

PRELIMINARY GRADING PLAN
FOR COUNTY OF SAN DIEGO
TM 5643
76 LOT RESIDENTIAL SUBDIVISION

TITLE
SHEET 1 OF 6 SHEETS

EASEMENT NOTE
EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND / OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES. PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH THE SERVING UTILITY COMPANY.

SOURCE OF TOPOGRAPHY
TOPOGRAPHY SHOWN ON THESE PLANS WAS GENERATED BY PHOTOGRAMMETRIC METHODS FROM INFORMATION GATHERED ON 10-11-2013 BY AEROTECH MAPPING. TOPOGRAPHY SHOWN HEREON CONFORMS TO NATIONAL MAP ACCURACY STANDARDS.

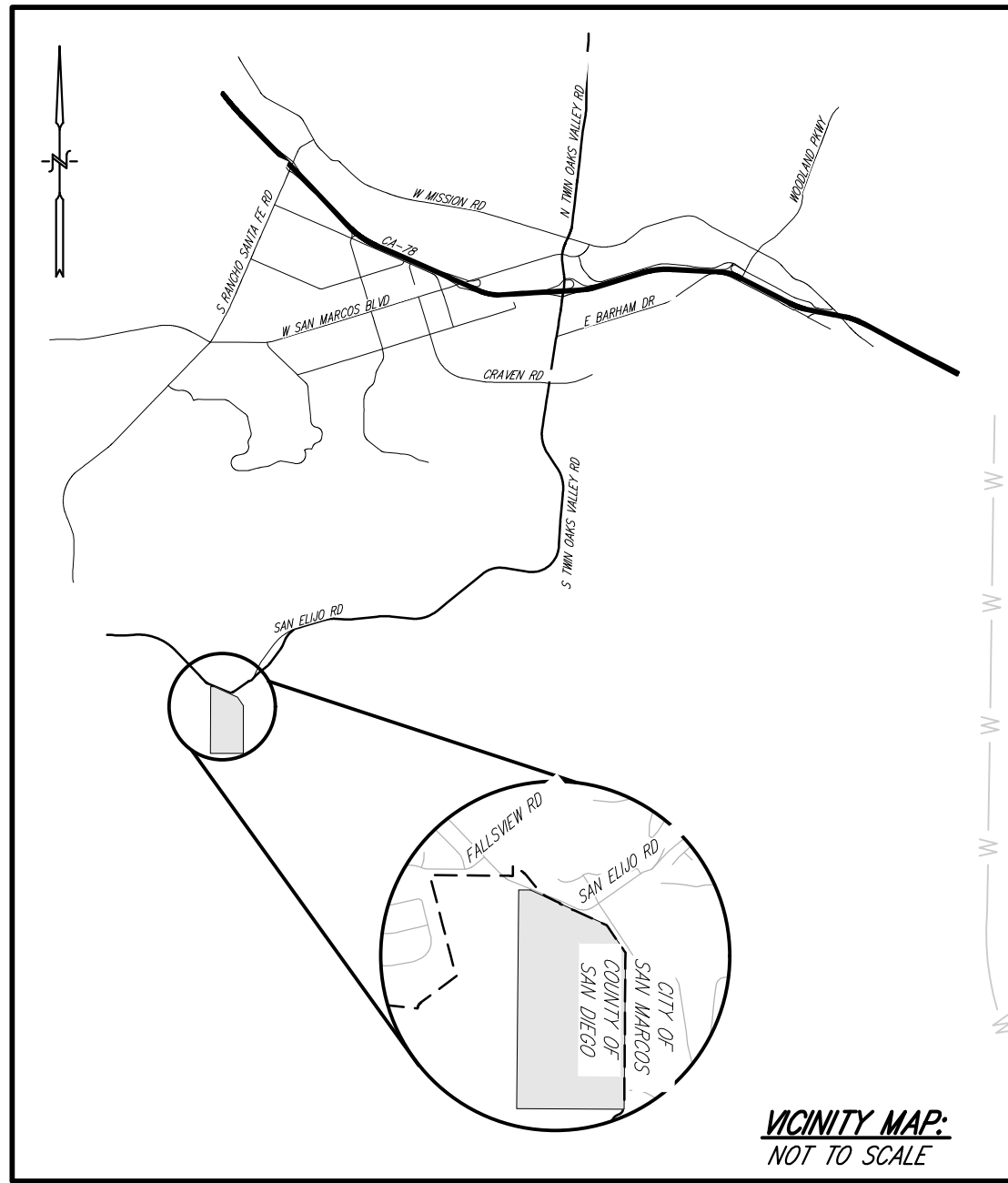
ACCESS
THE ACCESS TO THIS PROJECT IS VIA THE PROPOSED PRIVATE ROADS "A", "B", "C", & "E". ROADS "E" CONNECTS TO THE EXISTING PUBLIC SAN ELMO ROAD.

ASSESSOR'S PARCEL NUMBERS
223-080-46-00, 223-070-07-00 & 223-070-08-00

LEGAL DESCRIPTION
THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPTING THEREFROM THE WESTERLY 100 FEET OF THE NORTHERLY 100 FEET THEREOF, ALSO EXCEPTING THEREFROM ALL THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN GRANT DEED TO THE CITY OF SAN MARCOS RECORDED JUNE 6, 2003, AS INSTRUMENT NO. 2003399 OF OFFICIAL RECORDS

$\Delta=105^{\circ}41'20''$
 $L=184.46'$
 $R=100.00'$

INDEX SHEET
SHEET 1 - TITLE
SHEET 2 - GRADING PLAN
SHEET 3 - GRADING PLAN
SHEET 4 - SECTIONS
SHEET 5 - CIRCULATION & DEFENSIBLE AREAS



OWNER'S CERTIFICATE
I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS MY ENTIRE CONTIGUOUS OWNERSHIP. I UNDERSTAND THAT THE PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS OF WAY.

OWNER
OR QUESTHAVEN, LLC
DATE: May 9, 2024

OWNER / DEVELOPER
OR QUESTHAVEN, LLC
DANNY GABRIEL, PRESIDENT
DATE: May 9, 2024

DEVELOPER ADDRESS
444 WEST BEECH STREET
SUITE 300
SAN DIEGO, CA 92101

EARTHWORK QUANTITIES:
THE PRISMATICAL VOLUME METHOD WAS USED TO CALCULATE THE VALUES SHOWN HEREON. SECTIONS OF STREETS, BIO BASINS & UTILITIES AS WELL AS A 7% BULKING WERE CONSIDERED IN THIS EARTHWORK QUANTITIES.

ADJUSTED CUT VOLUME = 167,100 CY
ADJUSTED FILL VOLUME = 167,100 CY
EXPORT = 0 CY

PRESENT & PROPOSED USE:
PRESENT: VACANT
PROPOSED: SINGLE FAMILY, OPEN SPACE

PUBLIC UTILITIES & DISTRICTS
SEWER - VALLECITOS WATER DISTRICT
WATER - OLIVENHEIN WATER DISTRICT
GAS & ELECTRIC - S.D.G.E.
TELEPHONE - AT&T
FIRE - COUNTY SERVICE AREA NO 107 ELFIN FOREST
SCHOOLS - UNIFIED SAN MARCOS

- GENERAL NOTES**
- CURRENT SAN DIEGO COUNTY ZONING: RURAL RESIDENTIAL (RR)
 - CURRENT LAND USE DESIGNATION: C-1, VR-10.9 & SR 0.5
 - GROSS AREA WITHIN SUBDIVISION BOUNDARY: 89.23 ACRES
 - PROPOSED GRADING AREA: 31.35 AC
 - TOTAL PROPOSED RESIDENTIAL LOTS: 76 EA (TOTAL AREA=18.27 AC)
 - TOTAL PROPOSED STREET LOTS: 4 EA (TOTAL AREA=4.34 AC)
 - TOTAL PROPOSED PARK LOT: 1 EA (TOTAL AREA=0.31 AC)
 - TOTAL PROPOSED FOR WATER QUALITY LOTS: 4 EA (TOTAL AREA=2.40 AC)
 - TOTAL OPEN SPACE LOTS (EXCLUDING WATER QUALITY LOTS): 8 EA (63.90 AC)
 - TOTAL LOTS PROPOSED = 93 EA (NUMBERED LOTS = 76 EA, LETTERED LOTS = 17 EA)
 - SMALLEST RESIDENTIAL LOT AREA: 7,899 SF / 0.18 AC (LOT 47)
 - LARGEST RESIDENTIAL LOT AREA: 21,440.61 SF / 0.49 AC (LOT 67)
 - ON-SITE NEW & EXISTING UTILITY DISTRIBUTION FACILITIES SHALL BE INSTALLED UNDERGROUND.
 - AN ACCESS EASEMENT IS REQUESTED FROM THE COUNTY OF SAN DIEGO ACROSS THE APN 223-080-44. THIS ACCESS EASEMENT IS FOR THE IMPROVEMENT & INSTALLATION OF STREET "E" & PUBLIC UTILITIES INCLUDING THE TRAFFIC SIGNAL AT THE INTERSECTION OF SAN ELMO ROAD & PROPOSED STREET "E".

SURVEYOR OF WORK
EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1890
MICHAEL D. LEVIN, P.L.S. NO. 6896

ENGINEER OF WORK
EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1890
ROBERT D. DENTINO, R.C.E. NO. 45629

PRELIMINARY GRADING PLAN PREPARATION DATE
NOVEMBER 2020

FEMA INFORMATION
PER THE FEMA MAP NO. 06073C1055G WITH AN EFFECTIVE DATE OF MAY 16, 2012, THE SITE IS IN ZONE X.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS BETWEEN SURVEY CONTROL POINT #1089 "SM089" AND SURVEY CONTROL POINT #1110 "123W137" AS SHOWN ON RECORD OF SURVEY NO. 13928, RECORDED OCTOBER 1, 1992 AS FILE NO. 92-625379.

THE COMBINED FACTOR FOR THIS PROJECT IS BASED ON SURVEY CONTROL POINT #1089 "SM089", BEING 0.999922340 GROUND TO GRID.

