



## **ATTACHMENT E**

## **GRADING PLANS**

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

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.

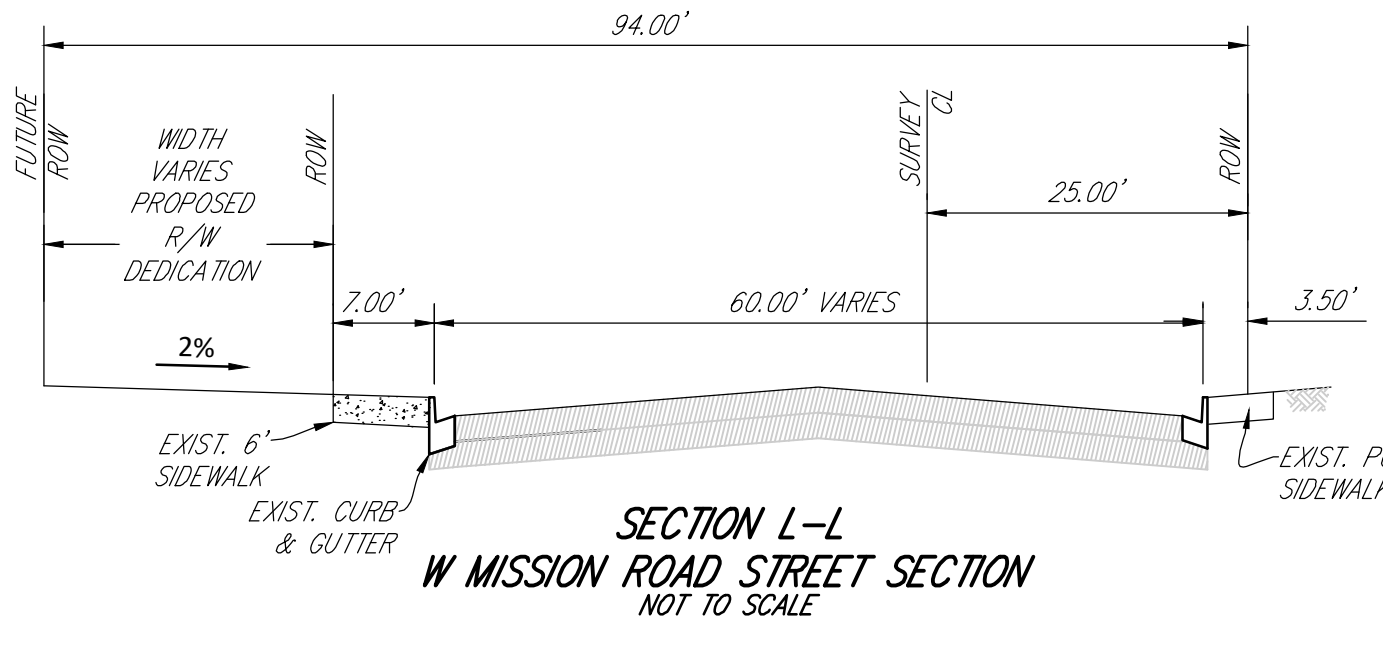
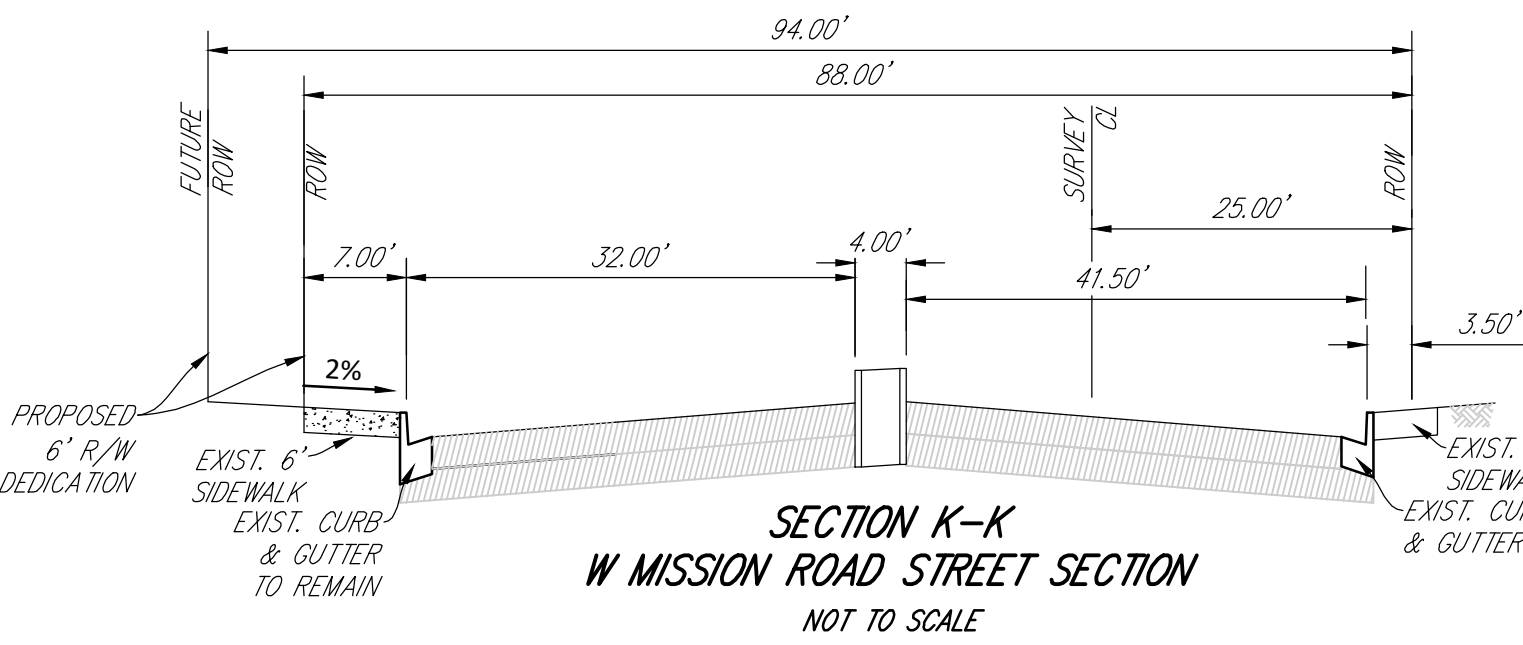
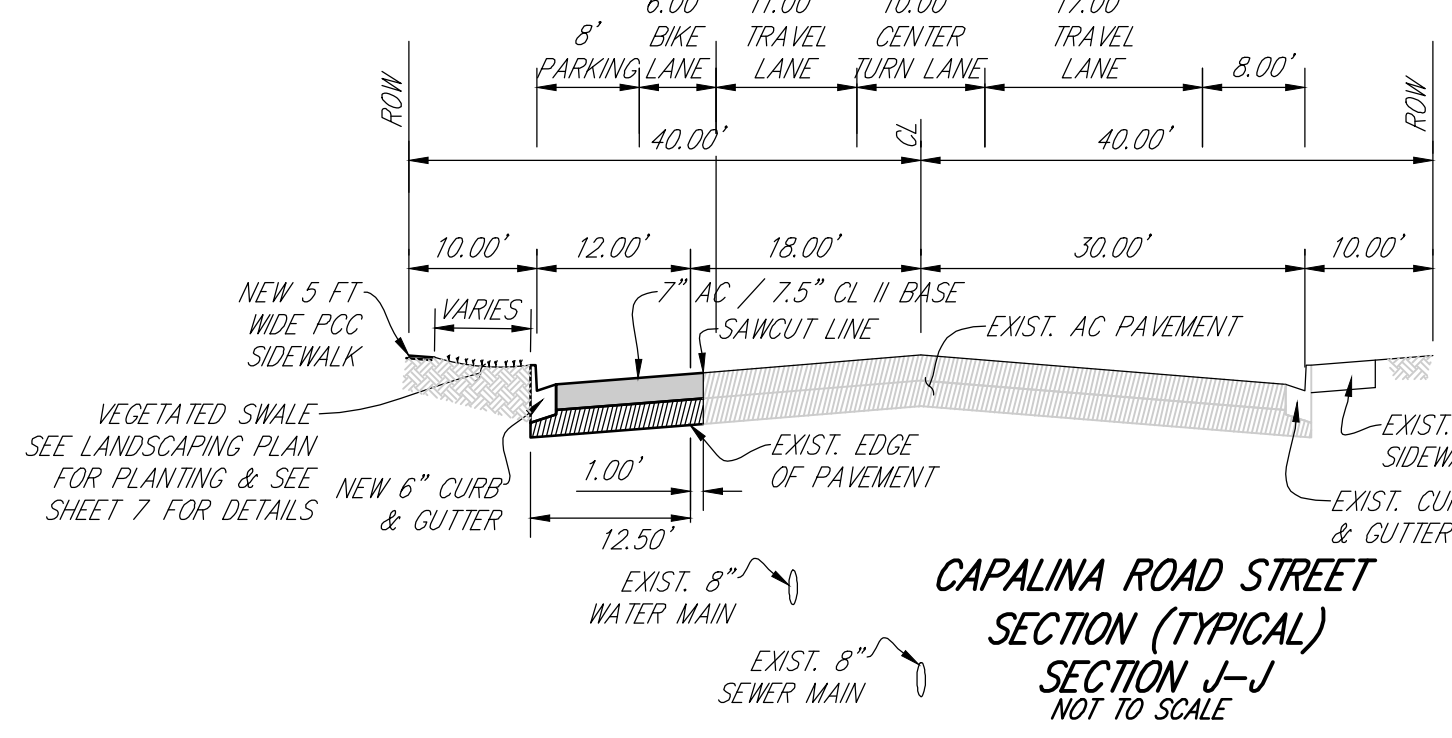
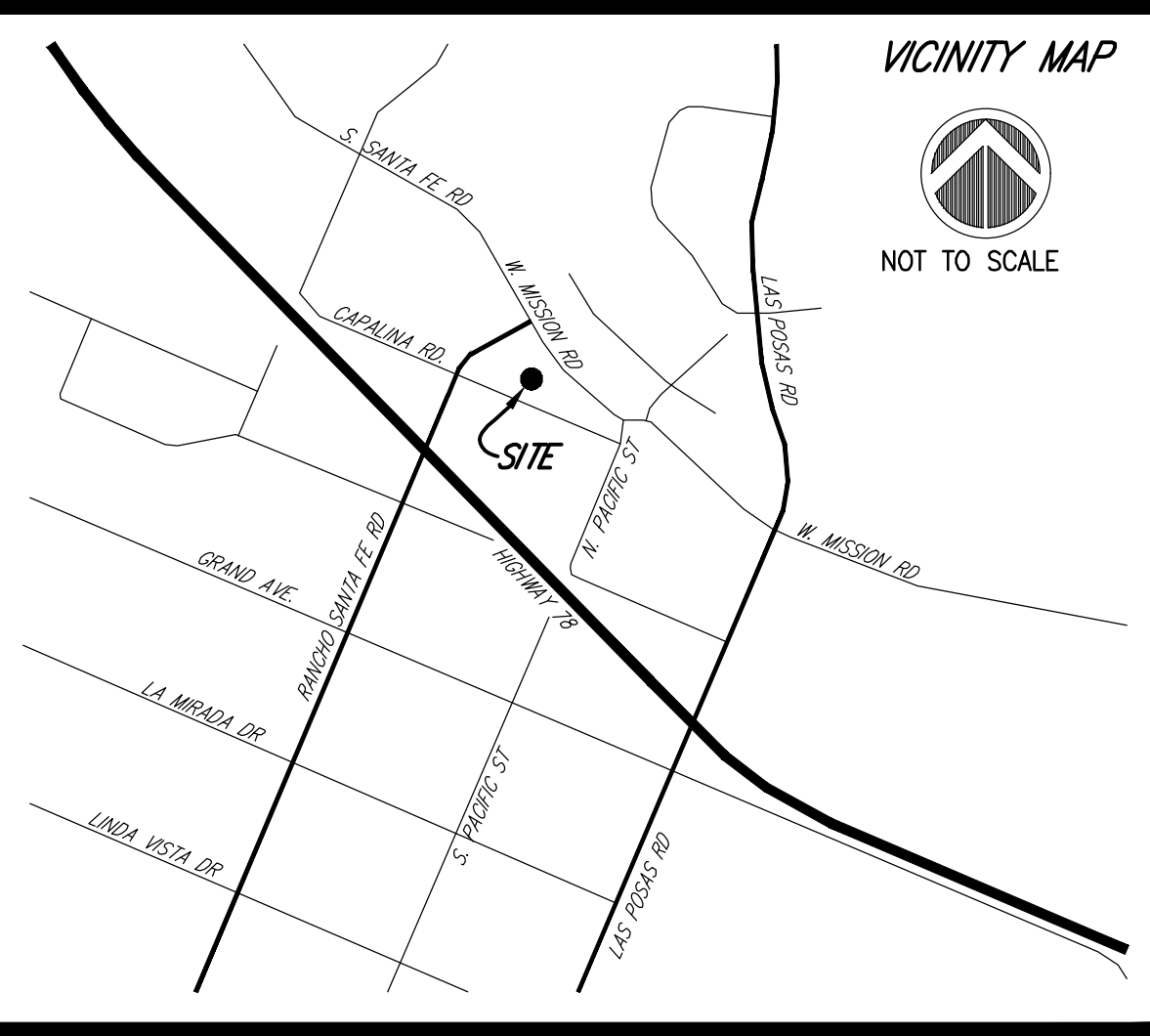
SHEET 1 OF 7 SHEETS

