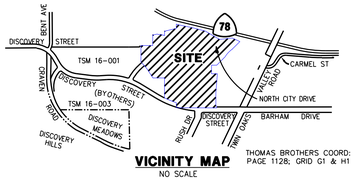
TENTATIVE NORTH CITY WEST SUBDIVISION MAP TSM 19-0002

UNIVERSITY DISTRICT SAN MARCOS

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 480 RESIDENTIAL CONDOMINIUM UNITS (LOT 1 =48, LOT 2 =48, LOT 3 =183, LOT 4 =67, LOT 6 =79, LOT 7 =55) AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THIS TENTATIVE MAP ALSO DEDICATES PUBLIC STREET C, A PORTION OF PUBLIC STREET B, NORTH CITY DRIVE, AND PUBLIC PEDESTRIAN EASEMENT THROUGH LOTS 1, 2, & 3, A PUBLIC PARK IN LOT 5, RECREATION CENTER IN A PORTION OF LOT 3, HOA LOT "A", AND PUBLIC DRAINAGE EASEMENT ON LOT 1 AND LOT 5.



VICINITY MAP
NO SCALE

THOMAS BROTHERS COORD: PAGE 1128; GRID G1 & H1

DEVELOPMENT NOTES:

1. 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.
2. ALL GRADING IS PROPOSED TO CONFORM TO THE PROVISIONS OF SAN MARCOS MUNICIPAL CODE (SMMC) SECTION 17.32; AND IN CONFORMANCE WITH THE PROJECT'S GEOTECHNICAL REPORT BY GEOCON INCORPORATED.
3. PROPOSED PIPE SIZES, WHERE SHOWN, ARE APPROXIMATE.
4. 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.
5. 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).
6. THE PROPERTY LIES WITHIN FEMA FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) PER FIRM COMMUNITY MAP NO. 06073C0793G (PANEL 0793G OF 2375), EFFECTIVE DATE 5/16/2012.
7. FINAL LANDSCAPE CONSTRUCTION DOCUMENTS TO DEPICT PRIVATE VS PUBLICLY MAINTAINED SLOPES AND LANDSCAPED AREAS.
8. 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.
9. ALL GRADING OPERATIONS SHALL BE COMPLETED IN ONE PHASE.
10. ALL SLOPES TO BE 2:1, UNLESS OTHERWISE SHOWN.
11. EXISTING PRIVATE AND PUBLIC EASEMENTS SHALL BE QUITCLAIMED AND EXISTING PUBLIC RIGHT-OF-WAY SHALL BE VACATED AS SHOWN ON THE TENTATIVE MAP.
12. 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.
13. IN ACCORDANCE WITH THE UNIVERSITY DISTRICT SPECIFIC PLAN, PROPOSED LOT 7 HAS A RANGE OF LAND USE AND OWNERSHIP OPTIONS. THE SAN MARCOS UNIFIED SCHOOL DISTRICT (SMUSD) HAS THE FIRST OPTION TO ACQUIRE LOT 7 FOR ITS USE/DEVELOPMENT AS A SCHOOL FACILITY. SHOULD THE SMUSD ELECT NOT TO ACQUIRE THE PROPERTY WITHIN THE STATUTORY TIME FRAME, THE CITY OF SAN MARCOS (COSM) HAS THE SECOND OPTION TO ACQUIRE LOT 7 FOR THE CITY'S USE/DEVELOPMENT FOR PUBLIC PARK PURPOSES. SHOULD NEITHER ENTITY MOVE FORWARD WITH THE ACQUISITION OF THE PROPERTY, THE EXISTING UNDERLYING RESIDENTIAL LAND USE DESIGNATION WILL BE PREVAILED, AND THE OWNER MAY PROCEED WITH THE FINAL MAP FOR LOT 7 CONSISTING OF 55 RESIDENTIAL UNITS COVERED BY THIS TENTATIVE SUBDIVISION MAP.
14. THIS TSM PROPOSES TO PROCESS UP TO MULTIPLE FINAL MAPS:
    PHASE 1– CREATES LOT 1 THRU 7, HOA LOTS, REMAINDER PARCELS, DEDICATIONS, AND CONDO UNITS EXCEPT FOR LOT 7 CONDO UNITS.
    PHASE 2– 55 CONDO UNITS FOR LOT 7.

CONDOMINIUM NOTE

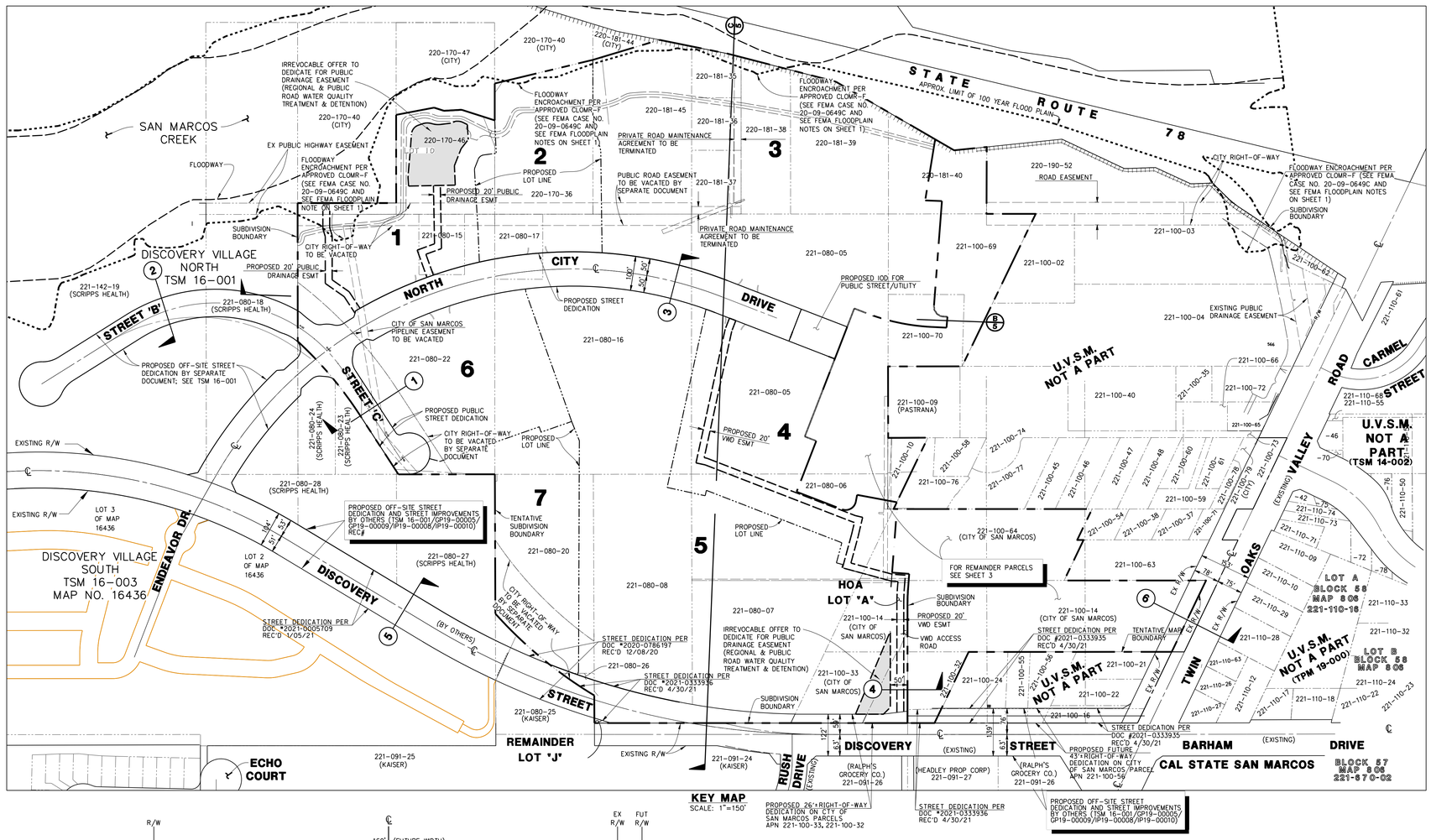
THIS SUBDIVISION IS A RESIDENTIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 480 UNITS OF PROPOSED LOTS 1, 2, 3, 4, AND 7 OF THIS TENTATIVE SUBDIVISION MAP

FEMA FLOODPLAIN NOTES

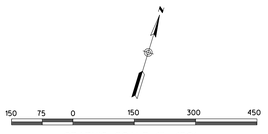
1. EFFECTIVE FEMA FLOODPLAIN AND FLOODWAY PER FIRM PANEL 06073C0793G, LAST REVISED 5/16/2012.
2. A PROJECT CLOMR-F WAS APPROVED FOR FLOODPLAIN ENCROACHMENTS IN JUNE 2020 PER FEMA CASE NO. 20-09-0649C
3. A LOMR WILL NEED TO BE PREPARED AND PROCESSED THROUGH FEMA FOLLOWING THE COMPLETION OF GRADING TO REVISE THE EFFECTIVE MAP.

HYDROMODIFICATION/LID NOTE

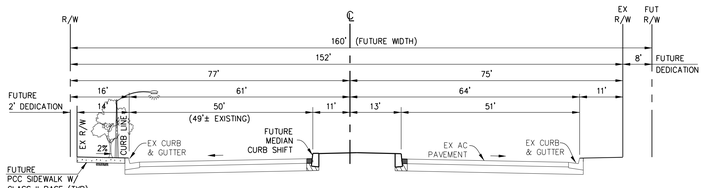
HYDROMODIFICATION / LOW IMPACT DEVELOPMENT BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED, CONSISTENT WITH THE "UNIVERSITY DISTRICT SAN MARCOS (2022 UDSP)" AND THE APPROVED TENTATIVE MAP STORM WATER QUALITY MANAGEMENT PLAN.



KEY MAP
SCALE: 1"=150'



GRAPHIC SCALE 1"= 150'



NOTES:
- TYPICAL SECTION DEPICTS AND PROVIDES CONSISTENT IMPROVEMENTS PER IP15-00007;
  FUTURE 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.

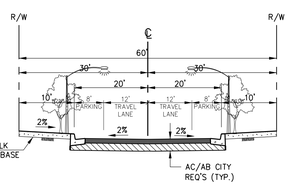
TYPICAL SECTION
TWIN OAKS VALLEY ROAD
STREET TYPE L
(DESIGN SPEED 45 MPH)
NO SCALE

6

AREA / LAND USE ANALYSIS

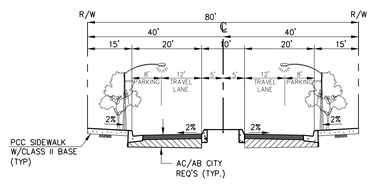
AREA TABLE

LOT NO.	USE	LOT AREA (GROSS)
1	MULTI FAMILY RESIDENTIAL	4.81 AC. (8.03%)
2	MULTI FAMILY RESIDENTIAL	4.06 AC. (6.78%)
3	MULTI FAMILY RESIDENTIAL	15.11 AC. (18.94%)
4	MULTI FAMILY RESIDENTIAL	5.49 AC. (6.88%)
5	FUTURE_PARK/ FUTURE STREET	17.0 AC. (28.4%)
6	MULTI FAMILY RESIDENTIAL	4.71 AC. (7.9%)
7	POTENTIAL SCHOOL (BOUNDARY ADJUSTMENT OF 0.13 AC. FROM APN 221-080-25 REQUIRED TO PROVIDE 4.0 AC. SITE	3.87 AC. (6.5%)
LOT AREA (LOTS 1 – 7, GROSS) =		54.65 AC.
REMAINDER LOT J		0.01 AC. (0.0%)
HOA LOT 'A'		0.48 AC. (0.6%)
PUBLIC STREET R.O.W.		5.23 AC. (8.7%)
SUBDIVISION AREA (TOTAL GROSS)		59.89 AC. (100%)
REMAINDER PARCELS (TOTAL GROSS)= 13.11 AC		
TENTATIVE MAP BOUNDARY (TOTAL GROSS)= 73.0 AC		



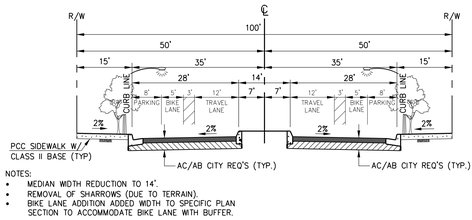
TYPICAL SECTION A-1d
STREET 'C'
MODIFIED 2-LANE COLLECTOR
(DESIGN SPEED 25 MPH)
NO SCALE

1



TYPICAL SECTION A-1
STREET 'B'
MODIFIED 2-LANE COLLECTOR
(DESIGN SPEED 25 MPH)
NO SCALE
(PER DISCOVERY VILLAGE NORTH)
(TSM 16-001)

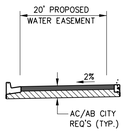
2



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.

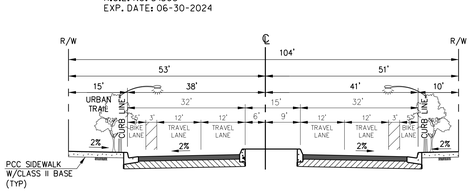
TYPICAL SECTION
NORTH CITY DRIVE
MODIFIED 2-LANE COLLECTOR STREET TYPE B-ALTERNATIVE
(DESIGN SPEED 25 MPH)
NO SCALE

3



TYPICAL SECTION
VWD ACCESS ROAD
NO SCALE

4



TYPICAL SECTION
DISCOVERY STREET
STREET TYPE K1 (BY OTHERS)
(DESIGN SPEED 45 MPH) (WEST OF RUSH DR.)
NO SCALE, BY OTHERS

5

CITY OF SAN MARCOS

ISAAC ETCHAMENDY, CITY ENGINEER DATE:
R.C.E. 81294
EXP.: 9/30/2023

LAND SURVEYOR

BRIAN D. JAQUESS DATE
L.S. 8379
EXP. DATE: 12/31/2023

LICENSED LAND SURVEYOR No. 8379 BRIAN D. JAQUESS STATE OF CALIFORNIA

ENGINEER OF WORK

TIMOTHY W. GABRIELSON DATE
R.C.E. No. 51503
EXP. DATE: 06-30-2024

REGISTERED PROFESSIONAL ENGINEER TIMOTHY WARREN GABRIELSON NO. 51503 STATE OF CALIFORNIA

DESCRIPTION / SYMBOL

DESCRIPTION	SYMBOL
PROPOSED LOT NUMBER	1 THROUGH 7
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/DETENTION 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
9–15	LANDSCAPE

LEGAL DESCRIPTION

PORTIONS OF LOTS 5 THROUGH 10, INCLUSIVE, IN BLOCK 62, TOGETHER WITH ALL OF LOTS 5, 6, 14, 15, AND 16 AND PORTIONS OF LOTS 3, 4, 12, 17 AND 18 IN BLOCK 63, OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 21, 1895 OF OFFICIAL RECORDS, TOGETHER WITH A PORTION OF DISCOVERY STREET LYING BETWEEN BLOCKS 62 AND 63 OF SAID MAP VACATED TO PUBLIC USE PER COUNTY BOARD OF SUPERVISORS RESOLUTION RECORDED DECEMBER 5, 1900 IN BOOK 23, PAGE 175 OF OFFICIAL RECORDS.

TAX ASSESSOR PARCEL NUMBERS

220-170-36, 220-170-46
220-181-
PARCELS 35-40, 45
221-080-
PARCELS 05-08, 15, 16, 17, 20, 22, 26
221-100-
PARCELS 10, 14, 32, 33, 64, 69, 70

ZONING/ SETBACKS

EXISTING & PROPOSED: 2018 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

NOTE: TENTATIVE MAP IS BASED UPON THE EXISTING TOPOGRAPHIC CONDITION. SUBSEQUENT MASS GRADING PLANS (GP19-00008) HAVE BEEN APPROVED BUT NOT DEPICTED ON THIS TENTATIVE MAP.

