

Diamond Street Industrial Technical Appendices

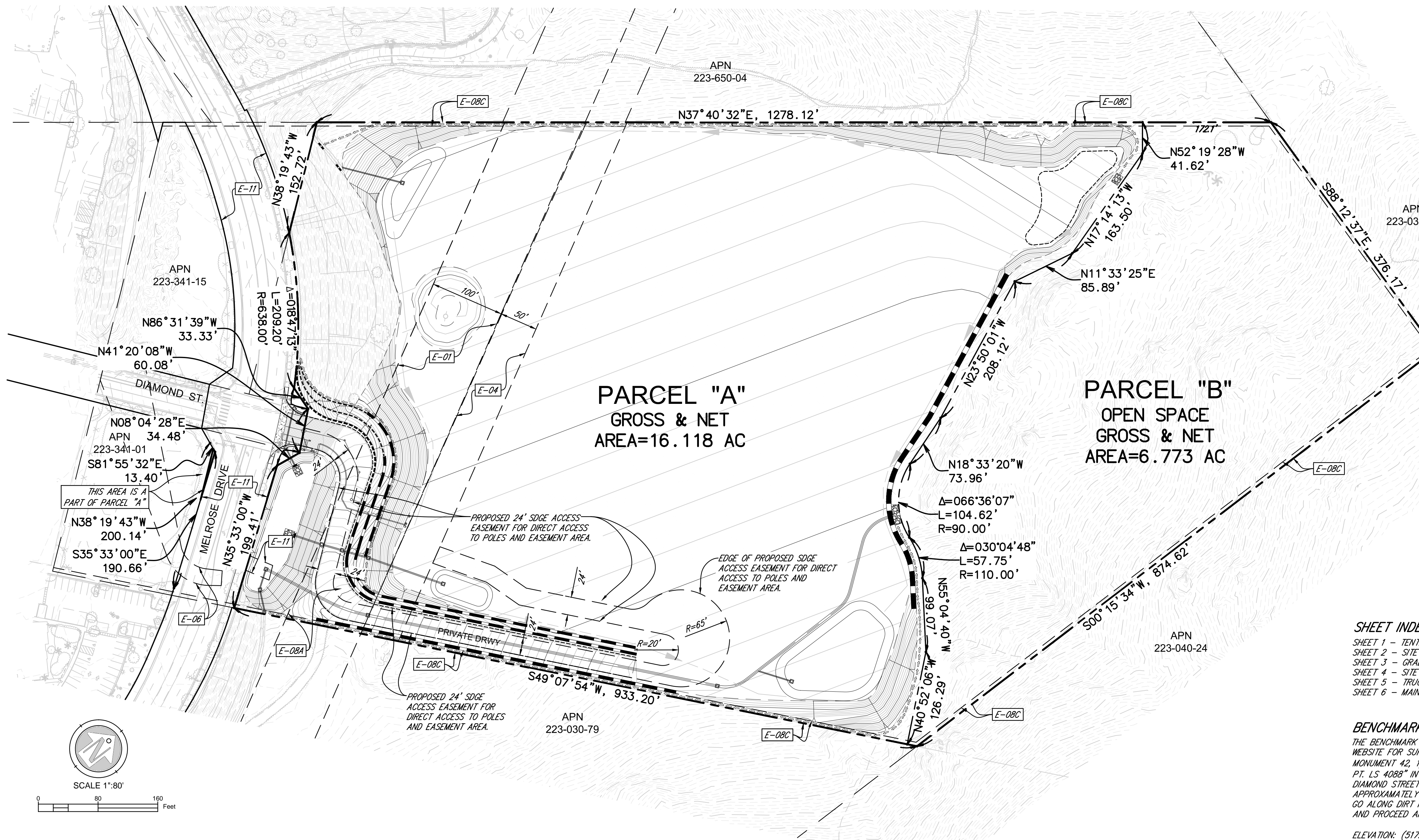
Appendix A Project Plans

TENTATIVE PARCEL MAP FOR APNs 223-341-03 THROUGH 14 & 16 CITY OF SAN MARCOS

EASEMENTS NOTES:
THE FOLLOWING EASEMENT NOTES ARE FROM PRELIMINARY TITLE REPORT PROVIDED BY CHICAGO TITLE COMPANY, ORDER NUMBER 00119017-005-MDD-TVA, DATED OCTOBER 9, 2019.

- E-01** EXISTING 100' SAN DIEGO GAS AND ELECTRIC COMPANY PUBLIC UTILITIES, INGRESS, EGRESS, EASEMENT, UPON, OVER & ACROSS THE LANDS PER DOC. NO. 53881, BOOK 1073, PAGE 448 OF OFFICIAL RECORDS, RECORDED OCTOBER 14, 1940.
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- E-06** EXISTING DRAINAGE EASEMENT PER DOC. NO. 87-448625 OF OFFICIAL RECORDS, RECORDED AUGUST 10, 1987.
- E-08A** EXISTING DRAINAGE EASEMENT PER MAP NO. 12781.
- E-08B** EXISTING SDG&E ROAD ACCESS EASEMENT PER MAP NO. 12781.
- E-08C** EXISTING 5' DRAINAGE EASEMENT PER MAP NO. 12781.
- E-11** EXISTING PUBLIC STREET & DRAINAGE PURPOSES IN FAVOR OF THE CITY OF SAN MARCOS PER DOCUMENT 2004-0999808 OF OFFICIAL RECORDS, RECORDED OCTOBER 21, 2004.

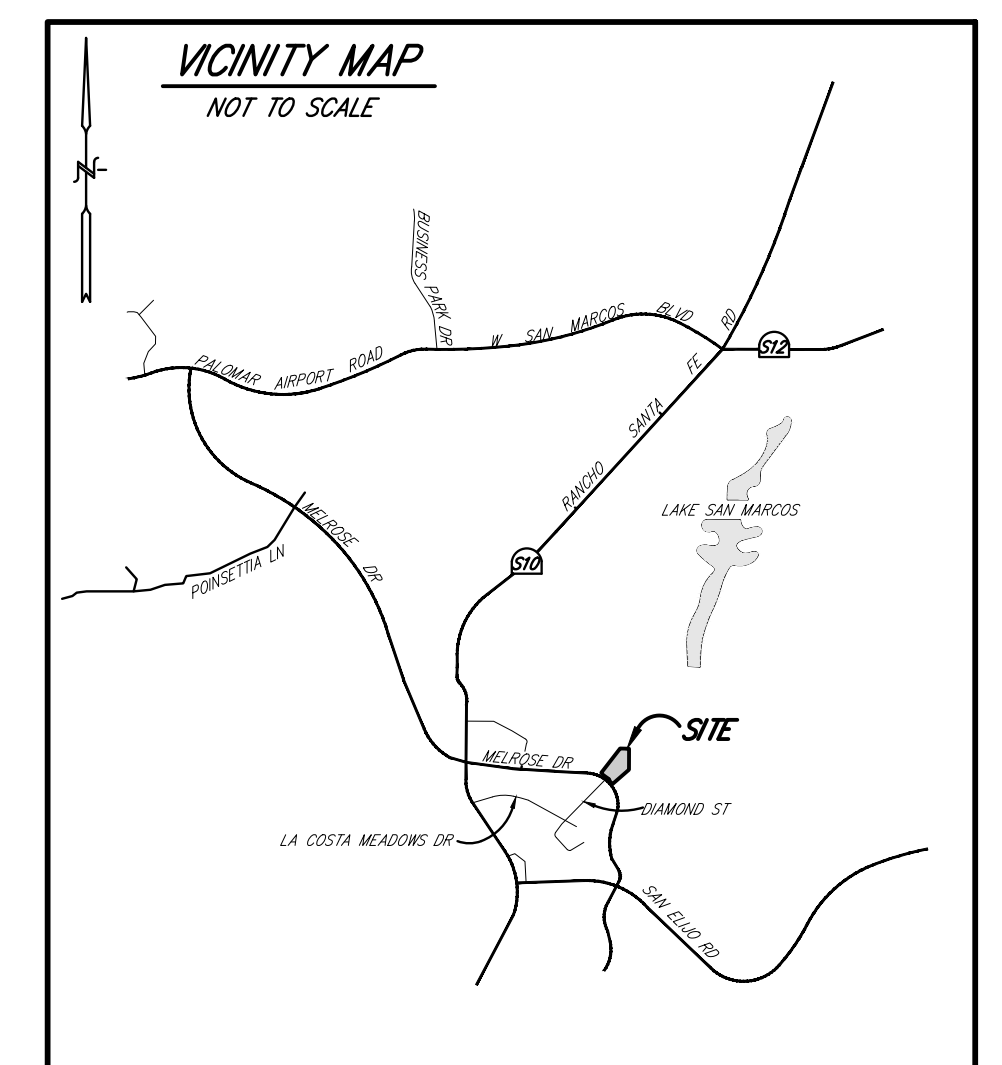
EASEMENTS ABANDONEMENT NOTE:
ALL EASEMENTS OFFERED OR RESERVED WITHIN LOTS 2 THROUGH 14 ON MAP NO. 12781 WILL BE ABANDONED WITH THIS PROPOSED MAP.



SHEET INDEX
SHEET 1 - TENTATIVE PARCEL MAP
SHEET 2 - SITE EXISTING CONDITION
SHEET 3 - GRADING CONCEPT
SHEET 4 - SITE SECTIONS
SHEET 5 - TRUCK MOTION EXHIBIT
SHEET 6 - MAIN DRIVEY DETAIL & PROFILE

BENCHMARK
THE BENCHMARK FOR THIS PROJECT IS PER THE CITY OF SAN MARCOS'S WEBSITE FOR SURVEY CONTROL NETWORK INTERACTIVE MAP. SURVEY MONUMENT 42, 1/2" X 18" REBAR WITH PLASTIC CAP MARKED "WITNESS PT. LS 4088" IN PLASTIC PANEL. LOCATED FROM INTERSECTION OF DIAMOND STREET AND LA COSTA MEADOWS DRIVE, PROCEED NORTHERLY APPROXIMATELY 0.1 MILE ON DIAMOND STREET TO END OF PAVEMENT, GO ALONG DIRT ROAD APPROXIMATELY 0.1 MILE AT FORK, TURN LEFT AND PROCEED APPROXIMATELY 500 FEET.
ELEVATION: (517.53 NAVD 88)

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATES OF 1983 (CCS83), ZONE VI, (EPOCH 2011.00), BETWEEN STATION NO. 3001, STATION NAME "CLB" AND STATION NO. 3003, STATION NAME "DCSD", AS SHOWN ON CITY OF OCEANSIDE CONTROL SURVEY, ROS 21787 AND BEING NORTH 15° 20' 45" WEST
QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.
THE COMBINED FACTOR FOR THIS PROJECT IS BASED ON STATION NO. 3003, STATION NAME "DCSD", BEING 0.99994861 (GROUND = GRID / COMBINED FACTOR)



OWNER:
JAMES WILLIAM MARTIN & BONNIE LOU MARTIN
REVOCABLE LIVING TRUST, MARCLAW LP, LAURA LEE
MARTIN CHANCELLOR & LINDA LEE RAMSEY.

DEVELOPER:
JENCO HOLMES FAMILY TRUST
1316 SAN JULIAN LANE
SAN MARCOS, CA 92078

ASSESSORS PARCEL NUMBER
223-341-03 THROUGH 14 & 16

TOTAL ACREAGE:
GROSS = 22.912 ACRES
NET = 22.912 AC

ZONING / LAND USE
EXISTING ZONING: L-1 LIGHT INDUSTRIAL
EXISTING LAND USE: VACANT
PROPOSED ZONING: L-1 LIGHT INDUSTRIAL
PROPOSED LAND USE: LIGHT INDUSTRIAL

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: LOTS 2 THROUGH 14 OF CITY OF SAN MARCOS TRACT NO. 292, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12781, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 21, 1991.

SOURCE OF TOPOGRAPHY:
AERIAL TOPOGRAPHIC SURVEY CONDUCTED BY AEROTECH MAPPING, INC FLOWN LAST JANUARY 15, 2020.

MAP PREPARED BY:
EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
TELEPHONE: (760) 745-8118



TENTATIVE PARCEL MAP PREPARED:
OCTOBER 2020

GRADING VOLUME
CUT = 122,750 CY
FILL = 236,920 CY
IMPORT = 114,170 CY

EARTHWORK CALCULATED USING THE DIFFERENCE BETWEEN THE EXISTING CONDITION & PROPOSED GRADING. A BULKING FACTOR OF 20% WAS APPLIED TO THE RAW CUT VOLUME.

**CONCEPTUAL GRADING PLAN
PREPARED BY:**
EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
TELEPHONE: (760) 745-8118



FLOOD ZONE
ZONE X PER FIRM PANEL 06073C1052G EFFECTIVE 05/16/2012.

DISTRICTS & UTILITY AGENCIES
SCHOOL DISTRICT - SAN MARCOS UNIFIED
WATER - VALLECITOS WATER DISTRICT
SEWER - VALLECITOS WATER DISTRICT
GAS - SAN DIEGO GAS & ELECTRIC
ELECTRIC - SAN DIEGO GAS & ELECTRIC

REFERENCES:
MAP 12781
CITY OF SAN MARCOS DWG GP-2161
CITY OF SAN MARCOS DWG IP-3158
CITY OF SAN MARCOS DWG IP-4556



TENTATIVE PARCEL MAP
TENTATIVE PARCEL MAP FOR APNS
223-341-03 THROUGH 14 & 16

LEGEND

- RIGHT OF WAY ——— -RW- ———
- PROPERTY LINE ——— -PL- ———
- PROJECT BOUNDARY - - - - -
- EXIST MAJOR CONTOUR - - - - -400- - - - -
- EXIST MINOR CONTOUR - - - - -
- EXIST WATER MAIN ——— S ———
- EXIST SEWER MAIN ——— W ———



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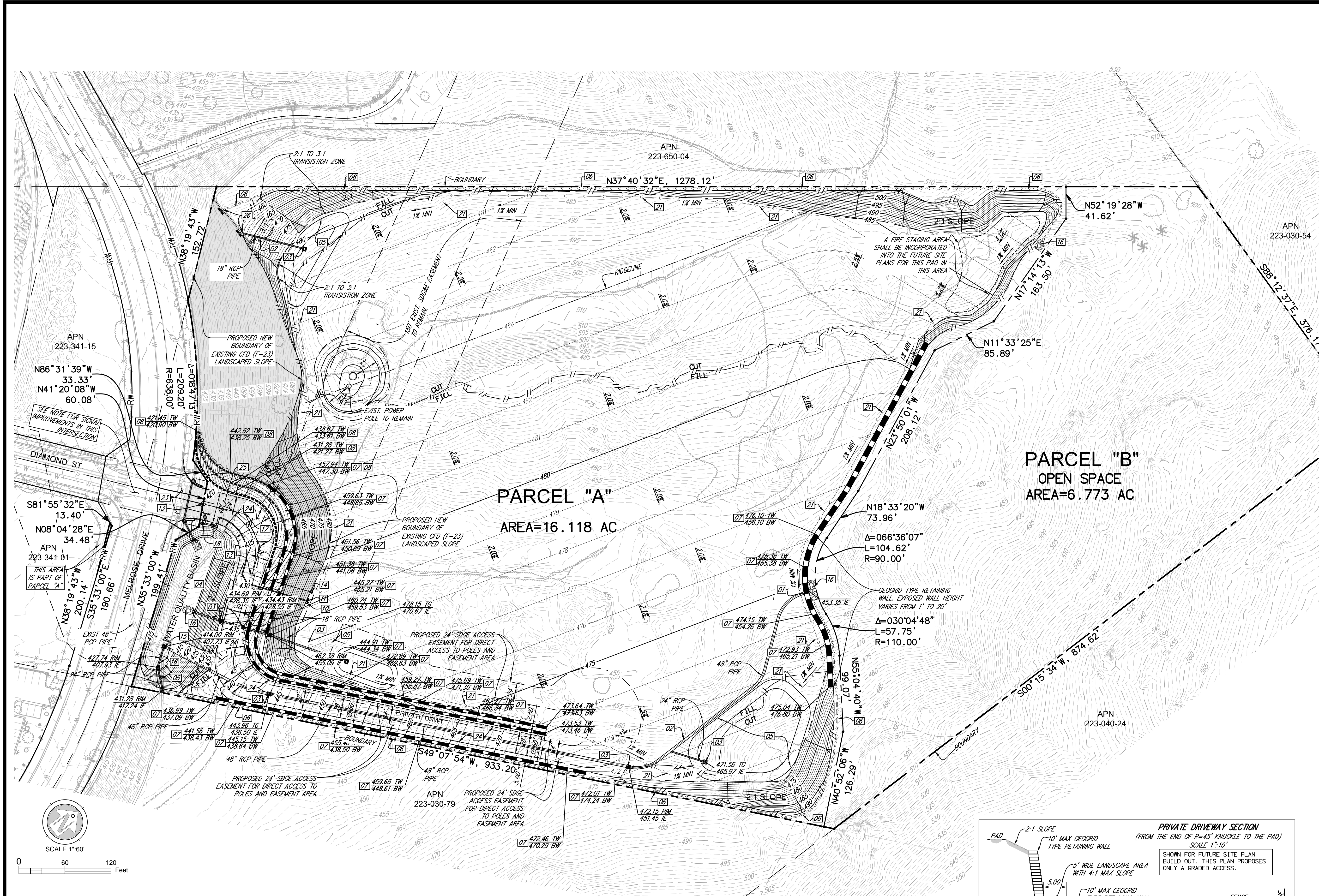
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SITE EXISTING CONDITION
 TENTATIVE PARCEL MAP FOR APNS
 223-341-03 THROUGH 14 & 16
 SHEET 2 OF 6

v:19 | 1/2023 | engineering | preliminary | concepts | 12010100 | concept | 17M - CP1 2 SITE | EXISTING CONDITION.dwg | 10/17/2020 12:04 PM | ORIGINAL | PLOT SIZE:

LEGEND

RIGHT OF WAY	-RW-
PROPERTY LINE	-PL-
PROJECT BOUNDARY	---
EXIST MAJOR CONTOUR	---400---
EXIST MINOR CONTOUR	---
EXIST WATER MAIN	W
EXIST SEWER MAIN	S
GEOGRID TYPE RETAINING	█
SOIL NAIL TYPE RETAINING	█
NEW WATER MAIN	W
NEW SEWER MAIN	S
FLOW LINE	→
PCC BROW DITCH	⇨⇨⇨⇨



PARCEL "A"
AREA=16.118 AC

PARCEL "B"
OPEN SPACE
AREA=6.773 AC

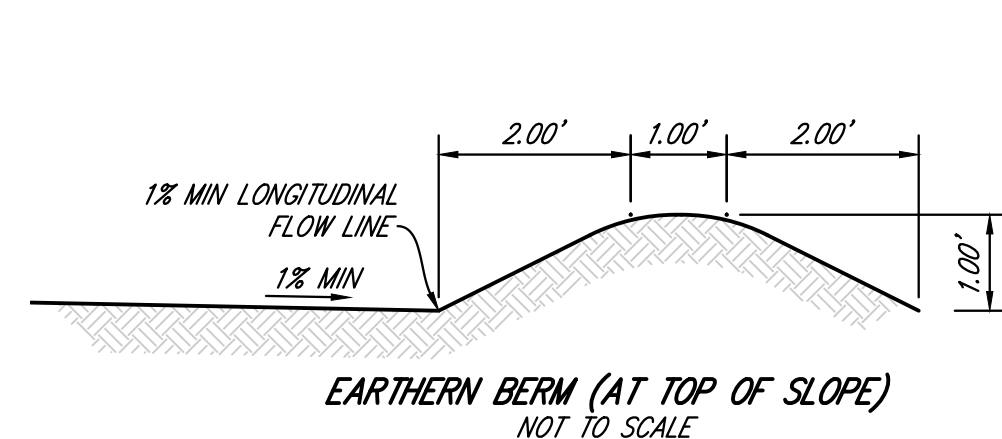
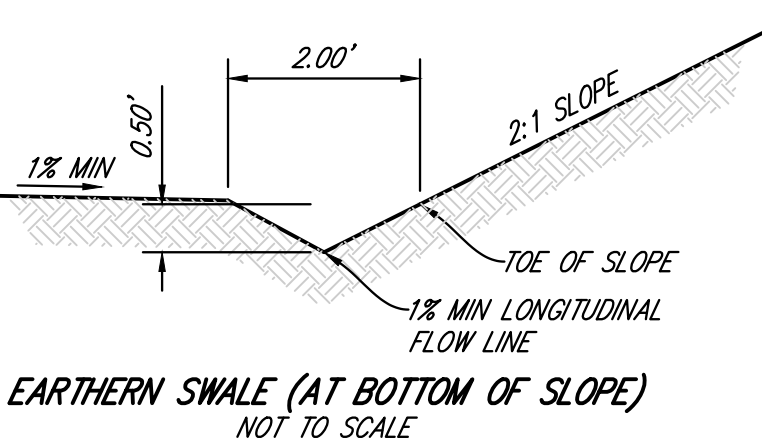
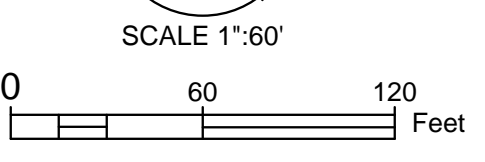
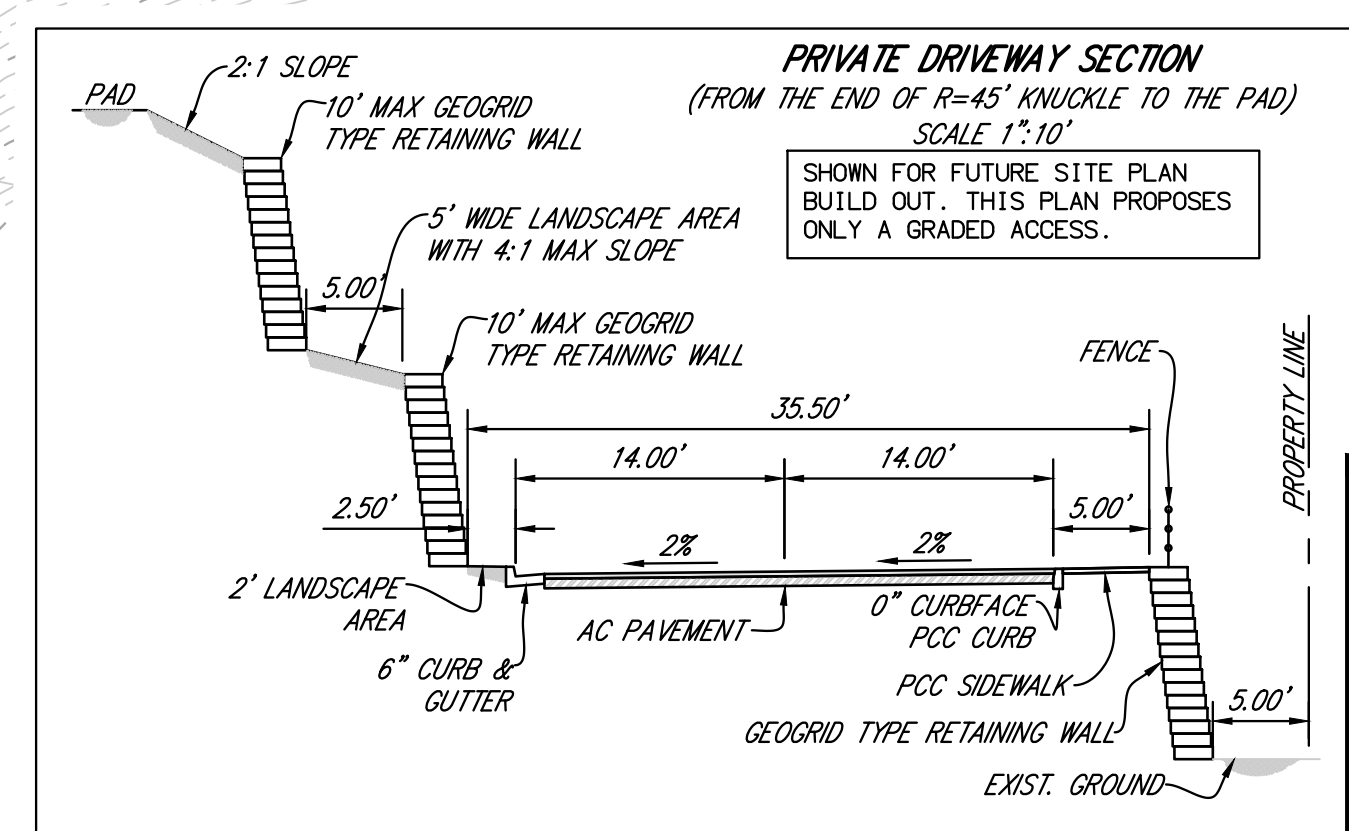
CONSTRUCTION NOTES

- 01 CONSTRUCT STORM DRAIN HEADWALL
- 02 INSTALL STORM DRAIN PIPE
- 03 CONSTRUCT STORM DRAIN STRUCTURE
- 04 CONSTRUCT DESILTATION BASIN CAN BE CONVERTED INTO A WATER QUALITY BASIN FOR FUTURE SITE DEVELOPMENT PLAN.
- 05 CONSTRUCT DESILTATION BASIN.
- 06 CONSTRUCT PCC BROWDITCH
- 07 CONSTRUCT GEOGRID TYPE RETAINING WALL
- 08 CONSTRUCT SOIL NAIL TYPE RETAINING WALL
- 09 INSTALL FIRELINE MAIN
- 10 INSTALL FIRE SERVICE
- 11 INSTALL WATER LINE SERVICE
- 12 INSTALL SEWER MAIN
- 13 INSTALL SEWER MANHOLE
- 14 INSTALL SEWER SERVICE
- 15 MODIFY EXISTING STORM DRAIN STRUCTURE
- 16 INSTALL RIPRAP
- 17 INSTALL SEWER CLEANOUT
- 18 INSTALL 2" WATER LINE LATERALS FOR DOMESTIC & IRRIGATION
- 19 EXTEND EXISTING WATER MAIN STUB
- 20 CONNECT NEW SEWERLINE TO EXISTING SEWER STUB
- 21 CONSTRUCT EARTHEN BERM/SWALE. SEE DETAILS THIS SHEET.
- 22 FUTURE CURB & GUTTER TO BE PART OF THE FUTURE SITE DEVELOPMENT PLAN.
- 23 CONSTRUCT PCC CROSS GUTTER, PEDESTRIAN RAMPS & 6" PCC CURB RETURN
- 24 FUTURE CURB & GUTTER. PART OF THE FUTURE SITE DEVELOPMENT PLAN.
- 25 INSTALL TEMPORARY GRAVEL SURFACE.
- 26 CONNECT SD PIPE & BROWDITCH TO EXISTING BROWDITCH. INSTALL SPLASH WALL.
- 27 INSTALL PEDESTRIAN RAMP

FIRE DEPARTMENT NOTE:
BUILDING CONSTRUCTION TYPE IS TYPE 2 FIRE RESISTIVE.

MAIN DRIVEWAY NOTE:
PLEASE SEE SHEET 6 FOR MAIN DRIVEWAY PROFILE & DETAIL VIEW AT THE ENTRANCE. ALSO, PLEASE SEE SHEET 4 THE SITE SECTIONS ALONG THE DRIVEWAY.

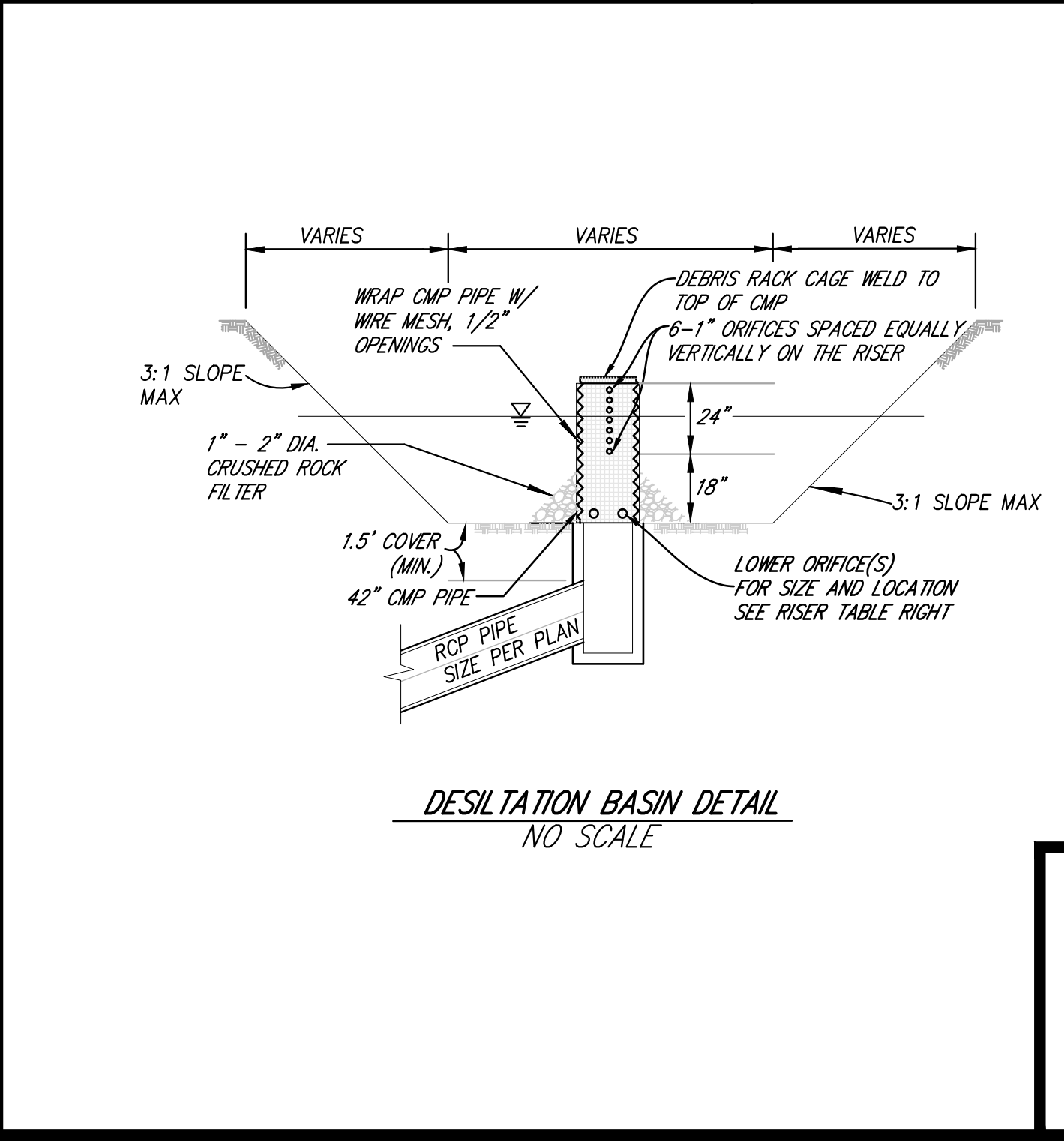
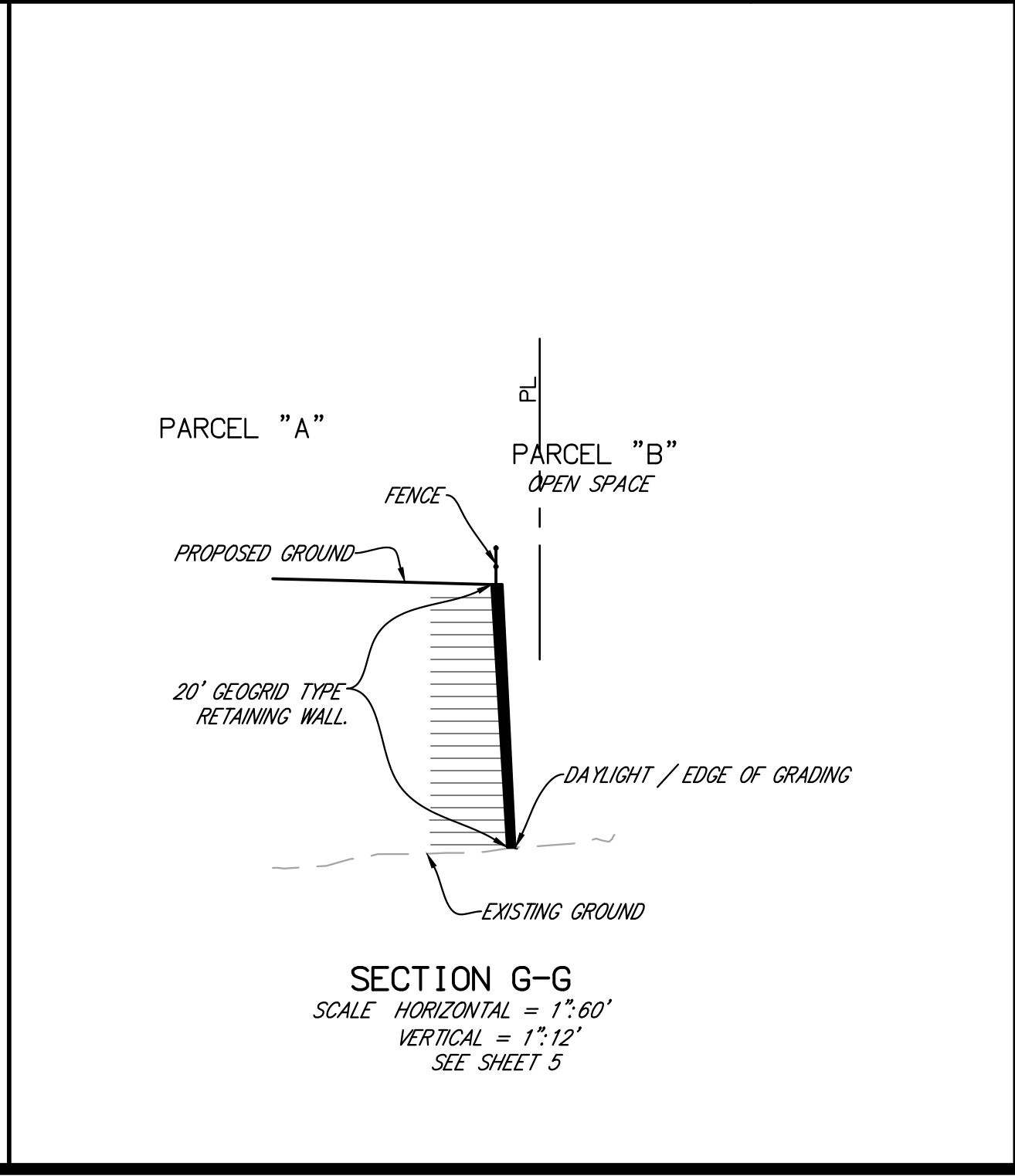
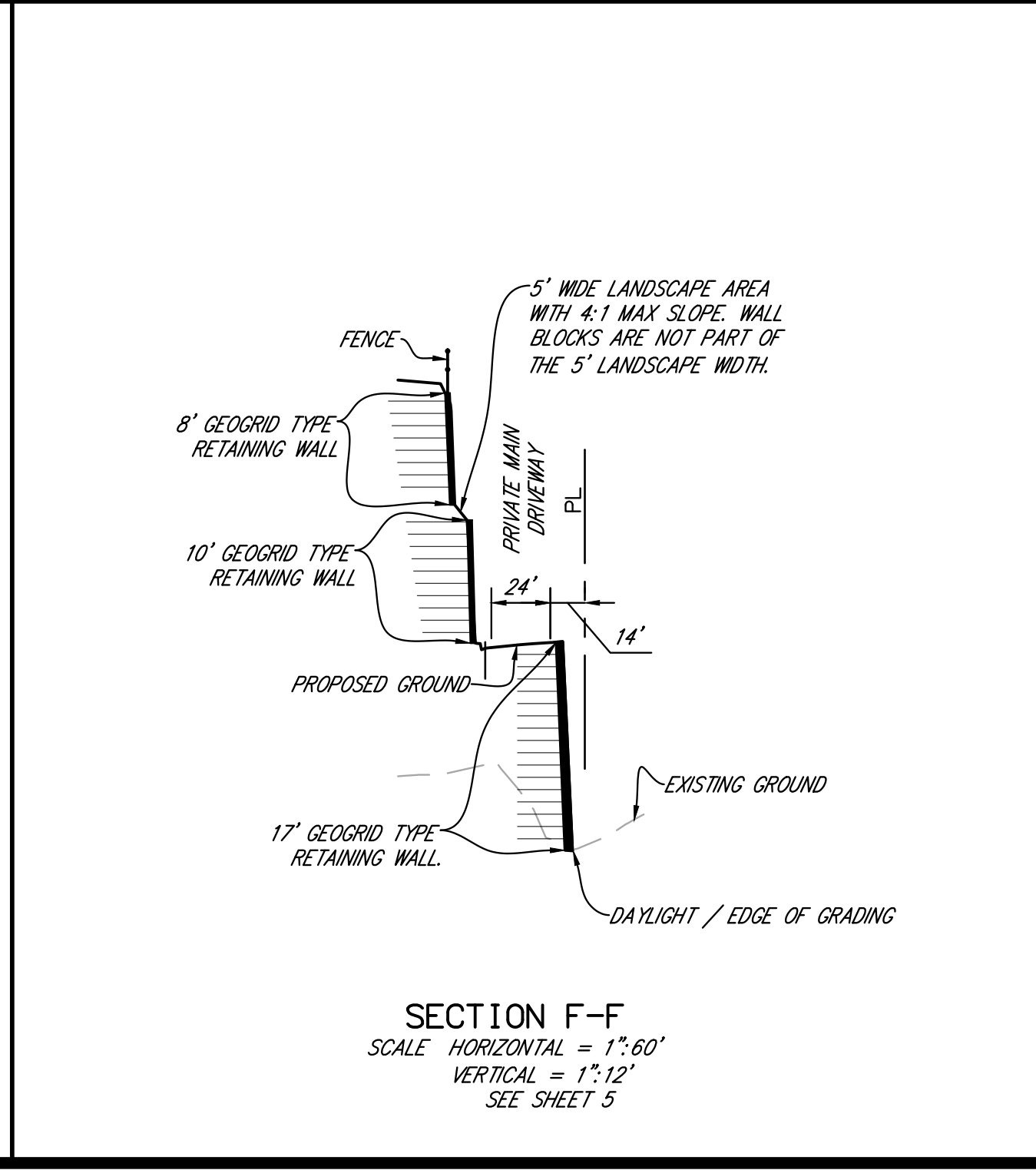
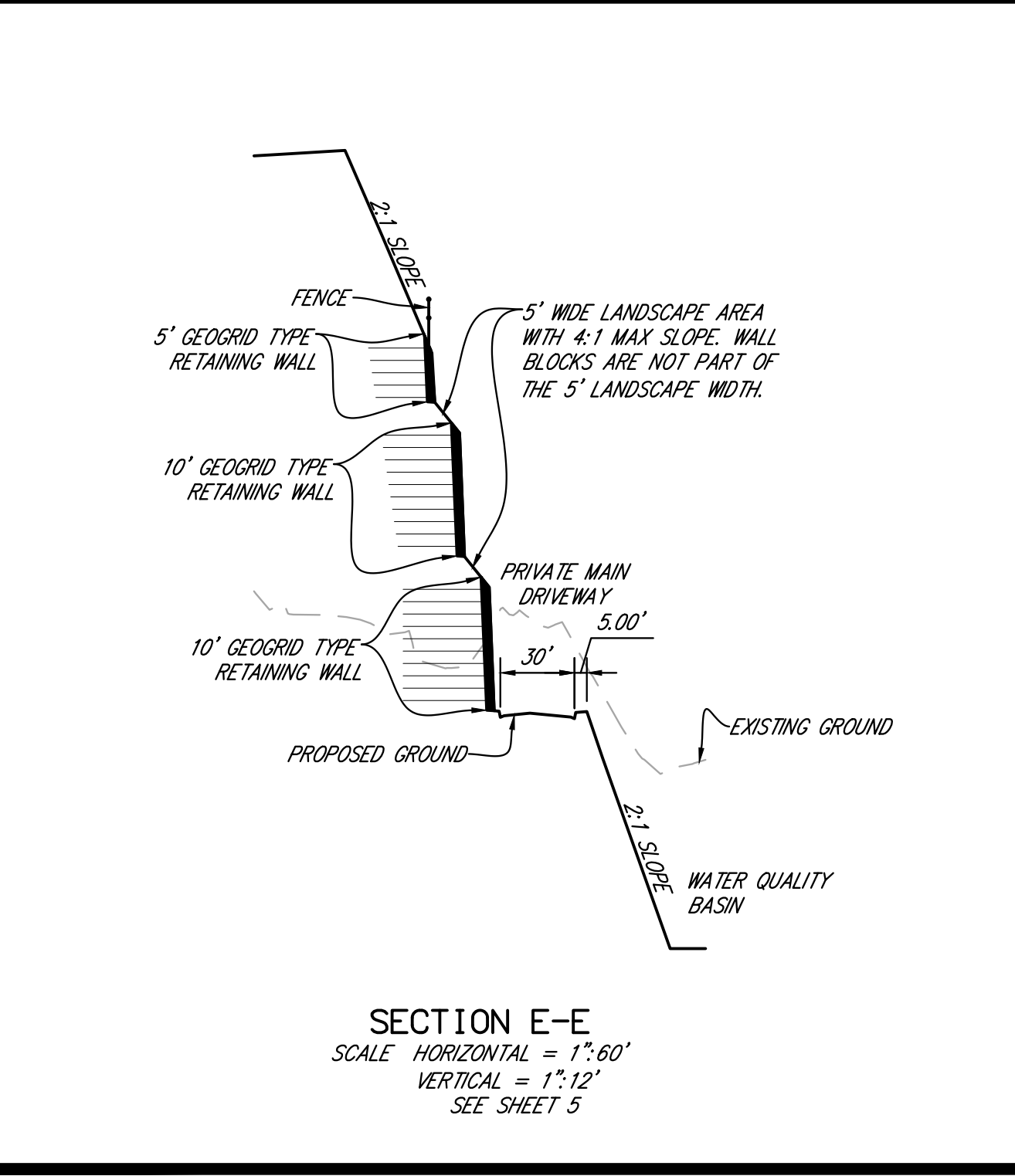
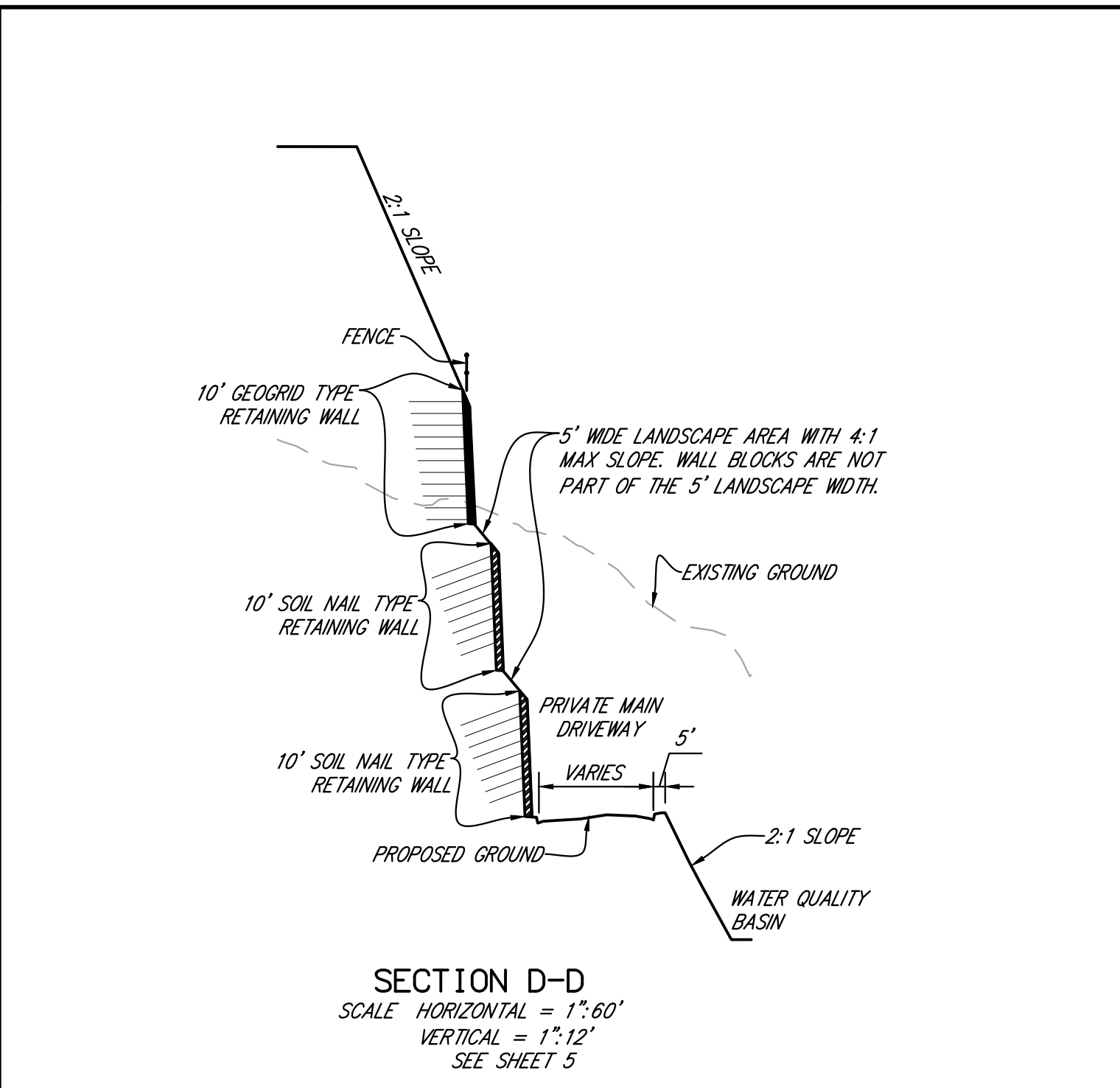
