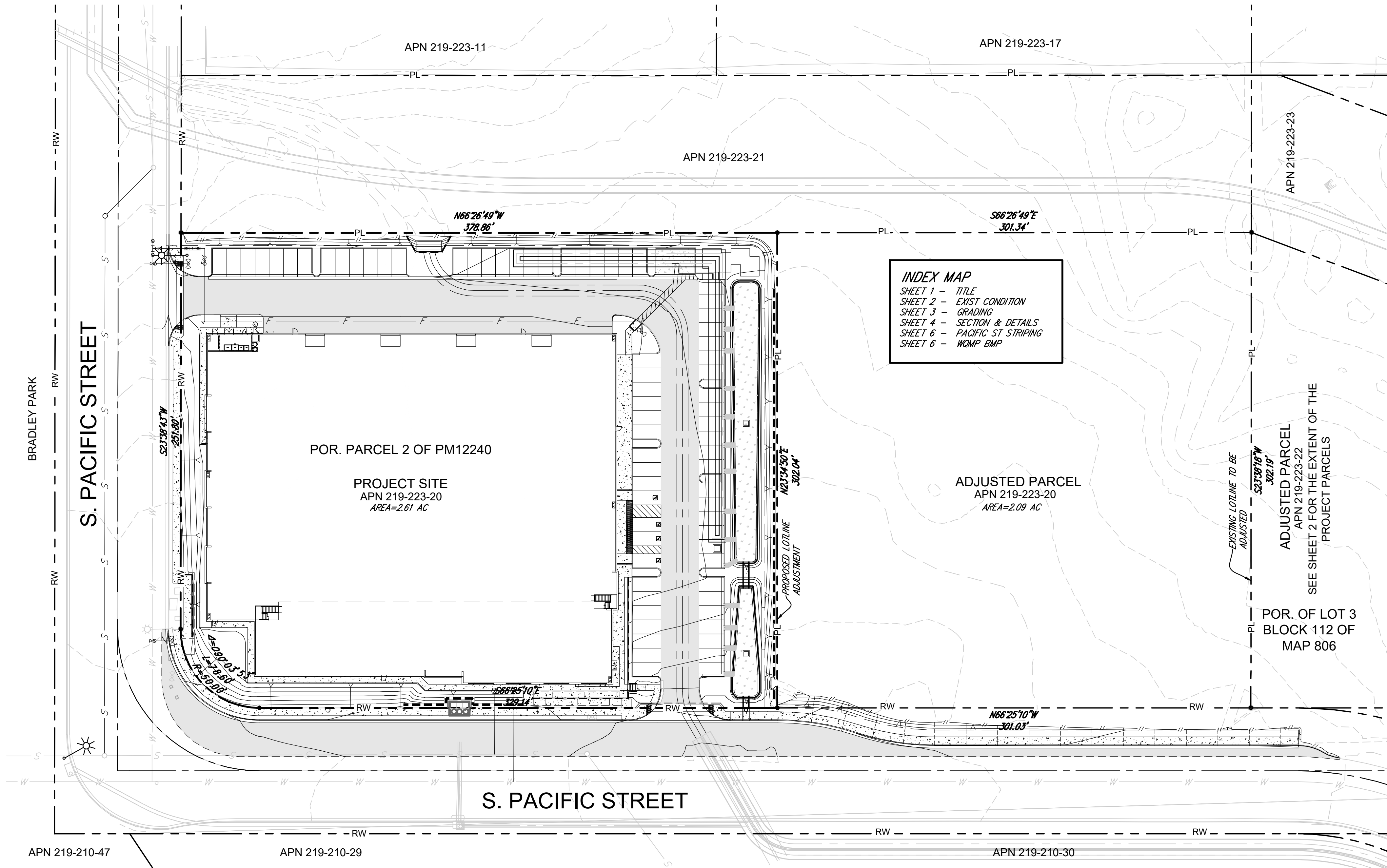




ATTACHMENT E

GRADING PLANS

K:\21\21088 [Engineering] [PrelimGP] [PrelimGP] Sheets - GP 171088 PrelimGP Title.dwg 11/13/2023 9:31 AM ORIGINAL PLOT SIZE:



INDEX MAP
SHEET 1 - TITLE
SHEET 2 - EXIST. CONDITION
SHEET 3 - GRADING
SHEET 4 - SECTION & DETAILS
SHEET 5 - PACIFIC ST. STRIPING
SHEET 6 - WQMP BMP

OWNER'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE RECORD OWNER(S) OF THE PROPERTY SHOWN HEREON & THAT WE (US) HAVE CONTIGUOUS OWNERSHIP. I (WE) UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROAD, STREET, UTILITY EASEMENTS OR RAILROAD RIGHT-OF-WAY.

OWNER'S NAME

HUGHES SMC, LLC
546 S. PACIFIC ST.
SAN MARCOS, CA 92078

APPLICANT'S NAME

HUGHES CIRCUITS, INC
546 S. PACIFIC ST.
SAN MARCOS, CA 92078

OWNER

DATE:

APPLICANT

DATE:

DATE PREPARED

JANUARY 2022

SURVEYOR OF WORK

EXCEL ENGINEERING
440 STATE PLACE ESCONDIDO,
CA 92029 (760) 745-8118

Michael D. Levin
MICHAEL D. LEVIN PLS# 6896



ENGINEER OF WORK

EXCEL ENGINEERING
440 STATE PLACE ESCONDIDO,
CA 92029 (760) 745-8118

Robert D. Dentino
ROBERT D. DENTINO RCE# 45629



FIRE DISTRICT

CITY OF SAN MARCOS

SCHOOL DISTRICT

SAN MARCOS UNIFIED

SEWER DISTRICT

VALLECITOS WATER DISTRICT

WATER DISTRICT

VALLECITOS WATER DISTRICT

LEGAL ACCESS

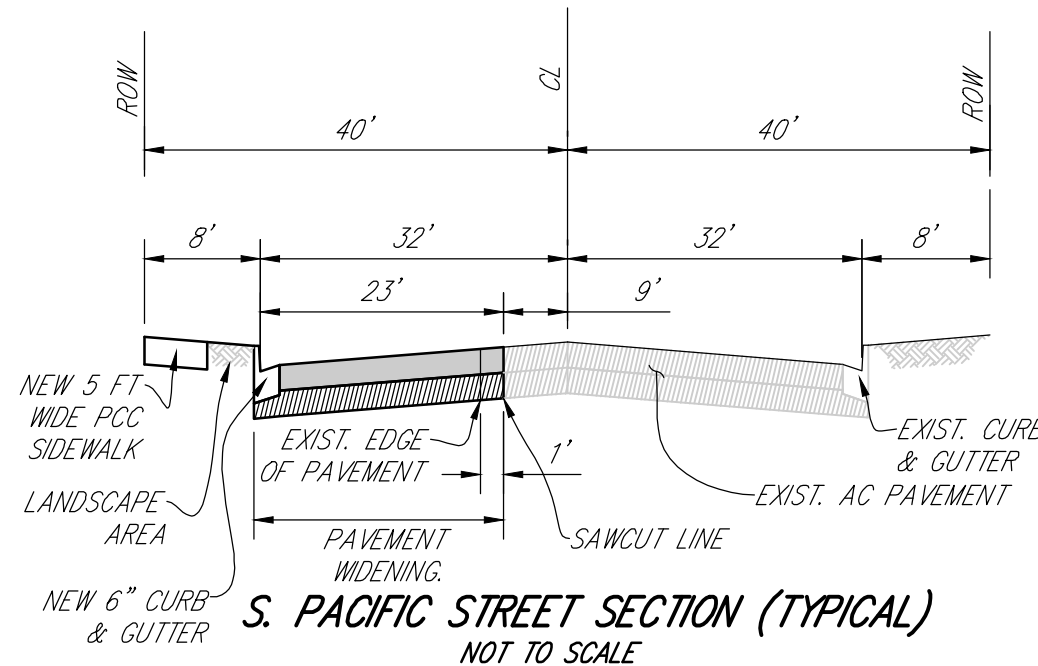
SOUTH PACIFIC STREET

FEMA ZONE

AS SHOWN ON FEMA PANEL 789 OF 2375; MAP 06073C0789H, DATED MAY 16, 2012, THIS PROJECT IS IN ZONE X - "AREA OF MINIMAL FLOOD HAZARD".

WQTR / HYDROLOGY STUDY

STUDY BY EXCEL ENGINEERING & DATED FEBRUARY 2022



SOURCE OF TOPOGRAPHY

THE EXISTING TOPOGRAPHY SHOWN HEREON IS FROM AN A.L.T.A. PROVIDED BY SPEARS & ASSOCIATES. ELEVATION DATA WERE ADJUSTED TO MATCH CURRENT BENCHMARK. SUPPLEMENTAL FIELD DATA TAKEN LAST 12/07/2021 WERE ADDED BY EXCEL ENGINEERING.

ASSESSOR'S PARCEL NO.

219-223-20-00 & 219-223-22-00

PROJECT SITE LAND AREA

2.61 ACRES

EARTHWORK STATEMENT

PRISMOIDAL METHOD WAS USED TO CALCULATE THE EARTHWORK VOLUME SHOWN HERE. SEE TABLE BELOW FOR DETAILS. THE GRADING PROPOSED FOR THIS PROJECT IS AS SHOWN ON SHEET 3 OF THIS PLAN SET.

IMPORT = 17,000 CY

EARTHWORK CALCULATION DETAIL					
LINE ID	ITEM DESCRIPTION	AREA (SF)	SECTION/LENGTH (FT)	VOL (CY)	ROUNDED
1	RAW CUT			128.5	130.00
2	STREET WIDENING	9,512.74	0.75	264.24	270.00
3	PAVEMENT ONSITE	33,277.93	0.75	924.39	930.00
4	BUILDING	56,172.25	0.75	1,560.34	1,570.00
5	DOUBLE 66" CIPP	28.27	924.00	967.61	970.00
6	WQ BIO BASIN A (5 FT DEEP)	2,866.17	5.00	530.77	540.00
7	WQ BIO BASIN B (5 FT DEEP)	963.40	5.00	178.41	180.00
8	TOTAL CUT			4,554.26	4,590.00
9					
10	RAW FILL			20,575.64	20,580.00
11	WQ BIO SELECT MATERIALS			709.18	710.00
12	SHRINKAGE			0.00	0.00
13	TOTAL FILL			21,284.82	21,290.00
14	IMPORT			-16,730.56	-16,700.00
15	FOR PERMITTING PURPOSES, SAY EARTHWORK IS IMPORT AT (CY)		17,000.00		

SITE ADDRESS

NE CORNER S. PACIFIC ST.
SAN MARCOS, CA 92078

ZONING

EXISTING: L-1 LIGHT INDUSTRIAL
PROPOSE: L-1 LIGHT INDUSTRIAL

LEGAL DESCRIPTION

PORTION OF PARCEL 2 OF PARCEL MAP NO. 12240, 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, JULY 16, 1982 AS INSTRUMENT NO. 82-219201 OF OFFICIAL RECORDS.

PROJECT BENCHMARK

THE BENCHMARK FOR THIS PROJECT IS THE CITY OF SAN MARCOS CP-029, LOCATED AT THE WEST SIDE OF DISCOVERY ST 150' ± SE 1/4 OF THE INTERSECTION OF DISCOVERY ST & SAN MARCOS BLVD.

ELEVATION: 516.41

DATUM: NAVD88

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF PARCEL MAP NO. 12240, I.E. N.66°25'34"W.

STORM WATER MISC AREA INFORMATION		
AREA DESCRIPTION	SF	AC
PARCEL AREA (NO OFFSITE)	113,908.74	2.61
AREA TO BE DISTURBED BY THE PROJECT	127,456.56	2.93
PROJECT PROPOSED IMPERVIOUS AREA	106,214.09	2.44
PROJECT PROPOSED PERVIOUS AREA	21,242.47	0.49

DATE	REMARKS
02/2022	PLANNING SUBMITTAL
07/2022	PLANNING SUBMITTAL



CITY OF SAN MARCOS				
SHEET:	PRELIMINARY GRADING PLAN			
SITE DEVELOPMENT PLAN NUMBER:	SDP22-0002			
OWNER:	HUGHES SMC, LLC	PHONE:	760-744-0300	
	550 SOUTH PACIFIC STREET, SAN MARCOS CA			
ENGINEER:	EXCEL ENGINEERING	PHONE:	760-745-8118	
	440 STATE PLACE, ESCONDIDO, CA 92029			
PROJECT ADDRESS:	NE CORNER OF SOUTH PACIFIC STREET, SAN MARCOS CA			
TYPE OF DEVELOPMENT:	SITE DEVELOPMENT PLAN			
ZONE:	L-1 (LIGHT MANUFACTURING)	APN(S):	219-223-20 & 22	
	SITE DATA	DWELLING UNITS:	OPEN SPACE:	
AREA (SF):	FAR (%): 0.59	STUDIO:	COMMON:	PRIVATE:
LOT: 2.61 ACRES		1 BDRM:	N/A	
BUILDING: 67,410 SF		2 BDRM:	N/A	
PARKING:		3 BDRM:	N/A	
LOADING:				
LANDSCAPING:		TOTAL UNITS		
	PARKING	DRIVEWAY (SIZE & SLOPE)		
GARAGE: N/A	LOADING: N/A	ONE WAY:	FRONT:	REAR:
COVERED: 0	HANDICAP: 4	TWO WAY:	LEFT SIDE:	
OPEN: 72	TOTAL: 72	SLOPE:	RIGHT SIDE:	

SHEET 1 OF 6 SHEETS

TITLE

HUGHES CIRCUITS

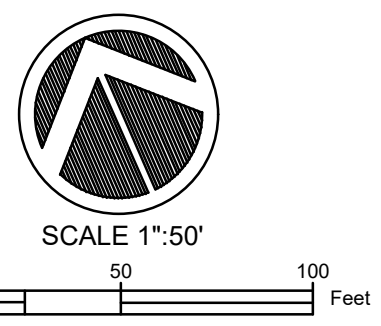
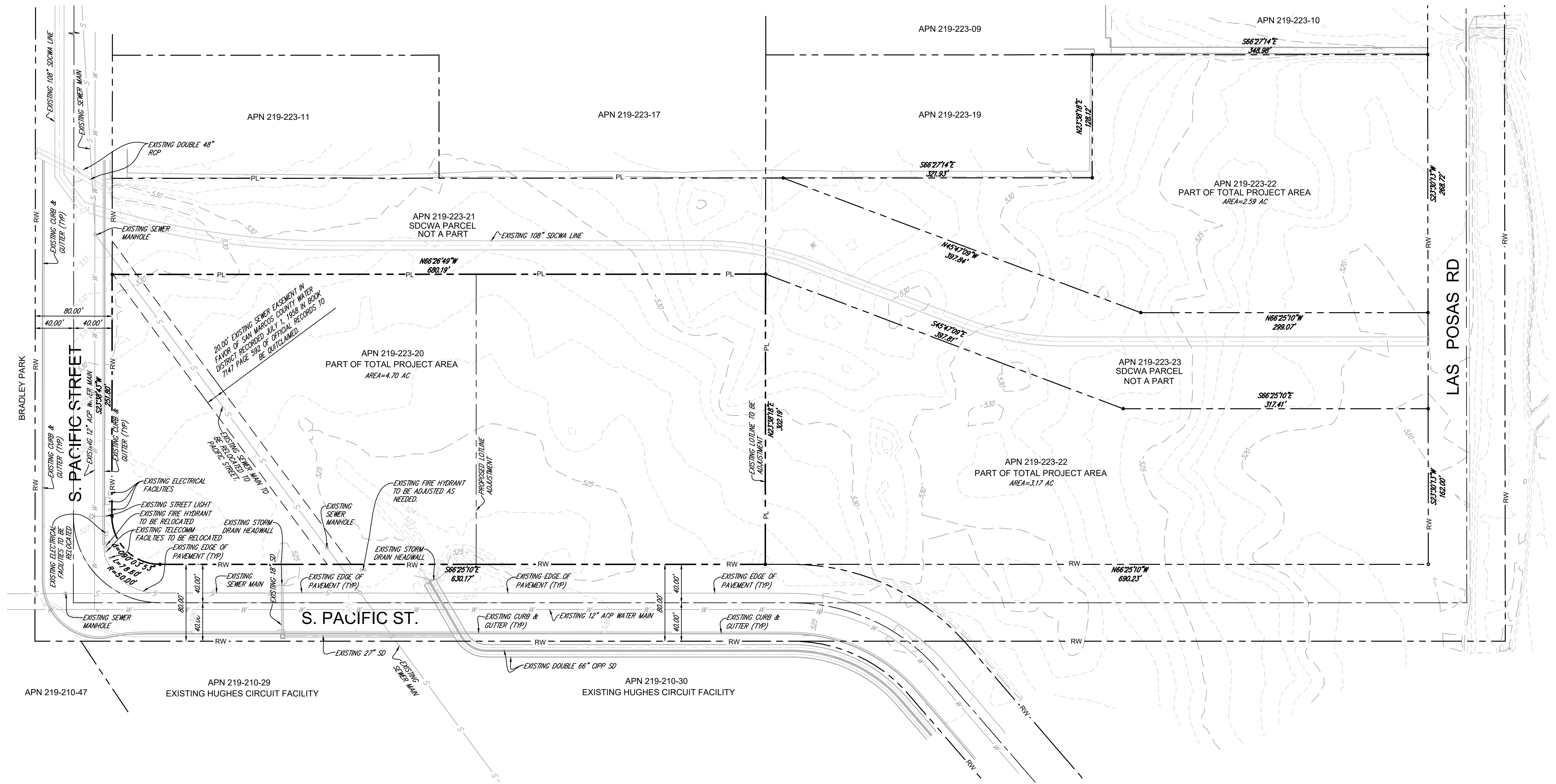
PRELIMINARY GRADING PLAN

APN 219-223-20 & 22

NE CORNER OF S. PACIFIC STREET, SAN MARCOS CA

SDP22-0002

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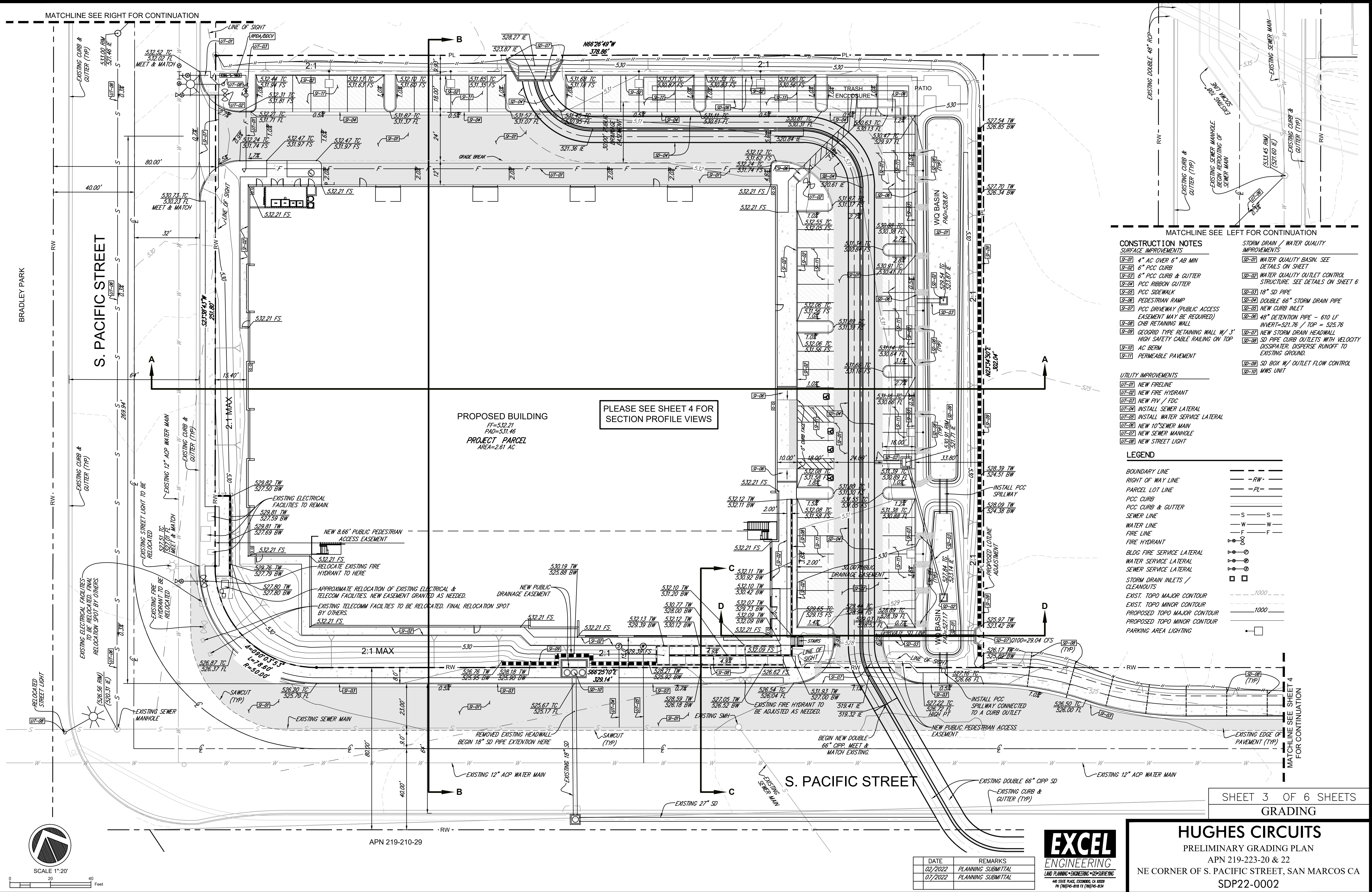


