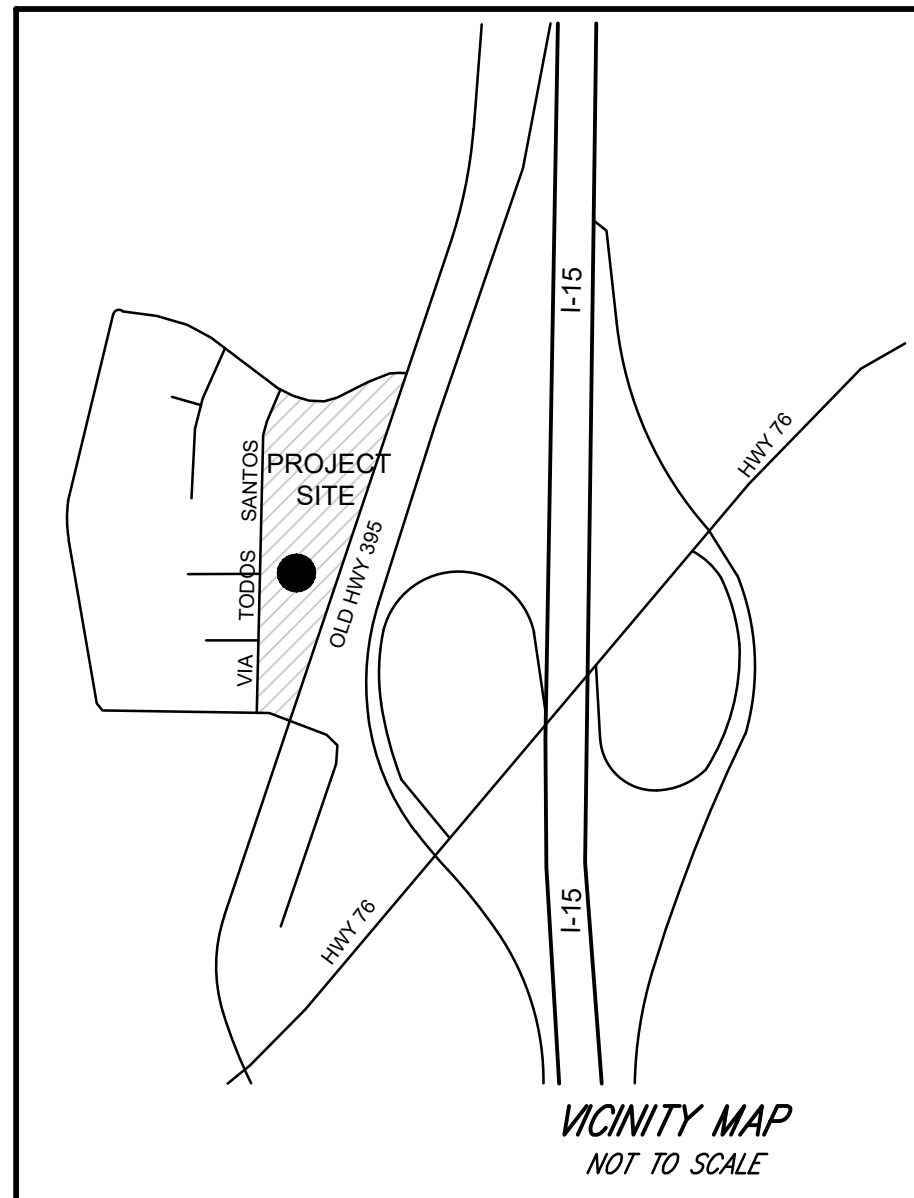
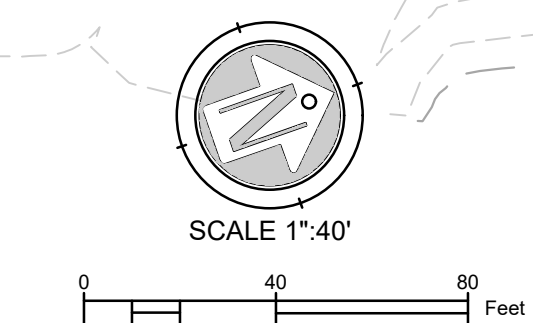
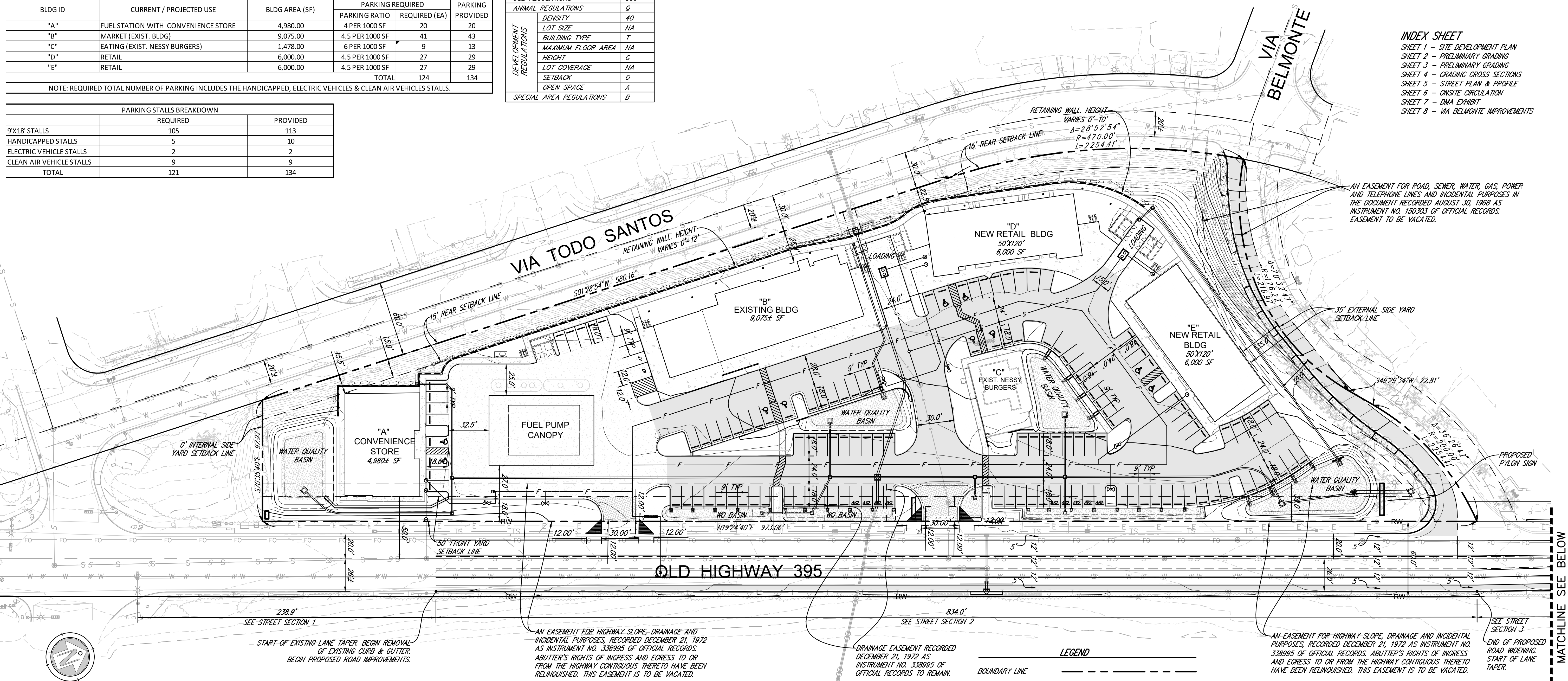


SITE PARKING SUMMARY					
BLDG ID	CURRENT / PROJECTED USE	BLDG AREA (SF)	PARKING REQUIRED		PARKING PROVIDED
			PARKING RATIO	REQUIRED (EA)	
"A"	FUEL STATION WITH CONVENIENCE STORE	4,980.00	4 PER 1000 SF	20	20
"B"	MARKET (EXIST. BLDG)	9,075.00	4.5 PER 1000 SF	41	43
"C"	EATING (EXIST. NESSY BURGERS)	1,478.00	6 PER 1000 SF	9	13
"D"	RETAIL	6,000.00	4.5 PER 1000 SF	27	29
"E"	RETAIL	6,000.00	4.5 PER 1000 SF	27	29
			TOTAL	124	134

APN: 125-050-54	
USE REGULATIONS	C.36
ANIMAL REGULATIONS	0
DEVELOPMENT REGULATIONS	40
DENSITY	NA
LOT SIZE	NA
BUILDING TYPE	T
MAXIMUM FLOOR AREA	NA
HEIGHT	C
LOT COVERAGE	NA
SETBACK	0
OPEN SPACE	A
SPECIAL AREA REGULATIONS	B

PARKING STALLS BREAKDOWN		
	REQUIRED	PROVIDED
9'X18' STALLS	105	113
HANDICAPPED STALLS	5	10
ELECTRIC VEHICLE STALLS	2	2
CLEAN AIR VEHICLE STALLS	9	9
TOTAL	121	134

**INDEX SHEET**  
 SHEET 1 - SITE DEVELOPMENT PLAN  
 SHEET 2 - PRELIMINARY GRADING  
 SHEET 3 - PRELIMINARY GRADING  
 SHEET 4 - GRADING CROSS SECTIONS  
 SHEET 5 - STREET PLAN & PROFILE  
 SHEET 6 - ON-SITE CIRCULATION  
 SHEET 7 - DMA EXHIBIT  
 SHEET 8 - VIA BELMONTE IMPROVEMENTS



**OWNER**  
 TORH3 LLC  
 3712 EAST OWENS AVE #101, NORTH LAS VEGAS, NV 89030  
 MANAGING MEMBER: RAFID HAMKA

**LEGAL DESCRIPTION**  
 ALL THAT PORTION OF TRACT "A" OF MONSERATE RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ON FILE IN THE OFFICE OF COUNTY RECORDER TO MAP THEREOF ON FILE IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, IN BOOK 1, PAGE 108 OF PATENTS.

**ACREAGE**  
 GROSS AREA - 4.37 AC

**PROPERTY ADDRESS**  
 3233 OLD HIGHWAY 395  
 FALLBROOK, CA 92028

**ASSESSORS PARCEL NUMBER**  
 125-050-54-00

**GENERAL PLAN DESIGNATION**  
 GENERAL COMMERCIAL

**SETBACKS**  
 FRONT = 50' FROM CENTERLINE  
 SIDE YARD EXTERIOR = 35' FROM THE CENTERLINE  
 SIDE YARD INTERIOR = 0' FROM THE LOTLINE (h)  
 REAR YARD = 15' FROM THE LOT LINE IF BUILDINGS' PRINCIPAL USE IS COMMERCIAL (m)

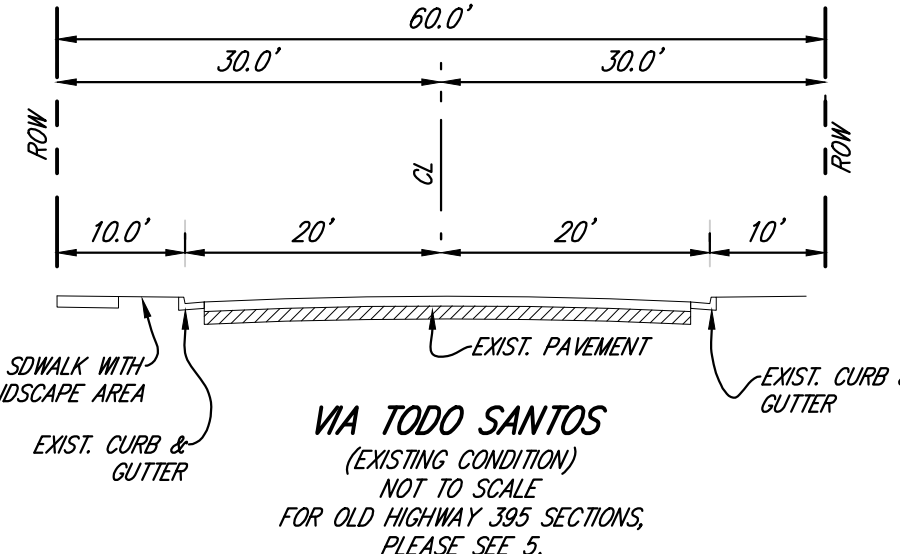
**AGENCIES**  
 FIRE DISTRICT = NORTH COUNTY FIRE PROTECTION DISTRICT  
 ELEMENTARY SCHOOL = GEN. ELEM. BONSAI UNION  
 HIGH SCHOOL DISTRICT = HIGH FALLBROOK UNION  
 WATER DISTRICT = RAINBOW MUNICIPAL WATER DISTRICT  
 SANITATION DISTRICT = RAINBOW MUNICIPAL WATER DISTRICT

**SURVEYOR OF WORK**  
 EXCEL ENGINEERING  
 440 STATE PLACE  
 ESCONDIDO, CA 92029  
 PHONE (760) 745-8118  
 FAX (760) 745-1890

