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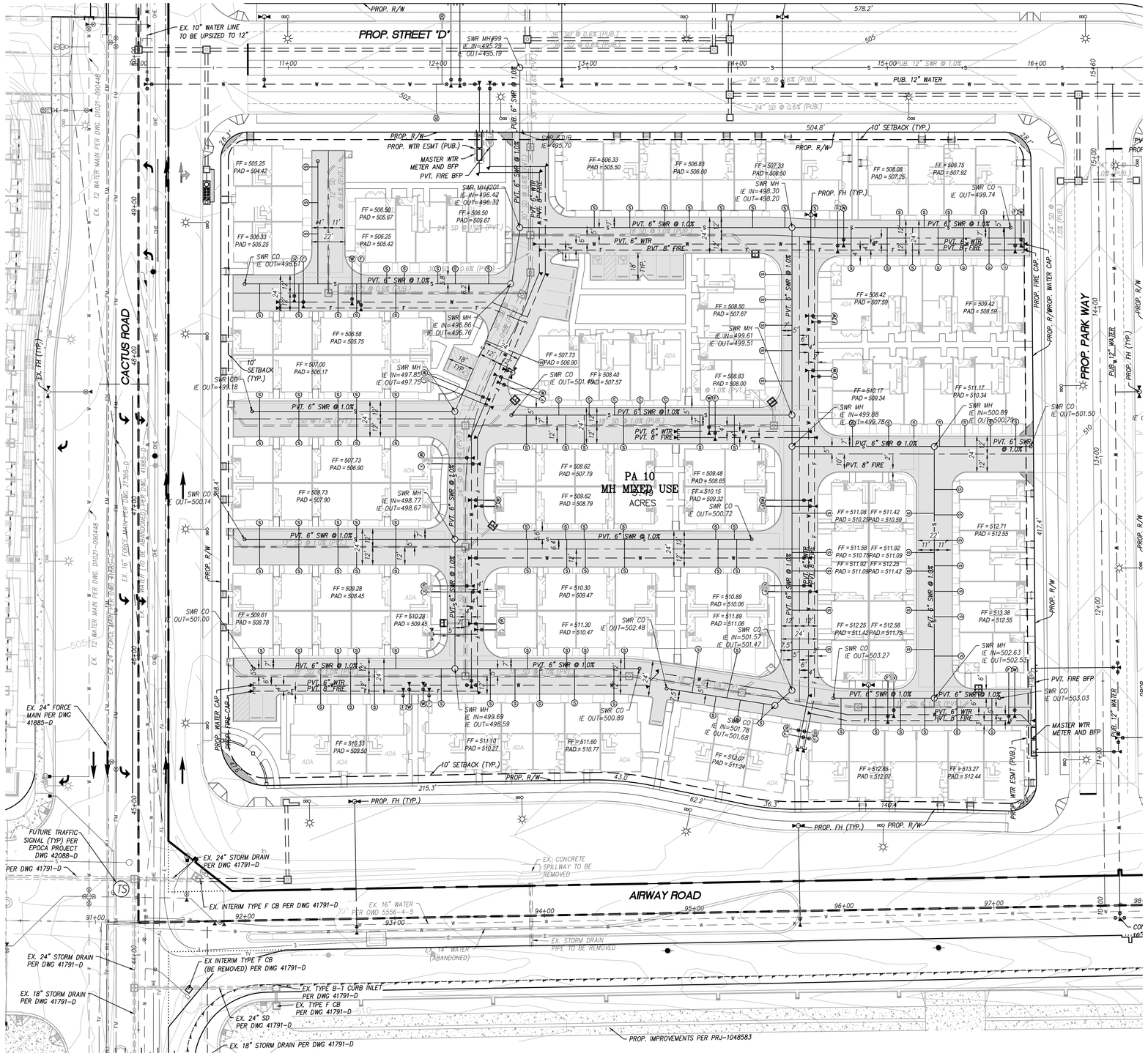
SEE SHEET C016

SEE SHEET C018


PROP. STREET 'D'
PROP. R/W
EX. 10" WATER LINE TO BE UPSIZED TO 12"
CACTUS ROAD
EX. 12" WATER MAIN PER DWG. D1021-090448
EX. 16" FORCE MAIN PER DWG. 21309-D
EX. 24" FORCE MAIN PER DWG 41885-D
EX. TH (TYP.)
PROP. WTR ESMT (PUB.)
MASTER WTR METER AND BFP
PVT. FIRE BFP
PROP. FH (TYP.)
10' SETBACK (TYP.)
PA 10
MH MIXED USE
3.49
ACRES
PROP. PARK WAY
PUB. 12" WATER
PROP. FIRE CAP.
PROP. W/WROP. WATER CAP.
AIRWAY ROAD
EX. 16" WATER PER DWD 5556-4-5
EX. 14" WATER (ABANDONED)
EX. STORM DRAIN PIPE TO BE REMOVED
EX. CONCRETE SPILLWAY TO BE REMOVED
FUTURE TRAFFIC SIGNAL (TYP) PER EPOCA PROJECT DWG 42088-D
EX. 24" STORM DRAIN PER DWG 41791-D
EX. INTERIM TYPE F CB PER DWG 41791-D
EX INTERIM TYPE F CB (BE REMOVED) PER DWG 41791-D
EX. TYPE B-1 CURB INLET PER DWG 41791-D
EX. TYPE F CB PER DWG 41791-D
EX. 24" SD PER DWG 41791-D
EX. 18" STORM DRAIN PER DWG 41791-D
EX. 18" STORM DRAIN PER DWG 41791-D
PROP. IMPROVEMENTS PER PRJ-1048583
PROP. 6" SWR @ 1.0%
PROP. 8" FIRE
PROP. 6" WTR

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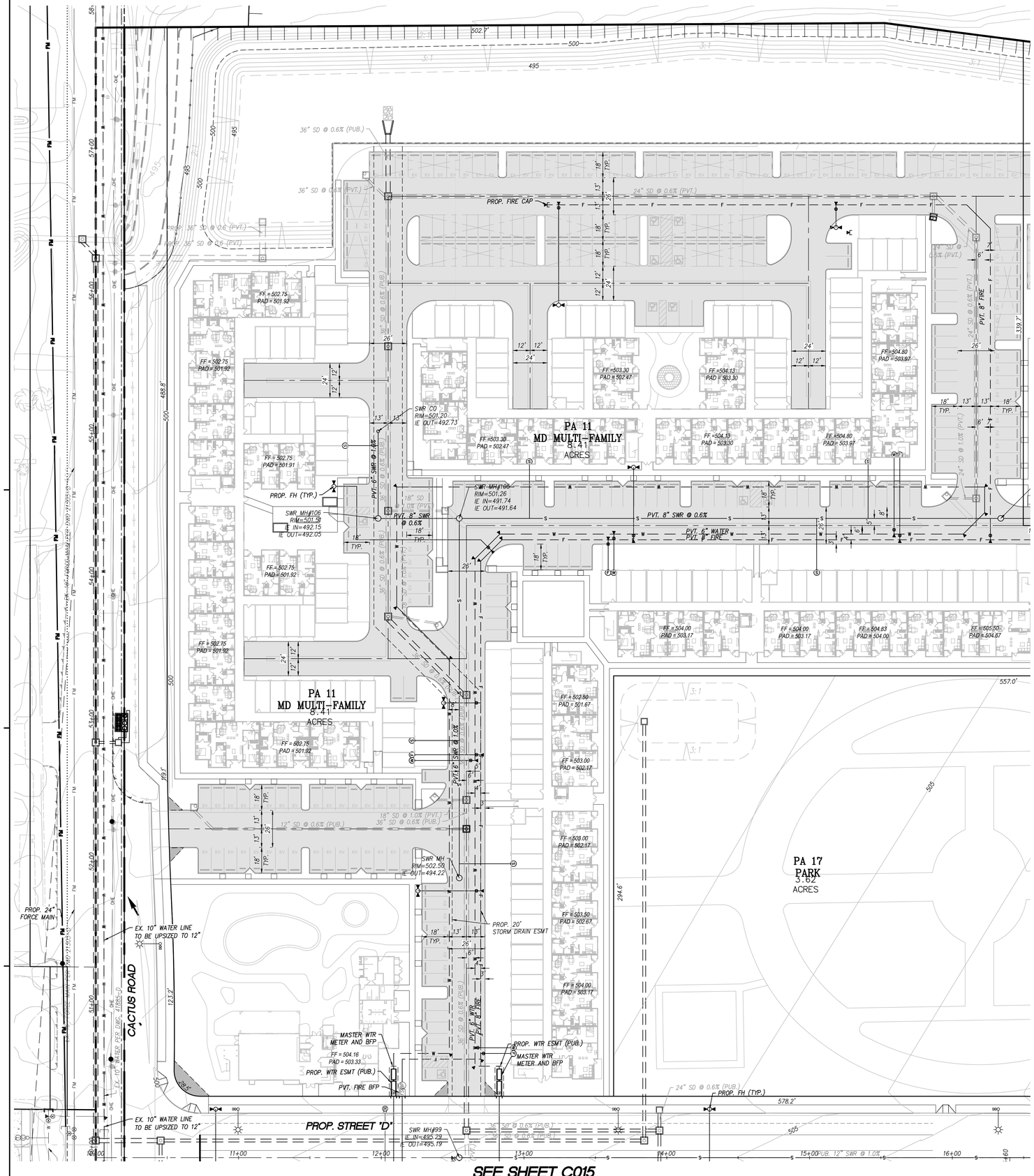
LEGEND

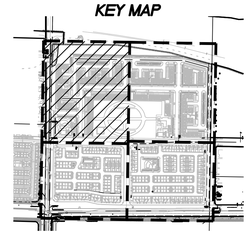
- F — PROPOSED PVT. FIRE SERVICE
- W — PROPOSED PVT. WATER SERVICE
- S — PROPOSED PVT. SEWER SERVICE
- (F) PVT. FIRE POC
- (W) PVT. WATER POC
- (S) PVT. SEWER POC



