

STORM WATER POLLUTION PREVENTION NOTES:

- BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED DURING ALL PHASES OF CONSTRUCTION IN CONFORMANCE WITH THE CITY OF ESCONDIDO'S MUNICIPAL CODE. ADDITIONALLY, SITES OVER AN ACRE SHALL ABIDE BY THE CONSTRUCTION GENERAL PERMIT (CGP). ALL BMPs SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE CASQA HANDBOOK. AT A MINIMUM PERIMETER CONTROL AND CONSTRUCTION ENTRANCES SHOULD BE IN PLACE PRIOR TO A GRADING PERMIT BEING ACTIVATED.
- INSPECTION, MODIFICATION AND MAINTENANCE OF THE BMPs SHALL BE IMPLEMENTED AS NECESSARY. IN THE EVENT OF FAILURE OR REFUSAL TO PROPERLY MAINTAIN THE BMPs, THE CITY MAY ISSUE EMERGENCY MAINTENANCE WORK TO BE COMPLETED TO PROTECT ADJACENT PRIVATE AND PUBLIC PROPERTY. THE COST (INCLUDING AN INITIAL MOBILIZATION AMOUNT) AND ANY FINES ASSESSED TO THE CITY SHALL BE CHARGED TO THE OWNER OF THE PROJECT.
- NECESSARY MATERIALS TO IMPLEMENT THE REQUIRED BMPs SHALL BE AVAILABLE ON SITE TO FACILITATE RAPID DEPLOYMENT OR TO REPAIR ANY BMP FAILURES.
- CITY STAFF SHALL BE ALERTED BY THE CONTRACTOR, PERMITTEE OR OWNER, AS NEEDED FOR EMERGENCY WORK DURING STORMS.
- RUN-ON FLOW ONTO THE SITE SHALL BE PROPERLY MANAGED AND PLANNED FOR TO PREVENT FAILURE OF BMPs AND/OR ILLEGAL DISCHARGES FROM THE PROJECT SITE INTO THE STORM DRAIN.
- STORM DRAIN INLET PROTECTION SHALL BE INSTALLED AT EVERY ONSITE STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. WHERE FEASIBLE DESILTING BASINS SHALL ALSO BE PROVIDED AT DRAINAGE OUTLETS FROM THE GRADED SITE.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED ON SLOPES AND ANY EXPOSED SOIL USING THE FOLLOWING BMPs, FIBER BLANKETS, BONDED FIBER MATRIX; OR BY INSTALLING OR MAINTAINING EXISTING VEGETATION. THE CONTRACTOR SHALL IMMEDIATELY REPAIR AND STABILIZE ANY ERODED AREAS. INACTIVE SLOPES SHALL BE PROTECTED AND STABILIZED. ALL EXPOSED SOIL INCLUDING INACTIVE AND ACTIVE SLOPES SHALL BE PROTECTED PRIOR TO A RAIN EVENT.
- ALL UNPAVED GRADED CHANNELS SHALL IMPLEMENT EROSION PREVENTION MEASURES SUCH AS, LINING AND INSTALLING VELOCITY CHECK DAMS AT REGULAR INTERVALS.
- STREET SWEEPING VEHICLES WITH VACUUMS AND WATER TANKS SHALL BE USED TO KEEP PAVED STREETS FREE OF LOOSE SOIL AND/OR CONSTRUCTION DEBRIS.
- CONTRACTORS SHALL HAVE WATER TRUCKS AND EQUIPMENT ON-SITE TO MINIMIZE AIRBORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS. ADDITIONAL DUST CONTROL MEASURES SHALL BE IMPLEMENTED AD NEEDED.
- STOCKPILES SHALL BE COVERED AT THE END OF EACH WORKING DAY AND PRIOR TO FORECAST RAIN. ASPHALT SHALL ADDITIONALLY BE PLACED ON A LAYER OF PLASTIC SHEET, OR EQUIVALENT.
- ALL PORTABLE TOILETS SHALL HAVE SECONDARY CONTAINMENT AND NOT BE LOCATED NEAR STORM DRAIN (I.E., CATCH BASIN OR STREET).
- VEHICLES SHALL HAVE DRIP PANS UNDERNEATH THEM AND ANY LEAKS OR SPILLS SHALL BE PROMPTLY REPAIRED AND REMOVED.
- ALL DEBRIS SHALL BE PLACED IN DUMPSTERS WITH LIDS. THE LIDS SHALL BE CLOSED AT THE END OF EACH DAY AND ARE NOT TO BE OVERFILLED. ADDITIONAL TRASH PICK-UPS SHALL BE MADE AS NECESSARY.
- LIQUID MATERIALS SHALL BE STORED IN CLOSED CONTAINERS IN SECONDARY CONTAINMENT AND UNDER COVER. SOLID MATERIALS SHALL BE STORED ON PALLETS AND BE COVERED PRIOR TO FORECAST RAIN.
- A MATERIALS WASHOUT SHALL BE AVAILABLE ONSITE WHENEVER LIQUID MATERIALS ARE USED. THE WASHOUT SHALL FULLY CONTAIN WASH MATERIALS AND THE SURROUNDING AREA SHALL BE KEPT FREE OF SPILLS.
- DISCHARGE OF POTABLE WATER (SUCH AS FROM POWER WASHING OR FILLING WATER TRUCKS) SHALL BE PREVENTED OR DIRECTED TO LANDSCAPE.
- PERIMETER CONTROL IS REQUIRED ON ALL SITES.
- ALL ACTIVE ENTRANCES SHALL PREVENT TRACKING BY INSTALLING STABILIZED CONSTRUCTION ENTRANCES.

RETAINING WALL NOTES

- ALL RETAINING WALLS SHALL COMPLY WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING CODES WHICH TYPICALLY ADOPTS THE LATEST UBC "UNIFORM BUILDING CODE".
- THE PROJECT ENGINEER SHALL PROVIDE THE FOLLOWING INSPECTION REPORTS AND/OR CERTIFICATIONS TO THE FIELD ENGINEERING INSPECTOR DURING RETAINING WALL CONSTRUCTION:
 - AFTER RETAINING WALL FOUNDATION EXCAVATION AND PRIOR TO STEEL PLACEMENT, THE SOILS ENGINEER SHALL CERTIFY IN WRITING THAT THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT.
 - ALL SPECIAL INSPECTION CERTIFICATIONS AS CALLED FOR ON THESE PLANS.
- TWO (2) COPIES OF A RETAINING WALL CERTIFICATION REPORT SIGNED AND SEALED BY A CALIFORNIA REGISTERED CIVIL ENGINEER SHALL BE SUBMITTED TO THE FIELD ENGINEERING INSPECTOR PRIOR TO ROUGH GRADING SIGN-OFF. THE REPORT SHALL CERTIFY THAT ALL CONSTRUCTION MATERIALS (SIZE, SPACING, STRENGTH, ETC.) ARE IN ACCORDANCE WITH THESE APPROVED PLANS.

SOILS ENGINEER CERTIFICATE

THIS GRADING AND RETAINING WALL PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS OUTLINED IN THE SOILS REPORT PREPARED FOR THIS DEVELOPMENT.

COMPANY: SMS GEOTECHNICAL SOLUTIONS, INC.

ADDRESS: 3129 TIGER RUN COURT, SUITE 111

CARLSBAD, CA 92010

PHONE: (760) 602-7815 DATE: 8/11/2026

ENGINEER: MEHDI SHARIAT GE2885

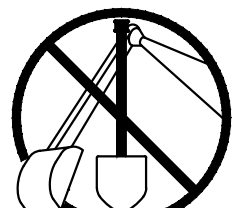
MEHDI SHARIAT
GE2885
EXP. DATE: 12/31/2026

9/29/26

DATE



DIGALERT



CALL BEFORE YOU DIG

1-800-227-2600

2 WORKING DAY
NOTICE REQUIRED

GRADING NOTES

- FOLLOWING THE APPROVAL OF THE GRADING PLAN, BUT NO LONGER THAN 48 HOURS BEFORE STARTING GRADING, THE CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE ENGINEERING FIELD OFFICE AT 201 NORTH BROADWAY, (760) 839-4664.
- GRADING AREAS SHOWN ON THESE PLANS IN ACCORDANCE WITH ARTICLE 55, EXCAVATION AND GRADING, OF THE ESCONDIDO ZONING CODE.
- THE SOILS REPORT PREPARED BY SMS GEOTECHNICAL SOLUTIONS, INC. DATED (DATE) AND ALL SUPPLEMENTS THEREOF ARE INCORPORATED AND MADE A PART OF THE PLAN.
- ALL FILLS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY. A COMPACTION REPORT, ACCOMPANIED BY A PAD CERTIFICATION REPORT, SHALL BE SUBMITTED TO THE FIELD ENGINEER PRIOR TO THE ROUGH GRADING INSPECTION FOR ALL FILLS EXCEEDING ONE FOOT IN DEPTH. FOR EACH GRADED PAD, THE COMPACTION REPORT SHALL INCLUDE A STATEMENT THAT THE GEOTECHNICAL ENGINEERING AND ENGINEERING GEOLOGIC ASPECTS OF THE GRADING HAVE BEEN INSPECTED AND ARE IN COMPLIANCE WITH THE APPLICABLE CONDITIONS OF THE GRADING PERMIT, THE GEOTECHNICAL ENGINEER'S AND ENGINEERING GEOLOGIST'S RECOMMENDATIONS. THE COMPACTION REPORT AND PAD CERTIFICATION LETTER SHALL BE REVIEWED AND APPROVED BY THE FIELD ENGINEER PRIOR TO THE ROUGH GRADING APPROVAL.
- ALL SLOPES SHALL BE CONTOUR-GRADED SO AS TO ROUND CORNERS AND TO BLEND MANUFACTURED SLOPES INTO ADJACENT NATURAL SLOPES. SEE SECTION 33-1066-C OF THE GRADING ORDINANCE FOR SPECIFIC REQUIREMENTS.
- ALL SLOPES OVER THREE FEET IN HEIGHT SHALL BE LANDSCAPED. FOR SLOPES OVER FIVE FEET IN HEIGHT, THE CONTRACTOR SHALL PROVIDE PERMANENT SPRINKLER SYSTEMS INSTALLED ON EACH LOT.
- PAD ELEVATION CERTIFICATES MUST BE SUBMITTED FOR EACH PAD A MINIMUM OF 3 DAYS PRIOR TO REQUESTING FINAL ROUGH GRADING INSPECTION. THE CERTIFICATE MUST BE AN ORIGINAL SIGNED AND SEALED BY A CALIFORNIA LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER WITH AN RCE NO. OF 33965 OR LESS, AND MUST CONTAIN AN ELEVATION TO THE NEAREST TENTH OF A FOOT. THE STATEMENT "SUBSTANTIAL CONFORMANCE" WILL NOT BE ALLOWED.
- NO BLASTING SHALL BE DONE UNTIL A BLASTING PERMIT IS OBTAINED FROM THE ESCONDIDO FIRE DEPARTMENT AT 1163 N. CENTRE CITY PKWY. AT (760) 839-5400.

