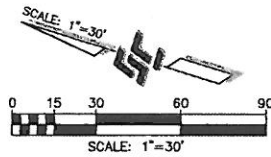


TENTATIVE SUBDIVISION MAP NO. TSM 15-009

NORTH CITY EAST - UNIVERSITY DISTRICT SAN MARCOS

SHEET 1 OF 1



BEING A RESUBDIVISION OF LOTS 3, 4 AND 5 OF CITY OF SAN MARCOS TRACT NO. 14-002-1, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15997, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 16, 2014, OF OFFICIAL RECORDS. THIS IS A TENTATIVE MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350, ET SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA CONTAINING A MAXIMUM OF 68 RESIDENTIAL CONDOMINIUM UNITS ON LOT 1, AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

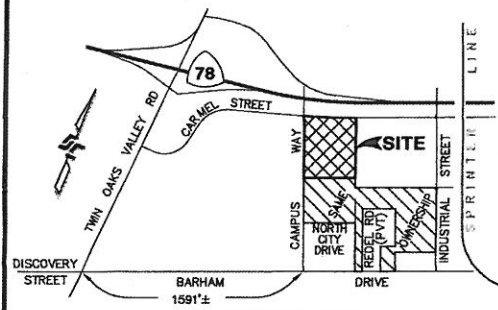
EXISTING EASEMENTS

REFERENCES ARE MADE TO CHICAGO TITLE COMPANY FIRST AMENDED PRELIMINARY REPORT ORDER NO. 12206128-993-002, DATED AS OF SEPTEMBER 2, 2015, THE FOLLOWING ARE EASEMENT EXCEPTIONS DISCLOSED IN SCHEDULE B OF SAID REPORT.

- 6 ESMT. FOR PIPELINES TO SAN MARCOS COUNTY WATER DISTRICT FILE NO. 84-450394, O.R. REC. DECEMBER 3, 1984
- 8 ESMT. FOR PUBLIC UTILITIES, INGRESS, EGRESS TO SDG&E FILE NO. 88-111350, O.R. REC. MARCH 10, 1986 (UNPLOTTABLE)
- 17 ESMT. FOR UTILITY, VAULT/METER ROOM AND ACCESS TO SDG&E FILE NO. 2012-0407891, O.R. REC. JULY 13, 2012 (UNPLOTTABLE)
- 18 ESMT. FOR PIPELINES TO VALLECITOS WATER DISTRICT FILE NO. 2014-0344132, O.R. REC. AUGUST 12, 2014
- 20a GENERAL MUNICIPAL PURPOSES ESMT. TO THE CITY OF SAN MARCOS MAP NO. 15997 REC. OCTOBER 16, 2014
- 20b 9.5' WIDE BUILDING RESTRICTED ESMT. TO THE CITY OF SAN MARCOS MAP NO. 15997 REC. OCTOBER 16, 2014 (TO BE VACATED)
- 20c 26' WIDE EMERGENCY ACCESS ESMT. TO THE CITY OF SAN MARCOS MAP NO. 15997 REC. OCTOBER 16, 2014 (TO BE VACATED)
- 23a 34' WIDE PRIVATE ACCESS ESMT. FILE NO. 2015-0045875, O.R. REC. FEBRUARY 2, 2015 (TO BE VACATED)
- 23b 25.5' WIDE PRIVATE ACCESS ESMT. FILE NO. 2015-0045875, O.R. REC. FEBRUARY 2, 2015 (TO BE ABANDONED)
- 23c 15' WIDE PRIVATE DRAINAGE ESMT. FILE NO. 2015-0045875, O.R. REC. FEBRUARY 2, 2015
- 23d 5' WIDE PRIVATE ACCESS ESMT. FILE NO. 2015-0045875, O.R. REC. FEBRUARY 2, 2015
- 23 GENERAL EASEMENTS THAT ARE BLANKET IN NATURE FOR UTILITIES AND DRAINAGE OVER LOTS 3, 4 AND 5 OF MAP NO. 15997 (UNPLOTTABLE)
- 34 ESMT. FOR PIPELINES TO VALLECITOS WATER DISTRICT FILE NO. 2010-0577058, O.R. REC. DECEMBER 8, 2010 (OFFSITE - NOT PLOTTED)

