GIVEN THE TIME THAT HAS PASSED SINCE TSM 462 WAS APPROVED, IT IS ASSUMED NEW ENTITLEMENTS WILL NEED TO BE PROCESSED

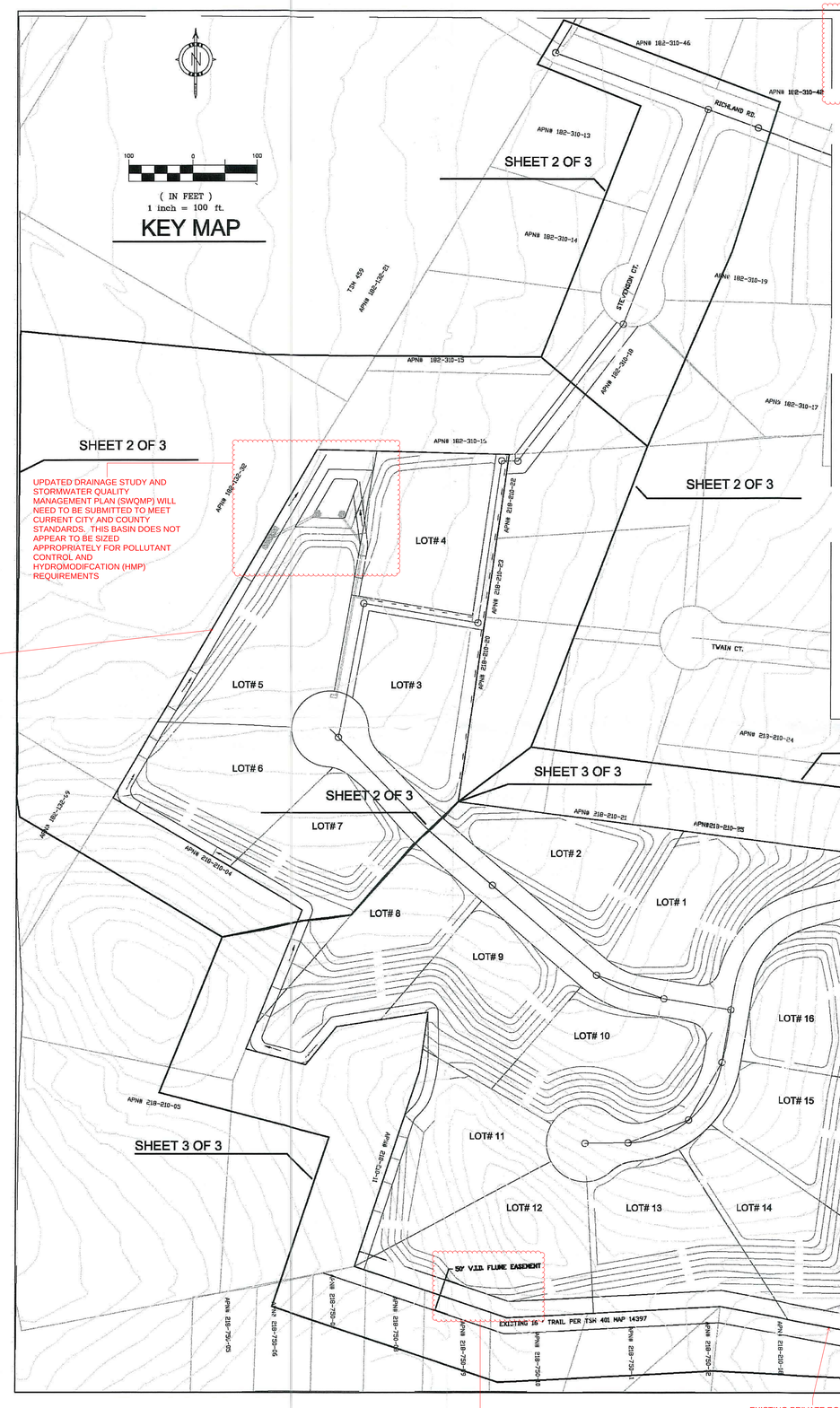
**TSM 462 (08TE)**
CALWEST DEVELOPMENT
1320 RICHLAND ROAD