IE: NORTH 25° 19' 13" EAST

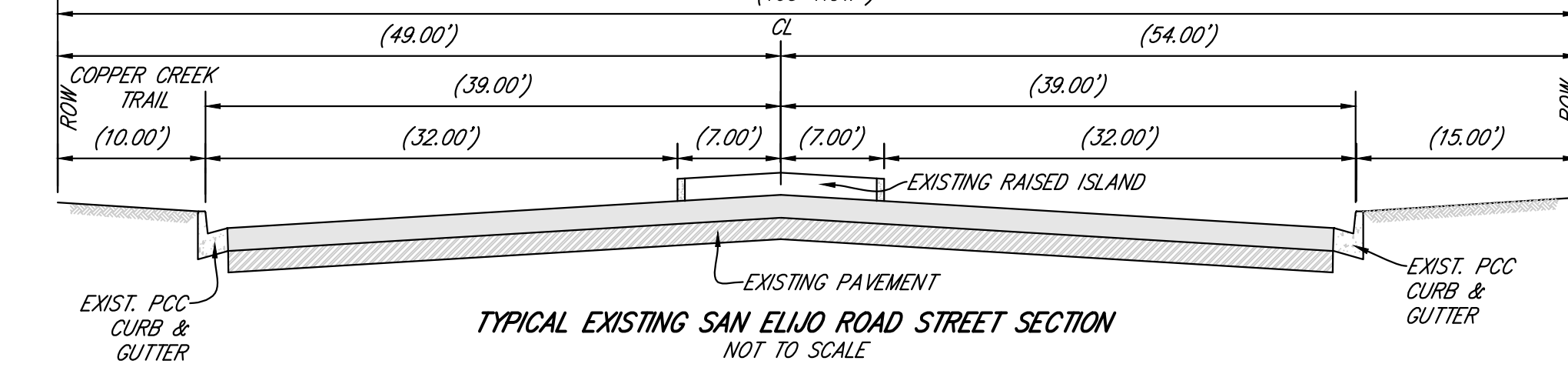
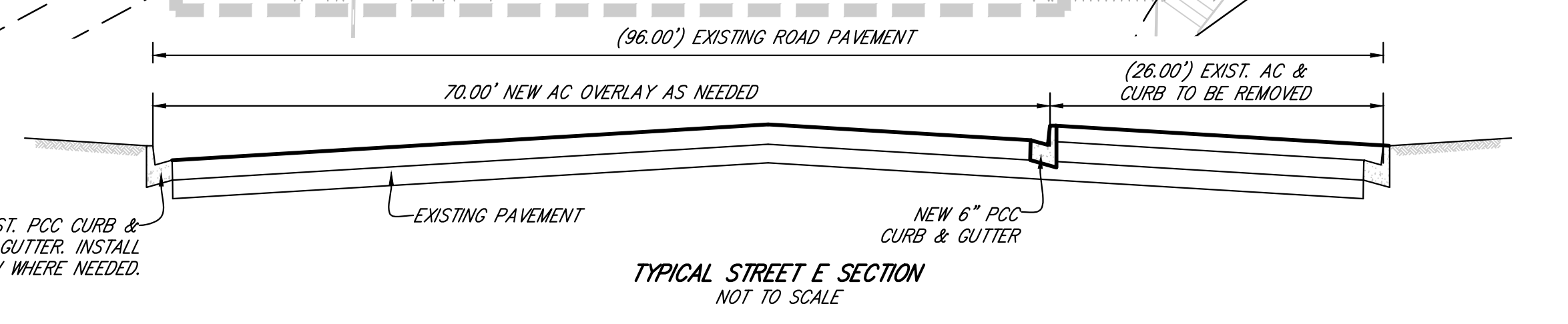
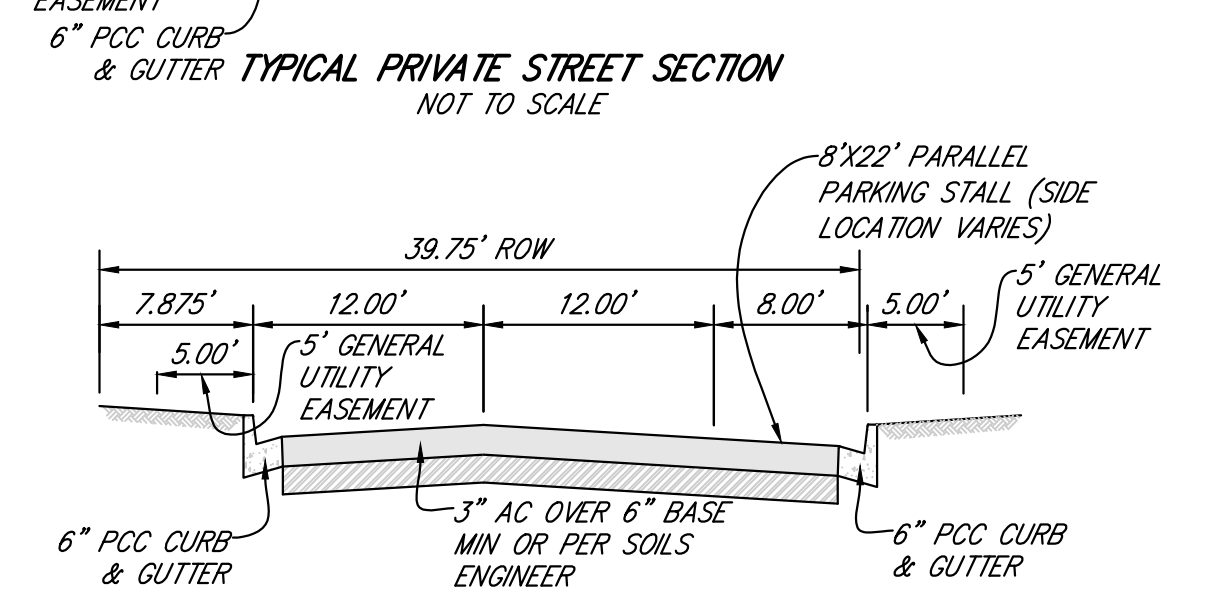
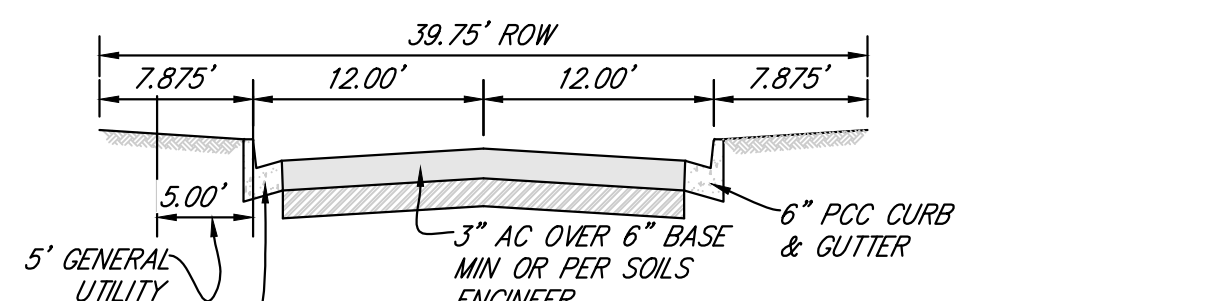
PROJECT BENCHMARK
THE PROJECT BENCHMARK FOR THIS SURVEY IS SAN MARCOS SURVEY CONTROL POINT "SM089", A 2" BRASS DISK IN ROCK STAMPED "SM 089", AS SHOWN ON ROS 13928 AND ADJUSTED PER THE CITY OF SAN MARCOS BENCHMARK CONVERSION SHEETS, DATED SEPTEMBER 21, 2011.

ELEV: 973.370 DATUM: NAVD88

STORM WATER MANAGEMENT PLAN
PLEASE SEE THE SWMP PREPARED BY EXCEL ENGINEERING FOR THIS PROJECT & IS MADE A PART OF THE ENTITLEMENT PACKAGE.

EXISTING EASEMENTS AS NOTED IN 1ST AMENDED PRELIMINARY TITLE REPORT ORDER NO. LJ-4663113 (06), UPDATED 10/14/2016

- AN EXISTING 100' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED OCTOBER 11, 1940 IN BOOK 1082, PAGE 293 OF OFFICIAL RECORDS.
- AN EXISTING 50' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED NOVEMBER 3, 1965 AS INSTRUMENT NO. 199601 OF OFFICIAL RECORDS.
- AN EASEMENT FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF JOHN A. THOMAS, JR. AND AVIS C. THOMAS, RECORDED FEBRUARY 28, 1964 AS INSTRUMENT NO. 37644 OF OFFICIAL RECORDS.
- THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF THE RIGHT OF WAY GRANTED THEREIN WHERE REQUIRED FOR CONSTRUCTION AND MAINTENANCE GRANTED TO COUNTY OF SAN DIEGO, RECORDED JULY 14, 1979 AS INSTRUMENT NO. 78-294151 OF OFFICIAL RECORDS.
- AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF AERAD DEVELOPMENT COMPANY, RECORDED MARCH 3, 1971 AS INSTRUMENT NO. 41512 OF OFFICIAL RECORDS.
- A 60 FOOT WIDE EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR ROAD AND UTILITY PURPOSES, RECORDED MARCH 15, 1972 IN GRANT DEED FILE NO. 61527 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED NOVEMBER 30, 1992 AS INSTRUMENT NO. 92-0764106 OF OFFICIAL RECORDS.
- AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF SAN MARCOS, RECORDED JUNE 6, 2003 AS INSTRUMENT NO. 03-0670400 OF OFFICIAL RECORDS.
- AN EASEMENT FOR TEMPORARY SLOPE AND CONSTRUCTION AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF SAN MARCOS, RECORDED JUNE 6, 2003 AS INSTRUMENT NO. 03-0670401 OF OFFICIAL RECORDS.
- A 30' WIDE EASEMENT & RIGHT OF WAY IN FAVOR OF SD&GE, RECORDED DECEMBER 24, 1992.



NOTICE
THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. AND/OR STATE WHICH MAY BE SUBJECT TO REGULATION BY STATE AND/OR FEDERAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. IT IS THE APPLICANT'S RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT, AGREEMENT OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE WETLANDS, LAKE, STREAM, AND/OR WATERS OF THE U.S. ON THE SUBJECT PROPERTY. THE AGENCY CONTACT INFORMATION IS PROVIDED BELOW.

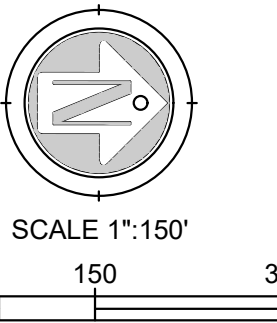
U.S. ARMY CORPS OF ENGINEERS: 915 MILSHIRE BLVD., SUITE 1101, LOS ANGELES, CA 90017; (213) 452-3333; HTTP://WWW.USACE.ARMY.MIL/

REGIONAL WATER QUALITY CONTROL BOARD: 2375 NORTHSIDE DRIVE, SUITE 100, SAN DIEGO, CA 92108; RB2_DREDGETILL@WATERBOARDS.CA.GOV.; HTTP://WWW.WATERBOARDS.CA.GOV./SANDIEGO/

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE: 3883 RUFFIN RD., SAN DIEGO, CA 92123; (619) 636-3160; ASKR5@WILDLIFE.CA.GOV HTTP://WWW.DFG.CA.GOV/

NOTE *
LOT "S" IS A BIOLOGICAL OPEN SPACE WITH THE EXCEPTION OF THE PORTION THAT IS WITHIN THE SD&GE EASEMENT.

PORTION OF LOT S THAT IS BOTH SD&GE EASEMENT & FIRE BUFFER OPEN SPACE SEE NOTE * & ALSO SEE HATCH



- CONSTRUCTION NOTES**
- SD-1 INSTALL BROWDITCH
 - SD-2 INSTALL INLET/CLEANOUT
 - SD-3 INSTALL STORM DRAIN PIPE
 - SD-4 INSTALL HEADWALL
 - SD-5 INSTALL RIPRAP
 - W-1 INSTALL 8" WATER MAIN
 - W-2 INSTALL FIRE HYDRANT
 - S-1 INSTALL 8" SEWER MAIN
 - S-2 INSTALL SEWER MANHOLE/C.O.
 - WO-1 WATER QUALITY BASIN
 - WO-2 RUNOFF SPREADER DITCH WITH OUTLET AT REGULAR INTERVAL OR EQUIVALENT

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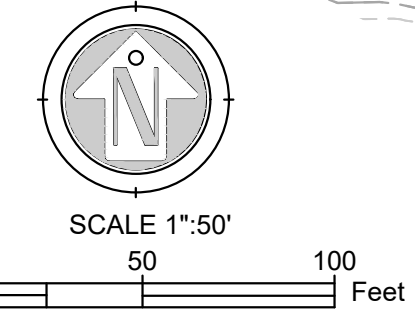
GRADING PLAN
 SHEET 2 OF 6 SHEETS

LEGEND

BOUNDARY LINE	---
RIGHT OF WAY LINE	---FW---
PARCEL LOT LINE	---
PCC CURB	---
PCC CURB & GUTTER	---
SEWER LINE	---S---
WATER LINE	---W---
FIRE LINE	---F---
FIRE HYDRANT	⊙
WATER SERVICE LATERAL	⊙
SEWER SERVICE LATERAL	⊙
DOUBLE DETECTOR CHECK VALVE	⊙
STORM DRAIN INLETS / CLEANOUTS	⊙
HEADWALL	⊙
RIPRAP	⊙
EXIST. TOPO MAJOR CONTOUR	---1000---
EXIST. TOPO MINOR CONTOUR	---
PROPOSED TOPO MAJOR CONTOUR	---1000---
PROPOSED TOPO MINOR CONTOUR	---
ACCESS RELINQUISHED SIDE	---
PROPOSED DRIVEWAY LOCATION WILL BE FINALIZED DURING THE PRECISE GP PROCESS.	---
SD&E OVERHEAD LINES	---



MATCHLINE SEE SHEET 3 FOR CONTINUATION



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PRELIMINARY GRADING PLAN
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GRADING PLAN
SHEET 3 OF 6 SHEETS