ABBREVIATIONS

ACP	ASBESTOS CEMENT PIPE	PM	PARCEL MAP
AC	ACRE	PVC	POLYVINYL CHLORIDE
ASPH	ASPHALT	PWMT	PAVEMENT
C&G	CURB AND GUTTER	PVT	PRIVATE
CB	CATCH BASIN	RCP	REINFORCED CONCRETE PIPE
CI	CAST IRON PIPE	R/W	RIGHT OF WAY
CL	CENTERLINE	SD	SAN MARCOS COUNTY WATER DISTRICT
CONC	CONCRETE	SMH	SEWER MANHOLE
CG	CUBIC YARD	SMH	SEWER MANHOLE
DG	DECOMPOSED GRANITE	SW, SWK	SEWER
DIP	DUCTILE IRON PIPE	SWR, S	SEWER
DWY	DRIVEWAY	TYP	TYPICAL
E	ELECTRIC	UG	UNDERGROUND
EA	EASEMENT	USE	UNDERGROUND ELECTRIC
EX/EXIST	EXISTING	VAR	VARIABLE
FH	FIRE HYDRANT	VCP	VITRIFIED CLAY PIPE
G	GAS	VWD	VALLECITOS WATER DISTRICT
JT	JOINT TRENCH - UTILITY	WM	WATER METER/IRRIGATION METER
		W	WATER



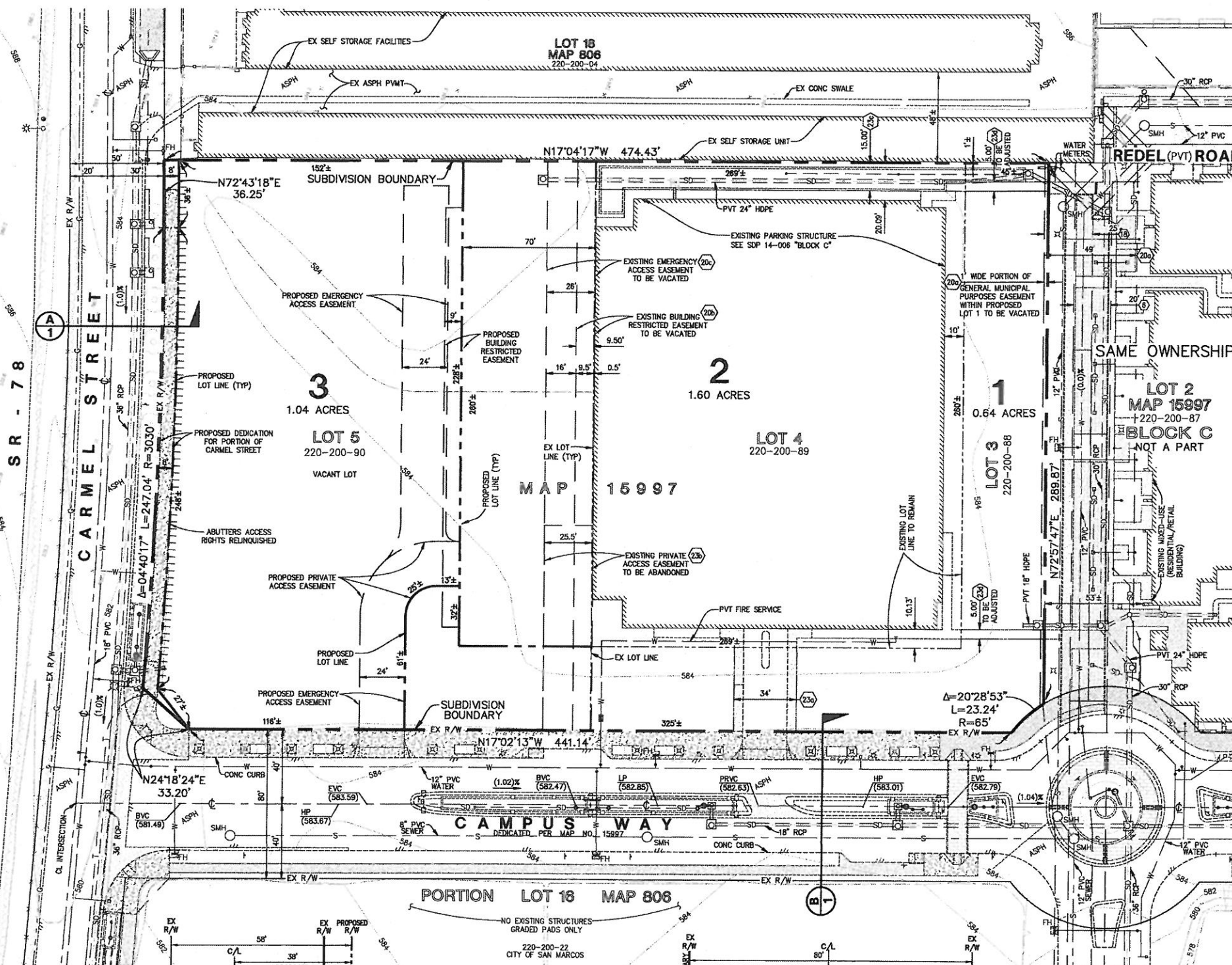
THOMAS BROTHERS COORD. PAGE 1128; GRID JI

