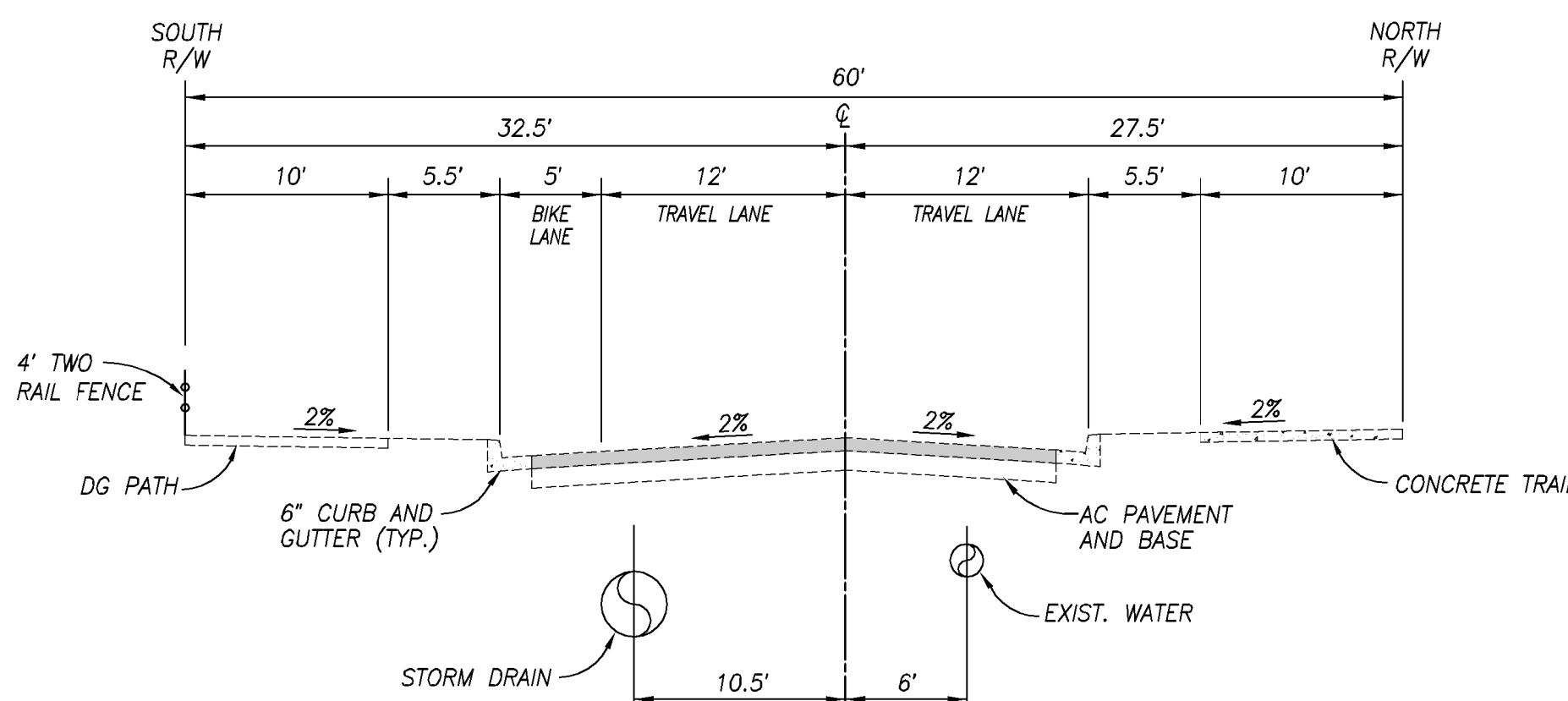
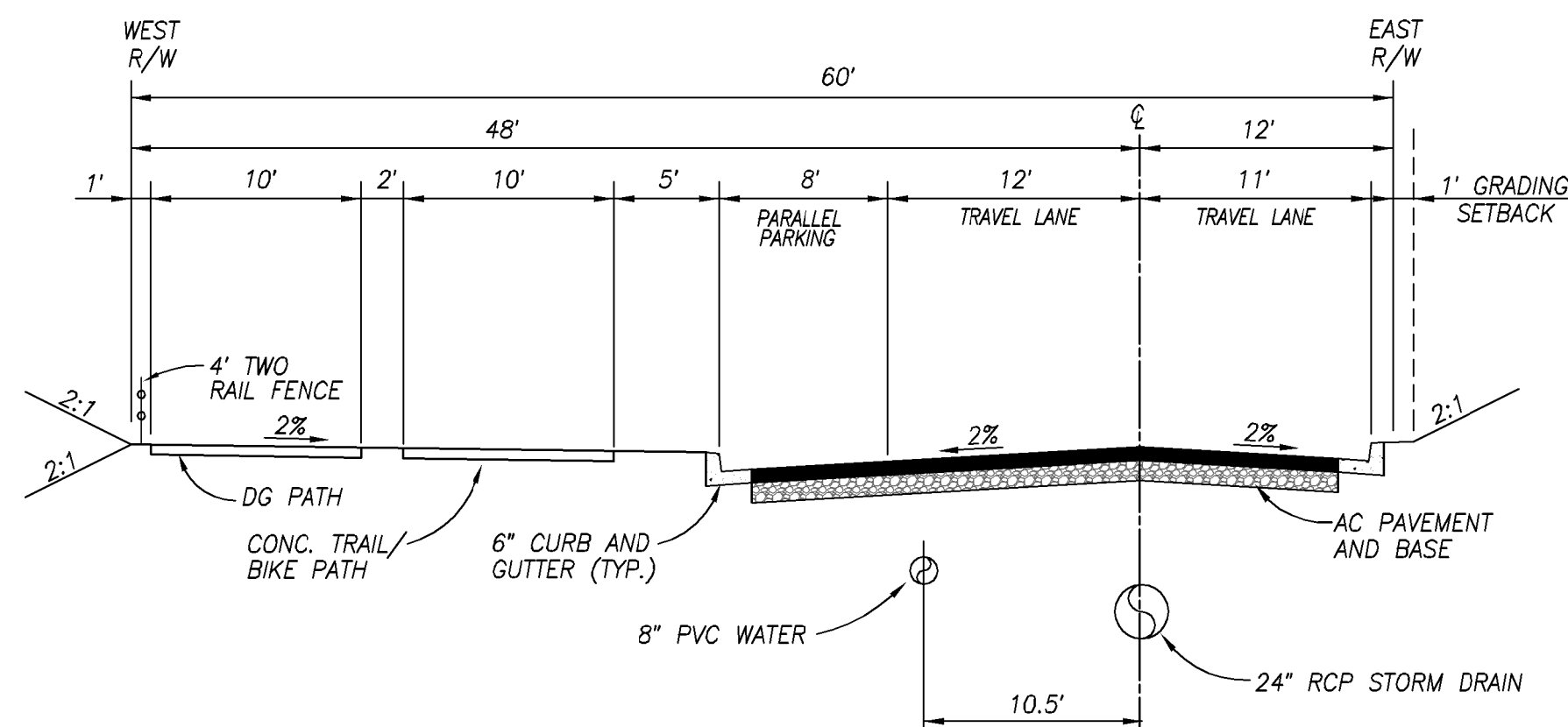
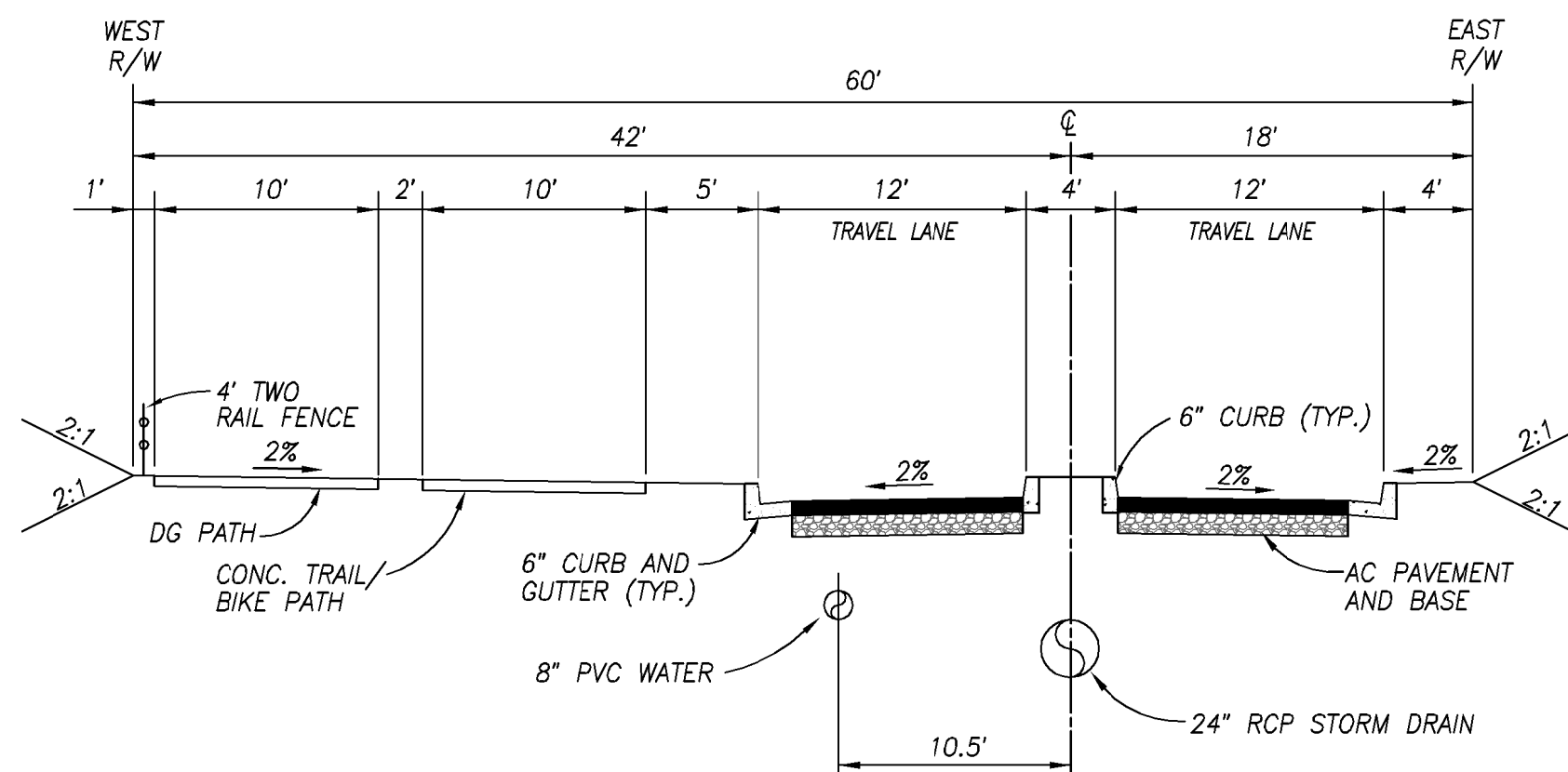




