



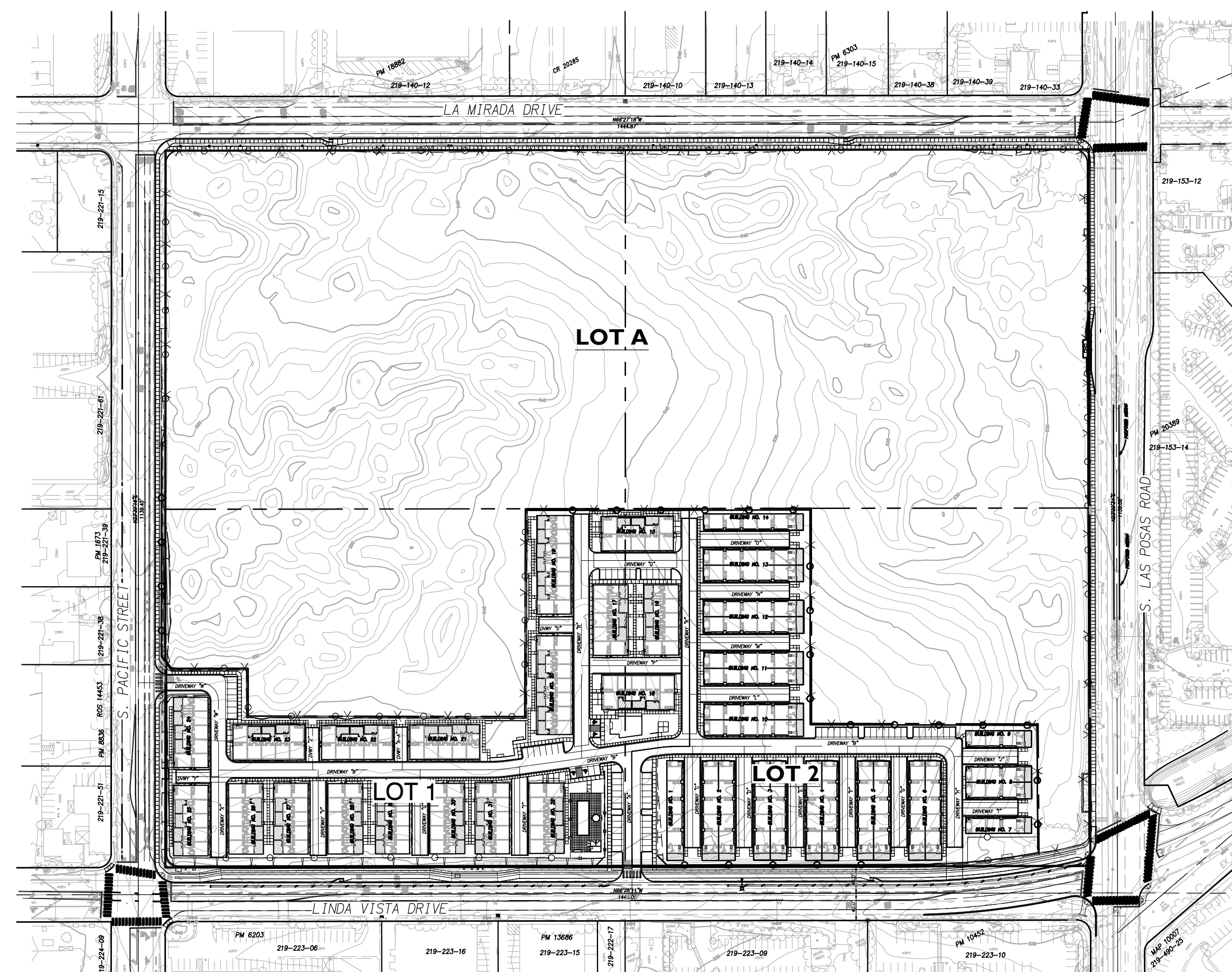
## **ATTACHMENT E**

# **TENTATIVE SUBDIVISION MAP / CIVIL PLANS**

# TENTATIVE MAP/MFSDP/CONCEPTUAL GRADING PLAN

## PACIFIC

City of San Marcos, California



### LEGEND

PROJECT BOUNDARY	---
EXISTING TOPO CONTOUR	~572~
PROPOSED TOPO CONTOUR	~572~
FINISH FLOOR	FF 578.4
PAD ELEVATION	PAD 578.9
SLOPE (2:1 MAX)	2%
PERCENT OF GRADE	2%
SPOT ELEVATION	578.7
EXIST. SEWER MAIN	—S—
PROP. SEWER MAIN	—S—
EXIST. WATER MAIN	—W—
PROP. WATER MAIN	—W—
EXIST. FIRE HYDRANT	—FH—
PROP. FIRE HYDRANT	—FH—
EXIST. STREET LIGHT	—SL—
PROP. STREET LIGHT	—SL—
EXIST. STORM DRAIN	—SD—
PROP. STORM DRAIN	—SD—
BIOFILTRATION BASIN	—BF—
PROP. CMU WALL	—CMU—
PROP. PATH OF TRAVEL	—PT—
PRECAST DETENTION STORAGE	—PDS—

### GENERAL NOTES

- GROSS LOT AREA: 33,229 AC
- NET LOT AREA: 33,154 AC LESS EXISTING STREET DEDICATION
- EXISTING NUMBER OF LOTS: 4  
PROPOSED NUMBER OF LOTS: 3  
LOT 1 = 5,486 AC  
LOT 2 = 4,104 AC  
LOT A = 23,442 AC OPEN SPACE  
PROPOSED STREET DEDICATION = 0.122 AC
- TOTAL NUMBER OF UNITS: 228
- GROSS DENSITY: 23.77 DU/AC (228 UNITS / 9,590 AC = 23.77)
- FLOOR AREA RATIO: 0.65
- COVERAGE: 0.33
- EXISTING ZONING: INDUSTRIAL (I)
- PROPOSED ZONING: SPECIFIC PLAN AREA
- STANDARDS ARE ESTABLISHED BY APPROVAL OF SPECIFIC PLAN.
- PRESENT LAND USE: VACANT  
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
- WATER SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE VALLECITOS WATER DISTRICT. ALL ONSITE WATER SYSTEMS SHALL BE PRIVATE MAINTAINED.
- SEWER SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE VALLECITOS WATER DISTRICT. ALL ONSITE SEWER SYSTEMS SHALL BE PRIVATE MAINTAINED.
- ALL ONSITE STORM DRAIN SYSTEMS SHALL BE PRIVATE. A RECIPROCAL DRAINAGE EASEMENT WILL BE GRANTED OVER ALL PROPOSED PRIVATE STORM DRAIN
- DRY AND NET UTILITIES SHALL BE UNDERGROUND. EASEMENTS TO BE PROVIDED AS NECESSARY.
- GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
- ALL WORK WITHIN PUBLIC RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS AND THE DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF SAN MARCOS
- PRELIMINARY GEOTECHNICAL FEASIBILITY REPORT PREPARED BY: GEOTEK INC, DATED OCTOBER 26, 2020.
- GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN. TRASH PICKUP SHALL BE INDIVIDUAL PICKUP ONCE A WEEK.
- SOURCE OF TOPOGRAPHY: PHOTOGRID CORPORATION, DATED 8-7-20.
- MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDED.
- A LIGHTED DIRECTORY IS PROPOSED AT THE PROJECT ENTRY.

### CONDOMINIUM NOTE

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE NUMBER OF UNITS ARE 116 RESIDENTIAL CONDOMINIUM UNITS ON LOT 1 AND 112 RESIDENTIAL CONDOMINIUM UNITS ON LOT 2.

### LEGAL DESCRIPTION

LOTS 1, 2, 3, AND 4, IN BLOCK 113 OF RANCHO LOS VALLECITOS DE SAN MARCOS IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 21, 1895.

### GRADING QUANTITIES

CUT: 16,600 C.Y. FILL: 16,600 C.Y.

THESE QUANTITIES ARE FOR ROUGH GRADING OF THE SITE. ALTHOUGH THE SITE IS INTENDED TO BALANCE, IT IS ANTICIPATED THAT AS MUCH AS 10,000 C.Y. WILL BE EITHER IMPORTED TO THE SITE OR EXPORTED FROM THE SITE TO COMPLETE THE GRADING, INCLUDING UTILITY AND FOUNDATION TRENCH SPOILS.

### PUBLIC UTILITIES

SEWER	VALLECITOS MUNICIPAL WATER DISTRICT
WATER	VALLECITOS MUNICIPAL WATER DISTRICT
STORM DRAIN	PRIVATE HO/A
GAS AND ELECTRIC	PACIFIC BELL
CABLE T.V.	SDGE
POLICE	COX CABLE
FIRE	SAN DIEGO COUNTY SHERIFF
	CITY OF SAN MARCOS

### SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	TENTATIVE MAP
SHEETS 3-4	MFSDP
SHEETS 5-6	CONCEPTUAL GRADING PLAN
SHEETS 7	ACCESS & TURN MOVEMENT PLAN
SHEETS 8	OPEN SPACE PLAN
SHEETS 9	CONCEPTUAL UTILITY PLAN
SHEET 10	TOPOGRAPHY AND EXISTING EASEMENTS
SHEET 11	SITE CROSS SECTIONS

### OWNER/DEVELOPER

THE LAS POSAS PROJECT OWNER L.P.I., LLC A DELAWARE LIABILITY COMPANY  
703 PALOMAR AIRPORT ROAD, SUITE 170  
CARLSBAD, CA 92011

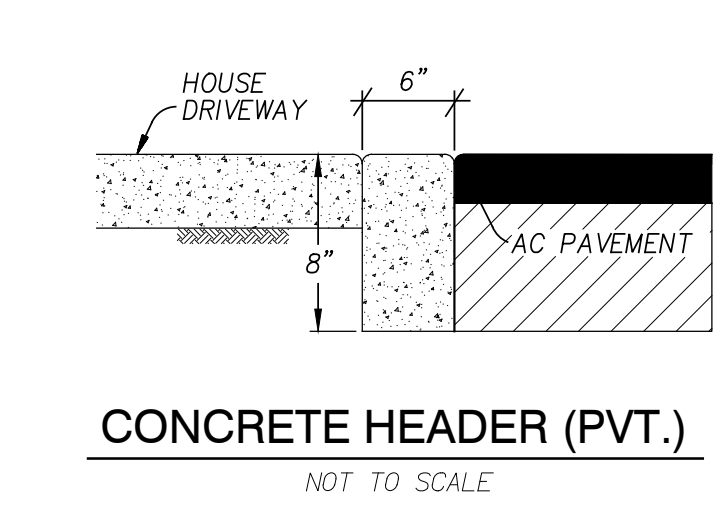
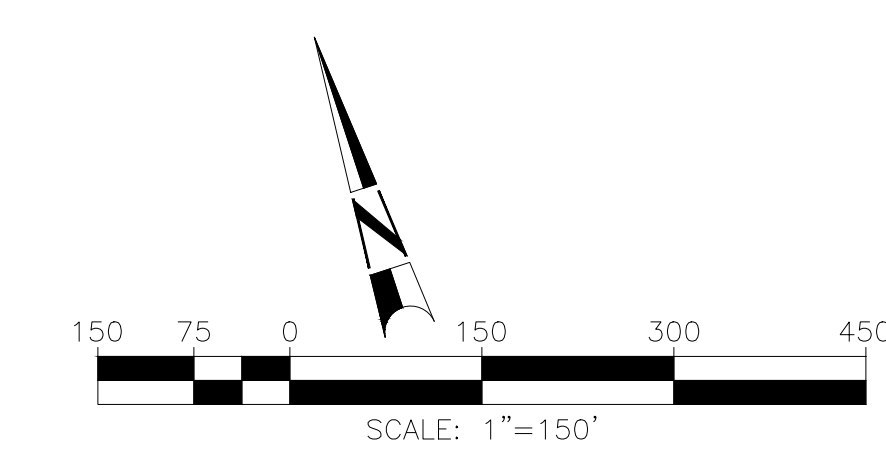
*Gay A. White* 5-8-24  
DATE

