

Attachment 5

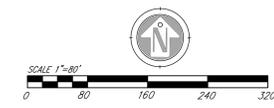
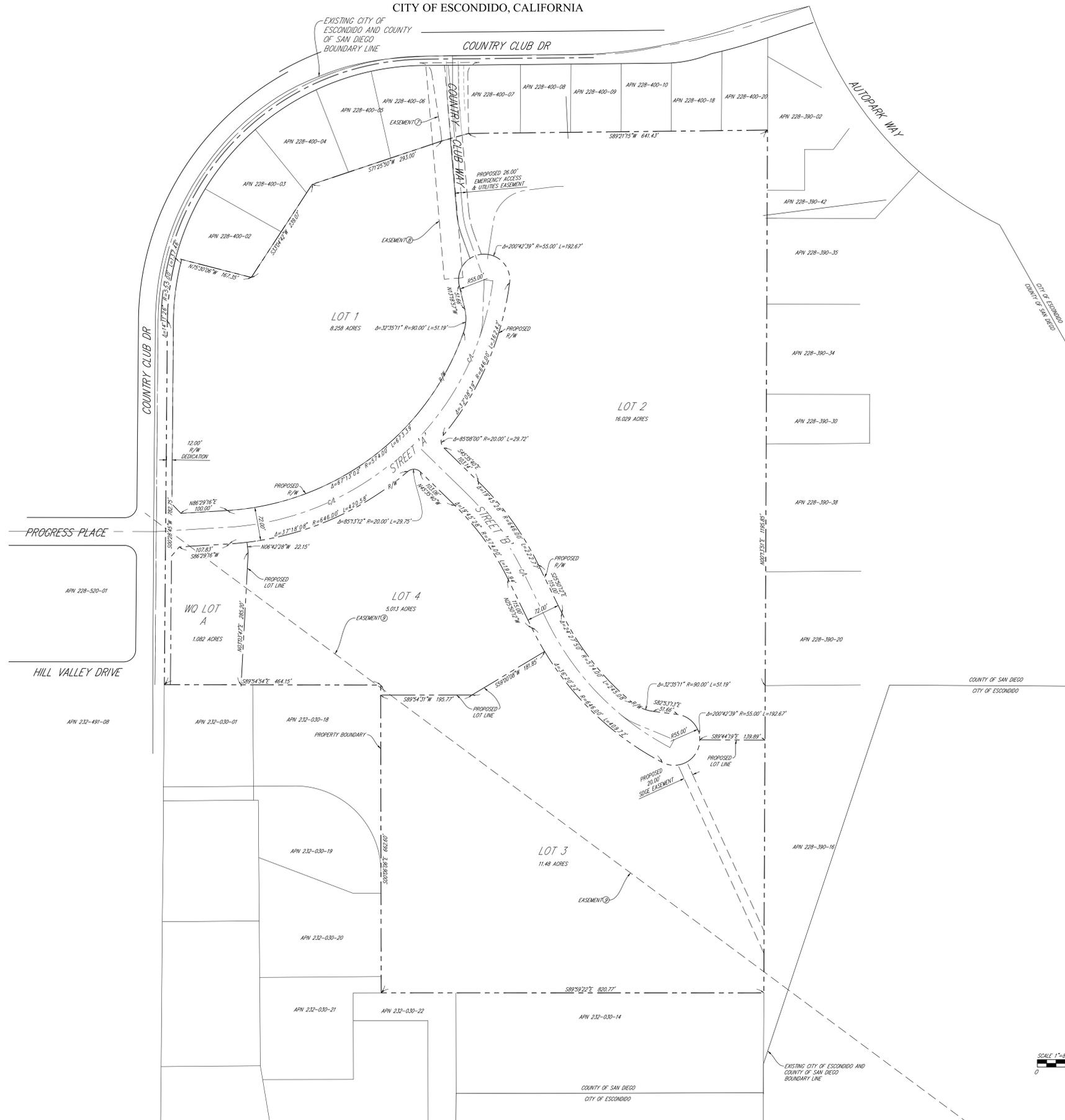
Site Development
Plan/Tentative Parcel Map 20-
054 – May 2022

TENTATIVE PARCEL MAP FOR SOLARIS BUSINESS PARK

CITY OF ESCONDIDO, CALIFORNIA

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

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



LEGEND

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

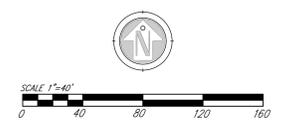
** MATERIALS AND DECORATIVE FACING TO BE DETERMINED BY PLANNING DEPARTMENT AND DEVELOPER

NOTES:

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



SEE SHEET 4



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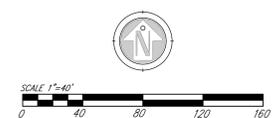
EXIST. INDEX CONTOUR	---
NEW INDEX CONTOUR	---
DAYLIGHT / LIMITS OF GRADING	---
STORM DRAIN DIRECTION OF FLOW	→
STORM DRAIN LINE	—
WATER LINE	— W —
SEWER LINE	— S —
IRRIGATION LATERAL	○
WATER LATERAL	●
FIRE LATERAL	○
SEWER LATERAL	●

CONSTRUCTION NOTES

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



SEE SHEET 6

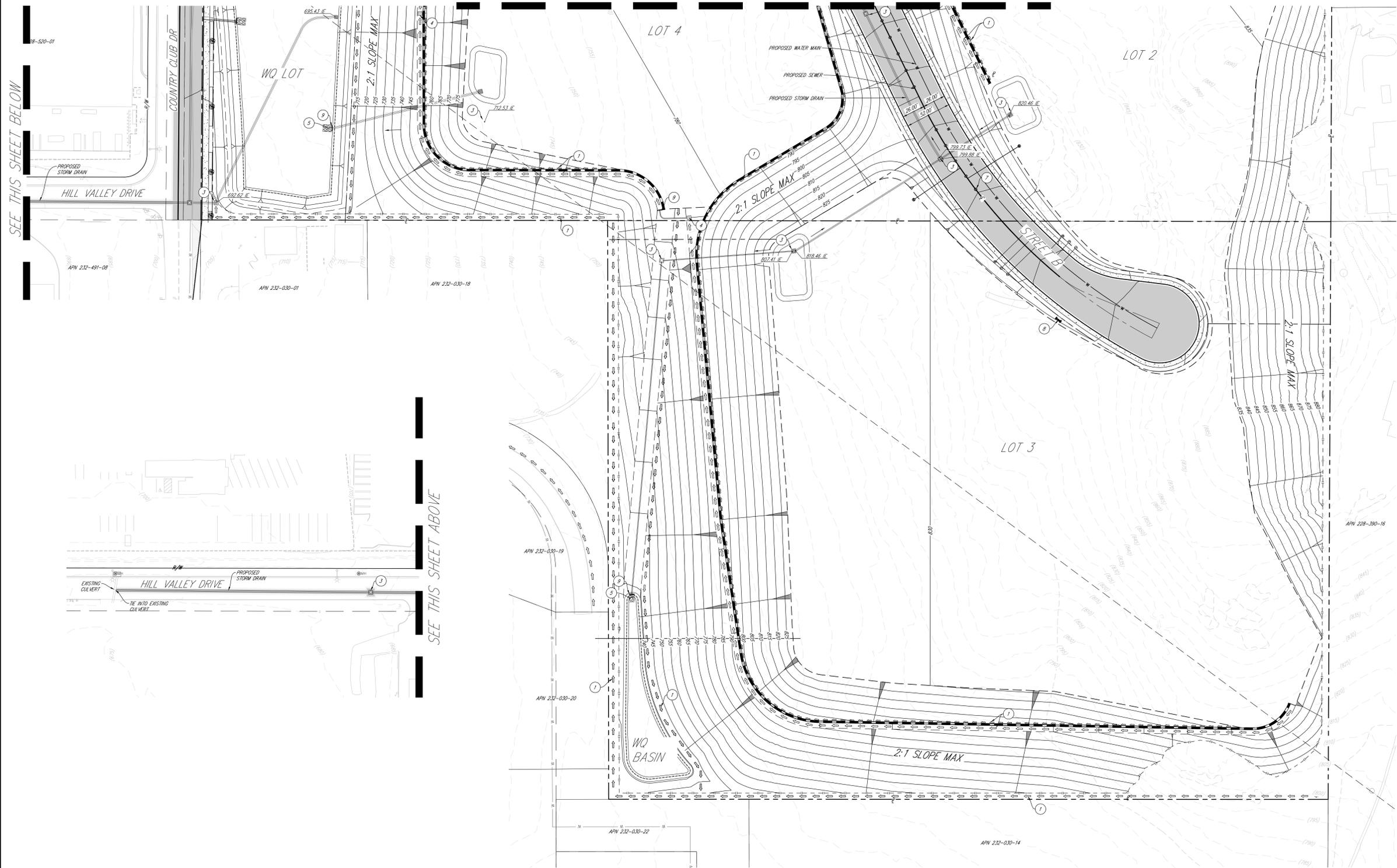


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EXIST. INDEX CONTOUR	---
NEW INDEX CONTOUR	---
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WATER LATERAL	○
FIRE LATERAL	○
SEWER LATERAL	○

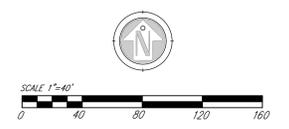
- CONSTRUCTION NOTES**
- 1 STORM DRAIN CONCRETE BROW DITCH
 - 2 STORM DRAIN CURB INLET
 - 3 STORM DRAIN CLEAN OUT
 - 4 STORM DRAIN CATCH BASIN INLET
 - 5 RIPRAP ENERGY DISSIPATOR
 - 6 STORM DRAIN OUTLET
 - 7 SEWER MANHOLE
 - 8 FIRE HYDRANT ASSEMBLY
 - 9 STORM DRAIN HEADWALL STRUCTURE

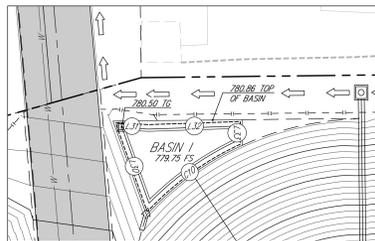
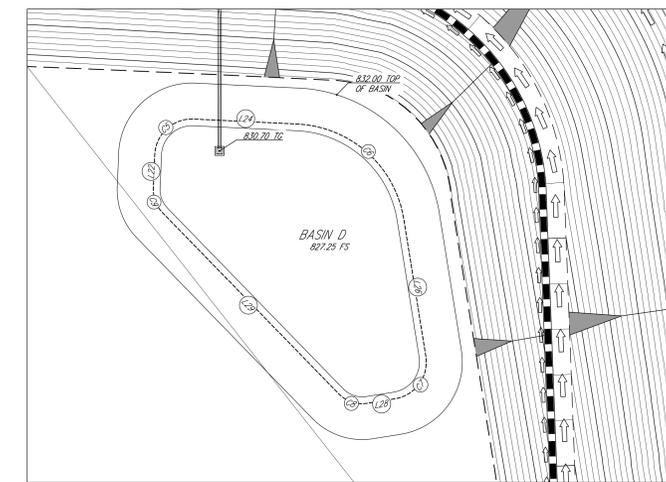
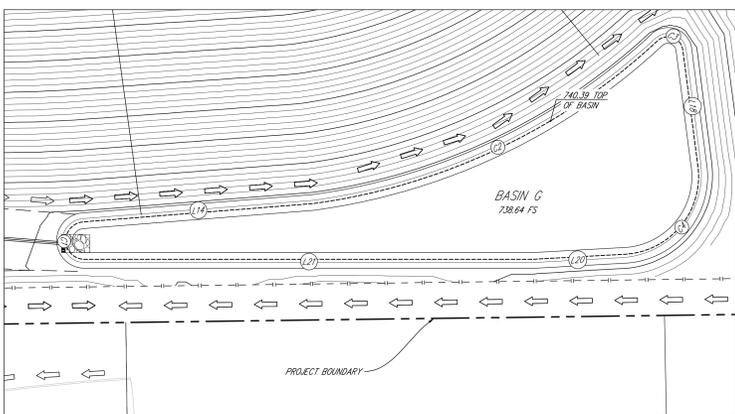
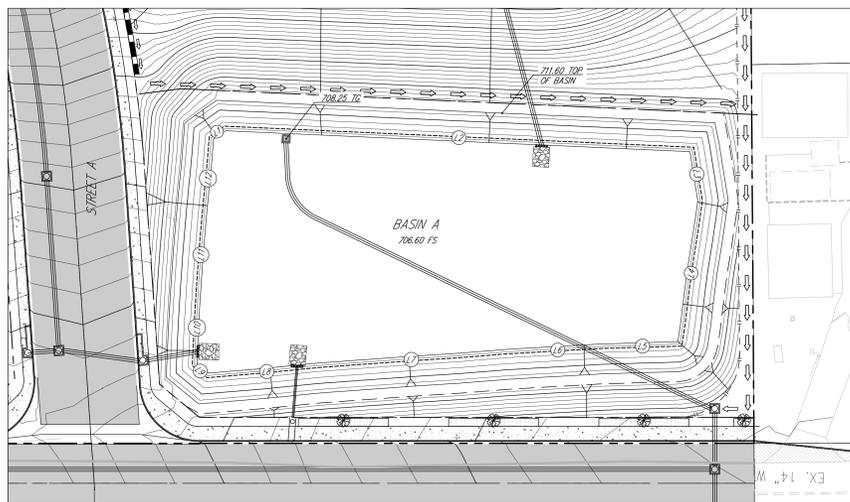


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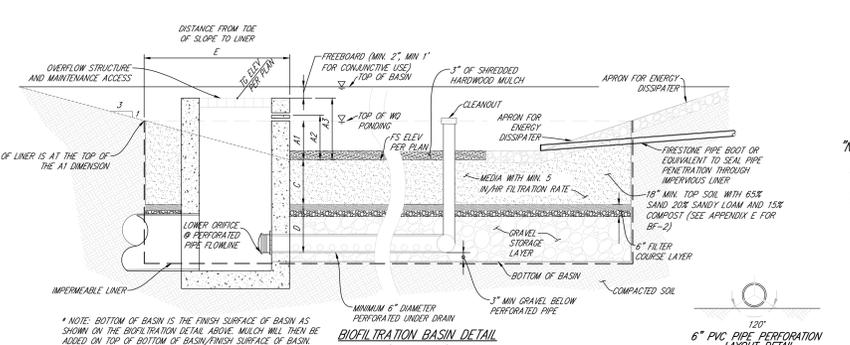
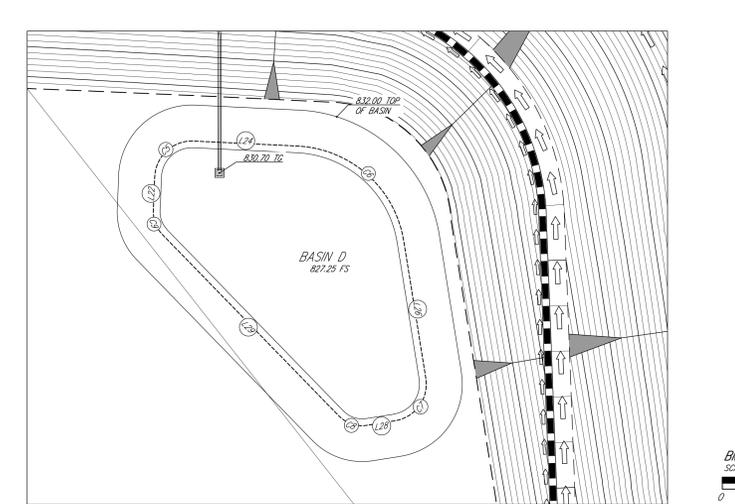
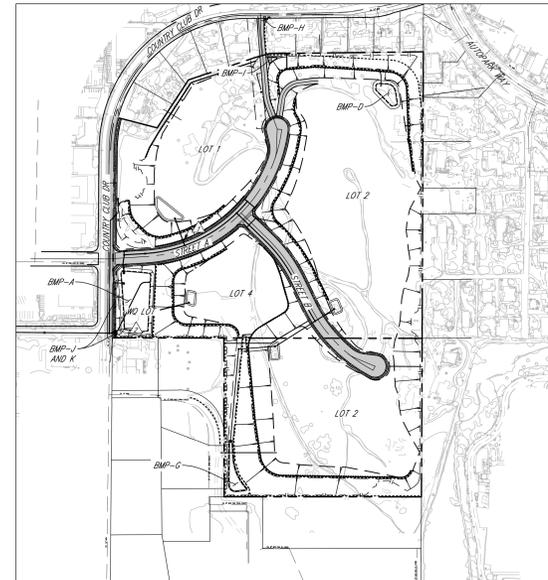
SEE SHEET 5

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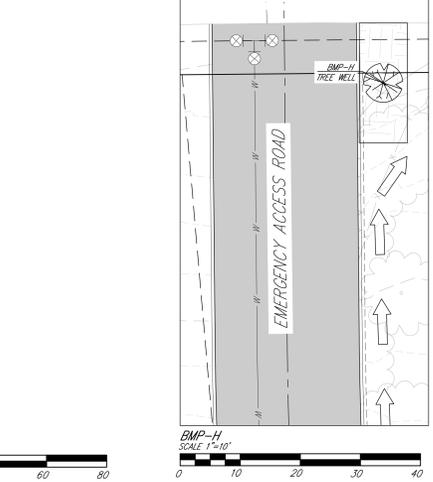
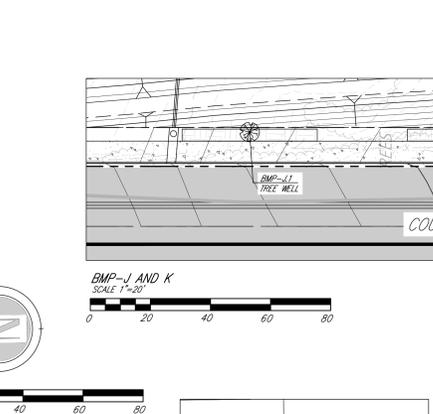
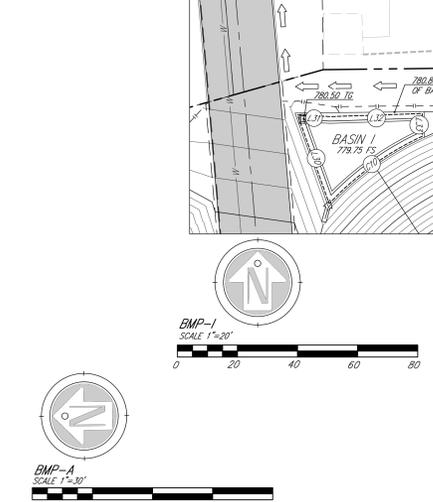


WATER QUALITY AREA			WATER QUALITY AREA		
NO.	DIRECTION	LENGTH	NO.	DIRECTION	LENGTH
C1	112525.31"	19.14'	L28	N447056"W	84.22'
C2	138150"	128.62'	L30	S913109"E	31.35'
C3	1252028"	10.97'	L31	N873124"W	10.97'
C4	585373"	44.92'	L32	S887025"W	30.52'
C5	802135"	19.53'	L33	N003172"W	7.55'
C6	780716"	51.25'			
C7	693633"	18.43'			
C8	551071"	10.46'			
C9	463136"	8.84'			
C10	215441"	38.57'			
L1	N544031"W	9.11'			
L2	N031017"E	234.71'			
L3	N812459"E	27.03'			
L4	S812857"E	71.61'			
L5	S912759"E	39.08'			
L6	S014538"E	45.56'			
L7	S014128"E	101.01'			
L8	S051207"E	3.70'			
L9	S395431"W	8.45'			
L10	N863478"W	38.25'			
L11	N850759"W	35.07'			
L12	N847713"W	41.74'			
L14	S015538"E	77.16'			
L18	S871710"W	38.23'			
L20	N021254"W	28.31'			
L21	N002849"E	149.50'			
L22	N022510"E	11.39'			
L24	S871326"E	34.57'			
L26	S091870"E	46.48'			
L28	S894951"W	9.11'			



BIOFILTRATION SUMMARY TABLE												
BMP	TYPE	A1	A1 ORIFICE	A2	A2 ORIFICE	A3	C	D	E	BOX	LOWER ORIFICE	LINER
BMP-A	28"-1, BIOFILTRATION BASIN	3"	1" X 1" X 4 EA.	N/A	N/A	1.65"	18"	17"	2.25"	3' X 3'	48/76"	YES
BMP-G	28"-1, BIOFILTRATION BASIN	3"	1" X 1" X 3 EA.	1.25"	4" X 1" X 3 EA.	3.45"	18"	17"	2.25"	2' X 2'	20/76"	YES
BMP-C	28"-1, BIOFILTRATION BASIN	N/A	N/A	N/A	N/A	9"	18"	12"	2.25"	N/A	16/76"	YES
BMP-I	28"-1, BIOFILTRATION BASIN	5"	N/A	N/A	N/A	9"	18"	12"	2.25"	2' X 2'	36/76"	YES