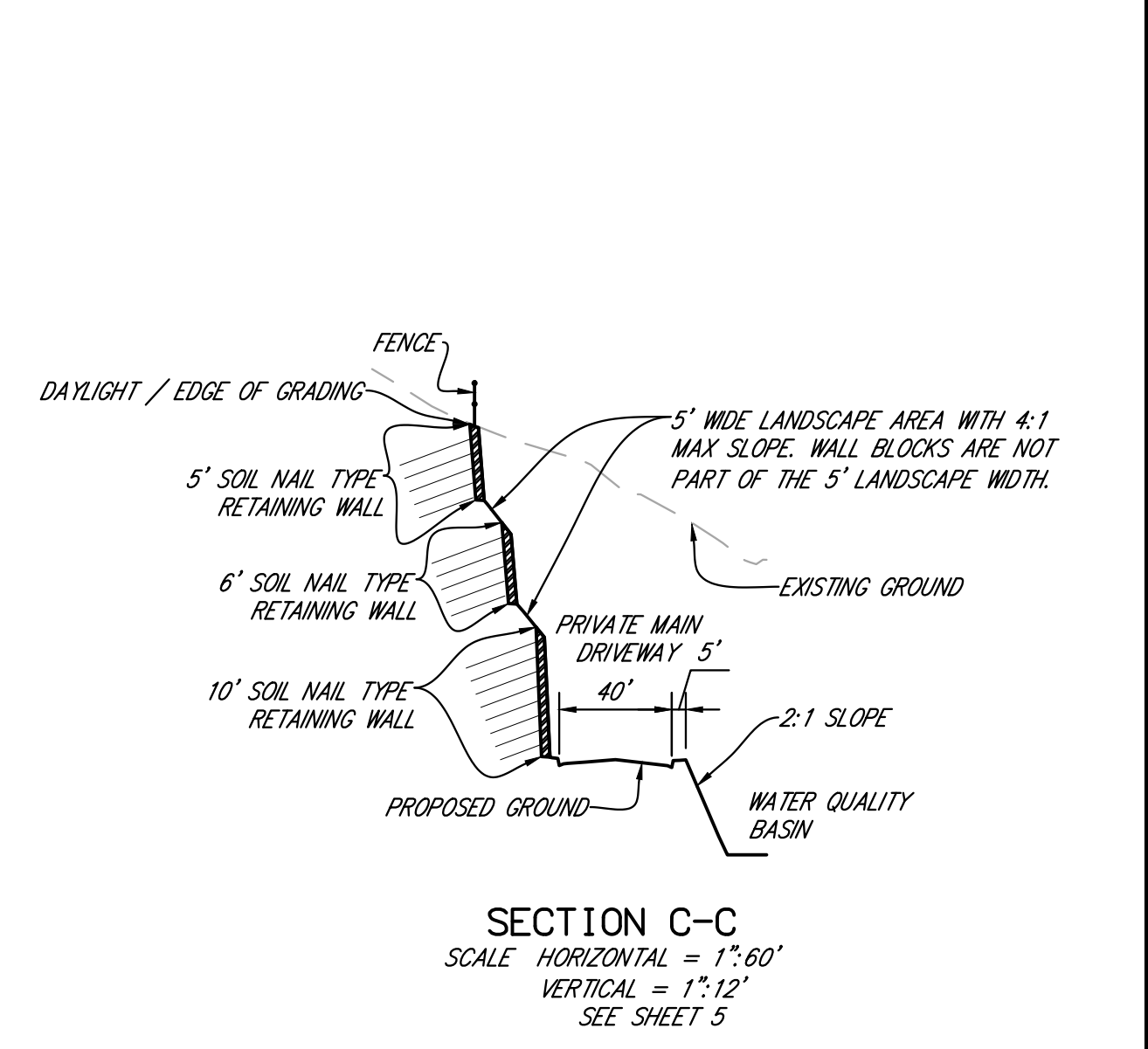
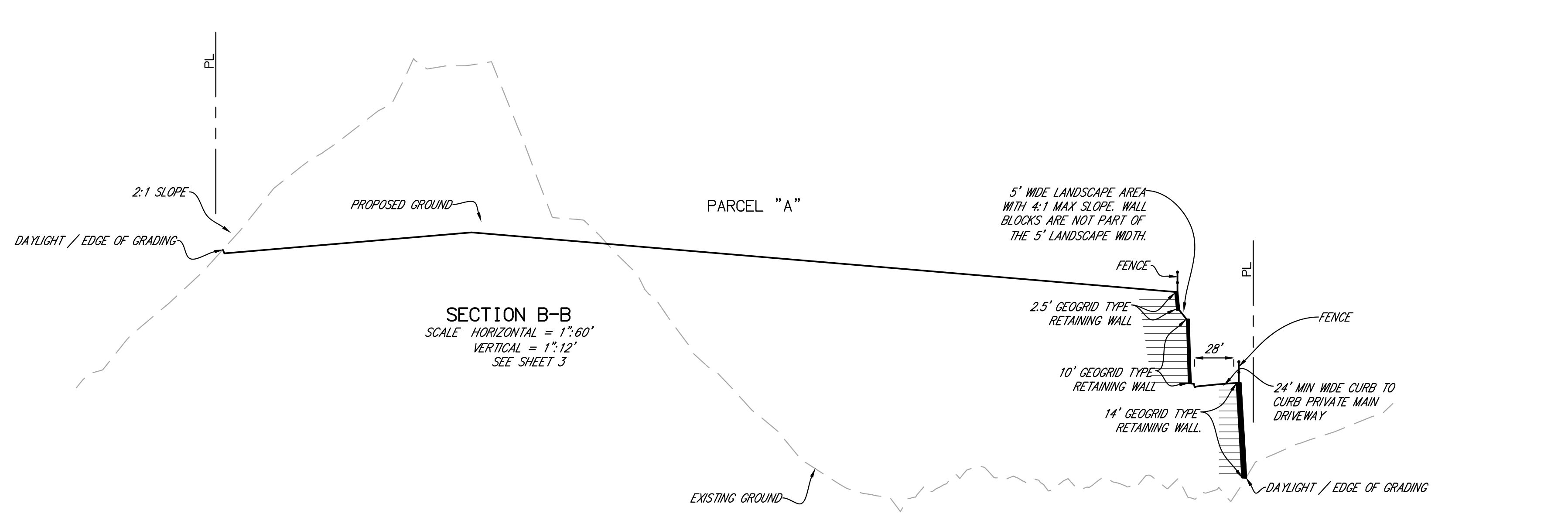
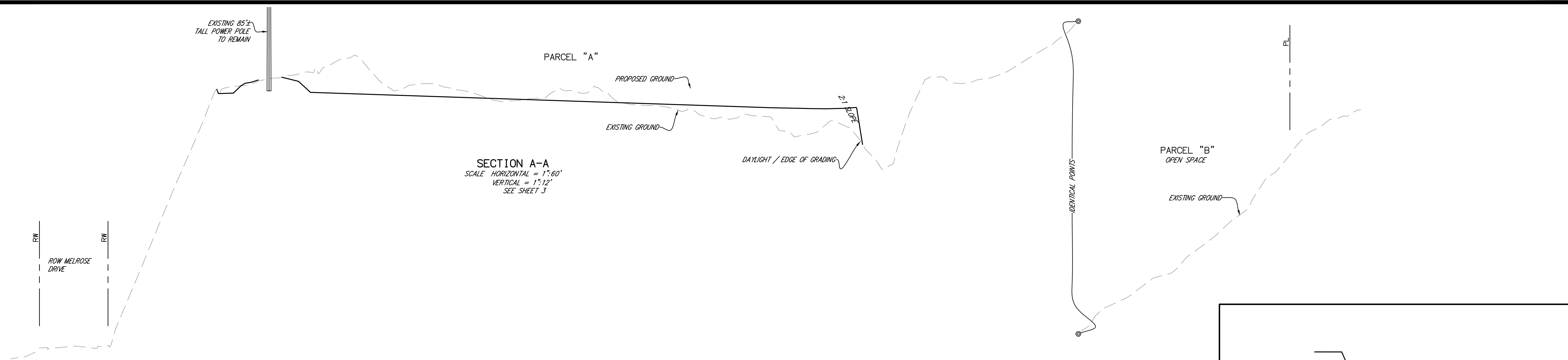
SIGNAL IMPROVEMENT NOTE:
COMPLETE THE REMAINING TRAFFIC SIGNAL COMPONENTS (4TH LEG) OF THE EXISTING SIGNAL IN THE INTERSECTION OF DIAMOND ST & MELROSE DR IN CONFORMANCE WITH SHEET 28 OF 50 OF THE IMPROVEMENT PLAN 4556. EXISTING SIGNAL IS VIDEO DETECTION.



GRADING CONCEPT
TENTATIVE PARCEL MAP FOR APNS
223-341-03 THROUGH 14 & 16

1/19/2023 Engineering preliminary concepts 120101000 concept111M-CPI 3 GRADING CONCEPT.dwg 10/17/2020 12:04 PM ORIGINAL PLOT SIZE

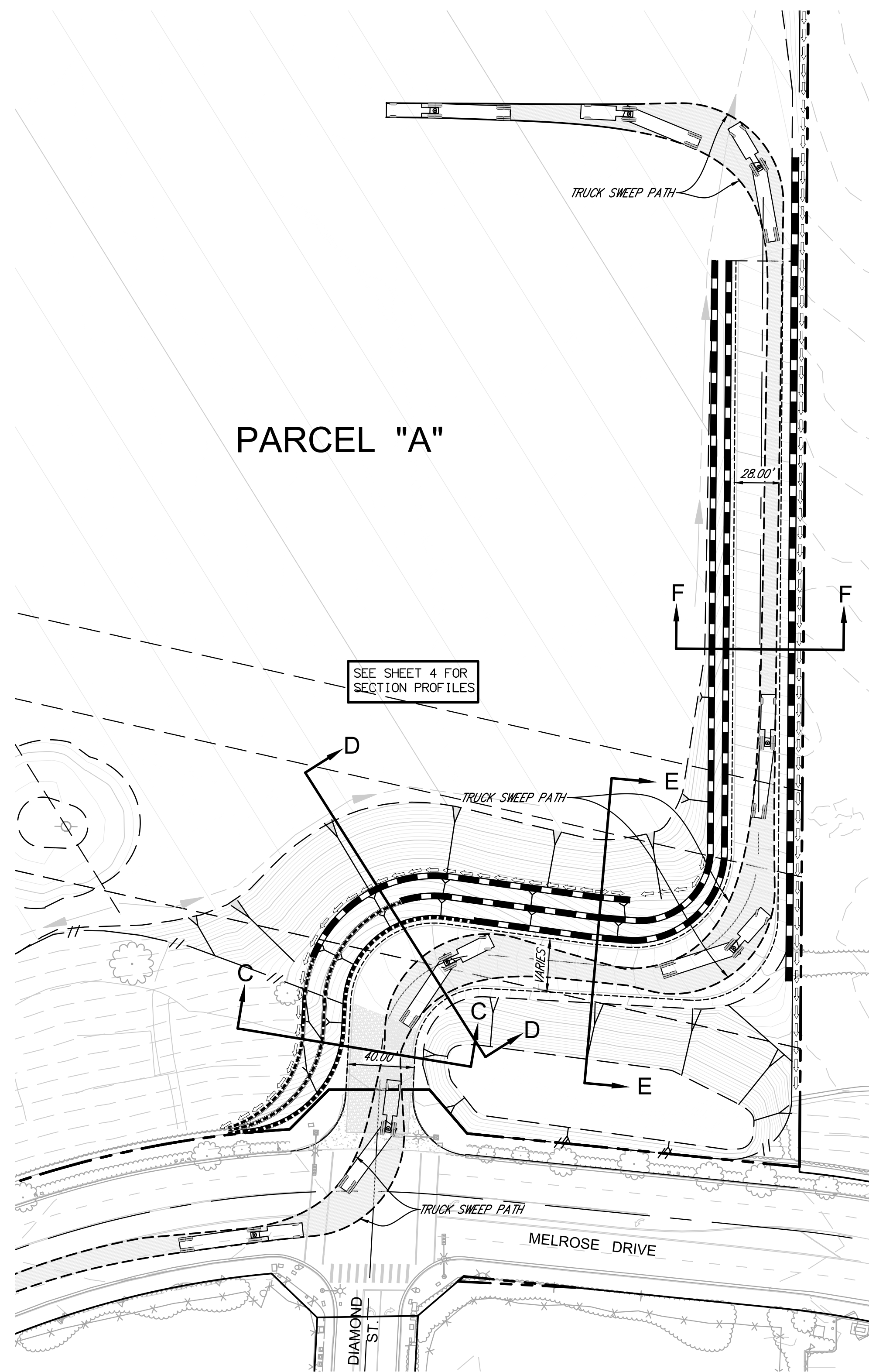
c:\191\191009\engineering\preliminary_concepts\120101000_concept\17M-GP14_SITE_SECTION.dwg 10/7/2020 12:05 PM ORIGINAL PLOT SIZE: -----



RISER TABLE		
BASIN #	LOW ORIFICE	
	# OF ORIFICES	DIAMETER
503	2	2 INCHES
603	1	1.5 INCHES
406	1	1 INCH

SITE SECTIONS
TENTATIVE PARCEL MAP FOR APNS
223-341-03 THROUGH 14 & 16
SHEET 4 OF 6

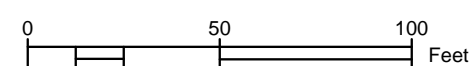
PARCEL "A"



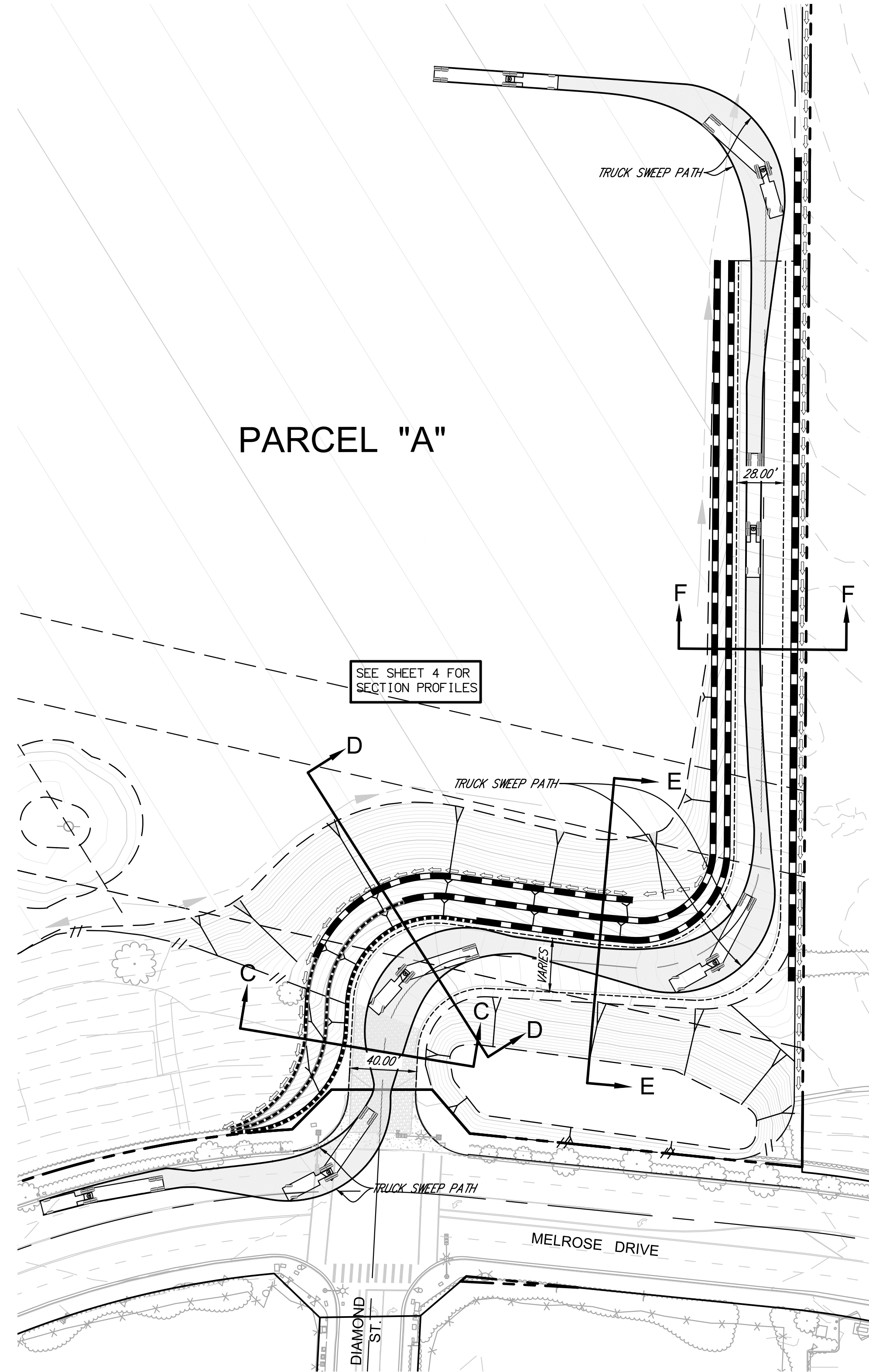
TRUCK MOTION EXHIBIT
(ENTERING THE SITE)

THE TRUCK TURNING ENVELOPE SHOWN HERE IS THE CALTRANS 2008 (US) STAA-LONG. SIMULATION IS DONE IN AUTOTURN VERSION 6.0.

SCALE 1"=50'



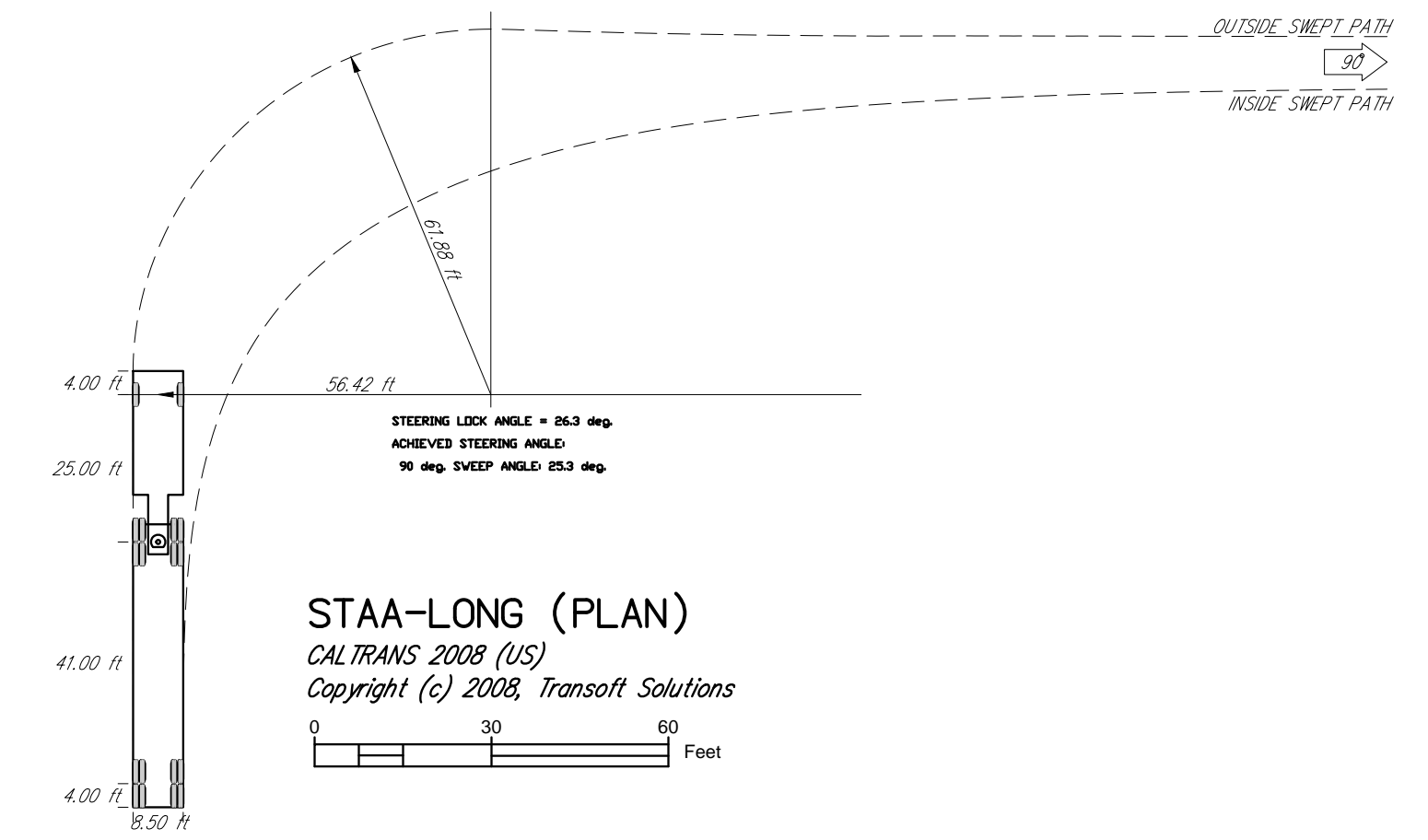
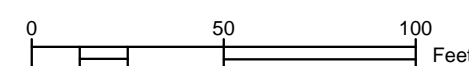
PARCEL "A"



TRUCK MOTION EXHIBIT
(EXITING THE SITE)

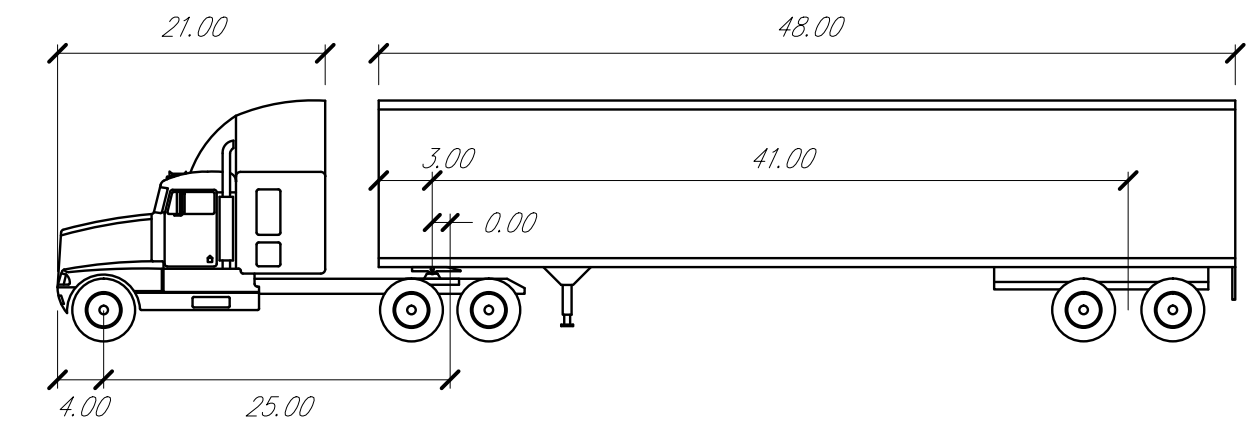
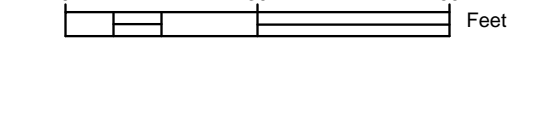
THE TRUCK TURNING ENVELOPE SHOWN HERE IS THE CALTRANS 2008 (US) STAA-LONG. SIMULATION IS DONE IN AUTOTURN VERSION 6.0.

SCALE 1"=50'



STAA-LONG (PLAN)

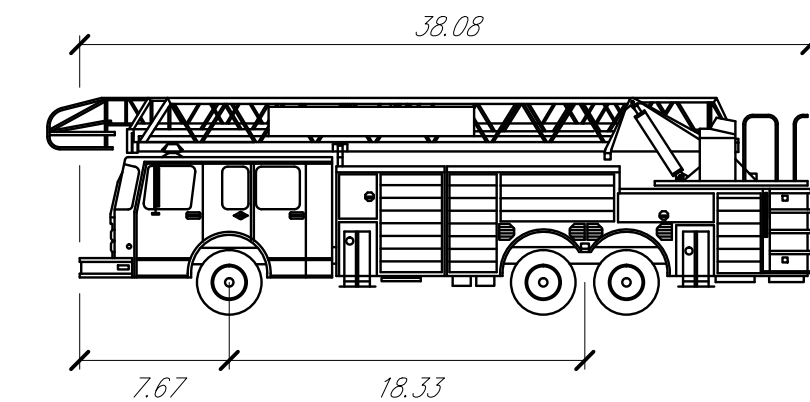
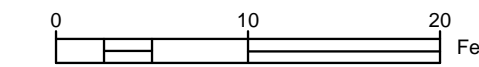
CALTRANS 2008 (US)
Copyright (c) 2008, Transoft Solutions



STAA-LONG (PROFILE)

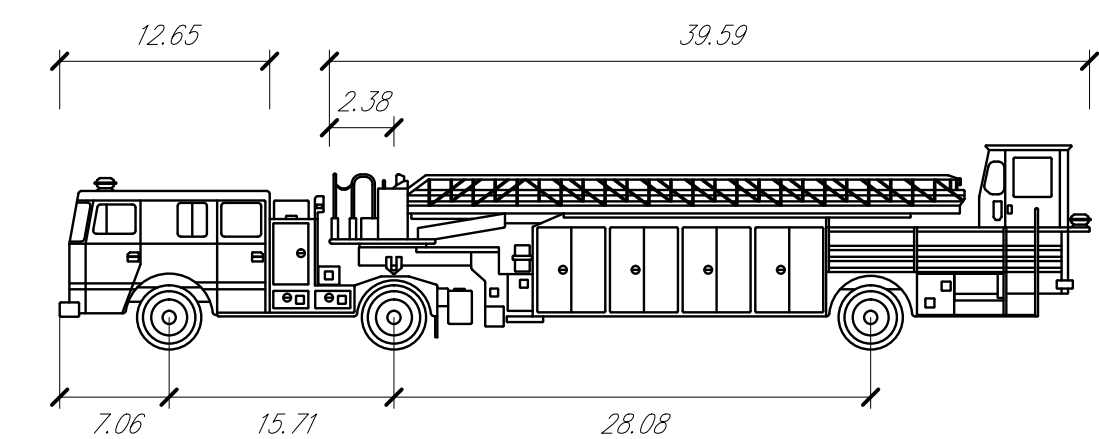
CALTRANS 2008 (US)

TRACTOR WIDTH = 8.50' LOCK TO LOCK TIME = 6.00
TRAILER WIDTH = 8.50' STEERING ANGLE = 26.30
TRACTOR TRACK = 8.50' ARTICULATING ANGLE = 70.0
TRAILER TRACK = 8.50'



E-ONE G114 100' AERIAL BODY

WIDTH = 8.00'
TRACK = 8.00'
LOCK TO LOCK TIME = 6.00
STEERING ANGLE = 33.3



PIERCE 100' MDL TILLER

TRACTOR WIDTH = 8.60' LOCK TO LOCK TIME = 6.00
TRAILER WIDTH = 8.60' STEERING ANGLE = 34.8
TRACTOR TRACK = 6.60' ARTICULATING ANGLE = 70.0
TRAILER TRACK = 6.60'

EMERGENCY VEHICLE NOTE:
THE TRUCK MOTION SIMULATION SHOWN HERE USES THE STAA-LONG TURNING TEMPLATE. THIS VEHICLE IS MORE RESTRICTIVE THAN THE E-ONE G114 AERIAL BODY & THE PIERCE 100' MDL TILLER EMERGENCY VEHICLES.

TRUCK MOTION EXHIBIT
TENTATIVE PARCEL MAP FOR APNS
223-341-03 THROUGH 14 & 16

