

GENERAL NOTES:

- COUNTY ASSESSORS PARCEL No. 108-120-61, 108-120-62
- TAX RATE AREA: 75169 (APN 108-120-61)
75035 (APN 108-120-62)
- GROSS AREA = 29.00 ACRES, NET AREA = 20.34 ± ACRES
- NUMBER OF LOTS IS 5 LOTS
(2) SINGLE-FAMILY CONDOMINIUM LOTS (TOTAL NUMBER OF UNITS 138)
(1) REMAINDER LOT
(2) PUBLIC STREET LOTS
- COMMUNITY PLAN: FALLBROOK
- NO SPECIAL ASSESSMENT ACT PROCEEDINGS ARE PROPOSED
- PARK FEES IN LIEU OF PARK LAND DEDICATION IS PROPOSED
- STREET LIGHTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS.
- TOPOGRAPHY: AERIAL SURVEY PROVIDED BY RANCHO COASTAL ENGINEERING & SURVEYING ON DECEMBER 18, 2019.
- SEWER SERVICE: RAINBOW MUNICIPAL WATER DISTRICT - CHAD WILLIAMS 760-728-1178
- WATER SERVICE: RAINBOW MUNICIPAL WATER DISTRICT - CHAD WILLIAMS 760-728-1178
- FIRE PROTECTION SERVICE: NORTH COUNTY FIRE DISTRICT
DOMINIC FIERA FIRE MARSHALL 760 723 2040
- SCHOOLS: FALLBROOK UNIFIED SCHOOL DISTRICT - CYNTHIA MARTIN 760-731-5445 & FALLBROOK UNIFIED SCHOOL DISTRICT & UNION HIGH SCHOOL DISTRICT - BRENDA MEFFORD 760-723-6332 x6195
- ALL ONSITE STREETS WILL BE PRIVATE.
- ALL CUT AND FILL SLOPES ARE 2:1 UNLESS OTHERWISE NOTED.
- STORM DRAIN DETENTION FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY OF SAN DIEGO, DEPARTMENT OF PUBLIC WORKS.

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 21006, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON SEPTEMBER 25, 2012 AS FILE NO. 2012-0581442, OFFICIAL RECORDS

TOPO SOURCE

TOPOGRAPHY SURVEY PROVIDED BY RANCHO COASTAL ENGINEERING & SURVEYING.
DATE OF SURVEY DECEMBER 2019

EASEMENTS NOTES

SEE SHEET 2 FOR EASEMENTS PER PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY ~ ORDER No. 00110425-996-SDI-CF2

NOISE RESTRICTION EASEMENT:

A NOISE RESTRICTION EASEMENT SHALL BE PLACED ON THE ENTIRE AREA OF THE PROJECT SITE AND WILL BE GRANTED TO THE COUNTY OF SAN DIEGO ON THE FINAL MAP.

SOLAR ACCESS STATEMENT:

ALL UNITS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FT. OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

STREET LIGHT STATEMENT:

- THE SUBDIVIDER INTENDS TO COMPLY WITH THE STREET LIGHT REQUIREMENTS AS SPECIFIED IN THE COUNTY STANDARDS. THIS SUBDIVISION IS PROPOSING ONLY PRIVATE STREETS.
- ALL OUTDOOR LIGHTING SHALL CONFORM TO THE COUNTY OF SAN DIEGO LIGHTING CODE AND LIGHTING REQUIREMENTS WITHIN THE PERFORMANCE STANDARDS OF THE ZONING ORDINANCE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS 83, ZONE 6, EPOCH 1991.35 GRID BEARING BETWEEN STATION "SDGPS 03" AND STATION "SDGPS 08" BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER ACCURACY, PER NATIONAL GEODETIC SURVEY DATA HTDP V2.4. SEE ROS 16810, I.E. NORTH 21°47'56" EAST, QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM. THE COMBINED GRID FACTOR AT STATION "SDGPS 03" IS 0.9999447, ELEVATION AT SAID STATION = 308.26 (NAVD 88) GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR. ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED.

CONDOMINIUM MAP STATEMENT:

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODES

GRADING QUANTITIES

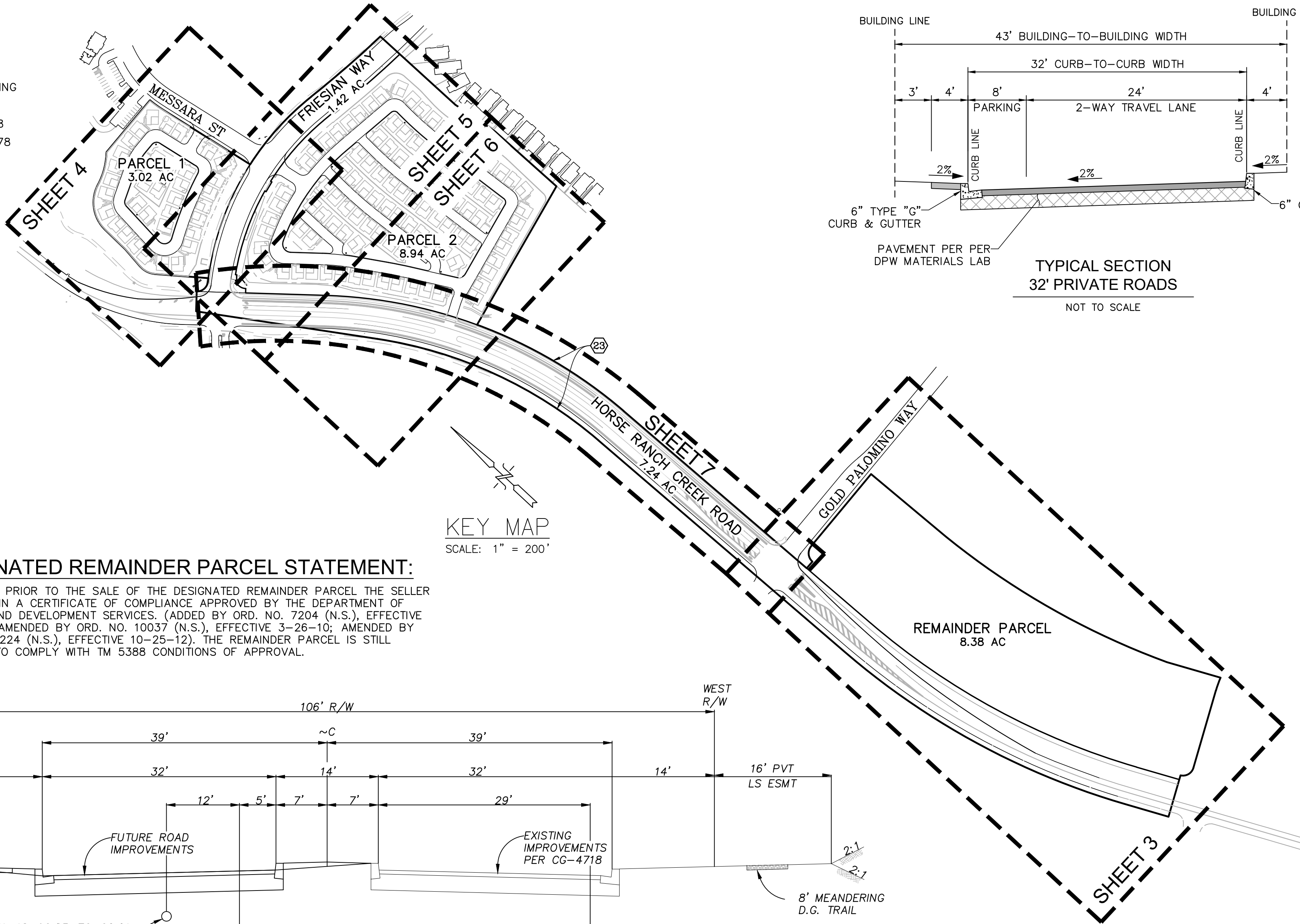
CUT 29,500
FILL 29,500
NET BALANCE

MAX CUT = 18'
MAX FILL = 12'

PLAN NOTE:

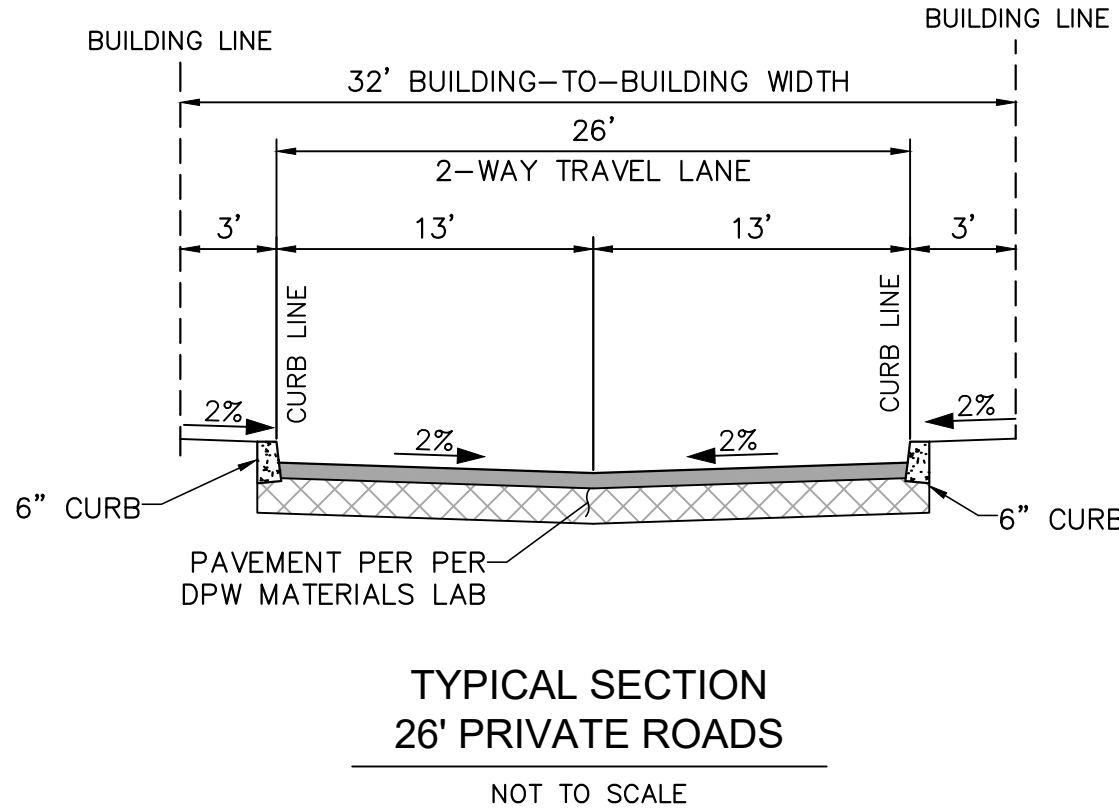
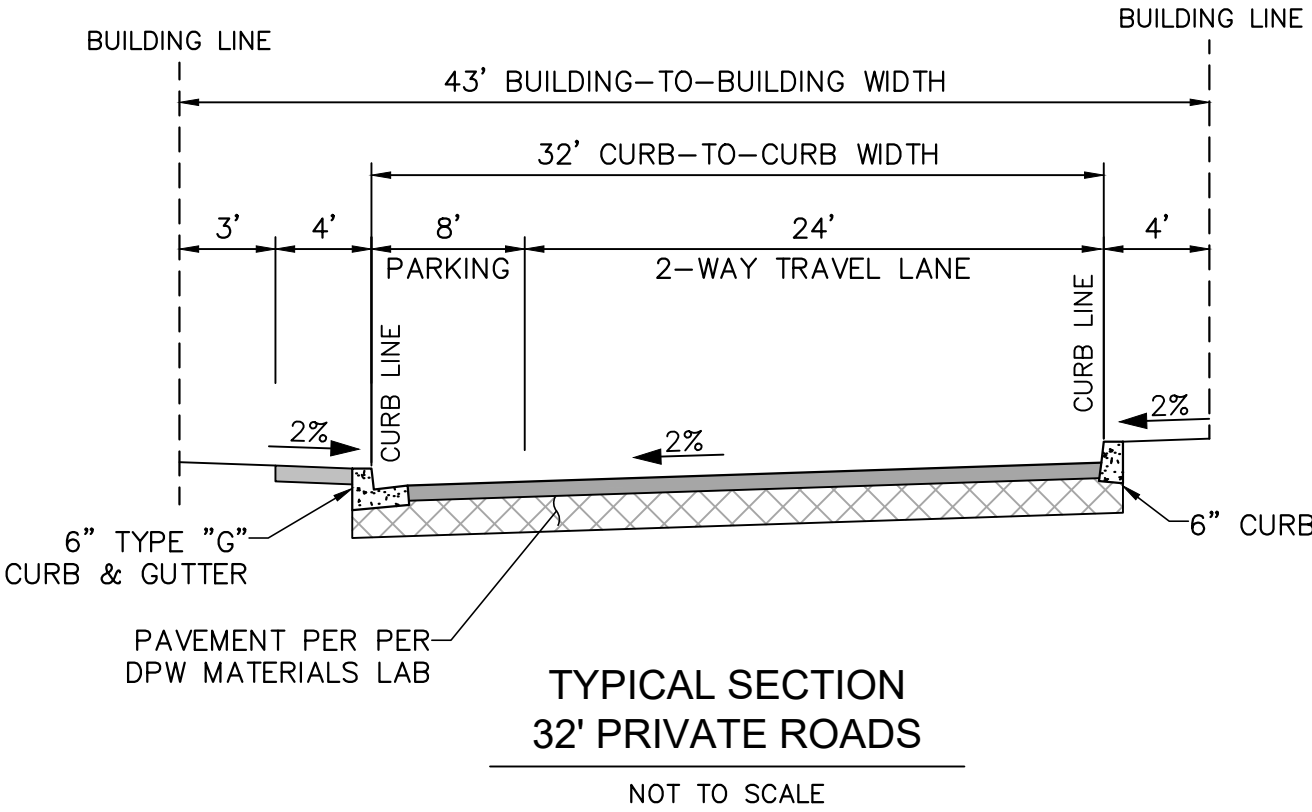
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY. THE REMAINDER PARCEL IS STILL OBLIGATED TO COMPLY WITH TM 5388 CONDITIONS OF APPROVAL.

PRELIMINARY GRADING PLAN
"PASSERELLE"
COUNTY OF SAN DIEGO TRACT NO. _____
County of San Diego, California



NOTE:

PRIVATE ROAD STRUCTURAL SECTION SHALL BE A MINIMUM OF TWO INCHES OF ASPHALT CONCRETE OVER FOUR INCHES OF APPROVED BASE. ADEQUACY OF THE STRUCTURAL SECTION AND SURFACE DRAINAGE SHALL BE INSPECTED AND CERTIFIED BY THE DIRECTOR OF PUBLIC WORKS.



LEGEND

- PROPOSED:**
- R/W --- RIGHT-OF-WAY
 - P --- PROPERTY BOUNDARY
 - CENTERLINE
 - LOT LINE
 - EASEMENTS
 - BUILDING SETBACKS
 - S --- PROPOSED SEWER MAIN
 - ⊙ --- PROPOSED SEWER LATERAL
 - ⊙ --- PROPOSED SEWER MANHOLE

- EXISTING:**
- EX FH
 - EX CONTOUR
 - EX POWER POLE
 - EX SEWER MAIN
 - EX SEWER MANHOLE

APN'S:

108-120-61, 108-120-63

SITE ADDRESS

VACANT LAND HORSE RANCH CREEK ROAD
5378' NORTH OF SR 76

OWNER / DEVELOPER:

I CERTIFY UNDER PENALTY OF PERJURY THAT I MEET THE ELIGIBILITY REQUIREMENTS TO SUBDIVIDE THIS PARCEL BY THE MINOR SUBDIVISION PROCESS, IN ACCORDANCE WITH THE ELIGIBILITY REQUIREMENTS IN SECTION 81.602 OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE.

NAME: MONTY MCCULLOUGH,
ADDRESS: MCCULLOUGH DESIGN DEVELOPMENT
16773 CAMINITO DEL VIENTECITO,
SAN DIEGO, CA 92127
TELEPHONE: (858) 431-9622

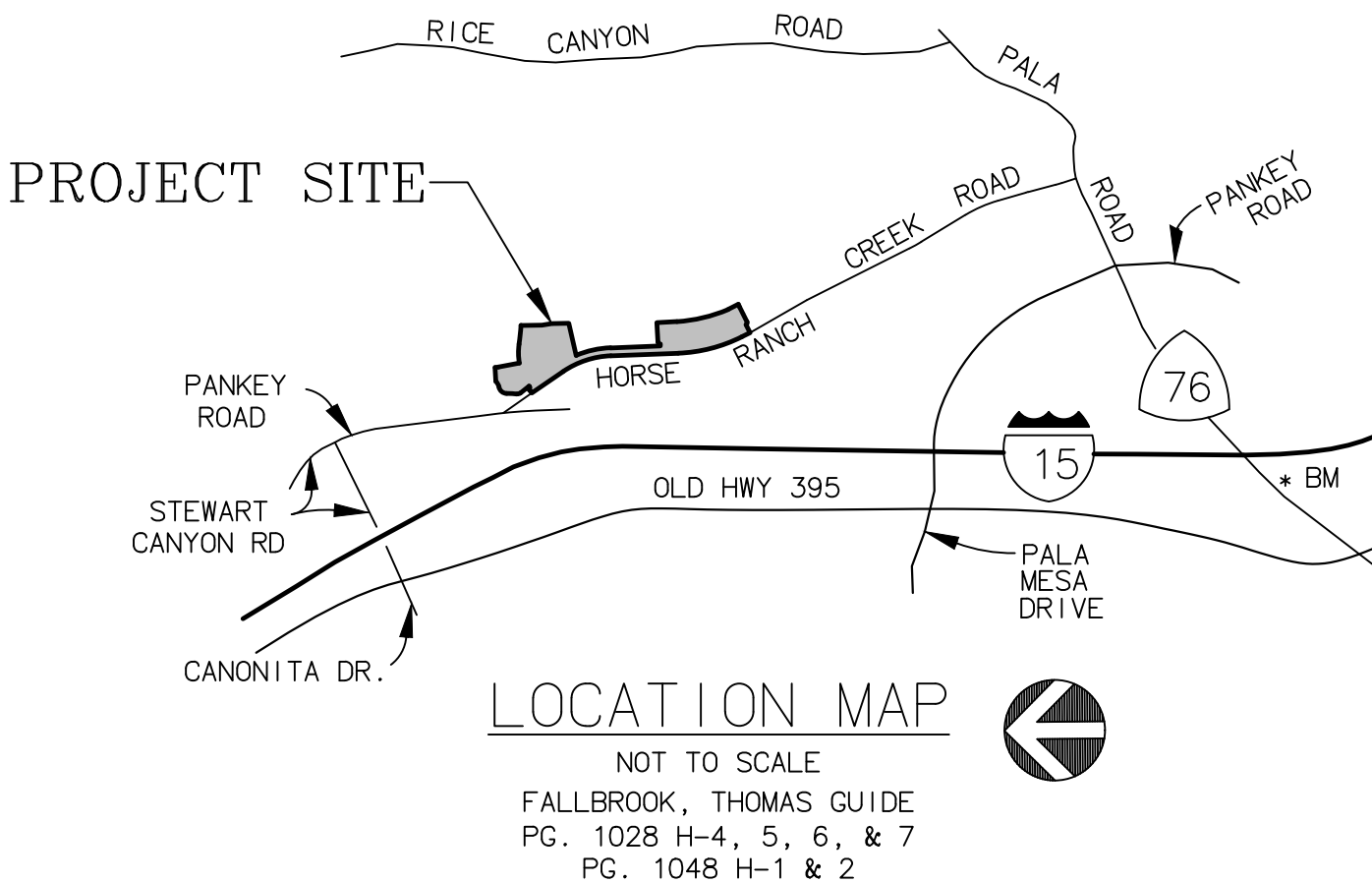
NAME _____ DATE _____

ENGINEER OF WORK

REC CONSULTANTS, INC.
2970 FIFTH AVENUE, SUITE 340
SAN DIEGO, CA 92103
PH. (619) 232-9200



JONATHAN RAAB RYDEEN R.C.E. 64811 DATE
EXPIRES ON 6/30/27



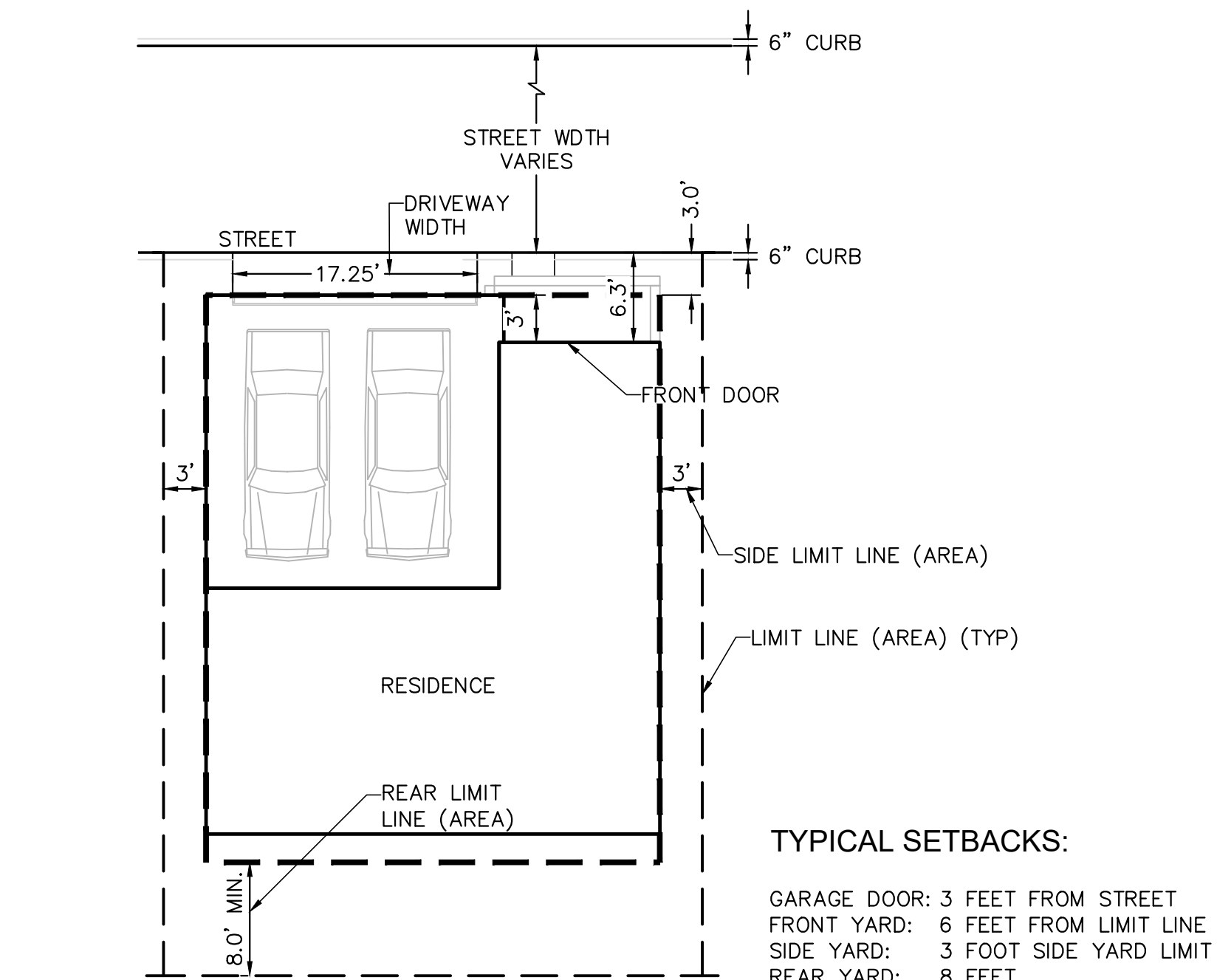
PRELIMINARY GRADING PLAN
"PASSERELLE"
COUNTY OF SAN DIEGO TRACT NO. _____
County of San Diego, California