### ENGINEER

LUNDSTROM ENGINEERING AND SURVEYING, INC.  
3333 CAMINO DEL RIO SOUTH, SUITE 330  
SAN DIEGO, CA 92108  
(619) 814-1220

*William Lundstrom* 5-8-24  
DATE

WILLIAM LUNDSTROM  
R.C.E. 61630  
EXPIRES ON 06/30/25



### LAND USE TABULATION

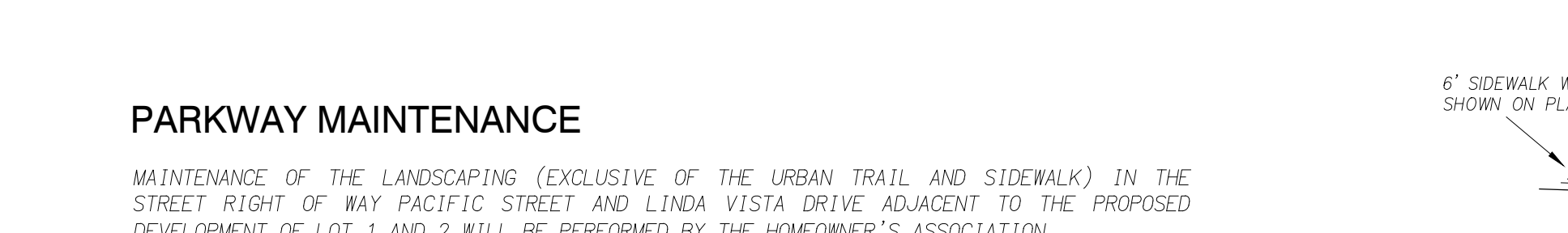
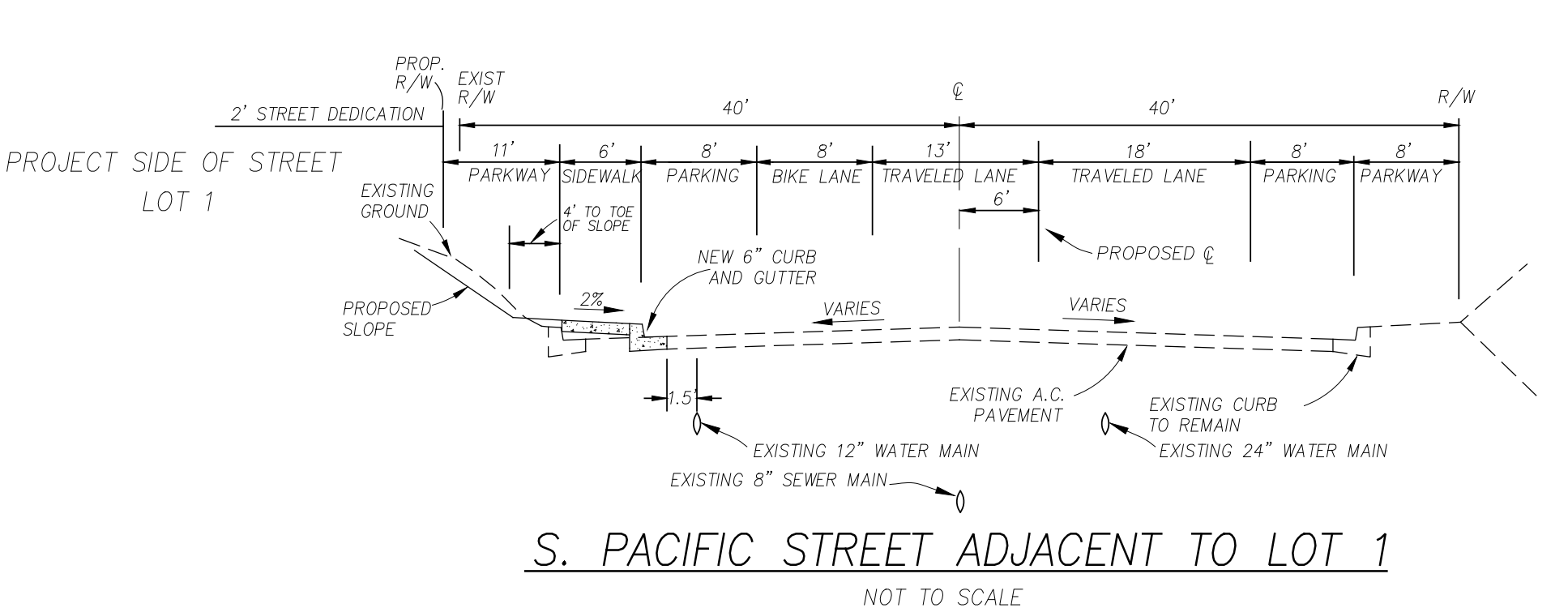
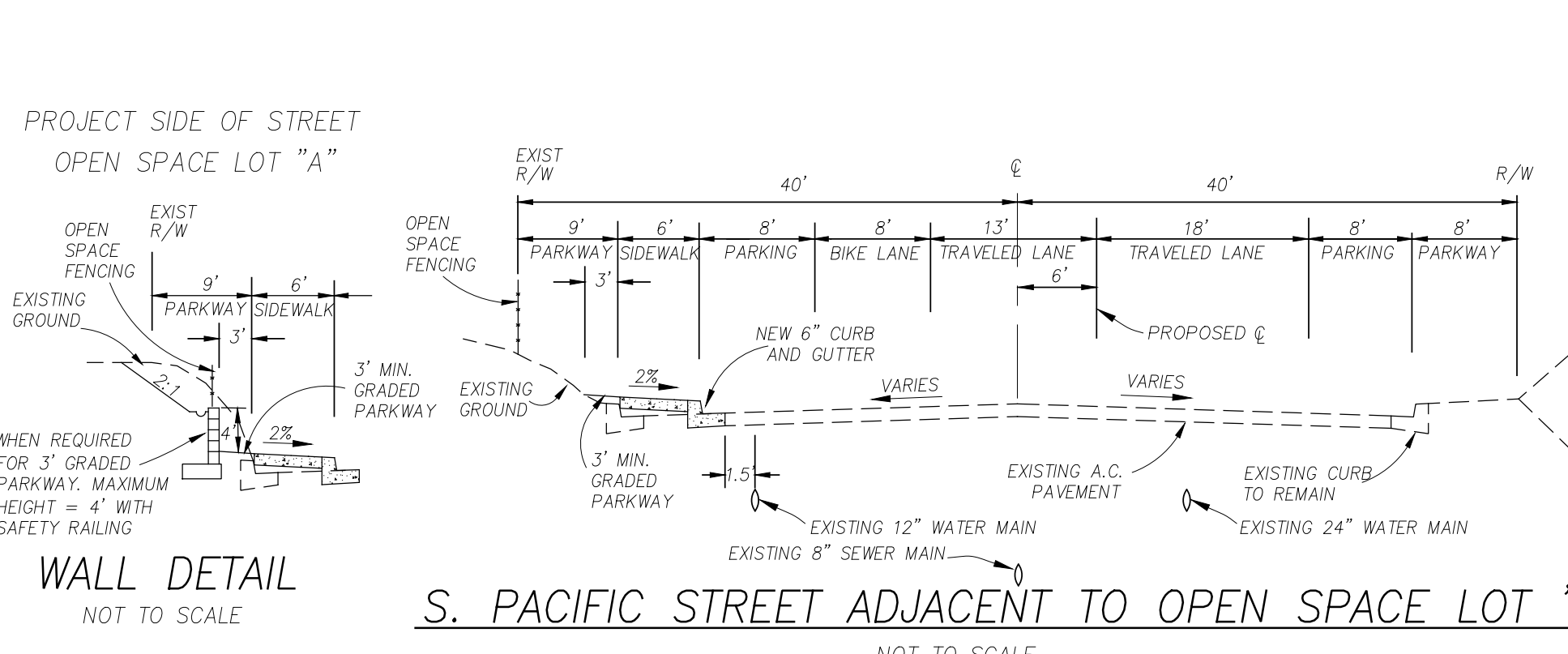
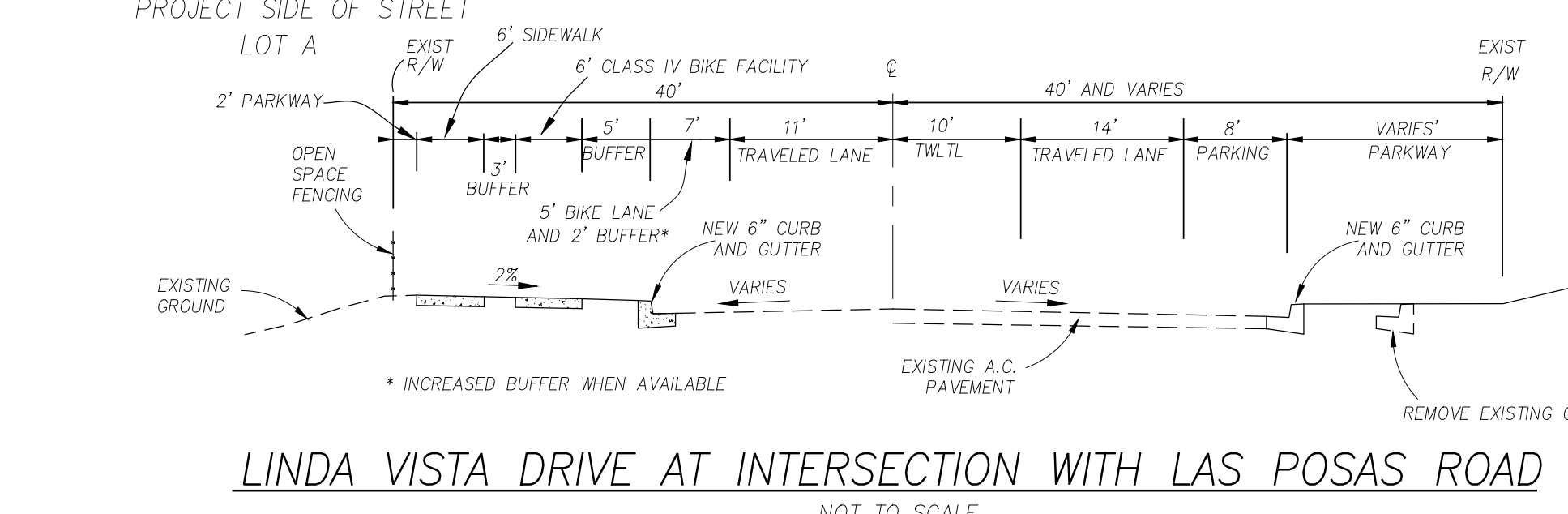
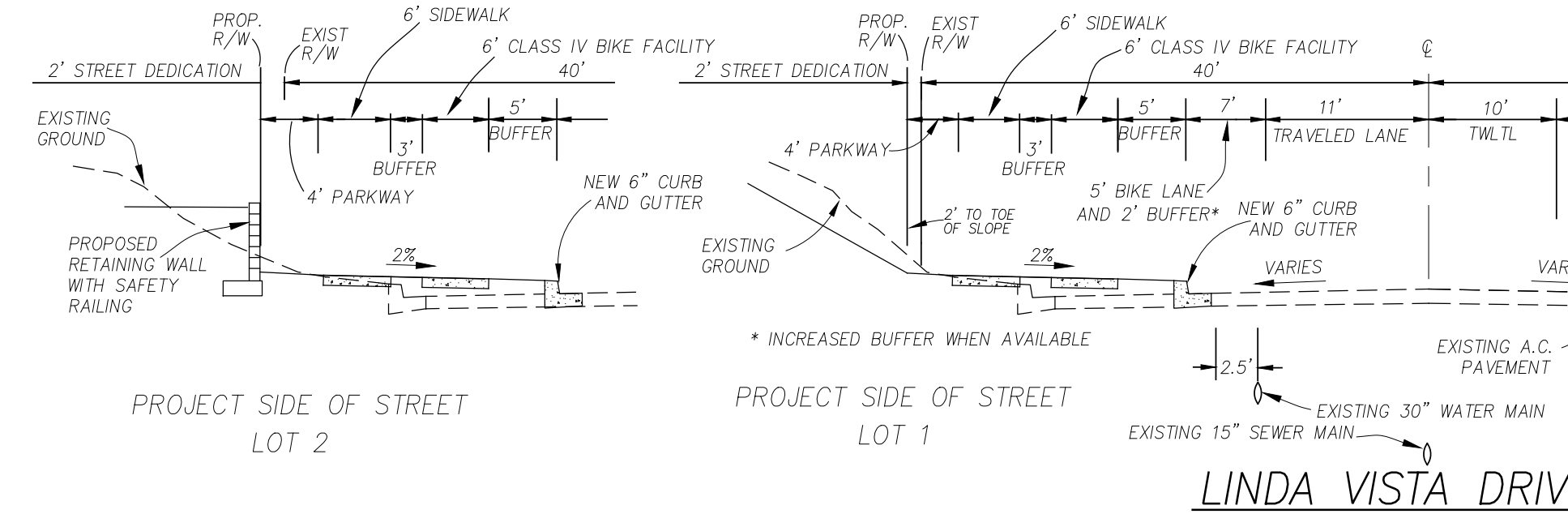
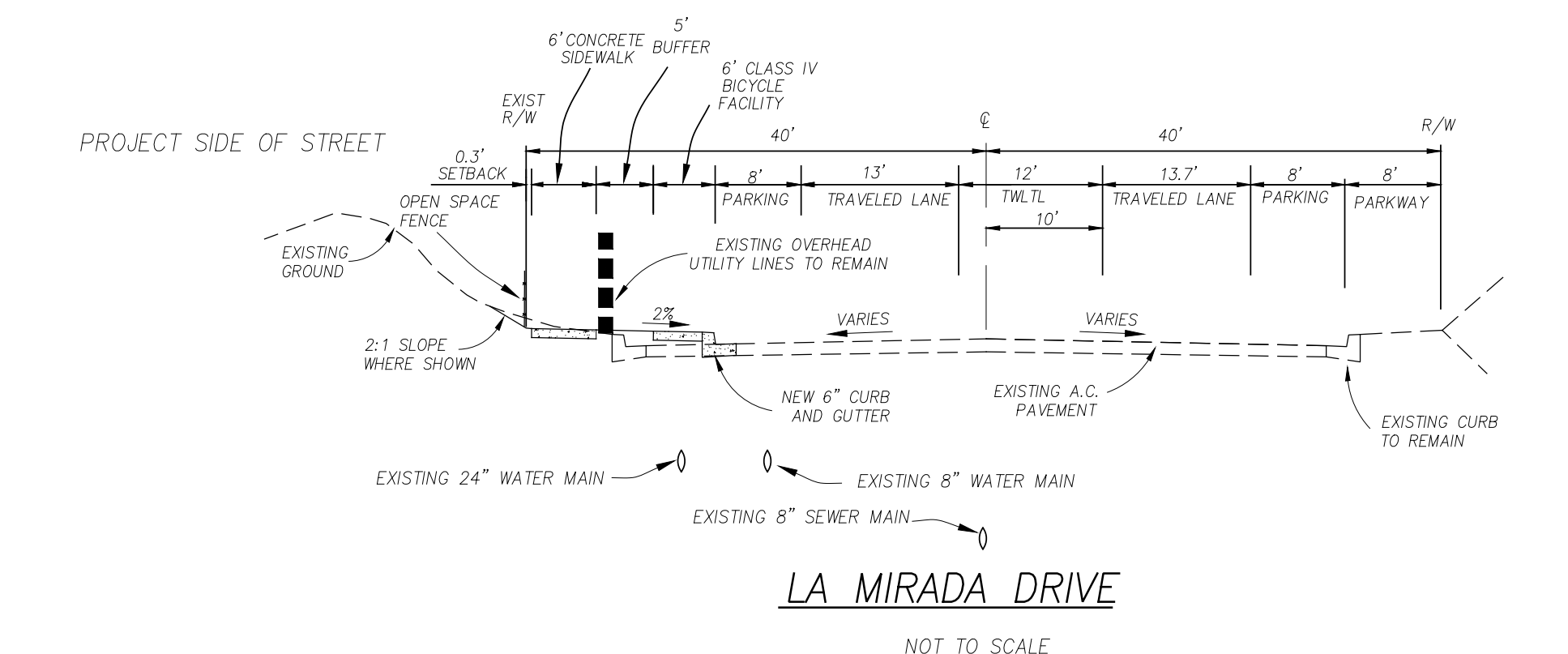
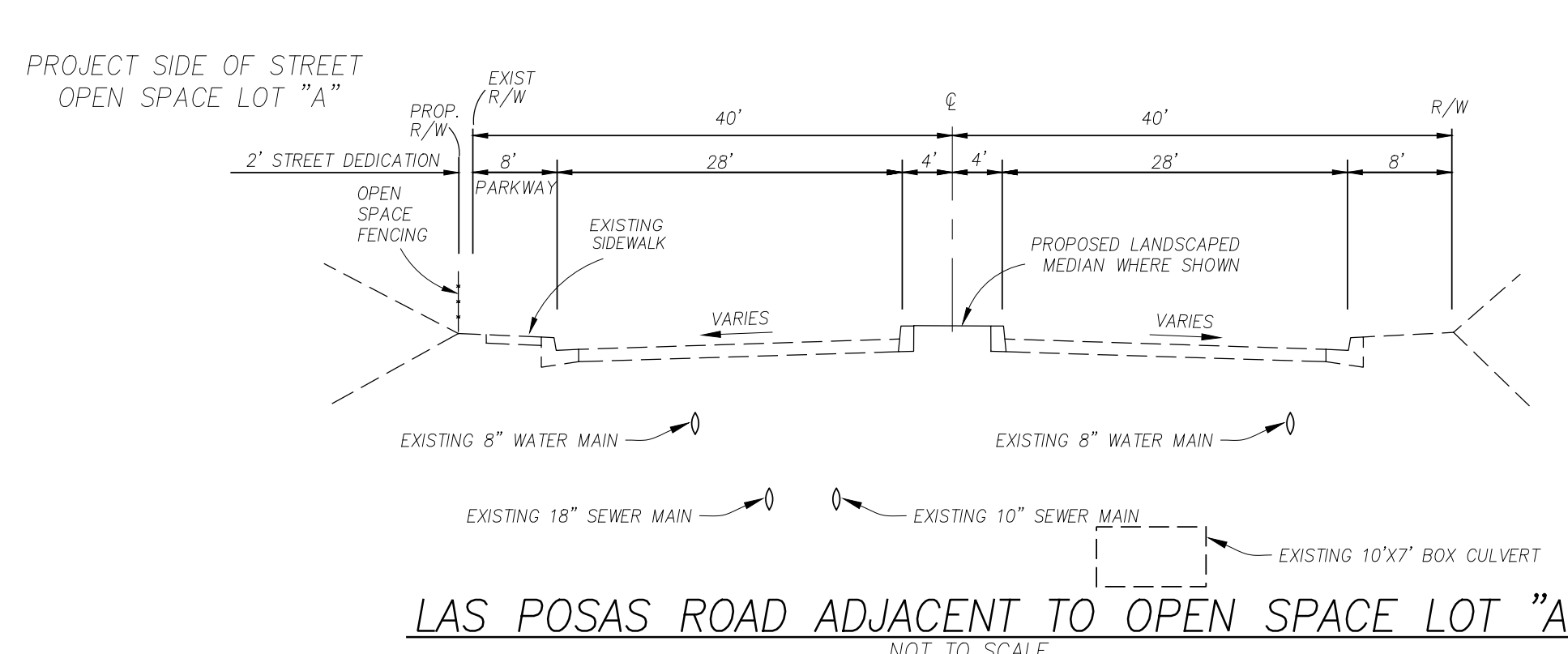
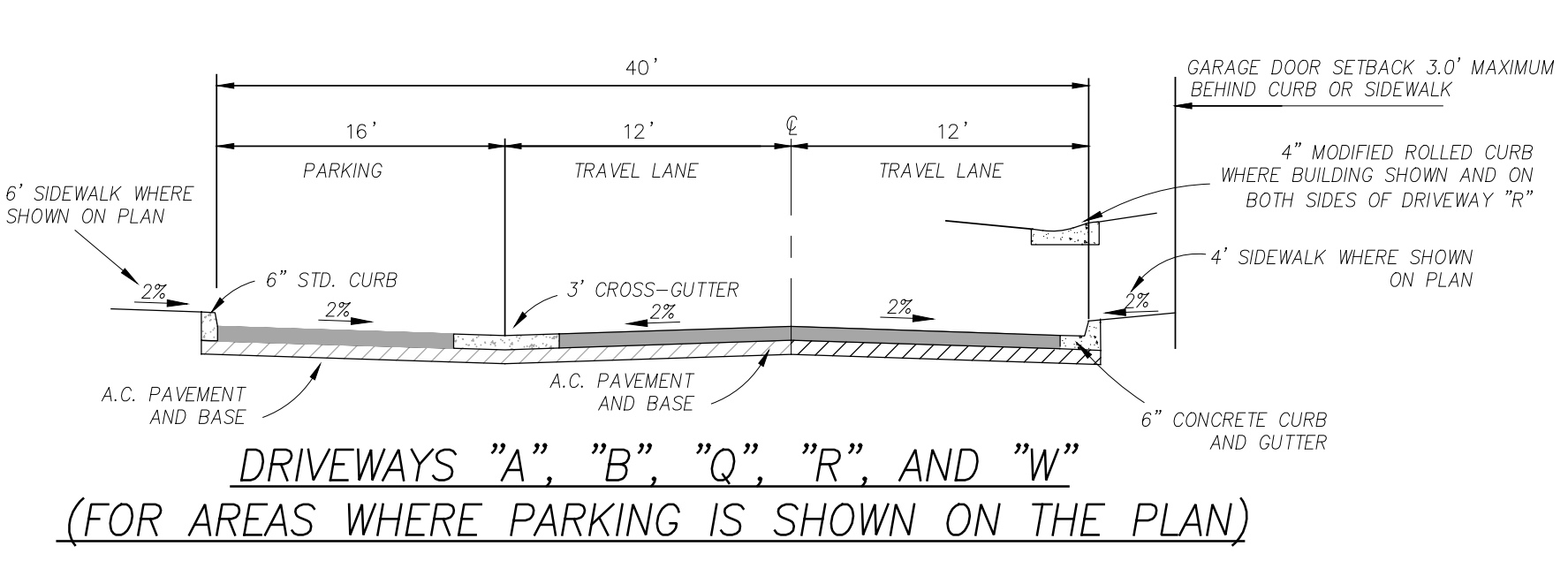
