# Major Stormwater Management Plan
# (Major SWMP)
# For
# *T.M. 5502 RPL*

**June 14, 2010**

**LOG No. 06-01-002**

**Prepared for:**

Charles Baldwin
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Mountain View, CA 94041
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**Prepared by:**

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The selection, sizing, and preliminary design of stormwater treatment and other control measures in this plan have been prepared under the direction of the following Registered Civil Engineer and meet the requirements of Regional Water Quality Control Board Order R9-2007-0001 and subsequent amendments.

Hadley Johnson, RCE 14872

July 21, 2010
Date



SDC DPLU RCVD 09-17-2010
TM5502RPL2

The Major Stormwater Management Plan (Major SWMP) must be completed in its entirety and accompany applications to the County for a permit or approval associated with certain types of development projects. To determine whether your project is required to submit a Major or Minor SWMP, please reference the County's Stormwater Intake Form for Development Projects.

| | |
|---|---|
| Project Name: | TM 5502 RPL |
| Project Location: | DeLuz Road, Fallbrook, CA |
| Permit Number (Land Development Projects): | Log No. 06-01-002 |
| Work Authorization Number (**CIP only**): | |
| Applicant: | Charles Baldwin |
| Applicant's Address: | 22 Church Street<br>Mountain View, CA 94041 |
| Plan Prepared By (*Leave blank if same as applicant*): | Hadley Johnson<br>Karn Engineering & Surveying Inc. |
| Preparer's Address: | 129 W. Fig Street<br>Fallbrook, CA 92028 |
| Date: | June 11, 2010 |

The County of San Diego Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ordinance No. 9926) requires all applications for a permit or approval associated with a Land Disturbance Activity to be accompanied by a Storm Water Management Plan (SWMP) (section 67.806.b). The purpose of the SWMP is to describe how the project will minimize the short and long-term impacts on receiving water quality. Projects that meet the criteria for a priority development project are required to prepare a Major SWMP.

Since the SWMP is a living document, revisions may be necessary during various stages of approval by the County. Please provide the approval information requested below.

| Project Stages | Does the SWMP need revisions? | | If YES, Provide Revision Date |
|---|---|---|---|
| | YES | NO | |
| TM 5502 RPL | ✓ | | New format |
| | | | |
| | | | |

Instructions for a Major SWMP can be downloaded at
http://www.sdcounty.ca.gov/dpw/watersheds/susmp/susmp.html

Completion of the following checklists and attachments will fulfill the requirements of a Major SWMP for the project listed above.

## STEP 1

## PRIORITY DEVELOPMENT PROJECT DETERMINATION

### TABLE 1: IS THE PROJECT IN ANY OF THESE CATEGORIES?

| | | | |
|---|---|---|---|
| Yes ☒ | No ☐ | A | **Housing subdivisions of 10 or more dwelling units.** Examples: single-family homes, multi-family homes, condominiums, and apartments. |
| Yes ☐ | No ☑ | B | **Commercial—greater than one acre.** Any development other than heavy industry or residential. Examples: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities. |
| Yes ☐ | No ☑ | C | **Heavy industry—greater than one acre.** Examples: manufacturing plants, food processing plants, metal working facilities, printing plants, and fleet storage areas (bus, truck, etc.). |
| Yes ☐ | No ☑ | D | **Automotive repair shops.** A facility categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539. |
| Yes ☐ | No ☑ | E | **Restaurants.** Any facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for structural treatment BMP and numeric sizing criteria requirements and hydromodification requirements. |
| Yes ☐ | No ☑ | F | **Hillside development greater than 5,000 square feet.** Any development that creates 5,000 square feet of impervious surface and is located in an area with known erosive soil conditions, where the development will grade on any natural slope that is twenty-five percent or greater. |
| Yes ☐ | No ☑ | G | **Environmentally Sensitive Areas (ESAs).** All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands. |
| Yes ☐ | No ☑ | H | **Parking lots 5,000 square feet or more** or with 15 or more parking spaces and potentially exposed to urban runoff. |
| Yes ☑ | No ☐ | I | **Street, roads, highways, and freeways.** Any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles. |
| Yes ☐ | No ☑ | J | **Retail Gasoline Outlets (RGOs)** that are: (a) 5,000 square feet or more or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. |

To use the table, review each definition A through K. If any of the definitions match, the project is a Priority Development Project. Note some thresholds are defined by square footage of impervious area created; others by the total area of the development. Please see special requirements for previously developed sites and project exemptions on page 6 of the County SUSMP.

## STEP 2

## PROJECT STORMWATER QUALITY DETERMINATION

Total Project Site Area __31.9_____ (Acres ~~or ft²~~)

Estimated amount of disturbed acreage: ___16.5_____ (Acres)(prior AG & sfd)
(If >1 acre, you must also provide a WDID number from the SWRCB) WDID: __N/A__

Complete A through C and the calculations below to determine the amount of impervious surface on your project before and after construction.

A. Total size of project site: _17.6__ (Acs or ft²)(14.3 acs open space & Limited Bldg Esmt)

B. Total impervious area (including roof tops) before construction _0.3__ (Acres)

C. Total impervious area (including roof tops) after construction _3.8___(Acres)

Calculate percent impervious before construction: B/A = __1___%
Calculate percent impervious after construction: C/A = ___12__%

Please provide detailed descriptions regarding the following questions:

**TABLE 2: PROJECT SPECIFIC STORMWATER ANALYSIS**

| | |
|---|---|
| 1. | Please provide a brief description of the project. |
| Proposed 14 lot Tentative Map of 31.9 ac parcel. All parcels are 1 ac or larger. Access from DeLuz Road. Property north of Shady Lane in Fallbrook. | |
| 2. | Describe the current and proposed zoning and land use designation. |
| Existing and proposed zoning A-70 2 acs 17 estate. Proposed cluster design adjoining property southerly zoned residential. | |
| 3. | Describe the pre-project and post-project topography of the project. (Show on Plan) |
| Cluster design allows minimum grading in gentle slopes areas for proposed houses. Also, avoid steep slope areas northerly portion of property. | |
| 4. | Describe the soil classification, permeability, erodibility, and depth to groundwater for LID and Treatment BMP consideration. (Show on Plan) If infiltration BMPs are proposed, a Geotechnical Engineer must certify infiltration BMPs in Attachment E. |
| 24 percolation tests on site show good percolation rates the four profile holes show the groundwater to be greater than 20 ft. | |
| 5. | Describe if contaminated or hazardous soils are within the project area. (Show on Plan) |
| Minimum develop of property (SFD with guest house) indicates little potential for hazardous soil. | |
| 6. | Describe the existing site drainage and natural hydrologic features. (Show on Plan). |
| Minor drainage swales less than 10 acs except along DeLuz Road. Drainage area 70+/- acs. | |
| 7. | Describe site features and conditions that constrain, or provide opportunities for stormwater control, such as LID features. |
| This site with good percolation rates, groundwater depth and slopes make this project ideal for bio retention facilities. | |
| 8. | Is this project within the environmentally sensitive areas as defined on the maps in Appendix A of the *County of San Diego Standard Urban Storm Water Mitigation Plan for Land Development and Public Improvement Projects?* |
| Yes | ☑ No |
| 9. | Is this an emergency project? |
| Yes | ☑ No |

## CHANNELS & DRAINAGES

Complete the following checklist to determine if the project includes work in channels.

**TABLE 3: PROJECT SPECIFIC STORMWATER ANALYSIS**

| No. | CRITERIA | YES | NO | N/A | COMMENTS |
|---|---|---|---|---|---|
| 1. | Will the project include work in channels? | ✓ | | | If YES go to 2<br>If NO go to 13. |
| 2. | Will the project increase velocity or volume of downstream flow? | | ✓ | | If YES go to 6. |
| 3. | Will the project discharge to unlined channels? | ✓ | | | If YES go to. 6. |
| 4. | Will the project increase potential sediment load of downstream flow? | | ✓ | | If YES go to 6. |
| 5. | Will the project encroach, cross, realign, or cause other hydraulic changes to a stream that may affect downstream channel stability? | ✓ | | | If YES go to 8. |
| 6. | Review channel lining materials and design for stream bank erosion. | ✓ | | | Continue to 7. |
| 7. | Consider channel erosion control measures within the project limits as well as downstream. Consider scour velocity. | ✓ | | | Continue to 8. |
| 8. | Include, where appropriate, energy dissipation devices at culverts. | ✓ | | | Continue to 9. |
| 9. | Ensure all transitions between culvert outlets/headwalls/wingwalls and channels are smooth to reduce turbulence and scour. | ✓ | | | Continue to 10. |
| 10. | Include, if appropriate, detention facilities to reduce peak discharges. | | ✓ | | Continue to 11. |
| 11. | "Hardening" natural downstream areas to prevent erosion is not an acceptable technique for protecting channel slopes, unless pre-development conditions are determined to be so erosive that hardening would be required even in the absence of the proposed development. | | ✓ | | Continue to 12. |
| 12. | Provide other design principles that are comparable and equally effective. | | ✓ | | Continue to 13. |
| 13. | End | ✓ | | | |

**TEMPORARY CONSTRUCTION BMPS**

Please check the construction BMPs that may be implemented during construction of the project. The applicant will be responsible for the placement and maintenance of the BMPs incorporated into the final project design.

- ☑ Silt Fence
- ☑ Fiber Rolls
- ☐ Street Sweeping and Vacuuming
- ☐ Storm Drain Inlet Protection
- ☑ Stockpile Management
- ☑ Solid Waste Management
- ☑ Stabilized Construction Entrance/Exit
- ☐ Dewatering Operations
- ☐ Vehicle and Equipment Maintenance
- ☐ Desilting Basin
- ☑ Gravel Bag Berm
- ☐ Sandbag Barrier
- ☑ Material Delivery and Storage
- ☑ Spill Prevention and Control
- ☑ Concrete Waste Management
- ☐ Water Conservation Practices
- ☑ Paving and Grinding Operations
- ☑ Any minor slopes created incidental to construction and not subject to a major or minor grading permit shall be protected by covering with plastic or tarp prior to a rain event, and shall have vegetative cover reestablished within 180 days of completion of the slope and prior to final building approval.

## EXCEPTIONAL THREAT TO WATER QUALITY DETERMINATION

Complete the checklist below to determine if a proposed project will pose an "exceptional threat to water quality," and therefore require Advanced Treatment Best Management Practices during the construction phase.

### TABLE 4: EXCEPTIONAL THREAT TO WATER QUALITY DETERMINATION

| No. | CRITERIA | YES | NO | INFORMATION |
|---|---|---|---|---|
| 1. | Is all or part of the proposed project site within 200 feet of waters named on the Clean Water Act (CWA) Section 303(d) list of Water Quality Limited Segments as impaired for sedimentation and/or turbidity? Current 303d list may be obtained from the following site: http://www.swrcb.ca.gov/tmdl/docs/303dlists2006/approved/r9_06_303d_reqtmdls.pdf | | ✓ | If YES, continue to 2.<br>If NO, go to 5. |
| 2. | Will the project disturb more than 5 acres, including all phases of the development? | | | If YES, continue to 3.<br>If NO, go to 5. |
| 3. | Will the project disturb slopes that are steeper than 4:1 (horizontal: vertical) with at least 10 feet of relief, and that drain toward the 303(d) listed receiving water for sedimentation and/or turbidity? | | | If YES, continue to 4.<br>If NO, go to 5. |
| 4. | Will the project disturb soils with a predominance of USDA-NRCS Erosion factors $k_f$ greater than or equal to 0.4? | | | If YES, continue to 6.<br>If NO, go to 5. |
| 5. | Project is not required to use Advanced Treatment BMPs. | ✓ | | Document for Project Files by referencing this checklist. |
| 6. | Project poses an "exceptional threat to water quality" and is required to use Advanced Treatment BMPs. | | ✓ | Advanced Treatment BMPs must be consistent with WPO section 67.811(b)(20)(D) performance criteria |

**Exemption potentially available for projects that require advanced treatment:** Project proponent may perform a Revised Universal Soil Loss Equation, Version 2 (RUSLE 2), Modified Universal Soil Loss Equation (MUSLE), or similar analysis that shows to the County official's satisfaction that advanced treatment is not required

## STEP 3

## HYDROMODIFICATION DETERMINATION

The following questions provide a guide to collecting information relevant to hydromodification management issues.

### TABLE 5: HYDROMODIFICATION DETERMINATION

| | QUESTIONS | YES | NO | Information |
|---|---|---|---|---|
| 1. | Will the proposed project disturb 50 or more acres of land? (Including all phases of development) | | ✓ | If YES, continue to 2. If NO, go to 6. |
| 2. | Would the project site discharge directly into channels that are concrete-lined or significantly hardened such as with rip-rap, sackcrete, etc, downstream to their outfall into bays or the ocean? | | | If NO, continue to 3. If YES, go to 6. |
| 3. | Would the project site discharge directly into underground storm drains discharging directly to bays or the ocean? | | | If NO, continue to 4. If YES, go to 6. |
| 4. | Would the project site discharge directly to a channel (lined or un-lined) and the combined impervious surfaces downstream from the project site to discharge at the ocean or bay are 70% or greater? | | | If NO, continue to 5. If YES, go to 6. |
| 5. | Project is required to manage hydromodification impacts. | | ✓ | Hydromodification Management Required as described in Section 67.812 b(4) of the WPO. |
| 6. | Project is not required to manage hydromodification impacts. | ✓ | | Hydromodification Exempt. Keep on file. |

**An exemption is potentially available for projects that are required (No. 5. in Table 5 above) to manage hydromodification impacts:** The project proponent may conduct an independent geomorphic study to determine the project's full hydromodification impact. The study must incorporate sediment transport modeling across the range of geomorphically-significant flows and demonstrate to the County's satisfaction that the project flows and sediment reductions will not detrimentally affect the receiving water to qualify for the exemption.

## STEP 4

## POLLUTANTS OF CONCERN DETERMINATION

### WATERSHED

Please check the watershed(s) for the project.

| | | | |
|---|---|---|---|
| ☐ San Juan 901 | ☑ Santa Margarita 902 | ☐ San Luis Rey 903 | ☐Carlsbad 904 |
| ☐ San Dieguito 905 | ☐ Penasquitos 906 | ☐ San Diego 907 | ☐ Sweetwater 909 |
| ☐ Otay 910 | ☐ Tijuana 911 | ☐ Whitewater 719 | ☐ Clark 720 |
| ☐ West Salton 721 | ☐ Anza Borrego 722 | ☐ Imperial 723 | |

http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml

### HYDROLOGIC SUB-AREA NAME AND NUMBER(S)

| Number | Name |
|---|---|
| 902.13 | Upper Ysidora H.S.A. |
| | |

http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml

**SURFACE WATERS** that each project discharge point proposes to discharge to. List the impairments identified in Table 7.

| SURFACE WATERS (river, creek, stream, etc.) | Hydrologic Unit Basin Number | Impairment(s) listed [303(d) listed waters or waters with established TMDLs ] | Distance to Project |
|---|---|---|---|
| Santa Margarita Lagoon | 902.11 | Eutrophic (low) | 15+/- miles |
| | | | |
| | | | |

http://www.waterboards.ca.gov/water_issues/programs/tmdl/docs/303dlists2006/epa/r9_06_303d_reqtmdls.pdf

### GROUND WATERS

| Ground Waters | Hydrologic Unit Basin Number | MUN | AGR | IND | PROC | GWR | FRESH | POW | REC1 | REC2 | BIOL | WARM | COLD | WILD | RARE | SPWN |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Upper Ysidora | 902.13 | x | x | x | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml

+ Excepted from Municipal ● Existing Beneficial Use ○ Potential Beneficial Use

### PROJECT ANTICIPATED AND POTENTIAL POLLUTANTS

Using Table 6, identify pollutants that are anticipated to be generated from the proposed priority project categories. Pollutants associated with any hazardous material sites that have been remediated or are not threatened by the proposed project are not considered a pollutant of concern.

**TABLE 6: ANTICIPATED AND POTENTIAL POLLUTANTS GENERATED BY LAND USE TYPE**

| | ***General Pollutant Categories*** | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| ***PDP Categories*** | Sediments | Nutrients | Heavy Metals | Organic Compounds | Trash & Debris | Oxygen Demanding Substances | Oil & Grease | Bacteria & Viruses | Pesticides |
| Detached Residential Development | X | X | | | X | X | X | X | X |
| Attached Residential Development | X | X | | | X | P(1) | P(2) | P | X |
| Commercial Development 1 acre or greater | P(1) | P(1) | | P(2) | X | P(5) | X | P(3) | P(5) |
| Heavy industry /industrial development | X | | X | X | X | X | X | | |
| Automotive Repair Shops | | | X | X(4)(5) | X | | X | | |
| Restaurants | | | | | X | X | X | X | |
| Hillside Development >5,000 $ft^2$ | X | X | | | X | X | X | | X |
| Parking Lots | P(1) | P(1) | X | | X | P(1) | X | | P(1) |
| Retail Gasoline Outlets | | | X | X | X | X | X | | |
| Streets, Highways & Freeways | X | P(1) | X | X(4) | X | P(5) | X | | |

X = anticipated
P = potential
(1) A potential pollutant if landscaping exists on-site.
(2) A potential pollutant if the project includes uncovered parking areas.
(3) A potential pollutant if land use involves food or animal waste products.
(4) Including petroleum hydrocarbons.
(5) Including solvents.

## PROJECT POLLUTANTS OF CONCERN SUMMARY TABLE

Please summarize the identified project pollutant of concern by checking the appropriate boxes in the table below and list any surface water impairments identified. Pollutants anticipated to be generated by the project, which are also causing impairment of receiving waters, shall be considered the primary pollutants of concern. For projects where no primary pollutants of concern exist, those pollutants identified as anticipated shall be considered secondary pollutants of concern.

### TABLE 7: PROJECT POLLUTANTS OF CONCERN

| Pollutant Category | Anticipated (X) | Potential (P) | Surface Water Impairments |
|---|---|---|---|
| Sediments | ✓ | | |
| Nutrients | ✓ | | |
| Heavy Metals | ✓ | | |
| Organic Compounds | ✓ | | |
| Trash & Debris | ✓ | | |
| Oxygen Demanding Substances | ✓ | ✓ | |
| Oil & Grease | ✓ | | |
| Bacteria & Viruses | ✓ | | |
| Pesticides | ✓ | | |

## STEP 5

## LID AND SITE DESIGN STRATEGIES

Each numbered item below is a Low Impact Development (LID) requirement of the WPO. Please check the box(s) under each number that best describes the LID BMP(s) and Site Design Strategies selected for this project.

### TABLE 8: LID AND SITE DESIGN

| |
|---|
| 1. Conserve natural Areas, Soils, and Vegetation |
| ☑ Preserve well draining soils (Type A or B) |
| ☑ Preserve Significant Trees |
| ☑ Preserve critical (or problematic) areas such as floodplains, steep slopes, wetlands, and areas with erosive or unstable soil conditions |
| ☐ Other. Description: |
| 2. Minimize Disturbance to Natural Drainages |
| ☑ Set-back development envelope from drainages |
| ☑ Restrict heavy construction equipment access to planned green/open space areas |
| ☐ Other. Description: |
| 3. Minimize and Disconnect Impervious Surfaces (see 5) |
| ☑ Clustered Lot Design |
| ☑ Items checked in 5? |
| ☐ Other. Description: |
| 4. Minimize Soil Compaction |
| ☑ Restrict heavy construction equipment access to planned green/open space areas |
| ☑ Re-till soils compacted by construction vehicles/equipment |
| ☑ Collect & re-use upper soil layers of development site containing organic Materials |
| ☐ Other. Description: |
| 5. Drain Runoff from Impervious Surfaces to Pervious Areas |
| LID Street & Road Design |
| ☑ Curb-cuts to landscaping |
| ☑ Rural Swales |
| ☐ Concave Median |
| ☐ Cul-de-sac Landscaping Design |
| ☐ Other. Description: |
| LID Parking Lot Design |
| ☐ Permeable Pavements |
| ☑ Curb-cuts to landscaping |

| |
|---|
| ☐ Other. Description: |
| LID Driveway, Sidewalk, Bike-path Design |
| ☐ Permeable Pavements |
| ☑ Pitch pavements toward landscaping |
| ☐ Other. Description: |
| LID Building Design |
| ☐ Cisterns & Rain Barrels |
| ☑ Downspout to swale |
| ☐ Vegetated Roofs |
| ☐ Other. Description: |
| LID Landscaping Design |
| ☐ Soil Amendments |
| ☑ Reuse of Native Soils |
| ☑ Smart Irrigation Systems |
| ☐ Street Trees |
| ☐ Other. Description: |
| 6. Minimize erosion from slopes |
| ☑ Disturb existing slopes only when necessary |
| ☑ Minimize cut and fill areas to reduce slope lengths |
| ☐ Incorporate retaining walls to reduce steepness of slopes or to shorten slopes |
| ☐ Provide benches or terraces on high cut and fill slopes to reduce concentration of flows |
| ☑ Rounding and shaping slopes to reduce concentrated flow |
| ☐ Collect concentrated flows in stabilized drains and channels |
| ☐ Other. Description: |

## STEP 6

## SOURCE CONTROL

Please complete the checklist on the following pages to determine Source Control BMPs. Below is instruction on how to use the checklist. (Also see instructions on page 40 of the *SUSMP)*

1. Review Column 1 and identify which of these potential sources of stormwater pollutants apply to your site. Check each box that applies.

2. Review Column 2 and incorporate all of the corresponding applicable BMPs in your Source Control Exhibit in Attachment B.

3. Review Columns 3 and 4 and incorporate all of the corresponding applicable permanent controls and operational BMPs in a table in your Project-Specific SUSMP.

Describe your specific BMPs in an accompanying narrative, and explain any special conditions or situations that required omitting BMPs or substituting alternatives.

| |
|---|
| Proposed bio retention swale are ideal for this project because they are rated high for control of sediment and trash & debris. |

Use the format in Table 9 below to summarize the project Source Control BMPs. Incorporate all identified Source Control BMPs in your Source Control Exhibit in Attachment B.

**TABLE 9: PROJECT SOURCE CONTROL BMPS**

| *Potential source of runoff pollutants* | *Permanent source control BMPs* | *Operational source control BMPs* |
|---|---|---|
| Roof & landscape area | Bio retention swale | |
| Road & driveways | Bio retention swale | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| IF THESE SOURCES WILL BE ON THE PROJECT SITE ... | ... THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs | | |
|---|---|---|---|
| **1**<br>**Potential Sources of Runoff Pollutants** | **2**<br>**Permanent Controls—Show on Source Control Exhibit, Attachment B** | **3**<br>**Permanent Controls—List in SUSMP Table and Narrative** | **4**<br>**Operational BMPs—Include in SUSMP Table and Narrative** |
| ☐ **A.** On-site storm drain inlets<br>N/A No inlet | ☐ Locations of inlets.<br>N/A | ☐ Mark all inlets with the words "No Dumping! Flows to Bay" or similar.<br>N/A | ☐ Maintain and periodically repaint or replace inlet markings.<br>☐ Provide stormwater pollution prevention information to new site owners, lessees, or operators.<br>☐ See applicable operational BMPs in Fact Sheet SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com<br>☐ Include the following in lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains." |
| ☐ **B.** Interior floor drains and elevator shaft sump pumps N/A | N/A | ☐ State that interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer. | ☐ Inspect and maintain drains to prevent blockages and overflow. |
| ☐ **C.** Interior parking garages N/A | N/A | ☐ State that parking garage floor drains will be plumbed to the sanitary sewer. | ☐ Inspect and maintain drains to prevent blockages and overflow. |

| IF THESE SOURCES WILL BE ON THE PROJECT SITE ... | ... THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs | | |
|---|---|---|---|
| **1**<br>**Potential Sources of Runoff Pollutants** | **2**<br>**Permanent Controls—Show on Source Control Exhibit, Attachment B** | **3**<br>**Permanent Controls—List in SUSMP Table and Narrative** | **4**<br>**Operational BMPs—Include in SUSMP Table and Narrative** |
| ☑ **D1.** Need for future indoor & structural pest control | N/A | ☑ Note building design features that discourage entry of pests. | ☑ Provide Integrated Pest Management information to owners, lessees, and operators. |
| ☑ **D2.** Landscape/ Outdoor Pesticide Use<br><br>Note: Should be consistent with project landscape plan (if applicable).<br><br>Existing Nursery | ☐ Show locations of native trees or areas of shrubs and ground cover to be undisturbed and retained.<br><br>☐ Show self-retaining landscape areas, if any.<br><br>☑ Show stormwater treatment facilities. | State that final landscape plans will accomplish all of the following:<br><br>☐ Preserve existing native trees, shrubs, and ground cover to the maximum extent possible.<br><br>☑ 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 stormwater pollution.<br><br>☐ Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions.<br><br>☐ Consider using pest-resistant plants, especially adjacent to hardscape.<br><br>☐ To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions. | ☑ Maintain landscaping using minimum or no pesticides.<br><br>☐ See applicable operational BMPs in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com<br><br>☑ Provide IPM information to new owners, lessees and operators. |

| IF THESE SOURCES WILL BE ON THE PROJECT SITE ... | ... THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs | | |
|---|---|---|---|
| **1**<br>**Potential Sources of Runoff Pollutants** | **2**<br>**Permanent Controls—Show on Source Control Exhibit, Attachment B** | **3**<br>**Permanent Controls—List in SUSMP Table and Narrative** | **4**<br>**Operational BMPs—Include in SUSMP Table and Narrative** |
| ❑ D. Pools, spas, ponds, decorative fountains, and other water features.<br>N/A | ❑ Show location of water feature and a sanitary sewer cleanout in an accessible area within 10 feet. | ❑ If the local municipality requires pools to be plumbed to the sanitary sewer, place a note on the plans and state in the narrative that this connection will be made according to local requirements. N/A | ❑ See applicable operational BMPs in Fact Sheet SC-72, "Fountain and Pool Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com<br>N/A |
| ❑ E. Food service<br>N/A | ❑ For restaurants, grocery stores, and other food service operations, show location (indoors or in a covered area outdoors) of a floor sink or other area for cleaning floor mats, containers, and equipment.<br>❑ On the drawing, show a note that this drain will be connected to a grease interceptor before discharging to the sanitary sewer. | ❑ Describe the location and features of the designated cleaning area.<br>❑ Describe the items to be cleaned in this facility and how it has been sized to insure that the largest items can be accommodated. | ❑ |

| IF THESE SOURCES WILL BE ON THE PROJECT SITE ... | ... THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs | | |
|---|---|---|---|
| **1**<br>**Potential Sources of Runoff Pollutants** | **2**<br>**Permanent Controls—Show on Source Control Exhibit, Attachment B** | **3**<br>**Permanent Controls—List in SUSMP Table and Narrative** | **4**<br>**Operational BMPs—Include in SUSMP Table and Narrative** |
| ☐ **G.** Refuse areas<br>N/A | ☐ Show where site refuse and recycled materials will be handled and stored for pickup. See local municipal requirements for sizes and other details of refuse areas.<br>☐ If dumpsters or other receptacles are outdoors, show how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area.<br>☐ Any drains from dumpsters, compactors, and tallow bin areas shall be connected to a grease removal device before discharge to sanitary sewer. | ☐ State how site refuse will be handled and provide supporting detail to what is shown on plans.<br>☐ State that signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar. | ☐ State how the following will be implemented:<br>Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, "Waste Handling and Disposal" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com |
| ☐ **H.** Industrial processes.<br>N/A | ☐ Show process area. | ☐ If industrial processes are to be located on site, state: "All process activities to be performed indoors. No processes to drain to exterior or to storm drain system." | ☐ See Fact Sheet SC-10, "Non-Stormwater Discharges" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com |

| IF THESE SOURCES WILL BE ON THE PROJECT SITE ... | ... THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs | | |
|---|---|---|---|
| **1**<br>**Potential Sources of Runoff Pollutants** | **2**<br>**Permanent Controls—Show on Source Control Exhibit, Attachment B** | **3**<br>**Permanent Controls—List in SUSMP Table and Narrative** | **4**<br>**Operational BMPs—Include in SUSMP Table and Narrative** |
| ❑ **I. Outdoor storage of equipment or materials. (See rows J and K for source control measures for vehicle cleaning, repair, and maintenance.)**<br><br>**N/An** | ❑ **Show any outdoor storage areas, including how materials will be covered. Show how areas will be graded and bermed to prevent run-on or run-off from area.**<br><br>❑ **Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults.**<br><br>❑ **Storage of hazardous materials and wastes must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site.** | ❑ **Include a detailed description of materials to be stored, storage areas, and structural features to prevent pollutants from entering storm drains.**<br><br>**Where appropriate, reference documentation of compliance with the requirements of local Hazardous Materials Programs for:**<br>▪ **Hazardous Waste Generation**<br>▪ **Hazardous Materials Release Response and Inventory**<br>▪ **California Accidental Release (CalARP)**<br>▪ **Aboveground Storage Tank**<br>▪ **Uniform Fire Code Article 80 Section 103(b) & (c) 1991**<br>▪ **Underground Storage Tank** | ❑ **See the Fact Sheets SC-31, "Outdoor Liquid Container Storage" and SC-33, "Outdoor Storage of Raw Materials " in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com** |

| | | | |
|---|---|---|---|
| ☐ **J. Vehicle and Equipment Cleaning N/A** | ☐ **Show on drawings as appropriate:**<br>**(1) Commercial/industrial facilities having vehicle /equipment cleaning needs shall either provide a covered, bermed area for washing activities or discourage vehicle/equipment washing by removing hose bibs and installing signs prohibiting such uses.**<br>**(2) Multi-dwelling complexes shall have a paved, bermed, and covered car wash area (unless car washing is prohibited on-site and hoses are provided with an automatic shut-off to discourage such use).**<br>**(3) Washing areas for cars, vehicles, and equipment shall be paved, designed to prevent run-on to or runoff from the area, and plumbed to drain to the sanitary sewer.**<br>**(4) Commercial car wash facilities shall be designed such that no runoff from the facility is discharged to the storm drain system. Wastewater from the facility shall discharge to the sanitary sewer, or a wastewater reclamation system shall be installed.** | ☐ **If a car wash area is not provided, describe measures taken to discourage on-site car washing and explain how these will be enforced.** | **Describe operational measures to implement the following (if applicable):**<br>☐ **Washwater from vehicle and equipment washing operations shall not be discharged to the storm drain system.**<br>☐ **Car dealerships and similar may rinse cars with water only.**<br>☐ **See Fact Sheet SC-21, "Vehicle and Equipment Cleaning," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com** |

| | | | |
|---|---|---|---|
| ☐ **K. Vehicle/Equipment Repair and Maintenance N/A** | ☐ **Accommodate all vehicle equipment repair and maintenance indoors. Or designate an outdoor work area and design the area to prevent run-on and runoff of stormwater.**<br>☐ **Show secondary containment for exterior work areas where motor oil, brake fluid, gasoline, diesel fuel, radiator fluid, acid-containing batteries or other hazardous materials or hazardous wastes are used or stored. Drains shall not be installed within the secondary containment areas.**<br>☐ **Add a note on the plans that states either (1) there are no floor drains, or (2) floor drains are connected to wastewater pretreatment systems prior to discharge to the sanitary sewer and an industrial waste discharge permit will be obtained.** | ☐ **State that no vehicle repair or maintenance will be done outdoors, or else describe the required features of the outdoor work area.**<br>☐ **State that there are no floor drains or if there are floor drains, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.**<br>☐ **State that there are no tanks, containers or sinks to be used for parts cleaning or rinsing or, if there are, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.** | **In the SUSMP report, note that all of the following restrictions apply to use the site:**<br>☐ **No person shall dispose of, nor permit the disposal, directly or indirectly of vehicle fluids, hazardous materials, or rinsewater from parts cleaning into storm drains.**<br>☐ **No vehicle fluid removal shall be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately.**<br>☐ **No person shall leave unattended drip parts or other open containers containing vehicle fluid, unless such containers are in use or in an area of secondary containment.** |

| | | | |
|---|---|---|---|
| ☐ **L. Fuel Dispensing Areas**<br><br>**N/A** | ☑ **Fueling areas[1] shall have impermeable floors (i.e., portland cement concrete or equivalent smooth impervious surface) that are: a) graded at the minimum slope necessary to prevent ponding; and b) separated from the rest of the site by a grade break that prevents run-on of stormwater to the maximum extent practicable.**<br><br>☑ **Fueling areas shall be covered by a canopy that extends a minimum of ten feet in each direction from each pump. [Alternative: The fueling area must be covered and the cover's minimum dimensions must be equal to or greater than the area within the grade break or fuel dispensing area[1].] The canopy [or cover] shall not drain onto the fueling area.** | | ☑ **The property owner shall dry sweep the fueling area routinely.**<br><br>☐ **See the Business Guide Sheet, "Automotive Service—Service Stations" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com** |

[1] The fueling area shall be defined as the area extending a minimum of 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly may be operated plus a minimum of one foot, whichever is greater.

| | | | |
|---|---|---|---|
| ❑ **M. Loading Docks**<br><br>N/A | ❑ Show a preliminary design for the loading dock area, including roofing and drainage. Loading docks shall be covered and/or graded to minimize run-on to and runoff from the loading area. Roof downspouts shall be positioned to direct stormwater away from the loading area. Water from loading dock areas should be drained to the sanitary sewer where feasible. Direct connections to storm drains from depressed loading docks are prohibited.<br>❑ Loading dock areas draining directly to the sanitary sewer shall be equipped with a spill control valve or equivalent device, which shall be kept closed during periods of operation.<br>❑ Provide a roof overhang over the loading area or install door skirts (cowling) at each bay that enclose the end of the trailer. | | ❑ Move loaded and unloaded items indoors as soon as possible.<br>❑ See Fact Sheet SC-30, "Outdoor Loading and Unloading," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com |
| ❑ **N. Fire Sprinkler Test Water**<br>N/A | | ❑ Provide a means to drain fire sprinkler test water to the sanitary sewer. | ❑ See the note in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com |

| | | | |
|---|---|---|---|
| **O. Miscellaneous Drain or Wash Water**<br>☐ Boiler drain lines<br>☐ Condensate drain lines<br>☐ Rooftop equipment<br>☐ Drainage sumps<br>☑ Roofing, gutters, and trim. | | ☐ Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system.<br>☐ Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system.<br>☐ Rooftop mounted equipment with potential to produce pollutants shall be roofed and/or have secondary containment.<br>☐ Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water.<br>☑ Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff. | |
| ☐ **P. Plazas, sidewalks, and parking lots.**<br>N/A | | | ☐ Plazas, sidewalks, and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing shall be collected to prevent entry into the storm drain system. Washwater containing any cleaning agent or degreaser shall be collected and discharged to the sanitary sewer and not discharged to a storm drain. |

## STEP 7

## LID AND TREATMENT CONTROL SELECTION

A treatment control BMP and/or LID facility must be selected to treat the project pollutants of concern identified in Table 7 "Project Pollutants of Concern". A treatment control facility with a high or medium pollutant removal efficiency for the project's most significant pollutant of concern shall be selected. It is recommended to use the design procedure in Chapter 4 of the SUSMP to meet NPDES permit LID requirements, treatment requirements, and flow control requirements. If your project does not utilize this approach, the project will need to demonstrate compliance with LID, treatment and flow control requirements. Review Chapter 2 "Selection of Stormwater Treatment Facilities" in the SUSMP to assist in determining the appropriate treatment facility for your project.

| Will this project be utilizing the unified LID design procedure as described in Chapter 4 of the Local SUSMP? *(If yes, please document in Attachment D following the steps in Chapter 4 of the County SUSMP)* | |
|---|---|
| Yes ✓ | No |
| If this project is not utilizing the unified LID design procedure, please describe how the alternative treatment facilities will comply with applicable LID criteria, stormwater treatment criteria, and hydromodification management criteria. | |
| Bio retention facilities proposed for this project. | |

➢ Indicate the project pollutants of concern (POCs) from Table 7 in Column 2 below.

TABLE 10: GROUPING OF POTENTIAL POLLUTANTS **of Concern (POCs) by fate during stormwater treatment**

| Pollutant | Check Project Specific POCs | Coarse Sediment and Trash | Pollutants that tend to associate with fine particles during treatment | Pollutants that tend to be dissolved following treatment |
|---|---|---|---|---|
| Sediment | | X | X | |
| Nutrients | | | X | X |
| Heavy Metals | | | X | |
| Organic Compounds | | | X | |
| Trash & Debris | | X | | |
| Oxygen Demanding | | | X | |
| Bacteria | | | X | |
| Oil & Grease | | | X | |
| Pesticides | | | X | |

➢ Indicate the treatment facility(s) chosen for this project in the following table.

TABLE 11: GROUPS OF POLLUTANTS **and relative effectiveness of treatment facilities**

| **Pollutants of Concern** | Bioretention Facilities (LID) | Settling Basins (Dry Ponds) | Wet Ponds and Constructed Wetlands | Infiltration Facilities or Practices (LID) | Media Filters | Higher-rate biofilters* | Higher-rate media filters* | Trash Racks & Hydro -dynamic Devices | Vegetated Swales |
|---|---|---|---|---|---|---|---|---|---|
| **Coarse Sediment and Trash** | High | High | High | High | High | High | High | High | High |
| **Pollutants that tend to associate with fine particles during treatment** | High | High | High | High | High | Medium | Medium | Low | Medium |
| **Pollutants that tend to be dissolved following treatment** | Medium | Low | Medium | High | Low | Low | Low | Low | Low |

➢ Please check the box(s) that best describes the Treatment BMP(s) and/or LID BMP selected for this project.

**TABLE 12: PROJECT LID AND TC-BMPS**

| |
|---|
| **Bioretention Facilites (LID)** |
| ☑ Bioretention area |
| ☐ Flow-through Planter |
| ☐ Cistern with Bioretention Facility |
| **Settling Basins (Dry Ponds)** |
| ☐ Extended/dry detention basin with grass/vegetated lining |
| ☐ Extended/dry detention basin with impervious lining |
| **Infiltration Facilities or Practices (LID)** |
| ☐ Infiltration basin |
| ☐ Dry well |
| ☐ Infiltration trench |
| **Wet Ponds and Constructed Wetlands** |
| ☐ Wet pond/basin (permanent pool) |
| ☐ Constructed wetland |
| **Vegetated Swales (LID[1])** |
| ☐ Vegetated Swale |
| **Media Filters** |
| ☐ Austin Sand Filter |
| ☐ Delaware Sand Filter |

| |
|---|
| ☐ Multi-Chambered Treatment Train (MCTT) |
| **Higher-rate Biofilters** |
| ☐ Tree-pit-style unit |
| ☐ Other_____ |
| **Higher-rate Media Filters** |
| ☐ Vault-based filtration unit with replaceable cartridges |
| ☐ Other_____ |
| **Hydrodynamic Separator Systems** |
| ☐ Swirl Concentrator |
| ☐ Cyclone Separator |
| **Trash Racks** |
| ☐ Catch Basin Insert |
| ☐ Catch Basin Insert w/ Hydrocarbon boom |
| ☐ Other_____ |
| **Self-Treating or Self-Retaining Areas (LID)** |
| ☐ Pervious Pavements |
| ☐ Vegetated Roofs |
| ☐ Other_____ |

(1) Must be designed per SUSMP "Vegetated Swales" design criteria for LID credit (p. 65).

For design guidelines and calculations refer to Chapter 4 "Low Impact Development Design Guide" in the SUSMP. Please show all calculations and design sheets for all treatment facilities proposed in Attachment D.

➢ Create a Construction Plan SWMP Checklist for your project.

Instructions on how to fill out table

1. Number and list each measure or BMP you have specified in your SWMP in Columns 1 and Maintenance Category in Column 3 of the table. Leave Column 2 blank.

2. When you submit construction plans, duplicate the table (by photocopy or electronically). Now fill in Column 2, identifying the plan sheets where the BMPs are shown. List all plan sheets on which the BMP appears. This table must be shown on the front sheet of the grading and improvement plans.

| Stormwater Treatment Control and LID BMP's | | | |
|---|---|---|---|
| Description / Type | Sheet | Maintenance Category | Revisions |
| Bio retention | 1 | 1 | N/A |
| | | | |
| | | | |
| | | | |
| | | | |

* BMP's approved as part of Stormwater Management Plan (SWMP) dated xx/xx/xx on file with DPW. Any changes to the above BMP's will require SWMP revision and Plan Change approvals.

➢ Please describe why the chosen treatment BMP(s) was selected for this project. For projects utilizing a low performing BMP, please provide a feasibility analysis that demonstrates utilization of a treatment facility with a high or medium removal efficiency ranking is infeasible.

Bio retention facilities are proposed for this project because they are reated high for sediment and trash & debris. The primary item of concern for this large lot subdivision.

A Treatment BMP must address runoff from developed areas. Please provide the post-construction water quality treatment volume or flow values for the selected project Treatment

BMP(s). Guidelines for design calculations are located in Chapter 4 of the County SUSMP. Label outfalls on the BMP map. The Water Quality peak rate of discharge flow ($Q_{WQ}$) and the Water Quality storage volume ($V_{WQ}$) is dependent on the type of treatment BMP selected for the project.

| **Outfall** | **Tributary Area (acres)** | **$Q_{WQ}$ (cfs)** | **$V_{WQ}$ ($ft^2$)** |
|---|---|---|---|
| Pads | 0.46 acs typ | 0.25 cfs | 480 |
| Cul de sac lot 7 and 13 | 0.91 acs | 0.55 cfs | 960 |
| St. "A" Lot 11 & 23 | 0.5 acs | 0.51 cfs | 900 |
| St. "B" & Lot 8 | 1.3 acs | 0.48 cfs | 840 |
| | | | |
| | | | |

## STEP 8

### OPERATION AND MAINTENANCE

➢ Please check the box that best describes the maintenance mechanism(s) for this project.

**TABLE 13: PROJECT BMP CATEGORY**

| CATEGORY | SELECTED | | BMP Description |
|---|---|---|---|
| | YES | NO | |
| First | ✓ | | Bio retention facilities |
| Second[1] | | | |
| Third[2] | | | |
| Fourth | | | |

Note:

1. A recorded maintenance agreement will be required.
2. Project will be required to establish or be included in a Stormwater Maintenance Assessment District for the long-term maintenance of treatment BMPs.

➢ Please list all individual LID and Treatment Control BMPs (TC-BMPs) incorporated into project. Please ensure the "BMP Identifier" is consistent with the legend in Attachment C "LID and/or TC-BMP Exhibit". Please attach the record plan sheets upon completion of project and amend the Major SWMP where appropriate. For each type of LID or TC-BMP provide an inspection sheet in Attachment F "Maintenance Plan".

**TABLE 14: PROJECT SPECIFIC LID AND TC-BMPS**

| BMP Identifier* | LID or TC-BMP Type | BMP Pollutant of Concern Efficiency (H,M,L) – Table 11 | Final Construction Date *(to be completed by County inspector)* | Final Construction Inspector Name *(to be completed by County inspector)* |
|---|---|---|---|---|
| IMF | Bio retention | High | N/A | N/A |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

* For location of BMP's, see approved Record Plan dated _____, plan sheet __.

➢ Responsible Party for Long-term Maintenance:

Identify the parties responsible for long-term maintenance of the BMPs identified above and Source Controls specified in Attachment B. Include the appropriate written agreement with the entities responsible for O&M in Attachment F. Please see Chapter 5 "Private Ownership and Maintenance" on page 94 of the County SUSMP for appropriate maintenance mechanisms.

| |
|---|
| Name: Charles Baldwin |
| Company Name: Baldwin Manufacturing |
| Phone Number: 650-714-7290 |
| Street Address: 22 Church Street |
| City/State/Zip: Mountain View CA 94041 |
| Email Address: |

- Funding Source:

Provide the funding source or sources for long-term operation and maintenance of each BMP identified above. By certifying the Major SWMP the applicant is certifying that the funding responsibilities have been addressed and will be transferred to future owners.

| |
|---|
| Bio retention facilities related to pads and driveways will be the responsibility of the property owner on which the facilities is located. Bio retention facility for runoff from Street "A" and Street "B" will be part of the HOA included with the maintenance of the roads for the project. |

## ATTACHMENTS

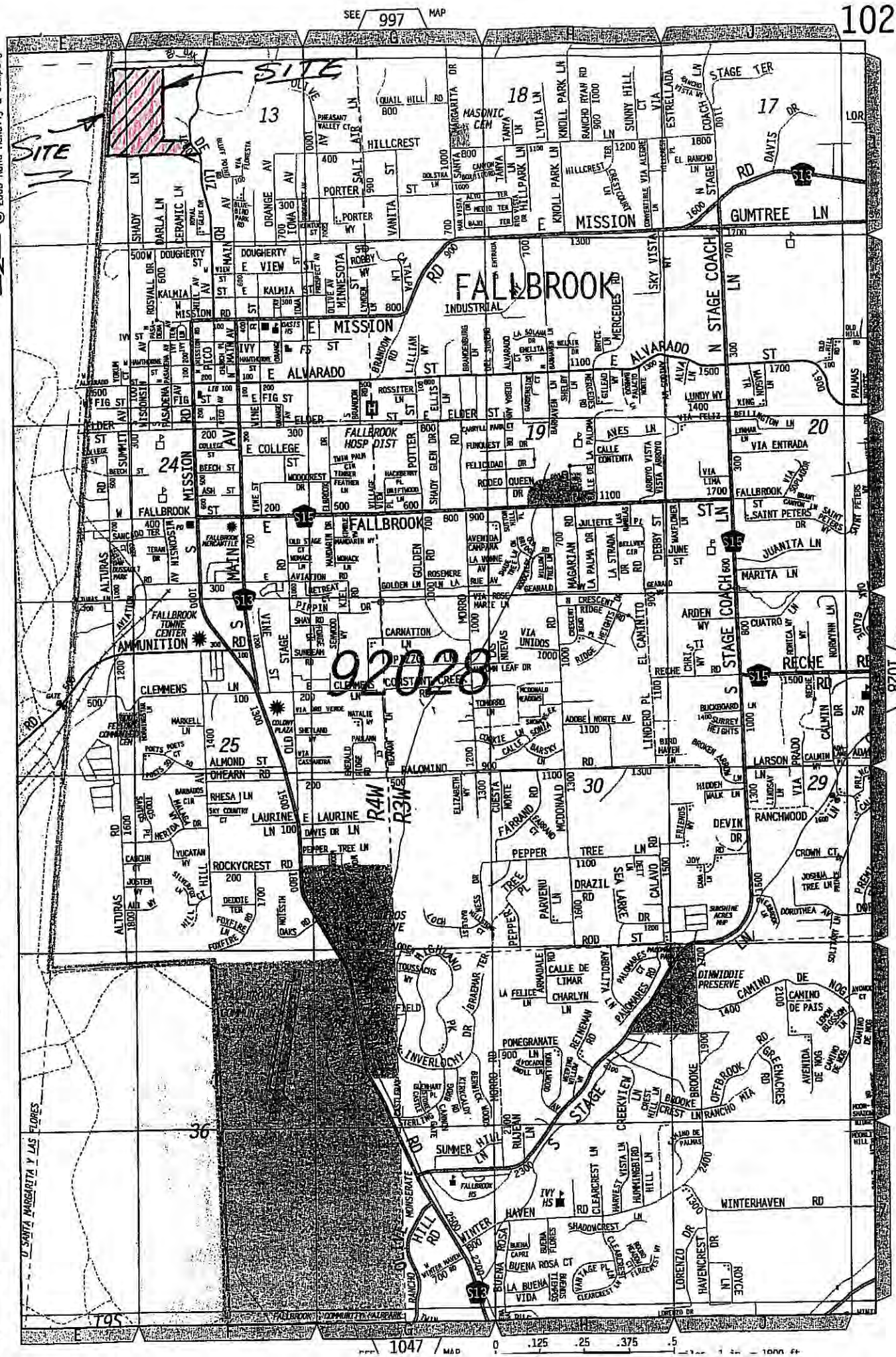
Please include the following attachments.

| | ATTACHMENT | COMPLETED | N/A |
|---|---|---|---|
| A | Project Location Map | ✓ | |
| B | Source Control Exhibit | ✓ | |
| C | LID and/or TC-BMP Exhibit | ✓ | |
| D | Drainage Management Area (DMA) Maps, Sizing Design Calculations and BMP/IMP Design Details | ✓ | |
| E | Geotechnical Certification Sheet | ✓ | |
| F | Maintenance Plan | ✓ | |
| G | Tracking Report | ✓ | |
| H | Addendum | N/A | |

**Note:** Attachments B and C may be combined.

# ATTACHMENT A

## Project Location Map

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# ATTACHMENT B

## Source Control Exhibit

# ATTACHMENT C

## LID and/or TC-BMP Exhibit

# ATTACHMENT D

## Drainage Management Area (DMA) Maps, Sizing Design Calculations and TC-BMP/LID Design Details

Pad areas Lot 1, 2, 3, 4, 5, 6, 9, 10 & 14

| DMA | DMA Area sq. ft | Post-project surface Type | DMA Runoff factor | DMA Area x runoff factor | Soil Type: Sandy Loam DG | MP Name Bio retention | | |
|---|---|---|---|---|---|---|---|---|
| Typ lot | 5,000 | Roof | 1 | 5,000 | | | | |
| | 4,800 | Drive & fire | 1 | 4,800 | Imp | Minimum | Proposed | |
| | 10,000 | landscape | 0.1 | 1000 | | Sizing | Area or | Area or |
| | | | | | Factor | volume | | Volume |
| | | | Total | 10,800 | 0.04 | 482 sf | 480 | IMP AREA |

BIO RETENTION 12′ x 40′

Cul-de-sac St "B" Lot 7 & 13

| DMA | DMA Area sq. ft | Post-project surface Type | DMA Runoff factor | DMA Area x runoff factor | Soil Type: Sandy Loam DG | MP Name Bio retention | |
|---|---|---|---|---|---|---|---|
| Lot 7 & 13 | 10,500 | Roof | 1 | 10,000 | | | |
| Street B | 12,000 | Dr St B | 1 | 12,000 | Imp | Minimum | Proposed |
| Landscape | 18,000 | Landsc | 0.1 | 1,800 | Sizing | Area or | Area or |
| | | | | | Factor | volume | Volume |
| | | | Total | 23,800 | 0.04 | 952 sf | 960 sf IMP area |

Bio Retention 20′ x 48′

## Street "A" Lot 11 & 12

| DMA | DMA Area sq. ft | Post - project surface Type | DMA Runoff factor | DMA Area x runoff factor | Soil Type: Sandy Loam DG | | MP Name Bio retention |
|---|---|---|---|---|---|---|---|
| Lot 8 & 12 | 10,000 | Roof | 1 | 10,000 | | | |
| Street A | 10,300 | Rd | 1 | 10,300 | *Imp Sizing Factor* | *Minimum Area or volume* | *Proposed Area or Volume* |
| Lot 8 & 12 | 2,000 | Drive | 1 | 2,000 | | | |
| | | | Total | 22,300 | 0.04 | 892 sf | 900 sf IMP area |

Bio retention 20′ x 45′

## Street "B" Lot 8

| DMA | DMA Area sq. ft | Post - project surface Type | DMA Runoff factor | DMA Area x runoff factor | Soil Type: Sandy Loam DG | | MP Name Bio retention |
|---|---|---|---|---|---|---|---|
| Lot 8 | 5,000 | Roof | 1 | 5,000 | | | |
| Street B | 12,000 | Rd & Dr | 1 | 12,000 | *Imp Sizing Factor* | *Minimum Area or volume* | *Proposed Area or Volume* |
| | 40,000 | Landsc | 0.1 | 4,000 | | | |
| | | | Total | 21,000 | 0.04 | 840 sf | 840 sf IMP area |

Bio retention 20′ x 42′

# ATTACHMENT E

## Geotechnical Certification Sheet

The design of stormwater treatment and other control measures proposed in this plan requiring specific soil infiltration characteristics and/or geological conditions has been reviewed and approved by a registered Civil Engineer, Geotechnical Engineer, or Geologist in the State of California.

Name

July 21, 2010
Date

REGISTERED PROFESSIONAL ENGINEER
HADLEY JOHNSON
No. 14870
EXP. 3-31-11
CIVIL
STATE OF CALIFORNIA

# ATTACHMENT F

## Maintenance Plan

**(Use Chapter 5 of the SUSMP as guidance in developing your Maintenance Plan)**

The following is a general outline for to create your project specific Maintenance Plan.

I. Inspection, Maintenance Log and Self-Verification Forms (Examples are provided in Appendix F

II. Updates, Revisions and Errata None required at this time.

III. Introduction

A. Narrative overview describing the site; drainage areas, routing, and discharge points; and treatment facilities:

3 Bio Retention Facilities are proposed for the roads St "B" south, St "B" North and St "A" the other Bio Retention Facilities are on each of the proposed lots discharge points are as shown on the preliminary grading plan.

IV. Responsibility for Maintenance

A. General

(1) Name: Charles Baldwin, 22 Church Street, Mountain View, CA 94041 650-714-7290

(2) Organization chart or charts showing organization of the maintenance function and location within the overall organization.

(3) Maintenance Funding

(1) Maintenance, funding & inspection will be the responsibility of the property owners of the property upon which the proposed Bio Retention swales are located. Bio-Retention Swales within the proposed right of way for the onsite road will be maintained as part of the Road Maintenance Agreement and the cost of maintenance will be funded through the Road Maintenance Agreement. These costs will vary depending on the number of storms and wet weather. Fees will be collected through an assessment of the Road Maintenance Agreement.

B. Staff Training Program – as needed.

C. Records – by property owner

D. Safety – by property owner

V. Summary of Drainage Areas and Stormwater Facilities

A. Bio Retention Facilities are proposed for the roads St "B" south, St "B" North and St "A" the other Bio Retention Facilities are on each of the proposed lots discharge points are as shown on the preliminary grading plan.

B. Drainage Areas –

Drawings showing pervious and impervious areas (copied or adapted from initial SWMP). As shown on preliminary grading plan.

(1) Designation and description of each drainage area and how flow is routed to the corresponding facility, as shown on Preliminary grading plan.

C. Treatment and Flow-Control Facilities as proposed on the preliminary grading plan.

(1) Drawings showing location and type of each facility

(2) General description of each facility (Consider a table if more than two facilities)

(1) Area drained and routing of discharge.

(2) Facility type and size

VI. Facility Documentation

A. "As-built" drawings of each facility (design drawings in the draft Plan)

B. Manufacturer's data, manuals, and maintenance requirements for pumps, mechanical or electrical equipment, and proprietary facilities (include a "placeholder" in the draft plan for information not yet available).

C. Specific operation and maintenance concerns and troubleshooting

VII. Maintenance Schedule or Matrix

A. Maintenance Schedule for each facility with specific requirements for:

(1) Routine inspection and maintenance

(2) Annual inspection and maintenance

(3) Inspection and maintenance after major storms

B. Service Agreement Information

Assemble and make copies of your maintenance plan. One copy must be submitted to the County, and at least one copy kept on-site. Here are some suggestions for formatting the maintenance plan:

- Format plans to 8½" x 11" to facilitate duplication, filing, and handling.
- Include the revision date in the footer on each page.

- Scan graphics and incorporate with text into a single electronic file. Keep the electronic file backed-up so that copies of the maintenance plan can be made if the hard copy is lost or damaged.

# ATTACHMENT G

## Tracking Report

# ATTACHMENT H

## Addendum

COUNTY OF SAN DIEGO TRACT 5502 RPL

SHEET 1 OF 1 SHEETS

# TENTATIVE MAP

## NOTE

R SUBDIVISION AS REQUIRED BY SECTION 81.401 (m)
SION ORDINANCE - ALL LOTS HAVE AT LEAST 100
F UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE
ION OF THE LOT.

GIN, RCE 14870 DATE

THIS DOES NOT CONSTITUTE APPROVAL OR DISAPPROVAL. Preliminary information relating to this Tentative Map which is required for Department of Environmental Health processing has been submitted in satisfactory form.

County of San Diego
Department of Environmental Health
By Karen Spence Date 5-10-07
VHO-765 LMAP-269

## LEGAL DESCRIPTION

A PORTION OF LOT 3 AND THE NW¼, SE¼, SECTION 13, T.9S., R.4W. S.B.B.M., AND A PORTION OF RANCHO SANTA MARGARITA Y LAS FLORES, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
B/C - 91-00188 A(C)1

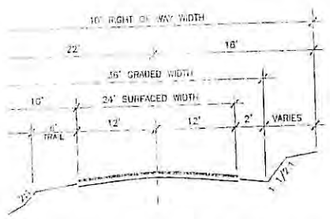
## OWNER/SUBDIVIDER

CHARLES H. BALDWIN
PH. (650)714-7290
22 CHURCH ST.
MOUNTAIN VIEW, CA 94041

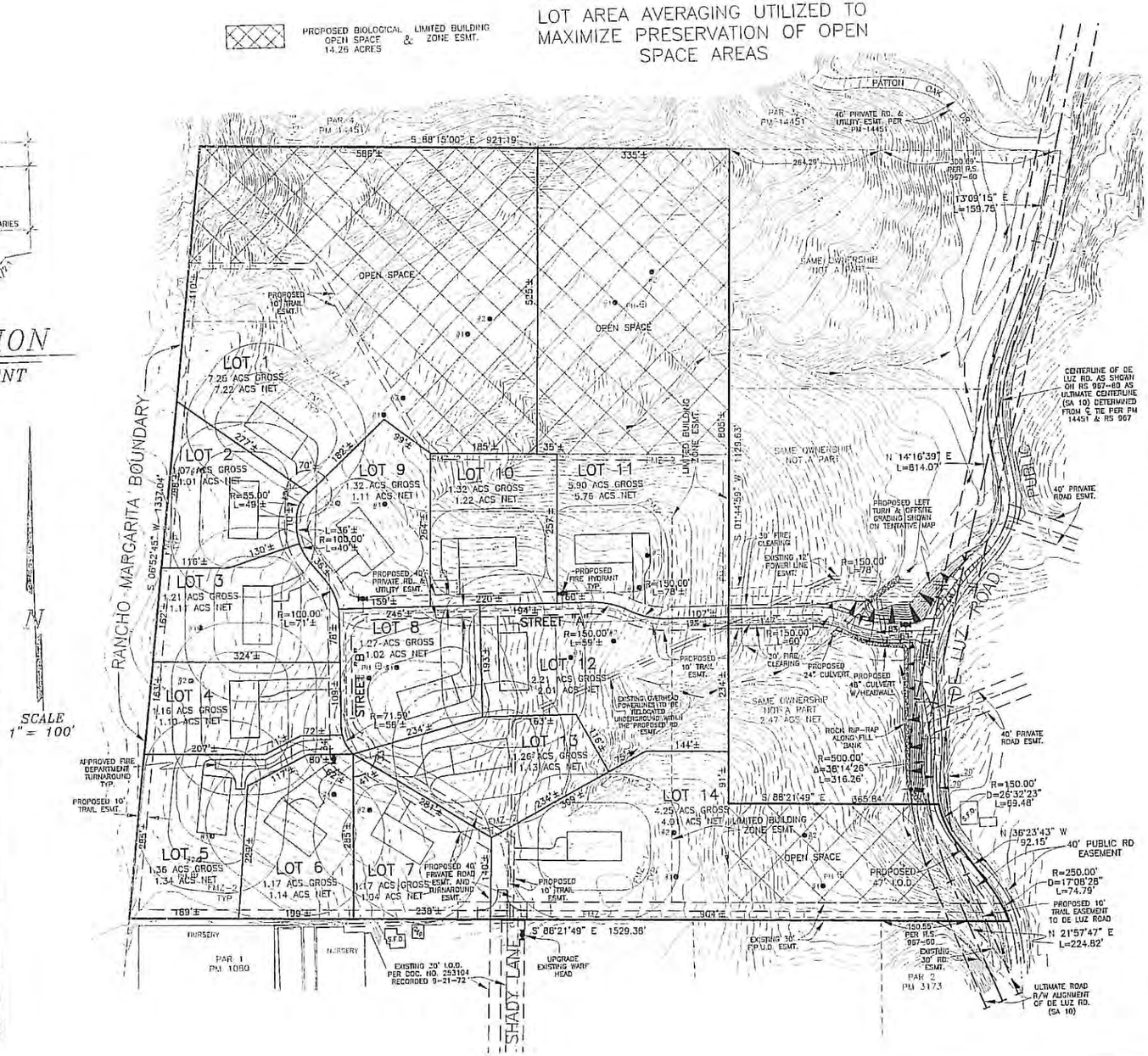
CHARLES BALDWIN OWNER DATE 8/14/08

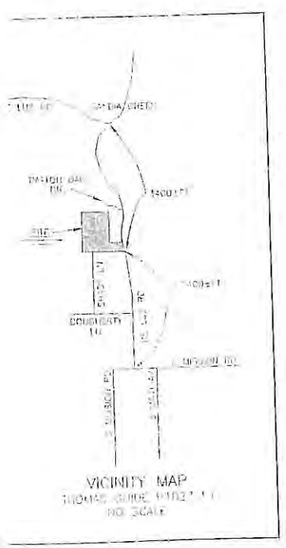
PROPOSED BIOLOGICAL OPEN SPACE 14.26 ACRES & LIMITED BUILDING ZONE ESMT.

LOT AREA AVERAGING UTILIZED TO MAXIMIZE PRESERVATION OF OPEN SPACE AREAS




## TYPICAL SECTION
PRIVATE ROAD EASEMENT
NO SCALE




## ZONING BOX

| | |
|---|---|
| USE REGULATIONS | A-70 |
| NEIGHBORHOOD REGS. | L |
| DENSITY | 0.5 |
| LOT SIZE | 2.0 AC. |
| BUILDING TYPE | C |
| MAX. FLOOR AREA | – |
| FLOOR AREA RATIO | – |
| HEIGHT | G |
| LOT COVERAGE | – |
| SETBACK | C |
| OPEN SPACE | – |
| SPECIAL AREA REGULATIONS | – |

APN 103-010-72
T.R.A. 75070

## SUPPLEMENTAL INFORMATION

1. EXISTING ZONING: A-70 2 AC. LIMITED AGRICULTURAL
2. COMMUNITY PLANNING: FALLBROOK
3. GENERAL PLAN DESIGNATION: (17) ESTATE RESIDENTIAL
4. REGIONAL CATEGORY: 1.3 ESTATE DEVELOPMENT AREA (EDA)
5. WATER: FALLBROOK PUBLIC UTILITY DISTRICT
6. SEWER/SEPTIC: FALLBROOK PUBLIC UTILITY DISTRICT
7. NUMBER OF LOTS: 14
8. NUMBER OF DWELLING UNITS: 14
9. NUMBER OF ACRES: 31.9+/- AC GROSS 30.2+/- AC NET
10. TOPOGRAPHY: AERIAL AEROGEODETIC CORP JAN 27, 2006
11. FIRE PROTECTION: NO CO FIRE PROTECTION DISTRICT
12. SCHOOL DISTRICTS: FALLBROOK ELEMENTARY AND FALLBROOK HIGH SCHOOL DISTRICT
13. FEES TO BE PAID IN LIEU OF DEDICATION FOR PARK LANDS.
14. NO SPECIAL ASSESSMENT ACT PROCEEDINGS ARE PROPOSED.
15. STREET LIGHTS TO BE INSTALLED IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARDS.
16. ALL CUT SLOPES: 2 : 1
17. ALL FILL SLOPES: 2 : 1
18. POTABLE WATER LINES ON OR NEAR THIS PROPERTY ARE AS SHOWN.
19. MINIMUM LOT SIZE: 1.0 AC
20. GRADING: NO GRADING IS PROPOSED (ACTUAL GRADING TO BE DONE BY THE LOT OWNERS AFTER THE SALE OF THE LOTS).
21. NO BUILDINGS ON PROPERTY.
22. PROPOSED OPEN SPACE
    - LOT 1 4.86 ACRES
    - LOT 11 4.03 ACRES
    - LOT 14 1.33 ACRES
    - TOTAL: 10.22 ACRES

LIMITED BLDG. ESMT.
- LOT 1 1.10 ACRES
- LOT 9 0.28 ACRES
- LOT 10 0.51 ACRES
- LOT 11 1.06 ACRES
- LOT 12 0.49 ACRES
- LOT 14 0.60 ACRES
- TOTAL: 4.04 ACRES


KARN SURVEYING INC.
129 W. FIG ST.
FALLBROOK, CA 92028
(760) 728-1134


HADLEY JOHNSON, RCE 14870 DATE July 26, 2010

# PRELIMINARY GRADING PLAN
# TENTATIVE MAP NO. 5502 RPL

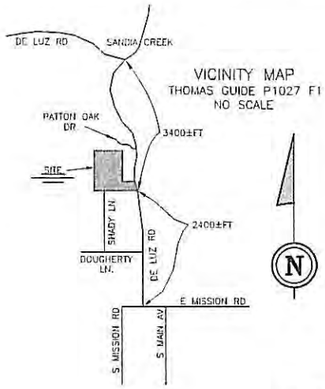
## LEGEND

| S.D.R.S.D./B.M.P.* | SYMBOL |
|---|---|
| SS-7* | |
| SS-7* | |
| 650 | |
| PIT | |
| SS-9 | |
| SS-9 | |
| 0-40/SS-10* | |
| SC-1* | SF SF |
| TC-1* | |
| SC-6* | |
| | |
| | |
| | |

CAL OPEN SPACE

SPACE FENCING AND SIGNAGE

ONE ESMT.




VICINITY MAP
THOMAS GUIDE P1027 F1
NO SCALE

## LEGEND

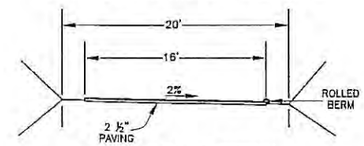
| | | YARDAGE QUANTITIES YARDAGE CUT 2:1 RATIO | YARDAGE FILL 2:1 RATIO |
|---|---|---|---|
| 1 | LOT 1 — 7.25+/- AC GROSS 7.22+/- AC NET | 12.0 C.Y. TOP EL=686 | 394.0 C.Y. TOE EL=669 |
| 2 | LOT 2 — 1.07+/- AC GROSS 1.01+/- AC NET | 12.2 C.Y. TOP EL=697 | 3.0 C.Y. TOE EL=684 |
| 3 | LOT 3 — 1.21+/- AC GROSS 1.11+/- AC NET | 12.0 C.Y. TOP EL=689 | 15.1 C.Y. TOE EL=686 |
| 4 | LOT 4 — 1.16+/- AC GROSS 1.10+/- AC NET | 104.0 C.Y. TOP EL=694 | 60.0 C.Y. TOE EL=683 |
| 5 | LOT 5 — 1.36+/- AC GROSS 1.34+/- AC NET | 22.5 C.Y. TOP EL=689 | 134.3 C.Y. TOE EL=679 |
| 6 | LOT 6 — 1.17+/- AC GROSS 1.14+/- AC NET | 284.5 C.Y. TOP EL=692 | 105.9 C.Y. TOE EL=683 |
| 7 | LOT 7 — 1.17+/- AC GROSS 1.04+/- AC NET | RAISED FOUNDATION | RAISED FOUNDATION |

| | | YARDAGE QUANTITIES YARDAGE CUT 2:1 RATIO | YARDAGE FILL 2:1 RATIO |
|---|---|---|---|
| 8 | LOT 8 — 1.27+/- AC GROSS 1.02+/- AC NET | 11.3 C.Y. TOP EL=717 | 6.0 C.Y. TOE EL=713 |
| 9 | LOT 9 — 1.32+/- AC GROSS 1.11+/- AC NET | 43.4 C.Y. TOP EL=696 | 134.7 C.Y. TOE EL=684 |
| 10 | LOT 10 — 1.32+/- AC GROSS 1.22+/- AC NET | RAISED FOUNDATION | RAISED FOUNDATION |
| 11 | LOT 11 — 5.90+/- AC GROSS 5.76+/- AC NET | 329.7 C.Y. TOP EL=682 | 463.4 C.Y. TOE EL=649 |
| 12 | LOT 12 — 2.21+/- AC GROSS 2.01+/- AC NET | 209.2 C.Y. TOP EL=708 | 183.6 C.Y. TOE EL=689 |
| 13 | LOT 13 — 1.26+/- AC GROSS 1.13+/- AC NET | 121.1 C.Y. TOP EL=713 | RAISED FOUNDATION |
| 14 | LOT 14 — 4.25+/- AC GROSS 4.01+/- AC NET | 27.8 C.Y. TOP EL=689 | 50.0 C.Y. TOE EL=683 |

20%
DIRECTION OF DRAINAGE & PERCENT OF GRADE

## LEGAL DESCRIPTION

A PORTION OF LOT 3 AND THE NW ¼, SE ¼, SECTION 13, T.9S., R.4W. S.B.B.M., AND A PORTION OF RANCHO SANTA MARGARITA Y LAS FLORES, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA




TYPICAL DRIVEWAY SECTION
NO SCALE

## OWNER/SUBDIVIDER

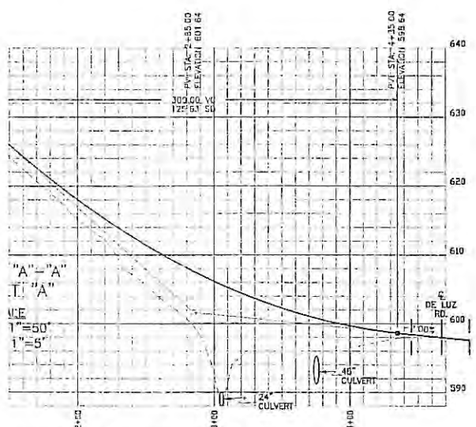
CHARLES H. BALDWIN
PH. (650)714-7290
22 CHURCH ST.
MOUNTAIN VIEW, CA 94041

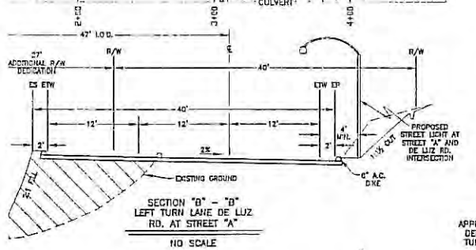
CHARLES BALDWIN — OWNER — DATE 8/14/08

## ZONING BOX

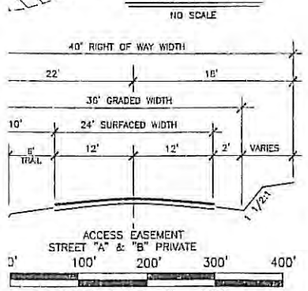
| | |
|---|---|
| USE REGULATIONS | A-70 |
| NEIGHBORHOOD REGS. | L |
| DENSITY | 0.5 |
| LOT SIZE | 2.0 AC. |
| BUILDING TYPE | C |
| MAX. FLOOR AREA | – |
| FLOOR AREA RATIO | – |
| HEIGHT | G |
| LOT COVERAGE | – |
| SETBACK | C |
| OPEN SPACE | – |
| SPECIAL AREA REGULATIONS | – |

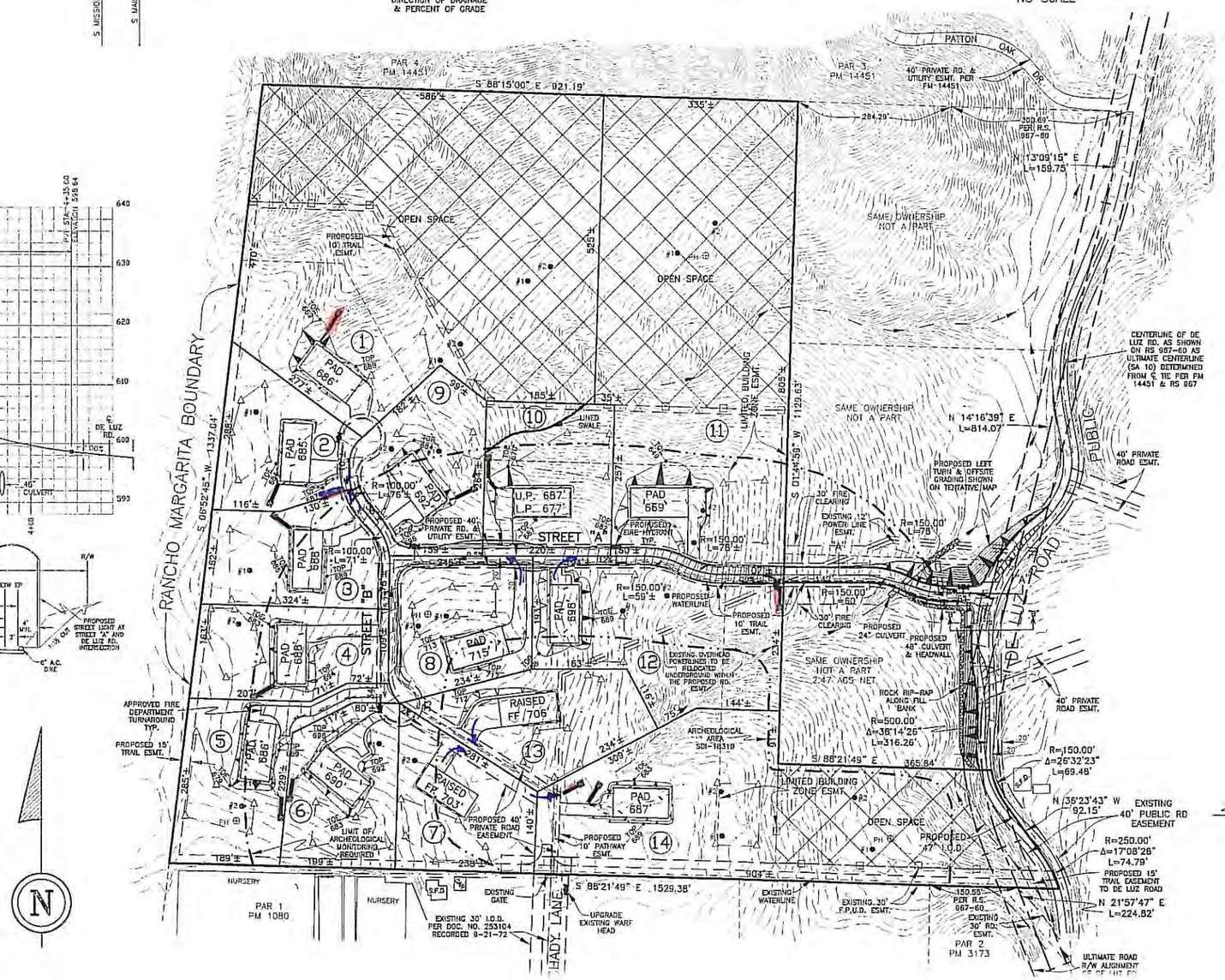
APN 103-010-72 TRA 75070




SECTION "B" – "B"
LEFT TURN LANE DE LUZ RD. AT STREET "A"
NO SCALE




## SUPPLEMENTAL INFORMATION

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5. WATER: FALLBROOK PUBLIC UTILITY DISTRICT
6. SEWER/SEPTIC: FALLBROOK PUBLIC UTILITY DISTRICT
7. NUMBER OF LOTS: 14
8. NUMBER OF DWELLING UNITS: 14
9. NUMBER OF ACRES: 31.9± AC GROSS 30.2± AC NET
10. TOPOGRAPHY: AERIAL AEROGEODETIC CORP JAN 27, 2006
11. FIRE PROTECTION: NORTH CO. FIRE PROTECTION DISTRICT
12. SCHOOL DISTRICTS: FALLBROOK ELEMENTARY AND FALLBROOK HIGH SCHOOL DISTRICT
13. FEES TO BE PAID IN LIEU OF DEDICATION FOR PARK LANDS.
14. NO SPECIAL ASSESSMENT ACT PROCEEDINGS ARE PROPOSED.
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16. ALL CUT SLOPES: 2 : 1
17. ALL FILL SLOPES: 2 : 1
18. POTABLE WATER LINES ON OR NEAR THIS PROPERTY ARE AS SHOWN.
19. MINIMUM LOT SIZE: 2 AC
20. GRADING: NO GRADING IS PROPOSED.
21. NO BUILDINGS ON PROPERTY.
22. PROPOSED OPEN SPACE
    - LOT 1 4.66 ACRES
    - LOT 11 4.03 ACRES
    - LOT 14 1.33 ACRES
    - TOTAL: 10.22 ACRES

LIMITED BLDG. ESMT.
- LOT 1 1.10 ACRES
- LOT 9 0.28 ACRES
- LOT 10 0.51 ACRES
- LOT 11 1.06 ACRES
- LOT 12 0.49 ACRES
- LOT 14 0.60 ACRES
- TOTAL: 4.04 ACRES

HADLEY JOHNSON, RCE 14870 — DATE Aug 18, 2010

## NOTE

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## SOLAR NOTE

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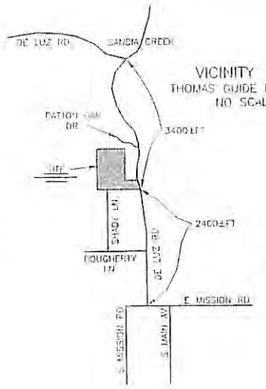
# PRELIMINARY GRADING PLAN
# TENTATIVE MAP NO. 5502 RPL

## LEGEND

S.D.R.S.D./B.M.P.

SYMBOL




VICINITY MAP
THOMAS GUIDE P1027 F1
NO SCALE

## LEGEND

| | YARDAGE QUANTITIES | | |
|---|---|---|---|
| | LOT 1 | YARDAGE CUT 2:1 RATIO | YARDAGE FILL 2:1 RATIO |
| 1 | 7.25+/- AC GROSS 7.22+/- AC NET | 12.0 C.Y. TOP EL=689 | 394.0 C.Y. TOE EL=669 |
| | LOT 2 | | |
| 2 | 1.07+/- AC GROSS 1.01+/- AC NET | 12.2 C.Y. TOP EL=687 | 3.0 C.Y. TOE EL=684 |
| | LOT 3 | | |
| 3 | 1.21+/- AC GROSS 1.11+/- AC NET | 12.0 C.Y. TOP EL=689 | 19.1 C.Y. TOE EL=686 |
| | LOT 4 | | |
| 4 | 1.16+/- AC GROSS 1.10+/- AC NET | 104.0 C.Y. TOP EL=694 | 60.0 C.Y. TOE EL=683 |
| | LOT 5 | | |
| 5 | 1.39+/- AC GROSS 1.34+/- AC NET | 22.5 C.Y. TOP EL=689 | 134.3 C.Y. TOE EL=679 |
| | LOT 6 | | |
| 6 | 1.17+/- AC GROSS 1.14+/- AC NET | 284.5 C.Y. TOP EL=692 | 105.9 C.Y. TOE EL=683 |
| | LOT 7 | | |
| 7 | 1.17+/- AC GROSS 1.01+/- AC NET | RAISED FOUNDATION | RAISED FOUNDATION |

| | YARDAGE QUANTITIES | | |
|---|---|---|---|
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| | LOT 9 | | |
| 9 | 1.32+/- AC GROSS 1.11+/- AC NET | 13.4 C.Y. TOP EL=696 | 134.7 C.Y. TOE EL=684 |
| | LOT 10 | | |
| 10 | 1.32+/- AC GROSS 1.22+/- AC NET | RAISED FOUNDATION | RAISED FOUNDATION |
| | LOT 11 | | |
| 11 | 5.90+/- AC GROSS 5.76+/- AC NET | 329.7 C.Y. TOP EL=692 | 463.4 C.Y. TOE EL=649 |
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20%
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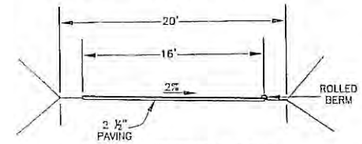


TYPICAL DRIVEWAY SECTION
NO SCALE

## OWNER/SUBDIVIDER


CHARLES H. BALDWIN
PH. (650)714-7290
22 CHURCH ST
MOUNTAIN VIEW, CA 94041


CHARLES BALDWIN — OWNER — DATE 8/14/08

## ZONING BOX

| | |
|---|---|
| USE REGULATIONS | A-70 |
| NEIGHBORHOOD REGS. | L |
| DENSITY | 0.5 |
| LOT SIZE | 2.0 AC. |
| BUILDING TYPE | C |
| MAX. FLOOR AREA | – |
| FLOOR AREA RATIO | – |
| HEIGHT | G |
| LOT COVERAGE | – |
| SETBACK | C |
| OPEN SPACE | – |
| SPECIAL AREA REGULATIONS | – |

APN 103-010-72 TRA 75070

## SUPPLEMENTAL INFORMATION

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16. ALL CUT SLOPES: 2 : 1
17. ALL FILL SLOPES: 2 : 1
18. POTABLE WATER LINES ON OR NEAR THIS PROPERTY ARE AS SHOWN.
19. MINIMUM LOT SIZE: 2 AC
20. GRADING: NO GRADING IS PROPOSED.
21. NO BUILDINGS ON PROPERTY.
22. PROPOSED OPEN SPACE

| | |
|---|---|
| LOT 1 | 4.85 ACRES |
| LOT 11 | 4.03 ACRES |
| LOT 14 | 1.33 ACRES |
| TOTAL: | 10.22 ACRES |

LIMITED BLDG. ESMT.

| | |
|---|---|
| LOT 1 | 1.10 ACRES |
| LOT 9 | 0.28 ACRES |
| LOT 10 | 0.51 ACRES |
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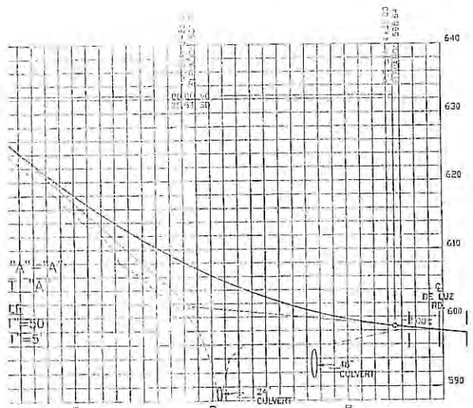
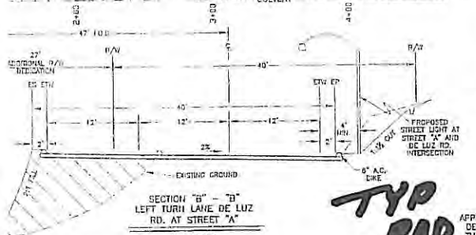
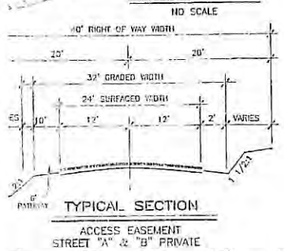


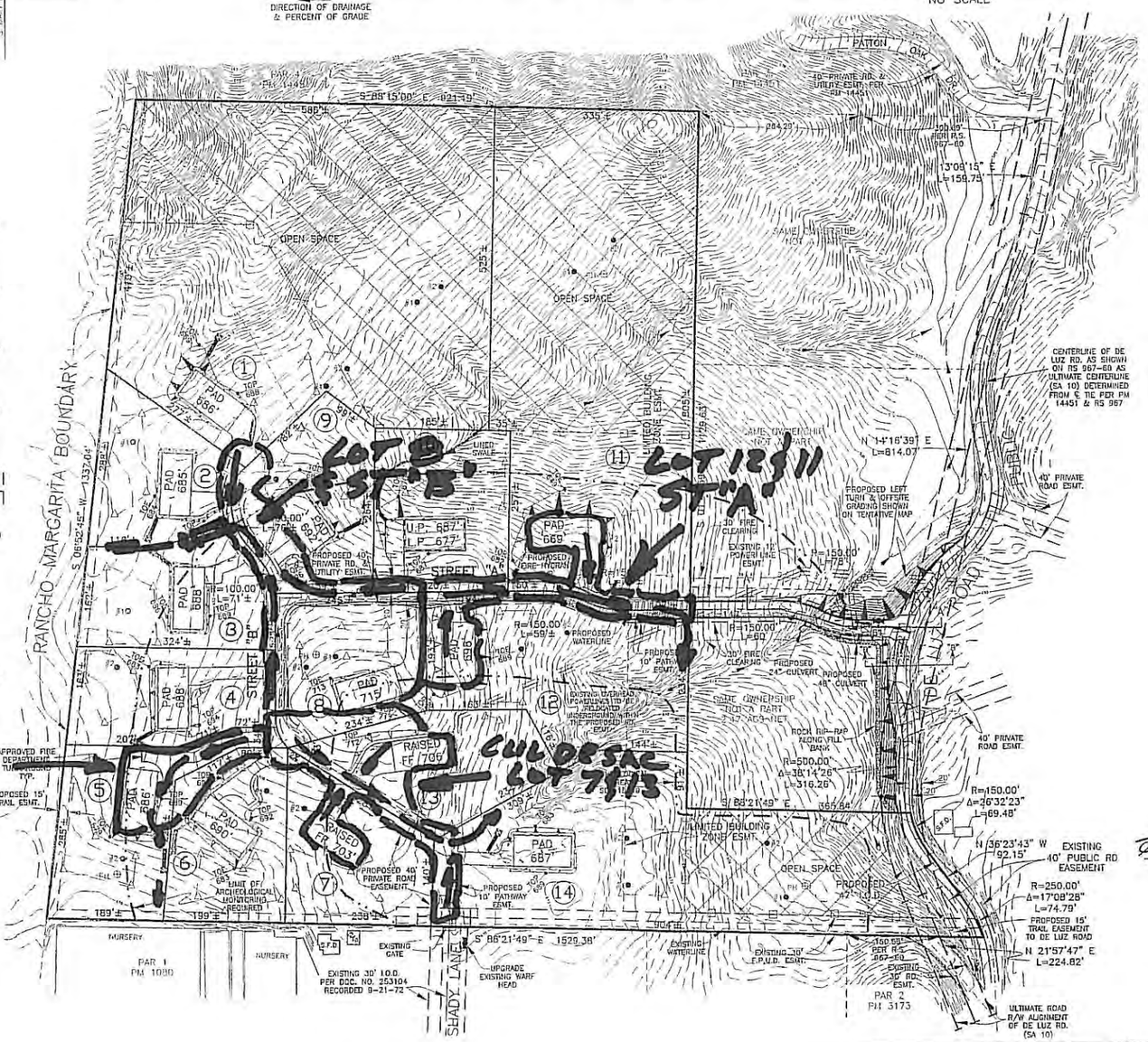




SECTION "B" – "B"
LEFT TURN LANE DE LUZ RD. AT STREET "A"
NO SCALE




TYPICAL SECTION
ACCESS EASEMENT
STREET "A" & "B" PRIVATE

0' 100' 200' 300' 400'
GRAPHIC SCALE: 1" = 100'




HARLEY JOHNSON, RCE 14870 — DATE

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