

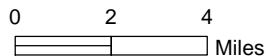
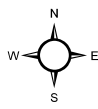
Attachments to WDR R9-2026-0012 Questhaven Project

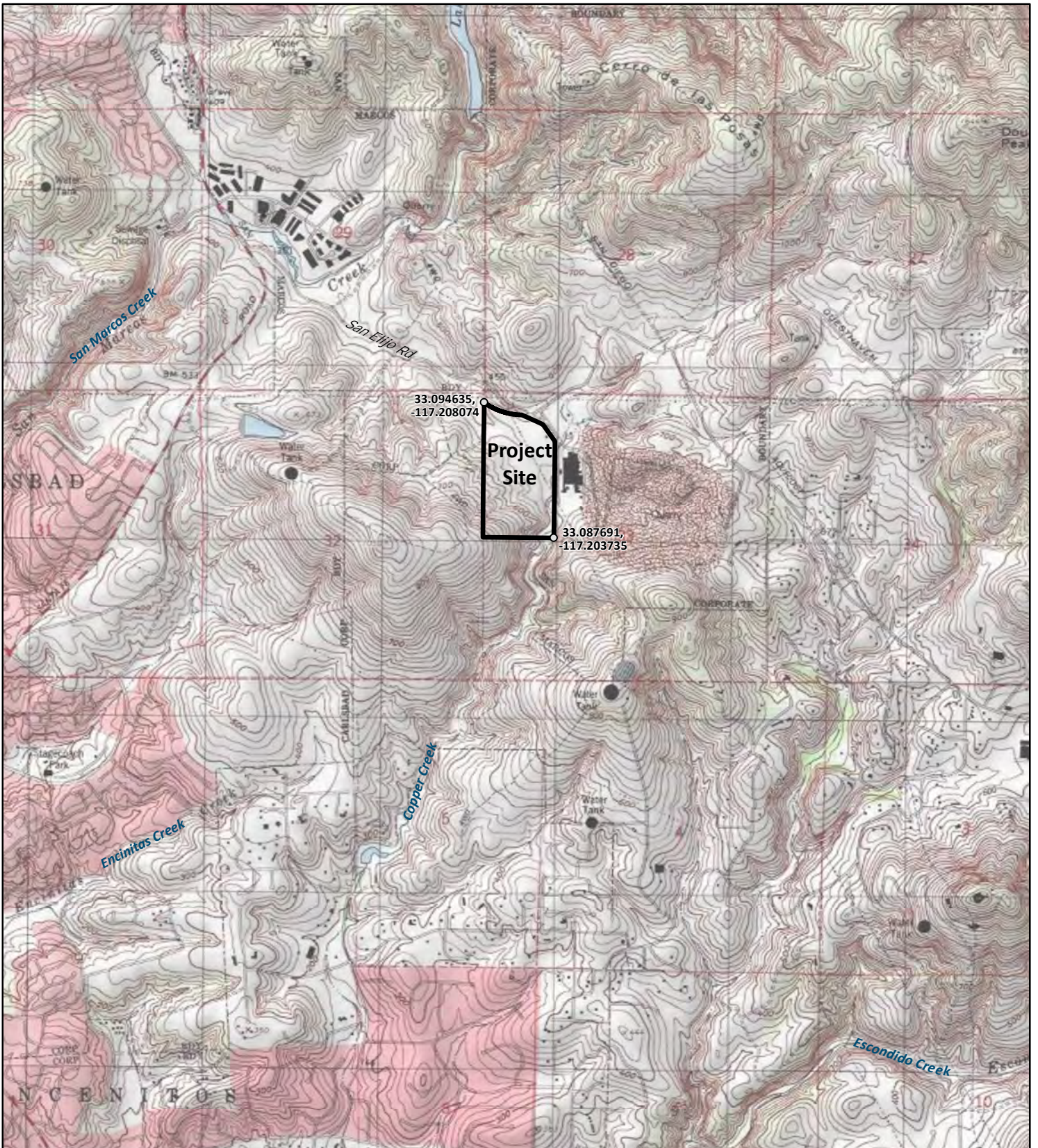


Figure 1

Regional Location

QUESTHAVEN TENTATIVE MAP PROJECT
 JURISDICTIONAL DELINEATION REPORT





USGS 7.5' Quadrangle: Rancho Santa Fe
 PLSS: Township 12S, Range 03W, Sections 32 and 33

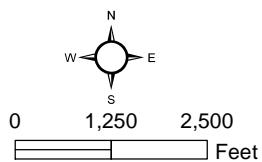
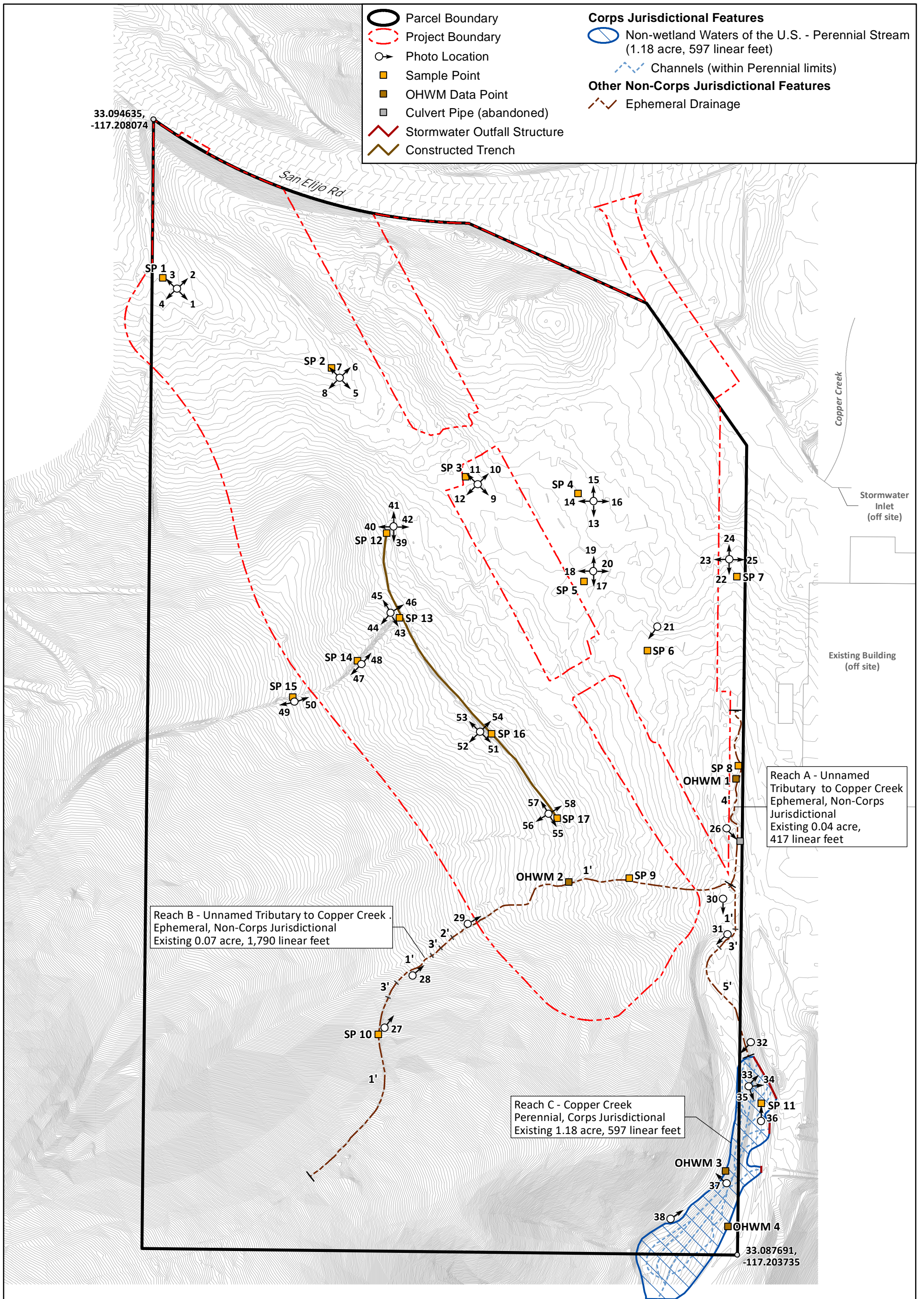


