TITLE SHEET
COUNTY OF SAN DIEGO
1409 TECALOTE DRIVE, FALLBROOK, CA 92028
A.P.N.: 107-190-87-00

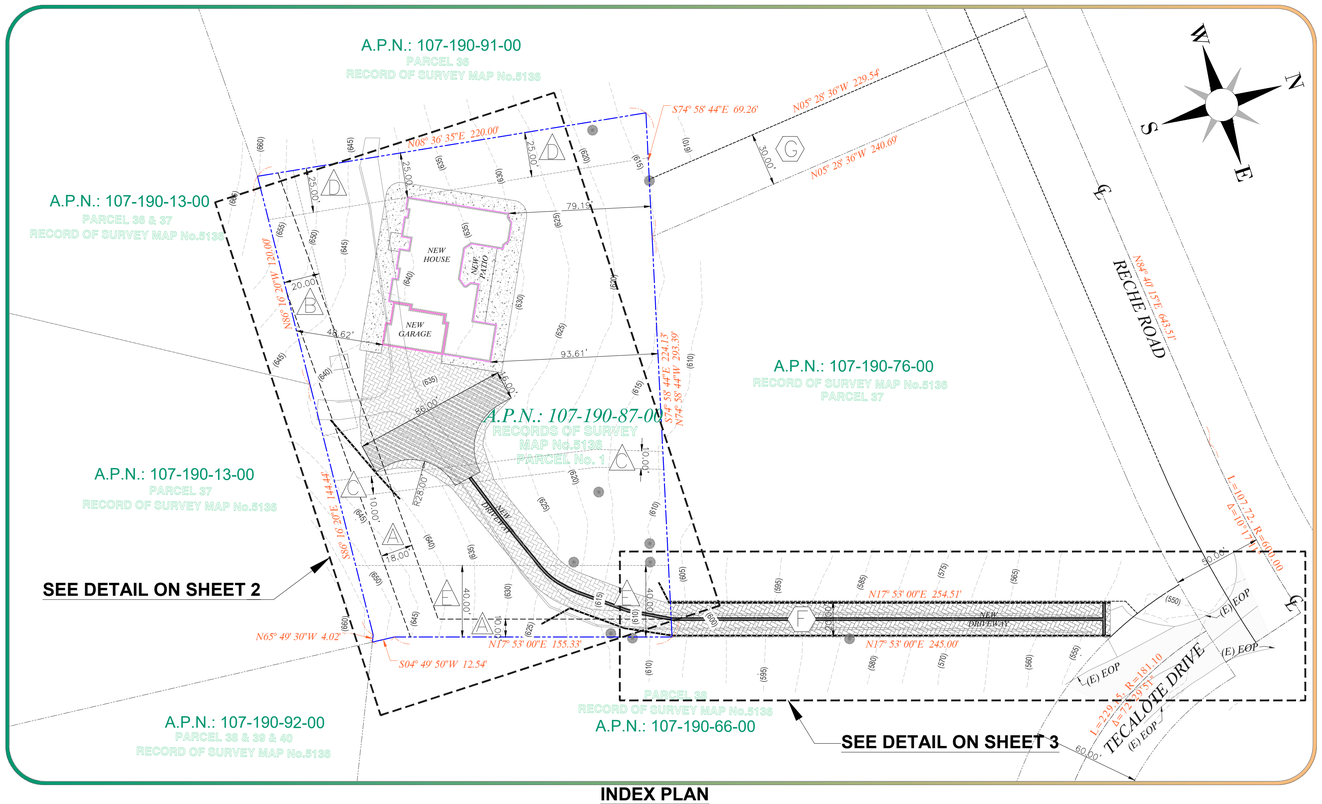
GRADING NOTES:

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

EXCAVATION:	3091.16	CUBIC YARDS
FILL:	1740.04	CUBIC YARDS
IMPORT:	0.00	CUBIC YARDS
EXPORT:	1351.12	CUBIC YARDS

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 RAIN.
2. NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMOSTRATING 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 LON-TERM PROTECTIONS ARE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
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 ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.
4. ON PROJECTS OF GREATER THAN 1 ACRE ADD THE FOLLOWING NOTE: A NOTICE OF INTENT (NOI) HAS BEEN, OR WILL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND THAT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE NOI NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS [WDID#] [ALTERNATIVE: NOT YET ASSIGNED, BUT WILL BE PROVIDED BEFORE A PERMIT IS ISSUED], THE PERMITTEE SHALL KEEP A COPY OF THE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.

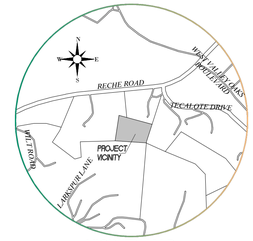


INDEX PLAN

0 40 80 Feet
SCALE:1":40'

IMPERVIOUS SURFACE AREA TABLE

DESCRIPTION	NEW AREA
BUILDING	3,453.83 SF
GARAGE	737.73 SF
PORCH	95.55 SF
WALKWAY	3,199.37F
TOTAL=	7,486.48 SF



VICINITY MAP
T9S R4W sec 26
N.T.S.

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 GRADING PLANS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB 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 SPECIFICATIONS.
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:

SAN DIEGO GAS & ELECTRIC	TELEPHONE NO: (800) 311-7343
WATER & WASTEWATER SERVICES	TELEPHONE NO: (760) 728-1125
AT&T	TELEPHONE NO: (800) 222-0300
COX COMMUNICATIONS CATV	TELEPHONE NO: (800) 234-3993

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 PERMISSION HAS BEEN OBTAINED AND 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 ITEMS COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER 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 AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 AM AND 6:00 PM 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 ORDIANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICTED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
13. SLOPE RATIOS:
    CUT-1.5:1 FOR MINOR SLOPES UNDER 15' HIGH OR IN ROCK 2:1 FOR MAJOR SLOPES
    FILL-2:1
    EXCAVATION:
    FILL:
    WASTE/IMPORT:
    (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 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 RECIEVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS
15. ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARD DRAWINGS DS-8, DS-10, DS-11, AND D-75.
16. THE CONSTRUCTION OF ONE PCC STANDARD RESIDENTIAL DRIVEWAY PER LOT, LOCATION TO BE DETERMINED IN THE FIELD BY ENGINEER OF WORK. PCC SURFACING OF DRIVEWAY TO EXTEND FROM CURB TO PROPORTY LINE. USE STANDARD DRAWINGS G-14A G-14B, G-14C, G-15 AND G-16
17. FINISHED GRADING SHALL BE CERTIFIED BY A REGISTERED CIVIL ENGINEER AND INSPECTED BY THE COUNTY ENGINEER FOR DRAINAGE CLEARANCE. (APPROVAL OF ROUGH GRADING DOES NOT CERTIFY FINISH BECAUSE OF POTENTIAL SURFACE DRAINAGE PROBLEMS THAT MAY BE CREATED BY LANDSCAPING ACCOMPLISHED AFTER ROUGH GRADING CERTIFICATION.

EASEMENT NOTE

(A) EASEMENT FOR ROAD, SEWER, WATER AND TELEPHONE LINES 02/16/1973, INSTRUMENT No. 1973-42541, OF OFFICIAL RECORDS AFFECTS AS DESCRIBED THEREIN.

(B) EASEMENT FOR ROAD, SEWER, WATER AND TELEPHONE LINES 01/20/1966, INSTRUMENT No. 1966-11610, OF OFFICIAL RECORDS AFFECTS AS DESCRIBED THEREIN.

(C) EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS 01/02/1962, INSTRUMENT No. 1962-263, OF OFFICIAL RECORDS AFFECTS AS DESCRIBED THEREIN.

(D) BUILDING SETBACK LINE (B.S.L.)

(E) EASEMENT FOR WATER TRANSPORTATION AND INCIDENTAL PURPOSES 04/18/1958, BOOK 7043, PAGE 548-553, OF OFFICIAL RECORDS AFFECTS AS DESCRIBED THEREIN.

(F) PARCEL 2 (EASEMENT) PER DOC. #2025-0328444 O.R. REC 11/20/2025

(G) PARCEL 3 (EASEMENT) PER DOC. #2025-0328444 O.R. REC 11/20/2025

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 PLANNING & DEVELOPMENT SERVICES DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETIONS OF THE IMPROVEMENTS.

BY: _____ DATE: 03/26/2026

ASSESSOR'S PARCEL NO. 107-190-87-00
NAME: FALLBROOK PROPERTY LLC
ADDRESS: 1409 TECALOTE DR, FALLBROOK, CA 92028
PHONE: (951) 623-9735

SUPERVISED GRADING

THE PROJECT CIVIL ENGINEER AND AND GEOTECHNICAL ENGINEER WILL BE REQUIRED TO SUPERVISE THE GRADING OPERATIONS. THE GEOTECHNICAL ENGINEER WILL ASSIST THE CONTRACTOR TO ACHIEVE THE DESIRED LEVEL OF COMPACTION AND MOISTURE CONTENT FOR THE GRADING OPERATIONS.