EASEMENTS NOTES

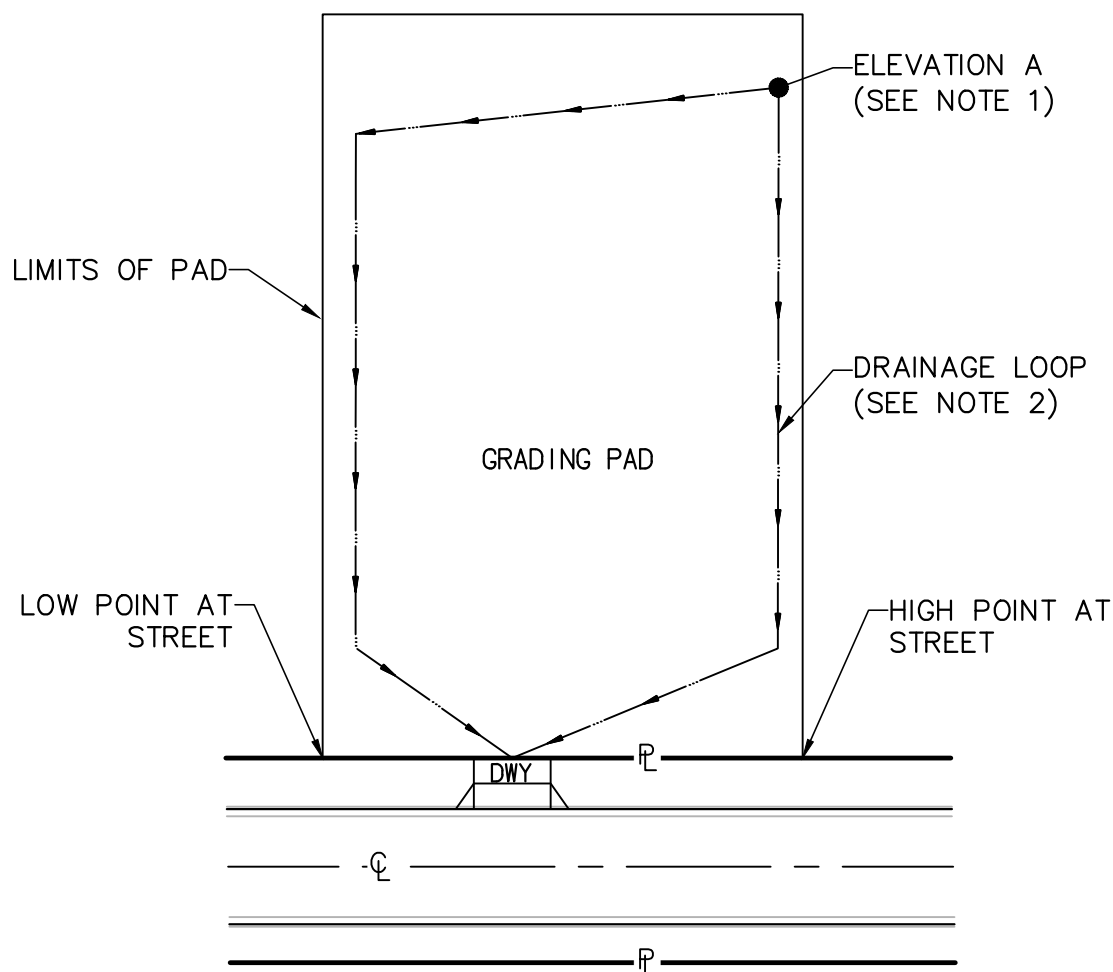
EASEMENTS PER PRELIMINARY TITLE REPORT PREPARED BY:
CHICAGO TITLE INSURANCE COMPANY ~ ORDER No. 00110425-996-SDI-CF2

- ① AN EXISTING EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: AUGUST 27, 1926 IN BOOK 1248, PAGE 267 OF DEEDS (TO BE QUITCLAIMED)
- 2 AN EXISTING EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: OCTOBER 21, 1937 AS INSTRUMENT NO.64819 IN BOOK 694, PAGE 462, OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- 3 AN EXISTING EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: OCTOBER 22, 1937 IN BOOK 714, PAGE 60 OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- ④ AN EXISTING EASEMENT TO HENRY R. DEAN, ET AL
PURPOSE: ROAD PURPOSES
RECORDED: FEBRUARY 13, 1948 AS INSTRUMENT NO. 14948 IN BOOK 2269, PAGE 339, OF OFFICIAL RECORDS (TO BE QUITCLAIMED)
- ⑤ AN EXISTING EASEMENT TO THE COUNTY OF SAN DIEGO
PURPOSE: PUBLIC ROAD PURPOSES
RECORDED: AUGUST 10, 1948 AS INSTRUMENT NO. 78889 IN BOOK 2905, PAGE 434, OF OFFICIAL RECORDS (TO BE QUITCLAIMED)
- ⑥ AN EXISTING EASEMENT TO THE COUNTY OF SAN DIEGO
PURPOSE: PUBLIC ROAD PURPOSES
RECORDED: AUGUST 10, 1948 IN BOOK 2905, PAGE 435, OF OFFICIAL RECORDS (TO BE QUITCLAIMED)
- ⑦ AN EXISTING EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: JUNE 20, 1951 IN BOOK 4151, PAGE 492, OF OFFICIAL RECORDS (TO BE QUITCLAIMED)
- 8 AN EXISTING EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: DECEMBER 14, 1951 IN BOOK 4320, PAGE 280, OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- 9 AN EXISTING EASEMENT TO THE SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: JULY 2, 1974 AS INSTRUMENT NO. 74-177833, OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- 10 AN EXISTING EASEMENT TO RAINBOW MUNICIPAL WATER DISTRICT, A MUNICIPAL CORPORATION
PURPOSE: PIPELINE OR PIPELINES
RECORDED: JUNE 13, 1978 AS INSTRUMENT NO. 78-244432, OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- 11 AN EXISTING EASEMENT FOR TO RAINBOW MUNICIPAL WATER DISTRICT, A MUNICIPAL CORPORATION
PURPOSE: A PIPELINE OR PIPELINES
RECORDED: OCTOBER 6, 1978 AS INSTRUMENT NO. 78-0425959, OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- ⑫ AN EXISTING EASEMENT TO WILLIAM B. BUCK, ET AL
PURPOSE: ROAD AND UTILITY PURPOSES
RECORDED: OCTOBER 31, 1978 AS INSTRUMENT NO. 78-471499, OF OFFICIAL RECORDS
QUITCLAIM DEED RECORDED JANUARY 9, 1981 AS FILE NO. 81-006489, WILLIAM B. BUCK ET AL, QUITCLAIM OF INTEREST OF THE HEREIN ABOVE DESCRIBED EASEMENT.
- ⑬ AN EXISTING EASEMENT TO PAKEY RANCH
PURPOSE: ROAD AND PUBLIC UTILITY
RECORDED: DECEMBER 4, 1979 AS INSTRUMENT NO. 79-508977, OF OFFICIAL RECORDS (TO BE QUITCLAIMED)
- ⑭ AN EXISTING EASEMENT TO ROBERT H. PANKEY AND ROSEMARY R. PANKEY, HUSBAND AND WIFE AS COMMUNITY PROPERTY, ET AL
PURPOSE: ROAD AND UTILITY PURPOSES
RECORDED: JANUARY 8, 1981 AS INSTRUMENT NO. 81-006490, OF OFFICIAL RECORDS (TO BE QUITCLAIMED)
AND RE-RECORDED JUNE 10, 1981 AS INSTRUMENT NO. 81-181138, OF OFFICIAL RECORDS. (TO BE QUITCLAIMED)
- ⑮ AN EXISTING EASEMENT FOR ROAD AND UTILITIES
RECORDED: MARCH 27, 1981 AS INSTRUMENT NO. 81-092782 (TO BE QUITCLAIMED)
- 16 AN EXISTING EASEMENT TO THE SAN LUIS REY MUNICIPAL WATER DISTRICT
PURPOSE: ACCESS AND DEVELOPMENT OF WATERS, WELLSITES, AND WATER WORKS
RECORDED: JULY 26, 1984 AS INSTRUMENT NO. 84-284008, OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- 19 EXISTING EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON THE RECORDED PARCEL MAP 13703. (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)

- 21 A DOCUMENT ENTITLED "AGREEMENT FOR GRANT OF EASEMENTS", DATED, JUNE 15, 2007, EXECUTED BY PASSERELLE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND PALOMAR COMMUNITY COLLEGE DISTRICT, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED JUNE 14, 2007 AS INSTRUMENT NO. 2007-0403365, OF OFFICIAL RECORDS. A DOCUMENT ENTITLED "AGREEMENT FOR GRANT OF EASEMENTS", DATED, JUNE 15, 2007, EXECUTED BY PASSERELLE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND PALOMAR COMMUNITY COLLEGE DISTRICT, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED JUNE 14, 2007 AS INSTRUMENT NO. 2007-0403364, OF OFFICIAL RECORDS. (EASEMENT IS NOT PLOTABLE)
- 22 AN EXISTING EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
PURPOSE: UTILITIES, INGRESS & EGRESS
RECORDED: JANUARY 7, 2011, AS INSTRUMENT NO. 2011-0013745 OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- ②③ AN EXISTING EASEMENT TO THE COUNTY OF SAN DIEGO
PURPOSE: PUBLIC HIGHWAY
RECORDED: JANUARY 10, 2011, AS INSTRUMENT NO. 2011-0017036 OF OFFICIAL RECORDS
- ③⑤ AN EXISTING EASEMENT TO THE COUNTY OF SAN DIEGO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA
PURPOSE: COUNTY HIGHWAY
RECORDING DATE: DECEMBER 05, 2013
RECORDING NO: 2013-0706899 OF OFFICIAL RECORDS
- ③③ AN EXISTING EASEMENT TO RAINBOW MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDING DATE: MARCH 26, 2014
RECORDING NO: 2014-0117990 OF OFFICIAL RECORDS
- ③④ EXISTING EASEMENTS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT AGREEMENT
RECORDING DATE: MAY 26, 2015
RECORDING NO: 2015-0265828 OF OFFICIAL RECORDS
- 35 AN EXISTING EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDING DATE: MARCH 18, 2016
RECORDING NO: 2016-0120629 OF OFFICIAL RECORDS (EASEMENT IS NOT PLOTABLE)
- ③⑥ EXISTING MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: TEMPORARY FUEL MANAGEMENT EASEMENT AGREEMENT
RECORDING DATE: MARCH 22, 2016
RECORDING NO: 2016-0126290 OF OFFICIAL RECORDS
- ③⑦ EXISTING MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: WALLS AND FENCES EASEMENT AND COST-SHARING AGREEMENT
RECORDING DATE: DECEMBER 07, 2016
RECORDING NO: 2016-0671680 OF OFFICIAL RECORDS



2 TYP. MIN. RESIDENTIAL LOT CONFIGURATION
NOT TO SCALE



3 TYPICAL RESIDENTIAL PAD DRAINAGE
NOT TO SCALE

- NOTES:
- ELEVATION "A" IS LOCATED AT THE MOST REMOTE CORNER OF THE PAD FROM THE DRIVEWAY.
 - MINIMUM 1% SWALE TO STREET OR OTHER DISCHARGE POINT.
 - ALL SLOPE SURFACES SHALL BE PROTECTED BY APPROVED EROSION CONTROL MATERIAL.
 - ALL PADS TO BE BERMED TO PREVENT RUN-OFF TO ADJACENT PADS.

Civil Engineering • Environmental
2970 FIFTH AVENUE, SUITE 340
San Diego, CA 92103
(619)232-9200 (619)232-9210 Fax

R.E.C.
Consultants, Inc.

REVISIONS	DESCRIPTION	
	DATE	
BY		

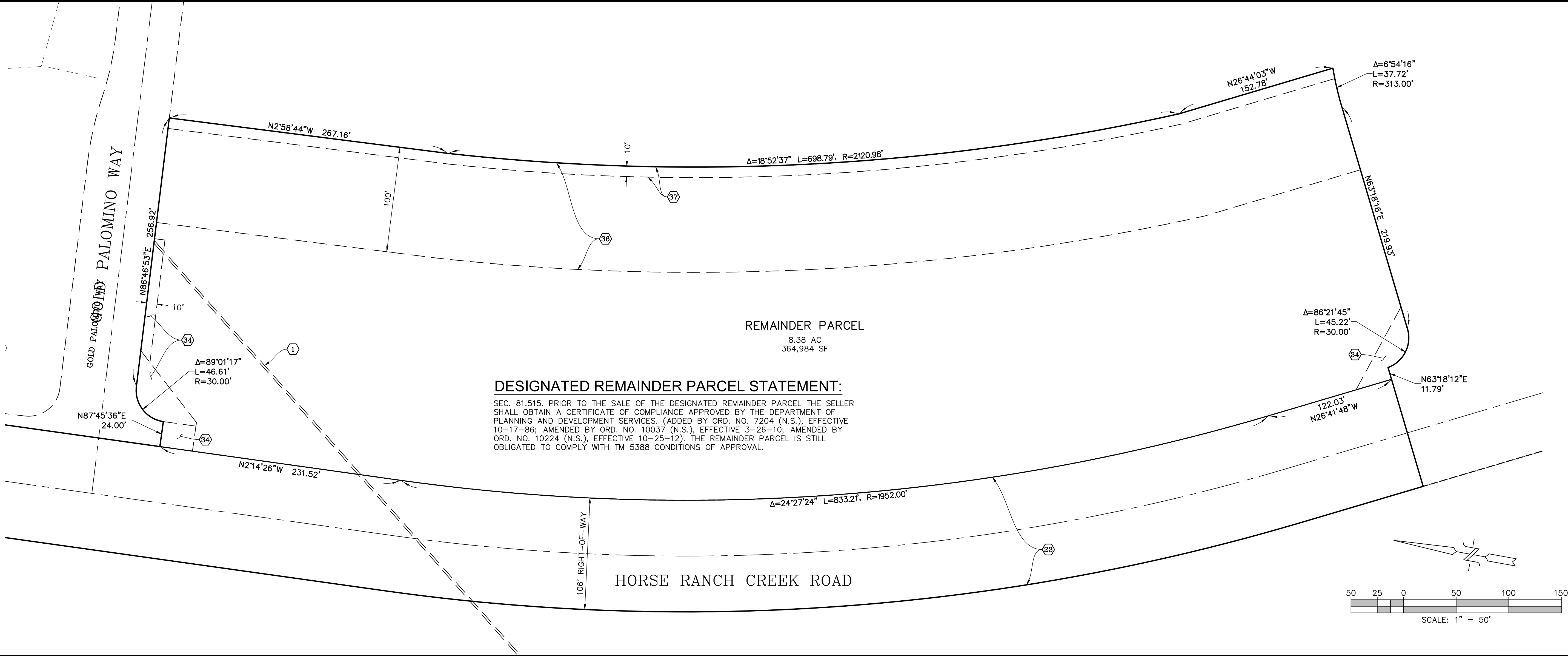
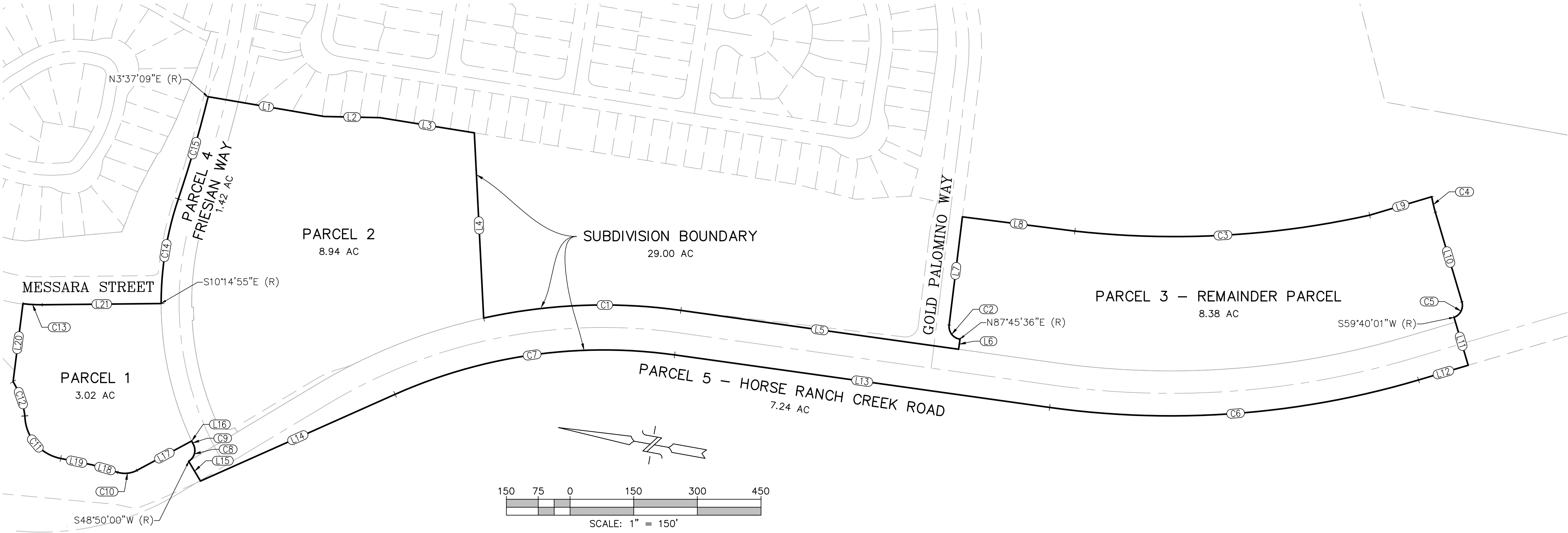
JOB NO. 1581

PRELIMINARY GRADING PLAN
PASSERELLE
COUNTY OF SAN DIEGO TRACT NO. _____
County of San Diego, California

SHEET NO.
2 OF 18

DATA TABLE			
#	BEARING/DELTA	RADIUS	LENGTH
C1	Δ = 20°24'20"	1313.00'	467.62'
C2	Δ = 89°01'17"	30.00'	46.61'
C3	Δ = 18°52'37"	2120.98'	698.79'
C4	Δ = 6°54'16"	313.00'	37.72'
C5	Δ = 86°21'45"	30.00'	45.22'
C6	Δ = 24°27'24"	2058.00'	878.46'
C7	Δ = 32°00'00"	1207.00'	674.12'
C8	Δ = 84°50'41"	30.00'	44.42'
C9	Δ = 0°44'03"	767.00'	9.83'
C10	Δ = 44°39'42"	60.00'	46.77'
C11	Δ = 77°32'54"	104.66'	141.65'
C12	Δ = 24°47'25"	199.02'	86.11'
C13	Δ = 7°21'11"	355.00'	45.56'
C14	Δ = 18°44'01"	767.00'	250.78'
C15	Δ = 4°51'57"	2958.00'	251.21'
L1	N 00°33'32" W		277.64'
L2	N 08°59'44" W		131.04'
L3	N 01°05'43" W		225.35'
L4	N 76°53'58" E		437.11'
L5	N 02°14'26" W		660.87'

DATA TABLE			
#	BEARING/DELTA	RADIUS	LENGTH
L6	N 87°45'36" E		24.00'
L7	N 86°46'53" E		256.92'
L8	N 02°58'44" W		267.16'
L9	N 26°44'03" W		152.78'
L10	N 63°18'16" E		219.93'
L11	N 63°18'12" E		117.79'
L12	N 26°41'48" W		122.03'
L13	N 02°14'24" W		892.40'
L14	N 34°14'24" W		502.01'
L15	N 48°50'34" E		54.30'
L16	N 54°45'17" E		0.26'
L17	N 38°25'37" W		146.38'
L18	N 06°14'05" E		62.22'
L19	N 01°11'58" E		76.23'
L20	N 86°59'34" E		185.12'
L21	N 10°47'30" W		280.22'



DESIGNATED REMAINDER PARCEL STATEMENT:

SEC. 81.515. PRIOR TO THE SALE OF THE DESIGNATED REMAINDER PARCEL THE SELLER SHALL OBTAIN A CERTIFICATE OF COMPLIANCE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES. (ADDED BY ORD. NO. 7204 (N.S.), EFFECTIVE 10-17-86; AMENDED BY ORD. NO. 10037 (N.S.), EFFECTIVE 3-26-10; AMENDED BY ORD. NO. 10224 (N.S.), EFFECTIVE 10-25-12). THE REMAINDER PARCEL IS STILL OBLIGATED TO COMPLY WITH TM 5388 CONDITIONS OF APPROVAL.

