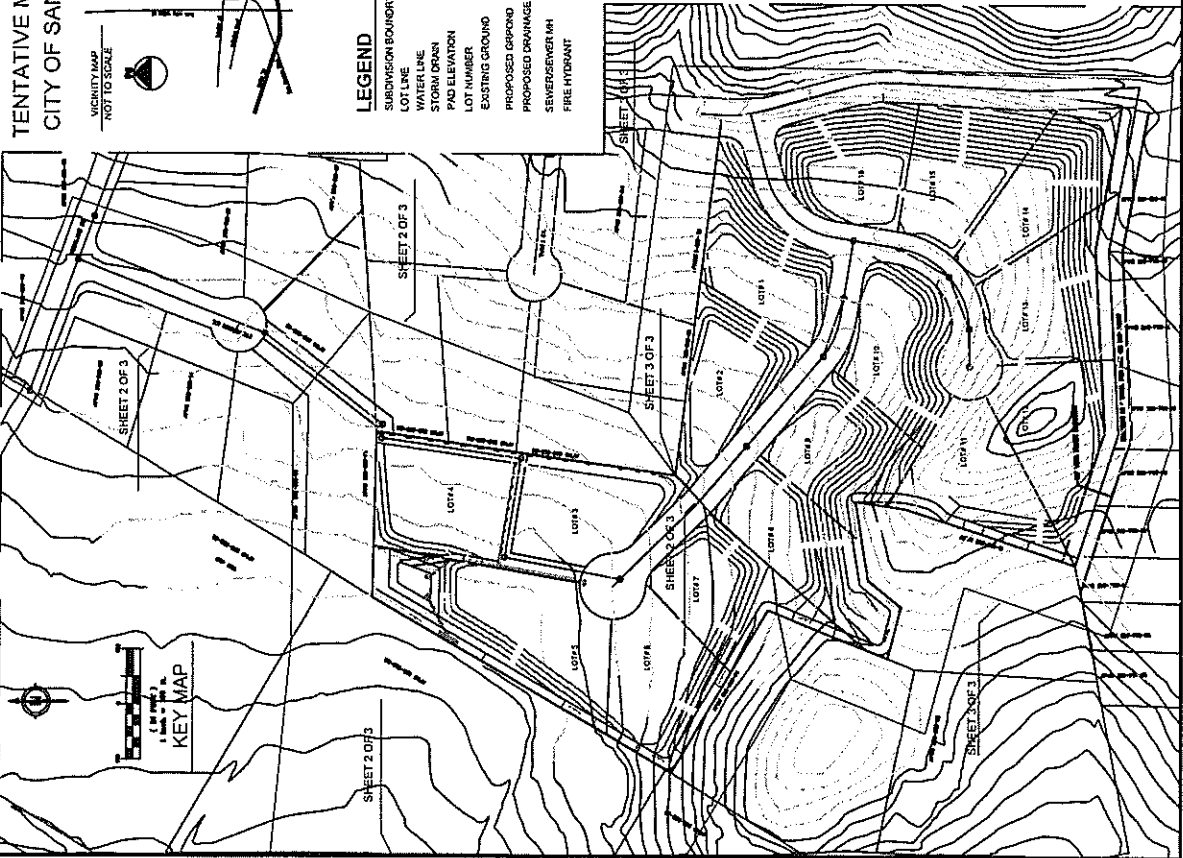


TENTATIVE MAP NO. T.S.M. 462
HERITAGE RANCH
CITY OF SAN MARCOS



OWNER
SORICH & KALOOPER PARTNERSHIP
145 VALLECITOS DE ORO SUITE "B"
SAN MARCOS CA 93389
TELEPHONE 310-514-4835

ON FILE WITH CITY
SIGNATURE
SUBMITTER
CALWEST ENTERPRISES
145 VALLECITOS DE ORO SUITE "B"
SAN MARCOS CA 93389
ON FILE WITH THE CITY
SIGNATURE

