

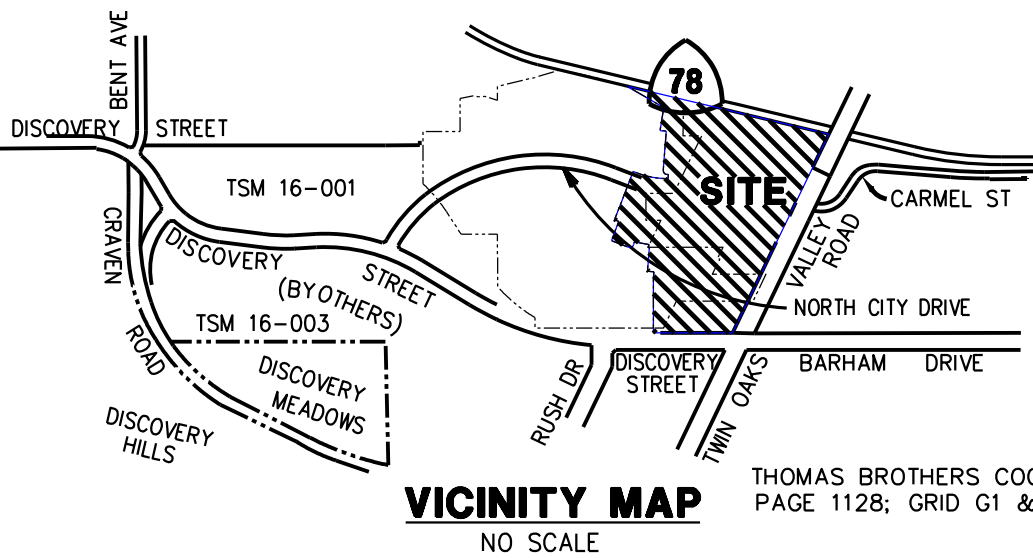


**ATTACHMENT D**

**TENTATIVE SUBDIVISION MAP & LANDSCAPE PLANS**

# TENTATIVE SUBDIVISION MAP TSM 24-0004

## UNIVERSITY DISTRICT SAN MARCOS



THIS IS A TENTATIVE MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125, ET SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA CONTAINING A MAXIMUM OF 202 RESIDENTIAL CONDOMINIUM UNITS (LOT 1=36, LOT 2=142, LOT 3=24) AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THIS TENTATIVE MAP ALSO DEDICATES PUBLIC STREET A, A PORTION OF NORTH CITY DRIVE, A PORTION OF TWIN OAK VALLEY ROAD, GENERAL MUNICIPAL TRAIL EASEMENT THROUGH LOTS 1 & 2, PUBLIC STORM DRAIN EASEMENT IN LOT 1, AND 100' FOR PUBLIC DRAINAGE EASEMENT IN LOT 1.

DESCRIPTION	SYMBOL
PROPOSED LOT NUMBER	1 THROUGH 3
SUBDIVISION BOUNDARY	---
TSM BOUNDARY	---
PROPOSED RIGHT-OF-WAY	---
PROPOSED LOT LINE	---
PROPOSED EASEMENT	---
EXISTING RIGHT-OF-WAY	---
EXISTING PROPERTY LINE	---
100 YEAR FLOODWAY	---
100 YEAR FLOOD PLAN	---
ACCESS RELINQUISHMENT	---
WATER QUALITY/RETENTION BASIN	---
SHEET NO. DESCRIPTION	

**DEVELOPMENT NOTES:**

- PRIVATE RESIDENTIAL DEVELOPMENT WITHIN LOTS SHOWN HEREON, WILL BE PROVIDED THROUGH SITE DEVELOPMENT PERMITS (SDP'S) WHICH WILL DEMONSTRATE BUILDING AND HEALTH CODE COMPLIANCE, PRIVATE IMPROVEMENTS FOR STORM WATER CONVEYANCE (PRIVATE STREETS), PRIVATE STORM DRAIN AND WATER QUALITY COMPLIANCE, AS WELL AS PRIVATE SEWER AND PRIVATE WATER SYSTEMS.
- ALL GRADING IS PROPOSED TO CONFORM TO THE PROVISIONS OF SAN MARCOS MUNICIPAL CODE (SMC) SECTION 17.32; AND IN CONFORMANCE WITH THE PROJECT'S GEOTECHNICAL REPORT BY GECON INCORPORATED.
- PROPOSED PIPE SIZES, WHERE SHOWN, ARE APPROXIMATE.
- DRAINAGE SYSTEM: STORM WATER WILL BE DISPOSED OF USING SURFACE FLOW AND UNDERGROUND DRAINAGE SYSTEMS. THE SYSTEM SHOWN IS CONCEPTUAL. THE FINAL DRAINAGE DESIGN SHALL CONFORM TO CITY OF SAN MARCOS DESIGN STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
- ALL STORM WATER TREATMENT DESIGN SHALL COMPLY WITH THE RECOMMENDATION OF THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD AS WELL AS CITY OF SAN MARCOS BMP DESIGN MANUAL; INCLUDING CONSTRUCTION PERIOD BMP'S IN COMPLIANCE WITH SMMC 14.15.05 (C).
- THE PROPERTY LIES WITHIN FEMA FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) PER FIRM COMMUNITY MAP NO. 06073C0793C (PANEL 0793C OF 2375), EFFECTIVE DATE 5/16/2012.
- FINAL LANDSCAPE CONSTRUCTION DOCUMENTS TO DEPICT PRIVATE VS PUBLICLY MAINTAINED SLOPES AND LANDSCAPED AREAS.
- WALL MATERIAL SHALL BE MECHANICALLY STABILIZED EARTH OR MASONRY BLOCK SYSTEMS AS APPROVED BY PLANNING DIVISION MANAGER. WALLS SHALL BE TREATED WITH LANDSCAPING. STRUCTURAL DESIGN OF SAID WALLS SHALL BE APPROVED BY THE CITY ENGINEER.
- ALL GRADING OPERATIONS SHALL BE COMPLETED IN ONE PHASE.
- ALL SLOPES TO BE 2:1, UNLESS OTHERWISE SHOWN.
- EXISTING PRIVATE AND PUBLIC EASEMENTS SHALL BE OUTLINED AND EXISTING PUBLIC RIGHT-OF-WAY SHALL BE VACATED AS SHOWN ON THE TENTATIVE MAP.
- CREEK SIDE TRAIL TO HAVE A 15' PUBLIC PEDESTRIAN EASEMENT, A 15' PUBLIC AND VEHICULAR MAINTENANCE EASEMENT AND A 15' PRIVATE VEHICULAR AND MAINTENANCE EASEMENT. TRAIL IS TO BE MAINTAINED BY HOA.

**CONDOMINIUM NOTE**

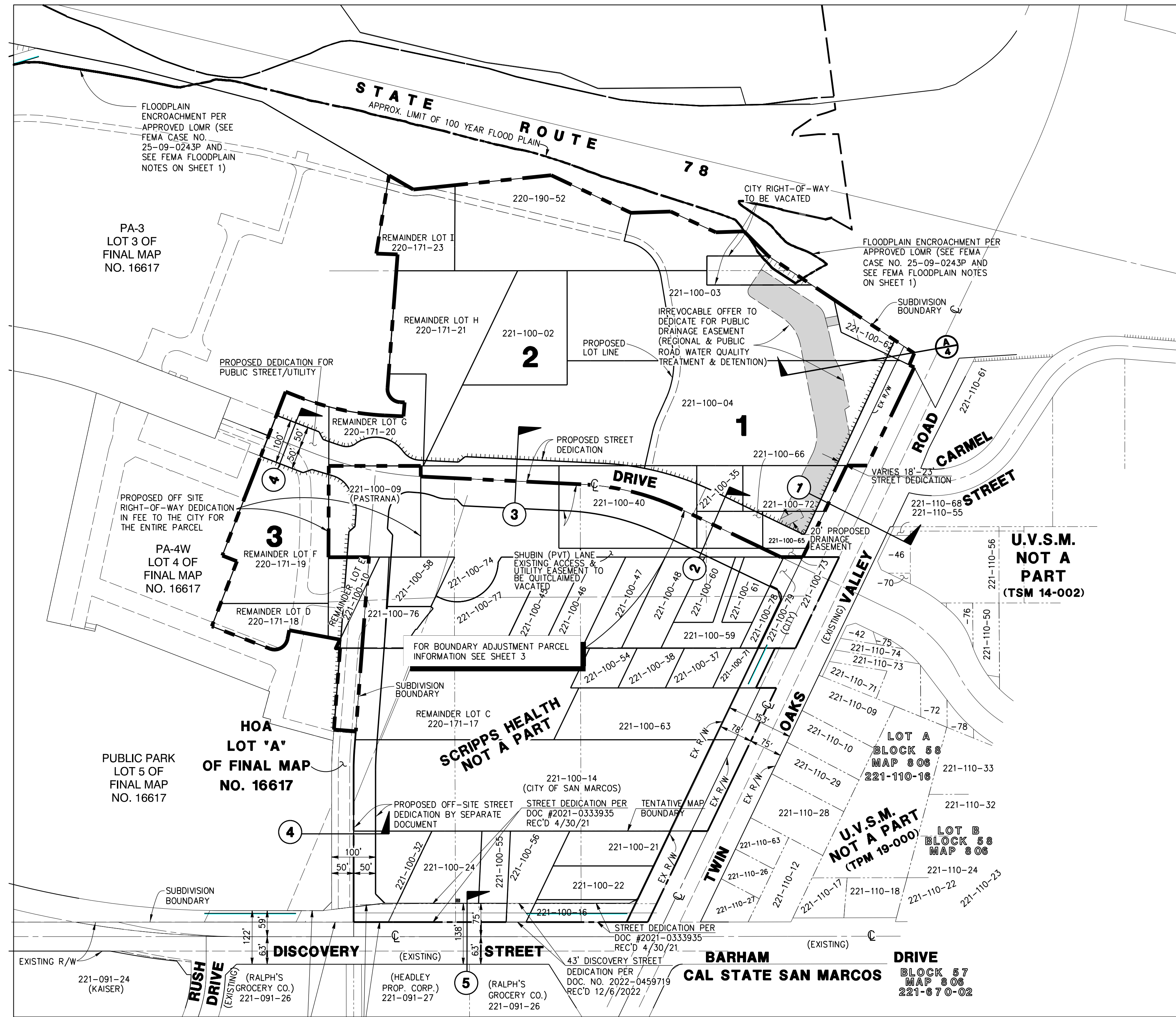
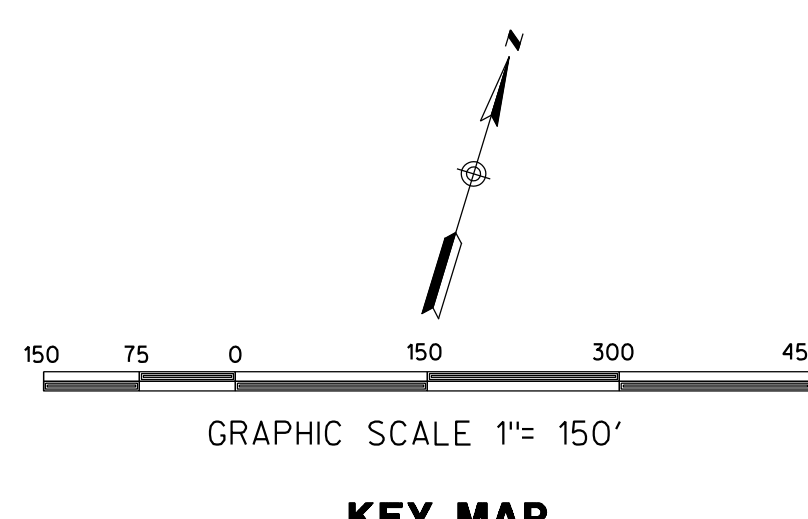
THIS SUBDIVISION IS A RESIDENTIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 202 UNITS OF PROPOSED LOTS 1 (36 UNITS), 2 (142 UNITS), AND 3 (24 UNITS). OF THIS TENTATIVE SUBDIVISION MAP

**FEMA FLOODPLAIN NOTES**

- EFFECTIVE FEMA FLOODPLAIN AND FLOODWAY PER FIRM PANEL 06073C0793C, LAST REVISED 5/16/2012.
- A PROJECT CLOSER-# WAS APPROVED FOR FLOODPLAIN ENCROACHMENTS IN JUNE 2020 PER FEMA CASE NO. 20-09-0649C.
- A LOMR WAS APPROVED FOR FLOODPLAIN ENCROACHMENTS ON JULY 1, 2025 PER FEMA CASE NO. 25-09-0243P.

**HYDROMODIFICATION/LID NOTE**

HYDROMODIFICATION / LOW IMPACT DEVELOPMENT BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED, CONSISTENT WITH THE "UNIVERSITY DISTRICT SAN MARCOS (2022 UDSP)" AND THE APPROVED TENTATIVE MAP STORM WATER QUALITY MANAGEMENT PLAN.



**LEGAL DESCRIPTION**

PORTIONS OF LOTS 2, 3, AND 4 IN BLOCK 62; LOTS 18, 19, 20, AND 21 IN BLOCK 63; AND A PORTION OF THE UNNAMED ALLEY LYING BETWEEN BLOCKS 62 AND 63, ALL OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 006; TOGETHER WITH REMAINDER LOTS C, D, F, G, H, AND I ACCORDING TO MAP NO. 16617 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 31, 2024.

**TAX ASSESSOR PARCEL NUMBERS**

- 220-190-PARCEL 52
- 221-100-PARCELS 02-04, 10, 35, 40, 62, 64, 65, 66, 69, 70, 72, 73, 74, 76
- 220-171-PARCEL 17-23

**ZONING/ SETBACKS**

EXISTING & PROPOSED: 2022 UNIVERSITY DISTRICT SPECIFIC PLAN (UDSP) (HEART OF THE CITY SPECIFIC PLAN AMENDMENT)

**SOURCE OF TOPOGRAPHY**

TOPOGRAPHIC DATA SHOWN IS BASED ON DIGITAL DATA PROVIDED BY RICK ENGINEERING. DATE OF PHOTOGRAPHY: JAN. 19, 2018, CCS83, ZONE 6, EPOCH 1991.35

**BENCH MARK**

POINT NO. 1113, BEING A FOUND 2" IRON PIPE WITH BRASS DISK (ILLEGIBLE) LOCATED NLY ON TWIN OAKS VALLEY ROAD, EAST RIGHT-OF-WAY PER ROD 13928 AND ADJUSTED PER THE CITY OF SAN MARCOS BENCHMARK CONVERSION BOOK DATED SEPTEMBER 21, 2011. ELEVATION: 598.37 DATUM: NAVD 88

**UTILITY SERVICE PROVIDERS**

SEWER & WATER - VALLECITOS WATER DISTRICT  
CATV/FIBER OPTIC - COX COMM/TIME WARNER CABLE  
GAS & ELECTRIC - SAN DIEGO GAS & ELECTRIC  
TELEPHONE - AT&T

**SCHOOLS**

K - 12 - SAN MARCOS UNIFIED SCHOOL DISTRICT

**FIRE PROTECTION**

CITY OF SAN MARCOS FIRE DEPARTMENT

**TM MASS GRADING QUANTITIES (PHASE 2)**

MASS GRADING (CONCURRENT PROCESSING)  
CUT: 62,000 CUBIC YARDS  
FILL: 145,000 CUBIC YARDS  
REMEDIAL GRADING  
BULK: +53,000 CUBIC YARDS  
SHRINK: -13,000 CUBIC YARDS  
PROJECT SPOILS: +43,000 CUBIC YARDS  
PROJECT TOTALS  
CUT: 145,000 CUBIC YARDS  
FILL: 145,000 CUBIC YARDS  
NET: SITE BALANCE

NOTE:  
1) GRADING QUANTITIES NOTED ABOVE ARE APPROXIMATE AND ARE PROVIDED HEREON FOR REVIEW PURPOSES ONLY.  
2) ACTUAL EARTHWORK QUANTITIES WILL VARY IN THE FIELD DUE TO TOPOGRAPHIC VARIANCE, ACTUAL SOIL PROPERTIES AND CONSTRUCTION METHODS. THIS VARIANCE COULD BE AN IMPACT OF 100,000 CY TO AN EXCESS OF 100,000 CY.  
3) ALL IMPORT SHALL BE TO A LEGAL FILL DISPOSAL SITE.

**DEVELOPER/OWNERS**

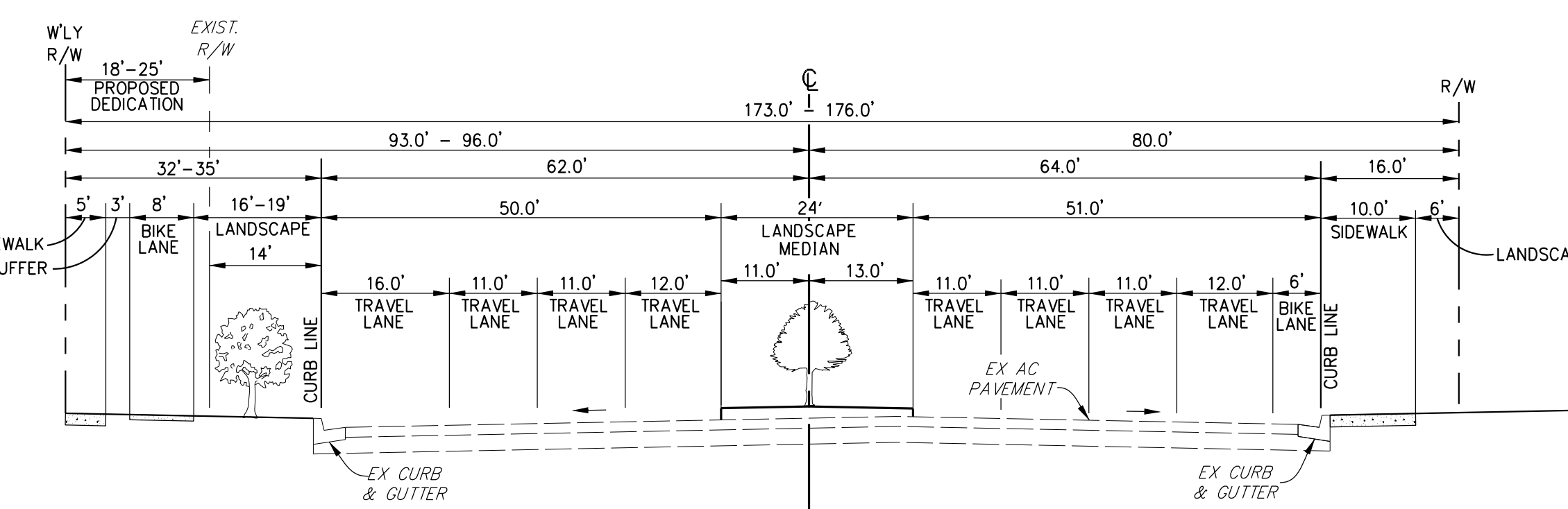
WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE ATTACHED TENTATIVE MAP AND THAT SAID MAP SHOWS OUR ENTIRE CONTIGUOUS OWNERSHIP. WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREET UTILITY EASEMENTS OR RAILROAD RIGHT-OF-WAY.

NORTH CITY COMMUNITY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
5550 CARMEL MOUNTAIN RD., STE. 204  
SAN DIEGO, CA 92121  
TEL: (858) 361-8555  
BY: SH NORTH CITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER  
BY: SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, ITS SOLE MEMBER

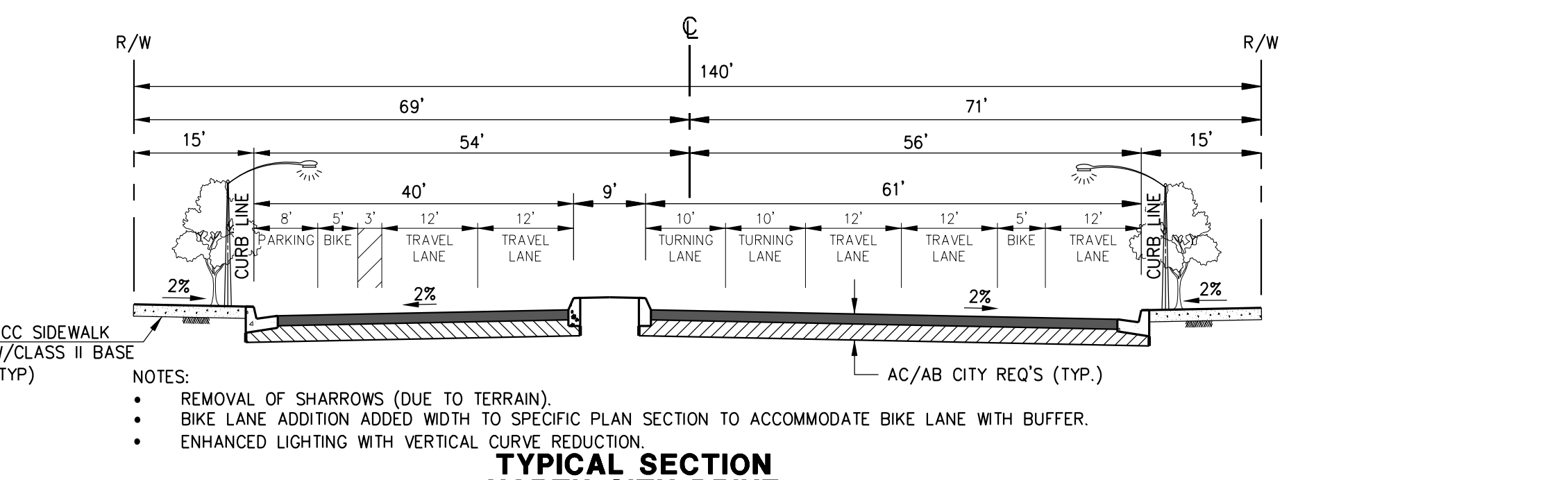
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NAME: \_\_\_\_\_  
ITS: \_\_\_\_\_  
BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
ITS: \_\_\_\_\_

SCRIPPS HEALTH, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

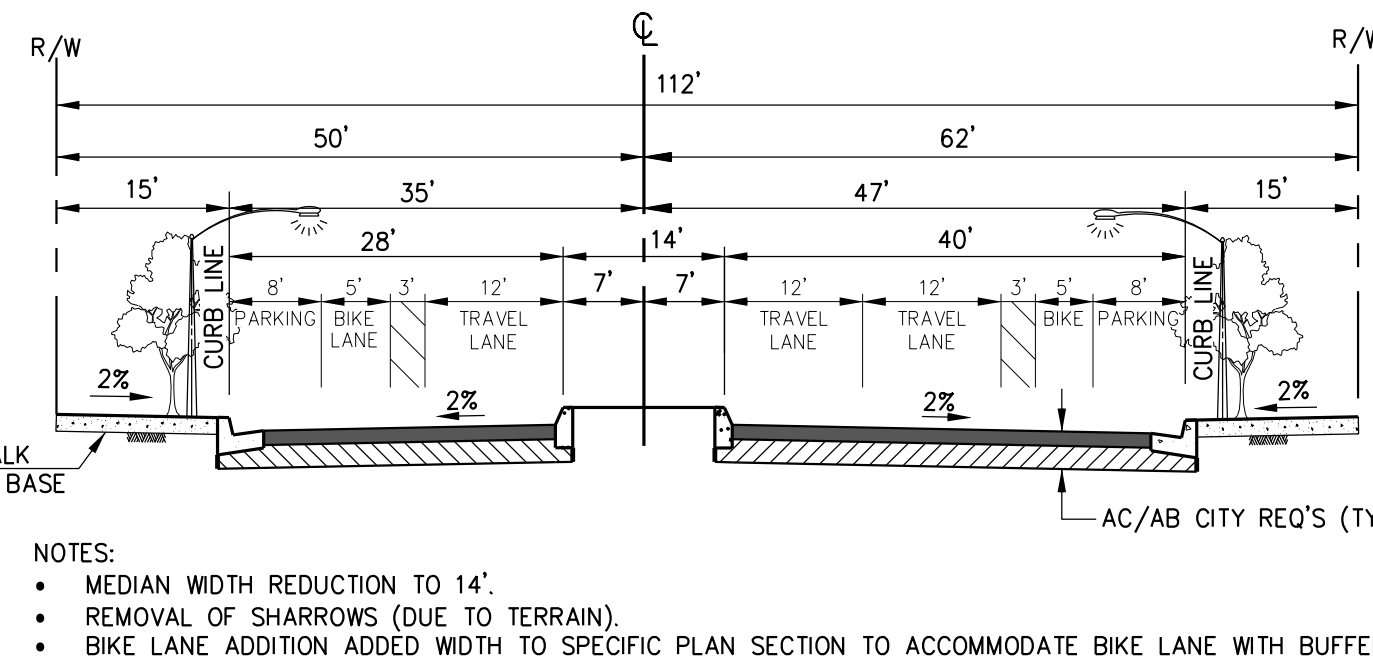
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
BRETT TANDE, CORPORATE EXECUTIVE VICE PRESIDENT & CFO



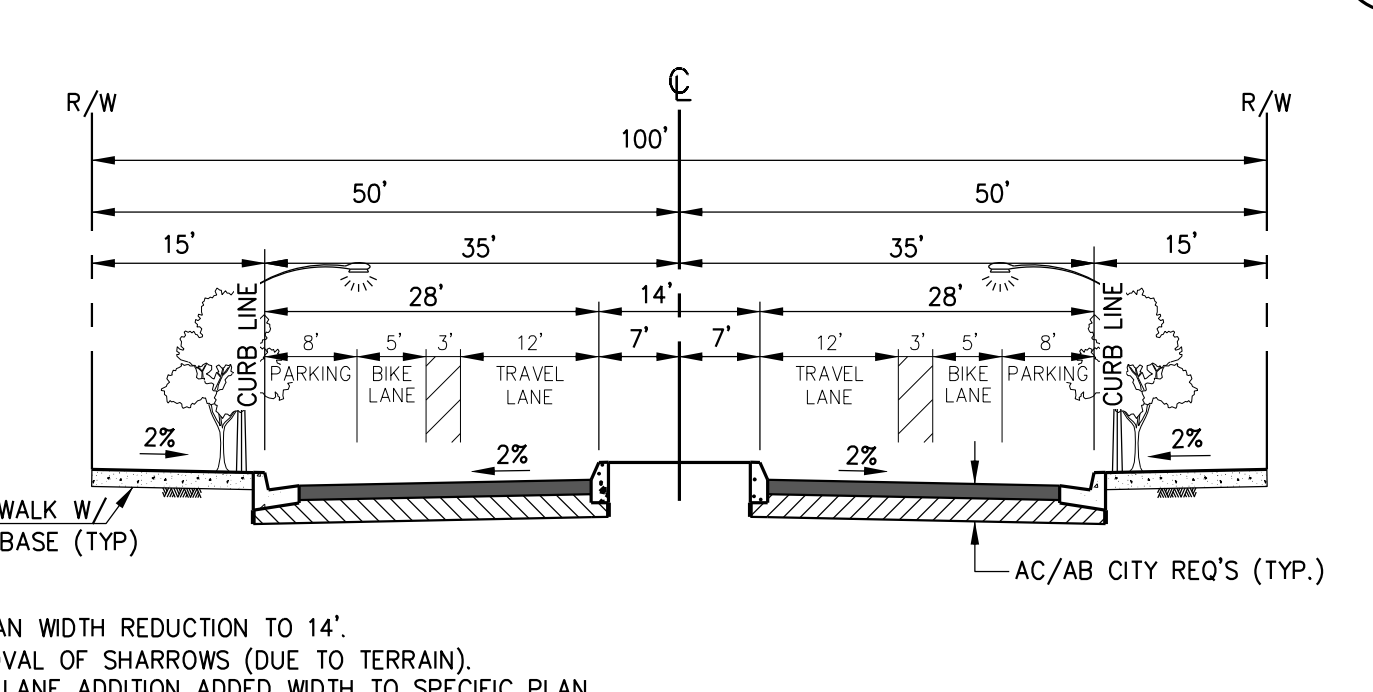
**TYPICAL SECTION TWIN OAKS VALLEY ROAD STREET TYPE L (DESIGN SPEED 45 MPH)**  
NO SCALE



**TYPICAL SECTION NORTH CITY DRIVE MODIFIED 4-LANE MAJOR STREET TYPE A-3a (DESIGN SPEED 25 MPH)**  
NO SCALE



**TYPICAL SECTION NORTH CITY DRIVE MODIFIED 2-LANE COLLECTOR STREET TYPE B-ALTERNATIVE (DESIGN SPEED 25 MPH)**  
NO SCALE



**TYPICAL SECTION STREET 'A', NORTH CITY DRIVE MODIFIED 2-LANE COLLECTOR STREET TYPE B-ALTERNATIVE (DESIGN SPEED 25 MPH)**  
NO SCALE

**AREA / LAND USE ANALYSIS**

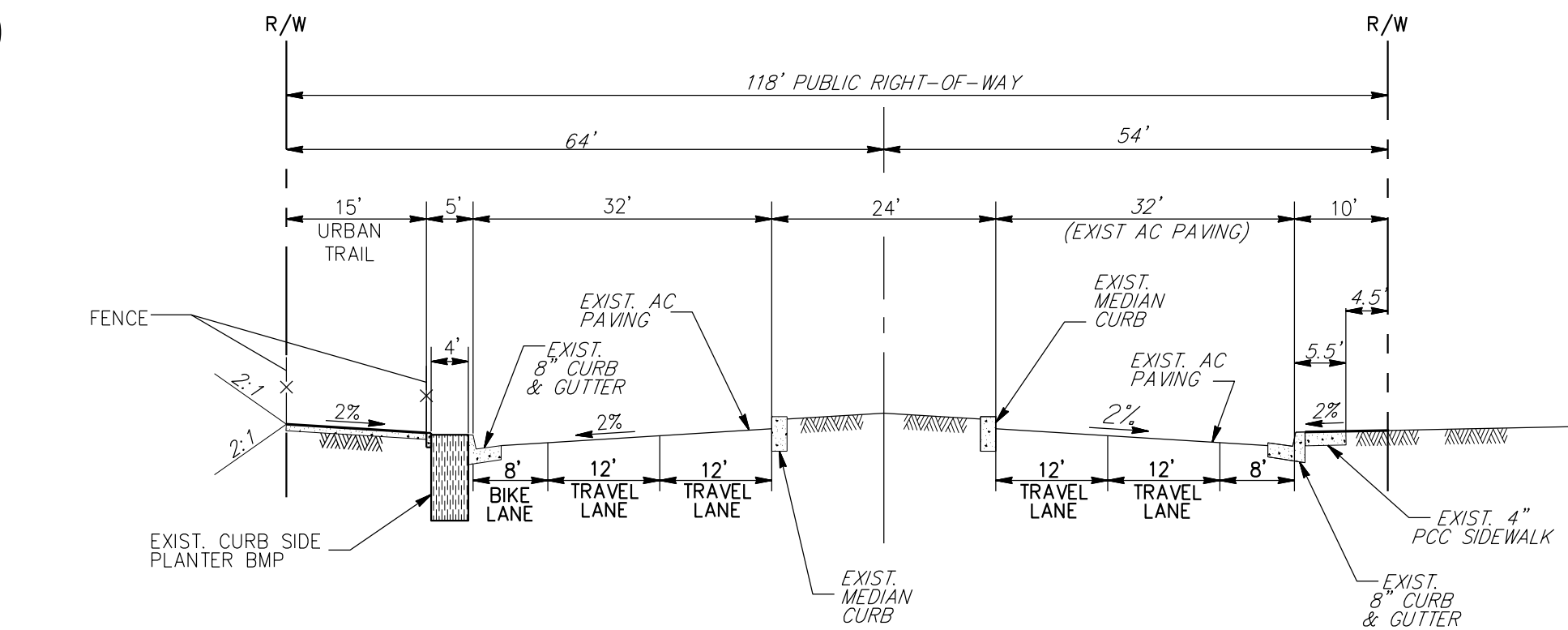
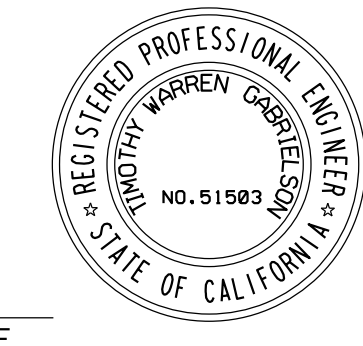
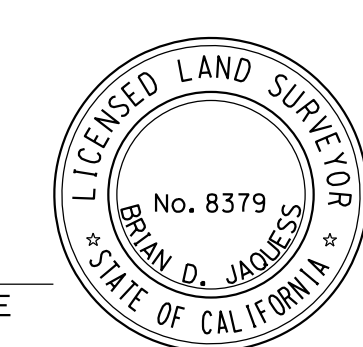
LOT NO.	USE	LOT AREA (GROSS)
1	MULTI FAMILY RESIDENTIAL	6.19 AC. (31.21%)
2	MULTI FAMILY RESIDENTIAL	9.04 AC. (45.15%)
3	MULTI FAMILY RESIDENTIAL	2.13 AC. (10.64%)
TOTAL LOT AREA (LOTS 1, 2 & 3 GROSS)		17.36 AC. (86.71%)
TOTAL PUBLIC R.O.W. AREA		2.66 AC. (13.29%)
TENTATIVE MAP BOUNDARY (TOTAL LOT + PUBLIC R.O.W.)		20.02 AC

**LAND SURVEYOR**

BRIAN D. JAOUESS  
E.L.S. 8379  
EXP. DATE: 12/31/2025

**ENGINEER OF WORK**

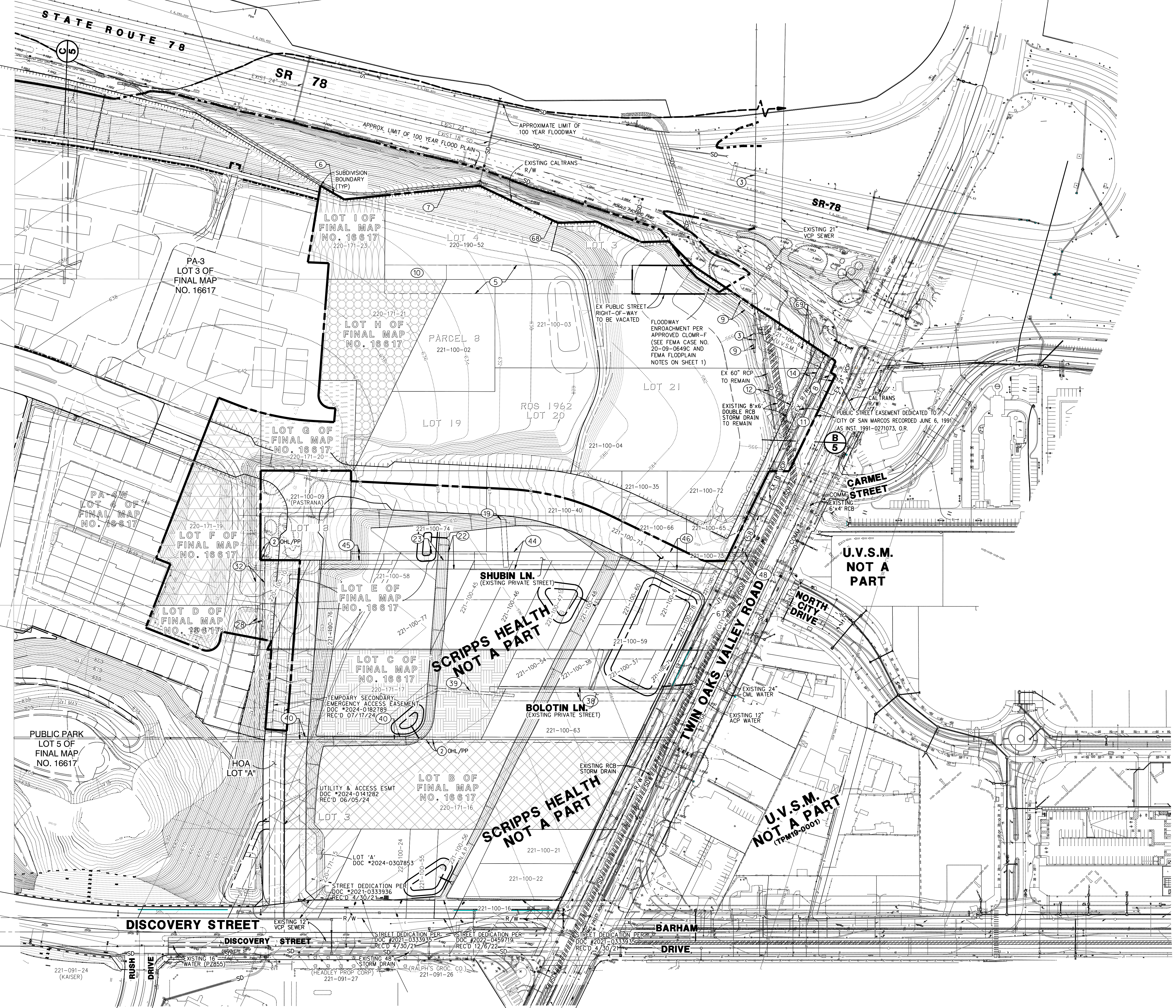
TIMOTHY W. GABRIELSON  
R.C.E. No. 51503  
EXP. DATE: 06-30-2026



**TYPICAL SECTION DISCOVERY STREET TYPE K1 (DESIGN SPEED 45 MPH)**  
NO SCALE, BY OTHERS

# TENTATIVE SUBDIVISION MAP TSM 24-0004

## UNIVERSITY DISTRICT SAN MARCOS EXISTING CONDITIONS



### EXISTING FACILITIES / IMPROVEMENT NOTES

- ② EXISTING OVERHEAD UTILITY LINES (OHL), UTILITY POLES (PP) AND APPURTENANCES (ANCHORS, ETC.) WITHIN GRADED AREAS WILL BE REROUTED/RELOCATED AS NEEDED (PER SDG&E'S DISCRETION) TO INSURE CONTINUED SERVICE TO REMAINING CUSTOMERS. EXISTING UTILITIES NO LONGER NEEDED WILL BE REMOVED. ALL LINES, EXCEPT 69 KVG OR HIGHER VOLTAGE ARE UNDERGROUND.
- ③ EXISTING SR-78 OVERHEAD ELECTRIC TO REMAIN; PROTECT SR-78 FREEWAY CROSSING AND GUY POLES IN PLACE.
- ④ ALL EXISTING SDG&E EASEMENTS WITHIN THE NOT APART U.V.S.M. AREA ARE TO BE QUITCLAIMED AS NEEDED.

### TITLE REPORT

CHICAGO TITLE COMPANY ORDER NO. 0200362-996-SD1-R14 HAVING AN EFFECTIVE DATE OF OCTOBER 10, 2025

### LEGEND

- ② SCHEDULE B ITEM PER TITLE REPORT EXISTING EASEMENT

### EASEMENTS & AGREEMENTS

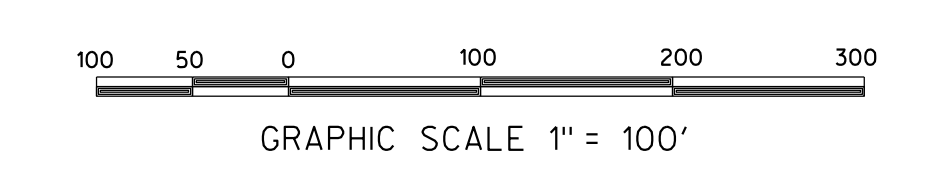
- ⑤ ROAD EASEMENT PER ROS 1962, TO BE VACATED
- ⑥ ACCESS RIGHTS RELINQUISHED PER DOC. REC. 1/16/1961 AS INST. 7772, O.R. TO REMAIN
- ⑦ ACCESS RIGHTS RELINQUISHED PER DOC. REC. 7/25/1961 AS INST. 127322, O.R. TO REMAIN
- ⑧ COUNTY HWY SLOPE EASEMENT REC. 7/25/1961 AS INST. 127322, O.R. TO BE VACATED
- ⑨ SDG&E EASEMENT REC. 3/21/1985 AS INST. 85-095083, O.R. TO REMAIN
- ⑩ COVENANT & AGMT TO RELOCATE CHURCH REC. 12/17/1987 AS INST. 87-0693993, O.R. TO BE VACATED
- ⑪ CITY OF SAN MARCOS PUBLIC STREET EASEMENT REC. 6/06/1991 AS INST. 1991-0211073, O.R. TO REMAIN
- ⑫ CITY OF SAN MARCOS DRAINAGE EASEMENT REC. 6/28/1991 AS INST. 1991-0316667, O.R. TO REMAIN
- ⑭ CITY OF SAN MARCOS SLOPE EASEMENT REC. 1/07/2000 AS INST. 2000-0011836, O.R. TO REMAIN
- ⑰ SDG&E EASEMENT REC. 1/18/1961 AS INST. 9501, O.R. TO BE QUITCLAIMED BY OTHERS
- ⑳ ROAD & PUBLIC UTILITY EASEMENT REC. 4/28/1960 AS INST. 87854, O.R. TO BE VACATED PER SEPARATE DOCUMENT
- ㉑ SDG&E EASEMENT REC. 8/04/1966 AS INST. 126979, O.R. TO BE QUITCLAIMED BY OTHERS
- ㉒ SDG&E EASEMENT REC. 10/24/1977 AS DOC. NO. 77-436520, O.R. TO BE QUITCLAIMED
- ㉓ SAN MARCOS COUNTY WATER DIST. REC. 5/21/1970 AS INTS. 88331, O.R. TO BE VACATED
- ㉔ SDG&E EASEMENT REC. 5/07/1962 AS INST. 78099, O.R. TO BE QUITCLAIMED BY OTHERS
- ㉕ SDG&E EASEMENT REC. 10/22/1974 AS INST. 74-281432, O.R. TO BE QUITCLAIMED BY OTHERS
- ㉖ SDG&E EASEMENT REC. 06/30/1954 INST. NO. 84688, O.R. TO BE QUITCLAIMED BY OTHERS
- ㉗ PRIVATE ROAD MAINT. AGMT. REC. 5/27/1966 AS INST. 89236, O.R. TO BE VACATED PER SEPARATE DOCUMENT
- ㉘ SDG&E EASEMENT REC. 11/9/1967 AS INST. 176341, O.R. TO BE QUITCLAIMED BY OTHERS
- ㉙ PRIVATE ROAD MAINT. AGMT. REC. 9/01/1972 AS INST. 72-234597, O.R. TO BE VACATED
- ㉚ PUBLIC STREET & UTILITY EASEMENT TO CITY OF SAN MARCOS REC. 9/10/1992 AS DOC. NO. 1992-574830, O.R. TO REMAIN
- ㉛ CITY OF SAN MARCOS PUBLIC STREET & UTILITY EASEMENT REC. 8/28/1991 AS INST. 1991-0433401, O.R. TO REMAIN
- ㉜ CITY OF SAN MARCOS RESOLUTION FOR PUBLIC STREET(S) REC. 3/02/1995 AS INST. 1995-0092630, O.R. TO REMAIN
- ㉝ ACCESS RIGHTS RELINQUISHED REC. 5/22/1986 AS INST. 86-204211, O.R. TO REMAIN
- ㉞ VWD EASEMENT REC. 3/13/2000 AS INST. 2000-0126558, O.R. TO REMAIN

### NON-PLOTTABLE EASEMENTS

THE FOLLOWING EASEMENT(S) HAVE NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED:

- ⑯ AGREEMENT IN FAVOR OF VWD REC. 8/10/1988 AS FILE 88-393934, O.R. TO REMAIN
- ⑰ AGREEMENT IN FAVOR OF VWD REC. 8/10/1988 AS FILE 88-393935, O.R. TO REMAIN
- ⑱ SDG&E EASEMENT REC. 8/11/1966 AS INST. 130380, O.R. (ALSO LISTED AS SCHED. B ITEM 24 & 57) TO BE QUITCLAIMED
- ㉑ SDG&E EASEMENT REC. 8/11/1966 AS INST. 130380, O.R. (ALSO LISTED AS SCHED. B ITEM 24 & 57) TO BE QUITCLAIMED
- ㉒ SDG&E EASEMENT REC. 8/11/1966 AS INST. 130380, O.R. (ALSO LISTED AS SCHED. B ITEM 24 & 57) TO REMAIN

DESCRIPTION	SYMBOL
TSM BOUNDARY	---
SUBDIVISION BOUNDARY	---
EXISTING RIGHT-OF-WAY	---
EXISTING EASEMENT	---
EXISTING PROPERTY LINE	---
EXISTING CURB	---
EXISTING CONTOUR	---
100 YEAR FLOODWAY	---
100 YEAR FLOOD PLAIN	---
EXISTING STORM DRAIN	---
EXISTING RCB STORM DRAIN	---
EXISTING SEWER W/ MANHOLE	---
EXISTING WATER	---
EXISTING OVERHEAD UTILITY LINE W/ POLE	---
EXISTING 4" HP GAS	---
EXISTING DRY UTILITY	---
EXISTING EASEMENT	---
ASSESSOR PARCEL NUMBER	---
EXISTING CONCRETE SLAB TO BE REMOVED, SEE NOTE 1	---
EXISTING BUILDING TO BE REMOVED, SEE NOTE 1	---
ACCESS RELINQUISHMENT	---



# TENTATIVE SUBDIVISION MAP TSM 24-0004

## UNIVERSITY DISTRICT SAN MARCOS TENTATIVE SUBDIVISION MAP

THIS IS A TENTATIVE MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125, ET SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA CONTAINING A MAXIMUM OF 202 RESIDENTIAL CONDOMINIUM UNITS (LOT 1=36, LOT 2=142, LOT 3=24) AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THIS TENTATIVE MAP ALSO DEDICATES PUBLIC STREET A, A PORTION OF NORTH CITY DRIVE, A PORTION OF TWINS OAK VALLEY ROAD, GENERAL MUNICIPAL TRAIL EASEMENT THROUGH LOTS 1 & 2, PUBLIC STORM DRAIN EASEMENT IN LOT 1, AND IOD FOR PUBLIC DRAINAGE EASEMENT IN LOT 1.

**LEGEND**

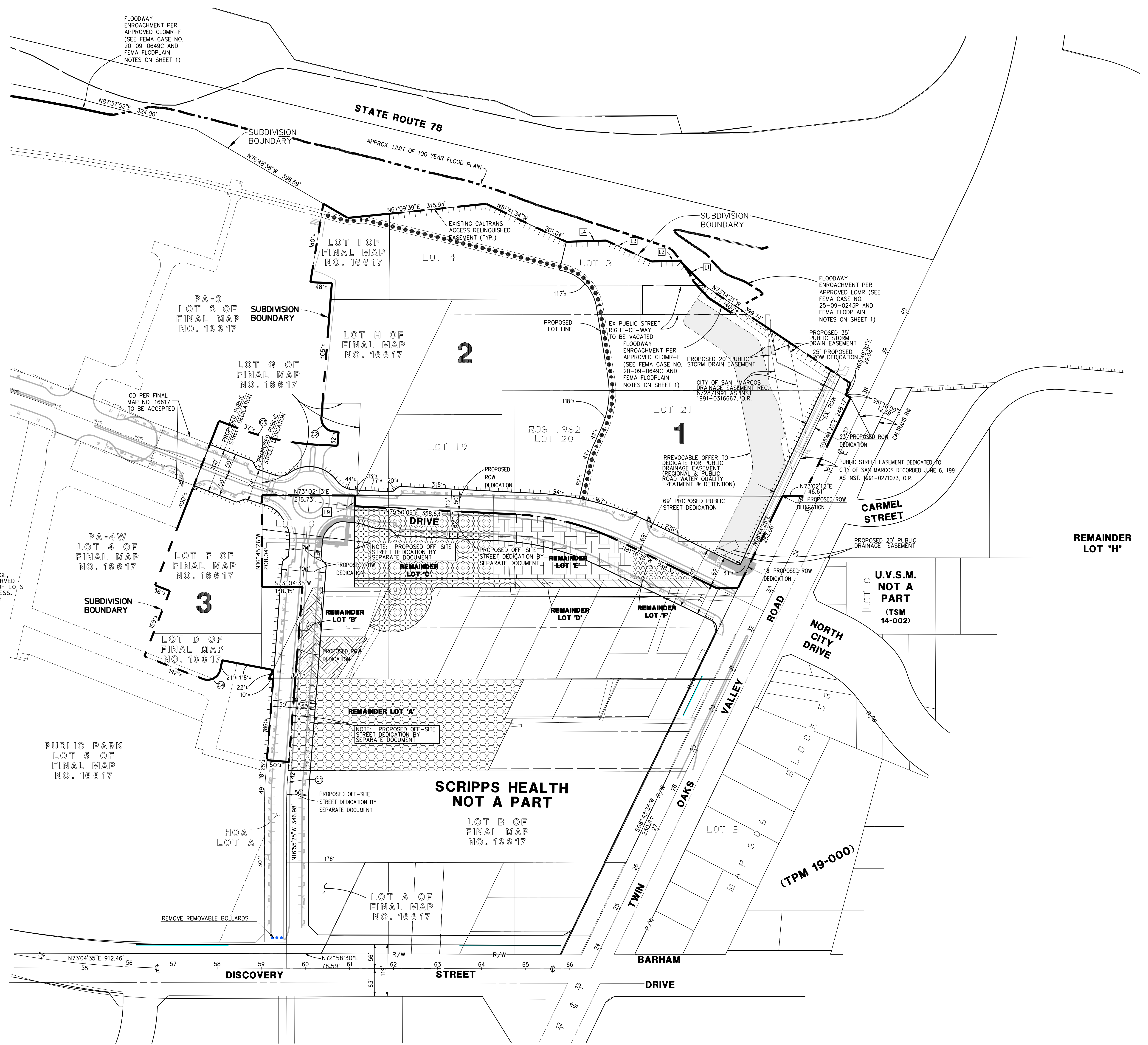
DESCRIPTION	SYMBOL
PROPOSED LOT NUMBER	1 THROUGH 3
TSM BOUNDARY	---
SUBDIVISION BOUNDARY	---
PROPOSED RIGHT-OF-WAY	---
PROPOSED LOT LINE	---
PROPOSED EASEMENT	---
100 YEAR FLOODWAY	---
100 YEAR FLOOD PLAIN	---
EXISTING RIGHT-OF-WAY	---
EXISTING PROPERTY LINE	---
PROPOSED CURB	---
ACCESS RELINQUISHMENT	---
WATER QUALITY/RETENTION BASIN	---
GENERAL MUNICIPAL 15' TRAIL EASEMENT (CITY OF SAN MARCOS MAINTAINED) (HOA RETAIN ACCESS RIGHT FOR SLOPE/LANDSCAPE/IRRIGATION/BASIN MAINTENANCE)	---
PROPOSED PUBLIC DRAINAGE EASEMENT	---

**SUBDIVISION BOUNDARY DATA**

NO	BEARING/Delta	RADIUS	LENGTH	NO	BEARING/Delta	RADIUS	LENGTH
L1	N61°34'07"W	--	78.54'	C1	D=22°53'26"	600.00'	45.36'
L2	N71°13'25"E	--	64.36'	C2	D=91°34'23"	30.00'	47.95'
L3	N82°14'56"W	--	113.47'	C3	D=18°22'35"	613.00'	196.61'
L4	N71°12'41"E	--	90.23'	C4	D=96°51'38"	30.00'	52.22'
L10	N16°57'17"W	--	24.29'				

**REMAINDER PARCEL LEGEND**

REMAINDER LOT A	---
REMAINDER LOT B	---
REMAINDER LOT C	---
REMAINDER LOT D	---
REMAINDER LOT E	---
REMAINDER LOT F	---



**NOTE**  
A PRIVATE RECIPROCAL ACCESS, DRAINAGE AND UTILITY EASEMENT SHALL BE RESERVED OVER LOTS 2 AND 3 TO THE BENEFIT OF LOTS 3 AND 4 OF FINAL MAP 16617 FOR ACCESS, DRAINAGE, AND UTILITY RIGHTS THROUGH EXISTING TSM1 DEVELOPMENT.

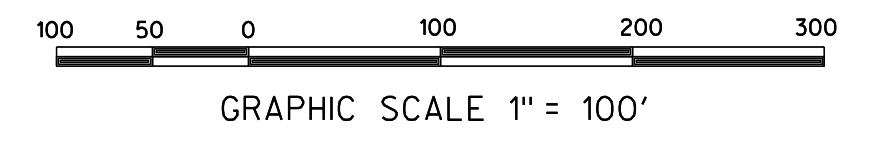
FLOODWAY ENROACHMENT PER APPROVED CLOM-F (SEE FEMA CASE NO. 20-09-0649C AND FEMA FLOODPLAIN NOTES ON SHEET 1)

FLOODWAY ENROACHMENT PER APPROVED CLOM-F (SEE FEMA CASE NO. 25-09-0243P AND FEMA FLOODPLAIN NOTES ON SHEET 1)

IRREVOCABLE OFFER TO DEDICATE FOR PUBLIC DRAINAGE EASEMENT (REGIONAL & PUBLIC ROAD WATER QUALITY TREATMENT & DETENTION)

U.V.S.M. NOT A PART (TSM 14-002)

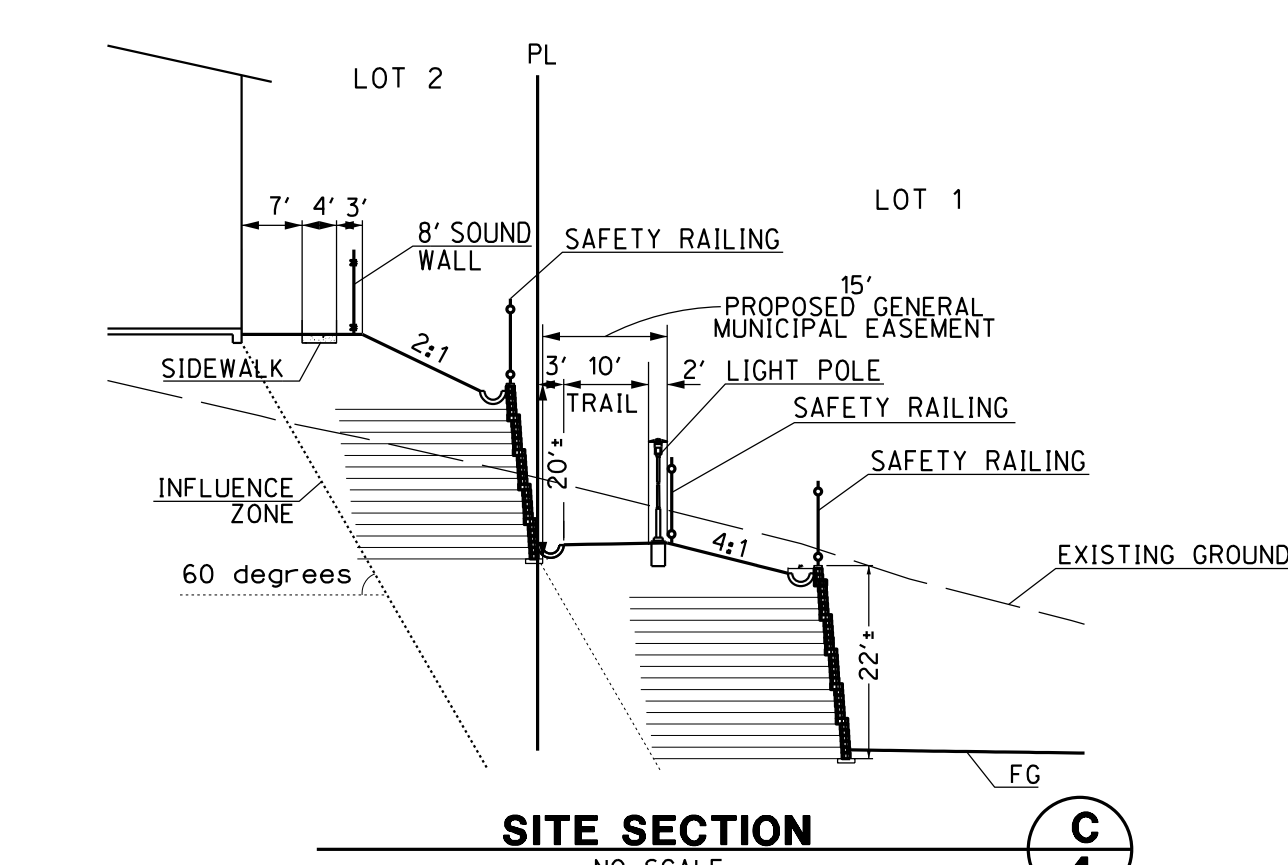
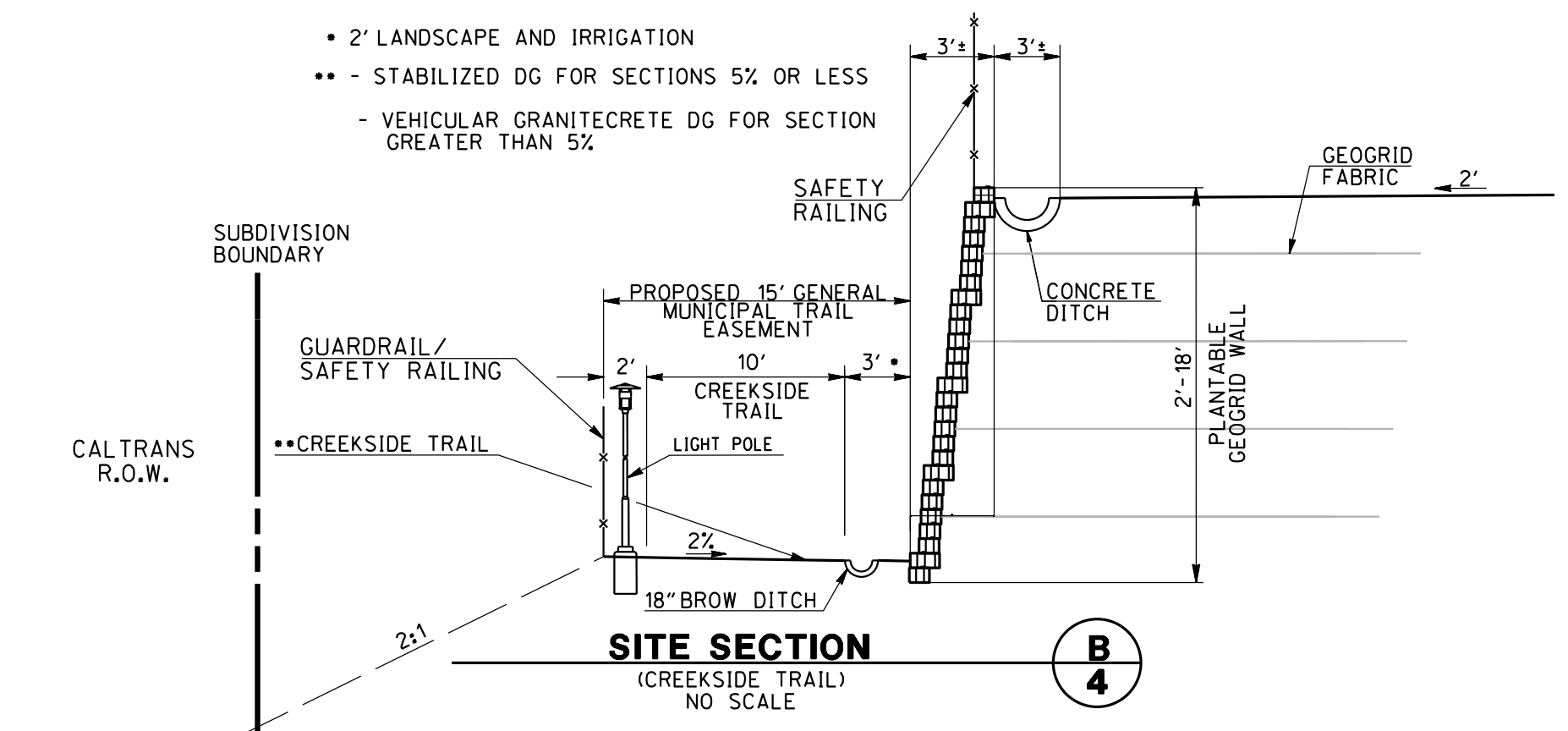
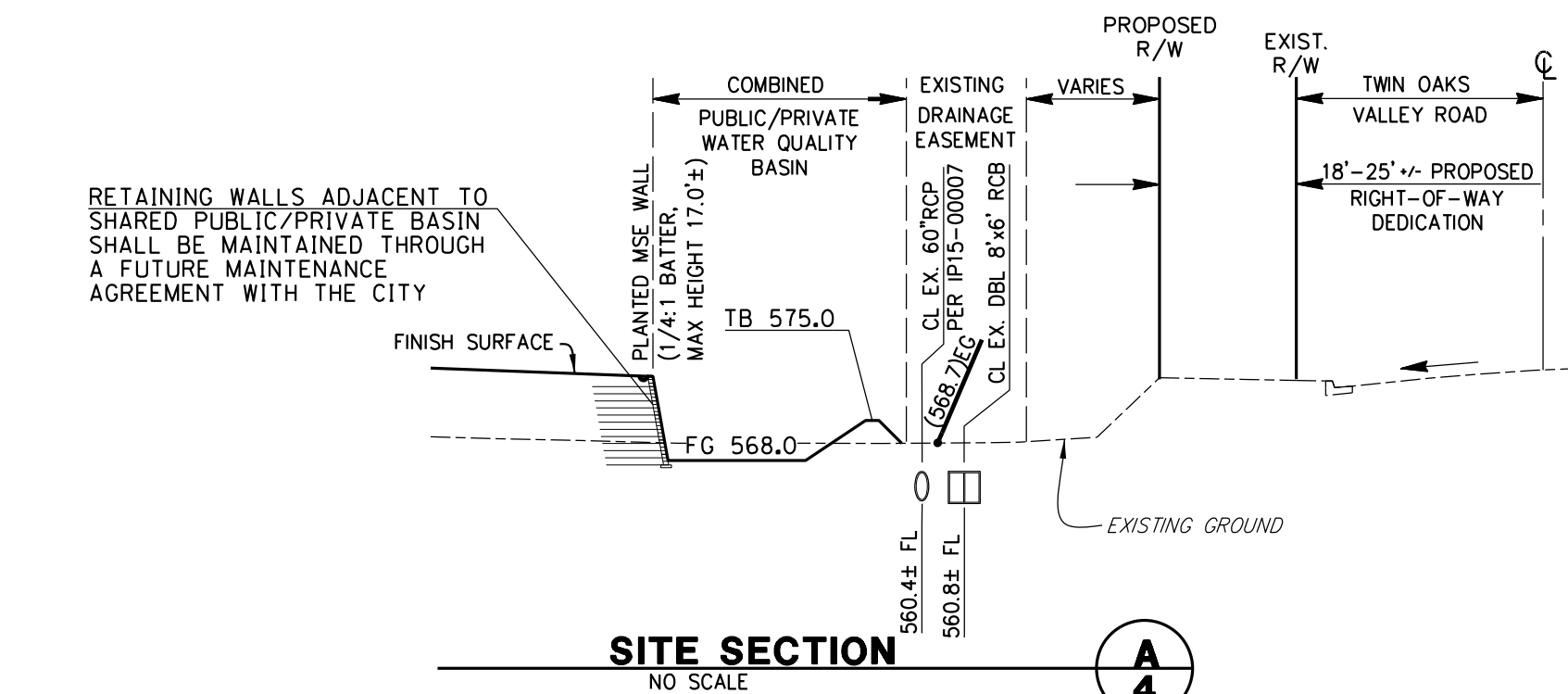
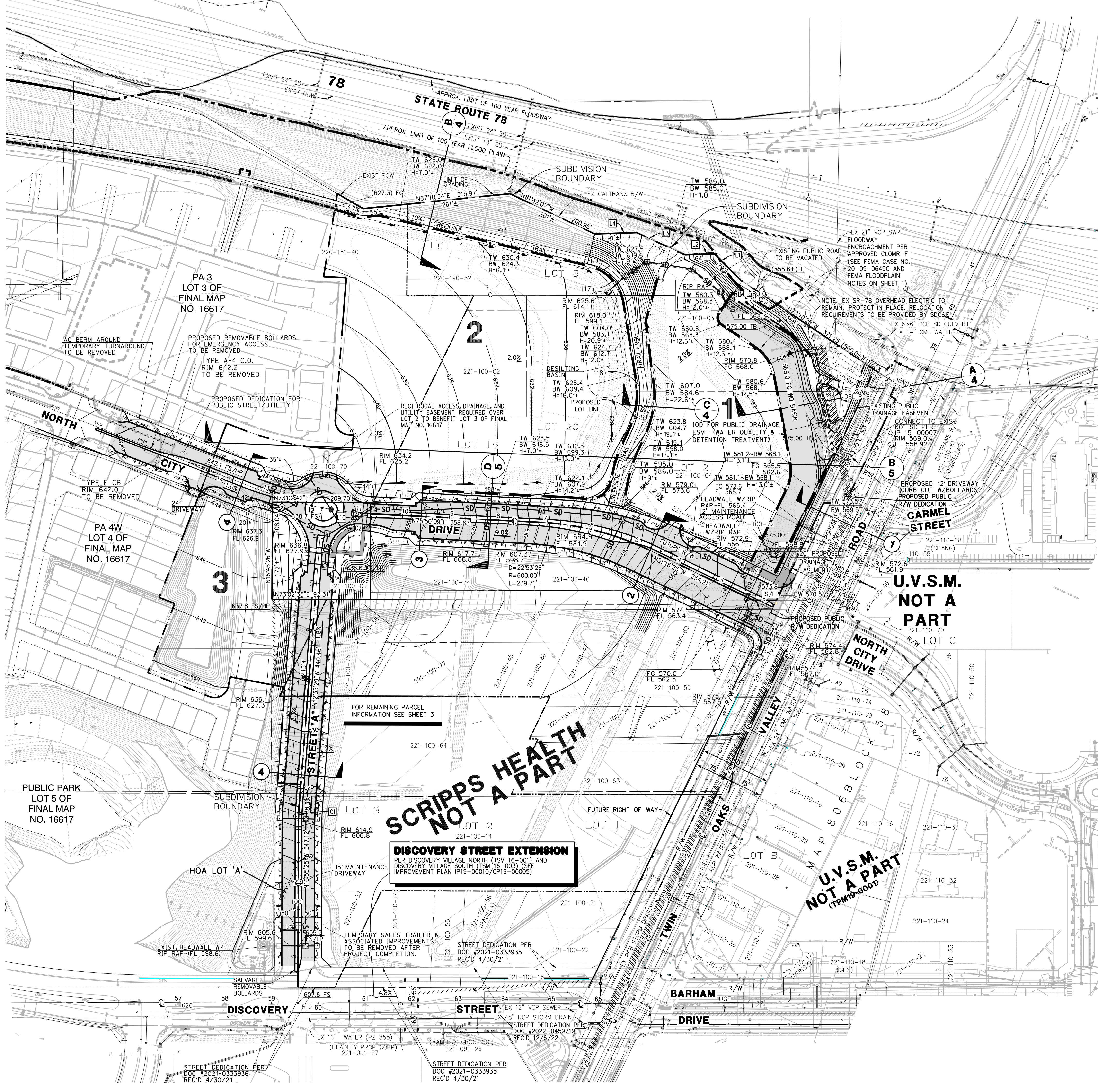
SCRIPPS HEALTH NOT A PART



# TENTATIVE SUBDIVISION MAP TSM 24-0004

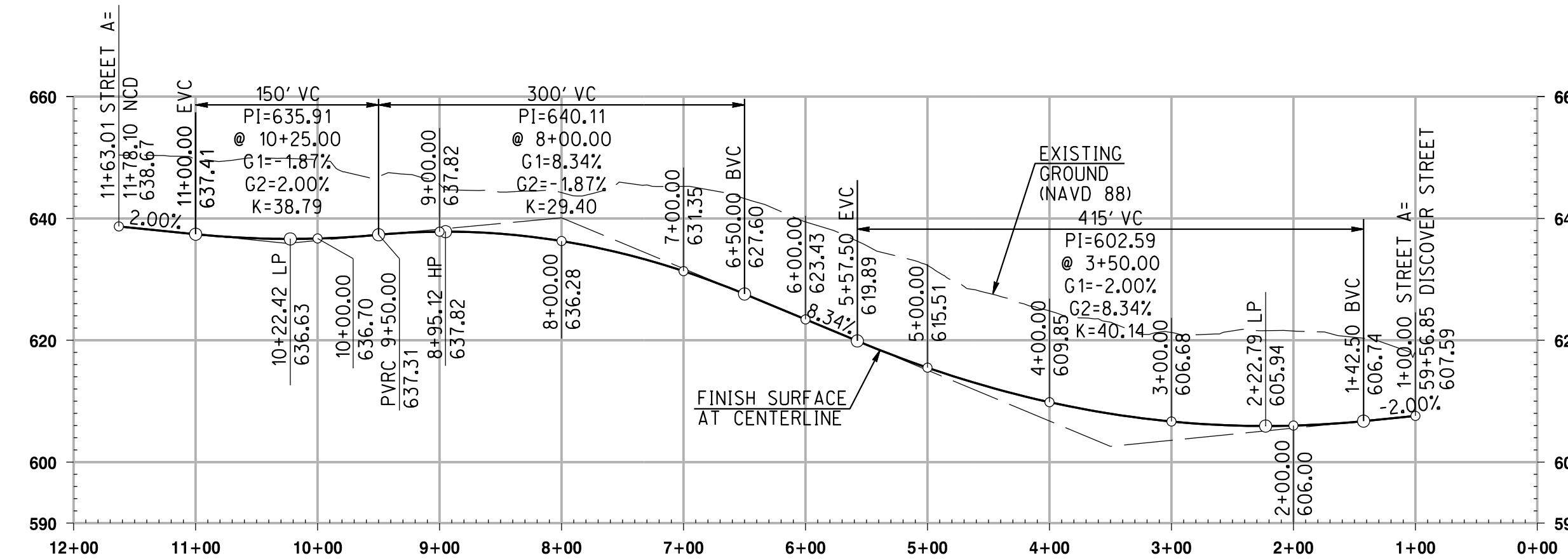
## UNIVERSITY DISTRICT SAN MARCOS CONCEPTUAL GRADING PLAN

LEGEND	DESCRIPTION	SYMBOL
	PROPOSED LOT NUMBER	1 THROUGH 9
	SUBDIVISION BOUNDARY	---
	TSM BOUNDARY	---
	PROPOSED RIGHT-OF-WAY	---
	PROPOSED LOT LINE	---
	PROPOSED EASEMENT	---
	100 YEAR FLOODWAY	---
	EXISTING RIGHT-OF-WAY	---
	EXISTING PROPERTY LINE	---
	PROPOSED CURB	---
	PROPOSED RETAINING WALL (H=APPROXIMATE EXPOSED HEIGHT)	---
	PROPOSED AC PAVEMENT	---
	EXISTING CONTOUR	---
	PROPOSED CONTOUR	---
	PROPOSED CONTOUR PER GP19-00005 AND GP19-00009	---
	PROPOSED CUT / FILL LINE	---
	PROPOSED DAYLIGHT LINE	---
	PROPOSED 2:1 SLOPE	---
	PROPOSED FLOW DIRECTION	---
	PROPOSED STORM DRAIN	---
	PROPOSED CLEAN WATER (CW) STORM DRAIN	---
	PROPOSED STORM DRAIN HEADWALL/RIP RAP	---
	PROPOSED CONCRETE DRAINAGE DITCH	---
	PROPOSED CONCRETE DRAINAGE CHANNEL	---
	EXISTING SEWER W/ MANHOLE	---
	EXISTING WATER	---
	EXISTING OVERHEAD UTILITY LINE W/ POLE	---
	EXISTING RCB STORM DRAIN	---
	EXISTING STORM DRAIN	---
	EXISTING FLOW DIRECTION	---
	EXISTING UTILITY TO BE REMOVED	---
	ACCESS RELINQUISHMENT	---
	WATER QUALITY/RETENTION BASIN	---

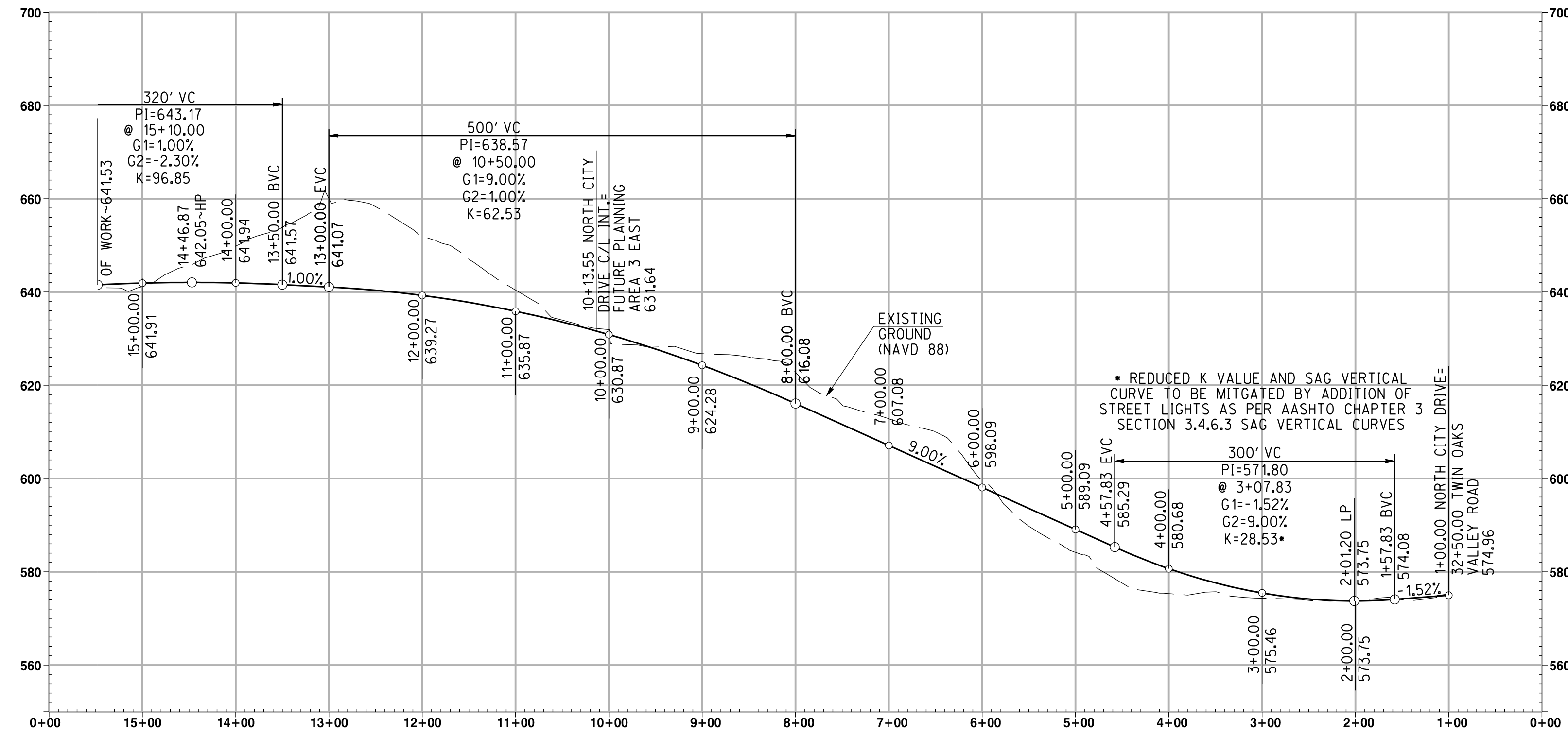


# TENTATIVE SUBDIVISION MAP TSM 24-0004

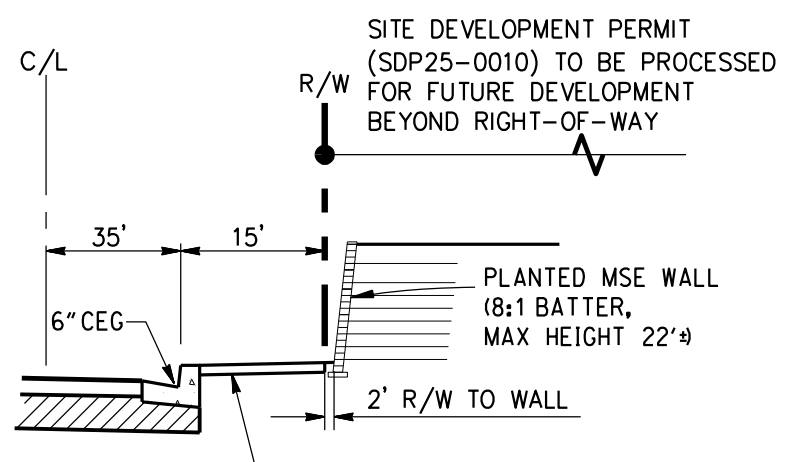
## UNIVERSITY DISTRICT SAN MARCOS STREET PROFILES & SITE SECTIONS



**PROFILE: STREET A**  
SCALE: 1" = 100' HORIZ.; 1" = 20' VERT.

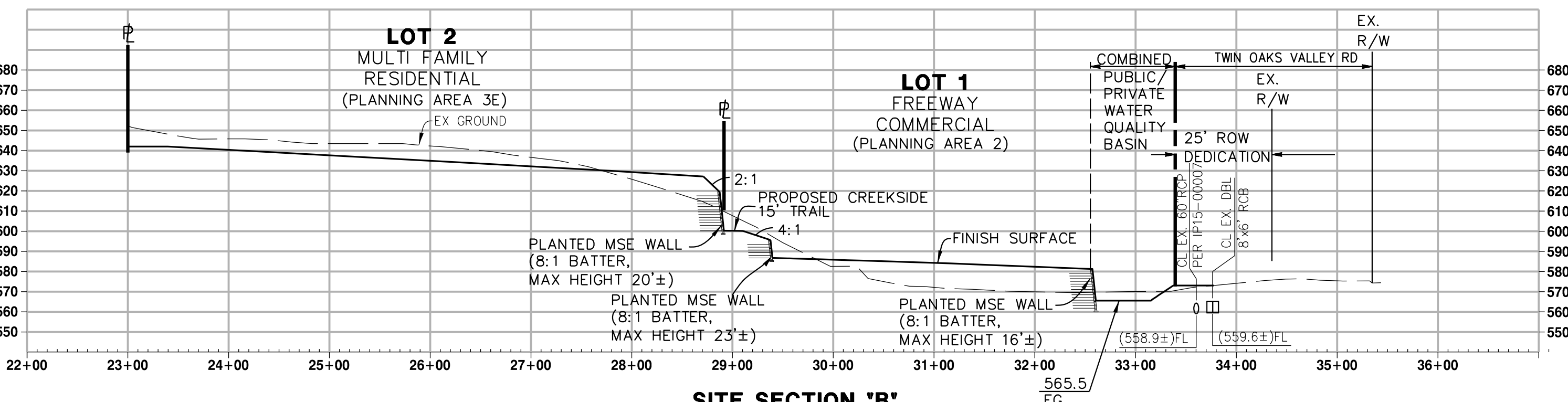


**PROFILE: NORTH CITY DRIVE**  
SCALE: 1" = 100' HORIZ.; 1" = 20' VERT.



RETAINING WALLS ALONG  
NORTH CITY DR (EAST OF STREET "A")  
NO SCALE

**D**  
5



**SITE SECTION "B"**  
SCALE: 1" = 100' HORIZ.; 1" = 50' VERT.

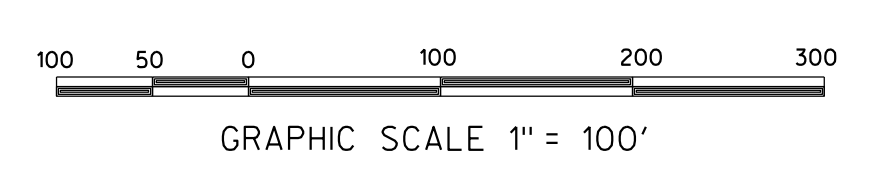
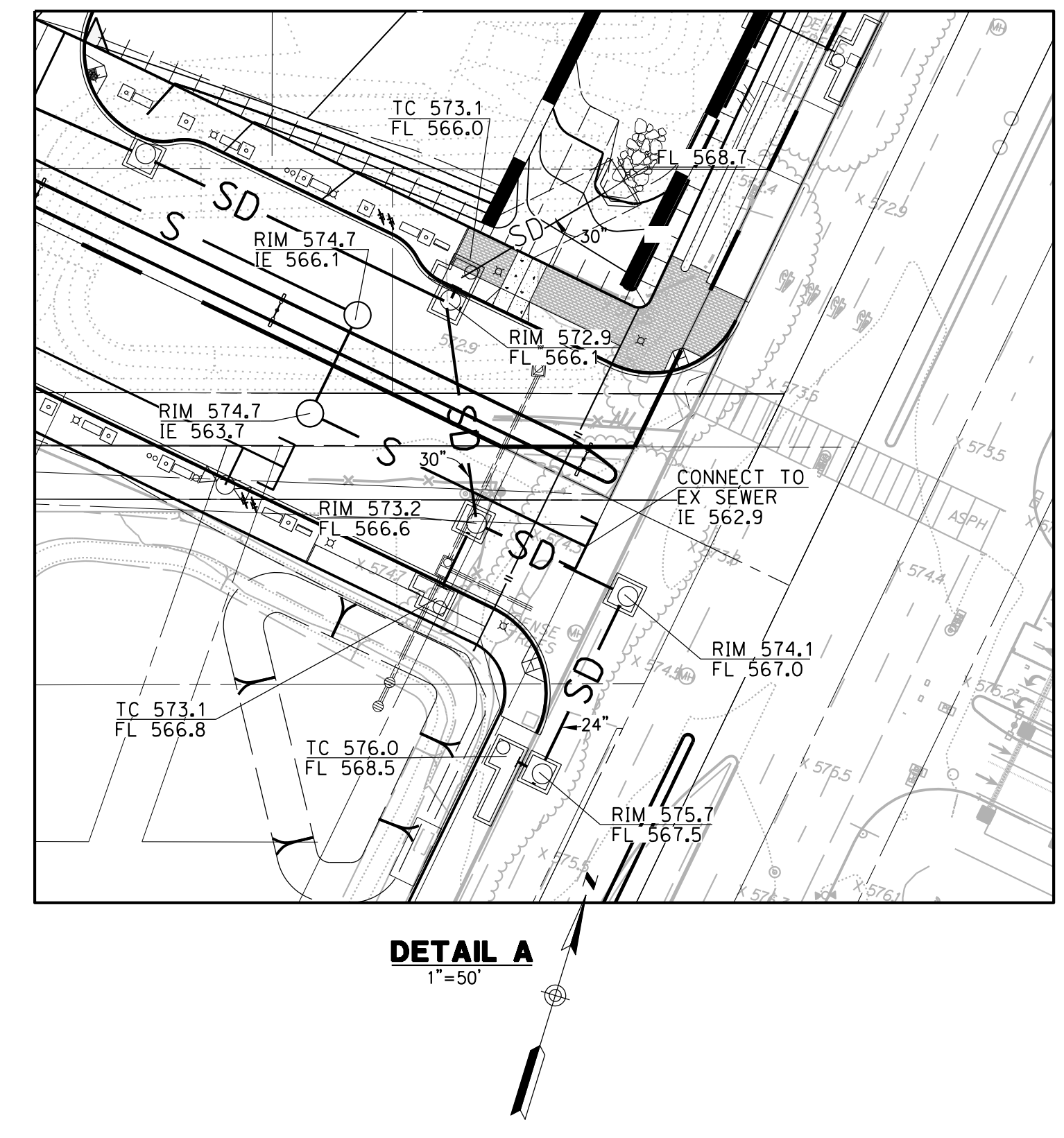
**B**  
5

# TENTATIVE SUBDIVISION MAP TSM 24-0004

## UNIVERSITY DISTRICT SAN MARCOS CONCEPTUAL UTILITY PLAN

DESCRIPTION	SYMBOL
SUBDIVISION BOUNDARY	---
TSM BOUNDARY	---
EXISTING RIGHT-OF-WAY	---
PROPOSED RIGHT-OF-WAY	---
EXISTING PROPERTY LINE	---
PROPOSED LOT LINE	---
PROPOSED EASEMENT	---
100 YEAR FLOODWAY	---
100 YEAR FLOOD PLAIN	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
PROPOSED CONTOUR PER GP19-00005 AND GP19-00009	---
PROPOSED RETAINING WALL (H=APPROXIMATE EXPOSED HEIGHT)	---
PROPOSED 2:1 SLOPE	---
PROPOSED CURB	---
PROPOSED WATER MAIN (12" WATER UNLESS NOTED OTHERWISE) P2855 (WEST OF TOVR)	W
EXISTING WATER MAIN	W
PROPOSED FIRE HYDRANT	W
EXISTING FIRE HYDRANT	W
PROPOSED SEWER (10" SEWER UNLESS NOTED OTHERWISE)	S
PROPOSED SEWER MANHOLE	S
EXISTING SEWER MANHOLE	S
PROPOSED STORM DRAIN	SD
PROPOSED STORM DRAIN (CLEAN WATER BYPASS)	SD
PROPOSED STORM DRAIN CLEANOUT	SD
PROPOSED STORM DRAIN CURB INLET	SD
PROPOSED STORM DRAIN CATCH BASIN	SD
PROPOSED STORM DRAIN CMP RISER	SD
PROPOSED STORM DRAIN HEADWALL/RIP RAP	SD
EXISTING STORM DRAIN	SD
PROPOSED CONCRETE DRAINAGE DITCH	---
PROPOSED CONCRETE DRAINAGE CHANNEL	---
PROPOSED RIP RAP	---
EXISTING UTILITY TO BE REMOVED	---
EXISTING RCB STORM DRAIN	---
ACCESS RELINQUISHMENT	---
WATER QUALITY/RETENTION BASIN	---
PRELIMINARY PAVEMENT RESTORATION LIMITS	---

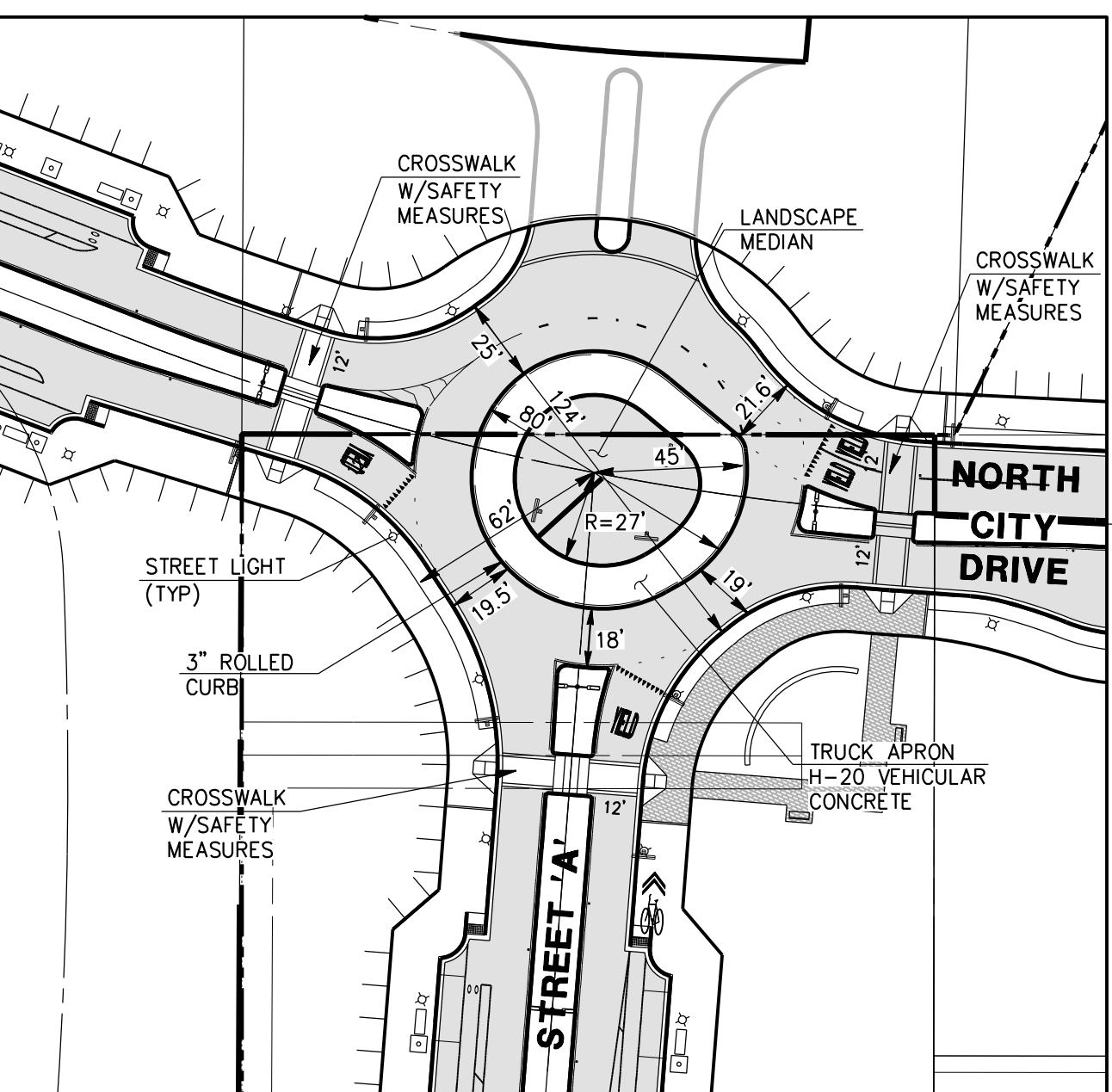
**NOTE**  
 1. ALL SEWER MAINS ARE 10" UNLESS NOTED OTHERWISE  
 2. ALL WATER MAINS ARE 12" UNLESS NOTED OTHERWISE  
 3. ALL STORM DRAIN IS 18" UNLESS NOTED OTHERWISE  
 4. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED. 20' MIN. DRAINAGE EASEMENTS WILL BE DEDICATED AS APPROVED BY THE CITY OF SAN MARCOS.  
 5. ANY PRIVATE STORM DRAIN CONNECTIONS WITHIN THE PUBLIC ROW WILL BE PERMITTED THROUGH ENCROACHMENT REMOVAL AND MAINTENANCE AGREEMENT (EMRA) WITH THE CITY.



# TENTATIVE SUBDIVISION MAP TSM 24-0004

## UNIVERSITY DISTRICT SAN MARCOS CONCEPTUAL CIRCULATION PLAN

LEGEND	DESCRIPTION	SYMBOL
	SUBDIVISION BOUNDARY	---
	TSM BOUNDARY	---
	PROPOSED RIGHT-OF-WAY	---
	PROPOSED LOT LINE	---
	PROPOSED PEDESTRIAN RAMP	▲
	PROPOSED CURB / AC BERM	---
	PROPOSED STRIPING	---
	PROPOSED BIKE LANE	---
	PROPOSED AC PAVEMENT	---
	PROPOSED TRAFFIC SIGNAL MODIFICATION	Ⓣ
	EXISTING RIGHT-OF-WAY	---
	EXISTING LOT LINE	---
	EXISTING CURB / AC BERM	---
	EXISTING AC PAVT EDGE	---



- NOTES:**
1. ROUNDABOUT DESIGN PER NCHRP/FHA REPORT 672 AND SUBJECT TO APPROVAL BY THE CITY ENGINEER.
  2. LIGHTING AT ROUNDABOUT SUBJECT TO APPROVAL BY THE CITY ENGINEER.
  3. ROUNDABOUT TO BE DESIGNED FOR BICYCLIST TO TRAVEL LIKE VEHICLES (SEC 6.8.2.1)
  4. ROUNDABOUT DESIGN HAS BEEN DESIGNED FOR THE CITY OF SAN MARCOS FIRE TRUCK.
  5. ADDITIONAL ROW DEDICATIONS MAY BE REQUIRED ONCE FINAL ROUNDABOUT DESIGN HAS BEEN APPROVED BY THE CITY ENGINEER.

**Turning Performance Analysis**  
01/09/2020

City: San Marcos Fire Department  
Vehicle: Velocity Tracker Chassis (Titer) (Big Block), 2010  
Body: Aerial, Titer, Alum Body

Parameter	Value
Vehicle Center Angle	40°
Axis Track	4.82 in
Wheel Offset	4.83 in
Track Width	17.7 in
Chassis Overlap	45.98 in
Additional Buffer Depth	17.7 in
Front Overlap	75.99 in
Wheelbase	177 in

**Calculated Turning Radii:**

Vehicle Turn	Curve to curb	Wall to wall
90° Left	13.7 in	27.4 in
90° Right	13.7 in	27.4 in

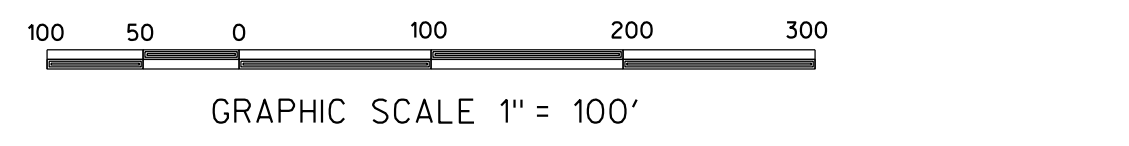
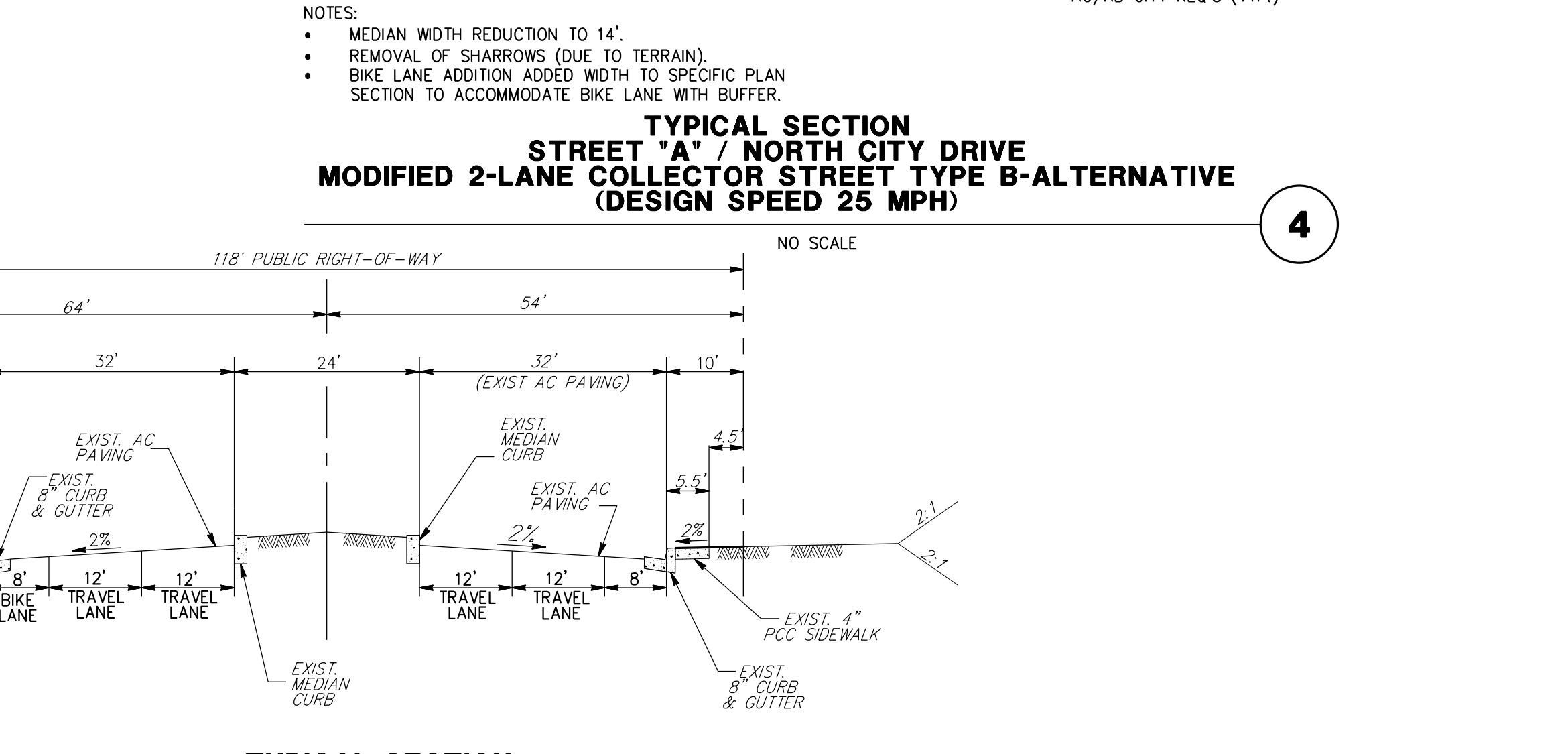
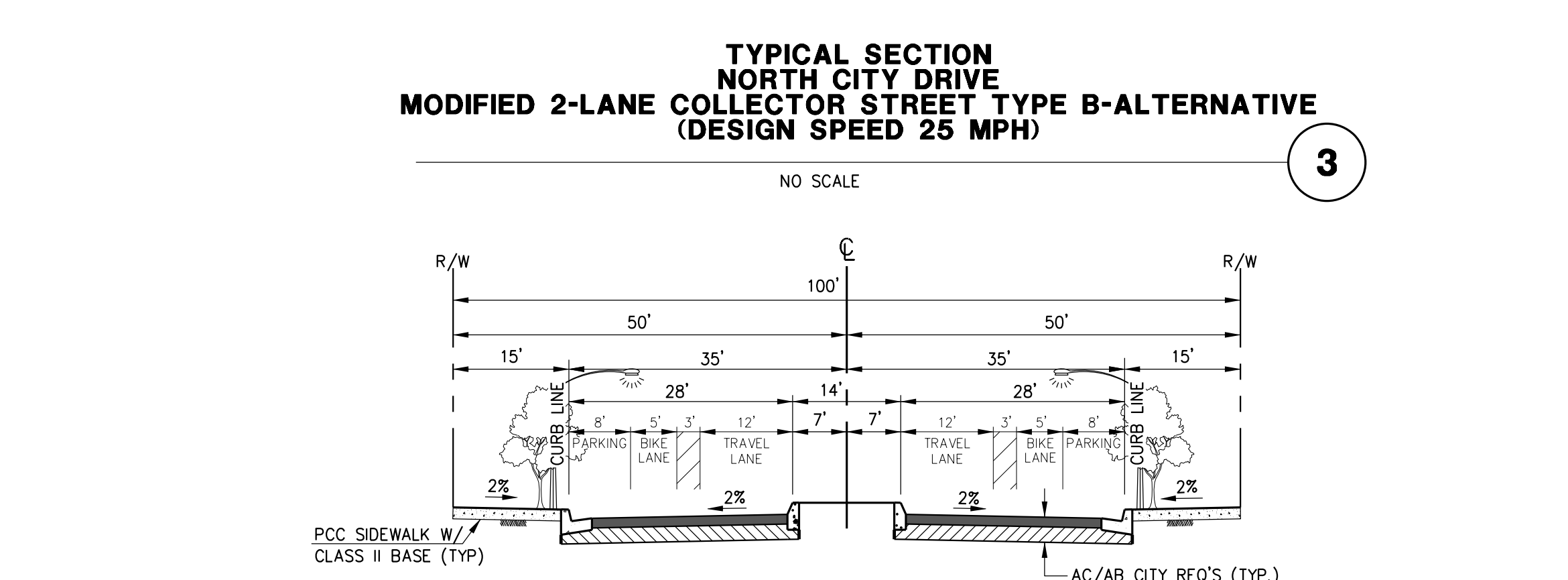
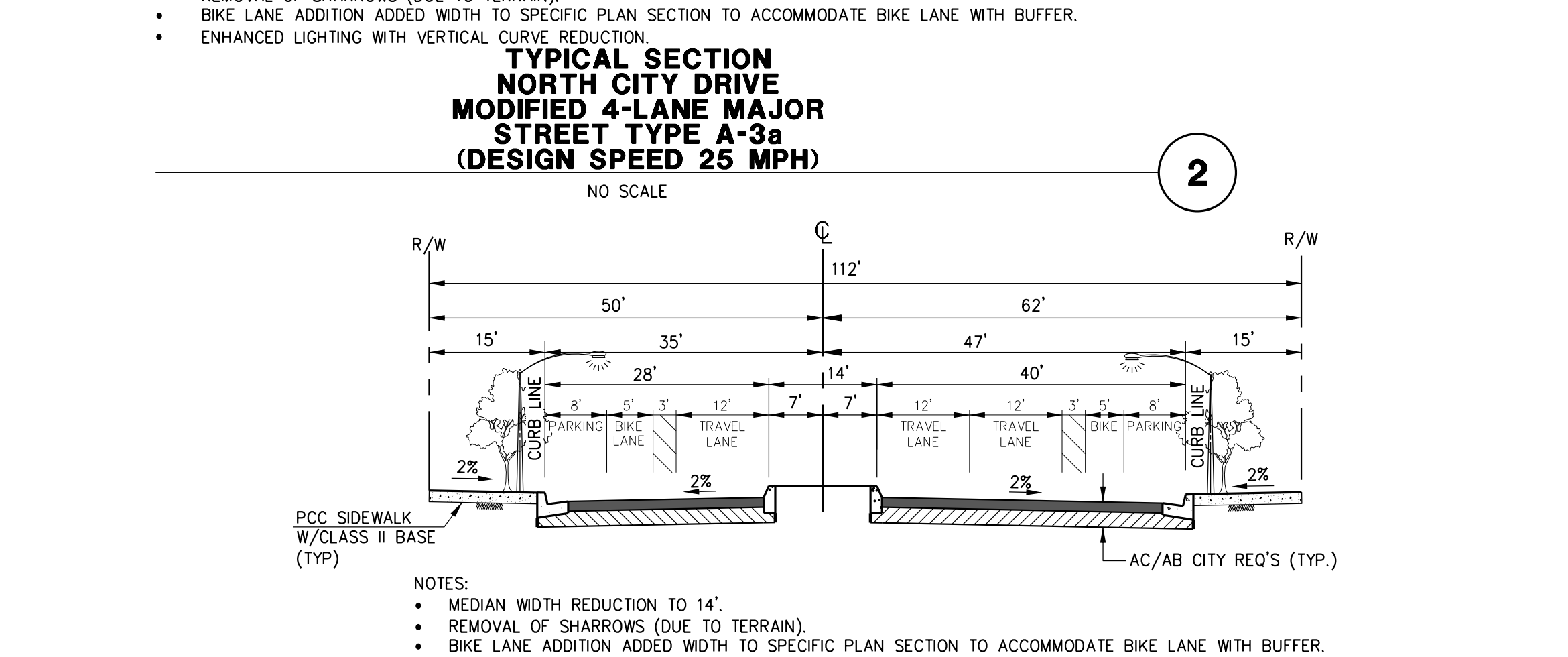
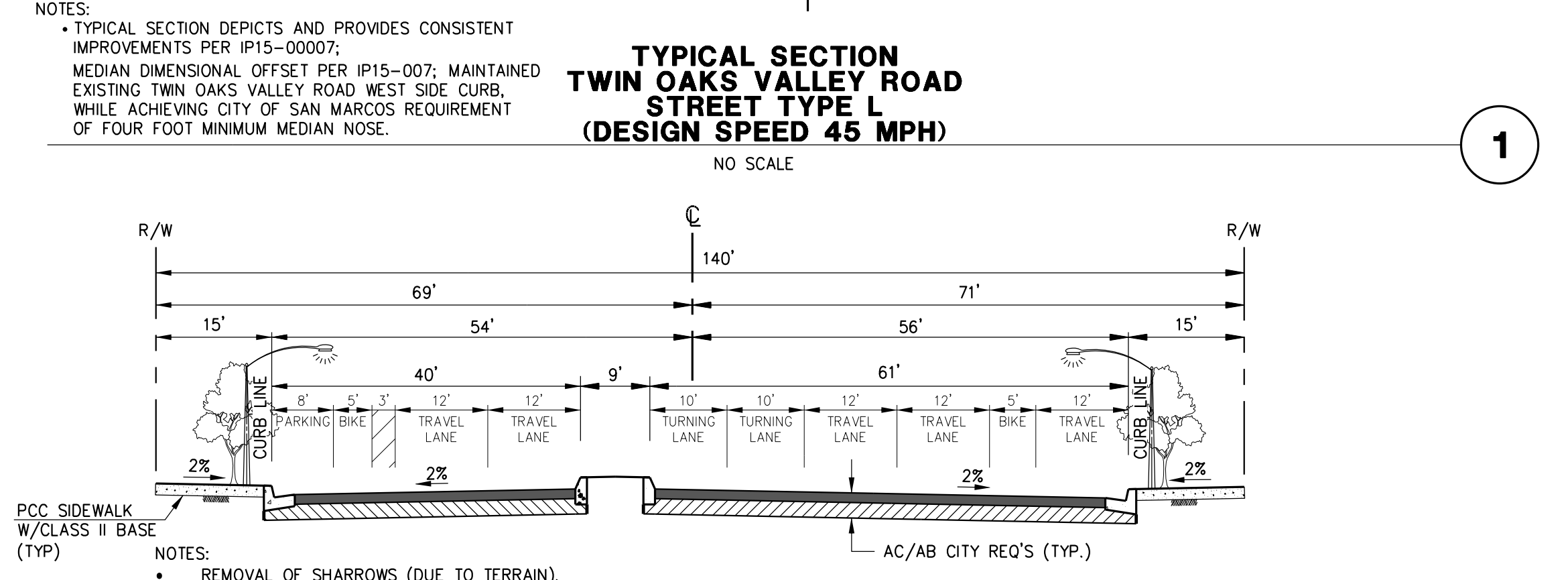
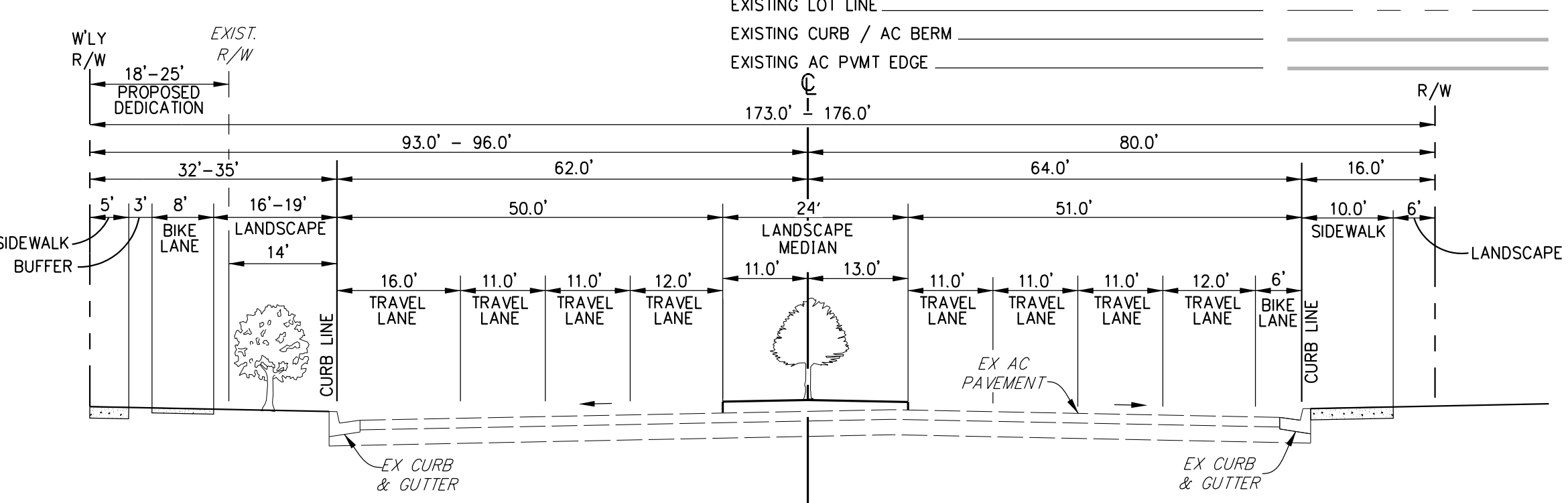
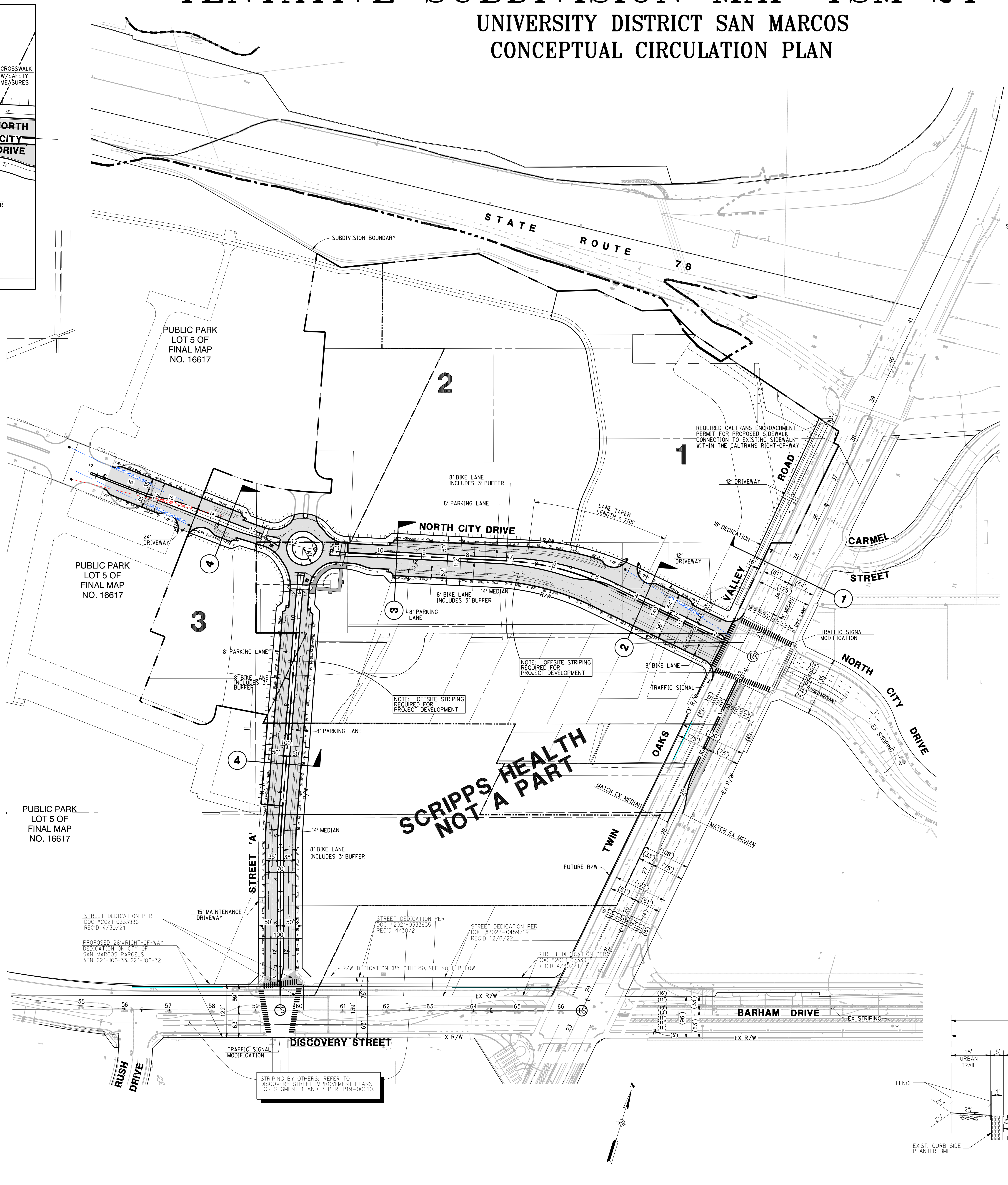
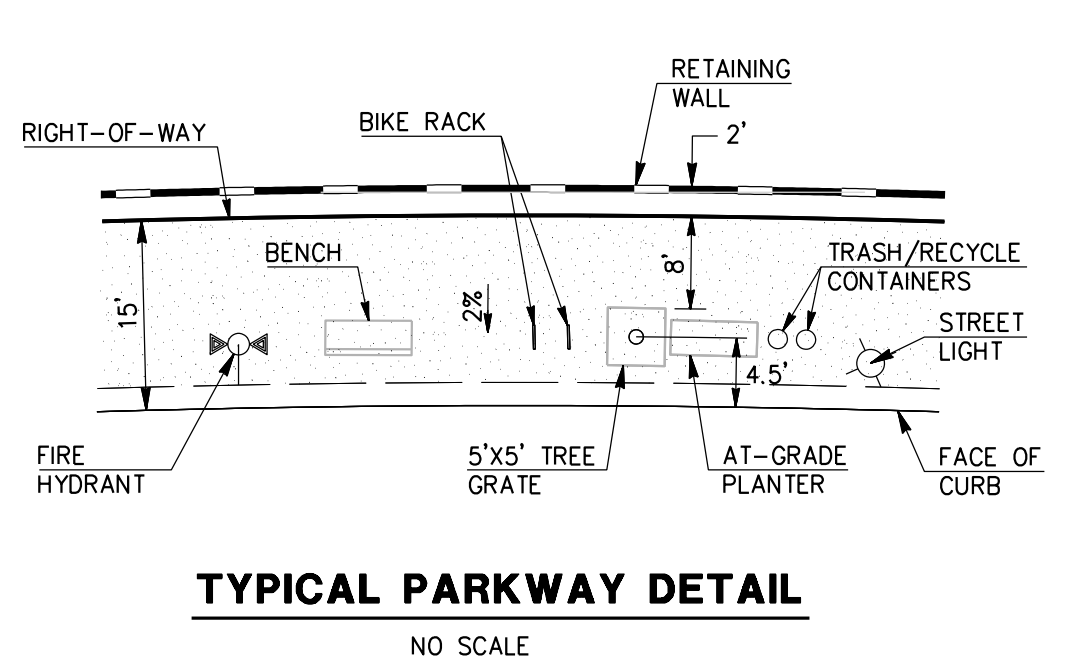
**Turning Performance Analysis**  
06/29/2017

City: San Marcos Fire Department  
Vehicle: Velocity Chassis (Big Block), 2010  
Body: Pumper, Medium, Alumium, 2nd Gen

Parameter	Value
Vehicle Center Angle	40°
Axis Track	4.82 in
Wheel Offset	4.83 in
Track Width	17.7 in
Chassis Overlap	45.98 in
Additional Buffer Depth	17.7 in
Front Overlap	75.99 in
Wheelbase	177 in

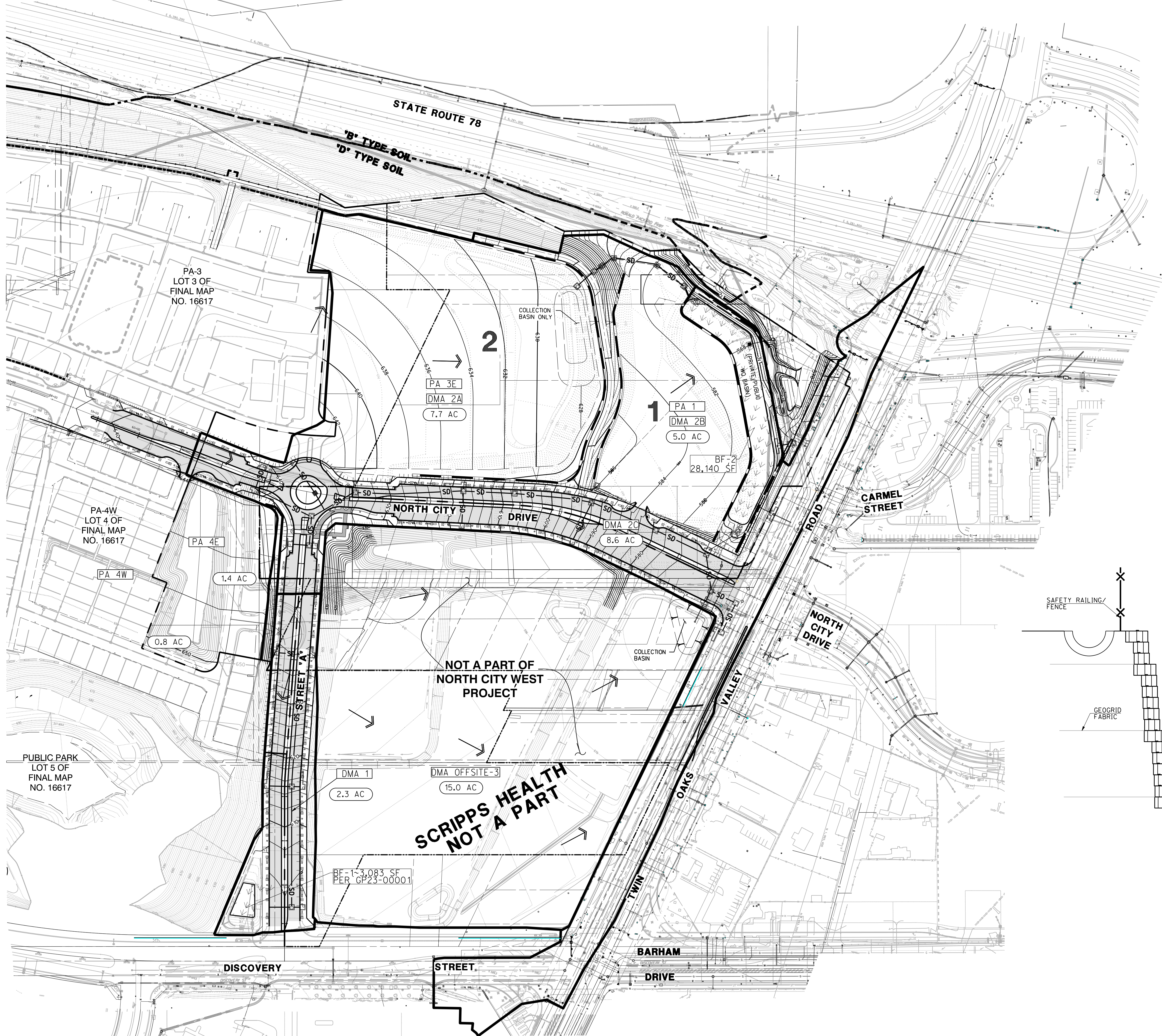
**Calculated Turning Radii:**

Vehicle Turn	Curve to curb	Wall to wall
90° Left	14.2 in	28.4 in
90° Right	14.2 in	28.4 in



# TENTATIVE SUBDIVISION MAP TSM 24-0004

## UNIVERSITY DISTRICT SAN MARCOS STORM WATER BMP PLAN



**LEGEND**

- EXISTING GROUND CONTOURS: 410
- PROPOSED GROUND CONTOURS: 410
- DMA 1: 2.3 AC AREA (ACRES)
- PROJECT BOUNDARY
- DMA BOUNDARY
- HYDROLOGIC SOIL BOUNDARY
- PROPOSED IMPERVIOUS
- EXISTING IMPERVIOUS
- SELF MITIGATING AREA
- RUNOFF FLOW DIRECTION
- COLLECTION BASIN (FOR COLLECTION/CONVEYANCE ONLY)

**TREATMENT BMPs**

- WF-BF7: WATER QUALITY BASIN (WATER QUALITY, HMP AND 100 YR DETENTION)

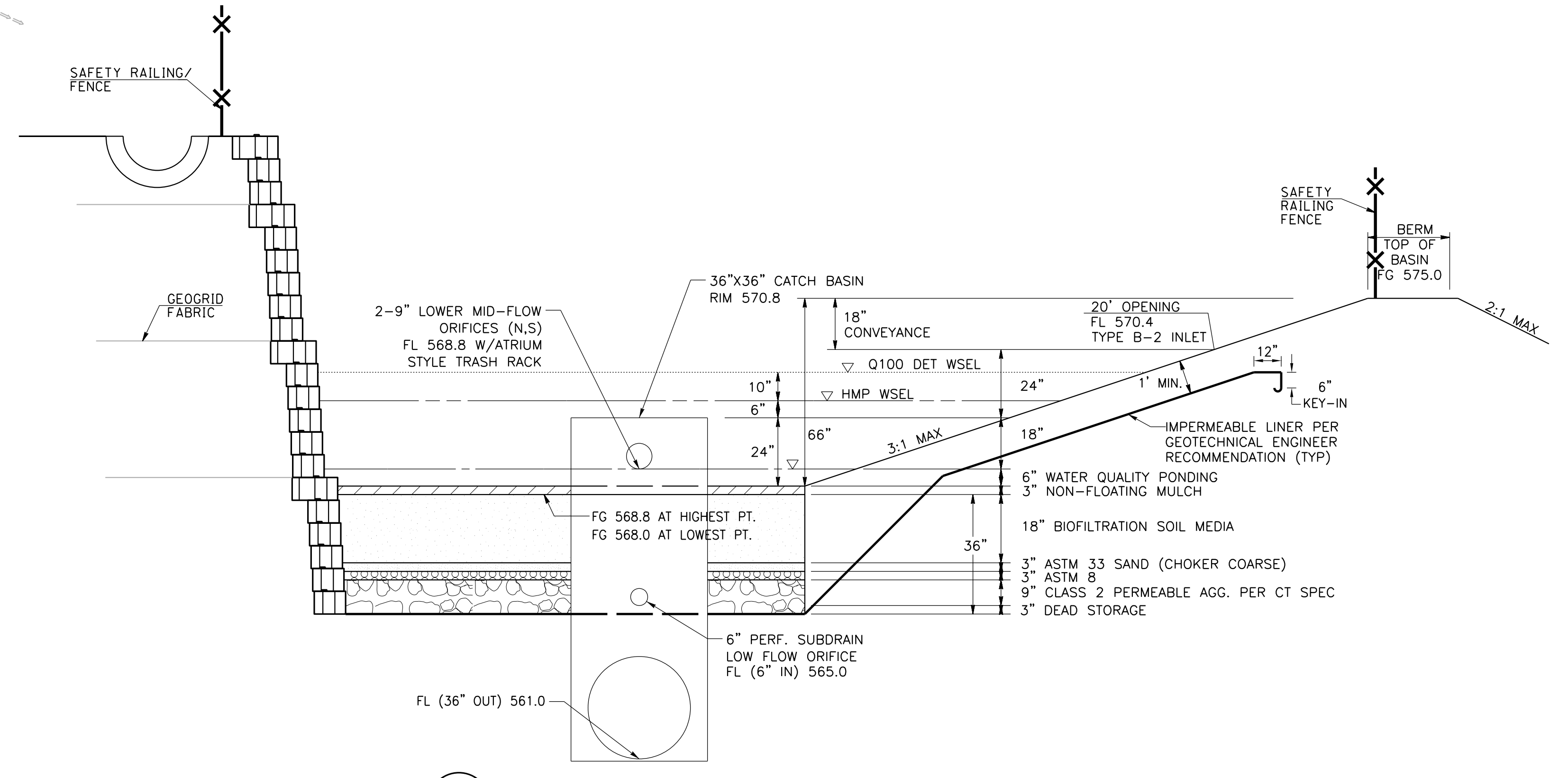
- SOILS/GROUNDWATER NOTES:**
- UNDERLYING HYDROLOGIC SOIL GROUP = NRCS TYPE B, C AND D
  - THERE ARE NO EXISTING NATURAL HYDROLOGIC FEATURES LOCATED WITHIN THE PROJECT SITE
  - THE PROJECT SITE IS NOT LOCATED WITHIN A CRITICAL COARSE SEDIMENT YIELD AREAS (ATTACHMENT 2B)
  - APPROXIMATE DEPTH TO GROUND WATER TABLE VARIES FROM 5 FT TO 14 FT.
  - PORTION (0.8 ACRES) OF PA 4 EAST SHOWN IN BLUE DRAINS TO BF-3 THAT WAS PART OF TM1. THE PROJECT PROPOSES TO ROUTE THE REMAINING 1.4 ACRES OF PA4 EAST TO BF-3. THIS WAS ALREADY ACCOUNTED FOR IN BF-3 SIZING ASSUMING ULTIMATE CONDITION IN PDP SWOMP TITLED "PDP SWOMP FOR NORTH CITY 1 - TM1"

**SELF-MITIGATING DMAS**  
THE PROPOSED SELF-MITIGATING DMAS ARE LANDSCAPED AREAS THAT ARE UNABLE TO BE COLLECTED IN A BIOFILTRATION PLANTER; MOST ARE ON THE PROJECT PERIMETER. THESE AREAS ARE PLANTED WITH NON-INVASIVE PLANT SPECIES THAT REQUIRE LOW WATER USAGE ONCE ESTABLISHED, AND CONTAIN LESS THAN 5% INCIDENTAL IMPERVIOUS AREAS. PER THE PROJECT LANDSCAPE PLAN, THESE AREAS WILL BE TILLED TO 6" DEPTH AND SOIL AMENDMENTS MIXED IN PRIOR TO PLANTING.

**TREATMENT CONTROL BMPs**  
STORM WATER RUNOFF GENERATED BY THE PROPOSED PUBLIC ROADS AND PROPOSED PADS WILL BE TREATED BY BIOFILTRATION BMPs. THE BMPs WILL BE SIZED UTILIZING THE BMP DESIGN MANUAL SIZING CRITERIA AND WILL HAVE A TREATMENT AREA THAT SATISFIES APPROPRIATE POLLUTANT CONTROL CRITERIA. IN ACCORDANCE WITH 89-2013-0001 BMPs ARE SIZED TO TREAT ALL TRIBUTARY RUNOFF, INCLUDING RUNOFF FROM EXISTING SURFACES. THE BMPs ARE ALSO SIZED TO PROVIDE HYDROMODIFICATION AND 100 YEAR PEAK FLOW MITIGATION. SEE THE STORM WATER QUALITY MANAGEMENT PLAN FOR DCV AND WATER QUALITY SIZING CALCULATIONS, AND THE DRAINAGE STUDY 100 YEAR PEAK MITIGATION CALCULATIONS. HYDROMODIFICATION CALCULATIONS WILL BE PROVIDED AT FINAL ENGINEERING.

DMA ID	AREA (AC)	% IMPERVIOUS (AC)	TYPE	PROVIDED BMP FOOTPRINT (SF)	STORAGE AT OVERFLOW (AC-FT)
DMA-1	2.3	90 (2.1)	LINED BIOFILTRATION DRAINS TO BMP BF1	3,083	0.6
DMA-2	21.5	84 (18.1)	LINED BIOFILTRATION DRAINS TO BMP BF2	28,140	5.4

NOTE: THE BMPs ARE SIZED TO PROVIDE APPROPRIATE POLLUTANT CONTROL, FLOW CONTROL (HMP), AND 100-YEAR PEAK FLOW DETENTION.



**2 "BF-2" BIOFILTRATION BASIN**  
NOT TO SCALE

NOTE: BIOFILTRATION BASIN TO BE CONSTRUCTED PER CITY OF SAN MARCOS BMP DESIGN MANUAL, 2023 EDITION

