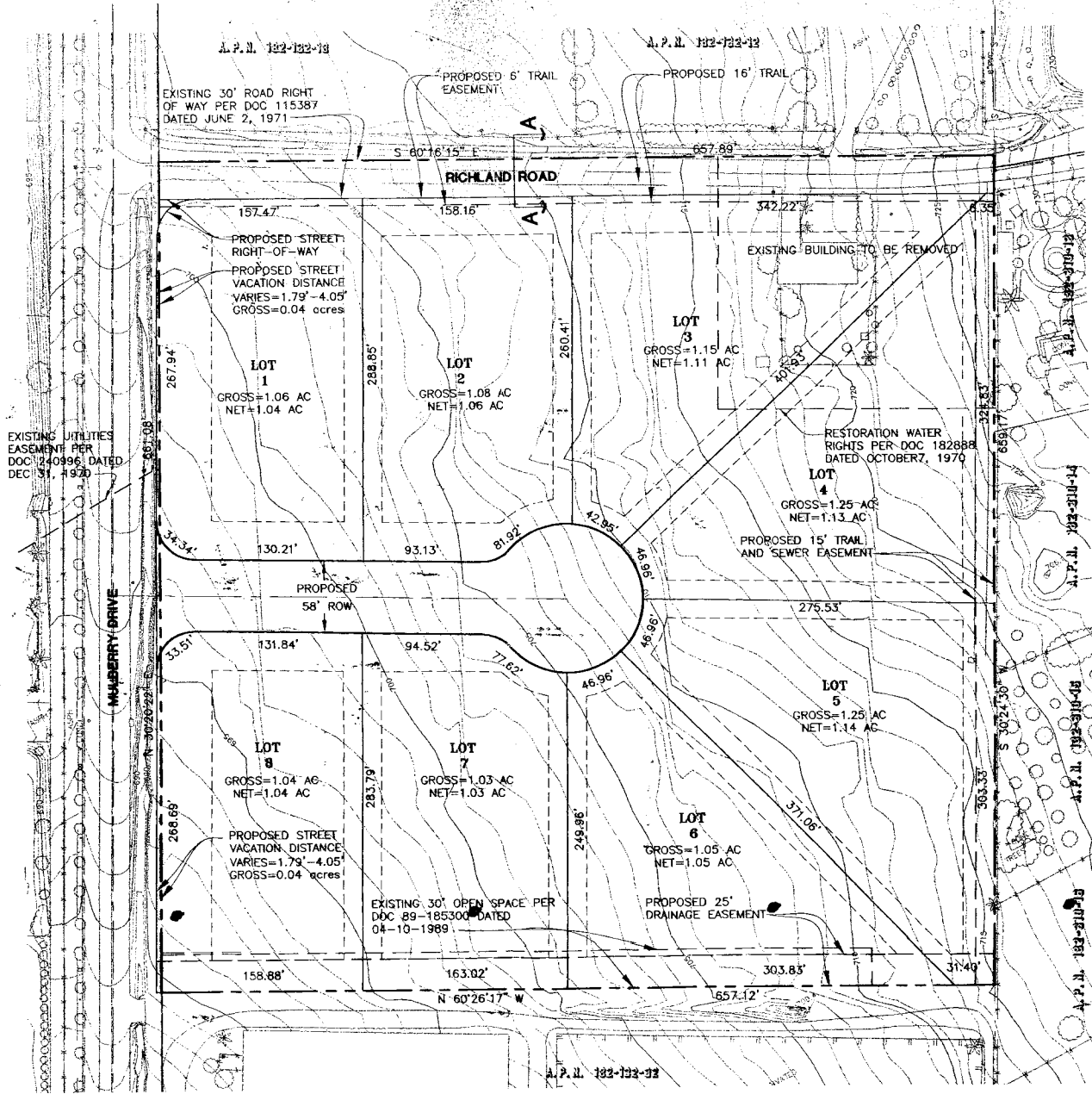


CITY OF SAN MARCOS TENTATIVE SUBDIVISION MAP TSM NO.459

TENTATIVE SUBDIVISION MAP 459
SHEET 22 OF 3 SHEETS

CITY OF SAN MARCOS		SHEET 2 of 5	
Project Plan Number			
PONTO FLORAL INC., ANTHONY BONS AND DICKY KOOREVAAR BONS, LIVING TRUST			
3933 JAMES DR., CARLSBAD, CA 92008, 1565 MULBERRY DR., SAN MARCOS, CA 92069			
ENGINEER		PHONE: (760) 753-5525	
SAN DIEGUITO ENGINEERING		4407 Manchester Ave., Ste 105, Encinitas, CA 92024	
DEVELOPMENT:		LOCATION: 1608 RICHLAND RD., San Marcos, CA 92069	
SINGLE FAMILY RESIDENCE		ASSESSOR'S PARCEL NUMBER(S): 182-132-21	
SITE DATA		DWELLING UNITS	
Area (sq ft): 415,540	Coverage %: 100 %	STUDIO	
Open & cov):		1 BDRM	
Planning:		2 BDRM	
E:		3 BDRM	
MARKING		TOTAL UNITS	
ORD. REG.		DRIVEWAY (SIZE AND SLOPE)	
LOADING		ONE WAY	
HANDICAP		TWO WAY	
TOTAL		SLOPE	
		SETBACKS	
		FRONT: 60'	REAR: 25'
		LEFT SIDE: 15'	
		RIGHT SIDE: 15'	



LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- BUILDING SETBACK
- PROPOSED TRAIL EASEMENT
- PROPOSED DRAINAGE EASEMENT
- EXISTING EASEMENT

SAN DIEGUITO ENGINEERING, INC

4407 MANCHESTER, SUITE 105
ENCINITAS, CA 92024
PHONE: (760) 753-5525

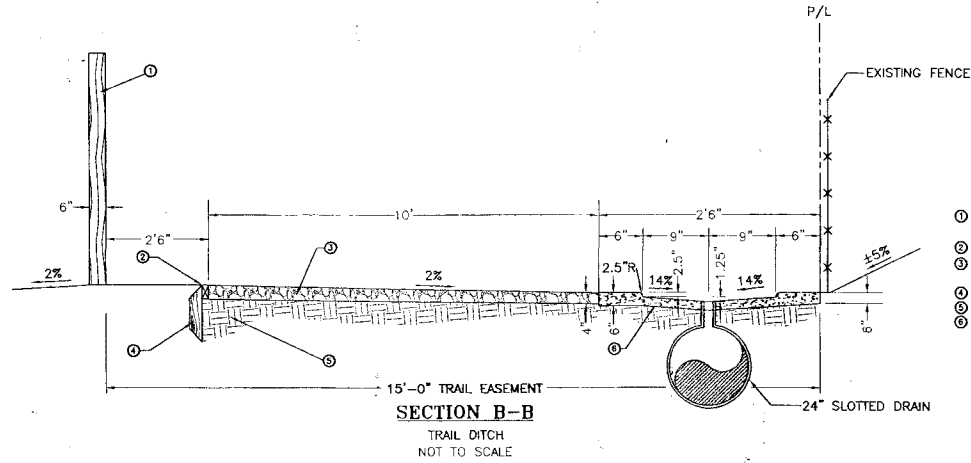
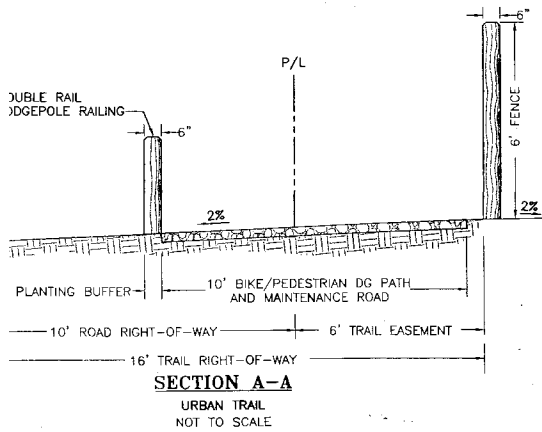
**CIVIL ENGINEERING • PLANNING
LAND SURVEYING**

ENGINEER'S NAME: SAN DIEGUITO ENGINEERING

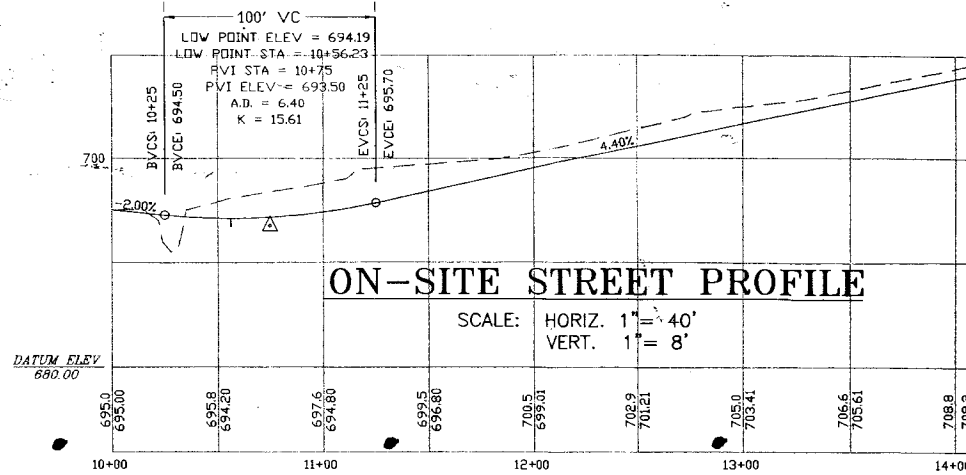
PRELIMINARY GRADING EXHIBIT

TSM NO. 459

TENTATIVE SUBDIVISION MAP 459
SHEET 4 OF 5 SHEETS



- ① 6" FENCE (TO BELONG TO DEVELOPER/PROPERTY OWNER)
- ② 2X4 REDWOOD HEADER
- ③ 4" LAYER COMPACTED STABILIZED DECOMPOSED GRANITE. SLOPE 2% TO DRAIN.
- ④ 2X4X18" STAKE 5' O.C.
- ⑤ COMPACTED SUBGRADE PER SOILS REPORT
- ⑥ 3" 2500 PSI AIR PLACED CONCRETE WITH 6"X6" E10XE10 WELDED WIRE MESH



SAN DIEGUITO ENGINEERING, INC.
4407 MANCHESTER, SUITE 105
ENCINITAS, CA 92024
PHONE: (760) 753-9525

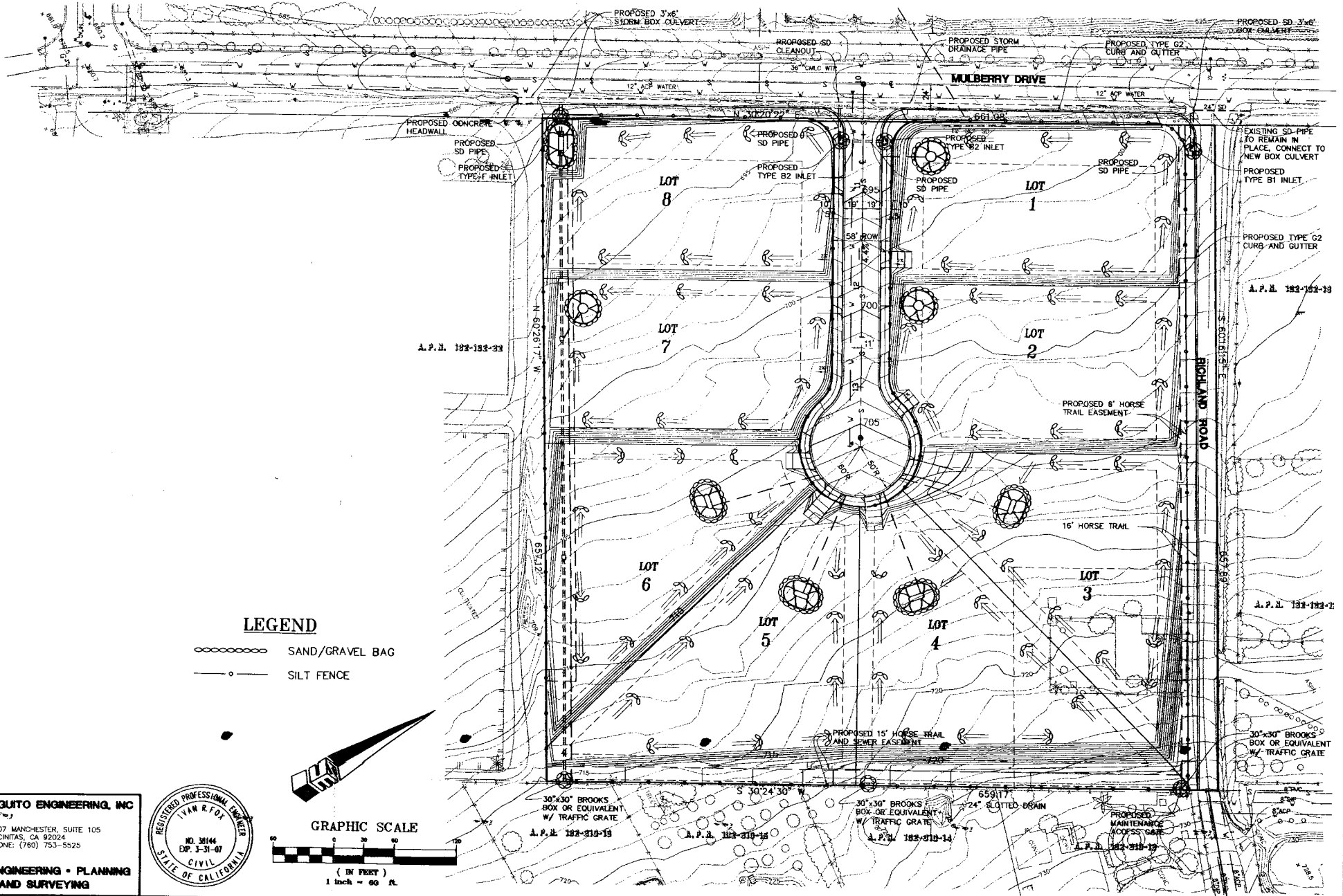
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LAND SURVEYING**



EROSION CONTROL EXHIBIT

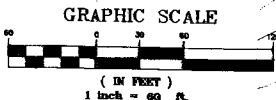
TSM NO. 459

TENTATIVE SUBMISION MAP 459
SHEET 5 OF 5 SHEETS



LEGEND

- SAND/GRAVEL BAG
- SILT FENCE



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4407 MANCHESTER, SUITE 105
ENCINITAS, CA 92024
PHONE: (760) 753-5525

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LAND SURVEYING**



ENGINEER'S NAME: SAN DIEGUITO ENGINEERING
PHONE NO: 760-753-5525