ABBREVIATION

℄ .....CENTER LINE	TCH.....TOP OF CHANNEL
FF.....FINISH FLOOR ELEVATION	TG.....TOP OF GRATE ELEVATION
FG.....FINISH GRADE	S/W.....SIDEWALK
FL.....FLOW LINE ELEVATION	P/A.....PLANTER AREA
HP.....HIGH POINT ELEVATION	LS.....LANDSCAPE AREA
INV.....INVERT ELEVATIONS	AC.....ASPHALT CONCRETE
MAX.....MAXIMUM	C/B.....CATCH BASIN
MIN.....MINIMUM	CBW.....CONC. BLOCK WALL
NG.....NATURAL GROUND	CONC.....CONCRETE
PE.....PAD ELEVATION	DS.....DOWNSPOUT
P ℄ .....PROPERTY LINE	

EARTHWORK QUANTITIES

FILL:. . . . . 1740.04 CY
CUT:. . . . . 3091.16 CY
EXPORT:. . . . . 1351.12 CY

LOT AREA:

TOTAL: 53,571.12 SF (1.23 AC)
DISTURBED: 34,801.68 SF (0.80 AC)
IMPERVIOUS AREA: 7,486.48 SF (0.08 AC)

BENCHMARK:

DESCRIPTION: SAN DIEGO COUNTY BENCHMARK 7746, FOUND 1 PIPE TAGGED LS 4391 PER ROS 8832
ON 7/18/1990 COORD.
N2080540.816 E6276491.007
ELEVATION= 667.09
DATUM: NAVD 1929
INFORMATION PROVIDED BY DELTA SURVEYING AND MAPPING

WORK TO BE DONE

GRADING AND DRAINAGE WORK CONSISTS OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT SAN DIEGO REGIONAL STANDARD DRAWINGS, THE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE SAN DIEGO COUNTY GRADING ORDINANCE.

SHEET INDEX:

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PRECISE GRADING PLAN
3-4	SECTIONS
5	STANDARD & DETAILS
6	EROSION CONTROL PLAN
7	EROSION DETAILS

LEGEND

PROPERTY LINE
CENTER LINE
(99) EXISTING CONTOUR
100 PROPOSED CONTOUR
EARTH SWALE
EXISTING EOP
FILL
CUT
DIRECTION OF FLOW
PROPOSED RT-WALL
PROPOSED RIP RAP
PCC CONCRETE
EXISTING ASPHALT
PR-INTERCEPTOR DRAIN
PR-PAVERS
PR-SEGMENTAL WALL

PROPERTY OWNER INFORMATION

NAME: FALLBROOK PROPERTY LLC
ADDRESS: 223 MOMUMENT PARKWAY
PERRIS, CA 92570
EMAIL: jackfielding@verizon.net
TELEPHONE NUMBER: (951) 623-9735
(24 HOUR CONTACT NUMBER)
SITE A.P.N. NUMBER: 107-190-87-00
SITE ADDRESS: 1409 TECALOTE DRIVE,
CITY OF FALLBROOK, CA 92028

GRADING ON ADJACENT PARCELS

LIST ANY ADJACENT PARCELS UNDER THE SAME OWNERSHIP AS THIS PARCEL FOR WHICH A GRADING PLAN HAS BEEN SUBMITTED OR A GRADING PERMIT ISSUED:

APN(s): _____

PROPERTY OWNER CERTIFICATION

I CERTIFY THAT I HAVE READ AND UNDERSTAND THE STORMWATER MANAGEMENT NOTES AND THE GRADING NOTES:

OWNER'S SIGNATURE (REQUIRED): _____ DATE: _____

DISTURBED AREA CALCS

PAD + SLOPES: _____ SF
DRIVEWAY: _____ SF
PRIMARY SEPTIC: _____ SF
TOTAL: _____ SF
IF ≥1 AC, PROVIDE WDID# : _____
FIRE CLEARING: _____ SF
IF FIRE CLEARING AREA = 0
"ALL REQUIRED FIRE CLEARING WILL NOT CREATE A LAND DISTURBANCE ACTIVITY AS DEFINED BY COUNTY CODE."

PLAN CHECK/PERMITS

BUILDING PERMIT
PLAN CHECK NUMBER: _____
RECORDS OF SURVEY MAP No.: 5136

ENGINEER OF WORK

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

NAME: JOSE E. REMON DATE: 05/04/2026
RCE NO: 32421 EXPIRES: 12/31/2026

PRIVATE CONTRACT

COUNTY OF SAN DIEGO
PLANNING AND DEVELOPMENT SERVICES

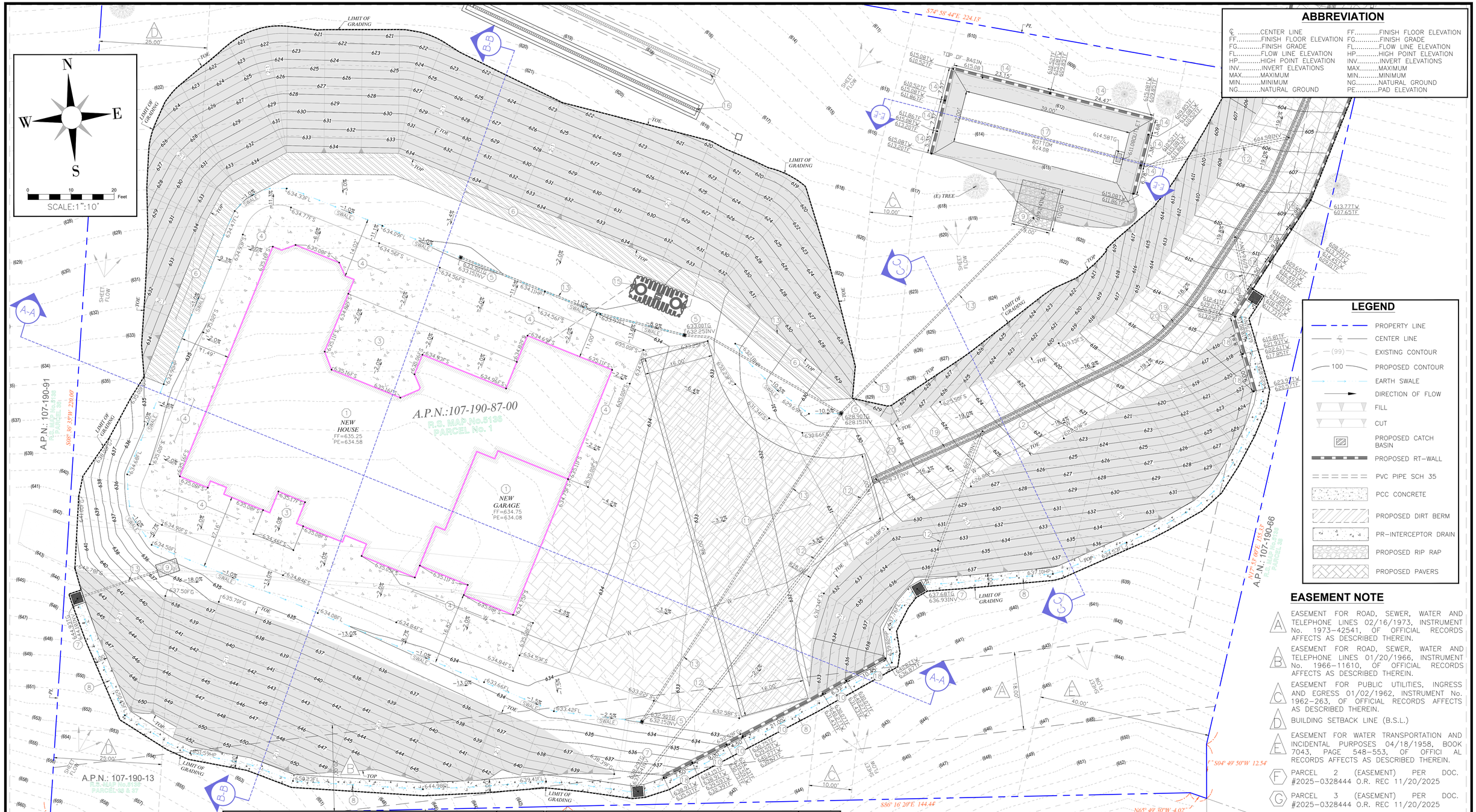
GRADING PLAN FOR: RESIDENCE

TITLE SHEET
1409 TECALOTE DR
FALLBROOK, CA 92028

SHEET: 1 OF 7

APPROVED PLANNING AND DEVELOPMENT SERVICES
BY: _____ DATE: _____

GRADING PERMIT NUMBER: _____



ABBREVIATION

℄ .....CENTER LINE	FF.....FINISH FLOOR ELEVATION
FF.....FINISH FLOOR ELEVATION	FG.....FINISH GRADE
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HP.....HIGH POINT ELEVATION	INV.....INVERT ELEVATIONS
INV.....INVERT ELEVATIONS	MAX.....MAXIMUM
MAX.....MAXIMUM	MIN.....MINIMUM
MIN.....MINIMUM	NG.....NATURAL GROUND
NG.....NATURAL GROUND	PE.....PAD ELEVATION

