LOT
93	4	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
94	4	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
95	4	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
96	4	GRAVEL TRENCH–50'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
97	4	GRAVEL TRENCH–50'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
98	4	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
98	4	GRAVEL TRENCH–50'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
99	4	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
100	4	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
101	4	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
155	4	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
154	4	LOT DELETED B/C 08–0047
112	5	GRAVEL TRENCH–50'x3'x4' W/ 4" DRAIN AND 3/4" OUTLET PIPE
113	5	GRAVEL TRENCH–50'x3'x4' W/ 4" DRAIN AND 3/4" OUTLET PIPE
114	5	GRAVEL TRENCH–50'x3'x4' W/ 4" DRAIN AND 3/4" OUTLET PIPE
135	5	GRAVEL TRENCH–50'x3'x4' W/ 4" DRAIN AND 3/4" OUTLET PIPE
136	5	NONE
137	5	GRAVEL TRENCH–50'x3'x4' W/ 4" DRAIN AND 3/4" OUTLET PIPE
138	5	GRAVEL TRENCH–50'x3'x4' W/ 4" DRAIN AND 3/4" OUTLET PIPE
139	5	GRAVEL TRENCH–50'x3'x4' W/ 4" DRAIN AND 3/4" OUTLET PIPE
140	5	NONE
141	5	NONE
142	5	GRAVEL TRENCH–50'x3'x4' W/ 4" DRAIN AND 3/4" OUTLET PIPE
143	5	GRAVEL TRENCH–50'x3'x4' W/ 4" DRAIN AND 3/4" OUTLET PIPE
144	5	GRAVEL TRENCH–50'x3'x4' W/ 4" DRAIN AND 3/4" OUTLET PIPE
145	5	GRAVEL TRENCH–50'x3'x4' W/ 4" DRAIN AND 3/4" OUTLET PIPE
145	5	GRAVEL TRENCH–50'x6'x4' W/ 4" DRAIN AND 3/4" OUTLET PIPE
146	5	GRAVEL TRENCH–100'x6'x4' W/ 4" DRAIN AND 3/4" OUTLET PIPE
147	5	GRAVEL TRENCH–100'x6'x4' W/ 4" DRAIN AND 3/4" OUTLET PIPE
148	5	GRAVEL TRENCH–100'x6'x4' W/ 4" DRAIN AND 3/4" OUTLET PIPE
149	5	GRAVEL TRENCH–100'x6'x4' W/ 4" DRAIN AND 3/4" OUTLET PIPE
150	5	GRAVEL TRENCH–100'x6'x4' W/ 4" DRAIN AND 3/4" OUTLET PIPE
151	5	GRAVEL TRENCH–50'x3'x4' W/ 4" DRAIN AND 3/4" OUTLET PIPE
152	5	GRAVEL TRENCH–50'x3'x4' W/ 4" DRAIN AND 3/4" OUTLET PIPE
153	5	GRAVEL TRENCH–50'x3'x4' W/ 4" DRAIN AND 3/4" OUTLET PIPE
81	6	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
82	6	GRAVEL TRENCH–50'x12'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
83	6	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
84	6	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
85	6	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
86	6	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
156	6	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
157	6	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
158	6	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
159	6	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
160	6	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
161	6	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
162	6	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
163	6	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
164	6	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
165	6	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
166	6	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE
167	6	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE

LOT NO.	BASIN NO.	MITIGATION ON LOT
2	7	GRAVEL TRENCH–100'x5.5'x6' W/ 36" HDPE, 4" DRAIN AND 3/4" OUTLET PIPE
19	7	GRAVEL TRENCH–100'x5.5'x6' W/ 36" HDPE, 4" DRAIN AND 3/4" OUTLET PIPE
19	7	GRAVEL TRENCH–75'x5.5'x6' W/ 36" HDPE, 4" DRAIN AND 3/4" OUTLET PIPE
20	7	GRAVEL TRENCH–100'x5.5'x6' W/ 36" HDPE, 4" DRAIN AND 3/4" OUTLET PIPE
20	7	GRAVEL TRENCH–70'x5.5'x6' W/ 36" HDPE, 4" DRAIN AND 3/4" OUTLET PIPE
21	7	GRAVEL TRENCH–100'x5.5'x6' W/ 36" HDPE, 4" DRAIN AND 3/4" OUTLET PIPE
21	7	GRAVEL TRENCH–50'x5.5'x6' W/ 36" HDPE, 4" DRAIN AND 3/4" OUTLET PIPE
5	8	GRAVEL TRENCH–100'x2.5'x3.5' W/ 4" DRAIN AND 3/4" OUTLET PIPE
6	8	NONE
7	8	GRAVEL TRENCH–100'x2.5'x3.5' W/ 4" DRAIN AND 3/4" OUTLET PIPE
8	8	GRAVEL TRENCH–100'x2.5'x3.5' W/ 4" DRAIN AND 3/4" OUTLET PIPE
9	8	GRAVEL TRENCH–100'x2.5'x3.5' W/ 4" DRAIN AND 3/4" OUTLET PIPE
10	8	GRAVEL TRENCH–100'x2.5'x3.5' W/ 4" DRAIN AND 3/4" OUTLET PIPE
11	8	GRAVEL TRENCH–150'x2.5'x3.5' W/ 4" DRAIN AND 3/4" OUTLET PIPE
3	9	GRAVEL TRENCH–100'x6'x5.5' W/ 4" DRAIN AND 3/4" OUTLET PIPE
4	9	GRAVEL TRENCH–100'x6'x5.5' W/ 4" DRAIN AND 3/4" OUTLET PIPE
22	9	GRAVEL TRENCH–100'x6'x5.5' W/ 4" DRAIN AND 3/4" OUTLET PIPE
23	9	GRAVEL TRENCH–100'x4'x5.5' W/ 4" DRAIN AND 3/4" OUTLET PIPE
WHISPER TRACE		
ROAD	9	GRAVEL TRENCH–75'x6'x5.5' W/ 4" DRAIN AND 3/4" OUTLET PIPE
27	10	GRAVEL TRENCH–100'x5'x5' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
28	10	GRAVEL TRENCH–100'x5'x5' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
29	10	NONE
30	10	GRAVEL TRENCH–100'x5'x5' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
31	10	GRAVEL TRENCH–100'x5'x5' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
32	10	GRAVEL TRENCH–100'x5'x5' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
33	10	GRAVEL TRENCH–100'x5'x5' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
34	10	GRAVEL TRENCH–100'x5'x5' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
35	10	GRAVEL TRENCH–100'x5'x5' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
71	10	GRAVEL TRENCH–100'x5'x5' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
72	10	NONE
73	10	GRAVEL TRENCH–100'x5'x5' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
74	10	NONE
75	10	GRAVEL TRENCH–100'x5'x5' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
76	10	GRAVEL TRENCH–100'x5'x5' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
77	10	GRAVEL TRENCH–100'x5'x5' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
78	10	GRAVEL TRENCH–100'x5'x5' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
79	10	GRAVEL TRENCH–100'x5'x5' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
80	10	GRAVEL TRENCH–100'x5'x5' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
36	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
37	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
38	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
39	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
40	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
41	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
42	11	LOT DELETED PER LOT LINE ADJUSTMENT B/C 08–0049
43	11	GRAVEL TRENCH–100'x10'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
44	11	GRAVEL TRENCH–100'x10'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
45	11	GRAVEL TRENCH–100'x10'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
46	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
47	11	GRAVEL TRENCH–100'x12'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
48	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
49	11	NONE
50	11	GRAVEL TRENCH–50'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
51	11	GRAVEL TRENCH–100'x12'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
52	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
53	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
54	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
55	11	GRAVEL TRENCH–100'x12'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
56	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
57	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
58	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
59	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
60	11	NONE
61	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
62	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
63	11	GRAVEL TRENCH–80'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
64	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
65	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
66	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
67	11	GRAVEL TRENCH–100'x12'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
68	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
69	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
70	11	GRAVEL TRENCH–100'x6'x6' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
24	NA	GRAVEL TRENCH–100'x4'x4' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
25	NA	GRAVEL TRENCH–100'x4'x4' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
26	NA	GRAVEL TRENCH–70'x4'x4' W/ 4" DRAIN AND 1" OUTLET PIPE OUTLET PIPE
1		OPEN SPACE LOT
12		OPEN SPACE LOT
13		OPEN SPACE LOT
14		OPEN SPACE LOT
15		OPEN SPACE LOT
16		OPEN SPACE LOT
17		OPEN SPACE LOT
18		OPEN SPACE LOT

TABLE TAKEN FROM "HYDROMODIFICATION STUDY FOR THE POLO CLUB" DATED FEBRUARY 19, 2010 ON FILE WITH DPW.

NOTE:

(1) ENTIRE PRIVATE STORM DRAINAGE SYSTEM SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

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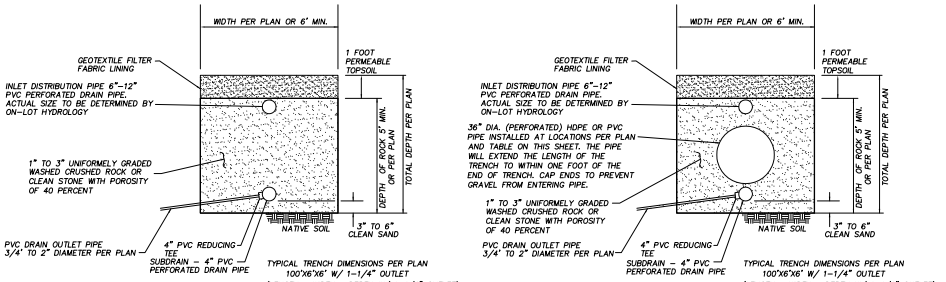
(909)595–8599 Fax: (909)595–8863

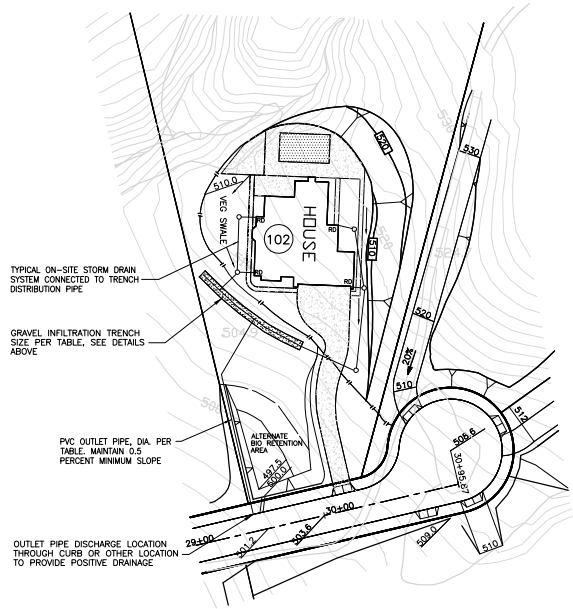


GRAVEL TRENCH DETAIL

NO SCALE

GRAVEL TRENCH DETAIL WITH INTERNAL PIPE

NO SCALE



CONSTRUCTION NOTE:

PRIOR TO CONSTRUCTION/INSTALLATION OF THE GRAVEL INFILTRATION TRENCHES, TESTING OF INFILTRATION RATES AND LOCATION OF GROUNDWATER WILL NEED TO BE PERFORMED AT EACH OF THE INFILTRATION SITES DURING CONSTRUCTION AND A REPORT PREPARED ACCORDINGLY TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS. ADJUSTMENTS IN DESIGN AND CONSTRUCTION IF THE SIZE, LOCATION AND DESIGN OF ANY INFILTRATION BASIN/TRENCH WHICH DOES NOT MEET THE CRITERION ASSUMED IN THE HMP, WILL REQUIRE PLAN CHANGES TO BE PROCESSED WITH THE DEPARTMENT OF PUBLIC WORKS.

TYPICAL LOT TRENCH AND DRAINAGE DETAIL

SCALE: 1"=40'

REGISTERED PROFESSIONAL ENGINEER DAVID B. RAGLAND REG. NO. 35985 EXP. 6–30–12 CIVIL STATE OF CALIFORNIA

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date
1	NEW SHEET		

PERMITS

REZONE PERMIT NO. N/A
SPECIAL USE PERMIT NO. P92–019W
TENTATIVE MAP NO. 4736–RPL–4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK STATION NAME 0053 056 XP6
LOCATION: SEE RL53 "GOPHER CYN. SOUTH" PAGE 28
RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO. SYS.
ELEVATION: 857.44 FT. DATUM: MSL

PRIVATE CONTRACT

SHEET 4B | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 101 SHEETS

GRADING PLANS FOR: TM 4736–1

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394–1707 & 398–1707

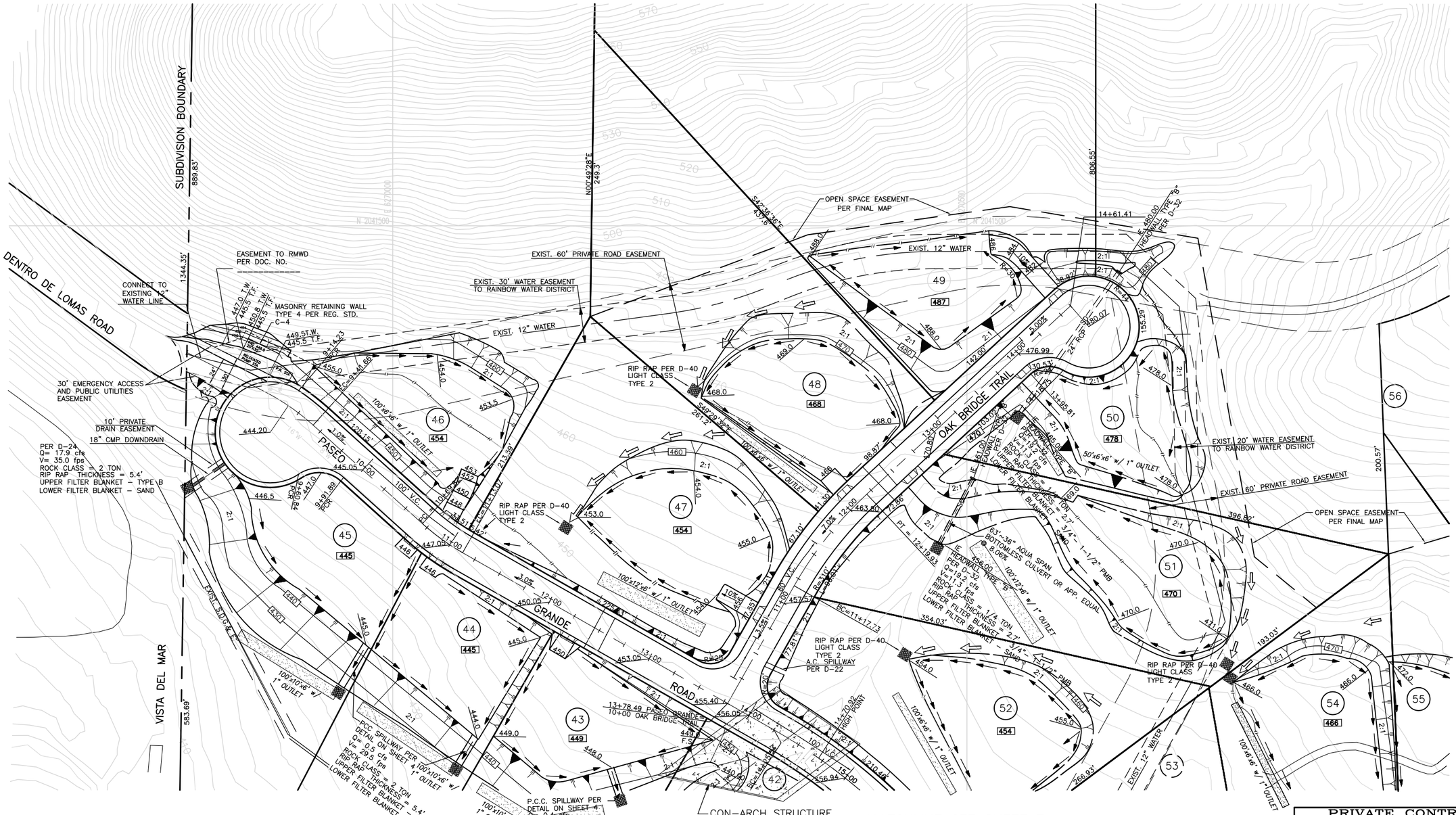
Approved: MOHAMAD K. FAKHRIDDINE COUNTY ENGINEER
BY: DATE

ENGINEER OF WORK: DAVID B. RAGLAND, RCE 35985 DATE

Grading Permit No. L–2753

SHT4B REV.DWG 06–02–10

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595–8599 FAX NO.: (909) 595–8863



NOTE:

(1) FOR STREET AND STORM DRAINAGE IMPROVEMENTS WITHIN STREET EASEMENT OF RIGHT-OF WAY SEE TM4736-1.