Figure 2

Project Vicinity

QUESTHAVEN TENTATIVE MAP PROJECT
 JURISDICTIONAL DELINEATION REPORT



USGS 7.5' Quadrangle: Rancho Santa Fe
 PLSS: Township 12S, Range 03W, Sections 32 and 33

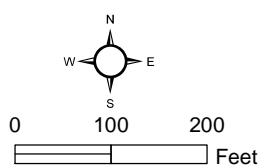














Figure 6

Corps Jurisdictional Features

QUESTHAVEN TENTATIVE MAP PROJECT
 JURISDICTIONAL DELINEATION REPORT

-  Parcel Boundary
 -  Habitat Preserve Area
 -  Preserve Area Fencing
 -  Temporary Fencing
 -  Stormwater Outfall Structure
 -  Reestablishment Area (0.02 ac, 68 linear ft)
 -  Approximate Transect
 - Other Agency/County Mitigation Area ¹**
 -  Onsite Transitional CSS/
Riparian Restoration Area
 -  Onsite CSS Restoration Area
 - RWQCB Jurisdictional Features**
 -  Non-wetland Waters of the State -
Perennial Stream
 -  Channels (within Perennial limits)
 -  Non-wetland Waters of the State -
Ephemeral Stream
- ¹ Refer to separate Questhaven Habitat Restoration Plan

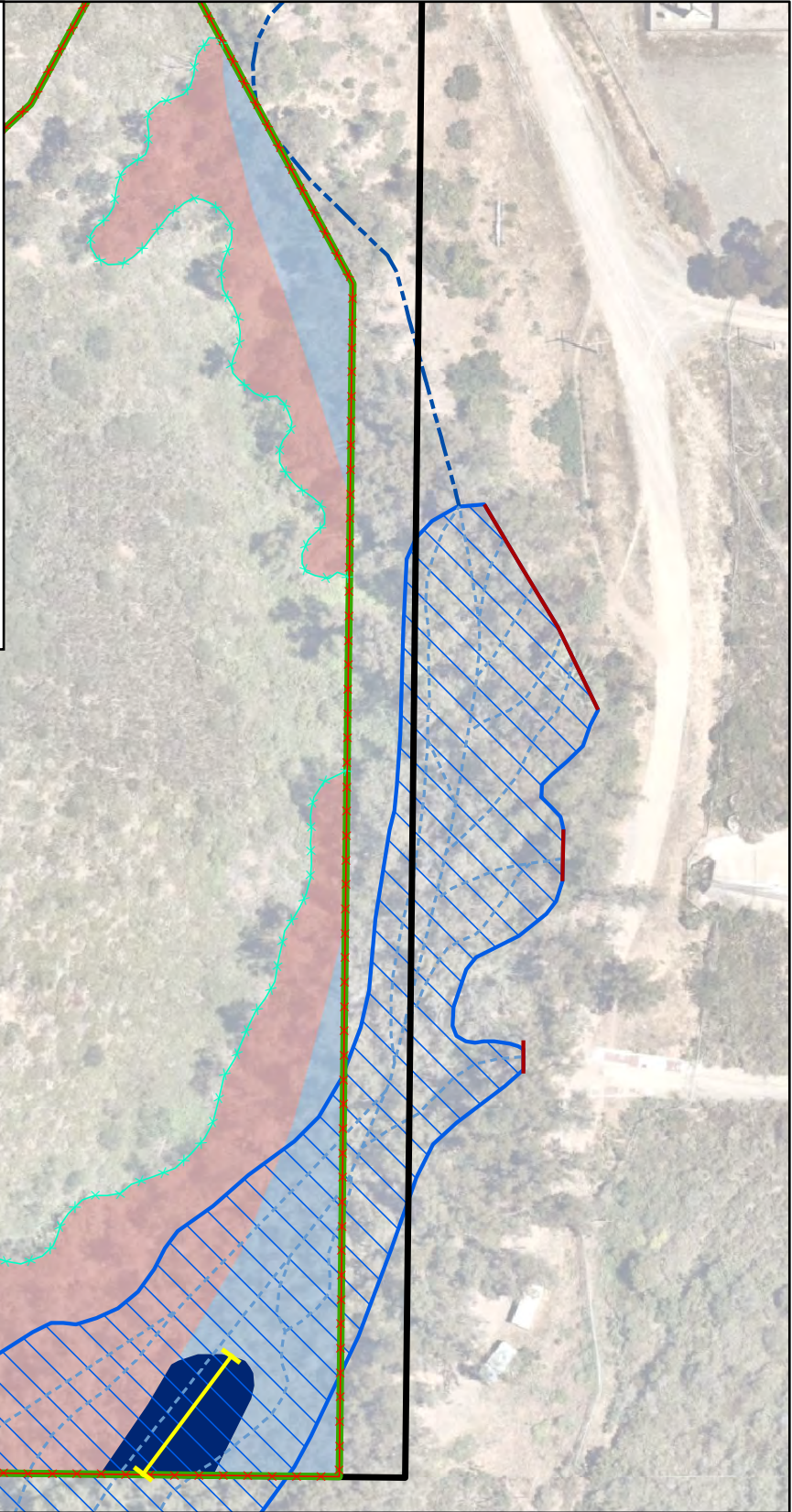
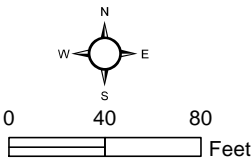


Figure 4

RWQCB Mitigation

QUESTHAVEN TENTATIVE MAP PROJECT
WETLAND HABITAT HMMP



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: 89.21 ACRES
- PROPOSED GRADING AREA: 31.35 AC
- TOTAL PROPOSED RESIDENTIAL LOTS: 76 EA (TOTAL AREA=18.21 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 (INCLUDING WATER QUALITY LOTS): 8 EA (61.80 AC)
- TOTAL LOTS PROPOSED = 83 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 ELIJO ROAD & PROPOSED STREET "E".

