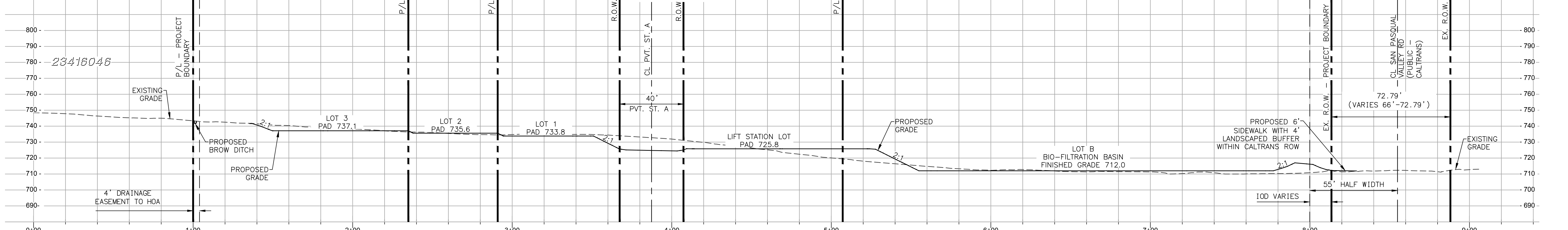
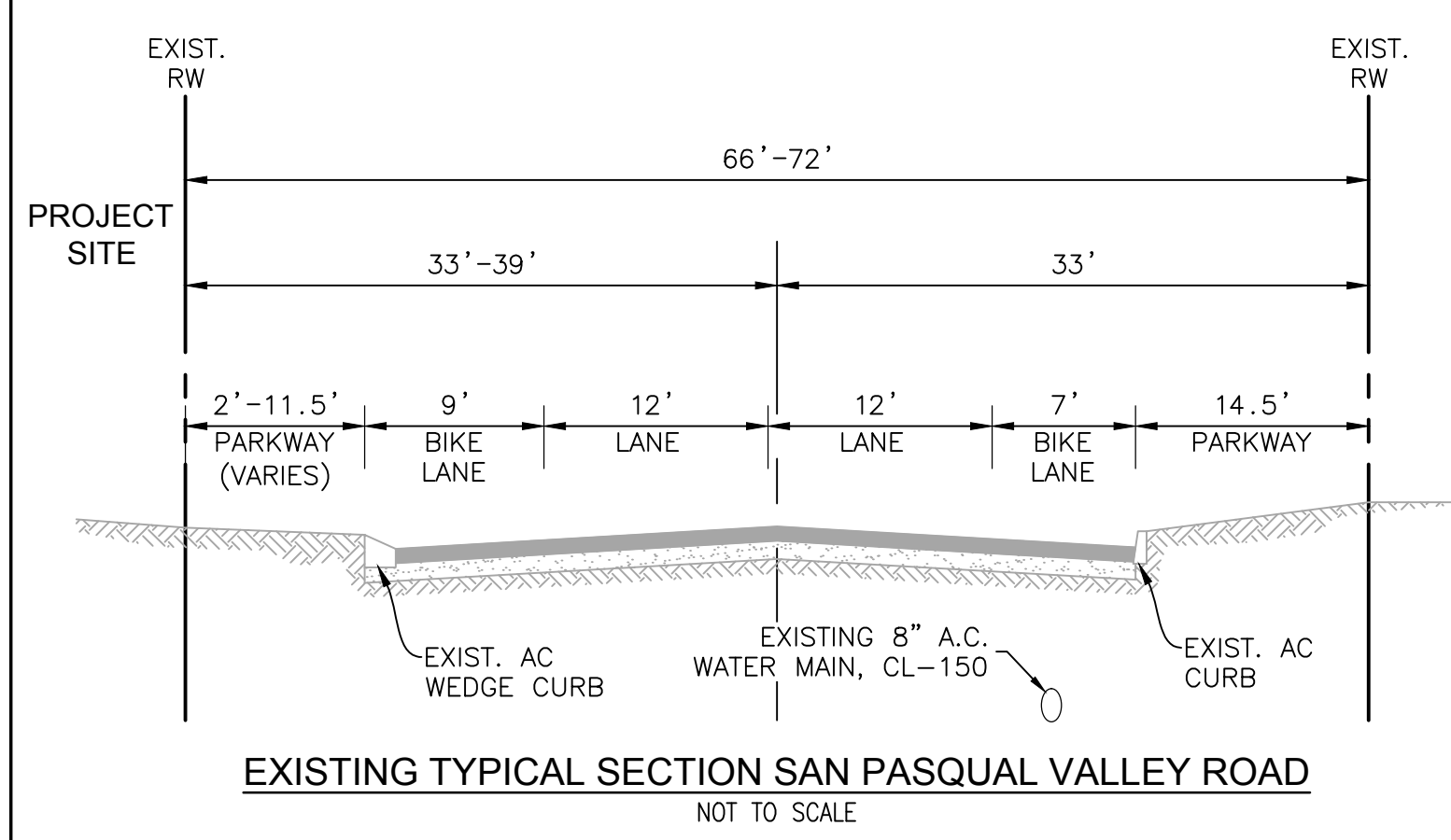


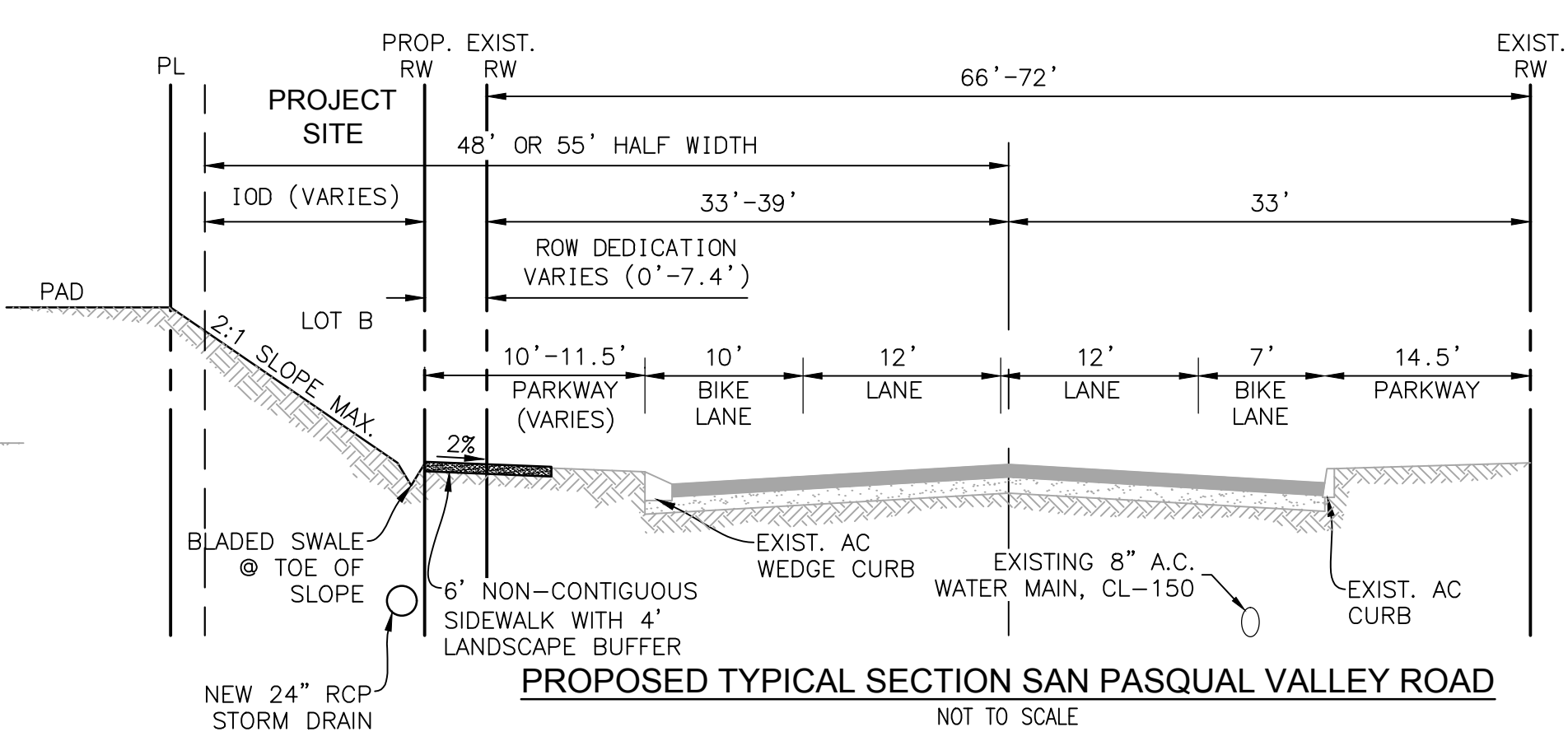
**SITE SECTION A-A**  
HORZ: 1"=30', VERT: 1"=30'



