

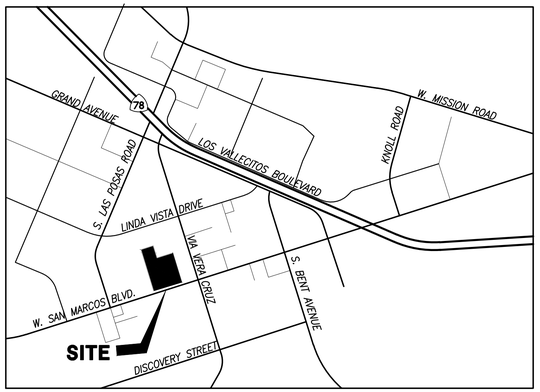
ATTACHMENT P

PROJECT PLANS

VESTING TENTATIVE SUBDIVISION MAP/SITE DEVELOPMENT PLAN

SAN MARCOS RESTAURANT ROW

W. SAN MARCOS BLVD. AND VIA VERA CRUZ
CITY OF SAN MARCOS, CA



VICINITY MAP
NOT TO SCALE

LEGEND

ITEM	SYMBOL
PROJECT BOUNDARY (SUBDIVISION BOUNDARY)	
PROP. RIGHT OF WAY	
EXIST. RIGHT OF WAY	
STREET CENTERLINE	
FEMA EXISTING FLOODWAY LIMITS	
FEMA EXISTING FLOODPLAIN LIMITS	
FEMA PROPOSED FLOODWAY LIMITS	
FEMA PROPOSED FLOODPLAIN LIMITS	
PROP. ROW DEDICATION	
PROP. CURB	
PROP. CURB & GUTTTER	
PROP. SEWER MAIN	S
PROP. STORM DRAIN MAIN	
PROP. WATER MAIN	W
PROP. SEWER MANHOLE	S
PROP. STORM DRAIN CLEANOUT	
PROP. STORM DRAIN INLET	
PROP. MODULAR WETLAND SYSTEM	
PROP. STORM DRAIN VAULT	
PROP. FIRE HYDRANT	
PROP. GATE VALVE	
PROP. DRIVEWAY	
EXIST. CONTOUR	40
EXIST. SURFACE ELEVATION	× 40.0
EXIST. FENCE	
EXIST. STREET LIGHT	
EXIST. CURB & GUTTER	
EXIST. BUILDING	
EXIST. SEWER PIPE	S
EXIST. WATER PIPE	W
EXIST. STORM DRAIN. PIPE	

ABBREVIATIONS

BW	BOTTOM OF WALL	LP	LOW POINT
ELEV	ELEVATION	MH	MANHOLE
EXIST.	EXISTING	P	PAD
FF	FINISH FLOOR	PROP.	PROPOSED
FG	FINISH GRADE	PVC	POLYVINYL CHLORIDE
FL	FLOWLINE	R/W	RIGHT-OF-WAY
GB	GRADE BREAK	S	SEWER
GF	GRADE FLOOR	SD	STORM DRAIN
HDPE	HIGH DENSITY POLYETHYLENE	TW	TOP OF WALL
IE	INVERT ELEVATION	W	WATER

SHEET INDEX

C1.0 – TITLE SHEET
C2.0 – EXISTING SITE CONDITIONS
C2.1 – EASEMENTS & ENCUMBRANCES
C3.0 – STREET SECTIONS
C4.0 – SITE SECTIONS
C5.0 – SAN MARCOS BLVD MULTI-WAY IMPROVEMENTS
C6.0 – PROPOSED MAPPING EXHIBIT
C7.0 – SITE GRADING & DRAINAGE PLAN
C7.1 – SITE GRADING & DRAINAGE PLAN
C8.0 – GRADING & DRAINAGE DETAILS
C8.1 – GRADING & DRAINAGE DETAILS
C9.0 – WATER AND SEWER PLAN
C10.0 – FIRE SITE ACCESS EXHIBIT

CONDOMINIUM NOTE

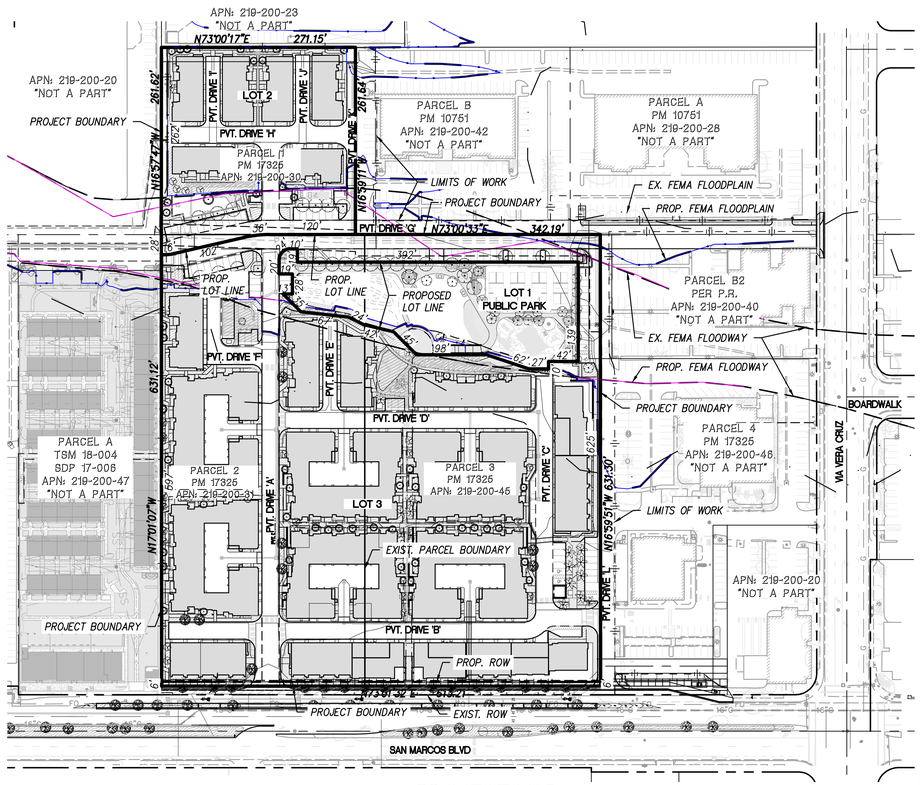
THIS SUBDIVISION IS A CONDOMINIUM PROJECT DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 202 AND THE TOTAL NUMBER OF COMMERCIAL CONDOMINIUM UNITS IS 30 WITHIN LOTS 2 (29 RESIDENTIAL UNITS AND 0 COMMERCIAL UNITS) & 3 (173 RESIDENTIAL UNITS AND 30 COMMERCIAL UNITS).

ENGINEER

PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
SAN DIEGO, CA 92101
(619) 235-6471

REGISTERED PROFESSIONAL ENGINEER
GREGORY M. SHIELDS
No. 42951
Exp. 03-31-24
CIVIL
STATE OF CALIFORNIA

GREGORY M. SHIELDS, R.C.E. NO. 42951 DATE
REGISTRATION EXPIRES ON 3-31-24



PROJECT MAP
SCALE 1"=100'

LEGAL DESCRIPTION

SEE SHEET C2.1 FOR LEGAL DESCRIPTION

EASEMENT NOTES

SEE SHEET C2.1 FOR EASEMENT NOTE

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATES OF 1983 (CCS83) ZONE 6, 2017.50 EPOCH, GRID BEARING BETWEEN G.P.S. STATION NOS. CP-023 AND CP-024 PER CITY OF SAN MARCOS GEODETIC CONTROL NETWORK RECORD OF SURVEY NO. 23731.

I.E. SOUTH 35°14'40" EAST

THE COMBINED SCALE FACTOR AT G.P.S. STATION NO. CP-023 IS 0.99995990

DISTANCES SHOWN HEREON ARE GROUND DISTANCES. GRID DISTANCE = GROUND DISTANCE x COMBINED SCALE FACTOR.
BEARINGS AND DISTANCES FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

BENCHMARK

2" BRASS DISC STAMPED "CITY OF SAN MARCOS SURVEY CONTROL NV5 LS 6310 2018 CP-023" FLUSH WITH CATCH BASIN 0897, ON EASTERLY SIDE OF VIA VERA CRUZ, 150'± NORTH OF INTERSECTION OF VIA VERA CRUZ AND LINDA VISTA DRIVE, PER CITY OF SAN MARCOS CONTROL SURVEY DATA SHEET AND SHOWN ON RECORD OF SURVEY NO. 23731.

ELEVATION : 534.39' (N.A.V.D. 88)

TOPOGRAPHY

TOPOGRAPHY SHOWN ON THESE PLANS IS BASED UPON AERIAL SURVEY BY PROJECT DESIGN CONSULTANTS ON JULY 2021.

SOILS REPORT

SOILS REPORT PREPARED BY LEIGHTON CONSULTANT, INCORPORATED, DATED JANUARY 12, 2015

1. GEOTECHNICAL INVESTIGATION, OLD CALIFORNIA RESTAURANT ROW RENOVATION AND ADDITIONAL RETAIL BUILDING AND PAVEMENT REHABILITATION, 1000-1080 SAN MARCOS BLVD, SAN MARCOS, CALIFORNIA PREPARED BY LEIGHTON CONSULTING, INCORPORATED, DATED JANUARY 12, 2015.
2. GEOTECHNICAL UPDATE REPORT, OLD CALIFORNIA RESTAURANT ROW RENOVATION, SAN MARCOS, CALIFORNIA, PREPARED BY LEIGHTON CONSULTING, INCORPORATED, DATED MAY 11, 2018.
3. GEOTECHNICAL SUMMARY CORRESPONDENCE RESTAURANT ROW PROPERTY SAN MARCOS, CALIFORNIA PREPARED BY GEOCON INCORPORATED GEOTECHNICAL, DATED AUGUST 10, 2021

WATER QUALITY

PRIORITY DEVELOPMENT PROJECT (PDP) STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR SAN MARCOS RESTAURANT ROW PREPARED BY PROJECT DESIGN CONSULTANTS, DATED JULY 19, 2023.

DRAINAGE REPORT

PRELIMINARY HYDROLOGY/DRAINAGE STUDY, RESTAURANT ROW, BY PROJECT DESIGN CONSULTANTS, DATED JULY 19, 2023.
PRELIMINARY HYDRAULIC ANALYSIS FOR RESTAURANT ROW, BY CHANG CONSULTANTS, DATED JULY 27, 2023.

PUBLIC UTILITIES AND DISTRICTS

GAS:	SAN DIEGO GAS & ELECTRIC
ELECTRIC:	SAN DIEGO GAS & ELECTRIC
WATER:	VALLECITOS WATER DISTRICT
SEWER:	VALLECITOS WATER DISTRICT
FIRE:	SAN MARCOS FIRE DEPARTMENT
SCHOOL DISTRICT:	SAN MARCOS UNIFIED SCHOOL DISTRICT

GENERAL NOTES

1. GROSS SITE AREA: 10.516 ACRES (458,093 SF)
   PROPOSED SAN MARCOS BLVD 6FT WIDE PUBLIC ST. ESMT.: 0.084 ACRES (3,679 SF)
   PROPOSED DRIVE "G" / PUBLIC STREET EASEMENT: 0.405 ACRES (17,649 SF)
2. EXISTING LOTS: PARCELS 1, 2, 3 OF PM 17325 (3 TOTAL EXISTING LOTS)
   PROPOSED LOTS: 1-3

LOT	LOT TYPE/MAINTAINED BY	TOTAL SQ. FT.	
1	PROPOSED PUBLIC PARK	46,450	
2	HOA	72,988	
3	HOA	338,665	(INCLUDES 0.084 AC FOR 6FT PUBLIC ST EASEMENT)

3. TOTAL RESIDENTIAL CONDOMINIUM UNITS: 202 UNITS
   TOTAL COMMERCIAL CONDOMINIUM UNITS: 30 UNITS
4. ASSESSOR'S PARCEL NUMBER: 219-200-30,31,45
5. PROPOSED USE: SPECIFIC PLAN AREA (SPA)
6. GENERAL PLAN LAND USE DESIGNATIONS
   EXISTING: LIGHT INDUSTRIAL (L-I), MIXED USE 1 (MU-1)
   PROPOSED: SPECIFIC PLAN AREA (SPA)
7. ZONING DESIGNATIONS
   EXISTING: LIGHT INDUSTRIAL (L-I), MIXED USE 1 (MU-1)
   PROPOSED: SPECIFIC PLAN AREA (SPA)

GENERAL DESIGN NOTES

1. ALL PRIVATE STREET DESIGNS, PRIVATE STREET LIGHTS, AND FIRE HYDRANTS SHALL CONFORM TO CITY OF SAN MARCOS DESIGN STANDARDS AND/OR AS APPROVED BY THE CITY ENGINEER
2. EASEMENTS SHALL BE TO THE SATISFACTION BY THE CITY ENGINEER, PUBLIC UTILITIES, AND DISTRICTS (U.O.N.).
3. CONTOUR INTERVALS ARE 1 AND 5 FOOT.
4. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN CONSISTENT WITH THE CITY'S SUBSTANTIAL CONFORMANCE POLICY.
5. APPROXIMATE GRADING QUANTITIES CUT: 4,500 C.Y. FILL: 16,800 C.Y. IMPORT: 12,300 C.Y.
6. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1.
7. ALL PROPOSED UNITS SHALL BE ON AN ONSITE PRIVATE SANITARY SEWER SYSTEM.
8. ALL PROPOSED SEWER AND WATER IMPROVEMENTS SHOWN ON THIS MAP SHALL BE PRIVATE WITHIN THE PROJECT BOUNDARY AND ADJACENT PRIVATE LOTS AND PUBLIC WHERE NOTED PER THE SEWER & WATER PLAN.
9. INDIVIDUAL TRASH PICKUP FOR RESIDENTIAL UNITS.
10. ALL PROPOSED ON-SITE STORM DRAIN IMPROVEMENTS SHOWN ON THIS PLAN SHALL BE PRIVATE (U.O.N.).

OWNER'S CERTIFICATION

I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE RECORD OWNER OF THE PROPERTY SHOWN ON THE VESTING TENTATIVE MAP SUBDIVISION MAP/ SITE DEVELOPMENT PLAN AND THAT SAID MAP SHOWS ALL MY (OUR) CONTIGUOUS OWNERSHIP IN WHICH I (WE) HAVE ANY DEED OR TRUST INTEREST. I (WE) UNDERSTAND THAT MY (OUR) PROPERTY IN CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, PRIVATE STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS OF WAY.

OWNER

SAN MARCOS ROW, LLC
16192 COASTAL HIGHWAY
LEWES, DE 19958

ELIZABETH PAPERA DATE
OWNER

APPLICANT

LENNAR HOMES OF CALIFORNIA, LLC
16465 VIA ESPRILLO, SUITE 150
SAN DIEGO, CA 92127
DAVID W. SHEPHERD
DIRECTOR OF ENTITLEMENTS
(858) 618-4942

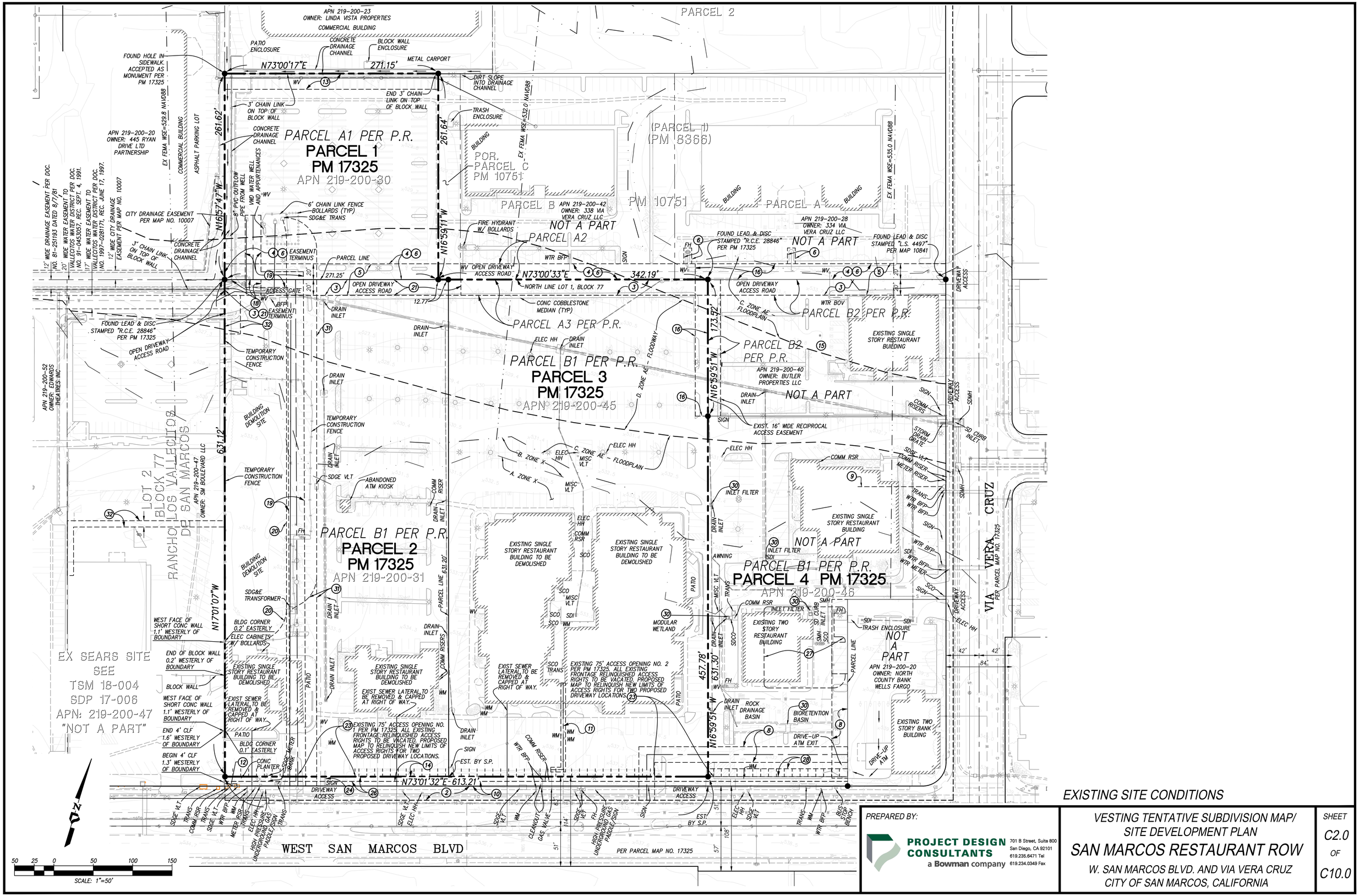
SHEET:	CITY OF SAN MARCOS					
TENTATIVE SUBDIVISION MAP NUMBER: 22-0003						
OWNER: SAN MARCOS ROW, LLC			PHONE: N/A			
ADDRESS: 16192 COASTAL HIGHWAY LEWES, DE 19958						
ENGINEER: PROJECT DESIGN CONSULTANTS, A BOWMAN COMPANY			PHONE: (619) 235-6471			
ADDRESS: 701 B STREET, SUITE 800 SAN DIEGO, CA 92101						
TYPE OF DEVELOPMENT: MIXED USE						
ZONE: SPECIFIC PLAN AREA			ASSESSOR'S PARCEL NUMBER(S): 219-200-30,31,45			
SITE DATA			DWELLING	UNITS	OPEN SPACE DATA	
AREA (SQ. FT)		COVERAGE %	STUDIO	0	COMMON	PRIVATE
LOT:	458,093	100%	1 BDRM	0	PER S.P.	PER S.P.
BUILDING:	155,229	33.9%	2 BDRM	100	PER S.P.	PER S.P.
STREET/PARKING:	116,010	25.3%	3 BDRM	88	PER S.P.	PER S.P.
LANDSCAPING:	186,854	40.8%	4 BDRM	14	PER S.P.	PER S.P.
			TOTAL UNITS	202	PER S.P.	PER S.P.
PARKING	ORD. REG.	PER SPECIFIC PLAN (S.P.)	DRIVEWAY (SIZE AND SLOPE)	SETBACKS		
GARAGE: 392	LOADING	1	ONE WAY	FRONT: PER S.P.	REAR: PER S.P.	
COVERED: 0	HANDICAP	8	TWO WAY	LEFT SIDE:	PER SPECIFIC PLAN	
OPEN: 118	TOTAL	519	SLOPE	RIGHT SIDE:	PER SPECIFIC PLAN	

PREPARED BY:

PROJECT DESIGN CONSULTANTS
a Bowman company
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

VESTING TENTATIVE SUBDIVISION MAP
SITE DEVELOPMENT PLAN
SAN MARCOS RESTAURANT ROW
W. SAN MARCOS BLVD. AND VIA VERA CRUZ
CITY OF SAN MARCOS, CALIFORNIA

SHEET C1.0 OF C11.0



EXISTING SITE CONDITIONS

PREPARED BY:
PROJECT DESIGN CONSULTANTS
a Bowman company
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

VESTING TENTATIVE SUBDIVISION MAP/
SITE DEVELOPMENT PLAN

SAN MARCOS RESTAURANT ROW

W. SAN MARCOS BLVD. AND VIA VERA CRUZ
CITY OF SAN MARCOS, CALIFORNIA

SHEET C2.0 OF C10.0

EASEMENTS/ENCUMBRANCES

THIS SURVEY IS BASED ON PRELIMINARY REPORT NO. 00151518-001-TG3-JC ISSUED BY CHICAGO TITLE INSURANCE COMPANY DATED MAY 6, 2021. ENCUMBRANCE ITEMS SUCH AS TAXES, LIENS, FACTS, RIGHTS, DEEDS OF TRUST, AGREEMENTS, REQUIREMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND MATTERS APPEARING IN SAID POLICY AS ITEMS NO. A-F, 22, 29, 35-39 HAVE BEEN REVIEWED AND ARE CONSIDERED NOT SURVEY RELATED AND HAVE NOT BEEN SHOWN HEREON. ITEM NO.'S 7, 22, 32, 33 & 34 HAVE BEEN INTENTIONALLY DELETED.

NOTE: (#) INDICATES A PLOTTABLE ENCUMBRANCE. NO (◯) INDICATES A NON-PLOTTABLE ENCUMBRANCE.

1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

(2) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF SAN MARCOS
PURPOSE: STREET
RECORDING DATE: SEPTEMBER 30, 1977
RECORDING NO: 77-403870 OF OFFICIAL RECORDS
AFFECTS: THE LAND THAT ABUTS SAN MARCOS BOULEVARD.
TO REMAIN.

(3) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: VERA CRUZ ASSOCIATES
PURPOSE: INGRESS, EGRESS, AND UTILITY
RECORDING DATE: AUGUST 21, 1980
RECORDING NO: 80-267790 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. **TO REMAIN.**

(4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: JAMES R. EUBANK AND VERA EUBANK
PURPOSE: INGRESS, EGRESS, AND UTILITY
RECORDING DATE: AUGUST 21, 1980
RECORDING NO: 80-267791 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. **TO REMAIN.**

(5) AN AGREEMENT TO WHICH REFERENCE IS HEREBY MADE FOR FULL PARTICULARS REGARDING MAINTENANCE OF A COMMON
ROADWAY RECORDED DECEMBER 02, 1980 AS INSTRUMENT NO. 80-405414 OF OFFICIAL RECORDS. **TO REMAIN.**

(6) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: SAN MARCOS COUNTY WATER DISTRICT/ VALLECITOS WATER DISTRICT
PURPOSE: PIPELINE(S)
RECORDING DATE: DECEMBER 02, 1980
RECORDING NO: 80-405415 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. **TO REMAIN.**

(8) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: NORTH COUNTY BANK
PURPOSE: PARKING AND INGRESS AND EGRESS, INCLUDING INCIDENTAL RIGHTS OF REPAIR, MAINTENANCE, AND REPLACEMENT
RECORDING DATE: NOVEMBER 05, 1981
RECORDING NO: 81-351356 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. **TO BE AMENDED TO ALIGN WITH THE SITE PLAN.**

EASEMENTS/ENCUMBRANCES CONT.

(9) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDING DATE: MARCH 17, 1982
RECORDING NO: 82-072337 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. **TO REMAIN. DOES NOT AFFECT SUBJECT PROPERTY.**

(10) AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR
PURPOSE(S): STREET
RECORDING DATE: JUNE 15, 1984
RECORDING NO: 84-226124 OF OFFICIAL RECORDS
AFFECTS: THE LAND THAT ABUTS SAN MARCOS BOULEVARD. **TO REMAIN.**

(11) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDING DATE: FEBRUARY 06, 1987
RECORDING NO: 87-068767 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. **TO BE QUITCLAIMED.**

(12) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDING DATE: SEPTEMBER 11, 1987
RECORDING NO: 87-515996 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. **TO BE QUITCLAIMED, DOES NOT AFFECT SUBJECT PROPERTY.**

(13) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: ROYAL BENGAL DEVELOPMENT, INC.
PURPOSE: SEWER LINE
RECORDING DATE: APRIL 11, 1988
RECORDING NO: 88-164942 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. **TO BE QUITCLAIMED**

(14) AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR
PURPOSE(S): STREET
RECORDING DATE: JUNE 30, 1989
RECORDING NO: 89-349697 OF OFFICIAL RECORDS
AFFECTS: THE LAND THAT ABUTS SAN MARCOS BOULEVARD. **TO REMAIN.**

(15) AN INSTRUMENT ENTITLED COVENANT FOR EASEMENT
EXECUTED BY: JAMES ROLLINS EUBANK, CO-TRUSTEE UTD DECEMBER 22, 1986 FBO EUBANK
FAMILY AND VERA PAULINE EUBANK, CO-TRUSTEES UTD DECEMBER 22, 1986 FBO
EUBANK FAMILY
RECORDING DATE: JULY 18, 1989
RECORDING NO: 89-378260 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION. **TO REMAIN UNLESS APPLICANT PURSUES PVT. DRIVE "L" ALTERNATE CONFIGURATION DETAIL AS SHOWN ON SHEET C7.0.**

(16) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: JERALD CHARLES EUBANK AND ROBERT GLENN EUBANK
PURPOSE: ROAD AND UTILITY, AND APPURTENANCES THERETO
RECORDING DATE: JANUARY 30, 1990
RECORDING NO: 1990-50968 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. **TO REMAIN UNLESS APPLICANT PURSUES PVT. DRIVE "L" ALTERNATE CONFIGURATION DETAIL AS SHOWN ON SHEET C7.0..**

EASEMENTS/ENCUMBRANCES CONT.

17 RECIPROCAL EASEMENTS, FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CREATED BY THE FOLLOWING DOCUMENT:
DOCUMENT: RECIPROCAL PARKING EASEMENT
RECORDING DATE: JANUARY 30, 1990
RECORDING NO: 90-050972 OF OFFICIAL RECORDS
NO SPECIFIC LOCATION IS GIVEN AND THEREFOR HAS NOT BEEN PLOTTED HEREON.
TO REMAIN UNLESS APPLICANT PURSUES PVT. DRIVE "L" ALTERNATE CONFIGURATION DETAIL AS SHOWN ON SHEET C7.0.

(18) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: VALLECITOS WATER DISTRICT
PURPOSE: PIPELINES
RECORDING DATE: JANUARY 23, 1991
RECORDING NO: 1991-0031626 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. **TO REMAIN.**

(19) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: VALLECITOS WATER DISTRICT
PURPOSE: PIPELINES
RECORDING DATE: JANUARY 23, 1991
RECORDING NO: 1991-0031627 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
SAID EASEMENT WAS PARTIALLY QUITCLAIMED BY DEED RECORDED DECEMBER 11, 2017 AS INSTRUMENT NO. 2017-0574165 OF OFFICIAL RECORDS. **TO BE QUITCLAIMED.**

(20) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDING DATE: MAY 10, 1991
RECORDING NO: 1991-0220851 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. **TO BE QUITCLAIMED.**

(21) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: VALLECITOS WATER DISTRICT
PURPOSE: PIPELINES
RECORDING DATE: JULY 29, 1993
RECORDING NO: 1993-0486549 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. **TO REMAIN.**

(23) THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY PARCEL MAP NO. 17325.
AFFECTS: AS SHOWN ON SAID MAP
SAID LAND, HOWEVER, ABUTS ON A PUBLIC THOROUGHFARE, OTHER THAN THE ONE REFERRED TO ABOVE, OVER WHICH THE RIGHTS OF VEHICULAR ACCESS HAVE NOT BEEN RELINQUISHED. **TO BE VACATED. NEW MAP WILL DESIGNATE PROPOSED LIMITS OF RELINQUISHED ACCESS RIGHTS TO ESTABLISH PROPOSED ACCESS OPENINGS.**

(24) AN AGREEMENT BETWEEN THE CITY OF SAN MARCOS AND CITY MR. JAMES EUBANK, OWNER, RECORDED NOVEMBER 08, 1995 AS INSTRUMENT NO. 1995-0509.324 OF OFFICIAL RECORDS, RELATING TO THE INSTALLATION, MAINTENANCE, AND POSSIBLE REMOVAL OF A MONUMENT SIGN. **TO BE RELEASED UPON REMOVAL OF MONUMENT SIGN.**

25 RECIPROCAL EASEMENTS, FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CREATED BY THE FOLLOWING DOCUMENT:
DOCUMENT: DECLARATION OF RECIPROCAL EASEMENT AGREEMENTS
RECORDING DATE: NOVEMBER 07, 1996
RECORDING NO: 1996-0564623 OF OFFICIAL RECORDS
NO SPECIFIC LOCATION IS GIVEN AND THEREFOR HAS NOT BEEN PLOTTED HEREON.
TO BE AMENDED OR EXTINGUISHED.

(26) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:
ENTITLED: PERMIT TO ENCROACH ON CITY STREET
RECORDING DATE: MARCH 14, 2001
RECORDING NO: 2001-0145872 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
TO BE RELEASED UPON CONSTRUCTION OF SAN MARCOS BLVD MULTIWAY.

27 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: MEMORANDUM OF LEASE
LESSOR: THE OLD CALIFORNIA PARTNERSHIP, L.P., A CALIFORNIA LIMITED PARTNERSHIP LESSEE: BLAZIN WINGS, INC., A MINNESOTA CORPORATION
RECORDING DATE: NOVEMBER 17, 2014
RECORDING NO: 2014-0498921 OF OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
TO BE AMENDED.

EASEMENTS/ENCUMBRANCES CONT.

(28) AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR
PURPOSE(S): PUBLIC STREET, UTILITY, AND DRAINAGE
RECORDING DATE: OCTOBER 01, 2015
RECORDING NO: 2015-0517766 OF OFFICIAL RECORDS
AFFECTS: PARCEL 4
TO BE ACCEPTED

(30) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT AND EASEMENT
RECORDING DATE: DECEMBER 17, 2015
RECORDING NO: 2015-0646024 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. **TO REMAIN, DOES NOT AFFECT SUBJECT PROPERTY.**

(31) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: UNDERGROUND FACILITIES AND ABOVEGROUND STRUCTURES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND COMMUNICATION FACILITIES
RECORDING DATE: FEBRUARY 16, 2018
RECORDING NO: 2018-0062627 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. **TO BE QUITCLAIMED UPON UTILITY REMOVAL.**

(32) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN MARCOS ROW LLC
PURPOSE: WATER AND SEWER EASEMENT, AND A NON-EXCLUSIVE PEDESTRIAN INGRESS, EGRESS, AND ACCESS EASEMENT IN, ON, OVER AND ACROSS THE PASEO EASEMENT AREA
RECORDING DATE: AUGUST 10, 2021
RECORDING NO: 2021-0569362 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. **TO REMAIN.**

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A1:

PARCEL 1 OF PARCEL MAP NO. 17325, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1994 AS INSTRUMENT NO. 1994-0133864 OF OFFICIAL RECORDS.

PARCEL A2:

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS, ROAD AND UTILITY PURPOSES, INCLUDING BUT NOT LIMITED TO ELECTRIC POWER, TELEPHONE, GAS, WATER, SEWER AND CABLE TELEVISION LINES AND APPURTENANCES THERETO, OVER, UNDER, ALONG AND ACROSS THE SOUTHERLY 20 FEET OF PARCELS A AND B, AND THE EASTERLY 28 FEET OF PARCEL C OF PARCEL MAP NO. 10751, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 02, 1980 AS INSTRUMENT NO. 80-405416 OF OFFICIAL RECORDS.

PARCEL A3:

AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES OVER, UNDER, ALONG, AND ACROSS A STRIP OF LAND 20 FEET WIDE BEING DESCRIBED AS FOLLOWS:

THE NORTHERLY 20 FEET OF LOT 1 IN BLOCK 77 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895.

PARCEL B1:

PARCELS 2, 3, AND 4 OF PARCEL MAP NO. 17325, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1994 AS INSTRUMENT NO. 1994-0133864 OF OFFICIAL RECORDS.

PARCEL B2:

AN EASEMENT AND RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES AND APPURTENANCES THERETO, OVER, UNDER, ALONG, AND ACROSS THE NORTHERLY 20.00 FEET AND THE WESTERLY 16.00 FEET OF THAT PORTION OF LOT 1, BLOCK 77 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895, DESCRIBED AS FOLLOWS:

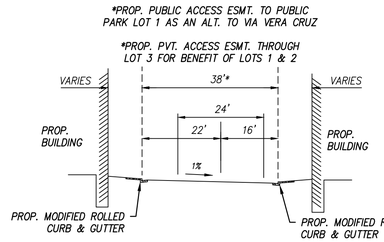
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 1 WITH THE WESTERLY LINE OF VIA VERA CRUZ (84.00 FEET WIDE) AS SHOWN ON PARCEL MAP NO. 10751 AS RECORDED IN THE OFFICE OF SAID COUNTY RECORDER, DECEMBER 02, 1980; THENCE ALONG SAID NORTHERLY LINE, SOUTH 71°32' WEST, 302.00 FEET (SOUTH 71°33'48" WEST, PER PARCEL MAP NO. THENCE SOUTH 18°28' EAST, 173.50 FEET; THENCE NORTH 71°32' EAST, 302.00 FEET TO SAID WESTERLY LINE OF VIA VERA CRUZ; THENCE ALONG SAID WESTERLY LINE, NORTH 18°28' WEST (NORTH 18°26'49" WEST, PER PARCEL MAP NO. 10751) 173.50 FEET TO THE **POINT OF BEGINNING.**

EASEMENTS & ENCUMBRANCES

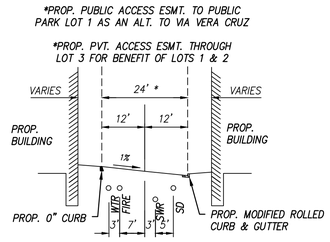
PREPARED BY:
PROJECT DESIGN CONSULTANTS
a Bowman company
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

VESTING TENTATIVE SUBDIVISION MAP/
SITE DEVELOPMENT PLAN
SAN MARCOS RESTAURANT ROW
W. SAN MARCOS BLVD. AND VIA VERA CRUZ
CITY OF SAN MARCOS, CALIFORNIA

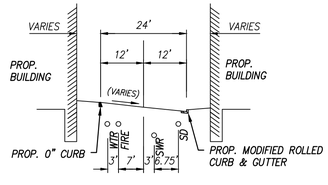
SHEET C2.1 OF C10.0



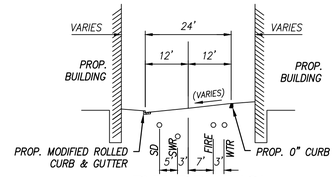
PVT. DRIVE 'A'
NOT TO SCALE



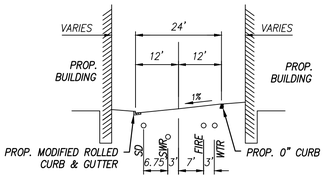
PVT. DRIVE 'B'
NOT TO SCALE



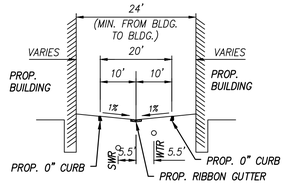
PVT. DRIVE 'C'
NOT TO SCALE



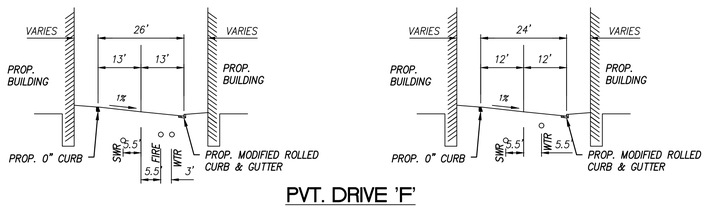
PVT. DRIVE 'D'
NOT TO SCALE

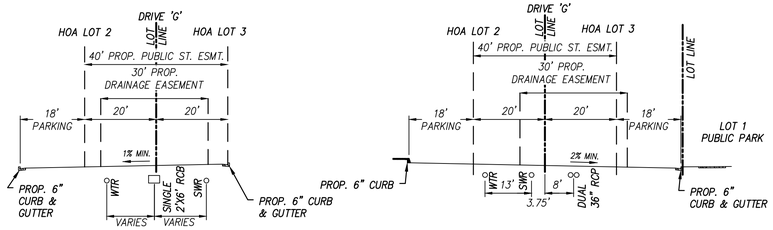


PVT. DRIVE 'E'
NOT TO SCALE

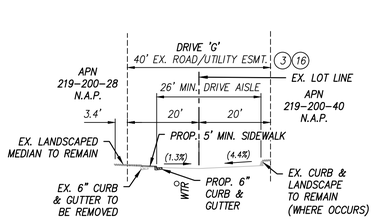


PVT. DRIVE 'F'
NOT TO SCALE

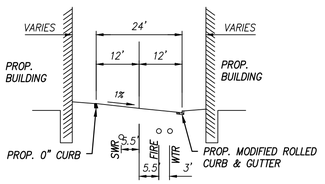




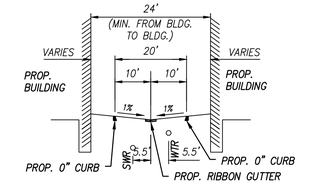
PVT. DRIVE 'G' (ONSITE PVT. IMPROVEMENTS)
NOT TO SCALE



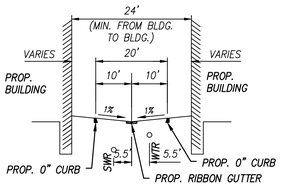
PVT. DRIVE 'G' (OFFSITE IMPROVEMENTS)
NOT TO SCALE



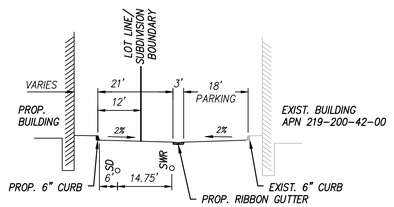
PVT. DRIVE 'H'
NOT TO SCALE



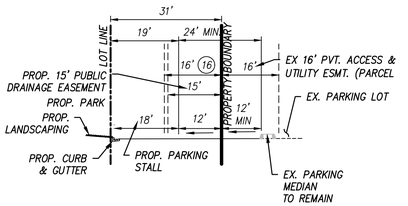
PVT. DRIVE 'I'
NOT TO SCALE



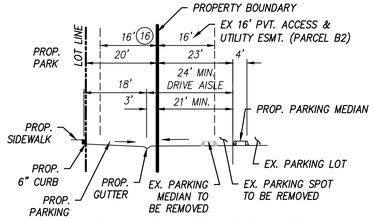
PVT. DRIVE 'J'
NOT TO SCALE



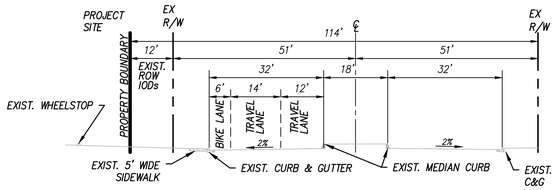
PVT. DRIVE 'K'
NOT TO SCALE



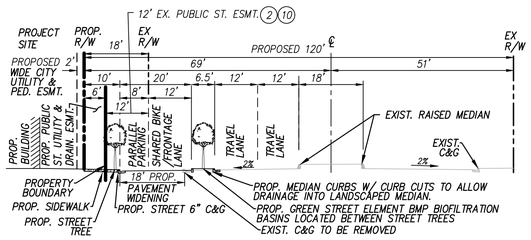
PVT. DRIVE 'L'
NOT TO SCALE



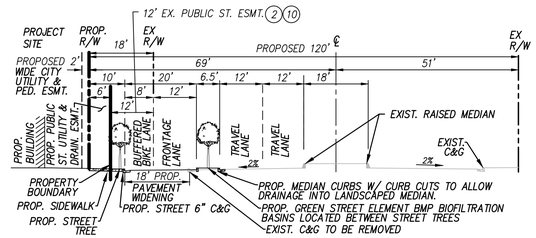
PVT. DRIVE 'L' (ALTERNATE)
NOT TO SCALE (SEE PLAN VIEW DETAIL ON SHEET C7.0)



EXISTING SAN MARCOS BOULEVARD
NOT TO SCALE



PROPOSED SAN MARCOS BOULEVARD
NOT TO SCALE



PROPOSED SAN MARCOS BOULEVARD (ALTERNATE)
NOT TO SCALE

STREET SECTIONS

PREPARED BY:

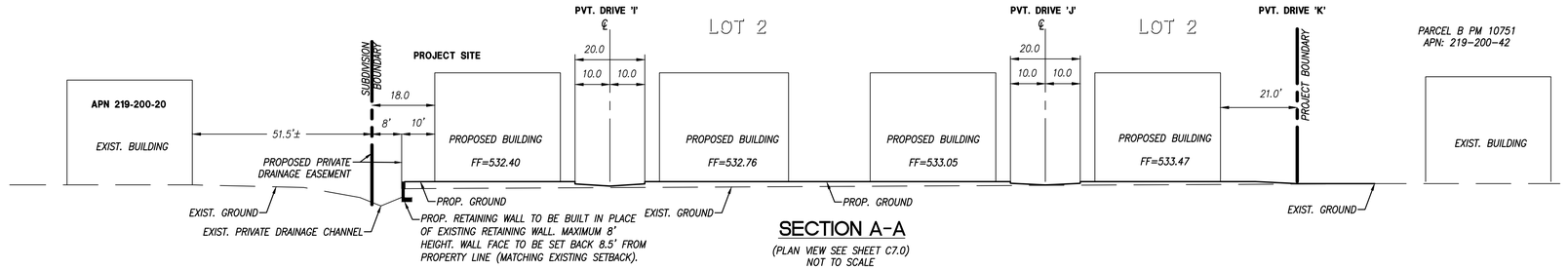
PROJECT DESIGN CONSULTANTS
a Bowman company
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

VESTING TENTATIVE SUBDIVISION MAP/
SITE DEVELOPMENT PLAN

SAN MARCOS RESTAURANT ROW

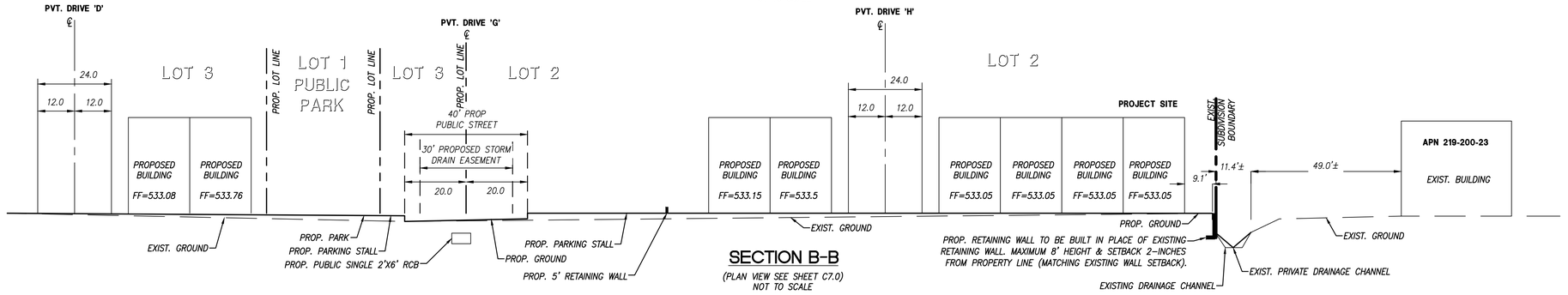
W. SAN MARCOS BLVD. AND VIA VERA CRUZ
CITY OF SAN MARCOS, CALIFORNIA

SHEET C3.0 OF C10.0



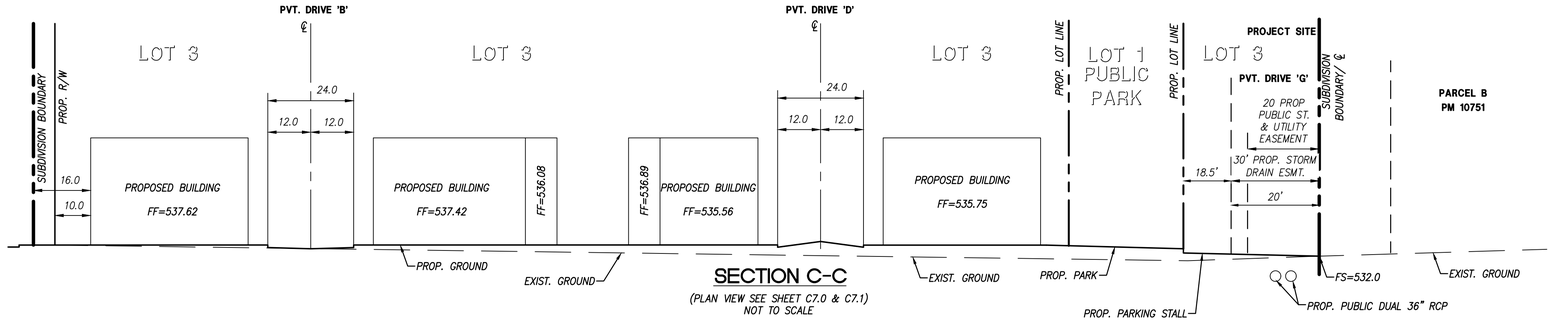
SECTION A-A

(PLAN VIEW SEE SHEET C7.0)
NOT TO SCALE



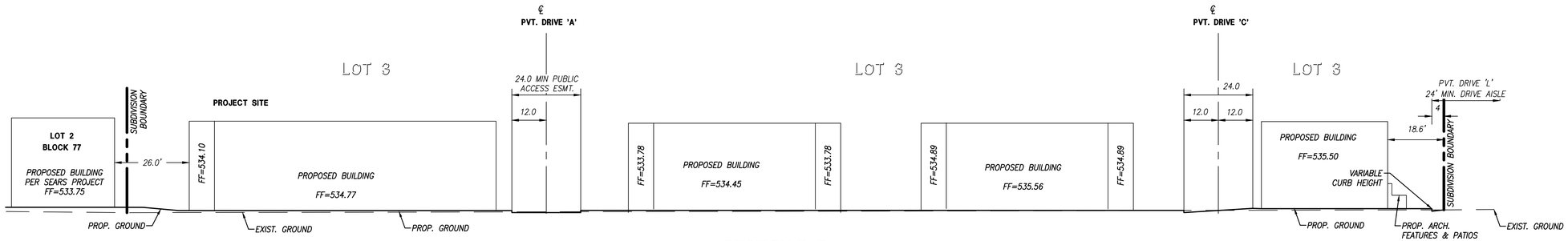
SECTION B-B

(PLAN VIEW SEE SHEET C7.0)
NOT TO SCALE



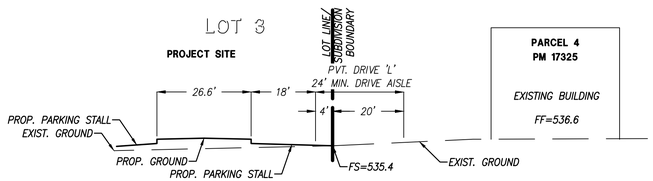
SECTION C-C

(PLAN VIEW SEE SHEET C7.0 & C7.1)
NOT TO SCALE



SECTION D-D

(PLAN VIEW SEE SHEET C7.1)
NOT TO SCALE



SECTION E-E

(PLAN VIEW SEE SHEET C7.1)
NOT TO SCALE

SITE SECTIONS

PREPARED BY:
PROJECT DESIGN CONSULTANTS
a Bowman company
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

VESTING TENTATIVE SUBDIVISION MAP/
SITE DEVELOPMENT PLAN

SAN MARCOS RESTAURANT ROW

W. SAN MARCOS BLVD. AND VIA VERA CRUZ
CITY OF SAN MARCOS, CALIFORNIA

SHEET C4.0 OF C10.0

KEY NOTES

1. TO BE REMOVED.
2. TO BE RELOCATED.
3. TO BE ADJUSTED TO GRADE OR RELOCATED BY SDG&E.
4. TO BE REMOVED AND/OR RELOCATED PER SDG&E.
5. EXISTING ELECTRICAL SERVICES AND ASSOCIATED METERS TO BE KILLED AND REMOVED PER SG&E.

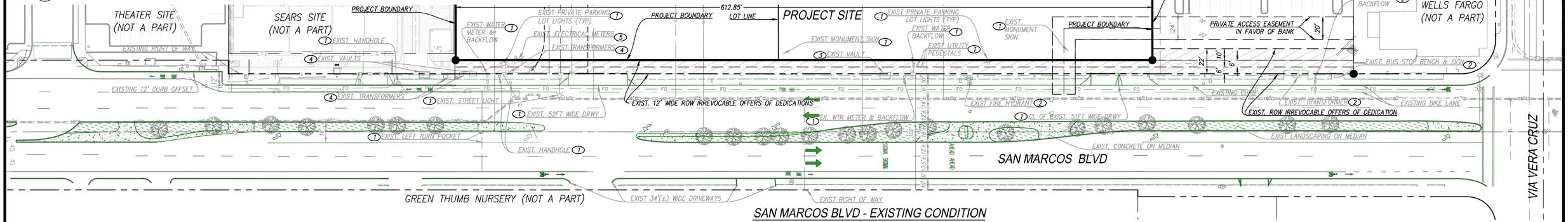
LEGEND

EXISTING STREET FRONTAGE CONDITION PER AERIAL TOPOGRAPHY.

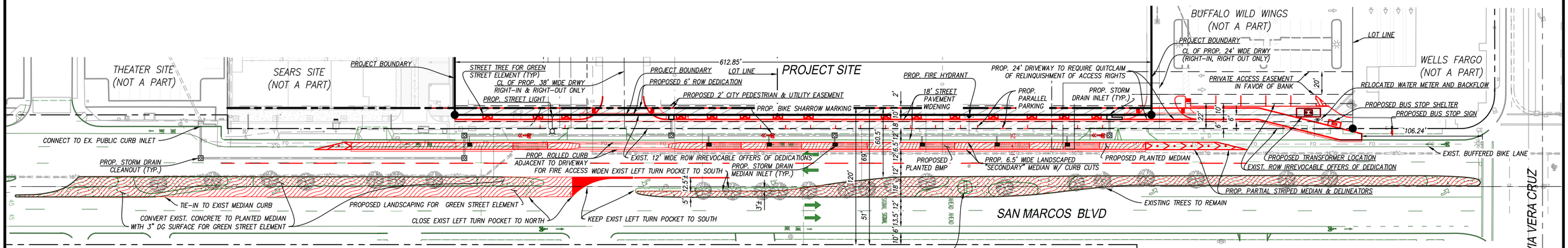
PROPOSED MULTI-WAY IMPROVEMENTS.

PAVEMENT NOTE:

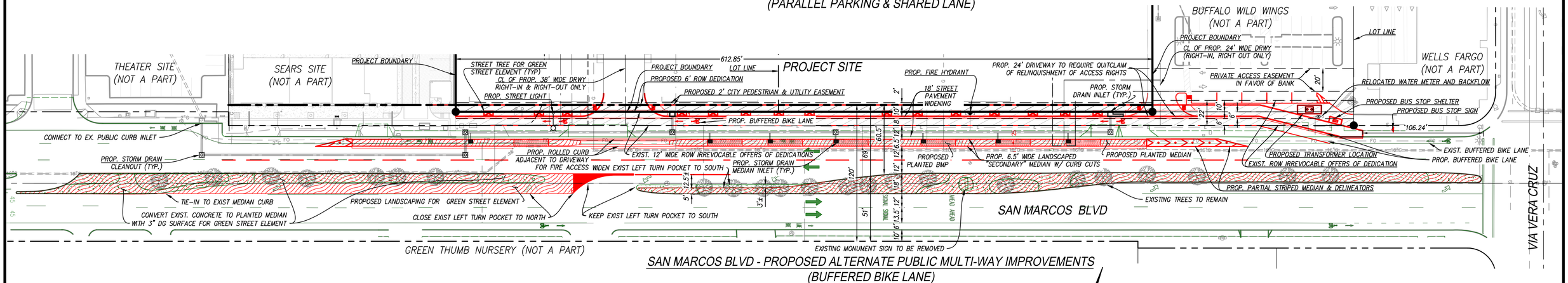
PAVEMENT STRUCTURAL SECTION SHALL MATCH RECOMMENDED PAVEMENT STRUCTURAL SECTION OF SAN MARCOS BLVD RECONSTRUCTION CIP PROJECT (ST005).



