

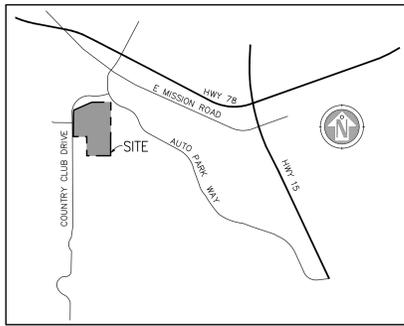
# Attachment 5

Site Development  
Plan/Tentative Parcel Map 20-  
054 – May 2022

# TENTATIVE PARCEL MAP FOR SOLARIS BUSINESS PARK

CITY OF ESCONDIDO, CALIFORNIA

TPM 20-054  
SHEET 1 OF 8 SHEETS  
TITLE SHEET



VICINITY MAP  
NOT TO SCALE

**SHEET INDEX**

SHEET 1	TITLE SHEET
SHEET 2	TENTATIVE PARCEL MAP
SHEETS 3 - 4	PROPOSED GRADING PLANS
SHEETS 5 - 6	PROPOSED UTILITIES PLAN
SHEET 7	PROJECT CROSS SECTIONS & DETAILS
SHEET 8	EMP SHEET

**EARTHWORK QUANTITIES**  
RAW GRADING VOLUMES WERE CALCULATED BY PRISMATOID METHOD BETWEEN THE PROPOSED DESIGN & THE EXISTING TOPOGRAPHY. REMEDIAL GRADING & EARTHWORK RECOMMENDED IN THE SOILS REPORT WERE APPLIED. AN AVERAGE FACTOR OF 20% BULKING WAS ANTICIPATED BY THE SOILS ENGINEER. WERE ALSO CONSIDERED. STREET SECTIONS WERE ASSUMED TO BE 3" AC OVER 6" CLASS 2 BASE.

\*RAW CUT 570,927.59 CY  
\*RAW FILL 707,703.29 CY  
\*STREET SECTIONS 2,224.02 CY

AVAILABLE ON-SITE CUT MATERIALS FOR FILLING AFTER APPLYING THE SOILS ENGINEER'S RECOMMENDATIONS = 716,891.86 CY

NEEDED ON-SITE FILL MATERIALS AFTER APPLYING THE SOILS ENGINEER'S RECOMMENDATIONS = 706,726.81 CY

\*EARTHWORK NUMBERS SHOWN ARE PRELIMINARY AND SHOULD ONLY BE USED FOR BONDING PURPOSES. STREET SECTIONS MAY CHANGE ONCE THE SOILS ENGINEER DETERMINES THE FINAL R-VALUE.

**PUBLIC UTILITIES & DISTRICTS**

SEWER - CITY OF ESCONDIDO  
WATER - RINCÓN DEL DIABLO MUNICIPAL WATER DISTRICT  
GAS & ELECTRIC - SAN DIEGO GAS & ELECTRIC  
TELEPHONE - PACIFIC BELL TELEPHONE COMPANY  
FIRE - CITY OF ESCONDIDO FIRE  
SCHOOLS - ESCONDIDO UNION HIGH SCHOOL DISTRICT  
ESCONDIDO UNION SCHOOL DISTRICT

**EASEMENT NOTE**

EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND / OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES. PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH THE SERVING UTILITY COMPANY.

**MAP PREPARED BY:**

EXCEL ENGINEERING  
440 STATE PLACE  
ESCONDIDO, CA 92029  
PHONE (760) 745-8118  
FAX (760) 745-1890



**ENGINEER OF WORK**

EXCEL ENGINEERING  
440 STATE PLACE  
ESCONDIDO, CA 92029  
PHONE (760) 745-8118  
FAX (760) 745-1890



**LEGAL DESCRIPTION**

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

**SOURCE OF TOPOGRAPHY**

FROM AN AERIAL TOPOGRAPHY DONE BY AEROTECH MAPPING, INC. FLOWN ON SEPTEMBER 30, 2002 & SUPPLEMENTED BY CONVENTIONAL FIELD SURVEY BY EXCEL ENGINEERING IN OCTOBER 2020.

**ASSESSOR'S PARCEL NUMBERS**

228-400-06, 07, 14, 15, 16, 22 & 23, 232-030-15.

**OWNER'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS MY ENTIRE CONTIGUOUS OWNERSHIP. I UNDERSTAND THAT THE PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS OF WAY.

COUNTRY CLUB VENTURES, L.P., A CALIFORNIA LIMITED PARTNERSHIP

BY: \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER / DEVELOPER**

COUNTRY CLUB VENTURES, L.P., A CALIFORNIA LIMITED PARTNERSHIP

**GENERAL NOTES**

- GROSS AREA WITHIN SUBDIVISION BOUNDARY: 45.41 ACRES.
- TOTAL NUMBER OF LOTS: 5
- 4 COMMERCIAL (LOTS 1-4), 1 WATER QUALITY.
- MINIMUM LOT SIZE IS 47,128.502 SQUARE FEET.
- AVERAGE LOT SIZE IS 364,693.032 SQUARE FEET.
- ZONING DESIGNATION: SPA
- GENERAL PLAN DESIGNATION: SPECIFIC PLAN AREA
- POLICE PROTECTION PROVIDED BY THE COUNTY OF SAN DIEGO SHERIFF'S DEPARTMENT.
- SETBACKS TO CONFORM TO THE DESIGN STANDARDS OF THE SPECIFIC PLAN.

**PRESENT & PROPOSED USE:**

PRESENT: VACANT  
PROPOSED: COMMERCIAL

**PROJECT DESIGN DEVIATIONS AS ALLOWED BY SPECIFIC PLAN**

- VARIANCE REQUESTED FOR SLOPE HEIGHTS IN EXCESS OF 20 FEET IN HEIGHT AND FOR ELIMINATION OF SLOPE BENCHES.

**ACCESS**

PUBLIC ROADS - COUNTRY CLUB DRIVE

**TOTAL ACREAGE**

TOTAL AREA OF TENTATIVE MAP = 45.41 ACRES  
AREA OF DEVELOPMENT (LOTS & ROW) = 45.15 ACRES

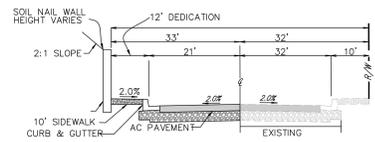
**EXISTING EASEMENTS**

- AN EASEMENT GRANTED TO CALIFORNIA CENTRAL RAILWAY COMPANY FOR INGRESS AND EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN THE DOCUMENT RECORDED MAY 14, 1888 IN BOOK 113, PAGE 369 OF OFFICIAL RECORDS.
- AN EASEMENT GRANTED TO ESCONDIDO COUNTRY CLUB FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, IN THE DOCUMENT RECORDED MARCH 26, 1926 IN BOOK 1204, PAGE 35 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES AND INCIDENTAL PURPOSES AS GRANTED BY THE DOCUMENT RECORDED JULY 21, 1944 AS INSTRUMENT NUMBER 53079 IN BOOK 1716, PAGE 194 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES AND INCIDENTAL PURPOSES AS GRANTED BY THE DOCUMENT RECORDED SEPTEMBER 4, 1959 IN BOOK 7867, PAGE 386 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES AND INCIDENTAL PURPOSES AS GRANTED BY THE DOCUMENT RECORDED DECEMBER 10, 1972 AS INSTRUMENT NUMBER 72-337223 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES AND INCIDENTAL PURPOSES AS GRANTED BY THE DOCUMENT RECORDED DECEMBER 19, 1972 AS INSTRUMENT NUMBER 72-337281 OF OFFICIAL RECORDS.
- AN EASEMENT AND RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES PER DOCUMENT 2004-0960213 RECORDED OCTOBER 6, 2004.
- AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES PER DOCUMENT 2012-0716250.
- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 21, 1944 AS INSTRUMENT NO. 53079 IN BOOK 1716, PAGE 194 OF OFFICIAL RECORDS, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY.