TITLE

CAPALINA APARTMENTS  
PRELIMINARY GRADING PLAN

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

GPA22-0003



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

| SHEET INDEX |                       |
|-------------|-----------------------|
| 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             |

\\22122060\engineering\TM\TM\_02\TM\_PGP\1 TITLE.dwg 10/19/2023 2:37 PM ORIGINAL PLOT SIZE: 11x17

12/22/2023 10:19:23 AM ORIGINAL PLOT SIZE: 11x17



SCALE 1"=20'

0 20 40 Feet

CAPALINA RD

N66°20'20"W

318.80'

PROJECT SITE  
APN 219-115-33  
2.51 AC

APN 219-115-35

N23°39'40"E  
423.36'

S23°57'44"W  
287.94'

APN 219-115-30

PROPOSED R/W  
DEDICATION

FUTURE R/W 94.00'

W. MISSION RD

SURVEY CENTERLINE OF MISSION ROAD

NCD RAIL ROAD

EXISTING BUS  
STOP W/ BENCH

- 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 QUITCLAIMED.

| LEGEND                              |           |
|-------------------------------------|-----------|
| PROJECT BOUNDARY                    | ---       |
| PROPERTY LINE                       | -PL-      |
| RIGHT OF WAY                        | -RW-      |
| EXIST. MAJOR CONTOUR                | ---100--- |
| EXIST. MINOR CONTOUR                | ---       |
| EXIST. GEOGRID 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                    | F         |
| 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

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

**EXCEL**  
ENGINEERING  
LAND PLANNING • ENGINEERING • SURVEYING  
440 SIVE PLAZA, ESCOBEDO, CA 92529  
PH (951) 945-8000 FAX (951) 945-8004

| DATE    | REMARKS            |
|---------|--------------------|
| 06/2023 | PLANNING SUBMITTAL |
|         |                    |
|         |                    |

GPA22-0003

LIMITS OF GRIND AND OVERLAY ARE PRELIMINARY. FINAL STREET RESTORATION SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEERING

BLIC  
ON THE

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4"-6" CLEAN-WASHED ROCK UNDERLAIN BY GEOTEXTILE FABRIC  
UNLESS SPECIFIED BY PLANS (MIRAFIT OR EQUIVALENT).  
MIN WIDTH=5', MIN LENGTH=10'  
SD-10 ENERGY VELOCITY DISSIPATER  
NOT TO SCALE

**E-01** AN EASEMENT GRANTED TO SAN DIEGO COUNTY WATER  
AUTHORITY FOR PIPE LINES, INGRESS & EGRESS &  
RIGHTS INCIDENTAL THERETO RECORDED AUGUST 11, 19  
IN BOOK 7206, PAGE 315 OF OFFICIAL RECORDS.

**E-02** AN EASEMENT GRANTED TO THE CITY OF SAN MARCOS  
FOR EMBANKMENT SLOPES & RIGHTS INCIDENTAL  
THERE TO RECORDED MARCH 19, 2004, AS DOCUMENT NO.  
2004-0229021 OF OFFICIAL RECORDS. EASEMENT TO BE  
VACATED.

UT-01 FIRELINE MAIN  
UT-02 DDCV  
UT-03 FIRE HYDRANT  
UT-04 BLDG FIRE SERVICE LATERAL  
UT-05 PW/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**

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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 SORS 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

|             |                                                            |
|-------------|------------------------------------------------------------|
| <u>S-01</u> | 3" AC/6.5 CLASS II BASE (DRIVE AISLE)                      |
| <u>S-02</u> | 4" AC/7.5 CLASS II (PARKING)                               |
| <u>S-03</u> | 6" PCC CURB (SDRSD G-2)                                    |
| <u>S-04</u> | 6" PCC CURB & GUTTER (SDRSD G-2)                           |
| <u>S-05</u> | PCC RAMP                                                   |
| <u>S-06</u> | CMU TYPE RETAINING WALL                                    |
| <u>S-07</u> | PCC SIDEWALK                                               |
| <u>S-08</u> | 3' WIDE CURB CUT @ 9" O.C. WITH ENERGY VELOCITY DISSIPATOR |
| <u>S-09</u> | ADA COMPLAINT PLANTER COVER                                |
| <u>S-10</u> | R=20' RADIUS TYPE DRIVEWAY PER CITY STANDARD               |
| <u>S-11</u> | AC PAVEMENT (STREET WIDENING)                              |
| <u>S-12</u> | 1.5' WIDE CURB CUT @ 20" O.C.                              |
| <u>S-13</u> | 2" GRIND & OVERLAY PER CITY STANDARD                       |

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

|                          |  |
|--------------------------|--|
| 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        |  |