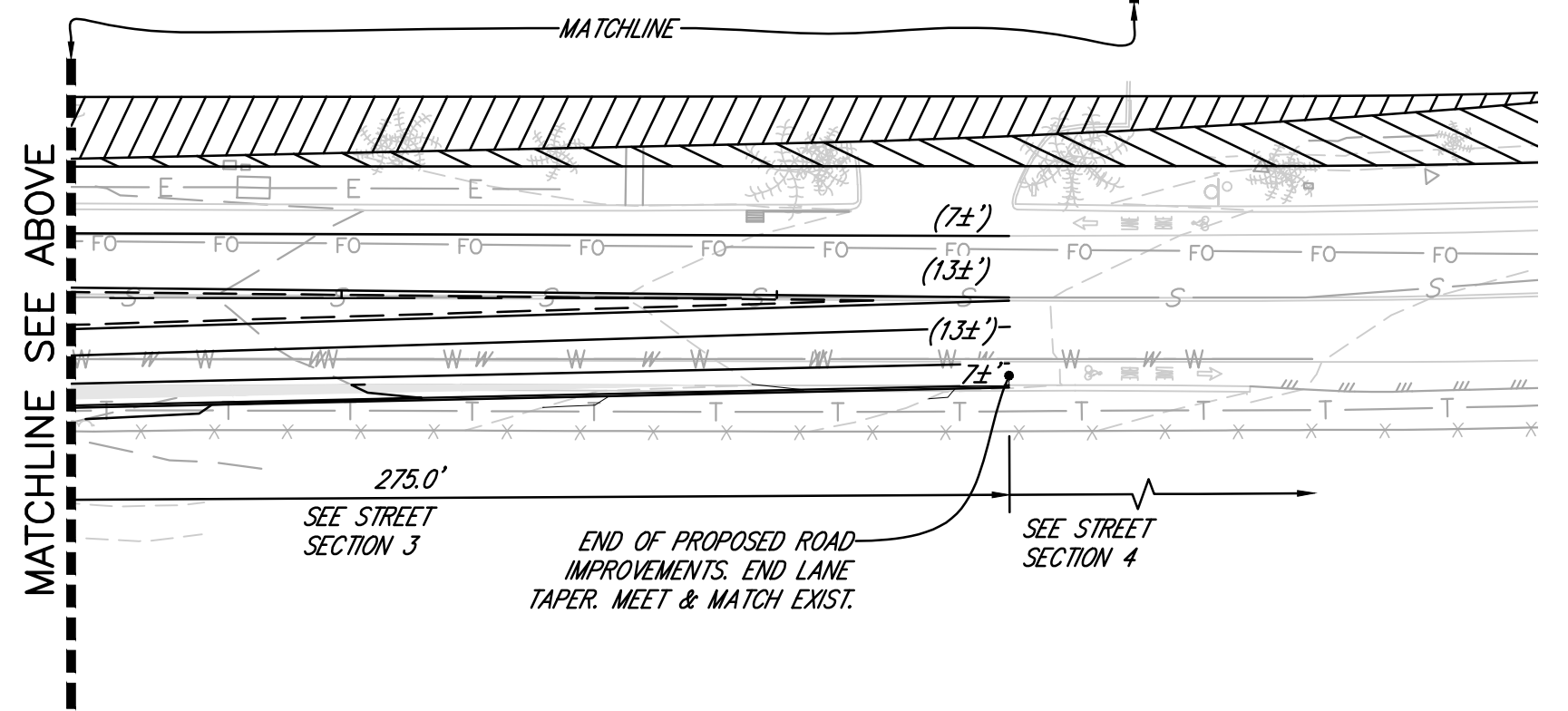
Michael D. Levin  
 No. 6896  
 STATE OF CALIFORNIA

**ENGINEER OF WORK**  
 EXCEL ENGINEERING  
 440 STATE PLACE  
 ESCONDIDO, CA 92029  
 PHONE (760) 745-8118  
 FAX (760) 745-1890

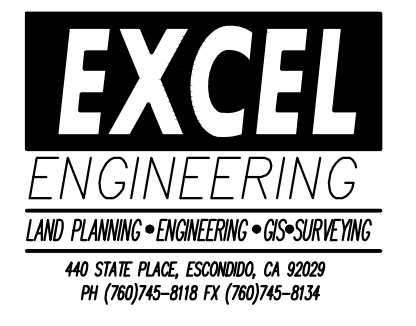
Robert D. Denning, R.C.E. No. 45629  
 STATE OF CALIFORNIA



- LEGEND**
- BOUNDARY LINE
  - RIGHT OF WAY LINE
  - PARCEL LOT LINE
  - PCC CURB
  - PCC CURB & GUTTER
  - SEWER LINE
  - WATER LINE
  - FIRE LINE
  - FIRE HYDRANT
  - BLDG FIRE SERVICE LATERAL
  - WATER SERVICE LATERAL
  - SEWER SERVICE LATERAL
  - DOUBLE DETECTOR CHECK VALVE
  - STORM DRAIN INLETS / CLEANOUTS
  - HEADWALL
  - EXIST. TOPO MAJOR CONTOUR
  - EXIST. TOPO MINOR CONTOUR
  - PROPOSED TOPO MAJOR CONTOUR
  - PROPOSED TOPO MINOR CONTOUR



SITE DEVELOPMENT PLAN  
 SHEET 1 OF 8 SHEETS



**PALA MESA PLAZA**  
 SITE DEVELOPMENT PLAN  
 APN 125-050-54-00

K:\19\190225\Engineering\SDP\SDP\_01\SDP\_190225\_SDP\_TITL.dwg 5/7/2024 5:00 PM ORIGINAL PLOT SIZE: 11x17



**EARTHWORK QUANTITIES:**

THE PRISMATICAL VOLUME METHOD WAS USED TO CALCULATE THE VALUES SHOWN HEREON. SECTIONS OF STREETS, BIO BASINS & UTILITIES, NO BULKING OR SHRINKAGE WERE CONSIDERED IN THIS EARTHWORK QUANTITIES.

ADJUSTED CUT VOLUME = 7,725 CY  
ADJUSTED FILL VOLUME = 5,575 CY  
EXPORT = 2,150 CY









**PRELIMINARY GRADING NOTE:**

THIS PLAN IS PROVIDED TO ALLOW FOR FULL & 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 PERMITS BEFORE COMMENCING SUCH ACTIVITY.

**STORM WATER QUALITY MANAGEMENT PLAN:**

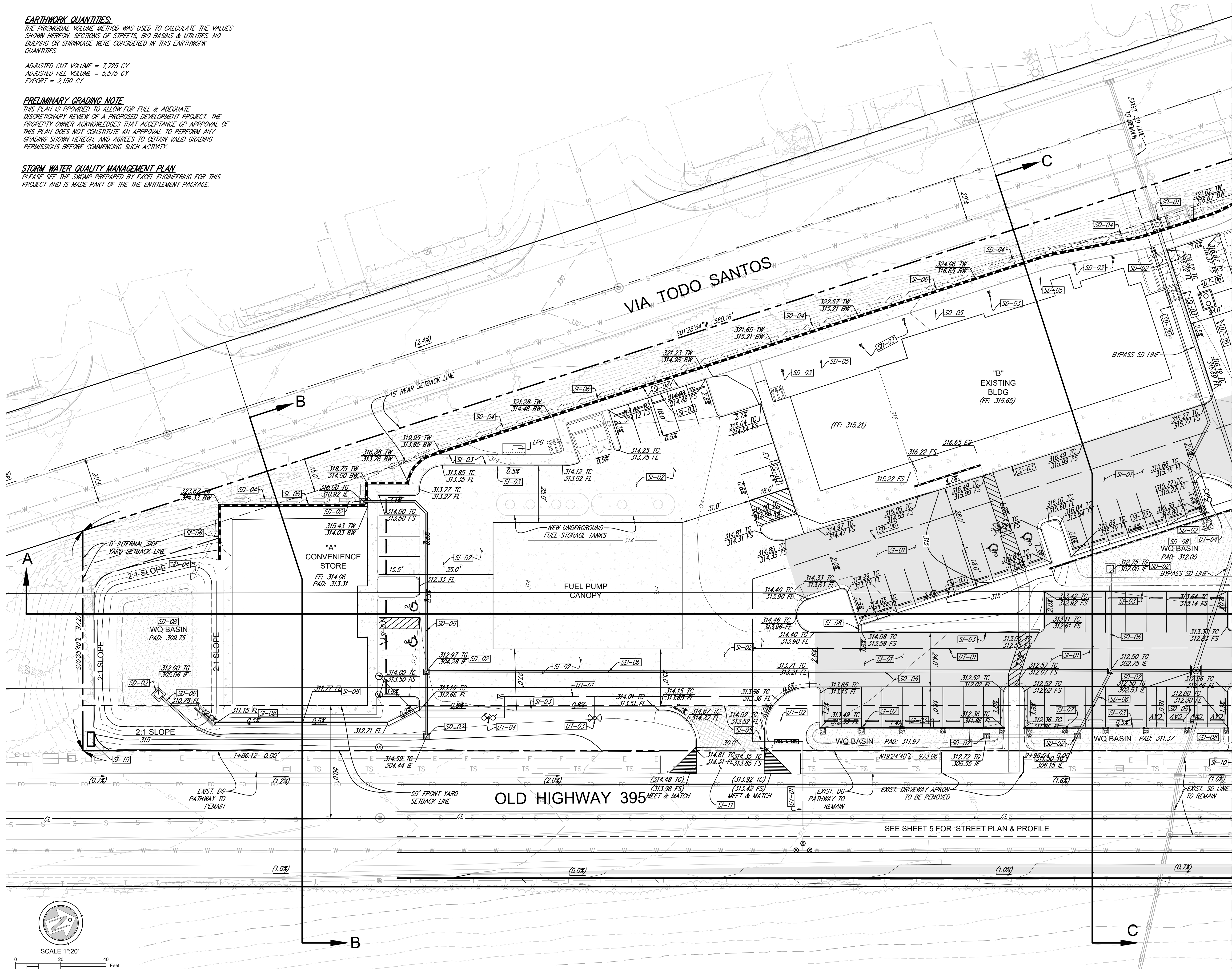
PLEASE SEE THE SWAMP PREPARED BY EXCEL ENGINEERING FOR THIS PROJECT AND IS MADE PART OF THE ENTITLEMENT PACKAGE.

**LEGEND**

- BOUNDARY LINE ————
- RIGHT OF WAY LINE ———— RW ————
- PARCEL LOT LINE ———— PL ————
- PCC CURB ————
- PCC CURB & GUTTER ————
- SEWER LINE — S — S — S —
- WATER LINE — W — W — W —
- FIRE LINE — F — F — F —
- FIRE HYDRANT 
- BLDG FIRE SERVICE LATERAL 
- WATER SERVICE LATERAL 
- SEWER SERVICE LATERAL 
- DOUBLE DETECTOR CHECK VALVE 
- STORM DRAIN INLETS / CLEANOUTS 
- HEADWALL 
- HEADWALL 
- EXIST. TOPO MAJOR CONTOUR ———— 1000 ————
- EXIST. TOPO MINOR CONTOUR ————
- PROPOSED TOPO MAJOR CONTOUR ———— 1000 ————
- PROPOSED TOPO MINOR CONTOUR ————

**CONSTRUCTION NOTES**

- SI-01 AC PAVEMENT
- SI-02 PCC PAVEMENT
- SI-03 PCC CURB / CURB & GUTTER
- SI-04 PCC SIDEWALK
- SI-05 DECORATIVE PAVERS
- SI-06 RETAINING WALL
- SI-07 1.5" WIDE CURB/OUT 18" O.C. ALONG THE LENGTH OF THE CURB & GUTTER WITH HIP/RAP PROTECTION INSTALLED ALL THE WAY TO THE BASIN.
- SI-08 1.5" WIDE PCC CHANNEL
- SI-09 SIDEWALK UNDERDRAIN
- SI-10 MONUMENT SIGN
- SI-11 30" WIDE PCC DRIVEWAY PER SDRSD G-14
- SD-01 BROOKS BOX OR EQUIVALENT
- SD-02 AREA DRAIN
- SD-03 BROW DITCH
- SD-04 8" PVC PIPE
- SD-05 PVC STORM DRAIN PIPE
- SD-06 18" RCP STORM DRAIN PIPE
- SD-07 WATER QUALITY BASIN
- UT-01 INSTALL FIRE LINE
- UT-02 INSTALL DDCV
- UT-03 INSTALL FIRE HYDRANT
- UT-04 INSTALL FDC/PIV
- UT-05 NEW SEWER LINE
- UT-06 GREASE TRAP