MATCHLINE SEE SHEET 2 FOR CONTINUATION

LEGEND

BOUNDARY LINE	---
RIGHT OF WAY LINE	--- RW ---
PARCEL LOT LINE	--- PL ---
PCC CURB	---
PCC CURB & GUTTER	---
SEWER LINE	S-S
WATER LINE	W-W
FIRE LINE	F-F
FIRE HYDRANT	⊗

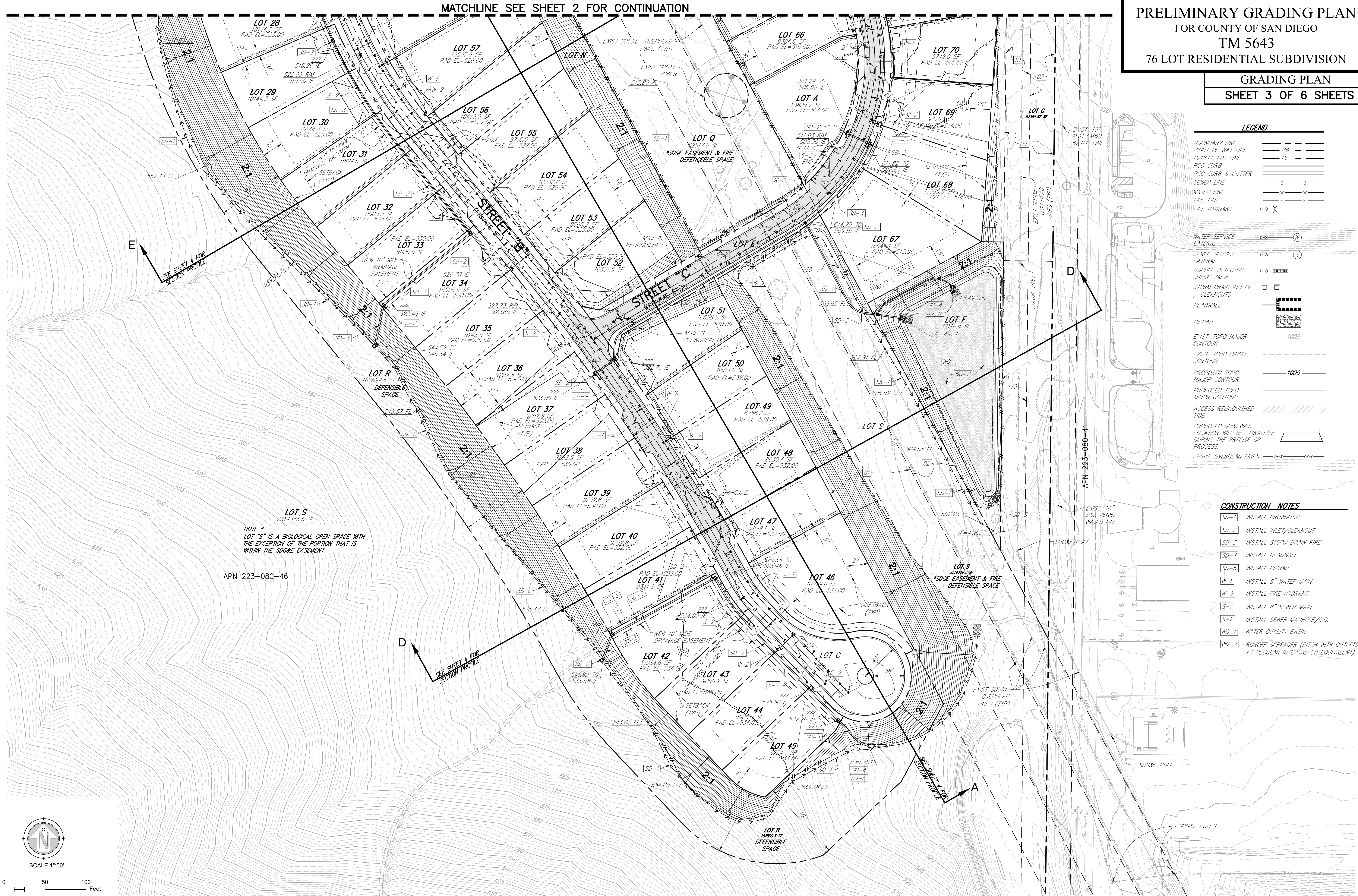
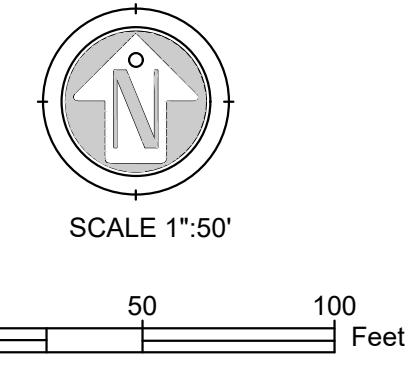
WATER SERVICE LATERAL	(W)
SEWER SERVICE LATERAL	(S)
DOUBLE DETECTOR CHECK VALVE	⊕
STORM DRAIN INLETS / CLEANOUTS	⊕
HEADWALL	⊕
RIPRAP	▨
EXIST. TOPO MAJOR CONTOUR	--- 1000 ---
EXIST. TOPO MINOR CONTOUR	---
PROPOSED TOPO MAJOR CONTOUR	--- 1000 ---
PROPOSED TOPO MINOR CONTOUR	---
ACCESS RELINQUISHED SIDE	▨
PROPOSED DRIVEWAY LOCATION WILL BE FINALIZED DURING THE PRECISE GP PROCESS.	---
SD&E OVERHEAD LINES	--- O ---

CONSTRUCTION NOTES

SD-1	INSTALL BROWDITCH
SD-2	INSTALL INLET/CLEANOUT
SD-3	INSTALL STORM DRAIN PIPE
SD-4	INSTALL HEADWALL
SD-5	INSTALL RIPRAP
W-1	INSTALL 8" WATER MAIN
W-2	INSTALL FIRE HYDRANT
S-1	INSTALL 8" SEWER MAIN
S-2	INSTALL SEWER MANHOLE/C.O.
WO-1	WATER QUALITY BASIN
WO-2	RUNOFF SPREADER (DITCH WITH OUTLETS AT REGULAR INTERVAL OR EQUIVALENT)

NOTE *
LOT "S" IS A BIOLOGICAL OPEN SPACE WITH THE EXCEPTION OF THE PORTION THAT IS WITHIN THE SD&E EASEMENT.