REVISIONS		DESCRIPTION
BY	DATE	

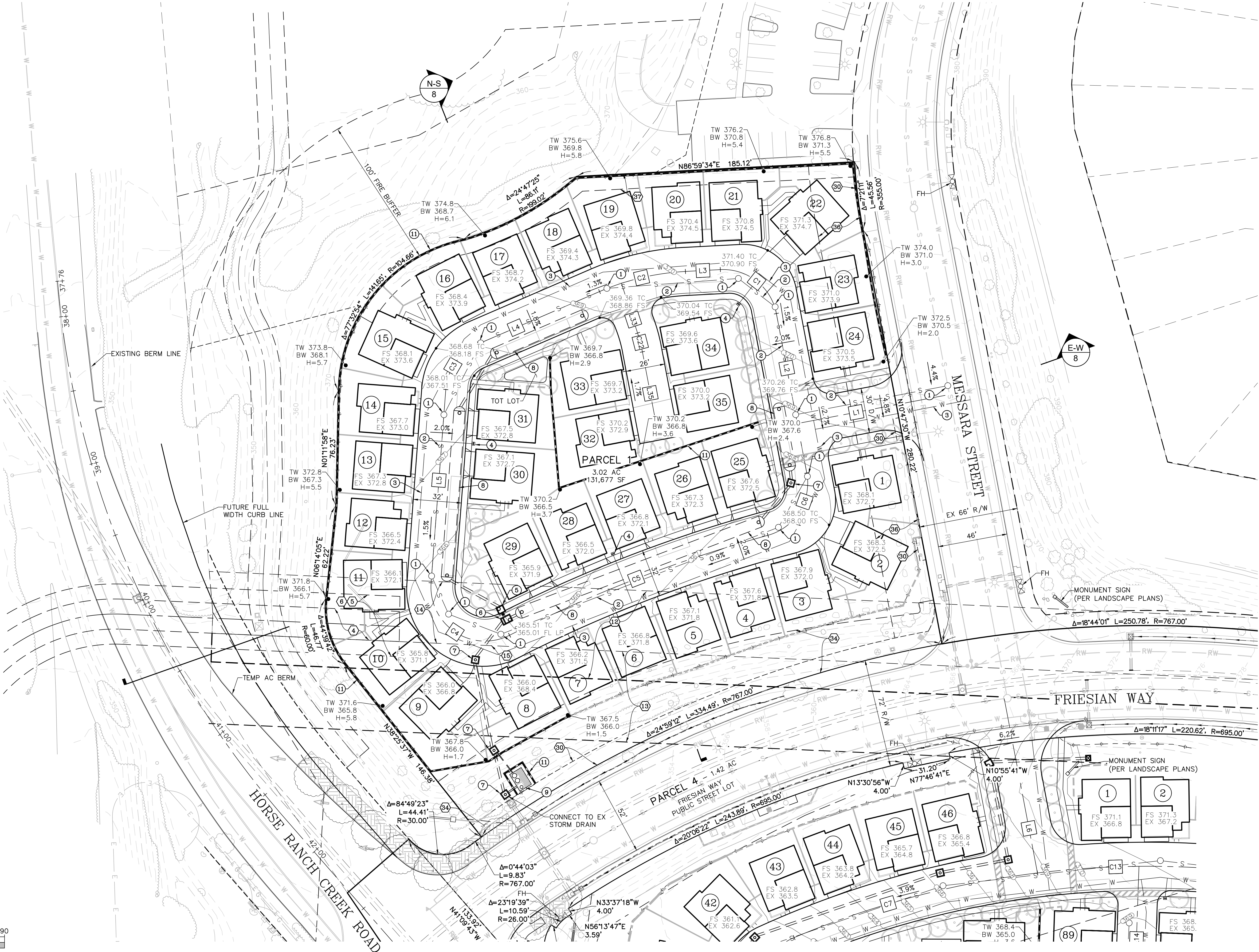
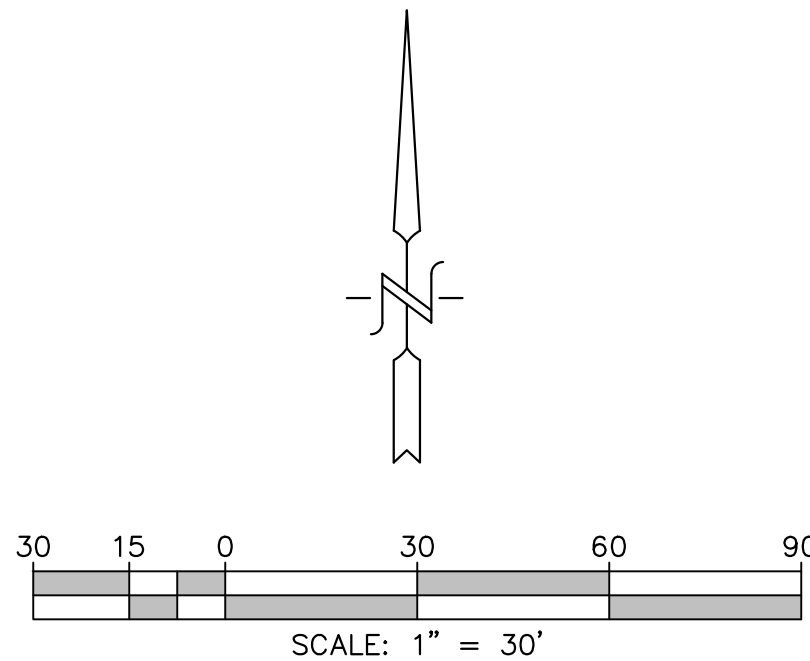
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PRELIMINARY GRADING PLAN
PASSERELLE
COUNTY OF SAN DIEGO TRACT NO. _____
County of San Diego, California

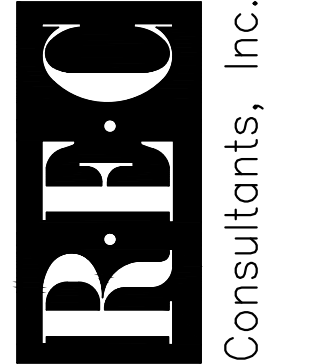
PRIVATE ROAD CENTERLINE			
#	BEARING/DELTA	RADIUS	LENGTH
C1	Δ = 82°12'56"	36.00'	51.66'
C2	Δ = 20°20'40"	166.00'	58.94'
C3	Δ = 62°17'18"	36.00'	39.14'
C4	Δ = 121°15'00"	36.00'	76.18'
C5	Δ = 11°29'20"	920.05'	184.49'
C6	Δ = 85°23'25"	36.00'	53.65'
C22	Δ = 7°11'32"	103.00'	12.93'
L1	S 79°12'30" W		100.03'
L2	N 10°47'30" W		107.85'
L3	S 86°59'34" W		23.25'
L4	S 66°38'54" W		87.77'
L5	S 04°21'35" W		128.88'
L33	S 17°59'03" E		34.76'
L35	S 10°47'30" E		56.16'

LEGEND

- 1 PROPOSED SEWER MAIN HOLE
- 2 PROPOSED SEWER MAIN
- 3 PROPOSED WATER MAIN
- 4 PROPOSED FIRE HYDRANT
- 5 PROPOSED CURB INLET
- 6 PROPOSED DIVERSION CHAMBER (SEE SHEET ___ FOR DETAILS)
- 7 PROPOSED STORM DRAIN CLEANOUT
- 8 PROPOSED UNDERGROUND STORAGE TANK (SEE SHEET ___ FOR DETAILS)
- 9 PROPOSED MODULAR WETLAND STRUCTURE (SEE SHEET ___ FOR DETAILS)
- 11 PROPOSED RETAINING WALL



Civil Engineering - Environmental
2970 FIFTH AVENUE, SUITE 340
San Diego, CA 92103
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REVISIONS
BY DATE DESCRIPTION

JOB NO. 1581

PRELIMINARY GRADING PLAN
PASSERELLE
COUNTY OF SAN DIEGO TRACT NO. _____
County of San Diego, California

SHEET NO.
4 OF 18

LEGEND

- 1 PROPOSED SEWER MAIN HOLE
- 2 PROPOSED SEWER MAIN
- 3 PROPOSED WATER MAIN
- 4 PROPOSED FIRE HYDRANT
- 5 PROPOSED CURB INLET
- 6 PROPOSED DIVERSION CHAMBER
(SEE SHEET ____ FOR DETAILS)
- 7 PROPOSED STORM DRAIN CLEANOUT
- 8 PROPOSED UNDERGROUND STORAGE TANK
(SEE SHEET ____ FOR DETAILS)
- 9 PROPOSED MODULAR WETLAND STRUCTURE
(SEE SHEET ____ FOR DETAILS)
- 10 PROPOSED STORM DRAIN INLET
- 11 PROPOSED RETAINING WALL

PRIVATE ROAD CENTERLINE			
#	BEARING/DELTA	RADIUS	LENGTH
C9	Δ = 8°14'56"	616.00'	88.69'
C10	Δ = 2°55'06"	1216.00'	61.94'
C11	Δ = 7°31'15"	919.61'	120.71'
C14	Δ = 2°55'55"	1416.53'	72.48'
C15	Δ = 58°00'57"	28.00'	28.35'
C16	Δ = 7°31'15"	1184.00'	155.41'
C17	Δ = 7°31'15"	1055.33'	138.52'
C18	Δ = 73°06'29"	36.00'	45.94'
C19	Δ = 82°27'53"	31.00'	44.62'
C20	Δ = 65°34'22"	23.00'	26.32'
C21	Δ = 12°41'00"	164.00'	36.30'
L7	N 41°09'35" W		87.32'

PRIVATE ROAD CENTERLINE			
#	BEARING/DELTA	RADIUS	LENGTH
L8	N 32°54'39" W		91.04'
L9	S 05°33'55" E		228.71'
L13	N 55°29'31" E		23.50'
L15	N 05°33'55" W		175.76'
L17	S 05°33'55" E		273.83'
L18	N 29°59'33" W		129.80'
L19	S 76°53'58" W		216.15'
L20	N 60°00'27" E		29.83'
L21	N 76°53'58" E		54.33'
L22	N 64°12'58" E		82.33'

REVISIONS

BY	DATE	DESCRIPTION

JOB NO. 1581

PRELIMINARY GRADING PLAN

PASSERELLE

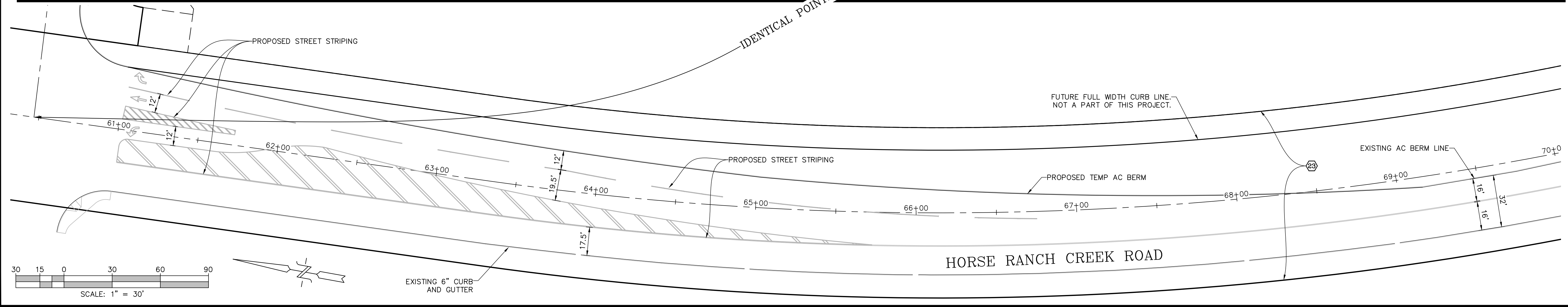
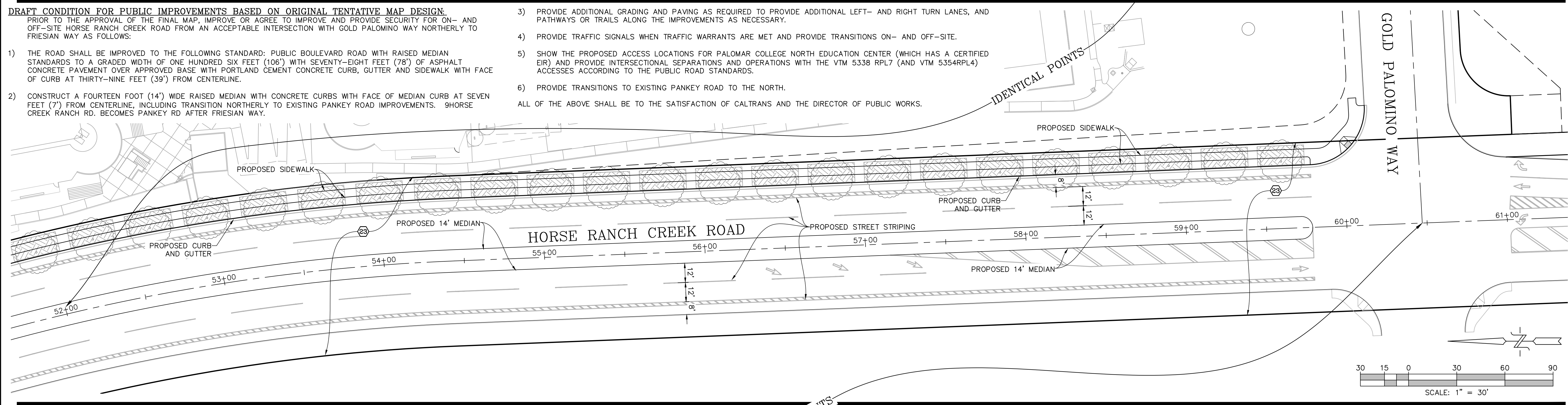
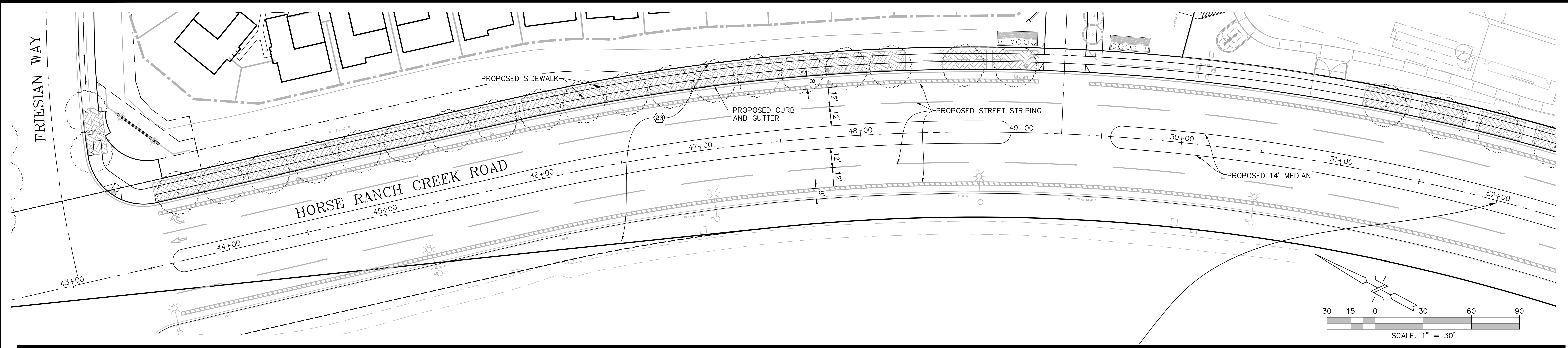
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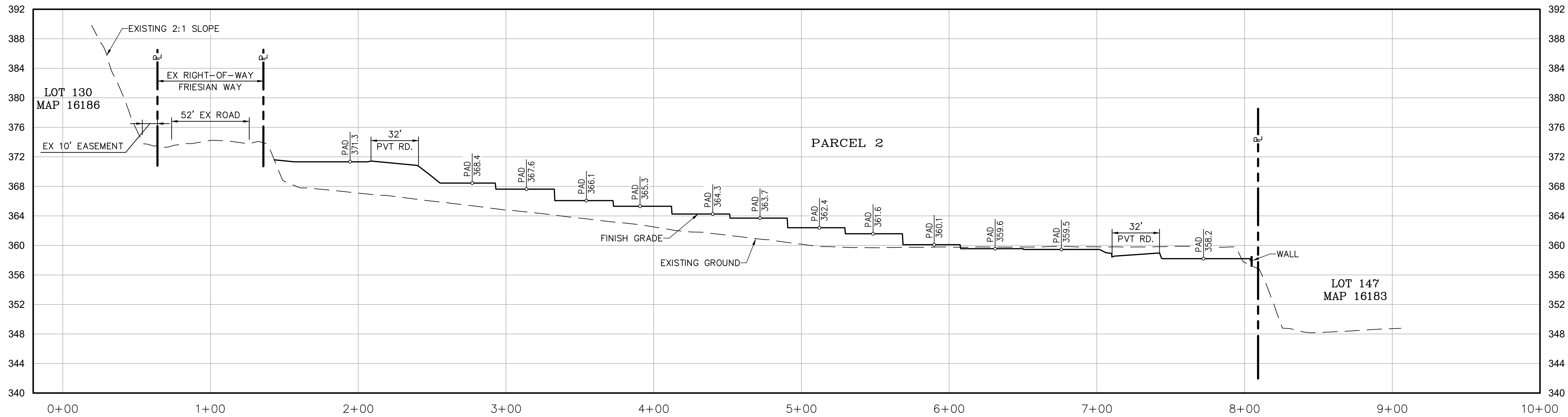
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REVISIONS		DESCRIPTION
BY	DATE	

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PASSERELLE
COUNTY OF SAN DIEGO TRACT NO. _____
County of San Diego, California

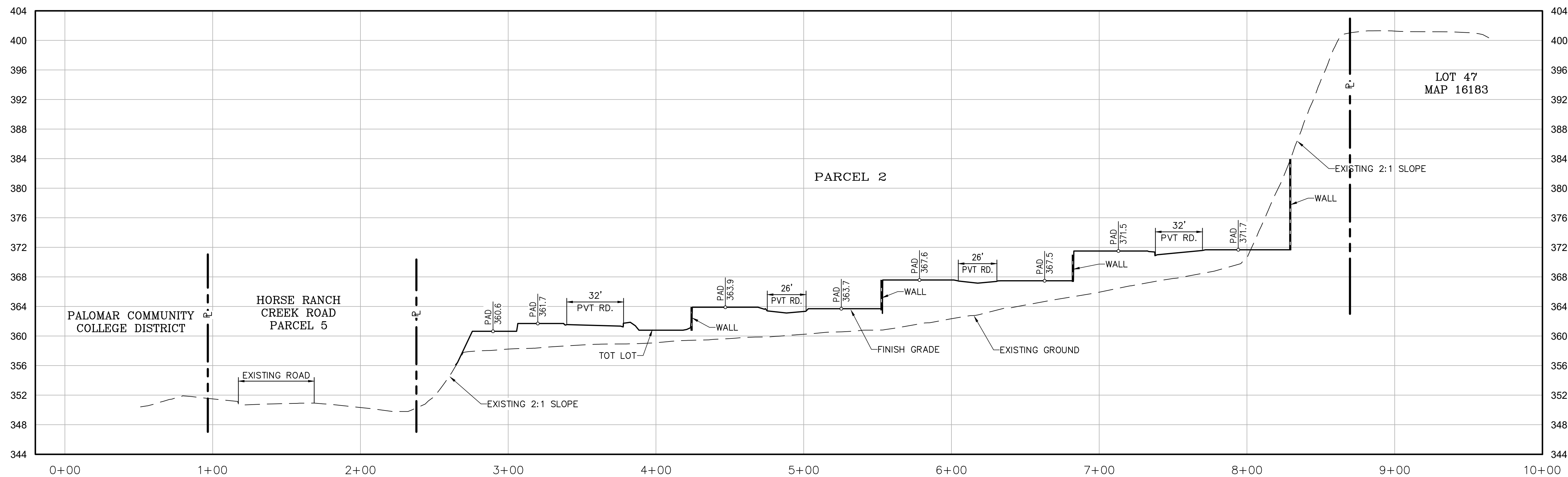
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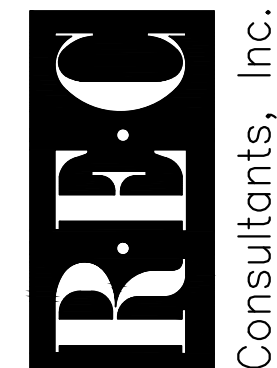
SOUTH SITE - N-S SECTION

SCALE: HORZ: 1" = 40'
VERT: 1" = 8'