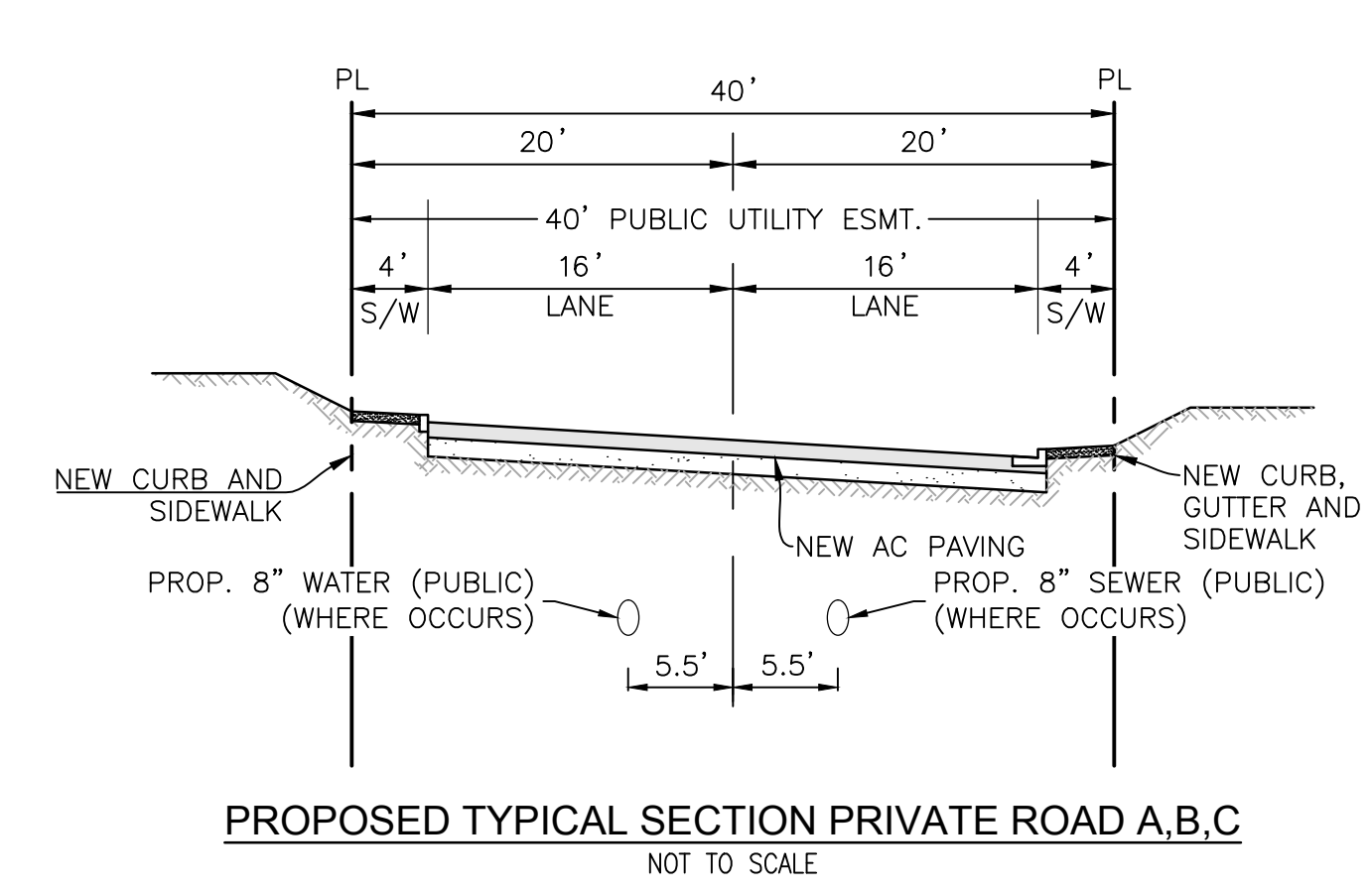
**SITE SECTION B-B**  
HORZ: 1"=30', VERT: 1"=30'