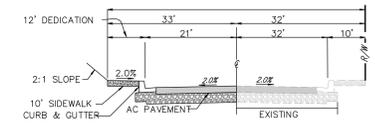
\* TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY, ORDER #W-4307663 (06)

**PROPOSED STATUS**

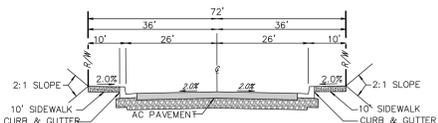
- TO REMAIN
- TO BE VACATED WITHIN PROPOSED LOT 1
- TO REMAIN



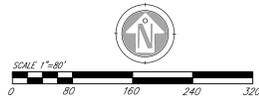
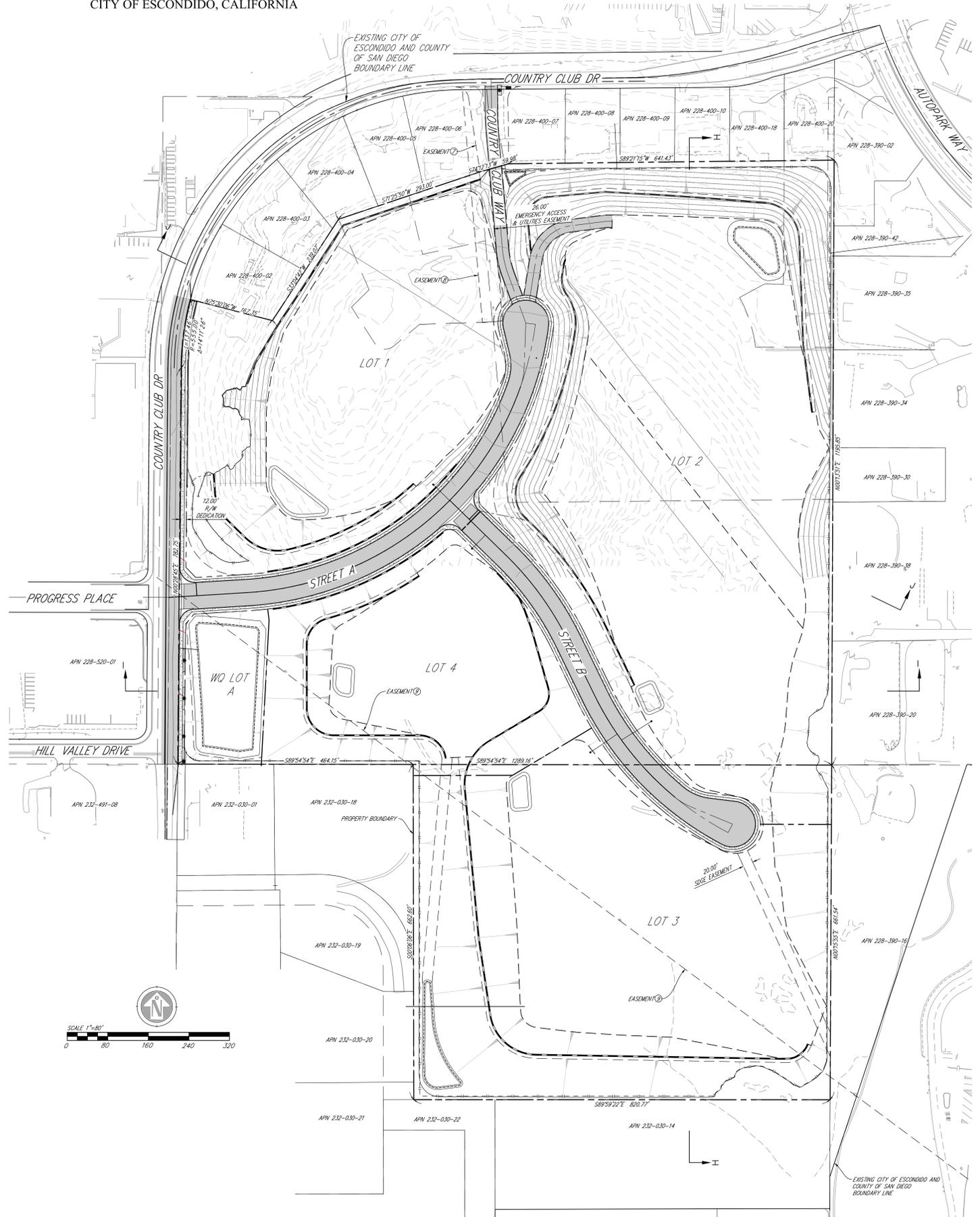
COUNTRY CLUB DRIVE SECTION A (SEE SHEET 3)



COUNTRY CLUB DRIVE SECTION B (SEE SHEET 3)



PROPOSED STREET A & B SECTION A & B (SEE SHEET 3)