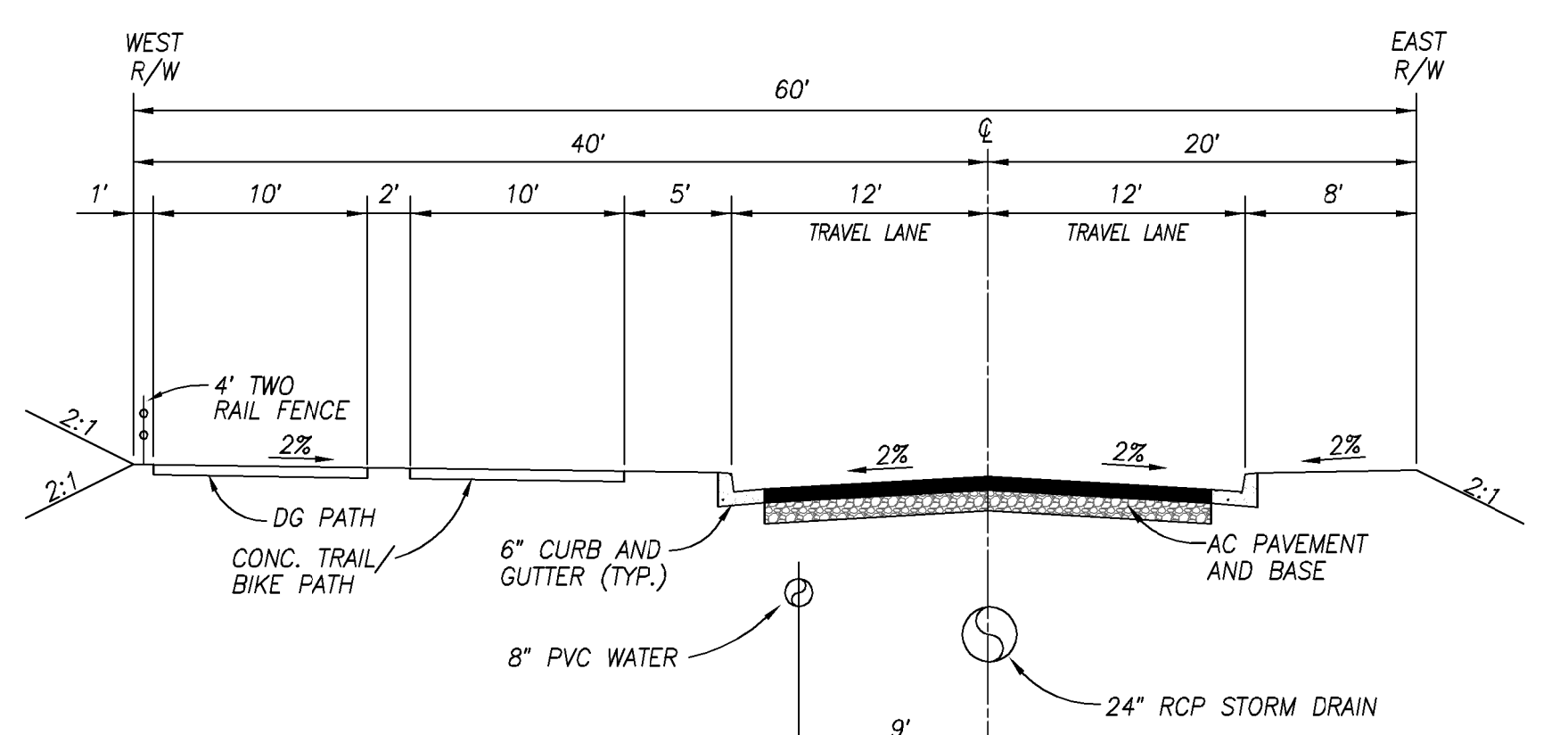
PUBLIC COLLECTOR
SANTA BARBARA DR. (EXIST.)
NOT TO SCALE



FROM SANTA BARBARA TO PVT. DRIVE "A"
PUBLIC RESIDENTIAL STREET
STREET "C" (PROP.)
NOT TO SCALE



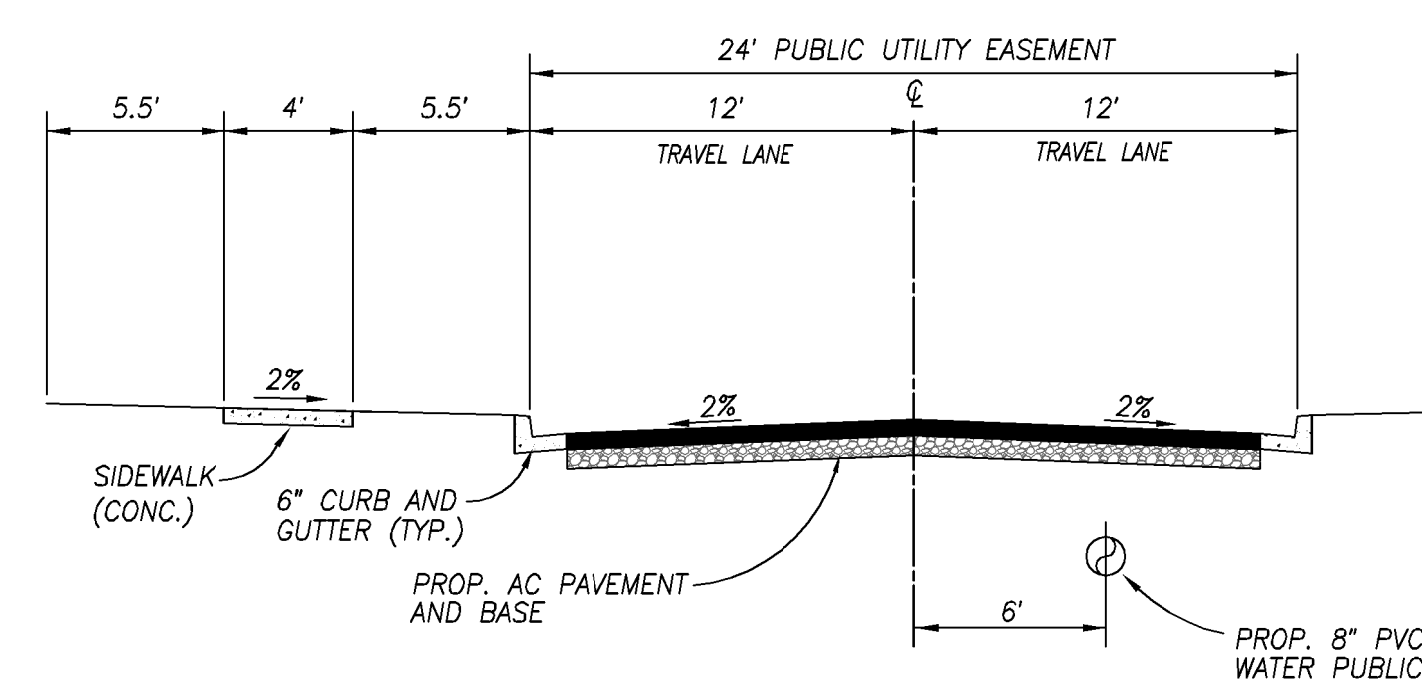
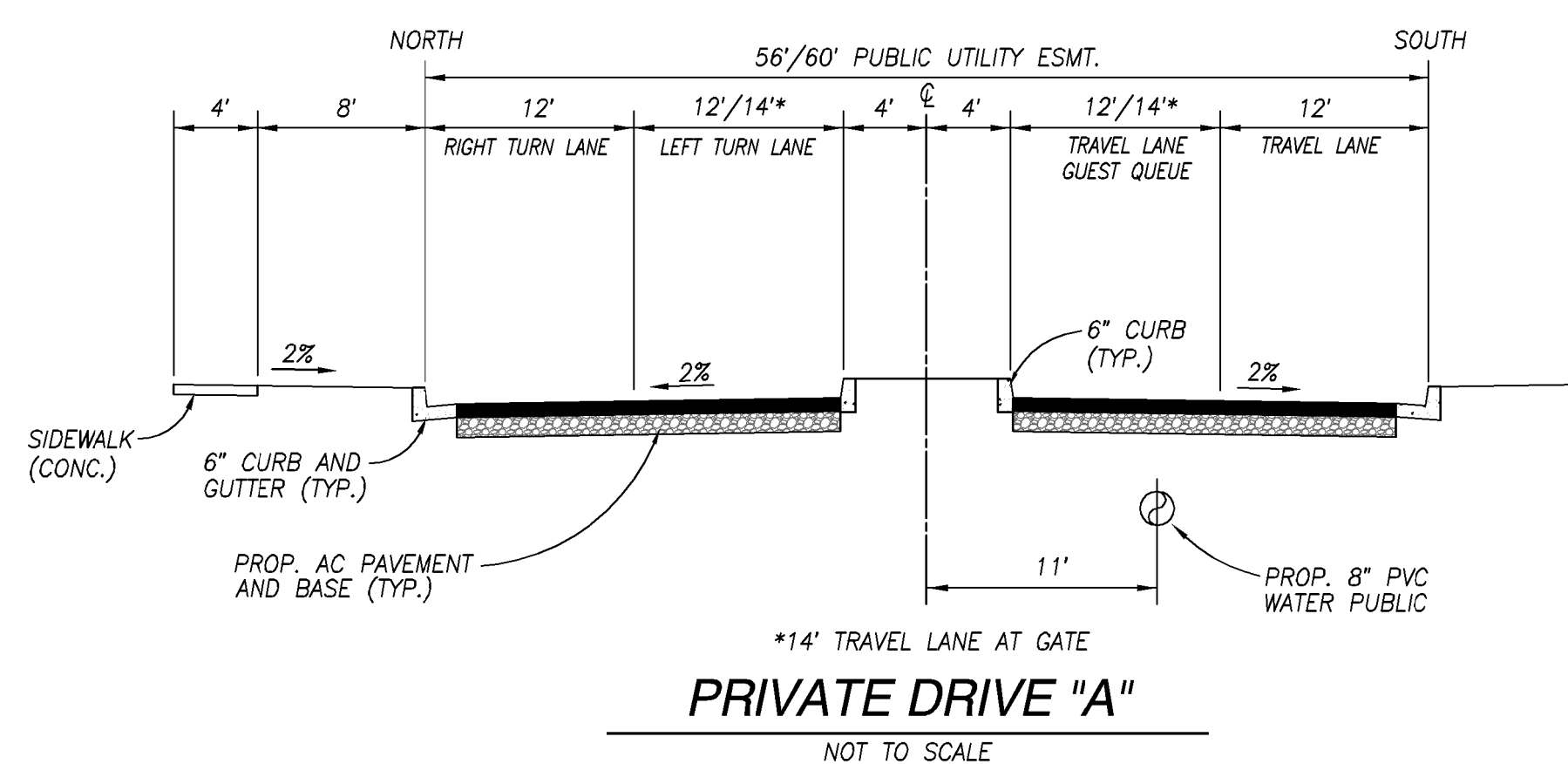
TRAFFIC CALMING MEDIANS AT PVT. DRIVE "A"
PUBLIC RESIDENTIAL STREET
STREET "C" (PROP.)
NOT TO SCALE



FROM PVT. DRIVE "A" TO TWIN OAKS VALLEY RD.
PUBLIC RESIDENTIAL STREET
STREET "C" (PROP.)