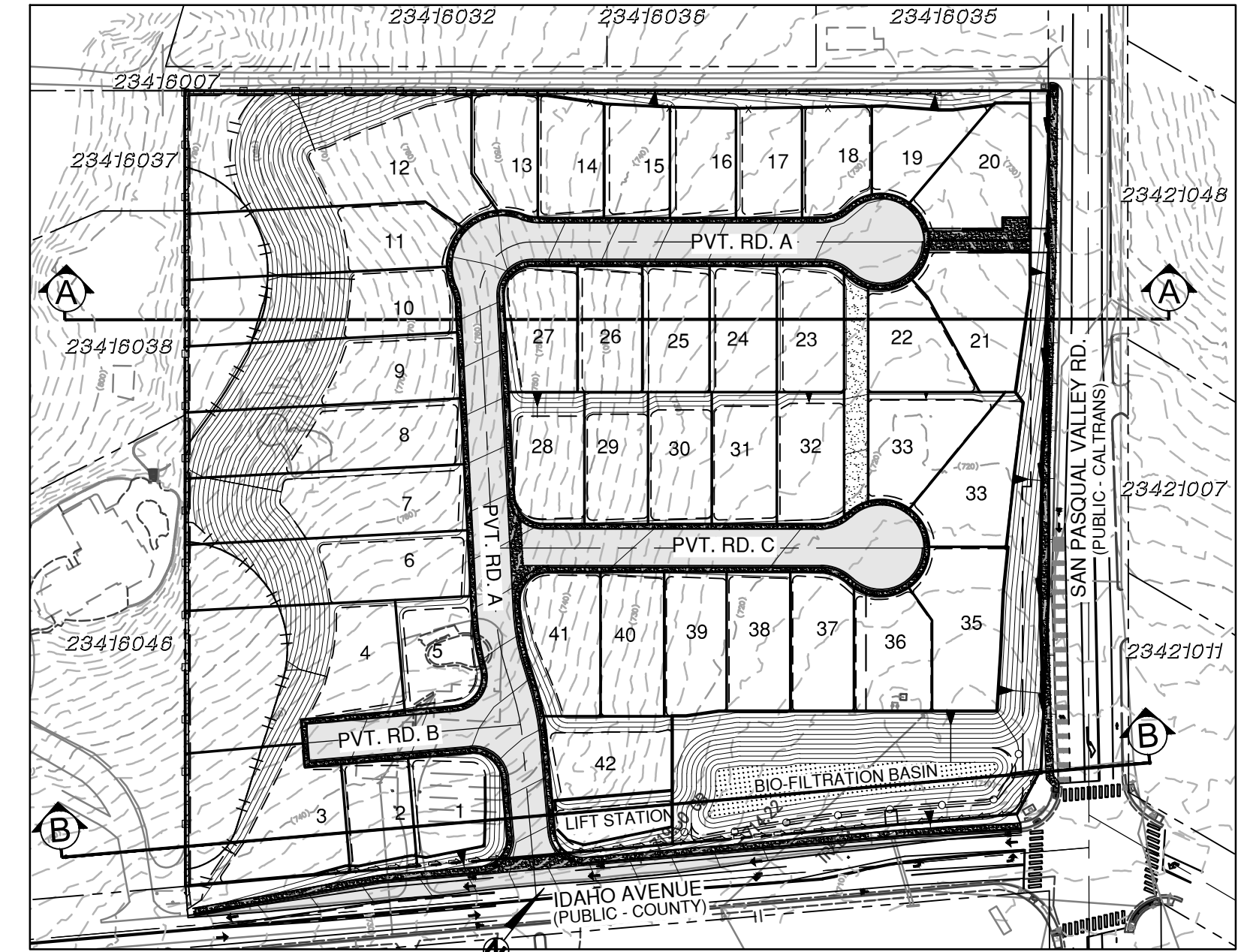
**EXISTING TYPICAL SECTION SAN PASQUAL VALLEY ROAD**  
NOT TO SCALE



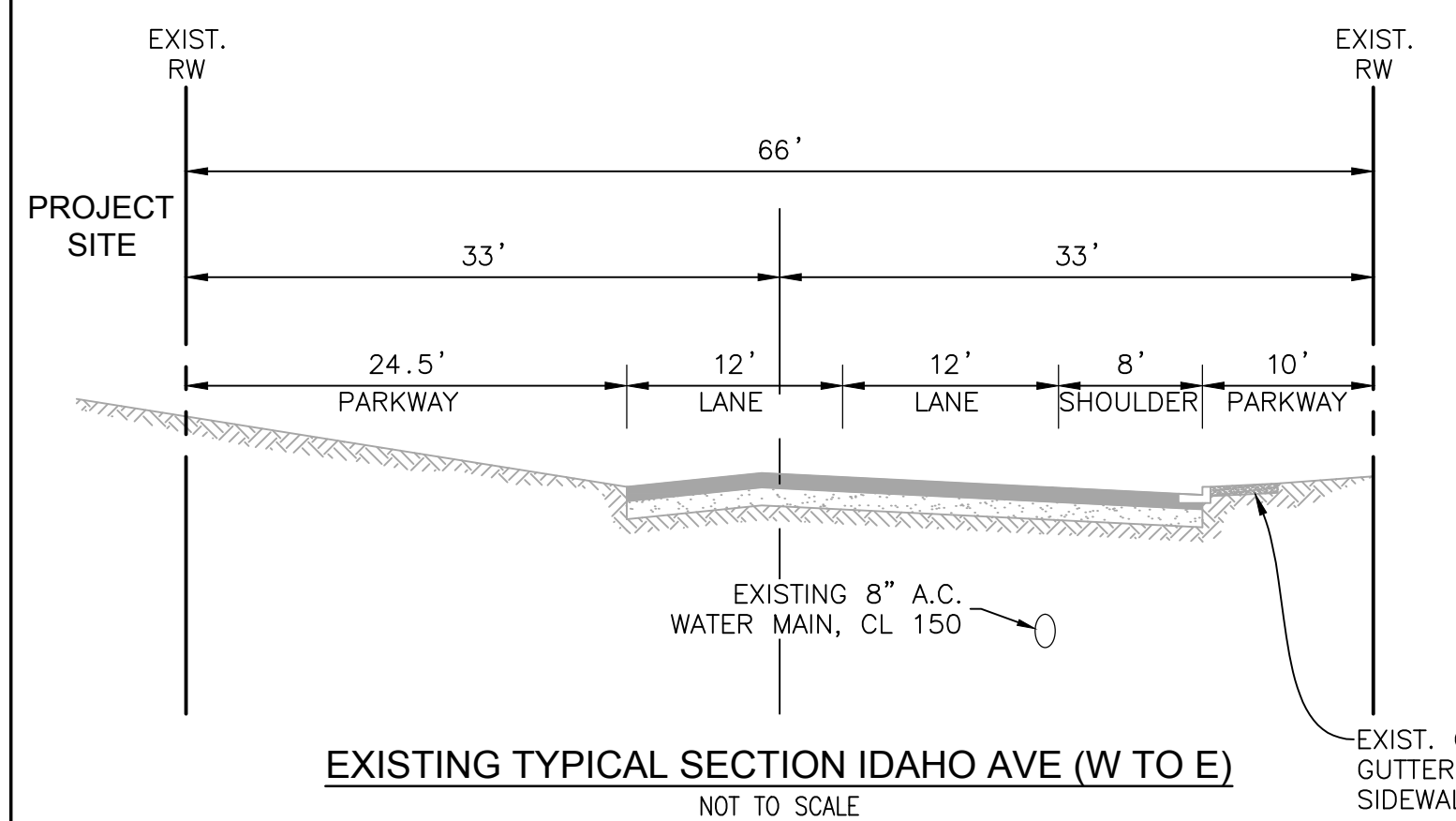
**PROPOSED TYPICAL SECTION SAN PASQUAL VALLEY ROAD**  
NOT TO SCALE



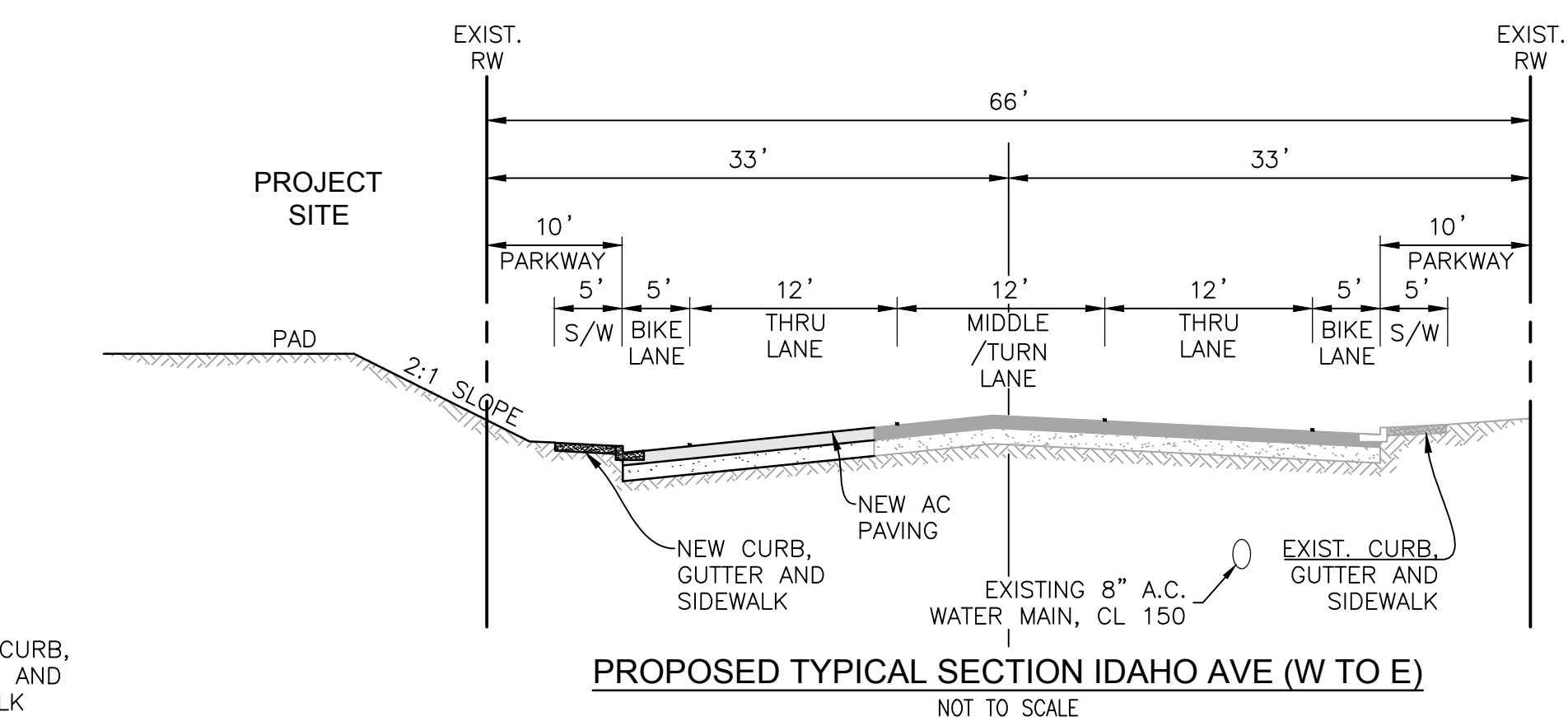
**PROPOSED TYPICAL SECTION PRIVATE ROAD A,B,C**  
NOT TO SCALE



**SECTION KEY MAP**  
1" = 120'



**EXISTING TYPICAL SECTION IDAHO AVE (W TO E)**  
NOT TO SCALE



**PROPOSED TYPICAL SECTION IDAHO AVE (W TO E)**  
NOT TO SCALE

**PASQUAL HEIGHTS**  
PDS2024-TM-5657  
PDS2025-DB-25-00  
E25-0047 (C.O.E.)

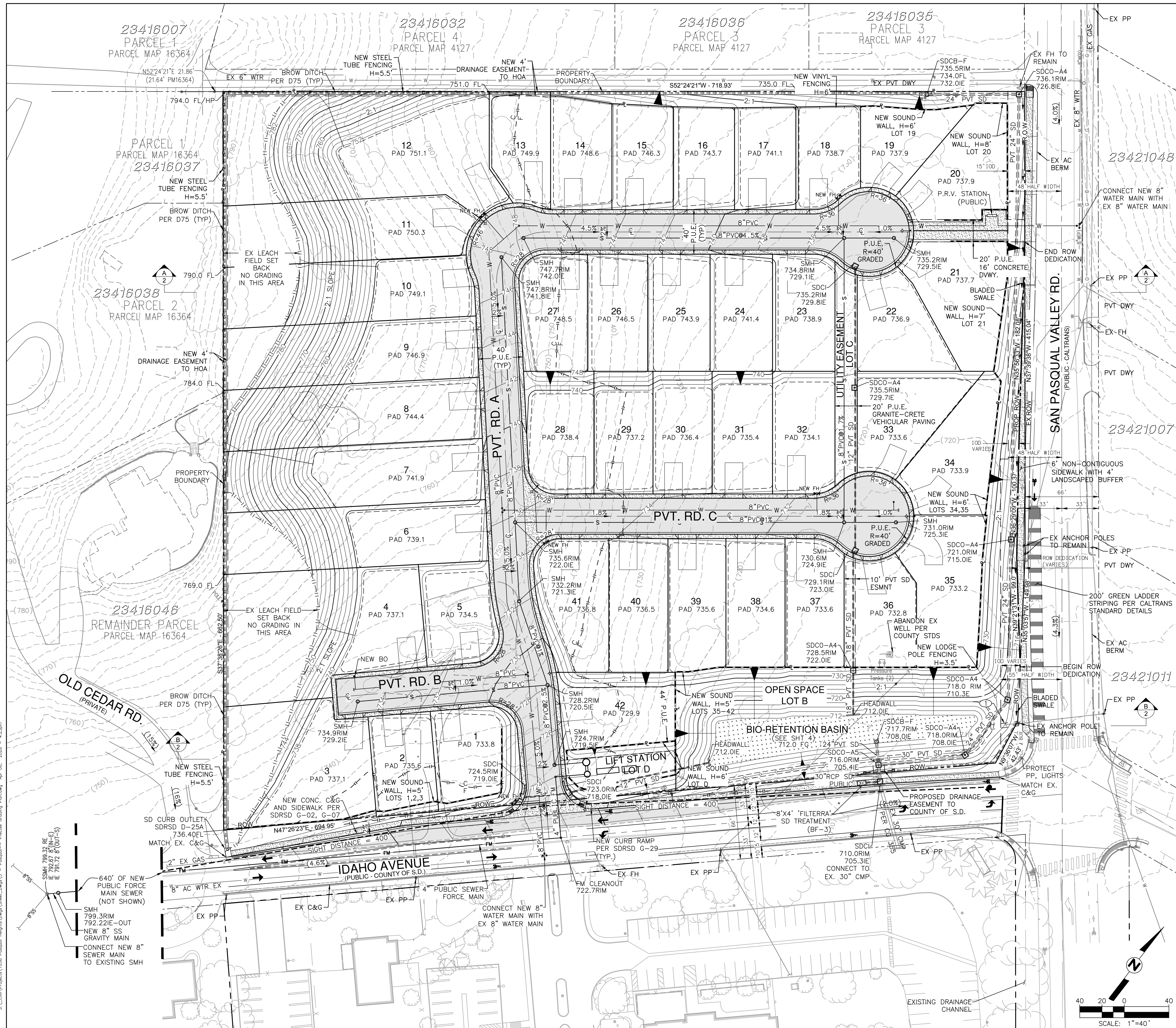
PREPARED BY: **TOUCHSTONE DEVELOPMENT**  
PROJECT DESCRIPTION: 42 SINGLE FAMILY HOMES



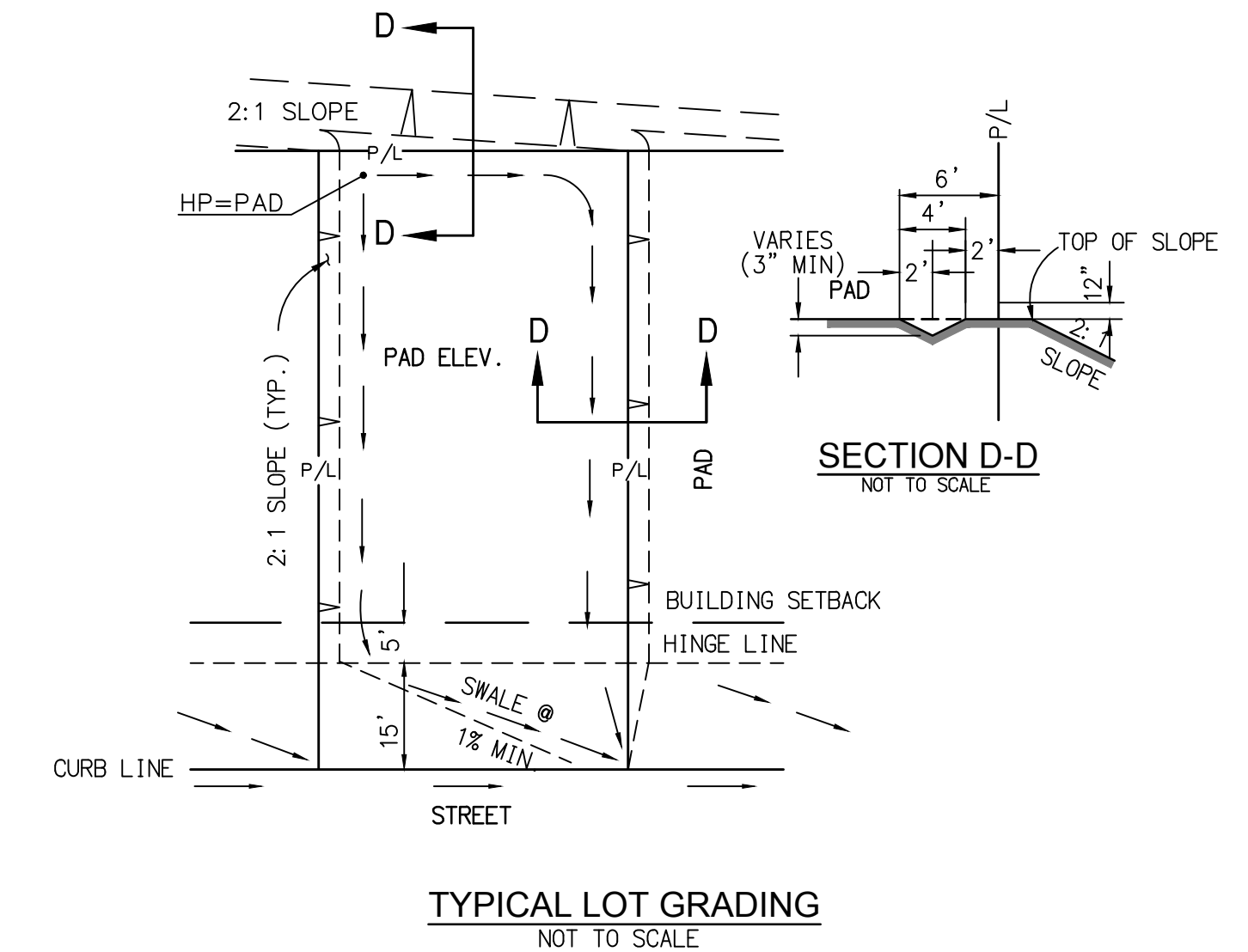
**PROJECT ADDRESS**  
830 IDAHO AVE, ESCONDIDO CA 92025  
**ASSESSOR'S PARCEL NO.:**  
234-160-25  
**APPLICANT:**  
TOUCHSTONE COMMUNITIES, LLC  
KERRY GARZA  
12975 BROOKPRINTER PL, STE 250  
POWAY, CA 92064  
858-586-0414

NO.	DATE	REVISIONS
1	11/2024	1ST SUBMITTAL
2	02/2025	UPDATE
3	07/2025	2ND SUBMITTAL
4	10/2025	3RD SUBMITTAL
5	04/2026	FINAL SUBMITTAL

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**EXISTING EASEMENT NOTES**  
 ① 4' ANCHOR EASEMENT PER 79-518950



**PRELIMINARY GRADING PLAN**

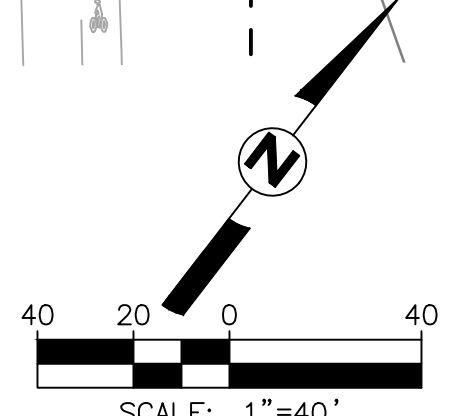
**PASQUAL HEIGHTS**  
 PDS2024-TM-5657  
 PDS2025-DB-25-00  
 E25-0047 (C.O.E.)