$\Delta = 105^{\circ}41'20"$
 $L = 164.46'$
 $R = 100.00'$

INDEX SHEET
 SHEET 1 - TITLE
 SHEET 2 - LOT SUMMARY
 SHEET 3 - TENTATIVE MAP
 SHEET 4 - TENTATIVE MAP

APNS: 223-070-07 & 08	RR
USE REGULATIONS	V
ANIMAL REGULATIONS	-
DENSITY	-
LOT SIZE	2 AC
BUILDING TYPE	C
MAXIMUM FLOOR AREA	G
HEIGHT	-
LOT COVERAGE	-
SETBACK	B
OPEN SPACE	-
SPECIAL AREA REGULATIONS	-

APN 223-080-46 (NORTHERN PORTION)

APN 223-080-46 (NORTHERN PORTION)	RR
USE REGULATIONS	V
ANIMAL REGULATIONS	-
DENSITY	-
LOT SIZE	1 AC
BUILDING TYPE	C
MAXIMUM FLOOR AREA	G
HEIGHT	-
LOT COVERAGE	-
SETBACK	B
OPEN SPACE	-
SPECIAL AREA REGULATIONS	-

APN 223-080-46 (SOUTHERN PORTION)

APN 223-080-46 (SOUTHERN PORTION)	SRO
USE REGULATIONS	V
ANIMAL REGULATIONS	-
DENSITY	-
LOT SIZE	2 AC
BUILDING TYPE	C
MAXIMUM FLOOR AREA	G
HEIGHT	-
LOT COVERAGE	-
SETBACK	B
OPEN SPACE	-
SPECIAL AREA REGULATIONS	-

OWNER'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM THE RECORDED 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 HIGHWAYS, RIVERS, UTILITY EASEMENTS OR PAVED AREAS OF HIGHWAYS.

PROJECT INFORMATION
 PROJECT NO. 223-080-46
 DATE: 11/20/2024
 SHEET 1 OF 4 SHEETS

OWNER / DEVELOPER
 OF INVESTMENTS, LLC
 444 WEST BEACH STREET
 SUITE 150
 SAN DIEGO, CA 92101

DEVELOPER ADDRESS
 444 WEST BEACH STREET
 SUITE 150
 SAN DIEGO, CA 92101

ENGINEER OF WORK
 EXCEL ENGINEERING
 440 STATE PLACE
 ESCROWERS, CA 92029
 PHONE: (760) 745-8118
 FAX: (760) 745-8179

COUNTY OF SAN DIEGO
 TM 5643
 76 LOT RESIDENTIAL SUBDIVISION

TITLE
 SHEET 1 OF 4 SHEETS



ADJUSTED CUT VOLUME = 167,000 CY
ADJUSTED FILL VOLUME = 167,000 CY
EXPORT = 0 CY
IMPORT = 0 CY

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

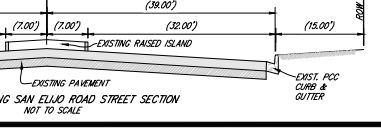
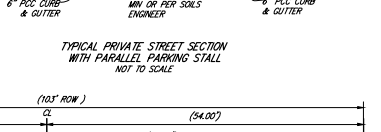
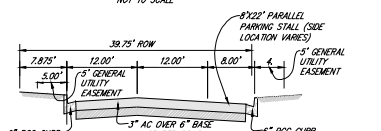
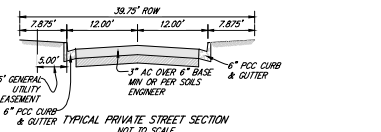
LEGAL DESCRIPTION
 THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPTING THEREFROM THE WESTERLY 100 FEET OF THE NORTHERLY 100 FEET THEREOF.

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

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

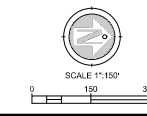
EXISTING EASEMENTS
 7.875' PARALLEL PARKING STALL (SIDE LOCATION VARIES)
 5' GENERAL UTILITY EASEMENT
 6" PCC CURB & GUTTER

TYPICAL PRIVATE STREET SECTION WITH PARALLEL PARKING STALL
 NOT TO SCALE



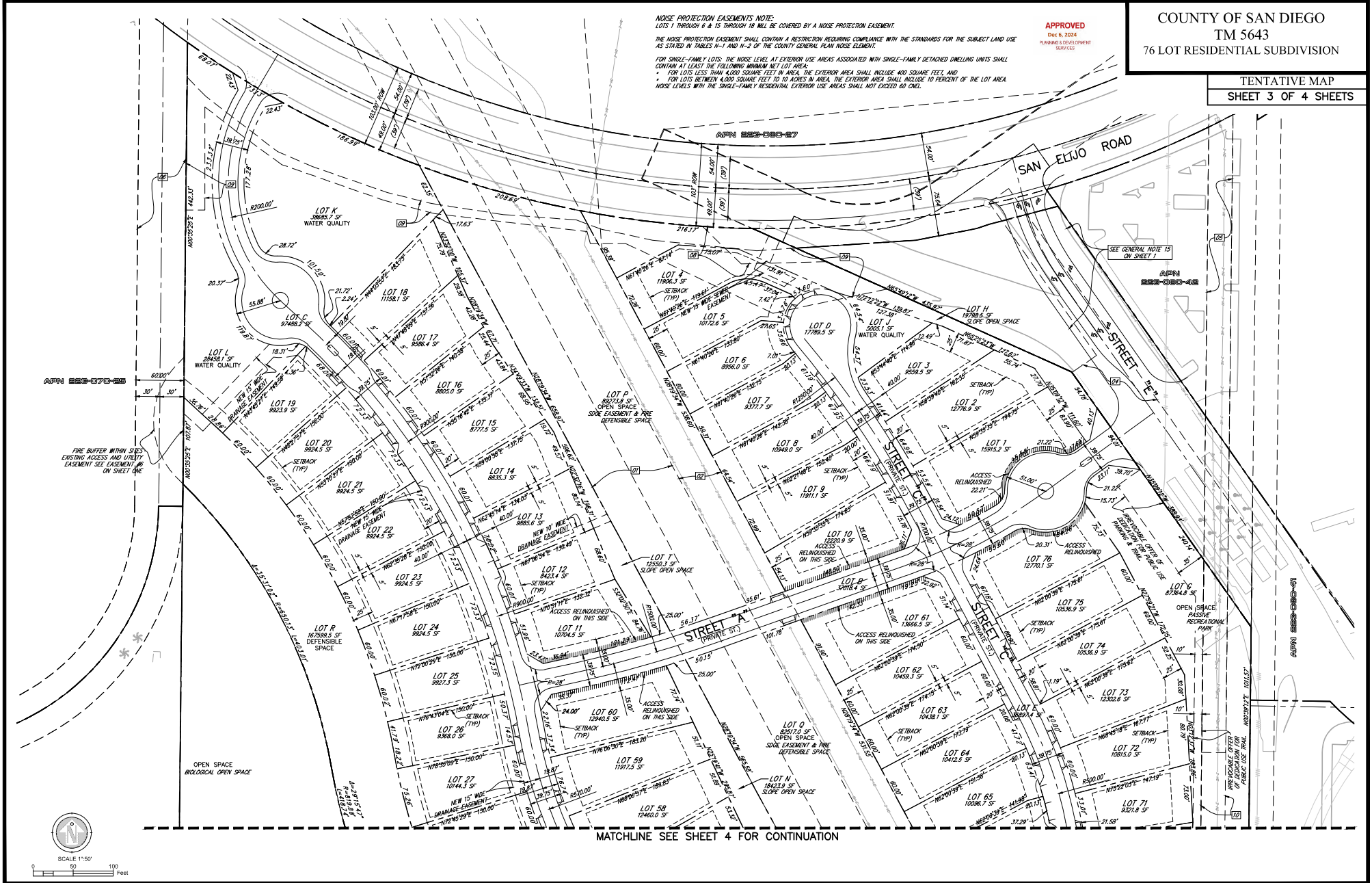
EXISTING EASEMENTS AS NOTED IN 1ST AMENDED PRELIMINARY TITLE REPORT ORDER NO. LJ-468313 (06), UPDATED 10/14/2016

- 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 30' 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. 159601 OF OFFICIAL RECORDS.
- AN EASEMENT FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF JOHN A. THOMAS, JR AND AHS C. THOMAS, RECORDED FEBRUARY 28, 1964 AS INSTRUMENT NO. 37844 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 WERE REQUIRED FOR CONSTRUCTION AND MAINTENANCE GRANTED TO COUNTY OF SAN DIEGO, RECORDED JULY 14, 1978 AS INSTRUMENT NO. 78-294151 OF OFFICIAL RECORDS.
- AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF INROAD DEVELOPMENT COMPANY, RECORDED MARCH 5, 1971 AS INSTRUMENT NO. 41972 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. 87657 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. 38-078408 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. 03-076049 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. 03-076049 OF OFFICIAL RECORDS.
- A 30' WIDE EASEMENT & RIGHT OF WAY IN FAVOR OF SD&G, RECORDED DECEMBER 24, 1982.



APPROVED
 Dec 6, 2024
 PLANNING & DEVELOPMENT
 SERVICES

NOISE PROTECTION EASEMENTS NOTE:
 LOTS 1 THROUGH 6 & 15 THROUGH 18 WILL BE COVERED BY A NOISE PROTECTION EASEMENT.
 THE NOISE PROTECTION EASEMENT SHALL CONTAIN A RESTRICTION REQUIRING COMPLIANCE WITH THE STANDARDS FOR THE SUBJECT LAND USE AS STATED IN TABLES M-1 AND M-2 OF THE COUNTY GENERAL PLAN NOISE ELEMENT.
 FOR SINGLE-FAMILY LOTS: THE NOISE LEVEL AT EXTERIOR USE AREAS ASSOCIATED WITH SINGLE-FAMILY DETACHED DWELLING UNITS SHALL CONTAIN AT LEAST THE FOLLOWING MINIMUM NET LOT AREA:
 • FOR LOTS LESS THAN 4,000 SQUARE FEET IN AREA, THE EXTERIOR AREA SHALL INCLUDE 400 SQUARE FEET; AND
 • FOR LOTS BETWEEN 4,000 SQUARE FEET TO 10 ACRES IN AREA, THE EXTERIOR AREA SHALL INCLUDE 10 PERCENT OF THE LOT AREA. NOISE LEVELS WITH THE SINGLE-FAMILY RESIDENTIAL EXTERIOR USE AREAS SHALL NOT EXCEED 60 CNEL.



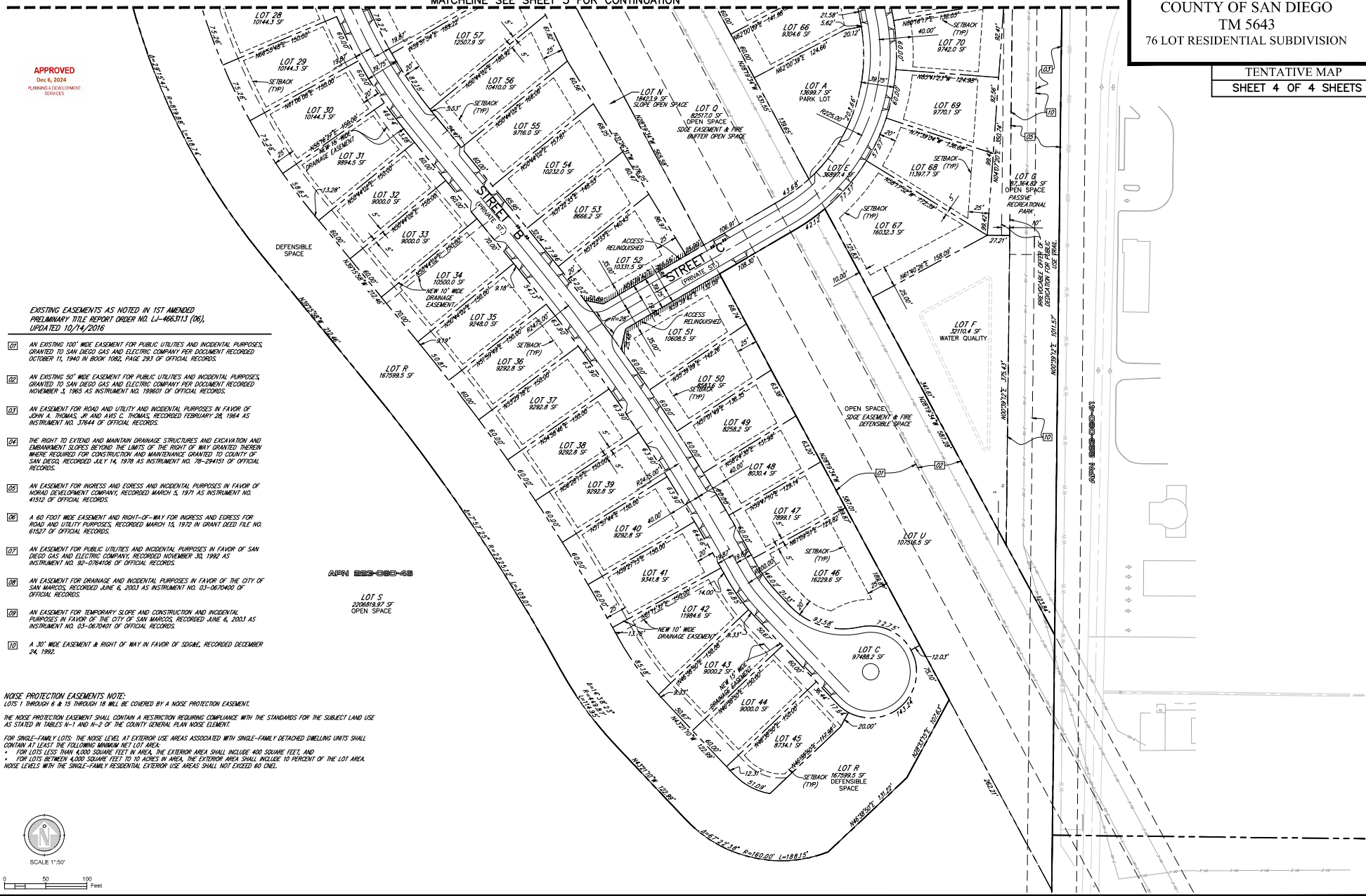
2:19 (2024) (Engineering) 1/17/2024 (11:59:28 AM) 1/17/2024 9:14 AM ORIGINAL PLOT SIZE:

COUNTY OF SAN DIEGO
 TM 5643
 76 LOT RESIDENTIAL SUBDIVISION

TENTATIVE MAP
 SHEET 4 OF 4 SHEETS

MATCHLINE SEE SHEET 3 FOR CONTINUATION

APPROVED
 Dec 6, 2024
 PLANNING & DEVELOPMENT
 SERVICES

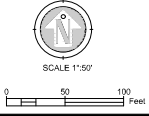


EXISTING EASEMENTS AS NOTED IN 1ST AMENDED
 PRELIMINARY TITLE REPORT ORDER NO. LJ-4663113 (16),
 UPDATED 10/14/2016.

- [7] AN EXISTING 10' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED OCTOBER 11, 1940 IN BOOK 1080, PAGE 293 OF OFFICIAL RECORDS.
- [8] 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. 139601 OF OFFICIAL RECORDS.
- [9] 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.
- [10] 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, 1978 AS INSTRUMENT NO. 78-294151 OF OFFICIAL RECORDS.
- [11] AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF NORAD DEVELOPMENT COMPANY, RECORDED MARCH 3, 1971 AS INSTRUMENT NO. 41512 OF OFFICIAL RECORDS.
- [12] 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.
- [13] AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED NOVEMBER 30, 1992 AS INSTRUMENT NO. 92-076406 OF OFFICIAL RECORDS.
- [14] AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF SAN MARCOS, RECORDED JUNE 6, 2003 AS INSTRUMENT NO. 03-067040 OF OFFICIAL RECORDS.
- [15] 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. 03-067040 OF OFFICIAL RECORDS.
- [16] A 30' WIDE EASEMENT & RIGHT OF WAY IN FAVOR OF SOGAE, RECORDED DECEMBER 24, 1992.

NOISE PROTECTION EASEMENTS NOTE:
 LOTS 1 THROUGH 6 & 15 THROUGH 18 WILL BE COVERED BY A NOISE PROTECTION EASEMENT.
 THE NOISE PROTECTION EASEMENT SHALL CONTAIN A RESTRICTION REQUIRING COMPLIANCE WITH THE STANDARDS FOR THE SUBJECT LAND USE AS STATED IN TABLES N-1 AND N-2 OF THE COUNTY GENERAL PLAN NOISE ELEMENT.

FOR SINGLE-FAMILY LOTS: THE NOISE LEVEL AT EXTERIOR USE AREAS ASSOCIATED WITH SINGLE-FAMILY DETACHED DWELLING UNITS SHALL CONTAIN AT LEAST THE FOLLOWING MINIMUM NET LOT AREA:
 * FOR LOTS LESS THAN 4,000 SQUARE FEET IN AREA, THE EXTERIOR AREA SHALL INCLUDE 400 SQUARE FEET, AND
 * FOR LOTS BETWEEN 4,000 SQUARE FEET TO 10 ACRES IN AREA, THE EXTERIOR AREA SHALL INCLUDE 10 PERCENT OF THE LOT AREA.
 NOISE LEVELS WITH THE SINGLE-FAMILY RESIDENTIAL EXTERIOR USE AREAS SHALL NOT EXCEED 60 DNL.



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 PHOTOMETRIC 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 ELLIO ROAD.

ASSESSOR'S PARCEL NUMBERS
 223-000-46-00, 223-070-07-00 & 223-070-09-00

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 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. 2003089 OF OFFICIAL RECORDS.