BENCH MARK

POINT NO. 1113, BEING A FOUND 2" IRON PIPE WITH BRASS DISK (ILLEGIBLE) LOCATED N'LY 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: 596.37 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 1)

MASS GRADING (CONCURRENT PROCESSING)
CUT: 338,000 CUBIC YARDS
FILL: 852,000 CUBIC YARDS
REMEDIAL GRADING
BULK: +121,000 CUBIC YARDS
SHRINK: –20,000 CUBIC YARDS
PROJECT SPOILS: +93,000 CUBIC YARDS
TM IMPORT (4)(5): +320,000 CUBIC YARDS
PROJECT TOTALS
CUT: 852,000 CUBIC YARDS
FILL: 852,000 CUBIC YARDS
NET: SITE BALANCE

NOTE:
1) GRADING QUANTITIES NOTED ABOVE ARE APPROXIMATE AND ARE PROVIDED HEREON FOR REVIEW PURPOSES ONLY.
2) ACTUAL EARTHWORK QUANTITIES WILL VARY IN THE FIELD DUE TO TOPOGRAPHIC VARIANCE, ACTUAL SOIL PROPERTIES AND CONSTRUCTION METHODS. THIS VARIANCE COULD BE AN IMPORT OF 100,000 CY TO AN EXPORT OF 100,000 CY.
3) ALL IMPORT SHALL BE TO A LEGAL FILL DISPOSAL SITE.
4) 150,000 CY IMPORT IS FROM THE ADJACENT TM (PA1) MAY VARY.
5) 70,000 CY IMPORT IS FROM DISCOVERY VILLAGE SOUTH/ NORTH (TSM 16-001/TSM 16-003) AND/OR 100,000 CY IS FROM U.V.S.M. SPECIFIC PLAN OR OTHER LEGAL BORROW SITES AND MAY VARY.

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 92130
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:_____
NAME:_____
ITS:_____
BY:_____
NAME:_____
ITS:_____

URBAN VILLAGES SAN MARCOS, LLC, A
CALIFORNIA LIMITED LIABILITY COMPANY

BY: NOBLE CANYON, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY:_____ DATE
GARY LEVITT, MANAGER

DATE: 10/11/2022

RICK ENGINEERING COMPANY
San Diego
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165
J-179320
rickengineering.com
Riverside · Orange · Sacramento · San Luis Obispo · Phoenix · Tucson · Denver

© 2020 Rick Engineering Company

C:\RICK\Projects\C_SD_H\179320_North_City_CDs\Civil\TM\Sheets\179320_tm_01_TITLE.dgn
C:\RICK\Projects\C_SD_H\179320_North_City_CDs\Civil\TM\Sheets\SD Corp5nds 2005.dscript
08-FEB-2023 13:48

TENTATIVE NORTH CITY WEST SUBDIVISION MAP TSM 19-0002

UNIVERSITY DISTRICT SAN MARCOS
EXISTING CONDITIONS

TITLE REPORT

CHICAGO TITLE COMPANY ORDER NO. 00156963-996-SD1-RT4 HAVING AN EFFECTIVE DATE OF AUGUST 12, 2022.

LEGEND

(2) SCHEDULE B ITEM PER TITLE REPORT
EXISTING EASEMENT

EASEMENTS & AGREEMENTS

(2) SDG&E EASEMENT REC. 07/16/1947 AS INST. 72978 IN BK 2447, PG 288, O.R. (ALSO LISTED AS SCHED. B ITEM 79) **TO BE QUITCLAIMED**

(3) COUNTY OF SAN DIEGO PUBLIC HWY EASEMENT REC. 01/07/1954 IN BK 5105, PG 423, O.R. (ALSO LISTED AS SCHED. B ITEM 3) **TO BE VACATED**

(4) ACCESS RIGHTS RELINQUISHED PER DOC. REC. 2/11/1959 IN BK 7538, PG 527, O.R. **TO REMAIN**

(5) SDG&E EASEMENT REC. 03/08/1960 AS DOC. NO. 1960-48172, O.R. **TO BE QUITCLAIMED**

(6) SDG&E EASEMENT REC. 03/08/1960 AS DOC. NO. 1960-48177, O.R. **TO BE QUITCLAIMED**

(9) ACCESS RIGHTS RELINQUISHED PER DOC. REC. 1/16/1961 AS INST. 7772, O.R. **TO REMAIN**

(12) ACCESS RIGHTS RELINQUISHED PER DOC. REC. 2/2/1966 AS INST. 19378, O.R. **TO REMAIN**

(25) SDG&E EASEMENT REC. 11/02/1949 IN BK 3372, PG 398, O.R. (ALSO LISTED AS SCHED. B ITEMS 37, 64, 75, 96, 99, & 107) **TO BE QUITCLAIMED**

(32) PUBLIC HWY EASEMENT REC. 01/07/1954 IN BK 5105, PG 411, O.R. (ALSO LISTED AS SCHED. B ITEM 32) **TO BE VACATED**

(33) PIPELINE EASEMENT TO VWD• REC. 04/01/1958 IN BK 7018, PAGE 545, O.R. **TO BE QUITCLAIMED**

(35) EASEMENT FOR DRAINAGE & FLOWAGE OF WATERS TO SCRIPPS HEALTH & SAN MARCOS REC. 10/13/1994 AS DOC. NO. 1994-0603221, O.R. **TO BE QUITCLAIMED**

(36) SLOPE EASEMENT TO SAN MARCOS REC. 10/13/1994 AS DOC. NO. 1994-0603222, O.R. **TO BE QUITCLAIMED**

(46) SDG&E EASEMENT REC. 05/12/1937 IN BK 649, PG 308, O.R. **TO BE QUITCLAIMED**

(47) SDG&E EASEMENT REC. 11/30/1939 IN BK 971, PG 68, O.R. **TO BE QUITCLAIMED**

(48) SDG&E EASEMENT REC. 04/18/1940 IN BK 1027, PG 46, O.R. **TO BE QUITCLAIMED**

(49) PUBLIC HWY EASEMENT REC. 01/07/1954 IN BK 5105, PG 419, O.R. **TO BE VACATED**

(72) PIPELINE EASEMENT TO VWD• REC. 04/01/1958 IN BK 7018, PAGE 549, O.R. **TO BE VACATED**

(76) PIPELINE EASEMENT TO VWD• REC. 05/21/1970 AS DOC. NO. 1970-88331, O.R. (ALSO LISTED AS SCHED. B ITEMS 97 & 100) **TO BE QUITCLAIMED**

(77) SDG&E EASEMENT REC. 10/24/1977 AS DOC. NO. 77-436562, O.R. (ALSO LISTED AS SCHED. B ITEMS 98 & 101) **TO BE QUITCLAIMED**

(90) SDG&E EASEMENT REC. 04/19/1971 AS DOC. NO. 1971-77019, O.R. **TO BE QUITCLAIMED**

(91) SDG&E EASEMENT REC. 10/24/1977 AS DOC. NO. 77-436520, O.R. **TO BE QUITCLAIMED**

(108) SDG&E EASEMENT REC. 7/7/1954 IN BK 5291, PG. 383, O.R. **TO BE QUITCLAIMED**

(115) SDG&E EASEMENT REC. 06/30/1954 INST. NO. 84688, O.R. **TO BE QUITCLAIMED**

(127) SDG&E EASEMENT REC. 04/18/1940 IN BK 1013, PG 388, O.R. **TO BE QUITCLAIMED**

(128) PUBLIC HWY EASEMENT REC. 01/02/1954 IN BK 5105, PG 415, O.R. **TO BE VACATED**

(137) SDG&E EASEMENT REC. 05/28/1952 IN BK 4481, PG 117, O.R. **TO BE QUITCLAIMED**

(141) PIPELINE EASEMENT TO VWD• REC. 4/01/1958 IN BK. 7018, PG. 559, O.R. **TO BE QUITCLAIMED**

NON-PLOTTABLE EASEMENTS

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

(20) AGREEMENT IN FAVOR OF VWD• REC. 8/10/1988 AS FILE 88-393934, O.R. **TO BE QUITCLAIMED**

(21) AGREEMENT IN FAVOR OF VWD• REC. 8/10/1988 AS FILE 88-393935, O.R. **TO BE QUITCLAIMED**

(27) SDG&E EASEMENT REC. 8/11/1966 AS INST. 130380, O.R. (ALSO LISTED AS SCHED. B ITEM 42) **TO BE QUITCLAIMED**

(31) SDG&E EASEMENT REC. 04/15/1940 IN BK 1017, PG 210, O.R. **TO BE QUITCLAIMED**

(68) SDG&E EASEMENT REC. 07/01/1991 AS DOC. 1991-0321654, O.R. (ALSO LISTED AS SCHED. B ITEM 68) **TO BE QUITCLAIMED**

(78) SDG&E EASEMENT REC. 04/15/1940 IN BK 1016, PG 270, O.R. (ALSO LISTED AS SCHED. B ITEM 1) **TO BE QUITCLAIMED**

EXISTING FACILITIES / IMPROVEMENT NOTES

(1) ALL EXISTING STRUCTURES, TREES, AND SURFACE IMPROVEMENTS WITHIN TSM BOUNDARY TO BE DEMOLISHED (TYPICAL).

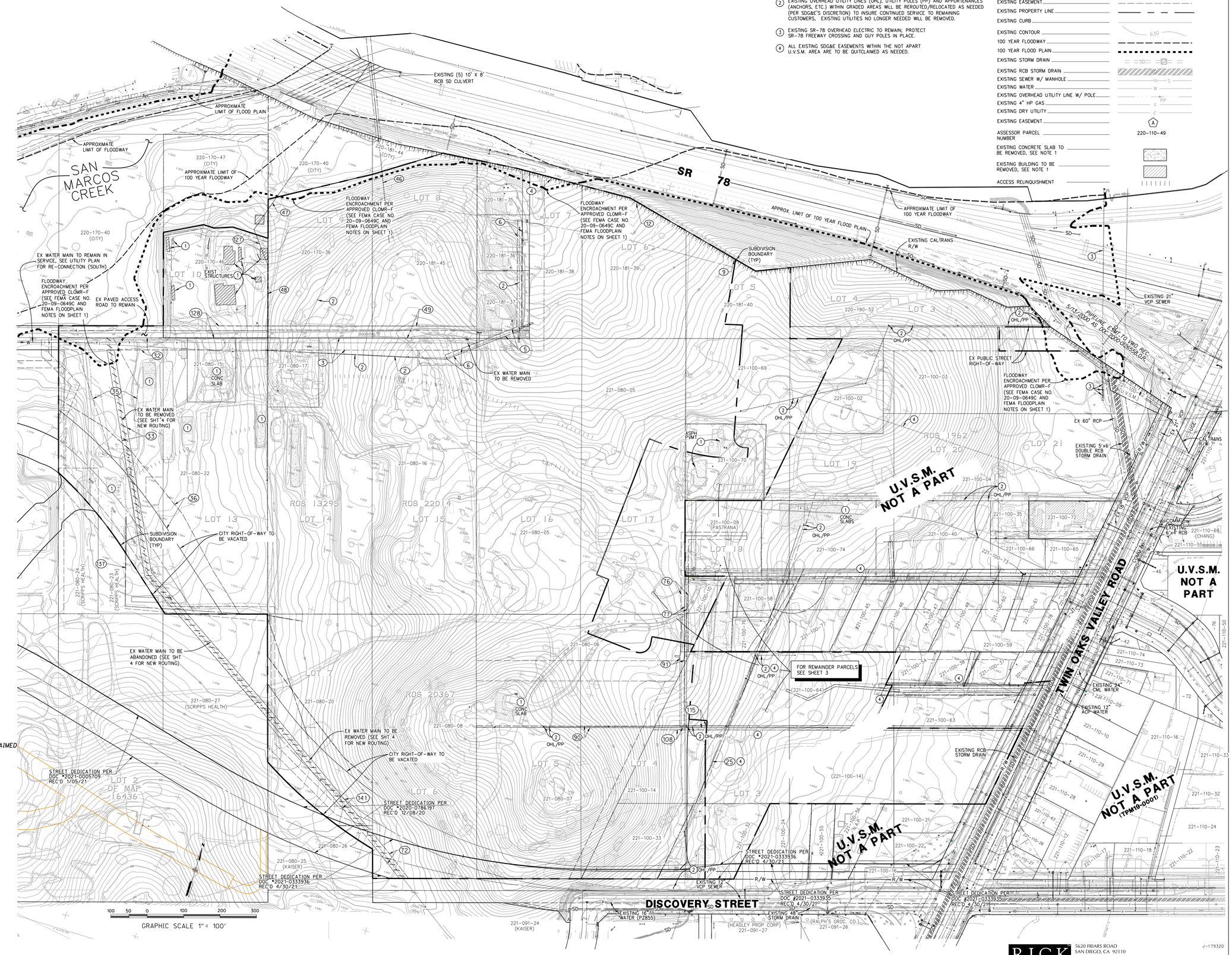
(2) EXISTING OVERHEAD UTILITY LINES (OHL), UTILITY POLES (PP) AND APPURTENANCES (ANCHORS, ETC.) WITHIN GRADED AREAS WILL BE REROUTED/RELOCATED AS NEEDED (PER SDG&E'S DISCRETION) TO INSURE CONTINUED SERVICE TO REMAINING CUSTOMERS. EXISTING UTILITIES NO LONGER NEEDED WILL BE REMOVED.

(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.

LEGEND

DESCRIPTION	SYMBOL
TSM BOUNDARY	
SUBDIVISION BOUNDARY	
EXISTING RIGHT-OF-WAY	
EXISTING EASEMENT	
EXISTING PROPERTY LINE	
EXISTING CURB	
EXISTING CONTOUR	630
100 YEAR FLOODWAY	
100 YEAR FLOOD PLAIN	
EXISTING STORM DRAIN	SD
EXISTING RCB STORM DRAIN	
EXISTING SEWER W/ MANHOLE	S
EXISTING WATER	W
EXISTING OVERHEAD UTILITY LINE W/ POLE	PP
EXISTING 4" HP GAS	G
EXISTING DRY UTILITY	E
EXISTING EASEMENT	A
ASSESSOR PARCEL NUMBER	220-110-49
EXISTING CONCRETE SLAB TO BE REMOVED, SEE NOTE 1	
EXISTING BUILDING TO BE REMOVED, SEE NOTE 1	
ACCESS RELINQUISHMENT	



RICK ENGINEERING COMPANY
San Diego
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165
rickengineering.com
Riverside · Orange · Sacramento · San Luis Obispo · Phoenix · Tucson · Denver
J-17932D

© 2020 Rick Engineering Company

C:\RICK\Projects\C_SD_J\17932D_North_City_CDs\Civil\TM\Sheets\17932d_tm_02_EX_CONDITIONS.dgn
C:\RICK\Projects\C_SD_J\17932D_North_City_CDs\Civil\TM\Sheets\SD Corp5nds 2005.dscript
08-FEB-2023 13:55

TENTATIVE NORTH CITY WEST SUBDIVISION MAP TSM 19-0002

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 480 RESIDENTIAL CONDOMINIUM UNITS (LOT 1 =48, LOT 2 =48, LOT 3 =183, LOT 4 =67, LOT6 =79, LOT 7 =55) AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THIS TENTATIVE MAP ALSO DEDICATES PUBLIC STREET C, A PORTION OF PUBLIC STREET B NORTH CITY DRIVE, AND PUBLIC PEDESTRIAN EASEMENT THROUGH LOTS 1-3, A PUBLIC PARK IN LOT 5, RECREATION CENTER IN A PORTION OF LOT 3, HOA LOT "A", AND PUBLIC DRAINAGE EASEMENT ON LOT 1 AND LOT 5.