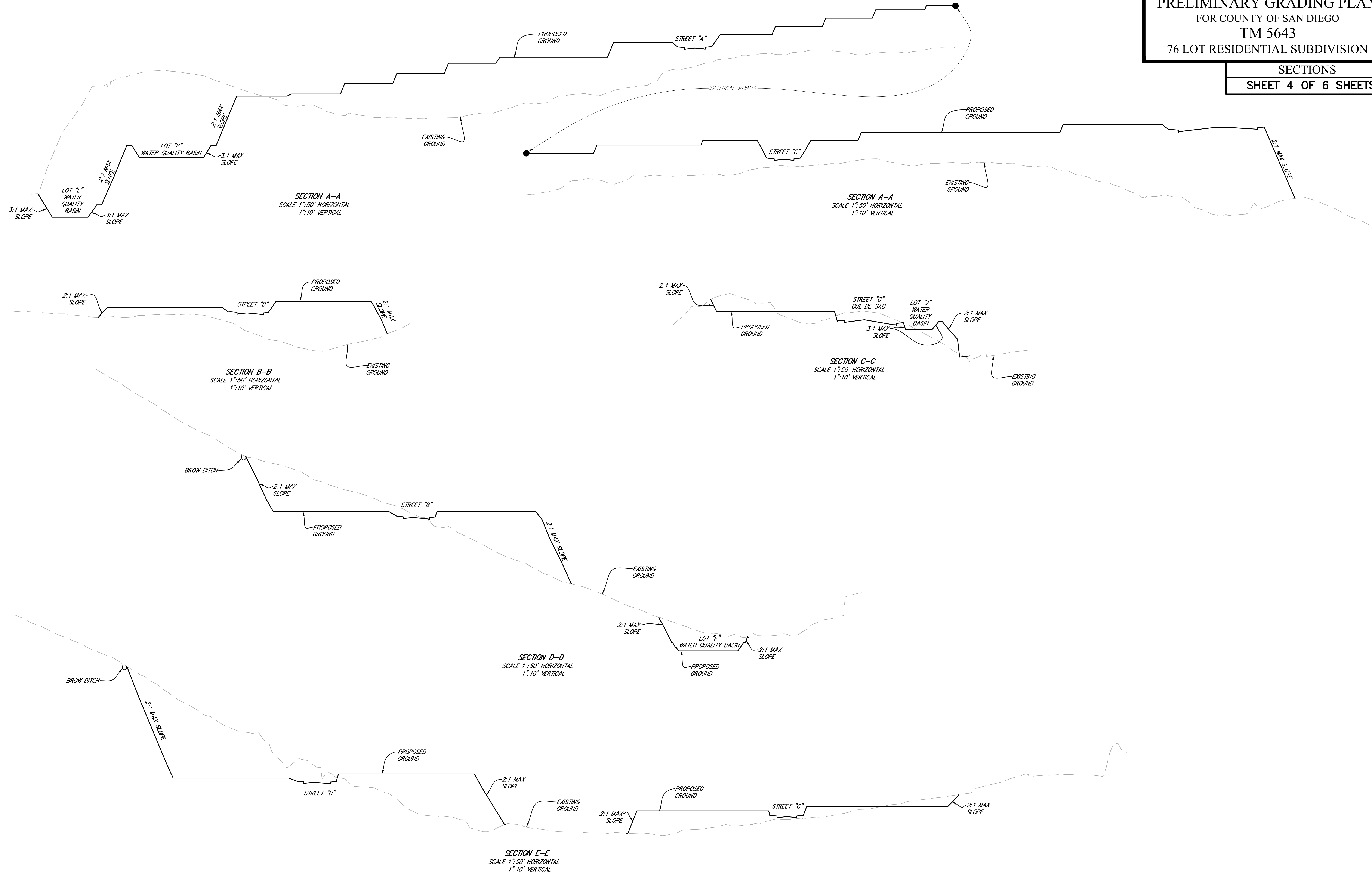
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PRELIMINARY GRADING PLAN
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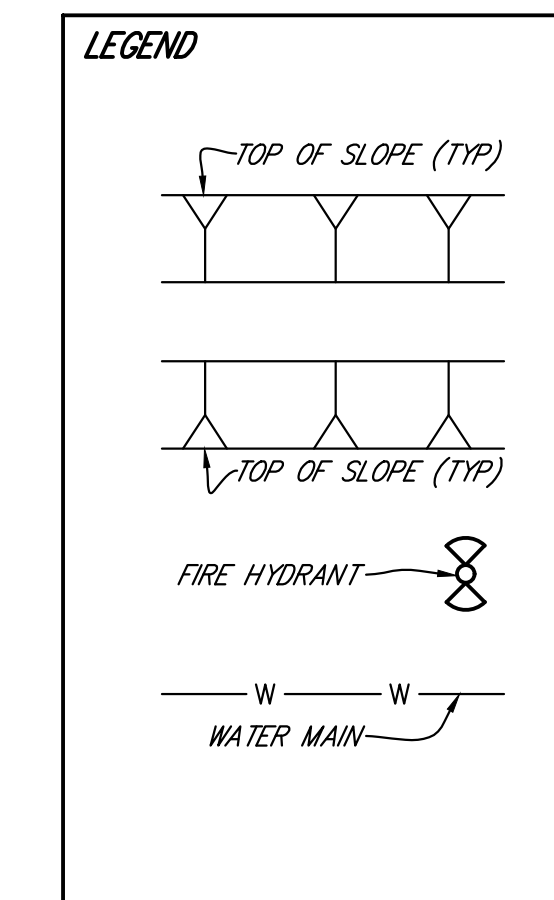
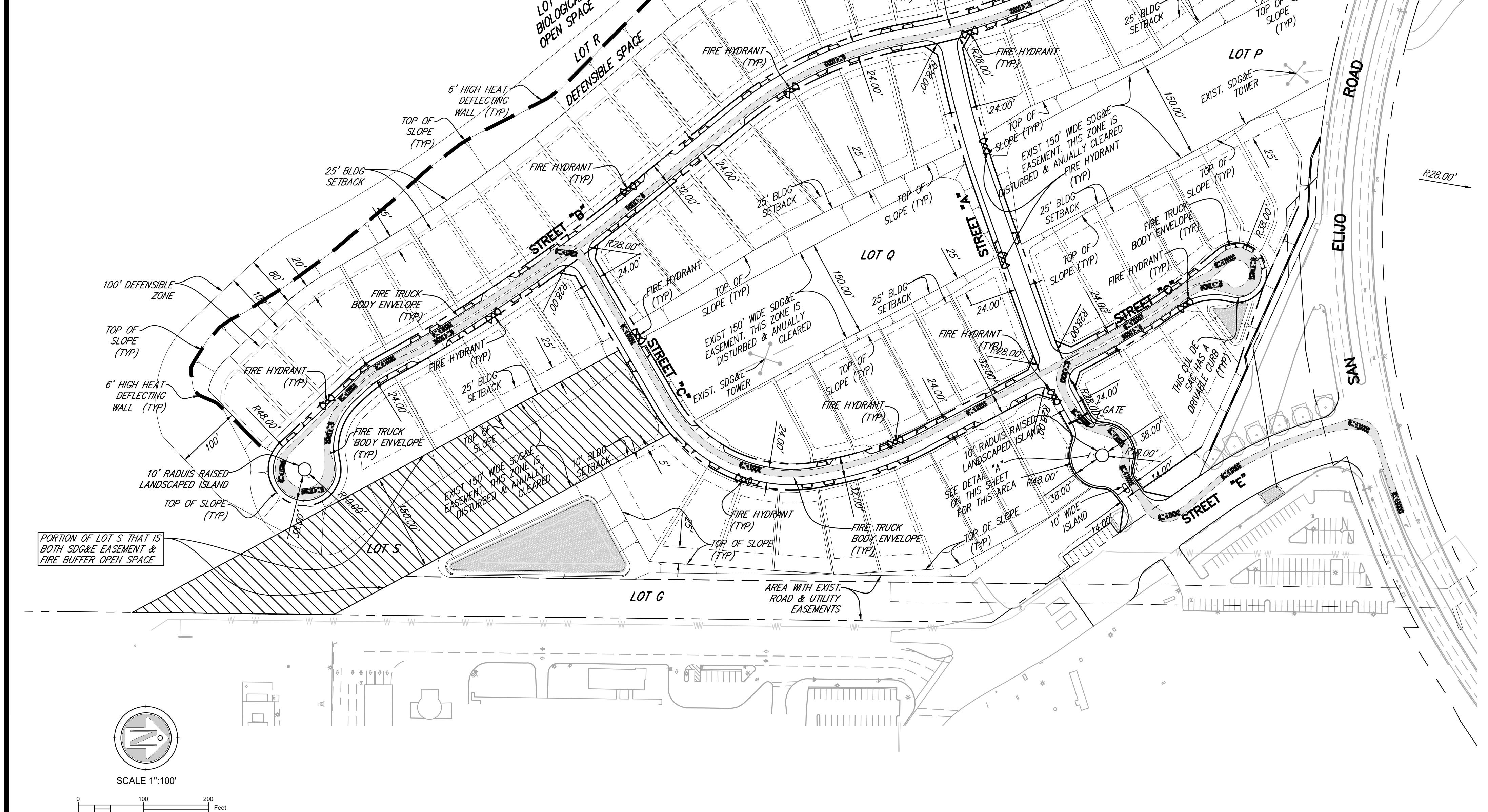
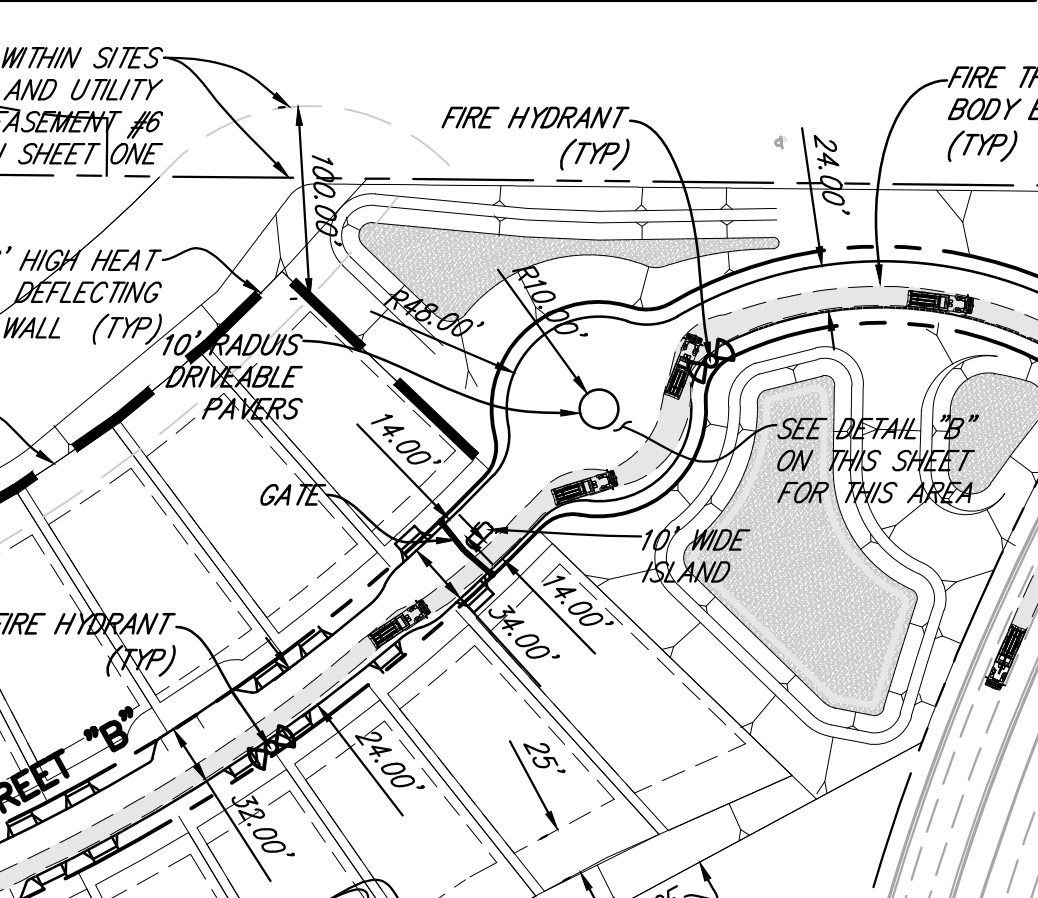
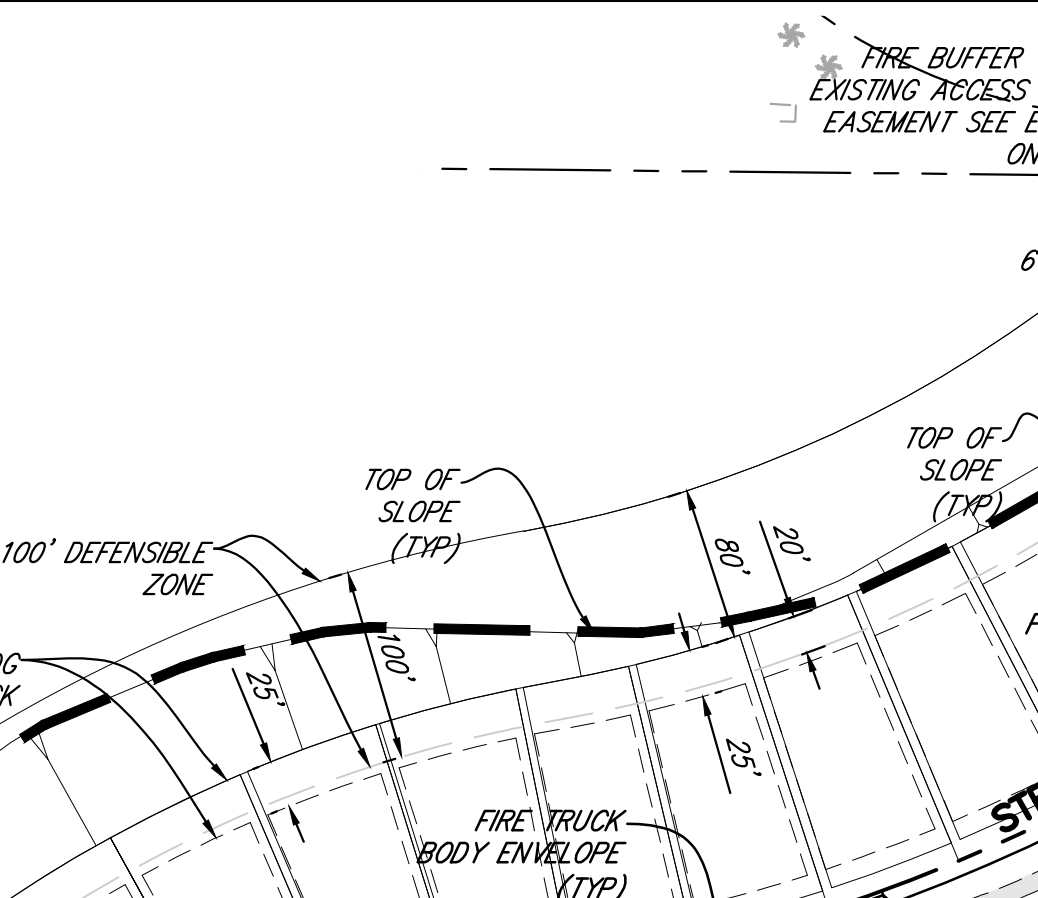
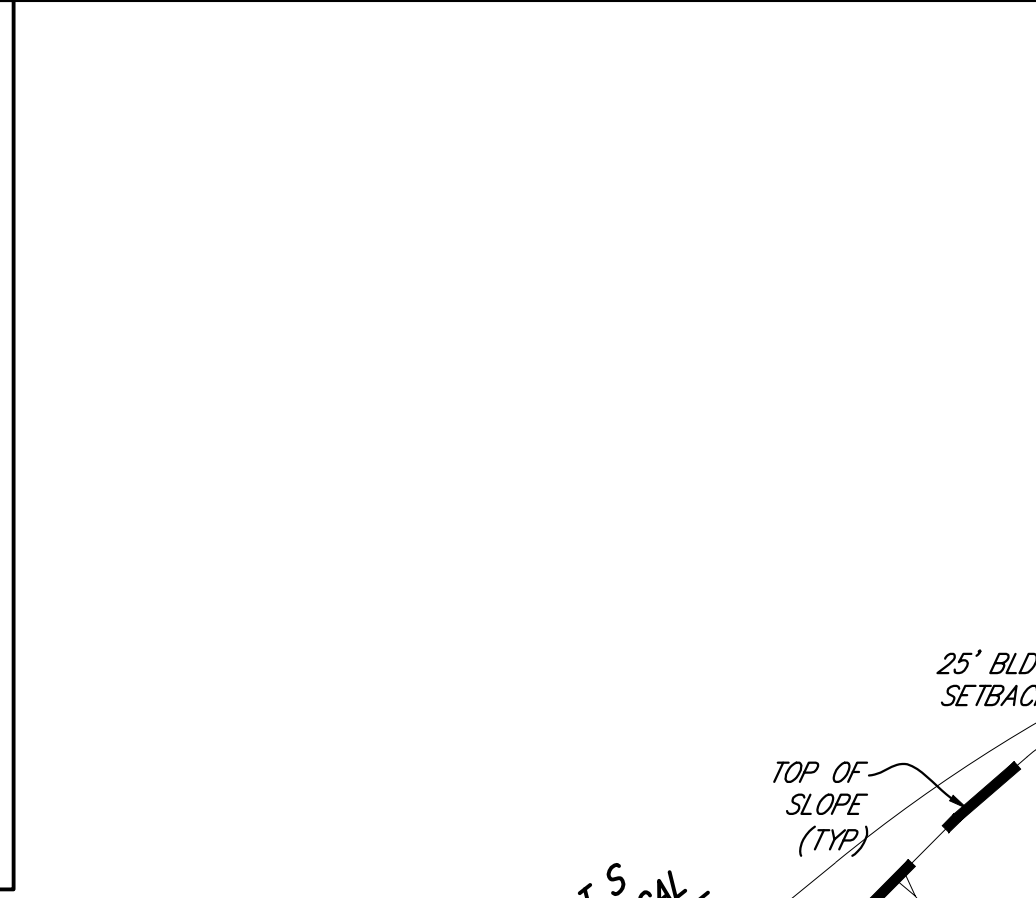
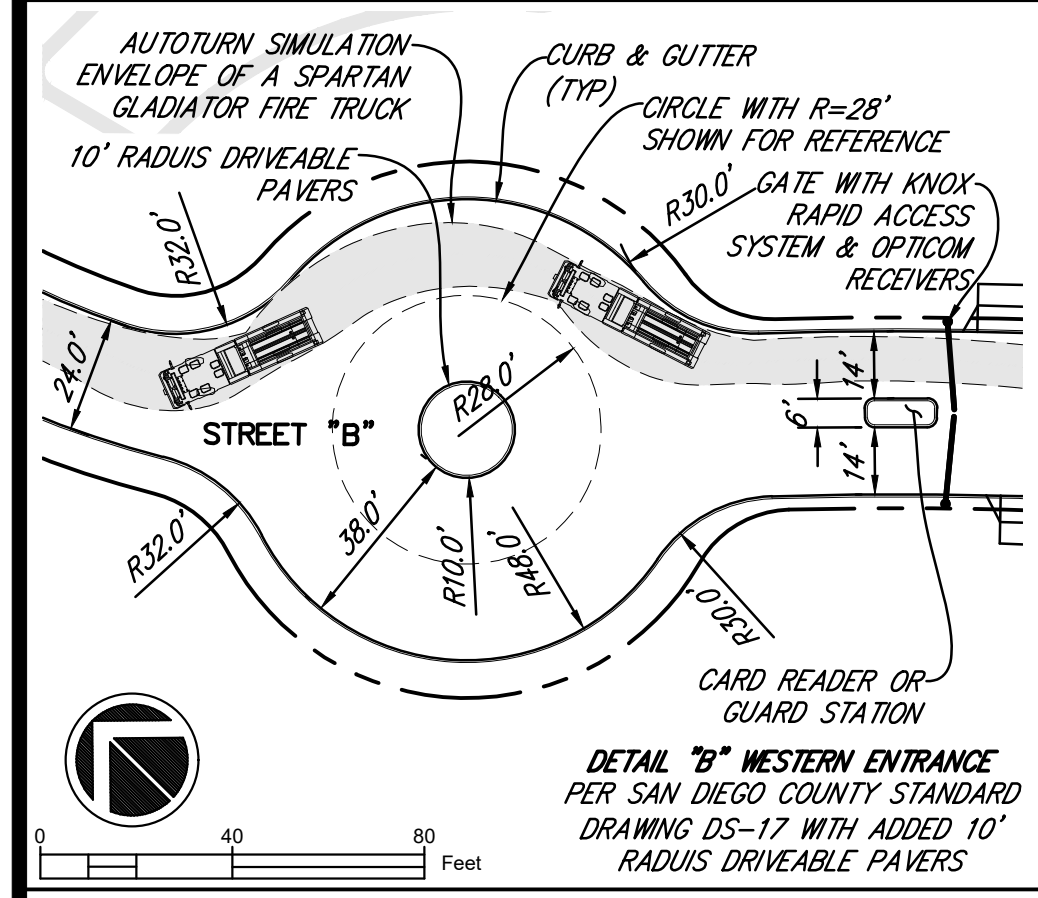
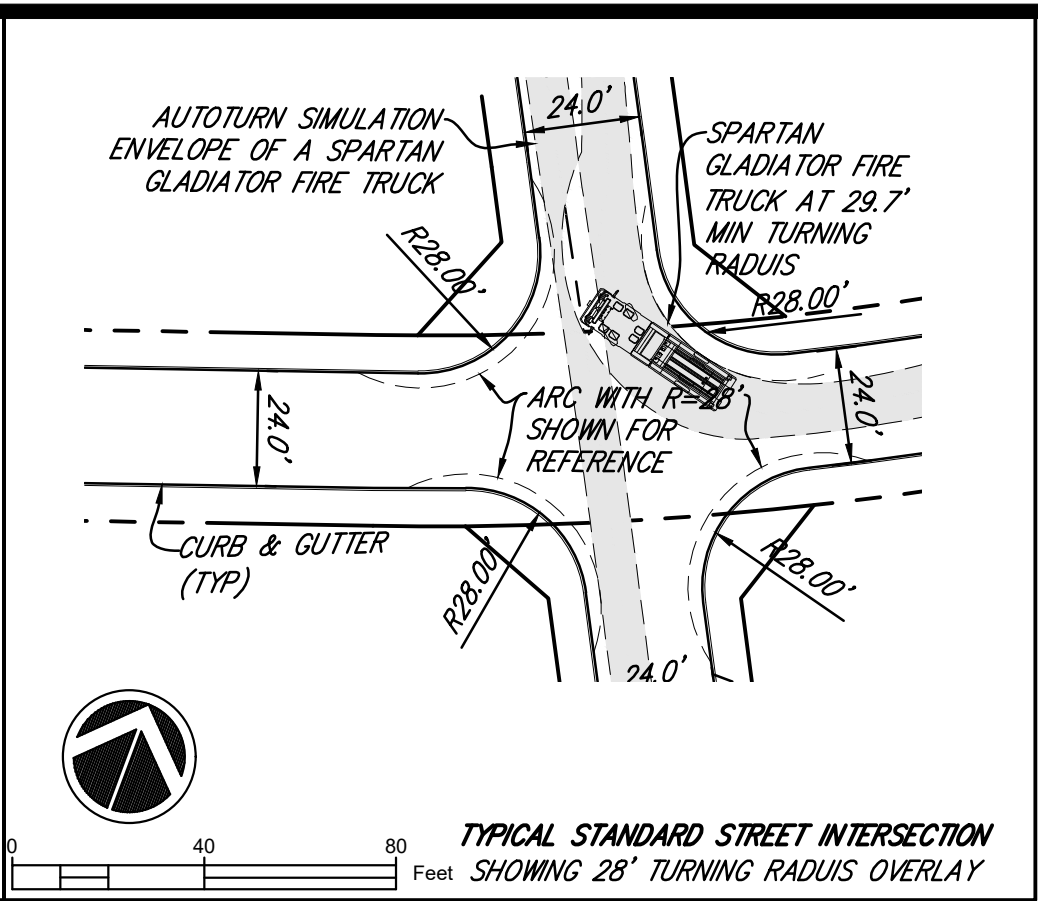
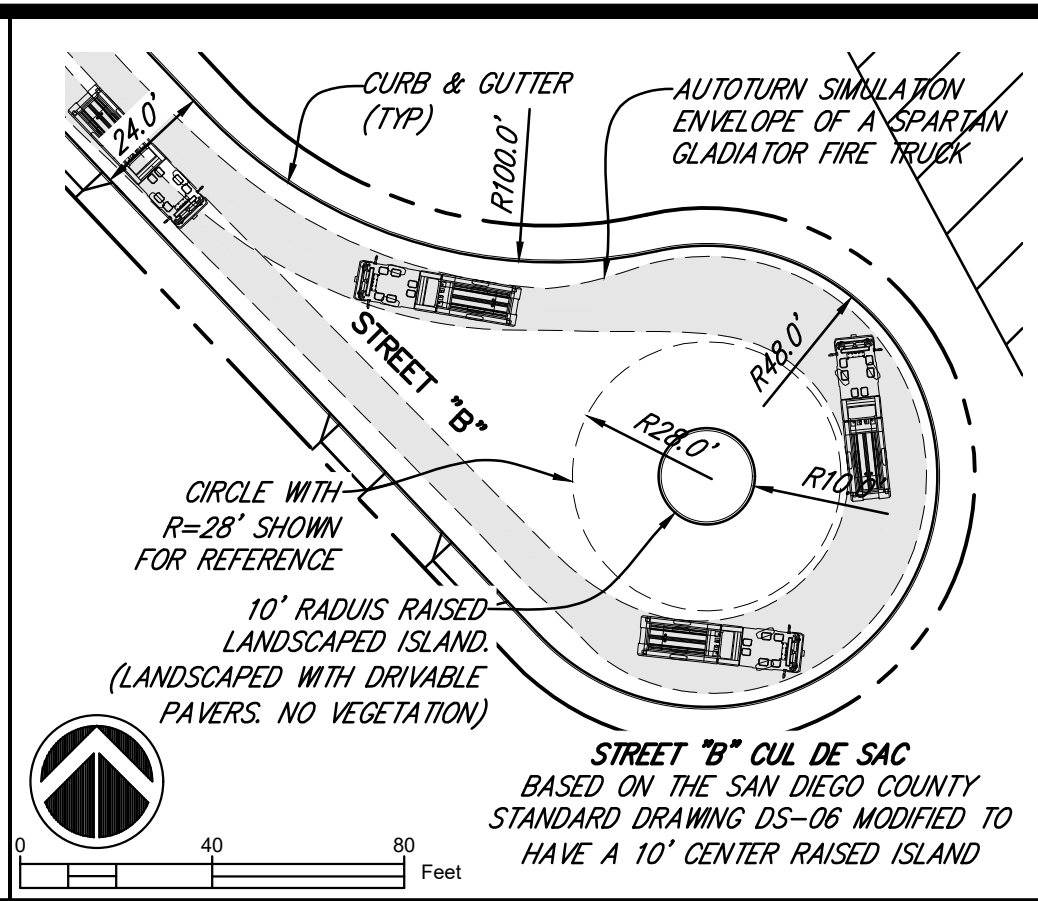
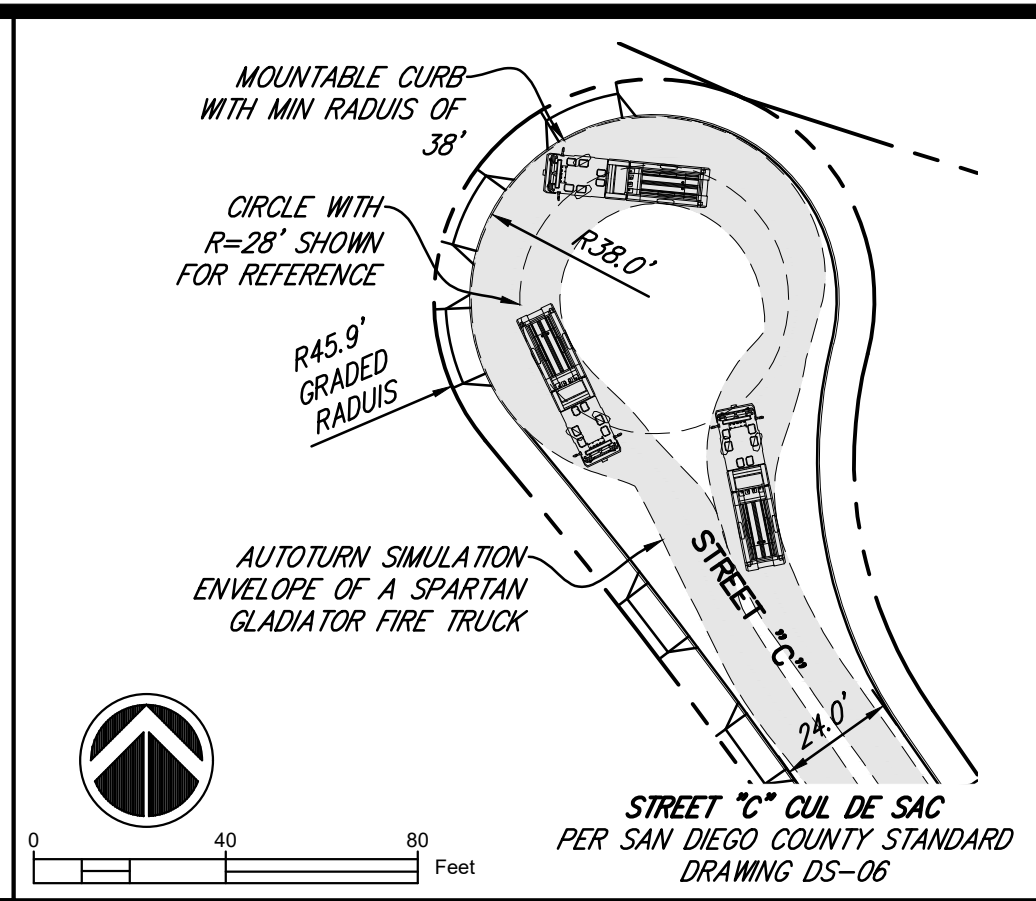
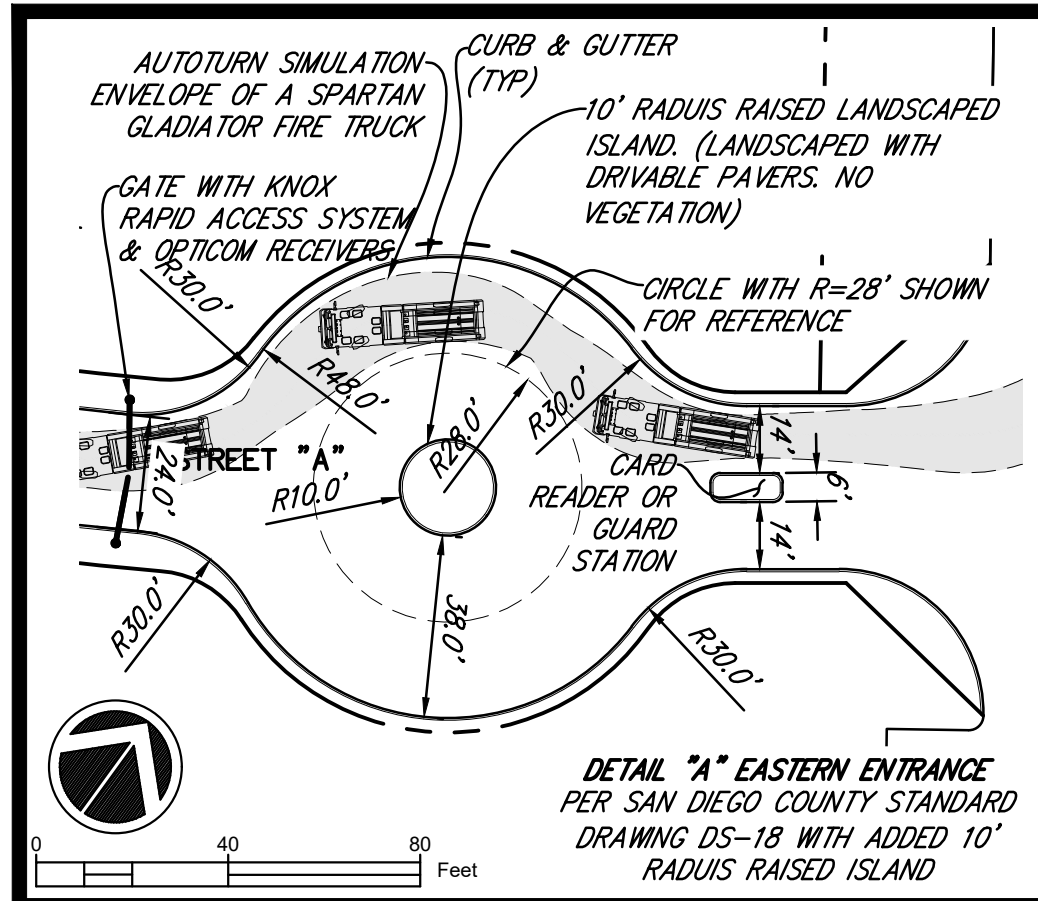
SECTIONS
 SHEET 4 OF 6 SHEETS



