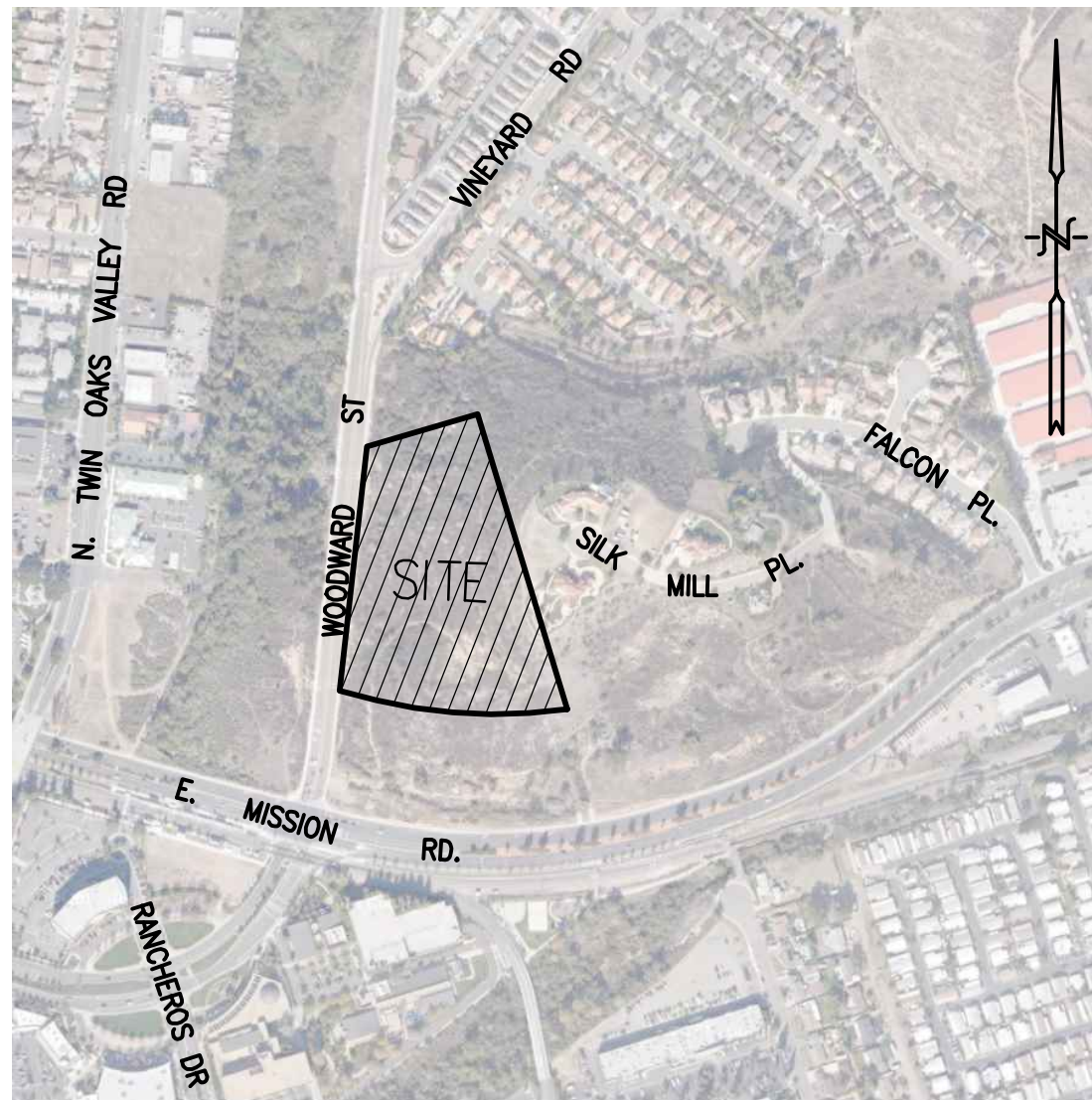
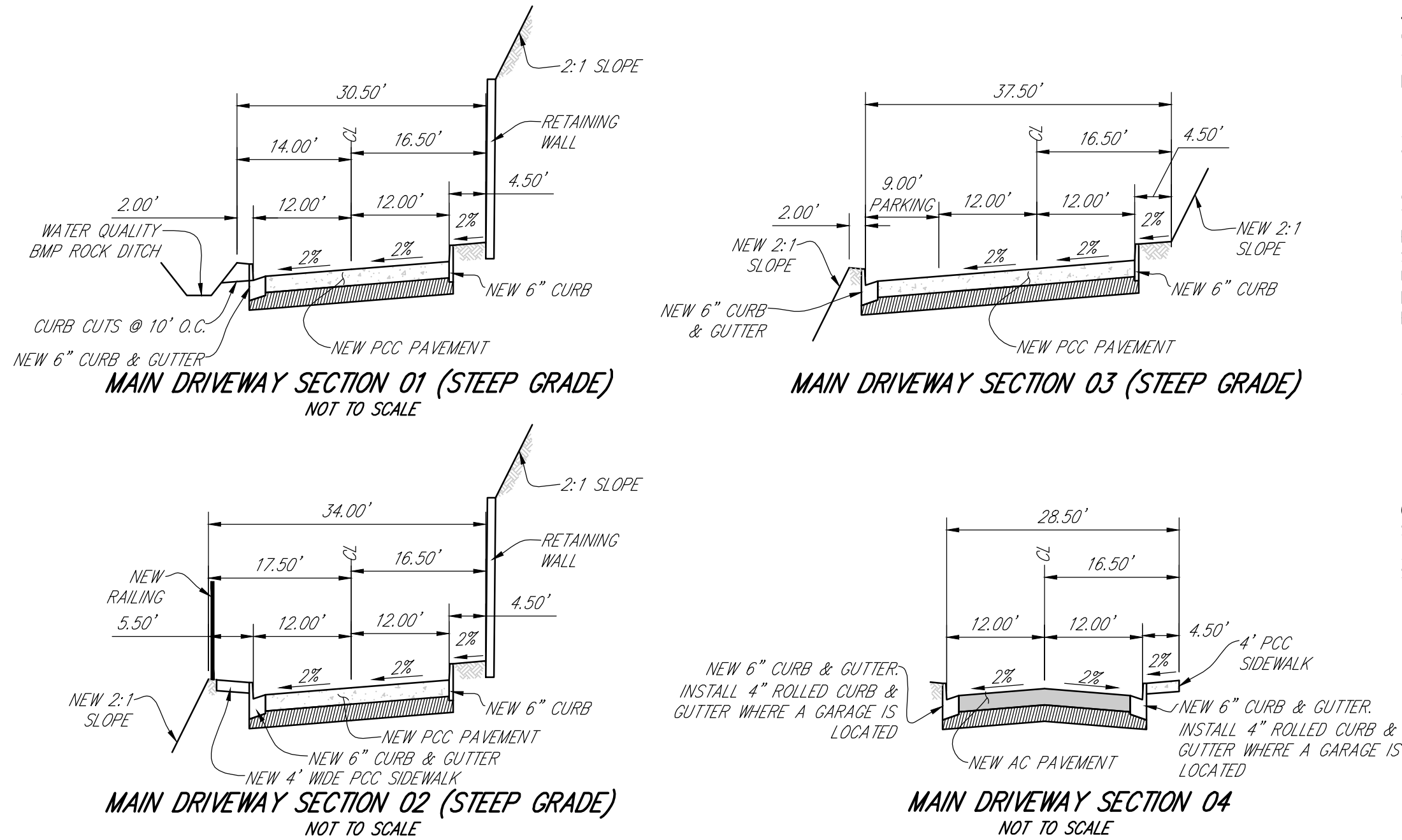




VICINITY MAP
NOT TO SCALE



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.

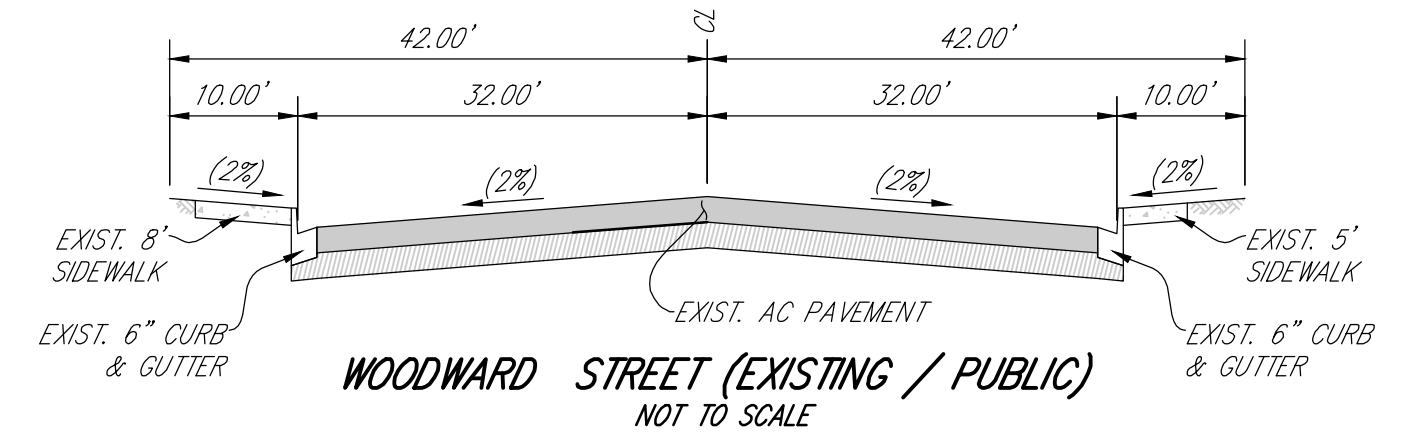
APPLICANT / AGENT FOR OWNERS DATE

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

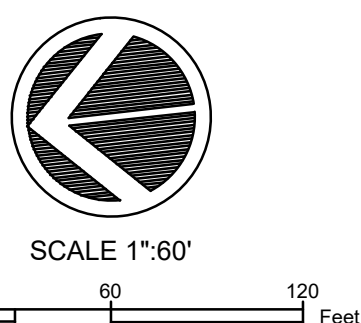


CORNERSTONE COMMUNITIES
WOODWARD
APN 220-210-49
WOODWARD ST, SAN MARCOS CA

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



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.

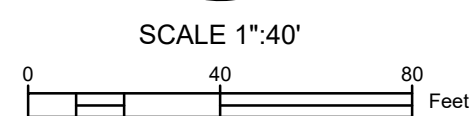
E-04 AN EASEMENT FOR ENTRY, VEGETATION, CLEARING AND REMOVAL OF COMBUSTIBLE MATERIALS AND RIGHTS INCIDENTAL THERETO RECORDED MAY 6, 2015, AS DOCUMENT NO. 2015-0225378 & 2015-0225378 OF OFFICIAL RECORDS, IN FAVOR OF KB HOME CAPITAL LLC.

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



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

	DATE	REMARKS
	06/2023	PLANNING SUBMITTAL

EXCEL
ENGINEERING
LAND PLANNING • ENGINEERING • GIS • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-8134

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.

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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.

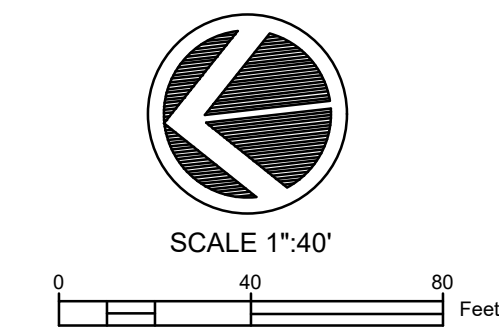
E-03 AN EASEMENT FOR ENTRY, VEGETATION, CLEARING AND REMOVAL OF COMBUSTIBLE MATERIALS AND RIGHTS INCIDENTAL THERETO RECORDED AUGUST 31, 2007, AS DOCUMENT NO. 2007-0580764 OF OFFICIAL RECORDS, IN FAVOR OF PETE DE JONG, A MARRIED MAN.

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.



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

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	N10°24'09"W	13.74'
L32	N02°57'23"E	186.93'
L33	N20°04'17"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	$\Delta = 060^{\circ}29'07''$	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	$\Delta = 016^{\circ}52'36''$	46.00'	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	$\Delta = 025^{\circ}56'13''$	60.00'	27.16'
C23	$\Delta = 023^{\circ}13'32''$	410.00'	95.59'
C24	$\Delta = 023^{\circ}14'41''$	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	$\Delta = 041^{\circ}70'03''$	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	
BLDG UNIT NUMBER	

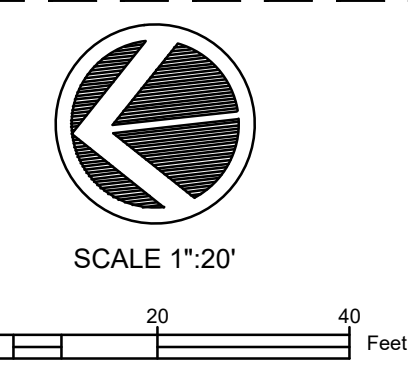
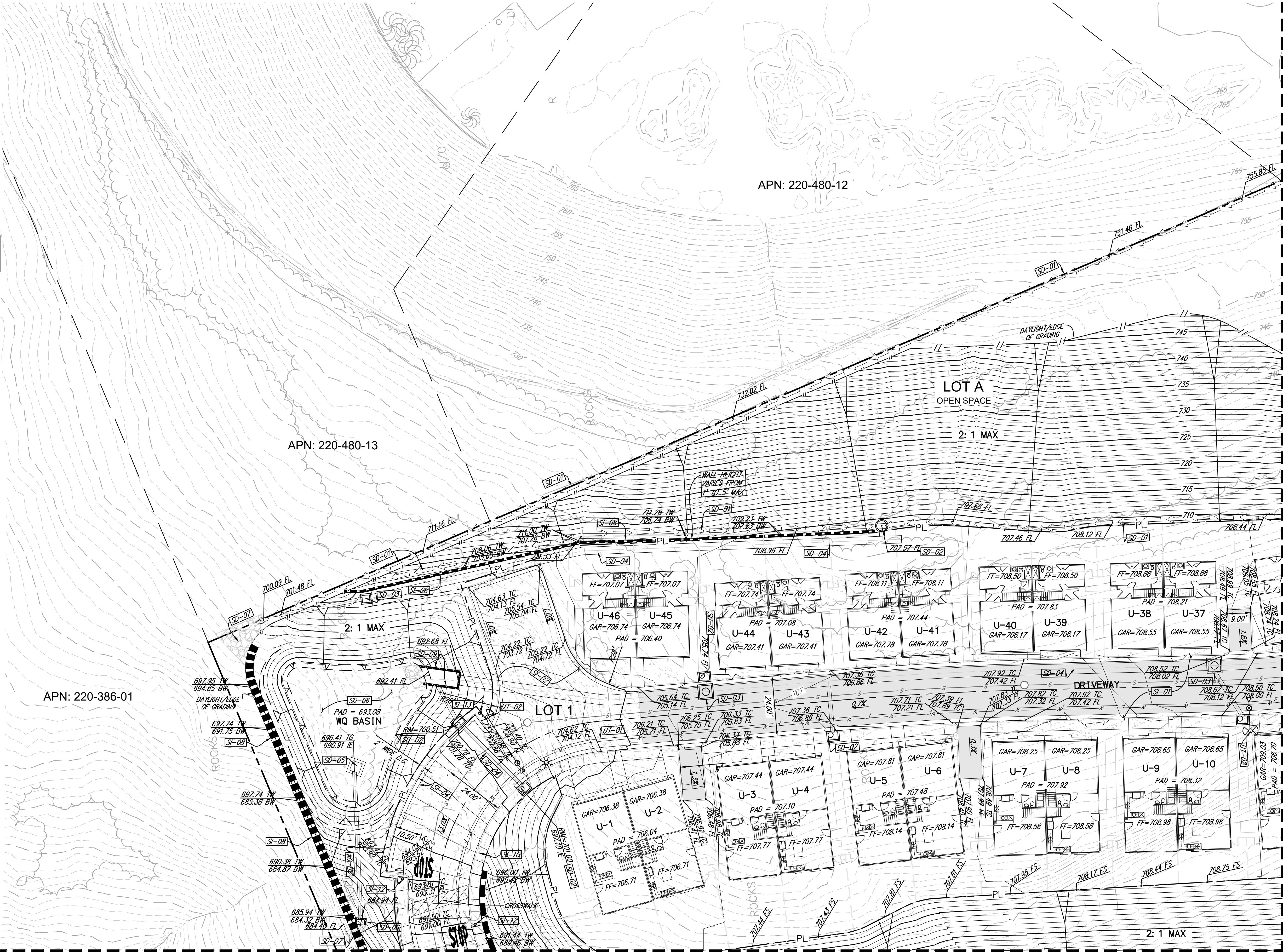
SHEET 3 OF 13 SHEETS
TENTATIVE MAP

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

	DATE	REMARKS
	06/2023	PLANNING SUBMITTAL



\\Excel\projects\22\22027\Engineering\TM\TM01\TM-POP\22027 GRADING PLAN.dwg 9/29/2023 8:16 AM ORIGINAL PLOT SIZE:



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



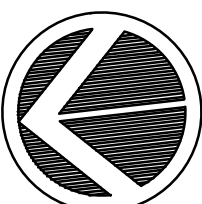
CORNERSTONE COMMUNITIES
WOODWARD
APN 220-210-49
WOODWARD ST, SAN MARCOS CA

SHEET 4 OF 13 SHEETS
GRADING PLAN

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

MATCHLINE SEE SHEET 4 FOR CONTINUATION

MATCHLINE SEE SHEET 7 FOR CONTINUATION



SCALE 1"=20'

0 20 40 Feet

APN: 220-480-01

LOT A
OPEN SPACE

2:1 MAX

LOT 1

LOT A
OPEN SPACE

EXIST. TOWNHOMES
APN: 220-210-50

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

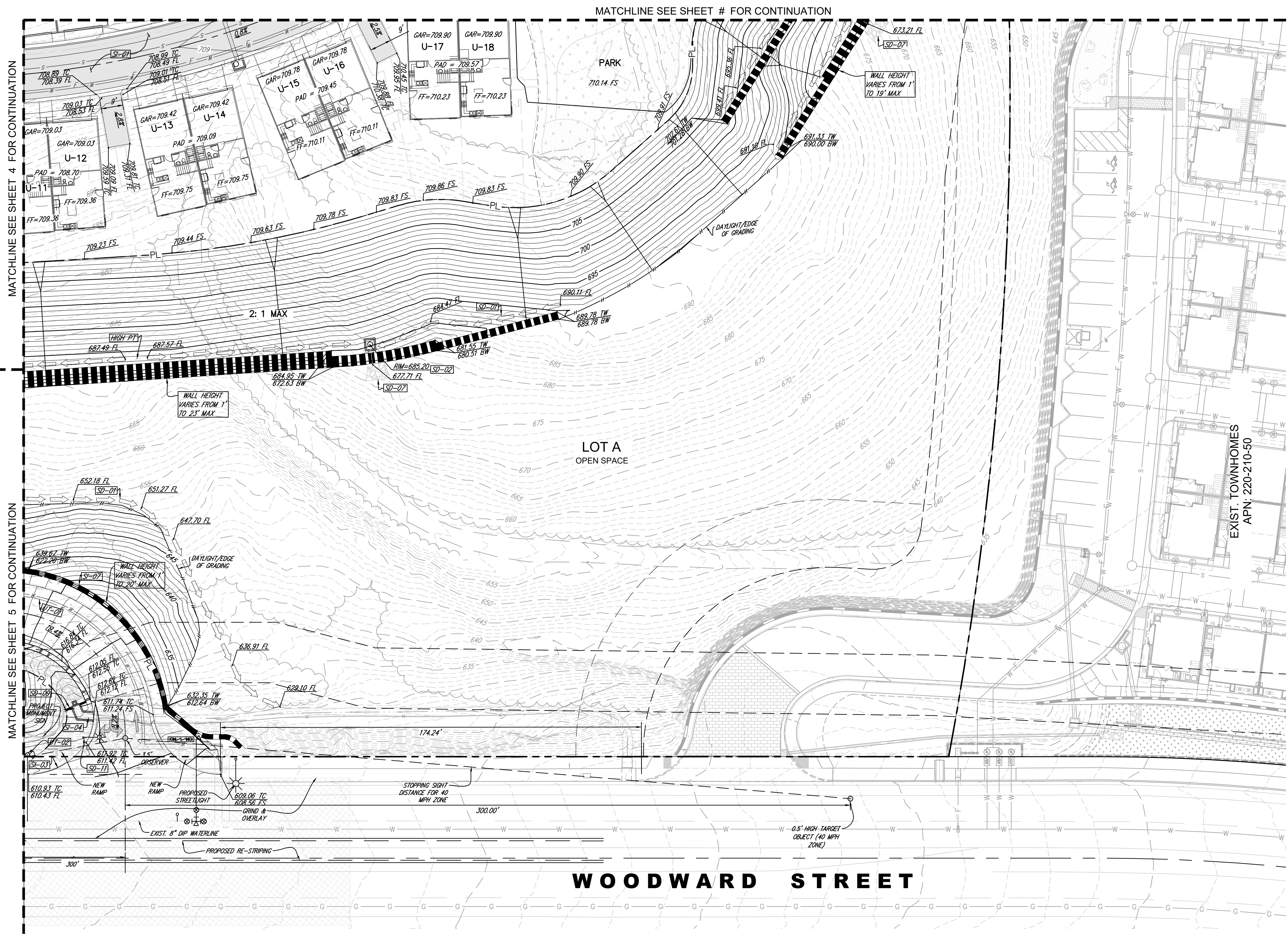
EXCEL
ENGINEERING
LAND PLANNING • ENGINEERING • CIVIL • SURVEYING
440 STATE ST., SUITE 200, SAN MARCOS, CA 92069
PH (760) 445-1010 FAX (760) 445-1014

DATE	REMARKS
06/2023	PLANNING SUBMITTAL

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

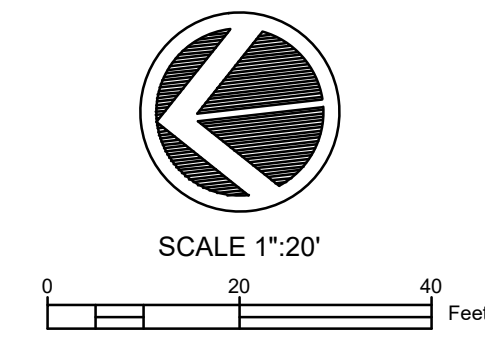
\\Excel\projects\22\22027\Engineering\TM\TM01\TM-POP\22027 GRADING PLAN.dwg 9/29/2023 8:17 AM ORIGINAL PLOT SIZE:



MATCHLINE SEE SHEET 4 FOR CONTINUATION

MATCHLINE SEE SHEET 5 FOR CONTINUATION

MATCHLINE SEE SHEET # FOR CONTINUATION

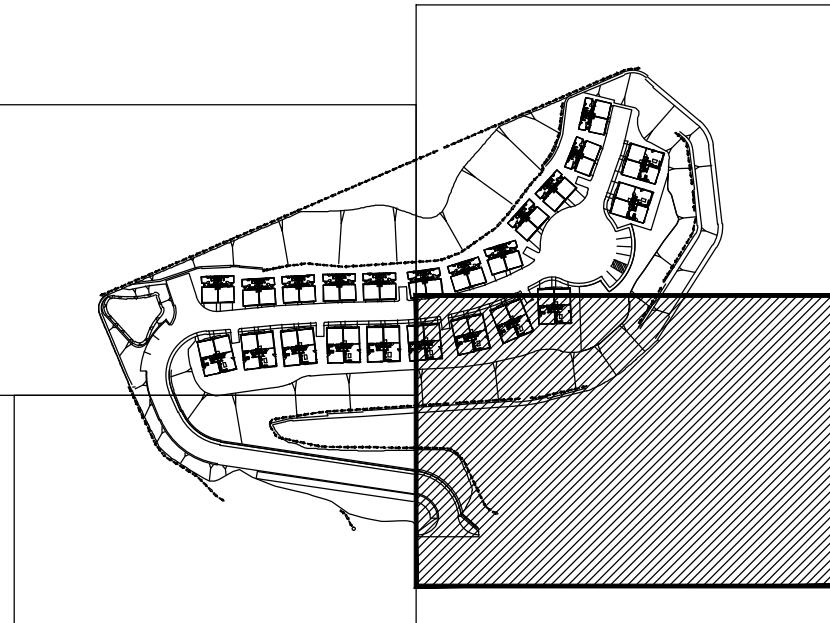


SEE SHEET 11 FOR UTILITIES EXHIBIT AND 13 FOR SWQMP - BMP

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

DATE	REMARKS
06/2023	PLANNING SUBMITTAL

EXCEL
ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
440 STATE ROAD, SUITE 100, SAN MARCOS, CA 92069
PH (760) 745-8811 FAX (760) 745-8814



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

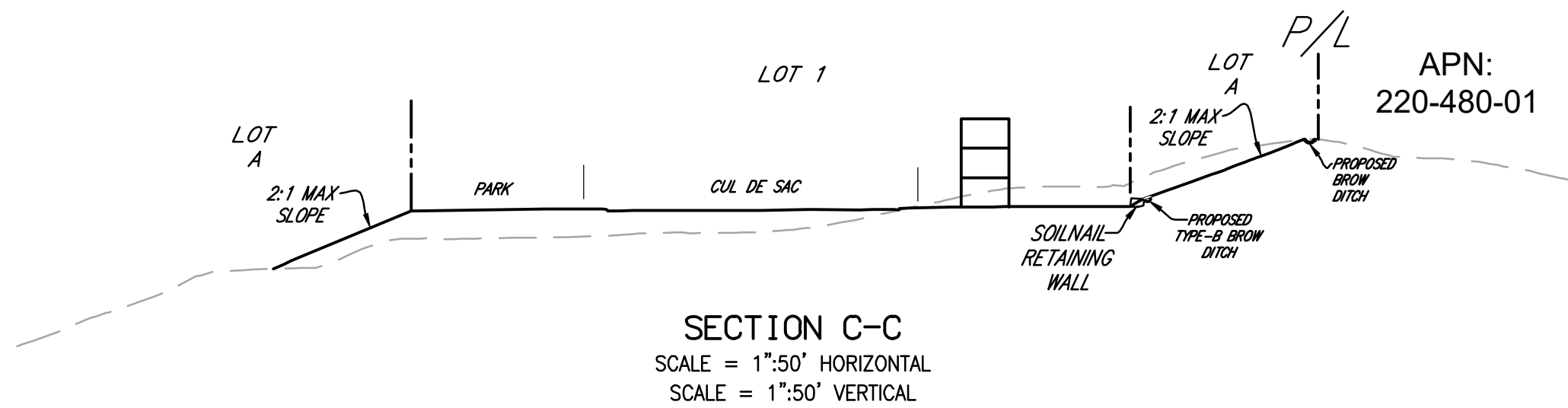
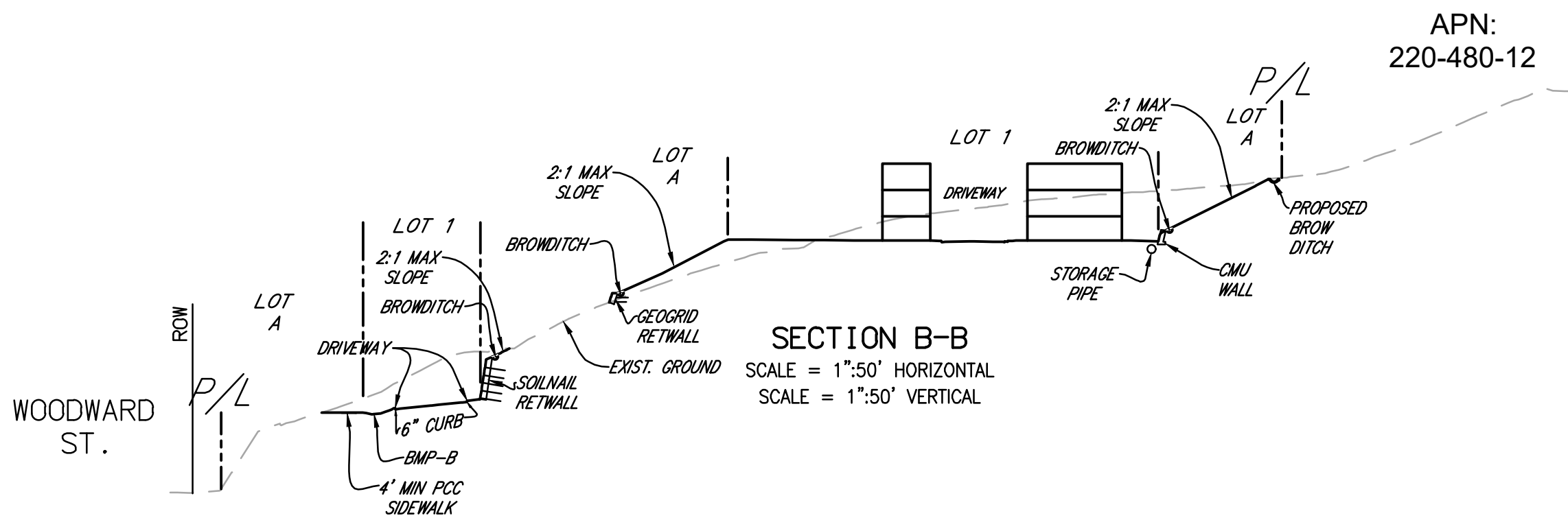
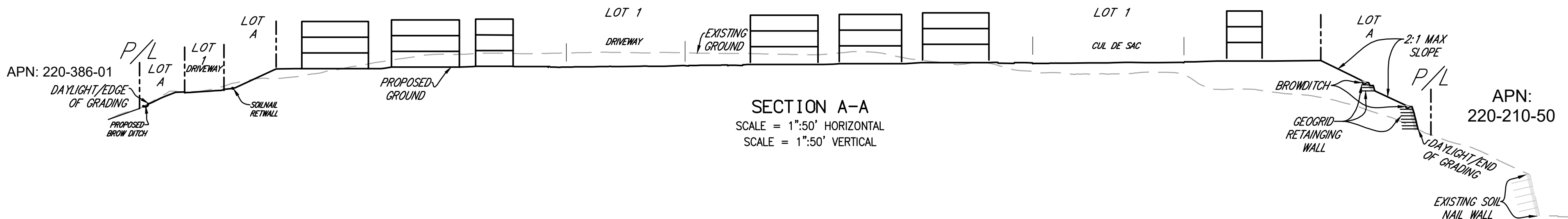
LEGEND

PROJECT BOUNDARY	---
PROPERTY LINE	-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	---

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-FOP\8_SECTION PLAN VIEW.dwg 9/25/2023 8:19 AM ORIGINAL PLOT SIZE: 11x17



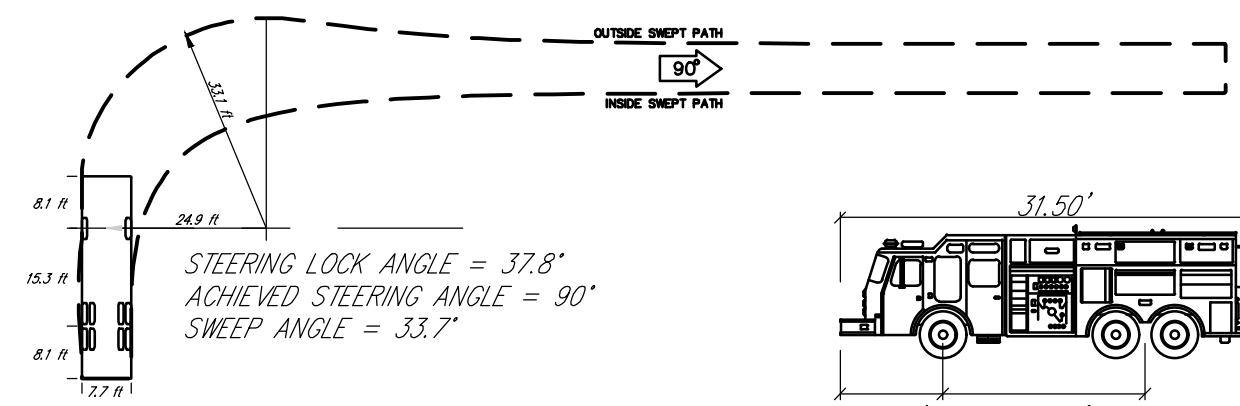
SEE SHEET 8 FOR SECTION PLAN VIEW

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

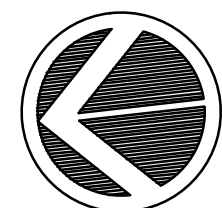
APN: 220-480-13

APN: 220-386-01

EXIST. TOWNHOMES
APN: 220-210-50

WOODWARD STREET

MISSION ROAD



SCALE 1"=40'

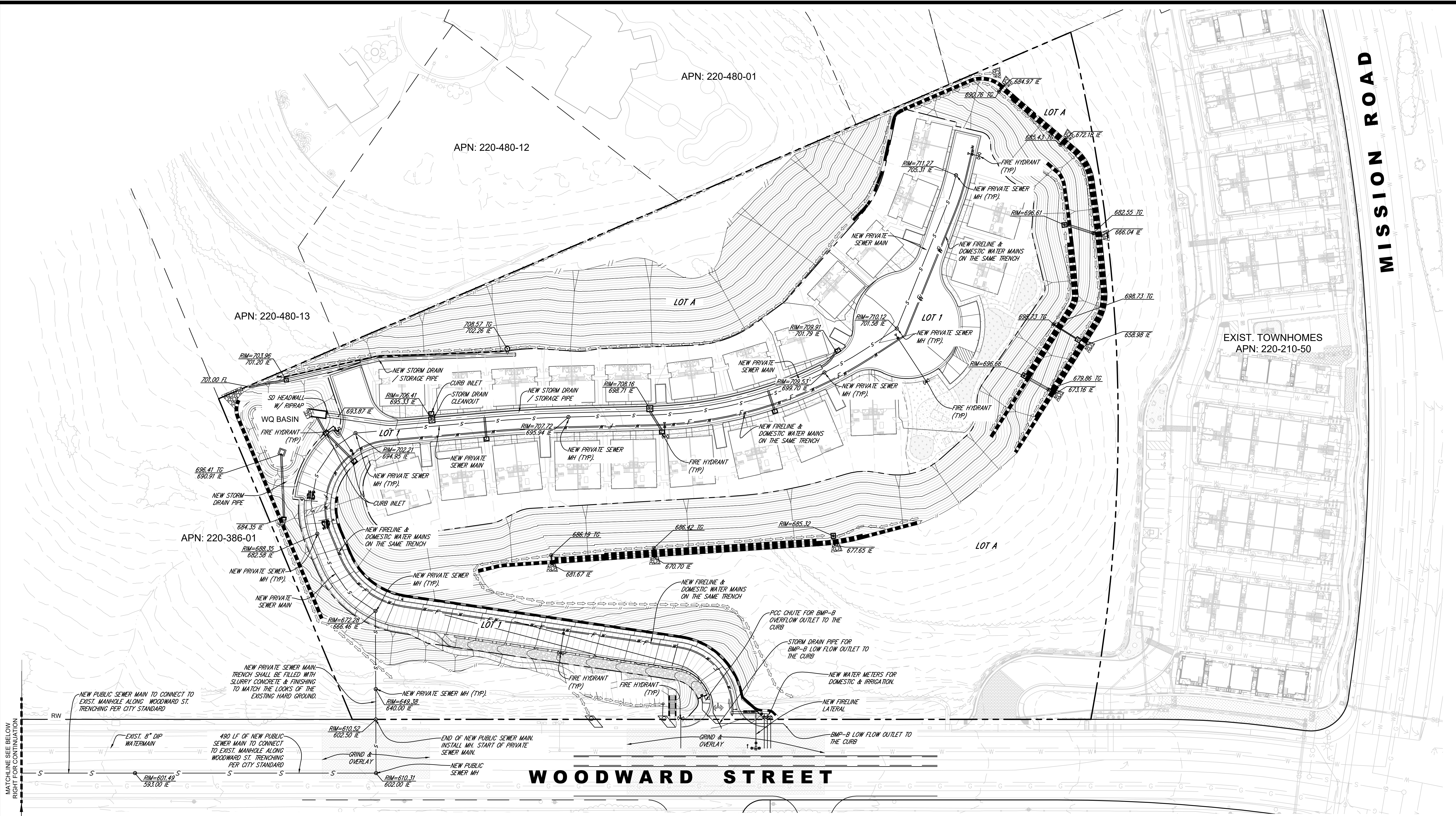
0 40 80 Feet

DATE	REMARKS
06/2023	PLANNING SUBMITTAL

EXCEL
ENGINEERING
LAND PLANNING • ENGINEERING • DESIGN
440 STATE PLAZA, ESSEXVILLE, OH 43081
PH (614) 456-6110 FX (614) 456-8144

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
	06/2023	PLANNING SUBMITTAL

EXCEL
ENGINEERING
LAND PLANNING • ENGINEERING • GIS • SURVEYING
440 STATE PLACE, ESCONDO, CA 92029
PH (760)745-8118 FX (760)745-8114

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

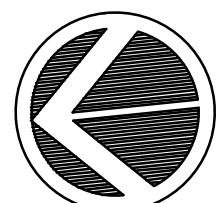
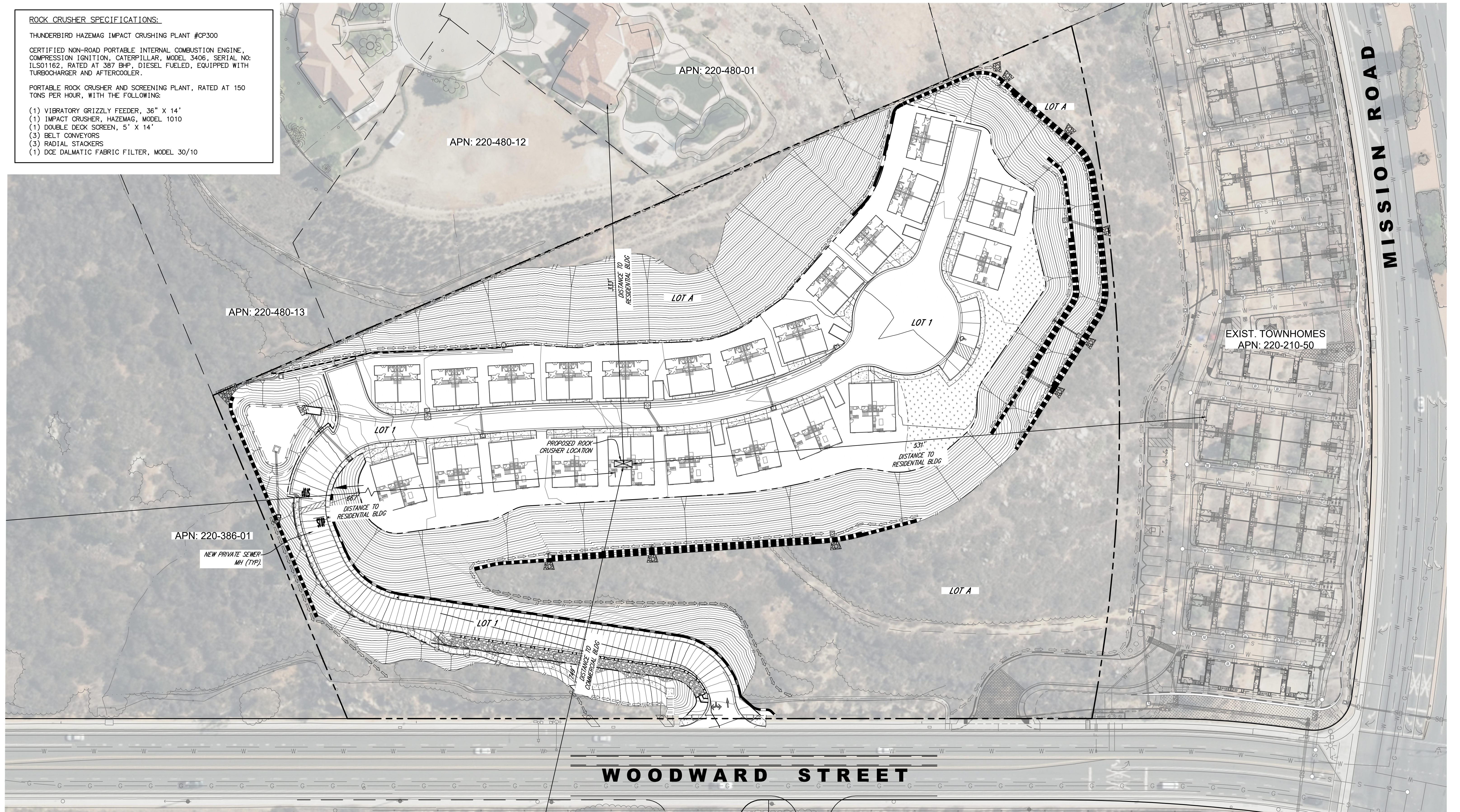
ROCK CRUSHER SPECIFICATIONS:

THUNDERBIRD HAZEMAG IMPACT CRUSHING PLANT #CP300

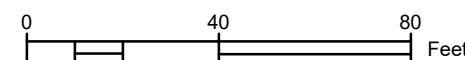
CERTIFIED NON-ROAD PORTABLE INTERNAL COMBUSTION ENGINE,
COMPRESSION IGNITION, CATERPILLAR, MODEL 3406, SERIAL NO:
ILS01162, RATED AT 387 BHP, DIESEL FUELED, EQUIPPED WITH
TURBOCHARGER AND AFTERCOOLER.

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) DOE DALMATIC FABRIC FILTER, MODEL 30/10



SCALE 1"=40'

