

PRELIMINARY GRADING PLAN "PASSERELLE" COUNTY OF SAN DIEGO TRACT NO. _____ County of San Diego, California

GENERAL NOTES:

1. COUNTY ASSESSORS PARCEL No. 108-120-61, 108-120-62
2. TAX RATE AREA: 75169 (APN 108-120-61)
75035 (APN 108-120-62)
3. GROSS AREA = 29.00 ACRES, NET AREA = 20.34 ± ACRES
4. NUMBER OF LOTS IS 5 LOTS
(2) SINGLE-FAMILY CONDOMINIUM LOTS (TOTAL NUMBER OF UNITS 138)
(1) REMAINDER LOT
(2) PUBLIC STREET LOTS
5. COMMUNITY PLAN: FALLBROOK
6. NO SPECIAL ASSESSMENT ACT PROCEEDINGS ARE PROPOSED
7. PARK FEES IN LIEU OF PARK LAND DEDICATION IS PROPOSED
8. STREET LIGHTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS.
9. TOPOGRAPHY: AERIAL SURVEY PROVIDED BY RANCHO COASTAL ENGINEERING & SURVEYING ON DECEMBER 18, 2019.
10. SEWER SERVICE: RAINBOW MUNICIPAL WATER DISTRICT - CHAD WILLIAMS 760-728-1178
11. WATER SERVICE: RAINBOW MUNICIPAL WATER DISTRICT - CHAD WILLIAMS 760-728-1178
12. FIRE PROTECTION SERVICE: NORTH COUNTY FIRE DISTRICT
DOMINIC FIERA FIRE MARSHALL 760 723 2040
13. SCHOOLS: FALLBROOK UNIFIED SCHOOL DISTRICT - CYNTHIA MARTIN 760-731-5445
& FALLBROOK UNIFIED SCHOOL DISTRICT & UNION HIGH SCHOOL DISTRICT - BRENDA MEFFORD 760-723-6332 x6195
14. ALL ONSITE STREETS WILL BE PRIVATE.
15. ALL CUT AND FILL SLOPES ARE 2:1 UNLESS OTHERWISE NOTED.
16. STORM DRAIN DETENTION FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY OF SAN DIEGO, DEPARTMENT OF PUBLIC WORKS.

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 21006, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON SEPTEMBER 25, 2012 AS FILE NO. 2012-0581442, OFFICIAL RECORDS

TOPO SOURCE

TOPOGRAPHY SURVEY PROVIDED BY RANCHO COASTAL ENGINEERING & SURVEYING. DATE OF SURVEY DECEMBER 2019

EASEMENTS NOTES

SEE SHEET 2 FOR EASEMENTS PER PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY ~ ORDER No. 00110425-996-SDI-CF2

NOISE RESTRICTION EASEMENT:

A NOISE RESTRICTION EASEMENT SHALL BE PLACED ON THE ENTIRE AREA OF THE PROJECT SITE AND WILL BE GRANTED TO THE COUNTY OF SAN DIEGO ON THE FINAL MAP.

SOLAR ACCESS STATEMENT:

ALL UNITS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FT. OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

STREET LIGHT STATEMENT:

1. THE SUBDIVIDER INTENDS TO COMPLY WITH THE STREET LIGHT REQUIREMENTS AS SPECIFIED IN THE COUNTY STANDARDS. THIS SUBDIVISION IS PROPOSING ONLY PRIVATE STREETS.
2. ALL OUTDOOR LIGHTING SHALL CONFORM TO THE COUNTY OF SAN DIEGO LIGHTING CODE AND LIGHTING REQUIREMENTS WITHIN THE PERFORMANCE STANDARDS OF THE ZONING ORDINANCE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS 83, ZONE 6, EPOCH 1991.35 GRID BEARING BETWEEN STATION "SDGPS 03" AND STATION "SDGPS 08" BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER ACCURACY, PER NATIONAL GEODETIC SURVEY DATA HTDP V2.4. SEE ROS 16810, I.E. NORTH 21°47'56" EAST, QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM. THE COMBINED GRID FACTOR AT STATION "SDGPS 03" IS 0.9999447. ELEVATION AT SAID STATION = 308.26 (NAVD 88) GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR. ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED.

CONDOMINIUM MAP STATEMENT:

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODES

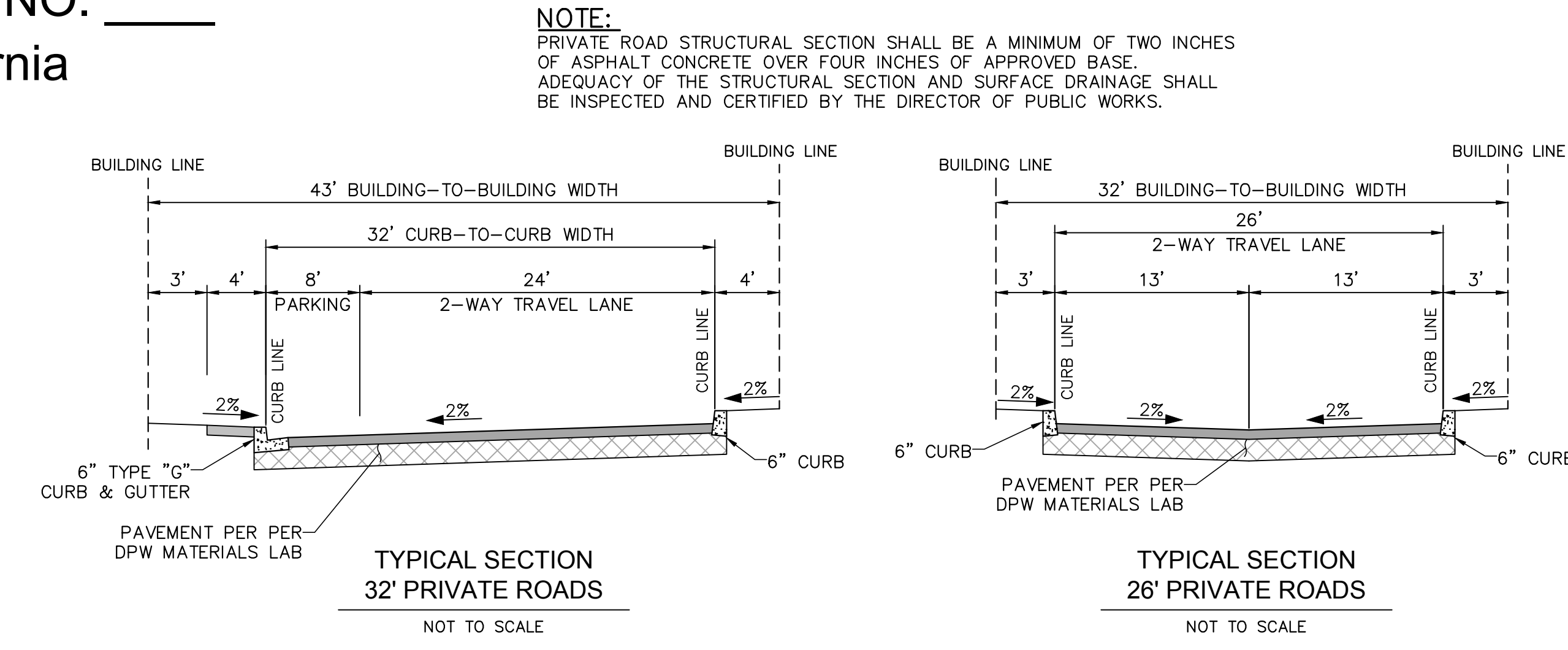
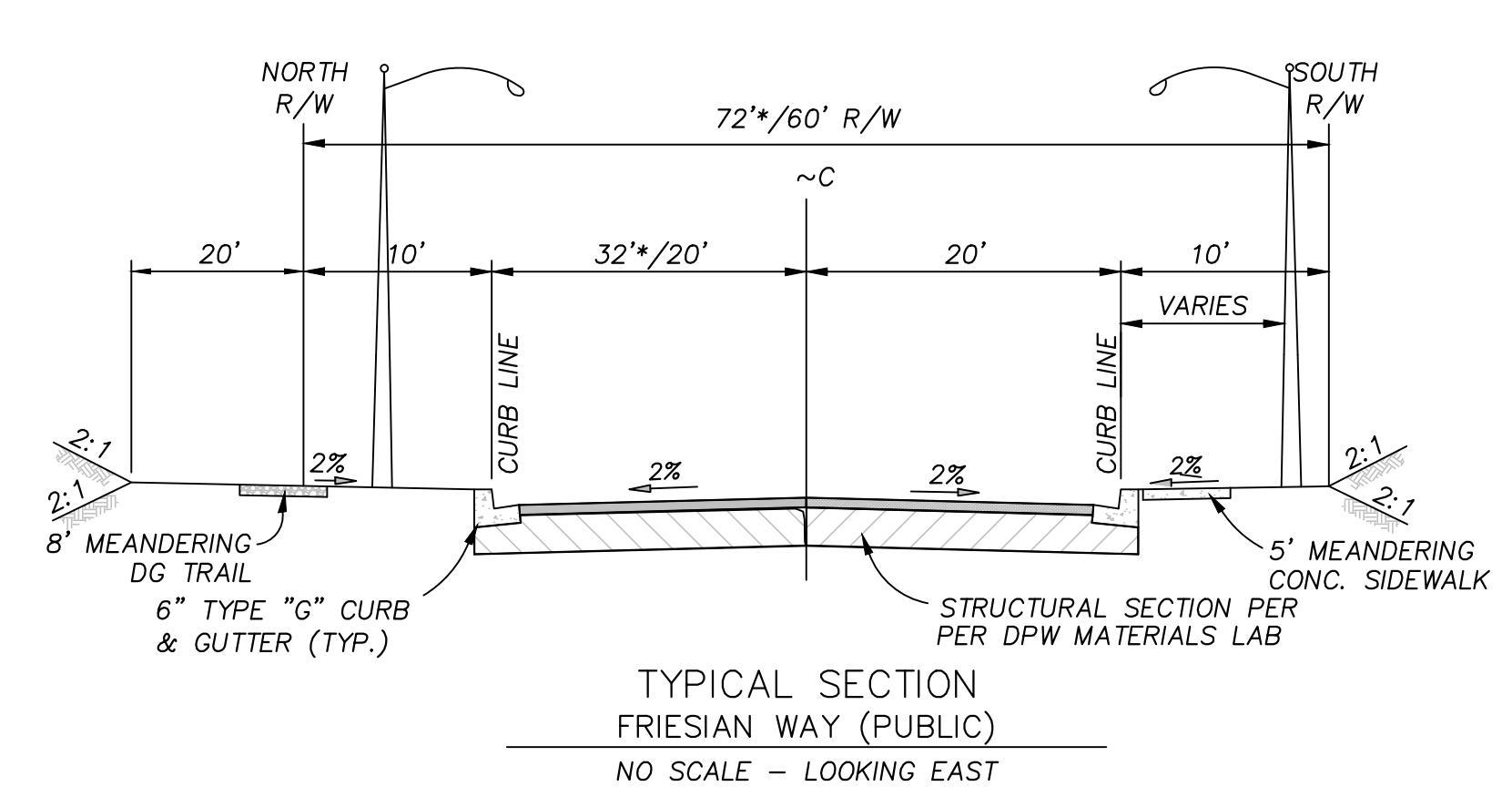
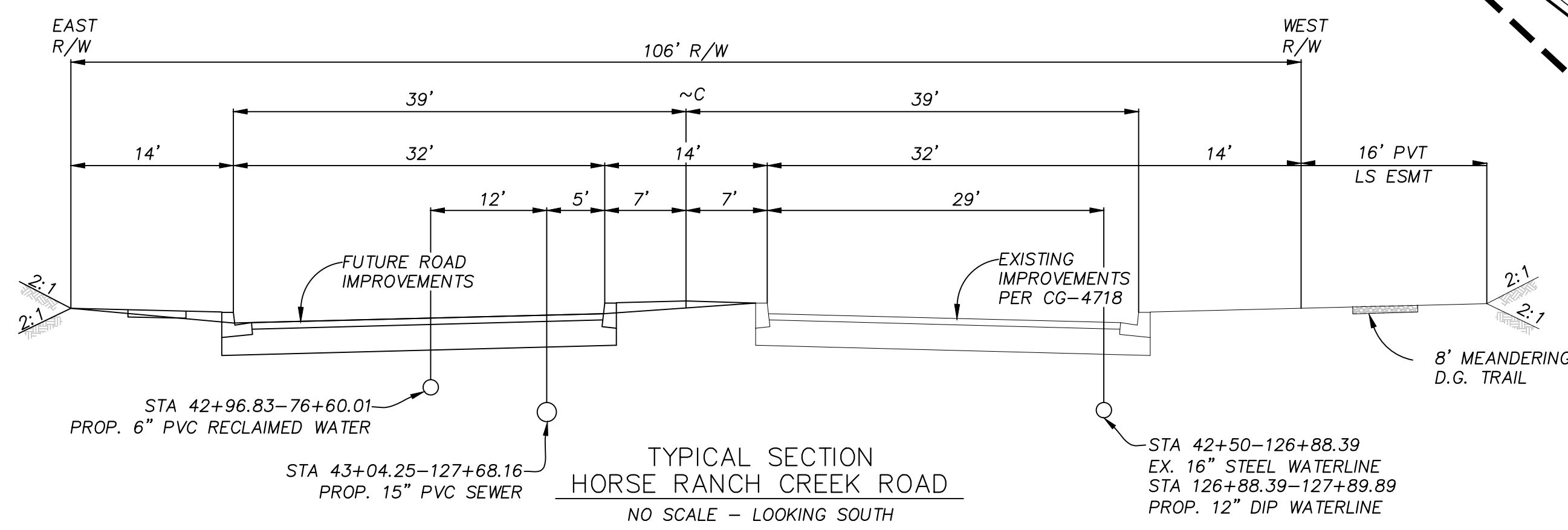
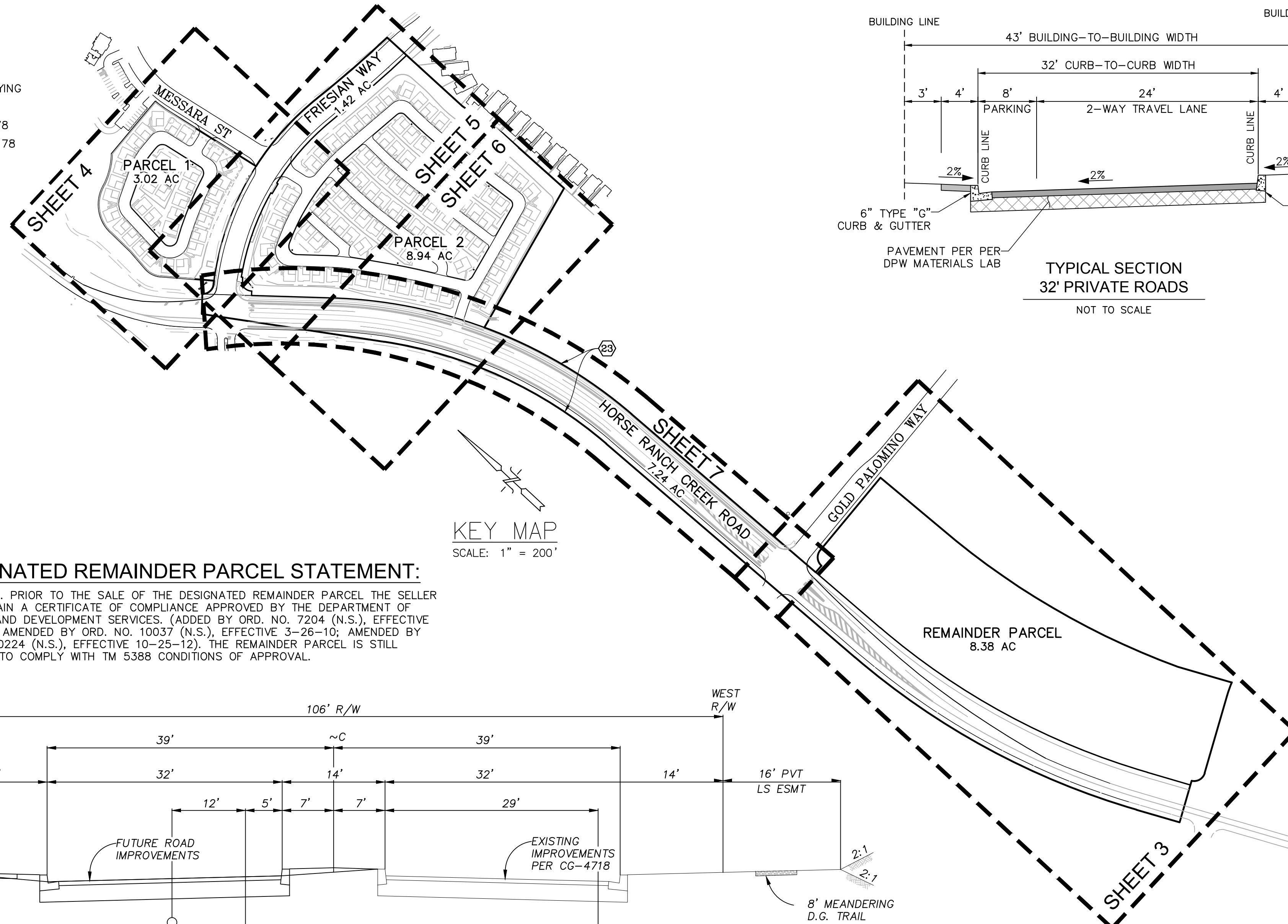
GRADING QUANTITIES

CUT 29,500
FILL 29,500
NET BALANCE

MAX CUT = 18'
MAX FILL = 12'

PLAN NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY. THE REMAINDER PARCEL IS STILL OBLIGATED TO COMPLY WITH TM 5388 CONDITIONS OF APPROVAL.



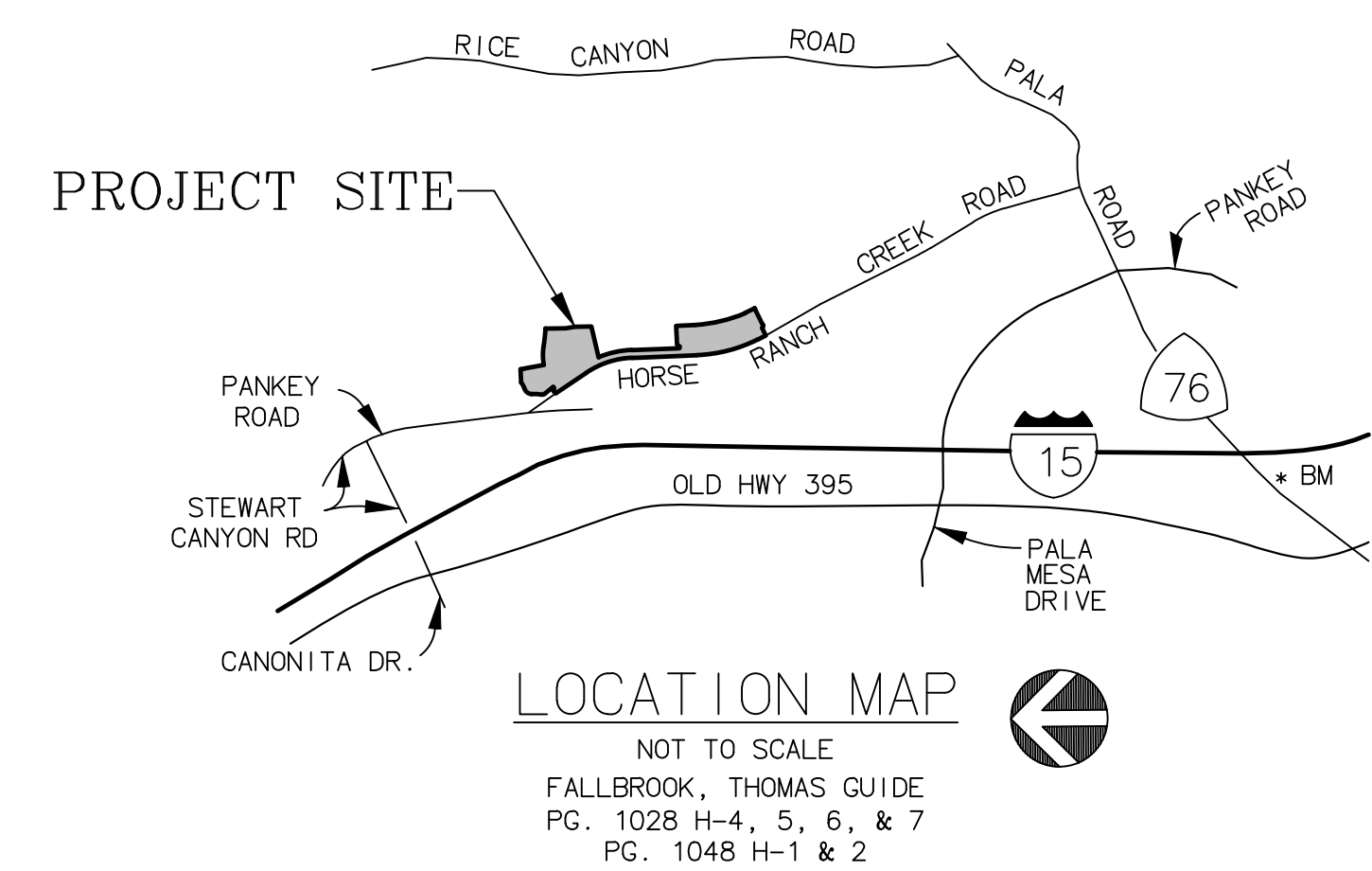
LEGEND

— R/W —	PROPOSED: RIGHT-OF-WAY
— P —	PROPOSED: PROPERTY BOUNDARY
— C —	PROPOSED: CENTERLINE
— L —	PROPOSED: LOT LINE
— E —	PROPOSED: EASEMENTS
— B —	PROPOSED: BUILDING SETBACKS
— S — S —	PROPOSED: PROPOSED SEWER MAIN
— S — S —	PROPOSED: PROPOSED SEWER LATERAL
— S — S —	PROPOSED: PROPOSED SEWER MANHOLE
— EX FH —	EXISTING: EX FH
— EX CP —	EXISTING: EX CONTOUR
— EX PP —	EXISTING: EX POWER POLE
— EX SM —	EXISTING: EX SEWER MAIN
— EX SMH —	EXISTING: EX SEWER MANHOLE

APN'S:
108-120-61, 108-120-63

SITE ADDRESS
VACANT LAND HORSE RANCH CREEK ROAD
5378' NORTH OF SR 76

OWNER / DEVELOPER:
I CERTIFY UNDER PENALTY OF PERJURY THAT I MEET THE ELIGIBILITY REQUIREMENTS TO SUBDIVIDE THIS PARCEL BY THE MINOR SUBDIVISION PROCESS, IN ACCORDANCE WITH THE ELIGIBILITY REQUIREMENTS IN SECTION 81.602 OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE.
NAME: MONTY MCCULLOUGH,
MCCULLOUGH DESIGN DEVELOPMENT
ADDRESS: 16773 CAMINITO DEL VIENTECITO,
SAN DIEGO, CA 92127
TELEPHONE: (858) 431-9622



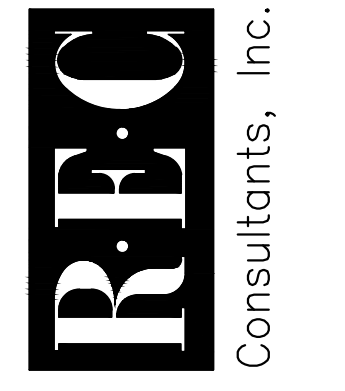
NAME _____ DATE _____

ENGINEER OF WORK
REC CONSULTANTS, INC.
2970 FIFTH AVENUE, SUITE 340
SAN DIEGO, CA 92103
PH. (619) 232-9200



JONATHAN RAAB RYDEEN R.C.E. 64811 DATE
EXPIRES ON 6/30/23

Civil Engineering - Environmental
2970 FIFTH AVENUE, SUITE 340
San Diego, CA 92103
(619)232-9200 (619)232-9210 Fax



REVISIONS	DATE	DESCRIPTION

JOB NO. 1581

PRELIMINARY GRADING PLAN
PASSERELLE
 COUNTY OF SAN DIEGO TRACT NO. _____
 County of San Diego, California

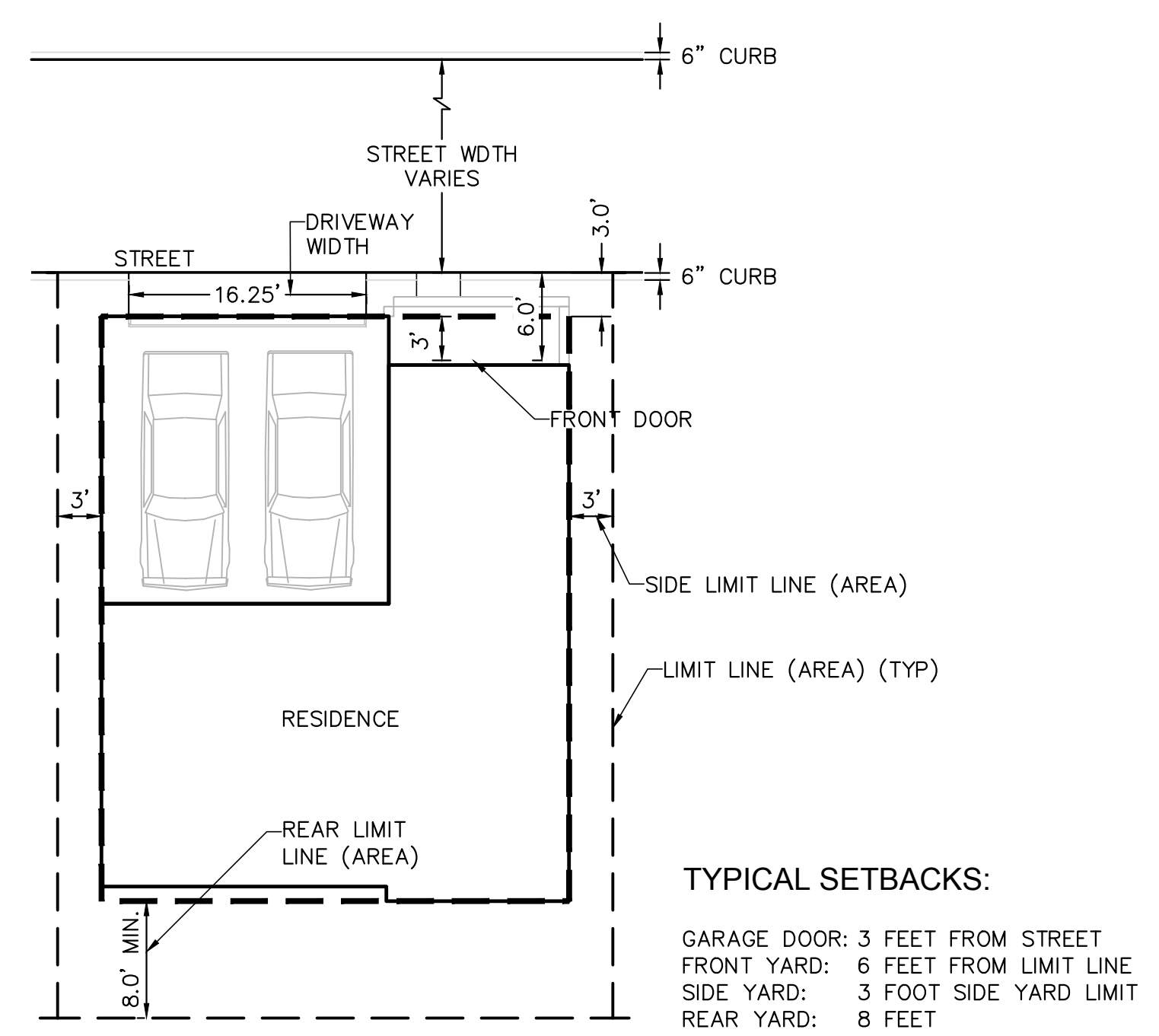
PRELIMINARY GRADING PLAN
"PASSERELLE"
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County of San Diego, California