LEGAL DESCRIPTION:

THAT PORTION OF LOT 7 IN BLOCK 306 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 349, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

ASSESSOR'S PARCEL NO.:

232-170-03 AND -04

SITE ADDRESS:

VACANT LAND AKA 209 N. TULIP
ESCONDIDO, CA 92025

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT. THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF ESCONDIDO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

WILLIAM C. YEN
R.C.E. #33730
EXP. DATE: 6/30/2028

9/29/26

DATE



BILL YEN & ASSOCIATES, INC.
CIVIL ENGINEERING - SURVEYING - SITE PLANNING
13071 POWAY ROAD, POWAY, CA 92064-4519
(858) 679-8010 EMAIL: billyenassociates@gmail.com

REVIEWED BY:

DEPUTY DIRECTOR OF UTILITIES

DATE

OWNER/APPLICANT
DEVELOPER:

ESCONDIDO DEVELOPMENT, LLC
NAME
17030 MATINAL ROAD
ADDRESS
SAN DIEGO, CA 92127
CITY, STATE, ZIP CODE
(858) 449-8586
PHONE

RECORD DRAWING

PRINT ENGINEER'S NAME R.C.E. DATE

WORK TO BE DONE

THE GRADING WORK SHALL CONSIST OF THE CONSTRUCTION OF ALL CUTS AND FILLS, RETAINING WALLS, REMEDIAL GRADING, DRAINAGE AND STORM WATER TREATMENT FACILITIES, EROSION CONTROL AND PLANTING OF PERMANENT LANDSCAPING.

LEGEND

DESCRIPTION	STD. DWG.	SYMBOL	QUANTITY
PROPERTY LINE			NA
EXISTING CONTOUR			NA
PROPOSED CONTOUR			NA
PROPOSED GRADE ELEVATION			NA
SURFACE DRAIN			NA
TYPE B BROW DITCH	SDRSD D-75 TYPE A/B		547 L.F.
DAYLIGHT			NA
PROPOSED 2:1 CUT SLOPE			NA
PROPOSED 2:1 FILL SLOPE			NA
RIP RAP ENERGY DISSIPATOR	SDRSD D-40		5 C.Y.
4" P.C.C.	PER PLAN		607 S.F.
5.5" P.C.C.	PER PLAN		1072 S.F.
STABILIZE CONST ENTRANCE	CASQA TC-1		753 S.F.
SILT FENCE	CASQA SE-1		1,300 L.F.
HYDROSEEDING	CASQA EC-4		18,190 S.F.
FIBER ROLLS	CASQA SE-5		1,888 L.F.
GRAVEL BAGS	CASQA SE-8		2,140 QTY.
18" STORM DRAIN	PER PLAN		100 L.F.
BIOFILTRATION	BF-1		1338 S.F.
36"x36" CATCH BASIN	BROOKS 3636CB		1 QTY
CLEAN OUT	SDRSD D-09, TYPE A		1 QTY
RETAINING WALL	SDRSD C-04, 5'-4" MAX.		521 S.F.
DRIVEWAY APRON	PER IMP. PLANS		4 QTY

ENGINEER'S CERTIFICATION OF STRUCTURAL BMP'S

THE ENGINEER OF RECORD SHALL VERIFY THAT THE STRUCTURAL BMP'S HAVE BEEN CONSTRUCTED AND OPERATE IN COMPLIANCE WITH ALL OF THE DESIGN SPECIFICATIONS, PLANS, PERMITS, ORDINANCES AND THE REQUIREMENTS OF THE MS4 PERMIT.

THE ENGINEER OF RECORD SHALL PROVIDE THE FIELD OFFICE WITH A SIGNED AND STAMPED CERTIFICATION(S) THAT THE PROJECT'S SITE DESIGN AND STRUCTURAL BMP'S WERE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SWQMP. THE CERTIFICATION SHALL INCLUDE PHOTOGRAPHS TAKEN DURING SEVERAL PHASES OF THE TREATMENT FACILITIES DURING CONSTRUCTION (INCLUDING PHOTOGRAPHS OF SUBSURFACE STRUCTURES AND MATERIALS) AND FINAL AS-BUILT CONDITIONS.

ENGINEER

BILL YEN & ASSOCIATES, INC.
CIVIL ENGINEERING - SURVEYING - SITE PLANNING
13071 POWAY ROAD, POWAY, CA 92064-4519
(858) 679-8010 EMAIL: billyenassociates@gmail.com



WILLIAM C. YEN, RCE#33730

CITY OF ESCONDIDO ENGINEERING DEPARTMENT		
APPROVED		
By _____	Date _____	
(for City Engineer)		
Comments _____		
OBTAIN GRADING PERMIT AT FIELD ENGINEERING OFFICE PRIOR TO GRADING		

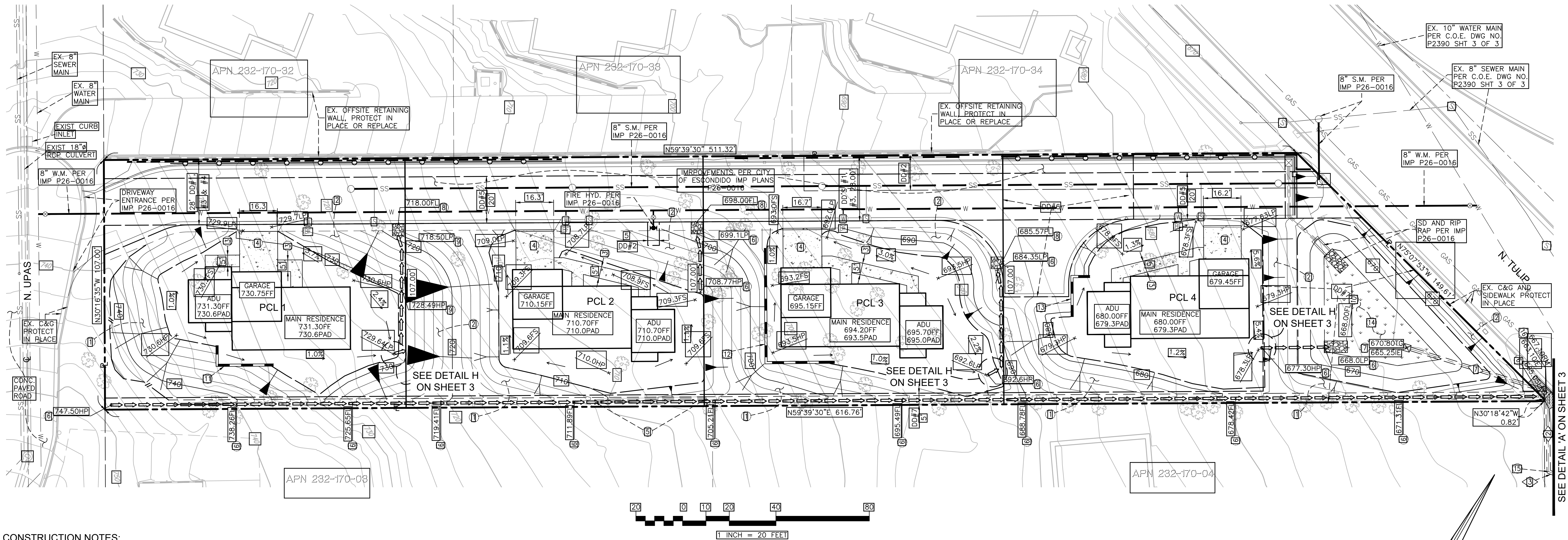


WDID # 0_000000000

City Project No.

ENG 00-0000

CITY of ESCONDIDO	ENGINEERING SERVICES	Drawing No.
TULIP GRADING PLANS		GP26-0022
		Sheet 1 of 4



CONSTRUCTION NOTES:

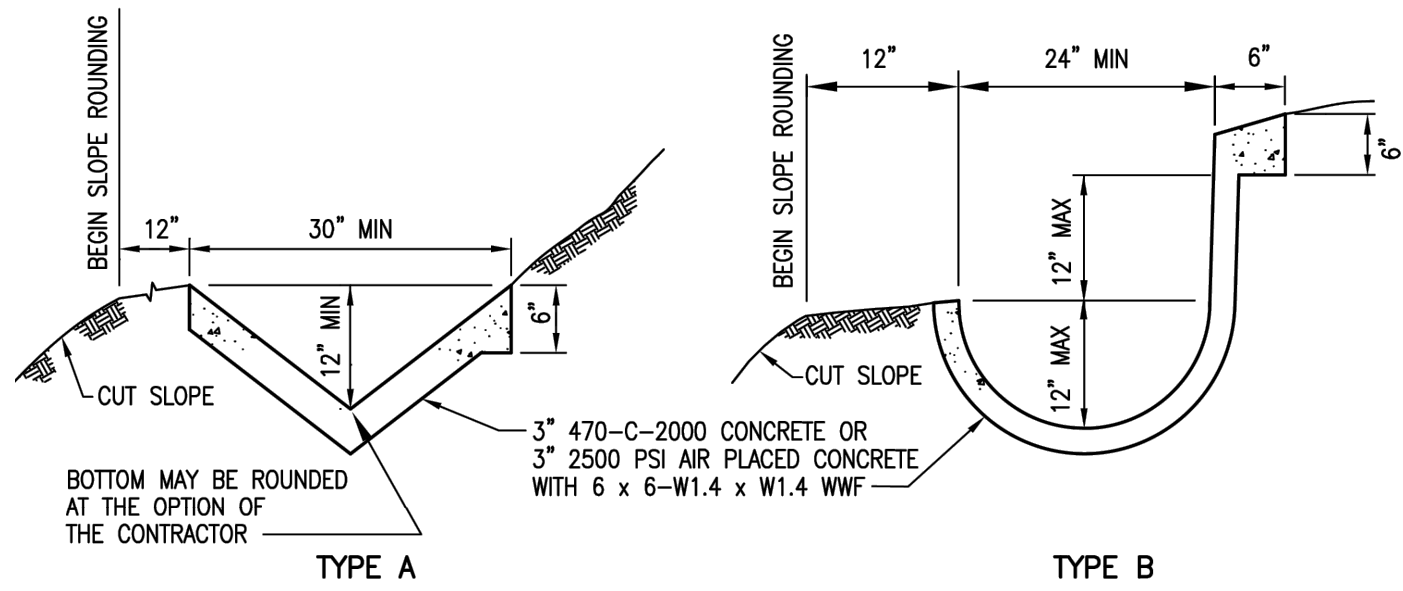
- CONSTRUCT 2:1 CUT SLOPE
- CONSTRUCT 2:1 FILL SLOPE
- CONSTRUCT 4" CONCRETE SIDEWALK WITH #3 REBAR 18" O.C. IN BOTH DIRECTIONS
- CONSTRUCT 5.5" CONCRETE DRIVEWAY WITH #3 REBAR 18" O.C. IN BOTH DIRECTIONS, APRON TO BE PER SDRSD DWG G-14A, NO SIDEWALK
- REMOVE EXISTING RETAINING WALL
- CONSTRUCT CONCRETE BROW DITCH PER SDRSD G-75, TYPE A, FLOW LINE ELEVATIONS PER PLAN
- INSTALL 3636CB BROOKS CATCH BASIN OR EQUIVALENT, RIM AND IE ELEVATIONS PER PLAN, SEE DETAIL F ON SHEET 3 FOR ORIFICE LOCATIONS AND ELEVATIONS
- CONSTRUCT RIP RAP ENERGY DISSIPATOR AT DRIVEWAY SIDE PER DETAIL B, THIS SHEET
- CONSTRUCT CONCRETE BROW DITCH PER SDRSD G-75, TYPE B, FLOW LINE ELEVATIONS PER PLAN
- CONSTRUCT 10' LONG X 5' WIDE RIP RAP ENERGY DISSIPATOR, PER SDRSD D-40, TYPE 2 (NO SILL), ROCK TO BE 1/2 TON ROCK CLASS, 3.5 FT THICK
- CONSTRUCT 5'-4" MAXIMUM RETAINING WALL PER SDRSD C-04, ELEVATIONS PER DETAIL C ON SHEET 3 AND RETAINING WALL PROFILE 1 ON SHEET 3
- CONSTRUCT 5'-4" MAXIMUM RETAINING WALL PER SDRSD C-04, ELEVATIONS PER DETAIL D ON SHEET 3 AND RETAINING WALL PROFILE 2 ON SHEET 3
- CONSTRUCT 5'-4" MAXIMUM RETAINING WALL PER SDRSD C-04, ELEVATIONS PER DETAIL E ON SHEET 3 AND RETAINING WALL PROFILE 3 ON SHEET 3
- CONSTRUCT BMP PER SECTION A-A, SHEET 3
- INSTALL 67.5" ELBOW OR COMBINATION 45" + 22.5" ELBOW FOR 18" TO 18" STORM DRAIN CONNECTION
- SAWCUT AND REMOVE EXISTING SIDEWALK TO INSTALL CLEANOUT PER SDRSD D-09 TYPE A4, ELEVATIONS PER PLAN, RIM TO BE SET FLUSH WITH NEW SET SIDEWALK CONCRETE, SIDEWALK ELEVATIONS TO MATCH EXISTING SIDEWALK ELEVATIONS

EXISTING EASEMENTS

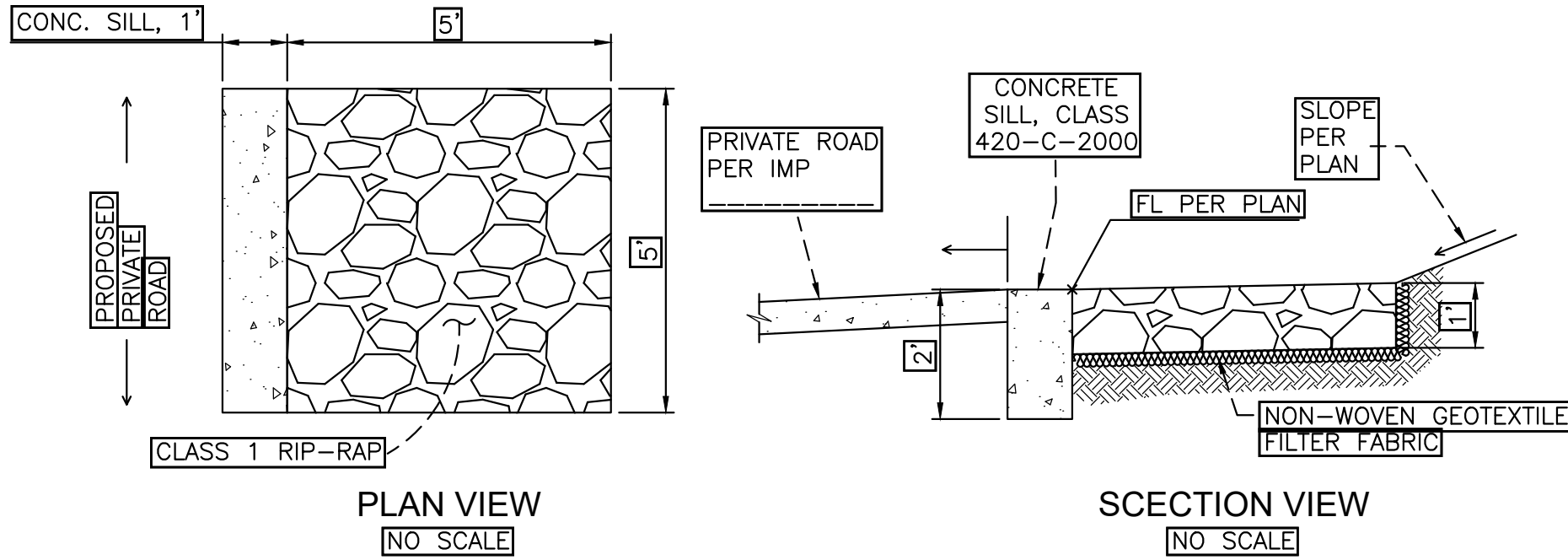
- DD#1 EASEMENT FOR WATER PIPES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 67 OF DEEDS, PAGE 212, CANNOT BE PLOTTED PER DEED
- DD#2 EASEMENT FOR ROAD AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 1509, PAGE 254 OF OFFICIAL RECORDS.
- DD#3 EASEMENT FOR RIGHT OF WAY FOR THE MAINTENANCE OF A LINE OF POLES, WIRES, FIXTURES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 21, 1950 AS BOOK 3870, PAGE 57 OF OFFICIAL RECORDS, CANNOT BE PLOTTED PER DEED
- DD#4 PRIVATE ROAD EASEMENT FOR THE BENEFIT OF PARCELS 2, 3 AND 4, PER PARCEL MAP NO. _____, OF OFFICIAL RECORDS, RECORDED ON _____
- DD#5 20' PUBLIC UTILITY EASEMENT TO THE CITY OF ESCONDIDO, PER PARCEL MAP NO. _____, OF OFFICIAL RECORDS, RECORDED ON _____
- DD#6 PROPOSED EMERGENCY ACCESS EASEMENT TO THE CITY OF ESCONDIDO, PER PARCEL MAP NO. _____, OF OFFICIAL RECORDS, RECORDED ON _____
- DD#7 PROPOSED PRIVATE STORM DRAIN EASEMENT FOR THE BENEFIT OF PARCELS 1-4, PER PARCEL MAP NO. _____, OF OFFICIAL RECORDS, RECORDED ON _____

STORM DRAIN (PRIVATE) DATA TABLE					
	DIA. (IN.)	LENGTH (FT)	SLOPE %	BEARING	TYPE
1	18	58.60	3.7	N77°12'28"E	PVC SDR-20
2	18	32.48	9.1	N30°56'14"W	PVC SDR-20
3	18	9.05	9.1	N81°33'46"E	PVC SDR-20

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SDRSD DWG D-75: CONCRETE BROW DITCH
NO SCALE



DETAIL B: RIPRAP ENERGY DISSIPATOR FOR PRIVATE SIDE YARD
NO SCALE



ENGINEER

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WILLIAM C. YEN, RCE#33730

RECORD DRAWING

PRINT ENGINEER'S NAME R.C.E. _____ DATE _____

CITY OF ESCONDIDO ENGINEERING DEPARTMENT
APPROVED

By: _____ (for City Engineer) Date: _____

Comments: _____

OBTAIN GRADING PERMIT
AT FIELD ENGINEERING OFFICE
PRIOR TO GRADING

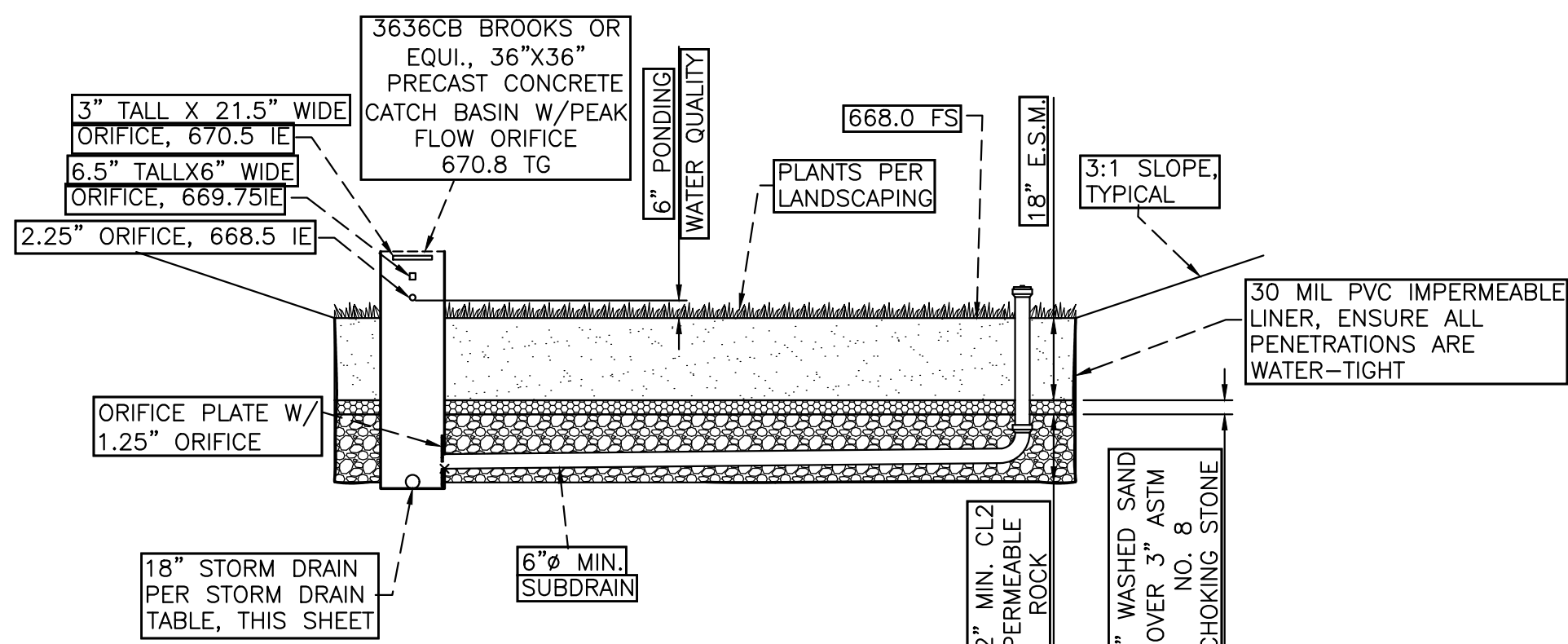


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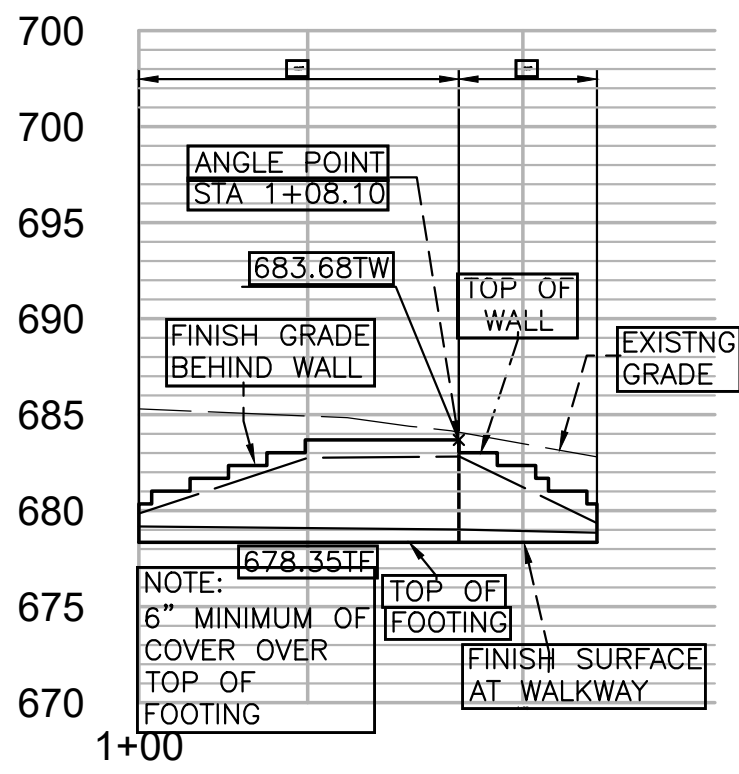
City Project No. _____

ENG 00-0000

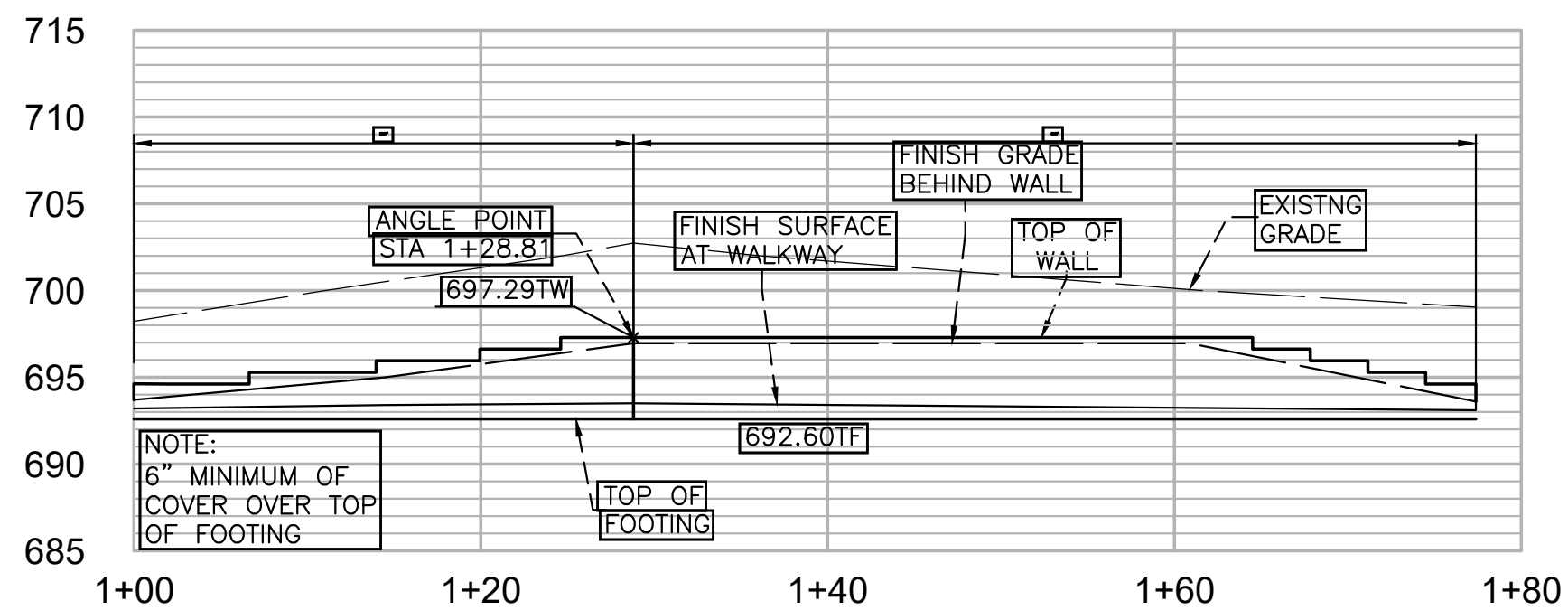
CONSTRUCTION RECORD		REFERENCES		Date	By	REVISIONS		App'd	Date	BENCH MARK		EARTHWORK QUANTITIES		SCALE	Office	Designed By	Drawn By	Checked By	CITY of ESCONDIDO		ENGINEERING SERVICES		Drawing No.		
Contractor		P-3383, CR45133, GP1881								DESCRIPTION: 1-1/2" DIA. BRASS DISK MARKED "C.O.E. BM 808" SET IN TOP OF CURB AT CENTER OF 5' WIDE DRAINAGE INLET, WLY SIDE OF CITRACADO PKWY, AT APPR. CREST OF HILL, 0.30 MILE S. OF AUTO PKWY, SET 4/2012 BENCH MARK NO. 808 ELEVATION: 671.53		CUT:	2,770	C.Y.	Horizontal						TULIP GRADING PLANS		GP26-0022		Sheet 2 of 4
Inspector		MAP2987, MAP12465, MAP14874									FILL:	3,520	C.Y.		Filmed										
Date Completed		P17-0014, P-1106, P-1940, PM19755, WP2050, WP2314										BALANCE:	750	C.Y.	Vertical	Traffic	WILLIAM C. YEN								
																		Plans Prepared Under Supervision Of		Date 9/29/26		R.C.E. No. 33730			



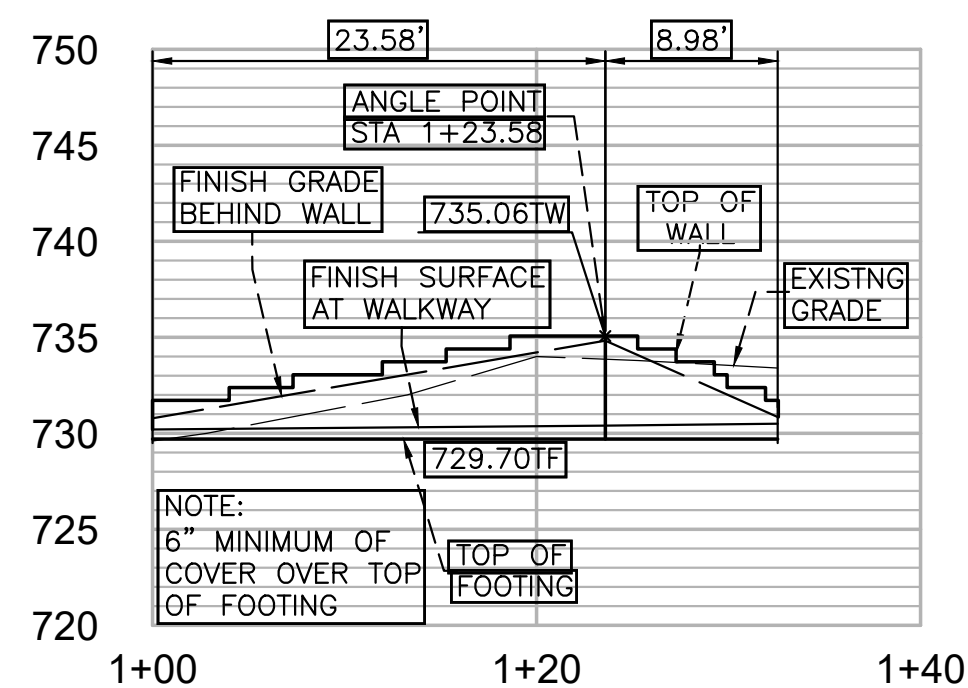
SECTION A-A: BMP1 BIOFILTRATION (BF-1), NO INFILTRATION
[NO SCALE]



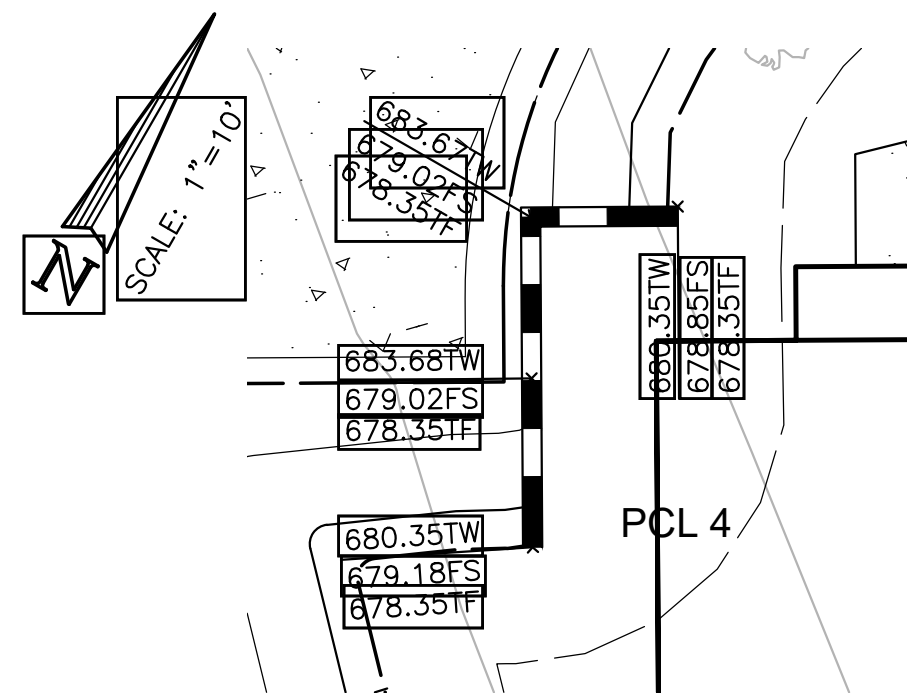
RETAINING WALL PROFILE 3: PARCEL 4, NORTHWEST ELEVATION
HORIZONTAL: 1"=10'
VERTICAL: 1"=10'



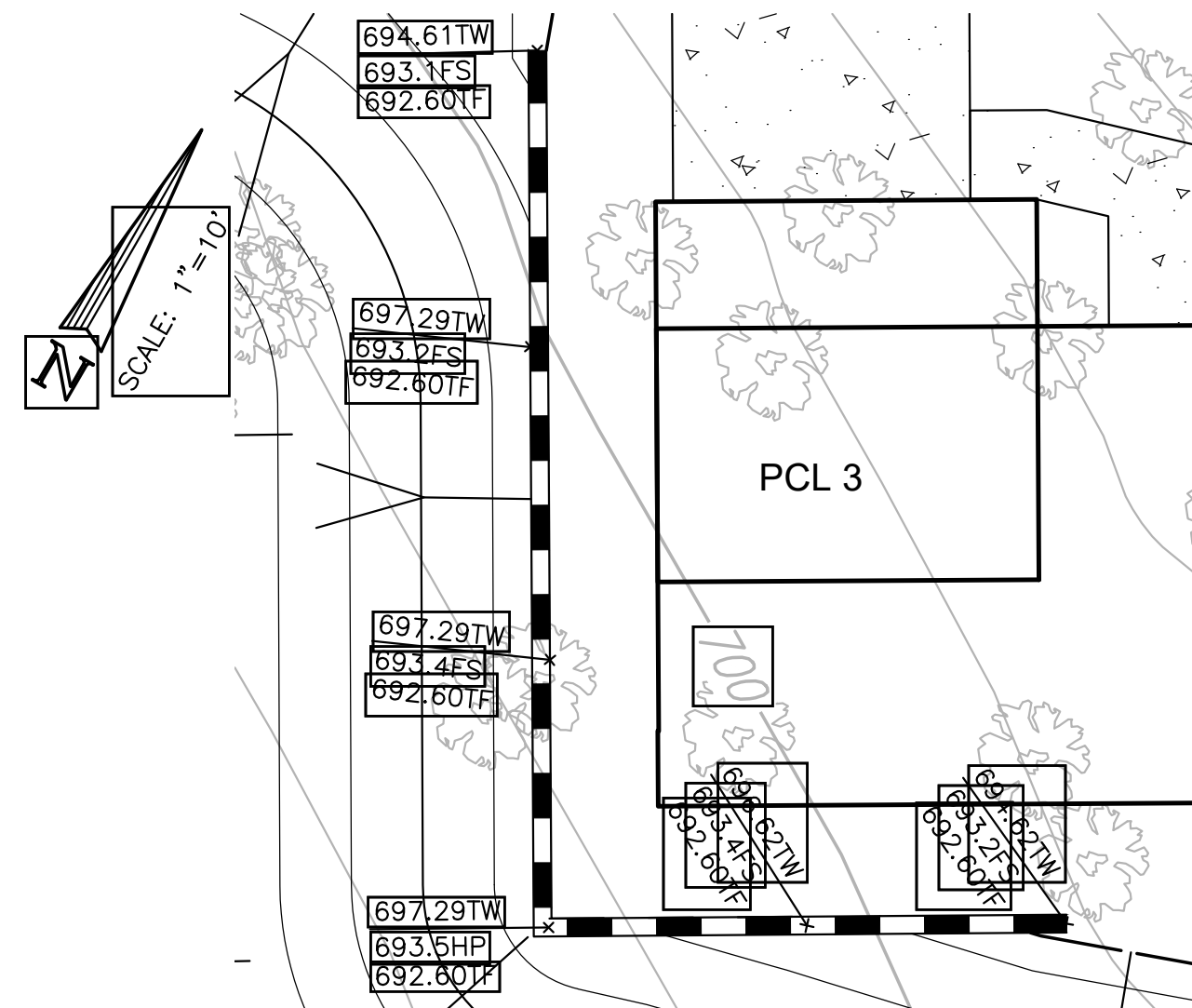
RETAINING WALL PROFILE 2: PARCEL 3, SOUTH ELEVATION
HORIZONTAL: 1"=10'
VERTICAL: 1"=10'



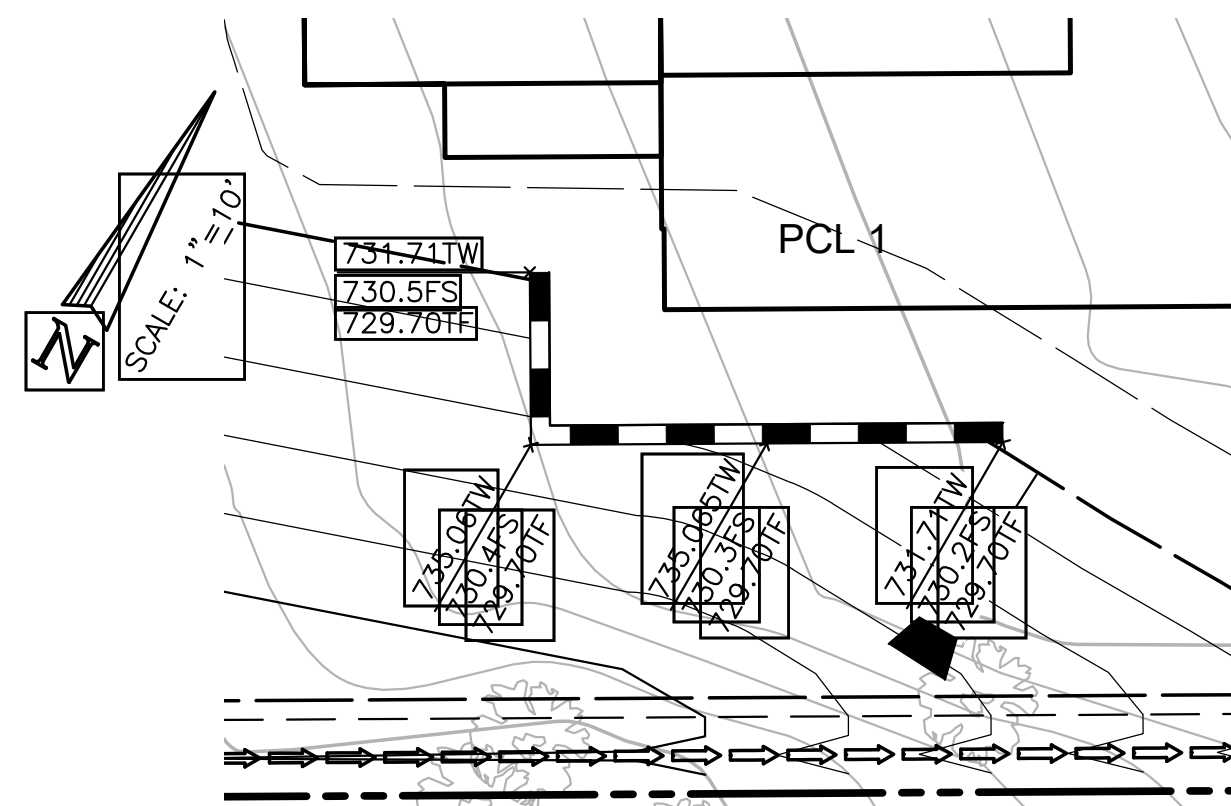
RETAINING WALL PROFILE 1: PARCEL 1, SOUTH ELEVATION
HORIZONTAL: 1"=10'
VERTICAL: 1"=10'



DETAIL E: PARCEL 4 RETAINING WALL ELEVATIONS
SCALE: 1"=10'



DETAIL D: PARCEL 3 RETAINING WALL ELEVATIONS
SCALE: 1"=10'

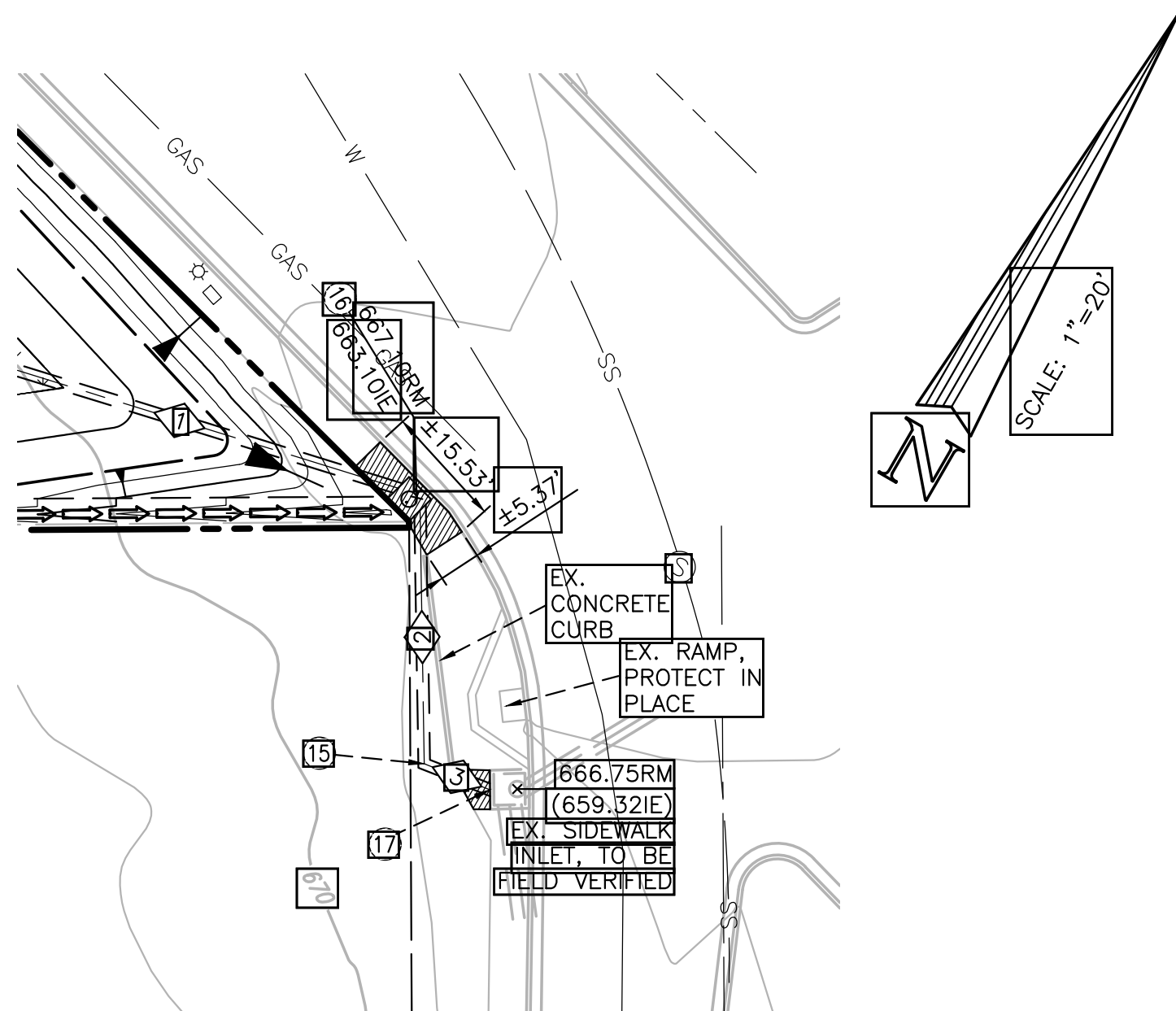


DETAIL C: PARCEL 1 RETAINING WALL ELEVATIONS
SCALE: 1"=10'

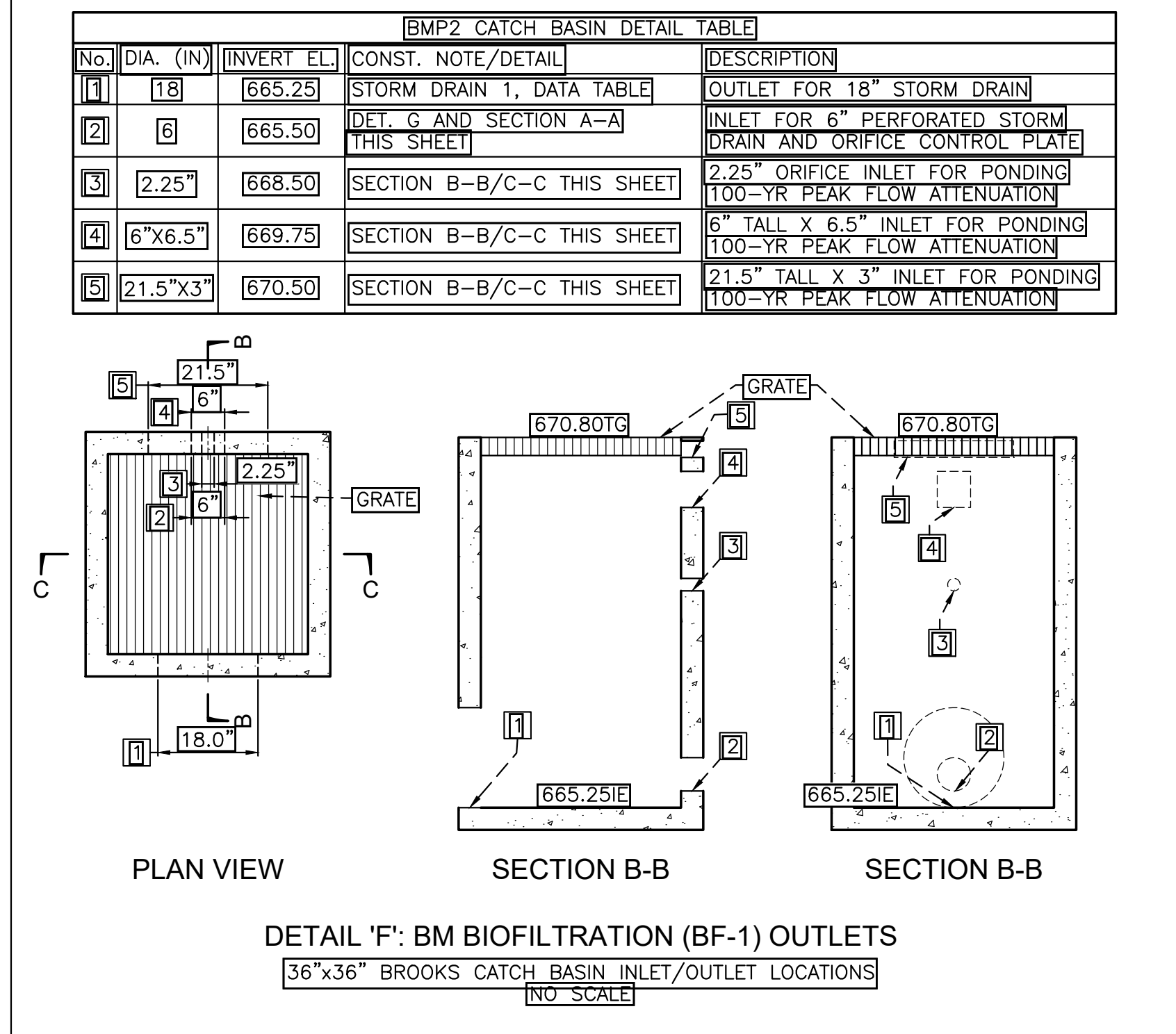
CONSTRUCTION NOTES:

- INSTALL 67.5" ELBOW OR COMBINATION 45" + 22.5" ELBOW FOR 18" TO 18" STORM DRAIN CONNECTION
- SAWCUT AND REMOVE EXISTING SIDEWALK TO INSTALL CLEANOUT PER SDRSD D-09 TYPE A4, ELEVATIONS PER PLAN, RIM TO BE SET FLUSH WITH NEW SET SIDEWALK CONCRETE, SIDEWALK ELEVATIONS TO MATCH EXISTING SIDEWALK ELEVATIONS
- SAWCUT AND REMOVE EXISTING SIDEWALK TO CONNECT 18" STORM DRAIN TO SIDEWALK OF EXISTING GUTTER INLET, PROTECT EXISTING SIDEWALK AND BACK CURB OR REPLACE IN KIND