LEGEND

- PROPERTY LINE
- CENTER LINE
- (99) EXISTING CONTOUR
- 100 PROPOSED CONTOUR
- EARTH SWALE
- DIRECTION OF FLOW
- FILL
- CUT
- PROPOSED CATCH BASIN
- PROPOSED RT-WALL
- PVC PIPE SCH 35
- PCC CONCRETE
- PROPOSED DIRT BERM
- PR-INTERCEPTOR DRAIN
- PROPOSED RIP RAP
- PROPOSED PAVERS

EASEMENT NOTE

- (A) EASEMENT FOR ROAD, SEWER, WATER AND TELEPHONE LINES 02/16/1973, INSTRUMENT No. 1973-42541, OF OFFICIAL RECORDS AFFECTS AS DESCRIBED THEREIN.
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PROPERTY OWNER INFORMATION

NAME: FALLBROOK PROPERTY LLC

ADDRESS: 223 MOMUMENT PARKWAY
PERRIS, CA 92570

EMAIL: jackfielding@verizon.net

TELEPHONE NUMBER: (951) 623-9735
(24 HOUR CONTACT NUMBER)

SITE A.P.N. NUMBER: 107-190-87-00

SITE ADDRESS: 1409 TECALOTE DRIVE,
FALLBROOK, CA 92028

CONSTRUCTION NOTES

		QTY
(1)	CONSTRUCT HOUSE PER ARCHITECTURAL PLAN & SEPARATE PERMIT.	1 EA
(2)	INSTALL PERMEABLE PAVERS, OVER 90% COMPACTED NATIVE.	11,322.22 SF
(3)	CONSTRUCT PORCH PER ARCHITECTURAL PLAN & SEPARATE PERMIT.	615.58 SF
(4)	CONSTRUCT WALKWAY PER ARCHITECTURAL PLAN & SEPARATE PERMIT.	2,679.34 SF
(5)	INSTALL 9"X9" NDS SQUARE CATCH BASIN (#900KIT) OR SIMILAR, SEE DETAIL ON SHEET No. 5.	4 EA
(6)	PROPOSED DIRT BERM, SEE DETAIL ON SHEET No. 5.	211.25 LF
(7)	CONSTRUCT 36"X36" CONCRETE CATCH BASIN, SEE DETAIL ON SHEET 5.	4 EA
(8)	CONSTRUCT INTERCEPTOR DRAIN (W=1.00', D=3.00'). SEE DETAIL ON SHEET No. 5.	378.83 LF
(9)	CONSTRUCT RIP RAP, SEE DETAIL ON SHEET NO. 5, STD D-40 PER COUNTY OF SAN DIEGO.	3 EA
(10)	CONSTRUCT STRUCTURAL CMU RETAINING WALL, H=11.00' MAX, DESIGNED PER ENGINEERED CALCULATIONS PROVIDED SEPARATELY.	40.87 LF

CONSTRUCTION NOTES

		QTY
(11)	CONSTRUCT FIRE TURNAROUND.	1 EA
(12)	INSTALL SCH 35 6"ø PVC PIPE UNDERGROUND %0.5 MINIMUM.	228.80 LF
(13)	INSTALL SCH 35, 4"ø PVC PIPE UNDERGROUND %0.5 MINIMUM.	262.09 LF
(14)	CONSTRUCT RETAINING WALL STANDARD TYPE 4: STD C-04 PER COUNTY OF SAN DIEGO.	416.17 LF
(15)	INSTALL NORWESCO 1500 GAL. SEPTIC TANK, IAPMO OR SIMILAR, PER SEPARATE PERMIT.	1 EA
(16)	CONSTRUCT LEACH LINE FOR THE SYSTEM SEPTIC, PER SEPARATE PERMIT.	2 EA
(17)	PROPOSED BIORETENTION AREA FOR STORMWATER QUALITY TREATMENT, DESIGNED PER COUNTY OF SAN DIEGO BMP GUIDELINES.	1 EA
(18)	CONSTRUCT STRUCTURAL CMU RETAINING WALL, H=6.50' MAX, DESIGNED PER ENGINEERED CALCULATIONS PROVIDED SEPARATELY.	182.42 LF
(19)	CONSTRUCT 4" CONCRETE CONFINEMENT CURB TO PROVIDE EDGE RESTRAINT FOR PAVERS AND SUBDRAIN SYSTEM.	808.56 LF
(20)	CONSTRUCT LONGITUDINAL SUBDRAIN INCLUDING PERFORATED PVC PIPE AND DRAIN ROCK, SEE DETAIL 20 ON SHEET 4.	402.92 LF

SERVITOP ENGINEERING
1420 E Cooley Dr, Suite 102
Colton, CA 92324.
TEL: (909)733-6487
EMAIL: info@servitopcorp.com

REGISTERED PROFESSIONAL ENGINEER
JOSE E. REMON
RCE 32421
EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA

PLAN CHECK/PERMITS

BUILDING PERMIT
PLAN CHECK NUMBER: _____

RECORDS OF SURVEY MAP No: 5136

ENGINEER OF WORK

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

NAME: JOSE E. REMON DATE: 05/04/2026

RCE NO: 32421 EXPIRES: 12/31/2026

PRIVATE CONTRACT

COUNTY OF SAN DIEGO
PLANNING AND DEVELOPMENT SERVICES

MINOR GRADING PLAN FOR: RESIDENCE

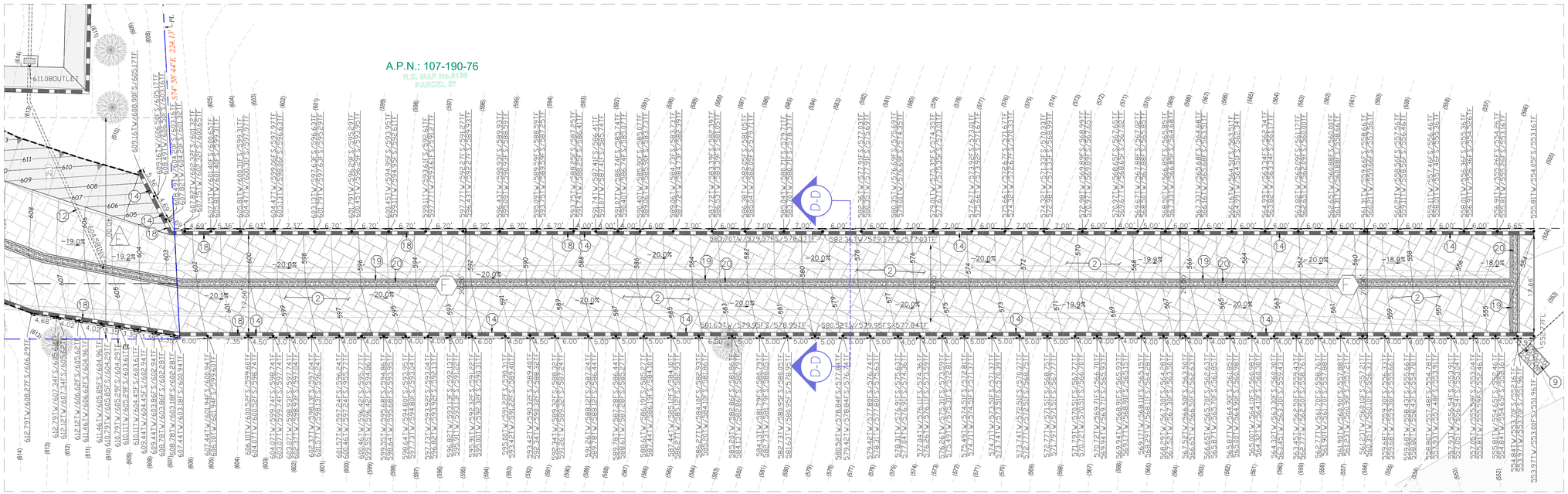
PRECISE GRADING PLAN
1409 TECALOTE DRIVE,
FALLBROOK, CA 92028

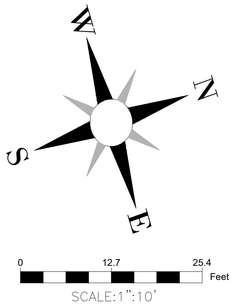
SHEET: 2 OF 7

APPROVED
PLANNING AND DEVELOPMENT SERVICES

BY: DATE:

GRADING PERMIT NUMBER:





CONSTRUCTION NOTES		QTY
1	CONSTRUCT HOUSE PER ARCHITECTURAL PLAN & SEPARATE PERMIT.	1 EA
2	INSTALL PERMEABLE PAVERS, OVER 90% COMPACTED NATIVE.	11,328.22 SF
3	CONSTRUCT PORCH PER ARCHITECTURAL PLAN & SEPARATE PERMIT.	615.58 SF
4	CONSTRUCT WALKWAY PER ARCHITECTURAL PLAN & SEPARATE PERMIT.	2,679.34 SF
5	INSTALL 9"X9" NDS SQUARE CATCH BASIN (#900KIT) OR SIMILAR, SEE DETAIL ON SHEET No. 5.	4 EA
6	PROPOSED DIRT BERM, SEE DETAIL ON SHEET No. 5.	211.25 LF
7	CONSTRUCT 36"X36" CONCRETE CATCH BASIN, SEE DETAIL ON SHEET 5.	4 EA
8	CONSTRUCT INTERCEPTOR DRAIN (W=1.00', D=3.00'). SEE DETAIL ON SHEET No. 5.	378.83 LF
9	CONSTRUCT RIP RAP, SEE DETAIL ON SHEET No. 5, STD D-40 PER COUNTY OF SAN DIEGO.	2 EA
10	CONSTRUCT STRUCTURAL CMU RETAINING WALL, H=11.00' MAX, DESIGNED PER ENGINEERED CALCULATIONS PROVIDED SEPARATELY.	40.87 LF
11	CONSTRUCT FIRE TURNAROUND.	1 EA
12	INSTALL SCH 35, 6"ø PVC PIPE UNDERGROUND %0.5 MINIMUM.	228.80 LF
13	INSTALL SCH 35, 4"ø PVC PIPE UNDERGROUND %0.5 MINIMUM.	262.09 LF
14	CONSTRUCT RETAINING WALL STANDARD TYPE 4: STD C-04 PER COUNTY OF SAN DIEGO.	416.17 LF
15	INSTALL NORWESCO 1500 GAL. SEPTIC TANK, IAPMO OR SIMILAR, PER SEPARATE PERMIT.	1 EA
16	CONSTRUCT LEACH LINE FOR THE SYSTEM SEPTIC, PER SEPARATE PERMIT.	2 EA
17	PROPOSED BIORETENTION AREA FOR STORMWATER QUALITY TREATMENT, DESIGNED PER COUNTY OF SAN DIEGO BMP GUIDELINES.	1 EA
18	CONSTRUCT STRUCTURAL CMU RETAINING WALL, H=6.50' MAX, DESIGNED PER ENGINEERED CALCULATIONS PROVIDED SEPARATELY.	182.42 LF
19	CONSTRUCT 4" CONCRETE CONFINEMENT CURB TO PROVIDE EDGE RESTRAINT FOR PAVERS AND SUBDRAIN SYSTEM.	808.56 LF
20	CONSTRUCT LONGITUDINAL SUBDRAIN INCLUDING PERFORATED PVC PIPE AND DRAIN ROCK, SEE DETAIL 20 ON SHEET 4.	402.92 LF



ABBREVIATION

℄ .....CENTER LINE	FF.....FINISH FLOOR ELEVATION
FF.....FINISH FLOOR ELEVATION	FG.....FINISH GRADE
FG.....FINISH GRADE	FL.....FLOW LINE ELEVATION
FL.....FLOW LINE ELEVATION	HP.....HIGH POINT ELEVATION
HP.....HIGH POINT ELEVATION	INV.....INVERT ELEVATIONS
INV.....INVERT ELEVATIONS	MAX.....MAXIMUM
MAX.....MAXIMUM	MIN.....MINIMUM
MIN.....MINIMUM	NG.....NATURAL GROUND
NG.....NATURAL GROUND	PE.....PAD ELEVATION

LEGEND

PROPERTY LINE	PROPOSED RT-WALL
CENTER LINE	PVC PIPE SCH 40
(99) EXISTING CONTOUR	PCC CONCRETE
100 PROPOSED CONTOUR	PROPOSED DIRT BERM
EARTH SWALE	PR-INTERCEPTOR DRAIN
DIRECTION OF FLOW	PROPOSED RIP RAP
FILL	PROPOSED PAVERS
CUT	
PROPOSED CATCH BASIN	

EASEMENT NOTE

(A) EASEMENT FOR ROAD, SEWER, WATER AND TELEPHONE LINES 02/16/1973, INSTRUMENT No. 1973-42541, OF OFFICIAL RECORDS AFFECTS AS DESCRIBED THEREIN.

(B) EASEMENT FOR ROAD, SEWER, WATER AND TELEPHONE LINES 01/20/1966, INSTRUMENT No. 1966-11610, OF OFFICIAL RECORDS AFFECTS AS DESCRIBED THEREIN.

(C) EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS 01/02/1962, INSTRUMENT No. 1962-263, OF OFFICIAL RECORDS AFFECTS AS DESCRIBED THEREIN.

(D) BUILDING SETBACK LINE (B.S.L.)

(E) EASEMENT FOR WATER TRANSPORTATION AND INCIDENTAL PURPOSES 04/18/1958, BOOK 7043, PAGE 548-553, OF OFFICIAL RECORDS AFFECTS AS DESCRIBED THEREIN.

(F) PARCEL 2 (EASEMENT) PER DOC. #2025-0328444 O.R. REC 11/20/2025

(G) PARCEL 3 (EASEMENT) PER DOC. #2025-0328444 O.R. REC 11/20/2025

PROPERTY OWNER INFORMATION

NAME: FALLBROOK PROPERTY LLC

ADDRESS: 223 MOMUMENT PARKWAY
PERRIS, CA 92570

EMAIL: jackfielding@verizon.net

TELEPHONE NUMBER: (951) 623-9735
(24 HOUR CONTACT NUMBER)

SITE A.P.N. NUMBER: 107-190-87-00

SITE ADDRESS: 1409 TECALOTE DRIVE,
FALLBROOK, CA 92028

SERVITOP ENGINEERING
1420 E Cooley Dr, Suite 102
Colton, CA 92324.
TEL: (909)733-6487
EMAIL: info@servitopcorp.com

REGISTERED PROFESSIONAL ENGINEER
JOSE E. REMON
RCE 32421
EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA

PLAN CHECK/PERMITS

BUILDING PERMIT
PLAN CHECK NUMBER: _____

RECORDS OF SURVEY MAP No: 5136

ENGINEER OF WORK

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

NAME: JOSE E. REMON DATE: 05/04/2026

RCE NO: 32421 EXPIRES: 12/31/2026

PRIVATE CONTRACT

COUNTY OF SAN DIEGO
PLANNING AND DEVELOPMENT SERVICES

MINOR GRADING PLAN FOR: RESIDENCE

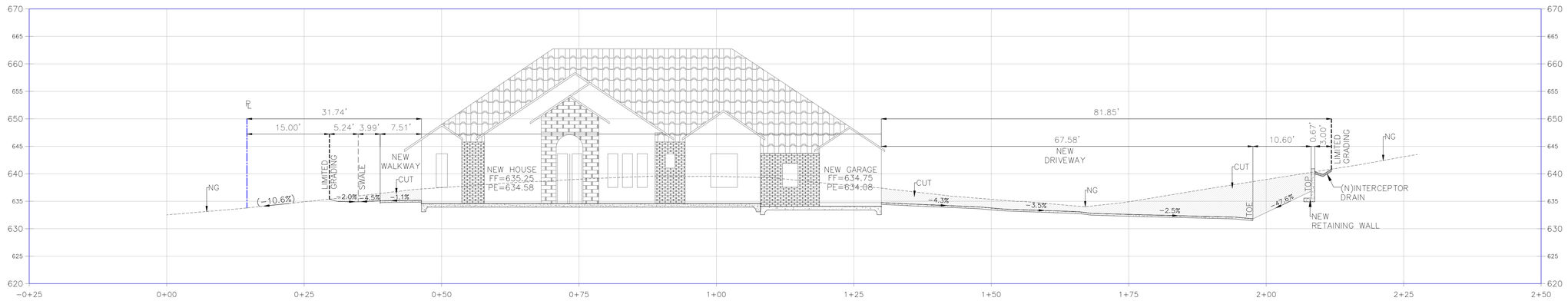
PRECISE GRADING PLAN
1409 TECALOTE DRIVE,
FALLBROOK, CA 92028