EASEMENTS NOTES

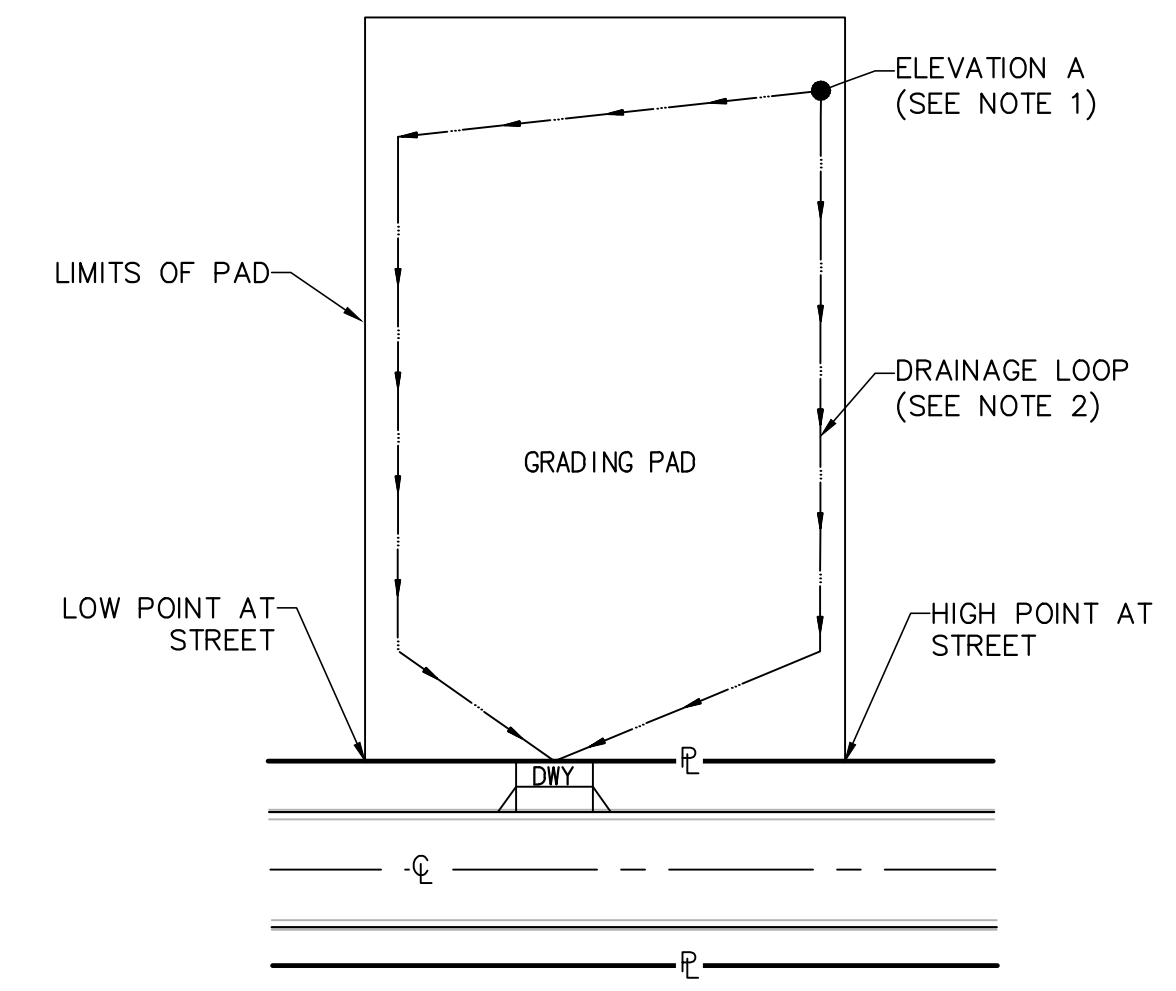
EASEMENTS PER PRELIMINARY TITLE REPORT PREPARED BY:
 CHICAGO TITLE INSURANCE COMPANY ~ ORDER No. 00110425-996-SDI-CF2

- ① AN EXISTING EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY
 PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
 RECORDED: AUGUST 27, 1926 IN BOOK 1248, PAGE 267 OF DEEDS (TO BE QUITCLAIMED)
- 2 AN EXISTING EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY
 PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
 RECORDED: OCTOBER 21, 1937 AS INSTRUMENT NO. 64819 IN BOOK 694, PAGE 462, OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- 3 AN EXISTING EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY
 PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
 RECORDED: OCTOBER 22, 1937 IN BOOK 714, PAGE 60 OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- ④ AN EXISTING EASEMENT TO HENRY R. DEAN, ET AL
 PURPOSE: ROAD PURPOSES
 RECORDED: FEBRUARY 13, 1948 AS INSTRUMENT NO. 14948 IN BOOK 2269, PAGE 339, OF OFFICIAL RECORDS (TO BE QUITCLAIMED)
- ⑤ AN EXISTING EASEMENT TO THE COUNTY OF SAN DIEGO
 PURPOSE: PUBLIC ROAD PURPOSES
 RECORDED: AUGUST 10, 1948 AS INSTRUMENT NO. 78889 IN BOOK 2905, PAGE 434, OF OFFICIAL RECORDS (TO BE QUITCLAIMED)
- ⑥ AN EXISTING EASEMENT TO THE COUNTY OF SAN DIEGO
 PURPOSE: PUBLIC ROAD PURPOSES
 RECORDED: AUGUST 10, 1948 IN BOOK 2905, PAGE 435, OF OFFICIAL RECORDS (TO BE QUITCLAIMED)
- ⑦ AN EXISTING EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY
 PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
 RECORDED: JUNE 20, 1951 IN BOOK 4151, PAGE 492, OF OFFICIAL RECORDS (TO BE QUITCLAIMED)
- 8 AN EXISTING EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY
 PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
 RECORDED: DECEMBER 14, 1951 IN BOOK 4320, PAGE 280, OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- 9 AN EXISTING EASEMENT TO THE SAN DIEGO GAS AND ELECTRIC COMPANY
 PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
 RECORDED: JULY 2, 1974 AS INSTRUMENT NO. 74-177833, OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- 10 AN EXISTING EASEMENT TO RAINBOW MUNICIPAL WATER DISTRICT, A MUNICIPAL CORPORATION
 PURPOSE: PIPELINE OR PIPELINES
 RECORDED: JUNE 13, 1978 AS INSTRUMENT NO. 78-244432, OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- 11 AN EXISTING EASEMENT FOR TO RAINBOW MUNICIPAL WATER DISTRICT, A MUNICIPAL CORPORATION
 PURPOSE: A PIPELINE OR PIPELINES
 RECORDED: OCTOBER 6, 1978 AS INSTRUMENT NO. 78-0425959, OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- ⑫ AN EXISTING EASEMENT TO WILLIAM B. BUCK, ET AL
 PURPOSE: ROAD AND UTILITY PURPOSES
 RECORDED: OCTOBER 31, 1978 AS INSTRUMENT NO. 78-471499, OF OFFICIAL RECORDS
 QUITCLAIM DEED RECORDED JANUARY 9, 1981 AS FILE NO. 81-006489, WILLIAM B. BUCK ET AL, QUITCLAIM OF INTEREST OF THE HEREIN ABOVE DESCRIBED EASEMENT.
- ⑬ AN EXISTING EASEMENT TO PAKEY RANCH
 PURPOSE: ROAD AND PUBLIC UTILITY
 RECORDED: DECEMBER 4, 1979 AS INSTRUMENT NO. 79-508977, OF OFFICIAL RECORDS (TO BE QUITCLAIMED)
- ⑭ AN EXISTING EASEMENT TO ROBERT H. PANKEY AND ROSEMARY R. PANKEY, HUSBAND AND WIFE AS COMMUNITY PROPERTY, ET AL
 PURPOSE: ROAD AND UTILITY PURPOSES
 RECORDED: JANUARY 8, 1981 AS INSTRUMENT NO. 81-006490, OF OFFICIAL RECORDS (TO BE QUITCLAIMED)
 AND RE-RECORDED JUNE 10, 1981 AS INSTRUMENT NO. 81-181138, OF OFFICIAL RECORDS. (TO BE QUITCLAIMED)
- ⑮ AN EXISTING EASEMENT FOR ROAD AND UTILITIES
 RECORDED: MARCH 27, 1981 AS INSTRUMENT NO. 81-092782 (TO BE QUITCLAIMED)
- 16 AN EXISTING EASEMENT TO THE SAN LUIS REY MUNICIPAL WATER DISTRICT
 PURPOSE: ACCESS AND DEVELOPMENT OF WATERS, WELLSITES, AND WATER WORKS
 RECORDED: JULY 26, 1984 AS INSTRUMENT NO. 84-284008, OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- 19 EXISTING EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON THE RECORDED PARCEL MAP 13703. (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- 21 A DOCUMENT ENTITLED "AGREEMENT FOR GRANT OF EASEMENTS", DATED, JUNE 15, 2007, EXECUTED BY PASSERELLE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND PALOMAR COMMUNITY COLLEGE DISTRICT, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED JUNE 14, 2007 AS INSTRUMENT NO. 2007-0403365, OF OFFICIAL RECORDS. A DOCUMENT ENTITLED "AGREEMENT FOR GRANT OF EASEMENTS", DATED, JUNE 15, 2007, EXECUTED BY PASSERELLE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND PALOMAR COMMUNITY COLLEGE DISTRICT, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED JUNE 14, 2007 AS INSTRUMENT NO. 2007-0403364, OF OFFICIAL RECORDS. (EASEMENT IS NOT PLOTTABLE)
- 22 AN EXISTING EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
 PURPOSE: UTILITIES, INGRESS & EGRESS
 RECORDED: JANUARY 7, 2011, AS INSTRUMENT NO. 2011-0013745 OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- ②③ AN EXISTING EASEMENT TO THE COUNTY OF SAN DIEGO
 PURPOSE: PUBLIC HIGHWAY
 RECORDED: JANUARY 10, 2011, AS INSTRUMENT NO. 2011-0017036 OF OFFICIAL RECORDS
- ③④ AN EXISTING EASEMENT TO THE COUNTY OF SAN DIEGO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA
 PURPOSE: COUNTY HIGHWAY
 RECORDING DATE: DECEMBER 05, 2013
 RECORDING NO: 2013-0706899 OF OFFICIAL RECORDS
- ③⑤ AN EXISTING EASEMENT TO RAINBOW MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT
 PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
 RECORDING DATE: MARCH 26, 2014
 RECORDING NO: 2014-0117990 OF OFFICIAL RECORDS
- ③⑥ EXISTING EASEMENTS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT AGREEMENT
 RECORDING DATE: MAY 26, 2015
 RECORDING NO: 2015-0265828 OF OFFICIAL RECORDS
- 35 AN EXISTING EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION
 PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
 RECORDING DATE: MARCH 18, 2016
 RECORDING NO: 2016-0120629 OF OFFICIAL RECORDS (EASEMENT IS NOT PLOTTABLE)
- ③⑦ EXISTING MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: TEMPORARY FUEL MANAGEMENT EASEMENT AGREEMENT
 RECORDING DATE: MARCH 22, 2016
 RECORDING NO: 2016-0126290 OF OFFICIAL RECORDS
- ③⑧ EXISTING MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: WALLS AND FENCES EASEMENT AND COST-SHARING AGREEMENT
 RECORDING DATE: DECEMBER 07, 2016
 RECORDING NO: 2016-0671680 OF OFFICIAL RECORDS

② TYP. MIN. RESIDENTIAL LOT CONFIGURATION
 NOT TO SCALE



TYPICAL SETBACKS:
 GARAGE DOOR: 3 FEET FROM STREET
 FRONT YARD: 6 FEET FROM LIMIT LINE
 SIDE YARD: 3 FOOT SIDE YARD LIMIT
 REAR YARD: 8 FEET



③ TYPICAL RESIDENTIAL PAD DRAINAGE
 NOT TO SCALE

- NOTES:**
1. ELEVATION "A" IS LOCATED AT THE MOST REMOTE CORNER OF THE PAD FROM THE DRIVEWAY.
 2. MINIMUM 1% SWALE TO STREET OR OTHER DISCHARGE POINT.
 3. ALL SLOPE SURFACES SHALL BE PROTECTED BY APPROVED EROSION CONTROL MATERIAL.
 4. ALL PADS TO BE BERMED TO PREVENT RUN-OFF TO ADJACENT PADS.

Civil Engineering - Environmental
 2970 FIFTH AVENUE, SUITE 340
 San Diego, CA 92103
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REVISIONS	BY	DATE	DESCRIPTION

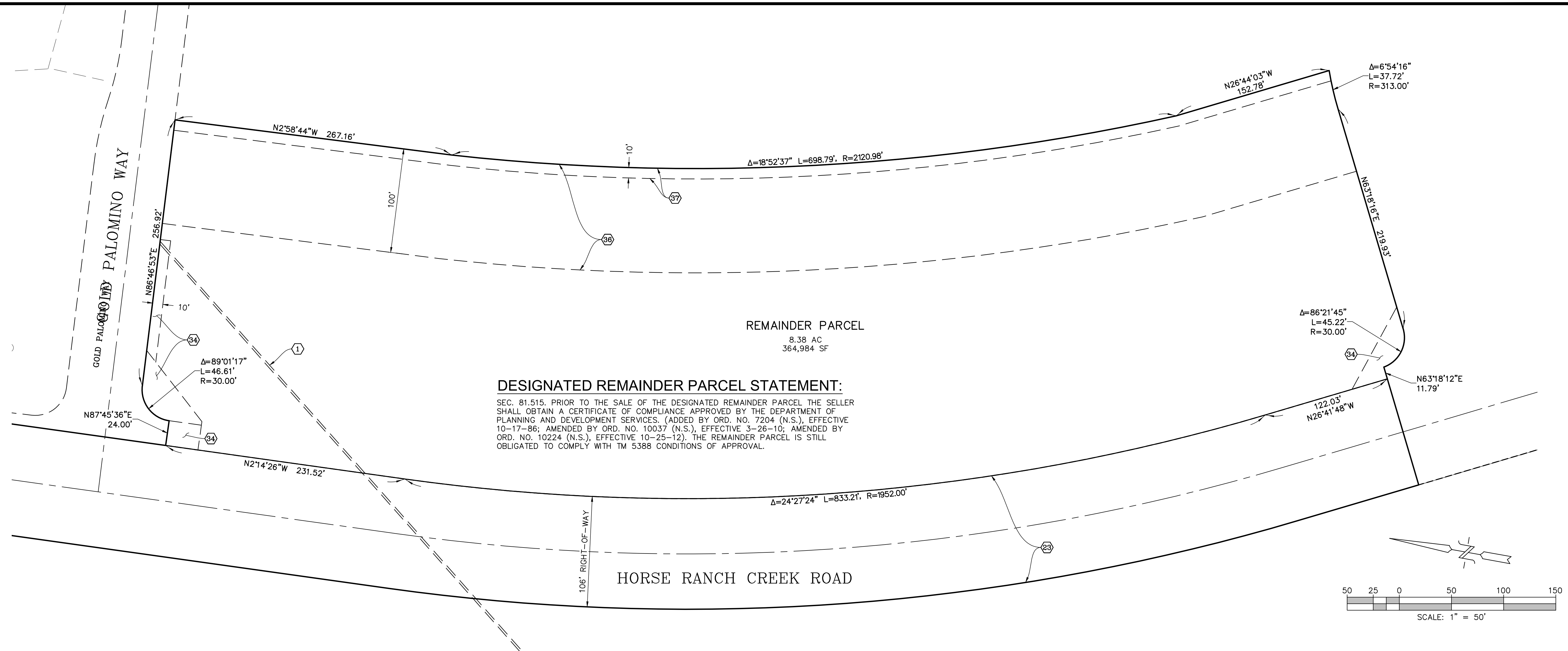
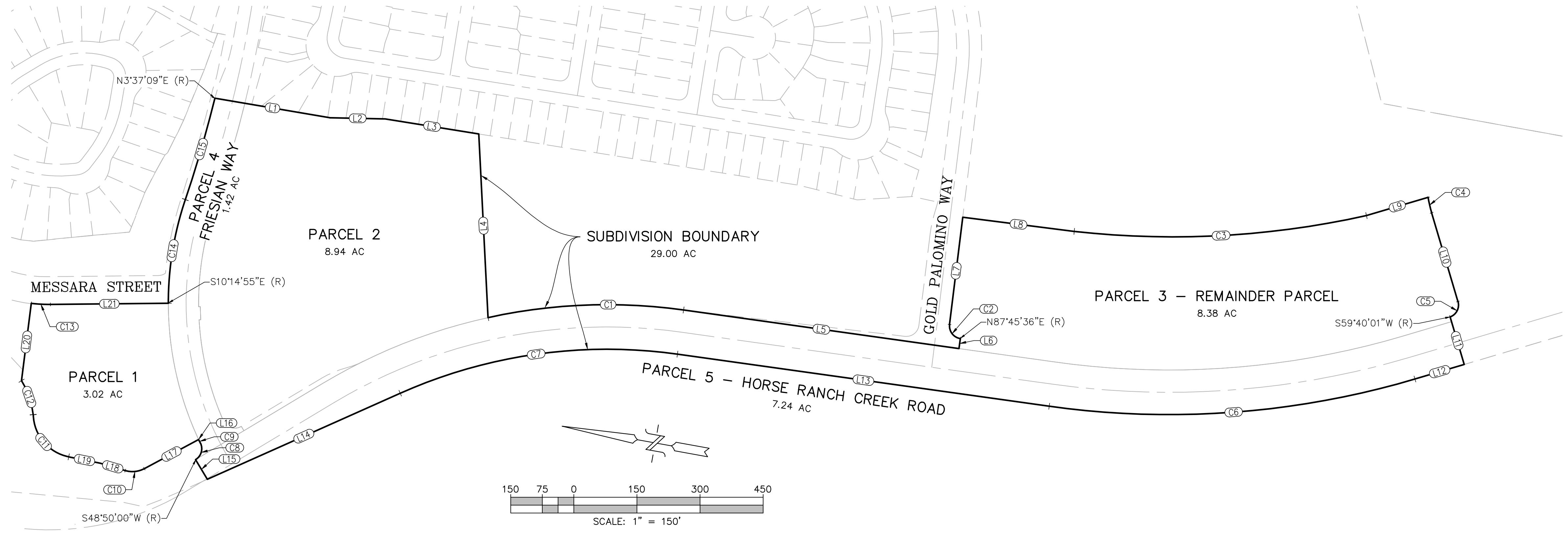
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PRELIMINARY GRADING PLAN
PASSERELLE
COUNTY OF SAN DIEGO TRACT NO. _____
County of San Diego, California

SHEET NO.
2 OF 18

#	BEARING/Delta	RADIUS	LENGTH
C1	$\Delta = 20^{\circ}24'20''$	1313.00'	467.62'
C2	$\Delta = 89^{\circ}01'17''$	30.00'	46.61'
C3	$\Delta = 18^{\circ}52'37''$	2120.98'	698.79'
C4	$\Delta = 6^{\circ}54'16''$	313.00'	37.72'
C5	$\Delta = 86^{\circ}21'45''$	30.00'	45.22'
C6	$\Delta = 24^{\circ}27'24''$	2058.00'	878.46'
C7	$\Delta = 32^{\circ}00'00''$	1207.00'	674.12'
C8	$\Delta = 84^{\circ}50'41''$	30.00'	44.42'
C9	$\Delta = 0^{\circ}44'03''$	767.00'	9.83'
C10	$\Delta = 44^{\circ}39'42''$	60.00'	46.77'
C11	$\Delta = 77^{\circ}32'54''$	104.66'	141.65'
C12	$\Delta = 24^{\circ}47'25''$	199.02'	86.11'
C13	$\Delta = 7^{\circ}21'11''$	355.00'	45.56'
C14	$\Delta = 18^{\circ}44'01''$	767.00'	250.78'
C15	$\Delta = 4^{\circ}51'57''$	2958.00'	251.21'
L1	$N 00^{\circ}33'32'' W$		277.64'
L2	$N 08^{\circ}59'44'' W$		131.04'
L3	$N 01^{\circ}05'43'' W$		225.35'
L4	$N 76^{\circ}53'58'' E$		437.11'
L5	$N 02^{\circ}14'26'' W$		660.87'

#	BEARING/Delta	RADIUS	LENGTH
L6	$N 87^{\circ}45'36'' E$		24.00'
L7	$N 86^{\circ}46'53'' E$		256.92'
L8	$N 02^{\circ}58'44'' W$		267.16'
L9	$N 26^{\circ}44'03'' W$		152.78'
L10	$N 63^{\circ}18'16'' E$		219.93'
L11	$N 63^{\circ}18'12'' E$		117.79'
L12	$N 26^{\circ}41'48'' W$		122.03'
L13	$N 02^{\circ}14'24'' W$		892.40'
L14	$N 34^{\circ}14'24'' W$		502.01'
L15	$N 48^{\circ}50'34'' E$		54.30'
L16	$N 54^{\circ}45'17'' E$		0.26'
L17	$N 38^{\circ}25'37'' W$		146.38'
L18	$N 06^{\circ}14'05'' E$		62.22'
L19	$N 01^{\circ}11'58'' E$		76.23'
L20	$N 86^{\circ}59'34'' E$		185.12'
L21	$N 10^{\circ}47'30'' W$		280.22'



DESIGNATED REMAINDER PARCEL STATEMENT:
 SEC. 81.515. PRIOR TO THE SALE OF THE DESIGNATED REMAINDER PARCEL THE SELLER SHALL OBTAIN A CERTIFICATE OF COMPLIANCE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES. (ADDED BY ORD. NO. 7204 (N.S.), EFFECTIVE 10-17-86; AMENDED BY ORD. NO. 10037 (N.S.), EFFECTIVE 3-26-10; AMENDED BY ORD. NO. 10224 (N.S.), EFFECTIVE 10-25-12). THE REMAINDER PARCEL IS STILL OBLIGATED TO COMPLY WITH TM 5388 CONDITIONS OF APPROVAL.

Civil Engineering - Environmental
 2970 FIFTH AVENUE, SUITE 340
 San Diego, CA 92103
 (619)232-9200 (619)232-9210 Fax



REVISIONS	BY	DATE	DESCRIPTION

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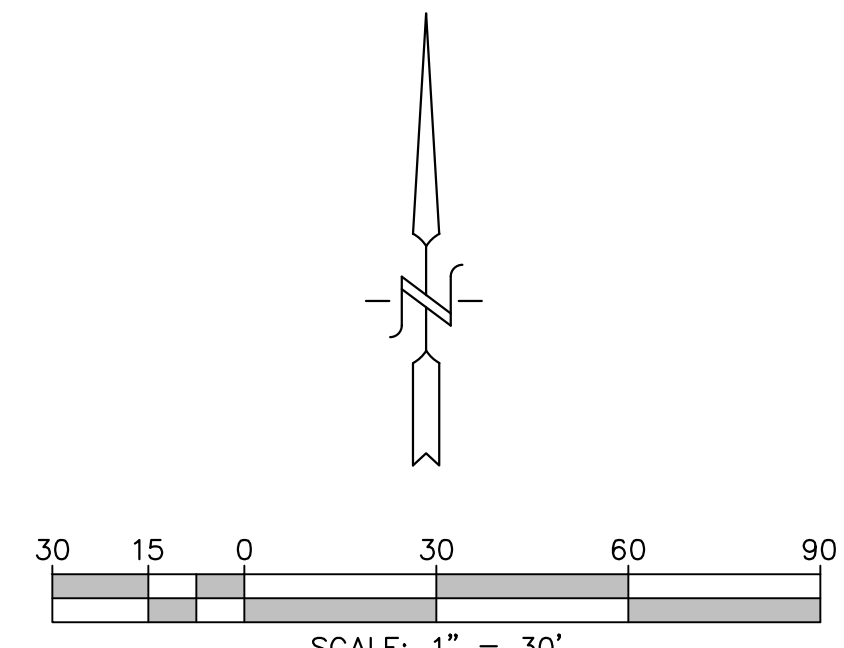
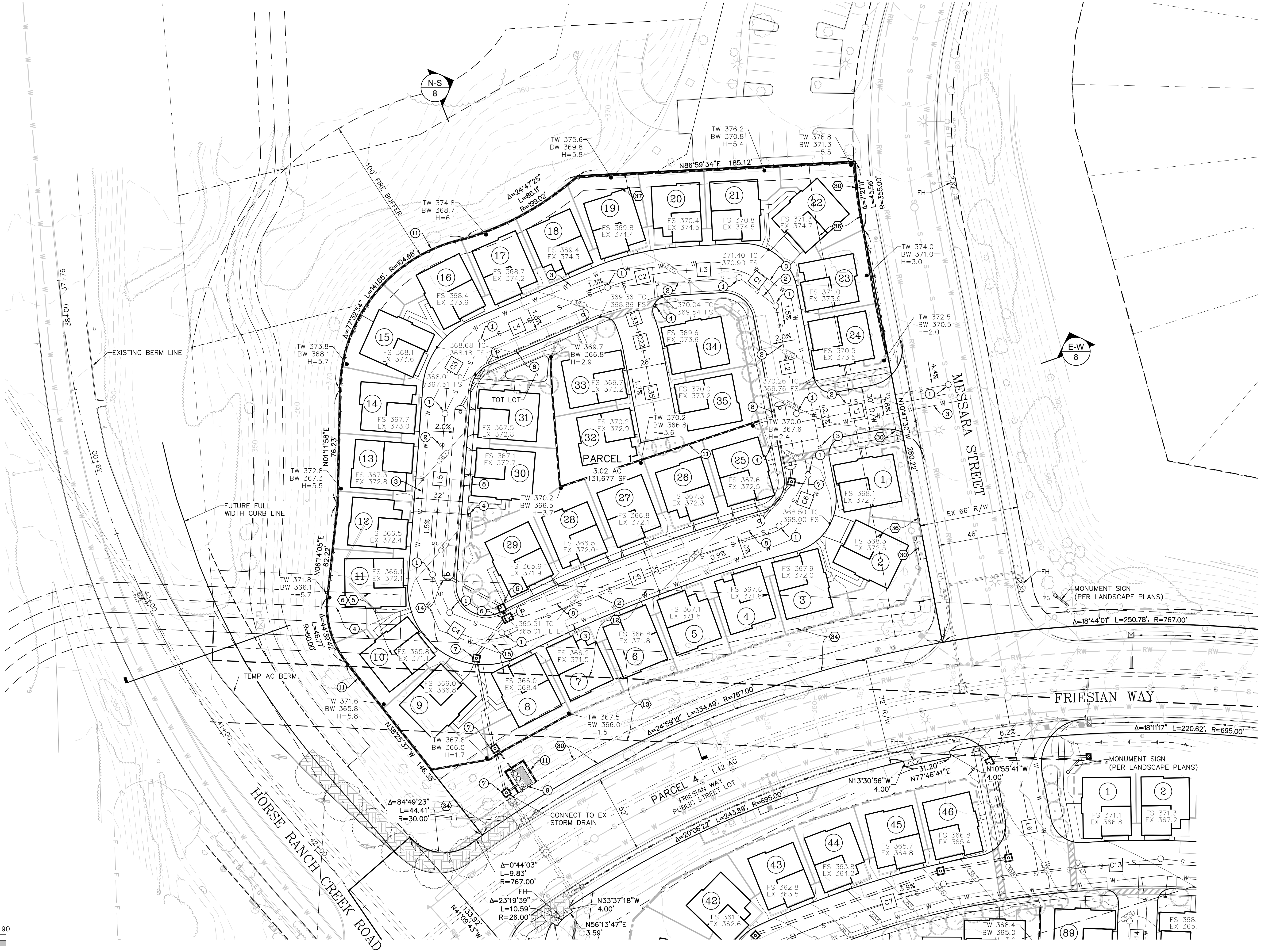
PRELIMINARY GRADING PLAN
PASSERELLE
 COUNTY OF SAN DIEGO TRACT NO. _____
 County of San Diego, California

