

HURRELL SUBDIVISION

TENTATIVE PARCEL MAP

TPM 21279

PDS2020-TPM-21279

OWNER/APPLICANT:

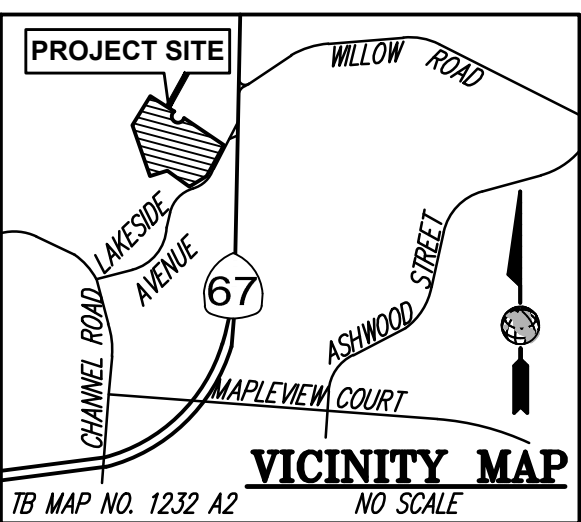
JAMES C. HURRELL & YVONNE D. HURRELL,
HUSBAND AND WIFE AS JOINT TENANTS
12392 LAKESIDE AVENUE, LAKESIDE, CA 92040
(619) 519-3853

TOPOGRAPHY:

TOPOGRAPHIC AERIAL SURVEY PREPARED BY
ALTA LAND SURVEYING MARCH 14, 2019.

SITE SUMMARY:

TOTAL NUMBER OF PARCELS:	4 + 1 REMAINDER
GROSS AREA OF SITE:	675,727 SF (15.513 ACRES)
NET AREA OF SITE:	675,727 SF (15.513 ACRES)
OFF-STREET COMMON AREA PARKING:	N/A
OPEN SPACE REQUIRED:	N/A
COMMON LOT OPEN SPACE PROVIDED:	N/A
AREA COVERED BY STRUCTURES:	5,768 SF (0.132 AC)
GENERAL PLAN AREA:	SEMI-RURAL RESIDENTIAL
EXISTING ZONING AREA:	A70/M54
COMMUNITY PLAN:	LAKESIDE
REGIONAL CATEGORY:	-
GENERAL PLAN DESIGNATION:	SEMI-RURAL RESIDENTIAL (SR-1)
PROPOSED USE:	RESIDENTIAL
STATUS OF LEGAL ACCESS:	LAKESIDE AVE
FLOOD HAZARDS:	NONE, SITE IS OUTSIDE THE 500 YEAR FLOOD ZONE PER INSURANCE RATE MAP 06073C1656
RAILROADS:	NO EXISTING RAILROADS ON SITE
STRUCTURES:	EXISTING SINGLE FAMILY RESIDENCE, BARN & GARAGE ON REMAIN.
SITE TO COMMON AREA:	N/A



HILLSIDE STATEMENT:

THIS PROJECT IS SUBJECT TO BOARD OF SUPERVISORS POLICY 1-73

SOLAR ACCESS STATEMENT

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

STREET LIGHT STATEMENT:

THIS PROJECT DOES NOT PROPOSE TO CONSTRUCT STREET LIGHTS ON THE PRIVATE STREET

PARK LAND DEDICATION STATEMENT:

THE DEVELOPER INTENDS TO PAY THE REQUIRED PARK FEES IN LIEU OF DEDICATION

SPECIAL ASSESSMENT ACT STATEMENT:

THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.

ANTENNA AND CABLE NOTE:

MASTER ANTENNA TELEVISION OR UNDERGROUND CABLE SERVICE SHALL BE PROVIDED TO ALL DWELLING UNITS AND SHALL BE PROVIDED AT NO CHARGE FOR SERVICE. NO OTHER EXTERIOR TELEVISION ANTENNAS SHALL BE PERMITTED UNLESS AUTHORIZED BY THE PROD. EXCEPTION BEING THAT INDIVIDUAL DWELLINGS MAY HAVE DISH ANTENNAS THAT ARE ONE METER OR LESS IN DIAMETER OR DIAGONAL MEASUREMENT.

UNDERGROUND UTILITY NOTE:

ALL SEWER AND WATER FACILITIES, ELECTRICITY, GAS, TELEPHONE AND TELEVISION SIGNAL DISTRIBUTION SYSTEMS SHALL BE PLACED UNDERGROUND.

FIRE DEPARTMENT NOTE:

- ROADS & DRIVEWAYS SHALL BE PAVED & BE CAPABLE TO SUPPORT 75,000 LB VEHICLE.
- STREETS SHALL BE PAINTED AND STRIPED "NO PARKING FIRE LANE".
- BOLLARDS SHALL BE PROVIDED FOR THE PROPOSED FIRE HYDRANT ON SITE.
- STRUCTURES SHALL INSTALL AUTOMATIC FIRE SPRINKLER SYSTEMS.

STRIPING NOTE:

ALL PROPOSED STRIPING IN LAKESIDE AVE. SHALL BE THERMOPLASTIC.

GRADING STATEMENT:

CUT =	10,125 CY
FILL =	11,334 CY
UNDERCUTS =	526 CY
BULK =	683 CY
IMPORT =	0 CY

PARCEL AREA SUMMARY

PARCEL NO.	GROSS AREA:	NET AREA:
1	65,276 (SF) 1.499 (AC)	32,166 (SF) 0.737 (AC)
2	63,491 (SF) 1.458 (AC)	56,315 (SF) 1.293 (AC)
3	46,236 (SF) 1.061 (AC)	31,753 (SF) 0.729 (AC)
4	44,142 (SF) 1.013 (AC)	13,199 (SF) 0.303 (AC)
REMAINDER PARCEL	456,582 (SF) 10.482 (AC)	30,797 (SF) 0.707 (AC)
TOTAL	675,727 (SF) 15.513 (AC)	164,230 (SF) 3.769 (AC)

EX PVT ROAD-TYP SECTION

(N.T.S.)

PVT ROAD-TYP SECTION

(N.T.S.)

LAKESIDE AVE-PROPOSED SECTION A-A

NOT TO SCALE

LEGEND:

EXISTING

EXISTING SPOT ELEVATIONS.

EXISTING CONTOUR.

EXISTING UTILITY LINE.

EXISTING FIRE HYDRANT ASSEMBLY.

EXISTING ELECTRIC OVERHEAD.

EXISTING PAVEMENT.

EXISTING DRAINAGE PATTERN.

CENTERLINE.

RIGHT OF WAY LINE.

PROPERTY/BOUNDARY LINE.

EXISTING EASEMENT.

ROW SETBACK.

EXISTING LOT LINE.

PROPOSED LOT LINE.

PROPOSED EASEMENT.

PROPOSED CUT / FILL LIMITS.

