Diamond Street Industrial

Technical Appendices

Appendix I

Storm Water Quality Management Plan

City of San Marcos

STANDARD (MINOR) DEVELOPMENT PROJECT
STORM WATER QUALITY MANAGEMENT PLAN (SWQMP)
FOR
Tentative Parcel Map for APNs 223-341-03 Through 14 & 16
[PERMIT APPLICATION NUMBERS]

Melrose Drive
San Marcos, CA 92078

ASSESSOR'S PARCEL NUMBER(S):
223-341-03 Through 14 & 16

PREPARED FOR:

Jenco Holmes Family Trust
1316 San Julian Lane
San Marcos, CA 92078
760-802-8549

STANDARD PROJECT SWQMP PREPARED BY:

Excel Engineering
440 State Place
Escondido, CA 92029
760-745-8118

DATE OF SWQMP:
February 26, 2020

PLANS PREPARED BY:
Robert D. Dentino
440 State Place
Escondido, CA 92029
760-745-8118

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TABLE OF CONTENTS

ACRONYMS

APN	Assessor's Parcel Number
BMP	Best Management Practice
HMP	Hydromodification Management Plan
HSG	Hydrologic Soil Group
MS4	Municipal Separate Storm Sewer System
N/A	Not Applicable
NRCS	Natural Resources Conservation Service
PDP	Priority Development Project
PE	Professional Engineer
SC	Source Control
SD	Site Design
SDRWQCB	San Diego Regional Water Quality Control Board
SIC	Standard Industrial Classification
SWQMP	Storm Water Quality Management Plan

STANDARD PROJECT SWQMP PROJECT OWNER'S CERTIFICATION PAGE

Project Name: Tentative Parcel Map for APNs 223-341-03 Through 14 & 16
Permit Application Number: [Insert Permit Application Number]

PROJECT OWNER'S CERTIFICATION

This Standard Project SWQMP has been prepared for Jenco Holmes Family Trust by Excel Engineering. The Standard Project SWQMP is intended to comply with the Standard Project requirements of the City of San Marcos BMP Design Manual, which is a design manual for compliance with local City of San Marcos and regional MS4 Permit (California Regional Water Quality Control Board San Diego Region Order No. 2013-0001, as amended by Order No. R9-2015-0001) requirements for storm water management.

The undersigned, while it owns the subject property, is responsible for the implementation of the provisions of this plan. Once the undersigned transfers its interests in the property, its successor-in-interest shall bear the aforementioned responsibility to implement the best management practices (BMPs) described within this plan. A signed copy of this document shall be available on the subject property into perpetuity.

