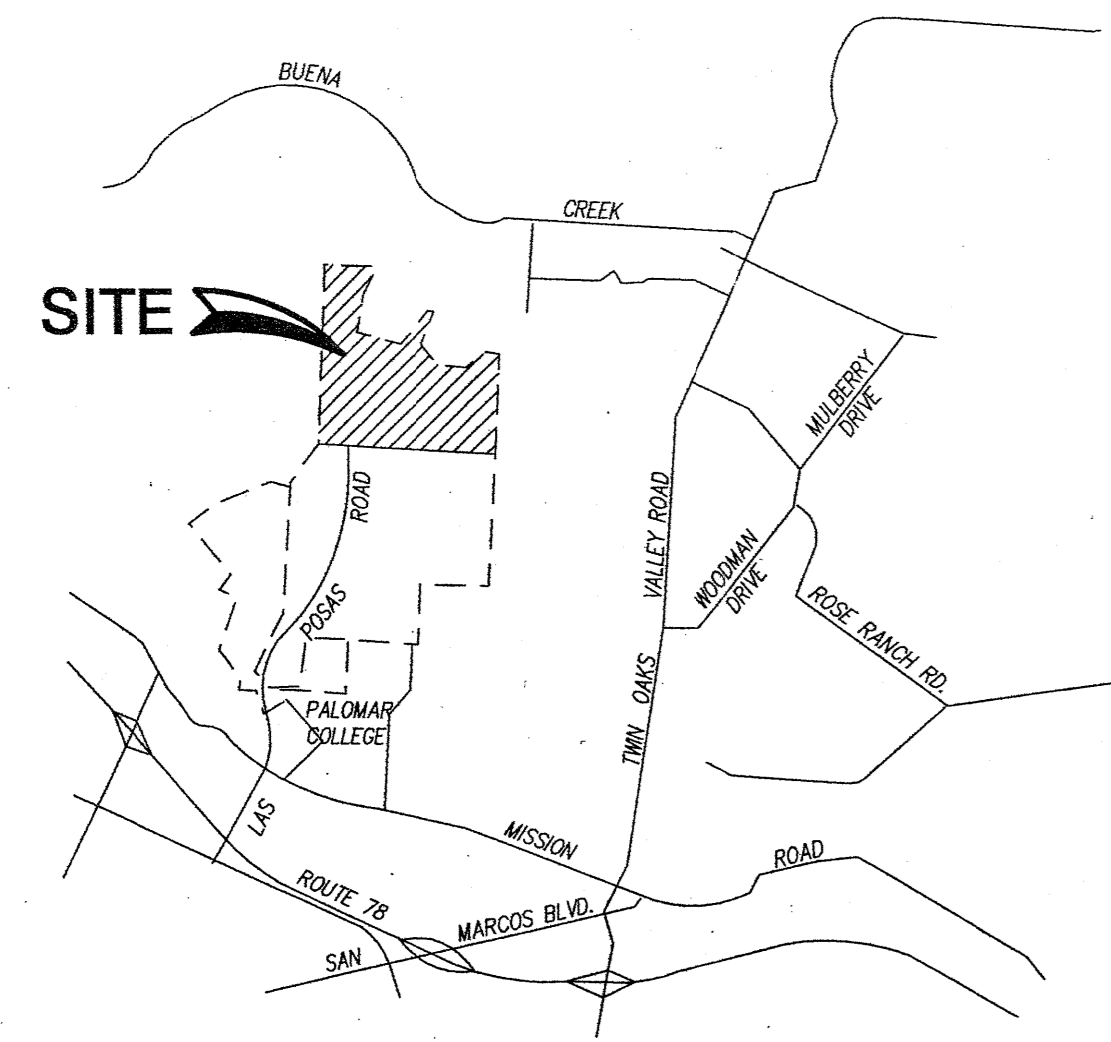
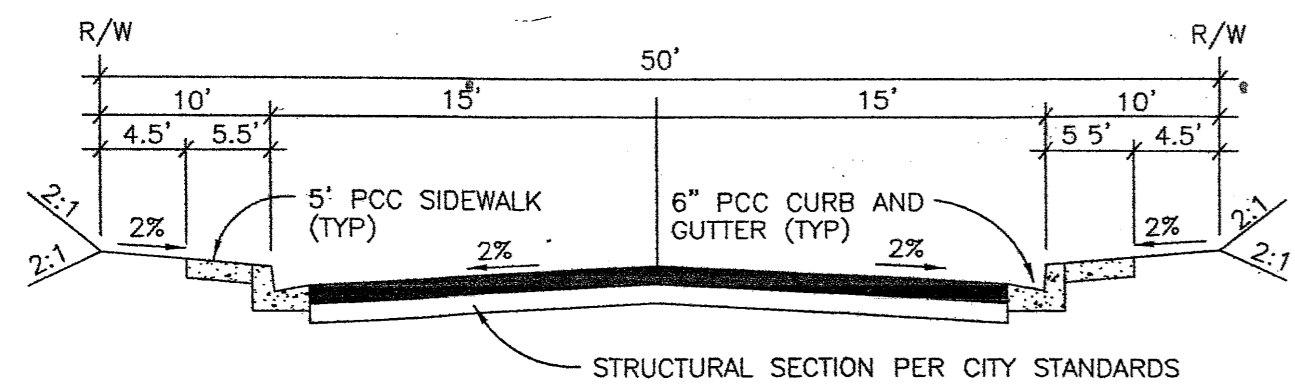


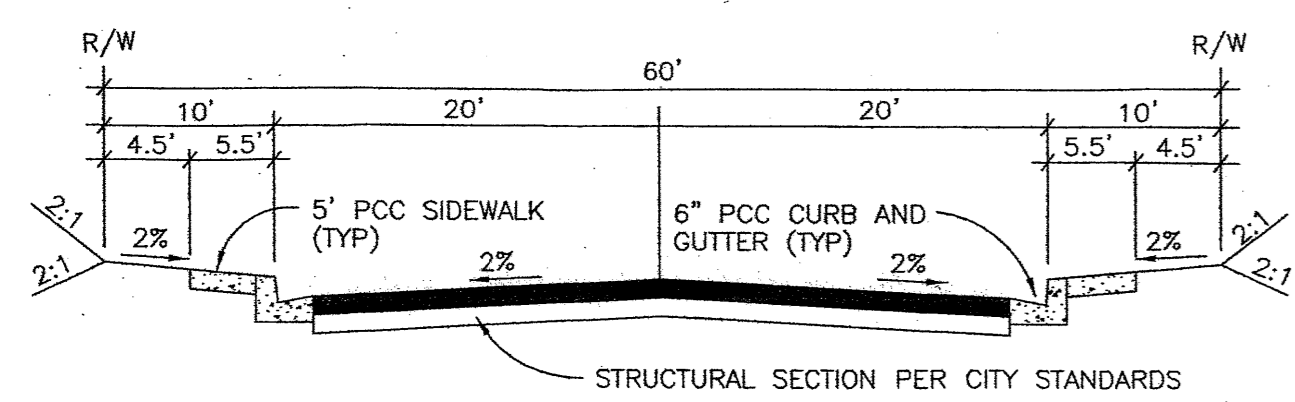
TENTATIVE MAP SAN MARCOS HIGHLANDS CITY OF SAN MARCOS, CALIFORNIA



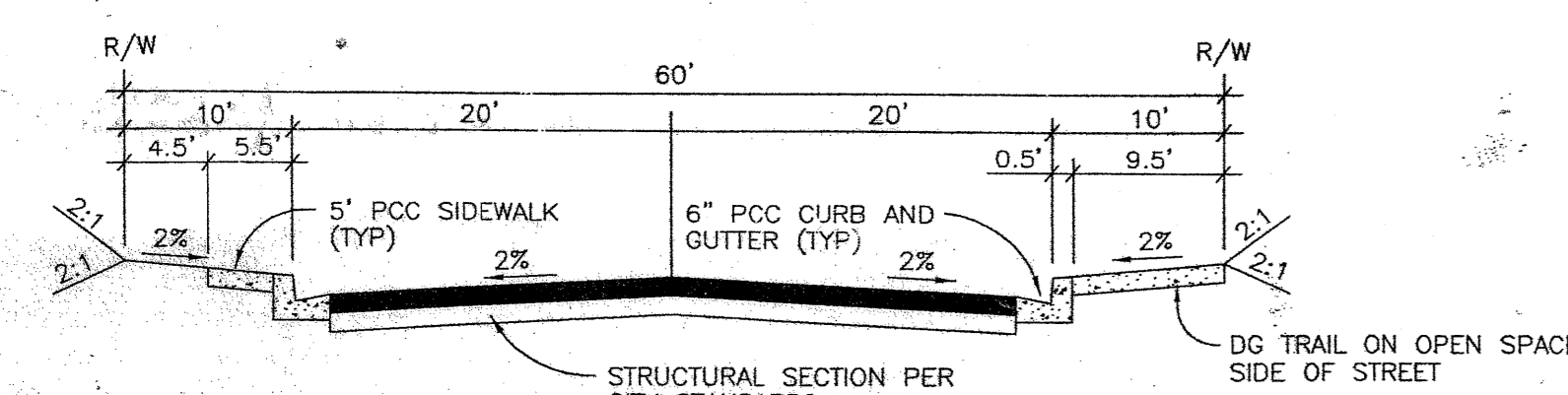
VICINITY MAP
NOT TO SCALE



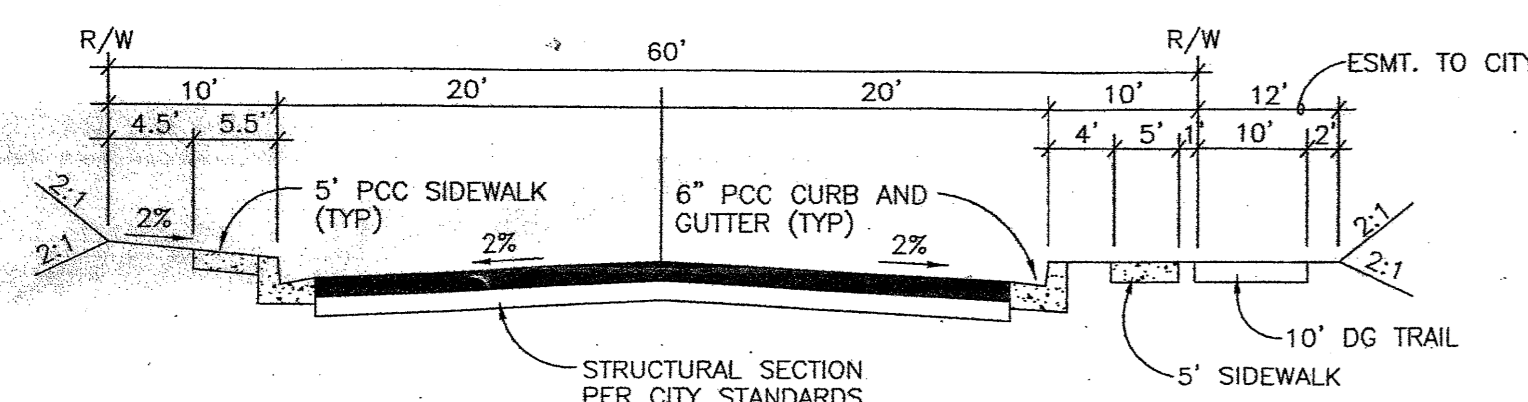
MODIFIED LOCAL STREET SECTION
OFFSITE STREET "I"
NOT TO SCALE



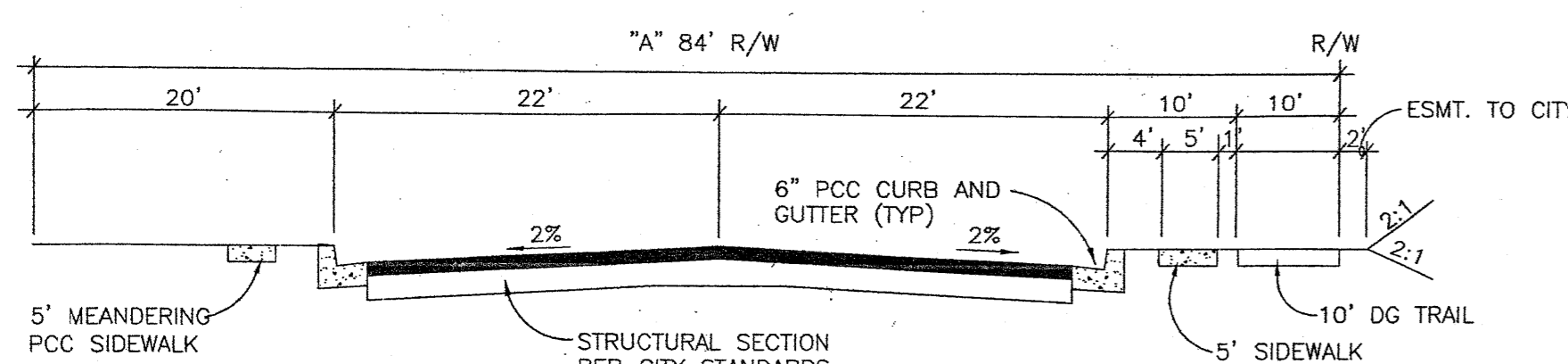
LOCAL STREET
STREETS "B" THROUGH "H", ONSITE ST. "I" & ALL
PORTIONS OF ST. "A" (EXCEPT THAT LISTED BELOW)
NOT TO SCALE



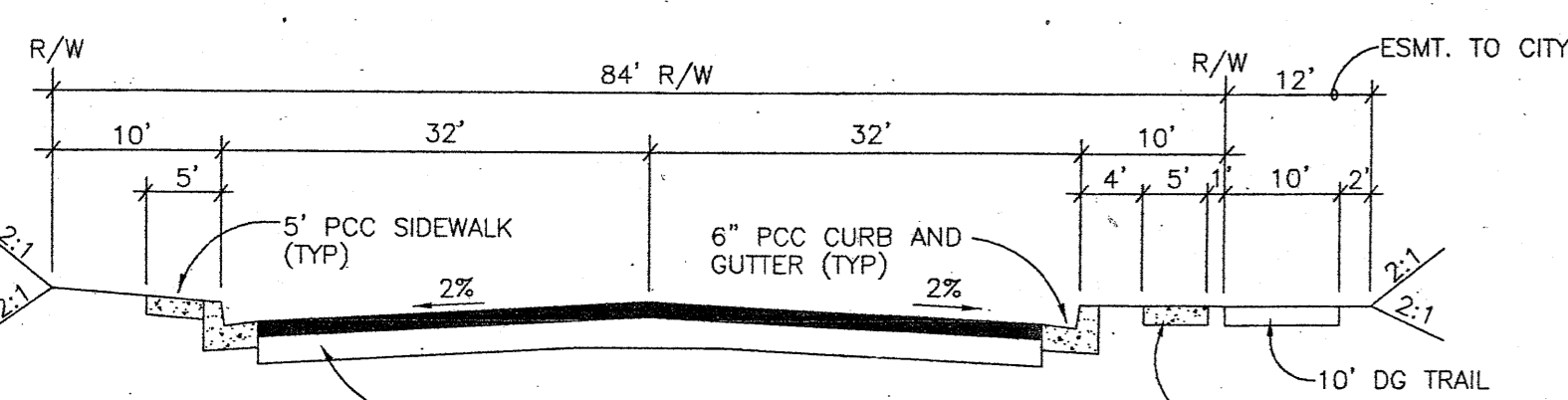
LOCAL STREET
STREET "A" (LOT 62 TO LOT 69) (PARKING BOTH SIDES)
NOT TO SCALE



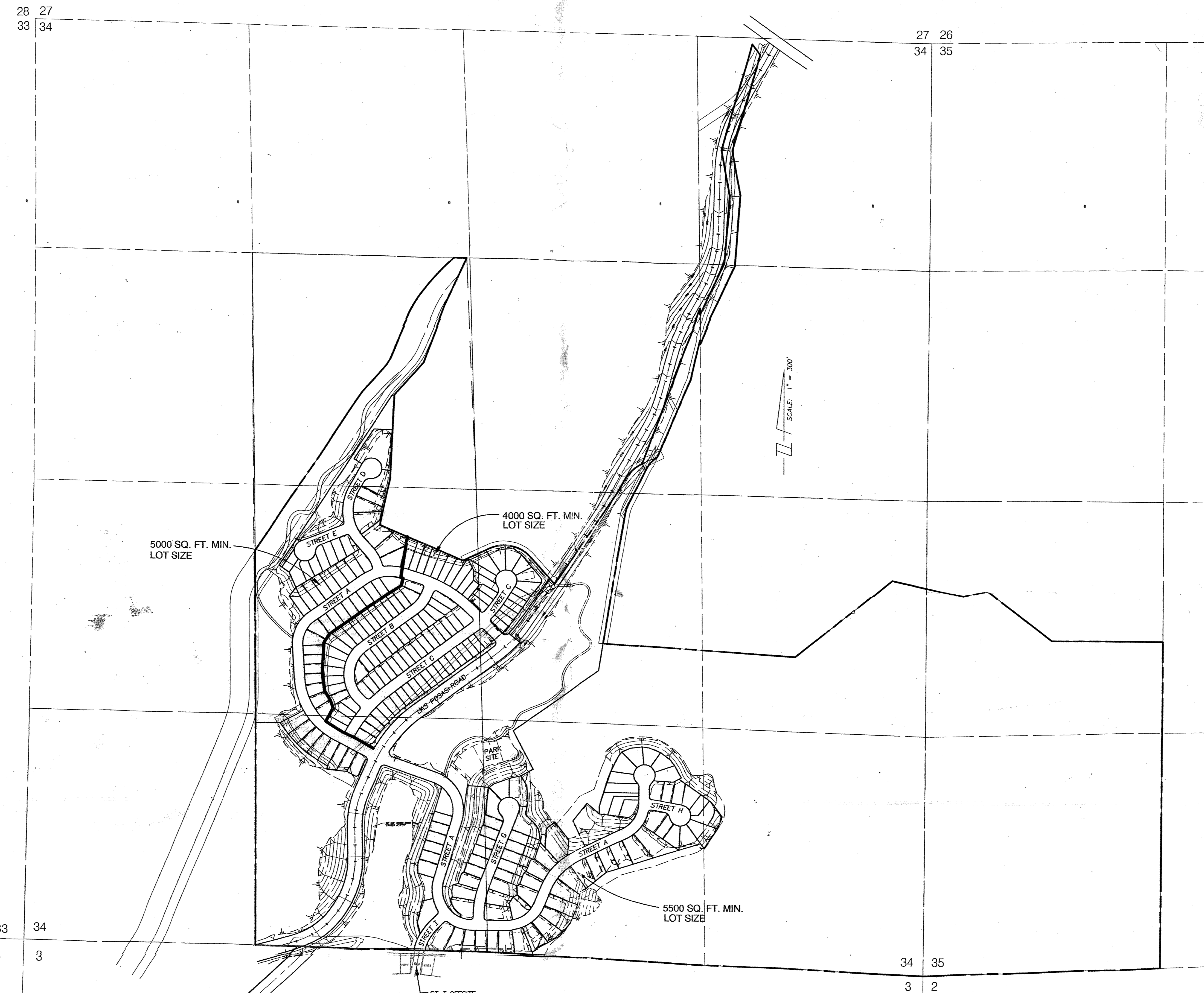
LOCAL STREET
PORTION ST. "A" BETWEEN LAS POSAS RD.
AND THE PROPOSED PUBLIC PARK
NOT TO SCALE



SECONDARY ARTERIAL
LAS POSAS ROAD FROM ST. "A"
TO END OF NORTHERN IMPROVEMENTS
NOT TO SCALE



SECONDARY ARTERIAL
LAS POSAS ROAD BETWEEN
SOUTHERN BOUNDARY & ST. "A"
NOT TO SCALE



KEY MAP
NOT TO SCALE

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- LOT NO.
- EASEMENT LINE
- TITLE REPORT ITEM NO.
- SLOPE (2:1 MAX)
- % OF GRADE
- PAD ELEVATION
- SEWER
- WATER
- STORM DRAIN
- SF
- CLEANOUT
- INLET
- GROSS SQ. FT.
- HEADWALL

GENERAL NOTES

- TOTAL GROSS SITE AREA: 264.8 ACRES
- TOTAL NO. LOTS: 230
230 SINGLE FAMILY RESIDENTIAL (LOTS 1-230)
9 OPEN SPACE LOTS (LOTS A-I)
- ASSESSOR'S PARCEL NUMBER: 184-101-14 (PDR) & 184-102-18, 32, 44
184-101-15 (N.A.P.)
184-240-02, 13, 14, 15
184-241-01, 02
182-110-02, 03
182-111-01
- EXIST. GENERAL PLAN DESIGNATION: RURAL RES. (125-1), RES. (2-4) & OPEN SPACE
- EXISTING ZONING: SPA
PROPOSED ZONING: SPA
- MINIMUM RES. LOT SIZE: 4,000 SQ. FT.
MAXIMUM RES. LOT SIZE: 42,200 SQ. FT.
AVERAGE RES. LOT SIZE: 7,980 SQ. FT.
- GROSS DENSITY: 0.87 DU/AC (230 DU'S/264.8 GROSS AC.)
- AVERAGE DAILY TRAFFIC: 2,300 ADT (10 ADT/UNIT x 230 UNITS)
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL: 103 4,000 SF MIN. LOTS (LOTS 1-27, 79-154)
51 5,000 SF MIN. LOTS (LOTS 28-78)
76 5,500 SF MIN. LOTS (LOTS 155-230)
- TAX RATE AREA: 96047, 96005, 96006, 76077, 13266.
- THOMAS BROTHERS COORDINATES: 1108-F3, F4

GENERAL DESIGN NOTES

- ALL STREET DESIGNS, STREET LIGHTS, AND FIRE HYDRANTS TO CONFORM TO CITY OF SAN MARCOS DESIGN STANDARDS AND AS REQUIRED BY THE CITY ENGINEER.
- EASEMENTS AS REQUIRED BY THE CITY ENGINEER, PUBLIC UTILITIES AND DISTRICTS.
- ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- CONTOUR INTERVALS: 5/25 FEET
- SOURCE OF TOPOGRAPHY: COUNTY OF SAN DIEGO 1974 ORTHOPHOTO TOPO SHEETS 362-1713 AND 366-1713. TOPO WAS DIGITIZED IN AUGUST 1998 BUT HAS NOT BEEN FIELD VERIFIED BY HUNSAKER & ASSOCIATES.
- FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN.
- CUT AND FILL SLOPES NOT TO EXCEED 2:1.
- MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION WITH APPROVAL FROM THE CITY ENGINEER AND PLANNING DIRECTOR.
- PROJECT PHASING IS NOT CURRENTLY PROPOSED.
- THIS PROJECT MAY BE A MULTIPLE "UNIT" SUBDIVISION AND IT IS THE INTENT THAT MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66466.1 OF THE SUBDIVISION MAP ACT. THE FINAL MAP MIGHT CONSIST OF ONE OR MORE MULTIPLE LOTS AS SHOWN ON THIS TENTATIVE MAP.
- GRADING QUANTITIES:
CUT: 760,000 C.Y.
FILL: 760,000 C.Y.
- SANITARY SEWER TO BE PROVIDED AND CONNECTED TO THE VALLECITOS WATER DISTRICT.
- WATER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE VISTA IRRIGATION DISTRICT, WHERE APPLICABLE.
- THE LOCATION OF ALL STREET LIGHTS SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY OF SAN DIEGO REGIONAL STANDARDS.
- SOILS REPORT (UPDATED GEOTECHNICAL INVESTIGATION) WAS PREPARED BY: GEOTECH INCORPORATED AND DATED OCTOBER 22, 1998.

VARIANCE REQUEST

VARIANCE REQUESTED FOR SLOPES OVER 30'

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE EAST HALF OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOGETHER WITH THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EASEMENT LEGEND

SEE SHEET 5

PUBLIC UTILITIES AND DISTRICTS

- GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
- WATER: VISTA IRRIGATION DISTRICT
- SEWER: VALLECITOS WATER DISTRICT
- FIRE: SAN MARCOS FIRE PROTECTION DISTRICT
- ELEMENTARY SCHOOL: SAN MARCOS UNIFIED SCHOOL DISTRICT
- HIGH SCHOOL: SAN MARCOS UNIFIED SCHOOL DISTRICT

OWNER'S STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "TREMAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS AND STREETS. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS 14 TH DAY OF 1998, AT SAN MARCOS, CALIFORNIA.

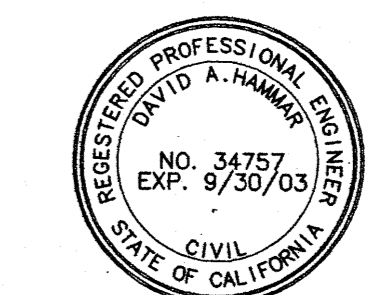
Farouk J. Kubba
DIVERSIFIED PROJECTS, INC., GENERAL PARTNER
BY: FAROUK J. KUBBA, PRESIDENT

OWNER

VISTA SAN MARCOS LIMITED
A CALIFORNIA LIMITED PARTNERSHIP
23201 LAKE CENTER DR.
SUITE 200
LAKE FOREST, CA 92630
(949) 768-3453

SUBDIVIDER

DPI
23201 LAKE CENTER DR.
SUITE 200
LAKE FOREST, CA 92630
(949) 768-3453



DAVID A. HAMMAR R.C.E. 34757
MY REGISTRATION EXPIRES ON 8/30/03 DATE 5-28-02

FILE COPY

CITY OF SAN MARCOS
PLANNING DIVISION
APPROVED
PLANNING COMMISSION DATE
CITY COUNCIL DATE

NO.	REVISIONS	DATE	BY
1	SUBMITTAL	10/27/98	H&A
2	REVISE ST. SECTIONS	11/18/98	H&A
3	REVISE LOTS	11/14/00	H&A
4	RESUBMIT	12/15/00	H&A
5	RESUBMIT	02/12/01	H&A
6	RESUBMIT	10/09/01	H&A
7	RESUBMIT	05/28/02	H&A
8	RESUBMIT		

TENTATIVE MAP
SAN MARCOS HIGHLANDS
CITY OF SAN MARCOS, CALIFORNIA

SHEET
1
OF
5