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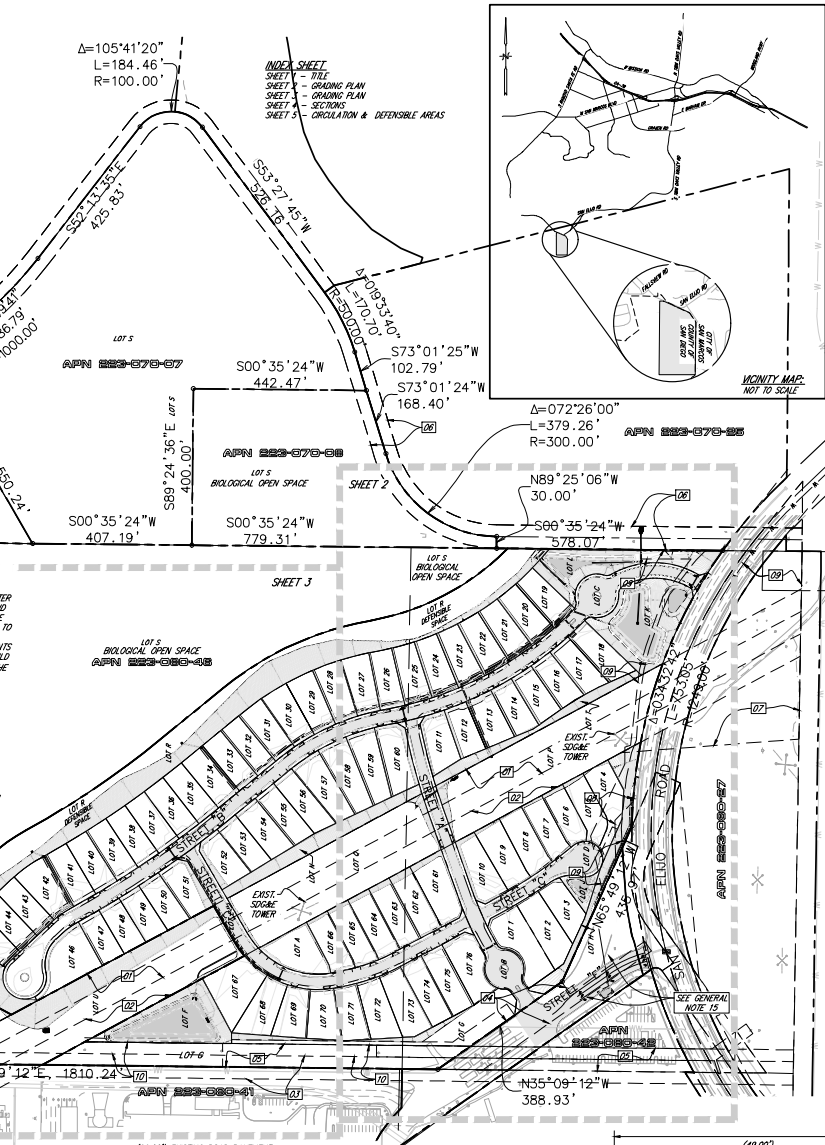
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OWNER'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS PRELIMINARY SUBDIVISION MAP AND THAT SAID MAP SHOWS MY ENTIRE CONSCIOUS OWNERSHIP. I UNDERSTAND THAT THE PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS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

OWNER: OF QUESTHAVEN, LLC
 DATE: November 6, 2024

OWNER / DEVELOPER: OF QUESTHAVEN, LLC
 DATE: November 6, 2024

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

DEVELOPER: DANNY GARRETT, PRESIDENT

APPROVED: MICHAEL D. LEVIN, P.L.S. NO. 6896

ENGINEER OF WORK: EXCEL ENGINEERING, 440 STATE PLACE, ESCONDO, CA 92029

APPROVED: MICHAEL D. LEVIN, P.L.S. NO. 6896

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

TITLE: SHEET 1 OF 6 SHEETS

SURVEYOR OF WORK: EXCEL ENGINEERING, 440 STATE PLACE, ESCONDO, CA 92029

APPROVED: MICHAEL D. LEVIN, P.L.S. NO. 6896

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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 WILSHIRE BLVD., SUITE 1101, LOS ANGELES, CA 90017; (213) 432-1333; HTTP://WWW.USACE.ARMY.MIL/

REGIONAL WATER QUALITY CONTROL BOARD: 2375 NORTHWIDE DRIVE, SUITE 100, SAN DIEGO, CA 92108; (619) 444-1111; HTTP://WWW.WATERBOARDS.CA.GOV/

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE: 3883 RUFFIN RD., SAN DIEGO, CA 92121 (619) 636-3100; ASKRS@WILDLIFE.CA.GOV HTTP://WWW.DFG.CA.GOV/

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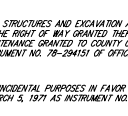
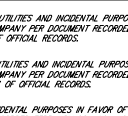
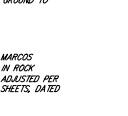
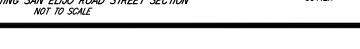
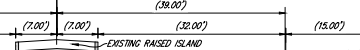
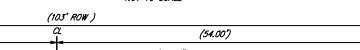
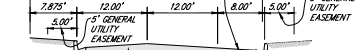
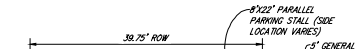
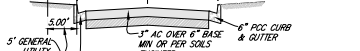
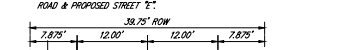
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MATCHLINE SEE SHEET 2 FOR CONTINUATION

PRELIMINARY GRADING PLAN
 FOR COUNTY OF SAN DIEGO
 TM 5643
 76 LOT RESIDENTIAL SUBDIVISION
 GRADING PLAN
 SHEET 3 OF 6 SHEETS

LEGEND

BOUNDARY LINE	---
RIGHT OF WAY LINE	FW ---
PARCELS LOT LINE	PL ---
POC CURB	---
POC CURB & GUTTER	---
SEWER LINE	S --- S
WATER LINE	W --- W
FIRE LINE	F --- F
FIRE HYDRANT	⊕

WATER SERVICE LATERAL	⊕
SEWER SERVICE LATERAL	⊕
DOUBLE DETECTOR CHECK VALVE	⊕
STORM DRAIN INLETS / CLEANOUTS	⊕
HEADWALL	⊕
RIPRAP	⊕
EXIST. TOPO MAJOR CONTOUR	---
EXIST. TOPO MINOR CONTOUR	---
PROPOSED TOPO MAJOR CONTOUR	---
PROPOSED TOPO MINOR CONTOUR	---
ACCESS RELINQUISHED SIDE	---
PROPOSED DRIVEWAY. LOCATION WILL BE FINALIZED DURING THE PRECISE GP PROCESS	---
SOGAE OVERHEAD LINES	---

CONSTRUCTION NOTES

- (S0-1) INSTALL BRONZITCH
- (S0-2) INSTALL INLET/CLEANOUT
- (S0-3) INSTALL STORM DRAIN PIPE
- (S0-4) INSTALL HEADWALL
- (S0-5) INSTALL RIPRAP
- (W-1) INSTALL 8" WATER MAIN
- (W-2) INSTALL 8" WATER HYDRANT
- (S-2) INSTALL 8" SEWER MAIN
- (S-2) INSTALL SEWER MANHOLE, E.O.
- (WQ-1) WATER QUALITY BASIN
- (WQ-2) RUNOFF SPREADER (DITCH WITH OUTLETS AT REGULAR INTERVAL OR EQUIVALENT)



APPROVED
 Dec 6, 2024
 HANNAH R. SCHROEDER
 SERVICES

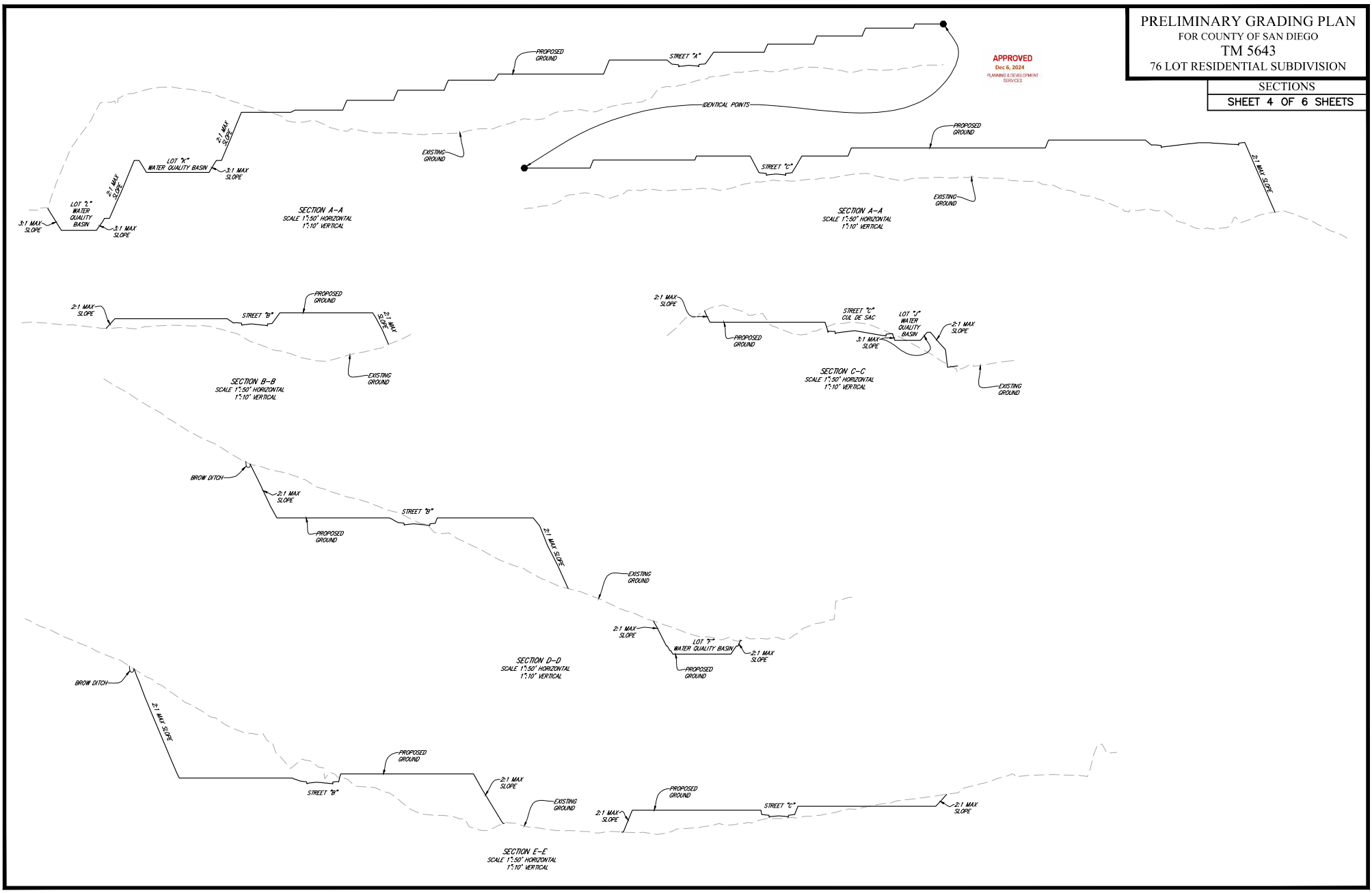


SCALE 1"=50'
 0 50 100
 Feet

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

SECTIONS
 SHEET 4 OF 6 SHEETS

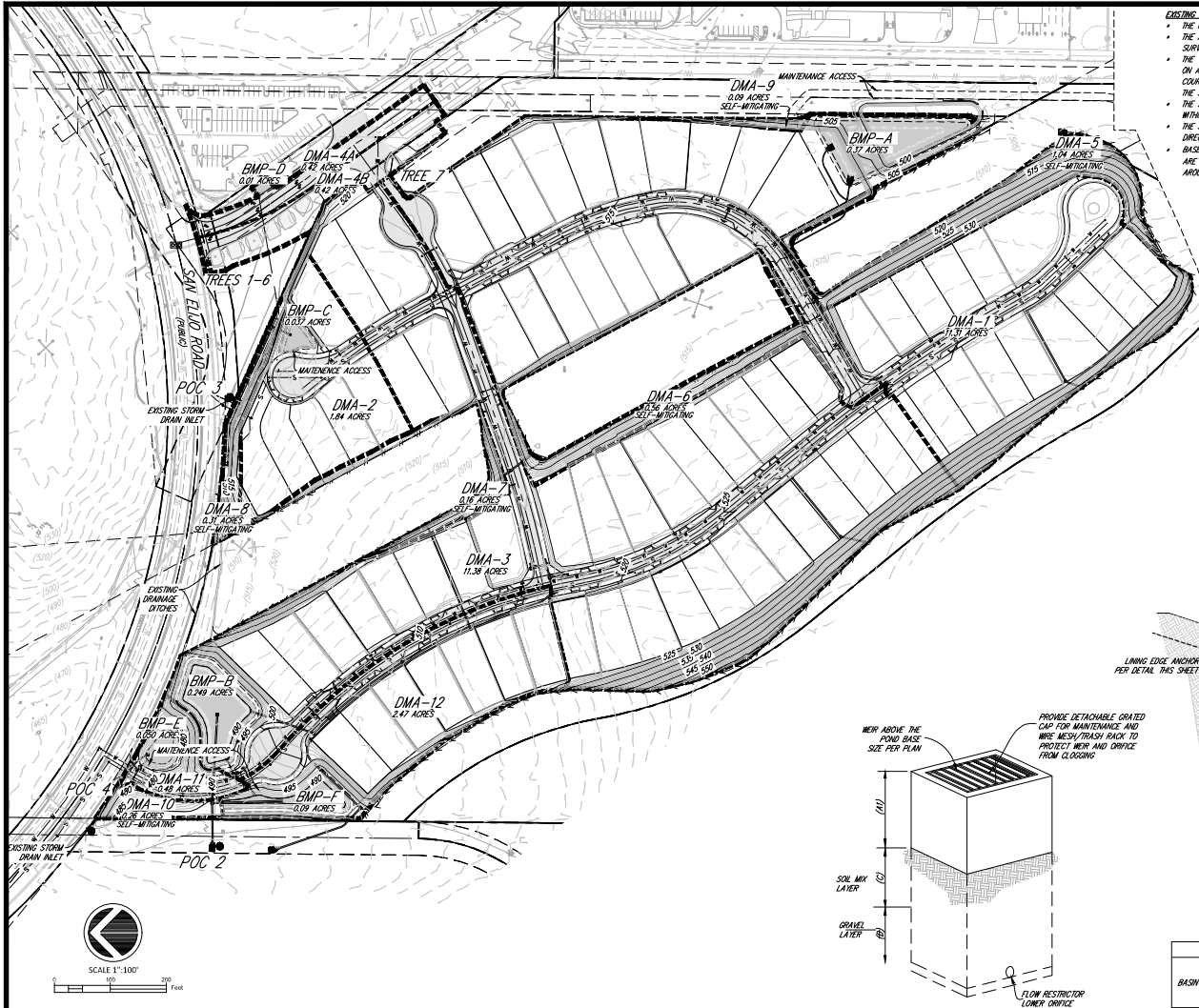
APPROVED
 Dec 6, 2024
 PLANNING & DEVELOPMENT
 SERVICES