(2) ALL DRIVEWAYS ARE PER DS-7 AND ARE 16' WIDE.

(3) INSTALL TEMPORARY FENCING ALONG THE PERIMETER OF OPEN SPACE EASEMENT. TO BE INSTALLED PRIOR TO ANY GRADING.

REGISTERED PROFESSIONAL ENGINEER
DAVID B. RAGLAND
REG. NO. 35985
EXP. 6-30-14
CIVIL
STATE OF CALIFORNIA

transtech ENGINEERS ▪ PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date
1	ADD THIS SHEET, REPLACES SHEET 5		

PERMITS	
GRADING PLAN NO.	L-2753
MAJOR USE PERMIT NO.	P92-019W
TENTATIVE MAP NO.	4736 RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK STATION NAME 0053 056 XP6
LOCATION: SEE RL53"GOPHER CANYON SOUTH" PAGE 28
RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO SYS.
ELEVATION: 857.44 DATUM: MSL

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	101 SHEETS
5A		

GRADING PLANS FOR: **TM 4736-1**

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: MOHAMAD K. FAKHRIDDINE
COUNTY ENGINEER
BY:
DATE

ENGINEER OF WORK:
DAVID B. RAGLAND R.C.E. 35985

Grading Permit No. L-2753

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC. 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863

NOTE:

(1) FOR STREET AND STORM DRAINAGE IMPROVEMENTS WITHIN THE STREET EASEMENT OF RIGHT-OF-WAY SEE TM4736-1.

(2) ALL DRIVEWAYS PER DS-7 AND ARE 16' WIDE.

(3) INSTALL TEMPORARY FENCING ALONG PERIMETER OF OPEN SPACE EASEMENT.

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REGISTERED PROFESSIONAL ENGINEER
DAVID B. RAGLAND
REG. NO. 35985
EXP. 6-30-14
CIVIL
STATE OF CALIFORNIA

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date
1	CHANGE IN NO. OF SHEETS		

PERMITS

GRADING PLAN NO. L-2753
MAJOR USE PERMIT NO. P92-019W
TENTATIVE MAP NO. 4736 RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK STATION NAME 0053 056 XP6
LOCATION: SEE RL53"GOPHER CANYON SOUTH" PAGE 28
RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO SYS.
ELEVATION: 857.44 DATUM: MSL

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	SHEETS
6		93

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB

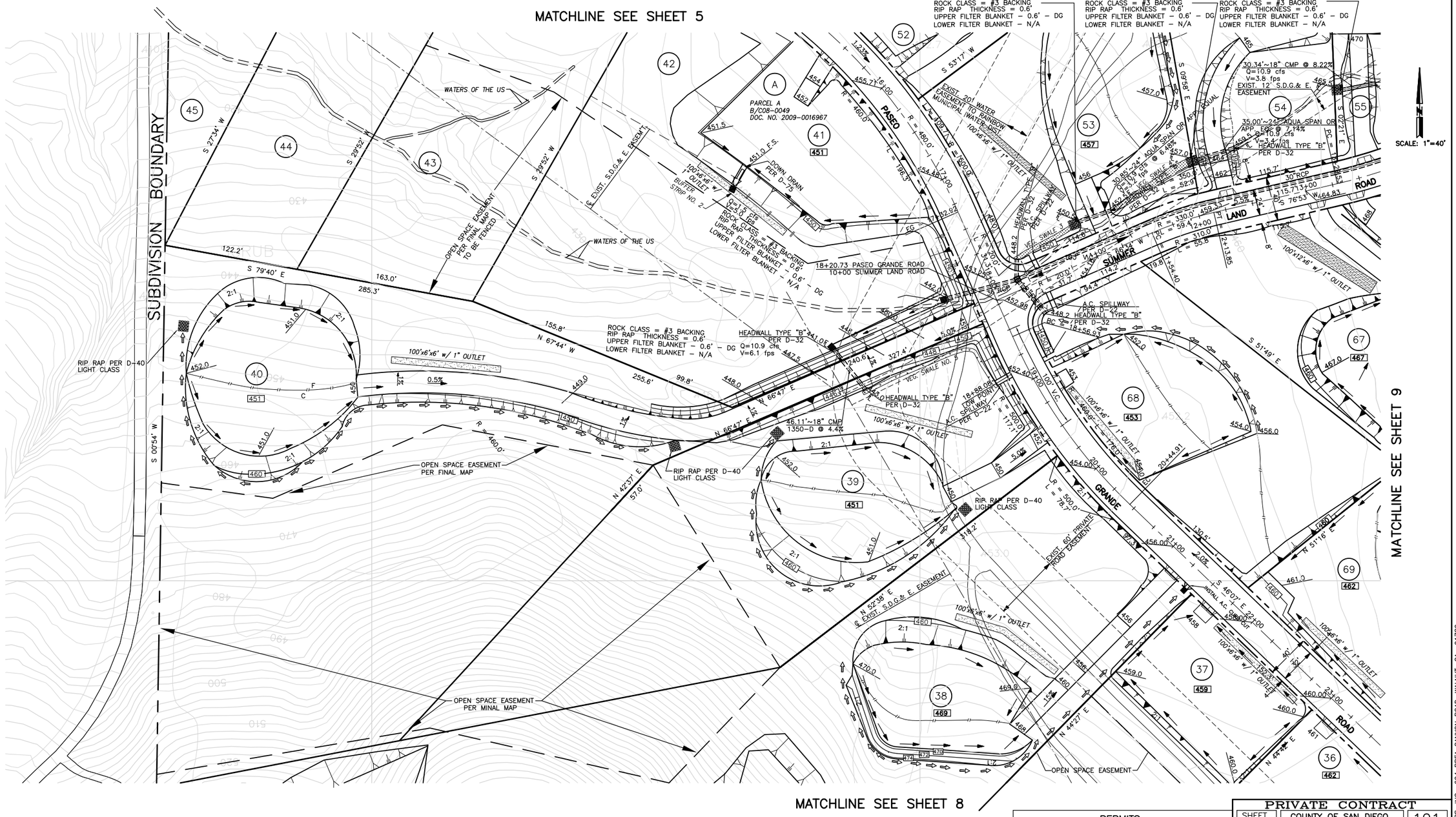
CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: DOUGLAS M. ISBELL
COUNTY ENGINEER
BY:
DATE

ENGINEER OF WORK:
DAVID B. RAGLAND R.C.E. 35985

Grading Permit No. L-2753

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863



NOTES:

(1) FOR STREET AND STORM DRAINAGE IMPROVEMENTS WITHIN THE STREET EASEMENT OF THE RIGHT-OF-WAY SEE TM-4736-1.

(2) ALL DRIVEWAYS ARE PER DS-7 AND ARE 16' WIDE.

(3) INSTALL TEMPORARY FENCING ALONG THE PERIMETER OF THE OPEN SPACE EASEMENT.

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624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

REGISTERED PROFESSIONAL ENGINEER DAVID B. RAGLAND REG. NO. 35985 EXP. 6-30-12 CIVIL STATE OF CALIFORNIA

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date
1	ADD NEW SHEET, REPLACES SHEET 7		

PERMITS

GRADING PLAN NO. L-2753
MAJOR USE PERMIT NO. P92-019W
TENTATIVE MAP NO. 4736 RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK STATION NAME 0053 056 XP6
LOCATION: SEE RL53"GOPHER CANYON SOUTH" PAGE 28
RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO SYS.
ELEVATION: 857.44 DATUM: MSL

PRIVATE CONTRACT

SHEET 7A | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 101 SHEETS

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

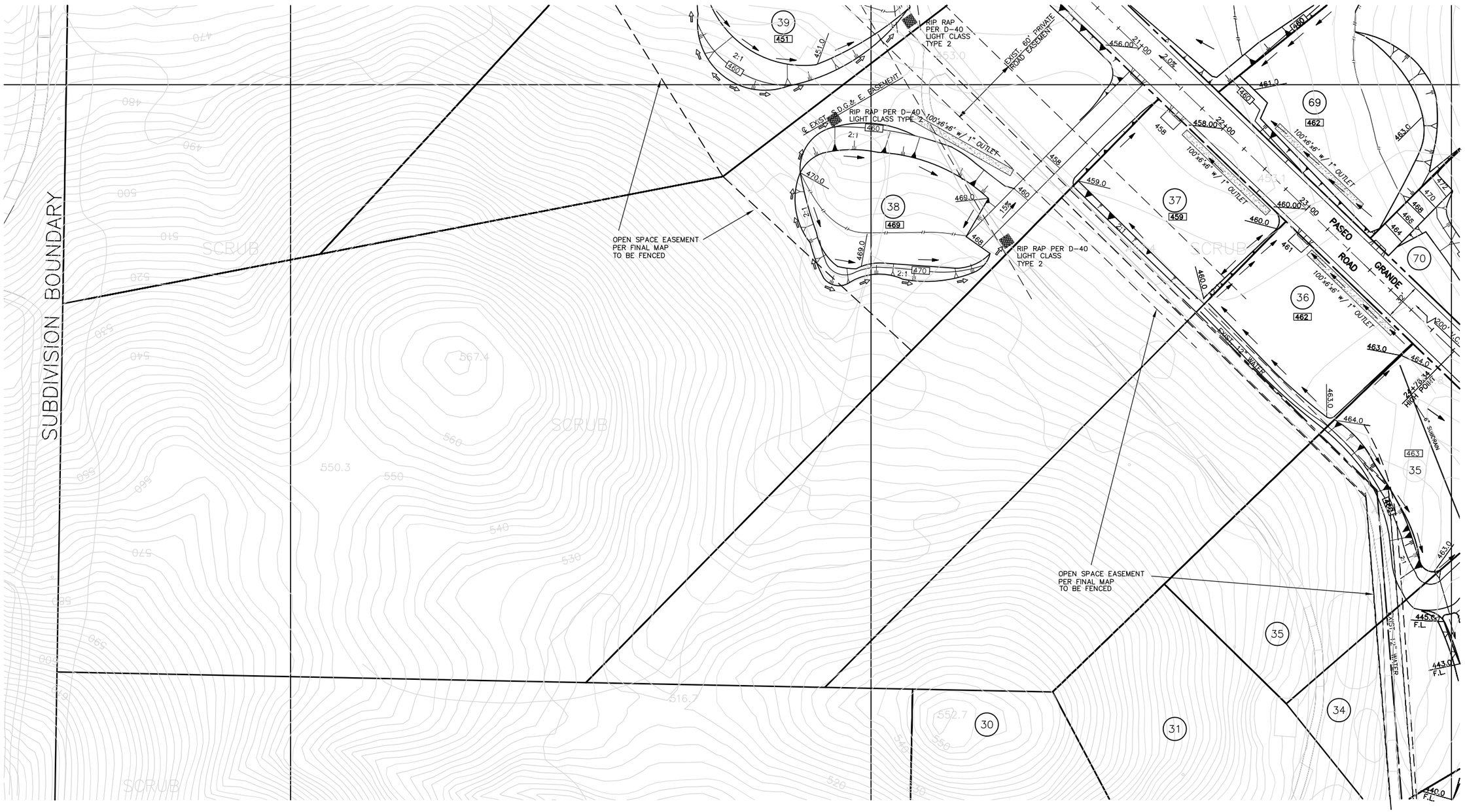
Approved: MOHAMAD K. FAKHRRIDDINE
COUNTY ENGINEER
BY:
DATE

ENGINEER OF WORK:
DAVID B. RAGLAND, RCE 35985 DATE

Grading Permit No. L-2753

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863

MATCHLINE SEE SHEET 7



MATCHLINE SEE SHEET 9

NOTES:

(1) FOR STREET AND STORM DRAINAGE IMPROVEMENTS WITHIN THE STREET EASEMENT OF RIGHT-OF-WAY SEE TM4736-1

(2) ALL DRIVEWAYS ARE PER DS-7 AND ARE 16' WIDE.

(3) INSTALL TEMPORARY FENCING ALONG PERIMETER OF OPEN SPACE EASEMENT.

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(909)595-8599 Fax: (909)595-8863

REGISTERED PROFESSIONAL ENGINEER
DAVID B. RAGLAND
REG. NO. 35985
EXP. 6-30-08
CIVIL
STATE OF CALIFORNIA

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date
1	CHANGE IN NO. OF SHEETS		

PERMITS

GRADING PLAN NO. L-2753
MAJOR USE PERMIT NO. P92-019W
TENTATIVE MAP NO. 4736 RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK STATION NAME 0053 056 XP6 SEE RL53"GOPHER CANYON SOUTH" PAGE 28
RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO SYS.
ELEVATION: 857.44 DATUM: MSL

PRIVATE CONTRACT

SHEET 8 | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 93 SHEETS

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB

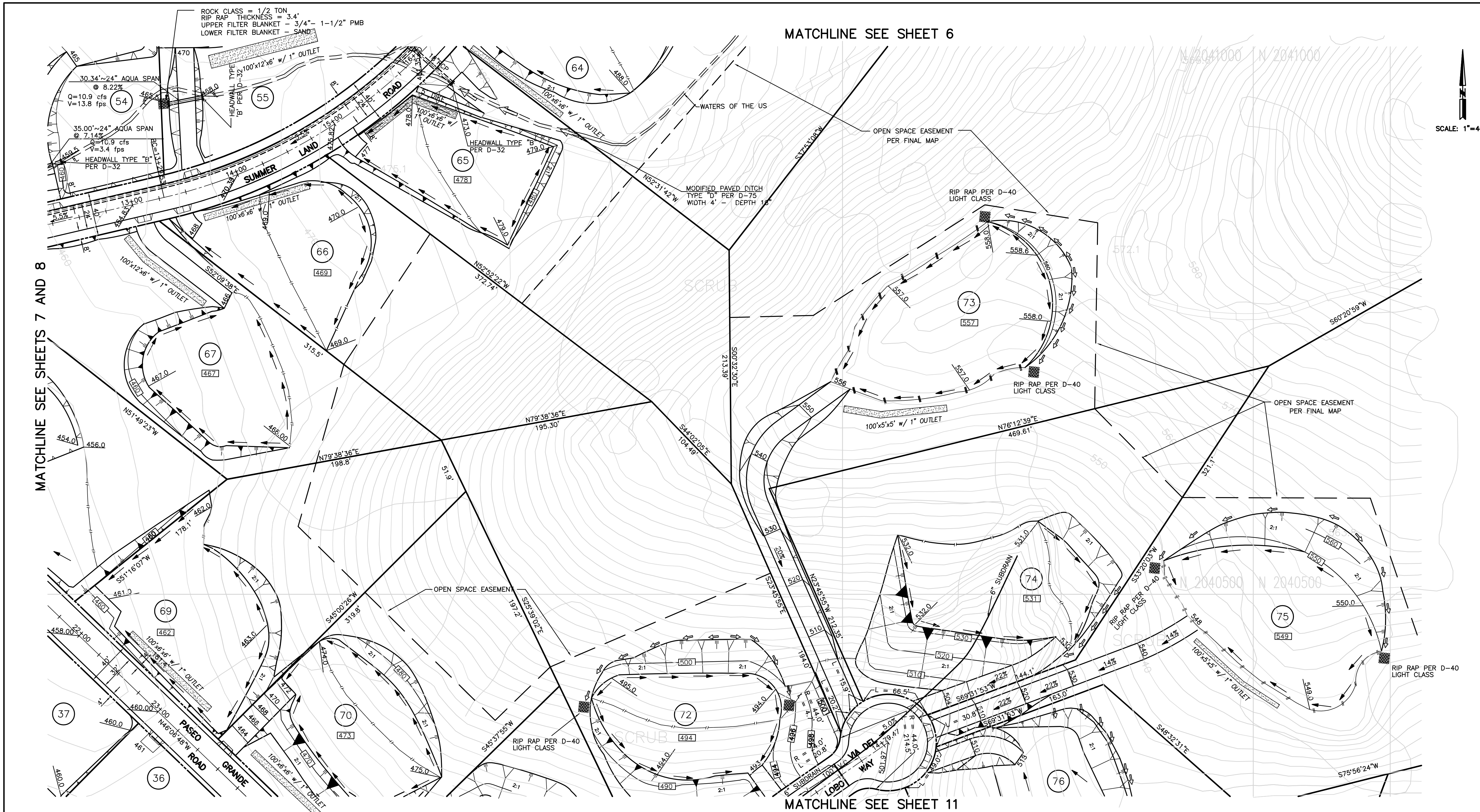
CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: DOUGLAS M. ISBELL
COUNTY ENGINEER
BY:
DATE

ENGINEER OF WORK:
DAVID B. RAGLAND R.C.E. 35985

Grading Permit No. L-2753

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863



(1) FOR STREET AND STORM DRAINAGE IMPROVEMENTS WITHIN THE STREET EASEMENT OF RIGHT-OF-WAY SEE TM4736-1.