SEE SHEET C017

SEE SHEET C015

KEY MAP



30 15 0 30 60 90

SCALE: 1"=30'

N

RESI ARCHITECTURE, INC
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LAGUNA HILLS, CA. 92653
CHRIS WEIMHOLT
(949) 802-7374

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23099 COLLECTION AT CACTUS
SAN DIEGO, CA

2ND SUBMITTAL	08/09/2024
3RD SUBMITTAL	11/25/2024
4TH SUBMITTAL	04/09/2025
5TH SUBMITTAL	06/25/2025

PROJECT NAME:
COLLECTION AT CACTUS– NEIGHBORHOOD DEVELOPMENT PERMIT

SHEET TITLE:
WATER, FIRE & SEWER PA11

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LEGEND

- PROPOSED PVT. FIRE SERVICE
- PROPOSED PVT. WATER SERVICE
- PROPOSED PVT. SEWER SERVICE
- (F) PVT. FIRE POC
- (W) PVT. WATER POC
- (S) PVT. SEWER POC

SEE SHEET C016

SEE SHEET C018

PA 12
MD MULTI-FAMILY
8.89 ACRES

PA 17
PARK
3.62
ACRES

PA 12
MD MULTI-FAMILY
8.69
ACRES

CALTRANS R/W

PROP. STREET "D"

COLCHESTER COURT

PROP. FIRE CAP

PROP. FH (TYP.)

PROP. SEWER CONNECTION IE IN 485.04

PROP. R/W

PROPERTY LINE

LOT LINE

PVT. 8" FIRE

PVT. 10" SWR @ 0.5%

PVT. 10" SWR @ 0.4%

PVT. 6" SWR @ 1.0%

PVT. 6" WTR

18" SD @ 1.0% (PVT.)

36" SD @ 0.6% (PVT.)

30" SD @ 0.6% (PVT.)

24" SD @ 1.0% (PUB.)

PUB 12" SWR @ 1.0%

SWR MH#104
RIM=503.90
IE IN=489.39
IE OUT=489.29

SWR MH#103
RIM=507.18
IE IN=487.29
IE OUT=487.19

SWR MH#102
RIM=508.27
IE IN=486.19
IE OUT=486.09

SWR MH#101
RIM=510.46
IE IN=485.24
IE OUT=485.14

SWR MH
RIM 510.78
IE OUT=490.98

EX. SWR MH#15
512.5± RIM
482.96 IE IN
485.0± IE OUT

EX. SWR MH#5
514.0± RIM
485.04 IE IN
485.01 IE OUT

EX. SWR MH#15 (PROJ.)
513.0± RIM
484.52 IE IN
484.32 IE OUT

EX. 15" SEWER PER DWG 33875-D

EX. 10" SWR PER DWG 33877-D

SWR ESMT

EX. SWR ESMT

MASTER WTR METER AND BFP

PROP. WTR ESMT (PUB.)

PVT. FIRE BFP

FF = 506.05 PAD = 505.22

FF = 506.88 PAD = 506.05

FF = 507.55 PAD = 506.72

FF = 508.67 PAD = 507.84

FF = 509.34 PAD = 508.51

FF = 506.70 PAD = 505.87

FF = 507.37 PAD = 506.54

FF = 508.20 PAD = 507.37

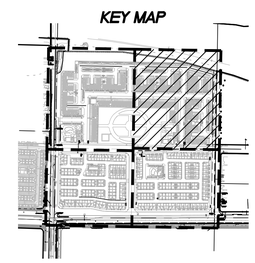
FF = 510.90 PAD = 510.07

FF = 511.40 PAD = 510.57

FF = 511.90 PAD = 511.07

FF = 512.40 PAD = 511.57

FF = 612.25 PAD = 511.41



30 15 0 30 60 90
SCALE: 1"=30'
N

RESI ARCHITECTURE, INC
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SAN DIEGO, CA

2ND SUBMITTAL	08/09/2024
3RD SUBMITTAL	11/25/2024
4TH SUBMITTAL	04/09/2025
5TH SUBMITTAL	06/25/2025

PROJECT NAME:
COLLECTION AT CACTUS– NEIGHBORHOOD DEVELOPMENT PERMIT

SHEET TITLE:
WATER, FIRE & SEWER PA12

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SEE SHEET C015

PROP. STREET 'D'

PROP. PARK WAY

COLCHESTER COURT

CONTINENTAL STREET

AIRWAY ROAD

PA 13
MH MULTI FAMILY
3.46 ACRES

PROP. R/W

PROP. FH (TYP.)

PUB. 12" WATER

PROP. SEWER CONNECTION, MH#15
IE IN=484.52

CONNECTION TO EX 16" WATER

EX. 12" WATER LINE PER OWD PERMIT NO. DEV. 17-003

EX. FIRE HYDRANT

CONNECT TO EXIST. TYPE B-2 INLET PER DWG. 33876-D
RIM=508.30
FL OUT=501.74

EXIST. RISER PER DWG. 33876-D

PROP. TRAFFIC SIGNAL (TYP)

EXIST. TYPE A-4 CO PER DWG. 33876-D

EXIST. 18" SD PER DWG. 33876-D

EX 15" SEWER PER DWG. 33875-D

EX. 16" WATER PER OWD 5556-4-5

EX. 14" WATER (ABANDONED)

CONNECTION TO EXISTING 16" WATER

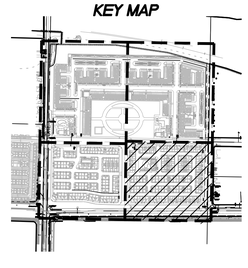
PROP. IMPROVEMENTS PER PRJ-1048583

10' SETBACK (TYP.)

LEGEND

- PROPOSED PVT. FIRE SERVICE
- PROPOSED PVT. WATER SERVICE
- PROPOSED PVT. SEWER SERVICE
- (F) PVT. FIRE POC
- (W) PVT. WATER POC
- (S) PVT. SEWER POC

KEY MAP



30 15 0 30 60 90

SCALE: 1"=30'

N

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5TH SUBMITTAL	06/25/2025

PROJECT NAME:
COLLECTION AT CACTUS- NEIGHBORHOOD DEVELOPMENT PERMIT

SHEET TITLE:
WATER, FIRE & SEWER PA13

SHEET C018 OF C029

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SEE SHEET C020

SEE SHEET C022

PROP. STREET 'D'

PROP. DWY PER PRJ-1103278

CACTUS ROAD

AIRWAY ROAD

PROP. PARK WAY

PROPOSED 25' DRIVEWAY

PROPOSED C&G

PROP. R/W

EX MEDIAN PER DWG. 41885-D

EX C&G PER DWG. 41885-D

PROPOSED MEDIAN

PROP. IMPROVEMENTS PER PRJ-1048583

FUTURE TRAFFIC SIGNAL (TYP) PER EPOCA PROJECT DWG 42088-D

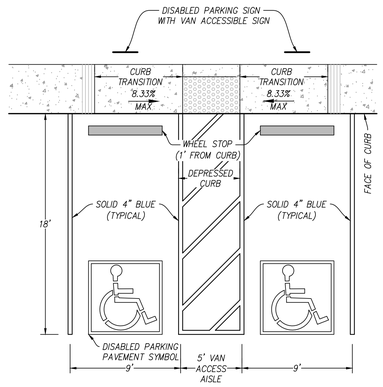
PA 10
MH MIXED USE
5.5±
ACRES

10' SETBACK (TYP.)

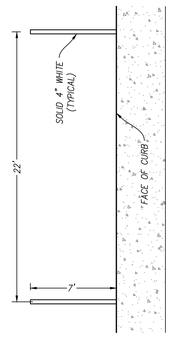
4" ROLLED C&G PER G4-A

0" CURB

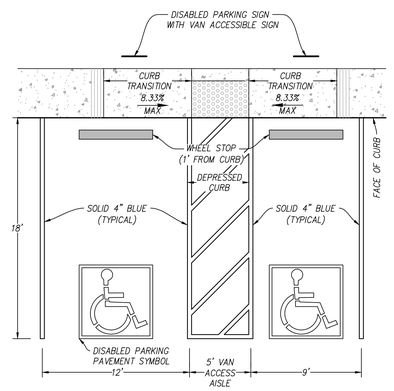
STANDARD PARKING DETAIL
NOT TO SCALE



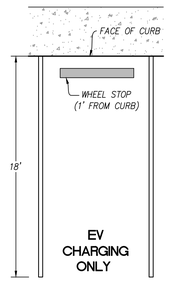
HANDICAP PARKING DETAIL
NOT TO SCALE



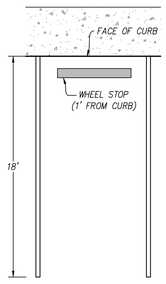
PARALLEL PARKING DETAIL
NOT TO SCALE



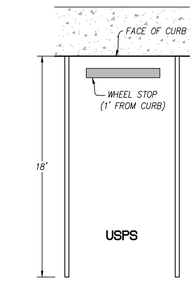
HANDICAP PARKING DETAIL/ VAN ACCESS
NOT TO SCALE



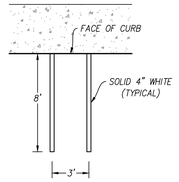
EV PARKING DETAIL



MODIFIED STANDARD PARKING DETAIL
NOT TO SCALE

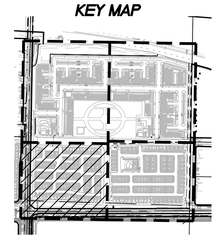


USPS PARKING DETAIL
NOT TO SCALE



MOTORCYCLE PARKING DETAIL
NOT TO SCALE

KEY MAP



N

30 15 0 30 60 90

SCALE: 1"=30'

RESI ARCHITECTURE, INC
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SAN DIEGO, CA

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3RD SUBMITTAL	11/25/2024
4TH SUBMITTAL	04/09/2025
5TH SUBMITTAL	06/25/2025

PROJECT NAME:
COLLECTION AT CACTUS–NEIGHBORHOOD DEVELOPMENT PERMIT
SHEET TITLE:
HORIZONTAL CONTROL PA10

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CALTRANS R/W

FUTURE COVENANT OF EASEMENT

PROP. 20' ESL BUFFER

PROP. TOE OF SLOPE/ ESL FENCE PER LANDSCAPE PLANS

BMP-1
TOP=500.00
BOT=494.00
38,925 SF

PA 11
MD MULTI-FAMILY
8.41
ACRES

PA 17
PARK
3.62
ACRES

BMP-2
TOP=504.00
BOT=500.00
2,049 SF

CACTUS ROAD

PROP. STREET "D"

PROPOSED 25' DRIVEWAY

PROPOSED C&G

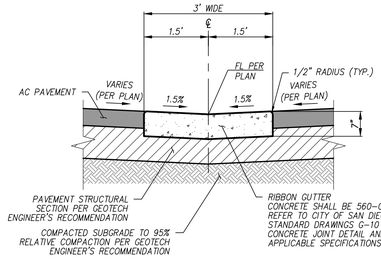
PROP. 20' STORM DRAIN ESMT

PROP. R/W

LOT LINE

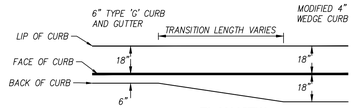
SEE SHEET C021

SEE SHEET C019

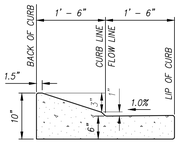


PRIVATE RIBBON GUTTER DETAIL

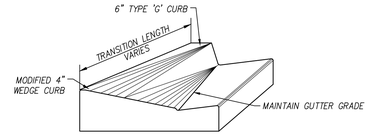
NOT TO SCALE



PLAN VIEW



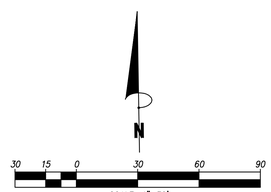
SECTION



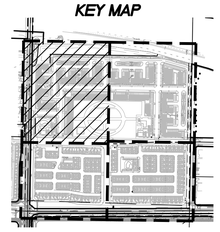
ROLLED CURB TRANSITION DETAIL

PRIVATE MODIFIED TYPE-B CONCRETE WEDGE CURB + GUTTER DETAIL (PER SDRSD G-4A)

NOT TO SCALE



KEY MAP



RESI ARCHITECTURE, INC
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3RD SUBMITTAL	11/25/2024
4TH SUBMITTAL	04/09/2025
5TH SUBMITTAL	06/25/2025

PROJECT NAME:
COLLECTION AT CACTUS-NEIGHBORHOOD DEVELOPMENT PERMIT

SHEET TITLE:
HORIZONTAL CONTROL PA11

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SEE SHEET C020

PA 12
MD MULTI-FAMILY
8.89 ACRES

PA 17
PARK
3.82
ACRES

PA 12
MD MULTI-FAMILY
8.89
ACRES

CALTRANS R/W

PROP. STREET 'D'

PROPOSED 25' DRIVEWAY

PROPOSED C&G

PROP. NON-STANDARD 25' DWY. WITH EMRA

PROP. R/W

COLCHESTER COURT

EXIST. 15" SEWER

PROPERTY LINE

FUTURE POC SWR

25' SWR ESMT

25' EX. SWR ESMT

SEE SHEET C022

KEY MAP

N

30 15 0 30 60 90

SCALE: 1"=30'

RESI ARCHITECTURE, INC
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5TH SUBMITTAL	06/25/2025

PROJECT NAME:
COLLECTION AT CACTUS– NEIGHBORHOOD DEVELOPMENT PERMIT

SHEET TITLE:
HORIZONTAL CONTROL PA12

SHEET C021 OF C029

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SEE SHEET C021

SEE SHEET C019

PROP. STREET "D"

PROP. PARK WAY

CONTINENTAL STREET

AIRWAY ROAD

PA 13
MH MULTI FAMILY
3.45 ACRES

PROP. NON-STANDARD 25' DWY. WITH EMRA

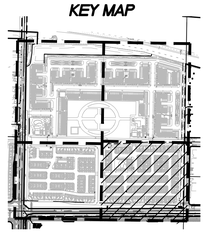
EX SWR MH #15 (POC)
513.0± RIM
484.52 IE IN
484.32 IE OUT

PROP. TRAFFIC SIGNAL (TYP)

PROPOSED MEDIAN

PROP. IMPROVEMENTS PER PRJ-1048583

KEY MAP



N

30 15 0 30 60 90

SCALE: 1"=30'

RESI ARCHITECTURE, INC
23231 SOUTH POINTE DR.
LAGUNA HILLS, CA, 92653
CHRIS WEIMHOLT
(949) 802-7374

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PROJECT NAME:
COLLECTION AT CACTUS–NEIGHBORHOOD DEVELOPMENT PERMIT
SHEET TITLE:
HORIZONTAL CONTROL PA13

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SR-905/OTAY MESA FREEWAY

OTAY MESA FWY

CALTRANS R/W

APN: 648-100-48

APN: 648-100-43

APN: 648-100-69

APN: 648-100-68

PROP. 20' ESL BUFFER

PROP. TOE OF SLOPE/ ESL FENCE PER LANDSCAPE PLANS

BMP-1

BMP-2

EX. R/W

PROP. R/W

PROP. LOT LINE

CACTUS ROAD

PA 11
MD MULTI-FAMILY
(AERIAL ACCESS)

PA 12
MD MULTI-FAMILY
(AERIAL ACCESS)

PA 17
PARK

PA 10
MH MIXED USE
(LADDER ACCESS)

PA 13
MH MULTI-FAMILY
(LADDER ACCESS)

PROP. STREET 'D'

PROP. PARK WAY

COLCHESTER COURT

CONTINENTAL STREET

PARCEL 1
PM 21908

PARCEL 1
PM 21888

LOT 8
MAP NO. 16481

AIRWAY ROAD

APN: 648-100-77

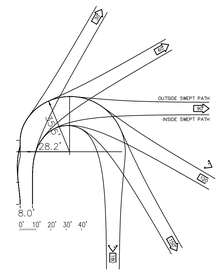
FUTURE TRAFFIC SIGNAL (TYP) PER EPOCA PROJECT DWG 42088-D

PROP. TRAFFIC SIGNAL (TYP)

PROP. IMPROVEMENTS PER PRJ-1048583

LEGEND:

- PRIVATE FIRE LOOP
- PRIVATE FIRE HYDRANT
- PUBLIC FIRE HYDRANT
- FIRE TRUCK TURN



STEERING LOCK ANGLE = 45.0°
ACHIEVED STEERING ANGLE:
30° SWEEP ANGLE: 21.3°
60° SWEEP ANGLE: 32.0°
90° SWEEP ANGLE: 37.6°
120° SWEEP ANGLE: 40.8°
150° SWEEP ANGLE: 42.6°
180° SWEEP ANGLE: 43.6°

SD Fire Truck (Pierce)
Custom [FT.]
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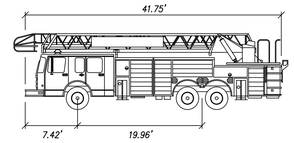
SCALE: 1"=40'



NOT TO SCALE

SD FIRE TRUCK (PIERCE)

WIDTH	: 8.00
TRACK	: 6.83
LOCK TIME	: 6.0
STEERING ANGLE	: 45.0

CHOOSE CALTRANS 2005 [US] FOR GROUP AND TEMP FIRE TRUCK FOR VEHICLE.

WIDTH = 96"
AXLE TRACT = 82"
CHASSIS OVERHANG = 82" + ADD. BUMPER OVERHANG = 7" = TOTAL = 89"
WHEELBASE = 239.5"
TOTAL LENGTH = 501"
INSIDE CRAMP ANGLE/STEERING LOCK ANGLE = 45 DEGREES
LOCK TO LOCK TIME = 6 SECONDS

N

60 30 0 60 120 180

SCALE: 1"=60'