2:191 (2024) (Engineering) (TM 5643) (PRELIMINARY) (SHEET 4 OF 6 SHEETS) (DATE: 12/06/2024 9:17 AM) (PROJECT: 24-07-0000)

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

BMP & DMA EXHIBIT
SHEET 6 OF 6 SHEETS



EXISTING SITE FEATURES:

- THE UNDERLINO 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 NEED 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 PROPOSED TO CONNECT TO THE EXISTING PUBLIC STORMDRAIN SYSTEM FLOWING IN A WESTERLY DIRECTION LOCATED IN THE PUBLIC RIGHT-OF-WAY FOR SAN ELMO ROAD.
- BASED ON WATERPHEED MAPPING OF POTENTIAL CRITICAL COARSE SEDIMENT YIELD AREAS (POCSYA), THERE ARE NO POCSYA LOCATED WITHIN THE PROJECT BOUNDARY OR TRIBUTARY TO THE RUNOFF BYPASSED AROUND THE SITE.

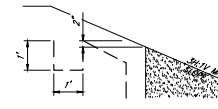
APPROVED
Dec 6, 2024
PLANNING/DEVELOPMENT SERVICES



DETAIL
"NO DUMPING" AT CATCH BASINS

NOTES: ALL CATCH BASINS WITH GRATES SHALL BE STENCILED WITH CITY REQUIRED ITEM PER ABOVE DETAIL.

(DAS MANUFACTURING #500 OR EQUIVALENT)

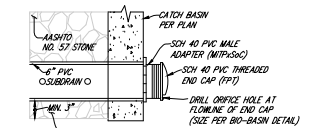


IMPERMEABLE LINER EDGE ANCHOR DETAIL
NOT TO SCALE

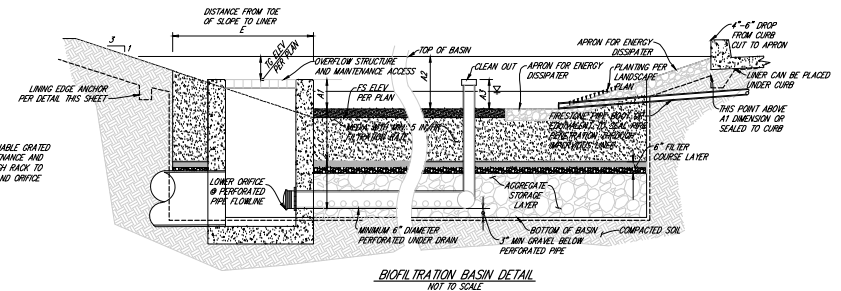
PERMANENT WATER QUALITY
TREATMENT FACILITY

DETAIL
WATER QUALITY SIGN - PLACED AT EACH BIOFILTRATION BASIN

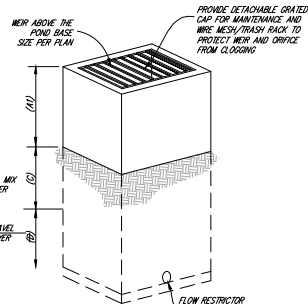
NOTE: ALL BIOFILTRATION AREAS WILL HAVE A SIGN POSTED TO BE VISIBLE AT ALL TIMES.



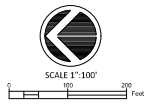
ORIFICE DETAIL
NOT TO SCALE



BIOFILTRATION BASIN DETAIL
NOT TO SCALE



CATCH BASIN DETAIL
NOT TO SCALE



LEGEND

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



LAND PLANNING/ENGINEERING
445 STEELE BLVD., SUITE 100
PH: (760) 945-8118 FAX: (760) 945-1899

SIGNIFICANT SITE DESIGN (SSD) BMP SUMMARY TABLE							
BASIN	DMA TYPE	TYPE OF BMP	MIN. EFFECTIVE AREA (SQFT)	F (IN) POND	G (IN) CU STRUCTURAL SOIL	NUMBER OF TREES	IMPERMEABLE LINERP
DMA-6B	TREES 1-7	TREE WELL	565 (EA)	4-6	30	7	30 SIDEWALKS ONLY

STRUCTURAL BMP SUMMARY TABLE													
DMA ID	BMP ID	TYPE OF BMP	EFFECTIVE AREA (SQFT)	A1 (INCH) ROOF	A2 (INCH) TOP OF CLEAN OUT	A3 (INCH) UPPER ORIFICE	B (INCH) UPPER ORIFICE	C (INCH) GRAVEL	D (FEET)	ROCK RISE/FLOW STRUCTURE SIZE (INCHES)	ORIFICE DIAMETER UPPER/LOWER (INCH/INCH)	IMPERMEABLE LINERP	
DMA-1	BMP-A	BIOFILTRATION	72,236	6	12.0	6.0	-	21.0	18	1.5	38X36	- 1.5	YES
DMA-2	BMP-C	BIOFILTRATION	10,862	6	12.0	6.0	-	21.0	15	1.5	38X36	- 1.5	YES
DMA-3	BMP-B	BIOFILTRATION	1,488	6	12.0	6.0	-	21.0	15	1.5	38X36	- 0.75	YES
DMA-4A	BMP-D	BIOFILTRATION	597	6	12.0	6.0	-	21.0	18	1.5	38X36	-	YES
DMA-11	BMP-E	BIOFILTRATION	2,189	6	12.0	6.0	-	21.0	15	1.5	38X36	- 1.0	YES
DMA-12	BMP-F	BIOFILTRATION	4,691	6	12.0	6.0	-	21.0	18	1.5	38X36	- 1.0	YES

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

SITE DESIGN BMP'S:
4.1.2 CONSERVE NATURAL AREAS
4.1.3 MINIMIZE IMPERVIOUS SURFACES
4.1.5 IMPERVIOUS AREA DISPERSION

SOURCE CONTROL BMP'S:
4.2.2 STORM DRAIN INLET STENCILING
4.2.4(2) LANDSCAPE/VEGETATION USE

QUESTHAVEN
BMP & DMA EXHIBIT