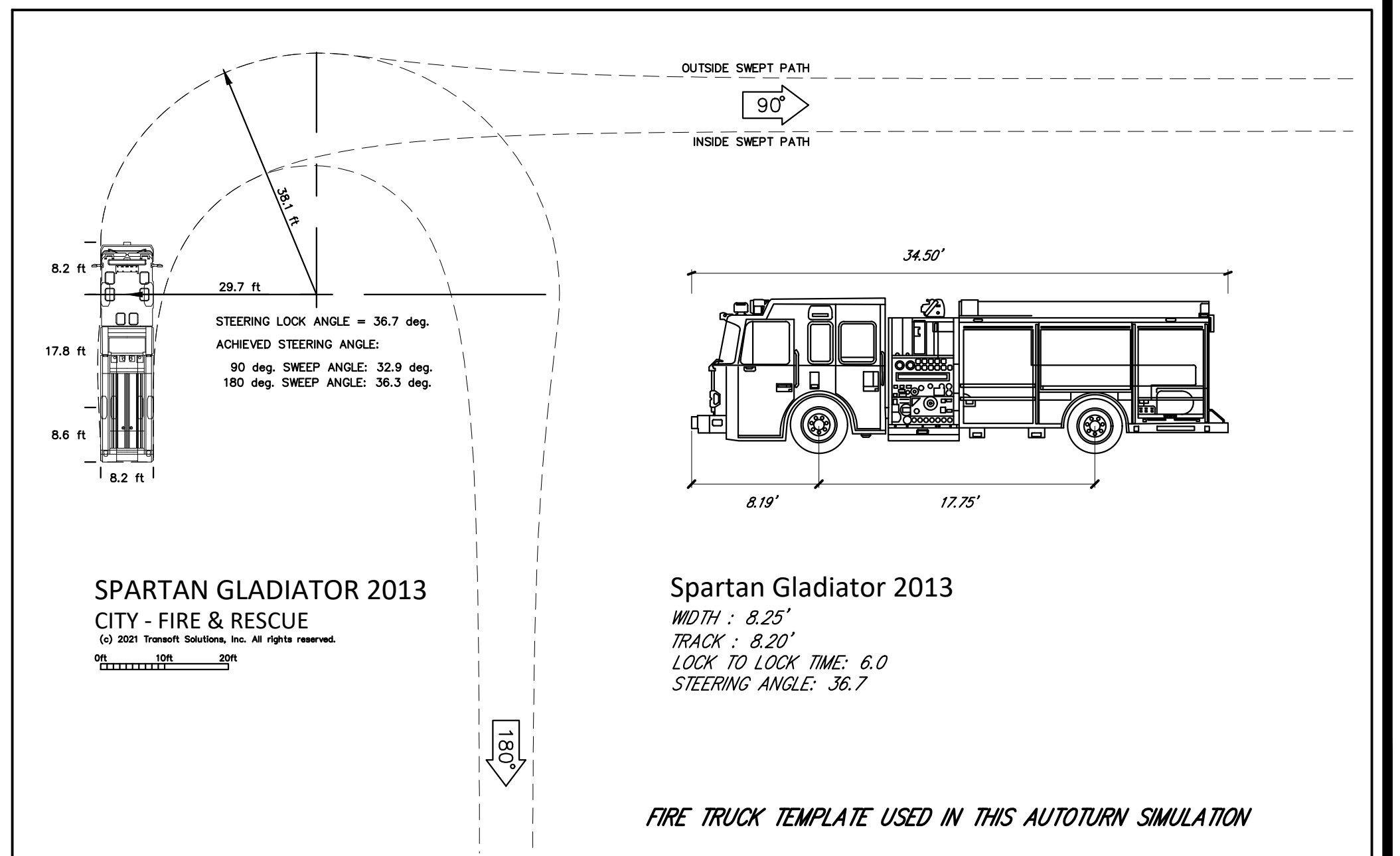
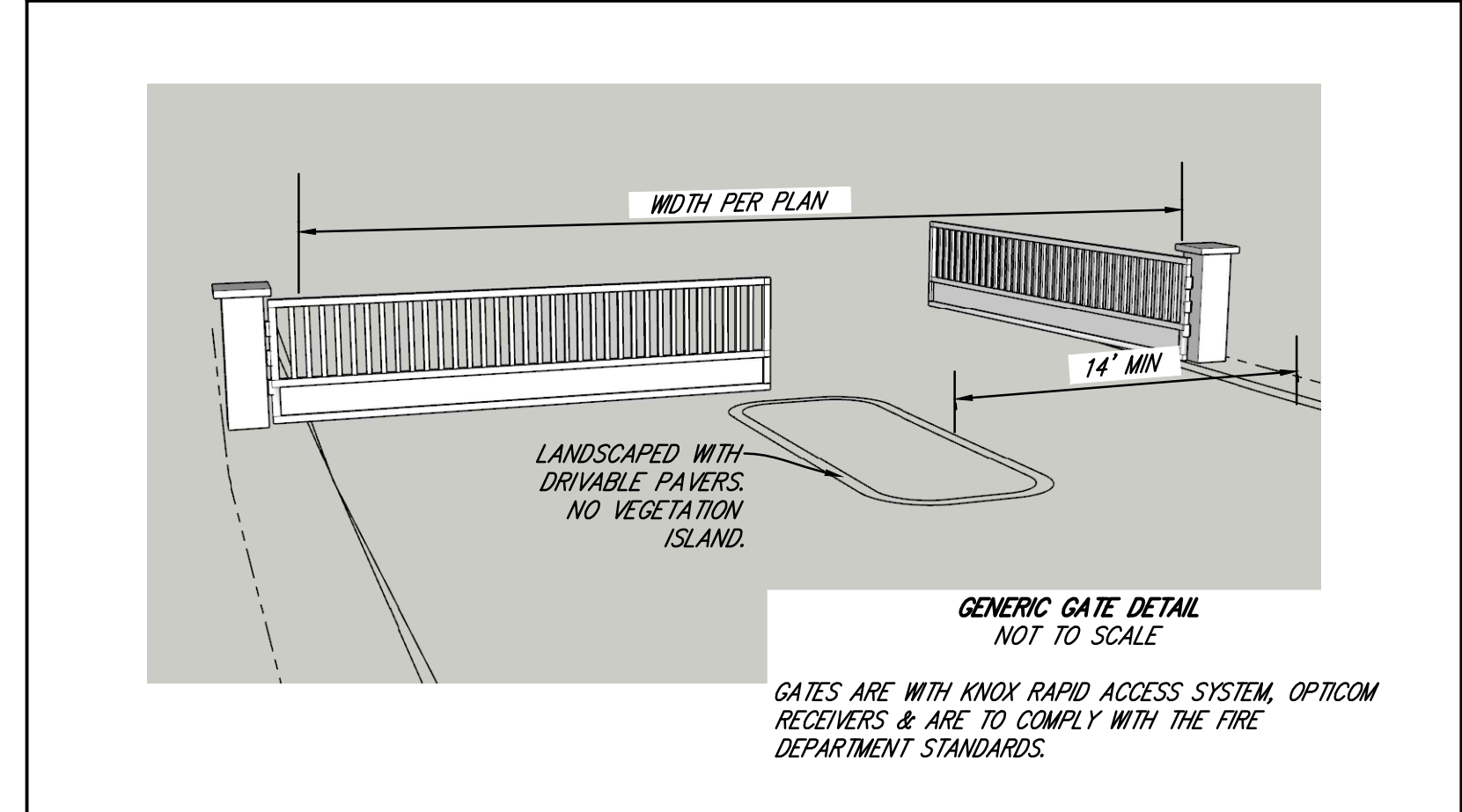
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PRELIMINARY GRADING PLAN
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CIRCULATION & DEFENSIBLE AREAS
SHEET 5 OF 6 SHEETS



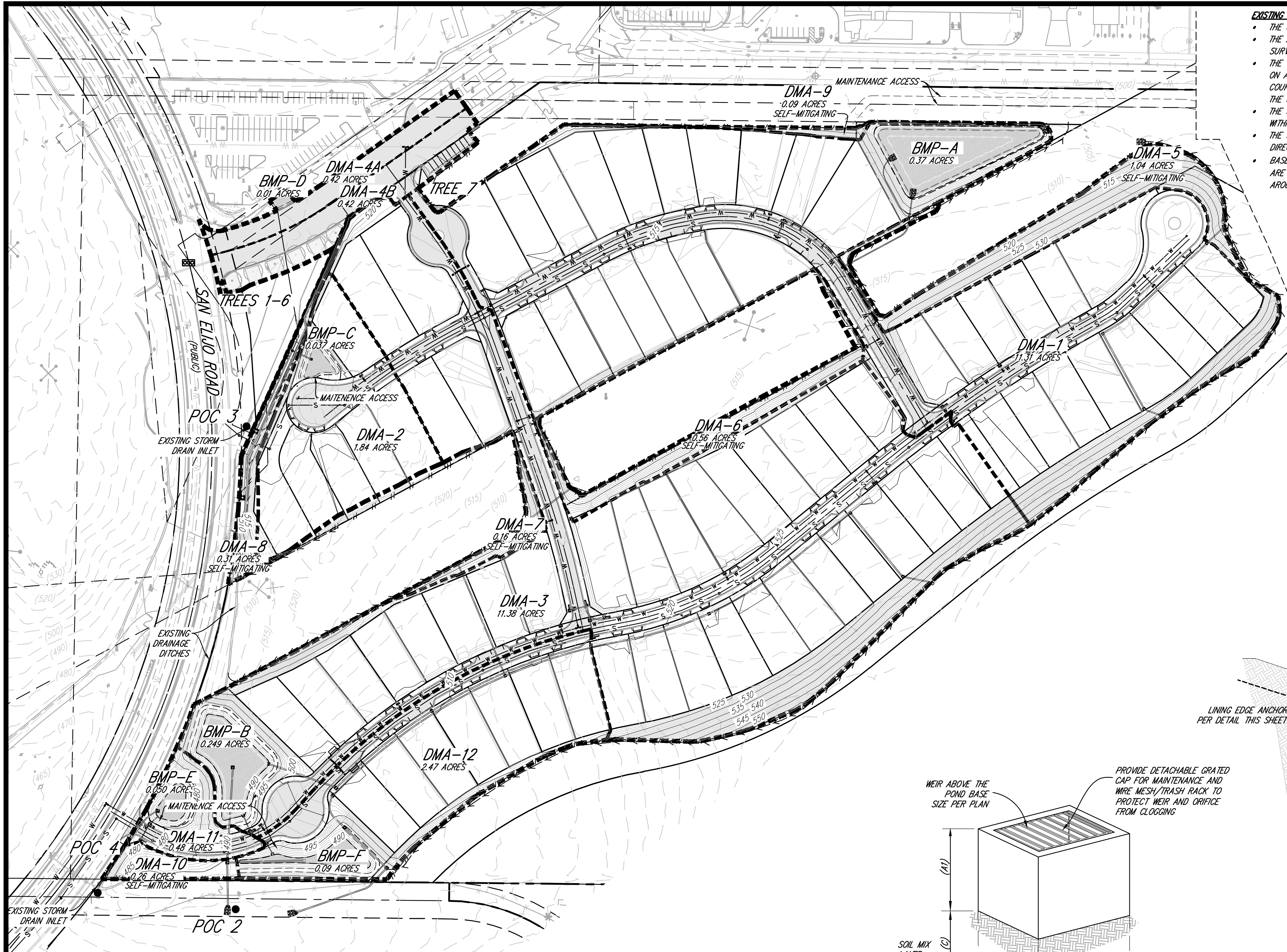
- FIRE NOTES:**
1. THE PROJECT WILL PROVIDE A FIRE FLOW OF 2500 GPM.
 2. PROVIDE FIRE LANE "NO PARKING" SIGNS AT EVERY 100' & RED PAINTED CURBS WITH "NO PARKING FIRE LANE" 4" WHITE STENCILS AT STREET SECTIONS WHERE THERE ARE NO PARALLEL PARKING STALLS PROPOSED.
 3. STRUCTURES SHALL HAVE ADDITIONAL FIRE SETBACKS FROM TOP OF SLOPE. SETBACKS SHALL BE 15' FOR SINGLE STORY & 30' FOR TWO STORY STRUCTURES.
 4. ALL FIRE ACCESS ROADWAYS SHALL BE ENGINEERED TO MEET THE 75,000 LB. RATING.
 5. ALL HOMES ARE ON FIRE SPRINKLERS.
 6. THIS IS A PROPOSED GATED COMMUNITY. GATES ARE WITH KNOX RAPID ACCESS SYSTEM, OPTICOM RECEIVERS & ARE TO COMPLY WITH THE FIRE DEPARTMENT STANDARDS.
 7. DEVELOPMENT SHALL COMPLY WITH THE CODE EDITION IN EFFECT AT THE TIME OF BUILDING PERMIT SUBMITTAL.
 8. ALL ROADWAYS SHALL BE COMPLETED & ALL FUEL MODIFICATION ZONES SHALL BE IN PLACE AND MAINTAINED PRIOR TO ANY COMBUSTIBLE LUMBER BEING BROUGHT ON SITE.
 9. PROVIDE 30' OF FUEL MODIFICATION ALONG ALL ROADWAYS.
 10. VACANT LOTS AND PARCELS SHALL BE CLEARED AND MAINTAINED, DRY GRASSES AND WEEDS SHALL BE MOWED AND MAINTAINED TO A HEIGHT OF 4".
 11. HOA WILL BE REQUIRED TO ENTER INTO AN AGREEMENT WITH RSFPD TO REIMBURSE COSTS FOR DEFENSIBLE SPACE INSPECTIONS. THIS AGREEMENT SHALL BE PERPETUAL AND IDENTIFIED IN THE COMMUNITY CCR'S AS A SPECIAL ASSESSMENT.
 12. THIS DEVELOPMENT SHALL BE CREATED AS A FIREWISE COMMUNITY.
 13. EVERGREENS WITHIN THE FIRE BUFFER OPEN SPACE WILL BE FULLY CLEARED OR 100% NEW PLANTING IN ACCORDANCE WITH DISTRICT STANDARDS.
 14. THE FIRE BUFFER OPEN SPACE DEFENSIBLE SPACE WITHIN THE SDG&E EASEMENT WILL HAVE NO PLANTING AND SHALL REMAIN THINNED OF NATIVE VEGETATION, EXCEPT ON MANMADE SLOPES OF GRADED LOTS THAT REQUIRE LANDSCAPING ON IRRIGATION FOR EROSION CONTROL PURPOSES.
 15. INSTALL DELINEATION MARKERS TO MARK THE EDGE OF THE FIRE BUFFER OPEN SPACE.
 16. AS MITIGATION FOR THE REDUCTION OF SIDE YARD SETBACK FROM 30' TO 5' IN COMPLIANCE WITH TITLE 14 SECTION 1276.01, 5 FEET OF NON-COMBUSTIBLE MATERIAL, OR HARDSCAPE LANDSCAPING WILL BE INSTALLED AND EXTENDED 5 FEET HORIZONTALLY AROUND THE STRUCTURE FROM THE FURTHEST EXTEND OF THE BUILDING, OR TO THE PROPERTY LINE, WHICHEVER IS GREATER.