SHEET: 3 OF 7

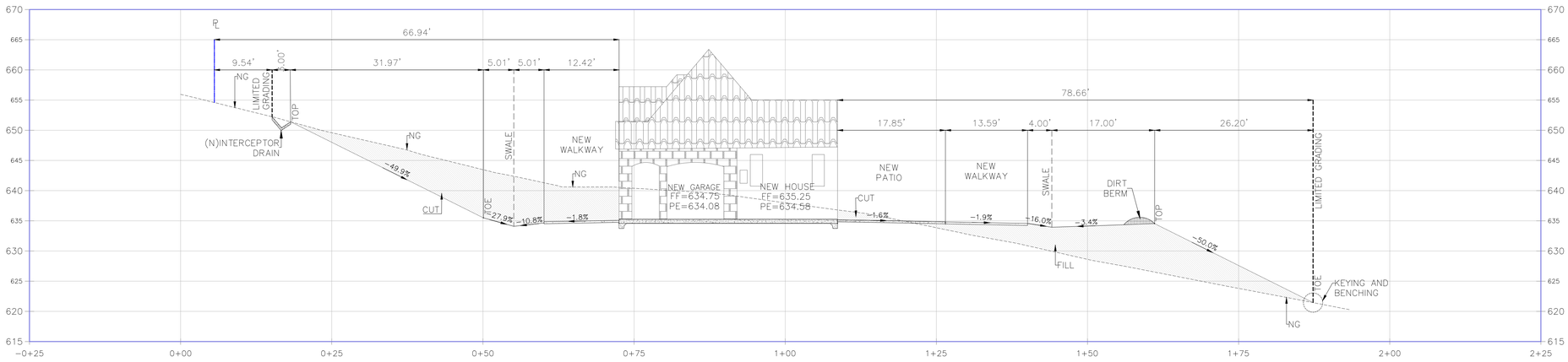
APPROVED
PLANNING AND DEVELOPMENT SERVICES

BY: _____ DATE: _____

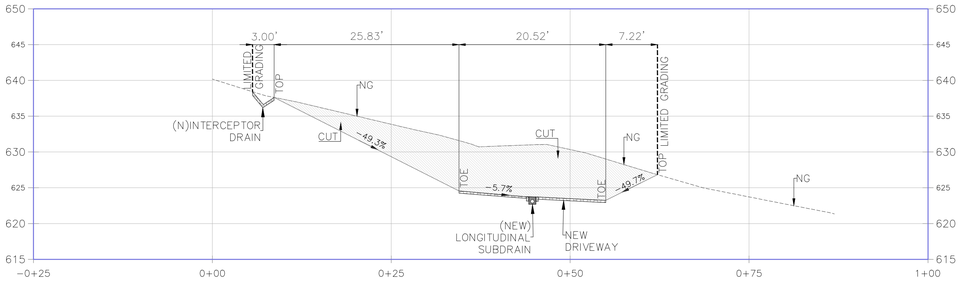
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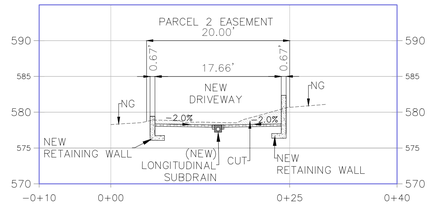
SECTION A–A
SCALE H: 1"=10'
SCALE V: 1"=10'



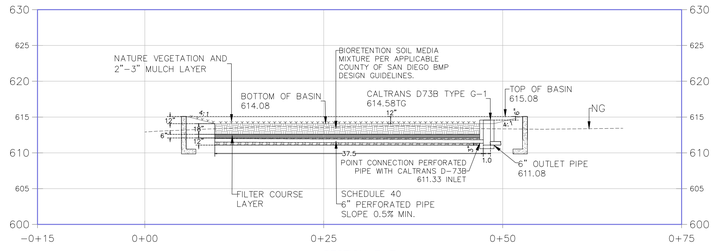
SECTION B–B
SCALE H: 1"=10'
SCALE V: 1"=10'



SECTION C–C
SCALE H: 1"=10'
SCALE V: 1"=10'



SECTION D–D
SCALE H: 1"=10'
SCALE V: 1"=10'



SECTION E–E
SCALE H: 1"=10'
SCALE V: 1"=10'

SECTIONS

COUNTY OF SAN DIEGO

1409 TECALOTE DRIVE, FALLBROOK, CA 92028

A.P.N.: 107-190-87-00

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BUILDING PERMIT
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COUNTY OF SAN DIEGO
PLANNING AND DEVELOPMENT SERVICES

MINOR GRADING PLAN FOR: RESIDENCE

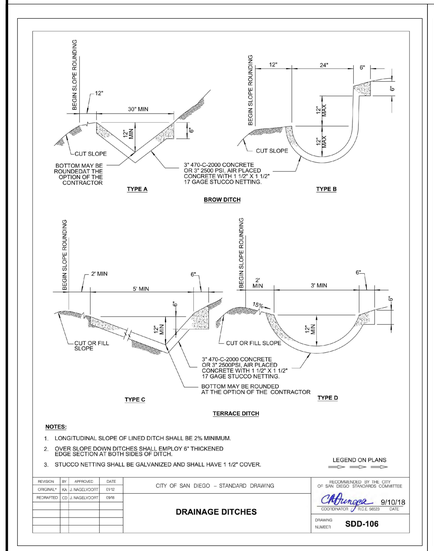
SECTIONS
1409 TECALOTE DRIVE,
FALLBROOK, CA 92028

SHEET: 4 OF 7

APPROVED
PLANNING AND DEVELOPMENT SERVICES

BY: DATE:

GRADING PERMIT NUMBER:



NOTES:

1. LONGITUDINAL SLOPE OF LINED DITCH SHALL BE 2% MINIMUM.
2. OVER SLOPE DOWN DITCHES SHALL EMPLOY 6" THICKENED EDGE SECTION AT BOTH SIDES OF DITCH.
3. STUCCO NETTING SHALL BE GALVANIZED AND SHALL HAVE 1 1/2" COVER.

LEGEND ON PLANS

REVISION	BY	APPROVED	DATE
ORIGINAL*	KA	J. NAGELVOORT	01/12
RE-WRITTEN	CD	J. NAGELVOORT	09/16

CITY OF SAN DIEGO – STANDARD DRAWING

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE

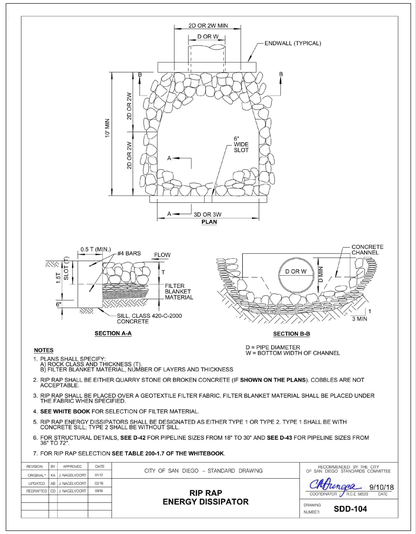
CHAIRPERSON | VICE MEMBER | DATE 9/10/18

DRAINAGE DITCHES

DRAWING NUMBER: **SDD-106**

DRAINAGE DITCHES SDD-106 (8)

N.T.S.



NOTES

1. PLANS SHALL SPECIFY:
   A) ROCK CLASS AND THICKNESS (T).
   B) FILTER BLANKET MATERIAL, NUMBER OF LAYERS AND THICKNESS
2. RIP RAP SHALL BE EITHER QUARRY STONE OR BROKEN CONCRETE (IF **SHOWN ON THE PLANS**). COBBLES ARE NOT ACCEPTABLE.
3. RIP RAP SHALL BE PLACED OVER A GEOTEXTILE FILTER FABRIC. FILTER BLANKET MATERIAL SHALL BE PLACED UNDER THE FABRIC WHEN SPECIFIED.
4. **SEE WHITE BOOK** FOR SELECTION OF FILTER MATERIAL.
5. RIP RAP ENERGY DISSIPATORS SHALL BE DESIGNATED AS EITHER TYPE 1 OR TYPE 2. TYPE 1 SHALL BE WITH CONCRETE SILL. TYPE 2 SHALL BE WITHOUT SILL.
6. FOR STRUCTURAL DETAILS, **SEE D-42** FOR PIPELINE SIZES FROM 18" TO 30" AND **SEE D-43** FOR PIPELINE SIZES FROM 36" TO 72".
7. FOR RIP RAP SELECTION **SEE TABLE 200-1.7 OF THE WHITEBOOK**.