**PREPARED BY:**  
 PROJECT DESCRIPTION  
 42 SINGLE FAMILY HOMES



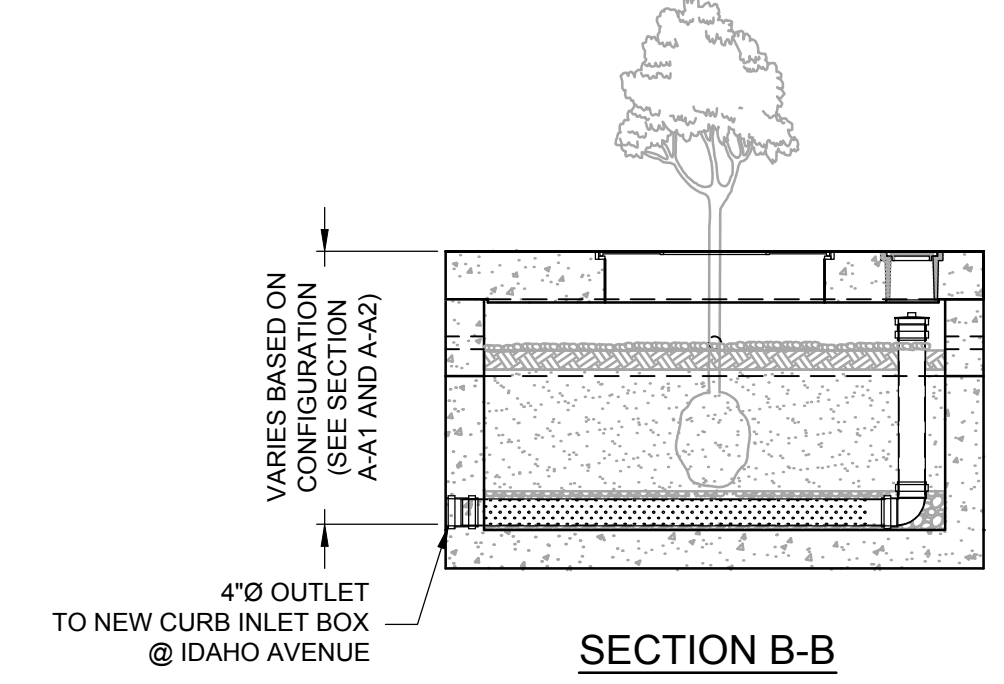
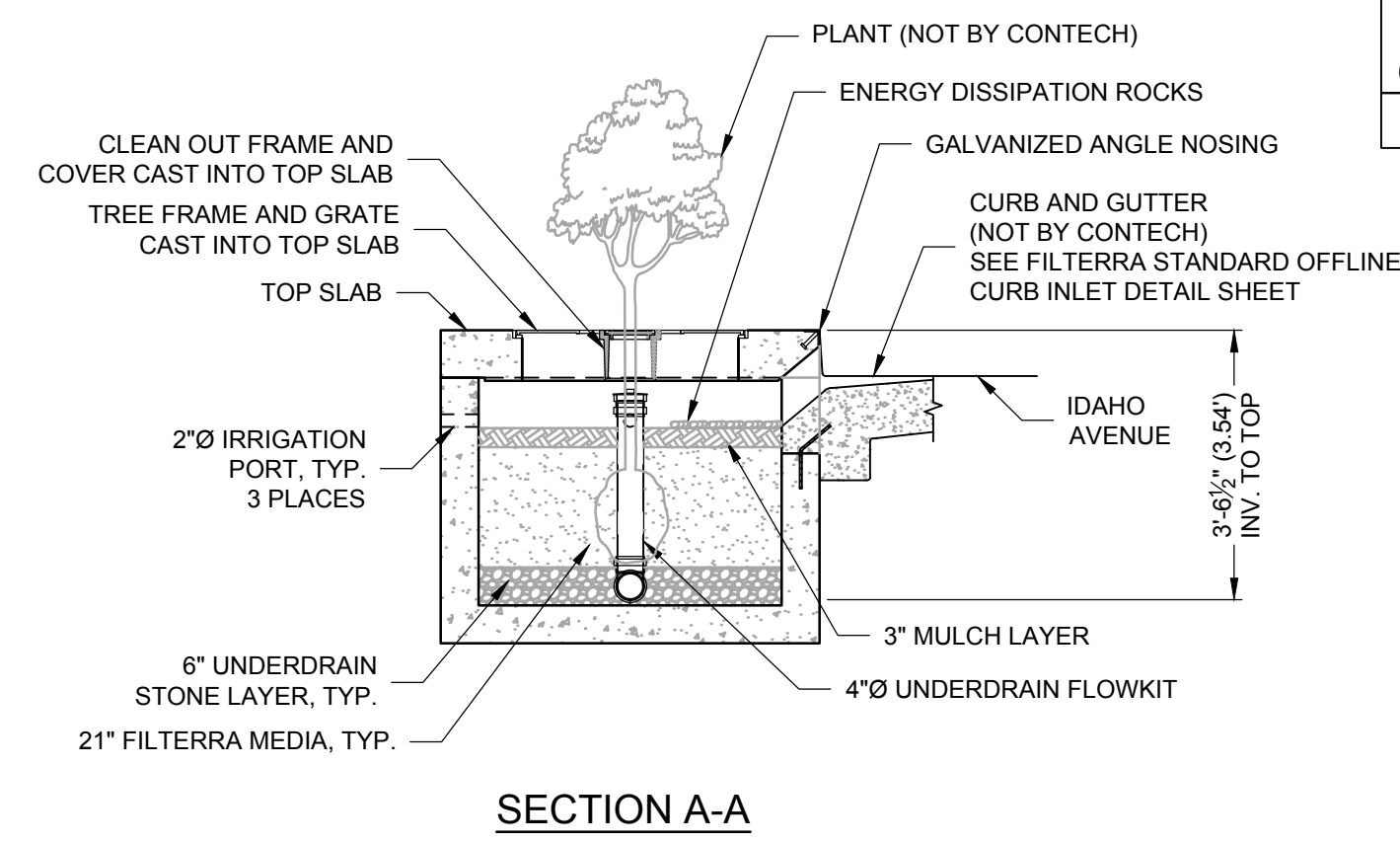
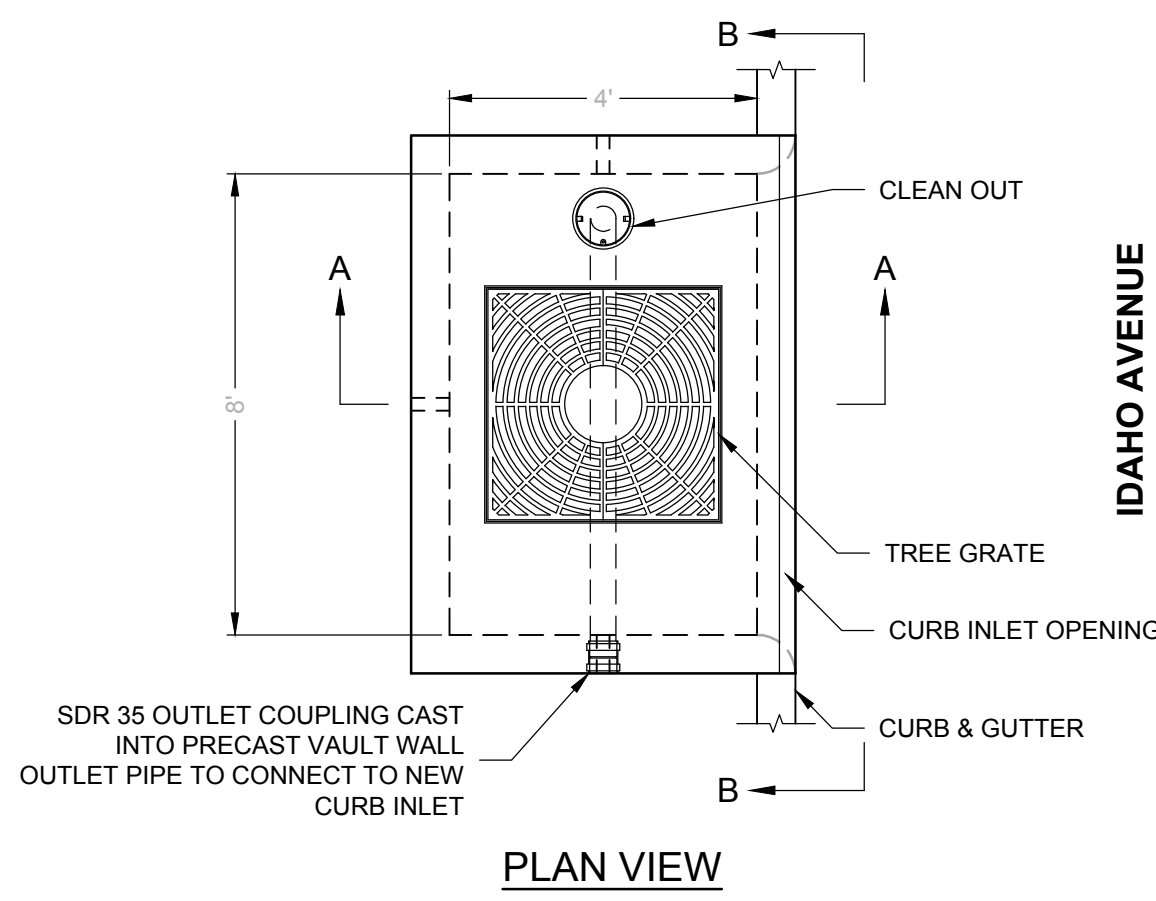
**PROJECT ADDRESS**  
 830 IDAHO AVE, ESCONDIDO CA 92025  
**ASSESSOR'S PARCEL NO.:**  
 234-160-25  
**APPLICANT:**  
 TOUCHSTONE COMMUNITIES, LLC  
 KERRY GARZA  
 12975 BROOKPINTER PL, STE 250  
 POWAY, CA 92064  
 858-586-0414