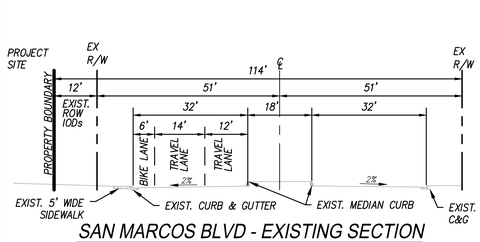
SAN MARCOS BLVD - EXISTING CONDITION



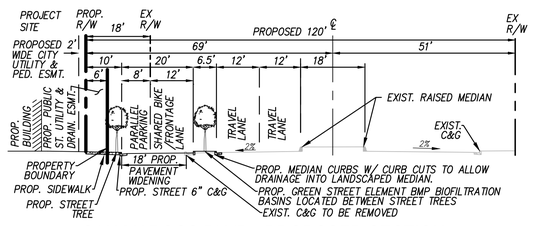
SAN MARCOS BLVD - PROPOSED PUBLIC MULTI-WAY IMPROVEMENTS
(PARALLEL PARKING & SHARED LANE)



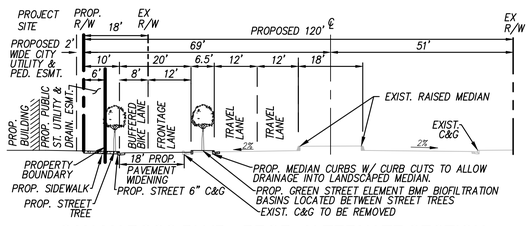
SAN MARCOS BLVD - PROPOSED ALTERNATE PUBLIC MULTI-WAY IMPROVEMENTS
(BUFFERED BIKE LANE)



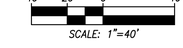
SAN MARCOS BLVD - EXISTING SECTION



SAN MARCOS BLVD - PROPOSED SECTION



SAN MARCOS BLVD - PROP. ALTERNATE SECTION



SAN MARCOS BLVD MULTI-WAY IMPROVEMENTS

PREPARED BY:
PROJECT DESIGN CONSULTANTS
a Bowman company
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

VESTING TENTATIVE SUBDIVISION MAP/
SITE DEVELOPMENT PLAN

SAN MARCOS RESTAURANT ROW

W. SAN MARCOS BLVD. AND VIA VERA CRUZ
CITY OF SAN MARCOS, CALIFORNIA

SHEET C5.0 OF C10.0

PROJECT/SUBDIVISION BOUNDARY N73°00'18"E 271'
8' PROP. PVT. DRAINAGE EASEMENT TO BENEFIT OF APN 219-200-20 & 219-200-23
APN 219-200-20 OWNER: 445 RYAN DRIVE LTD PARTNERSHIP
20' PROP. EMERGENCY ACCESS ESMT.
PVT. DRIVE 'I'
20' PROP. EMERGENCY ACCESS ESMT.
PVT. DRIVE 'J'
24' PROP. EMERGENCY ACCESS ESMT.
PVT. DRIVE 'K'
PROJECT/SUBDIVISION BOUNDARY
N16°57'47"W 261.63'
PARCEL A1 PER P.R. PARCEL 1 PM 17325 APN 219-200-30
LOT 2
PVT. DRIVE 'H'
8' PROP. PUBLIC DRAINAGE EASEMENT
24' PROP. EMERGENCY ACCESS ESMT.
PROP. PED. ACCESS ESMT.
N16°59'11"W 262.64'
POR. PARCEL C PM 10761
NOT A PART APN 219-200-42 OWNER: 338 VIA VERA CRUZ LLC
(PARCEL 1) (PM 8388)
PARCEL B
PM 10761
PARCEL A APN 219-200-28 OWNER: 334 VIA VERA CRUZ LLC
NOT A PART
12' WIDE DRAINAGE EASEMENT PER DOC. NO. 81-251193 DATED 8/7/81
12' WIDE EXISTING CITY DRAINAGE EASEMENT PER MAP NO. 10007
20' WIDE EX. WATER EASEMENT TO VALLECITOS WATER DISTRICT PER DOC. NO. 91-0453057, REC. SEPT. 4, 1991.
17' WIDE EX. WATER EASEMENT TO VALLECITOS WATER DISTRICT PER DOC. NO. 1997-0281171, REC. JUNE 17, 1997.
EX. CITY DRAINAGE ESMT. PER MAP NO. 10007
EASEMENT TERMINUS
PROP. PED. ACCESS ESMT.
30' PROP. PUBLIC DRAINAGE ESMT.
PROJECT/SUBDIVISION BOUNDARY
PARCEL A2
EX. FLOODWAY LIMITS
30' PROP. PUBLIC DRAINAGE ESMT.
PROP. WATER ESMT. TO SEARS
L=36.06'
N73°00'33"E 119.95'
N60°05'51"E 102.25'
L=23.57'
PVT. DRIVE 'G'
N73°00'33"W 10.42'
N73°00'33"E 342'
N73°00'34"E 392.41'
N72°59'58"E 4.71'
N17°01'07"W 28.15'
EASEMENT TERMINUS
PROP. PED. ACCESS ESMT.
N16°58'06"W 20'
N16°39'27"W 18.50'
PARCEL A3 PER P.R.
PROP. 20' WIDE PUBLIC UTILITY ESMT. OVER LOT 3 OR WATER AND SEWER TO LOT 1
PROP. FLOODWAY LIMITS
PROPOSED PARK EASEMENT FOR MONUMENT SIGN.
PARCEL B2 PER P.R.
PARCEL B2 PER P.R.
15' PROP. PUBLIC DRAINAGE EASEMENT
PROP. WATER ESMT. TO VWD
L=11.26'
N73°01'10"E 18.50'
N73°01'32"E 13'
N16°58'28"W 28'
40' PROP. PUBLIC ST. UTILITY 100
PROP. FLOODWAY LIMITS
N80°48'51"W 24.20'
EX. FEMA WSE=532.0 MAP 0088
PARCEL B1 PER P.R. PARCEL 3 PM 17325 APN 219-200-45
PUBLIC PARK LOT 1
N16°59'51"W 139.06'
N16°47'24"W 142'
APN 219-200-40 OWNER: BUTLER PROPERTIES LLC
20' PROP. EMERGENCY ACCESS ESMT.
N79°27'30"E 66.96'
42.46'
N86°25'09"E
N16°34'28"W 42.46'
N73°01'31"E 97.92'
N88°33'22"W 62.19'
N16°58'28"W 110.23'
N73°01'54"E 41.51'
N73°01'32"E 27.39'
PVT. DRIVE 'E'
PVT. DRIVE 'F'
49' PROP. PED. ACCESS ESMT.
EX. FLOODWAY LIMITS
PVT. DRIVE 'L'
BOARDWALK
VIA VERA CRUZ
PROJECT/SUBDIVISION BOUNDARY
26' PROP. EMERGENCY ACCESS ESMT.
PROP. 24' WIDE MIN. PUBLIC VEHICULAR ACCESS ESMT. (HOA MAINTAINED) OVER LOT 3 ALONG PVT. DRIVE 'A' TO LOTS 1 AND 2
PVT. DRIVE 'D'
EX LOT LINE
6' PROP. PEDESTRIAN ACCESS ESMT.
24' PROP. EMERGENCY ACCESS ESMT.
LOT 3
PARCEL B1 PER P.R. PARCEL 2 PM 17325 APN 219-200-31
24' PROP. EMERGENCY ACCESS ESMT.
N16°59'51"W 631.30'
NOT A PART PARCEL B1 PER P.R. PARCEL 4 PM 17325 APN 219-200-46
PROJECT/SUBDIVISION BOUNDARY
PVT. DRIVE 'C'
LOT 2 BLOCK 77 RANCHO LOS VALLECITOS DE SAN MARCOS
EX SEARS SITE SEE TSM 18-004 SDP 17-008 APN: 219-200-47 "NOT A PART"
N17°01'07"W 596.96'
10' PROP. PEDESTRIAN ACCESS ESMT.
PROP. 24' WIDE MIN. PUBLIC VEHICULAR ACCESS ESMT. (HOA MAINTAINED) OVER LOT 3 ALONG PVT. DRIVE 'A' TO LOTS 1, AND 2
6' PROP. PEDESTRIAN ACCESS ESMT.
8' PROP. PEDESTRIAN ACCESS ESMT.
6' PROP. PEDESTRIAN ACCESS ESMT.
24' PROP. EMERGENCY ACCESS ESMT.
PVT. DRIVE 'A'
PVT. DRIVE 'B'
PROP. 38' DRIVEWAY ACCESS TO REQUIRE MAP ACTION
PROP. R/W N73°01'32"E 613'
20' I.O.D.
12'
2' PUBLIC STREET I.O.D.
EASEMENT (8) TO BE AMENDED & ALIGNED WITH NEW DRIVEWAY
PROJECT/SUBDIVISION BOUNDARY
NOT A PART APN 219-200-20 OWNER: NORTH COUNTY BANK WELLS FARGO
PROP. 24' DRIVEWAY ACCESS TO REQUIRE MAP ACTION
EXIST. RIGHT-OF-WAY
SAN MARCOS BLVD
EXIST. RIGHT-OF-WAY

N

50 25 0 50 100 150
SCALE: 1"=50'

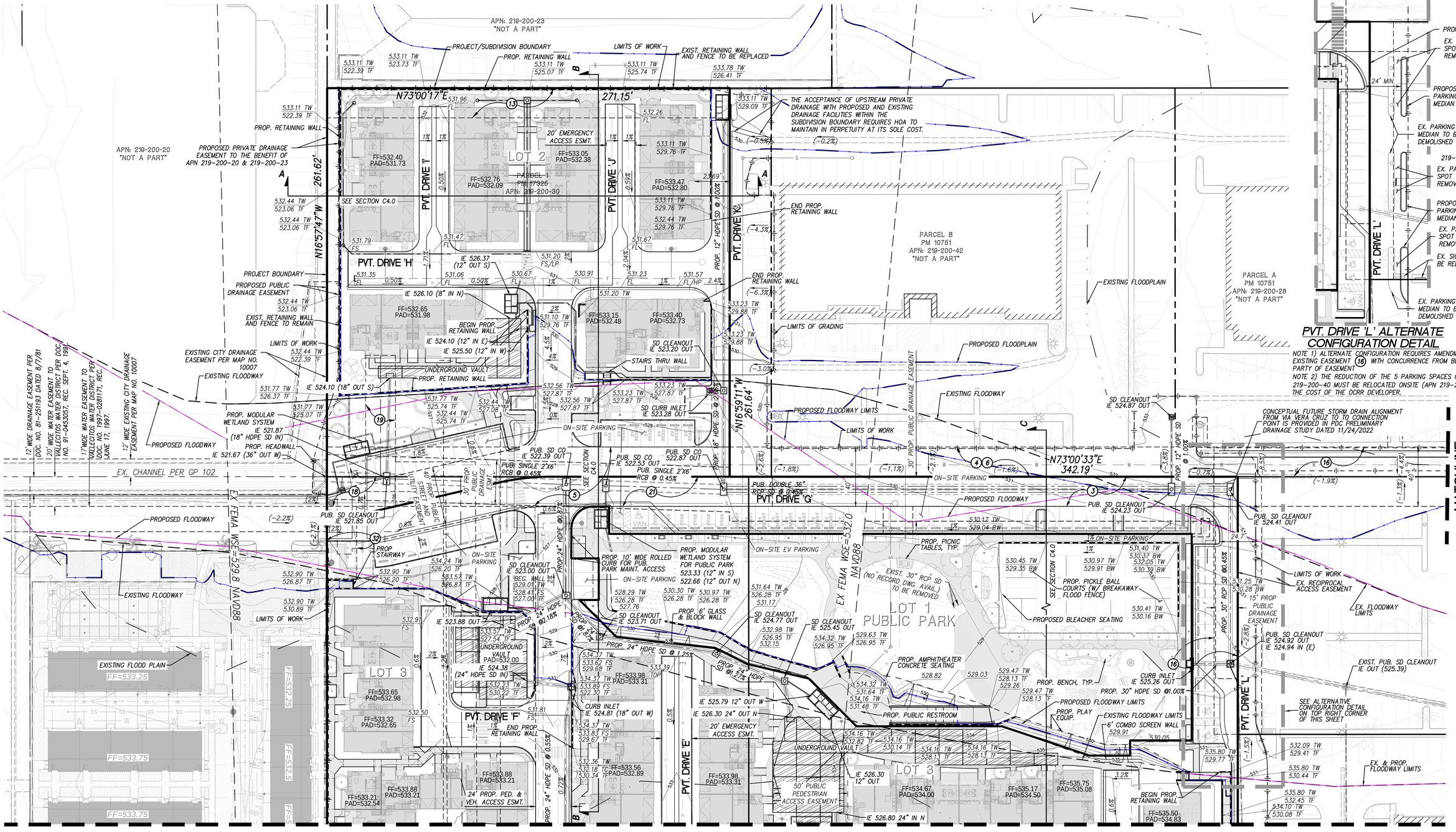
PROPOSED MAPPING EXHIBIT

PREPARED BY:
PROJECT DESIGN CONSULTANTS
a Bowman company
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

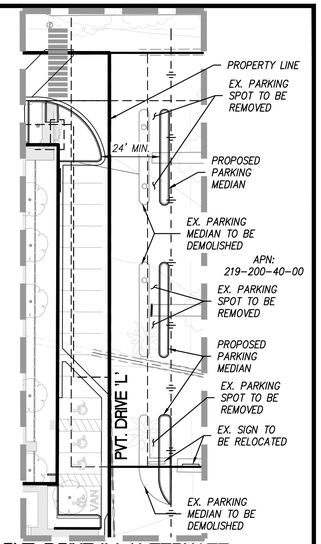
VESTING TENTATIVE SUBDIVISION MAP/ SITE DEVELOPMENT PLAN
SAN MARCOS RESTAURANT ROW
W. SAN MARCOS BLVD. AND VIA VERA CRUZ
CITY OF SAN MARCOS, CALIFORNIA

SHEET C6.0 OF C10.0

File Name P:\4457\Engr\DWG_Plans\Entitlement\SDP\4457 PROPOSED MAPPING EXHIBIT.dwg, Date Last Saved 11/29/2023 3:48:31 PM, Date Plotted Last 11/29/2023 5:42:22 PM



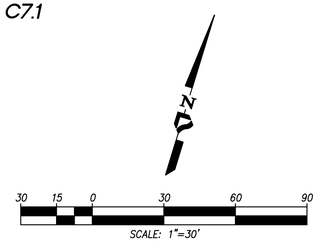
PVT. DRIVE 'L' ALTERNATE CONFIGURATION DETAIL



NOTE 1) ALTERNATE CONFIGURATION REQUIRES AMENDMENT TO EXISTING EASEMENT (16) WITH CONCURRENCE FROM BENEFITING PARTY OF EASEMENT.
NOTE 2) THE REDUCTION OF THE 5 PARKING SPACES ON APN 219-200-40 MUST BE RELOCATED ONSITE (APN 219-200-40) AT THE COST OF THE OCRR DEVELOPER.

NOTE:
ALL STORM DRAIN TO BE PRIVATE UNLESS OTHERWISE NOTED.

NOTE:
FOR PUBLIC PARK AMENITIES, REFER TO LANDSCAPE PLANS



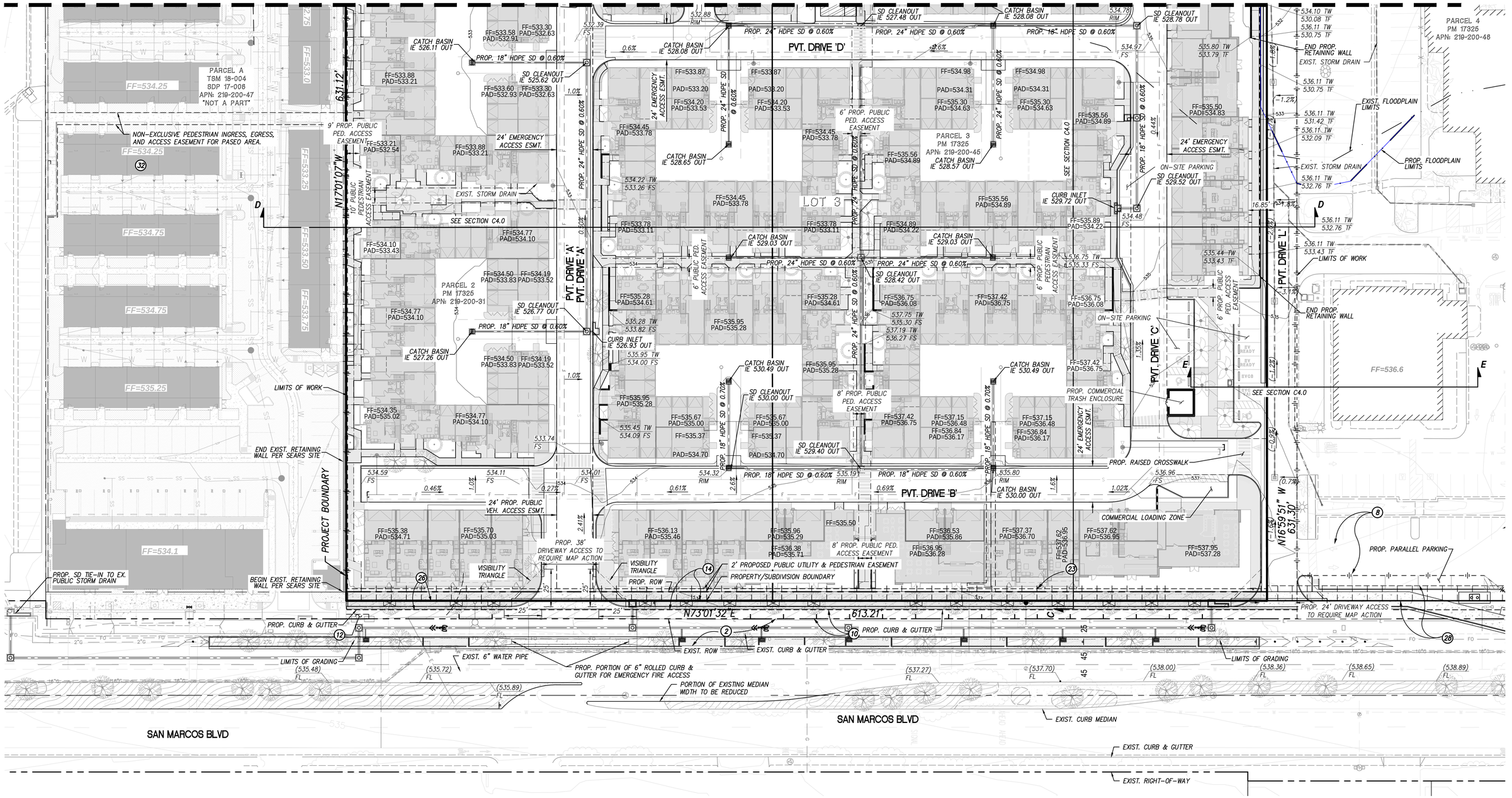
SITE GRADING & DRAINAGE PLAN

PREPARED BY:
PROJECT DESIGN CONSULTANTS
a Bowman company
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

VESTING TENTATIVE SUBDIVISION MAP/
SITE DEVELOPMENT PLAN
SAN MARCOS RESTAURANT ROW
W. SAN MARCOS BLVD. AND VIA VERA CRUZ
CITY OF SAN MARCOS, CALIFORNIA

SHEET C7.0 OF C10.0

MATCHLINE SEE SHEET C7.0



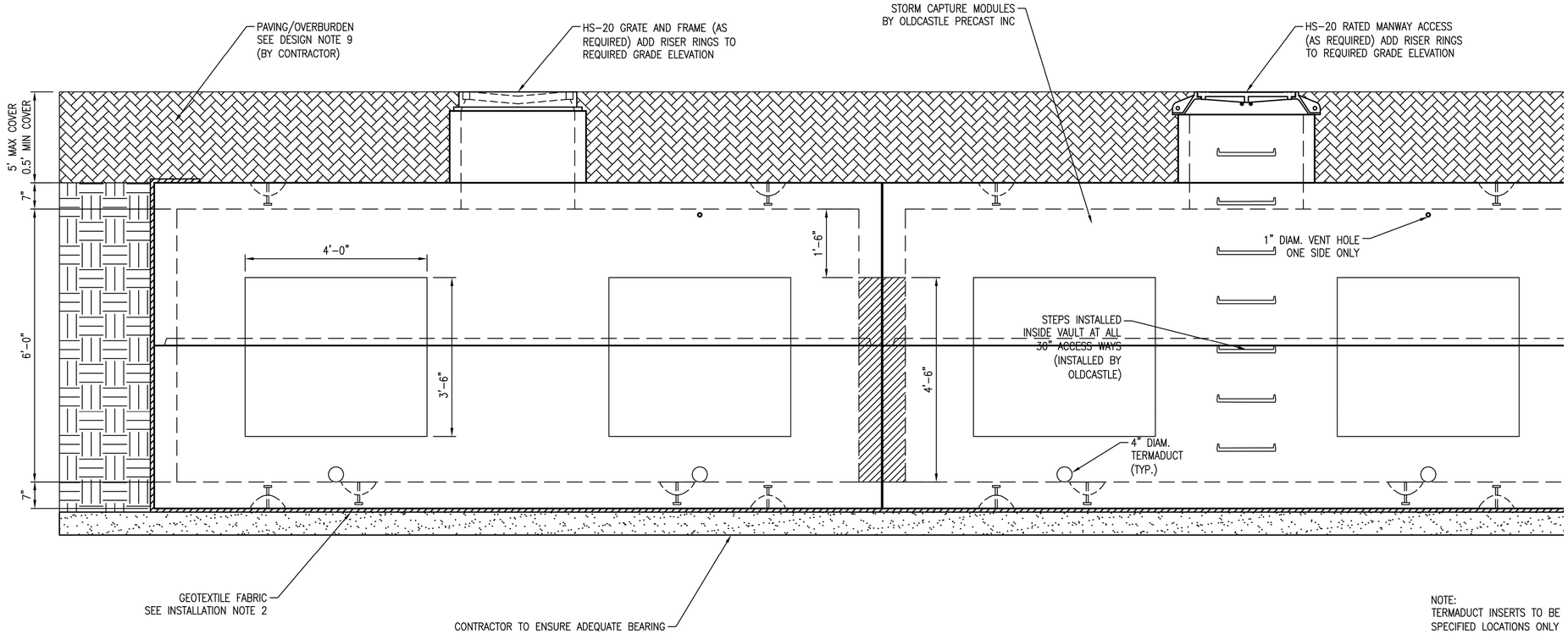
NOTE:
ALL STORM DRAIN TO BE PRIVATE UNLESS OTHERWISE NOTED.

SITE GRADING & DRAINAGE PLAN

PREPARED BY:
PROJECT DESIGN CONSULTANTS
a Bowman company
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

VESTING TENTATIVE SUBDIVISION MAP/
SITE DEVELOPMENT PLAN
SAN MARCOS RESTAURANT ROW
W. SAN MARCOS BLVD. AND VIA VERA CRUZ
CITY OF SAN MARCOS, CALIFORNIA

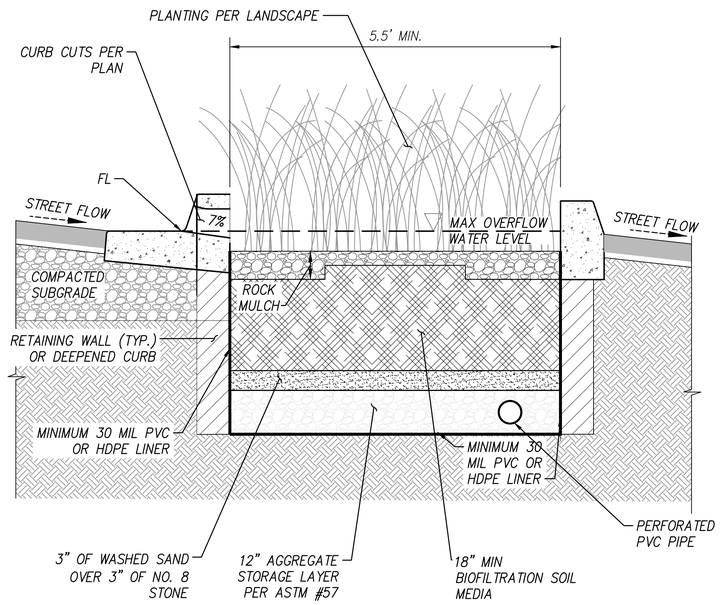
SHEET C7.1 OF C10.0



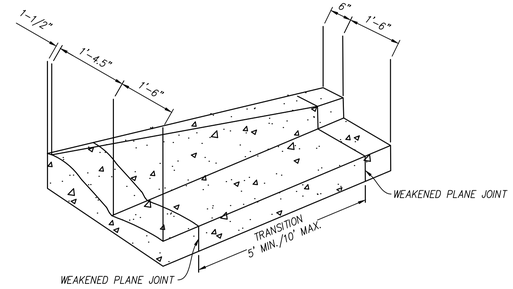
NOTE:
TERMADUCT INSERTS TO BE SPECIFIED LOCATIONS ONLY

TYPICAL ELEVATION
SCALE: 3/8" = 1'-0"

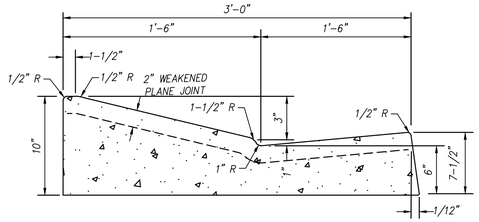
HYDROMOD BMP VAULT DETAIL
NOT TO SCALE



MEDIAN BIOFILTRATION PLANTER DETAIL
NOT TO SCALE



CURB AND GUTTER TO MODIFIED ROLLED CURB TRANSITION
NOT TO SCALE



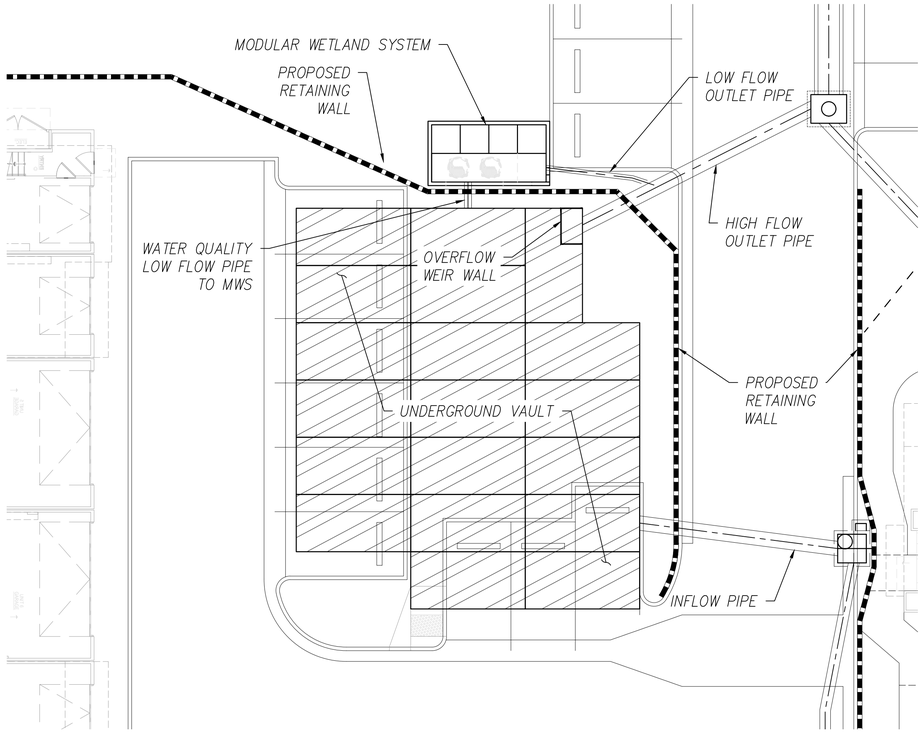
MODIFIED ROLED CURB AND GUTTER
NOT TO SCALE

GRADING & DRAINAGE DETAILS

PREPARED BY:
PROJECT DESIGN CONSULTANTS
a Bowman company
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

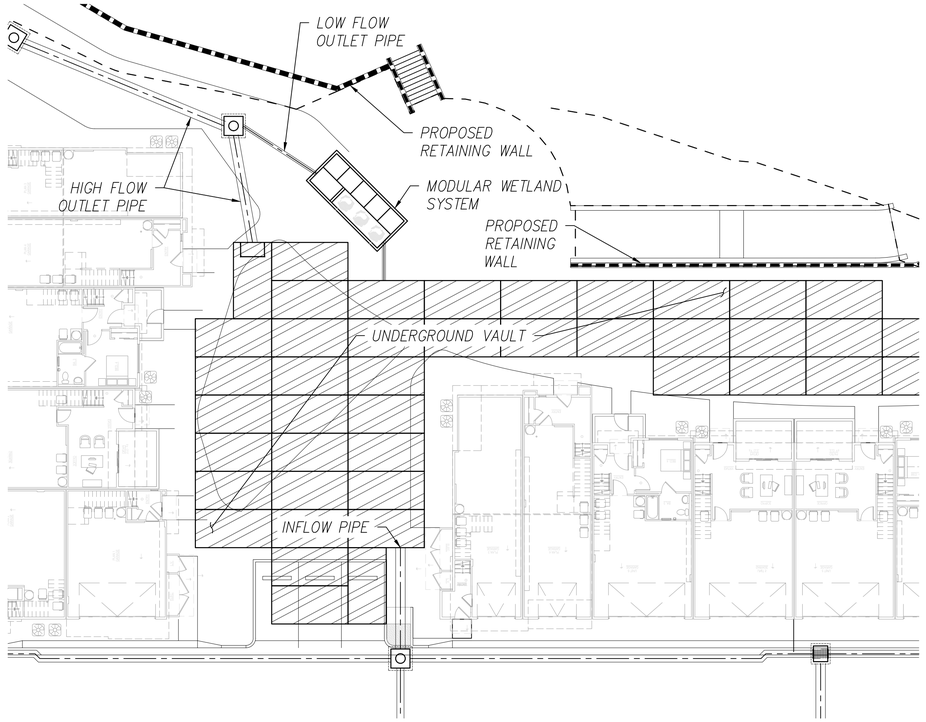
VESTING TENTATIVE SUBDIVISION MAP/
SITE DEVELOPMENT PLAN
SAN MARCOS RESTAURANT ROW
W. SAN MARCOS BLVD. AND VIA VERA CRUZ
CITY OF SAN MARCOS, CALIFORNIA

SHEET C8.0 OF C10.0



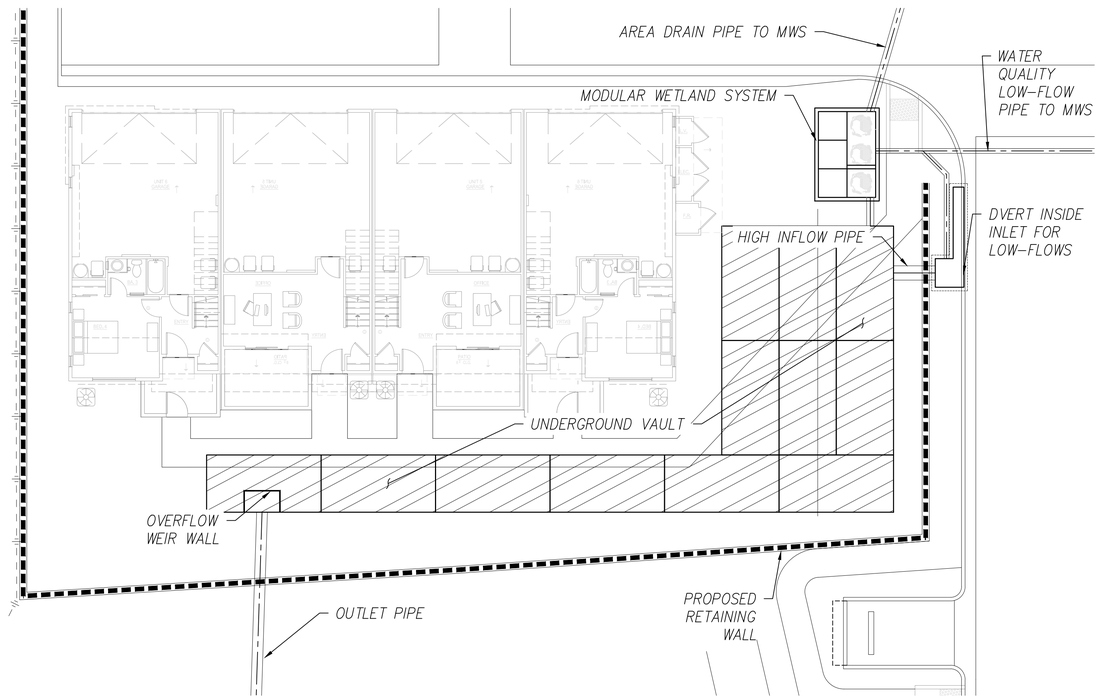
MWS AND UNDERGROUND VAULT DETAIL (BMP 1A AND 1B)

NOT TO SCALE



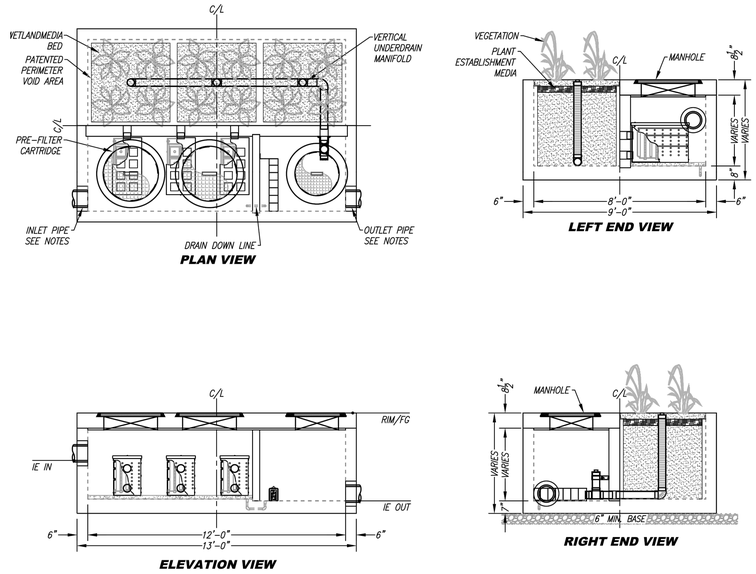
MWS AND UNDERGROUND VAULT DETAIL (BMP 2A AND 2B)

NOT TO SCALE



MWS AND UNDERGROUND VAULT DETAIL (BMP 3A AND 3B)

NOT TO SCALE



MODULAR WETLANDS VEGETATED UNIT MWS-L-V DETAIL

NOT TO SCALE

GRADING & DRAINAGE DETAILS

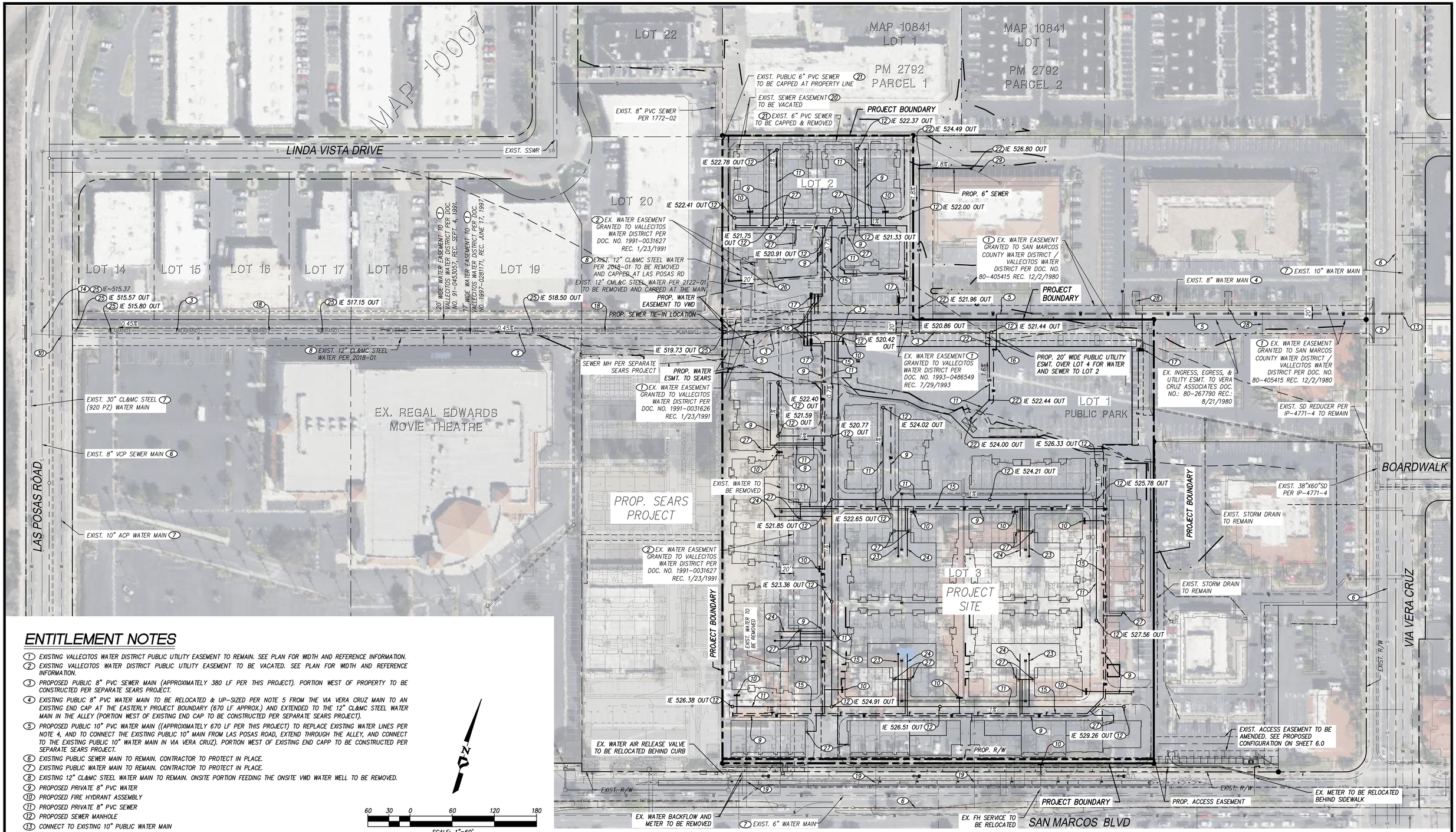
PREPARED BY:
PROJECT DESIGN CONSULTANTS
a Bowman company
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

VESTING TENTATIVE SUBDIVISION MAP/ SITE DEVELOPMENT PLAN

SAN MARCOS RESTAURANT ROW

W. SAN MARCOS BLVD. AND VIA VERA CRUZ
CITY OF SAN MARCOS, CALIFORNIA

SHEET C8.1 OF C10.0



SCALE: 1"=60'

ENTITLEMENT NOTES

1. EXISTING VALLECITOS WATER DISTRICT PUBLIC UTILITY EASEMENT TO REMAIN. SEE PLAN FOR WIDTH AND REFERENCE INFORMATION.
2. EXISTING VALLECITOS WATER DISTRICT PUBLIC UTILITY EASEMENT TO BE VACATED. SEE PLAN FOR WIDTH AND REFERENCE INFORMATION.
3. PROPOSED PUBLIC 8" PVC SEWER MAIN (APPROXIMATELY 380 LF PER THIS PROJECT). PORTION WEST OF PROPERTY TO BE CONSTRUCTED PER SEPARATE SEARS PROJECT.
4. EXISTING PUBLIC 8" PVC WATER MAIN TO BE RELOCATED & UP-SIZED PER NOTE 5 FROM THE VIA VERA CRUZ MAIN TO AN EXISTING END CAP AT THE EASTERLY PROJECT BOUNDARY (670 LF APPROX.) AND EXTENDED TO THE 12" CL&MC STEEL WATER MAIN IN THE ALLEY (PORTION WEST OF EXISTING END CAP TO BE CONSTRUCTED PER SEPARATE SEARS PROJECT).
5. PROPOSED PUBLIC 10" PVC WATER MAIN ((APPROXIMATELY 670 LF PER THIS PROJECT) TO REPLACE EXISTING WATER LINES PER NOTE 4, AND TO CONNECT THE EXISTING PUBLIC 10" MAIN FROM LAS POSAS ROAD, EXTEND THROUGH THE ALLEY, AND CONNECT TO THE EXISTING PUBLIC 10" WATER MAIN IN VIA VERA CRUZ). PORTION WEST OF EXISTING END CAPP TO BE CONSTRUCTED PER SEPARATE SEARS PROJECT.
6. EXISTING PUBLIC SEWER MAIN TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
7. EXISTING PUBLIC WATER MAIN TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
8. EXISTING 12" CL&MC STEEL WATER MAIN TO REMAIN. ONSITE PORTION FEEDING THE ONSITE VWD WATER WELL TO BE REMOVED.
9. PROPOSED PRIVATE 8" PVC WATER
10. PROPOSED FIRE HYDRANT ASSEMBLY
11. PROPOSED PRIVATE 8" PVC SEWER
12. PROPOSED SEWER MANHOLE
13. CONNECT TO EXISTING 10" PUBLIC WATER MAIN
14. CONNECT TO EXISTING 8" PUBLIC SEWER MAIN PER SEPARATE SEARS PROJECT
15. PROPOSED 8" PRIVATE PVC FIRE PROTECTION ONSITE WATER LOOP
16. PROPOSED PUBLIC MASTER WATER METER AND PRIVATE BACKFLOW DEVICE FOR PRIVATE ONSITE WATER
17. PROPOSED PRIVATE BACKFLOW DEVICE FOR PRIVATE ONSITE FIRE LOOP PER NOTE 15
18. EXISTING ABANDONED 12" CL&MC STEEL WATER. TO REMAIN ABANDONED OR BE REMOVED AS NOTED ON PLAN.
19. EXISTING SEWER LATERAL TO BE CAPPED AT RIGHT OF WAY AND ABANDONED OR REMOVED AS NOTED ON PLAN. REMOVAL WITHIN RIGHT OF WAY RESTRICTED BY PROXIMITY TO EXISTING SDG&E GAS LINES.
20. EXISTING SEWER EASEMENT GRANTED TO ROYAL BENGAL DEVELOPMENT, INC AS DOC. NO. 88-164942 REC. 4/11/1988 TO BE VACATED
21. EXISTING PUBLIC 6" PVC SEWER TO BE CAPPED AT WESTERLY PROPERTY LINE & ABANDONED OR REMOVED WITHIN PROJECT PROPERTY
22. PROPOSED PRIVATE SEWER CLEANOUT
23. PROPOSED PRIVATE SEWER LATERAL
24. PROPOSED PRIVATE WATER SERVICE TO BUILDING
25. PROPOSED SEWER MANHOLE PER SEPARATE SEARS PROJECT
26. EXISTING VWD WATER WELL AND APPURTENANCES TO BE REMOVED ON SITE. EXISTING 12" SUPPLY LINE TO BE REMOVED PER NOTE 8.
27. PROPOSED PRIVATE UNDERGROUND FIRE SERVICE RISER BUILDING POC
28. EXISTING FIRE HYDRANT AND WATER SERVICES TO BE RECONNECTED TO PROPOSED WATER LINE PER NOTE 5
29. EXISTING PRIVATE SEWER LATERAL TO BE PICKED UP AND RE-ROUTED TO PROPOSED PUBLIC SEWER PER NOTE 3.
30. PROPOSED CONNECTION TO EXISTING WATER MAIN PER SEPARATE SEAR PROJECT

WATER AND SEWER PLAN

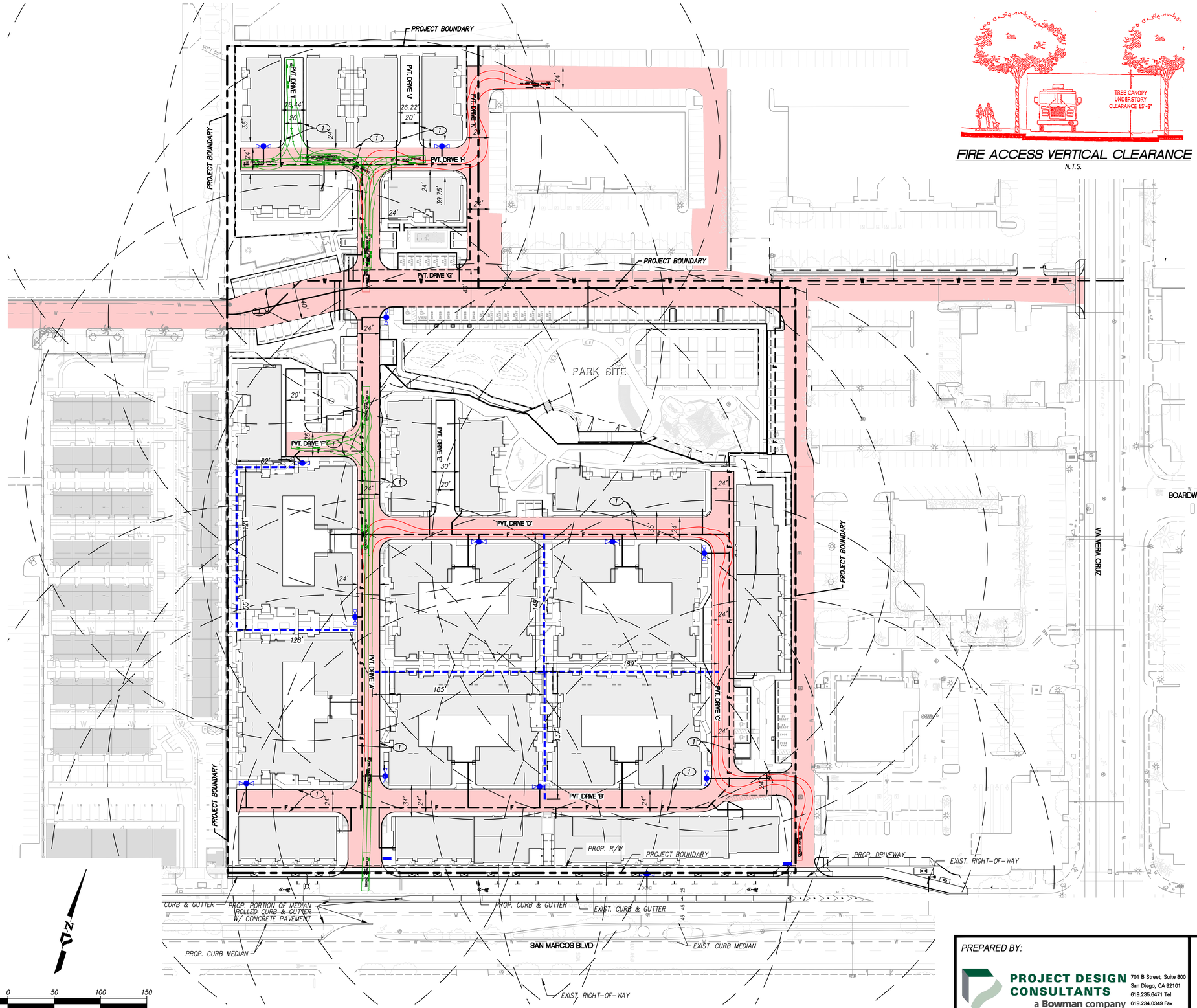
PREPARED BY:
PROJECT DESIGN CONSULTANTS
a Bowman company
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

VESTING TENTATIVE SUBDIVISION MAP/
SITE DEVELOPMENT PLAN

SAN MARCOS RESTAURANT ROW

W. SAN MARCOS BLVD. AND VIA VERA CRUZ
CITY OF SAN MARCOS, CALIFORNIA

SHEET C9.0 OF C10.0



FIRE ACCESS VERTICAL CLEARANCE

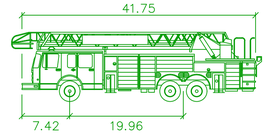
N.T.S.

LEGEND

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY
- WATER LINE
- PROPOSED FIRE HYDRANT
- FIRE HYDRANT 300 FOOT RADIUS (300')
- PROPOSED FIRE WATER PIPE
- FIRE HOSE PULL & TOTAL LENGTH (xx')
- LIGHTED DIRECTORY MAP (PER CURRENT FIRE DEPARTMENT STANDARDS)
- FIRE (PUMPER) TRUCK TURNING MOVEMENTS FOR PULL THROUGH ACCESS. (MINIMUM TURNING RADIUS 15')
- FIRE (PUMPER) TRUCK HAMMERHEAD TURNING MOVEMENTS
- 28-FT TRUCK TURNING RADIUS

KEY NOTES

(1) PROPOSED EMERGENCY ACCESS EASEMENT (DEDICATED TO THE CITY) OVER ALL PRIVATE DRIVES.



SD FIRE TRUCK (PIERCE)

	feet
Width	: 8.00
Track	: 6.83
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

FIRE ACCESS NOTES

1. MATERIALS ON SITE: PRIOR TO DELIVERY OF COMBUSTIBLE BUILDING CONSTRUCTION MATERIALS TO THE PROJECT SITE; THE FOLLOWING CONDITIONS SHALL BE COMPLETED TO SATISFACTION OF THE FIRE DEPT. (1) FIRE HYDRANT(S) SHALL BE INSTALLED, APPROVED AND USABLE. (2) FIRE LANE OR ACCESS ROADS SHALL BE IN PLACE AND PROVIDE A PERMANENT ALL WEATHER SURFACE FOR EMERGENCY VEHICLES THAT SUPPORT WEIGHT OF FIRE APPARATUS (75,000 LBS).
2. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET; CURB LINE TO CURB LINE, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. ACCESS ROADS SHALL BE ALL WEATHER SURFACE AND DESIGNED TO SUPPORT IMPOSED LOADS OF NOT LESS THAN 75,000 POUNDS.
3. TURN RADIUS: PROVIDE ADEQUATE TURN RADIUS FOR ALL ROADS. WHERE A TRUCK TURNAROUND IS REQUIRED, THE INSIDE TURN RADIUS SHALL BE 28 FEET FOR ENGINE AND TILLER LADDER TRUCK. OTHERWISE WHERE A TRUCK TURNAROUND IS NOT REQUIRED THE INSIDE RADIUS SHALL BE 15 FEET MINIMUM (FOR AN ENGINE PUMPER AND TILLER TRUCK). NO CURB DEFLECTION OR OTHER FEATURES SHALL INTERFERE WITH FIRE APPARATUS ABILITY TO NAVIGATE ANY STREET
4. FIRE LANE SIGNS: SIGNS READING 'NO PARKING FIRE LANE' ARE REQUIRED. THE NUMBER OF, PLACEMENT AND WORDING FOR ALL FIRE LANE SIGNS AND/OR RED CURBS SHALL BE AS REQUIRED BY CA. VEHICLE CODE, SECTION 22500.L, 22658(A) AND SAN MARCOS FIRE DEPARTMENT STANDARDS.
5. A LIGHTED DIRECTORY MAP, MEETING CURRENT FIRE DEPARTMENT STANDARDS, SHALL BE INSTALLED AT EACH DRIVEWAY ENTRANCE TO NEW MULTIPLE UNIT RESIDENTIAL PROJECTS WHERE DEEMED NECESSARY BY THE FIRE DEPARTMENT.
6. HOSEPULL – ACCESS ROADS SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDINGS.
7. INSTALL BRONZE INDUSTRIAL FIRE HYDRANT. MINIMUM GPM SHALL BE A MINIMUM OF 1500 GPM MEASURED AT 20 PSI RESIDUAL PRESSURE FOR TWO HOURS. INSTALLATION SHALL BE AS PER LOCAL WATER DISTRICT SPECIFICATIONS. HYDRANT TYPE SHALL BE CLOW. ALL FIRE HYDRANTS SHALL BE COLOR CODED PER NFPA 291. MAXIMUM SPACING FROM ONE FIRE HYDRANT TO THE OTHER SHALL NOT EXCEED 300 FEET. MAXIMUM SPACING FROM A FIRE HYDRANT TO ANY FDC (SUPPLIES WET CLASS I STANDPIPES FOR BUILDINGS 1 THRU 6) SHALL NOT EXCEED 50 FEET.
8. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE MOST CURRENT EDITION OF THE CRC AND THE MOST CURRENT EDITION OF NFPA 13, 13D OR 13R DEPENDING ON CONSTRUCTION. AT LEAST ONE FIRE SPRINKLER SHALL BE INSTALLED IN ALL COVERED PATIOS THAT EXTEND FOUR FEET OR MORE. AT LEAST ONE FIRE SPRINKLER SHALL BE INSTALLED IN THE ATTIC IF A FUEL FIRED APPLIANCE IS INSTALLED IN THE ATTIC. A WATERFLOW ALARM (BELL OR HORN STROBE) SHALL BE INSTALLED FOR EACH DWELLING. FIRE SPRINKLER MONITORING SYSTEM MAY BE REQUIRED BASED ON TYPE OF SPRINKLER SYSTEM INSTALLED.
9. GATES OR OTHER DEVICES THAT MAY OBSTRUCT FIRE ACCESS ROADWAYS SHALL BE PROVIDED WITH KNOX KEY SWITCH WITH COVER AND ALL DRIVE GATES SHALL BE EQUIPPED WITH APPROVED EMERGENCY TRAFFIC STROBE SENSOR(S), WHICH OPENS THE GATE ON APPROACH OF EMERGENCY VEHICLES. GATES SHALL HAVE BATTERY BACK-UP OR MANUAL MEANS OF DISCONNECT IN CASE OF POWER FAILURE.
10. KNOX KEY BOXES SHALL BE PROVIDED. A MASTER KEY FOR ENTRY TO ALL GATES, ENCLOSURES AND EQUIPMENT ROOMS OR AREAS IS REQUIRED. KNOX BOX SHALL BE MOUNTED IN AREA APPROVED BY FIRE DEPT. AT HEIGHT OF 60 TO 66 INCHES ABOVE GRADE. KNOX BOX SHALL BE TYPE WITH SIDE HINGED DOOR.
11. ADDRESS NUMBERS FOR EACH BUILDING SHALL BE PLACED IN A POSITION THAT IS CONTRASTING IN COLOR AND PLAINLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. BUILDING NUMBERS SHALL BE 12" INCHES HIGH WITH A MINIMUM STROKE OF 1-1/2 INCHES. INDIVIDUAL TOWNHOUSE NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT.