RESI ARCHITECTURE, INC
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COLLECTION AT CACTUS
SAN DIEGO, CA

2ND SUBMITTAL	08/09/2024
3RD SUBMITTAL	11/25/2024
4TH SUBMITTAL	04/09/2025
5TH SUBMITTAL	06/25/2025

PROJECT NAME:
COLLECTION AT CACTUS-NEIGHBORHOOD DEVELOPMENT PERMIT

SHEET TITLE:
FIRE ACCESS

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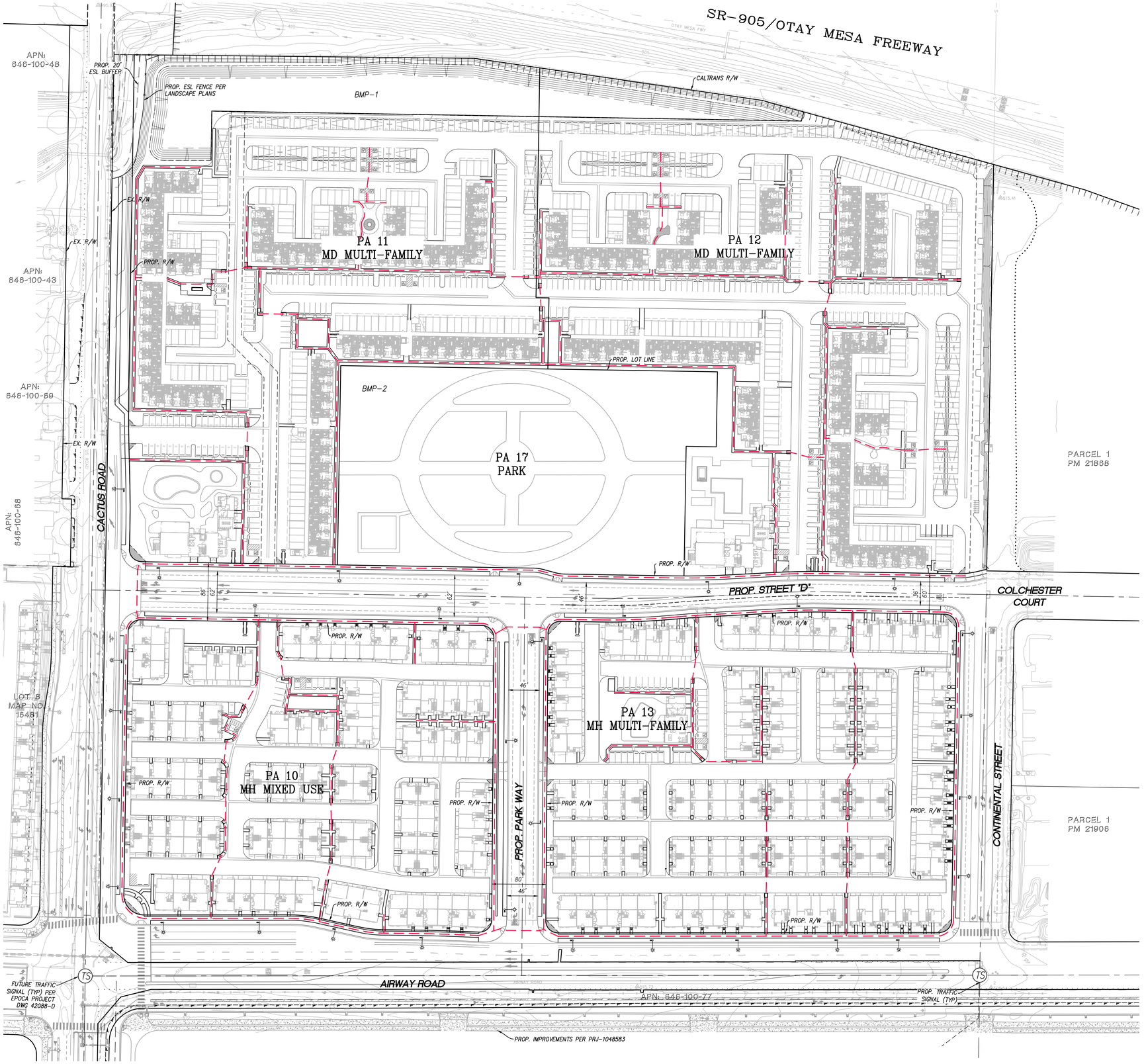

LEGEND:

ADA ACCESSIBLE PATH

NOTES:

A MUTUAL ACCESS AGREEMENT WILL BE EXECUTED DURING FINAL ENGINEERING ALLOWING VEHICULAR, PEDESTRIAN AND MAINTENANCE ACCESS BETWEEN BOTH PA11 AND PA12

N

60 30 0 60 120 180

SCALE: 1"=60'

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4TH SUBMITTAL	04/09/2025
5TH SUBMITTAL	06/25/2025

PROJECT NAME:
COLLECTION AT CACTUS–NEIGHBORHOOD DEVELOPMENT PERMIT

SHEET TITLE:
ACESSIBILITY PLAN

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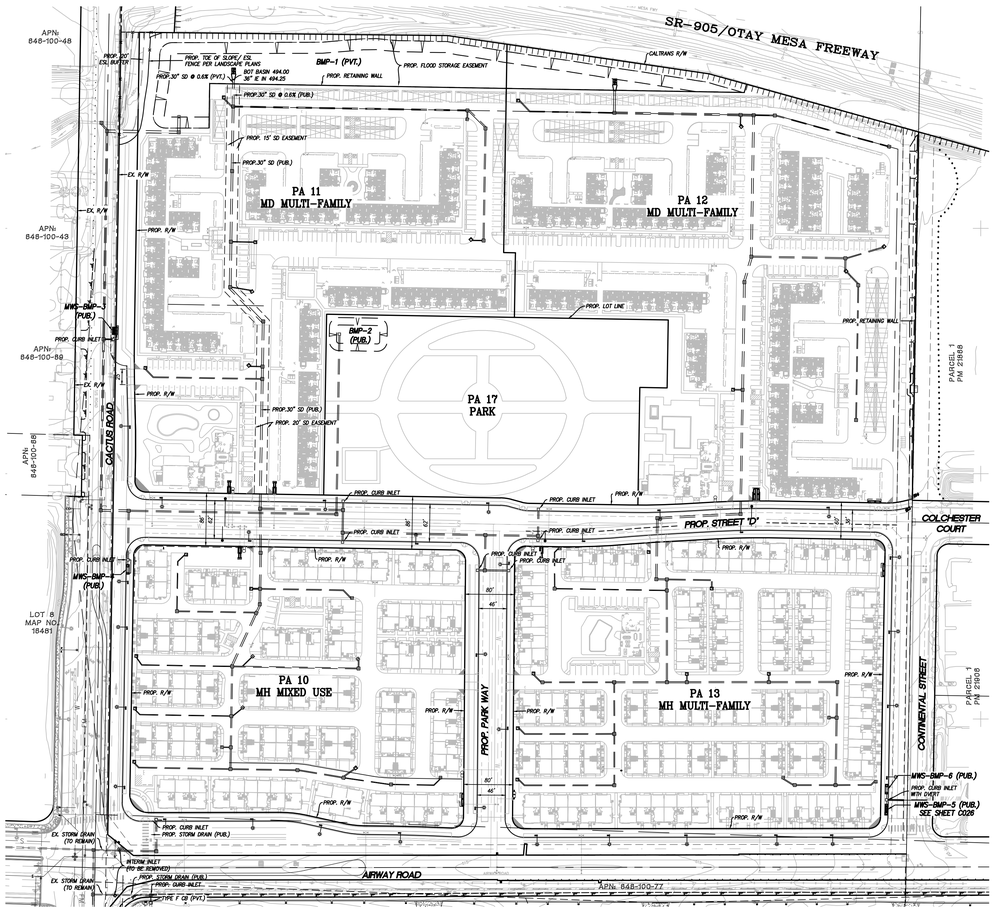
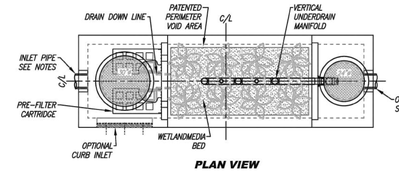


BMP SUMMARY TABLE

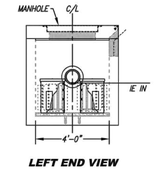
BMP ID	TREATMENT TYPE	BASIN AREA (SF)
1	BF-1	38,925
2	BF-1	2049
3	BF-3 (MWS-L-8-12)	–
4	BF-3 (MWS-L-4-15)	–
5	BF-3 (MWS-L-4-17)	–
6	BF-3 (MWS-L-4-15)	–

SITE SPECIFIC DATA			
PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
TREATMENT FLOW (CFS)			
PRETREATMENT LOADING RATE (GPM/SF)			2.1 GPM/SF
WETLAND MEDIA LOADING RATE (GPM/SF)			1.0
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			____ (CFS)
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN		
NOTES:			

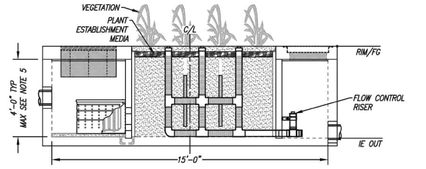
* PRELIMINARY ONLY - NOT FOR CONSTRUCTION



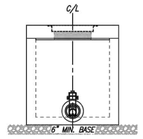
PLAN VIEW



LEFT END VIEW



ELEVATION VIEW



RIGHT END VIEW

INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
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4. CONTRACTOR RESPONSIBLE FOR CONTACTING CONTECH FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A CONTECH REPRESENTATIVE.
5. VERTICAL HEIGHT VARIES BASED ON SITE SPECIFIC REQUIREMENTS.

PATENT PENDING

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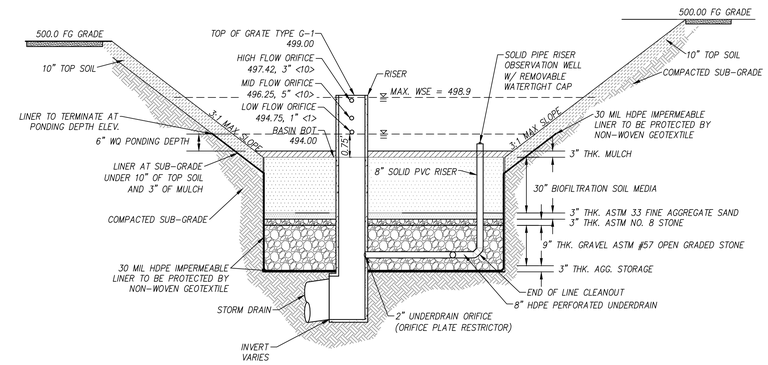
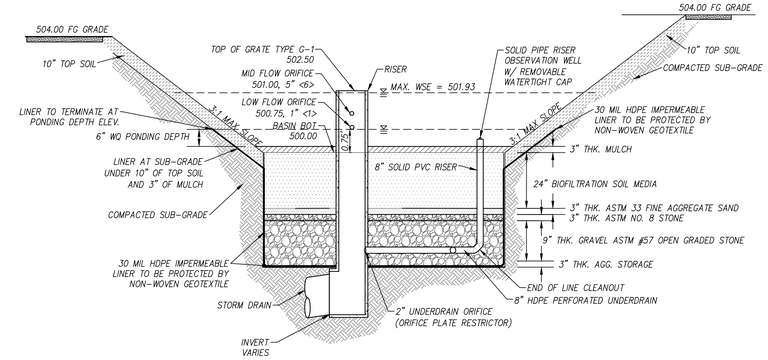
MWS-L-4-15-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL



BMP-1 DETAIL

NOT TO SCALE

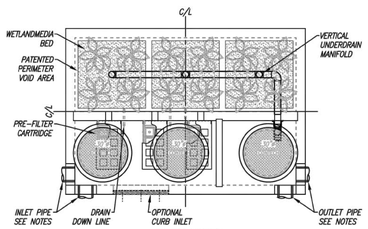


BMP-2 DETAIL

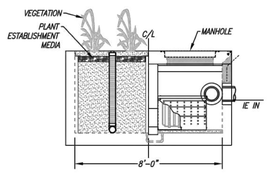
NOT TO SCALE

SITE SPECIFIC DATA			
PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
TREATMENT FLOW (CFS)			
PRETREATMENT LOADING RATE (GPM/SF)			2.1 GPM/SF
WETLAND MEDIA LOADING RATE (GPM/SF)			1.0
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			____ (CFS)
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN		
NOTES:			

* PRELIMINARY ONLY - NOT FOR CONSTRUCTION



PLAN VIEW



LEFT END VIEW

INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
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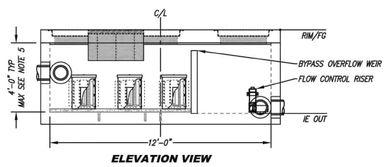
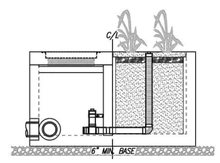
4. CONTRACTOR RESPONSIBLE FOR CONTACTING CONTECH FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A CONTECH REPRESENTATIVE.
5. VERTICAL HEIGHT VARIES BASED ON SITE SPECIFIC REQUIREMENTS.

PATENT PENDING



ELEVATION VIEW



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MWS-L-8-12-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

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PROJECT #: 23089
COLLECTION AT CACTUS
SAN DIEGO, CA

2ND SUBMITTAL	08/09/2024	
3RD SUBMITTAL	11/25/2024	
4TH SUBMITTAL	04/09/2025	
5TH SUBMITTAL	06/25/2025	

PROJECT NAME:
COLLECTION AT CACTUS– NEIGHBORHOOD DEVELOPMENT PERMIT
SHEET TITLE:
BMP PLAN

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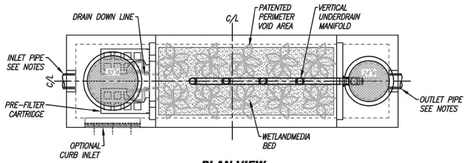
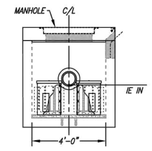
SITE SPECIFIC DATA			
PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
TREATMENT FLOW (CFS)			
PRETREATMENT LOADING RATE (GPM/SF)			2.1 GPM/SF
WETLAND MEDIA LOADING RATE (GPM/SF)			1.0
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			____ (CFS)
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN		
NOTES:			

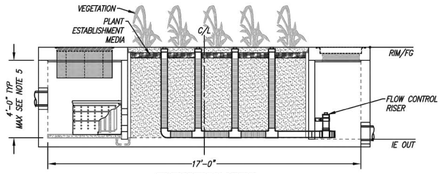
* PRELIMINARY ONLY - NOT FOR CONSTRUCTION



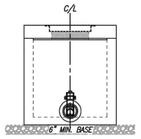
PLAN VIEW



LEFT END VIEW



ELEVATION VIEW



RIGHT END VIEW

INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
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4. CONTRACTOR RESPONSIBLE FOR CONTACTING CONTECH FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A CONTECH REPRESENTATIVE.
5. VERTICAL HEIGHT VARIES BASED ON SITE SPECIFIC REQUIREMENTS.

U.S. PATENT NUMBERS

MODULAR WETLANDS — FOR PATENT INFORMATION, GO TO www.ContechES.com/IP

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MWS-L-4-17-V
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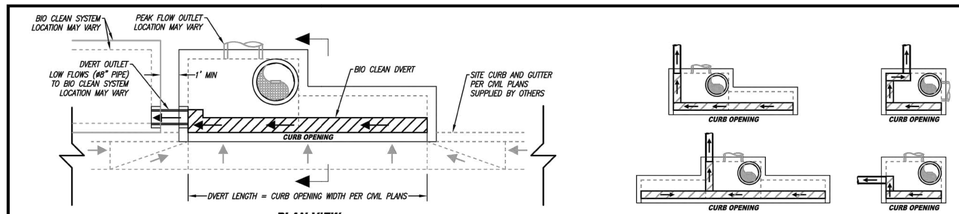
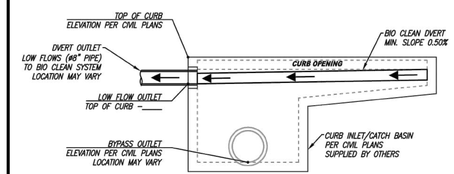
STANDARD DETAIL

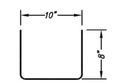


PLAN VIEW

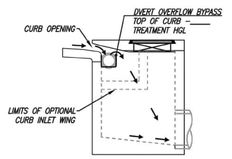
ALTERNATE CONFIGURATIONS
CONTACT BIO CLEAN FOR ADDITIONAL CUSTOM CONFIGURATIONS



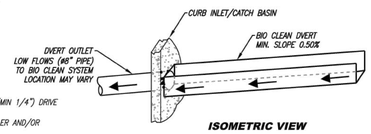
ELEVATION VIEW



DVERT END VIEW



SECTION VIEW



ISOMETRIC VIEW

INSTALLATION NOTES

1. DVERT TO BE CONNECTED TO CONCRETE BELOW CURB OPENING USING 316 STAINLESS STEEL (MIN 1/4") DRIVE PIN ANCHORS SPACED 12" ON CENTER AND 316 STAINLESS STEEL RIVETS (MIN 3/16").
2. ALL SEAMS BETWEEN DVERT AND CONCRETE SHALL BE FILLED WITH WATERTIGHT CONCRETE FILLER AND/OR SILICONE SEALANT.
3. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. PIPES CANNOT INTRUDE BEYOND FLUSH. INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH THE FLOWLINE OF THE DVERT. ALL PIPES SHALL BE SEALED WATERTIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
4. CONTRACTOR RESPONSIBLE FOR CONTACTING BIO CLEAN FOR ACTIVATION OF MODULAR WETLANDS (MWS) UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A BIO CLEAN REPRESENTATIVE.

U.S. PATENT NUMBERS

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Bio Clean — A Forterra Company

MAXIMUM LOW FLOW DIVERSION (CFS)	0.74
LOW FLOW OUTLET PIPE SIZE (INCHES)	#8"
STATIC HEAD (INCHES)	8"
SAFETY FACTOR	2

DVERT DVT-10-8
MODULAR TROUGH DIVERSION SYSTEM
STANDARD DETAIL

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LAGUNA HILLS, CA, 92653
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3RD SUBMITTAL	11/25/2024
4TH SUBMITTAL	04/09/2025
5TH SUBMITTAL	06/25/2025

PROJECT NAME: COLLECTION AT CACTUS
SHEET TITLE: BMP DETAILS
SHEET C026 OF C029

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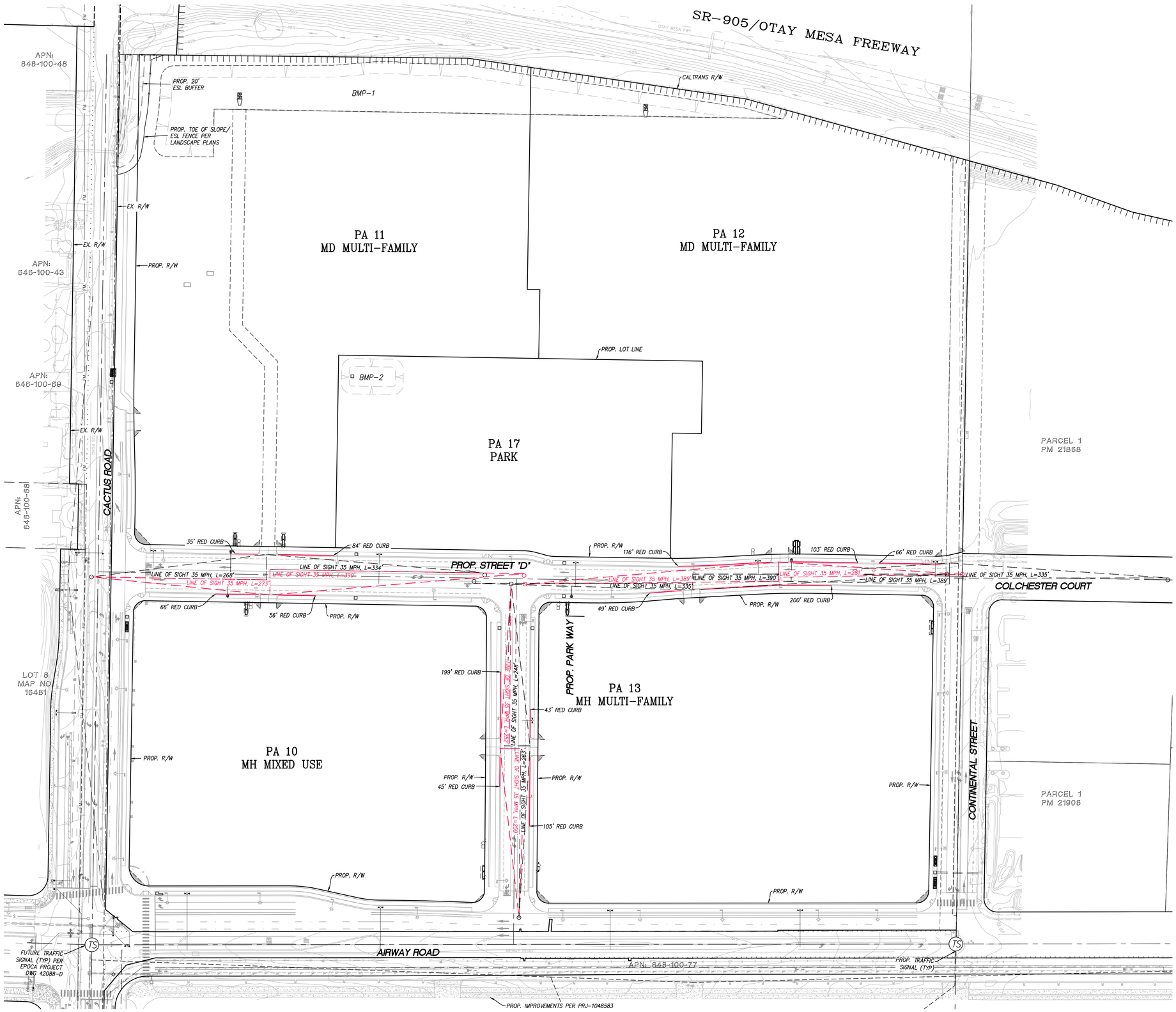

LEGEND:

SIGHT DISTANCE

AASHTO
TABLE 9-7 DESIGN INTERSECTION SIGHT DISTANCE-CASE B1, LEFT TURN FROM STOP

DESIGN SPEED (MPH)	STOPPING SIGHT DISTANCE (FT)	INTERSECTION SIGHT DISTANCE FOR PASSENGER CARS	
		CALCULATED (FT)	DESIGN (FT)
15	80	165.4	170
20	115	220.5	225
25	155	275.6	280
30	200	330.8	335
35	250	385.9	390
40	305	441.0	445
45	360	496.1	500
50	425	551.3	555
55	495	606.4	610
60	570	661.5	665
65	645	716.6	720
70	730	771.8	775
75	820	826.9	830
80	910	882.0	885

AASHTO
TABLE 9-9 DESIGN INTERSECTION SIGHT DISTANCE-CASE B2, RIGHT TURN FROM STOP

DESIGN SPEED (MPH)	STOPPING SIGHT DISTANCE (FT)	INTERSECTION SIGHT DISTANCE FOR PASSENGER CARS	
		CALCULATED (FT)	DESIGN (FT)
15	80	143.3	145
20	115	191.1	195
25	155	238.9	240
30	200	286.7	290
35	250	334.4	335
40	305	382.2	385
45	360	430.0	430
50	425	477.8	480
55	495	525.5	530
60	570	573.3	575
65	645	621.1	625
70	730	668.9	670
75	820	716.6	720
80	910	764.4	765

60 30 0 60 120 180
SCALE: 1"=60'
N

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2ND SUBMITTAL	08/09/2024
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4TH SUBMITTAL	04/09/2025
5TH SUBMITTAL	06/25/2025

PROJECT NAME:
COLLECTION AT CACTUS-NEIGHBORHOOD DEVELOPMENT PERMIT
SHEET TITLE:
SIGHT DISTANCE
SHEET C027 OF C029

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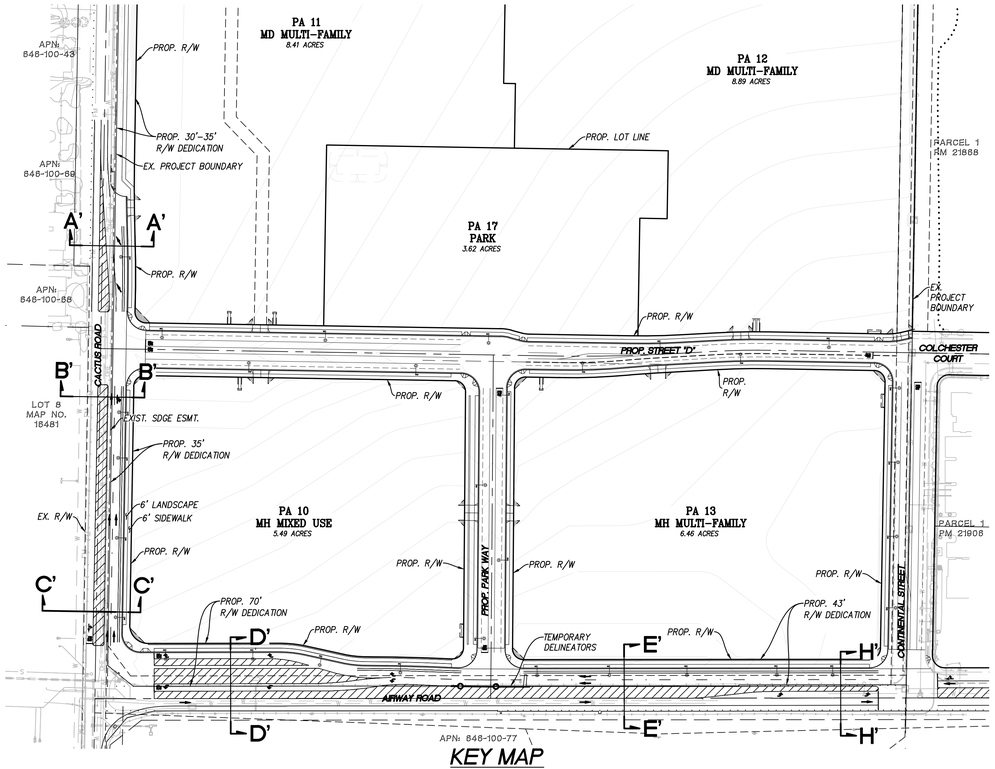
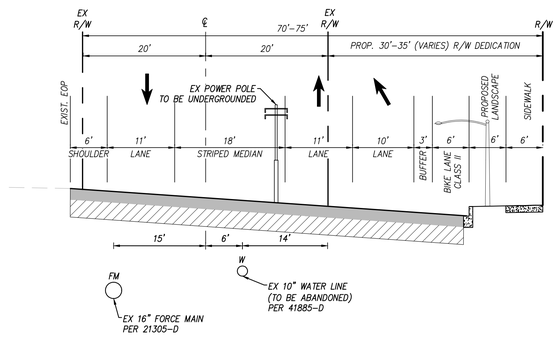
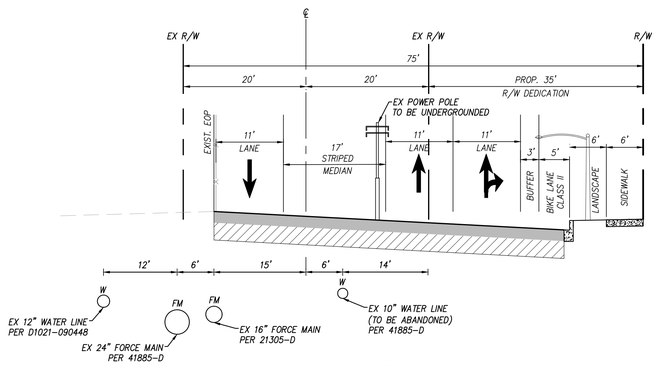


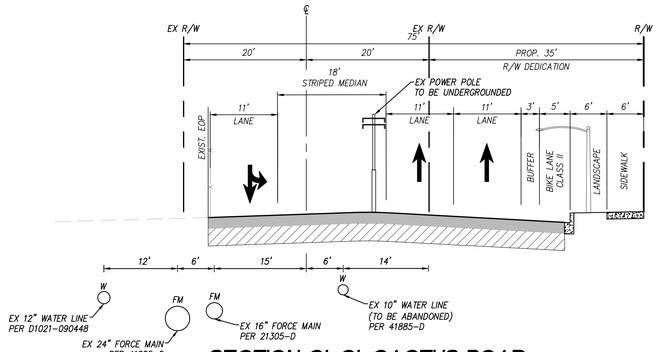
KEY MAP



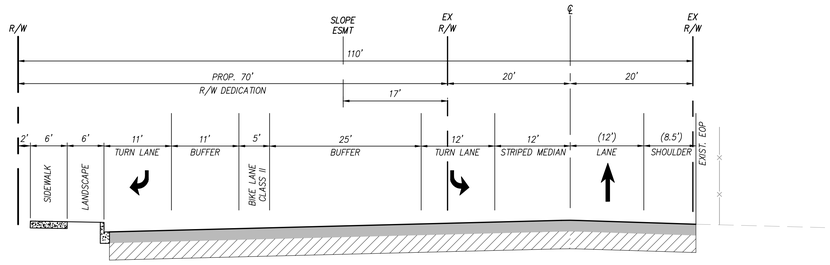
SECTION A'-A': CACTUS ROAD
(WITHOUT EPOCA IMPROVEMENTS)
(NOT TO SCALE)



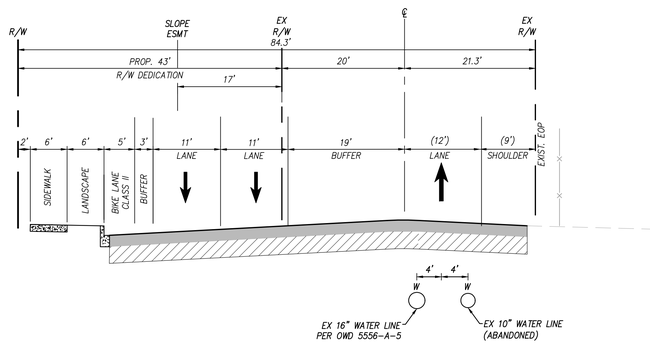
SECTION B'-B': CACTUS ROAD
(WITHOUT EPOCA IMPROVEMENTS)
(NOT TO SCALE)



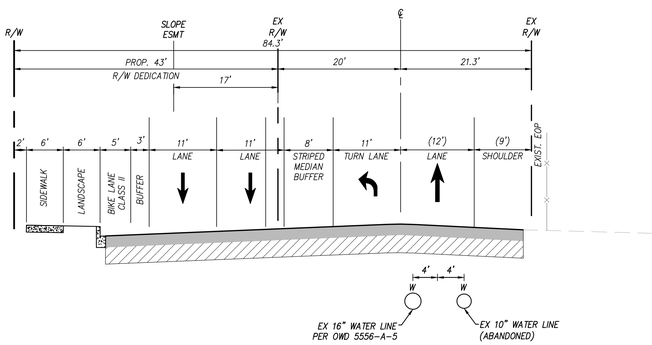
SECTION C'-C': CACTUS ROAD
(WITHOUT EPOCA IMPROVEMENTS)
(NOT TO SCALE)



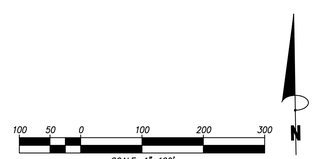
SECTION D'-D': AIRWAY RD
(WITHOUT BADIEE IMPROVEMENTS)
NOT TO SCALE)



SECTION E'-E': AIRWAY RD
(WITHOUT BADIEE IMPROVEMENTS)
(NOT TO SCALE)



SECTION H'-H' AIRWAY RD
(WITHOUT BADIEE IMPROVEMENTS)
(NOT TO SCALE)



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COLLECTION AT CACTUS
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2ND SUBMITTAL	08/09/2024
3RD SUBMITTAL	11/25/2024
4TH SUBMITTAL	04/09/2025
5TH SUBMITTAL	06/25/2025

PROJECT NAME:
COLLECTION AT CACTUS - VESTING TENTATIVE MAP
SHEET TITLE:
VTM FRONTAGE INTERIM CROSS-SECTIONS
SHEET C028 OF C029

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SR-905/OTAY MESA FREEWAY

526+00 527+00 528+00 529+00 530+00 531+00 532+00 533+00

CALTRANS R/W

BMP-1

PROP. RETAINING WALL

APN: 646-100-48

APN: 646-100-43

APN: 646-100-69

APN: 646-100-68

EXIST. DWY

CACTUS ROAD

PRIVATE DRIVE

PROP. R/W

PA 11
MD MULTI-FAMILY
8.41 ACRES

PA 12
MD MULTI-FAMILY
8.89 ACRES

PROP. 20' STORM DRAIN EASEMENT

PROP. LOT LINE

BMP-2

PA 17
PARK
3.62 ACRES

EXIST. 15" SEWER

PROP. 25' SEWER ESMT. (PUB.)

EXIST. 25' SEWER ESMT.

EX SWR MH #8
514.0± RIM
485.04 IE IN
485.03 IE OUT

PARCEL 1
PM 21868

EX. PROJECT BOUNDARY

PROP. NON-STANDARD 25' DWY. WITH EMRA

STRIPED MEDIAN

PROP. STREET 'D'

COLCHESTER COURT

LOT 8
MAP NO.
16481

PA 10
MH MIXED USE
5.49 ACRES

PA 13
MH MULTI-FAMILY
6.46 ACRES

PROP. PARK WAY

CONTINENTAL STREET

PARCEL 1
PM 21908

EX. R/W

FUTURE TRAFFIC SIGNAL (TYP) PER EPOCA PROJECT DWG 42088-D

AIRWAY ROAD

TEMPORARY DELINEATORS

PROP. TRAFFIC SIGNAL (TYP)

APN: 646-100-77

NOTES:

1. NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 36 INCHES IN HEIGHT.
2. NO PRIVATE PROPERTY WITHIN PUBLIC VISIBILITY TRIANGLE.
3. PER SAN DIEGO MUNICIPAL CODE 113.0273 (B)(4), WHERE THE REQUIRED FRONT AND STREET SIDE YARDS MEASURE LESS THAN 25 FT WHEN COMBINED, THAT MEASUREMENT OR 15 FT, WHICHEVER IS GREATER, ESTABLISHES THE VISIBILITY AREA AT THE INTERSECTION. PA 10 HAS A COMBINED 10 FT OF FRONT/SIDE SETBACK, THEREFORE THE PROJECT IS USING A 15 FT MEASUREMENT FOR VISIBILITY AREA. PA 13 HAS A COMBINED 20 FT OF FRONT/SIDE SETBACK, THEREFORE THE PROJECT IS USING A 20 FT MEASUREMENT FOR VISIBILITY AREA.

LEGEND

TEMPORARY DELINEATORS.....

NOTE:

INTERIM TRANSITION/SHIFT TAPER STRIPING ALONG AIRWAY ROAD EAST OF THE INTERSECTION OF AIRWAY ROAD AND CONTINENTAL STREET IS GRAPHICAL IN NATURE AND MAY BE SUBJECT TO CHANGE DURING FINAL ENGINEERING.

60 30 0 60 120 180

SCALE: 1"=60'

N

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4TH SUBMITTAL	04/09/2025
5TH SUBMITTAL	06/25/2025

PROJECT NAME:
COLLECTION AT CACTUS – VESTING TENTATIVE MAP

SHEET TITLE:
VTM FRONTAGE INTERIM STRIPING PLAN

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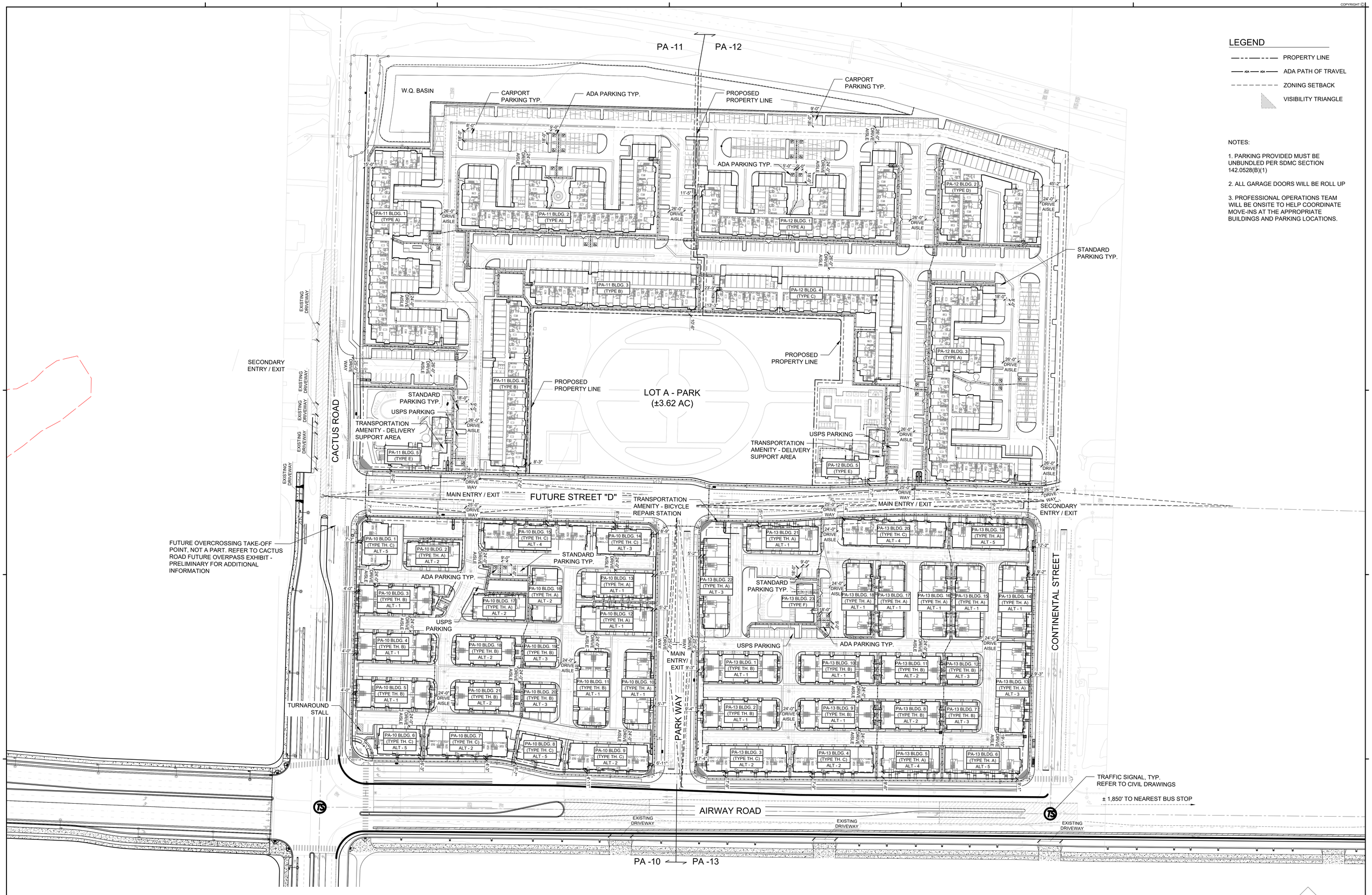

LEGEND

- PROPERTY LINE
- ADA PATH OF TRAVEL
- ZONING SETBACK
- VISIBILITY TRIANGLE

NOTES:

1. PARKING PROVIDED MUST BE UNBUNDLED PER SDMC SECTION 142.0528(B)(1)
2. ALL GARAGE DOORS WILL BE ROLL UP
3. PROFESSIONAL OPERATIONS TEAM WILL BE ONSITE TO HELP COORDINATE MOVE-INS AT THE APPROPRIATE BUILDINGS AND PARKING LOCATIONS.