SYMBOL

365.00

365.00

365.00

365.00

365.00

365.00

365.00

365.00

365.00

365.00

365.00

365.00

365.00

365.00

365.00

ZONE			
USE REGULATIONS	A70	M54	
ANIMAL REGULATIONS	L	T	
DENSITY	---	---	
LOT SIZE	1 AC	6,000 SF	
BUILDING TYPE	C	W	
MAXIMUM FLOOR AREA	N/A	N/A	
FLOOR AREA RATIO	N/A	N/A	
HEIGHT	G	G	
LOT COVERAGE	N/A	N/A	
SETBACK	C	E	
OPEN SPACE	N/A	N/A	
SPECIAL AREA REGULATIONS	N/A	N/A	

PROPERTY LINE DATA TABLE			
NO.	DELTA OR BRG.	RADIUS	LENGTH
1	N20°35'32"E	---	105.90'
2	N84°16'36"E	---	73.37'
3	29°58'38"	40.00'	20.93'
4	N89°32'08"W	---	62.66'
5	32°39'05"	128.00'	72.94'
6	N56°53'03"W	---	30.84'
7	N13°19'41"E	---	134.41'
8	N89°32'08"W	---	57.36'
9	32°39'05"	108.00'	61.55'
10	N56°53'03"W	---	11.52'
11	64°36'23"	40.00'	45.10'
12	61°18'45"	20.00'	21.40'
13	N21°34'23"W	---	33.78'
14	N07°09'26"W	---	112.25'
15	N40°54'04"E	---	32.96'
16	N73°46'33"E	---	78.54'

SETBACKS

FRONT YARD: 60 FT
INTERIOR SIDEYARD: 15 FT
EXTERIOR SIDEYARD: 35 FT
REAR YARD: 25 FT



SEE SHEET 2 FOR CONTINUATION

SHEET 1 OF 4 SHEETS

ENGINEER OF WORK:



Andrew J. Kann
ANDREW J. KANN R.C.E. 50940

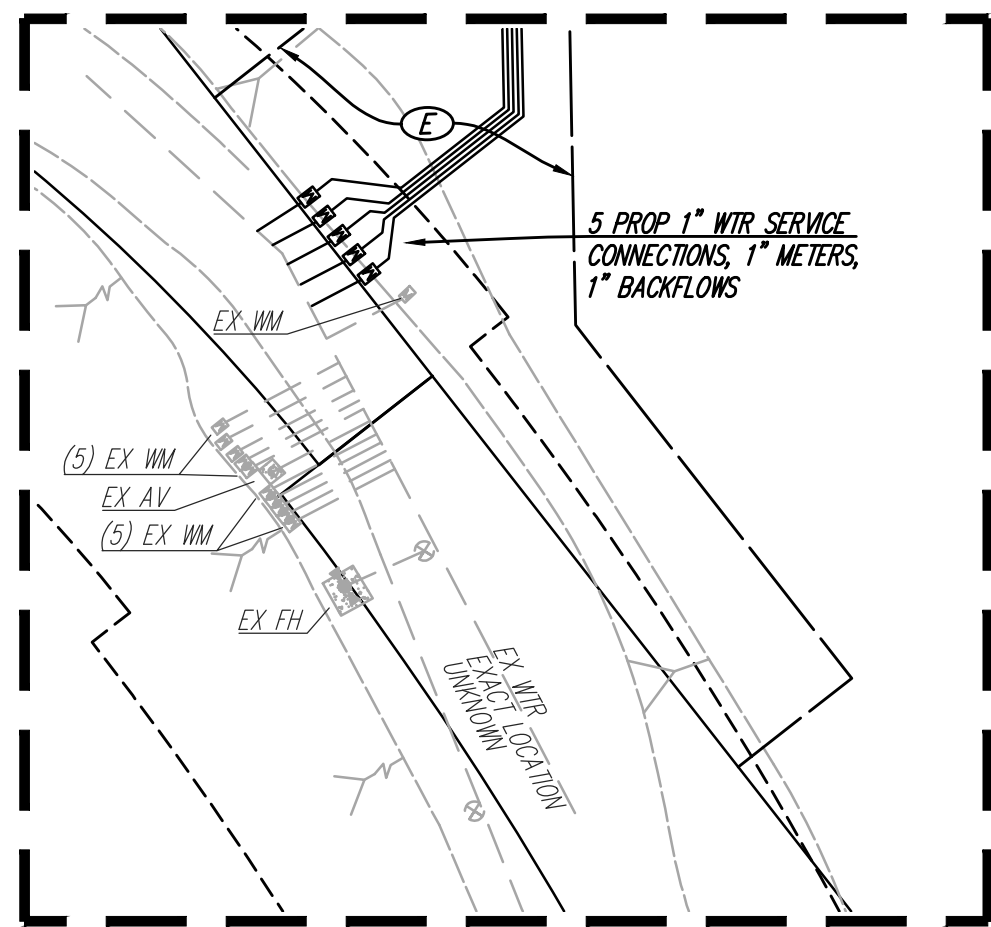
2/15/2022
DATE

HURRELL SUBDIVISION

TENTATIVE PARCEL MAP

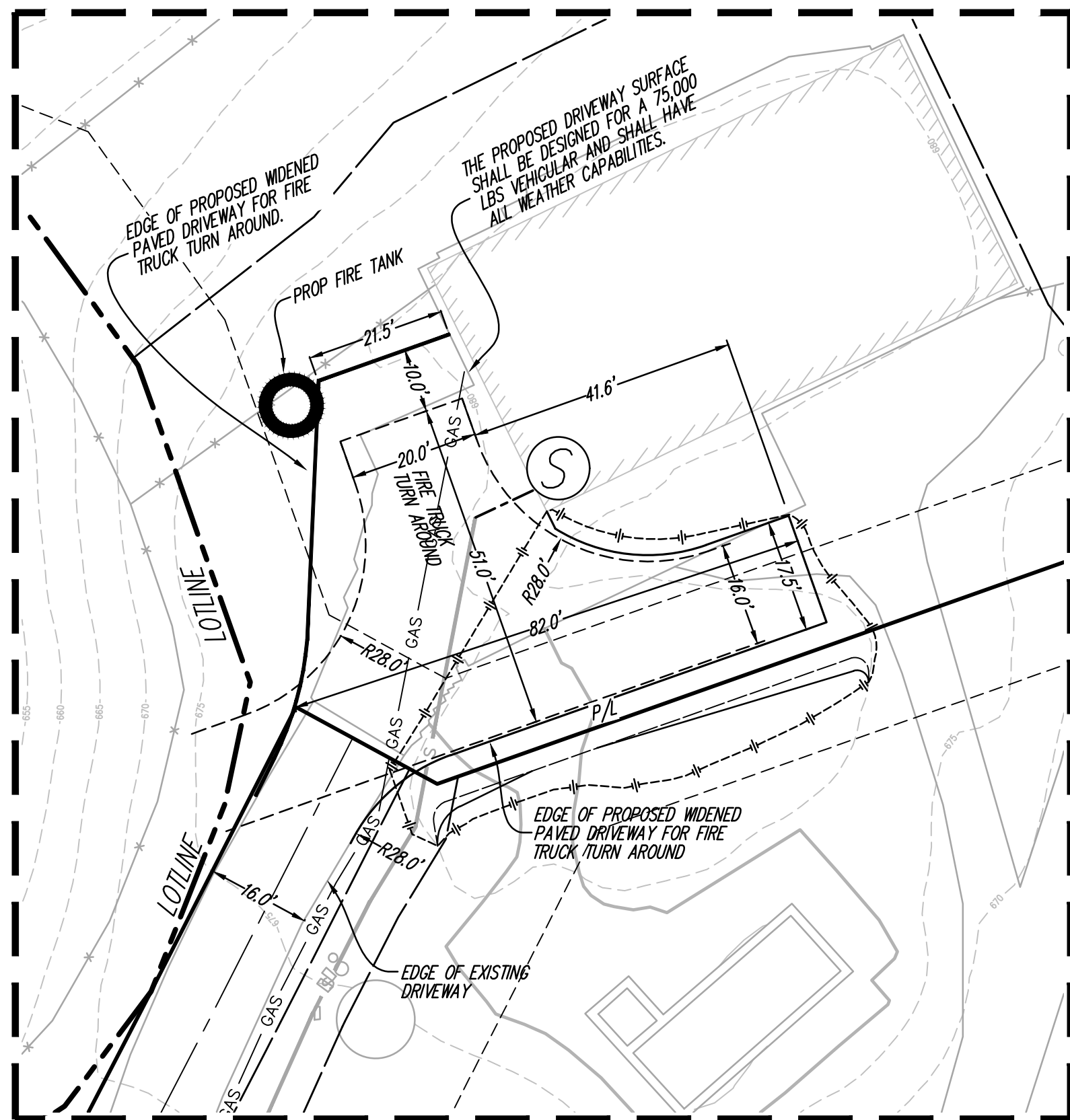
TPM 21279

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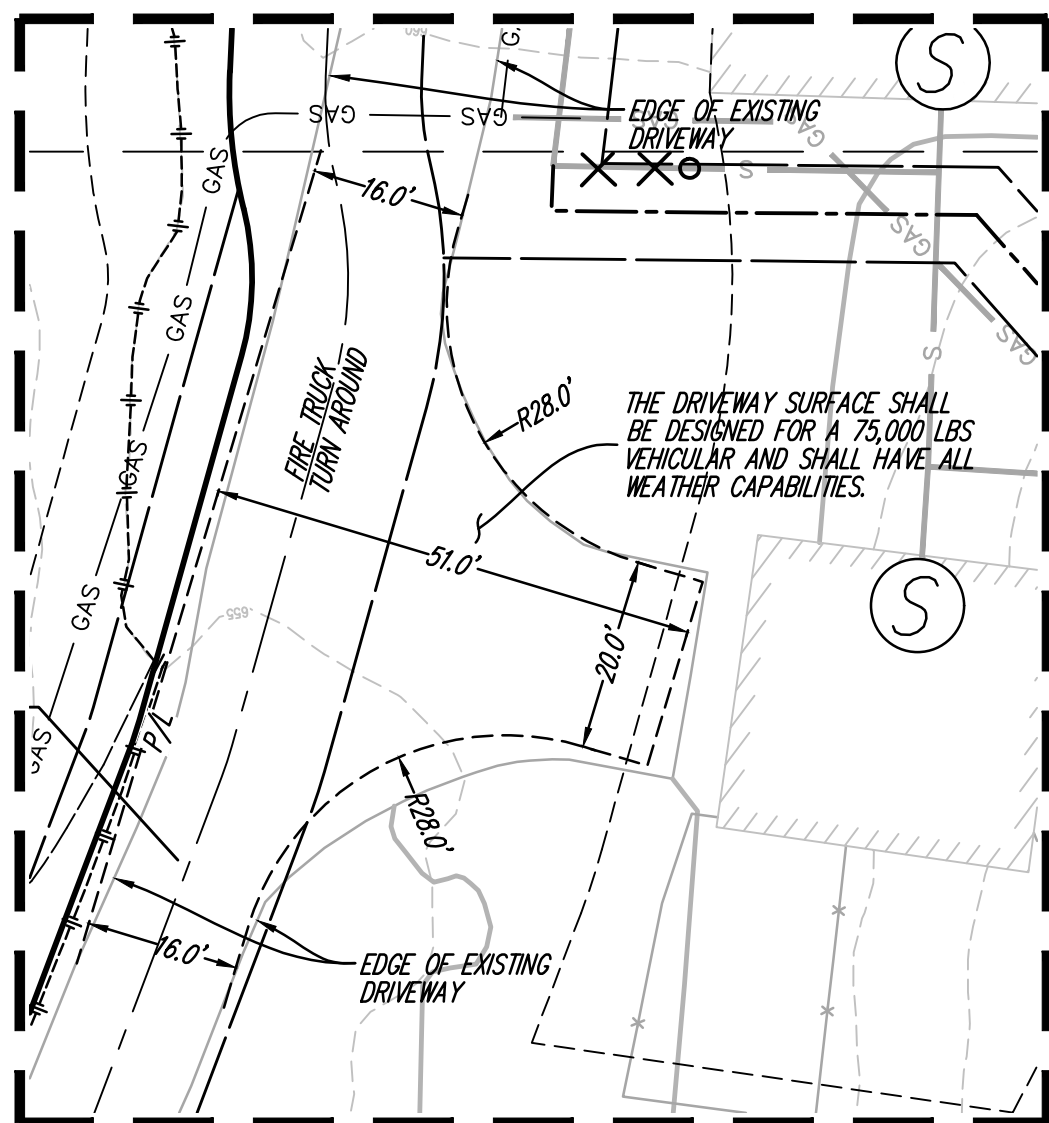
DETAIL 'A'

SCALE: 1" = 20'



DETAIL 'B'

SCALE: 1" = 20'



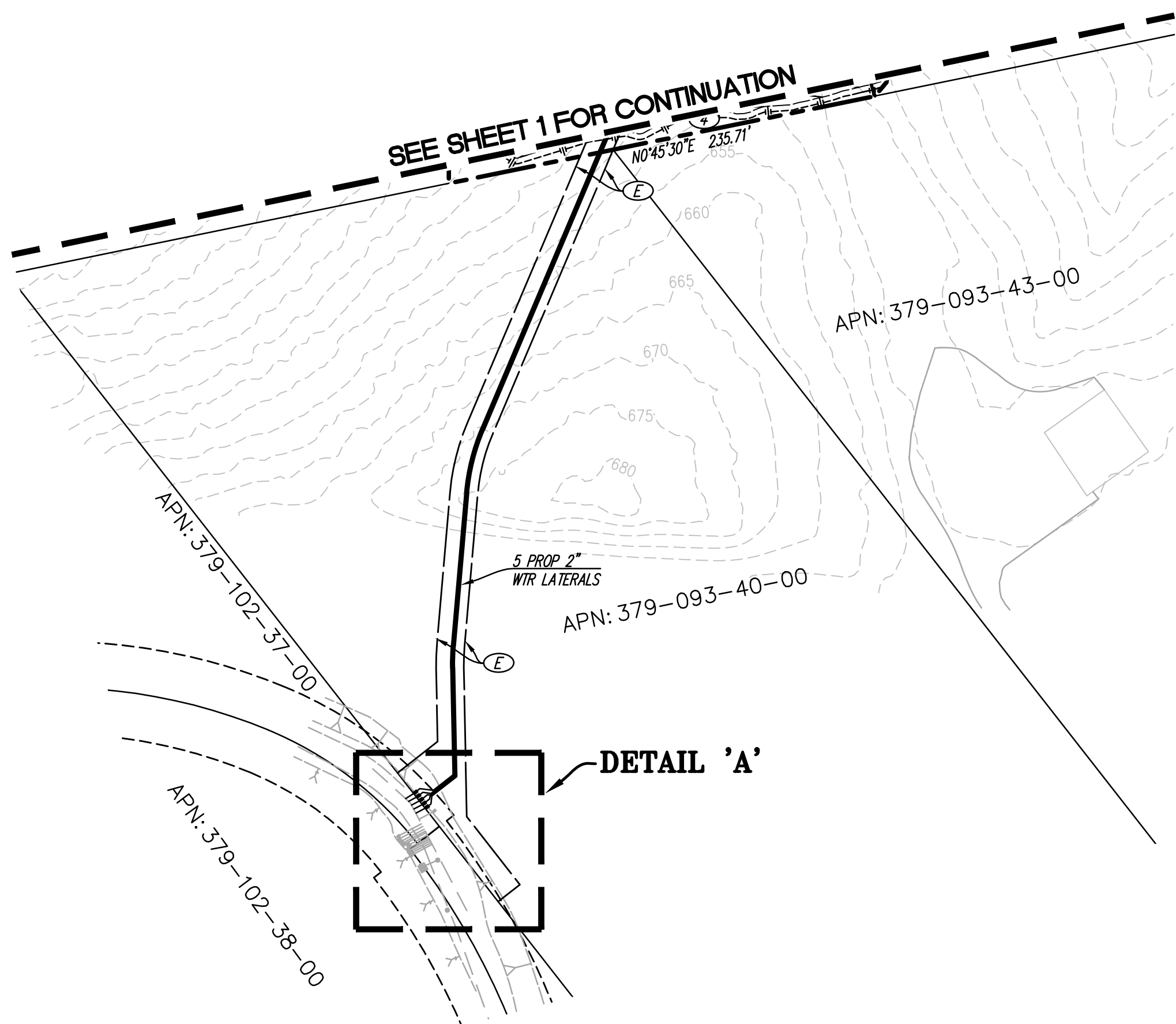
DETAIL 'C'

