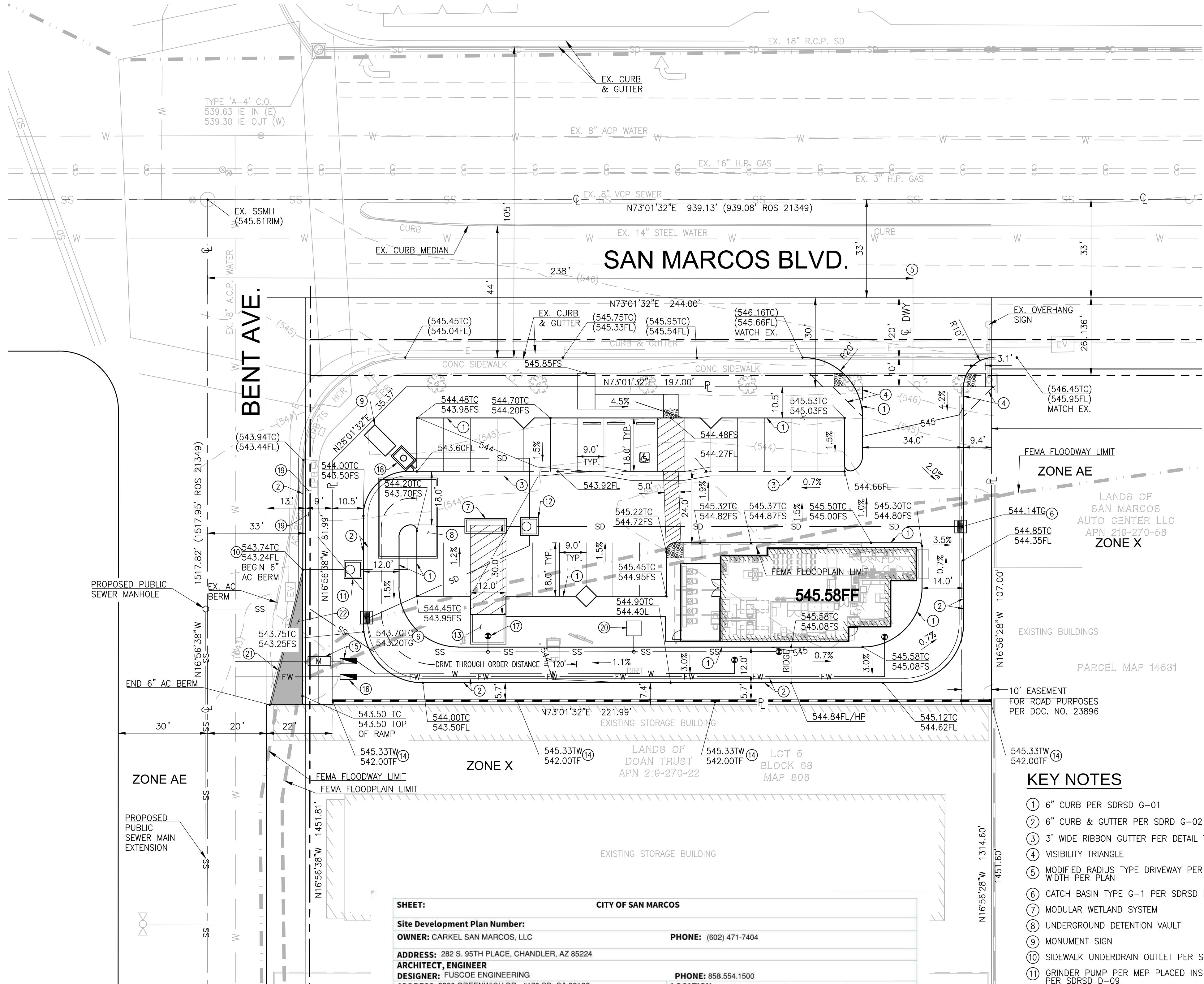


CONCEPTUAL GRADING & UTILITY PLAN FOR SAN MARCOS COFFEE



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE NORTHERLY 137 FEET (EXCEPTING THE EASTERLY 231 FEET, SAID EASTERLY 231 FEET BEING MEASURED ALONG THE NORTHERLY LOT LINE) OF LOT 5 IN BLOCK 68 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895.