FIRE SITE ACCESS EXHIBIT

PREPARED BY:
PROJECT DESIGN CONSULTANTS
a Bowman company
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

VESTING TENTATIVE SUBDIVISION MAP/
SITE DEVELOPMENT PLAN

SAN MARCOS RESTAURANT ROW

W. SAN MARCOS BLVD. AND VIA VERA CRUZ
CITY OF SAN MARCOS, CALIFORNIA

SHEET C10.0 OF C10.0

SAN MARCOS RESTAURANT ROW

TOWNHOMES



SHEET INDEX

ARCHITECTURAL

A0.0 SITE PLAN
A0.1 COLOR PLOTTING
A0.2 PHASING PLAN
A0.3 TRASH EXHIBIT

A1.0 GREENCOURT PERSPECTIVE
A1.1 GREENCOURT PERSPECTIVE
A1.2 GREENCOURT PERSPECTIVE 4-PLEX
A1.3 GREENCOURT ELEVATION 4-PLEX
A1.4 GREENCOURT PERSPECTIVE 5-PLEX A
A1.5 GREENCOURT ELEVATION 5-PLEX A
A1.6 GREENCOURT PERSPECTIVE 5-PLEX B
A1.7 GREENCOURT ELEVATION 5-PLEX B
A1.8 GREENCOURT PERSPECTIVE 6-PLEX A
A1.9 GREENCOURT ELEVATION 6-PLEX A
A1.10 GREENCOURT PERSPECTIVE 6-PLEX B
A1.11 GREENCOURT ELEVATION 6-PLEX B
A1.12 GREENCOURT PERSPECTIVE 7-PLEX
A1.13 GREENCOURT ELEVATION 7-PLEX
A1.14 GREENCOURT PERSPECTIVE 9-PLEX
A1.15 GREENCOURT ELEVATION 9-PLEX
A1.16 GREENCOURT ELEVATION 9-PLEX
A1.17 GREENCOURT 4-PLEX PLANS
A1.18 GREENCOURT 5-PLEX A PLANS
A1.19 GREENCOURT 5-PLEX B PLANS
A1.20 GREENCOURT 6-PLEX A PLANS
A1.21 GREENCOURT 6-PLEX B PLANS
A1.22 GREENCOURT 7-PLEX PLANS
A1.23 GREENCOURT 9-PLEX PLANS
A1.24 GREENCOURT 9-PLEX PLANS
A1.25 GREENCOURT UNIT PLAN 1
A1.26 GREENCOURT UNIT PLAN 2
A1.27 GREENCOURT UNIT PLAN 3
A1.28 GREENCOURT UNIT PLAN 4
A1.29 GREENCOURT UNIT PLAN 5
A1.30 GREENCOURT UNIT PLAN 6

A2.0 MOTORCOURT PERSPECTIVE
A2.1 MOTORCOURT PERSPECTIVE
A2.2 MOTORCOURT ELEVATIONS SCHEME 1
A2.3 MOTORCOURT ELEVATIONS SCHEME 1
A2.4 MOTORCOURT ELEVATIONS SCHEME 2
A2.5 MOTORCOURT ELEVATIONS SCHEME 2
A2.6 MOTORCOURT BUILDING PLAN - FIRST FLOOR
A2.7 MOTORCOURT BUILDING PLAN - SECOND FLOOR
A2.8 MOTORCOURT BUILDING PLAN - THIRD FLOOR
A2.9 MOTORCOURT UNIT PLAN 1A
A2.10 MOTORCOURT UNIT PLAN 1B
A2.11 MOTORCOURT UNIT PLAN 1C
A2.12 MOTORCOURT UNIT PLAN 1D
A2.13 MOTORCOURT UNIT PLAN 2A
A2.14 MOTORCOURT UNIT PLAN 2B
A2.15 MOTORCOURT UNIT PLAN 3A
A2.16 MOTORCOURT UNIT PLAN 3B
A2.17 MOTORCOURT UNIT PLAN 4

3.0 MIXED USE PERSPECTIVES
A3.1 MIXED USE PERSPECTIVES
A3.2 MIXED USE PERSPECTIVES
A3.3 MIXED USE PERSPECTIVES
A3.4 MIXED USE STREET ELEVATIONS
A3.5 ROWTOWN ELEVATIONS - BUILDING A
A3.6 MIXED USE ELEVATIONS - BUILDING B
A3.7 MIXED USE ELEVATIONS - BUILDING C
A3.8 MIXED USE ELEVATIONS - BUILDING C
A3.9 MIXED USE ELEVATIONS - BUILDING D
A3.10 MIXED USE ELEVATIONS - BUILDING D
A3.11 MIXED USE BUILDING A PLANS
A3.12 MIXED USE BUILDING B PLANS
A3.13 MIXED USE BUILDING B PLANS
A3.14 MIXED USE BUILDING C PLANS
A3.15 MIXED USE BUILDING C PLANS
A3.16 MIXED USE BUILDING D PLANS
A3.17 MIXED USE BUILDING D PLANS
A3.18 ROWTOWNS UNIT PLAN 1
A3.19 MIXED USE UNIT PLAN 2
A3.20 MIXED USE COMMERCIAL PLAN C1 & C2
A3.21 MIXED USE COMMERCIAL PLAN C3 & C4
A3.22 MIXED USE COMMERCIAL PLAN C5 & C6

ktgy
Architecture + Planning
888.456.5849
ktgy.com

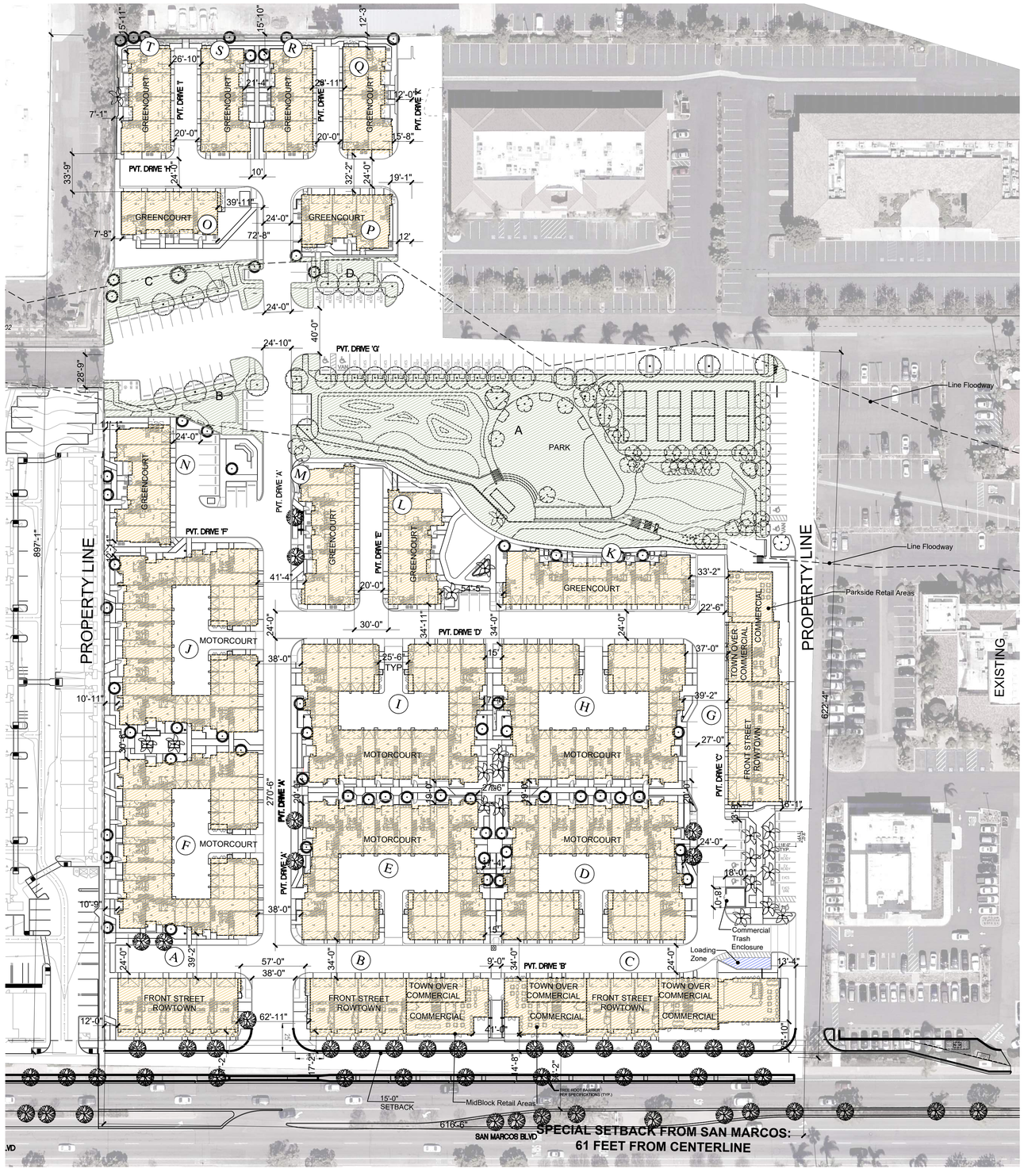
LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

SHEET INDEX

A0.0



PRODUCT TYPE INFO

TOWN OVER COMMERCIAL

3 Bedroom	8 du
Sub-Total	8 du

FRONT STREET ROWTOWNS

3 Bedroom	17 du
Sub-Total	17 du

GREENCOURT TOWNHOMES

2 Bedroom	22du
3 Bedroom	21 du
4 Bedroom	14 du
Sub-Total	57 du

MOTORCOURT TOWNHOMES (120du/3.9ac = 30.8 du/ac)

2 Bedroom	78 du
3 Bedroom	42 du
Sub-Total	120 du

Grand Total: 202 units
Total Commercial: 10,400 sf

PRIVATE OPEN SPACE

Greencourts	4,460 sf
Motorcourts	9,876 sf
Town over Commercial	10,032 sf
Total	24,368 sf (.56 acres)

PARKING

Residential Parking Requirements

Multi-Family (2 BR): 107x1.75	188 spaces
Multi-Family (3+ BR): 95x2	190 spaces
Guest Parking: 202 d.u. x 0.15	31 spaces
Total	409 spaces

Non-Residential Parking Requirements

Park Site: 1.1 acres/9 per acre	10 spaces
Restaurant > 2000 sf: (3,232 sf/1,000 sf) x 7.5	24 spaces
Restaurant < 2000 sf: (4,063 sf/1,00sf) x 6.5	27 spaces
Retail:(2,280 sf/1000 sf) x 3	7 spaces
Total	68 spaces

Residential Parking Provided

2 Car Garage: (190 d.u.)	380 spaces
1 Car Garage: (12 d.u.)	12 spaces
Assigned Spaces for Units w/ Single Car Garage:	9 spaces
Guest Spaces Open Bay:	48 spaces
Total	449 spaces

Non-Residential Parking Provided

Park:	10 spaces
Open Bay:	76 spaces
Total	86 spaces

Open Parking Spaces Provided

Standard (incl. 10 park spaces:	84 spaces
EV Ready:	18 spaces
ADA Standard:	5 spaces
ADA Van:	2 spaces
EVCS:	7 spaces
EVCS Van:	1 spaces
Total	117 spaces

CONDOMINIUMS (R-2/U)

OCCUPANCY GROUP: (CBC SECTION 310)	MIXED USE 1 ZONE: MU-1 R-2/U (PRIVATE GARAGES) - SEPARATED OCCUPANCIES
SEPARATIONS: (CBC SECTION 420.2)	WALLS SEPARATING DWELLING UNITS - 1/2 HOUR FIRE PARTITION PER CBC SECTION 708.3, EXCEPTION #2
TYPE OF CONSTRUCTION	TYPE VB
FIRE RESISTIVE RATING REQUIREMENTS FOR BUILDNG ELEMENTS.	REFER TO TABLE 601 (NO RATING IS REQUIRED PER TABLE 601)
FIRE RESISTIVE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: (TABLE 602)	FIRE SEPARATION DISTANCE > 10' FOR TYPE VB CONSTRUCTION AND R-2 OCCUPANCY SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE < 10' FOR TYPE VB CONSTRUCTION AND R-2 OCCUPANCY SHALL BE ONE (1) - (1 HOUR) REFER TO SITE PLAN, FOR ACTUAL DIMENSIONS BETWEEN BUILDINGS
ALLOWABLE HEIGHT: (CBC TABLE 504.3)	60 FEET (HEIGHT INCREASE USED)
ACTUAL HEIGHT:	±40'-0"
ALLOWABLE STORIES: (CBC TABLE 504.4)	3 STORIES
FIRE SPRINKLERS:	NFPA 13 PER CBC SECTION 903.3.1.1
MAXIMUM AREA OF EXTERIOR WALL OPENINGS:	UNPROTECTED, SPRINKLERED - PER C.B.C. TABLE 705.8, SEE SITE PLAN FOR FIRE SEPARATION DISTANCE
ALLOWABLE FLOOR AREA:	SEE TABLE
ACCESSIBILITY:	SHALL COMPLY WITH CBC CHAPTER 1102A.3 MULTI-STORY DWELLINGS REFER TO SITE PLAN FOR MORE INFORMATION

DEVELOPMENT NOTES

- SECTION 20.225.040 - MIXED USE 1 ZONE: THE MU-1 ZONE SHOULD INCORPORATE RETAIL STOREFRONTS, URBAN LIVING, AND COMMUNITY DESTINATIONS IN A VERTICAL PEDESTRIAN-ORIENTED SETTING. THESE USES MAY BE MIXED VERTICALLY ON SEPARATE FLOORS OF A BUILDING, OR HORIZONTALLY IN SEPARATE BUILDINGS ON A SINGLE SITE OR ADJACENT PARCELS. TO MAINTAIN A PEDESTRIAN SCALE AND ORIENTATION, PERMITTED USES ON THE GROUND FLOOR ARE LIMITED TO RETAIL AND OTHER ACTIVE USES. THE MU-1 ZONE IS INTENDED TO IMPLEMENT AND IS CONSISTENT WITH THE MIXED USE 1 (MU1) LAND USE DESIGNATION OF THE GENERAL PLAN.
- TABLE 20.225-1 - C BUILDING FRONTAGE AND ACTIVE USE REQUIREMENTS: PEDESTRIAN-ORIENTED GROUND FLOOR USES ARE REQUIRED FOR EIGHTY PERCENT (80%) OF THE BUILDING FRONTAGE ALONG PRIMARY STREET FRONTAGE, AND FACING PUBLIC OPEN SPACES OR PLAZAS.
- FORM-BASED REGULATION FIGURE 20.225-1: FIGURE 20.225-1 IS THE REGULATING PLAN FOR THE MIXED USE ZONES. THE REGULATING PLAN FURTHER MODIFIES THE ZONING DESIGNATIONS OF THE ZONING MAP BY ADDING FORM-BASE STANDARDS SUCH AS SETBACK TYPES, AND PLACE-ORIENTED REGULATIONS TO EACH ZONE. THE DEVELOPMENT STANDARD TABLES OF EACH MIXED USE ZONE (TABLES 20.225-1, 20.225-2, 20.225-3, AND 20.225-4) REFERENCE FEATURES AND LOCATIONS REPRESENTED ON THE REGULATING PLAN.

SITE PLAN NOTES

1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE. THE LOCATION OF ITEMS INCLUDED IN THIS SET OF PLANS IS FOR AGENCY DEPARTMENT USE ONLY.
2. THIS SITE PLAN IS FOR REFERENCE ONLY, AS AN ARCHITECTURAL PLAN FOR GENERAL LAYOUT AND IDENTIFICATION PURPOSES ONLY
3. FOR LOT LINE DIMENSIONS & HORIZONTAL CONTROL, SEE CIVIL DRAWINGS
4. FOR HARDSCAPE AND ALL SITE IMPROVEMENTS, SEE LANDSCAPE DRAWINGS
5. FOR "FIRE LANE" DESIGN, SEE CIVIL DRAWINGS
6. FOR PERIMETER FENCING, SEE LANDSCAPE DRAWINGS
7. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SPECIFIC SITE REQUIREMENTS
8. PERTINENT PROPERTY LINES, EASEMENTS, AND BUILDINGS, EXISTING AND PROPOSED ARE SHOWN ON THIS PLAN BUT MUST BE VERIFIED WITH THE CIVIL PLANS CONTAINING ALL EASEMENTS.
9. BUILDING SIGNAGE IS DESIGNED BY OTHERS AND INSTALLED BY THE GENERAL CONTRACTOR.
10. SITE SIGNAGE IS DESIGNED BY OTHERS AND INSTALLED BY THE CONTRACTOR.
11. SITE WALLS ARE DESIGNED BY OTHERS
12. DECORATIVE SITE LIGHTING IS DESIGNED BY OTHERS.
13. SURFACE WATER MUST DRAIN AWAY FROM BUILDING SEE CIVIL AND LANDSCAPE PLANS FOR DRAINAGE DESIGN

PROJECT SUMMARY

SITE INFORMATION

Address:	W. San Marcos Blvd. and Via Vera Cruz
Parcel No.	Multiple Parcels 219-200-30, 31, 45, 46
Gross Site Area	10.5 ac (457,380 SQFT)
City:	San Marcos
County:	San Diego
Existing Zoning:	Mixed-Use 1 (MU-1) - 2 parcels Light Industrial (L-1) - 1 parcels (NOT-A-PART)

Bldg. Footprints:

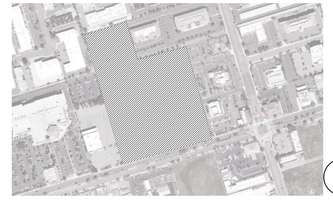
Front Street/Town Over Commercial:	30,981 sf
Greencourt Townhomes:	41,304 sf
Motorcourt Townhomes:	82,785 sf
Total Builidng Footprints:	155,070 sf

MU-1 Development Standards

Special Setback from San Marcos Blvd.:	61 Feet from CL
Primary Street	2 Feet 80%; 7 Feet max. 20%
Secondary Street	6 Feet 60%; 10 Feet max. 40%
Tertiary Street	10 Feet 60%; 15 Feet max. 40%
Interior PL Setback	0 Feet
Alley Setback	3 Feet
Adjacent to R PL	1-story greater than adjacent development
Building Height	25-48 Feet/2-3-Story
Density	20-30 du/ac
Open Space	Common OS 20%; 1,000 sf min. Private 36sf - 6' min.
Parking Residential	: Studio 1 sp/du; 1Bedroom 1.25sp/du; 2Bedrooms 1.75 sp/du; 3+Bedrooms 2 sp/du; guest 1sp/3du
Live/Work	: ≤ 2,000sf: 1 sp/unit; ≥ 2,000sf: 2 sp/unit

GROSS BLDG AREA	GROSS LOT AREA	LOT COVERAGE
155,070 SQ. FT.	457,380 SQ. FT.	33.90%

VICINITY MAP
(NTS)



ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

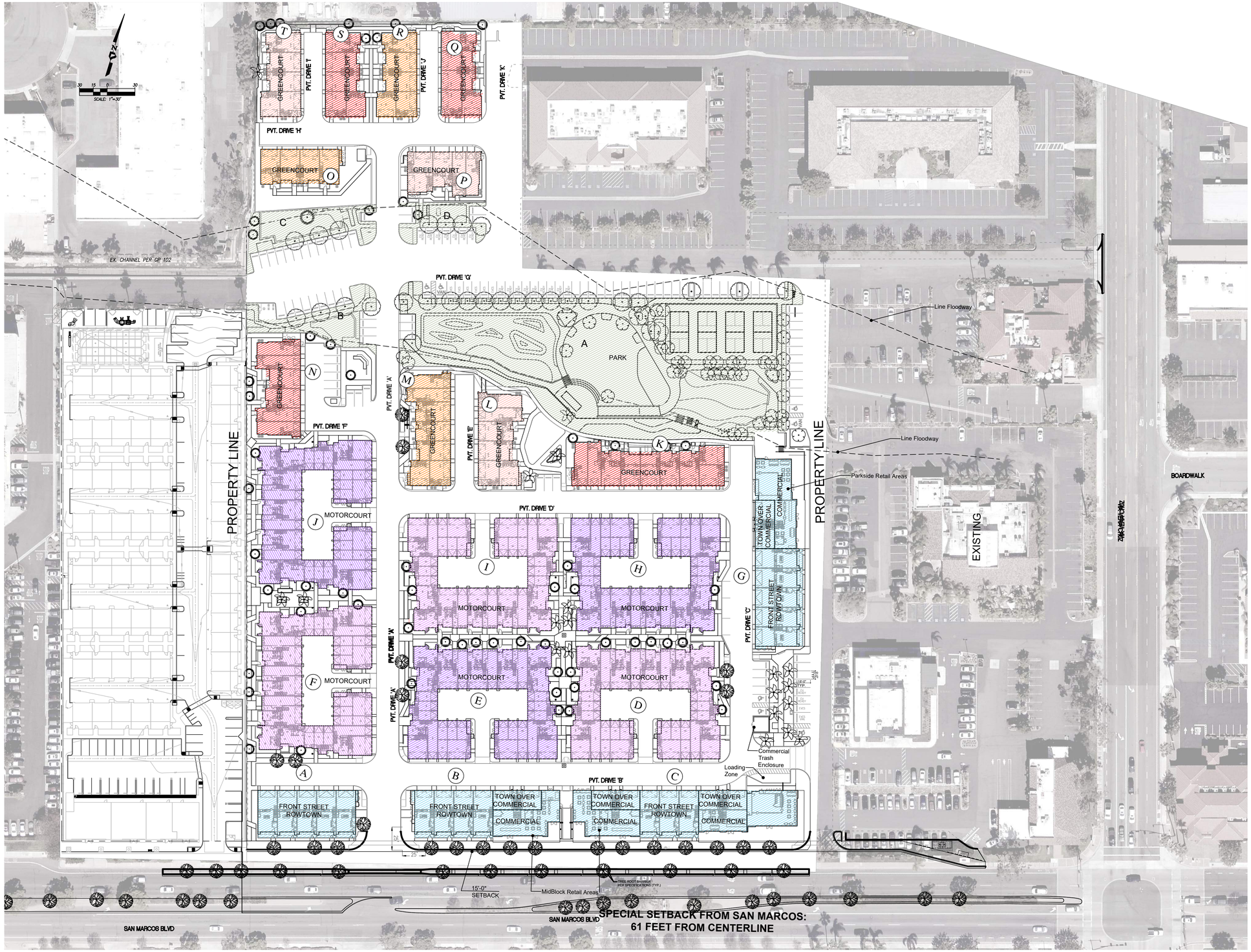
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
NOVEMBER 30, 2023

Scale: 1" = 50'-0"
0 25 50 100

ARCHITECTURAL SITE PLAN

A0.0



SYMBOLS

1. FRONT STREET ROWTOWNS SCHEME 1
2. MOTORCOURT SCHEME 1
3. MOTORCOURT SCHEME 2
4. GREENCOURT SCHEME 1
5. GREENCOURT SCHEME 2
6. GREENCOURT SCHEME 3
7. PARK AREA

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

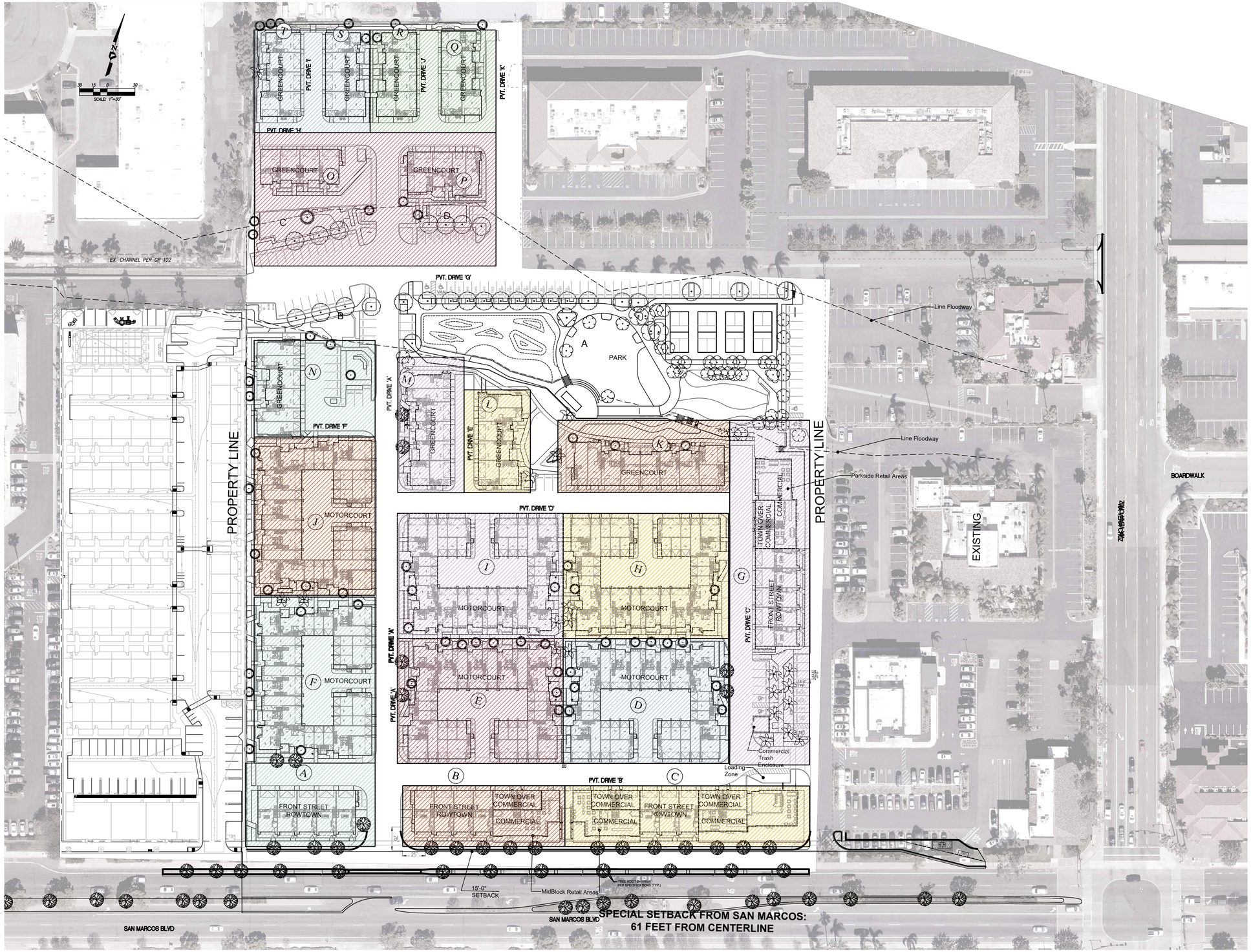
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
NOVEMBER 30, 2023

Scale: 1" = 50'-0"
0 25 50 100

COLOR PLOTTING

A0.1



SYMBOLS *

1. MODELS
2. PHASE 1
3. PHASE 2
4. PHASE 3
5. PHASE 4
6. PHASE 5
7. PHASE 6

* Park phasing provided in SDP.

Note: Additional phasing details to be determined during pre-construction phase.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

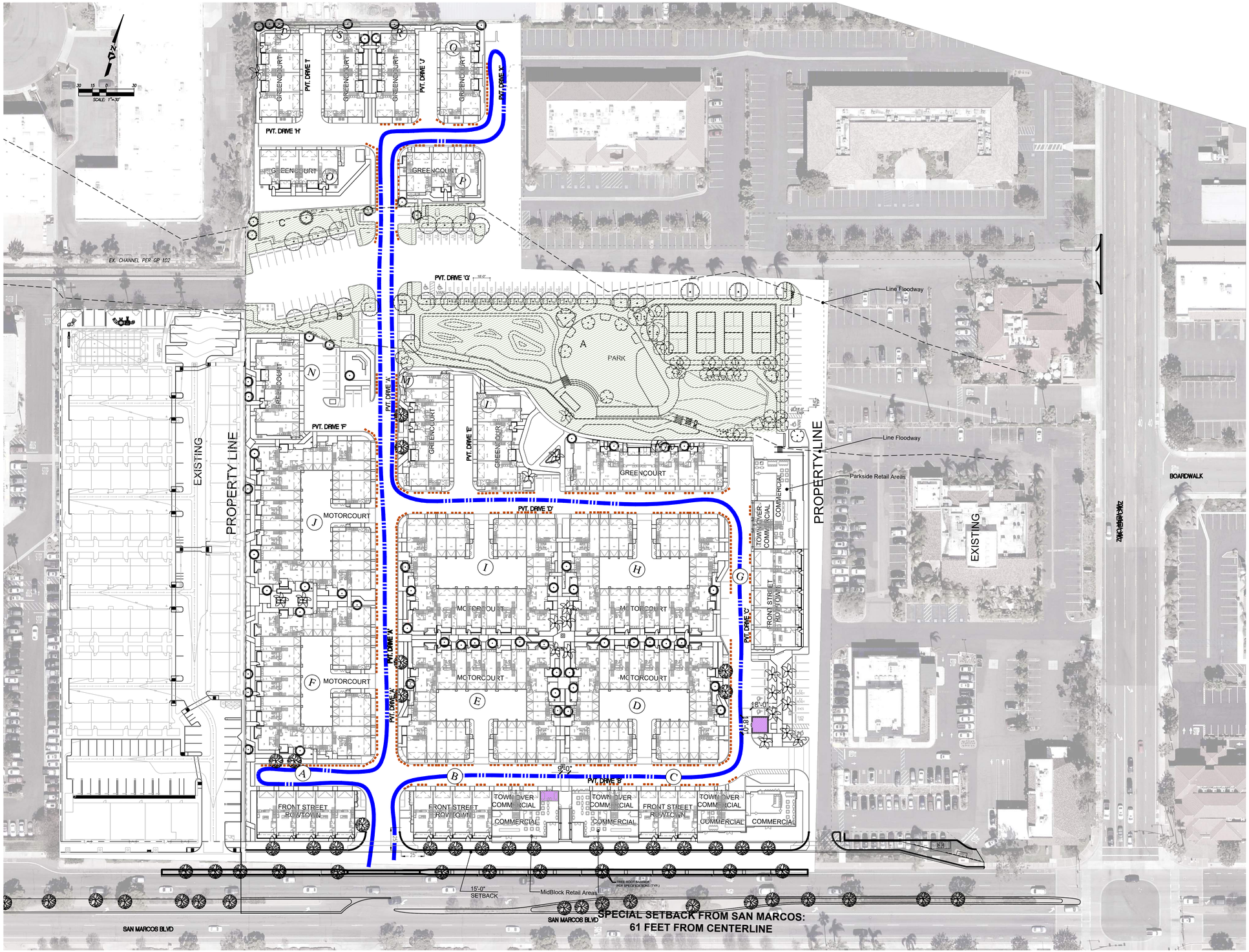
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
NOVEMBER 30, 2023

Scale: 1" = 50'-0"
0 25 50 100

PHASING PLAN

A0.2



SYMBOLS

1. TRASH/RECYCLE/ORGANICS BIN
2. COMMERCIAL TRASH ENCLOSURE
3. TRASH TRUCK ROUTE

RESIDENTS WILL SET THEIR OWN TRASH CAN AT CURB. RESIDENTS WITH GARAGES WILL PLACE TRASH CANS IN FRONT OF THEIR GARAGES. REMAINING RESIDENTS WILL PLACE THEM ON DESIGNATED TRASH ROUTE.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
NOVEMBER 30, 2023

Scale: 1" = 50'-0"
0 25 50 100

RESIDENTIAL TRASH EXHIBIT

A0.3



Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

GREENCOURT PERSPECTIVES
9-Plex Along Parkside

A1.0



ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

GREENCOURT PERSPECTIVES
6-Plex Along Parkside

A1.1





Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8" = 1'-0"
0 4 8 16

GREENCOURT PERSPECTIVE
4-PLEX - BLDG. O | SCHEME 3

A1.2



Left Elevation



Front Elevation

MATERIAL LEGEND STYLE 1	
1	STUCCO, LIGHT SAND FINISH
2	STUCCO, SMOOTH FINISH
3	STUCCO SILL
4	VINYL WINDOWS
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	AWNING
10	METAL RAILING
11	FIBER CEMENT TRIM/FASCIA
12	CEMENTITIOUS SIDING
13	BRICK/BLOCK
14	CORRUGATED METAL - WESTERN RIB 7.2 PANEL
15	TRELLIS
16	STONE VENEER
17	FRENCH DOOR
18	GATE

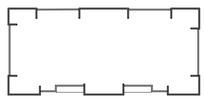


Right Elevation



Rear Elevation

COLOR LEGEND - GREENCOURT SCHEME 3	
A	STUCCO 1: SW 6070 HERON PLUME
B	STUCCO 2: SW 7024 FUNCTIONAL GRAY
C	STUCCO 3: SW 9141 WATERLOO
D	ENTRY DOOR: SW 6796 BLUE PLATE
E	ACCENT: SW 7551 GREEK VILLA
F	GARAGE DOOR: SW 6149 RELAXED KHAKI
G	SIDING 1 - DRIPPING IN GOLD
H	BRICK 1 - CORONADO - WIRECUT BRICK - SORANO
I	BLOCK WALL - ORCO - PRECISION SOURDOUGH
J	TRIM/FASCIA - SW 5941 WHITE SNOW



Roof Plan
Scale: 1/32" = 1'-0"

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8" = 1'-0"
0 4 8 16

GREENCOURT ELEVATIONS
4-PLEX - BLDG. O | SCHEME 3

A1.3



Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8" = 1'-0"
0 4 8 16

GREENCOURT PERSPECTIVE
5-PLEX A - BLDG. P | SCHEME 2

A1.4



Left Elevation



Front Elevation

MATERIAL LEGEND STYLE 1

1	STUCCO, LIGHT SAND FINISH
2	STUCCO, SMOOTH FINISH
3	STUCCO SILL
4	VINYL WINDOWS
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	AWNING
10	METAL RAILING
11	FIBER CEMENT TRIM/FASCIA
12	CEMENTITIOUS SIDING
13	BRICK/BLOCK
14	CORRUGATED METAL - WESTERN RIB 7.2 PANEL
15	TRELLIS
16	STONE VENEER
17	FRENCH DOOR
18	GATE



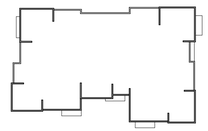
Right Elevation



Rear Elevation

COLOR LEGEND - GREENCOURT SCHEME 2

A	STUCCO 1: SW 7005 PURE WHITE
B	STUCCO 2: SW 6248 JUBILEE
C	STUCCO 3: SW 6232 MISTY
D	ENTRY DOOR: SW 6678 SUNFLOWER
E	ACCENT: SW 7061 NIGHT OWL
F	GARAGE DOOR: SW 9555 STORM WARNING
G	SIDING 1 - WHITE PICKET FENCE
H	BRICK 1 - CORONADO - WIRECUT BRICK - WOLF GREY
I	BRICK 2 - ORCO - PRECISION WHITE
J	TRIM/FASCIA - SW 6990 CAVIAR



Roof Plan
Scale: 1/32" = 1'-0"

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8" = 1'-0"
0 4 8 16

GREENCOURT ELEVATIONS
5-PLEX A - BLDG. P | SCHEME 2

A1.5



Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8" = 1'-0"
0 4 8 16

GREENCOURT PERSPECTIVE
5-PLEX B - BLDG. Q, R, S, T | SCHEME 3

A1.6



Left Elevation



Front Elevation

MATERIAL LEGEND STYLE 1	
1	STUCCO, LIGHT SAND FINISH
2	STUCCO, SMOOTH FINISH
3	STUCCO SILL
4	VINYL WINDOWS
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	AWNING
10	METAL RAILING
11	FIBER CEMENT TRIM/FASCIA
12	CEMENTITIOUS SIDING
13	BRICK/BLOCK
14	CORRUGATED METAL - WESTERN RIB 7.2 PANEL
15	TRELLIS
16	STONE VENEER
17	FRENCH DOOR
18	GATE

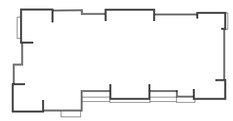


Right Elevation



Rear Elevation

COLOR LEGEND - GREENCOURT SCHEME 3	
A	STUCCO 1: SW 6070 HERON PLUME
B	STUCCO 2: SW 7024 FUNCTIONAL GRAY
C	STUCCO 3: SW 9141 WATERLOO
D	ENTRY DOOR: SW 6796 BLUE PLATE
E	ACCENT: SW 7551 GREEK VILLA
F	GARAGE DOOR: SW 6149 RELAXED KHAKI
G	SIDING 1 - DRIPPING IN GOLD
H	BRICK 1 - CORONADO - WIRECUT BRICK - SORANO
I	BLOCK WALL - ORCO - PRECISION SOURDOUGH
J	TRIM/FASCIA - SW 5941 WHITE SNOW



Roof Plan
Scale: 1/32" = 1'-0"

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8" = 1'-0"
0 4 8 16

GREENCOURT ELEVATIONS
5-PLEX B - BLDG. Q, R, S, T | SCHEME 3

A1.7





Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8" = 1'-0"
0 4 8 16

GREENCOURT PERSPECTIVE
6-PLEX A - BLDG. N | SCHEME 1

A1.8



Left Elevation



Front Elevation

MATERIAL LEGEND STYLE 1	
1	STUCCO, LIGHT SAND FINISH
2	STUCCO, SMOOTH FINISH
3	STUCCO SILL
4	VINYL WINDOWS
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	AWNING
10	METAL RAILING
11	FIBER CEMENT TRIM/FASCIA
12	CEMENTITIOUS SIDING
13	BRICK/BLOCK
14	CORRUGATED METAL - WESTERN RIB 7.2 PANEL
15	TRELLIS
16	STONE VENEER
17	FRENCH DOOR
18	GATE

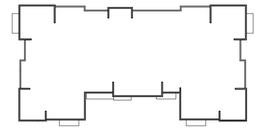


Right Elevation



Rear Elevation

COLOR LEGEND - GREENCOURT SCHEME 1	
A	STUCCO 1: SW 7757 HIGH REFLECTIVE WHITE
B	STUCCO 2: SW 7023 REQUISITE GRAY
C	STUCCO 3: SW 7019 GAUNLET GRAY
D	ENTRY DOOR: SW 7592 CRABBY APPLE
E	ACCENT: SW 7047 PORPOISE
F	GARAGE DOOR: SW 9164 ILLUSIVE GREEN
G	SIDING 1 - HARDIE PLANK TIMBER BARK
H	BRICK 1 - CORONADO - WIRECUT BRICK - BLACK FOREST
I	BLOCK WALLS - ORCO - PRECISION GRAY LW
J	TRIM/FASCIA - SW 6990 CAVIAR



Roof Plan
Scale: 1/32" = 1'-0"

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8" = 1'-0"
0 4 8 16

GREENCOURT ELEVATIONS
6-PLEX A - BLDG. N | SCHEME 1

A1.9





ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8" = 1'-0"
0 4 8 16

GREENCOURT ELEVATIONS
6-PLEX B - BLDG. L | SCHEME 2

A1.10



Left Elevation



Front Elevation

MATERIAL LEGEND STYLE 1	
1	STUCCO, LIGHT SAND FINISH
2	STUCCO, SMOOTH FINISH
3	STUCCO SILL
4	VINYL WINDOWS
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	AWNING
10	METAL RAILING
11	FIBER CEMENT TRIM/FASCIA
12	CEMENTITIOUS SIDING
13	BRICK/BLOCK
14	CORRUGATED METAL - WESTERN RIB 7.2 PANEL
15	TRELLIS
16	STONE VENEER
17	FRENCH DOOR
18	GATE

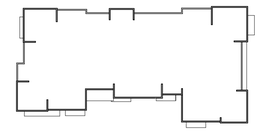


Right Elevation



Rear Elevation

COLOR LEGEND - GREENCOURT SCHEME 2	
A	STUCCO 1: SW 7005 PURE WHITE
B	STUCCO 2: SW 6248 JUBILEE
C	STUCCO 3: SW 6232 MISTY
D	ENTRY DOOR: SW 6678 SUNFLOWER
E	ACCENT: SW 7061 NIGHT OWL
F	GARAGE DOOR: SW 9555 STORM WARNING
G	SIDING 1 - WHITE PICKET FENCE
H	BRICK 1 - CORONADO - WIRECUT BRICK - WOLF GREY
I	BRICK 2 - ORCO - PRECISION WHITE
J	TRIM/FASCIA - SW 6990 CAVIAR



Roof Plan
Scale: 1/32" = 1'-0"

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8" = 1'-0"
0 4 8 16

GREENCOURT ELEVATIONS
6-PLEX B - BLDG. L | SCHEME 2

A1.11





Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8" = 1'-0"
0 4 8 16

GREENCOURT PERSPECTIVE
7-PLEX - BLDG. M | SCHEME 3

A1.12



Left Elevation



Front Elevation

MATERIAL LEGEND STYLE 1	
1	STUCCO, LIGHT SAND FINISH
2	STUCCO, SMOOTH FINISH
3	STUCCO SILL
4	VINYL WINDOWS
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	AWNING
10	METAL RAILING
11	FIBER CEMENT TRIM/FASCIA
12	CEMENTITIOUS SIDING
13	BRICK/BLOCK
14	CORRUGATED METAL - WESTERN RIB 7.2 PANEL
15	TRELLIS
16	STONE VENEER
17	FRENCH DOOR
18	GATE

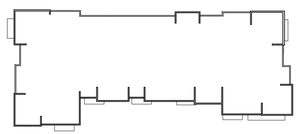


Right Elevation



Rear Elevation

COLOR LEGEND - GREENCOURT SCHEME 3	
A	STUCCO 1: SW 6070 HERON PLUME
B	STUCCO 2: SW 7024 FUNCTIONAL GRAY
C	STUCCO 3: SW 9141 WATERLOO
D	ENTRY DOOR: SW 6796 BLUE PLATE
E	ACCENT: SW 7551 GREEK VILLA
F	GARAGE DOOR: SW 6149 RELAXED KHAKI
G	SIDING 1 - DRIPPING IN GOLD
H	BRICK 1 - CORONADO - WIRECUT BRICK - SORANO
I	BLOCK WALL - ORCO - PRECISION SOURDOUGH
J	TRIM/FASCIA - SW 5941 WHITE SNOW



Roof Plan
Scale: 1/32" = 1'-0"

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8" = 1'-0"
0 4 8 16

GREENCOURT ELEVATIONS
7-PLEX - BLDG. M | SCHEME 3

A1.13





Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8" = 1'-0"
0 4 8 16

GREENCOURT PERSPECTIVE
9-PLEX - BLDG. K | SCHEME 1

A1.14



Front Elevation

MATERIAL LEGEND STYLE 1

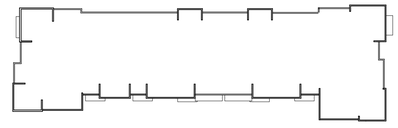
1	STUCCO, LIGHT SAND FINISH
2	STUCCO, SMOOTH FINISH
3	STUCCO SILL
4	VINYL WINDOWS
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	AWNING
10	METAL RAILING
11	FIBER CEMENT TRIM/FASCIA
12	CEMENTITIOUS SIDING
13	BRICK/BLOCK
14	CORRUGATED METAL - WESTERN RIB 7.2 PANEL
15	TRELLIS
16	STONE VENEER
17	FRENCH DOOR
18	GATE



Rear Elevation

COLOR LEGEND - GREENCOURT SCHEME 1

A	STUCCO 1: SW 7757 HIGH REFLECTIVE WHITE
B	STUCCO 2: SW 7023 REQUISITE GRAY
C	STUCCO 3: SW 7019 GAUNLET GRAY
D	ENTRY DOOR: SW 7592 CRABBY APPLE
E	ACCENT: SW 7047 PORPOISE
F	GARAGE DOOR: SW 9164 ILLUSIVE GREEN
G	SIDING 1 - HARDIE PLANK TIMBER BARK
H	BRICK 1 - CORONADO - WIRECUT BRICK - BLACK FOREST
I	BLOCK WALLS - ORCO - PRECISION GRAY LW
J	TRIM/FASCIA - SW 6990 CAVIAR



Roof Plan
Scale: 1/32" = 1'-0"

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8" = 1'-0"
0 4 8 16

GREENCOURT ELEVATIONS
9-PLEX - BLDG. K | SCHEME 1

A1.15



Left Elevation

MATERIAL LEGEND STYLE 1	
1	STUCCO, LIGHT SAND FINISH
2	STUCCO, SMOOTH FINISH
3	STUCCO SILL
4	VINYL WINDOWS
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	AWNING
10	METAL RAILING
11	FIBER CEMENT TRIM/FASCIA
12	CEMENTITIOUS SIDING
13	BRICK/BLOCK
14	CORRUGATED METAL - WESTERN RIB 7.2 PANEL
15	TRELLIS
16	STONE VENEER
17	FRENCH DOOR
18	GATE



Right Elevation

COLOR LEGEND - GREENCOURT SCHEME 1	
A	STUCCO 1: SW 7757 HIGH REFLECTIVE WHITE
B	STUCCO 2: SW 7023 REQUISITE GRAY
C	STUCCO 3: SW 7019 GAUNLET GRAY
D	ENTRY DOOR: SW 7592 CRABBY APPLE
E	ACCENT: SW 7047 PORPOISE
F	GARAGE DOOR: SW 9164 ILLUSIVE GREEN
G	SIDING 1 - HARDIE PLANK TIMBER BARK
H	BRICK 1 - CORONADO - WIRECUT BRICK - BLACK FOREST
I	BLOCK WALLS - ORCO - PRECISION GRAY LW
J	TRIM/FASCIA - SW 6990 CAVIAR

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

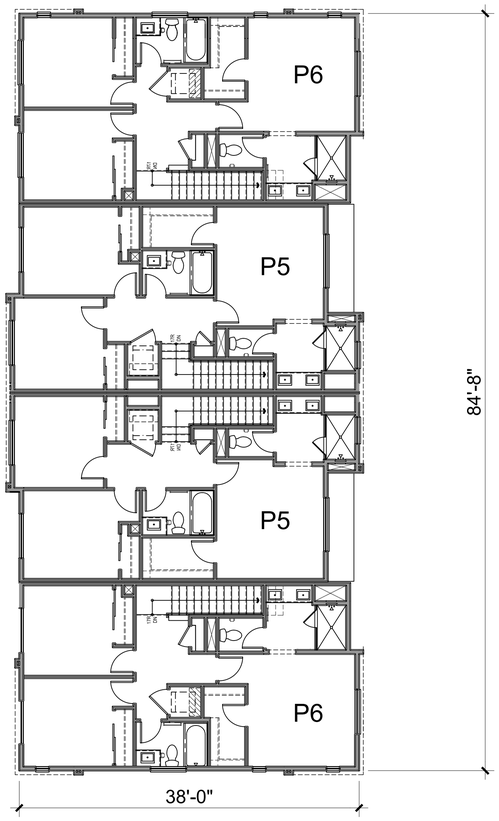
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

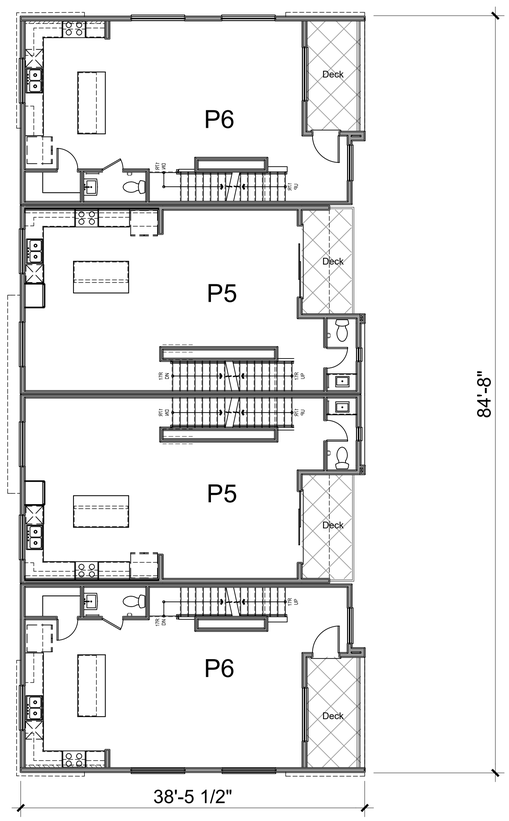
Scale: 1/8" = 1'-0"
0 4 8 16

GREENCOURT ELEVATIONS
9-PLEX - BLDG. K | SCHEME 1

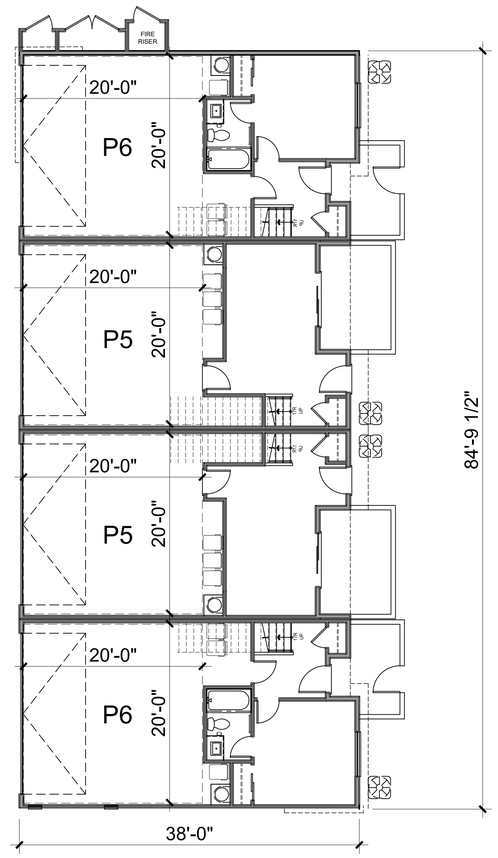
A1.16



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

*REFER TO LANDSCAPE/CIVIL DRAWINGS FOR LOCATIONS OF PATIO WALLS

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

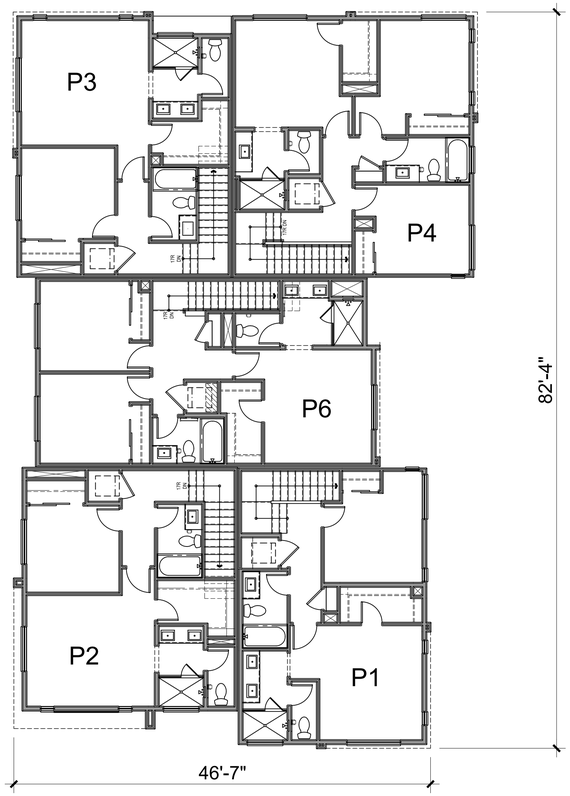
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

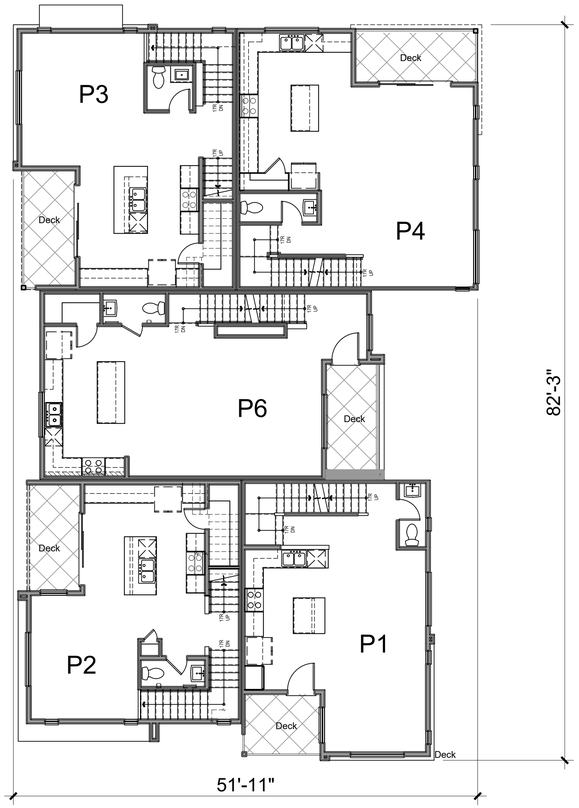
Scale: 1/8 = 1'-0"
0 4 8 16

GREENCOURT BUILDING PLANS
4-PLEX - BLDG. O

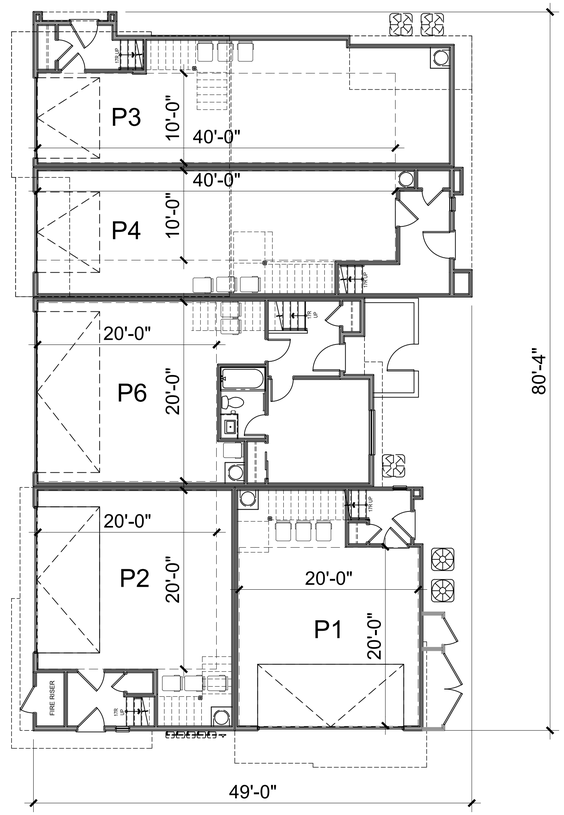
A1.17



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

*REFER TO LANDSCAPE/CIVIL DRAWINGS FOR LOCATIONS OF PATIO WALLS

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

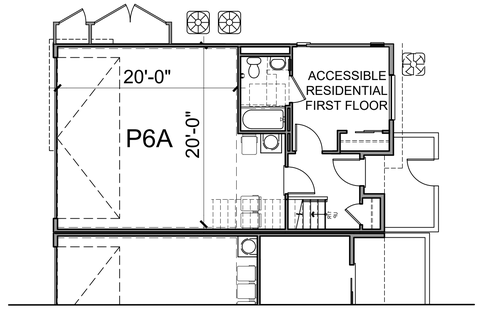
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

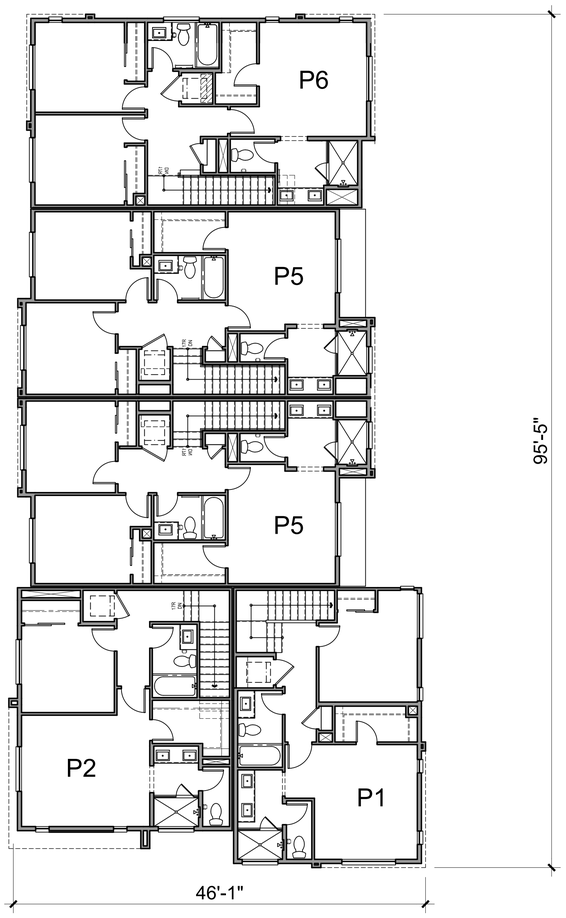
Scale: 1/8 = 1'-0"
0 4 8 16

GREENCOURT BUILDING PLANS
5-PLEX A - BLDG. P

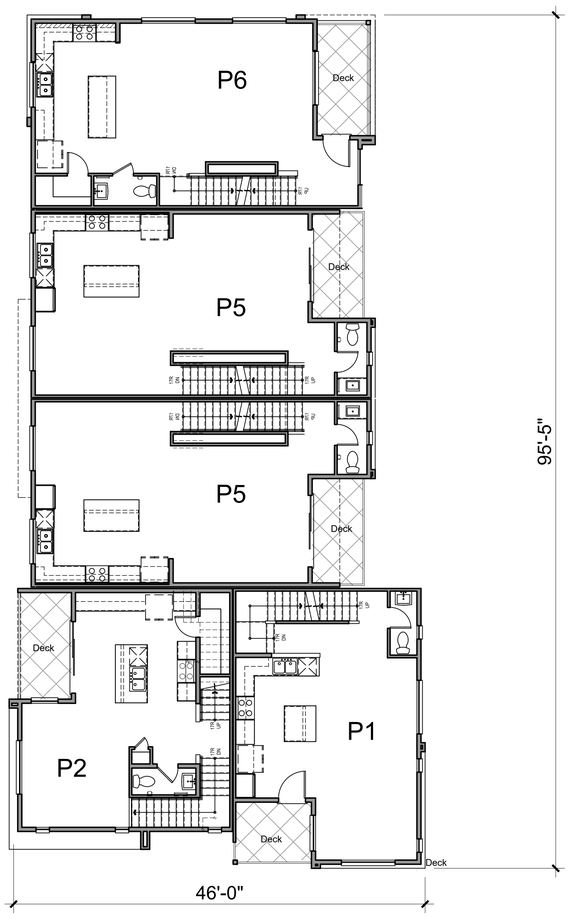
A1.18



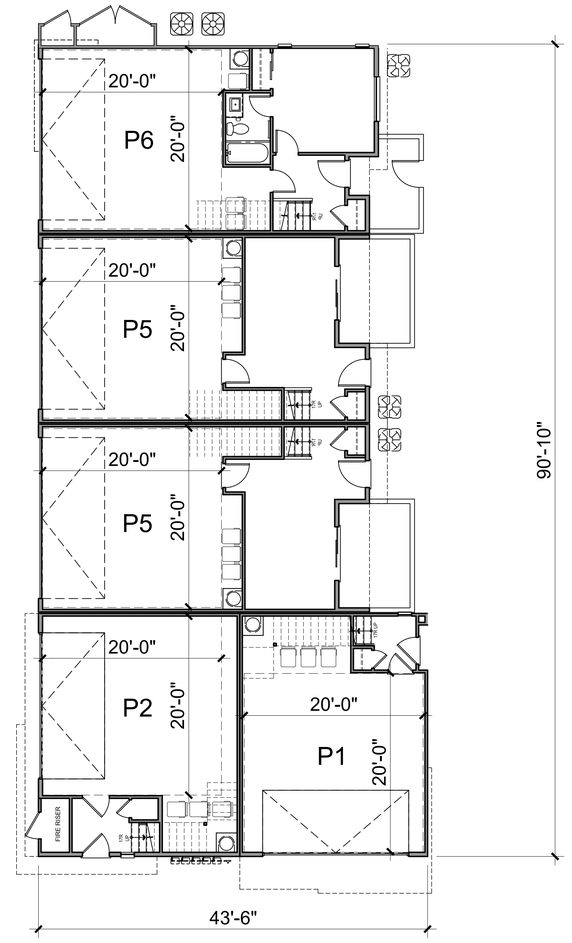
ACCESSIBLE UNIT - BLDG 'T', 'S' & 'R'



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

*REFER TO LANDSCAPE/CIVIL DRAWINGS FOR LOCATIONS OF PATIO WALLS

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

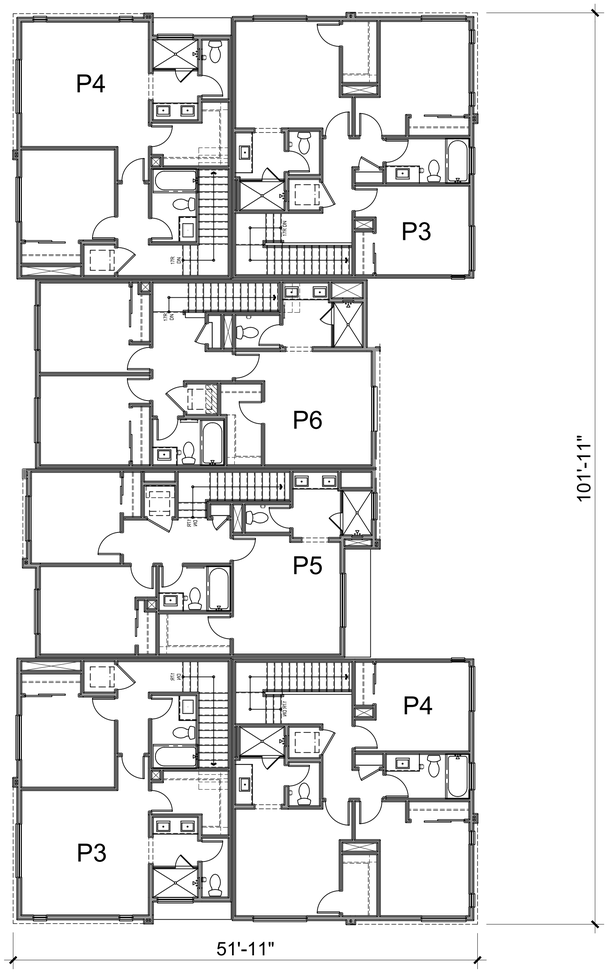
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