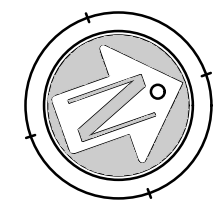


MATCHLINE SEE SHEET 3 FOR CONTINUATION

SEE SHEET 5 FOR STREET PLAN & PROFILE

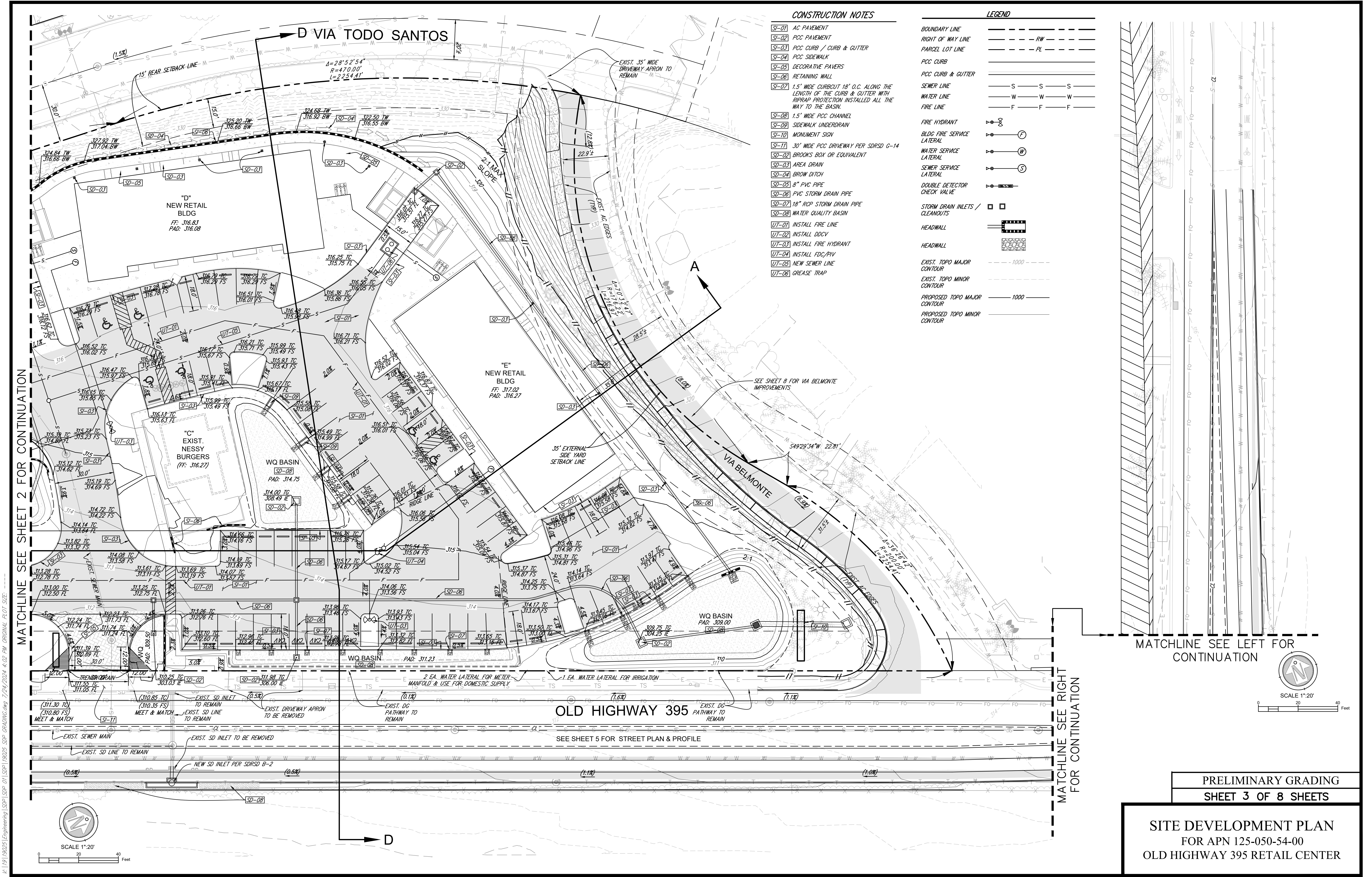
**PRELIMINARY GRADING**  
**SHEET 2 OF 8 SHEETS**

**SITE DEVELOPMENT PLAN**  
FOR APN 125-050-54-00  
**OLD HIGHWAY 395 RETAIL CENTER**



SCALE 1"=20'  
0 20 40 Feet





**CONSTRUCTION NOTES**

- SD-01 AC PAVEMENT
- SD-02 PCC PAVEMENT
- SD-03 PCC CURB / CURB & GUTTER
- SD-04 PCC SIDEWALK
- SD-05 DECORATIVE PAVERS
- SD-06 RETAINING WALL
- SD-07 1.5" WIDE CURB CUT 18" O.C. ALONG THE LENGTH OF THE CURB & GUTTER WITH RIPRAP PROTECTION INSTALLED ALL THE WAY TO THE BASIN.
- SD-08 1.5" WIDE PCC CHANNEL
- SD-09 SIDEWALK UNDERDRAIN
- SD-10 MONUMENT SIGN
- SD-11 30" WIDE PCC DRIVEWAY PER SDRSD G-14
- SD-12 BROOKS BOX OR EQUIVALENT
- SD-13 AREA DRAIN
- SD-14 BROW DITCH
- SD-15 8" PVC PIPE
- SD-16 PVC STORM DRAIN PIPE
- SD-17 18" RCP STORM DRAIN PIPE
- SD-18 WATER QUALITY BASIN
- UT-01 INSTALL FIRE LINE
- UT-02 INSTALL DDCV
- UT-03 INSTALL FIRE HYDRANT
- UT-04 INSTALL FDC/PV
- UT-05 NEW SEWER LINE
- UT-06 GREASE TRAP

**LEGEND**

- BOUNDARY LINE
- RIGHT OF WAY LINE
- PARCEL LOT LINE
- PCC CURB
- PCC CURB & GUTTER
- SEWER LINE
- WATER LINE
- FIRE LINE
- FIRE HYDRANT
- BLDG FIRE SERVICE LATERAL
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- STORM DRAIN INLETS / CLEANOUTS
- HEADWALL
- HEADWALL
- EXIST. TOPO MAJOR CONTOUR
- EXIST. TOPO MINOR CONTOUR
- PROPOSED TOPO MAJOR CONTOUR
- PROPOSED TOPO MINOR CONTOUR

MATCHLINE SEE SHEET 2 FOR CONTINUATION

MATCHLINE SEE RIGHT FOR CONTINUATION

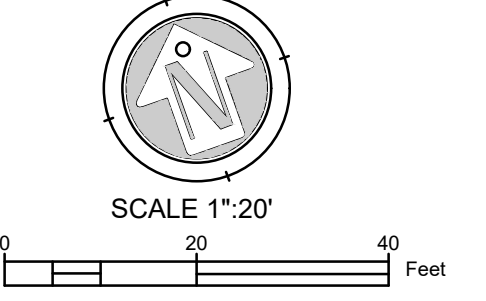
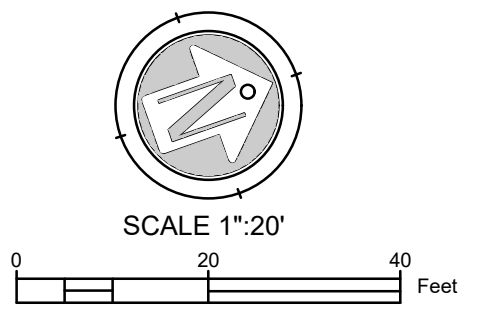
MATCHLINE SEE LEFT FOR CONTINUATION

**OLD HIGHWAY 395**

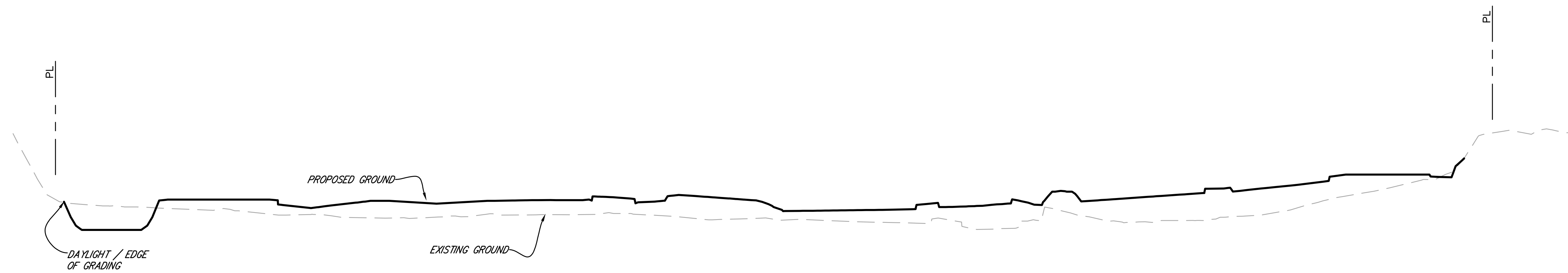
SEE SHEET 5 FOR STREET PLAN & PROFILE

PRELIMINARY GRADING  
SHEET 3 OF 8 SHEETS

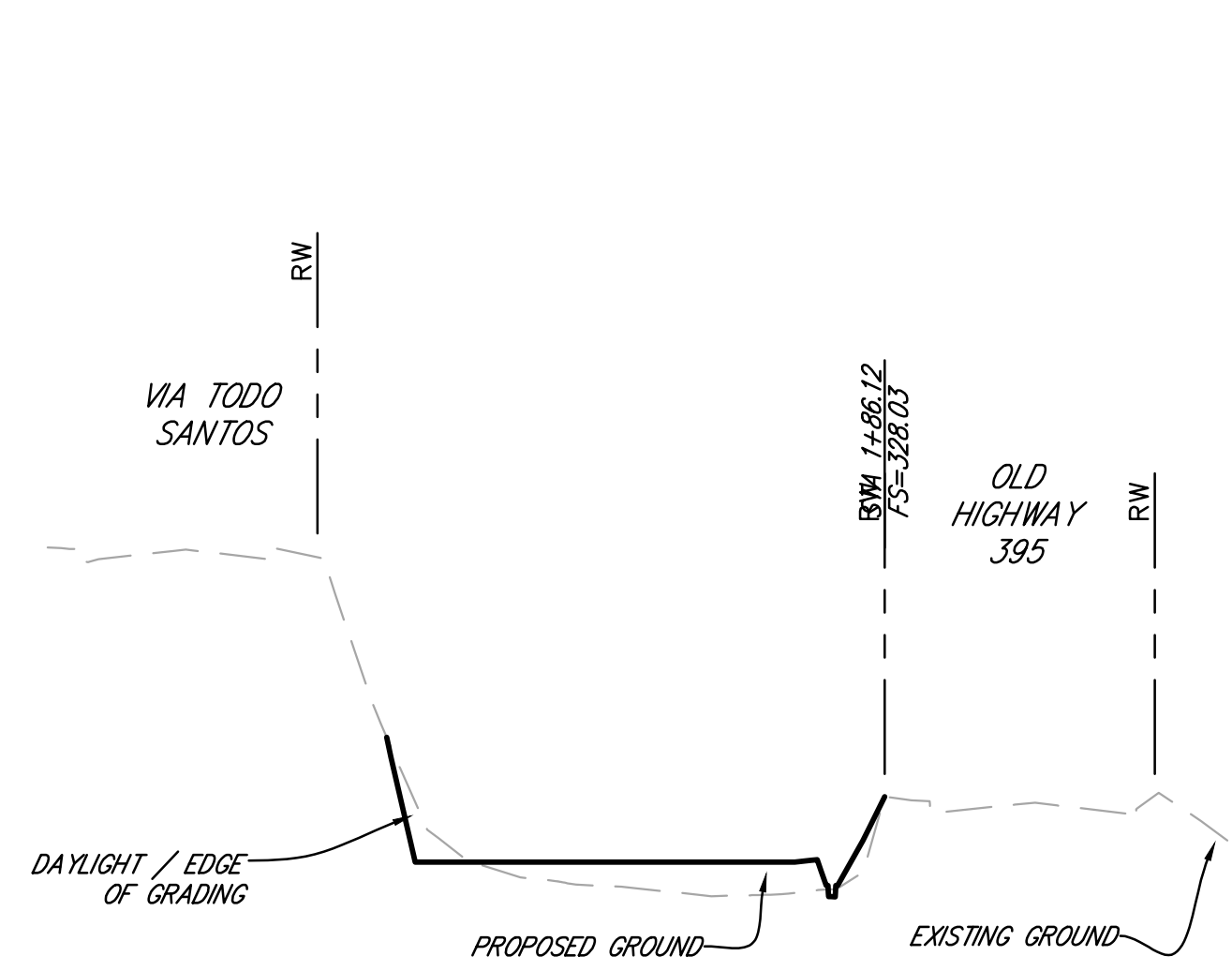
SITE DEVELOPMENT PLAN  
FOR APN 125-050-54-00  
OLD HIGHWAY 395 RETAIL CENTER



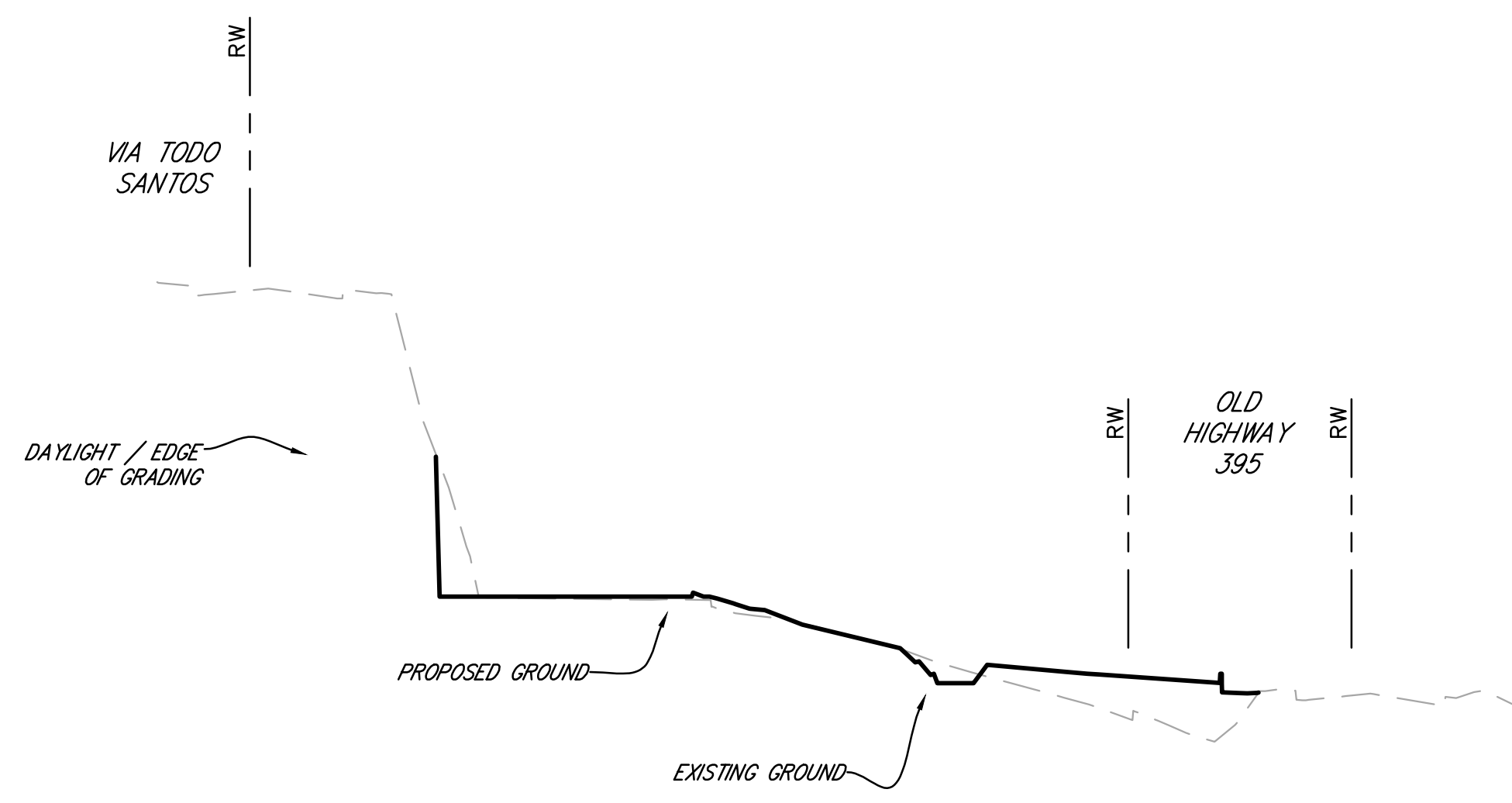
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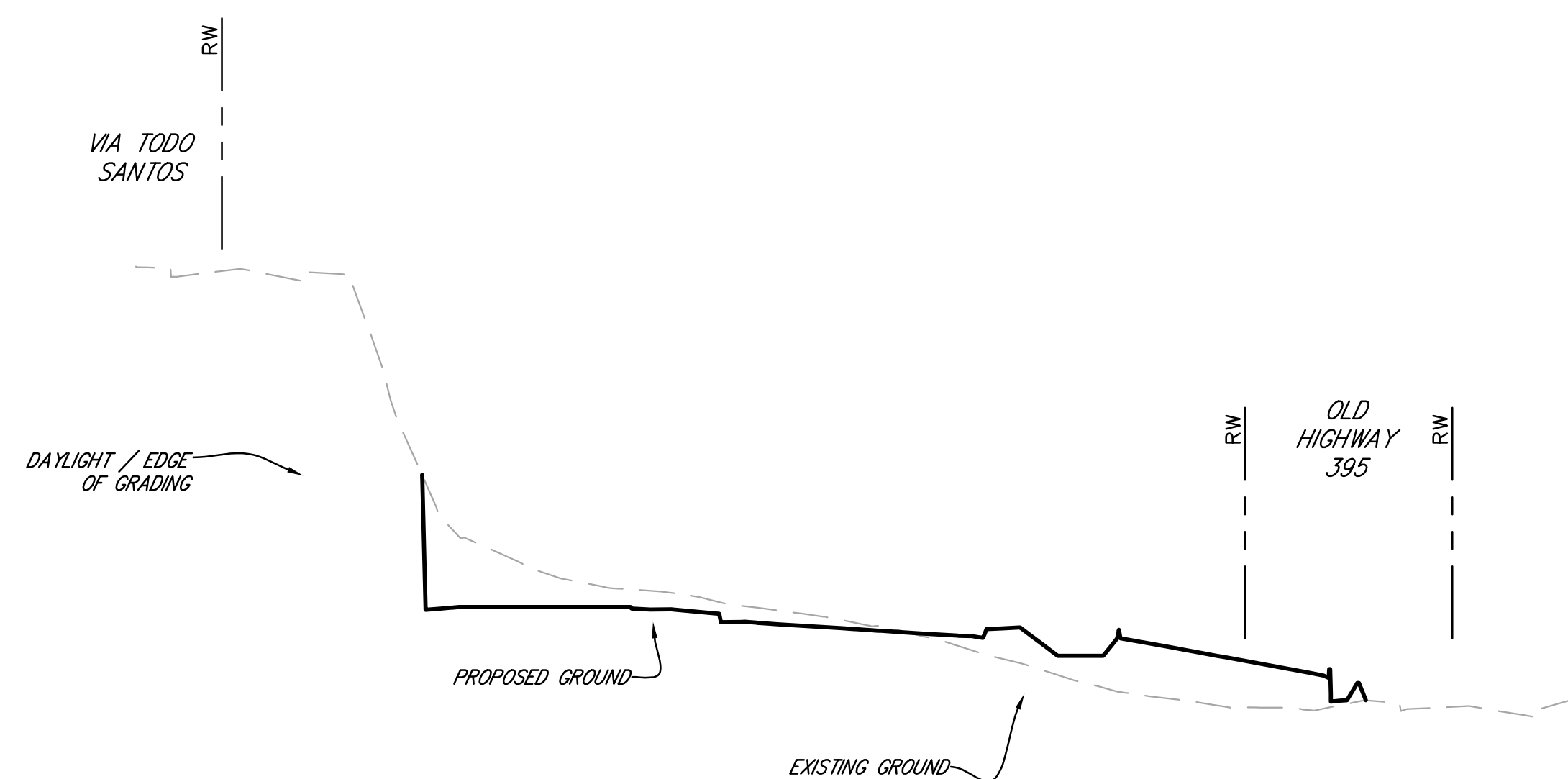
SECTION A-A  
 SCALE HORIZONTAL = 1":40'  
 VERTICAL = 1":8'  
 SEE SHEET 2 & 3