(2) ALL DRIVEWAYS PER DS-7 AND SHALL BE 16' WIDE.

(3) INSTALL TEMPORARY FENCING ALONG THE PERIMETER OF THE OPEN SPACE EASEMENT.

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REGISTERED PROFESSIONAL ENGINEER DAVID B. RAGLAND REG. NO. 35985 EXP. 6-30-14 CIVIL STATE OF CALIFORNIA

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date
1	CHANGE IN NO. OF SHEETS		

PERMITS

GRADING PLAN NO. L-2753
MAJOR USE PERMIT NO. P92-019W
TENTATIVE MAP NO. 4736 RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK STATION NAME 0053 056 XP6
LOCATION: SEE RL53"GOPHER CANYON SOUTH" PAGE 28
RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO SYS.
ELEVATION: 857.44 DATUM: MSL

PRIVATE CONTRACT

SHEET 9 — COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS — 93 SHEETS

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB

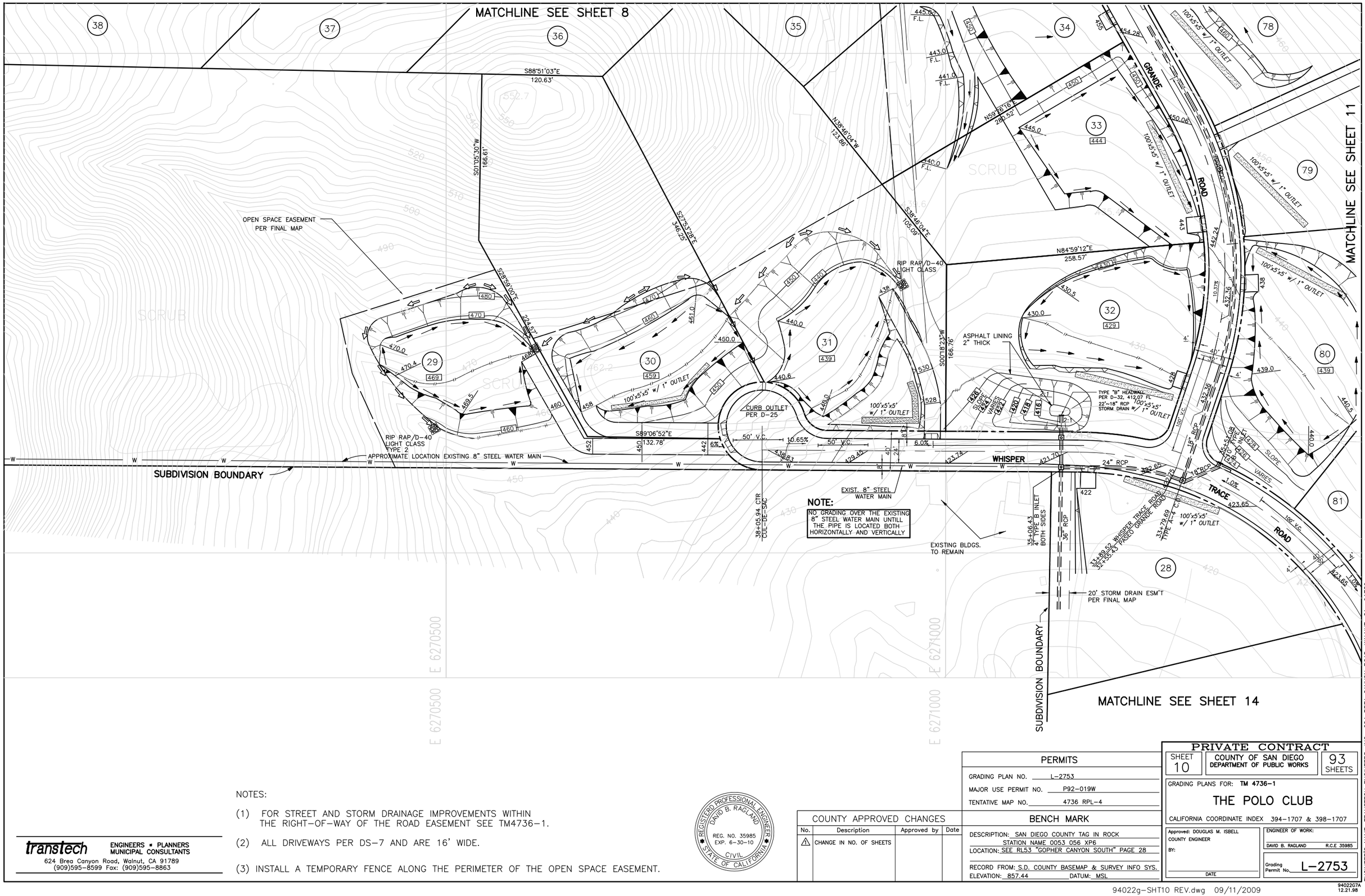
CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: DOUGLAS M. ISBELL
COUNTY ENGINEER
BY:
DATE

ENGINEER OF WORK:
DAVID B. RAGLAND R.C.E 35985

Grading Permit No. L-2753

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863



NOTES:

(1) FOR STREET AND STORM DRAINAGE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OF THE ROAD EASEMENT SEE TM4736-1.

(2) ALL DRIVEWAYS PER DS-7 AND ARE 16' WIDE.

(3) INSTALL A TEMPORARY FENCE ALONG THE PERIMETER OF THE OPEN SPACE EASEMENT.

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(909)595-8599 Fax: (909)595-8863

REGISTERED PROFESSIONAL ENGINEER DAVID B. RAGLAND REG. NO. 35985 EXP. 6-30-10 CIVIL STATE OF CALIFORNIA

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date
1	CHANGE IN NO. OF SHEETS		

PERMITS

GRADING PLAN NO. L-2753
MAJOR USE PERMIT NO. P92-019W
TENTATIVE MAP NO. 4736 RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK
STATION NAME 0053 056 XP6
LOCATION: SEE RL53 "GOPHER CANYON SOUTH" PAGE 28
RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO SYS.
ELEVATION: 857.44 DATUM: MSL

PRIVATE CONTRACT

SHEET 10 | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 93 SHEETS

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: DOUGLAS M. ISBELL
COUNTY ENGINEER
BY:
DATE

ENGINEER OF WORK:
DAVID B. RAGLAND R.C.E 35985

Grading Permit No. L-2753

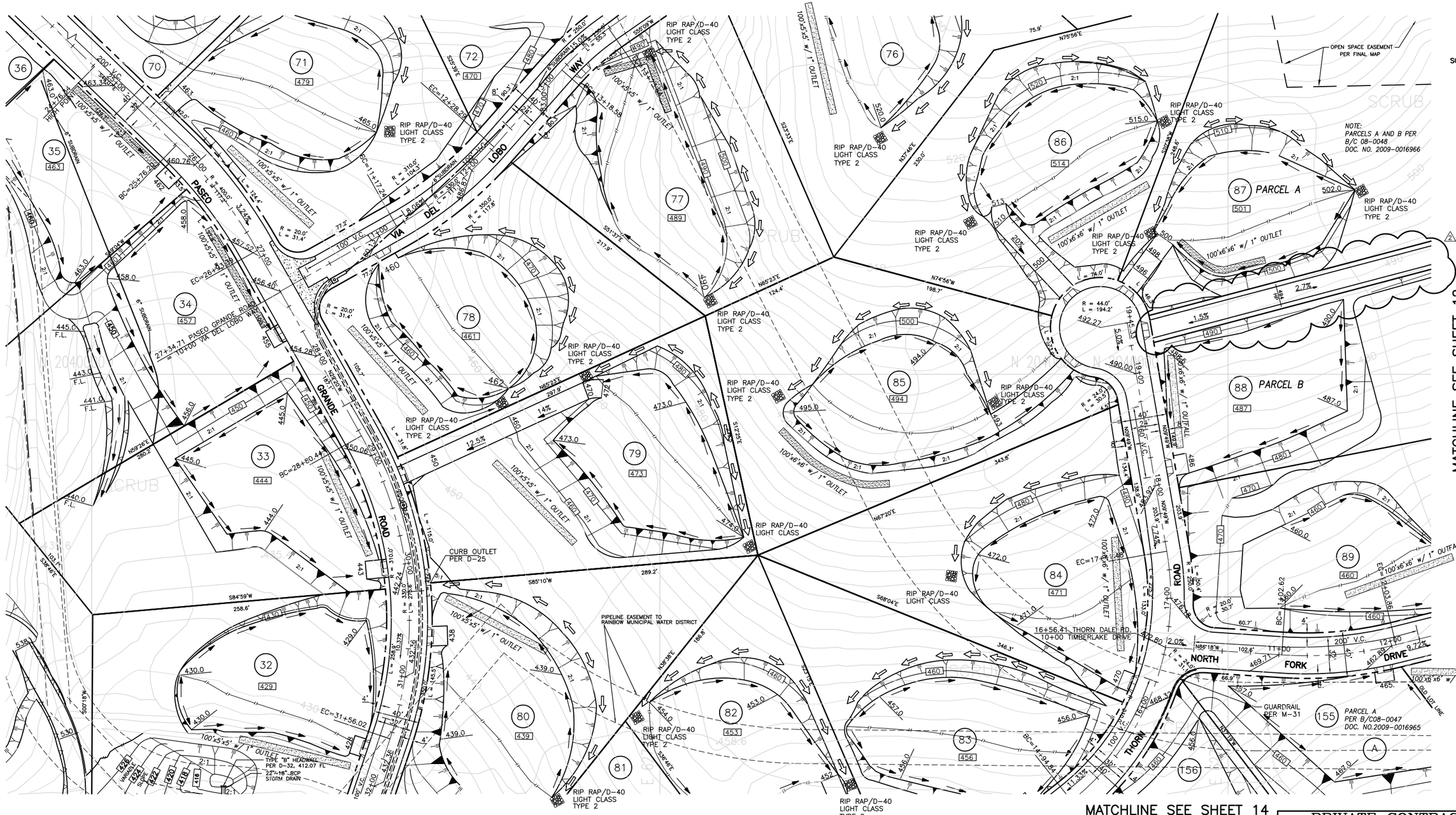
ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 12

SCALE: 1"=40'



MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 14

NOTES:

(1) FOR STREET AND STORM DRAINAGE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY AND ROAD EASEMENT SEE TM4736-1.

(2) ALL DRIVEWAYS PER DS-7 AND ARE 16'WIDE.

(3) INSTALL A TEMPOARY FENCE ALONG THE PERIMETER OF THE OPEN SPACE EASEMENT.

transtech ENGINEERS ▪ PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

REGISTERED PROFESSIONAL ENGINEER
DAVID B. RAGLAND
REG. NO. 35985
EXP. 6-30-10
CIVIL
STATE OF CALIFORNIA

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date
1	CHANGE IN NUMBER OF SHEETS		
2	REVISED GRADING LOT 87		
3	CHANGE ENG. OF WORK		

PERMITS

GRADING PLAN NO. L-2753
MAJOR USE PERMIT NO. P92-019W
TENTATIVE MAP NO. 4736 RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK
LOCATION: SEE RL53 "GOPHER CYN SOUTH" PG 28
STATION NAME 0053 056 XP6
RECORD FROM: S.D. CO. BASEMAP & SURVEY INFO. SYSTEM
ELEVATION: 857.44 FT. DATUM: MSL

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	93 SHEETS
11A		

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

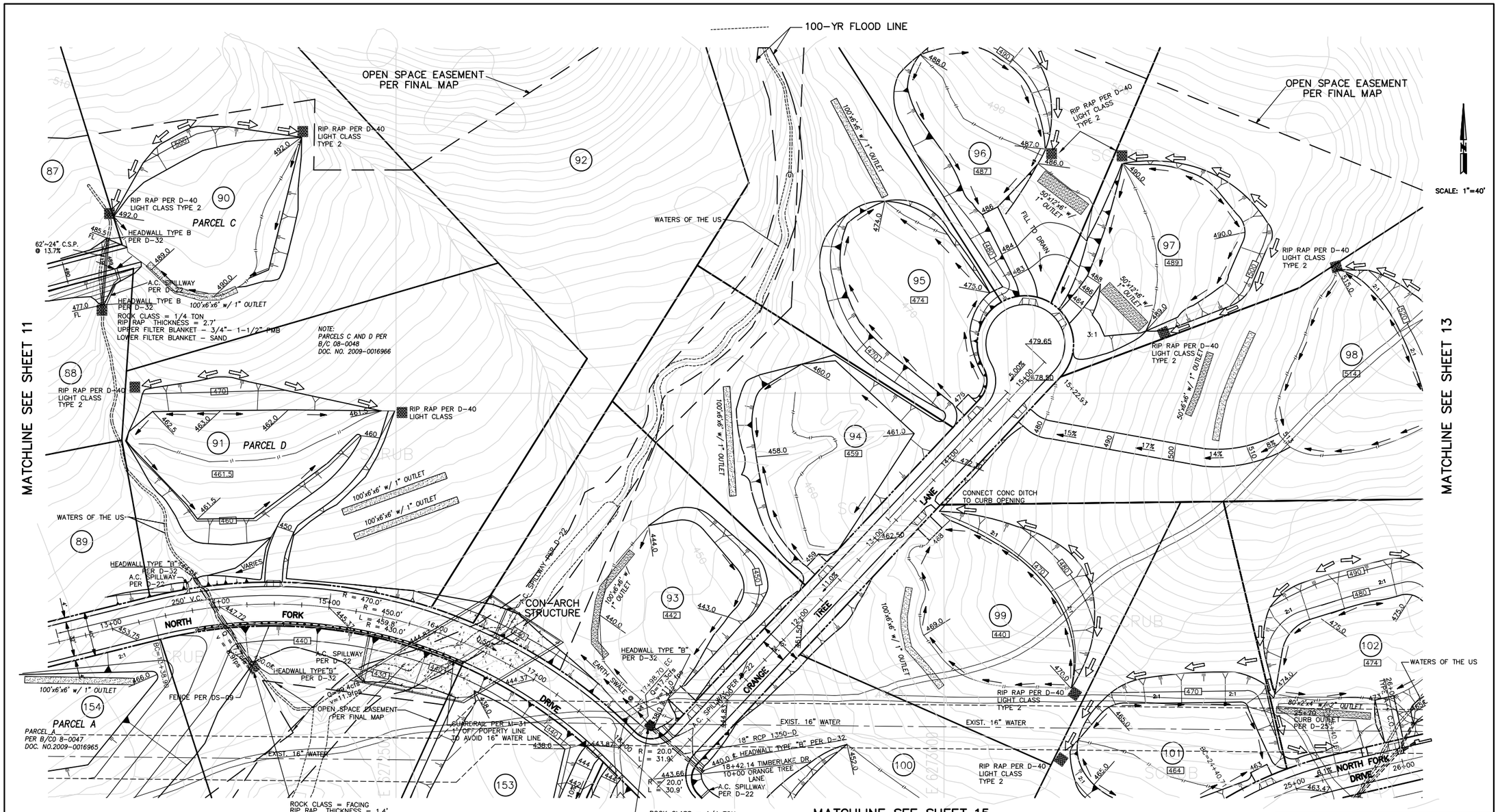
Approved: DOUGLAS M. ISBELL
COUNTY ENGINEER
BY:
DATE

ENGINEER OF WORK:
DAVID B. RAGLAND R.C.E 35985

Grading Permit No. L-2753

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863

94022g-SHT11 REV.dwg 9/10/2009
94022G08/DB 12.21.98 NJN



PERMITS	
GRADING PLAN NO.	L-2753
MAJOR USE PERMIT NO.	P92-019W
TENTATIVE MAP NO.	4736 RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK

LOCATION: SEE RL53 "GOPHER CYN SOUTH" PG 28
STATION NAME 0053 056 XP6

RECORD FROM: S.D. CO. BASEMAP & SURVEY INFO. SYSTEM

ELEVATION: 857.44 FT. DATUM: MSL

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date
1	ADD THIS SHEET, REPLACES SHEET 12		

REGISTERED PROFESSIONAL ENGINEER
DAVID B. RAGLAND
REG. NO. 35985
EXP. 6-30-14
CIVIL
STATE OF CALIFORNIA

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	SHEETS
12A		101

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: MOHAMAD K. FAKHRRIDDINE
COUNTY ENGINEER
BY:
DATE

ENGINEER OF WORK:
DAVID B. RAGLAND RCE 35985 DATE

Grading Permit No. L-2753

transtech ENGINEERS • PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 12

SECTION A–A
GRADED EARTH CHANNEL
NOT TO SCALE

SCALE: 1"=40'

MATCHLINE SEE SHEET 16

NOTES:

(1) FOR STREET AND STORM DRAINAGE IMPROVEMENTS WITHIN THE RIGHT–OF–WAY OF THE ROAD EASEMENT SEE TM4736–1.