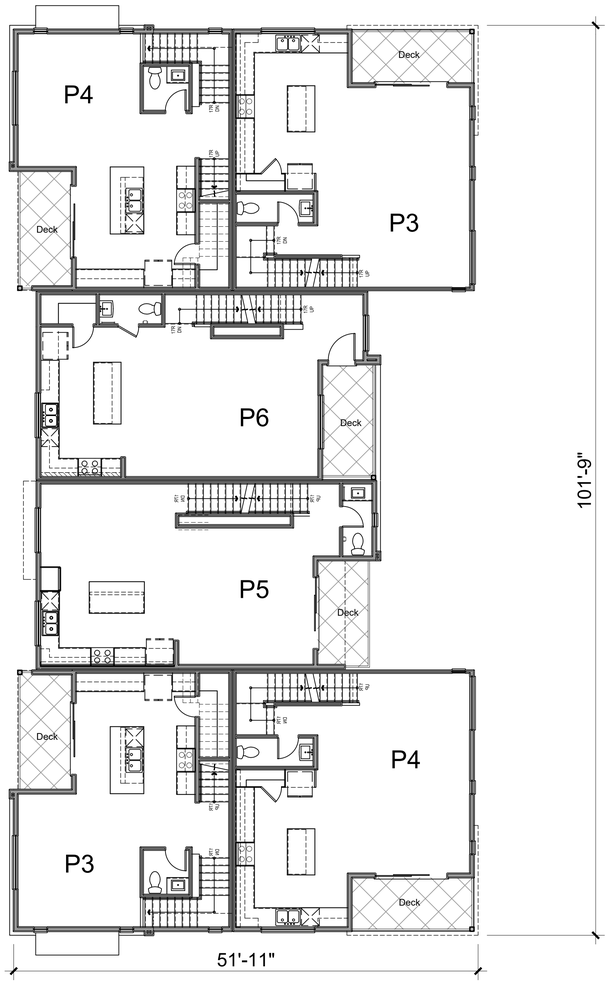
Scale: 1/8 = 1'-0"
0 4 8 16

GREENCOURT BUILDING PLANS
5-PLEX B - Q, R, S, T

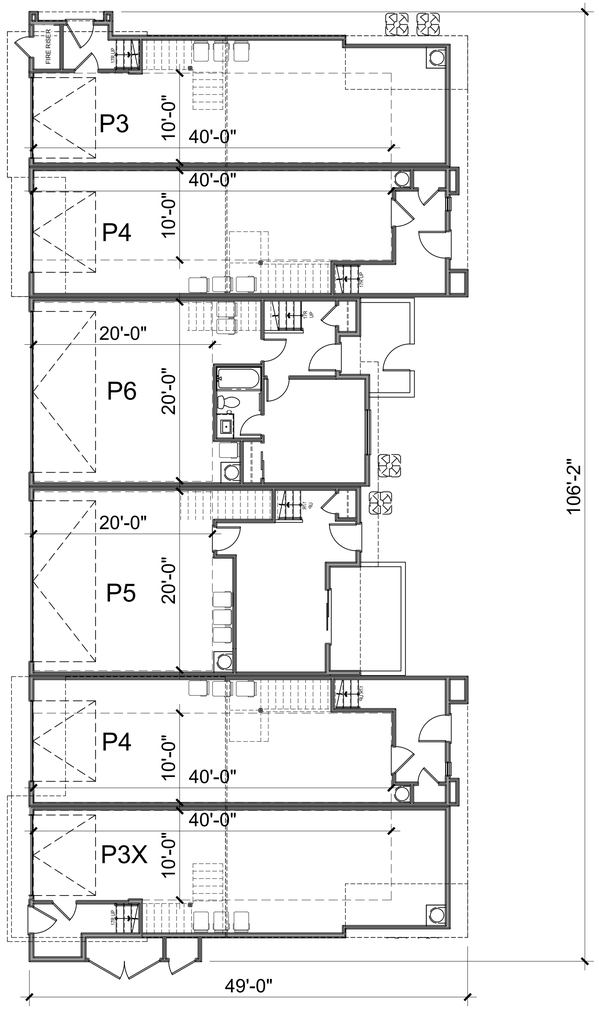
A1.19



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

*REFER TO LANDSCAPE/CIVIL DRAWINGS FOR LOCATIONS OF PATIO WALLS

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

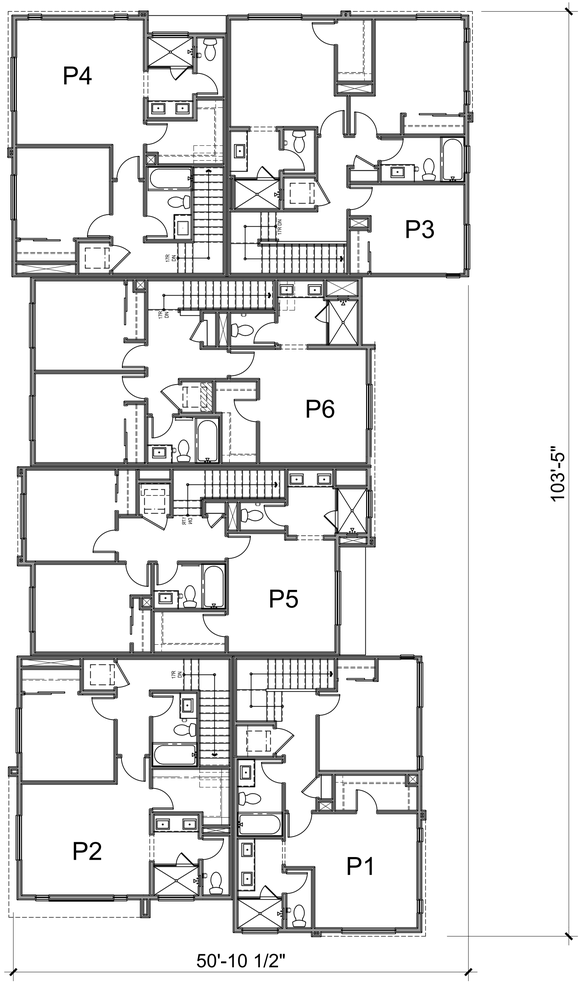
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

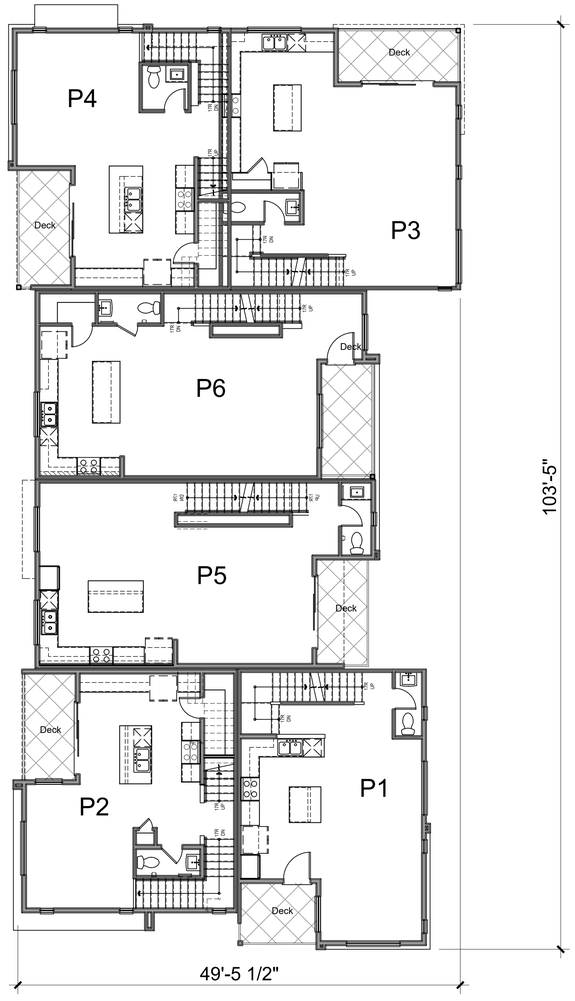
Scale: 1/8 = 1'-0"
0 4 8 16

GREENCOURT BUILDING PLANS
6-PLEX A - BLDG. N

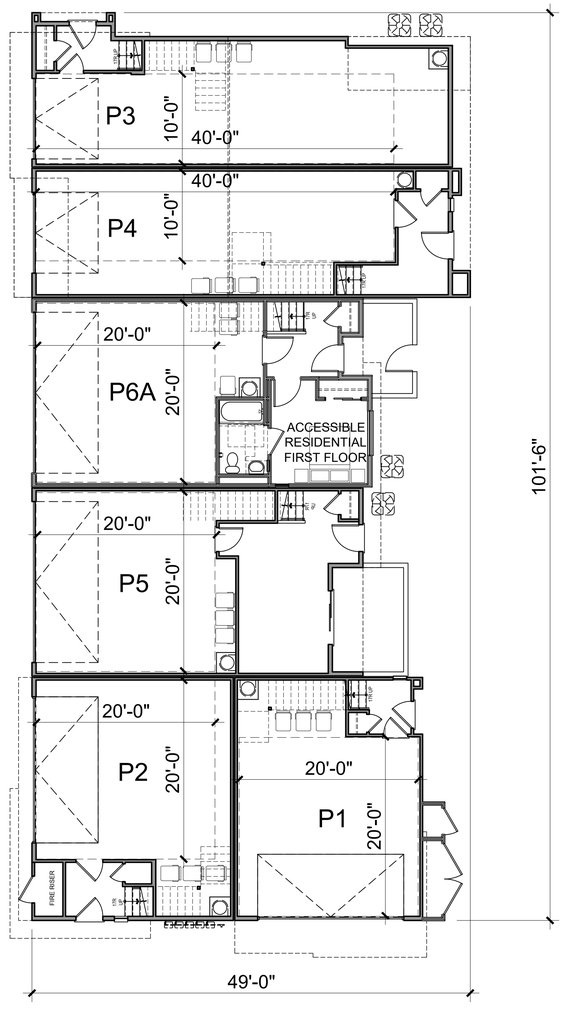
A1.20



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

*REFER TO LANDSCAPE/CIVIL DRAWINGS FOR LOCATIONS OF PATIO WALLS

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

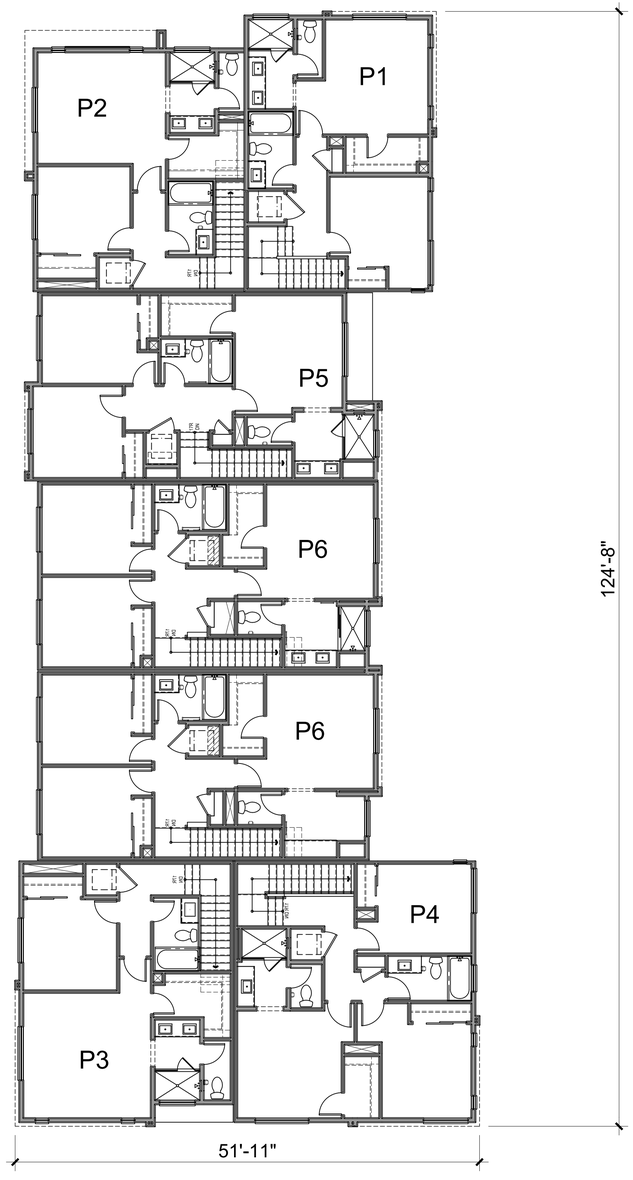
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

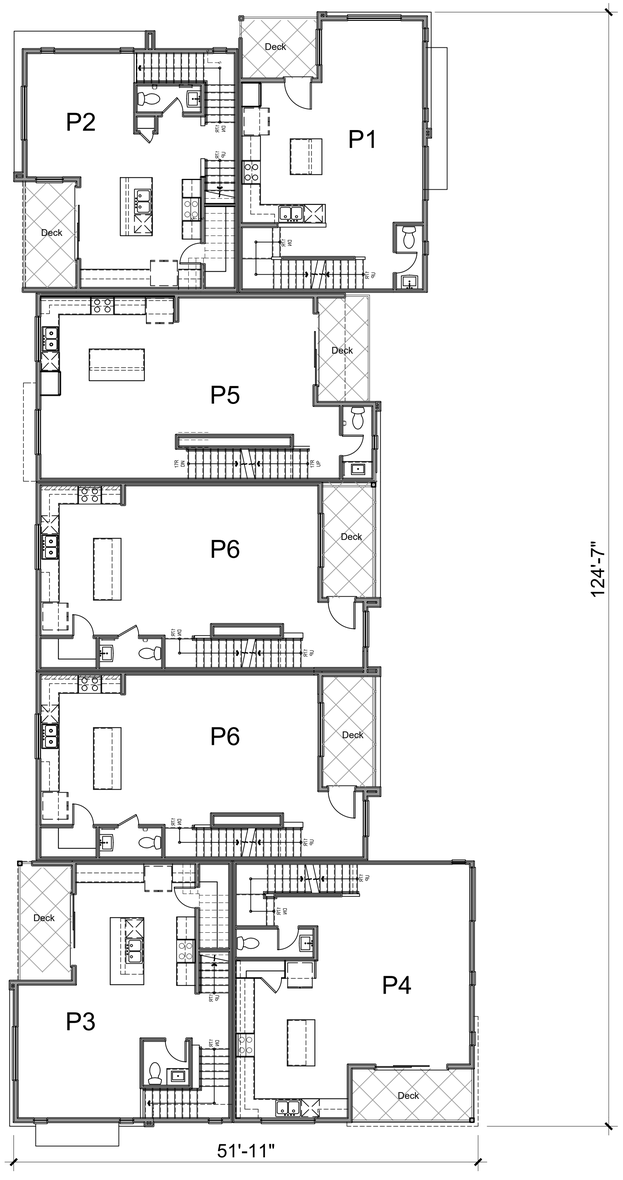
Scale: 1/8 = 1'-0"
0 4 8 16

GREENCOURT BUILDING PLANS
6-PLEX B - BLDG. L

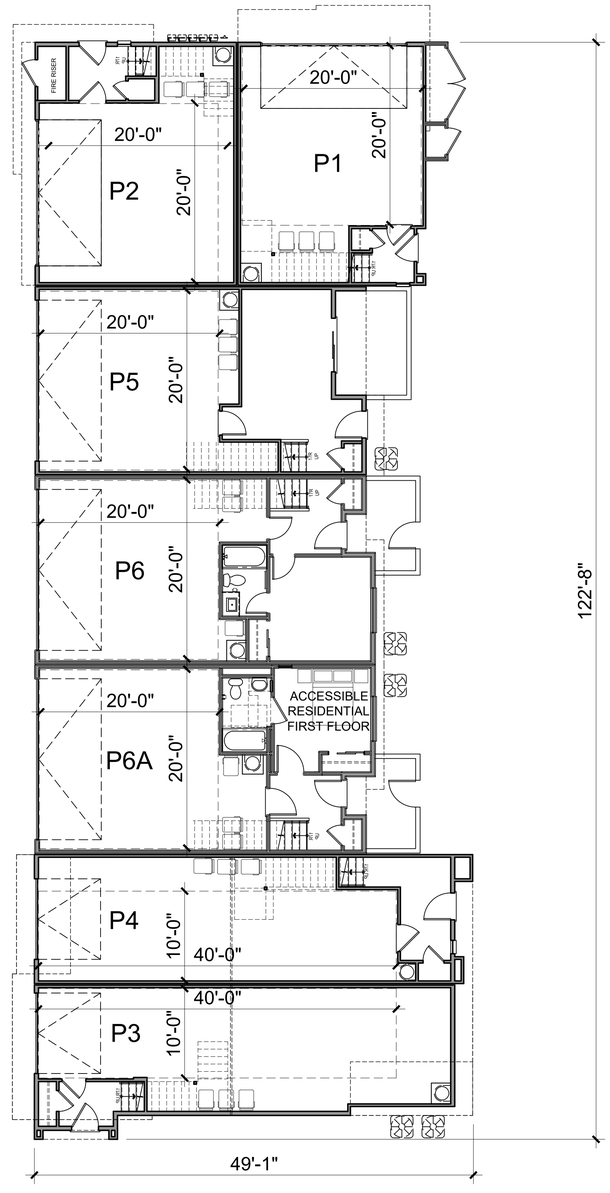
A1.21



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

*REFER TO LANDSCAPE/CIVIL DRAWINGS FOR LOCATIONS OF PATIO WALLS

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

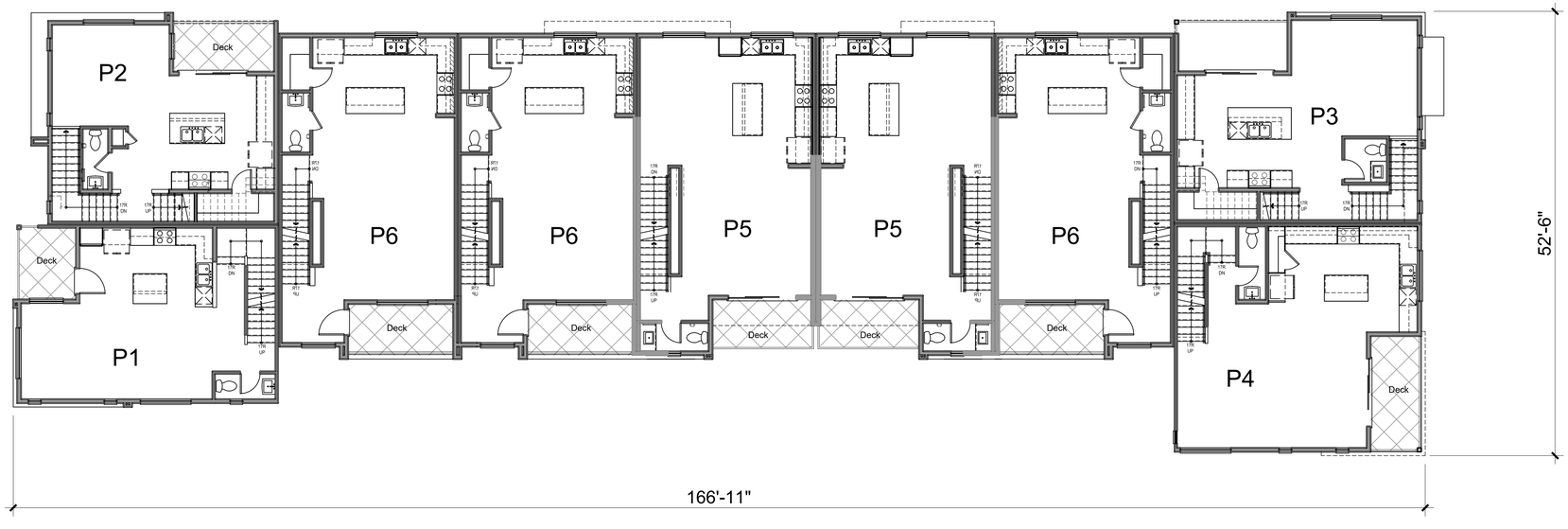
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

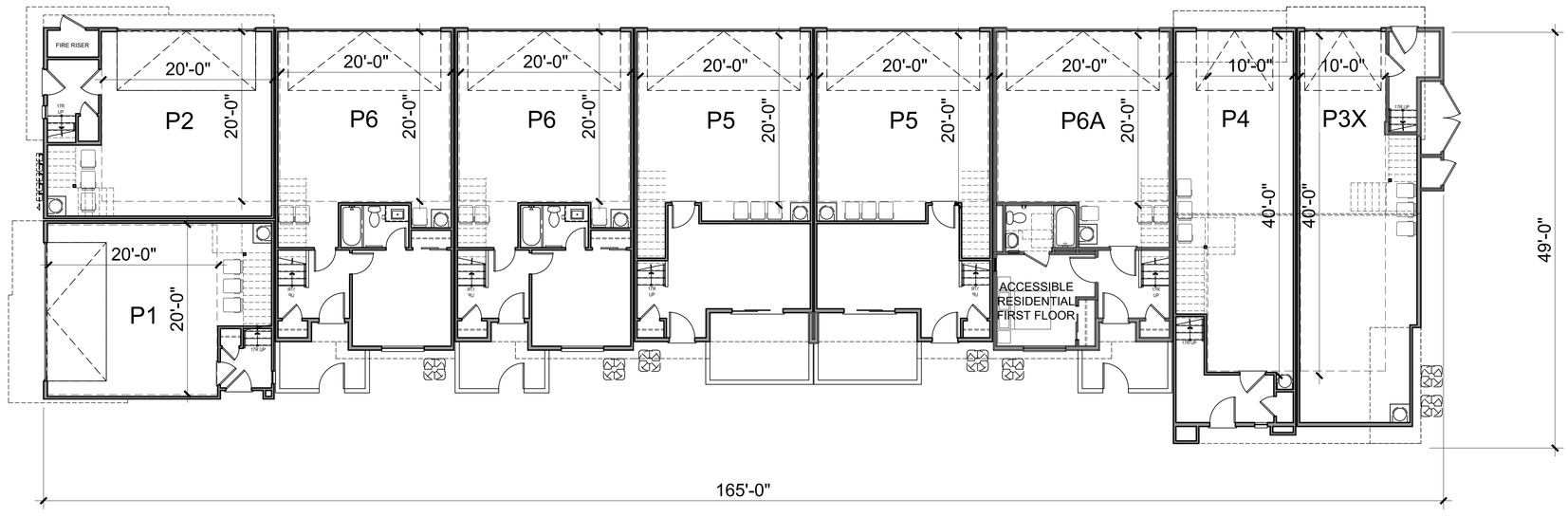
Scale: 1/8 = 1'-0"
0 4 8 16

GREENCOURT BUILDING PLANS
7-PLEX - BLDG. M

A1.22



SECOND FLOOR



FIRST FLOOR

*REFER TO LANDSCAPE/CIVIL DRAWINGS
FOR LOCATIONS OF PATIO WALLS

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

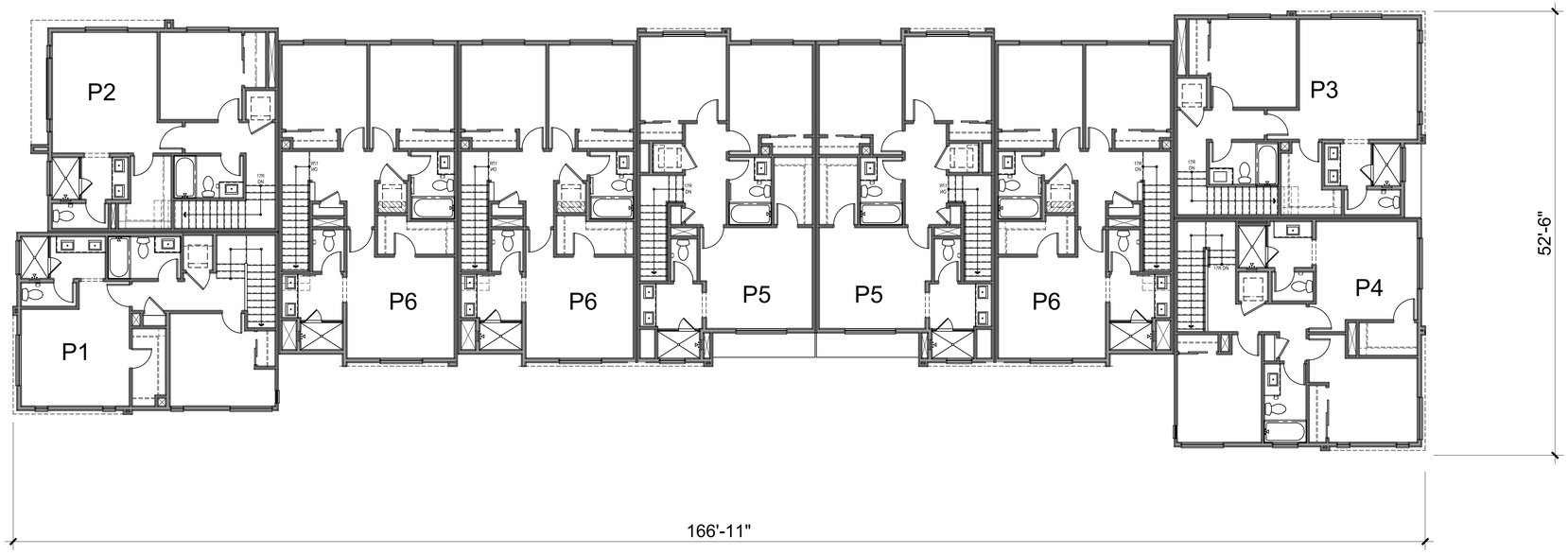
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8 = 1'-0"
0 4 8 16

GREENCOURT BUILDING PLANS
9-PLEX - BLDG. K

A1.23



THIRD FLOOR

ktgy
Architecture + Planning
888.456.5849
ktgy.com

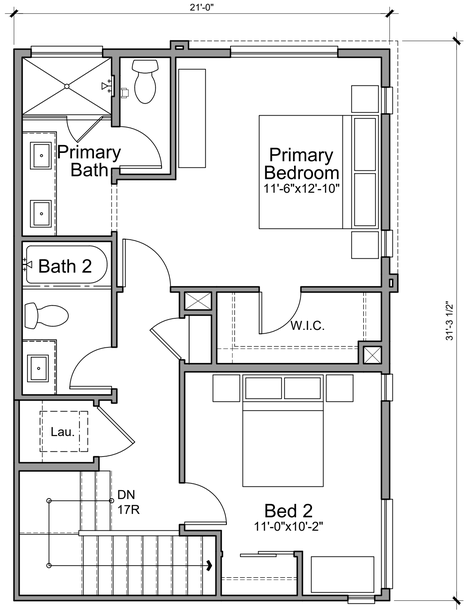
LENNAR

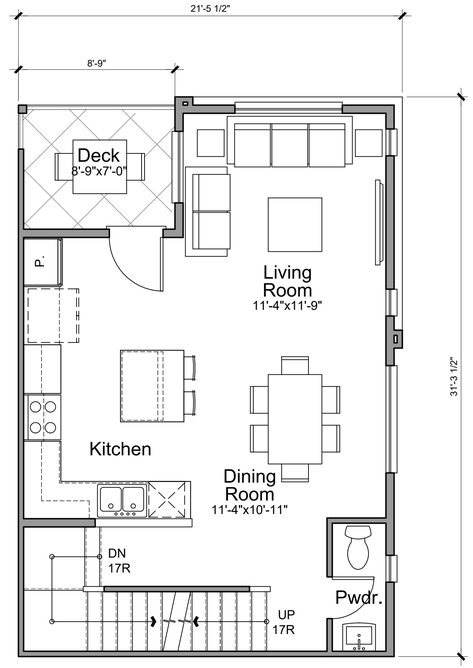
RESTAURANT ROW
SAN MARCOS, CA # 20210808

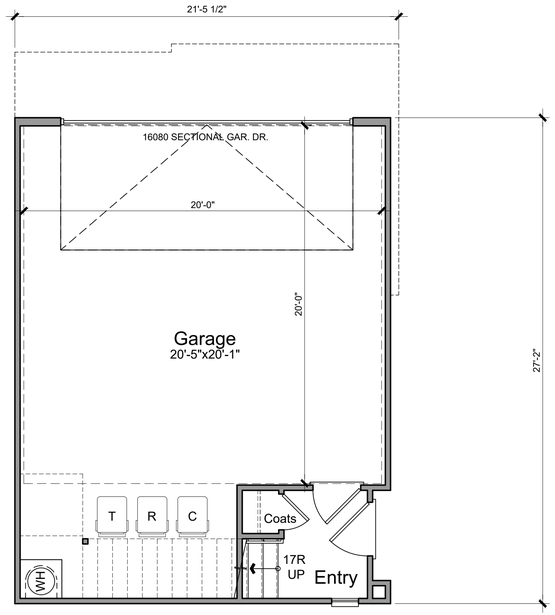
CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8 = 1'-0"
0 4 8 16

GREENCOURT BUILDING PLANS
9-PLEX - BLDG K







THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

PLAN 1 NET S.F.	
2 BR/2.5 BA	
1ST FLOOR	42 SQ. FT.
2ND FLOOR	489 SQ. FT.
3RD FLOOR	606 SQ. FT.
TOTAL LIVING	1137 SQ. FT.
GARAGE	487 SQ. FT.
DECK	60 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

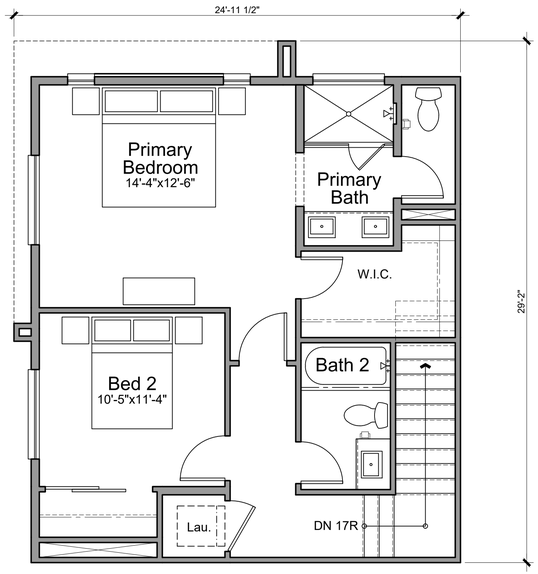
RESTAURANT ROW
SAN MARCOS, CA # 20210808

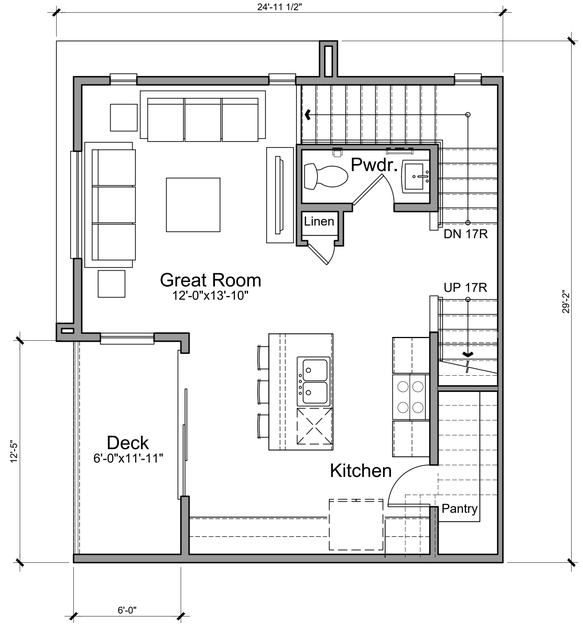
CONCEPTUAL DESIGN
AUGUST 16, 2023

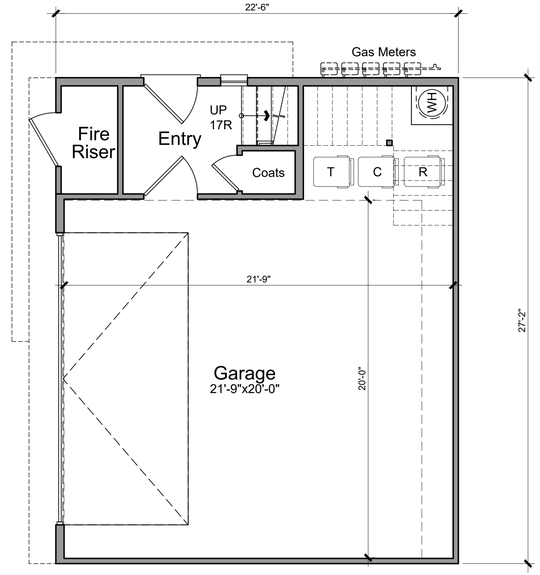
Scale: 1/4 = 1'-0"
0 2 4 8

GREENCOURT UNIT PLANS
PLAN 1

A1.25







THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

PLAN 2 NET S.F.	
2 BR/2.5 BA	
1ST FLOOR	59 SQ. FT.
2ND FLOOR	468 SQ. FT.
3RD FLOOR	614 SQ. FT.
TOTAL LIVING	1142 SQ. FT.
GARAGE	490 SQ. FT.
DECK	72 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

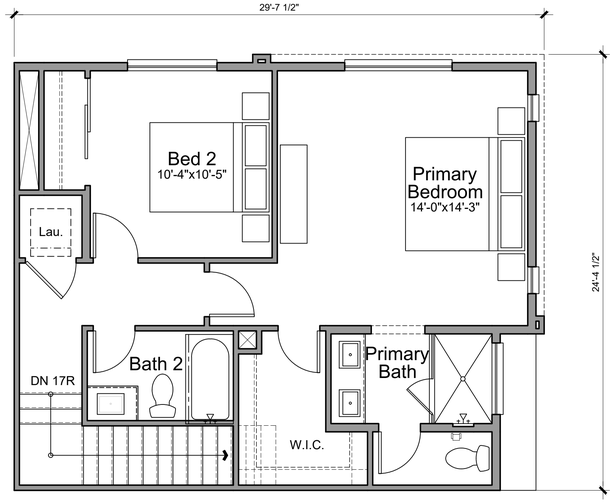
RESTAURANT ROW
SAN MARCOS, CA # 20210808

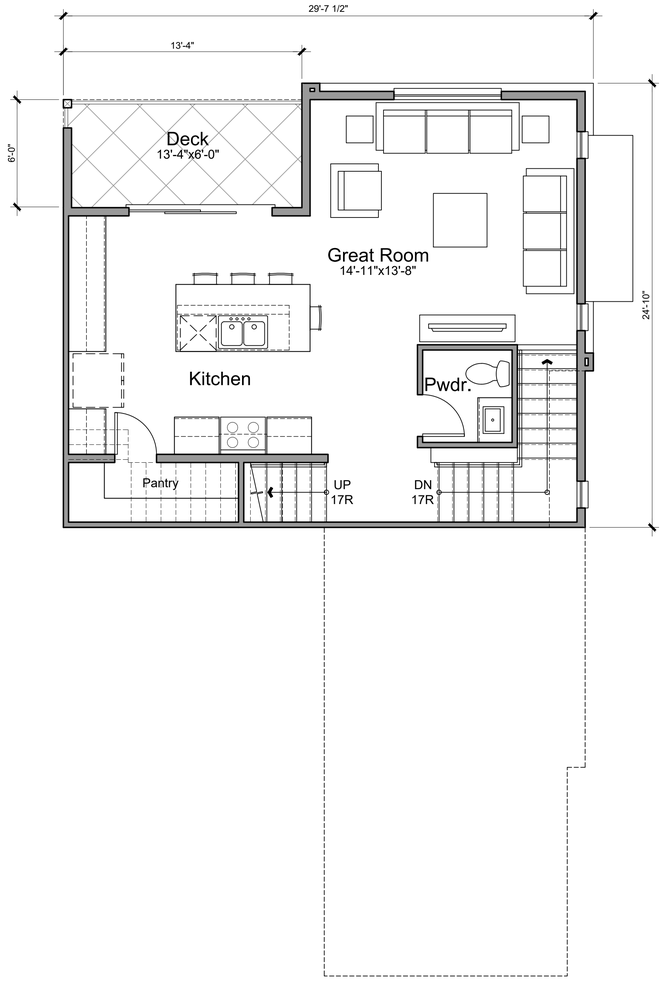
CONCEPTUAL DESIGN
AUGUST 16, 2023

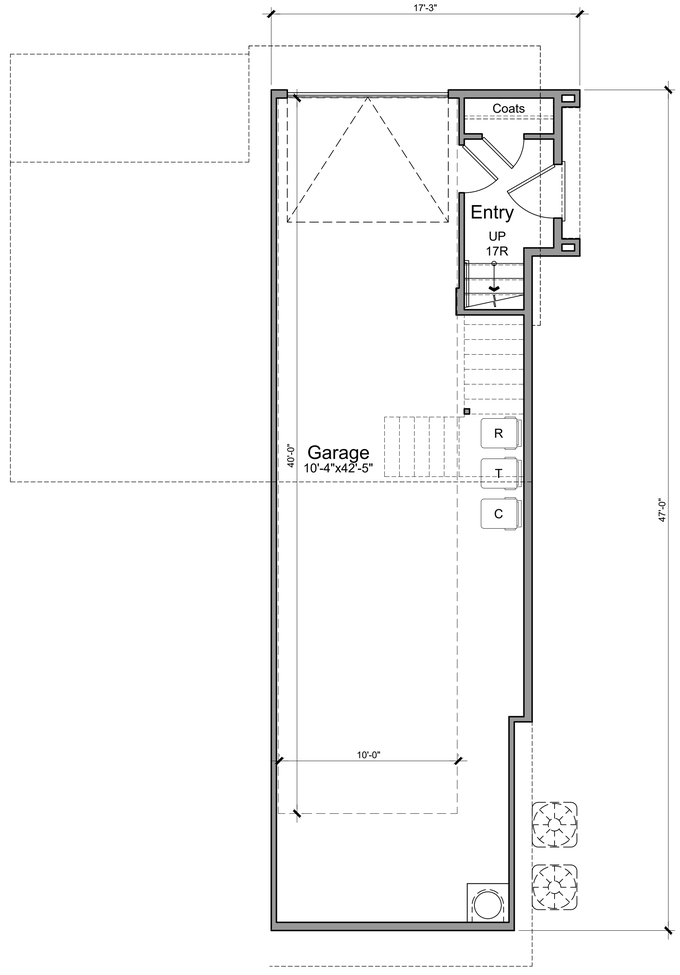
Scale: 1/4 = 1'-0"
0 2 4 8

GREENCOURT UNIT PLANS
PLAN 2

A1.26







THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

PLAN 3 NET S.F.	
2 BR/2.5 BA	
1ST FLOOR	53 SQ. FT.
2ND FLOOR	521 SQ. FT.
3RD FLOOR	640 SQ. FT.
TOTAL LIVING	1215 SQ. FT.
GARAGE	584 SQ. FT.
DECK	79 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

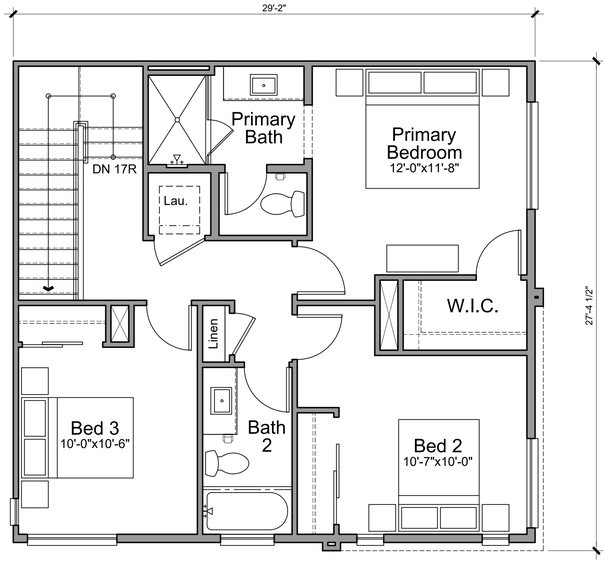
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

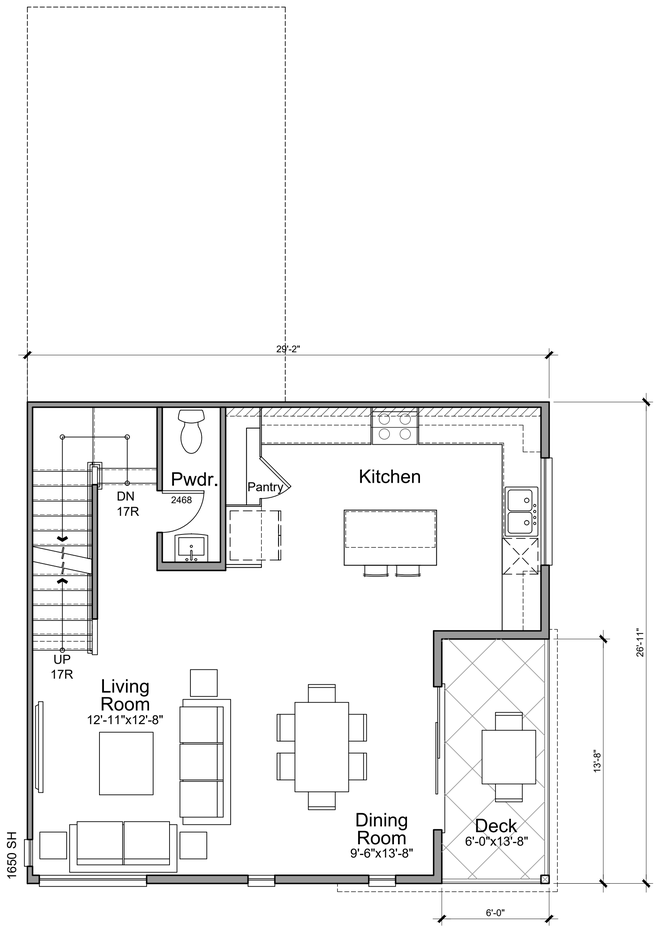
Scale: 1/4 = 1'-0"
0 2 4 8

GREENCOURT UNIT PLANS
PLAN 3

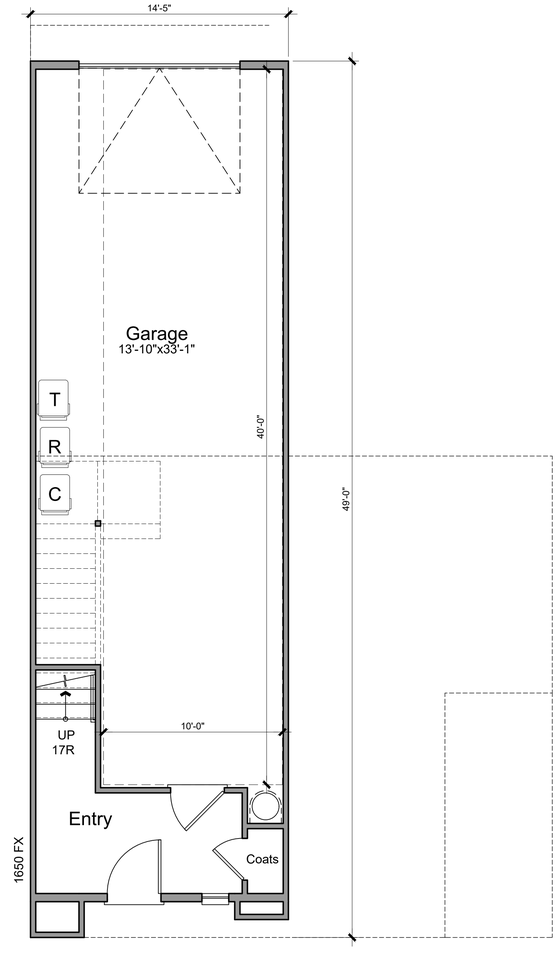
A1.27



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 4 NET S.F.	
3 BR/2.5 BA	
1ST FLOOR	96 SQ. FT.
2ND FLOOR	601 SQ. FT.
3RD FLOOR	744 SQ. FT.
TOTAL LIVING	1441 SQ. FT.
GARAGE	535 SQ. FT.
DECK	82 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

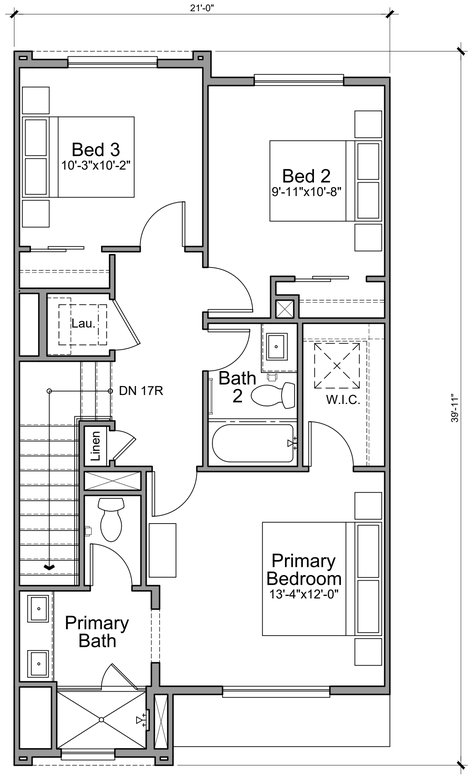
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

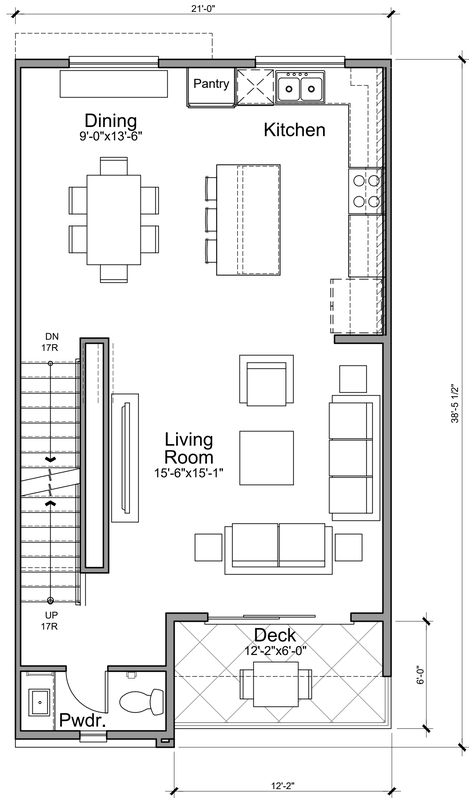
Scale: 1/4 = 1'-0"
0 2 4 8

GREENCOURT UNIT PLANS
PLAN 4

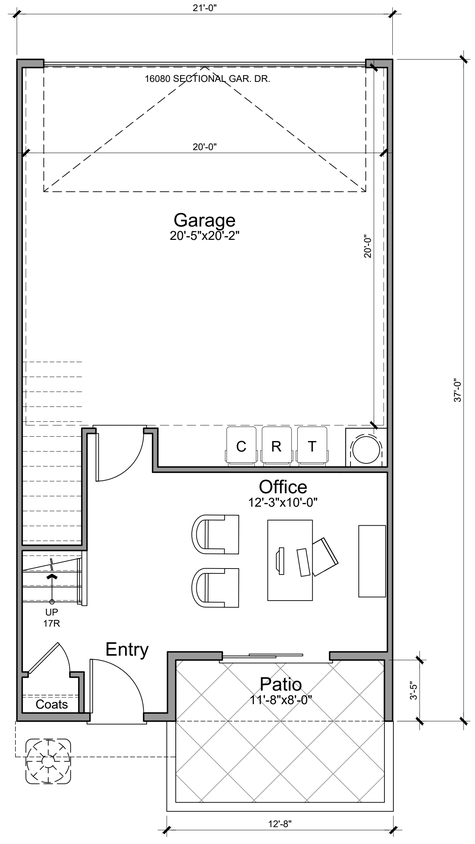
A1.28



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 5 NET S.F.	
3 BR/2.5 BA	
1ST FLOOR	253 SQ. FT.
2ND FLOOR	632 SQ. FT.
3RD FLOOR	725 SQ. FT.
TOTAL LIVING	1610 SQ. FT.
GARAGE	434 SQ. FT.
DECK	69 SQ. FT.
PATIO	93 SQ. FT.
TOTAL P.O.S.	162 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

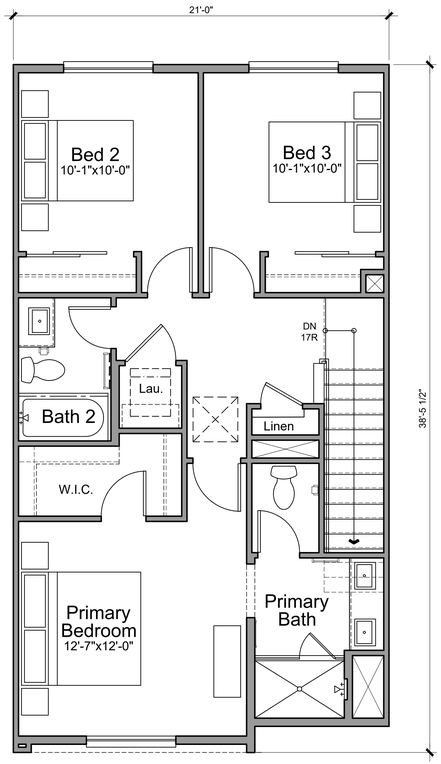
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

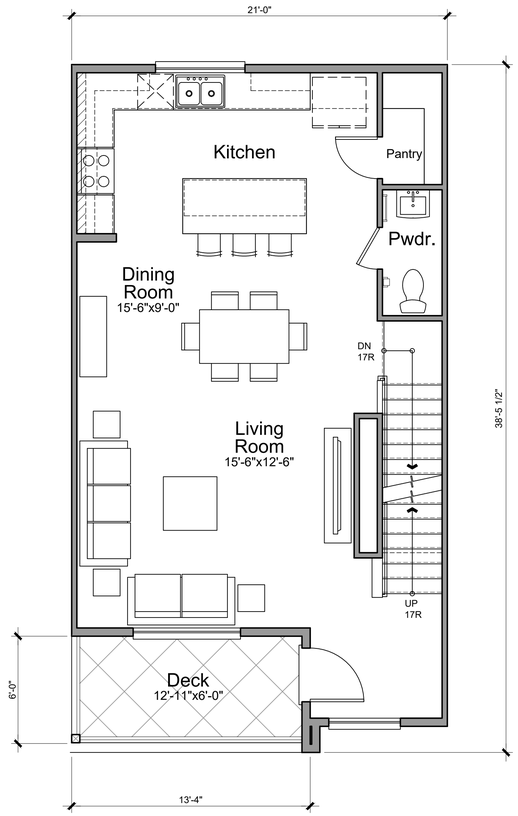
Scale: 1/4 = 1'-0"
0 2 4 8

GREENCOURT UNIT PLANS
PLAN 5

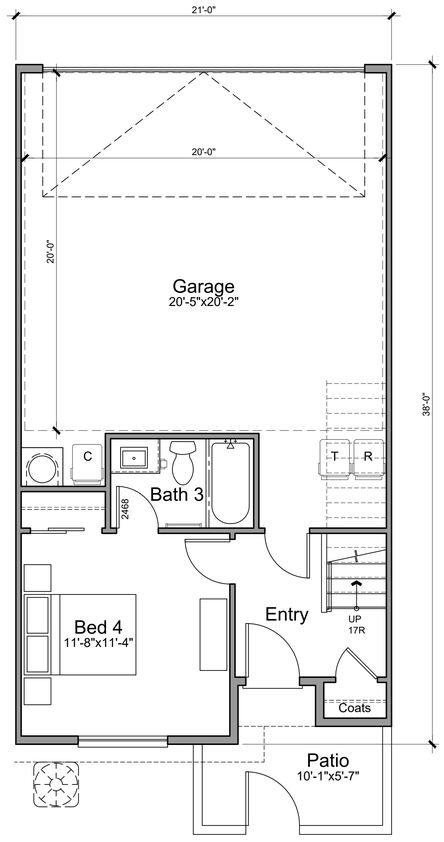
A1.29



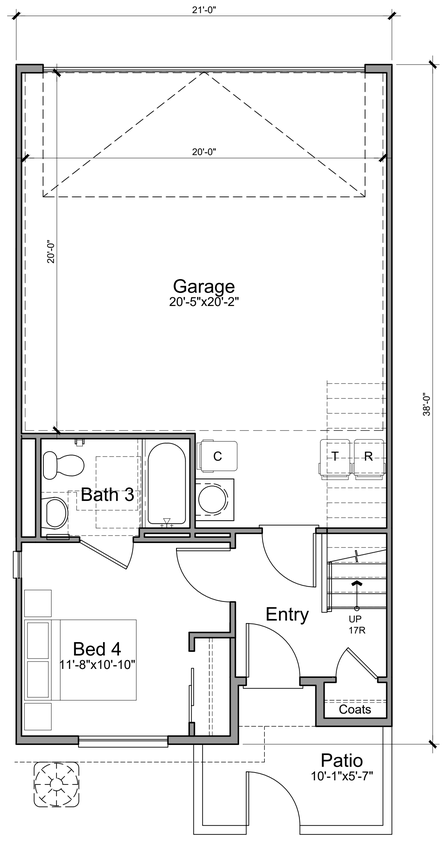
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR
ACCESSIBLE

PLAN 6 NET S.F.	
4 BR/3.5 BA	
1ST FLOOR	265 SQ. FT.
2ND FLOOR	620 SQ. FT.
3RD FLOOR	748 SQ. FT.
TOTAL LIVING	1633 SQ. FT.
GARAGE	463 SQ. FT.
DECK	75 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/4 = 1'-0"
0 2 4 8

GREENCOURT UNIT PLANS
PLAN 6

A1.30



Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

MOTORCOURT PERSPECTIVES

A2.0



ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

MOTORCOURT PERSPECTIVES

A2.1



Front Elevation



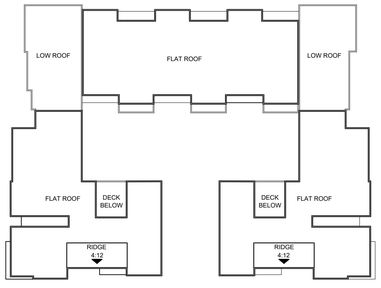
Rear Elevation

MATERIAL LEGEND STYLE 1

1	STUCCO, LIGHT SAND FINISH
2	STUCCO, SMOOTH FINISH
3	STUCCO SILL
4	VINYL WINDOWS
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	AWNING
10	METAL RAILING
11	FIBER CEMENT TRIM/FASCIA
12	CEMENTITIOUS SIDING
13	BRICK/BLOCK
14	CORRUGATED METAL - WESTERN RIB 7.2 PANEL
15	TRELLIS
16	STONE VENEER
17	FRENCH DOOR
18	GATE

COLOR LEGEND - MOTORCOURT SCHEME 1

A	STUCCO 1: SW 9562 FORTITUDE
B	STUCCO 2: SW 7757 HIGH REFLECTIVE WHITE
C	STUCCO 3: SW 2851 SAGE GREEN LIGHT
D	ENTRY DOOR 1: SW 6904 GUSTO GOLD
E	ENTRY DOOR 2: SW 6467 KENDAL GREEN
F	ACCENT: SW 7061 NIGHT OWL
G	GARAGE DOOR: SW 9164 ILLUSIVE GREEN
H	SIDING 1 - BUCKTOWN BEIGE
I	SIDING 2 - TIMBER BARK
J	BRICK 1 - CORONADO - WIRECUT BRICK - BLACK FOREST
K	BLOCK WALL - ORCO - PRECISION GRAY MW



ROOF PLAN
Scale: 1/32" = 1'-0"

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8" = 1'-0"
0 4 8 16

MOTORCOURT ELEVATIONS
SCHEME 1 - BLDG. D, I, F

A2.2



Left Elevation



Right Elevation

MATERIAL LEGEND STYLE 1

1	STUCCO, LIGHT SAND FINISH
2	STUCCO, SMOOTH FINISH
3	STUCCO SILL
4	VINYL WINDOWS
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	AWNING
10	METAL RAILING
11	FIBER CEMENT TRIM/FASCIA
12	CEMENTITIOUS SIDING
13	BRICK/BLOCK
14	CORRUGATED METAL - WESTERN RIB 7.2 PANEL
15	TRELLIS
16	STONE VENEER
17	FRENCH DOOR
18	GATE

COLOR LEGEND - MOTORCOURT SCHEME 1

A	STUCCO 1: SW 9562 FORTITUDE
B	STUCCO 2: SW 7757 HIGH REFLECTIVE WHITE
C	STUCCO 3: SW 2851 SAGE GREEN LIGHT
D	ENTRY DOOR 1: SW 6904 GUSTO GOLD
E	ENTRY DOOR 2: SW 6467 KENDAL GREEN
F	ACCENT: SW 7061 NIGHT OWL
G	GARAGE DOOR: SW 9164 ILLUSIVE GREEN
H	SIDING 1 - BUCKTOWN BEIGE
I	SIDING 2 - TIMBER BARK
J	BRICK 1 - CORONADO - WIRECUT BRICK - BLACK FOREST
K	BLOCK WALL - ORCO - PRECISION GRAY MW