REVISION	BY	APPROVED	DATE
ORIGINAL*	KA	J. NAGELVOORT	01/12
UPDATED	AB	J. NAGELVOORT	02/16
RE-DRAWN	CD	J. NAGELVOORT	09/16

CITY OF SAN DIEGO – STANDARD DRAWING

RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE

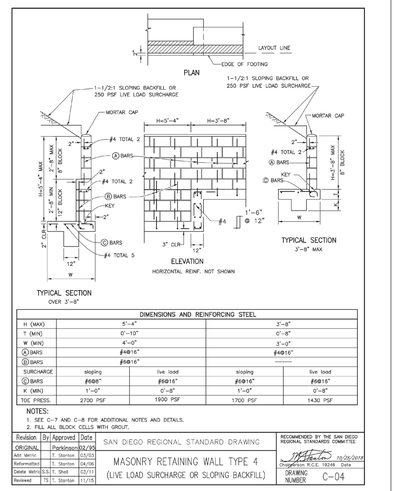
CHAIRPERSON | VICE MEMBER | DATE 9/10/18

RIP RAP ENERGY DISSIPATOR

DRAWING NUMBER: **SDD-104**

RIP RAP DETAIL SDD-104 (9)

N.T.S.



DIMENSIONS AND REINFORCING STEEL				
H (MAX)	5'-4"		3'-8"	
T (MIN)	0'-10"		0'-8"	
W (MIN)	4'-0"		3'-0"	
(A) BARS	#4@16"		#4@16"	
(B) BARS	#4@16"		———	
SURCHARGE	sloping	live load	sloping	live load
(C) BARS	#4@8"	#4@16"	#4@16"	#4@16"
K (MIN)	1'-0"	0'-8"	1'-0"	0'-8"
TOE PRESS.	2700 PSF	1900 PSF	1700 PSF	1430 PSF

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

Revision	By	Approved	Date
ORIGINAL		Purbaugh	02/06
Add Metric		T. Stanton	03/10
Reformatted		T. Stanton	04/10
Delete Wall=5.5		T. Shull	03/11
Reviewed		T. Stanton	11/15

SAN DIEGO REGIONAL STANDARD DRAWING

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE

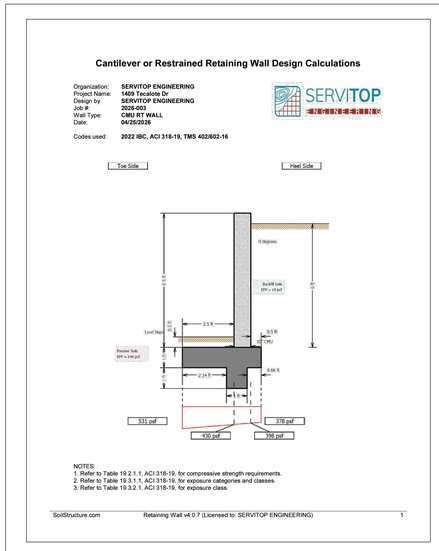
Chairperson, R.S.C. 79246 Date 10/26/2018

MASONRY RETAINING WALL TYPE 4
(LIVE LOAD SURCHARGE OR SLOPING BACKFILL)

DRAWING NUMBER: C-04

RETAINING WALL C-04 (14)

N.T.S.



Cantilever or Restrained Retaining Wall Design Calculations

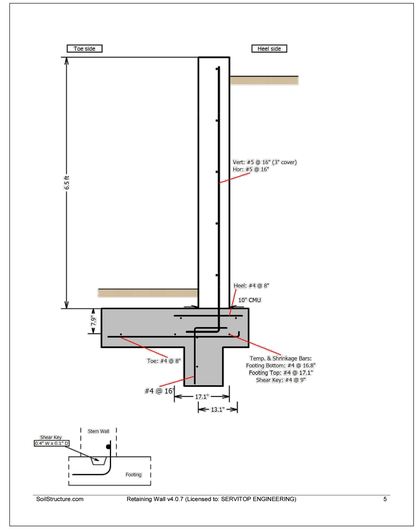
Organization: SERVITOP ENGINEERING
Project Name: 1409 Tecalote Dr
Design by: SERVITOP ENGINEERING
Job #: 2026-003
Wall Type: CMU RT WALL
Date: 04/25/2026

Codes used: 2022 IBC, ACI 318-19, TMS 402/602-16

SERVITOP ENGINEERING

NOTES:
1. Refer to Table 19.2.1.1, ACI 318-19, for compressive strength requirements.
2. Refer to Table 19.3.1.1, ACI 318-19, for exposure categories and classes.
3. Refer to Table 19.3.2.1, ACI 318-19, for exposure class.

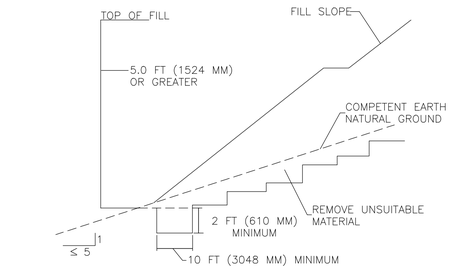
SoilStructure.com Retaining Wall v4.0.7 (Licensed to: SERVITOP ENGINEERING) 1



SoilStructure.com Retaining Wall v4.0.7 (Licensed to: SERVITOP ENGINEERING) 5

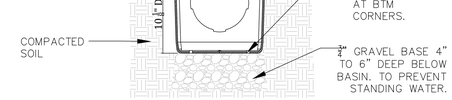
CMU RETAINING WALL H=6.5' MAX. (18)

N.T.S.



CON. CATCH BASIN DETAIL (7)

"DETAIL A"
N.T.S.



NDS 9" SQ CATCH BASIN (5)

N.T.S.

KEYING & BENCHING DETAIL

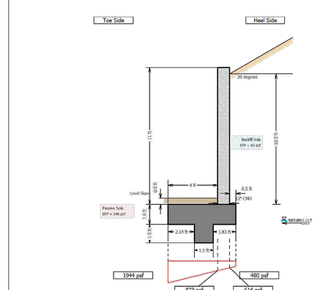
SECTION
N.T.S.

Cantilever or Restrained Retaining Wall Design Calculations

Organization: SERVITOP ENGINEERING
Project Name: 1409 Tecalote Dr
Design by: SERVITOP ENGINEERING
Job #: 2026-003
Wall Type: CMU RT WALL
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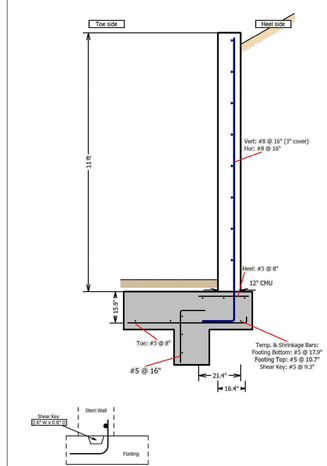
Codes used: 2022 IBC, ACI 318-19, TMS 402/602-16

SERVITOP ENGINEERING



NOTES:
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2. Refer to Table 19.3.1.1, ACI 318-19, for exposure categories and classes.
3. Refer to Table 19.3.2.1, ACI 318-19, for exposure class.

SoilStructure.com Retaining Wall v4.0.7 (Licensed to: SERVITOP ENGINEERING) 1



SoilStructure.com Retaining Wall v4.0.7 (Licensed to: SERVITOP ENGINEERING) 5

CMU RETAINING WALL H=11.0' MAX. (10)

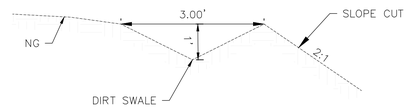
N.T.S.

DETAILS

COUNTY OF SAN DIEGO

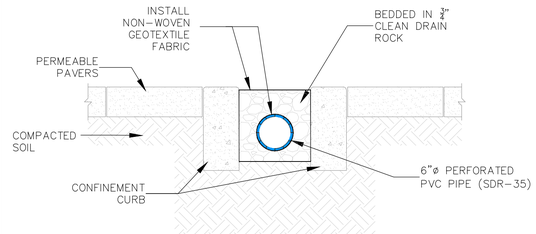
1409 TECALOTE DRIVE, FALLBROOK, CA 92028

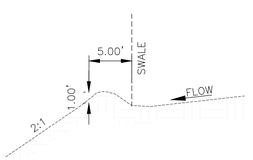
A.P.N.: 107-190-87-00



INTERCEPTOR DRAIN (8)

N.T.S.





DIRT BERM (6)

SECTION.
N.T.S.

NOTES:

1. DRAIN ROCK SHALL BE CLEAN, FREE OF FINES, AND HAND-COMPACTED AROUND PIPE.
2. THE GEOTEXTILE SHALL FULLY WRAP THE DRAIN ROCK WITH A MINIMUM OVERLAP OF 12"
3. THE GEOTEXTILE SHALL FULLY WRAP THE PERFORATED PIPE OF ø (x"), WITH A MINIMUM OVERLAP.
4. MINIMUM LONGITUDINAL SLOPE = 1%.
5. MINIMUM WIDTH SHALL BE 12" TO 18" (1.0 FT – 1.5 FT). DEPTH SHALL BE IN ACCORDANCE WITH THE HYDRAULIC DESIGN
6. CONNECT SUBDRAIN TO SOLID OUT LET PIPE OR APPROVED ENERGY DISSIPATOR

LONGITUDINAL SUBDRAIN (20)

N.T.S.