NO.	DATE	REVISIONS
1	11/2024	1ST SUBMITTAL
2	02/2025	UPDATE
3	07/2025	2ND SUBMITTAL
4	10/2025	3RD SUBMITTAL
5	04/2026	FINAL SUBMITTAL



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FT CONFIGURATION					
VAULT SIZE (L x W)	MEDIA AREA (SF)	LONG SIDE INLET DESIG. / PART NO.	SHORT SIDE INLET DESIG. / PART NO.	AVAILABILITY	OUTLET PIPE DIA
8 x 4	32	FT0804	FT0408	ALL (EXCEPT FOR MDN, PA, VA, WA)	4" SDR 35



FILTERRA OFFLINE CURB INLET STORM WATER TREATMENT UNIT ----  
 MODEL: FT0804 (8'x4')  
 (BF-3)  
 NTS

**LEGEND**

ITEMS	SYMBOL
OUTER BASIN BOUNDARY	—————
INNER BASIN BOUNDARY	- - - - -
FLOW DIRECTION	—————>
BASIN IDENTIFIER/AREA (ACRES)	① 1.0

**SOURCE CONTROL BMPs**

- (PER COUNTY OF SAN DIEGO BMP DESIGN MANUAL)
- 4.2.1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4
  - 4.2.2 STORM DRAIN STENCILING OR SIGNAGE
  - 4.2.5 PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF & WIND DISPERSAL.
  - 4.2.6 ADDITIONAL BMPs BASED ON POTENTIAL SOURCES OF POLLUTANTS:
    - A. ON-SITE STORM DRAIN INLETS
    - D. NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL
    - E. LANDSCAPE/OUTDOOR PESTICIDES USE
    - Q. PLAZAS, SIDEWALKS, AND PARKING LOTS.

**LID, SITE DESIGN & TREATMENT CONTROL BMPs**

- 4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS & HYDROLOGIC FEATURES
- 4.3.2 CONSERVE NATURAL AREAS, SOILS, & VEGETATION
- 4.3.3 MINIMIZE IMPERVIOUS AREAS
- 4.3.4 MINIMIZE SOIL COMPACTION
- 4.3.7 LANDSCAPING WITH NATIVE & DROUGHT TOLERANT SPECIES