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8" = 1'-0"
0 4 8 16

MOTORCOURT ELEVATIONS
SCHEME 1 - BLDG. D, I, F

A2.3



Front Elevation



Rear Elevation

MATERIAL LEGEND STYLE 1

1	STUCCO, LIGHT SAND FINISH
2	STUCCO, SMOOTH FINISH
3	STUCCO SILL
4	VINYL WINDOWS
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	AWNING
10	METAL RAILING
11	FIBER CEMENT TRIM/FASCIA
12	CEMENTITIOUS SIDING
13	BRICK/BLOCK
14	CORRUGATED METAL - WESTERN RIB 7.2 PANEL
15	TRELLIS
16	STONE VENEER
17	FRENCH DOOR
18	GATE

COLOR LEGEND - MOTORCOURT SCHEME 2

A	STUCCO 1: SW 9547 VESSEL
B	STUCCO 2: SW 7014 ELDER WHITE
C	STUCCO 3: SW 7018 DOVETAIL
D	ENTRY DOOR 1: SW 6517 REGATTA
E	ENTRY DOOR 2: SW 6636 HUSKY ORANGE
F	ACCENT: SW 7061 NIGHT OWL
G	GARAGE DOOR: SW 7650 ELLIE GRAY
H	SIDING 1 - NEW LUMBER
I	SIDING 2 - BURNT TOFFEE
J	BRICK 1 - CORONADO - WIRECUT BRICK - COTTONWOOD
K	STUCCO 4 - SW 7069 IRON ORE
L	BLOCK WALL - ORCO - PRECISION GRAY MW



ROOF PLAN
Scale: 1/32" = 1'-0"

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8" = 1'-0"
0 4 8 16

MOTORCOURT ELEVATIONS
SCHEME 2 - BLDG. H, E, J

A2.4



Left Elevation



Right Elevation

MATERIAL LEGEND STYLE 1

1	STUCCO, LIGHT SAND FINISH
2	STUCCO, SMOOTH FINISH
3	STUCCO SILL
4	VINYL WINDOWS
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	AWNING
10	METAL RAILING
11	FIBER CEMENT TRIM/FASCIA
12	CEMENTITIOUS SIDING
13	BRICK/BLOCK
14	CORRUGATED METAL - WESTERN RIB 7.2 PANEL
15	TRELLIS
16	STONE VENEER
17	FRENCH DOOR
18	GATE

COLOR LEGEND - MOTORCOURT SCHEME 2

A	STUCCO 1: SW 9547 VESSEL
B	STUCCO 2: SW 7014 ELDER WHITE
C	STUCCO 3: SW 7018 DOVETAIL
D	ENTRY DOOR 1: SW 6517 REGATTA
E	ENTRY DOOR 2: SW 6636 HUSKY ORANGE
F	ACCENT: SW 7061 NIGHT OWL
G	GARAGE DOOR: SW 7650 ELLIE GRAY
H	SIDING 1 - NEW LUMBER
I	SIDING 2 - BURNT TOFFEE
J	BRICK 1 - CORONADO - WIRECUT BRICK - COTTONWOOD
K	STUCCO 4 - SW 7069 IRON ORE
L	BLOCK WALL - ORCO - PRECISION GRAY MW

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8" = 1'-0"
0 4 8 16

MOTORCOURT ELEVATIONS
SCHEME 2 - BLDG. H, E, J

A2.5



FIRST FLOOR

*REFER TO LANDSCAPE/CIVIL DRAWINGS FOR PATIO WALL VARIATIONS

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

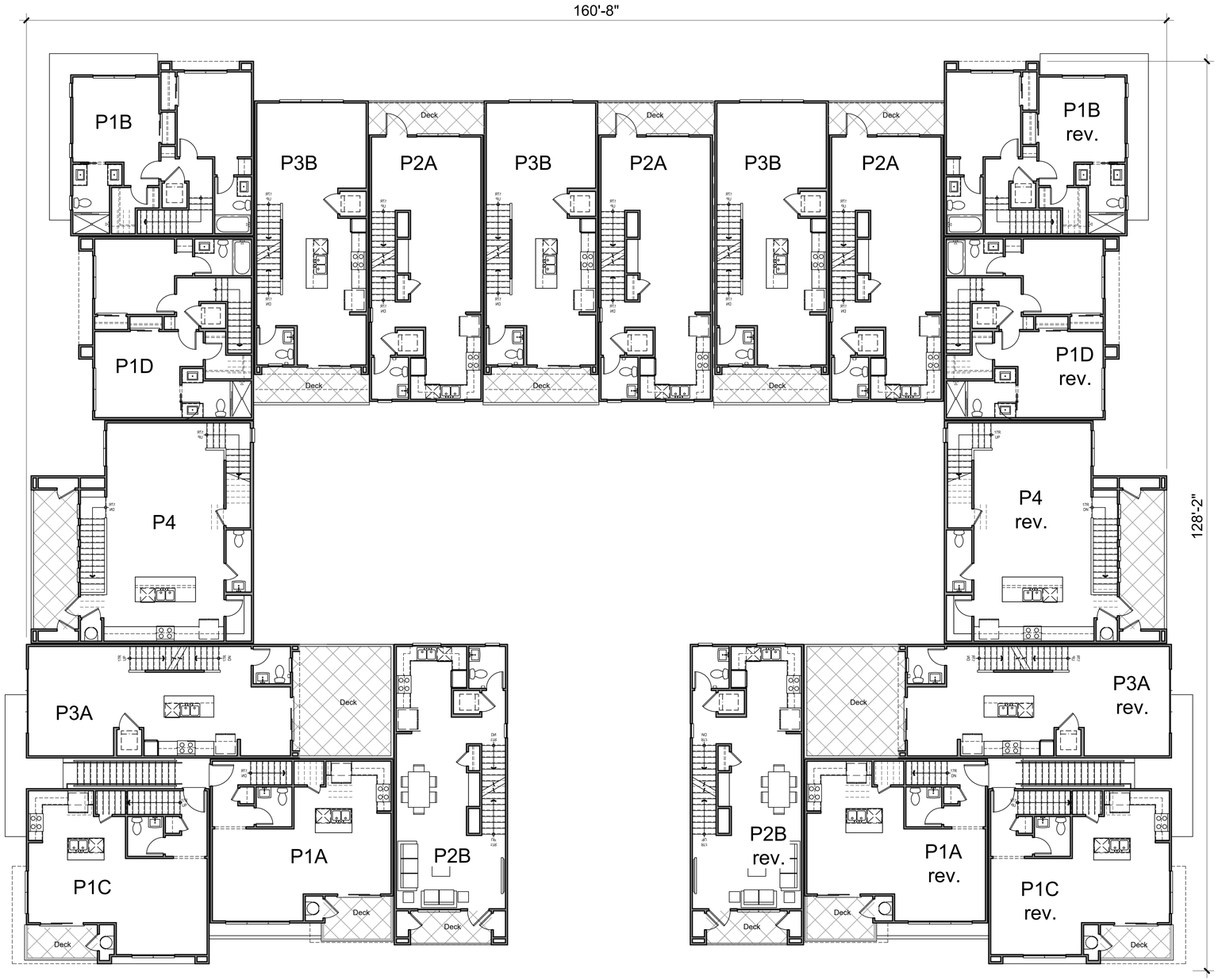
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8 = 1'-0"
0 4 8 16

MOTORCOURT BUILDING PLANS
FIRST FLOOR - BLDG. D, E, F, H, I , J

A2.6



SECOND FLOOR

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8 = 1'-0"
0 4 8 16

MOTORCOURT BUILDING PLANS
SECOND FLOOR - BLDG. D, E, F, H, I , J

A2.7



THIRD FLOOR

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

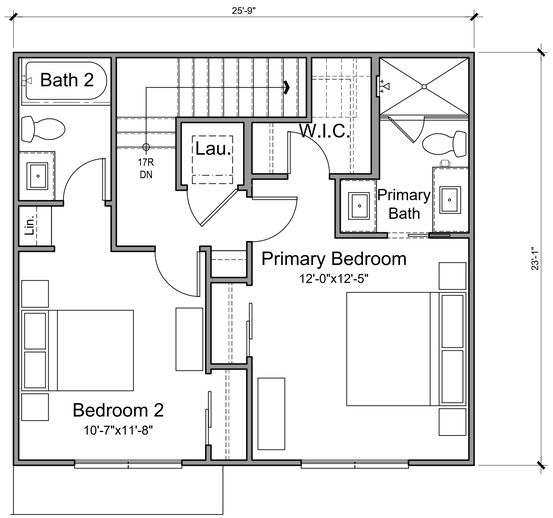
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

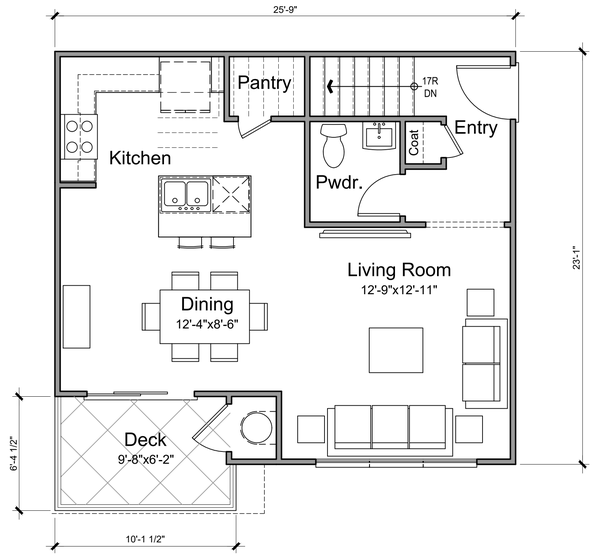
Scale: 1/8 = 1'-0"
0 4 8 16

MOTORCOURT BUILDING PLANS
THIRD FLOOR - BLDG. D, E, F, H, I , J

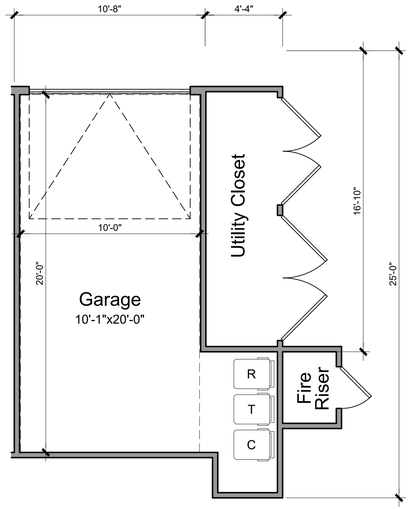
A2.8



THIRD FLOOR / UPPER LEVEL



SECOND FLOOR / LOWER LEVEL



FIRST FLOOR REMOTE GARAGE
(1 OPEN PARKING SPOT PROVIDED ON SITE)



KEY PLANS

PLAN 1A NET S.F.	
2 BR/1.5 BA	
1ST FLOOR	N/A
2ND FLOOR	518 SQ. FT.
3RD FLOOR	515 SQ. FT.
TOTAL LIVING	1033 SQ. FT.
GARAGE	202 SQ. FT.
DECK	60 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

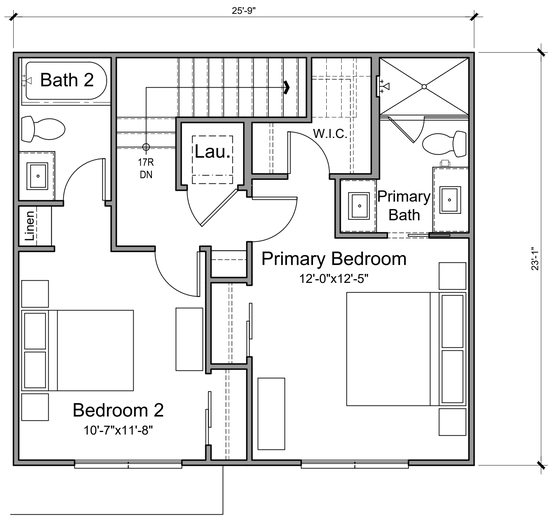
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/4 = 1'-0"
0 2 4 8

MOTORCOURT UNIT PLANS
PLAN 1A

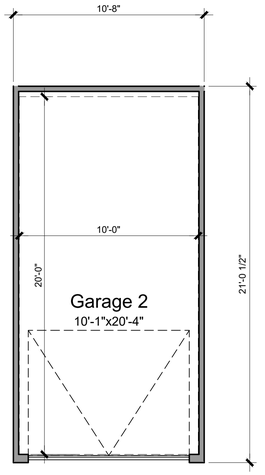
A2.9

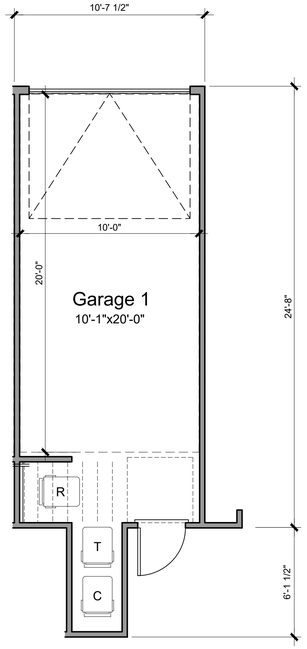


SECOND FLOOR / UPPER LEVEL



FIRST FLOOR / LOWER LEVEL





2 SEPARATE REMOTE SINGLE CAR GARAGES

FIRST FLOOR



KEY PLANS

PLAN 1B ACCESSIBLE NET S.F.	
2 BR/1.5 BA	
1ST FLOOR	N/A
2ND FLOOR	518 SQ. FT.
3RD FLOOR	515 SQ. FT.
TOTAL LIVING	1033 SQ. FT.
GARAGE 1	204 SQ. FT.
GARAGE 2	205 SQ. FT.
DECK	37 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

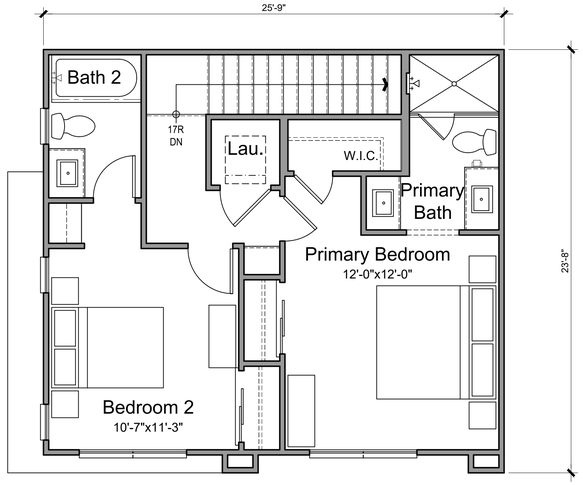
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

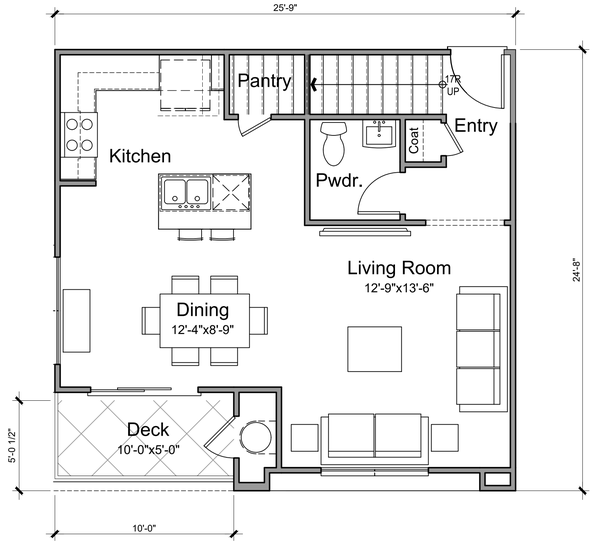
Scale: 1/4 = 1'-0"
0 2 4 8

MOTORCOURT UNIT PLANS
PLAN 1B

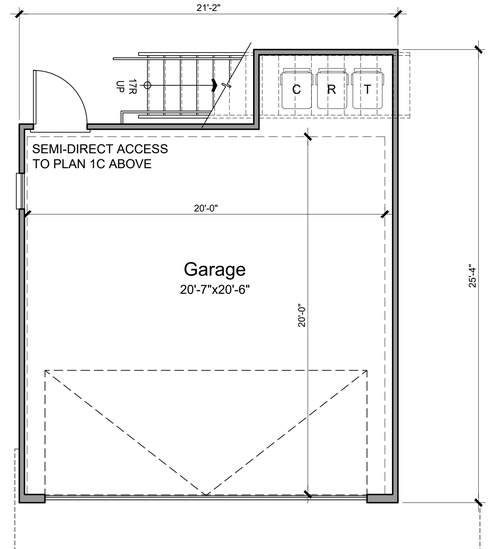
A2.10



THIRD FLOOR / UPPER LEVEL



SECOND FLOOR / LOWER LEVEL



FIRST FLOOR GARAGE
(UNDER PLAN 1C)



KEY PLANS

PLAN 1C NET S.F.	
2 BR/2.5 BA	
1ST FLOOR	N/A
2ND FLOOR	518 SQ. FT.
3RD FLOOR	515 SQ. FT.
TOTAL LIVING	1033 SQ. FT.
GARAGE	451 SQ. FT.
DECK	45 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

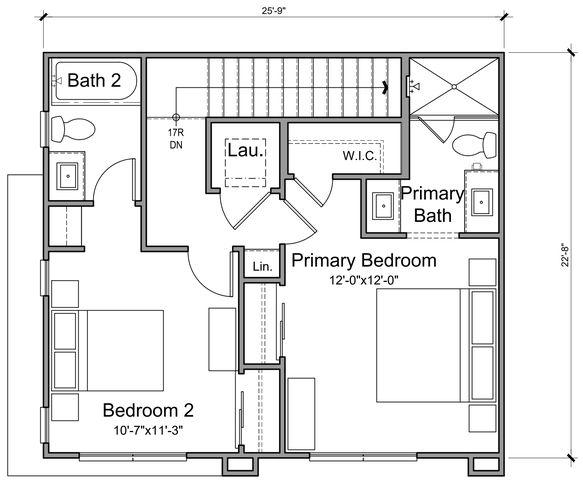
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

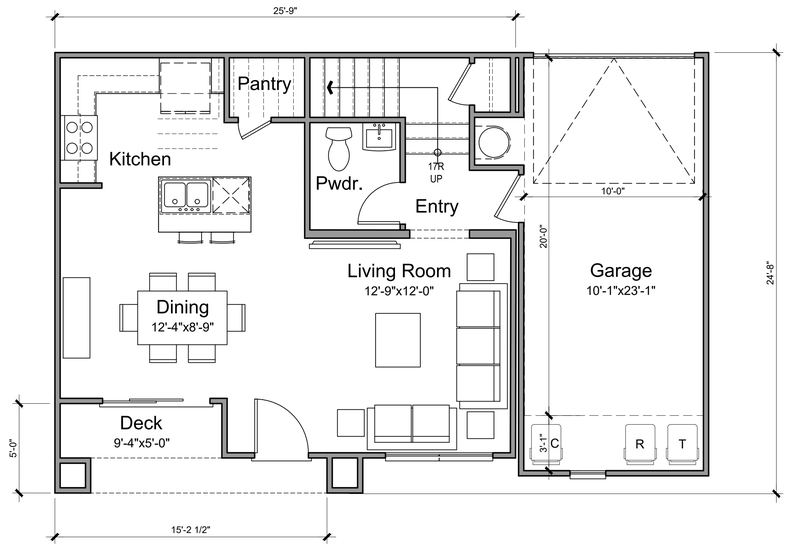
Scale: 1/4 = 1'-0"
0 2 4 8

MOTORCOURT UNIT PLANS
PLAN 1C

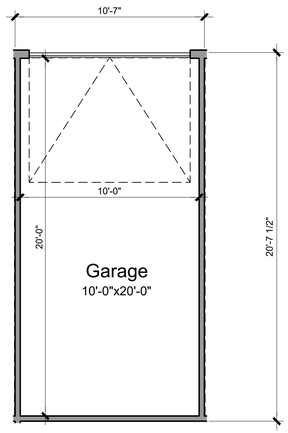
A2.11



SECOND FLOOR / UPPER LEVEL



FIRST FLOOR / LOWER LEVEL



FIRST FLOOR REMOTE GARAGE



KEY PLANS

PLAN 1D NET S.F.	
2 BR/2.5 BA	
1ST FLOOR	N/A
2ND FLOOR	518 SQ. FT.
3RD FLOOR	515 SQ. FT.
TOTAL LIVING	1033 SQ. FT.
GARAGE	204 SQ. FT.
DECK	45 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

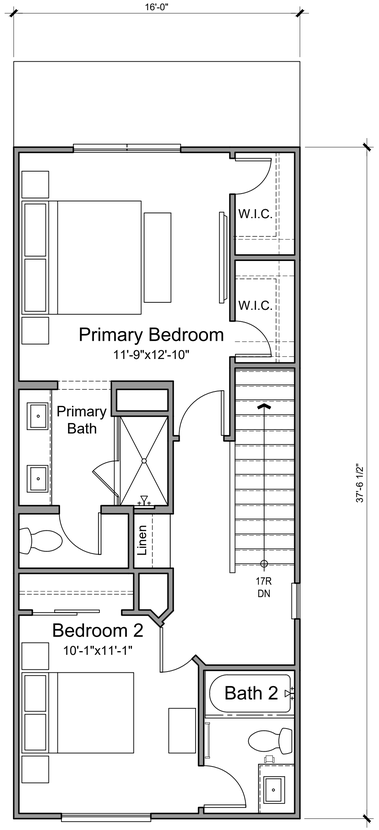
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

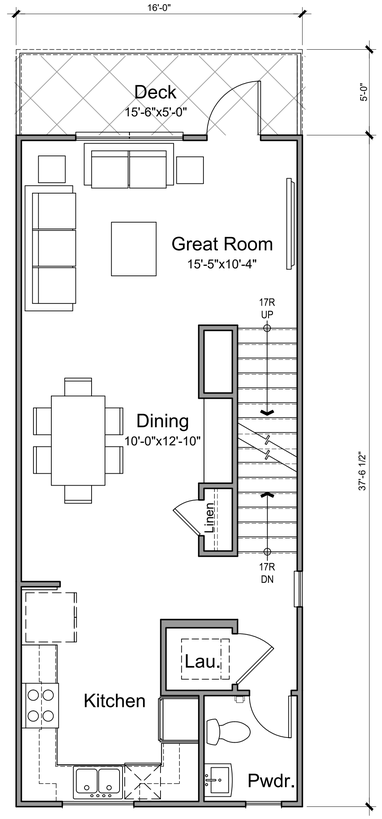
Scale: 1/4 = 1'-0"
0 2 4 8

MOTORCOURT UNIT PLANS
PLAN 1D

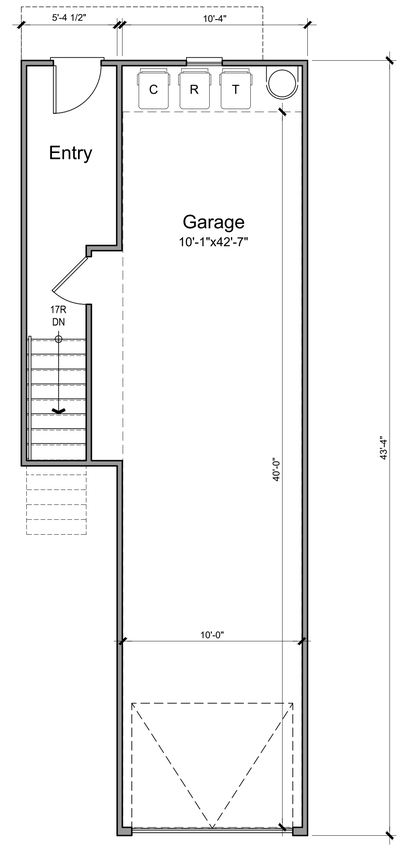
A2.12



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



KEY PLANS

PLAN 2A NET S.F.	
2 BR/2.5 BA	
1ST FLOOR	112 SQ. FT.
2ND FLOOR	570 SQ. FT.
3RD FLOOR	533 SQ. FT.
TOTAL LIVING	1215 SQ. FT.
GARAGE	428 SQ. FT.
DECK	69 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

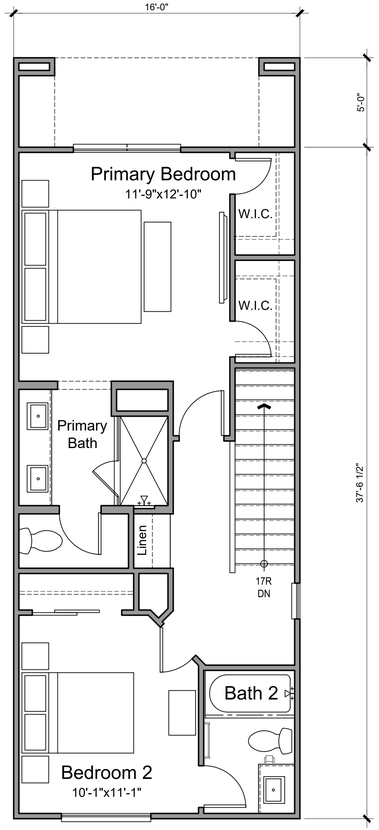
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

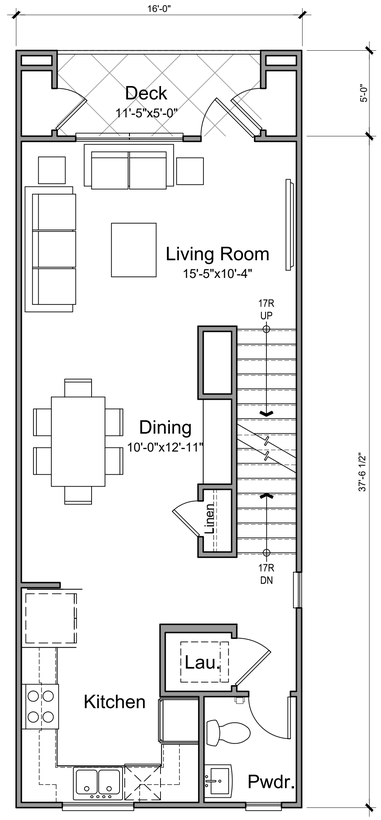
Scale: 1/4 = 1'-0"
0 2 4 8

MOTORCOURT UNIT PLANS
PLAN 2A

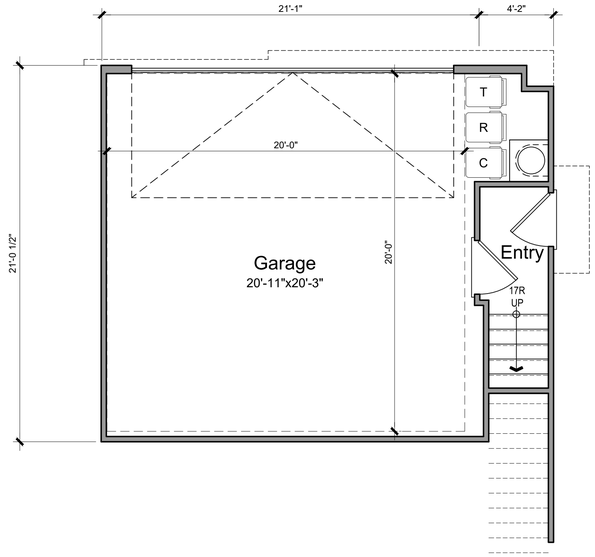
A2.13



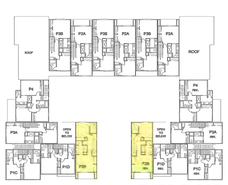
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR


THIRD FLOOR


SECOND FLOOR


FIRST FLOOR

KEY PLANS

PLAN 2B NET S.F.	
2 BR/2.5 BA	
1ST FLOOR	112 SQ. FT.
2ND FLOOR	570 SQ. FT.
3RD FLOOR	533 SQ. FT.
TOTAL LIVING	1215 SQ. FT.
GARAGE	423 SQ. FT.
DECK	69 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

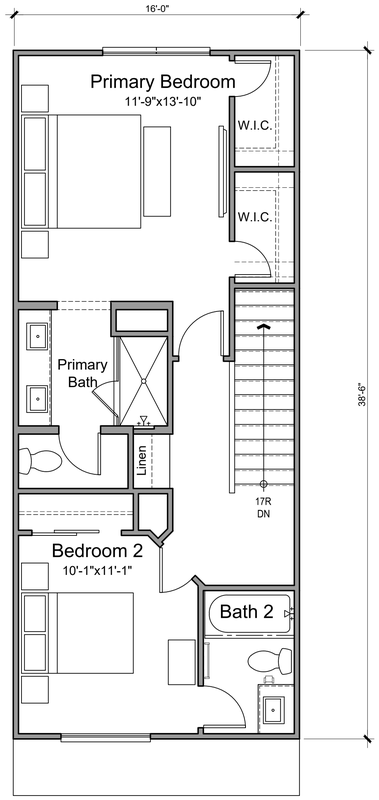
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

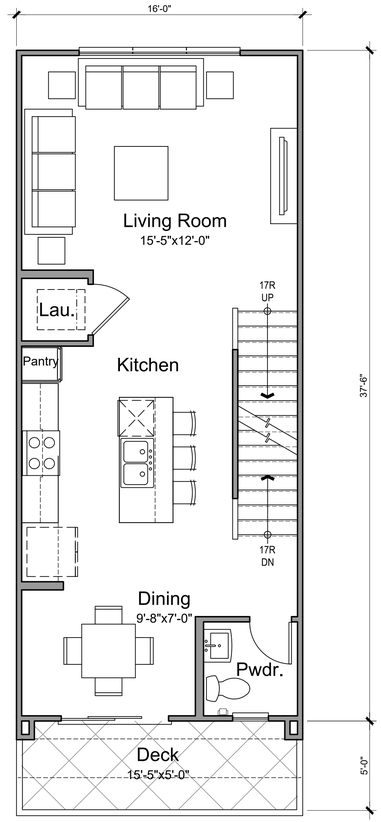
Scale: 1/4 = 1'-0"
0 2 4 8

MOTORCOURT UNIT PLANS
PLAN 2B

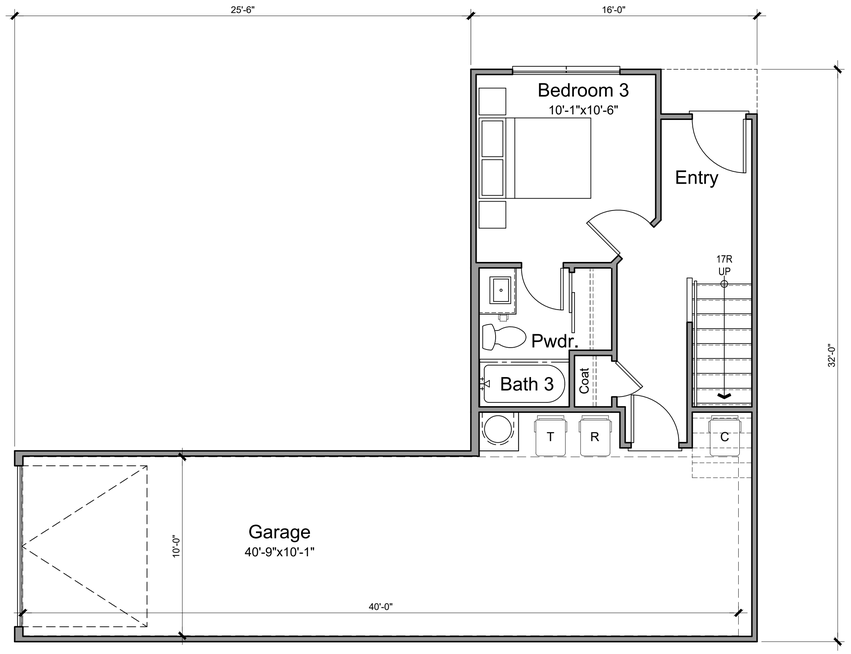
A2.14



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



KEY PLANS

PLAN 3A NET S.F.	
3 BR/3.5 BA	
1ST FLOOR	292 SQ. FT.
2ND FLOOR	569 SQ. FT.
3RD FLOOR	551 SQ. FT.
TOTAL LIVING	1412 SQ. FT.
GARAGE	432 SQ. FT.
DECK	76 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

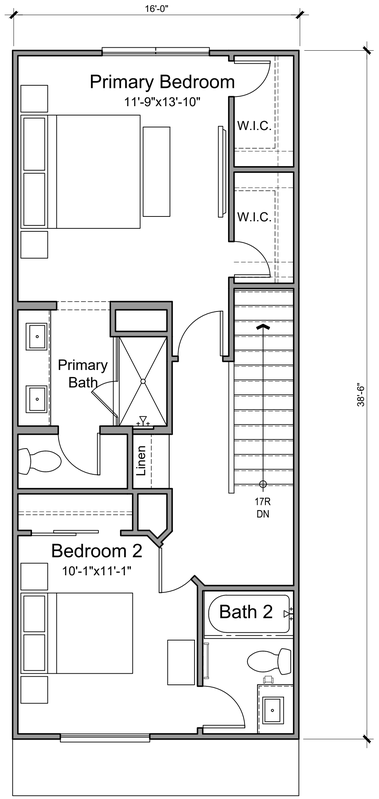
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

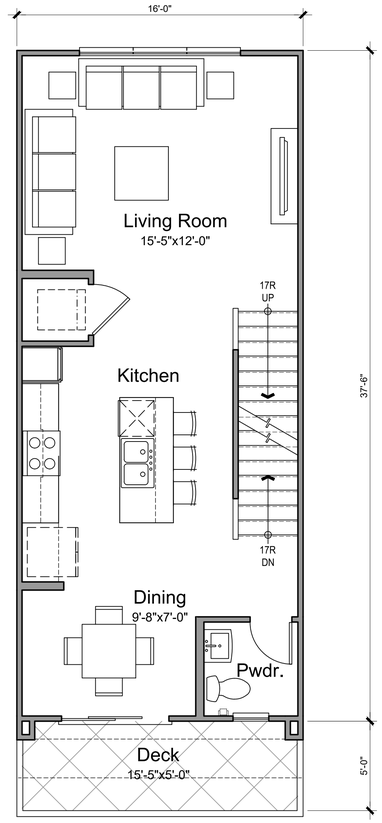
Scale: 1/4 = 1'-0"
0 2 4 8

MOTORCOURT UNIT PLANS
PLAN 3A

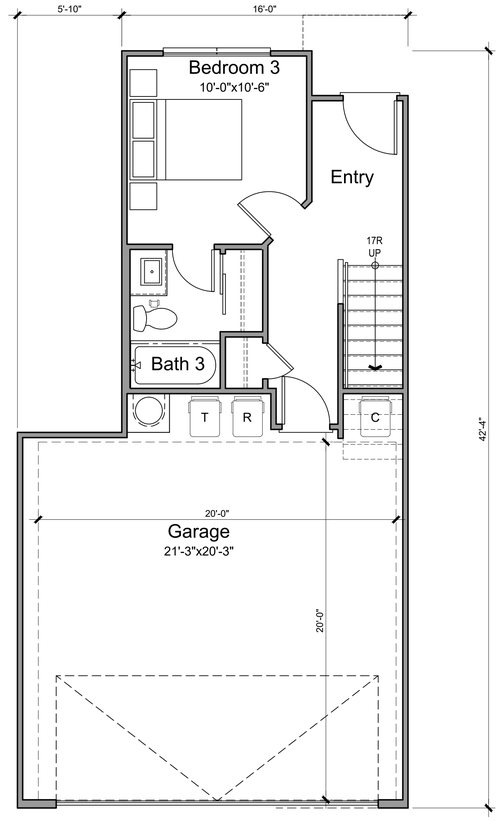
A2.15



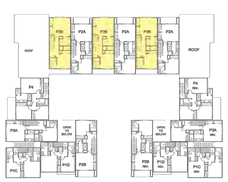
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

KEY PLANS

PLAN 3B NET S.F.	
3 BR/3.5 BA	
1ST FLOOR	292 SQ. FT.
2ND FLOOR	569 SQ. FT.
3RD FLOOR	551 SQ. FT.
TOTAL LIVING	1412 SQ. FT.
GARAGE	460 SQ. FT.
DECK	76 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

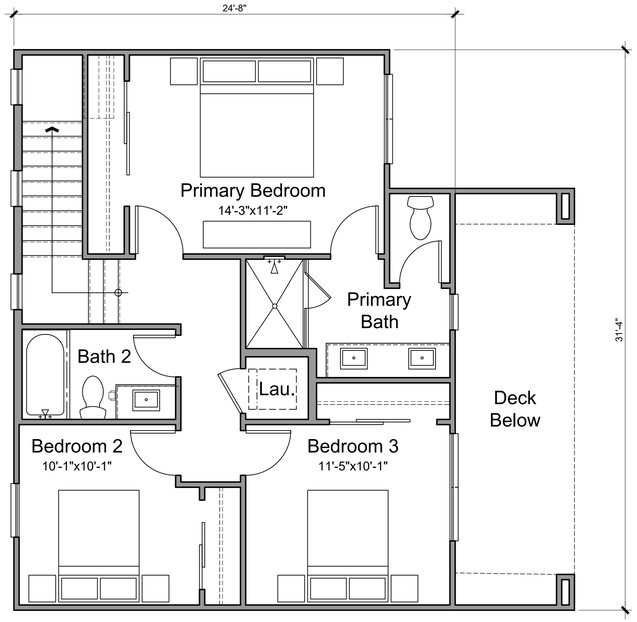
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

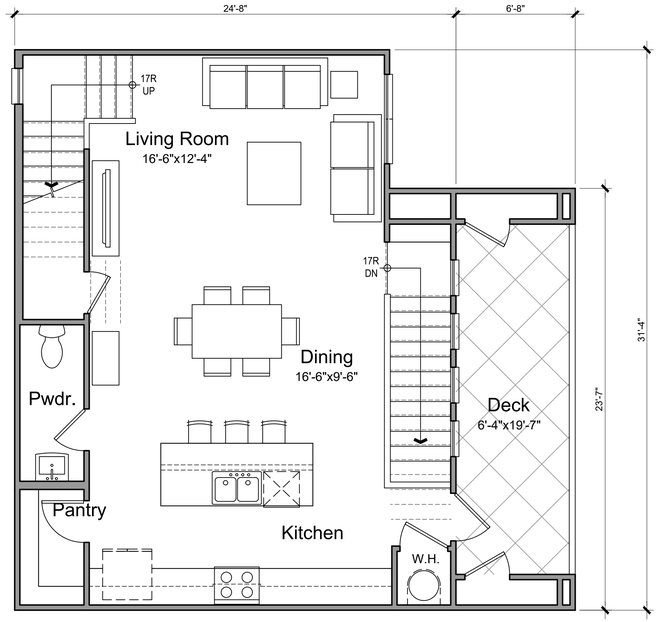
Scale: 1/4 = 1'-0"
0 2 4 8

MOTORCOURT UNIT PLANS
PLAN 3B

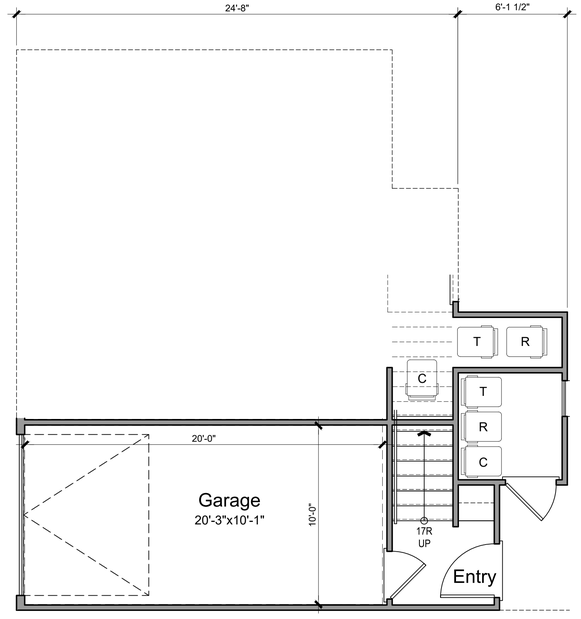
A2.16



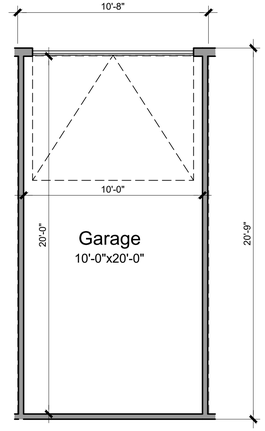
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR
REMOTE GARAGE



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

KEY PLANS

PLAN 4 NET S.F.	
3 BR/2.5 BA	
1ST FLOOR	67 SQ. FT.
2ND FLOOR	591 SQ. FT.
3RD FLOOR	709 SQ. FT.
TOTAL LIVING	1367 SQ. FT.
GARAGE	204 SQ. FT.
REMOTE GARAGE	200 SQ. FT.
DECK	124 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/4 = 1'-0"
0 2 4 8

MOTORCOURT UNIT PLANS
PLAN 4

A2.17



ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

MIXED - USE PERSPECTIVES
CORNER COMMERCIAL OFF SAN MARCOS BLVD.

A3.0



ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

MIXED - USE PERSPECTIVES
MID-BLOCK COMMERCIAL OFF SAN MARCOS BLVD.

A3.1



ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

MIXED - USE PERSPECTIVES
TOWNHOMES & COMMERCIAL OFF SAN MARCOS BLVD.

A3.2



ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

MIXED - USE PERSPECTIVES
PARKSIDE COMMERICAL

A3.3



Elevation at Adjacent Parking Lot

MIXED-USE: COMMERCIAL | PRIVATE DRIVE | MOTORCOURT BUILDING | FRONT STREET ROWTOWNS | MIXED USE: COMMERCIAL + TOWN OVER COMMERCIAL | PARK

BUILDING C | BUILDING G



Elevation at San Marcos Blvd.

FRONT STREET ROWTOWNS | MOTORCOURT BUILDING | PRIVATE DRIVE | FRONT STREET ROWTOWNS | MIXED USE: COMMERCIAL + TOWN OVER COMMERCIAL | FRONT STREET ROWTOWNS | MIXED USE: COMMERCIAL + TOWN OVER COMMERCIAL

BUILDING A | BUILDING B | BUILDING C

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

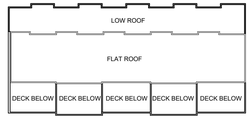
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/32= 1'-0"
0 16 32 64

MIXED - USE ELEVATIONS
SAN MARCOS BLVD. & ADJACENT LOT ELEVATIONS

A3.4



Roof Plan
Scale: 1/32" = 1'-0"



Left Elevation

FRONT STREET ROWTOWNS



Front Elevation

FRONT STREET ROWTOWNS



Right Elevation

FRONT STREET ROWTOWNS



Rear Elevation

FRONT STREET ROWTOWNS

MATERIAL LEGEND STYLE 1

1	STUCCO, LIGHT SAND FINISH
2	STUCCO, SMOOTH FINISH
3	STUCCO SILL
4	VINYL WINDOWS
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	AWNING
10	METAL RAILING
11	FIBER CEMENT TRIM/FASCIA
12	CEMENTITIOUS SIDING
13	BRICK
14	TREX CLADDING
15	TRELLIS
16	PRECISION BLOCK
17	ROLL/FOLD UP DOOR
18	GATE - TREX
19	ALUMINUM STOREFRONT
20	CORRUGATED METAL - WESTERN RIB 7.2 PANEL

COLOR LEGEND - MIXED USE TOWNHOMES / RETAIL

A	STUCCO 1: SW 9570 IRONCLAD
B	STUCCO 2: SW 6145 THATCH BROWN
C	STUCCO 3A: SW 7650 ELLIE GRAY
D	STUCCO 3B: SW 7757 HIGH REFLECTIVE WHITE
E	ENTRY DOOR 1: SW 9059 SILKEN PEACOCK
F	ACCENT/STOREFRONT: SW 6990 CAVIAR
G	GARAGE DOOR: SW 9570 IRONCLAD
H	BLOCK WALL - ORCO - PRECISION GRAY MW
I	BRICK 1: CORONADO - WIRECUT BRICK - COTTONWOOD
J	NOT USED
K	BRICK 2: CORONADO - SICILIAN BRICK - MARSALA BLEND
L	NOT USED
M	TREX CLADDING - TIKI TORCH
N	7/8 INCH - SLATE GRAY
O	7/8 INCH - COPPER PENNY
P	TREX CLADDING - BISCAYNE
Q	WESTLAKE NICKLEGAP SHIPLAP SW 7069 IRON ORE
R	TREX CLADDING - HAVANA GOLD
S	BOARD & BATTEN - HARDIE - LIGHT MIST
T	BOARD & BATTEN - HARDIE - TIMBER BARK

HISTORIC/RE-PURPOSED MATERIALS - RETAIL

1A	ART/FEATURE WALL (DESIGN TBD)
2A	TIMBER (REPRESENTATIVE)
3A	IRON WORK (REPRESENTATIVE)

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8 = 1'-0"
0 4 8 16

FRONT STREET ROWTOWNS ELEVATIONS
BUILDING A

A3.5



Roof Plan
Scale: 1/32" = 1'-0"



Left Elevation



Front Elevation

FRONT STREET ROWTOWNS | FRONT STREET ROWTOWNS | MIXED USE: COMMERCIAL + TOWN OVER COMMERCIAL



Right Elevation



Rear Elevation

FRONT STREET ROWTOWNS | MIXED USE: COMMERCIAL + TOWN OVER COMMERCIAL | FRONT STREET ROWTOWNS

MATERIAL LEGEND STYLE 1

1	STUCCO, LIGHT SAND FINISH
2	STUCCO, SMOOTH FINISH
3	STUCCO SILL
4	VINYL WINDOWS
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	AWNING
10	METAL RAILING
11	FIBER CEMENT TRIM/FASCIA
12	CEMENTITIOUS SIDING
13	BRICK
14	TREX CLADDING
15	TRELLIS
16	PRECISION BLOCK
17	ROLL/FOLD UP DOOR
18	GATE - TREX
19	ALUMINUM STOREFRONT
20	CORRUGATED METAL - WESTERN RIB 7.2 PANEL

COLOR LEGEND - MIXED USE TOWNHOMES / RETAIL

A	STUCCO 1: SW 9570 IRONCLAD
B	STUCCO 2: SW 6145 THATCH BROWN
C	STUCCO 3A: SW 7650 ELLIE GRAY
D	STUCCO 3B: SW 7757 HIGH REFLECTIVE WHITE
E	ENTRY DOOR 1: SW 9059 SILKEN PEACOCK
F	ACCENT/STOREFRONT: SW 6990 CAVIAR
G	GARAGE DOOR: SW 9570 IRONCLAD
H	BLOCK WALL - ORCO - PRECISION GRAY MW
I	BRICK 1: CORONADO - WIRECUT BRICK - COTTONWOOD
J	NOT USED
K	BRICK 2: CORONADO - SICILIAN BRICK - MARSALA BLEND
L	NOT USED
M	TREX CLADDING - TIKI TORCH
N	7/8 INCH - SLATE GRAY
O	7/8 INCH - COPPER PENNY
P	TREX CLADDING - BISCAYNE
Q	WESTLAKE NICKLEGAP SHIPLAP SW 7069 IRON ORE
R	TREX CLADDING - HAVANA GOLD
S	BOARD & BATTEN - HARDIE - LIGHT MIST
T	BOARD & BATTEN - HARDIE - TIMBER BARK

HISTORIC/RE-PURPOSED MATERIALS - RETAIL

1A	ART/FEATURE WALL (DESIGN TBD)
2A	TIMBER (REPRESENTATIVE)
3A	IRON WORK (REPRESENTATIVE)

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8 = 1'-0"
0 4 8 16

MIXED - USE ELEVATIONS
BUILDING B

A3.6



Roof Plan
Scale: 1/32" = 1'-0"



Front Elevation



Rear Elevation

MATERIAL LEGEND STYLE 1

1	STUCCO, LIGHT SAND FINISH
2	STUCCO, SMOOTH FINISH
3	STUCCO SILL
4	VINYL WINDOWS
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	AWNING
10	METAL RAILING
11	FIBER CEMENT TRIM/FASCIA
12	CEMENTITIOUS SIDING
13	BRICK
14	TREX CLADDING
15	TRELLIS
16	PRECISION BLOCK
17	ROLL/FOLD UP DOOR
18	GATE - TREX
19	ALUMINUM STOREFRONT
20	CORRUGATED METAL - WESTERN RIB 7.2 PANEL

COLOR LEGEND - MIXED USE TOWNHOMES / RETAIL

A	STUCCO 1: SW 9570 IRONCLAD
B	STUCCO 2: SW 6145 THATCH BROWN
C	STUCCO 3A: SW 7650 ELLIE GRAY
D	STUCCO 3B: SW 7757 HIGH REFLECTIVE WHITE
E	ENTRY DOOR 1: SW 9059 SILKEN PEACOCK
F	ACCENT/STOREFRONT: SW 6990 CAVIAR
G	GARAGE DOOR: SW 9570 IRONCLAD
H	BLOCK WALL - ORCO - PRECISION GRAY MW
I	BRICK 1: CORONADO - WIRECUT BRICK - COTTONWOOD
J	NOT USED
K	BRICK 2: CORONADO - SICILIAN BRICK - MARSALA BLEND
L	NOT USED
M	TREX CLADDING - TIKI TORCH
N	7/8 INCH - SLATE GRAY
O	7/8 INCH - COPPER PENNY
P	TREX CLADDING - BISCAYNE
Q	WESTLAKE NICKLEGAP SHIPLAP SW 7069 IRON ORE
R	TREX CLADDING - HAVANA GOLD
S	BOARD & BATTEN - HARDIE - LIGHT MIST
T	BOARD & BATTEN - HARDIE - TIMBER BARK

HISTORIC/RE-PURPOSED MATERIALS - RETAIL

1A	ART/FEATURE WALL (DESIGN TBD)
2A	TIMBER (REPRESENTATIVE)
3A	IRON WORK (REPRESENTATIVE)

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8 = 1'-0"
0 4 8 16

MIXED - USE ELEVATIONS
BUILDING G (AT THE PARK)

A3.7



Left Elevation



Right Elevation

MATERIAL LEGEND STYLE 1

1	STUCCO, LIGHT SAND FINISH
2	STUCCO, SMOOTH FINISH
3	STUCCO SILL
4	VINYL WINDOWS
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	AWNING
10	METAL RAILING
11	FIBER CEMENT TRIM/FASCIA
12	CEMENTITIOUS SIDING
13	BRICK
14	TREX CLADDING
15	TRELLIS
16	PRECISION BLOCK
17	ROLL/FOLD UP DOOR
18	GATE - TREX
19	ALUMINUM STOREFRONT
20	CORRUGATED METAL - WESTERN RIB 7.2 PANEL

COLOR LEGEND - MIXED USE TOWNHOMES / RETAIL

A	STUCCO 1: SW 9570 IRONCLAD
B	STUCCO 2: SW 6145 THATCH BROWN
C	STUCCO 3A: SW 7650 ELLIE GRAY
D	STUCCO 3B: SW 7757 HIGH REFLECTIVE WHITE
E	ENTRY DOOR 1: SW 9059 SILKEN PEACOCK
F	ACCENT/STOREFRONT: SW 6990 CAVIAR
G	GARAGE DOOR: SW 9570 IRONCLAD
H	BLOCK WALL - ORCO - PRECISION GRAY MW
I	BRICK 1: CORONADO - WIRECUT BRICK - COTTONWOOD
J	NOT USED
K	BRICK 2: CORONADO - SICILIAN BRICK - MARSALA BLEND
L	NOT USED
M	TREX CLADDING - TIKI TORCH
N	7/8 INCH - SLATE GRAY
O	7/8 INCH - COPPER PENNY
P	TREX CLADDING - BISCAYNE
Q	WESTLAKE NICKLEGAP SHIPLAP SW 7069 IRON ORE
R	TREX CLADDING - HAVANA GOLD
S	BOARD & BATTEN - HARDIE - LIGHT MIST
T	BOARD & BATTEN - HARDIE - TIMBER BARK

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8 = 1'-0"
0 4 8 16

MIXED - USE ELEVATIONS
BUILDING G (AT THE PARK)

A3.8



Roof Plan
Scale: 1/32" = 1'-0"



Front Elevation



Left Elevation

HISTORIC/RE-PURPOSED MATERIALS - RETAIL	
1A	ART/FEATURE WALL (DESIGN TBD)
2A	TIMBER (REPRESENTATIVE)
3A	IRON WORK (REPRESENTATIVE)

COLOR LEGEND - MIXED USE TOWNHOMES / RETAIL	
A	STUCCO 1: SW 9570 IRONCLAD
B	STUCCO 2: SW 6145 THATCH BROWN
C	STUCCO 3A: SW 7650 ELLIE GRAY
D	STUCCO 3B: SW 7757 HIGH REFLECTIVE WHITE
E	ENTRY DOOR 1: SW 9059 SILKEN PEACOCK
F	ACCENT/STOREFRONT: SW 6990 CAVIAR
G	GARAGE DOOR: SW 9570 IRONCLAD
H	BLOCK WALL - ORCO - PRECISION GRAY MW
I	BRICK 1: CORONADO - WIRECUT BRICK - COTTONWOOD
J	NOT USED
K	BRICK 2: CORONADO - SICILIAN BRICK - MARSALA BLEND
L	NOT USED
M	TREX CLADDING - TIKI TORCH
N	7/8 INCH - SLATE GRAY
O	7/8 INCH - COPPER PENNY
P	TREX CLADDING - BISCAYNE
Q	WESTLAKE NICKLEGAP SHIPLAP SW 7069 IRON ORE
R	TREX CLADDING - HAVANA GOLD
S	BOARD & BATTEN - HARDIE - LIGHT MIST
T	BOARD & BATTEN - HARDIE - TIMBER BARK

MATERIAL LEGEND STYLE 1	
1	STUCCO, LIGHT SAND FINISH
2	STUCCO, SMOOTH FINISH
3	STUCCO SILL
4	VINYL WINDOWS
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	AWNING
10	METAL RAILING
11	FIBER CEMENT TRIM/FASCIA
12	CEMENTITIOUS SIDING
13	BRICK
14	TREX CLADDING
15	TRELLIS
16	PRECISION BLOCK
17	ROLL/FOLD UP DOOR
18	GATE - TREX
19	ALUMINUM STOREFRONT
20	CORRUGATED METAL - WESTERN RIB 7.2 PANEL

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8 = 1'-0"
0 4 8 16

MIXED - USE ELEVATIONS
BUILDING C

A3.9



Rear Elevation

MIXED USE: COMMERCIAL + TOWN OVER COMMERCIAL | FRONT STREET ROWTOWNS | MIXED USE: COMMERCIAL + TOWN OVER COMMERCIAL



Right Elevation

MIXED USE: COMMERCIAL + TOWN OVER COMMERCIAL

HISTORIC/RE-PURPOSED MATERIALS - RETAIL

- 1A ART/FEATURE WALL (DESIGN TBD)
- 2A TIMBER (REPRESENTATIVE)
- 3A IRON WORK (REPRESENTATIVE)

COLOR LEGEND - MIXED USE TOWNHOMES / RETAIL

- A STUCCO 1: SW 9570 IRONCLAD
- B STUCCO 2: SW 6145 THATCH BROWN
- C STUCCO 3A: SW 7650 ELLIE GRAY
- D STUCCO 3B: SW 7757 HIGH REFLECTIVE WHITE
- E ENTRY DOOR 1: SW 9059 SILKEN PEACOCK
- F ACCENT/STOREFRONT: SW 6990 CAVIAR
- G GARAGE DOOR: SW 9570 IRONCLAD
- H BLOCK WALL - ORCO - PRECISION GRAY MW
- I BRICK 1: CORONADO - WIRECUT BRICK - COTTONWOOD
- J NOT USED
- K BRICK 2: CORONADO - SICILIAN BRICK - MARSALA BLEND
- L NOT USED
- M TREX CLADDING - TIKI TORCH
- N 7/8 INCH - SLATE GRAY
- O 7/8 INCH - COPPER PENNY
- P TREX CLADDING - BISCAYNE
- Q WESTLAKE NICKLEGAP SHIPLAP SW 7069 IRON ORE
- R TREX CLADDING - HAVANA GOLD
- S BOARD & BATTEN - HARDIE - LIGHT MIST
- T BOARD & BATTEN - HARDIE - TIMBER BARK

