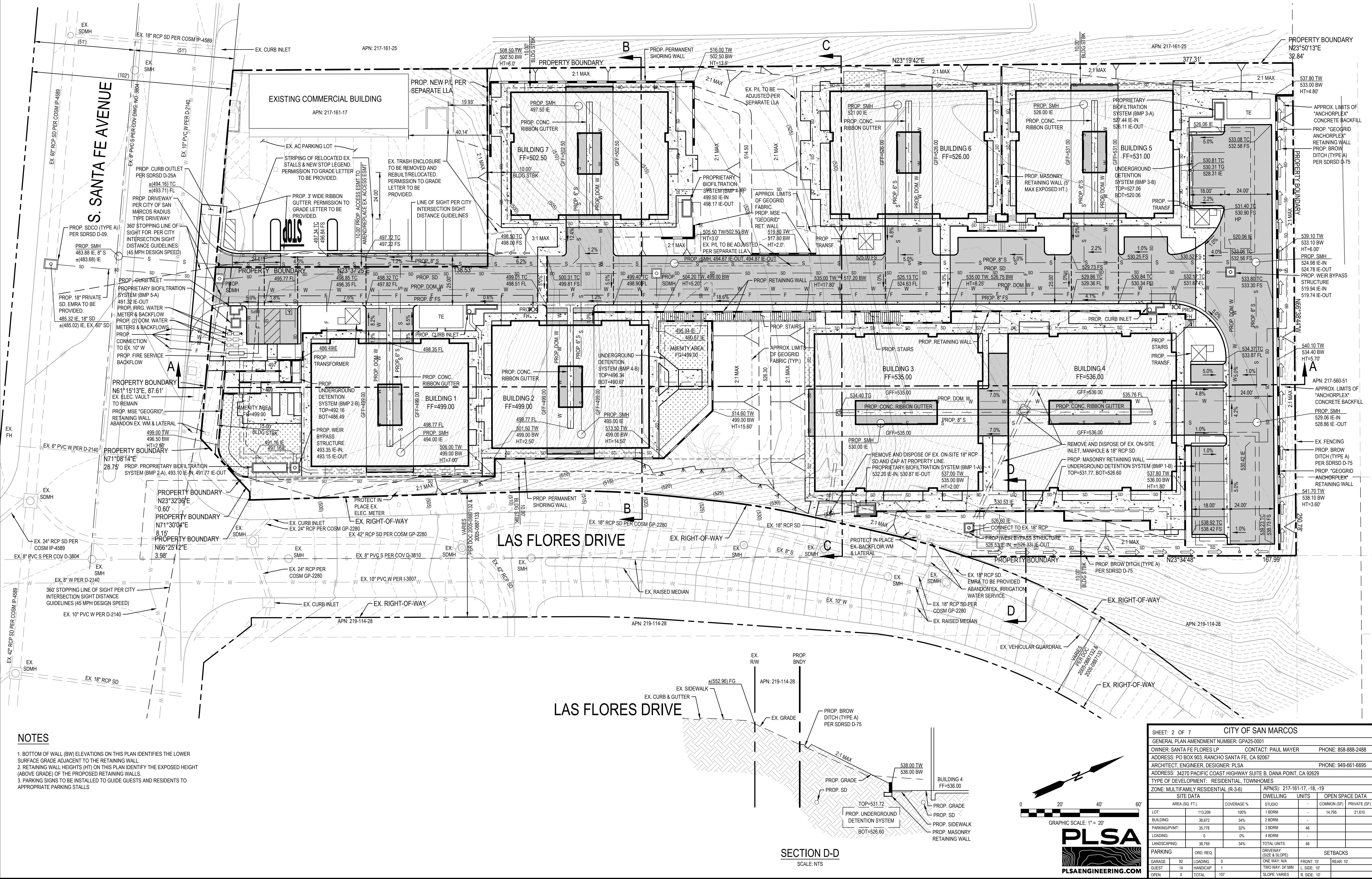




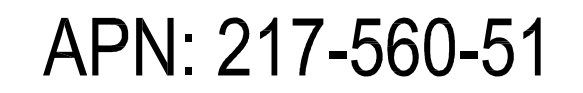
ATTACHMENT E1

PROJECT CIVIL PLANS





MATCHLINE - SEE TOP RIGHT FOR CONTINUATION



MATCH



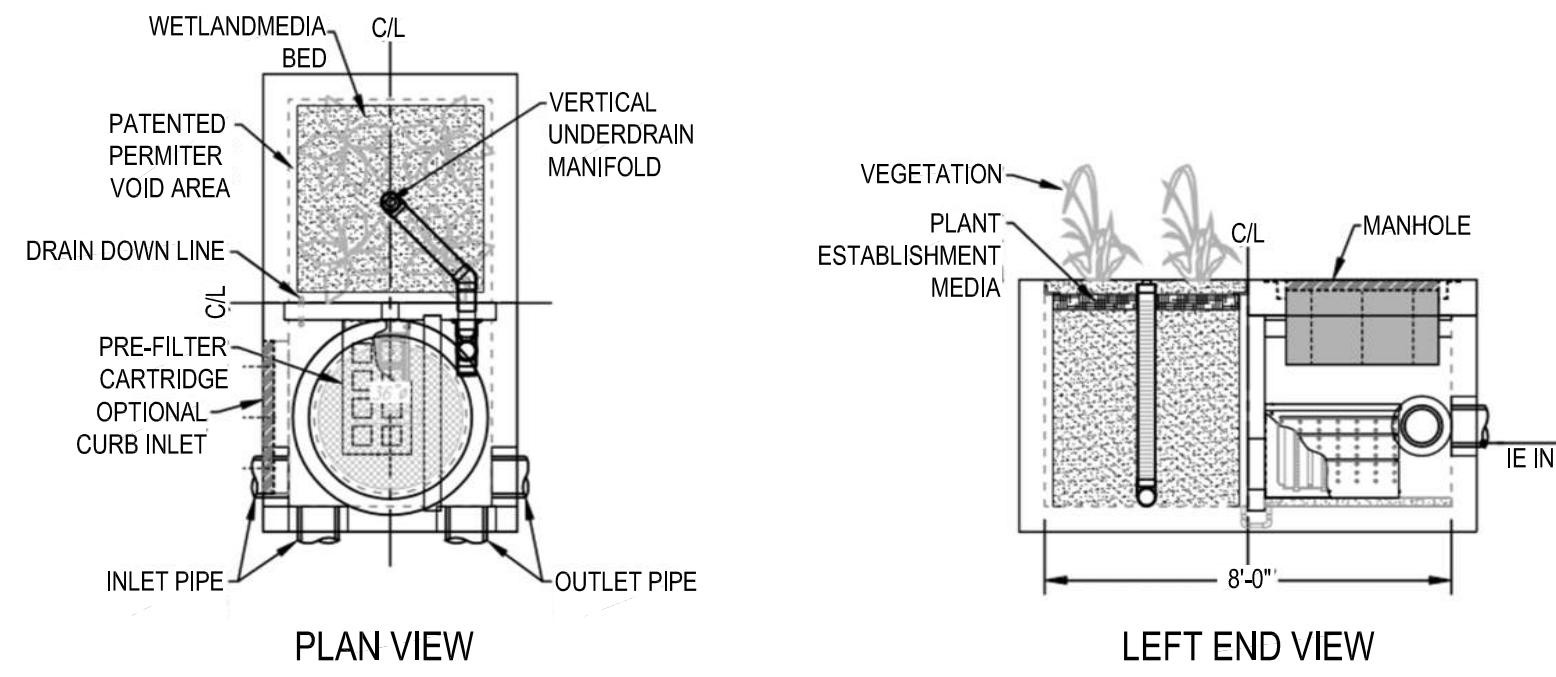
APN: 217-161-25



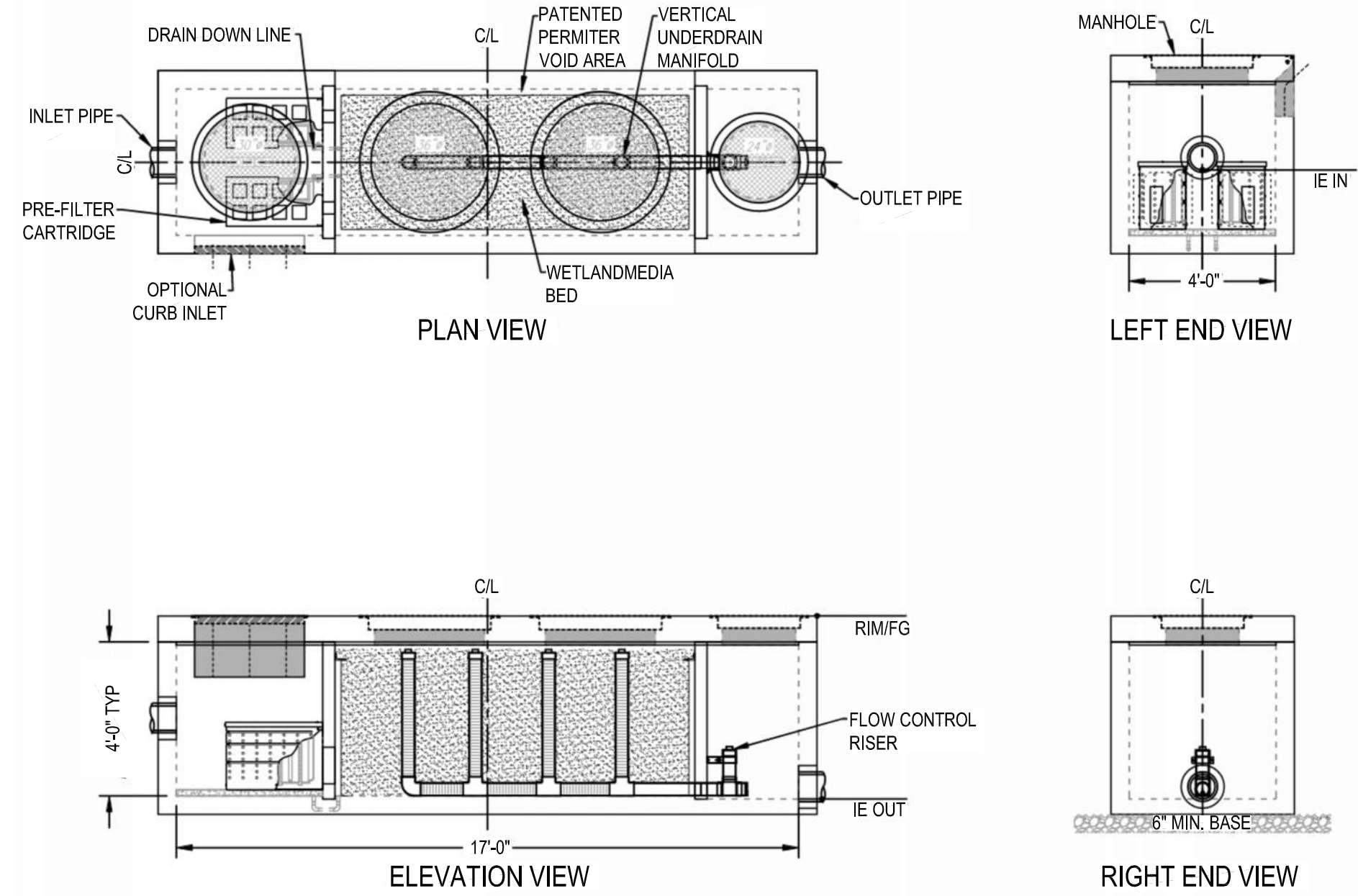
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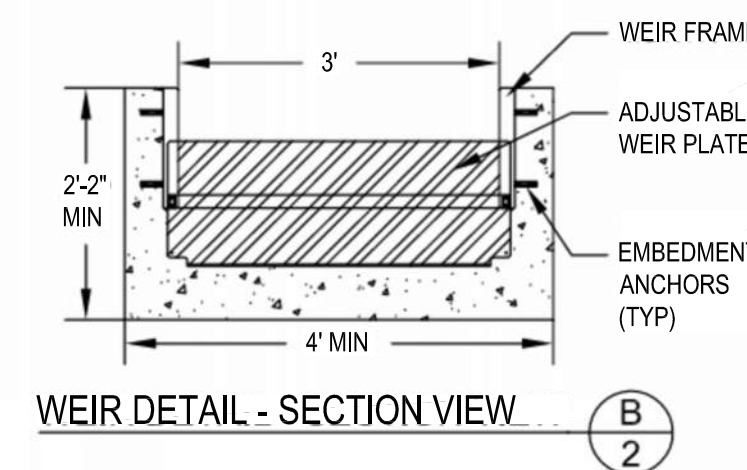
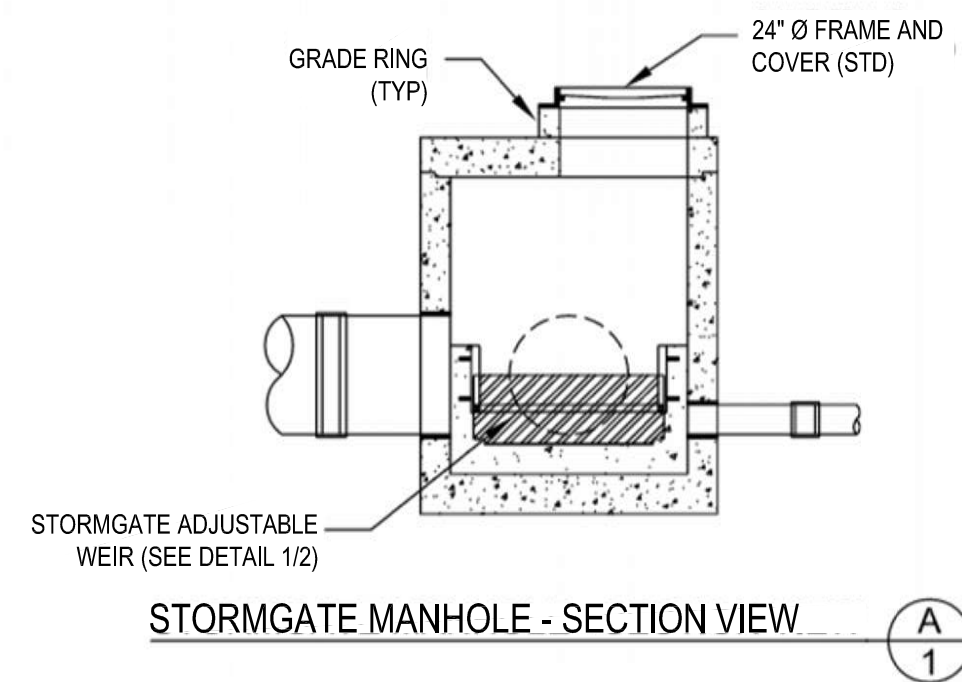
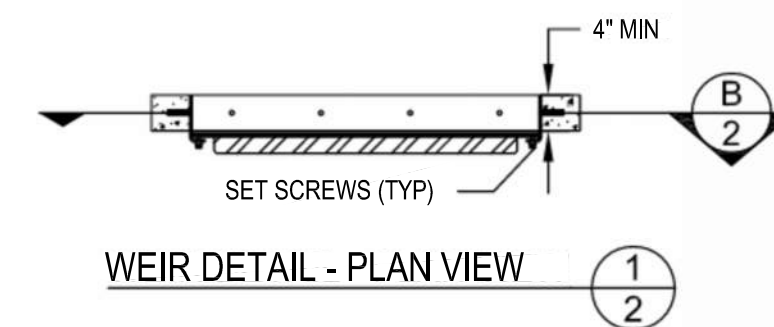
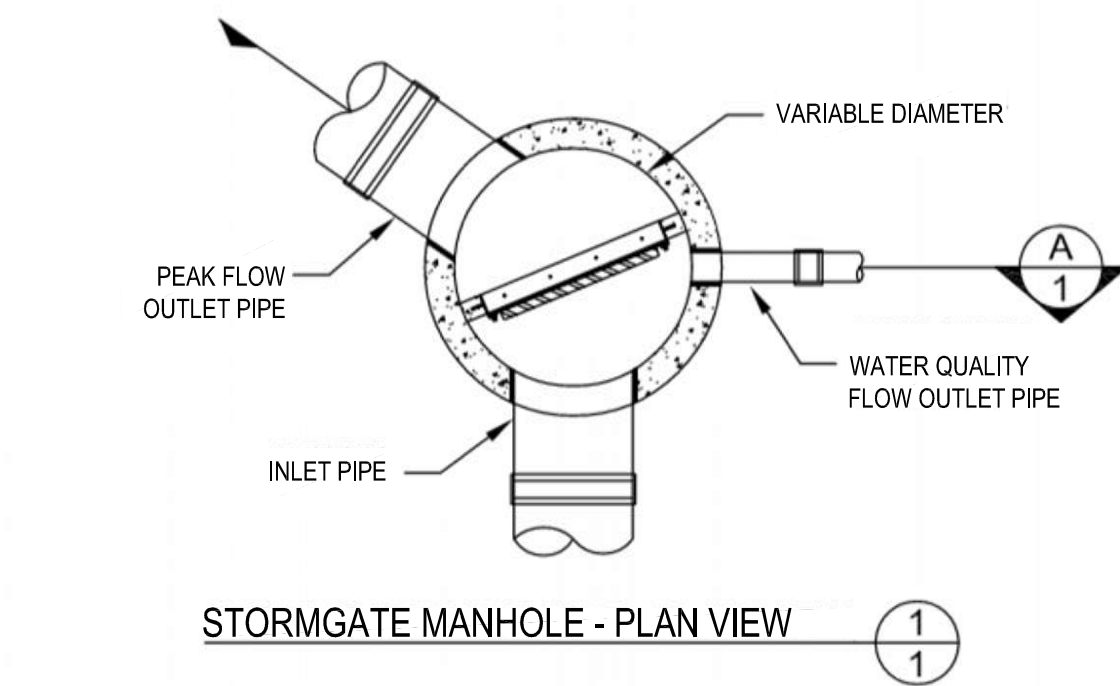
SHEET: 3 OF 7		CITY OF SAN MARCOS	
GENERAL PLAN AMENDMENT NUMBER: GPA25-0001			
OWNER: SANTA FE FLORES LP		CONTACT: PAUL MAYER	
ADDRESS: PO BOX 903, RANCHO SANTA FE, CA 92067		PHONE: 858-888-2488	
ARCHITECT, ENGINEER, DESIGNER: PLSA		PHONE: 949-661-6695	
ADDRESS: 34270 PACIFIC COAST HIGHWAY SUITE B, DANA POINT, CA 92629			
TYPE OF DEVELOPMENT: RESIDENTIAL, TOWNHOMES			
ZONE: MULTIFAMILY RESIDENTIAL (R-3-6)		APN(S): 217-161-7, -18, -19	
SITE DATA		DWELLING UNITS	
AREA (SQ. FT.)	COVERAGE %	STUDIO	COMMON (SF)
LOT:	113,209	1 BDRM	PRIVATE (SF)
BUILDING:	38,672	2 BDRM	-
PARKING/PVMT:	35,778	3 BDRM	21,610
LOADING:	0	4 BDRM	-
LANDSCAPING:	38,789	TOTAL UNITS	46
PARKING		SETBACKS	
ORD. REQ.	DRIVEWAY (SIZE & SLOPE)	FRONT: 15'	
GARAGE	92	ONE WAY N/A	
GUEST	14 HANDICAP	R. SIDE: 10'	
OPEN	0 TOTAL	TWO WAY: 24' MIN	
		R. SIDE: 10'	



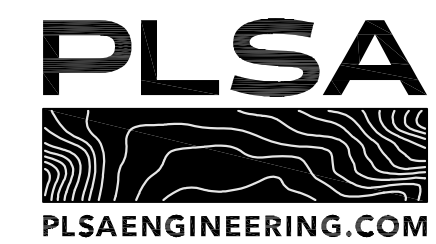
TYPICAL BIOFILTRATION SYSTEM (WITH INTERNAL BYPASS)
NOT TO SCALE



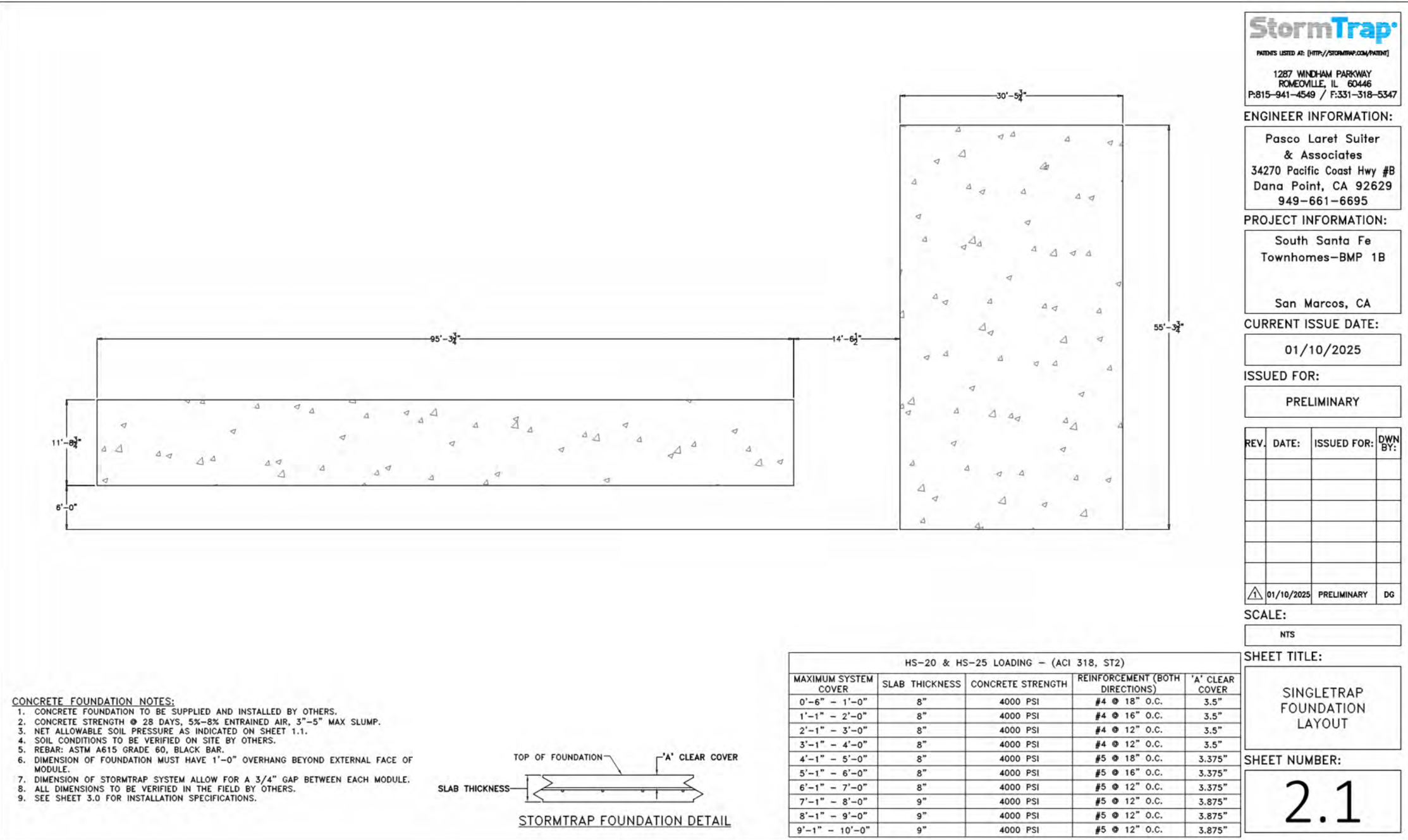
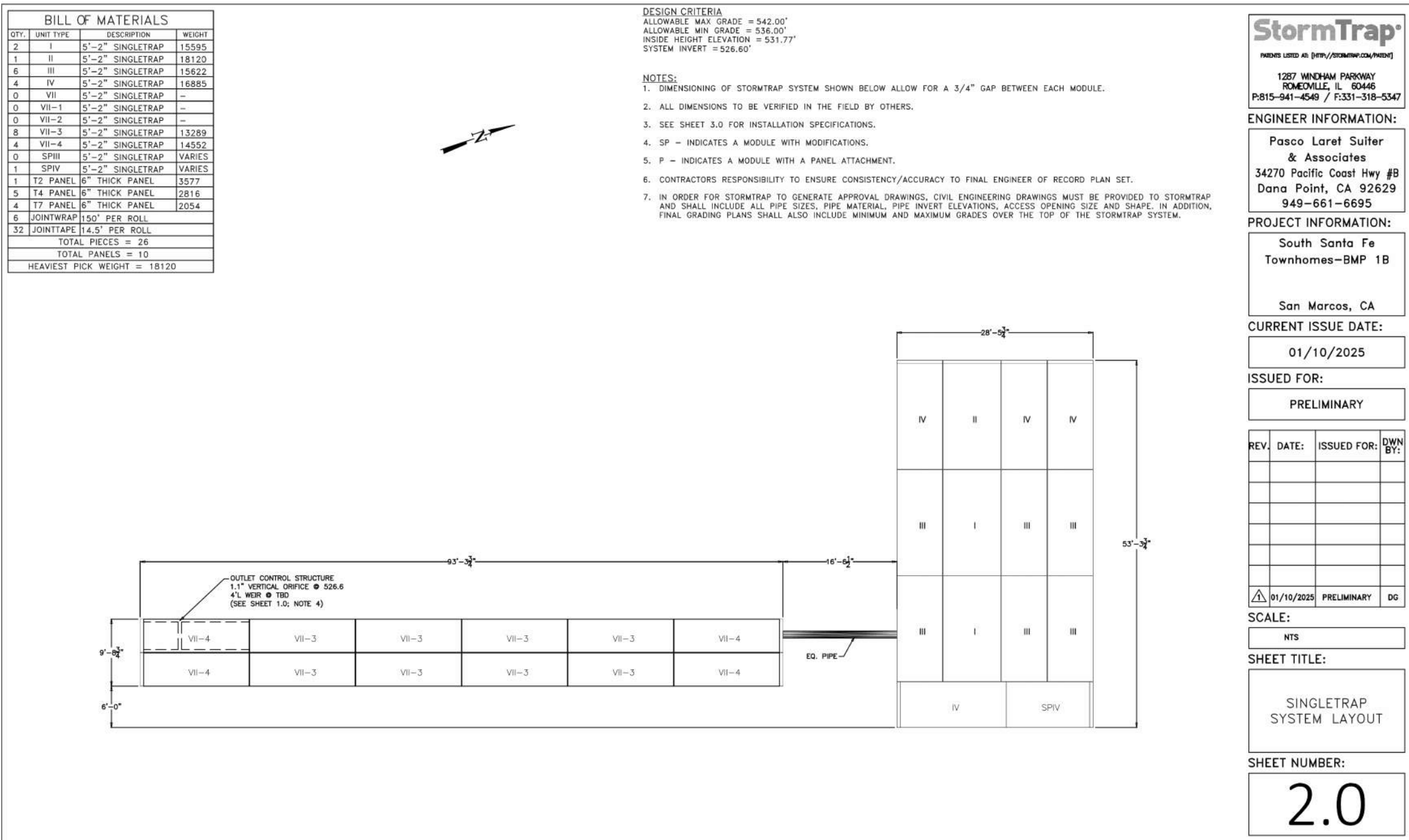
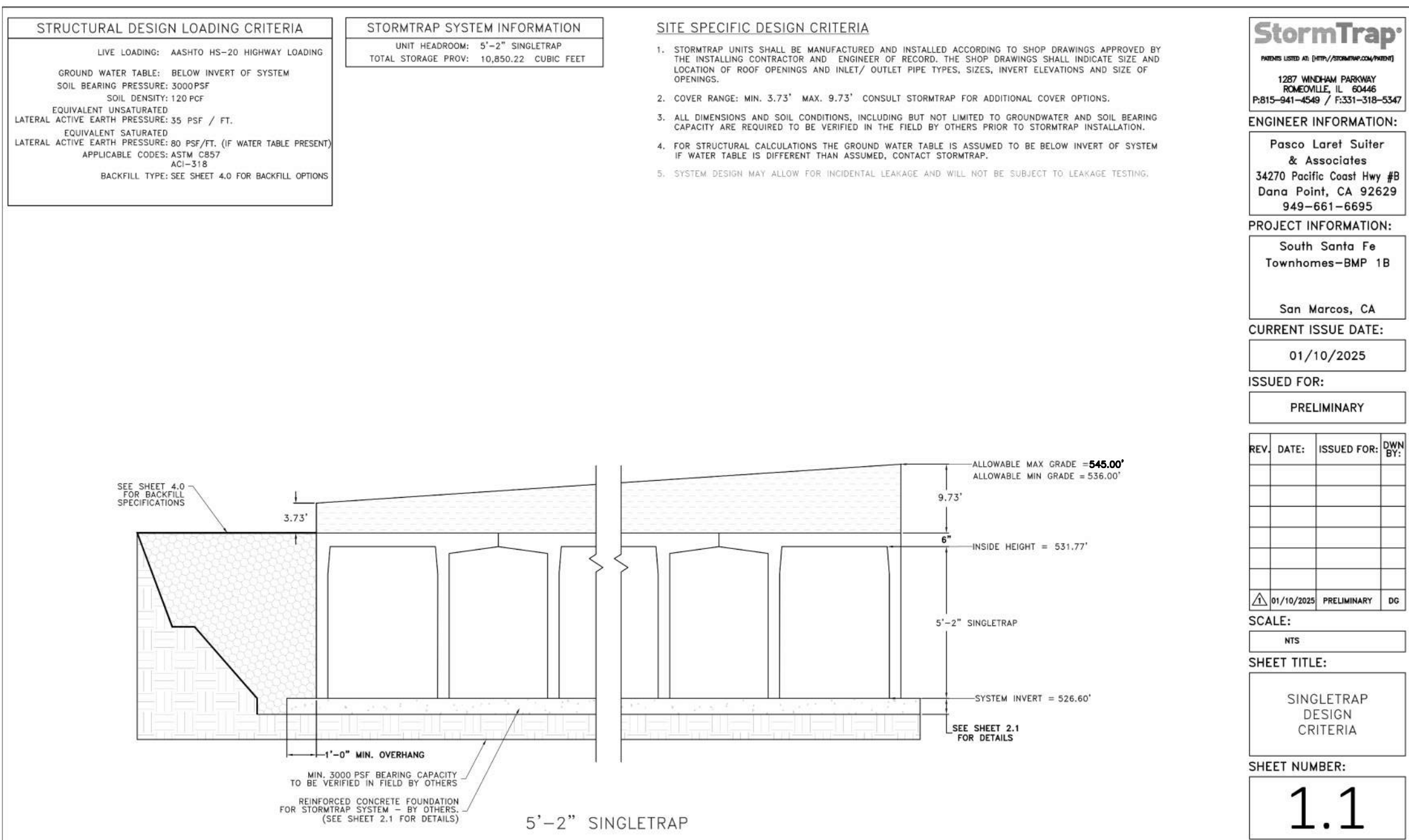
TYPICAL BIOFILTRATION SYSTEM (WITHOUT INTERNAL BYPASS)
NOT TO SCALE



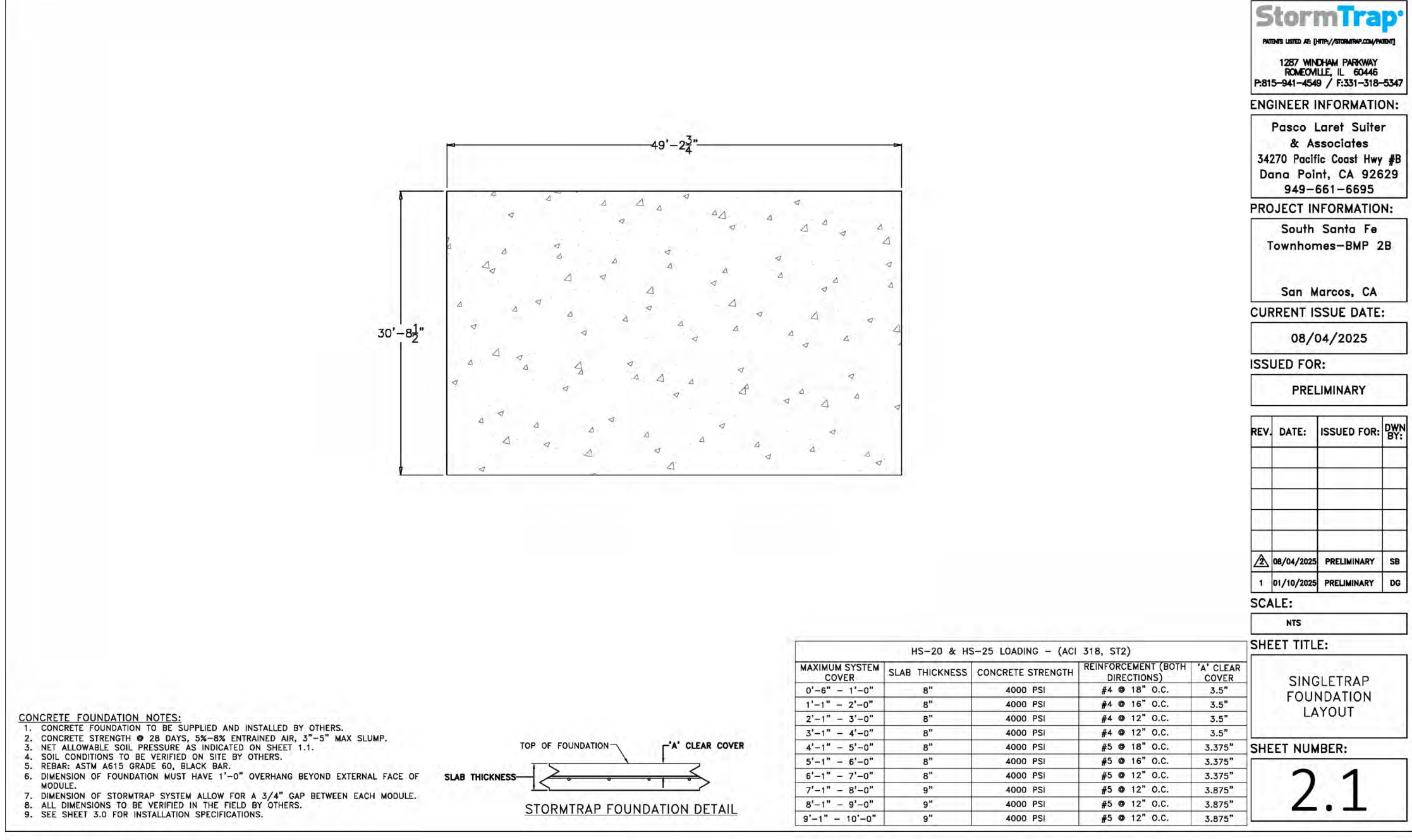
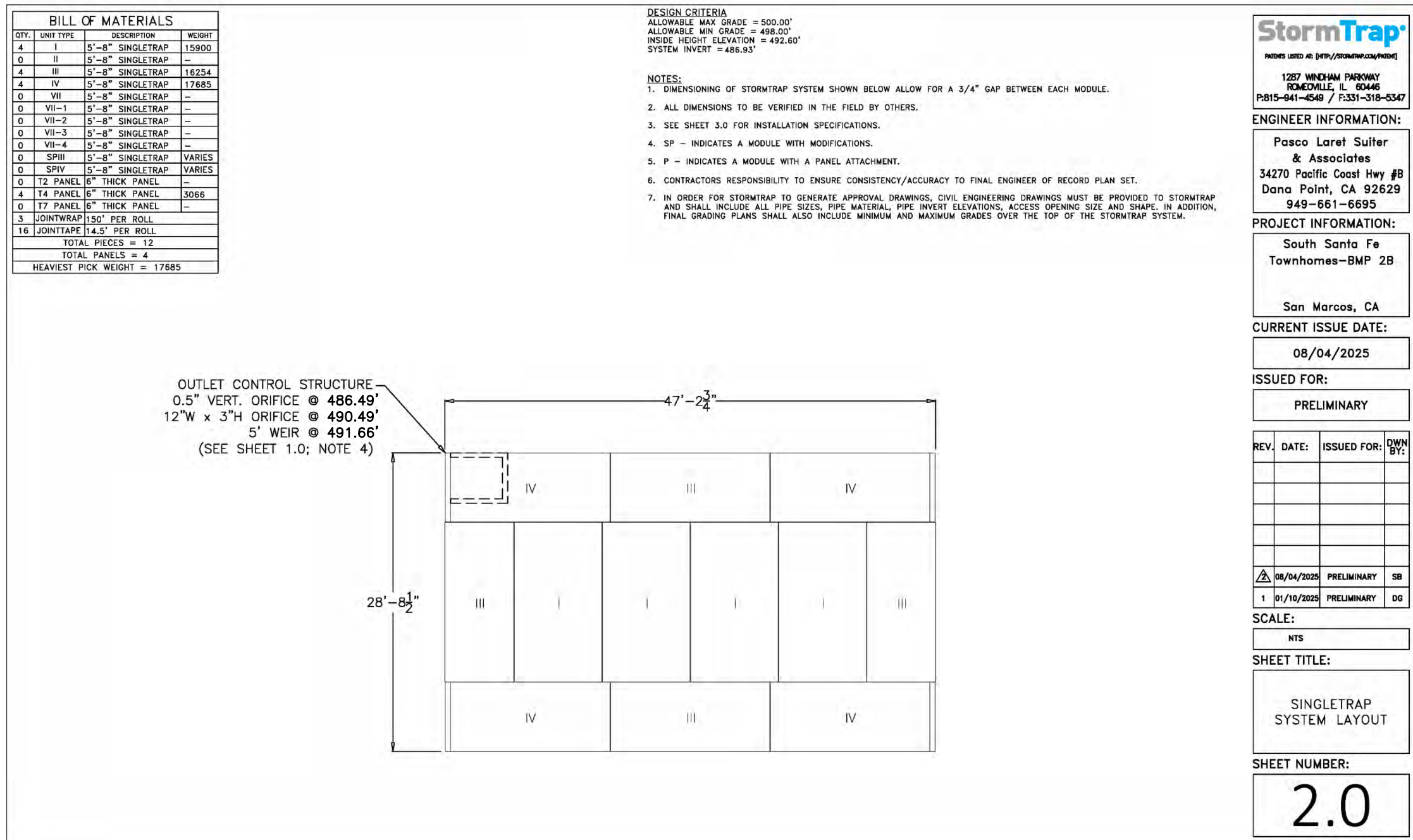
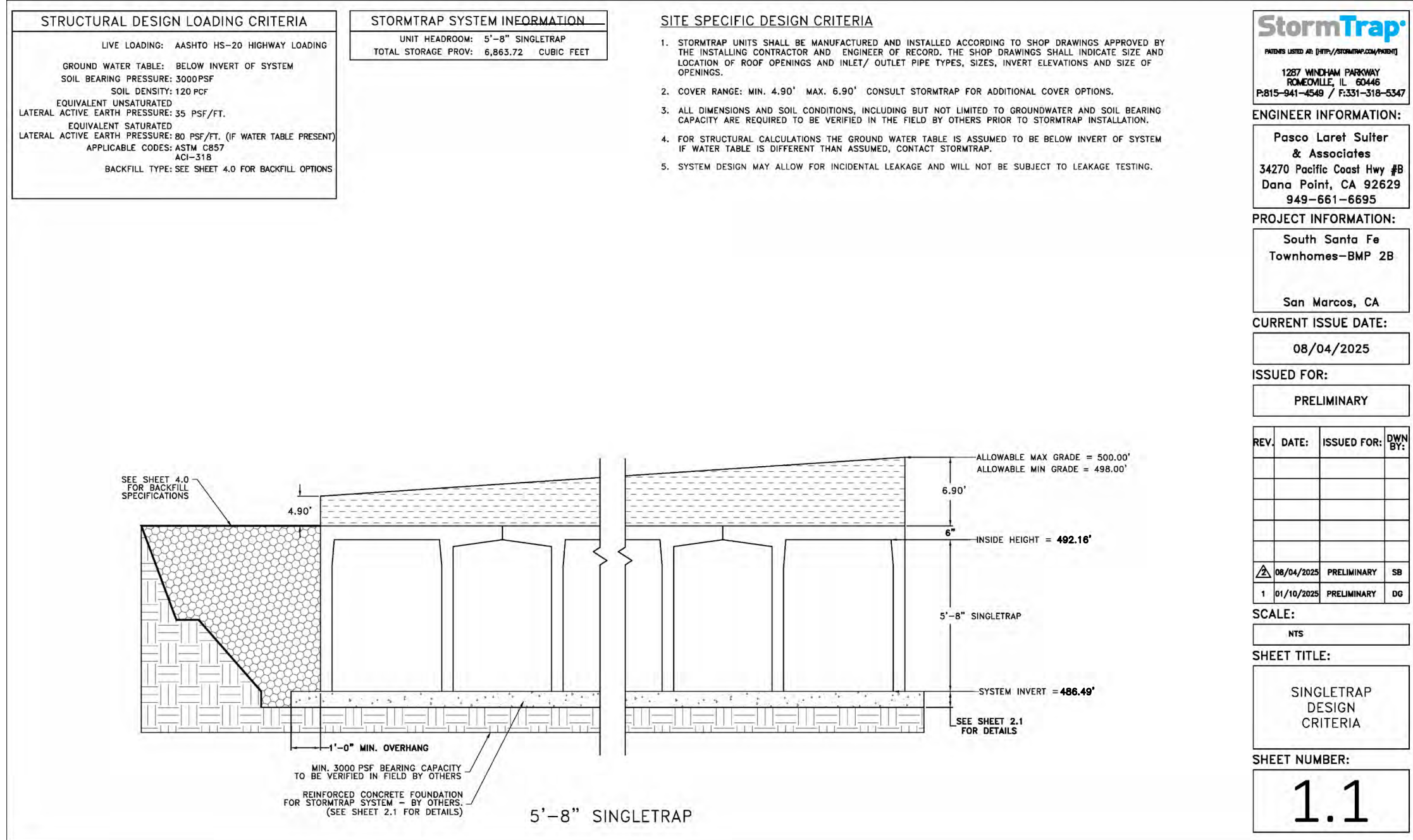
TYPICAL "STORMGATE" WEIR BYPASS DETAIL
NOT TO SCALE



CITY OF SAN MARCOS						
SHEET: 4 OF 7						
GENERAL PLAN AMENDMENT NUMBER: GPA25-0001						
OWNER: SANTA FE FLORES LP		CONTACT: PAUL MAYER		PHONE: 858-888-2488		
ADDRESS: PO BOX 903, RANCHO SANTA FE, CA 92067						
ARCHITECT, ENGINEER, DESIGNER: PLSA		PHONE: 949-661-6695				
ADDRESS: 34270 PACIFIC COAST HIGHWAY SUITE B, DANA POINT, CA 92629						
TYPE OF DEVELOPMENT: RESIDENTIAL, TOWNHOMES						
ZONE: MULTIFAMILY RESIDENTIAL (R-3-6)			APN(S): 217-161-17, -18, -19			
SITE DATA			DWELLING		UNITS	OPEN SPACE DATA
AREA (SQ. FT.)		COVERAGE %	STUDIO	-	COMMON (SF)	PRIVATE (SF)
LOT:	113,209	100%	1 BDRM	-	14,795	21,810
BUILDING:	38,672	34%	2 BDRM	-		
PARKING/PVMT:	35,778	32%	3 BDRM	46		
LOADING:	0	0%	4 BDRM	-		
LANDSCAPING:	38,759	34%	TOTAL UNITS		46	
PARKING			DRIVEWAY (SIZE & SLOPE)		SETBACKS	
GARAGE	92	LOADING	0	ONE WAY: N/A	FRONT: 15'	REAR: 10'
GUEST	14	HANDICAP	1	TWO WAY: 24' MIN	L. SIDE: 10'	
OPEN	0	TOTAL	107	SLOPE: VARIES	R. SIDE: 10'	



"STORMTRAP" DETENTION VAULT - BMP 1B



"STORMTRAP" DETENTION VAULT - BMP 2B

SHEET: 5 OF 7

CITY OF SAN MARCOS

GENERAL PLANNING AMENDMENT NUMBER: GPA25-0001

OWNER: SANTA FE FLORES LP CONTACT: PAUL MAYER PHONE: 858-888-2488

ADDRESS: PO BOX 903, RANCHO SANTA FE, CA 92067

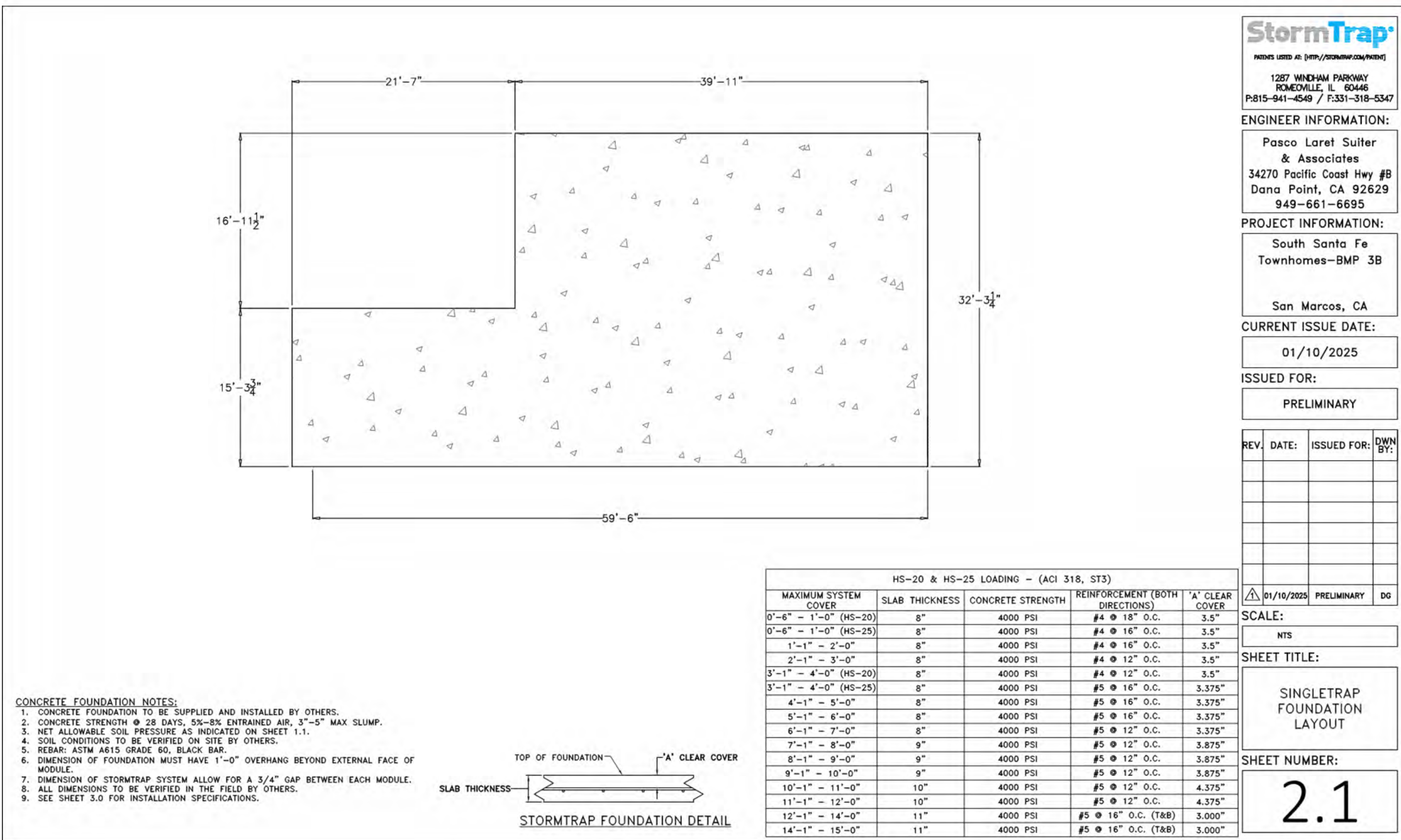
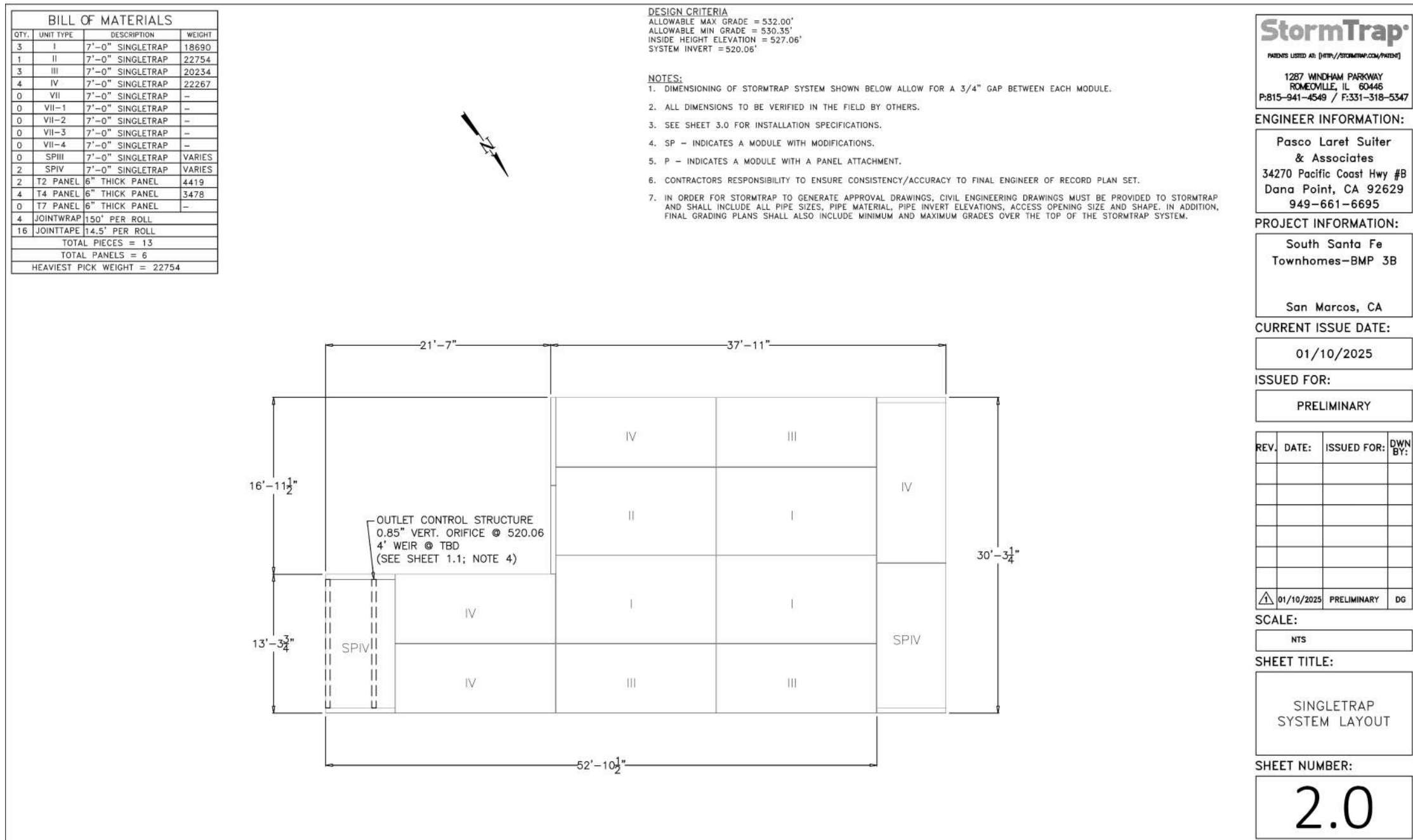
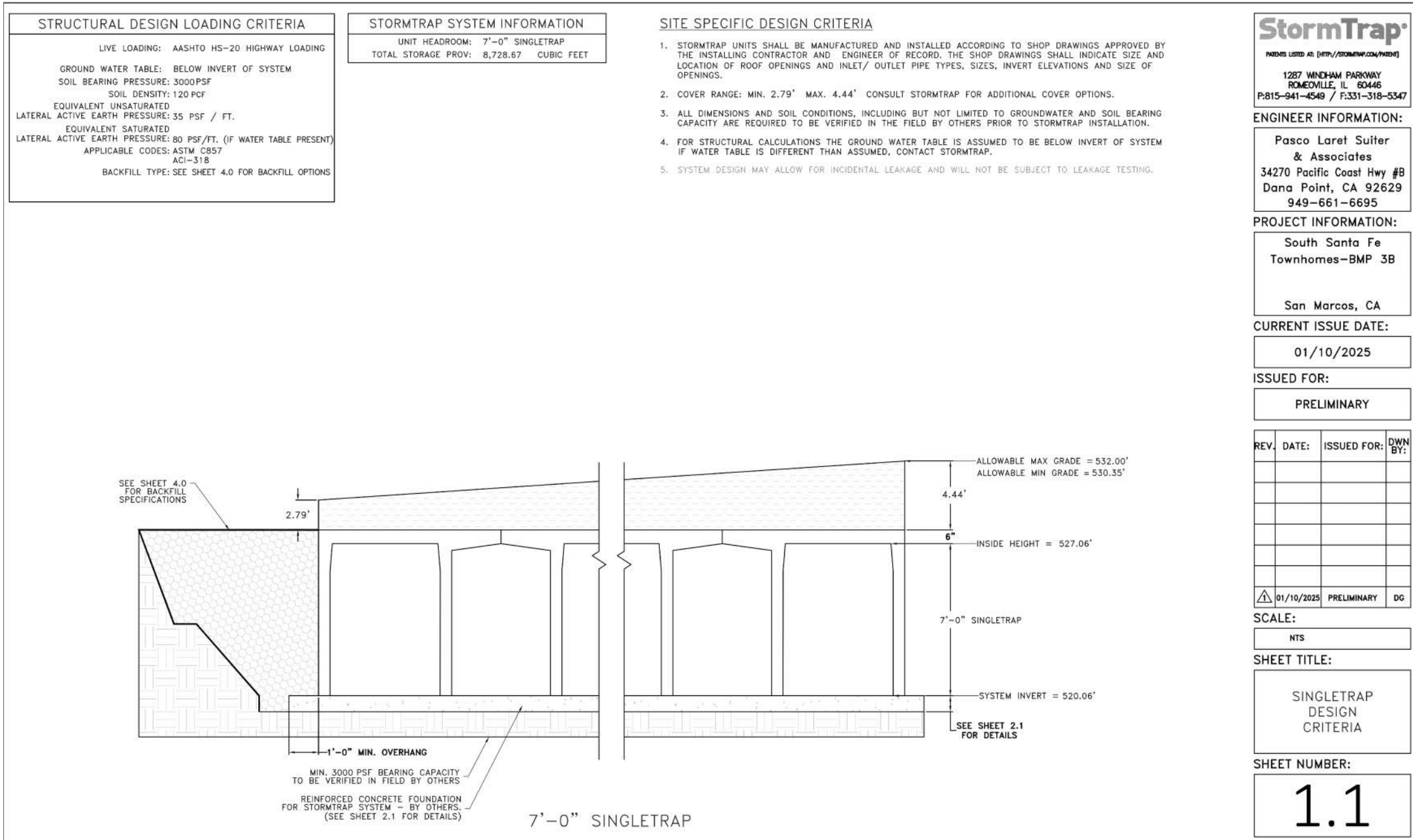
ARCHITECT, ENGINEER, DESIGNER: PLSA PHONE: 949-661-6695

ADDRESS: 34270 PACIFIC COAST HIGHWAY SUITE B, DANA POINT, CA 92629

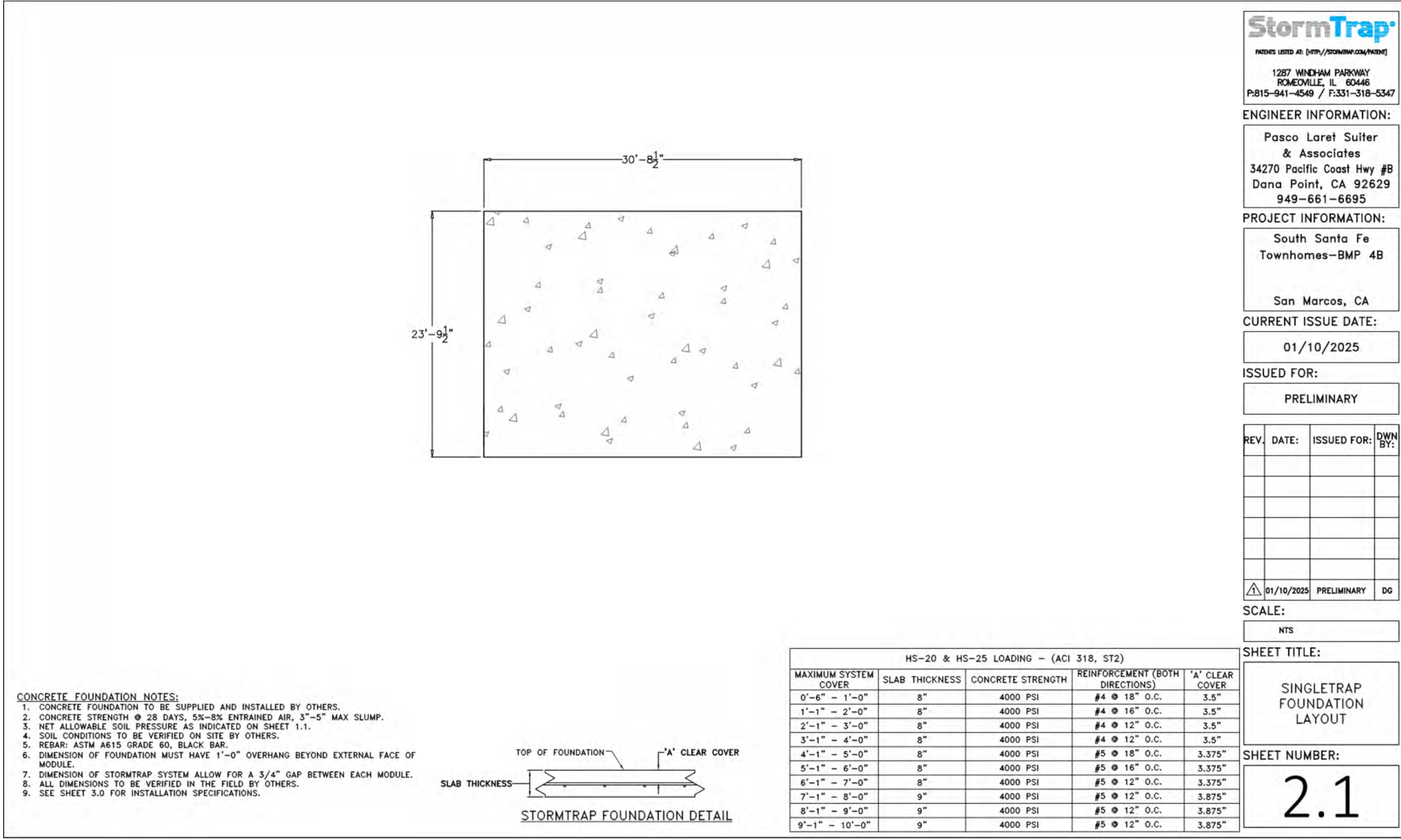
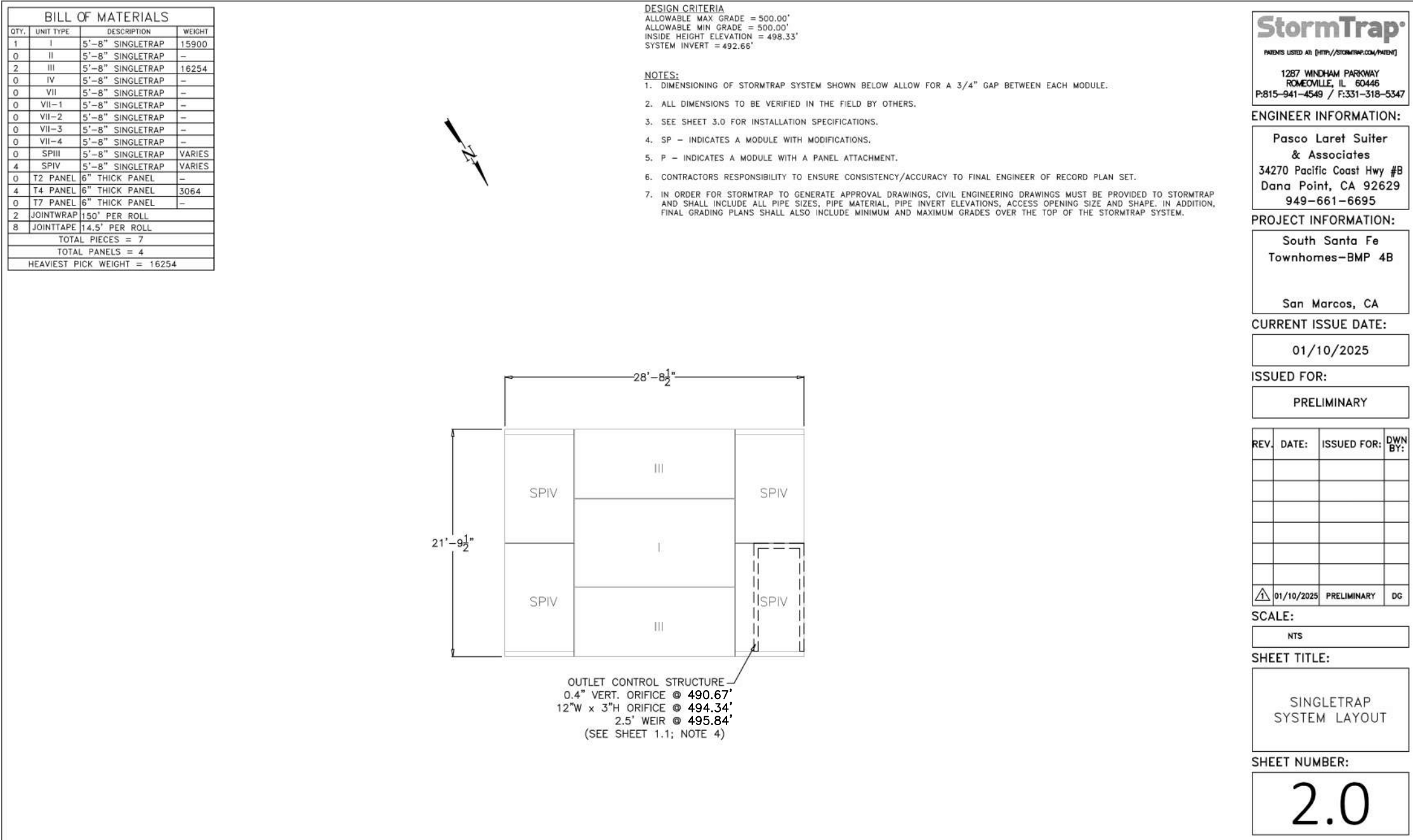
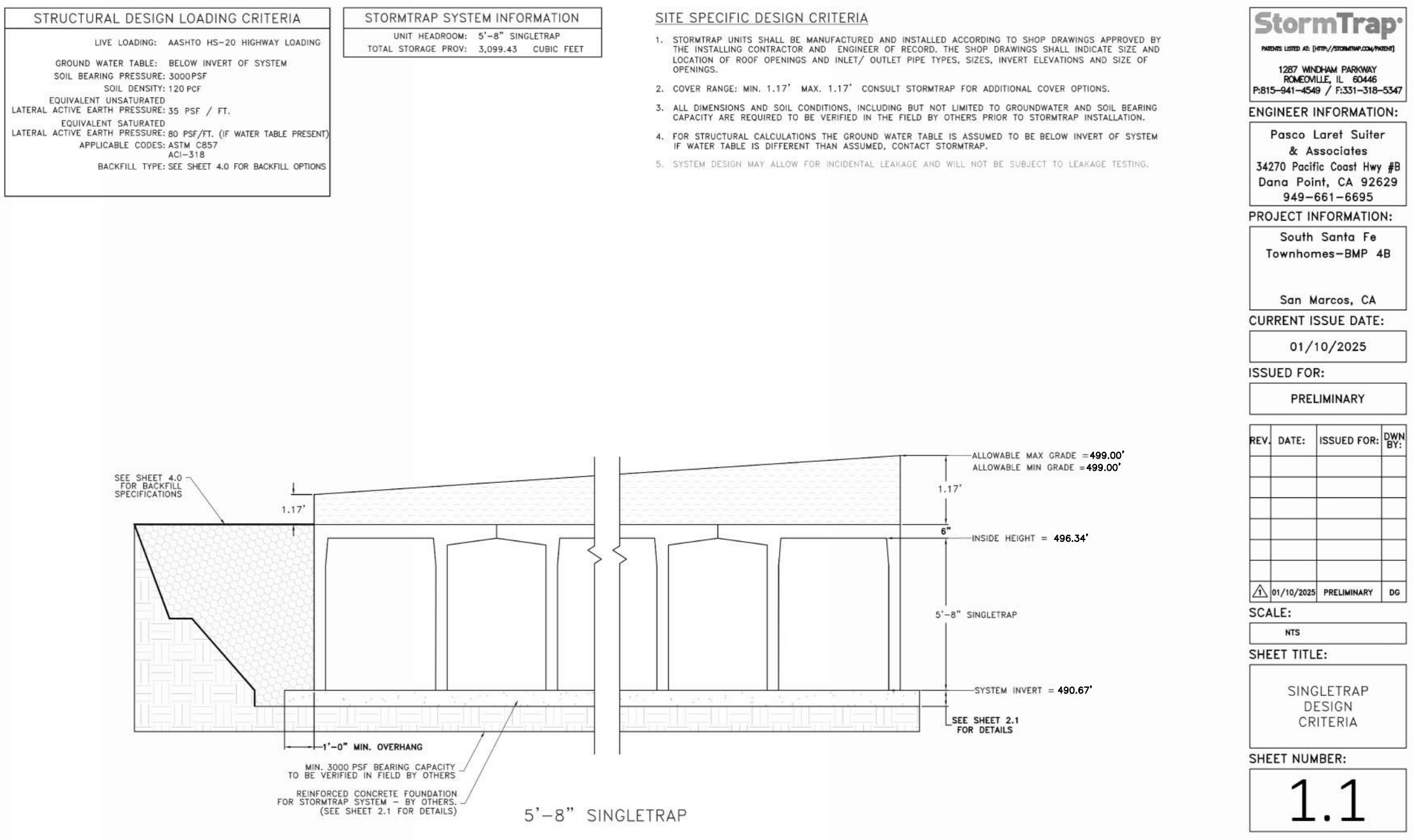
TYPE OF DEVELOPMENT: RESIDENTIAL, TOWNHOMES

ZONE: MULTIFAMILY RESIDENTIAL (R-3-6) APN/S: 217-161-17, -18, -19

SITE DATA			DWELLING	UNITS	OPEN SPACE DATA	
AREA (SQ. FT.)		COVERAGE %	STUDIO	-	COMMON (SF)	PRIVATE (SF)
LOT:	113,209	100%	1 BDRM	-	14,795	21,610
BUILDING:	38,672	34%	2 BDRM	-		
PARKING/PVMT:	35,778	32%	3 BDRM	46		
LOADING:	0	0%	4 BDRM	-		
LANDSCAPING:	38,759	34%			TOTAL UNITS	46
PARKING	ORD. REQ.		SETBACKS			
GARAGE	92	LANDSCAPING	0	ONE WAY: N/A	FRONT: 10'	REAR: 10'
GUEST	14	HANDICAP	1	TWO WAY: 24' MIN	L. SIDE: 10'	
OPEN	0	TOTAL	107	SLOPE: VARIES	R. SIDE: 10'	



"STORMTRAP" DETENTION VAULT - BMP 3B



"STORMTRAP" DETENTION VAULT - BMP 4B

SHEET: 6 OF 7		CITY OF SAN MARCOS	
GENERAL PLAN AMENDMENT NUMBER: GPA25-0001			
OWNER: SANTA FE FLORES LP		CONTACT: PAUL MAYER	
ADDRESS: PO BOX 903, RANCHO SANTA FE, CA 92067		PHONE: 858-888-2488	
ARCHITECT, ENGINEER, DESIGNER: PLSA		PHONE: 949-661-6695	
ADDRESS: 34270 PACIFIC COAST HIGHWAY SUITE B, DANA POINT, CA 92629			
TYPE OF DEVELOPMENT: RESIDENTIAL, TOWNHOMES			

ZONE: MULTIFAMILY RESIDENTIAL (R-3-6)		APN/S: 217-161-17, -18, -19	
SITE DATA		DWELLING	UNITS
AREA (SQ. FT.)	COVERAGE %	STUDIO	COMMON (SF)
LOT: 113,209	100%	1 BDRM	- 14,795
BUILDING: 38,672	34%	2 BDRM	21,610
PARKING/PVMT: 35,778	32%	3 BDRM	46
LOADING: 0	0%	4 BDRM	
LANDSCAPING: 38,759	34%	TOTAL UNITS	46
PARKING		SETBACKS	
GARAGE 12	ORD. REQ.	DRIVEWAY (SIDE & SLOPE)	
LOADING 0	0	ONE WAY: NA	
GUEST 14	HANDICAP 1	TWO WAY: 24' MIN	
OPEN 0	TOTAL 107	SLOPE: VARIES	
		FRONT: 15'	REAR: 10'
		L. SIDE: 10'	R. SIDE: 10'