SUBDIVISION BOUNDARY DATA

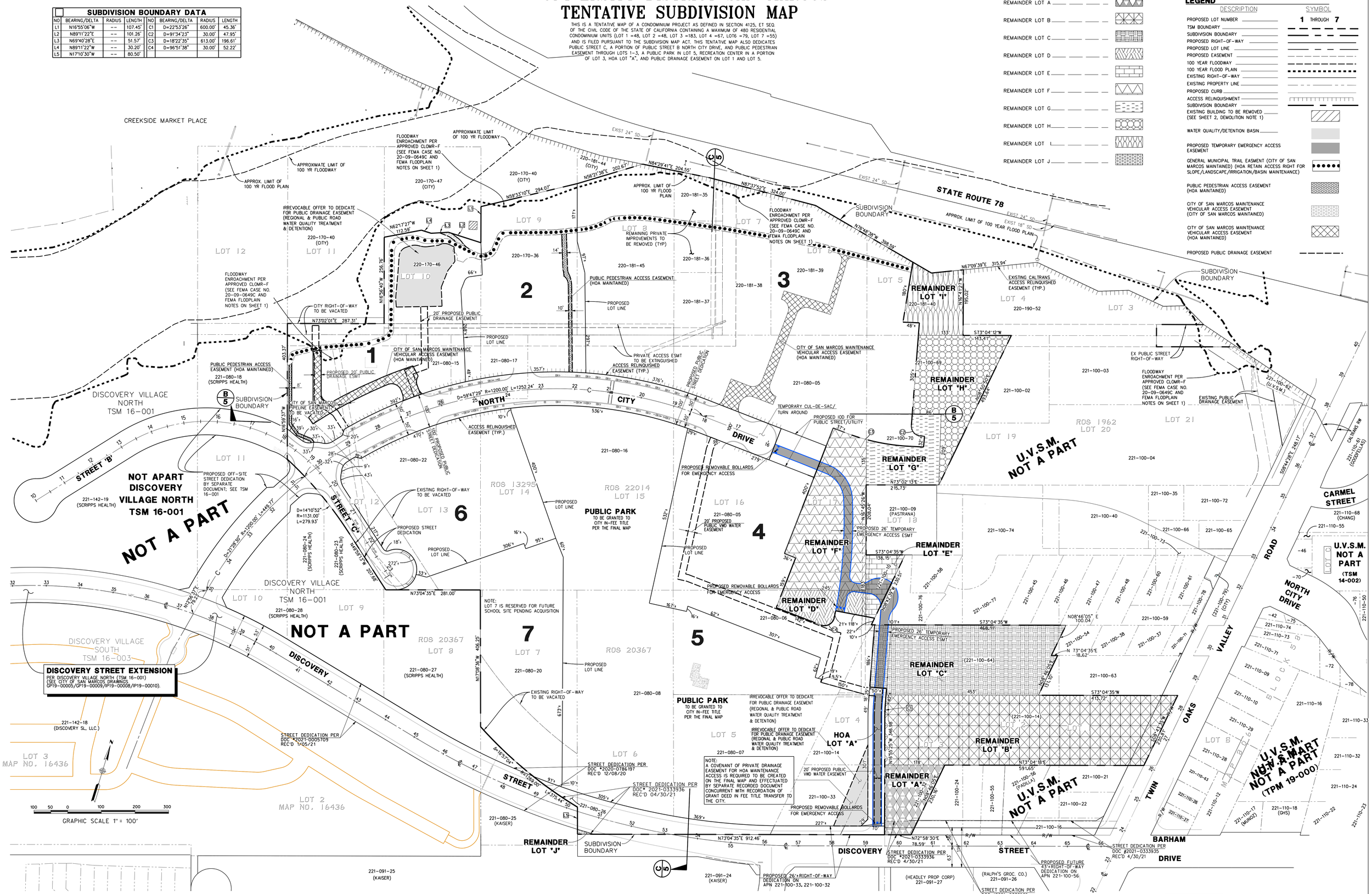
NO	BEARING/DELTA	RADIUS	LENGTH	NO	BEARING/DELTA	RADIUS	LENGTH
L1	N16°55'06"W	--	107.45'	C1	D=22°53'26"	600.00'	45.36'
L2	N89°11'22"E	--	101.26'	C2	D=91°34'23"	30.00'	47.95'
L3	N69°40'28"E	--	51.57'	C3	D=18°22'35"	613.00'	196.61'
L4	N89°11'22"W	--	30.20'	C4	D=96°51'38"	30.00'	52.22'
L5	N17°10'30"W	--	80.50'				

REMAINDER PARCEL LEGEND

- REMAINDER LOT A
- REMAINDER LOT B
- REMAINDER LOT C
- REMAINDER LOT D
- REMAINDER LOT E
- REMAINDER LOT F
- REMAINDER LOT G
- REMAINDER LOT H
- REMAINDER LOT I
- REMAINDER LOT J

LEGEND

DESCRIPTION	SYMBOL
PROPOSED LOT NUMBER	1 THROUGH 7
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	
SUBDIVISION BOUNDARY	
EXISTING BUILDING TO BE REMOVED (SEE SHEET 2, DEMOLITION NOTE 1)	
WATER QUALITY/DETENTION BASIN	
PROPOSED TEMPORARY EMERGENCY ACCESS EASEMENT	
GENERAL MUNICIPAL TRAIL EASEMENT (CITY OF SAN MARCOS MAINTAINED) (HOA RETAIN ACCESS RIGHT FOR SLOPE/LANDSCAPE/IRRIGATION/BASIN MAINTENANCE)	
PUBLIC PEDESTRIAN ACCESS EASEMENT (HOA MAINTAINED)	
CITY OF SAN MARCOS MAINTENANCE VEHICULAR ACCESS EASEMENT (CITY OF SAN MARCOS MAINTAINED)	
CITY OF SAN MARCOS MAINTENANCE VEHICULAR ACCESS EASEMENT (HOA MAINTAINED)	
PROPOSED PUBLIC DRAINAGE EASEMENT	



RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165
San Diego
Riverside · Orange · Sacramento · San Luis Obispo · Phoenix · Tucson · Denver
rickengineering.com

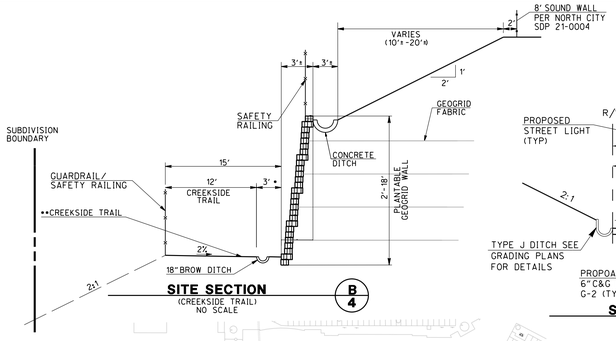
J-17932D

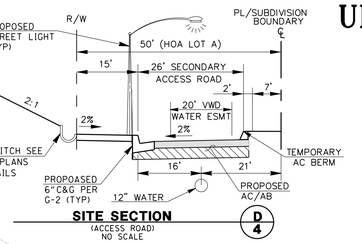
© 2020 Rick Engineering Company

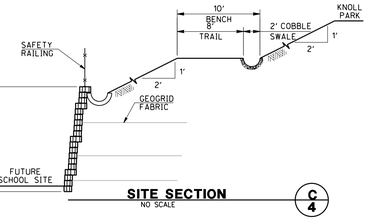
D:\R\CAD\Projects\C_SD_M\17932D_North_City_CDs\Civil\TM\Sheets\17932d_tm03_TM.dgn
D:\R\CAD\Projects\C_SD_M\17932D_North_City_CDs\Civil\TM\Sheets\SD Complete 2005.dwgrlarlarlar
08-FEB-2023 11:43

TENTATIVE NORTH CITY WEST SUBDIVISION MAP TSM 19-0002

UNIVERSITY DISTRICT SAN MARCOS
CONCEPTUAL GRADING PLAN



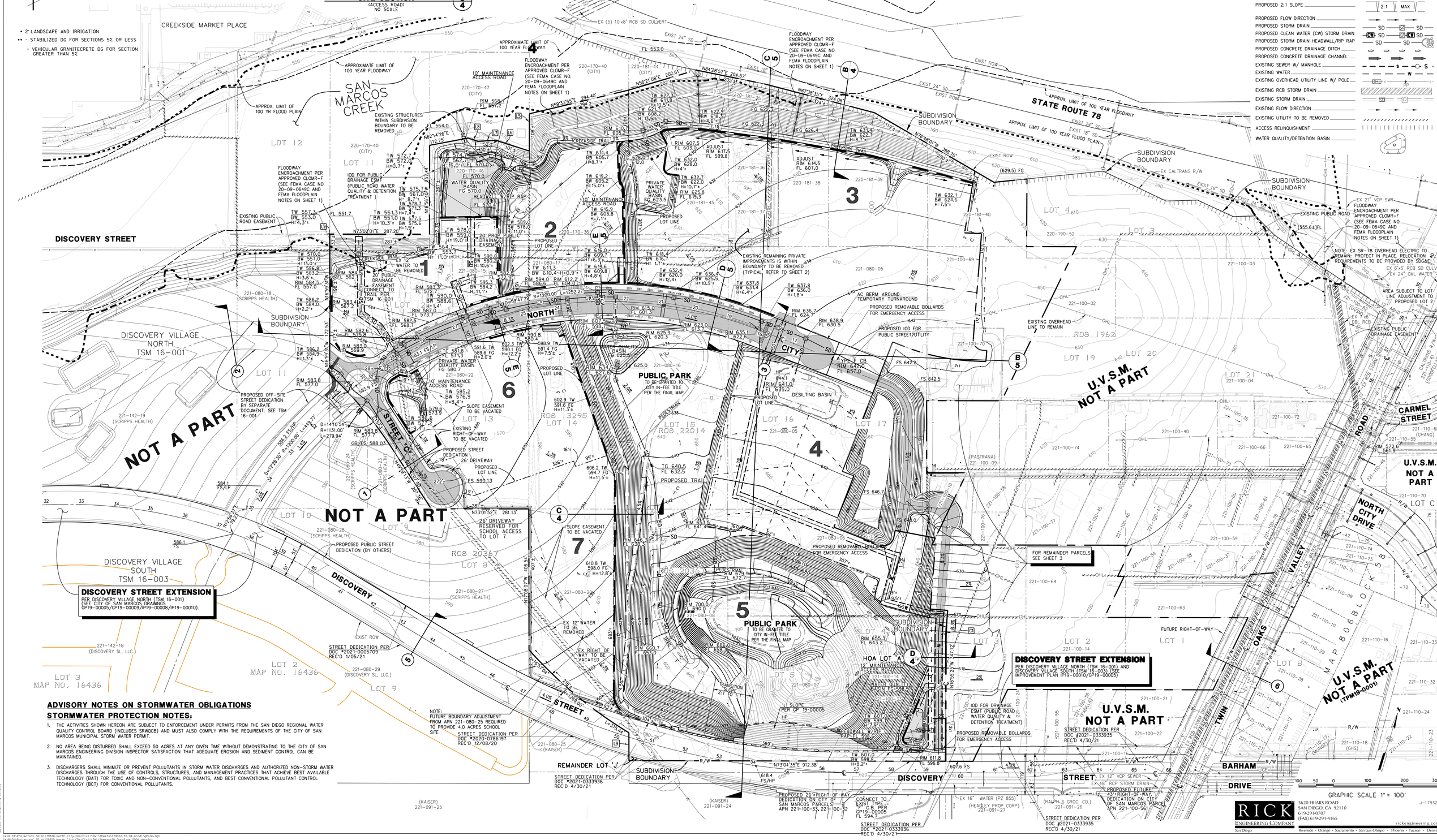




- 2' LANDSCAPE AND IRRIGATION
- ** - STABILIZED DG FOR SECTIONS 5% OR LESS
- - VEHICULAR GRANITECRETE DG FOR SECTION GREATER THAN 5%

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	
100 YEAR FLOOD PLAIN	
EXISTING RIGHT-OF-WAY	
EXISTING PROPERTY LINE	
PROPOSED CURB	
PROPOSED RETAINING WALL (H=APPROXIMATE EXPOSED HEIGHT)	
PROPOSED AC PAVEMENT	
EXISTING CONTOUR	630
PROPOSED CONTOUR	632.50 / 630
PROPOSED CONTOUR PER GP19-00005 AND GP19-00009	630
PROPOSED CUT / FILL LINE	C / F
PROPOSED DAYLIGHT LINE	
PROPOSED 2:1 SLOPE	2:1 MAX
PROPOSED FLOW DIRECTION	
PROPOSED STORM DRAIN	SD
PROPOSED CLEAN WATER (CW) STORM DRAIN	CW SD
PROPOSED STORM DRAIN HEADWALL/RIP RAP	SD
PROPOSED CONCRETE DRAINAGE DITCH	
PROPOSED CONCRETE DRAINAGE CHANNEL	
EXISTING SEWER W/ MANHOLE	S
EXISTING WATER	W
EXISTING OVERHEAD UTILITY LINE W/ POLE	OHU
EXISTING RCB STORM DRAIN	
EXISTING STORM DRAIN	SD
EXISTING FLOW DIRECTION	
EXISTING UTILITY TO BE REMOVED	
ACCESS RELINQUISHMENT	
WATER QUALITY/DETENTION BASIN	



ADVISORY NOTES ON STORMWATER OBLIGATIONS

STORMWATER PROTECTION NOTES:

1. THE ACTIVITIES SHOWN HEREON ARE SUBJECT TO ENFORCEMENT UNDER PERMITS FROM THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (INCLUDES SRWQCB) AND MUST ALSO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN MARCOS MUNICIPAL STORM WATER PERMIT.
2. NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE CITY OF SAN MARCOS ENGINEERING DIVISION INSPECTOR SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED.
3. DISCHARGERS SHALL MINIMIZE OR PREVENT POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES THROUGH THE USE OF CONTROLS, STRUCTURES, AND MANAGEMENT PRACTICES THAT ACHIEVE BEST AVAILABLE TECHNOLOGY (BAT) FOR TOXIC AND NON-CONVENTIONAL POLLUTANTS, AND BEST CONVENTIONAL POLLUTANT CONTROL TECHNOLOGY (BCT) FOR CONVENTIONAL POLLUTANTS.

GRAPHIC SCALE 1" = 100'

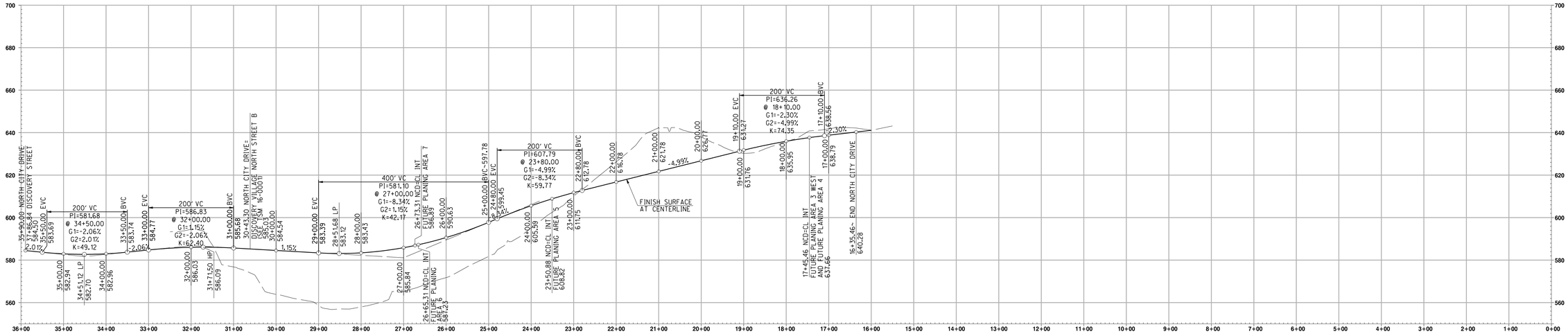
RICK ENGINEERING COMPANY
San Diego
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165
rickengineering.com
Riverside · Orange · Sacramento · San Luis Obispo · Phoenix · Tucson · Denver
J-17932D

© 2020 Rick Engineering Company

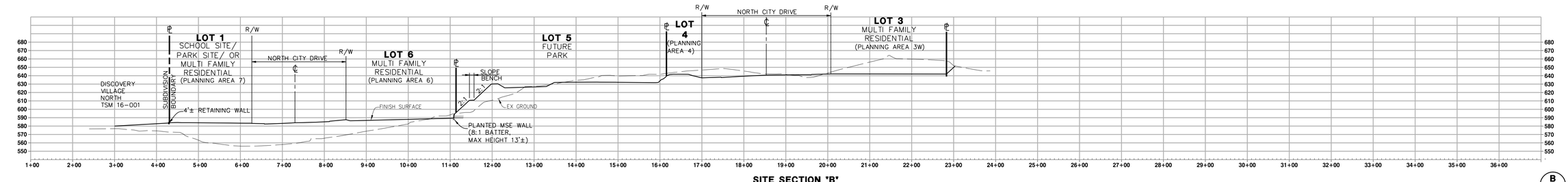
D:\R\DK\Projects\C_SD_M\17932D_North_City_CDs\Civil\TM\Sheets\17932D_tm_04_GradingPlan.dgn
D:\R\DK\Projects\C_SD_M\17932D_North_City_CDs\Civil\TM\Sheets\SD Consists 2020_design1
08-FEB-2023 17:46

TENTATIVE NORTH CITY WEST SUBDIVISION MAP TSM 19-0002

UNIVERSITY DISTRICT SAN MARCOS
STREET PROFILES & SITE SECTIONS

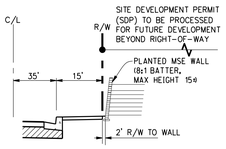


PROFILE: NORTH CITY DRIVE
SCALE: 1"= 100' HORIZ.; 1"= 20' VERT.