SOUTH SITE - E-W SECTION

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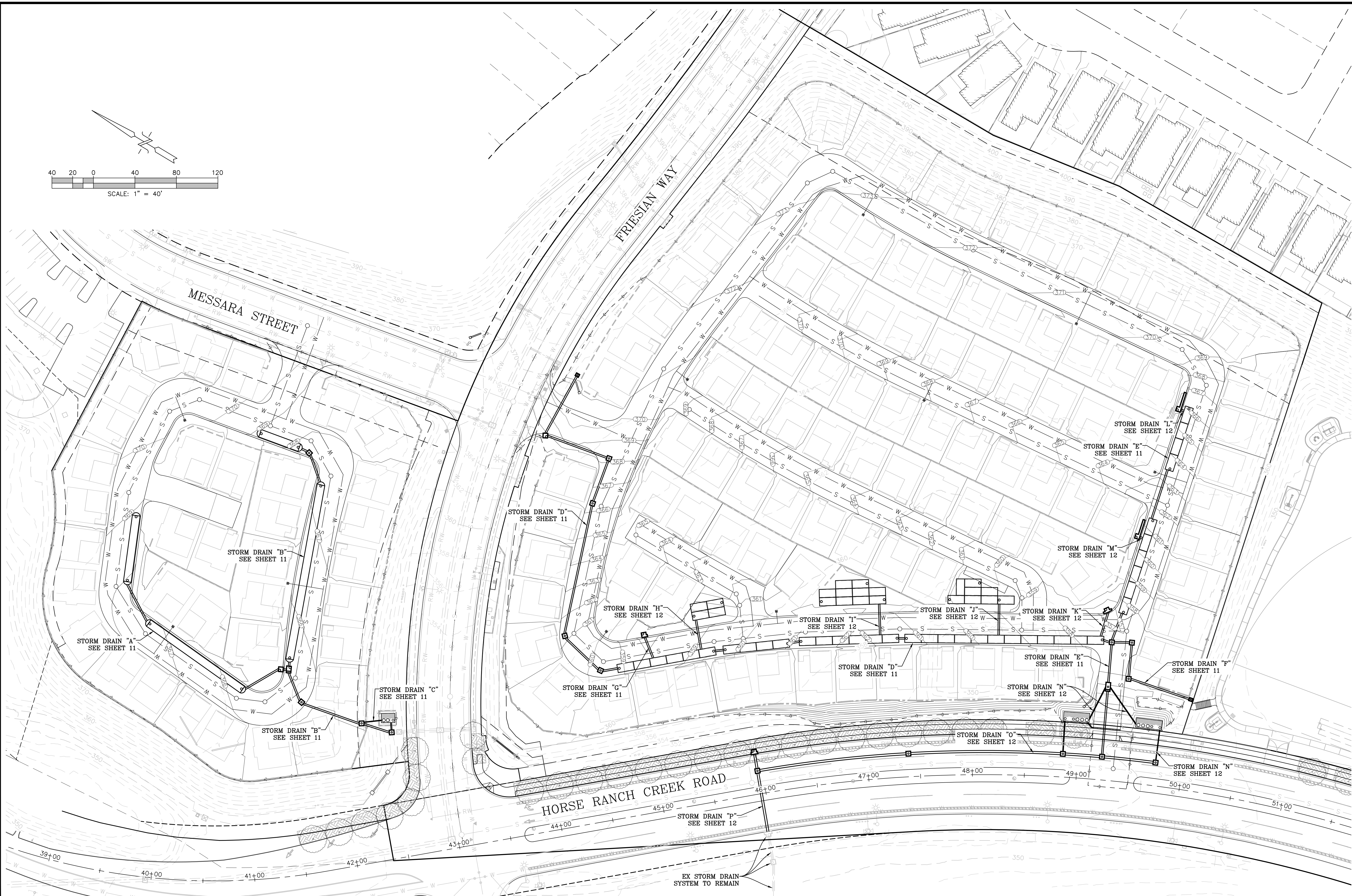


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BY	DATE	

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PRELIMINARY GRADING PLAN
PASSERELLE
COUNTY OF SAN DIEGO TRACT NO. _____
County of San Diego, California

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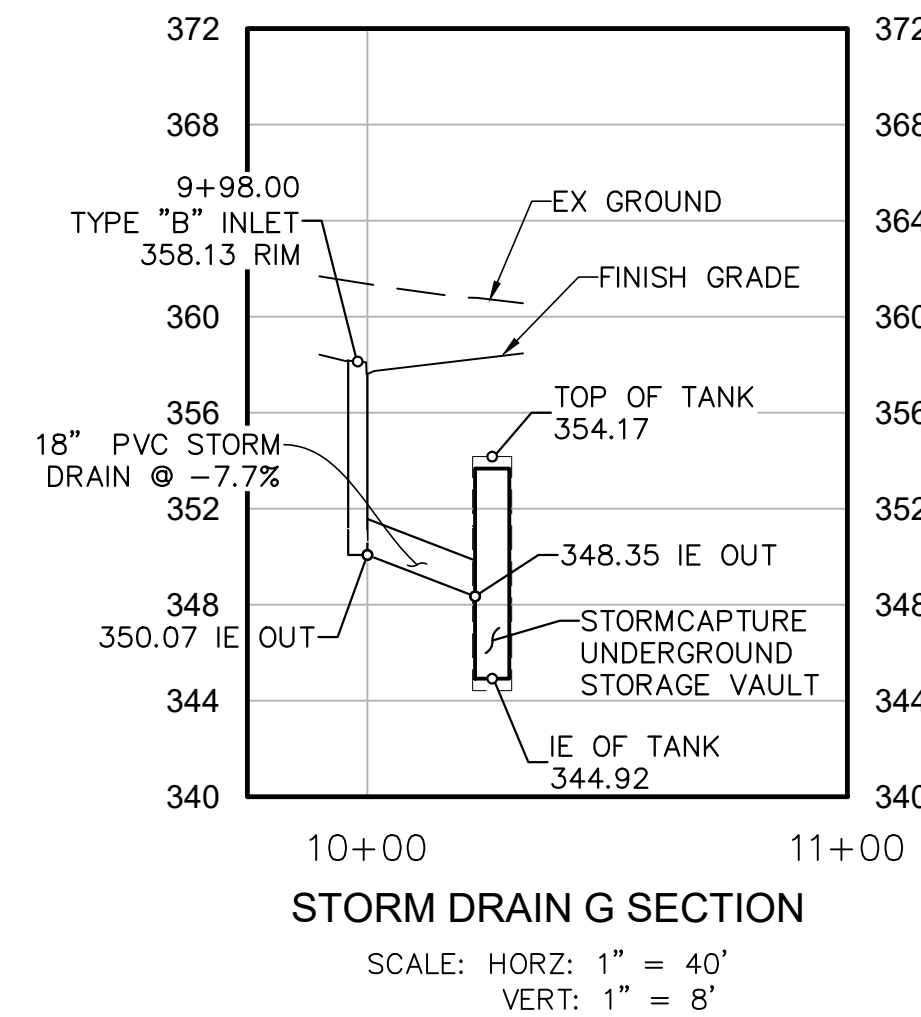
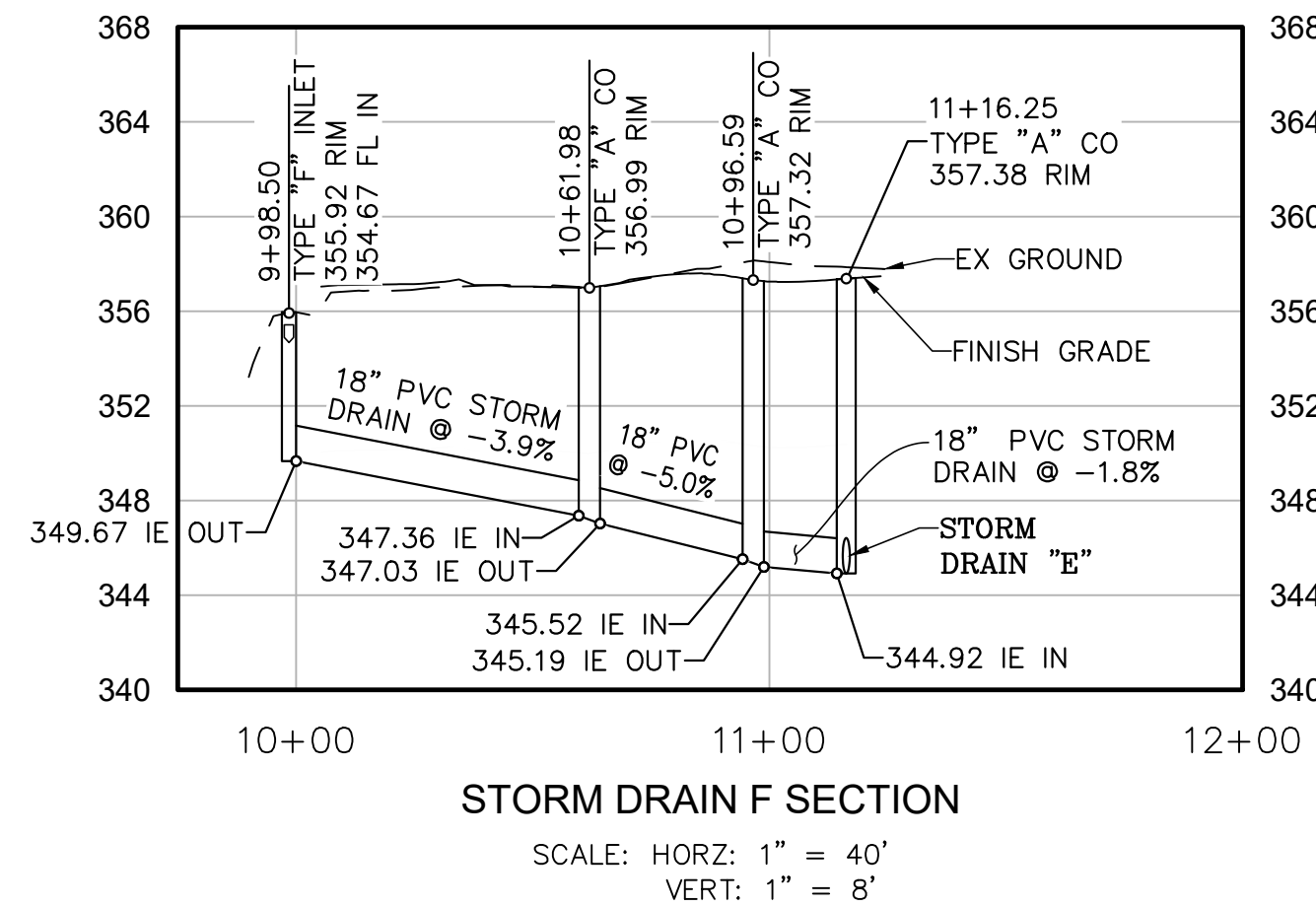
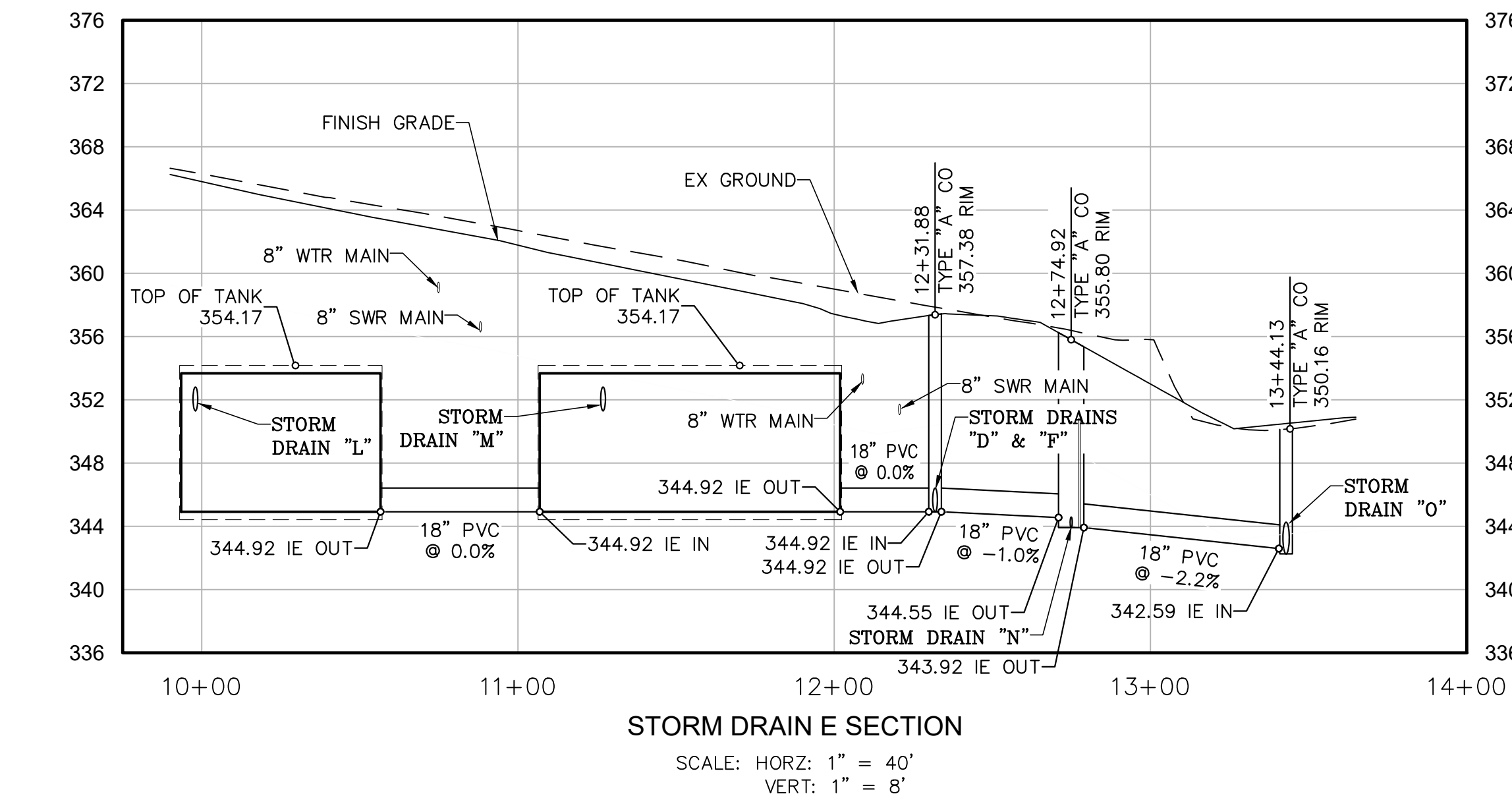
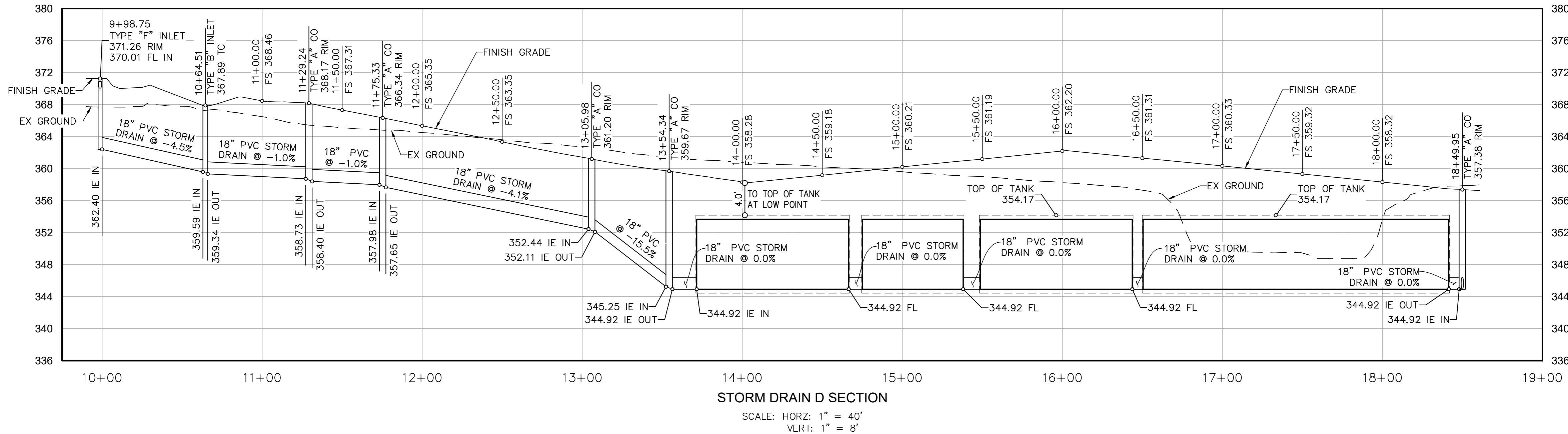
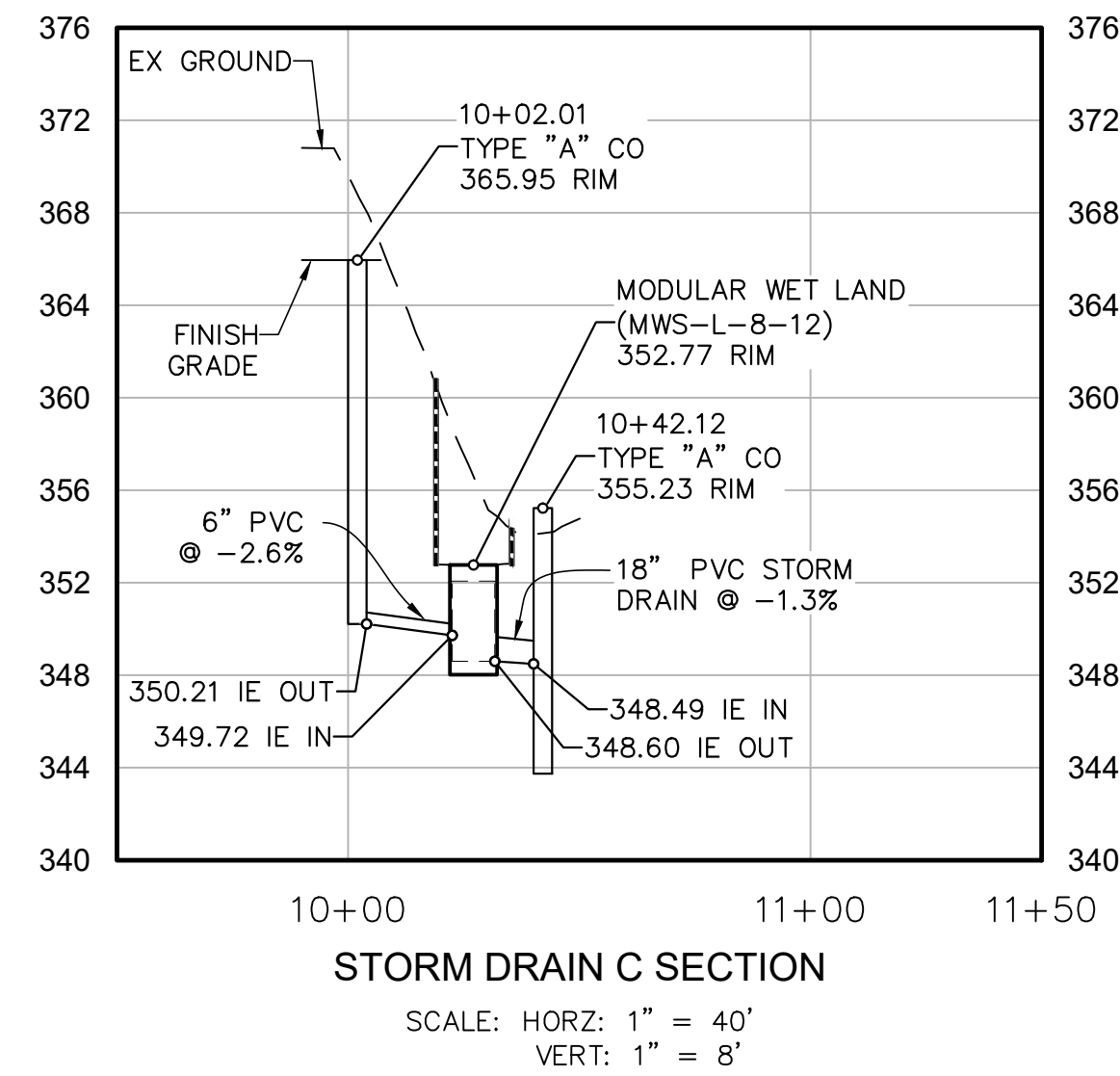
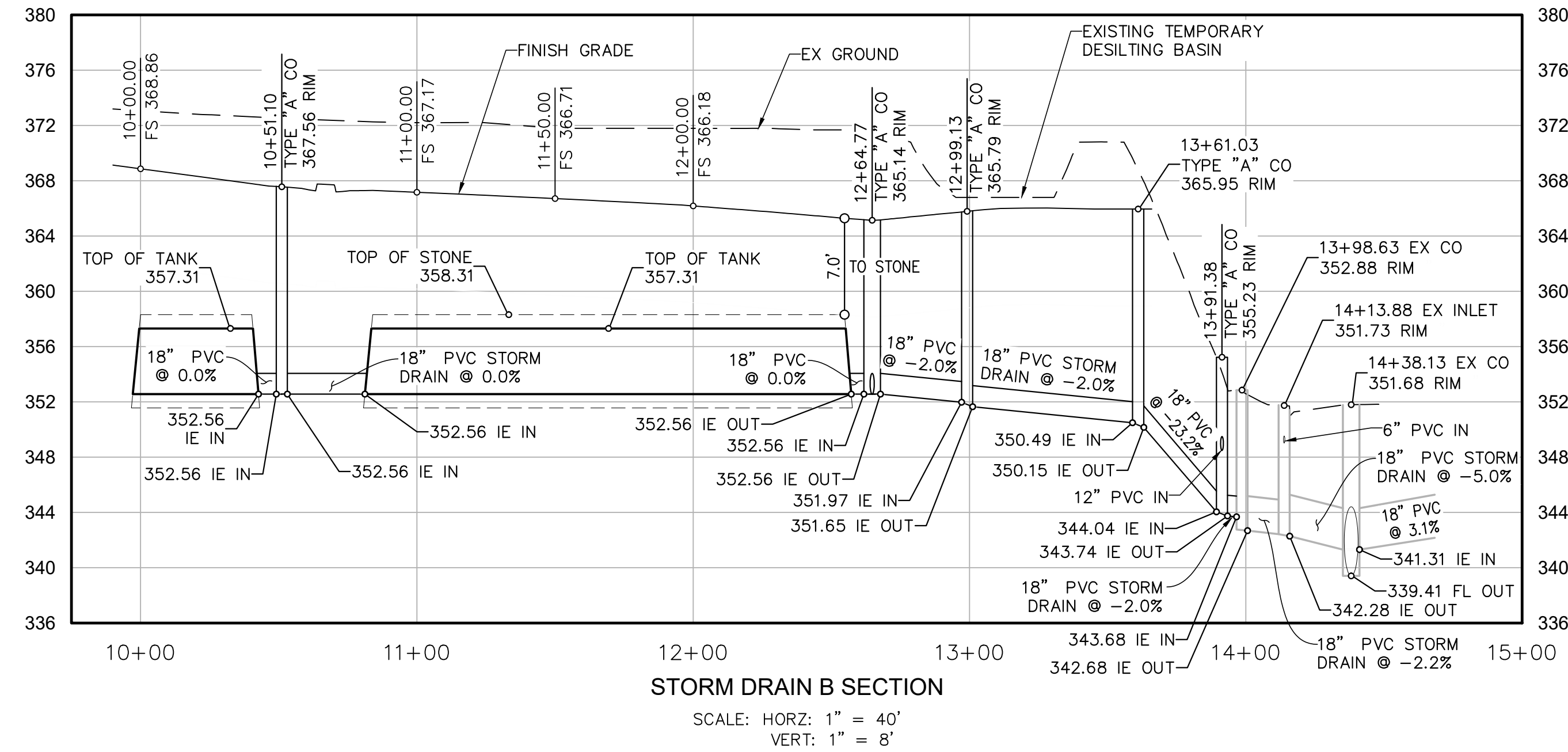
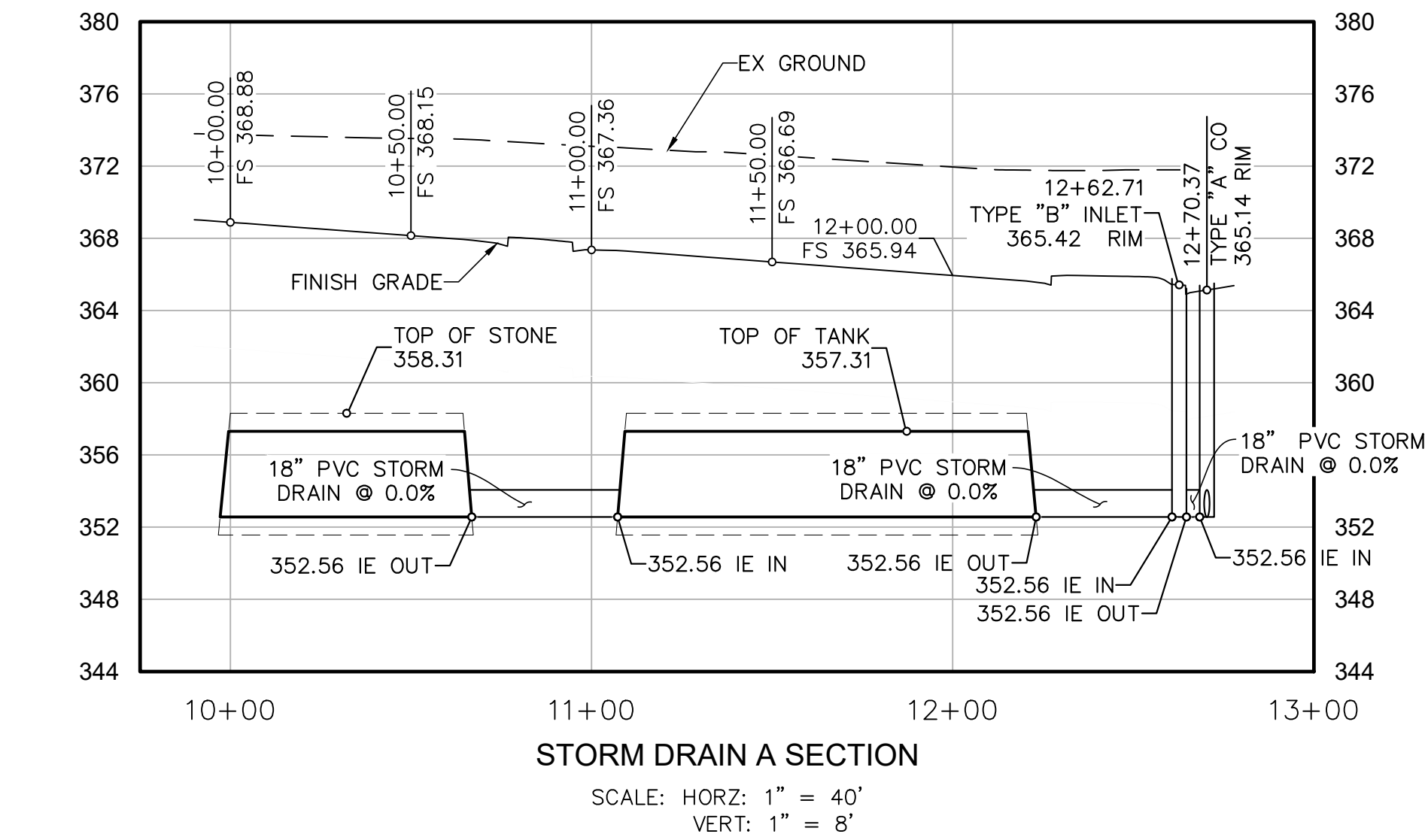