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PRELIMINARY GRADING PLAN
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76 LOT RESIDENTIAL SUBDIVISION

BMP & DMA EXHIBIT
SHEET 6 OF 6 SHEETS



- EXISTING SITE FEATURES:**
- THE UNDERLYING HYDROLOGIC SOILS GROUP FOR THE ENTIRE SITE IS SOIL TYPE D.
 - THE APPROXIMATE DEPTH TO GROUNDWATER IS GREATER THAN 20 FEET BASED ON THE EPA WEB SOIL SURVEY RESULTS.
 - THE TWO NATURAL HYDROLOGIC FEATURES OF THE SITE ARE A NATURAL DRY DRAINAGE COURSE FLOWING ON A SOUTHERLY DIRECTION ALONG THE EASTERN PROPERTY LINE, AND A NATURAL DRY DRAINAGE COURSE FLOWING IN A NORTHWESTERLY DIRECTION LEAVING THE SITE NEAR THE NORTH WEST LIMITS OF THE SITE.
 - THE SITE IS GENTLY SLOPING NATURAL UNDEVELOPED AREA WITH NO APPRECIABLE IMPERVIOUS AREAS WITHIN THE PROJECT BOUNDARIES.
 - THE SITE PROPOSES TO CONNECT TO THE EXISTING PUBLIC STORMDRAIN SYSTEM FLOWING IN A WESTERLY DIRECTION LOCATED IN THE PUBLIC RIGHT-OF-WAY FOR SAN ELADIO ROAD.
 - BASED ON WATERSHED MAPPING OF POTENTIAL CRITICAL COARSE SEDIMENT YIELD AREAS (POCCSYA), THERE ARE NO POCCSYA LOCATED WITHIN THE PROJECT BOUNDARY OR TRIBUTARY TO THE RUNOFF BYPASSED AROUND THE SITE.



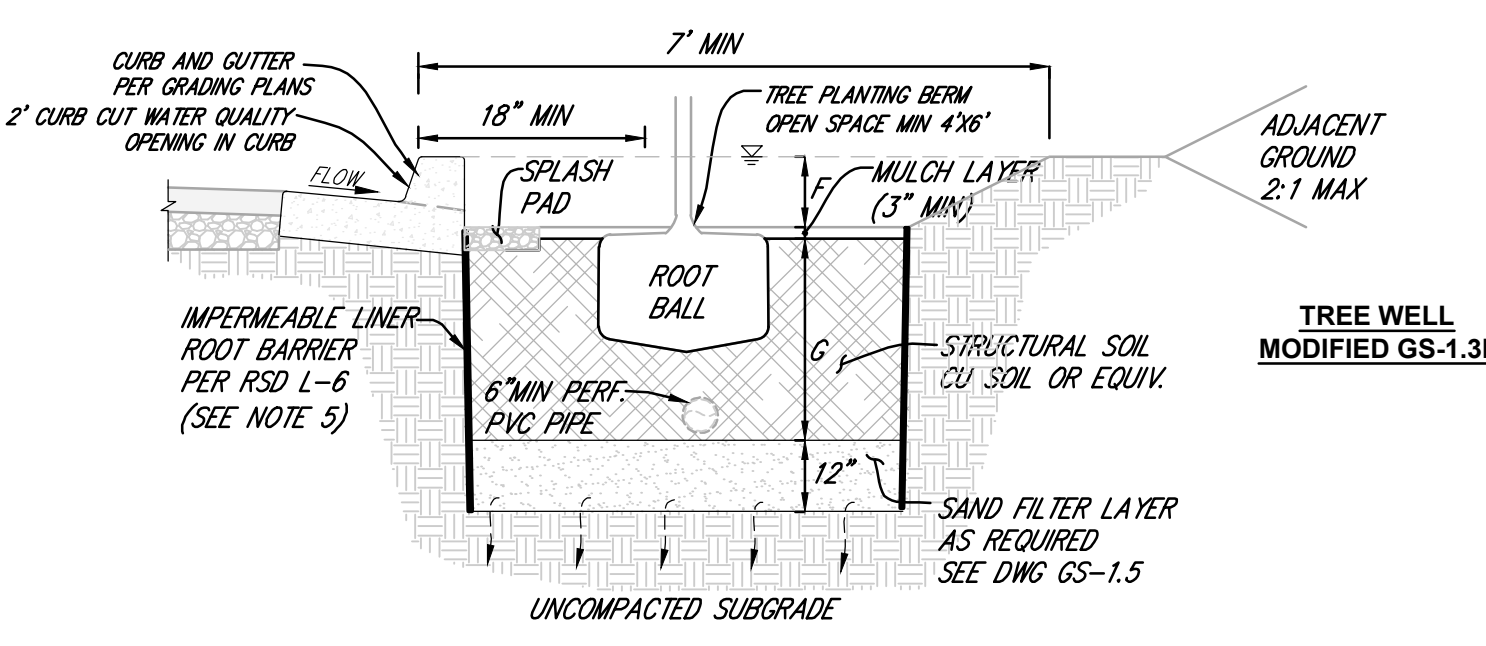
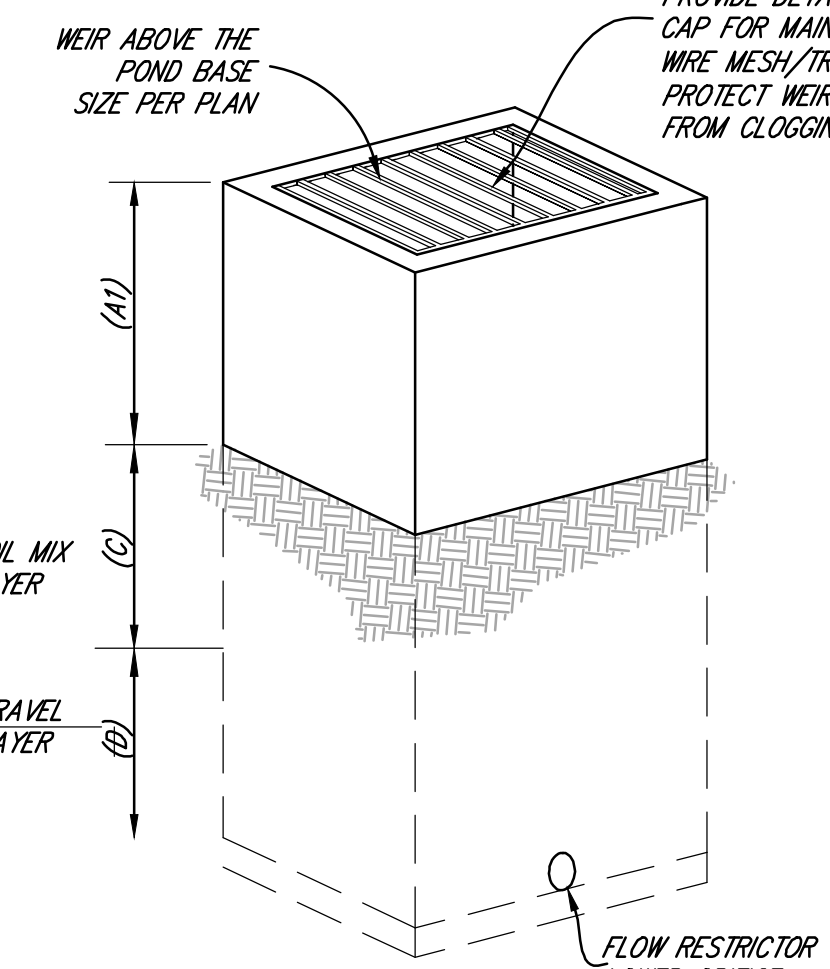
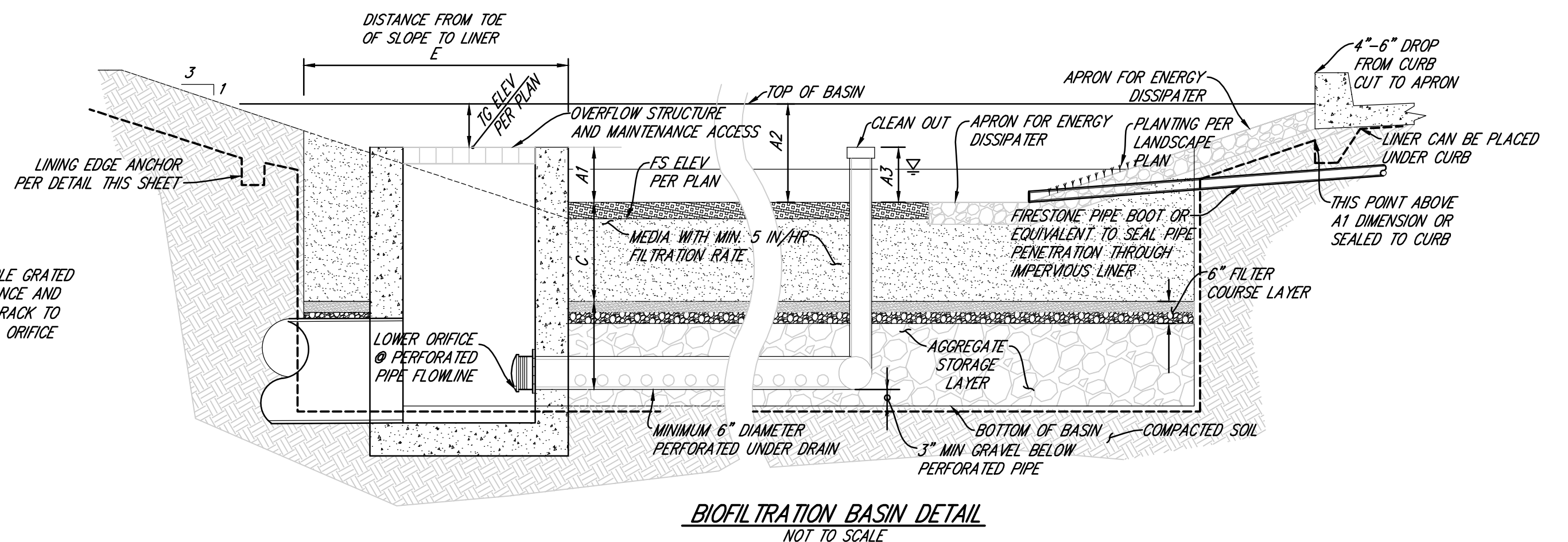
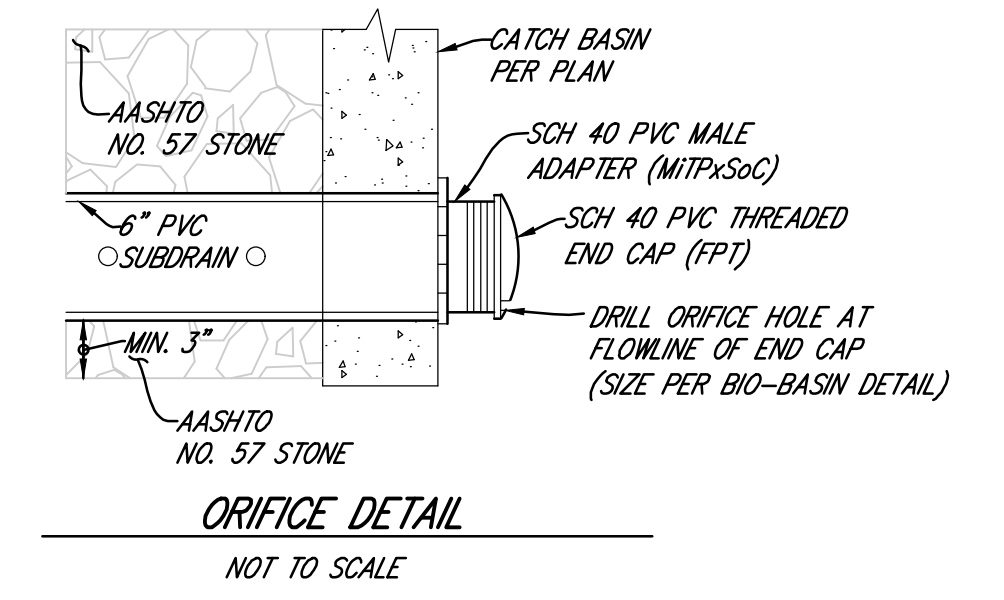
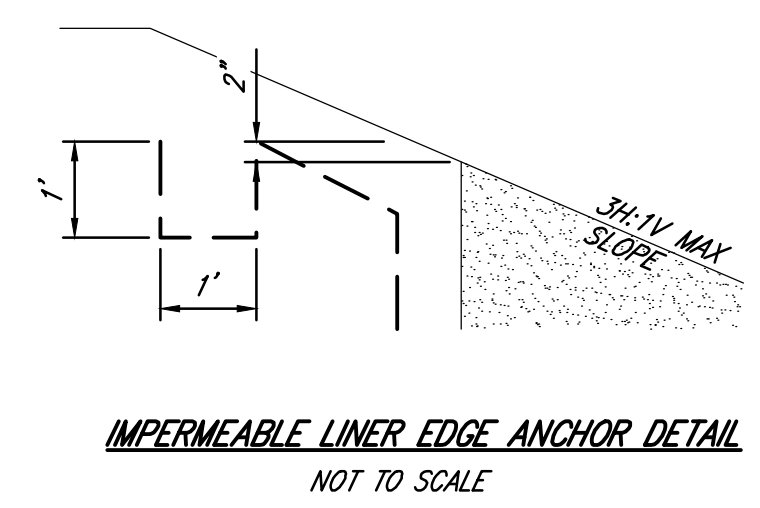
**DETAIL
"NO DUMPING" AT CATCH BASINS**

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**

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

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



SIGNIFICANT SITE DESIGN (SSD) BMP SUMMARY TABLE

BASIN	DMA TYPE/ DRAINS TO	TYPE OF BMP	MIN EFFECTIVE AREA (SQFT)	F (IN) POND	G (IN) CU STRUCTURAL SOIL	NUMBER OF TREES	DIAMETER OF TREE (FT)	IMPERMEABLE LINER?	TREE SPECIES
DMA-4B	TREES 1-7	TREE WELL	585 (EA)	4-6	30	7	30	SIDEWALLS ONLY	-

STRUCTURAL BMP SUMMARY TABLE

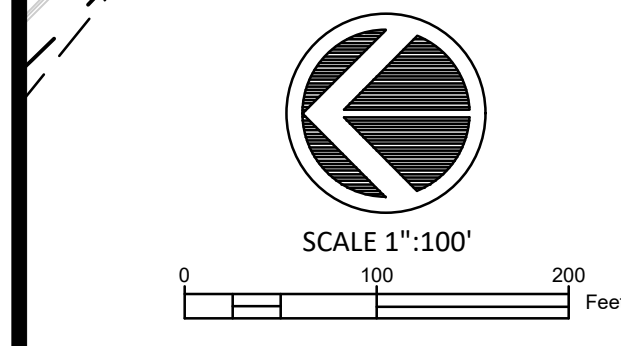
DMA ID	BMP ID	TYPE OF BMP	EFFECTIVE AREA (SQFT)	A1 (INCH) RISER	A2 (INCH) CLEAN OUT	A3 (INCH) UPPER ORIFICE	B (INCH) MEDIA	C (INCH) GRAVEL	D (INCH) GRAVEL	E (FEET)	BOX RISER / OVERFLOW STRUCTURE SIZE (INCHES)	ORIFICES DIAMETER UPPER LOWER (INCH) (INCH)	IMPERMEABLE LINER?
DMA-1	BMP-A	BIOFILTRATION	17,236	6	12.0	6.0	-	21.0	18	1.5	36X36	- 1.5	YES
DMA-2	BMP-C	BIOFILTRATION	10,862	6	12.0	6.0	-	21.0	15	1.5	36X36	- 1.5	YES
DMA-3	BMP-B	BIOFILTRATION	1,486	6	12.0	6.0	-	21.0	15	1.5	36X36	- 0.75	YES
DMA-4A	BMP-D	BIOFILTRATION	597	6	12.0	6.0	-	21.0	18	1.5	36X36	- 0.75	YES
DMA-11	BMP-E	BIOFILTRATION	2,189	6	12.0	6.0	-	21.0	15	1.5	36X36	- 1.0	YES
DMA-12	BMP-F	BIOFILTRATION	4,691	6	12.0	6.0	-	21.0	18	1.5	36X36	- 1.0	YES

BMP MAINTENANCE ACCESS NOTE
ALL BMP'S TO BE ACCESSED FROM NEAREST ROADWAY FOR MAINTENANCE.

SITE DESIGN BMPs
4.3.2 CONSERVE NATURAL AREAS
4.3.3 MINIMIZE IMPERVIOUS SURFACES
4.3.5 IMPERVIOUS AREA DISPERSION

SOURCE CONTROL BMPs
4.2.2 STORM DRAIN INLET STENCILING
4.2.6(E) LANDSCAPE/PESTICIDE USE

QUESTHAVEN
BMP & DMA EXHIBIT



LEGEND

- DMA BOUNDARY
- PROPOSED IMPERVIOUS ROADWAY
- 6" PVC PIPE PERFORATION LAYOUT DETAIL NOT TO SCALE



K: 1/9/1902/28/Engineering TM | TMOA | PRELIMINARY | 1902/28 - BMP SHEET.dwg - 3/14/2024 7:50 AM ORIGINAL PLOT SIZE.