SHEET NO.
3 OF 18

#	BEARING/Delta	RADIUS	LENGTH
C1	$\Delta = 82^{\circ}12'56''$	36.00'	51.66'
C2	$\Delta = 20^{\circ}20'40''$	166.00'	58.94'
C3	$\Delta = 62^{\circ}17'18''$	36.00'	39.14'
C4	$\Delta = 121^{\circ}15'00''$	36.00'	76.18'
C5	$\Delta = 11^{\circ}29'20''$	920.05'	184.49'
C6	$\Delta = 85^{\circ}23'25''$	36.00'	53.65'
C22	$\Delta = 7^{\circ}11'32''$	103.00'	12.93'
L1	S 79°12'30" W		100.03'
L2	N 10°47'30" W		107.85'
L3	S 86°59'34" W		23.25'
L4	S 66°38'54" W		87.77'
L5	S 04°21'35" W		128.88'
L33	S 17°59'03" E		34.76'
L35	S 10°47'30" E		56.16'

LEGEND

- ① PROPOSED SEWER MAIN HOLE
- ② PROPOSED SEWER MAIN
- ③ PROPOSED WATER MAIN
- ④ PROPOSED FIRE HYDRANT
- ⑤ PROPOSED CURB INLET
- ⑥ PROPOSED DIVERSION CHAMBER (SEE SHEET ___ FOR DETAILS)
- ⑦ PROPOSED STORM DRAIN CLEANOUT
- ⑧ PROPOSED UNDERGROUND STORAGE TANK (SEE SHEET ___ FOR DETAILS)
- ⑨ PROPOSED MODULAR WETLAND STRUCTURE (SEE SHEET ___ FOR DETAILS)
- ⑩ PROPOSED RETAINING WALL



REVISIONS	DATE	DESCRIPTION

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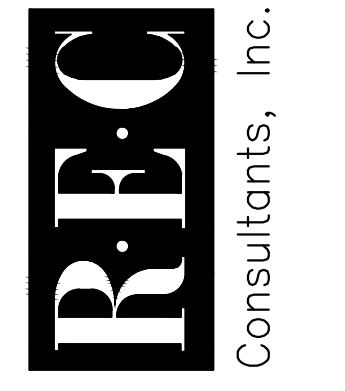
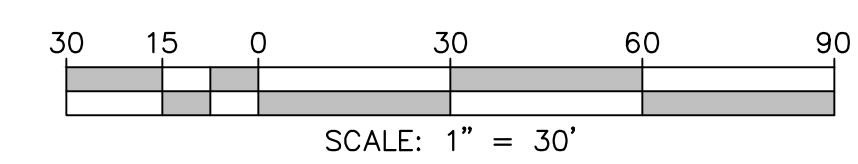
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PASSERELLE
 COUNTY OF SAN DIEGO TRACT NO. _____
 County of San Diego, California

PRIVATE ROAD CENTERLINE			
#	BEARING/Delta	RADIUS	LENGTH
C7	Δ = 15°52'38"	606.00'	167.93'
C8	Δ = 108°21'01"	38.00'	71.86'
C9	Δ = 8°14'56"	616.00'	88.69'
C10	Δ = 2°55'06"	1216.00'	61.94'
C11	Δ = 7°31'15"	919.61'	120.71'
C12	Δ = 85°20'43"	31.00'	46.18'
C13	Δ = 13°32'33"	606.00'	143.24'
C14	Δ = 2°55'55"	1416.53'	72.48'
C15	Δ = 58°00'57"	28.00'	28.35'
C16	Δ = 7°31'15"	1184.00'	155.41'
L6	S 10°47'30" E		117.95'

PRIVATE ROAD CENTERLINE			
#	BEARING/Delta	RADIUS	LENGTH
L7	N 41°09'35" W		87.32'
L8	N 32°54'39" W		91.04'
L9	S 05°33'55" E		228.71'
L10	S 01°57'20" W		17.87'
L11	S 83°23'23" E		160.92'
L12	N 00°08'23" E		42.57'
L13	N 55°29'31" E		23.50'
L14	N 01°57'20" E		63.25'
L15	N 05°33'55" W		175.76'
L16	S 01°57'20" W		57.50'



- LEGEND**
- ① PROPOSED SEWER MAIN HOLE
 - ② PROPOSED SEWER MAIN
 - ③ PROPOSED WATER MAIN
 - ④ PROPOSED FIRE HYDRANT
 - ⑤ PROPOSED CURB INLET
 - ⑥ PROPOSED DIVERSION CHAMBER (SEE SHEET ___ FOR DETAILS)
 - ⑦ PROPOSED STORM DRAIN CLEANOUT
 - ⑧ PROPOSED UNDERGROUND STORAGE TANK (SEE SHEET ___ FOR DETAILS)
 - ⑨ PROPOSED MODULAR WETLAND STRUCTURE (SEE SHEET ___ FOR DETAILS)
 - ⑩ PROPOSED STORM DRAIN INLET
 - ⑪ PROPOSED RETAINING WALL



REVISIONS	DESCRIPTION
BY	DATE

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PRELIMINARY GRADING PLAN
PASSERELLE
COUNTY OF SAN DIEGO TRACT NO. _____
County of San Diego, California

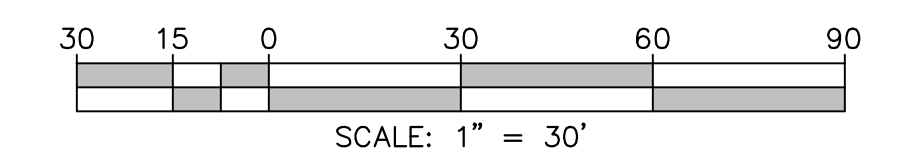


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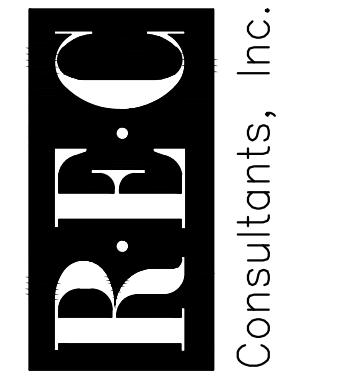
- ① PROPOSED SEWER MAIN HOLE
- ② PROPOSED SEWER MAIN
- ③ PROPOSED WATER MAIN
- ④ PROPOSED FIRE HYDRANT
- ⑤ PROPOSED CURB INLET
- ⑥ PROPOSED DIVERSION CHAMBER (SEE SHEET ___ FOR DETAILS)
- ⑦ PROPOSED STORM DRAIN CLEANOUT
- ⑧ PROPOSED UNDERGROUND STORAGE TANK (SEE SHEET ___ FOR DETAILS)
- ⑨ PROPOSED MODULAR WETLAND STRUCTURE (SEE SHEET ___ FOR DETAILS)
- ⑩ PROPOSED STORM DRAIN INLET
- ⑪ PROPOSED RETAINING WALL

#	BEARING/Delta	RADIUS	LENGTH
C9	Δ = 8°14'56"	616.00'	88.69'
C10	Δ = 2°55'06"	1216.00'	61.94'
C11	Δ = 7°31'15"	919.61'	120.71'
C14	Δ = 2°55'55"	1416.53'	72.48'
C15	Δ = 58°00'57"	28.00'	28.35'
C16	Δ = 7°31'15"	1184.00'	155.41'
C17	Δ = 7°31'15"	1055.33'	138.52'
C18	Δ = 73°06'29"	36.00'	45.94'
C19	Δ = 82°27'53"	31.00'	44.62'
C20	Δ = 65°34'22"	23.00'	26.32'
C21	Δ = 12°41'00"	164.00'	36.30'
L7	N 41°09'35" W		87.32'

#	BEARING/Delta	RADIUS	LENGTH
L8	N 32°54'39" W		91.04'
L9	S 05°33'55" E		228.71'
L13	N 55°29'31" E		23.50'
L15	N 05°33'55" W		175.76'
L17	S 05°33'55" E		273.83'
L18	N 29°59'33" W		129.80'
L19	S 76°53'58" W		216.15'
L20	N 60°00'27" E		29.83'
L21	N 76°53'58" E		54.33'
L22	N 64°12'58" E		82.33'



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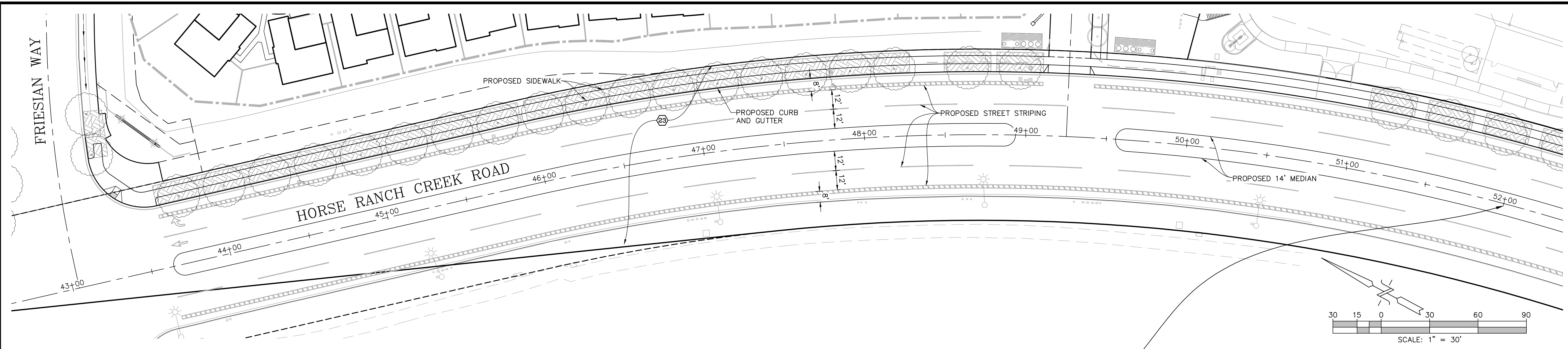


REVISIONS	DATE	DESCRIPTION

JOB NO. 1581

PRELIMINARY GRADING PLAN
PASSERELLE
 COUNTY OF SAN DIEGO TRACT NO. _____
 County of San Diego, California

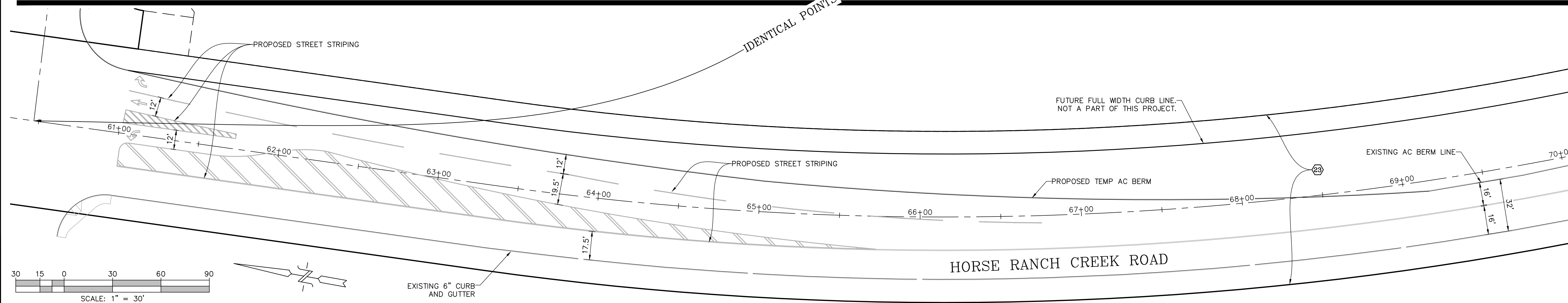
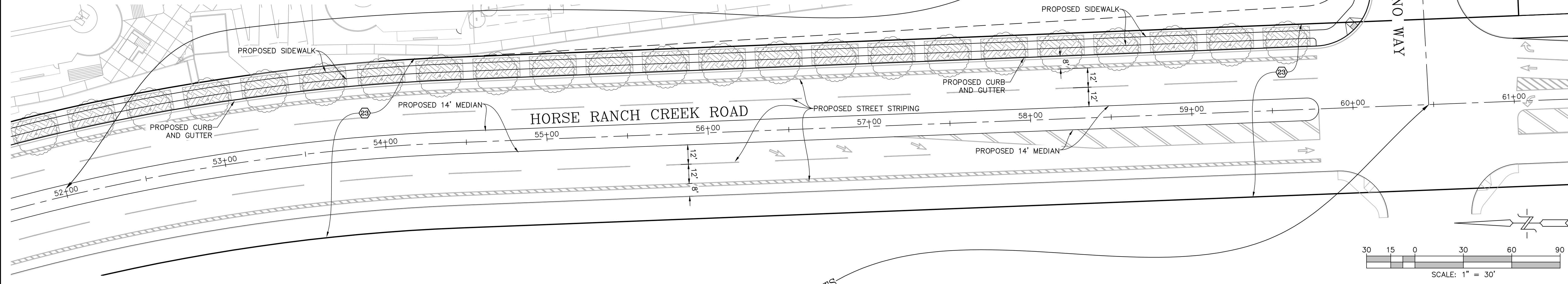
SHEET NO.
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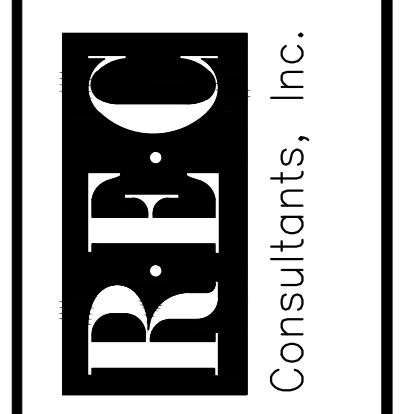
DRAFT CONDITION FOR PUBLIC IMPROVEMENTS BASED ON ORIGINAL TENTATIVE MAP DESIGN.
 PRIOR TO THE APPROVAL OF THE FINAL MAP, IMPROVE OR AGREE TO IMPROVE AND PROVIDE SECURITY FOR ON- AND OFF-SITE HORSE RANCH CREEK ROAD FROM AN ACCEPTABLE INTERSECTION WITH GOLD PALOMINO WAY NORTHERLY TO FRIESIAN WAY AS FOLLOWS:

- 1) THE ROAD SHALL BE IMPROVED TO THE FOLLOWING STANDARD: PUBLIC BOULEVARD ROAD WITH RAISED MEDIAN STANDARDS TO A GRADED WIDTH OF ONE HUNDRED SIX FEET (106') WITH SEVENTY-EIGHT FEET (78') OF ASPHALT CONCRETE PAVEMENT OVER APPROVED BASE WITH PORTLAND CEMENT CONCRETE CURB, GUTTER AND SIDEWALK WITH FACE OF CURB AT THIRTY-NINE FEET (39') FROM CENTERLINE.
- 2) CONSTRUCT A FOURTEEN FOOT (14') WIDE RAISED MEDIAN WITH CONCRETE CURBS WITH FACE OF MEDIAN CURB AT SEVEN FEET (7') FROM CENTERLINE, INCLUDING TRANSITION NORTHERLY TO EXISTING PANKEY ROAD IMPROVEMENTS. HORSE CREEK RANCH RD. BECOMES PANKEY RD AFTER FRIESIAN WAY.

- 3) PROVIDE ADDITIONAL GRADING AND PAVING AS REQUIRED TO PROVIDE ADDITIONAL LEFT- AND RIGHT TURN LANES, AND PATHWAYS OR TRAILS ALONG THE IMPROVEMENTS AS NECESSARY.
 - 4) PROVIDE TRAFFIC SIGNALS WHEN TRAFFIC WARRANTS ARE MET AND PROVIDE TRANSITIONS ON- AND OFF-SITE.
 - 5) SHOW THE PROPOSED ACCESS LOCATIONS FOR PALOMAR COLLEGE NORTH EDUCATION CENTER (WHICH HAS A CERTIFIED EIR) AND PROVIDE INTERSECTIONAL SEPARATIONS AND OPERATIONS WITH THE VTM 5338 RPL7 (AND VTM 5354RPL4) ACCESSES ACCORDING TO THE PUBLIC ROAD STANDARDS.
 - 6) PROVIDE TRANSITIONS TO EXISTING PANKEY ROAD TO THE NORTH.
- ALL OF THE ABOVE SHALL BE TO THE SATISFACTION OF CALTRANS AND THE DIRECTOR OF PUBLIC WORKS.



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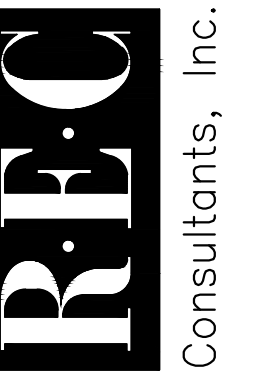
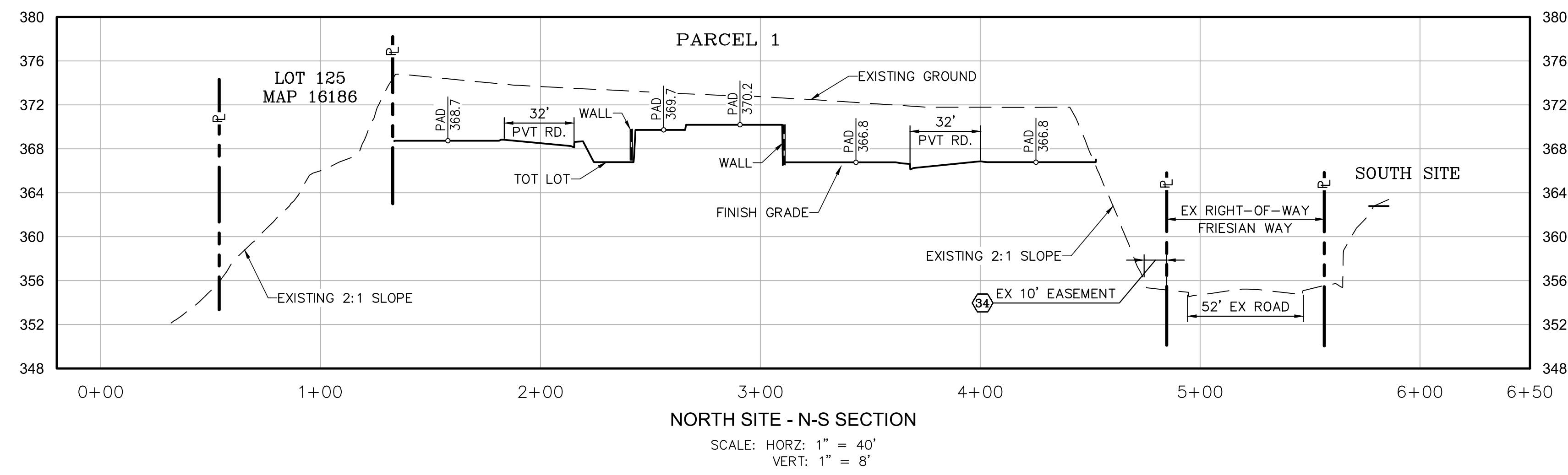
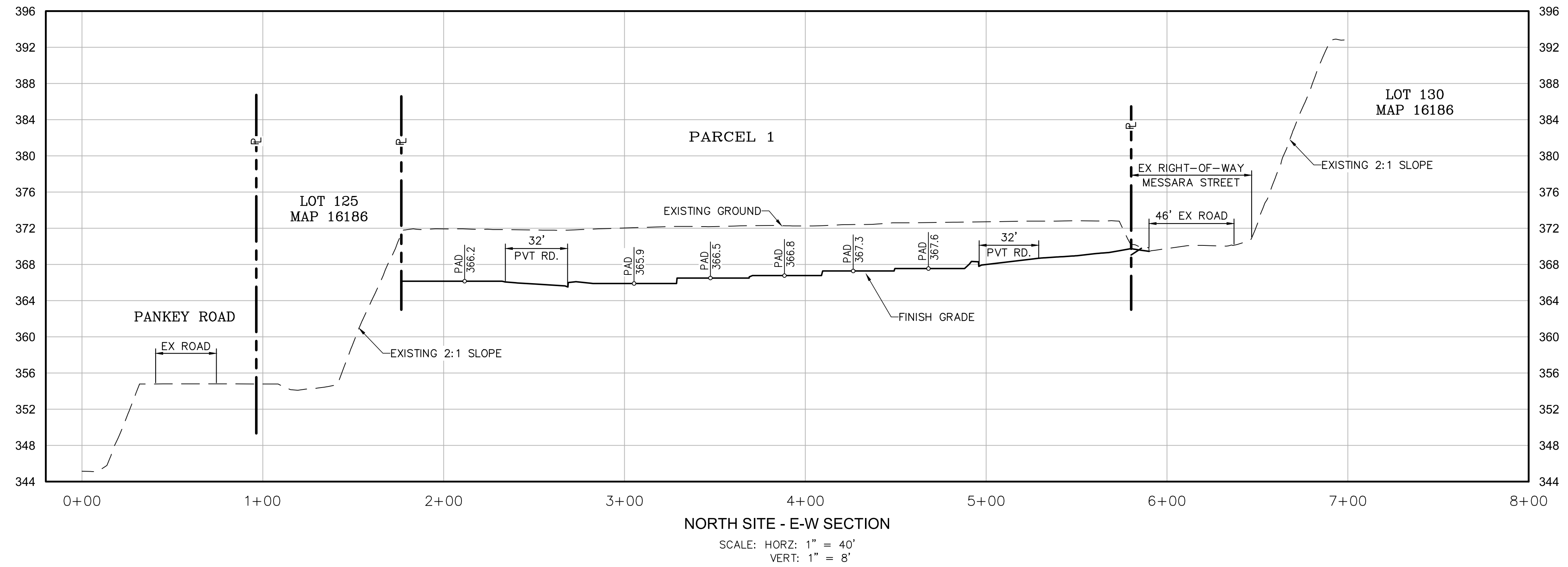


REVISIONS	DATE	DESCRIPTION

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PRELIMINARY GRADING PLAN
PASSERELLE
 COUNTY OF SAN DIEGO TRACT NO. _____
 County of San Diego, California

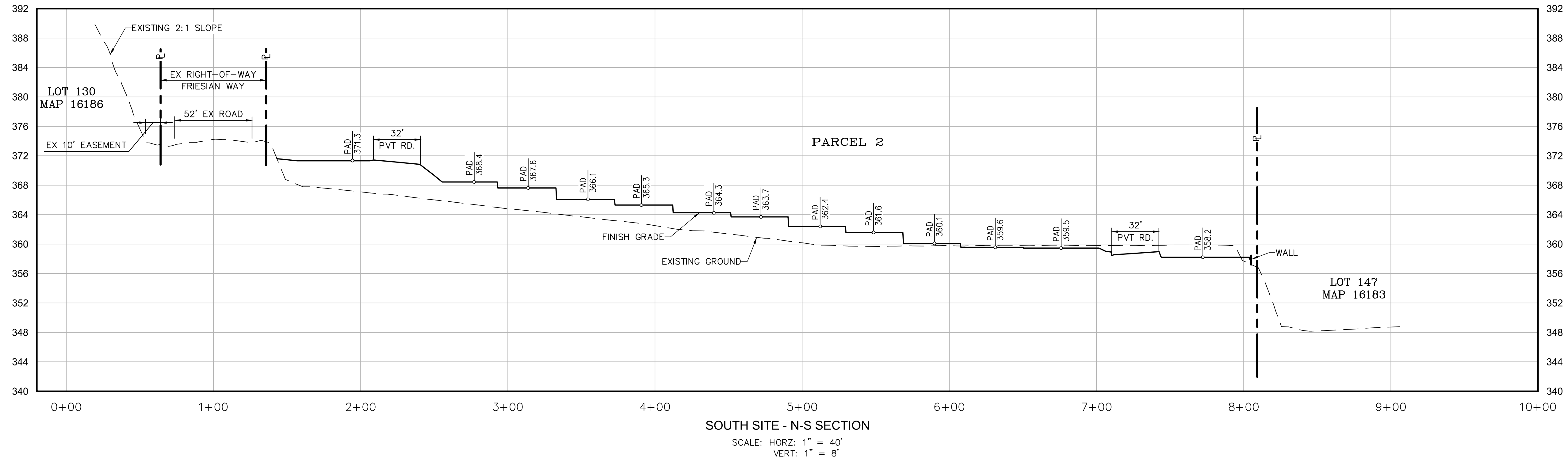
SHEET NO.
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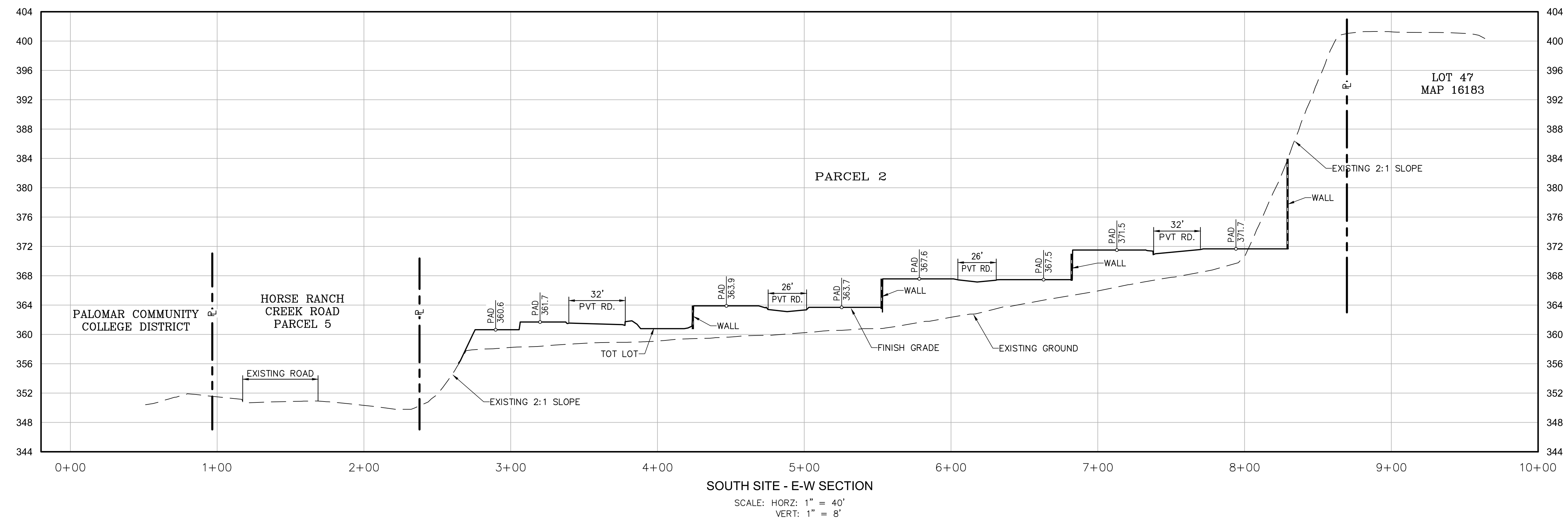
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PRELIMINARY GRADING PLAN
PASSERELLE
 COUNTY OF SAN DIEGO TRACT NO. _____
 County of San Diego, California



SOUTH SITE - N-S SECTION
 SCALE: HORZ: 1" = 40'
 VERT: 1" = 8'



SOUTH SITE - E-W SECTION
 SCALE: HORZ: 1" = 40'
 VERT: 1" = 8'