_____
Project Owner's Signature

_____
Print Name

_____
Company

_____
Date

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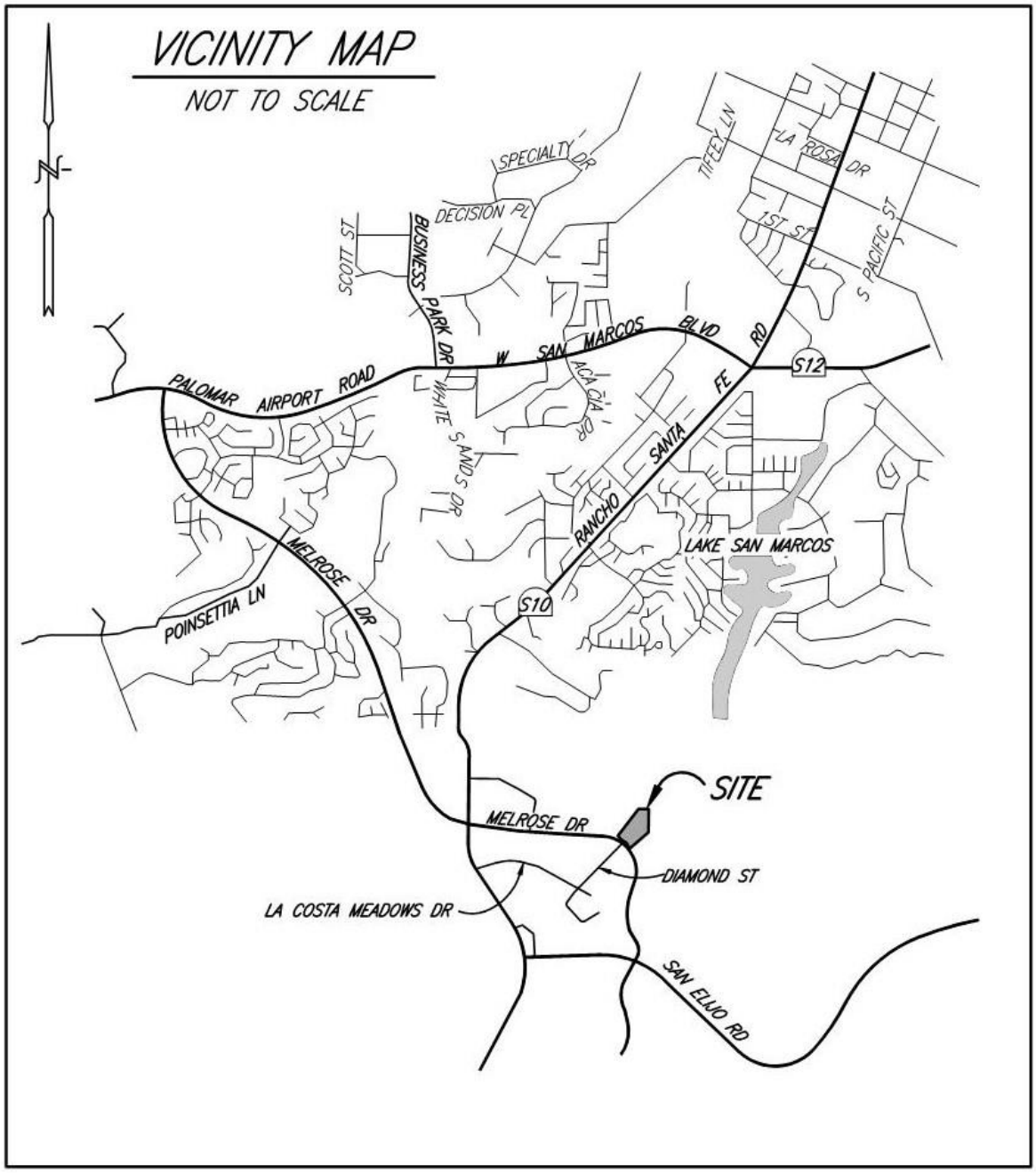
SUBMITTAL RECORD

Use this Table to keep a record of submittals of this Standard Project SWQMP. Each time the Standard Project SWQMP is re-submitted, provide the date and status of the project. In column 4 summarize the changes that have been made or indicate if response to plancheck comments is included. When applicable, insert response to plancheck comments behind this page.

Submittal Number	Date	Project Status	Summary of Changes
1	2/26/20	☒ Preliminary Design / Planning/ CEQA ☐ Final Design	Initial Submittal
2		☐ Preliminary Design / Planning/ CEQA ☐ Final Design	
3		☐ Preliminary Design / Planning/ CEQA ☐ Final Design	
4		☐ Preliminary Design / Planning/ CEQA ☐ Final Design	

PROJECT VICINITY MAP

Project Name: Tentative Parcel Map for APNs 223-341-03 14 & 16
Permit Application Number: [Insert Permit Application Number]



Applicability of Storm Water Best Management Practices (BMP) Requirements

(Storm Water Intake Form for all Development Permit Applications)
For detailed information please visit:
http://www.san-marcos.net/departments/development-services/stormwater/development-planning

Form I-1
[March 15, 2016]

Project Identification

Project Name: Tentative Parcel Map for APNs 223-341-03 14 & 16

Description: The project proposes approximately 10-acre pad for future industrial/commercial use. Improvements consists primarily of unpaved driveway which utilizes an existing intersection, retaining walls, drainage infrastructure to allow offsite flows to bypass thru the site and desiltation basins

Permit Application Number (if applicable): | Date: 2/26/20

Project Address: Melrose Dr. San Marcos, CA 92078

Determination of Requirements

This form is required as part of the City's application process. The purpose of this form is to identify potential land development planning storm water requirements that apply to development projects.

