

Note: If this is a partial verification of Structural BMPs, provide a list and map denoting Structural BMPs that have already been submitted, those for this submission, and those anticipated in future submissions.

## Checklist for Applicant to submit to PDCI:

- ☐ Copy of the final accepted SWQMP and any accepted addendum.
- ☐ Copy of the most current plan showing the Stormwater Structural BMP Table, plans/cross-section sheets of the Structural BMPs and the location of each verified as-built Structural BMP.
- ☐ Photograph of each Structural BMP.
- ☐ Photograph(s) of each Structural BMP during the construction process to illustrate proper construction.
- ☐ Copy of the approved Structural BMP maintenance agreement and associated security

By signing below, I certify that the Structural BMP(s) for this project have been constructed and all BMPs are in substantial conformance with the approved plans and applicable regulations. I understand the County reserves the right to inspect the above BMPs to verify compliance with the approved plans and Watershed Protection Ordinance (WPO). Should it be determined that the BMPs were not constructed to plan or code, corrective actions may be necessary before permits can be closed.

Please sign your name and seal.

Professional Engineer's Printed Name:

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Professional Engineer's Signed Name:

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Date: 

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[SEAL]







**ATTACHMENT 5****Copy of Plan Sheets Showing Permanent Storm Water BMPs,  
Source Control, and Site Design**

This is the cover sheet for Attachment 5.

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

**The plans must identify:**

- ☒ Structural BMP(s) with ID numbers matching Step 6 Summary of PDP Structural BMPs
- ☒ The grading and drainage design shown on the plans must be consistent with the delineation of DMAs shown on the DMA exhibit
- ☒ Details and specifications for construction of structural BMP(s)
- ☐ Signage indicating the location and boundary of structural BMP(s) as required by County staff
- ☐ How to access the structural BMP(s) to inspect and perform maintenance
- ☐ Features that are provided to facilitate inspection (e.g., observation ports, cleanouts, silt posts, or other features that allow the inspector to view necessary components of the structural BMP and compare to maintenance thresholds)
- ☐ Manufacturer and part number for proprietary parts of structural BMP(s) when applicable
- ☐ Maintenance thresholds specific to the structural BMP(s), with a location-specific frame of reference (e.g., level of accumulated materials that triggers removal of the materials, to be identified based on viewing marks on silt posts or measured with a survey rod with respect to a fixed benchmark within the BMP)
- ☐ Recommended equipment to perform maintenance
- ☐ When applicable, necessary special training or certification requirements for inspection and maintenance personnel such as confined space entry or hazardous waste management
- ☐ Include landscaping plan sheets showing vegetation requirements for vegetated structural BMP(s)
- ☐ All BMPs must be fully dimensioned on the plans
- ☐ When proprietary BMPs are used, site-specific cross section with outflow, inflow, and model number must be provided. Photocopies of general brochures are not acceptable.
- ☐ Include all source control and site design measures described in Steps 4 and 5 of the SWQMP. Can be included as a separate exhibit as necessary.

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## **Attachment 5**

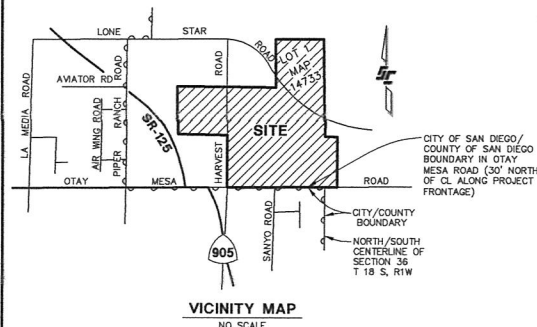
A reduced copy of the Preliminary Grading Plan is provided here, additional construction detail will be provided at Final Engineering.

