



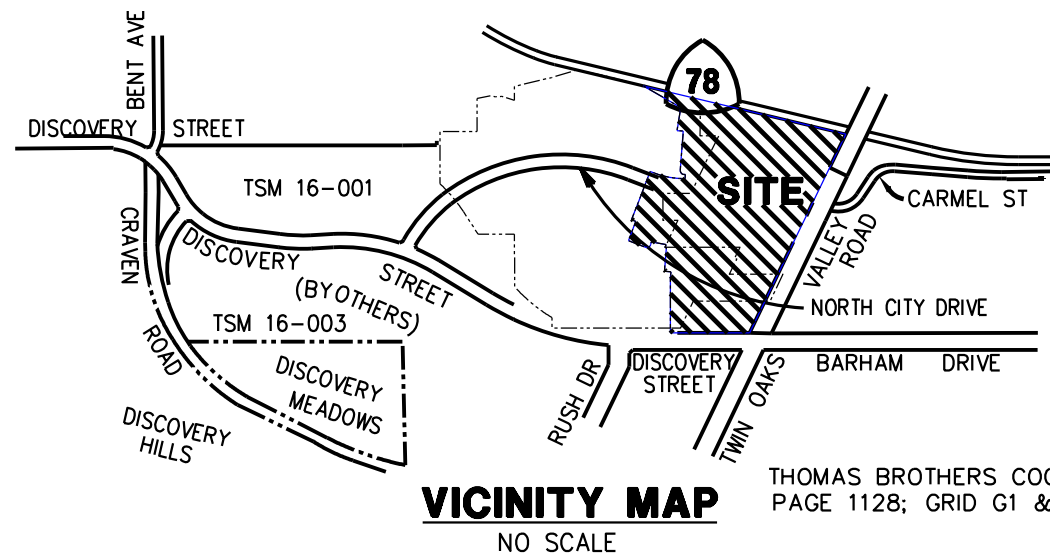
ATTACHMENT D

TENTATIVE SUBDIVISION MAP & LANDSCAPE PLANS

TENTATIVE SUBDIVISION MAP TSM 24-0004

UNIVERSITY DISTRICT SAN MARCOS

SHEET 1 OF 14



DEVELOPMENT NOTES:

- PRIVATE RESIDENTIAL DEVELOPMENT WITHIN LOTS SHOWN HEREON, WILL BE PROVIDED THROUGH SITE DEVELOPMENT PERMITS (SDP'S) WHICH WILL DEMONSTRATE BUILDING AND HEALTH CODE COMPLIANCE, PRIVATE IMPROVEMENTS FOR STORM WATER CONVEYANCE (PRIVATE STREETS), PRIVATE STORM DRAIN AND WATER QUALITY COMPLIANCE, AS WELL AS PRIVATE SEWER AND PRIVATE WATER SYSTEMS.
- ALL GRADING IS PROPOSED TO CONFORM TO THE PROVISIONS OF SAN MARCOS MUNICIPAL CODE (SMC) SECTION 17.32; AND IN CONFORMANCE WITH THE PROJECT'S GEOTECHNICAL REPORT BY GEOCON INCORPORATED.
- PROPOSED PIPE SIZES, WHERE SHOWN, ARE APPROXIMATE.
- DRAINAGE SYSTEM: STORM WATER WILL BE DISPOSED OF USING SURFACE FLOW AND UNDERGROUND DRAINAGE SYSTEMS. THE SYSTEM SHOWN IS CONCEPTUAL. THE FINAL DRAINAGE DESIGN SHALL CONFORM TO CITY OF SAN MARCOS DESIGN STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
- ALL STORM WATER TREATMENT DESIGN SHALL COMPLY WITH THE RECOMMENDATION OF THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD AS WELL AS CITY OF SAN MARCOS BMP DESIGN MANUAL, INCLUDING CONSTRUCTION PERIOD BMP'S IN COMPLIANCE WITH SMMC 14.15.050 (C).
- THE PROPERTY LIES WITHIN FEMA FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) PER FIRM COMMUNITY MAP NO. 06073C07930 (PANEL 07930 OF 2375), EFFECTIVE DATE 5/16/2012.
- FINAL LANDSCAPE CONSTRUCTION DOCUMENTS TO DEPICT PRIVATE VS PUBLICLY MAINTAINED SLOPES AND LANDSCAPED AREAS.
- WALL MATERIAL SHALL BE MECHANICALLY STABILIZED EARTH OR MASONRY BLOCK SYSTEMS AS APPROVED BY PLANNING DIVISION MANAGER. WALLS SHALL BE TREATED WITH LANDSCAPING. STRUCTURAL DESIGN OF SAID WALLS SHALL BE APPROVED BY THE CITY ENGINEER.
- ALL GRADING OPERATIONS SHALL BE COMPLETED IN ONE PHASE.
- ALL SLOPES TO BE 2:1, UNLESS OTHERWISE SHOWN.
- EXISTING PRIVATE AND PUBLIC EASEMENTS SHALL BE OUTLINED AND EXISTING PUBLIC RIGHT-OF-WAY SHALL BE VACATED AS SHOWN ON THE TENTATIVE MAP.
- CREEK SIDE TRAIL TO HAVE A 15' PUBLIC PEDESTRIAN EASEMENT, A 15' PUBLIC AND VEHICULAR MAINTENANCE EASEMENT AND A 15' PRIVATE VEHICULAR AND MAINTENANCE EASEMENT. TRAIL IS TO BE MAINTAINED BY HOA.

CONDOMINIUM NOTE

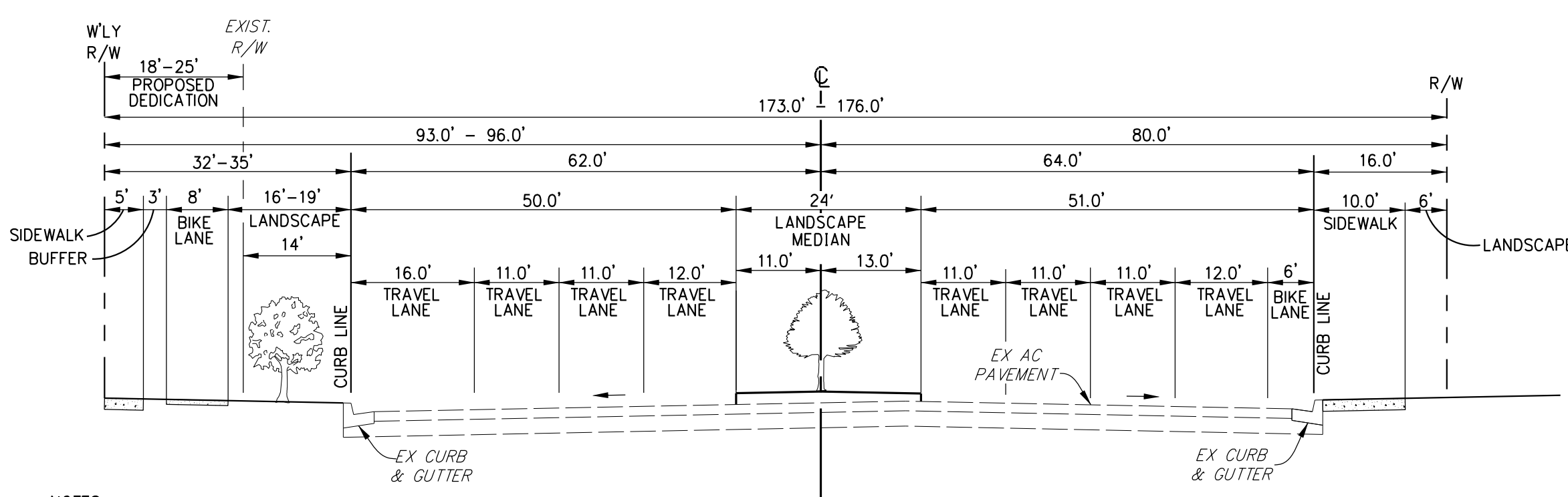
THIS SUBDIVISION IS A RESIDENTIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 202 UNITS OF PROPOSED LOTS 1 (36 UNITS), 2 (142 UNITS), AND 3 (24 UNITS). OF THIS TENTATIVE SUBDIVISION MAP

FEMA FLOODPLAIN NOTES

- EFFECTIVE FEMA FLOODPLAIN AND FLOODWAY PER FIRM PANEL 06073C07930, LAST REVISED 5/16/2012.
- A PROJECT COLOR-F WAS APPROVED FOR FLOODPLAIN ENCRAGEMENTS IN JUNE 2020 PER FEMA CASE NO. 20-09-0649C.
- A LOMR WAS APPROVED FOR FLOODPLAIN ENCRAGEMENTS ON JULY 1, 2025 PER FEMA CASE NO. 25-09-0243P.

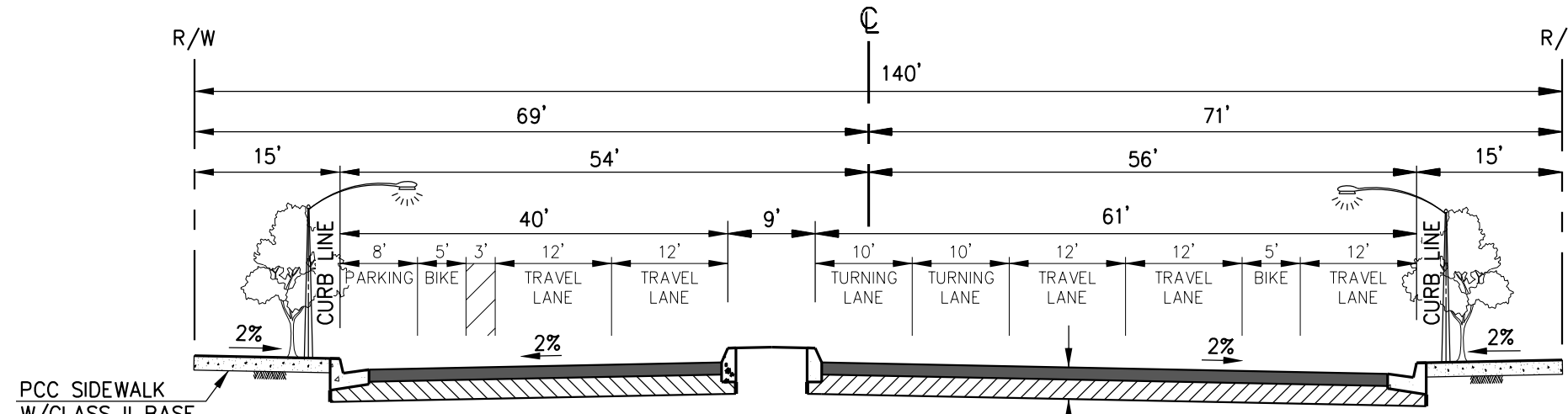
HYDROMODIFICATION/LID NOTE

HYDROMODIFICATION / LOW IMPACT DEVELOPMENT BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED, CONSISTENT WITH THE "UNIVERSITY DISTRICT SAN MARCOS (2022 UDSM)" AND THE APPROVED TENTATIVE MAP STORM WATER QUALITY MANAGEMENT PLAN.



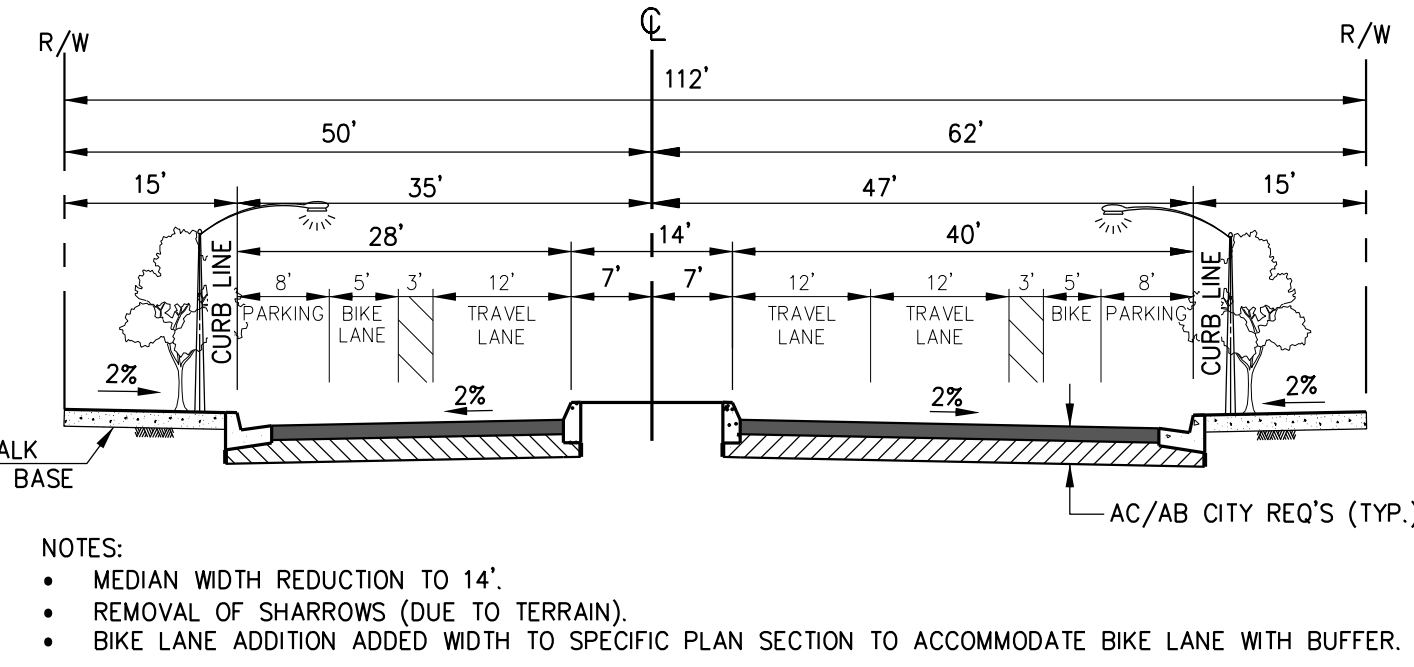
TYPICAL SECTION
TWIN OAKS VALLEY ROAD
STREET TYPE L
(DESIGN SPEED 45 MPH)

NO SCALE



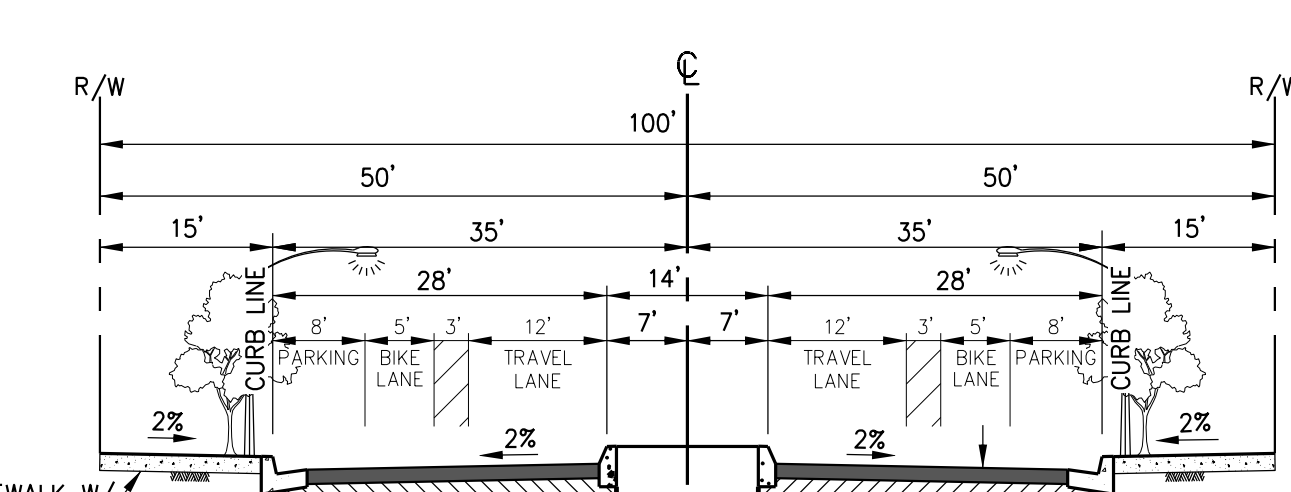
TYPICAL SECTION
NORTH CITY DRIVE
MODIFIED 4-LANE MAJOR
STREET TYPE A-3a
(DESIGN SPEED 25 MPH)

NO SCALE



TYPICAL SECTION
NORTH CITY DRIVE
MODIFIED 2-LANE COLLECTOR STREET TYPE B-ALTERNATIVE
(DESIGN SPEED 25 MPH)

NO SCALE



TYPICAL SECTION
STREET 'A' / NORTH CITY DRIVE
MODIFIED 2-LANE COLLECTOR STREET TYPE B-ALTERNATIVE
(DESIGN SPEED 25 MPH)

NO SCALE

AREA / LAND USE ANALYSIS

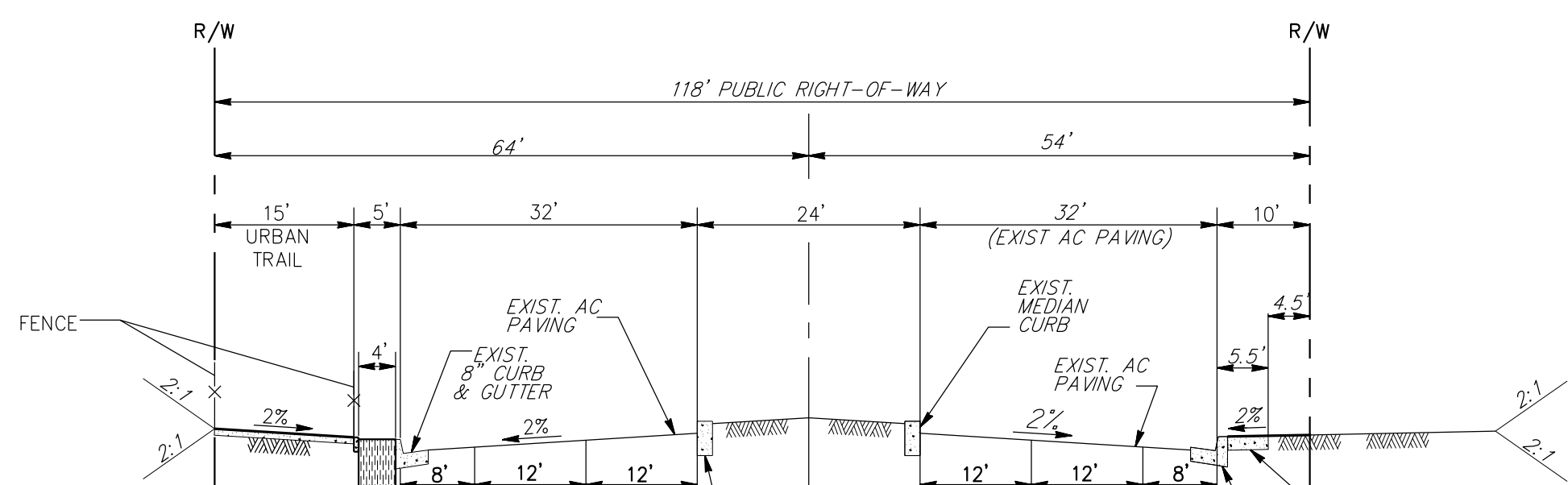
LOT NO.	USE	LOT AREA (GROSS)
1	MULTI FAMILY RESIDENTIAL	6.19 AC. (31.21%)
2	MULTI FAMILY RESIDENTIAL	9.04 AC. (45.15%)
3	MULTI FAMILY RESIDENTIAL	2.13 AC. (10.64%)
TOTAL LOT AREA (LOTS 1, 2 & 3 GROSS)		17.36 AC. (86.71%)
TOTAL PUBLIC R.O.W. AREA		2.66 AC. (13.29%)
TENTATIVE MAP BOUNDARY (TOTAL LOT + PUBLIC R.O.W.)		= 20.02 AC

LAND SURVEYOR

BRIAN D. JAUSS
L.S. 8379
EXP. DATE: 12/31/2025

ENGINEER OF WORK

TIMOTHY W. GABRIELSON
R.C.E. No. 51503
EXP. DATE: 06-30-2026



TYPICAL SECTION
DISCOVERY STREET
STREET TYPE K1
(DESIGN SPEED 45 MPH)

NO SCALE, BY OTHERS

5

DESCRIPTION	SYMBOL
PROPOSED LOT NUMBER	1 THROUGH 3
SUBDIVISION BOUNDARY	
TSM BOUNDARY	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOT LINE	
PROPOSED EASEMENT	
EXISTING RIGHT-OF-WAY	
EXISTING PROPERTY LINE	
100 YEAR FLOODWAY	
100 YEAR FLOOD PLAIN	
ACCESS RELINQUISHMENT	
WATER QUALITY/RETENTION BASIN	
SHEET NO. DESCRIPTION	

1	TITLE & KEY MAP
2	EXISTING CONDITIONS
3	TENTATIVE SUBDIVISION MAP
4	CONCEPTUAL GRADING PLAN
5	STREET PROFILES & SITE SECTIONS
6	CONCEPTUAL UTILITY PLAN
7	CONCEPTUAL CIRCULATION PLAN
8	STORM WATER BMP PLAN / DETAILS / NOTES
9-14	LANDSCAPE PLAN

LEGAL DESCRIPTION

PORTIONS OF LOTS 2, 3, AND 4 IN BLOCK 62; LOTS 18, 19, 20, AND 21 IN BLOCK 63; AND A PORTION OF THE UNNAMED ALLEY LYING IN BETWEEN BLOCKS 62 AND 63, ALL OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 806, TOGETHER WITH REMAINDER LOTS C, D, F, G, H, AND I, ACCORDING TO MAP THEREOF NO. 16617 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 31, 2024.

TAX ASSESSOR PARCEL NUMBERS

220-190-
PARCEL 52
221-100-
PARCELS 02-04, 10, 35, 40, 62, 64, 65, 66, 69, 70, 72, 73, 74, 76
220-171-
PARCEL 17-23

ZONING/ SETBACKS

EXISTING & PROPOSED: 2022 UNIVERSITY DISTRICT SPECIFIC PLAN (UDSP)
(HEART OF THE CITY SPECIFIC PLAN AMENDMENT)

SOURCE OF TOPOGRAPHY

TOPOGRAPHIC DATA SHOWN IS BASED ON DIGITAL DATA PROVIDED BY RICK ENGINEERING, DATE OF PHOTOGRAPHY: JAN. 19, 2018, CCS83, ZONE 6, EPOCH 1991.35

BENCH MARK

POINT NO. 1113, BEING A FOUND 2" IRON PIPE WITH BRASS DISK (ILLEGIBLE) LOCATED NLY ON TWIN OAKS VALLEY ROAD ... EAST RIGHT-OF-WAY PER ROS 13928 AND ADJUSTED PER THE CITY OF SAN MARCOS BENCHMARK CONVERSION BOOK DATED SEPTEMBER 21, 2011.
ELEVATION: 598.37 DATUM: NAVD 88

UTILITY SERVICE PROVIDERS

SEWER & WATER - VALLECITOS WATER DISTRICT
CATV/FIBER OPTIC - COX COMM. TIME WARNER CABLE
GAS & ELECTRIC - SAN DIEGO GAS & ELECTRIC
TELEPHONE - AT&T

SCHOOLS

K - 12 - SAN MARCOS UNIFIED SCHOOL DISTRICT

FIRE PROTECTION

CITY OF SAN MARCOS FIRE DEPARTMENT

TM MASS GRADING QUANTITIES (PHASE 2)

MASS GRADING (CONCURRENT PROCESSING)

CUT: 62,000 CUBIC YARDS
FILL: 145,000 CUBIC YARDS

REMEDIAL GRADING

BULK: +53,000 CUBIC YARDS
SHRINK: -13,000 CUBIC YARDS
PROJECT SPOILS: +43,000 CUBIC YARDS

PROJECT TOTALS

CUT: 145,000 CUBIC YARDS
FILL: 145,000 CUBIC YARDS

NET: SITE BALANCE

NOTE:

- GRADING QUANTITIES NOTED ABOVE ARE APPROXIMATE AND ARE PROVIDED HEREON FOR REVIEW PURPOSES ONLY.
- ACTUAL EARTHWORK QUANTITIES WILL VARY IN THE FIELD DUE TO TOPOGRAPHIC VARIANCE, ACTUAL SOIL PROPERTIES AND CONSTRUCTION METHODS. THIS VARIANCE COULD BE AN IMPACT OF 100,000 CY TO AN EXCESS OF 100,000 CY.
- ALL IMPORT SHALL BE TO A LEGAL FILL DISPOSAL SITE.

DEVELOPER/OWNERS

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, STREET UTILITY EASEMENTS OR RAILROAD RIGHT-OF-WAY.

NORTH CITY COMMUNITY PARTNERS, LLC, A
DELAWARE LIMITED LIABILITY COMPANY
5550 CARMEL MOUNTAIN RD., STE. 204
SAN DIEGO, CA 92138
TEL: (858) 361-8555

BY: SH NORTH CITY, LLC, A DELAWARE LIMITED
LIABILITY COMPANY, ITS MANAGER
BY: SHEA HOMES LIMITED PARTNERSHIP, A
CALIFORNIA LIMITED PARTNERSHIP, ITS SOLE
MEMBER

BY: _____ DATE _____
NAME: _____
ITS: _____
BY: _____ DATE _____
NAME: _____
ITS: _____

SCRIPPS HEALTH, A CALIFORNIA NONPROFIT
PUBLIC BENEFIT CORPORATION

BY: _____ DATE _____
BRETT TANDE, CORPORATE EXECUTIVE VICE PRESIDENT & CFO

RICK
ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165

J-179320

DATE: 9/11/2023

San Diego | Riverside | Orange | Sacramento | San Luis Obispo | Phoenix | Tucson | Denver

TENTATIVE SUBDIVISION MAP TSM 24-0004

UNIVERSITY DISTRICT SAN MARCOS
EXISTING CONDITIONS

LEGEND	DESCRIPTION	SYMBOL
	TSM BOUNDARY	---
	SUBDIVISION BOUNDARY	---
	EXISTING RIGHT-OF-WAY	---
	EXISTING EASEMENT	---
	EXISTING PROPERTY LINE	---
	EXISTING CURB	---
	EXISTING CONTOUR	---
	100 YEAR FLOODWAY	---
	100 YEAR FLOOD PLAIN	---
	EXISTING STORM DRAIN	---
	EXISTING RCB STORM DRAIN	---
	EXISTING SEWER W/ MANHOLE	---
	EXISTING WATER	---
	EXISTING OVERHEAD UTILITY LINE W/ POLE	---
	EXISTING 4" HP GAS	---
	EXISTING DRY UTILITY	---
	EXISTING EASEMENT	---
	ASSESSOR PARCEL NUMBER	---
	EXISTING CONCRETE SLAB TO BE REMOVED, SEE NOTE 1	---
	EXISTING BUILDING TO BE REMOVED, SEE NOTE 1	---
	ACCESS RELINQUISHMENT	---

EXISTING FACILITIES / IMPROVEMENT NOTES

- ② EXISTING OVERHEAD UTILITY LINES (OHL), UTILITY POLES (PP) AND APPURTENANCES (ANCHORS, ETC.) WITHIN GRADED AREAS WILL BE REROUTED/RELOCATED AS NEEDED (PER SDG&E'S DISCRETION) TO INSURE CONTINUED SERVICE TO REMAINING CUSTOMERS. EXISTING UTILITIES NO LONGER NEEDED WILL BE REMOVED. ALL LINES, EXCEPT 69 KVG OR HIGHER VOLTAGE ARE UNDERGROUND.
- ③ EXISTING SR-78 OVERHEAD ELECTRIC TO REMAIN; PROTECT SR-78 FREEWAY CROSSING AND GUY POLES IN PLACE.
- ④ ALL EXISTING SDG&E EASEMENTS WITHIN THE NOT APART U.V.S.M. AREA ARE TO BE QUITCLAIMED AS NEEDED.

TITLE REPORT

CHICAGO TITLE COMPANY ORDER NO. 00200362-996-S01-R14 HAVING AN EFFECTIVE DATE OF OCTOBER 10, 2025

LEGEND

- ② SCHEDULE B ITEM PER TITLE REPORT
EXISTING EASEMENT

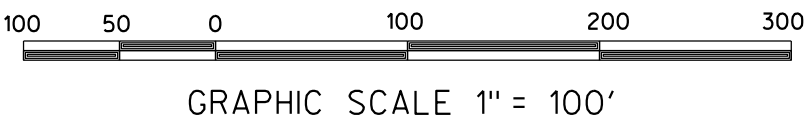
EASEMENTS & AGREEMENTS

- ⑤ ROAD EASEMENT PER ROS 1962, TO BE VACATED
- ⑥ ACCESS RIGHTS RELINQUISHED PER DOC. REC. 1/16/1961 AS INST. 7772, O.R. TO REMAIN
- ⑦ ACCESS RIGHTS RELINQUISHED PER DOC. REC. 7/25/1961 AS INST. 127322, O.R. TO REMAIN
- ⑧ COUNTY HWY SLOPE EASEMENT REC. 7/25/1961 AS INST. 127322, O.R. TO BE VACATED
- ⑨ SDG&E EASEMENT REC. 3/21/1985 AS INST. 85-095083, O.R. TO REMAIN
- ⑩ COVENANT & AGMT TO RELOCATE CHURCH REC. 12/17/1987 AS INST. 87-0693993, O.R. TO BE VACATED
- ⑪ CITY OF SAN MARCOS PUBLIC STREET EASEMENT REC. 6/06/1991 AS INST. 1991-0271073, O.R. TO REMAIN
- ⑫ CITY OF SAN MARCOS DRAINAGE EASEMENT REC. 6/28/1991 AS INST. 1991-0316667, O.R. TO REMAIN
- ⑭ CITY OF SAN MARCOS SLOPE EASEMENT REC. 1/07/2000 AS INST. 2000-0011836, O.R. TO REMAIN
- ⑰ SDG&E EASEMENT REC. 1/18/1961 AS INST. 9501, O.R. TO BE QUITCLAIMED BY OTHERS
- ⑳ ROAD & PUBLIC UTILITY EASEMENT REC. 4/28/1960 AS INST. 87854, O.R. TO BE VACATED PER SEPARATE DOCUMENT
- ㉑ SDG&E EASEMENT REC. 8/04/1966 AS INST. 126979, O.R. TO BE QUITCLAIMED BY OTHERS
- ㉒ SDG&E EASEMENT REC. 10/24/1977 AS DOC. NO. 77-436520, O.R. TO BE QUITCLAIMED
- ㉓ SAN MARCOS COUNTY WATER DIST. REC. 5/21/1970 AS INTS. 88331, O.R. TO BE VACATED
- ㉔ SDG&E EASEMENT REC. 5/07/1962 AS INST. 78099, O.R. TO BE QUITCLAIMED BY OTHERS
- ㉕ SDG&E EASEMENT REC. 10/22/1974 AS INST. 74-281432, O.R. TO BE QUITCLAIMED BY OTHERS
- ㉖ SDG&E EASEMENT REC. 06/30/1954 INST. NO. 84688, O.R. TO BE QUITCLAIMED BY OTHERS
- ㉗ PRIVATE ROAD MAINT. AGMT. REC. 5/27/1966 AS INST. 89236, O.R. TO BE VACATED PER SEPARATE DOCUMENT
- ㉘ SDG&E EASEMENT REC. 11/9/1967 AS INST. 176341, O.R. TO BE QUITCLAIMED BY OTHERS
- ㉙ PRIVATE ROAD MAINT. AGMT. REC. 9/01/1972 AS INST. 72-234597, O.R. TO BE VACATED
- ㉚ PUBLIC STREET & UTILITY EASEMENT TO CITY OF SAN MARCOS REC. 9/10/1992 AS DOC. NO. 1992-574830, O.R. TO REMAIN
- ㉛ CITY OF SAN MARCOS PUBLIC STREET & UTILITY EASEMENT REC. 8/28/1991 AS INST. 1991-0433401, O.R. TO REMAIN
- ㉜ CITY OF SAN MARCOS RESOLUTION FOR PUBLIC STREET(S) REC. 3/02/1995 AS INST. 1995-0092630, O.R. TO REMAIN
- ㉝ ACCESS RIGHTS RELINQUISHED REC. 5/22/1986 AS INST. 86-204211, O.R. TO REMAIN
- ㉞ VWD EASEMENT REC. 3/13/2000 AS INST. 2000-0126558, O.R. TO REMAIN

NON-PLOTTABLE EASEMENTS

THE FOLLOWING EASEMENT(S) HAVE NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED:

- ⑩ AGREEMENT IN FAVOR OF VWD REC. 8/10/1988 AS FILE 88-393934, O.R. TO REMAIN
- ⑪ AGREEMENT IN FAVOR OF VWD REC. 8/10/1988 AS FILE 88-393935, O.R. TO REMAIN
- ⑫ SDG&E EASEMENT REC. 8/11/1966 AS INST. 130380, O.R. (ALSO LISTED AS SCHED. B ITEM 24 & 57) TO BE QUITCLAIMED
- ⑬ SDG&E EASEMENT REC. 8/11/1966 AS INST. 130380, O.R. (ALSO LISTED AS SCHED. B ITEM 24 & 57) TO BE QUITCLAIMED
- ⑭ SDG&E EASEMENT REC. 8/11/1966 AS INST. 130380, O.R. (ALSO LISTED AS SCHED. B ITEM 24 & 57) TO REMAIN



TENTATIVE SUBDIVISION MAP TSM 24-0004

UNIVERSITY DISTRICT SAN MARCOS
TENTATIVE SUBDIVISION MAP

THIS IS A TENTATIVE MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125, ET SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA CONTAINING A MAXIMUM OF 202 RESIDENTIAL CONDOMINIUM UNITS (LOT 1=36, LOT 2=142, LOT 3=24) AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.
THIS TENTATIVE MAP ALSO DEDICATES PUBLIC STREET A, A PORTION OF NORTH CITY DRIVE, A PORTION OF TWINS OAK VALLEY ROAD, GENERAL MUNICIPAL TRAIL EASEMENT THROUGH LOTS 1 & 2, PUBLIC STORM DRAIN EASEMENT IN LOT 1, AND 100 FOR PUBLIC DRAINAGE EASEMENT IN LOT 1.

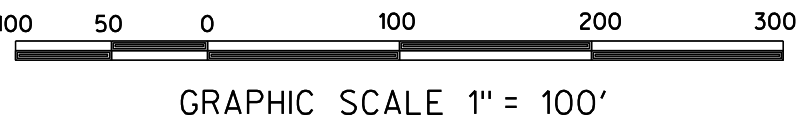
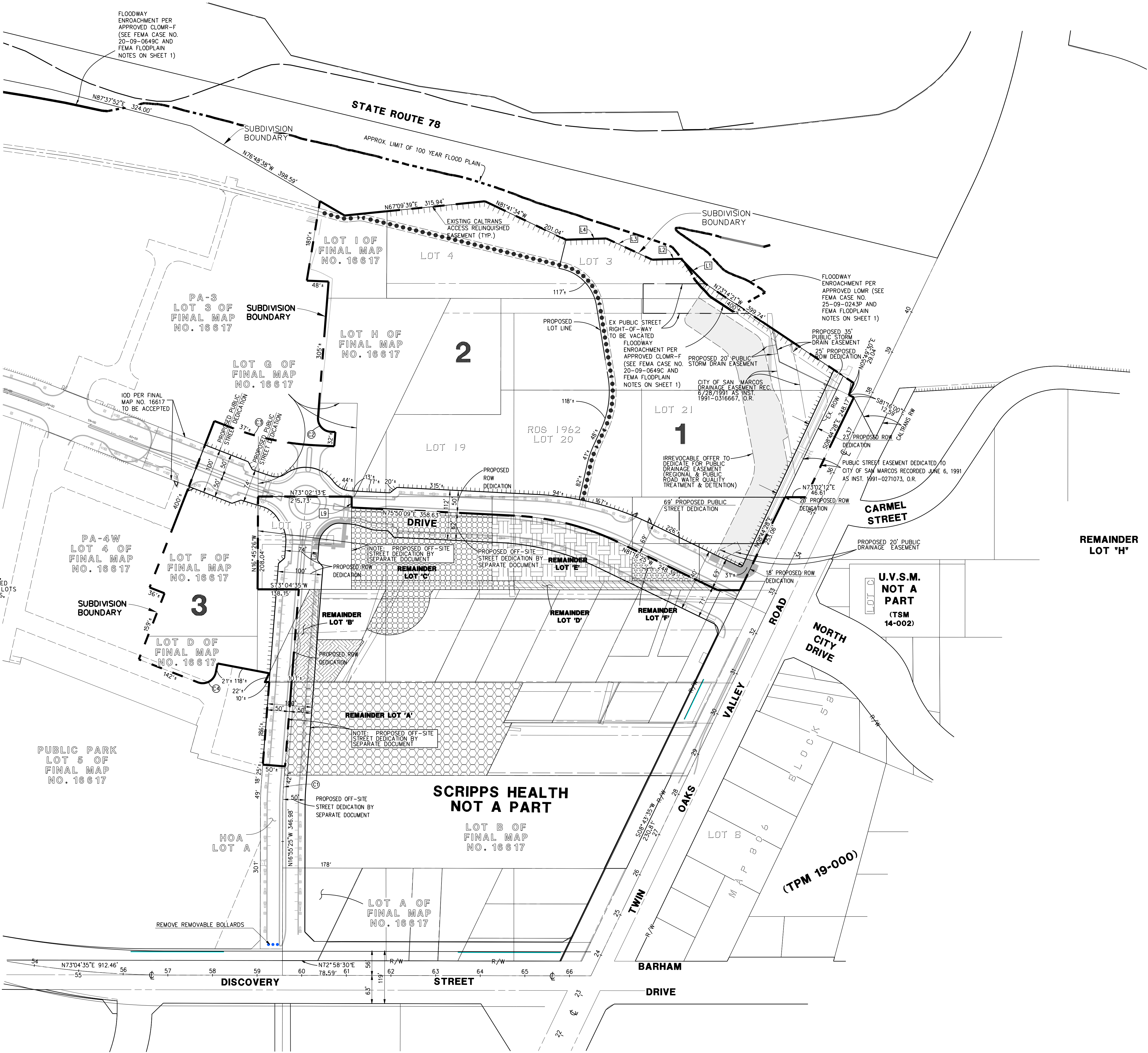
LEGEND	
DESCRIPTION	SYMBOL
PROPOSED LOT NUMBER	1 THROUGH 3
TSM BOUNDARY	---
SUBDIVISION BOUNDARY	---
PROPOSED RIGHT-OF-WAY	---
PROPOSED LOT LINE	---
PROPOSED EASEMENT	---
100 YEAR FLOODWAY	---
100 YEAR FLOOD PLAIN	---
EXISTING RIGHT-OF-WAY	---
EXISTING PROPERTY LINE	---
PROPOSED CURB	---
ACCESS RELINQUISHMENT	---
WATER QUALITY/DETENTION BASIN	---
GENERAL MUNICIPAL 15' TRAIL EASEMENT (CITY OF SAN MARCOS MAINTAINED) (HOA RETAIN ACCESS RIGHT FOR SLOPE/LANDSCAPE/IRRIGATION/BASIN MAINTENANCE)	---
PROPOSED PUBLIC DRAINAGE EASEMENT	---

SUBDIVISION BOUNDARY DATA					
NO	BEARING/DELTA	RADIUS	LENGTH	NO	BEARING/DELTA
L1	N81°34'07"W	--	78.54'	C1	D=22°53'26"
L2	N71°13'25"E	--	64.36'	C2	D=91°34'23"
L3	N82°14'56"W	--	113.47'	C3	D=18°22'35"
L4	N71°12'41"E	--	90.23'	C4	D=96°51'38"
L10	N16°57'17"W	--	24.29'		

REMAINDER PARCEL LEGEND

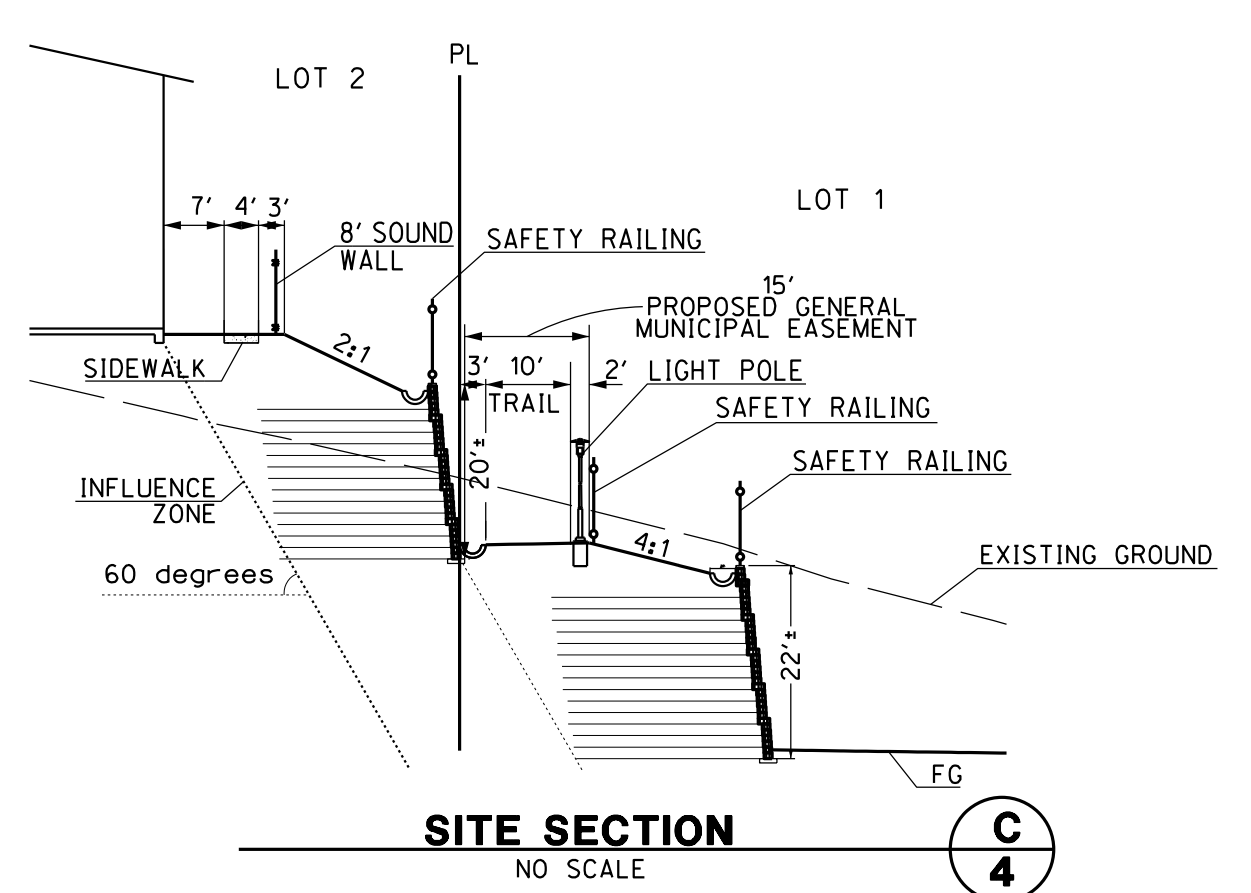
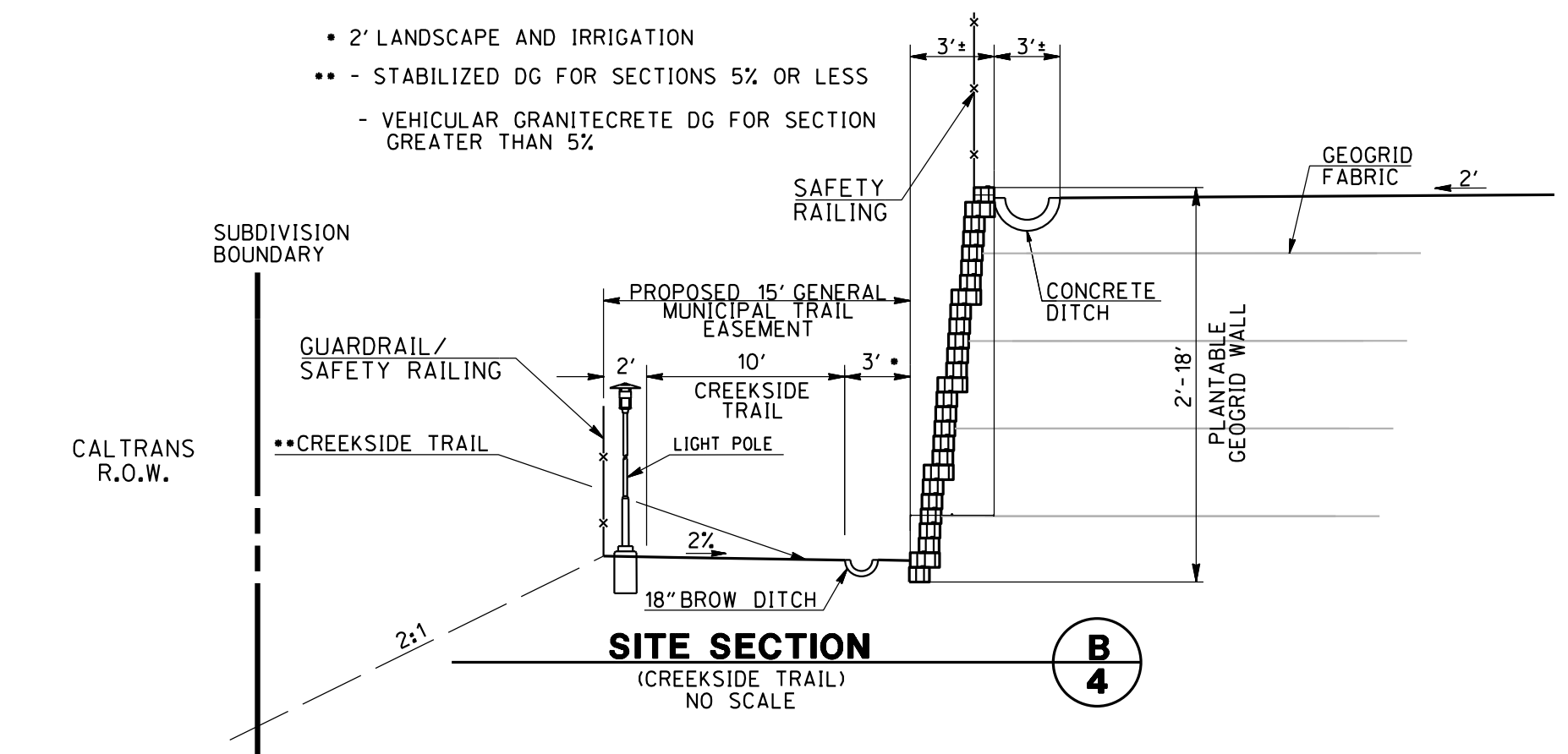
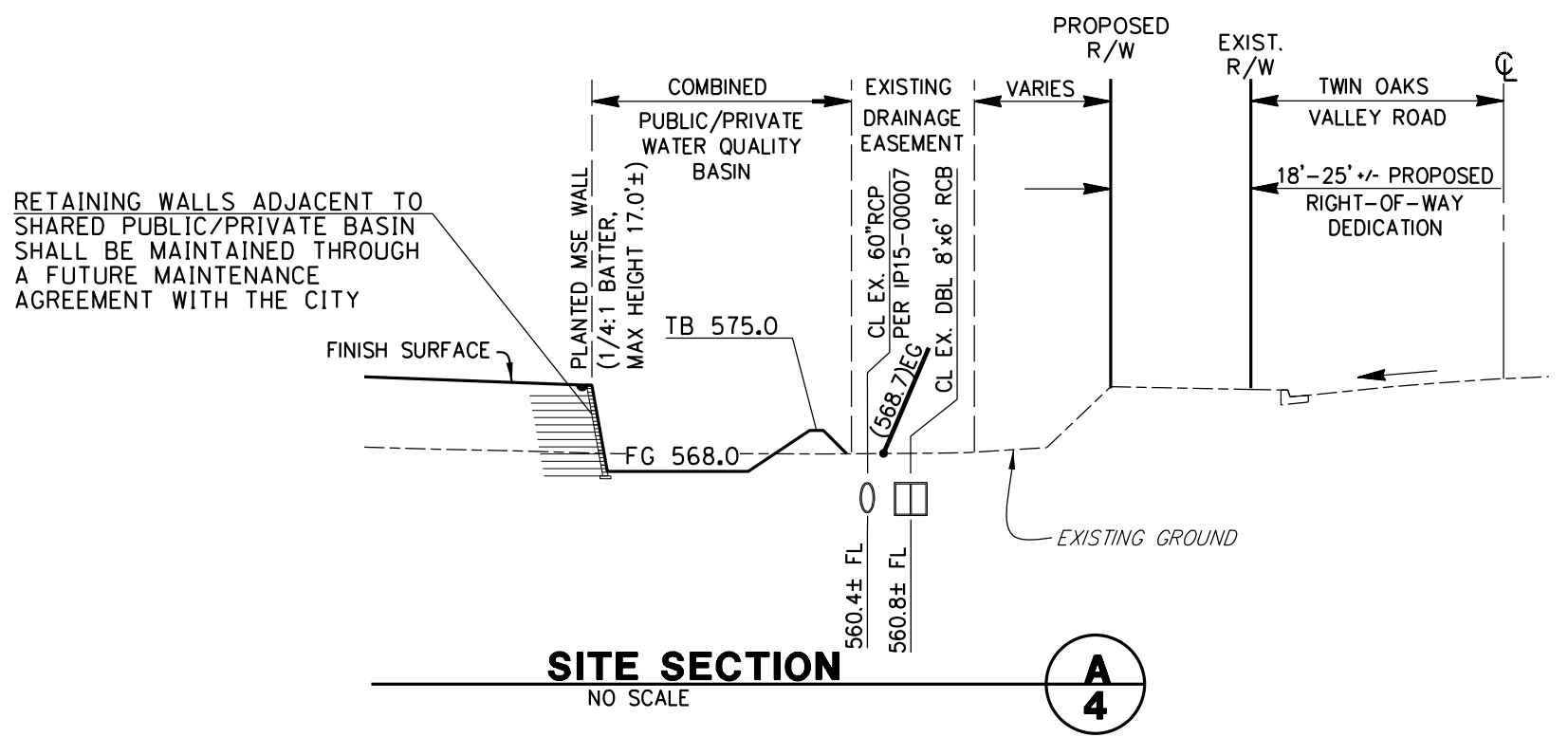
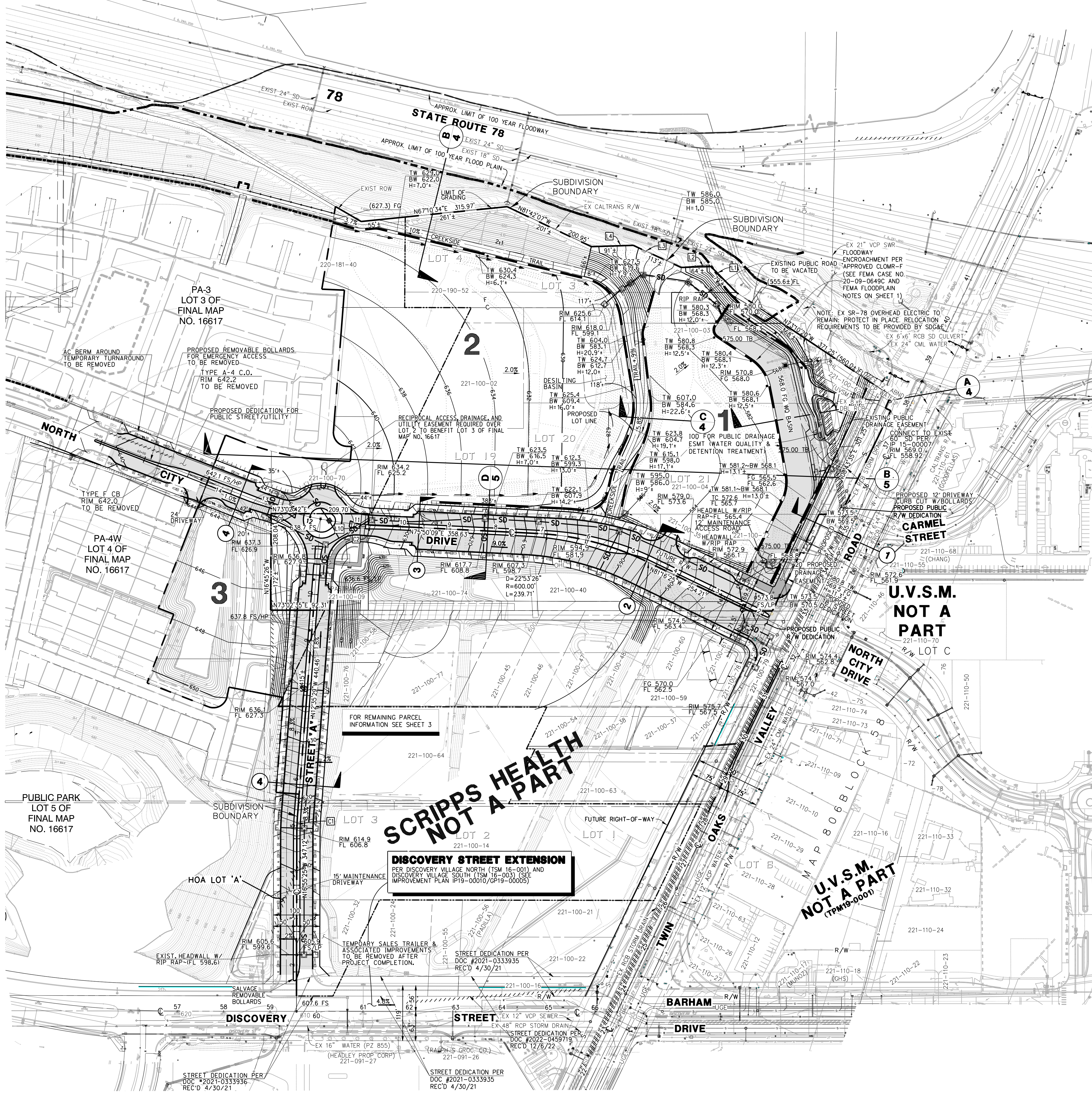
REMAINDER LOT A	---
REMAINDER LOT B	---
REMAINDER LOT C	---
REMAINDER LOT D	---
REMAINDER LOT E	---
REMAINDER LOT F	---

NOTE
A PRIVATE RECIPROCAL ACCESS, DRAINAGE, AND UTILITY EASEMENT SHALL BE RESERVED OVER LOTS 2 AND 3 TO THE BENEFIT OF LOTS 3 AND 4 OF FINAL MAP 16617 FOR ACCESS, DRAINAGE, AND UTILITY RIGHTS THROUGH EXISTING TSM1 DEVELOPMENT.



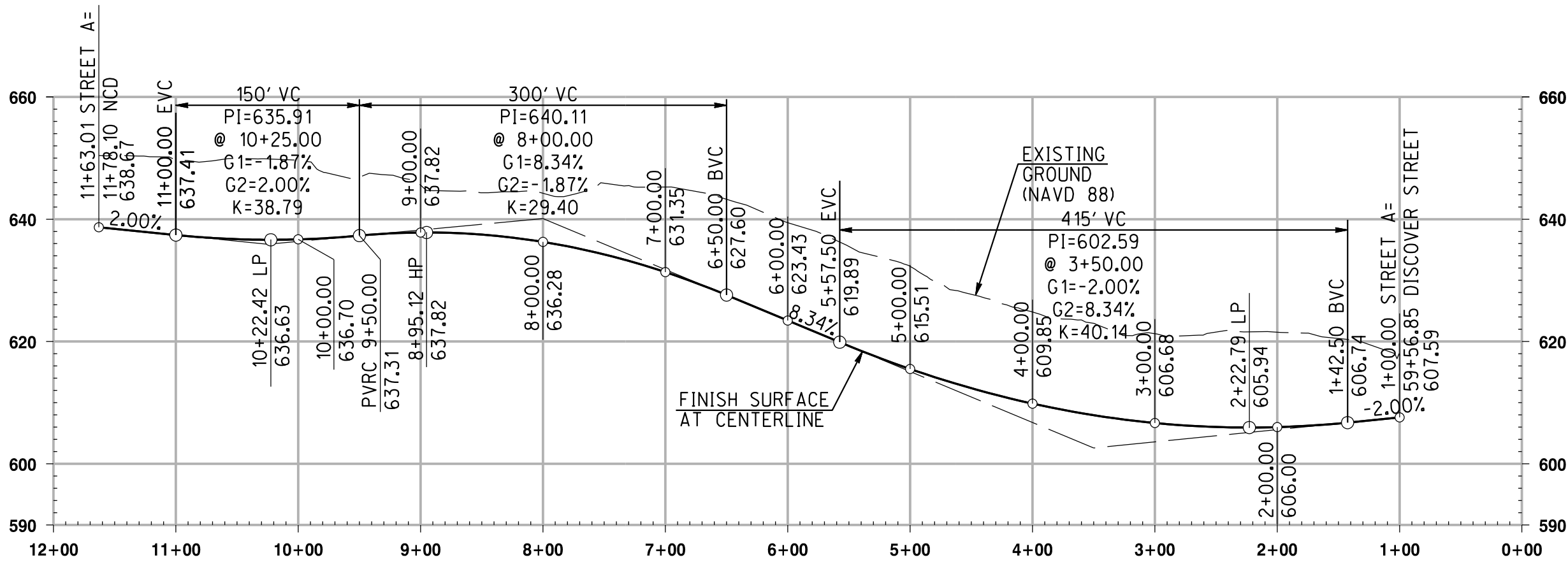
TENTATIVE SUBDIVISION MAP TSM 24-0004
UNIVERSITY DISTRICT SAN MARCOS
CONCEPTUAL GRADING PLAN

LEGEND	DESCRIPTION	SYMBOL
PROPOSED LOT NUMBER		1 THROUGH 9
SUBDIVISION BOUNDARY		
TSM BOUNDARY		
PROPOSED RIGHT-OF-WAY		
PROPOSED LOT LINE		
PROPOSED EASEMENT		
100 YEAR FLOODWAY		
EXISTING RIGHT-OF-WAY		
EXISTING PROPERTY LINE		
PROPOSED CURB		
PROPOSED RETAINING WALL (H=APPROXIMATE EXPOSED HEIGHT)		
PROPOSED AC PAVEMENT		
EXISTING CONTOUR		
PROPOSED CONTOUR		
PROPOSED CONTOUR PER GP19-00005 AND GP19-00009		
PROPOSED CUT / FILL LINE		
PROPOSED DAYLIGHT LINE		
PROPOSED 2:1 SLOPE		
PROPOSED FLOW DIRECTION		
PROPOSED STORM DRAIN		
PROPOSED CLEAN WATER (CW) STORM DRAIN		
PROPOSED STORM DRAIN HEADWALL/RIP RAP		
PROPOSED CONCRETE DRAINAGE DITCH		
PROPOSED CONCRETE DRAINAGE CHANNEL		
EXISTING SEWER W/ MANHOLE		
EXISTING WATER		
EXISTING OVERHEAD UTILITY LINE W/ POLE		
EXISTING RCB STORM DRAIN		
EXISTING STORM DRAIN		
EXISTING FLOW DIRECTION		
EXISTING UTILITY TO BE REMOVED		
ACCESS RELINQUISHMENT		
WATER QUALITY/DETENTION BASIN		

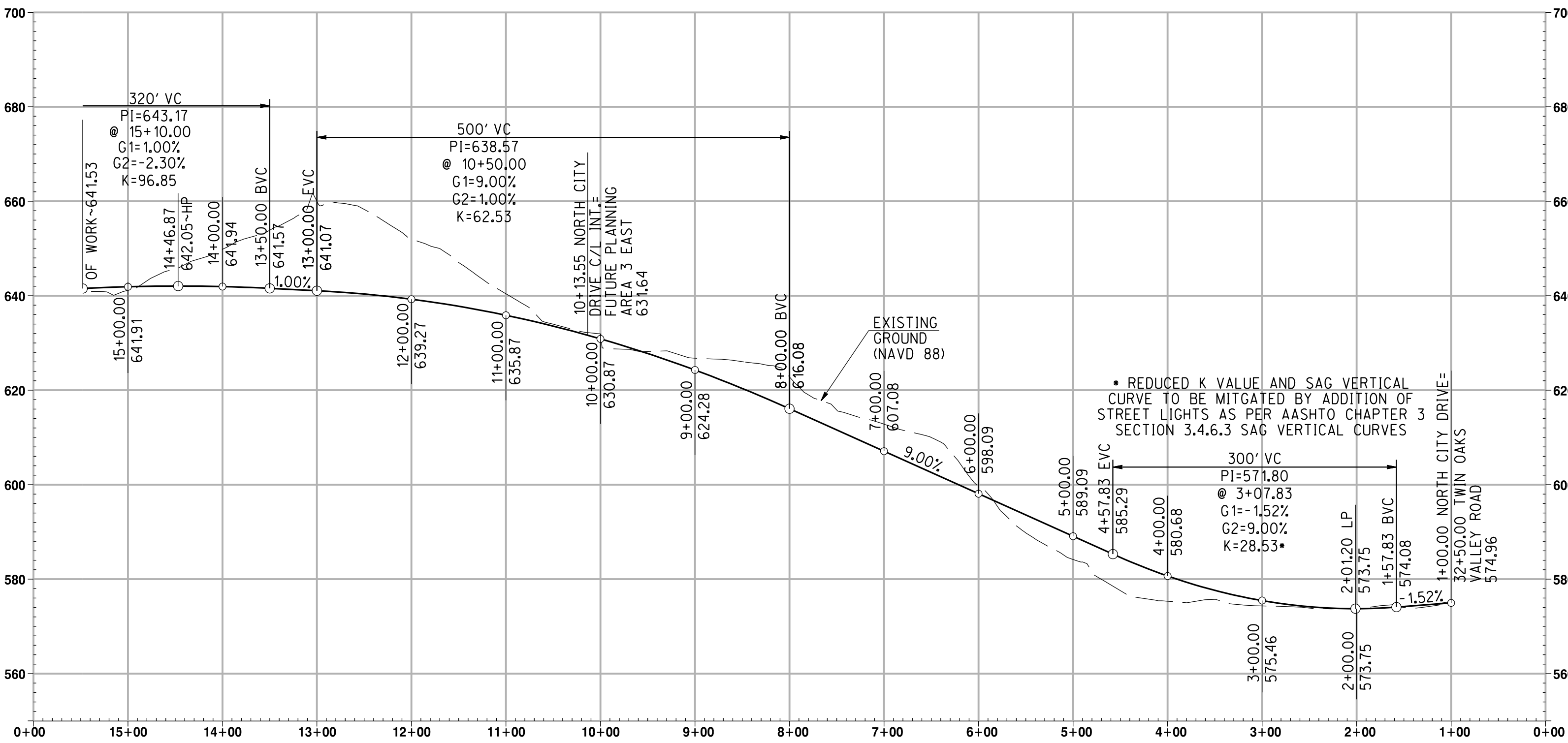


TENTATIVE SUBDIVISION MAP TSM 24-0004

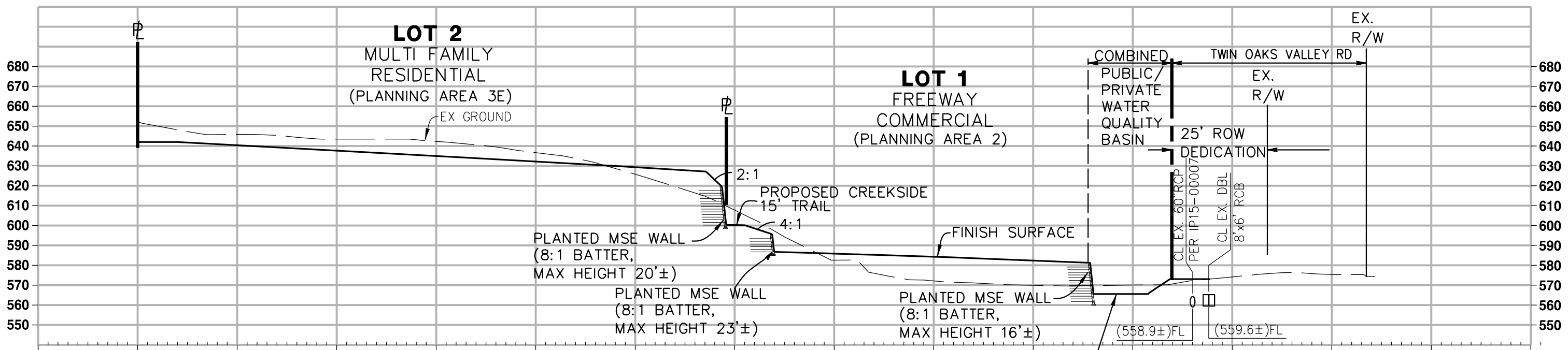
UNIVERSITY DISTRICT SAN MARCOS
STREET PROFILES & SITE SECTIONS



PROFILE: STREET A
SCALE: 1"= 100' HORIZ.; 1"= 20' VERT.

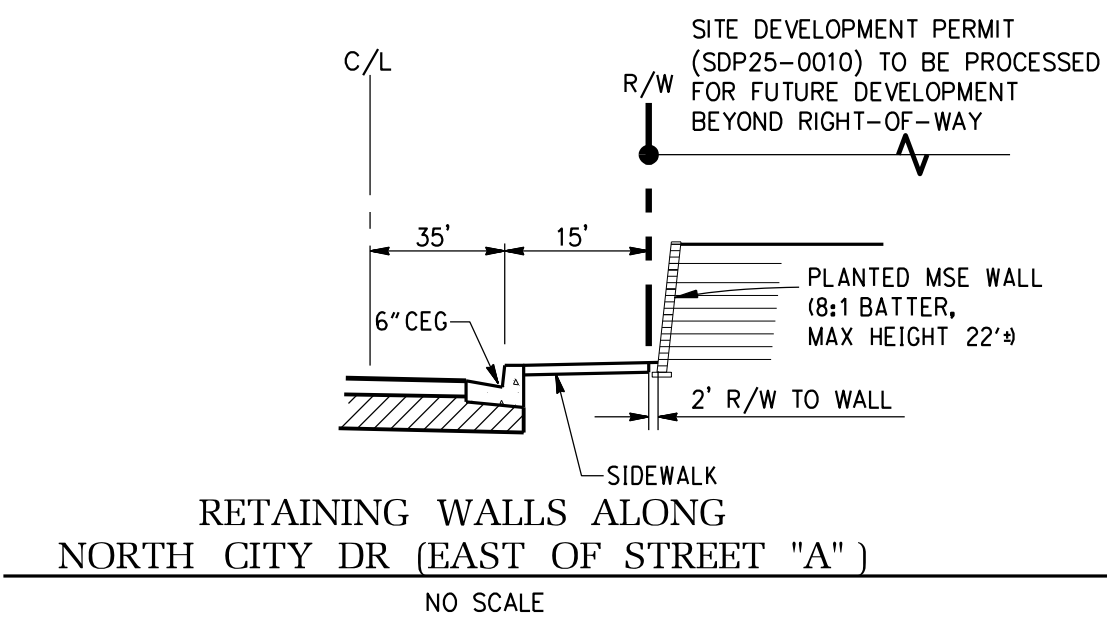


PROFILE: NORTH CITY DRIVE
SCALE: 1"= 100' HORIZ.; 1"= 20' VERT.



SITE SECTION "B"
SCALE: 1"= 100' HORIZ.; 1"= 50' VERT.

B
5

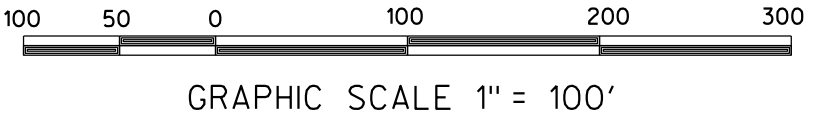
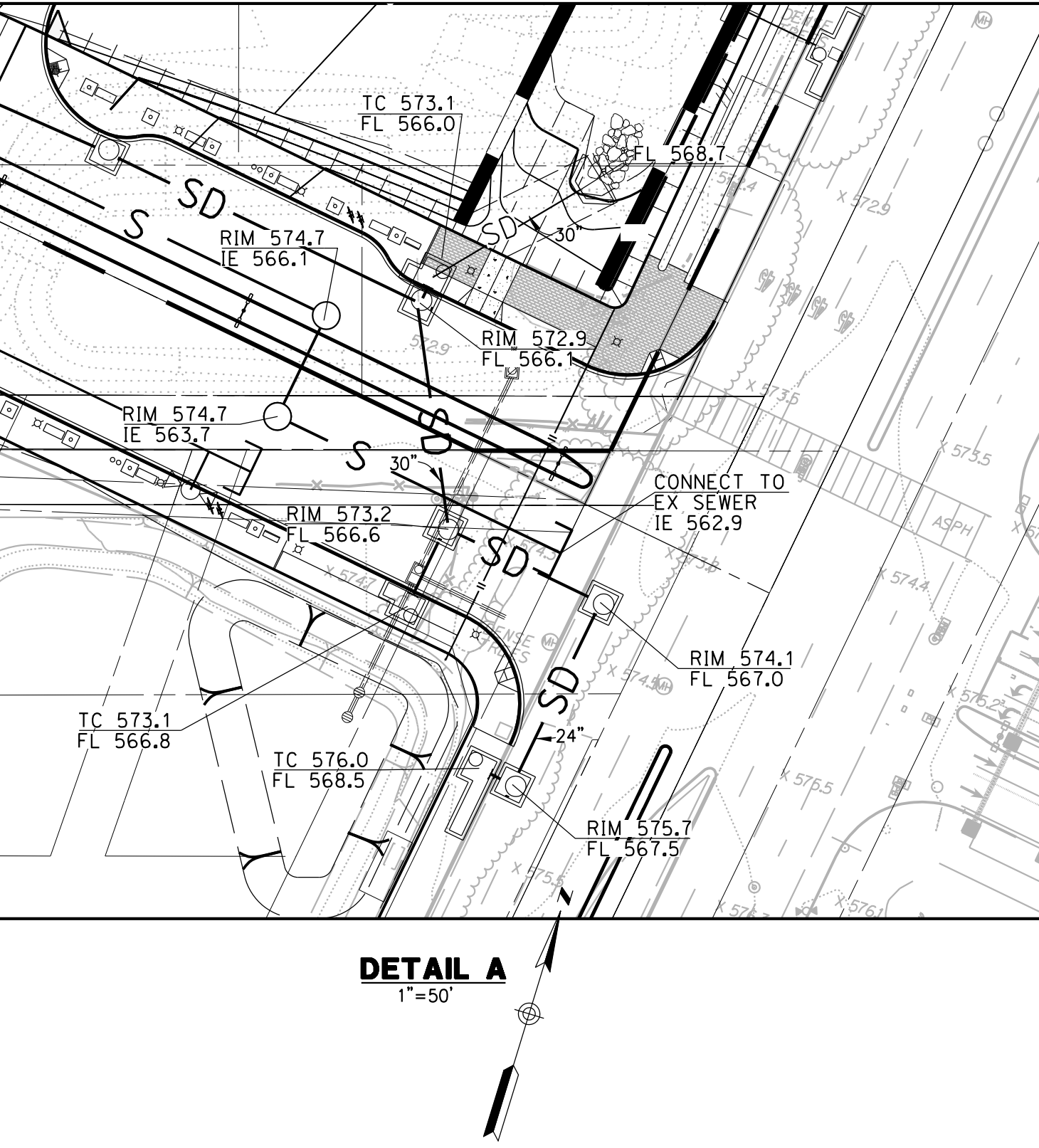


D
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TENTATIVE SUBDIVISION MAP TSM 24-0004
UNIVERSITY DISTRICT SAN MARCOS
CONCEPTUAL UTILITY PLAN

LEGEND	
DESCRIPTION	SYMBOL
SUBDIVISION BOUNDARY	---
TSM BOUNDARY	---
EXISTING RIGHT-OF-WAY	---
PROPOSED RIGHT-OF-WAY	---
EXISTING PROPERTY LINE	---
PROPOSED LOT LINE	---
PROPOSED EASEMENT	---
100 YEAR FLOODWAY	---
100 YEAR FLOOD PLAIN	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
PROPOSED CONTOUR PER GP19-00005 AND GP19-00009 (H=APPROXIMATE EXPOSED HEIGHT)	---
PROPOSED 2:1 SLOPE	---
PROPOSED CURB	---
PROPOSED WATER MAIN (12" WATER UNLESS NOTED OTHERWISE) P2855 (WEST OF TOVR)	W
EXISTING WATER MAIN	W
PROPOSED FIRE HYDRANT	W
EXISTING FIRE HYDRANT	W
PROPOSED SEWER (10" SEWER UNLESS NOTED OTHERWISE)	S
PROPOSED SEWER MANHOLE	S
EXISTING SEWER MANHOLE	S
PROPOSED STORM DRAIN	SD
PROPOSED STORM DRAIN (CLEAN WATER BYPASS)	SD
PROPOSED STORM DRAIN CLEANOUT	SD
PROPOSED STORM DRAIN CURB INLET	SD
PROPOSED STORM DRAIN CATCH BASIN	SD
PROPOSED STORM DRAIN CMP RISER	SD
PROPOSED STORM DRAIN HEADWALL/RIP RAP	SD
EXISTING STORM DRAIN	SD
PROPOSED CONCRETE DRAINAGE DITCH	SD
PROPOSED CONCRETE DRAINAGE CHANNEL	SD
PROPOSED RIP RAP	SD
EXISTING UTILITY TO BE REMOVED	SD
EXISTING RCB STORM DRAIN	SD
ACCESS RELINQUISHMENT	SD
WATER QUALITY/DETENTION BASIN	SD
PRELIMINARY PAVEMENT RESTORATION LIMITS	SD

NOTE
1. ALL SEWER MAINS ARE 10" UNLESS NOTED OTHERWISE
2. ALL WATER MAINS ARE 12" UNLESS NOTED OTHERWISE
3. ALL STORM DRAIN IS 18" UNLESS NOTED OTHERWISE
4. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED. 20' MIN. DRAINAGE EASEMENTS WILL BE DEDICATED AS APPROVED BY THE CITY OF SAN MARCOS.
5. ANY PRIVATE STORM DRAIN CONNECTIONS WITHIN THE PUBLIC ROW WILL BE PERMITTED THROUGH ENCROACHMENT, REMOVAL AND MAINTENANCE AGREEMENT (EMRA) WITH THE CITY

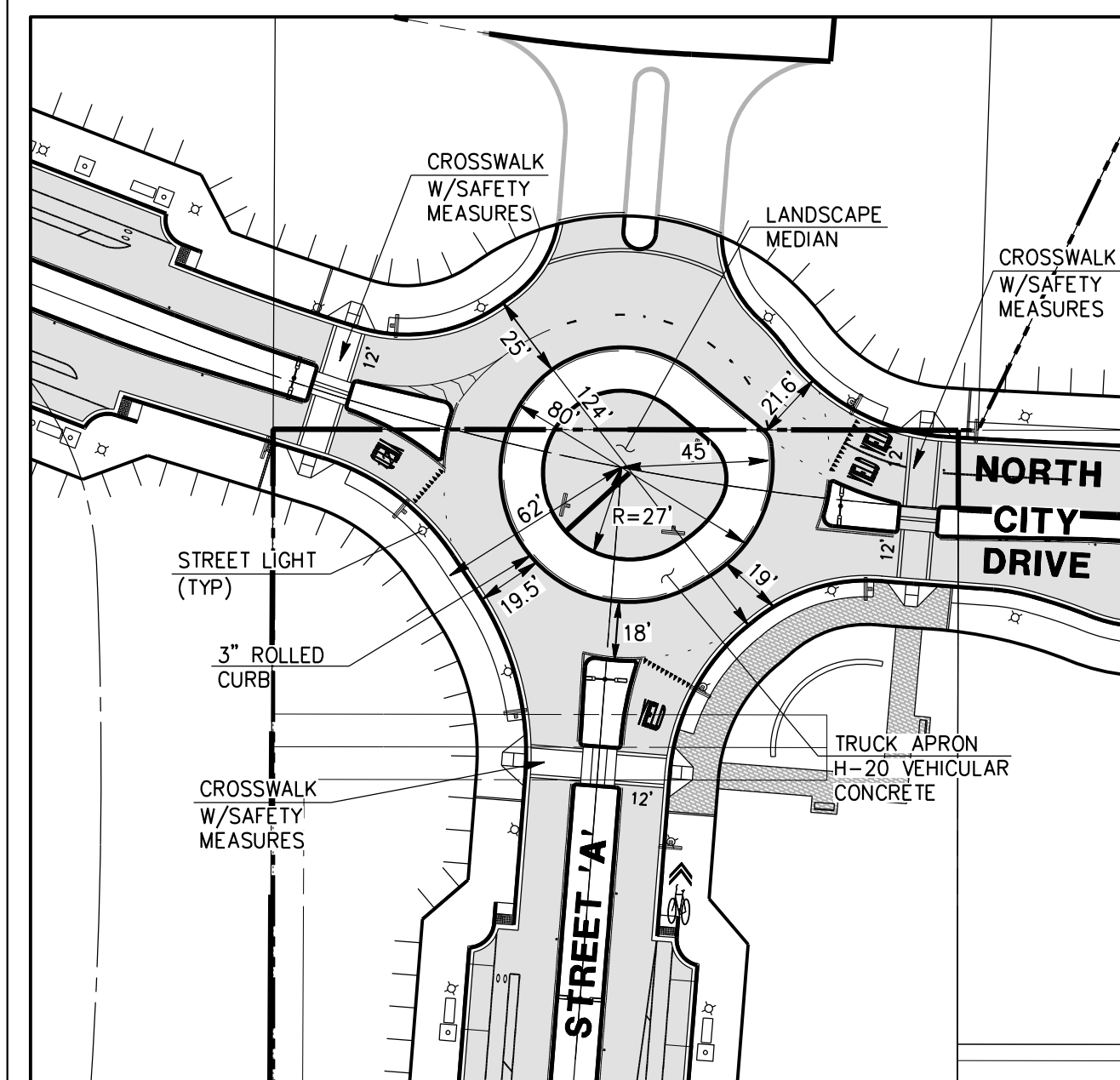


TENTATIVE SUBDIVISION MAP TSM 24-0004

UNIVERSITY DISTRICT SAN MARCOS CONCEPTUAL CIRCULATION PLAN

SHEET 7 OF 14

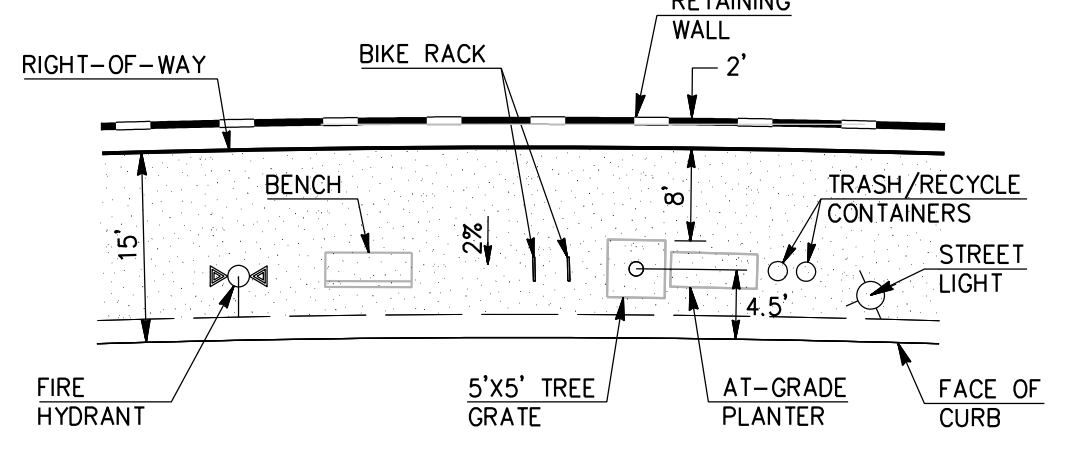
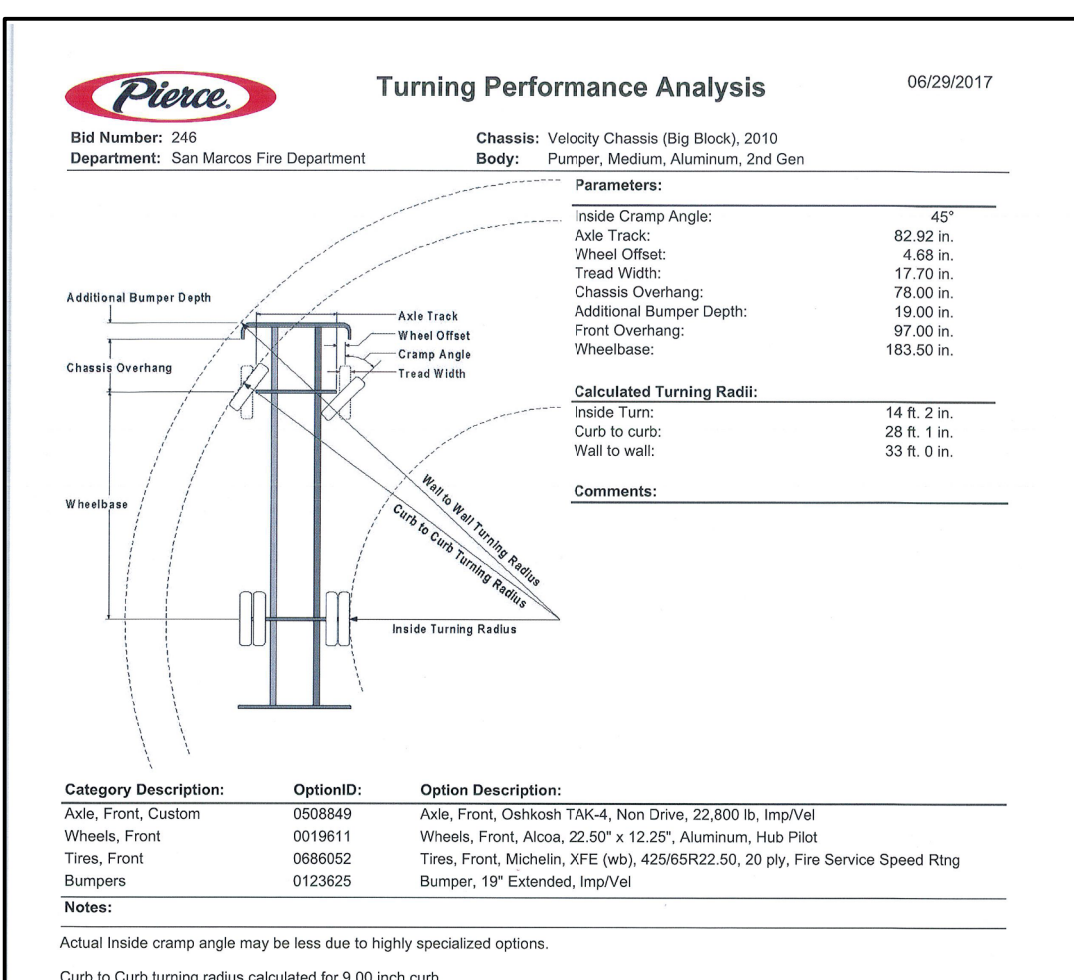
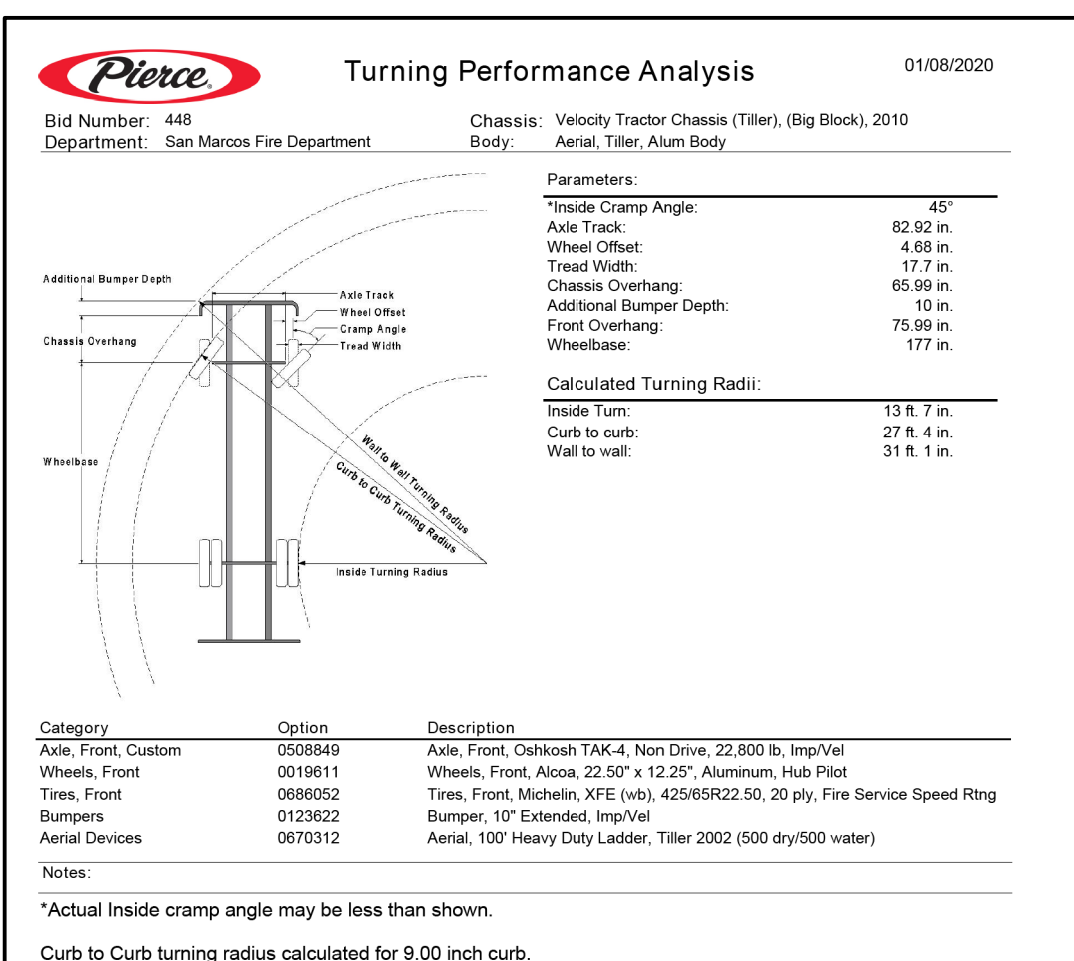
LEGEND	DESCRIPTION	SYMBOL
	SUBDIVISION BOUNDARY	---
	TSM BOUNDARY	---
	PROPOSED RIGHT-OF-WAY	---
	PROPOSED LOT LINE	---
	PROPOSED PEDESTRIAN RAMP	---
	PROPOSED CURB / AC BERM	---
	PROPOSED STRIPING	---
	PROPOSED BIKE LANE	---
	PROPOSED AC PAVEMENT	---
	PROPOSED TRAFFIC SIGNAL MODIFICATION	---
	EXISTING RIGHT-OF-WAY	---
	EXISTING LOT LINE	---
	EXISTING CURB / AC BERM	---
	EXISTING AC PWT EDGE	---



TYPICAL ROUNDABOUT LAYOUT

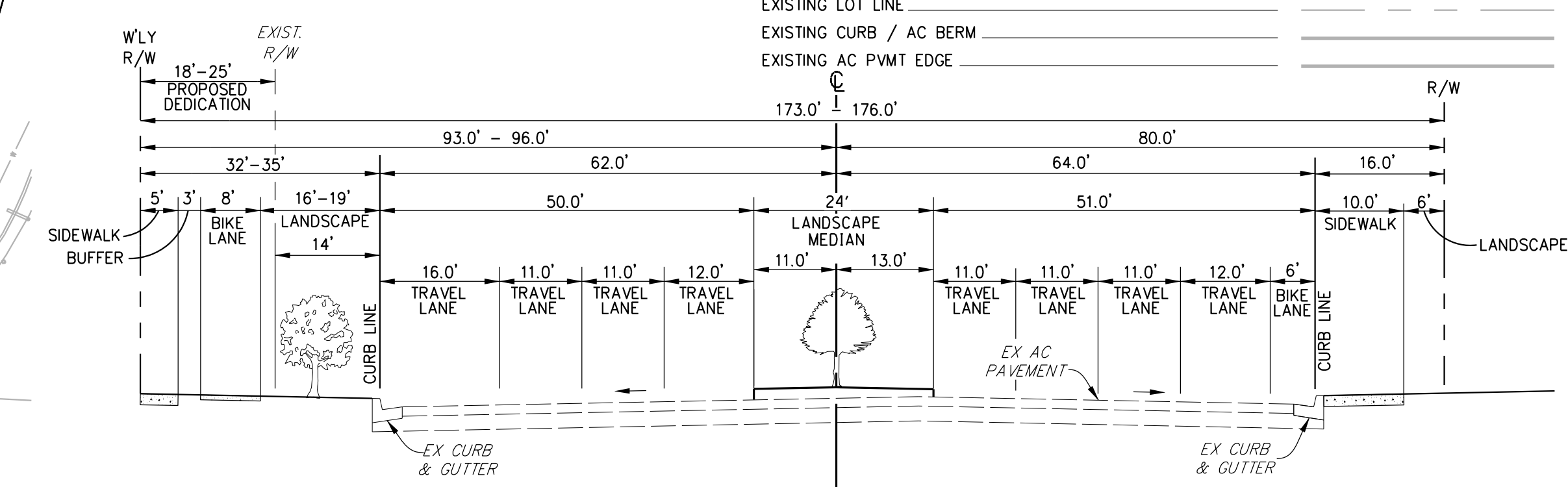
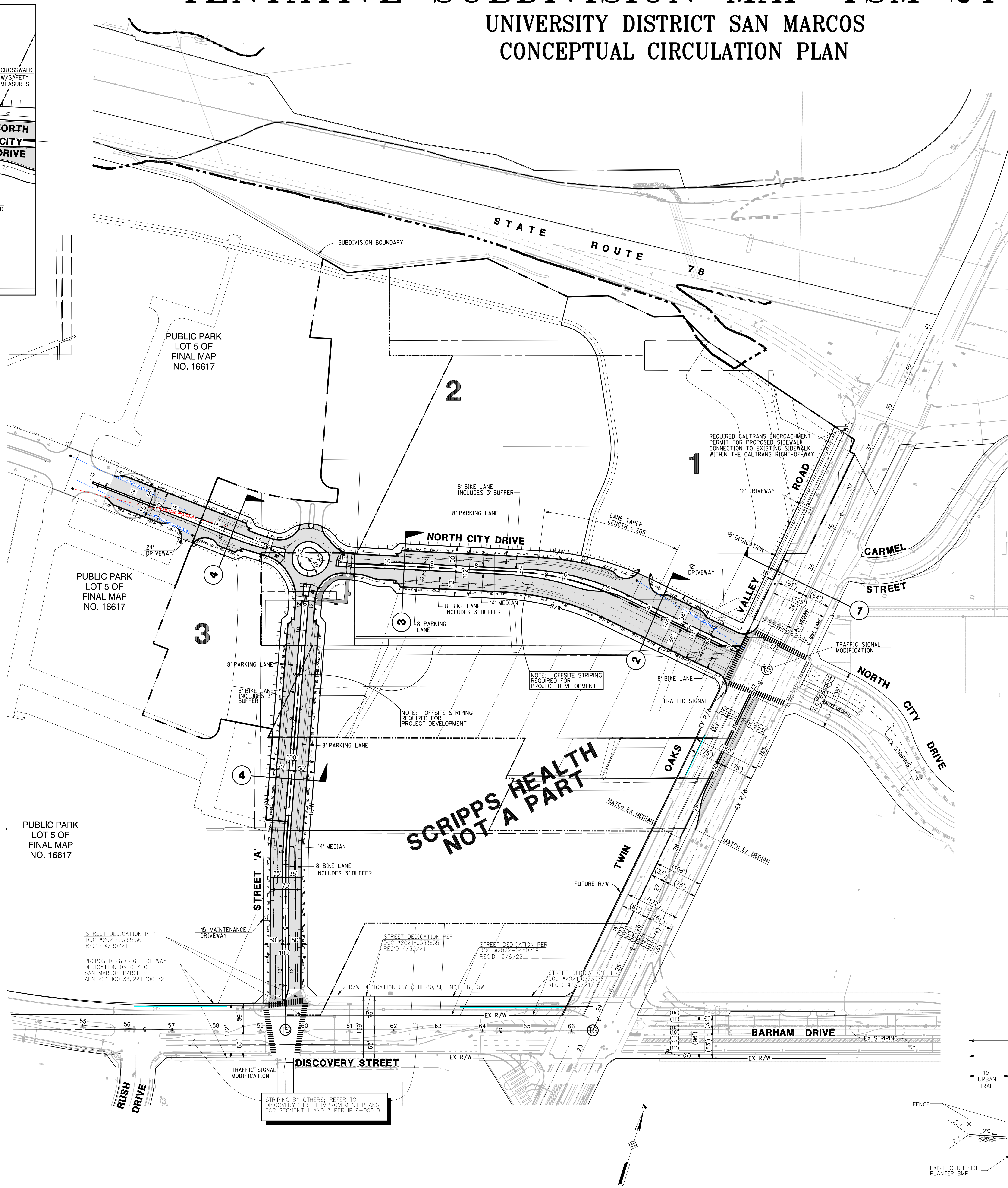
SCALE 1" = 50'

- NOTES:
1. ROUNDABOUT DESIGN PER NCHRP/FHA REPORT 672 AND SUBJECT TO APPROVAL BY THE CITY ENGINEER.
 2. LIGHTING AT ROUNDABOUT SUBJECT TO APPROVAL BY THE CITY ENGINEER.
 3. ROUNDABOUT TO BE DESIGNED FOR BICYCLIST TO TRAVEL LIKE VEHICLES (SEC 6.8.2.1)
 4. ROUNDABOUT DESIGN HAS BEEN DESIGNED FOR THE CITY OF SAN MARCOS FIRE TRUCK.
 5. ADDITIONAL ROW DEDICATIONS MAY BE REQUIRED ONCE FINAL ROUNDABOUT DESIGN HAS BEEN APPROVED BY THE CITY ENGINEER.



TYPICAL PARKWAY DETAIL

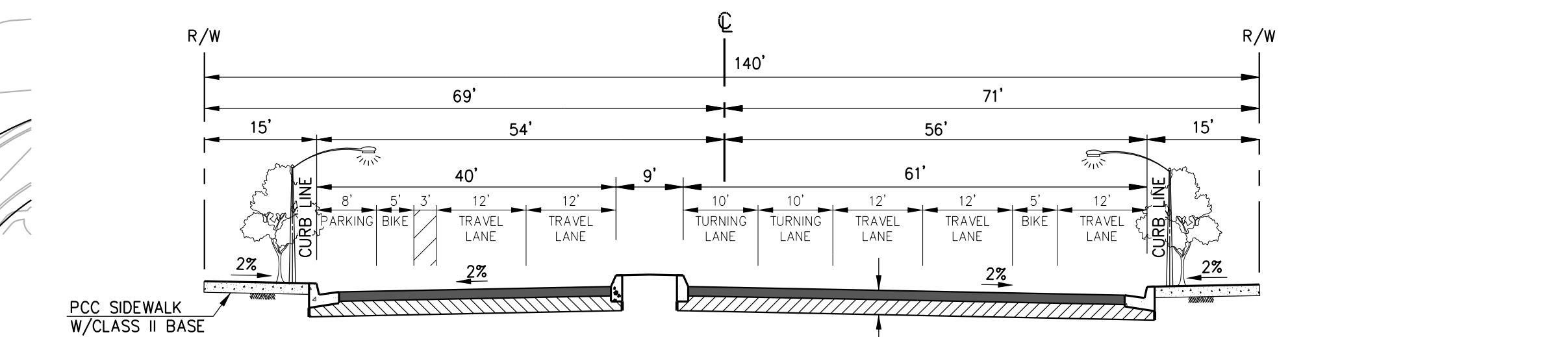
NO SCALE



- NOTES:
- * TYPICAL SECTION DEPICTS AND PROVIDES CONSISTENT IMPROVEMENTS PER IP15-00007.
 - * MEDIAN DIMENSIONAL OFFSET PER IP15-007, MAINTAINED EXISTING TWIN OAKS VALLEY ROAD WEST SIDE CURB, WHILE ACHIEVING CITY OF SAN MARCOS REQUIREMENT OF FOUR FOOT MINIMUM MEDIAN NOSE.

TYPICAL SECTION
TWIN OAKS VALLEY ROAD
STREET TYPE L
(DESIGN SPEED 45 MPH)

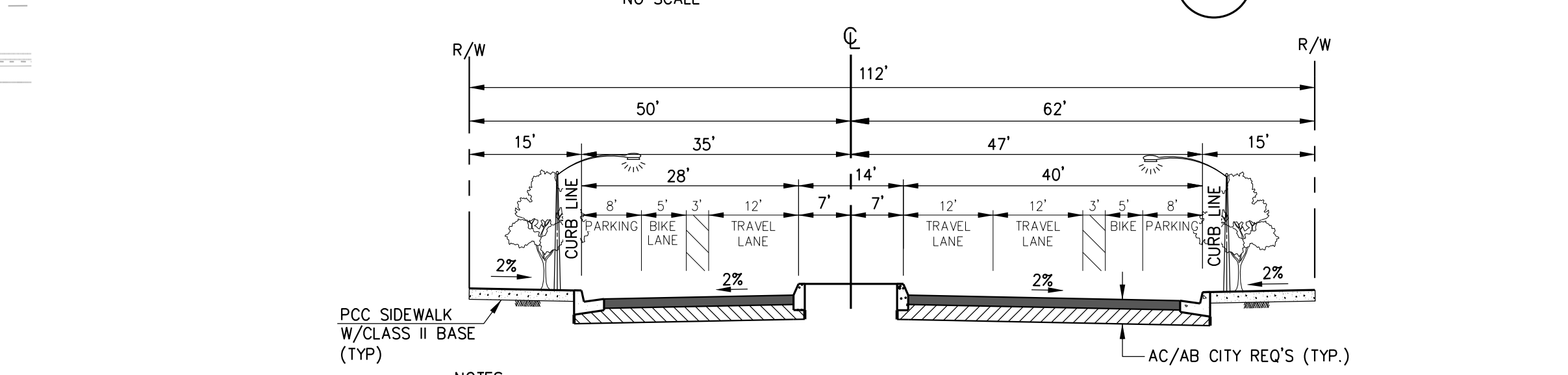
NO SCALE



- NOTES:
- * REMOVAL OF SHARROWS (DUE TO TERRAIN).
 - * BIKE LANE ADDITION ADDED WIDTH TO SPECIFIC PLAN SECTION TO ACCOMMODATE BIKE LANE WITH BUFFER.
 - * ENHANCED LIGHTING WITH VERTICAL CURVE REDUCTION.

TYPICAL SECTION
NORTH CITY DRIVE
MODIFIED 4-LANE MAJOR
(DESIGN SPEED 25 MPH)

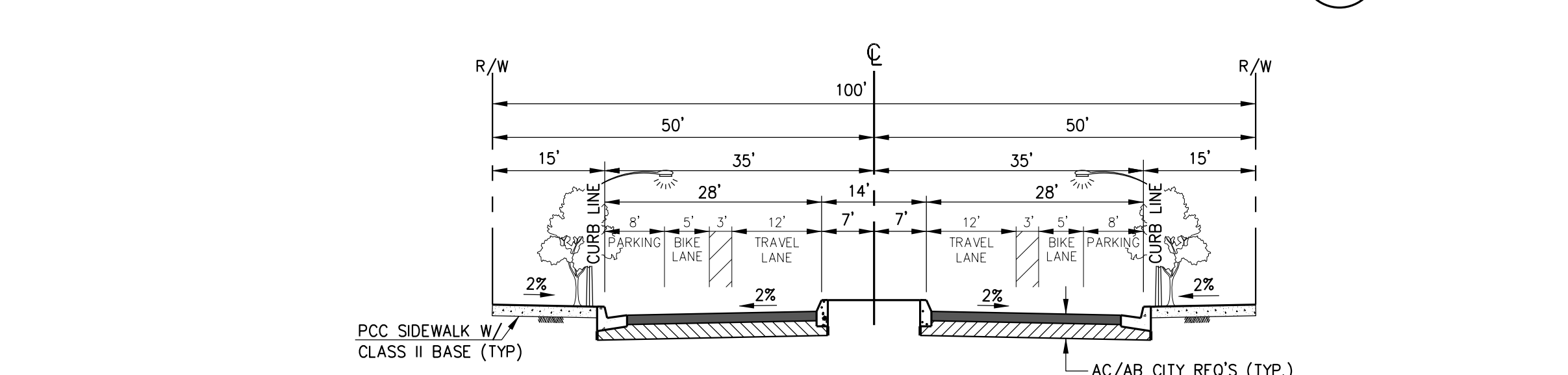
NO SCALE



- NOTES:
- * MEDIAN WIDTH REDUCTION TO 14'.
 - * REMOVAL OF SHARROWS (DUE TO TERRAIN).
 - * BIKE LANE ADDITION ADDED WIDTH TO SPECIFIC PLAN SECTION TO ACCOMMODATE BIKE LANE WITH BUFFER.

TYPICAL SECTION
NORTH CITY DRIVE
MODIFIED 2-LANE COLLECTOR STREET TYPE B-ALTERNATIVE
(DESIGN SPEED 25 MPH)

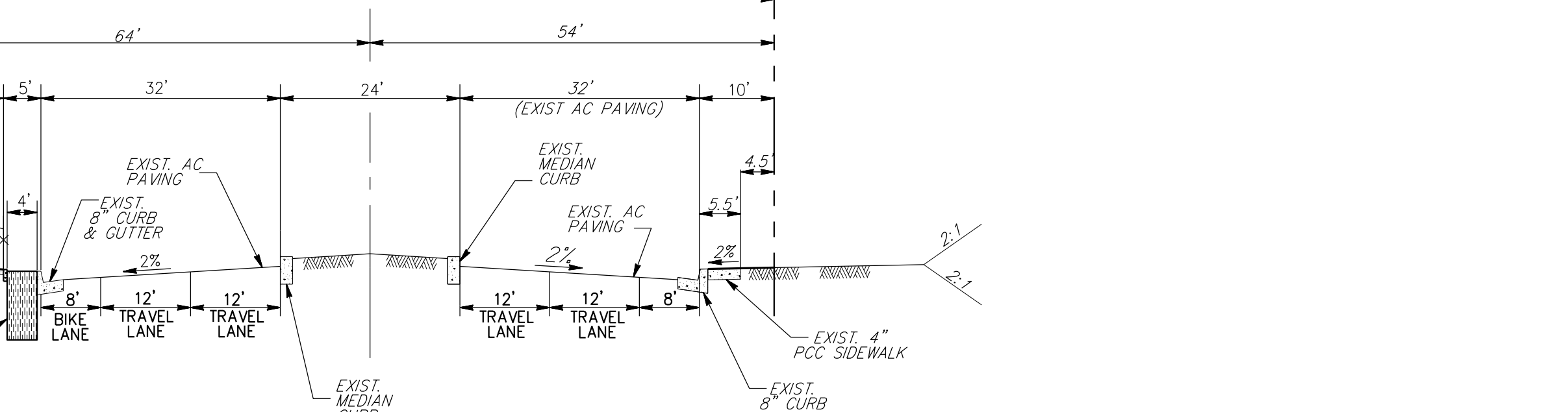
NO SCALE



- NOTES:
- * MEDIAN WIDTH REDUCTION TO 14'.
 - * REMOVAL OF SHARROWS (DUE TO TERRAIN).
 - * BIKE LANE ADDITION ADDED WIDTH TO SPECIFIC PLAN SECTION TO ACCOMMODATE BIKE LANE WITH BUFFER.

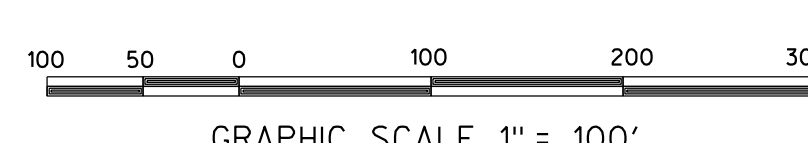
TYPICAL SECTION
STREET 'A' / NORTH CITY DRIVE
MODIFIED 2-LANE COLLECTOR STREET TYPE B-ALTERNATIVE
(DESIGN SPEED 25 MPH)

NO SCALE



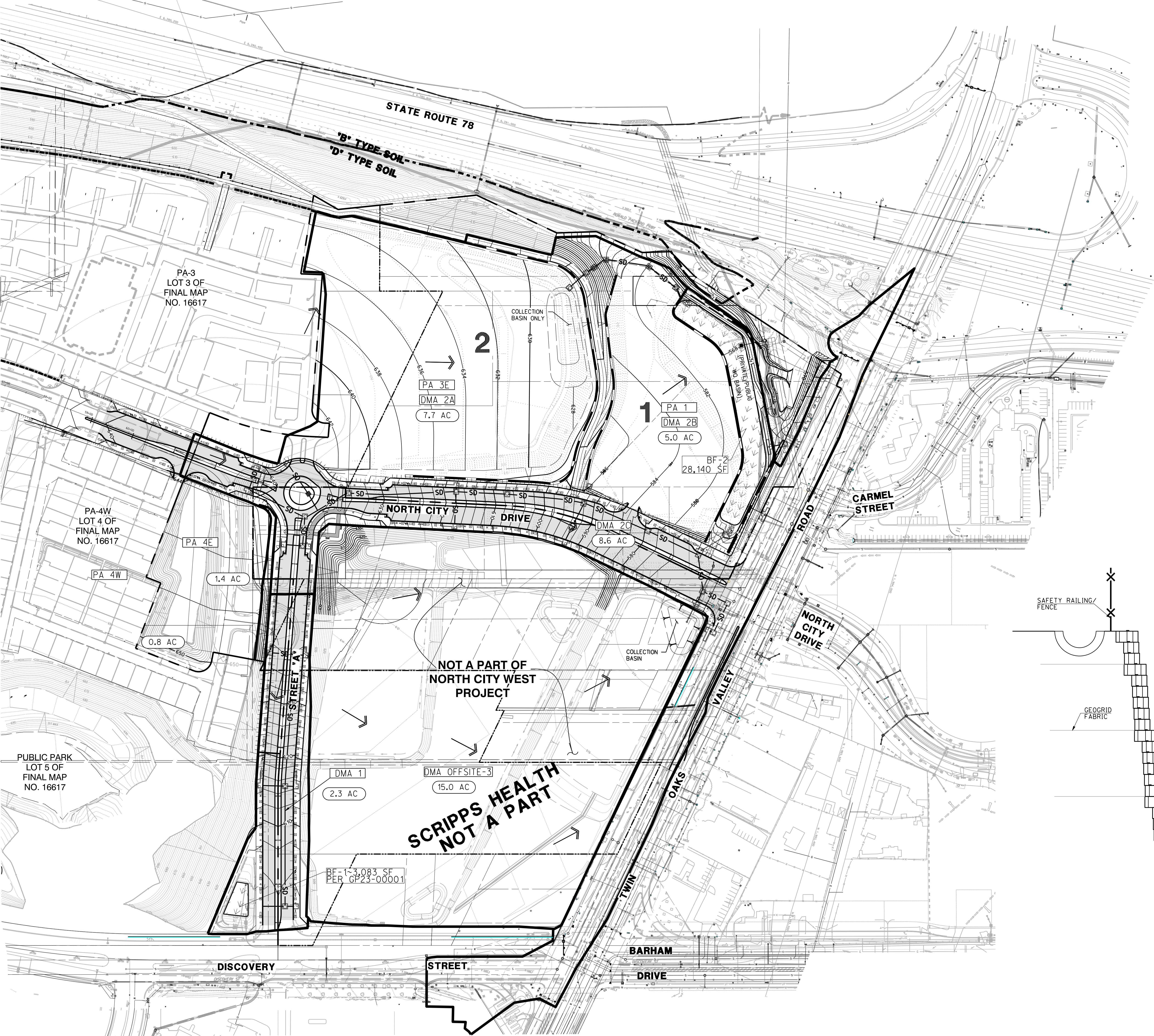
TYPICAL SECTION
DISCOVERY STREET
STREET TYPE K1
(DESIGN SPEED 45 MPH)

NO SCALE, BY OTHERS



GRAPHIC SCALE 1" = 100'

TENTATIVE SUBDIVISION MAP TSM 24-0004
UNIVERSITY DISTRICT SAN MARCOS
STORM WATER BMP PLAN



LEGEND

EXISTING GROUND CONTOURS
410

PROPOSED GROUND CONTOURS
410

DMA 1
2.3 AC
AREA (ACRES)

PROJECT BOUNDARY

DMA BOUNDARY

HYDROLOGIC SOIL BOUNDARY

PROPOSED IMPERVIOUS

EXISTING IMPERVIOUS

SELF MITIGATING AREA

RUNOFF FLOW DIRECTION

COLLECTION BASIN
(FOR COLLECTION/CONVEYANCE ONLY)

TREATMENT BMPS

WQ
BF7
WATER QUALITY BASIN
(WATER QUALITY, HMP
AND 100 YR DETENTION)

SOILS/GROUNDWATER NOTES:

1. UNDERLYING HYDROLOGIC SOIL GROUP = NRCS TYPE B, C AND D
2. THERE ARE NO EXISTING NATURAL HYDROLOGIC FEATURES LOCATED WITHIN THE PROJECT SITE
3. THE PROJECT SITE IS NOT LOCATED WITHIN A CRITICAL COARSE SEDIMENT YIELD AREAS (ATTACHMENT 2B)
4. APPROXIMATE DEPTH TO GROUND WATER TABLE VARIES FROM 5 FT TO 14 FT.
5. PORTION (0.8 ACRES) OF PA 4 EAST SHOWN IN BLUE DRAINS TO BF-3 THAT WAS PART OF TM1. THE PROJECT PROPOSES TO ROUTE THE REMAINING 1.4 ACRES OF PA4 EAST TO BF-3. THIS WAS ALREADY ACCOUNTED FOR IN BF-3 SIZING ASSUMING ULTIMATE CONDITION IN PDP SWOMP TITLED "PDP SWOMP FOR NORTH CITY 1 - TM1"

SELF-MITIGATING DMAS

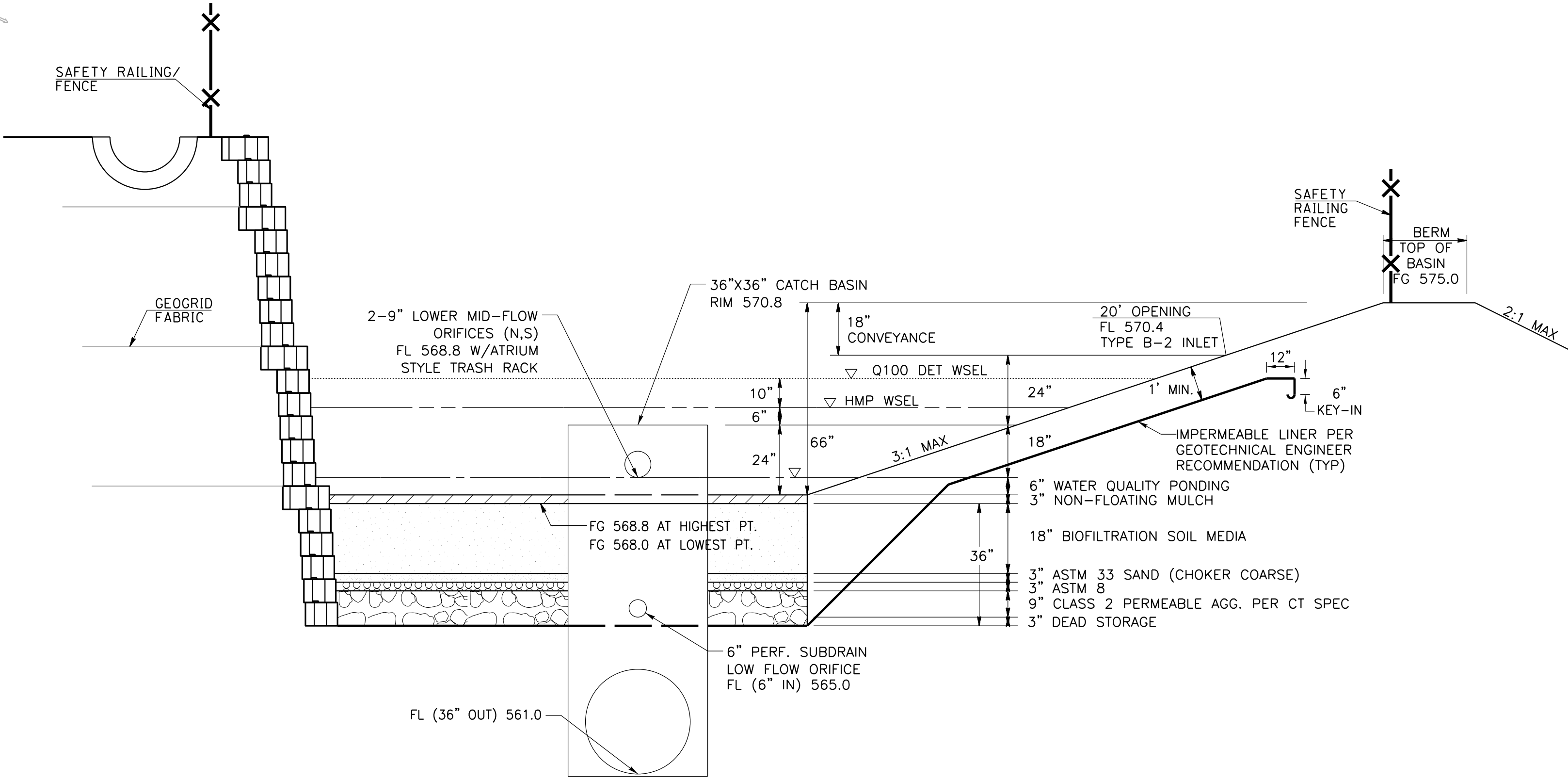
THE PROPOSED SELF-MITIGATING DMAS ARE LANDSCAPED AREAS THAT ARE UNABLE TO BE COLLECTED IN A BIOFILTRATION PLANTER; MOST ARE ON THE PROJECT PERIMETER. THESE AREAS ARE PLANTED WITH NON-INVASIVE PLANT SPECIES THAT REQUIRE LOW WATER USAGE ONCE ESTABLISHED, AND CONTAIN LESS THAN 5% INCIDENTAL IMPERVIOUS AREAS. PER THE PROJECT LANDSCAPE PLAN, THESE AREAS WILL BE TILLED TO 6" DEPTH AND SOIL AMENDMENTS MIXED IN PRIOR TO PLANTING.

TREATMENT CONTROL BMPS

STORM WATER RUNOFF GENERATED BY THE PROPOSED PUBLIC ROADS AND PROPOSED PADS WILL BE TREATED BY BIOFILTRATION BMPS. THE BMPS WILL BE SIZED UTILIZING THE BMP DESIGN MANUAL SIZING CRITERIA AND WILL HAVE A TREATMENT AREA THAT SATISFIES APPROPRIATE POLLUTANT CONTROL CRITERIA. IN ACCORDANCE WITH 89-2013-0001 BMPS ARE SIZED TO TREAT ALL TRIBUTARY RUNOFF, INCLUDING RUNOFF FROM EXISTING SURFACES. THE BMPS ARE ALSO SIZED TO PROVIDE HYDROMODIFICATION AND 100 YEAR PEAK FLOW MITIGATION. SEE THE STORM WATER QUALITY MANAGEMENT PLAN FOR DCV AND WATER QUALITY SIZING CALCULATIONS, AND THE DRAINAGE STUDY 100 YEAR PEAK MITIGATION CALCULATIONS. HYDROMODIFICATION CALCULATIONS WILL BE PROVIDED AT FINAL ENGINEERING.

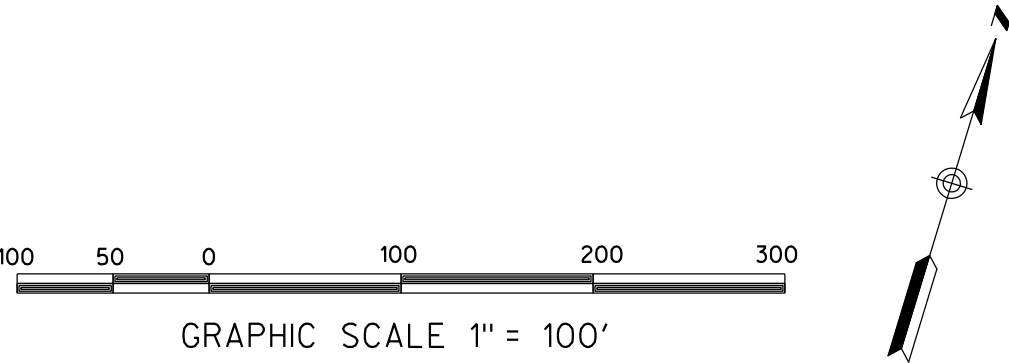
DMA ID	AREA (AC)	% IMPERVIOUS (AC)	TYPE	PROVIDED BMP BOTTOM FOOTPRINT (SF)	STORAGE AT OVERFLOW (AC-FT)
DMA-1	2.3	90 (2.1)	LINED BIOFILTRATION DRAINS TO BMP BF1	3,083	0.6
DMA-2	21.5	84 (18.1)	LINED BIOFILTRATION DRAINS TO BMP BF2	28,140	5.4

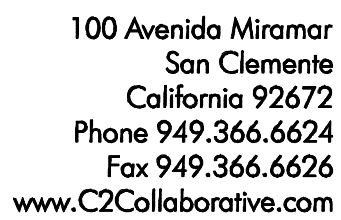
NOTE: THE BMPS ARE SIZED TO PROVIDE APPROPRIATE POLLUTANT CONTROL, FLOW CONTROL (HMP), AND 100-YEAR PEAK FLOW DETENTION.



"BF-2" BIOFILTRATION BASIN
NOT TO SCALE

NOTE: BIOFILTRATION BASIN TO BE CONSTRUCTED PER CITY OF SAN MARCOS BMP DESIGN MANUAL, 2023 EDITION





Shea Homes

[illegible]

Job No. : SHB45-TTM2

Scale: 1" = 20'

Drawn: QD

Checked: CF

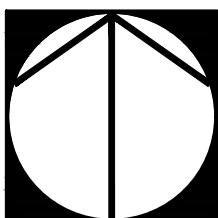
Sheet Numbers:

LC-1.01

①	Concrete Walk (width varies)
②	5' SQ. Tree Grate - 7/LC-5.01
③	At-Grade Planter
④	Bench - Surface Mount
⑤	Bike Rack - Surface Mount
⑥	Trash and Recycling Containers - Surface Mount
⑦	Concrete Pavers, final selection per UDSP Streetscape Plan - 6.9/LC-5.01
⑧	Concrete Band - 6.9,12/LC-5.01
⑨	Community Trail (Material Varies) - 12,15/LC-5.01
⑩	Retaining Wall - per Civil Engineer
⑪	Utilities - per Civil Engineer
⑫	Driveway Apron - Per Civil Engineer
⑬	Basin Access - per Civil Engineer
⑭	Drainage - per Civil Engineer
⑮	Street and Trail Lights - per Lighting Consultant
⑯	Landscape Boulder - 2' to 4' diameter - 10/LC-5.01
⑰	Concrete Maintenance Buffer - 13/LC-5.01
⑱	Basin Fence and Access Gate - 1,8/LC-5.01
⑲	Site Vision Triangle - per Civil Engineer
⑳	Existing Tree to Remain
㉑	Cable Guardrail Fence - 8 / LC-5.01
㉒	Trail Fence - 14 / LC-5.01

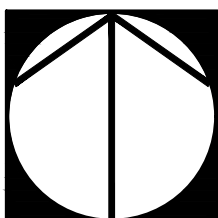
	Traffic Circle Tree <i>Pinus torreyana</i> - Torrey Pine 60" box - WUCOLS: Moderate
	Street Tree - Parkway <i>Lophostemon confertus</i> - Brisbane Box 24" box - WUCOLS: Moderate
	Street Tree - Median (North City Drive) <i>Quercus virginiana</i> - Southern Live Oak 36" Box - WUCOLS: Moderate
	Street Tree - Median (Street A) <i>Pistacia chinensis</i> - Chinese Pistache 36" Box - WUCOLS: Moderate
	Plaza Tree <i>Lagerstroemia</i> ssp. - Crape Myrtle 36" Box - WUCOLS: Moderate
	Street Tree - Twin Oaks Valley Rd <i>Tipuana tipu</i> - Tipu Tree 36" Box - WUCOLS: Moderate
	Large Slope Tree <i>Pinus halepensis</i> - Aleppo Pine 24" or 36" box - WUCOLS: Low OR <i>Quercus agrifolia</i> - Coast Live Oak 24" or 36" Box - WUCOLS: Low
	Medium Slope Tree <i>Proserpin glandulosa</i> Waverick - Honey Mesquite 24" or 36" Box - WUCOLS: Low
	Small Slope Tree <i>Heteromeles arbutifolia</i> - Toyon 15 gallon - WUCOLS: Low
	Bashin Slope Tree <i>Platanus racemosa</i> - Western Sycamore 24" Box - WUCOLS: Moderate

	Streetscape Planting <u>Median:</u> <i>Euphorbia millii</i> 'Jerry's Choice' - Crown of Thorns 5 gallon - WUCOLS: Low <i>Muhlenbergia c.</i> 'White Cloud' - White Muhly Grass 1 gallon - WUCOLS: Low <u>Parway:</u> <i>Carissa macrocarpa</i> 'Green Carpet' - Natal Plum 5 gallon - WUCOLS: Moderate <i>Dielsia revoluta</i> 'Little Ray' - Flax Lily 1 gallon - WUCOLS: Low <i>Lantana</i> 'New gold' - New Gold Lantana 1 gallon - WUCOLS: Low <i>Lamandra</i> 'Lamson' - Lime Tuff Mat Rush 5 gallon - WUCOLS: Moderate <u>Roundabout:</u> <i>Euphorbia millii</i> 'Jerry's Choice' - Crown of Thorns 5 gallon - WUCOLS: Low <i>Cananotus</i> 'Yankee Point' - Yankee Point Cananotus 5 gallon - WUCOLS: Low <i>Lantana</i> 'New gold' - New Gold Lantana 1 gallon - WUCOLS: Low
	Slope Planting <u>Primary Coverages:</u> <i>Hydroseed</i> - Diagan Coastal Sage Scrub Mix by S&S Seeds <u>Accent Shrubs:</u> <i>Encelia californica</i> - California Encelia 1 gal. - WUCOLS: Low <i>Dasylirion wheeleri</i> - Spoon Yucca 5 gal. - WUCOLS: Low <i>Opuntia basilaris</i> - Beavertail Cactus 5 gal. - WUCOLS: Very Low
	Basin Planting <u>Side Slopes:</u> <i>Muhlenbergia dubia</i> - Pine Muhly 1 gallon - WUCOLS: Low <u>Basin Bottom:</u> <i>Juncus roemerianus</i> - Spreading Rush 1 gallon - WUCOLS: Moderate <i>Leymus</i> 'Canyon Prince' - Canyon Prince Wild Rye 1 gallon - WUCOLS: Low <i>Carex tumicola</i> - Foxtail Sedge 1 gallon - WUCOLS: Low <i>Hydroseed</i> - WUCOLS: Moderate

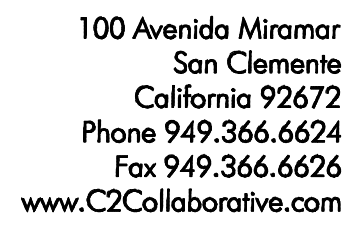


"I agree to comply with the requirements of the water efficient landscape regulations and submit a complete landscape documentation package."

Applicant/Owner	Date
-----------------	------



Not to Scale



Shea Homes

[illegible]

Job No. : SHB45-TTM2
Scale: 1" = 20'
Drawn: QD
Checked: CF

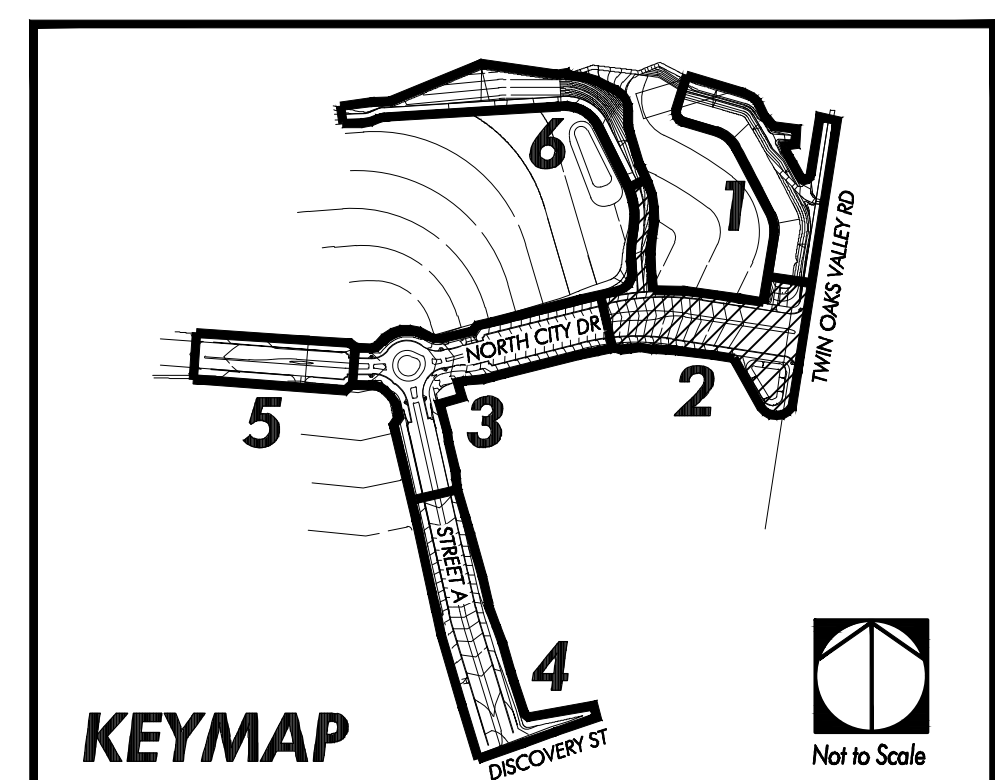
Sheet Number:

LC-1.02

①	Concrete Walk (width varies)
②	5 SQ. Tree Gate - 7/LC-5.01
③	At-Grade Planter
④	Bench - Surface Mount
⑤	Bike Rack - Surface Mount
⑥	Trash and Recycling Containers - Surface Mount
⑦	Concrete Pavers, final selection per UDSP Streetscape Plan - 6.9/LC-5.01
⑧	Concrete Band - 6.9, 12/LC-5.01
⑨	Community Trail (Material Varies) - 12, 15/LC-5.01
⑩	Retaining Wall - per Civil Engineer
⑪	Utilities - per Civil Engineer
⑫	Driveway Apron - Per Civil Engineer
⑬	Basin Access - per Civil Engineer
⑭	Drainage - per Civil Engineer
⑮	Street and Trail Lights - per Lighting Consultant
⑯	Landscape Boulder - 2' to 4' diameter - 10/LC-5.01
⑰	Concrete Maintenance Buffer - 13/LC-5.01
⑱	Basin Fence and Access Gate - 1, 8/LC-5.01
⑲	Site Vision Triangle - per Civil Engineer
⑳	Existing Tree to Remain
㉑	Cable Guardrail Fence - 8 / LC-5.01
㉒	Trail Fence - 14 / LC-5.01

	Traffic Circle Tree <i>Pinus korayana</i> - Torrey Pine 60" box - WUCOLS: Moderate
	Street Tree - Parkway <i>Lophosorema conferta</i> - Brisbane Box 24" box - WUCOLS: Moderate
	Street Tree - Median (North City Drive) <i>Quercus virginiana</i> - Southern Live Oak 36" Box - WUCOLS: Moderate
	Street Tree - Median (Street A) <i>Pistacia chinensis</i> - Chinese Pistache 36" Box - WUCOLS: Moderate
	Plaza Tree <i>Lagerstroemia</i> ssp. - Crape Myrtle 36" Box - WUCOLS: Moderate
	Street Tree - Twin Oaks Valley Rd <i>Tipuana tipu</i> - Tipu Tree 36" Box - WUCOLS: Moderate
	Large Slope Tree <i>Pinus halapensis</i> - Aleppo Pine 24" or 36" Box - WUCOLS: LOW OR <i>Quercus agrifolia</i> - Coast Live Oak 24" or 36" Box - WUCOLS: Low
	Medium Slope Tree <i>Prosopis glandulosa</i> 'Mowbrick' - Honey Mesquite 24" or 36" Box - WUCOLS: Low
	Small Slope Tree <i>Heteromeles arbutifolia</i> - Toyon 15 gallon - WUCOLS: Low
	Basin Slope Tree <i>Platanus racemosa</i> - Western Sycamore 24" Box - WUCOLS: Moderate

	Screenscape Planting <u>Median:</u> <i>Euphorbia millii</i> 'Jenny's Choice' - Crown of Thorns 5 gallon - WUCOLS: Low <i>Muhlenbergia c. 'White Cloud'</i> - White Muhly Grass 1 gallon - WUCOLS: Low <u>Parkway:</u> <i>Carissa macrocarpa</i> 'Green Carpet' - Natal Plum 5 gallon - WUCOLS: Moderate <i>Diella revoluta</i> 'Little Rev' - Flax Lilly 1 gallon - WUCOLS: Low <i>Lantana 'New gold'</i> - New Gold Lantana 1 gallon - WUCOLS: Low <i>Lamandra Lamior</i> - Lime Tuff Mat Rush 5 gallon - WUCOLS: Moderate <u>Roundabout:</u> <i>Euphorbia millii</i> 'Jenny's Choice' - Crown of Thorns 5 gallon - WUCOLS: Low <i>Ceanothus 'Yankee Point'</i> - Yankee Point Ceanothus 5 gallon - WUCOLS: Low <i>Lantana 'New gold'</i> - New Gold Lantana 1 gallon - WUCOLS: Low
	Slope Planting <u>Primary Coverages:</u> <i>Hydrasene</i> - Diegan Coastal Sage Scrub Mix by S&S Seeds <u>Accent Shrubs:</u> <i>Encelia californica</i> - California Encelia 1 gal. - WUCOLS: Low <i>Dasylistron wheeleri</i> - Spoon Yucca 5 gal. - WUCOLS: Low <i>Opuntia basilaris</i> - Beavertail Cactus 5 gal. - WUCOLS: Very Low
	Basin Planting <u>Side Slopes:</u> <i>Muhlenbergia dubia</i> - Pine Muhly 1 gallon - WUCOLS: Low <u>Basin Bottom:</u> <i>Juncus Patens</i> - Spreading Rush 1 gallon - WUCOLS: Moderate <i>Leymus Canyon Prince</i> - Canyon Prince Wild Rye 1 gallon - WUCOLS: Low <i>Carex tumulicola</i> - Footfill Sedge 1 gallon - WUCOLS: Low <i>Hydrasene</i> - WUCOLS: Moderate



North City West Tentative Tract Map (Phase 2)

Shea Homes

Date	Revision



Sheet Title

NORTH CITY CONCEPTUAL LANDSCAPE PLAN

Job No. : SHB45-TTM2
Scale: 1" = 20'
Drawn: QD
Checked: CF

Sheet Number

LC-1.03

CONSTRUCTION LEGEND:

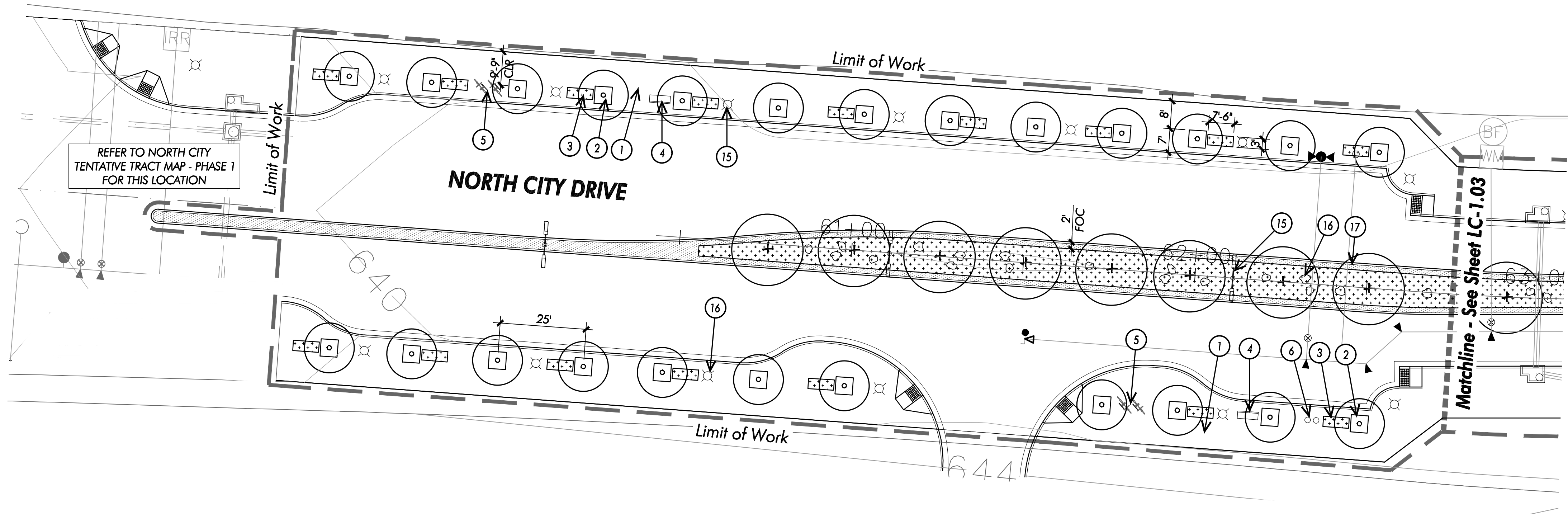
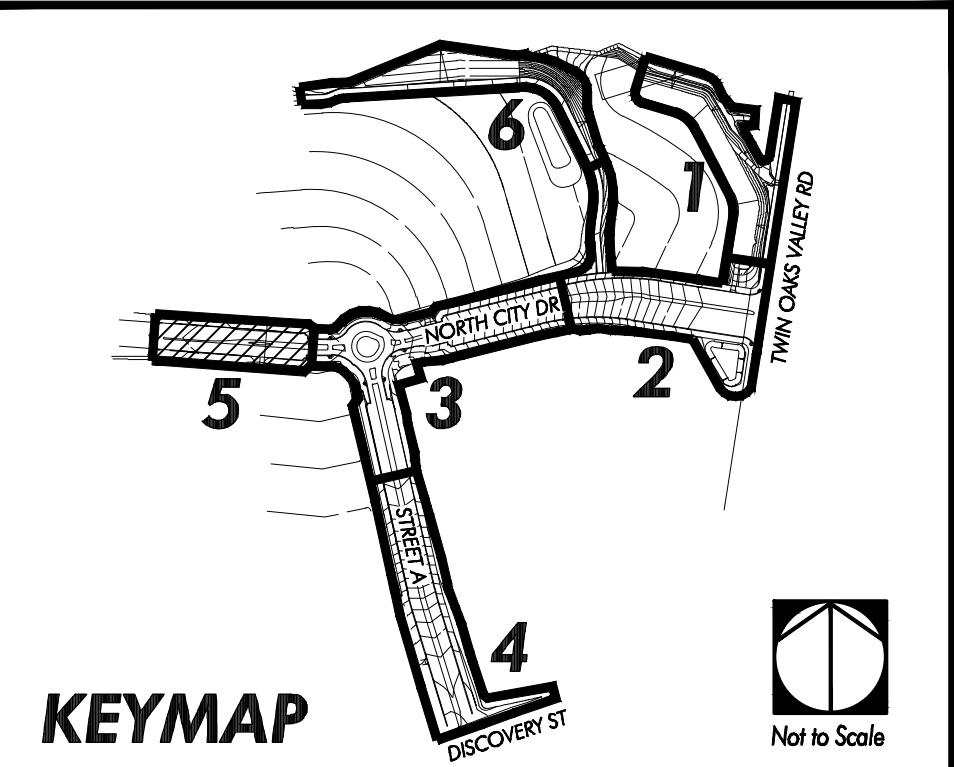
1	Concrete Walk (width varies)
2	5' SQ. Tree Grate - 7/LC-5.01
3	A-Grade Planter
4	Bench - Surface Mount
5	Bike Rack - Surface Mount
6	Trash and Recycling Containers - Surface Mount
7	Concrete Pavers, final selection per UDSP Streetscape Plan - 6,9/LC-5.01
8	Concrete Band - 6,9,12/LC-5.01
9	Community Trail (Material Varies) - 12,15/LC-5.01
10	Retaining Wall - per Civil Engineer
11	Utilities - per Civil Engineer
12	Driveway Apron - Per Civil Engineer
13	Basin Access - per Civil Engineer
14	Drainage - per Civil Engineer
15	Street and Trail Lights - per Lighting Consultant
16	Landscape Boulder - 2' to 4' diameter - 10/LC-5.01
17	Concrete Maintenance Buffer - 13/LC-5.01
18	Basin Fence and Access Gate - 1,8/LC-5.01
19	Site Vision Triangle - per Civil Engineer
20	Existing Tree to Remain
21	Cable Guardrail Fence - 8 / LC-5.01
22	Trail Fence - 14 / LC-5.01

TREE LEGEND:

	Traffic Circle Tree <i>Pinus torreyana</i> - Torrey Pine 60" box - WUCOLS: Moderate
	Street Tree - Parkway <i>Lophoslemon conferta</i> - Brisbane Box 24" box - WUCOLS: Moderate
	Street Tree - Median (North City Drive) <i>Quercus virginiana</i> - Southern Live Oak 36" Box - WUCOLS: Moderate
	Street Tree - Median (Street A) <i>Pistacia chinensis</i> - Chinese Pistache 36" Box - WUCOLS: Moderate
	Plaza Tree <i>Lagerstroemia ssp.</i> - Grape Myrtle 36" Box - WUCOLS: Moderate
	Street Tree - Twin Oaks Valley Rd <i>Tipuana tipu</i> - Tipu Tree 36" Box - WUCOLS: Moderate
	Large Slope Tree <i>Pinus halepensis</i> - Aleppo Pine 24" or 36" Box - WUCOLS: LOW OR <i>Quercus agrifolia</i> - Coast Live Oak 24" or 36" Box - WUCOLS: Low
	Medium Slope Tree <i>Prosopis glandulosa 'Maverick'</i> - Honey Mesquite 24" or 36" Box - WUCOLS: Low
	Small Slope Tree <i>Heteromeles arbutifolia</i> - Toyon 15 gallon - WUCOLS: Low
	Basin Slope Tree <i>Platanus racemosa</i> - Western Sycamore 24" Box - WUCOLS: Moderate

SHRUB AND GROUNDCOVER LEGEND:

	Streetscape Planting Median: <i>Euphorbia millii</i> 'Jenny's Choice' - Crown of Thorns 5 gallon - WUCOLS: Low <i>Muhlenbergia c.</i> 'White Cloud' - White Muhly Grass 1 gallon - WUCOLS: Low Parkway: <i>Carissa macrocarpa</i> 'Green Carpet' - Natal Plum 5 gallon - WUCOLS: Moderate <i>Dianella revoluta</i> 'Little Rev' - Flax Lilly 1 gallon - WUCOLS: Low <i>Lantana 'New gold'</i> - New Gold Lantana 1 gallon - WUCOLS: Low <i>Lamandra 'Lamrani'</i> - Lime Tuff Mat Rush 5 gallon - WUCOLS: Moderate Roundabout: <i>Euphorbia millii</i> 'Jenny's Choice' - Crown of Thorns 5 gallon - WUCOLS: Low <i>Ceanothus 'Yankee Point'</i> - Yankee Point Ceanothus 5 gallon - WUCOLS: Low <i>Lantana 'New gold'</i> - New Gold Lantana 1 gallon - WUCOLS: Low
	Slope Planting Primary Coverage: <i>Hydroseed</i> - Diegoan Coastal Sage Scrub Mix by S&S Seeds Accent Shrubs: <i>Encelia californica</i> - California Encelia 1 gal. - WUCOLS: Low <i>Dasylistron wheeleri</i> - Spoon Yucca 5 gal. - WUCOLS: Low <i>Opuntia basilaris</i> - Beavertail Cactus 5 gal. - WUCOLS: Very Low
	Basin Planting Side Slopes: <i>Muhlenbergia dubia</i> - Pine Muhly 1 gallon - WUCOLS: Low Basin Bottom: <i>Juncus Patens</i> - Spreading Rush 1 gallon - WUCOLS: Moderate <i>Leymus 'Canyon Prince'</i> - Canyon Prince Wild Rye 1 gallon - WUCOLS: Low <i>Carex tumulicola</i> - Foothill Sedge 1 gallon - WUCOLS: Low <i>Hydroseed</i> - WUCOLS: Moderate



**North City West
Tentative Tract Map (Phase 2)
San Marcos, CA**

Shea Homes

Date	Revision
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Sheet Title:

**NORTH CITY
CONCEPTUAL
LANDSCAPE PLAN**

Lab No. : SHB45-TTM2

scale: $1^{\circ} = 20'$

rown: QD

checked: CF

Sheet Numbers:

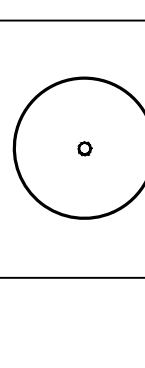
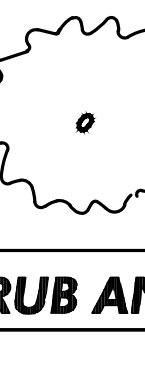
LC-1.06

SHB45: Tentative Tract Map (Phase 2) Submittal (12-22-2025)

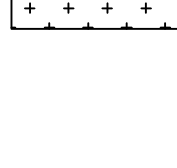
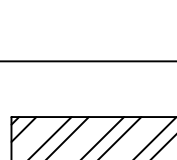
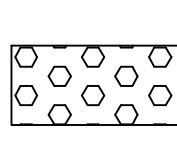
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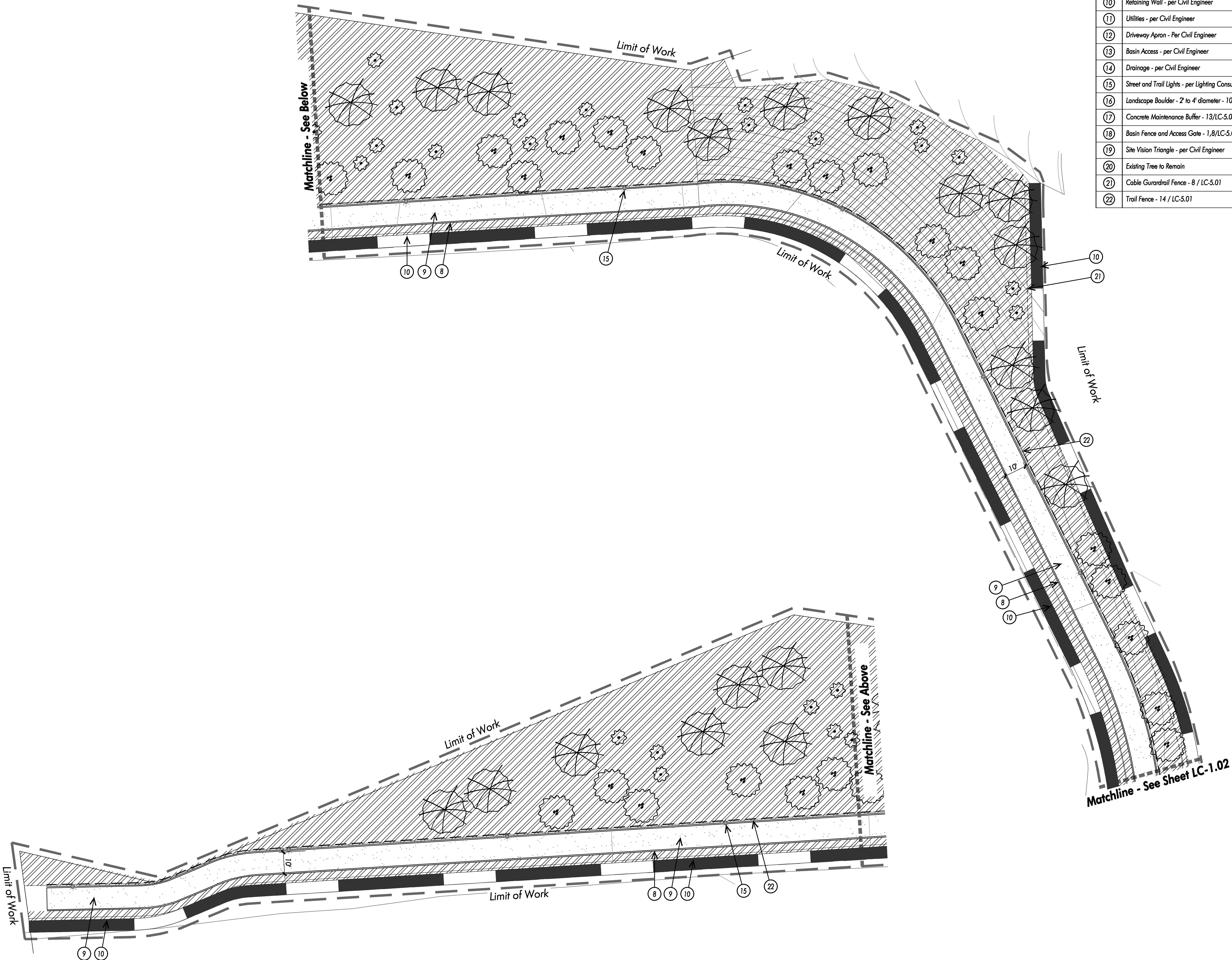
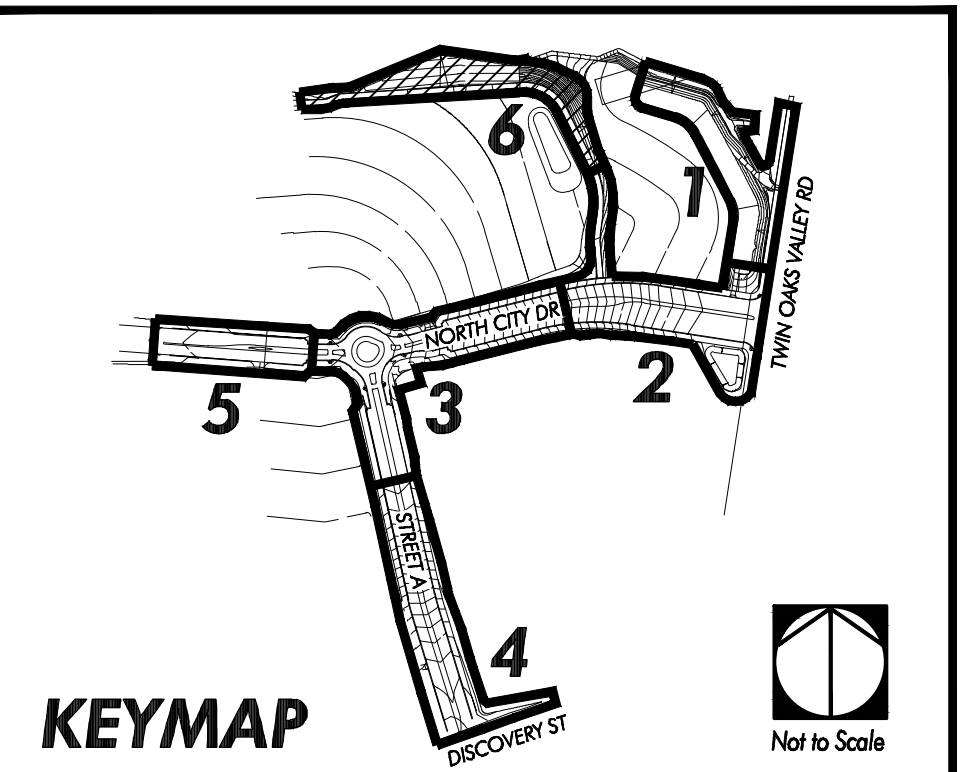
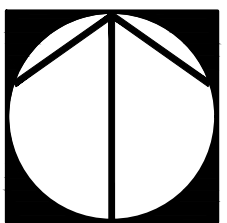
①	Concrete Walk (width varies)
②	5 SQ. Tree Grate - 7/LC-5.01
③	At-Grade Planter
④	Bench - Surface Mount
⑤	Bike Rack - Surface Mount
⑥	Trash and Recycling Containers - Surface Mount
⑦	Concrete Pavers, final selection per UDSP Streetscape Plan - 6,9/LC-5.01
⑧	Concrete Band - 6,9,12/LC-5.01
⑨	Community Trail (Material Varies) - 12,15/LC-5.01
⑩	Retaining Wall - per Civil Engineer
⑪	Utilities - per Civil Engineer
⑫	Driveway Apron - Per Civil Engineer
⑬	Basin Access - per Civil Engineer
⑭	Drainage - per Civil Engineer
⑮	Street and Trail Lights - per Lighting Consultant
⑯	Landscape Boulder - 2' to 4' diameter - 10/LC-5.01
⑰	Concrete Maintenance Buffer - 13/LC-5.01
⑱	Basin Fence and Access Gate - 1,8/LC-5.01
⑲	Site Vision Triangle - per Civil Engineer
⑳	Existing Tree to Remain
㉑	Cable Guardrail Fence - 8 / LC-5.01
㉒	Trail Fence - 14 / LC-5.01

TREE LEGEND:

	Traffic Circle Tree <i>Pinus torreyana</i> - Torrey Pine 60" Box - WUCOLS: Moderate
	Street Tree - Parkway <i>Lophostemon confertus</i> - Brisbane Box 24" Box - WUCOLS: Moderate
	Street Tree - Median (North City Drive) <i>Quercus virginiana</i> - Southern Live Oak 36" Box - WUCOLS: Moderate
	Street Tree - Median (Street A) <i>Pistacia chinensis</i> - Chinese Pistache 36" Box - WUCOLS: Moderate
	Plaza Tree <i>Lagerstroemia</i> ssp. - Crape Myrtle 36" Box - WUCOLS: Moderate
	Street Tree - Twin Oaks Valley Rd <i>Tipuna tipu</i> - Tipu Tree 36" Box - WUCOLS: Moderate
	Large Slope Tree <i>Pinus halepensis</i> - Aleppo Pine 24" or 36" Box - WUCOLS: Low OR <i>Quercus agrifolia</i> - Coast Live Oak 24" or 36" Box - WUCOLS: Low
	Medium Slope Tree <i>Prosopis glandulosa</i> 'Waverick' - Honey Mesquite 24" or 36" Box - WUCOLS: Low
	Small Slope Tree <i>Heteromeles arbutifolia</i> - Toyon 15 gallon - WUCOLS: Low
	Basin Slope Tree <i>Platanus racemosa</i> - Western Sycamore 24" Box - WUCOLS: Moderate

SHRUB AND GROUND COVER LEGEND:

	Streetscape Planting <u>Median:</u> <i>Euphorbia millii</i> 'Jerry's Choice' - Crown of Thorns 5 gallon - WUCOLS: Low <i>Muhlenbergia</i> c. 'White Cloud' - White Muhly Grass 1 gallon - WUCOLS: Low <u>Parkway:</u> <i>Carissa macrocarpa</i> 'Green Carpet' - Natal Plum 5 gallon - WUCOLS: Moderate <i>Dianella revoluta</i> 'Little Rev' - Flax Lily 1 gallon - WUCOLS: Low <i>Lantana</i> 'New gold' - New Gold Lantana 1 gallon - WUCOLS: Low <i>Lomandra 'Lamton'</i> - Lime Tuft Mat Rush 5 gallon - WUCOLS: Moderate <u>Roundabout:</u> <i>Euphorbia millii</i> 'Jerry's Choice' - Crown of Thorns 5 gallon - WUCOLS: Low <i>Ceanothus 'Yankee Point'</i> - Yankee Point Ceanothus 5 gallon - WUCOLS: Low <i>Lantana</i> 'New gold' - New Gold Lantana 1 gallon - WUCOLS: Low
	Slope Planting <u>Primary Coverage:</u> <i>Hydroseed</i> - Diegan Coastal Sage Scrub Mix by S&S Seeds <u>Accent Shrubs:</u> <i>Encelia californica</i> - California Encelia 1 gal. - WUCOLS: Low <i>Dasylirion wheeleri</i> - Spoon Yucca 5 gal. - WUCOLS: Low <i>Opuntia basilaris</i> - Beavertail Cactus 5 gal. - WUCOLS: Very Low
	Basin Planting <u>Side Slopes:</u> <i>Muhlenbergia dubia</i> - Pine Muhly 1 gallon - WUCOLS: Low <u>Basin Bottom:</u> <i>Juncus Patens</i> - Spreading Rush 1 gallon - WUCOLS: Moderate <i>Lymanus Canyon Prince</i> - Canyon Prince Wild Rye 1 gallon - WUCOLS: Low <i>Carex tumulicola</i> - Foxtail Sedge 1 gallon - WUCOLS: Low <i>Hydroseed</i> - WUCOLS: Moderate



Sheet Numbers:

LC-5.01

Plotted by: cfortunato Dec. 22, 2025 06:24 PM V:\SHB45-North City\C2\TTM' (TTM Landscape)\TTM 2\LC-501-SHB45-TTM2.dwg