SECTION B-B  
 SCALE HORIZONTAL = 1":40'  
 VERTICAL = 1":8'  
 SEE SHEET 2



SECTION C-C  
 SCALE HORIZONTAL = 1":40'  
 VERTICAL = 1":8'  
 SEE SHEET 2



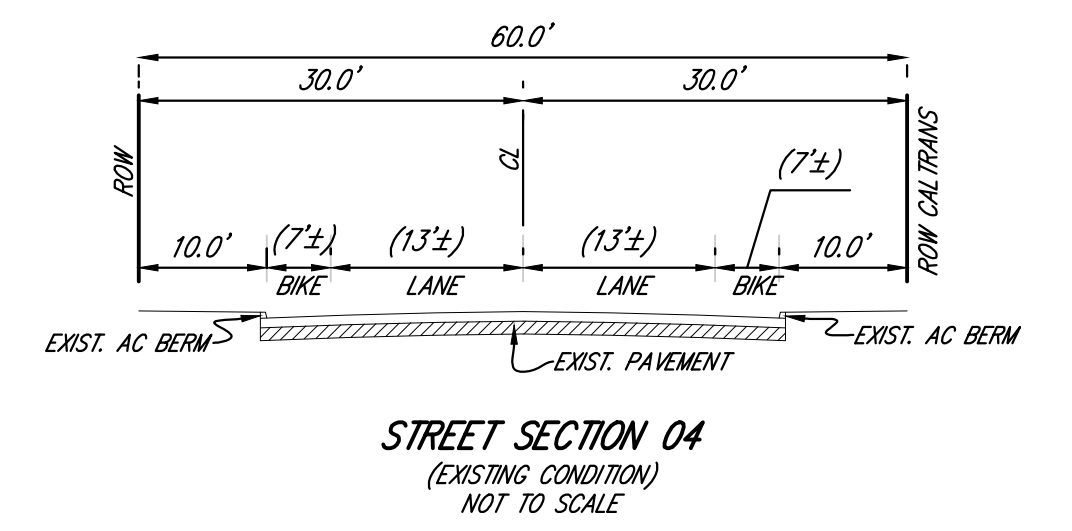
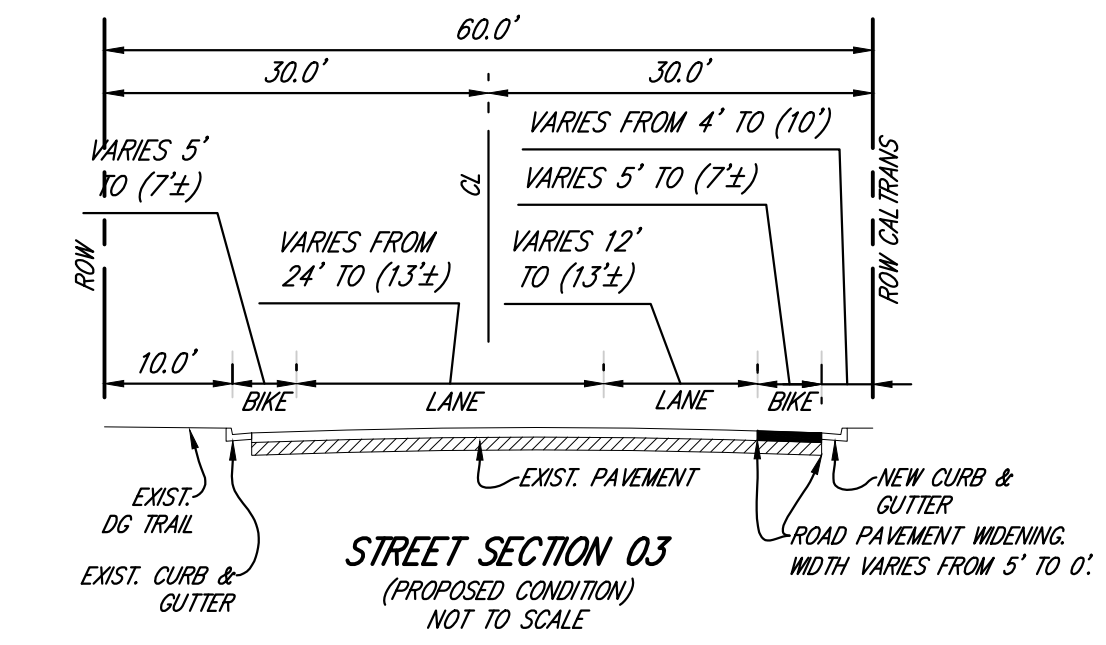
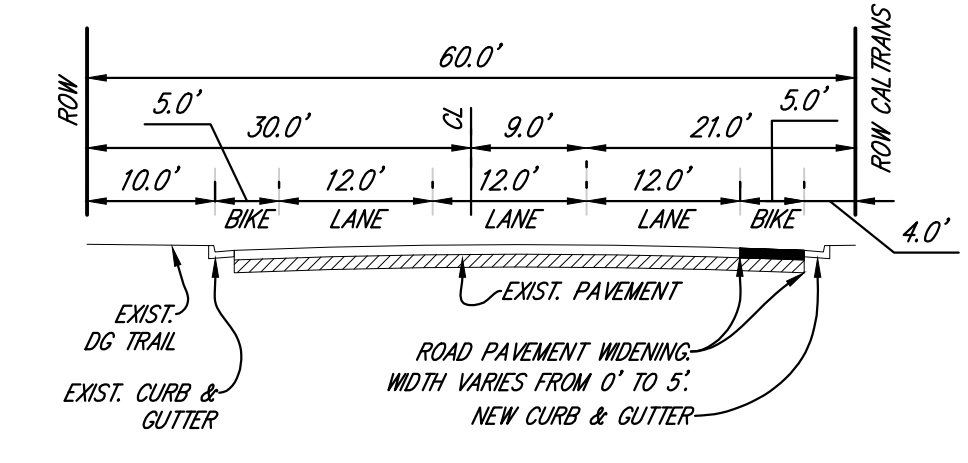
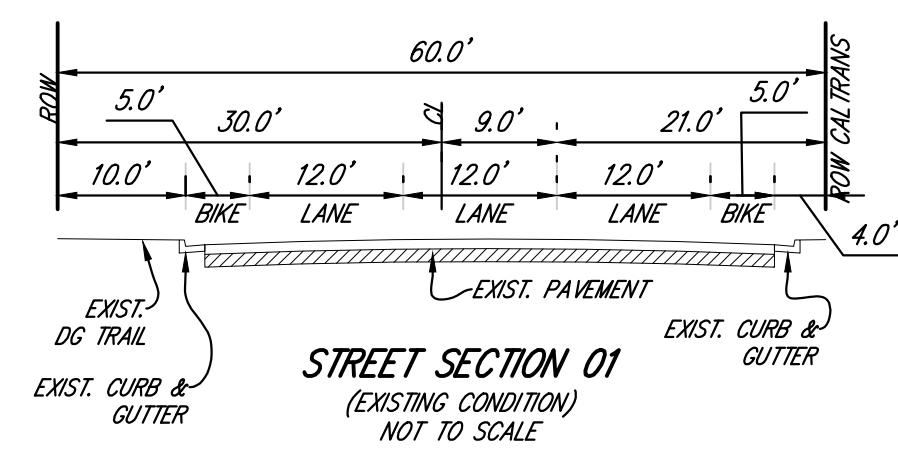
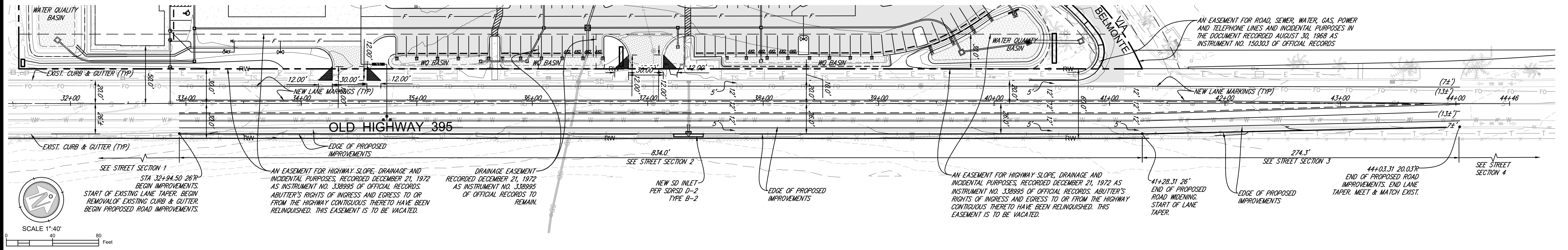
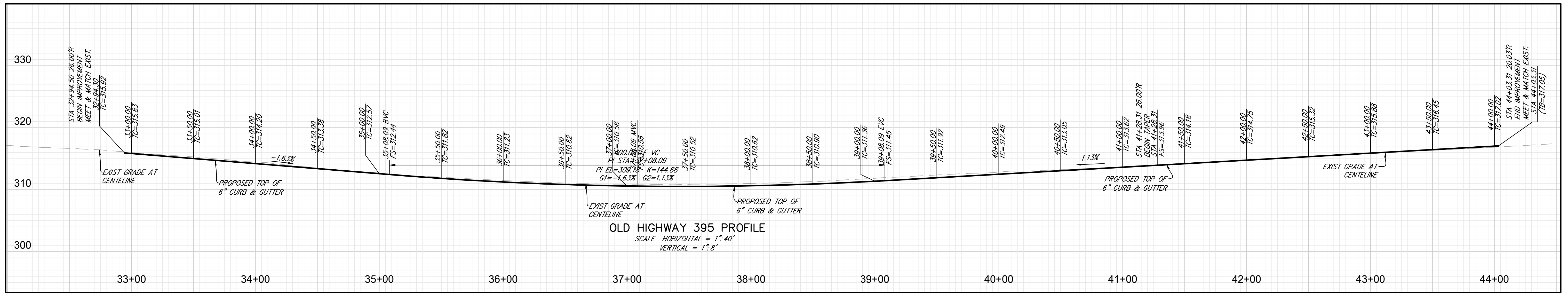
SECTION D-D  
 SCALE HORIZONTAL = 1":40'  
 VERTICAL = 1":8'  
 SEE SHEET 3

GRADING CROSS SECTIONS  
 SHEET 4 OF 8 SHEETS

SITE DEVELOPMENT PLAN  
 FOR APN 125-050-54-00  
 OLD HIGHWAY 395 RETAIL CENTER

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STREET PLAN & PROFILE  
SHEET 5 OF 8 SHEETS

PALA MESA PLAZA  
SITE DEVELOPMENT PLAN  
APN 125-050-54-00

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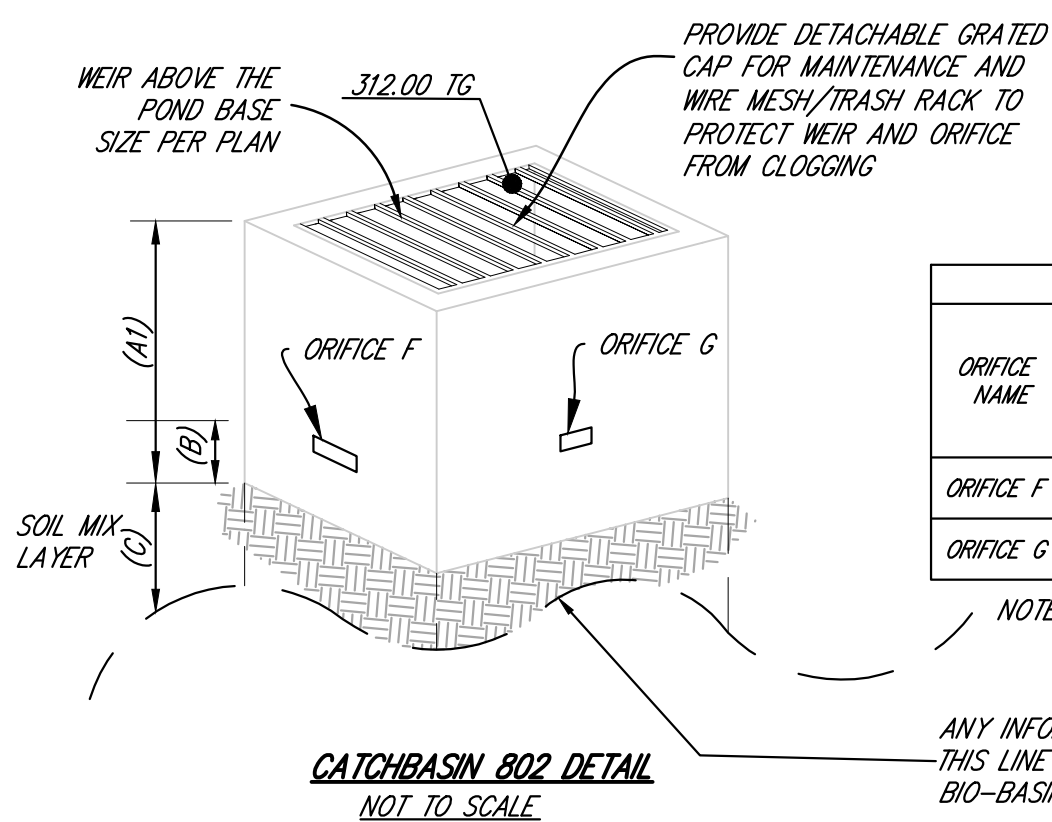
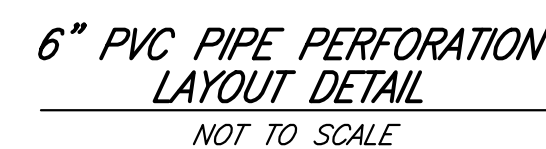
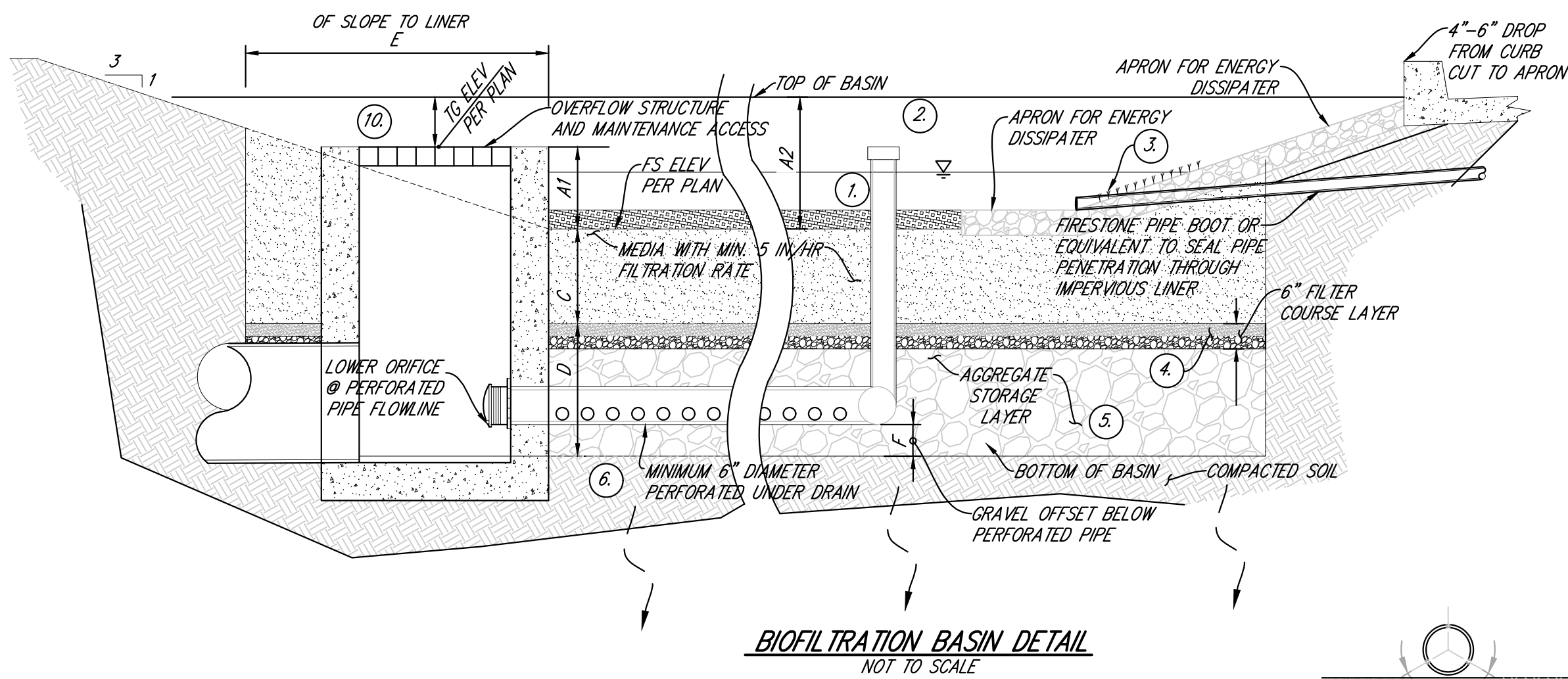
**WATER QUALITY BASIN INSTALLATION NOTES:**