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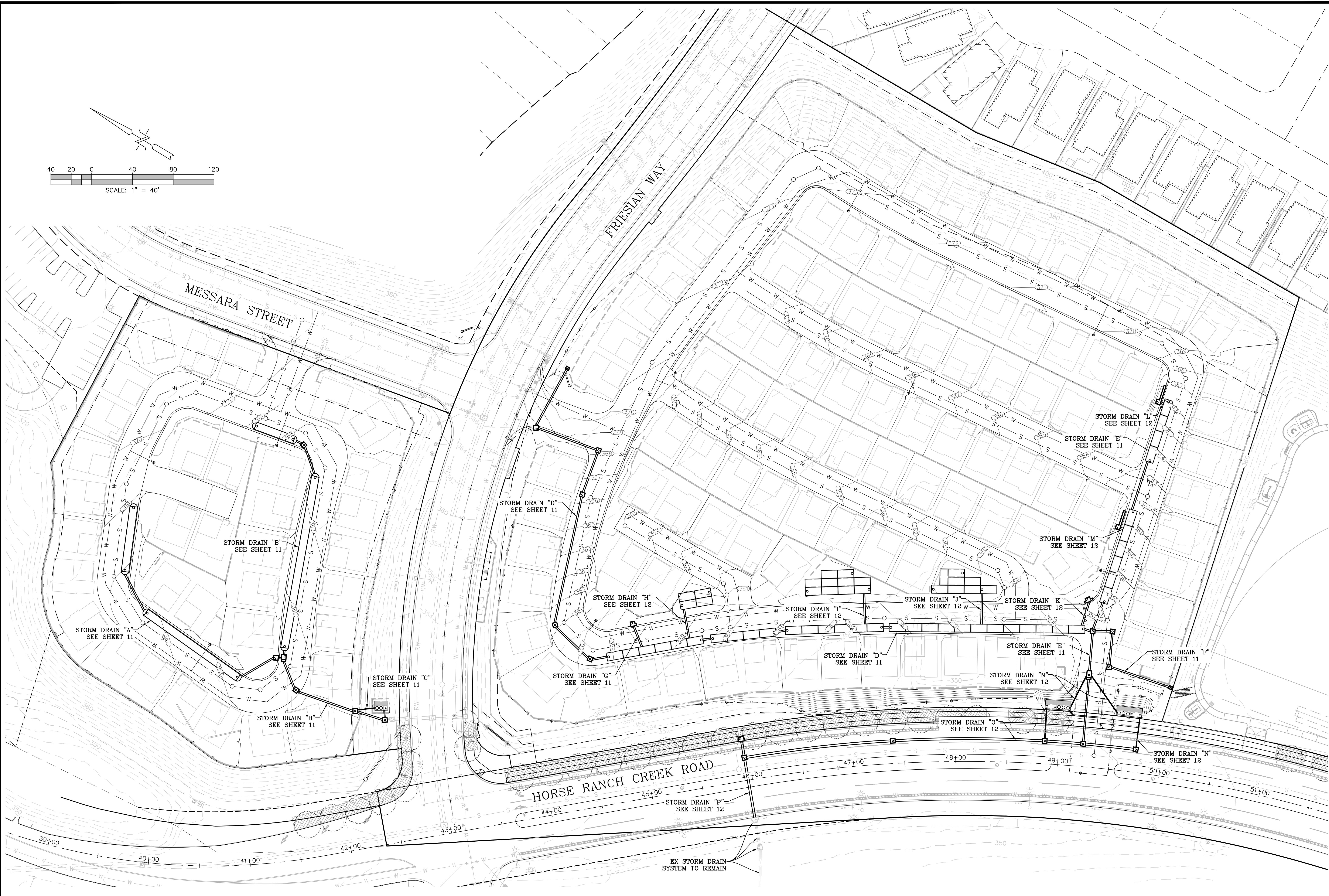
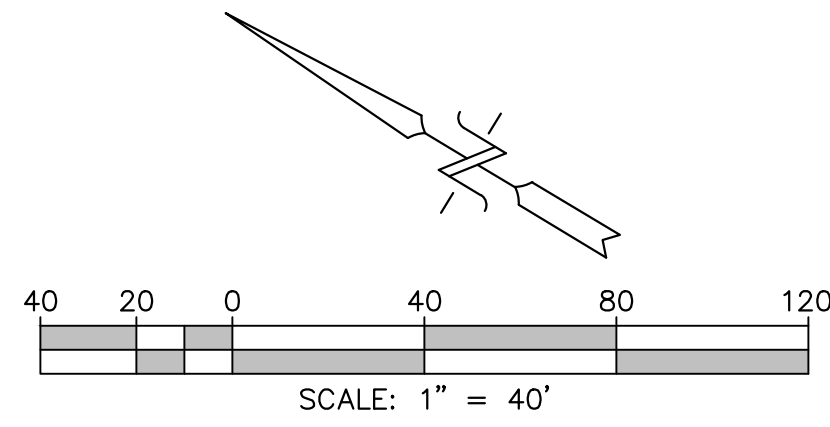


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PRELIMINARY GRADING PLAN
PASSERELLE
 COUNTY OF SAN DIEGO TRACT NO. _____
 County of San Diego, California

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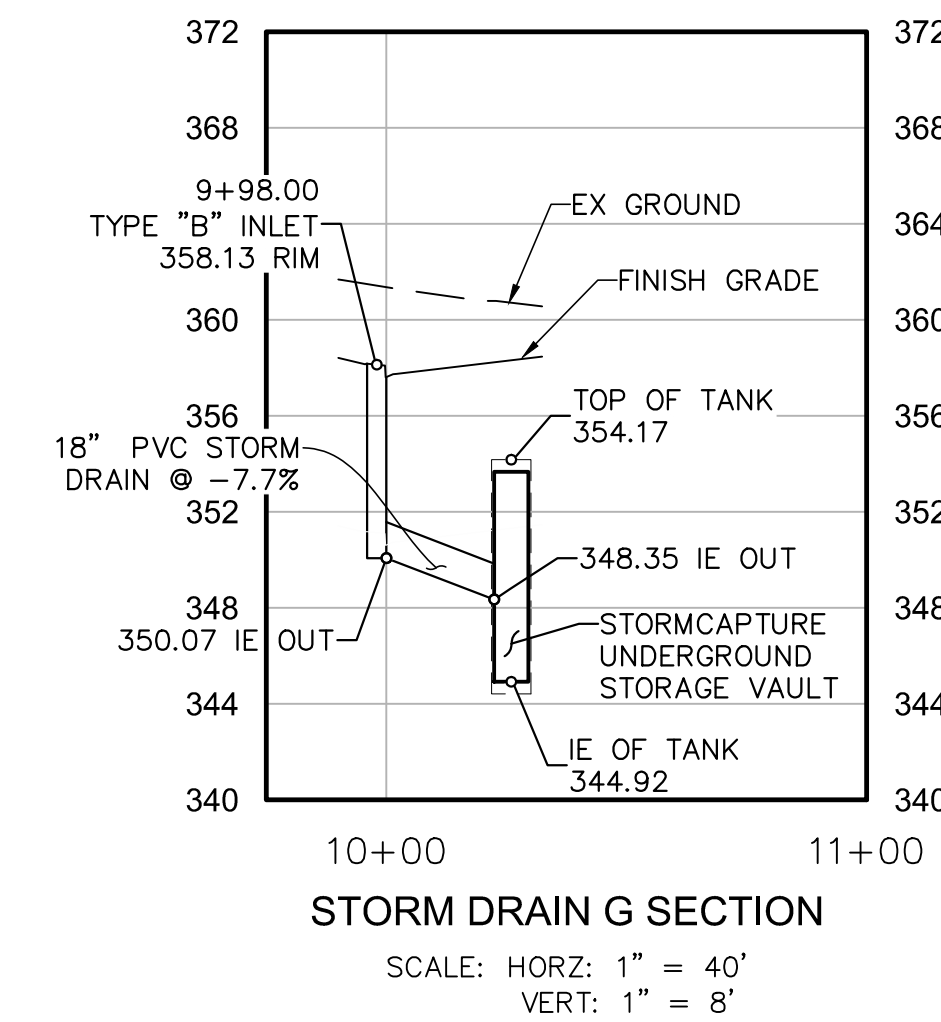
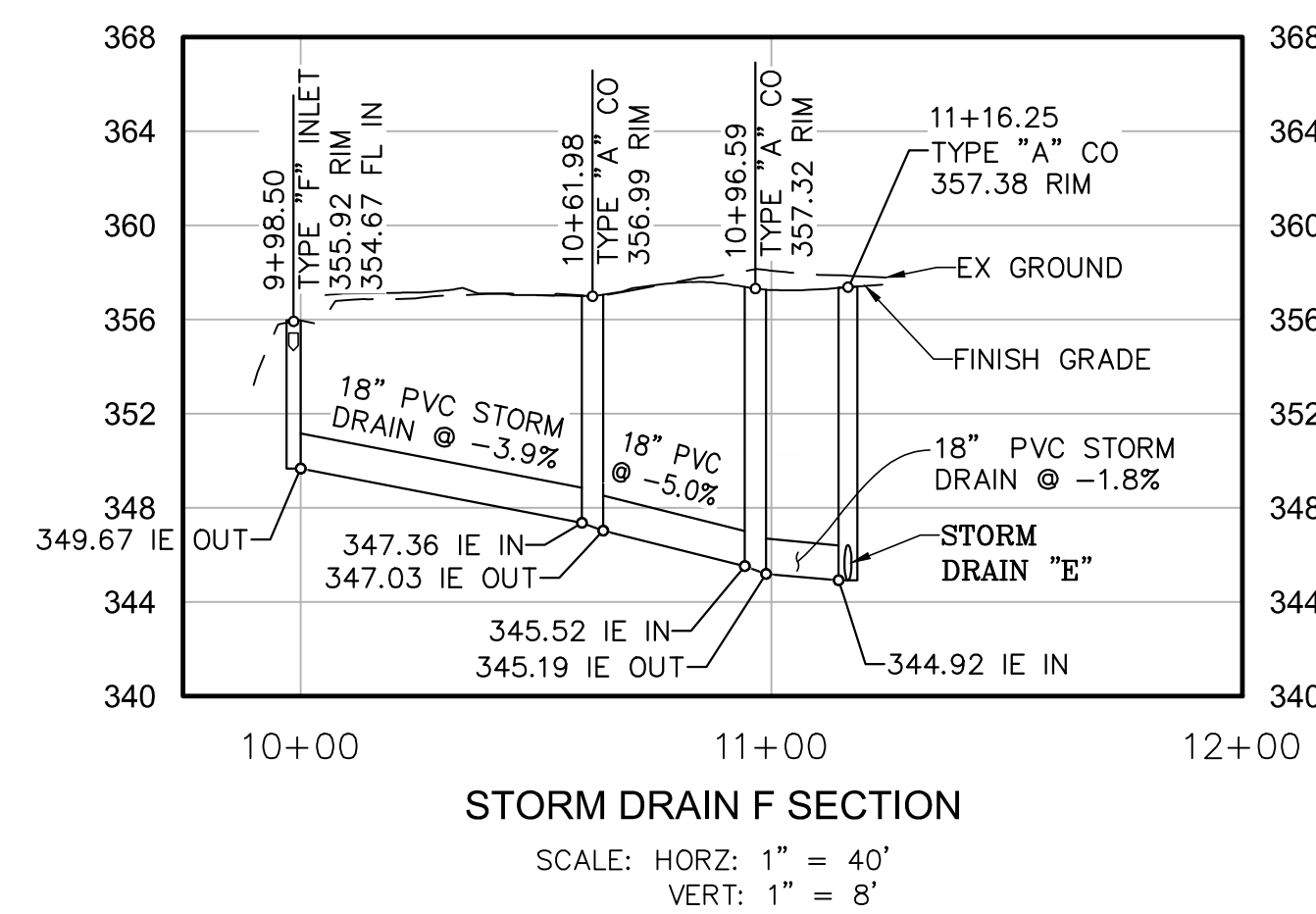
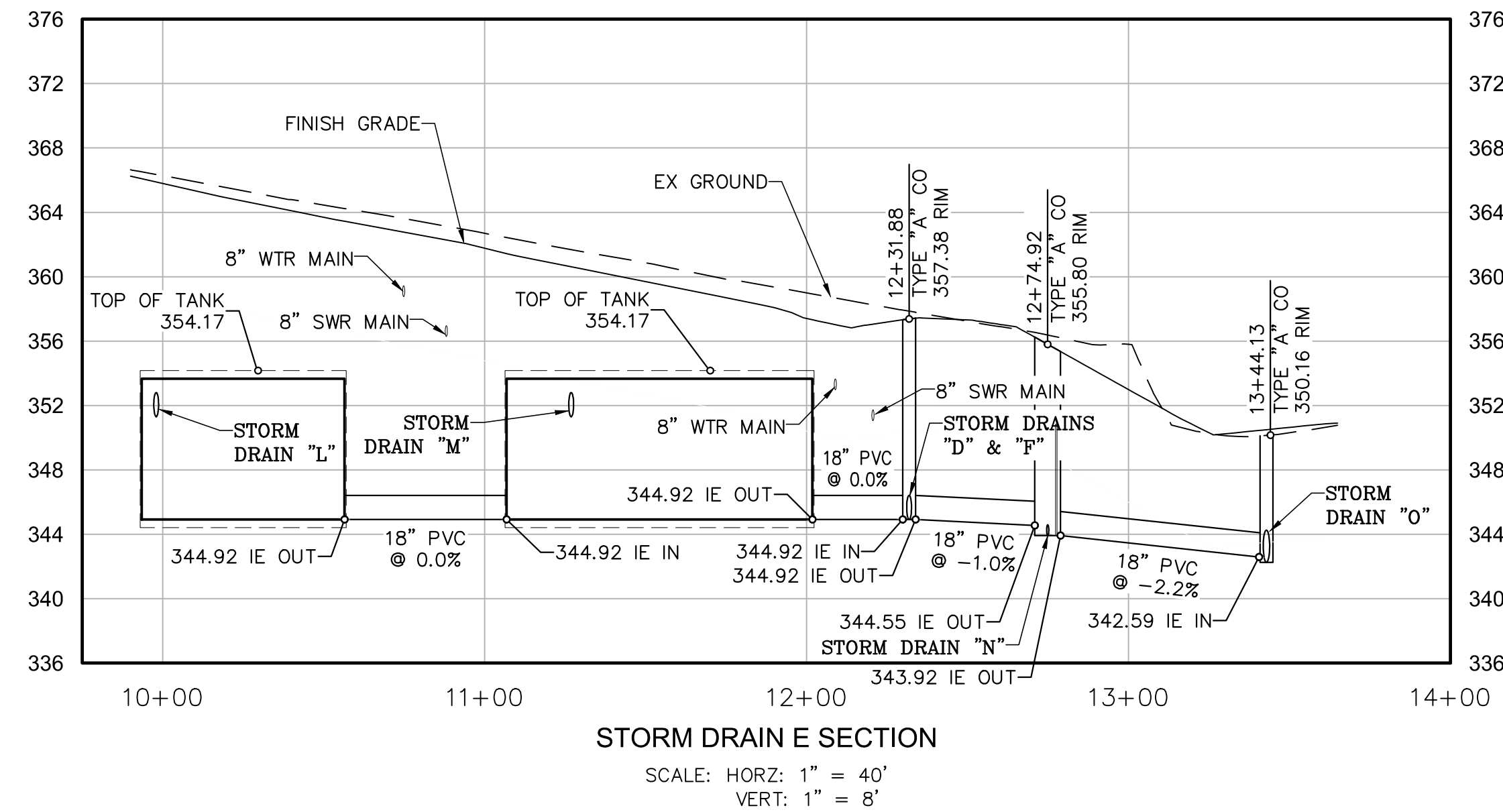
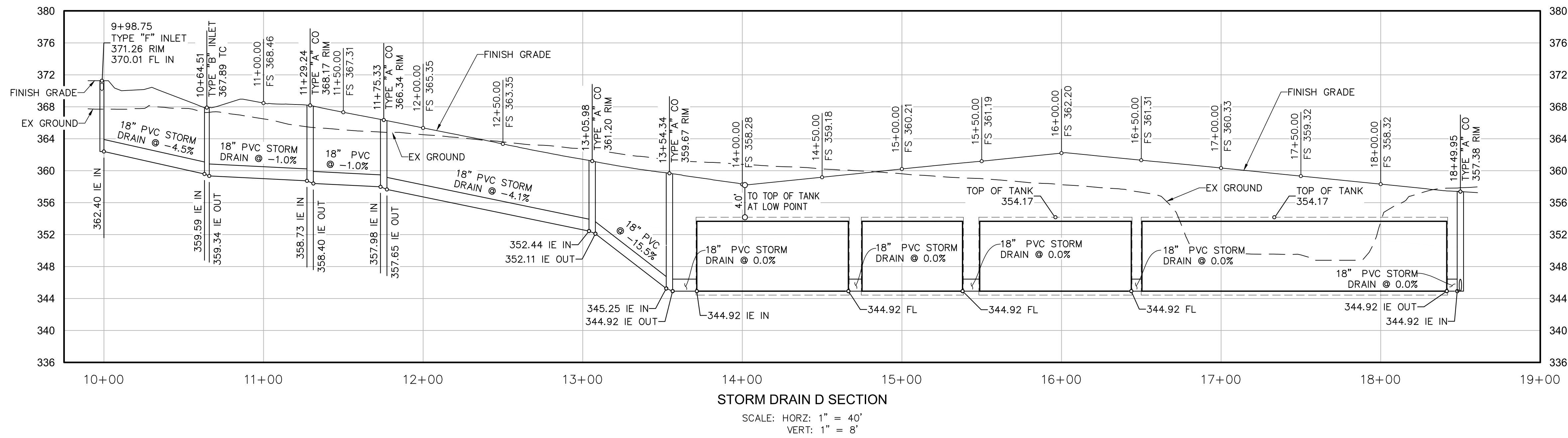
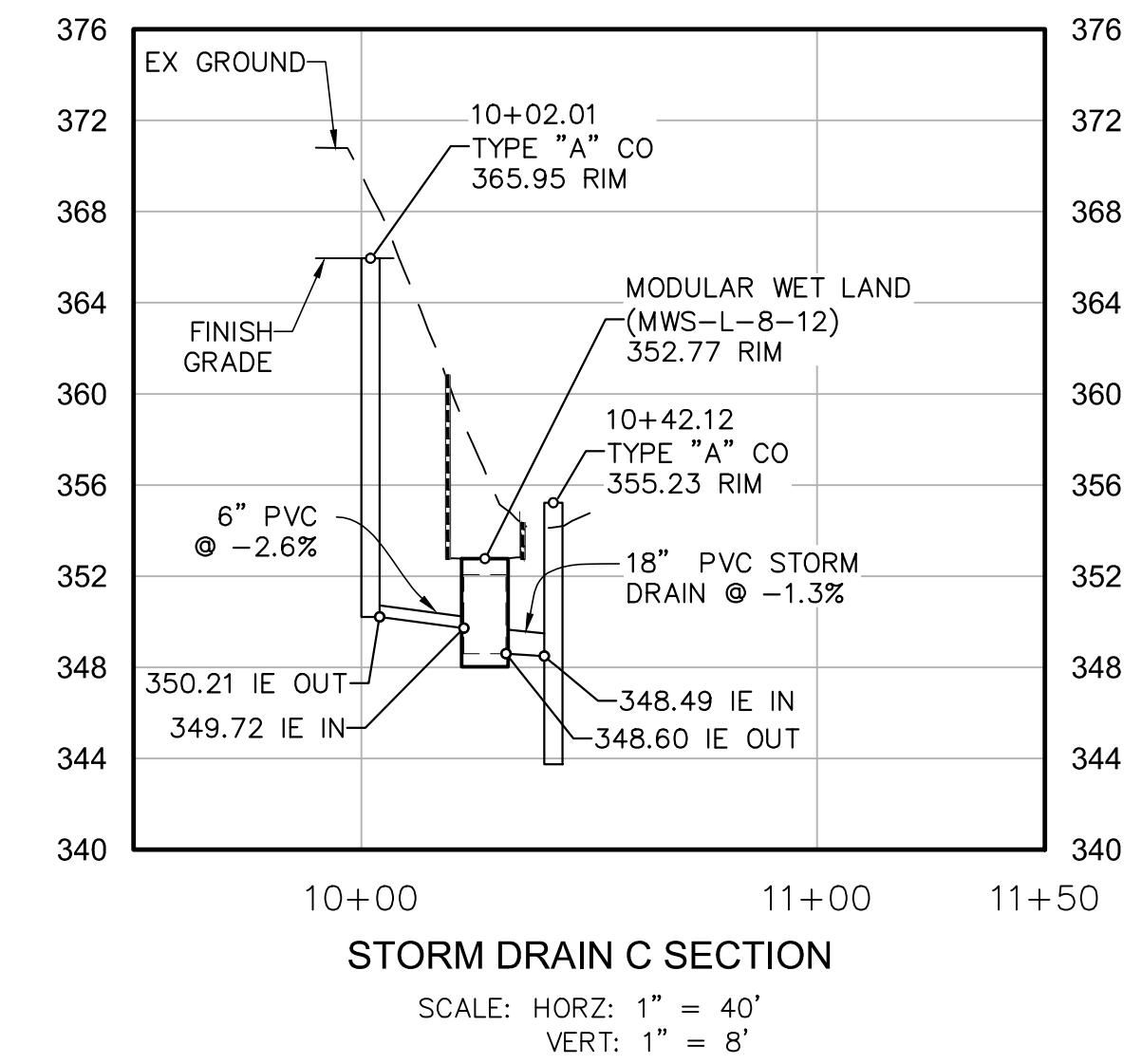
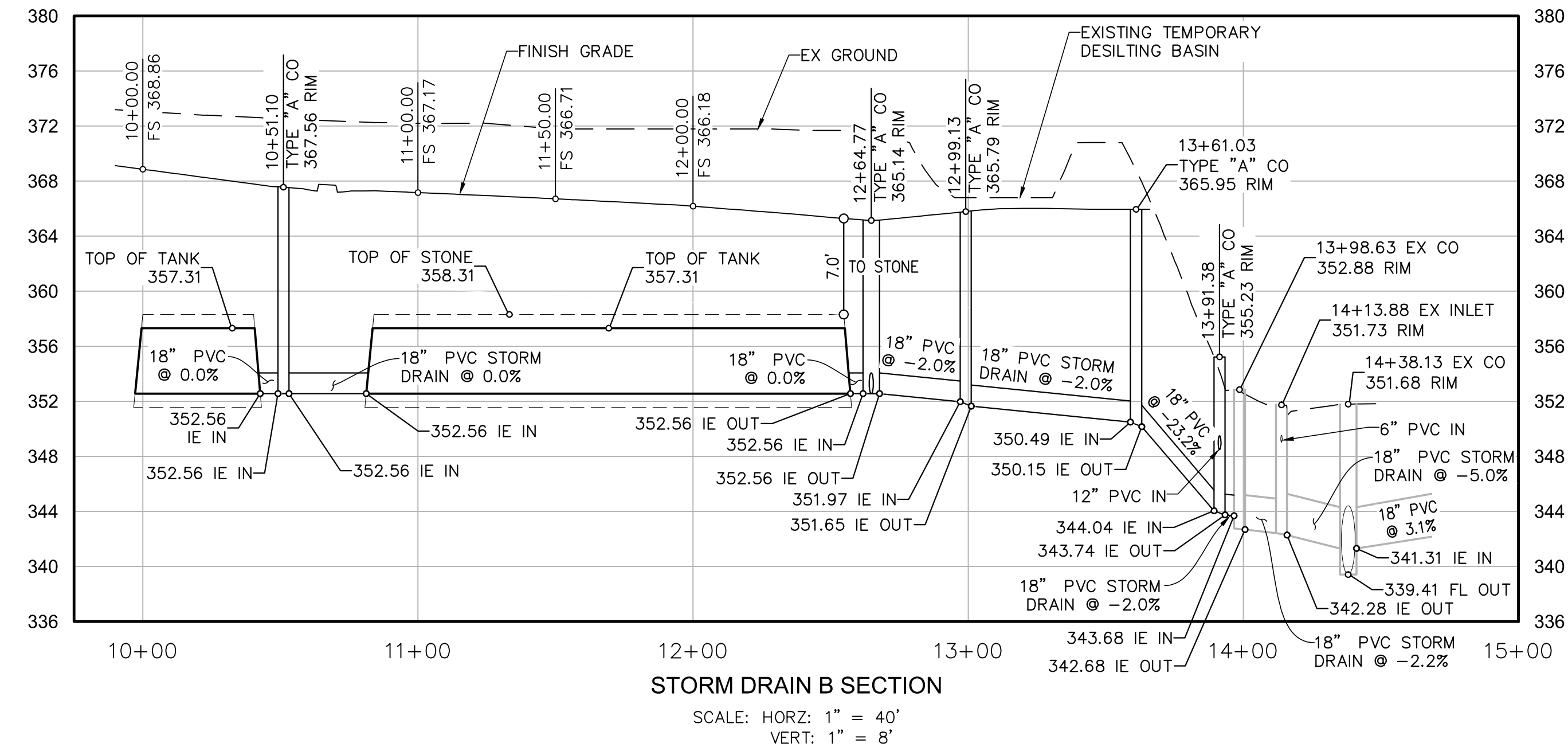
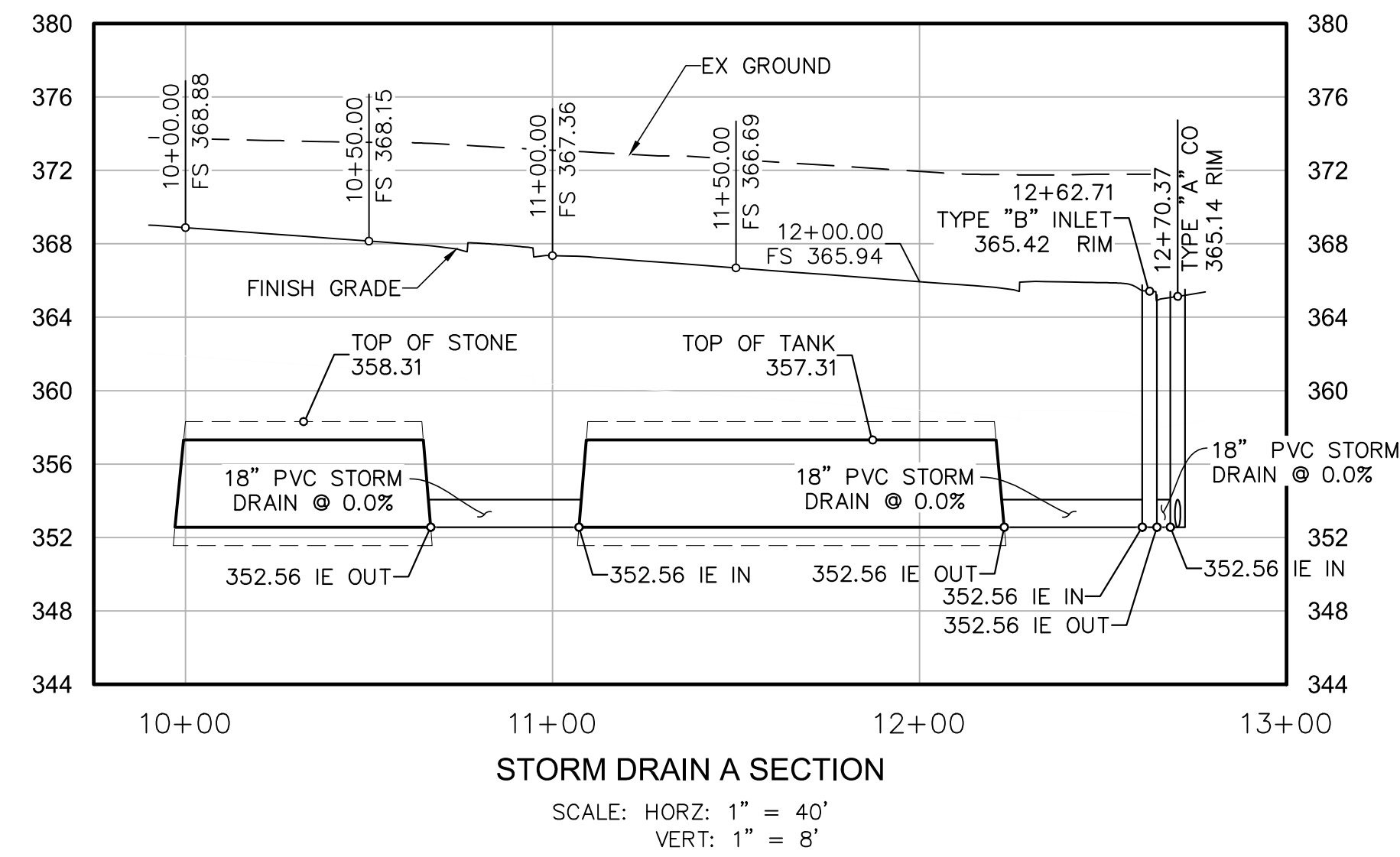
R.E.C.
 Consultants, Inc.