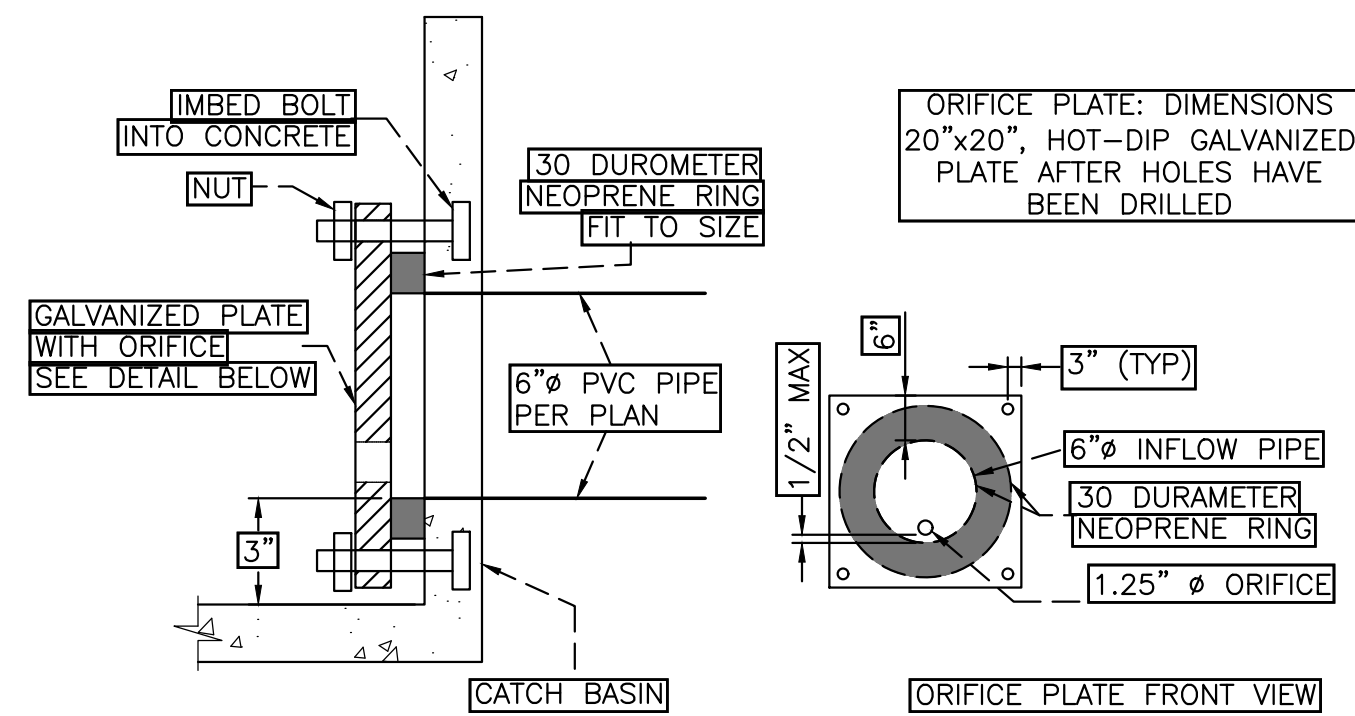
NOTE: SEE SHEET 2 FOR STORM DRAIN DATA



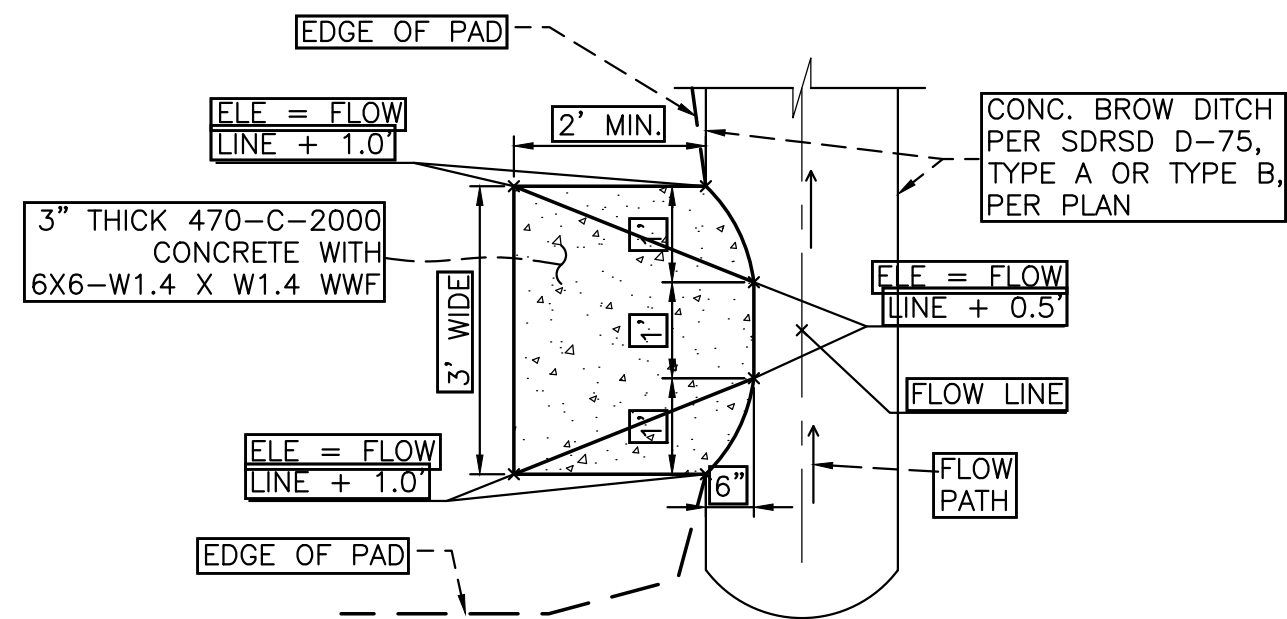
DETAIL 'A': STORM DRAIN CONNECTION AT STREET
SCALE: 1"=20'



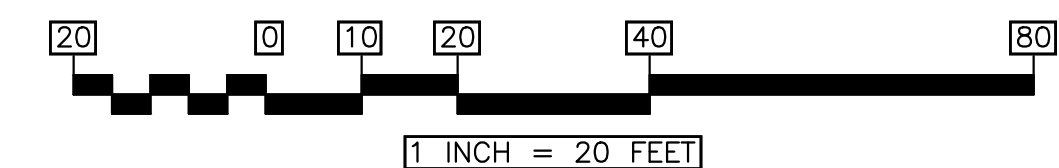
DETAIL 'F': BM BIOFILTRATION (BF-1) OUTLETS
36"x36" BROOKS CATCH BASIN INLET/OUTLET LOCATIONS
[NO SCALE]



DETAIL 'G': FLOW CONTROL ORIFICE PLATE
[NO SCALE]



DETAIL H: SPILLWAY TO SDRSD D-75
TYPE A OR B BROW DITCH CONNECTION
[NO SCALE]



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WILLIAM C. YEN, RCE#33730

RECORD DRAWING

PRINT ENGINEER'S NAME R.C.E. _____ DATE _____

CITY OF ESCONDIDO ENGINEERING DEPARTMENT
APPROVED
By: _____ (for City Engineer) Date: _____
Comments: _____
OBTAIN GRADING PERMIT
AT FIELD ENGINEERING OFFICE
PRIOR TO GRADING

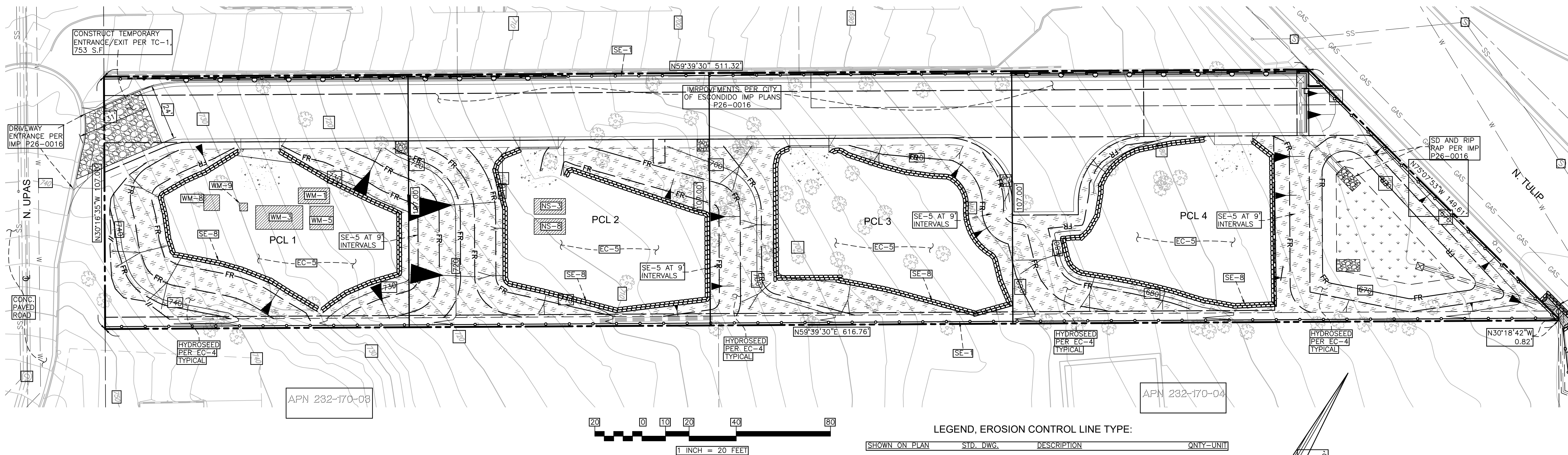


WDID # 0_000000000

City Project No. _____

ENG 00-0000

CONSTRUCTION RECORD	REFERENCES	Date	By	REVISIONS	App'd	Date	BENCH MARK	EARTHWORK QUANTITIES	SCALE	Office	Designed By	Drawn By	Checked By	CITY of ESCONDIDO	ENGINEERING SERVICES	Drawing No.
Contractor	P-3383, CR45133, GP1881						DESCRIPTION: 1-1/2" DIA. BRASS DISK MARKED "C.O.E. BM 808" SET IN TOP OF CURB AT CENTER OF 5' WIDE DRAINAGE INLET, WLY SIDE OF CITRACADO PKWY, AT APPR. CREST OF HILL, 0.30 MILE S. OF AUTO PKWY, SET 4/2012 BENCH MARK NO. 808 ELEVATION: 671.53	CUT: 2,770 C.Y. FILL: 3,520 C.Y. BALANCE: 750 C.Y.	Horizontal		P.R.D.	P.R.D.	W.C.Y.			GP26-0022
Inspector	MAP2987, MAP12465, MAP14874										Plans Prepared Under Supervision Of					Sheet 3 of 4
Date Completed	P17-0014, P-1106, P-1940, PM19755, WP2050, WP2314										WILLIAM C. YEN		Date: 9/29/26 R.C.E. No. 33730			



EROSION PREVENTION & SEDIMENT CONTROL PLAN

BEST MANAGEMENT PRACTICES:

THE FOLLOWING BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL DURING THE CONSTRUCTION PROCESS ARE SHOWN ON THE PLAN. ALL BMP'S MUST COMPLY WITH ALL APPLICABLE CITY OF POWAY ORDINANCE AND REGULATION AND METHODS DESCRIBED IN THE MOST RECENT CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) STORMWATER BMP HANDBOOK.

TRAINING:

SITE DEVELOPMENT MANAGEMENT AND PROJECT ENGINEERING PERSONNEL SHALL ENSURE THAT ALL PERSONNEL INVOLVED IN INSPECTIONS, MAINTENANCE, AND REPAIR OF BMP'S, UNDERSTAND AND ARE QUALIFIED TO PERFORM SUCH TASKS. MEETINGS SHALL BE HELD PERIODICALLY BETWEEN THE VARIOUS CONTRACTORS AND THE ON-SITE CONSTRUCTION SUPERINTENDENT TO DISCUSS POTENTIAL PROBLEMS OR EXISTING PRACTICES THAT CAN BE IMPROVED IN ORDER TO PREVENT POLLUTION DURING FUELING, CLEANING OR MAINTENANCE OPERATIONS.

EROSION AND SEDIMENT CONTROL:

LISTED BELOW ARE BEST MANAGEMENT PRACTICES TO BE USED FOR SOIL STABILIZATION PURPOSES. THEY ARE SHOWN IN DETAIL ON THIS SHEET. THESE BMP'S HAVE BEEN SELECTED FROM PROVEN METHODS USED FOR CONTROLLING EROSION WITHIN THE GENERAL PROJECT AREA. THESE BMP'S LISTED BELOW MUST COMPLY WITH THE CASQA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AND ALL APPLICABLE C.O.P. ORDINANCE AND REGULATION. THE ABBREVIATIONS BELOW ARE FROM THE CASQA STORMWATER BMP HANDBOOK FOR CONSTRUCTION.

SHORT TERM - CONSTRUCTION BMP'S:	
MATERIAL DELIVERY AND STORAGE	WM-1
SOLID WASTE MANAGEMENT	WM-5
SANITARY/SEPTIC WASTE MANAGEMENT	WM-9
CONCRETE WASTE MANAGEMENT	WM-8
STOCKPILE MANAGEMENT	WM-3
STABILIZED CONSTRUCTION ENTRANCE/EXIT	TC-1
FIBER ROLLS	SE-5
GRAVELBAG BARRIERS	SE-8
STREET SWEEPING	SE-7
SILT FENCING	SE-1
HYDROSEEDING	EC-4
SOIL BINDERS FOR FLAT AREAS	EC-5

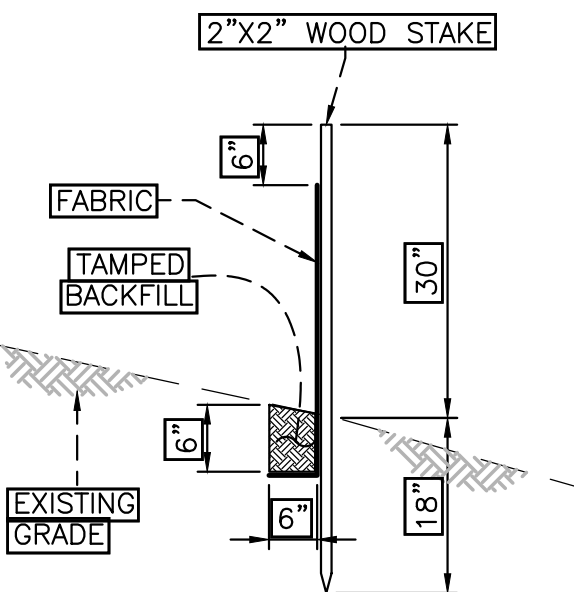
SITE MAINTENANCE, INSPECTION, AND REPAIR:

INSPECTIONS OF THE CONSTRUCTION SITE SHALL BE CONDUCTED PRIOR TO ANTICIPATED STORM EVENTS AND AFTER ACTUAL STORM EVENTS TO IDENTIFY AREAS CONTRIBUTING TO A STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY AND TO EVALUATE WHETHER MEASURES TO REDUCE POLLUTANT LOADINGS IDENTIFIED IN THE EROSION CONTROL PLAN ARE ADEQUATE AND PROPERLY IMPLEMENTED IN ACCORDANCE WITH THE TERMS OF THE PERMIT OR WHETHER ADDITIONAL CONTROL MEASURES ARE NEEDED. A RECORD OF THE INSPECTIONS MUST INCLUDE THE DATE OF THE INSPECTION, THE INDIVIDUAL(S) WHO PERFORMED THE INSPECTION, AND THE OBSERVATIONS. THE PERSONS PERFORMING THE SITE INSPECTIONS WILL DECIDE THE APPROPRIATENESS OF IMPLEMENTING THE BMP'S SHOWN ON THIS PLAN AT ANY PARTICULAR CONSTRUCTION PHASE. ADDITIONALLY, THEY WILL DETERMINE IF THE APPROPRIATE BMP'S ARE WORKING OR NEED TO BE REPAIRED, ENHANCED, OR REPLACED.

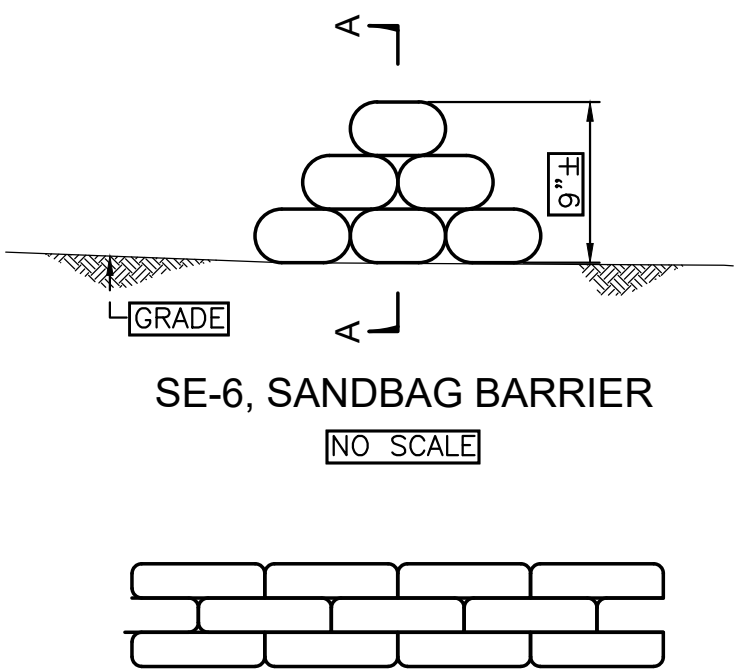
EXISTING EASEMENTS

- DD#1 EASEMENT FOR WATER PIPES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 67 OF DEEDS, PAGE 212, CANNOT BE PLOTTED PER DEED
- DD#2 EASEMENT FOR ROAD AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 1509, PAGE 254 OF OFFICIAL RECORDS.
- DD#3 EASEMENT FOR RIGHT OF WAY FOR THE MAINTENANCE OF A LINE OF POLES, WIRES, FIXTURES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 21, 1950 AS BOOK 3870, PAGE 57 OF OFFICIAL RECORDS, CANNOT BE PLOTTED PER DEED
- DD#4 PRIVATE ROAD EASEMENT FOR THE BENEFIT OF PARCELS 2, 3 AND 4, PER PARCEL MAP NO. _____, OF OFFICIAL RECORDS, RECORDED ON _____.
- DD#5 20' PUBLIC UTILITY EASEMENT TO THE CITY OF ESCONDIDO, PER PARCEL MAP NO. _____, OF OFFICIAL RECORDS, RECORDED ON _____.
- DD#6 PROPOSED EMERGENCY ACCESS EASEMENT TO THE CITY OF ESCONDIDO, PER PARCEL MAP NO. _____, OF OFFICIAL RECORDS, RECORDED ON _____.
- DD#7 PROPOSED PRIVATE STORM DRAIN EASEMENT FOR THE BENEFIT OF PARCELS 1-4, PER PARCEL MAP NO. _____, OF OFFICIAL RECORDS, RECORDED ON _____.

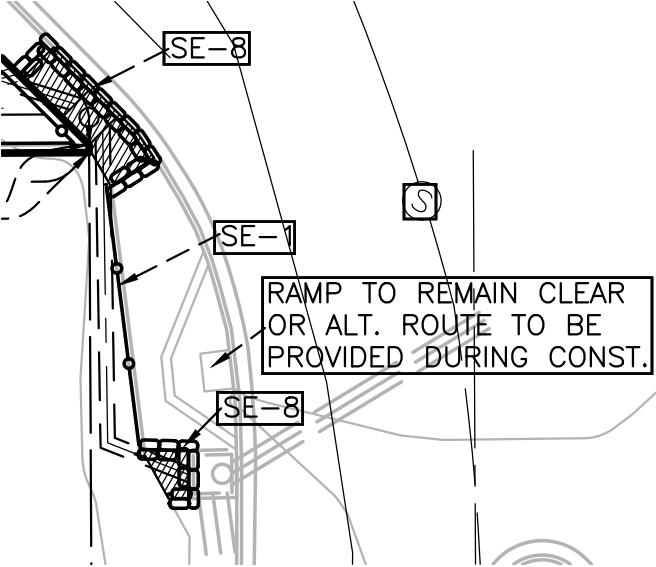
SE-1, SILT FENCE INSTALLATION DETAIL



SECTION A-A: SANDBAG BARRIER



DETAIL 'A'



ENGINEER

BILL YEN & ASSOCIATES, INC.
CIVIL ENGINEERING · SURVEYING · SITE PLANNING
13071 POWAY ROAD, POWAY, CA 92064-4519
(858) 679-8010 EMAIL: billyenassociates@gmail.com

WILLIAM C. YEN, RCE#33730

RECORD DRAWING

PRINT ENGINEER'S NAME R.C.E. _____ DATE _____

CITY OF ESCONDIDO ENGINEERING DEPARTMENT	
APPROVED	
By _____ (for City Engineer)	Date _____
Comments _____	
OBTAIN GRADING PERMIT AT FIELD ENGINEERING OFFICE PRIOR TO GRADING	



WDID # 0_000000000

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Inspector	MAP2987, MAP12465, MAP14874								Vertical	Traffic						Sheet 4 of 4
Date Completed	P17-0014, P-1106, P-1940, PM19755, WP2050, WP2314															