Development projects are defined as construction, rehabilitation, redevelopment, or reconstruction of any public or private projects. In addition, the identification of a development project, as it relates to storm water regulations, would truly apply to development and redevelopment activities that have the potential to contact storm water and contribute a source of pollutants, or reduce the natural absorption and infiltration abilities of the land.

To access the BMP Design Manual, Storm Water Quality Management Plan (SWQMP) templates, and other pertinent information related to this program please refer to:
http://www.san-marcos.net/departments/development-services/stormwater/development-planning

Please answer each of the following steps below, starting with Step 1 and progressing through each step until reaching "Stop".

Step	Answer	Progression
Step 1: Based on the above, Is the project a "development project" (See definition above)? See Section 1.3 of the BMP Design Manual for further guidance if necessary.	☒ Yes	Go to Step 2.
	☐ No	Permanent BMP requirements do not apply. No SWQMP will be required. Provide brief discussion below. **STOP.**
Discussion / justification if the project is not a "development project" (e.g., the project includes *only* interior remodels within an existing building):		
Step 2: Is the project a Standard Project, Priority Development Project (PDP), or exception to PDP definitions? **To answer this item, complete Form I-2, Project Type Determination. See Section 1.4 of the BMP Design Manual *in its entirety* for guidance.** **In addition to Section 1.4, please refer to the City's SWQMP Submittal Requirements form.**	☒ Standard Project	Only Standard Project requirements apply, including Standard Project SWQMP. **STOP.**
	☐ PDP	Standard and PDP requirements apply, including PDP SWQMP. **Go to Step 3 on the following page.**
	☐ Exception to PDP definitions	Standard Project requirements apply, and any additional requirements specific to the type of project. Provide discussion and list any additional requirements below. Prepare Standard Project SWQMP. **STOP.**
Discussion / justification, and additional requirements for exceptions to PDP definitions, if applicable:		

Form I-1 Page 2, Form Date: March 15, 2016		
Step 3 (PDPs only). Please answer the list of questions in this section to determine if hydromodification requirements reply to the proposed PDP. Does the project:		
Step 3a. Discharge storm water runoff directly to the Pacific Ocean?	☐ Yes	**STOP**. Hydromodification requirements do not apply.
	☐ No	Continue to Step 3b.
Step 3b. Discharge storm water runoff directly to an enclosed embayment, not within protected areas?	☐ Yes	**STOP**. Hydromodification requirements do not apply.
	☐ No	Continue to Step 3c.
Step 3c. Discharge storm water runoff directly to a water storage reservoir or lake, below spillway or normal operating level?	☐ Yes	**STOP**. Hydromodification requirements do not apply.
	☐ No	Continue to Step 3d.
Step 3d. Discharge storm water runoff directly to an area identified in WMAA?	☐ Yes	**STOP**. Hydromodification requirements do not apply.
	☐ No	Hydromodification requirements apply to the project. Go to Step 4.
Discussion / justification if hydromodification control requirements do <u>not</u> apply:		

Step 4 (PDPs subject to hydromodification control requirements only). Does protection of critical coarse sediment yield areas apply based on review of WMAA Potential Critical Coarse Sediment Yield Area Map? See Section 6.2 of the BMP Design Manual for guidance.	☐ Yes	Management measures required for protection of critical coarse sediment yield areas (Chapter 6.2). Stop.
	☐ No	Management measures not required for protection of critical coarse sediment yield areas. Provide brief discussion below. Stop.

Project Type Determination Checklist			Form I-2 [March 15, 2016]
Project Information			
Project Name/Description: Tentative Parcel Map for APNs 223-341-03 14 & 16			
Permit Application Number (if applicable):			Date: 02/26/2020
Project Address: Melrose Dr. San Marcos, CA 92078			
Project Type Determination: Standard Project or Priority Development Project (PDP)			
The project is (select one): ☒ New Development ☐ Redevelopment			
The total proposed newly created or replaced impervious area is: 0.0 ft^2 (0.0) acres			
Is the project in any of the following categories, (a) through (f)?			
Yes ☐	No ☒	(a)	New development projects that create 10,000 square feet or more of impervious surfaces (collectively over the entire project site). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.
Yes ☐	No ☒	(b)	Redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface (collectively over the entire project site on an existing site of 10,000 square feet or more of impervious surfaces). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.
Yes ☐	No ☒	(c)	New and redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface (collectively over the entire project site), and support one or more of the following uses: (i) Restaurants. This category is defined as a facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification (SIC) code 5812). (ii) Hillside development projects. This category includes development on any natural slope that is twenty-five percent or greater. (iii) Parking lots. This category is defined as a land area or facility for the temporary parking or storage of motor vehicles used personally, for business, or for commerce. (iv) Streets, roads, highways, freeways, and driveways. This category is defined as any paved impervious surface used for the transportation of automobiles, trucks, motorcycles, and other vehicles.

Form I-2 Page 2, Form Date: March 15, 2016			
Yes ☐	No ☒	(d)	New or redevelopment projects that create and/or replace 2,500 square feet or more of impervious surface (collectively over the entire project site), and discharging directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). *Note: ESAs are areas that include but are not limited to all Clean Water Act Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the State Water Board and San Diego Water Board; State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Board and San Diego Water Board; and any other equivalent environmentally sensitive areas which have been identified by the Copermittees. See BMP Design Manual Section 1.4.2 for additional guidance.*
Yes ☐	No ☒	(e)	New development projects, or redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface, that support one or more of the following uses: (i) Automotive repair shops. This category is defined as a facility that is categorized in any one of the following SIC codes: 5013, 5014, 5541, 7532-7534, or 7536-7539. (ii) Retail gasoline outlets (RGOs). This category includes RGOs that meet the following criteria: (a) 5,000 square feet or more or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.
Yes ☐	No ☒	(f)	New or redevelopment projects that result in the disturbance of one or more acres of land and are expected to generate pollutants post construction. *Note: See BMP Design Manual Section 1.4.2 for additional guidance.*

Does the project meet the definition of one or more of the Priority Development Project categories (a) through (f) listed above?

☒ No – the project is <u>not</u> a Priority Development Project (Standard Project).

☐ Yes – the project is a Priority Development Project (PDP).

The following is for redevelopment PDPs only:

The area of existing (pre-project) impervious area at the project site is: _____ ft^2 (A)
The total proposed newly created or replaced impervious area is _____ ft^2 (B)
Percent impervious surface created or replaced (B/A)*100: _____%
The percent impervious surface created or replaced is (select one based on the above calculation):

☐ less than or equal to fifty percent (50%) – only new impervious areas are considered PDP

OR

☐ greater than fifty percent (50%) – the entire project site is a PDP

Site Information Checklist For Standard Projects	Form I-3A (Standard Projects) [March 15, 2016]
Project Summary Information	
Project Name	Tentative Parcel Map for APNs 223-341-03 14 & 16
Project Address	Melrose Dr. San Marcos, CA 92078
Assessor's Parcel Number(s) (APN(s))	223-341-03 Through 14 & 16
Permit Application Number	
Project Hydrologic Unit	Select One: ☐ Santa Margarita 902 ☐ San Luis Rey 903 ☒ Carlsbad 904 ☐ San Dieguito 905 ☐ Penasquitos 906 ☐ San Diego 907 ☐ Pueblo San Diego 908 ☐ Sweetwater 909 ☐ Otay 910 ☐ Tijuana 911
Project Watershed (Complete Hydrologic Unit, Area, and Subarea Name with Numeric Identifier)	The project is in the Batiquitos Hydrologic Sub Area of the Lower San Marcos Creek Hydrologic Area of the Carlsbad Hydrologic Unit (904.51).
Parcel Area (total area of Assessor's Parcel(s) associated with the project)	22.912 Acres (998,047 Square Feet)
Area to be Disturbed by the Project (Project Area)	14.733 Acres (641,779 Square Feet)
Project Proposed Impervious Area (subset of Project Area)	0.0 Acres (0.0 Square Feet)
Project Proposed Pervious Area (subset of Project Area)	14.733 Acres (641,779 Square Feet)
Note: Proposed Impervious Area + Proposed Pervious Area = Area to be Disturbed by the Project. This may be less than the Parcel Area.	

Description of Existing Site Condition and Drainage Patterns

Current Status of the Site (select all that apply):

- ☐ Existing development
- ☐ Previously graded but not built out
- ☐ Demolition completed without new construction
- ☐ Agricultural or other non-impervious use
- ☒ Vacant, undeveloped/natural

Description / Additional Information:

Existing Land Cover Includes (select all that apply):

- ☒ Vegetative Cover
- ☐ Non-Vegetated Pervious Areas
- ☐ Impervious Areas

Description / Additional Information:

Underlying Soil belongs to Hydrologic Soil Group (select all that apply):

- ☐ NRCS Type A
- ☐ NRCS Type B
- ☐ NRCS Type C
- ☒ NRCS Type D

Existing Natural Hydrologic Features (select all that apply):

- ☒ Watercourses
- ☐ Seeps
- ☐ Springs
- ☐ Wetlands
- ☐ None

Description / Additional Information:

Natural valleys and ridges along hillside formed from natural erosion.

Description of Existing Site Drainage [How is storm water runoff conveyed from the site? At a minimum, this description should answer (1) whether existing drainage conveyance is natural or urban; (2) describe existing constructed storm water conveyance systems, if applicable; and (3) is runoff from offsite conveyed through the site? if so, describe.]:

The property is currently mostly undeveloped hillsides, except for a portion of residential street atop of the most northerly hillside which all drain south into a natural valley at the bottom of the hills. The valley continues draining south into an existing Type-F inlet where it enters the public storm drain system via a 48" RCP in Melrose Drive.

There is a small natural ridge that develops in the lower western portion of the property that splits a small portion of the hillside flows west towards an existing access road with adjacent browditches collecting this flow into an existing 30" pipe in the access road.

Along the Melrose Drive Right of Way there is a 30'- 50' high cut slope that drains into a browditch adjacent to the sidewalk on Melrose Drive. The browditch drains south along Melrose Dr. till it reaches the D-25 where it discharges into Melrose Drive.

Description of Proposed Site Development and Drainage Patterns

Project Description / Proposed Land Use and/or Activities:

The project proposes approximately 12-acre pad for future industrial/commercial use. Improvements consists primarily of unpaved driveway which utilizes an existing intersection, retaining walls, drainage infrastructure to allow offsite flows to bypass thru the site and desiltation basins.

List proposed impervious features of the project (e.g., buildings, roadways, parking lots, courtyards, athletic courts, other impervious features):

This project does not propose any impervious areas.

List proposed pervious features of the project (e.g., landscape areas):

The entire site will be pervious Driveways, slopes, and pads will all be left in a graded, unpaved state.

Does the project include grading and changes to site topography?

☒ Yes

☐ No

Description / Additional Information:

The project is developing an undisturbed ridge and valley which proposes flattening the ridge and filling in the valley to create a relatively flat, large pad.

Does the project include changes to site drainage (e.g., installation of new storm water conveyance systems)?

☒ Yes

☐ No

Description / Additional Information:

All offsite flows are captured either by a browditch or a 48” pipe that routes the flow to their respective POC. The proposed pad has earthen swales and berms to route the onsite runoff to 1 of the 3 desiltation basins to allow for any collected sediment to drop out of the runoff. Two of the desiltation basins are also being used to attenuate peak flows before draining into the proposed storm drain connecting to the existing Type-F inlet.

