

LEGAL DESCRIPTION
 PARCELS A AND B OF CITY OF ESCONDIDO ADJUSTMENT PLAT NO. SUB14-0004, AS SHOWN ON CERTIFICATE OF COMPLIANCE NO. SUB14-0017, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 7, 2014 AS DOCUMENT NO. 2014-0487232 OF OFFICIAL RECORDS

SHEET LIST

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	STREET SECTIONS AND DETAILS
3	PROJECT BOUNDARY AND EASEMENTS
4	RESIDENTIAL SITE
5	TEMPLE SITE
6	ACCESS AND UTILITIES TO EX HOME (NOT A PART)
7-9	UTILITY AND STORM DRAIN PLANS
10	SITE SECTIONS
12-13	DMA AND BMP PLAN AND DETAILS
14-16	LANDSCAPE CONCEPT PLAN
17	TEMPLE FLOOR PLAN
18	TEMPLE ROOF PLAN
19-21	TEMPLE ELEVATIONS
22	TEMPLE PERSPECTIVES AND COLORS

OWNER / APPLICANT DEVELOPER:
 ISKCON OF ESCONDIDO, INC.
 ATTN: DHIRU TANTOD
 10707 EL CABALLO AVENUE
 SAN DIEGO, CA, 52127
 (858) 344-0892

I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL MY (OUR) CONTIGUOUS OWNERSHIP IN WHICH I (WE) HAVE ANY DEED OR TRUST INTEREST. I (WE) UNDERSTAND THAT MY (OUR) PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

(SIGNATURE)

SITE ADDRESS:
 1315 & 1356 RINCON AVENUE ESCONDIDO, CA 92026

ASSESSOR'S PARCEL NO.: 224-100-84, 224-100-85
ZONING: EXISTING: RE-20
 PROPOSED: RE-20

SCOPE OF WORK:
 PROPOSED SUBDIVISION OF EXISTING PARCELS INTO ELEVEN (11) PARCELS WITH TEN (10) LOTS FOR SINGLE FAMILY DWELLINGS WITH DRIVEWAY ACCESS, AN ACCESS ROAD AND CUL-DE-SAC. AND ONE (1) LOT FOR THE PROPOSED NEW DEVELOPMENT INCLUDING THE CONSTRUCTION OF A RELIGIOUS TEMPLE, HALL WITH LIVING AREA, PATIO, DETACHED RESTROOMS, PARKING LOT, AND DRIVEWAY.

GRADING QUANTITIES
 CUT 30,000 CY MAX CUT = 17.4'
 FILL 30,000 CY MAX FILL = 25.1'
 NET BALANCE

TOPO SOURCE
 TOPOGRAPHIC CONTOURS PROVIDED BY REC CONSULTANTS DATED 6-16-2022

SEWER NOTE
 ALL LOTS ARE TO BE ON THE PROPOSED SANITARY SEWER SYSTEM THAT SHALL CONNECT TO THE EXISTING PUBLIC SEWER MAIN.

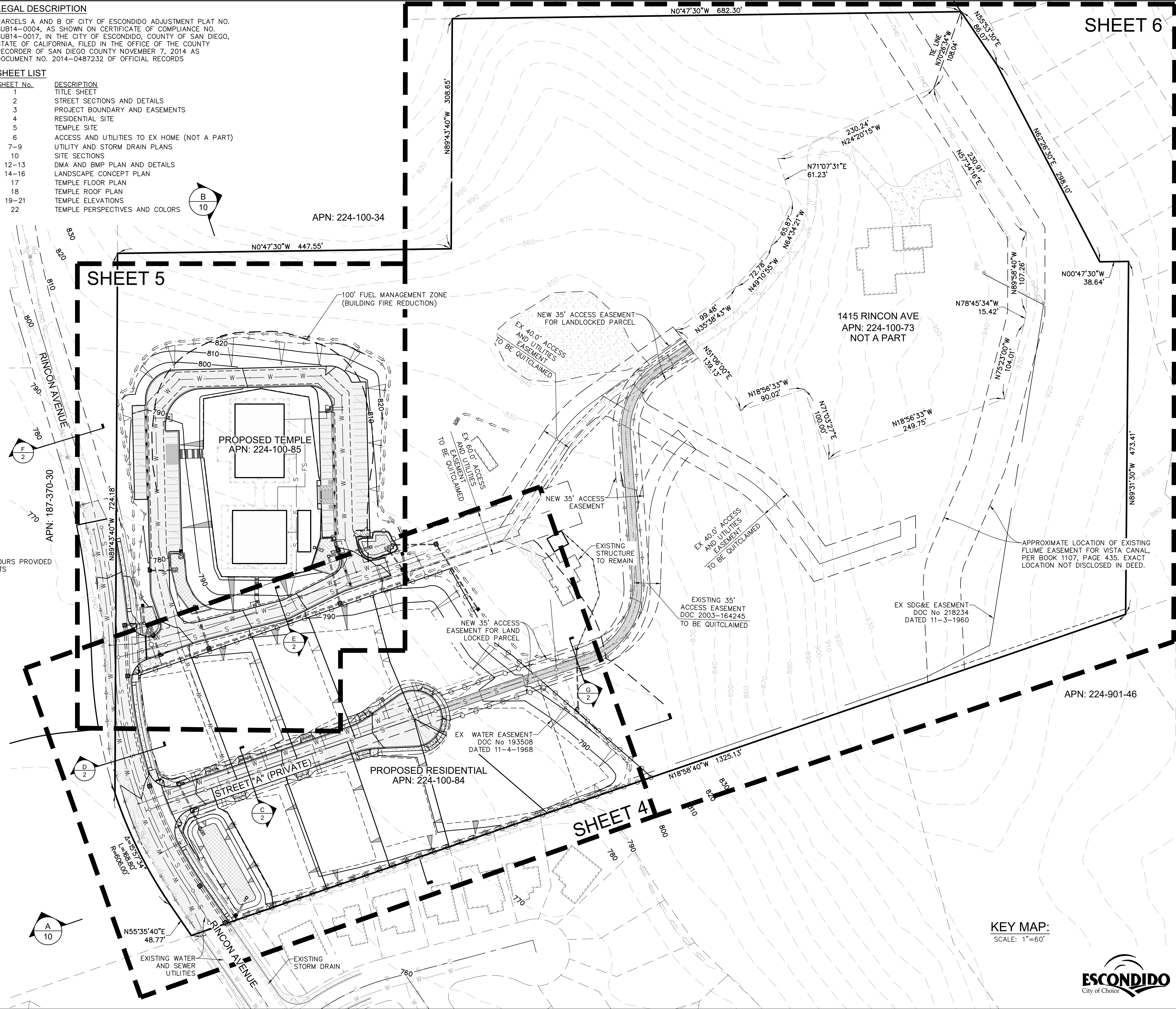
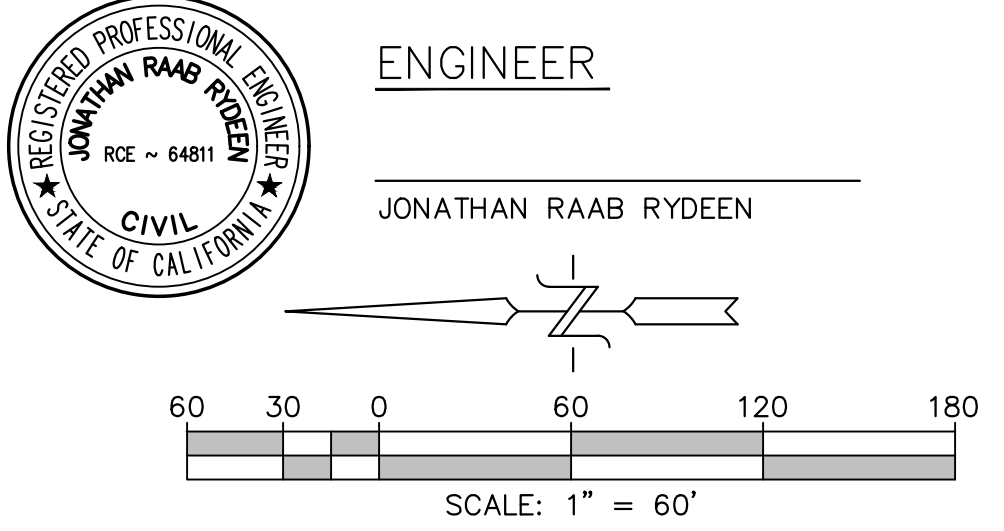
PROJECT AREA CALCULATIONS:

RESIDENTIAL	TEMPLE
PARCEL AREA: 182,961 SF	885,575 SF
EXISTING PERVIOUS AREA: 181,046 SF	885,575 SF
EXISTING IMPERVIOUS AREA: 1,915 SF	0 SF
PROPOSED PERVIOUS AREA: 164,616 SF	821,300 SF
PROPOSED IMPERVIOUS AREA: 18,345 SF	64,275 SF
PROPOSED BUILDING AREA: N/A	9,293 SF
ASSEMBLY AREA: N/A	8,784 SF
BUILDING CONSTRUCTION TYPE: N/A	TYPE V (TEMPLE)

PARKING INFORMATION (RESIDENTIAL):
 REQUIRED: 2 CAR GARAGE OR CARPORT REQUIRED FOR EACH UNIT PER SINGLE FAMILY RESIDENCE
 PROPOSED: 10 LOTS X 2 SPACES = 20 SPACES

PARKING INFORMATION (TEMPLE):
 REQUIRED: PER CITY OF ESCONDIDO ORDINANCE, 1 PARKING SPACE FOR EVERY 100 S.F. OF ASSEMBLY AREA
 PROPOSED: 8,784 S.F. OF ASSEMBLY AREA / 100 SF = 87.84 ~ 88 PARKING SPACES

FOR EXISTING IMPROVEMENTS, UTILITIES, AND ALIGNMENT STATIONING, SEE CITY OF ESCONDIDO DWG. NO. P-1755, P-1865



SHEET 6

SHEET 5

SHEET 4

KEY MAP:
 SCALE: 1"=60'



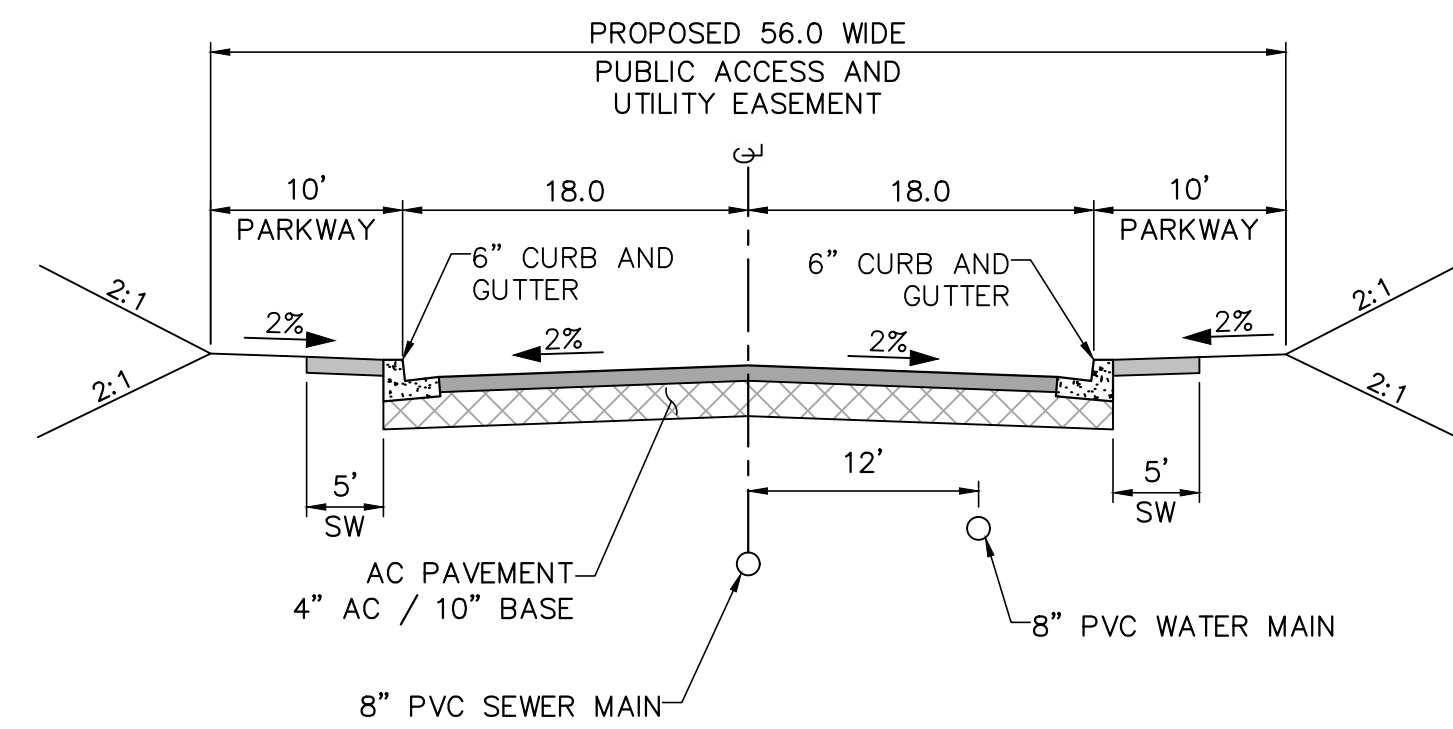
NO.	REVISIONS DESCRIPTION	DATE	APP'D

Civil Engineering - Environmental Land Surveying
 2970 Fifth Avenue, Suite 340
 San Diego, CA 92103
 (619) 232-9200 (619) 232-9210 Fax
REC
 Consultants, Inc.

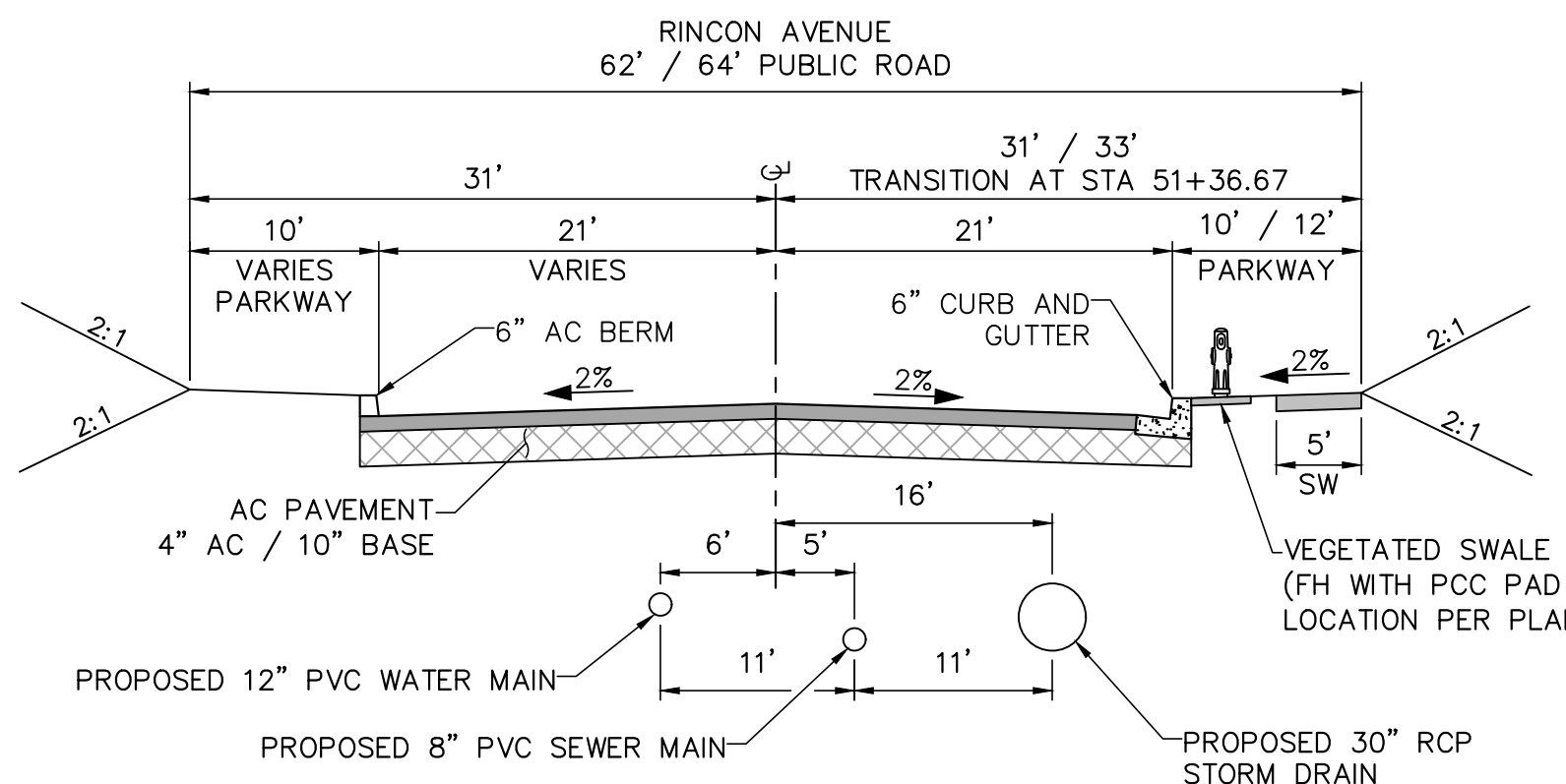
DATE: 2-1-2024
 SCALE: 1" = 60'
 DRAWN: JMW
 CHECKED: J.R.R.

SHEET TITLE TM - SITE PLAN ~ TITLE SHEET
PROJECT KRISHNA PROPERTY ISKCON OF ESCONDIDO, INC 1386 RINCON AVE - ESCONDIDO, CA 92026
SHEET 1
 OF 22 SHEETS

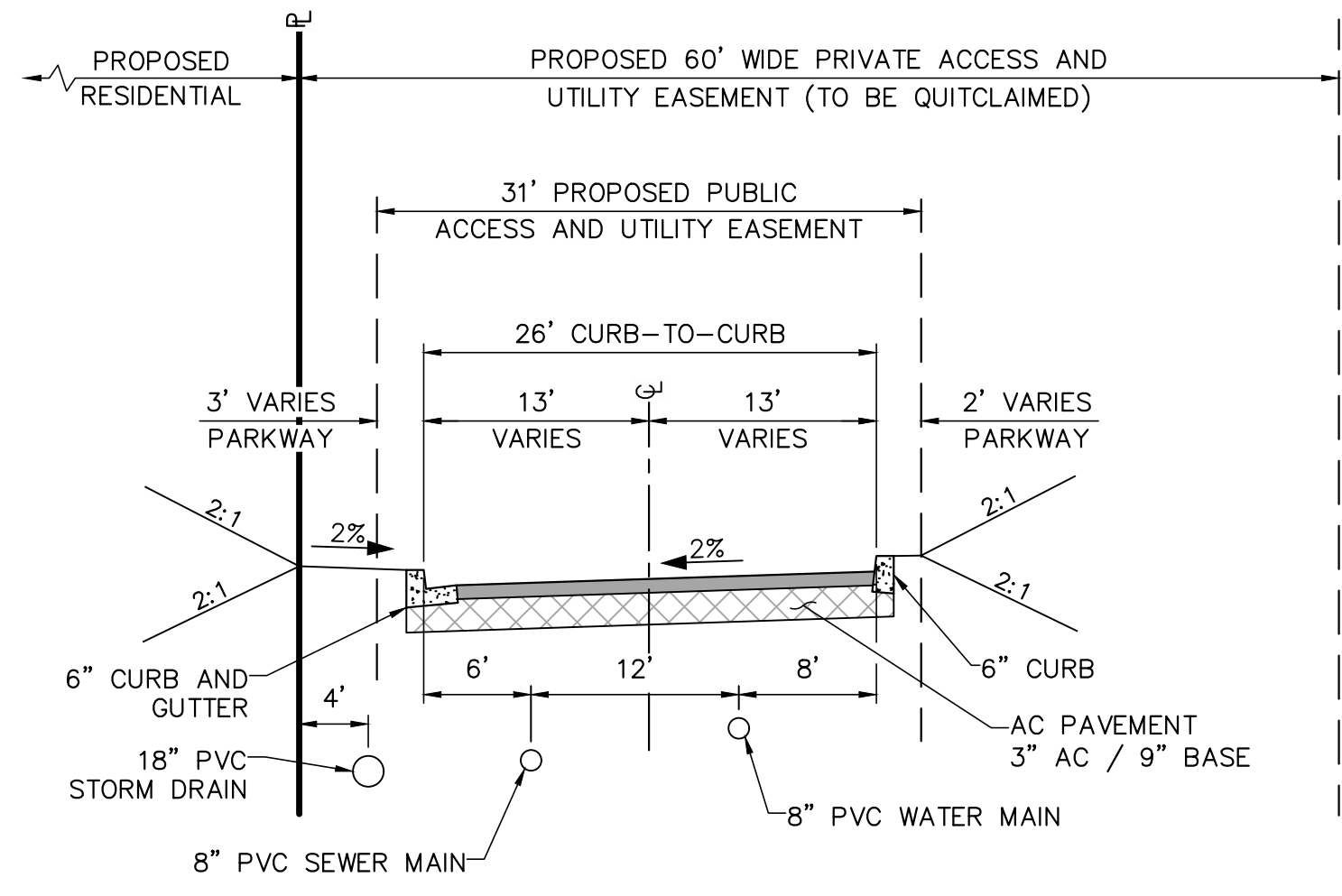
SAVE DATE: 2/2/2024 ~ PLOT DATE: 2/2/2024 ~ FILE NAME: P:\A004\1929\iskcon Temple - Residential\GWA\Site Plan\TM - Site Plan - 2023.dwg



SECTION C ~ STREET "A"
NO SCALE
PER CITY OF ESCONDIDO FIGURE No 6

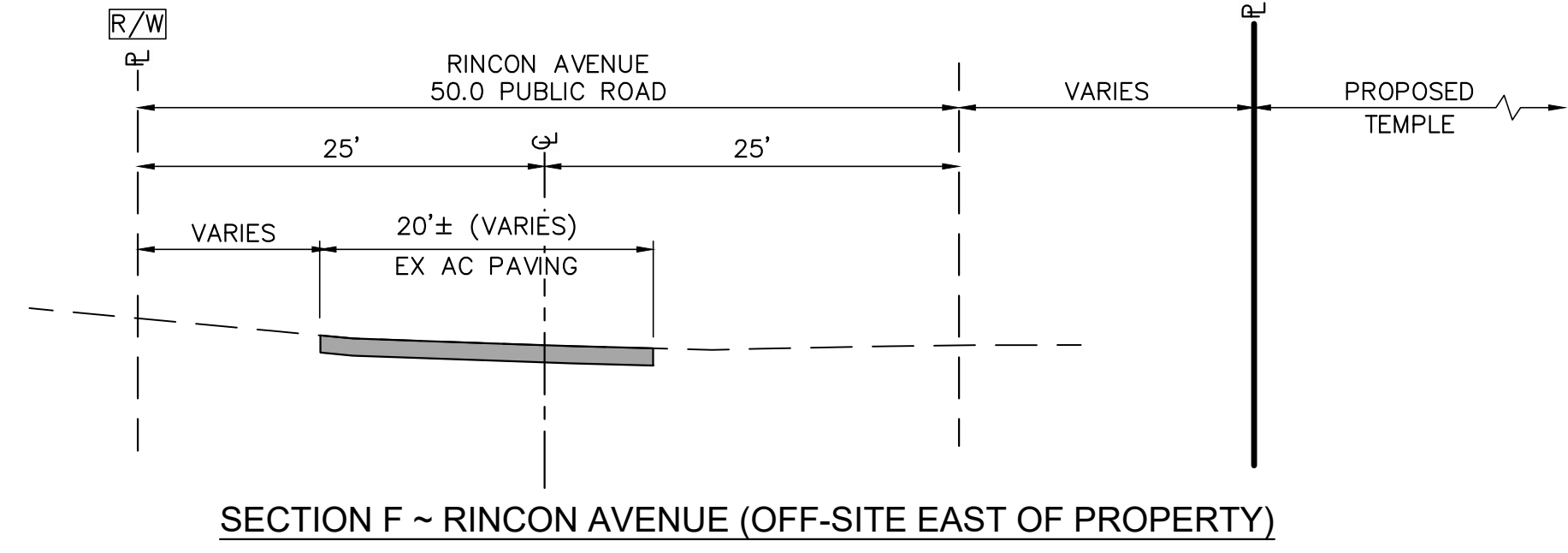


SECTION D ~ RINCON AVENUE
NO SCALE
PER CITY OF ESCONDIDO FIGURE No 5
(LOOKING EAST)

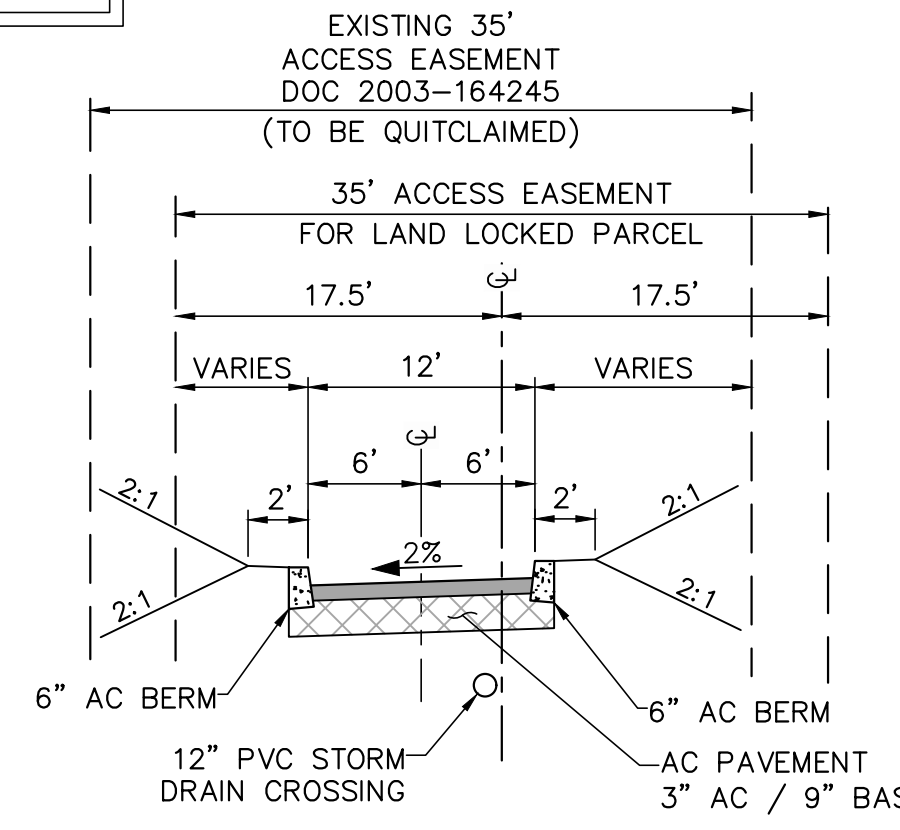


SECTION E ~ TEMPLE DRIVEWAY
NO SCALE
(LOOKING NORTH)

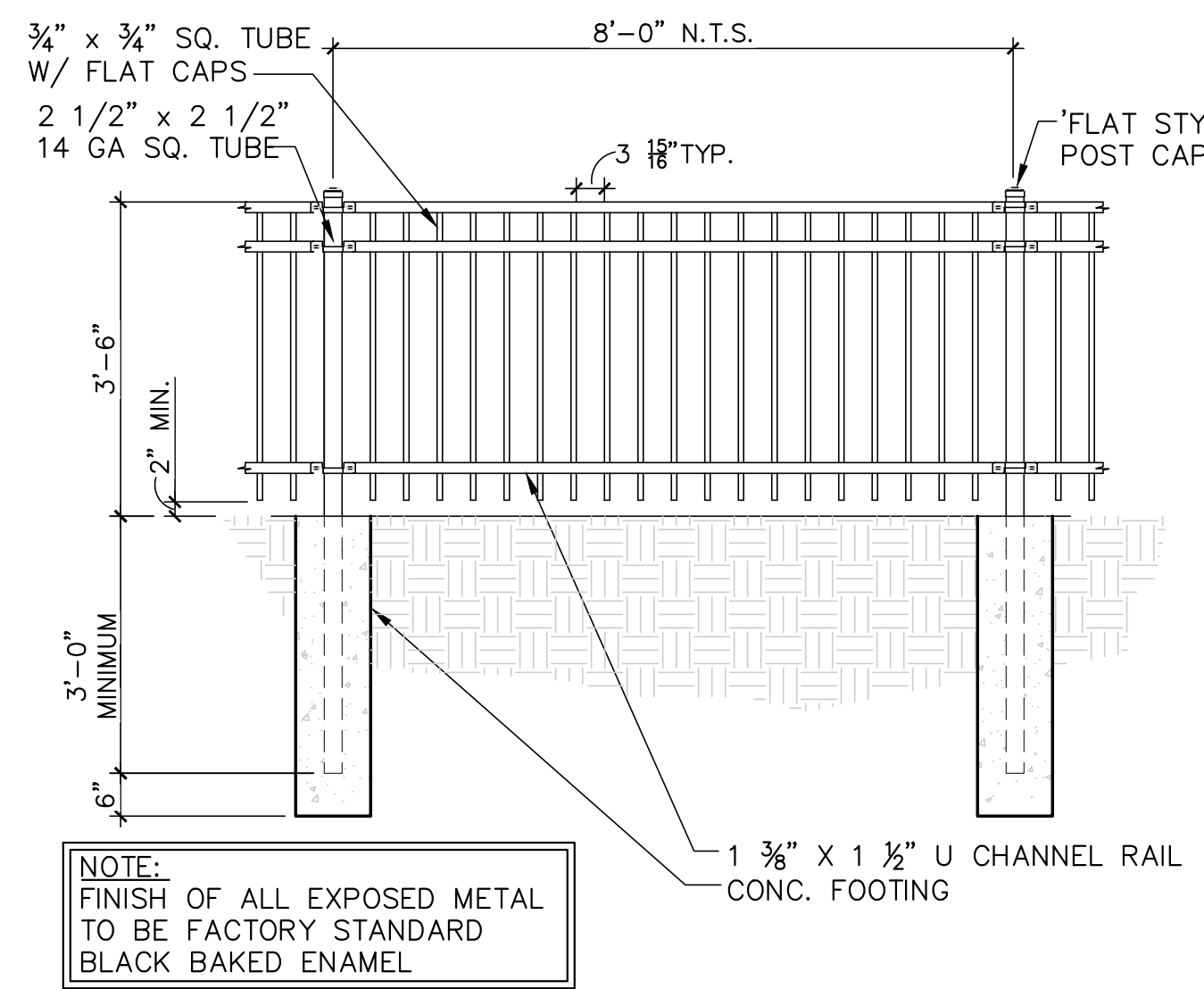
UPPER 12 INCHES OF SUBGRATE AND ANY/ALL BASE MATERIALS SHOULD BE COMPACTED SUBGRADE (COMPACTED TO 95% RELATIVE COMPACTION (BASED ON THE ASTM D1557 TEST), AND AT A MINIMUM OF TWO PERCENT ABOVE OPTIMUM MOISTURE CONTENT.)



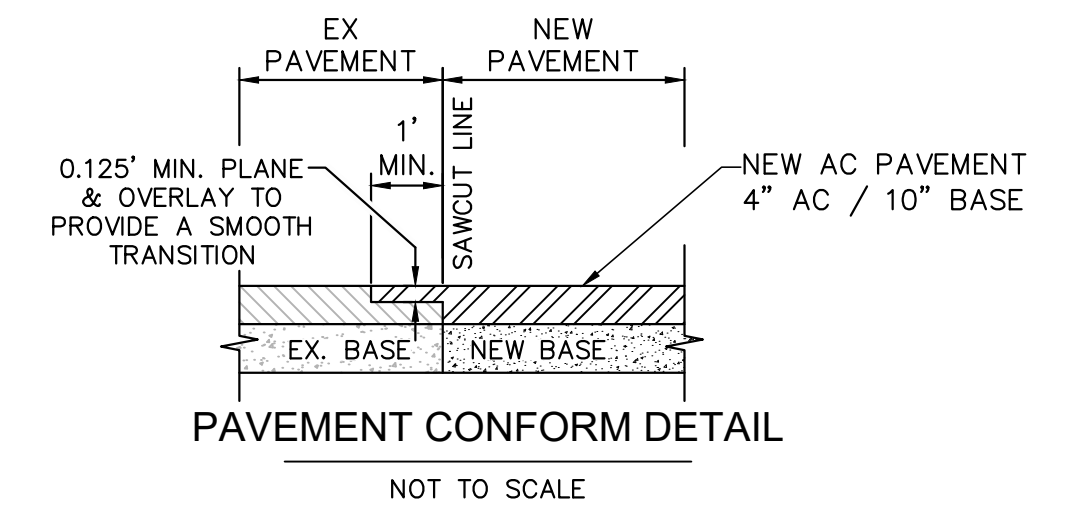
SECTION F ~ RINCON AVENUE (OFF-SITE EAST OF PROPERTY)
NO SCALE
EXISTING ROAD SECTION ALONG PROJECT FRONTAGE
(LOOKING EAST)



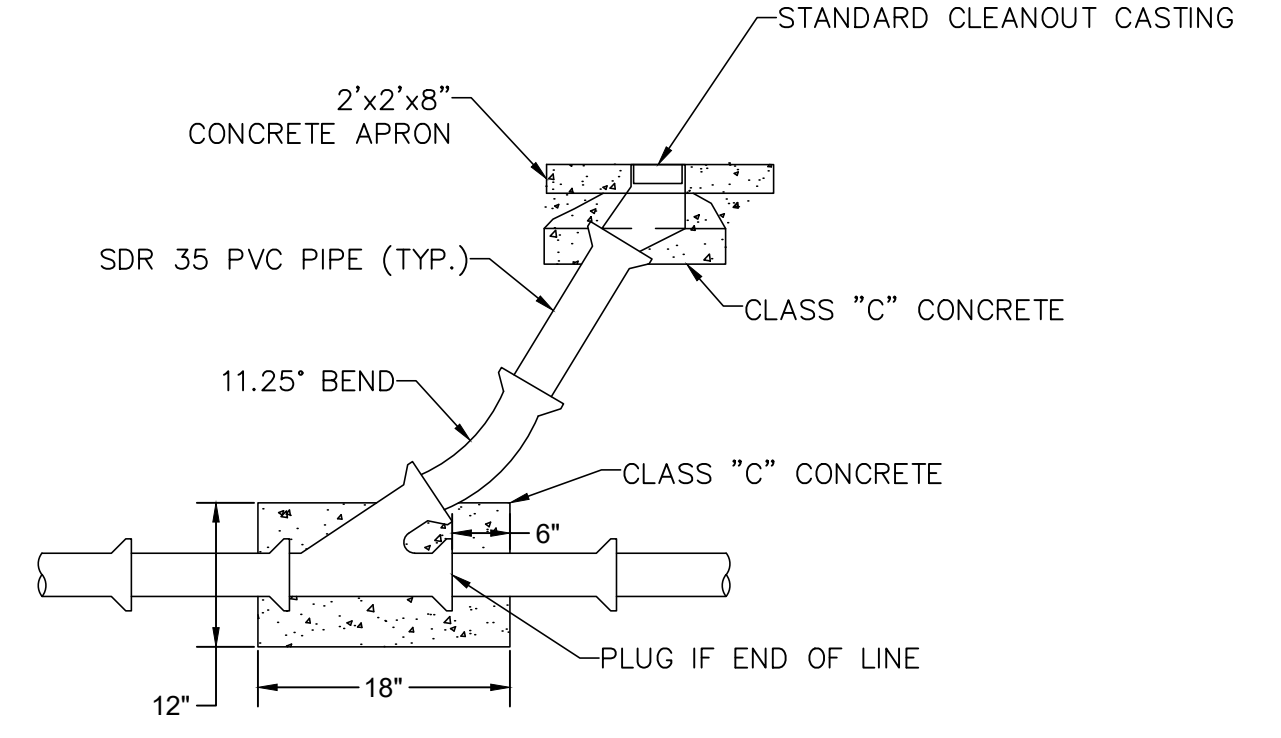
SECTION G ~ PRIVATE DRIVEWAY
NO SCALE
(LOOKING SOUTH)



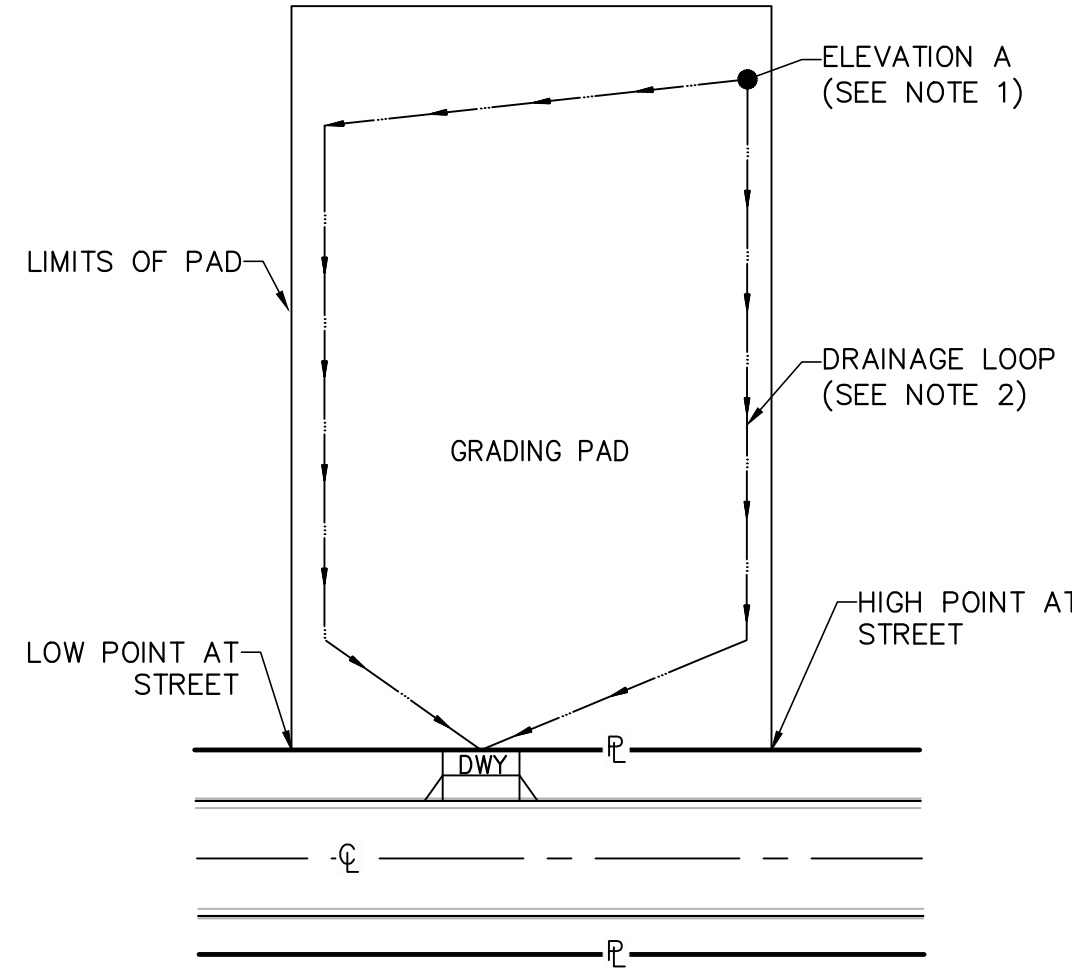
ORNAMENTAL FENCE DETAIL
NO SCALE



PAVEMENT CONFORM DETAIL
NOT TO SCALE

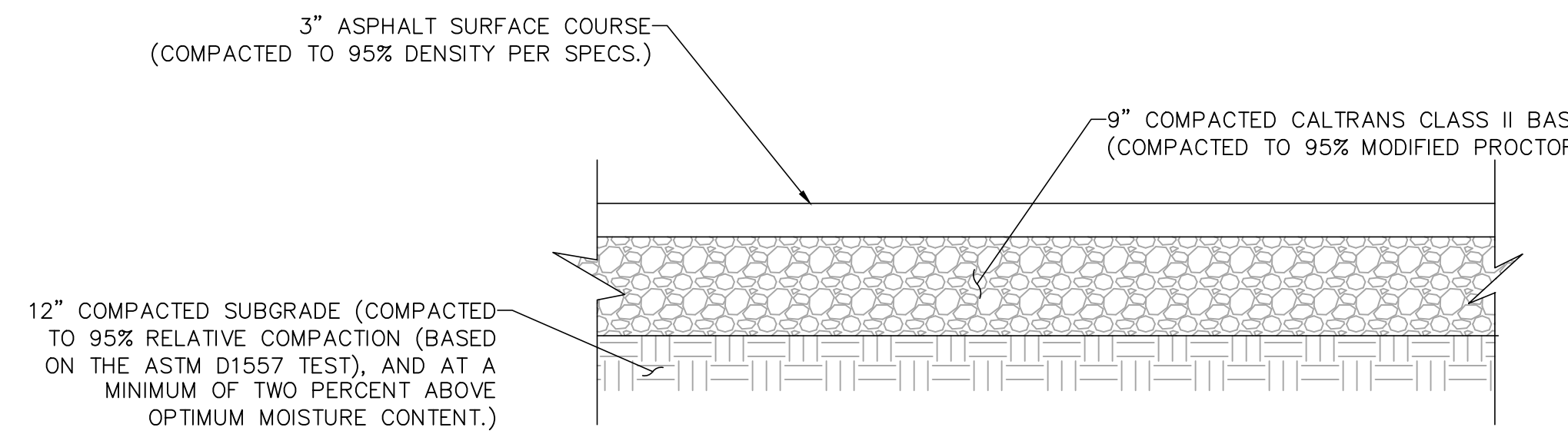


SANITARY SEWER CLEANOUT DETAIL
SCALE : N.T.S.

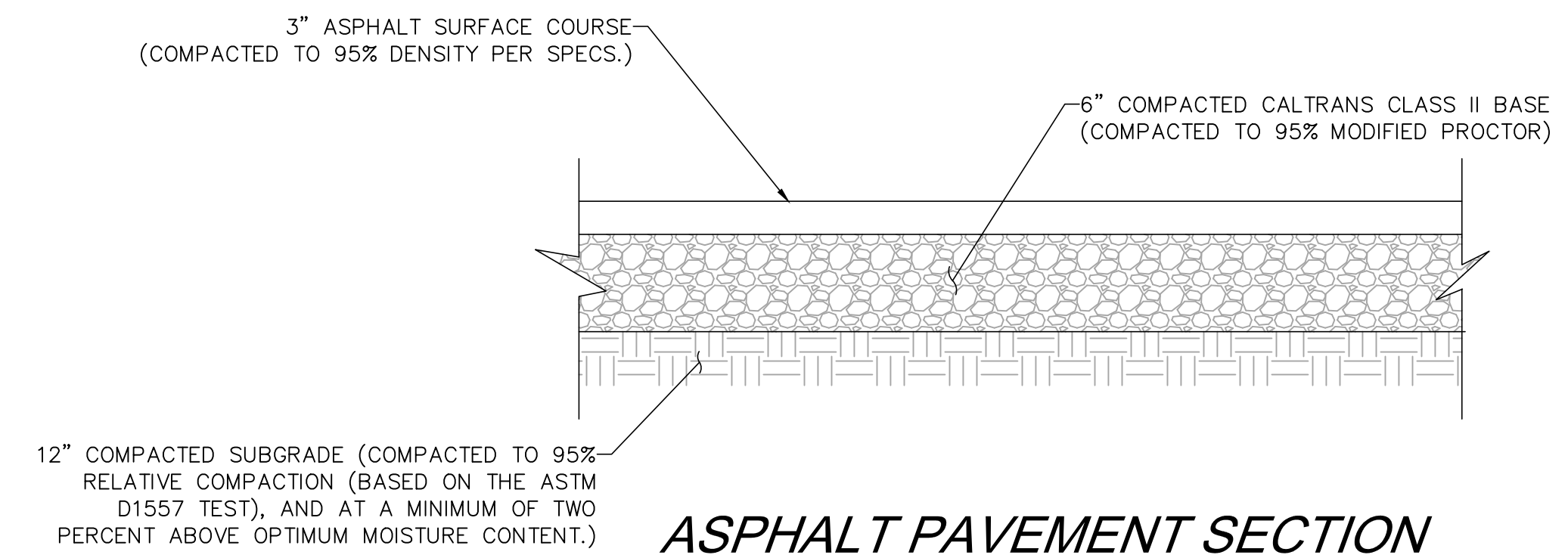


1 TYPICAL RESIDENTIAL PAD DRAINAGE
NOT TO SCALE

- NOTES:**
- ELEVATION "A" IS LOCATED AT THE MOST REMOTE CORNER OF THE PAD FROM THE DRIVEWAY.
 - MINIMUM 1% SWALE TO STREET OR OTHER DISCHARGE POINT.
 - ALL SLOPE SURFACES SHALL BE PROTECTED BY APPROVED EROSION CONTROL MATERIAL.
 - ALL PADS TO BE BERMED TO PREVENT RUN-OFF TO ADJACENT PADS.



ASPHALT PAVEMENT SECTION
HEAVY DUTY ASPHALT ~ TEMPLE DRIVEWAY AREAS



ASPHALT PAVEMENT SECTION
LIGHT DUTY ASPHALT ~ TEMPLE PARKING AREAS

AC PAVING NOTES:

CONSTRUCTION CONFORM WITH SECTION 201 OF THE STANDARD SPECIFICATIONS OF PUBLIC WORKS

- A.B. IS AGGREGATE BASE, CONFORMING TO THE CLASS II REQUIREMENTS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS MINIMUM R VALUE IS 78, MINIMUM S.E. IS 30.
- RECYCLE CLASS 2 BASE SHALL BE PER SECTION 26 OF THE CURRENT CALTRANS STANDARD
- SPECIFICATIONS "AGGREGATE BASES", AND MEET THE QUALITY REQUIREMENTS IN SECTION 26-1.02A, "CLASS 2 AGGREGATE BASE", 3/4 INCH MAXIMUM.
- TOP 142" AC SURFACE PAVING COURSE SHALL BE V AGGREGATE FOR ALL STREET CLASSIFICATIONS WITH TRAFFIC INDEX OF 6 AND BELOW.

PAVING SECTIONS ARE FROM A GEOTECH REPORT PREPARED FOR THIS PROJECT BY CTE A UNIVERSAL ENGINEERING SCIENCES COMPANY DATED AUGUST 25TH, 2023.

PAVEMENT DETAILS
SCALE : N.T.S.



NO.	REVISIONS	DESCRIPTION	DATE	APP'D

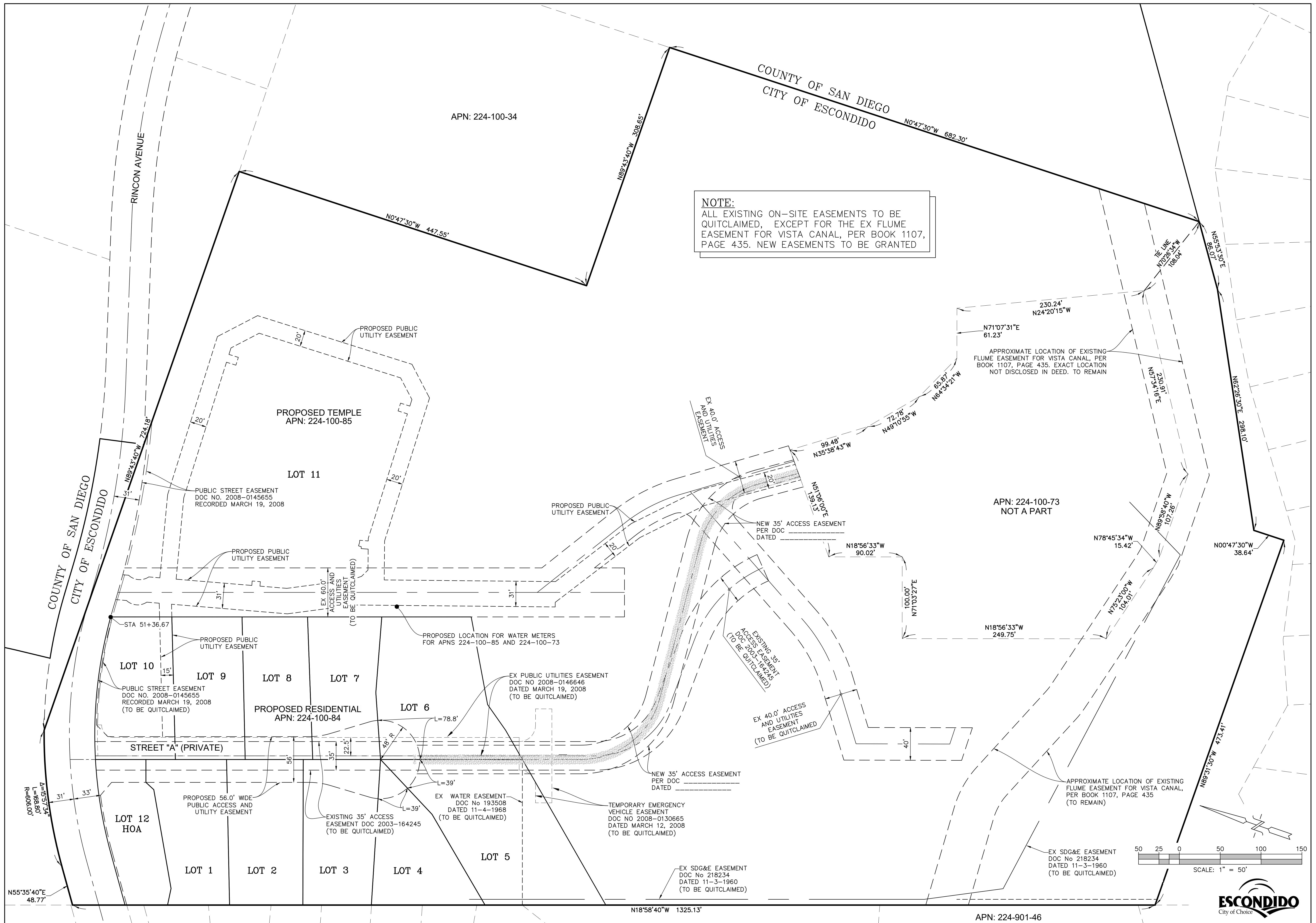
Civil Engineering - Environmental
Land Surveying
2970 Fifth Avenue, Suite 340
San Diego, CA 92103
Consultants, Inc. (619)232-9200 (619)232-9210 Fax

DATE: 2-1-2024
SCALE: 1" = 30'
DRAWN: JMW
CHECKED: JRR

DETAILS

PROJECT
KRISHNA PROPERTY
ISKCON OF ESCONDIDO, INC
1385 RINCON AVE - ESCONDIDO, CA 92026

SHEET TITLE: PROJECT
SHEET: **2**
OF 22 SHEETS



NOTE:
 ALL EXISTING ON-SITE EASEMENTS TO BE QUITCLAIMED, EXCEPT FOR THE EX FLUME EASEMENT FOR VISTA CANAL, PER BOOK 1107, PAGE 435. NEW EASEMENTS TO BE GRANTED

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 2970 Fifth Avenue, Suite 340
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DATE: 2-1-2024
 SCALE: 1" = 50'
 DRAWN: JMW
 CHECKED: J.R.R.

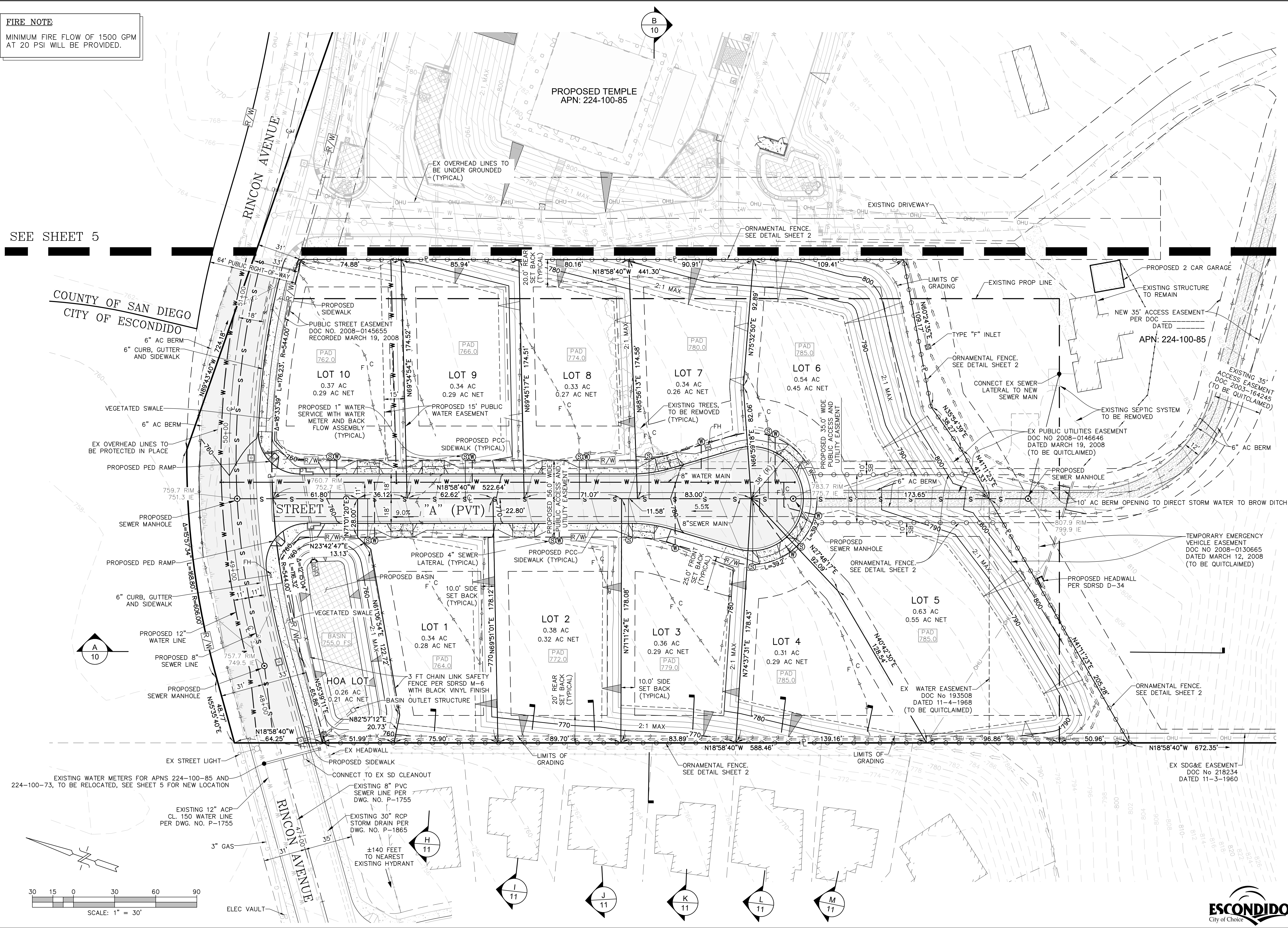
TM - SITE PLAN
 PROJECT: KRISHNA PROPERTY
 ISKCON OF ESCONDIDO, INC
 1365 RINCON AVE - ESCONDIDO, CA 92026
 SHEET TITLE: TM - SITE PLAN
 SHEET: 3
 OF 22 SHEETS



SAVE DATE: 2/2/2024 ~ PLOT DATE: 2/2/2024 ~ FILE NAME: P:\wood\1929 isakon Temple - Residential\GWA\Site Plan\TM - Site Plan - 2023.dwg

FIRE NOTE
 MINIMUM FIRE FLOW OF 1500 GPM
 AT 20 PSI WILL BE PROVIDED.

SEE SHEET 5

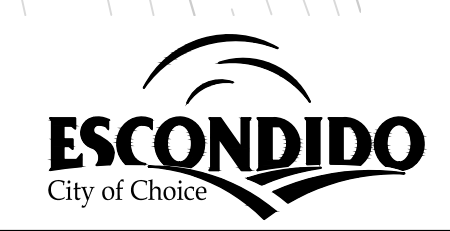


NO.	REVISIONS DESCRIPTION	DATE	APP'D

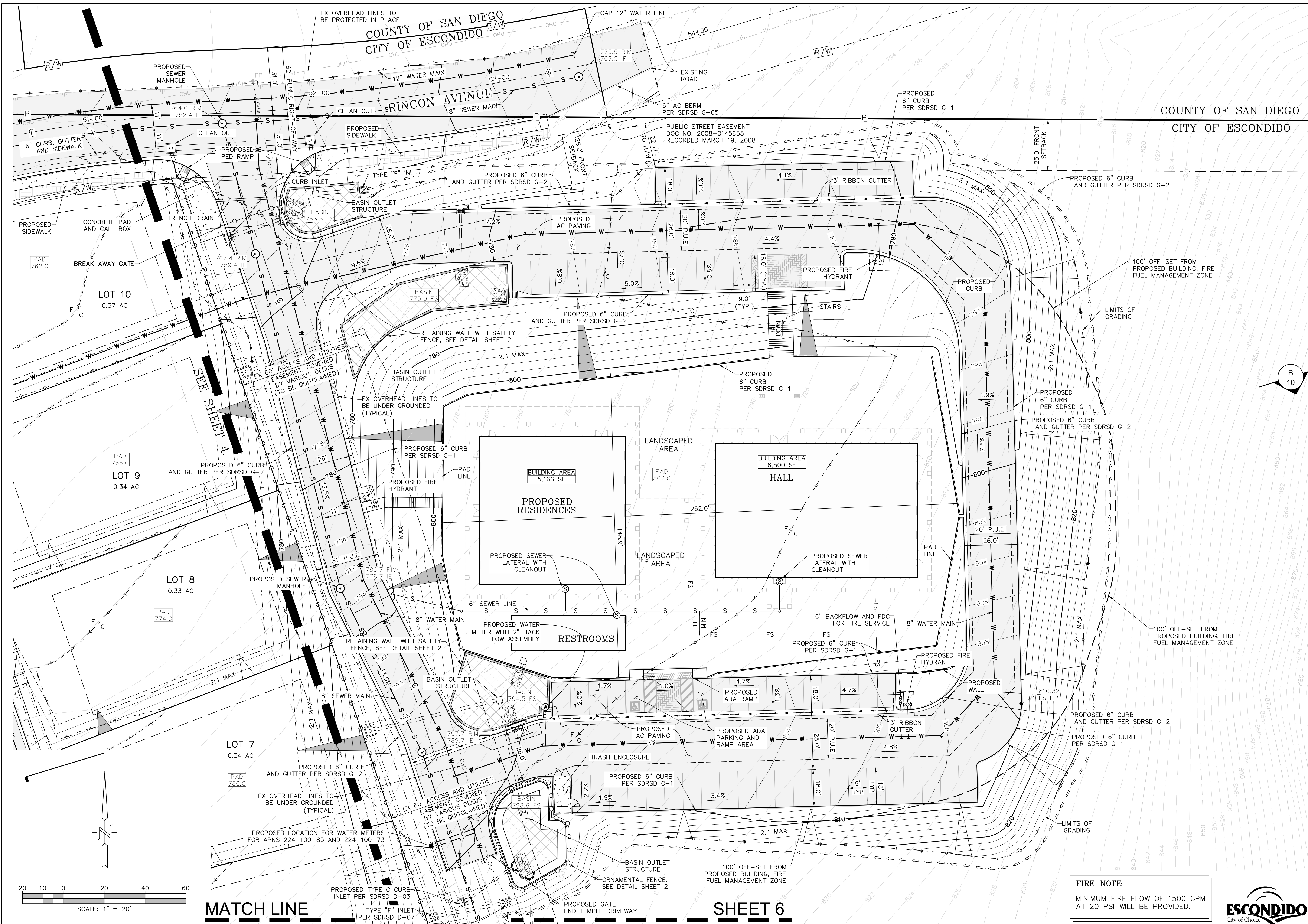
Civil Engineering - Environmental
 Land Surveying
REC
 2970 Fifth Avenue, Suite 340
 San Diego, CA 92103
 Consultants, Inc. (619)232-9200 (619)232-9210 Fax

DATE: 2-1-2024
 SCALE: 1" = 30'
 DRAWN: JMW
 CHECKED: JWR

SHEET TITLE: RESIDENTIAL ~ SITE PLAN
 PROJECT: KRISHNA PROPERTY
 ISKCON OF ESCONDIDO, INC
 1365 RINCON AVE - ESCONDIDO, CA 92026
 SHEET: 4
 OF 22 SHEETS



SAVE DATE: 2/2/2024 ~ PLOT DATE: 2/2/2024 ~ FILE NAME: P:\wood\1929\iskcon Temple - Residential\Civil\Site Plan\TM - Site Plan - 2023.dwg



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REC

DATE: 2-1-2024
SCALE: 1" = 20'
DRAWN: JMW
CHECKED: JRR

TEMPLE ~ SITE PLAN
PROJECT: KRISHNA PROPERTY
ISKCON OF ESCONDIDO, INC
1385 RINCON AVE - ESCONDIDO, CA 92026

SHEET TITLE: TEMPLE ~ SITE PLAN
SHEET: 5
OF 22 SHEETS

ESCONDIDO
City of Choice

SAVE DATE: 2/2/2024 ~ PLOT DATE: 2/2/2024 ~ FILE NAME: P:\A001\1929\Iscon Temple - Residential\Civil\Site Plan\TM - Site Plan - 2023.dwg

SEE SHEET 9

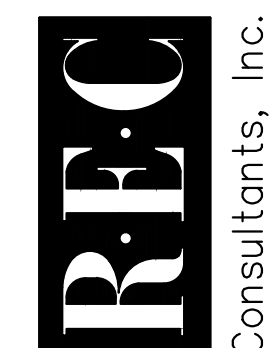
COUNTY OF SAN DIEGO
CITY OF ESCONDIDO

PROPOSED TEMPLE
APN: 224-100-85

APN: 224-100-85

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Civil Engineering - Environmental
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San Diego, CA 92103
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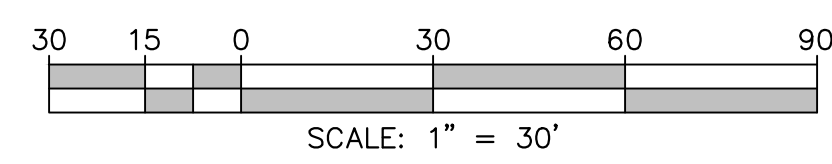
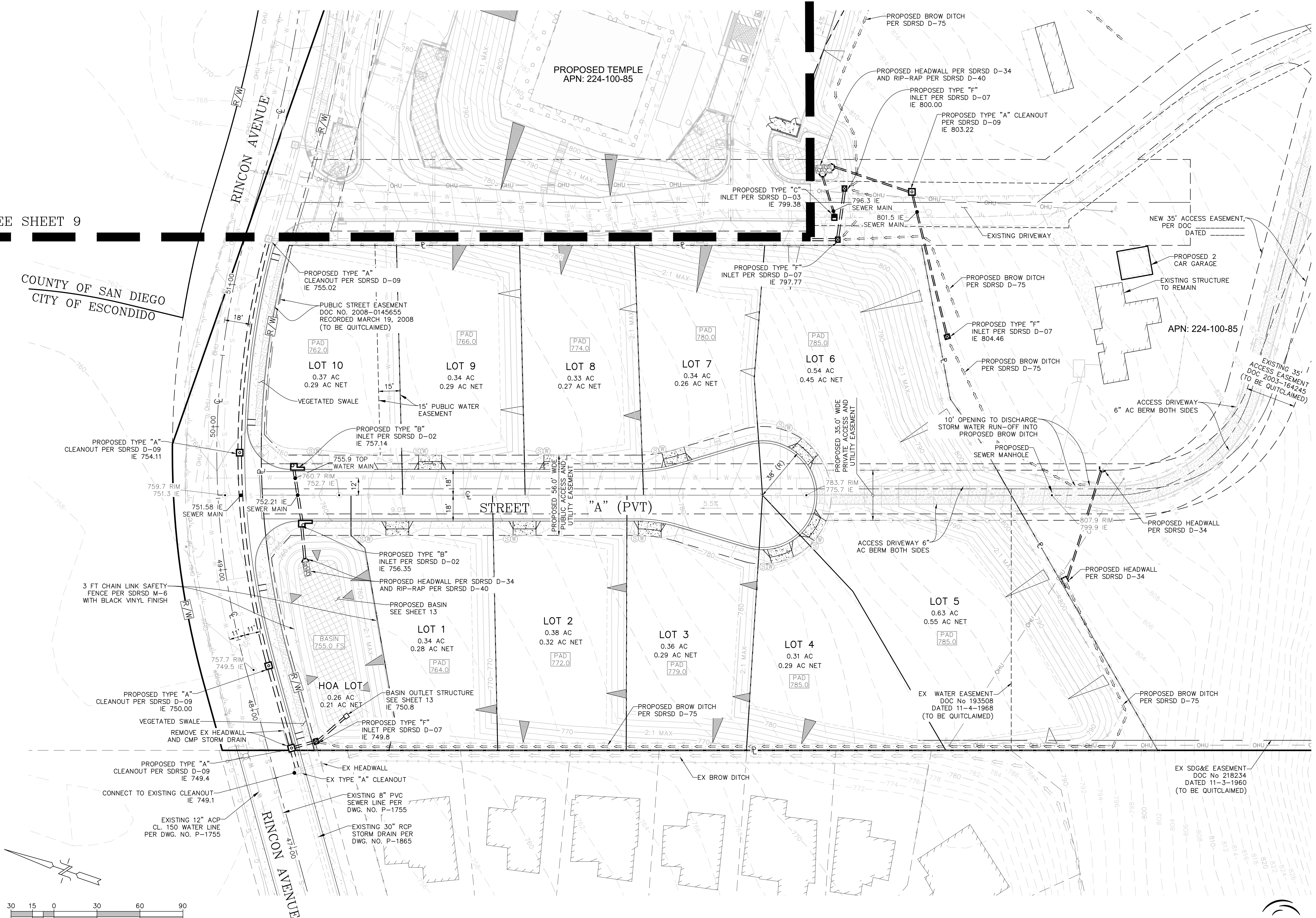


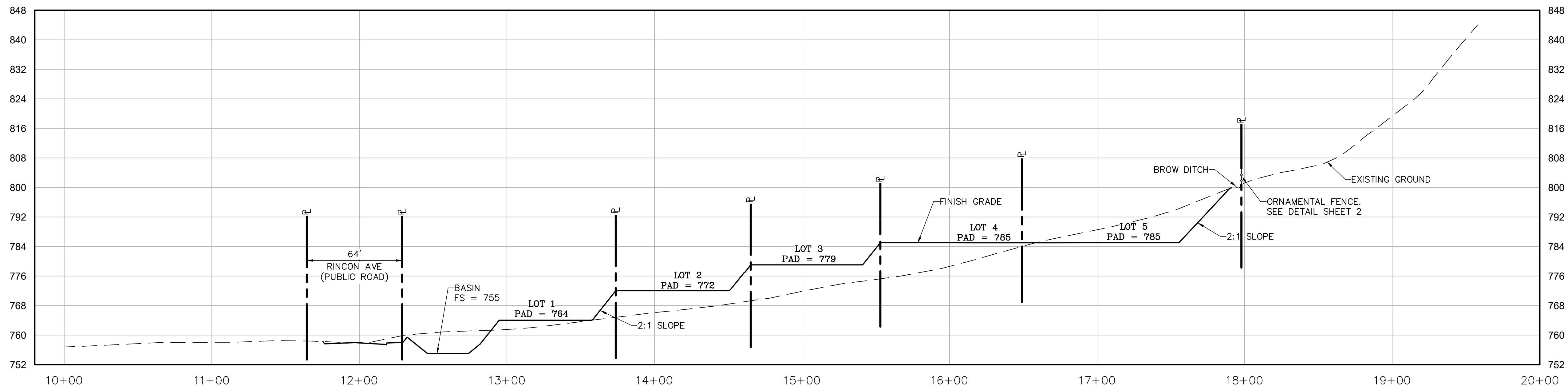
DATE: 2-1-2024
SCALE: 1" = 30'
DRAWN: JMW
CHECKED: JRR

SHEET TITLE: RESIDENTIAL ~ STORM DRAINS
PROJECT: KRISHNA PROPERTY
ISKCON OF ESCONDIDO, INC
1366 RINCON AVE - ESCONDIDO, CA 92026

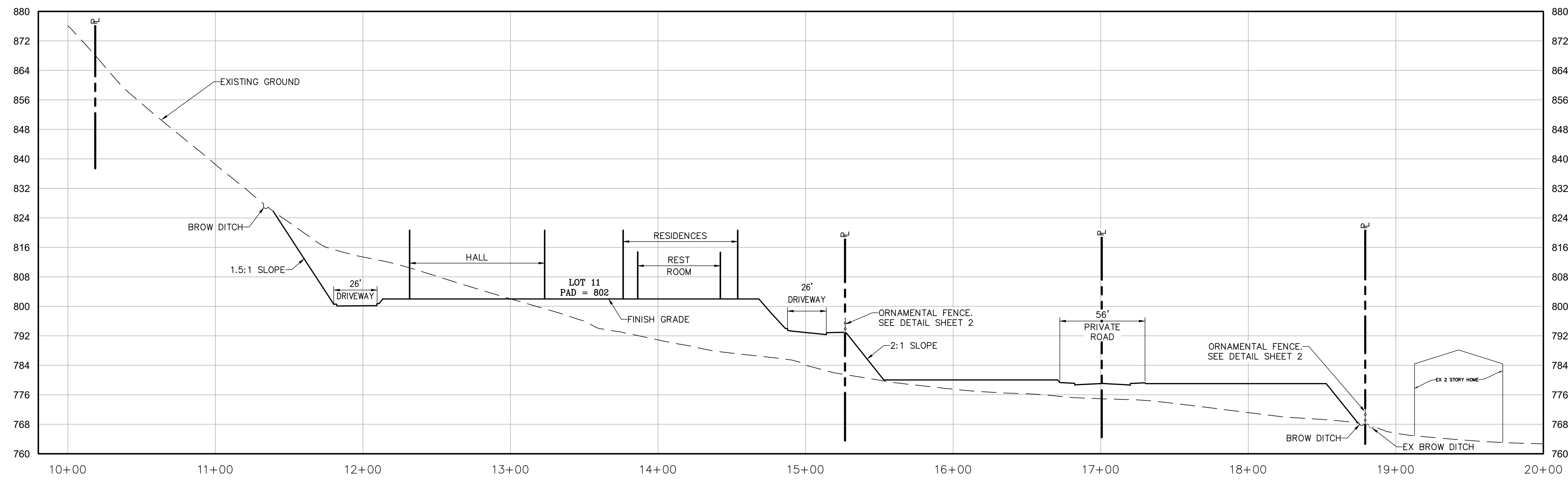
SHEET 8 OF 22 SHEETS

SAVE DATE: 2/2/2024 ~ ELOT DATE: 2/2/2024 ~ FILE NAME: P:\A004\1929\Iskcon Temple - Residential\GMI\Site Plan\TM - Site Plan - 2023.dwg





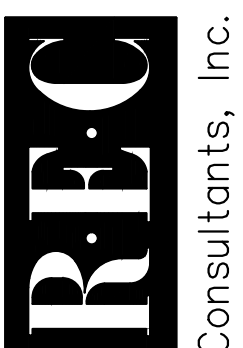
SECTION A - PROFILE
 SCALE: HORZ: 1" = 40'
 VERT: 1" = 16'



SECTION B - PROFILE
 SCALE: HORZ: 1" = 40'
 VERT: 1" = 16'

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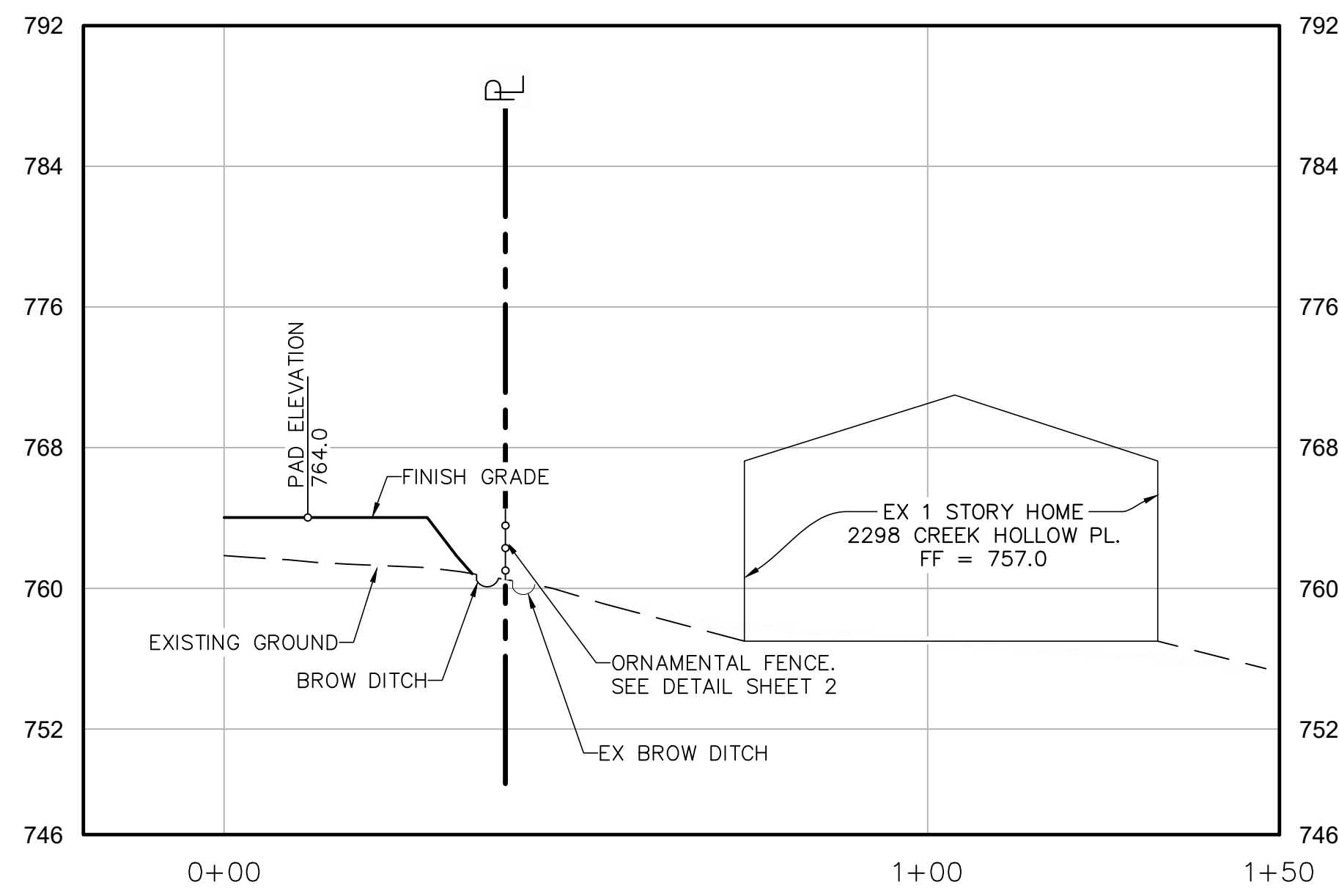


DATE:	2-1-2024
SCALE:	N/A
DRAWN:	JMW
CHECKED:	J.R.R.

SHEET TITLE	SITE SECTIONS
PROJECT	KRISHNA PROPERTY ISKCON OF ESCONDIDO, INC 1365 RINCON AVE - ESCONDIDO, CA 92026

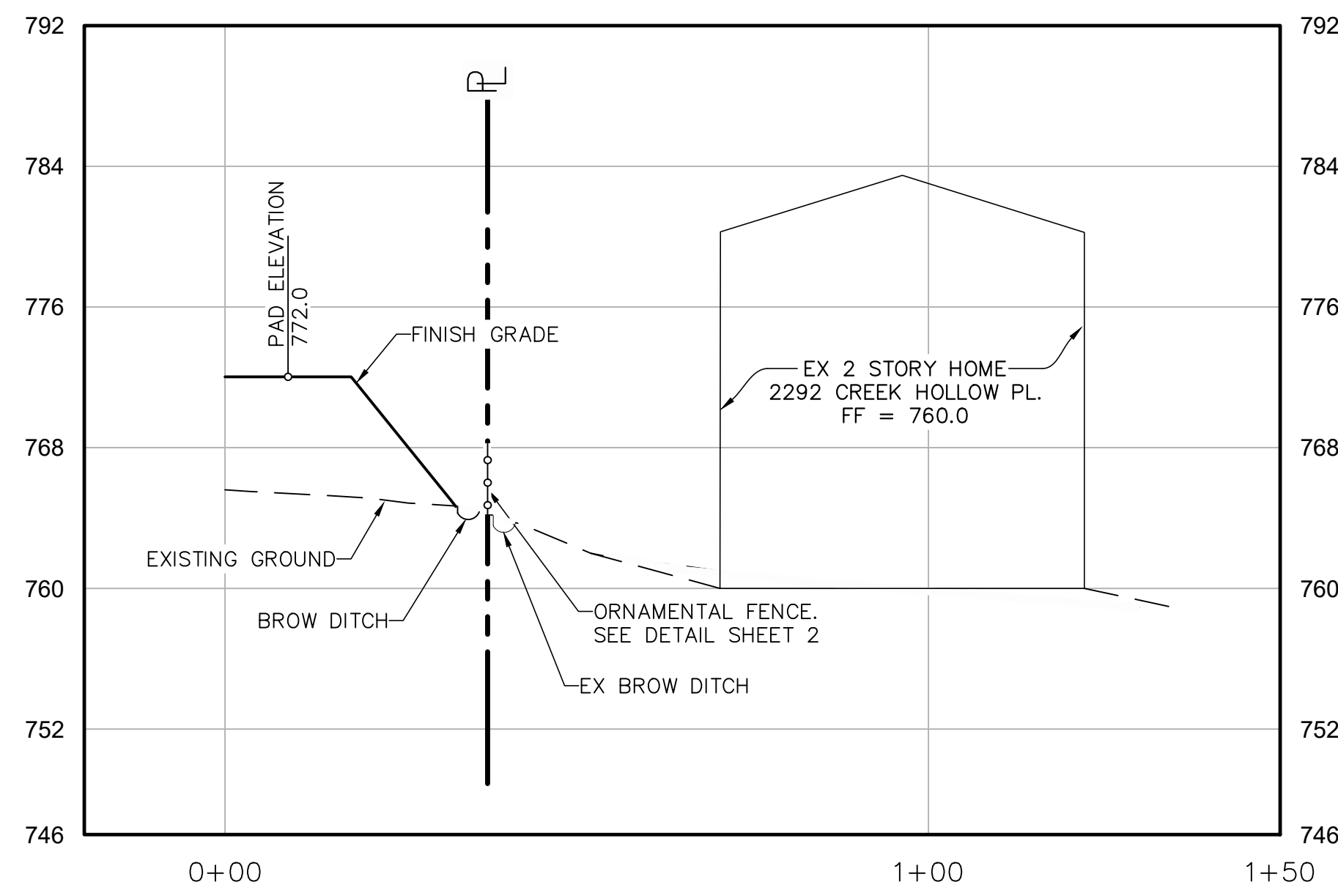


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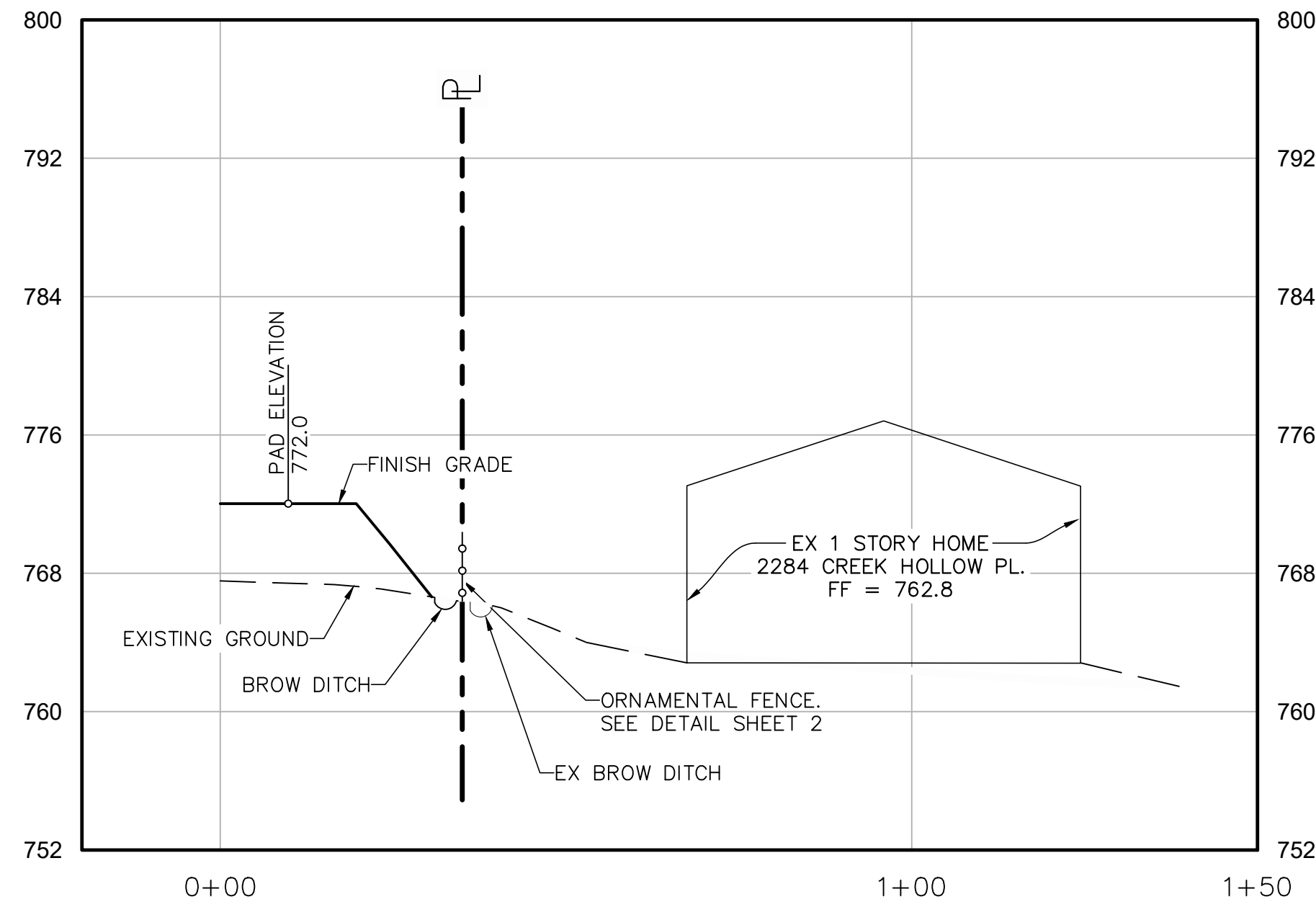
SECTION H - PROFILE

SCALE: HORZ: 1" = 20'
VERT: 1" = 8'



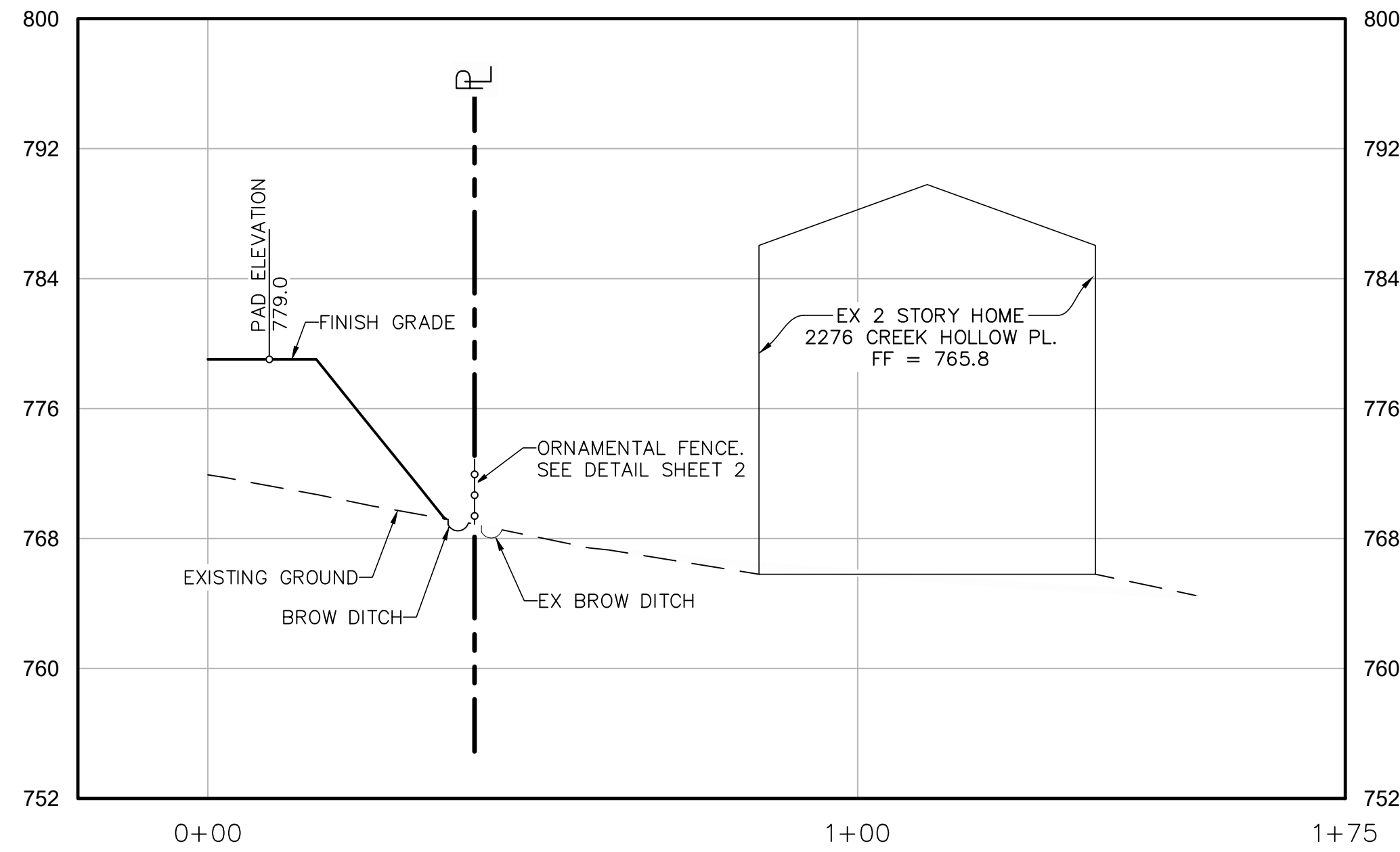
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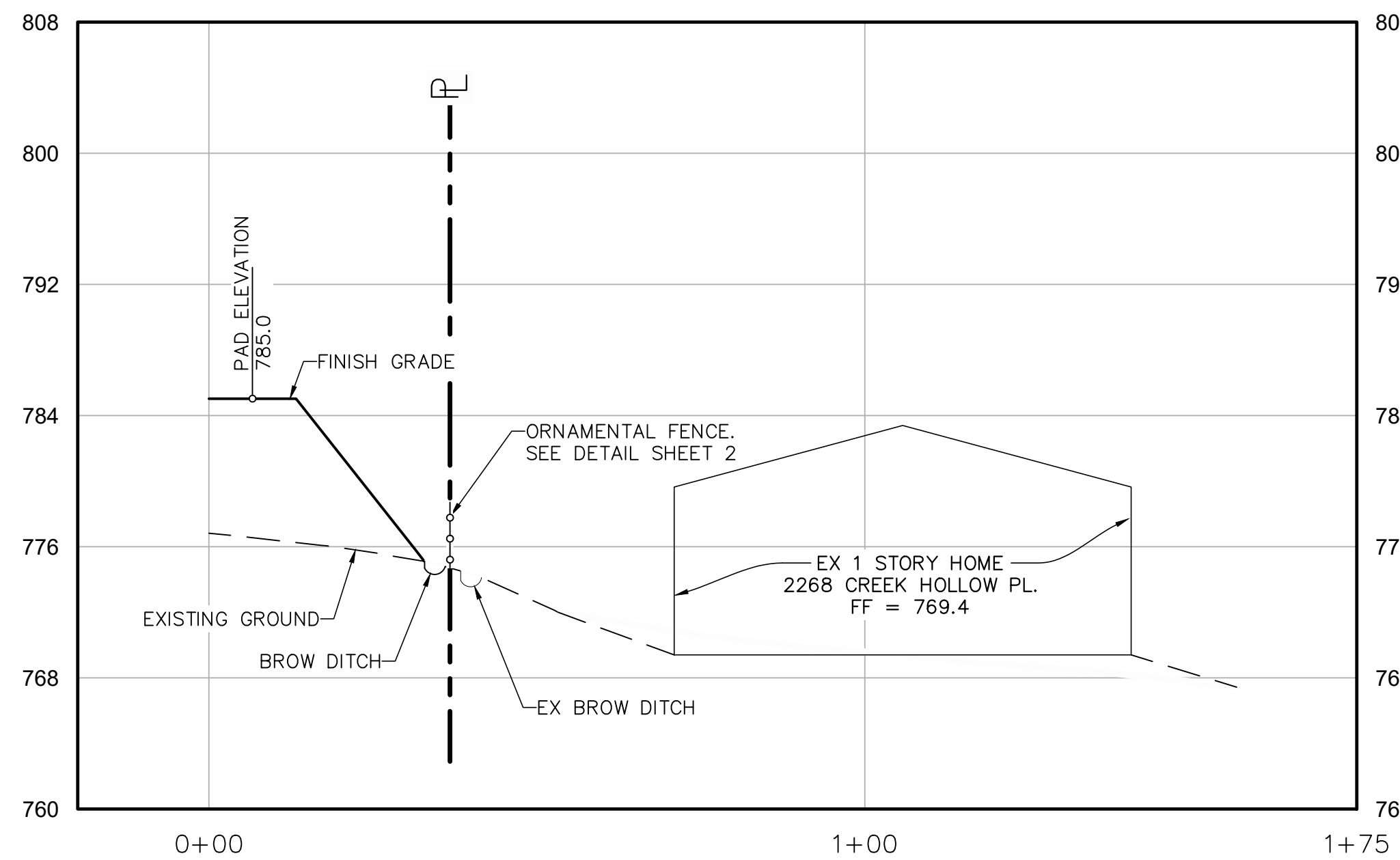
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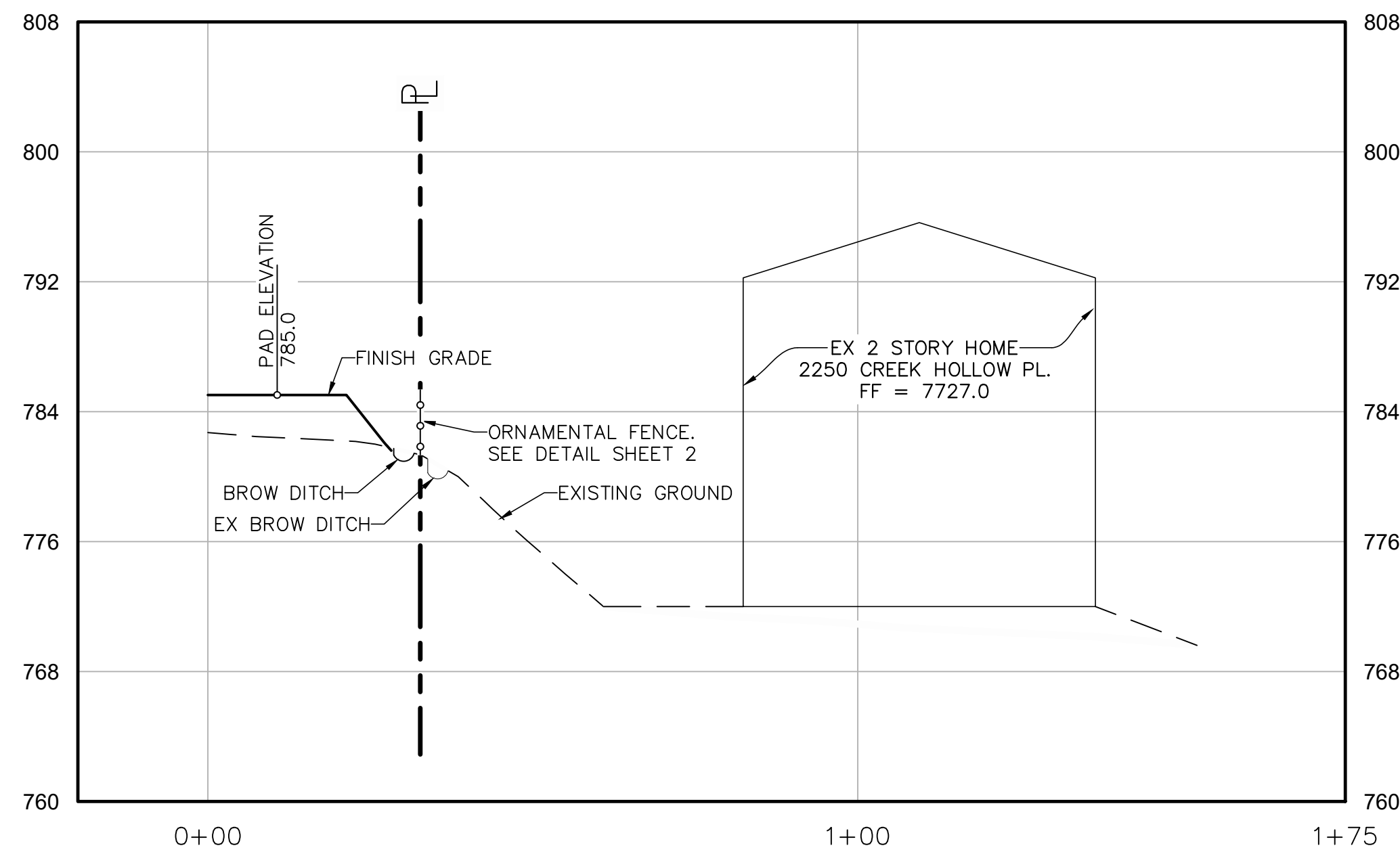
SECTION K - PROFILE

SCALE: HORZ: 1" = 20'
VERT: 1" = 8'



SECTION L - PROFILE

SCALE: HORZ: 1" = 20'
VERT: 1" = 8'



SECTION M - PROFILE

SCALE: HORZ: 1" = 20'
VERT: 1" = 8'

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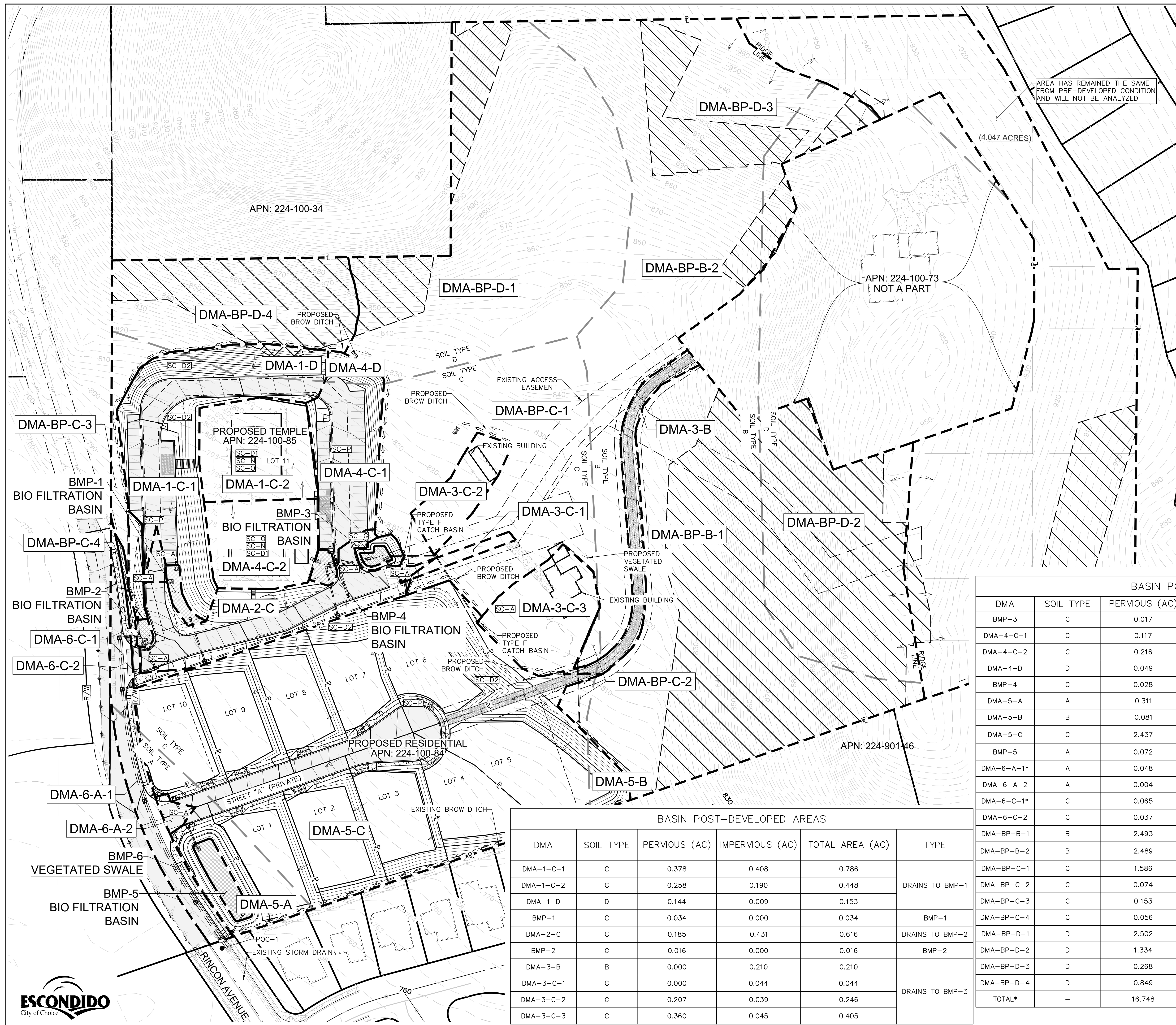
Consultants, Inc.

DATE:	2-1-2024
SCALE:	N/A
DFRWN:	JMW
CHECKED:	J.R.R.

SHEET TITLE	SITE SECTIONS
PROJECT	KRISHNA PROPERTY ISKCON OF ESCONDIDO, INC 1365 RINCON AVE - ESCONDIDO, CA 92026



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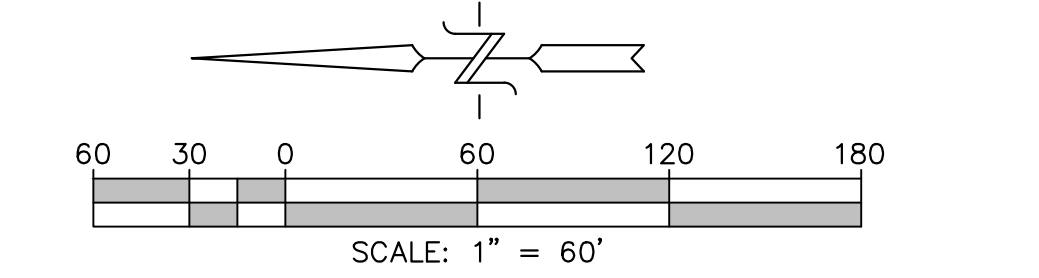
LEGEND

- POTENTIAL CRITICAL COARSE SEDIMENT YIELD AREA PER CARLSBAD WMAA
- PROJECT AREA ENCRANCHING INTO PCCSYA
- DMA BOUNDARY
- SOIL TYPE BOUNDARY
- AREA NOT BEING ANALYZED
- BMP BASIN
- RETAILING WALL

PCCSYA CALCS	
EXISTING PCCSYA	225,262 SF
PROJECT AREA IN PCCSYA	1,221 SF
PERCENT OF ENCRANCHED AREA	0.54 %

- #### SOURCE CONTROL BMP'S
- SC-A: ON-SITE STORM DRAIN INLETS
 - SC-D1: NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL
 - SC-D2: LANDSCAPE/OUTDOOR PESTICIDE USE
 - SC-G: REFUSE AREAS
 - SC-N: FIRE SPRINKLER TEST WATER
 - SC-O: MISCELLANEOUS DRAIN OR WASH WATER
 - SC-P: PLAZAS, SIDEWALKS, AND PARKING LOTS

- #### NOTE:
- DEPTH TO GROUNDWATER > 20 FT
 - THE AVERAGE ASSUMED IMPERVIOUS AREA FOR THE PADS IN THE RESIDENTIAL AREA IS 25% FOR LOW DENSITY RESIDENTIAL (LDR) RESIDENTIAL, 2.9 DU/A OR LESS.



NOTE: BYPASS AREA IS SHOWN IN TABLE BELOW FOR HMP ONLY

* FOR WATER QUALITY ONLY BECAUSE AREA IS WITHIN PUBLIC RIGHT OF WAY (NOT INCLUDED IN HMP MODEL)

BASIN POST-DEVELOPED AREAS					
DMA	SOIL TYPE	PERVIOUS (AC)	IMPERVIOUS (AC)	TOTAL AREA (AC)	TYPE
BMP-3	C	0.017	0.000	0.017	BMP-3
DMA-4-C-1	C	0.117	0.292	0.409	DRAINS TO BMP-4
DMA-4-C-2	C	0.216	0.157	0.374	
DMA-4-D	D	0.049	0.003	0.053	BMP-4
BMP-4	C	0.028	0.000	0.028	
DMA-5-A	A	0.311	0.078	0.389	DRAINS TO BMP-5
DMA-5-B	B	0.081	0.000	0.081	
DMA-5-C	C	2.437	1.241	3.678	
BMP-5	A	0.072	0.000	0.072	BMP-5
DMA-6-A-1*	A	0.048	0.184	0.231	GREENSTREET / DRAINS TO BMP-6
DMA-6-A-2	A	0.004	0.027	0.031	
DMA-6-C-1*	C	0.065	0.066	0.130	BYPASS (AREA NOT DISTURBED, FOR HMP ONLY)
DMA-6-C-2	C	0.037	0.012	0.049	
DMA-BP-B-1	B	2.493	0.000	2.493	
DMA-BP-B-2	B	2.489	0.000	2.489	
DMA-BP-C-1	C	1.586	0.000	1.586	
DMA-BP-C-2	C	0.074	0.000	0.074	
DMA-BP-C-3	C	0.153	0.000	0.153	
DMA-BP-C-4	C	0.056	0.000	0.056	
DMA-BP-D-1	D	2.502	0.000	2.502	
DMA-BP-D-2	D	1.334	0.000	1.334	
DMA-BP-D-3	D	0.268	0.000	0.268	
DMA-BP-D-4	D	0.849	0.000	0.849	
TOTAL*	-	16.748	3.188	19.936	-

BASIN POST-DEVELOPED AREAS					
DMA	SOIL TYPE	PERVIOUS (AC)	IMPERVIOUS (AC)	TOTAL AREA (AC)	TYPE
DMA-1-C-1	C	0.378	0.408	0.786	DRAINS TO BMP-1
DMA-1-C-2	C	0.258	0.190	0.448	
DMA-1-D	D	0.144	0.009	0.153	BMP-1
BMP-1	C	0.034	0.000	0.034	
DMA-2-C	C	0.185	0.431	0.616	DRAINS TO BMP-2
BMP-2	C	0.016	0.000	0.016	BMP-2
DMA-3-B	B	0.000	0.210	0.210	DRAINS TO BMP-3
DMA-3-C-1	C	0.000	0.044	0.044	
DMA-3-C-2	C	0.207	0.039	0.246	
DMA-3-C-3	C	0.360	0.045	0.405	

NO.	REVISIONS DESCRIPTION	DATE	APP'D

Civil Engineering - Environmental Land Surveying
 2970 Fifth Avenue, Suite 340
 San Diego, CA 92103
 (619)232-9200 (619)232-9210 Fax
RECO
 Consultants, Inc.

DATE:	2-1-2024
SCALE:	1" = 60'
DRAWN:	JMW
CHECKED:	J.R.R.

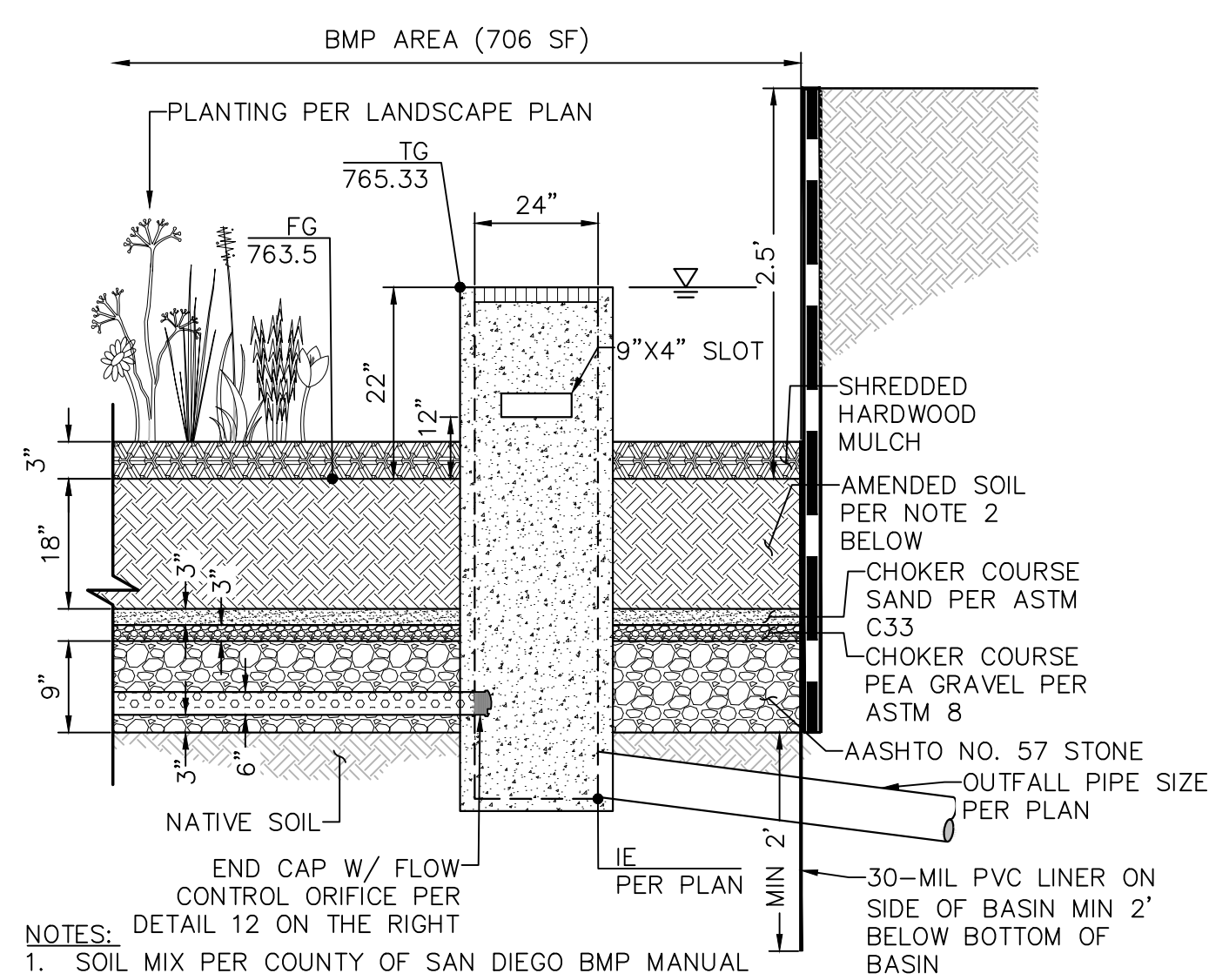
POST-DEVELOPED DMA EXHIBIT
PROJECT
ISKON KRISHNA TEMPLE
 ISKON OF ESCONDIDO, INC
 1385 RINCON AVE - ESCONDIDO, CA 92026

SHEET TITLE
POST-DEVELOPED DMA EXHIBIT

SHEET
12
 OF 22 SHEETS

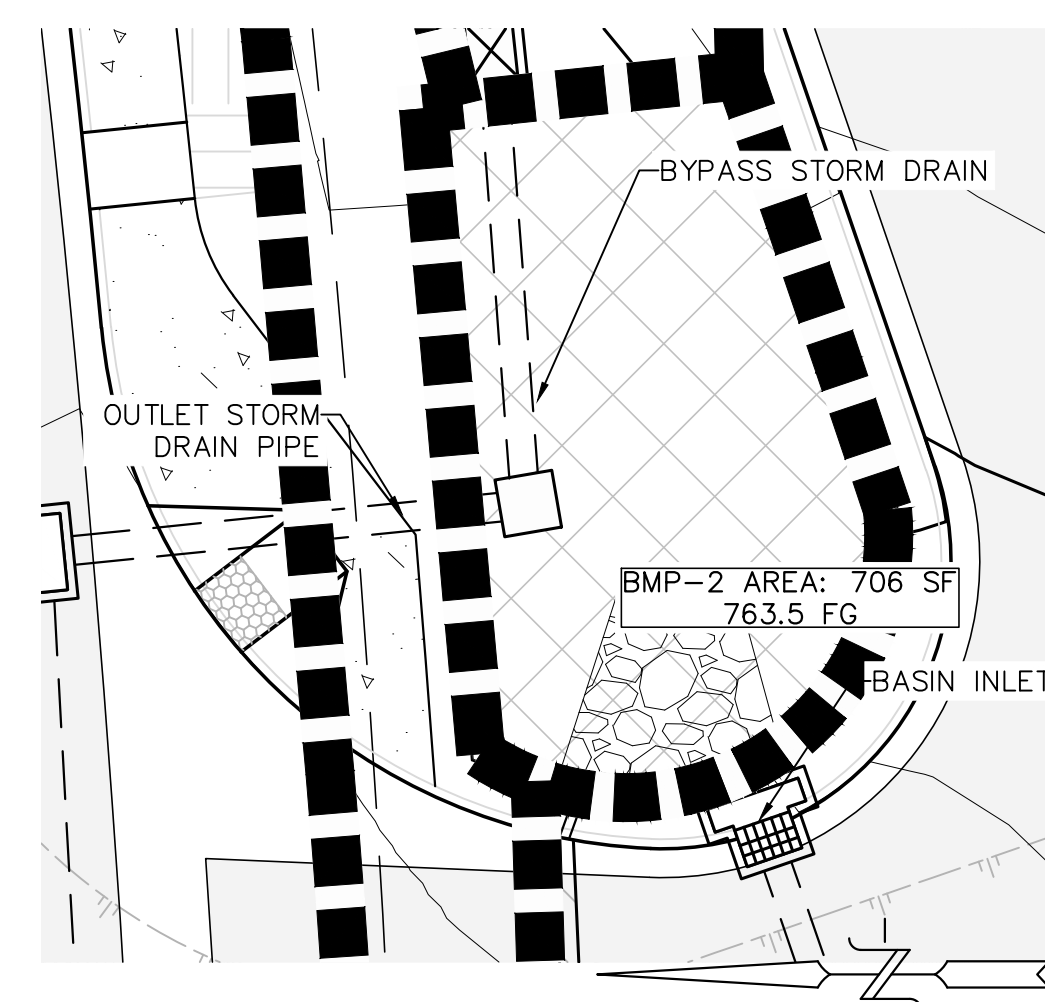


SAVE DATE: 2/1/2024 ~ ELOT DATE: 2/2/2024 ~ FILE NAME: P:\Acad\1829\Iskon Temple - Residential\Gis\Site Plan\TM - Site Plan BMP Plan - 2023.dwg

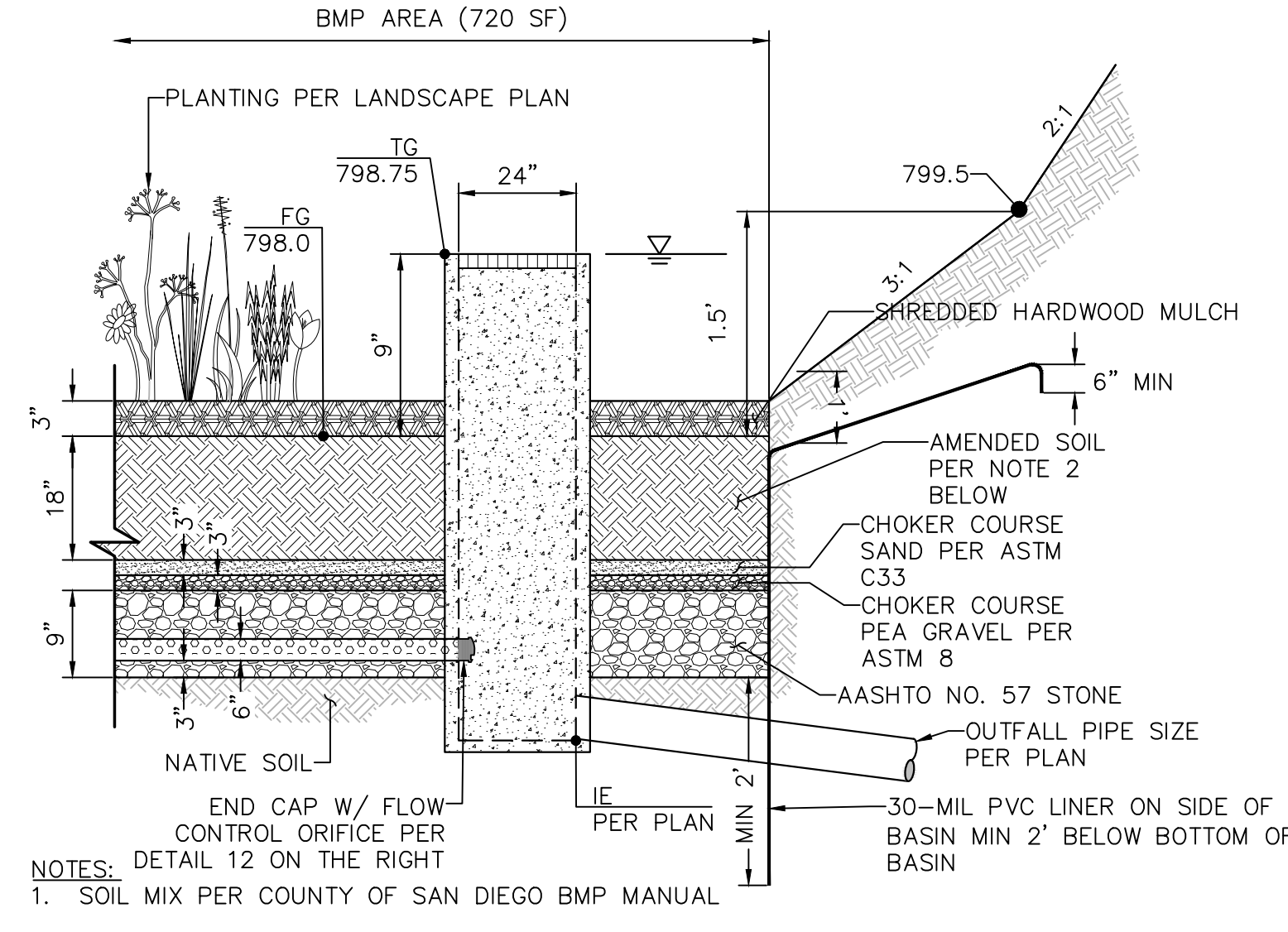


- NOTES:
1. SOIL MIX PER COUNTY OF SAN DIEGO BMP MANUAL
 2. "WELL DRAINED SOIL" SHALL BE "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL.

1 BMP-2 BASIN DETAIL
NOT TO SCALE

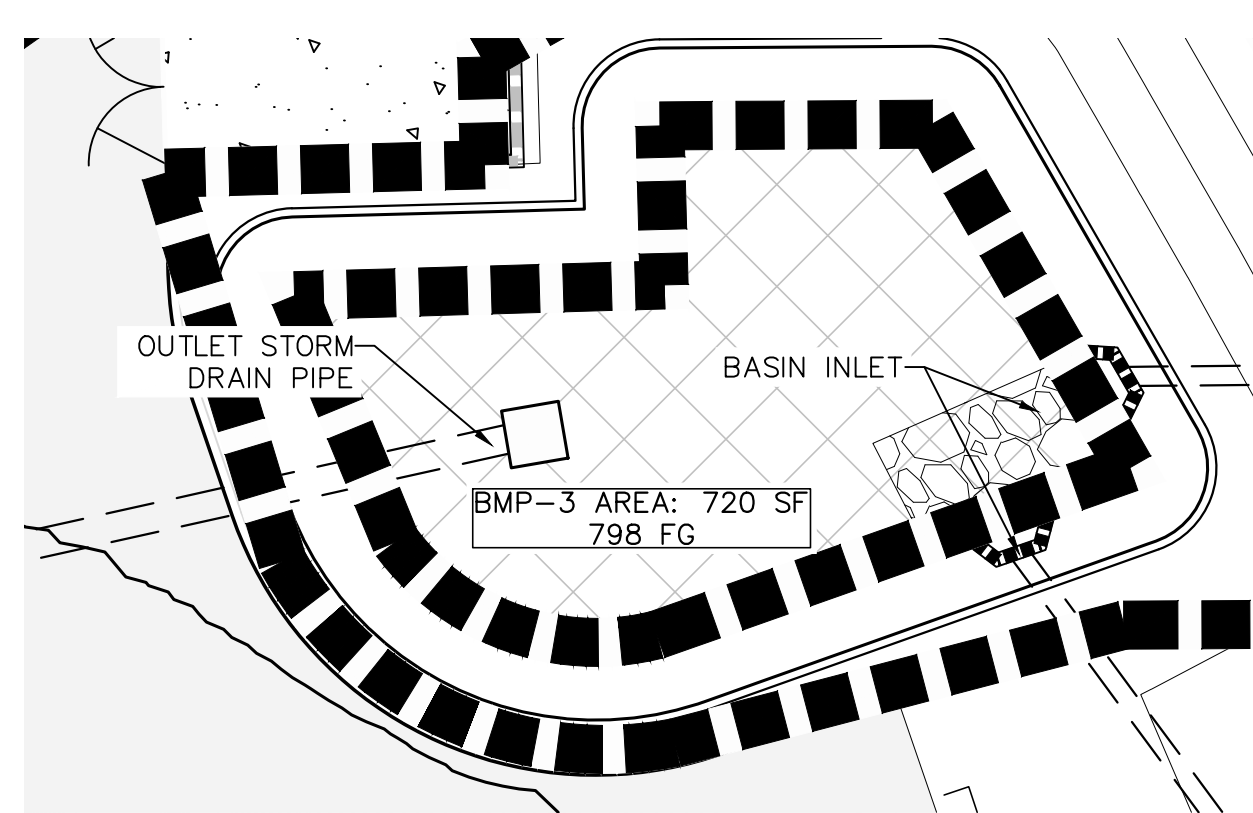


2 BMP-2 BASIN PLAN VIEW
SCALE: 1" = 10'

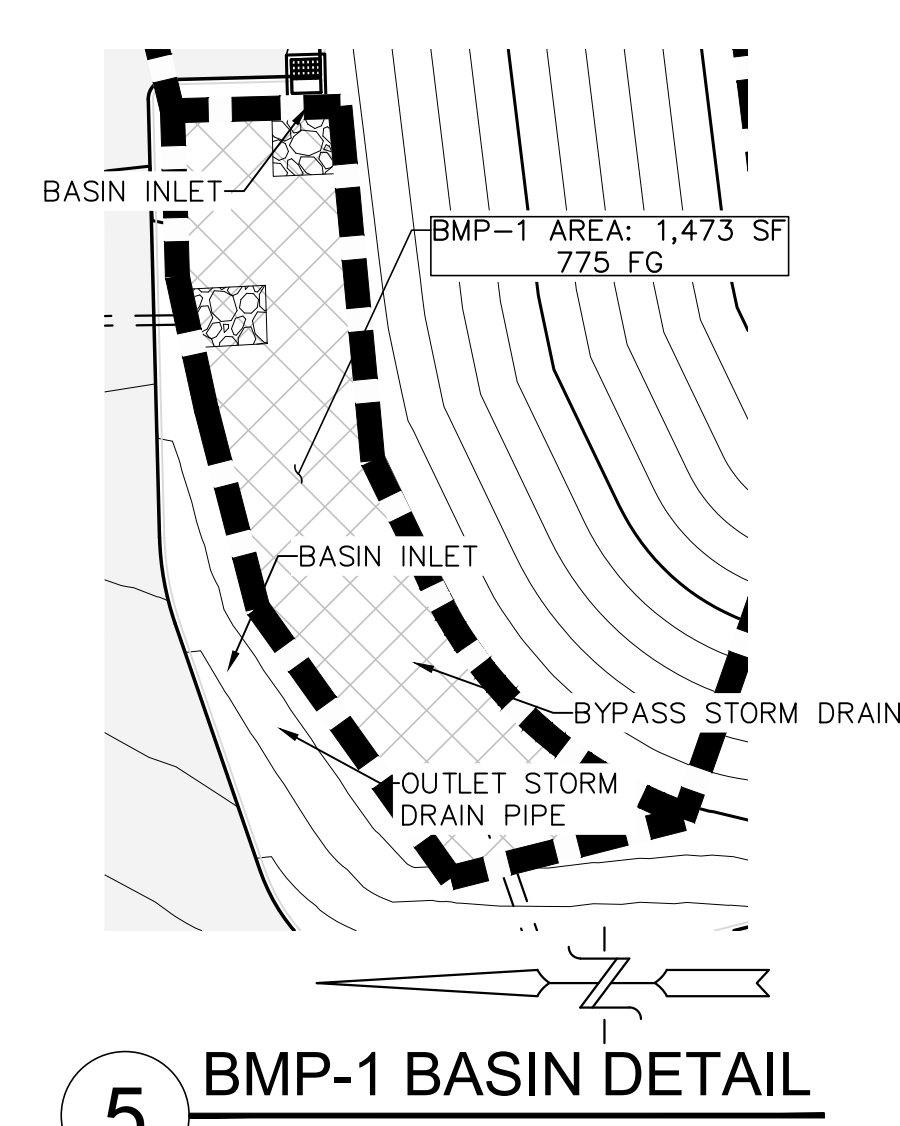


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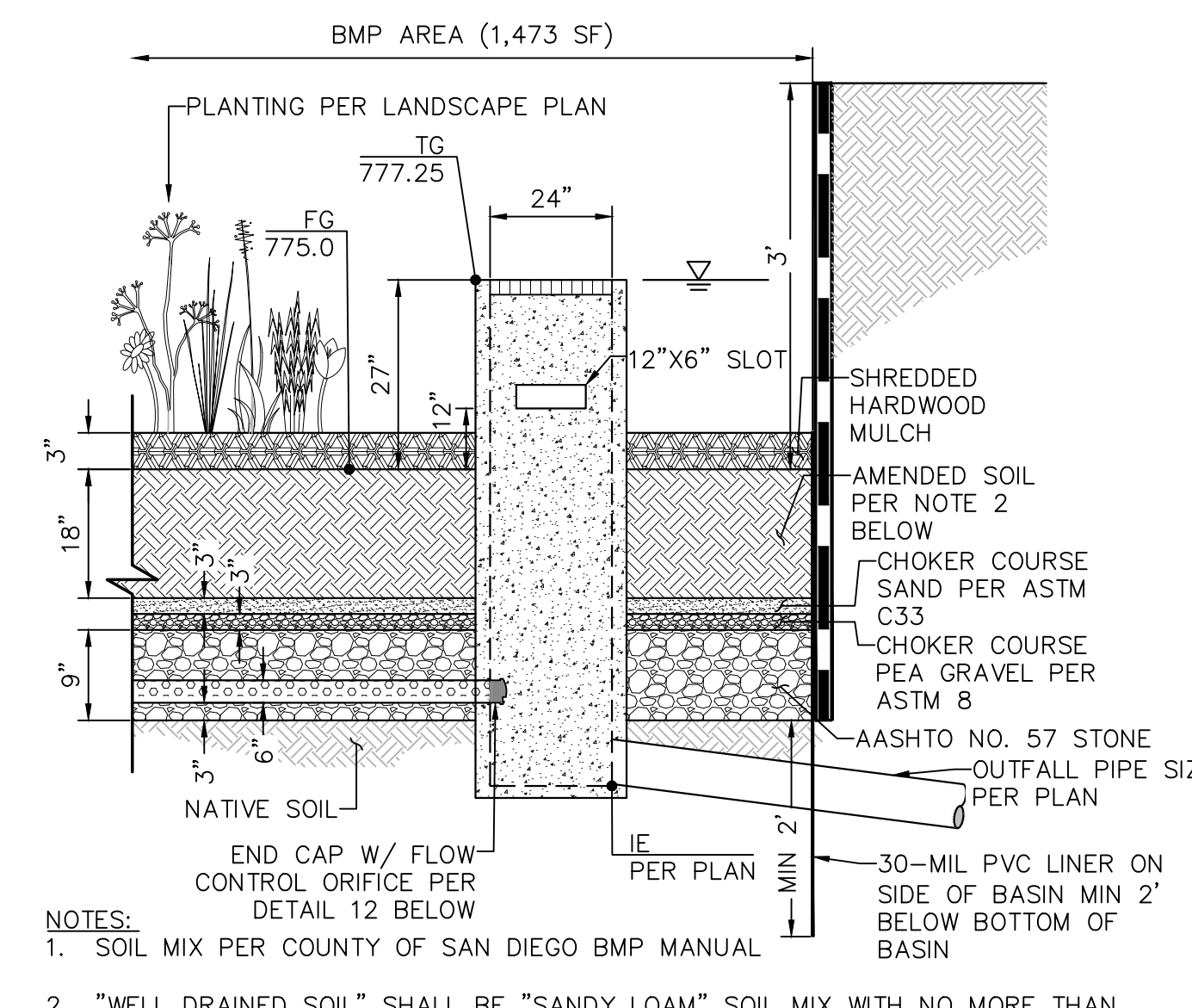
3 BMP-3 BASIN DETAIL
NOT TO SCALE



4 BMP-3 BASIN PLAN VIEW
SCALE: 1" = 10'

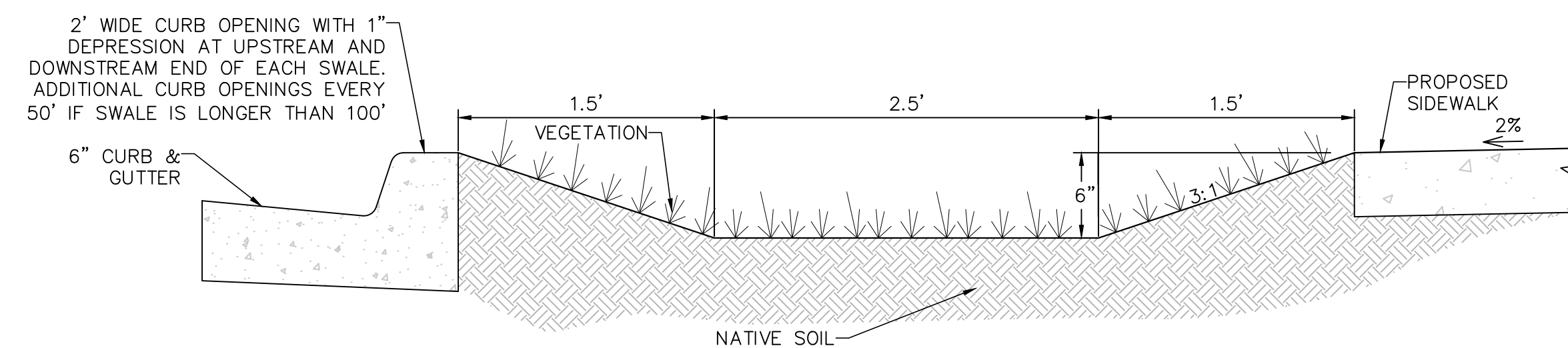


5 BMP-1 BASIN DETAIL
SCALE: 1" = 20'

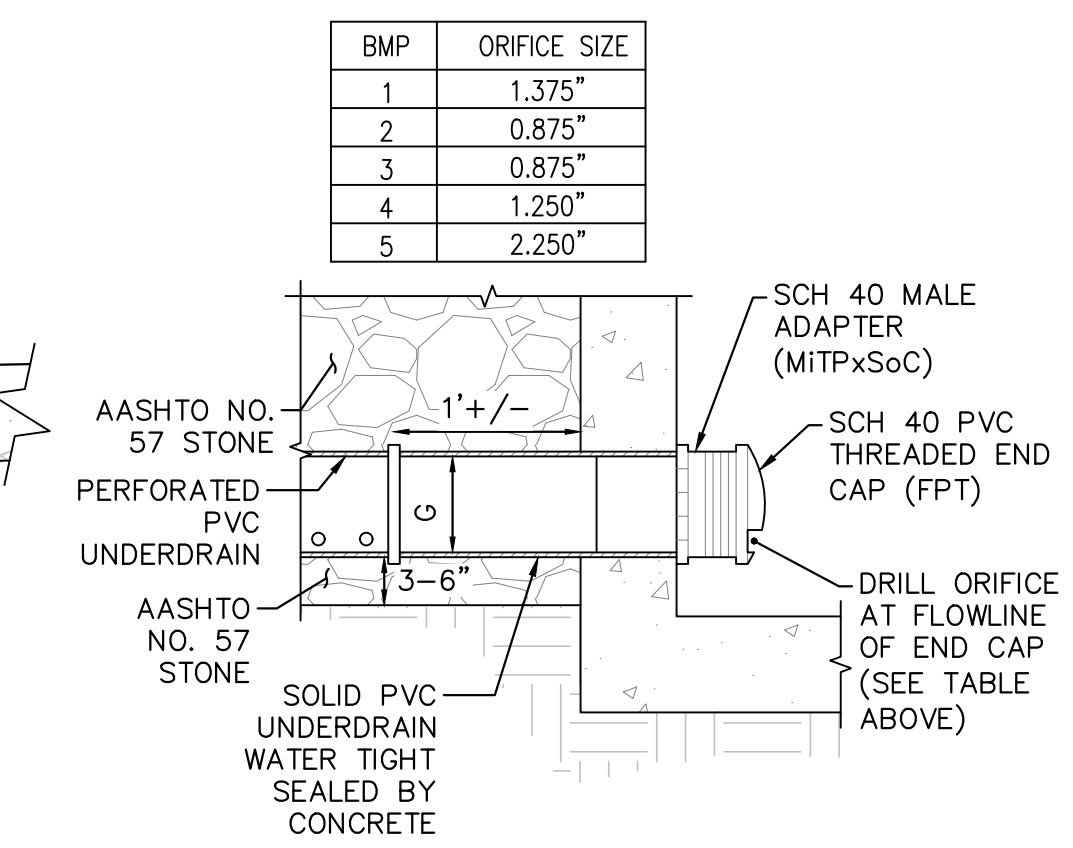


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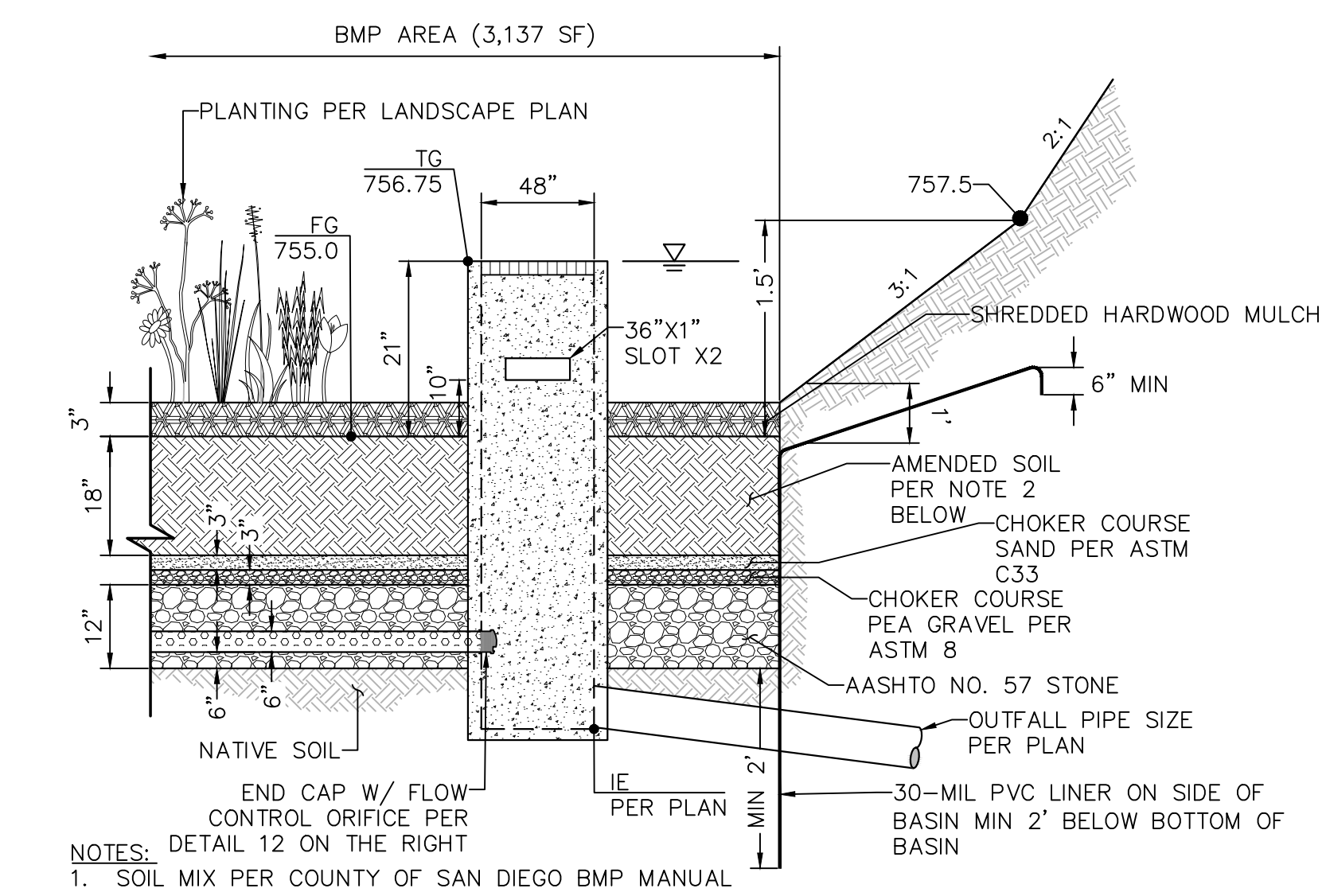
6 BMP-1 BASIN DETAIL
NOT TO SCALE



11 BMP-6 VEGETATED SWALE DETAIL
NOT TO SCALE

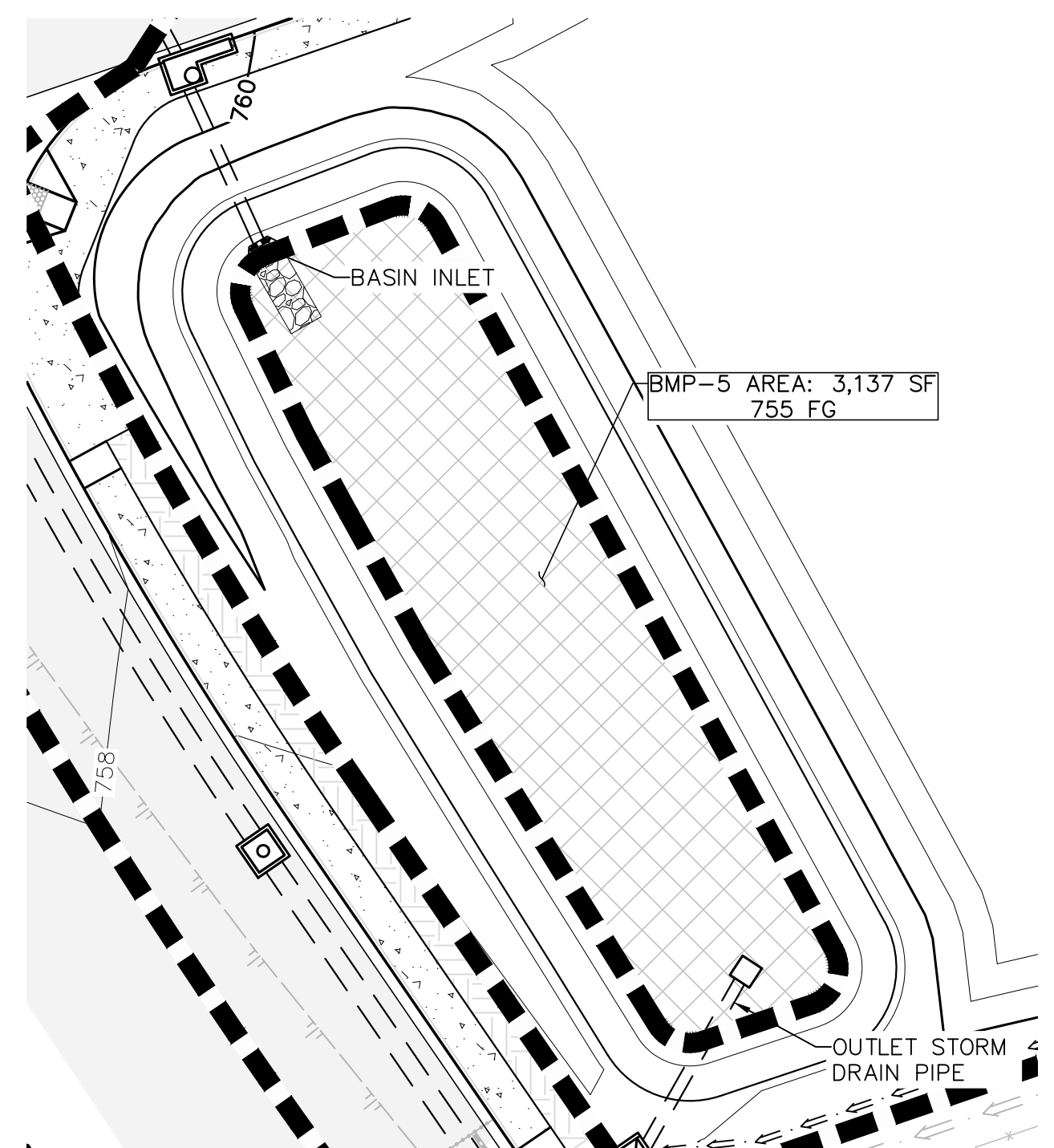


12 BMP ORIFICE DETAIL
NOT TO SCALE

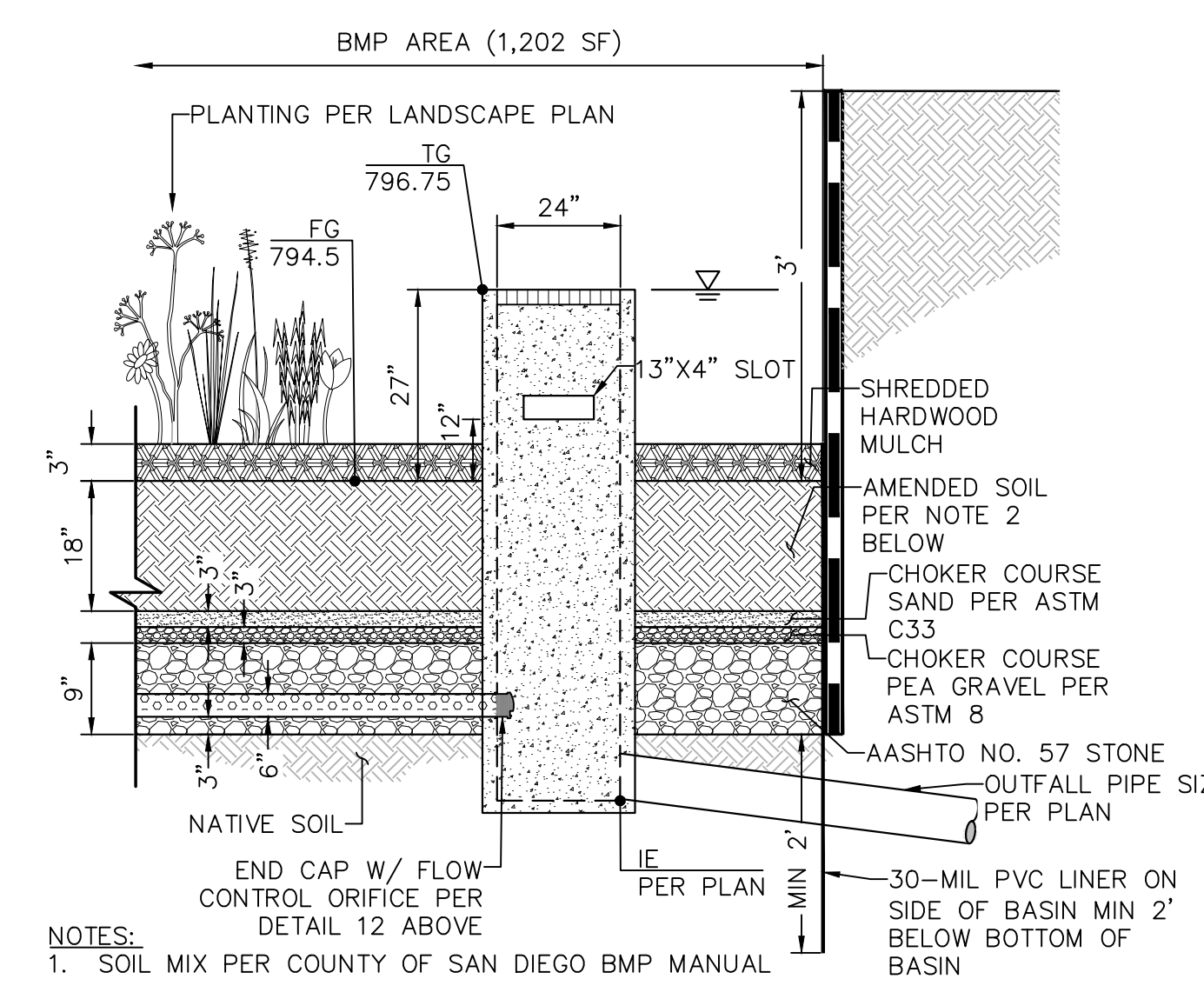


- NOTES:
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7 BMP-5 BASIN DETAIL
NOT TO SCALE

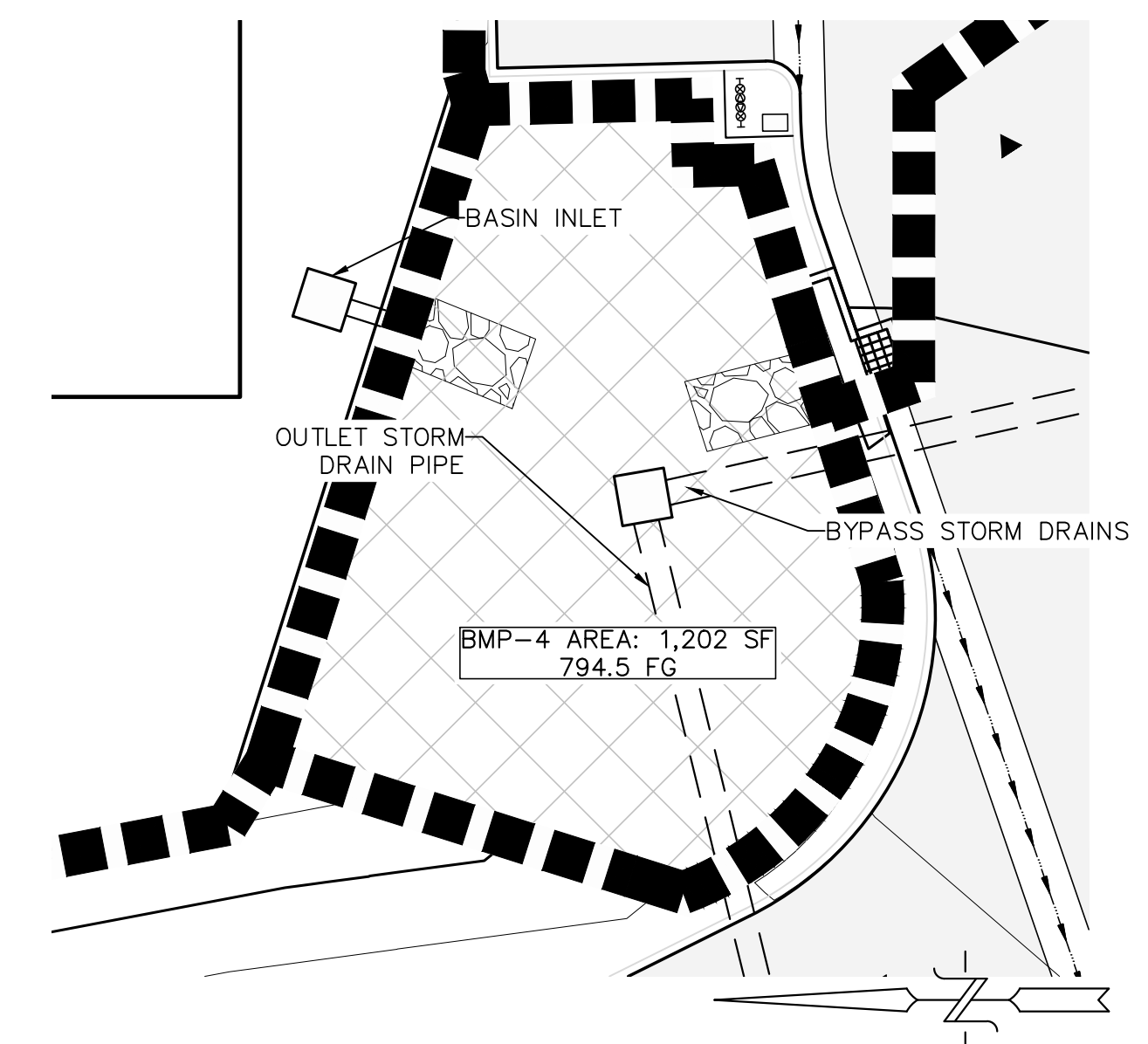


8 BMP-5 BASIN DETAIL
SCALE: 1" = 20'



- NOTES:
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9 BMP-4 BASIN DETAIL
NOT TO SCALE



10 BMP-4 BASIN PLAN VIEW
SCALE: 1" = 10'



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Land Surveying
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Consultants, Inc. (619)232-9200 (619)232-9210 Fax

SHEET TITLE	DATE
POST-DEVELOPED DMA / BMP DETAILS	2-1-2024
PROJECT	SCALE: N/A
ISKCON KRISHNA TEMPLE	DRAWN: JMW
ISKCON OF ESCONDIDO, INC	CHECKED: J.R.R.
1385 RINCON AVE - ESCONDIDO, CA 92026	

13 OF 22 SHEETS

SAVE DATE: 2/1/2024 ~ ELOT DATE: 2/2/2024 ~ FILE NAME: P:\Acad\1929 Iskon Temple - Residential\Gis\Site Plan\TM - Site Plan BMP Plan - 2023.dwg