(2) ALL DRIVEWAYS PER DS–7 AND ARE 16' WIDE.

(3) INSTALL A TEMPORARY FENCE ALONG THE PERIMETER OF THE OPEN SPACE EASEMENT.

REGISTERED PROFESSIONAL ENGINEER
DAVID B. RAGLAND
REG. NO. 35985
EXP. 6-30-14
CIVIL
STATE OF CALIFORNIA

transtech ENGINEERS ▪ PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595–8599 Fax: (909)595–8863

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date
1	ADD THIS SHEET, REPLACES SHEET 13		

PERMITS

GRADING PLAN NO. L–2753
MAJOR USE PERMIT NO. P92–019W
TENTATIVE MAP NO. 4736 RPL–4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK STATION NAME 0053 056 XP6
LOCATION: SEE RL53 "GOPHER CANYON SOUTH" PAGE 28
RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO SYS.
ELEVATION: 857.44 DATUM: MSL

PRIVATE CONTRACT

SHEET 13A | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 101 SHEETS

GRADING PLANS FOR: TM 4736–1

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394–1707 & 398–1707

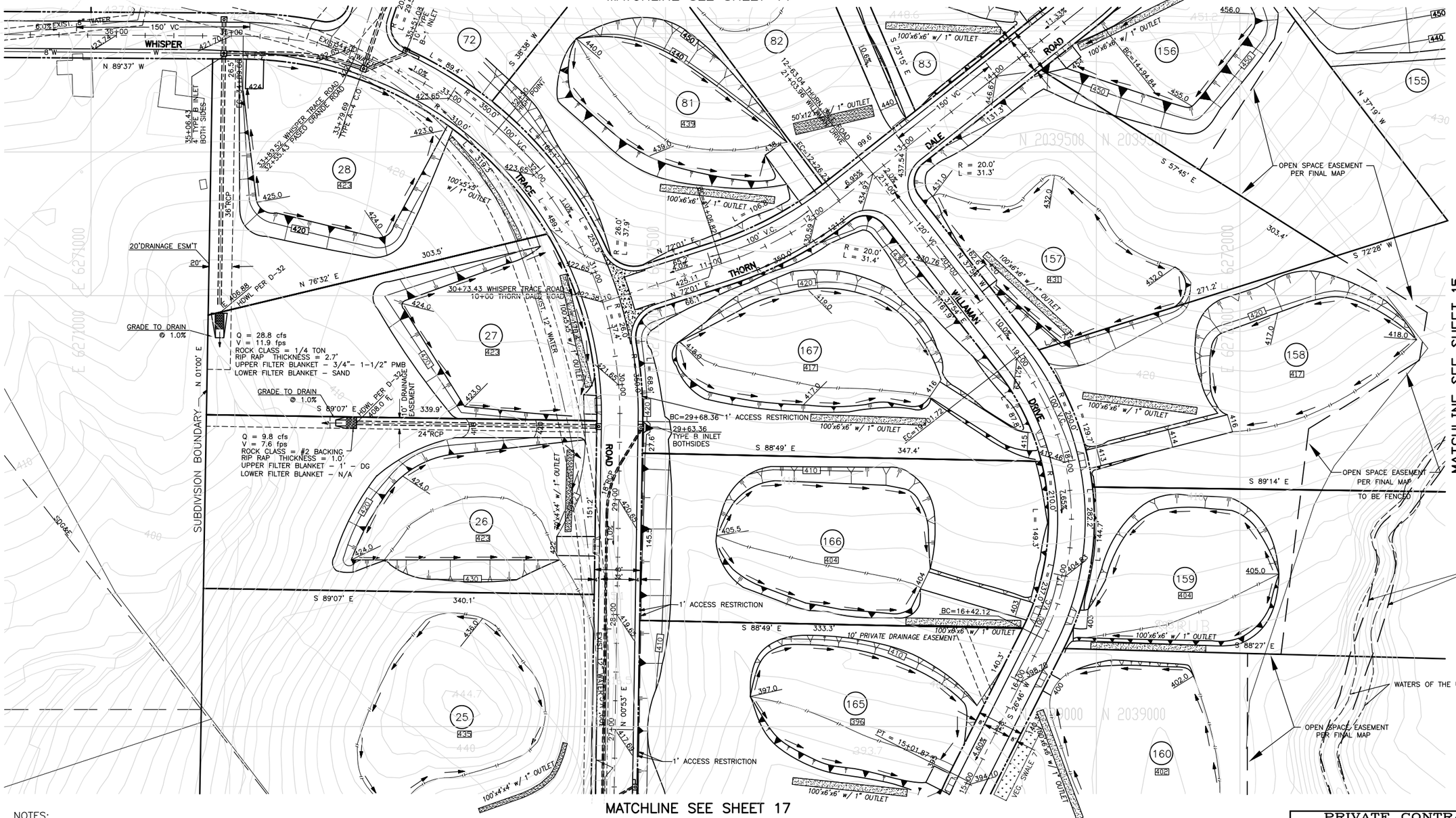
Approved: MOHAMAD K. FAKHRRIDDINE
COUNTY ENGINEER
BY:
DATE

ENGINEER OF WORK:
DAVID B. RAGLAND, RCE 35985 DATE

Grading Permit No. L–2753

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595–8599 FAX NO.: (909) 595–8863

MATCHLINE SEE SHEET 11



MATCHLINE SEE SHEET 17

NOTES:

(1) FOR STREET AND STORM DRAIN IMPROVEMENTS WITHIN THE STREET EASEMENT OF THE RIGHT-OF-WAY SEE TM4736-1.

(2) ALL DRIVEWAYS ARE PER DS-7 AND ARE 16' WIDE.

(3) INSTALL A TEMPORARY FENCE ALONG THE PERIMETER OF THE OPEN SPACE EASEMENT.

transtech ENGINEERS ▪ PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

REGISTERED PROFESSIONAL ENGINEER
DAVID B. RAGLAND
REG. NO. 35985
EXP. 6-30-14
CIVIL
STATE OF CALIFORNIA

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date
1	ADD THIS SHEET, REPLACES SHEET 14		

PERMITS

GRADING PLAN NO. L-2753
MAJOR USE PERMIT NO. P92-019W
TENTATIVE MAP NO. 4736-RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK
STATION NAME 0053 056 XP6
LOCATION: SEE RL53 "GOPHER CANYON SOUTH" PAGE 28
RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO SYS.
ELEVATION: 857.44 DATUM: MSL

PRIVATE CONTRACT

SHEET 14A | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 101 SHEETS

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB

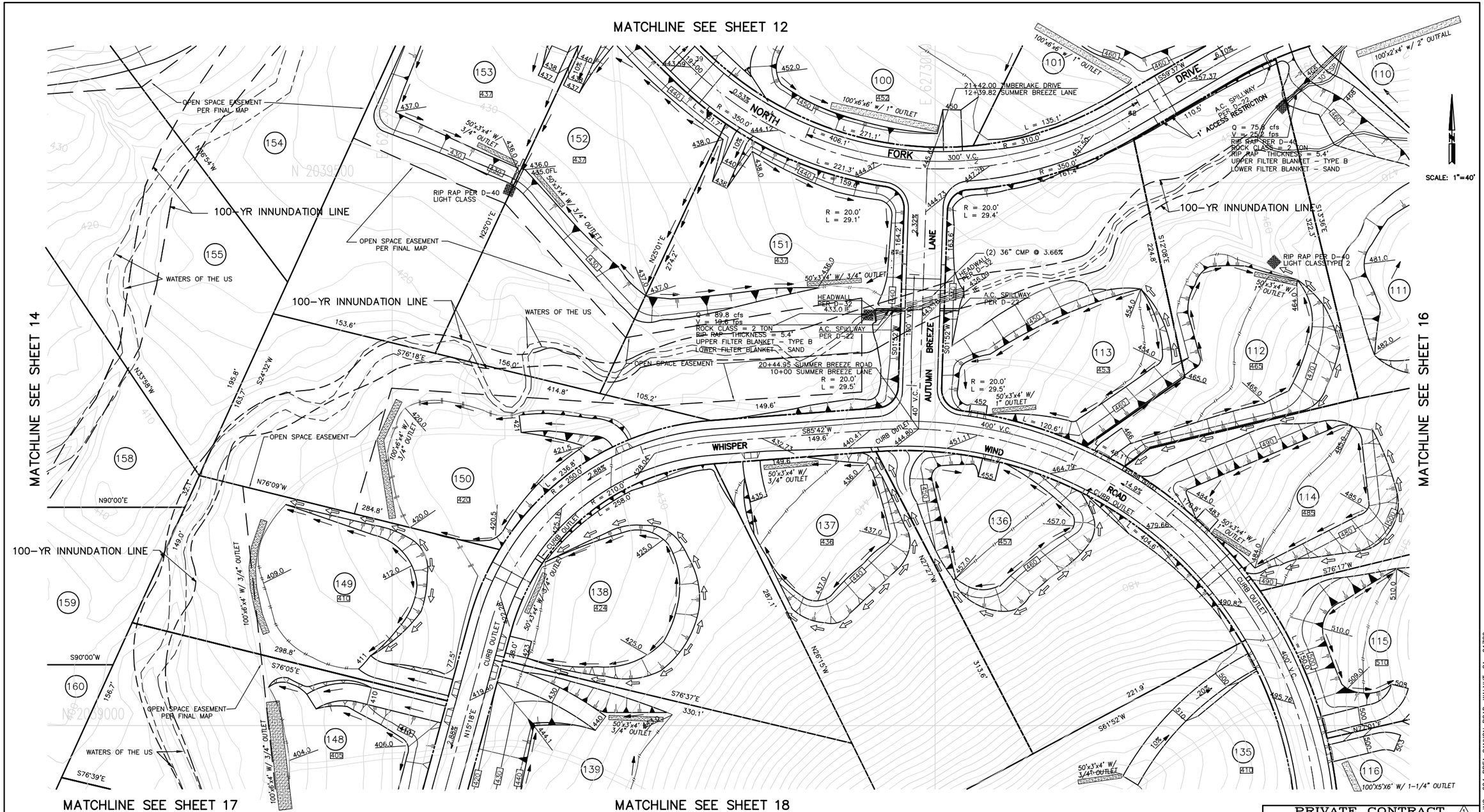
CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: MOHAMAD K. FAKHRIDDINE
COUNTY ENGINEER
BY:
DATE

ENGINEER OF WORK:
DAVID B. RAGLAND, RCE 35985 DATE

Grading Permit No. L-2753

ENGINEER'S NAME, TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863



NOTES:

(1) FOR STREET AND STORM DRAINAGE IMPROVEMENTS WITHIN THE STREET EASEMENT AND RIGHT-OF-WAY SEE TM4736-1.

(2) ALL DRIVEWAYS PER DS-7 AND ARE 16' WIDE.

(3) INSTALL TEMPORARY FENCE ALONG THE PERIMETER OF THE OPEN SPACE EASEMENT.

transtech ENGINEERS ▪ PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

REGISTERED PROFESSIONAL ENGINEER
DAVID B. RAGLAND
REG. NO. 35985
EXP. 6-30-14
CIVIL
STATE OF CALIFORNIA

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date
1	NEW SHEET		

PERMITS

GRADING PLAN NO. L-2753
MAJOR USE PERMIT NO. P92-019W
TENTATIVE MAP NO. 4736 RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK
STATION NAME 0053 056 XP6
LOCATION: SEE RL53 "GOPHER CANYON SOUTH" PAGE 28
RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO SYS.
ELEVATION: 857.44 DATUM: MSL

PRIVATE CONTRACT 1

SHEET	COUNTY OF SAN DIEGO	93
15A	DEPARTMENT OF PUBLIC WORKS	SHEETS

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: DOUGLAS M. ISBELL
COUNTY ENGINEER
BY:
DATE

ENGINEER OF WORK:
DAVID B. RAGLAND R.C.E 35985

Grading Permit No. L-2753

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC. 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863

\94022g-SHT15 REV.dwg 12/28/2009

MATCHLINE SEE SHEET 13

MATCHLINE SEE SHEET 13

NORTH FORK

100'x2'x4' w/ 2" OUTFALL

WATERS OF THE US

Q = 76.8 cfs
V = 25.2 fps
ROCK CLASS = 2 TON
RIP RAP THICKNESS = 5.4'
UPPER FILTER BLANKET = TYPE B
LOWER FILTER BLANKET = SAND

100' ~ 36" CMP @ 13.2%

RIP RAP
D-40
LIGHT CLASS

OPEN SPACE EASEMENT
PER FINAL MAP
TO BE FENCED

LIGHT CLASS
RIP RAP PER SCH.
ON SHEET 3

1/2TON CLASS
RIP RAP PER SCH.
ON SHEET 3

LIGHT CLASS
RIP RAP PER SCH.
ON SHEET 3

FINISHED PAD

SELECTED ROCK SLOPE
PROTECTION CLASSIFICATION
PER PLAN

18" MIN.

4' WIDE

18" MIN

3' MIN.

2:1

2:1 MAX.

SECTION A-A
GRADED EARTH CHANNEL
NOT TO SCALE

SCALE: 1" = 40'

WHISPER WIND ROAD

400' V.C.

TO BE FENCED
OPEN SPACE EASEMENT
PER FINAL MAP

MATCHLINE SEE SHEET 18

NOTES:

(1) FOR STREET AND STORM DRAINAGE IMPROVEMENTS WITHIN THE STREET EASEMENT AND RIGHT-OF-WAY SEE TM4736-1.

(2) ALL DRIVEWAYS PER DS-7 AND ARE 16' WIDE.

(3) INSTALL A TEMPORARY FENCE ALONG THE PERIMETER OF THE OPEN SPACE EASEMENT.

transtech ENGINEERS ▪ PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

REGISTERED PROFESSIONAL ENGINEER
DAVID B. RAGLAND
REG. NO. 35985
EXP. 6-30-14
CIVIL
STATE OF CALIFORNIA

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date
1	ADD THIS SHEET, REPLACES SHEET 16		

PERMITS

GRADING PLAN NO. L-2753
MAJOR USE PERMIT NO. P92-019W
TENTATIVE MAP NO. 4736 RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK
STATION NAME 0053 056 XP6
LOCATION: SEE RL53 "GOPHER CANYON SOUTH" PAGE 28
RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO SYS.
ELEVATION: 857.44 DATUM: MSL

PRIVATE CONTRACT

SHEET 16A | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 101 SHEETS

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: MOHAMAD K. FAKHRRIDDINE
COUNTY ENGINEER
BY:
DATE

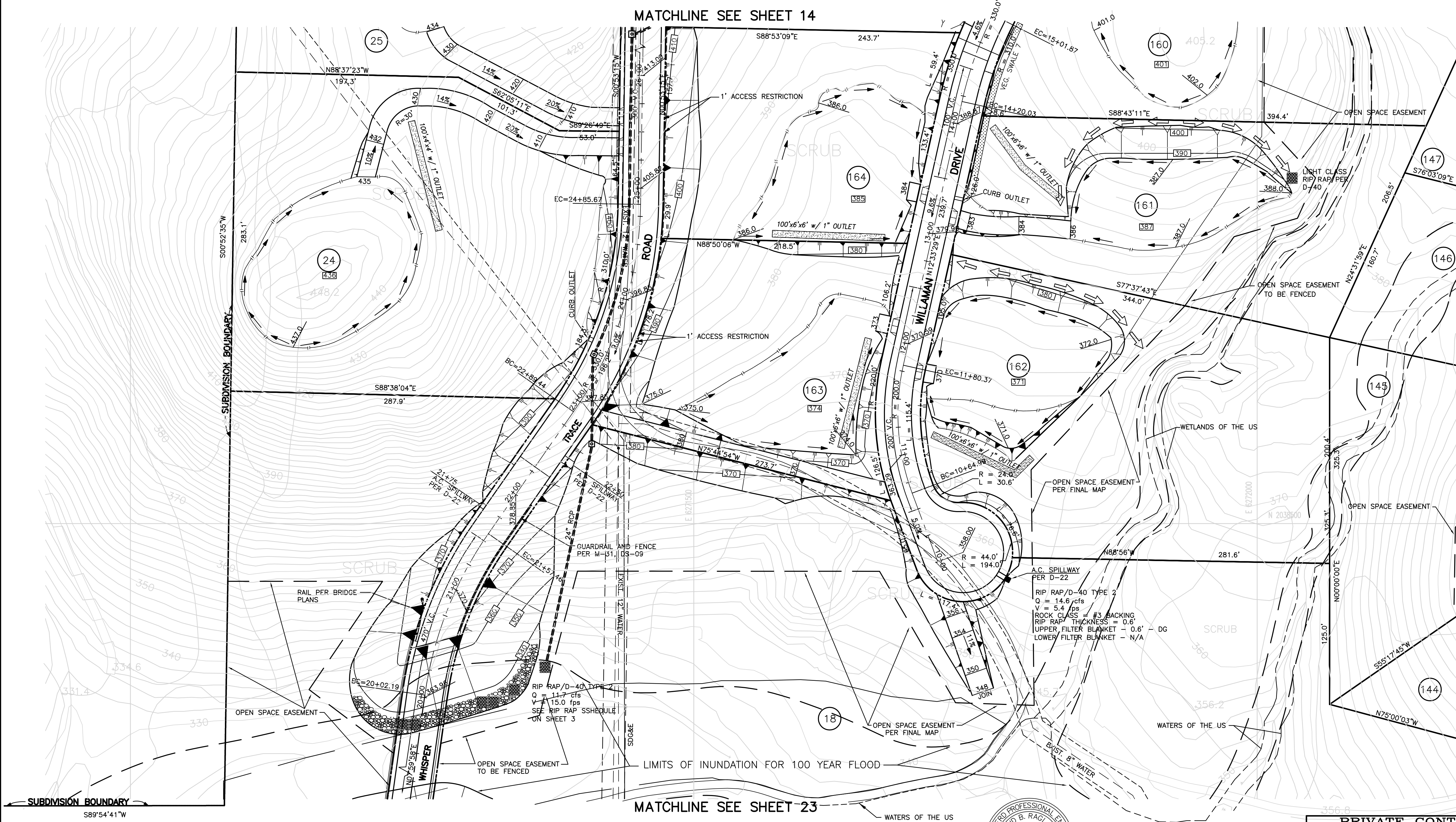
ENGINEER OF WORK:
DAVID B. RAGLAND, RCE 35985 DATE

Grading Permit No. L-2753

94022G13/DB

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC. 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863

\94022g-SHT16A REV.dwg 6/09/2010



NOTES:

(1) FOR STREET AND STORM DRAINAGE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OF THE ROAD EASEMENT SEE TM4736-1.

(2) ALL DRIVEWAYS ARE PER DS-7 AND ARE 16' WIDE.

(3) INSTALL A TEMPORARY FENCE ALONG THE PERIMETER OF THE OPEN SPACE EASEMENT.

transtech ENGINEERS ▪ PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

REGISTERED PROFESSIONAL ENGINEER
DAVID B. RAGLAND
REG. NO. 35985
EXP. 6-30-14
CIVIL
STATE OF CALIFORNIA

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date
⚠	ADD THIS SHEET, REPLACES SHEET 17		

PERMITS

GRADING PLAN NO. L-2753

MAJOR USE PERMIT NO. P92-019

TENTATIVE MAP NO. 4736 RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK STATION NAME 0053 056 XP6

LOCATION: SEE RL53 "GOPHER CANYON SOUTH" PAGE 28

RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO SYS.

ELEVATION: 857.44 DATUM: MSL

PRIVATE CONTRACT

SHEET 17A | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 101 SHEETS

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: MOHAMAD K. FAKHRRIDDINE
COUNTY ENGINEER
BY:
DATE

ENGINEER OF WORK:
DAVID B. RAGLAND, RCE 35985 DATE

Grading Permit No. L-2753

94022G15/DB

\94022g-SHT17 REV.dwg 6/08/2010

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863

MATCHLINE SEE SHEET 15

MATCHLINE SEE SHEET 17

MATCHLINE SEE SHEET 19

SCALE: 1" = 40'

GOPHER CANYON ESTATES
T.M. 3742-1

NOTES:

(1) FOR STREET AND STORM DRAINAGE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OF THE ROAD EASEMENT SEE TM4736-1.

(2) ALL DRIVEWAYS PER DS-7 AND ARE 16' WIDE.

(3) INSTALL A TEMPORARY FENCE ALONG THE PERIMETER OF THE OPEN SPACE EASEMENT.

transtech ENGINEERS ▪ PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

REGISTERED PROFESSIONAL ENGINEER
DAVID B. RAGLAND
REG. NO. 35985
EXP. 6-30-14
CIVIL
STATE OF CALIFORNIA

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date
1	Change in number of sheets		

PERMITS

GRADING PLAN NO. L-2753

MAJOR USE PERMIT NO. P92-019W

TENTATIVE MAP NO. 4736 RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK STATION NAME 0053 056 XP6

LOCATION: SEE RL53"GOPHER CANYON SOUTH" PAGE 28

RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO SYS.

ELEVATION: 857.44 DATUM: MSL

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	SHEETS
18		93

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: DOUGLAS M. ISBELL
COUNTY ENGINEER
BY:
DATE

ENGINEER OF WORK:
DAVID B. RAGLAND R.C.E 35985

Grading Permit No. L-2753

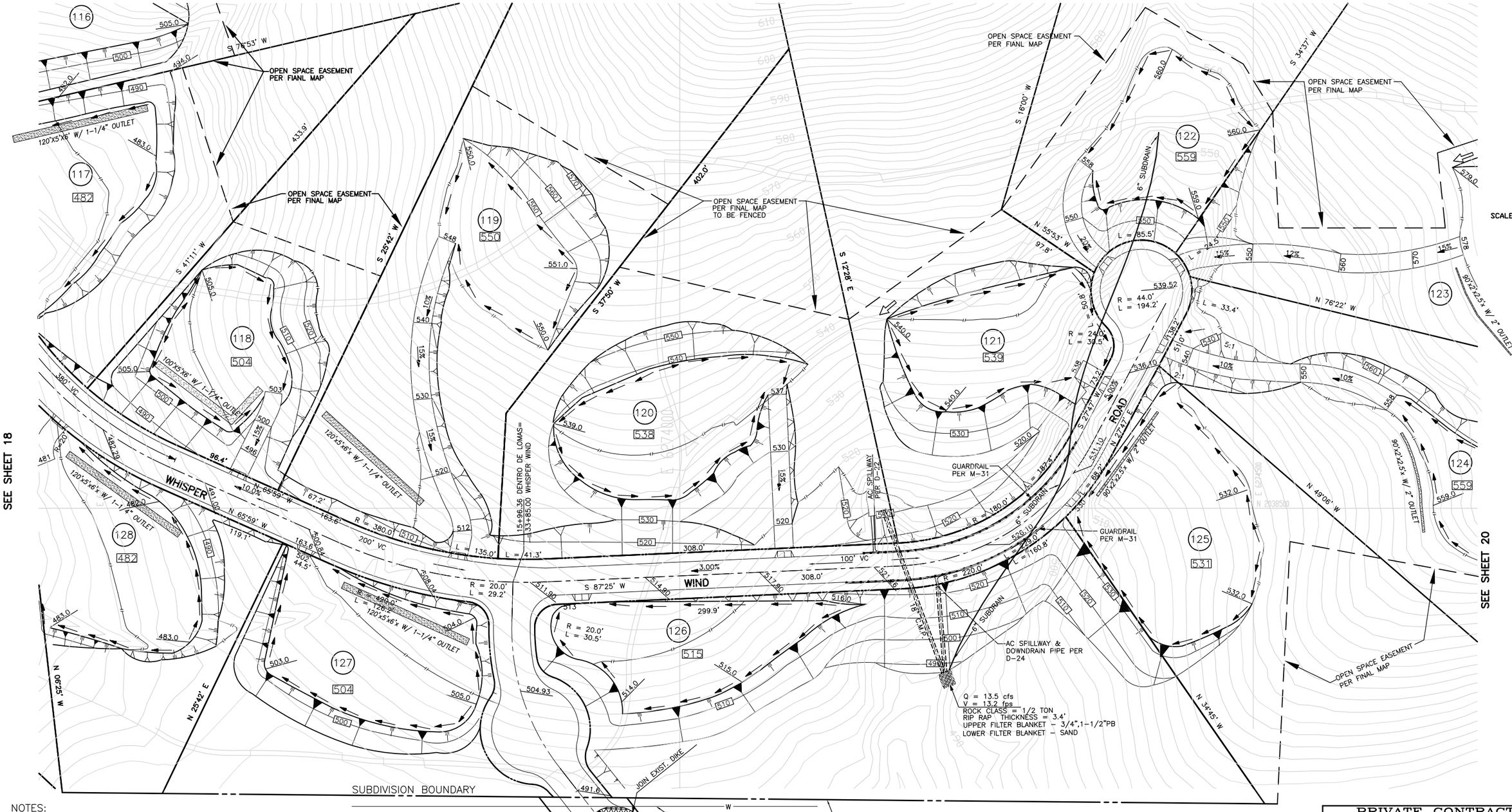
ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863

94022G16/DB

\94022g-SHT18 REV.dwg 10/10/2008

SEE SHEET 16

SEE SHEET 18



NOTES:

(1) FOR STREET AND STORM DRAINAGE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OF THE ROAD EASEMENT SEE TM4736-1.

(2) ALL DRIVEWAYS PER DS-7 AND ARE 16' WIDE.

(3) INSTALL A TEMPORARY FENCE ALONG THE PERIMETER OF THE OPEN SPACE EASEMENT.

transtech ENGINEERS ▪ PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

REGISTERED PROFESSIONAL ENGINEER DAVID B. RAGLAND REG. NO. 35985 EXP. 6-30-10 CIVIL STATE OF CALIFORNIA

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date
⚠	Change in number of sheets		

PERMITS

GRADING PLAN NO. L-2753
MAJOR USE PERMIT NO. P92-019W
TENTATIVE MAP NO. 4736 RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK
STATION NAME 0053 056 XP6
LOCATION: SEE RL53 "GOPHER CANYON SOUTH" PAGE 28
RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO SYS.
ELEVATION: 857.44 DATUM: MSL

PRIVATE CONTRACT ⚠

SHEET 19	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	93 SHEETS

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: DOUGLAS M. ISBELL
COUNTY ENGINEER
BY:
DATE

ENGINEER OF WORK:
DAVID B. RAGLAND R.C.E 35985

Grading Permit No. L-2753

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863

PLANS FOR THE GRADING OF

THE POLO CLUB

T.M. NO. 4736 RPL4

COUNTY OF SAN DIEGO

WORK TO BE DONE:

THE GRADING AND IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE FOLLOWING DOCUMENTS, CURRENT AS OF THE TIME OF CONSTRUCTION, AS DIRECTED BY THE DIRECTOR OF PUBLIC WORKS.

1. SAN DIEGO COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
2. SAN DIEGO COUNTY REGIONAL STANDARD DRAWINGS.
3. SEE IMPROVEMENT PLANS TM 4736-1 FOR ALL STORM DRAIN PLANS, PROFILES AND DETAILS.

LEGEND:

DESCRIPTION	DRAWING NO.	SYMBOL
SUBDIVISION BOUNDARY		
100 YEAR INUNDATION LINE		
LOT LINE		
OPEN SPACE EASEMENT LINE		
EASEMENT LINE		
A.C. BERM TYPE 'A'	G-5	
P.C.C. CROSS GUTTER	G-12	
SOUND WALL BERM	DETAIL ON SHT. 2	
EDGE OF PAVEMENT (EXIST.)		
DRIVEWAY APPROACH	DS-7	
CUT OR FILL SLOPE		
DAYLIGHT LINE		
EXISTING CONTOUR	S-13, S-14	560
PROPOSED CONTOUR	S-3	120
PROPOSED FINISHED GRADE	S-7	235.75
PROPOSED PAD ELEVATION		134
WATER MAIN (EXIST)		W
STORM DRAIN (AS NOTED)		SD
TYPE 'B' OR 'B-1' CURB INLET & LOCAL DEPRESSION	D-2	
TYPE 'G' CATCH BASIN	D-8	
STORM DRAIN CLEANOUT TYPE 'A'	D-9	SD
HEADWALL TYPE "B"	D-32	SD
RIP RAP ENERGY DISSIPATOR	D-40 & DETAIL SCHEDULE ON SHEET 3	
DOWNDRAIN PIPE	D-24	
ASPHALT CONCRETE SPILLWAY	D-22,	
INLET APRON	D-39	
LINED DRAINAGE DITCH	D-75	
UNLINED DRAINAGE SWALE		
SUBDRAIN		
MID-BLOCK CROSS GUTTER	G-13	
GRAVEL INFILTRATION TRENCH	DETAIL ON SHEET 4B	
VEGETATIVE SWALE	BMP FACT SHEET TC-30	
VEGETATED BUFFER STRIP	BMP FACT SHEET TC-31	
5 FOOT CHAIN LINK FENCE	DS-09	

SOILS ENGINEER'S CERTIFICATION:

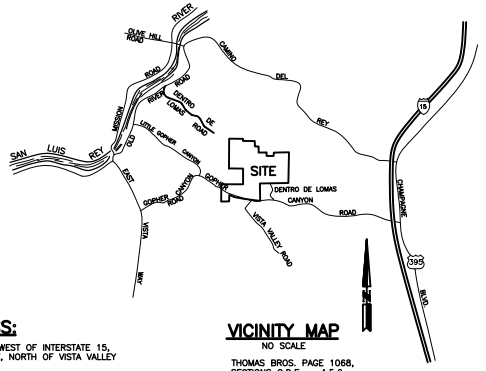
THESE PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS OUTLINED IN THE SOILS AND GEOTECHNICAL REPORT FOR THIS PROJECT.

SOILS REPORT:
GEOTECHNICAL INVESTIGATION
SAN DIEGO COUNTY TRACT NO. 4736
GOPHER CANYON ROAD
SAN DIEGO COUNTY, CALIFORNIA
DATED: FEBRUARY 20, 1991

PREPARED BY:
SOUTHERN CALIFORNIA SOIL & TESTING, INC.
6280 RIVERDALE STREET
SAN DIEGO, CALIFORNIA 92120

DANIEL B. ADLER, R.C.E. 36037

JOHN R. HIGH, C.E.G. 1237



VICINITY MAP

NO SCALE

THOMAS BROS. PAGE 1068,
SECTIONS C,D,E, – 4,5,6

SITE ADDRESS:

GOPHER CANYON ROAD, WEST OF INTERSTATE 15, EAST OF EAST VISTA WAY, NORTH OF VISTA VALLEY COUNTRY CLUB.

ENGINEER OF WORK:

TRANSTECH ENGINEERS, INC.
624 BREA CANYON ROAD
WALNUT, CA 91789
(909) 595-8599

ARCHAEOLOGICAL SITE CAPPING NOTE:

PRIOR TO ISSUANCE OF A BUILDING PERMIT, PREHISTORIC SITE, SDI-112912 SHALL BE PRESERVED AS NOTED ON SHEET 23.

BIRD NESTING SEASON NOTE:

PRIOR TO ISSUANCE OF A GRADING PERMIT OR OTHER IMPROVEMENT PLANS, IN THE YEAR PRIOR TO GRADING, SURVEYS SHALL BE CONDUCTED EVERY TWO WEEKS BETWEEN JANUARY 15 AND APRIL 30 TO DETERMINE IF THE BLACK-SHOULDERED KITE OR OTHER SENSITIVE RAPTORS (I.E. NORTHERN HARRIER) ARE NESTING ON THE SITE. IF A NESTING TREE (OR A GROUND NESTING LOCATION) IS IDENTIFIED, THEN CONSTRUCTION ACTIVITIES INCLUDING GRADING SHALL NOT OCCUR WITHIN 500 FEET OF THE NEST LOCATION UNTIL JULY 1. THIS 500-FOOT BUFFER SHALL BE CLEARLY MARKED IN ALL DIRECTIONS WITH FLAGGING AND TEMPORARY FENCING. A BIOLOGICAL MONITOR SHALL PRODUCE BI-MONTHLY LETTER REPORTS TO THE SATISFACTION OF THE DIRECTOR OF DPLU, WHICH PROVIDE INFORMATION ON ANY SENSITIVE RAPTOR NESTS DETECTED ONSITE AND PROTECTION OF THESE NEST LOCATIONS UNTIL JULY 1 FROM CONSTRUCTION ACTIVITIES.