- 3 INCHES OF WELL-AGED, SHREDDED HARDWOOD MULCH.
- AN UNDERDRAIN CLEANOUT WITH A MINIMUM 6-INCH DIAMETER AND LOCKABLE CAP IS PLACED EVERY 250 TO 300 FEET AS REQUIRED BASED ON UNDERDRAIN LENGTH.
- VEGETATION USED SHOULD BE SUITABLE FOR THE CLIMATE PER LANDSCAPE PLANS.
- FILTER COARSE IS A MINIMUM OF 6 INCHES PROVIDED IN TWO SEPARATE 3 INCH LAYERS. THE TOP LAYER SHALL BE MADE OF ASTM C33 CHOKER SAND AND THE BOTTOM LAYER BE OF ASTM NO. 8 AGGREGATE. MARKERS STAKES SHALL BE USED TO ENSURE UNIFORM LIFT THICKNESS.
- AASHTO NO. 57 STONE OR CLASS 2 PERMEABLE PER CAL TRANS SPECIFICATION 68-1.025 IS RECOMMENDED FOR THE AGGREGATE STORAGE LAYER. WASHED, OPEN-GRADED CRUSHED ROCK MAY BE USED, HOWEVER, A 4 INCH MINIMUM WASHED PEA GRAVEL FILTER COURSE LAYER AT THE TOP OF THE CRUSHED ROCK IS REQUIRED.
- IMPERMEABLE LINER SHALL BE INSTALLED WHEN THE BIOFILTRATION BASIN IS WITHIN 10 FEET OF RETAINING WALLS OR BUILDING FOUNDATIONS, OR AS RECOMMENDED BY THE SOILS ENGINEER, OR REQUIRED BY THESE PLANS. IMPERMEABLE LINER SHALL BE 30 MIL THICK (PER COUNTY OF SAN DIEGO GREEN STREETS DESIGN STANDARD DRAWING GS-3.00 AND COUNTY GREEN STREETS SUPPLEMENT TO CAL TRANS SPECIFICATIONS 20-11.08B) CONFIGURED TO ENTIRELY ENCOMPASS THE SIDES OF THE WATER QUALITY BASIN.
- IMPERMEABLE LINER BE CONSTRUCTED IN COMPLIANCE WITH THE COUNTY OF SAN DIEGO GREEN STREETS SUPPLEMENT TO CAL TRANS SPECIFICATIONS 20-11.08B.
- BIOFILTRATION SOIL MEDIA LAYER (BSM) SHALL CONSIST OF 60% TO 80% BY VOLUME SAND, UP TO 20% BY VOLUME TOPSOIL, AND UP TO 20% BY VOLUME COMPOST (PER COUNTY OF SAN DIEGO BMP DESIGN MANUAL SEPTEMBER 2020 APPENDIX F.2 SECTION B05-2 BLENDED BSM CRITERIA AND TESTING REQUIREMENTS) PLACED IN 6" LIFTS AND COMPACTED WITH WATER PRIOR TO THE NEXT LIFT. INITIAL PERMEABILITY SHALL BE 6" PER HOUR (WITH ASSUMED STABILIZED PERMEABILITY OF 5" PER HOUR).
- THE AGGREGATE STORAGE LAYER SHALL BE COMPACTED IN ACCORDANCE WITH SOILS ENGINEER'S RECOMMENDATIONS.
- OVERFLOW STRUCTURE TO HAVE A MINIMUM OF 2 INCHES OF FREEBOARD.
- ALL LINER INSTALLATIONS, FIELD WELDING OF SEAMS, AND OBSERVATION OF SOIL MIX PLACEMENT SHALL REQUIRE SPECIAL INSPECTION BY THE PROJECT GEOTECHNICAL ENGINEER OR OTHER QUALIFIED PERSON. A LETTER CERTIFYING PROPER INSTALLATION SHALL BE PROVIDED TO THE ENGINEER OF RECORD TO ACCEPTANCE OF THE FACILITIES.
- SPECIAL INSPECTION SHALL BE REQUIRED FOR CONSTRUCTION OF ALL BIOFILTRATION BASINS. INSPECTION SHALL BE PERFORMED BY A QUALIFIED INDIVIDUAL (SUCH AS: ENGINEER OF RECORD, OSD). INSPECTION SHALL INCLUDE:
  - VERIFICATION OF OVERALL DIMENSIONS PRIOR TO PLACEMENT OF MATERIALS;
  - PLACEMENT OF THE LINER, IF REQUIRED; AND SEAMS OR PENETRATIONS
  - PLACEMENT OF THE GRAVEL, FILTER MATERIALS, AND FILTER MEDIA;
  - ALL INLET AND OUTLET STRUCTURES INCLUDING UNDERDRAINS, IF REQUIRED.
  - CONTRACTOR SHALL TAKE PICTURES AT EACH STAGE OF INSTALLATION AND SUBMITTED TO ENGINEER FOR VERIFICATION OF INSTALL.
- INSPECTOR SHALL BE GIVEN A MINIMUM OF 48 HOURS PRIOR TO INSPECTION. UPON COMPLETION THE INSPECTOR SHALL PROVIDE A CERTIFICATION TO THE ENGINEER OF WORK.
- PROPOSED MATERIALS, SUCH AS AGGREGATE, FILTER MATERIAL, AND FILTER MEDIA SHALL BE SUBMITTED TO THE ENGINEER OF WORK FOR APPROVAL.

**HYDROLOGIC SOIL GROUP**  
THE HYDROLOGIC SOIL GROUPS FOR THIS SITE ARE TYPES (A) AND (C).

- EXISTING SITE FEATURES:**
- THE APPROXIMATE DEPTH TO GROUNDWATER IS GREATER THAN 25 FEET BASED ON THE EPA WEB SOIL SURVEY RESULTS
  - THERE ARE NO NATURAL HYDROLOGIC FEATURES ON THE SITE.
  - THE SITE PROPOSES TO CONNECT TO THE EXISTING PUBLIC STORMDRAIN SYSTEM LOCATED IN THE PUBLIC RIGHT-OF-WAY FOR OLD HIGHWAY 395.
  - BASED ON WATERSHED MAPPING OF POTENTIAL CRITICAL COARSE SEDIMENT YIELD AREAS (CCSYA), THERE ARE NO CCSYA LOCATED WITHIN THE PROJECT BOUNDARY OR TRIBUTARY TO THE RUNOFF BYPASSED AROUND THE SITE.

- SELF-MITIGATING DMAS:**
- VEGETATION IN THE NATURAL OR LANDSCAPED AREA IS NATIVE AND/OR NON-NATIVE/NON-INVASIVE DROUGHT TOLERANT SPECIES THAT DO NOT REQUIRE REGULAR APPLICATION OF FERTILIZERS AND PESTICIDES.
  - SOILS ARE UNDISTURBED NATIVE TOPSOIL, OR DISTURBED SOILS THAT HAVE BEEN AMENDED AND AERATED TO PROMOTE WATER RETENTION CHARACTERISTICS EQUIVALENT TO UNDISTURBED NATIVE TOPSOIL.
  - THE INCIDENTAL IMPERVIOUS AREAS ARE LESS THAN 5 PERCENT OF THE SELF-MITIGATING AREA.
  - IMPERVIOUS AREA WITHIN THE SELF-MITIGATING AREA SHOULD NOT BE HYDRAULICALLY CONNECTED TO OTHER IMPERVIOUS AREAS UNLESS IT IS A STORM WATER CONVEYANCE SYSTEM (SUCH AS A BROW DITCH).
  - THE SELF-MITIGATING AREA IS HYDRAULICALLY SEPARATE FROM DMAS THAT CONTAIN PERMANENT STORM WATER POLLUTANT CONTROL BMPs.

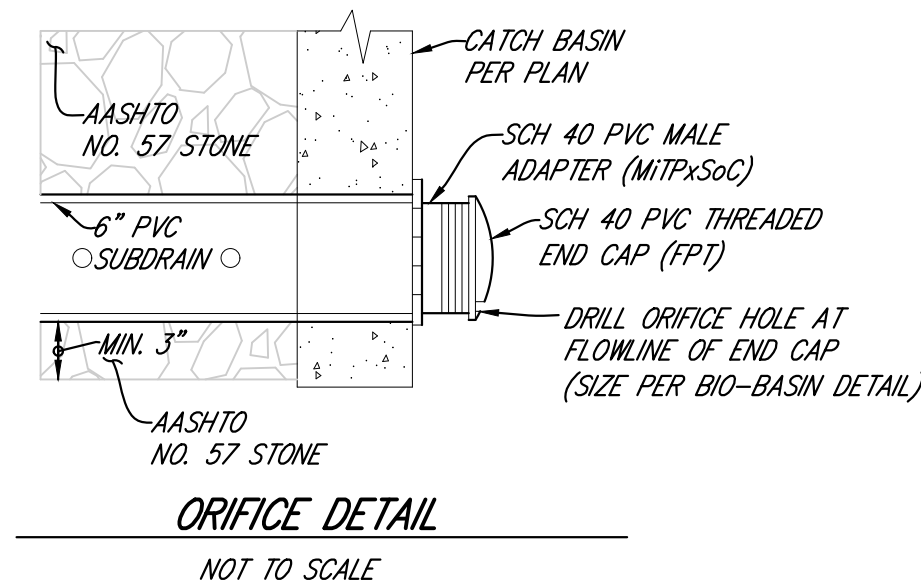


ORIFICE NAME	INVERT ELEVATION (FT)	B (INCH)	A1 TOP OF RISER (INCH)	NUMBER OF BARRELS	SPAN (INCH)	RISE (INCH)	MAX WATER SURFACE ELEVATION (FT)	FREE BOARD ELEVATION (FT)
ORIFICE F	310.50	9.00	27	1	3	1	310.97	311.00
ORIFICE G	310.60	10.20		1	2	1		

NOTE: MEASUREMENTS ARE FROM FINISH SURFACE OF BASIN

BMP NAME	TYPE OF BMP	EFFECTIVE AREA (SQFT)	A1 (INCH) TOP OF RISER	A2 (INCH) TOP OF BASIN	A3 (INCH) CLEAN OUT	B (INCH) UPPER ORIFICE	C (INCH) MEDIA	D (INCH) GRAVEL	E (INCH) DISTANCE FROM TOE OF SLOPE TO LINER	F (INCH) PERFOR. PIPE IE OFFSET	BOX RISER OVERFLOW STRUCTURE SIZE (INCHES)	ORIFICES DIAMETER		IMPERMEABLE LINER ?
												UPPER (INCH)	LOWER (INCH)	
BMP-103	BIOFILTRATION	2767	9	36	9	N/A	18	30	27	18	36x36	N/A	0.75	NO
BMP-201	BIOFILTRATION	1712	9	18	9	N/A	18	18	27	6	36x36	N/A	0.5	NO
BMP-302	BIOFILTRATION	1020	9	18	9	N/A	18	18	27	6	24x24	N/A	0.5	NO
BMP-401	BIOFILTRATION	278	9	18	9	N/A	18	18	27	3	18x18	N/A	0.5	NO
BMP-504	BIOFILTRATION	1531	9	17.6	9	N/A	18	18	27	3	36x36	N/A	0.5	NO
BMP-602	BIOFILTRATION	558	9	12	9	N/A	18	18	27	3	18x18	N/A	0.5	NO
BMP-702	BIOFILTRATION	560	9	5.4	9	N/A	18	18	27	3	18x18	N/A	0.5	NO
BMP-802	BIOFILTRATION	1807	SEE CATCH BASIN DETAIL	24	9	SEE CATCH BASIN DETAIL	18	30	27	18	36x36	SEE CATCH BASIN DETAIL	0.75	NO

NOTE: MEASUREMENTS ARE FROM FINISH SURFACE OF BASIN



**DETAIL**  
**"NO DUMPING" AT CATCH BASINS**

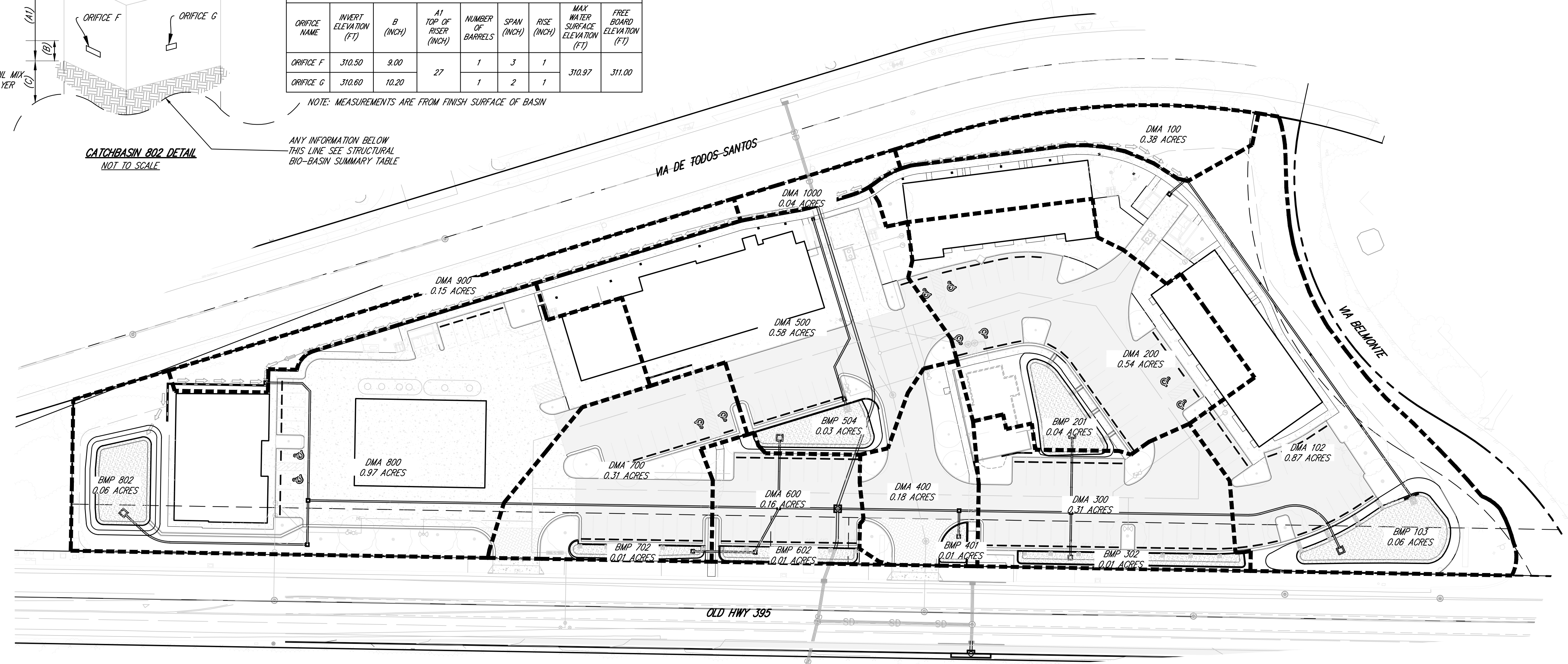
NOTE: ALL CATCH BASINS WITH GRATES SHALL BE STENCILED WITH CITY REQUIRED ITEM PER ABOVE DETAIL:  
(DAS MANUFACTURING #SDO OR EQUIVALENT)