ALSO ALL THAT PORTION OF THE EASTERLY 13 FEET OF A CERTAIN UNNAMED ROAD LYING WESTERLY OF AND ADJOINING SAID PORTION OF LOT 5, AS VACATED AND CLOSED TO PUBLIC USES, BY AN ORDER OF THE BOARD OF SUPERVISORS OF SAN DIEGO COUNTY, A CERTIFIED COPY OF WHICH ORDER WAS RECORDED JANUARY 22, 1927 IN BOOK 1315, PAGE 107 OF DEEDS.

ASSESSORS PARCEL NUMBER

219-270-60

SITE ADDRESS

SE CORNER OF W. SAN MARCOS BLVD. & S. BENT AVENUE, SAN MARCOS, CA 92078

ZONING LAND USE DESIGNATION

EXISTING: MIXED USE; UNDEVELOPED
PROPOSED: COMMERCIAL

GRADING QUANTITIES

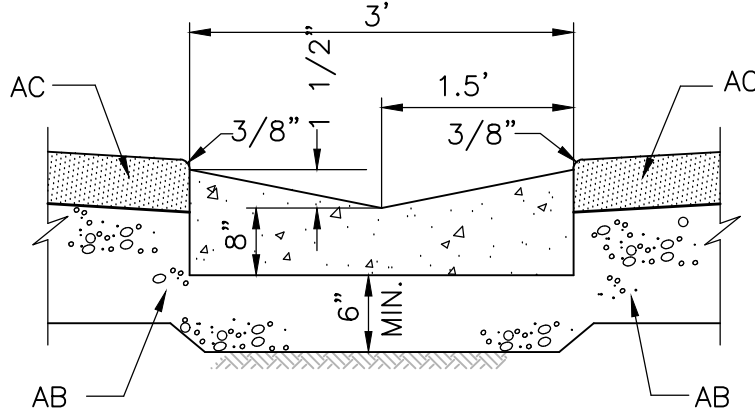
TOTAL SITE AREA: 0.54 AC
DISTURBED AREA: 0.575 AC
AMOUNT OF CUT: 20 CY
MAX. DEPTH OF CUT: 1 FT
AMOUNT OF FILL: 500 CY
MAX. DEPTH OF FILL: 2.5 FT
AMOUNT OF IMPORT: 480 CY

GRADING QUANTITIES ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON FINAL DESIGN. QUANTITIES SHALL NOT BE USED FOR BIDDING PURPOSES.

THE BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (2017.50) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE CALIFORNIA SPATIAL REFERENCE NETWORK, STATION CLBD AND VTOR.

REFERENCE IS MADE TO THE CALIFORNIA SPATIAL REFERENCE CENTER FOR GEODETIC CONTROL INFORMATION.



DETAIL - RIBBON GUTTER
NTS

KEY NOTES

- 6" CURB PER SDRSD G-01
- 6" CURB & GUTTER PER SDRSD G-02
- 3' WIDE RIBBON GUTTER PER DETAIL THIS SHEET
- VISIBILITY TRIANGLE
- MODIFIED RADIUS TYPE DRIVEWAY PER CITY STANDARD, WIDTH PER PLAN
- CATCH BASIN TYPE G-1 PER SDRSD D-08
- MODULAR WETLAND SYSTEM
- UNDERGROUND DETENTION VAULT
- MONUMENT SIGN
- SIDEWALK UNDERDRAIN OUTLET PER SDRSD D-27
- GRINDER PUMP PER MEP PLACED INSIDE TYPE A5 STORM DRAIN CLEANOUT PER SDRSD D-09
- STORM DRAIN CLEANOUT TYPE A5 PER SDRSD D-09
- TRASH ENCLOSURE PER ARCHITECTURAL PLANS
- 3'-4" MAX. HT. MASONRY RETAINING WALL PER SDRSD C-03
- DOMESTIC WATER METER AND BACKFLOW PREVENTER
- FIRE SERVICE RPDA BACKFLOW PREVENTER
- SEWER CONNECTION FOR DUMPSTER
- WATER QUALITY TREE WELL
- NEW PUBLIC SIDEWALK
- GREASE INTERCEPTOR
- AC BERM
- TEMPORARY AC PAVEMENT INFILL