DECLARATION OF RESPONSIBLE CHARGE:

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

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

BY:_____DATE:_____
DAVID B. RAGLAND, R.C.E. 35985 EXP. 6/30/2012

REGISTERED PROFESSIONAL ENGINEER
DAVID B. RAGLAND
REG. NO. 35985
EXP. 6-30-12
CIVIL
STATE OF CALIFORNIA

HLP NO. 04-010

NOTES:

HABITAT LOSS PERMIT IS REQUIRED PRIOR TO OBTAINING ANY PERMIT INCLUDING GRADING PERMIT FOR GRADING NO. L-2753 AND ANY CONSTRUCTION PERMIT FOR IMPROVMENT PLAN TM 4736-1 IN LIEU OF THE GRADING PERMIT.

PRIOR TO ISSUING OF THE GRADING PERMIT, THE APPLICANT SHALL SUBMIT EVIDENCE FROM DPLU TO STATE THAT CONDITIONS C.10(b,c,e,f,g, & h), C14b (NOISE MITIGATION MEASURE), C14 (c & d) OF TM 4736 RPL4 AND CONDITIONS (A & B) OF 92-019W HAS BEEN SATISFIED.

ALL GRADING SECURITIES AND DEPOSITS SHALL BE POSTED.

PRIOR TO THE ISSUANCE OF ANY PERMIT INCLUDING GRADING PERMIT AND CONSTRUCTION PERMIT FOR IMPROVEMENT PLAN TM 4736-1, A CONDITIONAL USE L-2753 PERMIT SHALL BE PROCESSED AND APPROVED (FOR THE R/W DEDICATION ON SHEET 8 OF 56 OF TM4736-1 WITHIN THE EXISTING OPEN SPACE EASEMENT AS SHOWN ON APN 170-272-02) TO THE SATISFACTION OF THE DEPARTMENT OF PLANNING AND LAND USE.

HYDROMODIFICATION:

FOR HYDROMODIFICATION MITIGATION, SEE HYDROMODIFICATION MITIGATION SUMMARY TABLE INCLUDED IN THE "HYDROMODIFICATION STUDY" PREPARED FOR THE POLO CLUB, TRACT 4736, BY TRANSTECH ENGINEERS, DATED FEBRUARY 19, 2010, AND INFILTRATION TRENCH DETAILS ON SHEET 4B.

SHEET CONTENTS:

SHEET	1 (VOID)	
SHEET	1A REVISED	TITLE SHEET
SHEET	2	NOTES & DETAILS
SHEET	3	GRADING PLANS
SHEET	4 (VOID)	
SHEET	4A REVISED	GRADING PLANS
SHEET	4B NEW SHEET	GRADING PLANS
SHEET	5 (VOID)	GRADING PLANS
SHEET	5A REVISED	GRADING PLANS
SHEET	6	GRADING PLANS
SHEET	7 (VOID)	
SHEET	7A REVISED	GRADING PLANS
SHEETS	8 THRU 10	GRADING PLANS
SHEETS	11, 12, 13, 14	(VOID)
SHEETS	11A, 12A, 13A, 14A	REVISED GRADING PLANS
SHEET	15	GRADING PLANS
SHEETS	16, 17 (VOID)	
SHEETS	16A, 17A	REVISED GRADING PLANS
SHEETS	18 THRU 20	GRADING PLANS
SHEET	21 (VOID)	
SHEET	21A REVISED	GRADING PLANS
SHEETS	22, 23 (VOID)	
SHEETS	22A, 23A	REVISED GRADING PLANS
SHEET	24	GRADING PLANS
SHEET	25 (VOID)	
SHEET	25A REVISED	GRADING PLANS
SHEETS	26 THRU 27	GRADING PLANS
SHEETS	28 THRU 59	IRRIGATION PLANS
SHEETS	60 THRU 87	LANDSCAPE & EROSION CONTROL PLANS

SOLAR CERTIFICATION:

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.40 (n) OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

DAVID B. RAGLAND RCE 35985 DATE

SOURCE OF TOPOGRAPHY:

TOPOGRAPHY SHOWN ON THESE PLANS WAS GENERATED BY AERIAL SURVEY
METHODS FROM INFORMATION GATHERED IN JULY 1994
BY McELHANNEY GEOSURVEYS, INC.
TOPOGRAPHY SHOWN HEREON CONFORMS TO NATIONAL MAP ACCURACY STANDARDS.

LEGAL DESCRIPTION:

PORTIONS OF SECTIONS 33 AND 34, TOWNSHIP 10 SOUTH, RANGE 3 WEST, AND PORTIONS OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

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 A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES, ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE DIRECTOR OF PUBLIC WORKS DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS.

I HEREBY AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING COUNTY 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.

BY:_____DATE:_____
IBRAHIM GHATTAS, PRESIDENT

OWNER AND PERMITTEE:

VISTA VILLAS DEVELOPMENT, LTD. AND
SGM INVESTMENT CORPORATION
43019 NORTH SIERRA HIGHWAY
LANCASTER, CA 93534
Phone No.: (808) 723-9495

ASSESSOR'S PARCEL NUMBERS:

127-570-1 THRU 14
127-571-1 THRU 9
127-572-1 THRU 28
127-573-1 THRU 47
127-580-1 THRU 24
127-581-1 THRU 28
127-582-1 THRU 17

STORMWATER TREATMENT CONTROL AND LID BMPs

DESCRIPTION/TYPE	SHEET	MAINTENANCE CATEGORY	REVISIONS
CATCH BASIN INSERTS	SEE IMPROVEMENT PLANS	CATEGORY II	
INFILTRATION TRENCH	5 THRU 23, 25 THRU 27	CATEGORY I	
VEGETATED SWALE	6,7,14,15,17	CATEGORY II	
VEGETATED FILTER	15,18	CATEGORY II	
CATCH BASIN INSERTS	SEE IMPROVEMENT PLANS	CATEGORY IV	

BMPs approved as part of Stormwater Management plan (SWMP) dated 4/26/2010 on file with DPW. Any changes to the above BMPs will require SWMP revision and Plan Change approvals.

FIRE AGENCIES APPROVAL	
CITY OF VISTA VISTA FIRE DEPARTMENT	COUNTY OF SAN DIEGO NORTH COUNTY FIRE PROTECTION DISTRICT
Approved By: Date:	Approved By: Date:

COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE

Approved for compliance with the environmental review and in substantial conformance with Tentative Map No. 4736 RPL4 and P92-019W.

Approved By: Date:

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date
1	NEW PERMIT, ADD THIS SHEET, REPLACES SHEET 1; CHANGED TOTAL NUMBER OF SHEETS, ENGINEER OF WORK W/IN TRANSTECH, ADD HYDROMODIFICATION AND LID NOTES AND INFILTRATION TRENCHES		

PERMITS

REZONE PERMIT NO. N/A
SPECIAL USE PERMIT NO. P92-019W
TENTATIVE MAP NO. 4736-RPL-4
N.O.I. 937C328070

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK
STATION NAME 0053 056 XP6
LOCATION: SEE RL53 "GOPHER CYN, SOUTH" PAGE 28
RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO. SYS.
ELEVATION: 857.44 FT. DATUM: MSL

PRIVATE CONTRACT

SHEET 1A | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 101 SHEETS

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: MOHAMAD K. FAKHRIDDINE
COUNTY ENGINEER
BY:
DATE

ENGINEER OF WORK:
DAVID B. RAGLAND, RCE 35985 DATE

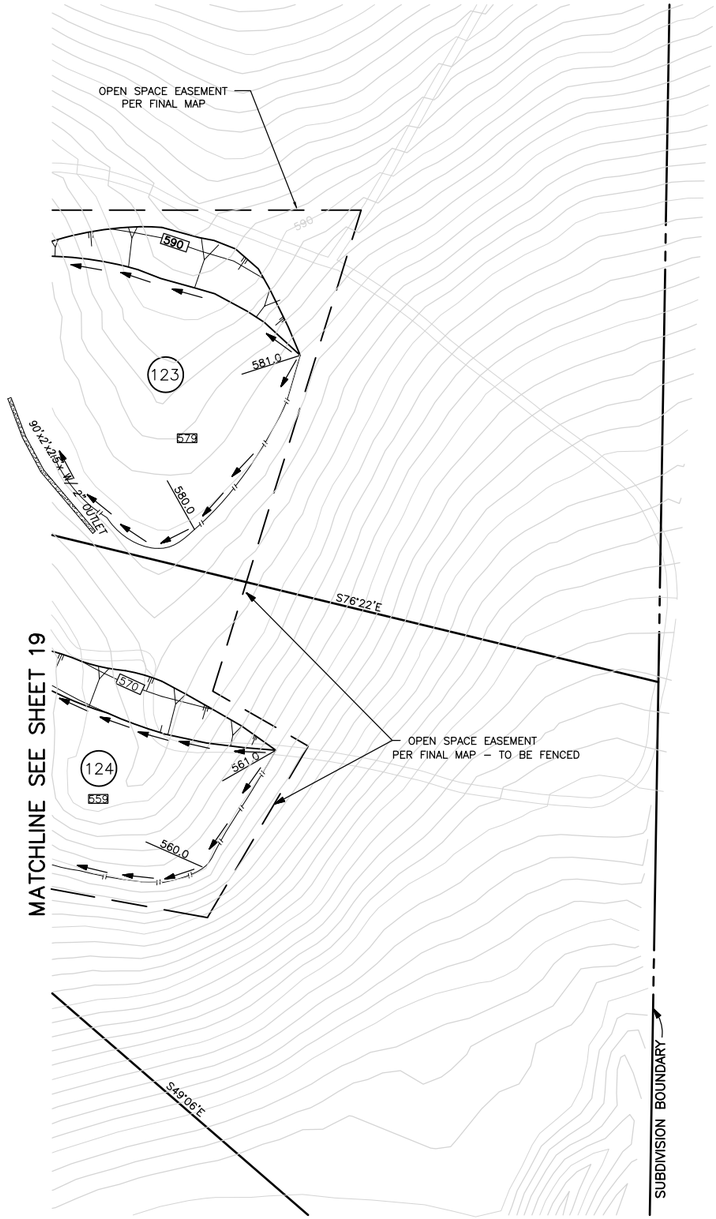
Grading Permit No. L-2753

transtech ENGINEERS • PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of this Project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this Project, excepting for liability arising from the sole negligence of the Owner or the Engineer.

ATTENTION
All utilities shown on this plan are based on available records. It shall be the sole responsibility of the contractor to verify all existing utilities by contacting utility agencies and to avoid damaging existing utilities during excavation.
FOR UNDERGROUND SERVICE ALERT CALL:
1-800-422-4133

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863



SCALE: 1" = 40'

NOTES:

(1) FOR STREET AND STORM DRAINAGE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OF THE ROAD EASEMENT SEE TM4736-1.

(2) ALL DRIVEWAYS PER DS-7 AND ARE 16' WIDE.

(3) INSTALL A TEMPORARY FENCE ALONG THE PERIMETER OF THE OPEN SPACE EASEMENT.

transtech ENGINEERS ▪ PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

REGISTERED PROFESSIONAL ENGINEER
DAVID B. RAGLAND
REG. NO. 35985
EXP. 6-30-10
CIVIL
STATE OF CALIFORNIA

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date
⚠	Changed number of sheets		

PERMITS

GRADING PLAN NO. L-2753
MAJOR USE PERMIT NO. P92-019W
TENTATIVE MAP NO. 4736 RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK STATION NAME 0053 056 XP6
LOCATION: SEE RL53 "GOPHER CANYON SOUTH" PAGE 28
RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO SYS.
ELEVATION: 857.44 DATUM: MSL

PRIVATE CONTRACT ⚠

SHEET 20 | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 93 SHEETS

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: DOUGLAS M. ISBELL
COUNTY ENGINEER
BY:
DATE

ENGINEER OF WORK:
DAVID B. RAGLAND R.C.E 35985

Grading Permit No. L-2753

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863

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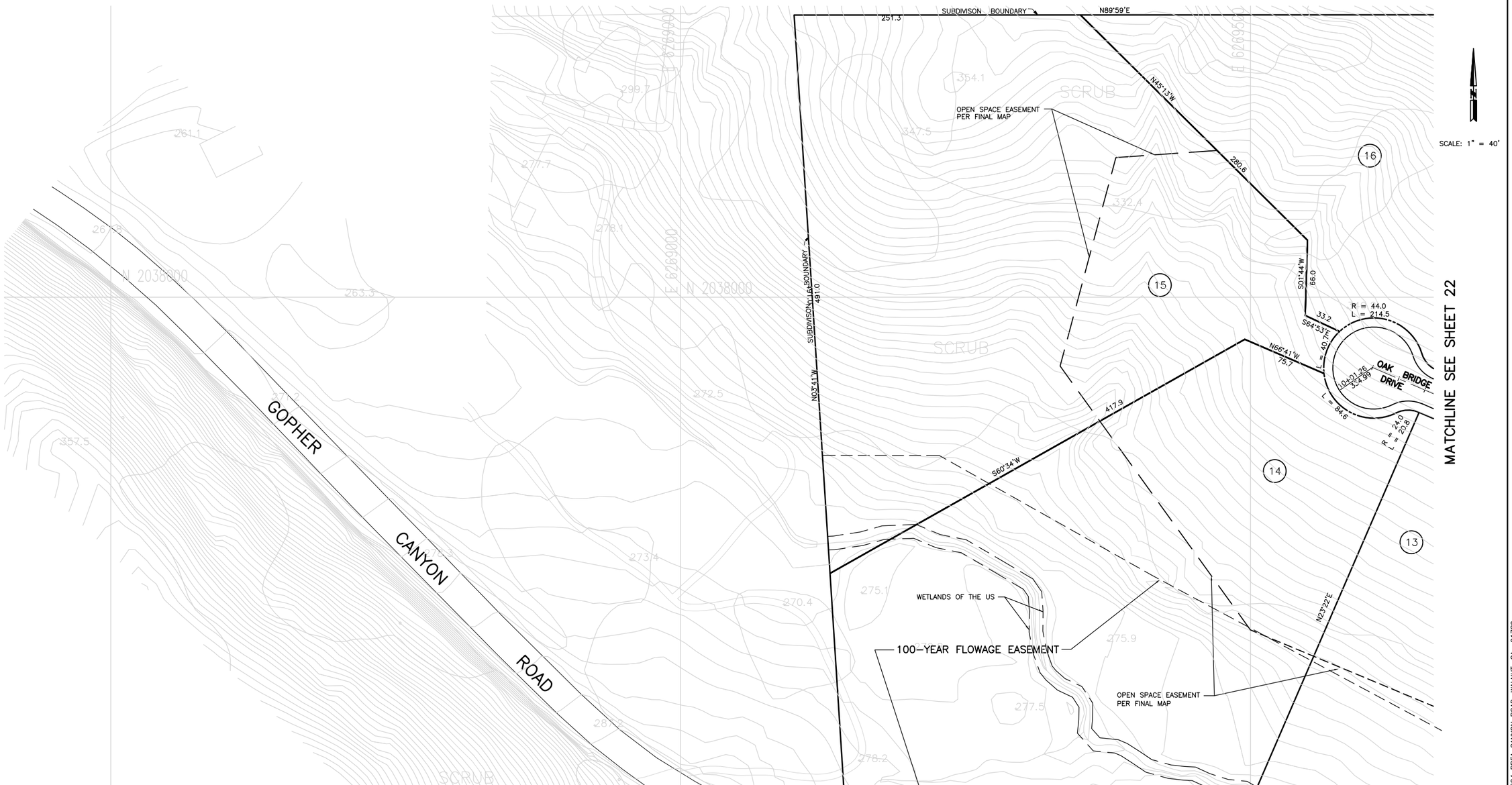


NOTES:

(1) FOR STREET AND STORM DRAINAGE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OF THE ROAD EASEMENT SEE TM4736-1.

(2) ALL DRIVEWAYS PER DS-7 AND ARE 16' WIDE.

(3) INSTALL A TEMPORARY FENCE ALONG THE PERIMETER OF THE OPEN SPACE EASEMENT.

transtech ENGINEERS ▪ PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

REGISTERED PROFESSIONAL ENGINEER
DAVID B. RAGLAND
REG. NO. 35985
EXP. 6-30-14
CIVIL
STATE OF CALIFORNIA

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date
1	ADD THIS SHEET, REPLACES SHEET 21		

PERMITS

REZONE PERMIT NO. _____

SPECIAL USE PERMIT NO. P92-019

TENTATIVE MAP NO. 4736 RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK STATION NAME 0053 056 XP6

LOCATION: SEE RL53"GOPHER CANYON SOUTH" PAGE 28

RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO SYS.