SCALE: 1" = 20'

LEGEND:

EXISTING

ITEM	SYMBOL
EXISTING SPOT ELEVATIONS	385.00
EXISTING CONTOUR	385
EXISTING WATER LINE	W
EXISTING FIRE HYDRANT ASSEMBLY	
EXISTING ELECTRIC OVERHEAD	
EXISTING PAVEMENT	
EXISTING DRAINAGE PATTERN	
CENTERLINE	
RIGHT OF WAY LINE	
PROPERTY/BOUNDARY LINE	
EXISTING EASEMENT	
ROW SETBACK	
EXISTING LOT LINE	
SETBACK LINE	
WORK TO BE DONE	
PROPOSED LOT LINE	
PROPOSED EASEMENT	
PROPOSED CUT / FILL LIMITS	F C
PROPOSED WATER LATERAL	
PROPOSED WATER METER	



SHEET 2 OF 4 SHEETS

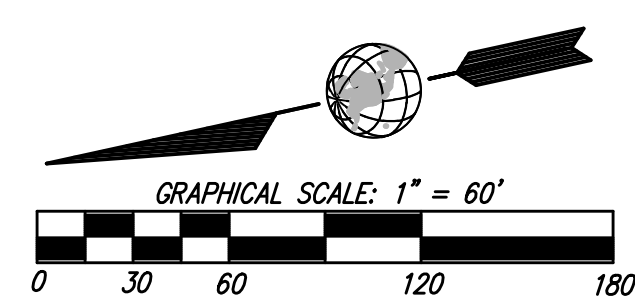
ENGINEER OF WORK:



OMEGA
ENGINEERING CONSULTANTS
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SAN DIEGO, CALIFORNIA 92123
PH: (858) 634-8620 FAX: (858) 634-8627
Email: andrew@omega-consultants.com

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ANDREW J. KANN R.C.E. 50940

DATE
2/15/2022



HURRELL SUBDIVISION

PRELIMINARY GRADING PLAN

TPM 21279

PDS2020-TPM-21279
OWNER/APPLICANT:

TOPOGRAPHY:

JAMES C. HURRELL & YVONNE D. HURRELL,
HUSBAND AND WIFE AS JOINT TENANTS
12392 LAKESIDE AVENUE, LAKESIDE, CA 92040
(619) 519-3853

SITE SUMMARY:

TOTAL NUMBER OF PARCELS: 4 + 1 REMAINDER
GROSS AREA OF SITE: 675,727 SF (15.513 ACRES)
NET AREA OF SITE: 675,727 SF (15.513 ACRES)
OFF-STREET COMMON AREA PARKING: N/A
OPEN SPACE REQUIRED: N/A
COMMON LOT OPEN SPACE PROVIDED: N/A
AREA COVERED BY STRUCTURES: 5,768 SF (0.132 AC)
GENERAL PLAN AREA: SEMI-RURAL RESIDENTIAL
EXISTING ZONING AREA: A70/M54
COMMUNITY PLAN: LAKESIDE
REGIONAL CATEGORY: -
GENERAL PLAN DESIGNATION: SEMI-RURAL RESIDENTIAL (SR-1)
PROPOSED USE: RESIDENTIAL
STATUS OF LEGAL ACCESS: LAKESIDE AVE
FLOOD HAZARDS: NONE, SITE IS OUTSIDE THE 500 YEAR FLOOD ZONE PER INSURANCE RATE MAP 06073C165G
RAILROADS: NO EXISTING RAILROADS ON SITE
STRUCTURES: EXISTING SINGLE FAMILY RESIDENCE, BARN & GARAGE ON REMAIN.
SITE TO COMMON AREA: N/A

SERVICE PROVIDERS:

SEWER DISTRICT: SAN DIEGO COUNTY
WATER DISTRICT: LAKESIDE WATER DISTRICT
FIRE DEPT: LAKESIDE FIRE PROTECTION DISTRICT
GAS/ELECTRIC PROVIDER: S D G & E
TELEPHONE PROVIDER: COX COMMUNICATIONS
CABLE PROVIDER: LAKESIDE UNION (K-8)
SCHOOL DISTRICT: GROSSMONT UNION HIGH SCHOOL (9-12)

LEGAL DESCRIPTION:

THOSE PORTIONS OF LOTS 153 & 154 OF EL CAJON VALLEY COMPANY'S LAND, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 289 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1886.

PROJECT ADDRESS: APN'S:

12392 LAKESIDE AVENUE
LAKESIDE, CA 92040

392-070-0700 & 392-070-1000

LAND DIVISION STATEMENT OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE PARCEL MAP AND THAT SAID MAP SHOWS OUR CONTIGUOUS OWNERSHIP (EXCLUDING SUBDIVISION LOTS). WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY.

JAMES C. HURRELL & YVONNE D. HURRELL,
HUSBAND AND WIFE AS JOINT TENANTS
12392 LAKESIDE AVENUE, LAKESIDE, CA 92040

EXISTING EASEMENTS:

- (A) EXISTING PRIVATE ROAD EASEMENT PER DOCUMENT NO. 2017-0514730.
- (B) EXISTING PRIVATE ROAD EASEMENT PER DOCUMENT NO. 2020-0035591.
- (C) EXISTING PRIVATE ROAD EASEMENT PER DOCUMENT NO. 2020-0306824.
- (D) EXISTING PRIVATE ROAD EASEMENT PER DOCUMENT NO. 2017-0281896.
- (E) EXISTING PRIVATE UTILITY & ACCESS EASEMENT PER DOCUMENT NO. _____

PROPOSED EASEMENTS:

- (1) PROPOSED 20' PUBLIC UTILITY EASEMENT
- (2) PROPOSED 20' PRIVATE ACCESS EASEMENT IN FAVOR OF PARCEL 4
- (3) PROPOSED 40' ACCESS EASEMENT
- (4) PROPOSED 15' PRIVATE UTILITY & ACCESS EASEMENT
- (5) PROPOSED 10' UTILITY EASEMENT BENEFITS PARCELS 3 & 4
- (6) PROPOSED VARIABLE WIDTH EASEMENT BENEFITS PARCEL 4
- (7) PROPOSED 100' LIMITED BUILDING ZONE EASEMENT
- (8) PROPOSED OPEN SPACE EASEMENT (WIDTH VARIES)