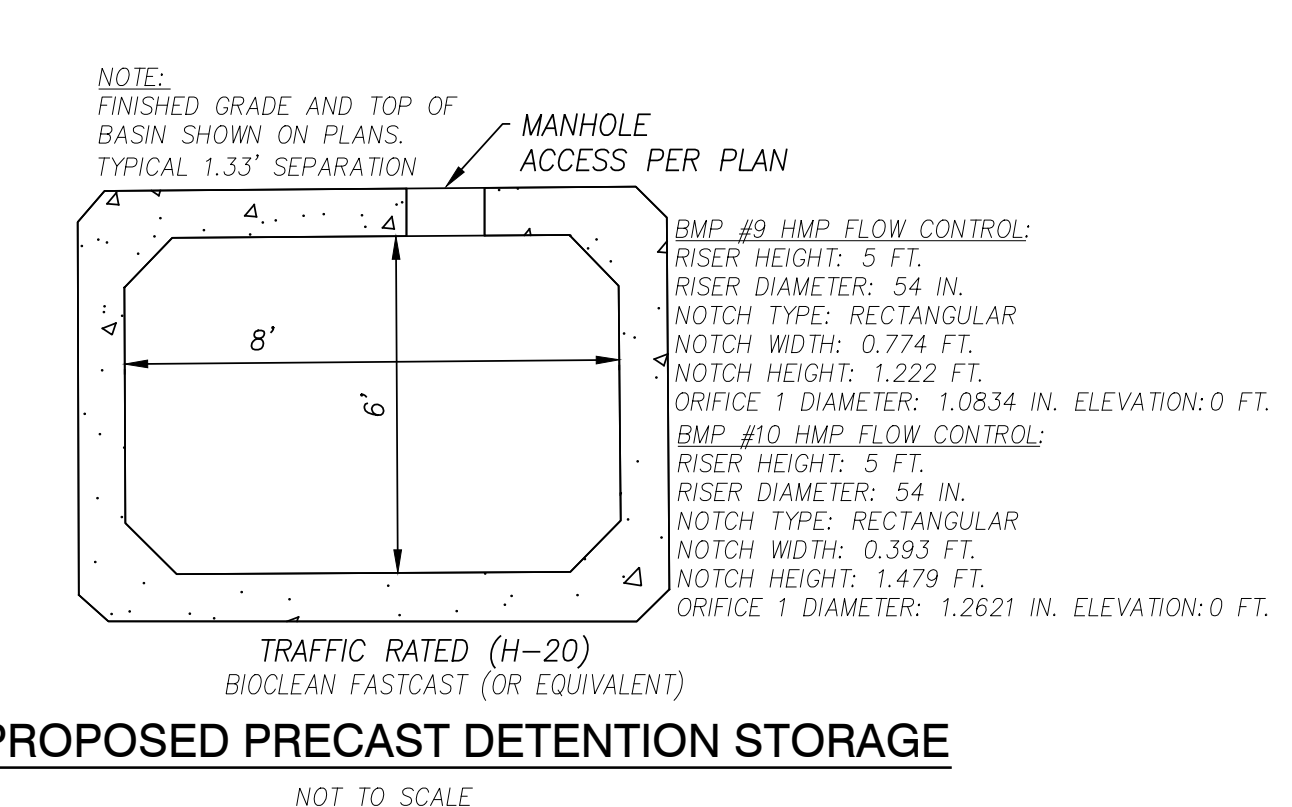
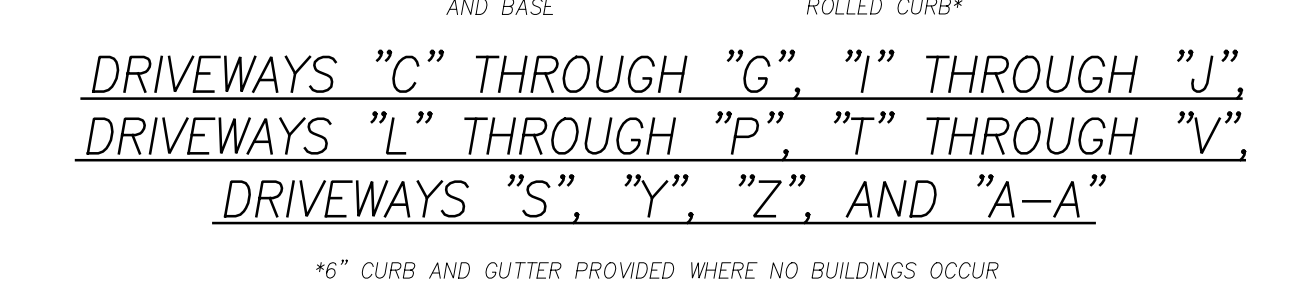
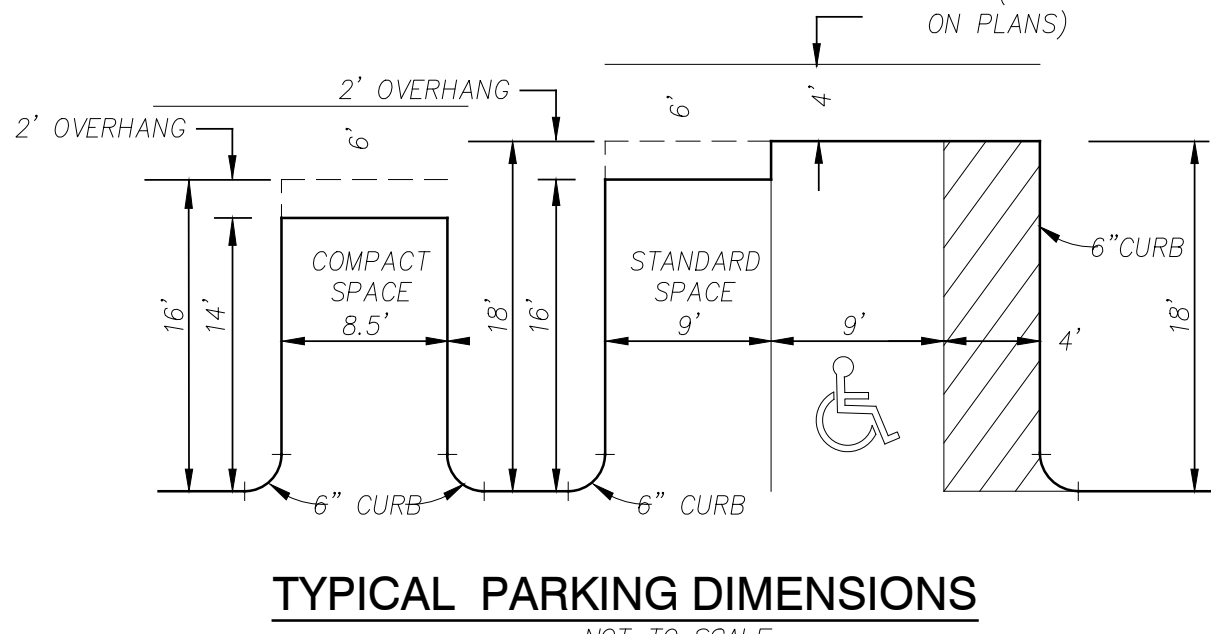
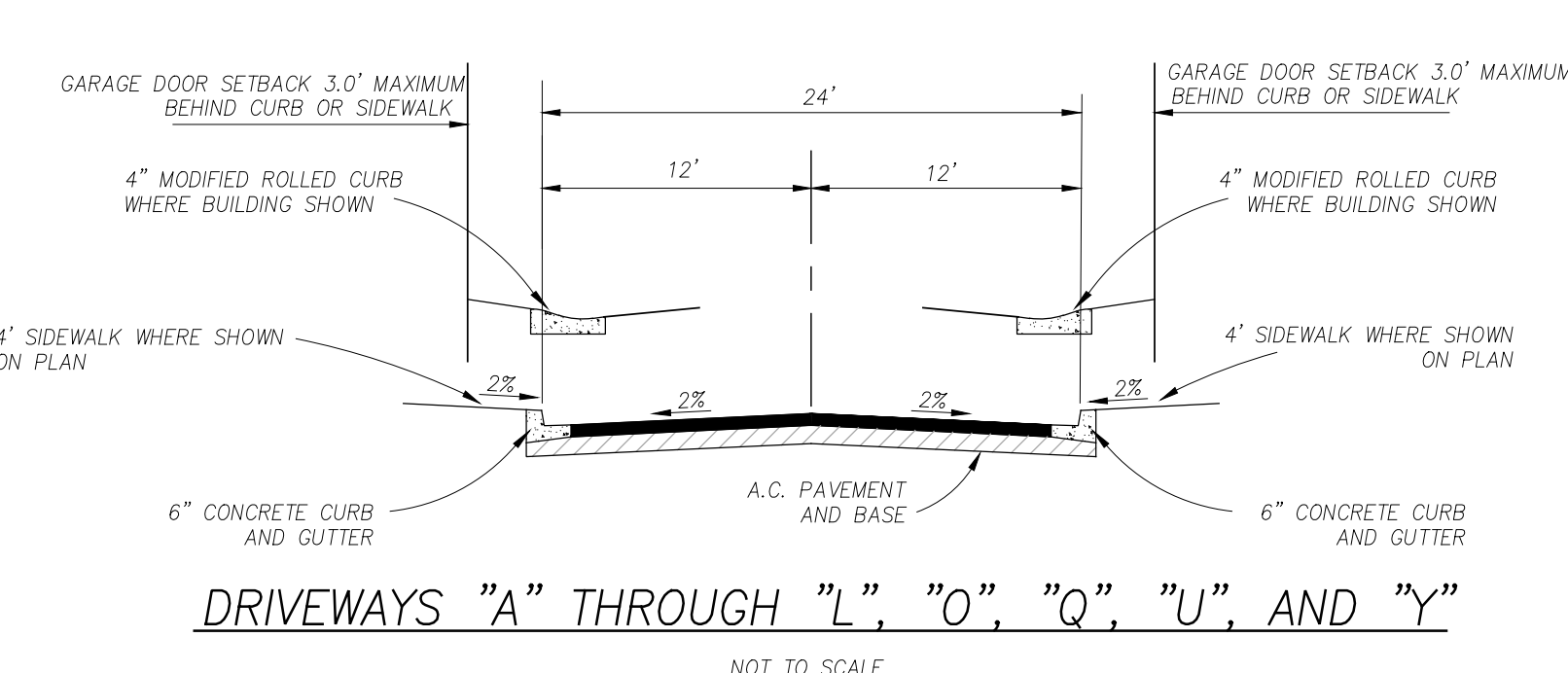
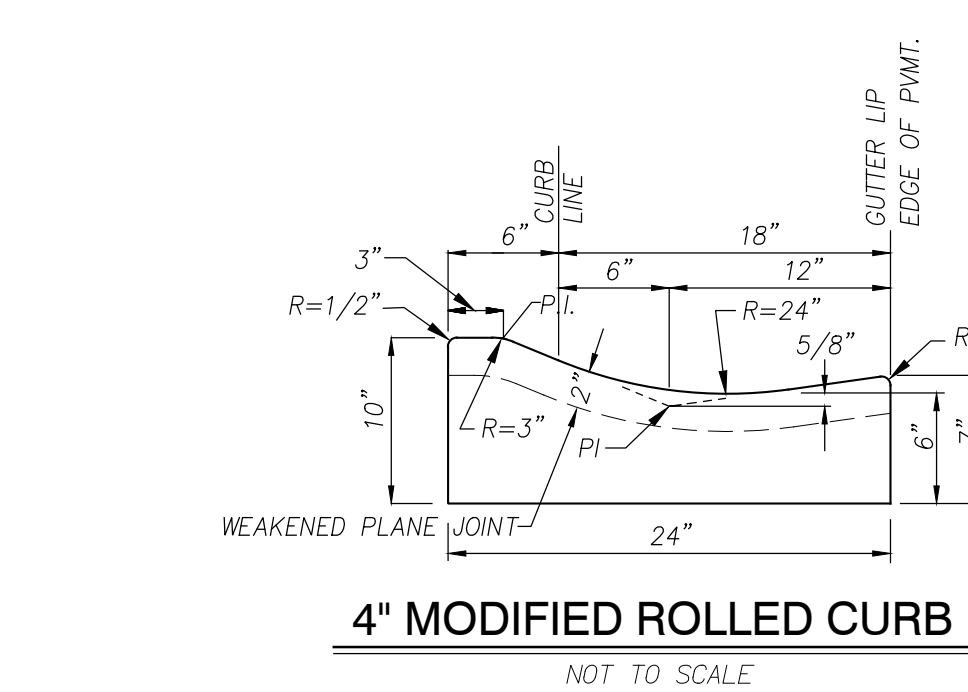
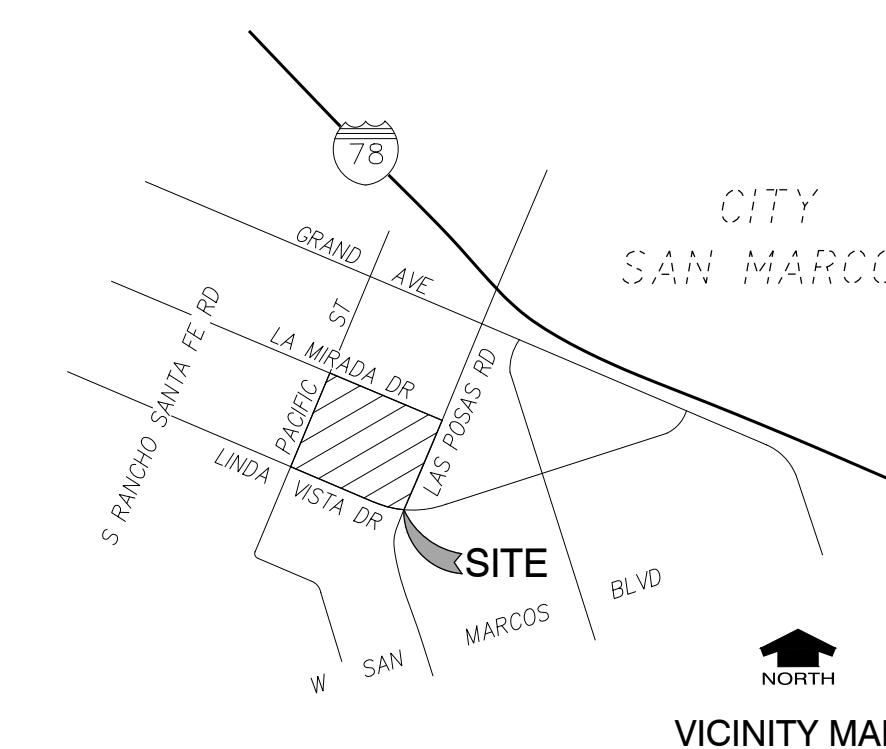
PROPOSED STREET DEDICATION	AREA (SF)	AREA (%)
DRIVEWAYS AND ALLEYS	5,314	0.4
BUILDINGS	123,704	8.6
OPEN AREA	110,372	7.6
PRIVATE OPEN SPACE (PATIO)	25,920	1.8
CONSERVATION OPEN SPACE	1,021,136	70.6
NET PROJECT AREA	1,444,197	99.8
EXIST STREET DEDICATION	3,258	0.2
GROSS TOTAL AREA	1,447,455	100.0

