

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

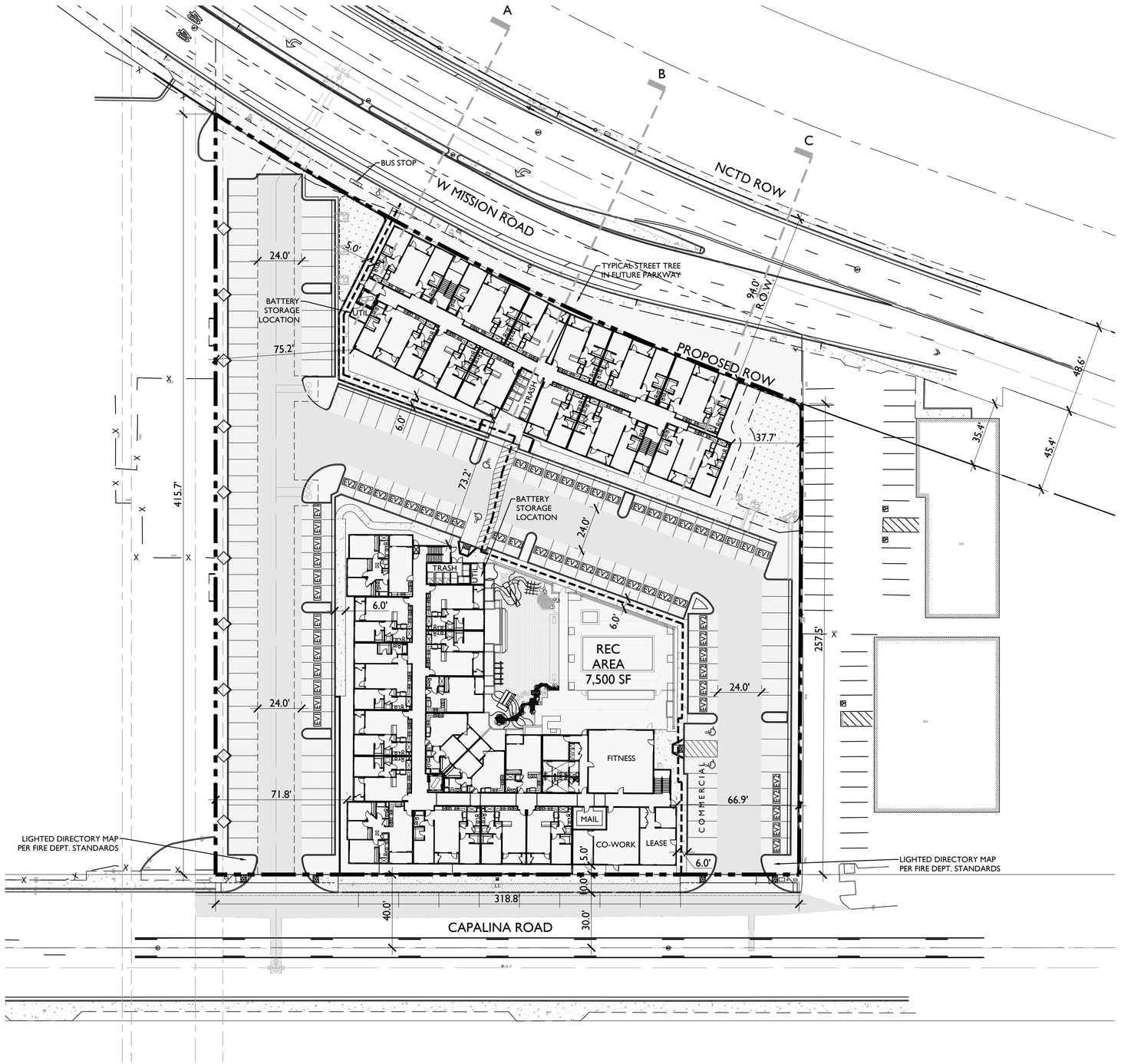
SCALE:

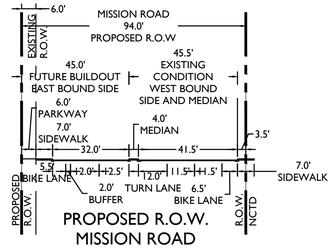
TITLE SHEET

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

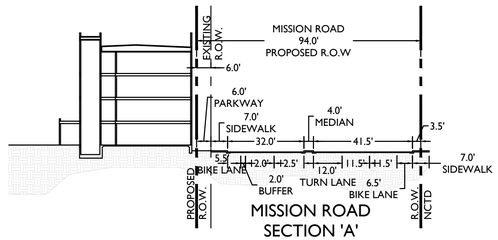
A-TS

GPA22-0003

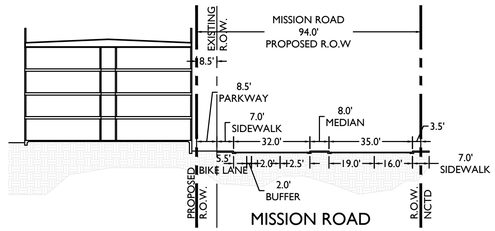




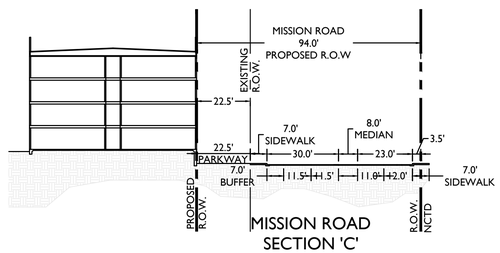
PROPOSED R.O.W.
MISSION ROAD



MISSION ROAD
SECTION 'A'



MISSION ROAD
SECTION 'B'



MISSION ROAD
SECTION 'C'

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/1BA	600 SF
8	PLAN 2	1BD/1BA	680 SF
45	PLAN 3	1BD/1BA	710 SF
6	PLAN 4	2BD/1BA	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**

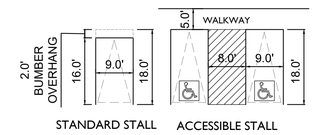
PRIVATE	7,632 SF
INDOOR COMMON	1,250 SF
OUTDOOR COMMON	25,700 SF
TOTAL	34,582 SF

*PARKING PER STATE DENSITY BONUS LAW AND INCENTIVE ALLOWANCE

**REFER TO SHEET A-SP2 FOR DETAILED INFORMATION

LEGEND

- ACCESSIBLE SPACE
- EV1 EV CAPABLE SPACE
- EV2 EV READY SPACE
- EV3 EV CHARGERS
- ACCESSIBLE PATH OF TRAVEL
- RETAINING WALL



TYPICAL PARKING DIMENSIONS (NTS)

SAN MARCOS, CA

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

CAPALINA APTS

OCTOBER 17, 2023

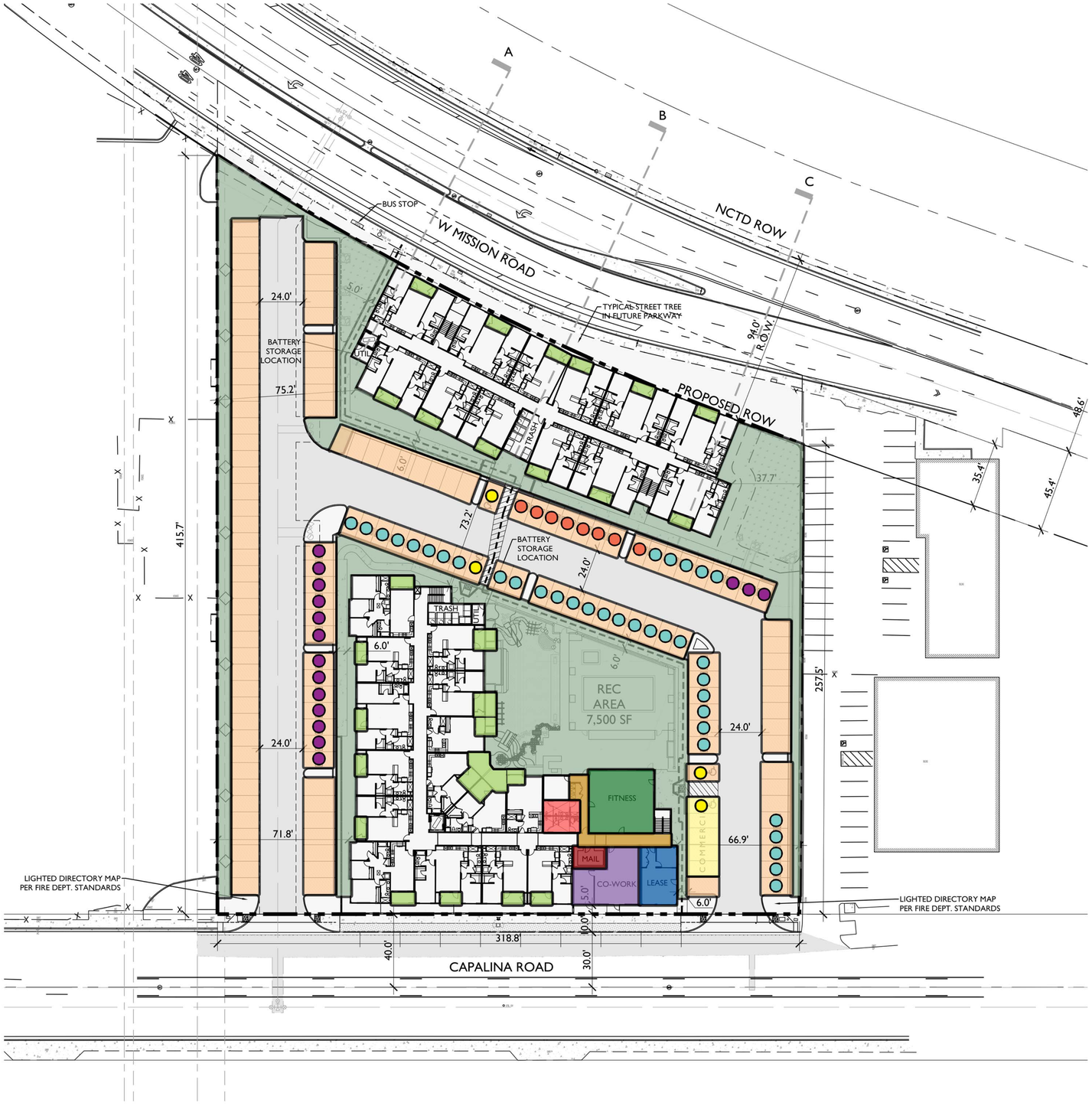
SCALE: 0 30 60 90

CONCEPTUAL SITE PLAN

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

A-SP

GPA22-0003



COMMERCIAL LEGEND

- CO-WORK
- LEASING
- MAIL
- RESTROOMS
- TRASH / CORRIDORS
- FITNESS CENTER/ MTG ROOM

PARKING LEGEND

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

OPEN SPACE LEGEND

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

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)