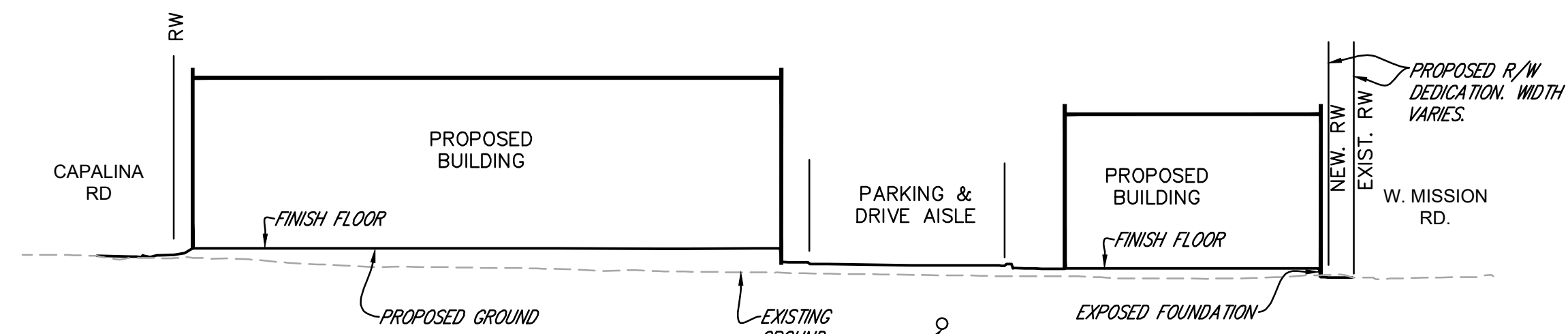
CAPALINA APARTMENTS  
**PRELIMINARY GRADING PLAN**  
APN 219-115-33  
CAPALINA ROAD, SAN MARCOS CA

GPA22-0003

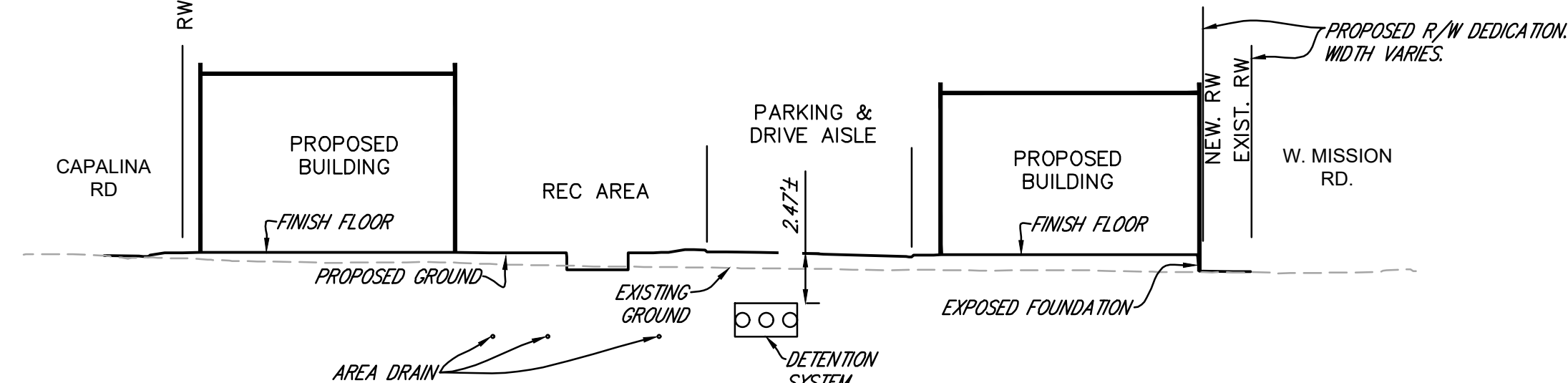
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|  |         |                    |
|--|---------|--------------------|
|  | DATE    | REMARKS            |
|  | 06/2023 | PLANNING SUBMITTAL |
|  |         |                    |
|  |         |                    |

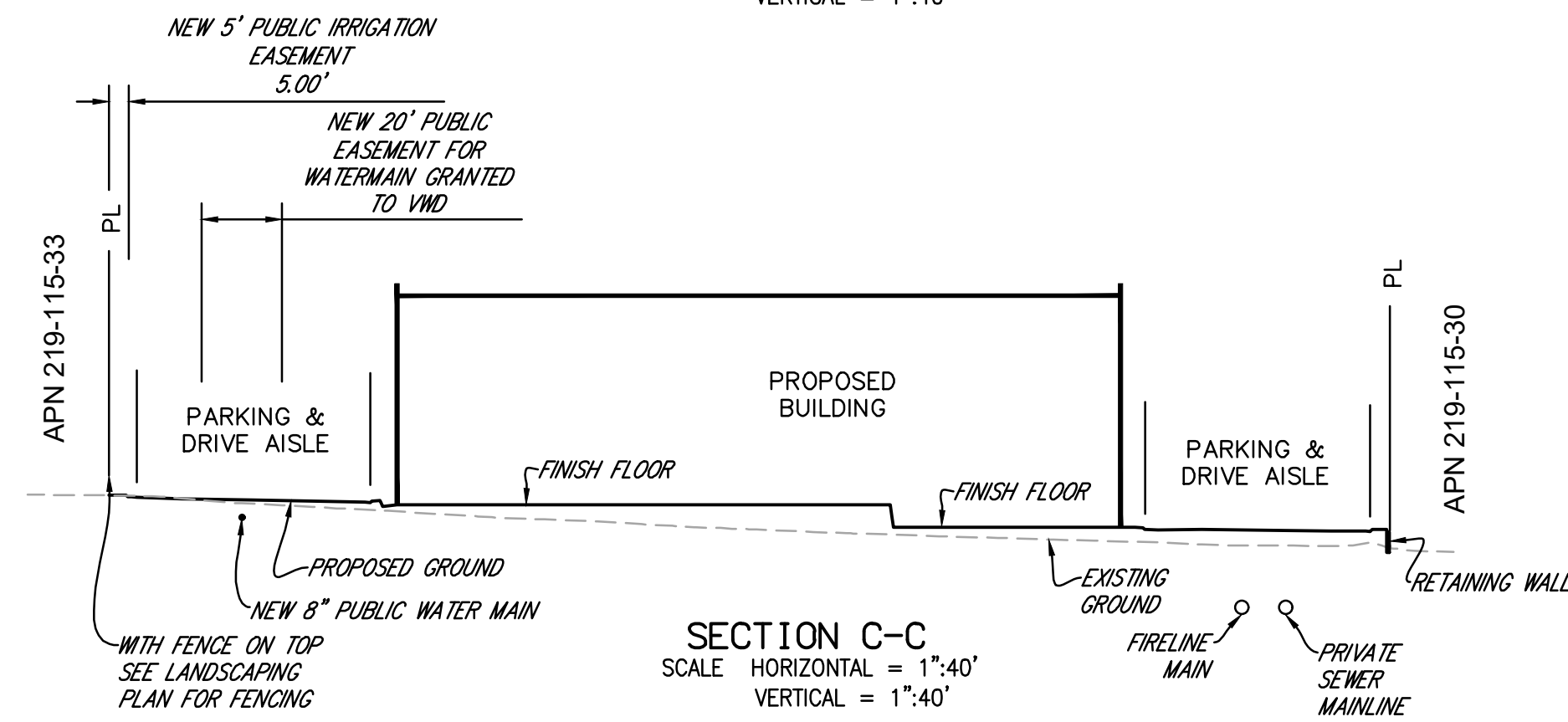
\\22122060\engineering\TM\TM 02\TM PGP\4 SECTIONS AND PROFILES.dwg 10/19/2023 2:37 PM ORIGINAL PLOT SIZE: -----