RECEIVED
JUN 0 3 20
CITY OF SAN MA
PLANNING DIVI

# TENTATIVE MAP NO. T.S.M. 462
# CITY OF SAN MARCOS

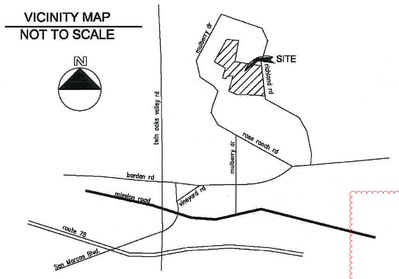
# HERITAGE RANCH




UPDATED DRAINAGE STUDY AND STORMWATER QUALITY MANAGEMENT PLAN (SWQMP) WILL NEED TO BE SUBMITTED TO MEET CURRENT CITY AND COUNTY STANDARDS. THIS BASIN DOES NOT APPEAR TO BE SIZED APPROPRIATELY FOR POLLUTANT CONTROL AND HYDROMODIFCATION (HMP) REQUIREMENTS

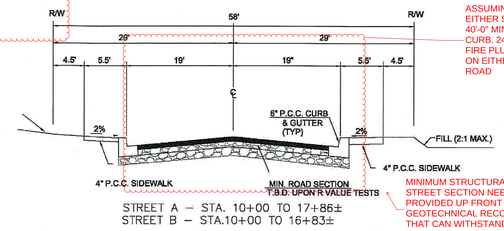
PLEASE DEPICT STORM DRAIN CONNECTIONS TO EXISTING SD INFRASTRUCTURE. POST-DEVELOPMENT FLOWS MUST BE EQUAL TO OR LESS THAN PRE-DEVELOPMENT

VICINITY MAP
NOT TO SCALE




## LEGEND

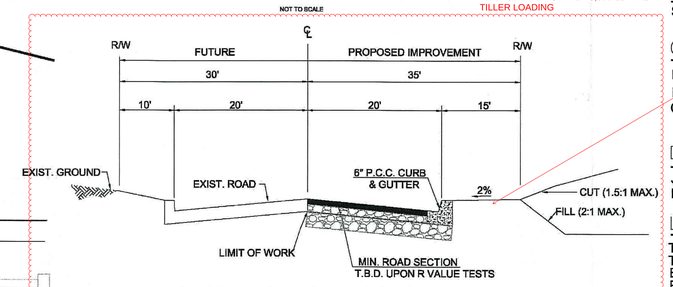
- SUBDIVISION BOUNDRY
- LOT LINE
- WATER LINE
- STORM DRAIN
- PAD ELEVATION 735.0
- LOT NUMBER
- EXISTING GROUND
- PROPOSED GRPOND 825
- PROPOSED DRAINAGE DITCH
- SEWER/SEWER MH
- FIRE HYDRANT




STREET A – STA. 10+00 TO 17+86±
STREET B – STA.10+00 TO 16+83±
NOT TO SCALE

ASSUMING PARKING ON EITHER SIDE, IF SO, 40'-0" MINIMUM CURB TO CURB. 24'-0" CLEAR FOR FIRE PLUS 8'-0" PARKING ON EITHER SIDE OF ROAD

MINIMUM STRUCTURAL THICKNESS OF STREET SECTION NEEDS TO BE PROVIDED UP FRONT BASED ON GEOTECHNICAL RECOMMENDATIONS THAT CAN WITHSTAND 75,000 LB FIRE TILLER LOADING



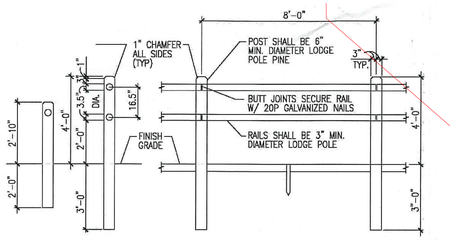

RICHLAND ROAD – STA. 10+00 TO 18+03±
NOT TO SCALE

PLEASE NOTE THAT THE ENTIRETY OF RICHLAND ROAD ALONG THE PROERTY FRONTAGE APPEARST TO BE OUTSIDE THE JURISDICTION OF THE CITY OF SAN MARCOS

UPDATE CROSS SECTION TO REFLECT EXISTING RICHLAND

PLEASE COORDINATE WITH THE APPROPRIATE WATER & SEWER AGENCIES FOR UPDATED WATER AND SEWER STUDIES TO DETERMINE POTENTIAL POINTS OF CONNECTIONS (POC'S) AND IF ANY UTILITY IMPROVEMENTS AND/OR UPSIZING IS REQUIRED TO SERVICE THE PROPOSED SITE

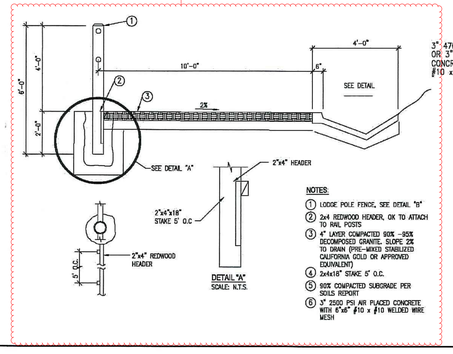
WHEN FORMAL ENTITLEMENT REVIEW IS SUBMITTED, THE FOLLOWING ITEMS WILL BE REQUIRED FOR CITY REVIEW:
DRAINAGE STUDY.
STORMWATER QUALITY MANAGEMENT PLAN (SWQMP) INCORPORATING LATEST CITY BMP DESIGN MANUAL.
GEOTECHNICAL REPORT.
UPDATED TITLE REPORT DATED WITHIN SIX (6) MONTHS OF SUBMITTAL DATE.




REMOVABLE BOLLARD
NOT TO SCALE
USE ON PAVED TRAIL ENTRANCES AND DG TRAIL ENTRANCES WHEN NOT ADJACENT TO A PAVED TRAIL

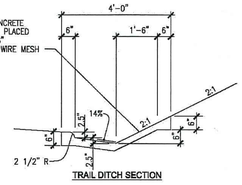
NOTES:
1. USE TERMINAL POSTS FOR ENDS OF FENCING (HOLE ON ONE SIDE ONLY)
2. PRESSURE TREATED WOOD WITH WATERPROOF COATING FOR POSTS/RAILS THOMPSON OR APPROVED EQUAL

TRAIL CROSS SECTION AND AMENITIES ALONG THE LENGTH OF THE PROPOSED TRAIL TO BE VETTED DURING ENTITLEMENT REVIEW FOR COMPLIANCE WITH CITY TRAIL MASTER PLAN




NOTES:
1. LODGE POLE FENCE, SEE DETAIL "B"
2. 2x4 REDWOOD HEADER, OK TO ATTACH TO RAIL POSTS
3. 4" LAYER COMPACTED 90% -95% DECOMPOSED GRANITE. SLOPE 2% TO DRAIN (PRE-MIXED STABILIZED CALIFORNIA GOLD OR APPROVED EQUIVALENT)
4. 2x4x18" STAKE 5' O.C.
5. 90% COMPACTED SUBGRADE PER SOILS REPORT
6. 3" 2500 PSI AIR PLACED CONCRETE WITH 6"x6" #10 x #10 WELDED WIRE MESH

3" 470-C-2000 CONCRETE OR 3" 2500 PSI AIR PLACED CONCRETE WITH 6"x6" #10 x #10 WELDED WIRE MESH




TRAIL DITCH SECTION
NOT TO SCALE:

TRAIL DITCH

REFLECTED ON FINAL MAP 14397 AS COUNTY RECORD BK 1127, PG 156 OF DEEDS RECORDED 10-21-1925

EXISTING PRIVATE ROAD EASEMENT KNOWN AS TRES RANCHO LANE OF 50'-0" REFLECTED ON PM 3973. DOES STILL SHOW UP ON TITLE?

UNDERGROUNDING OF EXISTING OH ALONG RICHLAND WILL BE REQUIRED

## OWNER

SORICH & KALOPER PARTNERSHIP
1840 S GAFFAX ST#200-D
SAN PEDRO CA 90731
TELEPHONE 310-514-8835

ON FILE WITH CITY

SIGNATURE

## SUBDIVIDER

CALWEST ENTERPRISES
145 VALLECITOS DE ORO SUITE "B"
SAN MARCOS CA 92069
TEL 760-752-1400

ON FILE WITH THE CITY

SIGNATURE

PLEASE PROVIDE PROPOSED FRONTAGE IMPROVEEMNTS AS PART OF CROSS SECTION

## OWNER STATEMENT

I SORICH & KALOPER PARTNERSHIP THE OWNER OF SAID PROPERTY DO NOT HAVE OWNERSHIP IN ANY CONTIGUOUS PROPERTY

## DATE OF PREPARATION

JUNE 1, 2005, REV# 1 DEC 2005
REV #2 MAY 2006

## LEGAL DESCRIPTION

THOSE PORTION OF LOTS 2 AND 3 IN SECTION 1, TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN AND MORE PARTICULARLY DESCRIBED IN A DEED RECORDED SEPTEMBER 22, 1972 AT RECORDER'S FILE/PAGE NO. 253816 OF OFFICIAL RECORDS OF SAN DIEGO.

## ASSESSORS PARCEL NUMBER

218-210-12-00

## ZONING

EXISTING ZONING A-I
PROPOSED ZONING A-1
FRONT YARD SET BACK 60' FROM CL
SIDE YARD SET BACK 15' FROM PL
REAR YARD SET BACK 25' FROM PL

## STREET

RICHLAND ROAD, STREET "A", STREET "B"
STREETS TO BE DEDICATED FOR PUBLIC USE.
RIGHT OF WAY AS SHOWN

## EARTH WORK

CUT: 120,348 C.Y.
FILL: 139,685 C.Y.

CONFIRM IF THESE QUANTITIES ARE STILL ACCURATE

## SERVICE AGENCIES

FIRE PROTECTION: SAN MARCOS FIRE PROTECTION
WATER: VISTA IRRIGATION WATER DISTRICT
SEWER : VALLECITOS MUNICIPAL WATER DISTRICT
GAS & ELECTRIC: SDG&E
TELEPHONE: PACIFIC BELL ( SBC )
CABLE TV: COX COMMUNICATION
STORM DRAIN: EASEMENTS AND IMPROVEMENTS AS REQUIRED BY THE CITY OF SAN MARCOS

## ENGINEER OF WORK

LANTEC ENGINEERING
145 VALLECITOS DE ORO SUITE "B"
SAN MARCOS CA 92069
TEL 760-471-1900 FAX 760-471-4965

REGISTERED PROFESSIONAL ENGINEER
M. M. ZOMORODIAN
No. 25472
Exp. 6/30/2008
CIVIL
STATE OF CALIFORNIA

## TOTAL AREA

TOTAL AREA: 20.2 AC

## LAND USE ANALYSIS

STREETS: 2.00 AC 9.89 %
LOTS: 18.20 AC 90.11 %
NUMBER OF LOTS: 16
MINIMUM LOT SIZE; 1 AC
EXISTING & PROPOSED DENSITY: 1 DU / AC
AVERAGE LOT SIZE: 1.14 AC

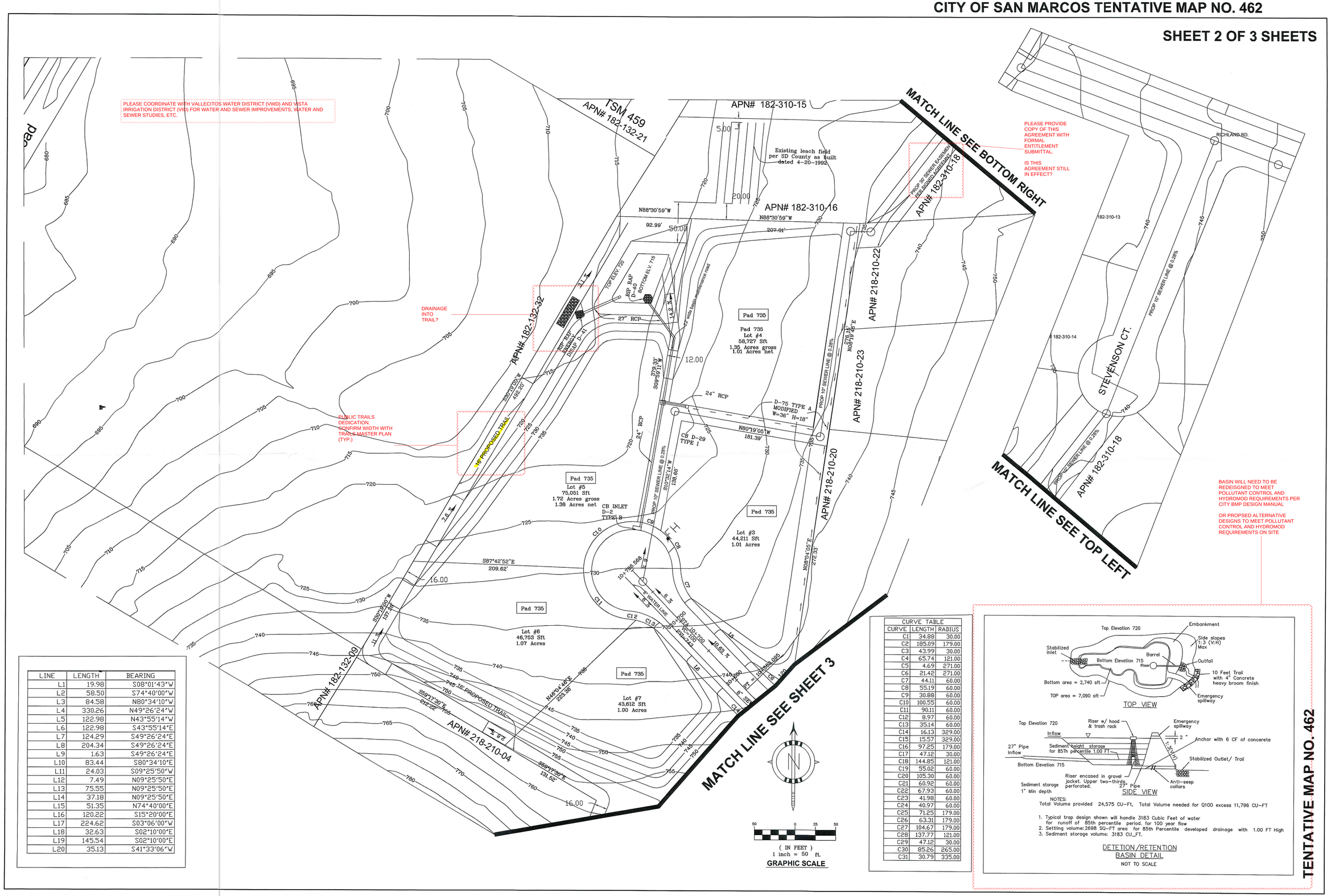
## TOPOGRAPHY

5' CONTOUR INTERVAL FROM VALLECITOS MUNICIPAL WATER DISTRICT BASE MAP DATED 02-13-2004

TENTATIVE MAP NO. 462

# CITY OF SAN MARCOS TENTATIVE MAP NO. 462

## SHEET 2 OF 3 SHEETS




| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 19.98 | S08°01'43"W |
| L2 | 58.50 | S74°40'00"W |
| L3 | 84.58 | N80°34'10"W |
| L4 | 330.26 | N49°26'24"W |
| L5 | 122.98 | N43°55'14"W |
| L6 | 122.98 | S43°55'14"E |
| L7 | 124.29 | S49°26'24"E |
| L8 | 204.34 | S49°26'24"E |
| L9 | 1.63 | S49°26'24"E |
| L10 | 83.44 | S80°34'10"E |
| L11 | 24.03 | S09°25'50"W |
| L12 | 7.49 | N09°25'50"E |
| L13 | 75.55 | N09°25'50"E |
| L14 | 37.18 | N09°25'50"E |
| L15 | 51.35 | N74°40'00"E |
| L16 | 120.22 | S15°20'00"E |
| L17 | 224.62 | S03°06'00"W |
| L18 | 32.63 | S02°10'00"E |
| L19 | 145.54 | S02°10'00"E |
| L20 | 35.13 | S41°33'06"W |

| CURVE TABLE | | |
|---|---|---|
| CURVE | LENGTH | RADIUS |
| C1 | 34.88 | 30.00 |
| C2 | 185.09 | 179.00 |
| C3 | 43.99 | 30.00 |
| C4 | 65.74 | 121.00 |
| C5 | 4.69 | 271.00 |
| C6 | 21.42 | 271.00 |
| C7 | 44.11 | 60.00 |
| C8 | 55.19 | 60.00 |
| C9 | 30.88 | 60.00 |
| C10 | 100.55 | 60.00 |
| C11 | 90.11 | 60.00 |
| C12 | 8.97 | 60.00 |
| C13 | 35.14 | 60.00 |
| C14 | 16.13 | 329.00 |
| C15 | 15.57 | 329.00 |
| C16 | 97.25 | 179.00 |
| C17 | 47.12 | 30.00 |
| C18 | 144.85 | 121.00 |
| C19 | 55.02 | 60.00 |
| C20 | 105.30 | 60.00 |
| C21 | 60.92 | 60.00 |
| C22 | 67.93 | 60.00 |
| C23 | 41.98 | 60.00 |
| C24 | 40.97 | 60.00 |
| C25 | 71.25 | 179.00 |
| C26 | 63.31 | 179.00 |
| C27 | 104.67 | 179.00 |
| C28 | 137.77 | 121.00 |
| C29 | 47.12 | 30.00 |
| C30 | 85.26 | 265.00 |
| C31 | 30.79 | 335.00 |




NOTES:
Total Volume provided 24,575 CU-Ft, Total Volume needed for Q100 excess 11,796 CU-FT

1. Typical trap design shown will handle 3183 Cubic Feet of water for runoff of 85th percentile period. for 100 year flow
2. Settling volume:2698 SQ-FT area for 85th Percentile developed drainage with 1.00 FT High
3. Sediment storage volume: 3183 CU_FT.

DETETION/RETENTION BASIN DETAIL
NOT TO SCALE

TENTATIVE MAP NO. 462

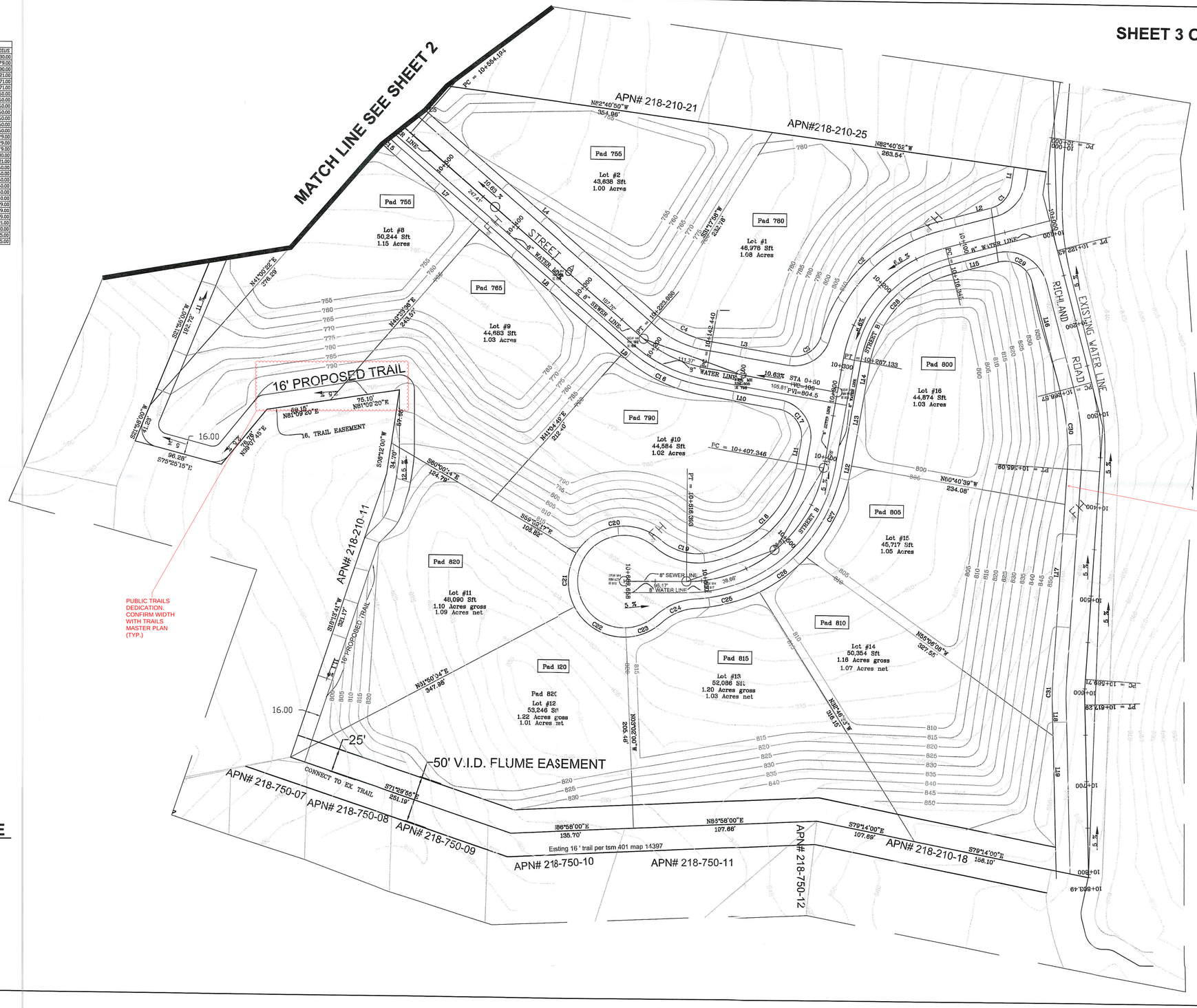

Lantec Engineering 760-471-1900
145 VALLECITOS DE ORO SUITE B
SAN MARCOS CA 92069

# CITY OF SAN MARCOS TENTATIVE MAP NO. 462

## SHEET 3 OF 3 SHEETS

| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 19.98 | S08°01'43"W |
| L2 | 58.50 | S74°40'00"W |
| L3 | 84.58 | N80°34'10"W |
| L4 | 339.26 | N49°26'24"W |
| L5 | 182.98 | N43°55'14"W |
| L6 | 122.98 | S43°55'14"E |
| L7 | 124.29 | S49°26'24"E |
| L8 | 264.34 | S49°26'24"E |
| L9 | 1.63 | S49°26'24"E |
| L10 | 83.44 | S80°34'10"E |
| L11 | 24.03 | S09°25'50"W |
| L12 | 7.49 | N09°25'50"E |
| L13 | 73.55 | N09°25'50"E |
| L14 | 37.18 | N09°25'50"E |
| L15 | 31.35 | N74°40'00"E |
| L16 | 189.22 | S15°20'00"E |
| L17 | 224.62 | S03°06'00"W |
| L18 | 32.63 | S02°10'00"E |
| L19 | 145.54 | S32°10'00"E |
| L20 | 35.13 | S41°33'06"W |

| CURVE TABLE | | |
|---|---|---|
| CURVE | LENGTH | RADIUS |
| C1 | 34.88 | 30.00 |
| C2 | 185.09 | 179.00 |
| C3 | 43.99 | 30.00 |
| C4 | 63.74 | 121.00 |
| C5 | 4.69 | 271.00 |
| C6 | 21.42 | 271.00 |
| C7 | 44.11 | 60.00 |
| C8 | 53.19 | 60.00 |
| C9 | 30.88 | 60.00 |
| C10 | 100.53 | 60.00 |
| C11 | 90.11 | 60.00 |
| C12 | 8.97 | 60.00 |
| C13 | 35.14 | 60.00 |
| C14 | 16.13 | 329.00 |
| C15 | 15.57 | 329.00 |
| C16 | 97.25 | 179.00 |
| C17 | 47.18 | 30.00 |
| C18 | 144.85 | 121.00 |
| C19 | 55.82 | 60.00 |
| C20 | 105.30 | 60.00 |
| C21 | 60.92 | 60.00 |
| C22 | 67.93 | 60.00 |
| C23 | 41.98 | 60.00 |
| C24 | 48.97 | 60.00 |
| C25 | 71.25 | 179.00 |
| C26 | 63.31 | 179.00 |
| C27 | 104.57 | 179.00 |
| C28 | 137.77 | 121.00 |
| C29 | 47.12 | 30.00 |
| C30 | 85.26 | 265.00 |
| C31 | 30.79 | 335.00 |




## GRAPHIC SCALE

50 0 25 50

( IN FEET )
1 inch = 50 ft.

## TENTATIVE MAP # TSM-462


Lantec Engineering 760-471-1900
145 VALLECITOS DE ORO SUITE B
SAN MARCOS CA 92069