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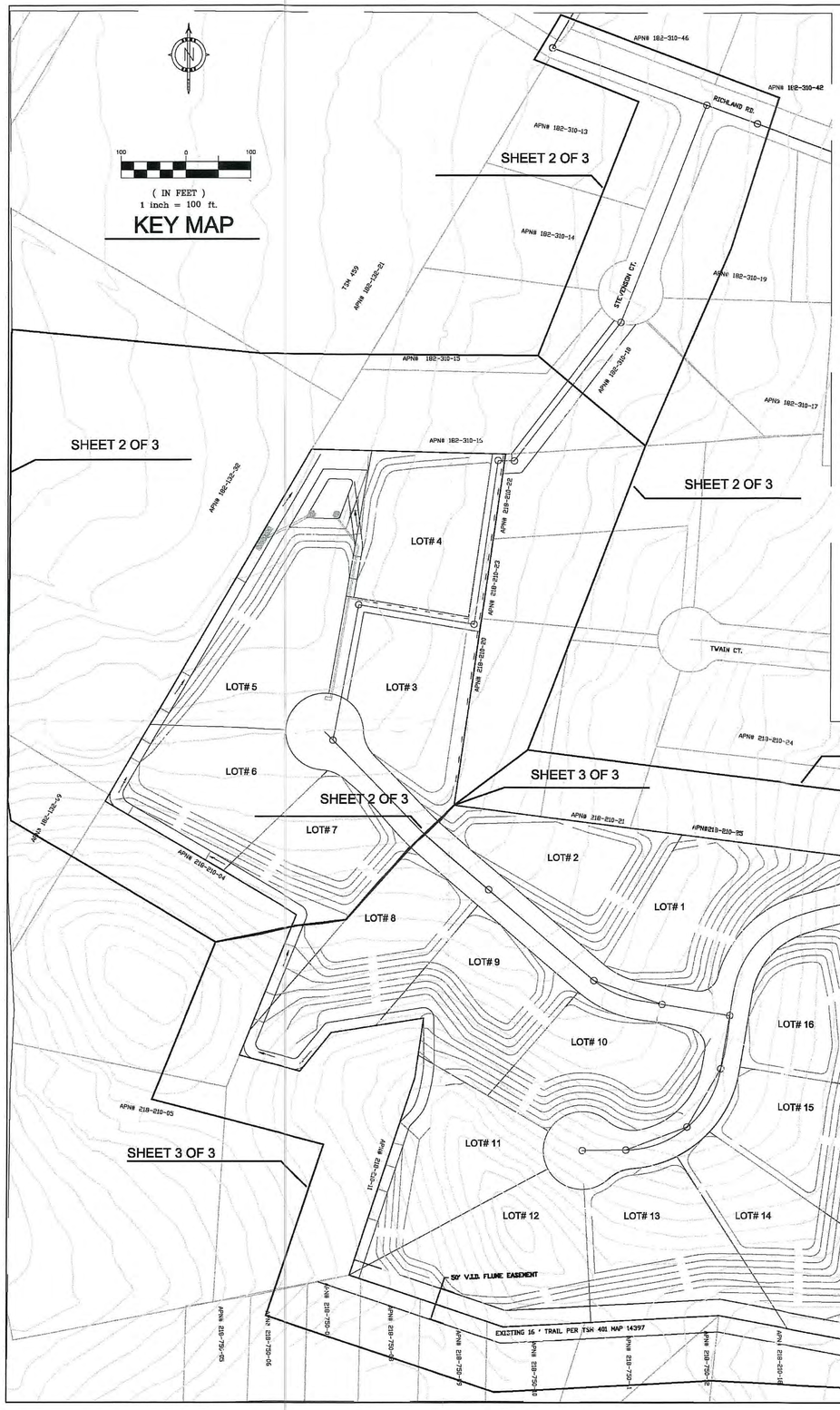
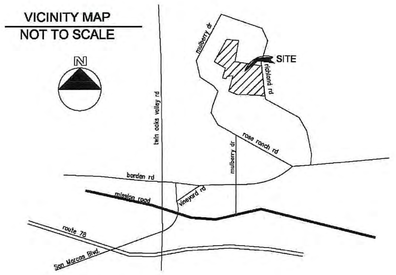
CITY OF SAN MA
PLANNING DIVI

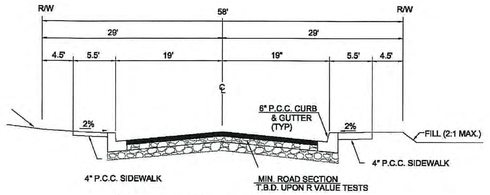
# TENTATIVE MAP NO. T.S.M. 462
# CITY OF SAN MARCOS

# HERITAGE RANCH

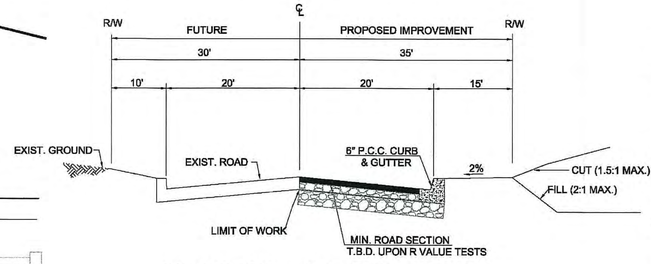



VICINITY MAP
NOT TO SCALE



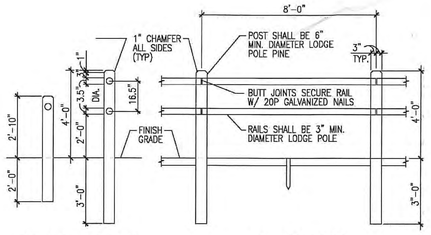

STREET A – STA. 10+00 TO 17+86±
STREET B – STA.10+00 TO 16+83±
NOT TO SCALE




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

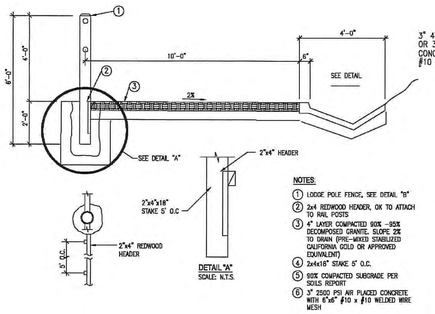
## LEGEND

- 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

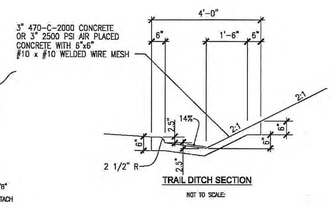



REMOVABLE BOLLARD
NOT TO SCALE
USE ON PAVED TRAIL ENTRANCES AND DO TRAIL ENTRANCES WHEN NOT ADJACENT TO A PAVED TRAIL

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




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




TRAIL DITCH

## 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

## 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-1
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.

## 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
JM M ZOMORODIAN
No. 42472
Exp. 6/30/2008
CIVIL
STATE OF CALIFORNIA

## TOTAL AREA

TOTAL AREA: 20.2 AC

## LAND USE ANALYSIS

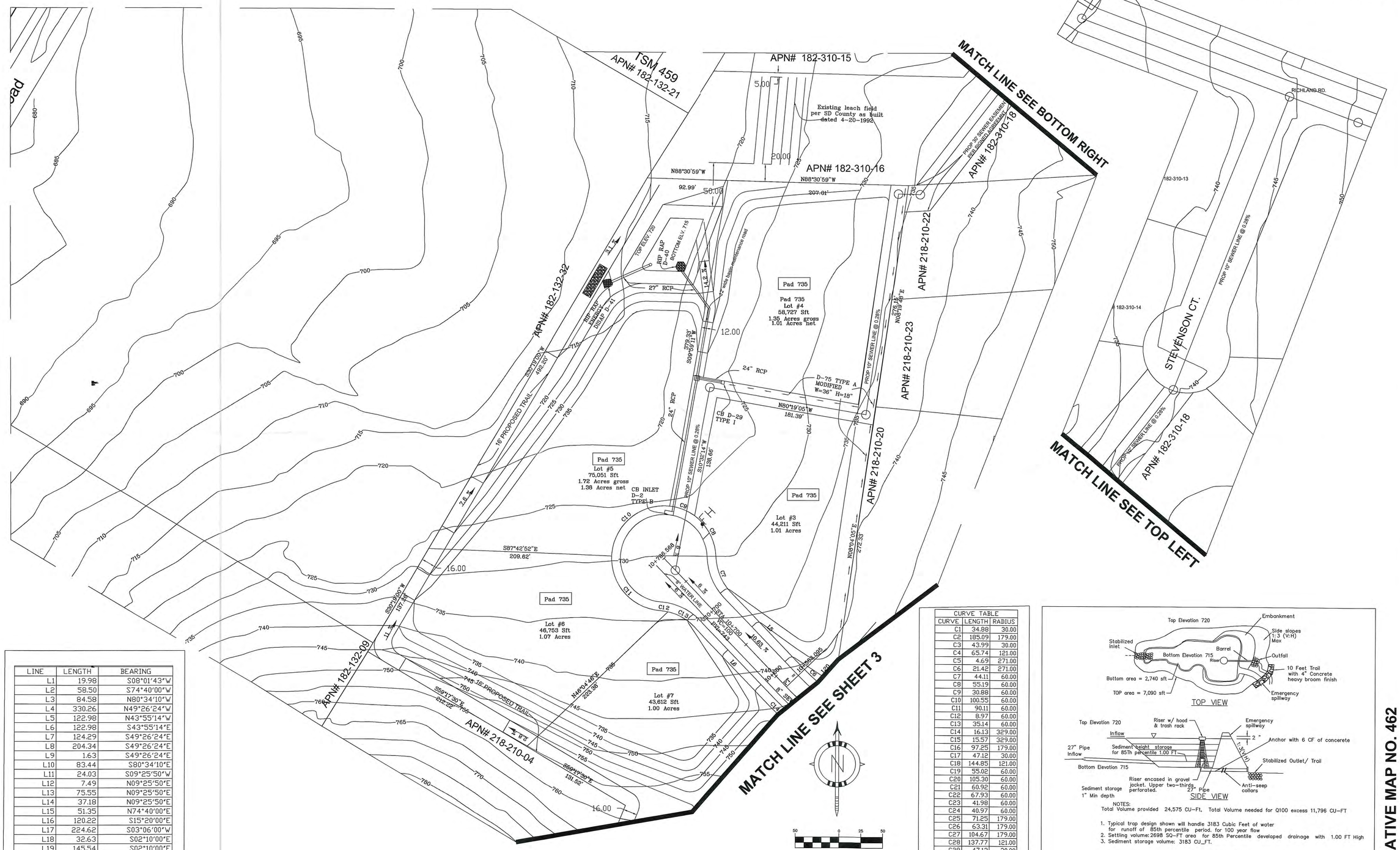
STREETS: 2.00 AC 9.89 %
LOTS: 18.20 AC 90.11 %
NUMBER OF LOTS: 16
MINIMUM LOT SIZE; 1 AC
EXISTING & PROPOSED DENSITY: 1 DU / AC
AVERAGE LOT SIZE: 1.14 AC

## TOPOGRAPHY

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

# 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 | 122.98 | 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 | 163 | 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 | 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°19'00"E |
| L20 | 35.13 | S41°33'06"W |

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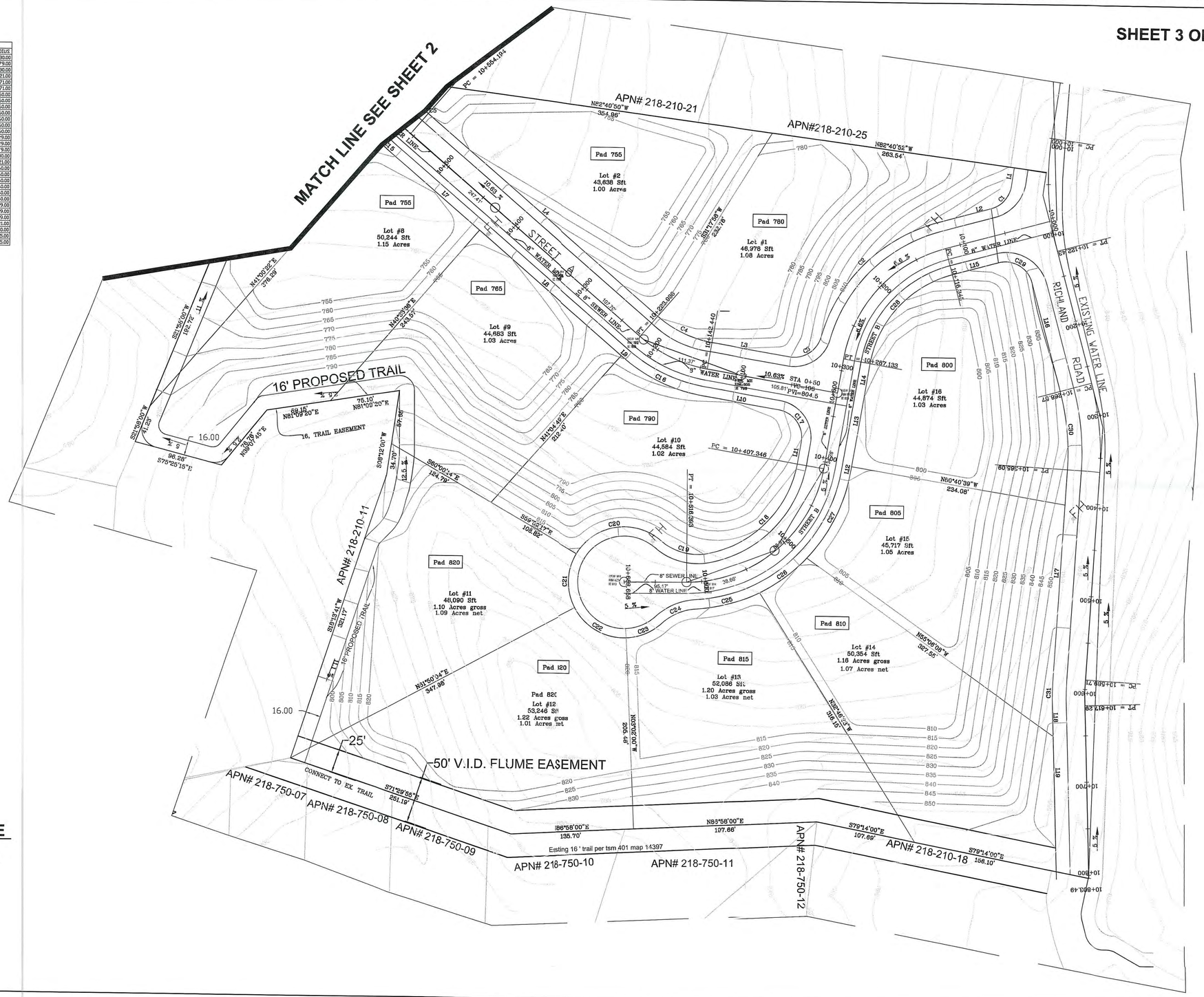
| C7 | 44.11 | 60.00 |
| C8 | 55.19 | 60.00 |
| C9 | 30.88 | 60.00 |
| C10 | 100.53 | 60.00 |
| C11 | 90.11 | 60.00 |
| C12 | 8.97 | 60.00 |
| C13 | 33.14 | 60.00 |
| C14 | 16.13 | 329.00 |
| C15 | 15.57 | 329.00 |
| C16 | 97.25 | 179.00 |
| C17 | 47.18 | 30.00 |
| C18 | 144.85 | 121.00 |
| C19 | 55.02 | 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 | 71.23 | 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 |




## 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**