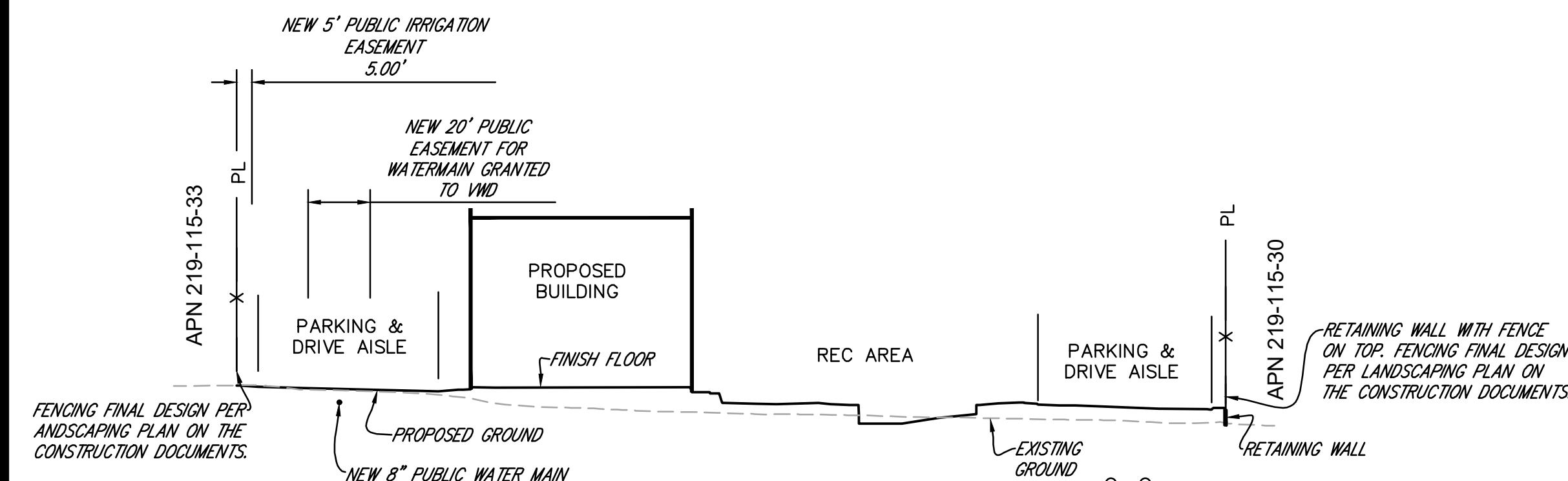
SECTION A-A  
SCALE HORIZONTAL = 1":40'  
VERTICAL = 1":40'



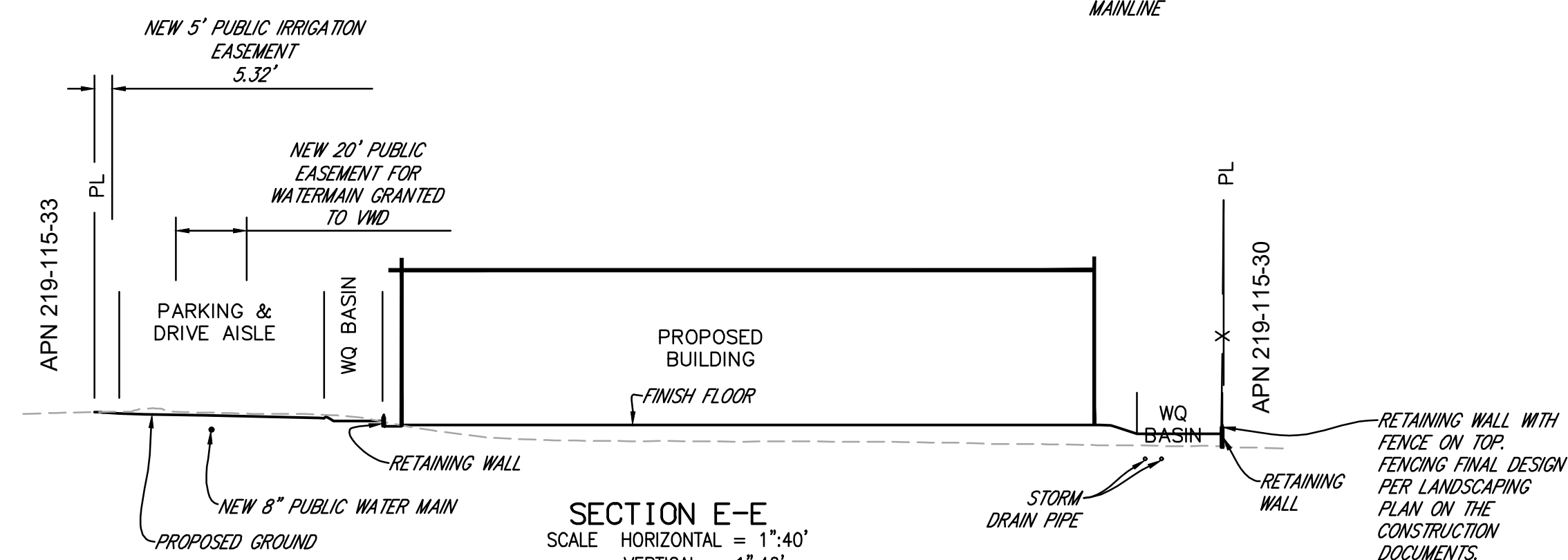
SECTION B-B  
SCALE HORIZONTAL = 1":40'  
VERTICAL = 1":40'