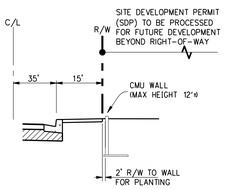
SITE SECTION "B"
SCALE: 1" = 100' HORIZ.; 1" = 50' VERT.

B / 5



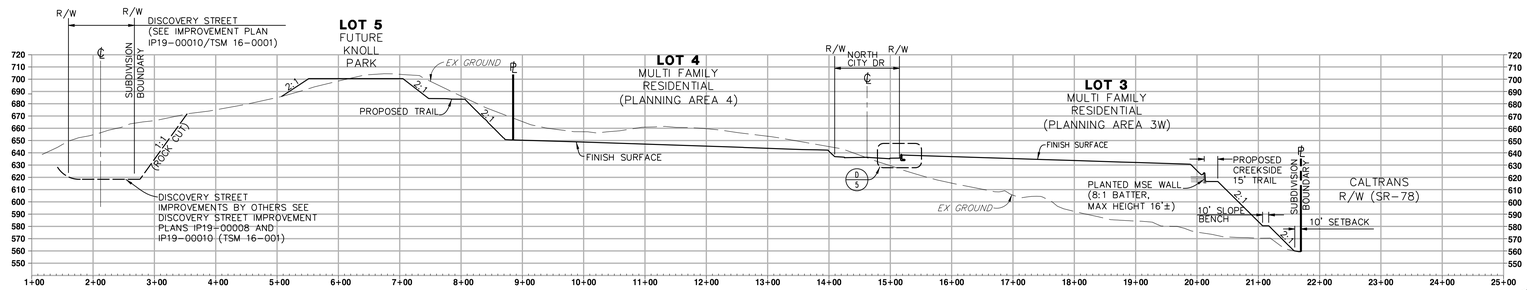
RETAINING WALLS ALONG NORTH CITY DR (WEST OF STREET "A")
NO SCALE

D / 5



RETAINING WALLS ALONG NORTH CITY DR (WEST OF STREET "A")
NO SCALE

E / 5



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

C / 5

© 2020 RICK Engineering Company

RICK ENGINEERING COMPANY
San Diego
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165
rickengineering.com
Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

J-17932D

D:\RICK\Projects\C_SD_Mi17932D_North_City_CDs\Civil\TM\Sheets\17932D_tm_05_StreetProfiles_SiteSections.dgn
D:\RICK\Projects\C_SD_Mi17932D_North_City_CDs\Civil\TM\Sheets\SD Complete 2005.dgnlib
07-FEB-2023 14:31

TENTATIVE NORTH CITY WEST

SUBDIVISION MAP TSM 19-0002

UNIVERSITY DISTRICT SAN MARCOS
CONCEPTUAL UTILITY PLAN

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.

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	630
PROPOSED CONTOUR	630
PROPOSED CONTOUR PER GP19-00005 AND GP19-00009	
PROPOSED RETAINING WALL (H=APPROXIMATE EXPOSED HEIGHT)	
PROPOSED 2:1 SLOPE	2:1 MAX
PROPOSED CURB	
PROPOSED WATER MAIN (12" WATER UNLESS NOTED OTHERWISE) PZ855 (WEST OF TOVR)	W
EXISTING WATER MAIN	W
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED SEWER (10" SEWER UNLESS NOTED OTHERWISE)	S
PROPOSED SEWER MANHOLE	
EXISTING SEWER MANHOLE	
PROPOSED STORM DRAIN	SD
PROPOSED STORM DRAIN (CLEAN WATER BYPASS)	CB SD CB
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	
PROPOSED CONCRETE DRAINAGE DITCH	
PROPOSED CONCRETE DRAINAGE CHANNEL	
PROPOSED RIP RAP	
EXISTING UTILITY TO BE REMOVED	
EXISTING RCB STORM DRAIN	
ACCESS RELINQUISHMENT	
WATER QUALITY/DETENTION BASIN	

APPROXIMATE LIMIT OF 100 YEAR FLOOD PLAIN

APPROXIMATE LIMIT OF 100 YEAR FLOODWAY

SAN MARCOS CREEK

EXISTING (5) 10' X 8' RCB SD CULVERT

FLOODWAY ENCROACHMENT PER APPROVED CLOMR-F (SEE FEMA CASE NO. 20-09-0649C AND FEMA FLOODPLAIN NOTES ON SHEET 1)

STATE ROUTE 78

APPROX LIMIT OF 100 YEAR FLOOD PLAIN

APPROXIMATE LIMIT OF 100 YEAR FLOODWAY

LIMIT OF GRADING

SUBDIVISION BOUNDARY

EX CALTRANS R/W

LOT 12

LOT 11

BFE 560

BFE 554

BFE 552

BFE 550

BFE 567

EXIST 24" SD

EXIST 18" SD

EXIST ROW

48" PUBLIC STORM DRAIN

21' TYPE B-2 INLET

PRIVATE STORM DRAIN

EX. PRIVATE STORM DRAIN & CLEANOUTS PER GP19-00008

ADJUST RIM FROM 618.8 TO RIM 617.5

ADJUST RIM FROM 612.8 TO 614.5

WATER QUALITY BASIN FG 570.0

IRREVOCABLE OFFER TO DEDICATE FOR PUBLIC DRAINAGE EASEMENT (REGIONAL & PUBLIC ROAD WATER QUALITY TREATMENT & DETENTION)

LIMITS OF GRADING FL 551.7

PUBLIC STREET STORM WATER TREATMENT-CONVEYANCE

20' PUBLIC DRAINAGE EASEMENT

EX 12" WATER TO BE REMOVED

DISCOVERY STREET

S NORTH DRIVE

24" PUBLIC STORM DRAIN

AC BERM AROUND TEMPORARY TURNAROUND

TEMPORARY PVT STORM DRAIN

TYPE F CB RIM 642.0 FL 637.0

20' PROPOSED PUBLIC VMO WATER EASEMENT

EXIST PUBLIC RIGHT-OF-WAY TO BE VACATED

EX OH LINE TO REMAIN

NOTE: EX. SR-78 OH ELECTRIC TO REMAIN; PROTECT IN PLACE. RELOCATION REQUIREMENTS TO BE PROVIDED BY SDG&E

EX. 6'x6' RCB SD CULVERT

EX. 7'x6' DBL RCB

EX. 24" CML WTR

CALTRANS R/W

EX PUBLIC DRAINAGE ESMT

EXIST 60" SD

CARMEL VALLEY ROAD

CARMEL STREET

EX 6'x4' RCB SD

EX. 8" VCP SWR

EX. 12" ACP WTR

EX. 4" HP GAS

TWIN OAKS VALLEY ROAD

EX. 12" ACP WATER

EX. 24" CML WATER

EX RCB SD

U.V.S.M. NOT A PART

U.V.S.M. NOT A PART (TPM19-0001)

NOT A PART

DISCOVERY VILLAGE NORTH TSM 16-001

STREET "B"

EX. 12" SWR

EX. 10" WTR

CONNECT TO EXISTING MH (RIM 585.1) (IE 562.9)

STORM DRAIN PER GP19-0009

STREET "C"

NOTE: OFFSITE UTILITIES REQUIRED FOR PROJECT DEVELOPMENT

EXISTING 12" ACP WATER LINE TO BE ABANDONED (OFFSITE)

LOT 3 MAP NO. 16436

DISCOVERY VILLAGE SOUTH TSM 16-003

DISCOVERY STREET EXTENSION

PER DISCOVERY VILLAGE NORTH (TSM 16-001) AND DISCOVERY VILLAGE SOUTH (TSM 16-003) (SEE CITY OF SAN MARCOS DRAWINGS GP19-00005/GP19-00009/IP19-00008/IP19-00010).

EX. 10" SWR

EX. 30" SD

EX. 10" WTR

DISCOVERY STREET

STREET DEDICATION PER DOC #2021-0005709 REC'D 1/05/21

STREET DEDICATION PER DOC #2020-0786197 REC'D 12/08/20

DISCHARGE INTO D-25A CURB OUTLET PER GP-19-00005 611.0

STREET DEDICATION PER DOC #2021-0333936 REC'D 4/30/21

SUBDIVISION BOUNDARY

PROPOSED 26' RIGHT-OF-WAY DEDICATION ON CITY OF SAN MARCOS PARCELS APN 221-100-33, 221-100-32

PUBLIC PARK TO BE GRANTED TO CITY IN-FEE TITLE PER THE FINAL MAP

HOA LOT "A"

IRREVOCABLE OFFER TO DEDICATE FOR PUBLIC DRAINAGE EASEMENT (REGIONAL & PUBLIC ROAD WATER QUALITY TREATMENT & DETENTION)

20' PROPOSED PUBLIC VMO WTR EASEMENT

FOR REMAINDER PARCELS SEE SHEET 3

DISCOVERY STREET

RUSH DRIVE

CONNECT TO EXISTING TYPE "F" C.B. PER GP19-00005 FL 594.7

EX. 16" WATER (PZ855)

STREET DEDICATION PER DOC #2021-0333935 REC'D 4/30/21

PROPOSED FUTURE 43'+RIGHT-OF-WAY DEDICATION ON CITY OF SAN MARCOS PARCEL APN 221-100-56

EX. 48" RCP SD

GRAPHIC SCALE 1" = 100'

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165
San Diego
Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver
rickengineering.com

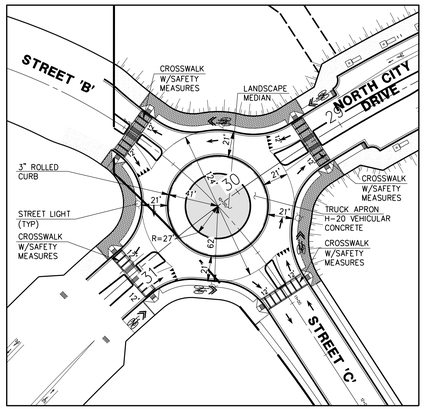
J-179320

© 2020 Rick Engineering Company

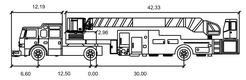
C:\RICK\Projects\C_SD_M\179320_North_City_CDs\Civil\TM\Sheets\179320_tm_06_UtilityPlan.dgn
C:\RICK\Projects\C_SD_M\179320_North_City_CDs\Civil\TM\Sheets\SD Corp3os 2005.descript
08-FEB-2023 11:47

TENTATIVE NORTH CITY WEST SUBDIVISION MAP TSM 19-0002

UNIVERSITY DISTRICT SAN MARCOS
CONCEPTUAL CIRCULATION PLAN



TYPICAL ROUNDABOUT LAYOUT
SCALE 1"= 50'



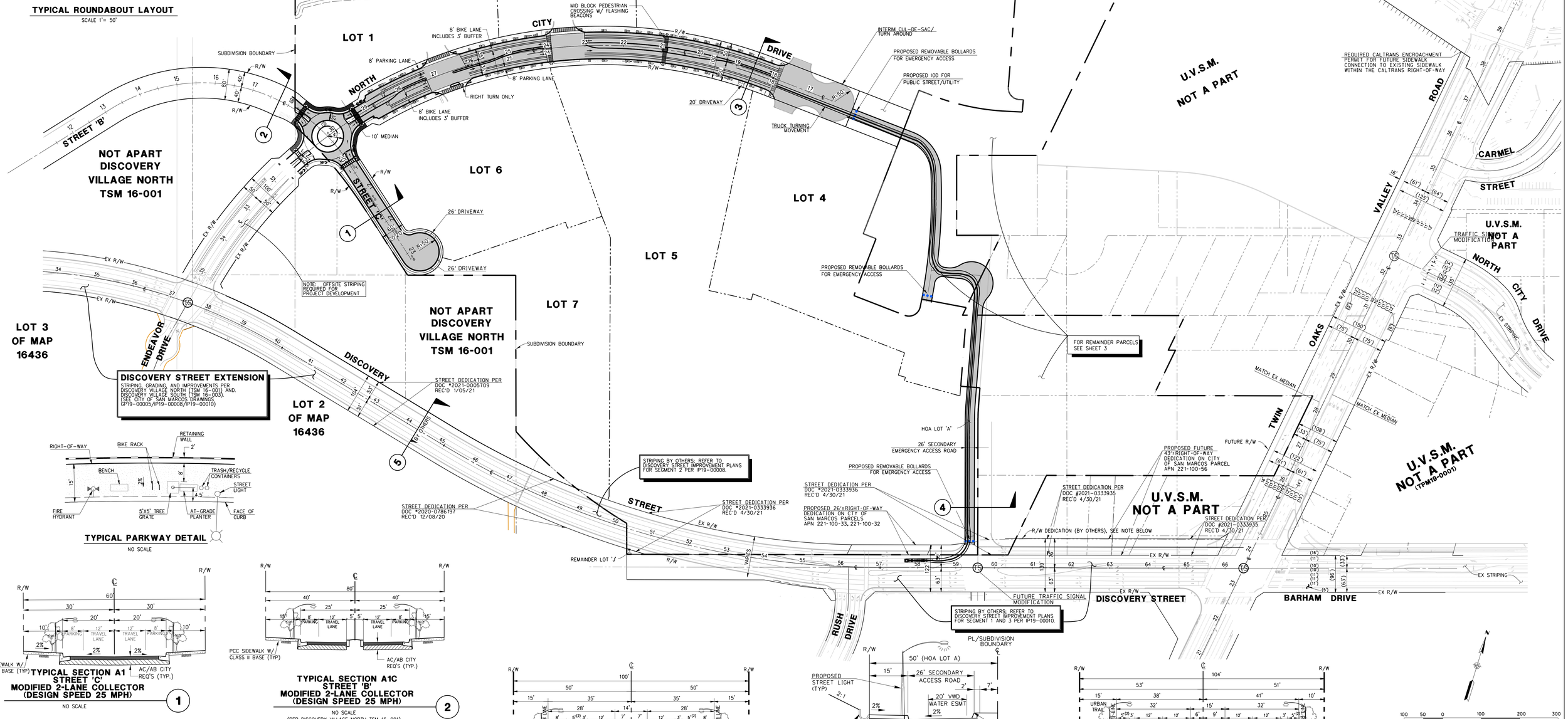
Beverly Hills 107' Ladder Tiller Pierce Arrow XT
feet

First Unit Width	8.00	Lock to Lock Time	6.0
Trailer Width	8.00	Steering Angle	45.0
First Unit Track	8.00	Articulating Angle	70.0
Trailer Track	8.00		

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 TRAVERSE LIKE VEHICLES (SEC 6.8.2.1)
4. ROUNDABOUT DESIGN HAS BEEN DESIGNED FOR THE CITY OF SAN MARCOS FIRE TRUCK.