ELEVATION: 857.44 DATUM: MSL

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO	101
21A	DEPARTMENT OF PUBLIC WORKS	SHEETS

GRADING PLANS FOR: **TM 4736-1**

THE POLO CLUB

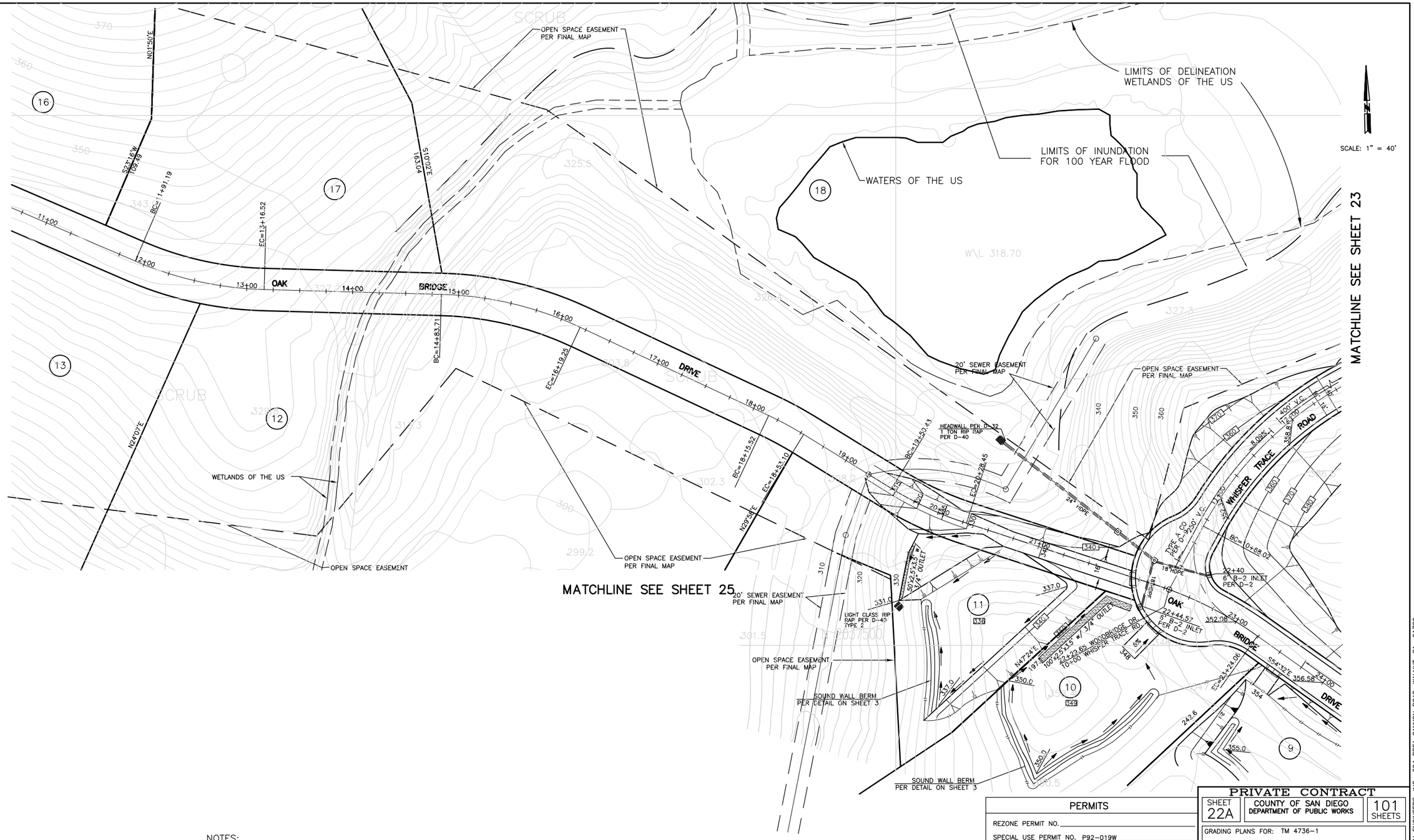
CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: MOHAMAD K. FAKHRRIDDINE
COUNTY ENGINEER
BY: _____
DATE

ENGINEER OF WORK:
DAVID B. RAGLAND, RCE 35985 DATE

Grading Permit No. L-2753

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863



NOTES:

(1) FOR STREET AND STORM DRAINAGE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OF THE ROAD EASEMENT SEE TM4736-1.

(2) ALL DRIVEWAYS PER DS-7 AND ARE 16' WIDE.

(3) INSTALL A TEMPORARY FENCE ALONG THE PERIMETER OF THE OPEN SPACE EASEMENT.

transtech ENGINEERS • PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

REGISTERED PROFESSIONAL ENGINEER DAVID B. RAGLAND REG. NO. 35985 EXP. 6-30-14 CIVIL STATE OF CALIFORNIA

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date
1	ADD THIS SHEET, REPLACES SHEET 22		

PERMITS

REZONE PERMIT NO. _____

SPECIAL USE PERMIT NO. P92-019W

TENTATIVE MAP NO. 4736 RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK STATION NAME 0053 056 XP6

LOCATION: SEE RL53"GOPHER CANYON SOUTH" PAGE 28

RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO SYS.

ELEVATION: 857.44 DATUM: MSL

PRIVATE CONTRACT

SHEET 22A | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 101 SHEETS

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

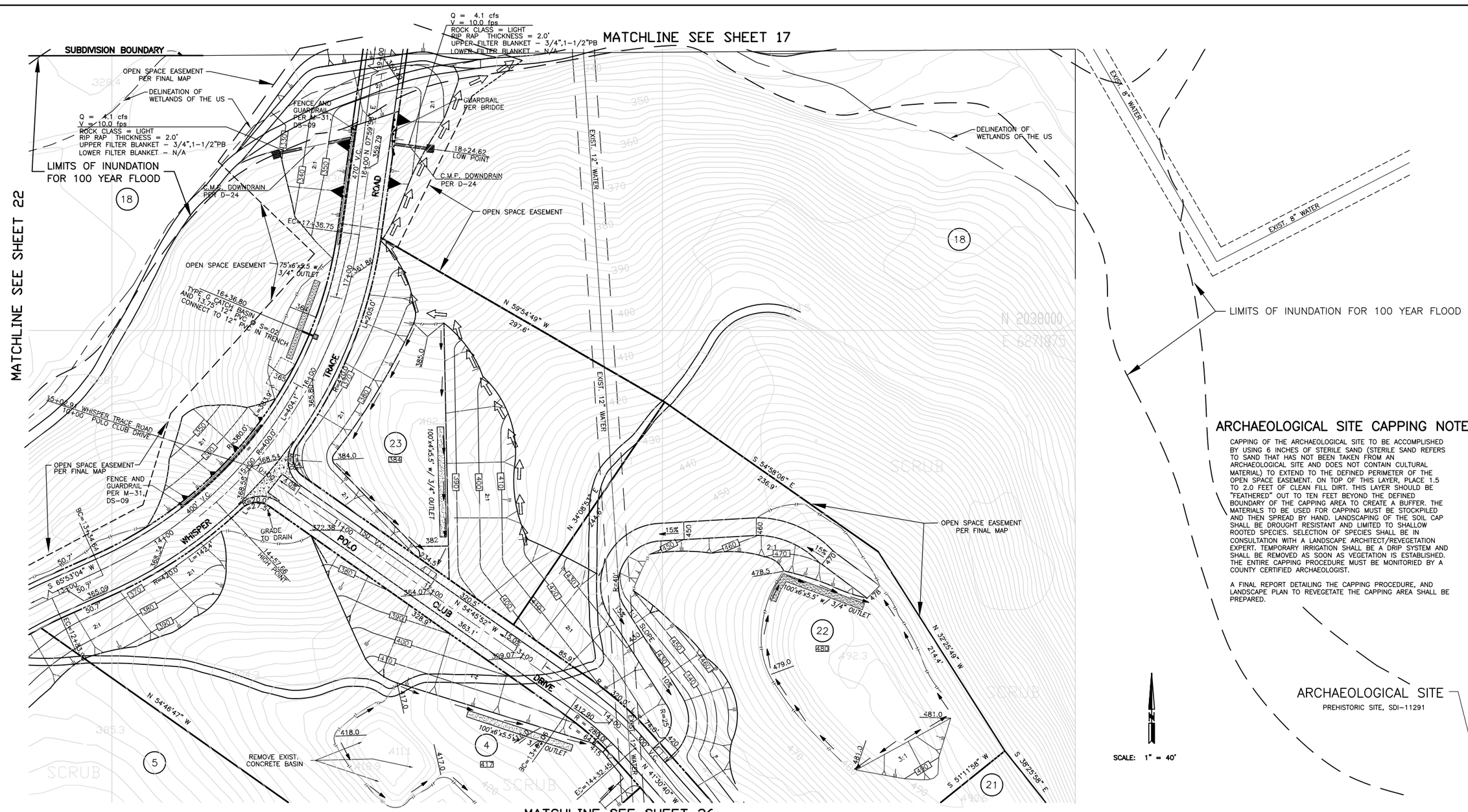
Approved: MOHAMAD K. FAKHRIDDINE COUNTY ENGINEER

BY: _____ DATE

ENGINEER OF WORK: DAVID B. RAGLAND, RCE 35985 DATE

Grading Permit No. L-2753

ENGINEER'S NAME, TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863



ARCHAEOLOGICAL SITE CAPPING NOTE

CAPPING OF THE ARCHAEOLOGICAL SITE TO BE ACCOMPLISHED BY USING 6 INCHES OF STERILE SAND (STERILE SAND REFERS TO SAND THAT HAS NOT BEEN TAKEN FROM AN ARCHAEOLOGICAL SITE AND DOES NOT CONTAIN CULTURAL MATERIAL) TO EXTEND TO THE DEFINED PERIMETER OF THE OPEN SPACE EASEMENT. ON TOP OF THIS LAYER, PLACE 1.5 TO 2.0 FEET OF CLEAN FILL DIRT. THIS LAYER SHOULD BE "FEATHERED" OUT TO TEN FEET BEYOND THE DEFINED BOUNDARY OF THE CAPPING AREA TO CREATE A BUFFER. THE MATERIALS TO BE USED FOR CAPPING MUST BE STOCKPILED AND THEN SPREAD BY HAND. LANDSCAPING OF THE SOIL CAP SHALL BE DROUGHT RESISTANT AND LIMITED TO SHALLOW ROOTED SPECIES. SELECTION OF SPECIES SHALL BE IN CONSULTATION WITH A LANDSCAPE ARCHITECT/REVEGETATION EXPERT. TEMPORARY IRRIGATION SHALL BE A DRIP SYSTEM AND SHALL BE REMOVED AS SOON AS VEGETATION IS ESTABLISHED. THE ENTIRE CAPPING PROCEDURE MUST BE MONITORIED BY A COUNTY CERTIFIED ARCHAEOLOGIST.

A FINAL REPORT DETAILING THE CAPPING PROCEDURE, AND LANDSCAPE PLAN TO REVEGETATE THE CAPPING AREA SHALL BE PREPARED.

NOTES:

(1) FOR STREET AND DRAINAGE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OF THE ROAD EASEMENT SEE TM4736-1.

(2) ALL DRIVEWAYS PER DS-7 AND ARE 16' WIDE.

(3) INSTALL A TEMPORARY FENCE ALONG THE PERIMETER OF THE OPEN SPACE EASEMENT

transtech ENGINEERS • PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

REGISTERED PROFESSIONAL ENGINEER DAVID B. RAGLAND REG. NO. 35985 EXP. 6-30-14 CIVIL STATE OF CALIFORNIA

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date
1	ADD THIS SHEET, REPLACES SHEET 23		

PERMITS

REZONE PERMIT NO. _____
SPECIAL USE PERMIT NO. P92-019
TENTATIVE MAP NO. 4736 RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK STATION NAME 0053 056 XP6
LOCATION: SEE RL53 "GOPHER CANYON SOUTH" PAGE 28
RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO SYS.
ELEVATION: 857.44 DATUM: MSL

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	SHEETS
23A		101

GRADING PLANS FOR: **TM 4736-1**

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: MOHAMAD K. FAKHRIDDINE
COUNTY ENGINEER
BY: _____ DATE

ENGINEER OF WORK: _____ DAVID B. RAGLAND, RCE 35985 DATE

Grading Permit No. L-2753

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863

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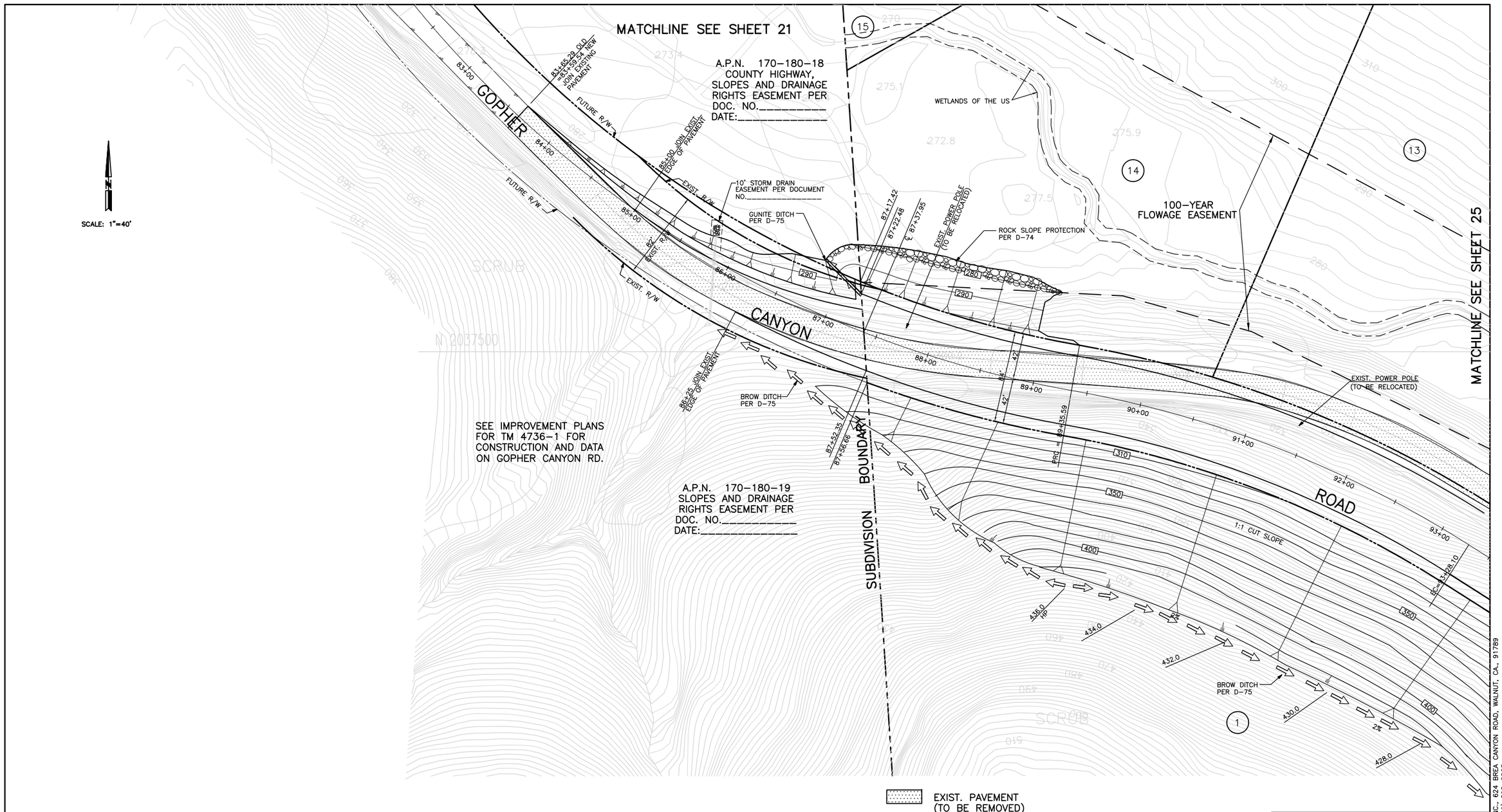
\94022g-SHT23 REV.dwg 06/09/2010



NOTES:

(1) FOR STREET AND STORM DRAINAGE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OF THE ROAD EASEMENT SEE TM4736-1.

(2) ALL DRIVEWAYS ARE PER DS-7 AND ARE 16' WIDE.

(3) INSTALL A TEMPORARY FENCE ALONG THE PERIMETER OF THE OPEN SPACE EASEMENT.

REGISTERED PROFESSIONAL ENGINEER
DAVID B. RAGLAND
REG. NO. 35985
EXP. 6-30-14
CIVIL
STATE OF CALIFORNIA

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date
1	CHANGED NO. OF SHEETS		

PERMITS

REZONE PERMIT NO. N/A

SPECIAL USE PERMIT NO. P92-019W

TENTATIVE MAP NO. 4736-RPL-4

BENCH MARK

DESCRIPTION: COUNTY OF SAN DIEGO TAG IN ROCK STATION NAME 0053 056 XP6

LOCATION: SEE RL53 "GOPHER CYN. SOUTH" PAGE 28

RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO. SYS.

ELEVATION: 857.44 FT. DATUM: MSL

PRIVATE CONTRACT

SHEET 24 | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 93 SHEETS

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: DOUGLAS M. ISBELL COUNTY ENGINEER

BY:

DATE

ENGINEER OF WORK:

DAVID B. RAGLAND R.C.E. 35985

Grading Permit No. L-2753

transtech ENGINEERS ▪ PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863

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\94022g-SHT 24 REV.dwg 10/10/2009

MATCHLINE SEE SHEET 22

MATCHLINE SEE SHEET 26

100-YEAR FLOWAGE EASEMENT

WETLANDS OF THE US

WETLANDS OF THE US

20' SEWER EASEMENT PER FINAL MAP

OPEN SPACE EASEMENT PER FINAL MAP

SOUND WALL BERM PER DETAIL ON SHEET 3

SOUND WALL BERM PER DETAIL ON SHEET 3

OPEN SPACE EASEMENT PER FINAL MAP TO BE FENCED

EXISTING EASEMENT VACATED ON FINAL MAP
NEW SEWER EASEMENT ON FINAL MAP

SEE IMPROVEMENT PLANS SHEET 8, TM 4736-1

OPEN SPACE EASEMENT

BROW DITCH PER D-75

10' PUBLIC STORM DRAIN EASEMENT PER DOC. NO._____

A.P.N. 170-180-21
COUNTY HIGHWAY, SLOPES AND DRAINAGE RIGHTS EASEMENT PER DOC. NO. 2005-0046682
DATE: JAN. 19, 2005

A.P.N. 170-272-02
EASEMENT FOR COUNTY HIGHWAY PER DOC. NO._____
DATE:_____

SEE IMPROVEMENT PLANS FOR TM 4736-1 FOR GOPHER CANYON ROAD IMPROVEMENTS

SCALE: 1"=40'

NOTES:

(1) FOR STREET AND STORM DRAINAGE IMPROVEMENTS WITHIN THE STREET ESEMENT OF THE RIGHT-OF-WAY SEE TM4736-1.

(2) ALL DRIVEWAYS ARE PER DS-7 AND ARE 16' WIDE.

(3) INSTALL A TEMPORARY FENCE ALONG THE PERIMETER OF THE OPEN SPACE EASEMENT.

transtech ENGINEERS • PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

REGISTERED PROFESSIONAL ENGINEER DAVID B. RAGLAND REG. NO. 35985 EXP. 6-30-14 CIVIL STATE OF CALIFORNIA

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date
1	ADD THIS SHEET, REPLACES SHEET 25		

PERMITS

REZONE PERMIT NO._____
SPECIAL USE PERMIT NO. P92-019W
TENTATIVE MAP NO. 4736 RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK
STATION NAME 0053 056 XP6
LOCATION: SEE RL53 "GOPHER CANYON SOUTH" PAGE 28
RECORD FROM: S.D. COUNTY BASEMAP & SURVEY INFO SYS.
ELEVATION: 857.44 DATUM: MSL

PRIVATE CONTRACT

SHEET		
25A	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	101 SHEETS

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: MOHAMAD K. FAKHRIDDINE
COUNTY ENGINEER
BY:
DATE

ENGINEER OF WORK:
DAVID B. RAGLAND, RCE 35985 DATE

Grading Permit No. L-2753

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863

94022G24/EP

\94022g-SHT 25A REV.dwg 06/09/2010

MATCHLINE SEE SHEET 22

MATCHLINE SEE SHEET 24

MATCHLINE SEE SHEET 27

SOUND WALL BERM PER DETAIL ON SHEET 3

OAK

BRIDGE

DRIVE

CLUB

POLO

GATE

CARD READER

VARIABLE SLOPE

1:1 SLOPE

2:1 FILL

2:1 SLOPE

VARIBLE SLOPE

OPEN SPACE EASEMENT TO BE FENCED

SEE IMPROVEMENT PLANS FOR TM 4736-1 FOR CONSTRUCTION AND DATA

SEE IMPROVEMENT PLANS FOR TM 4736-1 FOR IMPROVEMENTS TO GOPHER CANYON ROAD

20' DRAINAGE EASEMENT PER FINAL MAP

EXISTING 20' DRAINAGE EASEMENT TO THE COUNTY OF SAN DIEGO PER MAP NO. 10365

EXISTING 8" CMCL WATER LINE BUILT IN 1975

EXIST. 12" WATER

20' WATER EASEMENT

GOPHER CANYON ROAD

Q = 7.0 cfs
V = 6.1 fps
ROCK CLASS = #3 BACKING
RIP RAP THICKNESS = 0.6'
UPPER FILTER BLANKET - 0.6' - DG
LOWER FILTER BLANKET - N/A

SCALE: 1" = 40'

NOTES:

(1) FOR STREET AND STORM DRAINAGE IMPROVEMENTS WITHIN THE STREET EASEMENT OF THE RIGHT-OF-WAY SEE TM4736-1.

(2) ALL DRIVEWAYS ARE PER DS-7 AND ARE 16' WIDE.

(3) INSTALL A TEMPORARY FENCE ALONG THE PERIMETER OF THE OPEN SPACE EASEMENT.

transtech ENGINEERS ▪ PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

REGISTERED PROFESSIONAL ENGINEER
DAVID B. RAGLAND
REG. NO. 35985
EXP. 6-30-10
CIVIL
STATE OF CALIFORNIA

A.P 170-19-13

COUNTY APPROVED CHANGES			
No.	Description	Approved by	Date
1	Changed No. of Sheets		

PERMITS

REZONE PERMIT NO.

SPECIAL USE PERMIT NO. P92-019W

TENTATIVE MAP NO. 4736 RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK

LOCATION: SEE RL53 "GOPHER CYN SOUTH" PG 28
STATION NAME 0053 056 XP6

RECORD FROM: S.D. CO. BASEMAP & SURVEY INFO. SYSTEM

ELEVATION: 857.44 FT. DATUM: MSL

PRIVATE CONTRACT

SHEET	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	93 SHEETS
26		

GRADING PLANS FOR:

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: DOUGLAS M. ISBELL
COUNTY ENGINEER
BY:
DATE

ENGINEER OF WORK:
DAVID B. RAGLAND R.C.E. 35985

Grading Permit No. L-2753

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA., 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863

REGISTERED PROFESSIONAL ENGINEER
DAVID B. RAGLAND
REG. NO. 35985
EXP. 6-30-10
CIVIL
STATE OF CALIFORNIA

SCALE: 1"=40'

transtech ENGINEERS • PLANNERS MUNICIPAL CONSULTANTS
624 Brea Canyon Road, Walnut, CA 91789
(909)595-8599 Fax: (909)595-8863

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date
⚠	Changed No. of Sheets		

PERMITS

REZONE PERMIT NO.________

SPECIAL USE PERMIT NO. P92-019W

TENTATIVE MAP NO. 4736 RPL-4

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY TAG IN ROCK

LOCATION: SEE RL53 "GOPHER CYN SOUTH" PG 28 STATION NAME 0053 056 XP6

RECORD FROM: S.D. CO. BASEMAP & SURVEY INFO. SYSTEM

ELEVATION: 857.44 FT. DATUM: MSL

PRIVATE CONTRACT ⚠

SHEET 27 | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 93 SHEETS

GRADING PLANS FOR: TM 4736-1

THE POLO CLUB

CALIFORNIA COORDINATE INDEX 394-1707 & 398-1707

Approved: DOUGLAS M. ISBELL COUNTY ENGINEER
BY:
DATE

ENGINEER OF WORK:
DAVID B. RAGLAND R.C.E. 35985

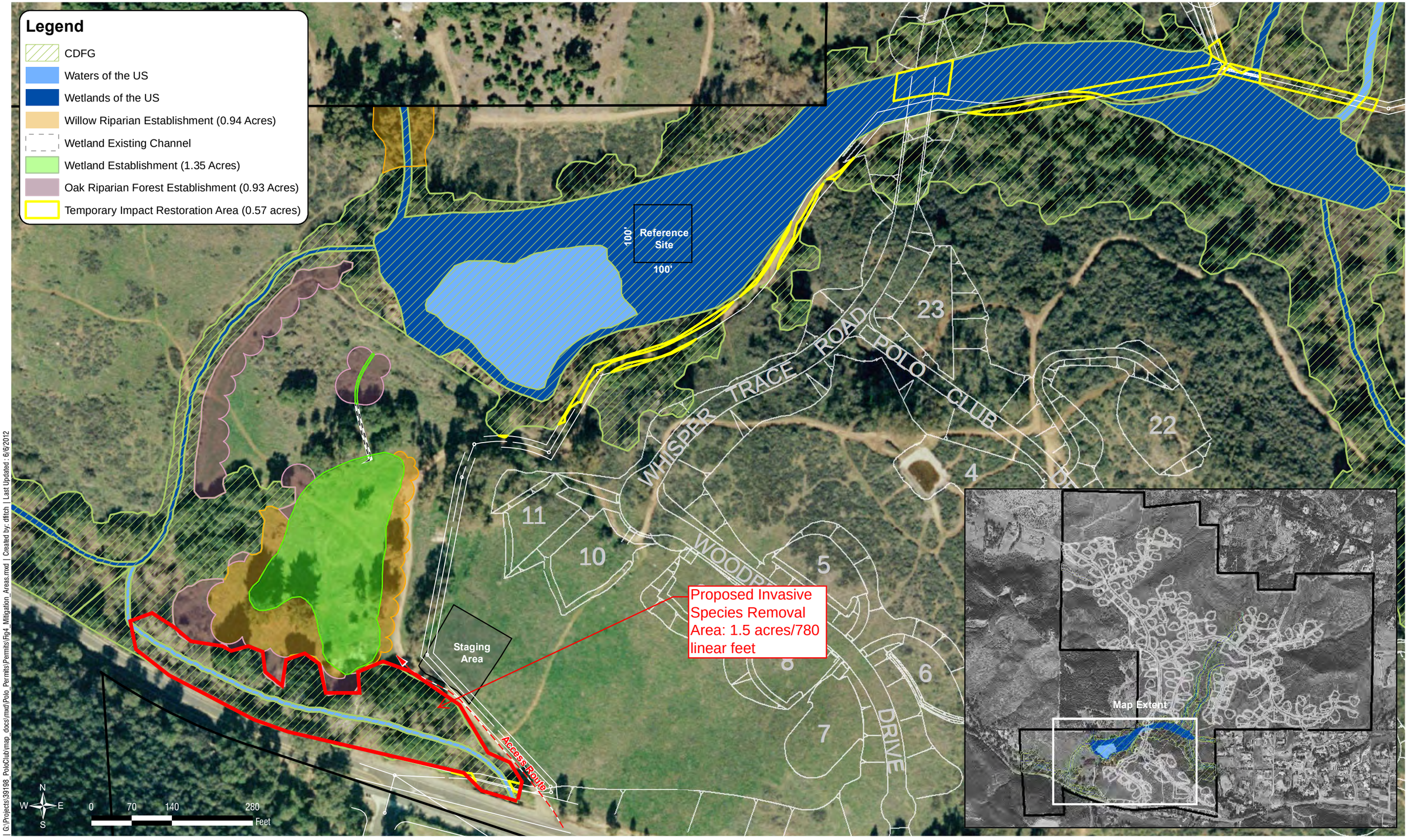
Grading Permit No. L-2753

ENGINEER'S NAME: TRANSTECH ENGINEERS, INC., 624 BREA CANYON ROAD, WALNUT, CA, 91789
PHONE NO.: (909) 595-8599 FAX NO.: (909) 595-8863

\94022g-SHT 27 REV.dwg 10/10/2009 94022G29

ATTACHMENT 4

MITIGATION DESIGN PLANS



| G:\Projects\39198_PoloClub\map_docs\mxd\Polo_Permits\Permits\Fig4_Mitigation_Areas.mxd | Created by: dfitch | Last Updated : 6/6/2012

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Mitigation Areas

FIGURE 4

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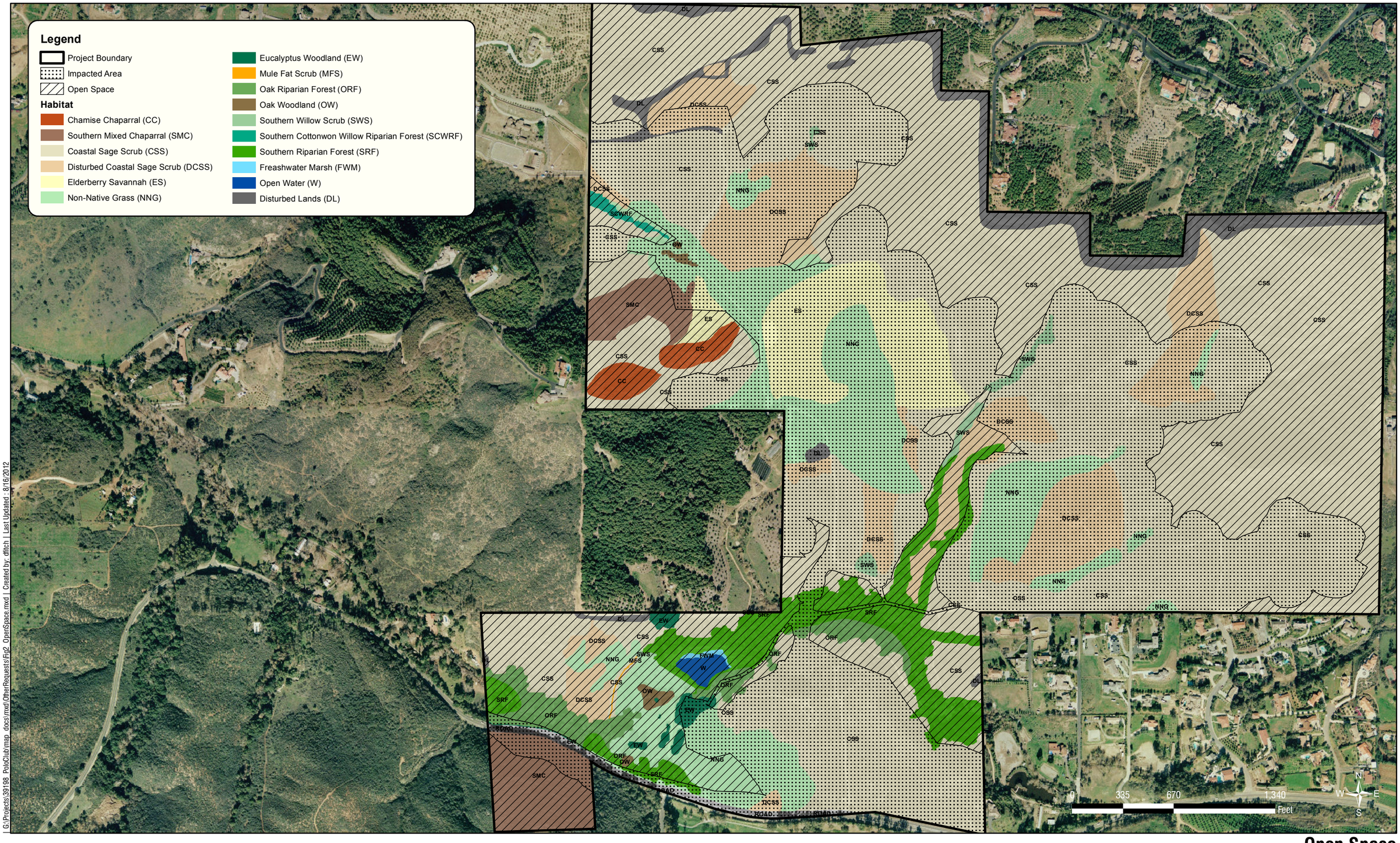

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Open Space

FIGURE 2

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