MATERIAL LEGEND STYLE 1

- 1 STUCCO, LIGHT SAND FINISH
- 2 STUCCO, SMOOTH FINISH
- 3 STUCCO SILL
- 4 VINYL WINDOWS
- 5 ENTRY DOOR
- 6 LIGHT FIXTURE
- 7 GARAGE DOOR WAYNE DALTON - 9100 SERIES
- 8 VINYL SLIDING DOOR
- 9 AWNING
- 10 METAL RAILING
- 11 FIBER CEMENT TRIM/FASCIA
- 12 CEMENTITIOUS SIDING
- 13 BRICK
- 14 TREX CLADDING
- 15 TRELLIS
- 16 PRECISION BLOCK
- 17 ROLL/FOLD UP DOOR
- 18 GATE - TREX
- 19 ALUMINUM STOREFRONT
- 20 CORRUGATED METAL - WESTERN RIB 7.2 PANEL

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

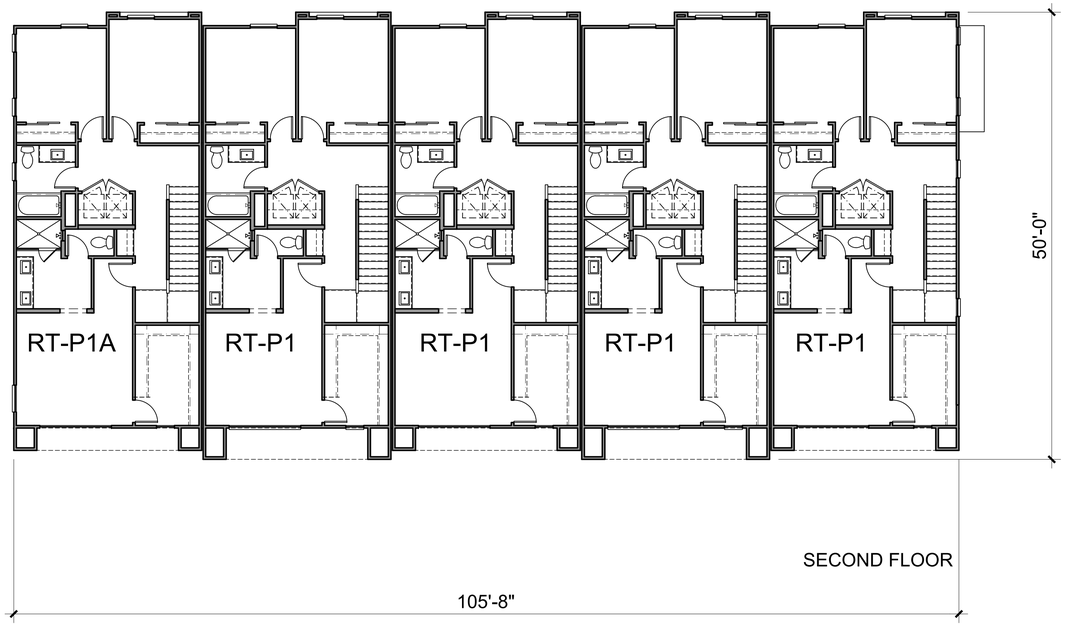
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

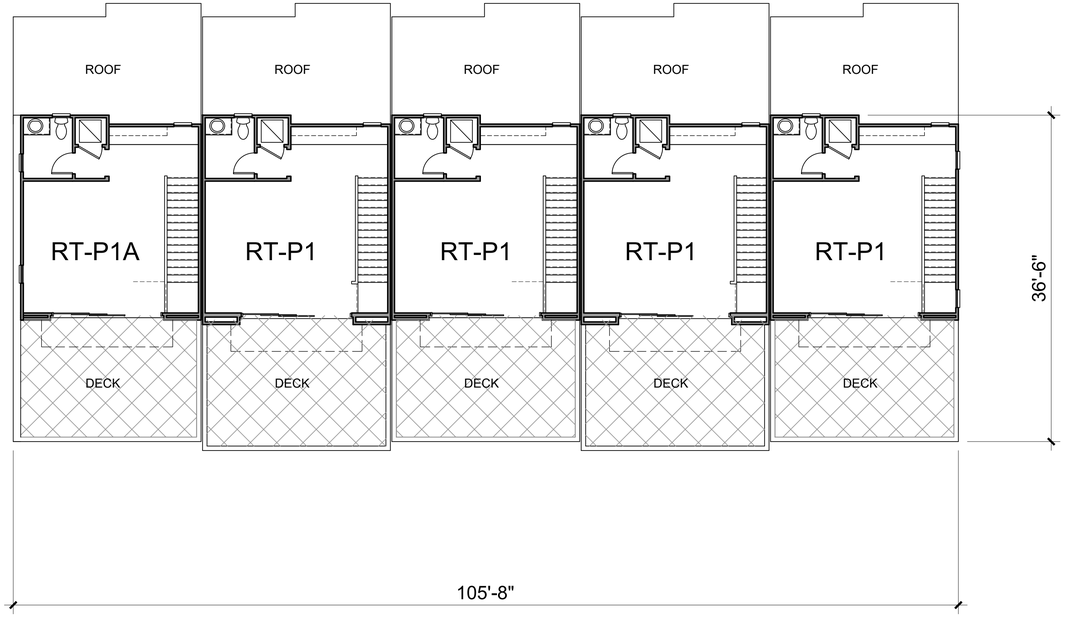
0 4 8 16

MIXED - USE ELEVATIONS
BUILDING C

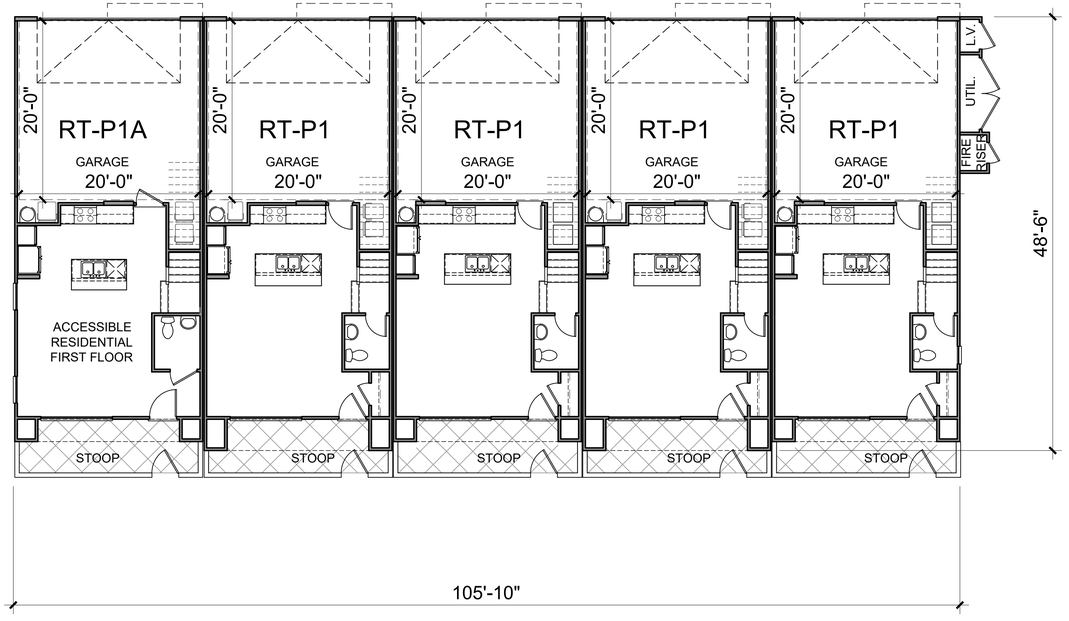
A3.10



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

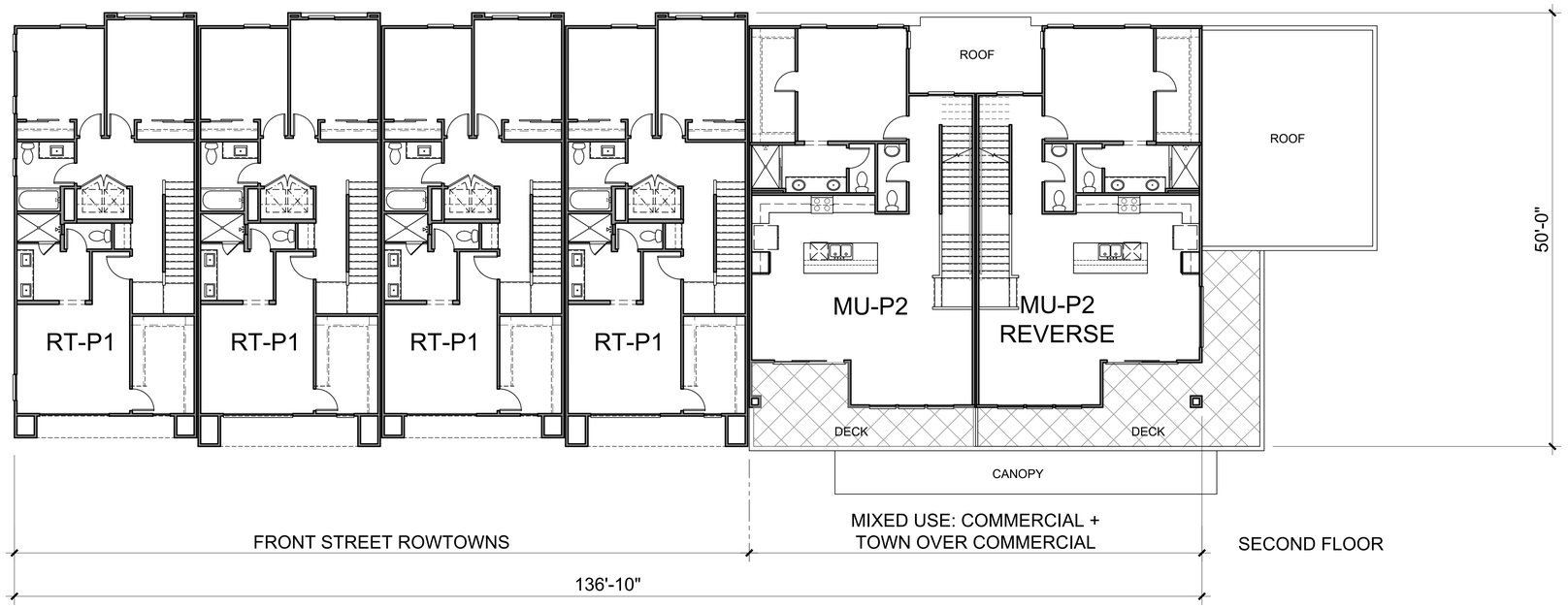
RESTAURANT ROW
SAN MARCOS, CA # 20210808

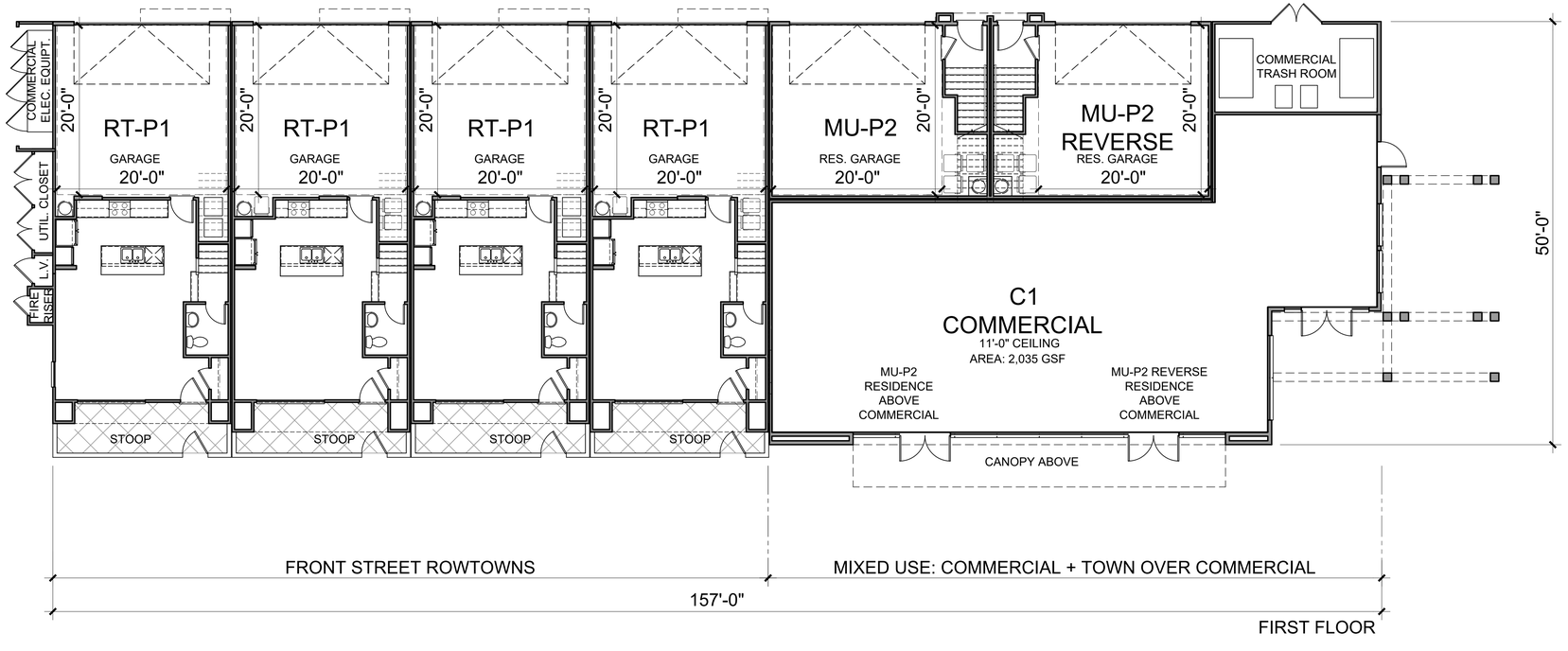
CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8" = 1'-0"
0 4 8 16

FRONT STREET ROWTOWNS BUILDING PLANS
BUILDING A

A3.11





ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

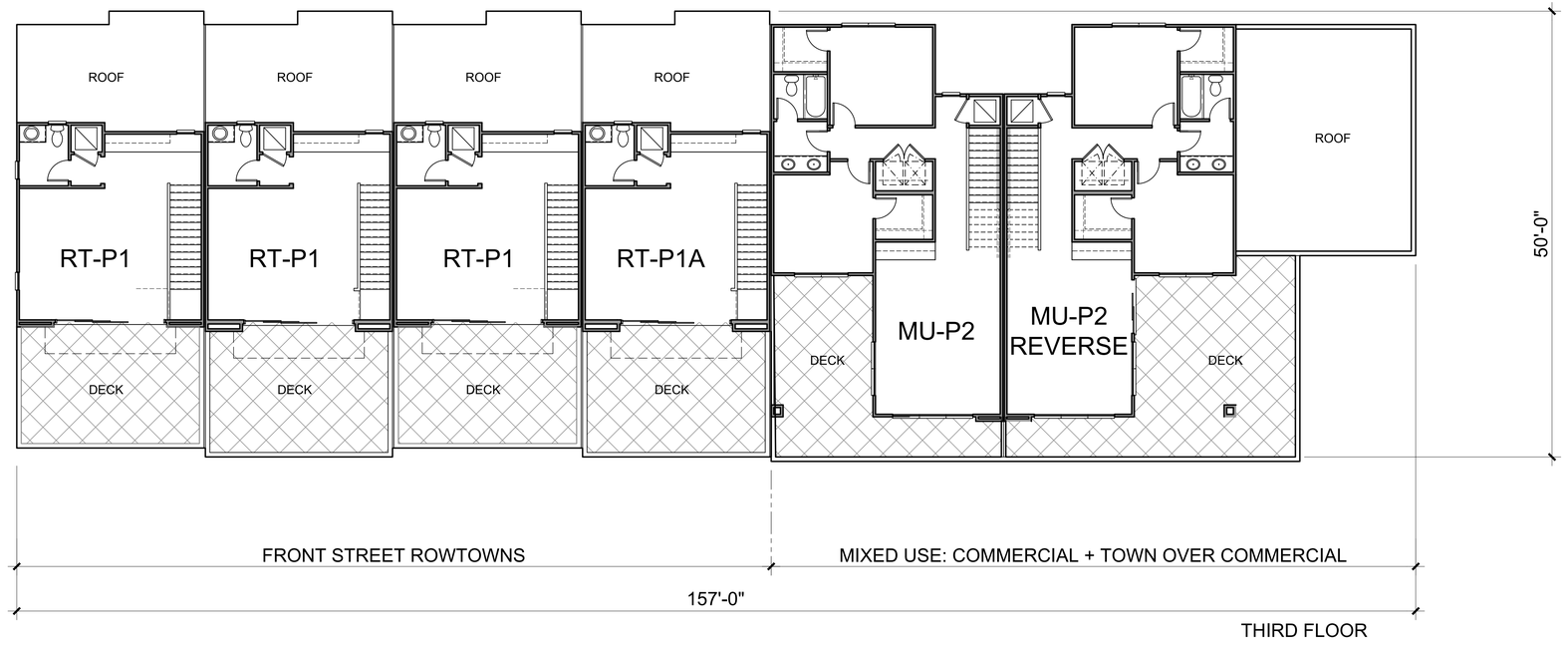
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8 = 1'-0"
0 4 8 16

MIXED - USE BUILDING PLANS
BUILDING B

A3.12



ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

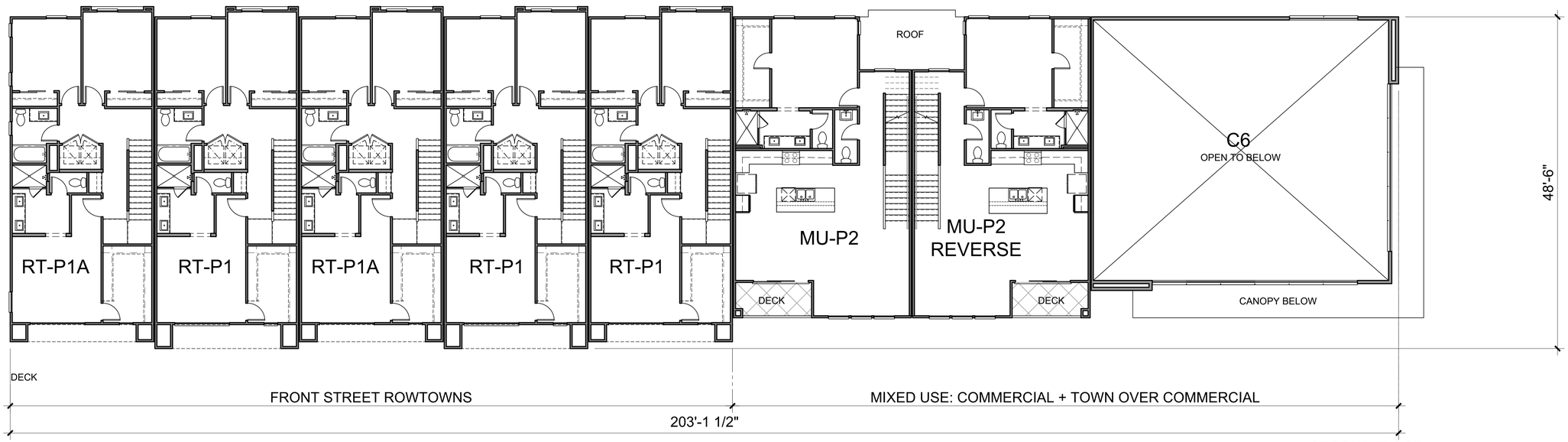
RESTAURANT ROW
SAN MARCOS, CA # 20210808

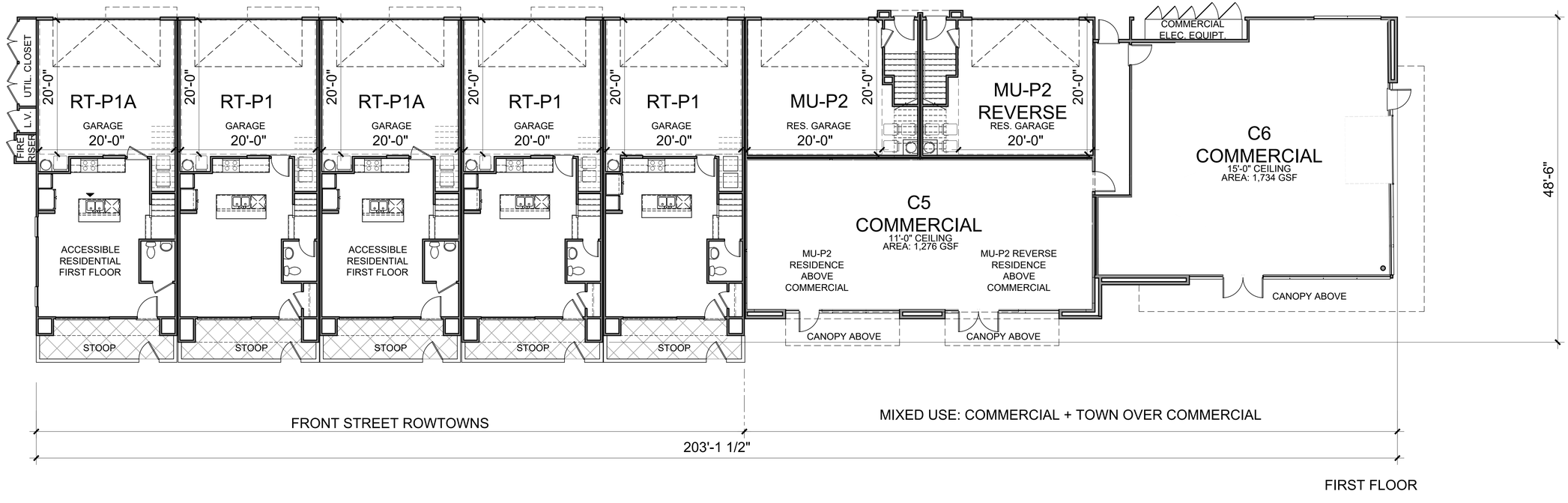
CONCEPTUAL DESIGN
AUGUST 16, 2023

0 4 8 16

MIXED - USE BUILDING PLANS
BUILDING B

A3.13





ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

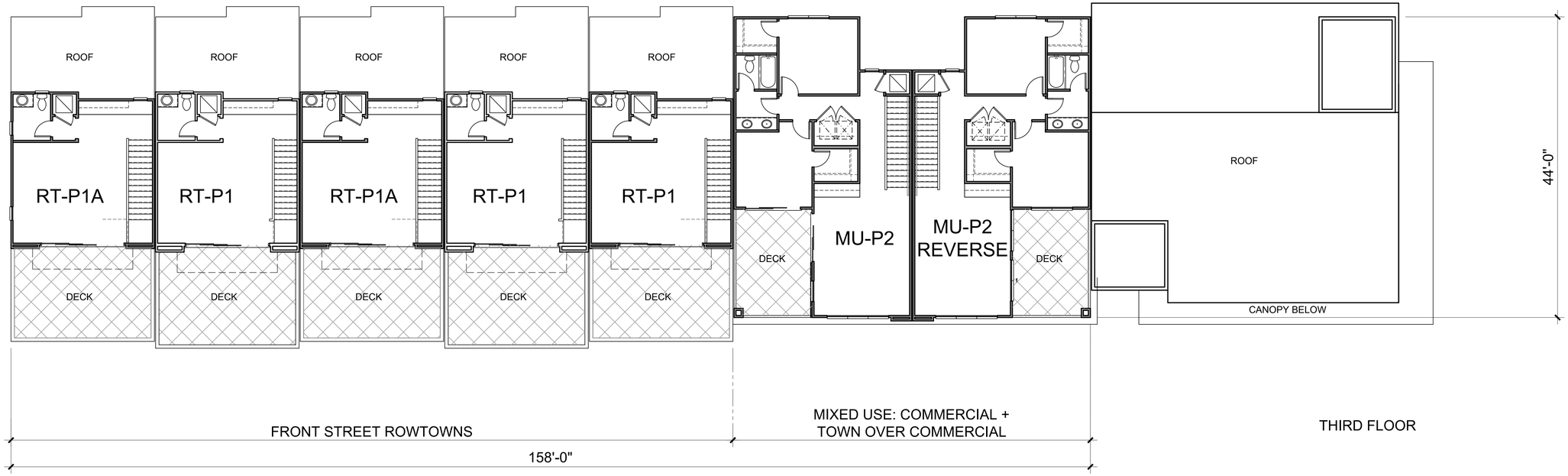
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8 = 1'-0"
0 4 8 16

MIXED - USE BUILDING PLANS
BUILDING G

A3.14



THIRD FLOOR

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

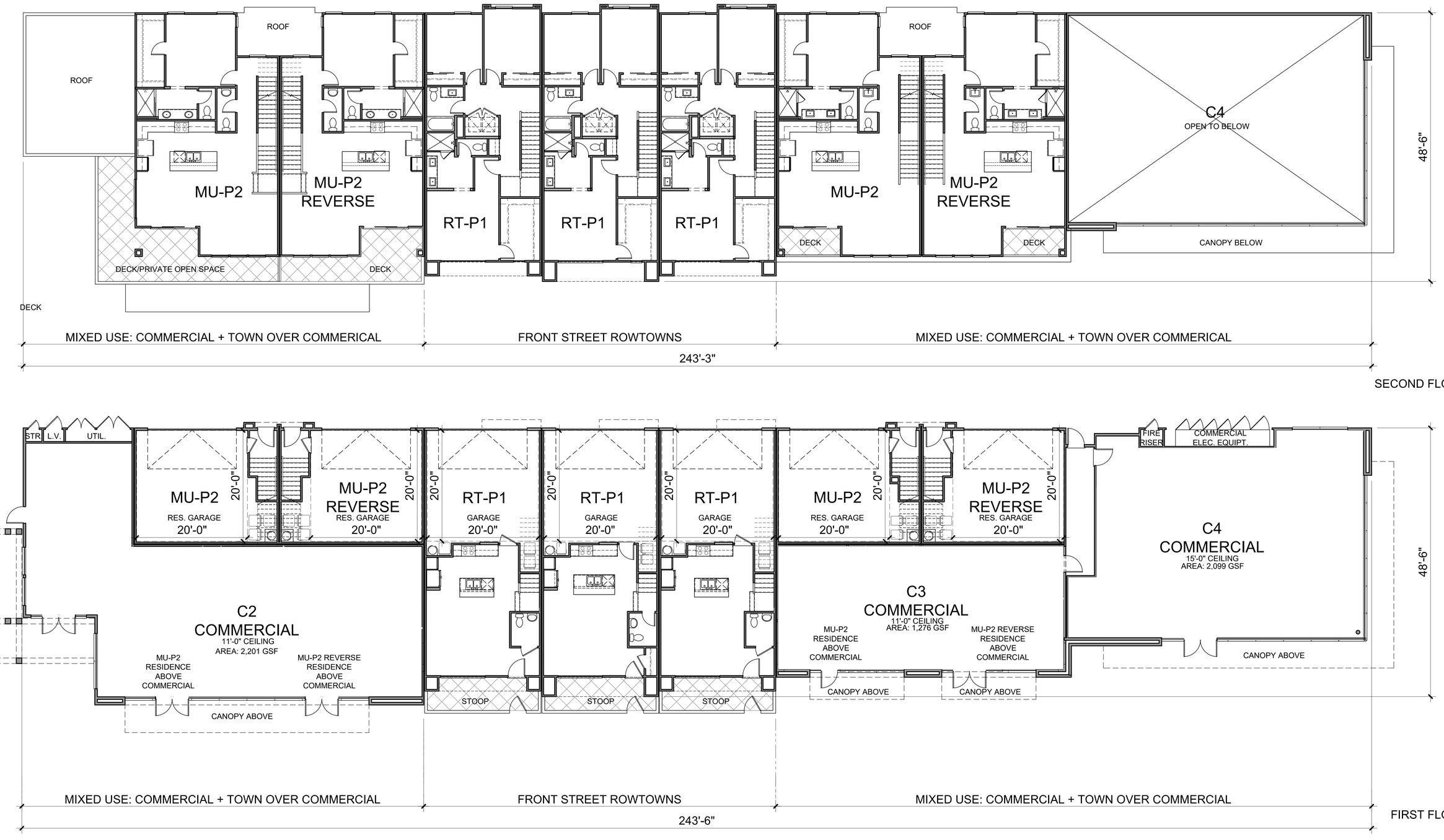
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8 = 1'-0"
0 4 8 16

MIXED - USE BUILDING PLANS
BUILDING G

A3.15



ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

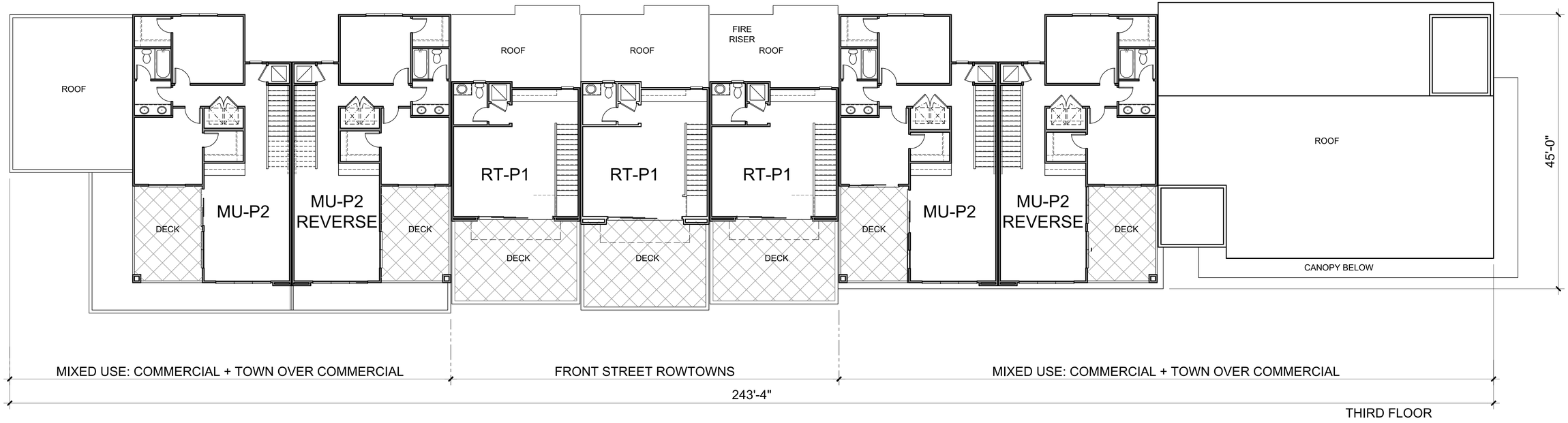
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/8 = 1'-0"
0 4 8 16

MIXED - USE BUILDING PLANS
BUILDING C

A3.16



ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

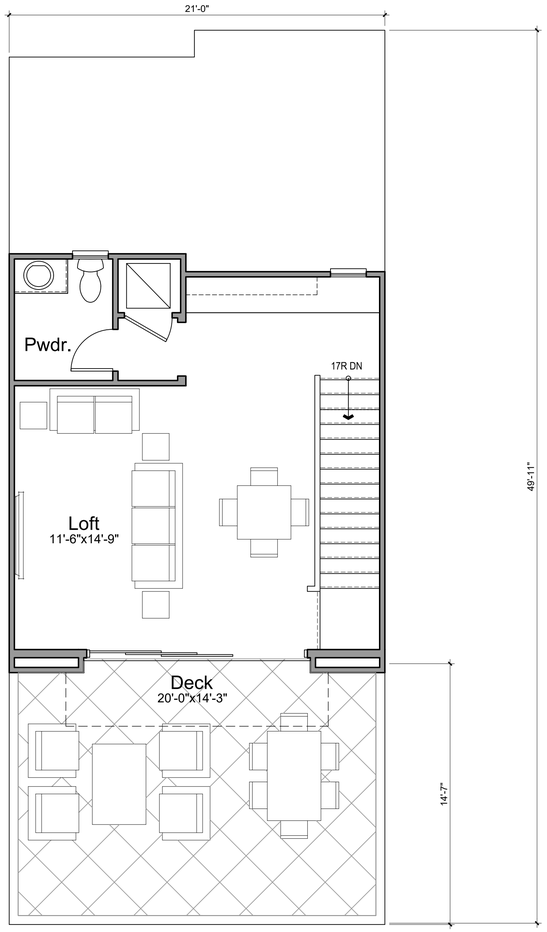
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

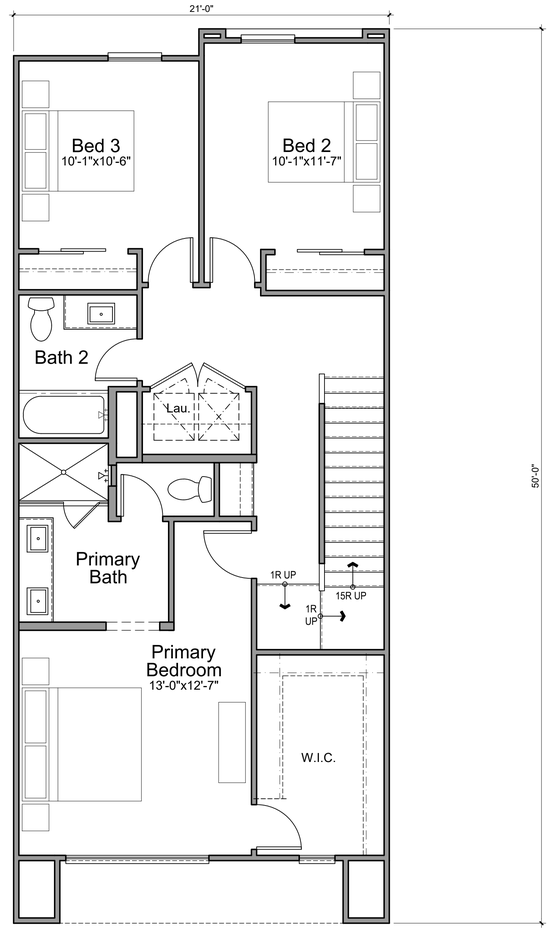
Scale: 1/8 = 1'-0"
0 4 8 16

MIXED - USE BUILDING PLANS
BUILDING C

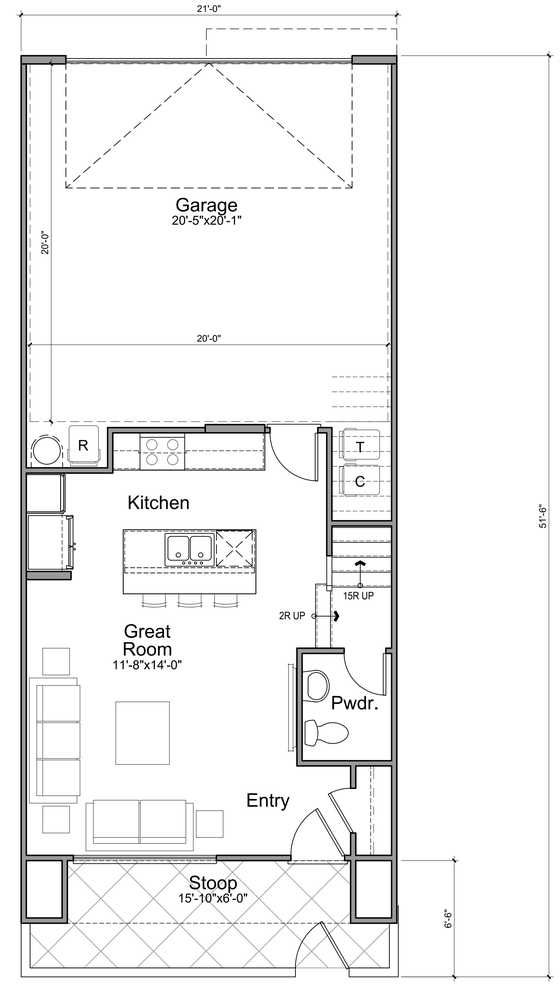
A3.17



THIRD FLOOR



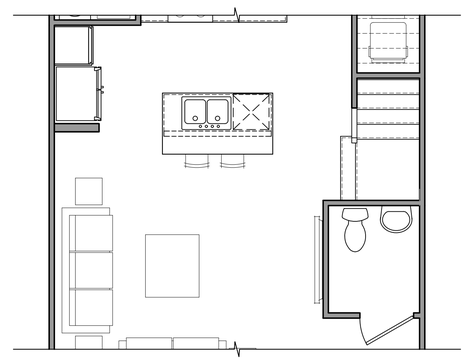
SECOND FLOOR



FIRST FLOOR

PLAN 1 NET S.F.	
3 BR/2.5 BA	
1ST FLOOR	493 SQ. FT.
2ND FLOOR	917 SQ. FT.
3RD FLOOR	382 SQ. FT.
TOTAL LIVING	1792 SQ. FT.
GARAGE	411 SQ. FT.
DECK	288 SQ. FT.

PLAN 1 GROSS S.F.	
3 BR/2.5 BA	
1ST FLOOR	508 SQ. FT.
2ND FLOOR	966 SQ. FT.
3RD FLOOR	475 SQ. FT.
TOTAL LIVING	1949 SQ. FT.
GARAGE	411 SQ. FT.
DECK	288 SQ. FT.



FIRST FLOOR ACCESSIBLE UNIT

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

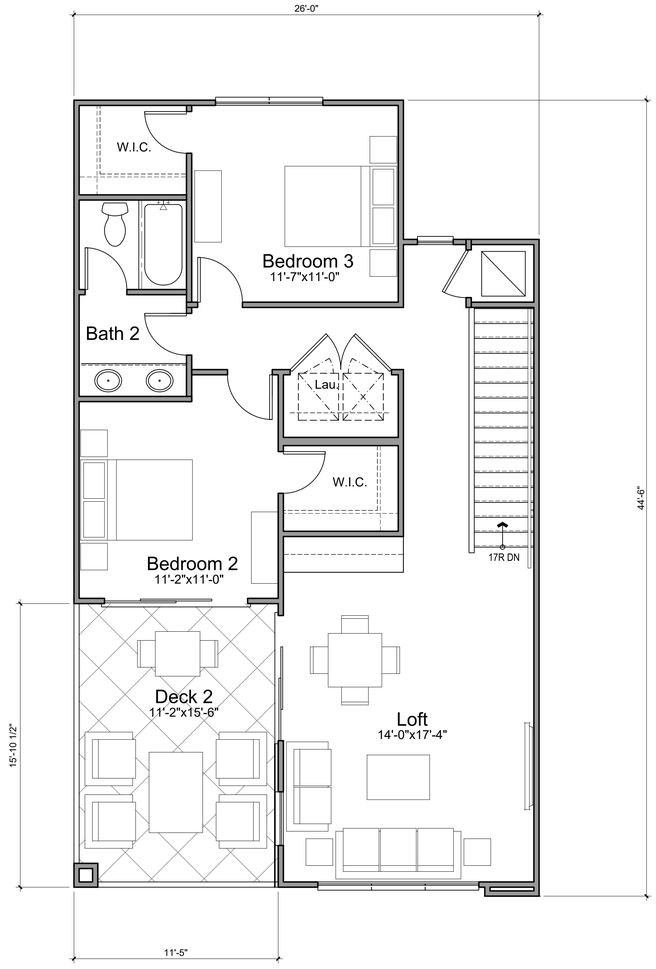
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

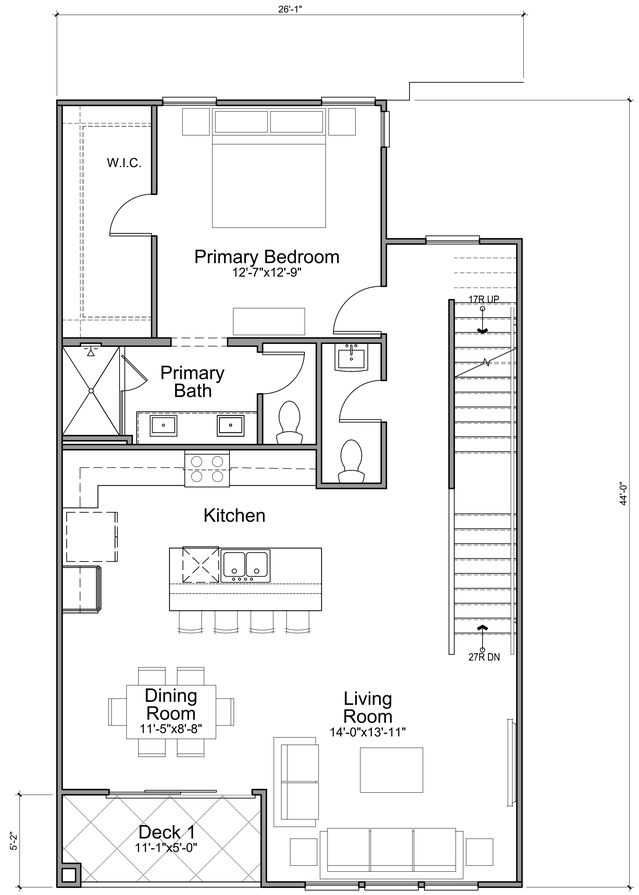
Scale: 1/4 = 1'-0"
0 2 4 8

FRONT STREET ROWTOWN UNIT PLANS
PLAN 1

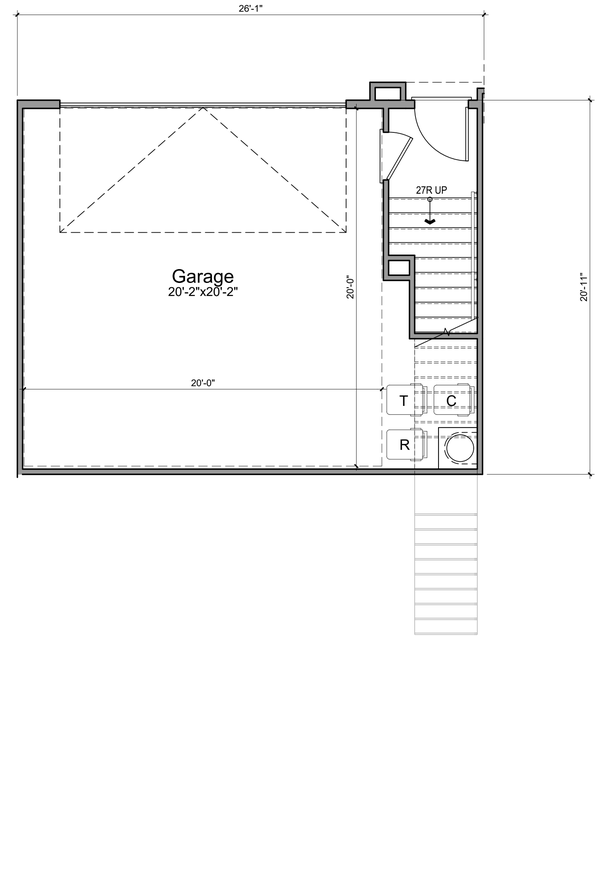
A3.18



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 2 NET S.F.	
3 BR/2.5 BA	
1ST FLOOR	84 SQ. FT.
2ND FLOOR	986 SQ. FT.
3RD FLOOR	865 SQ. FT.
TOTAL LIVING	1935 SQ. FT.
GARAGE	406 SQ. FT.
DECK	173 SQ. FT.

PLAN 2 GROSS S.F.	
3 BR/2.5 BA	
1ST FLOOR	100 SQ. FT.
2ND FLOOR	1026 SQ. FT.
3RD FLOOR	906 SQ. FT.
TOTAL LIVING	2031 SQ. FT.
GARAGE	406 SQ. FT.
DECK	173 SQ. FT.

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

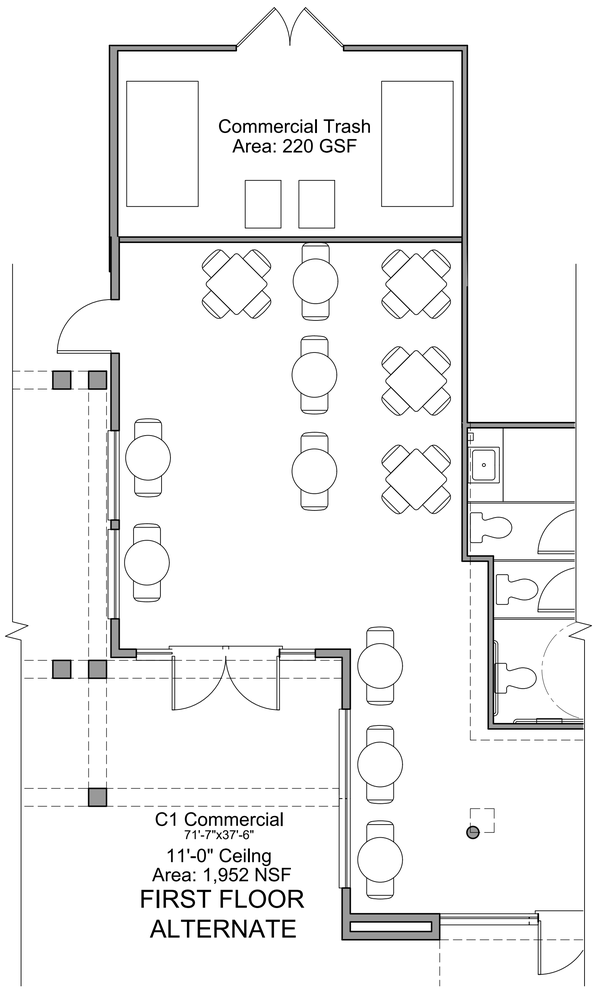
RESTAURANT ROW
SAN MARCOS, CA # 20210808

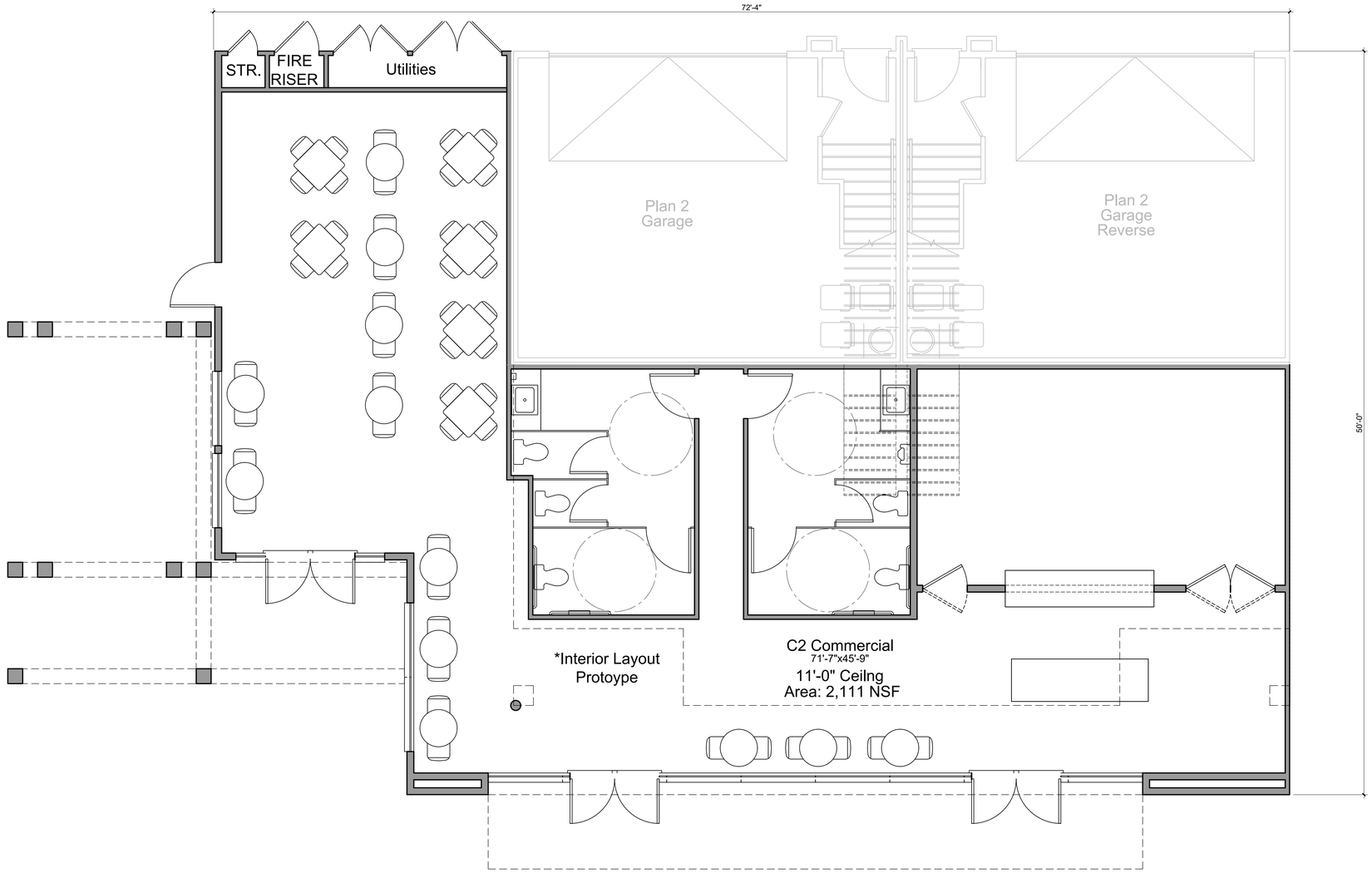
CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/4 = 1'-0"
0 2 4 8

TOWN OVER COMMERCIAL UNIT
PLAN 2

A3.19





PLAN C1 NET SF	
COMMERCIAL SPACE MID BLOCK	
1ST FLOOR TOTAL	1952 SQ. FT.

PLAN C1 GROSS SF	
COMMERCIAL SPACE MID BLOCK	
1ST FLOOR TOTAL	2035 SQ. FT.

FIRST FLOOR

PLAN C2 NET SF	
COMMERCIAL SPACE MID BLOCK	
1ST FLOOR TOTAL	2111 SQ. FT.

PLAN C2 GROSS SF	
COMMERCIAL SPACE MID BLOCK	
1ST FLOOR TOTAL	2249 SQ. FT.

*Interior Layout Prototype
Conceptual Commercial Floor Plans
Final Layout TBD by Tenant

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

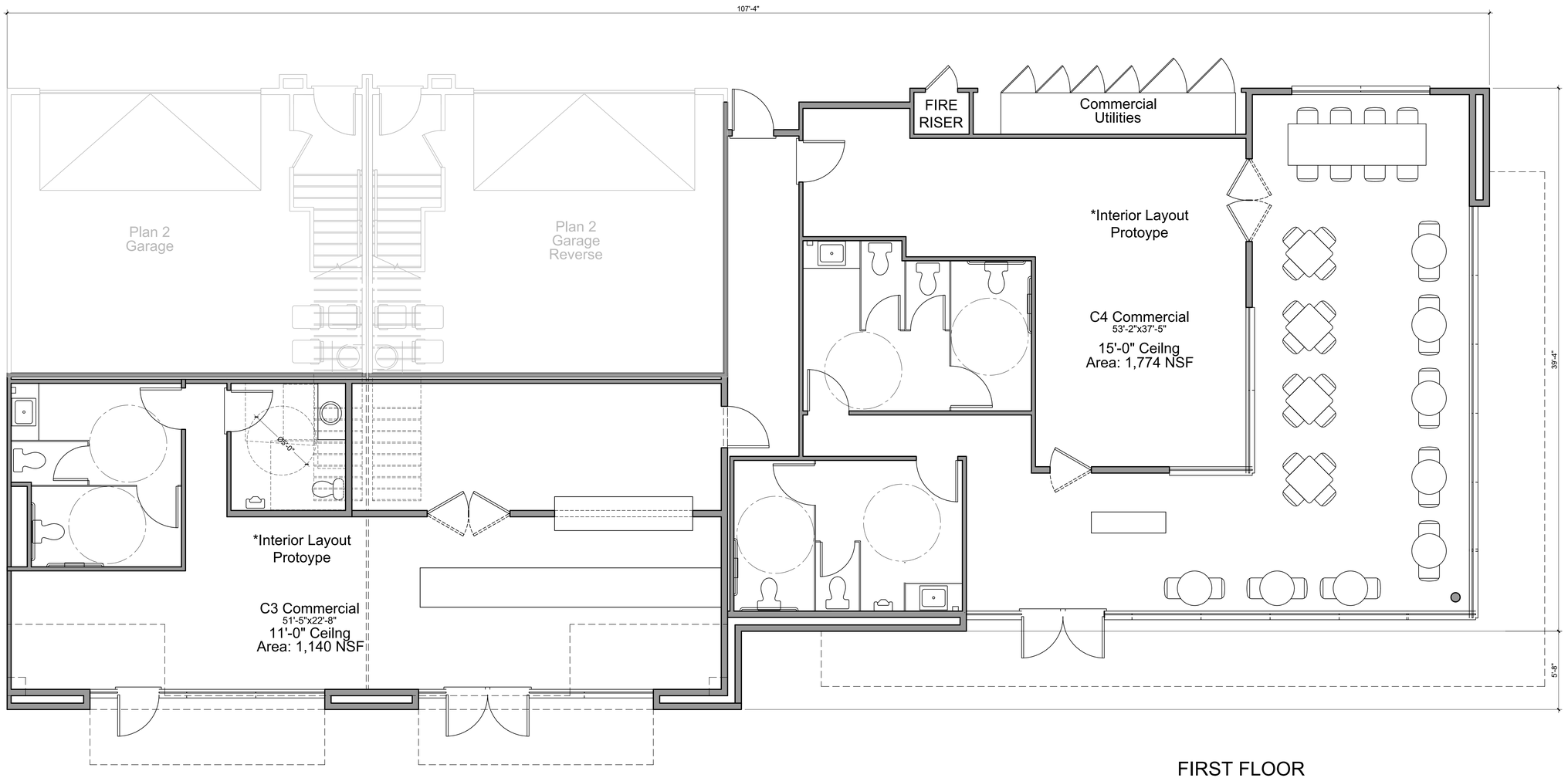
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/4 = 1'-0"
0 2 4 8

COMMERCIAL
PLAN C1 & C2

A3.20



FIRST FLOOR

PLAN C3 NET S.F.	
COMMERCIAL SPACE SAN MARCOS BLVD	
1ST FLOOR TOTAL	1140 SQ. FT.

PLAN C4 NET S.F.	
COMMERCIAL SPACE SAN MARCOS BLVD	
1ST FLOOR TOTAL	1774 SQ. FT.

PLAN C3 GROSS S.F.	
COMMERCIAL SPACE SAN MARCOS BLVD	
1ST FLOOR TOTAL	1276 SQ. FT.

PLAN C4 GROSS S.F.	
COMMERCIAL SPACE SAN MARCOS BLVD	
1ST FLOOR TOTAL	2099 SQ. FT.

*Interior Protoype

*Conceptual Commercial Floor Plans
Final Layout TBD by Tenant

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

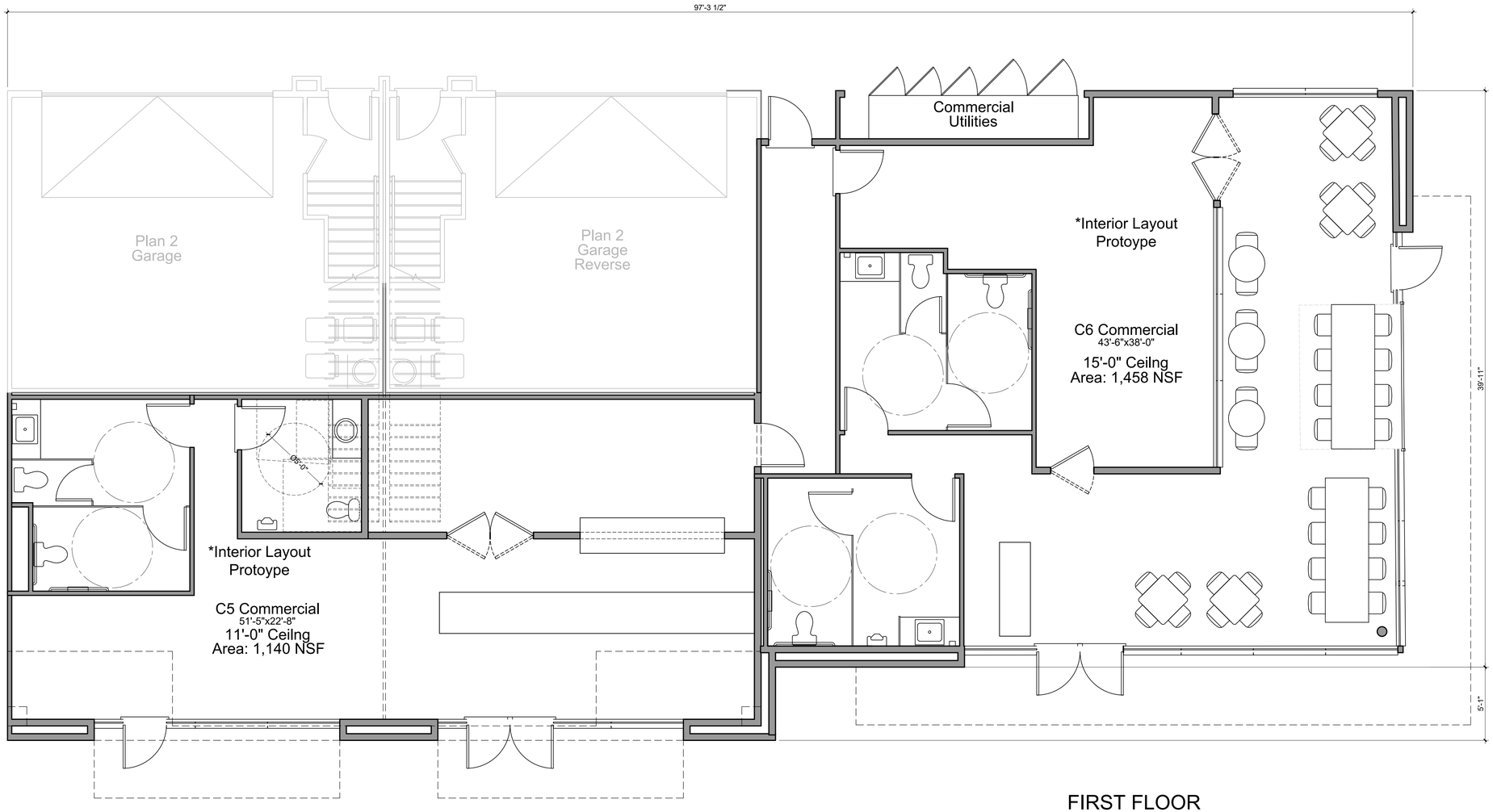
RESTAURANT ROW
SAN MARCOS, CA # 20210808

CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/4 = 1'-0"
0 2 4 8

COMMERCIAL
PLAN C3 & C4

A3.21



FIRST FLOOR

PLAN C5 NET S.F. COMMERCIAL SPACE PARKSIDE	
1ST FLOOR TOTAL	1140 SQ. FT.