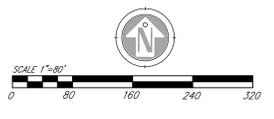
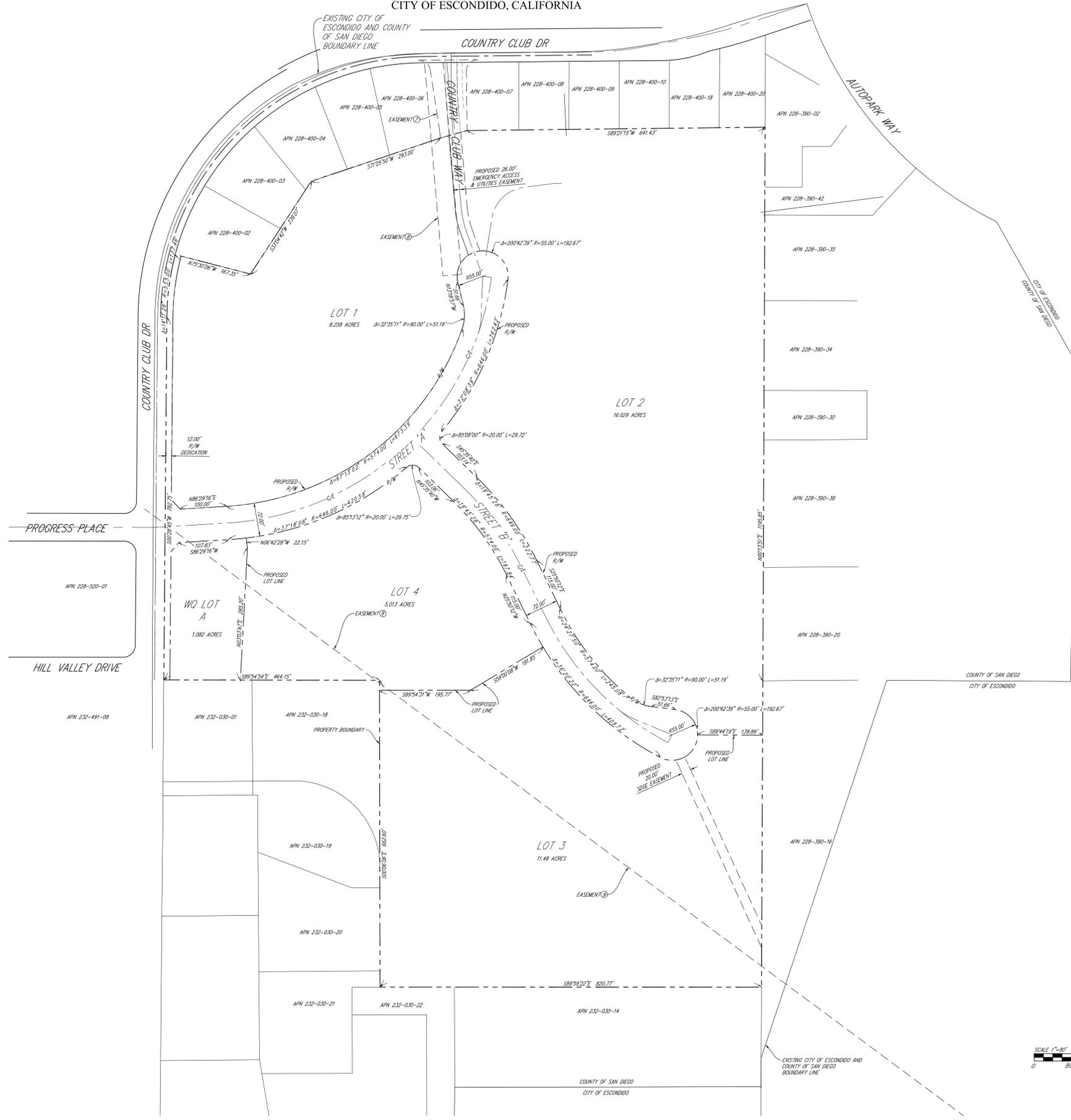
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# TENTATIVE PARCEL MAP FOR SOLARIS BUSINESS PARK

CITY OF ESCONDIDO, CALIFORNIA

TPM 20-054  
SHEET 2 OF 8 SHEETS  
TENTATIVE PARCEL MAP

- | EXISTING EASEMENTS  | PROPOSED STATUS                     |
|---|-------------------------------------|
| ① AN EASEMENT GRANTED TO CALIFORNIA CENTRAL RAILWAY COMPANY FOR INGRESS AND EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN THE DOCUMENT RECORDED MAY 14, 1888 IN BOOK 113, PAGE 369 OF OFFICIAL RECORDS. | TO REMAIN                           |
| ② AN EASEMENT GRANTED TO ESCONDIDO COUNTRY CLUB FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, IN THE DOCUMENT RECORDED MARCH 26, 1926 IN BOOK 1204, PAGE 35 OF OFFICIAL RECORDS.  | TO REMAIN                           |
| ③ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES AND INCIDENTAL PURPOSES AS GRANTED BY THE DOCUMENT RECORDED JULY 21, 1944 AS INSTRUMENT NUMBER 53079 IN BOOK 1716, PAGE 194 OF OFFICIAL RECORDS.              | TO REMAIN                           |
| ④ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES AND INCIDENTAL PURPOSES AS GRANTED BY THE DOCUMENT RECORDED SEPTEMBER 4, 1959 IN BOOK 7867, PAGE 386 OF OFFICIAL RECORDS.                                     | TO REMAIN                           |
| ⑤ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES AND INCIDENTAL PURPOSES AS GRANTED BY THE DOCUMENT RECORDED DECEMBER 10, 1972 AS INSTRUMENT NUMBER 72-337223 OF OFFICIAL RECORDS.                             | TO REMAIN                           |
| ⑥ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES AND INCIDENTAL PURPOSES AS GRANTED BY THE DOCUMENT RECORDED DECEMBER 19, 1972 AS INSTRUMENT NUMBER 72-337261 OF OFFICIAL RECORDS.                             | TO REMAIN                           |
| ⑦ AN EASEMENT AND RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES PER DOCUMENT 2004-0960213 RECORDED OCTOBER 6, 2004.  | TO REMAIN                           |
| ⑧ AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES PER DOCUMENT 2012-0716250.   | TO BE VACATED WITHIN PROPOSED LOT 1 |
| ⑨ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 21, 1944 AS INSTRUMENT NO. 53079 IN BOOK 1716, PAGE 194 OF OFFICIAL RECORDS, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY                    | TO REMAIN                           |
- TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY, ORDER #W-430763 (06)



**LEGEND**

EXIST. INDEX CONTOUR	---
NEW INDEX CONTOUR	—
DAYLIGHT / LIMITS OF GRADING	---
GRADE	—
MSE RETAINING WALL**	▬
CUT/FILL SLOPE	2:1
CUT/FILL BOUNDARY LINE	—

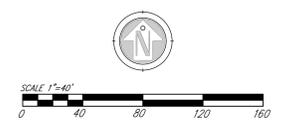
\*\* MATERIALS AND DECORATIVE FACING TO BE DETERMINED BY PLANNING DEPARTMENT AND DEVELOPER

