



ATTACHMENT D

ENVIRONMENTAL IMPACT REPORT

APPENDIX A1

PROJECT PLANS



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SAN MARCOS, CA

Capalina SMA, LLC
 179 Calle Magdalena #201
 Encinitas, CA 92024
 Attn: Jon Rilling

CAPALINA APTS

MAY 30, 2023

SCALE:

TITLE SHEET



5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198

A-TS

PROJECT SUMMARY

4-STORY STACKED FLATS
 CONSTRUCTION TYPE V-A (1-HOUR)
 OCCUPANCY R-2 / B
 SPRINKLERS NFFPA 13
 ADDRESS CAPALINA ROAD
 APN 2191153300
 EXISTING ZONING MU-3
 PROPOSED ZONING MU-2

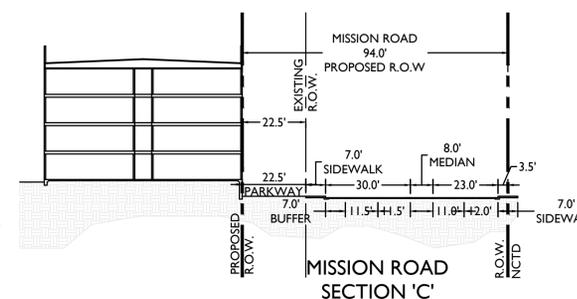
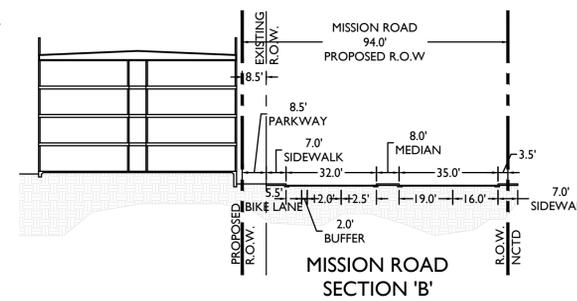
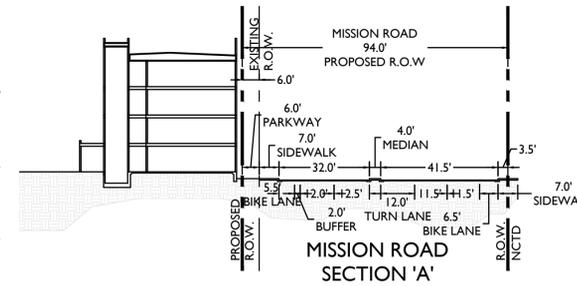
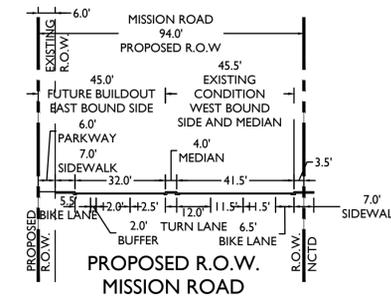
COMMERCIAL 4,000 SF*
 TOTAL HOMES 119 APTS
 GROSS AREA 2.51 AC
 NET AREA 2.41 AC
 DENSITY 47.4 DU/AC
 PARKING 147 SPACES
 FAR 1.24

UNIT MIX			
11	PLAN 1	STUDIO/1BA	600 SF
8	PLAN 2	1BD/1BA	680 SF
45	PLAN 3	1BD/1BA	710 SF
6	PLAN 4	2BD/1BA	925 SF
41	PLAN 5	2BD/2BA	1,080 SF
8	PLAN 6	3BD/2BA	1,130 SF
119	TOTAL UNITS		

PARKING SUMMARY*	
RESIDENTIAL	
TOTAL REQUIRED	142 SP
COMMERCIAL PARKING	
TOTAL REQUIRED	5 SP
TOTAL PROVIDED	147 SP

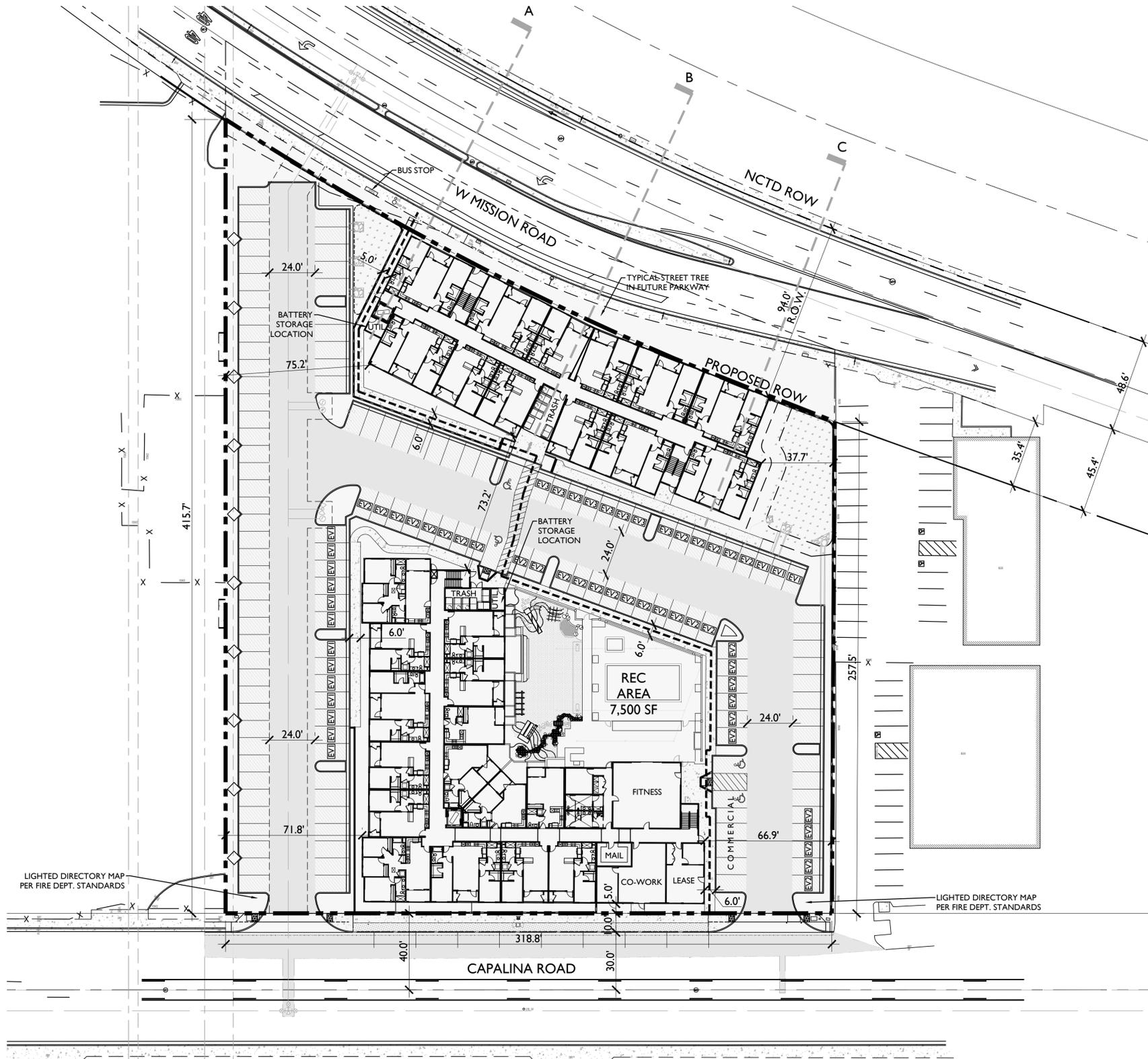
OPEN SPACE**	
PRIVATE	7,632 SF
INDOOR COMMON	1,250 SF
OUTDOOR COMMON	25,700 SF
TOTAL	34,582 SF

*PARKING PER STATE DENSITY BONUS LAW AND INCENTIVE ALLOWANCE
 **REFER TO SHEET A-SP2 FOR DETAILED INFORMATION



LEGEND

- ACCESSIBLE SPACE
- ACCESSIBLE PATH OF TRAVEL
- EV CAPABLE SPACE
- EV READY SPACE
- EV CHARGERS
- RETAINING WALL



SAN MARCOS, CA

Capalina SMA, LLC
 179 Calle Magdalena #201
 Encinitas, CA 92024
 Attn: Jon Rilling

CAPALINA APTS

OCTOBER 17, 2023
 SCALE: 0 30 60 90

CONCEPTUAL SITE PLAN



5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198

A-SP



COMMERCIAL LEGEND

- CO-WORK
- LEASING
- MAIL
- RESTROOMS
- TRASH / CORRIDORS
- FITNESS CENTER/ MTG ROOM

PARKING LEGEND

- RESIDENTIAL
- COMMERCIAL
- EV CAPABLE
- EV READY
- EV CHARGERS
- ACCESSIBLE SPACES

OPEN SPACE LEGEND

- PRIVATE OPEN SPACE
- COMMON INDOOR SPACE
- COMMON OUTDOOR SPACE

COMMERCIAL SUMMARY

CO-WORK	950 SF
LEASING	650 SF
MAIL	250 SF
RESTROOMS	400 SF
TRASH /CORRIDORS	500 SF
FITNESS / MEETING ROOM	1,250 SF
TOTAL	4,000 SF

PARKING SUMMARY

RESIDENTIAL PARKING	
TOTAL REQUIRED	142 SP
TOTAL PROVIDED	142 SP

ACCESSIBLE PARKING

RESIDENTIAL 142 SP X 2% =	3 SP REQ. / 3 SP PROVIDED
COMMERCIAL 5 SP =	1 SP REQ. / 1 SP PROVIDED

ELECTRIC VEHICLE PARKING

EV CAPABLE	
142 SP X 10% =	15 SP REQ. / 15 SP PROVIDED
EV READY	
142 SP X 25% =	36 SP REQ. / 36 SP PROVIDED
EV CHARGERS	
142 SP X 5% =	8 SP REQ. / 8 SP PROVIDED

COMMERCIAL PARKING

TOTAL REQUIRED	5 SP
TOTAL PROVIDED	5 SP

BICYCLE PARKING

4,000 SF / 1,000 SF = 4.0 X .75 3 SP REQ. / 3 SP PROVIDED

OPEN SPACE SUMMARY

PRIVATE OPEN SPACE		
PLAN 1	11 X 50 SF	550 SF
PLAN 2	8 X 80 SF	640 SF
PLAN 3	45 X 60 SF	2,700 SF
PLAN 4	6 X 66 SF	396 SF
PLAN 5	41 X 66 SF	2,706 SF
PLAN 6	8 X 80 SF	640 SF
SUBTOTAL		7,632 SF

COMMON INDOOR SPACE

FITNESS / MEETING ROOM	1,250 SF
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COMMON OUTDOOR SPACE

ROOF DECK	1,285 SF
AT GRADE	24,415 SF
SUBTOTAL	25,700 SF

TOTAL OPEN SPACE 34,582 SF (32% OF SITE AREA)

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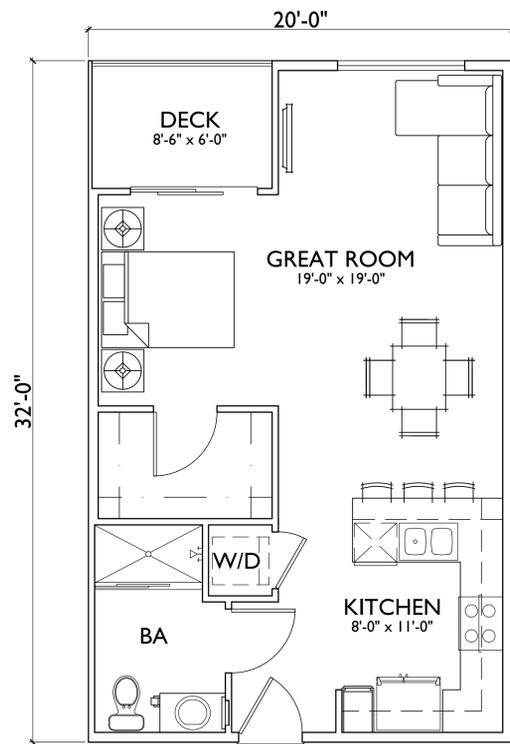


SITE PLAN EXHIBIT

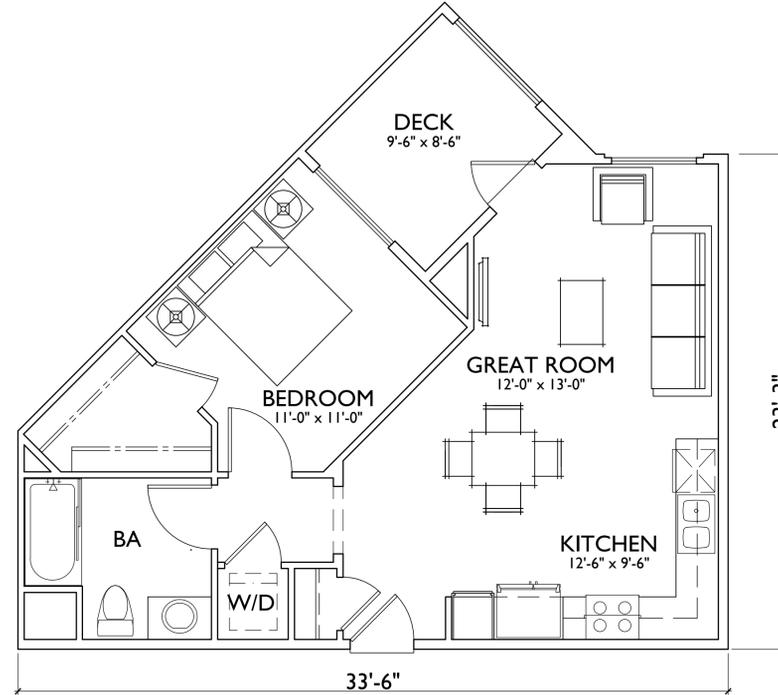


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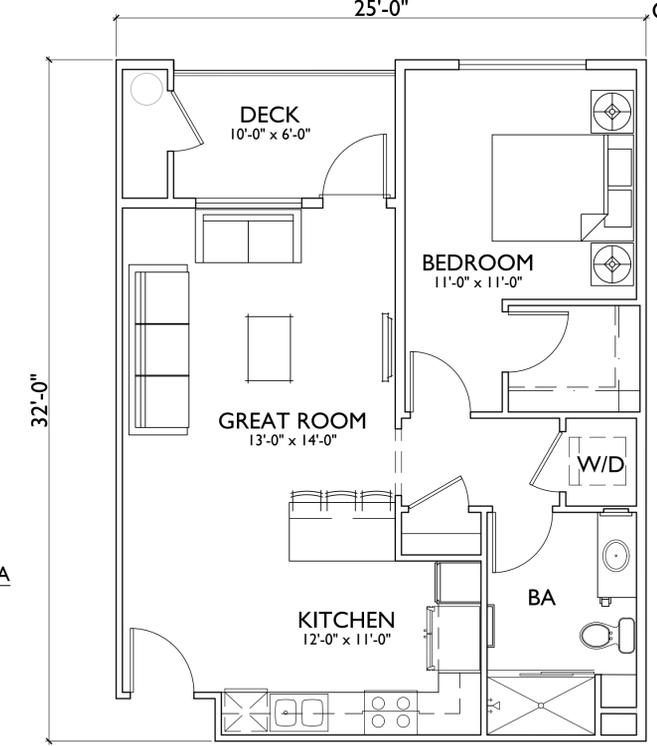
A-SP2



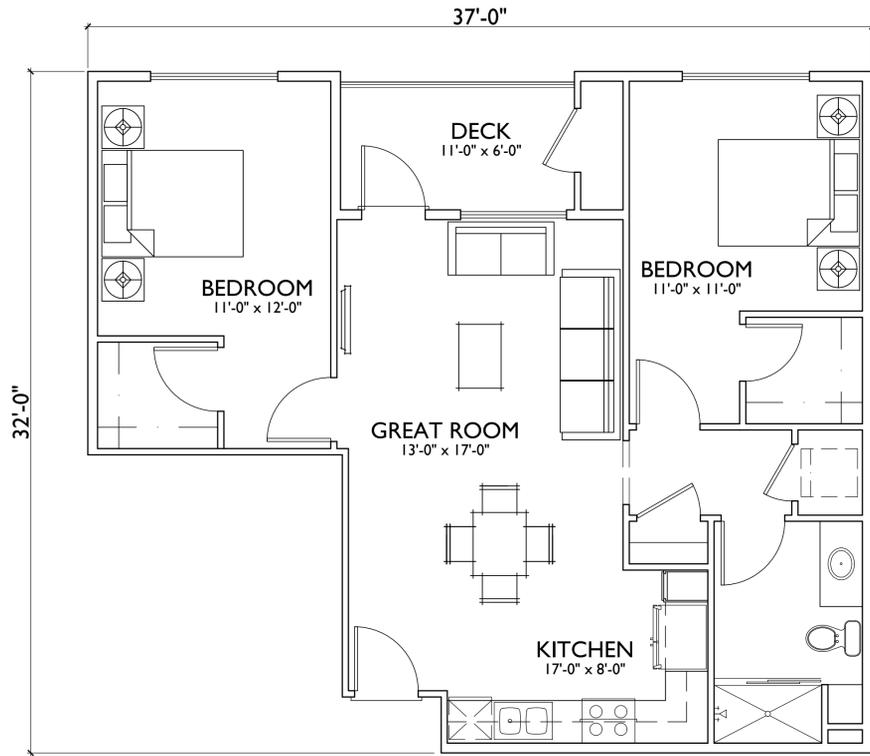
PLAN 1: 0BD/1BA
 NET TOTAL 560 S.F.
 GROSS TOTAL 600 S.F.
 DECK 50 S.F.



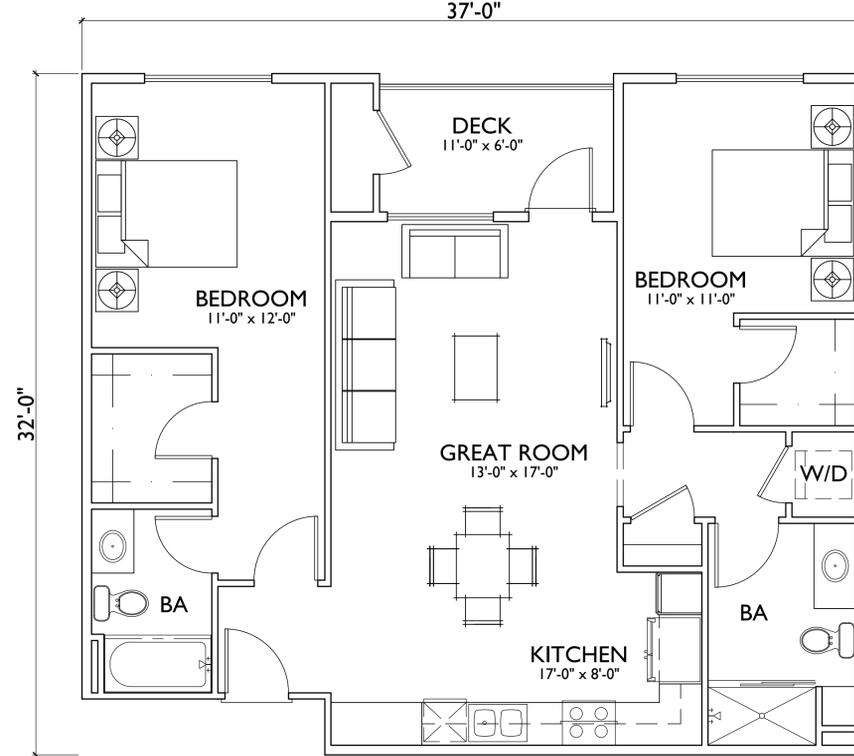
PLAN 2: 1BD/1BA
 NET TOTAL 630 S.F.
 GROSS TOTAL 680 S.F.
 DECK 80 S.F.



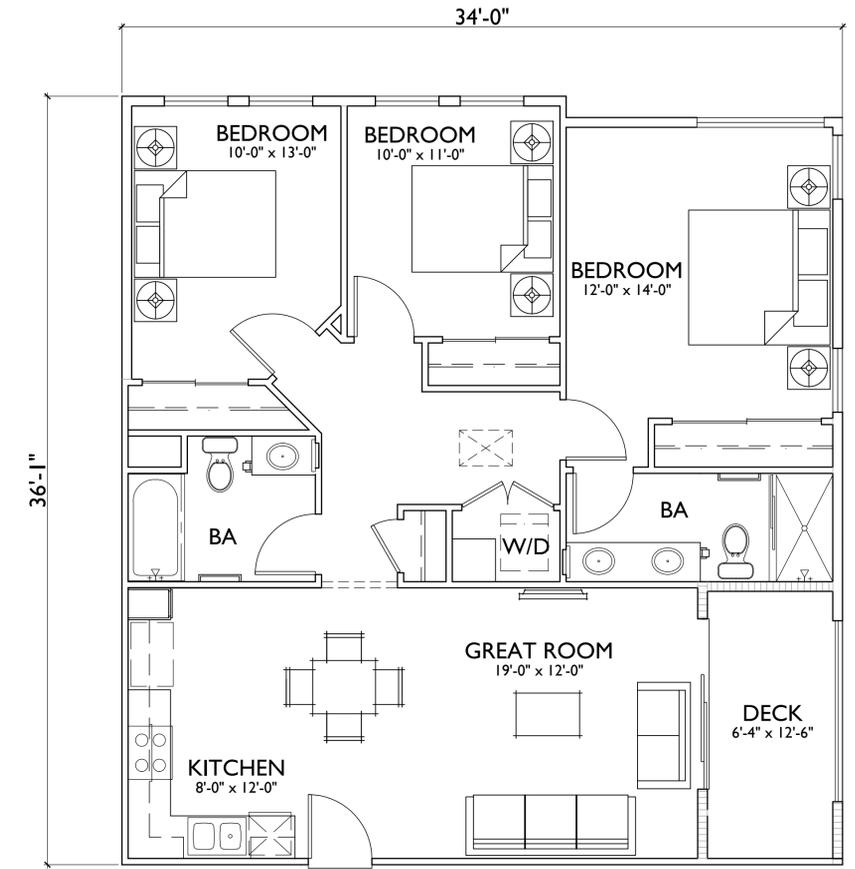
PLAN 3: 1BD/1BA
 NET TOTAL 670 S.F.
 GROSS TOTAL 710 S.F.
 DECK 60 S.F.



PLAN 4: 2BD/1BA
 NET TOTAL 860 S.F.
 GROSS TOTAL 925 S.F.
 DECK 66 S.F.



PLAN 5: 2BD/2BA
 NET TOTAL 1015 S.F.
 GROSS TOTAL 1080 S.F.
 DECK 66 S.F.



PLAN 6: 3BD/2BA
 NET TOTAL 1080 S.F.
 GROSS TOTAL 1130 S.F.
 DECK 80 S.F.

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MAY 30, 2023



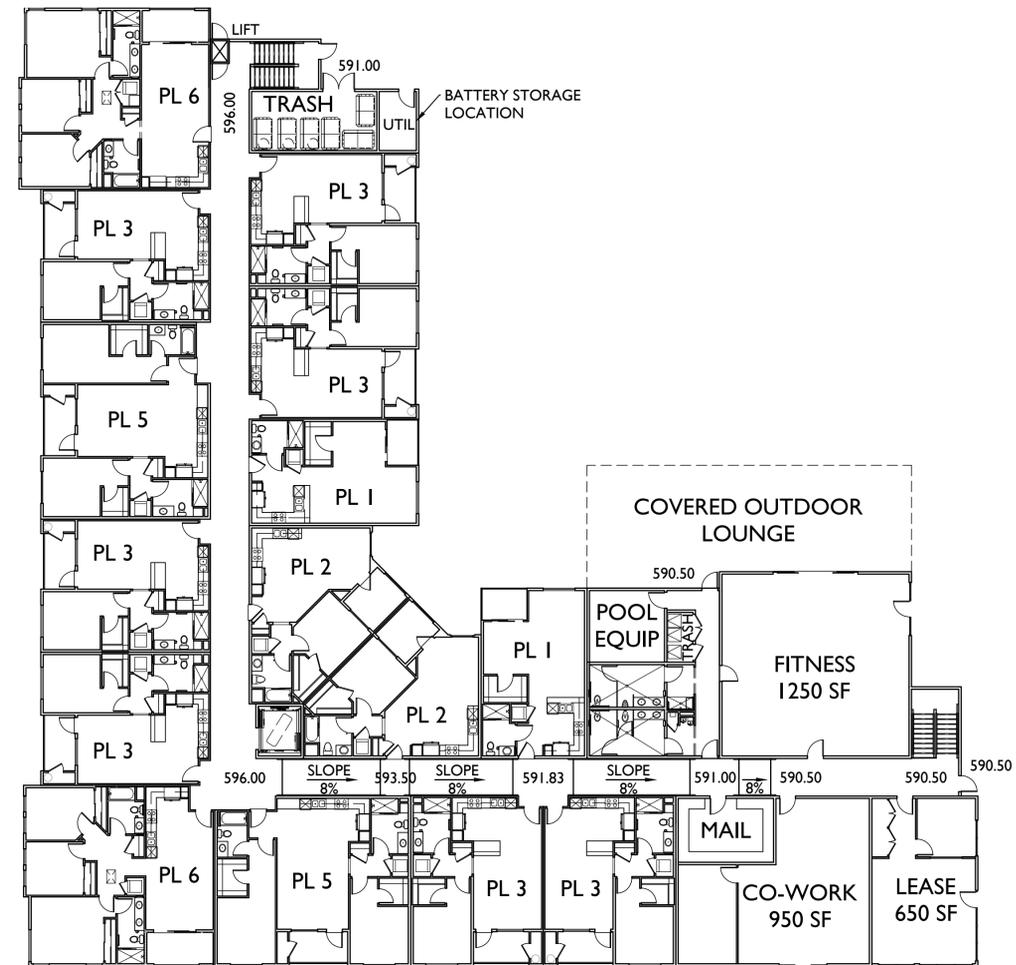
UNIT PLANS



5256 S. Mission Road, Ste 404
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SECOND AND THIRD FLOOR



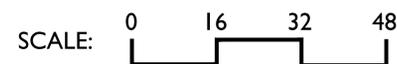
FIRST FLOOR

SAN MARCOS, CA

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 179 Calle Magdalena #201
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CAPALINA APTS

MAY 30, 2023



BUILDING A COMPOSITE



5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



NORTH

MATERIAL SCHEDULE

- 1 ROOF - COMPOSITE SHINGLE
- 2 ROOF - BUILT UP PARAPET
- 3 FASCIA - 2X RESAWN WOOD
- 4 WALL - STUCCO
- 5 WALL - METAL SIDING
- 6 TRIM - 2X STUCCO OVER
- 7 METAL RAILING
- 8 DECORATIVE AWNING
- 9 SIGNAGE
(FINAL SIGNAGE LANGUAGE TO BE APPROVED BY CITY)



(CAPALINA ROAD) WEST

SAN MARCOS, CA

Capalina SMA, LLC
 179 Calle Magdalena #201
 Encinitas, CA 92024
 Attn: Jon Rilling

CAPALINA APTS

MAY 30, 2023
 SCALE: 0 8 16 24

BUILDING A COMPOSITE



5256 S. Mission Road, Ste 404
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NORTH

MATERIAL SCHEDULE

- 1 ROOF - COMPOSITE SHINGLE
- 2 ROOF - BUILT UP PARAPET
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- 4 WALL - STUCCO
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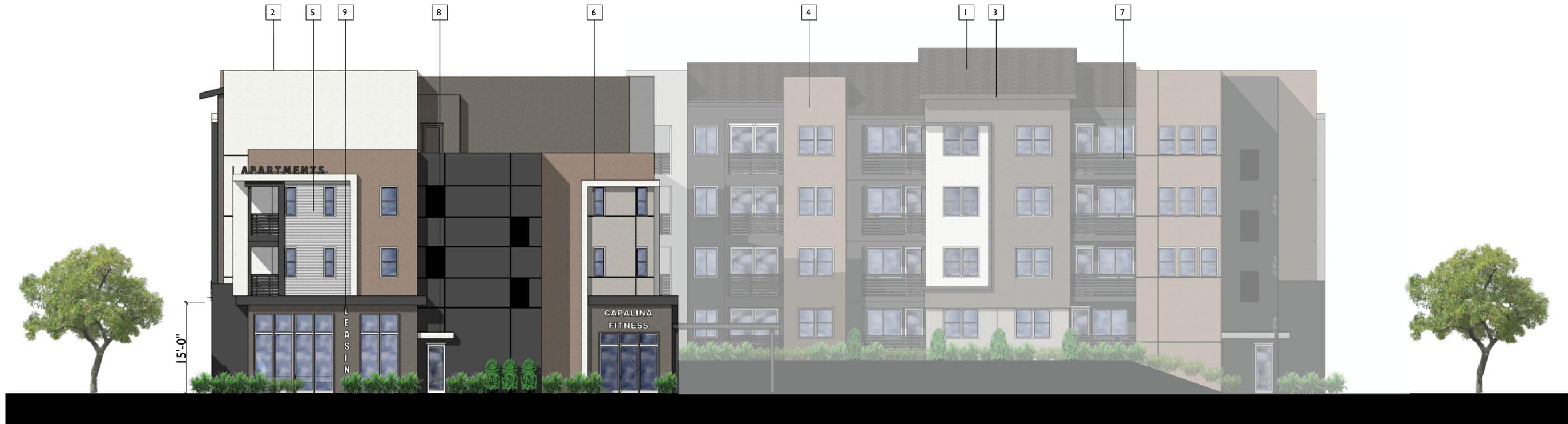
SCALE: 0 8 16 24

BUILDING A COMPOSITE



5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198

A-3.1



SOUTH

MATERIAL SCHEDULE

- 1 ROOF - COMPOSITE SHINGLE
- 2 ROOF - BUILT UP PARAPET
- 3 FASCIA - 2X RESAWN WOOD
- 4 WALL - STUCCO
- 5 WALL - METAL SIDING
- 6 TRIM - 2X STUCCO OVER
- 7 METAL RAILING
- 8 DECORATIVE AWNING
- 9 SIGNAGE
(FINAL SIGNAGE LANGUAGE TO BE APPROVED BY CITY)



EAST

SAN MARCOS, CA

Capalina SMA, LLC
 179 Calle Magdalena #201
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CAPALINA APTS

MAY 30, 2023

SCALE: 0 8 16 24

BUILDING A COMPOSITE



5256 S. Mission Road, Ste 404
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 760.724.1198



SOUTH

MATERIAL SCHEDULE

- 1 ROOF - COMPOSITE SHINGLE
- 2 ROOF - BUILT UP PARAPET
- 3 FASCIA - 2X RESAWN WOOD
- 4 WALL - STUCCO
- 5 WALL - METAL SIDING
- 6 TRIM - 2X STUCCO OVER
- 7 METAL RAILING
- 8 DECORATIVE AWNING
- 9 SIGNAGE
(FINAL SIGNAGE LANGUAGE TO BE APPROVED BY CITY)



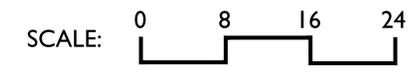
EAST

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CAPALINA APTS

MAY 30, 2023



BUILDING A COMPOSITE



5256 S. Mission Road, Ste 404
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 760.724.1198

A-4.1



CAPALINA ROAD - SOUTHWEST



WEST



CAPALINA ROAD - NORTHWEST



SOUTHWEST

NOTE: FINAL SIGNAGE LANGUAGE TO BE APPROVED BY CITY

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Capalina SMA, LLC
179 Calle Magdalena #201
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CAPALINA APTS

MAY 30, 2023

SCALE:

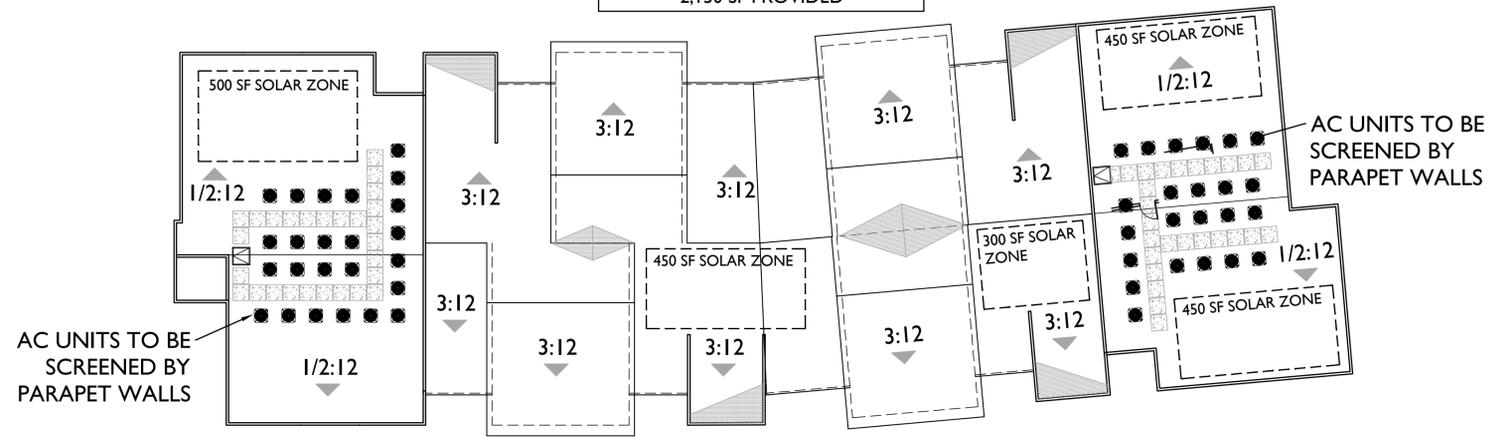
BUILDING A PERSPECTIVES



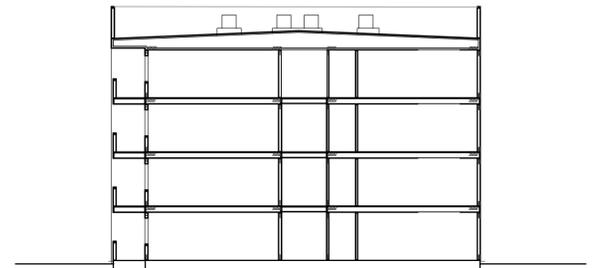
5256 S. Mission Road, Ste 404
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760.724.1198

A-5

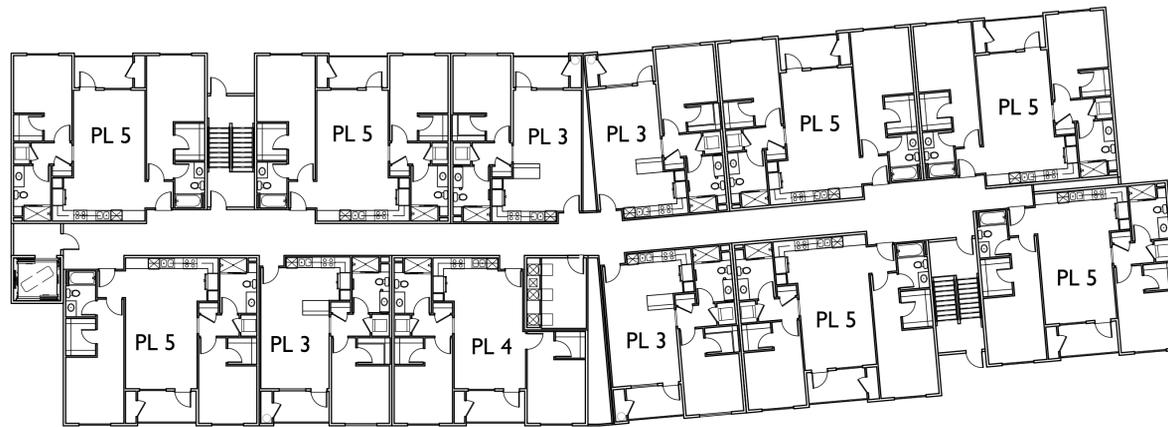
SOLAR READY AREA
14,170 SF X 15% = 2,125 SF REQUIRED
2,150 SF PROVIDED



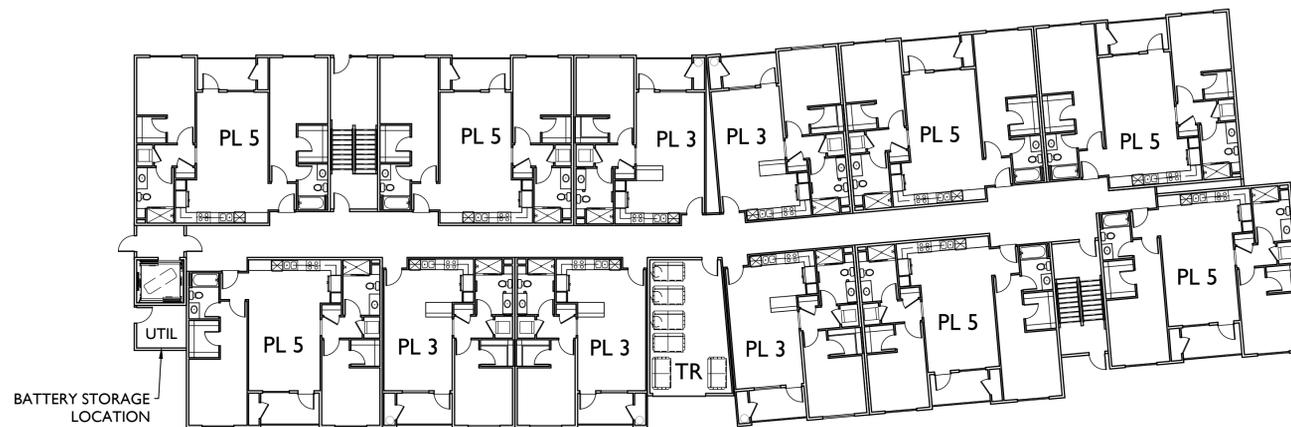
ROOF PLAN



TYPICAL SECTION
AC UNITS TO BE SCREENED BY
PARAPET WALLS



SECOND TO FOURTH FLOOR



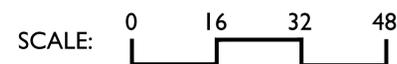
FIRST FLOOR

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CAPALINA APTS

MAY 30, 2023



BUILDING B COMPOSITE



5256 S. Mission Road, Ste 404
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MATERIAL SCHEDULE

- 1 ROOF - COMPOSITE SHINGLE
- 2 ROOF - BUILT UP PARAPET
- 3 FASCIA - 2X RESAWN WOOD
- 4 WALL - STUCCO
- 5 WALL - METAL SIDING
- 6 TRIM - 2X STUCCO OVER METAL RAILING
- 7 METAL RAILING
- 8 DECORATIVE AWNING

NORTH



WEST

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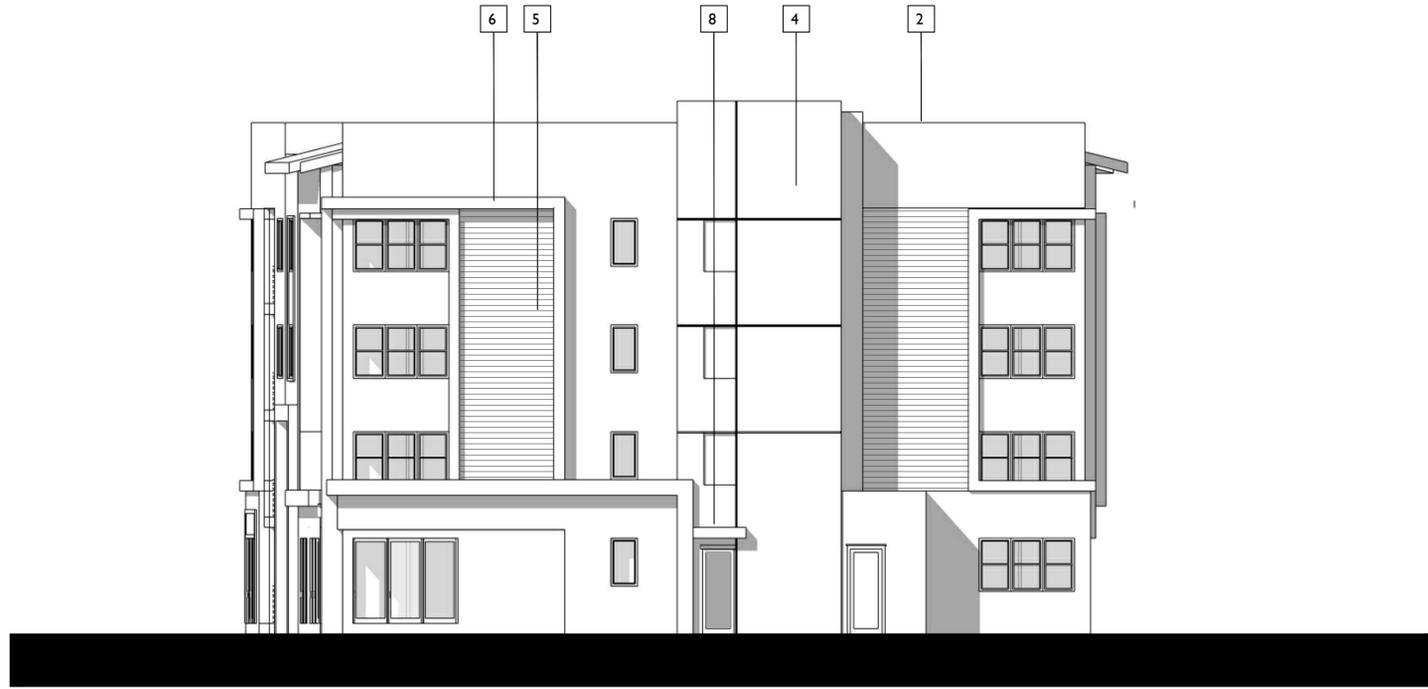
MAY 30, 2023

SCALE: 0 8 16 24

BUILDING B ELEVATIONS



5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
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NORTH

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WEST

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BUILDING B ELEVATIONS



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A-7.1



MATERIAL SCHEDULE

- 1 ROOF - COMPOSITE SHINGLE
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- 3 FASCIA - 2X RESAWN WOOD
- 4 WALL - STUCCO
- 5 WALL - METAL SIDING
- 6 TRIM - 2X STUCCO OVER
- 7 METAL RAILING (SOUND ATTENUATION AT DECKS
FACING MISSION RD PER NOISE REPORT)
- 8 DECORATIVE AWNING

SOUTH



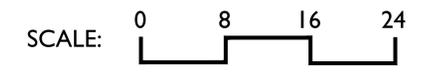
EAST (MISSION ROAD)

SAN MARCOS, CA

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CAPALINA APTS

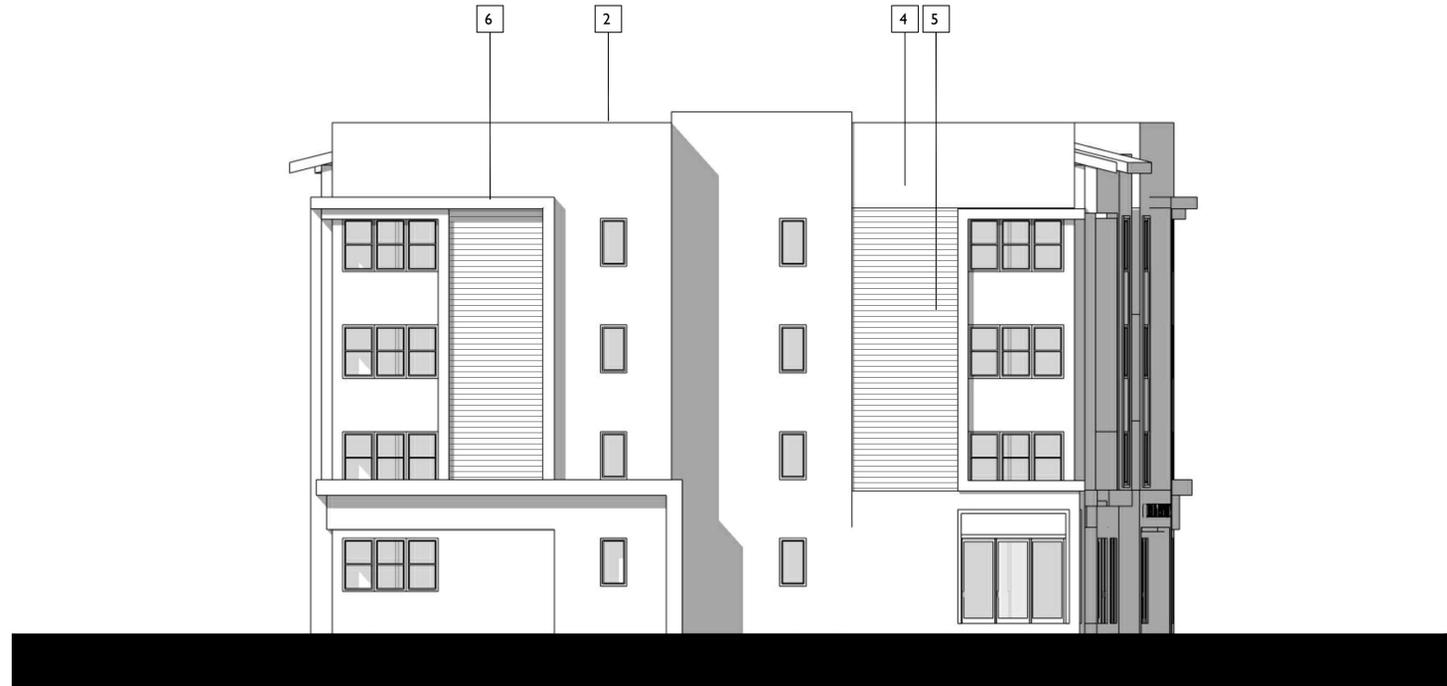
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BUILDING B ELEVATIONS



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MATERIAL SCHEDULE

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- 5 WALL - METAL SIDING
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- 7 METAL RAILING (SOUND ATTENUATION AT DECKS
FACING MISSION RD PER NOISE REPORT)
- 8 DECORATIVE AWNING

SOUTH



EAST (MISSION ROAD)

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CAPALINA APTS

MAY 30, 2023

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BUILDING B ELEVATIONS



5256 S. Mission Road, Ste 404
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A-8.1



NORTHWEST



MISSION ROAD - NORTHEAST

SAN MARCOS, CA

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179 Calle Magdalena #201
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CAPALINA APTS

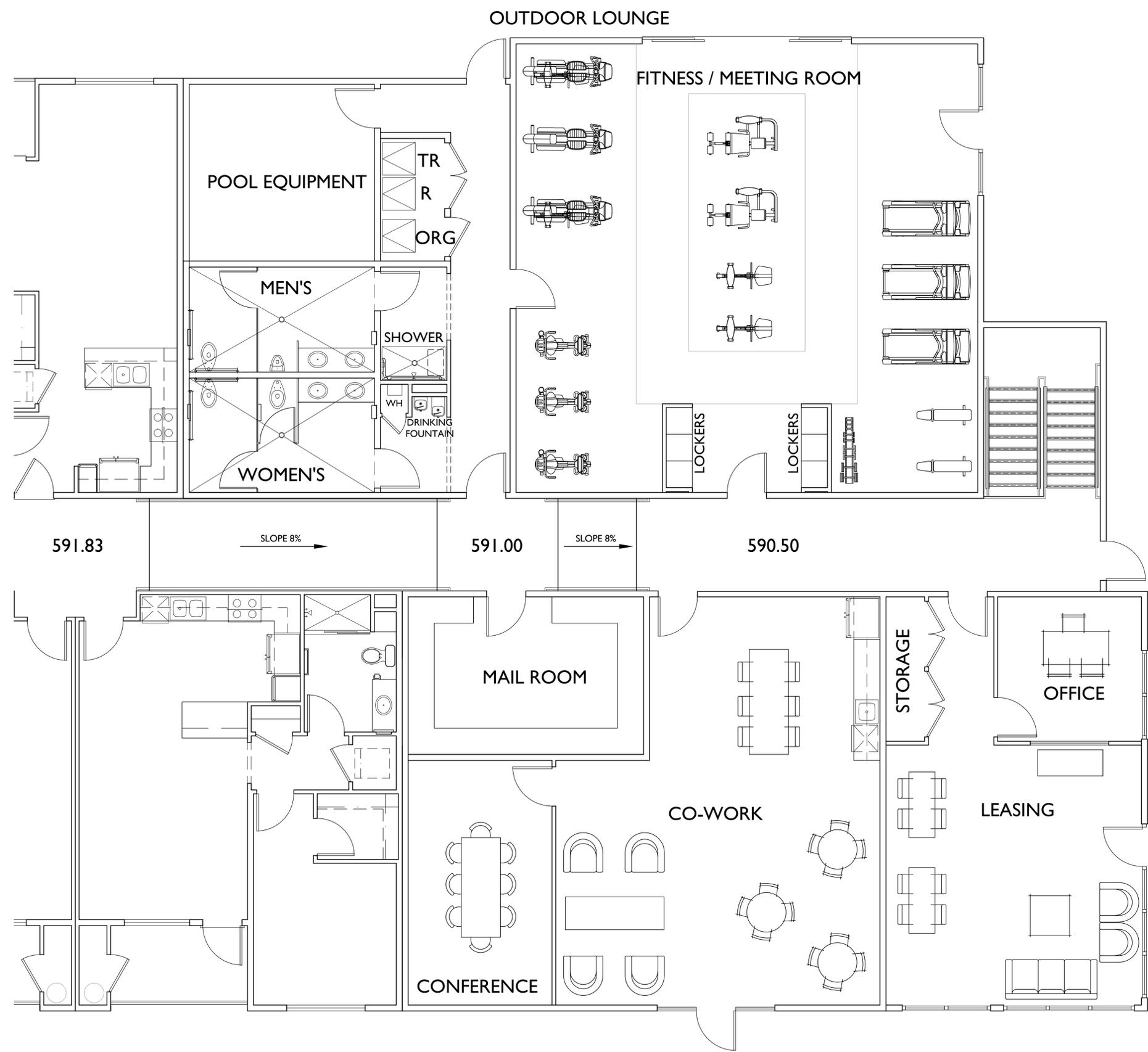
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SCALE:

BUILDING B PERSPECTIVES



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CAPALINA APTS

MAY 30, 2023
 SCALE: 0 4 8 12



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AMENITIES



REC AREA - WEST



REC AREA - NORTH

SAN MARCOS, CA

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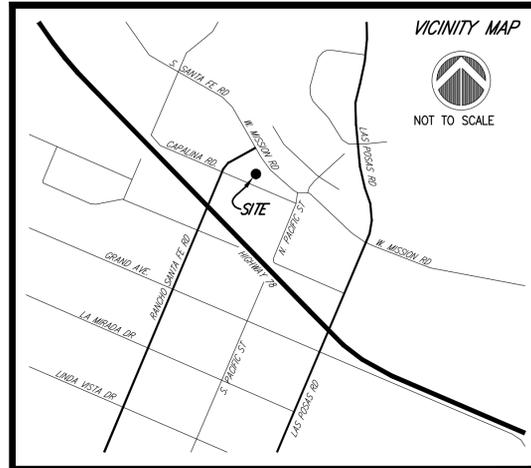
SCALE:

REC AREA PERSPECTIVES



5256 S. Mission Road, Ste 404
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CAPALINA APARTMENTS AT SAN MARCOS PRELIMINARY GRADING PLAN



LEGAL DESCRIPTION FOR APN 219-115-33-00

PARCEL 2 OF PARCEL MAP NO. 2003, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, PER MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 23, 1973 AS FILE NO. 73-296977 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL THAT PORTION CONNECTED TO THE CITY OF SAN MARCOS FOR STREET PURPOSES, RECORDED MARCH 19, 2004 AS FILE NO. 2004-0229021 OF OFFICIAL RECORDS.

SOURCE OF TOPOGRAPHY

THE TOPOGRAPHY SHOWN ON THIS SURVEY WAS CREATED FROM AN AERIAL DRONE SURVEY BY CAPTO DRONE SERVICES, FLIGHT DATE: JULY 6, 2022.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 1983 (CCS83), ZONE 6, 2017.50 EPOCH, AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON JUNE 28, 2022 AT CITY OF SAN MARCOS SURVEY CONTROL POINT STATION NAMES "CP-018" AND "CP-022" DERIVED FROM GEODETIC VALUES PUBLISHED RECORD PER ROS 23731.

THE BEARING BETWEEN "CP-018" AND "CP-022": NORTH 82° 10' 38" WEST

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED FACTOR AT "CP-022": 0.99995935
GRID DISTANCE = GROUND DISTANCE x COMBINED GRID FACTOR.
ELEVATION AT "CP-022": 584.17 DATUM: NAVD88

ALL DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES, UNLESS NOTED OTHERWISE.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS THE CITY OF SAN MARCOS SURVEY CONTROL POINT STATION NAME: "CP-022", LOCATED IN THE CENTER MEDIAN OF RANCHO SANTA FE ROAD, APPROXIMATELY 150' SOUTHWESTERLY OF THE INTERSECTION OF RANCHO SANTA FE ROAD AND DESCANSO AVE, RECORD PER ROS 23731.

ELEVATION: 584.17 DATUM: NAVD88

EXISTING EASEMENTS

SEE SHEET 2 FOR DESCRIPTIONS & LOCATIONS.

PROPERTY ADDRESS

CAPALINA ROAD
SAN MARCOS, CA 92069

EXISTING ZONING

MIXED-USE-3 (MU-3)

PROPOSED ZONING

MIXED-USE-2 (MU-2)

LOTS

TOTAL LOT(S) EXISTING: 1
TOTAL LOT(S) PROPOSED: 1

UTILITIES

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

PROPOSED ONSITE UTILITIES

WATER	PROPOSED PUBLIC VWD LINE
FIRE SYSTEM	PRIVATE
SEWER	PRIVATE
STORM DRAIN	PRIVATE

DRY UTILITY NOTE

AS THIS PROJECT IS IN THE ENTITLEMENT STAGE, THERE IS CURRENTLY NO PLANS & DESIGN FOR THE DRY UTILITIES. THE EXISTING DRY UTILITIES ALONG THE RIGHT OF WAY SHALL BE RELOCATED OR ADJUSTED AS NEEDED TO AVOID CONFLICT WITH ADA ACCESSIBILITY. DESIGN & LOCATIONS SHALL BE SHOWN ON THE CONSTRUCTION DOCUMENTS. THE RELOCATION MAY INCLUDE THE GRANTING OF ON-SITE EASEMENTS.

DESIGN EXCEPTION NOTE

AS SHOWN HEREON, THIS PROJECT INCLUDES DESIGN EXCEPTION FOR DRIVEWAY DISTANCE/LOCATION.

DEVELOPER / APPLICANT

CAPALINA SMA, LLC
179 CALLE MAGDALENA #201
ENCINITAS, CA 92024
ATTN: JON RILLING

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE ATTACHED PRELIMINARY GRADING PLAN 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
------------------------------	------

SABA FAMILY TRUST, DATED JULY 24, 2018
ATTENTION: SARA FORTUNA, TRUSTEE
ATTENTION: SHANNA WADE, TRUSTEE

SEE AGREEMENT DOC. NO. _____
DATED: _____

OWNER

SABA FAMILY TRUST, DATED JULY 24, 2018
ATTENTION: SARA FORTUNA, TRUSTEE
ATTENTION: SHANNA WADE, TRUSTEE

MAP PREPARED BY

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

SURVEYING BY:
MICHAEL D. LEVIN DATE: 10-19-2023

ENGINEERING BY:
ROBERT D. DENTINO DATE: 10/19/2023

PREPARATION DATE

OCTOBER 2022

LAND AREA

2.51 ACRES

APN

APN 219-115-33

FLOOD ZONE DESIGNATION

FLOOD ZONE INFORMATION PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY WEBSITE.

THIS SITE IS PART OF FEMA FLOOD PANEL NO. 06073C0789H AND WAS REVISED: MAY 16, 2012

THE PROPERTY IS LOCATED WITHIN ZONE X - AREA DETERMINED TO BE OF MINIMAL FLOOD HAZARD.

SHEET 1 OF 7 SHEETS

TITLE

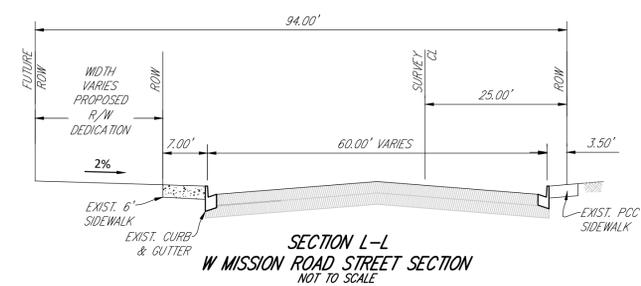
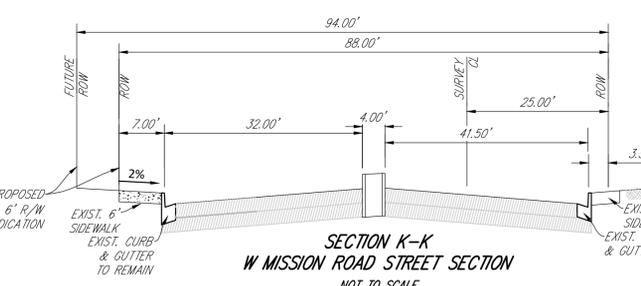
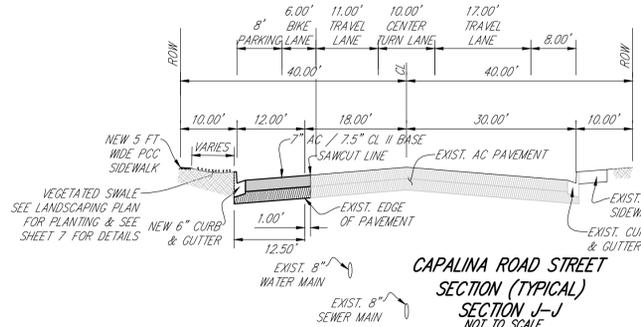
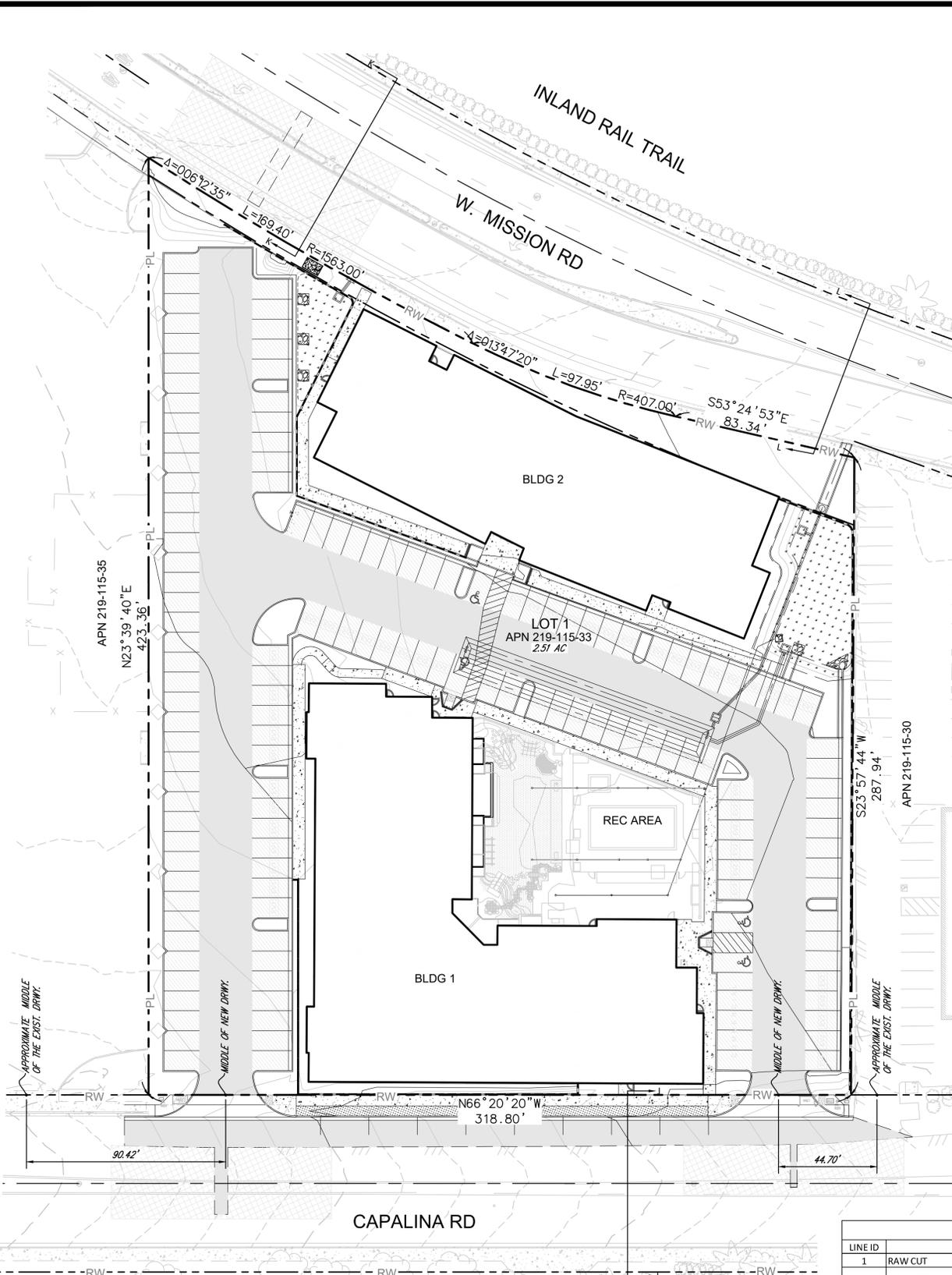
CAPALINA APARTMENTS
PRELIMINARY GRADING PLAN

APN 219-115-33
CAPALINA ROAD, SAN MARCOS CA

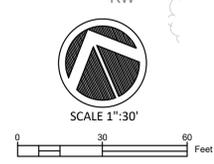


DATE	REMARKS
06/2023	PLANNING SUBMITTAL

EARTHWORK CALCULATION TABLE					
LINE ID	ITEM DESCRIPTION	AREA (SF)	SECTION/LENGTH (FT)	VOL (CY)	ROUNDED
1	RAW CUT			522.18	530.00
2	MAIN DRIVEWAY & PARKING	61,540.00	0.75	1,709.44	1,710.00
3	PUBLIC ST	4,955.00	0.83	152.93	160.00
4	BLDG FLOOR SECTION	34,575.00	0.75	960.42	970.00
5	WQ BASINS	2,550.00	5.00	472.22	480.00
6	DETENTION PIPES (4" DIA PIPE, 550 LF)	12.57	370.00	172.21	180.00
7	TOTAL CUT			3,989.40	4,030.00
8					
9	RAW FILL			12,266.55	12,270.00
10	SHRINKAGE 0% (APPLIED TO RAW CUT)	522.18	0.00	0.00	0.00
11	TOTAL FILL			12,266.55	12,270.00
12	IMPORT			-8,277.15	-8,240.00
13	FOR PERMITTING PURPOSES, IMPORT AT (CY)		8,240.00		

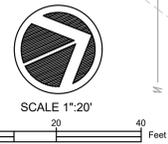
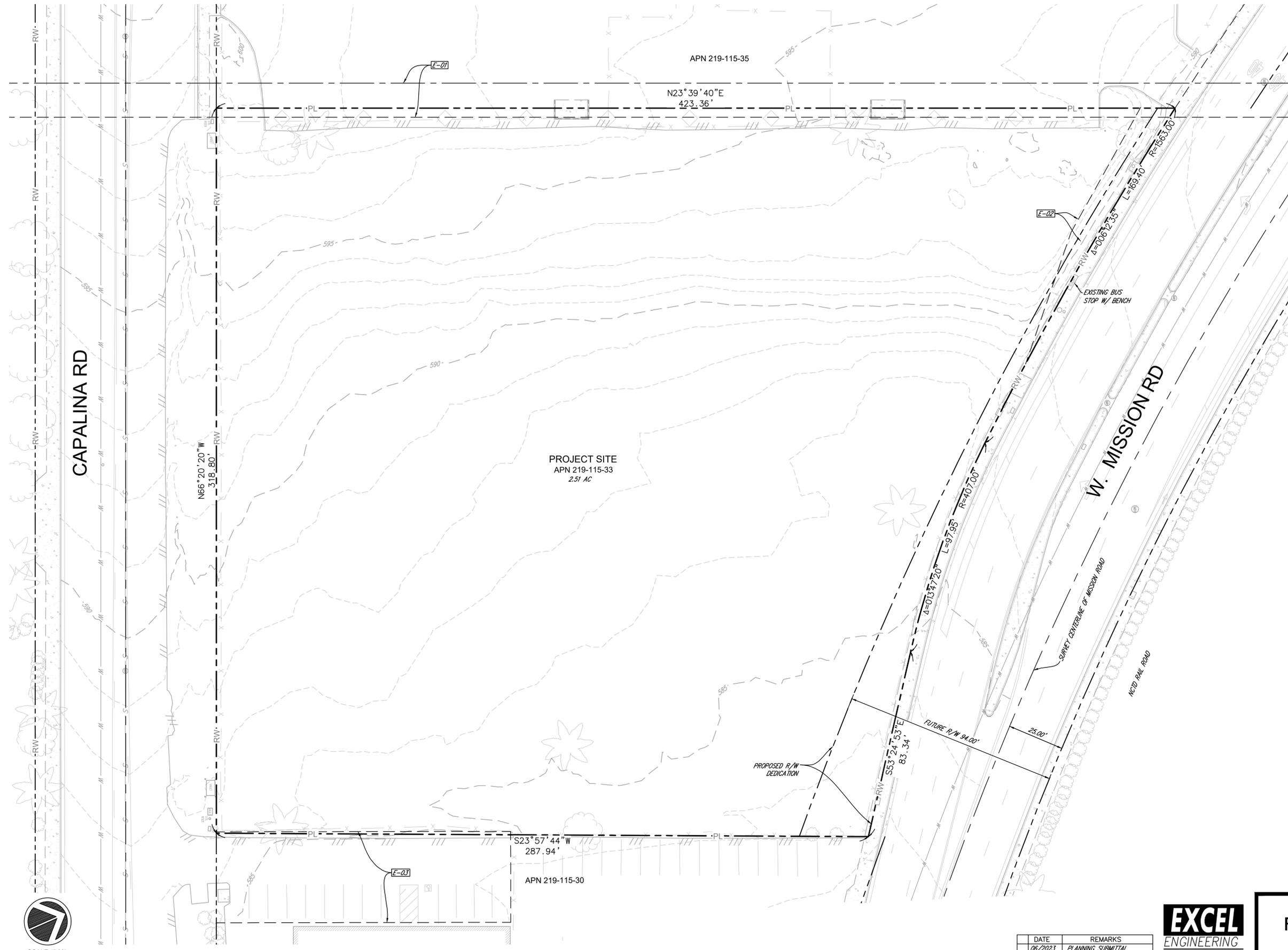


SHEET INDEX	TITLE
SHEET 1	TITLE
SHEET 2	EXISTING CONDITION
SHEET 3	GRADING
SHEET 4	SECTIONS AND PROFILES
SHEET 5	UTILITIES
SHEET 6	CIRCULATION
SHEET 7	SWQMP BMP



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- EXISTING EASEMENTS**
- E-01** AN EASEMENT GRANTED TO SAN DIEGO COUNTY WATER AUTHORITY FOR PIPE LINES, INGRESS & EGRESS & RIGHTS INCIDENTAL THERETO RECORDED AUGUST 11, 1958 IN BOOK 7206, PAGE 315 OF OFFICIAL RECORDS.
 - E-02** AN EASEMENT GRANTED TO THE CITY OF SAN MARCOS FOR EMBANKMENT SLOPES & RIGHTS INCIDENTAL THERETO RECORDED MARCH 19, 2004, AS DOCUMENT NO. 2004-0229021 OF OFFICIAL RECORDS.
 - E-03** AN EASEMENT GRANTED TO SDG&E FOR RIGHT OF WAY, INGRESS & EGRESS RECORDED JULY 20, 1973, AS DOCUMENT 73-201661 OF OFFICIAL RECORDS. PORTION OF EASEMENT TO BE OUTLAINED.

LEGEND

PROJECT BOUNDARY	----
PROPERTY LINE	—PL—
RIGHT OF WAY	—RW—
EXIST. MAJOR CONTOUR	-----100-----
EXIST. MINOR CONTOUR	-----
EXIST. GEGRID TYPE RETAINING	=====
EXIST. CMU TYPE RETAINING	=====
EXIST. SOIL NAIL TYPE RETAINING	=====
EXIST. WATER MAIN	—W—
EXIST. SEWER MAIN	—S—
EXIST. FLOW LINE	→→→
EXIST. PCC BROW DITCH	→→→
EXIST. FIRE LINE	→→→
EXIST. FIRE HYDRANT	⊙
EXIST. STREET/PARKING LIGHT	⊙
EXIST. STORM DRAIN INLETS/CLEANOUTS	□
EXIST. WATER SERVICE LATERAL	⊙
EXIST. SEWER SERVICE LATERAL	⊙
EXIST. FIRE SERVICE LATERAL	⊙
EXIST. PCC CURB	=====
EXIST. PCC CURB & GUTTER	=====

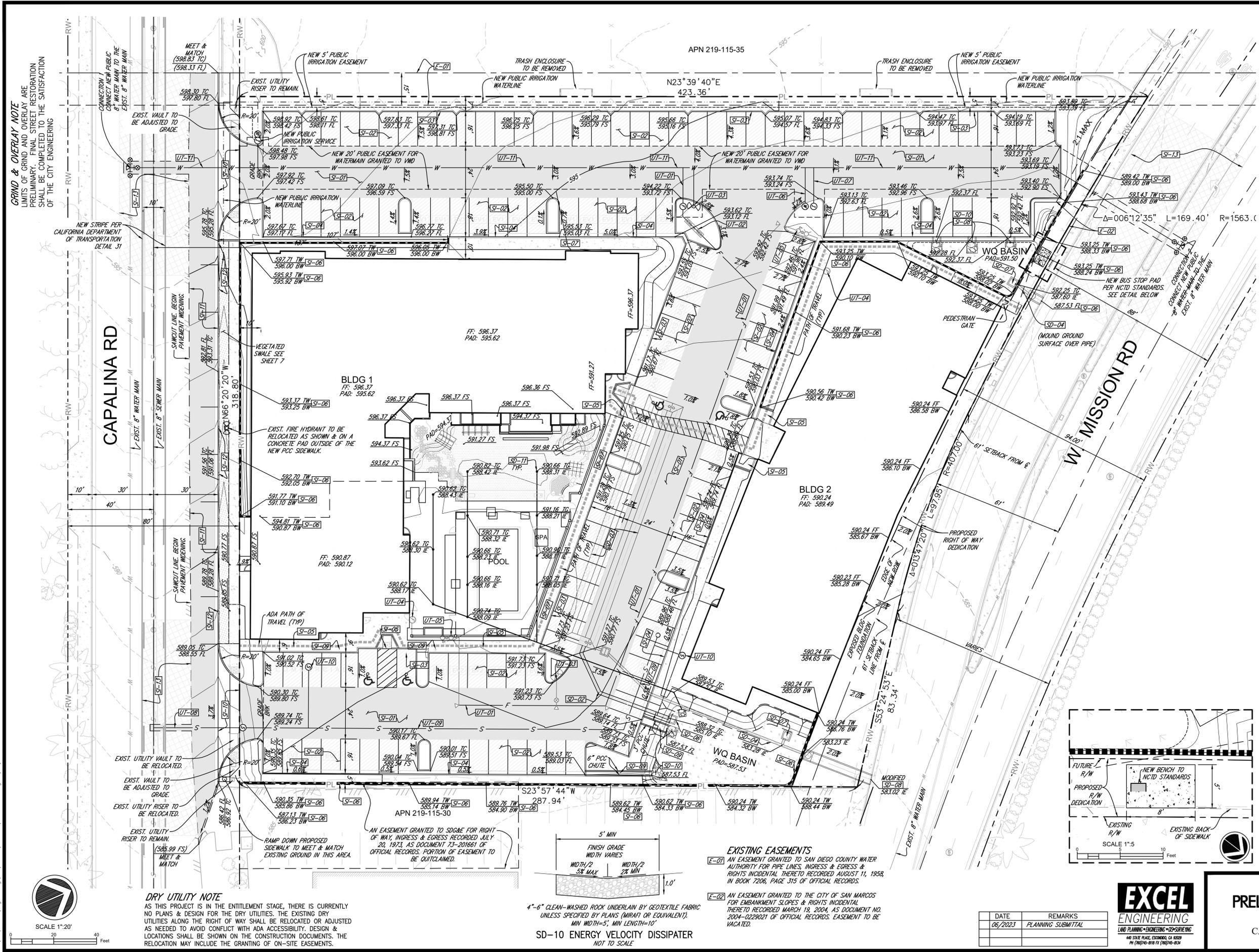
SHEET 2 OF 7 SHEETS
EXISTING CONDITION

DATE	REMARKS
06/2023	PLANNING SUBMITTAL



CAPALINA APARTMENTS
PRELIMINARY GRADING PLAN
 APN 219-115-33
 CAPALINA ROAD, SAN MARCOS CA

GPA22-0003



CONSTRUCTION NOTES
UTILITY IMPROVEMENTS

- UT-01 FIRELINE MAIN
- UT-02 DDCV
- UT-03 FIRE HYDRANT
- UT-04 BLDG FIRE SERVICE LATERAL
- UT-05 PVI/FDC
- UT-06 DOMESTIC WATER SERVICE LATERAL
- UT-07 IRRIGATION WATER SERVICE LATERAL
- UT-08 SEWER SERVICE LATERAL (PUBLIC)
- UT-09 SEWER MAINLINE (PRIVATE)
- UT-10 BLDG SEWER SERVICE LATERAL
- UT-11 8" PUBLIC WATER MAIN
- STORM DRAIN / WATER QUALITY IMPROVEMENTS
- SD-01 STORM DRAIN INLET
- SD-02 STORM DRAIN PIPE
- SD-03 48" OF SD DETENTION PIPE (SEE DETAIL ON SHEET 7 & PROFILE ON SHEET 4).
- SD-04 STORM DRAIN PIPE (OUTLET)
- SD-05 WATER QUALITY BASIN. SEE DETAILS ON SHEET 7.
- SD-06 WQ BASIN OUTLET. SEE DETAILS ON SHEET 7.
- SD-07 WQ BASIN OVERFLOW INLET.
- SD-08 STORM DRAIN CURB OUTLET PER SDRSD D-25
- SD-09 PCC CHUTE
- SD-10 ENERGY VELOCITY DISSIPATOR PER DETAIL THIS SHEET
- SD-11 AREA DRAIN
- SD-12 4" AREA DRAIN PIPE
- SURFACE IMPROVEMENTS
- SI-01 3" AC/6.5 CLASS II BASE (DRIVE AISLE)
- SI-02 4" AC/7.5 CLASS II (PARKING)
- SI-03 6" PCC CURB (SDRSD G-2)
- SI-04 6" PCC CURB & GUTTER (SDRSD G-2)
- SI-05 PCC RAMP
- SI-06 CMU TYPE RETAINING WALL
- SI-07 PCC SIDEWALK
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- SI-10 R=20' RADIUS TYPE DRIVEWAY PER CITY STANDARD
- SI-11 AC PAVEMENT (STREET WIDENING)
- SI-12 1.5" WIDE CURB CUT @ 20' O.C.
- SI-13 2" GRIND & OVERLAY PER CITY STANDARD

FENCING NOTE
NOTE ON RETAINING WALL WITH FENCE ON TOP. FENCING FINAL DESIGN PER LANDSCAPING PLAN ON THE CONSTRUCTION DOCUMENTS.

- 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
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 - STREET/PARKING LIGHT
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 - SEWER SERVICE LATERAL
 - FIRE SERVICE LATERAL
 - PCC CURB
 - PCC CURB & GUTTER

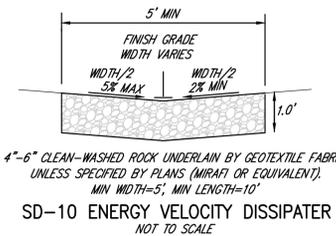
SHEET 3 OF 7 SHEETS
GRADING

CAPALINA APARTMENTS
PRELIMINARY GRADING PLAN
APN 219-115-33
CAPALINA ROAD, SAN MARCOS CA



DATE	REMARKS
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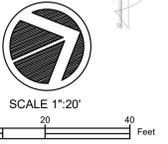
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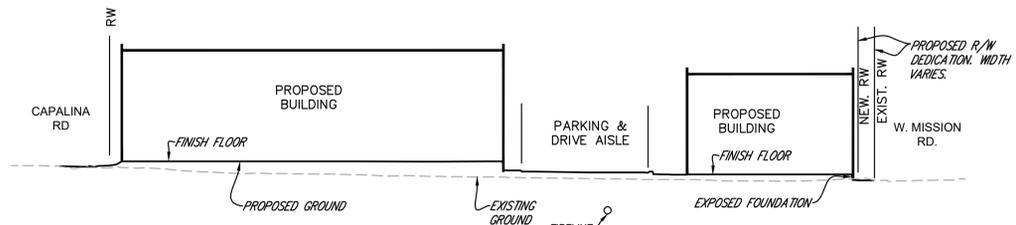


DRY UTILITY NOTE
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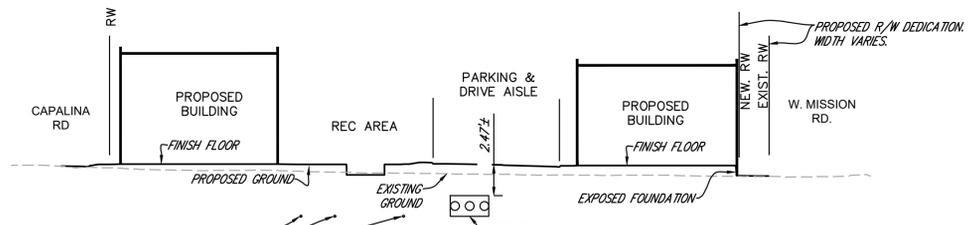
GRIND & OVERLAY NOTE
LIMITS OF GRIND AND OVERLAY ARE PRELIMINARY. FINAL STREET RESTORATION SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER.

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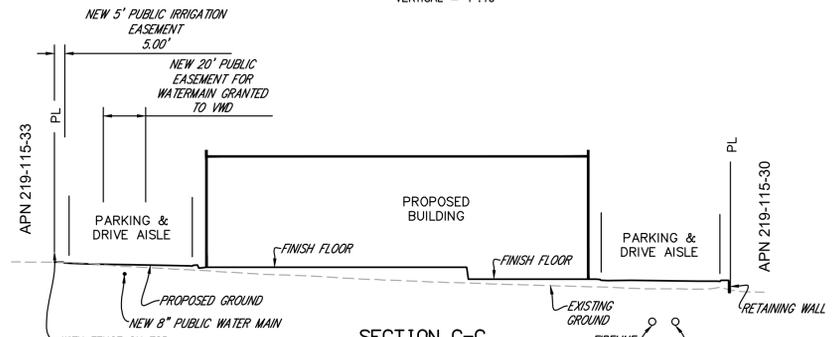




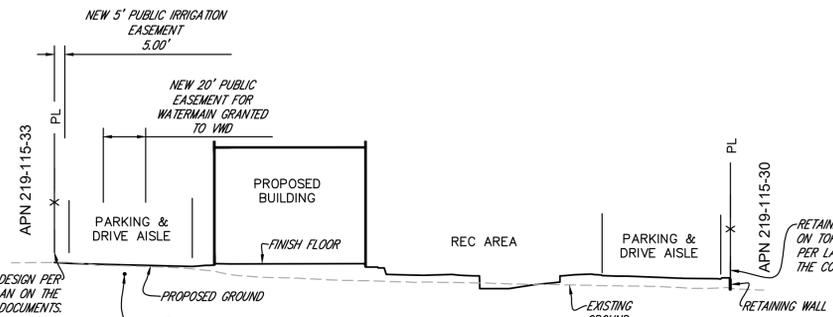
SECTION A-A
SCALE HORIZONTAL = 1":40'
VERTICAL = 1":40'



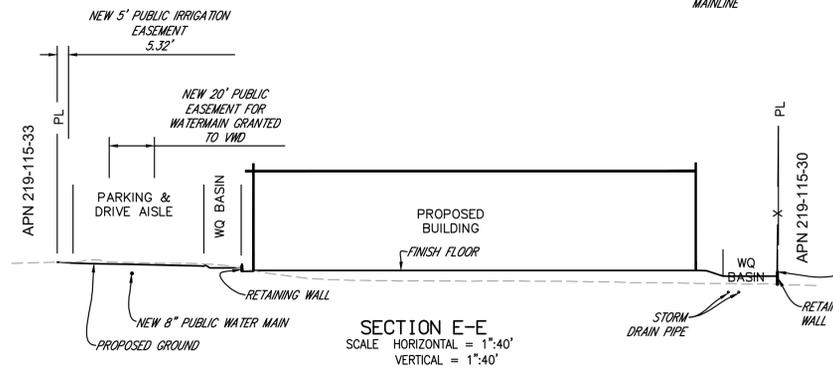
SECTION B-B
SCALE HORIZONTAL = 1":40'
VERTICAL = 1":40'



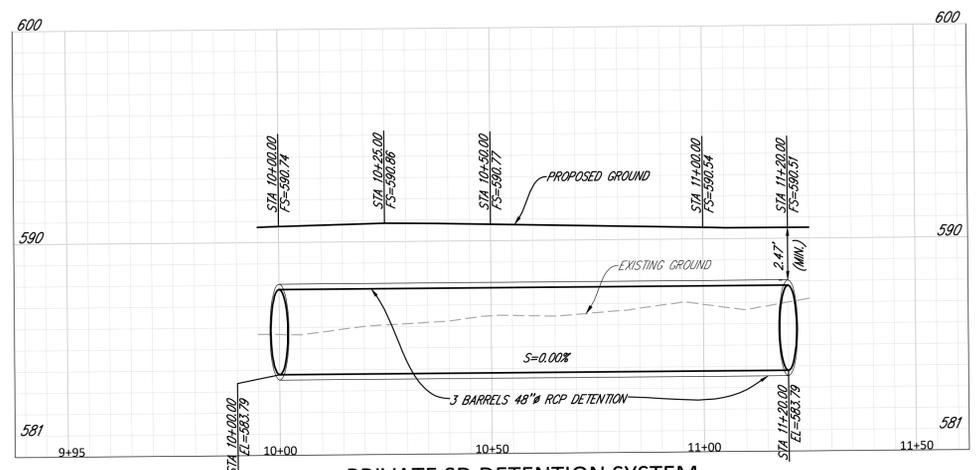
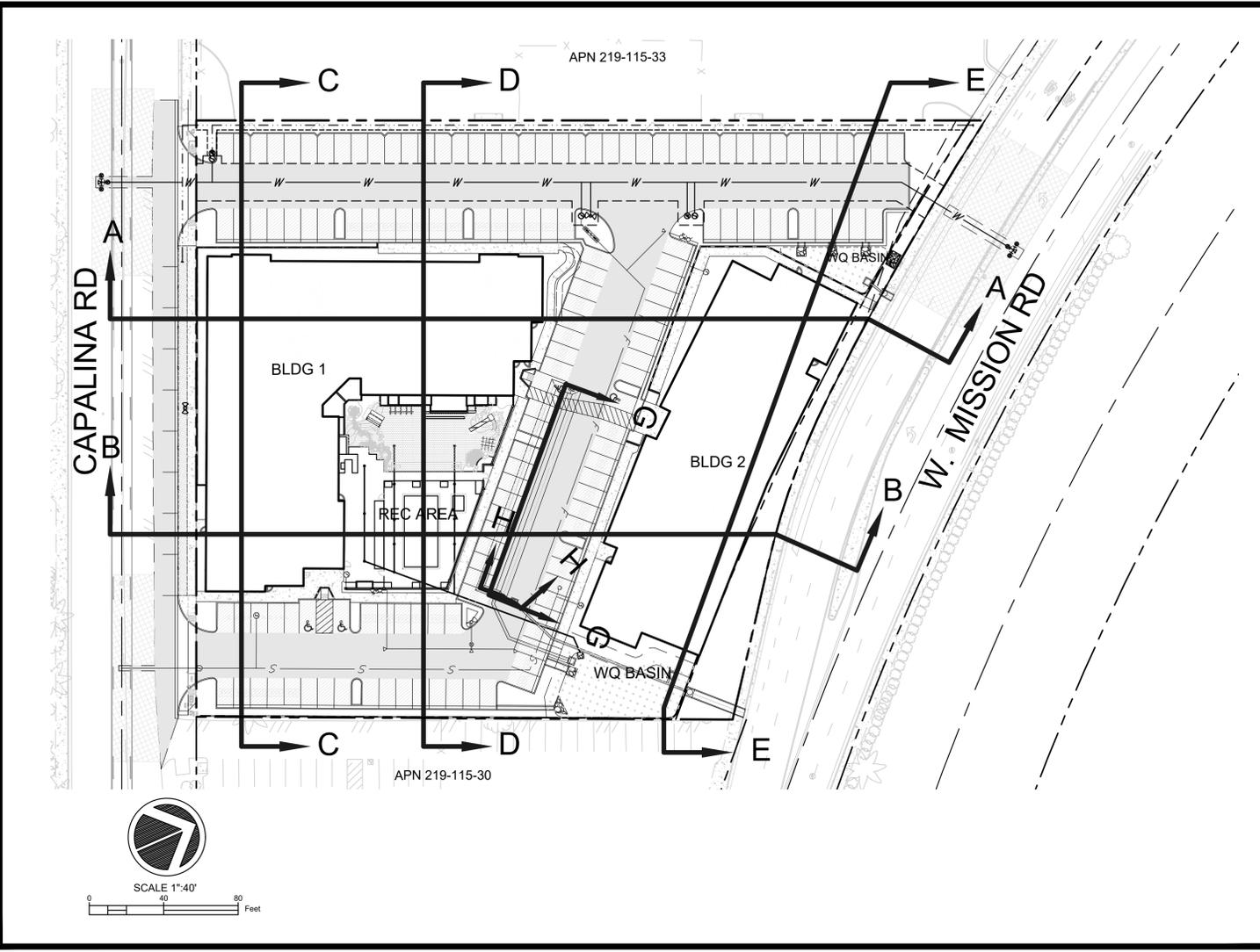
SECTION C-C
SCALE HORIZONTAL = 1":40'
VERTICAL = 1":40'



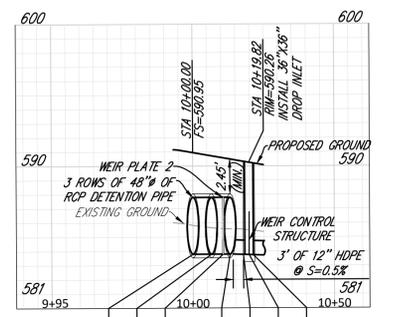
SECTION D-D
SCALE HORIZONTAL = 1":40'
VERTICAL = 1":40'



SECTION E-E
SCALE HORIZONTAL = 1":40'
VERTICAL = 1":40'



PRIVATE SD DETENTION SYSTEM
SCALE HORIZONTAL 1":20'
VERTICAL 1":5'
SECTION G-G



CONSTRUCTION NOTES
UTILITY IMPROVEMENTS

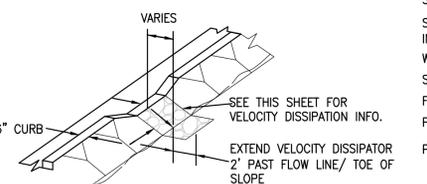
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- SI-13 2" GRIND & OVERLAY PER CITY STANDARD

LEGEND

- 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 ———W
- EXIST SEWER MAIN ———S
- NEW WATER MAIN ———W
- NEW SEWER MAIN ———S
- FLOW LINE ———>
- PCC BROW DITCH ———>
- EXIST. FIRE LINE ———F
- FIRE HYDRANT ———
- STREET/PARKING LIGHT ———
- STORM DRAIN INLETS/CLEANOUTS ———
- WATER SERVICE LATERAL ———
- SEWER SERVICE LATERAL ———
- FIRE SERVICE LATERAL ———
- PCC CURB ———
- PCC CURB & GUTTER ———

LANDSCAPING NOTE
SEE LANDSCAPE PLANS FOR LOCATION OF PROPOSED TREES & VEGETATION. REPORT TO ENGINEER OF WORK IF LOCATION CONFLICTS WITH PROPOSED SURFACE & UNDERGROUND IMPROVEMENTS. FINAL LOCATION PER THE CONSTRUCTION DOCUMENTS.

ONSITE UTILITIES NOTE
ALL ON-SITE STORM DRAIN PIPES AND FACILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED.



TYPICAL CURB CUT WITH VELOCITY DISSIPATION INSTALL
NOT TO SCALE

SHEET 5 OF 7 SHEETS
UTILITIES

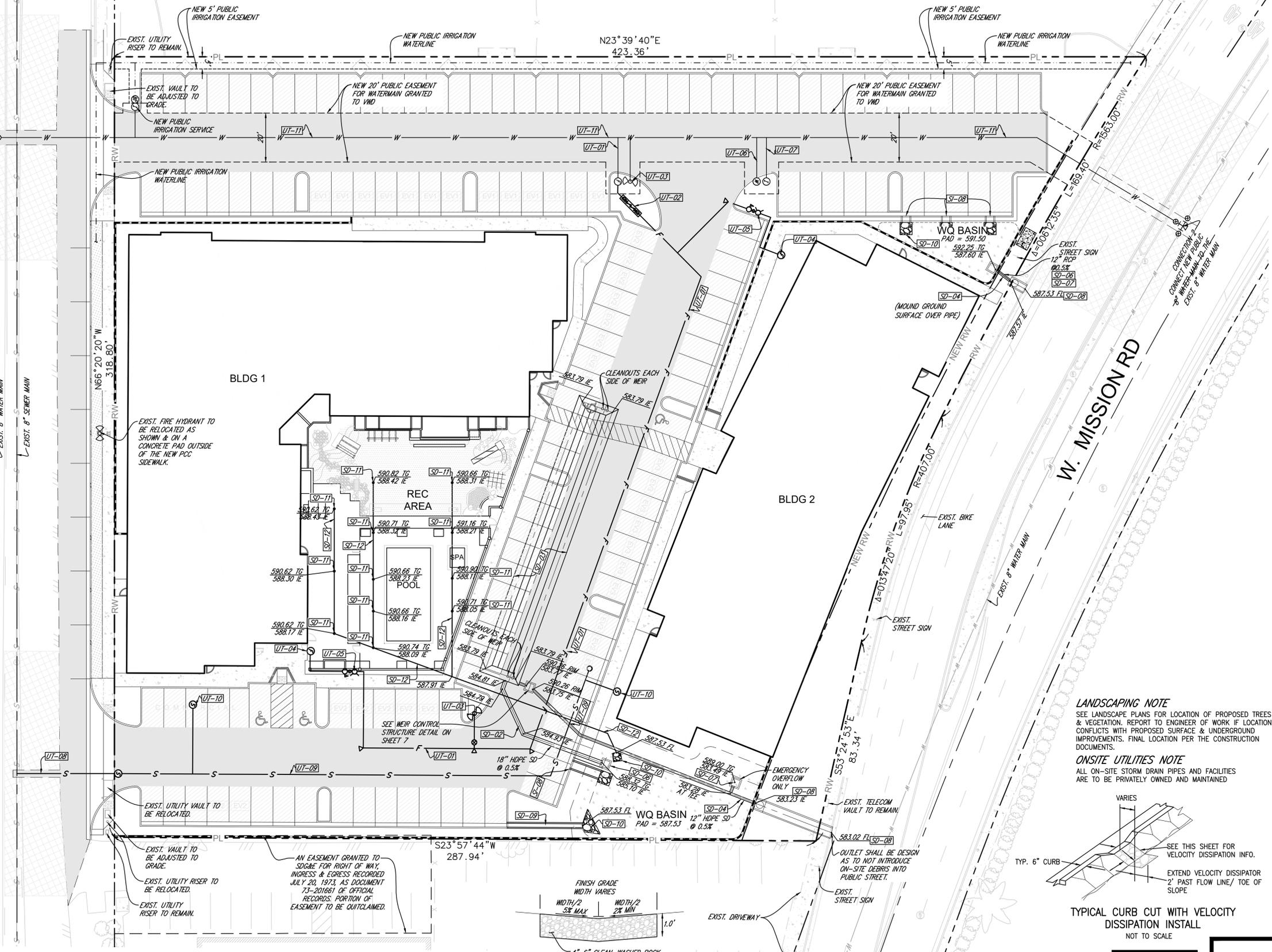
CAPALINA APARTMENTS
PRELIMINARY GRADING PLAN
APN 219-115-33
CAPALINA ROAD, SAN MARCOS CA



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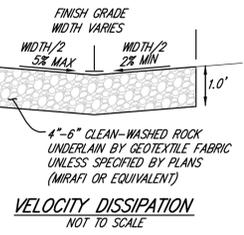
CAPALINA RD

W. MISSION RD

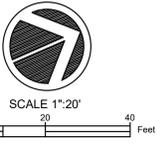


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VELOCITY DISSIPATION
NOT TO SCALE



12/22/2020 Engineering TM 021 TM P015 UTILITIES.dwg 10/19/2023 2:38 PM ORIGINAL PLOT SIZE:

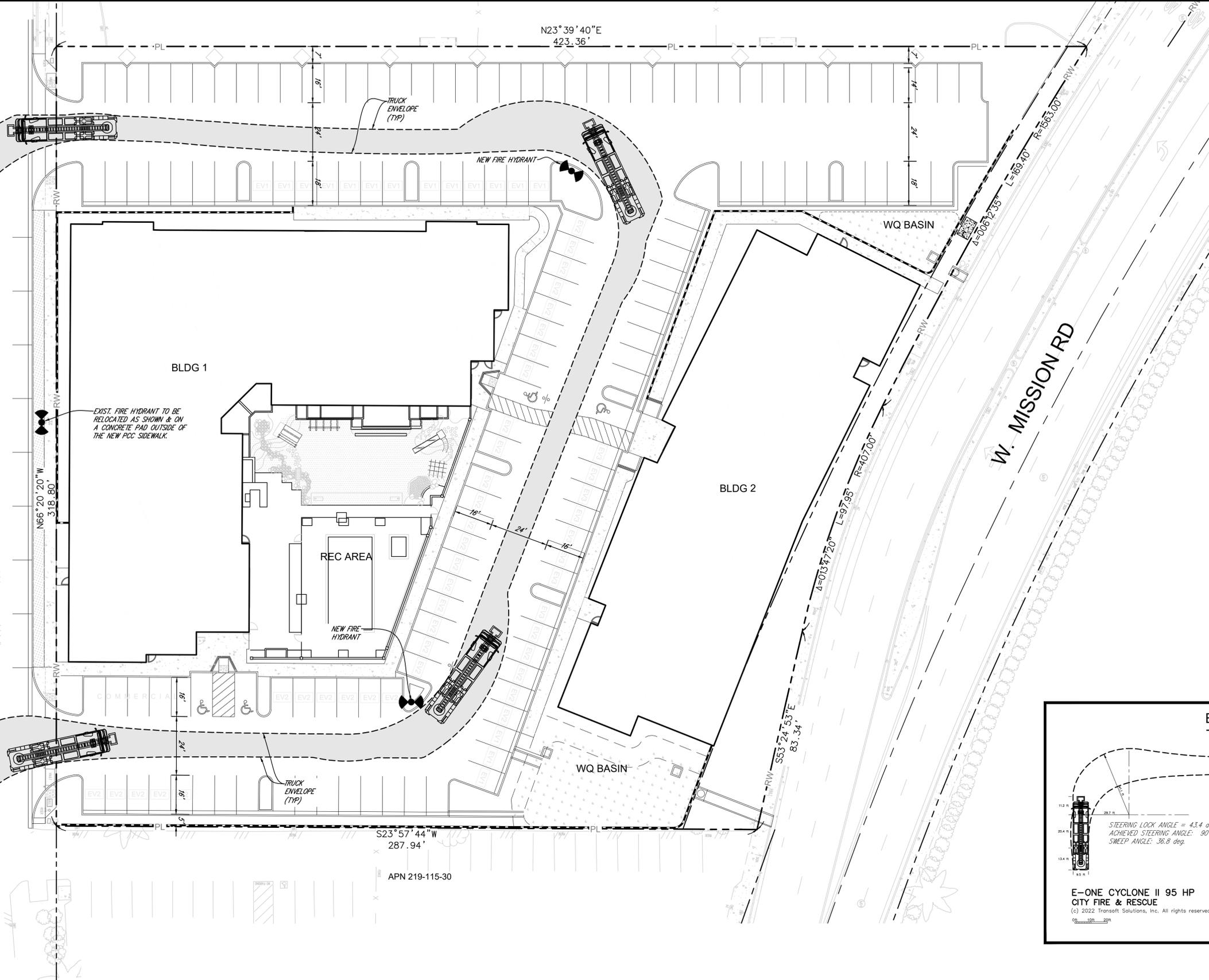
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SCALE 1"=20'
0 20 40 Feet

CAPALINA RD

W. MISSION RD



EMERGENCY VEHICLE USED IN THIS AUTOTURN SIMULATION

STEERING LOCK ANGLE = 43.4 deg.
 ACHIEVED STEERING ANGLE: 90 deg.
 SWEEP ANGLE: 36.8 deg.

E-ONE CYCLONE II 95 HP
 CITY FIRE & RESCUE
 (c) 2022 Transoft Solutions, Inc. All rights reserved.

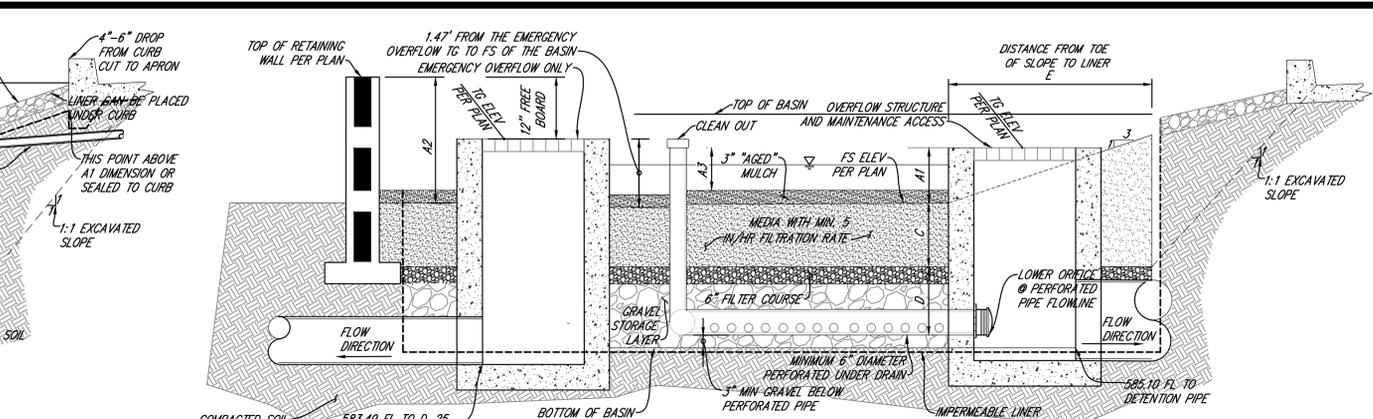
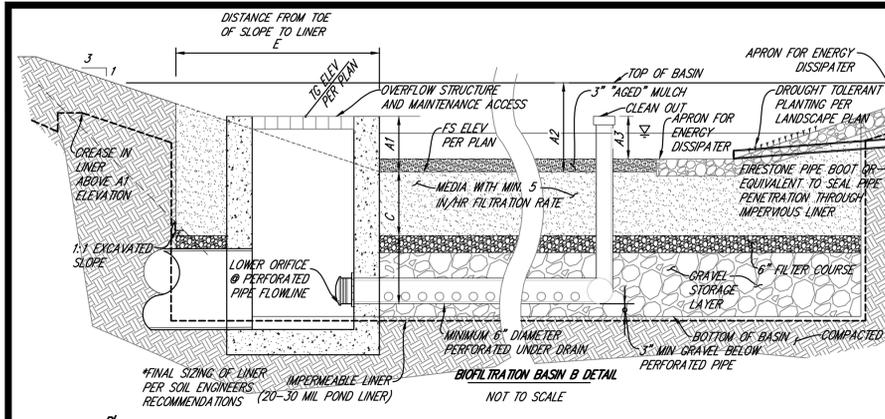
45.00
 11.16 20.42
 E-ONE CYCLONE II 95 HP
 WIDTH - 9.50'
 TRACTOR TRACK - 9.35'
 LOCK TO LOCK TIME - 6.0
 STEERING ANGLE - 43.4

SHEET 6 OF 7 SHEETS
CIRCULATION

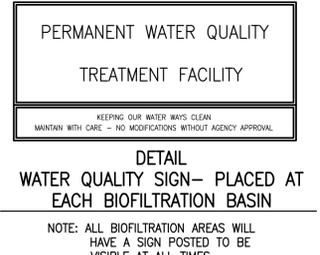
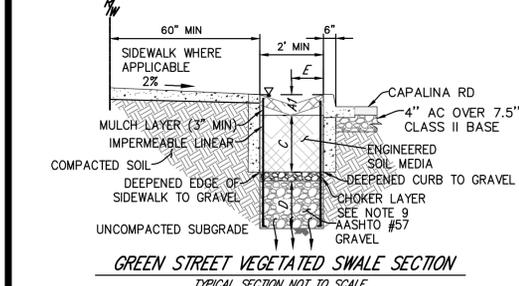
DATE	REMARKS
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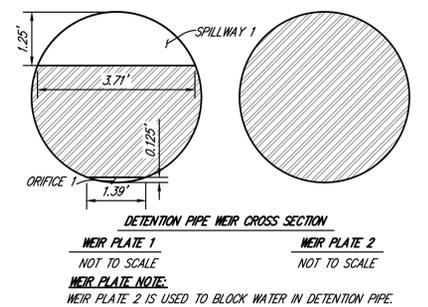
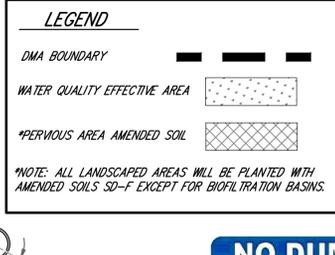
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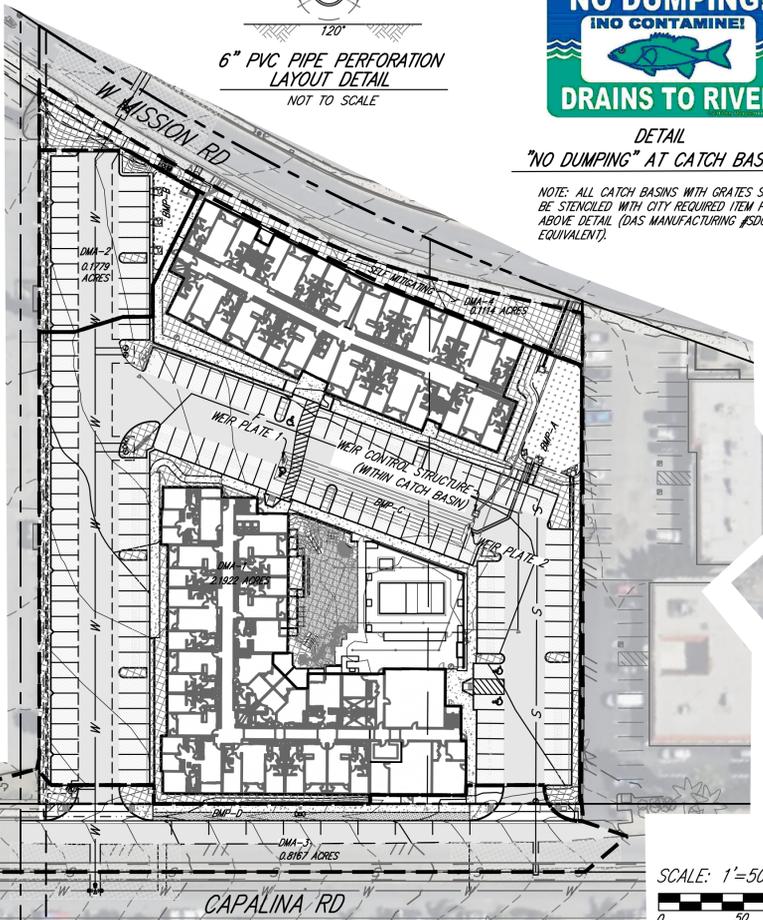
- ### WATER QUALITY BASIN INSTALLATION NOTES:
- 3 INCHES OF COCONUT COIR.
 - AN UNDERDRAIN CLEANOUT WITH A MINIMUM 6-INCH DIAMETER AND LOCKABLE CAP IS PLACED EVERY 250 TO 300FEET AS REQUIRED BASED ON UNDERDRAIN LENGTH.
 - VEGETATION USED SHOULD BE SUITABLE FOR THE CLIMATE PER LANDSCAPE PLANS
 - FILTER COURSE IS A MINIMUM OF 6 INCHES PROVIDED IN TWO SEPARATE 3 INCH LAYERS. THE TOP LAYER SHALL BE MADE OF ASTM C33 CHOKER SAND AND THE BOTTOM LAYER BE OF ASTM NO. 8 AGGREGATE. MARKERS SHALL BE USED TO ENSURE UNIFORM LIFT THICKNESS.
 - 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.
 - PERMEABLE LINER SHALL BE INSTALLED WHEN THE BIOFILTRATION BASIN IS WITHIN 10 FEET OF RETAINING WALLS OR BUILDING FOUNDATIONS, OR AS RECOMMENDED BY THE SOILS ENGINEER, OR REQUIRED BY THESE PLANS. IMPERMEABLE LINER SHALL BE 30 MIL THICK (PER CITY 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.
 - IMPERMEABLE LINER BE CONSTRUCTED IN COMPLIANCE WITH THE COUNTY OF SAN DIEGO GREEN STREETS SUPPLEMENT TO CAL TRANS SPECIFICATIONS 20-11.08B.
 - BIOFILTRATION SOIL MEDIA LAYER (BSM) SHALL CONSIST OF 60% TO 80% BY VOLUME SAND, UP TO 20% BY VOLUME TOPSOIL, AND UP TO 20% BY VOLUME COMPOST (PER CITY OF SAN MARCOS BSM DESIGN MANUAL FEBRUARY 2023 APPENDIX F.3 SECTION 803-2 BLENDED BSM CRITERIA AND TESTING REQUIREMENTS). BSM SHALL BE LIGHTLY COMPACTED AND PLACED IN LOOSE LIFTS APPROXIMATELY 12 INCHES TO ENSURE REASONABLE SETTLEMENT WITHOUT EXCESSIVE COMPACTION (PER CITY OF SAN MARCOS BSM DESIGN MANUAL FEBRUARY 2023 APPENDIX F.3 SECTION 803-6 DELIVERY, STORAGE, HANDLING, AND PAYMENT). BSM PERMEABILITY REQUIRES 8-24 INCHES/HOUR FOR BMPs WITHOUT OUTLET CONTROL; 15-80 INCHES/HOUR FOR BMPs WITH OUTLET CONTROL; TESTING IS REQUIRED TO DEMONSTRATE (PER CITY OF SAN MARCOS BSM DESIGN MANUAL FEBRUARY 2023 APPENDIX F.3 SECTION 803-8 SUMMARY).
 - THE AGGREGATE STORAGE LAYER SHALL BE COMPACTED IN ACCORDANCE WITH SOILS ENGINEER'S RECOMMENDATIONS.
 - OVERFLOW STRUCTURE TO HAVE A MINIMUM OF 12 INCHES OF FREEBOARD.
 - ALL LINER INSTALLATIONS, FIELD WELDING OF SEAMS, AND OBSERVATION OF SOIL MIX PLACEMENT SHALL REQUIRE SPECIAL INSPECTION BY THE PROJECT GEOCHEMICAL ENGINEER OR OTHER QUALIFIED PERSON. A LETTER CERTIFYING PROPER INSTALLATION SHALL BE PROVIDED TO THE ENGINEER OF RECORD TO ACCEPTANCE OF THE FACILITIES.
 - SPECIAL INSPECTION SHALL BE REQUIRED FOR CONSTRUCTION OF ALL BIOFILTRATION BASINS. INSPECTION SHALL BE PERFORMED BY A QUALIFIED INDIVIDUAL (SUCH AS: ENGINEER OF RECORD, QSD). INSPECTION SHALL INCLUDE:
 - VERIFICATION OF OVERALL DIMENSIONS PRIOR TO PLACEMENT OF MATERIALS;
 - PLACEMENT OF THE LINER, IF REQUIRED; AND SEAMS OR PENETRATIONS;
 - PLACEMENT OF THE GRAVEL, FILTER MATERIALS, AND FILTER MEDIA;
 - ALL INLET AND OUTLET STRUCTURES INCLUDING UNDERDRAINS, IF REQUIRED;
 - CONTRACTOR SHALL TAKE PICTURES AT EACH STAGE OF INSTALLATION AND SUBMITTED TO ENGINEER FOR VERIFICATION OF INSTALL.
 - INSPECTOR SHALL BE GIVEN A MINIMUM OF 48 HOURS PRIOR TO INSPECTION. UPON COMPLETION THE INSPECTOR SHALL PROVIDE A CERTIFICATION TO THE ENGINEER OF WORK.
 - PROPOSED MATERIALS, SUCH AS AGGREGATE, FILTER MATERIAL, AND FILTER MEDIA SHALL BE SUBMITTED TO THE ENGINEER OF WORK FOR APPROVAL.



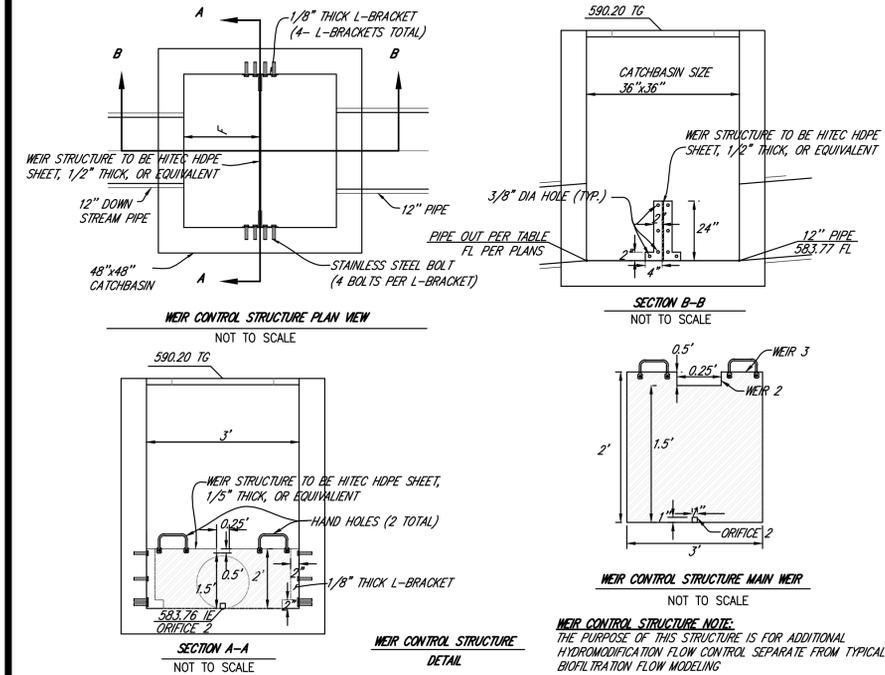
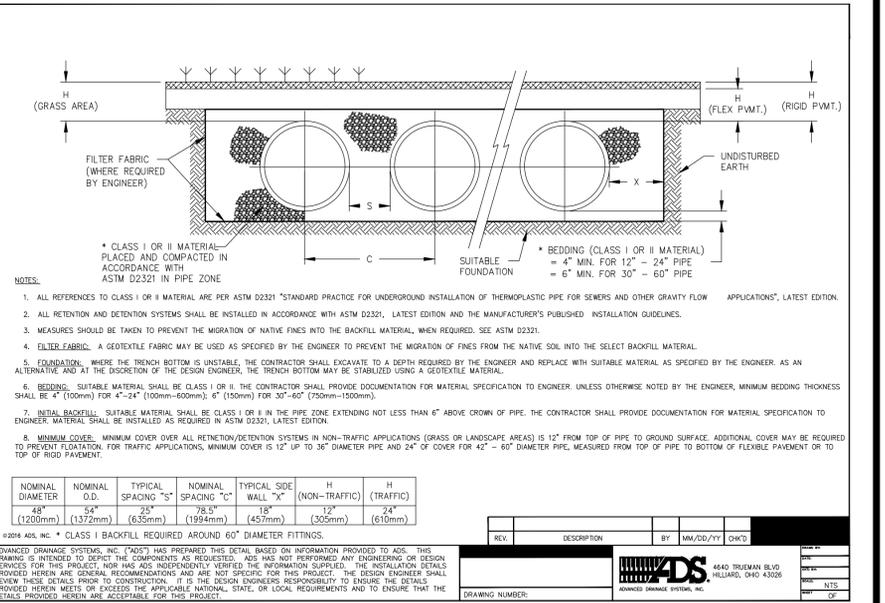
- ### EXISTING SITE FEATURES
- THE APPROXIMATE DEPTH TO GROUNDWATER IS GREATER THEN 20 FEET.
 - THERE ARE NO NATURAL HYDROLOGIC FEATURES ON THE SITE.
 - BASED ON WATERSHED MAPPING OF POTENTIAL CRITICAL COARSE SEDIMENT YIELD AREAS (CCSYA), THERE ARE NO CCSYA LOCATED WITHIN THE PROJECT BOUNDARY OR TRIBUTARY TO THE RUNOFF BYPASSED AROUND THE SITE.
 - THE SITE PROPOSES TO CONNECT THE EXISTING CURB & CUTTER LOCATED ON MISSION ROAD ON THE NORTH SIDE OF THE PROJECT.



DETAIL "NO DUMPING" AT CATCH BASINS
NOTE: ALL CATCH BASINS WITH GRATES SHALL BE STENCILED WITH CITY REQUIRED ITEM PER ABOVE DETAIL (DMS MANUFACTURING #300 OR EQUIVALENT).



	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)
DMA-1	13,897	81,594
DMA-2	1,850	5,901
DMA-3	1,287	34,286
DMA-4		4,853



SOURCE CONTROL REQUIREMENT	NODE	IMPLEMENTATION
SC-1 PREVENTION OF ILLICIT DISCHARGES	SC-1	EFFECTIVE IRRIGATION WILL BE IMPLEMENTED AND VEHICLE WASHING IS PROHIBITED
SC-2 STORM DRAIN STENCILING OR SIGNAGE	SC-2	STENCIL EVERY INLET WITH PROHIBITIVE WORDS: "NO DUMPING! DRAINS TO WATERWAYS" AND "NO CONTAMINANTS" IN SPANISH.
SC-5 PROTECT TRASH STORAGE	SC-5	TRASH ENCLOSURE WILL BE PROTECTED BY LID OR BE WALLED WITH ROOF TO AVOID STORMWATER GET CONTAMINATED

DMA NAME	DMA TYPE	BMP NAME	TYPE OF BMP	EFFECTIVE AREA (SQFT)	A1 (INCH) WATER QUALITY MULCH**	A2 (INCH) TOP OF BASIN	A3 (INCH) CLEAN OUT	B (INCH) UPPER ORIFICE	C (INCH) MEDIA	D (INCH) GRAVEL	E (FT) OFFSET	BOX RISER OVERFLOW STRUCTURE SIZE (INCHES)	ORIFICES DIAMETER UPPER LOWER (INCH)	IMPERMEABLE LINER ?	
DMA-1	DRAINS TO BMP	BMP-A	BIOFILTRATION	2238	9	32.52	6	-	18	12	3.75	36x36	-	1.375	YES
DMA-2	DRAINS TO BMP	BMP-B	BIOFILTRATION	962	9	18	6	-	18	12	2.25	36x36	-	0.82	YES
DMA-3	DRAINS TO BMP	BMP-D	GREEN STREET VEGETATED SWALE	839	6	12	-	-	18	12	1.5	-	-	-	SIDES ONLY
DMA-4	MIXING L. AREA	-	-	-	-	-	-	-	-	-	-	-	-	-	-

AMENDED SOIL NOTES
SOIL IS AMENDED WITH 2 INCHES OF MEDIA MIXED INTO THE TOP 6 INCHES OF IN-SITU SOILS, AS NEEDED, TO PROMOTE PLANT GROWTH (OPTIONAL). FOR ENHANCED POLLUTANT CONTROL, 2 FEET OF MEDIA CAN BE USED IN PLACE OF INSITU SOILS.
HYDROLOGIC SOIL GROUP
THE HYDROLOGIC SOIL GROUP FOR THIS SITE IS TYPE C AND TYPE D.

DATE	REMARKS
06/2023	PLANNING SUBMITTAL

SHEET 7 OF 7 SHEETS
SQMP BMP

CAPALINA APARTMENTS
PRELIMINARY GRADING PLAN
APN 219-115-33
CAPALINA ROAD, SAN MARCOS CA

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12/22/2020 Engineering TM 021 TM PSP17 SWQMP BMP.dwg 10/19/2023 2:38 PM ORIGINAL PLOT SIZE: