

GENERAL NOTES

UTILITY + SERVICE PROVIDERS

FIRE PROTECTION:
SCHOOLS:
WATER & SEWER:
CATV/FIBER OPTIC:
GAS & ELECTRIC:
TELEPHONE:

REFERENCE DRAWINGS:

VWD DWG. XXXX
SM DWG. NO. XX-XXXX

SOURCE OF TOPO

FIELD SURVEY CONDUCTED BY XXXXXXXXXXXXXXXX
ON XXXX XX, 20XX .

BENCHMARK

XXXXX PER CITY OF SAN MARCOS CITYWIDE ROS 23731
ELEVATION: DATUM: NAVD 88

BASIS OF BEARING

BASIS OF BEARING PER XXXXXXXXXX

SITE ADDRESS AND ASSESSOR PARCEL NUMBERS

SITE ADDRESS LINE 1
SITE ADDRESS LINE 2

ASSESSOR PARCEL NO(S): XXX-XXX-XX-XX & XXX-XXX-XX-XX

LEGAL DESCRIPTION

LOT XXX OF FINAL MAP XXXXXX RECORDED ON XX/XX/XXXX

OWNER /SUBDIVIDER

I/WE HEREBY CERTIFY THAT I/WE AM/ARE THE RECORD OWNER(S) OF THE PROPERTY SHOWN ON THE ATTACHED TENTATIVE MAP AND THAT SAID MAP SHOWS MY/OUR ENTIRE CONTIGUOUS OWNERSHIP. I/WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF SEPARATED BY ROADS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAY.

OWNER NAME/COMPANY NAME
ADDRESS LINE 1
ADDRESS LINE 2
TELEPHONE NO.
EMAIL

TITLE/COMPANY DATE:

SUBDIVIDER NAME/COMPANY NAME
ADDRESS LINE 1
ADDRESS LINE 2
TELEPHONE NO.
EMAIL

TITLE/COMPANY DATE:

SPECIFIC REPORT NAME	PREPARED BY	DATE	UPDATES
GEOTECHNICAL			
SWQMP			
HYDROLOGY/HYRAULIC			
BIOLOGY			
LTA			
WATER & SEWER STUDY			
FLOODWAY ANALYSIS			

CONDOMINIUM NOTE

THIS SUBDIVISION IS A RESIDENTIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS ____;
___ ON LOT ___, ___ ON LOT ___.

FEMA FLOODPLAIN NOTES

EFFECTIVE FIRM PANEL ____
FEMA ZONE ____
LETTER OF MAP REVISION (LOMR) REQUIRED TO BE PROCESSED THROUGH FEMA

AREA/LAND USE ANALYSIS

LOT NUMBER	USE	DENSITY	LOT AREA (GROSS)	LOT AREA (NET)
1	MIXED USE/RESIDENTIAL	XX UNITS/ACRE	XX.XX AC (XX.XX%)	XX.XX AC
2	MIXED USE/COMMERCIAL	XX UNITS/ACRE	XX.XX AC (XX.XX%)	XX.XX AC
3	MULTI FAMILY RESIDENTIAL	XX UNITS/ACRE	XX.XX AC (XX.XX%)	XX.XX AC
TOTAL LOT AREA			XX.XX AC (XX.XX%)	
TOTAL PUBLIC R.O.W. AREA			XX.XX AC (XX.XX%)	
TENTATIVE MAP BOUNDARY			XX.XX AC	XX.XX AC

TENTATIVE PARCEL/SUBDIVISION MAP _____

INSERT PROJECT NAME

INSERT BRIEF PROJECT DESCRIPTION

SHEET 1 OF ____

LEGEND

ITEM	SYMBOL
PROPERTY LINE	———P———
RIGHT OF WAY LINE	———R/W———
AC PAVING	—————
PROPOSED CURB AND GUTTER	=====
PROPOSED CONCRETE SIDEWALK	=====
PROPOSED DRIVEWAY APPROACH	=====
PROPOSED PED. RAMP	———/ \———
6" DIP WATERLINE	———W———
FIRE HYDRANT	———H———
STORM DRAIN PIPE	———SD———
CLEANOUT	———C———
INLET	———I———
RETAINING WALL	=====
FENCE	———X——X——X——X——X——
EXISTING CURB AND GUTTER	=====
EXISTING BERM	=====
EXISTING FENCE	———X——X——X——X——X——
EXISTING PED. RAMP	———/ \———
EXISTING STREET LIGHT	———S———
EXISTING WATER	———W———
EXISTING FIRE HYDRANT	———H———
EXISTING SEWER	———S———

ZONING/SETBACKS

SETBACKS (FT)	
FRONT	
REAR	
SIDES	

PROJECT INFO		
	EXISTING	PROPOSED
# OF LOTS		
ZONE		
SPECIFIC PLAN		
GENERAL PLAN DESIGNATION		
MINIMUM LOT SIZE		

RELATED PROJECTS/PERMITS

SDPXX-XXXX
CUPXX-XXXX

DP REQUIRED AT TIME OF DEVELOPMENT

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
X	STREET SECTIONS
X	TENTATIVE MAP
X	CONCEPTUAL GRADING PLAN
X	CONCEPTUAL STORM WATER BMP PLAN
X	CONCEPTUAL LANDSCAPE PLAN
X	CONCEPTUAL FIRE PLAN

EARTHWORK SCHEDULE

CUT: XXXX CY
FILL: XXXX CY
OVEREXCAVATION: XXXX CY
IMPORT/EXPORT: XXXX CY

STORM WATER SUMMARY

PROJECT AREA: XXXX AC (XXXX SF)
DISTURBED AREA: XXXX AC (XXXX SF)
IMPERVIOUS AREA: XXXX AC (XXXX SF)
PROJECT TYPE: STANDARD/PRIORITY/EXEMPT
FACILITY TYPE: MIXED USE/RESIDENTIAL/COMMERCIAL/INDUSTRIAL

LAND SURVEYOR

XXXXXXXXXXXXXXXXX PLS XXXX EXP. 12/31/XX DATE: _____

KEY MAP



ENGINEER OF WORK

XXXXXXXXXXXXXXXXX RCE 12345 EXP. 6/30/XX DATE: _____



EXISTING CONDITIONS SHEET

LIST OF EASEMENTS & ENCUMBRANCES			
EASEMENT/ENCUMBRANCE TYPE	GRANTEE	RECORDED DOCUMENT NO.	RECORDATION DATE
CC&RS	XXXXXXXX XXXXXX	1234-0001234	XX/XX/XXXX
PUBLIC DRAINAGE ESMT FOR ACCESS AND MAINTENANCE	CITY OF SAN MARCOS	2345-0002345	XX/XX/XXXX
RECIPROCAL ACCESS EASEMENT TO THE BENEFIT OF XXX-XXX-XX	XXXXXXXX XXXXXX	1234-0001234	XX/XX/XXXX

LEGEND



EXISTING CONDITIONS MAP