Identify whether any of the following features, activities, and/or pollutant source areas will be present (select all that apply):

- [X] On-site storm drain inlets
- [ ] Interior floor drains and elevator shaft sump pumps
- [ ] Interior parking garages
- [ ] Need for future indoor & structural pest control
- [ ] Landscape/Outdoor Pesticide Use
- [ ] Pools, spas, ponds, decorative fountains, and other water features
- [ ] Food service
- [ ] Refuse areas
- [ ] Industrial processes
- [ ] Outdoor storage of equipment or materials
- [ ] Vehicle and Equipment Cleaning
- [ ] Vehicle/Equipment Repair and Maintenance
- [ ] Fuel Dispensing Areas
- [ ] Loading Docks
- [ ] Fire Sprinkler Test Water
- [ ] Miscellaneous Drain or Wash Water
- [ ] Plazas, sidewalks, and parking lots

Description / Additional Information:

On-site storm drain inlets are only in the proposed desiltation basins.

Source Control BMP Checklist for All Development Projects (Standard Projects and Priority Development Projects)	Form I-4 [March 15, 2015]

Project Identification

Project Name Tentative Parcel Map for APNs 223-341-03 14 & 16

Permit Application Number

Source Control BMPs

All development projects must implement source control BMPs SC-1 through SC-6 where applicable and feasible. See Chapter 4 and Appendix E of the Model BMP Design Manual for information to implement source control BMPs shown in this checklist.

Answer each category below pursuant to the following.

- "Yes" means the project will implement the source control BMP as described in Chapter 4 and/or Appendix E of the Model BMP Design Manual. Discussion / justification is not required.
- "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided.
- "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification may be provided.

Source Control Requirement	Applied?		
SC-1 Prevention of Illicit Discharges into the MS4	☒ Yes	☐ No	☐ N/A
Discussion / justification if SC-1 not implemented:			
SC-2 Storm Drain Stenciling or Signage	☒ Yes	☐ No	☐ N/A
Discussion / justification if SC-2 not implemented:			
SC-3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	☐ Yes	☐ No	☒ N/A
Discussion / justification if SC-3 not implemented: There are no areas on site where outdoor materials will stored.			
SC-4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	☐ Yes	☐ No	☒ N/A
Discussion / justification if SC-4 not implemented: There are no areas on site where outdoor materials will stored.			

Source Control Requirement	Applied?		
SC-5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	☐ Yes	☐ No	☒ N/A
Discussion / justification if SC-5 not implemented: There are no buildings being proposed and therefore nothing to generate trash.			
SC-6 Additional BMPs Based on Potential Sources of Runoff Pollutants (must answer for each source listed below):			
☒ On-site storm drain inlets	☒ Yes	☐ No	☒ N/A
☐ Interior floor drains and elevator shaft sump pumps	☐ Yes	☐ No	☒ N/A
☐ Interior parking garages	☐ Yes	☐ No	☒ N/A
☐ Need for future indoor & structural pest control	☐ Yes	☐ No	☒ N/A
☐ Landscape/Outdoor Pesticide Use	☐ Yes	☐ No	☒ N/A
☐ Pools, spas, ponds, decorative fountains, and other water features	☐ Yes	☐ No	☒ N/A
☐ Food service	☐ Yes	☐ No	☒ N/A
☐ Refuse areas	☐ Yes	☐ No	☒ N/A
☐ Industrial processes	☐ Yes	☐ No	☒ N/A
☐ Outdoor storage of equipment or materials	☐ Yes	☐ No	☒ N/A
☐ Vehicle and Equipment Cleaning	☐ Yes	☐ No	☒ N/A
☐ Vehicle/Equipment Repair and Maintenance	☐ Yes	☐ No	☒ N/A
☐ Fuel Dispensing Areas	☐ Yes	☐ No	☒ N/A
☐ Loading Docks	☐ Yes	☐ No	☒ N/A
☐ Fire Sprinkler Test Water	☐ Yes	☐ No	☒ N/A
☐ Miscellaneous Drain or Wash Water	☐ Yes	☐ No	☒ N/A
☐ Plazas, sidewalks, and parking lots	☐ Yes	☐ No	☒ N/A
Discussion / justification if SC-6 not implemented. Clearly identify which sources of runoff pollutants are discussed. Justification must be provided for all "No" answers shown above.			