# COUNTY OF SAN DIEGO TRACT 5607

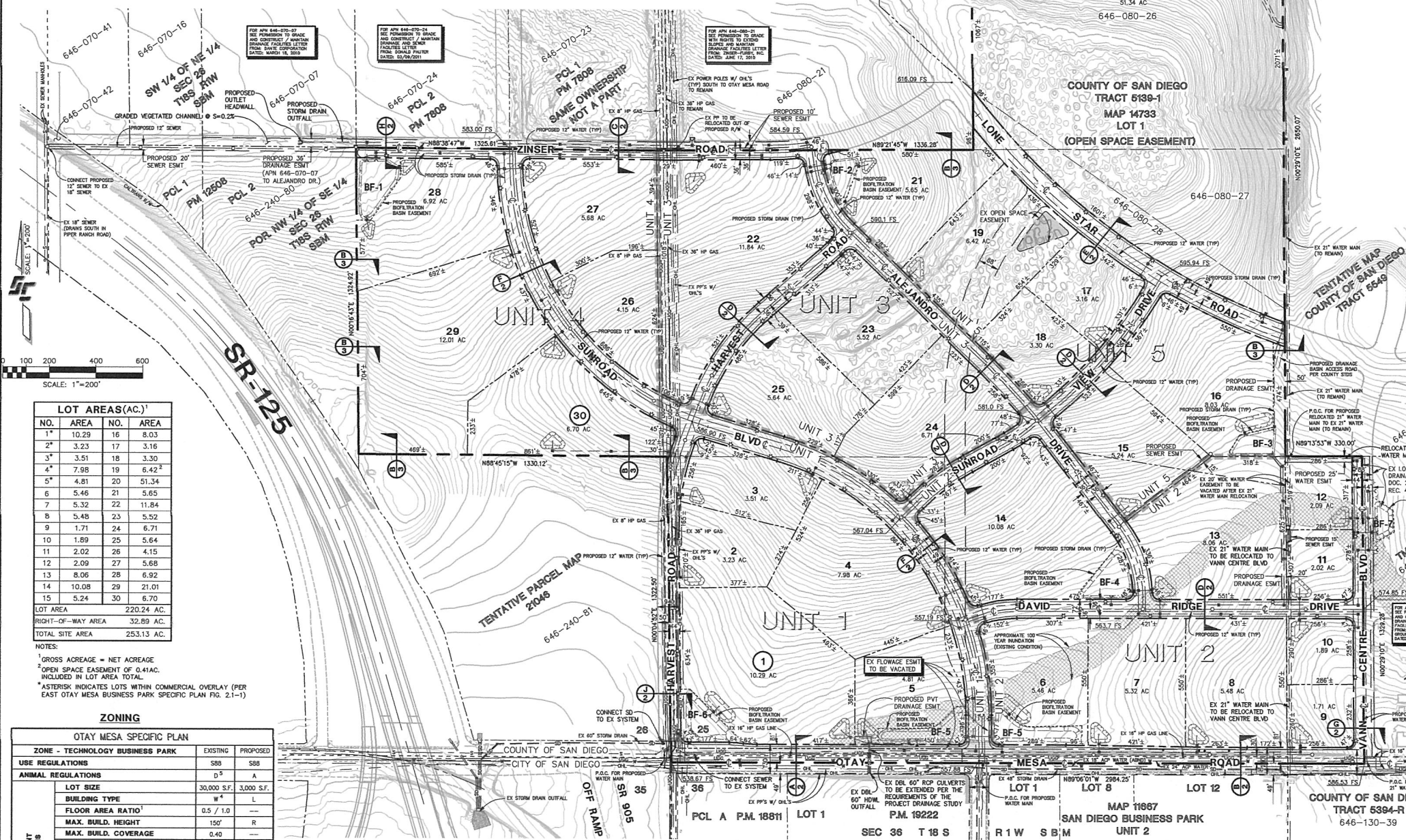
## ENVIRONMENTAL LOG NO. 98-19-013B

### OTAY 250

### TENTATIVE MAP



- SHEET INDEX**
- C-1 TENTATIVE MAP
  - C-2 TYPICAL ROADWAY SECTIONS / SITE SECTIONS
  - C-3 PRELIMINARY GRADING PLAN
  - C-4 EXISTING MAPS AND EASEMENT EXHIBIT
  - C-5 PRELIMINARY STRIPING PLAN - ON-SITE STREETS
  - C-6 PRELIMINARY STRIPING PLAN - OTAY MESA ROAD
  - C-7 PRELIMINARY ROUTE STUDY - SUNROAD BOULEVARD
  - C-8 PRELIMINARY ROUTE STUDY - LONE STAR ROAD
  - C-9 PRELIMINARY ROUTE STUDY - HARVEST ROAD
  - C-10 PRELIMINARY ROUTE STUDY - DAVID RIDGE DRIVE, SUNROAD VIEW DRIVE
  - C-11 PRELIMINARY ROUTE STUDY - VANN CENTRE BOULEVARD
  - C-12 PRELIMINARY ROUTE STUDY - ZINZER ROAD
  - C-13 PRELIMINARY ROUTE STUDY - ALEJANDRO DRIVE
  - C-14 PRELIMINARY SEWER ALIGNMENT EXHIBIT
  - C-15 GRADING PLAN CONFORMANCE NOTES
  - C-16 EXISTING SLOPE ANALYSIS EXHIBIT
  - C-17