SHEET 3 OF 4 SHEETS

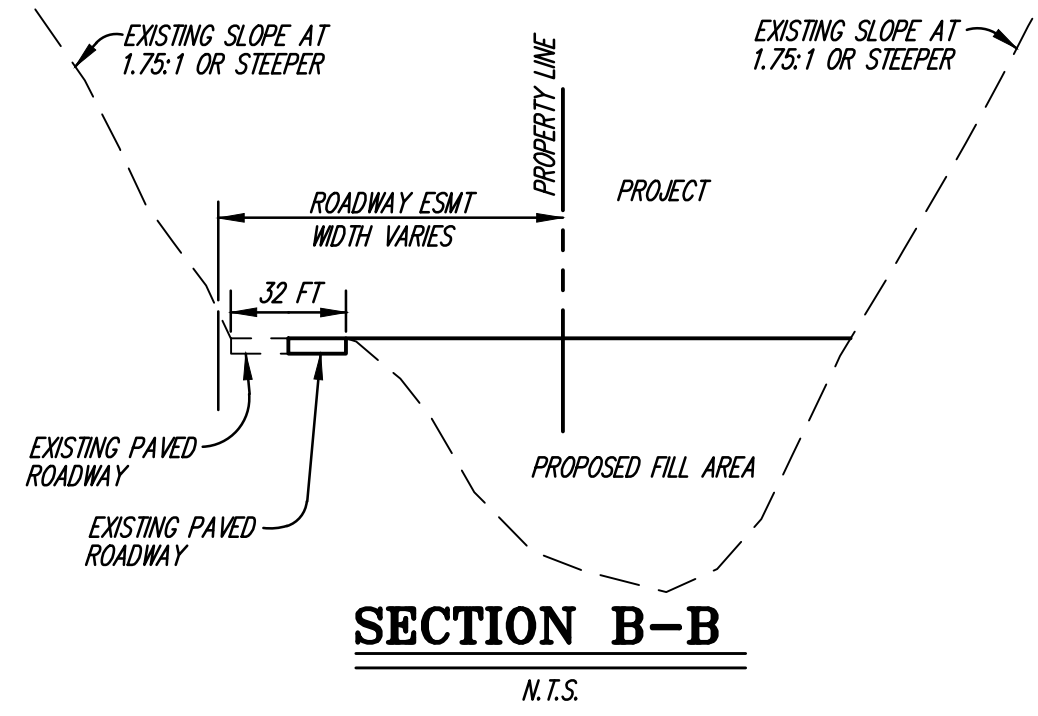
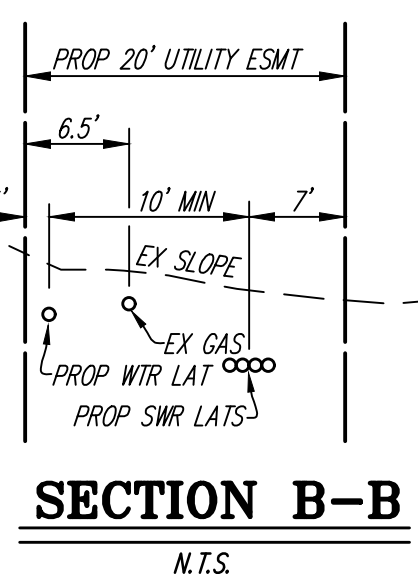
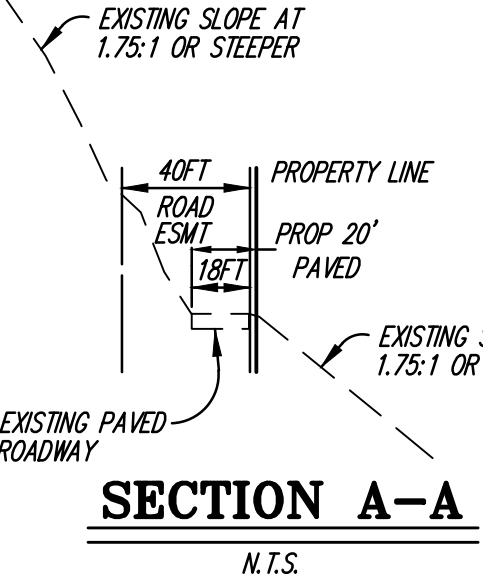
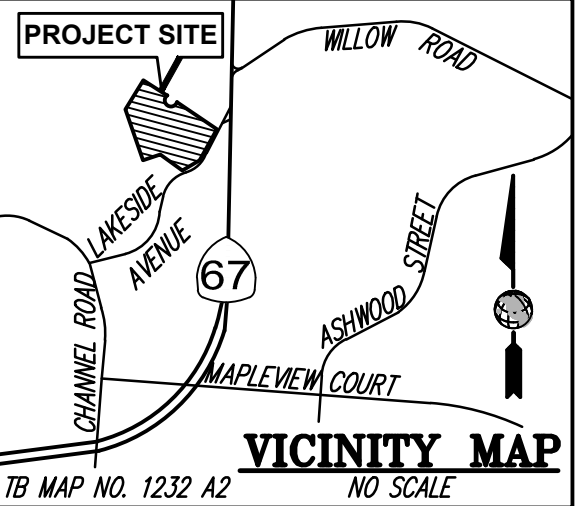
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2/15/2022
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PRELIMINARY GRADING PLAN NOTE:

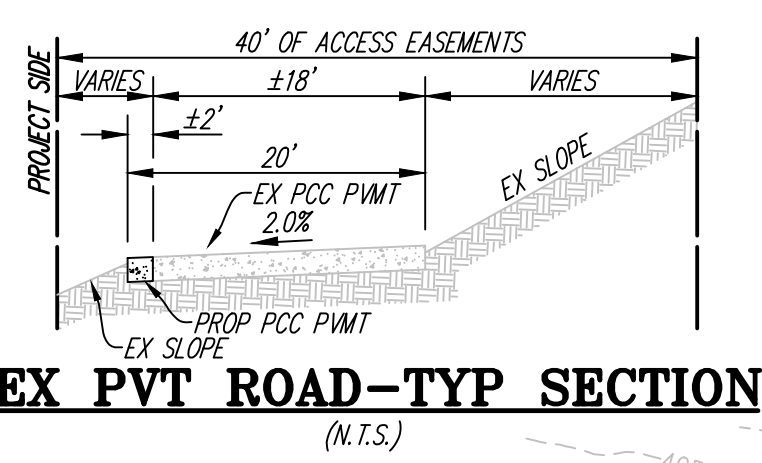
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

GRADING STATEMENT:

CUT = 10,125 CY
FILL = 11,334 CY
UNDERCUTS = 526 CY
BULK = 683 CY
IMPORT = 0 CY

PARCEL AREA SUMMARY

PARCEL NO.	GROSS AREA:	NET AREA:
1	65,276 (SF) 1.499 (AC)	32,166 (SF) 0.737 (AC)
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TOTAL	675,727 (SF) 15.513 (AC)	164,230 (SF) 3.769 (AC)



PVT ROAD-TYP SECTION

(N.T.S.)

