



ATTACHMENT D

ENVIRONMENTAL IMPACT REPORT

APPENDIX A1

PROJECT PLANS



SHEET INDEX

A-TS	TITLE SHEET	A-6	BUILDING B COMPOSITE
A-SP	CONCEPTUAL SITE PLAN	A-7	BUILDING B ELEVATIONS
A-SP2	SITE PLAN EXHIBIT	A-7.1	BUILDING B ELEVATIONS - B&W
A-1	UNIT PLANS	A-8	BUILDING B ELEVATIONS
A-2	BUILDING A COMPOSITE	A-8.1	BUILDING B ELEVATIONS - B&W
A-2.1	BUILDING A COMPOSITE	A-9	BUILDING B PERSPECTIVES
A-3	BUILDING A ELEVATIONS	A-10	AMENITIES
A-3.1	BUILDING A ELEVATIONS - B&W	A-11	REC AREA PERSPECTIVES
A-4	BUILDING A ELEVATIONS		
A-4.1	BUILDING A ELEVATIONS - B&W		
A-5	BUILDING A PERSPECTIVES		

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

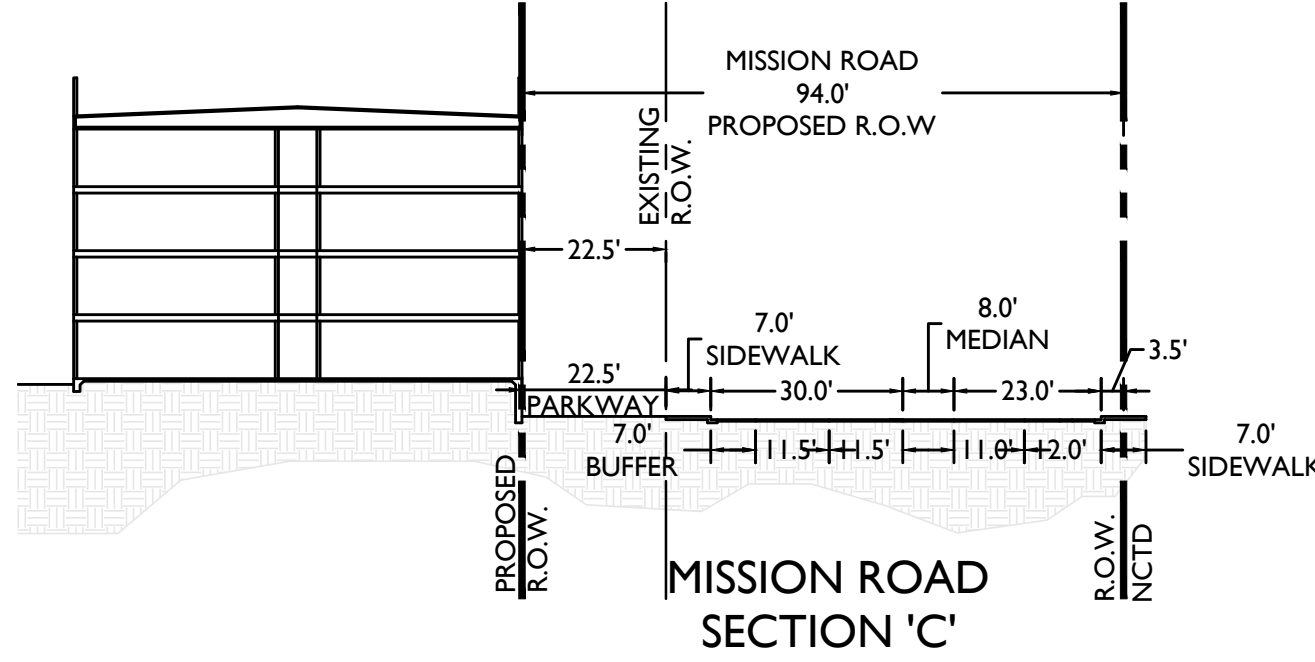
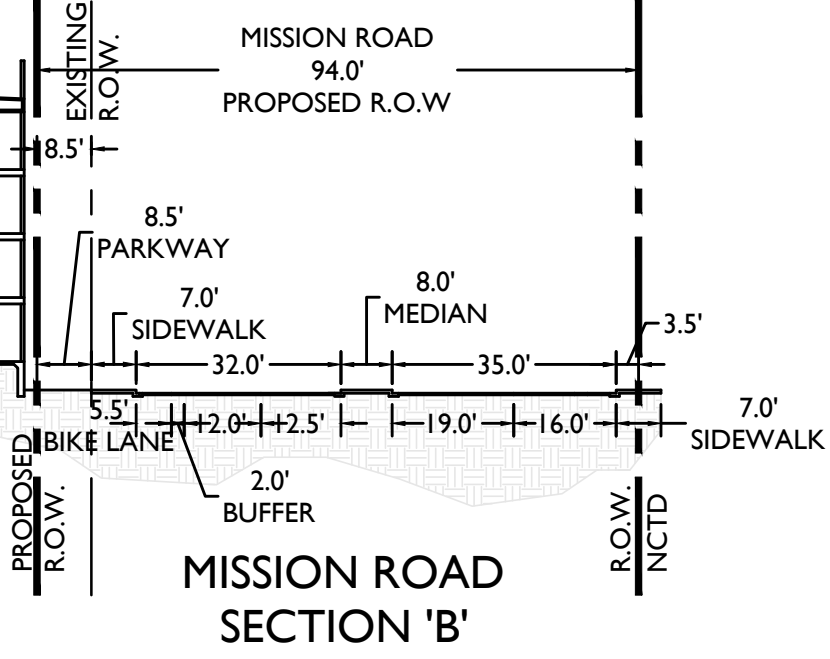
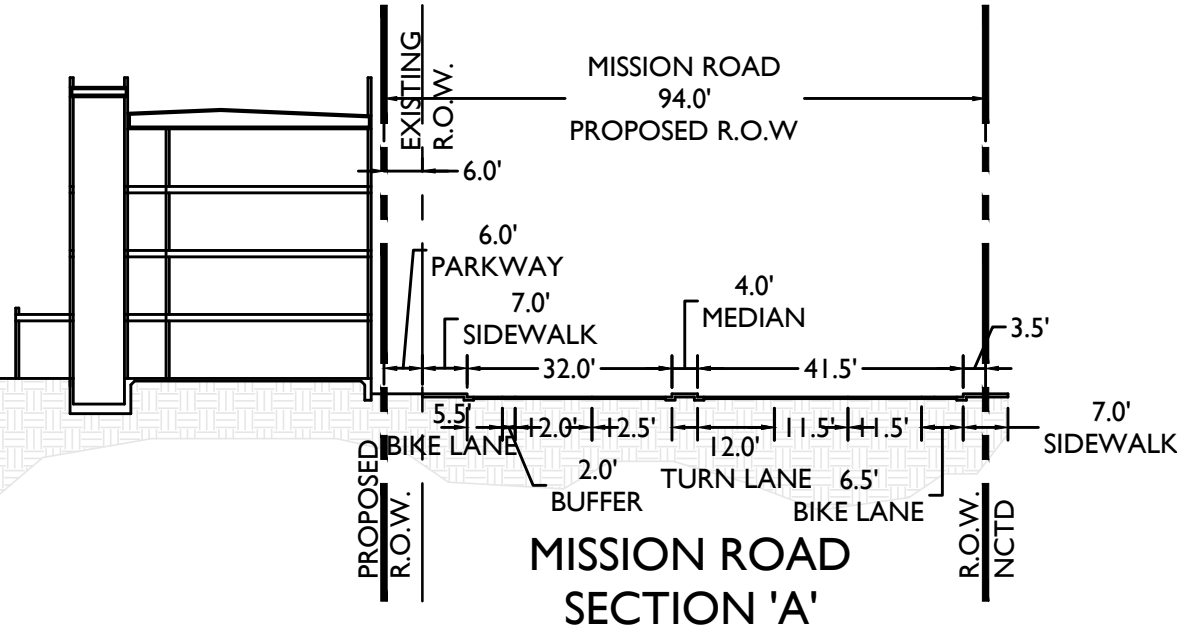
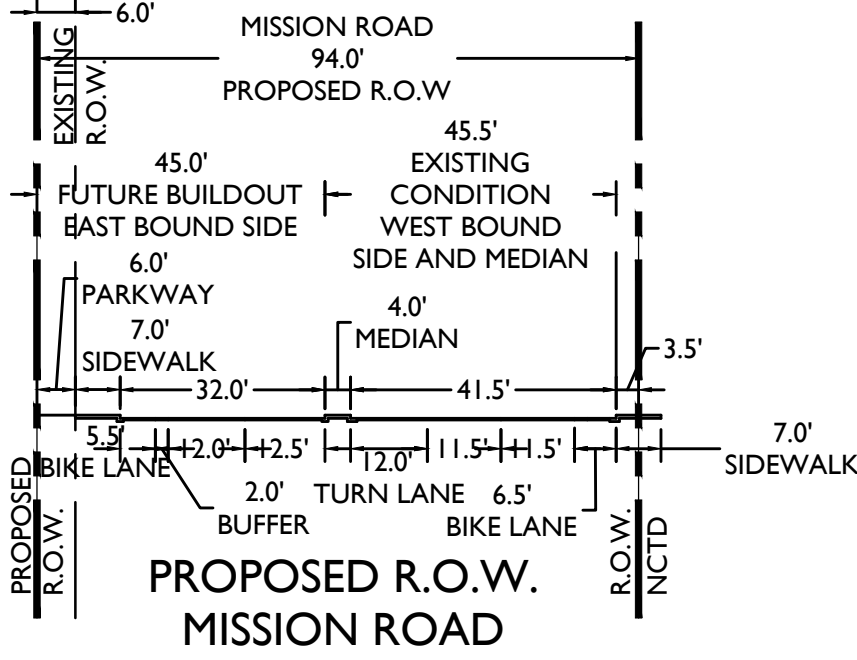
PARKING SUMMARY*	
RESIDENTIAL	
TOTAL REQUIRED	142 SP

COMMERCIAL PARKING	
TOTAL REQUIRED	5 SP

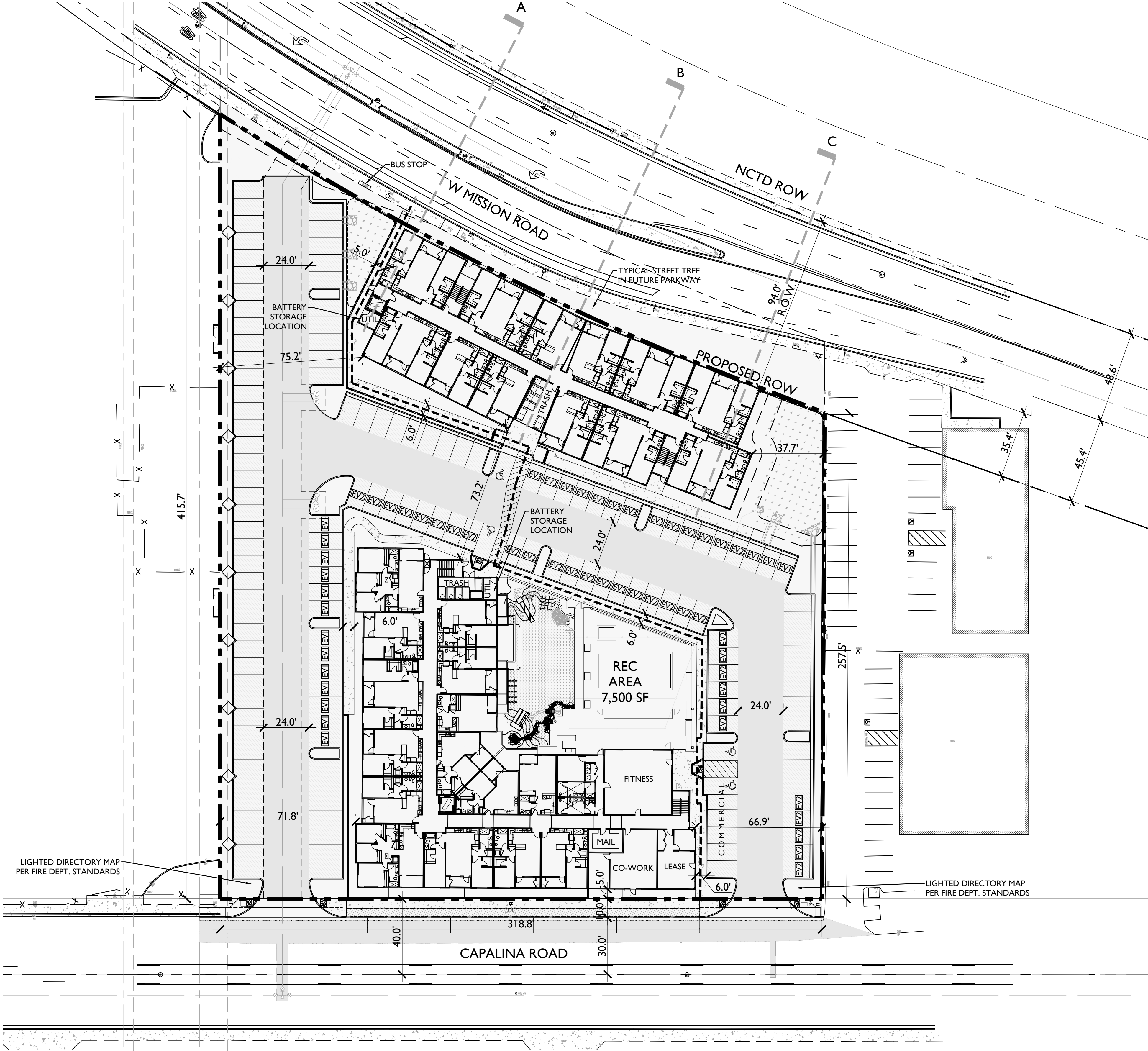
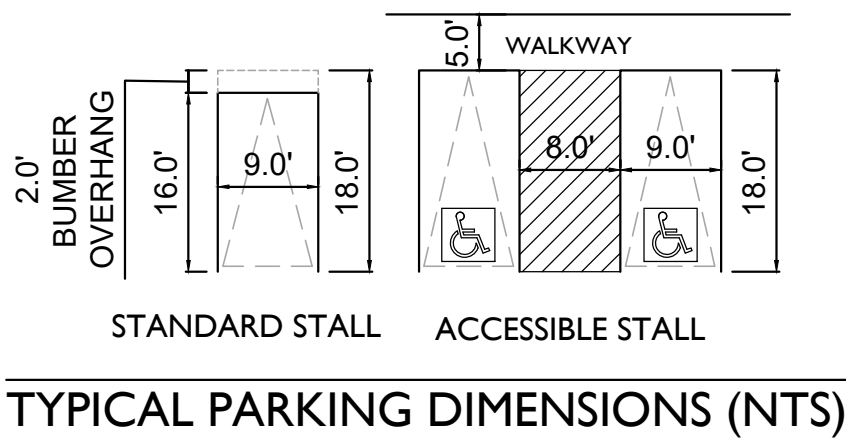
TOTAL PROVIDED	147 SP
----------------	--------

