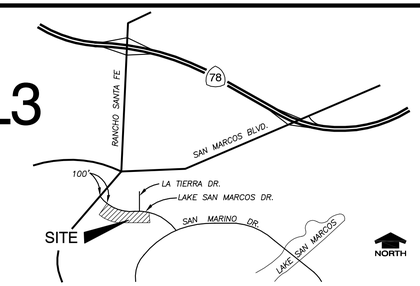
SITE PLAN/PLOT PLAN
COUNTY OF SAN DIEGO TRACT NO. TM 5388 RPL3
ER 04-08-032, R07-009
LAGO DE SAN MARCOS
County of San Diego, California



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

ALL OF PARCEL 1, TOGETHER WITH THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 4669, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 23, 1976 BEING A SURVEY OF A PORTION OF PARCEL MAP NO. 3772, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 9, 1975 MORE PARTICULARLY DESCRIBED IN GRANT DEED RECORDED JANUARY 6, 2004 AS FILE NO. 2004-0007159 OF OFFICIAL RECORDS.

OWNER/APPLICANT

WESTERN PACIFIC HOUSING, INC.
A DELAWARE CORPORATION
5790 FLEET STREET, SUITE 210
CARLSBAD, CA 92008
(760) 929-1600

ENGINEER

LUNDSTROM & ASSOCIATES
1764 SAN DIEGO AVENUE, SUITE 200
SAN DIEGO, CA 92110
(619) 641-5900

NOTES

1. ALL TRASH PICK-UP IS INDIVIDUAL NO COMMON BINS ARE PROPOSED

LEGEND

SUBDIVISION BOUNDARY	
EXISTING TOPO CONTOUR	740
GARAGE FINISH FLOOR ELEV.	GF=610.0
PAD ELEV.	PAD=609.25
SLOPE (2: 1 MAX)	
PERCENT OF GRADE	2%
STREET ELEVATION	739.3
TRASH CONTAINER	T
RECYCLING CONTAINER	R

ZONING INFORMATION

GENERAL PLAN REGIONAL CATEGORY: CUDA
GENERAL PLAN LAND USE DESIGNATION: 11
COMMUNITY/SUBREGIONAL PLAN AREA: NORTH COUNTY METRO

ZONE		EXISTING	PROPOSED
USE REGULATION		C31	C31
ANIMAL REGULATIONS		–	–
DEVELOPMENT REGULATIONS	DENSITY	29	29
	LOT SIZE	6,000	6,000
	BUILDING TYPE	T	T
	MAXIMUM FLOOR AREA	–	–
	FLOOR AREA RATIO	–	–
	HEIGHT	G	H
	LOT COVERAGE	–	–
	SETBACK	M	M
	OPEN SPACE	A	A
SPECIAL AREA REGULATIONS		–	–

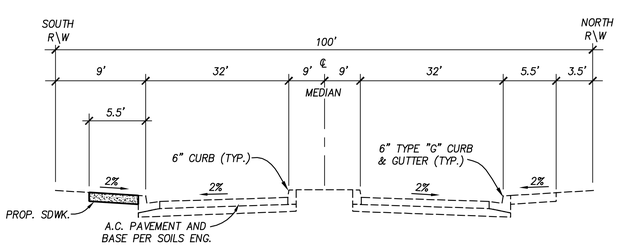
PARKING SUMMARY

REQUIRED

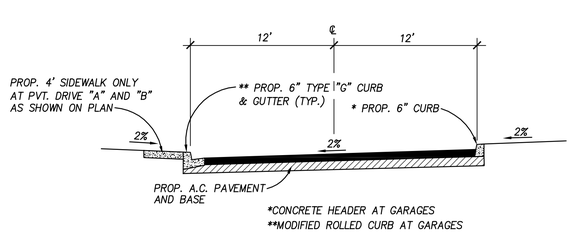
RESIDENT	22-2 BD\RM UNITS X 1.5 = 33 20-3 BD\RM UNITS X 2.0 = 40 SUB TOTAL = 73
VISITOR	1 SPACE PER 5 UNITS 42 x 0.2 = 8
TOTAL	81

PROVIDED

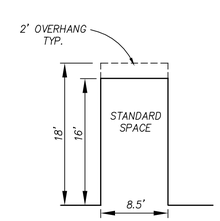
GARAGE	84
STANDARD SPACE	9
DISABLED	1
TOTAL	94



EXISTING
LAKE SAN MARCOS DRIVE
NOT TO SCALE



PRIVATE DRIVE "A" - "E"
NOT TO SCALE



TYPICAL PARKING DIMENSIONS
NOT TO SCALE

COUNTY OF SAN DIEGO TRACT TM 5388 RPL3

PREPARED BY:
Lundstrom +associates
| PLANNING | CIVIL ENGINEERING | LAND SURVEYING |
1764 San Diego Avenue, Suite 200, San Diego, CA 92110
Tel: 619.641.5900 Fax: 619.641.5910 www.lundstrom.cc

NO.	REVISIONS	DATE	BY
1	SUBMITTAL	02/10/05	L+A
2	RESUBMITTAL	08/17/05	L+A
3	REV. SITE PLAN LAYOUT	01/12/06	L+A
4	REV. SITE PLAN FOR ADA ACCESS	12/11/06	L+A
5	REV. TABLE FOR CONSISTENCY	04/24/07	L+A
6			
7			

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LAGO DE SAN MARCOS
County of San Diego

SHEET 1 OF 1

SITE PLAN/PLOT PLAN - LAGO DE SAN MARCOS

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