SOLAR ACCESS STATEMENT

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

LAKESIDE AVE-PROPOSED SECTION

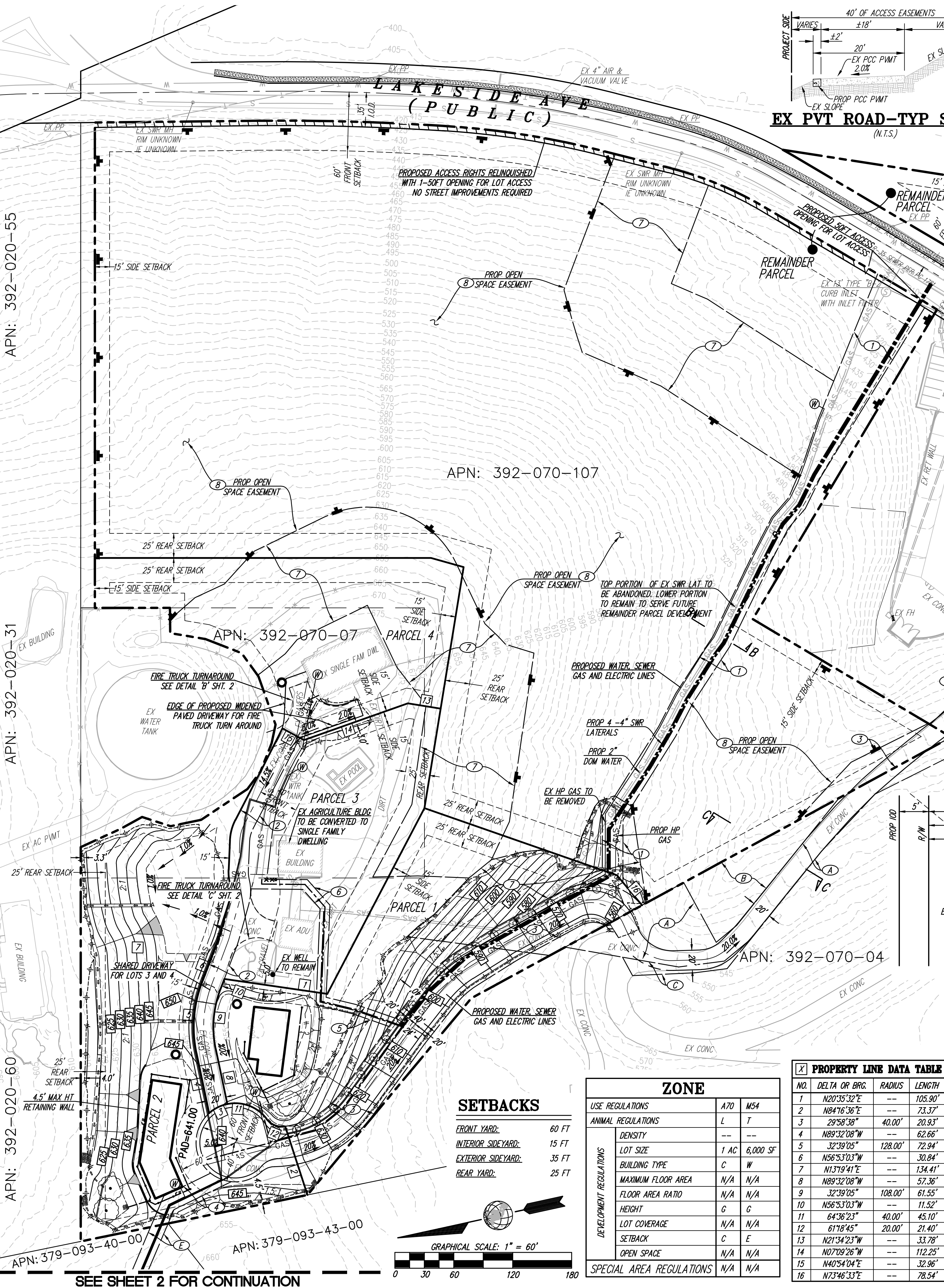
NOT TO SCALE

LEGEND:

EXISTING	ITEM	SYMBOL
EXISTING SPOT ELEVATIONS		
EXISTING CONTOUR		
EXISTING WATER LINE		
EXISTING FIRE HYDRANT ASSEMBLY		
EXISTING ELECTRIC OVERHEAD		
EXISTING PAVEMENT		
EXISTING DRAINAGE PATTERN		
CENTERLINE		
RIGHT OF WAY LINE		
PROPERTY/BOUNDARY LINE		
EXISTING EASEMENT		
ROW SETBACK		
EXISTING LOT LINE		
SETBACK LINE		
PROPOSED LOT LINE		
PROPOSED EASEMENT		
PROPOSED CUT / FILL LIMITS		

WORK TO BE DONE (CONTINUED)

PROPOSED CUT / FILL		
PROPOSED FIRE HYDRANT ASSEMBLY		
PROPOSED WATER METER		
PROPOSED WATER MAIN		
PROPOSED STORM DRAIN INLET		
PROPOSED STORM DRAIN		
PROPOSED SEWER MAIN		
PROPOSED SEWER MANHOLE		
PROPOSED RIP RAP		
PROPOSED EARTH SWALE		
PROPOSED BROW DITCH		
PROPOSED RETAINING WALL		
PROPOSED STREET TREE		
PROPOSED LIMITS OF BIOLOGICAL AREA		
PROPOSED DAYLIGHT LINE		
PROPOSED ACCESS RIGHTS RELINQUISHED		
PROPOSED CONTOUR		
PROPOSED RESIDENCE		
PROPOSED FIRE TANK (D _{min} =12FT, H _{min} =15FT)		
PROPOSED OPEN SPACE SIGN		



SETBACKS

FRONT YARD: 60 FT
INTERIOR SIDEYARD: 15 FT
EXTERIOR SIDEYARD: 35 FT
REAR YARD: 25 FT

ZONE		
USE REGULATIONS	A70	M54
DENSITY	---	---
LOT SIZE	1 AC	6,000 SF
BUILDING TYPE	C	W
MAXIMUM FLOOR AREA	N/A	N/A
FLOOR AREA RATIO	N/A	N/A
HEIGHT	G	G
LOT COVERAGE	N/A	N/A
SETBACK	C	E
OPEN SPACE	N/A	N/A
SPECIAL AREA REGULATIONS	N/A	N/A

PROPERTY LINE DATA TABLE			
NO.	DELTA OR BRG.	RADIUS	LENGTH
1	N20°35'32"E	---	105.90'
2	N84°16'36"E	---	73.37'
3	29°58'38"	40.00'	20.93'
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14	N07°08'26"W	---	112.25'
15	N40°54'04"E	---	32.96'
16	N73°46'33"E	---	78.54'



SEE SHEET 2 FOR CONTINUATION

HURRELL SUBDIVISION
DMA / BMP MAP

TPM 21279

PDS2020-TPM-21279

LEGEND:

DMA BOUNDARY	---
DRAINAGE ARROWS	→
DRAINAGE MANAGEMENT AREA	DMA-1
POINT OF COMPLIANCE	POC-#
IMPERVIOUS AREA	[Pattern]
PERVIOUS AREA	[Pattern]
PERVIOUS PAVERS AREA	[Pattern]
EQUIVALENT TREATMENT IMPERVIOUS AREA*	[Pattern]
TREE WELL W/ 9' MATURE CANOPY WITH CF OF AMENDED SOIL	[Symbol]
BROW DITCH	→
POTENTIAL CRITICAL COURSE SEDIMENT YIELD AREA	[Pattern]

*NOTE- EQUIVALENT TREATMENT IMPERVIOUS AREA IS A 1,400 SF STRIP OF EXISTING PAVEMENT THAT IS NOT REQUIRED TO BE TREATED AS PART OF THIS PROJECT. HOWEVER, IT IS BEING ACCEPTED FOR TREATMENT TO OFFSET 1,400 SF OF NEW IMPERVIOUS PAVEMENT THAT IS BEING CONSTRUCTED DOWNHILL AND OFFSITE OF THE PROJECT SITE.

