TENTATIVE MAP FOR SAN MARCOS MURAI TSM 15-007

EXISTING EASEMENTS AS NOTED IN AMENDED PRELIMINARY TITLE REPORT ORDER NO. LJ-4344952, DATED 8/11/2015

AN EASEMENT FOR PIPELINES OR OTHER WORKS OF VISTA IRRIGATION DISTRICT THEN EXISTING AND INCIDENTAL PURPOSES, RECORDED JUNE 27, 1930 IN BOOK 1784, PAGE 343 OF DEEDS. THE ROUTE OR LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE RECORD.

(1) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF VISTA IRRIGATION DISTRICT, RECORDED AUGUST 25, 1939 IN BOOK 937, PAGE 178 OF OFFICIAL RECORDS.

(2) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO COUNTY WATER AUTHORITY, RECORDED JULY 31, 1958 IN BOOK 7192, PAGE 371 OF OFFICIAL RECORDS. SAN DIEGO COUNTY WATER AUTHORITY IS RESPONSIBLE FOR CLEARING AND MAINTENANCE WITHIN SAID EASEMENT AREA.

(3) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO COUNTY WATER AUTHORITY, RECORDED AUGUST 1, 1958 IN BOOK 7194, PAGE 16 OF OFFICIAL RECORDS. SAN DIEGO COUNTY WATER AUTHORITY IS RESPONSIBLE FOR CLEARING AND MAINTENANCE WITHIN THE EASEMENT AREA.

(4) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO COUNTY WATER AUTHORITY, RECORDED AUGUST 22, 1969 AS INSTRUMENT NO. 154340 OF OFFICIAL RECORDS. SAN DIEGO COUNTY WATER AUTHORITY IS RESPONSIBLE FOR CLEARING AND MAINTENANCE WITHIN THE EASEMENT AREA.

(5) AN EASEMENT FOR ACCESS AND DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF SAN MARCOS, RECORDED NOVEMBER 5, 1991 AS INSTRUMENT NO. 91-0571667 OF OFFICIAL RECORDS.

(6) AN EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF SAN MARCOS, RECORDED NOVEMBER 5, 1991 AS INSTRUMENT NO. 91-0571668 OF OFFICIAL RECORDS.

(7) AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF SAN MARCOS, RECORDED OCTOBER 21, 2003 AS INSTRUMENT NO. 03-1288667 OF OFFICIAL RECORDS.

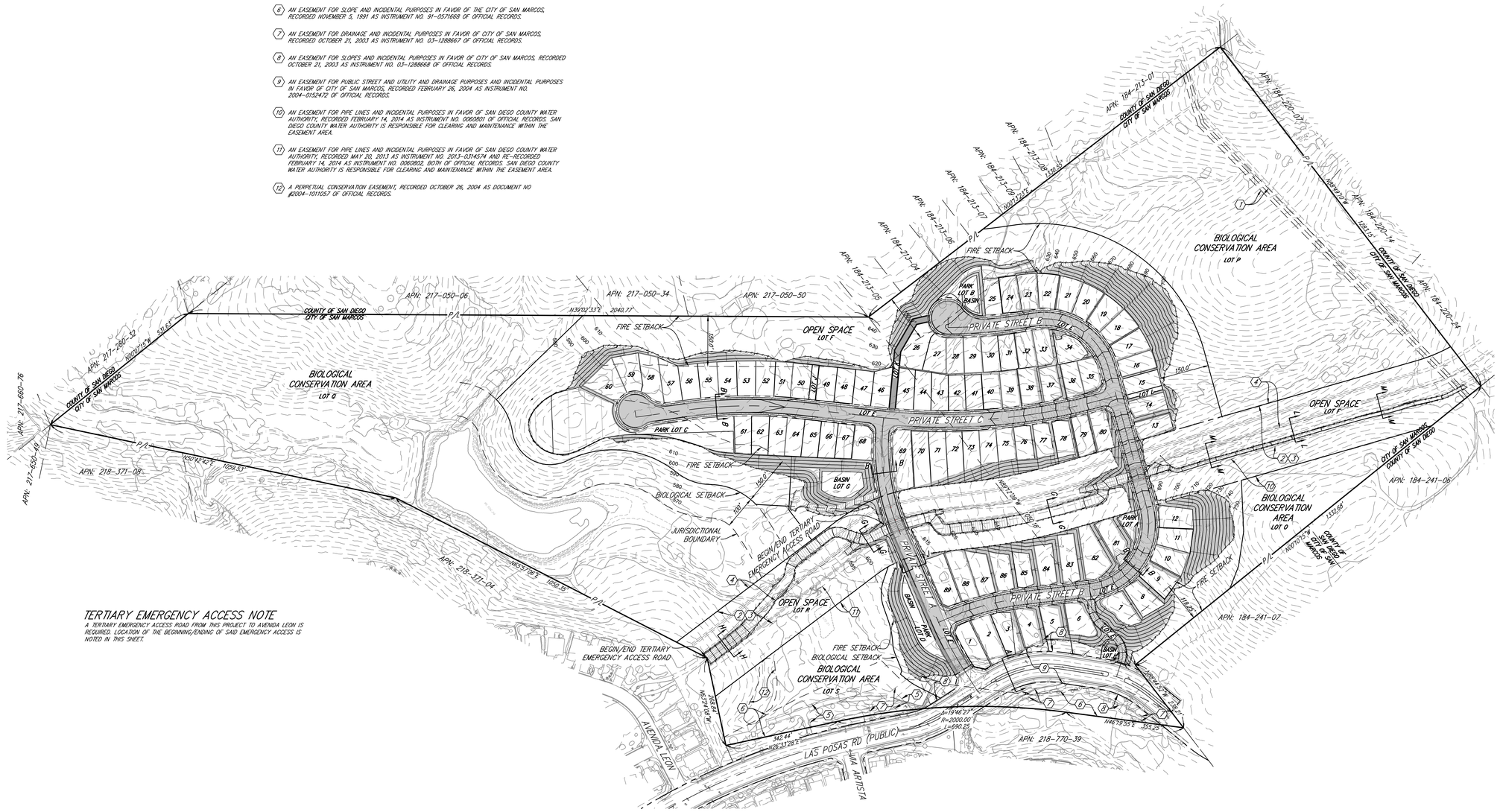
(8) AN EASEMENT FOR SLOPES AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF SAN MARCOS, RECORDED OCTOBER 21, 2003 AS INSTRUMENT NO. 03-1288668 OF OFFICIAL RECORDS.

(9) AN EASEMENT FOR PUBLIC STREET AND UTILITY AND DRAINAGE PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF SAN MARCOS, RECORDED FEBRUARY 26, 2004 AS INSTRUMENT NO. 2004-0152472 OF OFFICIAL RECORDS.

(10) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO COUNTY WATER AUTHORITY, RECORDED FEBRUARY 14, 2014 AS INSTRUMENT NO. 0060801 OF OFFICIAL RECORDS. SAN DIEGO COUNTY WATER AUTHORITY IS RESPONSIBLE FOR CLEARING AND MAINTENANCE WITHIN THE EASEMENT AREA.

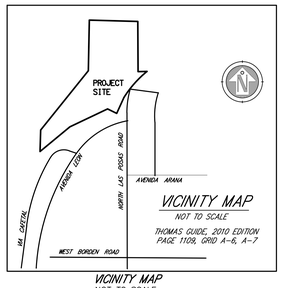
(11) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO COUNTY WATER AUTHORITY, RECORDED MAY 20, 2013 AS INSTRUMENT NO. 2013-0314574 AND RE-RECORDED FEBRUARY 14, 2014 AS INSTRUMENT NO. 0060802, BOTH OF OFFICIAL RECORDS. SAN DIEGO COUNTY WATER AUTHORITY IS RESPONSIBLE FOR CLEARING AND MAINTENANCE WITHIN THE EASEMENT AREA.

(12) A PERPETUAL CONSERVATION EASEMENT, RECORDED OCTOBER 26, 2004 AS DOCUMENT NO #2004-1011057 OF OFFICIAL RECORDS.



TERTIARY EMERGENCY ACCESS NOTE

A TERTIARY EMERGENCY ACCESS ROAD FROM THIS PROJECT TO AVENIDA LEON IS REQUIRED. LOCATION OF THE BEGINNING/ENDING OF SAID EMERGENCY ACCESS IS NOTED IN THIS SHEET.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

PUBLIC UTILITIES & DISTRICTS

SEWER	– TO BE ANNEXED INTO VALLECITOS WATER DISTRICT
WATER	– VALLECITOS WATER DISTRICT
GAS & ELECTRIC	– SAN DIEGO GAS & ELECTRIC
TELEPHONE	– PACIFIC BELL TELEPHONE COMPANY
FIRE	– SAN MARCOS FIRE PROTECTION DISTRICT
SCHOOLS	– SAN MARCOS HIGH SCHOOL DISTRICT & VISTA UNIFIED SCHOOL DISTRICT

EASEMENT NOTE

EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE IGNORED, ABANDONED AND / OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES. PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH THE SERVING UTILITY COMPANY.