NOT TO SCALE

SHEET KEY MAP
NOT TO SCALE



FROM SANTA BARBARA TO BLDG. 3
PORT. OF PRIVATE DRIVE "B"

SUBDIVISION BOUNDARY	
EXISTING TOPO CONTOUR	
FINISH FLOOR ELEVATION	FF810.7
PAD ELEVATION	P810.0
LOT NUMBER	
BUILDING TYPE	
ACCESSIBLE UNIT	
SLOPE (2:1 MAX)	
PERCENT OF GRADE	
STREET ELEVATION	
INVERT ELEVATION	
SEWER MAIN	
WATER MAIN	
FIRE HYDRANT	
STORM DRAIN	
STREET LIGHT	
EASEMENT LINE	
RETAINING WALL (CMU)	
PLANTABLE MSE	
RETAINING WALL	
TOP OF WALL ELEV.	TW810.0
FINISH SURFACE ELEV.	FS790.0
VEHICULAR ACCESS	
RIGHT RELINQUISHED	
FUEL MODIFICATION ZONE	

DESCRIPTION	AREA	PERCENTAGE
PUBLIC STREET DEDICATION	2.50 AC	11%
LOT 1	9.08 AC	39%
LOT 2	7.99 AC	34.4%
LOT A	0.76 AC	3.3%
LOT B	0.08 AC	0.3%
LOT C	2.80 AC	12%
LOT D	0.008 AC	0.03%
LOT E	0.005 AC	0.02%
TOTAL	23.22 AC ⁽¹⁾	100%

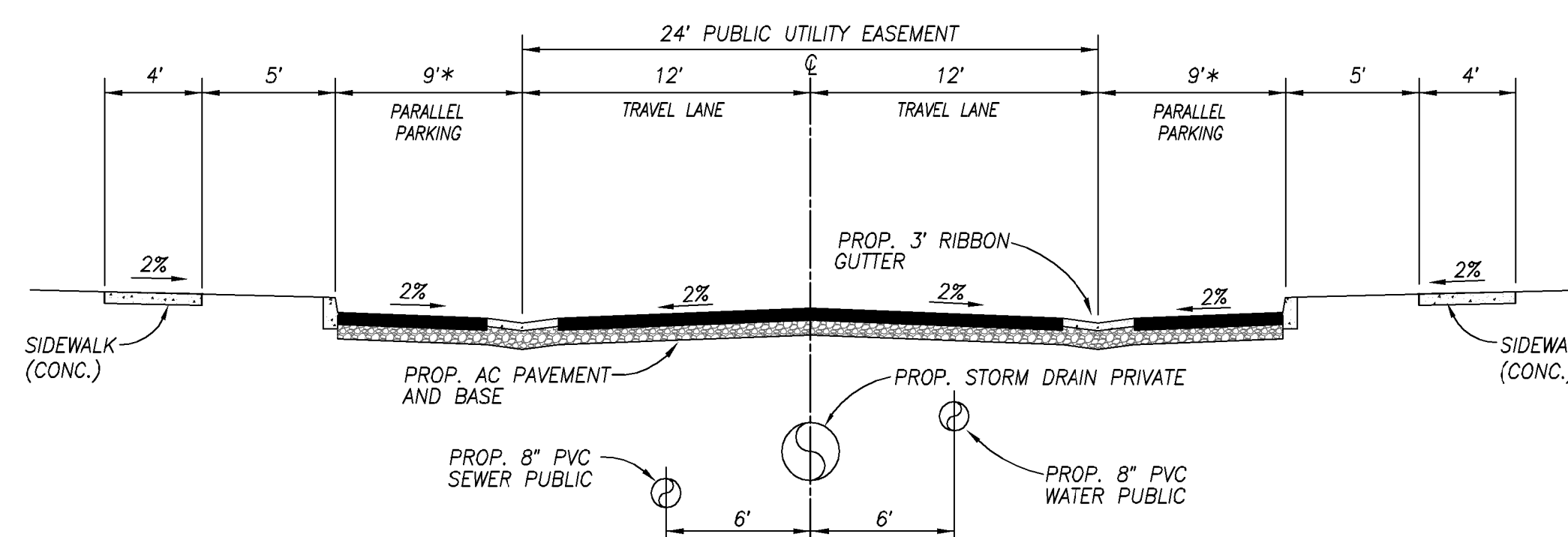
DESCRIPTION	AREA	PERCENTAGE
BUILDING COVERAGE	4.0 AC	23%
PRIVATE DRIVEWAYS	3.58 AC	21%
OPEN SPACE SLOPES	4.97 AC	29%
OPEN SPACE REC. AREAS	0.63 AC	4%
LANDSCAPE OPEN SPACE	3.89 AC	23%
TOTAL	17.07 AC	100%

NO. UNITS	MULTIPLIER	SPACES REQ.
220	2.33	513
TOTAL		513

REQUIRED PARKING INCLUDES 0.33 GUEST SPACES

PARKING PROVIDED	
TYPE	SPACES
GARAGE SPACES	428
PARALLEL SPACES	28
STANDARD SPACES	65
DISABLED SPACES	4
TOTAL	525

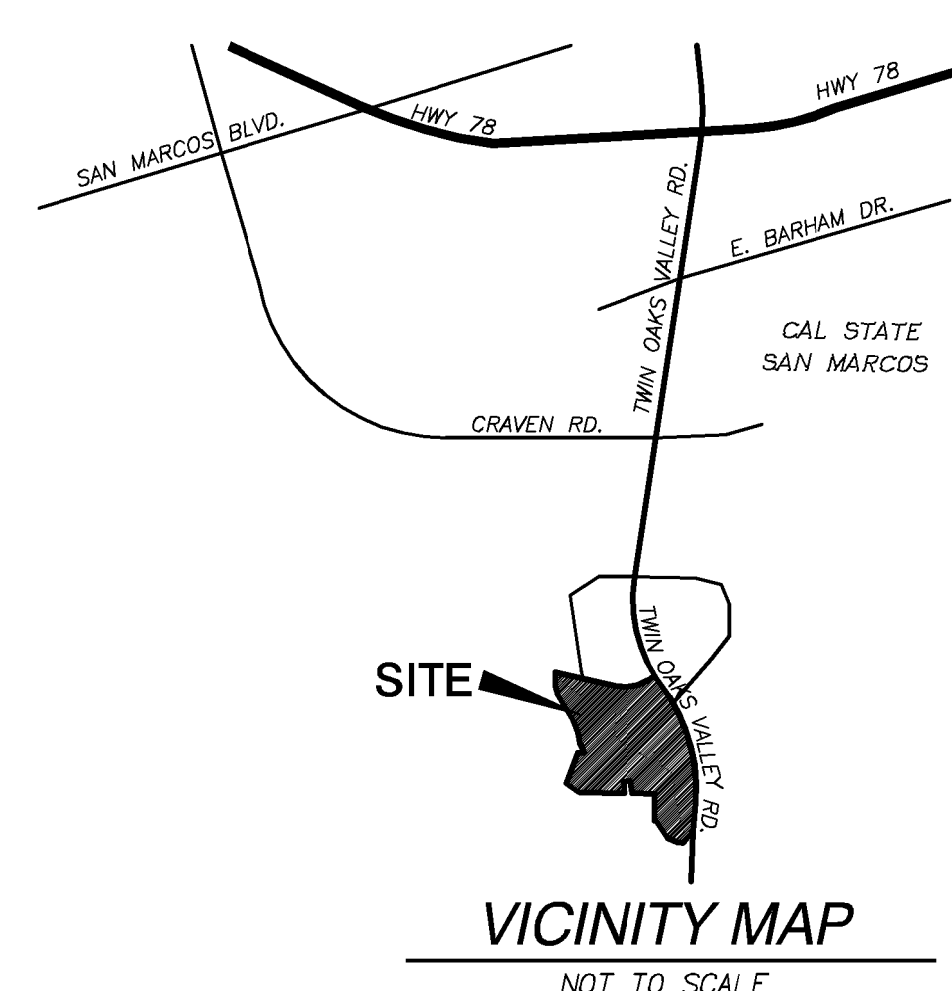
2.38 SPACES PER UNIT
TOTAL EXCLUDES 28 SPACES IN
SOUTH LAKE PARKING LOT AND
31 PARALLEL SPACES ON ST. "C"



*PARKWAY LANDSCAPING AS SHOWN ON PLANS OR DOES NOT APPLY TO STANDARD PARKING SPACES
OR MODIFIED PARKWAY AT BLDG. 24 & 27 SEE SHEET C4 FOR DETAILS

AT PARALLEL PARKING
PORT. OF PRIVATE DRIVE "B" & "C"

NOT TO SCALE



1. SUBDIVISION AREA: 22.61 AC
2. SUBDIVISION AREA LOT LINE ADJUSTMENT: 23.22 AC
3. TOTAL NUMBER OF EXISTING LOTS: 1
4. TOTAL NUMBER OF PROPOSED LOTS: 7 (2 RES., 5 OPEN SPACE)
5. TOTAL NUMBER OF UNITS: 220
6. TOTAL NUMBER OF BUILDINGS: 28
7. EXISTING/PROPOSED GENERAL PLAN: SPA HEART OF THE CITY
8. EXISTING/PROPOSED GENERAL PLAN: 174-180-27 AND A PORT. 222-170-28
9. NEIGHBORHOOD: BARMH/DISCOVERY
10. EXISTING/PROPOSED ZONING: HEART OF THE CITY SPECIFIC PLAN
11. PICKUP SERVICE WILL BE INDIVIDUAL PICKUP WITH WASTE AND RECYCLING CARTS LOCATED IN FRONT OF RESIDENTS GARAGES ON PICK UP DAY.
12. ALL TRACKS SHOWN ON SITE PLAN ARE MEASURED FROM RIGHT-OF-WAY (PERIMETER) OR FACE OF CURB (INTERNAL).
13. STREET C/1 WILL BE DESIGNED AT 24' MIN.
14. GUARD RAILS TO BE PROVIDED AS REQUIRED FOR SLOPES OVER 12 FEET IN HEIGHT

BROOKFIELD RANCHO CORONADO LLC, A DELAWARE LLC
3200 PARK CENTER DRIVE, SUITE 1000
COSTA MESA, CA 92626

DAVID F. BARTLETT VICE PRESIDENT

02/21/

DATE

MASS GRADING PLAN BY FUSCOE ENGINEERING PER DWG. NO. GP15-00012 WITH
SURROUNDING AREAS PER ROBERT J. LUNG & ASSOC. DATE FLOWN 8-17-2016.