Site Design BMP Checklist for All Development Projects (Standard Projects and Priority Development Projects)	Form I-5 [March 31, 2016]

Project Identification

Project Name Tentative Parcel Map for APNs 223-341-03 14 & 16

Permit Application Number

Site Design BMPs

All development projects must implement site design BMPs SD-1 through SD-8 where applicable and feasible. See Chapter 4 and Appendix E of the Model BMP Design Manual for information to implement site design BMPs shown in this checklist.

Answer each category below pursuant to the following.

- "Yes" means the project will implement the site design BMP as described in Chapter 4 and/or Appendix E of the Model BMP Design Manual. Discussion / justification is not required.
- "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided.
- "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project site has no existing natural areas to conserve). Discussion / justification may be provided.

Site Design Requirement	Applied?		
SD-1 Maintain Natural Drainage Pathways and Hydrologic Features	☒ Yes	☐ No	☐ N/A
Discussion / justification if SD-1 not implemented:			
SD-2 Conserve Natural Areas, Soils, and Vegetation	☒ Yes	☐ No	☐ N/A
Discussion / justification if SD-2 not implemented:			
SD-3 Minimize Impervious Area	☒ Yes	☐ No	☐ N/A
Discussion / justification if SD-3 not implemented:			
SD-4 Minimize Soil Compaction	☐ Yes	☐ No	☒ N/A
Discussion / justification if SD-4 not implemented: There are no landscape areas proposed			
SD-5 Impervious Area Dispersion	☐ Yes	☐ No	☒ N/A
Discussion / justification if SD-5 not implemented: There are no impervious areas proposed			

Form I-5 Page 2 of 2, Form Date: March 15, 2016			
Site Design Requirement	**Applied?**		
SD-6 Runoff Collection	☐ Yes	☐ No	☒ N/A
Discussion / justification if SD-6 not implemented:			
SD-7 Landscaping with Native or Drought Tolerant Species	☐ Yes	☐ No	☒ N/A
Discussion / justification if SD-7 not implemented:			
SD-8 Harvesting and Using Precipitation	☐ Yes	☐ No	☒ N/A
Discussion / justification if SD-8 not implemented:			

ATTACHMENT 1
Copy of Plan Sheets Showing Permanent Storm Water BMPs

This is the cover sheet for Attachment 1.

Use this checklist to ensure the required information has been included on the plans:

The plans must identify:

☒ Show all applicable permanent site design and source control BMPs as noted in Forms I-4 and I-5

LEGEND

- RIGHT OF WAY -RW-
- PROPERTY LINE -PL-
- PROJECT BOUNDARY
- EXIST MAJOR CONTOUR 400
- EXIST MINOR CONTOUR
- EXIST WATER MAIN
- EXIST SEWER MAIN
- GEOGRID TYPE RETAINING
- SOIL NAIL TYPE RETAINING
- NEW WATER MAIN
- NEW SEWER MAIN
- FLOW LINE
- PCC BROW DITCH

APN 223-650-04

APN 223-030-54

APN 223-341-15

APN 223-341-01

THIS AREA IS PART OF PARCEL "A"

APN 223-030-79

APN 223-040-24

PARCEL "A"
AREA=16.060 AC

PARCEL "B"
OPEN SPACE
AREA=6.853 AC

DIAMOND ST.

MELROSE DRIVE

PRIVATE DRIVE

WATER QUALITY BASIN

BASIN 406
479.16 FS

BASIN 503
470.08 FS

BASIN 603
472.60 FS

RIDGELINE

15' EXIST. STORM EASEMENT TO REMAIN

EXIST. POWER POLE TO REMAIN

GEOGRID TYPE RETAINING WALL. EXPOSED WALL HEIGHT VARIES FROM 1' TO 26'

SC-1

SC-2

SD-1

SD-2

SD-3

SCALE 1":60'

0 60 120 Feet

CONSTRUCTION NOTES

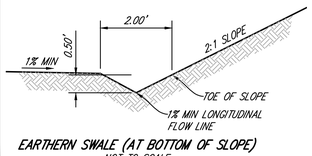
01	CONSTRUCT STORM DRAIN HEADWALL
02	INSTALL STORM DRAIN PIPE
03	CONSTRUCT STORM DRAIN STRUCTURE
04	CONSTRUCT DESILTATION BASIN CAN BE CONVERTED INTO A WATER QUALITY BASIN FOR FUTURE SITE DEVELOPMENT PLAN.
05	CONSTRUCT DESILTATION BASIN.
06	CONSTRUCT PCC BROWDITCH
07	CONSTRUCT GEOGRID TYPE RETAINING WALL
08	CONSTRUCT SOIL NAIL TYPE RETAINING WALL
09	INSTALL FIRELINE MAIN
10	INSTALL FIRE SERVICE
11	INSTALL WATER LINE SERVICE
12	INSTALL SEWER MAIN
13	INSTALL SEWER MANHOLE
14	INSTALL SEWER SERVICE
15	MODIFY EXISTING STORM DRAIN STRUCTURE
16	INSTALL RIPRAP
17	INSTALL SEWER CLEANOUT
18	INSTALL 2" WATER LINE LATERALS FOR DOMESTIC & IRRIGATION
19	EXTEND EXISTING WATER MAIN STUB
20	CONNECT NEW SEWERLINE TO EXISTING SEWER STUB
21	CONSTRUCT EARTHEN BERM/SWALE. SEE DETAILS THIS SHEET.
22	FUTURE CURB & GUTTER TO BE PART OF THE FUTURE SITE DEVELOPMENT PLAN.
23	CONSTRUCT PCC CROSS GUTTER, PEDESTRIAN RAMPS & 6" PCC CURB RETURN
24	FUTURE CURB & GUTTER. PART OF THE FUTURE SITE DEVELOPMENT PLAN.
25	INSTALL TEMPORARY GRAVEL SURFACE.
26	CONNECT SD PIPE & BROWDITCH TO EXISTING BROWDITCH. INSTALL SPLASH WALL.
27	INSTALL PEDESTRIAN RAMP

SOURCE CONTROL BMPs

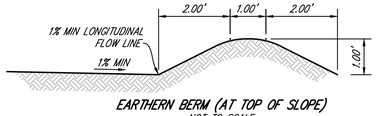
SC-1	PREVENTION OF ILLICIT DISCHARGES
SC-2	STORM DRAIN STENCILING OR SIGNAGE SEE "NO DUMPING" DETAIL BELOW

SITE DESIGN BMPs

SD-1	MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
SD-2	CONSERVE NATURAL AREAS, SOILS, VEGETATION



EARTHERN SWALE (AT BOTTOM OF SLOPE)
NOT TO SCALE



EARTHERN BERM (AT TOP OF SLOPE)
NOT TO SCALE

MAIN DRIVEWAY NOTE:
PLEASE SEE SHEET 6 FOR MAIN DRIVEWAY PROFILE & DETAIL VIEW AT THE ENTRANCE. ALSO, PLEASE SEE SHEET 4 THE SITE SECTIONS ALONG THE DRIVEWAY.

"NO DUMPING" DETAIL AT CATCH BASINS

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

(DAS MANUFACTURING #SDO OR EQUIVALENT)

GRADING CONCEPT

TENTATIVE PARCEL MAP FOR APNS
223-341-03 THROUGH 14 & 16

SHEET 3 OF 7