PERMANENT WATER QUALITY TREATMENT FACILITY

KEEPING OUR WATERWAYS CLEAN  
MAINTAIN WITH CARE - NO MODIFICATIONS WITHOUT AGENCY APPROVAL

**DETAIL**  
**WATER QUALITY SIGN- PLACED AT EACH BIOFILTRATION BASIN**

NOTE: ALL BIOFILTRATION AREAS WILL HAVE A SIGN POSTED TO BE VISIBLE AT ALL TIMES.

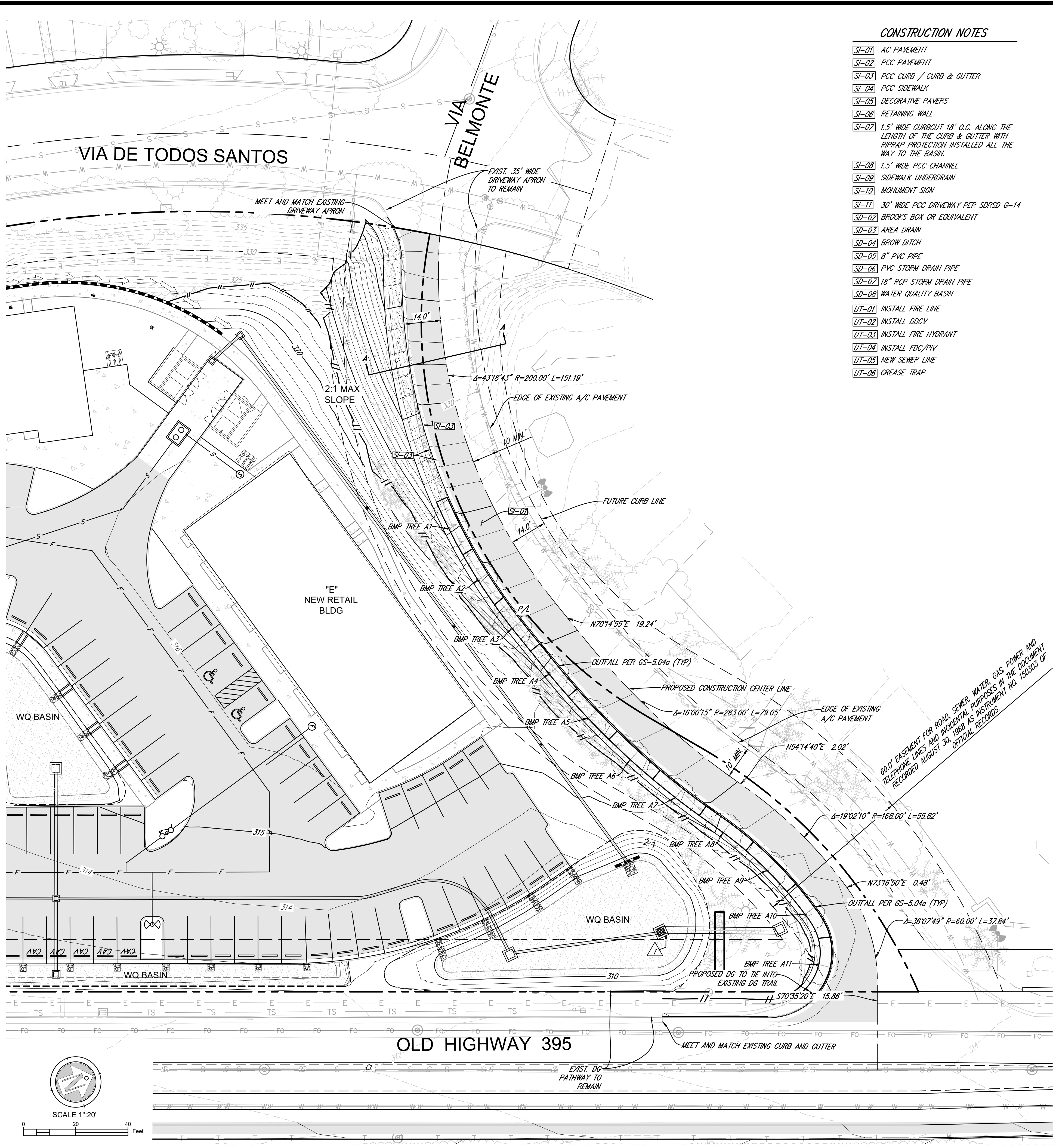


DMA EXHIBIT  
SHEET 7 OF 7 SHEETS

PALA MESA PLAZA  
SITE DEVELOPMENT PLAN  
APN 125-050-54-00

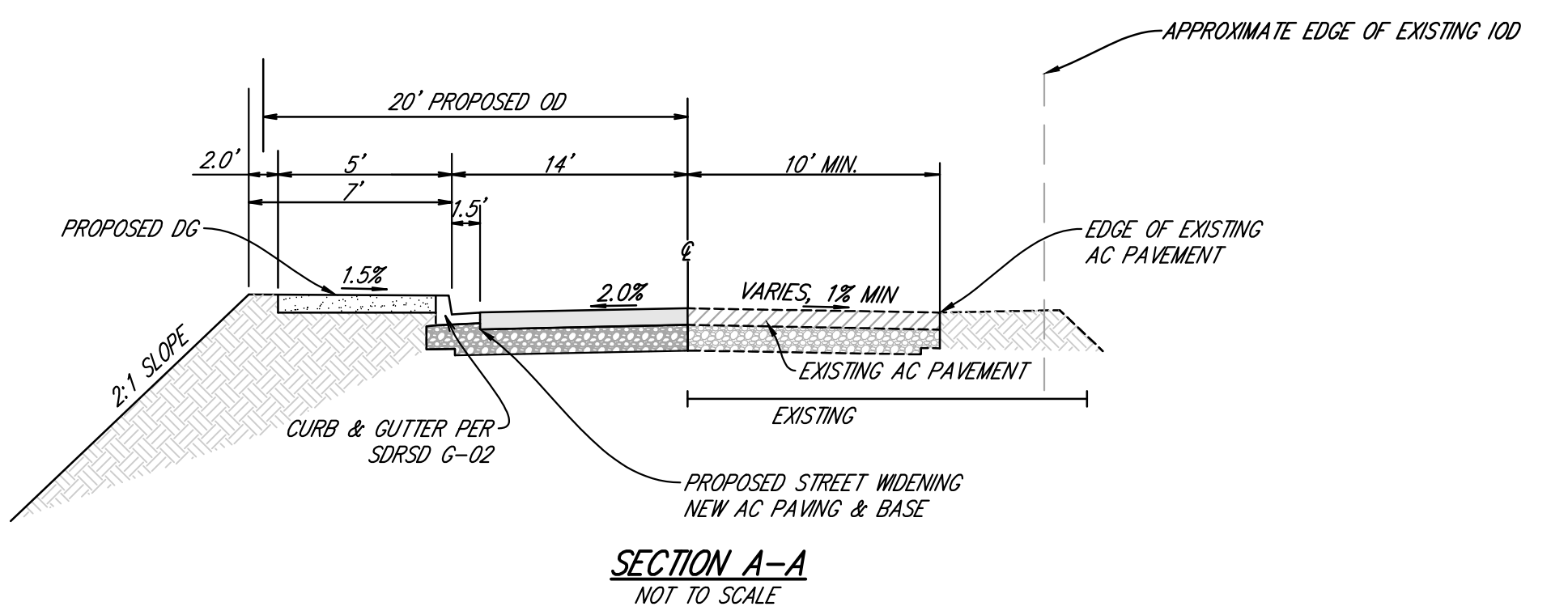
K:\19\18025\Engineering\SDP\SDP\_01\Storm Working Files\SWMP\DMA and BMP Exhibits\DMA-F05.dwg 12/16/2021 2:19 PM ORIGINAL PLOT SIZE: 11x17





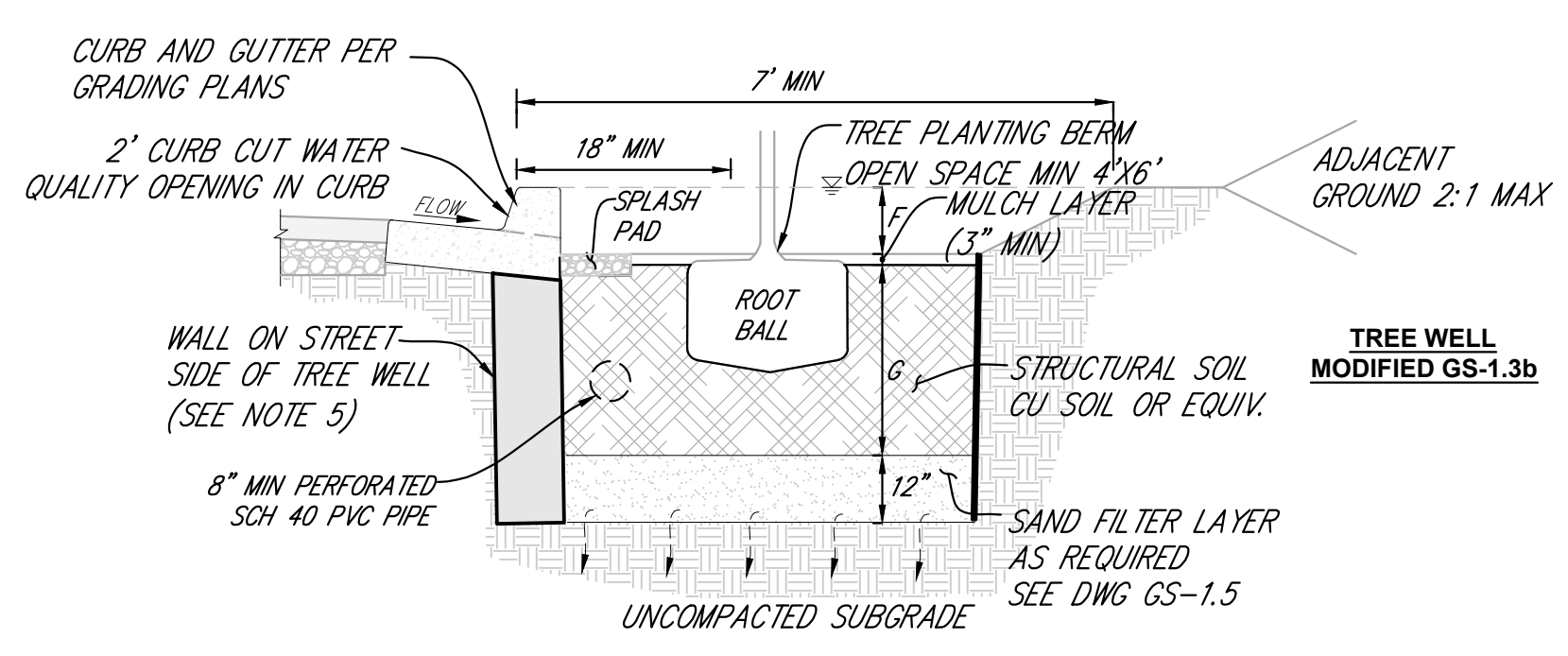
**CONSTRUCTION NOTES**

- SI-01 AC PAVEMENT
- SI-02 PCC PAVEMENT
- SI-03 PCC CURB / CURB & GUTTER
- SI-04 PCC SIDEWALK
- SI-05 DECORATIVE PAVERS
- SI-06 RETAINING WALL
- SI-07 1.5' WIDE CURB CUT 18" O.C. ALONG THE LENGTH OF THE CURB & GUTTER WITH RIPRAP PROTECTION INSTALLED ALL THE WAY TO THE BASIN.
- SI-08 1.5' WIDE PCC CHANNEL
- SI-09 SIDEWALK UNDERDRAIN
- SI-10 MONUMENT SIGN
- SI-11 30" WIDE PCC DRIVEWAY PER SDRSD G-14
- SD-02 BROOKS BOX OR EQUIVALENT
- SD-03 AREA DRAIN
- SD-04 BROW DITCH
- SD-05 8" PVC PIPE
- SD-06 PVC STORM DRAIN PIPE
- SD-07 18" RCP STORM DRAIN PIPE
- SD-08 WATER QUALITY BASIN
- UT-01 INSTALL FIRE LINE
- UT-02 INSTALL DDCV
- UT-03 INSTALL FIRE HYDRANT
- UT-04 INSTALL FDC/PIV
- UT-05 NEW SEWER LINE
- UT-06 GREASE TRAP