CUT: 45,090 C.Y.
FILL: 36,330 C.Y.
EXPORT: 8,760 C.Y.

LOT 129 OF CITY OF SAN MARCOS TRACT NO. 15-006, RANCHO CORONADO VILLAGE "M" UNIT 1, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16154 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 12, 2016 AS FILE NO. 2016-7000513 OF OFFICIAL RECORDS.

WATER: VALLECITOS WATER DISTRICT
SEWER: VALLECITOS WATER DISTRICT
STORM DRAIN: ON-SITE PRIVATE (LOT 1 & 2)
STORM DRAIN: OFF-SITE PUBLIC
FIRE: SAN MARCOS FIRE PROTECTION DISTRICT
SCHOOLS: SAN MARCOS UNIFIED SCHOOL DISTRICT

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF DWELLING UNITS IS 220 (100 UNITS LOT 1 & 120 UNITS LOT 2).

HUNSAKER & ASSOCIATES, SAN DIEGO, INC
9707 WAPLES STREET
SAN DIEGO, CA 92121
(858) 558-4500

Raymond L Martin 06/14/17
RAYMOND L. MARTIN R.C.E. 48670 DATE
MY REGISTRATION EXPIRES ON 6/30/18



SHEET C1 - TITLE SHEET
SHEET C2 - DETAILS/SECTIONS
SHEET C3 - TENTATIVE SUBDIVISION MAP/SITE PLAN/GRADING PLAN
SHEET C4 - TENTATIVE SUBDIVISION MAP/SITE PLAN/GRADING PLAN
SHEET C5 - FIRE DEPT. ACCESS PLAN
SHEET C6 - FIRE DEPT. ACCESS PLAN
SHEET C7 - TWIN OAKS VALLEY ROAD AVERAGE SETBACK
SHEET C8 - COMMON/PRIVATE OPEN SPACE

PREPARED BY:

**HUNSAKER
& ASSOCIATES**

SAN DIEGO, INC

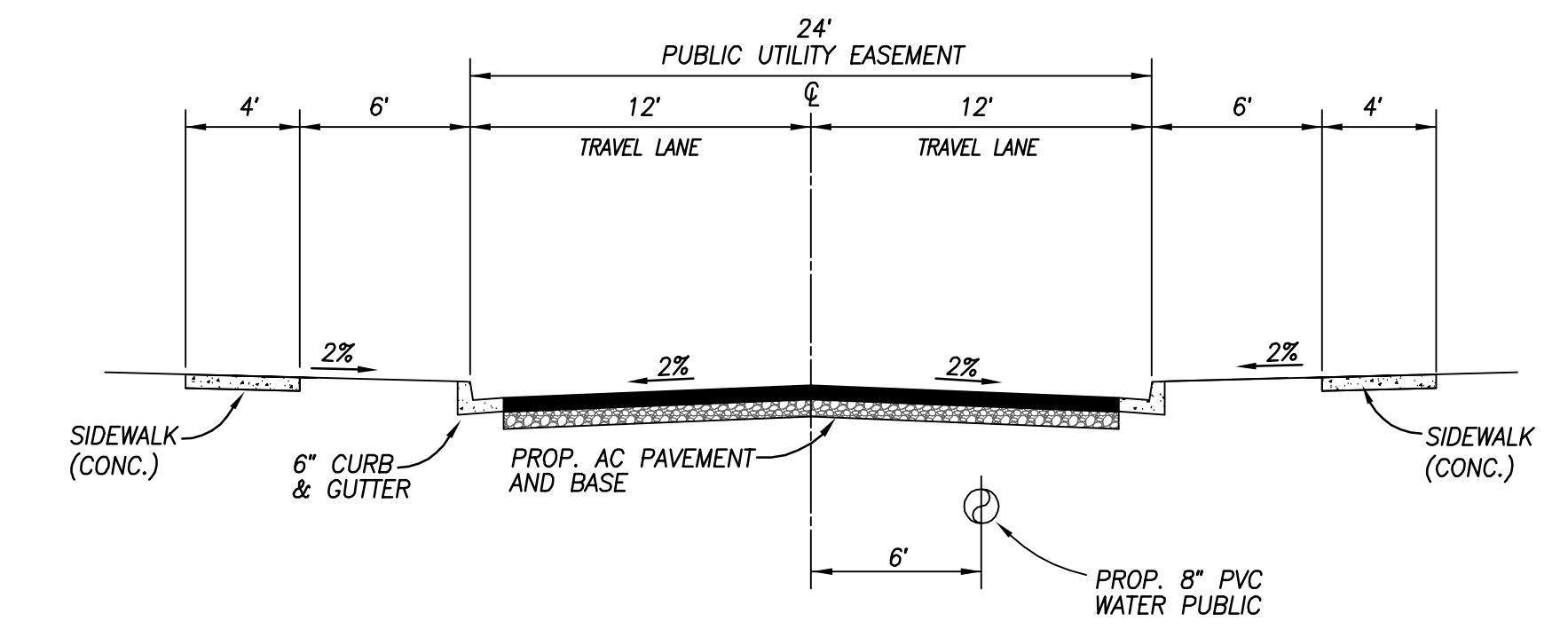
PLANNING: 9707 Waples Street
ENGINEERING: San Diego, Ca 92121
SURVEYING: PH(658)558-4500- FX(658)558-4114

NO.	REVISIONS	DATE	BY
1	ORIGINAL	02/21/17	H&A
2	REV PER CITY COMMENTS	04/24/17	H&A
3	REV PER CITY COMMENTS	06/15/17	H&A
4	REV PER CITY COMMENTS	07/17/17	H&A
5	REV PER CITY COMMENTS	08/24/17	H&A
6			
7			
8			