GENERAL NOTES

- UNDERLYING NRCS HYDROLOGIC SOIL GROUP FOR SITE IS TYPE D
- GROUNDWATER DEPTH IS ASSUMED GREATER THAN 20 FEET. GROUNDWATER DEPTH TO BE CONFIRMED BY BORING DATA IN FUTURE SUBMITTALS

SELF-MITIGATING DMA NOTES

- SELF-MITIGATING DMAs MUST INCLUDE ALL OF THE FOLLOWING:
- VEGETATION IN THE NATURAL OR LANDSCAPED AREA IS NATIVE AND/OR NON-NATIVE/NON-INVASIVE DROUGHT TOLERANT SPECIES THAT DO NOT REQUIRE REGULAR APPLICATION OF FERTILIZERS AND PESTICIDES.
 - SOILS ARE UNDISTURBED NATIVE TOPSOIL, OR DISTURBED SOILS THAT HAVE BEEN AMENDED AND AERATED TO PROMOTE WATER RETENTION CHARACTERISTICS EQUIVALENT TO UNDISTURBED NATIVE TOPSOIL.
 - THE INCIDENTAL IMPERVIOUS AREAS ARE LESS THAN 5 PERCENT OF THE SELF-MITIGATING AREA.
 - IMPERVIOUS AREA WITHIN THE SELF-MITIGATED AREA SHOULD NOT BE HYDRAULICALLY CONNECTED TO OTHER IMPERVIOUS AREAS UNLESS IT IS A STORM WATER CONVEYANCE SYSTEM (SUCH AS BROW DITCHES).
 - THE SELF-MITIGATING AREA IS HYDRAULICALLY SEPARATE FROM DMAs THAT CONTAIN PERMANENT STORM WATER POLLUTANT CONTROL BMPs.

DMA DATA TABLE						
DMA-NO.	TOT. AREA	IMPERVIOUS AREA	IMPERVIOUS %	DCV	TYPE/TREATED BY	
DMA-1	34,264 SF	0 SF	0%	143 CF	SELF MITIGATING	
DMA-2	13,399 SF	3,493 SF	26.1%	502 CF	SELF RETAINING	
DMA-3	7,067 SF	2,270 SF	32.1%	307 CF	SELF RETAINING	
DMA-4	23,025 SF	11,453 SF	49.7%	1,391 CF	SELF RETAINING*	
DMA-5	21,663 SF	0 SF	0%	155 CF	SELF MITIGATING	

*NOTE- DMA 4 INCLUDES AN ADDITIONAL 1,400 SF OF IMPERVIOUS AREA THAT IS OUTSIDE THE PROJECT DISTURBED AREA. THIS IS INTENDED TO OFFSET THE 1,400 SF OF ROAD WIDENING THAT OCCURS DOWNHILL AND OFFSITE OF THE PROJECT SITE.

TREE-WELL DATA TABLE						
TRIBUTARY BASIN	TREATMENT DCV	# OF TREES	CANOPY DIAMETER	AMENDED SOIL DEPTH	AMENDED SOIL AREA*	DCV REDUCTION
DMA-2	502 CF	2	24 FT	2.5 FT	362 SF	536 CF
DMA-3	307 CF	1	26 FT	2.5 FT	425 SF	316 CF
DMA-4	1,391 CF	21	13 FT	2.5 FT	2,230 SF	1,391 CF

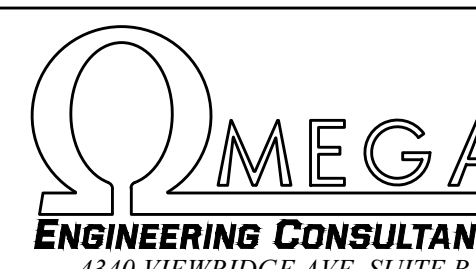
*NOTE- FOR DMA -2, 3 AND 4, A DCV MULTIPLIER OF 2.9 WAS APPLIED TO THE 85TH PERCENTILE DEPTH IN THE SIZING CALCULATIONS ON WORKSHEET B.1-1 THIS CORRESPONDS WITH A SOIL DEPTH OF 2.5 FT AND TYPE 'D' SOIL. REQUIRED SOIL AREA IS DETERMINED BY MULTIPLYING THE SUM OF THE CANOPY AREA BY 2 AND THEN DIVIDING BY THE SOIL DEPTH.

APPLICABLE SITE DESIGN BMP NOTES	
SITE DESIGN BMP	SOURCE CONTROL REQUIREMENT
4.3.1	MAINTAIN NATURAL DRAINAGE PATHWAYS & HYDROLOGIC FEATURES
4.3.2	CONSERVE NATURAL AREAS, SOILS, AND VEGETATION
4.3.3	MINIMIZE IMPERVIOUS AREA
4.3.4	MINIMIZE SOIL COMPACTION

SHEET 4 OF 4 SHEETS

ENGINEER OF WORK:



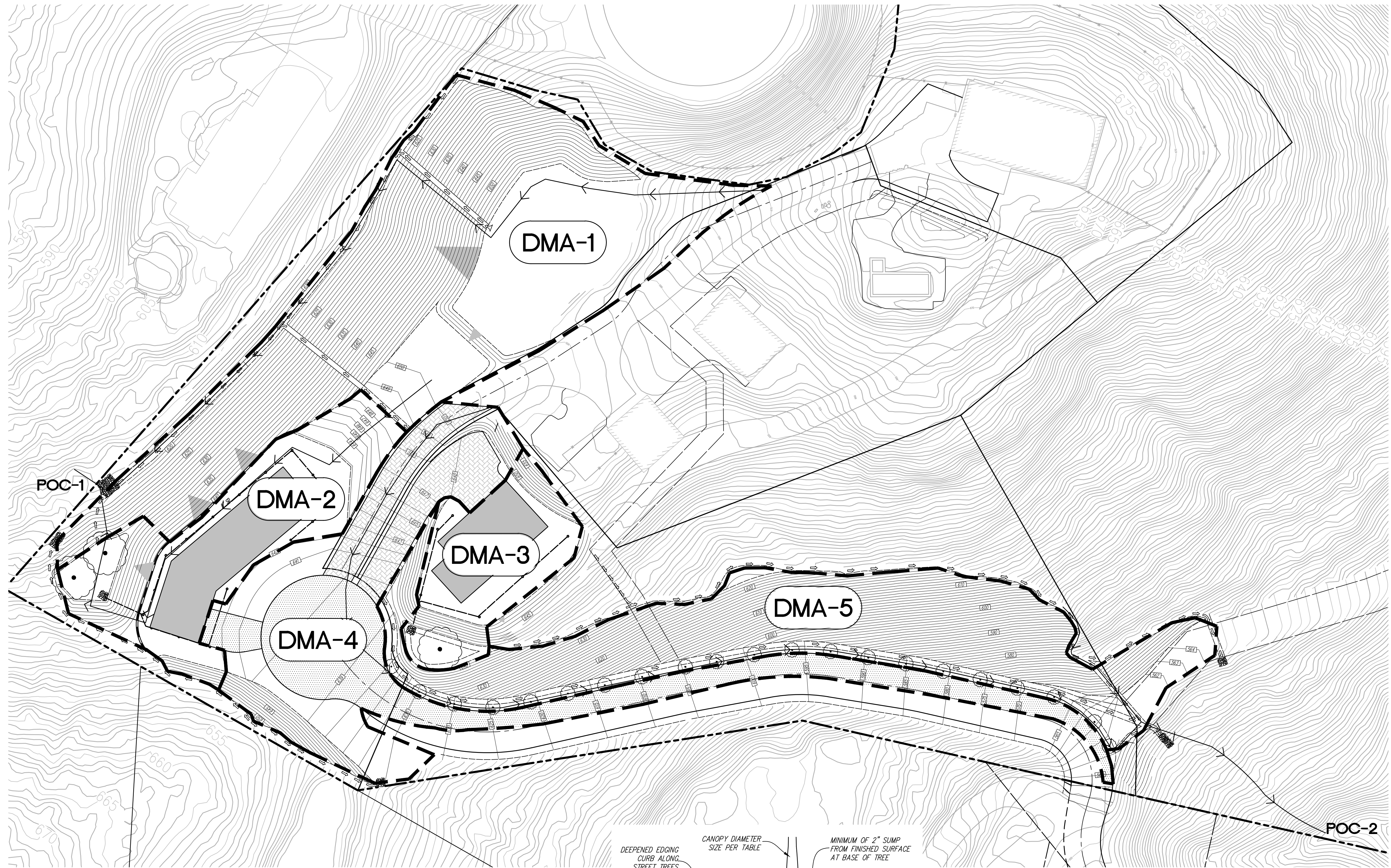


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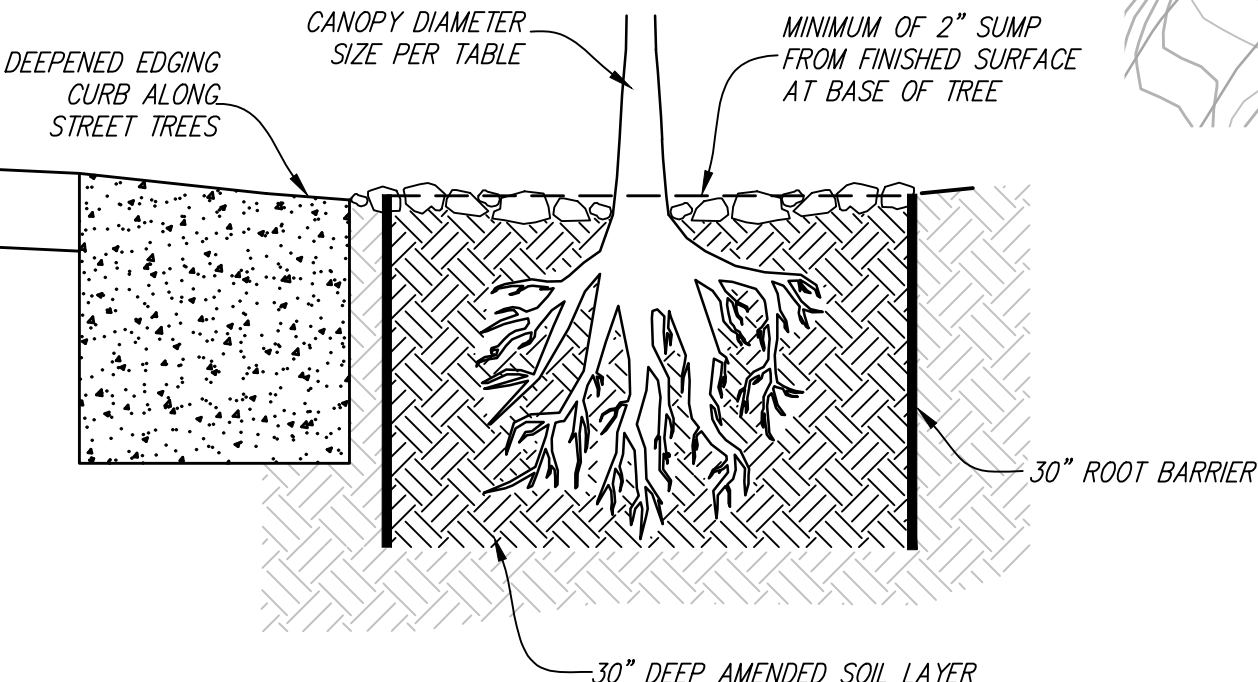
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DATE



SOURCE CONTROL BMP NOTES

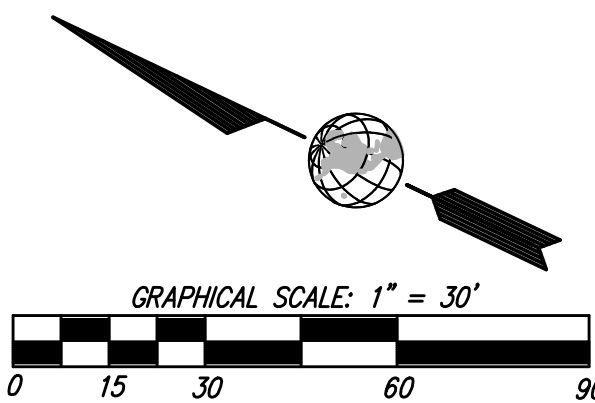
- FINAL LANDSCAPING PLANS DO THE FOLLOWING:
- PRESERVE EXISTING DROUGHT TOLERANT TREES, SHRUBS, AND GROUND COVER TO THE MAXIMUM EXTENT POSSIBLE.
 - DESIGN LANDSCAPING TO MINIMIZE IRRIGATION AND RUNOFF TO PROMOTE SURFACE INFILTRATION WHERE APPROPRIATE, AND TO MINIMIZE THE USE OF FERTILIZERS AND PESTICIDES THAT CAN CONTRIBUTE TO STORM WATER POLLUTION.
 - WHERE LANDSCAPED AREAS ARE USED TO RETAIN AND DETAIN STORM WATER, SPECIFY PLANTS THAT ARE TOLERANT OF PERIODIC SATURATED SOIL CONDITIONS.
 - CONSIDER USING PEST-RESISTANT PLANTS, ESPECIALLY ADJACENT TO HARDSCAPE.
 - TO ENSURE SUCCESSFUL ESTABLISHMENT, SELECT PLANTS APPROPRIATE TO SITE SOILS, SLOPES, CLIMATE, SUN WIND, RAIN, AND LANDUSE.

FIRE SPRINKLER TEST WATER SHALL BE DRAINED TO SEWER CLEANOUT TO BE ACCEPTED BY THE ONSITE SEPTIC SYSTEM, OR COLLECTED AND TRUCKED OFFSITE FOR DISPOSAL.



STREET TREE DETAIL

NOT TO SCALE



FILENAME: P:\DWG\OMEGA\0532 HURRELL LAKESIDE\STORMWATER REPORTS\WATER QUALITY\0532-TPM-04-DMA MAP.DWG

DATE: 2/15/2022 5:28:00 PM BY: COLE STAFFORD

DMA EXHIBIT
ATTACHMENT 1c