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	TS
EXISTING RIGHT-OF-WAY	
EXISTING LOT LINE	
EXISTING CURB / AC BERM	
EXISTING AC PVMT EDGE	



TYPICAL PARKWAY DETAIL
NO SCALE

TYPICAL SECTION A1
STREET 'C'
MODIFIED 2-LANE COLLECTOR
(DESIGN SPEED 25 MPH)
NO SCALE
1

TYPICAL SECTION A1C
STREET 'B'
MODIFIED 2-LANE COLLECTOR
(DESIGN SPEED 25 MPH)
NO SCALE
(PER DISCOVERY VILLAGE NORTH TSM 16-001)
2

NORTH CITY DRIVE
STREET TYPE B-ALTERNATIVE DESIGN
MODIFIED 2-LANE COLLECTOR
(LANE CONFIGURATION)
DESIGN SPEED 25 MPH
NO SCALE
3

TYPICAL SECTION
NORTH CITY DRIVE
ACCESS ROAD
NO SCALE
4

DISCOVERY STREET
STREET TYPE K1 (WEST OF RUSH)
(LANE CONFIGURATION)
DESIGN SPEED 45 MPH
NO SCALE, BY OTHERS
5

TYPICAL SECTION NOTES

1. FUTURE MEDIAN DIMENSIONAL OFFSET MAINTAINED EXISTING TWIN OAKS VALLEY ROAD WEST SIDE CURB, WHILE ACHIEVING CITY OF SAN MARCOS REQUIREMENT OF FOUR FOOT MEDIAN NOSE
2. BIKE LANE MINIMUM WIDTH OF 4' (ALLOWABLE WITH 3' BUFFER – PER "NACTO") HAS BEEN INCREASED TO 5' FOR USE IN CITY OF SAN MARCOS AND ACCOMMODATES VEHICLE PARKING ADJACENT TO BIKE LANE (WHERE OCCURS) PER "NACTO URBAN BIKEWAY DESIGN GUIDE."
3. ADDED WIDTH TO SPECIFIC PLAN SECTION TO ACCOMMODATE BIKE LANE WIDTH (INCLUDING BUFFER).
4. 11' LANE WIDTH REQUIRED TO MAINTAIN EXISTING SOUTH CURB (RUSH DRIVE TO TWIN OAKS VALLEY ROAD – CITY APPROVAL REQUIRED).
5. TRAFFIC ENGINEER REVIEW REQUIRED TO DETERMINE LANE CONFIGURATION.

GRAPHIC SCALE 1" = 100'

© 2020 Rick Engineering Company

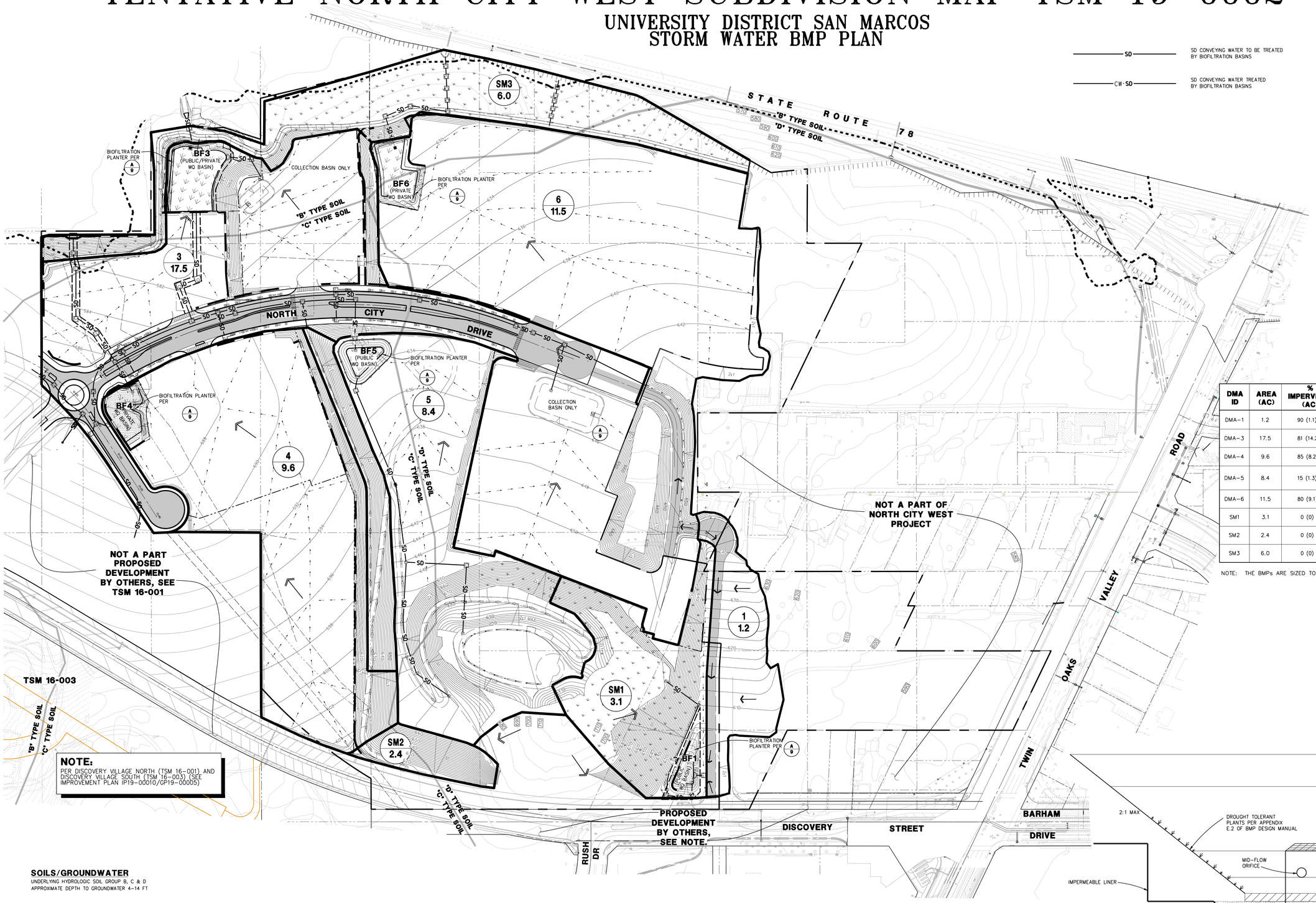
RICK ENGINEERING COMPANY
San Diego
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165
rickengineering.com
Riverside · Orange · Sacramento · San Luis Obispo · Phoenix · Tucson · Denver

J-179320

C:\RICK\Projects\C_SD_mi\179320_North_City_CDs\Civil\TM\Sheets\179320_ms_07_CirculationPlan.dgn
C:\RICK\Projects\C_SD_mi\179320_North_City_CDs\Civil\TM\Sheets\SD Corp3ds 2005.descript
08-FEB-2023 14:22

TENTATIVE NORTH CITY WEST SUBDIVISION MAP TSM 19-0002

UNIVERSITY DISTRICT SAN MARCOS
STORM WATER BMP PLAN



NOTE:
PER DISCOVERY VILLAGE NORTH (TSM 16-001) AND DISCOVERY VILLAGE SOUTH (TSM 16-003) (SEE IMPROVEMENT PLAN IP19-00010/GP19-00005)

LEGEND

- EXISTING GROUND CONTOURS 410
- PROPOSED GROUND CONTOURS 410
- SD — SD CONVEYING WATER TO BE TREATED BY BIOFILTRATION BASINS
- CW·SD — SD CONVEYING WATER TREATED BY BIOFILTRATION BASINS
- 1 / 2.40 — DMA DESIGNATION / 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)

DMA ID	AREA (AC)	% IMPERVIOUS (AC)	TYPE	PROVIDED BMP BOTTOM FOOTPRINT (SF)	STORAGE AT OVERFLOW (CF)
DMA-1	1.2	90 (1.1)	DRAINS TO BMP BF1	3,083	7,145
DMA-3	17.5	81 (14.2)	DRAINS TO BMP BF3	19,800	54,287
DMA-4	9.6	85 (8.2)	DRAINS TO BMP BF4	10,400	40,627
DMA-5	8.4	15 (1.3)	DRAINS TO BMP BF5	4,610	19,658
DMA-6	11.5	80 (9.1)	DRAINS TO BMP BF6	11,720	53,706
SM1	3.1	0 (0)	SELF-MITIGATING	N/A	N/A
SM2	2.4	0 (0)	SELF-MITIGATING	N/A	N/A
SM3	6.0	0 (0)	SELF-MITIGATING	N/A	N/A

NOTE: THE BMPs ARE SIZED TO PROVIDE APPROPRIATE POLLUTANT CONTROL, WQ, HMP, AND DETENTION.

SOILS/GROUNDWATER

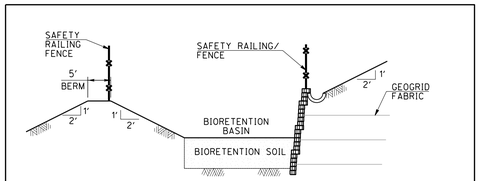
UNDERLYING HYDROLOGIC SOIL GROUP B, C & D
APPROXIMATE DEPTH TO GROUNDWATER 4-14 FT

SELF-MITIGATING DMAS

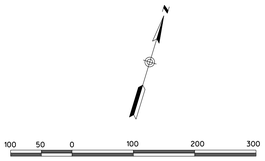
THE PROPOSED SELF-MITIGATING DMAS ARE LANDSCAPED AREAS THAT ARE UNABLE TO BE COLLECTED IN A BIOFILTRATION PLANTER; MOST ARE ON THE PROJECT PERIMETER. THESE AREAS ARE PLANTED WITH NON-INVASIVE PLANT SPECIES THAT REQUIRE LOW WATER USAGE ONCE ESTABLISHED, AND CONTAIN LESS THAN 5% INCIDENTAL IMPERVIOUS AREAS.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

TREATMENT CONTROL BMPS

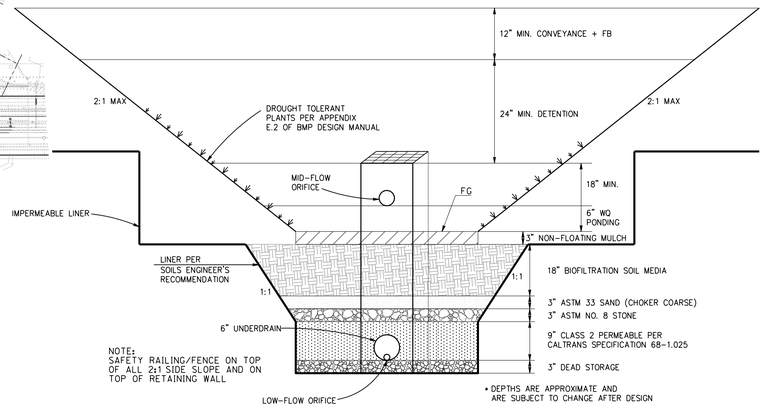
STORM WATER RUNOFF GENERATED BY THE PROPOSED PUBLIC ROADS AND PROPOSED PADS (APPROXIMATELY 80% IMPERVIOUS) WILL BE TREATED BY BIOFILTRATION BMPs. THE BMPs WILL BE SIZED UTILIZING THE BMP DESIGN MANUAL SIZING CRITERIA AND WILL HAVE A TREATMENT AREA THAT SATISFIES APPROPRIATE POLLUTANT CONTROL CRITERIA. IN ACCORDANCE WITH R9-2013-0001 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.



TYPICAL BIORETENTION BASIN
SAFETY RAILING/FENCE ON TOP OF ALL 2:1 SIDE SLOPE AND ON TOP OF RETAINING WALL
NOT TO SCALE



GRAPHIC SCALE 1" = 100'



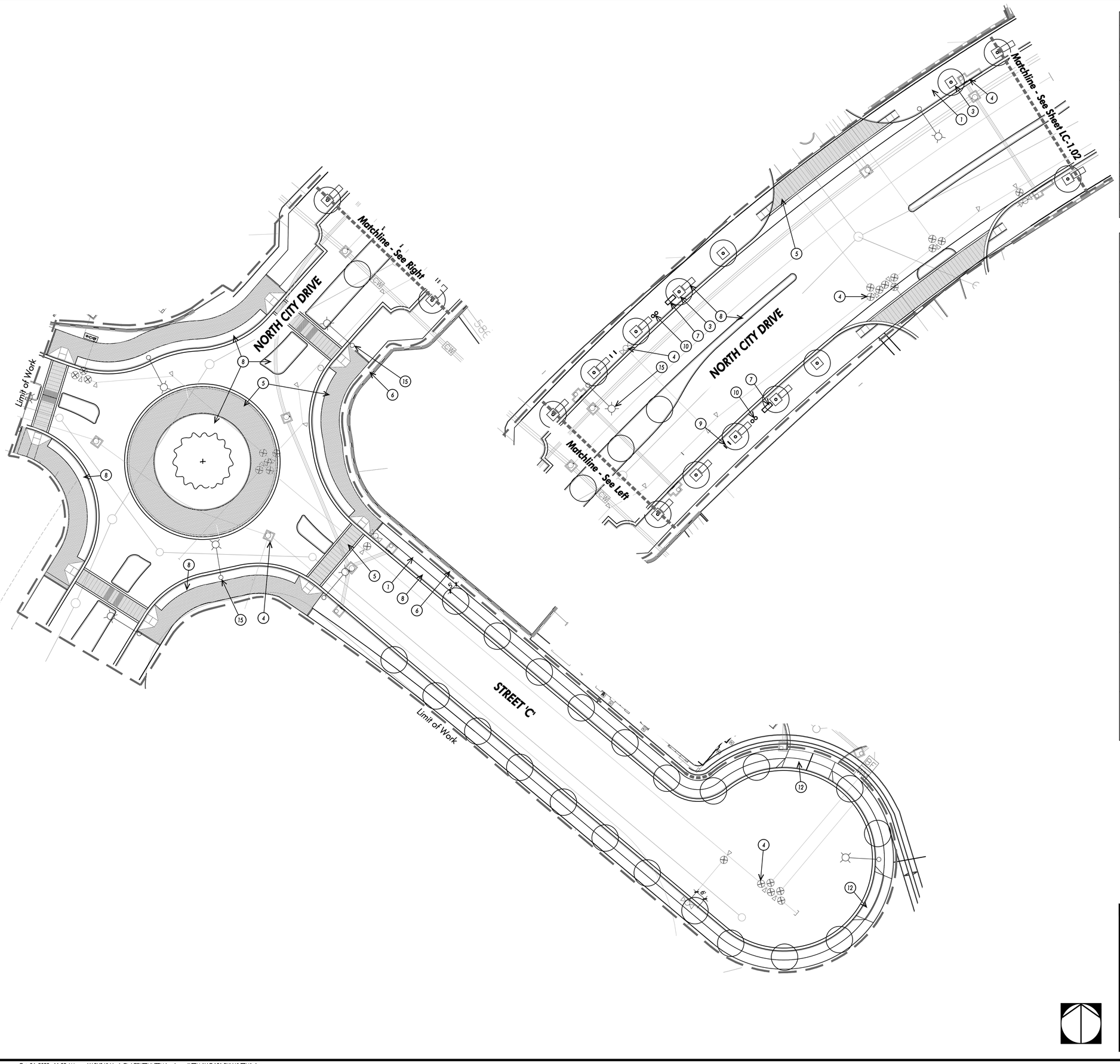
TYPICAL BIOFILTRATION BMP CROSS SECTION — A/9
NO SCALE

RICK ENGINEERING COMPANY
San Diego
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165
rickengineering.com
Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

J-179320

© 2020 Rick Engineering Company

C:\RICK\Projects\C_SD_Hill\179320_North_City_CDs\Civil\TM\Sheets\179320_tm_08_StormWater_BMP_Plan.dgn
C:\RICK\Projects\C_SD_Hill\179320_North_City_CDs\Civil\TM\Sheets\SD Complete 2005.dwg(pt
08-FEB-2023 17:48