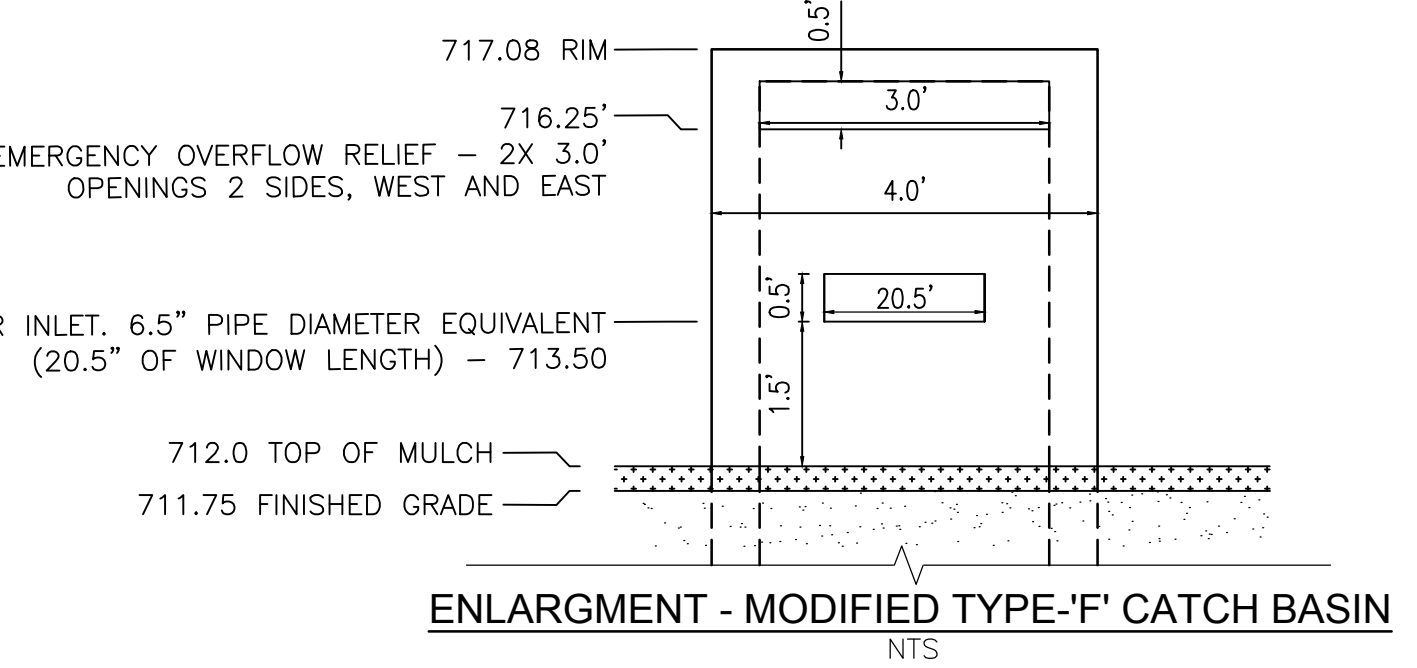
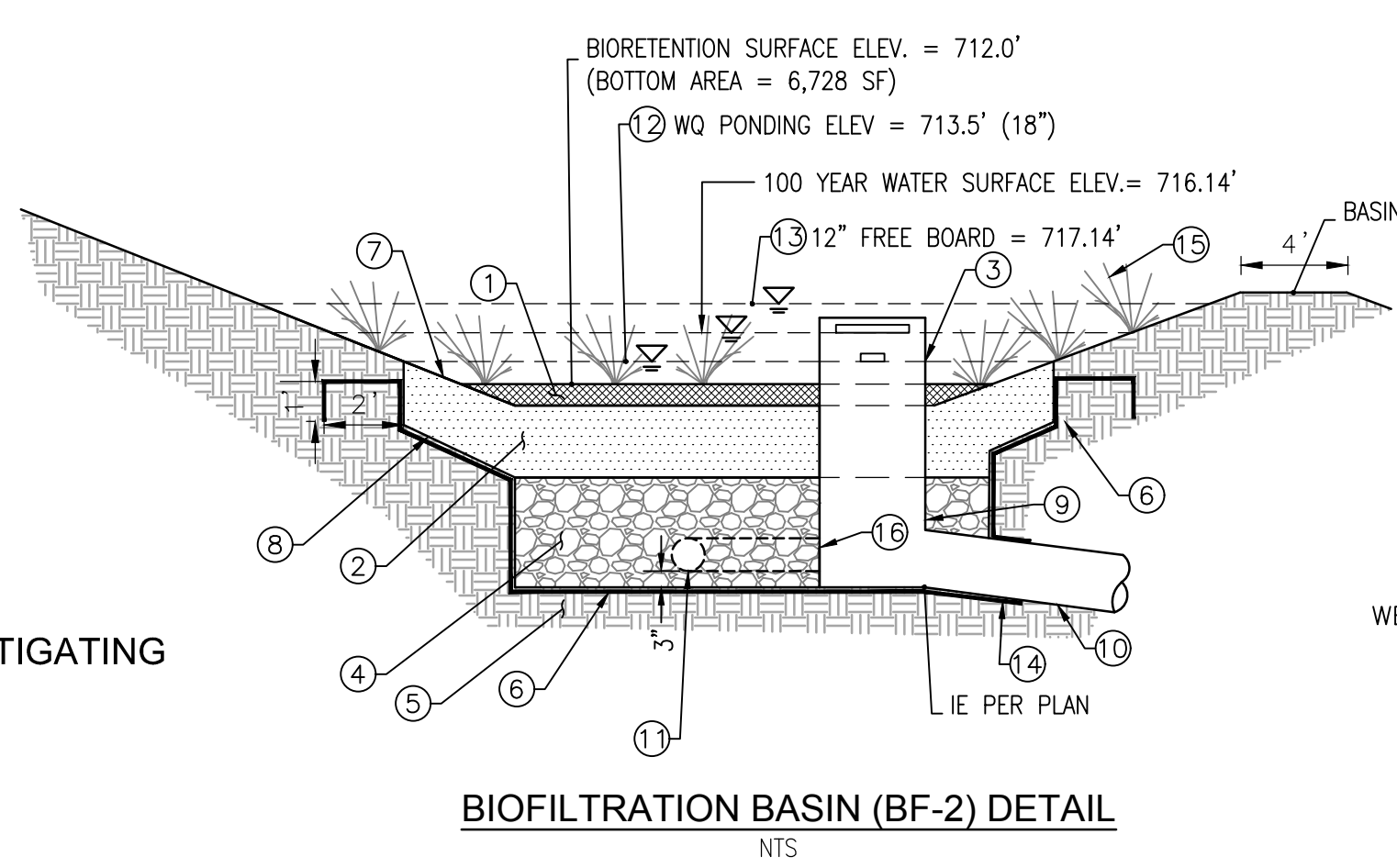
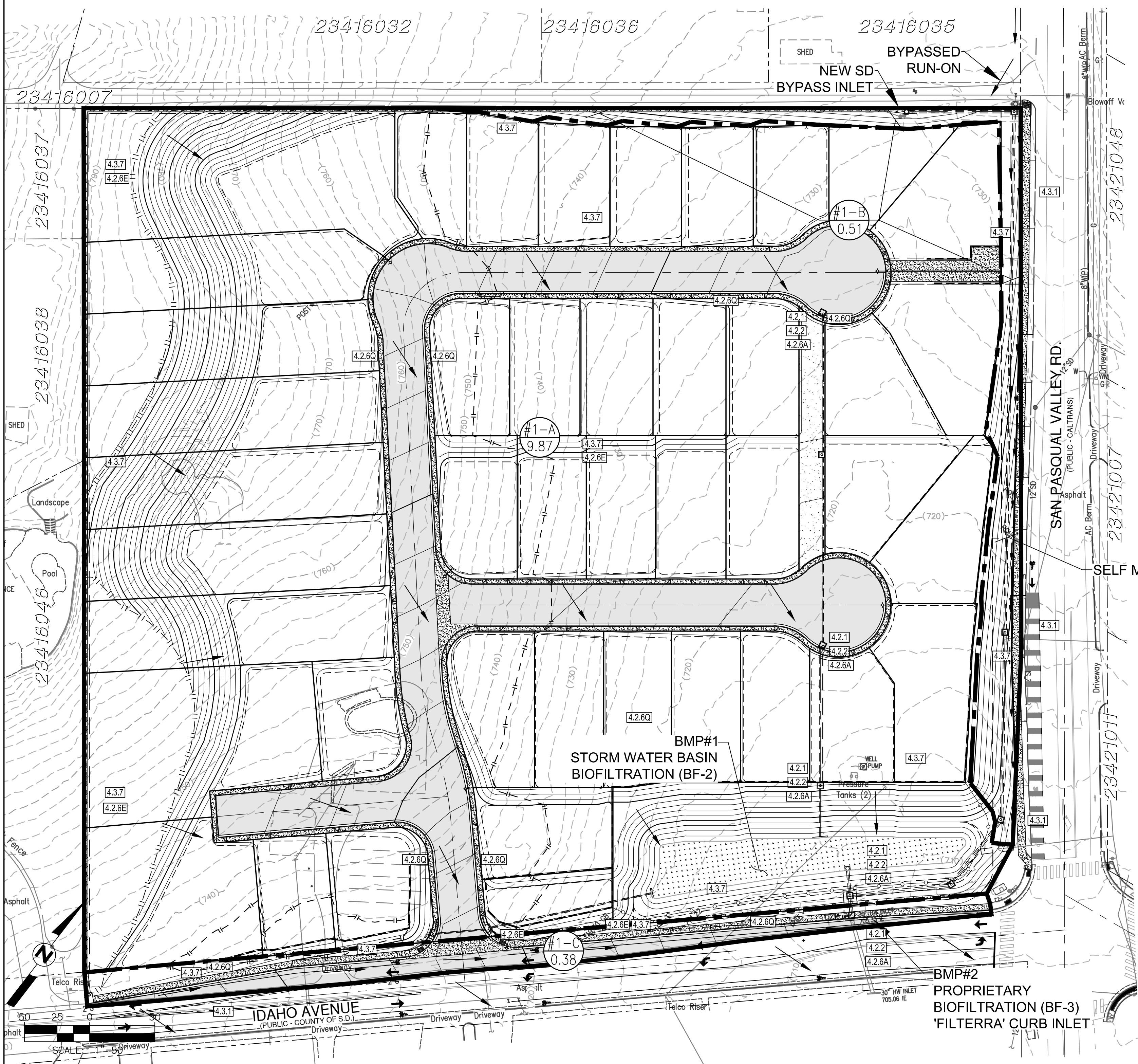
**DMA SUMMARY**

- POC #1
- DMA 1-A (DRAINS TO BMP#1)
    - B,DIRT,FLAT -- 4.85 ACRES
    - C,DIRT,STEEP -- 1.16 ACRES
    - IMPERVIOUS FLAT -- 3.86 ACRES
    - TOTAL -- 9.87 ACRES
  - DMA 1-B (SELF MITIGATING, EAST DIVERSION)
    - B,DIRT,FLAT -- 0.10 ACRES
    - C,DIRT,STEEP -- 0.39 ACRES
    - IMPERVIOUS-FLAT -- 0.02 ACRES
    - TOTAL -- 0.51 ACRES
  - DMA 1-C (DRAINS TO FILTERRA)
    - IMPERVIOUS-MOD -- 0.27 ACRES
    - C,DIRT,MODERATE -- 0.03 ACRES
    - C,DIRT,STEEP -- 0.08 ACRES
    - TOTAL -- 0.38 ACRES
  - DMA #1 SDHM TOTAL -- 10.76 ACRES

**RESEIDENTIAL LOT C-VALUE ASSUMPTIONS:**

AVERAGE ROOF AREA = 1,754 SQFT  
 AVERAGE DRIVEWAY = 16' X 28' = 448 SQFT  
 BACK PATO = 10' X 40' = 400 SQFT

NOTE: SEE "C VALUE CALCULATION FOR SDHM" EXHIBIT IN THE SWQMP REPORT FOR ADDITIONAL DETAILS



**LEGEND**

- 18" MIN SOIL MIX
- 18" AGGREGATE STORAGE LAYER
- 3" MULCH

**KEYNOTES**

- 1 3" WELL-AGED SHREDDED HARDWOOD NON-FLOATABLE MULCH
- 2 18" MEDIA WITH MIN. 5 IN/HR FILTRATION RATE. NUTRIENT SENSITIVE SOIL MIX PER COUNTY OF SAN DIEGO BMP DESIGN MANUAL APPENDIX F.2
- 3 RISER HEIGHT, 1.5'
- 4 18" CLASS 2 PERMEABLE PER CALTRANS SPECIFICATION 68-1.025
- 5 EXISTING UNCOMPACTED SUBGRADE
- 6 30 MIL NON-WOVEN IMPERMEABLE LINER
- 7 SIDE SLOPE (2:1)
- 8 EXCAVATED SLOPE (2:1)
- 9 OVERFLOW STRUCTURE PER DETAIL THIS SHEET
- 10 OUTLET PIPE, SIZE PER PLAN
- 11 8" PVC PERFORATED PIPE CONFORMING TO ASTM D3034.
- 12 18" SURFACE PONDING (WATER QUALITY)
- 13 12" FREEBOARD
- 14 CLAMP LINER TO OUTLET PIPE FOR WATERTIGHT SEAL
- 15 PLANTING PER LANDSCAPE PLANS
- 16 PLACE 8" THREADED PVC END CAP AND DRILL 2.2" ORIFICE DIAMETER DRILLED AT FL OF 8" PERF. PIPE

**NOTES**

1. CONTRACTOR SHALL HIRE A LICENSED LAND SURVEYOR TO STAKE THE SUBGRADE OF THE ROCK STORAGE LAYER, BIORETENTION PONDING SURFACE, AND TOP SLOPE OF BIORETENTION BASIN. MINIMUM SURFACE AREAS AND DEPTHS SHALL BE PROVIDED PER PLANS. CONTRACTOR IS REQUIRED TO NOTIFY ENGINEER OF RECORD (EOR) DURING CONSTRUCTION FOR INSPECTION OF THE SUBGRADE AND INSTALLATION OF THE LINER, ROCK STORAGE, SUBDRAINAGE, SOIL MEDIA AND OVERFLOW STRUCTURE. IF EOR IS NOT NOTIFIED, CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH REMOVING LAYERS AND REPLACING AS NEEDED FOR PROPER INSPECTION.
2. CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY PREPARED BY A LICENSED LAND SURVEYOR OF THE BIORETENTION BASIN.
3. CONTRACTOR SHALL PROVIDE CONTRACTOR SUBMITTALS FOR ALL BIORETENTION MATERIALS FOR THE EOR'S REVIEW. THIS INCLUDES, BUT IS NOT LIMITED TO: SOIL MIX, MULCH, FILTER LAYER, AGGREGATE BASE, IMPERMEABLE LINER AND OVERFLOW STRUCTURE.

DMA MAP/HMP EXHIBIT

**PASQUAL HEIGHTS**  
 PDS2024-TM-5657  
 PDS2025-DB-25-00  
 E25-0047 (C.O.E.)

PREPARED BY:

PROJECT DESCRIPTION  
 42 SINGLE FAMILY HOMES

NO.	DATE	REVISIONS
1	11/2024	1ST SUBMITTAL
2	02/2025	UPDATE
3	07/2025	2ND SUBMITTAL
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5	04/2026	FINAL SUBMITTAL

PROJECT ADDRESS  
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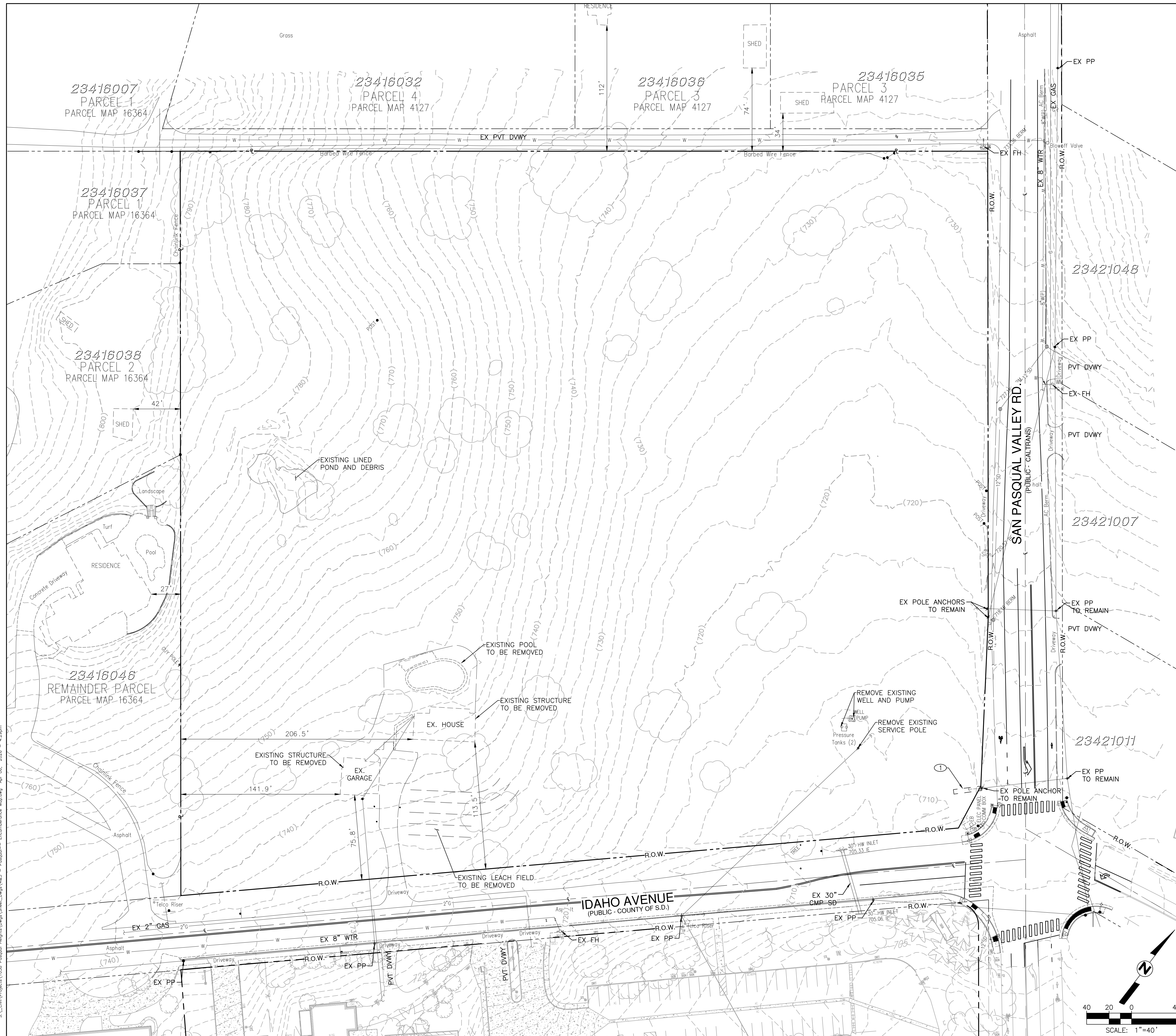
ASSESSOR'S PARCEL NO:  
 234-160-25

APPLICANT:  
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 12975 BROOKPENTER PL, STE 250  
 POWAY, CA 92064  
 858-586-0414

SHEET **4** OF **5**

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**EXISTING EASEMENT NOTES**  
 ① EX 4' ANCHOR EASEMENT TO SDGE PER 79-518950



**EXISTING CONDITION/ENCUMBRANCE MAP**

**PASQUAL HEIGHTS**  
 PDS2024-TM-5657  
 PDS2025-DB-25-00  
 E25-0047 (C.O.E.)

**PREPARED BY:**  
**PROJECT DESCRIPTION**  
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