**NOTES:**

- SEE SHEET 5-6 FOR PROPOSED UTILITIES
- SEE SHEET 7 FOR SITE CROSS SECTIONS
- ALL SLOPES=2:1, UNLESS NOTED OTHERWISE



SEE SHEET 4



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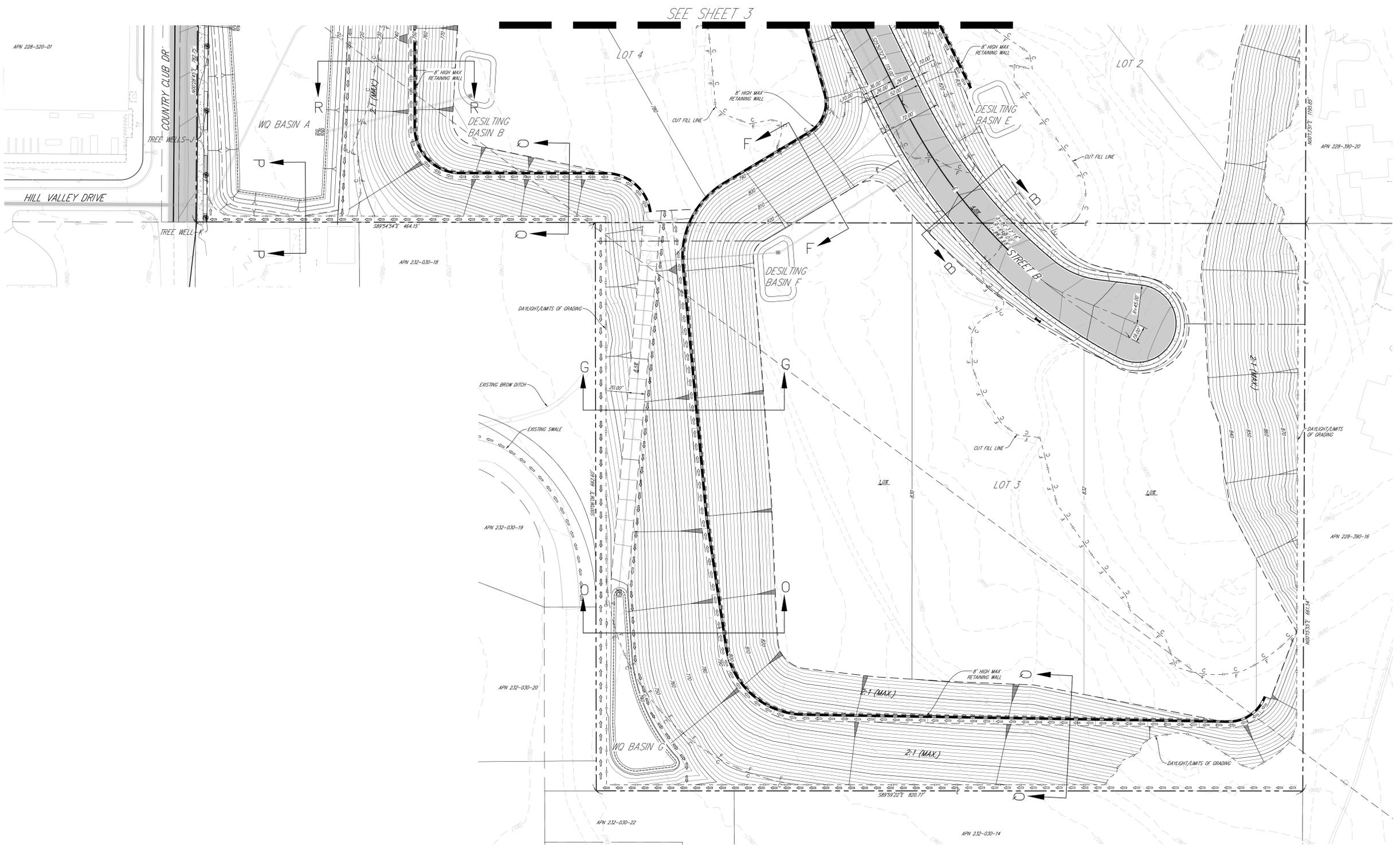
**LEGEND**

EXIST. INDEX CONTOUR	---
NEW INDEX CONTOUR	---
DAYLIGHT / LIMITS OF GRADING	---
GRADE	---
MSE RETAINING WALL**	█
CUT/FILL SLOPE	2:1
CUT/FILL BOUNDARY LINE	---

\*\* MATERIALS AND DECORATIVE FACING TO BE DETERMINED BY PLANNING DEPARTMENT AND DEVELOPER

NOTES:

- SEE SHEET 5-8 FOR PROPOSED UTILITIES
- SEE SHEET 7 FOR SITE CROSS SECTIONS
- ALL SLOPES=2:1, UNLESS NOTES OTHERWISE



**LEGEND**

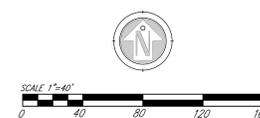
EXIST. INDEX CONTOUR	---
NEW INDEX CONTOUR	---
DAYLIGHT / LIMITS OF GRADING	---
STORM DRAIN DIRECTION OF FLOW	→
STORM DRAIN LINE	—
WATER LINE	— W
SEWER LINE	— S
IRRIGATION LATERAL	○
WATER LATERAL	○
FIRE LATERAL	○
SEWER LATERAL	○

**CONSTRUCTION NOTES**

- ① STORM DRAIN CONCRETE BROW DITCH
- ② STORM DRAIN CURB INLET
- ③ STORM DRAIN CLEAN OUT
- ④ STORM DRAIN CATCH BASIN INLET
- ⑤ STORM ENERGY DISSIPATOR
- ⑥ STORM DRAIN OUTLET
- ⑦ SEWER MANHOLE
- ⑧ FIRE HYDRANT ASSEMBLY
- ⑨ STORM DRAIN HEADWALL STRUCTURE