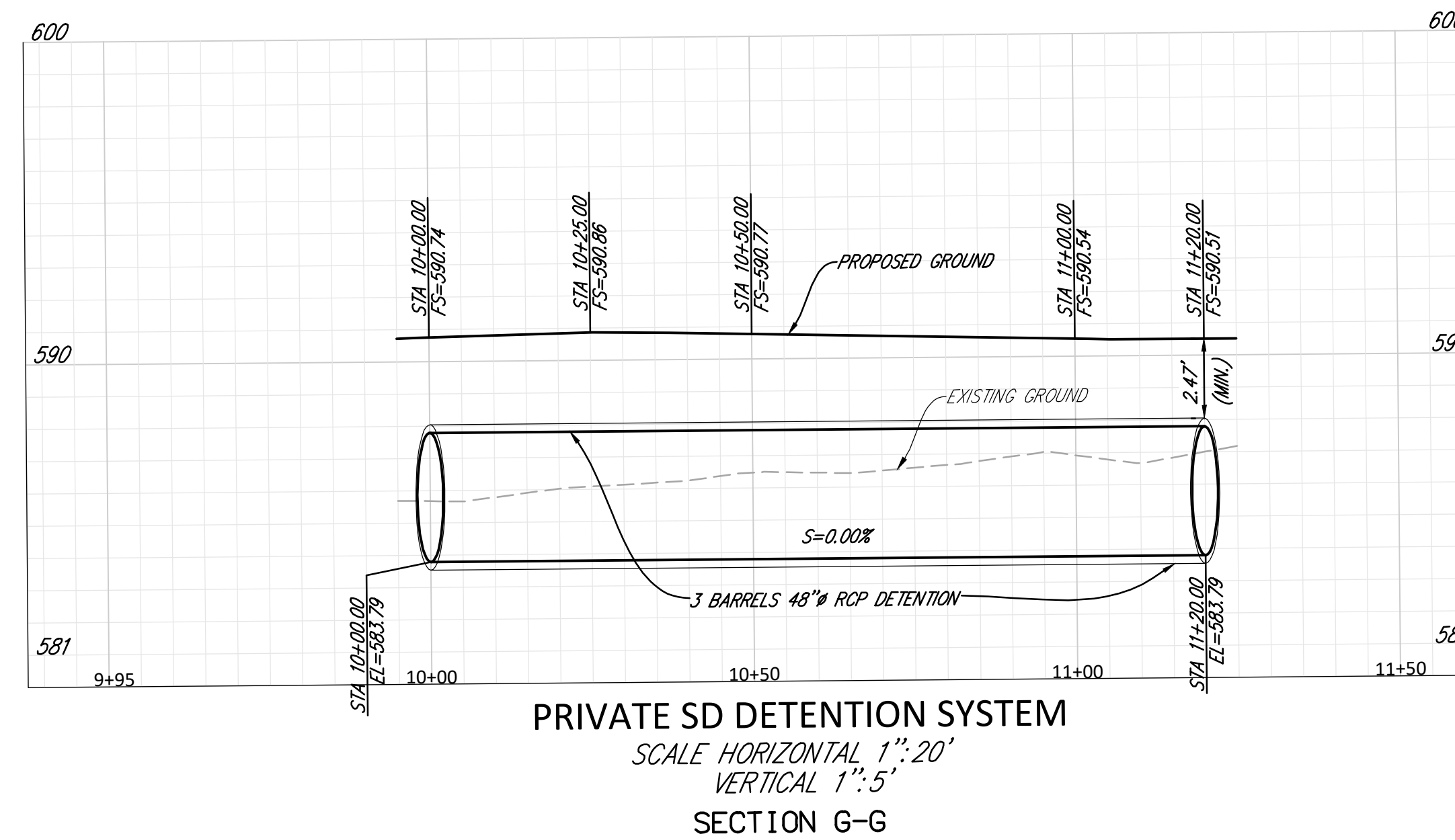
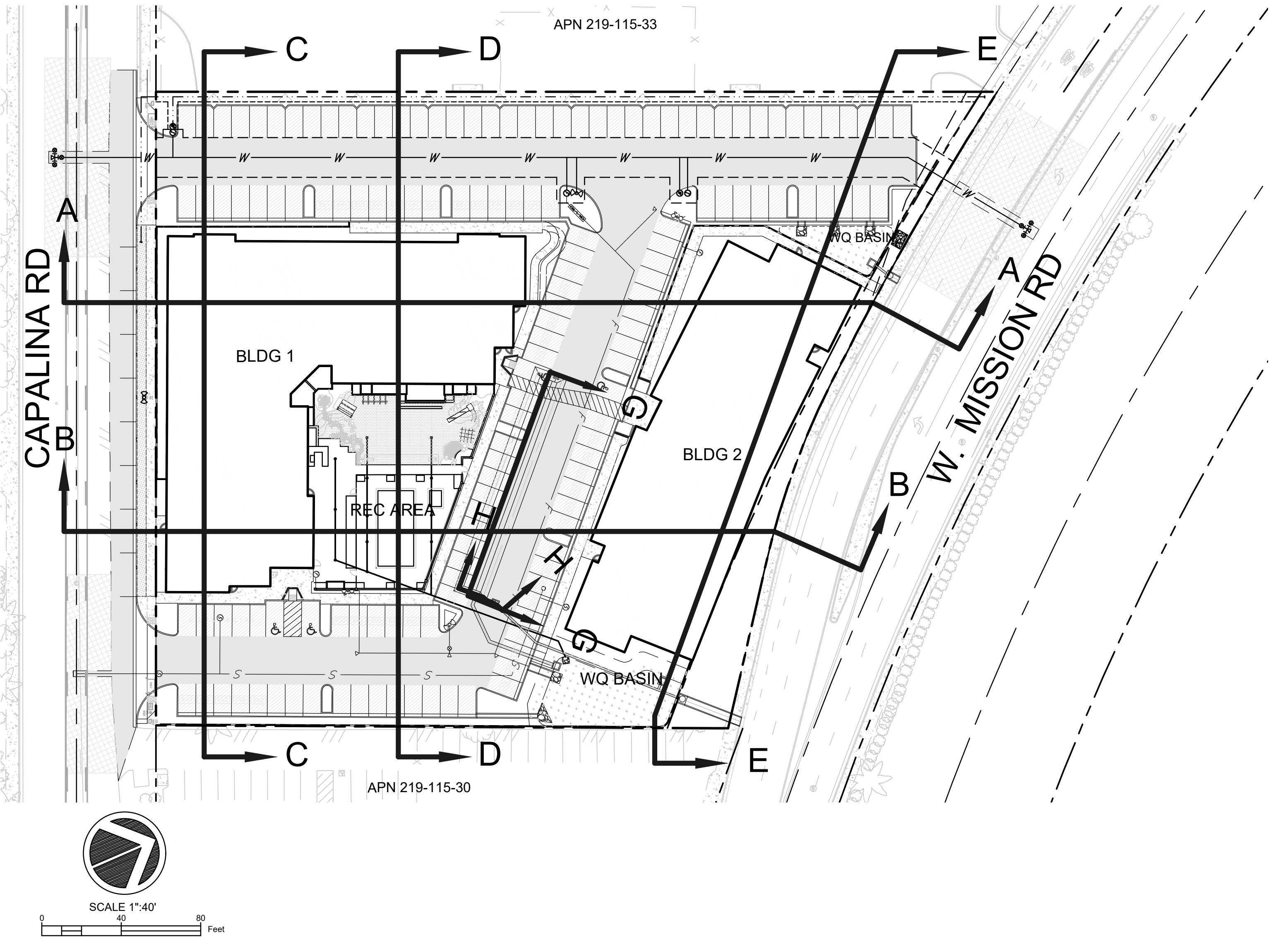
SECTION C-C  
SCALE HORIZONTAL = 1":40'  
VERTICAL = 1":40'