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
	EV CAPABLE SPACE
	EV READY SPACE
	EV CHARGERS
	ACCESSIBLE PATH OF TRAVEL
	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

SUMMA ARCHITECTURE
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

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

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)
------------------	------------------------------

PARKING LEGEND

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

OPEN SPACE LEGEND

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

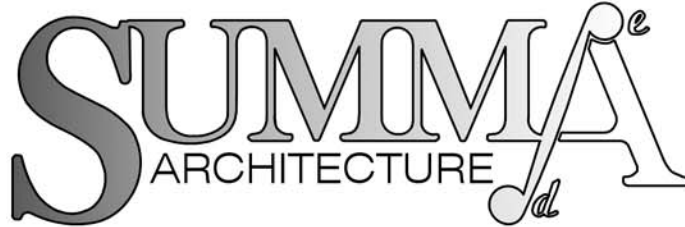
SAN MARCOS, CA

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

CAPALINA APTS

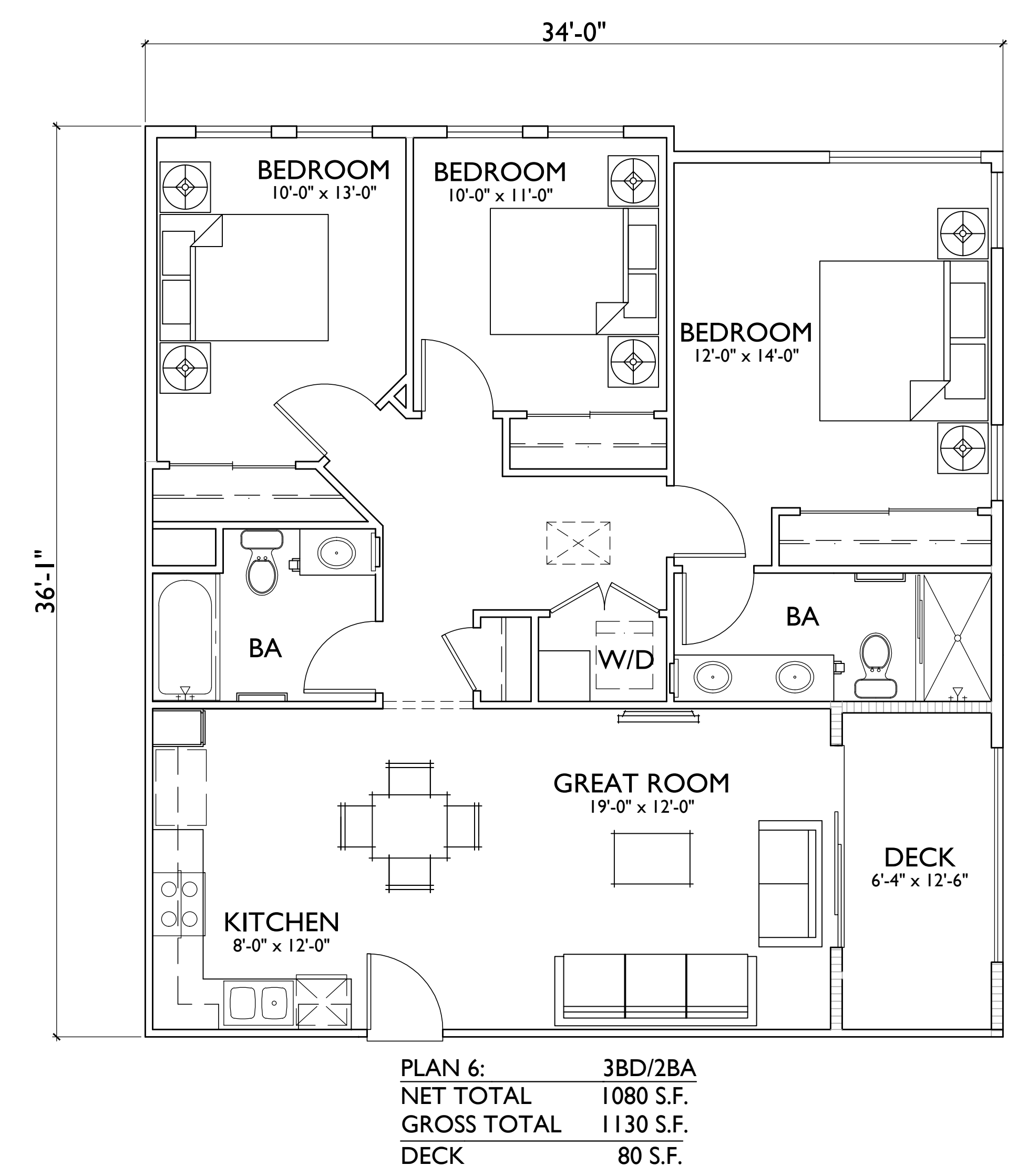
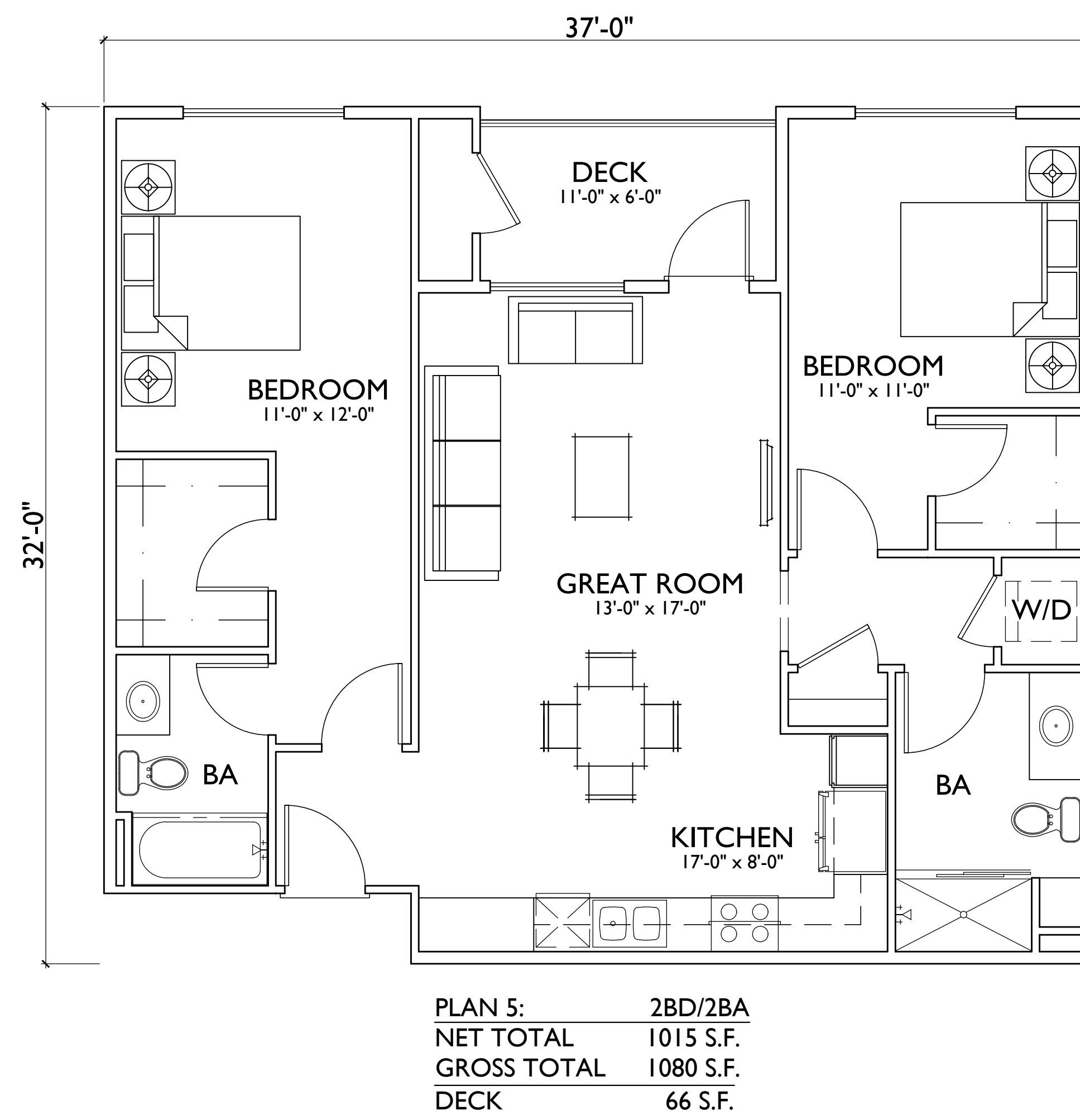
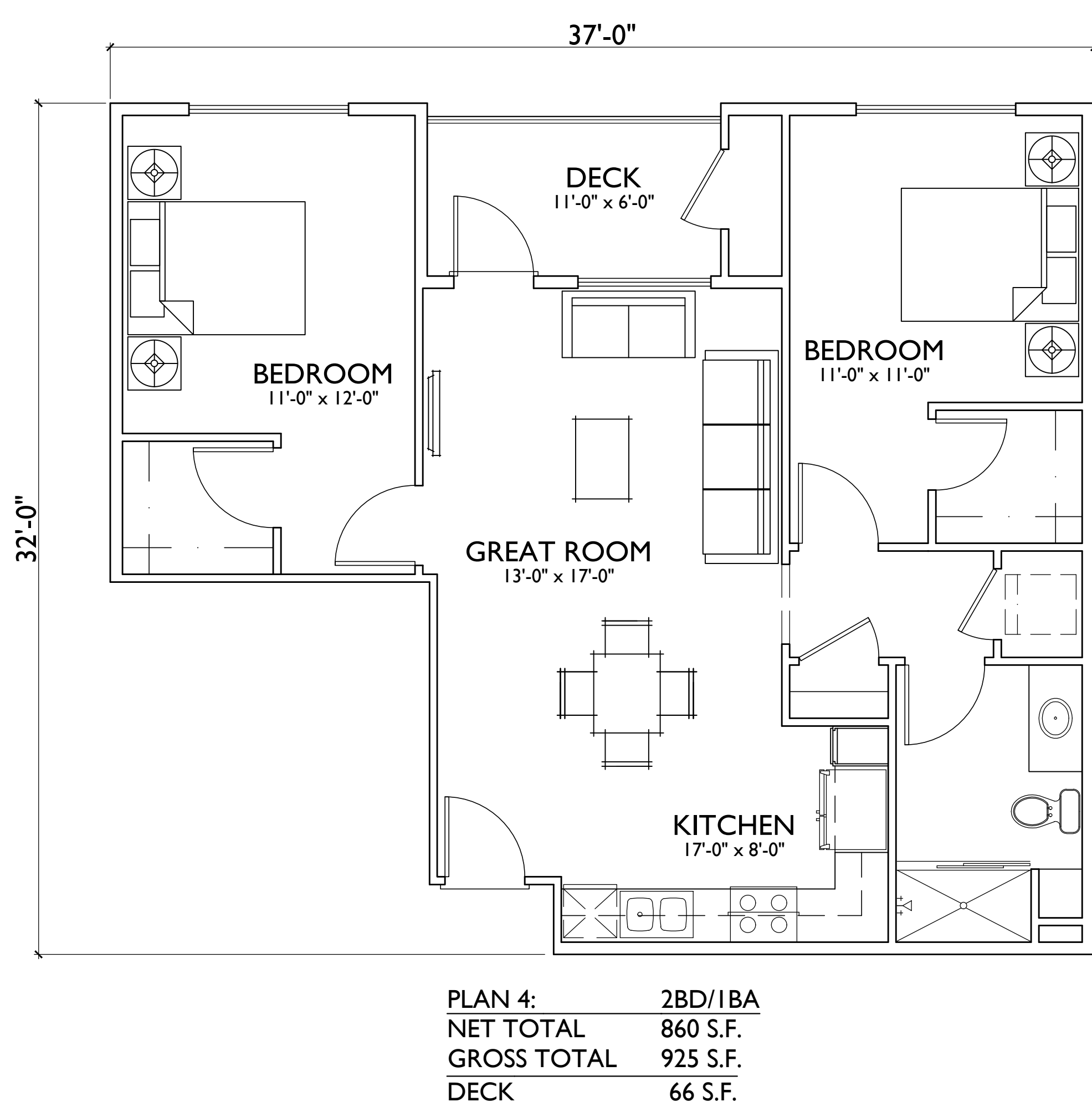
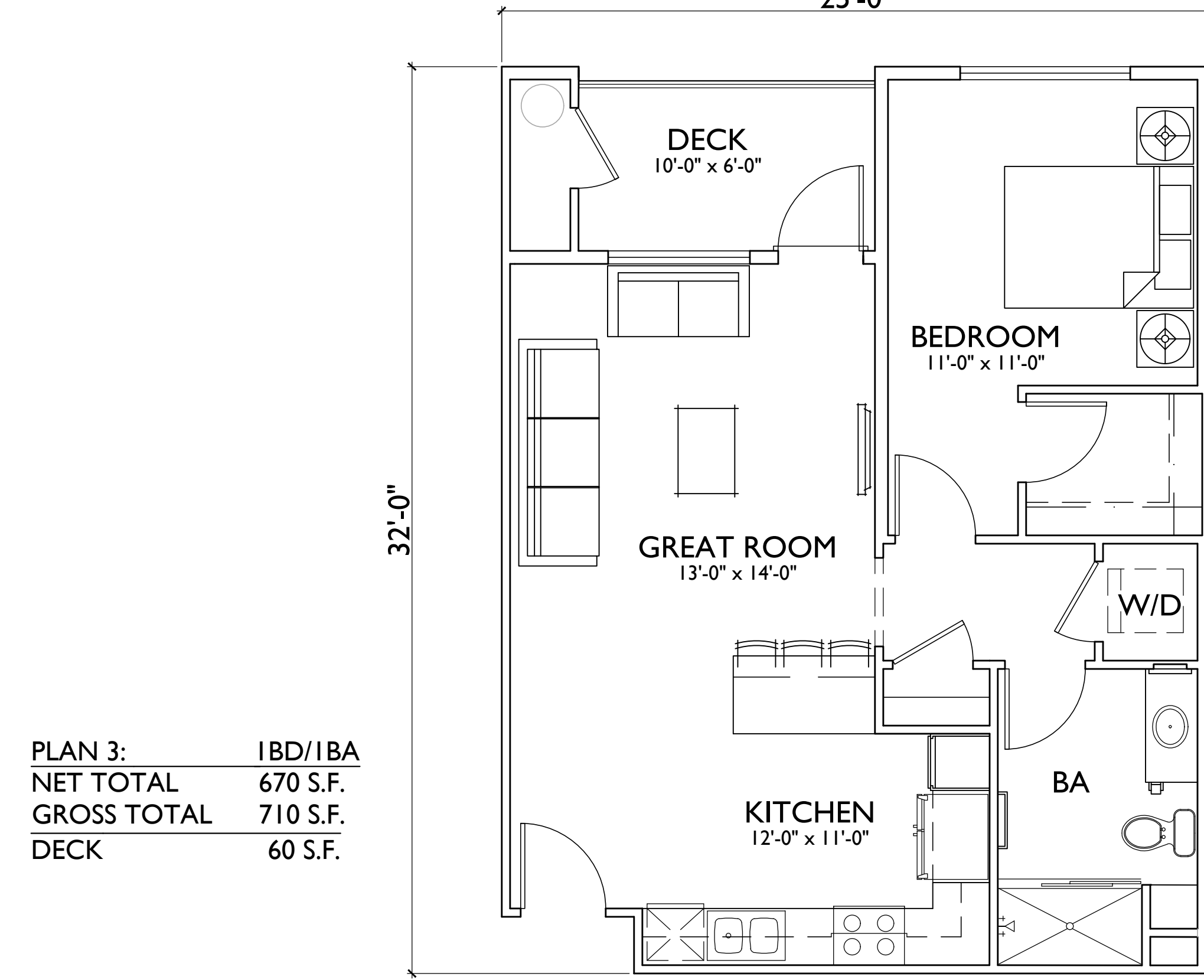
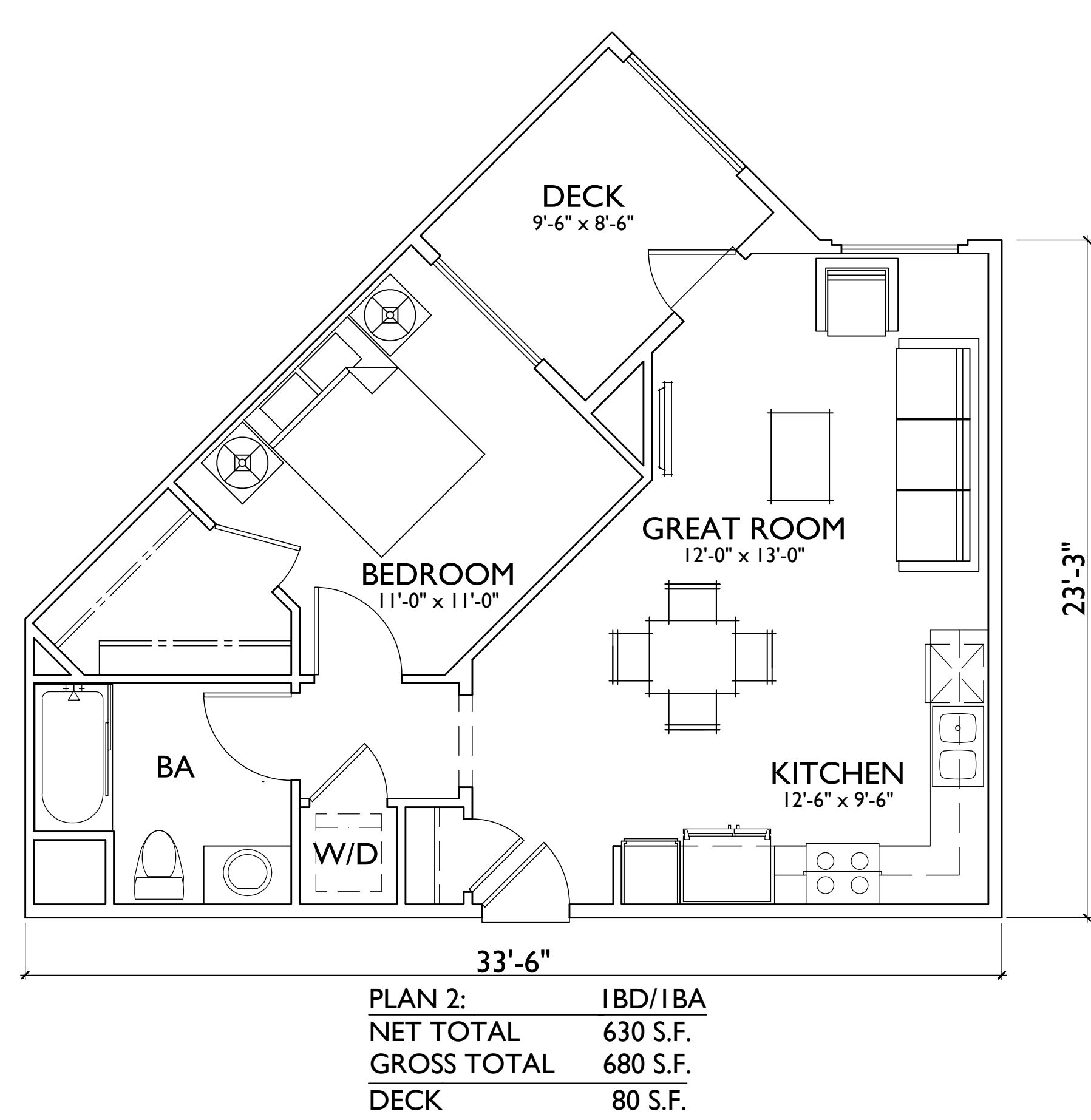
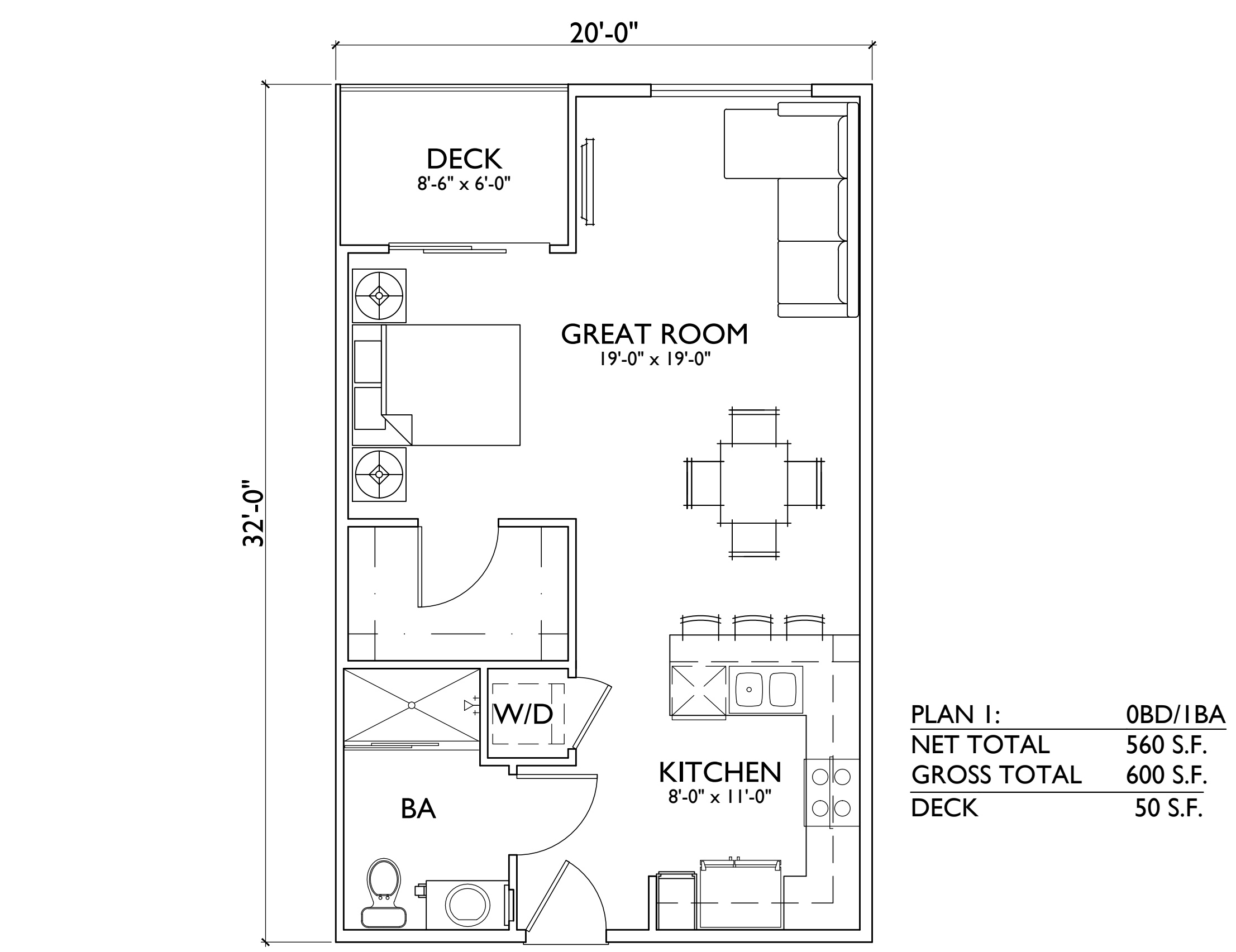
OCTOBER 17, 2023
SCALE: 0 30 60 90

SITE PLAN EXHIBIT



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

A-SP2



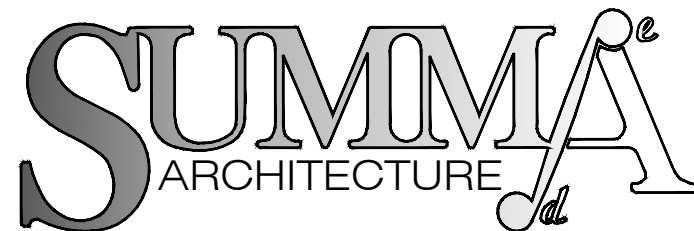
SAN MARCOS, CA

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

CAPALINA APTS

MAY 30, 2023
SCALE: 0 4 8 12

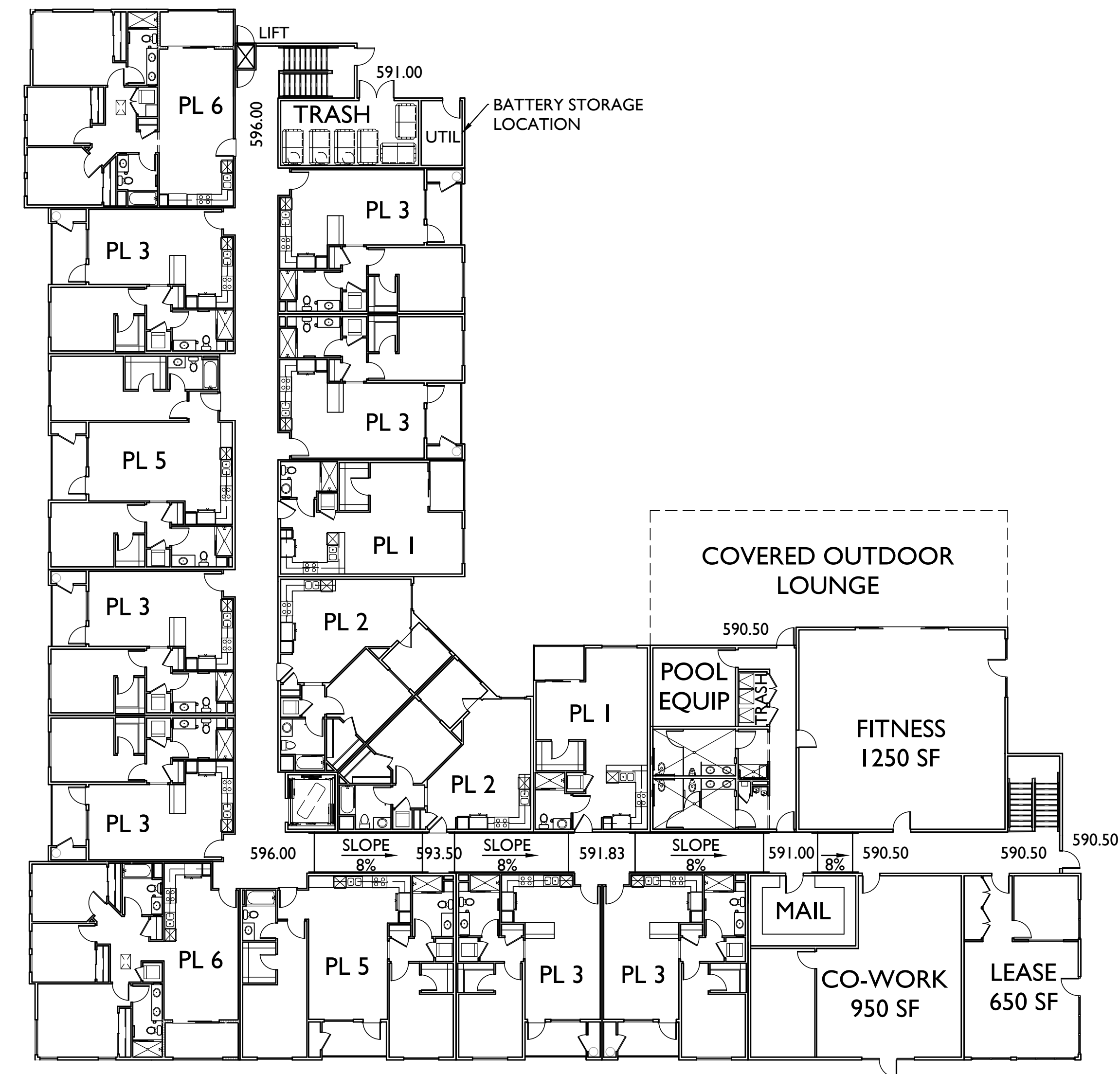
UNIT PLANS



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



SECOND AND THIRD FLOOR



FIRST FLOOR

SAN MARCOS, CA

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

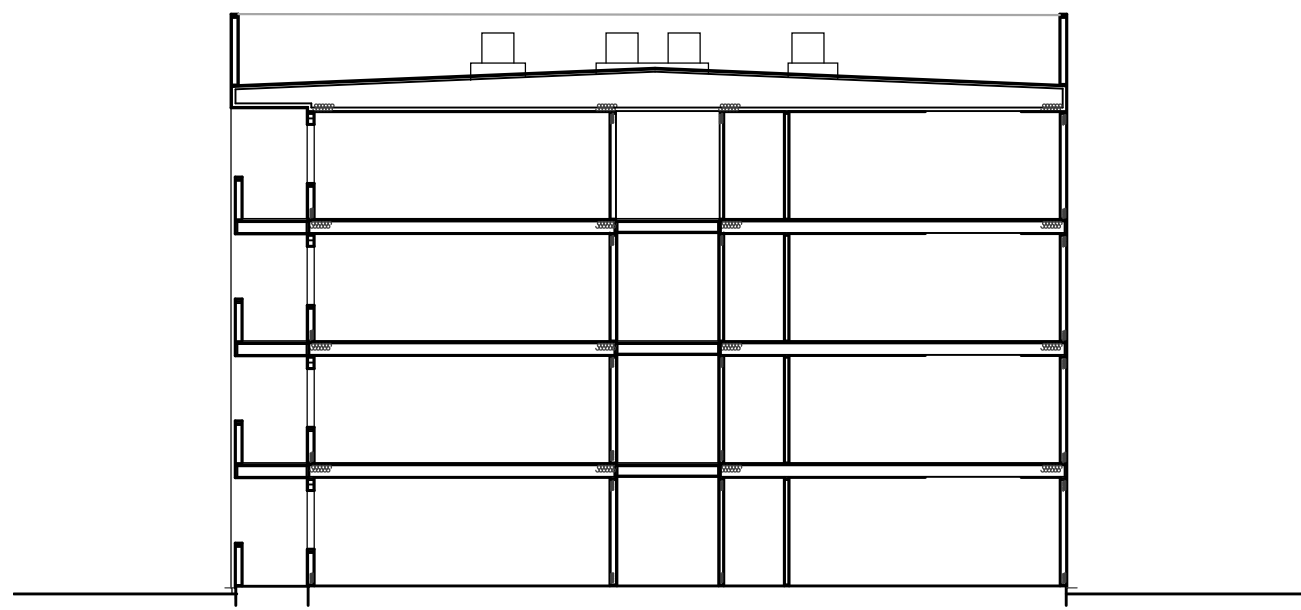
CAPALINA APTS

MAY 30, 2023
SCALE: 0 16 32 48

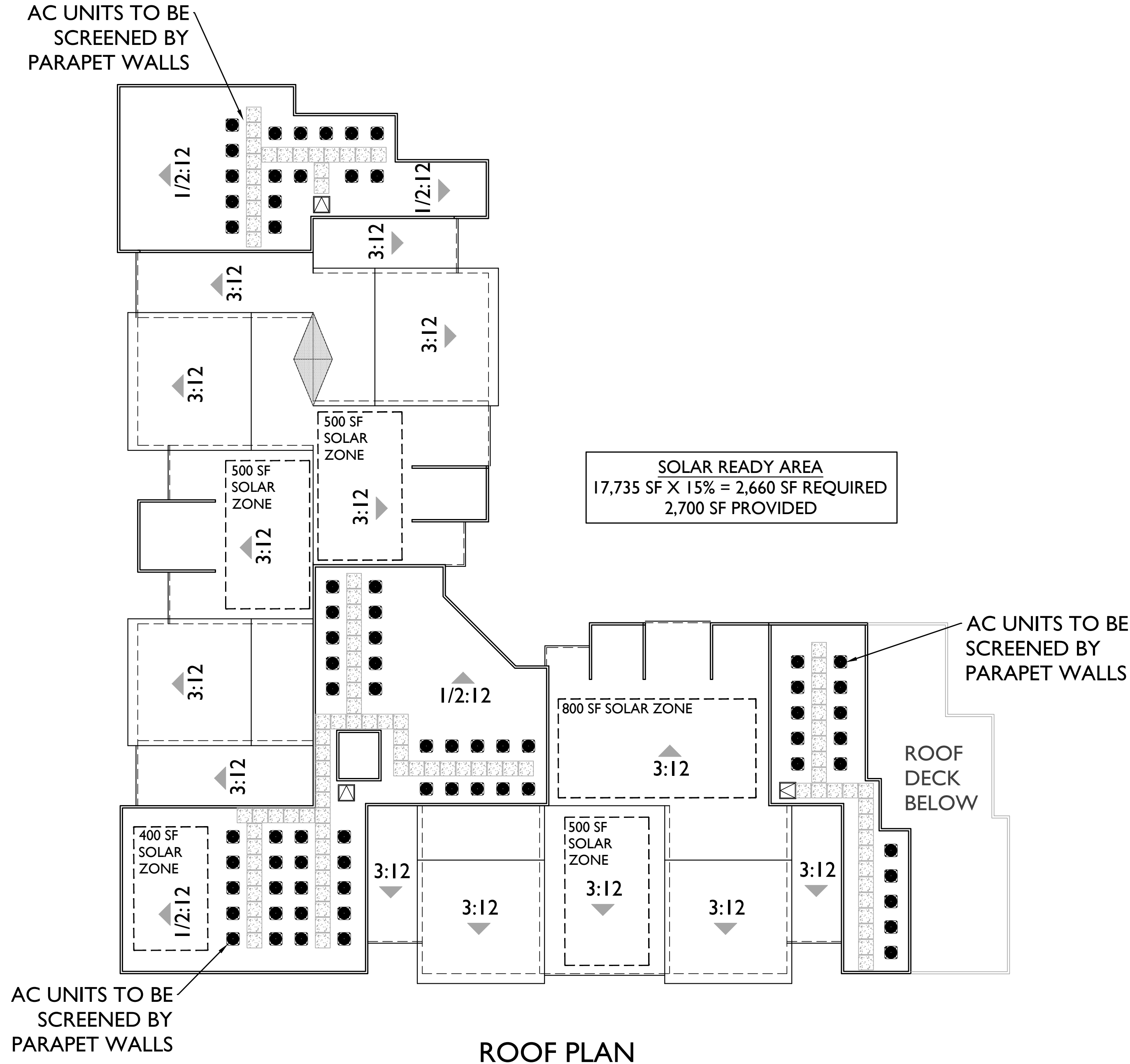
BUILDING A COMPOSITE



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



TYPICAL SECTION
AC UNITS TO BE SCREENED BY
PARAPET WALLS



ROOF PLAN



FOURTH FLOOR

SAN MARCOS, CA

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

CAPALINA APTS

MAY 30, 2023
SCALE: 0 16 32 48

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
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
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
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
Bonsall, CA 92003
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

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
Bonsall, CA 92003
760.724.1198

A-4.1



CAPALINA ROAD - SOUTHWEST



WEST



CAPALINA ROAD - NORTHWEST



SOUTHWEST

NOTE: FINAL SIGNAGE LANGUAGE TO BE APPROVED BY CITY

SAN MARCOS, CA

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

CAPALINA APTS

MAY 30, 2023

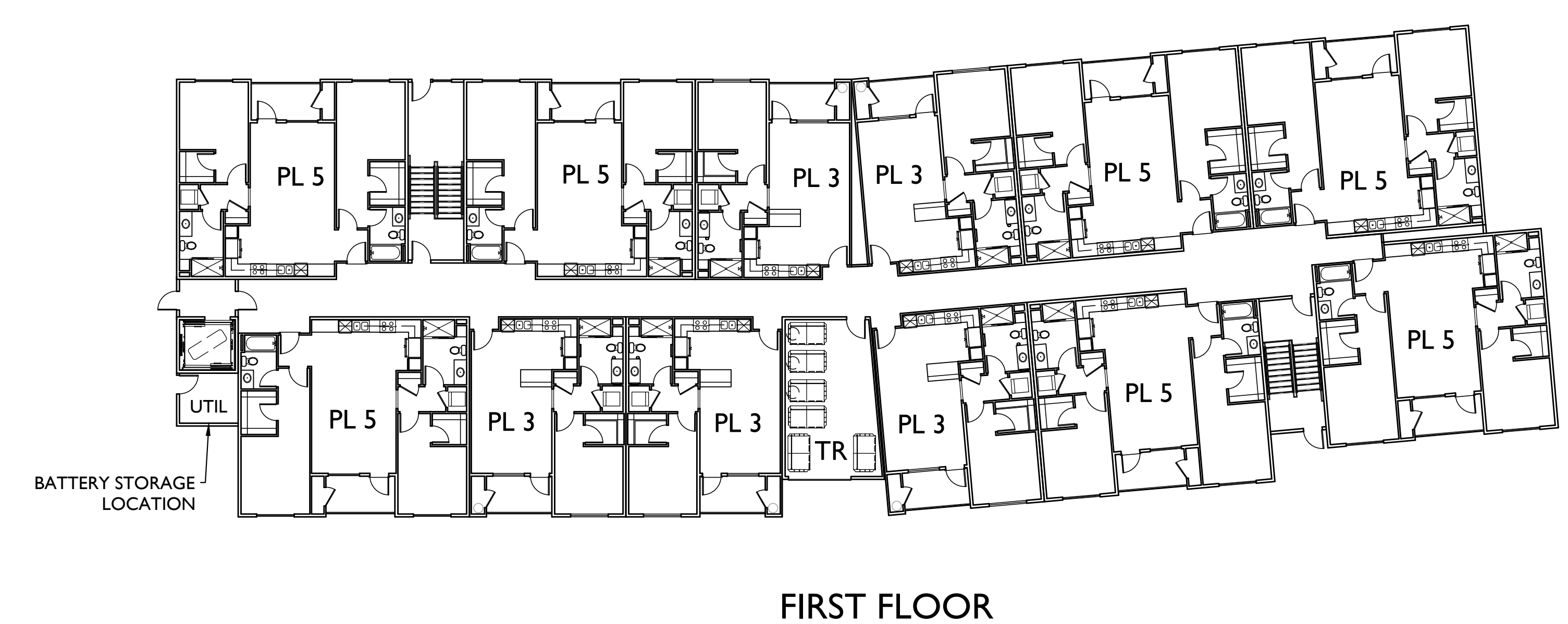
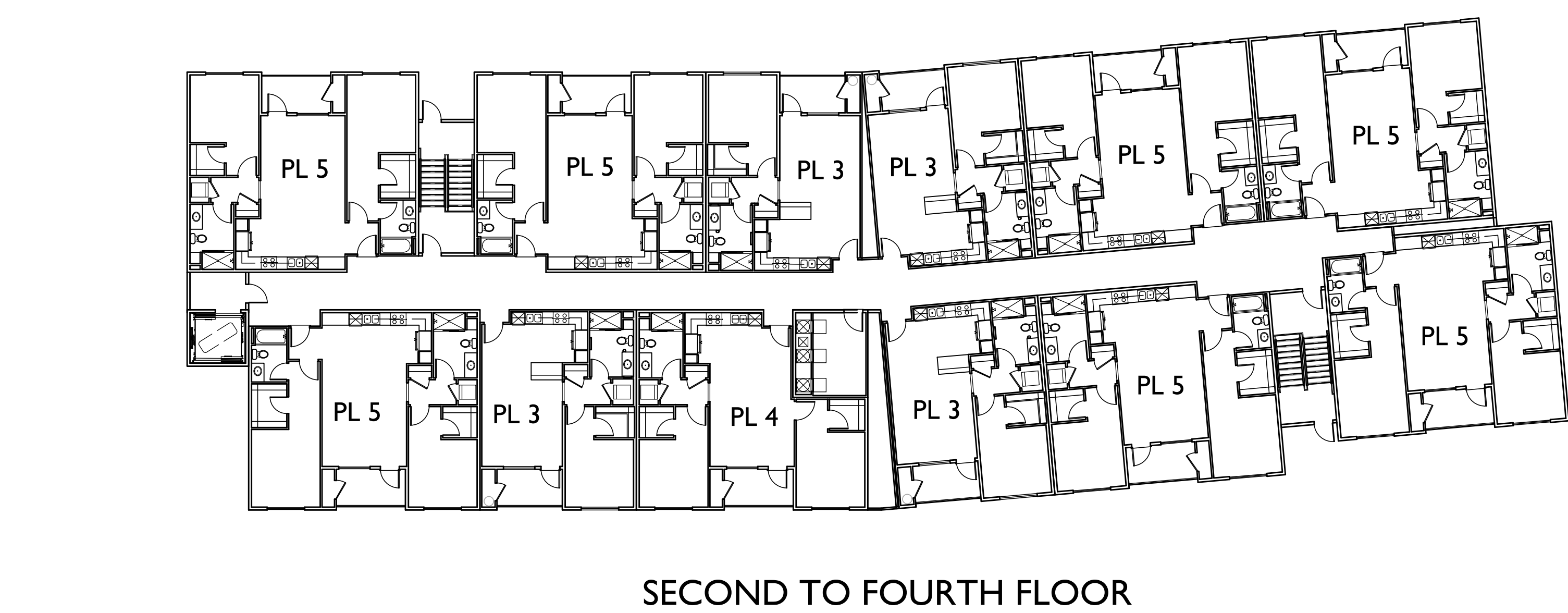
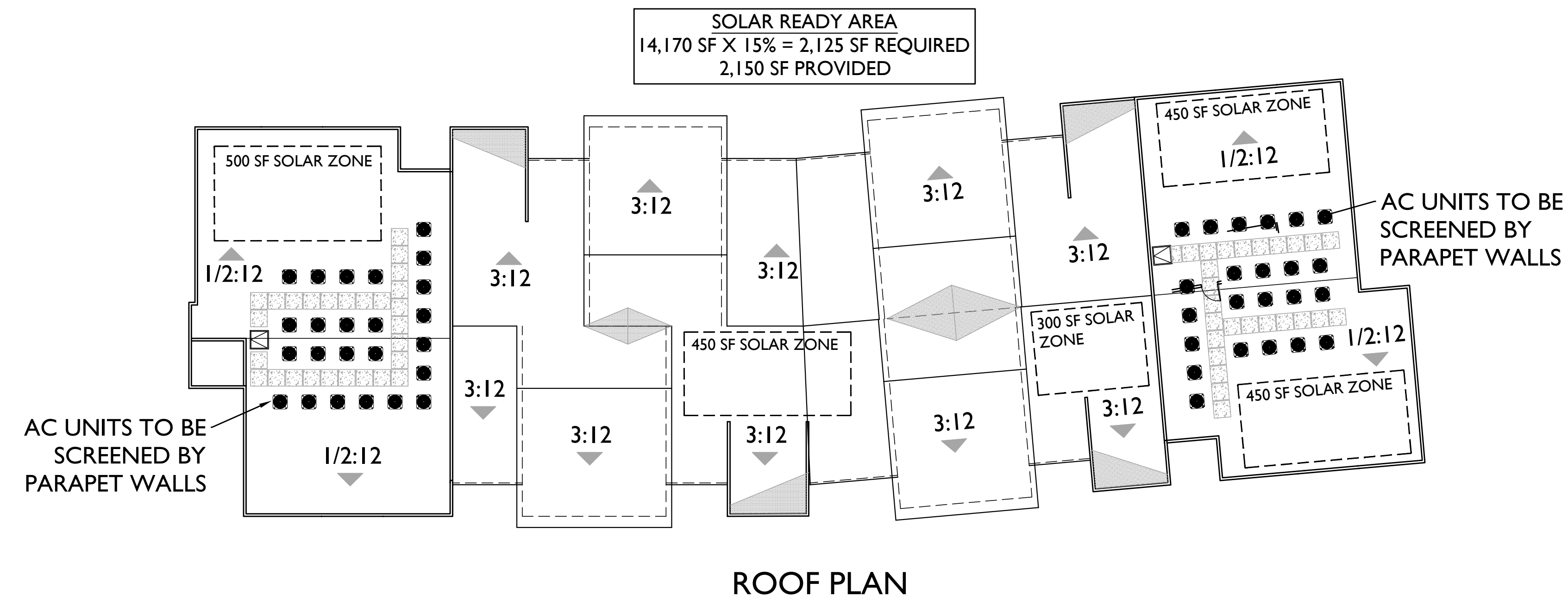
SCALE:

BUILDING A PERSPECTIVES



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

A-5



SAN MARCOS, CA

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

CAPALINA APTS

MAY 30, 2023
SCALE: 0 16 32 48

BUILDING B COMPOSITE



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



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

NORTH



WEST

SAN MARCOS, CA

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

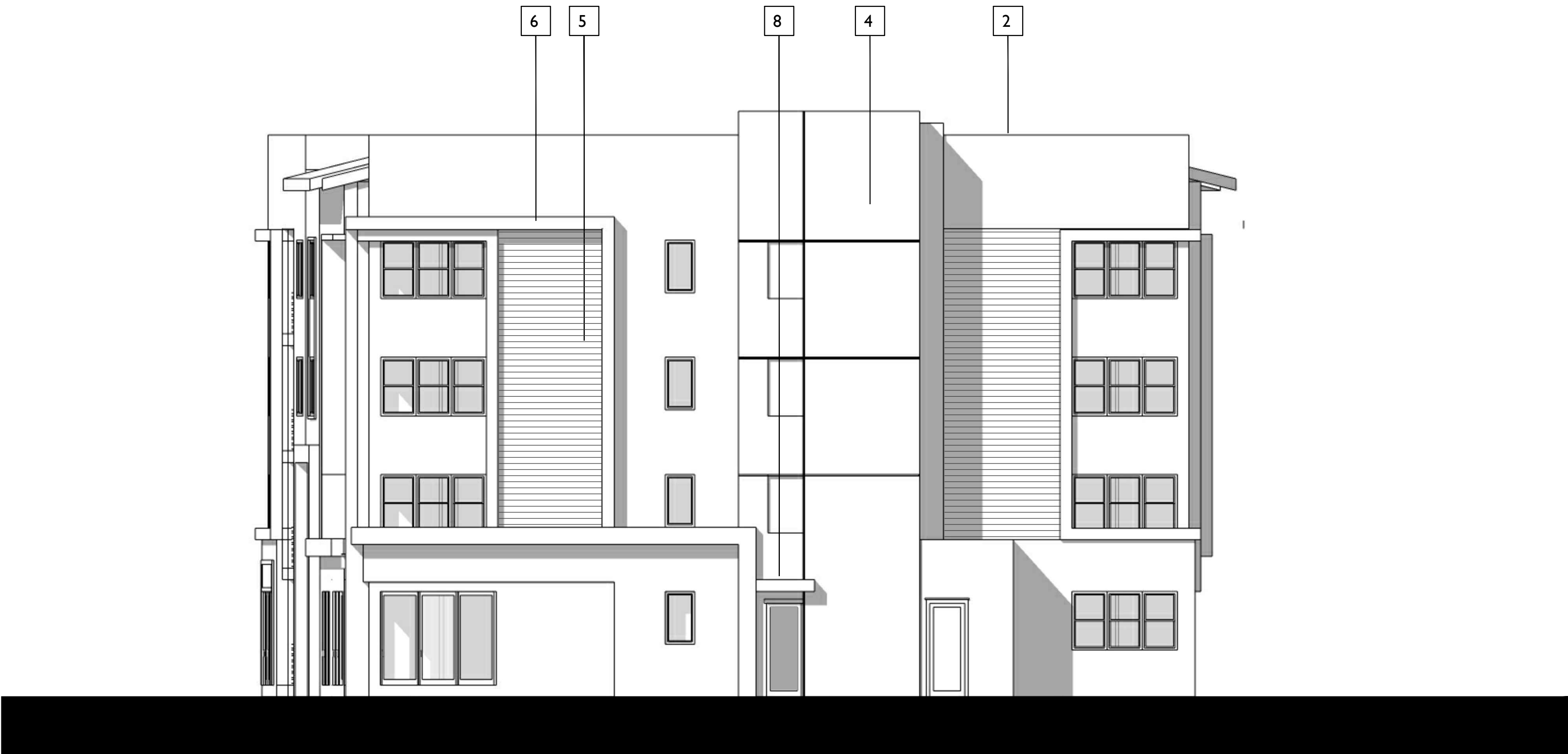
CAPALINA APTS

MAY 30, 2023
SCALE: 0 8 16 24

BUILDING B ELEVATIONS



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



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

NORTH



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 B ELEVATIONS



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

A-7.1



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 (SOUND ATTENUATION AT DECKS
FACING MISSION RD PER NOISE REPORT)
- 8 DECORATIVE AWNING

SOUTH



EAST (MISSION ROAD)

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 B ELEVATIONS



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



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 (SOUND ATTENUATION AT DECKS
FACING MISSION RD PER NOISE REPORT)
- 8 DECORATIVE AWNING

SOUTH



EAST (MISSION ROAD)

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 B ELEVATIONS



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

A-8.1



NORTHWEST



MISSION ROAD - NORTHEAST

SAN MARCOS, CA

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

CAPALINA APTS

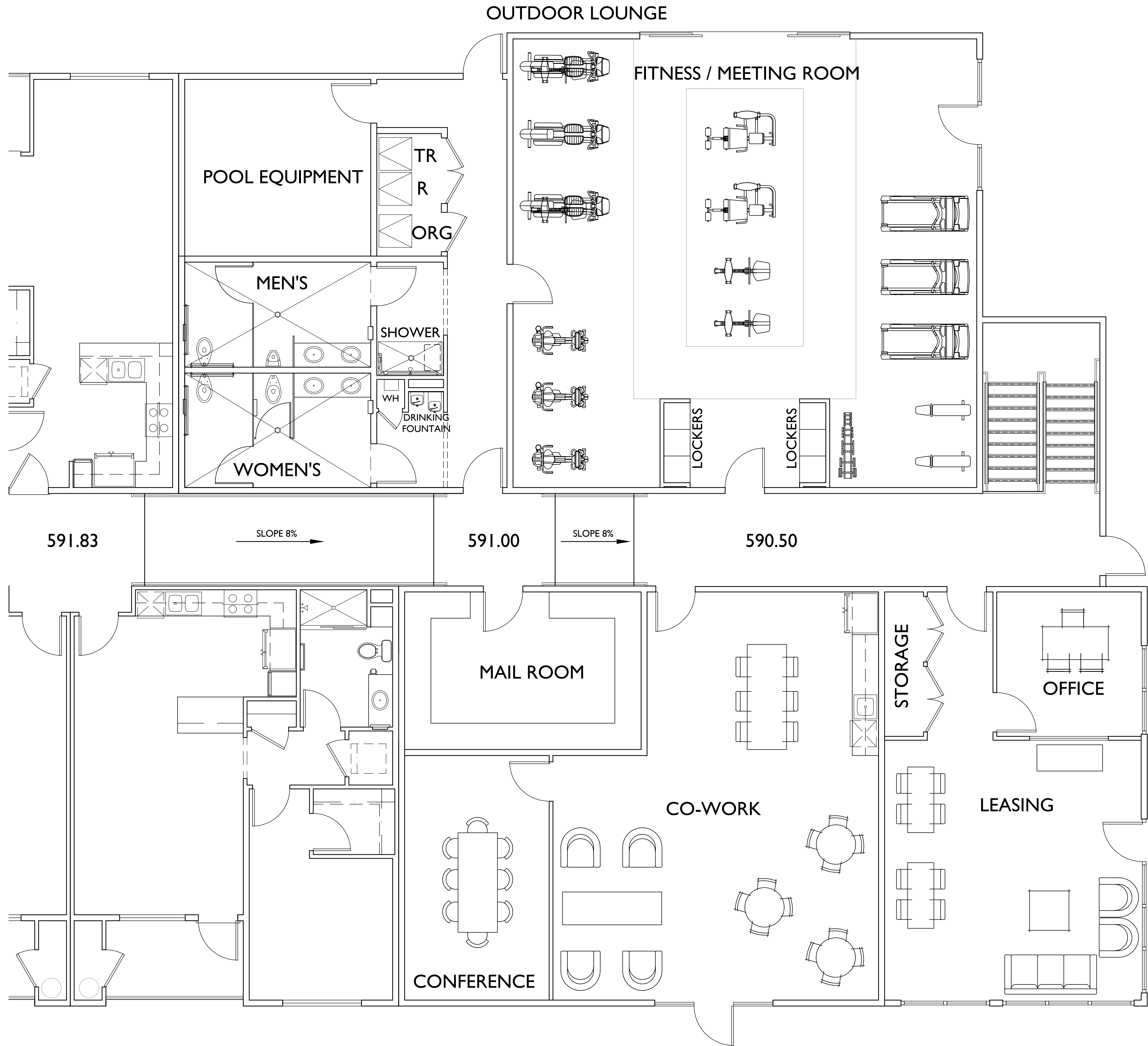
MAY 30, 2023

SCALE:

BUILDING B PERSPECTIVES



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



SAN MARCOS, CA

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

CAPALINA APTS

MAY 30, 2023
SCALE: 0 4 8 12



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

AMENITIES



REC AREA - WEST



REC AREA - NORTH

SAN MARCOS, CA

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

CAPALINA APTS

MAY 30, 2023

SCALE:

REC AREA PERSPECTIVES



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

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.

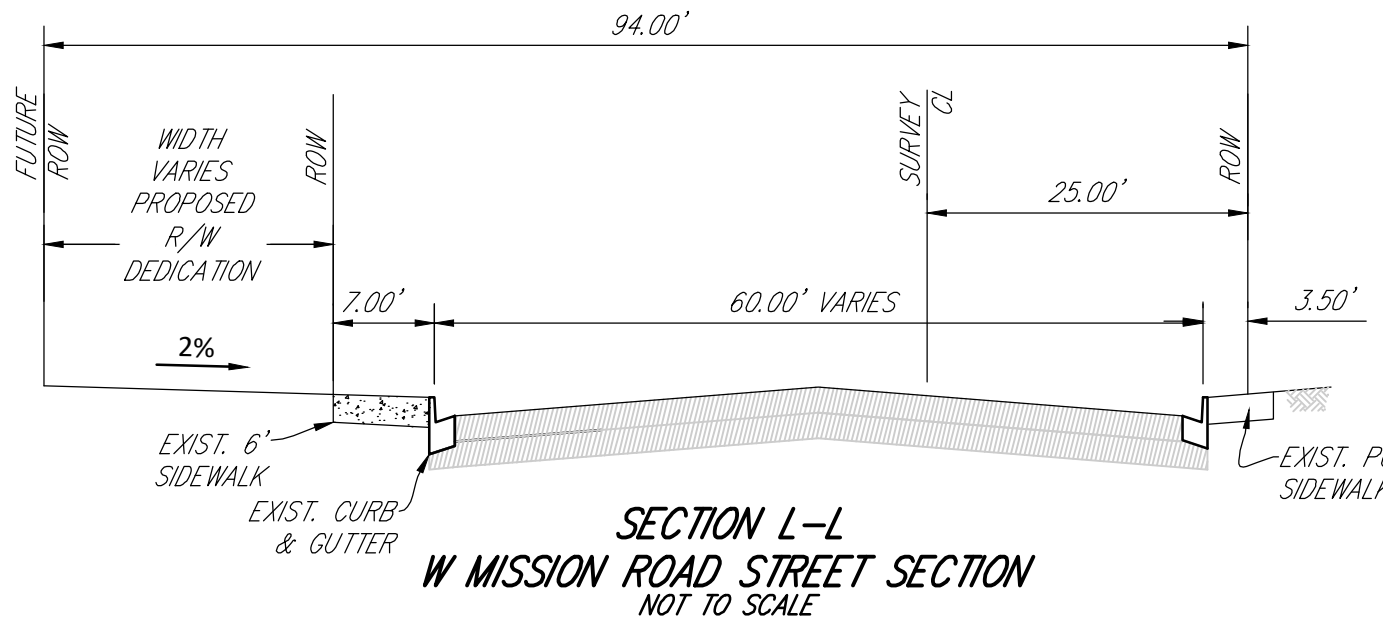
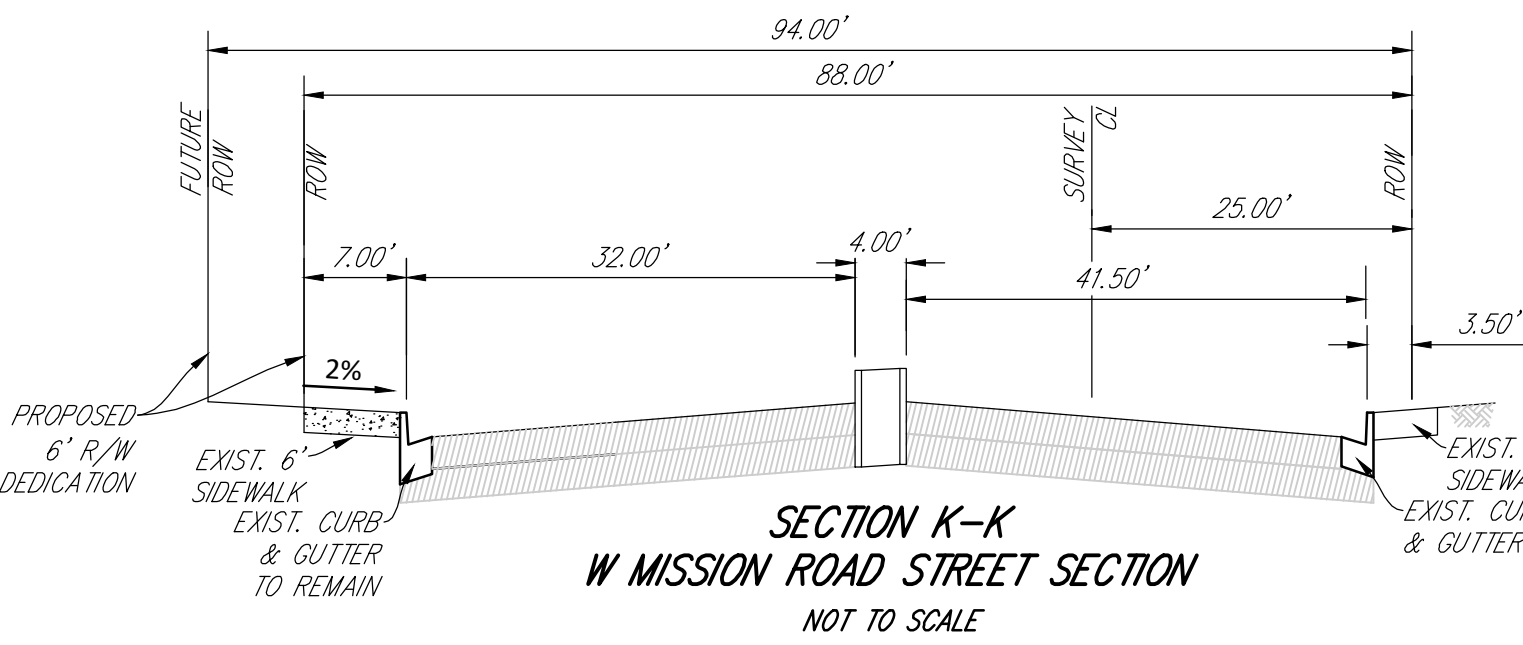
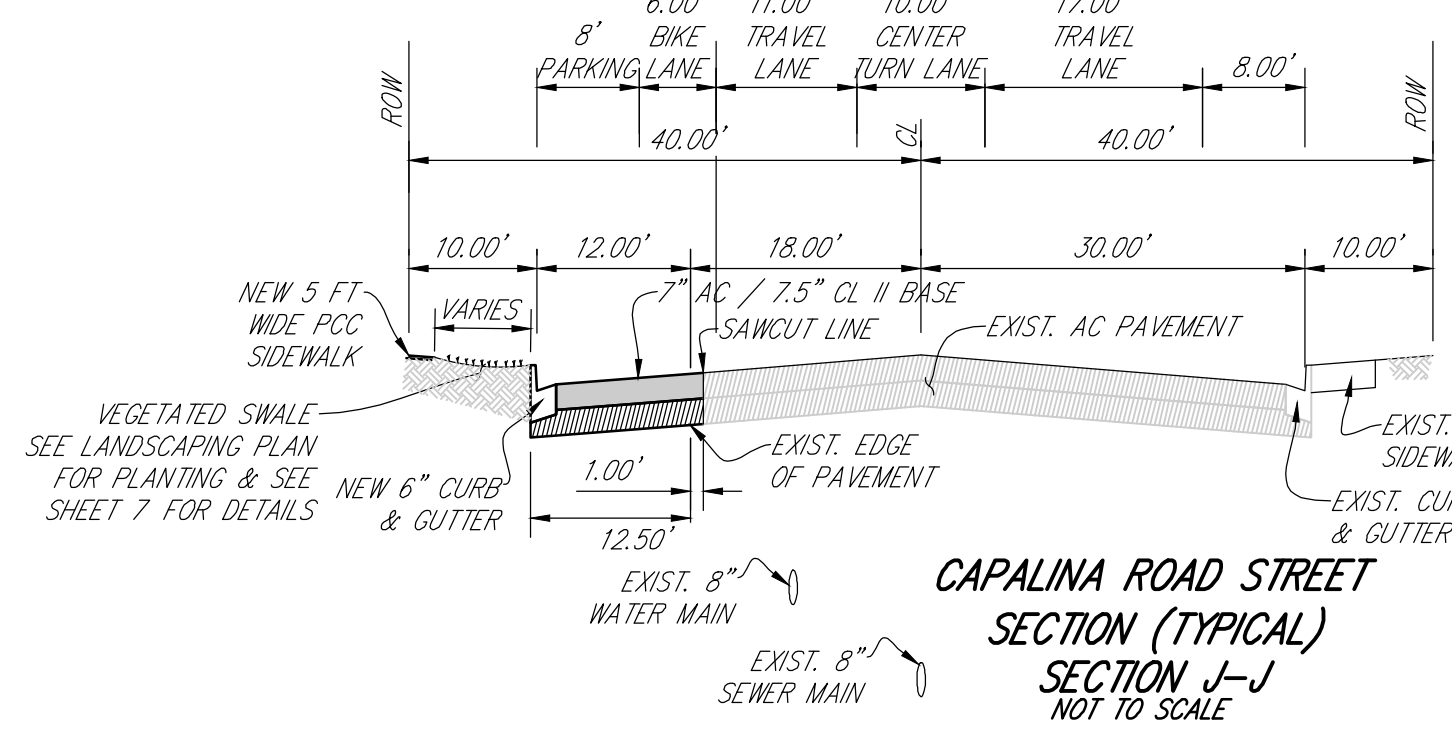
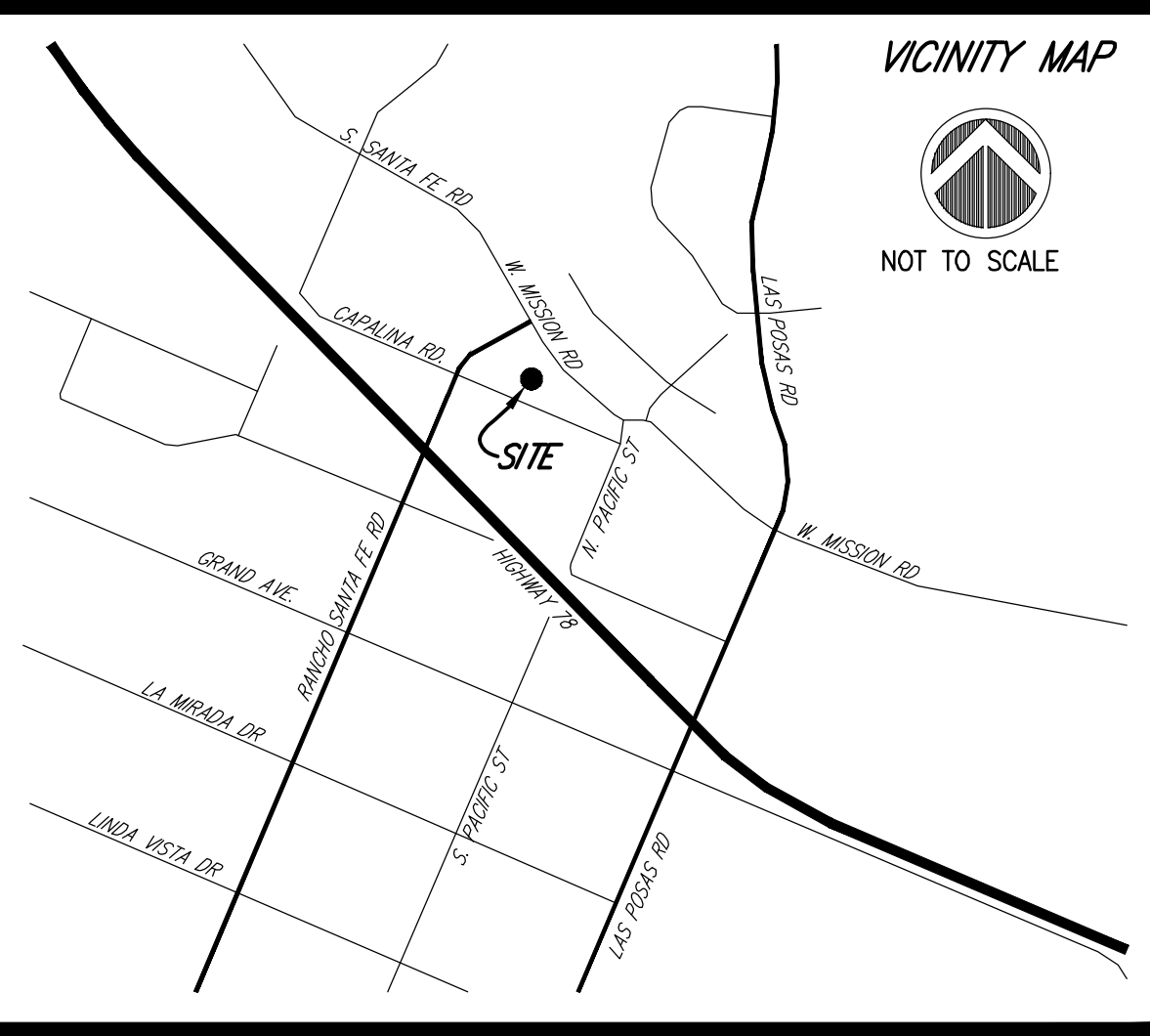
THIS SITE IS PART OF FEMA FLOOD PANEL NO. 06073C0789H AND WAS REVISED: MAY 16, 2012

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

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

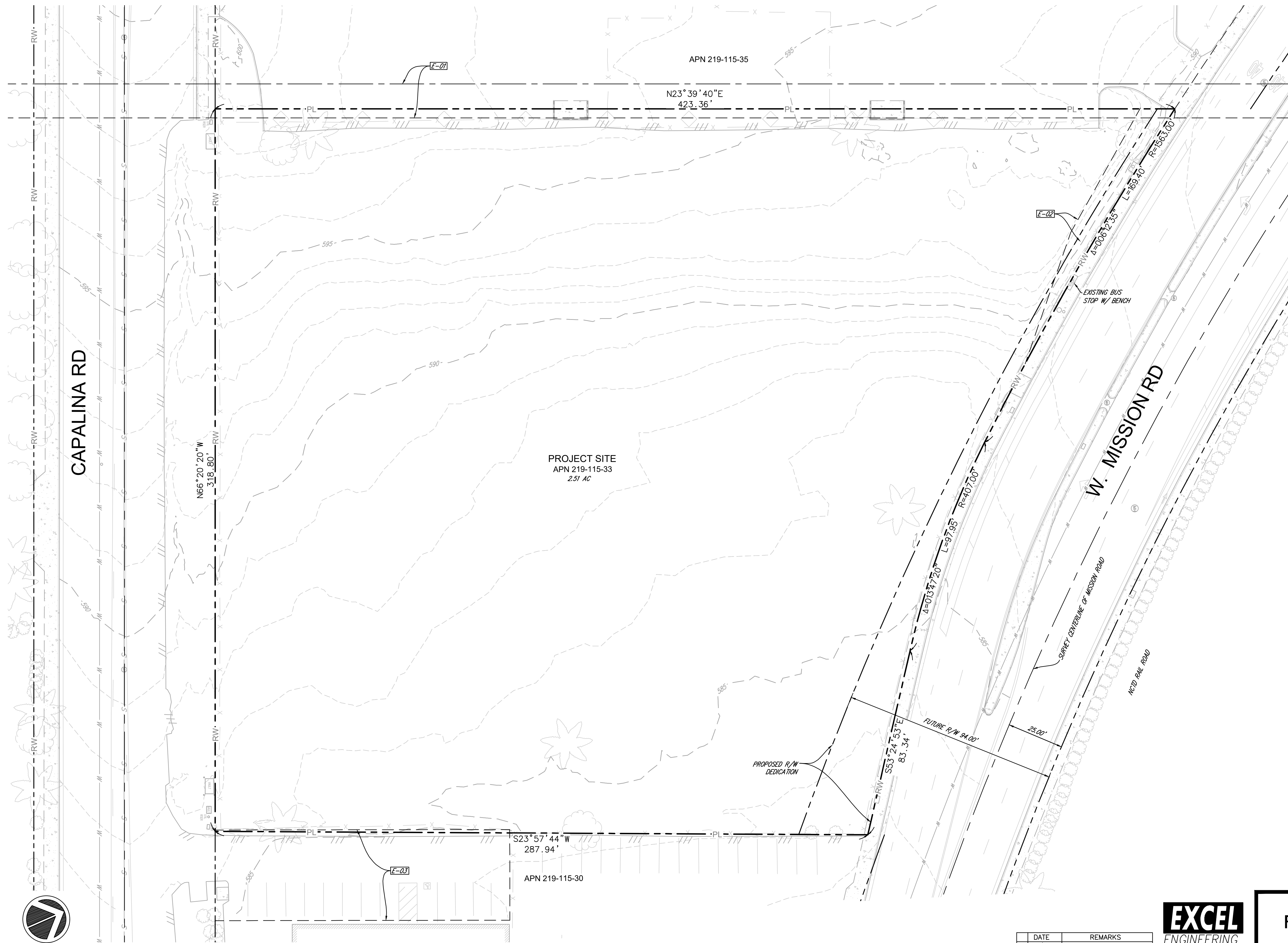
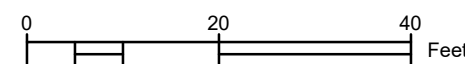
SHEET INDEX	
SHEET 1	TITLE
SHEET 2	EXISTING CONDITION
SHEET 3	GRADING
SHEET 4	SECTIONS AND PROFILES
SHEET 5	UTILITIES
SHEET 6	CIRCULATION
SHEET 7	SWQMP BMP

\\22122060\engineering\1M\1M_02\1M_PGP\1 TITLE.dwg 10/19/2023 2:37 PM ORIGINAL PLOT SIZE: 11x17

\\22122060\engineering\TM\TM 02\TM PGP\2 EXISTING CONDITION.dwg 10/19/2023 2:37 PM ORIGINAL PLOT SIZE: -----



SCALE 1"=20'



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 • GIS • SURVEYING
440 STATE PLACE, ESCROWAL CA 92625
PH (760) 465-8811 FX (760) 465-8814

DATE	REMARKS
06/20/2023	PLANNING SUBMITTAL

GPA22-0003

CAPALINA RD

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.

SD-10 ENERGY VELOCITY DISSIPATER
NOT TO SCALE

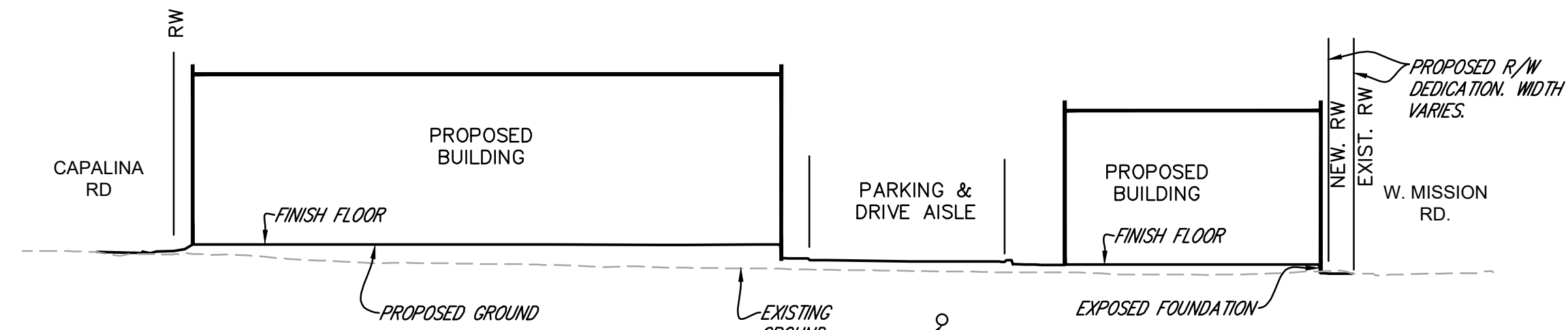
E-02 AN EASEMENT GRANTED TO THE CITY OF SAN MARCOS
FOR EMBANKMENT SLOPES & RIGHTS INCIDENTAL
THERE TO RECORDED MARCH 19, 2004, AS DOCUMENT NO.
2004-0229021 OF OFFICIAL RECORDS. EASEMENT TO BE
VACATED.

GPA22-0003

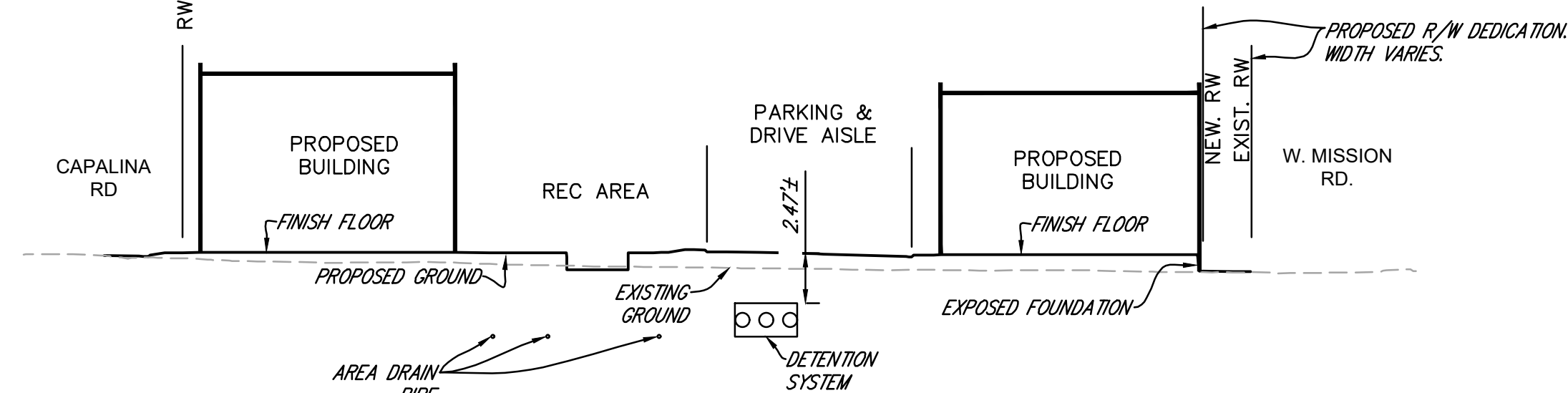
EXCEL
ENGINEERING
LAND PLANNING • ENGINEERING • GIS • SURVEYING

	DATE	REMARKS
	06/2023	PLANNING SUBMITTAL

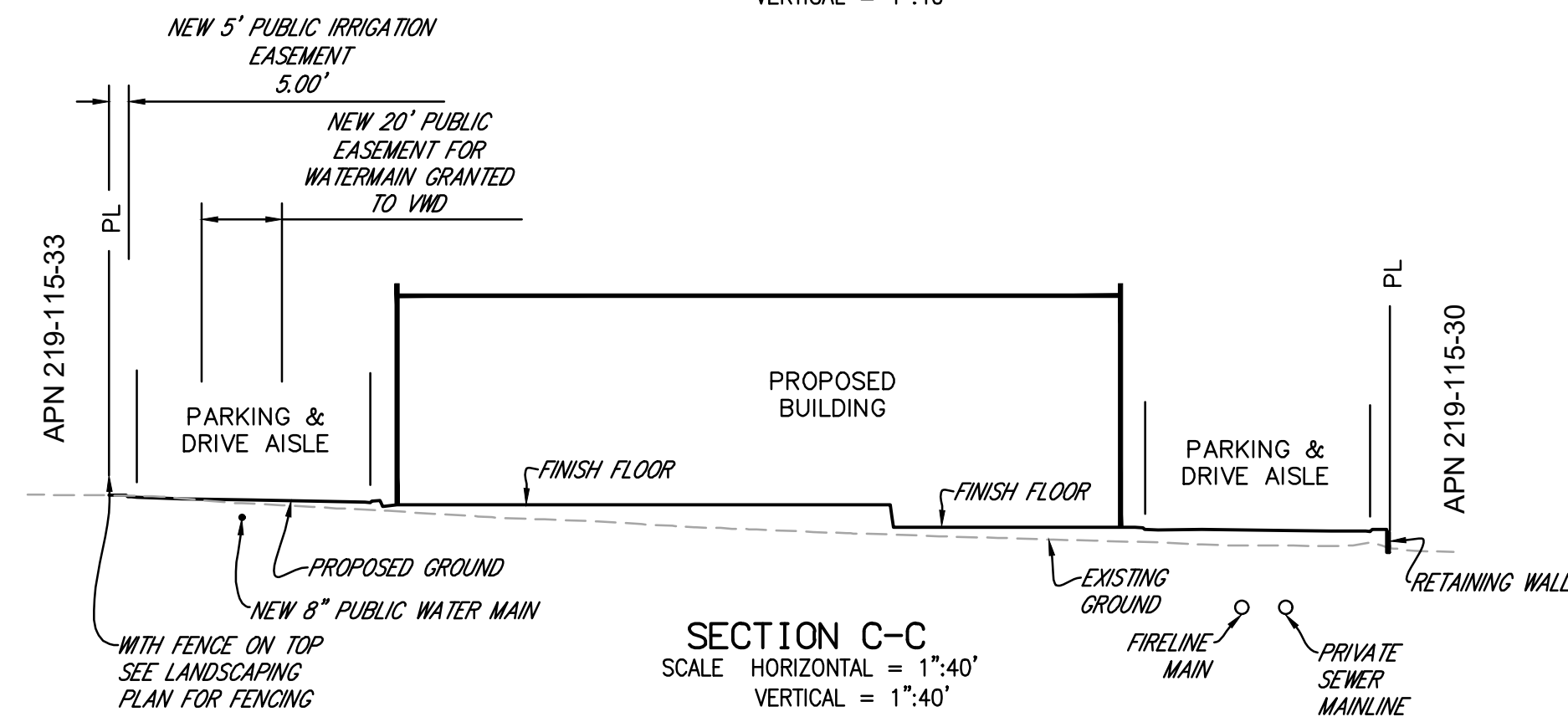
\\22122060\engineering\TM\TM 02\TM PGP\4 SECTIONS AND PROFILES.dwg 10/19/2023 2:37 PM ORIGINAL PLOT SIZE: -----



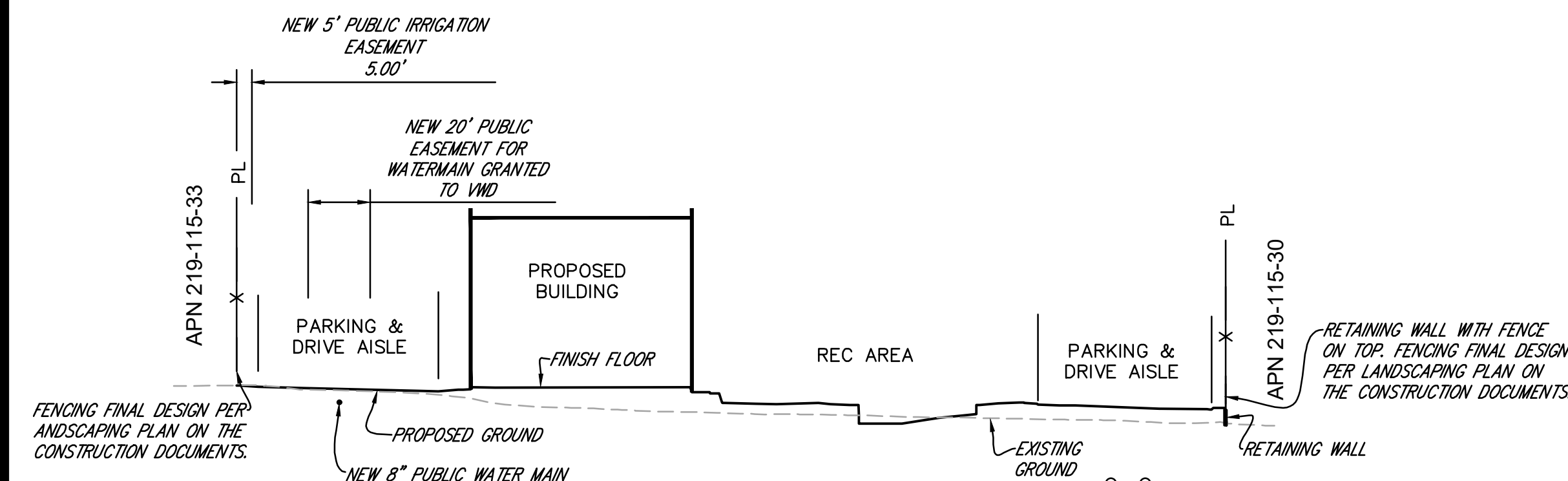
SECTION A-A
SCALE HORIZONTAL = 1":40'
VERTICAL = 1":40'



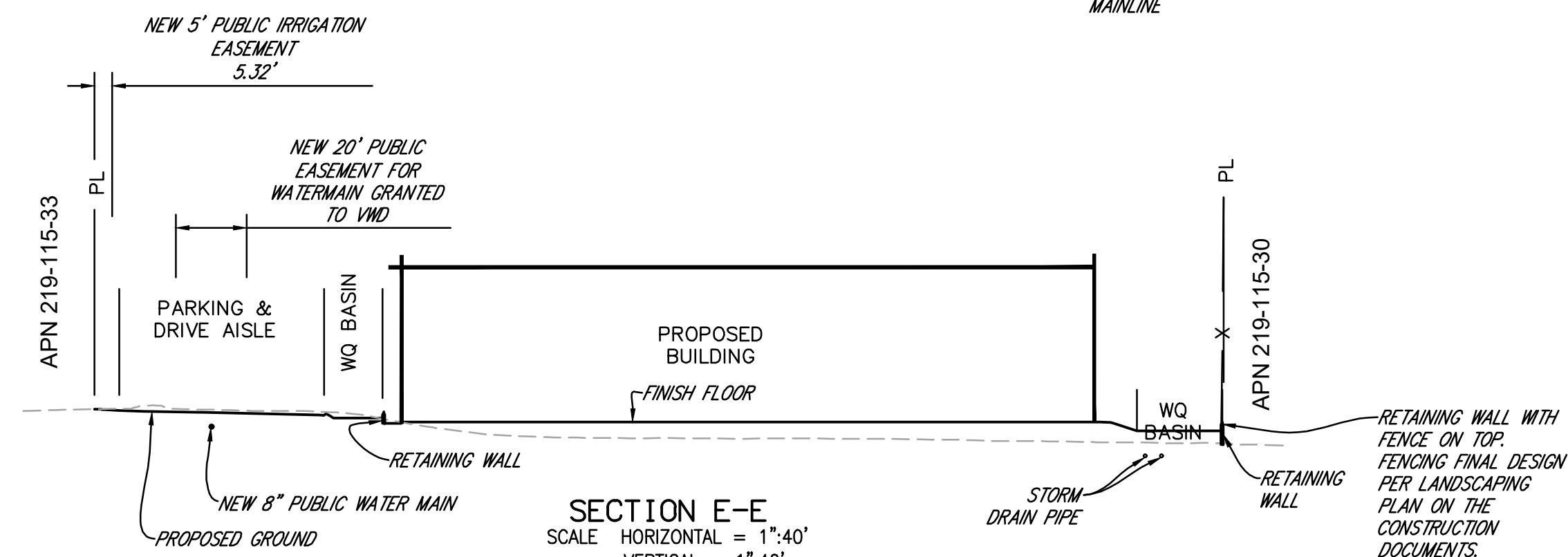
SECTION B-B
SCALE HORIZONTAL = 1":40'
VERTICAL = 1":40'



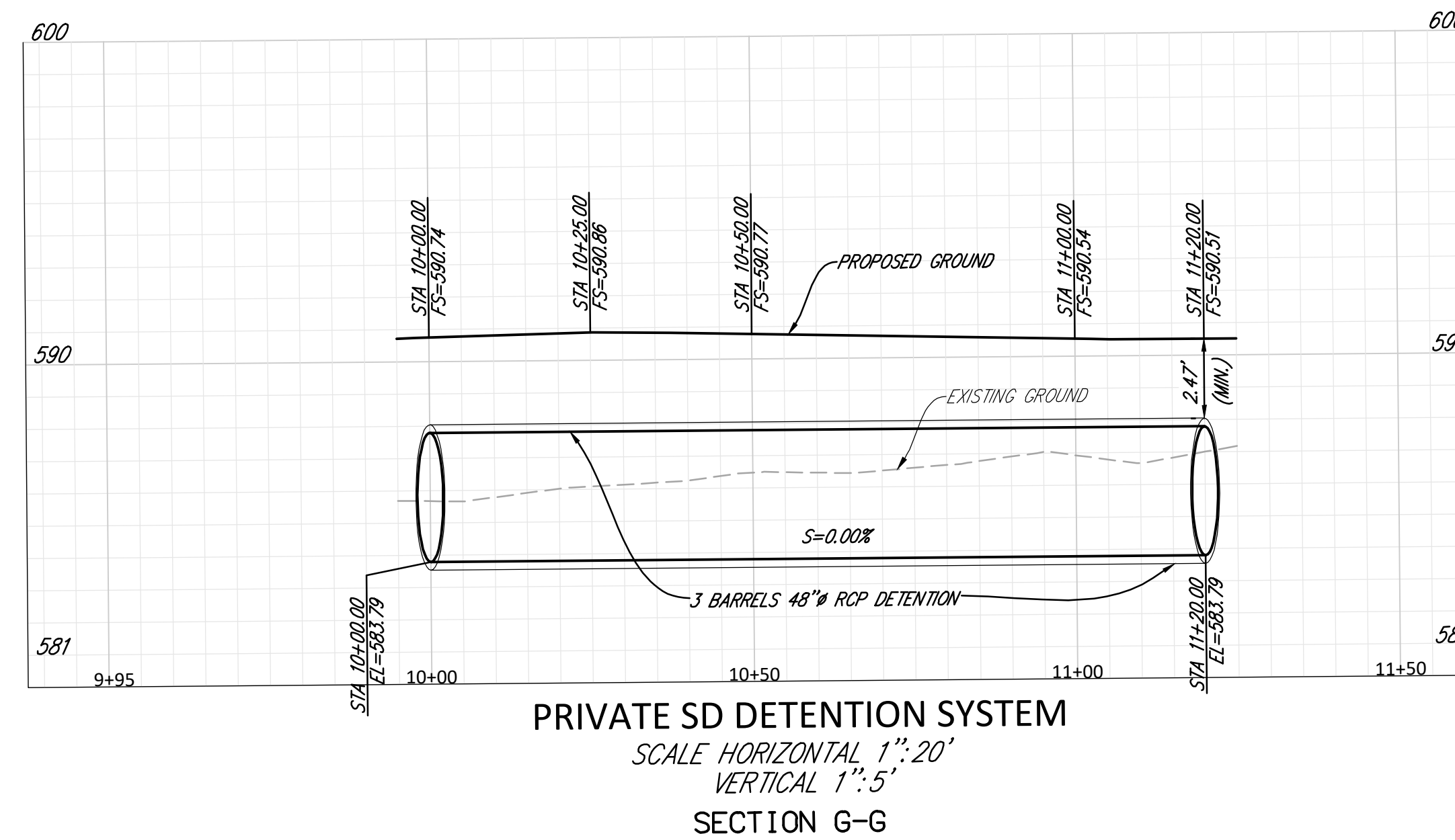
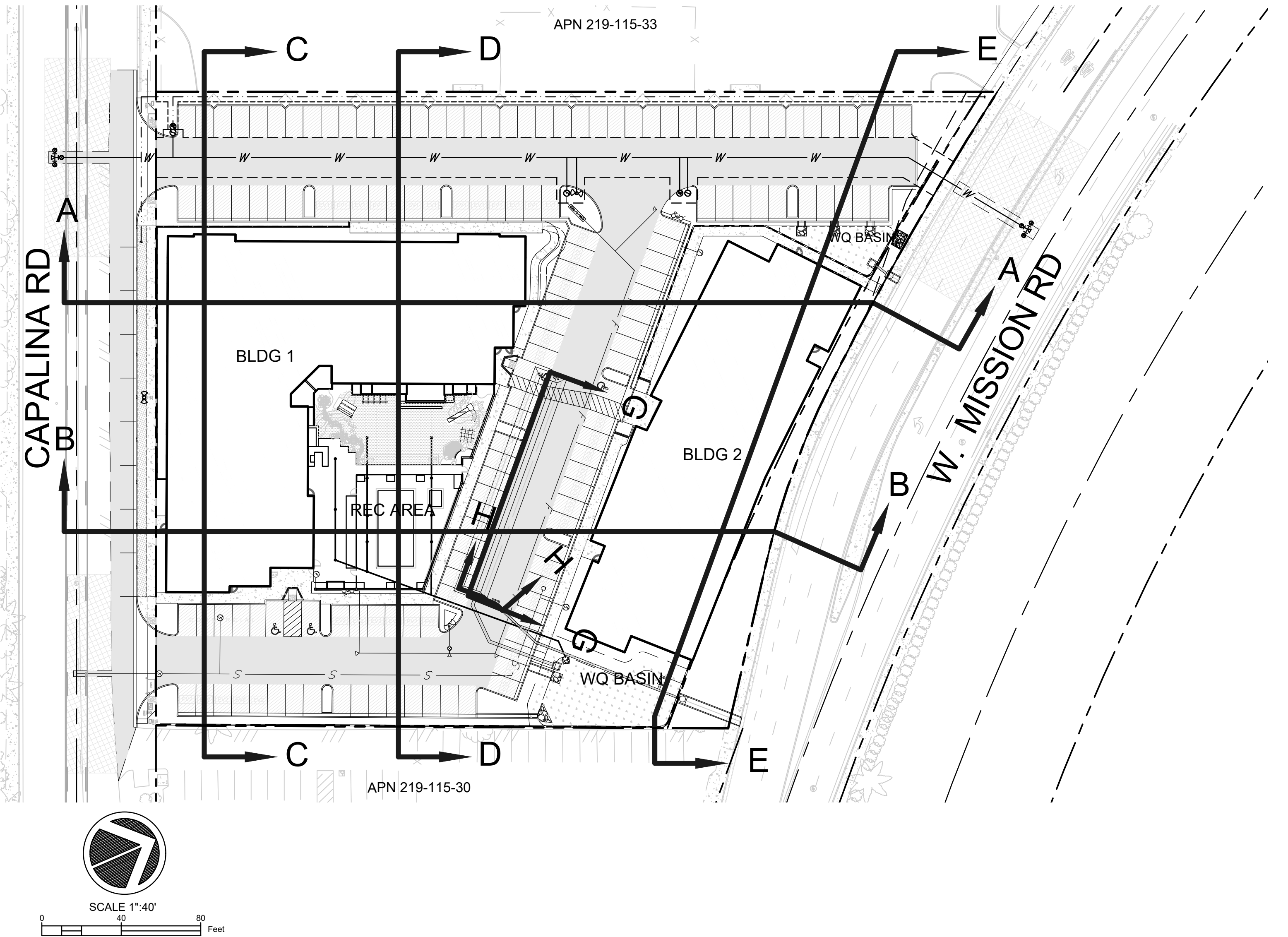
SECTION C-C
SCALE HORIZONTAL = 1":40'
VERTICAL = 1":40'



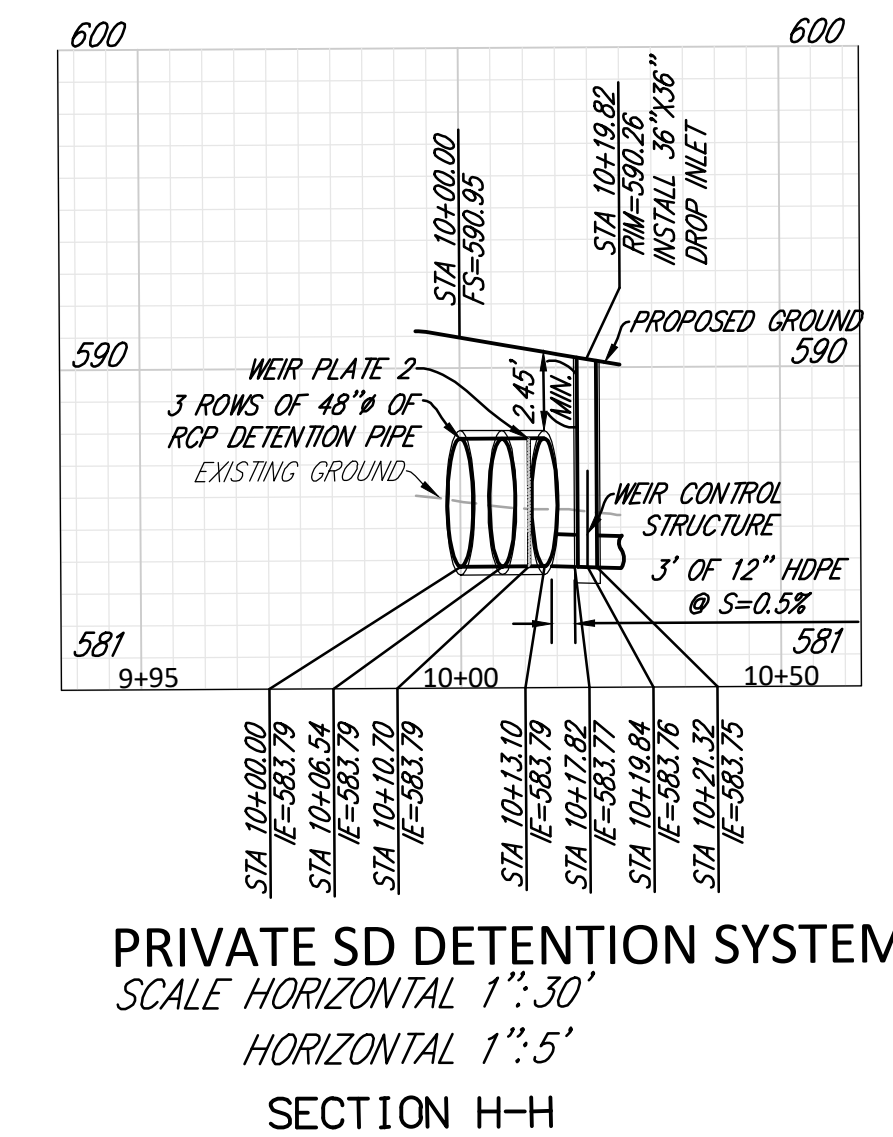
SECTION D-D
SCALE HORIZONTAL = 1":40'
VERTICAL = 1":40'



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'
HORIZONTAL 1":5'
SECTION H-H

DATE	REMARKS
06/2023	PLANNING SUBMITTAL

EXCEL
ENGINEERING
LAND PLANNING • ENGINEERING • GIS • SURVEYING
440 SHIVE PLACE, ESCROWVILLE, CA 92629
PH (760) 465-1011 FX (760) 465-8034

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

SHEET 4 OF 7 SHEETS
SECTIONS AND PROFILES

GPA22-0003