SEE SHEET 6



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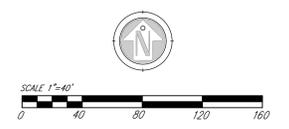
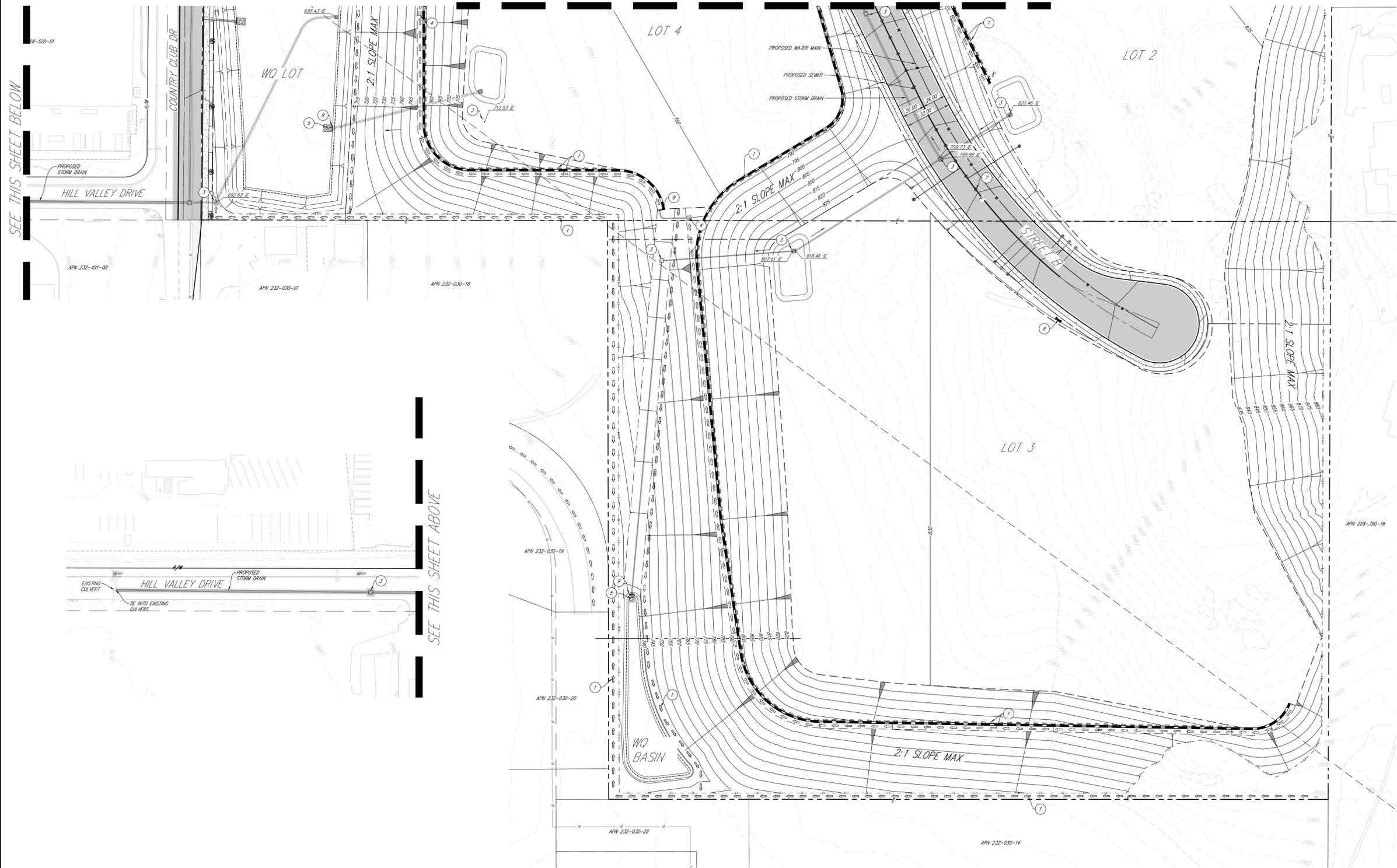
EXIST. INDEX CONTOUR	---
NEW INDEX CONTOUR	—
DAYLIGHT / LIMITS OF GRADING	- - -
STORM DRAIN DIRECTION OF FLOW	→
STORM DRAIN LINE	—
WATER LINE	W
SEWER LINE	S
IRRIGATION LATERAL	○
WATER LATERAL	○
FIRE LATERAL	○
SEWER LATERAL	○

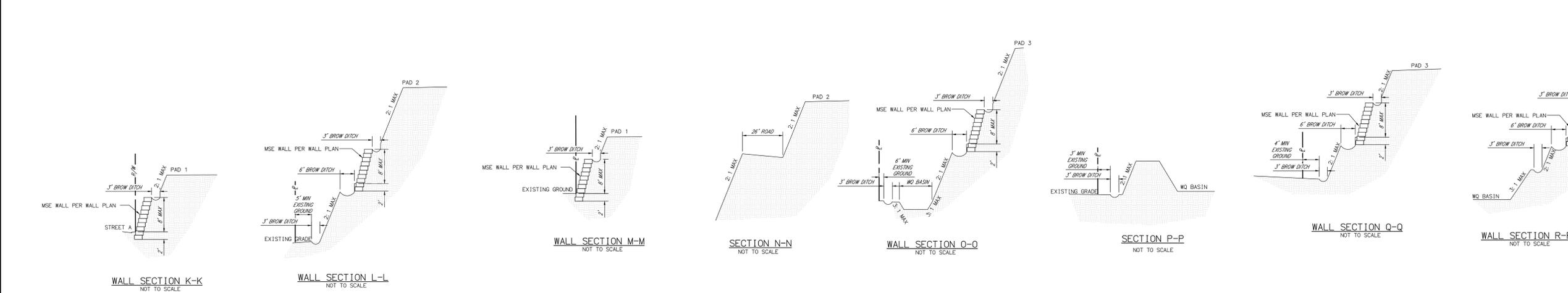
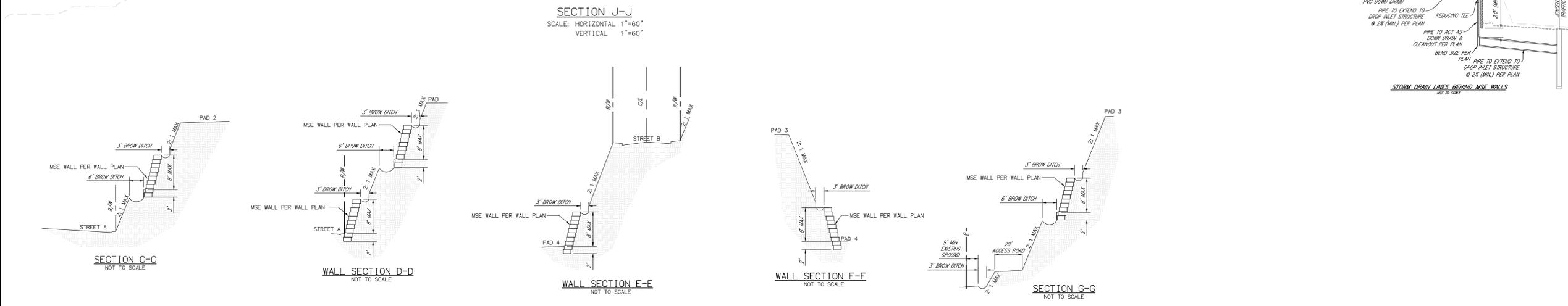
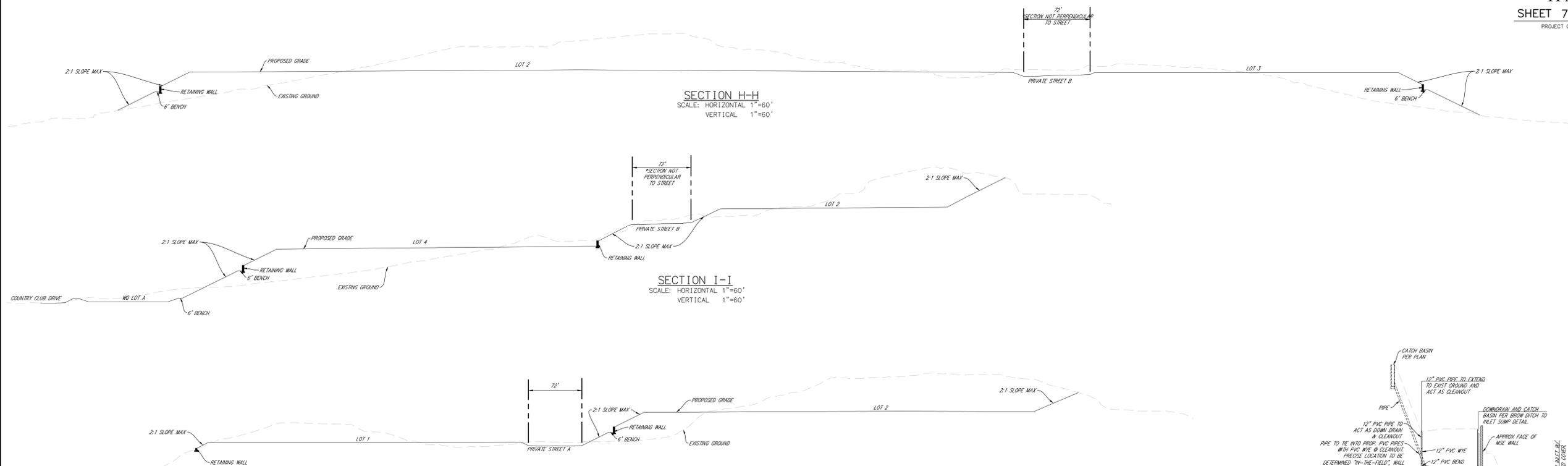
- CONSTRUCTION NOTES**
- 1 STORM DRAIN CONCRETE BROW DITCH
  - 2 STORM DRAIN CURB INLET
  - 3 STORM DRAIN CLEAN OUT
  - 4 STORM DRAIN CATCH BASIN INLET
  - 5 RIPRAP ENERGY DISSIPATOR
  - 6 STORM DRAIN OUTLET
  - 7 SEWER MANHOLE
  - 8 FIRE HYDRANT ASSEMBLY
  - 9 STORM DRAIN HEADWALL STRUCTURE

SEE THIS SHEET BELOW

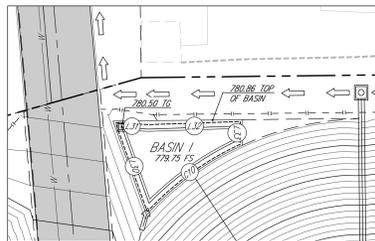
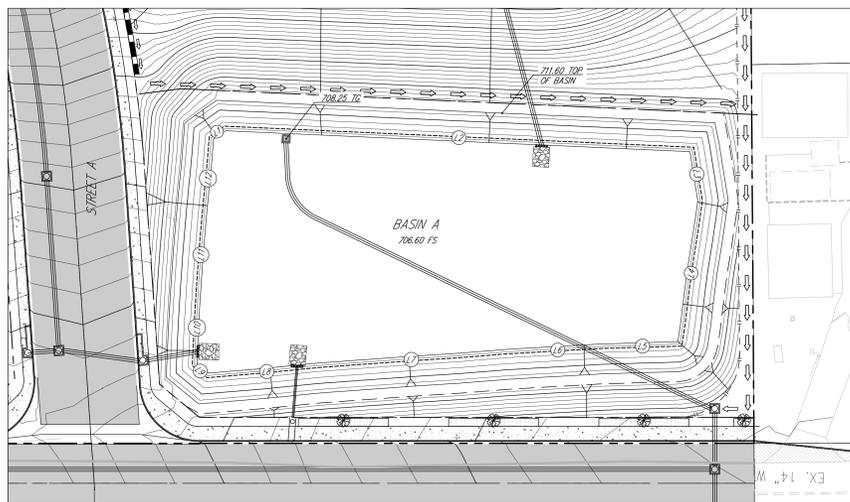
SEE SHEET 5

SEE THIS SHEET ABOVE

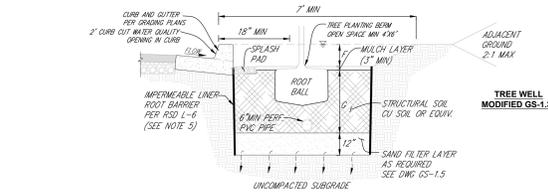
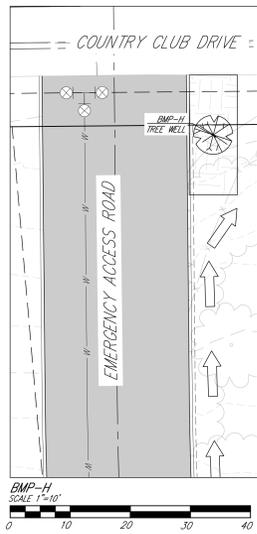
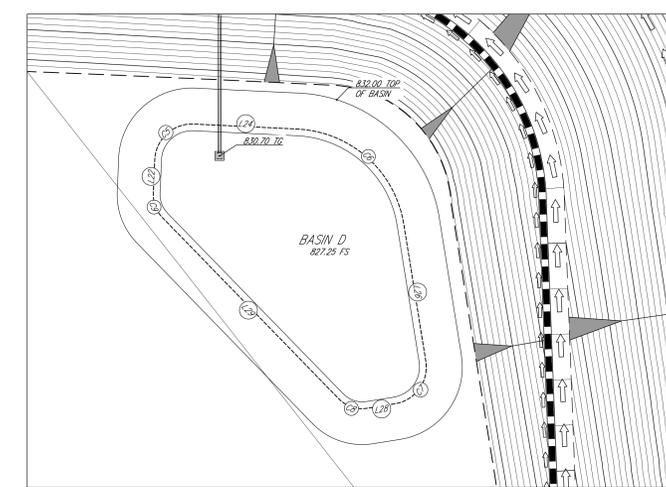
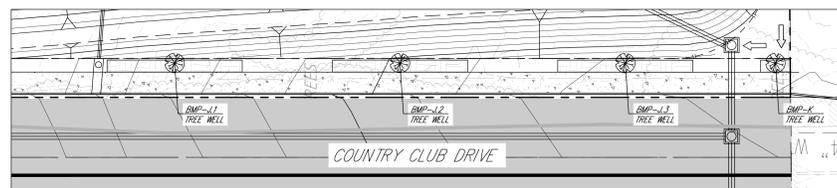
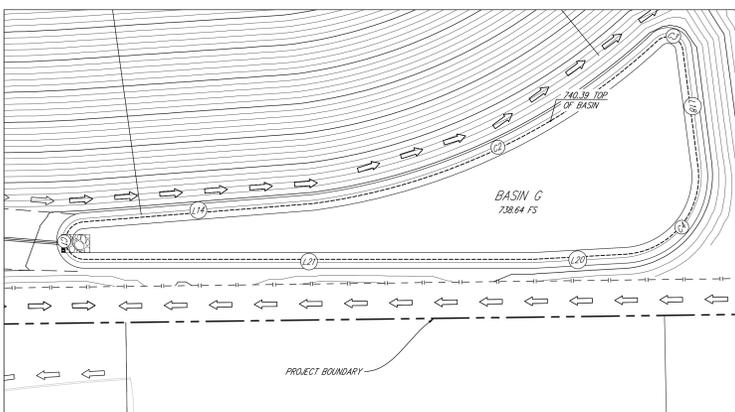
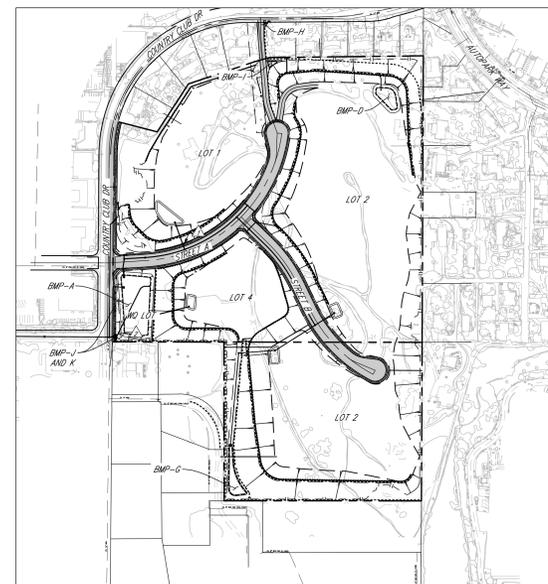