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PASSERELLE
COUNTY OF SAN DIEGO TRACT NO. _____
County of San Diego, California

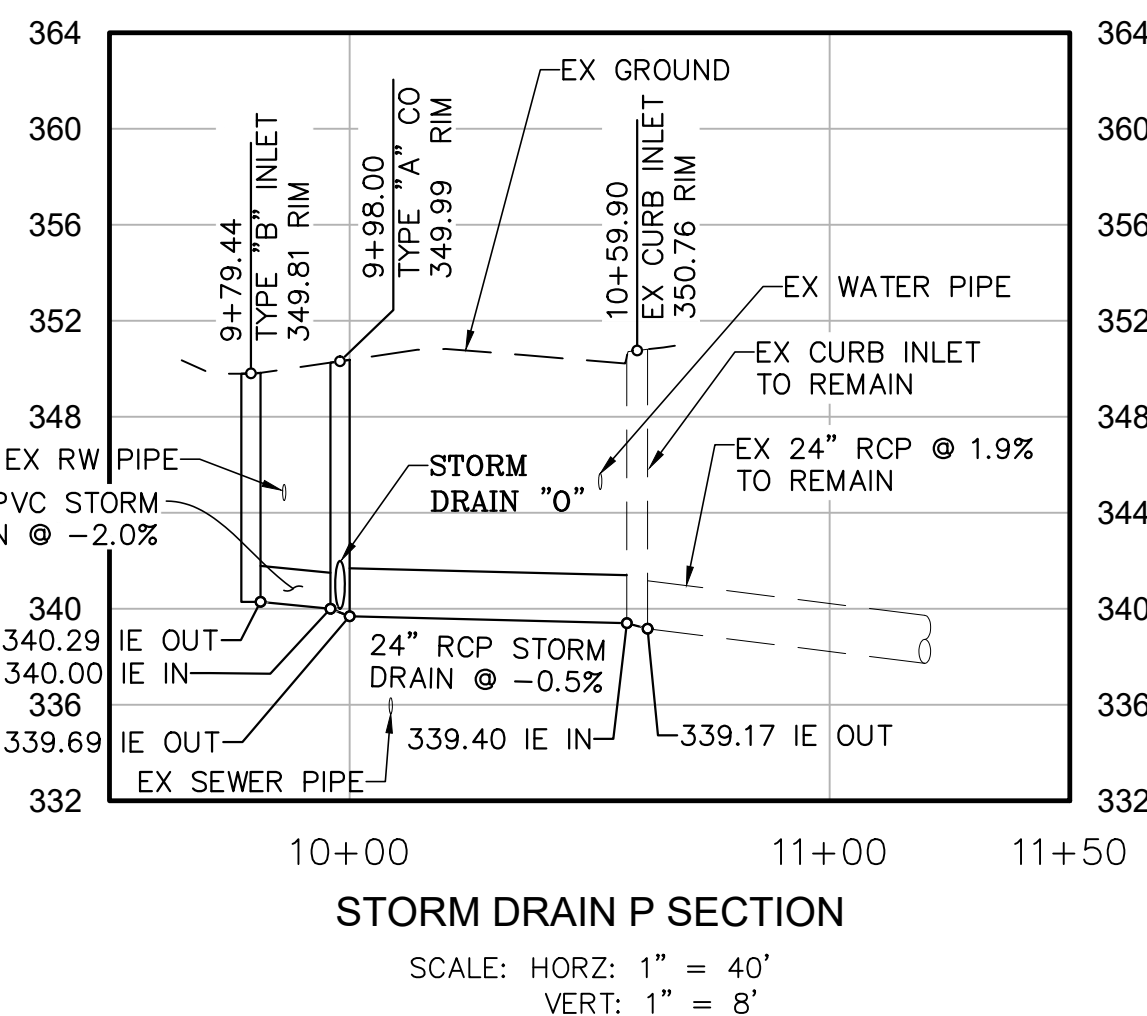
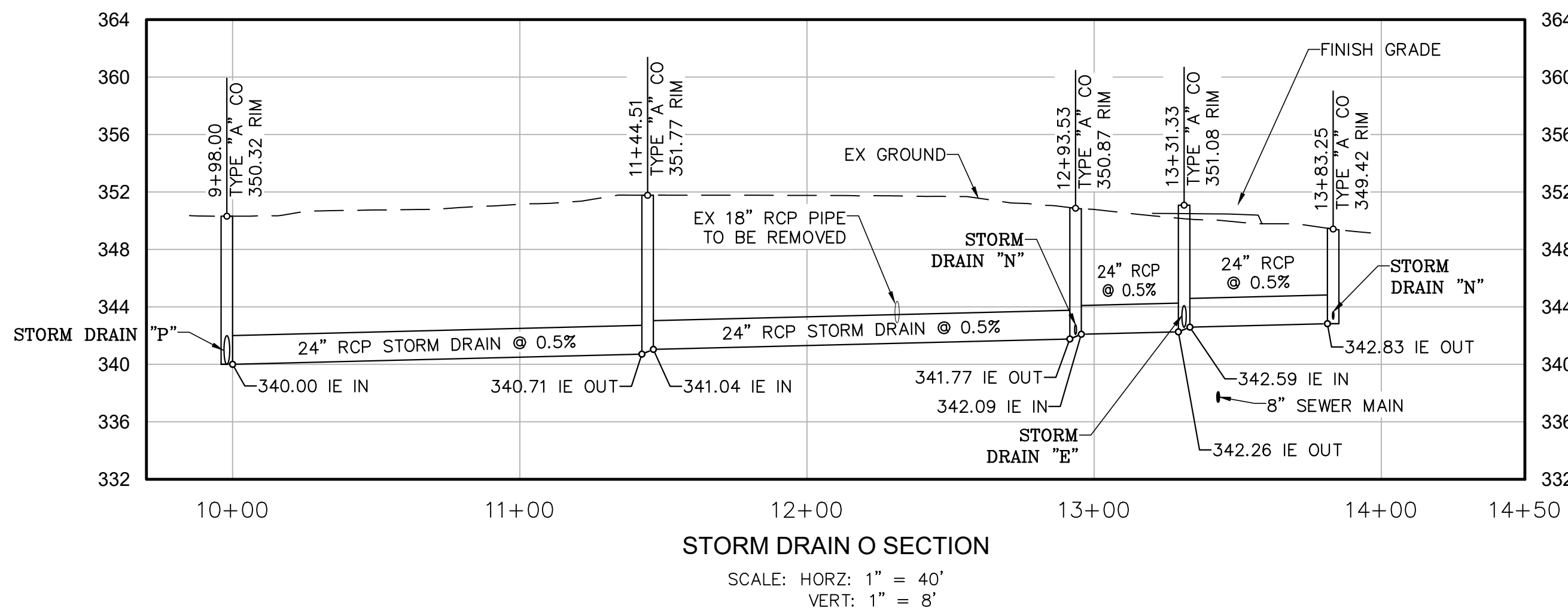
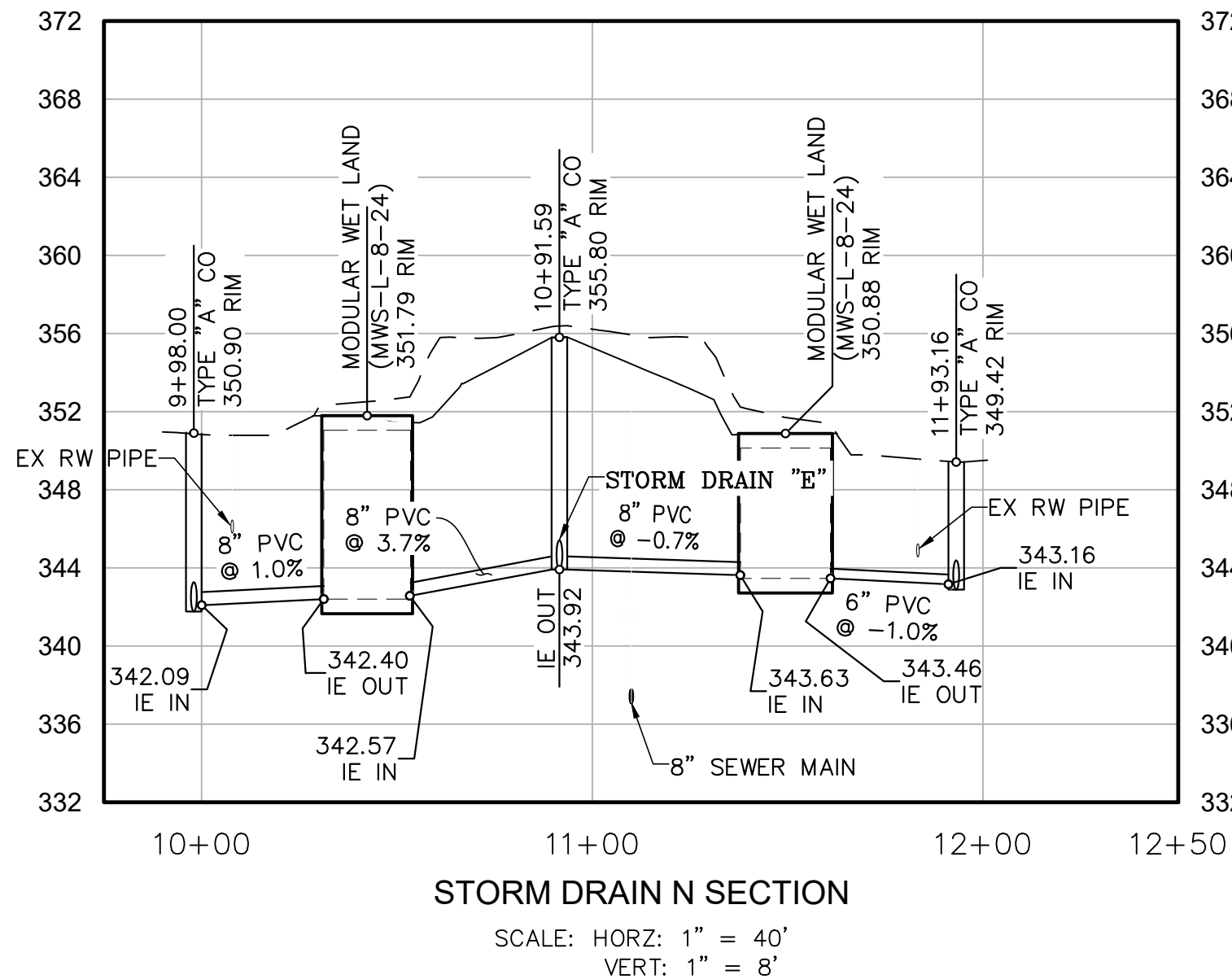
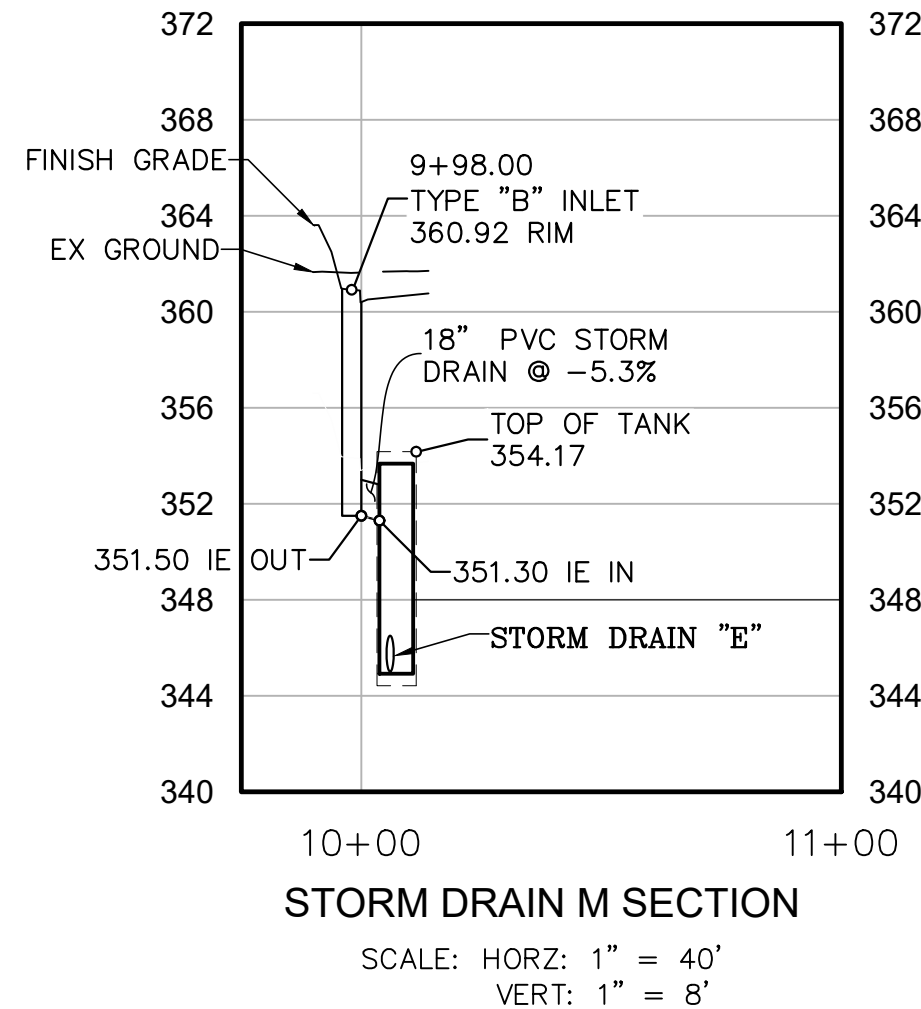
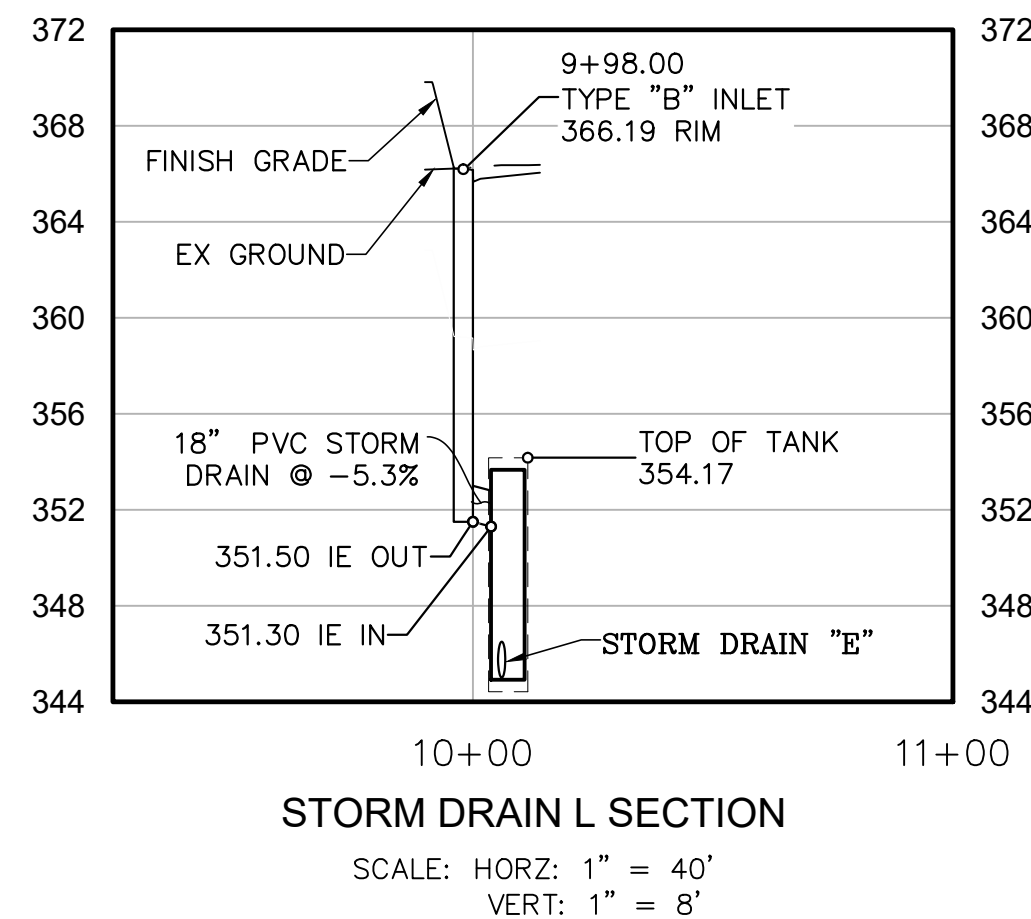
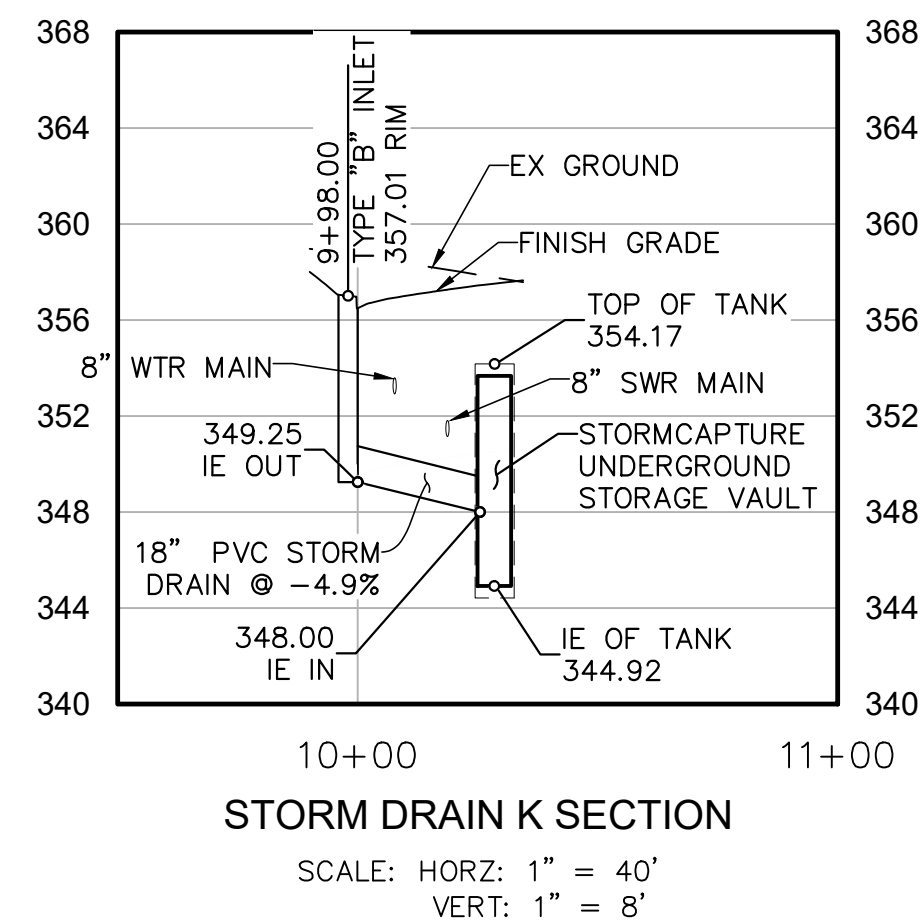
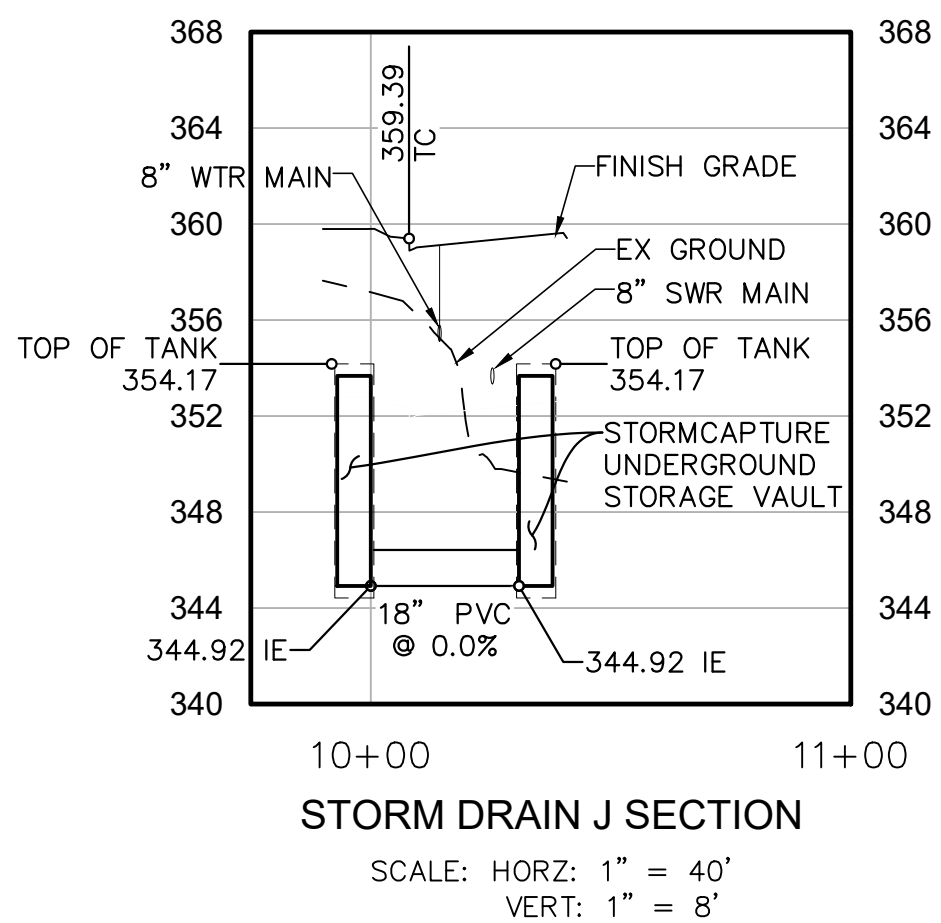
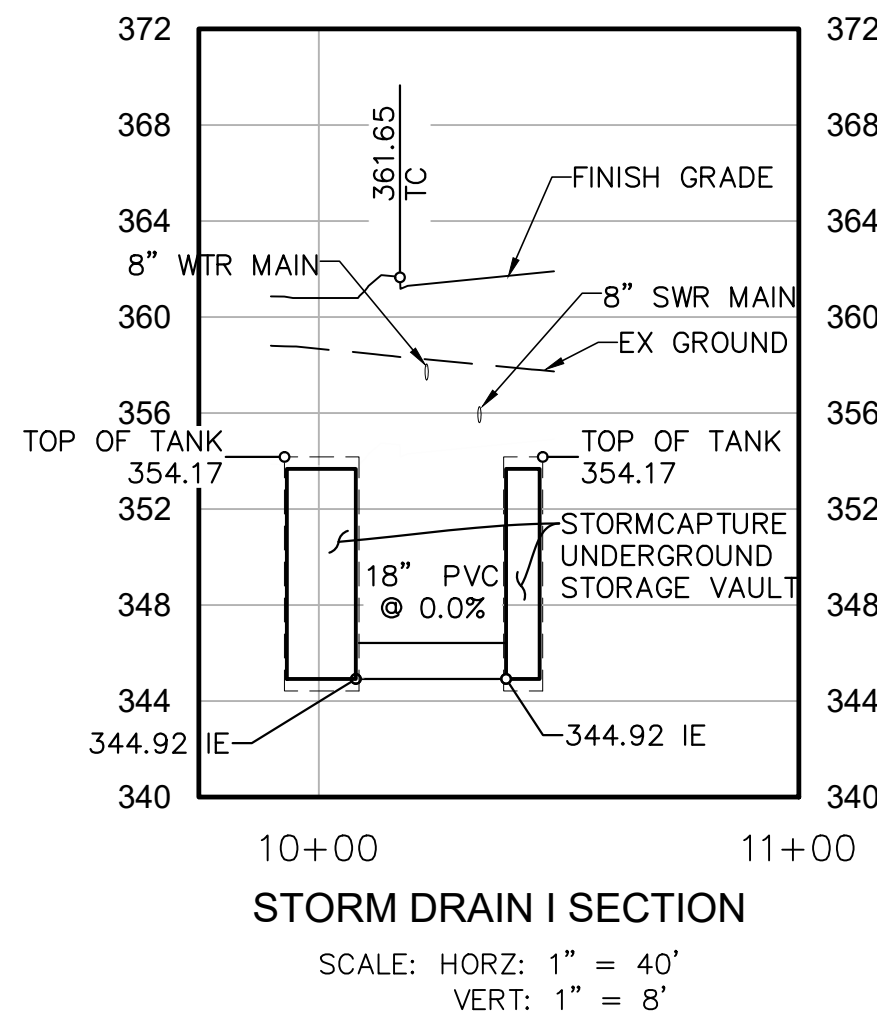
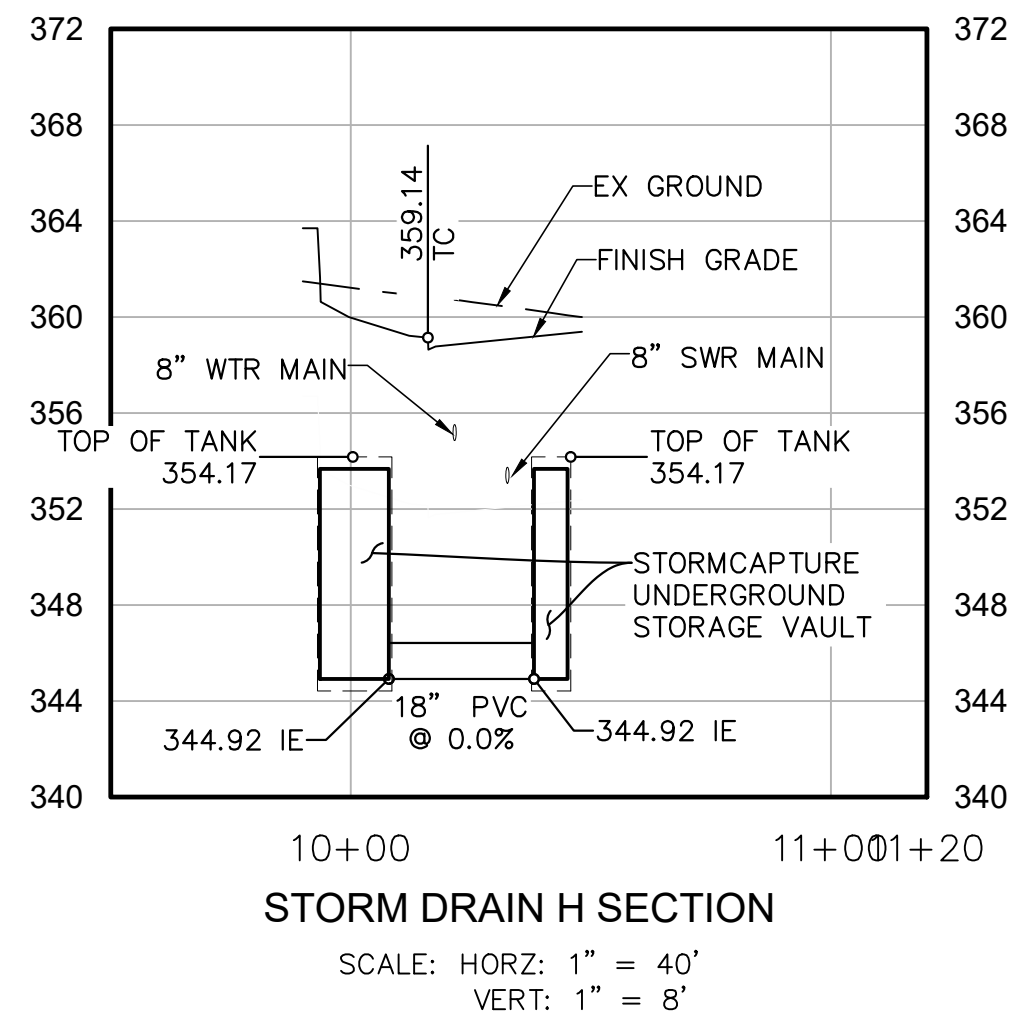
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PASSERELLE
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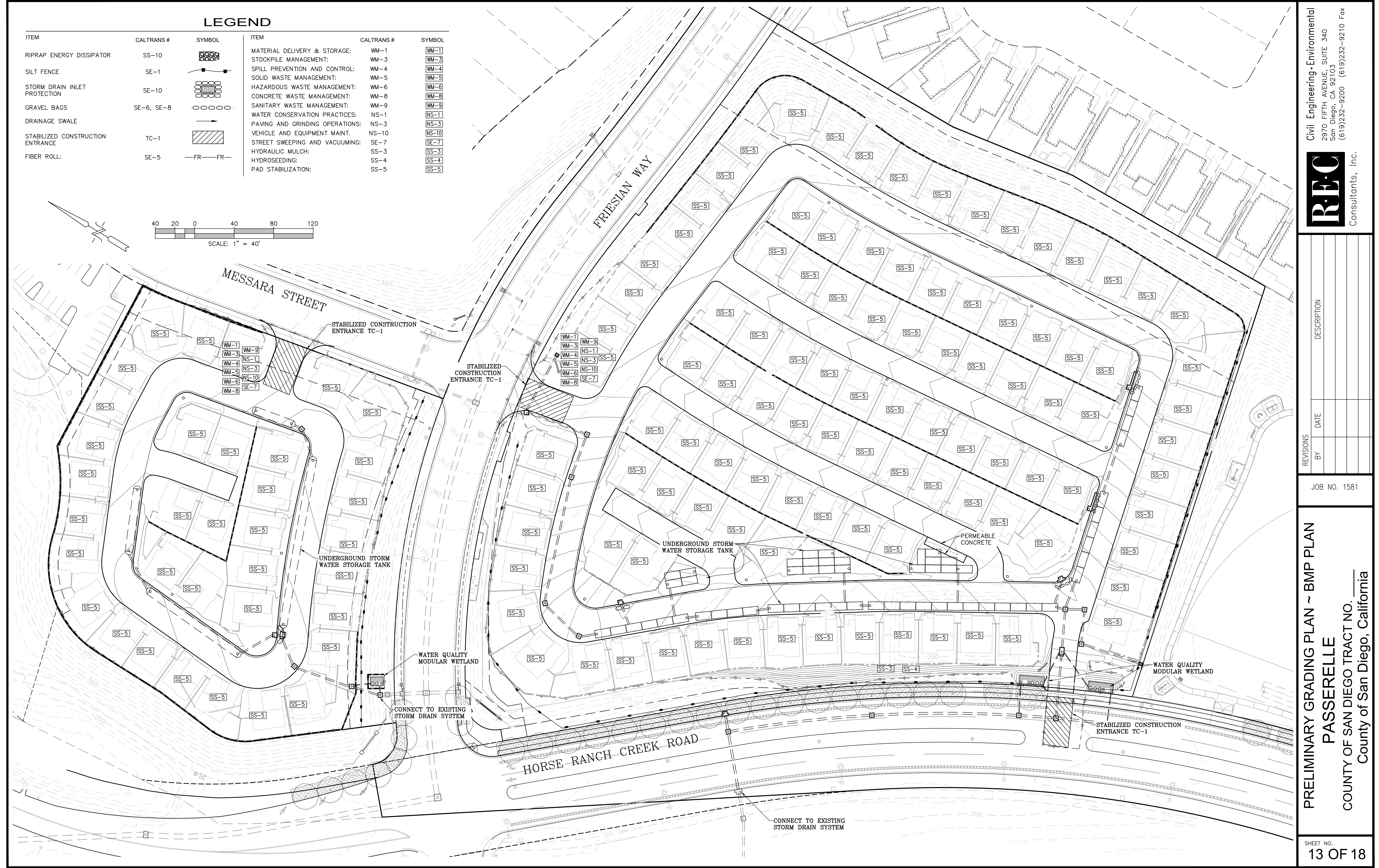
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PRELIMINARY GRADING PLAN
PASSERELLE
COUNTY OF SAN DIEGO TRACT NO. _____
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LEGEND