### PARKING SUMMARY REQUIRED

228 UNITS	456 SPACES
GUEST SPACES @ 0.33/UNIT	76 SPACES
TOTAL	532 SPACES

### PROVIDED

COVERED	456 SPACES
OPEN SPACES	72 SPACES
DISABLED	4 SPACES
TOTAL	532 SPACES



MAINTENANCE OF THE LANDSCAPING (EXCLUSIVE OF THE URBAN TRAIL AND SIDEWALK) IN THE STREET RIGHT-OF-WAY PACIFIC STREET AND LINDA VISTA DRIVE ADJACENT TO THE PROPOSED DEVELOPMENT OF LOT 1 AND 2 WILL BE PERFORMED BY THE HOMEOWNER'S ASSOCIATION.

# TENTATIVE MAP/MFSDP/CONCEPTUAL GRADING PLAN PACIFIC



### GENERAL NOTES

- THE PROJECT IS THE DEVELOPMENT OF PACIFIC, LOCATED AT THE NORTHWEST CORNER OF LAS POSAS ROAD AND LINDA VISTA DRIVE, COMPRISED OF APN'S 219-222-01, 219-222-02, 219-222-03, AND 219-222-04. THE PROJECT PROPOSES THE DEVELOPMENT OF 228 RESIDENTIAL UNITS, INCLUDING A MIX OF THREE STORY ROWHOMES AND THREE STORY VILLAS ON APPROXIMATELY 9.6 ACRES WITHIN THE 33.2 ACRE PROJECT SITE. THE PROJECT PROPOSES A GENERAL PLAN AMENDMENT, REZONE, SPECIFIC PLAN, TENTATIVE MAP, AND MULTI-FAMILY SITE DEVELOPMENT PLAN.
- GROSS LOT AREA: 33.229 AC
  - NET LOT AREA: 33.154 AC LESS EXISTING STREET DEDICATION
  - EXISTING NUMBER OF LOTS: 4  
PROPOSED NUMBER OF LOTS: 3  
LOT 1 = 5.486 AC  
LOT 2 = 4.104 AC  
LOT A = 23.442 AC OPEN SPACE  
PROPOSED STREET DEDICATION = 0.122 AC
  - TOTAL NUMBER OF UNITS: 228
  - GROSS DENSITY: 23.77 DU/AC (228 UNITS / 9.590 AC = 23.77)
  - FLOOR AREA RATIO: 0.65
  - COVERAGE: 0.33
  - EXISTING ZONING: INDUSTRIAL (I)
  - PROPOSED ZONING: SPECIFIC PLAN AREA
  - STANDARDS ARE ESTABLISHED BY APPROVAL OF SPECIFIC PLAN.
  - PRESENT LAND USE: VACANT
  - PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
  - WATER SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE VALLECITOS WATER DISTRICT. ALL ONSITE WATER SYSTEMS SHALL BE PRIVATE MAINTAINED.
  - SEWER SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE VALLECITOS WATER DISTRICT. ALL ONSITE SEWER SYSTEMS SHALL BE PRIVATELY MAINTAINED.
  - ALL ONSITE STORM DRAIN SYSTEMS SHALL BE PRIVATE. A RECIPROCAL DRAINAGE EASEMENT WILL BE GRANTED OVER ALL PROPOSED PRIVATE STORM DRAIN.
  - DRY AND NET UTILITIES SHALL BE UNDERGROUND. EASEMENTS TO BE PROVIDED AS NECESSARY.
  - GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
  - ALL WORK WITHIN PUBLIC RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS AND THE DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF SAN MARCOS.
  - PRELIMINARY GEOTECHNICAL FEASIBILITY REPORT PREPARED BY: GEOTEK INC., DATED OCTOBER 26, 2020.
  - GRADING SHOW HEREON IS PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN. TRASH PICKUP SHALL BE INDIVIDUAL PICKUP ONCE A WEEK.
  - SOURCE OF TOPOGRAPHY: PHOTOGEODETIC CORPORATION, DATED 8-7-20.
  - MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDED.
  - A LIGHTED DIRECTORY IS PROPOSED AT THE PROJECT ENTRY.

### EASEMENT NOTES:

- (AS PER FIRST AMERICAN TITLE COMPANY TITLE REPORT, ORDER NO. NHSC-6523172, DATED NOVEMBER 3, 2021)
- INDICATES EXISTING EASEMENT IN FAVOR OF THE CITY OF SAN MARCOS FOR PUBLIC STREET PURPOSES, AS PER DOCUMENT RECORDED NOVEMBER 23, 1976 AS INSTRUMENT NO. 76-0382773 OF OFFICIAL RECORDS. EASEMENT TO REMAIN.
  - INDICATES EXISTING EASEMENT IN FAVOR OF THE CITY OF SAN MARCOS FOR PUBLIC STREET PURPOSES, AS PER DOCUMENT RECORDED NOVEMBER 23, 1976 AS INSTRUMENT NO. 76-0382777 OF OFFICIAL RECORDS. EASEMENT TO REMAIN.
  - INDICATES EXISTING EASEMENT IN FAVOR OF THE CITY OF SAN MARCOS FOR PUBLIC STREET PURPOSES, AS PER DOCUMENT RECORDED NOVEMBER 6, 1990 AS INSTRUMENT NO. 90-0801278 OF OFFICIAL RECORDS. EASEMENT TO REMAIN.
  - INDICATES EXISTING EASEMENT IN FAVOR OF SAN DIEGO GAS AND ELECTRIC FOR PUBLIC UTILITY PURPOSES, AS PER DOCUMENT RECORDED NOVEMBER 6, 1998 AS INSTRUMENT NO. 98-0725845 OF OFFICIAL RECORDS. EASEMENT TO REMAIN.

### NOTES:

- THE EMERGENCY ACCESS EASEMENT WILL BE SHOWN ON THE FINAL MAP AS REQUIRED BY THE CITY OF SAN MARCOS
- RECIPROCAL ACCESS EASEMENTS FOR PARKING AND ACCESS LOTS 1 AND LOT 2 PROVIDED FOR IN CCB&R'S TO BE GRANTED OVER THE PROJECT.
- RECIPROCAL DRAINAGE EASEMENTS WILL BE PROVIDED FOR IN CCB&R'S TO BE GRANTED OVER THE PROJECT.

## PROPOSED DEVELOPMENT SUMMARY

**LOT 1**

**ROWHOMES**

22 2BD/2BA	1,200 SF
22 3BD/3BA	1,310 SF
36 3BD/3.5BA	1,736 SF
36 4BD/3.5BA	1,890 SF

TT6 HOMES

**PARKING REQUIRED**

116 2 BDR+ HOMES @ 2.0 SP/DU	= 232 SPACES
GUEST SPACES @ 0.33/ DU	= 39 SPACES
<b>TOTAL</b>	<b>= 271 SPACES</b>
REQUIRED COVERED (1:1)	= 116 GARAGES

**PARKING PROVIDED**

GARAGE SPACES	= 232 SPACES
OPEN SPACES - STANDARD	= 39
HANDICAP SPACES	= 4
<b>TOTAL</b>	<b>= 275 SPACES</b>
PROVIDED COVERED	= 232 GARAGES
<b>GUEST PARKING RATIO</b>	<b>= 0.37 SPACES/DU</b>

**LOT 2**

**VILLAS**

64 2BD/2BA	1,272 SF TH
24 3BD/2.5BA	1,486 SF TH
24 3BD/3BA	1,832 SF TH

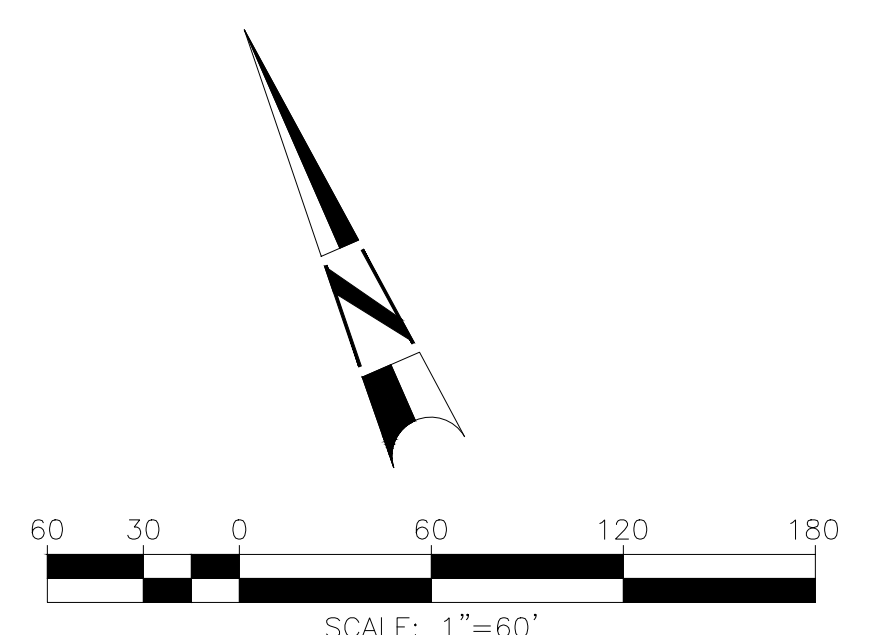
TT2 HOMES

**PARKING REQUIRED**

112 2 BDR+ HOMES @ 2.0 SP/DU	= 224 SPACES
GUEST SPACES @ 0.33/ DU	= 37 SPACES
<b>TOTAL</b>	<b>= 261 SPACES</b>
REQUIRED COVERED (1:1)	= 112 GARAGES

**PARKING PROVIDED**

GARAGE SPACES	= 224 SPACES
OPEN SPACES - STANDARD	= 33
HANDICAP SPACES	= 0
<b>TOTAL</b>	<b>= 257 SPACES</b>
PROVIDED COVERED	= 224 GARAGES
<b>GUEST PARKING RATIO</b>	<b>= 0.29 SPACES/DU</b>



**Lundstrom**  
Engineering and Surveying, Inc.  
3333 Camino del Rio South, #330 • San Diego, CA 92108  
Phone (619) 814-1220 • Fax (619) 641-5910

**PACIFIC**  
TENTATIVE MAP

APN: 219-222-01, 02, 03, & 04

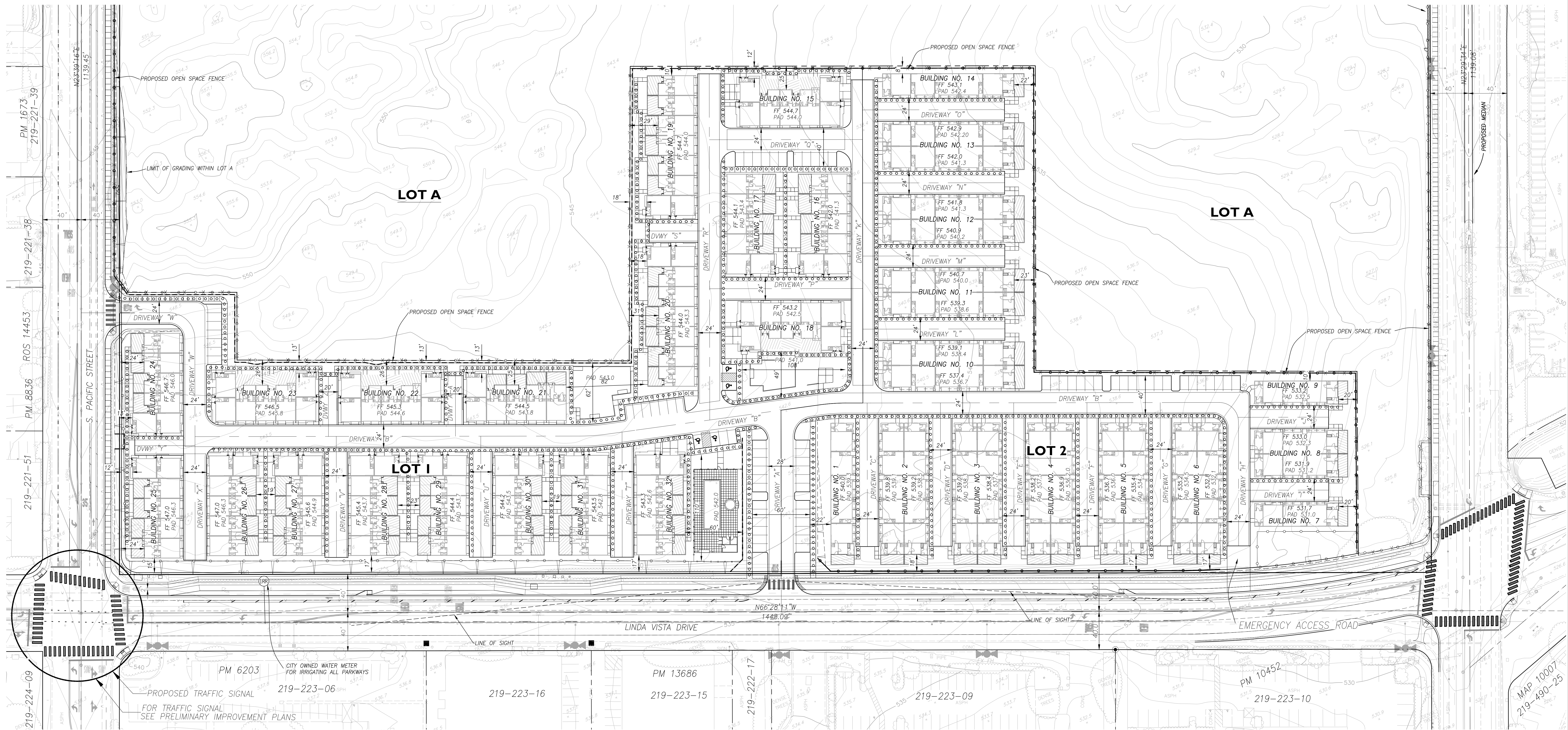
JOB NO.: L300-14      DATE: 5-8-2024      SHEET: 2 OF 11

# TENTATIVE MAP/MFSDP/CONCEPTUAL GRADING PLAN

## PACIFIC

City of San Marcos, California

SEE SHEET NO. 4



### PROPOSED DEVELOPMENT SUMMARY

#### LOT 1

##### ROWHOMES

22 2BD/2BA	1,200 SF
22 3BD/3BA	1,310 SF
36 3BD/3.5BA	1,738 SF
36 4BD/3.5BA	1,890 SF

##### T16 HOMES

PARKING REQUIRED	
116 2 BDR+ HOMES @ 2.0 SP/DU	= 232 SPACES
GUEST SPACES @ 0.33/ DU	= 39 SPACES
TOTAL	= 271 SPACES
REQUIRED COVERED (1:1)	= 116 GARAGES

PARKING PROVIDED	
GARAGE SPACES	= 232 SPACES
OPEN SPACES	= 39
HANDICAP SPACES	= 4
TOTAL	= 275 SPACES
PROVIDED COVERED	= 232 GARAGES

GUEST PARKING RATIO = 0.37 SPACES/DU

#### LOT 2

##### VILLAS

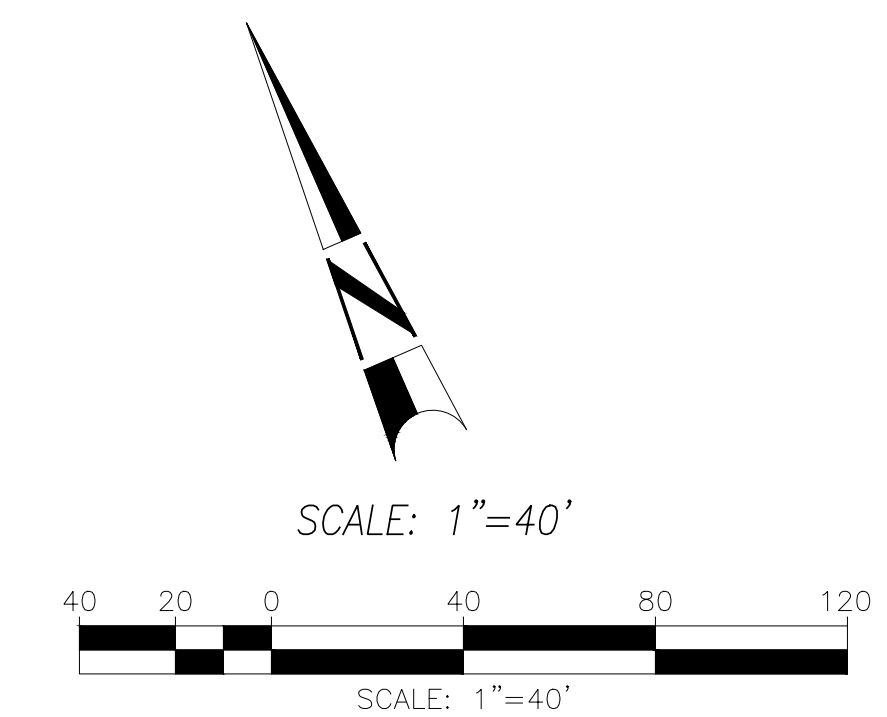
64 2BD/2BA	1,272 SF TH
24 3BD/2.5BA	1,486 SF TH
24 3BD/3BA	1,832 SF TH

##### T12 HOMES

PARKING REQUIRED	
112 2 BDR+ HOMES @ 2.0 SP/DU	= 224 SPACES
GUEST SPACES @ 0.33/ DU	= 37 SPACES
TOTAL	= 261 SPACES
REQUIRED COVERED (1:1)	= 112 GARAGES

PARKING PROVIDED	
GARAGE SPACES	= 224 SPACES
OPEN SPACES	= 33
TOTAL	= 257 SPACES
PROVIDED COVERED	= 214 GARAGES

GUEST PARKING RATIO = 0.29 SPACES/DU

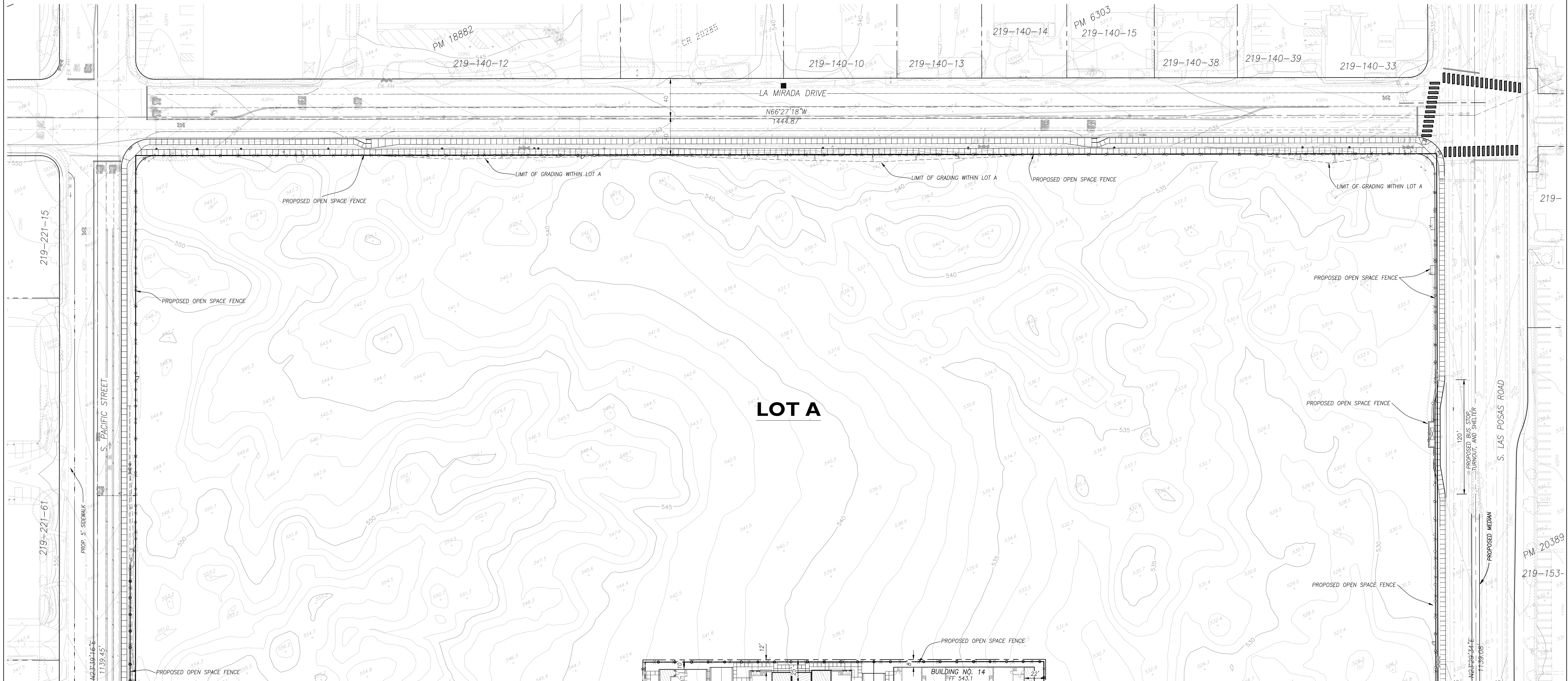


..... DENOTES ACCESSIBLE PATH OF TRAVEL

# TENTATIVE MAP/MFSDP/CONCEPTUAL GRADING PLAN

## PACIFIC

City of San Marcos, California



SEE SHEET NO. 3

### PROPOSED DEVELOPMENT SUMMARY

#### LOT 1

##### ROWHOMES

22 2BD/2BA	1,200 SF
22 3BD/3BA	1,310 SF
36 3BD/3.5BA	1,736 SF
36 4BD/3.5BA	1,890 SF
116 HOMES	

PARKING REQUIRED	
116 2 BDR+ HOMES @ 2.0 SP/DU	= 232 SPACES
GUEST SPACES @ 0.33/ DU	= 39 SPACES
TOTAL	= 271 SPACES
REQUIRED COVERED (1:1)	= 116 GARAGES

PARKING PROVIDED	
GARAGE SPACES	= 232 SPACES
OPEN SPACES	= 39
HANDICAP SPACES	= 4
TOTAL	= 275 SPACES
PROVIDED COVERED	= 232 GARAGES

GUEST PARKING RATIO = 0.37 SPACES/DU

#### LOT 2

##### VILLAS

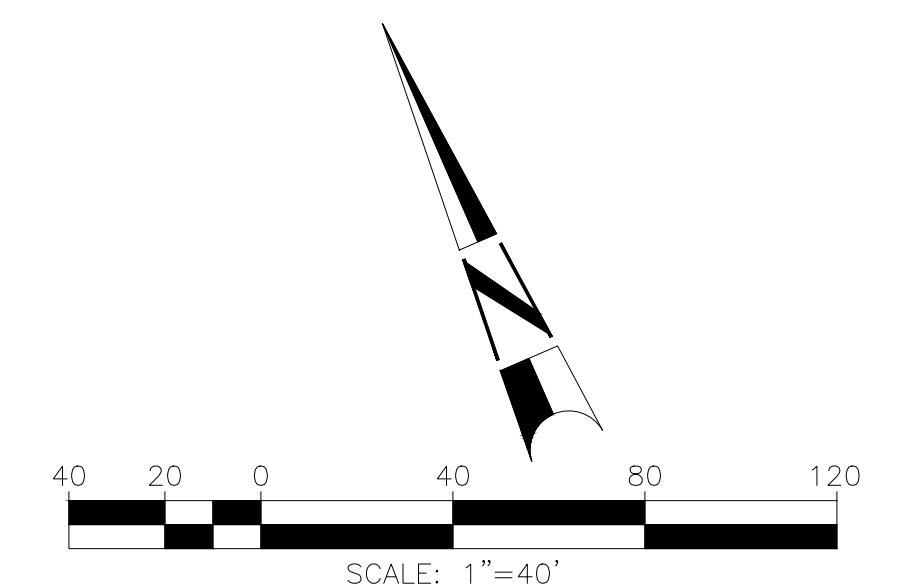
64 2BD/2BA	1,272 SF TH
24 3BD/2.5BA	1,486 SF TH
24 3BD/3BA	1,832 SF TH
112 HOMES	

PARKING REQUIRED	
112 2 BDR+ HOMES @ 2.0 SP/DU	= 224 SPACES
GUEST SPACES @ 0.33/ DU	= 37 SPACES
TOTAL	= 261 SPACES
REQUIRED COVERED (1:1)	= 112 GARAGES

PARKING PROVIDED	
GARAGE SPACES	= 224 SPACES
OPEN SPACES	= 33
TOTAL	= 257 SPACES
PROVIDED COVERED	= 214 GARAGES

GUEST PARKING RATIO = 0.29 SPACES/DU

..... DENOTES ACCESSIBLE PATH OF TRAVEL

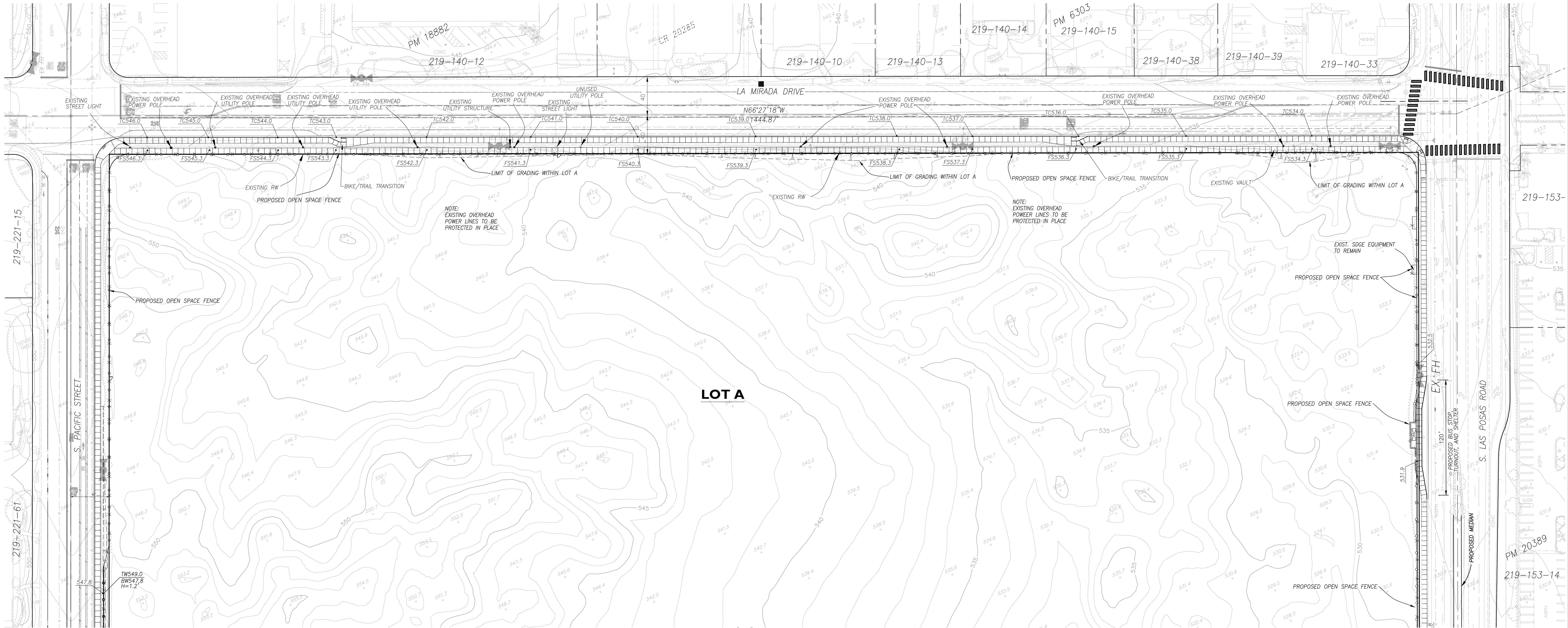




# TENTATIVE MAP/MFSDP/CONCEPTUAL GRADING PLAN

## PACIFIC

City of San Marcos, California



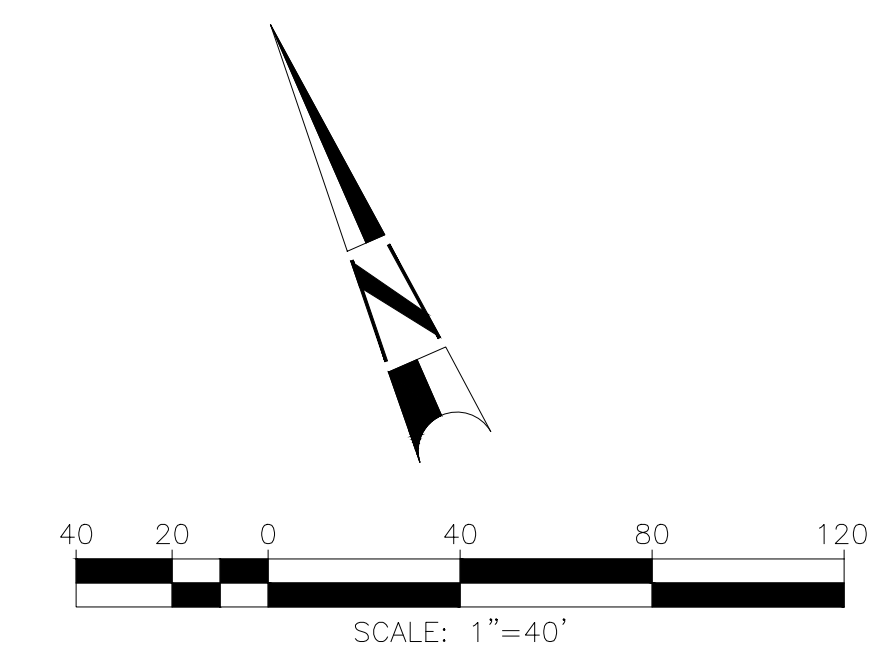
SEE SHEET NO. 5

NOTE:  
SURFACE ELEVATIONS FOR ALL TREE WELLS ARE  
TO BE SET 6" BELOW THE ADJOINING PAVEMENT  
GRADE.

NOTE:  
LANDSCAPING MAY BE INCLUDED WITHIN THE SIGHT  
DISTANCE LINE NOTED ON THESE PLANS AS LONG AS  
THE TREE SPACING DOES NOT CREATE A WALL  
EFFECT AND FOLIAGE IS PRUNED UP TO KEEP  
6' CLEAR.

### LEGEND

PROJECT BOUNDARY		EXIST. FIRE HYDRANT	
PROPOSED TOPO CONTOUR		EXIST. STREET LIGHT	
EXISTING TOPO CONTOUR		EXIST. STORM DRAIN	
FINISH FLOOR		PROP. STORM DRAIN	
PAD ELEVATION		BIOFILTRATION BASIN	
SLOPE (2:1 MAX)		PRECAST DETENTION STORAGE	
PERCENT OF GRADE		TREE WELL BMP PER SD-A	
STREET ELEVATION		PROP. CMJ RETAINING WALL	
EXIST. SEWER MAIN		SIDEWALK	
EXIST. WATER MAIN		SIDEWALK UNDERDRAIN	

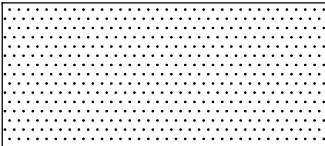
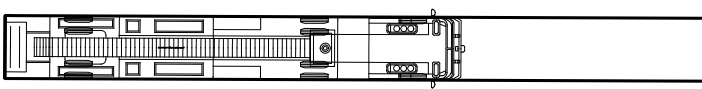
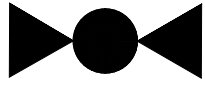



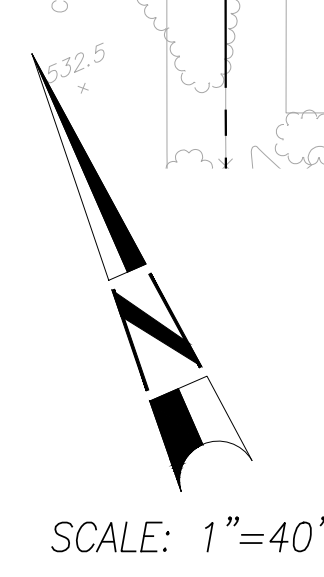
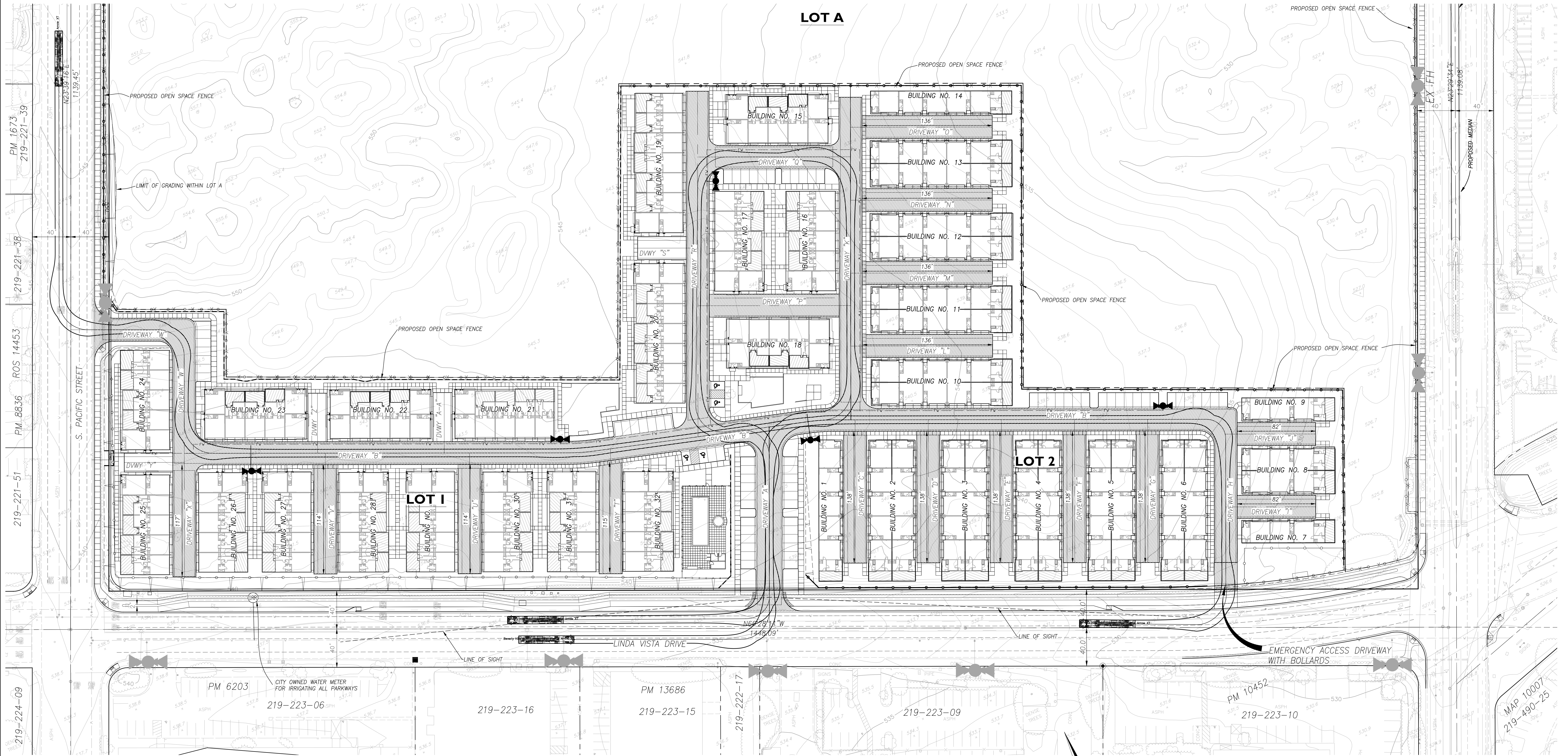
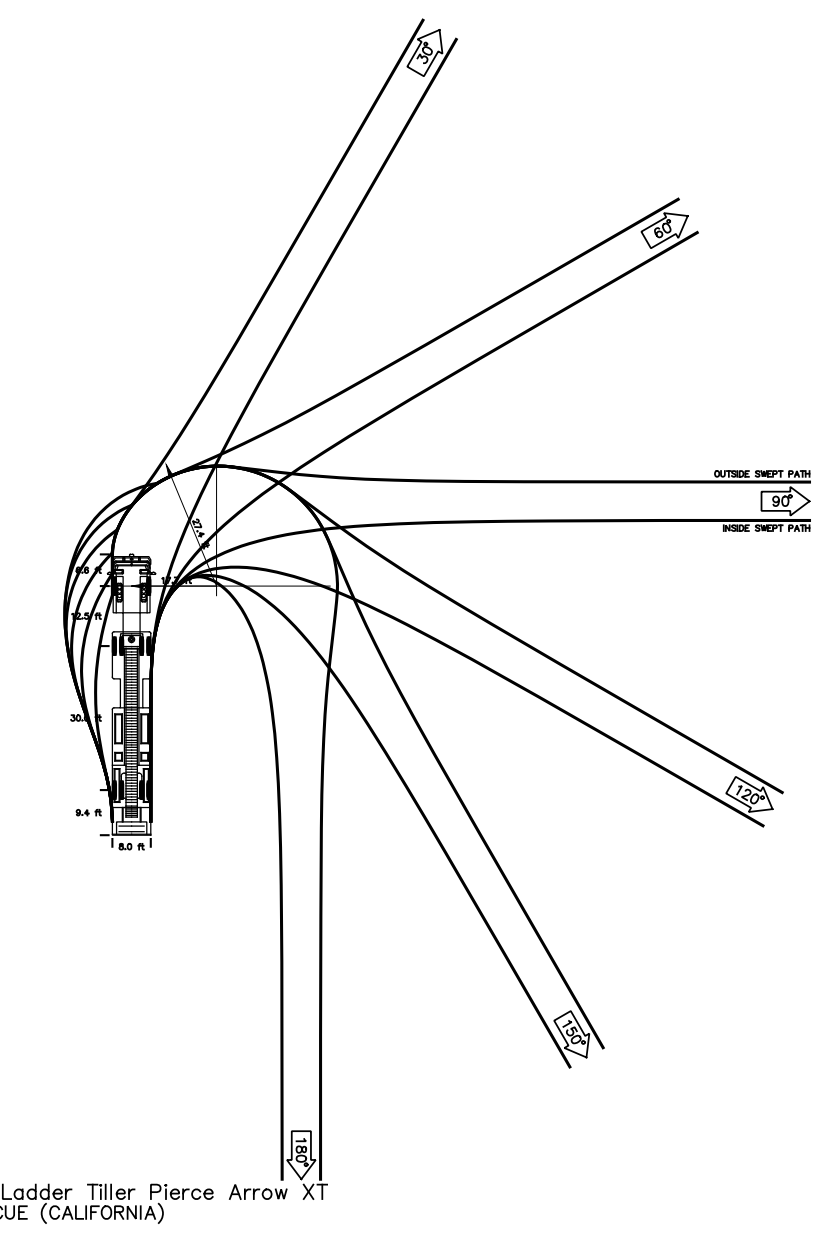
# TENTATIVE MAP/MFSDP/CONCEPTUAL GRADING PLAN

## PACIFIC

City of San Marcos, California

### LEGEND

-  INDICATES FIRE ACCESS ROAD
-  INDICATES PATH OF AERIAL TRUCK
-  INDICATES PROPOSED FIRE HYDRANTS
-  INDICATES EXISTING FIRE HYDRANTS



SCALE: 1"=40'

**Lundstrom**  
Engineering and Surveying, Inc.  
3333 Camino del Rio South, #330 • San Diego, CA 92108  
Phone (619) 814-1220 • Fax (619) 641-9910

PACIFIC  
EMERGENCY ACCESS  
APN: 219-222-01, 02, 03, & 04  
JOB NO.: L300-14 DATE: 5-8-2024 SHEET: 7 OF 11

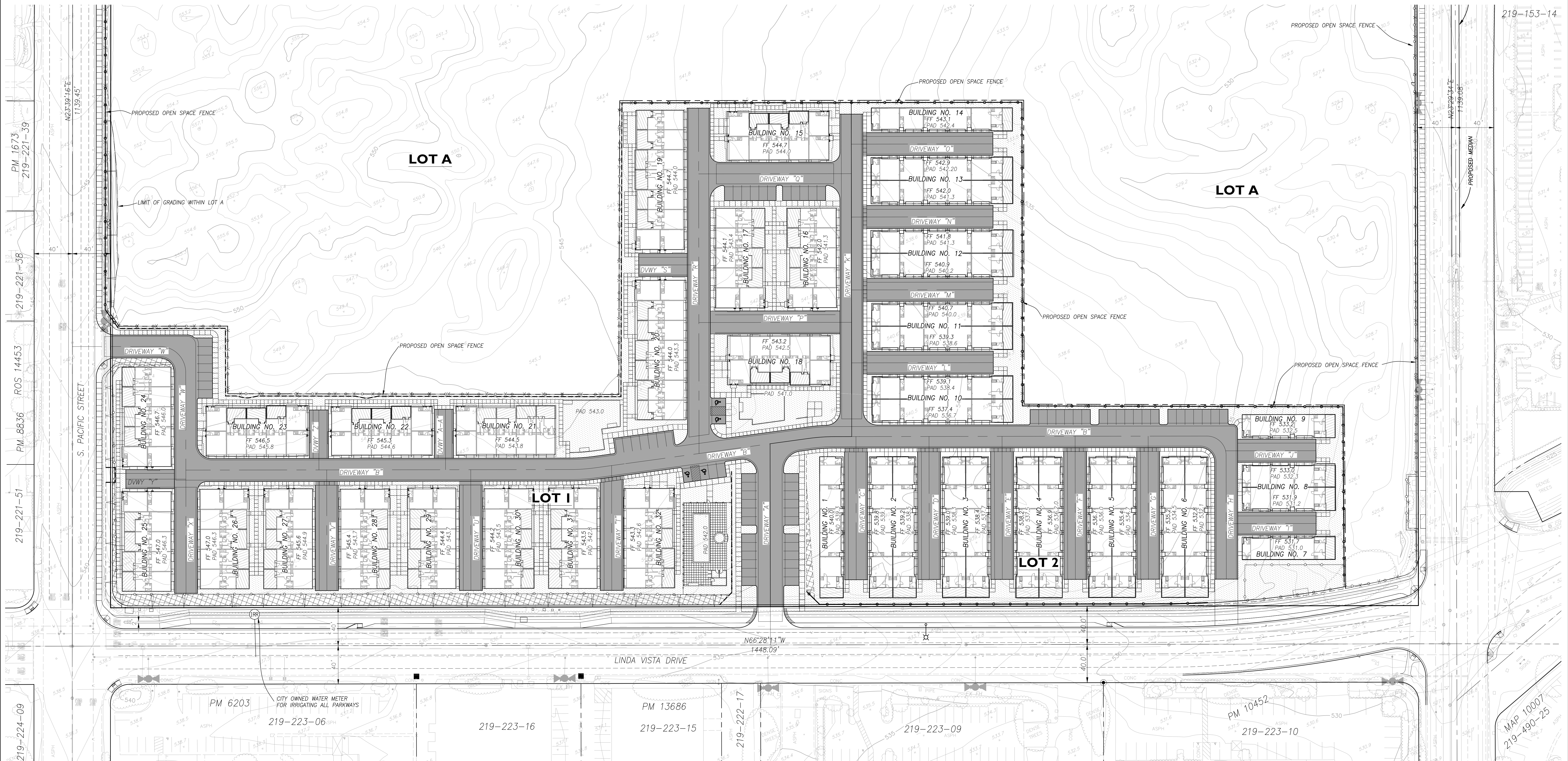
MAP 10007  
219-490-25

# TENTATIVE MAP/MFSDP/CONCEPTUAL GRADING PLAN

## PACIFIC

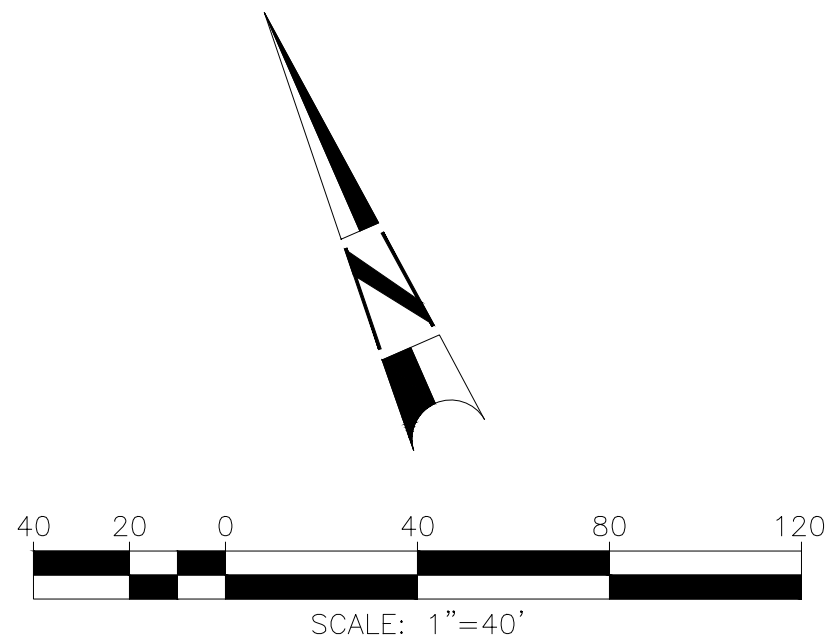
City of San Marcos, California

SEE SHEET NO. 9



### LEGEND

	TOTAL PROPOSED	TOTAL REQUIRED
TOTAL COMMON OPEN SPACE AREA	74,959 SF	N/A
COMMON OPEN SPACE AREA WITH GRADES 10% OR GREATER	9,129 SF	N/A
COMMON OPEN SPACE AREA WITH GRADES LESS THAN 10%	65,830 SF	35,602 SF
PRIVATE OPEN SPACE (PATIOS)	25,920 SF	N/A
PRIVATE OPEN SPACE (DECK)	14,506 SF	N/A
PRIVATE DRIVEWAY/PARKING	123,704 SF	N/A
CONSERVATION OPEN SPACE LOT A	1,021,136 SF	N/A



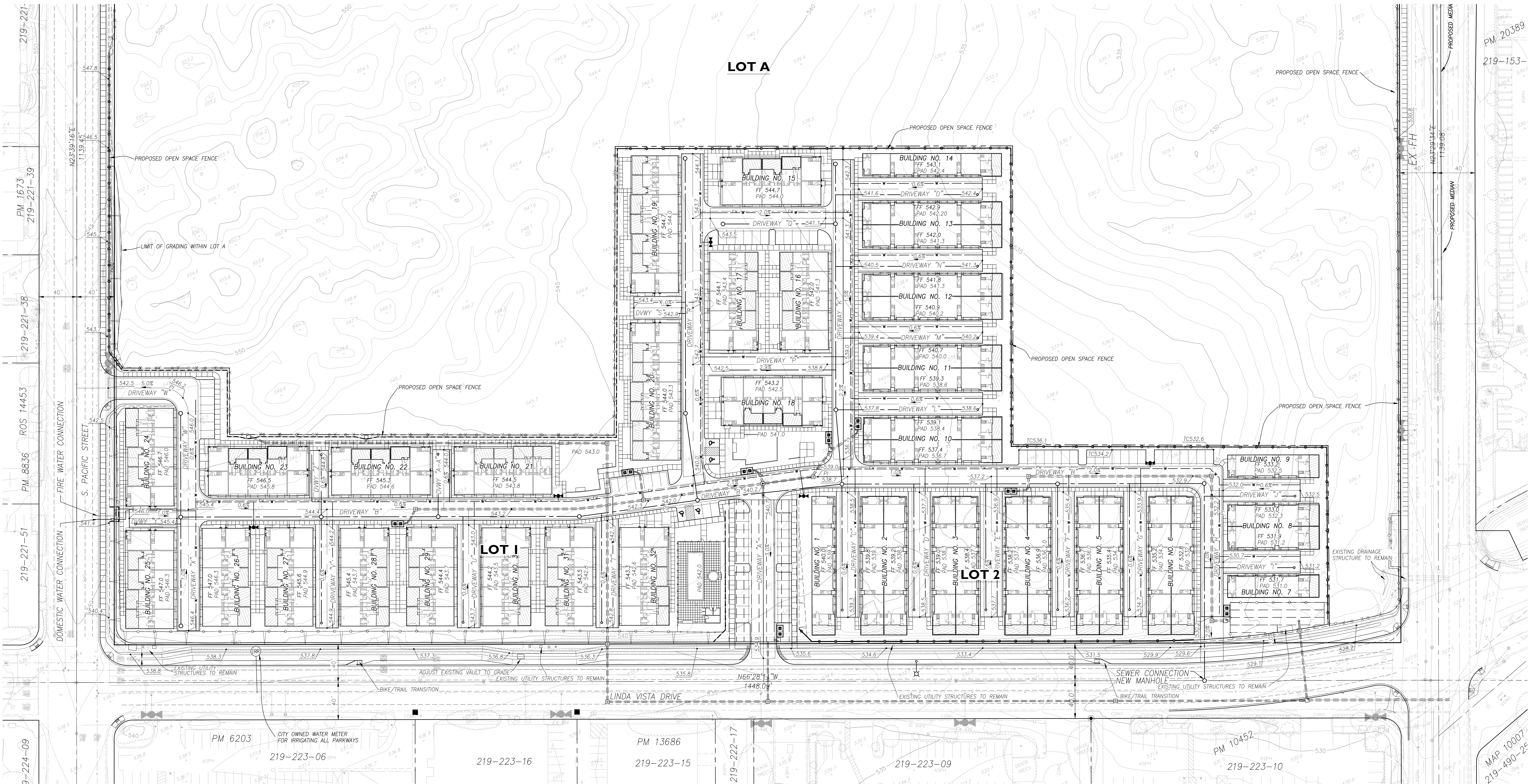
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PACIFIC  
OPEN SPACE  
APN: 219-222-01, 02, 03, & 04  
JOB NO.: L300-14 DATE: 5-8-2024 SHEET: 8 OF 11

# TENTATIVE MAP/MFSDP/CONCEPTUAL GRADING PLAN

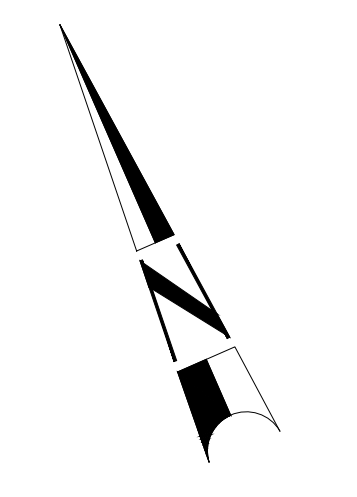
## PACIFIC

City of San Marcos, California



### PROPOSED UTILITY LEGEND:

- FW—FW— 8" PRIVATE FIRE WATER MAIN
- ○ ○ ○ BACKFLOW PREVENTER
- W— 6" PRIVATE DOMESTIC WATER MAIN
- DOMESTIC METER
- ◆ FIRE HYDRANT
- 8" SEWER MAIN
- SEWER MANHOLE
- — — — — STORM DRAIN
- — — — — PRECAST DETENTION STORAGE



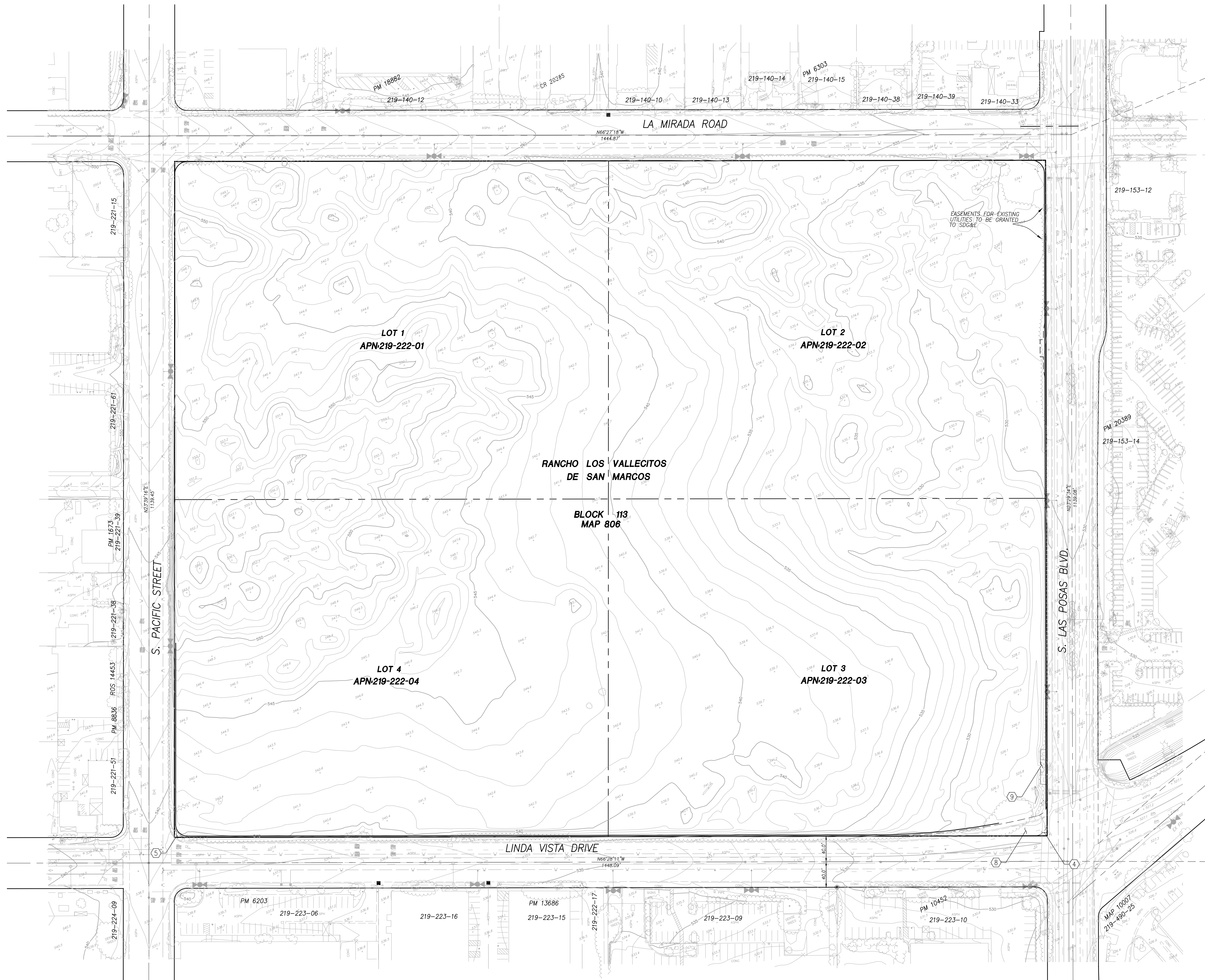
SCALE: 1"=40'

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PACIFIC  
CONCEPTUAL UTILITY PLAN  
APN: 219-222-01, 02, 03, & 04  
JOB NO.: L300-14 DATE: 5-8-2024 SHEET: 9 OF 11

219-221-51  
219-221-38  
219-221-39  
219-221-16  
219-221-09

219-153-  
20389  
219-223-06  
219-223-16  
219-223-15  
219-222-17  
219-223-09  
219-223-10  
MAP 10007  
219-490-2F



**PARCEL DESCRIPTION**  
 (AS PER FIRST AMERICAN TITLE COMPANY TITLE REPORT, ORDER NO. NHSC-6523172, DATED NOVEMBER 3, 2021)  
 LOTS 1, 2, 3 AND 4 IN BLOCK 113 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 21, 1895.  
 APN: 219-222-01, 219-222-02, 219-222-03, 219-222-04

**EASEMENT NOTES**  
 (AS PER FIRST AMERICAN TITLE COMPANY TITLE REPORT, ORDER NO. NHSC-6523172, DATED NOVEMBER 3, 2021)  
 ① INDICATES EXISTING EASEMENT IN FAVOR OF THE CITY OF SAN MARCOS FOR PUBLIC STREET PURPOSES, AS PER DOCUMENT RECORDED NOVEMBER 23, 1976 AS INSTRUMENT NO. 78-0392773 OF OFFICIAL RECORDS.  
 ② INDICATES EXISTING EASEMENT IN FAVOR OF THE CITY OF SAN MARCOS FOR PUBLIC STREET PURPOSES, AS PER DOCUMENT RECORDED NOVEMBER 23, 1976 AS INSTRUMENT NO. 78-0392777 OF OFFICIAL RECORDS.  
 ③ INDICATES EXISTING EASEMENT IN FAVOR OF THE CITY OF SAN MARCOS FOR PUBLIC STREET PURPOSES, AS PER DOCUMENT RECORDED NOVEMBER 6, 1990 AS INSTRUMENT NO. 90-0601278 OF OFFICIAL RECORDS.  
 ④ INDICATES EXISTING EASEMENT IN FAVOR OF SAN DIEGO GAS AND ELECTRIC FOR PUBLIC UTILITY PURPOSES, AS PER DOCUMENT RECORDED NOVEMBER 6, 1988 AS INSTRUMENT NO. 88-022846 OF OFFICIAL RECORDS.