SAN MARCOS, CA

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

CAPALINA APTS

OCTOBER 17, 2023

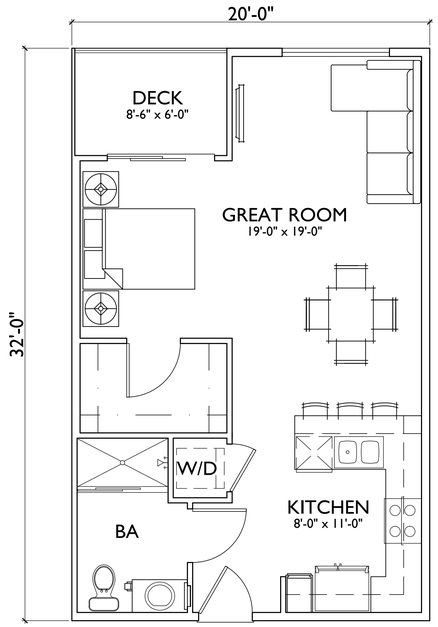
SCALE: 0 30 60 90

SITE PLAN EXHIBIT

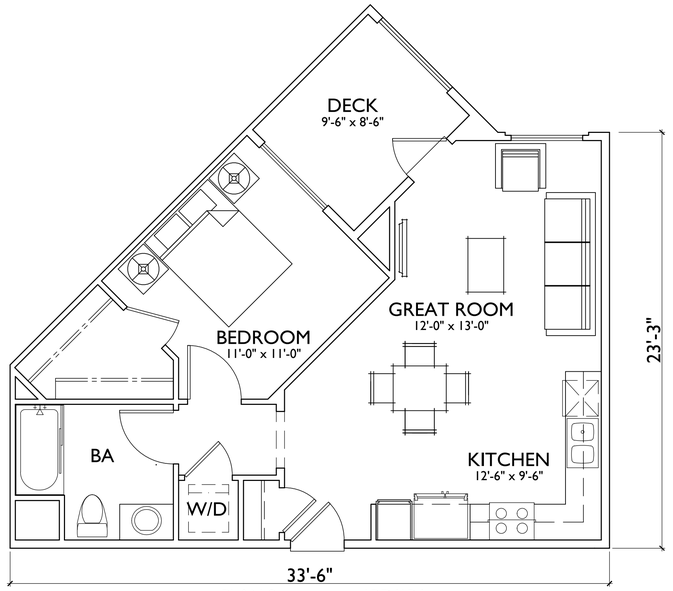
SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-SP2

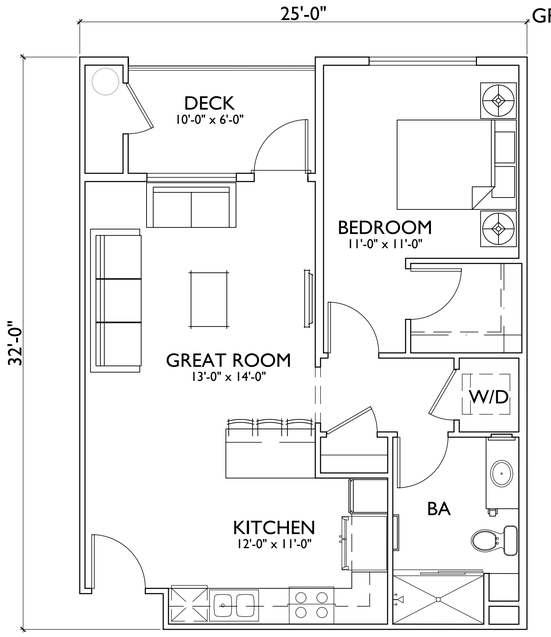
GPA22-0003



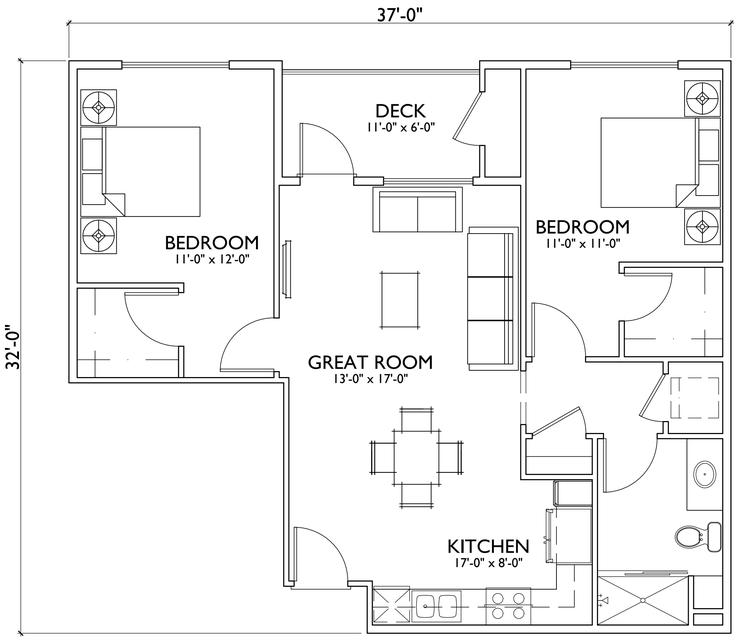
PLAN 1:	0BD/1BA
NET TOTAL	560 S.F.
GROSS TOTAL	600 S.F.
DECK	50 S.F.



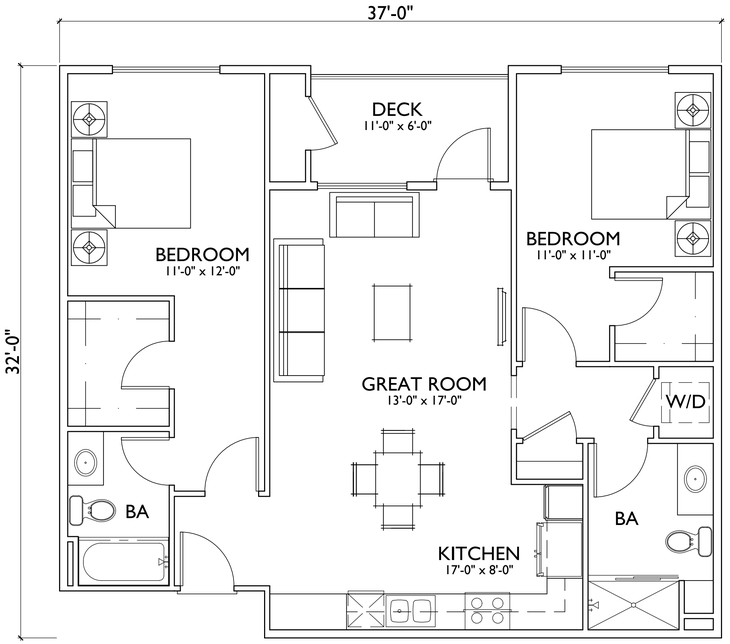
PLAN 2:	1BD/1BA
NET TOTAL	630 S.F.
GROSS TOTAL	680 S.F.
DECK	80 S.F.



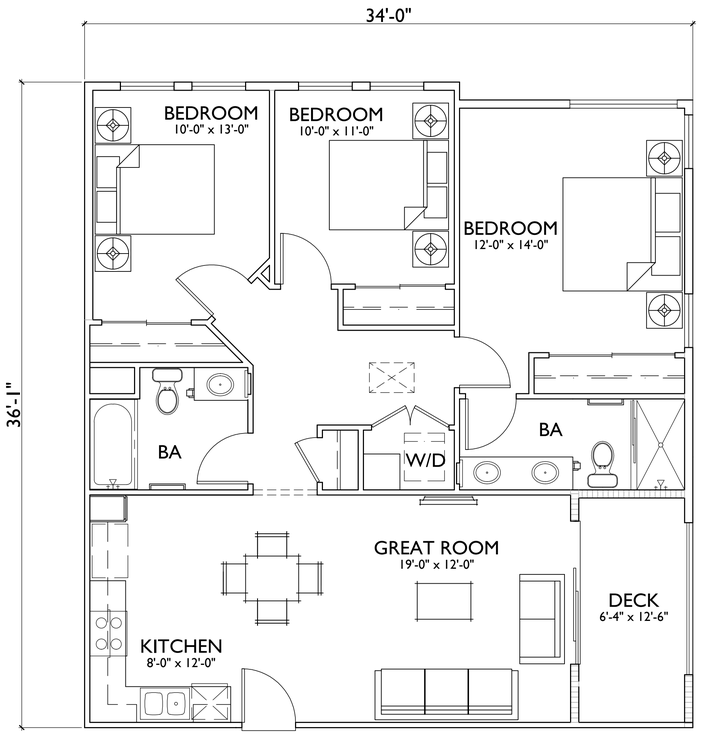
PLAN 3:	1BD/1BA
NET TOTAL	670 S.F.
GROSS TOTAL	710 S.F.
DECK	60 S.F.



PLAN 4:	2BD/1BA
NET TOTAL	860 S.F.
GROSS TOTAL	925 S.F.
DECK	66 S.F.



PLAN 5:	2BD/2BA
NET TOTAL	1015 S.F.
GROSS TOTAL	1080 S.F.
DECK	66 S.F.



PLAN 6:	3BD/2BA
NET TOTAL	1080 S.F.
GROSS TOTAL	1130 S.F.
DECK	80 S.F.

SAN MARCOS, CA

CAPALINA APTS

UNIT PLANS

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

MAY 30, 2023

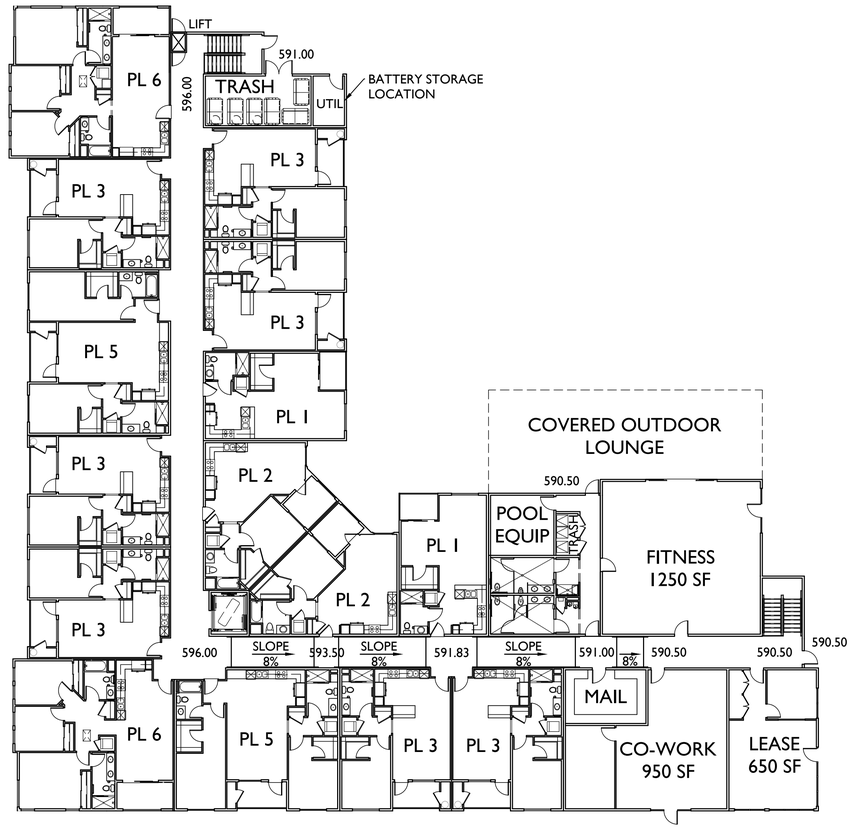
SCALE: 0 4 8 12

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

A-1



SECOND AND THIRD FLOOR



FIRST FLOOR

SAN MARCOS, CA

CAPALINA APTS

BUILDING A COMPOSITE

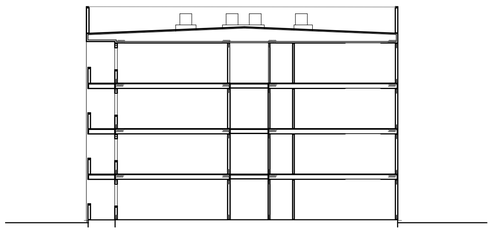
Capalina SMA, LLC
179 Calle Magdalena #201
Encinitas, CA 92024
Attn: Jon Rilling