TITLE SHEET
RANCHO CORONADO
SOUTH PARCEL
CITY OF SAN MARCOS, CALIFORNIA

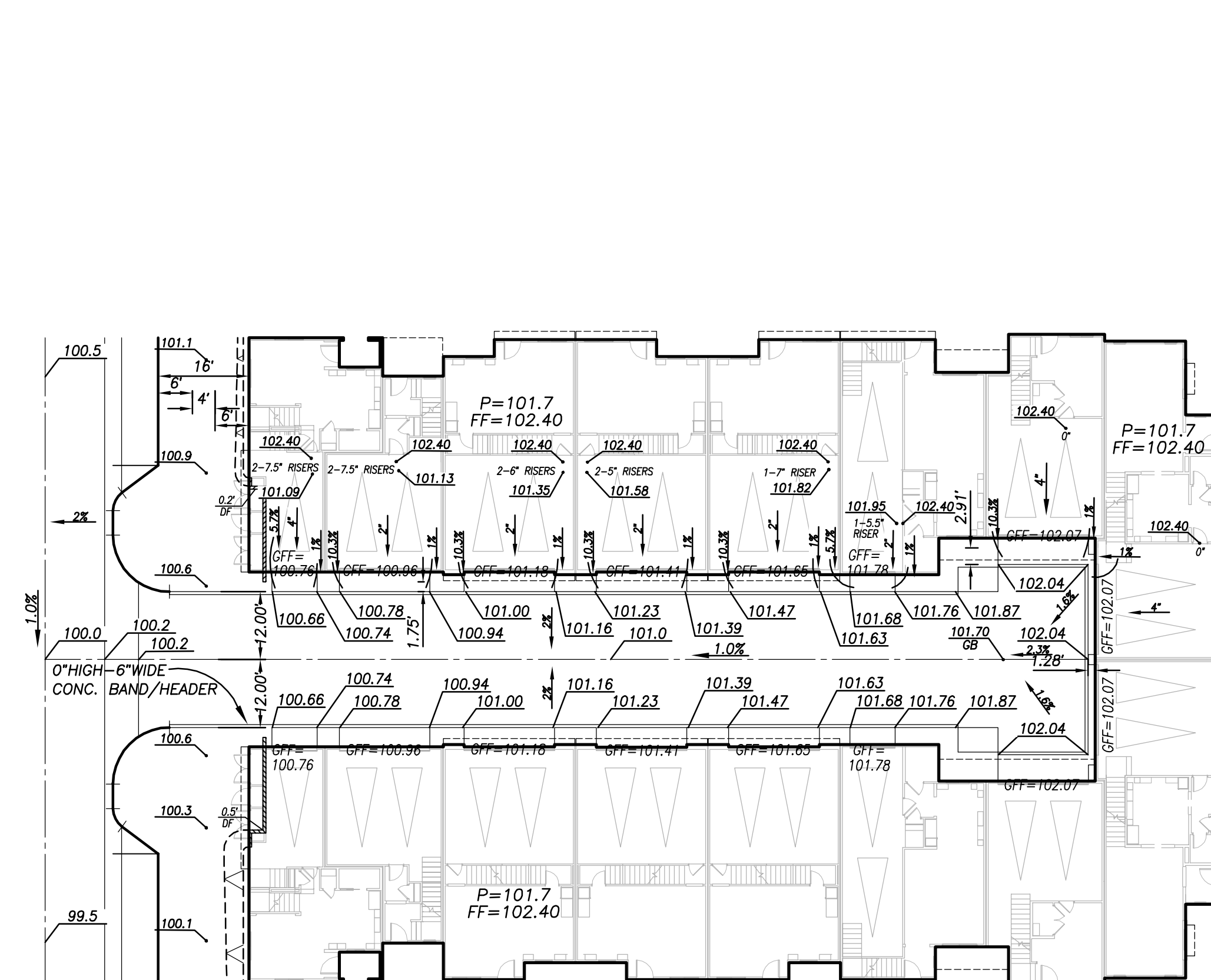
SHEET

C1

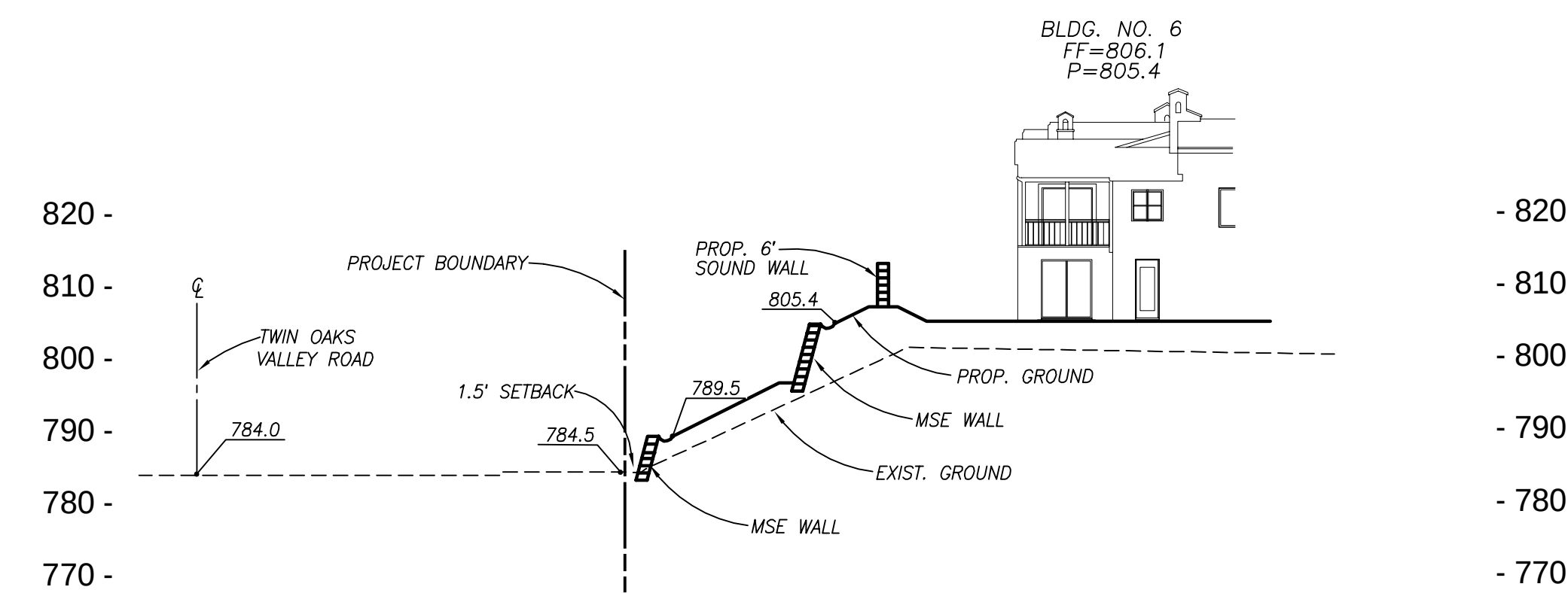


AT BLDG. 16 TO BLDG. 19
PORT. OF PRIVATE DRIVE "C"

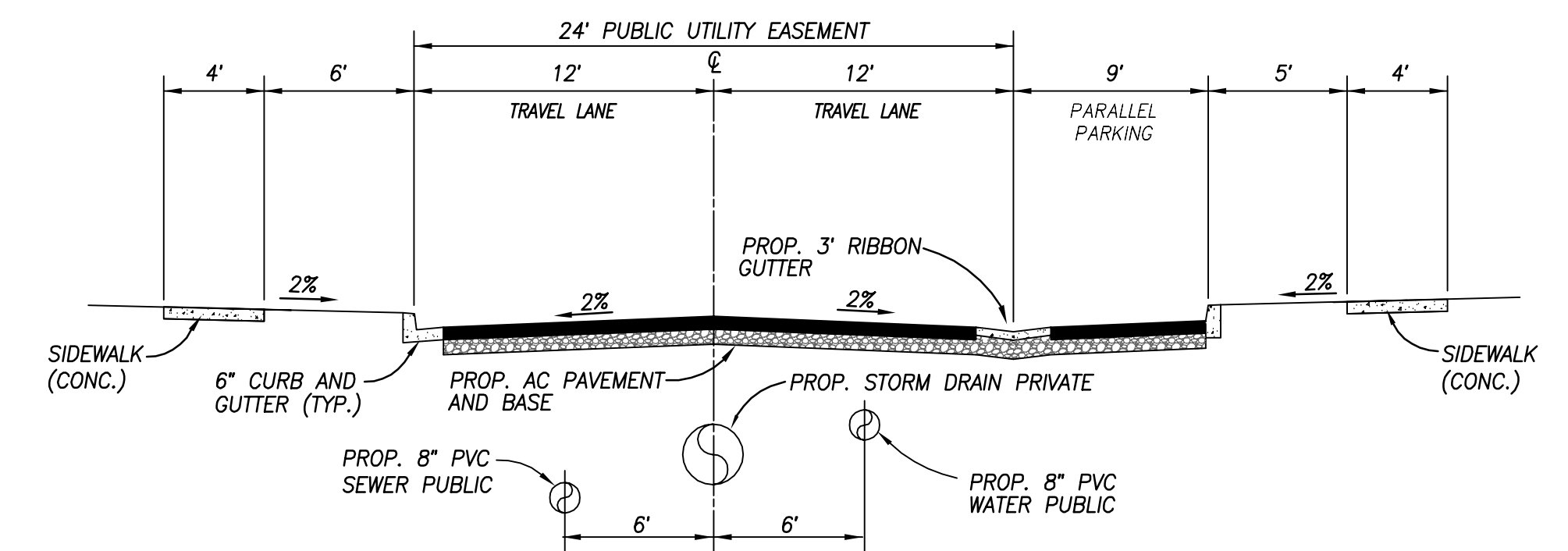
NOT TO SCALE



CORTILE 16-PLEX
TYP. GRADING DETAIL
SCALE: 1"=20'

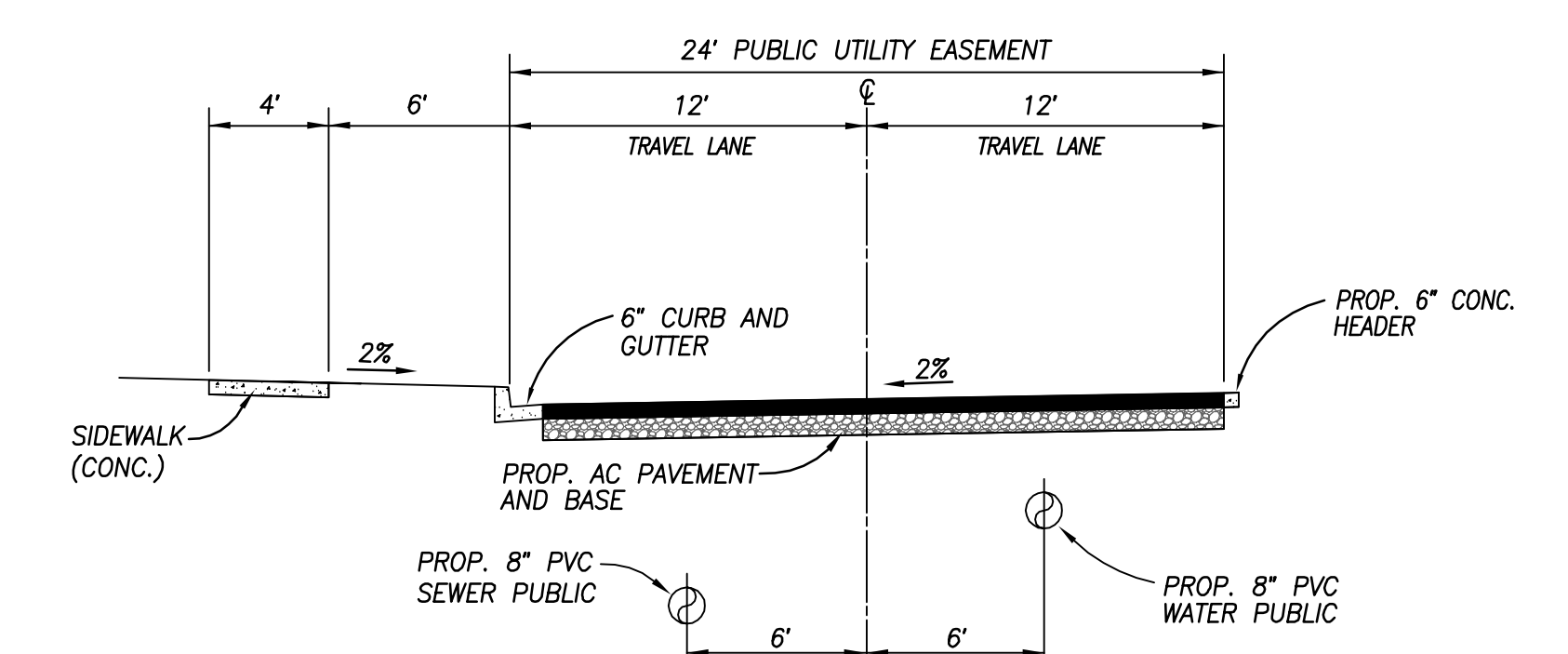


SECTION "B"
SCALE: 1"=20' HORIZ/VERT

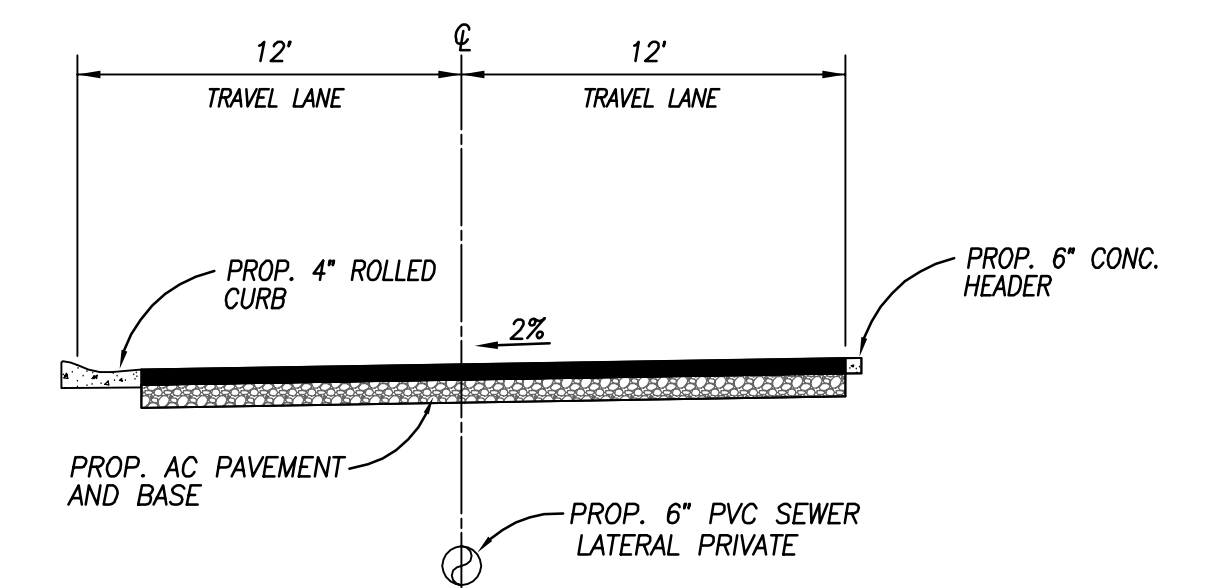


AT BLDG. 9
PORT. OF PRIVATE DRIVE "C"