LEGEND

PROPOSED IMPROVEMENTS	STD. DRAWINGS	SYMBOL
PROPERTY BOUNDARY		
STREET CENTERLINE		
LOT LINE		
EASEMENT LINE		
DAYLIGHT LINE		
PROPOSED CONTOUR		435
6" CURB	SDRSD G-1	
6" CURB AND GUTTER	SDRSD G-1	
3' RIBBON GUTTER	PER DETAIL THIS SHEET	
RETAINING WALL	SDRSD C-01, C-07, C-08	
CURB RAMPS	SDRSD G-27/G-31	
TRUNCATED DOMES		
DOMESTIC WATER MAIN		
DOMESTIC WATER METER AND BACKFLOW PREVENTER		
FIRE WATER MAIN		
FIRE WATER BACKFLOW PREVENTER		
FIRE HYDRANT		
GATE VALVE		
SEWER MAIN (8" PVC U.O.N.; PVT)		
SEWER MANHOLE	SDRSD SM-01	
SEWER CLEANOUT	SDRSD SC-01	
STORM DRAIN (SIZE PER PLAN)		
STORM DRAIN CATCH BASIN W/GRATED INLET	SDRSD D-08	
STORM DRAIN CLEANOUT	SDRSD D-09	

BUILDING POINT OF CONNECTION (P.O.C.) FOR WET UTILITY

EXISTING IMPROVEMENTS

FEMA FLOODWAY LIMIT
EXISTING CONTOUR
EXISTING STORM DRAIN
EXISTING DOMESTIC WATER
EXISTING SEWER LINE
EXISTING ELECTRIC LINE
EXISTING FIRE HYDRANT ASSEMBLY
EXISTING GATE VALVE
EXISTING ELEC. HANDHOLE

EXISTING STREET LIGHT

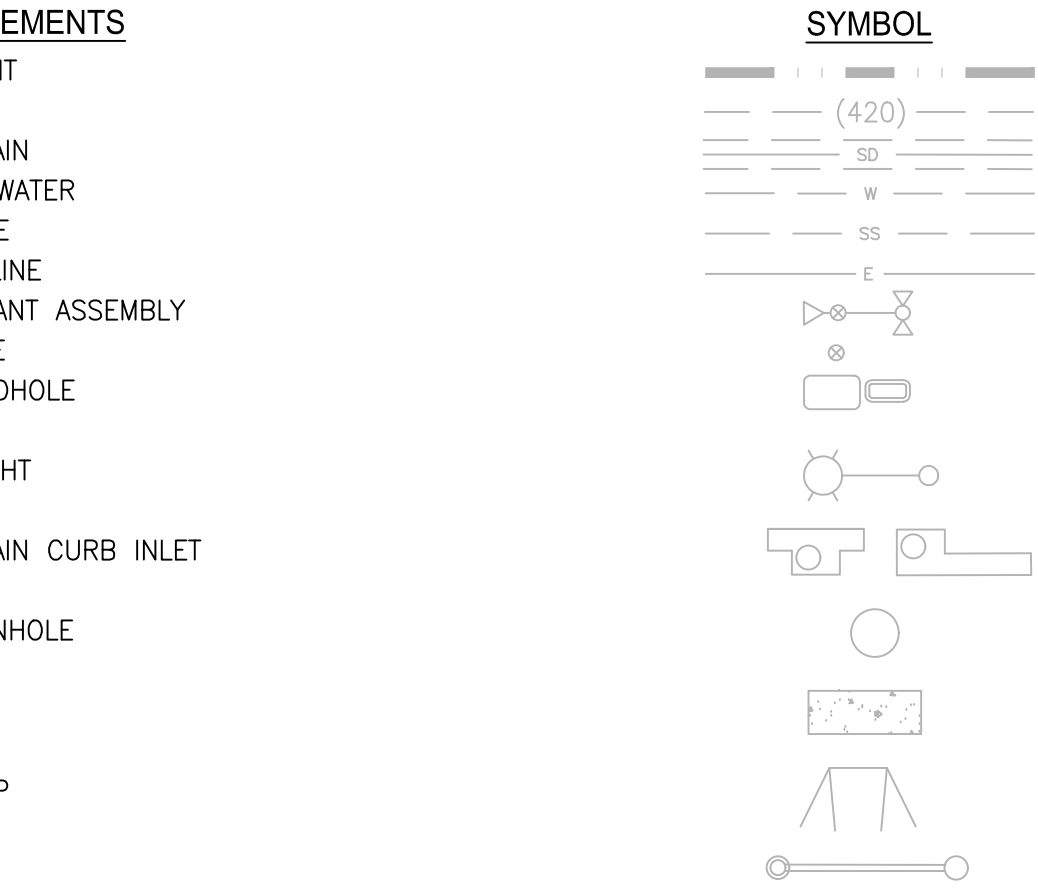
EXISTING STORM DRAIN CURB INLET

EXISTING SEWER MANHOLE

EXISTING CONCRETE

EXISTING CURB RAMP

EXISTING SIGN POST



VICINITY MAP

NOT TO SCALE

SHEET: CITY OF SAN MARCOS

Site Development Plan Number:

OWNER: CARKEL SAN MARCOS, LLC

PHONE: (602) 471-7404

ADDRESS: 282 S. 95TH PLACE, CHANDLER, AZ 85224

ARCHITECT, ENGINEER

DESIGNER: FUSCOE ENGINEERING

PHONE: 858.554.1500

ADDRESS: 6390 GREENWICH DR., #170, SD, CA 92122

LOCATION: southeast corner of San Marcos Blvd and Bent Ave

TYPE OF DEVELOPMENT: Drive-thru restaurant

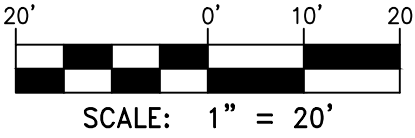
ZONE: EXISTING: MIXED USE | PROPOSED: COMMERCIAL

ASSESSOR'S PARCEL NUMBER(S): 219-270-60

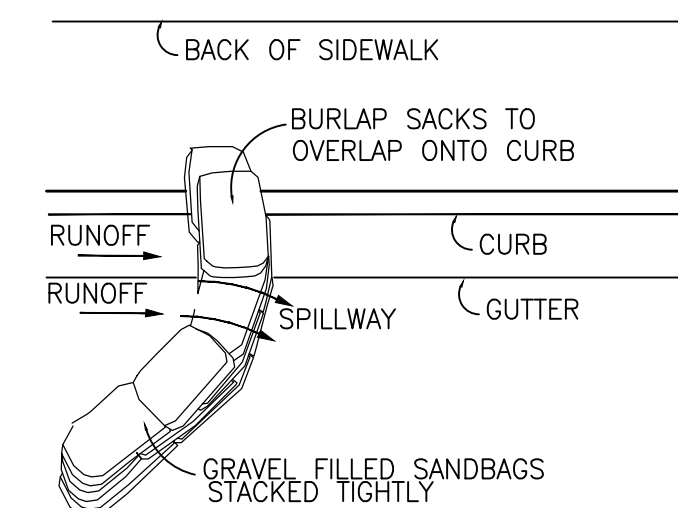
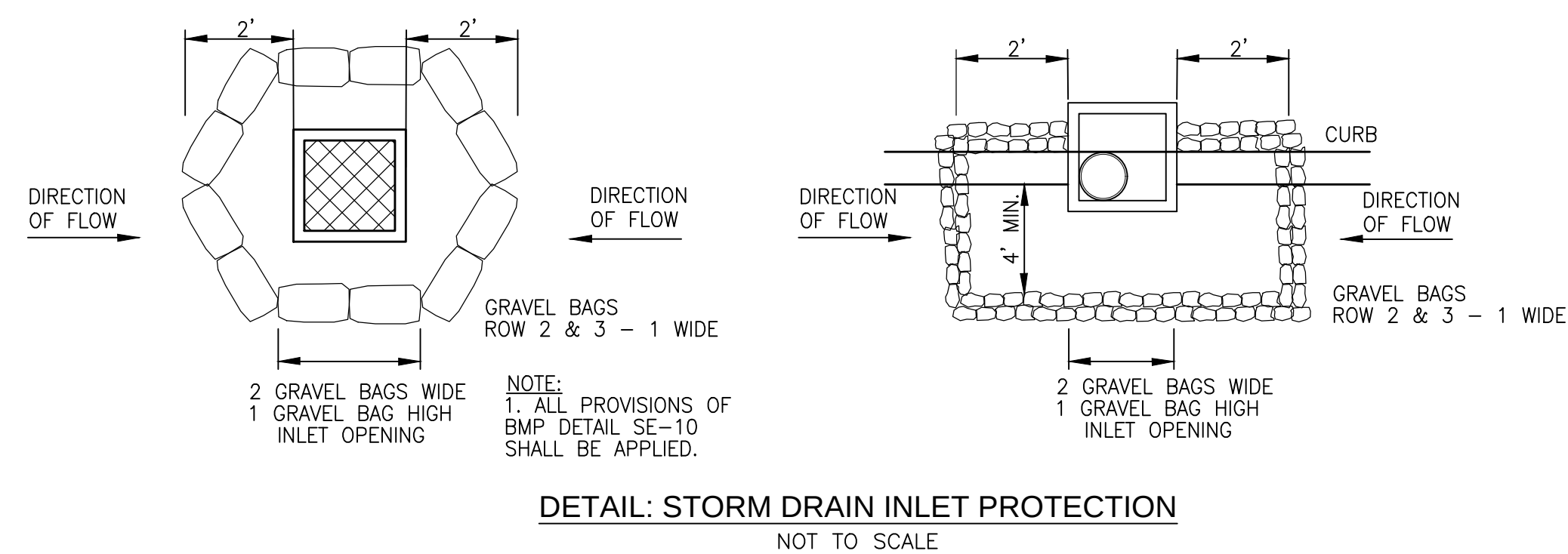
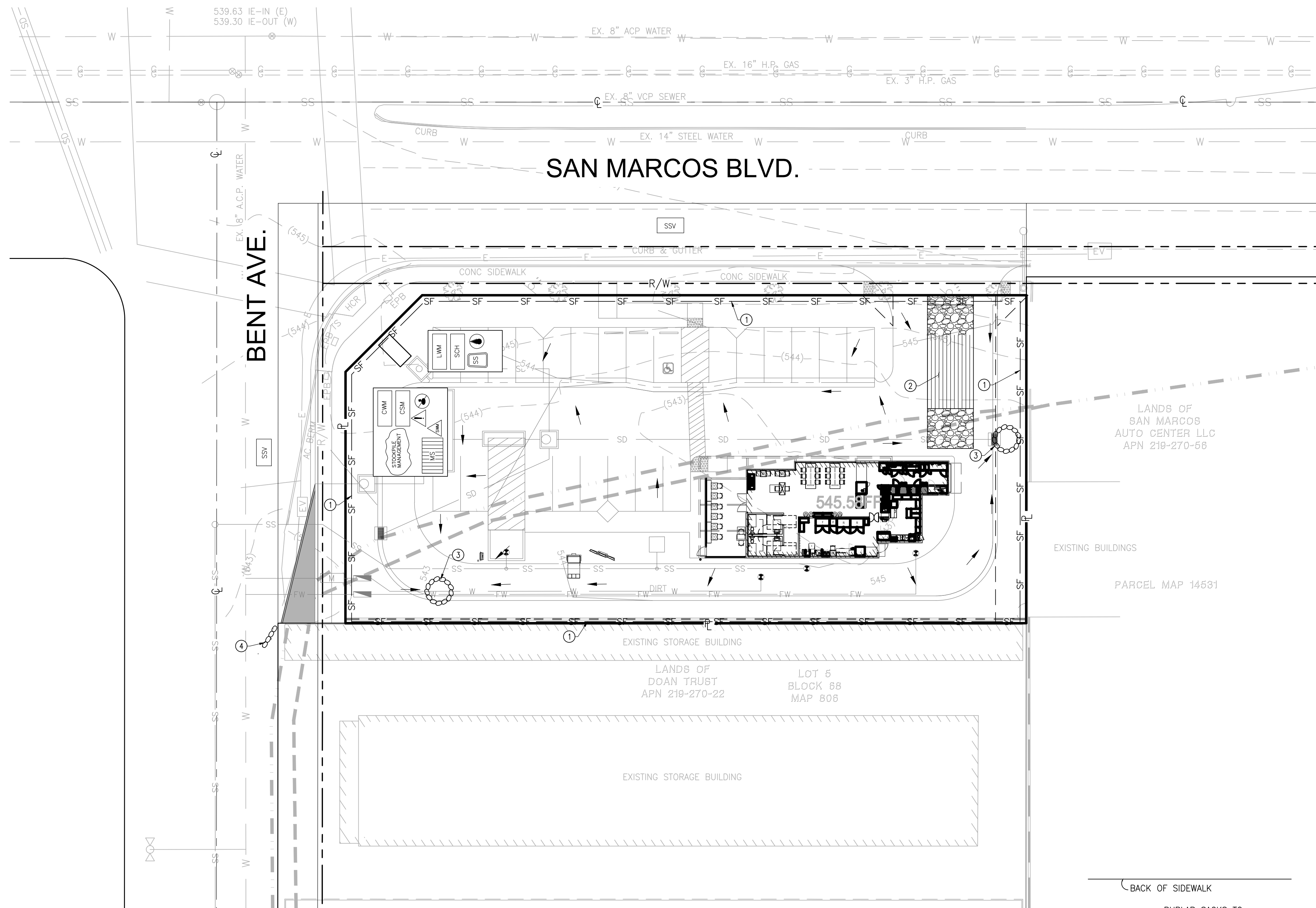
SITE DATA		DWELLING UNITS		OPEN SPACE DATA	
AREA (sq. ft)	COVERAGE %	N/A		COMMON	PRIVATE
LOT:	23,958 sf	100%	STUDIO	N/A	
BUILDING:	1,797 sf	7.5%	1 BDRM	N/A	
PARKING:	13,255 sf	55.3%	2 BDRM	N/A	N/A
LOADING:	520 sf	2.1%	3 BDRM	N/A	
LANDSCAPING:	8,386 sf	35.1%	TOTAL UNITS		
PARKING	ORD. REG.	22	DRIVEWAY (SIZE AND SLOPE)	SETBACKS	
GARAGE	N/A	LOADING	ONE WAY	FRONT: 10'	BUILDING SEPARATION (REAR): 10'
COVERED:	N/A	HANDICAP	TWO WAY 34'	LEFT SIDE: 10'	
OPEN:	22	TOTAL	SLOPE 4%	BUILDING SEPARATION (RIGHT SIDE): 10'	

SHEET 1 OF 4

FUSCOE
ENGINEERING
6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 • fax 858.597.0335
www.fuscoe.com



EROSION CONTROL PLAN FOR SAN MARCOS COFFEE



- NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 2. SANDBAGS OF EITHER BURLAP OR WOVEN "GEOTEXTILE" FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
 3. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
 4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

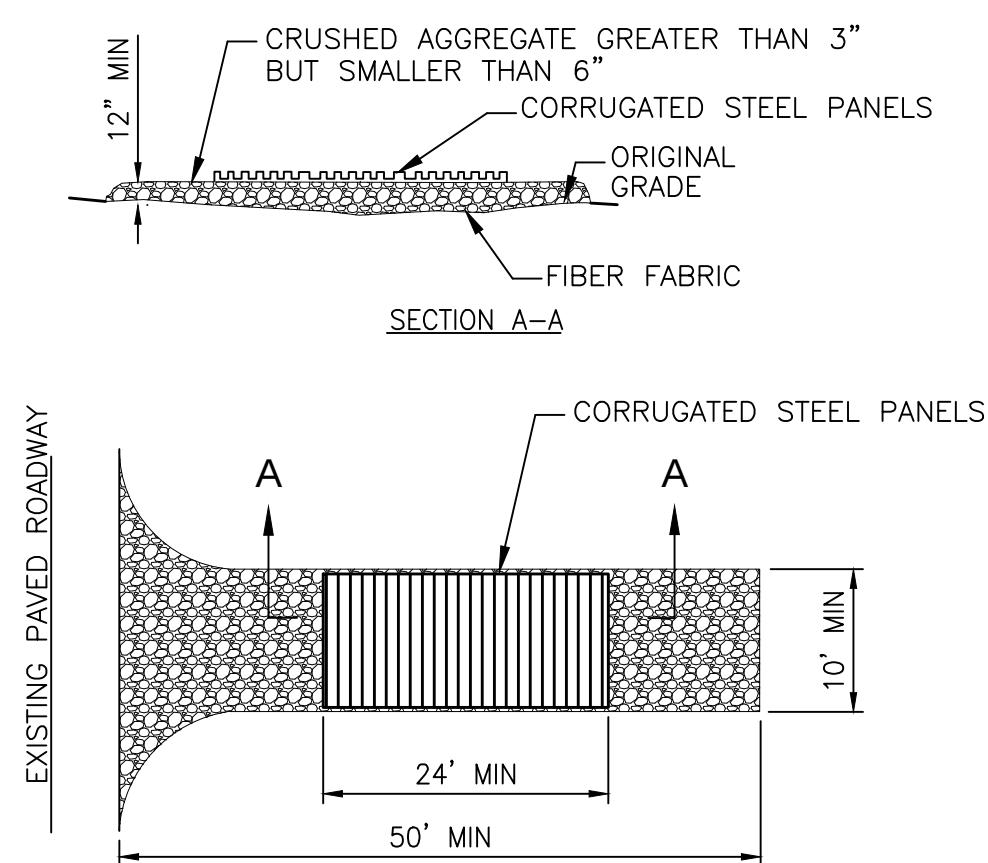
DETAIL: GRAVEL BAG CHEVRONS
NOT TO SCALE

NOTES:

1. LOCATION OF BUILDING AND ACTIVITY AREAS (E.G. FUELING ISLANDS, WASTE CONTAINER AREA, WASH RACKS, ETC.) IS TO BE DETERMINED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION AND ADDED TO THIS PLAN.
2. CONTRACTOR TO MARK ON THIS PLAN THE FINAL LOCATION OF WM BMPs INCLUDING CSM, CWM, MS, SS, ETC.
3. CONTRACTOR SHALL NOTE ON THIS PLAN THE LOCATIONS, IF ANY, WHERE MATERIALS ARE DIRECTLY EXPOSED TO STORM WATER.
4. FOR PERMANENT LANDSCAPING DETAILS SEE BUILDING PLANS
5. ALL CONSTRUCTION GRASSES SHALL BE SLIDING ONLY
6. CONTRACTOR MUST OBTAIN TRAFFIC CONTROL PERMIT PRIOR TO INSTALLING THE STABILIZED CONSTRUCTION ENTRANCE OR CONSTRUCTION FENCE SYSTEM IN THE PUBLIC RIGHT OF WAY.
7. THE PROJECT IS SUBJECT TO THE REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT (CGP) AND IS COVERED UNDER WID DO. THE CONTRACTOR SHALL COMPLY WITH THE CGP AND SWPPP PREPARED FOR THIS PROJECT AT ALL TIMES UNTIL FINAL NOTICE OF TERMINATION IS FILED WITH THE STATE WATER BOARD.

EROSION CONTROL NOTES:

- ① SILT FENCE PER SE-6.
- ② STABILIZED CONSTRUCTION ENTRANCE
- ③ SD INLET PROTECTION, PER CALIFORNIA STORMWATER QUALITY ASSOCIATION STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK, NOV 2009 EDITION (CA BMP HANDBOOK) SE-10, TYPE 3: GRAVEL BAG, SEE DETAIL.
- ④ GRAVEL BAG BERM PER SE-6

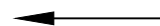
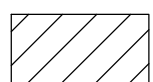
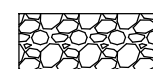


DETAIL: STABILIZED CONSTRUCTION

ENTRANCE/ EXIT

NOT TO SCALE

EROSION AND SEDIMENT CONTROL LEGEND

PROPERTY LINE	
SILT FENCE	
FLOW DIRECTION	
STORM DRAIN INLET PROTECTION PER SE-10	
GRAVEL BAG BERM PER SE-6	
GRADING EXCAVATION AREA	
STREET SWEEPING AND VACUUMING PER SE-7	
STOCKPILE MANAGEMENT PER WM-3	
SOLID WASTE MANAGEMENT PER WM-5	
CONCRETE WASTE MANAGEMENT PER WM-8	
SANITARY/SEPTIC WASTE MANAGEMENT PER WM-9	
CONSTRUCTION ENTRANCE	

BMPS TO BE IMPLEMENTED

EC-1	SCHEDULING
EC-4	HYDROSEEDING
SE-1	SILT FENCE
SE-5	FIBER ROLLS
SE-6	GRAVEL BAG BERM
SE-7	STREET SWEEPING AND VACUUMING
SE-10	STORM DRAIN INLET PROTECTION
NS-1	WATER CONSERVATION PRACTICES
NS-3	PAVING AND GRINDING OPERATIONS
NS-6	ILLCIT CONNECTION/DISCHARGE
NS-12	CONCRETE CURING
NS-13	CONCRETE FINISHING
WM-1	MATERIAL DELIVERY AND STORAGE
WM-2	MATERIAL USE
WM-3	STOCKPILE MANAGEMENT
WM-4	SPILL PREVENTION AND CONTROL
WM-5	SOLID WASTE MANAGEMENT
WM-6	HAZARDOUS WASTE MANAGEMENT
WM-8	CONCRETE WASTE MANAGEMENT
WM-7	CONTAMINATED SOIL MANAGEMENT
WM-9	SANITARY WASTE MANAGEMENT
NOTE: BMP NUMBERS REFERENCE CA BMP HANDBOOK	

HYDROSEED MIX

<u>SPECIES</u>	<u>LBS./ACRE</u>
BROMUS CARINATUS 'CUCAMONGA'	20.0
FESTUCA MICROSTACHYS	8.0
TRIFOLIUM CILIOLATUM	4.0
LUPINUS BICOLOR	2.0
ESCHSCHOLZIA CALIFORNICA	2.0
LASTHENIA CALIFORNICA	0.5
	36.5

NOTE:
IF THE SEED MIX IS HYDRAULICALLY APPLIED, USE THE FOLLOWING
SLURRY COMPONENTS:

CONWED HYDROMULCH 1000	2,000
ECOLOGY CONTROLS M-BINDER	150