LOT AREAS (AC.) <sup>1</sup>			
NO.	AREA	NO.	AREA
1*	10.29	16	8.03
2*	3.23	17	3.16
3*	3.51	18	3.30
4*	7.98	19	6.42
5*	4.81	20	51.34
6	5.46	21	5.65
7	5.32	22	11.84
8	5.48	23	5.52
9	1.71	24	6.71
10	1.89	25	5.64
11	2.02	26	4.15
12	2.09	27	5.68
13	8.06	28	6.92
14	10.08	29	21.01
15	5.24	30	6.70
LOT AREA		220.24 AC.	
RIGHT-OF-WAY AREA		32.89 AC.	
TOTAL SITE AREA		253.13 AC.	

NOTES:  
\* GROSS ACREAGE = NET ACREAGE  
\* OPEN SPACE EASEMENT OF 0.41 AC.  
\* INCLUDED IN LOT AREA TOTAL  
\* ASTERISK INDICATES LOTS WITHIN COMMERCIAL OVERLAY (PER EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN FIG. 2.1-1)

#### ZONING

OTAY MESA SPECIFIC PLAN			
ZONE	EXISTING	PROPOSED	
TECHNOLOGY BUSINESS PARK	SBB	SBB	
ANIMAL REGULATIONS			
LOT SIZE	30,000 S.F.	3,000 S.F.	A
BUILDING TYPE	W <sup>4</sup>	L	
FLOOR AREA RATIO <sup>1</sup>	0.5 / 1.0	---	
MAX. BULD. HEIGHT	150'	R	
MAX. BULD. COVERAGE	0.40	---	
MIN. BULD. SETBACKS			
PRIME ARTERIAL RD.	25'	25'	
MAJOR RD.	20'	20'	
INDUSTRIAL/COMMERCIAL/MIXED USE COLLECTOR RD (4-LANE)	20'	V	
INDUSTRIAL/COMMERCIAL/MIXED USE COLLECTOR RD (2-LANE)	10'	V	
INTERIOR SIDE YARD <sup>2</sup>			
REAR YARD	5'	V	
ENCLOSURES <sup>3</sup> SEE NOTE 3			
SPECIAL AREA REGULATIONS			
			D.C.

ZONING NOTES:  
1. 1.0 FAR WHEN WITHIN 1,250 FT. OF ACTIVITY NODE; 0.5 FAR WHEN LOCATED MORE THAN 1,250 FT FROM ACTIVITY NODE.  
2. SUM OF INTERIOR YARDS SHALL BE EQUAL TO AT LEAST 30 FT.; 50 FT. FROM TOP OF SLOPE IF ADJACENT TO THE OTAY VALLEY REGIONAL PARK.  
3. OUTDOOR STORAGE WITH SCREENING PER DEVELOPMENT STANDARDS (FENCING, WALLS AND HEDGES).  
4. NON-RESIDENTIAL, ATTACHED OR DETACHED SAME LOT OR SEPARATE LOT.  
5. SEE DESIGNATOR "D" OF THE ANNUAL SCHEDULE OF THE COUNTY ZONING ORDINANCE, SECTION 3100.

#### ASSESSOR'S PARCEL NUMBERS & TAX RATE AREA TABLE

PARCEL NUMBER	TAX RATE AREA
646-310-17	84039
646-080-33	84039
646-080-32	84039
646-080-31	84038
646-080-29	84038
646-080-28	84039
646-240-30	84040
646-080-27	84028
646-080-26	84033

NOTE:  
SEE SHEET C-3 FOR MINIMUM ON-LOT BMPs REQUIRED TO SATISFY INTERM HYDROMODIFICATION CRITERIA.

SLOPE ANALYSIS TABLE	
0-15% SLOPES	231.8 AC.
15-25% SLOPES	11.8 AC.
25-50% SLOPES	8.6 AC.
50% OR GREATER SLOPES	0.9 AC.