MAP PREPARED BY:

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1890

MICHAEL D. LEVIN, P.L.S. NO. 6896

LICENSED LAND SURVEYOR
Michael D. Levin
No. 6896
STATE OF CALIFORNIA

ENGINEER OF WORK

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1890

ROBERT D. DENTINO, R.C.E NO. 45629

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. DENTINO
No. 45629
CIVIL
STATE OF CALIFORNIA

LEGAL DESCRIPTION

A PORTION OF SECTION 34, TOWNSHIP 11 SOUTH AND SECTION 3 AND SECTION 4, TOWNSHIP 12 SOUTH, ALL IN RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

SOURCE OF TOPOGRAPHY

AERIAL TOPOGRAPHY PERFORMED BY AEROTECH MAPPING, JULY 15, 2013.

ASSESSOR'S PARCEL NUMBERS

217-050-36-00, 217-050-38-00, 218-011-10-00 AND 184-241-03-00

OWNER'S CERTIFICATE

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

MURAI-SAB, LLC

BY: _____ _____
STEPHEN A. BIERI, PRESIDENT DATE

DEVELOPER

CR MURAI, LLC A DELAWARE LIMITED LIABILITY COMPANY
BY: COLBRCH CALIFORNIA, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

ITS: MANAGER

BY: _____ _____
DANNY GABRIEL, PRESIDENT DATE

DEVELOPER ADDRESS

444 WEST BEECH STREET
SUITE 300
SAN DIEGO, CA 92101

GENERAL NOTES

1. TOTAL SUBDIVISION AREA = 91.66 ACRES
   GRADING FOOTPRINT = 29.65 ACRES
   CLEARING AREA OUTSIDE OF THE GRADING FOOTPRINT = 11.94 ACRES
   TOTAL AREA TO BE DISTURBED = 41.59 ACRES
   AREA TO BE DISTURBED WITHIN THE NEUTRAL IMPACT ZONE = 6.39 ACRES
   AREA TO BE DISTURBED OUTSIDE THE NEUTRAL IMPACT ZONE = 35.20 ACRES
2. TOTAL NUMBER OF LOTS:
   89 RESIDENTIAL (LOTS 1-89), 4 PARK (LOTS A-D), 1 PRIVATE STREET (LOT E), 4 OPEN SPACE (LOT F, M, N & R), 4 BIOLOGICAL CONSERVATION AREAS (LOT Q, P, O & S), 2 WATER QUALITY (LOTS G-H), & 3 STORM DRAIN ACCESS (LOTS J-L)
3. MINIMUM LOT SIZE IS 5,000.00 SQUARE FEET.
4. AVERAGE LOT SIZE IS 7,226.73 SQUARE FEET.
5. DWELLING UNITS PER LOT : 1
6. ZONING DESIGNATION: SPA
7. GENERAL PLAN DESIGNATION: S.P.
8. POLICE PROTECTION PROVIDED BY THE COUNTY OF SAN DIEGO SHERIFF'S DEPARTMENT.
9. SETBACKS TO CONFORM TO ZONE REGULATIONS:
   FRONT: RESIDENTIAL=15' GARAGE=20' WITH EXCEPTION OF LOT 34 PER SPECIFIC PLAN
   SIDEYARD: NOT LESS THAN 5'
   REAR=15' OR ALTERNATE SIDEYARD OF 15'

GRADING VOLUME

THE PRISMOIDAL VOLUME METHOD WAS USED TO CALCULATE THE VALUES SHOWN HEREON. VOLUMES INCLUDE REMEDIAL BULKING, SHRINKAGE AND STANDARD STREET SECTIONS.

ADJUSTED CUT VOLUME = 253,930 CUBIC YARDS
ADJUSTED FILL VOLUME = 271,080 CUBIC YARDS

ADDITIONAL VOLUMES FROM WATER QUALITY BASINS AND UTILITY TRENCHES ARE ANTICIPATED TO GENERATE AN ADDITIONAL 17,150 CUBIC YARDS WHICH WILL BALANCE THE SITE GRADING.

PROJECT NOTES & ASSOCIATED APPLICATIONS

1. A SPECIFIC PLAN IS PROPOSED FOR THIS PROJECT.

TENTATIVE MAP PREPARATION DATE

JULY 2017

VARIANCE REQUESTS

1) GRADING VARIANCE REQUESTED FOR SLOPES IN EXCESS OF 20 FEET IN HEIGHT AND FOR ELIMINATION OF SLOPE BENCHES. PROPOSED MAXIMUM HEIGHT OF SLOPES (INCLUDING RETAINING WALL HEIGHT) WITHOUT BENCHES IS 65'±.

ADMINISTRATIVE APPROVAL REQUESTS

1) REQUEST FOR INCREASE IN CUL-DE-SAC LENGTH FROM 600 FEET FOR STREET B BY THE CITY OF SAN MARCOS DEVELOPMENT REVIEW COMMITTEE.

2) REQUEST FOR ADMINISTRATIVE APPROVAL OF THE 20' PUBLIC EMERGENCY ACCESS ROAD TO BE CONSIDERED THE SECONDARY ACCESS FOR THIS PROJECT.

3) REQUEST FOR ADMINISTRATIVE APPROVAL FOR VARIANCE TO THE URBAN STREET STANDARDS DUE TO THE CITY OF SAN MARCOS REQUESTING ALL INTERIOR STREETS BE PRIVATE AND THE URBAN STREET STANDARDS REQUIRING A PUBLIC ROAD FRONTAGE FOR ALL RESIDENCES.

PRESENT & PROPOSED USE:

PRESENT: VACANT
PROPOSED: SINGLE FAMILY RESIDENTIAL, OPEN SPACE

ACCESS

THE PROJECT WILL BE ACCESSED BY PRIVATE STREETS A, B AND C WHICH TIE TO LAS POSAS ROAD, A PUBLIC STREET, ALL AS SHOWN HEREON.

SCALE: 1"=120'
0 120 240 360 480

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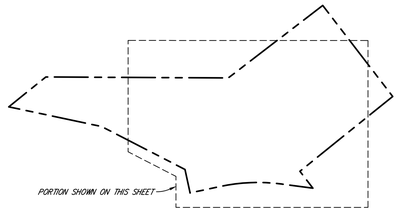
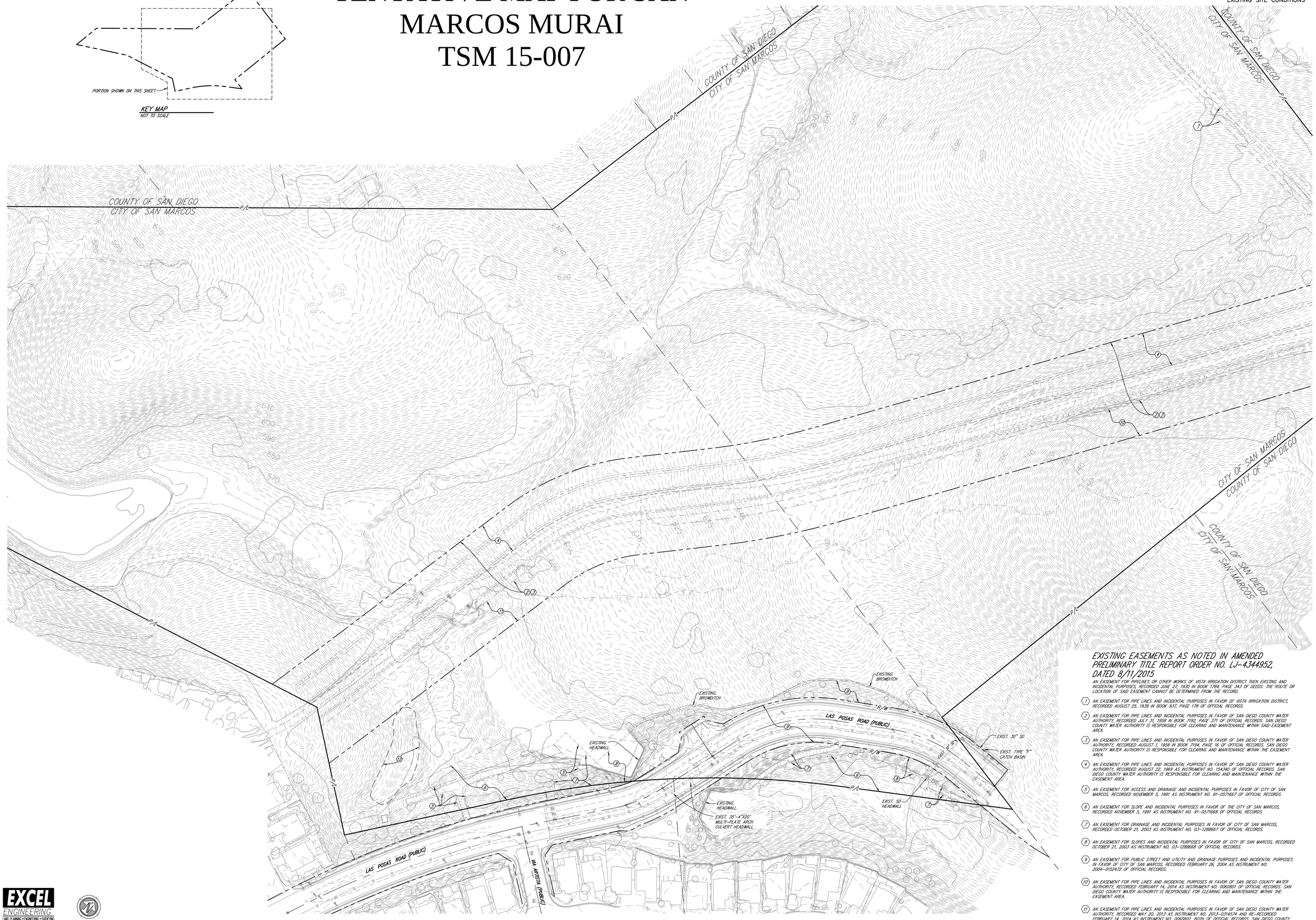
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-1890

TENTATIVE MAP FOR SAN MARCOS MURAI
TSM 15-007



KEY MAP
NOT TO SCALE



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SCALE: 1"=60'

0 60 120 180 240

TENTATIVE MAP FOR SAN MARCOS MURAI TSM 15-007

LEGEND

EXIST. INDEX CONTOUR	700
NEW INDEX CONTOUR	700
DAYLIGHT / LIMITS OF GRADING	
GRADE	10%
RETAINING WALL**	
CUT/FILL SLOPE	2: 1
TRAIL	

** MATERIALS AND DECORATIVE FACING TO BE DETERMINED BY PLANNING DEPARTMENT AND DEVELOPER

NOTES

* SEE SHEET 4 FOR LOT INFORMATION.
* SEE SHEET 5 FOR PROPOSED UTILITIES.
* SEE SHEET 6 FOR PROJECT CROSS SECTIONS.
* SEE SHEET 6 FOR TYPICAL ROAD SECTIONS.
* SEE SHEET 6 FOR EMERGENCY VEHICLE TURNING MOTIONS.

PROPOSED RETAINING WALL NOTES

1. RETAINING WALL HEIGHT VARIES FROM 1' TO 10'. AVERAGE EXPOSED HEIGH IS 7'.
2. RETAINING WALL HEIGHT VARIES FROM 1' TO 5'. AVERAGE EXPOSED HEIGH IS 4'.
3. RETAINING WALL HEIGHT VARIES FROM 1' TO 5'. AVERAGE EXPOSED HEIGH IS 3'.
4. 3' MAXIMUM RETAINING WALL.
5. RETAINING WALL HEIGHT VARIES FROM 1' TO 13'. AVERAGE EXPOSED HEIGH IS 8'.
6. RETAINING WALL HEIGHT VARIES FROM 1' TO 5'. AVERAGE EXPOSED HEIGH IS 4'.
7. RETAINING WALL HEIGHT VARIES FROM 1' TO 7'. AVERAGE EXPOSED HEIGH IS 5'.

RETAINING WALL NOTE:
WALLS SHOWN HERE ARE PER THE SDRSD C-6 STANDARD DETAIL (SPLIT FACE). ADDITIONAL DESIGN & REINFORCEMENT WILL BE REQUIRED FOR THE WALLS THAT ARE OVER THE HEIGHT OF 5' 4".

STREET CENTERLINE DATA

NO	DELTA/BRG	RADIUS	LENGTH
1	N83°14'41"W	--	81.39'
2	Δ=09°03'54"	1000.00'	158.21'
3	Δ=00°05'47"	1000.00'	1.68'
4	N74°38'00"W	--	292.52'
5	Δ=29°10'41"	650.00'	331.02'
6	N45°27'19"W	--	20.50'
7	N15°16'13"E	--	30.17'
8	Δ=16°51'27"	800.00'	235.37'
9	N32°07'40"E	--	201.03'
10	Δ=98°38'07"	200.00'	344.30'
11	N66°30'27"W	--	344.59'
12	N66°30'27"W	--	87.10'
13	Δ=84°47'38"	200.00'	295.99'
14	Δ=09°36'33"	1520.00'	254.92'
15	N51°41'32"W	--	30.00'
16	N23°29'33"E	--	43.93'
17	Δ=21°03'09"	1800.00'	661.38'
18	Δ=00°28'37"	1800.00'	14.98'
19	N45°01'18"E	--	236.77'
20	Δ=14°18'01"	1400.00'	349.42'
21	N30°43'17"E	--	145.91'
22	N59°16'43"W	--	18.87'

LOT INFORMATION

LOT NO.	LOT AREA (SF)	BUILDING TYPE	BLDG ELEVATION	PAD ELEVATION	LOT NO.	LOT AREA (SF)	BUILDING TYPE	BLDG ELEVATION	PAD ELEVATION
1	8,308.05	PLAN 1	C	620.00	52	6,000.84	PLAN 2-R	A	621.00
2	8,390.44	PLAN 2	B	622.00	53	5,894.08	PLAN 3	B	621.50
3	9,190.93	PLAN 1-R	A	625.00	54	6,000.84	PLAN 1-R	C	621.50
4	9,491.04	PLAN 3-R	B	632.00	55	5,894.08	PLAN 2	A	622.00
5	10,457.44	PLAN 2-R	C	641.00	56	6,000.84	PLAN 1	B	622.00
6	13,968.89	PLAN 1-R	B	651.50	57	6,831.57	PLAN 3	A	622.50
7	11,302.56	PLAN 3-R	A	667.50	58	7,620.49	PLAN 2-R	C	623.00
8	7,967.17	PLAN 2-R	B	673.50	59	7,362.97	PLAN 2	B	623.50
9	7,236.17	PLAN 1-R	C	680.50	60	8,622.55	PLAN 1	C	624.00
10	6,577.41	PLAN 1	A	686.50	61	5,782.50	PLAN 2-R	B	621.60
11	6,478.10	PLAN 3	B	689.50	62	6,015.24	PLAN 2	C	621.10
12	6,645.48	PLAN 2-R	A	690.50	63	5,941.16	PLAN 1-R	B	621.10
13	5,948.65	PLAN 2	C	661.25	64	5,913.06	PLAN 3	C	620.60
14	7,259.91	PLAN 1	A	653.25	65	5,608.83	PLAN 2-R	A	620.60
15	5,500.00	PLAN 3	C	647.75	66	5,576.07	PLAN 3	B	620.10
16	6,485.83	PLAN 2	B	644.00	67	5,324.64	PLAN 2-R	C	620.10
17	6,584.26	PLAN 3-R	A	641.50	68	5,828.73	PLAN 1-R	B	618.60
18	6,333.82	PLAN 1-R	C	639.00	69	10,805.43	PLAN 2	B	619.50
19	6,256.31	PLAN 1	B	636.25	70	8,515.14	PLAN 3	A	621.00
20	6,265.84	PLAN 2-R	A	633.50	71	8,320.02	PLAN 2	C	621.00
21	6,198.32	PLAN 3-R	C	631.50	72	7,870.77	PLAN 1	A	621.50
22	6,295.25	PLAN 2-R	A	629.50	73	7,799.47	PLAN 2	B	621.50
23	6,208.48	PLAN 3-R	B	627.50	74	7,827.93	PLAN 1	C	622.00
24	6,095.77	PLAN 1-R	A	625.50	75	8,009.83	PLAN 3-R	A	622.50
25	5,628.15	PLAN 2-R	C	624.50	76	8,238.61	PLAN 2	C	624.50
26	9,132.00	PLAN 2-R	B	621.25	77	7,947.37	PLAN 3-R	B	628.50
27	6,483.70	PLAN 1-R	C	621.25	78	7,611.26	PLAN 1-R	A	635.00
28	5,807.74	PLAN 2	A	622.00	79	6,966.95	PLAN 2-R	C	641.75
29	5,860.19	PLAN 1	C	623.00	80	7,525.41	PLAN 1	B	647.00
30	5,692.46	PLAN 3	A	624.50	81	9,389.99	PLAN 1	B	672.00
31	5,805.31	PLAN 1-R	B	625.00	82	12,764.28	PLAN 3	B	663.00
32	6,033.48	PLAN 3	C	626.00	83	10,535.85	PLAN 1-R	C	654.00
33	6,881.36	PLAN 1	A	628.00	84	10,586.20	PLAN 3	A	644.00
34	7,606.95	PLAN 3-R	B	635.00	85	9,511.49	PLAN 2	B	635.00
35	5,606.65	PLAN 2	A	642.00	86	9,022.42	PLAN 3-R	C	629.00
36	5,426.74	PLAN 3	C	641.00	87	9,163.00	PLAN 2	A	624.00
37	6,988.81	PLAN 1	B	633.00	88	8,648.91	PLAN 1-R	B	622.00
38	7,189.56	PLAN 3	A	626.00	89	11,001.16	PLAN 3-R	A	620.00
39	6,288.32	PLAN 1	C	623.00					
40	6,191.22	PLAN 2	B	620.50	LOT A	3,683.15	--		682.00
41	5,747.94	PLAN 1-R	A	620.00	LOT B	11,038.35	--		VARIES
42	5,655.86	PLAN 3	C	620.00	LOT C	60,519.06	--		VARIES
43	5,820.90	PLAN 2-R	A	619.50	LOT D	11,729.46	--		VARIES
44	6,104.70	PLAN 3	B	619.50	LOT E	261,265.94	--		VARIES
45	6,355.84	PLAN 3-R	C	619.50	LOT F	685,398.05	--		VARIES
46	6,300.03	PLAN 3	A	619.50	LOT G	46,478.96	--		VARIES
47	5,880.00	PLAN 1	C	619.50	LOT H	2,572.97	--		VARIES
48	5,775.00	PLAN 2-R	C	620.00	LOT J	2,098.91	--		VARIES
49	5,880.00	PLAN 3	B	620.00	LOT K	6,335.96	--		VARIES
50	5,950.00	PLAN 1-R	A	620.50	LOT L	2,200.00	--		VARIES
51	5,359.89	PLAN 3	C	621.00	LOT M	135,626.38	--		VARIES
					LOT N	32,849.78	--		VARIES
					LOT O	85,305.62	--		VARIES
					LOT P	643,738.52	--		VARIES
					LOT Q	958,148.28	--		VARIES
					LOT R	171,362.74	--		VARIES
					LOT S	162,781.23	--		VARIES

LOT AREA TOTALS

	NO. OF LOTS	AVERAGE LOT SIZE
SINGLE FAMILY LOTS	89	7,226.73
LETTER LOTS	18	182,396.30
TOTAL LOTS	**107**	
BUILDING PLAN 1	15	
BUILDING PLAN 2	15	
BUILDING PLAN 3	18	
BUILDING PLAN 1-R	15	
BUILDING PLAN 2-R	15	
BUILDING PLAN 3-R	11	

NOTE: THE PAVEMENT MARKINGS WITHIN LAS POSAS ROAD SHALL BE UPDATED TO INCLUDE THROUGH TRAFFIC ON LAS POSAS ROAD BEYOND VIA ARTISTA AND REMOVAL OF THE BARRICADES UNLESS ALREADY DONE BY ANOTHER PROJECT PRIOR TO THIS DEVELOPMENT.

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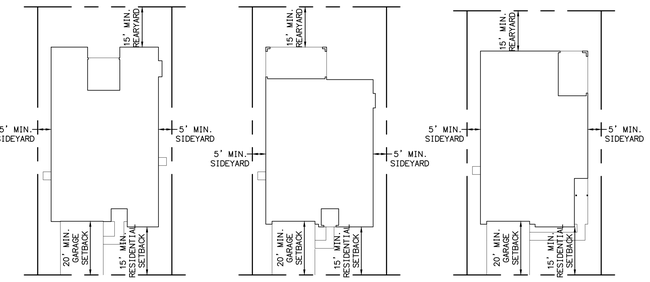
SCALE: 1"=50'

0 50 100 150 200

SITE DEVELOPMENT PLAN FOR SAN MARCOS MURAI SDP 16-002

TYPICAL LOT LAYOUT



FLOOR PLAN 1
SCALE: 1"=20'

FLOOR PLAN 2
SCALE: 1"=20'

FLOOR PLAN 3
SCALE: 1"=20'

FLOOR PLAN NOTES
FLOOR PLANS NOTED WITH * ARE TO BE CLAD WITH ENHANCED BUILDING ELEVATIONS.
FLOOR PLANS NOTED WITH -R ARE REVERSE FOOTPRINTS OF THOSE SHOWN ABOVE.

STREET CENTERLINE DATA			
NO	DELTA/BRG	RADIUS	LENGTH
1	N83°47'41"W	--	81.39'
2	Δ=09°03'54"	1000.00'	158.21'
3	Δ=00°05'47"	1000.00'	1.68'
4	N74°38'00"W	--	292.52'
5	Δ=29°10'41"	650.00'	331.02'
6	N45°27'19"W	--	20.50'
7	N15°16'13"E	--	30.17'
8	Δ=16°51'27"	800.00'	235.37'
9	N32°07'40"E	--	201.03'
10	Δ=98°38'07"	200.00'	344.30'
11	N66°30'27"W	--	344.59'
12	N66°30'27"W	--	87.10'
13	Δ=84°47'38"	200.00'	295.99'
14	Δ=09°36'03"	1520.00'	254.92'
15	N51°41'32"W	--	30.00'
16	N23°29'33"E	--	43.93'
17	Δ=21°03'39"	1800.00'	661.28'
18	Δ=00°28'33"	1800.00'	14.98'
19	N45°01'18"E	--	236.77'
20	Δ=14°18'01"	1400.00'	349.42'
21	N30°43'17"E	--	145.91'
22	N59°16'43"W	--	18.87'

RETAINING WALL NOTE:
WALLS SHOWN HERE ARE PER THE SDRSD C-6 STANDARD DETAIL (SPLIT FACE). ADDITIONAL DESIGN & REINFORCEMENT WILL BE REQUIRED FOR THE WALLS THAT ARE OVER THE HEIGHT OF 5' 4".

LEGEND

EXIST. INDEX CONTOUR	700
NEW INDEX CONTOUR	700
DAYLIGHT / LIMITS OF GRADING	
GRADE	XX%
RETAINING WALL**	
CUT/FILL SLOPE	2: 1
TRAIL	

** MATERIALS AND DECORATIVE FACING TO BE DETERMINED BY PLANNING DEPARTMENT AND DEVELOPER

NOTES

* SEE SHEET 3 FOR LOT INFORMATION.
* SEE SHEET 5 FOR PROPOSED UTILITIES.

LOT AREA TOTALS		
	NO. OF LOTS	AVERAGE LOT SIZE
SINGLE FAMILY LOTS	89	7,226.73
LETTER LOTS	18	182,396.30
TOTAL LOTS	**107**	
BUILDING PLAN 1	15	
BUILDING PLAN 2	15	
BUILDING PLAN 3	18	
BUILDING PLAN 1-R	15	
BUILDING PLAN 2-R	15	
BUILDING PLAN 3-R	11	

LOT INFORMATION									
LOT NO.	LOT AREA (SF)	BUILDING TYPE	BLDG ELEVATION	PAD ELEVATION	LOT NO.	LOT AREA (SF)	BUILDING TYPE	BLDG ELEVATION	PAD ELEVATION
1	8,308.05	PLAN 1	C	620.00	52	6,000.84	PLAN 2-R	A	621.00
2	8,390.44	PLAN 2	B	622.00	53	5,894.08	PLAN 3	B	621.50
3	9,190.93	PLAN 1-R	A	625.00	54	6,000.84	PLAN 1-R	C	621.50
4	9,491.04	PLAN 3-R	B	632.00	55	5,894.08	PLAN 2	A	622.00
5	10,457.44	PLAN 2-R	C	641.00	56	6,000.84	PLAN 1	B	622.00
6	13,968.89	PLAN 1-R	B	651.50	57	6,831.57	PLAN 3	A	622.50
7	11,302.56	PLAN 3-R	A	667.50	58	7,620.49	PLAN 2-R	C	623.00
8	7,967.17	PLAN 2-R	B	673.50	59	7,362.97	PLAN 2	B	623.50
9	7,236.17	PLAN 1-R	C	680.50	60	8,622.55	PLAN 1	C	624.00
10	6,577.41	PLAN 1	A	686.50	61	5,782.50	PLAN 2-R	B	621.60
11	6,478.10	PLAN 3	B	689.50	62	6,015.24	PLAN 2	C	621.10
12	6,645.48	PLAN 2-R	A	690.50	63	5,941.16	PLAN 1-R	B	621.10
13	5,948.65	PLAN 2	C	661.25	64	5,913.06	PLAN 3	C	620.60
14	7,259.91	PLAN 1	A	653.25	65	5,608.83	PLAN 2-R	A	620.60
15	5,500.00	PLAN 3	C	647.75	66	5,576.07	PLAN 3	B	620.10
16	6,485.83	PLAN 2	B	644.00	67	5,324.64	PLAN 2-R	C	620.10
17	6,584.26	PLAN 3-R	A	641.50	68	5,828.73	PLAN 1-R	B	618.60
18	6,333.82	PLAN 1-R	C	639.00	69	10,805.43	PLAN 2	B	619.50
19	6,256.31	PLAN 1	B	636.25	70	8,515.14	PLAN 3	A	621.00
20	6,265.84	PLAN 2-R	A	633.50	71	8,320.02	PLAN 2	C	621.00
21	6,198.32	PLAN 3-R	C	631.50	72	7,870.77	PLAN 1	A	621.50
22	6,295.25	PLAN 2-R	A	629.50	73	7,799.47	PLAN 2	B	621.50
23	6,208.48	PLAN 3-R	B	627.50	74	7,827.93	PLAN 1	C	622.00
24	6,095.77	PLAN 1-R	A	625.50	75	8,009.83	PLAN 3-R	A	622.50
25	5,628.15	PLAN 2-R	C	624.50	76	8,238.61	PLAN 2	C	624.50
26	9,132.00	PLAN 2-R	B	621.25	77	7,947.37	PLAN 3-R	B	628.50
27	6,483.70	PLAN 1-R	C	621.25	78	7,611.26	PLAN 1-R	A	635.00
28	5,807.74	PLAN 2	A	622.00	79	6,966.95	PLAN 2-R	C	641.75
29	5,860.19	PLAN 1	C	623.00	80	7,525.41	PLAN 1	B	647.00
30	5,692.46	PLAN 3	A	624.50	81	9,389.99	PLAN 1	B	672.00
31	5,805.31	PLAN 1-R	B	625.00	82	12,764.28	PLAN 3	B	663.00
32	6,033.48	PLAN 3	C	626.00	83	10,535.85	PLAN 1-R	C	654.00
33	6,881.36	PLAN 1	A	628.00	84	10,586.20	PLAN 3	A	644.00
34	7,606.95	PLAN 3-R	B	635.00	85	9,511.49	PLAN 2	B	635.00
35	5,606.65	PLAN 2	A	642.00	86	9,022.42	PLAN 3-R	C	629.00
36	5,426.74	PLAN 3	C	641.00	87	9,163.00	PLAN 2	A	624.00
37	6,988.81	PLAN 1	B	633.00	88	8,648.91	PLAN 1-R	B	622.00
38	7,189.56	PLAN 3	A	626.00	89	11,001.16	PLAN 3-R	A	620.00
39	6,288.32	PLAN 1	C	623.00					
40	6,191.22	PLAN 2	B	620.50	LOT A	3,683.15	--		682.00
41	5,747.94	PLAN 1-R	A	620.00	LOT B	11,038.35	--		VARIES
42	5,655.86	PLAN 3	C	620.00	LOT C	60,519.06	--		VARIES
43	5,820.90	PLAN 2-R	A	619.50	LOT D	11,729.46	--		VARIES
44	6,104.70	PLAN 3	B	619.50	LOT E	261,265.94	--		VARIES
45	6,355.84	PLAN 3-R	C	619.50	LOT F	685,398.05	--		VARIES
46	6,300.03	PLAN 3	A	619.50	LOT G	46,478.96	--		VARIES
47	5,880.00	PLAN 1	C	619.50	LOT H	2,572.97	--		VARIES
48	5,775.00	PLAN 2-R	C	620.00	LOT J	2,098.91	--		VARIES
49	5,880.00	PLAN 3	B	620.00	LOT K	6,335.96	--		VARIES
50	5,950.00	PLAN 1-R	A	620.50	LOT L	2,200.00	--		VARIES
51	5,359.89	PLAN 3	C	621.00	LOT M	135,626.38	--		VARIES
					LOT N	32,849.78	--		VARIES

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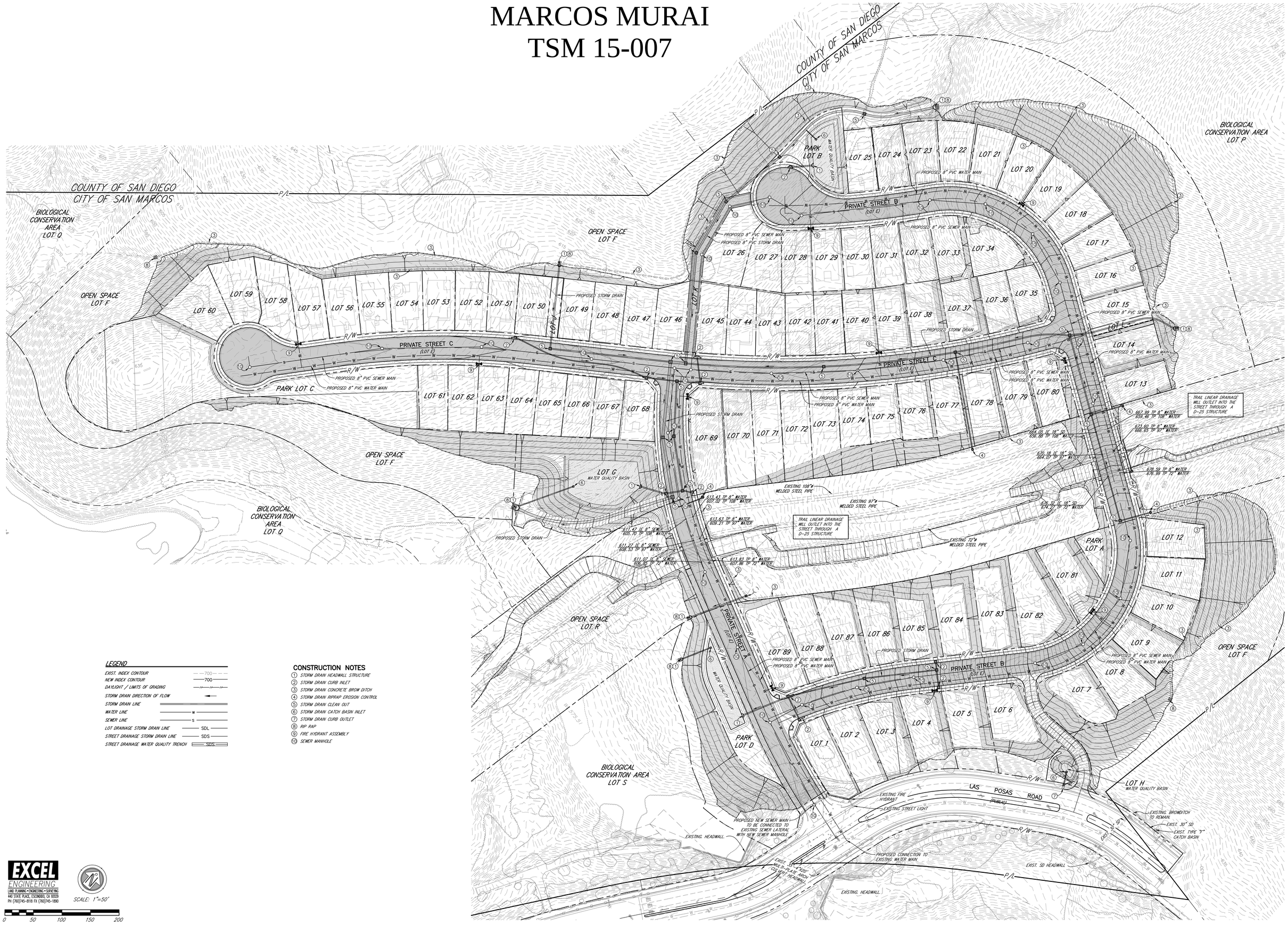
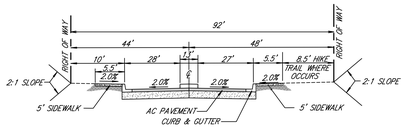
TENTATIVE MAP FOR SAN MARCOS MURAI
TSM 15-007

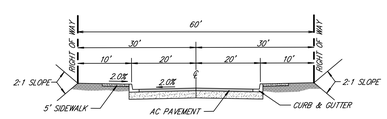
PROPOSED UTILITIES



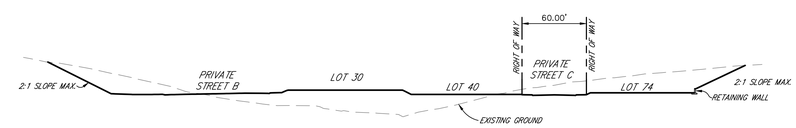
TENTATIVE MAP FOR SAN MARCOS MURAI TSM 15-007



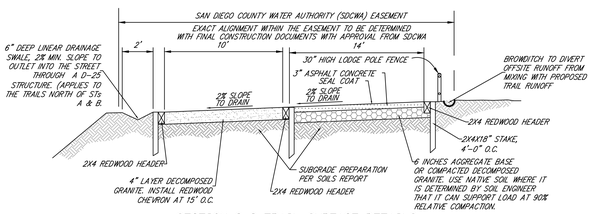
LAS POSAS STREET SECTION A-A
NOT TO SCALE



INTERIOR MINOR STREET SECTION B-B
NOT TO SCALE

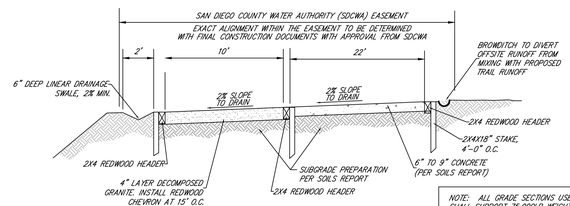


SECTION C-C
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=50'



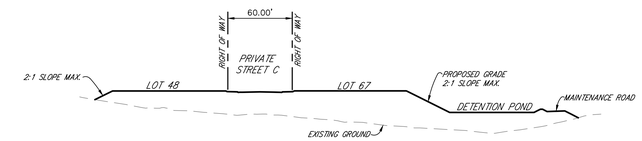
SECTION G-G TRAIL SURFACE DETAILS
(FOR GRADES LESS THAN 25%)
NOT TO SCALE

NOTE: ALL GRADE SECTIONS USED BY FIRE APPARATUS SHALL SUPPORT 75,000LB WEIGHT. WHEN GRADE EXCEEDS 12% THE SURFACE SHALL BE CONSTRUCTED WITH PORTLAND CEMENT (PCC), AND PROVIDED WITH HEAVY BROOM FINISHPERPENDICULAR TO PATH OF VEHICLE TRAVEL

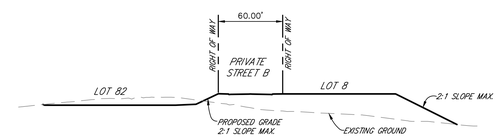


SECTION H-H TRAIL SURFACE DETAILS
(FOR GRADES 25% OR GREATER)
NOT TO SCALE

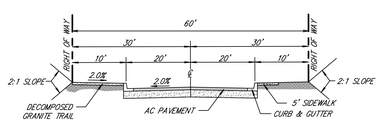
NOTE: ALL GRADE SECTIONS USED BY FIRE APPARATUS SHALL SUPPORT 75,000LB WEIGHT. WHEN GRADE EXCEEDS 12% THE SURFACE SHALL BE CONSTRUCTED WITH PORTLAND CEMENT (PCC), AND PROVIDED WITH HEAVY BROOM FINISHPERPENDICULAR TO PATH OF VEHICLE TRAVEL



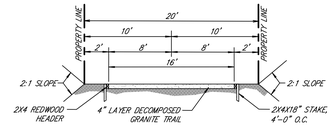
SECTION D-D
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=50'



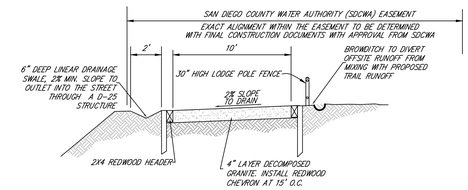
SECTION F-F
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=50'



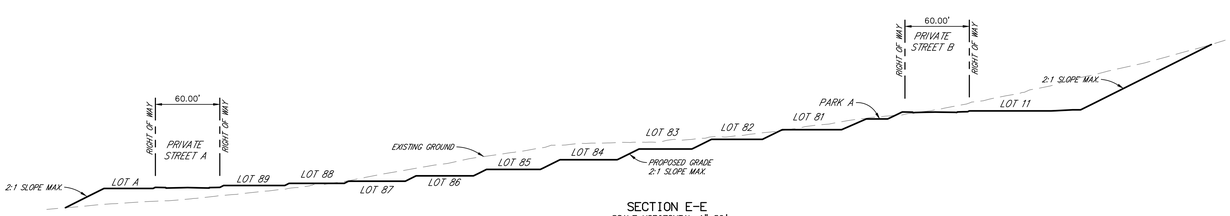
INTERIOR STREET WITH DG TRAIL SECTION J-J
NOT TO SCALE



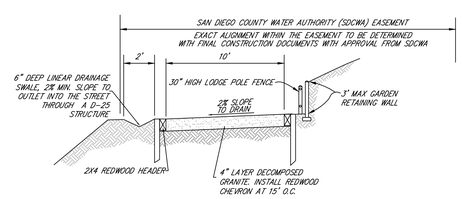
DG TRAIL SECTION K-K
NOT TO SCALE



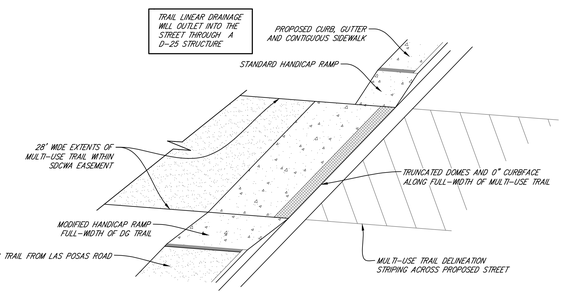
SECTION L-L TRAIL SURFACE DETAILS
NOT TO SCALE



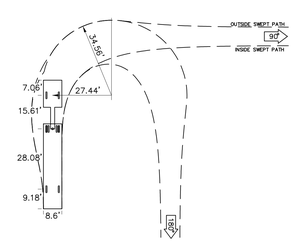
SECTION E-E
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=50'



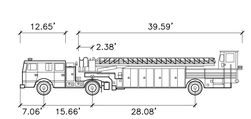
SECTION M-M TRAIL SURFACE DETAILS
NOT TO SCALE



MULTI-USE TRAIL INTERCHANGE WITH PROPOSED STREET
NOT TO SCALE

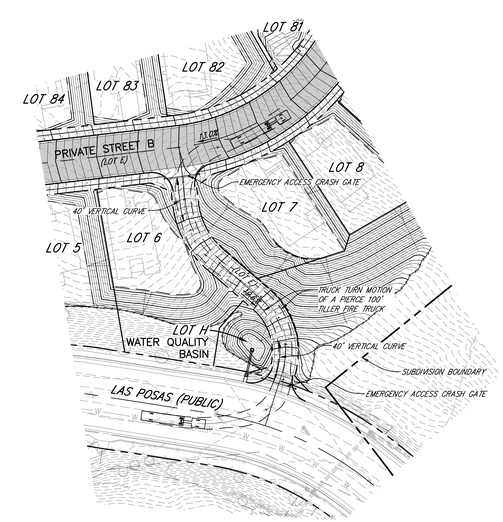


STEERING LOCK ANGLE = 34.8 deg.
ACHIEVED STEERING ANGLE:
90 deg. SWEEP ANGLE: 31.7 deg.
180 deg. SWEEP ANGLE: 34.6 deg.



SM Pierce 100' Tiller

Tractor Width	: 8.60'	Lock to Lock Time	: 6.00
Trailer Width	: 8.60'	Steering Angle	: 34.8
Tractor Track	: 6.60'	Articulating Angle	: 70.0
Trailer Track	: 6.60'		



TRUCK TURN MOTION ALONG
EMERGENCY ACCESS ROAD
SCALE: 1"=50'

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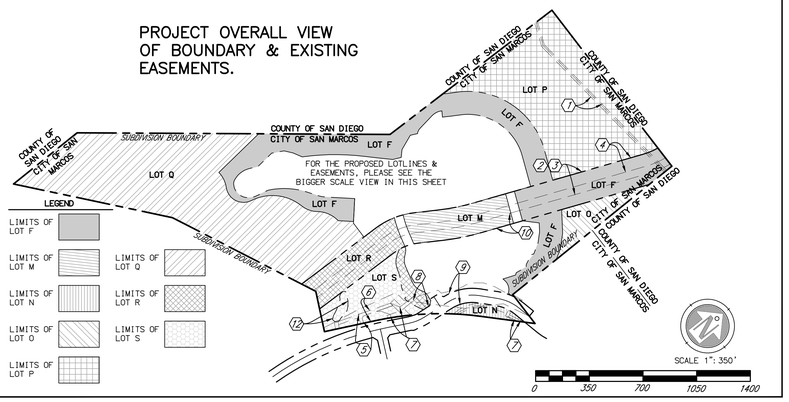
TENTATIVE MAP FOR SAN MARCOS MURAI
TSM 15-007

PROJECT OVERALL VIEW OF BOUNDARY & EXISTING EASEMENTS.



EXISTING EASEMENTS AS NOTED IN AMENDED PRELIMINARY TITLE REPORT ORDER NO. LJ-4344952, DATED 8/11/2015

AN EASEMENT FOR PIPELINES OR OTHER WORKS OF VISTA IRRIGATION DISTRICT THEN EXISTING AND INCIDENTAL PURPOSES, RECORDED JUNE 27, 1930 IN BOOK 1784, PAGE 343 OF DEEDS. THE ROUTE OR LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE RECORD.

(1) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF VISTA IRRIGATION DISTRICT, RECORDED AUGUST 25, 1939 IN BOOK 937, PAGE 178 OF OFFICIAL RECORDS.

(2) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO COUNTY WATER AUTHORITY, RECORDED JULY 31, 1958 IN BOOK 7192, PAGE 371 OF OFFICIAL RECORDS. SAN DIEGO COUNTY WATER AUTHORITY IS RESPONSIBLE FOR CLEARING AND MAINTENANCE WITHIN SAID EASEMENT AREA.

(3) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO COUNTY WATER AUTHORITY, RECORDED AUGUST 1, 1958 IN BOOK 7194, PAGE 16 OF OFFICIAL RECORDS. SAN DIEGO COUNTY WATER AUTHORITY IS RESPONSIBLE FOR CLEARING AND MAINTENANCE WITHIN THE EASEMENT AREA.

(4) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO COUNTY WATER AUTHORITY, RECORDED AUGUST 22, 1969 AS INSTRUMENT NO. 154340 OF OFFICIAL RECORDS. SAN DIEGO COUNTY WATER AUTHORITY IS RESPONSIBLE FOR CLEARING AND MAINTENANCE WITHIN THE EASEMENT AREA.

(5) AN EASEMENT FOR ACCESS AND DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF SAN MARCOS, RECORDED NOVEMBER 5, 1991 AS INSTRUMENT NO. 91-0571667 OF OFFICIAL RECORDS.

(6) AN EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF SAN MARCOS, RECORDED NOVEMBER 5, 1991 AS INSTRUMENT NO. 91-0571668 OF OFFICIAL RECORDS.

(7) AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF SAN MARCOS, RECORDED OCTOBER 21, 2003 AS INSTRUMENT NO. 03-1288667 OF OFFICIAL RECORDS.

(8) AN EASEMENT FOR SLOPES AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF SAN MARCOS, RECORDED OCTOBER 21, 2003 AS INSTRUMENT NO. 03-1288668 OF OFFICIAL RECORDS.

(9) AN EASEMENT FOR PUBLIC STREET AND UTILITY AND DRAINAGE PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF SAN MARCOS, RECORDED FEBRUARY 26, 2004 AS INSTRUMENT NO. 2004-0152472 OF OFFICIAL RECORDS.

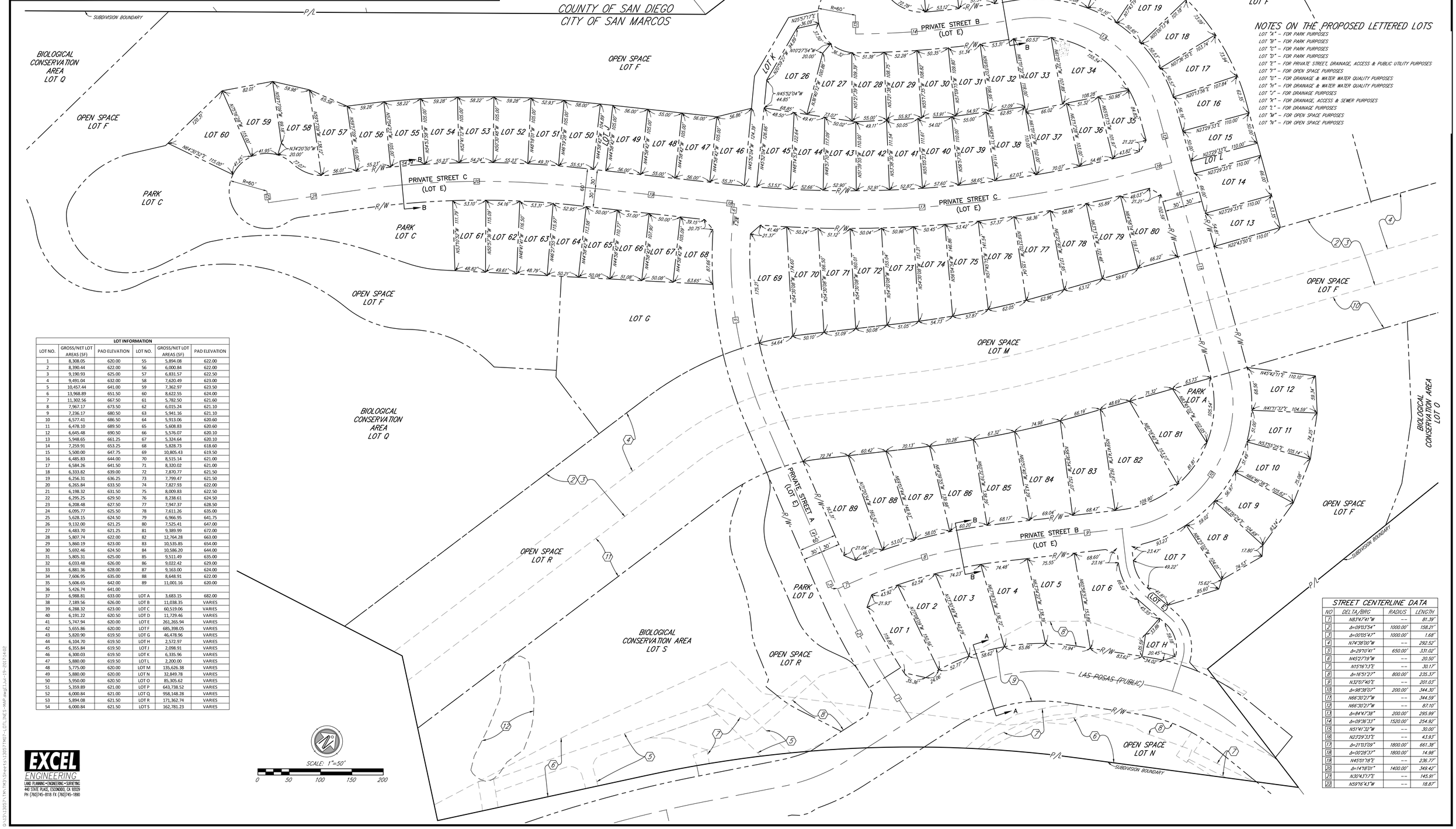
(10) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO COUNTY WATER AUTHORITY, RECORDED FEBRUARY 14, 2014 AS INSTRUMENT NO. 0060801 OF OFFICIAL RECORDS. SAN DIEGO COUNTY WATER AUTHORITY IS RESPONSIBLE FOR CLEARING AND MAINTENANCE WITHIN THE EASEMENT AREA.

(11) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO COUNTY WATER AUTHORITY, RECORDED MAY 20, 2013 AS INSTRUMENT NO. 2013-0314574 AND RE-RECORDED FEBRUARY 14, 2014 AS INSTRUMENT NO. 0060802, BOTH OF OFFICIAL RECORDS. SAN DIEGO COUNTY WATER AUTHORITY IS RESPONSIBLE FOR CLEARING AND MAINTENANCE WITHIN THE EASEMENT AREA.

(12) A PERPETUAL CONSERVATION EASEMENT, RECORDED OCTOBER 26, 2004 AS DOCUMENT NO #2004-1011057 OF OFFICIAL RECORDS.

NOTES ON THE PROPOSED LETTERED LOTS

LOT "A" – FOR PARK PURPOSES
LOT "B" – FOR PARK PURPOSES
LOT "C" – FOR PARK PURPOSES
LOT "D" – FOR PARK PURPOSES
LOT "E" – FOR PRIVATE STREET, DRAINAGE, ACCESS & PUBLIC UTILITY PURPOSES
LOT "F" – FOR OPEN SPACE PURPOSES
LOT "G" – FOR DRAINAGE & WATER WATER QUALITY PURPOSES
LOT "H" – FOR DRAINAGE & WATER WATER QUALITY PURPOSES
LOT "J" – FOR DRAINAGE PURPOSES
LOT "K" – FOR DRAINAGE, ACCESS & SEWER PURPOSES
LOT "L" – FOR DRAINAGE PURPOSES
LOT "M" – FOR OPEN SPACE PURPOSES
LOT "N" – FOR OPEN SPACE PURPOSES



LOT INFORMATION					
LOT NO.	GROSS/NET LOT AREAS (SF)	PAD ELEVATION	LOT NO.	GROSS/NET LOT AREAS (SF)	PAD ELEVATION
1	8,308.05	620.00	55	5,894.08	622.00
2	8,390.44	622.00	56	6,000.84	622.00
3	9,190.93	625.00	57	6,831.57	622.50
4	9,491.04	632.00	58	7,620.49	623.00
5	10,457.44	641.00	59	7,362.97	623.50
6	13,968.89	651.50	60	8,622.55	624.00
7	11,302.56	667.50	61	5,782.50	621.60
8	7,967.17	673.50	62	6,015.24	621.10
9	7,236.17	680.50	63	5,941.16	621.10
10	6,577.41	686.50	64	5,913.06	620.60
11	6,478.10	689.50	65	5,608.83	620.60
12	6,645.48	690.50	66	5,576.07	620.10
13	5,948.65	661.25	67	5,324.64	620.10
14	7,259.91	653.25	68	5,828.73	618.60
15	5,500.00	647.75	69	10,805.43	619.50
16	6,485.83	644.00	70	8,515.14	621.00
17	6,584.26	641.50	71	8,320.02	621.00
18	6,333.82	639.00	72	7,870.77	621.50
19	6,256.31	636.25	73	7,799.47	621.50
20	6,265.84	633.50	74	7,827.93	622.00
21	6,198.32	631.50	75	8,009.83	622.50
22	6,295.25	629.50	76	8,238.61	624.50
23	6,208.48	627.50	77	7,947.37	628.50
24	6,095.77	625.50	78	7,611.26	635.00
25	5,628.15	624.50	79	6,966.95	641.75
26	9,132.00	621.25	80	7,525.41	647.00
27	6,483.70	621.25	81	9,389.99	672.00
28	5,807.74	622.00	82	12,764.28	663.00
29	5,860.19	623.00	83	10,535.85	654.00
30	5,692.46	624.50	84	10,586.20	644.00
31	5,805.31	625.00	85	9,511.49	635.00
32	6,033.48	626.00	86	9,022.42	629.00
33	6,881.36	628.00	87	9,163.00	624.00
34	7,606.95	635.00	88	8,648.91	622.00
35	5,606.65	642.00	89	11,001.16	620.00
36	5,426.74	641.00			
37	6,988.81	633.00	LOT A	3,683.15	682.00
38	7,189.56	626.00	LOT B	11,038.35	VARIES
39	6,288.32	623.00	LOT C	60,519.06	VARIES
40	6,191.22	620.50	LOT D	11,729.46	VARIES
41	5,747.94	620.00	LOT E	261,265.94	VARIES
42	5,655.86	620.00	LOT F	685,398.05	VARIES
43	5,820.90	619.50	LOT G	46,478.96	VARIES
44	6,104.70	619.50	LOT H	2,572.97	VARIES
45	6,355.84	619.50	LOT J	2,098.91	VARIES
46	6,300.03	619.50	LOT K	6,335.96	VARIES
47	5,880.00	619.50	LOT L	2,200.00	VARIES
48	5,775.00	620.00	LOT M	135,626.38	VARIES
49	5,880.00	620.00	LOT N	32,849.78	VARIES
50	5,950.00	620.50	LOT O	85,305.62	VARIES
51	5,359.89	621.00	LOT P	643,738.52	VARIES
52	6,000.84	621.00	LOT Q	958,148.28	VARIES
53	5,894.08	621.50	LOT R	171,362.74	VARIES
54	6,000.84	621.50	LOT S	162,781.23	VARIES

STREET CENTERLINE DATA			
NO	DELTA/BRG	RADIUS	LENGTH
1	N83°47'41"W	--	81.39'
2	Δ=0°03'54"	1000.00'	158.21'
3	Δ=0°05'47"	1000.00'	1.68'
4	N74°38'00"W	--	292.52'
5	Δ=29°10'41"	650.00'	331.02'
6	N45°27'19"W	--	20.50'
7	N15°16'13"E	--	30.17'
8	Δ=16°51'27"	800.00'	235.37'
9	N32°07'40"E	--	201.03'
10	Δ=98°38'07"	200.00'	344.30'
11	N66°30'27"W	--	344.59'
12	N66°30'27"W	--	87.10'
13	Δ=84°47'38"	200.00'	295.99'
14	Δ=09°36'33"	1520.00'	254.92'
15	N51°41'32"W	--	30.00'
16	N23°29'33"E	--	433.93'
17	Δ=21°03'09"	1800.00'	661.38'
18	Δ=00°28'37"	1800.00'	14.98'
19	N45°01'18"E	--	236.77'
20	Δ=14°18'01"	1400.00'	349.42'
21	N30°43'17"E	--	145.91'
22	N59°16'43"W	--	18.87'

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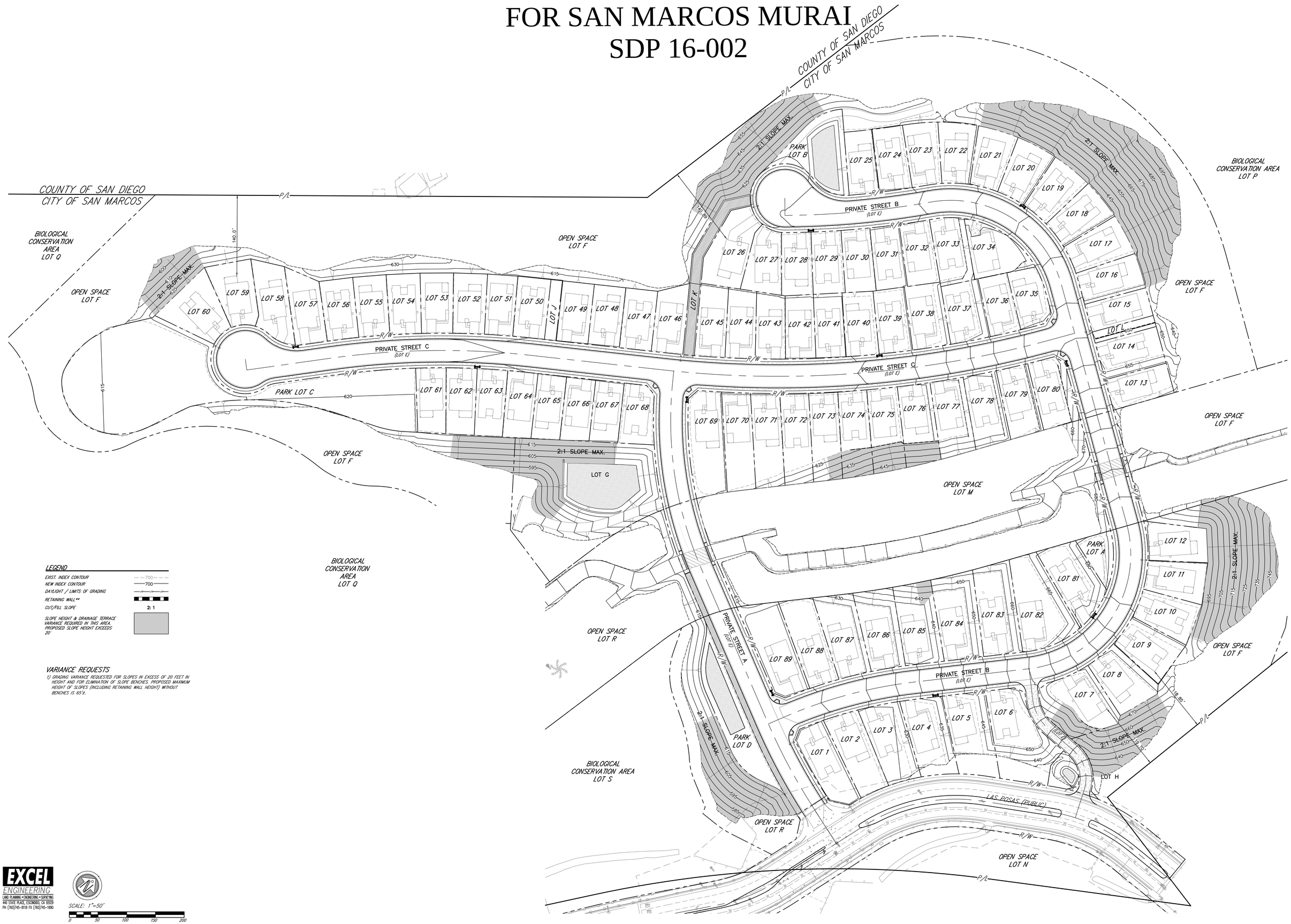
TENTATIVE MAP
FOR SAN MARCOS MURAI
SDP 16-002



LEGEND

EXIST. INDEX CONTOUR	700
NEW INDEX CONTOUR	700
DAYLIGHT / LIMITS OF GRADING	
RETAINING WALL**	
CUT/FILL SLOPE	2: 1
SLOPE HEIGHT & DRAINAGE TERRACE VARIANCE REQUIRED IN THIS AREA. PROPOSED SLOPE HEIGHT EXCEEDS 20'	

VARIANCE REQUESTS

1) GRADING VARIANCE REQUESTED FOR SLOPES IN EXCESS OF 20 FEET IN HEIGHT AND FOR ELIMINATION OF SLOPE BENCHES. PROPOSED MAXIMUM HEIGHT OF SLOPES (INCLUDING RETAINING WALL HEIGHT) WITHOUT BENCHES IS 65'±.

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SCALE: 1"=50'

0 50 100 150 200