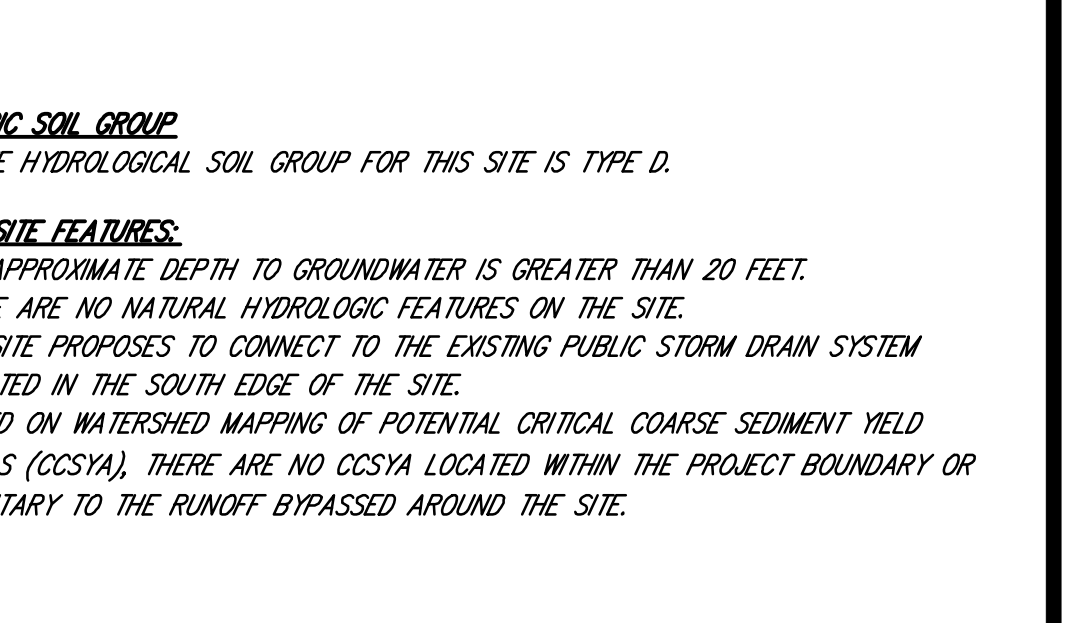
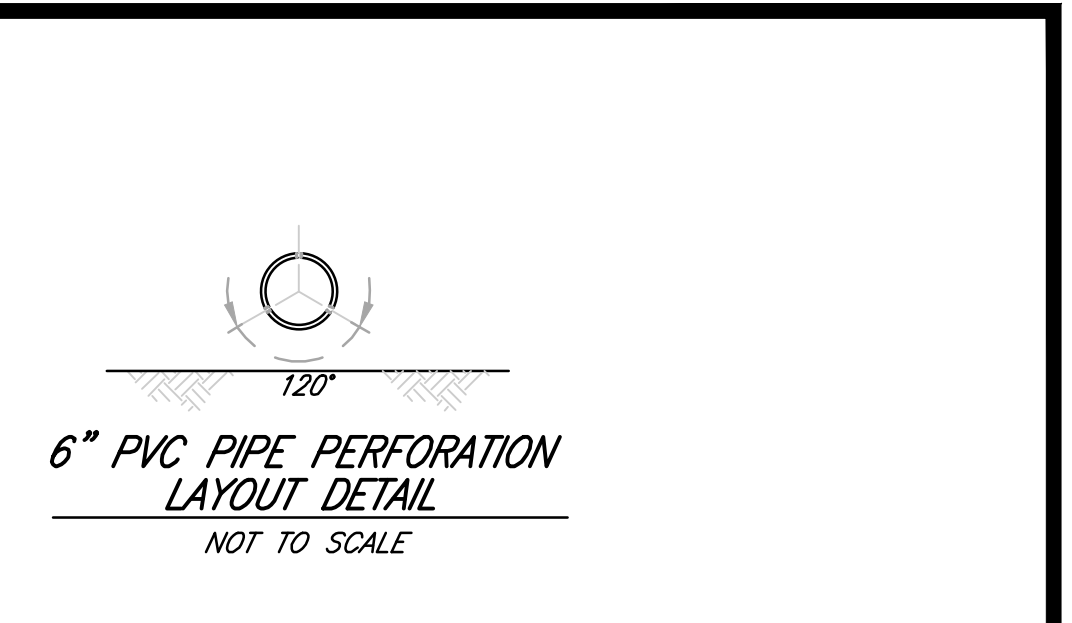


DATE	REMARKS
06/2023	PLANNING SUBMITTAL



SHEET 12 OF 13 SHEETS
ROCK CRUSHER EXHIBIT

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

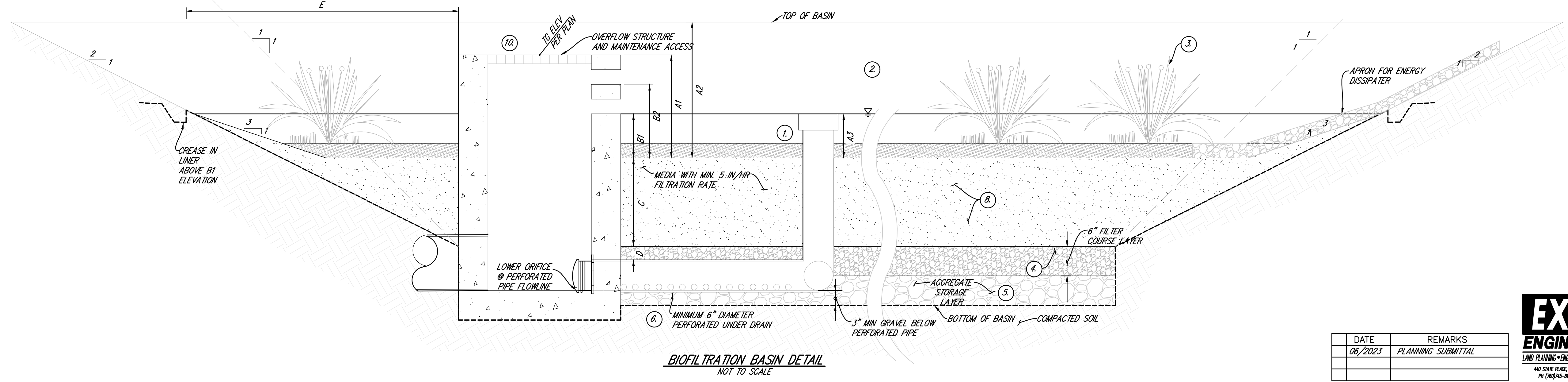


NOTE:
HOA WILL BE THE FINAL OWNER OF BMPS, MAINTAIN BMPS INTO PERPETUITY, AND FUNDING MECHANISM FOR MAINTENANCE.

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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PH (760)745-8118 FX (760)745-8134

SHEET 13 OF 13 SHEETS
SWQMP - BMP

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

4:22	22027	Engineering	TM	TM01	TM-PGP	13	SWOMP	-	BMP.dwg	9/28/2023	10:55 AM	ORIGINAL PLOT SIZE: -
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