DATE	REMARKS
02/2022	PLANNING SUBMITTAL
07/2022	PLANNING SUBMITTAL

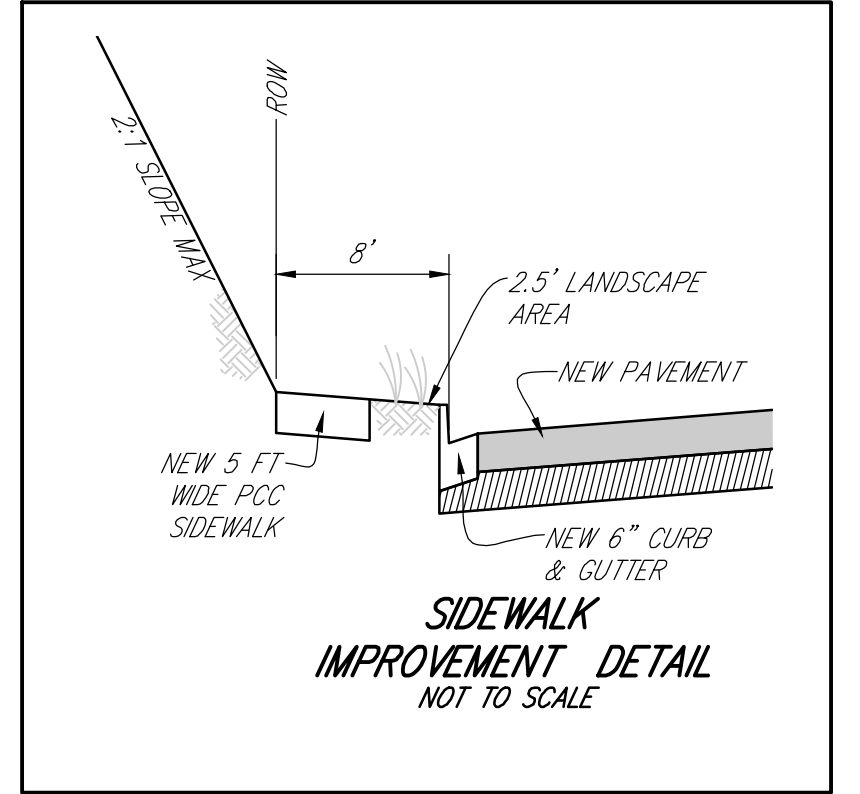
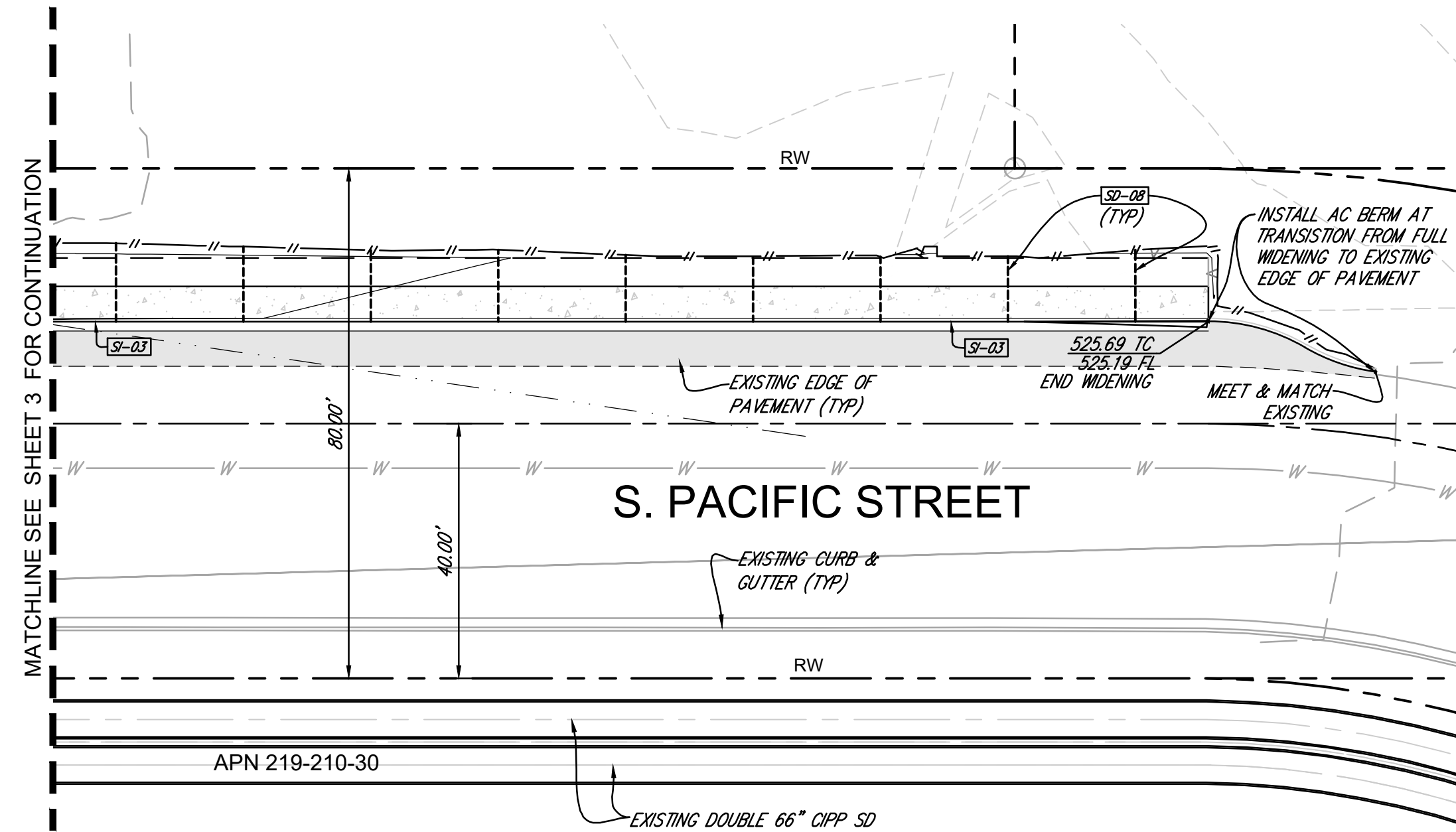
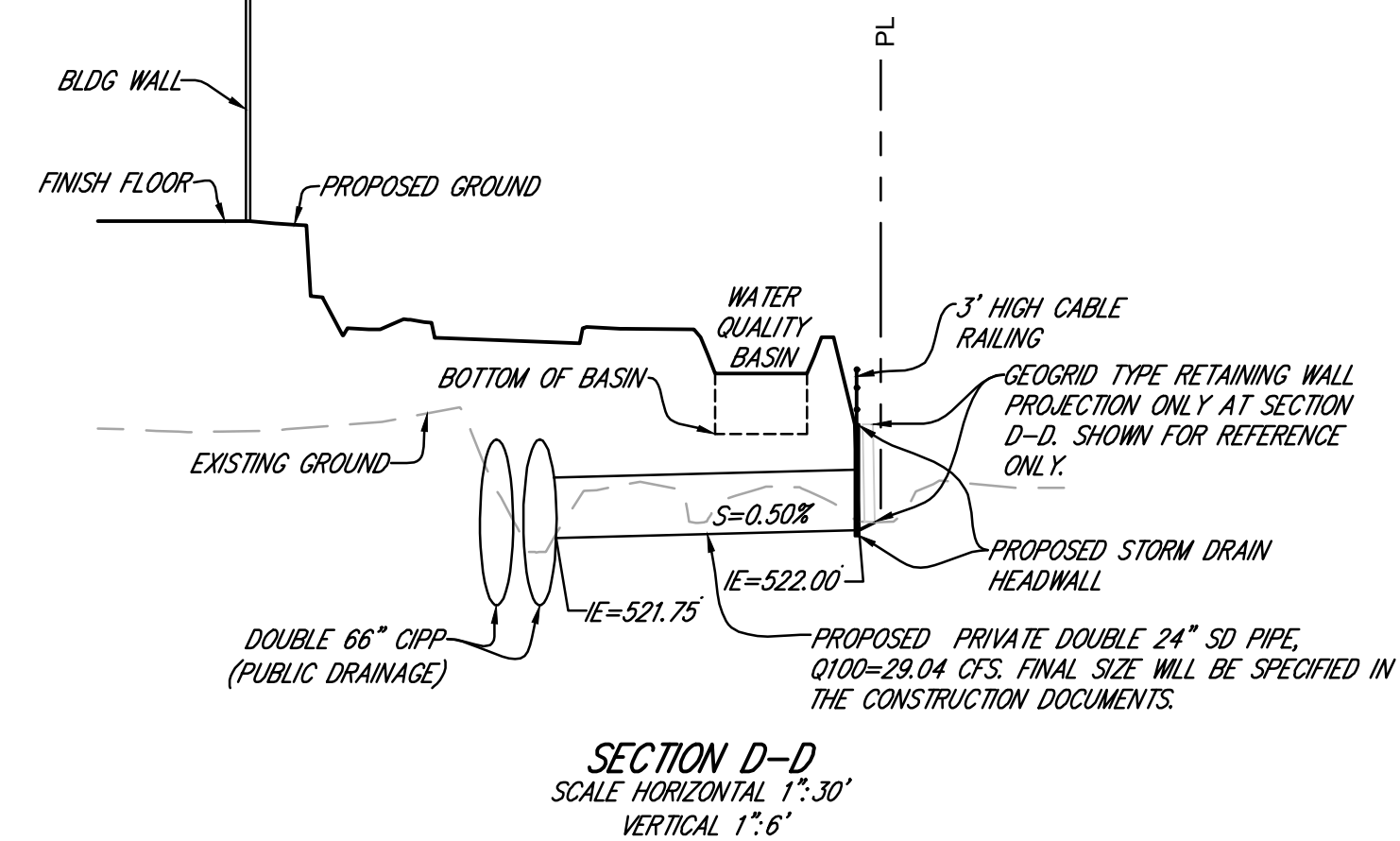
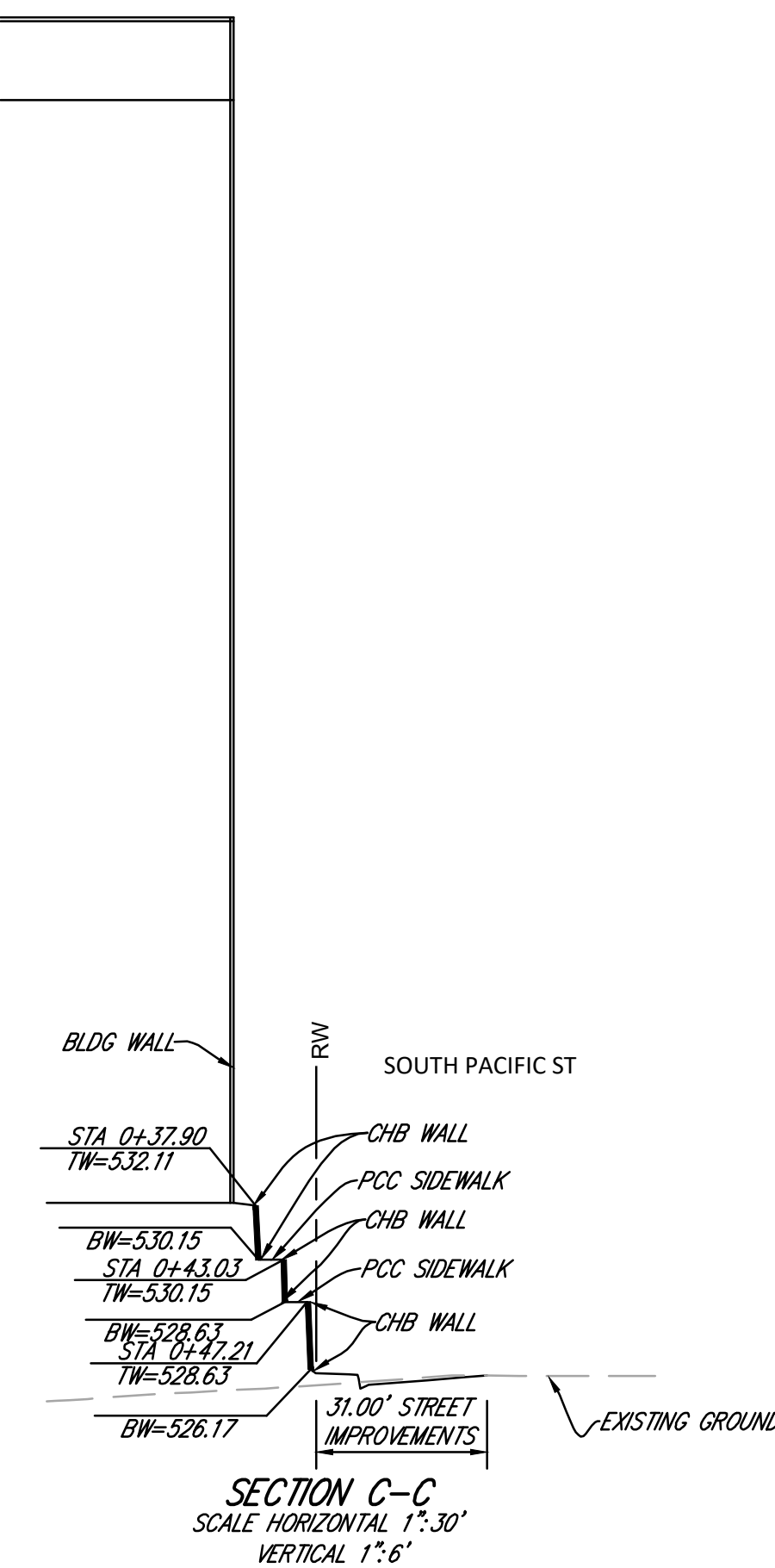
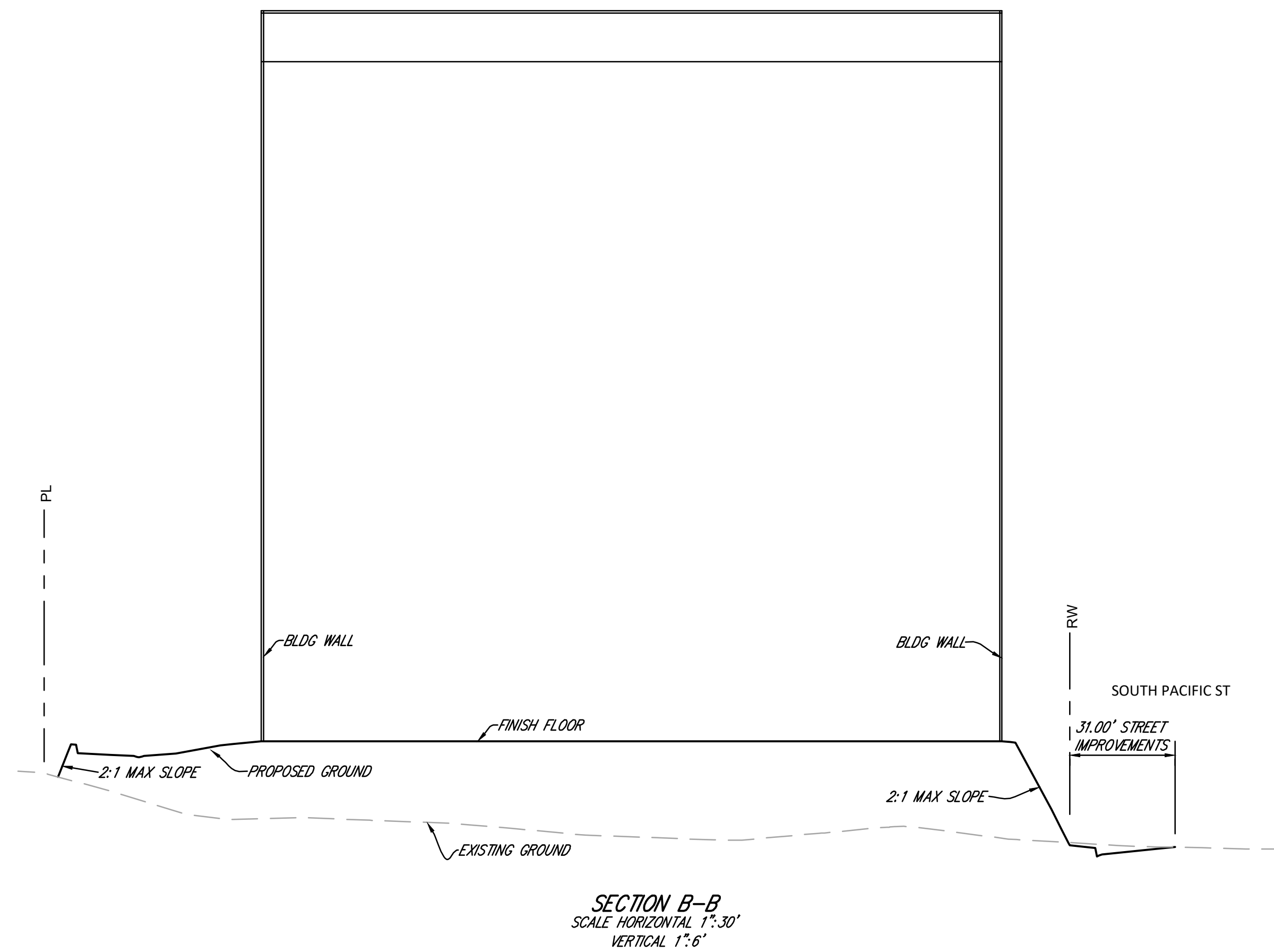
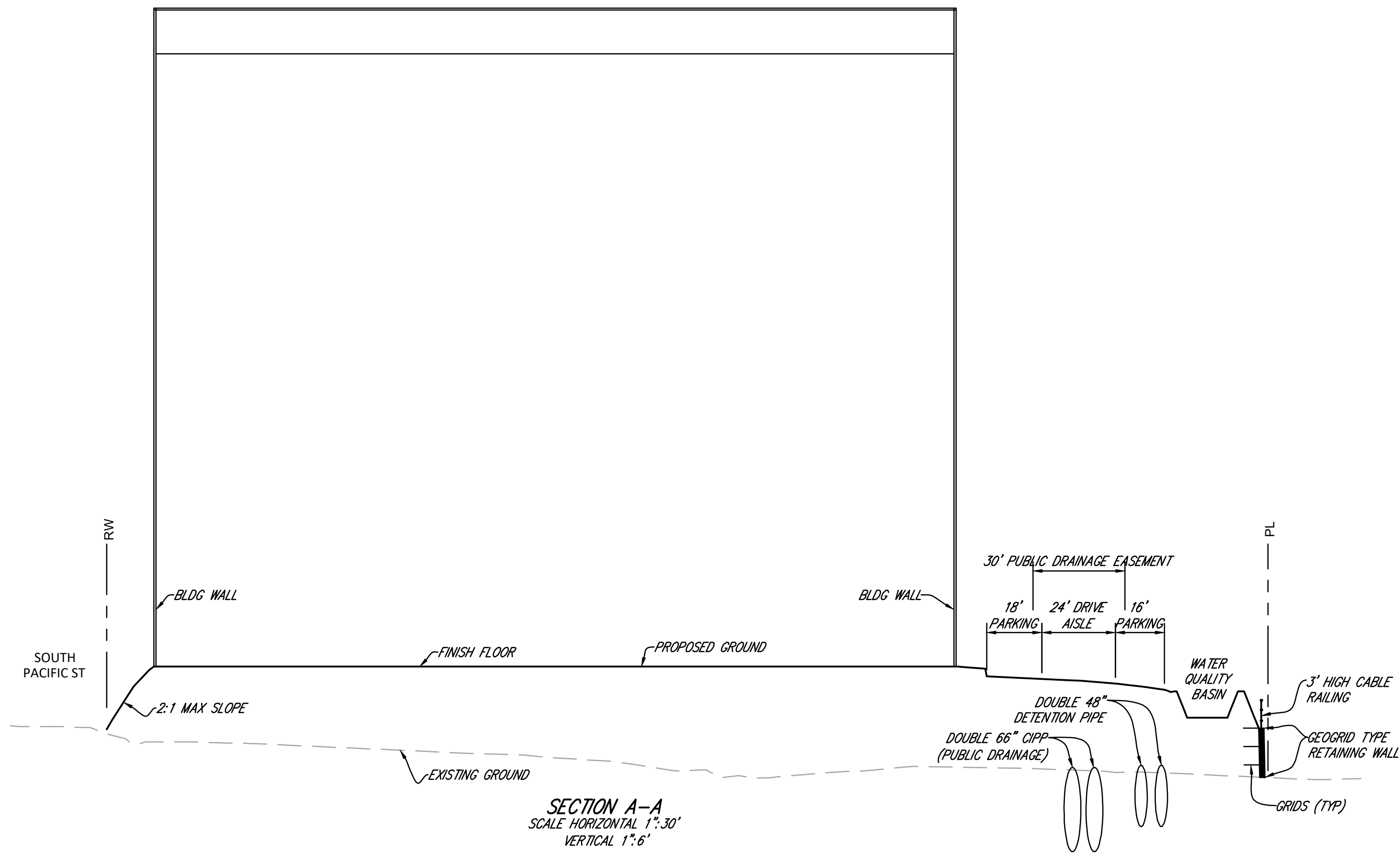


SHEET 2 OF 6 SHEETS
EXIST CONDITION

HUGHES CIRCUITS
PRELIMINARY GRADING PLAN
APN 219-223-20 & 22
NE CORNER OF S. PACIFIC STREET, SAN MARCOS CA
SDP22-0002



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PLEASE SEE SHEET 3 FOR
SECTION PLAN VIEW LOCATION

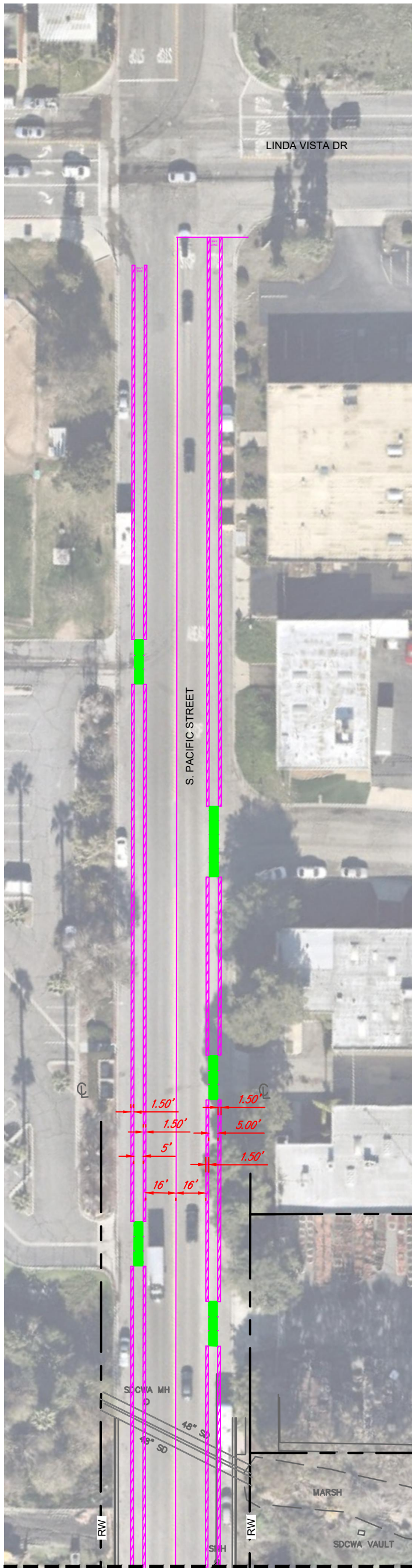
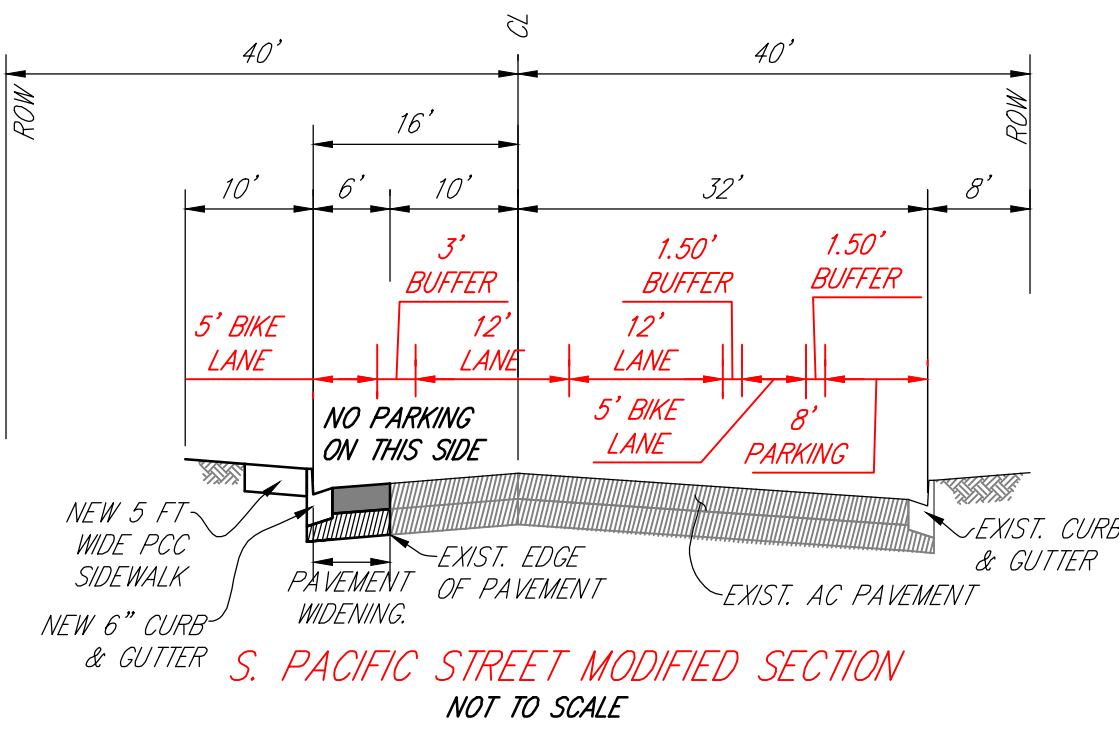
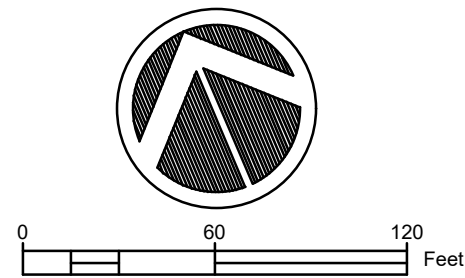
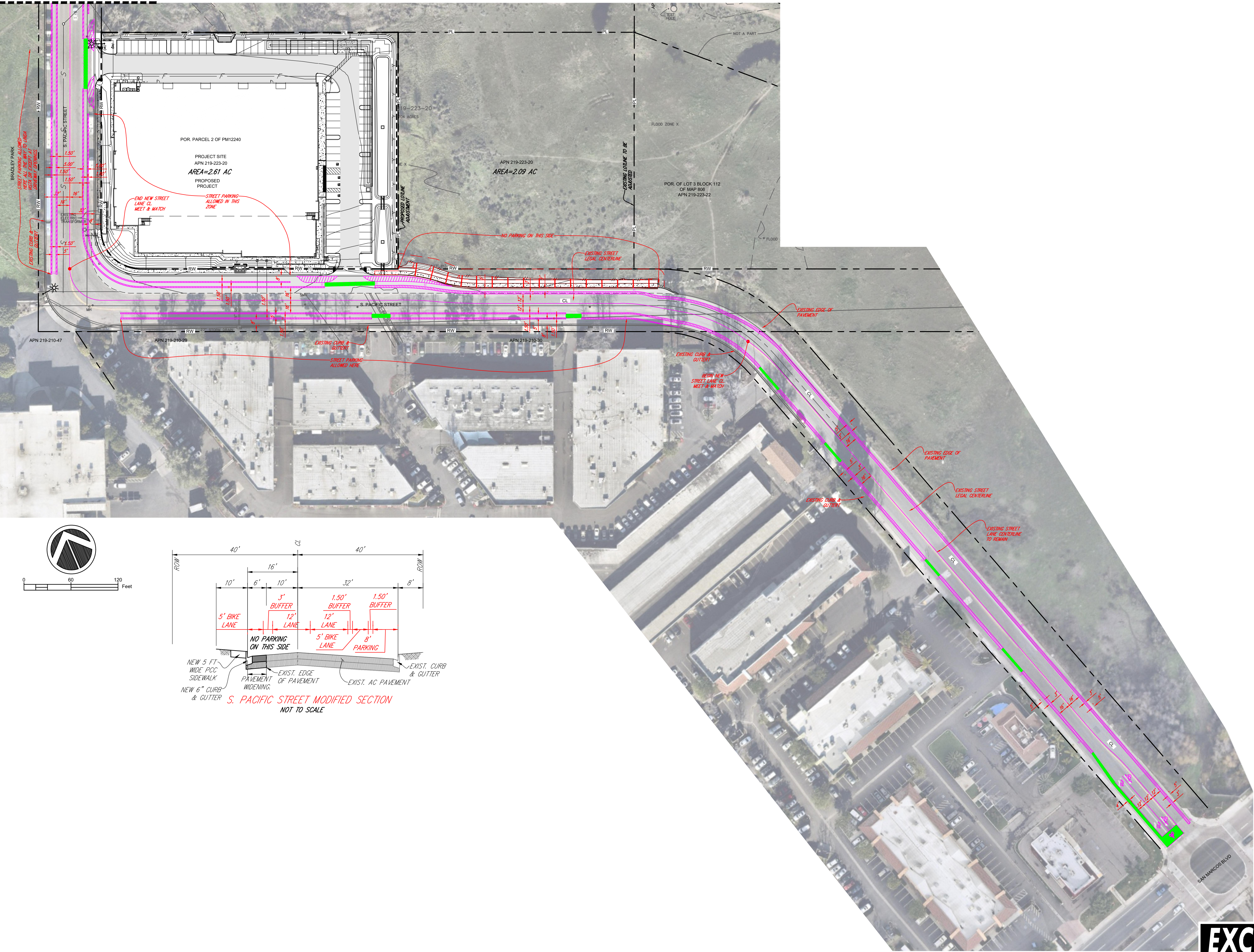
DATE	REMARKS
02/2022	PLANNING SUBMITTAL
07/2022	PLANNING SUBMITTAL



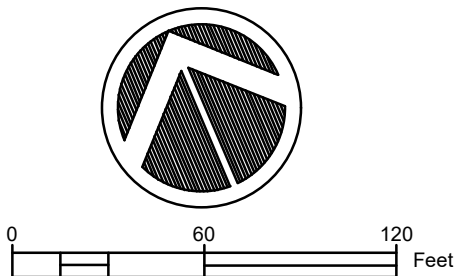
SHEET 4 OF 6 SHEETS
SECTION & DETAILS

HUGHES CIRCUITS
PRELIMINARY GRADING PLAN
APN 219-223-20 & 22
NE CORNER OF S. PACIFIC STREET, SAN MARCOS CA
SDP22-0002

MATCHLINE. SEE BELOW
RIGHT FOR CONTINUATION



MATCHLINE. SEE ABOVE LEFT
FOR CONTINUATION



SHEET 5 OF 6 SHEETS
PACIFIC ST STRIPING

HUGHES CIRCUITS

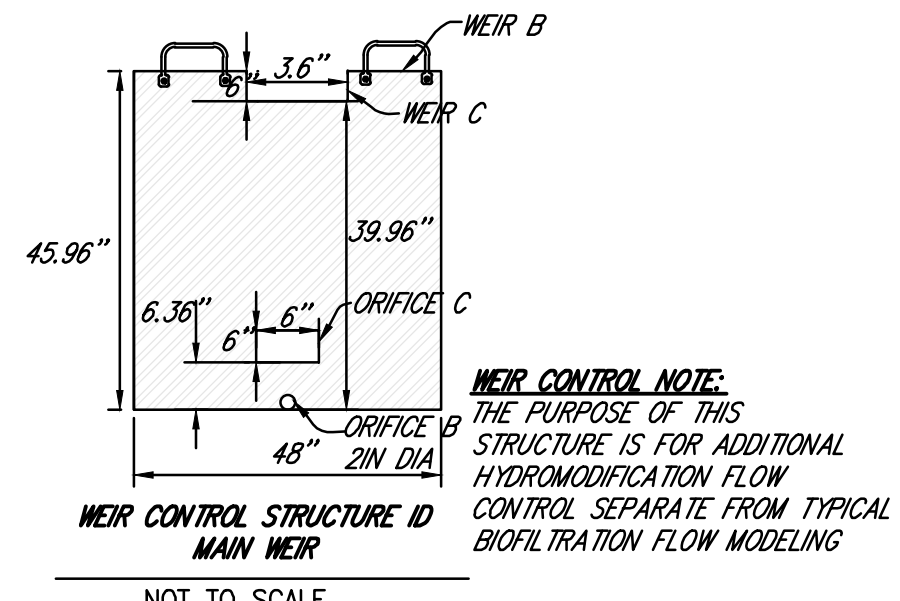
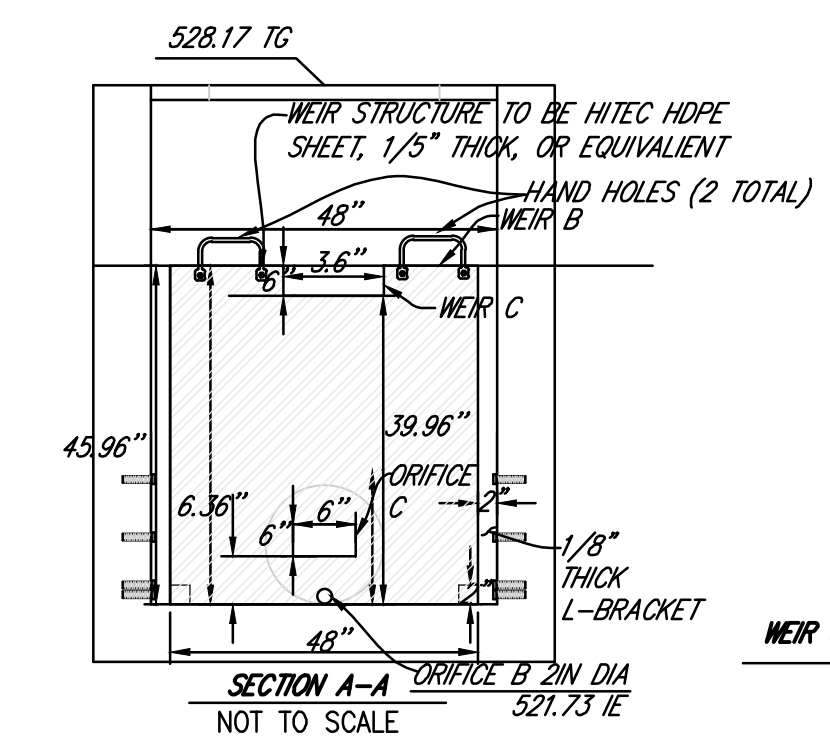
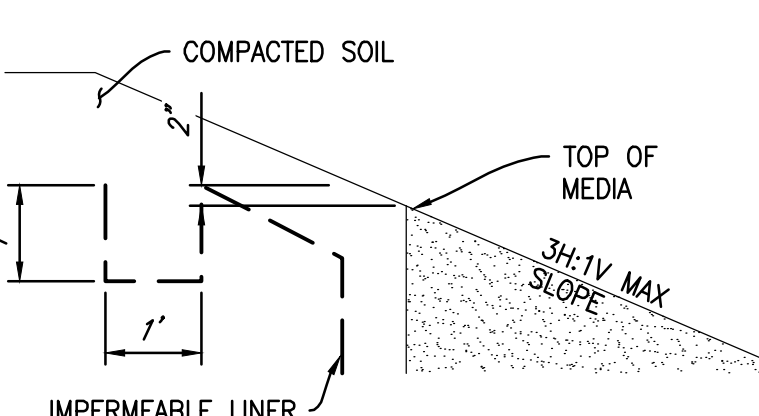
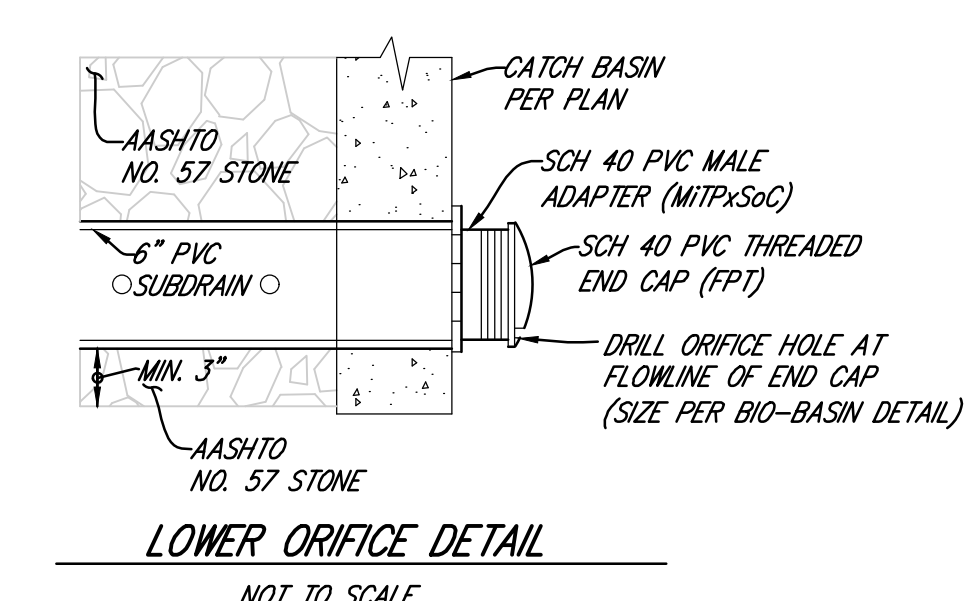
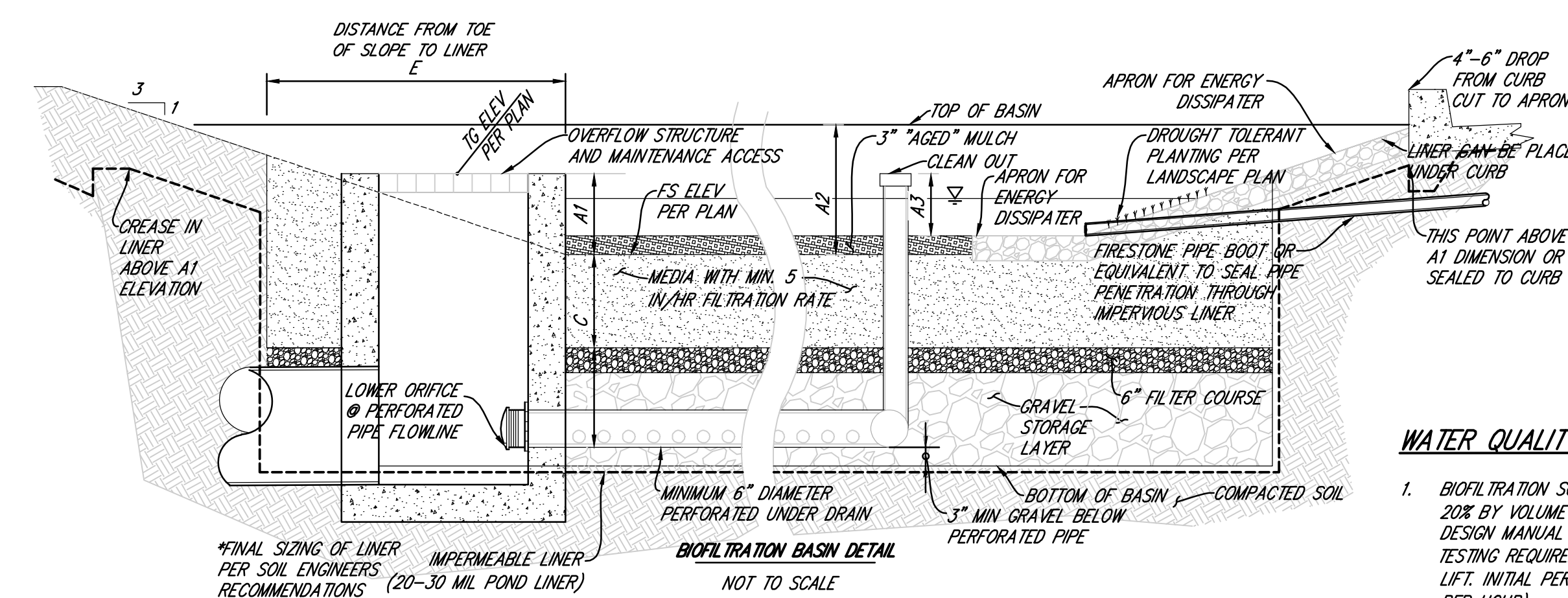
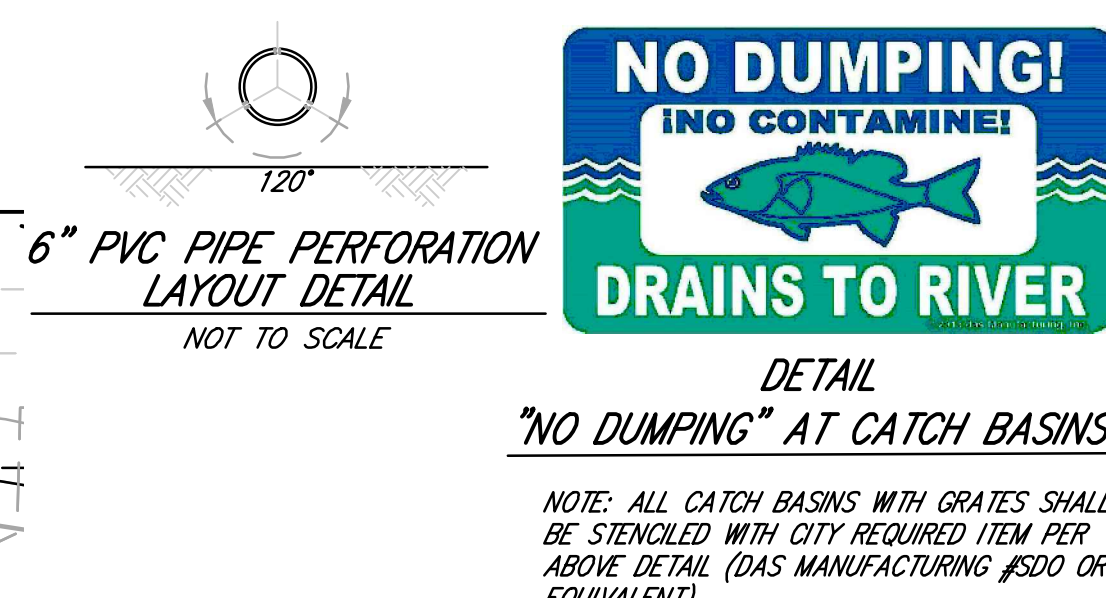
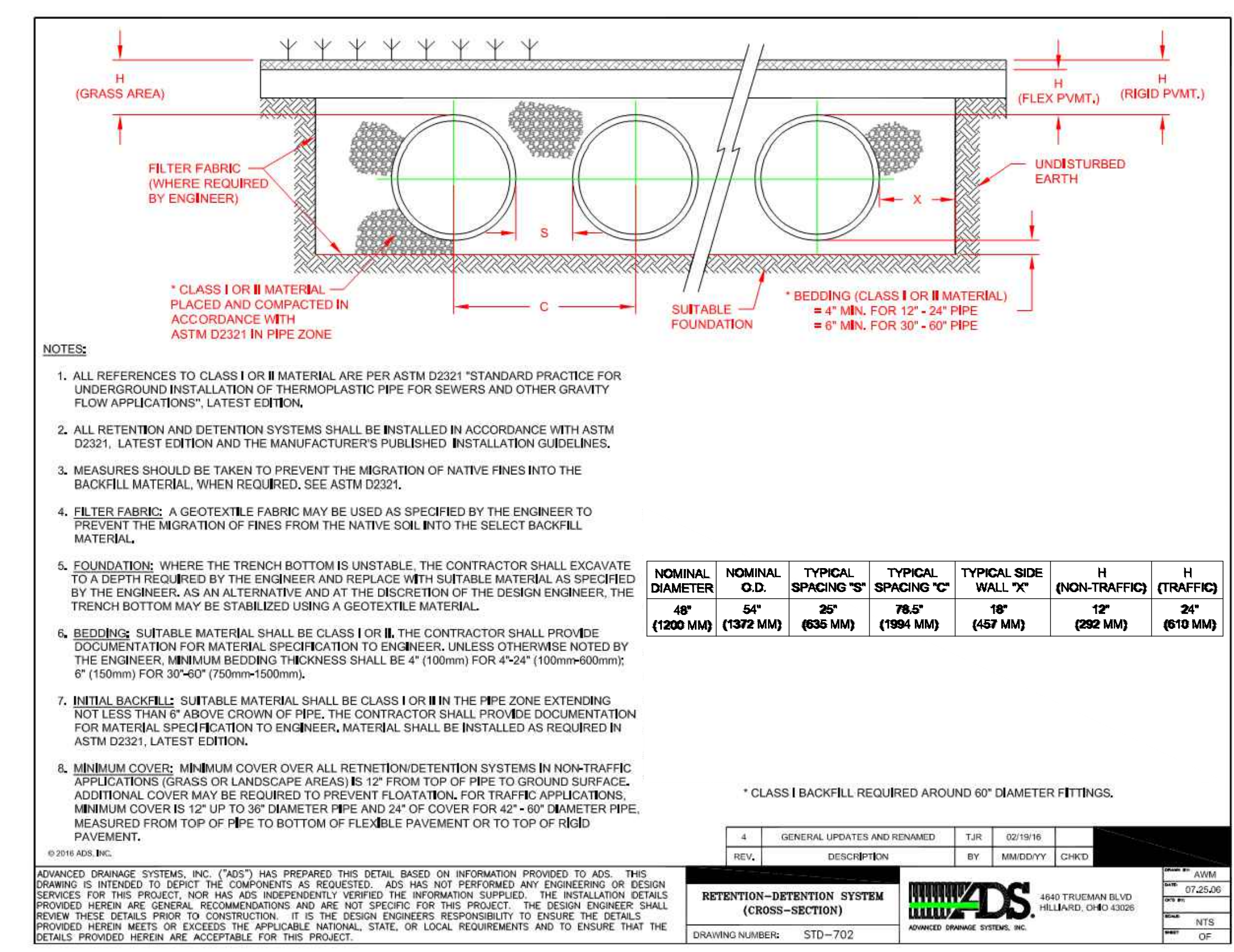
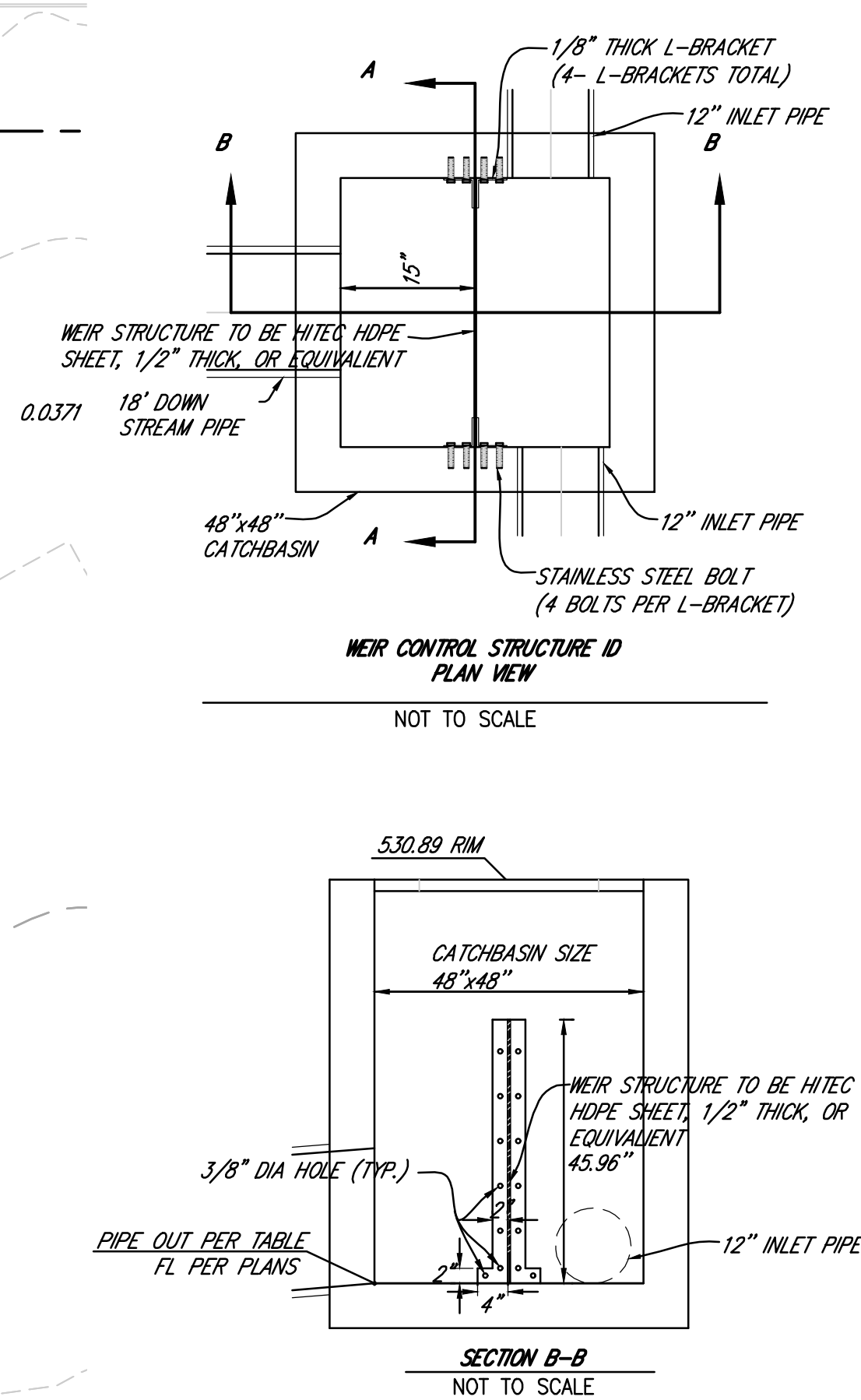
PRELIMINARY GRADING PLAN

APN 219-223-20 & 22

NE CORNER OF S. PACIFIC STREET, SAN MARCOS CA
SDP22-0002

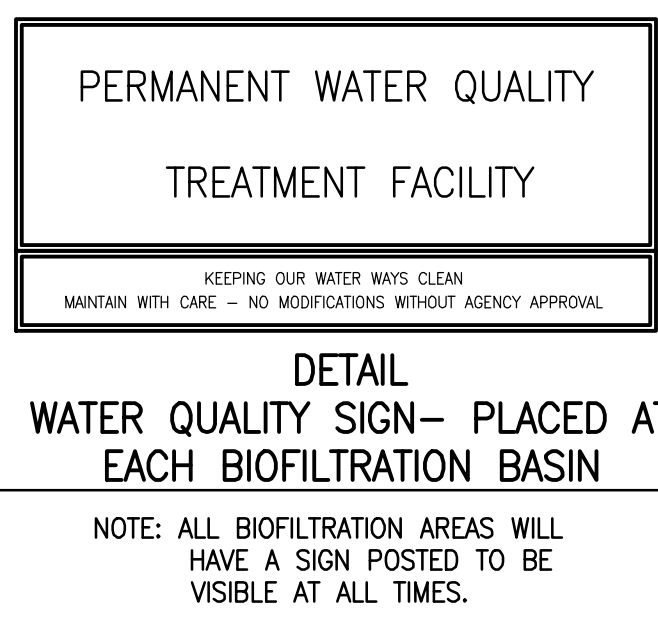
EXCEL
ENGINEERING
LAND PLANNING • ENGINEERING • GIS • SURVEYING
440 S. MAIN STREET, SUITE 100, SAN MARCOS, CA 92069
PH: (760) 745-8000 FAX: (760) 745-8004

DATE	REMARKS
02/2022	PLANNING SUBMITTAL
07/2022	PLANNING SUBMITTAL



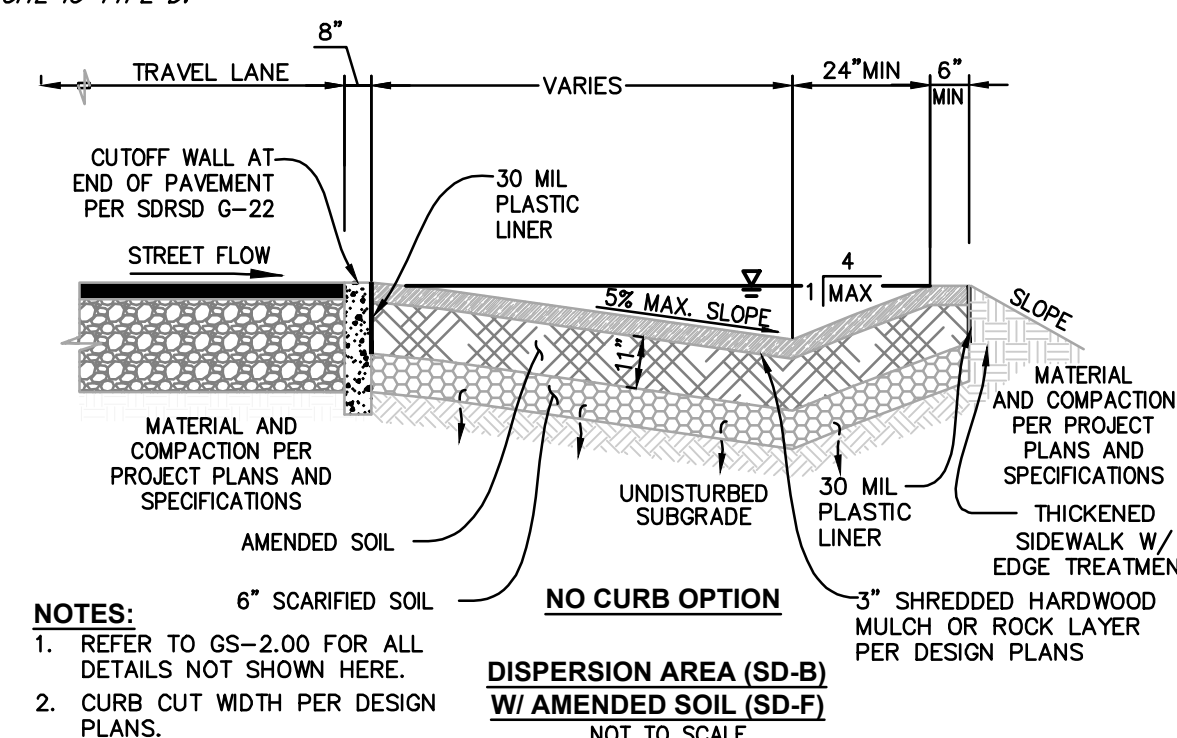
STRUCTURAL BIO-BASIN SUMMARY TABLE															
DMA NAME	DMA TYPE	BMP NAME	TYPE OF BMP	EFFECTIVE AREA (SQFT)	A1 (INCH) WATER QUALITY	A2 (INCH) TOP OF BASIN	A3 (INCH) CLEAN OUT	B (INCH) UPPER ORIFICE	C (INCH) MEDIA	D (INCH) GRAVEL	E (INCH) OFFSET	BOX RISER OVERFLOW STRUCTURE SIZE (INCHES)	ORIFICES DIAMETER		IMPERMEABLE LAYER ?
													UPPER (INCH)	LOWER (INCH)	
DMA-1	DRAINS TO BMP	BMP-A	BIOFILTRATION	2866	9	12	6	-	18	12	3	24X24	-	1.50	YES
DMA-2	DRAINS TO BMP	BMP-B	BIOFILTRATION	963	9	14	6	-	18	12	3.5	24X24	-	1.8125	YES
DMA-3	DRAINS TO BMP	BMP-C	MODULAR WETLAND	-	-	-	-	-	-	-	-	-	-	-	-
DMA-4	DRAINS TO BMP	BMP-D	DISPERSION	894	-	-	-	-	**14	-	-	-	-	-	-

****NOTE: BMP-D HAS 11 INCHES AMENDED SOIL + 3 INCHES OF MULCH FOR TOTAL OF 14 INCHES OF MED**

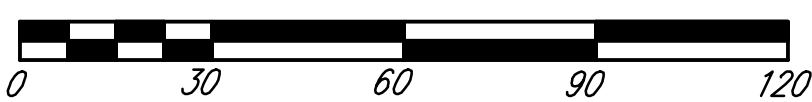


EXISTING SITE FEATURES:

- THE APPROXIMATE DEPTH TO GROUNDWATER IS 4-10 FEET.
- THERE ARE NO NATURAL HYDROLOGIC FEATURES ON THE SITE.
- THE SITE PROPOSES TO CONNECT TO THE EXISTING PUBLIC STORM DRAIN SYSTEM LOCATED IN THE SOUTH EDGE OF THE SITE.
- BASED ON WATERSHED MAPPING OF POTENTIAL CRITICAL COARSE SEDIMENT YIELD AREAS (CCSYA), THERE ARE NO CCSYA LOCATED WITHIN THE PROJECT BOUNDARY OR TRIBUTARY TO THE RUNOFF BYPASSED AROUND THE SITE.



SCALE: 1:30



0 30 60 90 120

SHEET 6 OF 6 SHEETS
WQMP BMP

HUGHES CIRCUITS

PRELIMINARY GRADING PLAN

APN 219-223-20 & 22

NE CORNER OF S. PACIFIC STREET, SAN MARCOS CA

SDP22-0002