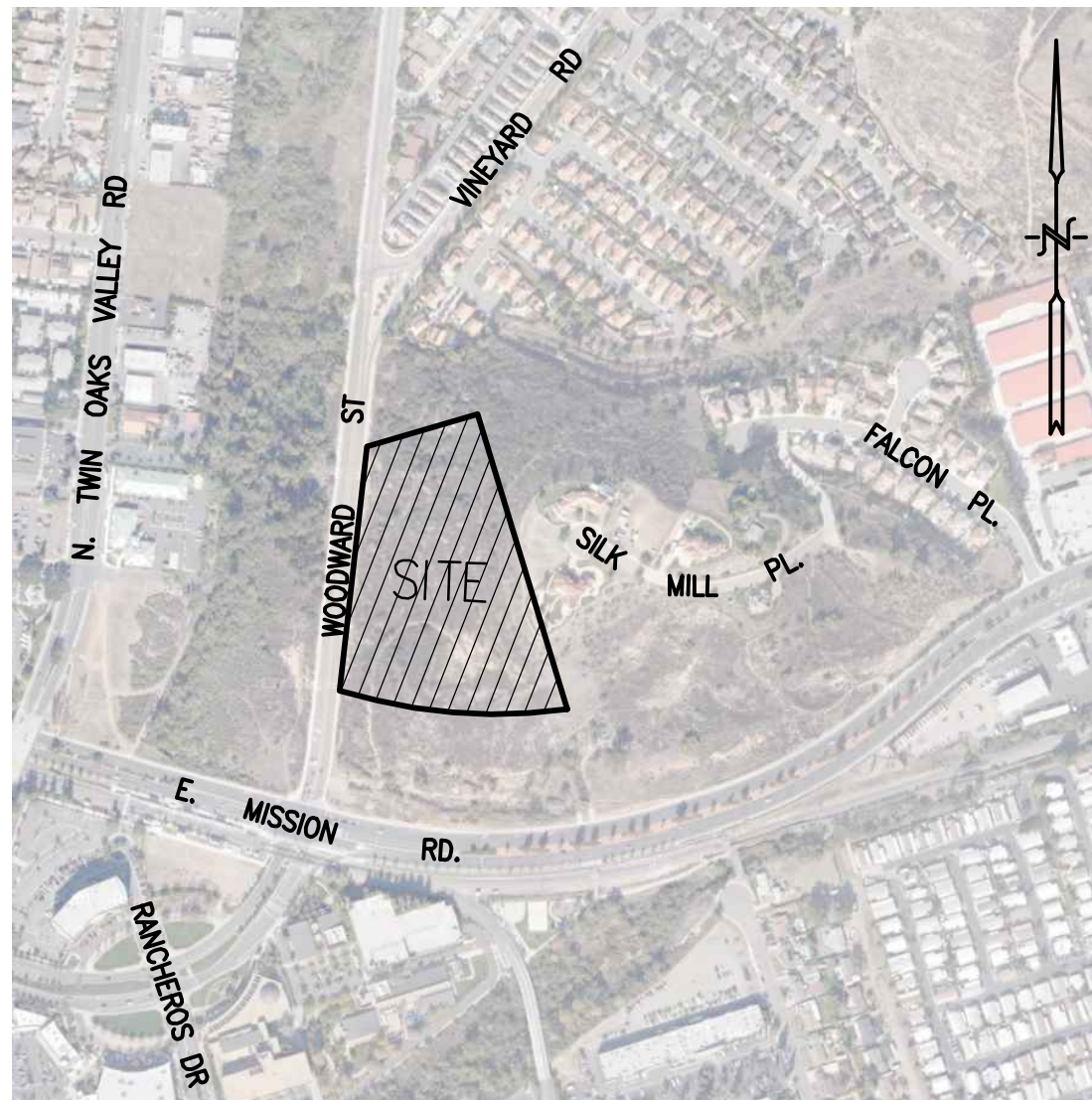
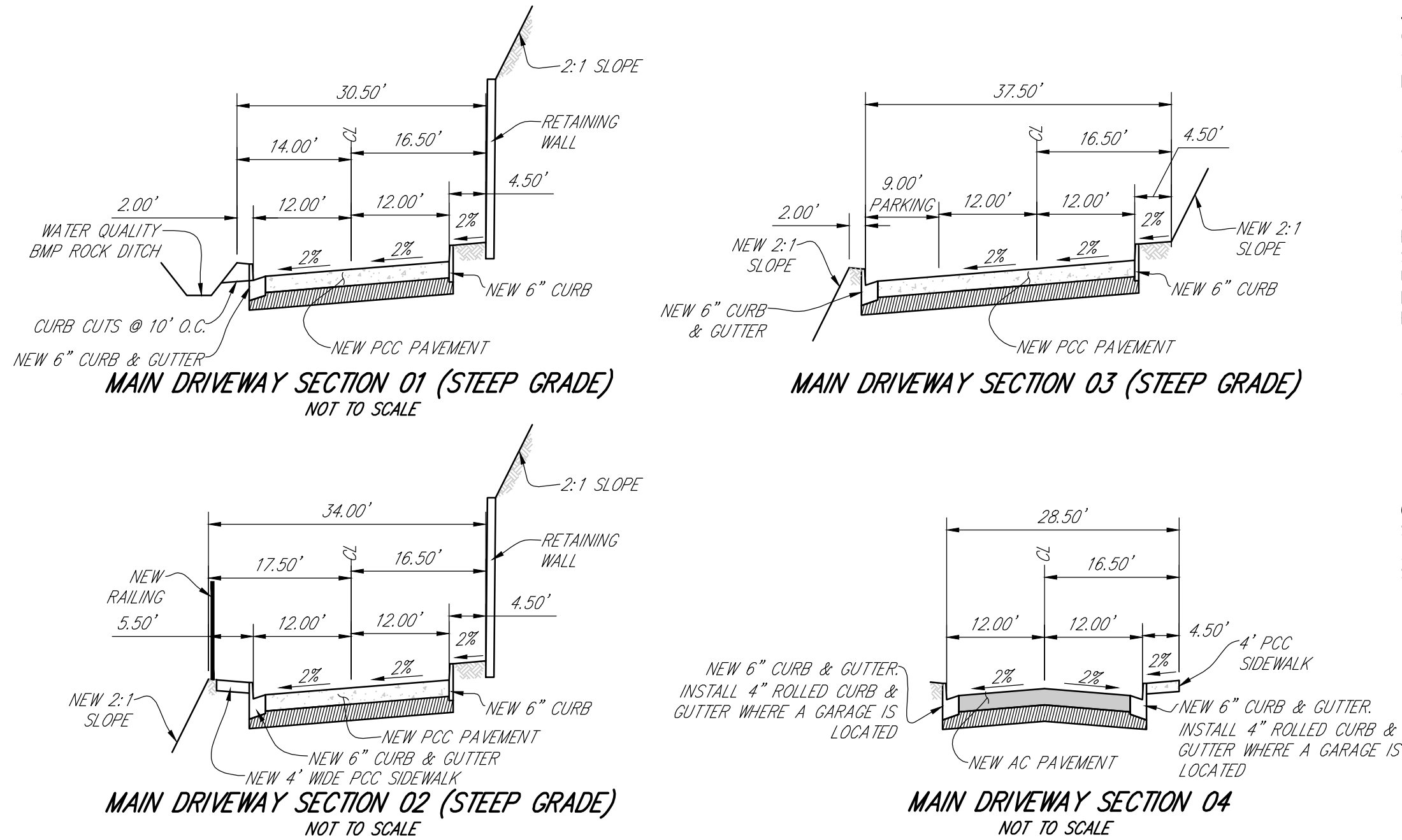




VICINITY MAP
NOT TO SCALE



DEVELOPER / APPLICANT
CORNERSTONE COMMUNITIES CORPORATION
1241 CAVE STREET, SUITE 200
LA JOLLA, CA 92037

JACK ROBSON - VP, LAND PLANNING AND DEVELOPMENT

OWNER'S CERTIFICATE
WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE ATTACHED TENTATIVE MAP AND THAT SAID MAP SHOWS OUR ENTIRE CONTIGUOUS OWNERSHIP. WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS UTILITY EASEMENTS OR RAILROAD RIGHT OF WAY.

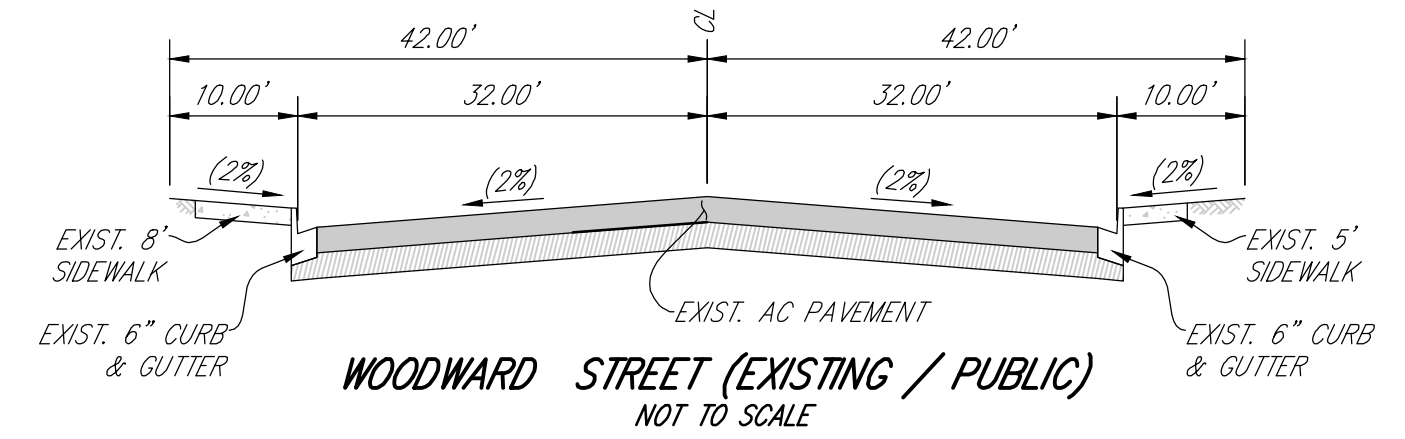
APPLICANT / AGENT FOR OWNERS DATE

SEE AGREEMENT DOC. NO. DATED:

OWNER
SHERA CROCKETT, INC.
261 N. HIGHWAY 101 #1019
SOLANA BEACH CA 92075

~ CORNERSTONE COMMUNITIES ~ WOODWARD AT SAN MARCOS

TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES
FOR A TOTAL OF 46 RESIDENTIAL AIRSPACE UNITS.



LEGAL DESCRIPTION FOR APN 220-210-49-00

PARCEL B OF CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 29, 2008 AS INSTRUMENT NO. 2008-0107275 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 5 IN BLOCK 52 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895.

UTILITIES

FIRE
SCHOOL
SEWER
WATER
TELEPHONE
GAS
ELECTRIC

SAN MARCOS FIRE PROTECTION DISTRICT
SAN MARCOS UNIFIED SCHOOL DISTRICT
VALLECITOS WATER DISTRICT
VALLECITOS WATER DISTRICT
COX COMMUNICATIONS
SAN DIEGO GAS & ELECTRIC
SAN DIEGO GAS & ELECTRIC

PROPOSED ONSITE UTILITIES

WATER
FIRE SYSTEM
SEWER
STORM DRAIN

PRIVATE
PRIVATE
PRIVATE
PRIVATE

CONDOMINIUM STATEMENT

THIS TENTATIVE MAP IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT THAT PROPOSES 1 LOT WITH 46 AIR SPACE RESIDENTIAL CONDOMINIUMS.

LOTS

TOTAL LOTS EXISTING: 1
TOTAL LOTS PROPOSED: 2
RESIDENTIAL "LOT 1" = 3.19 AC
OPEN SPACE "LOT A" = 5.38 AC

MAP PREPARED BY

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
(760)745-8118

SURVEYING BY:
MICHAEL D. LEVIN DATE: 09-25-2023

ENGINEERING BY:
ROBERT D. DENTINO DATE: 9/25/2023

MAP PREPARATION DATE

FEBRUARY 2023

LAND AREA

GROSS = 8.57 ACRES
NET = 8.57 ACRES

APN

APN 220-210-49

FLOOD ZONE DESIGNATION

FLOOD ZONE INFORMATION PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY WEBSITE.

THIS SITE IS PART OF FEMA FLOOD PANEL NOS. 06073C-0793G AND 06073C-0794G, AND IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
BOTH MAPS WERE REVISED: MAY 16, 2012

THE PROPERTY IS LOCATED WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EXCEPTING THEREFROM THE SOUTHERLY 233.00 FEET OF SAID LOT 5, MEASURED CONCENTRIC TO THE NORTHERLY RIGHT-OF-WAY OF MISSION ROAD THEREOF.

SOURCE OF TOPOGRAPHY

THE EXISTING TOPOGRAPHY SHOWN HEREON IS A COMBINATION OF THE FIELD TOPOGRAPHIC SURVEY CONDUCTED BY REPRESENTATIVE OF EXCEL ENGINEERING ON NOVEMBER 31, 2017, AERIAL SURVEY PERFORMED BY ANALYTICAL PHOTOGRAMMETRIC SURVEYS, INC. JULY 2013 & THE APPROVED PRECISE GRADING PLAN OF MISSION VILLAS (GP20-00016)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS BETWEEN SURVEY CONTROL POINT #1024 "SMVC024" AND SURVEY CONTROL POINT #1077 "SMVC077" AS SHOWN ON RECORD OF SURVEY 13928, RECORDED OCTOBER 1, 1992 AS FILE NO. 92-625379.

THE COMBINED FACTOR FOR THIS PROJECT IS BASED ON SURVEY CONTROL POINT #1024, BEING 0.999938891 GROUND TO GRID.

(IE N 54° 45' 30" E)

NOTE: FINAL ENGINEERING WILL BE USING THE CURRENT CITY SURVEY NETWORK ROS23731

BENCHMARK

THE BENCHMARK FOR THIS SITE IS FROM THE CITY OF SAN MARCOS SURVEY CONTROL MAP, AS SHOWN ON RECORD OF SURVEY 13928, RECORDED OCTOBER 1, 1992 AS FILE NO. 92-625379 AND UPDATED PER THE CITY OF SAN MARCOS BENCHMARK CONVERSION TABLE DATED SEPTEMBER 21, 2011.

POINT #1024 "SMVC024" - A 3" BRASS DISC IN STANDARD STREET WELL MONUMENT ENCLOSURE, PUNCHED, NOT STAMPED, LOCATED AT THE INTERSECTION OF SAN MARCOS BOULEVARD AND GRAND AVENUE.

ELEVATION = 551.909 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988)

NOTE: FINAL ENGINEERING WILL BE USING THE CURRENT CITY SURVEY NETWORK ROS23731

EXISTING EASEMENTS

SEE SHEET 2 FOR DESCRIPTIONS & LOCATIONS.

PROPERTY ADDRESS

274 E MISSION ROAD
SAN MARCOS, CA 92069

EXISTING ZONING

SPECIFIC PLAN AREA (SPA)

PROPOSED ZONING

SP

SOILS REPORT

A SOILS REPORT ENTITLED "PRELIMINARY GEOTECHNICAL EVALUATION FOR PROPOSED RESIDENTIAL DEVELOPMENT APN 220-210-49-00" BY GEOTEK, INC., DATED MAY 16, 2019.

EARTHWORK QUANTITIES

PRISMOIDAL METHOD OF EARTHWORK VOLUME CALCULATIONS WAS USED IN THIS ESTIMATE. SECTIONS OF DRIVE AISLE, PARKING, WATER QUALITY BASIN & OTHER ITEMS WERE ALSO CONSIDERED IN THE PROCESS.

SUMMARY		
TOTAL CUT VOLUME (COMMON EXCAVATION/EMBANKMENT)	41,989	CY
TOTAL ON-SITE MATERIALS AVAILABLE FOR FILL (INCLUDES OVEREXCAVATION & BULKING)	50,270	CY
TOTAL FILL VOLUME	50,285	CY
SELECT FILLS FOR GEOGRID WALLS & WQ BASIN	5,312	CY
ESTIMATED OVER EXCAVATION VOLUME	11,240	CY
ESTIMATED BLASTING VOLUME	7,329	CY

SHEET 1 OF 13 SHEETS
COVER SHEET

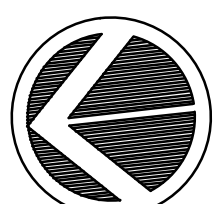


CORNERSTONE COMMUNITIES
WOODWARD
APN 220-210-49
WOODWARD ST, SAN MARCOS CA

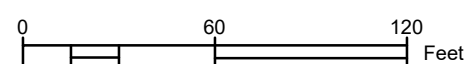
DATE	REMARKS
06/2023	PLANNING SUBMITTAL

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - EXISTING CONDITIONS
SHEET 3 - TENTATIVE MAP
SHEET 4,5,6&7 - GRADING PLAN
SHEET 8 - SECTION PLAN VIEW
SHEET 9 - SECTION PROFILE VIEW
SHEET 10 - CIRCULATION EXHIBIT
SHEET 11 - UTILITIES EXHIBIT
SHEET 12 - ROCK CRUSHER EXHIBIT
SHEET 13 - SWMP - BMP



SCALE 1"=60'



E-01 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 19, 1948, IN BOOK 2985, PAGE 237 OF OFFICIAL RECORDS, IN FAVOR OF THE SAN DIEGO GAS & ELECTRIC COMPANY, THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

E-02 AN EASEMENT FOR DRAINAGE, SLOPE, PUBLIC STREET UTILITY AND RIGHTS INCIDENTAL THERETO RECORDED MARCH 26, 2002, AS DOCUMENT NO. 2002-0251944 OF OFFICIAL RECORDS, IN FAVOR OF THE CITY OF SAN MARCOS.

E-03 AN EASEMENT FOR ENTRY, VEGETATION, CLEARING AND REMOVAL OF COMBUSTIBLE MATERIALS AND RIGHTS INCIDENTAL THERETO RECORDED AUGUST 31, 2007, AS DOCUMENT NO. 2007-0580764 & 2007-0581460 OF OFFICIAL RECORDS, IN FAVOR OF PETE DE JONG, A MARRIED MAN.

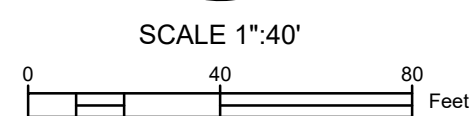
E-04 AN EASEMENT FOR ENTRY, VEGETATION, CLEARING AND REMOVAL OF COMBUSTIBLE MATERIALS AND RIGHTS INCIDENTAL THERETO RECORDED MAY 6, 2015, AS DOCUMENT NO. 2015-0225378 & 2015-0225379 OF OFFICIAL RECORDS, IN FAVOR OF KB HOME CAPITAL LLC.

E-05 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED GRANT OF EASEMENT, RECORDED MARCH 4, 2020 AS INSTRUMENT NO. 2020-0113186 OF OFFICIAL RECORDS.

E-06 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED GRANT OF VEHICULAR AND PEDESTRIAN ACCESS EASEMENT, RECORDED MARCH 4, 2020 AS INSTRUMENT NO. 2020-0113187 OF OFFICIAL RECORDS.

E-07 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 20, 1948, IN BOOK 2988, PAGE 440 OF OFFICIAL RECORDS, IN FAVOR OF THE SAN DIEGO GAS & ELECTRIC COMPANY.

RIGHT OF WAY _____ -RW- _____
PROPERTY LINE _____ -PL- _____
PROJECT BOUNDARY _____
EXIST MAJOR CONTOUR _____ -100- _____
EXIST MINOR CONTOUR _____
EXIST WATER MAIN _____ W _____
EXIST SEWER MAIN _____ S _____
FLOW LINE _____ <-> <-> <-> <->
PCC BROW DITCH → → → →



APN 220-210-49
WOODWARD ST, SAN MARCOS CA



	DATE	REMARKS
	06/2023	PLANNING SUBMITTAL

E-01 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 19, 1948, IN BOOK 2985, PAGE 237 OF OFFICIAL RECORDS, IN FAVOR OF THE SAN DIEGO GAS & ELECTRIC COMPANY. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

E-02 AN EASEMENT FOR DRAINAGE, SLOPE, PUBLIC STREET UTILITY AND RIGHTS INCIDENTAL THERETO RECORDED MARCH 26, 2002, AS DOCUMENT NO. 2002-0251944 OF OFFICIAL RECORDS, IN FAVOR OF THE CITY OF SAN MARCOS.

E-03 ALL DRAINAGE RIGHTS TO BE VACATED. PORTIONS OF THE SLOPE RIGHTS TO BE VACATED ON THE FINAL MAP. PUBLIC STREET & UTILITY RIGHTS TO BE RESERVED.

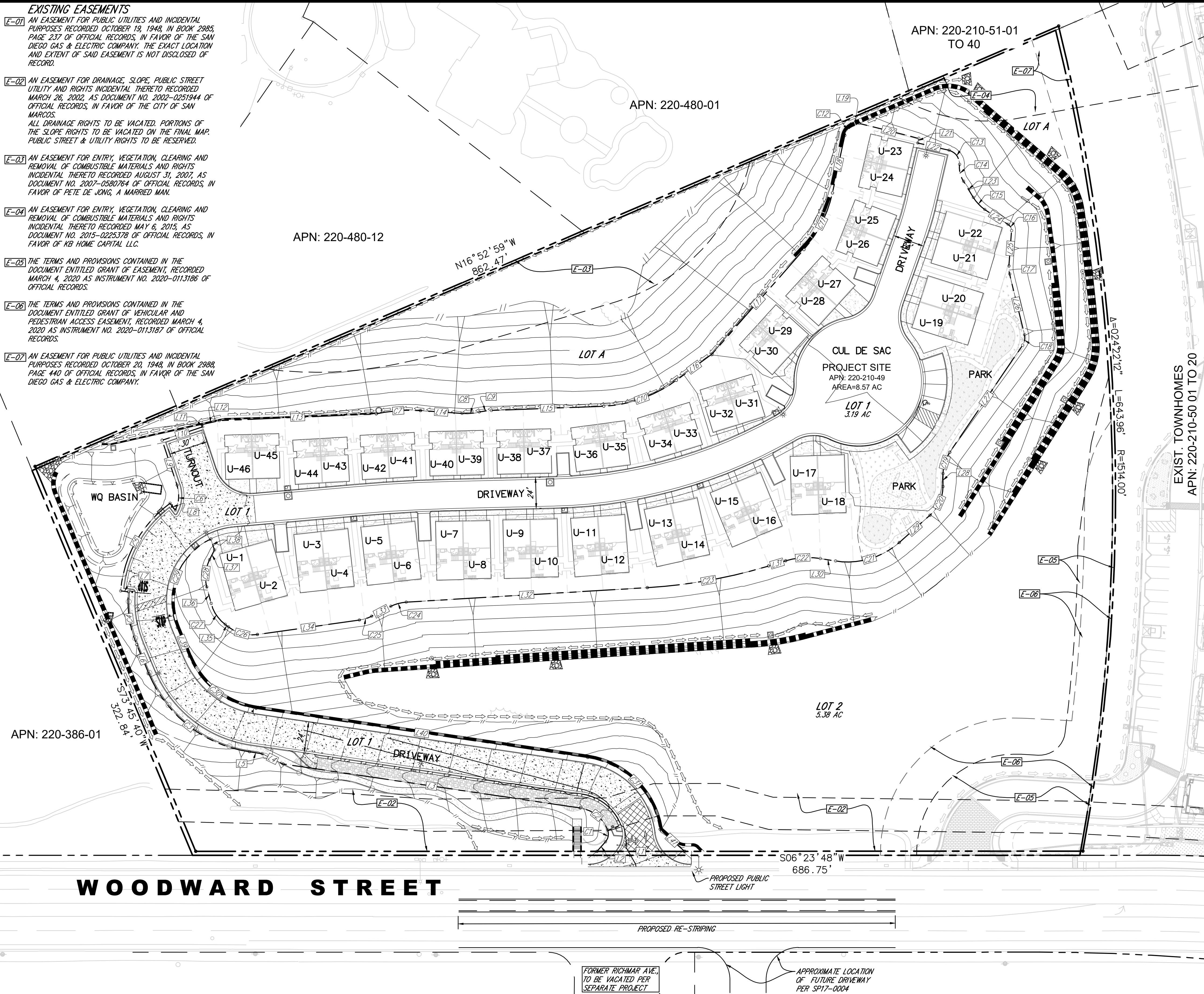
E-03 AN EASEMENT FOR ENTRY, VEGETATION, CLEARING AND REMOVAL OF COMBUSTIBLE MATERIALS AND RIGHTS INCIDENTAL THERETO RECORDED AUGUST 31, 2007, AS DOCUMENT NO. 2007-0580764 OF OFFICIAL RECORDS, IN FAVOR OF PETE DE JONG, A MARRIED MAN.

E-04 AN EASEMENT FOR ENTRY, VEGETATION, CLEARING AND REMOVAL OF COMBUSTIBLE MATERIALS AND RIGHTS INCIDENTAL THERETO RECORDED MAY 6, 2015, AS DOCUMENT NO. 2015-0225378 OF OFFICIAL RECORDS, IN FAVOR OF KB HOME CAPITAL LLC.

E-05 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED GRANT OF EASEMENT, RECORDED MARCH 4, 2020 AS INSTRUMENT NO. 2020-0113166 OF OFFICIAL RECORDS.

E-06 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED GRANT OF VEHICULAR AND PEDESTRIAN ACCESS EASEMENT, RECORDED MARCH 4, 2020 AS INSTRUMENT NO. 2020-0113187 OF OFFICIAL RECORDS.

E-07 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 20, 1948, IN BOOK 2988, PAGE 440 OF OFFICIAL RECORDS, IN FAVOR OF THE SAN DIEGO GAS & ELECTRIC COMPANY.



PL LINE DATA TABLE		
NO	DELTA/ BRG	LENGTH
L1	N06°23'48"E	67.92'
L2	S41°32'49"E	9.76'
L3	N14°49'44"E	232.60'
L4	N32°32'54"E	18.07'
L5	N14°49'44"E	9.76'
L6	N73°45'40"E	24.14'
L7	N13°15'28"E	6.00'
L8	S58°54'39"W	6.67'
L9	N78°01'34"E	36.70'
L10	S11°58'26"E	33.00'
L11	N78°01'34"E	1.88'
L12	S06°75'01"E	13.77'
L13	S03°57'24"W	121.72'
L14	S10°16'45"W	32.15'
L15	S04°74'58"W	87.04'
L16	S29°52'26"E	34.41'
L17	S42°19'13"E	107.61'
L18	S71°21'14"E	45.55'
L19	S16°52'59"E	5.79'
L20	S20°35'45"W	47.51'
L21	N70°28'27"W	3.61'
L22	S19°31'49"W	24.93'
L23	S64°53'53"W	14.71'
L24	S38°59'08"W	21.40'
L25	N79°29'37"W	27.53'
L26	S82°39'12"W	48.45'
L27	N49°23'40"W	100.29'
L28	N83°03'50"W	10.03'
L29	N35°09'26"W	31.71'
L30	N15°32'04"E	11.97'
L31	N102°4'09"W	13.74'
L32	N02°57'23"E	186.93'
L33	N20°44'17"W	16.70'
L34	N01°38'45"W	79.74'
L35	N43°48'10"E	3.19'
L36	N81°35'45"E	13.29'
L37	S57°14'12"E	8.51'
L38	N78°10'03"E	8.98'
L39	S73°45'40"W	24.14'
L40	S14°49'44"W	259.57'
L41	S47°59'01"W	25.59'

PL CURVE DATA TABLE			
NO	DELTA	RADIUS	LENGTH
C1	$\Delta = 063^{\circ}08'22''$	9.00'	9.92'
C2	$\Delta = 080^{\circ}29'07''$	27.00'	28.50'
C3	$\Delta = 058^{\circ}55'55''$	100.50'	103.37'
C4	$\Delta = 027^{\circ}20'32''$	87.50'	41.76'
C5	$\Delta = 049^{\circ}12'05''$	93.50'	80.29'
C6	$\Delta = 044^{\circ}32'18''$	25.50'	19.82'
C7	$\Delta = 016^{\circ}26'09''$	120.00'	34.42'
C8	$\Delta = 016^{\circ}52'36''$	48.00'	13.55'
C9	$\Delta = 010^{\circ}50'48''$	50.00'	9.47'
C10	$\Delta = 033^{\circ}17'07''$	104.00'	60.42'
C11	$\Delta = 029^{\circ}02'02''$	98.00'	49.66'
C12	$\Delta = 054^{\circ}28'15''$	10.00'	9.51'
C13	$\Delta = 075^{\circ}59'59''$	11.02'	14.62'
C14	$\Delta = 036^{\circ}44'12''$	21.27'	13.64'
C15	$\Delta = 022^{\circ}52'39''$	32.19'	12.85'
C16	$\Delta = 067^{\circ}32'39''$	5.00'	5.89'
C17	$\Delta = 017^{\circ}51'11''$	20.00'	6.23'
C18	$\Delta = 047^{\circ}57'08''$	10.00'	8.37'
C19	$\Delta = 033^{\circ}40'10''$	30.00'	17.63'
C20	$\Delta = 047^{\circ}54'23''$	30.00'	25.08'
C21	$\Delta = 050^{\circ}41'30''$	60.00'	53.08'
C22	$\Delta = 025^{\circ}56'32''$	60.00'	27.16'
C23	$\Delta = 031^{\circ}21'32''$	410.00'	95.59'
C24	$\Delta = 023^{\circ}41'40''$	30.00'	12.41'
C25	$\Delta = 019^{\circ}05'32''$	30.00'	10.00'
C26	$\Delta = 045^{\circ}26'55''$	30.00'	23.80'
C27	$\Delta = 037^{\circ}47'35''$	30.00'	19.79'
C28	$\Delta = 041^{\circ}10'30''$	30.00'	21.56'
C29	$\Delta = 086^{\circ}42'28''$	53.50'	80.96'
C30	$\Delta = 058^{\circ}55'55''$	66.50'	68.40'
C31	$\Delta = 072^{\circ}45'40''$	66.50'	84.45'

PROJECT BOUNDARY	
PROPERTY LINE	-PL-
RIGHT OF WAY	-RW-
EXIST MAJOR CONTOUR	-100
EXIST MINOR CONTOUR	
PROPOSE MAJOR CONTOUR	-100
PROPOSE MINOR CONTOUR	
GEOGRID TYPE RETAINING	
CMU TYPE RETAINING	
SOIL NAIL TYPE RETAINING	
EXIST WATER MAIN	
EXIST SEWER MAIN	
NEW WATER MAIN	
NEW SEWER MAIN	
FLOW LINE	
PCC BROW DITCH	
EXIST. FIRE LINE	
FIRE HYDRANT	
STREET/PARKING LIGHT	
STORM DRAIN INLETS/CLEANOUTS	
WATER SERVICE LATERAL	
SEWER SERVICE LATERAL	
FIRE SERVICE LATERAL	
PCC CURB	
PCC CURB & GUTTER	

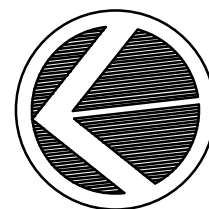
U-18

SHEET 3 OF 13 SHEETS
TENTATIVE MAP

CORNERSTONE COMMUNITIES
WOODWARD

APN 220-210-49
WOODWARD ST, SAN MARCOS CA

	DATE	REMARKS
	06/2023	PLANNING SUBMITTAL

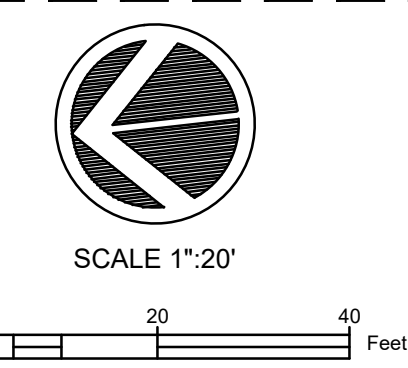
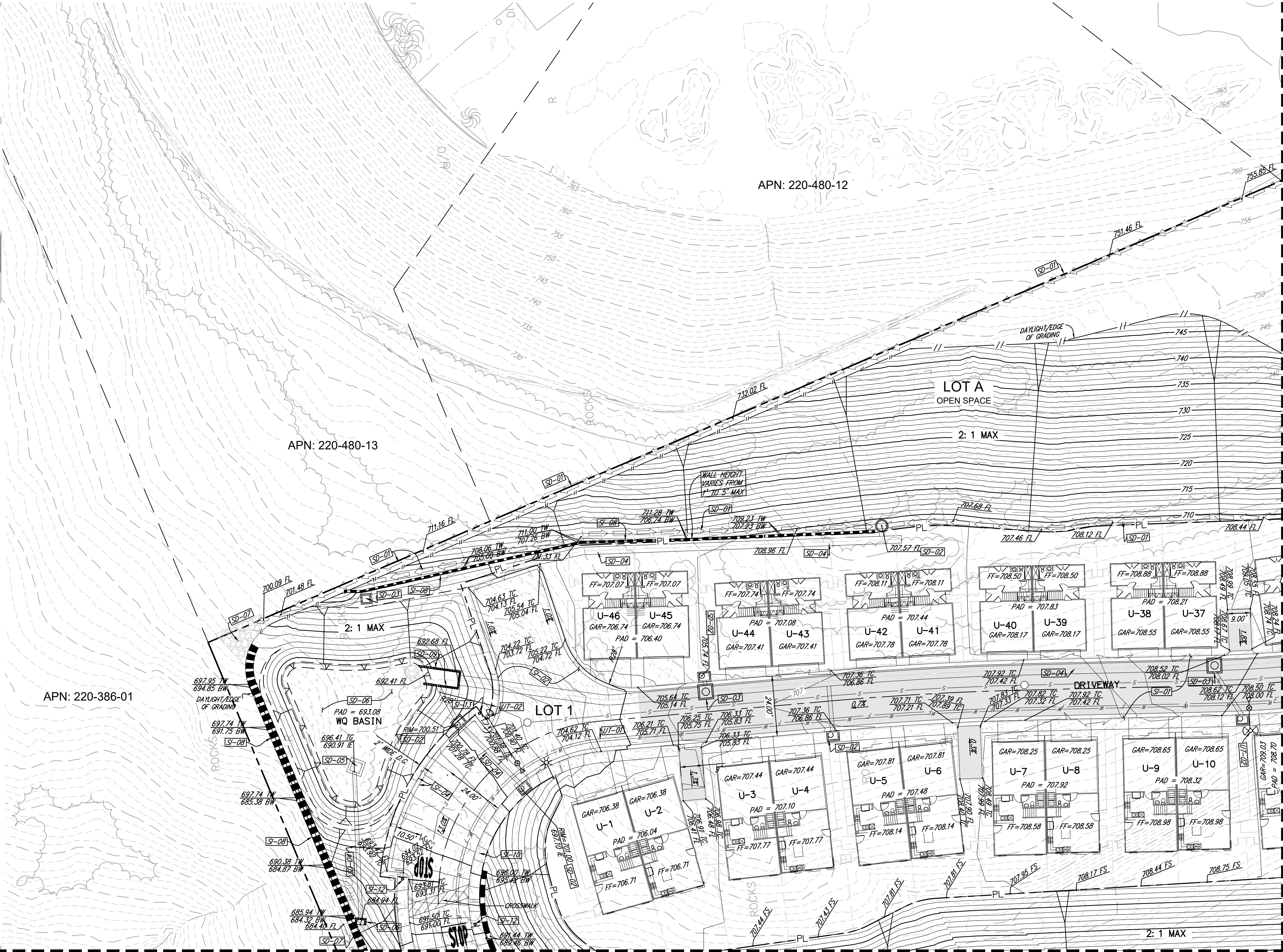


SCALE 1"=40'

A horizontal scale bar with a double-line border. It is divided into two equal segments by a vertical tick mark in the middle. Above the bar, the number '40' is centered over the first segment, and the number '80' is centered over the second segment. To the right of the bar, the word 'Feet' is written.

FUTURE EASEMENT NOTE:
A PROPOSED BLANKET EMERGENCY &
MUNICIPAL ACCESS EASEMENT DEDICATED
TO THE CITY OF SAN MARCOS SHALL BE
BE GRANTED ON THE FINAL MAP.

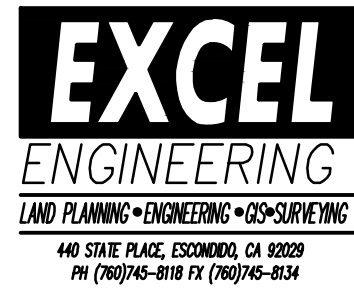
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SEE SHEET 11 FOR UTILITIES EXHIBIT AND 13 FOR SWQMP - BMP

ALL ON-SITE STORM DRAIN SYSTEM IS PRIVATELY OWNED & MAINTAINED UNLESS NOTED IN THE PLANS

DATE	REMARKS
06/2023	PLANNING SUBMITTAL

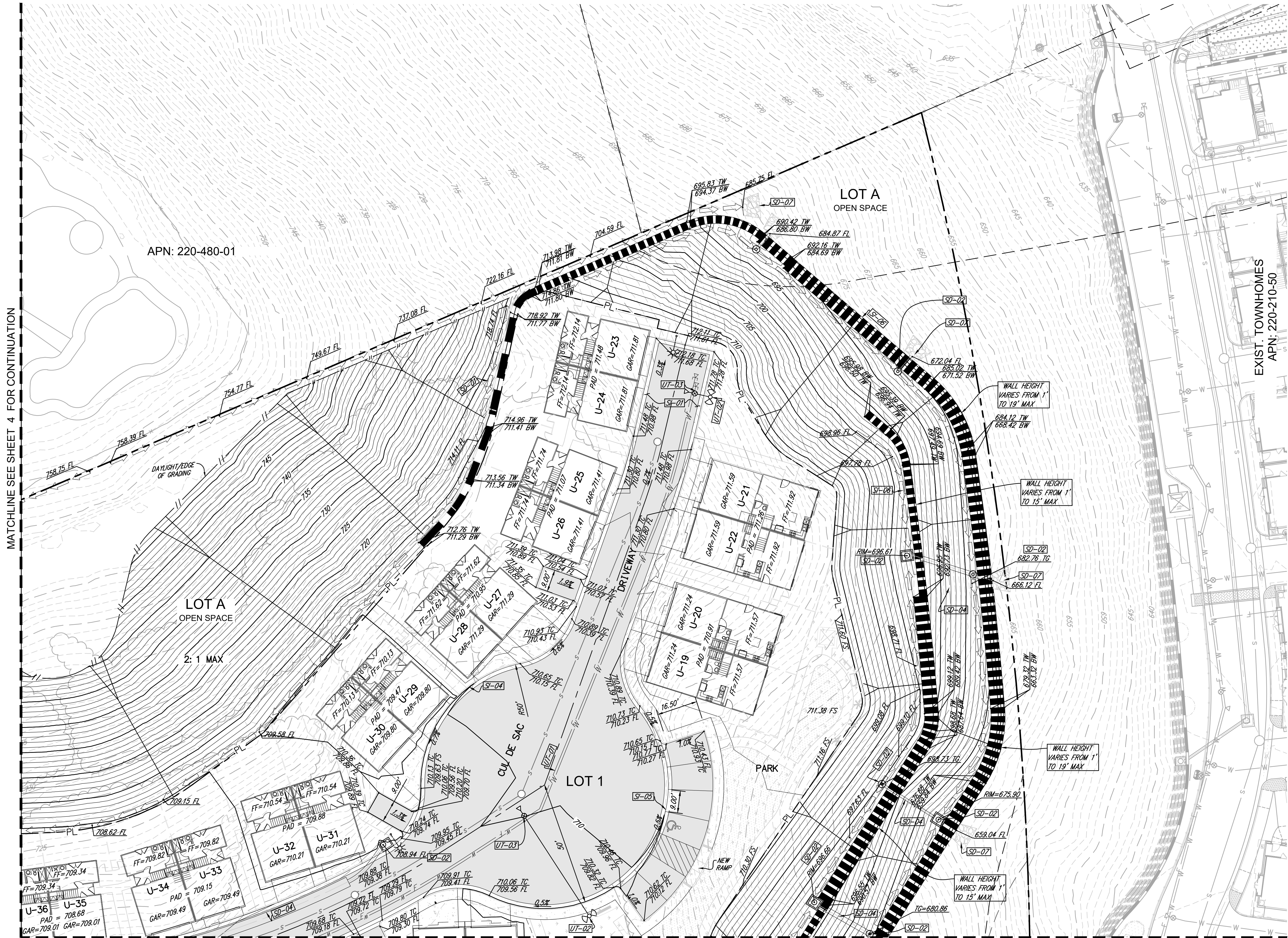


SHEET 4 OF 13 SHEETS
GRADING PLAN

CORNERSTONE COMMUNITIES
WOODWARD
APN 220-210-49
WOODWARD ST, SAN MARCOS CA

\\Excel\projects\221\22027\Engineering\TM\TM01\TM-POP\22027 GRADING PLAN.dwg 9/29/2023 8:17 AM ORIGINAL PLOT SIZE: 11x17

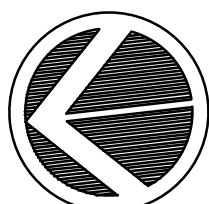
MATCHLINE SEE SHEET 4 FOR CONTINUATION



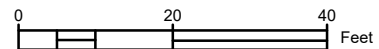
MATCHLINE SEE SHEET 7 FOR CONTINUATION

ALL ON-SITE STORM DRAIN SYSTEM IS PRIVATELY OWNED & MAINTAINED UNLESS NOTED IN THE PLANS

SEE SHEET 11 FOR UTILITIES EXHIBIT AND 13 FOR SWQMP - BMP



SCALE 1"=20'



CONSTRUCTION NOTES

SURFACE IMPROVEMENTS

- S-01 AC PAVEMENT (DRIVE AISLE)
- S-02 PCC PAVEMENT WITH BROOM FINISH
- S-03 6" PCC CURB
- S-04 6" PCC CURB & GUTTER
- S-05 3' WIDE PCC RIBBON GUTTER
- S-06 NEW GEOGRID TYPE RETAINING WALL
- S-07 SOIL NAIL TYPE RETAINING WALL
- S-08 CMU RETAINING WALL
- S-09 CURB CUTS
- S-10 PCC SIDEWALK
- S-11 STAIRS
- S-12 TRAFFIC SIGN ("STOP")
- S-13 TRAFFIC SIGN "CROSSWALK AHEAD"

UTILITY IMPROVEMENTS

- UT-01 FIRELINE MAIN
- UT-02 FIRE HYDRANT
- UT-03 FIRE SERVICE LATERAL
- UT-04 DOMESTIC WATERLINE MAIN
- UT-05 SEWERLINE MAIN

STORM DRAIN / WATER QUALITY IMPROVEMENTS

- SD-01 PCC BROW DITCH
- SD-02 STORM DRAIN INLET
- SD-03 STORM DRAIN BOX/CLEANOUT
- SD-04 STORM DRAIN PIPE
- SD-05 WO BASIN OUTLET. SEE DETAIL ON SHEET 13
- SD-06 WATER QUALITY BASIN
- SD-07 RIPRAP
- SD-08 WO ROCK DITCH BIOFILTRATION. SEE DETAILS ON SHEET 13.
- SD-09 HEADWALL
- SD-10 INSTALL PVC CLEANOUT AT BEND
- SD-11 INSTALL CURB OUTLET

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- RIGHT OF WAY
- EXIST MAJOR CONTOUR
- EXIST MINOR CONTOUR
- PROPOSE MAJOR CONTOUR
- PROPOSE MINOR CONTOUR
- GEOGRID TYPE RETAINING
- CMU TYPE RETAINING
- SOIL NAIL TYPE RETAINING
- EXIST WATER MAIN
- EXIST SEWER MAIN
- NEW WATER MAIN
- NEW SEWER MAIN
- FLOW LINE
- PCC BROW DITCH
- EXIST. FIRE LINE
- FIRE HYDRANT
- STREET/PARKING LIGHT
- STORM DRAIN
- INLETS/CLEANOUTS
- WATER SERVICE LATERAL
- SEWER SERVICE LATERAL
- FIRE SERVICE LATERAL
- PCC CURB
- PCC CURB & GUTTER

SHEET 6 OF 13 SHEETS
GRADING PLAN

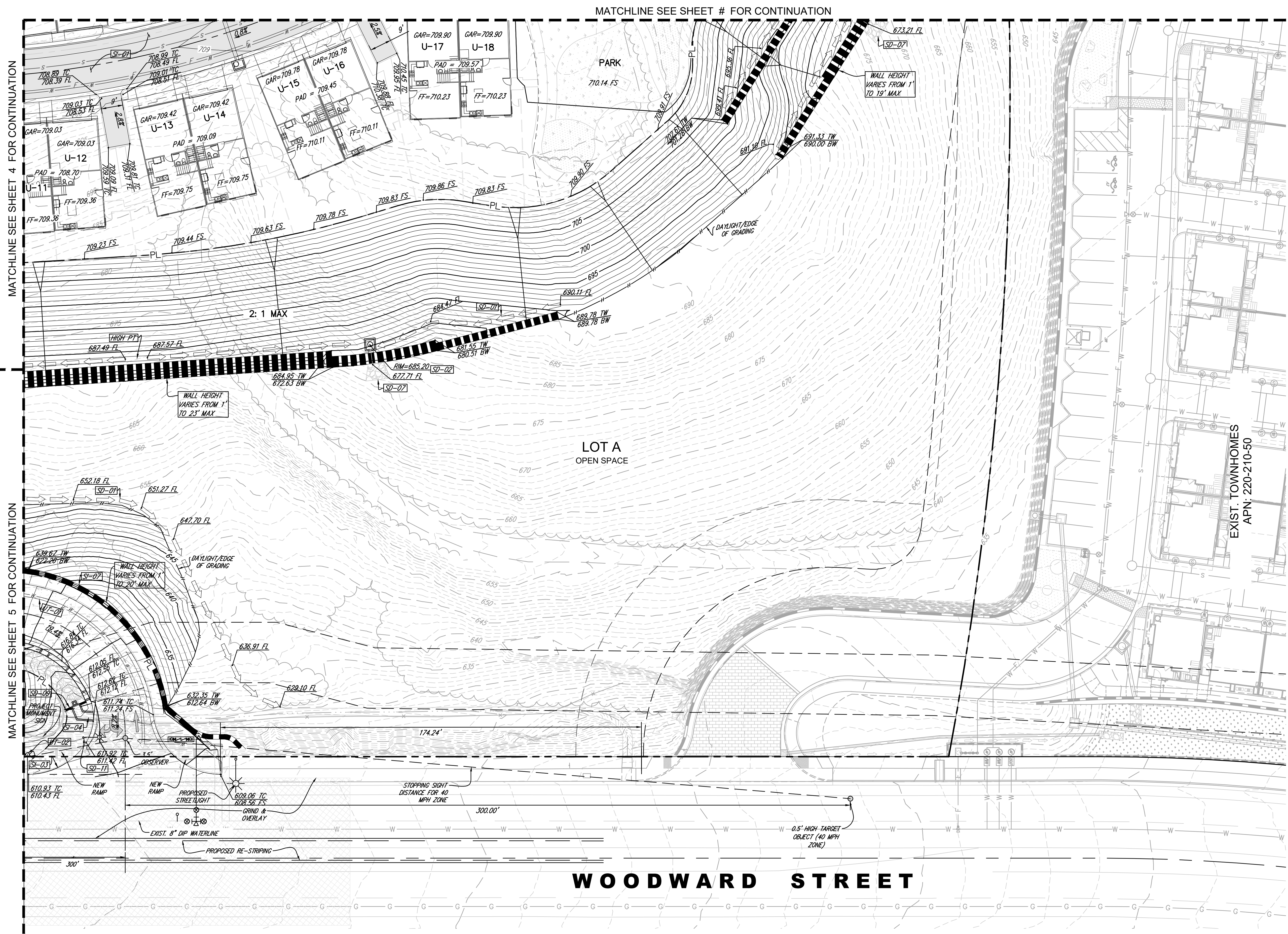
CORNERSTONE COMMUNITIES
WOODWARD

APN 220-210-49
WOODWARD ST, SAN MARCOS CA

EXCEL
ENGINEERING
LAND PLANNING • ENGINEERING • DESIGN • SURVEYING
440 STATE ST., SUITE 200, SAN MARCOS, CA 92069
PH (760) 745-8811 FAX (760) 745-8814

DATE	REMARKS
06/2023	PLANNING SUBMITTAL

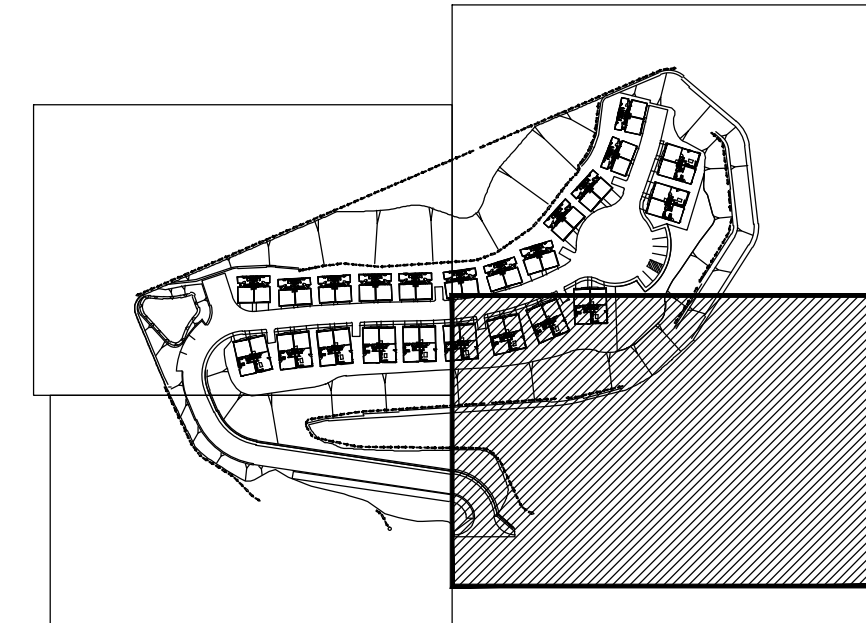
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MATCHLINE SEE SHEET 4 FOR CONTINUATION

MATCHLINE SEE SHEET 5 FOR CONTINUATION

MATCHLINE SEE SHEET # FOR CONTINUATION



CONSTRUCTION NOTES

SURFACE IMPROVEMENTS

- S-01 AC PAVEMENT (DRIVE AISLE)
- S-02 PCC PAVEMENT WITH BROOM FINISH
- S-03 6" PCC CURB
- S-04 6" PCC CURB & GUTTER
- S-05 3' WIDE PCC RIBBON GUTTER
- S-06 NEW GEOGRID TYPE RETAINING WALL
- S-07 SOIL NAIL TYPE RETAINING WALL
- S-08 CMU RETAINING WALL
- S-09 CURB CUTS
- S-10 PCC SIDEWALK
- S-11 STAIRS
- S-12 TRAFFIC SIGN ("STOP")
- S-13 TRAFFIC SIGN "CROSSWALK AHEAD"

UTILITY IMPROVEMENTS

- UT-01 FIRELINE MAIN
- UT-02 FIRE HYDRANT
- UT-03 FIRE SERVICE LATERAL
- UT-04 DOMESTIC WATERLINE MAIN
- UT-05 SEWERLINE MAIN

STORM DRAIN / WATER QUALITY IMPROVEMENTS

- SD-01 PCC BROW DITCH
- SD-02 STORM DRAIN INLET
- SD-03 STORM DRAIN BOX/CLEANOUT
- SD-04 STORM DRAIN PIPE
- SD-05 WQ BASIN OUTLET. SEE DETAIL ON SHEET 13
- SD-06 WATER QUALITY BASIN
- SD-07 RIPRAP
- SD-08 WQ ROCK DITCH BIOFILTRATION. SEE DETAILS ON SHEET 13.
- SD-09 HEADWALL
- SD-10 INSTALL PVC CLEANOUT AT BEND
- SD-11 INSTALL CURB OUTLET

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- RIGHT OF WAY
- EXIST MAJOR CONTOUR
- EXIST MINOR CONTOUR
- PROPOSE MAJOR CONTOUR
- PROPOSE MINOR CONTOUR
- GEOGRID TYPE RETAINING
- CMU TYPE RETAINING
- SOIL NAIL TYPE RETAINING
- EXIST WATER MAIN
- EXIST SEWER MAIN
- NEW WATER MAIN
- NEW SEWER MAIN
- FLOW LINE
- PCC BROW DITCH
- EXIST. FIRE LINE
- FIRE HYDRANT
- STREET/PARKING LIGHT
- STORM DRAIN
- INLETS/CLEANOUTS
- WATER SERVICE LATERAL
- SEWER SERVICE LATERAL
- FIRE SERVICE LATERAL
- PCC CURB
- PCC CURB & GUTTER



SCALE 1"=20'

SEE SHEET 11 FOR UTILITIES EXHIBIT AND 13 FOR SWQMP - BMP

ALL ON-SITE STORM DRAIN SYSTEM IS PRIVATELY OWNED & MAINTAINED UNLESS NOTED IN THE PLANS

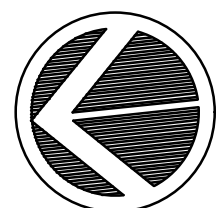
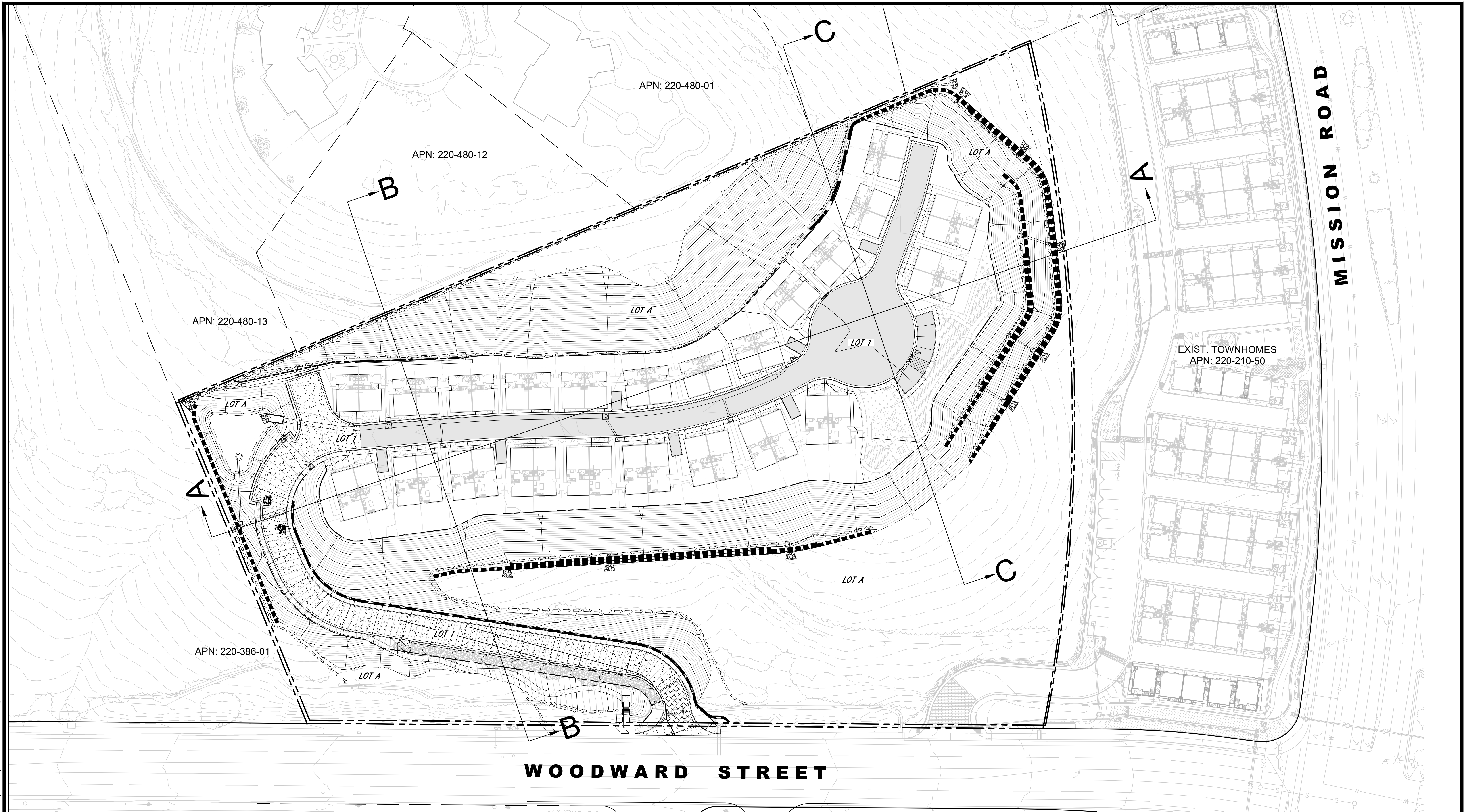
DATE	REMARKS
06/2023	PLANNING SUBMITTAL



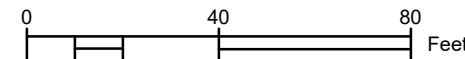
SHEET 7 OF 13 SHEETS
GRADING PLAN

CORNERSTONE COMMUNITIES
WOODWARD
APN 220-210-49
WOODWARD ST, SAN MARCOS CA

\\Excel\projects\22\22027\Engineering\TM\TM01\TM-POP\8 SECTION PLAN VIEW.dwg 9/25/2023 8:19 AM ORIGINAL PLOT SIZE: 11x17



SCALE 1"=40'



SEE SHEET 9 FOR SECTION PROFILE VIEW

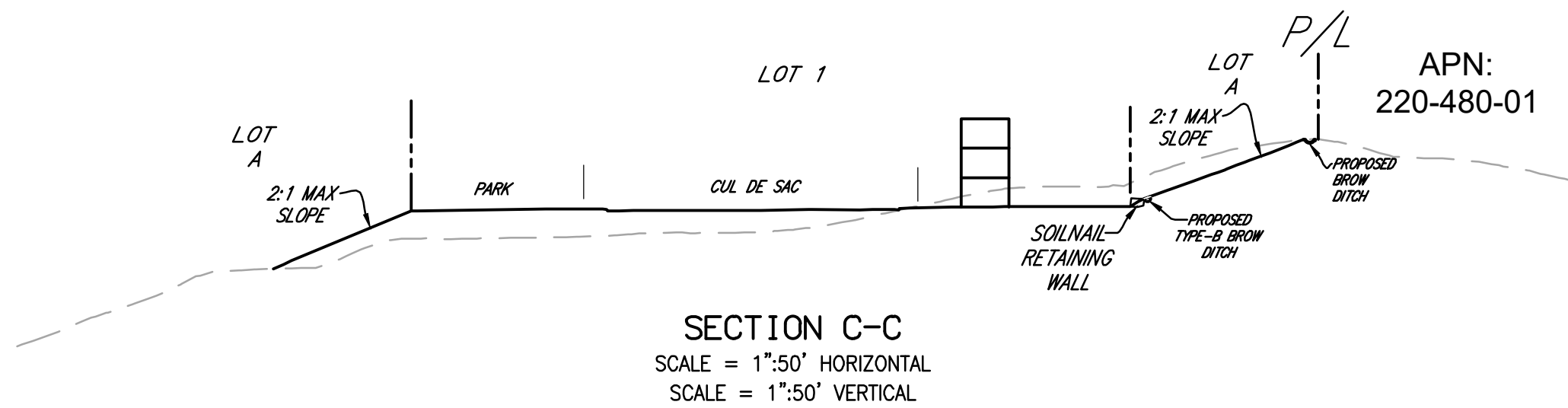
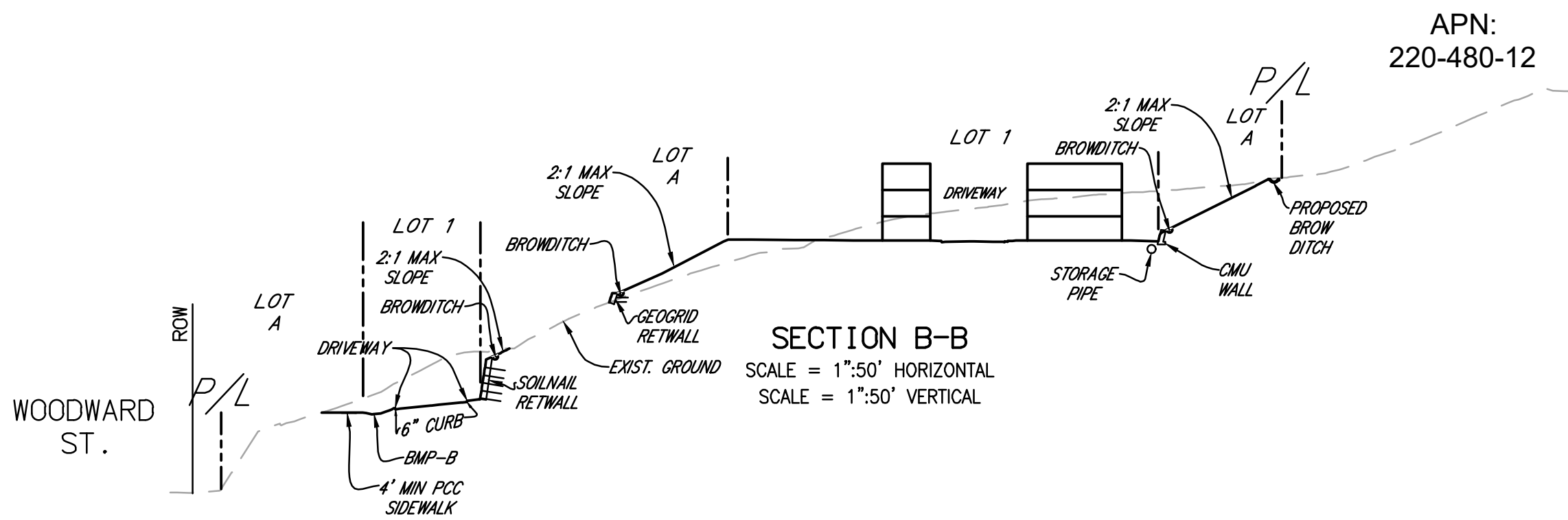
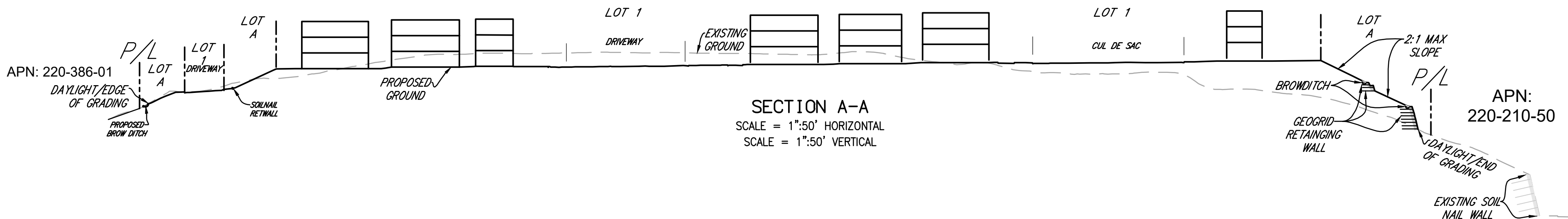
DATE	REMARKS
06/2023	PLANNING SUBMITTAL



SHEET 8 OF 13 SHEETS
SECTION PLAN VIEW

CORNERSTONE COMMUNITIES
WOODWARD
APN 220-210-49
WOODWARD ST, SAN MARCOS CA

\\Excel\projects\22\22027\Engineering\TM\TM01\TM-FOP\8_SECTION PLAN VIEW.dwg 9/25/2023 8:19 AM ORIGINAL PLOT SIZE: 11x17



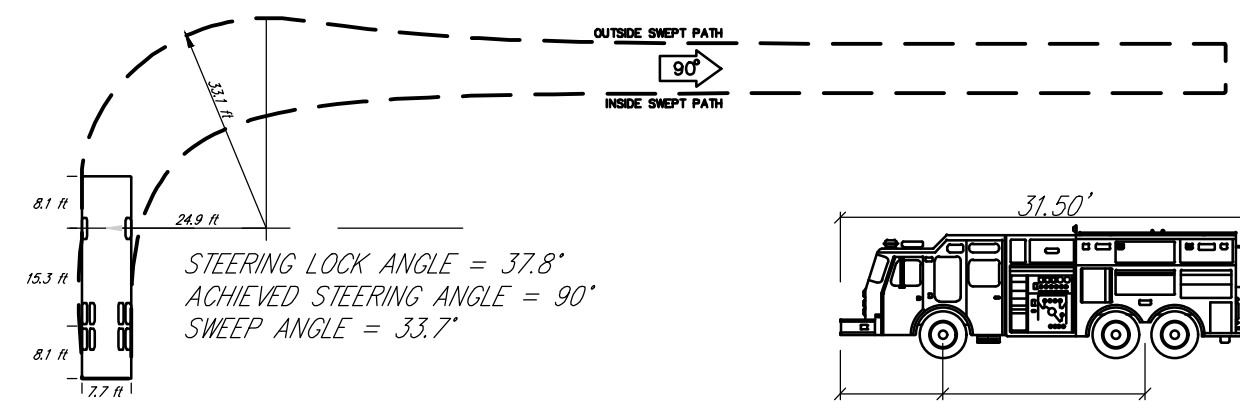
SEE SHEET 8 FOR SECTION PLAN VIEW

DATE	REMARKS
06/2023	PLANNING SUBMITTAL



SHEET 9 OF 13 SHEETS

CORNERSTONE COMMUNITIES
WOODWARD
APN 220-210-49
WOODWARD ST, SAN MARCOS CA



COSM PIERCE PUMPER
CITY FIRE & RESCUE (CUSTOM)
(C) 2022 TRANSOFT SOLUTIONS, INC. ALL RIGHTS RESERVED.

COSM PIERCE PUMPER
WIDTH - 7.69'
TRACTOR TRACK - 7.69'
LOCK TO LOCK TIME - 6.0
STEERING ANGLE - 37.8

EMERGENCY VEHICLE USED IN
THIS AUTOTURN SIMULATION

APN: 220-480-12

APN: 220-480-01

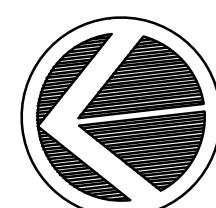
APN: 220-480-13

APN: 220-386-01

EXIST. TOWNHOMES
APN: 220-210-50

WOODWARD STREET

MISSION ROAD



SCALE 1"=40'

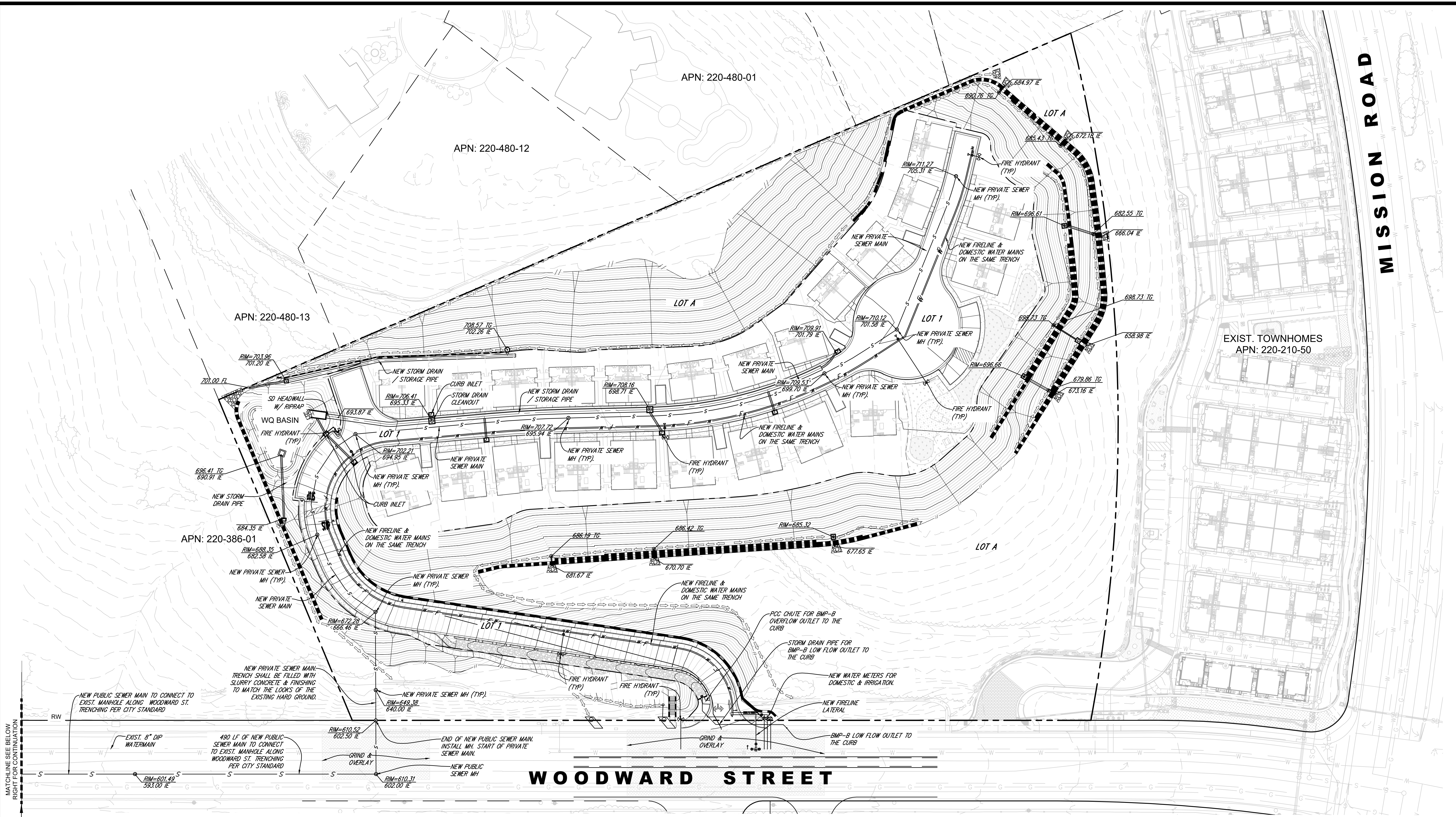
0 40 80 Feet

DATE	REMARKS
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PH (603) 456-6110 FAX (603) 456-8334

SHEET 10 OF 13 SHEETS
CIRCULATION EXHIBIT

CORNERSTONE COMMUNITIES
WOODWARD
APN 220-210-49
WOODWARD ST, SAN MARCOS CA



AFTER GRINDING & OVERLAY APPLICATION,
STRIPING & OR STREET RESTORATION
SHALL BE COMPLETED TO THE
SATISFACTION OF THE ENGINEERING
INSPECTOR.

	DATE	REMARKS
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PH (760)745-8118 FX (760)745-8334

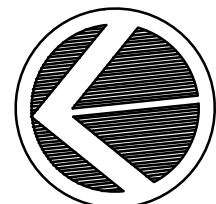
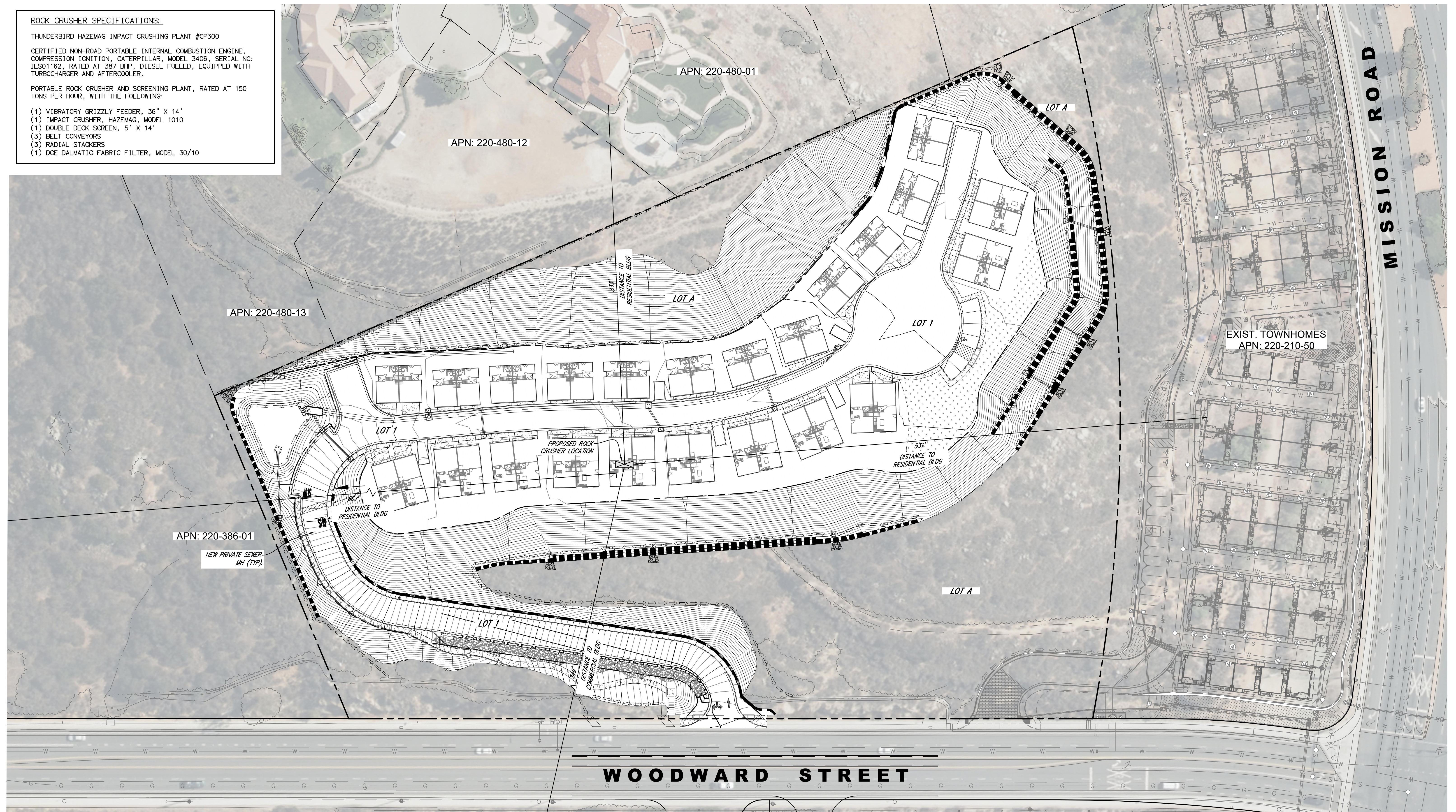
CORNERSTONE COMMUNITIES
WOODWARD
APN 220-210-49
WOODWARD ST, SAN MARCOS CA

THUNDERBIRD HAZEMAG IMPACT CRUSHING PLANT #CP300

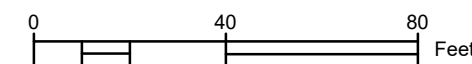
CERTIFIED NON-ROAD PORTABLE INTERNAL COMBUSTION ENGINE,
COMPRESSION IGNITION, CATERPILLAR, MODEL 3406, SERIAL NO:
ILS01162, RATED AT 387 BHP, DIESEL FUELED, EQUIPPED WITH
TURBOCHARGER AND AFTERCOOLER.

PORTABLE ROCK CRUSHER AND SCREENING PLANT, RATED AT 150 TONS PER HOUR, WITH THE FOLLOWING:

- (1) VIBRATORY GRIZZLY FEEDER, 36" X 14'
- (1) IMPACT CRUSHER, HAZEMAG, MODEL 1010
- (1) DOUBLE DECK SCREEN, 5' X 14'
- (3) BELT CONVEYORS
- (3) RADIAL STACKERS
- (1) DCE DALMATIC FABRIC FILTER, MODEL 30/10



SCALE 1":40'



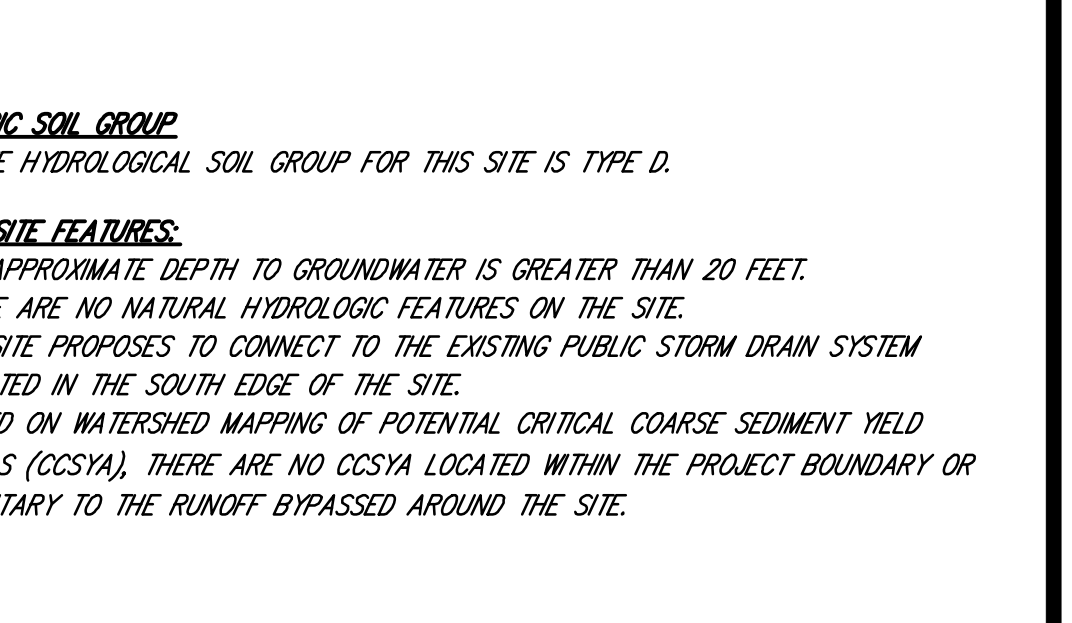
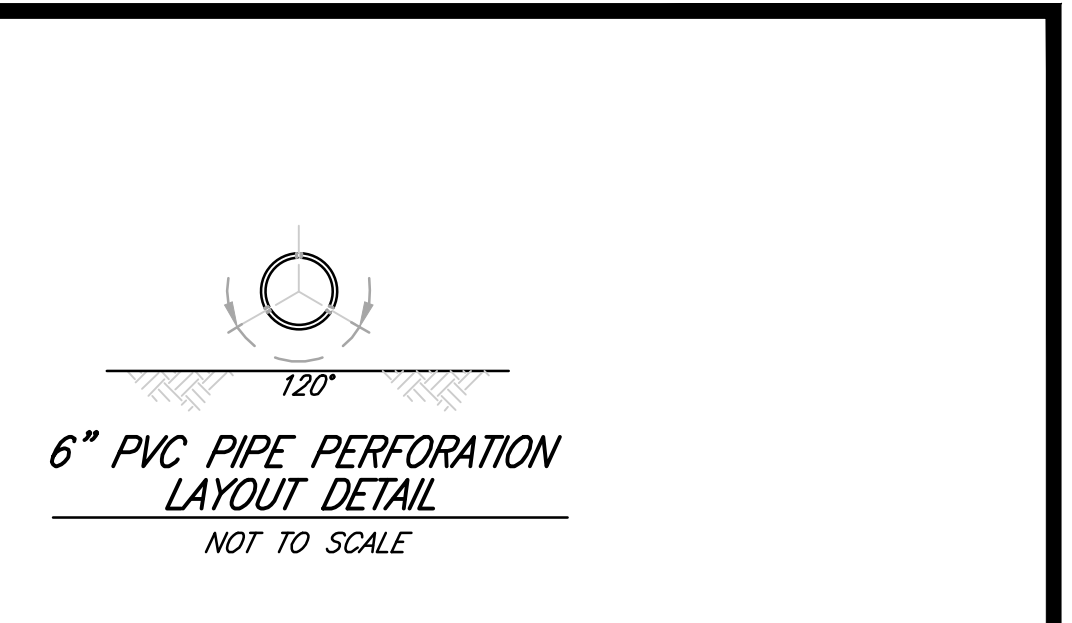
	DATE	REMARKS
	06/2023	PLANNING SUBMITTAL

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SHEET 12 OF 13 SHEETS
ROCK CRUSHER EXHIBIT

CORNERSTONE COMMUNITIES
WOODWARD

APN 220-210-49
WOODWARD ST, SAN MARCOS CA



NOTE:
HOA WILL BE THE FINAL OWNER OF BMPS, MAINTAIN BMPS INTO PERPETUITY, AND FUNDING MECHANISM FOR MAINTENANCE.

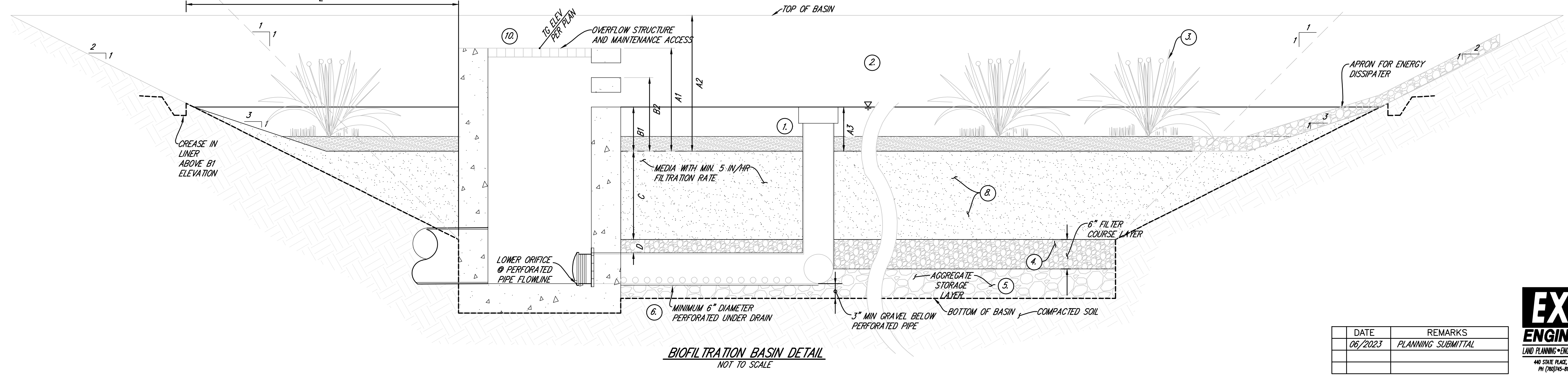


1. 3 INCHES OF WELL-ROD, SHEATHED HARDWOOD MOULDER.
 2. AN UNDERDRAIN CLEANOUT WITH A MINIMUM 6-INCH DIAMETER AND LOCKABLE CAP IS PLACED EVERY 250 TO 300 FEET AS REQUIRED BASED ON UNDERDRAIN LENGTH.
 3. VEGETATION USED SHOULD BE SUITABLE FOR THE CLIMATE PER LANDSCAPE PLANS
 4. FILTER COARSE IS A MINIMUM OF 6 INCHES PROVIDED IN TWO SEPARATE 3 INCH LAYERS. THE TOP LAYER SHALL BE MADE OF ASTM C33 CRUSHER SAND AND THE BOTTOM LAYER BE OF ASTM NO. 8 AGGREGATE. MARKERS STAKES SHALL BE USED TO ENSURE UNIFORM LIFT THICKNESS.
 5. AASHTO NO. 57 STONE OR CLASS 2 PERMEABLE PER CAL TRANS SPECIFICATION 68-1.025 IS RECOMMENDED FOR THE AGGREGATE STORAGE LAYER. WASHED, OPEN-GRADED CRUSHED ROCK MAY BE USED, HOWEVER, A 4 INCH MINIMUM WASHED PEA GRAVEL FILTER COURSE LAYER AT THE TOP OF THE CRUSHED ROCK IS REQUIRED.
 6. IMPERMEABLE LINER SHALL BE INSTALLED WHEN THE PERMEABILITY 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-3.00 AND COUNTY GREEN STREETS SUPPLEMENT TO CAL TRANS SPECIFICATIONS 20-11.08B) CONFIGURED TO ENTIRELY ENCOMPASS THE SIDES OF THE WATER QUALITY BASIN.
 7. IMPERMEABLE LINER BE CONSTRUCTED IN COMPLIANCE WITH THE COUNTY OF SAN DIEGO GREEN STREETS SUPPLEMENT TO CAL TRANS SPECIFICATIONS 20-11.08B.
 8. BIOFILTRATION SOIL MEDIA LAYER (BSM) SHALL CONSIST OF 60% TO 80% BY VOLUME SAND, UP TO 20% BY VOLUME TOPSOIL, AND UP 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 PIER TO THE NEXT LIFT. INITIAL PERMEABILITY SHALL BE 8" PER HOUR (WITH ASSUMED STABILIZED PERMEABILITY OF 5" PER HOUR).
 9. THE AGGREGATE STORAGE LAYER SHALL BE COMPACTED IN ACCORDANCE WITH SOILS ENGINEER'S RECOMMENDATIONS.
 10. MP B WILL HAVE A BOX THAT IS USED FOR A PUMP SIZED BELOW THE 0.102 STORM EVENT TO PUMP OUT LOW FLOW WATER AFTER CLEANING. PEAK FLOW WILL DISCHARGE THROUGH D-25 TO WOODWARD STREET.
 11. 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.
 12. SPECIAL INSPECTION SHALL BE REQUIRED FOR CONSTRUCTION OF ALL BIOFILTRATION BASINS. INSPECTION SHALL BE PERFORMED BY A QUALIFIED INDIVIDUAL (SUCH AS: ENGINEER OF RECORD, GSO). 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.
13. PROPOSED MATERIALS, SUCH AS AGGREGATE, FILTER MATERIAL, AND FILTER MEDIA SHALL BE SUBMITTED TO THE ENGINEER OF WORK FOR APPROVAL.

NOTE:

- ONLY DMA-1, DMA-2, AND DMA-4 ARE FOR WATER QUALITY. OTHER AREAS ARE SELF-MITIGATING AND CONTAIN NO STRUCTURAL BMP'S.
- FREEBOARD IS CALCULATED AS A2-A1
- BMP B WILL HAVE A BOX THAT IS USED FOR A PUMP SIZED BELOW THE 0.102 STORM EVENT TO PUMP OUT LOW FLOW WATER AFTER CLEANING. PEAK FLOW WILL DISCHARGE THROUGH D-25 TO WOODWARD STREET.

DISTANCE FROM TOE OF SLOPE TO LINER



	DATE	REMARKS
	06/2023	PLANNING SUBMITTAL

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CORNERSTONE COMMUNITIES
WOODWARD
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WOODWARD ST, SAN MARCOS CA



PROJECT SUMMARY
3-STORY DUPLEXES

HOMES	46 HOMES
GROSS AREA	8.57 ACRES GROSS
PAD AREA	2.7 ACRES NET
DENSITY	5.37 DU/AC (17 DU/AC NET)
LOT COVERAGE	10%

UNIT MIX

24	PLAN 1	3BD/3.5BA	1,585 SF
11	PLAN 2	3BD/3.5BA	1,900 SF
11	PLAN 3	3BD/3.5BA	1,900 SF
46 TOTAL UNITS			

BUILDING MIX

BLDG	AREA	QTY	TOTAL
BLDG A	4,240 SF	12	50,880 SF
BLDG B	4,780 SF	11	52,580 SF
TOTAL		23	103,460 SF

PARKING SUMMARY

REQUIRED		
DUPLEX	46 DU X 2	92 SPACES
GUEST	46 DU X .33	16 SPACES
TOTAL REQUIRED		108 SPACES

PROVIDED

GARAGE	92 SPACES
OPEN	16 SPACES
TOTAL PROVIDED	108 SPACES

EV PARKING SUMMARY

CGBSC 4.106.4.1 NEW ONE- AND TWO-FAMILY DWELLINGS AND TOWN-HOUSES WITH ATTACHED PRIVATE GARAGES: FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT.

EV CAPABLE 92 GARAGE SPACES REQ / PROV

OPEN SPACE SUMMARY

COMMON OPEN SPACE				
PLAN 1	24 X 262 SF	6,288 SF X 30%		1,886 SF
PLAN 2	11 X 488 SF	5,368 SF X 30%		1,610 SF
PLAN 3	11 X 488 SF	5,368 SF X 30%		1,610 SF
TOTAL REQUIRED				5,106 SF
TOTAL PROVIDED				7,480 SF

PRIVATE OPEN SPACE

DECK		
REQUIRED	46 X 50 SF	2,300 SF
PROVIDED		
PLAN 1	24 X 65 SF	1,560 SF
PLAN 2	11 X 540 SF	5,940 SF
PLAN 3	11 X 540 SF	5,940 SF
TOTAL PROVIDED		13,440 SF

GROUND FLOOR

REQUIRED	46 X 250 SF	11,500 SF
PROVIDED		24,935 SF

SAN MARCOS, CA

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WOODWARD STREET

JUNE 9, 2023

SCALE: 0 30 60 90

CONCEPTUAL SITE PLAN

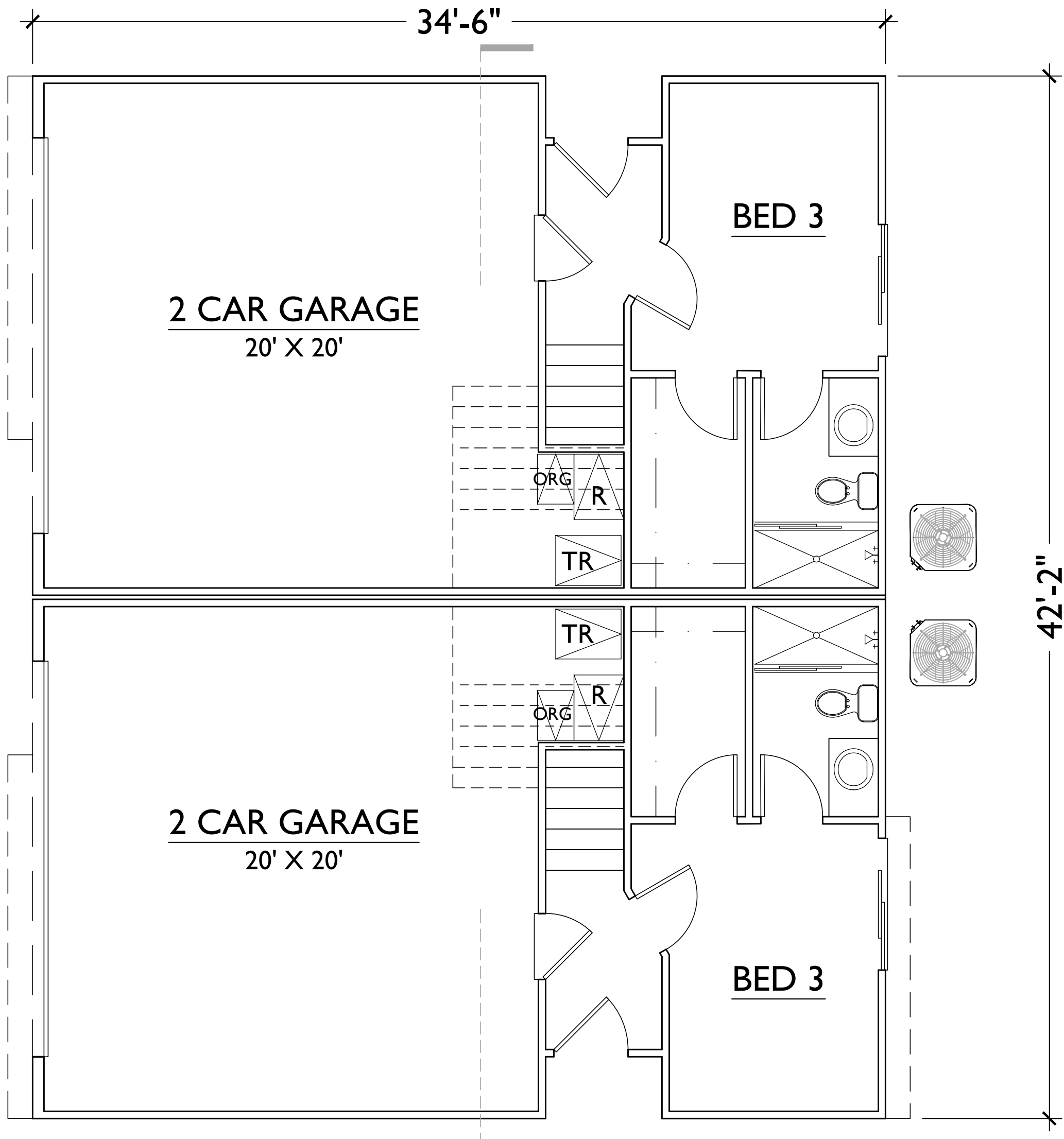
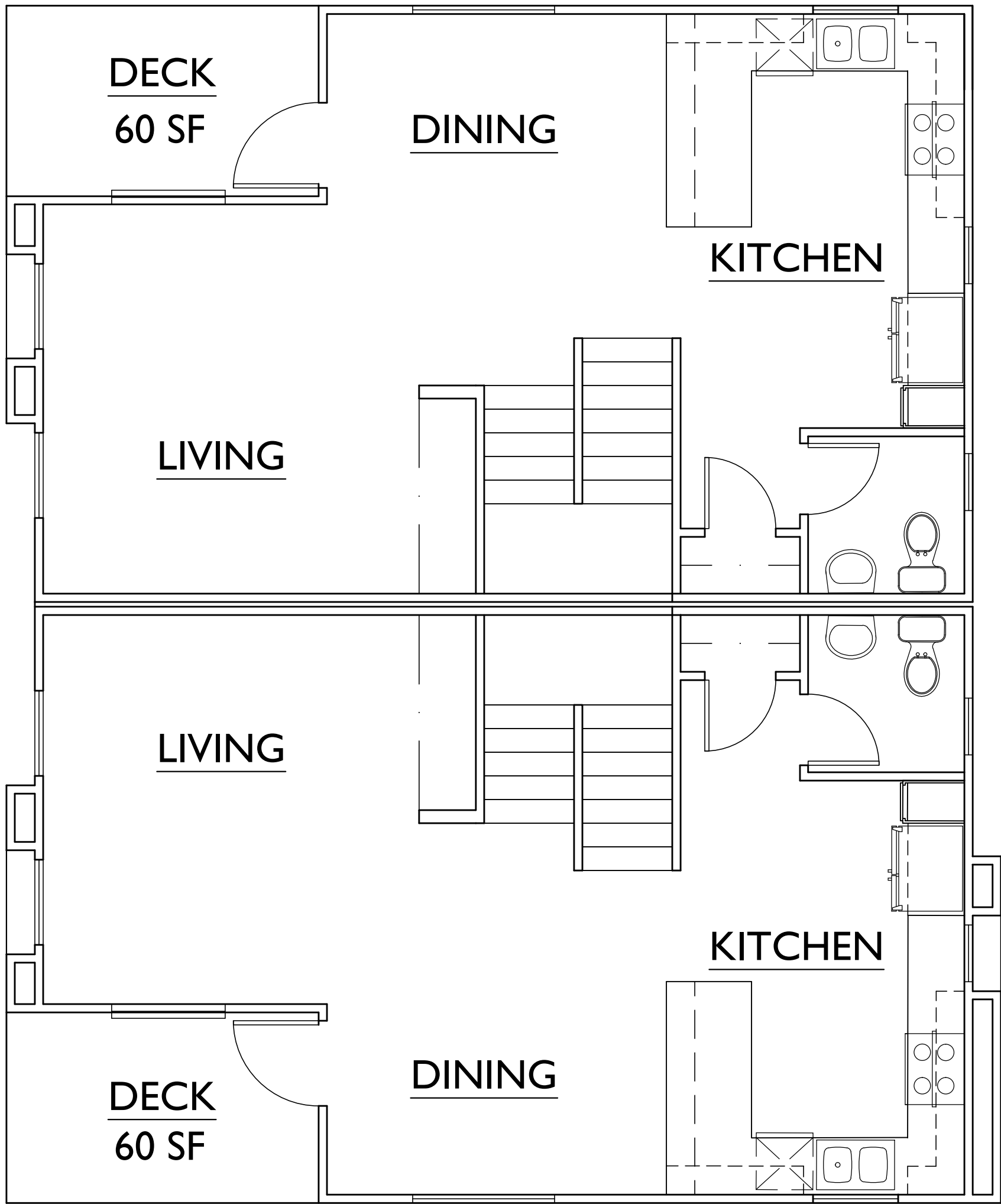
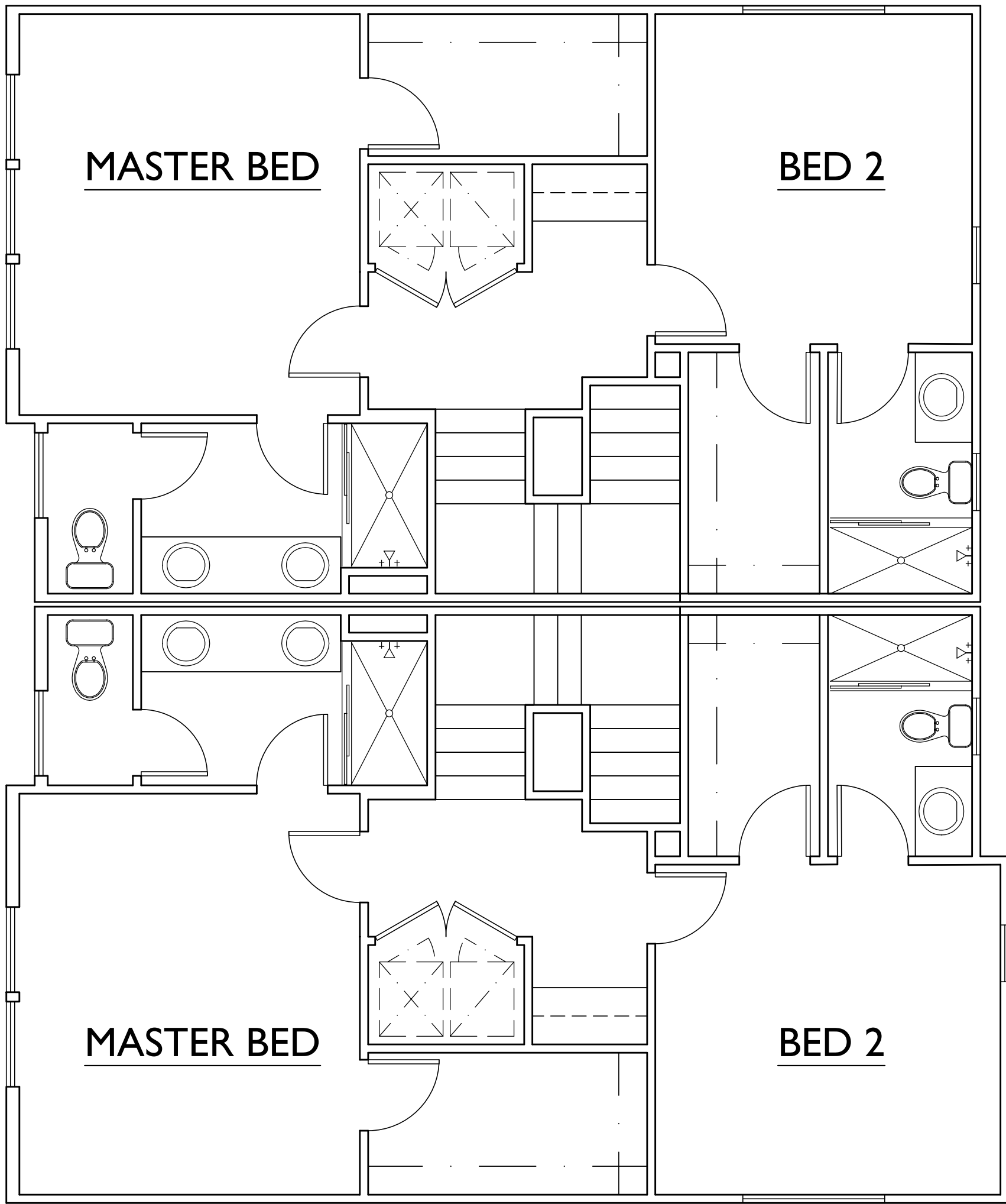


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A-1

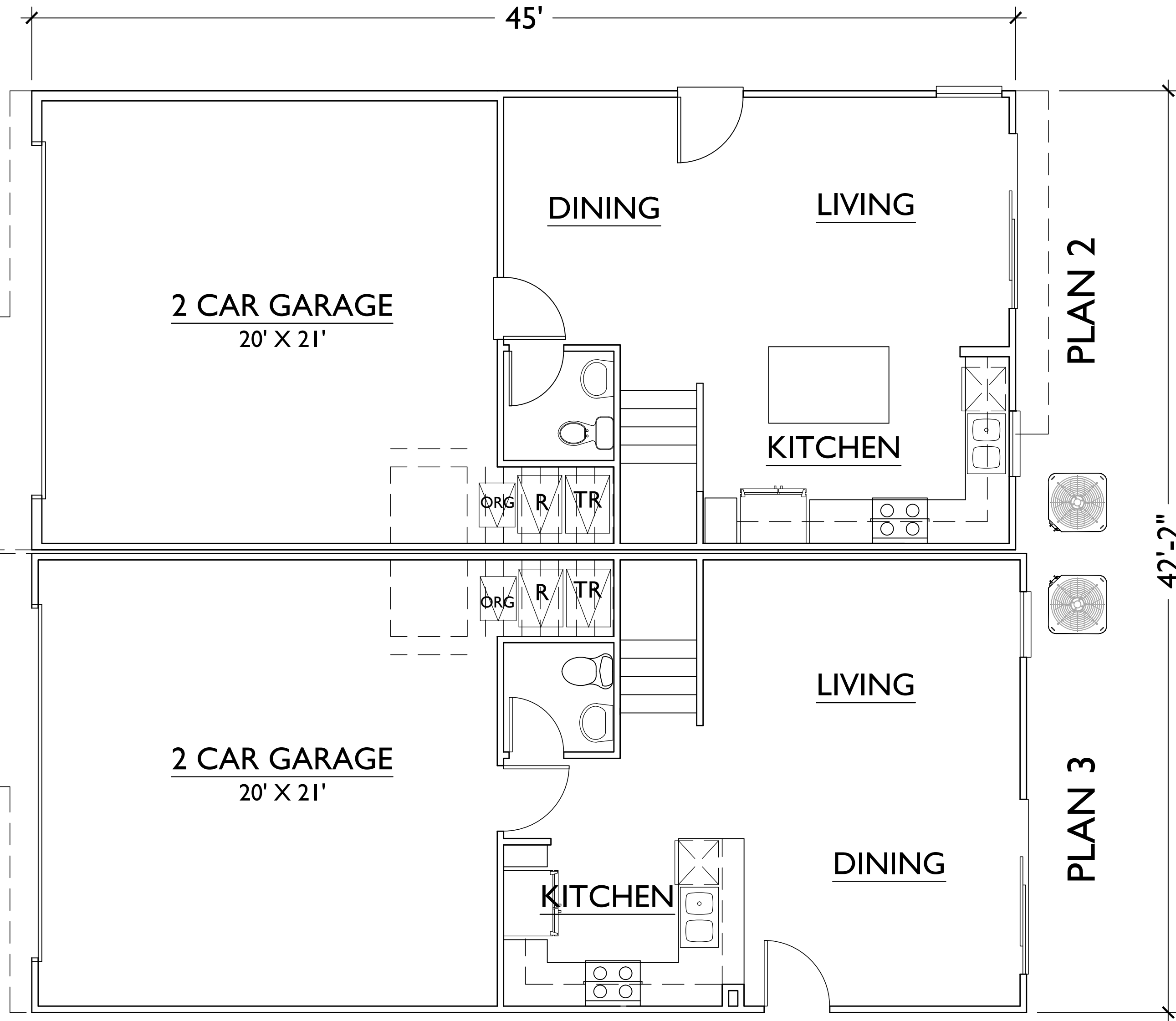
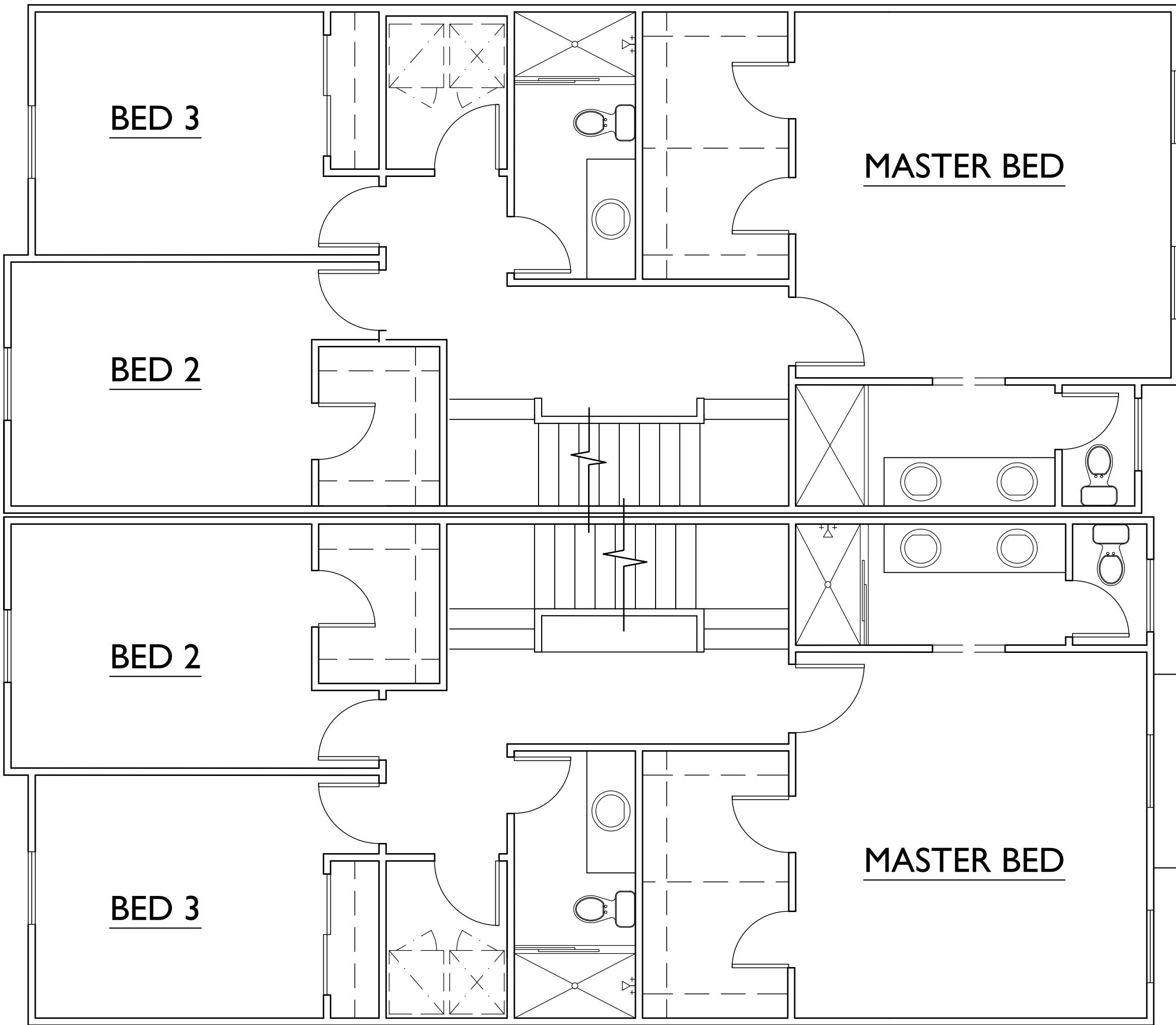
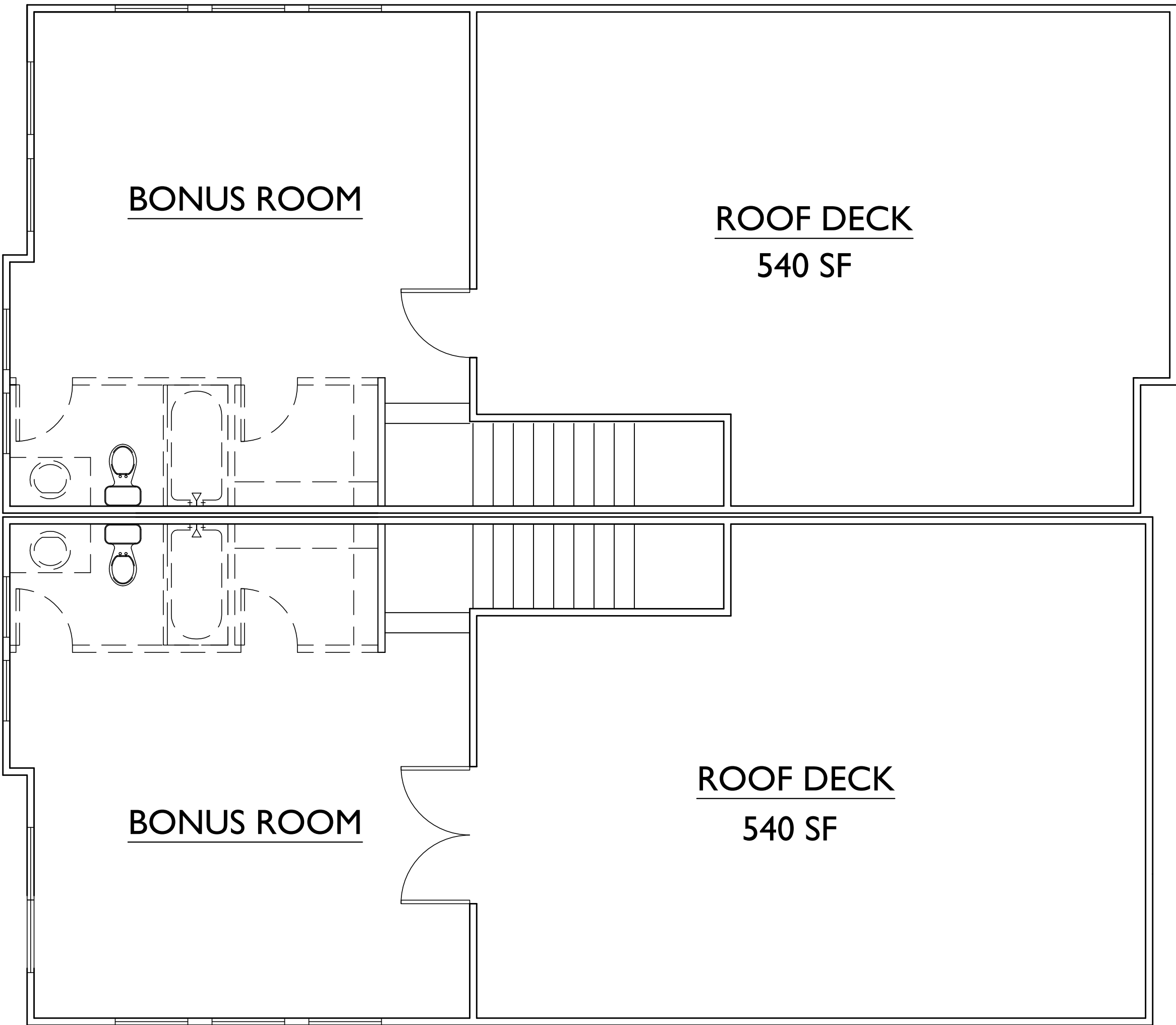
BUILDING A

PLAN 1 - 1,585 SF



BUILDING B

PLAN 2&3 - 1,900 SF



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WOODWARD STREET

CONCEPTUAL FLOOR PLANS

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SCALE: 0 2 4 8 12

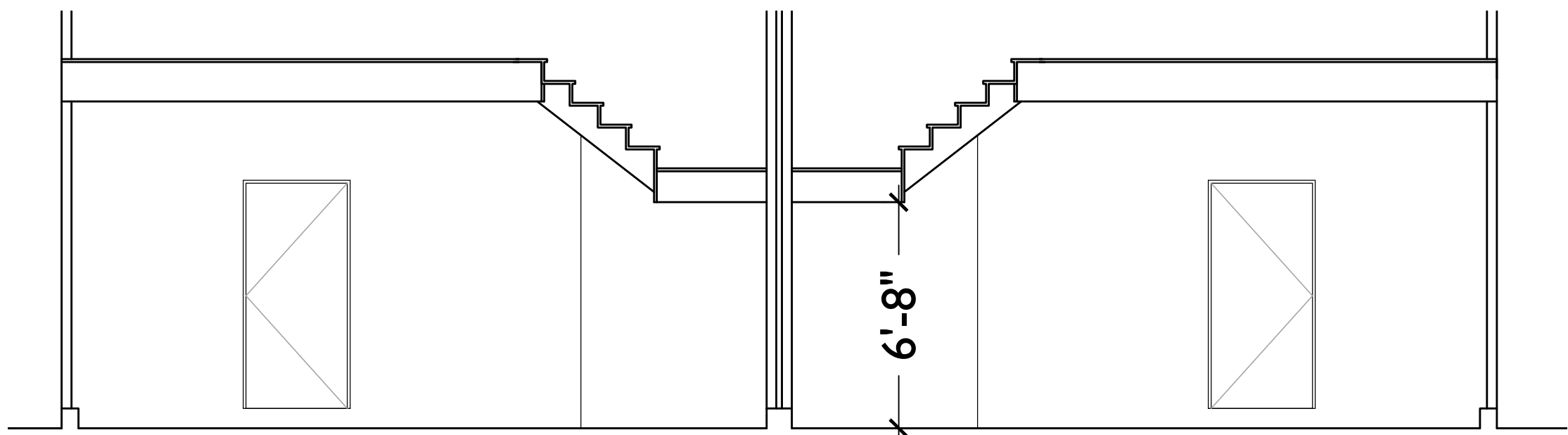
SUMMA ARCHITECTURE
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Bonsall, CA 92003
760.724.1198 summaarch.com



LEFT



FRONT



GARAGE SECTION

MATERIAL SCHEDULE

- 1 ROOF - CONCRETE TILE
- 2 2X WOOD FASCIA
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 RAILING - METAL
- 7 RAILING - STUCCO
- 8 AWNING



RIGHT



REAR

SAN MARCOS, CA

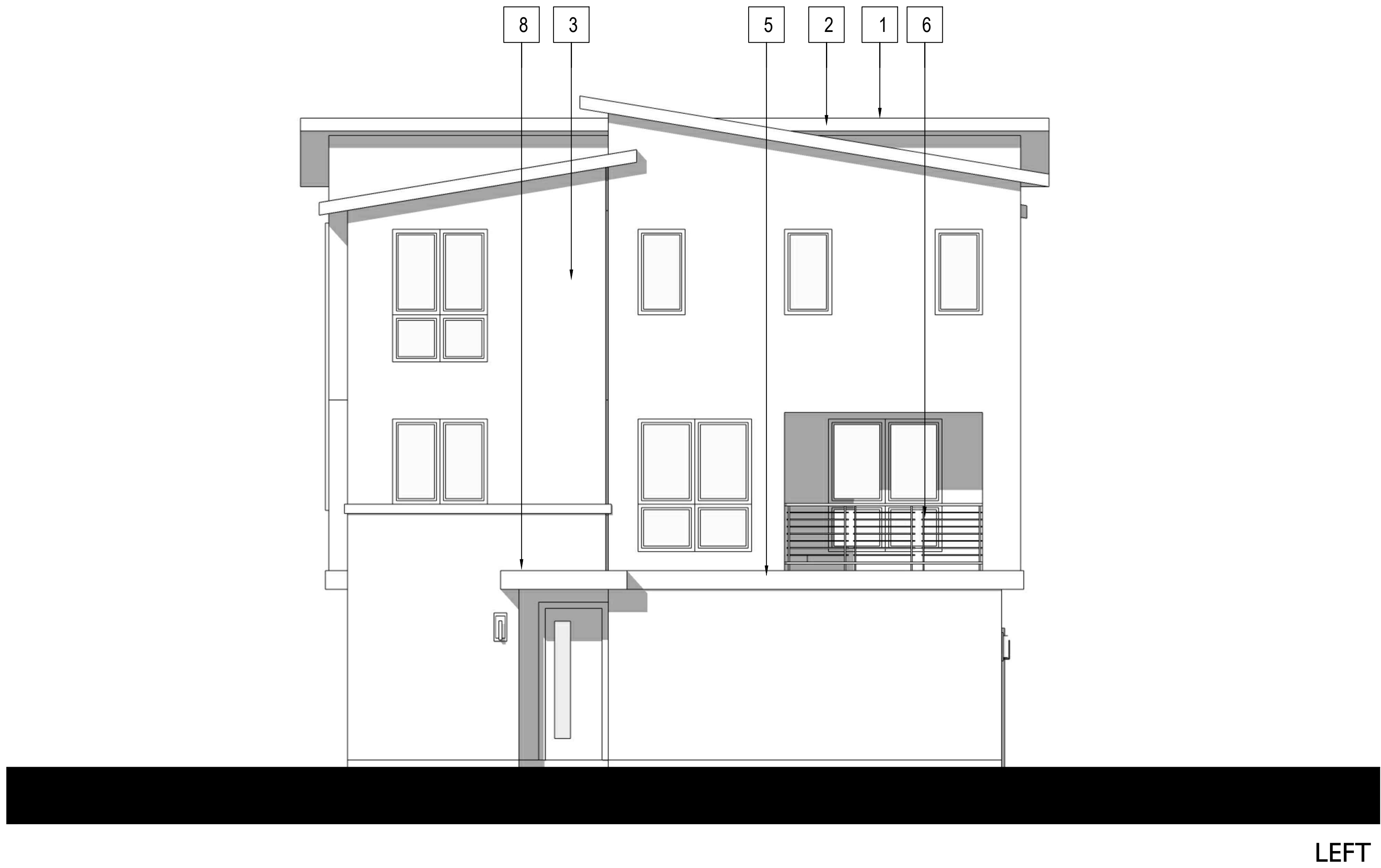
WOODWARD STREET

BUILDING A ELEVATIONS

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SCALE: 0 2 4 8 12

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LEFT



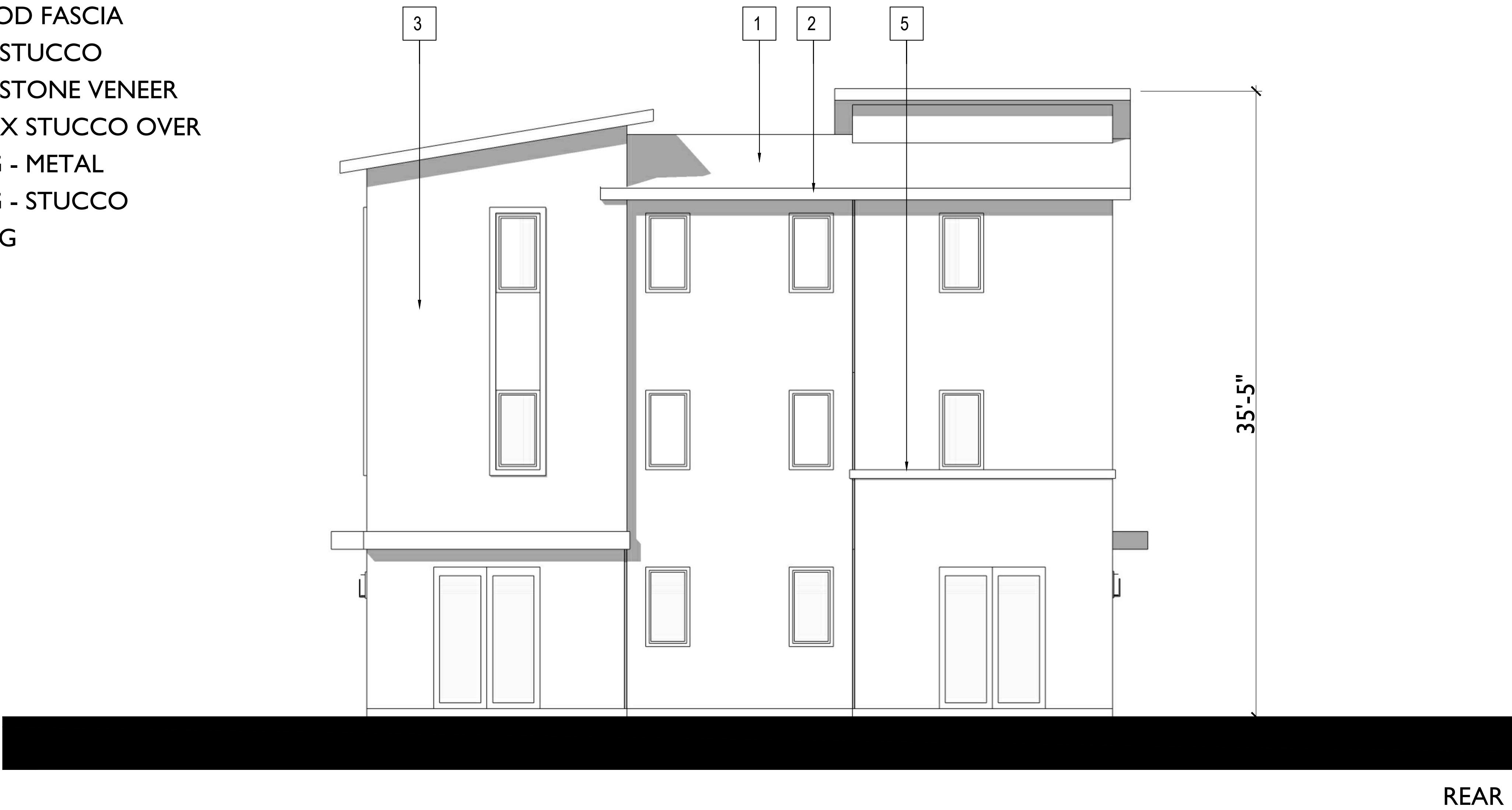
FRONT

MATERIAL SCHEDULE

- 1 ROOF - CONCRETE TILE
- 2 2X WOOD FASCIA
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 RAILING - METAL
- 7 RAILING - STUCCO
- 8 AWNING



RIGHT



REAR

SAN MARCOS, CA

WOODWARD STREET

BUILDING A ELEVATIONS

CORNERSTONE COMMUNITIES
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JUNE 9, 2023
SCALE: 0 2 4 8 12

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MATERIAL SCHEDULE

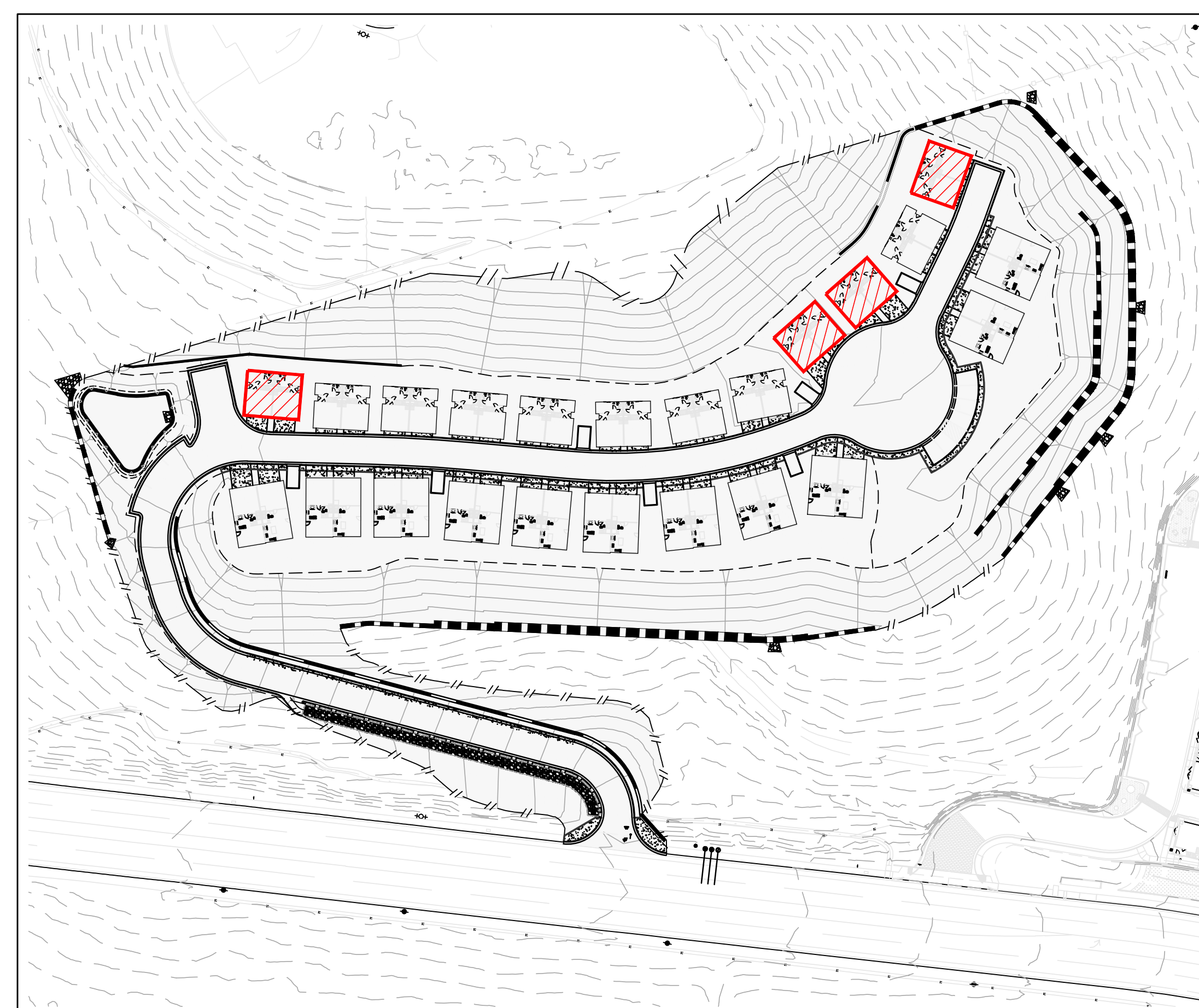
- 1 ROOF - CONCRETE TILE
- 2 2X WOOD FASCIA
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER (AT ENHANCED LOCATIONS)
- 5 TRIM - 2X STUCCO OVER
- 6 RAILING - METAL
- 7 RAILING - STUCCO
- 8 AWNING



LEFT



FRONT



NTS

BUILDING A ENHANCED LOCATIONS



RIGHT



REAR

SAN MARCOS, CA

WOODWARD STREET

BUILDING A ENHANCED ELEVATIONS

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SCALE: 0 2 4 8 12

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A-5



LEFT



FRONT

MATERIAL SCHEDULE

- 1 ROOF - CONCRETE TILE
- 2 2X WOOD FASCIA
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 RAILING - METAL
- 7 RAILING - STUCCO
- 8 AWNING



RIGHT



REAR

SAN MARCOS, CA

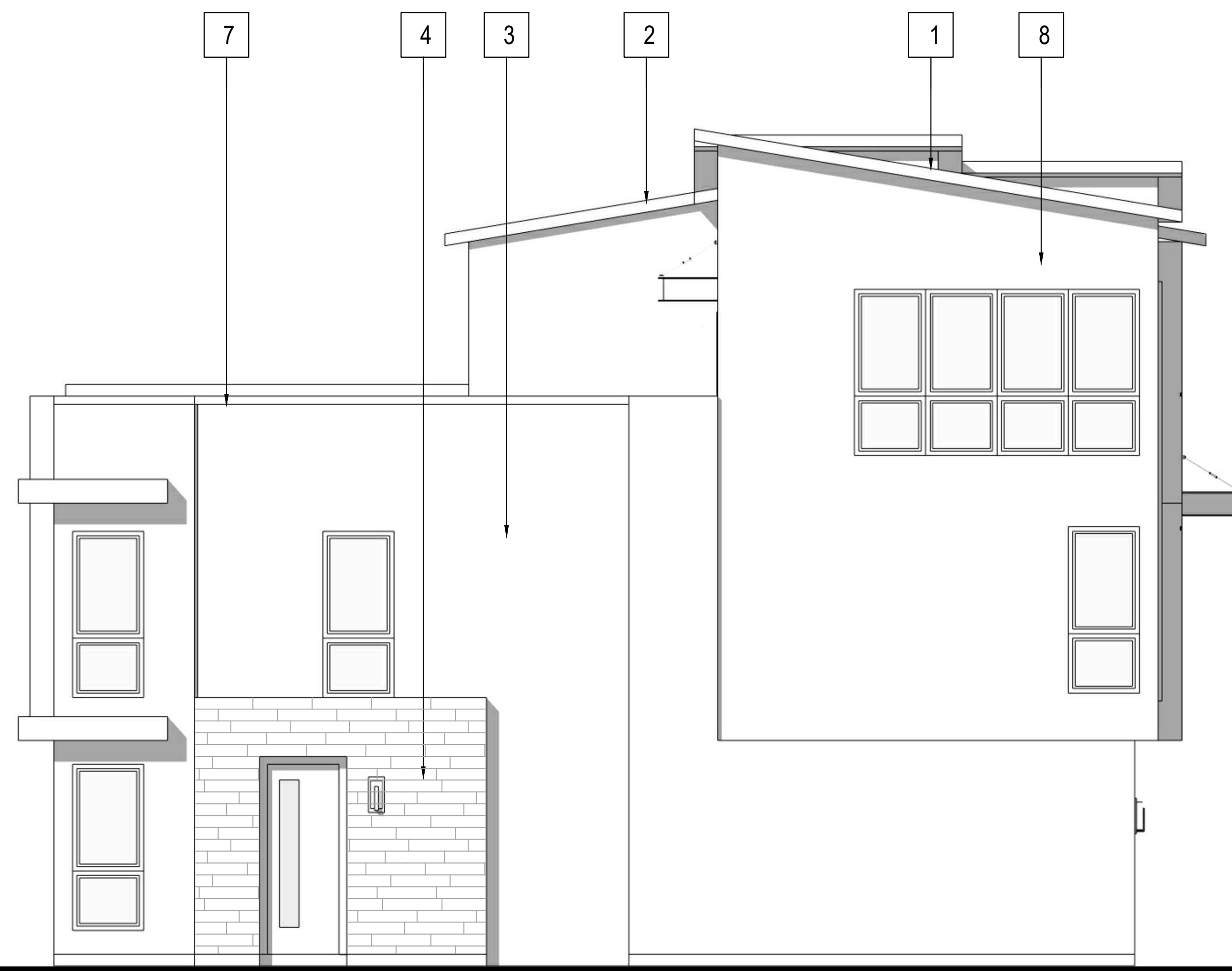
WOODWARD STREET

BUILDING B ELEVATIONS

CORNERSTONE COMMUNITIES
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JUNE 9, 2023
SCALE: 0 2 4 8 12

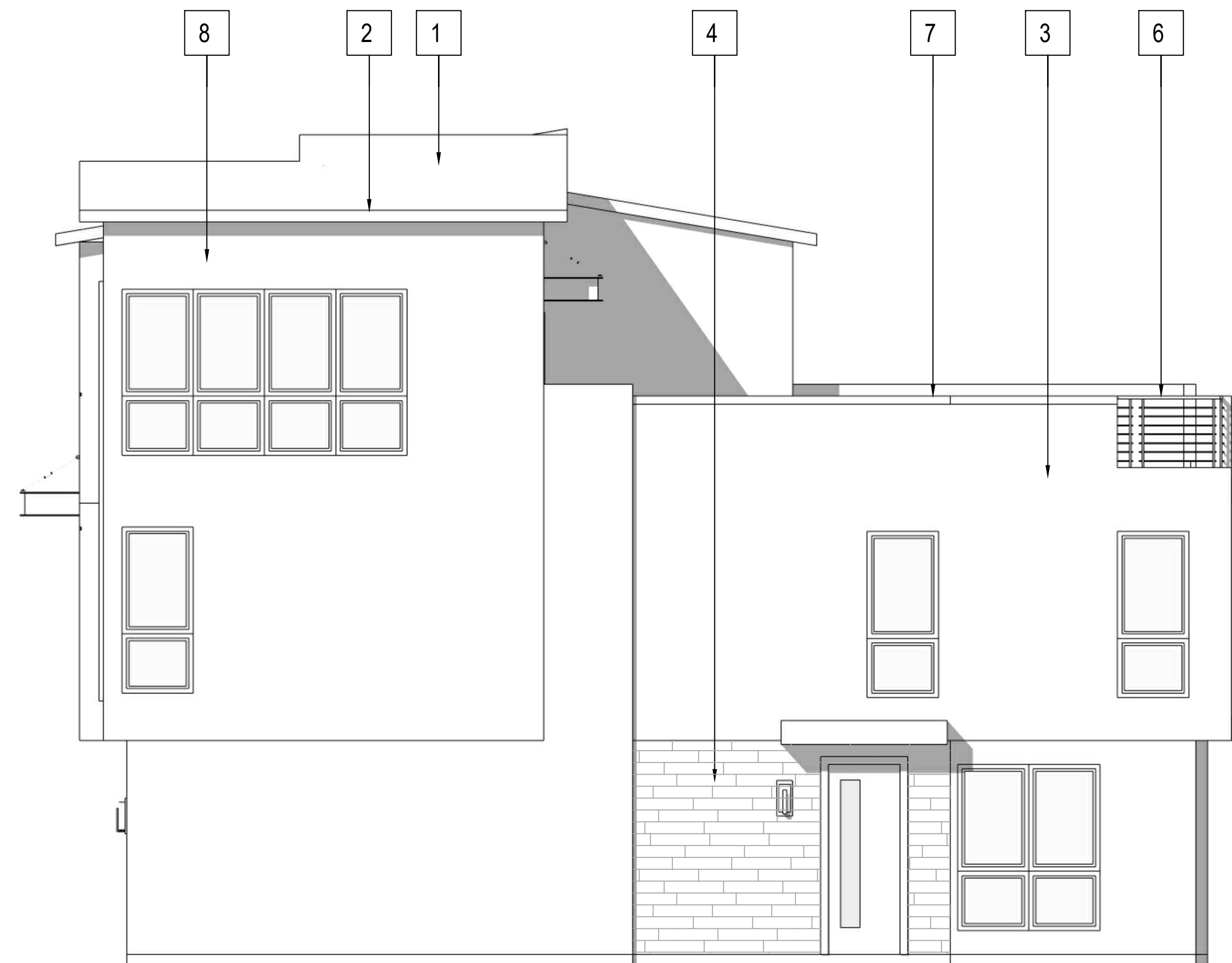
SUMMA
ARCHITECTURE
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LEFT



FRONT



RIGHT

MATERIAL SCHEDULE

- 1 ROOF - CONCRETE TILE
- 2 2X WOOD FASCIA
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 RAILING - METAL
- 7 RAILING - STUCCO
- 8 AWNING



REAR

SAN MARCOS, CA

WOODWARD STREET

BUILDING B ELEVATIONS

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JUNE 9, 2023
SCALE: 0 2 4 8 12

SUMMA
ARCHITECTURE

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A-7

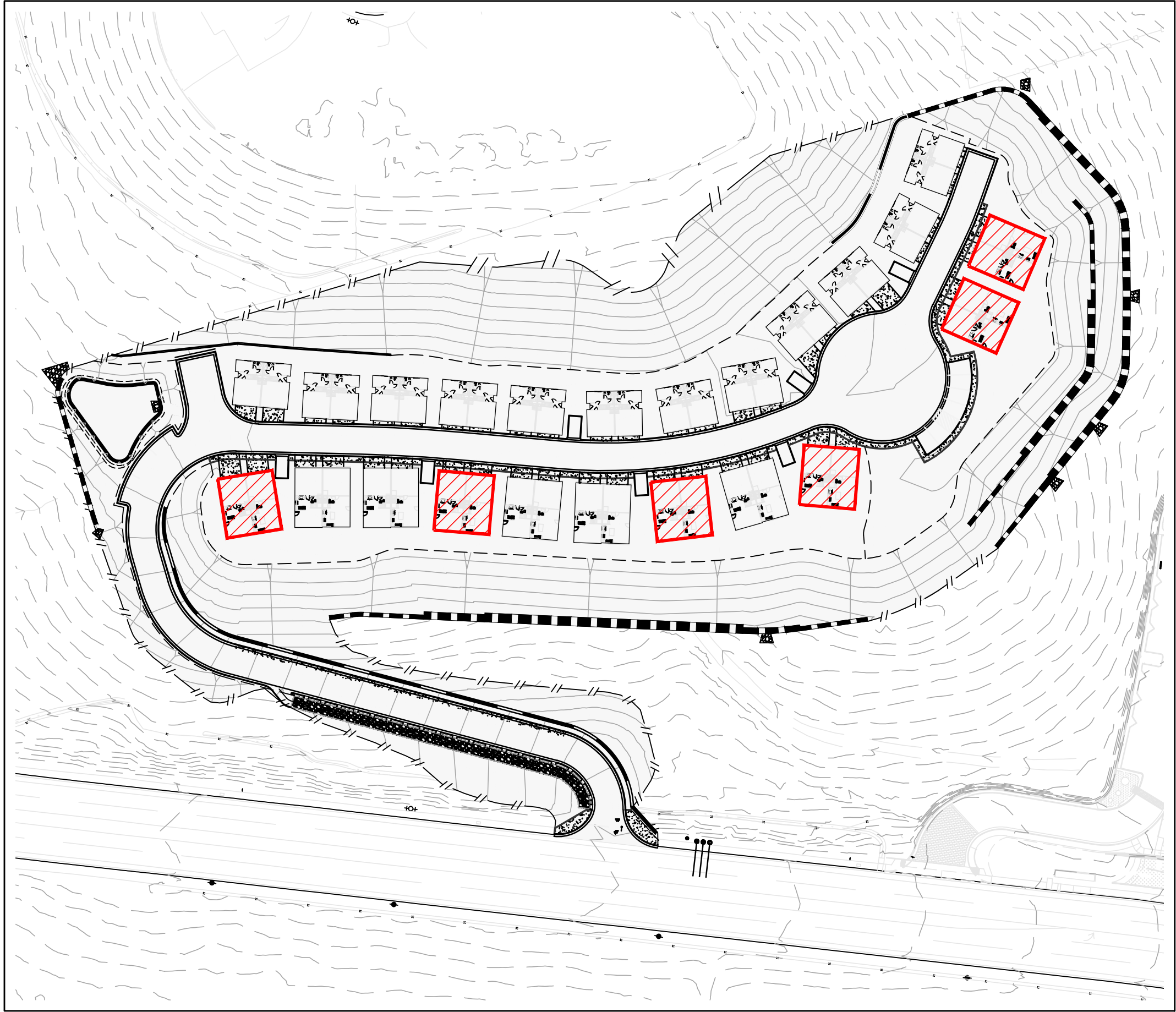
- MATERIAL SCHEDULE
- 1 ROOF - CONCRETE TILE
 - 2 2X WOOD FASCIA
 - 3 WALL - STUCCO
 - 4 WALL - STONE VENEER
 - 5 TRIM - 2X STUCCO OVER
 - 6 RAILING - METAL
 - 7 RAILING - STUCCO
 - 8 AWNING
 - 9 WALL - HORIZONTAL SIDING (AT ENHANCED LOCATIONS)



LEFT



FRONT



NTS BUILDING B ENHANCED LOCATIONS



RIGHT



REAR

SAN MARCOS, CA

WOODWARD STREET

BUILDING B ENHANCED ELEVATIONS

CORNERSTONE COMMUNITIES
1241 CAVE STREET, STE. 200 | LA JOLLA, CA 92037
858.458.9700 EXT. 120

JUNE 9, 2023
SCALE: 0 2 4 8 12

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198 summach.com



BUILDING B - YARD



BUILDING B - STREET



BUILDING A - YARD



BUILDING A - STREET

SAN MARCOS, CA

PACIFIC GROUP
 REZA SHERA
 261 NORTH HIGHWAY 101 #1019
 SOLANA BEACH ,CA.92067

WOODWARD STREET

JUNE 9, 2023

SITE PERSPECTIVE



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