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REGISTERED PROFESSIONAL ENGINEER JOSE E. REMON RCE 32421 EXP. 12/31/26 CIVIL STATE OF CALIFORNIA

PLAN CHECK/PERMITS

BUILDING PERMIT
PLAN CHECK NUMBER: _____

RECORDS OF SURVEY MAP No: 5136

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RCE NO: 32421 EXPIRES: 12/31/2026

PRIVATE CONTRACT

COUNTY OF SAN DIEGO
PLANNING AND DEVELOPMENT SERVICES

MINOR GRADING PLAN FOR: RESIDENCE

STANDARD & DETAILS
1409 TECALOTE DRIVE,
FALLBROOK, CA 92028

SHEET: 5 OF 7

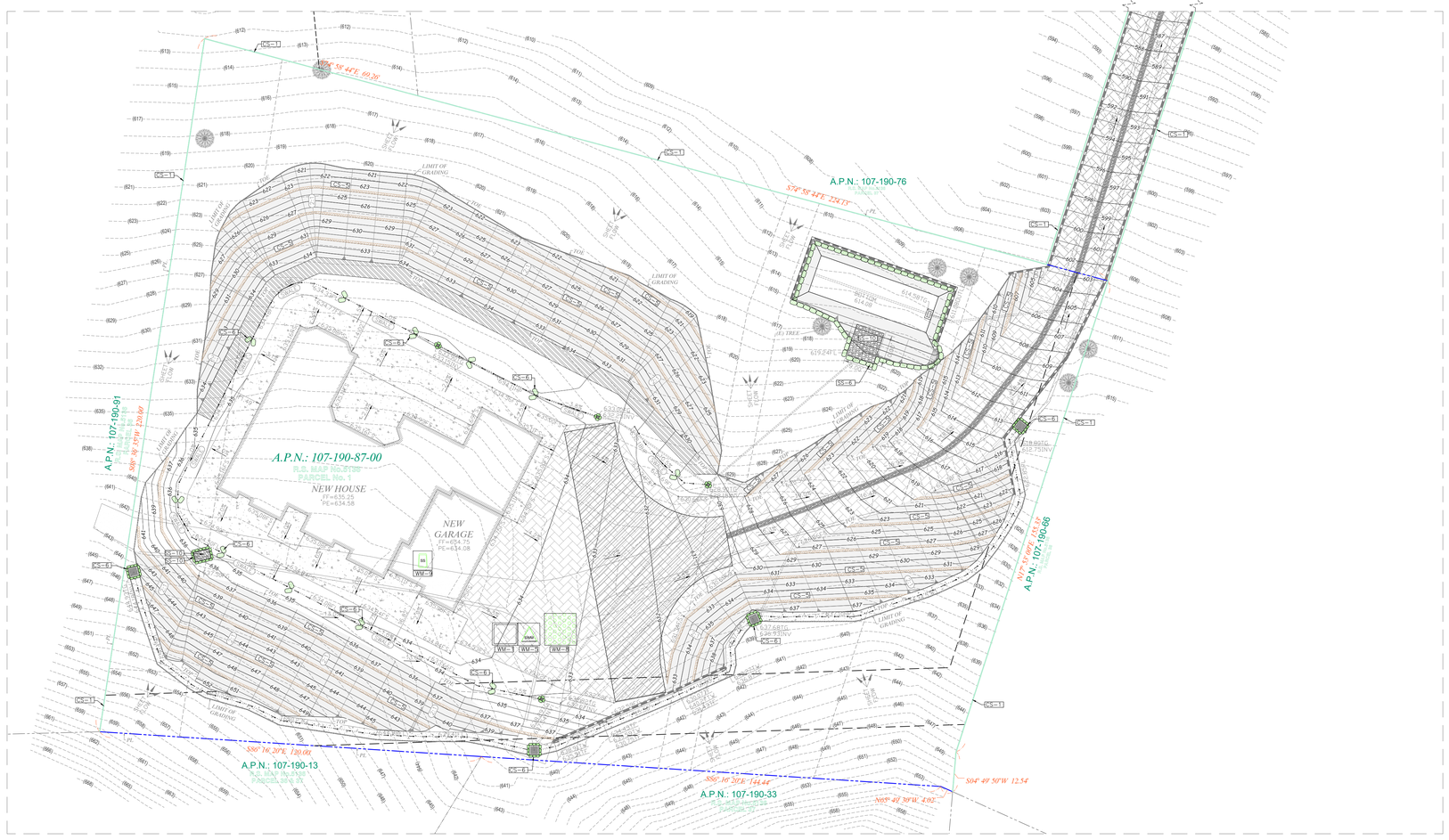
APPROVED PLANNING AND DEVELOPMENT SERVICES
BY: DATE:

GRADING PERMIT NUMBER:

EROSION CONTROL PLAN

1409 TECALOTE DRIVE
FALLBROOK, CA 92028
A.P.N.: 107-190-87-00





N

W E

S

0 20 40 Feet

SCALE 1:20

ABBREVIATION

℄.....CENTER LINE
FF.....FINISH FLOOR ELEVATION
FG.....FINISH GRADE
FL.....FLOW LINE ELEVATION
HP.....HIGH POINT ELEVATION
INV.....INVERT ELEVATIONS
MAX.....MAXIMUM
MIN.....MINIMUM
NG.....NATURAL GROUND
PE.....PAD ELEVATION
P℄.....PROPERTY LINE
TCH.....TOP OF CHANNEL
TG.....TOP OF GRATE ELEVATION
S/W.....SIDEWALK
P/A.....PLANTER AREA
LS.....LANDSCAPE AREA
AC.....ASPHALT CONCRETE
C/B.....CATCH BASIN
CBW.....CONC. BLOCK WALL
CONC.....CONCRETE
DS.....DOWNSPOUT

BMP LEGEND

MATERIALS & WASTE MANAGEMENT CONTROL BMPs:

WM-1 MATERIAL DELIVERY & STORAGE.
WM-5 SOLID WASET MANAGEMENT.
WM-8 CONCRETE WASTE MANAGEMENT PER DETAIL IN SHEET. 5
WM-9 SANITARY/SEPTIC WASTE MANAGEMENT.

TEMPORARY RUNOFF CONTROL BMPs:

SC-1 SILT FENCE
SC-5 FIBER ROLL PER DETAIL IN SHEET. 5
SC-6 GRAVEL BAG
TC-1 STABILIZED CONSTRUCTION ENTRANCE
SS-10 ENERGY DISSIPATOR

PROPERTY OWNER INFORMATION

NAME: FALLBROOK PROPERTY LLC
ADDRESS: 223 MOMUMENT PARKWAY
PERRIS, CA 92570
EMAIL: jackfielding@verizon.net
TELEPHONE NUMBER: (951) 623-9735
(24 HOUR CONTACT NUMBER)
SITE A.P.N. NUMBER: 107-190-87-00
SITE ADDRESS: 1409 TECALOTE DRIVE,
FALLBROOK, CA 92028

SERVITOP ENGINEERING
1420 E Cooley Dr, Suite 102
Colton, CA 92324.
TEL: (909)733-6487
EMAIL: info@servitopcorp.com

REGISTERED PROFESSIONAL ENGINEER
JOSE E. REMON
RCE 32421
EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA

PLAN CHECK/PERMITS

BUILDING PERMIT
PLAN CHECK NUMBER:

RECORDS OF SURVEY MAP No: 5136

ENGINEER OF WORK

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

NAME: JOSE E. REMON DATE: 05/04/2026
RCE NO: 32421 EXPIRES: 12/31/2026

PRIVATE CONTRACT

COUNTY OF SAN DIEGO
PLANNING AND DEVELOPMENT SERVICES

MINOR GRADING PLAN FOR: RESIDENCE

EROSION CONTROL PLAN
1409 TECALOTE DRIVE
FALLBROOK, CA 92028

SHEET: 6 OF 7

APPROVED
PLANNING AND DEVELOPMENT SERVICES
BY: DATE:

GRADING PERMIT NUMBER:

EROSION CONTROL NOTES:

1. ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.
2. TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF THE SLOPES.
3. MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY.
4. AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. BETWEEN OCTOBER 1, AND APRIL 15, APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED

   IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.
5. CATCH BASINS, DESILTING BASINS AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS.
6. GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.
7. THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF SAME BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE GRAVEL BAGS, CATCH BASINS AND DESILTING BASINS AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.