OVERALL SITE PLAN 1

SCALE: 1" = 60'

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4TH SUBMITTAL	04/09/2025
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6TH SUBMITTAL	10/03/2025
7TH SUBMITTAL	02/10/2026

A001
OVERALL SITE PLAN

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LEGEND

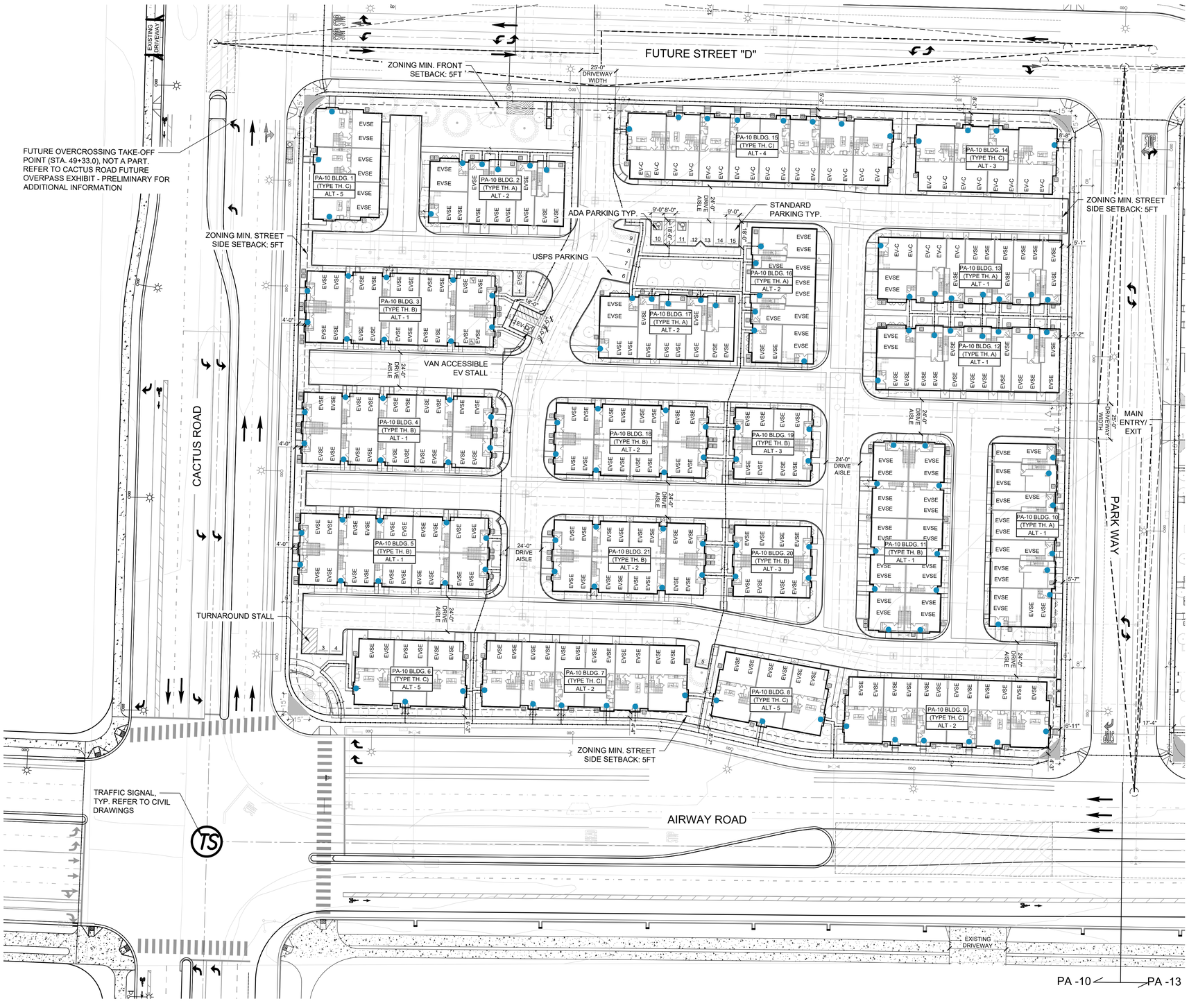
- PROPERTY LINE
- ADA PATH OF TRAVEL
- ZONING SETBACK
- VISIBILITY TRIANGLE
- BUILDING AND UNIT ENTRY

NOTES:

1. PARKING PROVIDED MUST BE UNBUNDLED PER SDMC SECTION 142.0528(B)(1)

2. ALL GARAGE DOORS WILL BE ROLL UP

3. PROFESSIONAL OPERATIONS TEAM WILL BE ONSITE TO HELP COORDINATE MOVE-INS AT THE APPROPRIATE BUILDINGS AND PARKING LOCATIONS.



ENLARGED SITE PLAN - PA-10 | 1

SCALE: 1" = 30"

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6TH SUBMITTAL	10/03/2025
7TH SUBMITTAL	02/10/2026

A002
ENLARGED SITE PLAN - PA-10

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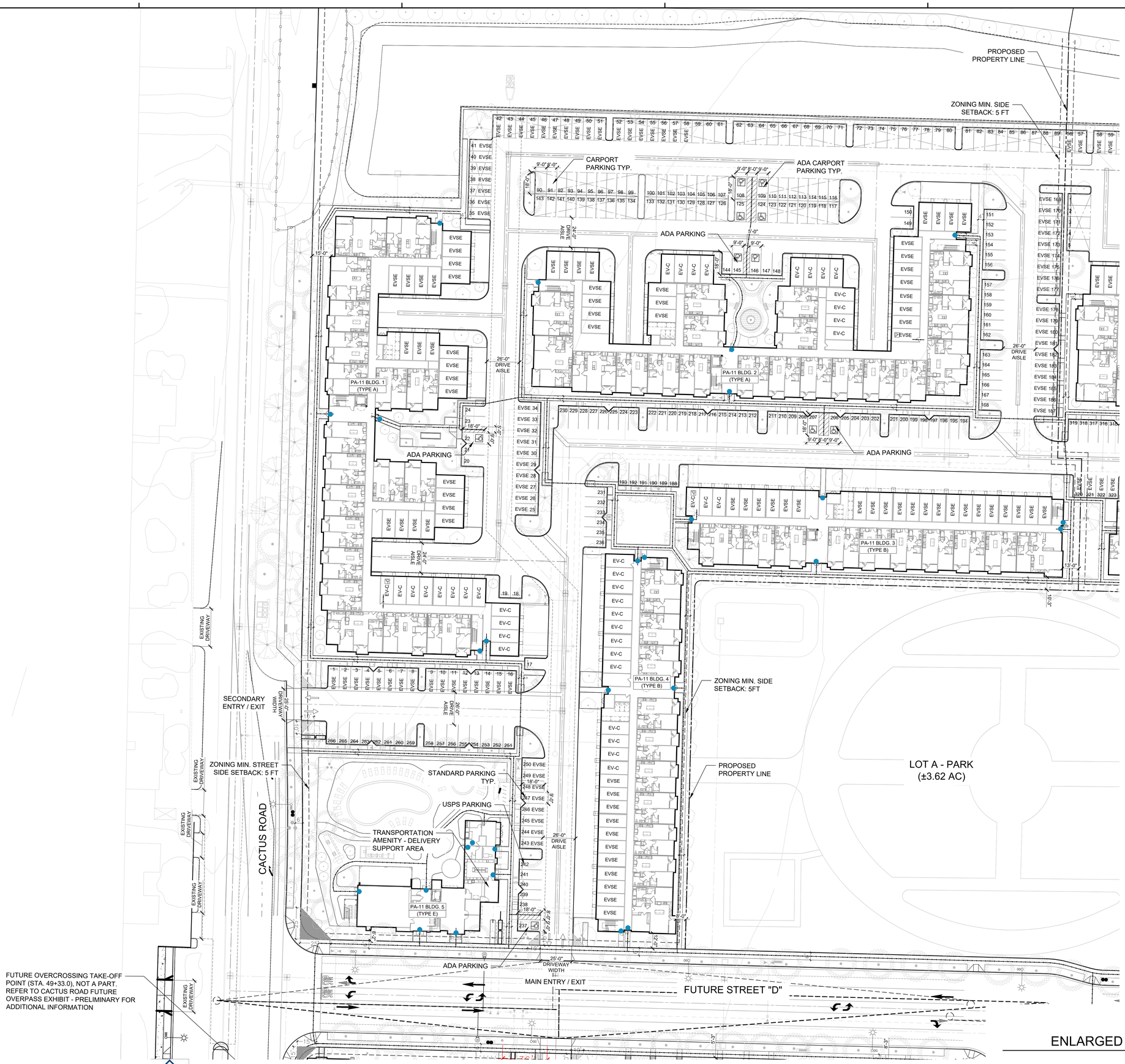

LEGEND

- PROPERTY LINE
- ADA PATH OF TRAVEL
- ZONING SETBACK
- VISIBILITY TRIANGLE
- BUILDING AND UNIT ENTRY

NOTES:

1. PARKING PROVIDED MUST BE UNBUNDLED PER SDMC SECTION 142.0528(B)(1)

2. ALL GARAGE DOORS WILL BE ROLL UP

3. PROFESSIONAL OPERATIONS TEAM WILL BE ONSITE TO HELP COORDINATE MOVE-INS AT THE APPROPRIATE BUILDINGS AND PARKING LOCATIONS.

ENLARGED SITE PLAN - PA-11 | 1

0 15' 30' 60'
SCALE: 1" = 30"

N

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6TH SUBMITTAL	10/03/2025
7TH SUBMITTAL	02/10/2026

A003
ENLARGED SITE PLAN - PA-11