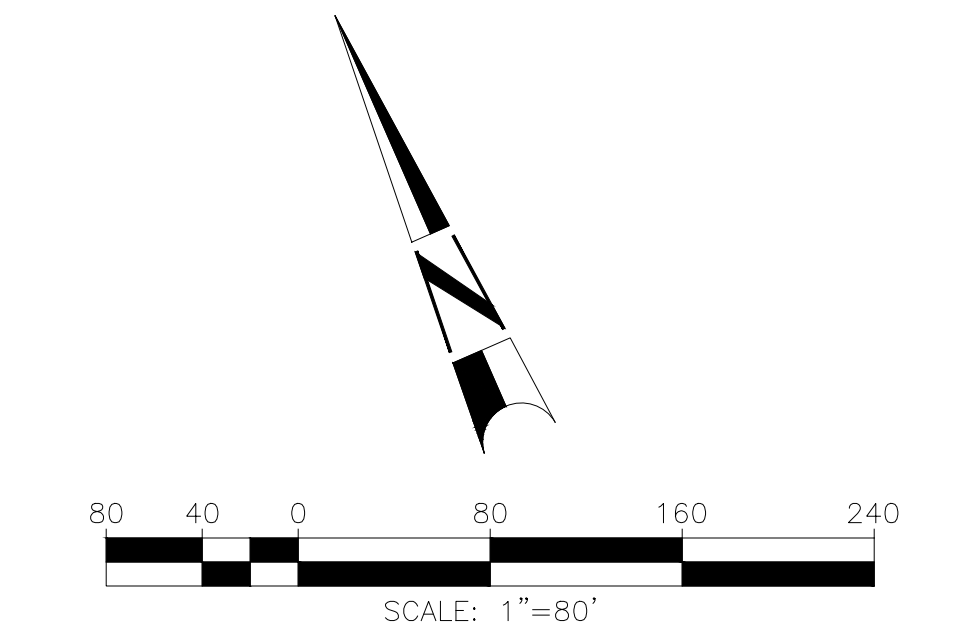
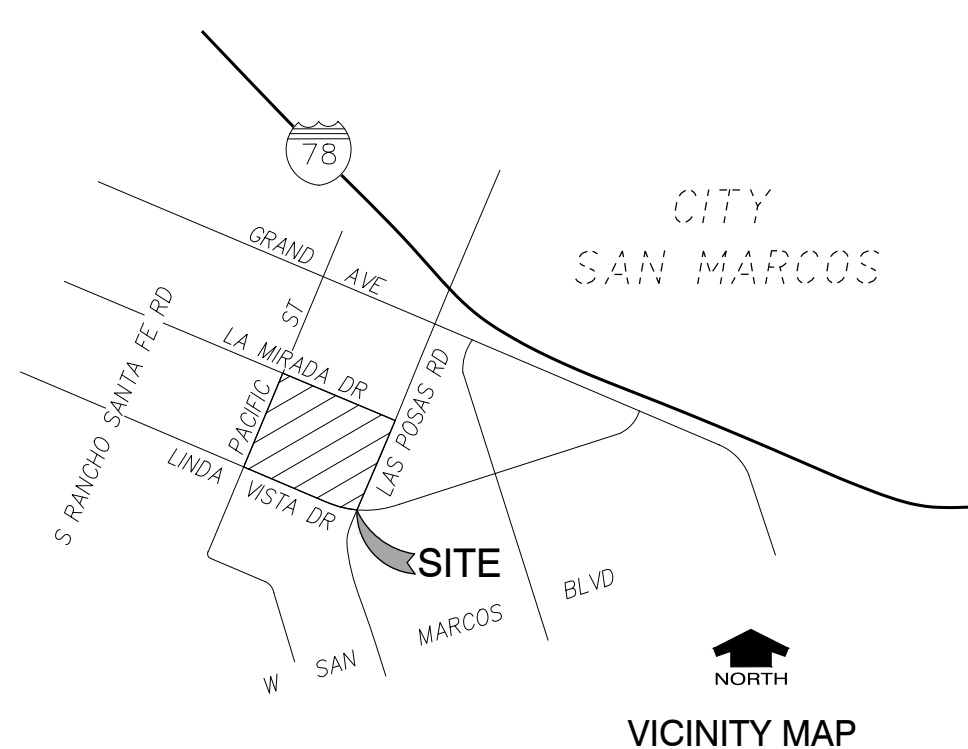
**NOTES**  
 THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN OCTOBER 2019, UNLESS OTHERWISE INDICATED.  
 PROPERTY ADDRESS: VACANT LAND  
 FLOOD ZONE CLASSIFICATION: ZONE-X, FEMA FLOOD INSURANCE RATE MAP NO. 06073C0789H  
 GROSS LAND AREA: LOTS 1, 2, 3 & 4 = 33.229 ACRES  
 TOPOGRAPHY DERIVED FROM AERIAL MAPPING METHODS AND PROCEDURES PERFORMED BY "PHOTO GEODETIC CORPORATION" IN AUGUST 2020.  
 PARKING SPACES: NO VISIBLE SPACES DEFINED.  
 THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES AND UTILITIES OBSERVED AND LOCATED DURING THE COURSE OF THIS SURVEY. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND LANDSTROM ENGINEERING & SURVEYING, INC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS.  
 THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

**BASIS OF BEARINGS**  
 BEARINGS FOR THIS SURVEY DERIVED FROM RTK GPS OBSERVATIONS TO CITY OF SAN MARCOS SURVEY CONTROL MONUMENT NOS. 1025 "SMV0225" AND 1036 "SMV0336" AS SHOWN ON RECORD OF SURVEY MAP NO. 13928, RECORDED OCTOBER 1, 1992 AS FILE NO. 92-625379, RECORDS OF SAN DIEGO COUNTY, HAVING A BEARING OF N36°52'23"E

**BENCHMARK**  
 ELEVATIONS FOR THIS SURVEY DERIVED FROM RTK GPS OBSERVATIONS TO THE CITY OF SAN MARCOS SURVEY CONTROL MONUMENT NO. 1025 "SMV0225" AS SHOWN ON RECORD OF SURVEY MAP NO. 13928, RECORDED OCTOBER 1, 1992 AS FILE NO. 92-625379, RECORDS OF SAN DIEGO COUNTY, ELEVATION = 537.74'

**NOTE**  
 FINAL ENGINEERING PLANS AND FINAL MAP BASIS OF BEARINGS AND BENCHMARK WILL BE UPDATED TO CITY'S CURRENT SURVEY NETWORK NOS. 23231 AND MWD 86.

- LEGEND**
- VALVE
  - FIRE HYDRANT
  - MANHOLE
  - CATCH BASIN
  - POWER/UTILITY POLE
  - GUY ANCHOR
  - POWER TRANSFORMER
  - POWER/TELEPHONE VAULT
  - ELECTRIC CONTROL PANEL
  - HANDHOLE
  - TRAFFIC SIGNAL W/ ARM
  - STREET LIGHT
  - SIGN
  - DECIDUOUS TREE
  - PALM TREE
- PROPERTY LINES
  - CENTER LINES
  - RIGHT-OF-WAY LINES
  - LOT LINES
  - OLD LOT LINES
  - x — x — x — FENCE

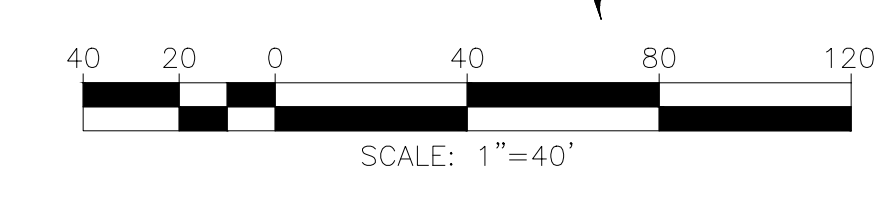
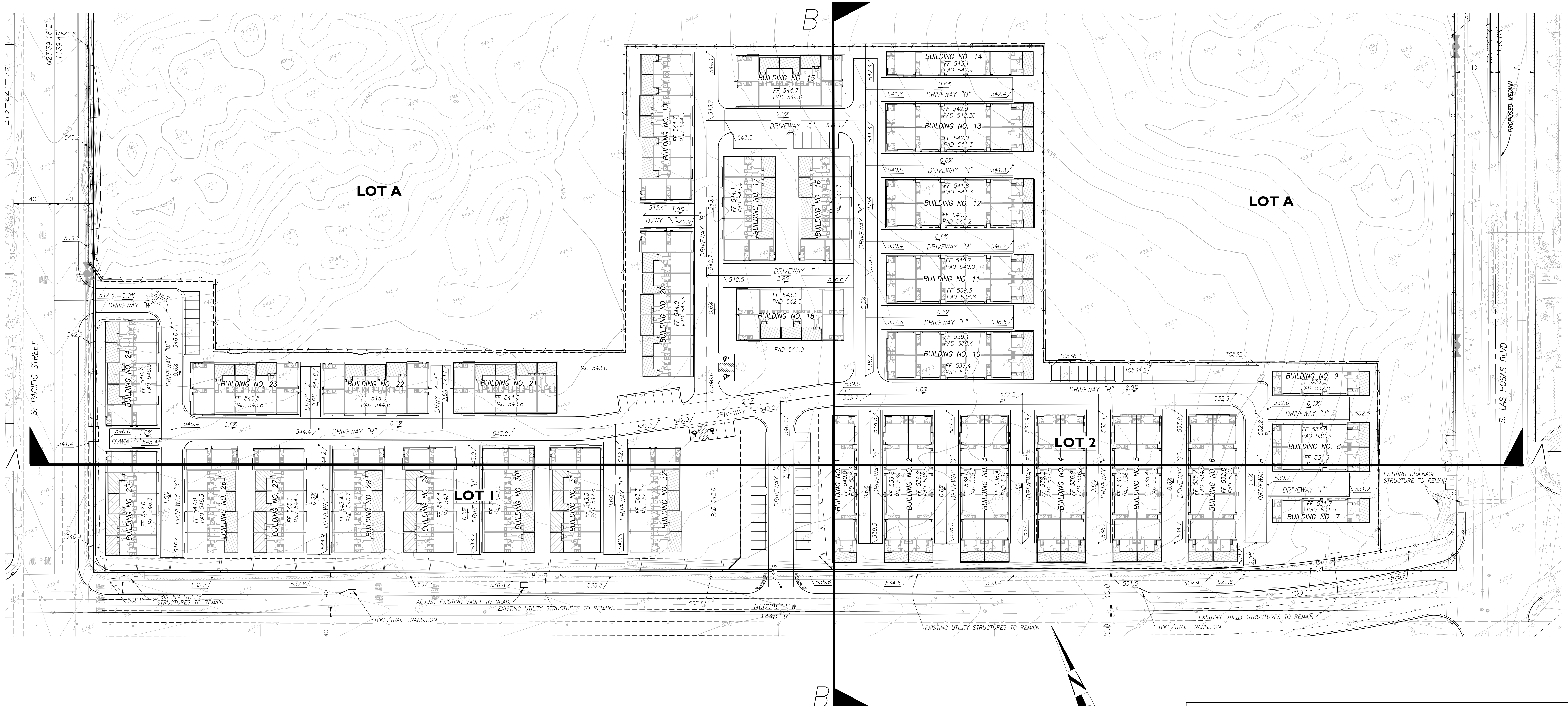
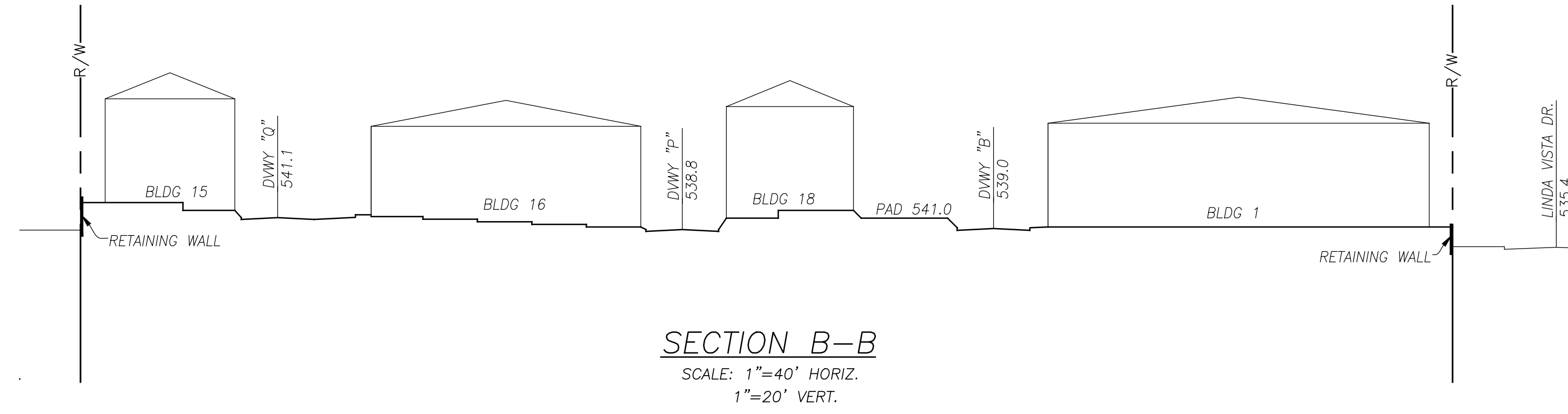
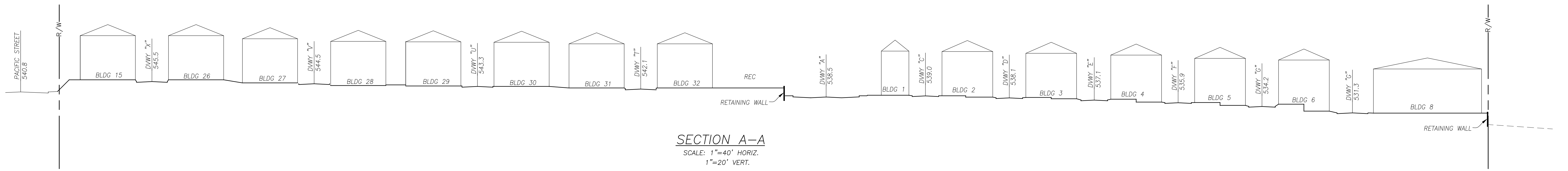




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PACIFIC  
 TOPOGRAPHY AND EXISTING EASEMENTS

APN: 219-222-01, 02, 03, & 04  
 JOB NO.: L300-14    DATE: 5-8-2024    SHEET: 10 OF 11



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PACIFIC  
SITE CROSS SECTIONS  
APN: 219-222-01, 02, 03, & 04  
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