PLAN C5 GROSS S.F. COMMERCIAL SPACE PARKSIDE	
1ST FLOOR TOTAL	1276 SQ. FT.

PLAN C6 NET S.F. COMMERCIAL SPACE PARKSIDE	
1ST FLOOR TOTAL	1458 SQ. FT.

PLAN C6 GROSS S.F. COMMERCIAL SPACE PARKSIDE	
1ST FLOOR TOTAL	1734 SQ. FT.

*Interior Protoype

*Conceptual Commercial Floor Plans
Final Layout TBD by Tenant

ktgy
Architecture + Planning
888.456.5849
ktgy.com

LENNAR

RESTAURANT ROW
SAN MARCOS, CA # 20210808

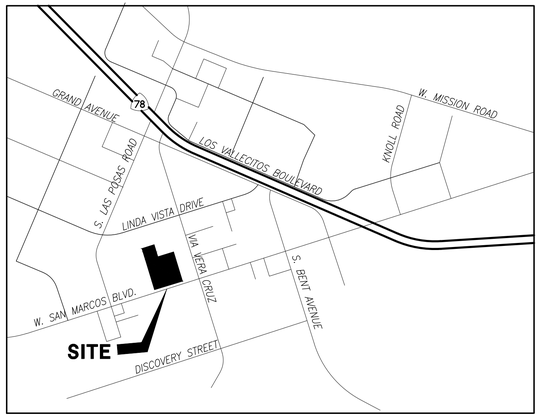
CONCEPTUAL DESIGN
AUGUST 16, 2023

Scale: 1/4 = 1'-0"
0 2 4 8

MIXED USE UNIT PLANS
C5 & C6

A3.22

TSM / SDP:



VICINITY MAP

NOT TO SCALE

LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DWGS.	SYMBOL
PROJECT BOUNDARY		
RIGHT OF WAY		
EXIST. RIGHT OF WAY		
STREET CENTERLINE		
PUB. CURB		
PUB. CURB & GUTTER		
PUB. SEWER MANHOLE		
PUB. PVC SEWER MAIN (SIZE PER PLANS)		
PUB. 12" PVC WATER MAIN		
PUB. SIDEWALK		
PUB. CURB RAMP		
PUB. TRUNCATED DOMES		
PVT. COMMERCIAL DRIVEWAY		
PUB. FIRE HYDRANT		
PUB. END CAP		
PUB. THRUST BLOCK		
PUB. GATE VALVE		
PUB. STREET LIGHT TYPE 15		
RAISED MOUND W/HEIGHT		+15"
RIDGE LINE		

ABBREVIATIONS

BC	BEGIN CURVE	MAX.	MAXIMUM
BF	BOTTOM OF FOOTING	MIN.	MINIMUM
BLDG	BUILDING	NTS	NOT TO SCALE
BM	BENCH MARK	PA	PLANTER AREA
BO	BLOW OFF VALVE	POC	POINT OF CONNECTION
BW	BOTTOM OF WALL	PIV	POINT INDICATOR VALVE
CL	CENTER LINE	PUB	PUBLIC
CMU	CONCRETE MASONRY UNIT	PVT	PRIVATE
CO	CLEANOUT	R	RADIUS
EL OR ELEV	ELEVATION	RCP	REINFORCED CONCRETE PIPE
E OR ELEC	ELECTRIC, ELECTRICAL	RW	RECLAIMED WATER
EX. OR EXIST.	EXISTING	RD	ROOF DRAIN
FF	FINISHED FLOOR	RIM	RIM ELEVATION
FG	FINISHED GRADE	SD	STORM DRAIN
FS	FINISHED SURFACE	S	SANITARY SEWER
FH	FIRE HYDRANT	STA	STATION
FL	FLOW LINE	TC	TOP OF CURB
FT	FOOT OR FEET	TF	TOP OF FOOTING
G	GAS	TG	TOP OF GRATE
GB	GRADE BREAK	TP	TOP OF PIPE
HP	HIGH POINT	TW	TOP OF WALL
IE	INVERT ELEVATION	TYP	TYPICAL
LP	LOW POINT	W	WATER

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A1:

PARCEL 1 OF PARCEL MAP NO. 17325, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1994 AS INSTRUMENT NO. 1994-0133864 OF OFFICIAL RECORDS.

PARCEL A2:

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS, ROAD AND UTILITY PURPOSES, INCLUDING BUT NOT LIMITED TO ELECTRIC POWER, TELEPHONE, GAS, WATER, SEWER AND CABLE TELEVISION LINES AND APPURTENANCES THERETO, OVER, UNDER, ALONG AND ACROSS THE SOUTHERLY 20 FEET OF PARCELS A AND B, AND THE EASTERLY 28 FEET OF PARCEL C OF PARCEL MAP NO. 10751, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 02, 1980 AS INSTRUMENT NO. 80-405416 OF OFFICIAL RECORDS.

PARCEL A3:

AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES OVER, UNDER, ALONG, AND ACROSS A STRIP OF LAND 20 FEET WIDE BEING DESCRIBED AS FOLLOWS:

THE NORTHERLY 20 FEET OF LOT 1 IN BLOCK 77 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895.

PARCEL B1:

PARCELS 2, 3, AND 4 OF PARCEL MAP NO. 17325, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1994 AS INSTRUMENT NO. 1994-0133864 OF OFFICIAL RECORDS.

PARCEL B2:

AN EASEMENT AND RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES AND APPURTENANCES THERETO, OVER, UNDER, ALONG, AND ACROSS THE NORTHERLY 20.00 FEET AND THE WESTERLY 16.00 FEET OF THAT PORTION OF LOT 1, BLOCK 77 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895, DESCRIBED AS FOLLOWS:

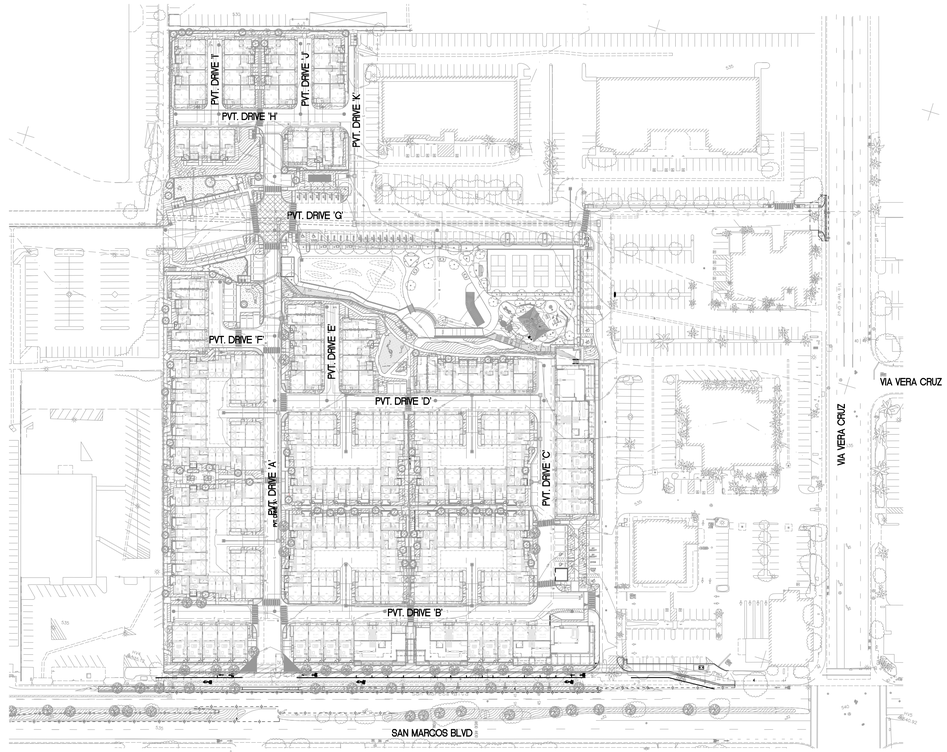
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 1 WITH THE WESTERLY LINE OF VIA VERA CRUZ (84.00 FEET WIDE) AS SHOWN ON PARCEL MAP NO. 10751 AS RECORDED IN THE OFFICE OF SAID COUNTY RECORDER, DECEMBER 02, 1980; THENCE ALONG SAID NORTHERLY LINE, SOUTH 71°32' WEST, 302.00 FEET (SOUTH 71°33'48" WEST, PER PARCEL MAP NO. THENCE SOUTH 18°28' EAST, 173.50 FEET; THENCE NORTH 71°32' EAST, 302.00 FEET TO SAID WESTERLY LINE OF VIA VERA CRUZ; THENCE ALONG SAID WESTERLY LINE, NORTH 18°28' WEST (NORTH 18°26'49" WEST, PER PARCEL MAP NO. 10751) 173.50 FEET TO THE POINT OF BEGINNING.

Landscape Development Package

SITE DEVELOPMENT PLANS

SAN MARCOS RESTAURANT ROW

W. SAN MARCOS BLVD. AND VIA VERA CRUZ
CITY OF SAN MARCOS, CA



PROJECT MAP

SCALE 1"=100'

PUBLIC UTILITIES AND DISTRICTS

GAS:	SAN DIEGO GAS & ELECTRIC
ELECTRIC:	SAN DIEGO GAS & ELECTRIC
WATER:	VALLECITOS WATER DISTRICT
SEWER:	VALLECITOS WATER DISTRICT
FIRE:	SAN MARCOS FIRE DEPARTMENT

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATES OF 1983 (CCS83) ZONE 6, 2017.50 EPOCH, GRID BEARING BETWEEN G.P.S. STATION NOS. CP-023 AND CP-024 PER CITY OF SAN MARCOS GEODETIC CONTROL NETWORK RECORD OF SURVEY NO. 23731.

I.E. SOUTH 35°14'40" EAST

THE COMBINED SCALE FACTOR AT G.P.S. STATION NO. CP-023 IS 0.99995990

DISTANCES SHOWN HEREON ARE GROUND DISTANCES. GRID DISTANCE = GROUND DISTANCE x COMBINED SCALE FACTOR.
BEARINGS AND DISTANCES FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

BENCH MARK

2" BRASS DISC STAMPED "CITY OF SAN MARCOS SURVEY CONTROL NV5 LS 6310 2018 CP-023" FLUSH WITH CATCH BASIN 0897, ON EASTERLY SIDE OF VIA VERA CRUZ, 150'± NORTH OF INTERSECTION OF VIA VERA CRUZ AND LINDA VISTA DRIVE, PER CITY OF SAN MARCOS CONTROL SURVEY DATA SHEET AND SHOWN ON RECORD OF SURVEY NO. 23731.

ELEVATION : 534.39' (N.A.V.D. 88)

GENERAL NOTES

1. GROSS SITE AREA: 10.5 ACRES
   EXISTING NET SITE AREA (TOTAL SITE AREA - PUBLIC STREET EASEMENT): XX.X ACRES
2. EXISTING LOTS: 3
   PROPOSED LOTS:
3. TOTAL UNITS: 202 d.u.
4. ASSESSOR'S PARCEL NUMBER: 219-200-30,31,45
5. EXISTING USE: COMMERCIAL RESTAURANT
6. PROPOSED USE: MIXED USE
7. EXISTING ZONE: MIXED-USE (MU-1) - 2 PARCELS
   LIGHT INDUSTRIAL (L-1) - 1 PARCEL
8. PROPOSED ZONE: MULTI-FAMILY RESIDENTIAL SPECIFIC PLAN
9. TOTAL PROPOSED LANDSCAPE AREA = 84,770 SF

APPLICANT

LENNAR HOMES OF CALIFORNIA, LLC
16465 VIA ESPRILLO, SUITE 150
SAN DIEGO, CA 92127
DAVID W. SHEPHERD
DIRECTOR OF ENTITLEMENTS
(858) 618-4942

OWNER

SAN MARCOS ROW, LLC
16192 COASTAL HIGHWAY
LEWES, DE 19958

OWNER'S CERTIFICATION

I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE RECORD OWNER OF THE PROPERTY SHOWN ON THE SITE DEVELOPMENT PLAN AND THAT SAID MAP SHOWS ALL MY (OUR) CONTIGUOUS OWNERSHIP IN WHICH I (WE) HAVE ANY DEED OR TRUST INTEREST. I (WE) UNDERSTAND THAT MY (OUR) PROPERTY IN CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, PRIVATE STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS OF WAYS.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE REGULATIONS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

APPLICANT / OWNER _____ DATE _____

LANDSCAPE ARCHITECT

REGISTERED LANDSCAPE ARCHITECT
JON JAY BECKER
No. 2542
Signature
EXP. 07-31-25
08-17-23
Date
STATE OF CALIFORNIA

JON JAY BECKER R.L.A. NO. 2542 DATE _____

SHEET INDEX

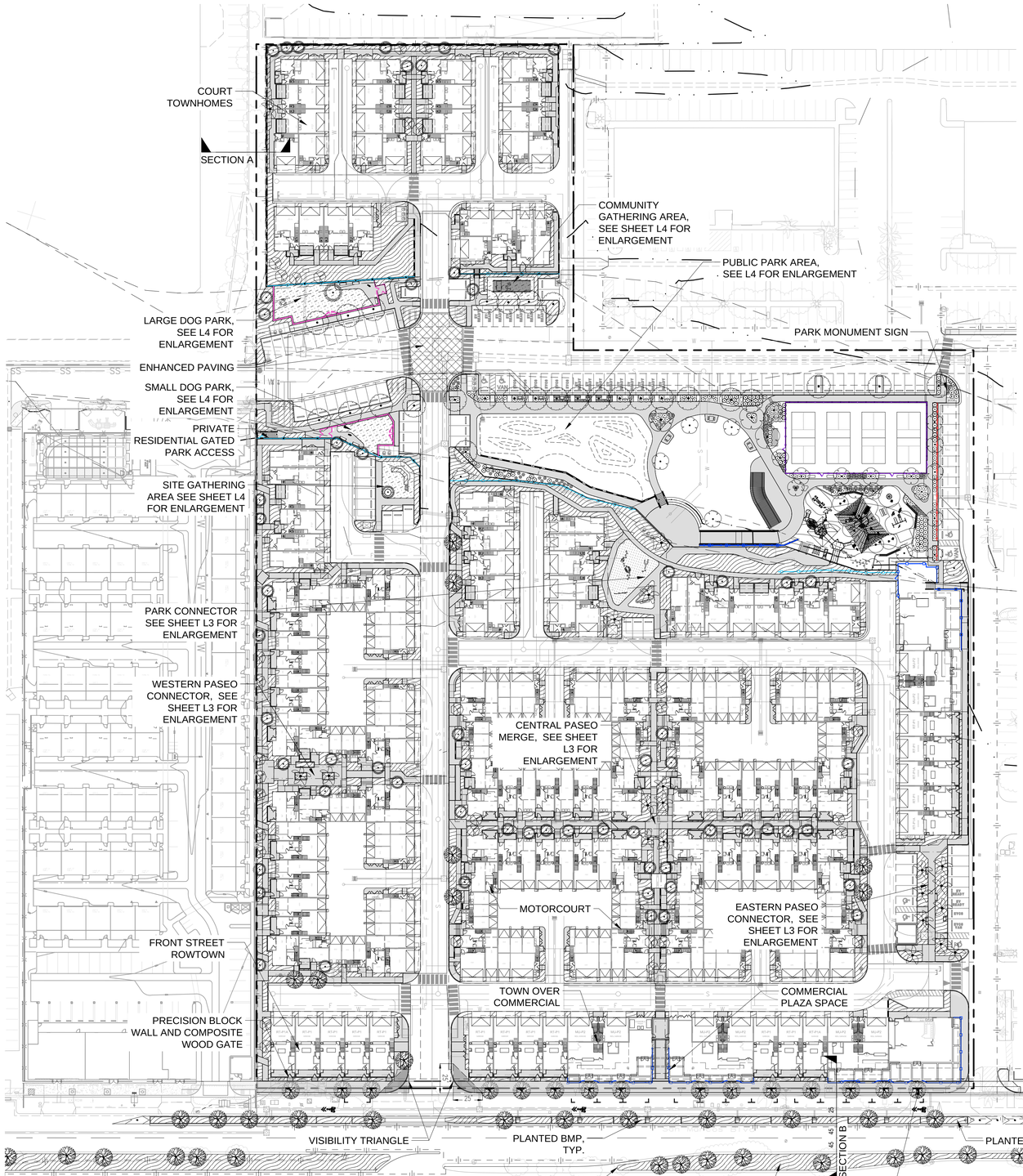
COVER SHEET	L1
CONCEPTUAL LANDSCAPE PLAN	L2
CONCEPTUAL LANDSCAPE PLAN ENLARGEMENTS AND RENDERINGS	L3
CONCEPTUAL PUBLIC AND PRIVATE PARKS PLAN	L4
CONCEPTUAL FENCE AND WALL PLAN	L5
CONCEPTUAL PLANT SCHEDULES	L6
EXISTING TREES PLAN	L7
CONCEPTUAL IRRIGATION PLAN	L8-L9
CONCEPTUAL PLAN EXHIBITS	L10
CONCEPTUAL LIGHTING PLAN	LT 1-7

PREPARED BY:

PROJECT DESIGN CONSULTANTS
a Bowman company
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

SITE DEVELOPMENT PLAN
SAN MARCOS RESTAURANT ROW
COVER SHEET

SHEET L1 OF L10



CONCEPTUAL LANDSCAPE PLAN

DESIGN STATEMENT:

THE PRIMARY GOAL OF THE LANDSCAPE DESIGN IS TO ILLUSTRATE THE PROPOSED DESIGN FOR 'OLD CALIFORNIA' RESTAURANT ROW. TRANSFORMING THE SPACE INTO A PLACE THAT WILL FUNCTION WELL AND ADD TO THE OVERALL CHARACTER AND QUALITY OF THE AREA. THE NEW CONCEPT UTILIZES THE EXISTING LANDSCAPE CONTEXT TO PROVIDE A FRAMEWORK FOR THE INTEGRATION OF A 'NEW' RESTAURANT ROW.

BUILDING AND GROUND NOTES:

1. ALL PUBLIC PLAYGROUND EQUIPMENT SUPPLIED TO A PROJECT SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE CURRENT "HANDBOOK FOR PUBLIC SAFETY" PUBLISHED BY CONSUMER PRODUCT SAFETY COMMISSION (CPSC) AND THE AMERICAN SOCIETY OF TESTING AND MATERIALS F1487-98, "STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATIONS FOR PLAYGROUND E UIPMENT FOR PUBLIC USE". ALL PRODUCTS SHALL BEAR THE CERTIFICATION SEAL OF THE INTERNATIONAL PLAY EQUIPMENT MANUFACTURERS ASSOCIATION. ALL DESIGNS SHALL MEET OR EXCEED THE MOST CURRENT EDITION OF THE AMERICANS WITH DISABILITIES ACT (ADA) "FINAL GUIDELINES FOR PLAY AREAS". ALL MANUFACTURERS MUST BE CERTIFIED BY THE INTERNATIONAL ORGANIZATION FOR STANDARDIZATION.

2. PLAY EQUIPMENT, STRUCTURES, AND SURFACES SHALL BE INSTALLED BY A CONTRACTOR CERTIFIED BY THE CPSC.

3. PLAY EQUIPMENT, STRUCTURES, AND SURFACES SHALL BE INSPECTED, AUDITED, AND CERTIFIED BY AN INDEPENDENT INSPECTOR CERTIFIED BY THE CPSC. THE AUDIT AND CERTIFICATION SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT PRIOR TO THE ACCEPTANCE OF THE MAINTENANCE AND ESTABLISHMENT PERIOD.

4. ALL IMPROVEMENTS SHALL MEET ALL REQUIREMENTS OF THE ADA.

MINIMUM TREE SEPARATION DISTANCE:

TRAFFIC SIGNAL, STOP SIGN	20 FEET
UDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAYS	10 FEET
INTERSECTIONS	25 FEET
SEWERS	10 FEET

CFD MAINTENANCE & ESTABLISHMENT PERIOD NOTES:

1. THE MAINTENANCE AND ESTABLISHMENT (M&E) PERIOD SHALL BE FOR A DURATION OF TWO YEARS.

2. THE FOLLOWING ITEMS ARE REQUIRED PRIOR TO THE COMMENCEMENT OF THE M&E PERIOD:
   - A. AS-BUILT DRAWINGS APPROVED BY LANDSCAPE ARCHITECT AND CITY AND FINAL MYLARS AND BLUE LINES SUBMITTED TO THE PUBLIC WORKS DEPARTMENT.
   - B. PRE-MAINTENANCE PERIOD INSPECTION PERFORMED AND RESULTING PUNCH LIST WORK COMPLETED.
   - C. THE DEVELOPER SHALL SUBMIT A WRITTEN REQUEST TO COMMENCE THE M&E PERIOD TO THE PUBLIC WORKS DEPARTMENT. THE REQUEST SHALL BE ACCOMPANIED BY THE DEVELOPER'S TWO YEAR LANDSCAPE MAINTENANCE CONTRACT, SCHEDULE OF MAINTENANCE ACTIVITIES, AND PERFORMANCE BOND IN THE AMOUNT OF 150 PERCENT OF THE MAINTENANCE CONTRACT. THE PERFORMANCE BOND SHALL COVER MAINTENANCE AND REPAIRS NECESSARY TO SATISFACTORILY COMPLETE THE MAINTENANCE PERIOD.
   - D. IRRIGATION AND LANDSCAPE MAINTENANCE SHALL ONLY BE PERFORMED BY A CONTRACTOR WITH A C-27 LANDSCAPING CONTRACTOR LICENSE ISSUED BY THE STATE OF CALIFORNIA.
   - E. THE DEVELOPER SHALL INFORM THE CITY, IN WRITING, OF ITS INTENTION TO SUBSTITUTE THE MAINTENANCE CONTRACTOR PRIOR TO FORMALLY MAKING ANY SUBSTITUTION. THE DEVELOPER SHALL SUBMIT A FULLY EXECUTED COPY OF THE NEW MAINTENANCE CONTRACT TO THE CITY PRIOR TO THE SUBSTITUTE CONTRACTOR STARTING WORK.

3. THE PUBLIC WORKS DEPARTMENT WILL INFORM THE DEVELOPER OF THE COMMENCEMENT DATE FOR THE M&E PERIOD IN WRITING AFTER THE ABOVE ITEMS ARE SATISFACTORILY COMPLETED AND ACCEPTED.

4. THE DEVELOPER SHALL CONTINUOUSLY MAINTAIN THE IRRIGATION, LANDSCAPE, AND OTHER IMPROVEMENTS INCLUDED IN THE CFD AT ITS COST FOR THE DURATION OF THE MAINTENANCE PERIOD.

5. THE PUBLIC WORKS DEPARTMENT WILL BE THE SOLE JUDGE OF WHETHER THE IRRIGATION AND LANDSCAPE IMPROVEMENTS ARE BEING ADEQUATELY MAINTAINED. THE CONTRACTOR WILL BE NOTIFIED IN WRITING IN THE FORM OF CORRECTION NOTICES SHOULD THESE IMPROVEMENTS NOT BE ADEQUATELY MAINTAINED. THE CONTRACTOR SHALL HAVE FIVE WORKING DAYS TO RESOLVE ANY DEFICIENCIES COMMUNICATED VIA CORRECTION NOTICE OR WILL BE SUBJECT TO DISCONTINUANCE AND SUBSEQUENT EXTENSION OF THE M&E PERIOD UNTIL SUCH TIME AS THE DEFICIENCIES HAVE BEEN CORRECTED AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.

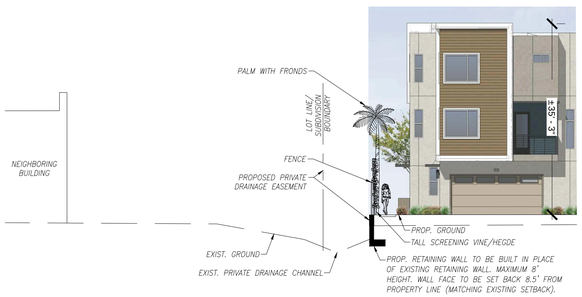
6. IRRIGATION AND LANDSCAPE MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO:
   - A. REGULAR MONITORING, ADJUSTMENT, AND REPAIR OF THE IRRIGATION SYSTEM.
   - B. APPROPRIATE WATERING OF PLANT MATERIAL.
   - C. REGULAR WEEDING.

6. (CONTINUED)
   - D. PROMPT REPLACEMENT OF DEAD, DYING OR DAMAGED PLANT MATERIAL.
   - E. PRUNING OF TREES AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
   - F. FILLING AND COMPACTING SETTLED TRENCHES AND ERODED AREAS.
   - G. DAILY (SEVEN DAYS PER WEEK) REMOVAL AND DISPOSAL OF TRASH, LITTER, AND FOREIGN DEBRIS.
   - H. WEEKLY MOWING OF TURF AREAS AND REMOVAL OF GRASS CLIPPINGS.
   - I. REMOVAL OF TURF BY SHOVEL CUTTING WITHIN 12 INCHES OF TREES LESS THAN 24 INCH BOX AND 18 INCHES WITHIN TREES OF 24 INCH BOX AND GREATER AND MAINTAINING FOUR INCHES OF BARK MULCH.
   - J. NECESSARY PEST CONTROL BY A LICENSED PEST CONTROL APPLICATOR.
   - K. FERTILIZING AS NECESSARY TO MAINTAIN PLANT MATERIAL IN A HEALTHY, VIGOROUS CONDITION.
   - L. FUEL MANAGEMENT ZONES (100 FEET FROM STRUCTURES) AS SHOWN.
   - M. REGULAR CLEANING OF DRAINAGE STRUCTURES WITHIN THE CFD.
   - N. PROPER TRIMMING OF SHRUBS TO LEAVE THEM IN A NATURAL FORM TYPICAL OF THE PARTICULAR PLANT. POODLING OR BALLING SHRUBS IS NOT PERMITTED.
   - O. MAINTENANCE OF ALL APPURTENANT IMPROVEMENTS INCLUDED IN THE CFD.

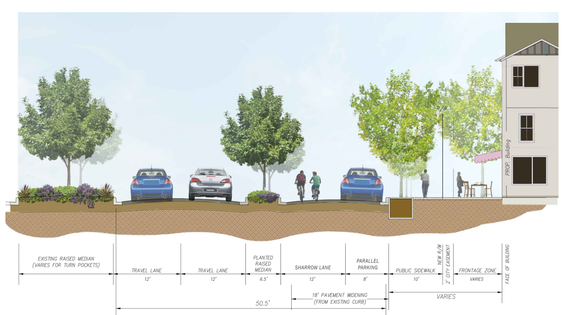
7. THE DEVELOPER SHALL TRANSMIT:
   - A. ALL FINAL SUBMITTAL DOCUMENTS AND EQUIPMENT.
   - B. WATER AND ELECTRIC METER SERIAL NUMBERS, ADDRESSES, SIZES, AND UTILITY COMPANY BILLING INFORMATION INCLUDING A ONE YEAR BILLING HISTORY.
   - C. WELL SYSTEM INFORMATION INCLUDING BUT NOT LIMITED TO OUTPUT AND DEPTH, CATALOGUE CUTS AND MAINTENANCE AND OPERATIONS MANUALS FOR ALL CABINET KEYS.
   - D. QUICK COUPLER KEYS AND SWIVEL (ONE FOR EVERY FIVE QUICK COUPLERS INSTALLED).
   - E. BUILDING KEYS (TWO SETS).
   - F. ONE "T" HANDLE SHUT-OFF KEY.
   - G. CURRENT BACKFLOW CERTIFICATION.
   - H. IRRIGATION CONTROLLER SCHEDULES.
   - I. ANY ITEMS SPECIFIED ON THE PLANS TO THE CITY 90 DAYS PRIOR TO THEIR PROPOSED M&E PERIOD ACCEPTANCE DATE.

FAILURE TO DO SO SHALL BE CAUSE TO EXTEND THE MAINTENANCE PERIOD BY THE NUMBER OF DAYS AFTER THE AFOREMENTIONED DATE THAT THE FINAL SUBMITTALS ARE MADE.

8. THE DEVELOPER SHALL SCHEDULE A FINAL MAINTENANCE PERIOD INSPECTION ONE MONTH PRIOR TO THE PROPOSED TWO YEAR M&E PERIOD COMPLETION DATE. THE DEVELOPER SHALL SUBMIT A WRITTEN REQUEST TO THE CITY FOR ACCEPTANCE OF THE M&E PERIOD UPON SATISFACTORILY COMPLETING ALL FINAL PUNCH LIST WORK. THE CITY WILL PROVIDE THE DEVELOPER WITH WRITTEN CONFIRMATION OF ACCEPTANCE OF THE M&E PERIOD.



SECTION A
NTS



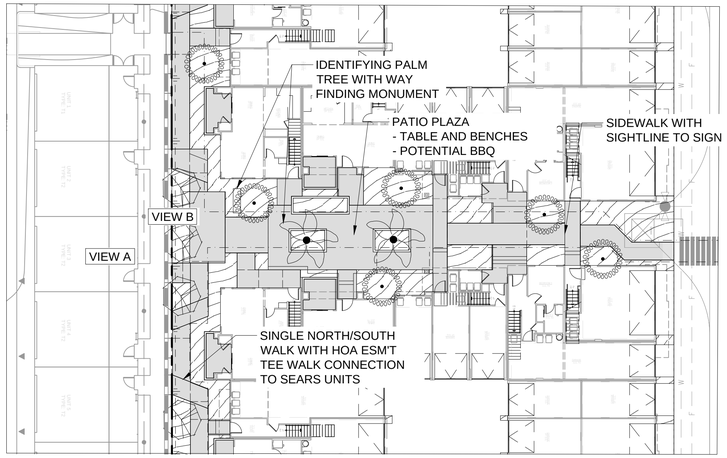
SECTION B - SAN MARCOS BLVD.
NTS

REGISTERED LANDSCAPE ARCHITECT JON JAY BECKER #2545 Signature EXP. 07-31-25 08-17-23 Date STATE OF CALIFORNIA

PREPARED BY:
PROJECT DESIGN CONSULTANTS
a Bowman company
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

SITE DEVELOPMENT PLAN
SAN MARCOS RESTAURANT ROW
CONCEPTUAL LANDSCAPE PLAN

SHEET L2 OF L10

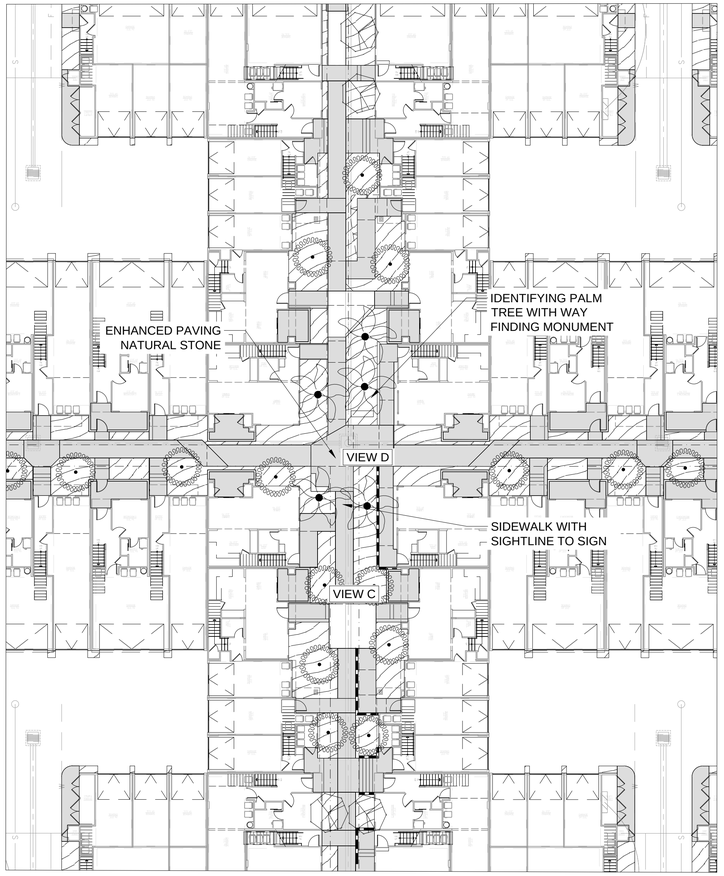


WESTERN PASEO CONNECTOR





WESTERN PASEO CONNECTOR

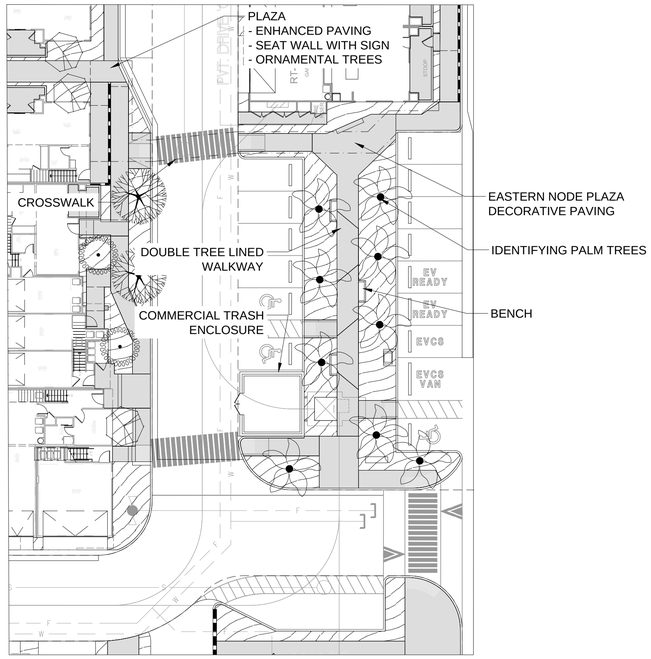


CENTER PASEO MERGE

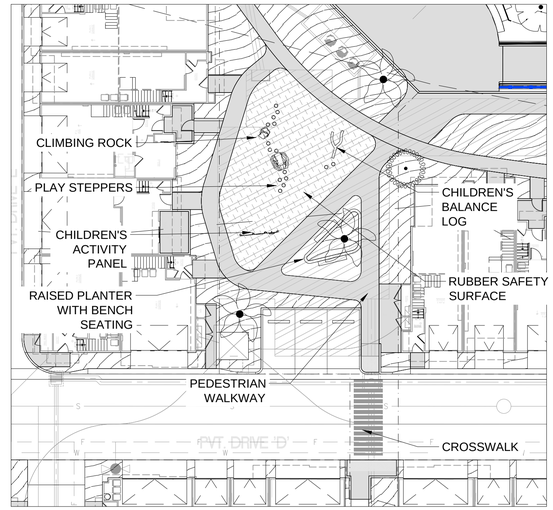




CENTER PASEO MERGE



EAST PASEO CONNECTOR



PARK CONNECTOR





STREET TREE NOTE:
IMPROVEMENT SUCH AS DRIVEWAYS UTILITIES, DRAINS AND WATER SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT.

REGISTERED LANDSCAPE ARCHITECT
JON RAY BECKER
No. 6272
Signature
EXP. 07-31-25
08-17-23
Date
STATE OF CALIFORNIA

PREPARED BY:

PROJECT DESIGN CONSULTANTS
a Bowman company
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

SITE DEVELOPMENT PLAN
SAN MARCOS RESTAURANT ROW
CONCEPTUAL LANDSCAPE PLAN
ENLARGEMENTS AND RENDERINGS

SHEET
L3
OF
L10

PUBLIC COMMUNITY GATHERING AREA
(HOA OWNED AND MAINTAINED)
- PERGOLA
- PICNIC TABLES
- BBQ ISLAND

PUBLIC LARGE DOG PARK
(HOA OWNED AND MAINTAINED)
- DG SURFACE
- 60" FENCE AND GATES
- WASTE STATION
- BENCH SEATING

"PUBLICALLY ACCESSIBLE PRIVATE RECREATIONAL AMENITIES"
NOT-A-PART, REFER TO SDP22-0006

PARK MONUMENT SIGN

PICKLE BALL COURTS
- (4) STANDARD COURTS
- 8' CHAIN LINK FENCE
- BLEACHER SEATING AREA

ALL WHEELFLOW COURSE
- CONTOURED CONCRETE FLOW COURSE

CONCRETE WALKWAY
- PEDESTRIAN AND VEHICULAR
- 10' MAINTENANCE VEHICLE ACCESS

PUBLIC SMALL DOG PARK
(HOA OWNED AND MAINTAINED)
- DG SURFACE
- 48" FENCE AND GATES
- WASTE STATION
- BENCH SEATING

PVT. DRIVE 'G'

PUBLIC PARK

PRIVATE COMMUNITY GATHERING AREA
- BENCHES
- TABLES
- BBQ

6' WIDE CONCRETE ADA WALKWAY

6' COMBO GLASS AND BLOCK WALL AT TOP OF SLOPE (HOA OWNED AND MAINTAINED)

PVT. DRIVE 'A'

PRIVATE MODULAR WETLAND

CROSSWALK

PUBLIC RESTROOM
- STORAGE AREA
- WATER BOTTLE FILLING STATION

DRIVE 'E'

LAWN AREA
- AMPHITHEATER SEATING
- PICNIC TABLES
- HILLSIDE SEATING
- PASSIVE LAWN AREA

OVERLOOK GATHERING SPACE WITH BENCHES AND TABLES

PLAYGROUND - AGES (2-5) & (5-12)
- RUBBER SURFACING
- BENCH SEATING
- HILLSIDE PLAY
- PLAY EQUIPMENT

PUBLIC ACCESS EASEMENT ALONG PRIVATE DRIVE 'A' TO SAN MARCOS BLVD.

PUBLIC ACCESS EASEMENT THROUGH NORTH/SOUTH PASEO TO SAN MARCOS BLVD.

PRIVATE BMP VAULTS

SOUTH ENTRY PLAZA AREA
- RESTROOM FACILITY
- ENHANCED CONCRETE
- 10' WIDE MAINTENANCE ACCESS

STREET TREE NOTE:
IMPROVEMENT SUCH AS DRIVEWAYS UTILITIES, DRAINS AND WATER SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT.

N

0 10 20 40 60

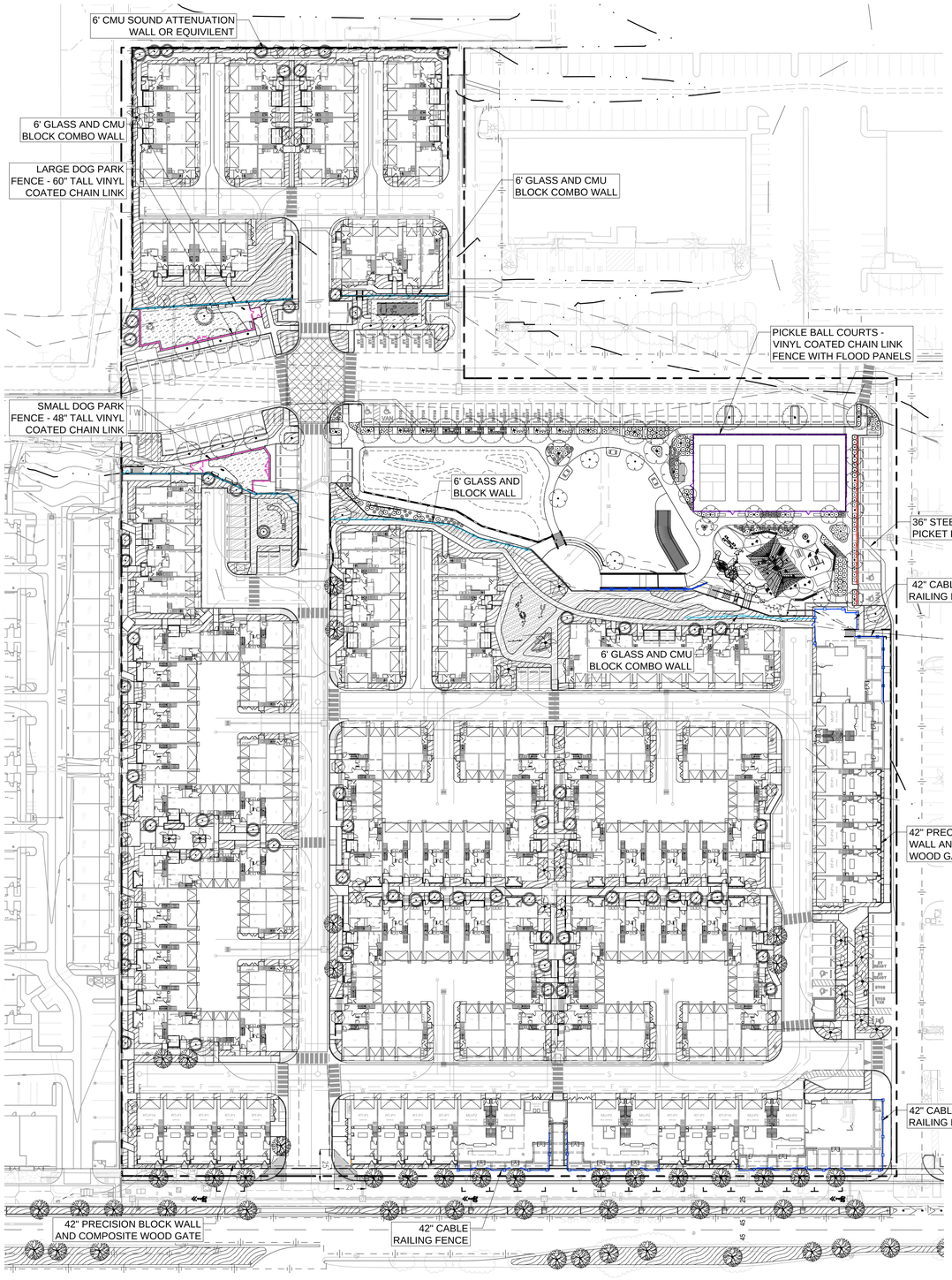
GRAPHICAL SCALE
SCALE: 1" = 20'

REGISTERED LANDSCAPE ARCHITECT
JON JAY BECKER # 2540
Signature
EXP. 07-31-25
08-17-23
Date
STATE OF CALIFORNIA

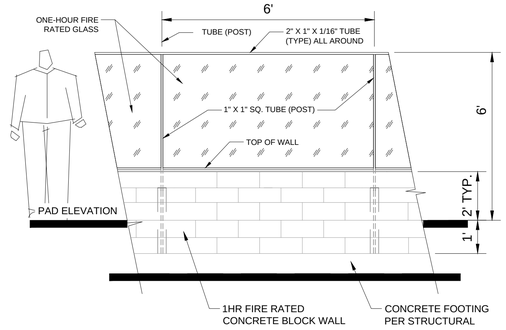
CONCEPTUAL PUBLIC AND PRIVATE PARKS PLAN

PREPARED BY:
PROJECT DESIGN CONSULTANTS
a Bowman company
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

SITE DEVELOPMENT PLAN
SAN MARCOS RESTAURANT ROW
CONCEPTUAL PUBLIC AND PRIVATE PARKS PLAN

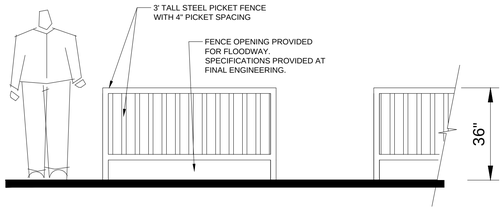


CONCEPTUAL LANDSCAPE FENCE AND WALL PLAN



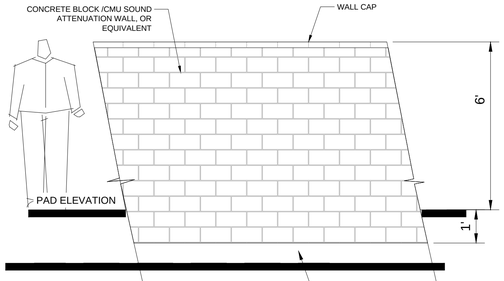
GLASS AND CMU BLOCK COMBO WALL

NTS SYMBOL ON PLAN:



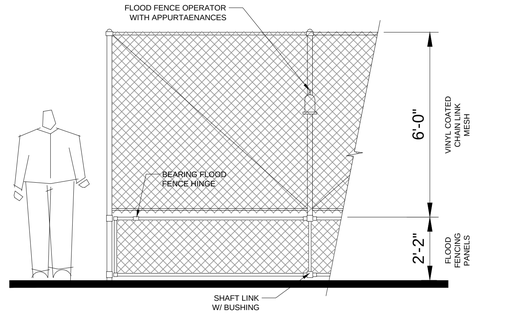
STEEL PICKET FENCE

NTS SYMBOL ON PLAN:



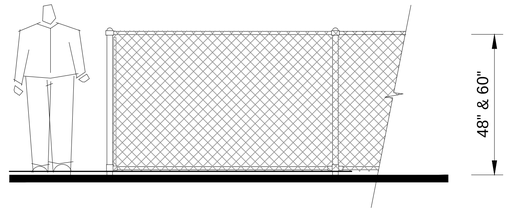
SOUND ATTENUATION WALL

NTS SYMBOL ON PLAN:



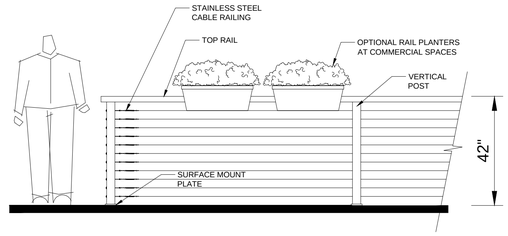
PICKLE BALL COURT - VINYL COATED CHAIN LINK FENCE

NTS SYMBOL ON PLAN:



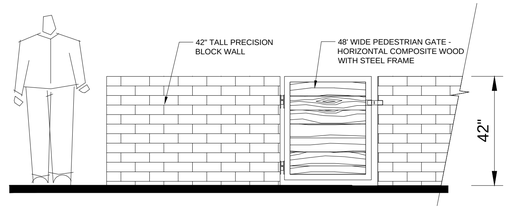
DOG PARK - VINYL COATED CHAIN LINK FENCE

NTS SYMBOL ON PLAN:



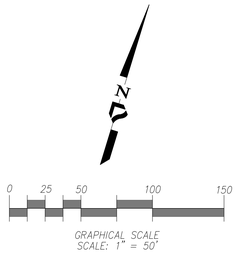
CABLE RAILING

NTS SYMBOL ON PLAN:



PRECISION BLOCK WALL AND COMPOSITE WOOD GATE

NTS SYMBOL ON PLAN:





PREPARED BY:

PROJECT DESIGN CONSULTANTS
a Bowman company
Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

SITE DEVELOPMENT PLAN

SAN MARCOS RESTAURANT ROW

CONCEPTUAL FENCE AND WALL PLAN

SHEET L5 OF L10

SITE PLANTING LEGEND

THE INTERIOR SITE AREAS ARE TO BE PLANTED WITH COLORFUL CONTAINER MATERIAL WITH DEEP ROOTING CHARACTERISTICS IN CONFORMANCE WITH THE GRADING ORDINANCE. DROUGHT TOLERANT NATIVE AND NATURALIZED SPECIES ARE PLANTED IN AN INFORMAL PATTERN. SEASONAL MAINTENANCE WILL BE NEEDED ONCE ESTABLISHED. ACCEPTABLE SPECIES INCLUDE BUT ARE NOT LIMITED TO:

STREET TREES FOR DRIVE AISLES, PARKWAYS, AND CENTER MEDIANS
WITH 5' OR GREATER PLANTABLE AREA

STREET TREES *100% 24-INCH BOX OR LARGER*
FORM/FUNCTION: MEDIUM TO LARGE DECIDUOUS, ROUND HEAD, SHADE, STREET TREES

			WUCOLS
ACACIA STENOPHYLLA	SHOE-STRING ACACIA	30' x 15'	VL
AGONIS FLEXUOSA	PEPPERMINT WILLOW	35' x 25'	LW
ARBUTUS MARINA	MARINA MADRONE	40' x 25'	LW
CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	15' x 15'	MD
CINNAMOMUM CAMPHORA	CAMPHOR TREE	30' x 40'	MD
JACARANDA MIMISIFOLIA	JACARANDA	50' x 20'	MD
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	30' x 30'	MD
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	30' x 30'	MD
LAGERSTROMIA INDICA SPP.	CRAPE MYRTLE	15' x 15'	MD
METEROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	30' x 30'	MD
PLATANUS MEXICANA	MEXICAN SYCAMORE	50' x 30'	MD
PODOCARPUS AFRICARPUS	FERN PINE	40' x 25'	MD
RHUS LANCEA	AFRICAN SUMAC	20' x 20'	LW

PALM TREES WITH 3' OR GREATER PLANTABLE AREA (OUTSIDE OF ROW)

PALM TREES *100% 24-INCH BOX OR LARGER*
FORM/FUNCTION: VERTICAL INTEREST, WAYFINDING PALM TREES

			WUCOLS
ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	40' x 10'	MD
BRAHEA ARMATA	MEXICAN BLUE FAN PALM	30' x 15'	LW
BRAHEA EDULIS	GUADALUPE PALM	30' x 15'	LW
BUTIA CAPITATA	PINDO PALM	20' x 15'	LW
PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	50' x 20'	LW

ACCENT TREES WITH 3' OR GREATER PLANTABLE AREA (OUTSIDE OF ROW)

ACCENT TREES *100% 24-INCH BOX*
FORM/FUNCTION: ORNAMENTAL STRUCTURE OR FLOWERING ACCENT TREES

			WUCOLS
BAUHINIA PURPUREA	PURPLE ORCHID TREE	20' x 20'	MD
CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	25' x 30'	MD
CERCIS CANADENSIS	EASTERN REDBUD	35' x 30'	MD
CUPANIOPSIS ANACARDIODES	CARROTWOOD TREE	40' x 30'	MD
ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	25' x 20'	MD
LAGERSTROEMIA HYBRIDS	CRAPE MYRTLE HYBRIDS	25' x 20'	MD
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	20' x 10'	MD
PISTACIA CHINENSIS	CHINESE PISTACHE	35' x 30'	MD
PODOCARPUS HENKKELII	LONG-LEAFED YELLOW-WOOD	35' x 25'	MD
RHUS LANCEA	AFRICAN SUMAC	30' x 30'	LW
SCHINUS MOLLE	CALIFORNIA PEPPER	50' x 40'	LW
TRISTANIA CONFERTA	BRISBANE BOX	50' x 30'	MD

INTERIOR PARKWAY PLANTING & FRONT YARD

SHRUBS 36" O.C.
FORM/FUNCTION: MEDIUM SIZE ORNAMENTAL SHRUBS

				WUCOLS
*	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	2.5' x 3'	LW
*	ALOE SPP.	ALOE	1.5' x 1.5'	LW
*	ANIGOZANTHOS 'BUSH SUNSET'	BUSH SUNSET KANGAROO PAW	3' x 2'	LW
*	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	2' x 2'	LW
*	CISTUS SPP.	PURPLE ROCKROSE	4' x 4'	VL
*	DIANELLA REVOLUTA	LITTLE REV FLAX LILY	1' x 1'	LW
	DIETES GRANDIFLORA	FORTNIGHT LILLY	3' x 3'	MD
*	LANTANA MONTEVIDENSIS	PURPLE LANTANA	1' x 3'	LW
*	LEPTOSPERMUM SCOPARIUM	RUBY RED TEA TREE	6' x 4'	LW
	NANDINA DOMESTICA	HEAVENLY BAMBOO	6' x 3'	MD
	NANDINA 'GULF STREAM'	GULF STREAM NANDINA	1.5' x 1.5'	MD
	PHORMIUM TENAX SPP.	NEW ZEALAND FLAX	3' x 3'	MD
	PITTOSPORUM SPEC.	PITTOSPORUM	2' x 2'	MD
	RHAPHIOLEPSIS INDICA 'BALLERINA'	INDIAN HAWTHORNE	5' x 3'	MD
*	SALVIA SPP.	SALVIA	3' x 3'	LW
*	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	15' x 6'	LW
*	STRELITZIA JUNCEA	NARROW LEAF B.O.P.	3' x 2.5'	LW

GROUNDCOVER & ACCENTS
FORM/FUNCTION: LOW ORNAMENTAL GROUNDCOVER

				WUCOLS
*	DYMONDIA MARGAREAE	SILVER CARPET	3" x1'	LW
*	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	.5'x5'	LW
*	ROSMARINUS O. IRENE	TRAILING BLUE ROSEMARY	2'x6'	LW
*	SENECIO SERPENS	BLUE CHALKSTICKS	1'x2'	LW
	THYMUS SERPYLLUM	CREEPING THYME	3"x1'	MD
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	2'x5'	MD
	TULBAGHIA VIOLACEA	VARIEGATED SOCIETY GARLIC	1'x5'	MD

NON-INVASIVE GRASSES
FORM/FUNCTION: ACCENT GRASSES

				WUCOLS
*	CAREX SPISSA	SAN DIEGO SEDGE	5'x4'	LW
	FESTUCA GLAUCA 'ELIJAH BLUE	ELIJAH BLUE FESCUE	1'x1'	MD
	MUHLENBERGIA RIGENS	DEER GRASS	4'x4'	MD
*	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	4'x4'	LW

VINES
FORM/FUNCTION: UPRIGHT VINES

			WUCOLS
BOUGAINVILLA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLA	4'x5'	LW
DISTICTIS 'RIVERS'	ROYAL TRUMPET VINE	5'x5'	MD
JASMINUM POLYANTHUM	PINK JASMINE	5'x4'	MD
TRACHELOSPERMUM JASMINIODES	STAR JASMINE	5'x5'	MD
TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	4'x8'	MD

* IDENTIFIES SHRUBS, GROUNDCOVERS AND GRASSES SUITABLE FOR RIGHT OF WAY PLANTING (LOW WATER USE)

PARK PLANTING LEGEND

RECREATIONAL AREA LANDSCAPE TREATMENT

RECREATIONAL AREAS WILL BE PLANTED WITH DROUGHT TOLERANT PLANTS THAT ARE ALSO SAFE FOR CHILDREN AND PETS. PLANTING SELECTION WILL PROVIDE PRIVACY (SCREENING), ALTERNATIVE LAWN AREA, AND BLEND IN WITH THE ADJACENT BASIN AND EXTERIOR SLOPES PLANTING. THE COMBINATION OF SMALL TO MEDIUM TEXTURALLY RICH TREES WILL BE COUPLED WITH GROUPINGS OF FLOWERING SHRUBS. GROUNDCOVER WILL BE ADDED TO PROVIDE A THIRD LEVEL OF VISUAL INTEREST. A LAWN ALTERNATIVE WILL BE INCLUDED TO PROVIDE A PLAY SPACE FOR CHILDREN AND PETS. ACCEPTABLE SPECIES INCLUDE BUT ARE NOT LIMITED TO:

RECREATIONAL AREA

RECREATIONAL AREA TREES *100% 24"-INCH BOX OR LARGER*
FORM/FUNCTION: SHADE, SEASONAL COLOR, MEDIUM TO LARGE CANOPY

			WUCOLS
AGONIS FLEXUOSA	PEPPERMINT WILLOW	40' x 10'	LW
CASSIA LEPTOPHYLLA	GOLD MEDALLION	15' x 15'	MD
CERCIS OCCIDENTALIS	WESTERN REDBUD	10' x 8'	LW
HYMENOSPORUM FLAVUM	SWEET SHADE TREE	30' x 15'	MD
JACARANDA MIMOSIFOLIA	JACARANDA	40' x 25'	MD
LOPHOSTEMON CONFERTUS	BRISBANE BOX	40' x 20'	MD
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	30' x 15'	MD
PISTACIA CHINENSIS	CHINESE PISTACHE	30' x 25'	MD
TIPUANA TIPU	TIPU TREE	40' x 25'	MD
QUERCUS AGRIFOLIA	COAST LIVE OAK	60' x 40'	LW

RECREATIONAL AREA SHRUBS, GRASSES AND GROUNDCOVERS *85% 1-GALLON, 15% 5 GAL.*
FORM/FUNCTION: EVERGREEN, SCREENING, ACCENT COLOR, DROUGHT TOLERANT

SHRUBS

			WUCOLS
ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	8' x 6'	LW
CISTUS x PURPEUS	ORCHID ROCKROSE	4' x 4'	LW
CEANOTHUS SPP.	CEANOTHUS	6' x 6'	VL
DIANELLA REVOLUTA	LITTLE REV FLAX LILY	1' x 1'	LW
DIETES BICOLOR	FORTNIGHT LILLY	4' x 3'	LW
EURPHORBIA CHARACIAS 'WULFENII'	MEDITERRANEAN SPURGE	3' x 3'	LW
JUNCUS PATENS	COMMON RUSH	2' x 3'	LW
OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	6' x 6'	LW
RAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	6' x 4'	LW
RHAPHIOLEPIS INDICA 'BALLERINA'	INDIA HAWTHORN	2' x 2'	LW
ROSMARINUS OFFICINALIS	ROSEMARY	3' x 3'	LW
SALVIA SPP.	SAGE	3' x 2'	VL
TEUCRIUM FRUTICANS	BUSH GERMANDER	4' x 6'	LW
WESTRINGIA FRUTICOSA 'MUNDI'	LOW COAST ROSEMARY	2' x 2'	LW

GRASSES

			WUCOLS
FESTUCA GLAUCA 'ELIJAH BLUE	ELIJAH BLUE FESCUE	1' x 1'	LW
LEYMUS CONDENSATUS 'CANYON	CANYON PRINCE WILD RYE	2' x 3'	LW
LOMANDRA LONGIFOLIA	SPINY HEADED MAT RUSH	3' x 3'	LW
MUHLENBERGIA DUBIA	PINE MUHLY GRASS	3' x 3'	LW
MUHLENBERGIA RIGENS	DEER GRASS	4' x 4'	LW

GROUNDCOVERS

BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	5' x 4'	LW
CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1' x 4'	LW
CEANOTHUS THYRSIFOLIA 'YANKEE POINT'	YANKEE POINT WILD LILAC	1' x 1'	VL
DYMONDIA MARGARETAE	SILVER CARPET	2' x 3'	LW
IVA HAYESIANA	POVERTY WEED	4' x 4'	LW
LANTANA SPP.	BUSH LANTANA	2' x 3'	LW
VERBENA RIGIDA	SANDPIPER VERBENA	4' x 4'	LW

TURF

FESTUCA ARUNDINACEA	TALL FESUCE	H

SLOPES (TEMPORARY IRRIGATION) HYDROSEED MIX

THE SLOPE AREAS TO BE HYDROSEEDED WITH A MIX OF NATIVE PLANT MATERIAL FOR SOIL EROSION PURPOSES. 50% OF SEED MIX TO BE PLANT MATERIAL THAT IS 24" OR LESS TO MEET BRUSH MANAGEMENT GUIDELINES.