MAY 30, 2023

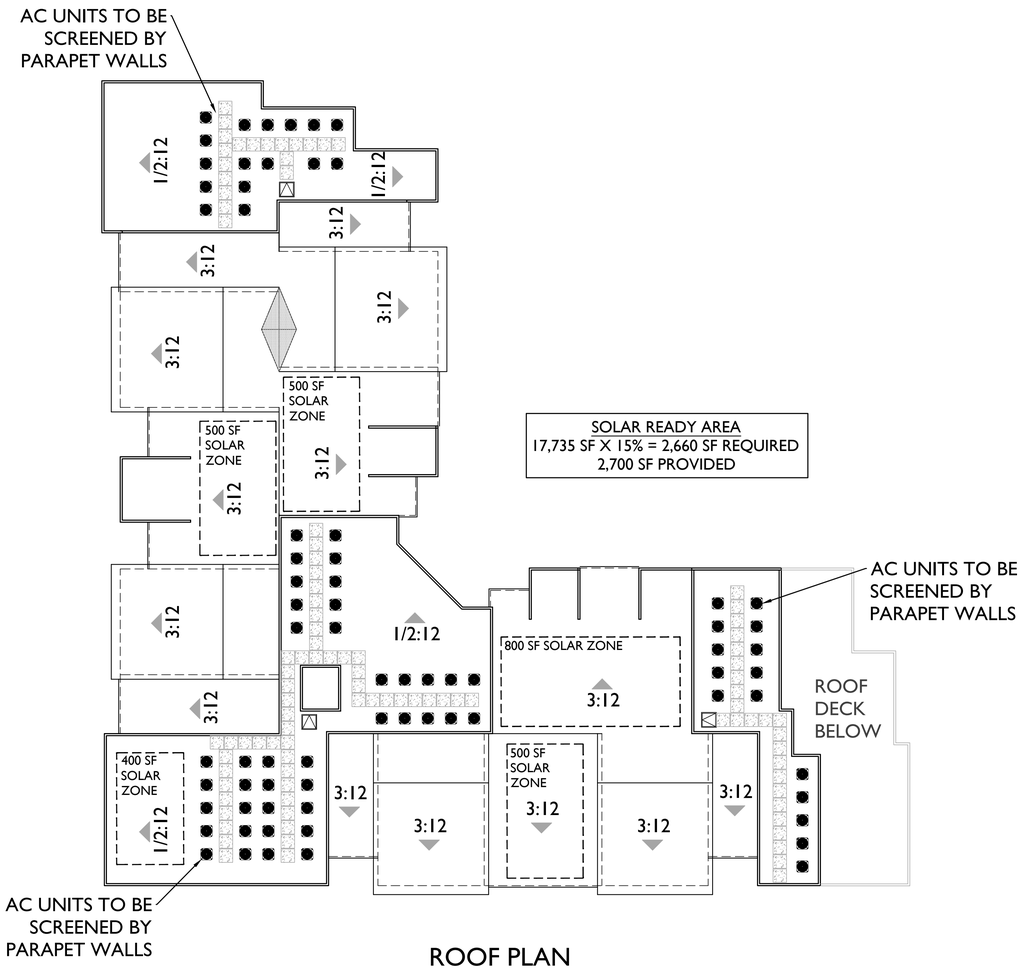
SCALE: 0 16 32 48

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

A-2



TYPICAL SECTION
AC UNITS TO BE SCREENED BY
PARAPET WALLS



ROOF PLAN

SOLAR READY AREA
17,735 SF X 15% = 2,660 SF REQUIRED
2,700 SF PROVIDED



FOURTH FLOOR

SAN MARCOS, CA

CAPALINA APTS

BUILDING A COMPOSITE

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

MAY 30, 2023

SCALE: 0 16 32 48

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

A-2.1



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

SUMMA ARCHITECTURE
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

SUMMA ARCHITECTURE
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

SUMMA ARCHITECTURE
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

SUMMA ARCHITECTURE
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 APTS

BUILDING A PERSPECTIVES

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

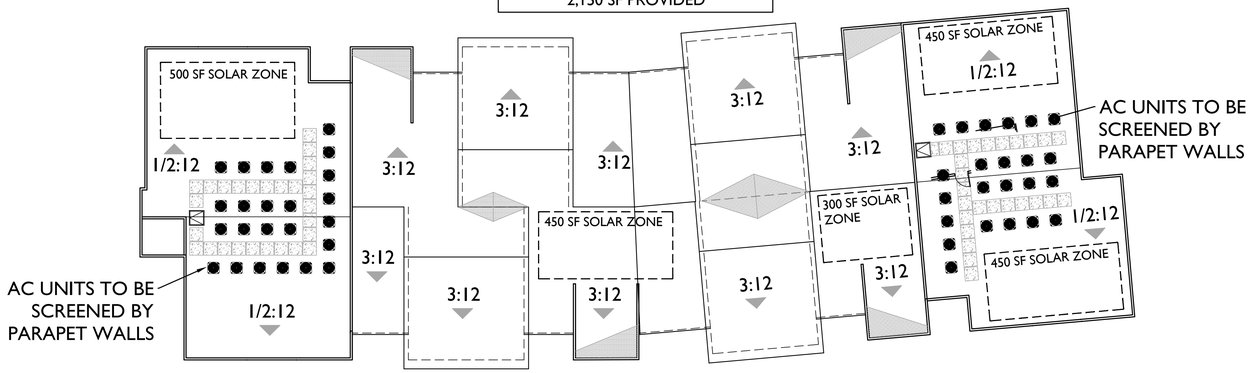
MAY 30, 2023

SCALE:

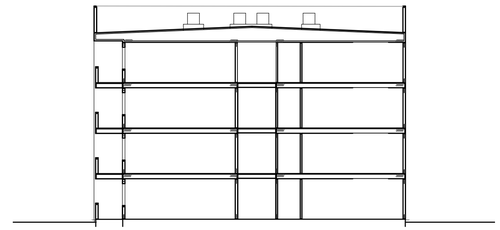
SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

GPA22-0003

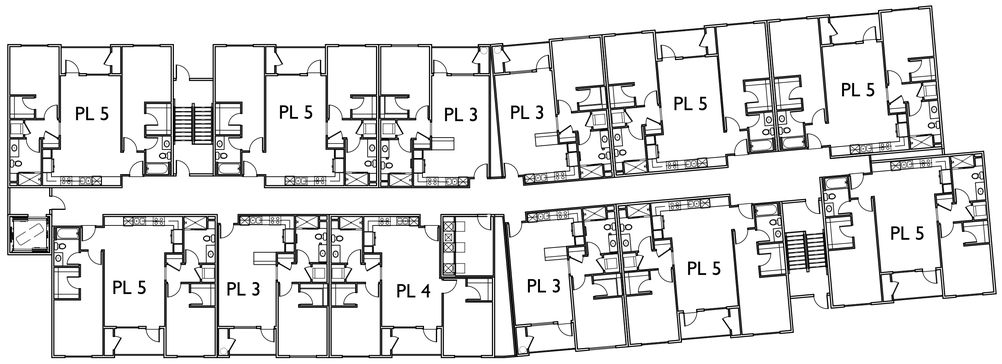
SOLAR READY AREA
14,170 SF X 15% = 2,125 SF REQUIRED
2,150 SF PROVIDED



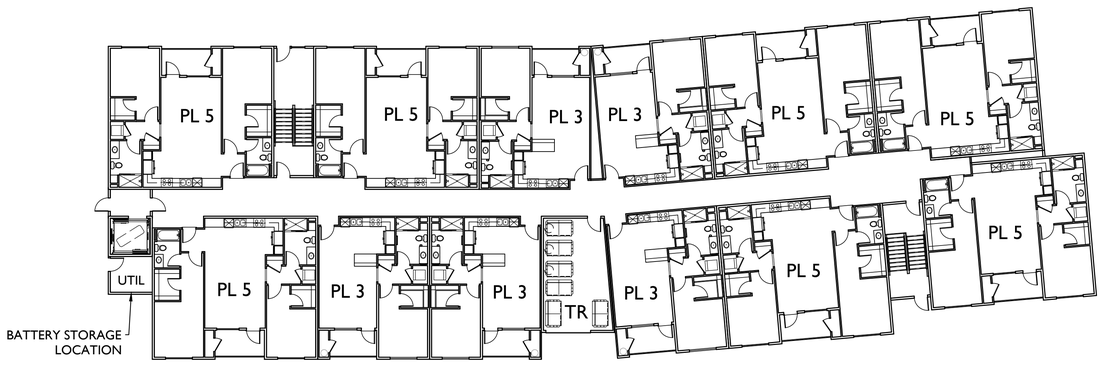
ROOF PLAN



TYPICAL SECTION
AC UNITS TO BE SCREENED BY PARAPET WALLS



SECOND TO FOURTH FLOOR



FIRST FLOOR

SAN MARCOS, CA

CAPALINA APTS

BUILDING B COMPOSITE

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

MAY 30, 2023

SCALE: 0 16 32 48

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

A-6



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



WEST

SAN MARCOS, CA

CAPALINA APTS

BUILDING B ELEVATIONS

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

MAY 30, 2023

SCALE: 0 8 16 24

SUMMA ARCHITECTURE
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



WEST

SAN MARCOS, CA

CAPALINA APTS

BUILDING B ELEVATIONS

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

MAY 30, 2023

SCALE: 0 8 16 24

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

A-7.1



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



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

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

A-8



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



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

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

A-8.1



NORTHWEST



MISSION ROAD - NORTHEAST

SAN MARCOS, CA

CAPALINA APTS

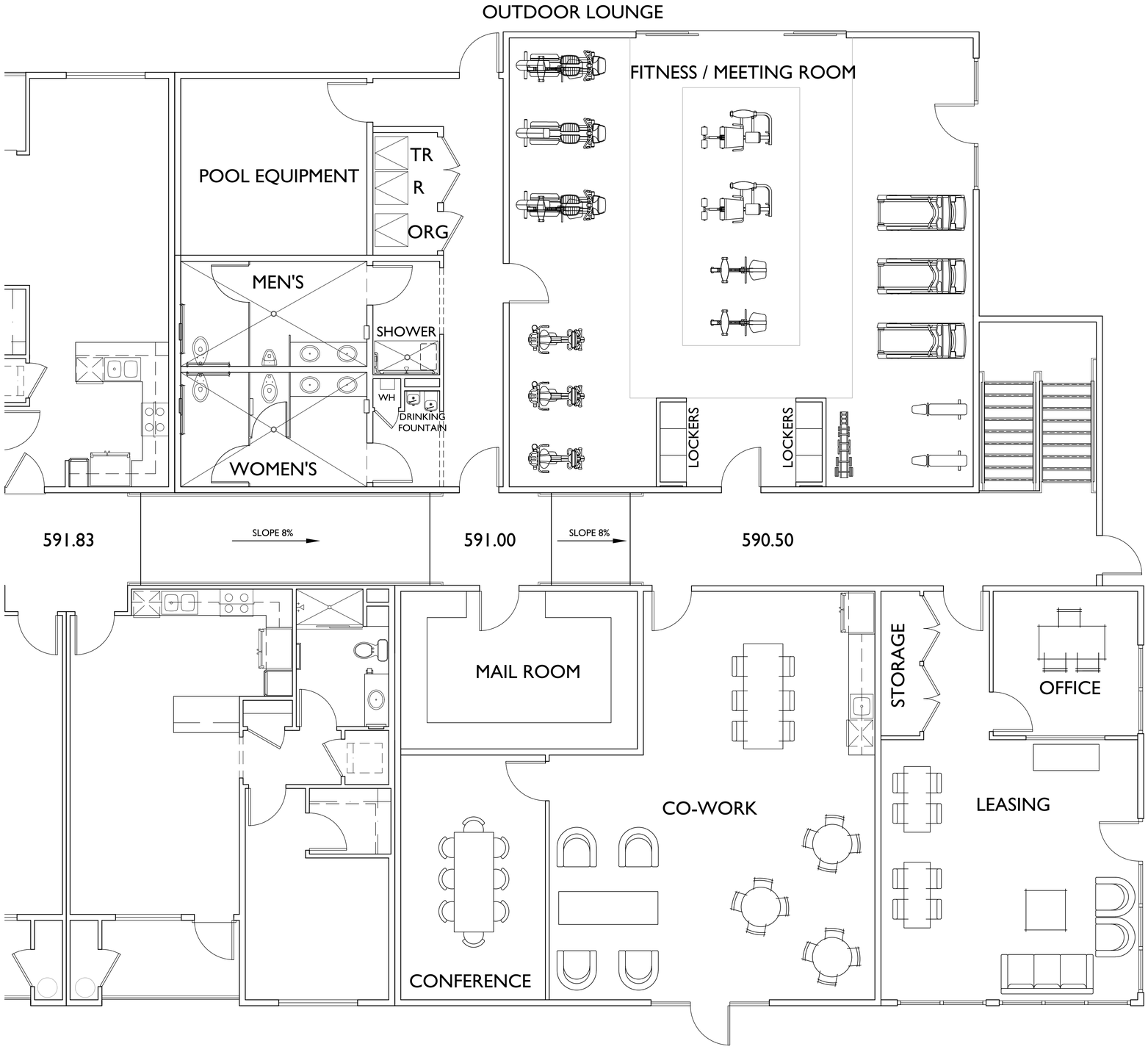
BUILDING B PERSPECTIVES

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

MAY 30, 2023

SCALE:

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



SAN MARCOS, CA

CAPALINA APTS

AMENITIES

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

MAY 30, 2023

SCALE: 0 4 8 12

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

A-10



REC AREA - WEST



REC AREA - NORTH

SAN MARCOS, CA

CAPALINA APTS

REC AREA PERSPECTIVES

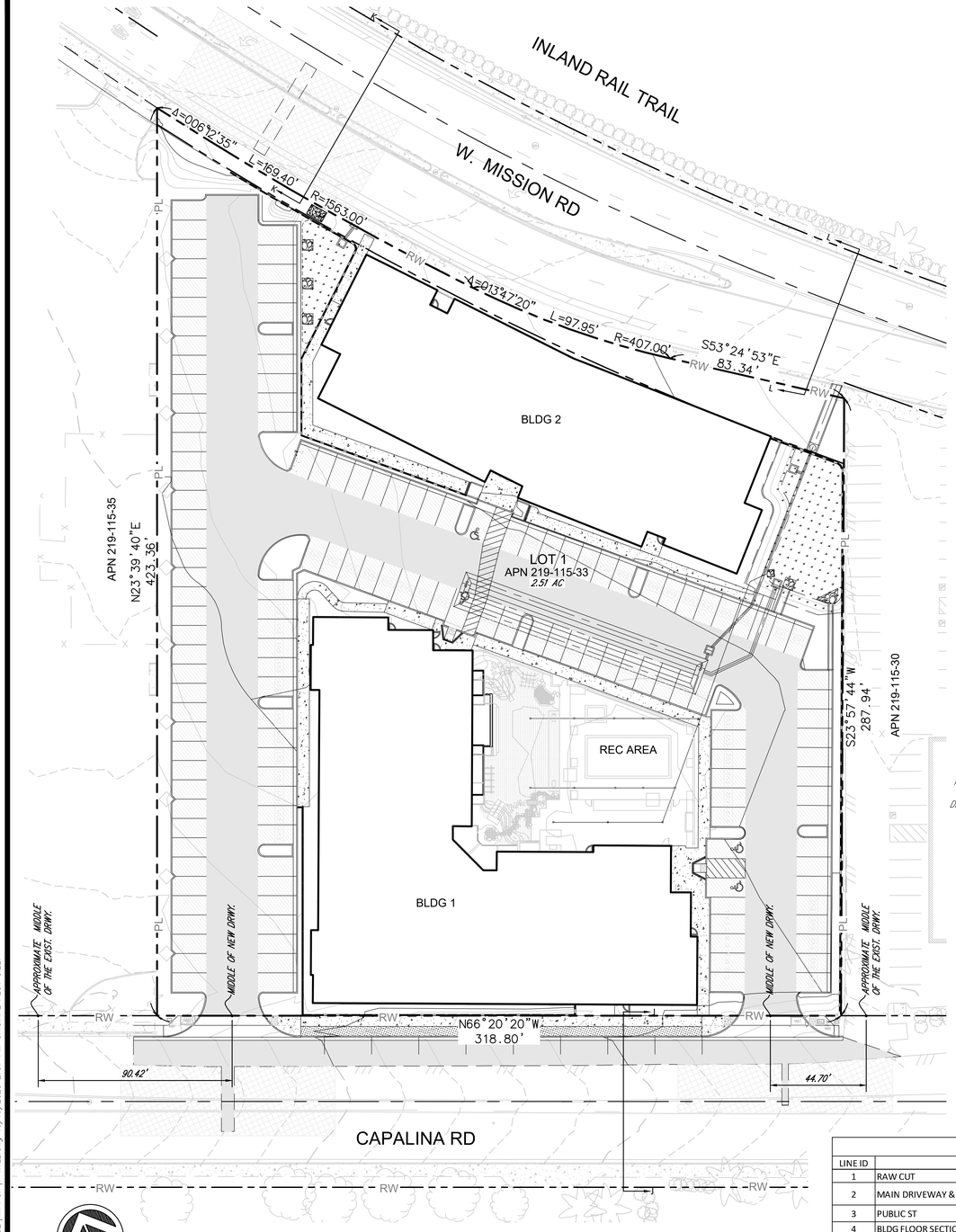
Capalina SMA, LLC
179 Calle Magdalena #201
Encinitas, CA 92024
Attn: Jon Rilling

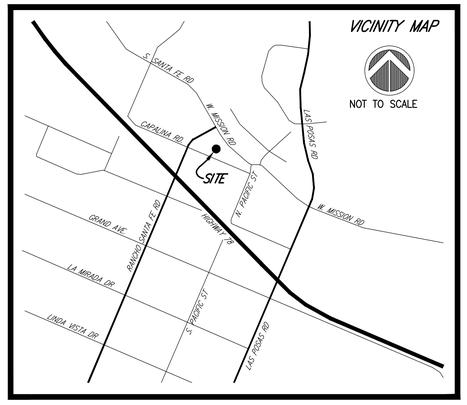
MAY 30, 2023

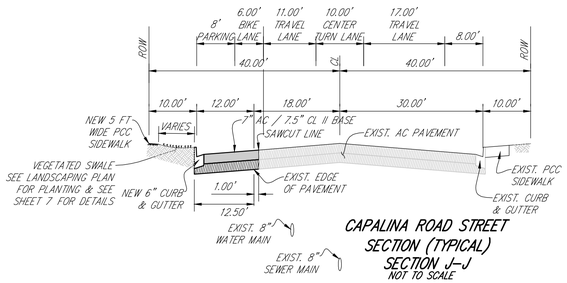
SCALE:

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

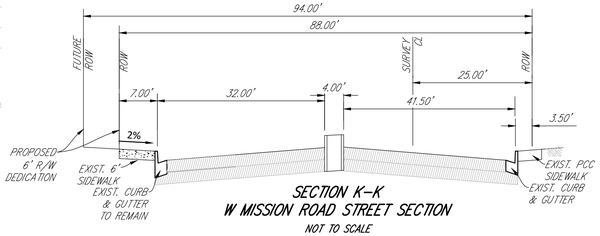
CAPALINA APARTMENTS
AT SAN MARCOS
PRELIMINARY GRADING PLAN



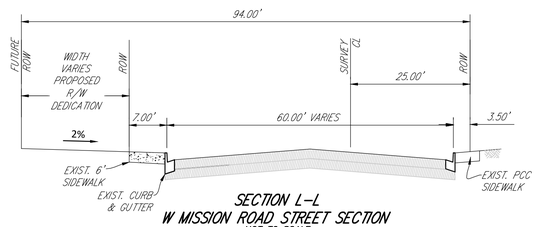




CAPALINA ROAD STREET SECTION (TYPICAL)
SECTION J-J
NOT TO SCALE



SECTION K-K
W MISSION ROAD STREET SECTION
NOT TO SCALE



SECTION L-L
W MISSION ROAD STREET SECTION
NOT TO SCALE

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 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

EARTHWORK CALCULATION TABLE

LINE ID	ITEM DESCRIPTION	AREA (SF)	SECTION/LENGTH (FT)	VOL (CY)	ROUNDED
1	RAW CUT			522.18	530.00
2	MAIN DRIVEWAY & PARKING	61,540.00	0.75	1,709.44	1,710.00
3	PUBLIC ST	4,955.00	0.83	152.93	160.00
4	BLDG FLOOR SECTION	34,575.00	0.75	960.42	970.00
5	WQ BASINS	2,550.00	5.00	472.22	480.00
6	DETENTION PIPES (4' DIA PIPE, 550 LF)	12.57	370.00	172.21	180.00
7	TOTAL CUT			3,989.40	4,030.00
8					
9	RAW FILL			12,266.55	12,270.00
10	SHRINKAGE 0% (APPLIED TO RAW CUT)	522.18	0.00	0.00	0.00
11	TOTAL FILL			12,266.55	12,270.00
12	IMPORT			-8,277.15	-8,240.00
13	FOR PERMITTING PURPOSES, IMPORT AT (CY)		8,240.00		

	DATE	REMARKS
	06/2023	PLANNING SUBMITTAL

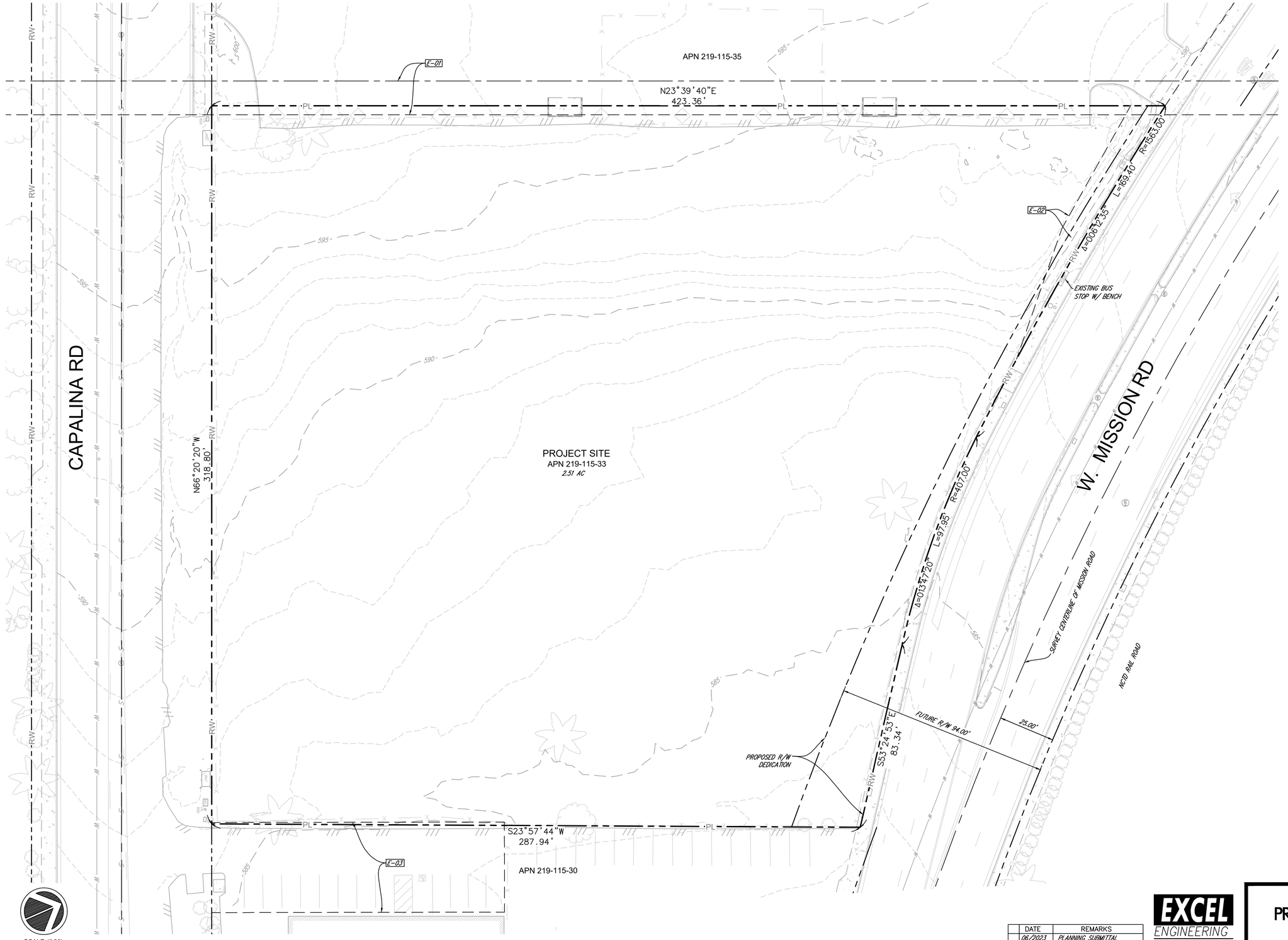
EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • QSD/SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-8334

SHEET 1 OF 7 SHEETS
TITLE

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

GPA22-0003

K:\22\22060\engineering\W\Dr 02\TM PGP_TITLE.dwg 10/19/2023 2:37 PM ORIGINAL PLOT SIZE: ---



SCALE 1"=20'

0 20 40 Feet

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 W
- EXIST. SEWER SERVICE LATERAL S
- EXIST. FIRE SERVICE LATERAL F
- EXIST. PCC CURB
- EXIST. PCC CURB & GUTTER

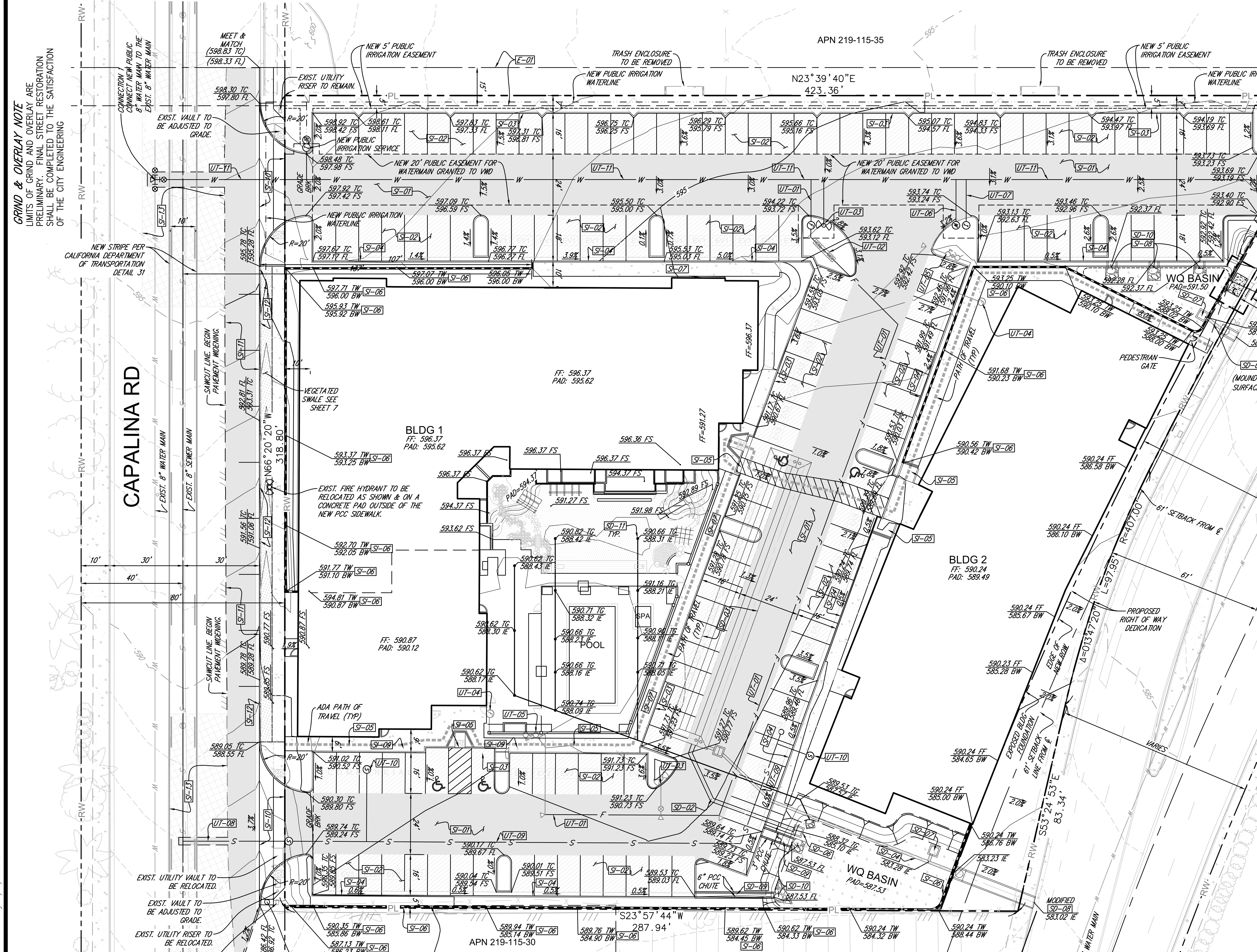
DATE	REMARKS
06/2023	PLANNING SUBMITTAL

EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • QSD • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-0118 FX (760)745-8334

SHEET 2 OF 7 SHEETS
EXISTING CONDITION

CAPALINA APARTMENTS
PRELIMINARY GRADING PLAN
APN 219-115-33
CAPALINA ROAD, SAN MARCOS CA
GPA22-0003

K:\2021\21060\engineering\PM\PM 02\PM PGPI\2 EXISTING CONDITION.dwg 10/19/2023 2:37 PM ORIGINAL PLOT SIZE:



CONSTRUCTION NOTES

UTILITY IMPROVEMENTS

- UT-01 FIRELINE MAIN
- UT-02 DDCV
- UT-03 FIRE HYDRANT
- UT-04 BLDG FIRE SERVICE LATERAL
- UT-05 PIV/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 THIS SHEET
- SD-11 AREA DRAIN
- SD-12 4" AREA DRAIN PIPE

SURFACE IMPROVEMENTS

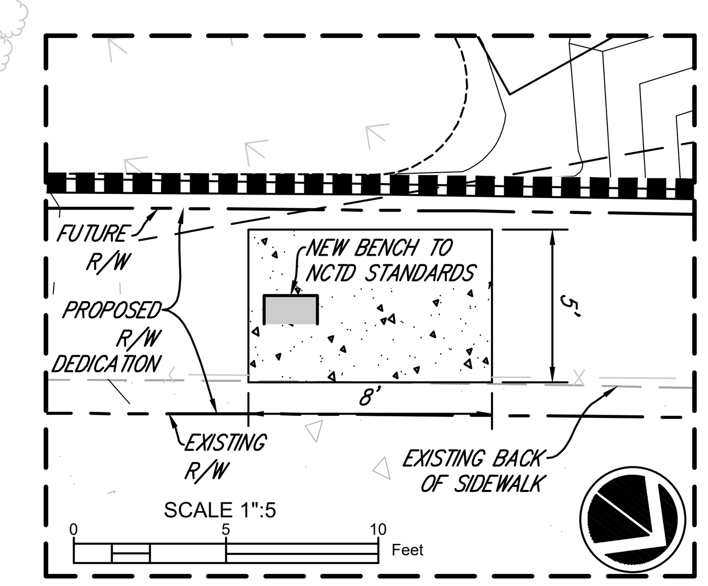
- SI-01 3" AC/6.5 CLASS II BASE (DRIVE AISLE)
- SI-02 4" AC/7.5 CLASS II (PARKING)
- SI-03 6" PCC CURB (SDRSD G-2)
- SI-04 6" PCC CURB & GUTTER (SDRSD G-2)
- SI-05 PCC RAMP
- SI-06 CMU TYPE RETAINING WALL
- SI-07 PCC SIDEWALK
- SI-08 3' WIDE CURB CUT @ 9' O.C. WITH ENERGY VELOCITY DISSIPATER
- SI-09 ADA COMPLAINT PLANTER COVER
- SI-10 R=20' RADUIS 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

FENCING NOTE

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

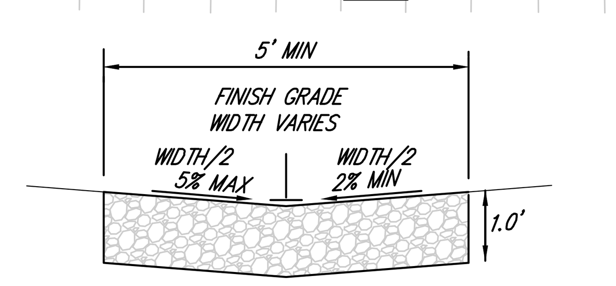
LEGEND

PROJECT BOUNDARY
PROPERTY LINE -PL-
RIGHT OF WAY -RW-
EXIST MAJOR CONTOUR 100
EXIST MINOR CONTOUR
PROPOSE MAJOR CONTOUR 100
PROPOSE MINOR CONTOUR
GEOGRID TYPE RETAINING
CMU TYPE RETAINING
SOIL NAIL TYPE RETAINING
EXIST WATER MAIN W
EXIST SEWER MAIN S
NEW WATER MAIN W
NEW SEWER MAIN S
FLOW LINE
PCC BROW DITCH
EXIST. FIRE LINE F
FIRE HYDRANT
STREET/PARKING LIGHT
STORM DRAIN INLETS/CLEANOUTS
WATER SERVICE LATERAL
SEWER SERVICE LATERAL
FIRE SERVICE LATERAL
PCC CURB
PCC CURB & GUTTER



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.



4"-6" CLEAN-WASHED ROCK UNDERLAIN BY GEOTEXTILE FABRIC UNLESS SPECIFIED BY PLANS (MIRAFI OR EQUIVALENT). MIN WIDTH=5', MIN LENGTH=10'

SD-10 ENERGY VELOCITY DISSIPATER
NOT TO SCALE

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. EASEMENT TO BE VACATED.

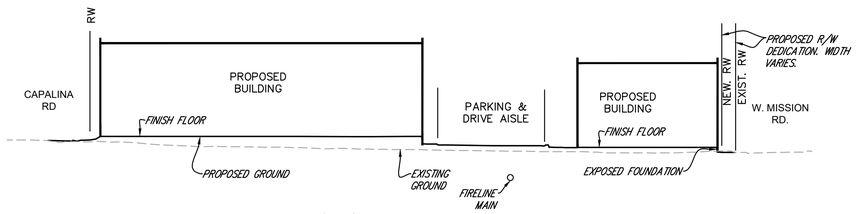
DATE	REMARKS
06/2023	PLANNING SUBMITTAL

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

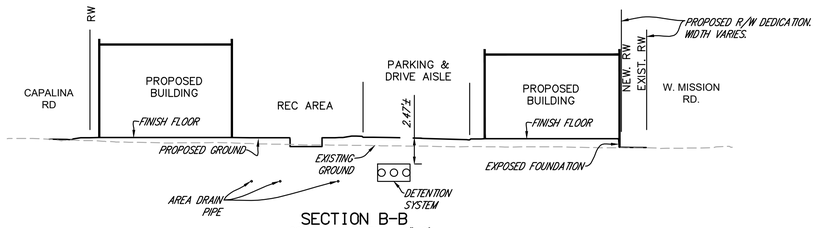
SHEET 3 OF 7 SHEETS
GRADING

CAPALINA APARTMENTS
PRELIMINARY GRADING PLAN
APN 219-115-33
CAPALINA ROAD, SAN MARCOS CA
GPA22-0003

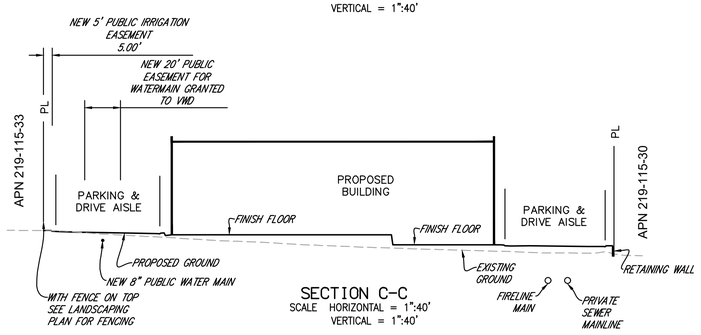
v:\22\22060\engineering\TM\TM 02\TM PGP\3 GRADING.dwg 10/19/2023 2:37 PM ORIGINAL PLOT SIZE:



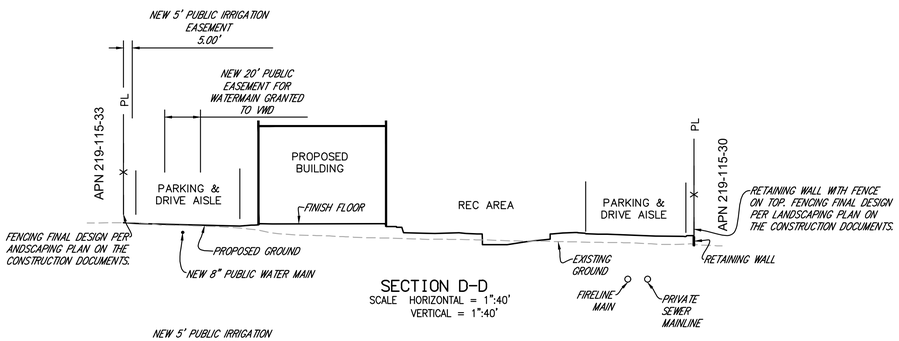
SECTION A–A
SCALE HORIZONTAL = 1":40'
VERTICAL = 1":40'



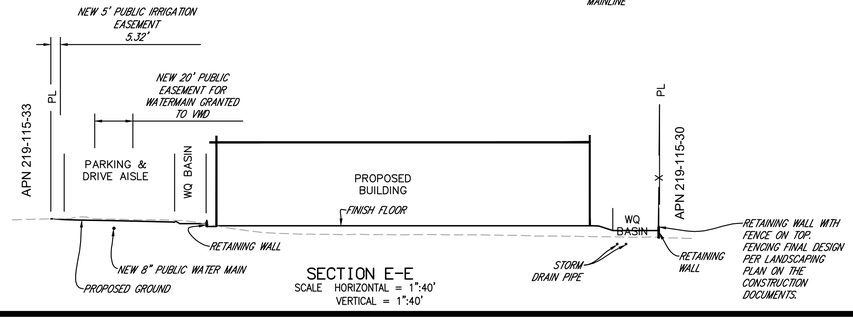
SECTION B–B
SCALE HORIZONTAL = 1":40'
VERTICAL = 1":40'



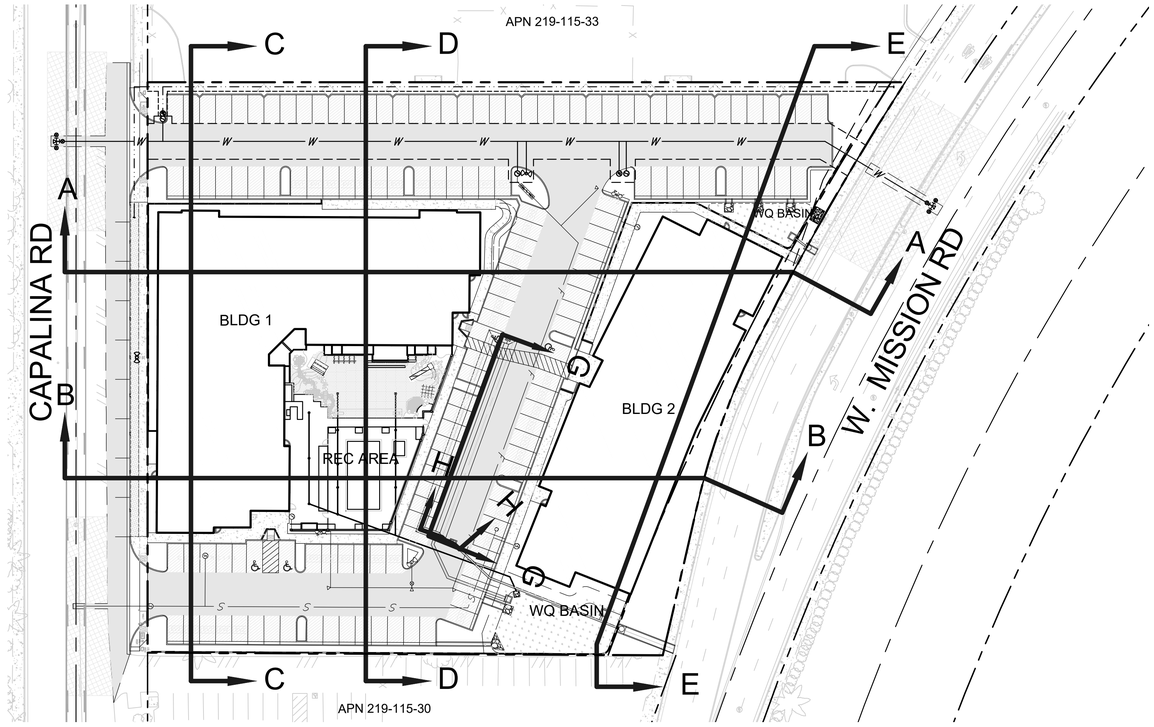
SECTION C–C
SCALE HORIZONTAL = 1":40'
VERTICAL = 1":40'

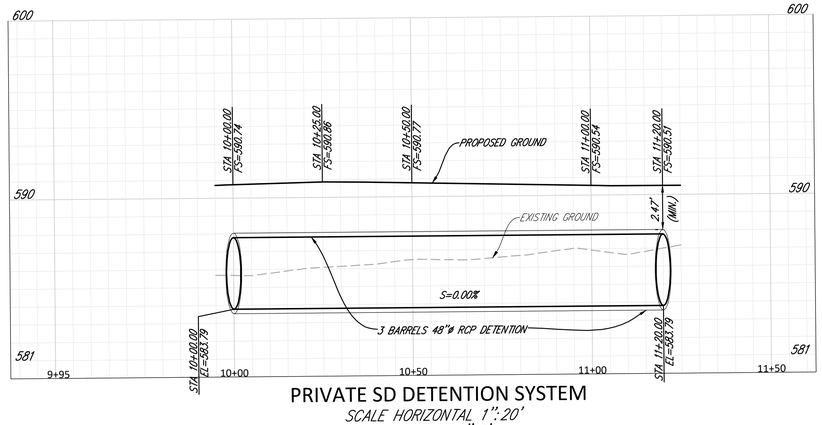


SECTION D–D
SCALE HORIZONTAL = 1":40'
VERTICAL = 1":40'

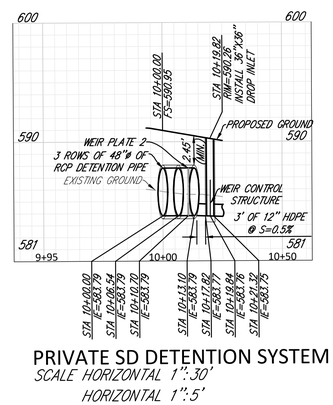


SECTION E–E
SCALE HORIZONTAL = 1":40'
VERTICAL = 1":40'





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

SHEET 4 OF 7 SHEETS
SECTIONS AND PROFILES

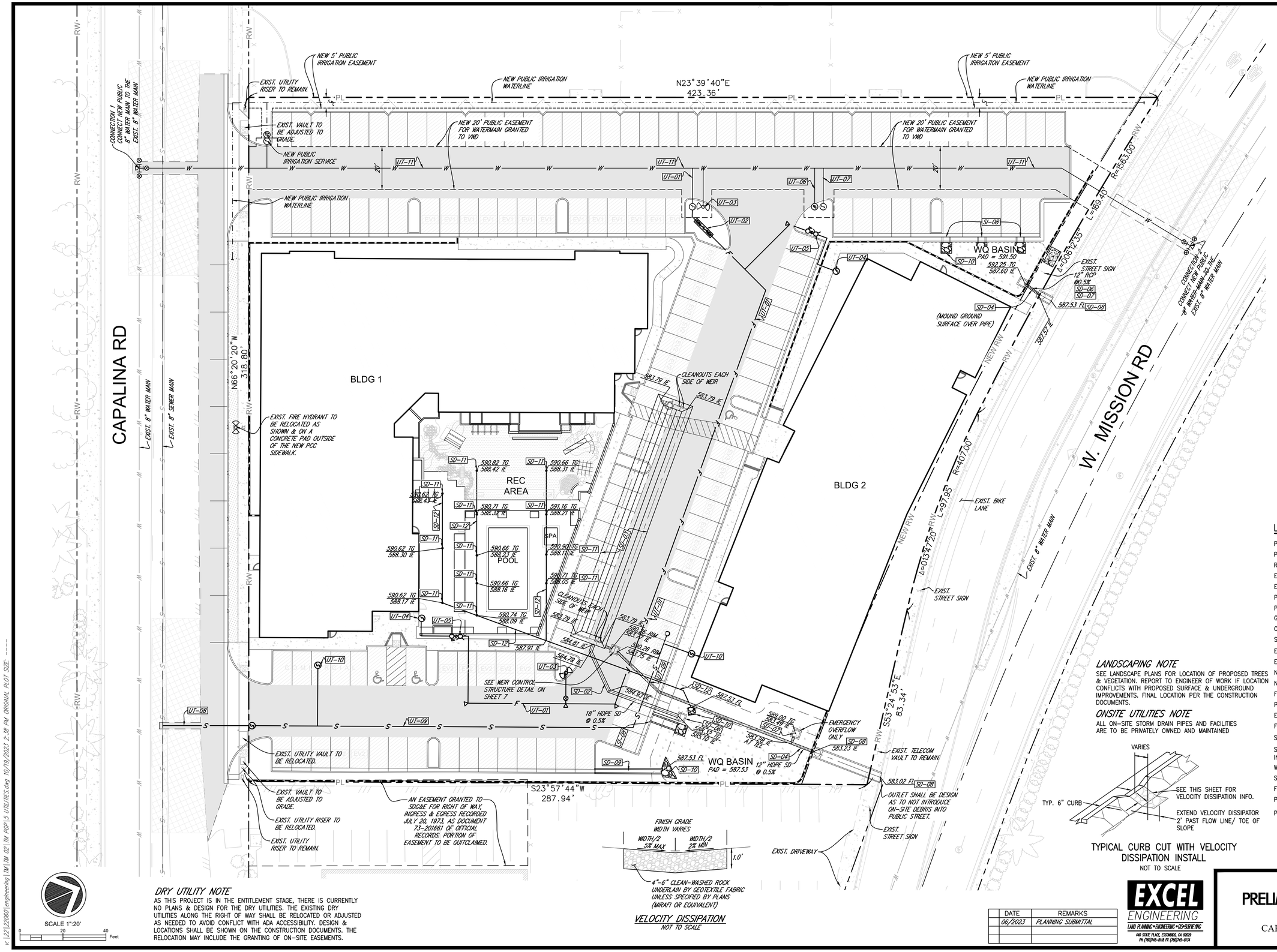
	DATE	REMARKS
	06/2023	PLANNING SUBMITTAL

EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • GIS • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-0118 FX (760)745-0334

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

GPA22-0003

K:\21\21060\engineering\TM\TM 02\TM PGP\4 SECTIONS AND PROFILES.dwg 10/19/2023 2:37 PM ORIGINAL PLOT SIZE: ---



VELOCITY DISSIPATION
NOT TO SCALE

TYPICAL CURB CUT WITH VELOCITY DISSIPATION INSTALL
NOT TO SCALE

CONSTRUCTION NOTES

UTILITY IMPROVEMENTS

- UT-01 FIRELINE MAIN
- UT-02 DDCV
- UT-03 FIRE HYDRANT
- UT-04 BLDG FIRE SERVICE LATERAL
- UT-05 PIV/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 DISSIPATER
- SI-09 ADA COMPLAINT PLANTER COVER
- SI-10 R=20' RADUIS 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
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

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

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.

SCALE 1":20'
0 20 40 Feet

	DATE	REMARKS
	06/2023	PLANNING SUBMITTAL

EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • GPS • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-8334

SHEET 5 OF 7 SHEETS
UTILITIES

CAPALINA APARTMENTS
PRELIMINARY GRADING PLAN
APN 219-115-33
CAPALINA ROAD, SAN MARCOS CA
GPA22-0003

x:\22\22060\engineering\IM\TM 021 IM PDP\5 UTILITIES.dwg 10/19/2023 2:38 PM ORIGINAL PLOT SIZE: ----

N23°39'40"E
423.36'

PL

TRUCK ENVELOPE (TYP)

NEW FIRE HYDRANT

WQ BASIN

R=563.00'
L=69.40'
Δ=006°19'35"

W. MISSION RD

CAPALINA RD

RW

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

N66°20'20"W
318.80'

BLDG 1

BLDG 2

REC AREA

NEW FIRE HYDRANT

16'
24'
16'

WQ BASIN

TRUCK ENVELOPE (TYP)

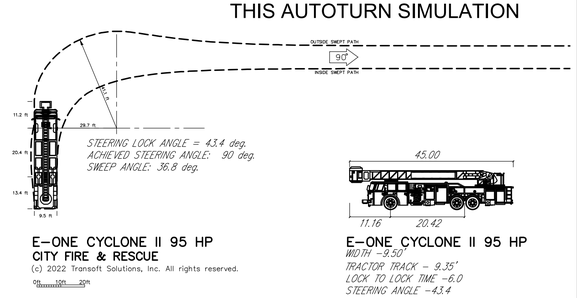
S23°57'44"W
287.94'

S33°24'53"E
83.34'

L=97.95'
R=467.00'
Δ=013°47'20"

APN 219-115-30

EMERGENCY VEHICLE USED IN THIS AUTOTURN SIMULATION



STEERING LOCK ANGLE = 43.4 deg.
ACHIEVED STEERING ANGLE: 90 deg.
SWEEP ANGLE: 36.8 deg.

E-ONE CYCLONE II 95 HP
CITY FIRE & RESCUE

(c) 2022 Transoft Solutions, Inc. All rights reserved.

E-ONE CYCLONE II 95 HP
WIDTH = 9.50'
TRACTOR TRACK = 9.35'
LOCK TO LOCK TIME = 6.0
STEERING ANGLE = 43.4

SCALE 1":20'
0 20 40 Feet

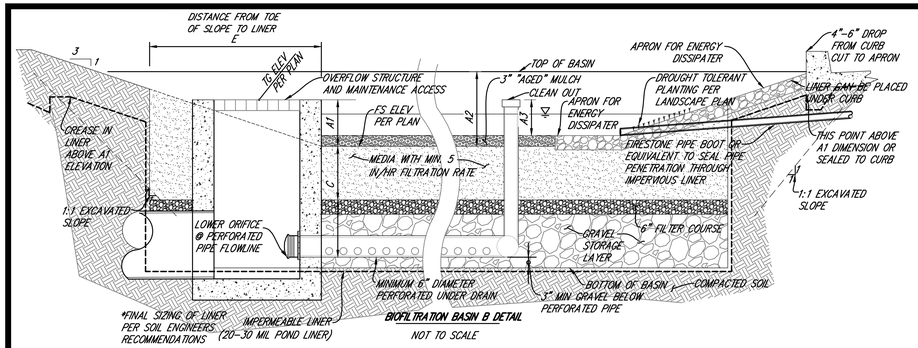
SHEET 6 OF 7 SHEETS
CIRCULATION

	DATE	REMARKS
	06/2023	PLANNING SUBMITTAL

EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • GIS • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-8334

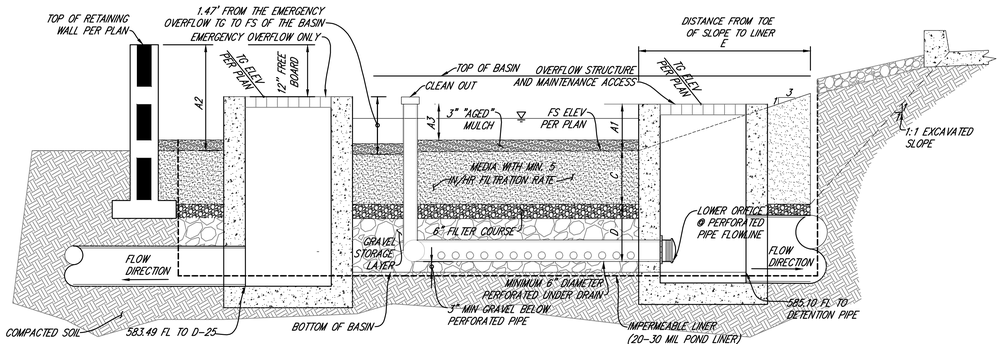
CAPALINA APARTMENTS
PRELIMINARY GRADING PLAN
APN 219-115-33
CAPALINA ROAD, SAN MARCOS CA
GPA22-0003

K:\22\22060\engineering\IM\IM 02\IM PGP\6 CIRCULATION.dwg 10/19/2023 2:38 PM ORIGINAL PLOT SIZE:



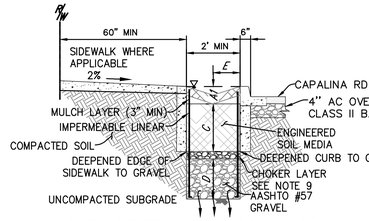
BIOFILTRATION BASIN B DETAIL

NOT TO SCALE



BIOFILTRATION BASIN A DETAIL

NOT TO SCALE



GREEN STREET VEGETATED SWALE SECTION

TYPICAL SECTION NOT TO SCALE

PERMANENT WATER QUALITY TREATMENT FACILITY

KEEPING OUR WATER WAYS CLEAN
MAINTAIN WITH CARE – NO MODIFICATIONS WITHOUT AGENCY APPROVAL

DETAIL
WATER QUALITY SIGN– PLACED AT EACH BIOFILTRATION BASIN

NOTE: ALL BIOFILTRATION AREAS WILL HAVE A SIGN POSTED TO BE VISIBLE AT ALL TIMES.

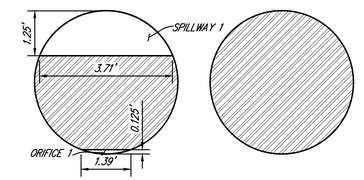
EXISTING SITE FEATURES:

- THE APPROXIMATE DEPTH TO GROUNDWATER IS GREATER THEN 20 FEET.
- THERE ARE NO NATURAL HYDROLOGIC FEATURES ON THE SITE.
- BASED ON WATERSHED MAPPING OF POTENTIAL CRITICAL COARSE SEDIMENT YIELD AREAS (CCSYA), THERE ARE NO CCSYA LOCATED WITHIN THE PROJECT BOUNDARY OR TRIBUTARY TO THE RUNOFF BYPASSED AROUND THE SITE.
- THE SITE PROPOSES TO CONNECT THE EXISTING CURB & GUTTER LOCATED ON MISSION ROAD ON THE NORTH SIDE OF THE PROJECT.

LEGEND

- DMA BOUNDARY
- WATER QUALITY EFFECTIVE AREA
- *PERVIOUS AREA AMENDED SOIL

*NOTE: ALL LANDSCAPED AREAS WILL BE PLANTED WITH AMENDED SOILS SD-F EXCEPT FOR BIOFILTRATION BASINS.



DETENTION PIPE WEIR CROSS SECTION

WEIR PLATE 1

NOT TO SCALE

WEIR PLATE 2

NOT TO SCALE

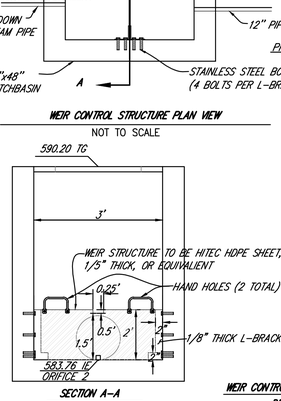
WEIR PLATE NOTE:

WEIR PLATE 2 IS USED TO BLOCK WATER IN DETENTION PIPE.