SILTATION AND SEDIMENT CONTROL MEASURES NOTES:

1. THE SEDIMENT BASINS SHALL BE PROVIDED AT THE LOWER END OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED TO DESIGN CONTOURS AFTER EVERY RUNOFF PRODUCING STORM. THE BASINS SHOULD BE SEMI– PERMANENT STRUCTURES THAT WOULD REMAIN UNTIL SOIL STABILIZING VEGETATION HAS BECOME WELL ESTABLISHED ON ALL ERODIBLE SLOPES.
2. SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE COUNTY ENGINEER.
3. SEWER OR STORM DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH GRAVEL BAGS FROM TOP OF PIPE TO TOP OF DIKE.
4. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF GRAVEL BAGS WITH A TOP ELEVATION LEVEL WITH, AND TWO GRAVEL BAGS BELOW, THE GRADED SURFACE OF THE STREET. GRAVEL BAGS ARE TO BE PLACED WITH LAPPED COURSES. THE INTERVALS PRESCRIBED BETWEEN GRAVEL BAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

5. AFTER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET.
6. ALL BUILDING PADS SHOULD BE SLOPED TOWARDS THE DRIVEWAYS AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET.
7. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

   GRADE OF CHANNEL INTERVALS BETWEEN CHECK DAMS LESS THAN 3% 100 FEET
   3% TO 6% 50 FEET
   OVER 6% 25 FEET

8. PROVIDE VELOCITY CHECK DAMS IN ALL STREET AREAS ACCORDING TO INTERVALS INDICATED BELOW. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF GRAVEL BAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE COUNTY ENGINEER, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. VELOCITY CHECK DAMS MAY ALSO SERVE AS SEDIMENT TRAPS.

   GRADE OF STREET LESS THAN 2%INTERVAL

   AS REQUIRED 200 FEET MAXNUMBER OF BAGS HIGH

   12% TO 4%100 FEET14% TO 6%50 FEET16% TO 10%50 FEET2OVER 10%25 FEET29.
   PROVIDE A GRAVEL BAG SILT BASIN OR TRAP BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING DRAIN SYSTEM.
10. GRAVEL BAGS AND FILL MATERIAL SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.
11. ALL EROSION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED DURING AND AFTER EVERY RUNOFF PRODUCING STORM, IF POSSIBLE, MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.
12. PROVIDE ROCK RIPRAP ON CURVES AND STEEP DROPS IN ALL EROSION PRONE DRAINAGE CHANNELS DOWNSTREAM FROM THE DEVELOPMENT. THIS PROTECTION WOULD REDUCE EROSION CAUSED BY THE INCREASED FLOWS THAT MAY BE ANTICIPATED FROM DENUDED SLOPES, OR IMPERVIOUS SURFACES.
13. ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE AGENCIES; I.E., COUNTY ENGINEER, DEPARTMENT OF ENVIRONMENTAL HEALTH, FLOOD CONTROL AND OFFICE OF ENVIRONMENTAL MANAGEMENT ETC.

STORM WATER 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 RAIN.

2. NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMOSTRATING 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 LON–TERM PROTECTIONS ARE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.

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 ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.

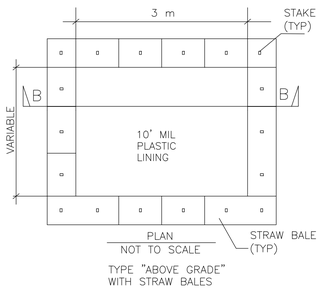
4. ON PROJECTS OF GREATER THAN 1 ACRE ADD THE FOLLOWING NOTE: A NOTICE OF INTENT (NOI) HAS BEEN, OR WILL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND THAT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE NOI NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS [WDID#] [ALTERNATIVE: NOT YET ASSIGNED, BUT WILL BE PROVIDED BEFORE A PERMIT IS ISSUED], THE PERMITTEE SHALL KEEP A COPY OF THE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.

CONSTRUCTION STORM WATER

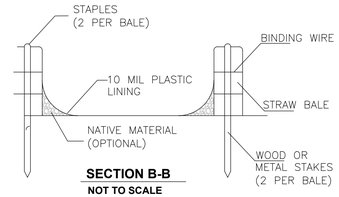
SC–1	SILT FENCE	1170.00 LF
SC–5	FIBER ROLL	1451.77 LF
SC–6 SC–8	GRAVEL OR SAND BAG	186 EA

MATERIALS & WASTE MANAGEMENT CONTROL BMPs

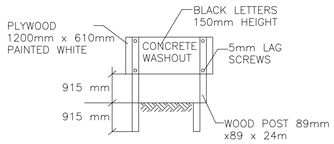
TC–1	STABILIZED CONSTRUCTION ENTRANCE/EXIT	1 EA
WM–8	CONCRETE WASTE MANAGEMENT	1 EA
WM–9	SANITARY/SEPTIC WASTE MANAGEMENT.	1 EA



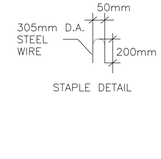
TYPE "ABOVE GRADE" WITH STRAW BALES



SECTION B-B
NOT TO SCALE



NOTE:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITH 10m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



STAPLE DETAIL

CONCRETE WASHOUT AND SIGN DETAIL WM-8

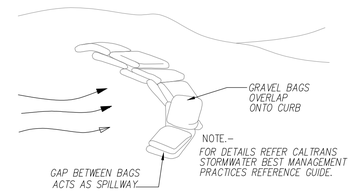
DETAIL
N.T.S.

1. SET POSTS AND EXCAVATE A 4 BY 4 IN (10 BY 10 CM) TRENCH UPSLOPE FROM AND ALONG THE LINE OF POSTS.
2. STAPLE WIRE FENCING TO THE POSTS.
3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.



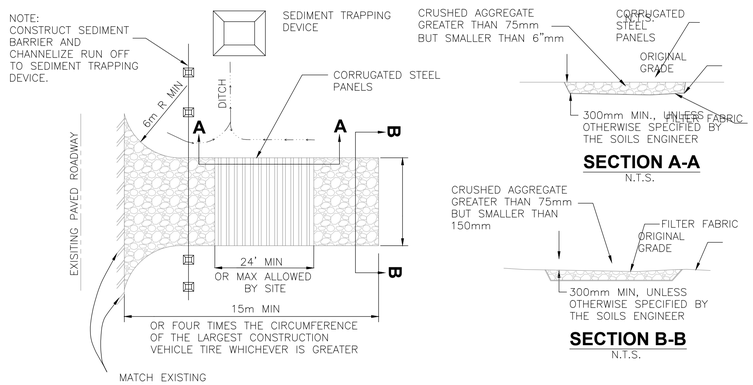
SILT FENCE DETAIL SC-1

DETAIL
N.T.S.



GRAVEL BAGS SC-6

DETAIL
N.T.S.



PLAN

SECTION A-A

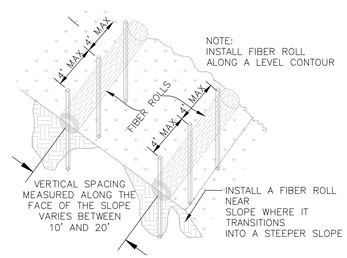
N.T.S.

SECTION B-B

N.T.S.

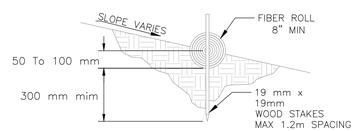
STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1

DETAIL
N.T.S.



TYPICAL FIBER ROLL INSTALLATION SC-5

DETAIL
N.T.S.



ENTRENCHMENT DETAIL SC-5

DETAIL
N.T.S.

PROPERTY OWNER INFORMATION

NAME: FALLBROOK PROPERTY LLC

ADDRESS: 223 MOMUMENT PARKWAY
PERRIS, CA 92570

EMAIL: jackfielding@verizon.net

TELEPHONE NUMBER: (951) 623–9735
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REGISTERED PROFESSIONAL ENGINEER
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RCE 32421
EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA

PLAN CHECK/PERMITS

BUILDING PERMIT
PLAN CHECK NUMBER: _____

RECORDS OF SURVEY MAP No: 5136

ENGINEER OF WORK

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

NAME: JOSE E. REMON DATE: 05/04/2026

RCE NO: 32421 EXPIRES: 12/31/2026

PRIVATE CONTRACT

COUNTY OF SAN DIEGO
PLANNING AND DEVELOPMENT SERVICES

MINOR GRADING PLAN FOR: RESIDENCE

EROSION DETAIL
1409 TECALOTE DRIVE
FALLBROOK, CA 92028

SHEET: 7 OF 7

APPROVED PLANNING AND DEVELOPMENT SERVICES
BY: DATE:

GRADING PERMIT NUMBER: