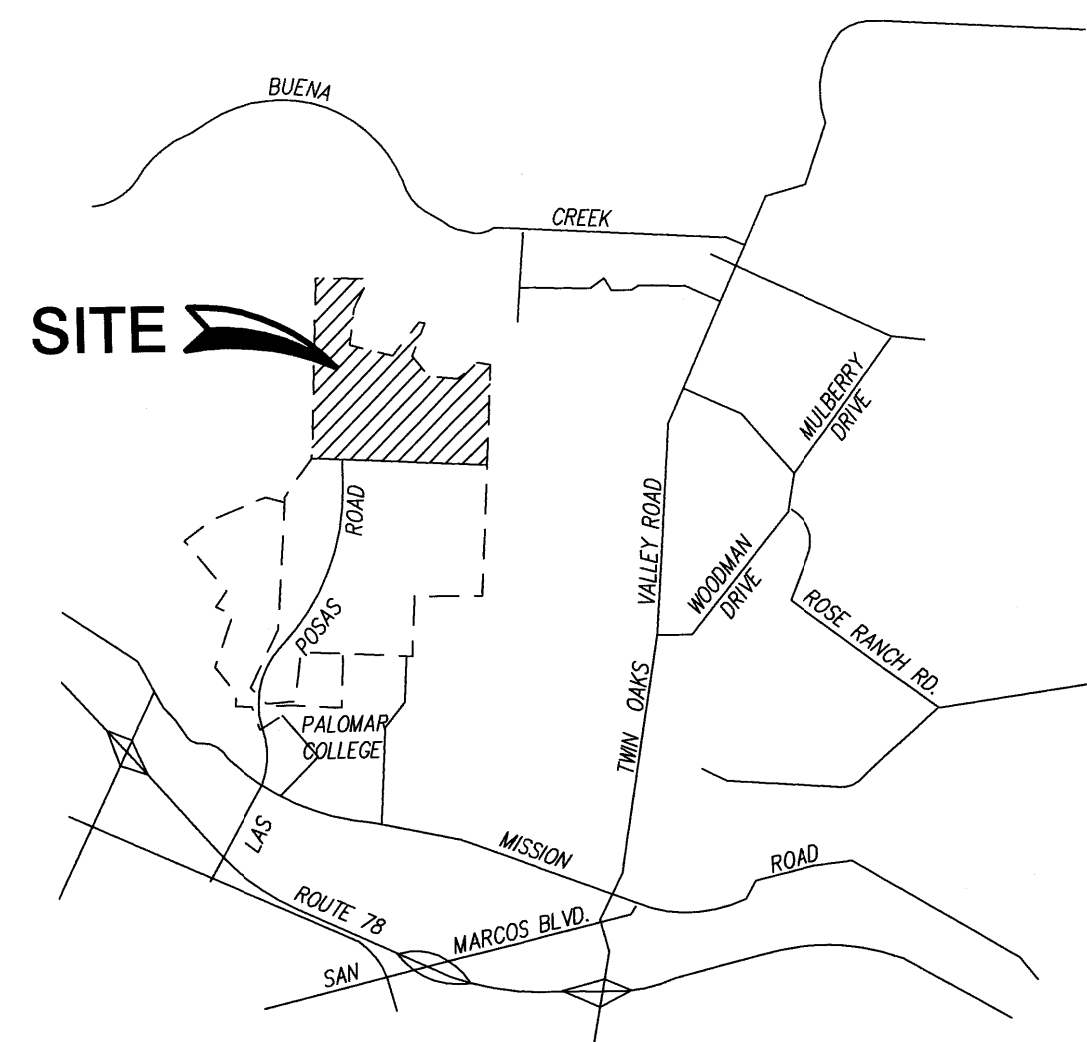


# REVISED TENTATIVE MAP SAN MARCOS HIGHLANDS

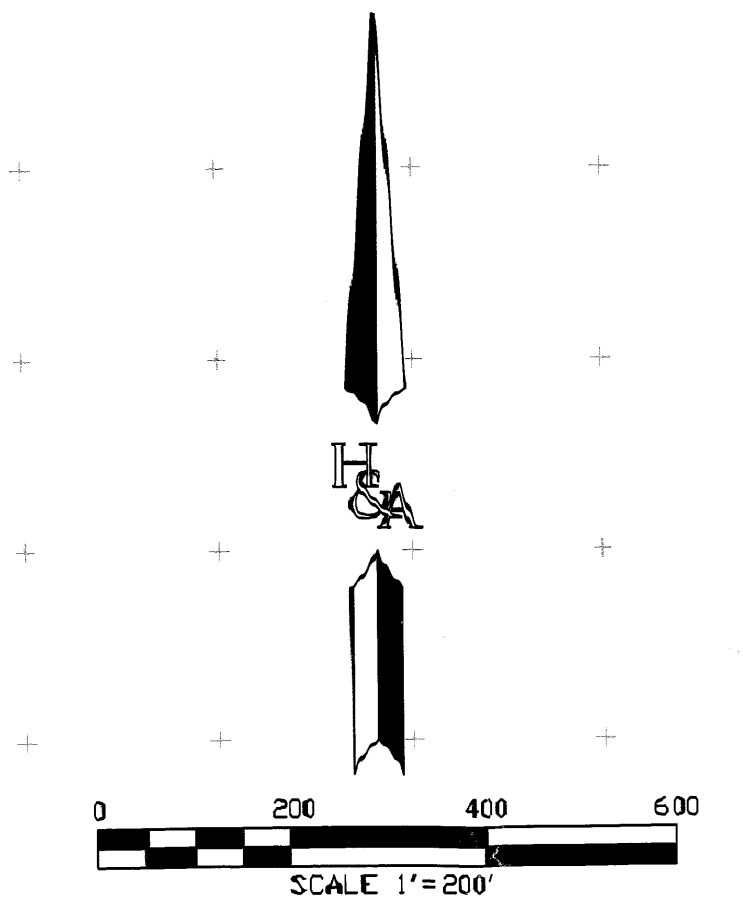
CITY OF SAN MARCOS, CALIFORNIA



VICINITY MAP  
NOT TO SCALE

LOTGING SUMMARY

LOT NO.	AREA SF	AREA AC	96	5,507	0.1	
1	5,450	0.1	97	5,481	0.1	
2	7,127	0.2	98	5,455	0.1	
3	5,874	0.1	99	5,429	0.1	
4	5,236	0.1	100	5,402	0.1	
5	6,872	0.2	101	5,376	0.1	
6	7,986	0.2	102	5,350	0.1	
7	7,349	0.2	103	5,324	0.1	
8	8,863	0.2	104	5,303	0.1	
9	8,095	0.2	105	5,246	0.1	
10	7,653	0.2	106	5,248	0.1	
11	7,296	0.2	107	5,244	0.1	
12	7,477	0.2	108	5,235	0.1	
13	7,888	0.2	109	5,245	0.1	
14	7,539	0.2	110	5,230	0.1	
15	8,019	0.2	111	5,247	0.2	
16	8,200	0.2	112	5,240	0.2	
17	7,198	0.2	113	6,402	0.1	
18	8,013	0.2	114	7,237	0.2	
19	5,996	0.1	115	7,959	0.2	
20	5,996	0.1	116	7,762	0.2	
21	5,985	0.1	117	8,879	0.2	
22	5,720	0.1	118	8,803	0.2	
23	5,500	0.1	119	7,966	0.2	
24	5,500	0.1	120	8,588	0.2	
25	5,499	0.1	121	8,460	0.1	
26	5,325	0.1	122	7,626	0.2	
27	9,667	0.2	123	12,116	0.3	
28	5,793	0.1	124	14,877	0.3	
29	6,510	0.1	125	8,713	0.2	
30	5,430	0.1	126	9,388	0.2	
31	5,576	0.1	127	7,844	0.2	
32	5,873	0.1	128	8,838	0.2	
33	5,985	0.1	129	8,885	0.2	
34	6,030	0.1	130	11,883	0.3	
35	6,074	0.1	131	12,482	0.3	
36	6,119	0.1	132	10,468	0.2	
37	6,163	0.1	133	12,364	0.3	
38	6,677	0.2	134	12,830	0.3	
39	8,026	0.2	135	12,076	0.3	
40	8,062	0.2	136	13,076	0.3	
41	8,690	0.2	137	11,824	0.3	
42	7,789	0.2	138	11,536	0.3	
43	8,100	0.2	139	10,800	0.2	
44	8,822	0.2	140	11,415	0.3	
45	8,833	0.2	141	14,366	0.3	
46	8,838	0.2	142	21,803	0.5	
47	6,238	0.1	143	8,872	0.2	
48	6,227	0.1	144	7,897	0.2	
49	6,631	0.1	145	6,846	0.2	
50	7,218	0.2	146	9,611	0.2	
51	7,983	0.2	147	16,189	0.4	
52	7,151	0.2	148	16,855	0.4	
53	5,961	0.1	149	8,933	0.2	
54	5,454	0.1	150	8,398	0.2	
55	5,923	0.1	151	8,311	0.2	
56	5,353	0.1	152	7,200	0.2	
57	5,388	0.1	153	8,223	0.2	
58	7,847	0.2	154	10,209	0.2	
59	6,553	0.2	155	9,718	0.2	
60	5,698	0.1	156	8,130	0.2	
61	5,447	0.1	157	8,085	0.2	
62	4,851	0.1	158	8,118	0.2	
63	4,267	0.1	159	7,496	0.2	
64	4,288	0.1	160	10,152	0.2	
65	4,335	0.1	161	11,493	0.3	
66	4,362	0.1	162	9,057	0.2	
67	4,429	0.1	163	10,590	0.2	
68	4,478	0.1	164	30,257	0.7	
69	4,524	0.1	165	14,734	0.3	
70	4,571	0.1	166	9,218	0.2	
71	4,614	0.1	167	8,199	0.2	
72	4,478	0.1	168	8,158	0.2	
73	7,177	0.2	169	7,958	0.2	
74	5,413	0.1	170	11,100	0.3	
75	5,053	0.1	171	15,064	0.3	
76	4,993	0.1	172	11,073	0.3	
77	4,999	0.1	173	8,670	0.2	
78	5,068	0.1	174	9,046	0.2	
79	5,097	0.1	175	9,140	0.2	
80	5,146	0.1	176	10,364	0.2	
81	5,159	0.1	177	9,099	0.2	
82	5,244	0.1	178	9,471	0.2	
83	5,293	0.1	179	15,589	0.4	
84	5,342	0.1	180	18,878	0.4	
85	5,372	0.1	181	7,106	0.2	
86	5,372	0.1	182	11,718	0.3	
87	5,373	0.1	183	6,236	0.1	
88	5,378	0.1	184	5,874	0.1	
89	5,695	0.1	185	5,700	0.1	
90	8,559	0.2	186	5,700	0.1	
91	7,876	0.2	187	5,700	0.1	
92	5,490	0.1	188	8,638	0.1	
93	5,456	0.1	189	8,222	0.1	
94	5,430	0.1	190	7,631	0.2	
95	5,406	0.1	191	8,930	0.2	
TOTAL					1,488,722	34