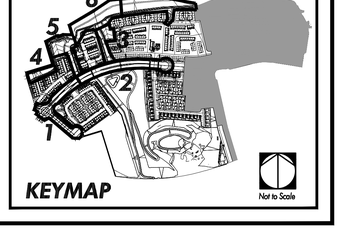


CONSTRUCTION LEGEND:

1	Concrete Walk (width varies)
2	Decomposed Granite Trail
3	5' SQ. Tree Grate
4	Utilities - per Civil Engineer
5	Concrete Pavers
6	Retaining Wall - per Civil Engineer
7	Bench
8	At-Grade Planter
9	Bike Rack
10	Trash/Recycle Container
11	Overlook with Seating
12	Driveway - per Civil Engineer
13	Maintenance Road - per Civil Engineer
14	Basin Fence - per Civil Engineer
15	Street Light - per Civil Engineer

TREE LEGEND:

	Large Accent Tree Quercus virginiana - Southern Live Oak Quercus agrifolia - Coast Live Oak
	Large Accent Tree Pinus torreyana - Torrey Pine (Round-a-bout) Ulmus chinensis - Chinese Elm
	Large Slope Tree Pinus halepensis - Aleppo Pine
	Large Slope Tree (24" Box) Schinus molle - Peruvian Pepper Tree Tipuana tipu - Tipu Tree
	Medium Slope Tree Tristania conferta - Brisbane Box Salix lasiolepis - Arroyo Willow (Basins)
	Basin Tree / Slope Platanus racemosa - Western Sycamore
	Street Tree Tristania conferta - Brisbane Box [Street 'A'] Platanus mexicana - Sycamore [North City Drive] Quercus virginiana - Southern Live Oak [Twin Oaks Valley Rd] Acacia stenophylla - Shoestring Acacia [Street 'C']
	Vertical Accent Tree Acacia stenophylla - Shoestring Acacia Platanus a. 'Columbia' - Columbia London Plane Tree Tristania conferta - Brisbane Box
	Medium Accent Tree Cercis c. 'Oklahoma' - Oklahoma Redbud x Chitalpa tashkentensis - Chitalpa Liriodendron tulipifera - Tulip Tree Olea europaea 'Swan Hill' - Fruitless Olive Prosopis glandulosa 'Maverick' - Honey Mesquite
	Small Slope Tree Arbutus unedo -Strawberry Tree Melaleuca quinquenerva - Paperbark Tree Rhus lancea - African Sumac Heteromeles arbutifolia - Toyon



C2 Collaborative

Landscape Architecture
Urban Design
Planning
Habitat Restoration

100 Avenida Miramar
San Clemente
California 92672
Phone 949.366.6624
Fax 949.366.6626
www.C2Collaborative.com

North City West - TTM #1 Submittal
Phase 1
San Marcos, CA
Shea Homes

Date	Revision

Sheet Title:

NORTH CITY CONCEPTUAL LANDSCAPE PLAN

Job No. :	SHB45-TTM1
Scale:	1" = 20'
Drawn:	JR
Checked:	TR

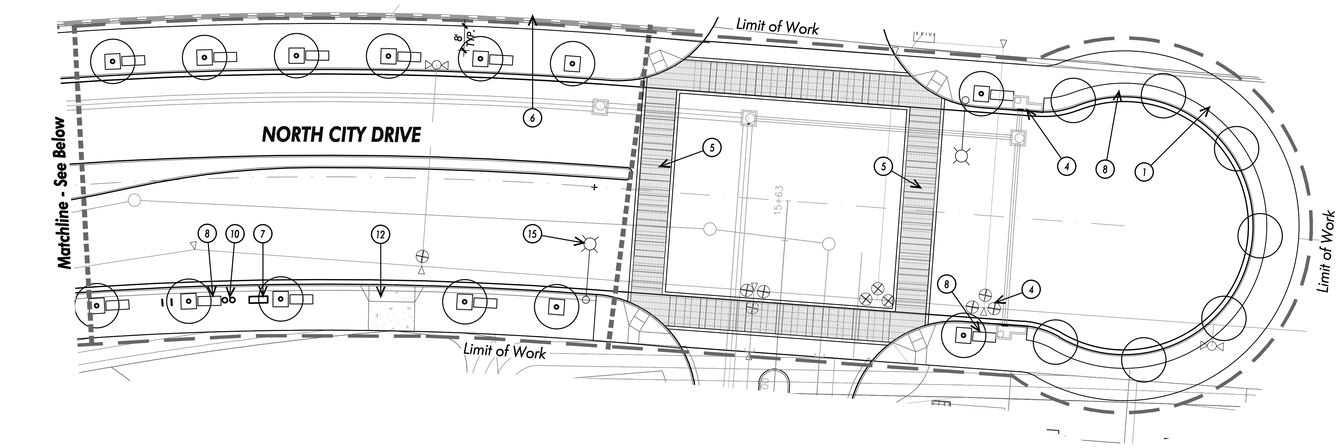
Sheet Number:

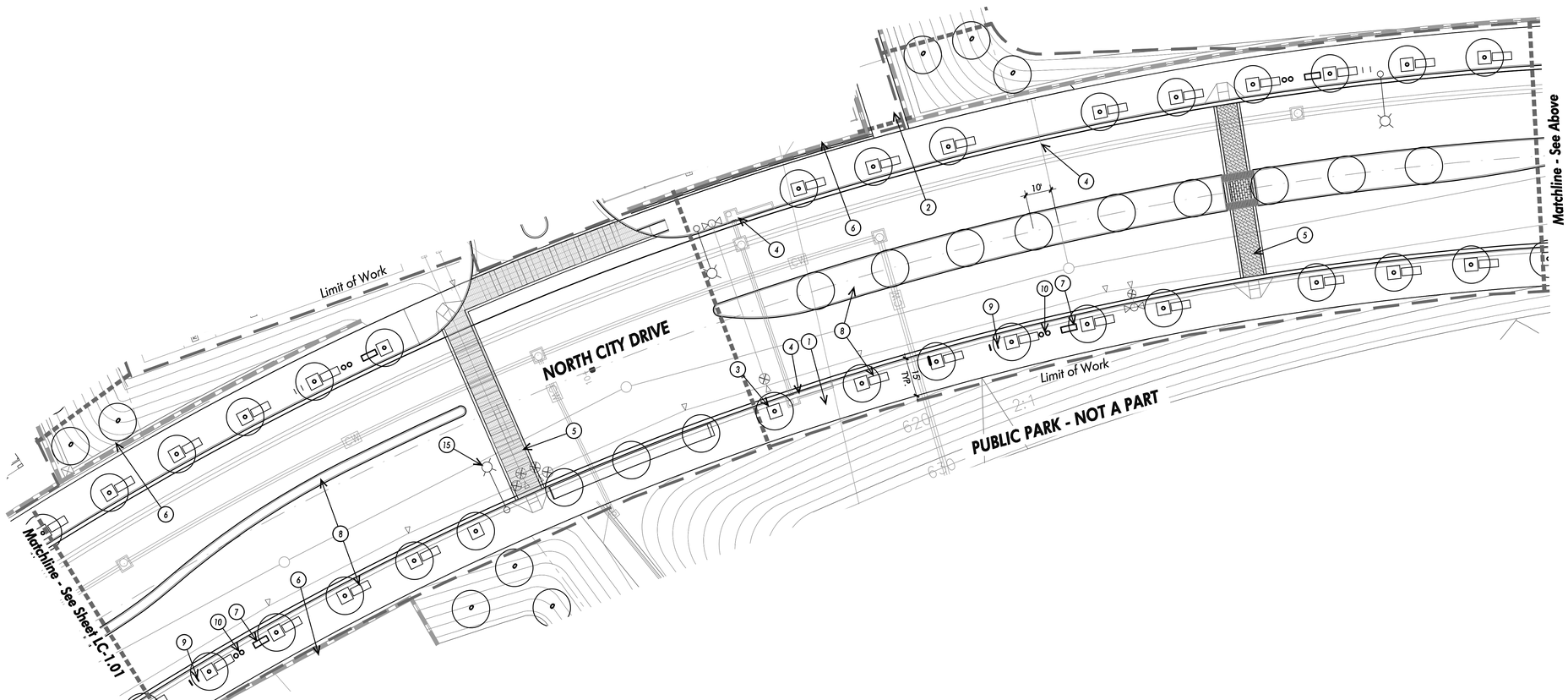
LC-1.01

SHEET 9 OF 15

SHB45: Tentative Tract Map Submittal; Phase 1 (10-06-2022)

Plotted by: qdebence Oct. 06, 2022 11:23 AM V:\SHB45-North City\C2\TTM (TTM Landscape)\TTM 1\LC-101-SHN45-TTM1.dwg



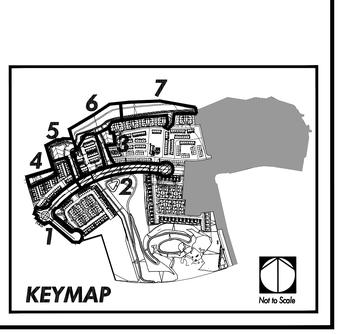


CONSTRUCTION LEGEND:

1	Concrete Walk (width varies)
2	Decomposed Granite Trail
3	5' SQ. Tree Grate
4	Utilities - per Civil Engineer
5	Concrete Pavers
6	Retaining Wall - per Civil Engineer
7	Bench
8	At-Grade Planter
9	Bike Rack
10	Trash/Recycle Container
11	Overlook with Seating
12	Driveway - per Civil Engineer
13	Maintenance Road - per Civil Engineer
14	Basin Fence - per Civil Engineer
15	Street Light - per Civil Engineer

TREE LEGEND:

	Large Accent Tree Quercus virginiana - Southern Live Oak Quercus agrifolia - Coast Live Oak
	Large Accent Tree Pinus torreyana - Torrey Pine (Round-o-bout) Ulmus chinensis - Chinese Elm
	Large Slope Tree Pinus halepensis - Aleppo Pine
	Large Slope Tree (24" Box) Schinus molle - Peruvian Pepper Tree Tipuana tipu - Tipu Tree
	Medium Slope Tree Tristania conferta - Brisbane Box Salix lasiolepis - Arroyo Willow (Basins)
	Basin Tree / Slope Platanus racemosa - Western Sycamore
	Street Tree Tristania conferta - Brisbane Box [Street 'A] Platanus mexicana - Sycamore [North City Drive] Quercus virginiana - Southern Live Oak [Twin Oaks Valley Rd] Acacia stenophylla - Shoestring Acacia [Street 'C']
	Vertical Accent Tree Acacia stenophylla - Shoestring Acacia Platanus a. 'Columbia' - Columbia London Plane Tree Tristania conferta - Brisbane Box
	Medium Accent Tree Cercis c. 'Oklahoma' - Oklahoma Redbud x Chitalpa tashkentensis - Chitalpa Liriodendron tulipifera - Tulip Tree Olea europaea 'Swan Hill' - Fruitless Olive Prosopis glandulosa 'Maverick' - Honey Mesquite
	Small Slope Tree Arbutus unedo -Strawberry Tree Melaleuca quinquenerva - Paperbark Tree Rhus lancea - African Sumac Heteromeles arbutifolia - Toyon



C2 Collaborative
Landscape Architecture
Urban Design
Planning
Habitat Restoration
100 Avenida Miramar
San Clemente
California 92672
Phone 949.366.6624
Fax 949.366.6626
www.C2Collaborative.com

North City West - TTM #1 Submittal
Phase 1
San Marcos, CA
Shea Homes

Date	Revision

Sheet Title:

NORTH CITY CONCEPTUAL LANDSCAPE PLAN

Job No. :	SHB45-TTM1
Scale:	1" = 20'
Drawn:	JR
Checked:	TR

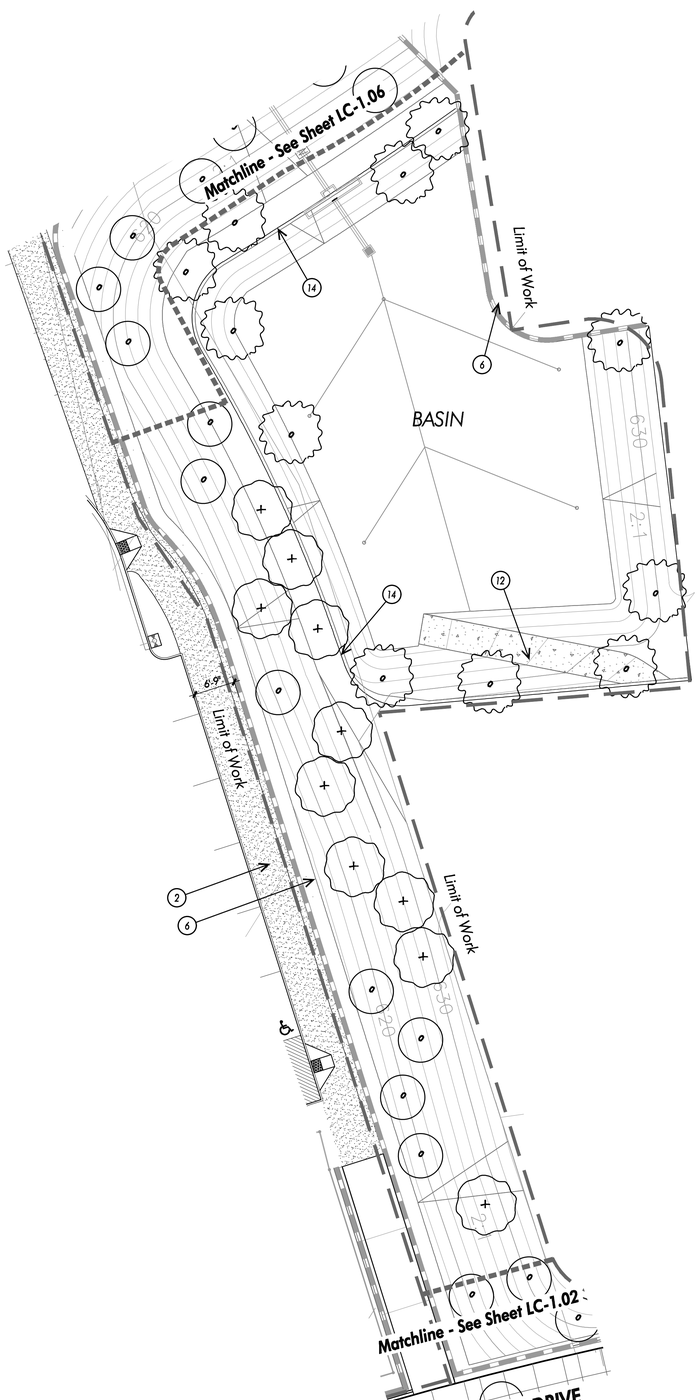
Sheet Number:

LC-1.02

SHEET 10 OF 15

SHB45: Tentative Tract Map Submittal; Phase 1 (10-06-2022)

Plotted by: qdebence Oct. 06, 2022 11:24 AM V:\SHB45-North City\C2\TTM (TTM Landscape)\TTM 1\LC-102-SHN45-TTM1.dwg

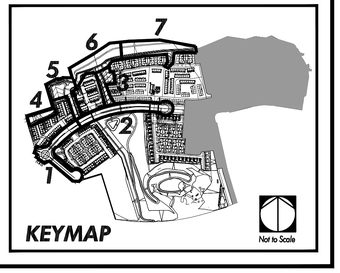


CONSTRUCTION LEGEND:

1	Concrete Walk (width varies)
2	Decomposed Granite Trail
3	5' SQ. Tree Grate
4	Utilities - per Civil Engineer
5	Concrete Pavers
6	Retaining Wall - per Civil Engineer
7	Bench
8	At-Grade Planter
9	Bike Rack
10	Trash/Recycle Container
11	Overlook with Seating
12	Driveway - per Civil Engineer
13	Maintenance Road - per Civil Engineer
14	Basin Fence - per Civil Engineer
15	Street Light - per Civil Engineer