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JOB NO. 1581

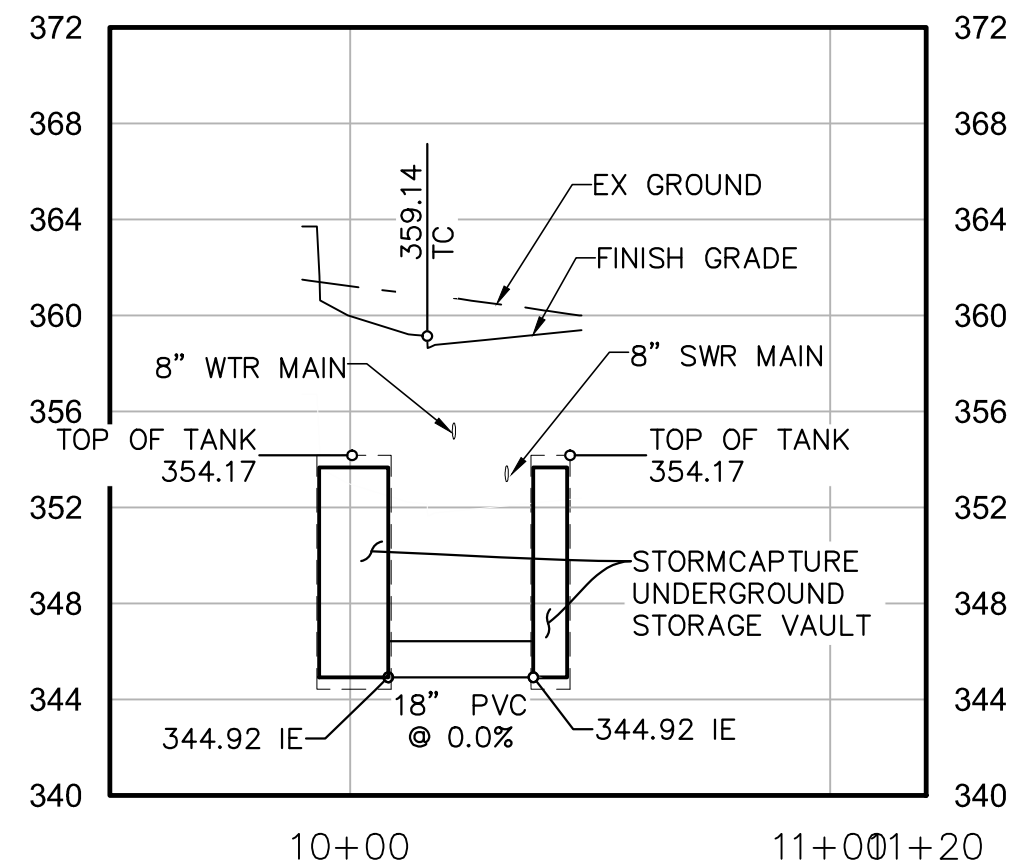
PRELIMINARY GRADING PLAN
PASSERELLE
 COUNTY OF SAN DIEGO TRACT NO. _____
 County of San Diego, California

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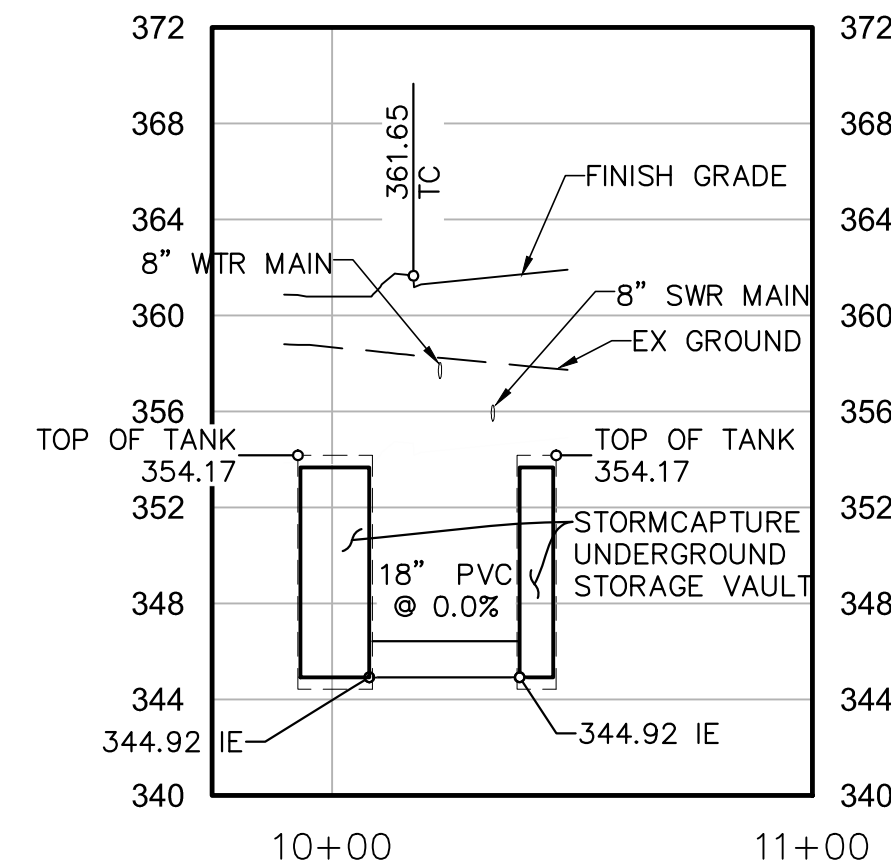
REVISIONS	DATE	DESCRIPTION

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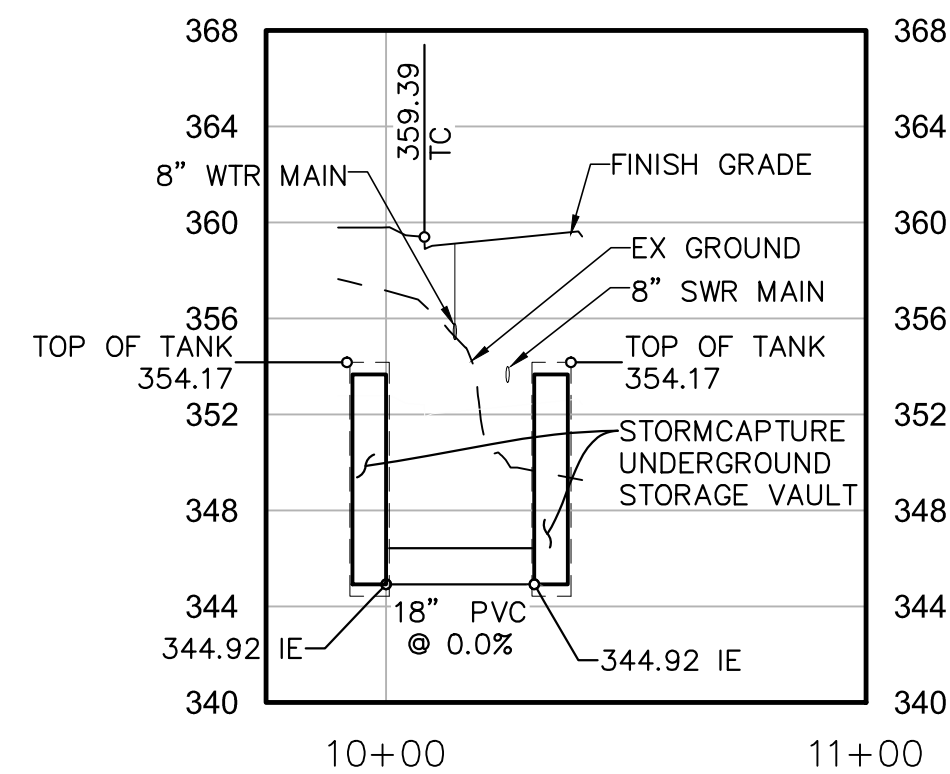
STORM DRAIN H SECTION

SCALE: HORIZ: 1" = 40'
VERT: 1" = 8'



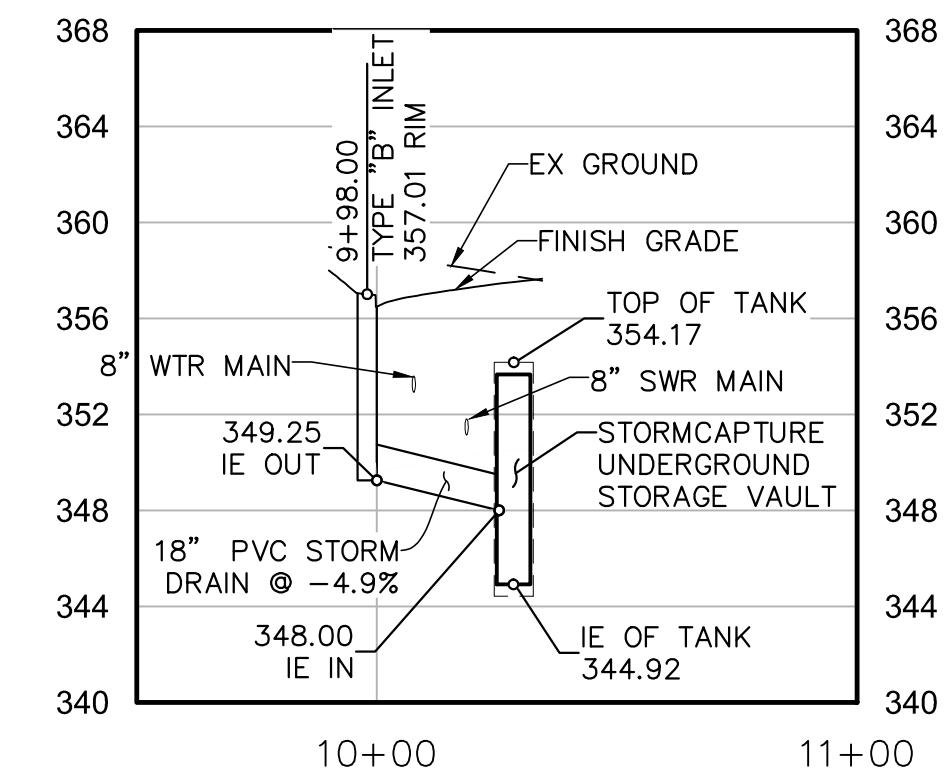
STORM DRAIN I SECTION

SCALE: HORIZ: 1" = 40'
VERT: 1" = 8'



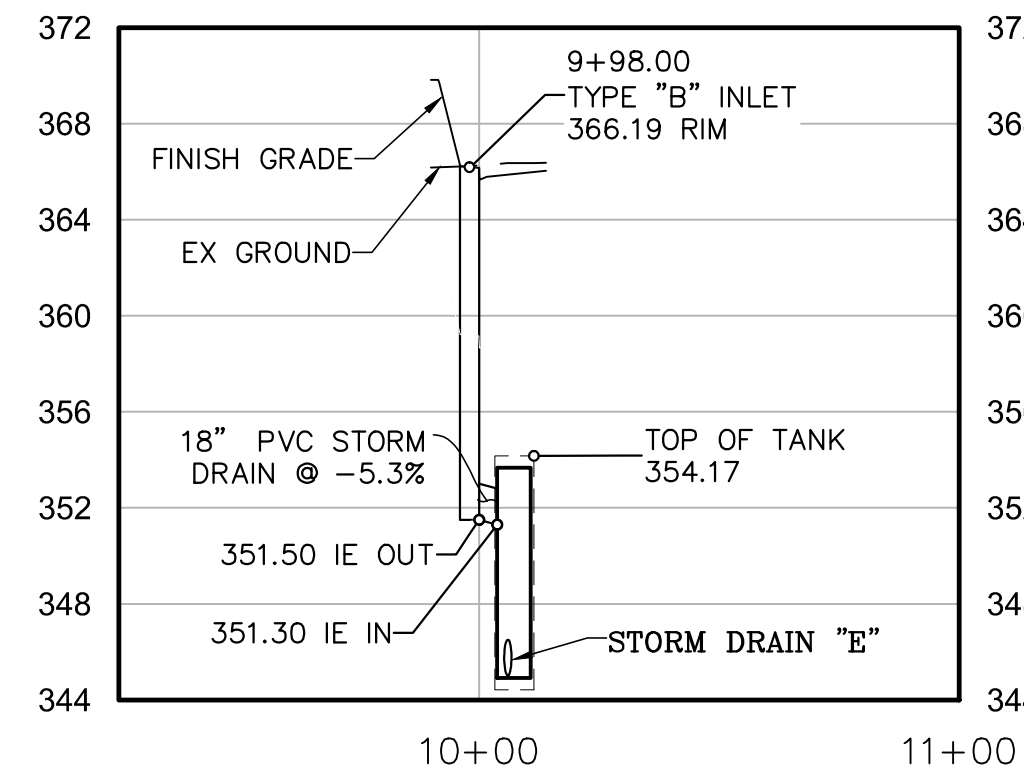
STORM DRAIN J SECTION

SCALE: HORIZ: 1" = 40'
VERT: 1" = 8'



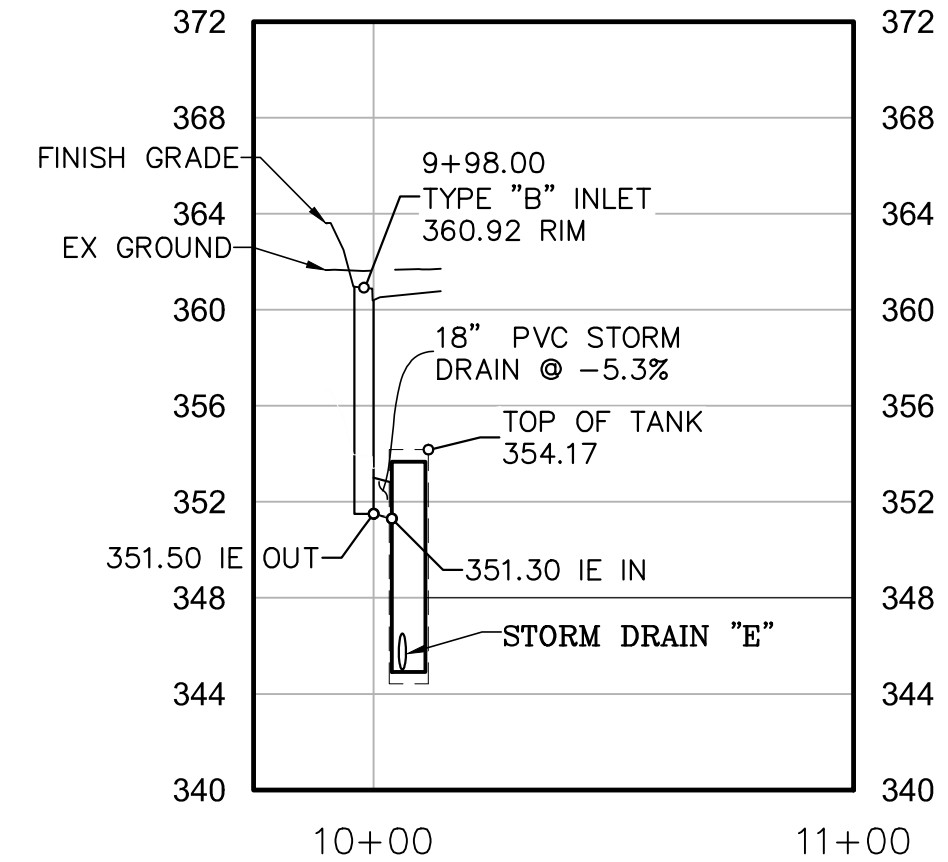
STORM DRAIN K SECTION

SCALE: HORIZ: 1" = 40'
VERT: 1" = 8'



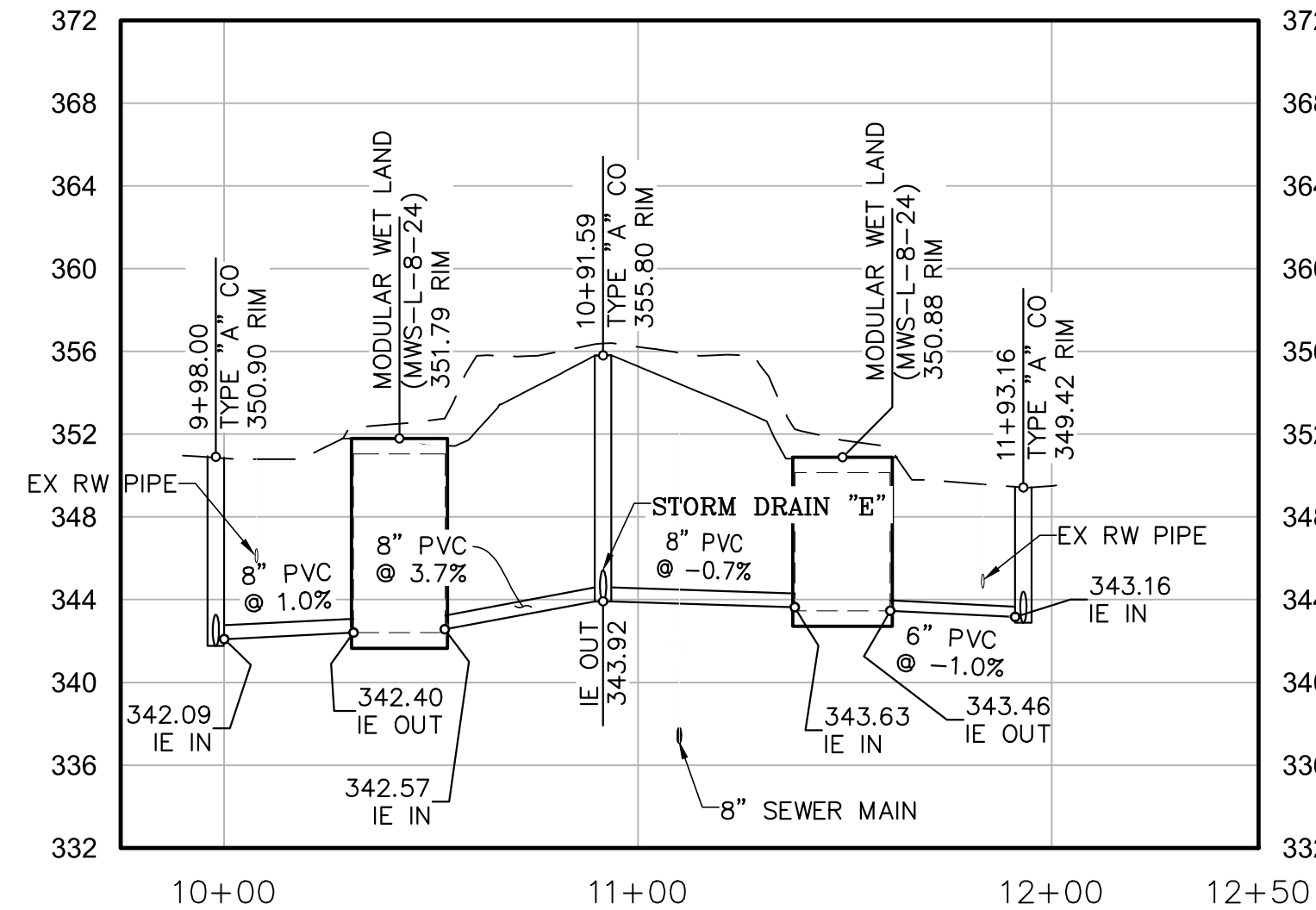
STORM DRAIN L SECTION

SCALE: HORIZ: 1" = 40'
VERT: 1" = 8'



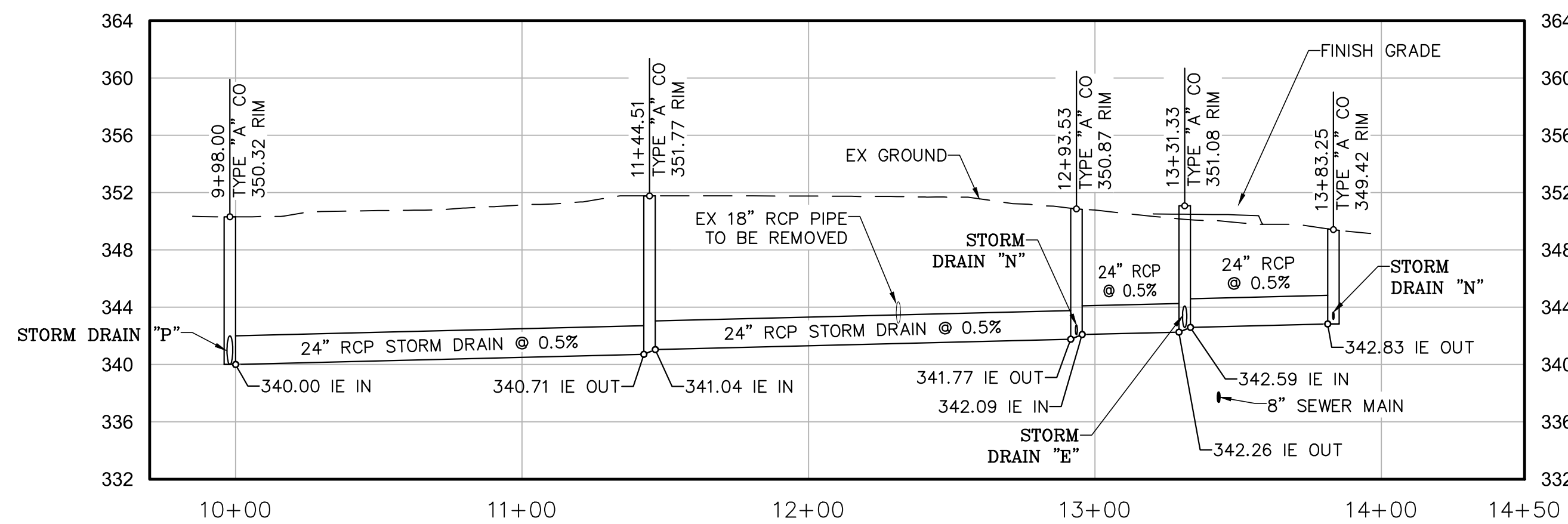
STORM DRAIN M SECTION

SCALE: HORIZ: 1" = 40'
VERT: 1" = 8'



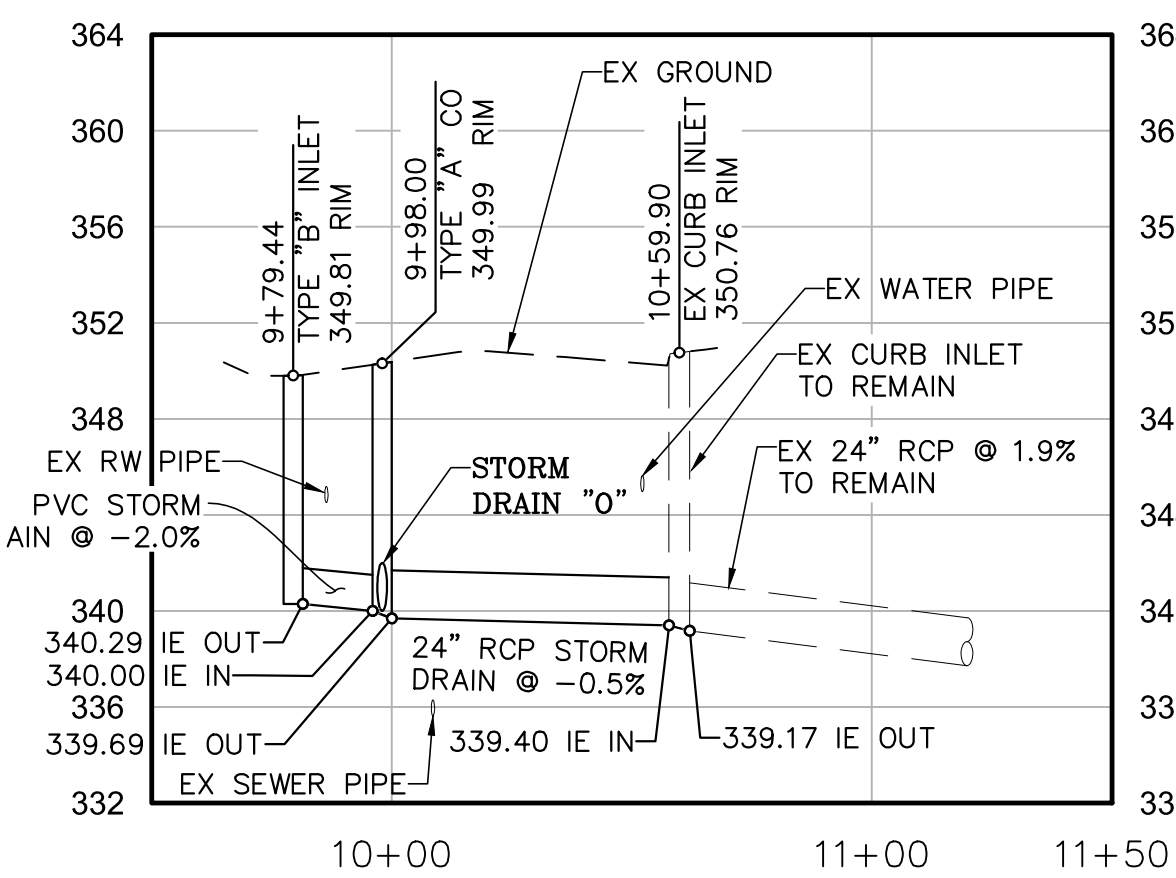
STORM DRAIN N SECTION

SCALE: HORIZ: 1" = 40'
VERT: 1" = 8'



STORM DRAIN O SECTION

SCALE: HORIZ: 1" = 40'
VERT: 1" = 8'



STORM DRAIN P SECTION

SCALE: HORIZ: 1" = 40'
VERT: 1" = 8'

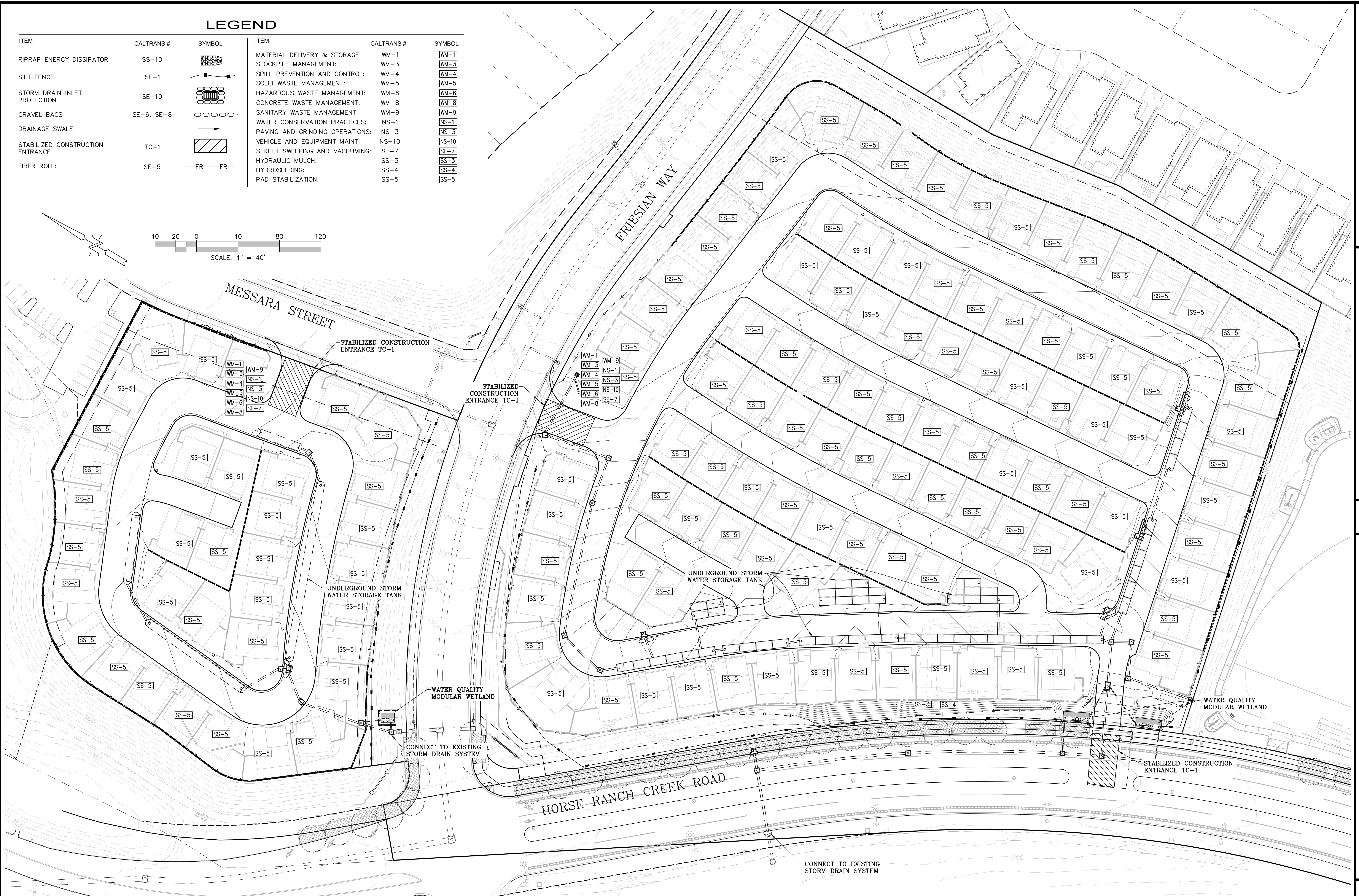
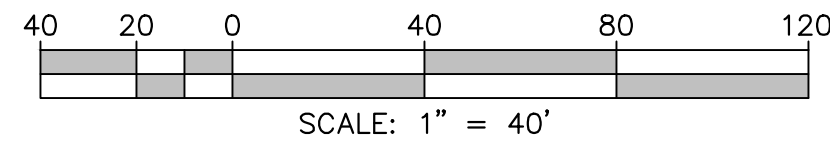


REVISIONS	DATE	DESCRIPTION

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LEGEND

ITEM	CALTRANS #	SYMBOL	ITEM	CALTRANS #	SYMBOL
RIPRAP ENERGY DISSIPATOR	SS-10		MATERIAL DELIVERY & STORAGE:	WM-1	
SILT FENCE	SE-1		STOCKPILE MANAGEMENT:	WM-3	
STORM DRAIN INLET PROTECTION	SE-10		SPILL PREVENTION AND CONTROL:	WM-4	
GRAVEL BAGS	SE-6, SE-8		SOLID WASTE MANAGEMENT:	WM-5	
DRAINAGE SWALE			HAZARDOUS WASTE MANAGEMENT:	WM-6	
STABILIZED CONSTRUCTION ENTRANCE	TC-1		CONCRETE WASTE MANAGEMENT:	WM-8	
FIBER ROLL:	SE-5		SANITARY WASTE MANAGEMENT:	WM-9	
			WATER CONSERVATION PRACTICES:	NS-1	
			PAVING AND GRINDING OPERATIONS:	NS-3	
			VEHICLE AND EQUIPMENT MAINT.:	NS-10	
			STREET SWEEPING AND VACUUMING:	SE-7	
			HYDRAULIC MULCH:	SS-3	
			HYDROSEEDING:	SS-4	
			PAD STABILIZATION:	SS-5	



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PRELIMINARY GRADING PLAN ~ BMP PLAN
PASSERELLE
 COUNTY OF SAN DIEGO TRACT NO. _____
 County of San Diego, California

SHEET NO.
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LEGEND

- EX. STORM DRAIN
- PROP. STORM DRAIN
- EX. INLET/CATCHBASIN/CLEANOUT
- DRAINAGE MANAGEMENT AREA BOUNDARY
- DRAINAGE DIRECTION
- PROP. INLET/CATCHBASIN/CLEANOUT

SITE DESIGN BMPs

- SC-1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4
- SC-5 PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL
- SC-6D1 NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL
- SC-6D2 LANDSCAPE/OUTDOOR PESTICIDE USE
- SC-6G REFUSE AREAS
- SC-6N1 FIRE SPRINKLER TEST WATER
- SC-6N2 MISCELLANEOUS DRAIN OR WASH WATER
- SC-6P PLAZAS, SIDEWALKS, AND PARKING LOTS

SOURCE CONTROL BMPs

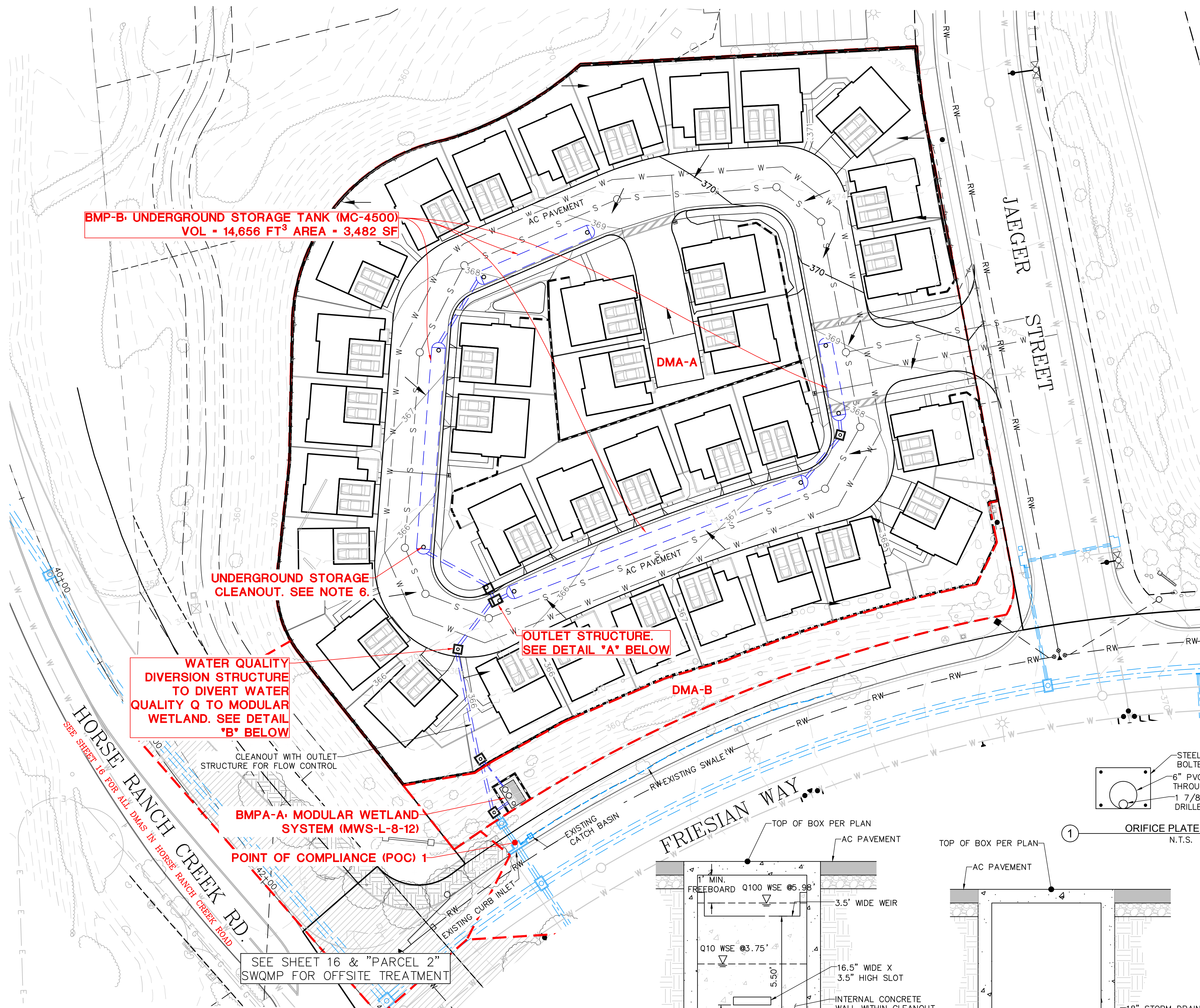
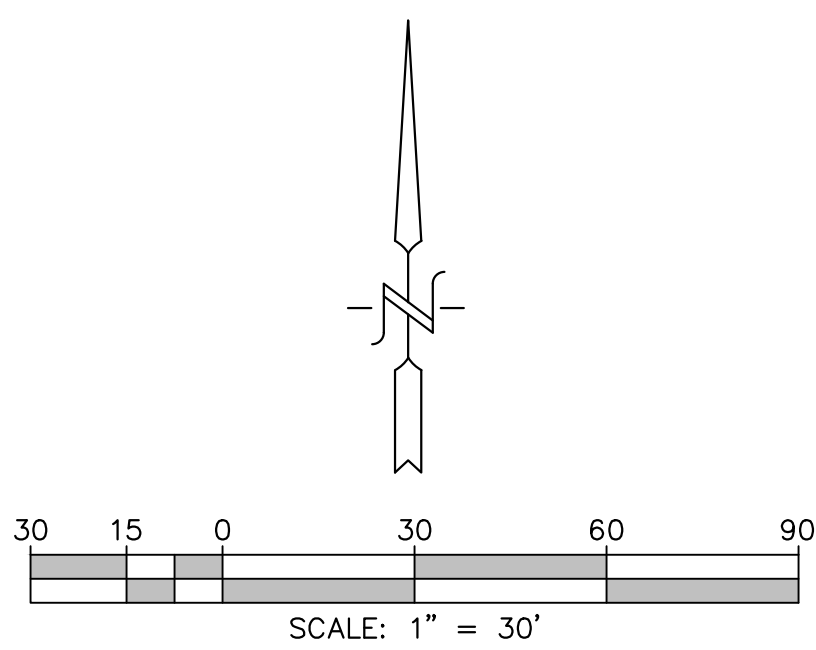
- SD-3 MINIMIZE IMPERVIOUS AREA
- SD-4 MINIMIZE SOIL COMPACTION
- SD-5 IMPERVIOUS AREA DISPERSION
- SD-6 RUNOFF COLLECTION
- SD-7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES

POST-CONSTRUCTION BMPs

- MWS-BF-3 MODULAR WETLAND SYSTEM (BF-3)
- UST UNDERGROUND STORAGE TANK

NOTES

1. CCSYA: NONE. SEE EXHIBIT IN ATTACHMENT 9
2. HYDROLOGIC SOIL GROUP: TYPE C PER COUNTY SOIL MAP
3. APPROXIMATE DEPTH TO GROUNDWATER: >10' (PREGRADED LOT)
4. EXISTING HYDRAULIC FEATURES: NONE
5. EACH UNIT ASSUMED TO HAVE A 32'X10' MINIMUM IMPERVIOUS PATIO (NOT SHOWN)
6. UNDERGROUND STORAGE MAINTENANCE ACCESS VIA CLEANOUT.



BMP-B UNDERGROUND STORAGE TANK (MC-4500)
VOL - 14,656 FT³ AREA - 3,482 SF

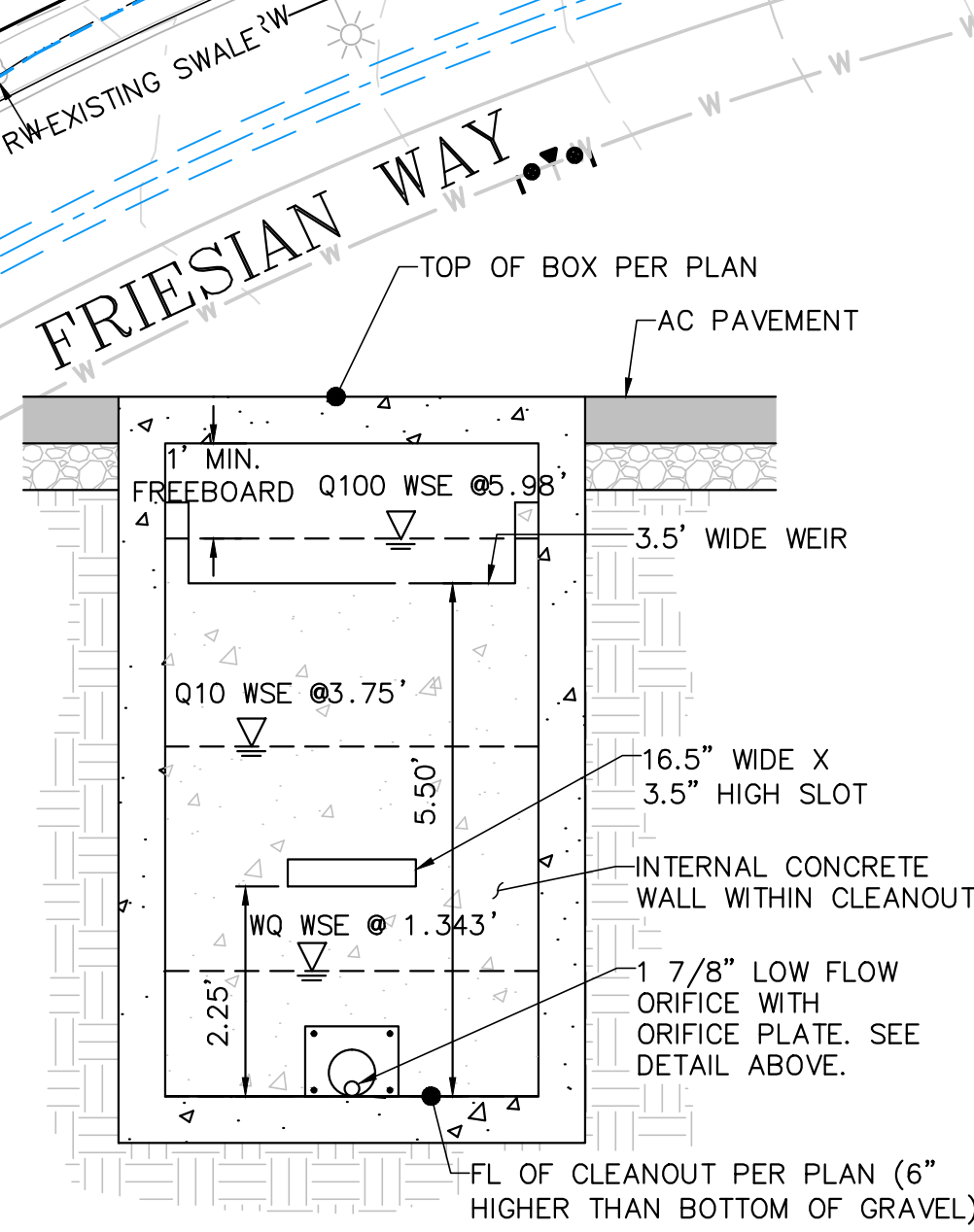
UNDERGROUND STORAGE CLEANOUT. SEE NOTE 6.

OUTLET STRUCTURE. SEE DETAIL 'A' BELOW

WATER QUALITY DIVERSION STRUCTURE TO DIVERT WATER QUALITY Q TO MODULAR WETLAND. SEE DETAIL 'B' BELOW

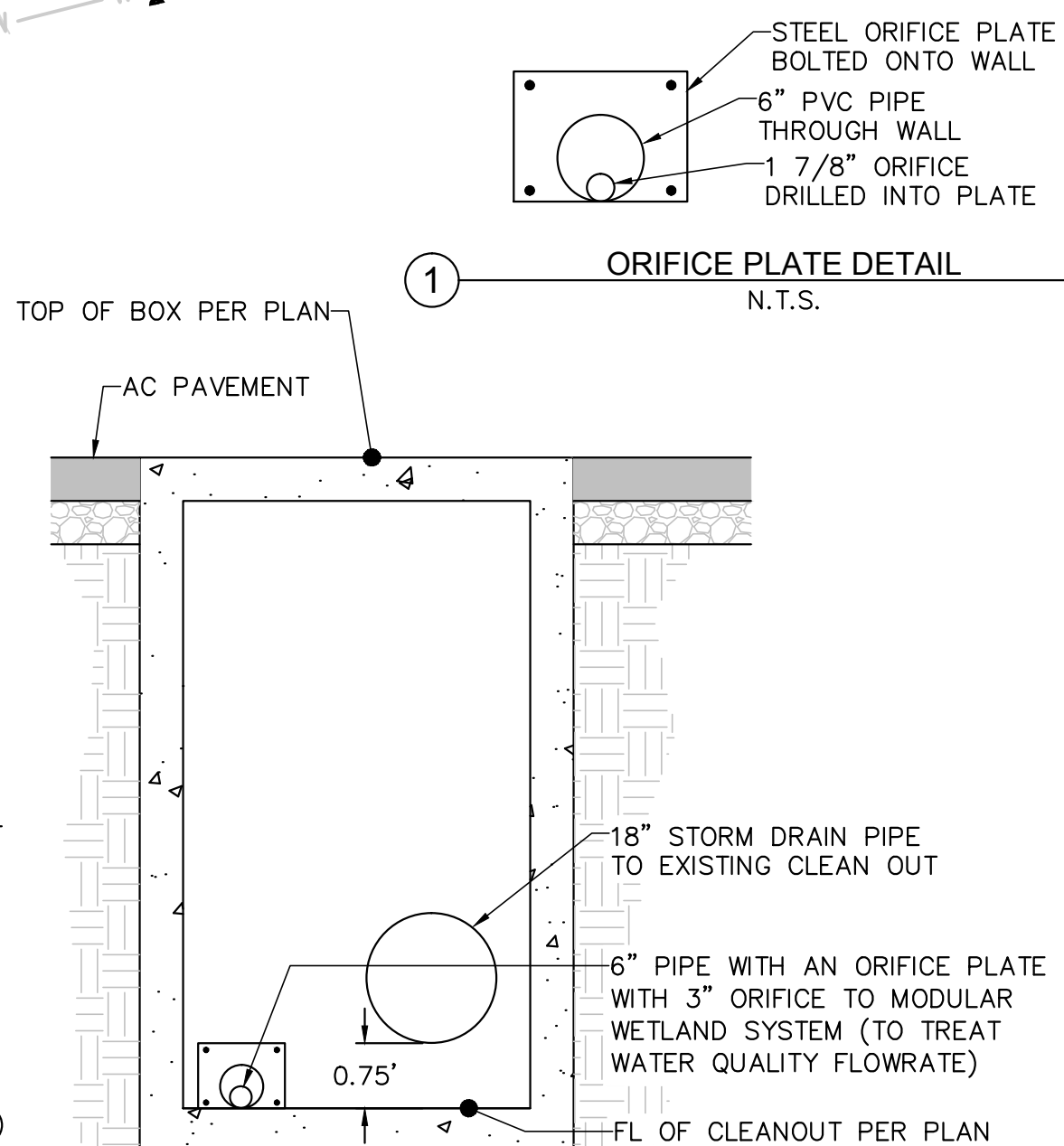
BMP-A-A MODULAR WETLAND SYSTEM (MWS-L-8-12)
POINT OF COMPLIANCE (POC) 1

SEE SHEET 16 & "PARCEL 2" SWQMP FOR OFFSITE TREATMENT



NOTE: THE BOTTOM OF THE GRAVEL STORAGE LAYER FOR BMP-A IS 6" BELOW THE INVERT OF THE ORIFICE

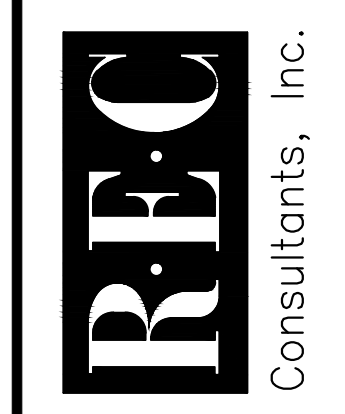
A OUTLET STRUCTURE
SCALE: 1"=2'



B WQ DIVERSION STRUCTURE
SCALE: 1"=2'

DMA & BMP SUMMARY TABLE								
DMA	DMA TYPE	BMP	TOTAL AREA (SF)	TOTAL AREA (AC)	IMPERVIOUS AREA (SF)	IMPERVIOUS AREA (AC)	PERVIOUS AREA (SF)	PERVIOUS AREA (AC)
A	DRAINS TO BMP	BMP-A: MODULAR WETLAND SYSTEM (BF-2) & BMP-B: UNDERGROUND STORAGE TANK	119,764	2.749	91,623	2.103	28,141	0.646
B	SELF-MITIGATING	N/A	8,497	0.195	0	0.000	8,497	0.195
TOTAL			128,261	2.944	91,623	2.103	36,638	0.841

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POST DEVELOPED DMA & HMP EXHIBIT
PASSERELLE (PARCEL 1)
COUNTY OF SAN DIEGO TRACT NO. _____
County of San Diego, California

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LEGEND

- EX. STORM DRAIN
- PROP. STORM DRAIN
- EX. INLET/CATCHBASIN/CLEANOUT
- DRAINAGE MANAGEMENT AREA BOUNDARY

SITE DESIGN BMPs

- PREVENTION OF ILLICIT DISCHARGES INTO THE MS4
- STORM DRAIN STENCILING OR SIGNAGE
- PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL
- ON-SITE STORM DRAIN INLETS
- NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL
- LANDSCAPE/OUTDOOR PESTICIDE USE
- REFUSE AREAS
- FIRE SPRINKLER TEST WATER
- MISCELLANEOUS DRAIN OR WASH WATER
- PLAZAS, SIDEWALKS, AND PARKING LOTS

SOURCE CONTROL BMPs

- MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
- MINIMIZE IMPERVIOUS AREA
- MINIMIZE SOIL COMPACTION
- IMPERVIOUS AREA DISPERSION
- RUNOFF COLLECTION
- LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES

POLLUTANT CONTROL BMPs

- MODULAR WETLAND SYSTEM (BF-3)
- STORMDRAIN PIPE
- UNDERGROUND DETENTION TANK

NOTES

1. CC5YA: NONE. SEE EXHIBIT IN ATTACHMENT 9
2. HYDROLOGIC SOIL GROUP: TYPE C PER COUNTY SOIL MAP
3. THE UNDERGROUND DETENTION SYSTEM (BMP-A) IS COMPRISED OF A SERIES OF OLDCASTLE STORMCAPTURE TANKS (A = 3,072 SF, VOL = 52,704 CFT)
4. APPROXIMATE DEPTH TO GROUNDWATER: >10' (PREGRADED LOT)
5. EXISTING HYDRAULIC FEATURES: NONE
6. EACH UNIT ASSUMED TO HAVE A 32'X10' MINIMUM IMPERVIOUS PATIO (NOT SHOWN)
7. UNDERGROUND STORAGE MAINTENANCE ACCESS VIA CLEANOUT.

SEE SHEET 16 FOR OFFSITE DMA BOUNDARIES

UNDERGROUND STORAGE CLEANOUT. SEE NOTE 8.

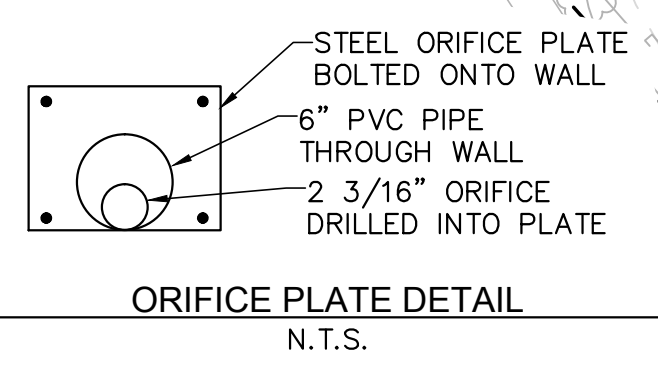
BMP-A: OLDCASTLE STORMCAPTURE CONCRETE TANKS. SEE NOTE 3.

BMP-A: OLDCASTLE STORMCAPTURE CONCRETE TANKS. SEE NOTE 3.

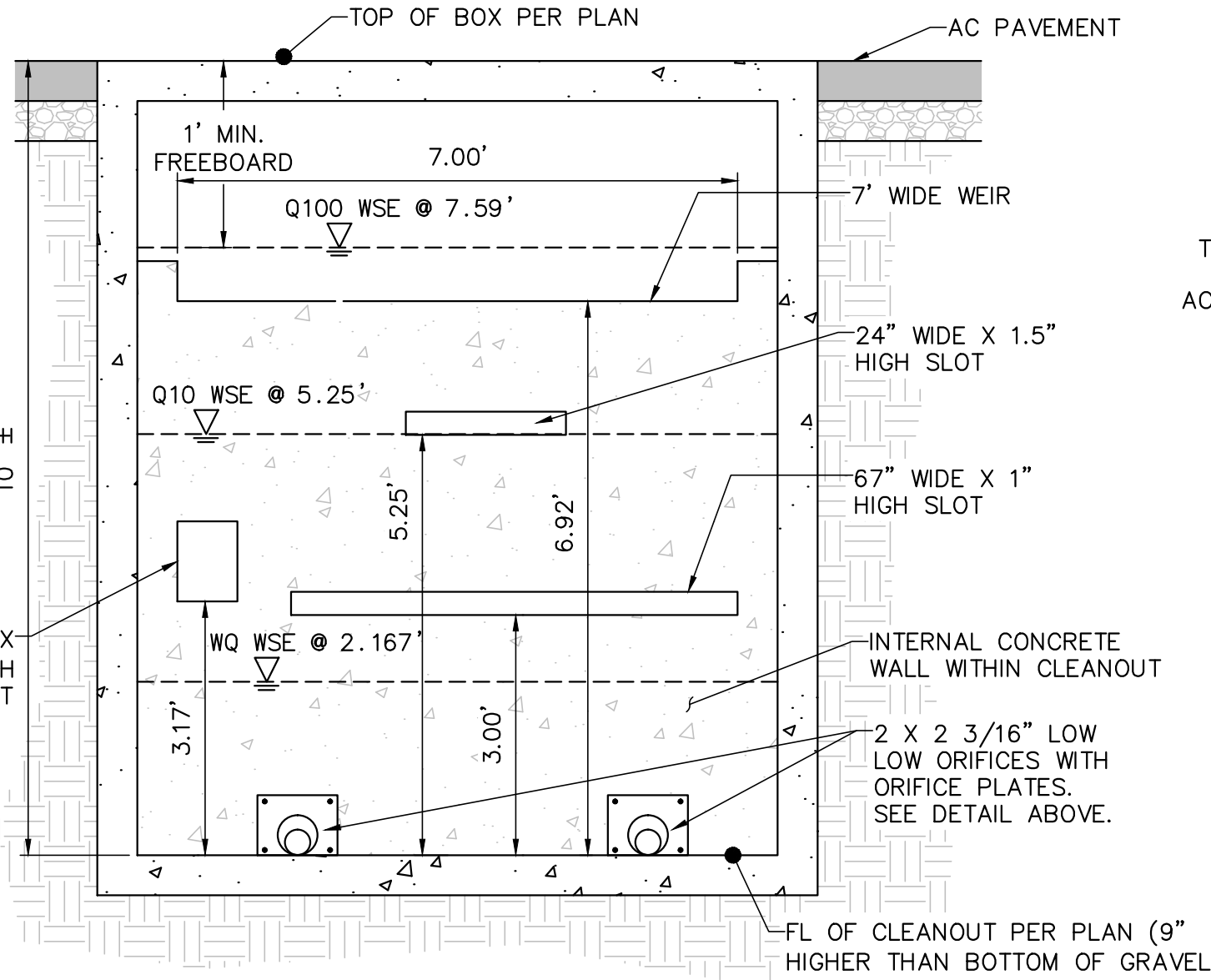
BMP-A: OLDCASTLE STORMCAPTURE CONCRETE TANKS. SEE NOTE 3.

BMP-A: OLDCASTLE STORMCAPTURE CONCRETE TANKS. SEE NOTE 3.

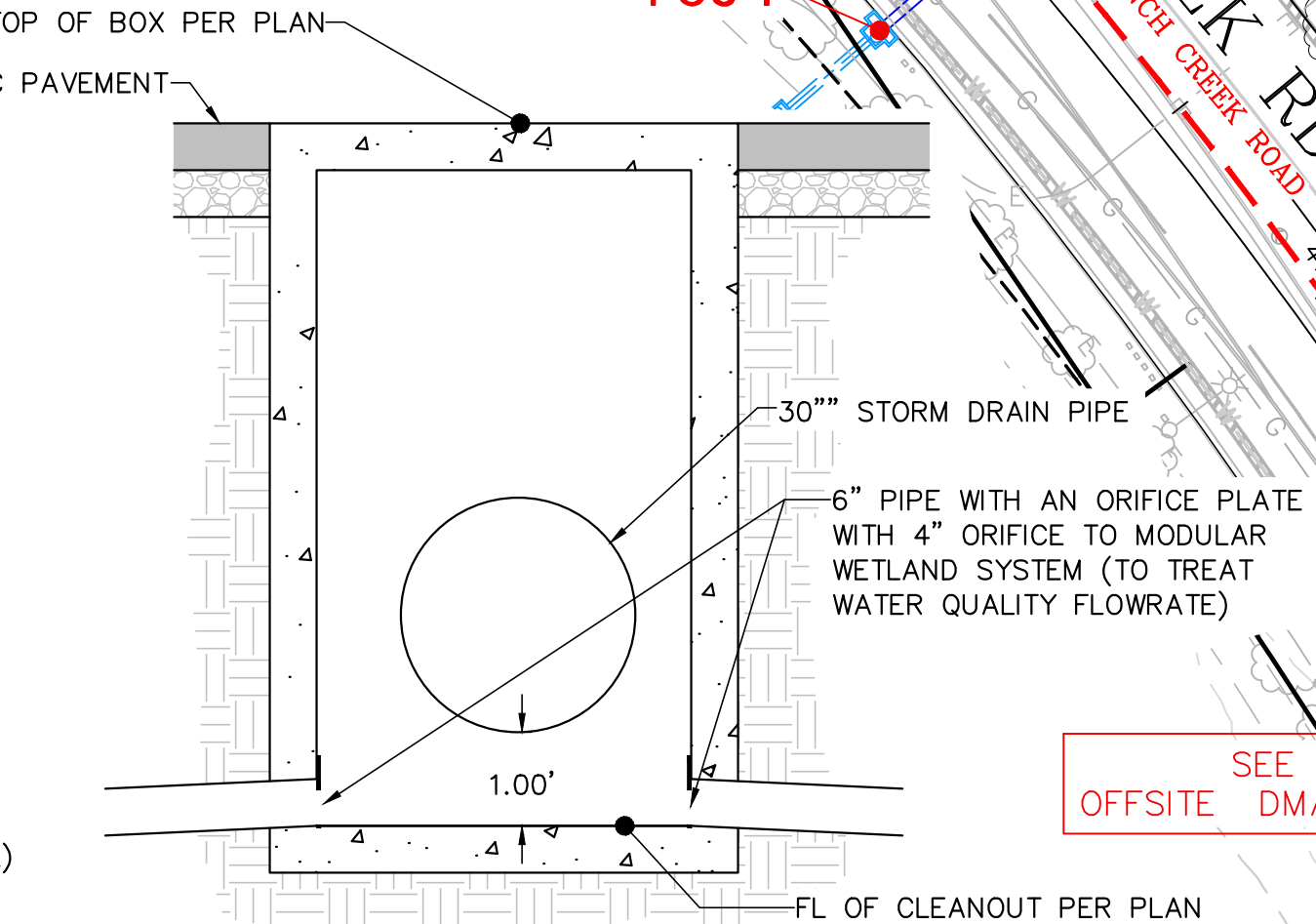
BMP-B: 2 X MODULAR WETLAND SYSTEM (MWS-L-8-24)



1 ORIFICE PLATE DETAIL N.T.S.



A OUTLET STRUCTURE SCALE: 1"=2'



B WQ DIVERSION STRUCTURE SCALE: 1"=2'

DMA & BMP SUMMARY TABLE						
AREA	IMPERVIOUS (AC)	PERVIOUS (AC)	TOTAL AREA (AC)	DMA TYPE	BMP	POC
DM-A	5.947	1.758	7.705	DRAINS TO BMP	BMP-A: UNDERGROUND STORAGE TANK & BMP-B: MODULAR WETLAND SYSTEM (BF-2)	1
DM-B	0.061	0.030	0.091	DRAINS TO BMP	BMP-B: MODULAR WETLAND SYSTEM (BF-2)	1
DMA-C	0.003	0.615	0.618	DRAINS TO BMP	BMP-A: UNDERGROUND STORAGE TANK & BMP-B: MODULAR WETLAND SYSTEM (BF-2)	1
DMA-D	0.000	0.165	0.165	SELF-MITIGATING	N/A	2
DMA-E	0.000	0.050	0.050	SELF-MITIGATING	N/A	3
TOTAL	6.011	2.618	8.629			

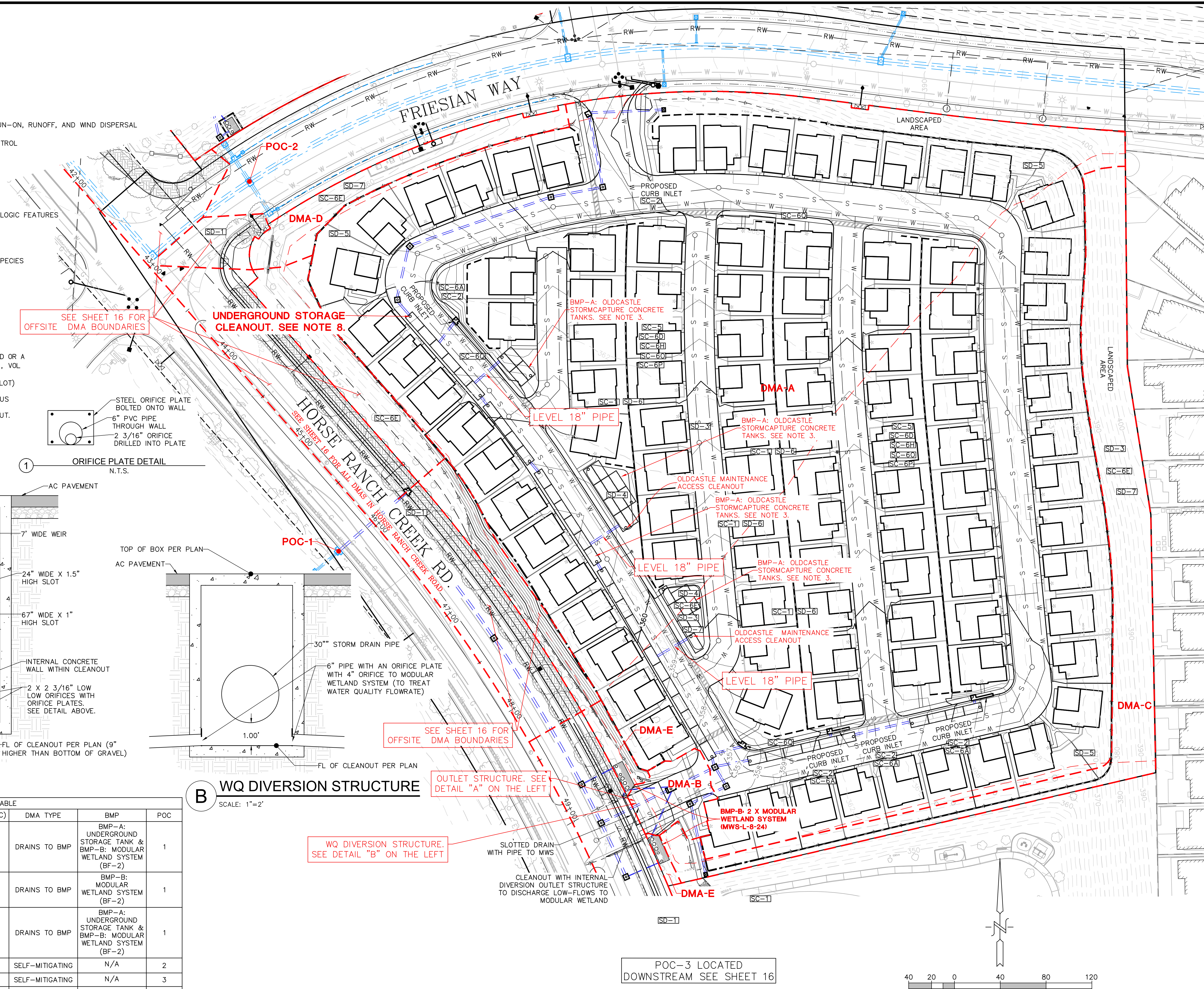
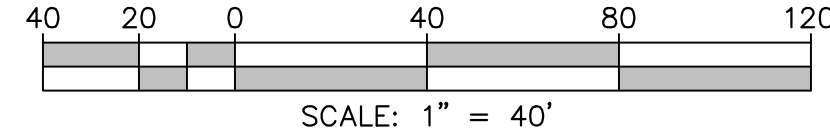
SEE SHEET 16 FOR OFFSITE DMA BOUNDARIES

OUTLET STRUCTURE. SEE DETAIL "A" ON THE LEFT

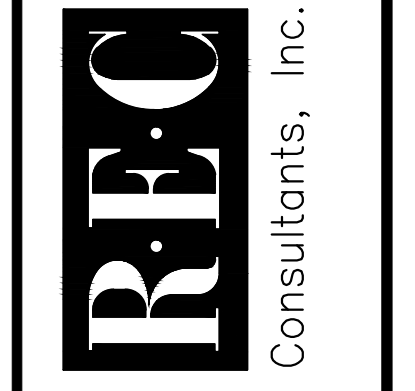
WQ DIVERSION STRUCTURE. SEE DETAIL "B" ON THE LEFT

CLEANOUT WITH INTERNAL DIVERSION OUTLET STRUCTURE TO DISCHARGE LOW-FLOWS TO MODULAR WETLAND

POC-3 LOCATED DOWNSTREAM SEE SHEET 16



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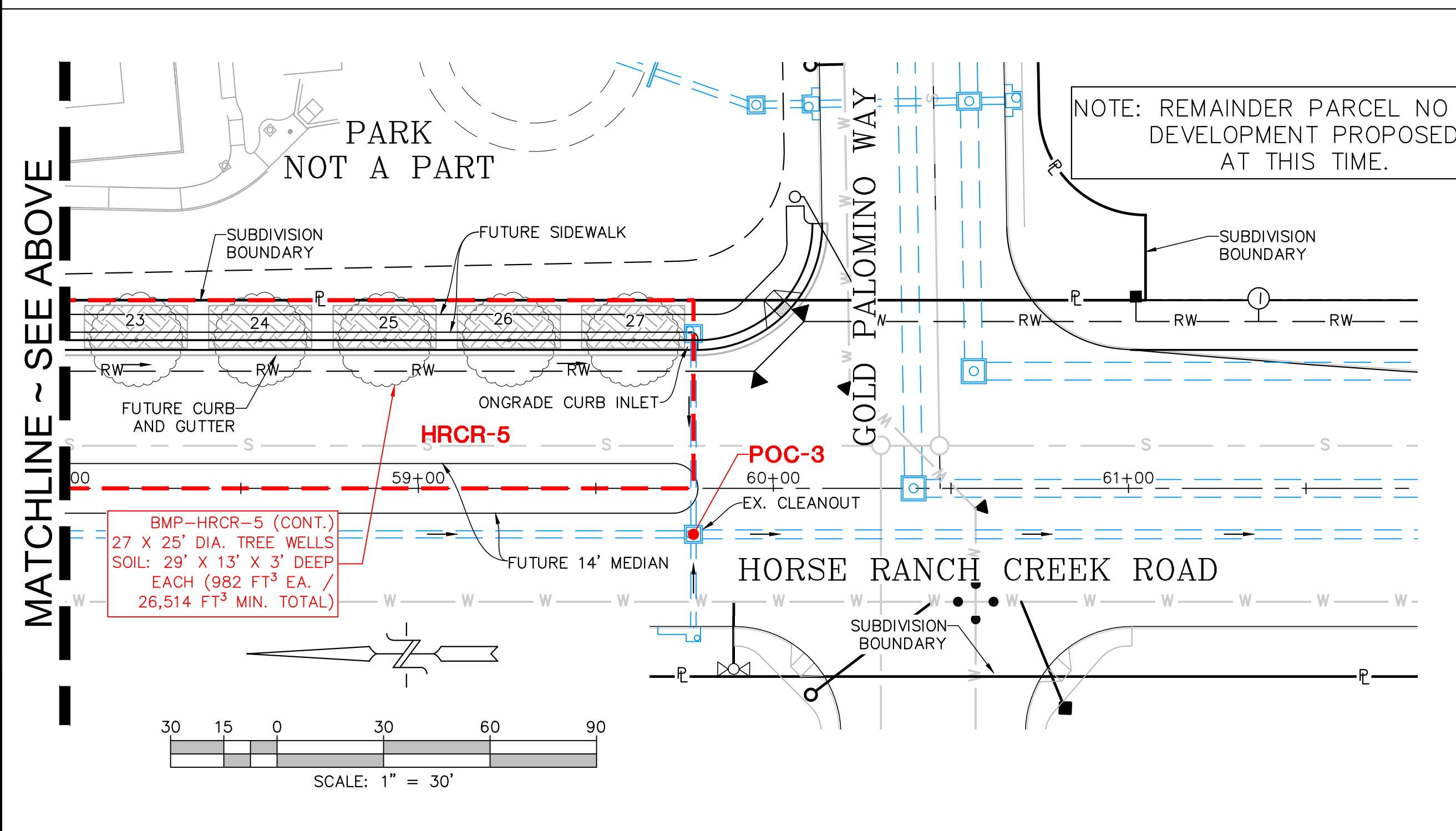
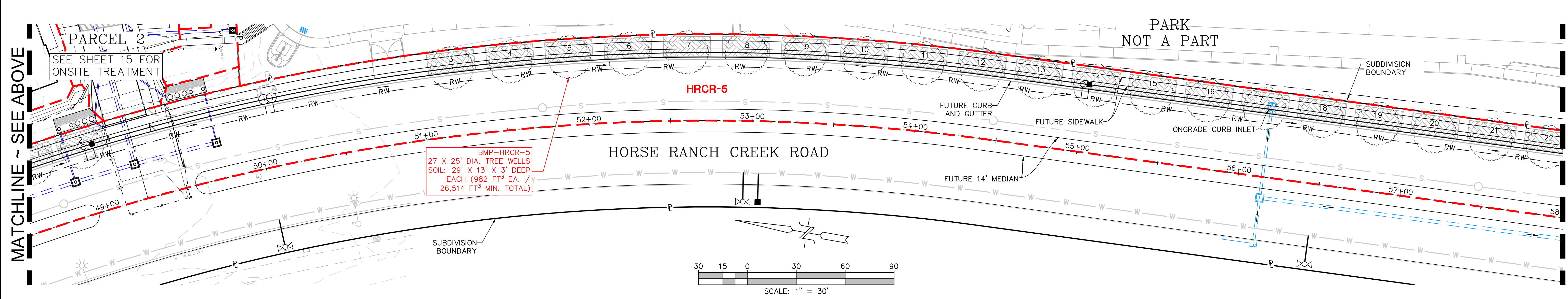
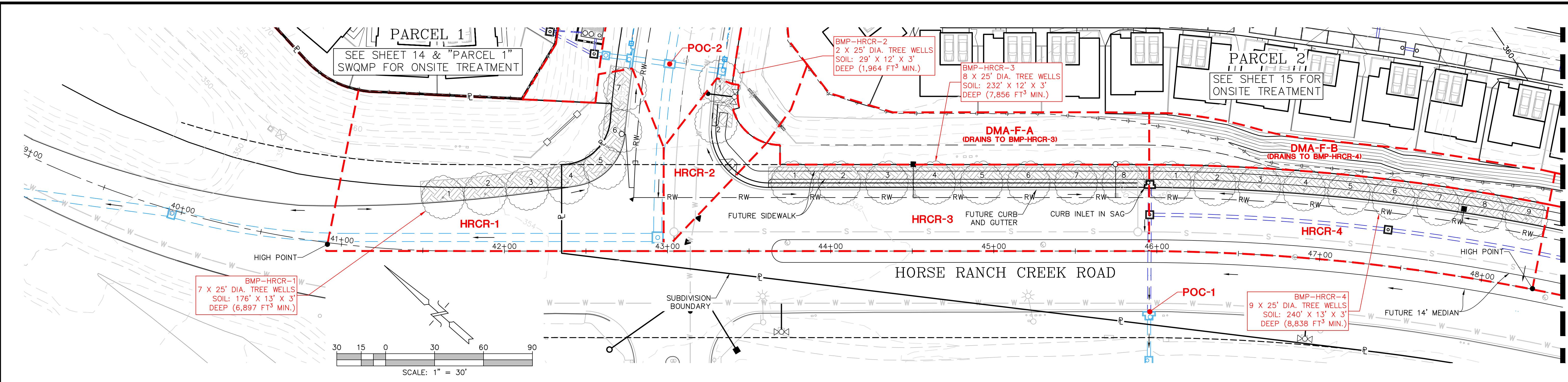


REVISIONS	DATE	DESCRIPTION

JOB NO. 1581

POST DEVELOPED DMA & HMP EXHIBIT
PASSERELLE (PARCEL 2)
COUNTY OF SAN DIEGO TRACT NO. _____
County of San Diego, California

SHEET NO. 15 OF 18



DMA & BMP SUMMARY TABLE									
DMA	POC	DMA TYPE	BMP	TOTAL AREA (SF)	TOTAL AREA (AC)	IMPERVIOUS AREA (SF)	IMPERVIOUS AREA (AC)	PERVIOUS AREA (SF)	PERVIOUS AREA (AC)
HRCR-1	1	DRAINS TO BMP	BMP-HRCR-1: Tree Well (SD-A)	18,827	0.432	8,300	0.191	10,527	0.242
HRCR-2	1	DRAINS TO BMP	BMP-HRCR-2: Tree Well (SD-A)	3,254	0.075	2,577	0.059	677	0.016
HRCR-3	2	DRAINS TO BMP	BMP-HRCR-3: Tree Well (SD-A)	14,616	0.336	10,681	0.245	3,935	0.090
DMA-F-A	2	DRAINS TO BMP	BMP-HRCR-3: Tree Well (SD-A)	7,931	0.182	0	0.000	7,931	0.182
HRCR-4	2	DRAINS TO BMP	BMP-HRCR-4: Tree Well (SD-A)	12,802	0.294	8,935	0.205	3,867	0.089
DMA-F-B	2	DRAINS TO BMP	BMP-HRCR-4: Tree Well (SD-A)	5,565	0.128	0	0.000	5,565	0.128
HRCR-5	3	DRAINS TO BMP	BMP-HRCR-5: Tree Well (SD-A)	61,406	1.410	43,575	1.000	17,831	0.409
TOTAL				124,401	2.856	74,068	1.700	50,333	1.155

- LEGEND**
- EX. STORM DRAIN
 - PROP. STORM DRAIN
 - EX. INLET/CATCHBASIN/CLEANOUT
 - DRAINAGE MANAGEMENT AREA BOUNDARY
 - DIRECTION OF FLOW
 - TREE WELL (SD-A)

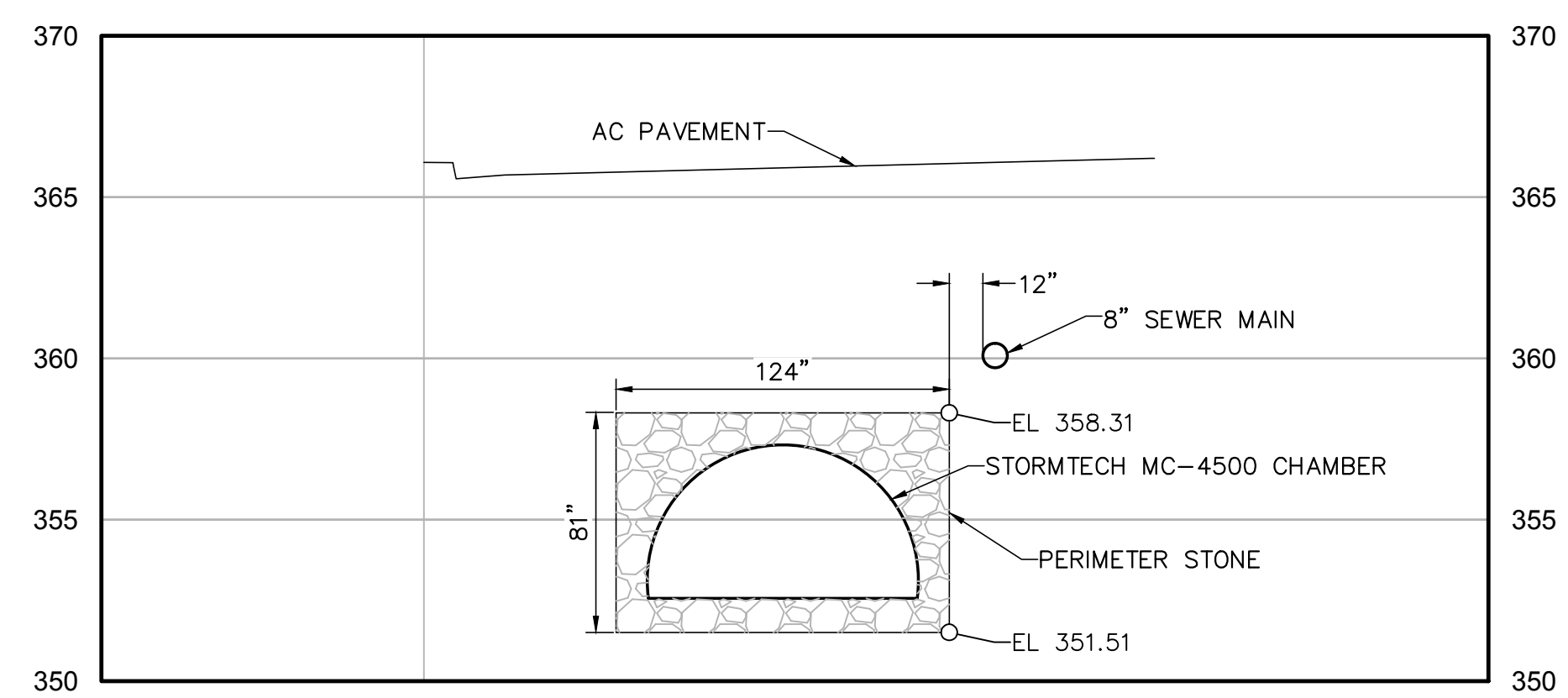
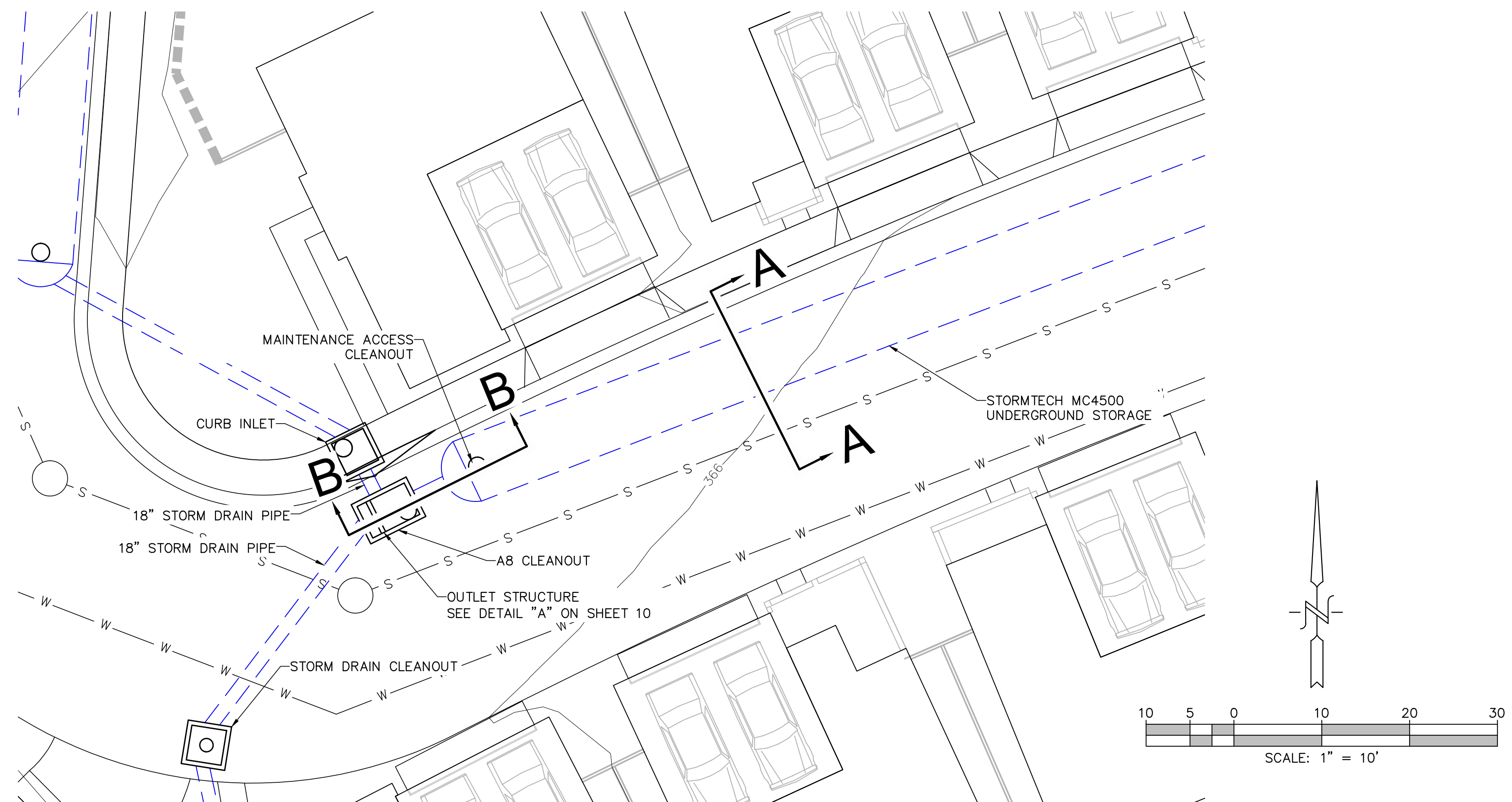
- NOTES**
1. ALL TREE WELLS ARE PER SAN DIEGO COUNTY DEPARTMENT OF PUBLIC WORKS GREEN STREET STANDARD DRAWING GS-1.02. SEE DETAIL ON SHEET 18.
 2. TREE WELLS TO HAVE STRUCTURAL SOIL.
 3. THE ULTIMATE ROAD IMPROVEMENTS AND STORMWATER TREATMENT OF THE ROAD WILL BE SHOWN IN FUTURE DEVELOPMENT PROPOSALS FOR THE REMAINDER PARCEL.

REVISIONS	BY	DATE	DESCRIPTION

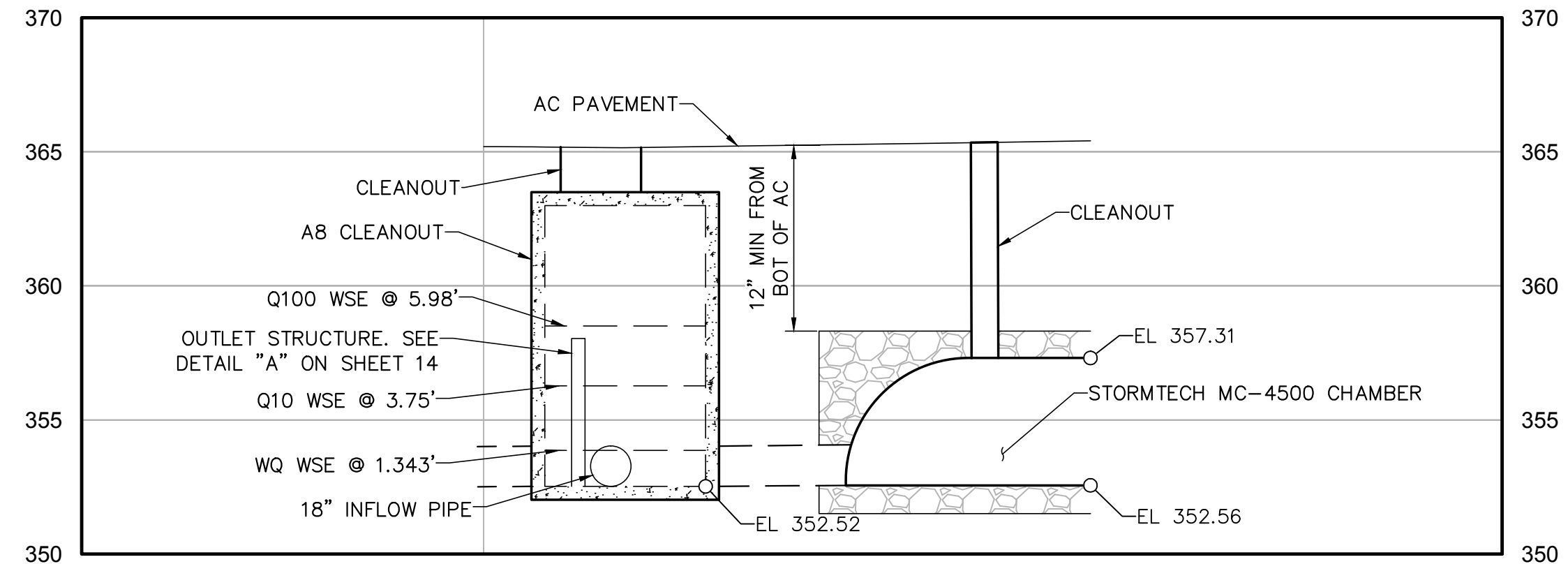
JOB NO. 1581

POST DEVELOPED DMA & HMP EXHIBIT
PASSERELLE
COUNTY OF SAN DIEGO TRACT NO. _____
County of San Diego, California

PARCEL 1 ~ BMP SECTIONS

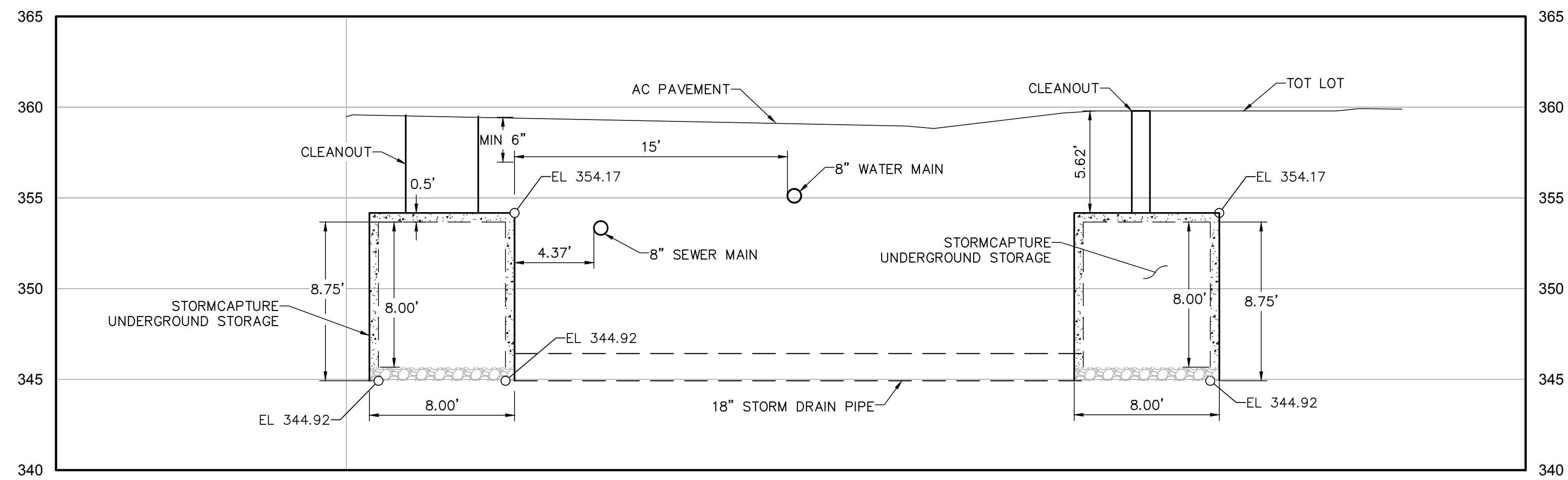


SECTION ~ A-A
SCALE: HORIZ: 1" = 5'
VERT: 1" = 5'

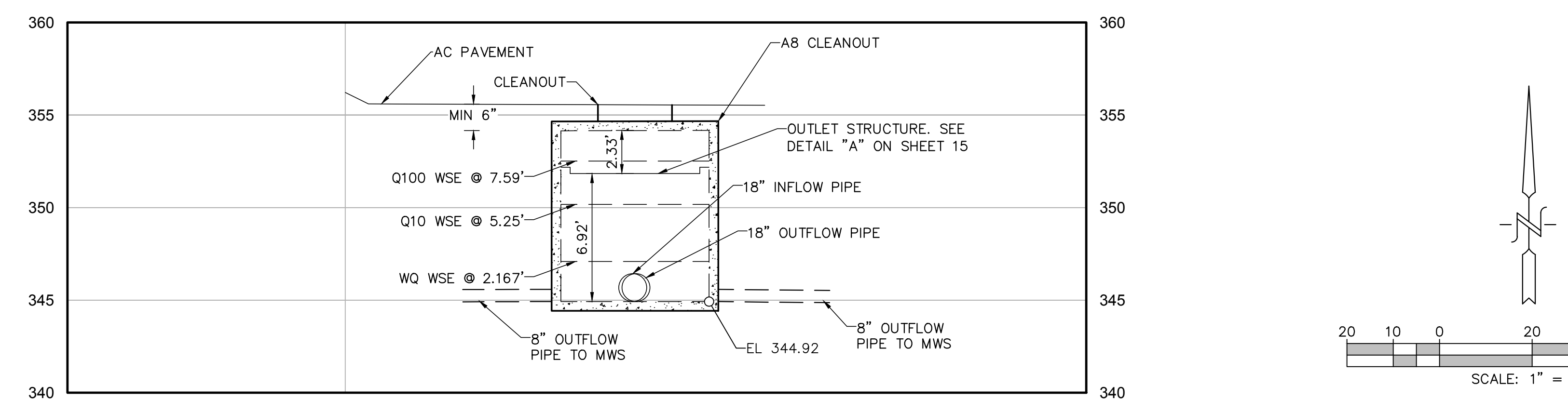


SECTION ~ B-B
SCALE: HORIZ: 1" = 5'
VERT: 1" = 5'

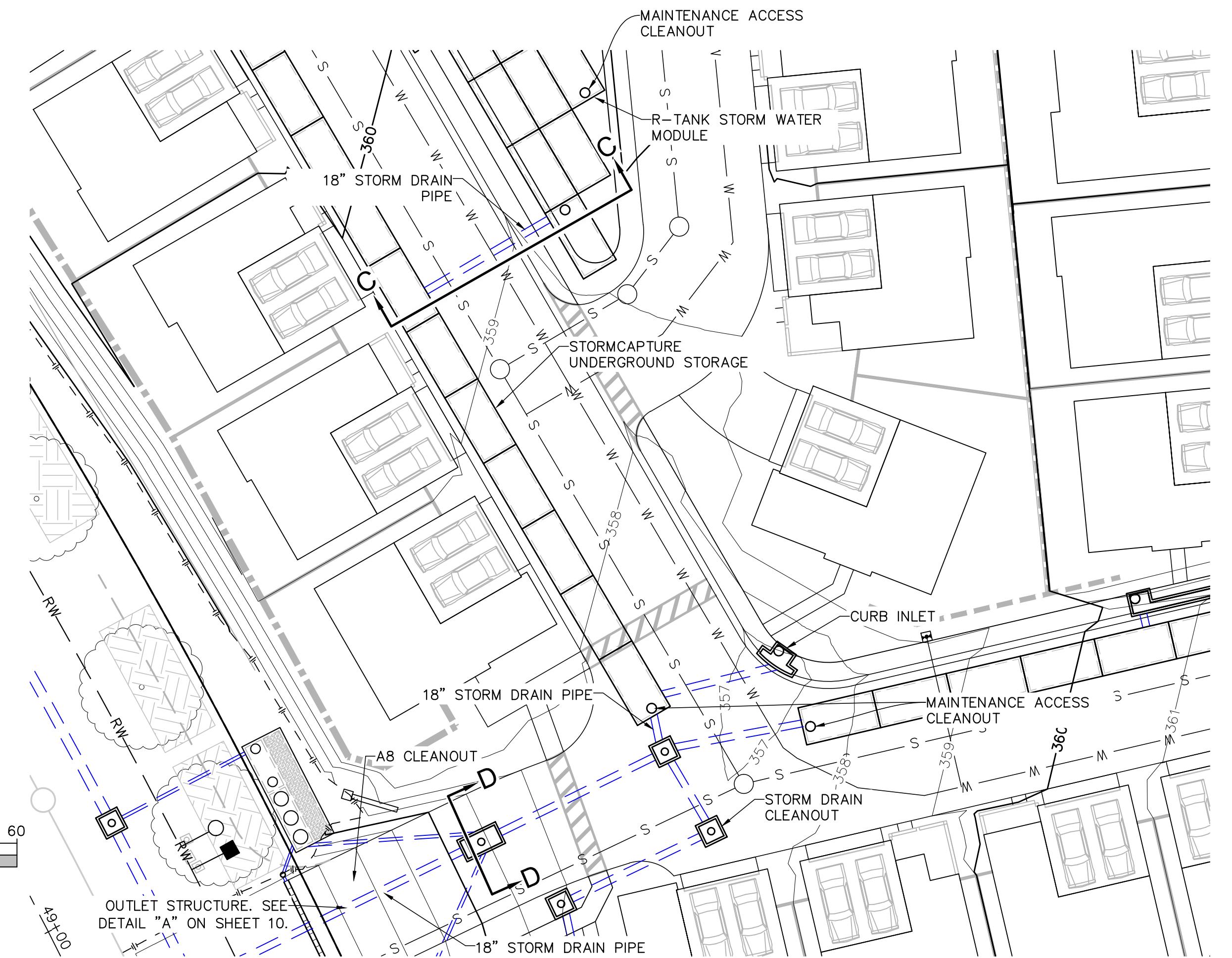
PARCEL 2 ~ BMP SECTIONS



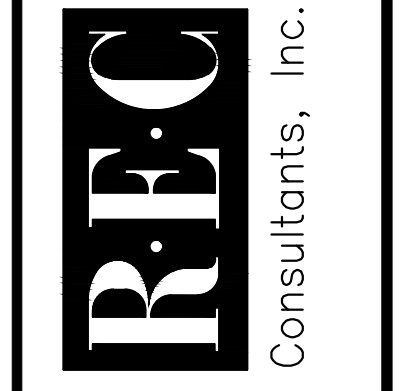
SECTION ~ C-C
SCALE: HORIZ: 1" = 5'
VERT: 1" = 5'



SECTION ~ D-D
SCALE: HORIZ: 1" = 5'
VERT: 1" = 5'



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REVISIONS	DATE	DESCRIPTION

JOB NO. 1581

POST DEVELOPED CROSS SECTION DETAILS
PASSERELLE (PARCELS 1&2)
COUNTY OF SAN DIEGO TRACT NO. _____
County of San Diego, California

SITE SPECIFIC DATA			
PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
FLOW BASED (CFS)			
0.346			
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE		OFFLINE	
0.346			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN		

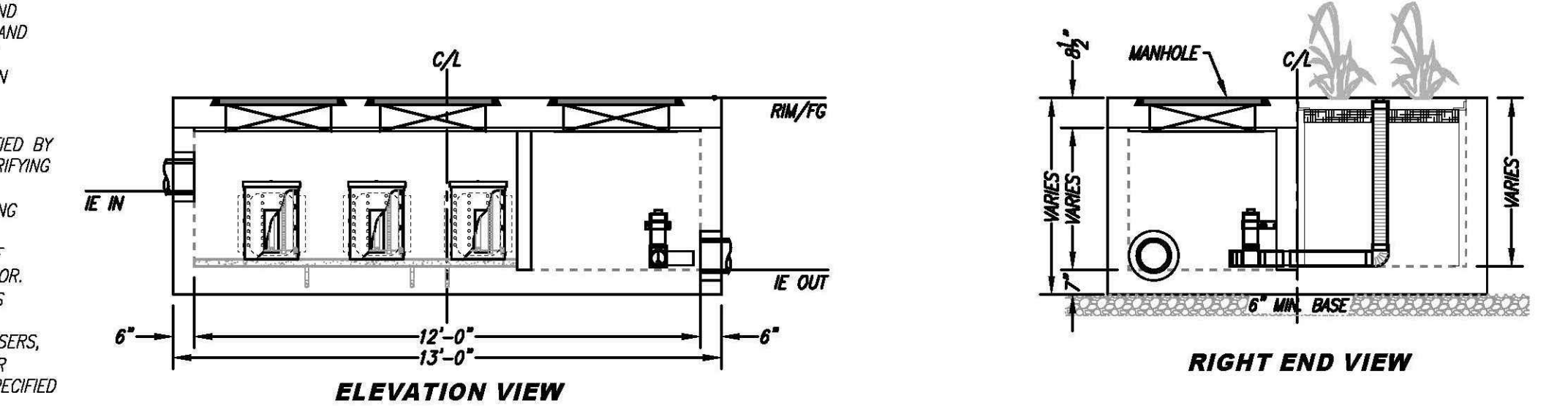
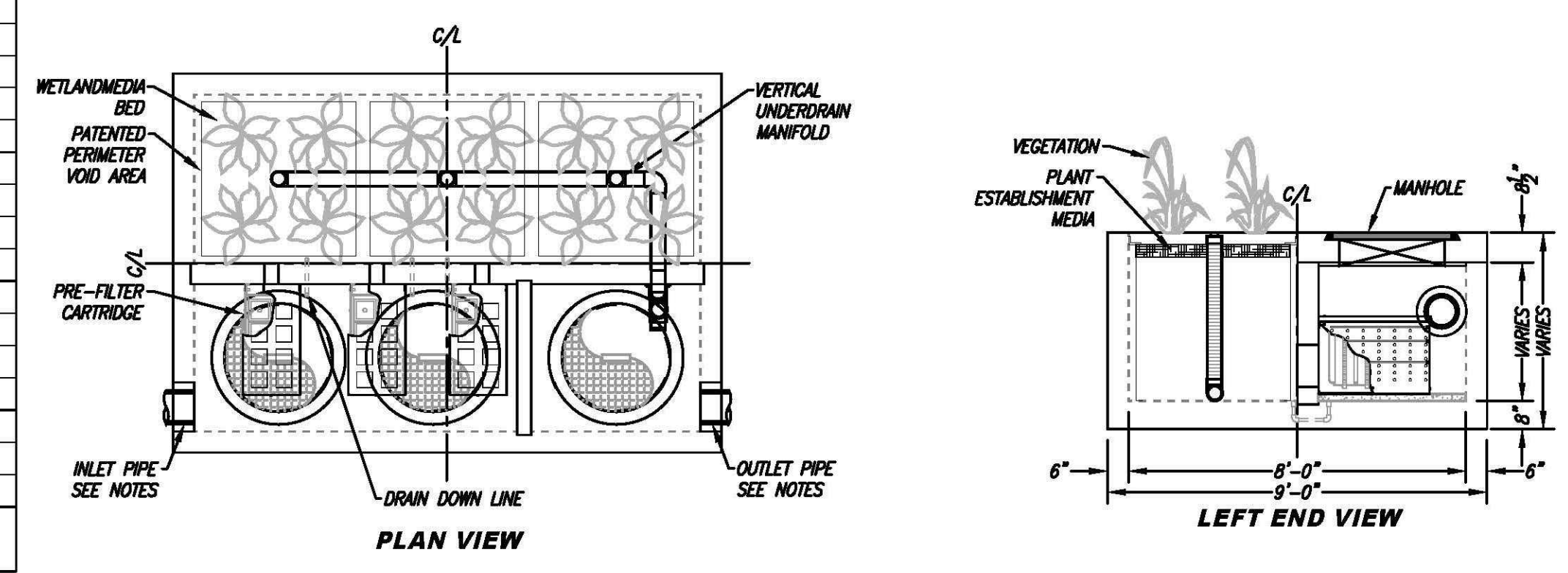
NOTES:
* PRELIMINARY NOT FOR CONSTRUCTION

INSTALLATION NOTES

- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER TIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL PIPES, RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO USE GROUT AND/OR BRICKS TO MATCH COVERS WITH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
- VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
- CONTRACTOR RESPONSIBLE FOR CONTACTING CONTECH FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A CONTECH REPRESENTATIVE.

GENERAL NOTES

- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT CONTECH.



TREATMENT FLOW (CFS)	0.346
OPERATING HEAD (FT)	3.4
PRETREATMENT LOADING RATE (GPM/SF)	2.0
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0

MODULAR WETLANDS
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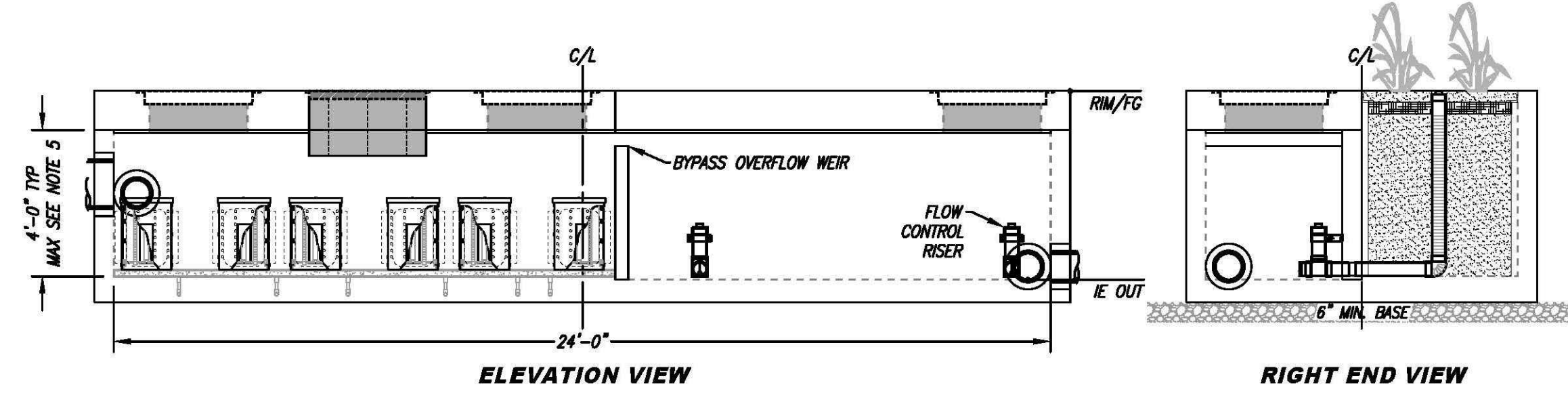
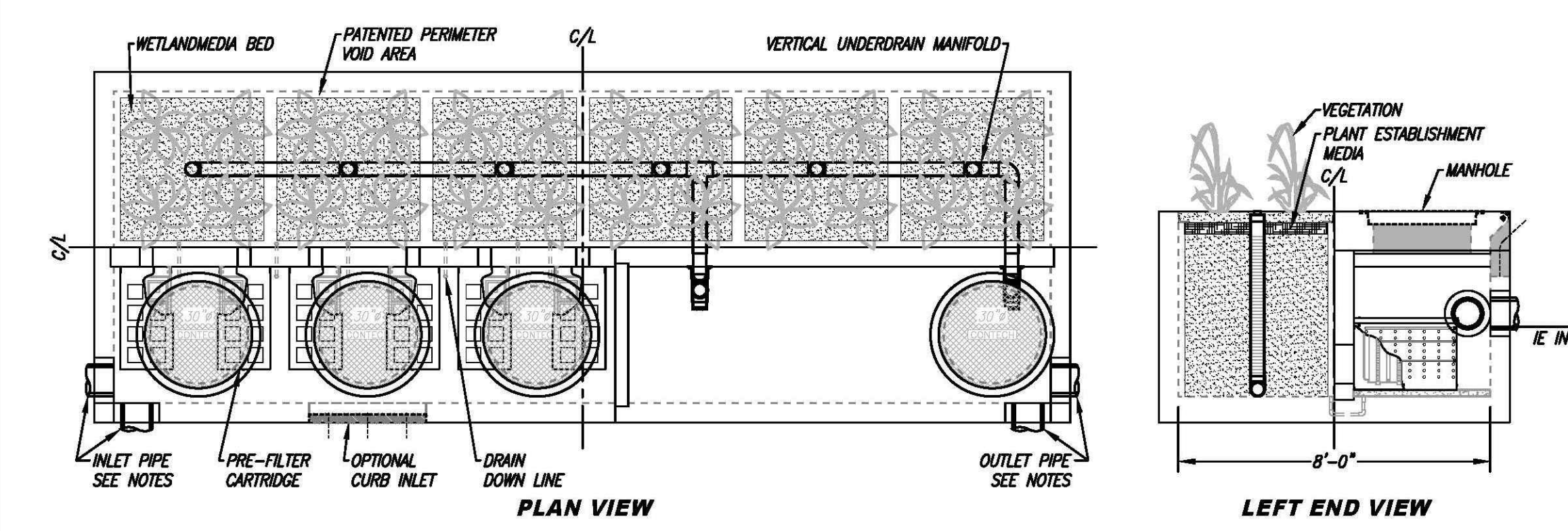
MWS-L-8-12-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

SITE SPECIFIC DATA			
PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
TREATMENT FLOW (CFS)			
OPERATING HEAD (FT)			
PRETREATMENT LOADING RATE (GPM/SF)			
WETLAND MEDIA LOADING RATE (GPM/SF)			
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD			

NOTES:

INSTALLATION NOTES

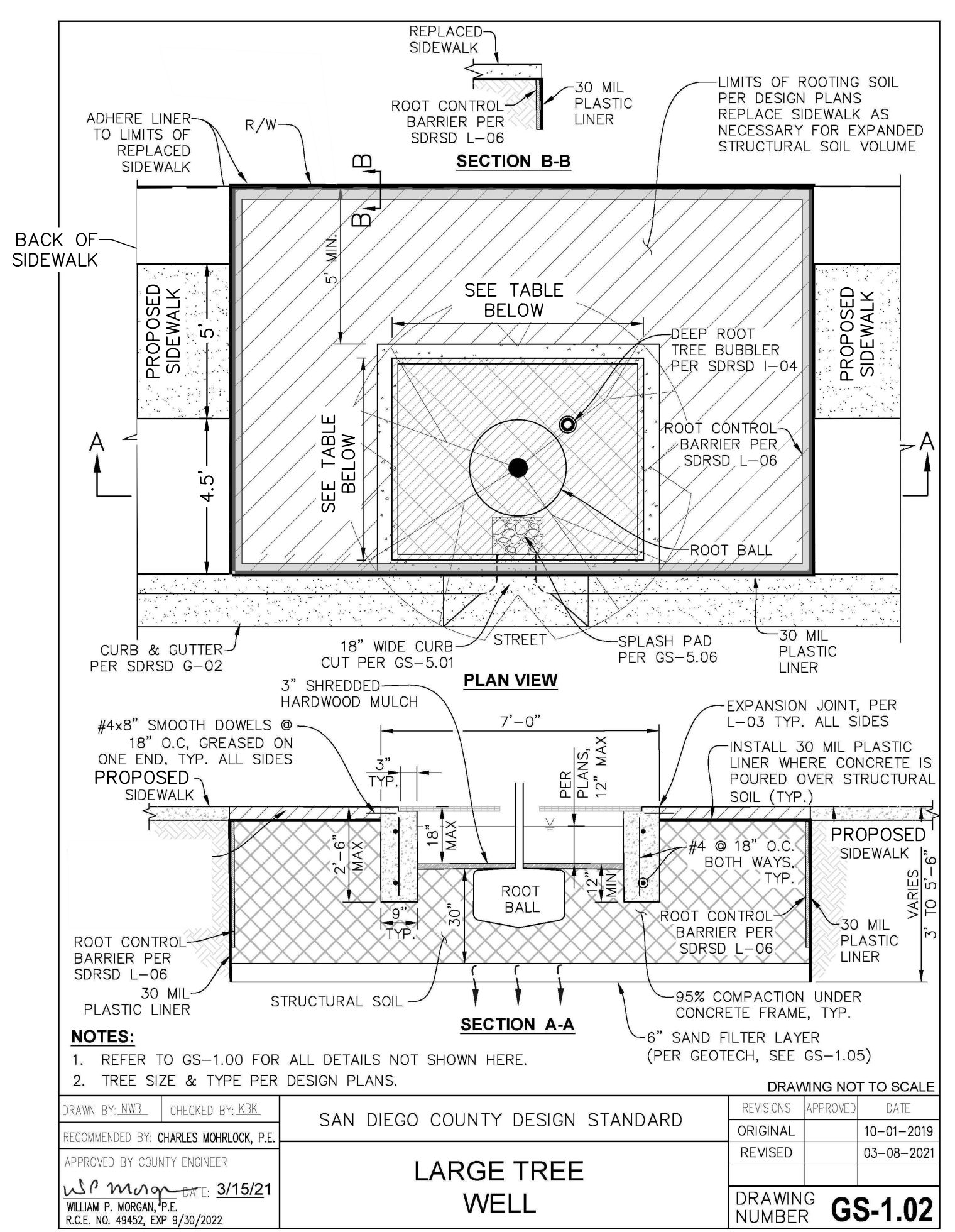
- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER TIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
- CONTRACTOR RESPONSIBLE FOR CONTACTING CONTECH FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A CONTECH REPRESENTATIVE.
- VERTICAL HEIGHT VARIES BASED ON SITE SPECIFIC REQUIREMENTS.



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MWS-L-8-24-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL



REVISIONS	DATE	DESCRIPTION

DMA	TREE WELL DIMENSIONS				
	HRCR-1	HRCR-2	HRCR-3	HRCR-4	HRCR-5
LENGTH (FT)	26.0	20.0	29.0	29.0	29.0
WIDTH (FT)	13.0	16.5	12.0	12.0	12.0
DEPTH (FT)	3.0	3.0	3.0	3.0	3.0

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R.E.C.
Consultants, Inc.

REVISIONS	DATE	DESCRIPTION

JOB NO. 1581

MODULAR WETLANDS STANDARD DETAILS
PASSERELLE (PARCELS 1&2)
COUNTY OF SAN DIEGO TRACT NO. _____
County of San Diego, California

SHEET NO.
18 OF 18