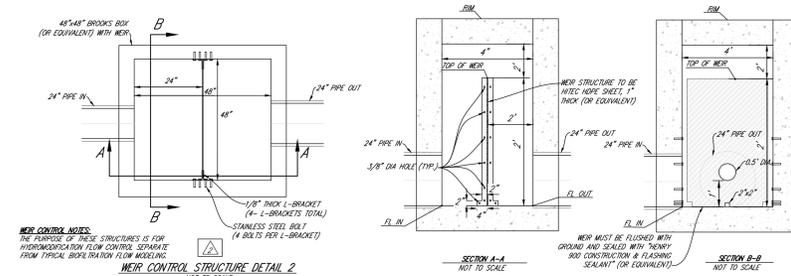
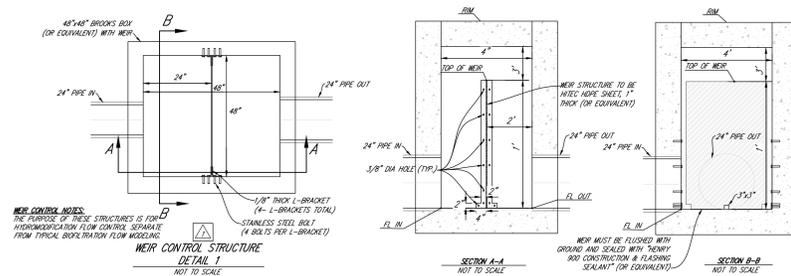
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WATER QUALITY AREA			WATER QUALITY AREA		
NO.	DIRECTION	LENGTH	NO.	DIRECTION	LENGTH
C1	115°25'31"	19.14'	L28	N44°16'36"W	84.22'
C2	135°15'00"	128.62'	L30	S9°33'09"E	31.35'
C3	125°30'28"	10.97'	L31	N87°32'24"W	10.97'
C4	58°57'13"	44.92'	L32	S88°02'25"W	30.52'
C5	80°21'35"	19.53'	L33	N00°32'27"W	7.55'
C6	78°07'16"	51.25'			
C7	89°36'03"	18.43'			
C8	55°01'17"	10.46'			
C9	46°31'36"	8.84'			
C10	21°54'41"	38.57'			
L1	N54°40'31"W	9.11'			
L2	N03°03'47"E	234.71'			
L3	N81°24'59"E	27.03'			
L4	S81°28'57"E	71.61'			
L5	S91°27'59"E	39.08'			
L6	S03°45'38"E	45.56'			
L7	S03°42'28"E	101.07'			
L8	S05°12'20"E	3.70'			
L9	S3°54'51"W	8.45'			
L10	N86°34'18"W	38.25'			
L11	N85°07'59"W	35.07'			
L12	N84°77'13"W	41.74'			
L14	S03°55'38"E	77.16'			
L18	S87°17'07"W	38.23'			
L20	N02°32'54"W	28.31'			
L21	N00°28'49"E	149.50'			
L22	N02°25'50"E	11.39'			
L24	S87°32'26"E	34.57'			
L26	S09°18'07"E	46.48'			
L28	S86°49'51"W	9.11'			

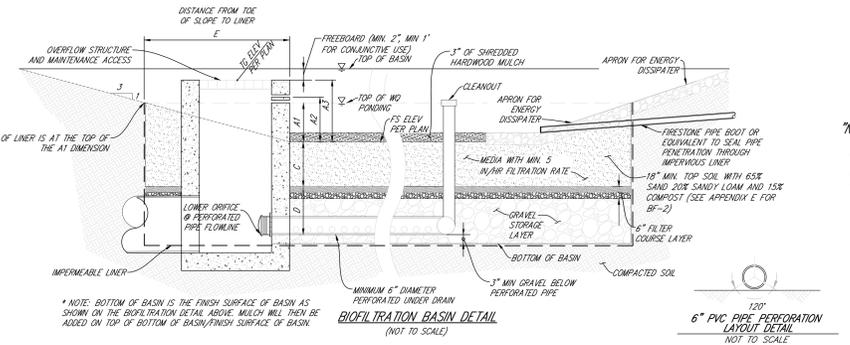


WQROUTE	POC	NO. TREES	RADIUS
BMP-J-TREE	3	3	15'
BMP-K-TREE	3	1	10'
BMP-H-TREE	1	1	15'