WATER QUALITY BASIN INSTALLATION NOTES:

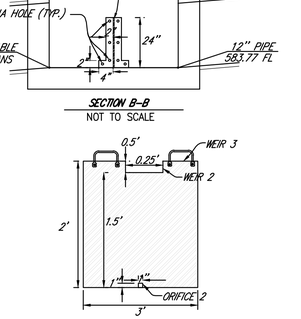
1. *3 INCHES OF COCONUT COIR.*
2. *AN UNDERDRAIN CLEANOUT WITH A MINIMUM 6-INCH DIAMETER AND LOCKABLE CAP IS PLACED EVERY 250 TO 300FEET AS REQUIRED BASED ON UNDERDRAIN LENGTH.*
3. *VEGETATION USED SHOULD BE SUITABLE FOR THE CLIMATE PER LANDSCAPE PLANS.*
4. *FILTER COARSE IS A MINIMUM OF 6 INCHES PROVIDED IN TWO SEPARATE 3 INCH LAYERS. THE TOP LAYER SHALL BE MADE OF ASTM C33 CHOKER SAND AND THE BOTTOM LAYER BE OF ASTM NO. 8 AGGREGATE. MARKERS STAKES SHALL BE USED TO ENSURE UNIFORM LIFT THICKNESS.*
5. *AASHTO NO. 57 STONE OR CLASS 2 PERMEABLE PER CAL TRANS SPECIFICATION 68-1.025 IS RECOMMENDED FOR THE AGGREGATE STORAGE LAYER. WASHED, OPEN-GRADED CRUSHED ROCK MAY BE USED, HOWEVER, A 4 INCH MINIMUM WASHED PEA GRAVEL FILTER COURSE LAYER AT THE TOP OF THE CRUSHED ROCK IS REQUIRED.*
6. *IMPERMEABLE LINER SHALL BE INSTALLED WHEN THE BIOFILTRATION BASIN IS WITHIN 10 FEET OF RETAINING WALLS OR BUILDING FOUNDATIONS, OR AS RECOMMENDED BY THE SOILS ENGINEER, OR REQUIRED BY THESE PLANS. IMPERMEABLE LINER SHALL BE 30 MIL THICK (PER COUNTY OF SAN DIEGO GREEN STREETS DESIGN STANDARD DRAWING GS-3.00 AND COUNTY GREEN STREETS SUPPLEMENT TO CAL TRANS SPECIFICATIONS 20-11.08B) CONFIGURED TO ENTIRELY ENCOMPASS THE SIDES OF THE WATER QUALITY BASIN.*
7. *IMPERMEABLE LINER BE CONSTRUCTED IN COMPLIANCE WITH THE COUNTY OF SAN DIEGO GREEN STREETS SUPPLEMENT TO CAL TRANS SPECIFICATIONS 20-11.08B.*
8. *BIOFILTRATION SOIL MEDIA LAYER (BSM) SHALL CONSIST OF 60% TO 80% BY VOLUME SAND, UP TO 20% BY VOLUME TOPSOIL, AND UP 20% BY VOLUME COMPOST (PER CITY OF SAN MARCOS BMP DESIGN MANUAL FEBRUARY 2023 APPENDIX F.3 SECTION 803-2 BLENDED BSM CRITERIA AND TESTING REQUIREMENTS). BSM SHALL BE LIGHTLY COMPACTED AND PLACED IN LOOSE LIFTS APPROXIMATELY 12 INCHES TO ENSURE REASONABLE SETTLEMENT WITHOUT EXCESSIVE COMPACTION (PER CITY OF SAN MARCOS BMP DESIGN MANUAL FEBRUARY 2023 APPENDIX F.3 SECTION 803-6 DELIVERY, STORAGE, HANDLING, AND PAYMENT). BSM PERMEABILITY REQUIRES 8-24 INCHES/HOUR FOR BMPS WITHOUT OUTLET CONTROL; 15-80 INCHES/HOUR FOR BMPS WITH OUTLET CONTROL; TESTING IS REQUIRED TO DEMONSTRATE (PER CITY OF SAN MARCOS BMP DESIGN MANUAL FEBRUARY 2023 APPENDIX F.3 SECTION 803-8 SUMMARY).*
9. *THE AGGREGATE STORAGE LAYER SHALL BE COMPACTED IN ACCORDANCE WITH SOILS ENGINEER'S RECOMMENDATIONS.*
10. *OVERFLOW STRUCTURE TO HAVE A MINIMUM OF 12 INCHES OF FREEBOARD.*
11. *ALL LINER INSTALLATIONS, FIELD WELDING OF SEAMS, AND OBSERVATION OF SOIL MIX PLACEMENT SHALL REQUIRE SPECIAL INSPECTION BY THE PROJECT GEOTECHNICAL ENGINEER OR OTHER QUALIFIED PERSON. A LETTER CERTIFYING PROPER INSTALLATION SHALL BE PROVIDED TO THE ENGINEER OF RECORD TO ACCEPTANCE OF THE FACILITIES.*
12. *SPECIAL INSPECTION SHALL BE REQUIRED FOR CONSTRUCTION OF ALL BIOFILTRATION BASINS. INSPECTION SHALL BE PERFORMED BY A QUALIFIED INDIVIDUAL (SUCH AS: ENGINEER OF RECORD, QSD). INSPECTION SHALL INCLUDE:*
    - *VERIFICATION OF OVERALL DIMENSIONS PRIOR TO PLACEMENT OF MATERIALS;*
    - *PLACEMENT OF THE LINER, IF REQUIRED; AND SEAMS OR PENETRATIONS*
    - *PLACEMENT OF THE GRAVEL, FILTER MATERIALS, AND FILTER MEDIA;*
    - *ALL INLET AND OUTLET STRUCTURES INCLUDING UNDERDRAINS, IF REQUIRED.*
    - *CONTRACTOR SHALL TAKE PICTURES AT EACH STAGE OF INSTALLATION AND SUBMITTED TO ENGINEER FOR VERIFICATION OF INSTALL.*

    INSPECTOR SHALL BE GIVEN A MINIMUM OF 48 HOURS PRIOR TO INSPECTION. UPON COMPLETION THE INSPECTOR SHALL PROVIDE A CERTIFICATION TO THE ENGINEER OF WORK.
13. *PROPOSED MATERIALS, SUCH AS AGGREGATE, FILTER MATERIAL, AND FILTER MEDIA SHALL BE SUBMITTED TO THE ENGINEER OF WORK FOR APPROVAL.*



WEIR CONTROL STRUCTURE PLAN VIEW

NOT TO SCALE



SECTION B-B

NOT TO SCALE

SECTION A-A

NOT TO SCALE

WEIR CONTROL STRUCTURE DETAIL

WEIR CONTROL STRUCTURE MAIN WEIR

NOT TO SCALE

WEIR CONTROL STRUCTURE NOTE:

THE PURPOSE OF THIS STRUCTURE IS FOR ADDITIONAL HYDROMODIFICATION FLOW CONTROL SEPARATE FROM TYPICAL BIOFILTRATION FLOW MODELING

6" PVC PIPE PERFORATION LAYOUT DETAIL

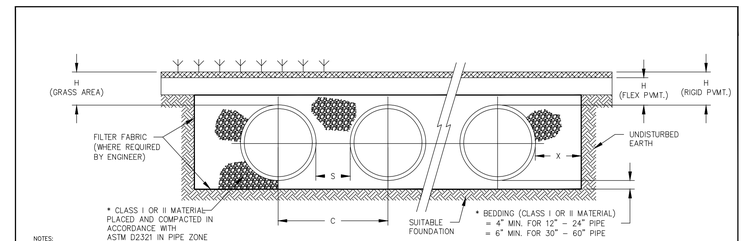
NOT TO SCALE



DETAIL
"NO DUMPING" AT CATCH BASINS

NOTE: ALL CATCH BASINS WITH GRATES SHALL BE STENCILED WITH CITY REQUIRED ITEM PER ABOVE DETAIL (DAS MANUFACTURING #SDO OR EQUIVALENT).

SUMMARY OF PERVIOUS AND IMPERVIOUS AREA		
	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)
DMA-1	13,897	81,594
DMA-2	1,850	5,901
DMA-3	1,287	34,286
DMA-4	/	4,853



NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"–24" (100mm–600mm); 6" (150mm) FOR 30"–60" (750mm–1500mm).
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
8. MINIMUM COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" – 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	NOMINAL SPACING "C"	TYPICAL SIDE WALL "X"	H (NON-TRAFFIC)	H (TRAFFIC)
48" (1200mm)	54" (1372mm)	25" (635mm)	78.5" (1994mm)	18" (457mm)	12" (305mm)	24" (610mm)

©2016 ADS, INC. * CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D

ADS 4640 TRUEMAN BLVD. HILLIARD, OHIO 43026
ADVANCED DRAINAGE SYSTEMS, INC.

DRAWING NUMBER:

DRW BY:
CHK BY:
SCALE: NTS
SHEET OF

STRUCTURAL BIO-BASIN SUMMARY TABLE

DMA NAME	DMA TYPE	BMP NAME	TYPE OF BMP	EFFECTIVE AREA (SQFT)	A1 (INCH) WATER QUALITY+MULCH*	A2 (INCH) TOP OF BASIN	A3 (INCH) CLEAN OUT	B (INCH) UPPER ORIFICE	C (INCH) MEDIA	D (INCH) GRAVEL	E (FT) OFFSET	BOX RISER OVERFLOW STRUCTURE SIZE (INCHES)	ORIFICES DIAMETER UPPER (INCH)	ORIFICES DIAMETER LOWER (INCH)	IMPERMEABLE LINER ?
DMA-1	DRAINS TO BMP	BMP-A	BIOFILTRATION	2238	9	32.52	6	–	18	12	3.75	36X36	–	1.375	YES
DMA-2	DRAINS TO BMP	BMP-B	BIOFILTRATION	962	9	18	6	–	18	12	2.25	36X36	–	0.82	YES
DMA-3	DRAINS TO BMP	BMP-D	GREEN STREET VEGETATED SWALE	839	6	12	–	–	18	12	1.5	–	–	–	SIDES ONLY
DMA-4	SELF MITIGATING AREA	–	–	–	–	–	–	–	–	–	–	–	–	–	–

*NOTE: WATER QUALITY PONDING = A1- 3" OF MULCH (MULCH WILL BE CONSISTED OF NUTRIENT SENSITIVE MATERIAL SUCH AS COCONUT COIR PER BF-2)

AMENDED SOIL NOTES

SOIL IS AMENDED WITH 2 INCHES OF MEDIA MIXED INTO THE TOP 6 INCHES OF IN-SITU SOILS, AS NEEDED, TO PROMOTE PLANT GROWTH (OPTIONAL). FOR ENHANCED POLLUTANT CONTROL, 2 FEET OF MEDIA CAN BE USED IN PLACE OF INSITU SOILS.

HYDROLOGIC SOIL GROUP

THE HYDROLOGICAL SOIL GROUP FOR THIS SITE IS TYPE C AND TYPE D.

SOURCE CONTROL			
	SOURCE CONTROL REQUIREMENT	NODE	IMPLEMENTAION
SC-1	PREVENTION OF ILLICIT DISCHARGES	(SC-1)	EFFECTIVE IRRIGATION WILL BE IMPLEMENTED AND VEHICLE WASHING IS PROHIBITED
SC-2	STORM DRAIN STENCILING OR SIGNAGE	(SC-2)	STENCIL EVERY INLET WITH PROHIBITIVE WORDS: "NO DUMPING! DRAINS TO WATERWAYS" AND "NO CONTAMINE" IN SPANISH.
SC-5	PROTECT TRASH STORAGE	(SC-5)	TRASH ENCLOSURE WILL BE PROTECTED BY LID OR BE WALLED WITH ROOF TO AVOID STORMWATER GET CONTAMINATED

DATE	REMARKS
06/2023	PLANNING SUBMITTAL

EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-1890

EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-8524

SHEET 7 OF 7 SHEETS
SWQMP BMP

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

GPA22-0003

K:\22\220901\engineering\TM\IM 02\TM PGP\7 SWQMP BMP.dwg 10/19/2023 2:38 PM ORIGINAL PLOT SIZE: ----