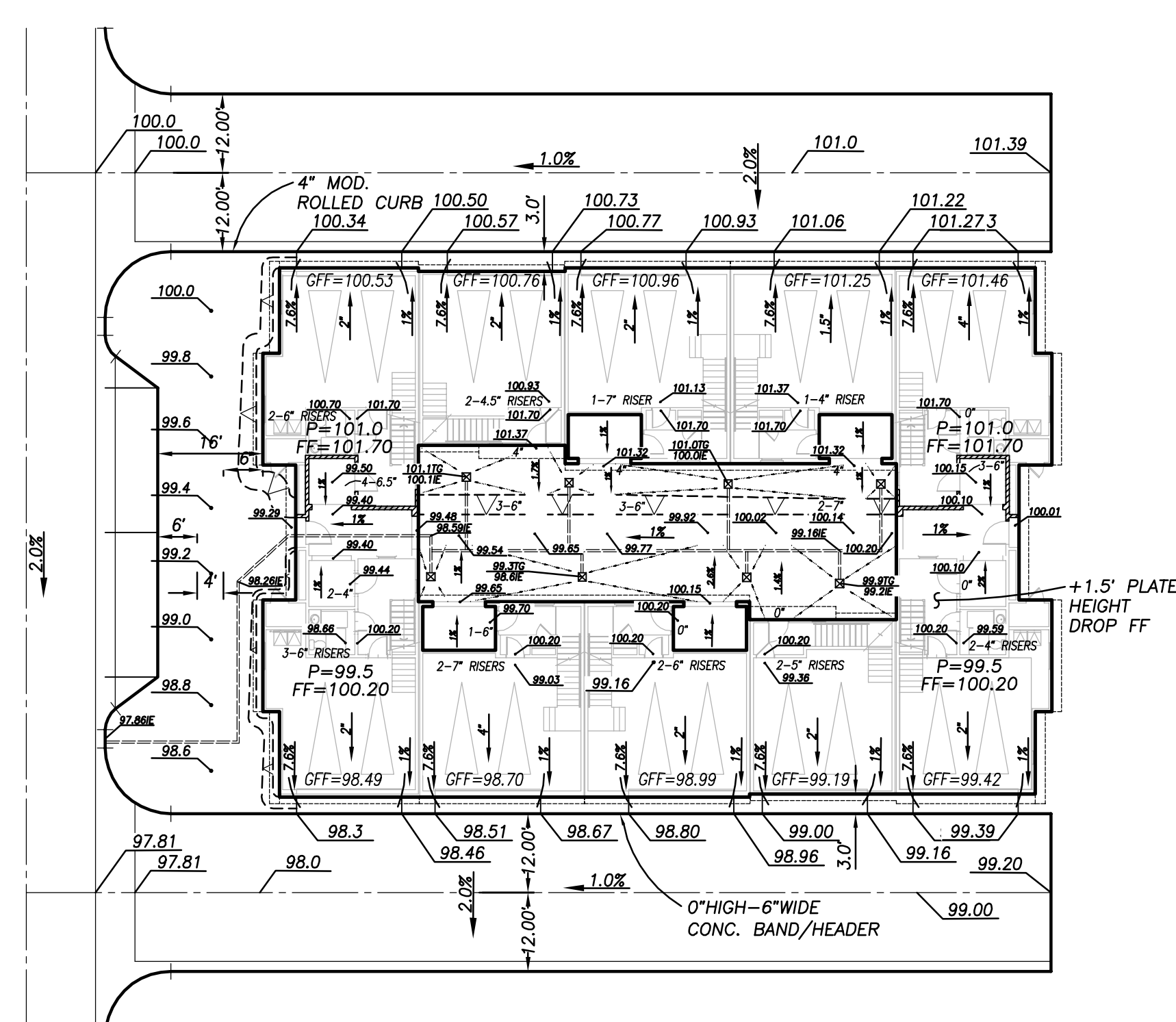
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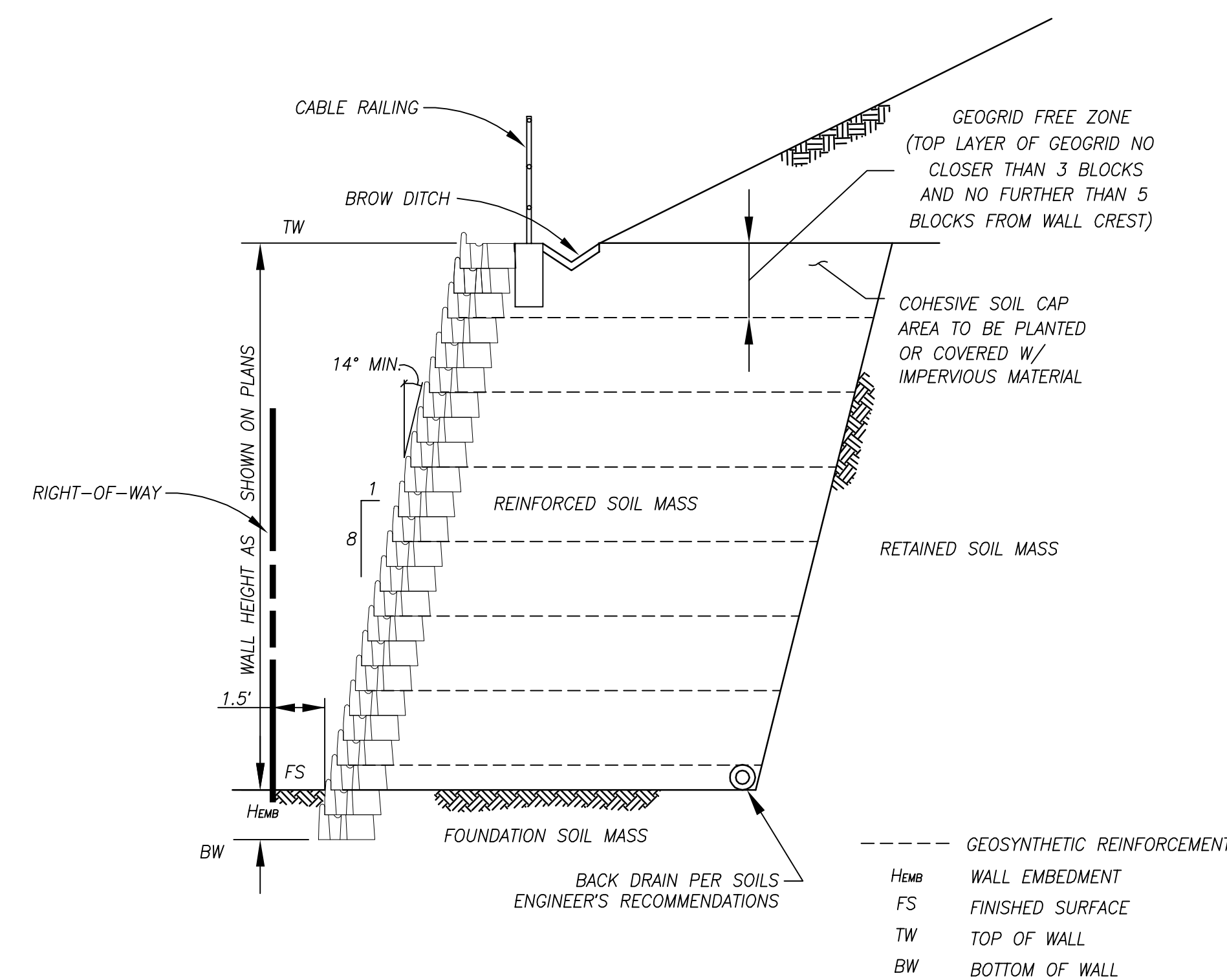
PRIVATE DRIVE "D"
NOT TO SCALE



PRIVATE DRIVES "E" - "Q"
NOT TO SCALE

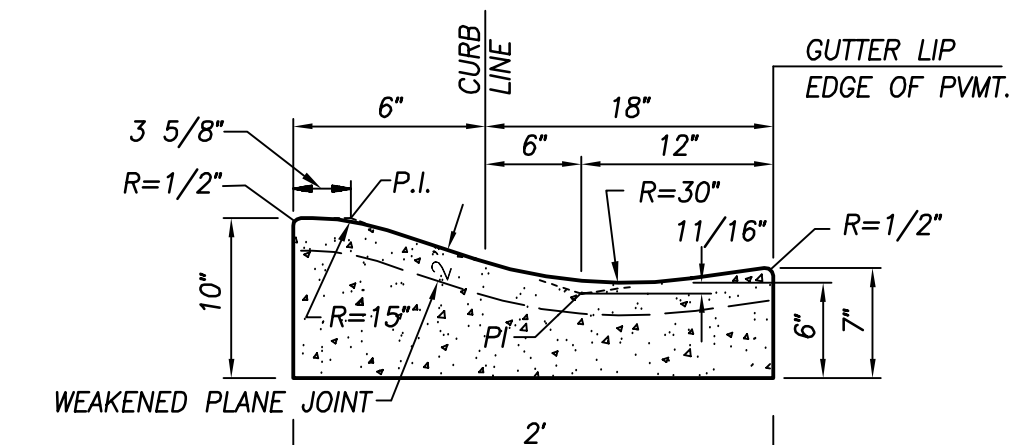


ROSEDALE 10-PLEX
TYP. GRADING DETAIL
SCALE: 1"=20'

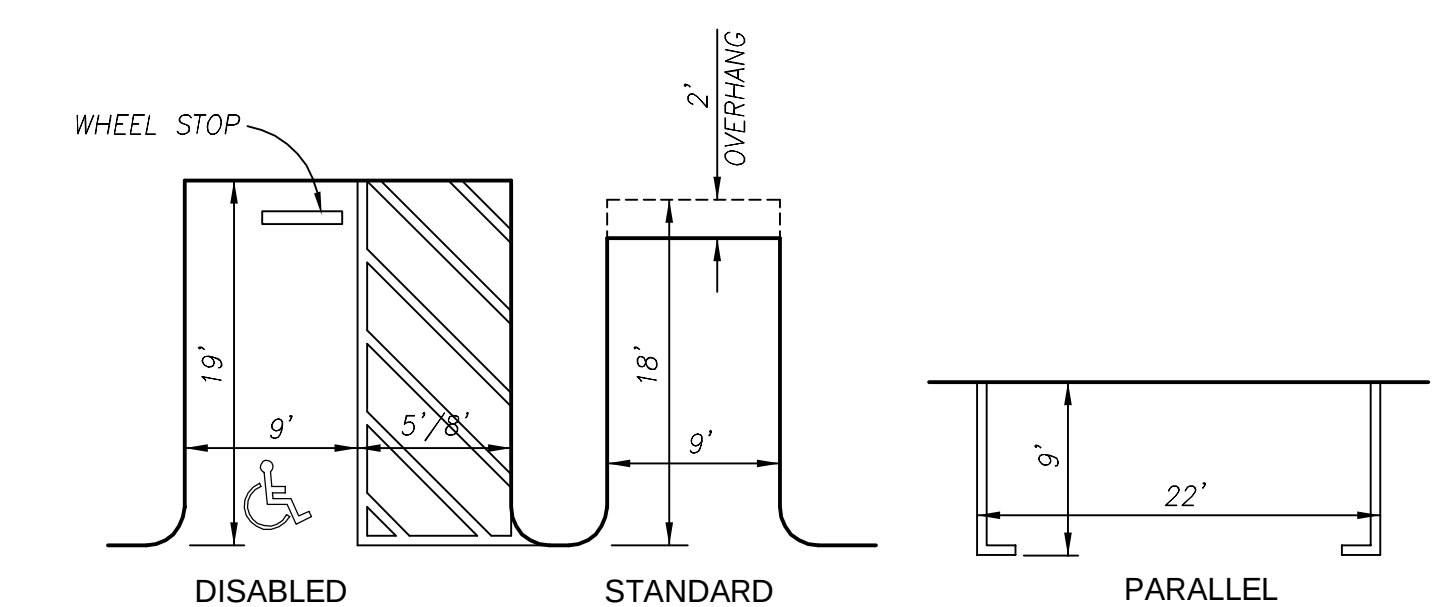


**PLANTABLE
MSE WALL DETAIL**

NOT TO SCALE

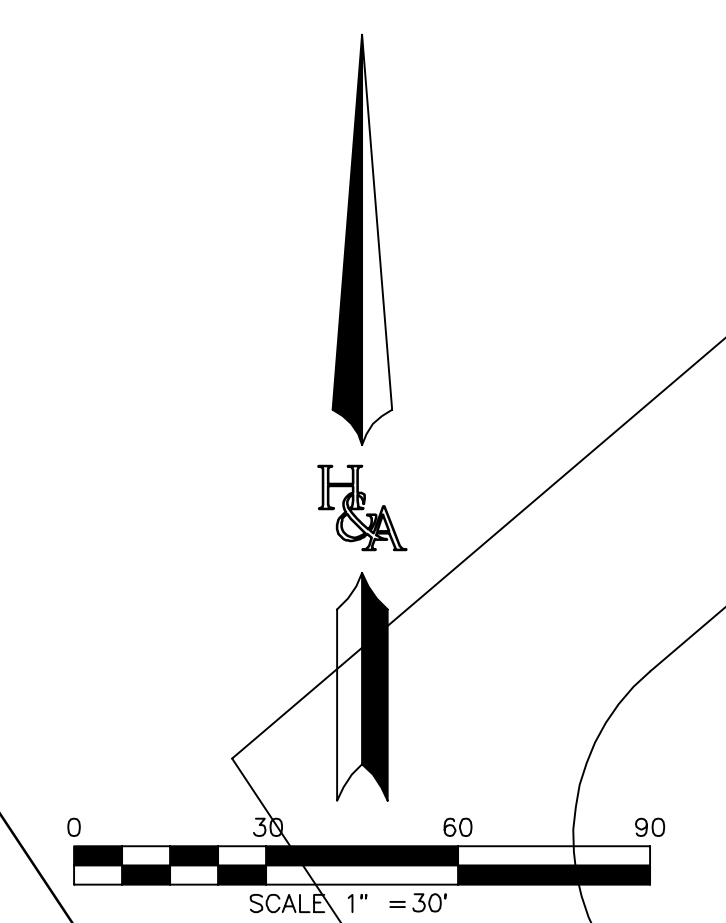


4" MODIFIED ROLLED CURB



TYPICAL PARKING DETAIL

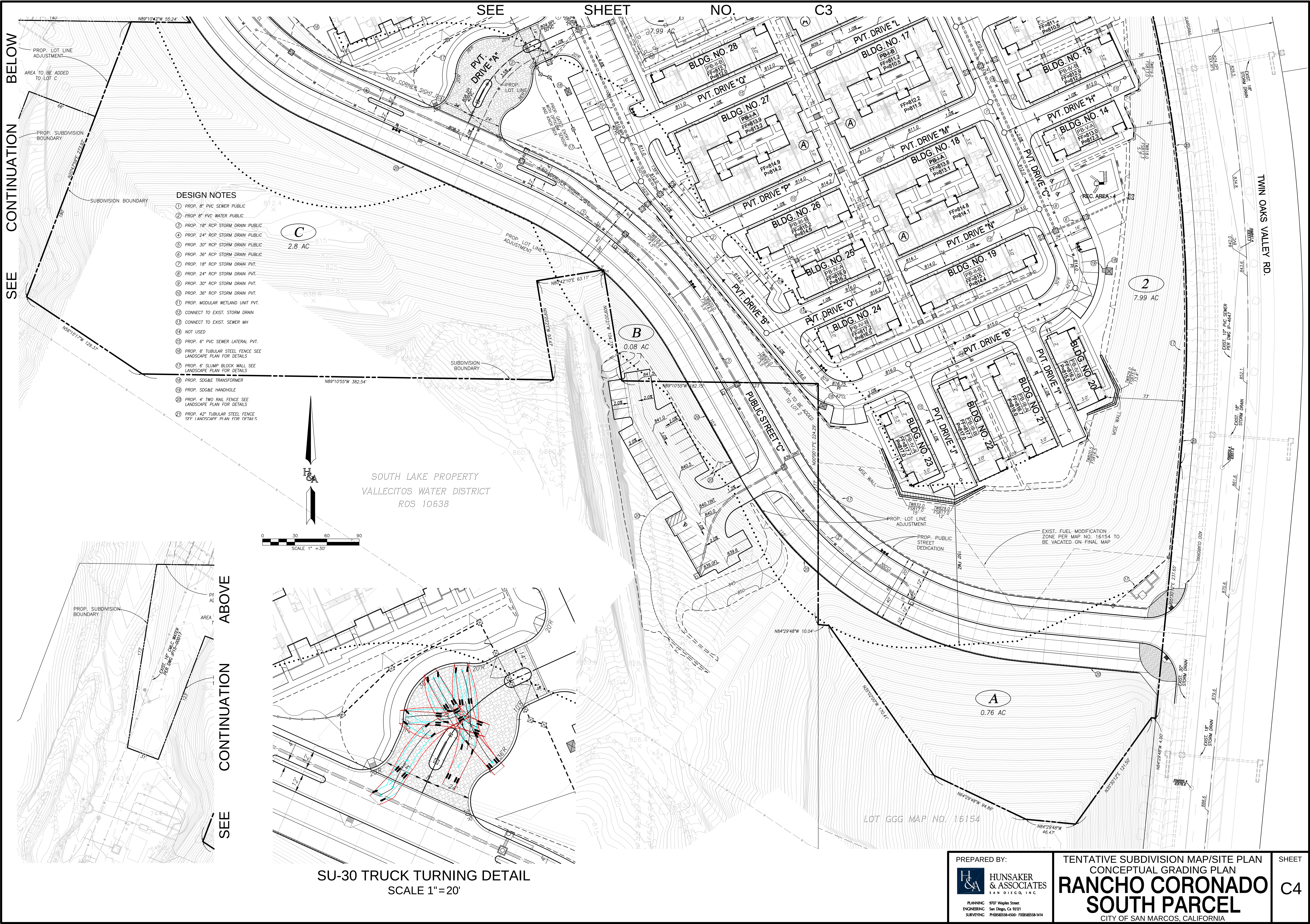
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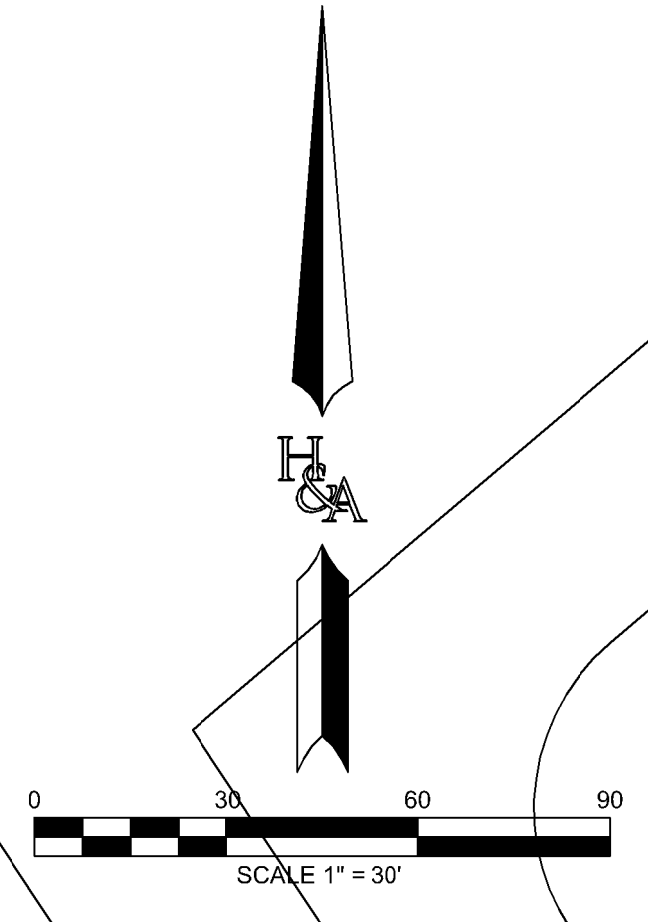


- DESIGN NOTES**
- ① PROP. 6" PVC SEWER PUBLIC
 - ② PROP. 6" PVC WATER PUBLIC
 - ③ PROP. 18" RCP STORM DRAIN PUBLIC
 - ④ PROP. 24" RCP STORM DRAIN PUBLIC
 - ⑤ PROP. 30" RCP STORM DRAIN PUBLIC
 - ⑥ PROP. 36" RCP STORM DRAIN PUBLIC
 - ⑦ PROP. 18" RCP STORM DRAIN PVT.
 - ⑧ PROP. 24" RCP STORM DRAIN PVT.
 - ⑨ PROP. 30" RCP STORM DRAIN PVT.
 - ⑩ PROP. 36" RCP STORM DRAIN PVT.
 - ⑪ PROP. MODULAR WETLAND UNIT PVT.
 - ⑫ CONNECT TO EXIST. STORM DRAIN
 - ⑬ CONNECT TO EXIST. SEWER MH
 - ⑭ NOT USED
 - ⑮ PROP. 6" PVC SEWER LATERAL PVT.
 - ⑯ PROP. 6" TUBULAR STEEL FENCE SEE LANDSCAPE PLAN FOR DETAILS
 - ⑰ PROP. 6" SLUMP BLOCK WALL SEE LANDSCAPE PLAN FOR DETAILS
 - ⑱ PROP. SDO&E TRANSFORMER
 - ⑲ PROP. SDO&E HANDHOLE
 - ⑳ PROP. 4" TWO RAIL FENCE SEE LANDSCAPE PLAN FOR DETAILS
 - ㉑ PROP. 42" TUBULAR STEEL FENCE SEE LANDSCAPE PLAN FOR DETAILS

SEE SHEET NO. C4

 HUNSAKER & ASSOCIATES SAN DIEGO, INC.	PREPARED BY:	TENTATIVE SUBDIVISION MAP/SITE PLAN CONCEPTUAL GRADING PLAN RANCHO CORONADO SOUTH PARCEL CITY OF SAN MARCOS, CALIFORNIA	SHEET C3
	PLANNING: 9707 Waples Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH080538-4500 / FX080538-1414		
	R:\1337\&Pin\RC AREA MUL_Sht 02 thru 04.dwg\JOct-01-2017\1636		





BUS-40 (AASHTO 2011)
LENGTH: 40.50'
WIDTH BODY ONLY: 8.5'
WHEELBASE: 25.3'
HEIGHT: 12'

— TIRE PATH
— VEHICLE BODY

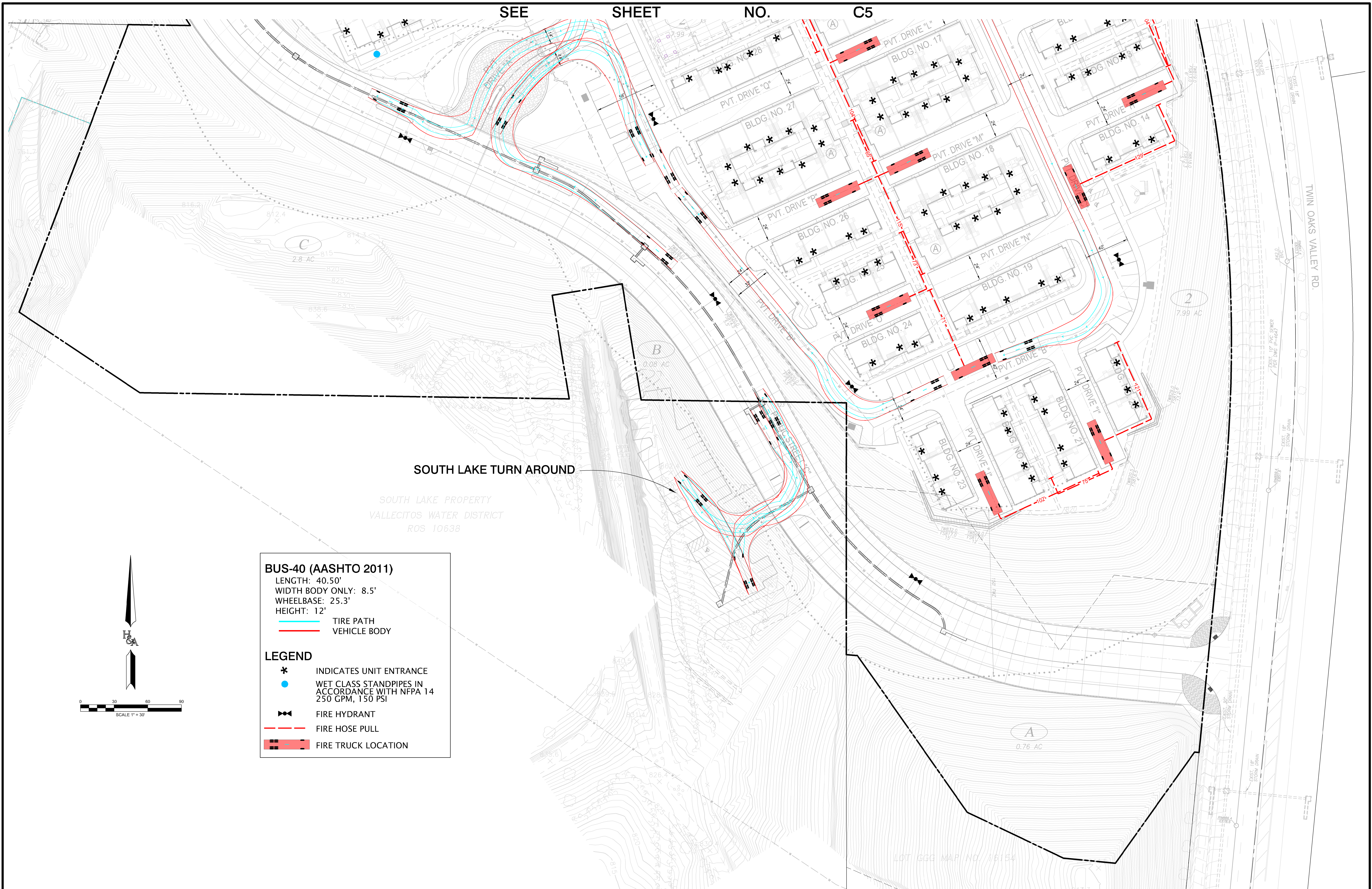
LEGEND

- * INDICATES UNIT ENTRANCE
- WET CLASS STANDPIPES IN ACCORDANCE WITH NFPA 14 250 GPM, 150 PSI
- ⋈ FIRE HYDRANT
- FIRE HOSE PULL
- █ FIRE TRUCK LOCATION

SEE SHEET NO. C6

 HUNSAKER & ASSOCIATES SAN DIEGO, INC.	PREPARED BY:	FIRE DEPT. ACCESS PLAN RANCHO CORONADO SOUTH PARCEL CITY OF SAN MARCOS, CALIFORNIA	SHEET
	PLANNING: 9707 Waples Street		C5
	ENGINEERING: San Diego, CA 92121		
SURVEYING: PH08081538-4500- FX08081538-1414		NO. 2591-02	

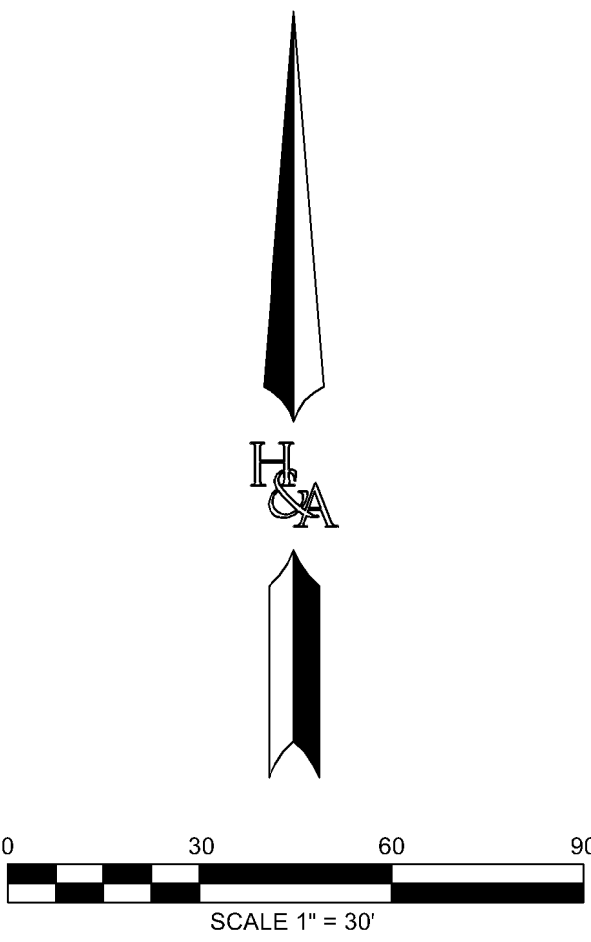
R11337124P11RC AREA MU_Sht 05 & 06.dwg|03-02-2017-12:11



BUS-40 (AASHTO 2011)
LENGTH: 40.50'
WIDTH BODY ONLY: 8.5'
WHEELBASE: 25.3'
HEIGHT: 12'

LEGEND

- * INDICATES UNIT ENTRANCE
- WET CLASS STANDPIPES IN ACCORDANCE WITH NFPA 14 250 GPM, 150 PSI
- ⬮ FIRE HYDRANT
- FIRE HOSE PULL
- █ FIRE TRUCK LOCATION



PREPARED BY:
H&A HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, CA 92121
SURVEYING PH08581538-4500 / FX08581538-1414

FIRE DEPT. ACCESS PLAN
RANCHO CORONADO
SOUTH PARCEL
CITY OF SAN MARCOS, CALIFORNIA

SHEET
C6
NO. 2591-02



AVERAGE 70' SETBACK

PREPARED BY:



PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH0805058-4500 FX0805058-1414

TWIN OAKS VALLEY ROAD
AVERAGE SETBACK

**RANCHO CORONADO
SOUTH PARCEL**
CITY OF SAN MARCOS, CALIFORNIA

SHEET

C7

R:\1337\&Pin\RC AREA MU_Sht 07.dwg|Oct-01-2017:15:59



COMMON OPEN SPACE

REQUIRED		
NO. UNITS	TOTAL GROUND FLOOR S.F.	AREA (30% OF GROUND FLOOR S.F.)
220	53,724 S.F.	16,117 S.F.
TOTAL REQUIRED		16,117 S.F.

PROVIDED		AREA
DESCRIPTION		
OPEN SPACE - 1		12,501 S.F.
OPEN SPACE - 2		6,132 S.F.
OPEN SPACE - 3		5,630 S.F.
OPEN SPACE - 4		3,331 S.F.
TOTAL PROVIDED		27,594 S.F.

PRIVATE OPEN SPACE

REQUIRED - BUILDING TYPE I

PVT. OS REQUIRED	NO. OF UNITS	TOTAL
250 S.F.	100	25,000 S.F.

PROVIDED - BUILDING TYPE I

PLAN TYPE	DECK S.F.	NO OF UNITS	TOTAL
1	-	12	-
2	60 S.F.	12	720 S.F.
3	-	16	-
4	90 S.F.	16	1,440 S.F.
5	-	28	-
6	-	16	-
DECK SUB-TOTAL		100	2,160 S.F.
PATIO SUB-TOTAL			24,286 S.F.①
TOTAL PROVIDED			26,446 S.F.

① MINIMUM PATIO SIZE IS 128 S.F. MAXIMUM PATIO SIZE IS 485 S.F. AVERAGE PATIO SIZE IS 243 S.F.

- COMMON OPEN SPACE
- PRIVATE OPEN SPACE - BUILDING I PATIO
- PRIVATE OPEN SPACE - SECOND FLOOR DECK

REQUIRED - BUILDING TYPE II

PVT. OS REQUIRED	NO. OF UNITS	TOTAL
50 S.F.	120	6,000 S.F.

PROVIDED - BUILDING TYPE II

PLAN TYPE	DECK S.F.	NO OF UNITS	TOTAL
1	59 S.F.	52	3,068 S.F.
2	87 S.F.	54	4,698 S.F.
3	77 S.F.	14	1,078 S.F.
DECK SUB-TOTAL		120	8,844 S.F.
TOTAL PROVIDED			8,844 S.F.

PREPARED BY:



PLANNING: 9707 Waples Street
ENGINEERING: San Diego, CA 92121
SURVEYING: PH080538-4500 / FX080538-1414

COMMON/PRIVATE OPEN SPACE

RANCHO CORONADO
SOUTH PARCEL

CITY OF SAN MARCOS, CALIFORNIA

SHEET

C8

NO # 2581-02

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