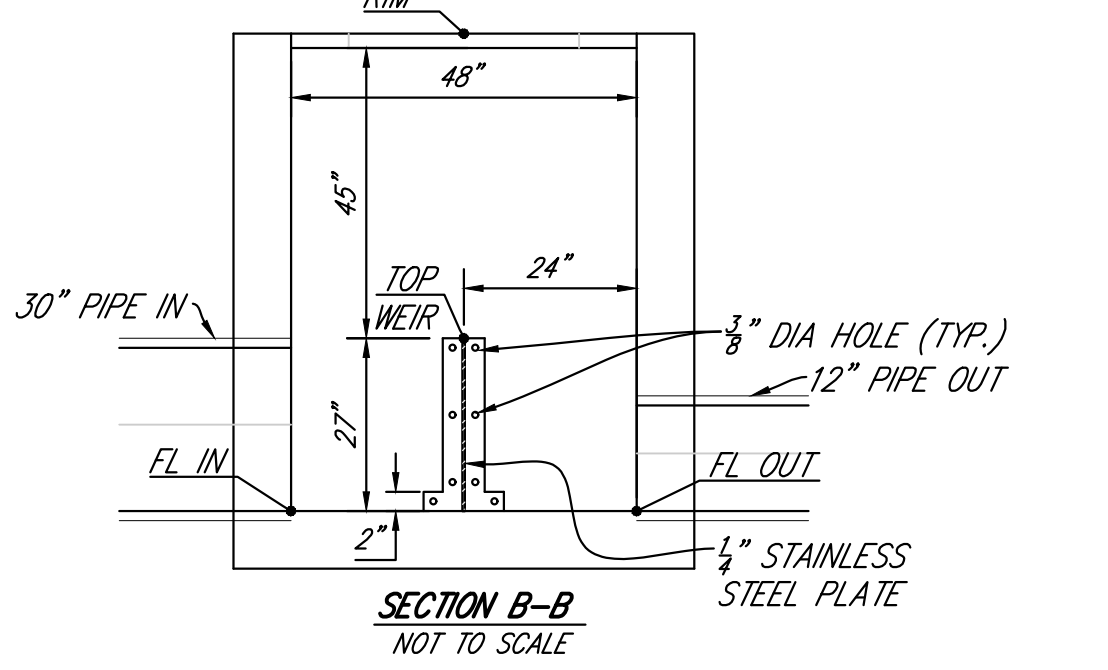
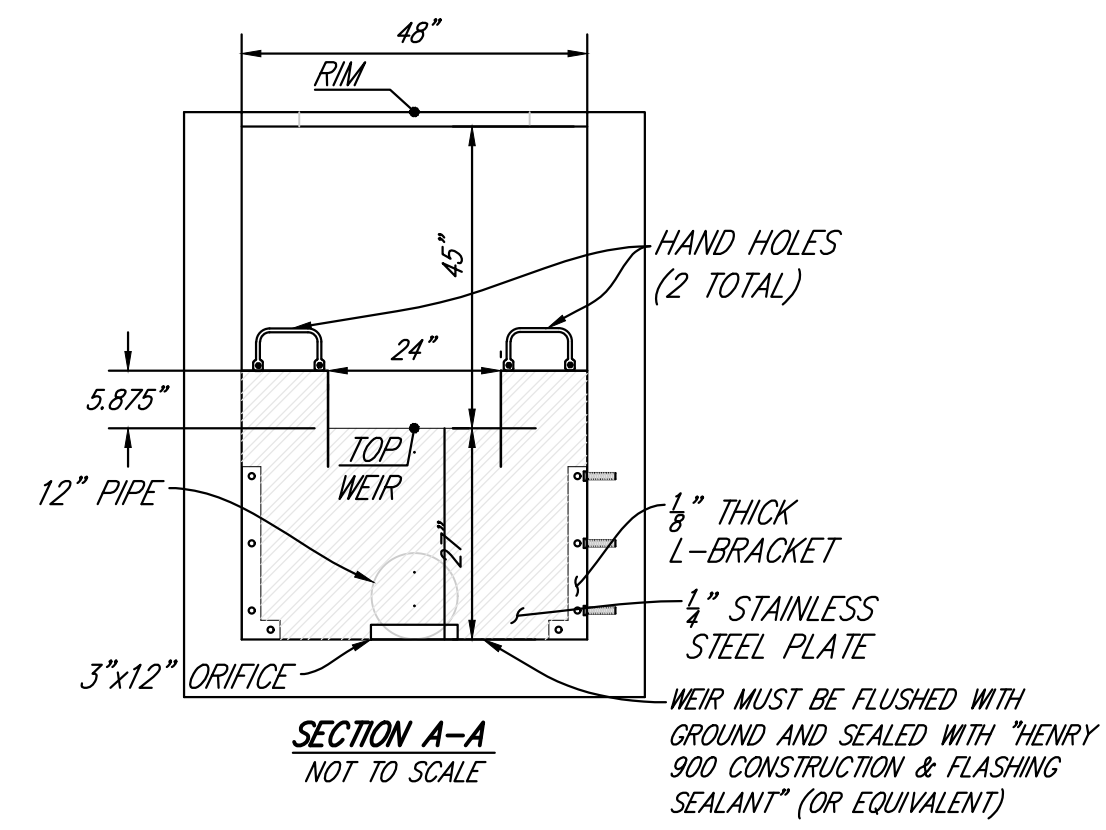
**TREE WELL**

1. MINIMUM OPEN TREE PLANTING SPACE DIMENSION 4'x6'.
2. MAXIMUM WATERSHED AREA: 6 TIMES AREA OF THE OPEN TREE PLANTING AREA.
3. FOR SIDEWALK OVER STRUCTURAL SOIL DETAIL OPTIONS, SEE DWG GS-1.5.
4. SEE SD RSD DWG L-1 THROUGH L-4 FOR TREE INSTALLATION REQUIREMENTS.
5. PROVIDE 1" THICK, 5' DEEP CONCRETE CUT-OFF WALL W/ REINFORCING ON STREET SIDE OF TREE WELL AS NECESSARY.
6. REMOVE WIRE AND BURLAP FROM ROOT BALL PRIOR TO BACKFILLING.
7. PROVIDE SPLASH PAD FOR TREE PLANTING SPACE PER GS-2.6b.
8. IN SOME INSTANCES A MODIFIED SECTION BELOW CURB MAY BE REQUIRED BASED ON SOIL CONDITIONS.
9. PROVIDE PLASTIC LINER WHERE CONCRETE WILL BE POURED ON TOP OF STRUCTURAL SOIL PER GREEN BOOK STANDARD SPECIFICATIONS SECTION 210-2.

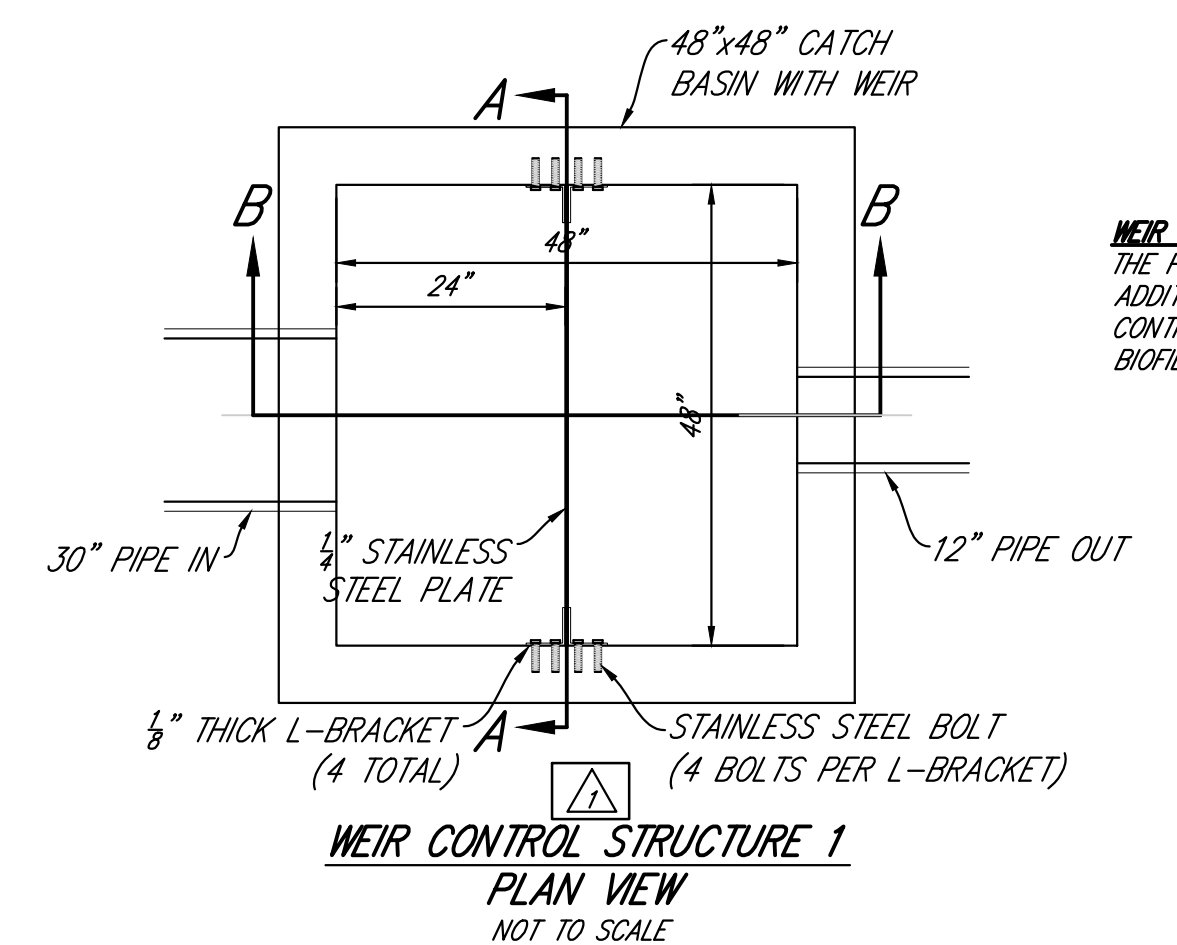


**SITE BMP SUMMARY TABLE**

DRAINAGE BASIN ID	DMA-3001
DMA TYPE (DRAINS TO BMP, DE-MINIMUS, MAINTENANCE)	DRAINS TO BMP
BMP TYPE	TREE WELLS A1-A11
IMPERVIOUS SURFACE (SF)	4,790
PERVIOUS SURFACE (SF) AMENDED SOIL SD-F C FACTOR IS 0 AND THEREFORE NOT IN CALCS.	503
IMPERVIOUS AREA TO DISPERSION SD-B	N/A
PERVIOUS AREA ACTING AS DISPERSION SD-B	N/A
AVERAGE MATURE TREE CANOPY DIAMETER (FT)	15
TOTAL TRIBUTARY AREA (SF)	5,293
INITIAL DESIGN CAPTURE VOLUME (CF)	297
PROVIDED NUMBER OF TREE WELLS	11
PROVIDE TREE CREDIT VOLUME (CF)	1,100
PROVIDED REQUIRED RETENTION VOL (RRV)	941
DCV REMAINING (CF)	0
DESIGN CAPTURE VOLUME MET? (Y/N)	Y



**WEIR CONTROL STRUCTURE 1 DETAILS**



**WEIR CONTROL NOTE:**  
THE PURPOSE OF THIS STRUCTURE IS FOR ADDITIONAL HYDROMODIFICATION FLOW CONTROL SEPARATE FROM TYPICAL BIOPFILTRATION FLOW MODELING

1/19/2025 Engineering [SDP] SDP 01 SDP 12025 SDP BELMONT IMPROVEMENTS.dwg 5/30/2024 5:37 PM ORIGINAL PLOT SIZE: ---