- WATER QUALITY BASIN INSTALLATION NOTES:**
- 3 INCHES OF WELL-AGED, SHREDED HARDWOOD MULCH.
  - AN UNDERDRAIN CLEANOUT WITH A MINIMUM 6-INCH DIAMETER AND LOCKABLE CAP IS PLACED EVERY 250 TO 300 FEET AS REQUIRED BASED ON UNDERDRAIN LENGTH.
  - VEGETATION USED SHOULD BE SUITABLE FOR THE CLIMATE PER LANDSCAPE PLANS.
  - FILTER COURSE IS A MINIMUM OF 6 INCHES PROVIDED IN TWO SEPARATE 3 INCH LAYERS. THE TOP LAYER SHALL BE MADE OF ASTM C33 CHOKER SAND AND THE BOTTOM LAYER BE OF ASTM NO. 8 AGGREGATE. MARKERS STAKES SHALL BE USED TO ENSURE UNIFORM LAYER THICKNESS.
  - ASHTO NO. 57 STONE OF CLASS 2 PER CAL TRANS SPECIFICATION 68-1.025 IS RECOMMENDED FOR THE AGGREGATE STORAGE LAYER. WASHED, OPEN-GRADED CRUSHED ROCK MAY BE USED, HOWEVER, A 3 INCH MINIMUM WASHED ASTM NO. 8 AGGREGATE FILTER COURSE LAYER AT THE TOP OF THE CRUSHED ROCK IS REQUIRED.
  - IMPERMEABLE LINER SHALL BE INSTALLED WHEN THE BIOFILTRATION BASIN IS WITHIN 10 FEET OF RETAINING WALLS OR BUILDING FOUNDATIONS, OR AS RECOMMENDED BY THE SOILS ENGINEER, OR REQUIRED BY THESE PLANS. IMPERMEABLE LINER SHALL BE 30 MIL THICK (PER COUNTY OF SAN DIEGO GREEN STREETS DESIGN STANDARD DRAWING GS-100 AND COUNTY GREEN STREETS SUPPLEMENT TO CAL TRANS SPECIFICATIONS 20-11.088) CONFIGURED TO ENTIRELY ENCOMPASS THE SIDES OF THE WATER QUALITY BASIN.
  - IMPERMEABLE LINER BE CONSTRUCTED IN COMPLIANCE WITH THE COUNTY OF SAN DIEGO GREEN STREETS SUPPLEMENT TO CAL TRANS SPECIFICATIONS 20-11.088 IF SOIL MEDIA LESS THAN 50% SAND.
  - BIOFILTRATION SOIL MEDIA LAYER (BSM) SHALL CONSIST OF SOIL TO 80% BY VOLUME SAND, UP TO 20% BY VOLUME TOPSOIL, AND UP TO 20% BY VOLUME COMPOST (PER COUNTY OF SAN DIEGO BMP DESIGN MANUAL, SEPTEMBER 2020 APPENDIX F.2 SECTION 803-2 BLENDED BSM CRITERIA AND TESTING REQUIREMENTS) PLACED IN 6" LIFTS AND COMPACTED WITH WATER PRIOR TO THE NEXT LIFT. INITIAL PERMEABILITY SHALL BE 5" PER HOUR (WITH ASSUMED STABILIZED PERMEABILITY OF 5" PER HOUR).
  - CLASS 2 PERMEABLE PER CAL TRANS SPECIFICATION 68-1.025 IS RECOMMENDED FOR THE STORAGE LAYER. WASHED, OPEN-GRADED CRUSHED ROCK MAY BE USED, HOWEVER, A 4-6 INCH WASHED PEA GRAVEL FILTER COURSE LAYER AT THE TOP OF THE CRUSHED ROCK IS REQUIRED.
  - THE DEPTH OF AGGREGATE PROVIDED (12-INCH TYPICAL) AND STORAGE LAYER CONFIGURATION IS ADEQUATE FOR PROVIDING CONVEYANCE FOR UNDERDRAIN FLOWS TO THE OUTLET STRUCTURE.
  - OVERFLOW STRUCTURE TO HAVE A MINIMUM OF 2 INCHES OF FREEBOARD FOR NON-CONVACTIONIVE USE BASINS.
  - ALL LINER INSTALLATIONS, FIELD WELDING OF SEAMS, AND OBSERVATION OF SOIL MIX PLACEMENT SHALL REQUIRE SPECIAL INSPECTION BY THE PROJECT GEOTECHNICAL ENGINEER OR OTHER QUALIFIED PERSON. A LETTER CERTIFYING PROPER INSTALLATION SHALL BE PROVIDED TO THE ENGINEER OF RECORD TO ACCEPTANCE OF THE FACILITIES.
  - SPECIAL INSPECTION SHALL BE REQUIRED FOR CONSTRUCTION OF ALL BIOFILTRATION BASINS. INSPECTION SHALL BE PERFORMED BY A QUALIFIED INDIVIDUAL (SUCH AS: ENGINEER OF RECORD, GSI). INSPECTION SHALL INCLUDE:
    - VERIFICATION OF OVERALL DIMENSIONS PRIOR TO PLACEMENT OF MATERIALS.
    - PLACEMENT OF THE LINER, IF REQUIRED, AND SEAMS OR PENETRATIONS.
    - PLACEMENT OF THE GRAVEL, FILTER MATERIALS, AND FILTER MEDIA.
    - ALL INLET AND OUTLET STRUCTURES INCLUDING UNDERDRAINS, IF REQUIRED.
    - CONTRACTOR SHALL TAKE PICTURES AT EACH STAGE OF INSTALLATION AND SUBMITTED TO ENGINEER FOR VERIFICATION OF INSTALL.
  - INSPECTOR SHALL BE GIVEN A MINIMUM OF 48 HOURS PRIOR TO INSPECTION. UPON COMPLETION THE INSPECTOR SHALL PROVIDE A CERTIFICATION TO THE ENGINEER OF WORK.
  - PROPOSED MATERIALS, SUCH AS AGGREGATE, FILTER MATERIAL, AND FILTER MEDIA SHALL BE SUBMITTED TO THE ENGINEER OF WORK FOR APPROVAL.

- BMP MAINTENANCE NOTES:**
- MAINTENANCE OF BMPs A-D WILL BE PERFORMED, AT MINIMUM, WHEN THESE THRESHOLDS ARE EXCEEDED:
    - GRASS HIGHER THAN 4"
    - WEEDS AND/OR DYING TREES, SHRUBS OR GRASS
    - EROSIVE CONDITIONS CAUSE PONDING AREA SLOPE SIDES TO EXCEED 3:1
    - SOIL BUILDUP OF MORE THAN 2"
    - PONDING SURFACE BRANOWIN TIME EXCEEDS 24 HOURS
    - PONDING ELEVATION EXCEEDS TOP OF POND ELEVATION
    - 2/3 OF MULCH HAS BEEN DECOMPOSED OR REMOVED
  - IN ORDER TO PERFORM MAINTENANCE ON THE STRUCTURAL BMP, IT IS RECOMMENDED THAT LAWN AND SHRUB CARE EQUIPMENT BE USED. COMPACTON OF BMP SOILS SHALL BE AVOIDED AND IT IS RECOMMENDED THAT HEAVY EQUIPMENT NOT BE USED.
  - INSPECTION OF THE OUTLET PIPE WILL BE PERFORMED THROUGH THE GRAZED LID OF THE CATCH BASIN.
  - PRIMARY MAINTENANCE OF BIO-RETENTION BASINS INCLUDING STORM DRAIN PIPING, LANDSCAPE AND ANY OTHER STRUCTURAL CONTROL BMP'S SHOULD BE THE RESPONSIBILITY OF THE DEVELOPER AND LANDOWNER EITHER THROUGH A STORMWATER MAINTENANCE ASSESSMENT DISTRICT/PRIVATE DISTRICT OR HOME OWNER'S ASSOCIATION (HOA).



**BIOFILTRATION SUMMARY TABLE**

BMP	TYPE	A1	A1 ORIFICE	A2	A2 ORIFICE	A3	C	D	E	BOX	LOWER ORIFICE	LINER
BMP-A	BIOFILTRATION BASIN	3"	1" W X 1" H 4 EA	N/A	N/A	1.65"	18"	17"	2.25"	3' X 3'	48/76"	YES
BMP-D	BIOFILTRATION BASIN	3"	1" W X 1" H 3 EA	1.25"	4" W X 2" H 3 EA	3.45"	18"	17"	2.25"	2' X 2'	20/76"	YES
BMP-G	BIOFILTRATION BASIN	N/A	N/A	N/A	N/A	9"	18"	12"	2.25"	N/A	16/76"	YES
BMP-I	BIOFILTRATION BASIN	5"	N/A	N/A	N/A	9"	18"	12"	2.25"	2' X 2'	36/76"	YES

\* NOTE: BASIN G WILL ONLY RECEIVE THE AMOUNT OF WATER FOR WATER QUALITY. THE GT00 WILL ENTER BASIN A WHICH HAS 1' FREEBOARD INCLUDED. BASIN G DOES NOT HAVE A ROSE.