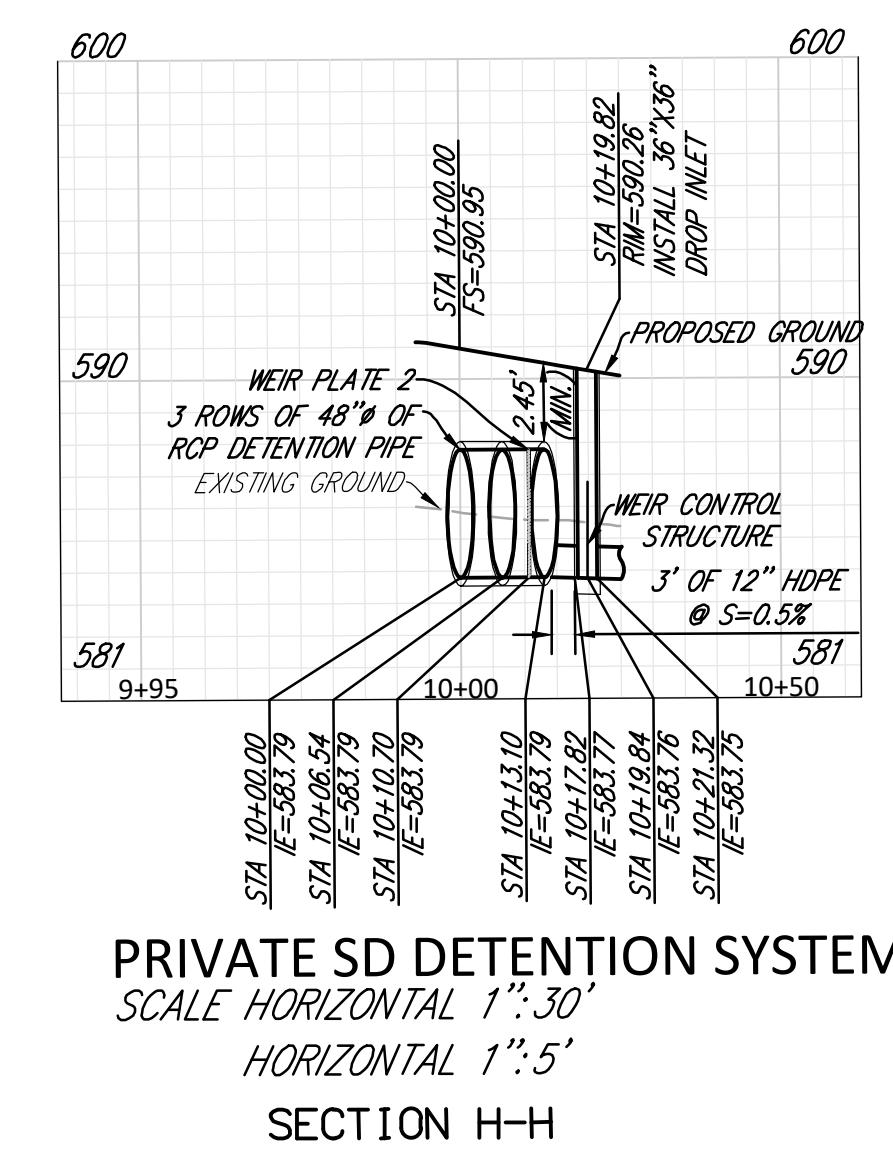
SECTION D-D  
SCALE HORIZONTAL = 1":40'  
VERTICAL = 1":40'



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



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



PRIVATE SD DETENTION SYSTEM  
SCALE HORIZONTAL 1":30'  
VERTICAL 1":5'  
SECTION H-H

| DATE    | REMARKS            |
|---------|--------------------|
| 06/2023 | PLANNING SUBMITTAL |
|         |                    |
|         |                    |

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440 SHIVE PLACE, ESCROWAL CA 92629  
PH (760) 465-1011 FX (760) 465-8034

SHEET 4 OF 7 SHEETS  
SECTIONS AND PROFILES

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

GPA22-0003

\\2122060\engineering\1M\1M\_02\1M\_PGP\5 UTILITIES.dwg 10/19/2023 2:38 PM ORIGINAL PLOT SIZE



SCALE 1"=20'  
0 20 40 Feet

CAPALINA RD

EXIST. 8" WATER MAIN

EXIST. 8" SEWER MAIN

N66°20'20"W  
318.80'

BLDG 1

N23°39'40"E  
423.36'

BLDG 2

W. MISSION RD

#### DRY UTILITY NOTE

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AN EASEMENT GRANTED TO SD&E FOR RIGHT OF WAY INGRESS & EGRESS RECORDED JULY 20, 1973 AS DOCUMENT 73-201661 OF OFFICIAL RECORDS. PORTION OF EASEMENT TO BE OUTCLAIMED.

#### VELOCITY DISSIPATION NOT TO SCALE

FINISH GRADE WIDTH VARIES  
WIDTH/2 3" MAX WIDTH/2 2" MIN  
1.0'  
4"-6" CLEAN-WASHED ROCK UNDERLAIN BY GEOTEXTILE FABRIC UNLESS SPECIFIED BY PLANS (MIRAFI OR EQUIVALENT)

#### 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

SEE THIS SHEET FOR VELOCITY DISSIPATION INFO.  
EXTEND VELOCITY DISSIPATOR 2' PAST FLOW LINE/ TOE OF SLOPE  
TYP. 6" CURB  
VARIES

TYPICAL CURB CUT WITH VELOCITY DISSIPATION INSTALL  
NOT TO SCALE

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440 SIVE PLAZA, SUITE 200, SAN MARCOS, CA 92069  
PH (760) 945-1111 FAX (760) 945-8544

| DATE    | REMARKS            |
|---------|--------------------|
| 06/2023 | PLANNING SUBMITTAL |
|         |                    |
|         |                    |

#### CONSTRUCTION NOTES

##### UTILITY IMPROVEMENTS

- UT-01 FIRELINE MAIN
  - UT-02 DDCV
  - UT-03 FIRE HYDRANT
  - UT-04 BLDG FIRE SERVICE LATERAL
  - UT-05 PW/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" Ø 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 ON 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
- SI-08 3' WIDE CURB CUT @ 9' O.C. WITH ENERGY VELOCITY DISSIPATOR
- SI-09 ADA COMPLAINT PLANTER COVER
- 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

#### 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        | —X—X—     |
| SEWER SERVICE LATERAL        | —S—S—     |
| FIRE SERVICE LATERAL         | —F—F—     |
| PCC CURB                     | =====     |
| PCC CURB & GUTTER            | =====     |

SHEET 5 OF 7 SHEETS

UTILITIES

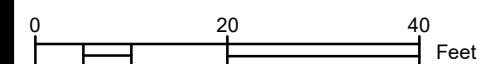
CAPALINA APARTMENTS  
**PRELIMINARY GRADING PLAN**  
APN 219-115-33  
CAPALINA ROAD, SAN MARCOS CA

GPA22-0003

\\22122060\engineering\TM\TM 02\TM PGP\6 CAPALINA.dwg 10/19/2023 2:38 PM ORIGINAL PLOT SIZE: 11x17



SCALE 1"=20'



CAPALINA RD

BLDG 1

REC AREA

BLDG 2

W. MISSION RD

N23°39'40"E  
423.36'

N66°20'20"W  
318.80'

S23°57'44"W  
287.94'

APN 219-115-30

WQ BASIN

WQ BASIN

EXIST. FIRE HYDRANT TO BE  
RELOCATED AS SHOWN & ON  
A CONCRETE PAD OUTSIDE OF  
THE NEW PCC SIDEWALK.

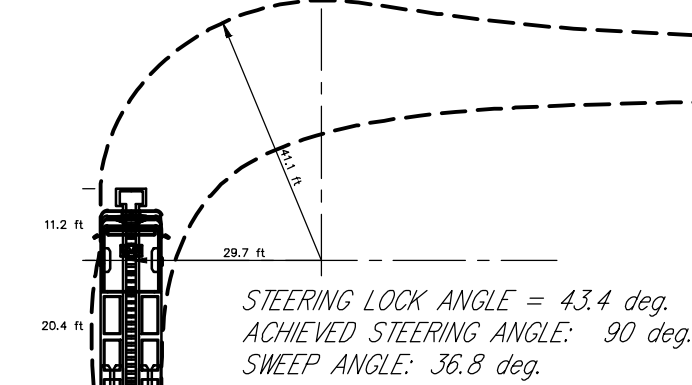
NEW FIRE  
HYDRANT

NEW FIRE HYDRANT

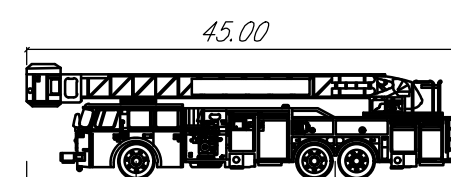
TRUCK  
ENVELOPE  
(TYP)

TRUCK  
ENVELOPE  
(TYP)

#### EMERGENCY VEHICLE USED IN THIS AUTOTURN SIMULATION



E-ONE CYCLONE II 95 HP  
CITY FIRE & RESCUE  
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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

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

**EXCEL**  
ENGINEERING  
LAND PLANNING • ENGINEERING • GIS • SURVEYING  
440 SIVE PLACE, ESCROWAL CA 92625  
PH (760) 945-1111 FAX (760) 945-854

| DATE    | REMARKS            |
|---------|--------------------|
| 06/2023 | PLANNING SUBMITTAL |
|         |                    |
|         |                    |

GPA22-0003