OWNER STATEMENT
I, SORICH & KALOOPER PARTNERSHIP THE OWNER OF SAID PROPERTY HAVE OWNERSHIP IN ANY CONTIGUOUS PROPERTY

DATE OF PREPARATION
JUNE 1, 2005; REV'T DEC 2005
REV'T2 MAY 2006

LEGAL DESCRIPTION
THOSE PORTION OF LOTS 2 AND 3 IN SECTION 1, T12N, R23E, S12E, SAN MARCOS DISTRICT, SAN DIEGO COUNTY, CALIFORNIA, BEING THE UNDIVIDED BASE AND MIDDLE AND MORE PARTICULARLY DESCRIBED IN A DEED RECORDED IN THE PUBLIC RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, RECORDED IN PLAT NO. 253416 OF OFFICIAL RECORDS OF SAN DIEGO.

ASSESSORS PARCEL NUMBER
216-210-12-00

ZONING
EXISTING ZONING A-1
PROPOSED ZONING A-1
FRONT YARD SET BACK 6' FROM CL
REAR YARD SET BACK 10' FROM CL
REAR YARD SET BACK 22' FROM FL

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)
PLUMBING: THE CITY OF SAN MARCOS
STORM DRAINAGE: THE CITY OF SAN MARCOS
AS REQUIRED BY THE CITY OF SAN MARCOS

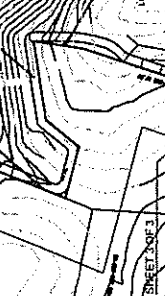
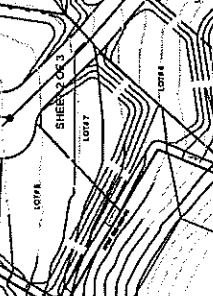
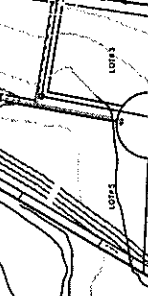
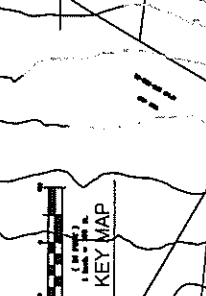
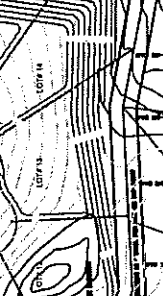
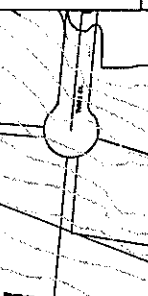
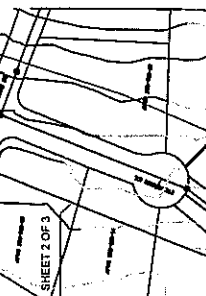
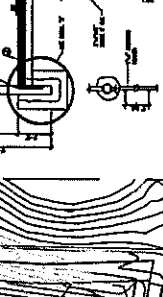
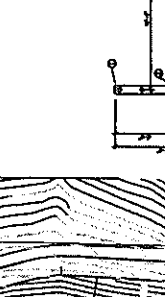
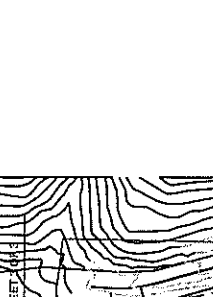
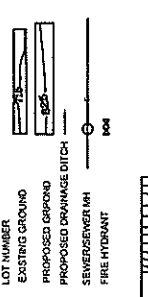
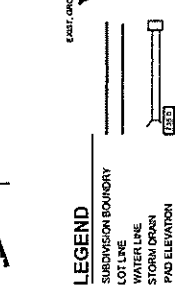
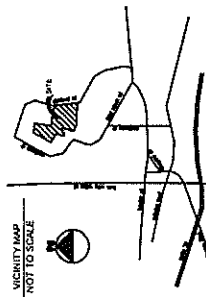
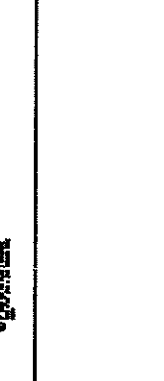
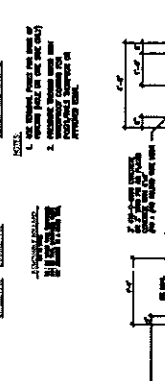
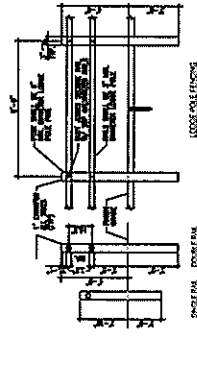
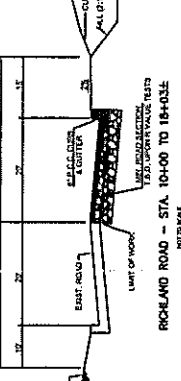
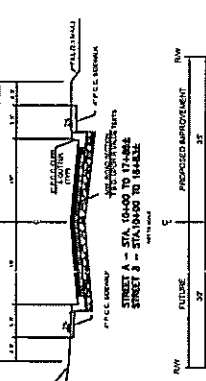
ENGINEER OF WORK

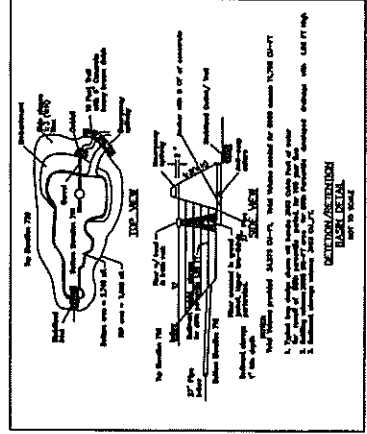
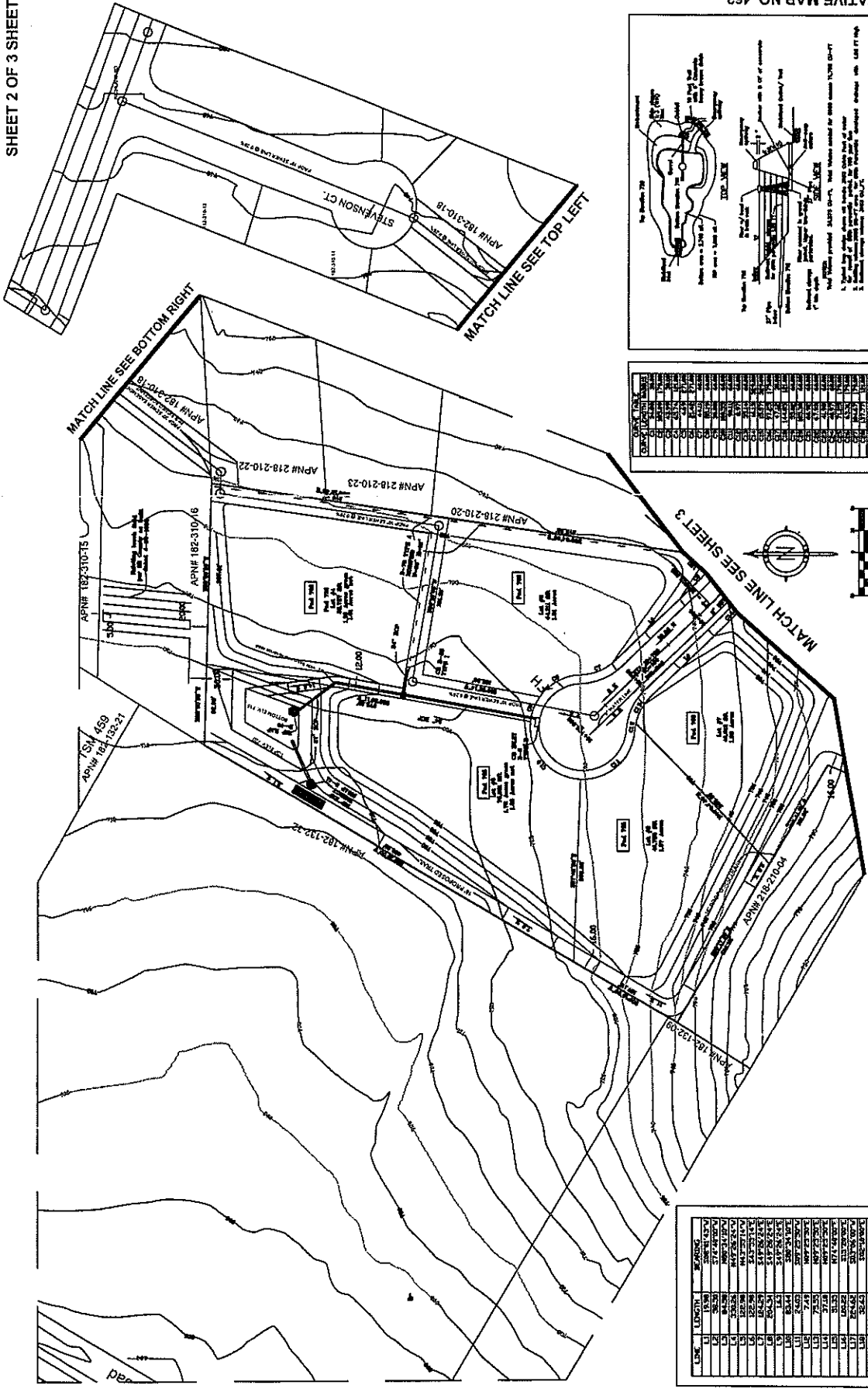
LAVITEC ENGINEERING SUITE "B"
SAN MARCOS CA 93389
TEL 760-471-1900 FAX 760-471-4935

TOTAL AREA
TOTAL AREA: 202 AC

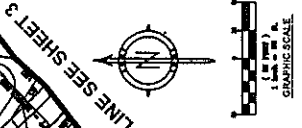
LAND USE ANALYSIS
STREETS: 2.00 AC 0.98 %
LOTS: 18.20 AC 9.01 %
MUNICIPAL LOT: 16 AC 7.92 %
EXISTING & PROPOSED DENSITY: 1 DU/AC
AVERAGE LOT SIZE: 11.14 AC

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

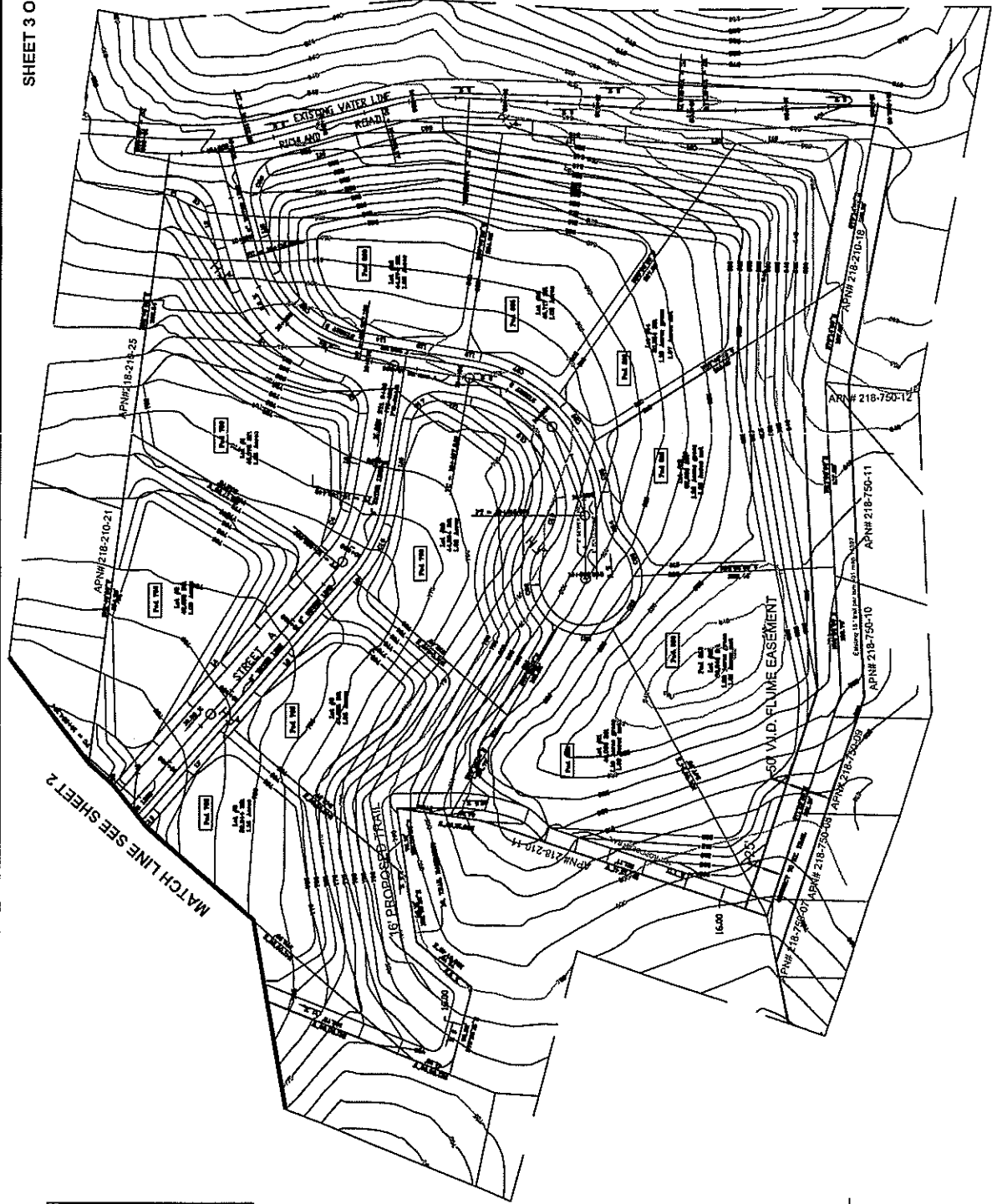




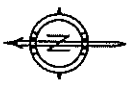
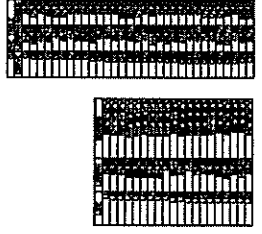
APN	Area	Area (Acres)	Area (Sq. Ft.)
182-310-16	APN# 182-310-16	1.12	48,000
218-210-22	APN# 218-210-22	1.12	48,000
218-210-23	APN# 218-210-23	1.12	48,000
218-210-20	APN# 218-210-20	1.12	48,000
182-310-17	APN# 182-310-17	1.12	48,000
182-310-18	APN# 182-310-18	1.12	48,000
182-310-19	APN# 182-310-19	1.12	48,000
182-310-20	APN# 182-310-20	1.12	48,000
182-310-21	APN# 182-310-21	1.12	48,000
182-310-22	APN# 182-310-22	1.12	48,000
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182-310-31	APN# 182-310-31	1.12	48,000
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182-310-33	APN# 182-310-33	1.12	48,000
182-310-34	APN# 182-310-34	1.12	48,000
182-310-35	APN# 182-310-35	1.12	48,000
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182-310-98	APN# 182-310-98	1.12	48,000
182-310-99	APN# 182-310-99	1.12	48,000
182-310-100	APN# 182-310-100	1.12	48,000



APN	Area (Acres)	Area (Sq. Ft.)
182-310-16	1.12	48,000
218-210-22	1.12	48,000
218-210-23	1.12	48,000
218-210-20	1.12	48,000
182-310-17	1.12	48,000
182-310-18	1.12	48,000
182-310-19	1.12	48,000
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182-310-97	1.12	48,000
182-310-98	1.12	48,000
182-310-99	1.12	48,000
182-310-100	1.12	48,000



MATCH LINE SEE SHEET 2



GRAPHIC SCALE
 1" = 100' ±