COASTAL SAGE SCRUB HYDROSEED MIX

PLANT MATERIAL	COMMON NAME	LB/AC	% PURITY/ GERMINATION RECOMMENDED
ARTEMESIA CALIFORNICA	COASTAL SAGEBRUSH	2	15 / 50
ENCELIA CALIFORNICA	COAST SUNFLOWER	4	40 / 60
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	6	10 / 65
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	3	30 / 60
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1	98 / 75
LOTUS SCOPARIUS	DEERWEED	6	90 / 60
LUPINUS BICOLOR	PYGMY-LEAF LUPINE	4	98 / 80
LUPINUS NANUS	SKY LUPINE	4	98 / 85
MIMULUS AURANTIACUS PUNICEUS	RED MONKEYFLOWER	2	2 / 55
SALVIA MELLIFERA	BLACK SAGE	1	70 / 50
NASSELLA PULCHRA	PURPLE NEEDLE GRASS	8	90 / 60

NOTE: CONTAINER STOCK ARE TO BE PLACED AT A MINIMUM RATE OF ONE PLANT PER 100 S.F. OF DISTURBED AREA.

PLANTING NOTES:

1. THE WORK SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE DEVELOPER'S CITY-APPROVED PLANS, IRRIGATION AND LANDSCAPE STANDARD DRAWINGS, APPROVED MATERIALS LIST, AS WELL AS THESE STANDARD PLANTING NOTES.
2. SOIL SAMPLES FOR AMENDMENT TESTING SHALL BE TAKEN AFTER COMPLETION OF GRADING AND PRIOR TO WEED CONTROL AND SOIL PREPARATION AT A MINIMUM OF THREE LOCATIONS APPROVED BY THE PUBLIC WORKS DEPARTMENT. TESTS SHALL BE PERFORMED BY AN APPROVED LABORATORY. TESTS PERFORMED SHALL INCLUDE, BUT ARE NOT LIMITED TO: ORGANIC MATTER CONTENT, N/P/K., PH, ELECTRICAL CONDUCTIVITY, AND PERCENT SILT, SAND, AND CLAY. TEST RESULTS AND APPLICATION RECOMMENDATIONS SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT PRIOR TO APPLICATION OF AMENDMENTS. AMENDMENTS SHALL BE APPLIED PURSUANT TO THE LABORATORY AND MANUFACTURERS RECOMMENDATIONS.
3. CONTROL WEEDS BY WATERING FOR THREE WEEKS TO ADEQUATELY GERMINATE THE SEEDBED AND THEN APPLY A POST-EMERGENT HERBICIDE BY A LICENSED APPLICATOR AND WAIT AS DIRECTED BY THE MANUFACTURER BEFORE PLANTING.
4. PERCOLATION TESTS SHALL BE PERFORMED ON ALL TREE PLANTING PITS. PITS SHALL BE FILLED WITH 18 INCHES OF WATER AND ALLOWED TO DRAIN COMPLETELY. PITS SHALL THEN BE FILLED WITH 12 INCHES OF WATER AND ALLOWED TO DRAIN. THE SECOND FILL MUST DRAIN AT A MINIMUM RATE OF ONE INCH PER HOUR, FOR A FOUR-HOUR DURATION.
5. TREE WELL DRAIN SYSTEMS SHALL BE INSTALLED PURSUANT TO CITY OF SAN MARCOS STANDARD DRAWINGS WHEN PERCOLATION TESTS FAIL.
6. THE DEVELOPER SHALL PROVIDE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS.
7. THE DEVELOPER SHALL SCHEDULE INSPECTIONS 48 HOURS IN ADVANCE OF THE WORK BEING READY FOR INSPECTION. INSPECTIONS SHALL BE SCHEDULED BY CALLING (760) 752-7550 EXT. 3550. IF THE WORK IS NOT READY FOR INSPECTION ON THE SCHEDULED DATE AND TIME, THE DEVELOPER SHALL RESCHEDULE THE INSPECTION AS ABOVE. THE CITY MAY CHARGE THE DEVELOPER FOR RESCHEDULED INSPECTIONS AND WITHHOLD FURTHER INSPECTIONS UNTIL SUCH TIME AS THE DEVELOPER PAYS THE RE-INSPECTION FEE.
8. PLANTING INSPECTIONS ARE REQUIRED FOR THE FOLLOWING:
   A. TREE PLANTING PIT PERCOLATION TESTS (BOTH FILLS).
   B. PLANT MATERIAL LAYOUT PRIOR TO PLANTING.
   C. PLANT MATERIAL QUALITY PRIOR TO PLANTING.
   D. AMENDMENT VERIFICATION (PRIOR TO APPLICATION).
   E. PLANT MATERIAL INSTALLATION.
   F. PRE-MAINTENANCE PERIOD IRRIGATION COVERAGE INSPECTION (PUNCH LIST DEVELOPED).
   G. PRE-MAINTENANCE PERIOD PLANT MATERIAL INSPECTION (PUNCH LIST DEVELOPED).
   H. PRE-MAINTENANCE PERIOD FINAL PUNCH LIST COMPLETION INSPECTION.
   I. END OF MAINTENANCE PERIOD INSPECTION (30 DAYS PRIOR TO THE SCHEDULED END OF THE MAINTENANCE PERIOD; PUNCH LIST DEVELOPED).
   J. FINAL MAINTENANCE PERIOD INSPECTION (END OF MAINTENANCE PERIOD PUNCH LIST WORK COMPLETED BY DEVELOPER.
9. TREES SUPPLIED TO THE PROJECT SHALL MEET THE FOLLOWING MINIMUM STANDARDS:
   A. TREES SHALL HAVE A STRAIGHT TRUNK WITH A SYMMETRICAL CROWN.
   B. TREES SHALL HAVE A SUBSTANTIAL, SINGLE, CENTRAL LEADER.
   C. TREE BARK SHALL NOT BE DISCOLORED, SUNKEN, OR SWOLLEN AND SHALL BE FREE OF CUTS AND SCRAPES OR OTHER DAMAGE.
   D. TREES SHOWING GALLERIES, SUN SCALD, OR FROST DAMAGE WILL NOT BE ACCEPTED.
   E. THE CALIPER OF THE TREE SHALL BE IN PROPORTION TO THE ROOT BALL.
   F. TREES WITH GIRDLING ROOTS WRAPPING AROUND THE TRUNK OR OTHERWISE ROOT BOUND WILL NOT BE ACCEPTED.
   G. TREE TRUNKS MORE THAN 10 PERCENT OFF CENTER WILL NOT BE ACCEPTED.
   H. FRESHLY PRUNED TREES WILL NOT BE ACCEPTED.
10. PRUNING SHALL ONLY BE PERFORMED AT THE DIRECTION OF THE LANDSCAPE INSPECTOR.
11. PROJECTS WHICH REMAIN INACTIVE FOR ONE YEAR OR LONGER ARE SUBJECT TO ALL PLANTING STANDARDS CHANGES THAT HAVE BEEN ADOPTED BY THE CITY OF SAN MARCOS DURING THE PERIOD OF INACTIVITY.

STREET TREE NOTE:
IMPROVEMENT SUCH AS DRIVEWAYS UTILITIES, DRAINS AND WATER SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT.

REGISTERED LANDSCAPE ARCHITECT — JON KAY BECKER — 2742 — Signature — EXP. 07-31-25 — 08-17-23 Date — STATE OF CALIFORNIA

PREPARED BY:
PROJECT DESIGN CONSULTANTS
a Bowman company
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

SITE DEVELOPMENT PLAN
SAN MARCOS RESTAURANT ROW
CONCEPTUAL PLANT SCHEDULES

SHEET L6 OF L10



EXISTING TREES PLAN

TOTAL EXISTING TREES TO BE REMOVED:

	TREE TYPE	TOTAL QUANTITY
T	EXISTING STANDARD TREES	47
P	EXISTING PALM TREES	93

TOTAL EXISTING TREES TO BE REMOVED = 140

TOTAL EXISTING TREES TO REMAIN AND PROTECTED IN PLACE:

	TREE TYPE	TOTAL QUANTITY
⊕	EXISTING TREES	13

TOTAL EXISTING TREES TO REMAIN AND P.I.P. = 13

PROPOSED TREES:

(SEE PLANTING ON SHEET L2)

TREE TYPE	TOTAL QUANTITY
PROPOSED STANDARD TREES	204
PROPOSED PALM TREES	39

TOTAL PROPOSED TREES = 243

N

0 25 50 100 150

GRAPHICAL SCALE
SCALE: 1" = 50'

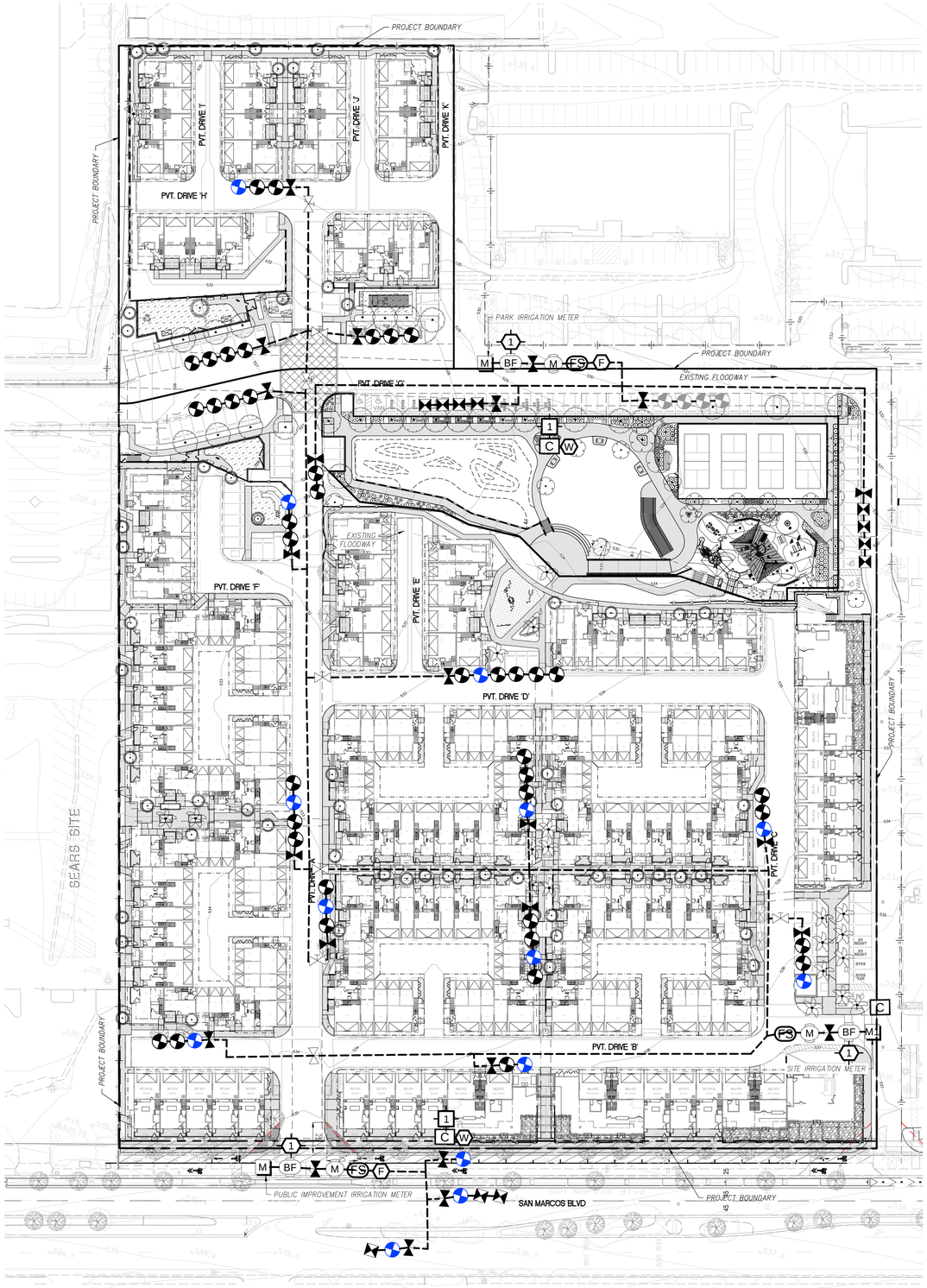
REGISTERED LANDSCAPE ARCHITECT
JON JAY BECKER # 5342
Signature
EXP. 07-31-25
08-17-23
Date
STATE OF CALIFORNIA

PREPARED BY:

PROJECT DESIGN CONSULTANTS
a Bowman company
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

SITE DEVELOPMENT PLAN
SAN MARCOS RESTAURANT ROW
EXISTING TREES PLAN

SHEET L7 OF L10



CONCEPTUAL IRRIGATION PLAN

PUBLIC PARK IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
25Q 50Q 50H 10H 10F 20F	Hunter PROS-PRS30-06-CV-MSBN Multi-Stream Bubbler, 6in. pop-up, factory installed drain check valve, 25=.25gpm, 50=0.5gpm, 10=1.0gpm, 20=2.0gpm.
0.25 0.50	Hunter RZWS-SLEEVE-36-CV 36in. long RZWS with Filter Fabric Sleeve, .25 gpm or .50 gpm bubbler options, Check Valve, 1/2in. swing joint for connection to 1/2in. pipe
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter I-20-06-SS 2.0 Turf Rotor, 6in. Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Standard Nozzle.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESB Valve and 1in. Pressure Regulating 40psi Quick-Check Basket Filter. 0.3 GPM-20 GPM
F	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.
A	Rain Bird ARV050 1/2in. Air Relief Valve, made of quality rust-proof materials, with a 6in. drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.
I	Hunter ECO-ID ECO-ID: 1/2in. FPT connection with 12 psi-70 psi operating pressure. Specify with Hunter SJ swing joint.
	Area to Receive Dripline Rain Bird XFS-CV-06-12 XFS-CV Sub-Surface and On-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.6 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Specify XF insert fittings.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter IBV 1in., 1-1/2in., 2in., and 3in. Brass Electric Remote Control Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Hunter HQ-44RC-AW Quick coupler valve, yellow rubber cover, red brass and stainless steel, with 1in. NPT inlet, 2-piece body. Acme key with Anti-Rotation wings.
	Nibco Isolation Valve Nibco Model T-585-70 two piece bronze full port ball valve with stainless steel handle.
M	Hunter IBV - Master Valve 1-1/2" 1in., 1-1/2in., 2in., and 3in. Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
BF	Febco 825Y 1-1/2" Reduced Pressure Backflow Preventer
C	Weathermatic SL4800 with (4) SLM12 SmartLine 48-zone controller, internal 120VAC/230VAC transformer, large backlit LCD display. Includes Smartlink Aircard Flow
W	Weathermatic SLW5 Wireless Weather Sensor for ET Based Watering, 900mhz - 1500ft. line of site range
FS	Flow Sensor 1-1/2" Weathermatic SLFSI-T15 - 1-1/2in. Tee Type Insert Flow Sensor Used with the SmartLink Flow Aircard
F	Fertigation Yard Feeder Automatic Firtilization - Size:TBD By: yardfeeder.com
XX	Backflow Enclosure V.I.T Strong Box SBBC Series - Enclosure with smooth touch finish
XX	Controller Enclosure V.I.T. Strong Box SB -Top entry encolsure
M	Water Meter 1-1/2"
	Irrigation Mainline: PVC Schedule 40
	Valve Callout: # Valve Number; # Valve Flow; #" Valve Size

PUBLIC IMPROVEMENT IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	Hunter PROS-PRS30-06-CV-MSBN 50H
	Hunter RZWS-36-CV 50
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESB Valve and 1in. Pressure Regulating 40psi Quick-Check Basket Filter. 0.3 GPM-20 GPM
F	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.
A	Rain Bird ARV050 1/2in. Air Relief Valve, made of quality rust-proof materials, with a 6in. drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.
I	Hunter ECO-ID ECO-ID: 1/2in. FPT connection with 12 psi-70 psi operating pressure. Specify with Hunter SJ swing joint.
	Area to Receive Dripline Rain Bird XFS-CV-06-12 XFS-CV Sub-Surface and On-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.6 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Specify XF insert fittings.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter HQ-44RC-AW Quick coupler valve, yellow rubber cover, red brass and stainless steel, with 1in. NPT inlet, 2-piece body. Acme key with Anti-Rotation wings.
	Nibco Isolation Valve Nibco Model T-585-70 two piece bronze full port ball valve with stainless steel handle.
M	Hunter IBV - Master Valve 1-1/2" 1-1/2" 1in., 1-1/2in., 2in., and 3in. Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
BF	Febco 825Y 1-1/2" 1-1/2" Reduced Pressure Backflow Preventer
C	Weathermatic SL4800 with (4) SLM12 SmartLine 48-zone controller, internal 120VAC/230VAC transformer, large backlit LCD display. Includes Smartlink Aircard Flow
W	Weathermatic SLW5 Wireless Weather Sensor for ET Based Watering, 900mhz - 1500ft. line of site range
FS	Flow Sensor 1-1/2" 1-1/2" Weathermatic SLFSI-T15 - 1-1/2in. Tee Type Insert Flow Sensor Used with the SmartLink Flow Aircard
F	Fertigation Yard Feeder Automatic Fertilization - Size: TBD By: Yardfeeder.com
XX	Backflow Enclosure V.I.T Strong Box SBBC Series - Enclosure with smooth touch finish
XX	Controller Enclosure V.I.T. Strong Box SB - Top entry encolsure
M	Water Meter 1" 136 - 138 psi FROM VALLECITOS ENGINEERING WATER DISTRICT 6/22/23
	Irrigation Mainline: PVC Schedule 40
	Valve Callout: # Valve Number; # Valve Flow; #" Valve Size

PRIVATE IMPROVEMENTS IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
25Q 50Q 50H 10H 10F 20F	Hunter PROS-PRS30-06-CV-MSBN Multi-Stream Bubbler, 6in. pop-up, factory installed drain check valve, 25=.25gpm, 50=0.5gpm, 10=1.0gpm, 20=2.0gpm.
0.25 0.50	Hunter RZWS-SLEEVE-36-CV 36in. long RZWS with Filter Fabric Sleeve, .25 gpm or .50 gpm bubbler options, Check Valve, 1/2in. swing joint for connection to 1/2in. pipe
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Area to Receive Dripline Hunter HDL-06-12-CV HDL-06-12-CV: Hunter Dripline w/ 0.6 GPH emitters at 12" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Ball valve Spears 2122 Sch. 80 line size ball valve. Place in a NDS 10" round valve box.
	Gate Valve Nibco T-113-K Class 125 Bronze Gate shut off valve with cross handle, same as mainline pipe diameter - 2 1/2" and smaller. Nibco P-619-W 3" and larger cast iron gate vavle, same as mainline pipe where located. Resilient Wedge non-rising stem flow control with IPS push-on ends.
M	Hunter ICV-G - Master 2" 1", 1-1/2", 2", and 3" Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
BF	Febco 825Y 2" Reduced Pressure Backflow Preventer
C	Hunter PED-SS-A2C-225D-SS 225-Station decoder controller with one (3) A2C-D75 module in an outdoor stainless steel pedestal. Contractor to provide all needed decoders and surge suppression as recommended per manufacturer
FS	Badger Model IR-220P
XX	V.I.T. Products SBBC-22SS Low profile, tube and wire construction smooth touch surface, stainless steel backflow enclosure. 23.5"L, 28"H, 17.75"W (59.69cm L, 71.12cm H, 45.085cm W).
M1	Water Meter 2" Site Irrigation Meter
	Irrigation Mainline: PVC Schedule 40
	Valve Callout: # Valve Number; # Valve Flow; #" Valve Size

IRRIGATION DESIGN:
ORNAMENTAL LANDSCAPE AREAS WILL BE SERVED BY A PERMANENT, AUTOMATIC MULTIPLE- VALVE IRRIGATION SYSTEM. THIS SYSTEM WILL USE DRIP IRRIGATION FOR PLANTING, BUBBLERS FOR TREES AND LOW PRECIPITATION HEADS FOR TURF, SEGREGATED BASED ON PLANT MATERIAL TYPE AND ASPECT, AND BE DESIGNED TO MINIMIZE OVERSPRAY ONTO HARDSCAPE SURFACE. RECYCLED WATER MAY BE USED, IF AVAILABLE. PERMANENT IRRIGATION WILL BE PROVIDED FOR THE RIGHT-OF-WAY SHRUBS AND TREES, ON SITE STREET TREES, SHRUBS AND GROUND COVER PER THE PLANT LEGEND SHEET.
TEMPORARY ABOVE GRADE IRRIGATION WILL BE PROVIDED FOR THE SLOPES ASSOCIATED WITH PAD GRADING, TO REVEGETATE AND STABILIZE THE SLOPES FOR EROSION CONTROL. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED AUTOMATIC SMART CONTROL WITH RAIN SENSOR SHUTOFF DEVICE.

STREET TREE NOTE:
IMPROVEMENT SUCH AS DRIVEWAYS UTILITIES, DRAINS AND WATER SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT.

" I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY OF SAN MARCOS'S LANDSCAPE MANUAL AND WATER EFFICIENT LANDSCAPE ORDINANCE, PER MUNICIPAL CODE CHAPTER 20.330. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE MANUAL AND AGREE TO COMPLY WITH ALL REQUIREMENTS WHEN SUBMITTING CONSTRUCTION DOCUMENTS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

SIGNATURE DATE

N

0 25 50 100 150

GRAPHICAL SCALE
SCALE: 1" = 50'

REGISTERED LANDSCAPE ARCHITECT — JON MAY BECKER — 2142 — Signature — EXP. 07-31-25 — 08-17-23 Date — STATE OF CALIFORNIA

PREPARED BY:

PROJECT DESIGN CONSULTANTS
a Bowman company
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

SITE DEVELOPMENT PLAN
SAN MARCOS RESTAURANT ROW
CONCEPTUAL IRRIGATION PLAN

SHEET L8 OF L10

PRIVATE IMPROVEMENTS

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 54.2

Hydrozone # /Planting Description[1]	Plant Factor (PF)	Irrigation Method[2]	Irrigation Efficiency (IE)[3]	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[4]
Regular Landscape Areas							
TREES	0.4	BUBBLER	0.75	.53	7,160	3,794.8	127,520.4
MODERATE WATER USE PLANTING	0.4	DRIP	0.81	.48	46,181	22,166.8	744,895.8
				Totals	(A) 53,341	(B) 25,604	
Special Landscape Areas							
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	872,416.2
						Maximum Allowed Water Allowance (MAWA)[5]	985,859.03

[1] *Hydrozone #/Planting Description* E.g 1.) *front lawn* 2.) *low water use plantings* 3.) *medium water use planting*

[2] *Irrigation Method* *overhead spray or drip*

[3] *Irrigation Efficiency* *0.75 for spray head 0.81 for drip*

[4] *ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[5] *MAWA (Annual Gallons Allowed) = (Eto) (.62) ((ETAF x LA) + ((1-ETAF) x SLA))* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

54.2(.62)(53,341x .55)=985,859.03

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	25,604
Total Area	(A)	53,341
Average ETAF	**B ÷ A**	.48

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	25,604
Total Area	(A+C)	53,341
Sitewide ETAF	**(B+D) ÷ (A+C)**	.48

PUBLIC PARK

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 54.2

Hydrozone # /Planting Description[1]	Plant Factor (PF)	Irrigation Method[2]	Irrigation Efficiency (IE)[3]	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[4]
Regular Landscape Areas							
TREES	0.4	BUBBLER	0.75	.53	1,480	784.4	26,358.9
LOW WATER USE PLANTING	0.3	DRIP	0.81	.37	6,274	2,321.38	78,007.6
				Totals	(A) 7,754	(B) 3,105.78	
Special Landscape Areas							
TURF				1	8,616	8,616	289,532
				1			
				1			
				Totals	(C) 8,616	(D) 8,616	
						ETWU Total	104,366.5
						Maximum Allowed Water Allowance (MAWA)[5]	117,254

[1] *Hydrozone #/Planting Description* E.g 1.) *front lawn* 2.) *low water use plantings* 3.) *medium water use planting*

[2] *Irrigation Method* *overhead spray or drip*

[3] *Irrigation Efficiency* *0.75 for spray head 0.81 for drip*

[4] *ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[5] *MAWA (Annual Gallons Allowed) = (Eto) (.62) ((ETAF x LA) + ((1-ETAF) x SLA))* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

54.2(.62)(7,754x .45)=117,254

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	3,105.78
Total Area	(A)	7,754.4
Average ETAF	**B ÷ A**	.40

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	11,72.78
Total Area	(A+C)	16,370
Sitewide ETAF	**(B+D) ÷ (A+C)**	.71

PUBLIC IMPROVMENTS (ROW)

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 54.2

Hydrozone # /Planting Description[1]	Plant Factor (PF)	Irrigation Method[2]	Irrigation Efficiency (IE)[3]	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[4]
Regular Landscape Areas							
TREES	0.4	BUBBLER	0.75	.53	1,080	572.4	19,234.9
LOW WATER USE PLANTING	0.3	DRIP	0.81	.37	2,185	808.45	27,167.1
				Totals	(A) 3,265	(B) 1,380.85	
Special Landscape Areas							
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	46,402
						Maximum Allowed Water Allowance (MAWA)[5]	49,372.6

[1] *Hydrozone #/Planting Description* E.g 1.) *front lawn* 2.) *low water use plantings* 3.) *medium water use planting*

[2] *Irrigation Method* *overhead spray or drip*

[3] *Irrigation Efficiency* *0.75 for spray head 0.81 for drip*

[4] *ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[5] *MAWA (Annual Gallons Allowed) = (Eto) (.62) ((ETAF x LA) + ((1-ETAF) x SLA))* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

54.2(.62)(3,265x .45)=49,372.6

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	1,380.85
Total Area	(A)	3,265
Average ETAF	**B ÷ A**	.42

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	1,380.85
Total Area	(A+C)	3,265
Sitewide ETAF	**(B+D) ÷ (A+C)**	.42

SAN MARCOS STANDARD IRRIGATION NOTES

1. THE DEVELOPER SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE PUBLIC WORKS DEPARTMENT LANDSCAPE INSPECTOR VIA THE DEVELOPMENT SERVICES DEPARTMENT INSPECTOR PRIOR TO THE COMMENCEMENT OF IRRIGATION WORK. THE DEVELOPER, ITS LANDSCAPE ARCHITECT, AND ITS LANDSCAPE CONTRACTOR SHALL ATTEND THE MEETING. THE MEETING SHALL BE AT A TIME AND PLACE ACCEPTABLE TO THE PUBLIC WORKS LANDSCAPE INSPECTOR. THE DEVELOPER SHALL PROVIDE THE LANDSCAPE INSPECTOR WITH THE CONTACT INFORMATION FOR ITS LANDSCAPE ARCHITECT, PROJECT MANAGER, SUPERINTENDENT, AND IRRIGATION AND LANDSCAPE CONTRACTOR AT THE MEETING.

2. THE DEVELOPER SHALL SUBMIT A COMPLETE MATERIALS LIST AND ASSOCIATED CATALOG CUTS FOR ALL MANUFACTURED MATERIALS TO BE INCORPORATED IN THE WORK TO THE PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.

3. THE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPER'S CITY-APPROVED PLANS, THE CITY'S IRRIGATION AND LANDSCAPE STANDARD DRAWINGS, THE CITY'S APPROVED MATERIALS LIST, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND THESE STANDARD IRRIGATION NOTES.

4. REVIEW AND APPROVAL OF THE DEVELOPER'S PLANS BY THE CITY DOES NOT WARRANT THAT THE PLANS ARE ACCURATE AND COMPLETE. THE RESPONSIBILITY FOR ACCURACY AND COMPLETENESS OF DRAWINGS LIES SOLELY WITH THE DEVELOPER.

5. IRRIGATION PLANS ARE DIAGRAMMATIC. THE ACTUAL LOCATION OF IRRIGATION IMPROVEMENTS SHALL BE IN PLANTED AREAS WHERE POSSIBLE. LOCATIONS OF IRRIGATION IMPROVEMENTS ARE SUBJECT TO THE APPROVAL OF THE PUBLIC WORKS DEPARTMENT PRIOR TO INSTALLATION. IRRIGATION CONTROLLERS SHALL BE INSTALLED "OUTSIDE" OF IRRIGATION COVERAGE.

6. ALL THREADED FITTING REQUIRE TEFLON TAPE.

7. ABOVE GROUND IRRIGATION SYSTEMS ARE NOT PERMITTED.

8. CONTROL WIRING SHALL BE COLOR-CODED AND LABELED AT THE CONTROLLER AND ALL JUNCTION AND VALVE BOXES SHALL CORRESPOND TO THE APPROPRIATE STATION. INSTALL THREE ADDITIONAL CONTROL SIRES FROM THE CONTROLLER TO THE END OF EACH MAINLINE RUN.

9. DEDICATED WATER AND ELECTRICAL SERVICES SHALL BE PROVIDED FOR ALL IRRIGATION SYSTEMS AND CONTROLLERS. CONTRACTOR SHALL VERIFY AND COORDINATE LOCATIONS OF IRRIGATION WATER SERVICES AND IRRIGATION CONTROLLER ELECTRICAL SERVICE LOCATIONS WITH OTHER TRADES TO ENSURE THEY CORRESPOND WITH IRRIGATION WATER POINTS OF CONNECTION AND CONTROLLER LOCATIONS. ELECTRICAL AND WATER FEEDS FROM PRIVATE SOURCES ARE NOT ALLOWED.

10. CONTROLLER AND COMMUNICATION WIRE SPLICES SHALL ONLY BE MADE WITH PUBLIC WORKS DEPARTMENT APPROVAL AND, WHEN APPROVED, SHALL ONLY BE MADE IN AN APPROVED BOX WITH A MINIMUM OF THREE FOOT LOOP (SIX FEET OF WIRE).

11. IRRIGATION CONTROLLERS SHALL BE INSTALLED WITHIN THE LIMITS OF THE CFD AT LOCATIONS APPROVED BY THE LANDSCAPE INSPECTOR.

12. THE DEVELOPER SHALL SUBMIT THE INSTALLATION CERTIFICATION OF THE CONTROLLER ASSEMBLY FABRICATOR TO THE PUBLIC WORKS DEPARTMENT PRIOR TO THE COVERAGE TEST INSPECTION.

13. AS-BUILT DRAWINGS SHALL BE KEPT ON-SITE AND UP TO DATE AT ALL TIMES.

14. AS-BUILT DRAWINGS SHALL SHOW THE LOCATIONS OF:

a. WATER SERVICES AND METER.
b. ELECTRICAL SERVICES AND METER.
c. BACKFLOW ASSEMBLIES.
d. CONTROLLER ASSEMBLIES.
e. AUTOMATIC CONTROL VALVES.
f. REMOTE CONTROL VALVES WITH STATION DESIGNATION.
g. ISOLATION AND QUICK COUPLER VALVES.
h. PRESSURE MAIN LINES.
i. CONTROL AND COMMUNICATION WIRES.
j. LATERAL LINES.
k. SLEEVES.

15. DEVELOPER SHALL PROVIDE ONE SET OF FULL SIZE (24 INCHES BY 36 INCHES) REDLINED AS-BUILT DRAWINGS AT THE TIME OF MAINLINE PRESSURE TEST INSPECTION TO FACILITATE THE INSPECTION.

16. DEVELOPER SHALL SUBMIT ONE SET OF REDLINED AS-BUILTS PREPARED BY THE LANDSCAPE ARCHITECT AT THE TIME OF THE COVERAGE TEST INSPECTION. ONCE THE AS-BUILTS ARE APPROVED BY THE LANDSCAPE INSPECTOR THE LANDSCAPE ARCHITECT SHALL PREPARE MYLARS. ONE SET OF MYLARS, AND TWO SETS OF 24 INCH BY 36 INCH, BLUE LINE AS-BUILTS SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT PRIOR TO THE COMMENCEMENT OF THE MAINTENANCE PERIOD.

17. DEVELOPER SHALL SUBMIT 11 INCH BY 17 INCH, HERMETICALLY SEALED, COLOR IRRIGATION STATION DIAGRAMS PRIOR TO COVERAGE TEST INSPECTION. DIAGRAMS SHALL SHOW THE IRRIGATION LIMITS OF EACH STATION INDICATED WITH SEPARATE, UNIQUE COLORS.

18. THE DEVELOPER SHALL SCHEDULE INSPECTIONS 48 HOURS IN ADVANCE OF THE WORK BEING READY FOR INSPECTION. INSPECTIONS SHALL BE SCHEDULED BY CALLING (760) 752-7550 EXT. 3550. IF THE WORK IS NOT READY FOR INSPECTION ON THE SCHEDULED DATE AND TIME, THE DEVELOPER SHALL RESCHEDULE THE INSPECTION AS ABOVE. THE CITY MAY CHARGE THE DEVELOPER FOR RESCHEDULED INSPECTIONS AND WITHHOLD FURTHER INSPECTIONS UNTIL SUCH TIME AS THE DEVELOPER PAYS THE RE-INSPECTION FEE.

19. IRRIGATION INSPECTIONS ARE REQUIRED FOR THE FOLLOWING:
a. PRESSURE MAIN LAYOUT INCLUDING WATER SERVICE, ELECTRICAL SERVICE, CONTROLLER, AND BACKFLOW PREVENTER LOCATIONS.
b. EXCAVATION AND BEDDING INCLUDING CONTROL AND COMMUNICATION WIRING.
c. MAINLINE PRESSURE TEST (AS-BUILTS REQUIRED).
d. LATERAL LINES AND TERMINAL APPURTENANCES.
e. PRELIMINARY COVERAGE TEST PRIOR TO PLANTING (SEE REQUIRED SUBMITTALS ABOVE).

20. THE IRRIGATION SYSTEM SHALL HOLD 150PSI FOR A MINIMUM OF FOUR HOURS FOR THE MAINLINE PRESSURE TEST.

21. PRESSURE MAINLINES SHALL BE "CENTER LOADED" AND NOT BACKFILLED UNTIL SUCH TIME AS THE PRESSURES TEST HAS BEEN COMPLETED AND ACCEPTED.

22. PROJECTS THAT ARE INACTIVE FOR ONE YEAR OR LONGER ARE SUBJECT TO IMPLEMENTATION OF ALL IRRIGATION STANDARDS CHANGES THAT HAVE BEEN ADOPTED BY THE CITY OF SAN MARCOS DURING THE PERIOD OF INACTIVITY.

23. EXCAVATION FOR NEW IRRIGATION SYSTEMS IN EXISTING LANDSCAPED AREAS SHALL BE PERFORMED BY HAND UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DEPARTMENT, AND SHALL BE OUTSIDE OF EXISTING TREE DRIP LINES.

SAN MARCOS STANDARD PLANTING NOTES

1. THE WORK SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE DEVELOPER'S CITY-APPROVED PLANS, IRRIGATION AND LANDSCAPE STANDARD DRAWINGS, APPROVED MATERIALS LIST, AS WELL AS THESE STANDARD PLANTING NOTES.

2. SOIL SAMPLES FOR AMENDMENT TESTING SHALL BE TAKEN AFTER COMPLETION OF GRADING AND PRIOR TO WEED CONTROL AND SOIL PREPARATION AT A MINIMUM OF THREE LOCATIONS APPROVED BY THE PUBLIC WORKS DEPARTMENT. TESTS SHALL BE PERFORMED BY AN APPROVED LABORATORY. TESTS PERFORMED SHALL INCLUDE, BUT ARE NOT LIMITED TO: ORGANIC MATTER CONTENT, N/P/K., PH, ELECTRICAL CONDUCTIVITY, AND PERCENT SILT, SAND, AND CLAY. TEST RESULTS AND APPLICATION RECOMMENDATIONS SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT PRIOR TO APPLICATION OF AMENDMENTS. AMENDMENTS SHALL BE APPLIED PURSUANT TO THE LABORATORY AND MANUFACTURERS RECOMMENDATIONS.

3. CONTROL WEEDS BY WATERING FOR THREE WEEKS TO ADEQUATELY GERMINATE THE SEEDBED AND THEN APPLY A POST-EMERGENT HERBICIDE BY A LICENSED APPLICATOR AND WAIT AS DIRECTED BY THE MANUFACTURER BEFORE PLANTING.

4. PERCOLATION TESTS SHALL BE PERFORMED ON ALL TREE PLANTING PITS. PITS SHALL BE FILLED WITH 18 INCHES OF WATER AND ALLOWED TO DRAIN COMPLETELY. PITS SHALL THEN BE FILLED WITH 12 INCHES OF WATER AND ALLOWED TO DRAIN. THE SECOND FILL MUST DRAIN AT A MINIMUM RATE OF ONE INCH PER HOUR, FOR A FOUR-HOUR DURATION.

5. TREE WELL DRAIN SYSTEMS SHALL BE INSTALLED PURSUANT TO CITY OF SAN MARCOS STANDARD DRAWINGS WHEN PERCOLATION TESTS FAIL.

6. THE DEVELOPER SHALL PROVIDE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS.

7. THE DEVELOPER SHALL SCHEDULE INSPECTIONS 48 HOURS IN ADVANCE OF THE WORK BEING READY FOR INSPECTION. INSPECTIONS SHALL BE SCHEDULED BY CALLING (760) 752-7550 EXT. 3550. IF THE WORK IS NOT READY FOR INSPECTION ON THE SCHEDULED DATE AND TIME, THE DEVELOPER SHALL RESCHEDULE THE INSPECTION AS ABOVE. THE CITY MAY CHARGE THE DEVELOPER FOR RESCHEDULED INSPECTIONS AND WITHHOLD FURTHER INSPECTIONS UNTIL SUCH TIME AS THE DEVELOPER PAYS THE RE-INSPECTION FEE.

8. PLANTING INSPECTIONS ARE REQUIRED FOR THE FOLLOWING:
a. TREE PLANTING PIT PERCOLATION TESTS (BOTH FILLS).
b. PLANT MATERIAL LAYOUT PRIOR TO PLANTING.
c. PLANT MATERIAL QUALITY PRIOR TO PLANTING.
d. AMENDMENT VERIFICATION (PRIOR TO APPLICATION).
e. PLANT MATERIAL INSTALLATION.
f. PRE-MAINTENANCE PERIOD IRRIGATION COVERAGE INSPECTION (PUNCH LIST DEVELOPED).
g. PRE-MAINTENANCE PERIOD PLANT MATERIAL INSPECTION (PUNCH LIST DEVELOPED).
h. PRE-MAINTENANCE PERIOD FINAL PUNCH LIST COMPLETION INSPECTION.
i. END OF MAINTENANCE PERIOD INSPECTION (30 DAYS PRIOR TO THE SCHEDULED END OF THE MAINTENANCE PERIOD; PUNCH LIST DEVELOPED).
j. FINAL MAINTENANCE PERIOD INSPECTION (END OF MAINTENANCE PERIOD PUNCH LIST WORK COMPLETED BY DEVELOPER.

9. TREES SUPPLIED TO THE PROJECT SHALL MEET THE FOLLOWING MINIMUM STANDARDS:
a. TREES SHALL HAVE A STRAIGHT TRUNK WITH A SYMMETRICAL CROWN.
b. TREES SHALL HAVE A SUBSTANTIAL, SINGLE, CENTRAL LEADER.
c. TREE BARK SHALL NOT BE DISCOLORED, SUNKEN, OR SWOLLEN AND SHALL BE FREE OF CUTS AND SCRAPES OR OTHER DAMAGE.
d. TREES SHOWING GALLERIES, SUN SCALD, OR FROST DAMAGE WILL NOT BE ACCEPTED.
e. THE CALIPER OF THE TREE SHALL BE IN PROPORTION TO THE ROOT BALL.
f. TREES WITH GIRDLING ROOTS WRAPPING AROUND THE TRUNK OR OTHERWISE ROOT BOUND WILL NOT BE ACCEPTED.
g. TREE TRUNKS MORE THAN 10 PERCENT OFF CENTER WILL NOT BE ACCEPTED.
h. FRESHLY PRUNED TREES WILL NOT BE ACCEPTED.

10. PRUNING SHALL ONLY BE PERFORMED AT THE DIRECTION OF THE LANDSCAPE INSPECTOR.

11. PROJECTS WHICH REMAIN INACTIVE FOR ONE YEAR OR LONGER ARE SUBJECT TO ALL PLANTING STANDARDS CHANGES THAT HAVE BEEN ADOPTED BY THE CITY OF SAN MARCOS DURING THE PERIOD OF INACTIVITY.

NOTE TO LANDSCAPE ARCHITECT: TREES SPECIFIED FOR THIS PROJECT SHALL CONFORM TO THE MINIMUM CRITERIA IN THE CITY OF SAN MARCOS APPROVED TREE LIST. SPECIFIC CRITERIA SHALL BE LISTED IN THE TREE LEGEND IN THE LANDSCAPE PLANS FOR EACH TREE SPECIFIED. DO NOT INCLUDE THE ENTIRE TABLE ON THE PLANS.

IRRIGATION DESIGN:
ORNAMENTAL LANDSCAPE AREAS WILL BE SERVED BY A PERMANENT, AUTOMATIC MULTIPLE- VALVE IRRIGATION SYSTEM. THIS SYSTEM WILL USE DRIP IRRIGATION FOR PLANTING, BUBBLERS FOR TREES AND LOW PRECIPITATION HEADS FOR TURF, SEGREGATED BASED ON PLANT MATERIAL TYPE AND ASPECT, AND BE DESIGNED TO MINIMIZE OVERSPRAY ONTO HARDSCAPE SURFACE. RECYCLED WATER MAY BE USED, IF AVAILABLE. PERMANENT IRRIGATION WILL BE PROVIDED FOR THE RIGHT-OF-WAY SHRUBS AND TREES, ON SITE STREET TREES, SHRUBS AND GROUND COVER PER THE PLANT LEGEND SHEET. TEMPORARY ABOVE GRADE IRRIGATION WILL BE PROVIDED FOR THE SLOPES ASSOCIATED WITH PAD GRADING, TO REVEGETATE AND STABILIZE THE SLOPES FOR EROSION CONTROL. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED AUTOMATIC SMART CONTROL WITH RAIN SENSOR SHUTOFF DEVICE.

STREET TREE NOTE:
IMPROVEMENT SUCH AS DRIVEWAYS UTILITIES, DRAINS AND WATER SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT.

SAN MARCOS CFD MAINTENANCE & ESTABLISHMENT PERIOD STANDARD NOTES

1. THE MAINTENANCE AND ESTABLISHMENT *M&E(PERIOD SHALL BE FOR A DURATION OF TWO YEARS.

2. THE FOLLOWING ITEMS ARE REQUIRED PRIOR TO THE COMMENCEMENT OF THE M&E PERIOD:
a. AS-BUILT DRAWINGS APPROVED BY LANDSCAPE ARCHITECT AND CITY AND FINAL MYLARS AND BLUE LINES SUBMITTED TO THE PUBLIC WORKS DEPARTMENT.
b. PRE-MAINTENANCE PERIOD INSPECTION PERFORMED AND RESULTING PUNCH LIST WORK COMPLETED.
c. THE DEVELOPER SHALL SUBMIT A WRITTEN REQUEST TO COMMENCE THE M&E PERIOD TO THE PUBLIC WORKS DEPARTMENT. THE REQUEST SHALL BE ACCOMPANIED BY THE DEVELOPER'S TWO YEAR LANDSCAPE MAINTENANCE CONTRACT, SCHEDULE OF MAINTENANCE ACTIVITIES, AND PERFORMANCE BOND IN THE AMOUNT OF 150 PERCENT OF THE MAINTENANCE CONTRACT. THE PERFORMANCE BOND SHALL COVER MAINTENANCE AND REPAIRS NECESSARY TO SATISFACTORILY COMPLETE THE MAINTENANCE PERIOD.
d. IRRIGATION AND LANDSCAPE MAINTENANCE SHALL ONLY BE PERFORMED BY A CONTRACTOR WITH A C-27 LANDSCAPING CONTRACTOR LICENSE ISSUED BY THE STATE OF CALIFORNIA.
e. THE DEVELOPER SHALL INFORM THE CITY, IN WRITING, OF ITS INTENTION TO SUBSTITUTE THE MAINTENANCE CONTRACTOR PRIOR TO FORMALLY MAKING ANY SUBSTITUTION. THE DEVELOPER SHALL SUBMIT A FULLY EXECUTED COPY OF THE NEW MAINTENANCE CONTRACT TO THE CITY PRIOR TO THE SUBSTITUTE CONTRACTOR STARTING WORK.

3. THE PUBLIC WORKS DEPARTMENT WILL INFORM THE DEVELOPER OF THE COMMENCEMENT DATE FOR THE M&E PERIOD IN WRITING AFTER THE ABOVE ITEMS ARE SATISFACTORILY COMPLETED AND ACCEPTED.

4. THE DEVELOPER SHALL CONTINUOUSLY MAINTAIN THE IRRIGATION, LANDSCAPE, AND OTHER IMPROVEMENTS INCLUDED IN THE CFD AT ITS COST FOR THE DURATION OF THE MAINTENANCE PERIOD.

5. THE PUBLIC WORKS DEPARTMENT WILL BE THE SOLE JUDGE OF WHETHER THE IRRIGATION AND LANDSCAPE IMPROVEMENTS ARE BEING ADEQUATELY MAINTAINED. THE CONTRACTOR WILL BE NOTIFIED IN WRITING IN THE FORM OF CORRECTION NOTICES SHOULD THESE IMPROVEMENTS NOT BE ADEQUATELY MAINTAINED. THE CONTRACTOR SHALL HAVE FIVE WORKING DAYS TO RESOLVE ANY DEFICIENCIES COMMUNICATED VIA CORRECTION NOTICE OR WILL BE SUBJECT TO DISCONTINUANCE AND SUBSEQUENT EXTENSION OF THE M&E PERIOD UNTIL SUCH TIME AS THE DEFICIENCIES HAVE BEEN CORRECTED AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.

6. IRRIGATION AND LANDSCAPE MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO:
a. REGULAR MONITORING, ADJUSTMENT, AND REPAIR OF THE IRRIGATION SYSTEM.
b. APPROPRIATE WATERING OF PLANT MATERIAL.
c. REGULAR WEEDING.
d. PROMPT REPLACEMENT OF DEAD, DYING OR DAMAGED PLANT MATERIAL.
e. PRUNING OF TREES AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
f. FILLING AND COMPACTING SETTLED TRENCHES AND ERODED AREAS.
g. DAILY (SEVEN DAYS PER WEEK) REMOVAL AND DISPOSAL OF TRASH, LITTER, AND FOREIGN DEBRIS.
h. WEEKLY MOWING OF TURF AREAS AND REMOVAL OF GRASS CLIPPINGS.
i. REMOVAL OF TURF BY SHOVEL CUTTING WITHIN 12 INCHES OF TREES LESS THAN 24 INCH BOX AND 18 INCHES WITHIN TREES OF 24 INCH BOX AND GREATER AND MAINTAINING FOUR INCHES OF BARK MULCH.
j. NECESSARY PEST CONTROL BY A LICENSED PEST CONTROL APPLICATOR.
k. FERTILIZING AS NECESSARY TO MAINTAIN PLANT MATERIAL IN A HEALTHY, VIGOROUS CONDITION.
l. FUEL MANAGEMENT ZONES (100 FEET FROM STRUCTURES) AS SHOWN.
m. REGULAR CLEANING OF DRAINAGE STRUCTURES WITHIN THE CFD.
n. PROPER TRIMMING OF SHRUBS TO LEAVE THEM IN A NATURAL FORM TYPICAL OF THE PARTICULAR PLANT. POODLING OR BALLING SHRUBS IS NOT PERMITTED.
o. MAINTENANCE OF ALL APPURTENANT IMPROVEMENTS INCLUDED IN THE CFD.

7. THE DEVELOPER SHALL TRANSMIT:
a. ALL FINAL SUBMITTAL DOCUMENTS AND EQUIPMENT.
b. WATER AND ELECTRIC METER SERIAL NUMBERS, ADDRESSES, SIZES, AND UTILITY COMPANY BILLING INFORMATION INCLUDING A ONE YEAR BILLING HISTORY.
c. WELL SYSTEM INFORMATION INCLUDING BUT NOT LIMITED TO OUTPUT AND DEPTH, CATALOGUE CUTS AND MAINTENANCE AND OPERATIONS MANUALS FOR ALL CABINET KEYS.
d. QUICK COUPLER KEYS AND SWIVEL (ONE FOR EVERY FIVE QUICK COUPLERS INSTALLED).
e. BUILDING KEYS (TWO SETS).
f. ONE "T" HANDLE SHUT-OFF KEY.
g. CURRENT BACKFLOW CERTIFICATION.
h. IRRIGATION CONTROLLER SCHEDULES.
i. ANY ITEMS SPECIFIED ON THE PLANS TO THE CITY 90 DAYS PRIOR TO THEIR PROPOSED M&E PERIOD ACCEPTANCE DATE.

FAILURE TO DO SO SHALL BE CAUSE TO EXTEND THE MAINTENANCE PERIOD BY THE NUMBER OF DAYS AFTER THE AFOREMENTIONED DATE THAT THE FINAL SUBMITTALS ARE MADE.

8. THE DEVELOPER SHALL SCHEDULE A FINAL MAINTENANCE PERIOD INSPECTION ONE MONTH PRIOR TO THE PROPOSED TWO YEAR M&E PERIOD COMPLETION DATE. THE DEVELOPER SHALL SUBMIT A WRITTEN REQUEST TO THE CITY FOR ACCEPTANCE OF THE M&E PERIOD UPON SATISFACTORILY COMPLETING ALL FINAL PUNCH LIST WORK. THE CITY WILL PROVIDE THE DEVELOPER WITH WRITTEN CONFIRMATION OF ACCEPTANCE OF THE M&E PERIOD.

" I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY OF SAN MARCOS'S LANDSCAPE MANUAL AND WATER EFFICIENT LANDSCAPE ORDINANCE, PER MUNICIPAL CODE CHAPTER 20.330. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE MANUAL AND AGREE TO COMPLY WITH ALL REQUIREMENTS WHEN SUBMITTING CONSTRUCTION DOCUMENTS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

SIGNATURE DATE

REGISTERED LANDSCAPE ARCHITECT — JAY BECKER — 2742 — Signature — EXP. 07-31-25 — 08-17-23 — Date — STATE OF CALIFORNIA

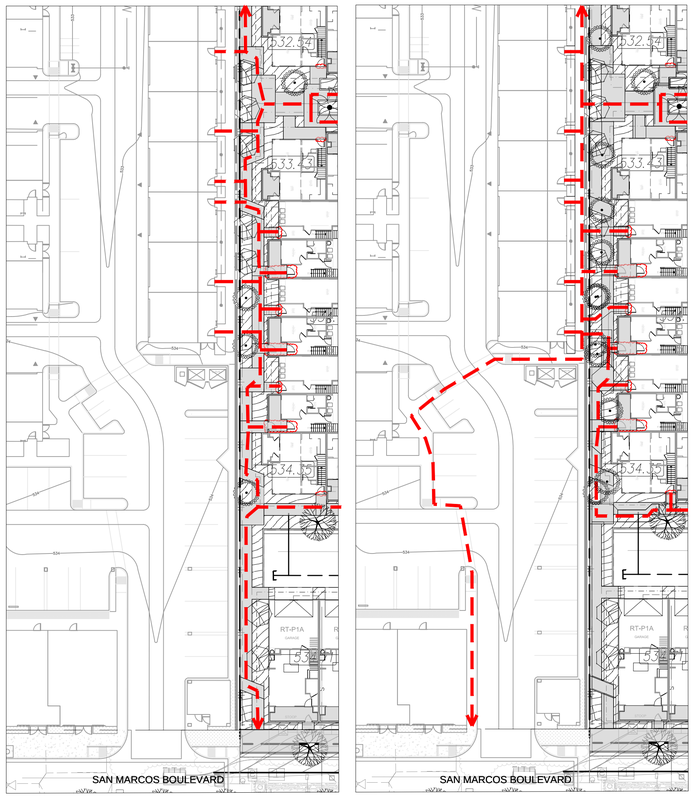
PREPARED BY:

PROJECT DESIGN CONSULTANTS
a Bowman company
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

SITE DEVELOPMENT PLAN
SAN MARCOS RESTAURANT ROW
CONCEPTUAL IRRIGATION PLAN

SHEET L9 OF L10

TSM / SDP:



OPTION 1

CURRENT DESIGN WITH RESTAURANT ROW PROVIDING SHARED NORTH-SOUTH WALKWAY

OPTION 2

ALTERNATE DESIGN WITH SEARS SITE PROVIDING SHARED NORTH-SOUTH WALKWAY

LEGEND

RESIDENTIAL PATH OF TRAVEL

N

SHARED RESIDENTIAL WALKWAY EXHIBIT

SCALE: 1" = 30'

REGISTERED LANDSCAPE ARCHITECT
JON JAY BECKER
2542
Signature
EXP. 07-31-25
08-17-23
Date
STATE OF CALIFORNIA

PREPARED BY:

PROJECT DESIGN CONSULTANTS
a Bowman company
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

SITE DEVELOPMENT PLAN

SAN MARCOS RESTAURANT ROW

CONCEPTUAL PLAN EXHIBITS

SHEET L10 OF L10