TREE LEGEND:

	Large Accent Tree Quercus virginiana - Southern Live Oak Quercus agrifolia - Coast Live Oak
	Large Accent Tree Pinus torreyana - Torrey Pine (Round-o-bout) Ulmus chinensis - Chinese Elm
	Large Slope Tree Pinus halepensis - Aleppo Pine
	Large Slope Tree (24" Box) Schinus molle - Peruvian Pepper Tree Tipuana tipu - Tipu Tree
	Medium Slope Tree Tristania conferta - Brisbane Box Salix lasiolepis - Arroyo Willow (Basins)
	Basin Tree / Slope Platanus racemosa - Western Sycamore
	Street Tree Tristania conferta - Brisbane Box [Street 'A'] Platanus mexicana - Sycamore [North City Drive] Quercus virginiana - Southern Live Oak [Twin Oaks Valley Rd] Acacia stenophylla - Shoestring Acacia [Street 'C']
	Vertical Accent Tree Acacia stenophylla - Shoestring Acacia Platanus a. 'Columbia' - Columbia London Plane Tree Tristania conferta - Brisbane Box
	Medium Accent Tree Cercis c. 'Oklahoma' - Oklahoma Redbud x Chitalpa tashkentensis - Chitalpa Liriodendron tulipifera - Tulip Tree Olea europaea 'Swan Hill' - Fruitless Olive Prosopis glandulosa 'Maverick' - Honey Mesquite
	Small Slope Tree Arbutus unedo -Strawberry Tree Melaleuca quinquenerva - Paperbark Tree Rhus lancea - African Sumac Heteromeles arbutifolia - Toyon



C2 Collaborative

Landscape Architecture
Urban Design
Planning
Habitat Restoration

100 Avenida Miramar
San Clemente
California 92672
Phone 949.366.6624
Fax 949.366.6626
www.C2Collaborative.com

North City West - TTM #1 Submittal
Phase 1
San Marcos, CA
Shea Homes

Date	Revision

Sheet Title:

NORTH CITY CONCEPTUAL LANDSCAPE PLAN

Job No. : SHB45-TTM1
Scale: 1" = 20'
Drawn: JR
Checked: TR

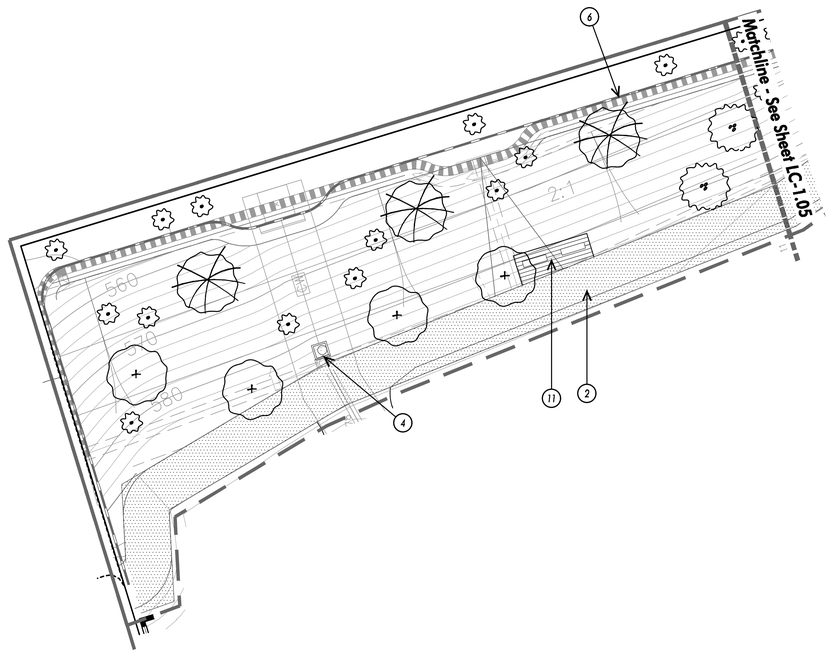
Sheet Number:

LC-1.03

SHEET 11 OF 15

SHB45: Tentative Tract Map Submittal; Phase 1 (10-06-2022)

Plotted by: qdebence Oct. 06, 2022 11:25 AM V:\SHB45-North City\C2\TTM (TTM Landscape)\TTM 1\LC-103-SHN45-TTM1.dwg

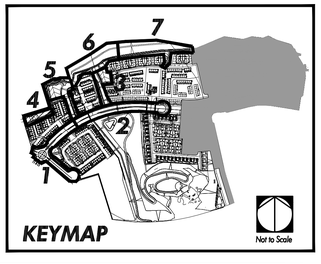


CONSTRUCTION LEGEND:

1	Concrete Walk (width varies)
2	Decomposed Granite Trail
3	5' SQ. Tree Grate
4	Utilities - per Civil Engineer
5	Concrete Pavers
6	Retaining Wall - per Civil Engineer
7	Bench
8	At-Grade Planter
9	Bike Rack
10	Trash/Recycle Container
11	Overlook with Seating
12	Driveway - per Civil Engineer
13	Maintenance Road - per Civil Engineer
14	Basin Fence - per Civil Engineer
15	Street Light - per Civil Engineer

TREE LEGEND:

	Large Accent Tree Quercus virginiana - Southern Live Oak Quercus agrifolia - Coast Live Oak
	Large Accent Tree Pinus torreyana - Torrey Pine (Round-o-bout) Ulmus chinensis - Chinese Elm
	Large Slope Tree Pinus halepensis - Aleppo Pine
	Large Slope Tree (24" Box) Schinus molle - Peruvian Pepper Tree Tipuana tipu - Tipu Tree
	Medium Slope Tree Tristania conferta - Brisbane Box Salix lasiolepis - Arroyo Willow (Basins)
	Basin Tree / Slope Platanus racemosa - Western Sycamore
	Street Tree Tristania conferta - Brisbane Box [Street 'A'] Platanus mexicana - Sycamore [North City Drive] Quercus virginiana - Southern Live Oak [Twin Oaks Valley Rd] Acacia stenophylla - Shoestring Acacia [Street 'C']
	Vertical Accent Tree Acacia stenophylla - Shoestring Acacia Platanus a. 'Columbia' - Columbia London Plane Tree Tristania conferta - Brisbane Box
	Medium Accent Tree Cercis c. 'Oklahoma' - Oklahoma Redbud x Chitalpa tashkentensis - Chitalpa Liriodendron tulipifera - Tulip Tree Olea europaea 'Swan Hill' - Fruitless Olive Prosopis glandulosa 'Maverick' - Honey Mesquite
	Small Slope Tree Arbutus unedo -Strawberry Tree Melaleuca quinquenerva - Paperbark Tree Rhus lancea - African Sumac Heteromeles arbutifolia - Toyon



C2 Collaborative

Landscape Architecture
Urban Design
Planning
Habitat Restoration

100 Avenida Miramar
San Clemente
California 92672
Phone 949.366.6624
Fax 949.366.6626
www.C2Collaborative.com

North City West - TTM #1 Submittal
Phase 1
San Marcos, CA
Shea Homes

Date	Revision

Sheet Title:

NORTH CITY CONCEPTUAL LANDSCAPE PLAN

Job No. :	SHB45-TTM1
Scale:	1" = 20'
Drawn:	JR
Checked:	TR

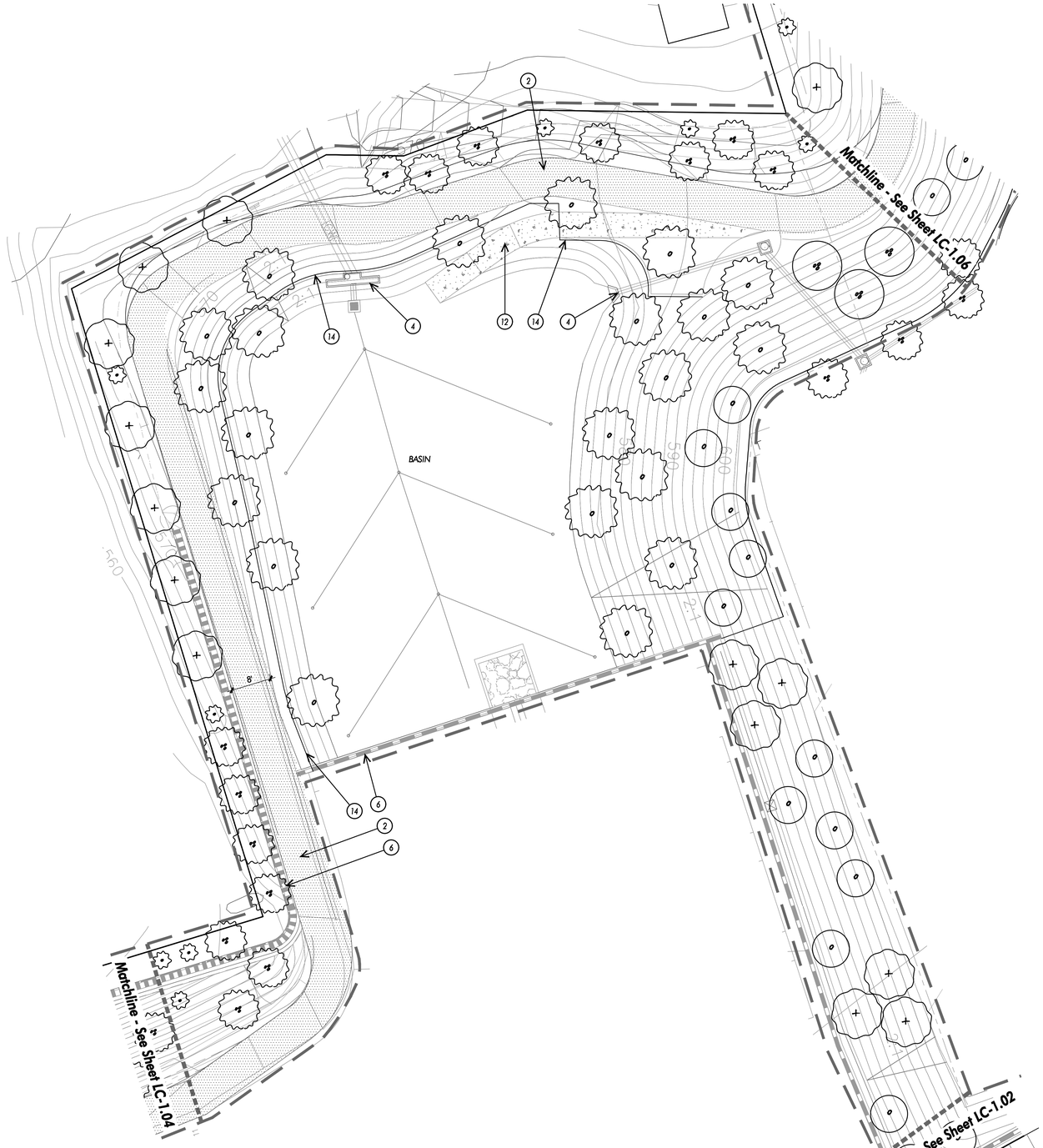
Sheet Number:

LC-1.04

SHEET 12 OF 15

SHB45: Tentative Tract Map Submittal; Phase 1 (10-06-2022)

Plotted by: qdebence Oct. 06, 2022 11:25 AM V:\SHB45-North City\C2\TTM (TTM Landscape)\TTM 1\LC-104-SHN45-TTM1.dwg

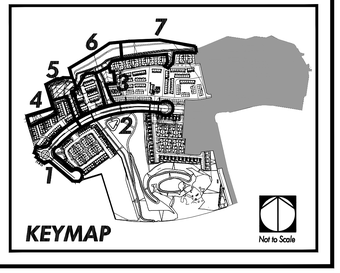


CONSTRUCTION LEGEND:

1	Concrete Walk (width varies)
2	Decomposed Granite Trail
3	5' SQ. Tree Grate
4	Utilities - per Civil Engineer
5	Concrete Pavers
6	Retaining Wall - per Civil Engineer
7	Bench
8	At-Grade Planter
9	Bike Rack
10	Trash/Recycle Container
11	Overlook with Seating
12	Driveway - per Civil Engineer
13	Maintenance Road - per Civil Engineer
14	Basin Fence - per Civil Engineer
15	Street Light - per Civil Engineer

TREE LEGEND:

	Large Accent Tree Quercus virginiana - Southern Live Oak Quercus agrifolia - Coast Live Oak
	Large Accent Tree Pinus torreyana - Torrey Pine (Round-a-bout) Ulmus chinensis - Chinese Elm
	Large Slope Tree Pinus halepensis - Aleppo Pine
	Large Slope Tree (24" Box) Schinus molle - Peruvian Pepper Tree Tipuana tipu - Tipu Tree
	Medium Slope Tree Tristania conferta - Brisbane Box Salix lasiolepis - Arroyo Willow (Basins)
	Basin Tree / Slope Platanus racemosa - Western Sycamore
	Street Tree Tristania conferta - Brisbane Box [Street 'A'] Platanus mexicana - Sycamore [North City Drive] Quercus virginiana - Southern Live Oak [Twin Oaks Valley Rd] Acacia stenophylla - Shoestring Acacia [Street 'C']
	Vertical Accent Tree Acacia stenophylla - Shoestring Acacia Platanus a. 'Columbia' - Columbia London Plane Tree Tristania conferta - Brisbane Box
	Medium Accent Tree Cercis c. 'Oklahoma' - Oklahoma Redbud x Chitalpa tashkentensis - Chitalpa Liriodendron tulipifera - Tulip Tree Olea europaea 'Swan Hill' - Fruitless Olive Prosopis glandulosa 'Maverick' - Honey Mesquite
	Small Slope Tree Arbutus unedo -Strawberry Tree Melaleuca quinquenerva - Paperbark Tree Rhus lancea - African Sumac Heteromeles arbutifolia - Toyon



C2 Collaborative
Landscape Architecture
Urban Design
Planning
Habitat Restoration
100 Avenida Miramar
San Clemente
California 92672
Phone 949.366.6624
Fax 949.366.6626
www.C2Collaborative.com

North City West - TTM #1 Submittal Phase 1
San Marcos, CA
Shea Homes

Date	Revision

Sheet Title:

NORTH CITY CONCEPTUAL LANDSCAPE PLAN

Job No. : SHB45-TTM1
Scale: 1" = 20'
Drawn: JR
Checked: TR

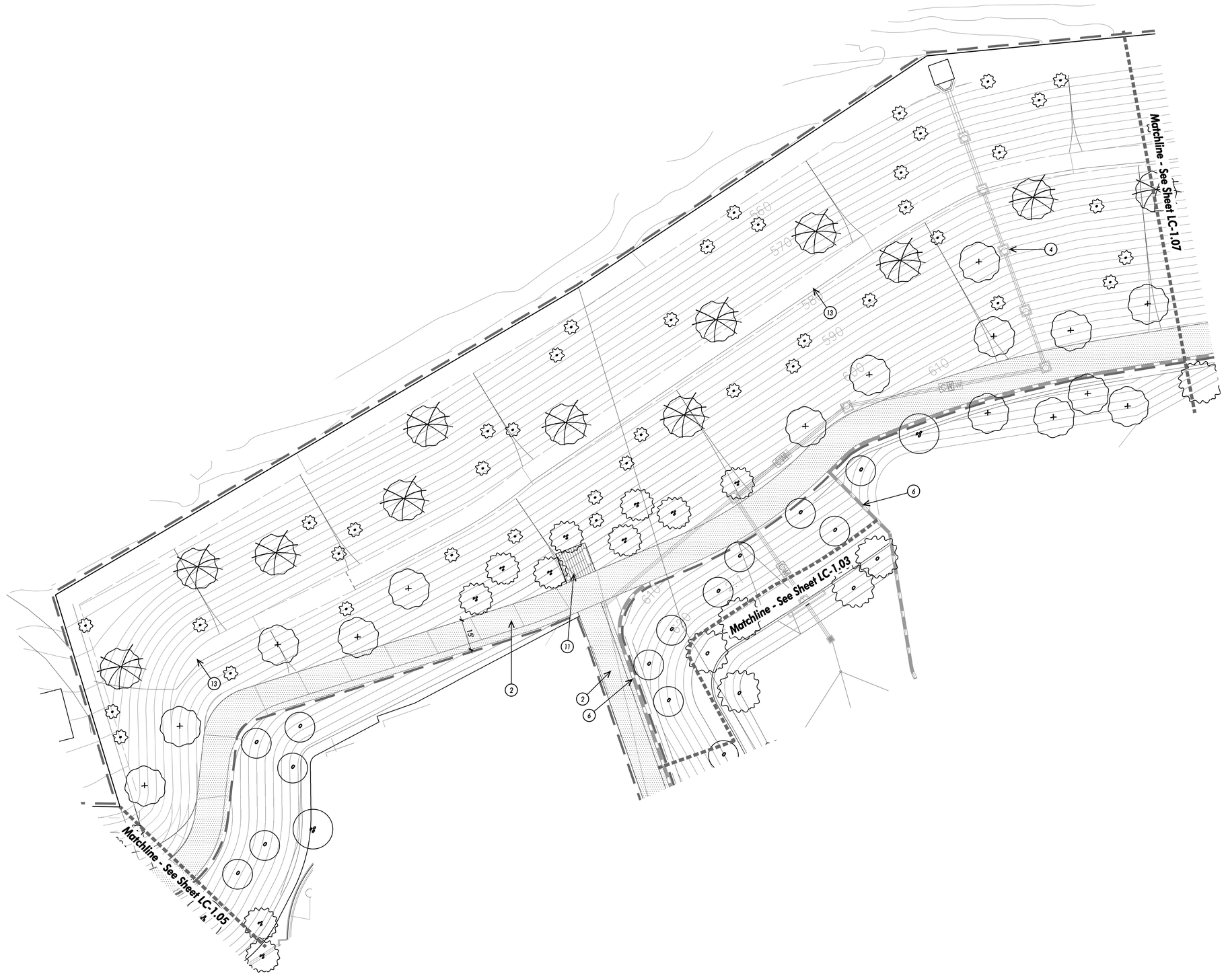
Sheet Number:

LC-1.05

SHEET 13 OF 15

SHB45: Tentative Tract Map Submittal; Phase 1 (10-06-2022)

Plotted by: qdebence Oct. 06, 2022 11:26 AM V:\SHB45-North City\C2\TTM (TTM Landscape)\TTM 1\LC-105-SHN45-TTM1.dwg

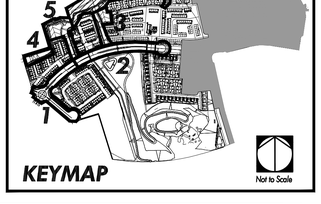


CONSTRUCTION LEGEND:

1	Concrete Walk (width varies)
2	Decomposed Granite Trail
3	5' SQ. Tree Grate
4	Utilities - per Civil Engineer
5	Concrete Pavers
6	Retaining Wall - per Civil Engineer
7	Bench
8	At-Grade Planter
9	Bike Rack
10	Trash/Recycle Container
11	Overlook with Seating
12	Driveway - per Civil Engineer
13	Maintenance Road - per Civil Engineer
14	Basin Fence - per Civil Engineer
15	Street Light - per Civil Engineer

TREE LEGEND:

	Large Accent Tree Quercus virginiana - Southern Live Oak Quercus agrifolia - Coast Live Oak
	Large Accent Tree Pinus torreyana - Torrey Pine (Round-a-bout) Ulmus chinensis - Chinese Elm
	Large Slope Tree Pinus halepensis - Aleppo Pine
	Large Slope Tree (24" Box) Schinus molle - Peruvian Pepper Tree Tipuana tipu - Tipu Tree
	Medium Slope Tree Tristania conferta - Brisbane Box Salix lasiolepis - Arroyo Willow (Basins)
	Basin Tree / Slope Platanus racemosa - Western Sycamore
	Street Tree Tristania conferta - Brisbane Box [Street 'A'] Platanus mexicana - Sycamore [North City Drive] Quercus virginiana - Southern Live Oak [Twin Oaks Valley Rd] Acacia stenophylla - Shoestring Acacia [Street 'C']
	Vertical Accent Tree Acacia stenophylla - Shoestring Acacia Platanus a. 'Columbia' - Columbia London Plane Tree Tristania conferta - Brisbane Box
	Medium Accent Tree Cercis c. 'Oklahoma' - Oklahoma Redbud x Chitalpa tashkentensis - Chitalpa Liriodendron tulipifera - Tulip Tree Olea europaea 'Swan Hill' - Fruitless Olive Prosopis glandulosa 'Maverick' - Honey Mesquite
	Small Slope Tree Arbutus unedo -Strawberry Tree Melaleuca quinquenerva - Paperbark Tree Rhus lancea - African Sumac Heteromeles arbutifolia - Toyon



C2 Collaborative

Landscape Architecture
Urban Design
Planning
Habitat Restoration

100 Avenida Miramar
San Clemente
California 92672
Phone 949.366.6624
Fax 949.366.6626
www.C2Collaborative.com

North City West - TTM #1 Submittal
Phase 1
San Marcos, CA
Shea Homes

Date	Revision

Sheet Title:

NORTH CITY CONCEPTUAL LANDSCAPE PLAN

Job No. : SHB45-TTM1
Scale: 1" = 20'
Drawn: JR
Checked: TR

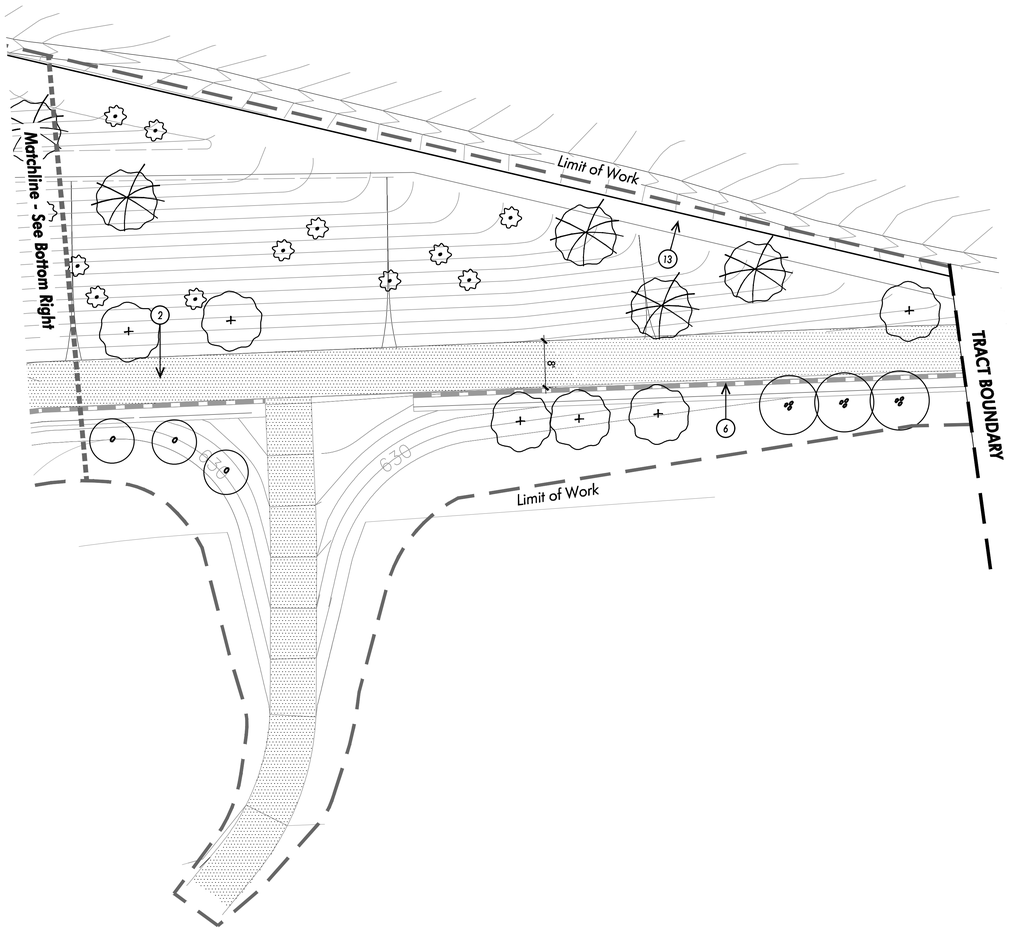
Sheet Number:

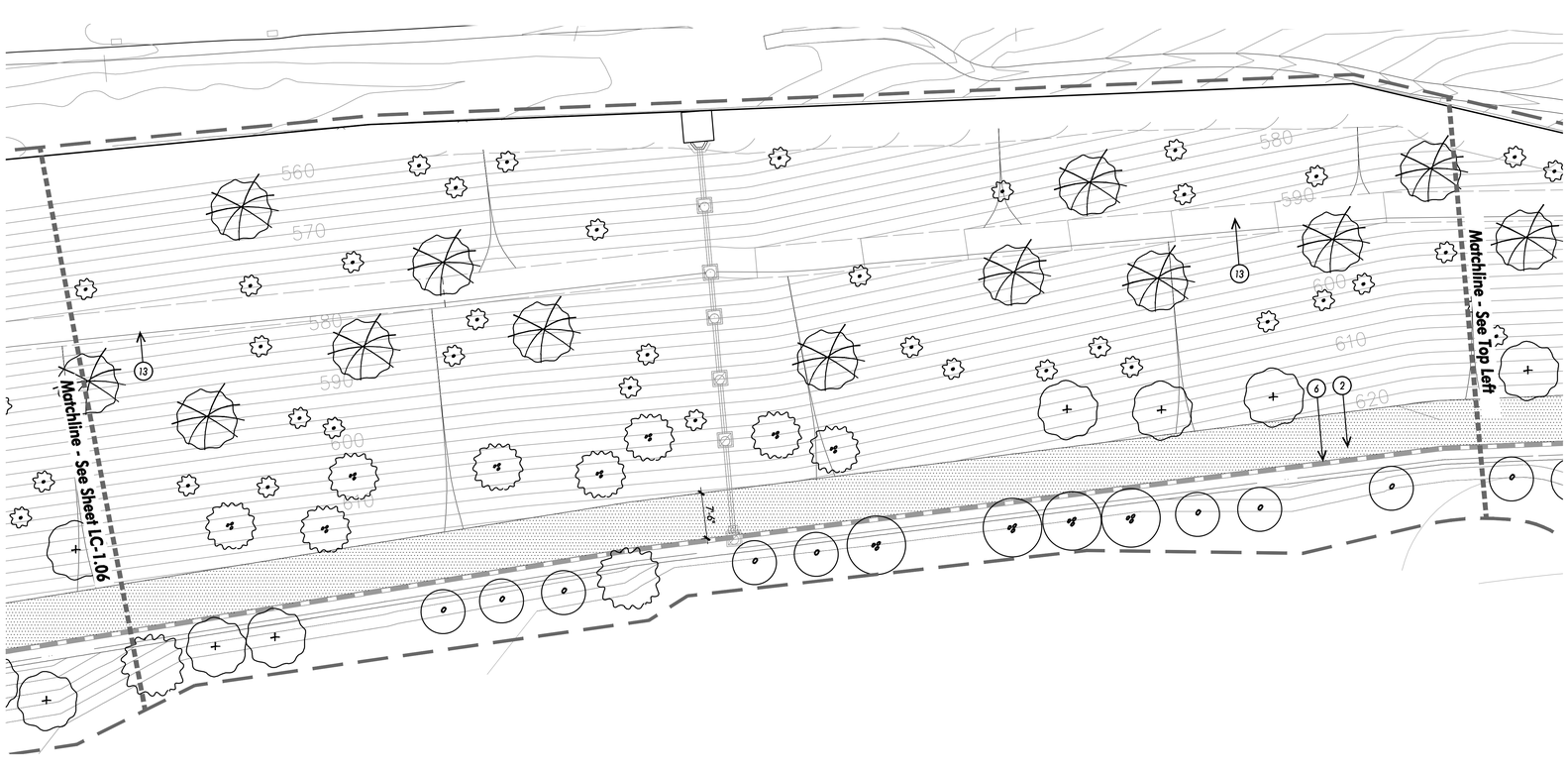
LC-1.06

SHEET 14 OF 15

SHB45: Tentative Tract Map Submittal; Phase 1 (10-06-2022)

Plotted by: qdebence Oct. 06, 2022 11:26 AM V:\SHB45-North City\C2\TTM' (TTM Landscape)\TTM 1\LC-106-SHN45-TTM1.dwg



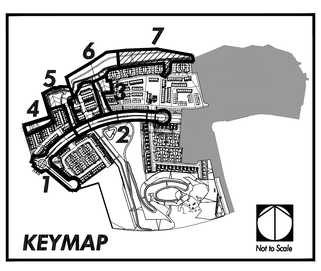


CONSTRUCTION LEGEND:

1	Concrete Walk (width varies)
2	Decomposed Granite Trail
3	5' SQ. Tree Grate
4	Utilities - per Civil Engineer
5	Concrete Pavers
6	Retaining Wall - per Civil Engineer
7	Bench
8	At-Grade Planter
9	Bike Rack
10	Trash/Recycle Container
11	Overlook with Seating
12	Driveway - per Civil Engineer
13	Maintenance Road - per Civil Engineer
14	Basin Fence - per Civil Engineer
15	Street Light - per Civil Engineer

TREE LEGEND:

	Large Accent Tree Quercus virginiana - Southern Live Oak Quercus agrifolia - Coast Live Oak
	Large Accent Tree Pinus torreyana - Torrey Pine (Round-o-bout) Ulmus chinensis - Chinese Elm
	Large Slope Tree Pinus halepensis - Aleppo Pine
	Large Slope Tree (24" Box) Schinus molle - Peruvian Pepper Tree Tipuana tipu - Tipu Tree
	Medium Slope Tree Tristania conferta - Brisbane Box Salix lasiolepis - Arroyo Willow (Basins)
	Basin Tree / Slope Platanus racemosa - Western Sycamore
	Street Tree Tristania conferta - Brisbane Box [Street 'A'] Platanus mexicana - Sycamore [North City Drive] Quercus virginiana - Southern Live Oak [Twin Oaks Valley Rd] Acacia stenophylla - Shoestring Acacia [Street 'C']
	Vertical Accent Tree Acacia stenophylla - Shoestring Acacia Platanus a. 'Columbia' - Columbia London Plane Tree Tristania conferta - Brisbane Box
	Medium Accent Tree Cercis c. 'Oklahoma' - Oklahoma Redbud x Chitalpa tashkentensis - Chitalpa Liriodendron tulipifera - Tulip Tree Olea europaea 'Swan Hill' - Fruitless Olive Prosopis glandulosa 'Maverick' - Honey Mesquite
	Small Slope Tree Arbutus unedo -Strawberry Tree Melaleuca quinquenerva - Paperbark Tree Rhus lancea - African Sumac Heteromeles arbutifolia - Toyon



C2 Collaborative

Landscape Architecture
Urban Design
Planning
Habitat Restoration

100 Avenida Miramar
San Clemente
California 92672
Phone 949.366.6624
Fax 949.366.6626
www.C2Collaborative.com

North City West - TTM #1 Submittal
Phase 1
San Marcos, CA
Shea Homes

Date	Revision

Sheet Title:

NORTH CITY CONCEPTUAL LANDSCAPE PLAN

Job No. : SHB45-TTM1
Scale: 1" = 20'
Drawn: JR
Checked: TR

Sheet Number:

LC-1.07

SHEET 15 OF 15

SHB45: Tentative Tract Map Submittal; Phase 1 (10-06-2022)

Plotted by: qdebence Oct. 06, 2022 11:27 AM V:\SHB45-North City\C2\TTM\ (TTM Landscape)\TTM 1\LC-107-SHN45-TTM1.dwg