- EX. STORM DRAIN
PROP. STORM DRAIN
EX. INLET/CATCHBASIN/CLEANOUT
DRAINAGE MANAGEMENT AREA BOUNDARY
DRAINAGE DIRECTION
PROP. INLET/CATCHBASIN/CLEANOUT

SITE DESIGN BMPs

- SC-1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4
SC-2 PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL
SC-6D1 NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL
SC-6D2 LANDSCAPE/OUTDOOR PESTICIDE USE
SC-6D3 REFUSE AREAS
SC-6D4 FIRE SPRINKLER TEST WATER
SC-6D5 MISCELLANEOUS DRAIN OR WASH WATER
SC-6D6 PLAZAS, SIDEWALKS, AND PARKING LOTS

SOURCE CONTROL BMPs

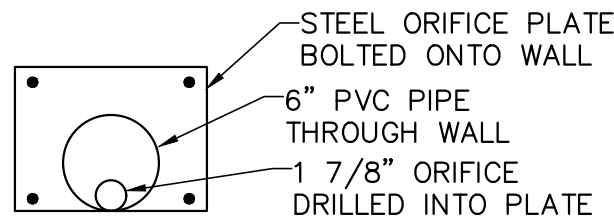
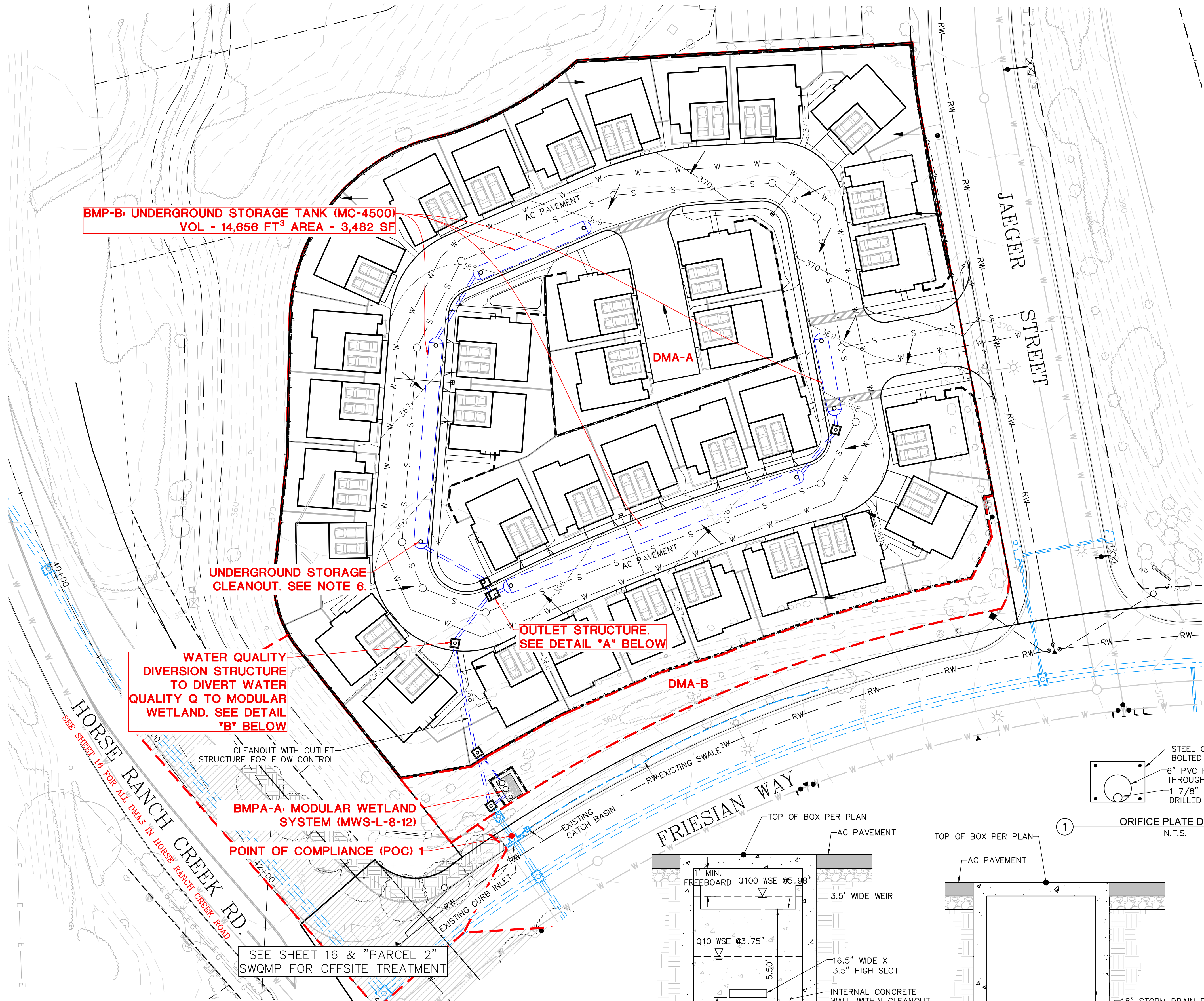
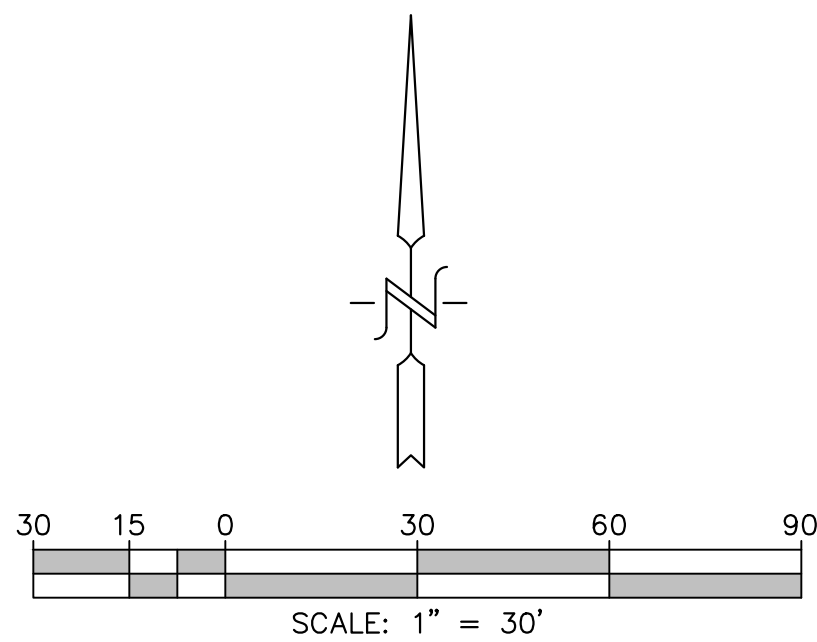
- SD-3 MINIMIZE IMPERVIOUS AREA
SD-4 MINIMIZE SOIL COMPACTION
SD-5 IMPERVIOUS AREA DISPERSION
SD-6 RUNOFF COLLECTION
SD-7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES

POST-CONSTRUCTION BMPs

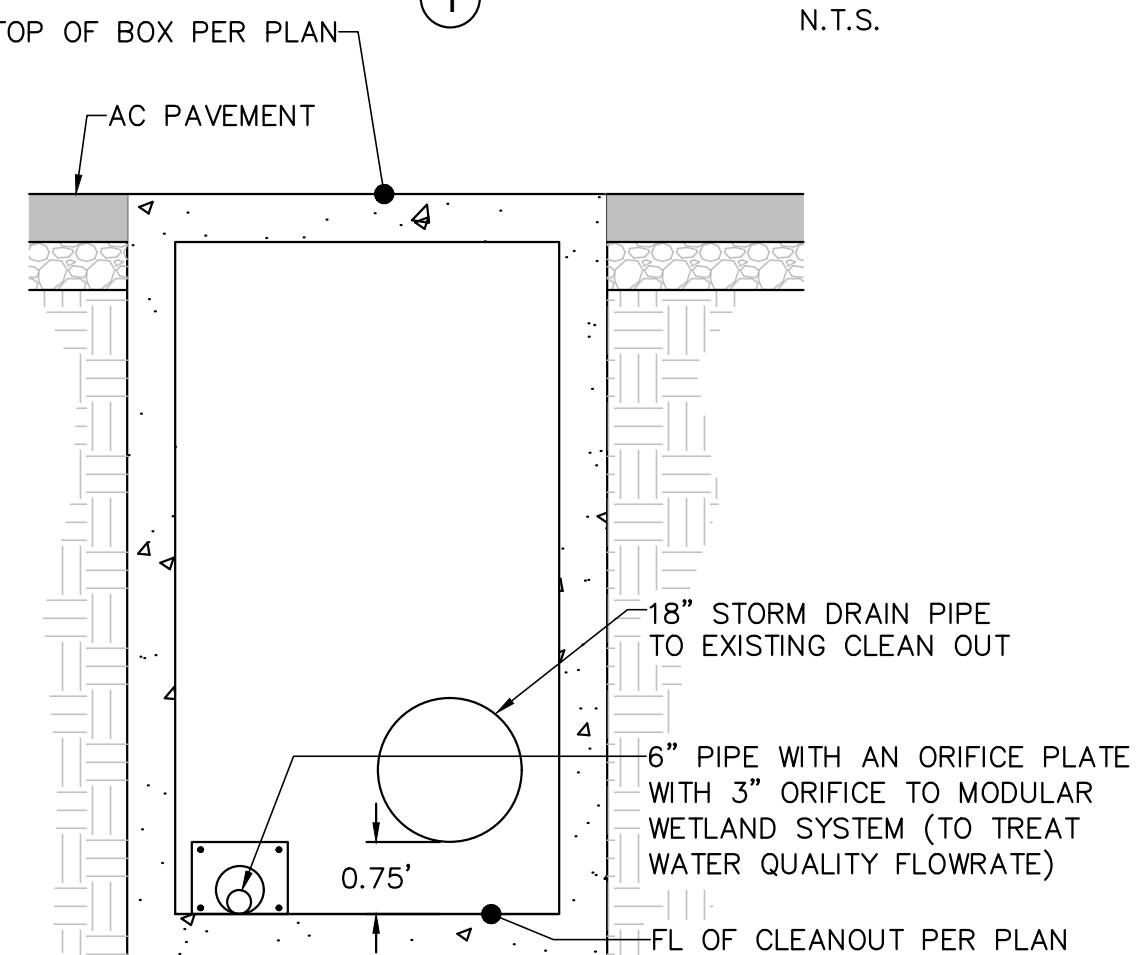
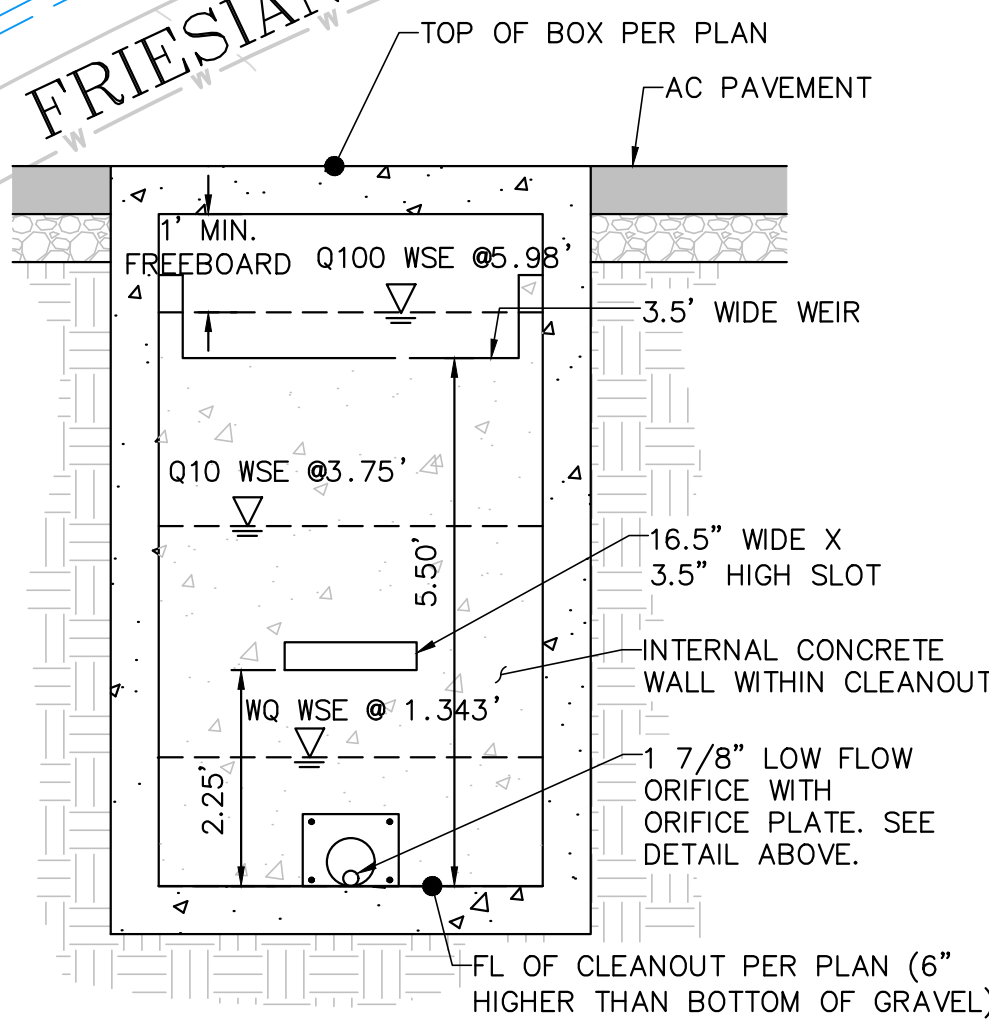
- MODULAR WETLAND SYSTEM (BF-3)
UNDERGROUND STORAGE TANK

NOTES

1. CCSYA: NONE, SEE EXHIBIT IN ATTACHMENT 9
2. HYDROLOGIC SOIL GROUP: TYPE C PER COUNTY SOIL MAP
3. APPROXIMATE DEPTH TO GROUNDWATER: >10' (PREGRADED LOT)
4. EXISTING HYDRAULIC FEATURES: NONE
5. EACH UNIT ASSUMED TO HAVE A 32'X10' MINIMUM IMPERVIOUS PATIO (NOT SHOWN)
6. UNDERGROUND STORAGE MAINTENANCE ACCESS VIA CLEANOUT.



ORIFICE PLATE DETAIL
N.T.S.



DMA & BMP SUMMARY TABLE								
DMA	DMA TYPE	BMP	TOTAL AREA (SF)	TOTAL AREA (AC)	IMPERVIOUS AREA (SF)	IMPERVIOUS AREA (AC)	PERVIOUS AREA (SF)	PERVIOUS AREA (AC)
A	DRAINS TO BMP	BMP-A: MODULAR WETLAND SYSTEM (BF-2) & BMP-B: UNDERGROUND STORAGE TANK	119,764	2.749	91,623	2.103	28,141	0.646

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POST DEVELOPED DMA & HMP EXHIBIT
PASSERELLE (PARCEL 1)
COUNTY OF SAN DIEGO TRACT NO. _____
County of San Diego, California

LEGEND

- EX. STORM DRAIN
- PROP. STORM DRAIN
- EX. INLET/CATCHBASIN/CLEANOUT
- DRAINAGE MANAGEMENT AREA BOUNDARY

SITE DESIGN BMPs

- SC-1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4
- SC-2 STORM DRAIN STENCILING OR SIGNAGE
- SC-3 PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL
- SC-6A ON-SITE STORM DRAIN INLETS
- SC-6D NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL
- SC-6E LANDSCAPE/OUTDOOR PESTICIDE USE
- SC-6H REFUSE AREAS
- SC-6O FIRE SPRINKLER TEST WATER
- SC-6P MISCELLANEOUS DRAIN OR WASH WATER
- SC-6Q PLAZAS, SIDEWALKS, AND PARKING LOTS

SOURCE CONTROL BMPs

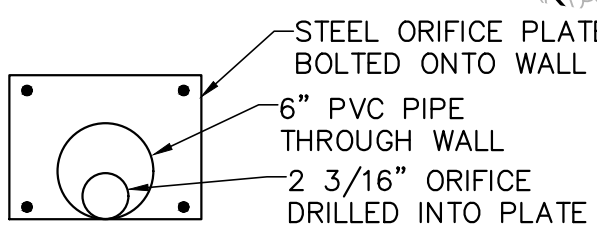
- SD-1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
- SD-3 MINIMIZE IMPERVIOUS AREA
- SD-4 MINIMIZE SOIL COMPACTION
- SD-5 IMPERVIOUS AREA DISPERSION
- SD-6 RUNOFF COLLECTION
- SD-7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES

POLLUTANT CONTROL BMPs

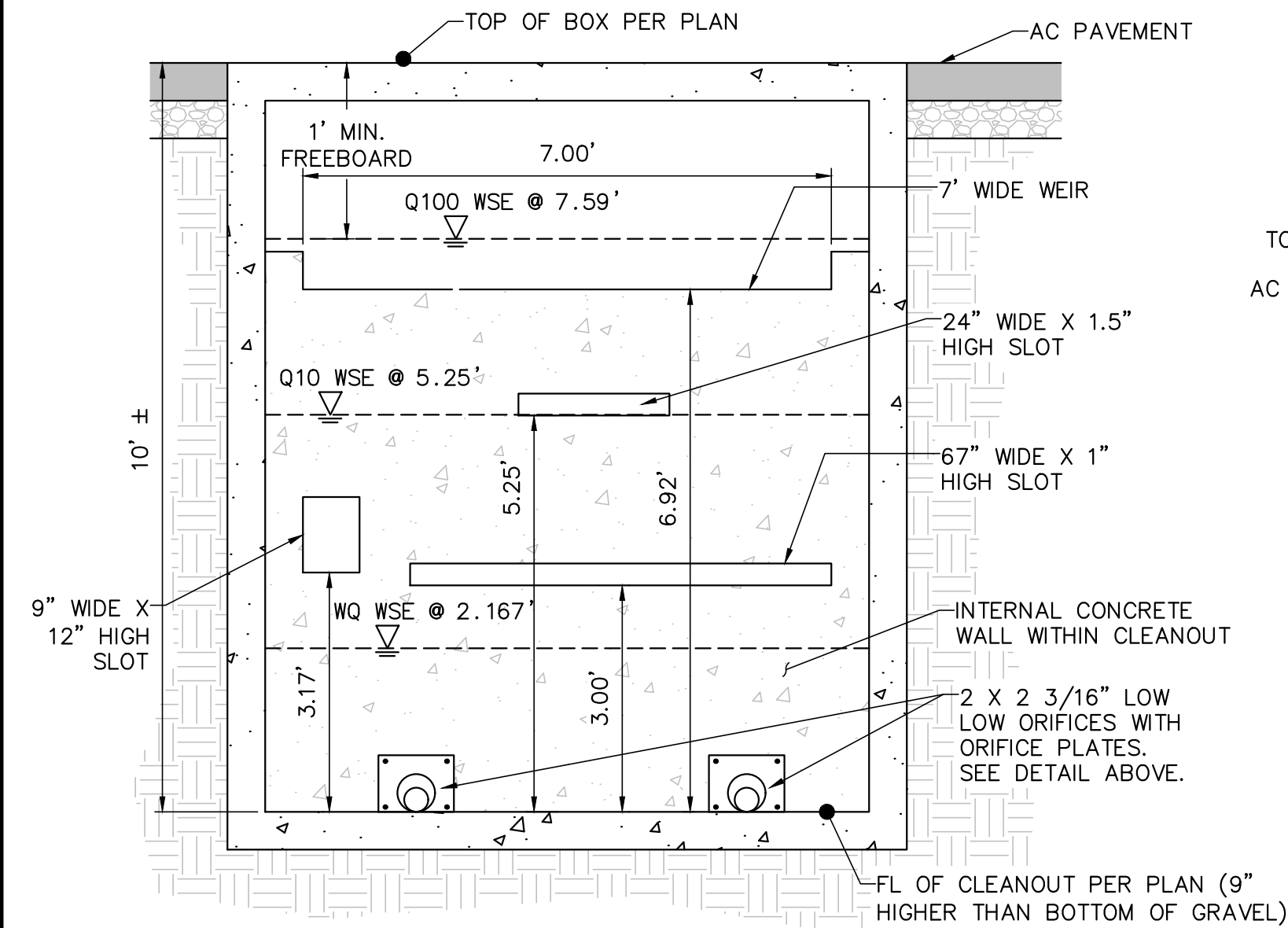
- MODULAR WETLAND SYSTEM (BF-3)
- STORMDRAIN PIPE
- UNDERGROUND DETENTION TANK

NOTES

- CCSYA: NONE. SEE EXHIBIT IN ATTACHMENT 9.
- HYDROLOGIC SOIL GROUP: TYPE C PER COUNTY SOIL MAP
- THE UNDERGROUND DETENTION SYSTEM (BMP-A) IS COMPRISED OF A SERIES OF OLDCASTLE STORMCAPTURE TANKS (A = 3,072 SF, VOL = 52,704 CFT)
- APPROXIMATE DEPTH TO GROUNDWATER: >10' (PREGRADED LOT)
- EXISTING HYDRAULIC FEATURES: NONE
- EACH UNIT ASSUMED TO HAVE A 32'X10' MINIMUM IMPERVIOUS PATIO (NOT SHOWN)
- UNDERGROUND STORAGE MAINTENANCE ACCESS VIA CLEANOUT.



ORIFICE PLATE DETAIL
N.T.S.



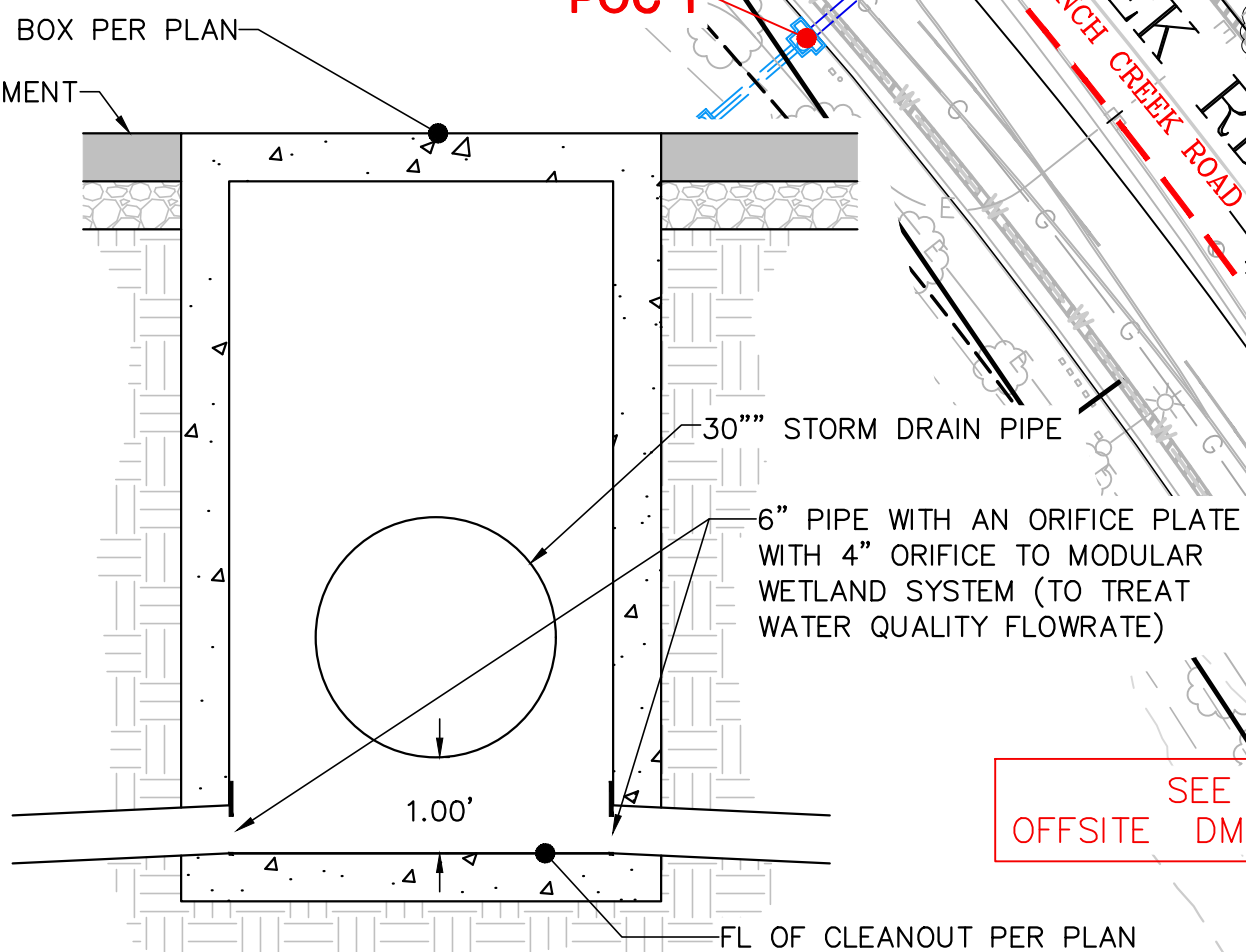
A OUTLET STRUCTURE

SCALE: 1"=2'

DMA & BMP SUMMARY TABLE					
AREA	IMPERVIOUS (AC)	PERVIOUS (AC)	TOTAL AREA (AC)	DMA TYPE	BMP
DM-A	5.947	1.758	7.705	DRAINS TO BMP	BMP-A: UNDERGROUND STORAGE TANK & BMP-B: MODULAR WETLAND SYSTEM (BF-2)
DM-B	0.061	0.030	0.091	DRAINS TO BMP	BMP-B: MODULAR WETLAND SYSTEM (BF-2)
DMA-C	0.003	0.615	0.618	DRAINS TO BMP	BMP-A: UNDERGROUND STORAGE TANK & BMP-B: MODULAR WETLAND SYSTEM (BF-2)
DMA-D	0.000	0.165	0.165	SELF-MITIGATING	N/A
DMA-E	0.000	0.050	0.050	SELF-MITIGATING	N/A
TOTAL	6.011	2.618	8.629		

B WQ DIVERSION STRUCTURE

SCALE: 1"=2'



OUTLET STRUCTURE. SEE DETAIL "A" ON THE LEFT

WQ DIVERSION STRUCTURE. SEE DETAIL "B" ON THE LEFT

SEE SHEET 16 FOR OFFSITE DMA BOUNDARIES

UNDERGROUND STORAGE CLEANOUT. SEE NOTE 8.