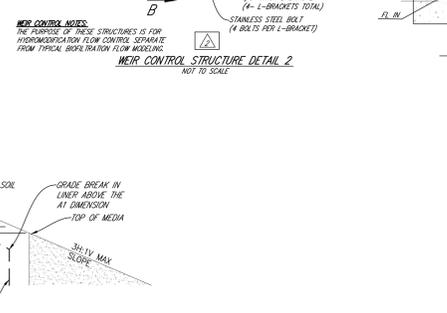
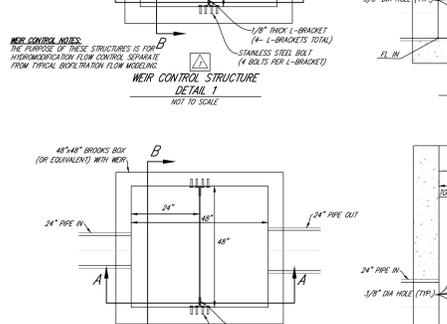
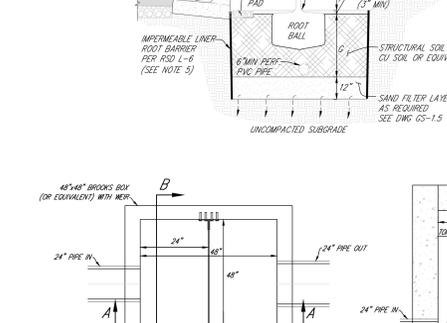
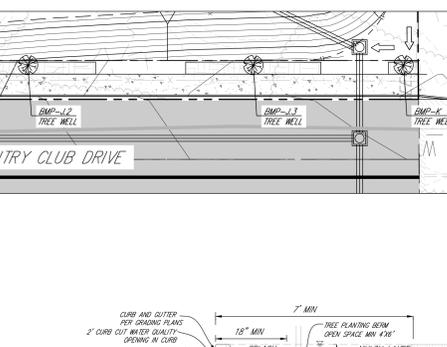
* NOTE: BASIN G WILL ONLY RECEIVE THE AMOUNT OF WATER FOR WATER QUALITY. THE 6" PVC WILL ENTER BASIN A WHICH HAS 1' FREEBOARD INCLUDED. BASIN G DOES NOT HAVE A ROOF.



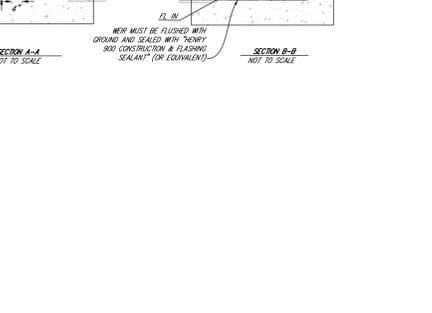
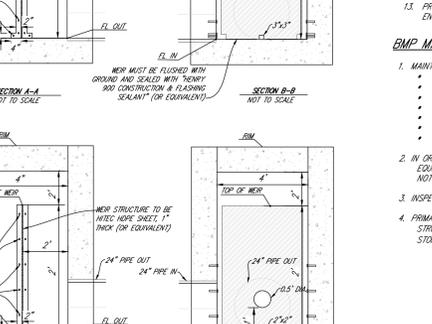
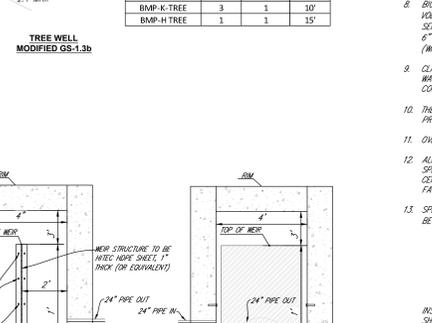
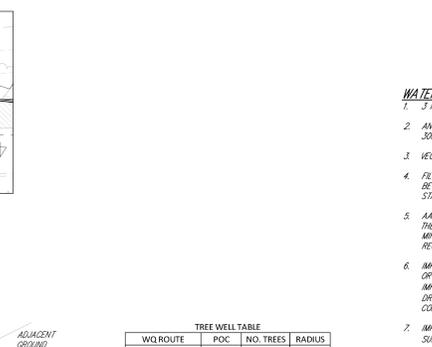
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BMP-I	28"-1, BIOFILTRATION BASIN	5"	N/A	N/A	N/A	9"	18"	12"	2.25"	2' X 2'	36/76"	YES

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L24	S871326"E	34.57'			
L26	S091870"E	46.48'			
L28	S894951"W	9.11'			



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



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

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