STEVENSON-CRESTO ENGINEERING, INC.
CIVIL ENGINEERS - PLANNERS - LAND SURVEYORS

9665 CHESAPEAKE DRIVE
SUITE 200
SAN DIEGO, CA 92123-1352

PHONE: 858.694.5660
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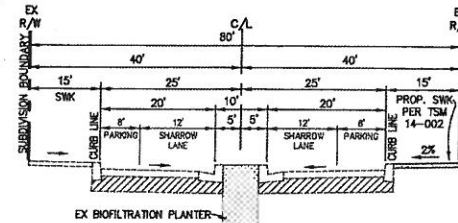


SR - 78

PORTION LOT 16 MAP 806

NO EXISTING STRUCTURES GRADED PADS ONLY
220-200-22
CITY OF SAN MARCOS

LOT NO.	LOT AREAS		% OF TOTAL AREA
	(GROSS)	(NET)	
1	0.64 AC.	0.58 AC.	19.2%
2	1.60 AC.	1.60 AC.	48.1%
3	1.04 AC.	0.84 AC.	31.2%
TOTAL LOT AREA (GROSS)			3.28 AC. / 98.5%
PROPOSED R.O.W. DEDICATION			0.05 AC. / 1.5%
SUBDIVISION AREA (GROSS)			3.33 AC. / 100%



TYPICAL SECTION
CAMPUS WAY
(SPA TYPE A1)

LEGEND

DESCRIPTION	SYMBOL
PROPOSED LOT NUMBER	1
RESUBDIVISION BOUNDARY	---
PROPOSED ABUTTERS ACCESS RELINQUISHED	---
PROPOSED LOT LINE	---
PROPOSED EASEMENT	---
EXISTING RIGHT-OF-WAY	---
EXISTING PROPERTY LINE	---
EXISTING EASEMENT	---
EXISTING SIDEWALK	---
EXISTING CURB AND GUTTER	---
EXISTING EDGE OF PAVEMENT	---
EXISTING BUILDING/STRUCTURE	---
EXISTING STORM DRAIN	---
EXISTING SEWER	---
EXISTING FIRE HYDRANT	---
EXISTING WATER	---
EXISTING JOINT UTILITY BUNDLE (ELECTRIC, HP, GAS, CATV)	---
EXISTING TELCO	---
EXISTING HP GAS	---
EXISTING ELECTRIC	---
EXISTING STREET LIGHT	---

LEGAL DESCRIPTION

LOTS 3, 4 AND 5 OF CITY OF SAN MARCOS TRACT NO. 14-002-1, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15997, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 16, 2014, OF OFFICIAL RECORDS.

TAX ASSESSOR PARCELS (APN)

220-200-88, 220-200-89 AND 220-200-90

ZONING/ SETBACKS

EXISTING & PROPOSED: UDSPA "MIXED USE"
UNIVERSITY DISTRICT SPECIFIC PLAN AREA "HEART OF THE CITY SPECIFIC PLAN AMENDMENT"

UTILITY SERVICE PROVIDERS

STORM DRAIN	CITY OF SAN MARCOS
SEWER	VALLECITOS WATER DISTRICT
WATER	VALLECITOS WATER DISTRICT
CATV/FIBER OPTIC	COX COMMUNICATIONS/TIME WARNER CABLE
GAS & ELECTRIC	SAN DIEGO GAS & ELECTRIC
TELEPHONE	AT&T

SCHOOLS

K - 12 EDUCATION SAN MARCOS UNIFIED SCHOOL DISTRICT

FIRE PROTECTION

CITY OF SAN MARCOS FIRE DEPARTMENT

SOURCE OF TOPOGRAPHIC MAPPING

TOPOGRAPHIC DATA SHOWN WAS COMPILED USING PHOTOGRAMMETRIC METHODS BY PHOTOGRAPHIC, INC. DATE OF PHOTOGRAPHY: OCT. 27, 2010 AND SUPPLEMENTED BY DATA FROM CITY OF SAN MARCOS ROUGH GRADING PLAN GP-2467 AND IMPROVEMENT PLAN IP-4885

NOTES

- HYDROMODIFICATION / LOW IMPACT DEVELOPMENT BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED CONSISTENT WITH THE "UNIVERSITY DISTRICT SAN MARCOS" SPA/ER AND THE MOST CURRENT VERSION OF THE REGIONAL WATER QUALITY CONTROL BOARD NPDES PERMIT FOR ALL NEWLY PERMITTED WORK WITHIN THIS MAP BOUNDARY.
- THERE ARE NO PROPOSED SLOPES GREATER THAN 5% IN HEIGHT WITHIN THE BOUNDARIES OF THIS MAP.
- EXISTING GRADING PER GP-2467, FOR CONCEPTUAL GRADING SEE SDP 15-008 AND SDP 15-013.
- IMPROVEMENTS SHOWN IN CAMPUS WAY & CARMEL STREET PER IP-4885.

OWNERS

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE ATTACHED TENTATIVE PARCEL MAP AND THAT SAID MAP SHOWS MY ENTIRE CONTIGUOUS OWNERSHIP. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREET UTILITY EASEMENTS OR RAILROAD RIGHT-OF-WAY.

LOTS 3 & 5, MAP NO. 15997
URBAN VILLAGES SAN MARCOS, LLC
3525 DEL MAR HEIGHTS RD., STE. 248
SAN DIEGO, CA 92130
TEL: (858) 361-8555
BY: NOBLE CANYON, LLC
ITS MANAGER

LOT 4, MAP NO. 15997
BLOCK C, LLC
3525 DEL MAR HEIGHTS RD., STE. 248
SAN DIEGO, CA 92130
TEL: (858) 361-8555
BY: NOBLE CANYON, LLC
ITS MANAGER

DATE: 4-7-2016
MANAGER: P. Michael McDonald

ENGINEER OF WORK

JOSEPH G. CRESTO
RCE 45601
DATE: 4/6/16
ORIGINAL DATE