LEVEL 18" PIPE

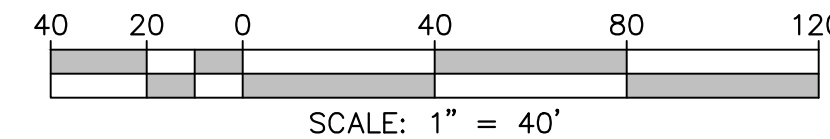
LEVEL 18" PIPE

LEVEL 18" PIPE

LEVEL 18" PIPE

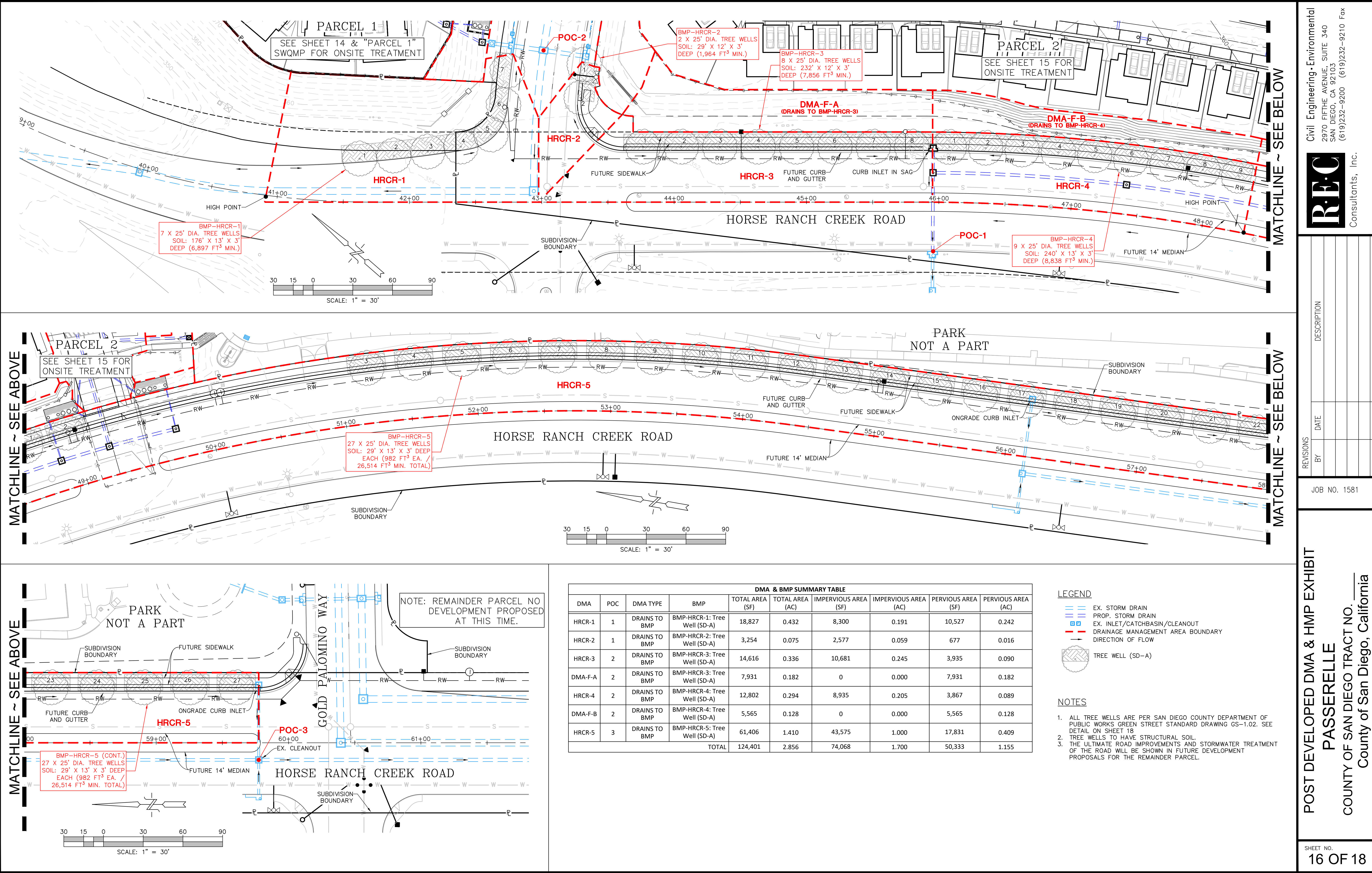
LEVEL 18" PIPE

POC-3 LOCATED DOWNSTREAM SEE SHEET 16



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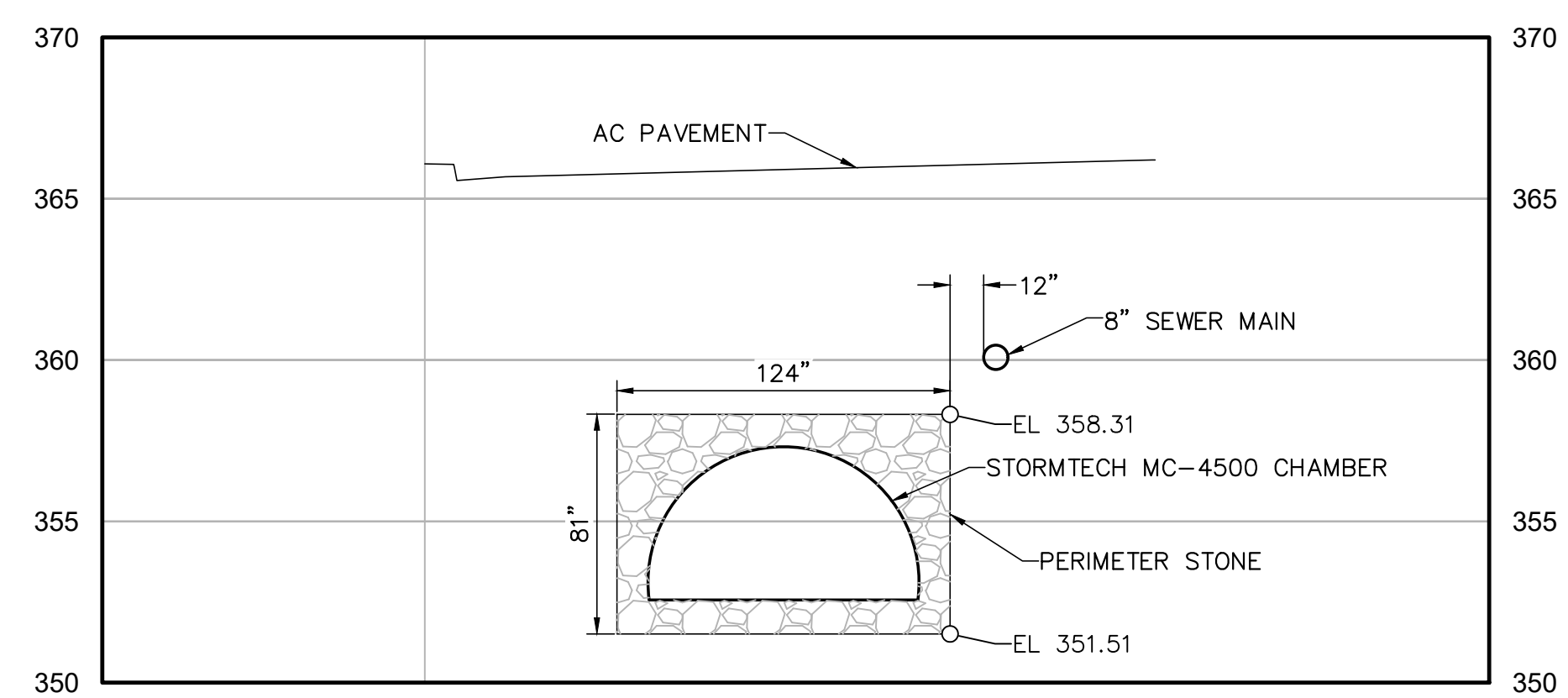
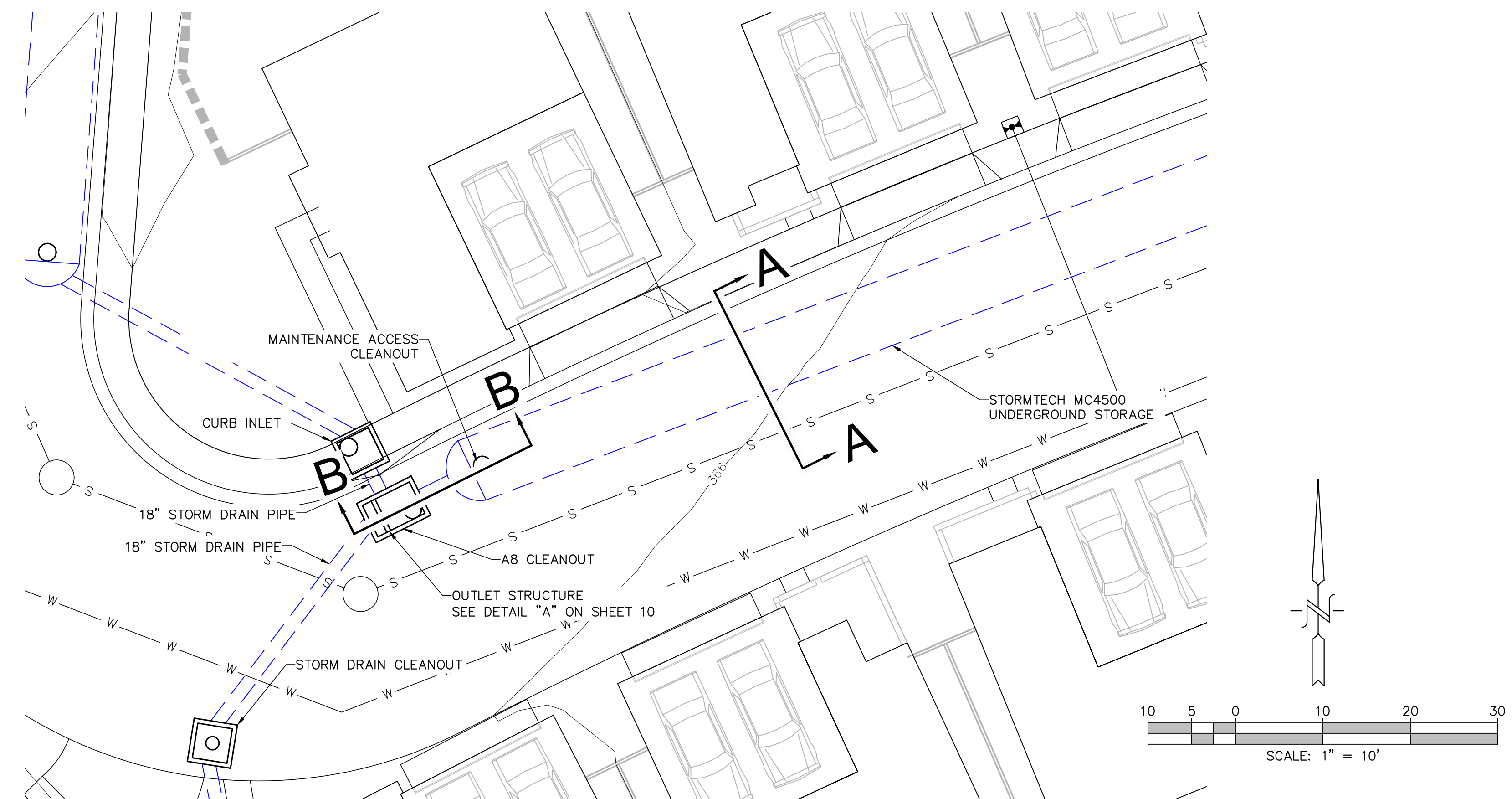
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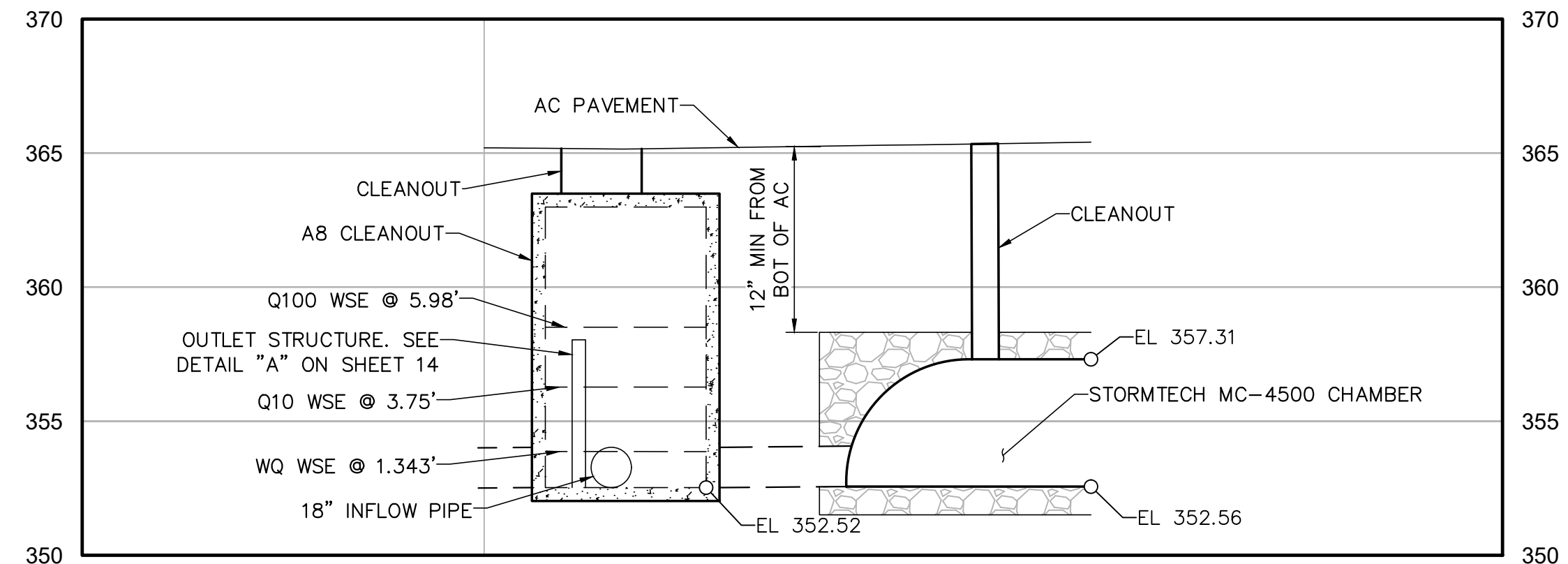
POST DEVELOPED DMA & HMP EXHIBIT
PASSERELLE
COUNTY OF SAN DIEGO TRACT NO. _____
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PARCEL 1 ~ BMP SECTIONS

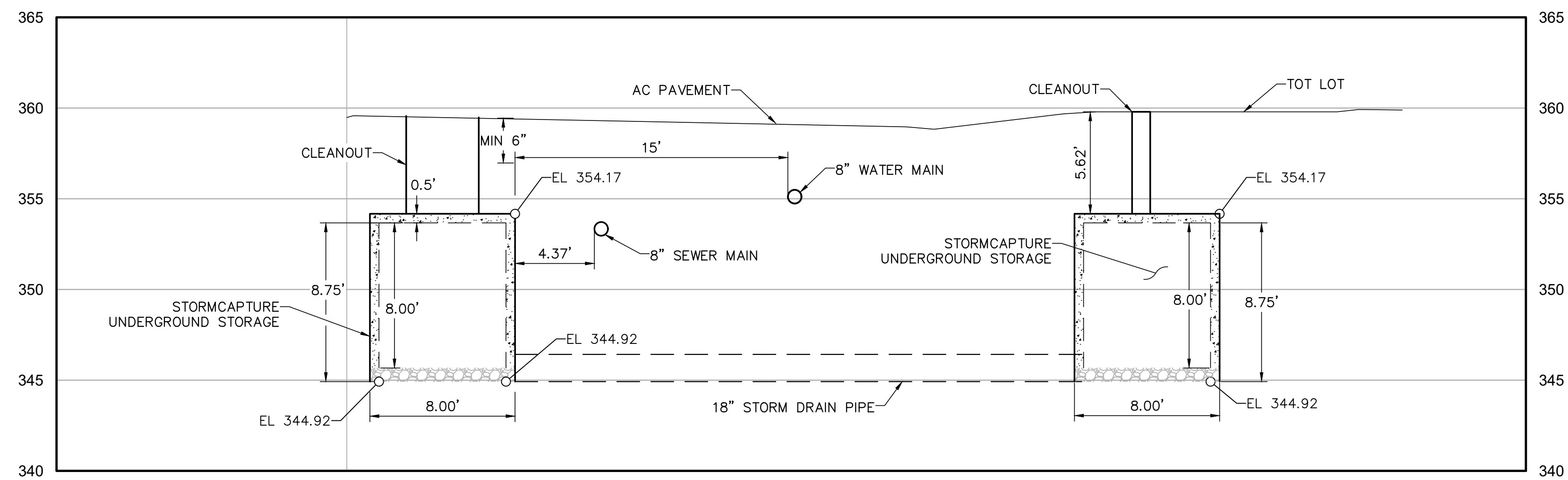


SECTION ~ A-A
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VERT: 1" = 5'

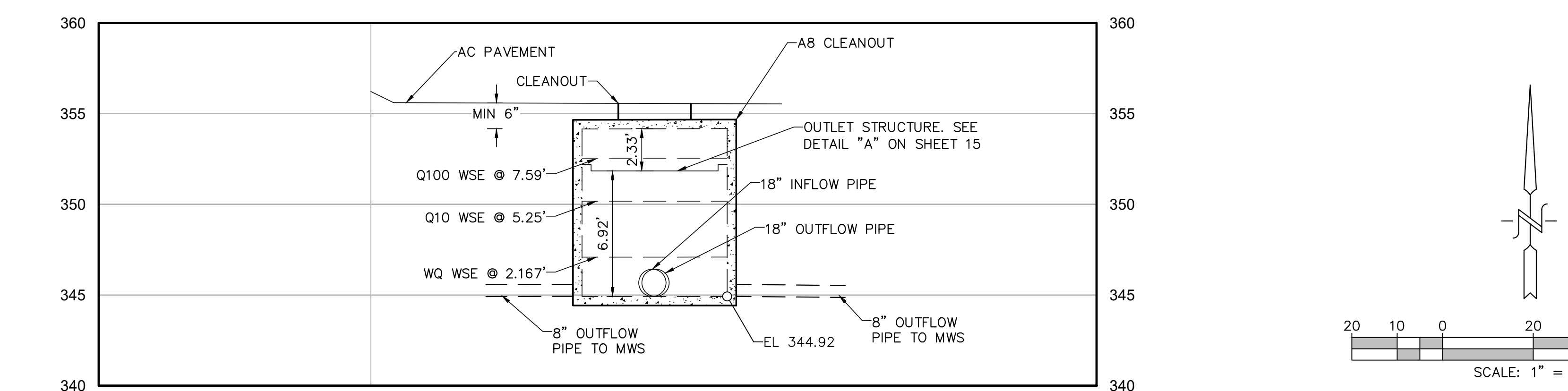


SECTION ~ B-B
SCALE: HORZ: 1" = 5'
VERT: 1" = 5'

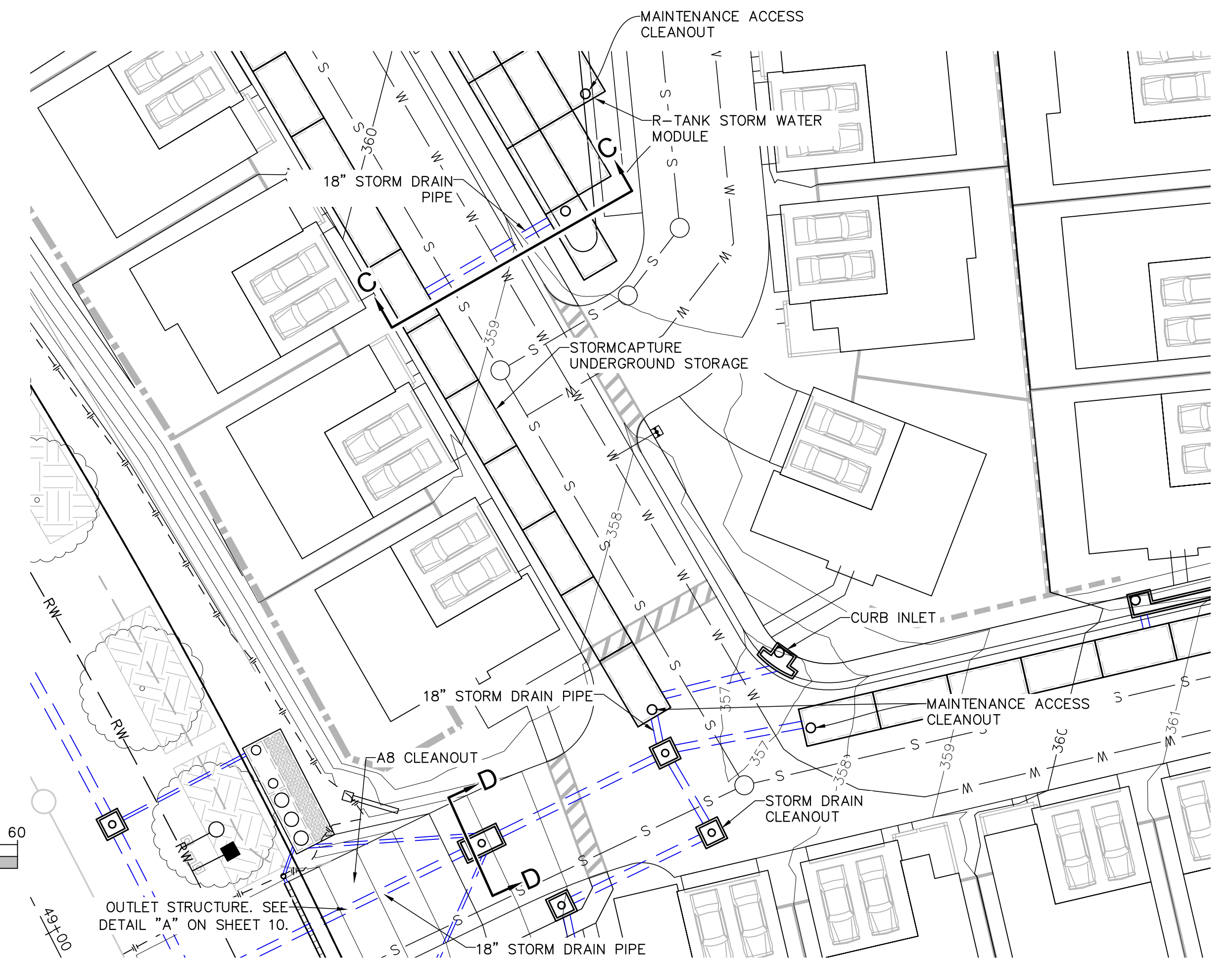
PARCEL 2 ~ BMP SECTIONS



SECTION ~ C-C
SCALE: HORZ: 1" = 5'
VERT: 1" = 5'



SECTION ~ D-D
SCALE: HORZ: 1" = 5'
VERT: 1" = 5'



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POST DEVELOPED CROSS SECTION DETAILS
PASSERELLE (PARCELS 1&2)
COUNTY OF SAN DIEGO TRACT NO. _____
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