LOT/UNIT TABLE	
LOTS 1-5	UNIT NO. 1
LOTS 6-14	UNIT NO. 2
LOTS 22-25	UNIT NO. 3
LOTS 26-30	UNIT NO. 4
LOTS 15-21	UNIT NO. 5

#### LEGEND

- DESCRIPTION**
- PROPOSED LOT NUMBER
  - (ASTERISK-AT LOT NUMBER INDICATES LOTS WITHIN COMMERCIAL OVERLAY)
  - SUBDIVISION BOUNDARY
  - PROPOSED LOT LINE
  - PROPOSED RIGHT-OF-WAY
  - UNIT BOUNDARY LINE
  - EXISTING RIGHT-OF-WAY
  - PROPOSED SEWER MAIN W/MANHOLE
  - PROPOSED WATER MAIN
  - PROPOSED STORM DRAIN
  - PROPOSED STORM DRAIN INLET OR CLEANOUT
  - PROPOSED COLLECTION BASIN & RISER (DETENTION BASIN CONTROL STRUCTURE)
  - PROPOSED REGIONAL BIOFILTRATION BASIN
  - 100 YEAR INUNDATION AREA (APPROXIMATE)
  - SPECIAL FLOOD HAZARD AREA (APPROX.) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (F.I.R.M. PANELS 06073221790 & 06073232530)
- SYMBOL**
- 1 THRU 30
  - UNIT 1
  - UNIT 2
  - W
  - SD
  - BF
  - ZONE "AE"

#### GENERAL NOTES

- EXISTING ZONING - S-BB TECHNOLOGY BUSINESS PARK/COMMERCIAL OVERLAY.
- PROPOSED ZONING - S-BB TECHNOLOGY BUSINESS PARK/COMMERCIAL OVERLAY AND MIXED USE-RESIDENTIAL/RETAIL.
- GROSS ACREAGE WITHIN SUBDIVISION BOUNDARY: 253.13 ACRES, NET AREA: 220.24 ACRES, STREETS: 32.89 ACRES.
- TOTAL NUMBER OF LOTS: 30; 4 COMMERCIAL/TECHNOLOGY BUSINESS PARK LOTS, 25 MIXED USE LOTS, 1 OPEN SPACE LOT. MINIMUM LOT SIZE IS 1.7 ACRES.
- CONTOUR INTERVALS: 5 FEET MAJOR, 1 FOOT MINOR (MEAN SEA LEVEL DATUM).
- SPECIAL ASSESSMENT ACT PROCEDURES - MAY BE REQUESTED FOR THIS PROJECT.
- IMPROVEMENTS, EASEMENTS AND DEDICATIONS ARE AS REQUIRED BY THE COUNTY ENGINEER.
- SCHOOLS: SAN JORDO SCHOOL DISTRICT, SWEETWATER UNION HIGH SCHOOL DISTRICT.
- UTILITIES:
  - A. SEWER - SAN DIEGO COUNTY SANITATION DISTRICT
  - B. WATER - OTAY MUNICIPAL WATER DISTRICT
  - C. GAS & ELECTRIC - SAN DIEGO GAS & ELECTRIC COMPANY
  - D. TELEPHONE - AT&T
- FIRE PROTECTION - SAN DIEGO COUNTY RURAL FIRE DISTRICT
- ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- ALL EXISTING EASEMENTS NOT REMAINING IN USE SHALL BE VACATED PRIOR TO RECORDED OF THE FINAL MAP(S) SUBJECT TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
- EXISTING TOPOGRAPHY WAS COMPILED USING PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY, BY MISSION AERIAL PHOTOGRAPHY/PHOTO GEODETIC CORP., 2006-2007.
- THE FOLLOWING WAVEFORMS FROM THE SUBDIVISION ORDINANCE DESIGN STANDARDS ARE APPROVED: DESIGN EXCEPTION: SUNROAD BOULEVARD DESIGN SPEED, APPROVAL OBTAINED, LETTER DATED DECEMBER 1, 2008 FROM DPW PROJECT MANAGER.
- LANBERT COORDINATES: 146-1785 (CCS27)
- DRAINAGE: STREETS AND STORM DRAIN AS REQUIRED.
- ALL ON-SITE STREETS WILL BE PUBLIC.
- THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (n), OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQ. FT. OF UNOBTAINED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.
- THIS PROJECT IS A MULTI-UNIT SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66406.1 OF THE SUBDIVISION MAP ACT.
- PHASING OF THE PROJECT WILL BE ACCOMPLISHED BY RECORDED OF FINAL MAPS BY UNIT.
- STREET LIGHTS WILL BE INSTALLED TO COMPLY WITH THE REQUIREMENTS AS SPECIFIED BY THE COUNTY STANDARDS.
- STORM DRAIN DETENTION WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN (SEPT. 15, 2010). THIS DETENTION WILL BE ACCOMPLISHED THROUGH UTILIZATION OF PUBLIC, CATEGORY 3 DETENTION BASINS WHERE INDICATED ON THE TENTATIVE MAP.
- WATER FACILITIES IF NOT EXISTING ARE ASSUMED FOR EACH STREET AND HALF MILE FRONTAGE IMPROVEMENT, SIZING REQUIREMENTS PER WATER DISTRICT.
- PROPOSED DRIVEWAY LOCATIONS ARE NOT SHOWN HEREON. PRIVATE DRIVEWAY LOCATIONS MAY VARY DEPENDANT UPON THE NEEDS OF FUTURE DEVELOPMENT OF INDIVIDUAL LOTS AND ARE SUBJECT TO A SITE DEVELOPMENT PLAN REVIEW AND APPROVAL.

#### LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

TOGETHER WITH THE SOUTHWEST QUARTER, AND THE WEST 330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 25, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE FOLLOWING: THE WESTERLY 30 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER.

#### BENCH MARK

BRASS DISK STAMPED "M 154 1969" LOCATED 3.09 MILES EAST ALONG OTAY MESA ROAD FROM INTERSECTION OF OTAY VALLEY ROAD, 20.5' SOUTH OF CENTERLINE OF OTAY MESA ROAD AND ABOUT 170' EAST OF CENTERLINE INTERSECTION OF HARVEST ROAD. STEEL FENCEPOST MARKER LIES 1' SOUTH OF DISK. RECORD FROM COUNTY OF SAN DIEGO VERTICAL CONTROL RECORD. ELEVATION: 541.10 DATUM: U.S.C. & G.S., M.S.L.

#### GRADING QUANTITIES

CUT:	1,350,000 CY
FILL:	1,350,000 CY
NET:	0 CY

#### GENERAL PLAN LAND USE DESIGNATION

SPECIFIC PLAN AREA

#### GENERAL PLAN REGIONAL CATEGORY

VILLAGE

#### PARK LAND DEDICATION

PARK LAND WILL BE PROVIDED CONSISTENT WITH THE EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN (SEPT. 15, 2010).

#### STREET NAME APPROVAL

THE PROPOSED STREET NAMES SHOWN WITHIN THE SUBDIVISION BOUNDARY HEREON HAVE RECEIVED PRELIMINARY APPROVAL FROM THE DEPARTMENT OF PLANNING AND LAND USE, BY: NORA RIVERA, DATES: MAY 3, 2001, APRIL 19, 2001 AND OCTOBER 17, 2007.

#### OWNER/SUBDIVIDER

SUNROAD OTAY PARTNERS, LP  
4445 EASTGATE MALL, SUITE 400  
SAN DIEGO, CA 92121  
PHONE: (619) 362-8500  
FAX: (619) 362-8448

SUNROAD OTAY PARTNERS, LP  
BY: SUNROAD GP, INC., ITS GENERAL PARTNER

BY: DAN FELDMAN  
PRESIDENT

DATE:

#### ENGINEER OF WORK

MARK E. STEVENS  
R.C.E. 35502

DATE:

PROFESSIONAL SEAL  
No. 35502  
Exp. 9-30-17  
CIVIL  
STATE OF CALIFORNIA

REVISIONS

NO.	DESCRIPTION	DATE

STEVENS-CRESTO ENGINEERING, INC.  
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CIVIL  
STATE OF CALIFORNIA

**TENTATIVE MAP**

**COUNTY OF SAN DIEGO TRACT 5607**

**OTAY 250**

**COUNTY OF SAN DIEGO, CALIFORNIA**

Date: JULY 17, 2015  
Scale: AS SHOWN  
Job: 14009.01  
Sheet: C-1  
1 of 17 Sheets