- GENERAL NOTES**
- TOTAL GROSS SITE AREA: 262.2 ACRES
  - TOTAL NO. LOTS: 202  
191 SINGLE FAMILY RESIDENTIAL (LOTS 1-191)  
11 OPEN SPACE LOTS (LOTS A-K)
  - ASSESSOR'S PARCEL NUMBER: 184-201-14 (FOR) & 184-102-18, 32, 44  
184-101-15 (N.A.P.)  
184-240-02, 13, 14, 15  
184-241-01, 02  
184-110-02, 03  
184-111-01
  - EXIST. GENERAL PLAN DESIGNATION: RURAL RES. (125-1), RES. (2-4) & OPEN SPACE
  - EXISTING ZONING: SRP  
PROPOSED ZONING: SRP
  - MINIMUM RES. LOT SIZE: APPROXIMATELY 4,250 SQ. FT.  
MAXIMUM RES. LOT SIZE: APPROXIMATELY 30,250 SQ. FT.  
AVERAGE RES. LOT SIZE: APPROXIMATELY 7,780 SQ. FT.
  - GRID DENSITY: 10.73' (191' LOTS/262.2 GROSS AC.)
  - AVERAGE DAILY TRAFFIC: 1,910 ADT (10 ADT/UNIT x 191 UNITS)
  - EXISTING USE: VACANT
  - PROPOSED USE: SINGLE FAMILY RESIDENTIAL: 76 4,000 SF MIN. LOTS (LOTS 28-50, 59-111)  
43 5,000 SF MIN. LOTS (LOTS 1-27, 51-58, 112-119)  
72 5,000 SF MIN. LOTS (LOTS 120-191)
  - TAX RATE AREA: 98247, 98205, 98206, 98207, 13266.
  - THOMAS BROTHERS COORDINATES: 1108-F3, F4

- GENERAL DESIGN NOTES**
- ALL STREET DESIGN, 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.
  - CORNER INTERVALS: 425 FEET
  - SOURCE OF TOPOGRAPHY: COUNTY OF SAN DIEGO 1974 ORTHOPHOTO TOPO SHEETS 362-1713 AND 368-1713. TOPO WAS DIGITIZED IN AUGUST 1998 BUT HAS NOT BEEN FIELD VERIFIED BY HUNSAKER & ASSOCIATES.
  - PROPOSED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN.
  - CUT AND FILL SLOPES NOT TO EXCEED 2:1.
  - GRADE UNITS MAY BE SENT 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 MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66605.1 OF THE SUBDIVISION MAP ACT. THE FINAL MAP WILL CONSIST OF ONE OR MORE MULTIPLE LOTS AS SHOWN ON THIS TENTATIVE MAP.
  - GRADING QUANTITIES:  
FILL: 750,000 C.Y.  
750,000 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: DECON 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
JUNIOR SCHOOL	SAN MARCOS UNIFIED SCHOOL DISTRICT

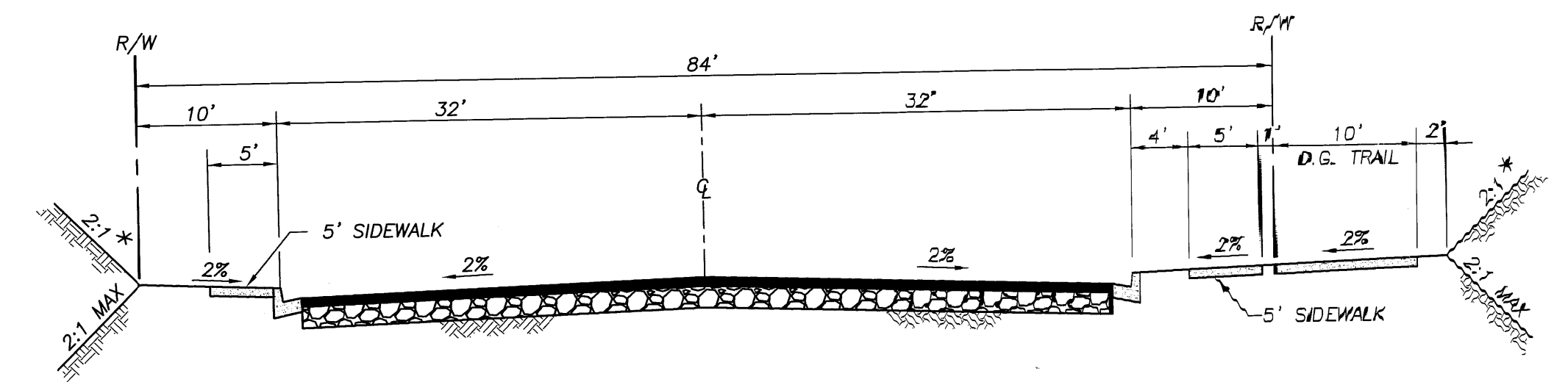
**OWNERS STATEMENT**  
I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST AVAILABLE COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS INTEREST WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS, UTILITIES EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "TREETHROW" 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 10 DAY OF 2005, AT SAN MARCOS CALIFORNIA.

DESIGNER: PROJECTS, INC., GENERAL PARTNER  
BY: FAREHAM J. MORGAN, PRESIDENT

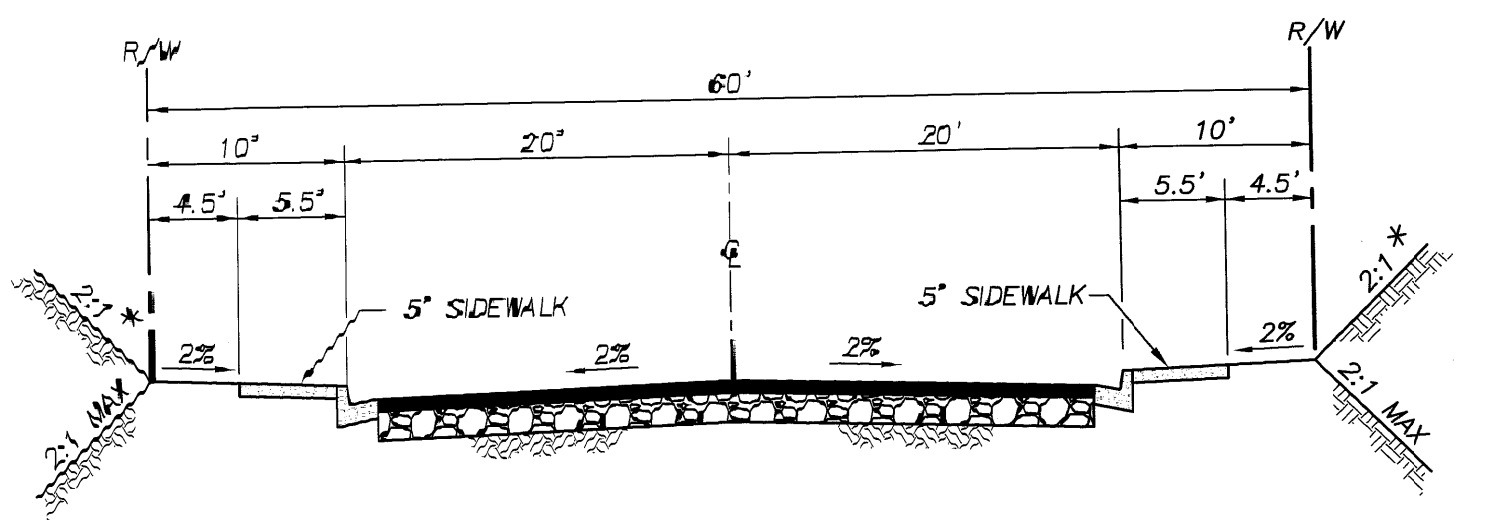
**OWNER**  
VISTA SAN MARCOS LIMITED  
A CALIFORNIA LIMITED PARTNERSHIP  
23201 LAKE CENTER DR.  
LAKE FOREST, CA 92630  
(949) 768-3453

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

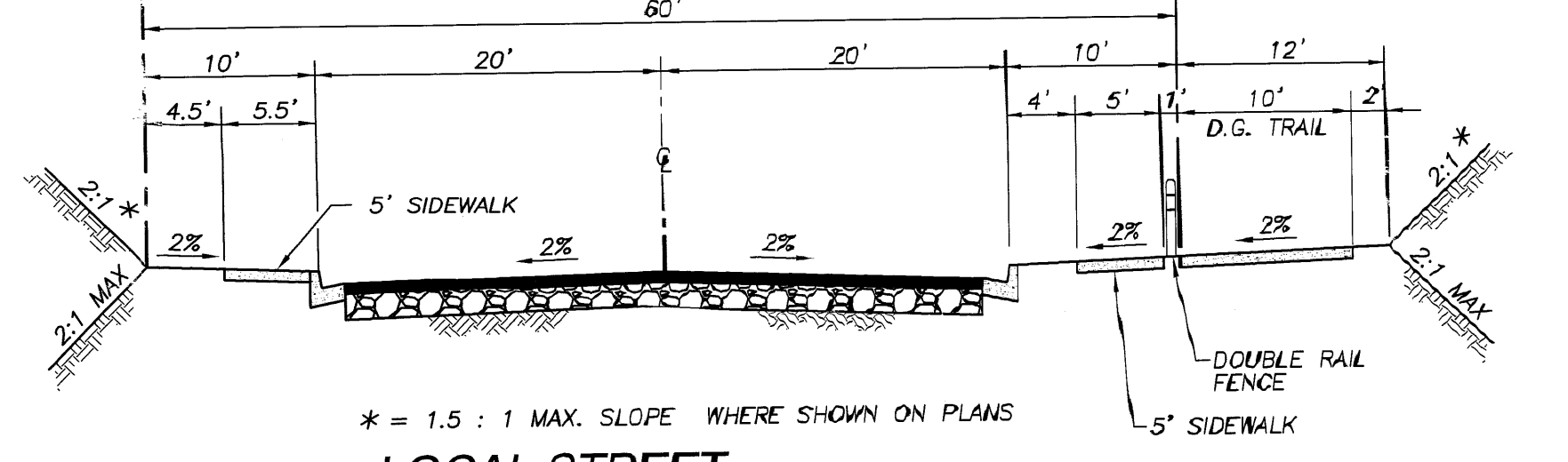
**KEY MAP**  
NO SCALE



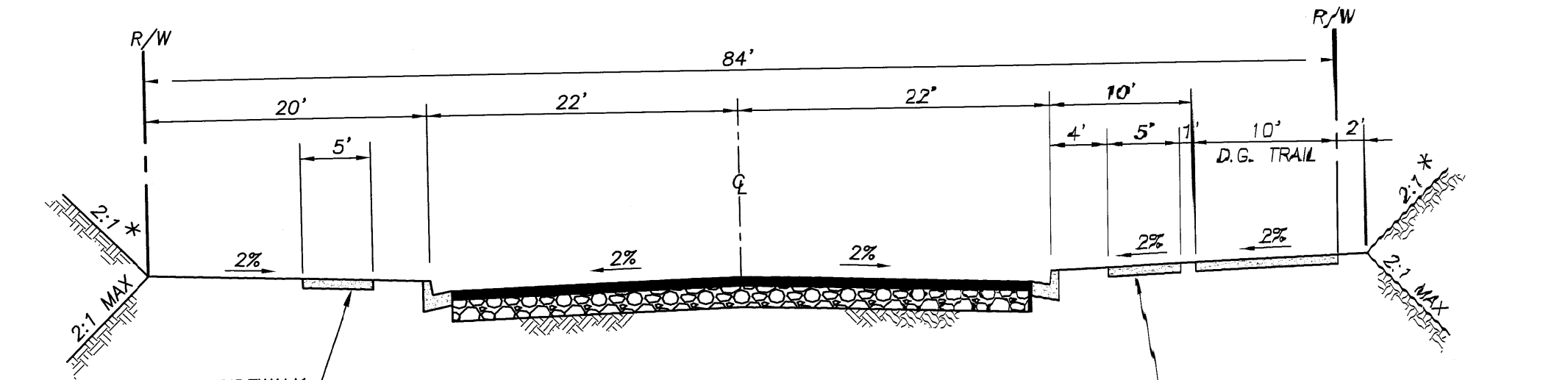
\* = 1.5 : 1 MAX. SLOPE WHERE SHOWN ON PLANS  
**SECONDARY ARTERIAL**  
LAS POSAS ROAD BETWEEN SOUTHERN BOUNDARY & ST. 'A'  
NOT TO SCALE



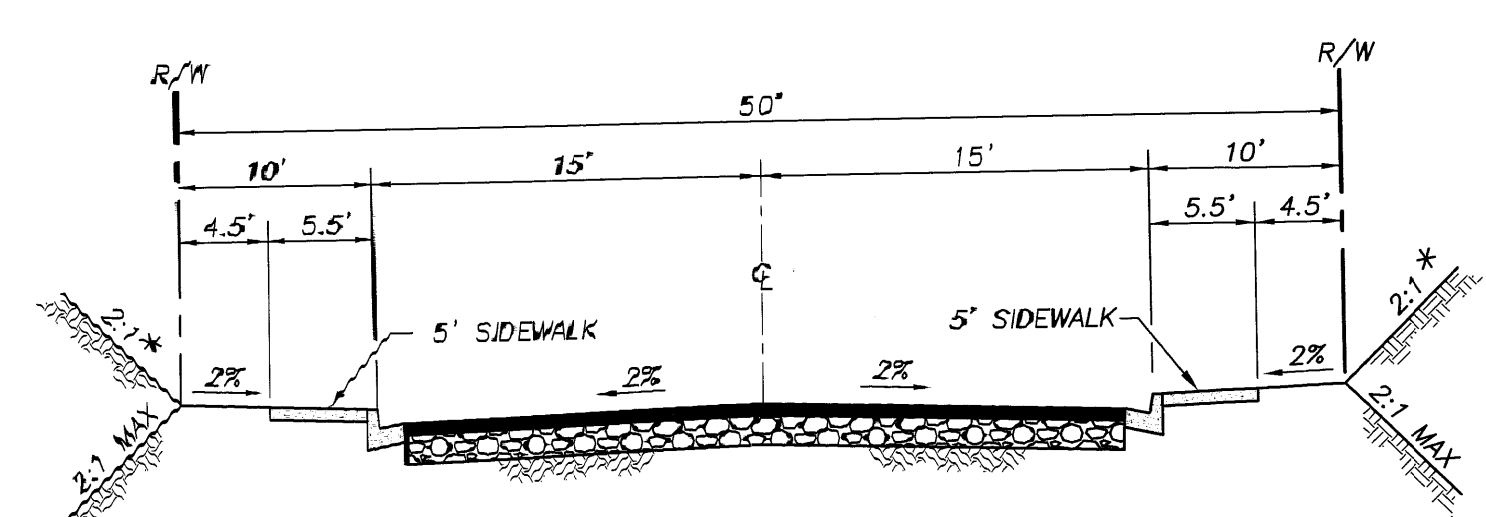
\* = 1.5 : 1 MAX. SLOPE WHERE SHOWN ON PLANS  
**LOCAL STREET**  
STREETS 'B', STREET 'C', STREET 'G' AND STREET 'H'  
PORTIONS OF ST. 'A' (10+00 TO 25+37.87 AND 43+61.51 TO 68+32.46)  
NOT TO SCALE



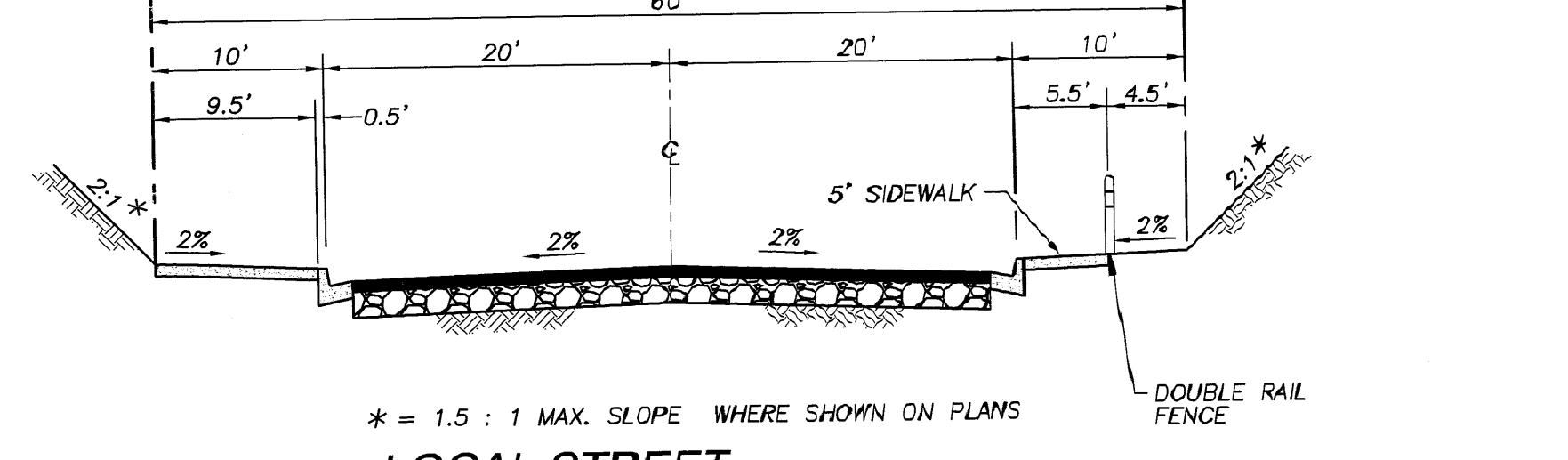
\* = 1.5 : 1 MAX. SLOPE WHERE SHOWN ON PLANS  
**LOCAL STREET**  
PORTION ST. 'A' BETWEEN LAS POSAS RD. AND THE PROPOSED PUBLIC PARK  
NOT TO SCALE



\* = 1.5 : 1 MAX. SLOPE WHERE SHOWN ON PLANS  
**SECONDARY ARTERIAL**  
LAS POSAS ROAD FROM ST. 'A' TO END OF NORTHERN IMPROVEMENTS  
NOT TO SCALE



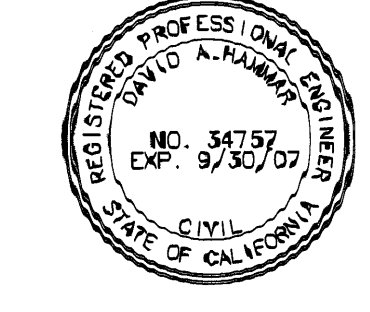
\* = 1.5 : 1 MAX. SLOPE WHERE SHOWN ON PLANS  
**MODIFIED LOCAL STREET**  
STREET 'I', & OFFSITE STREET 'J'  
NOT TO SCALE



\* = 1.5 : 1 MAX. SLOPE WHERE SHOWN ON PLANS  
**LOCAL STREET**  
STREET 'A' FROM 25+37.87 TO 34+12.21, STREET 'E'  
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



DAVID A. HAMMAR R.C.E. 34757 DATE  
MY REGISTRATION EXPIRES ON 9/30/07

NO.	REVISIONS	DATE	BY
1	SUBMITTAL-REVISED TM	07/11/05	H&A
2	SUBMITTAL-REVISED TM-ADD EX. TRIALS	07/14/05	H&A
3	RESUBMITTAL - FOR HEARING	10/20/05	H&A
4			
5			
6			
7			
8			

**REVISED TENTATIVE MAP**  
**SAN MARCOS HIGHLANDS**  
CITY OF SAN MARCOS, CALIFORNIA

SHEET 1 OF 5