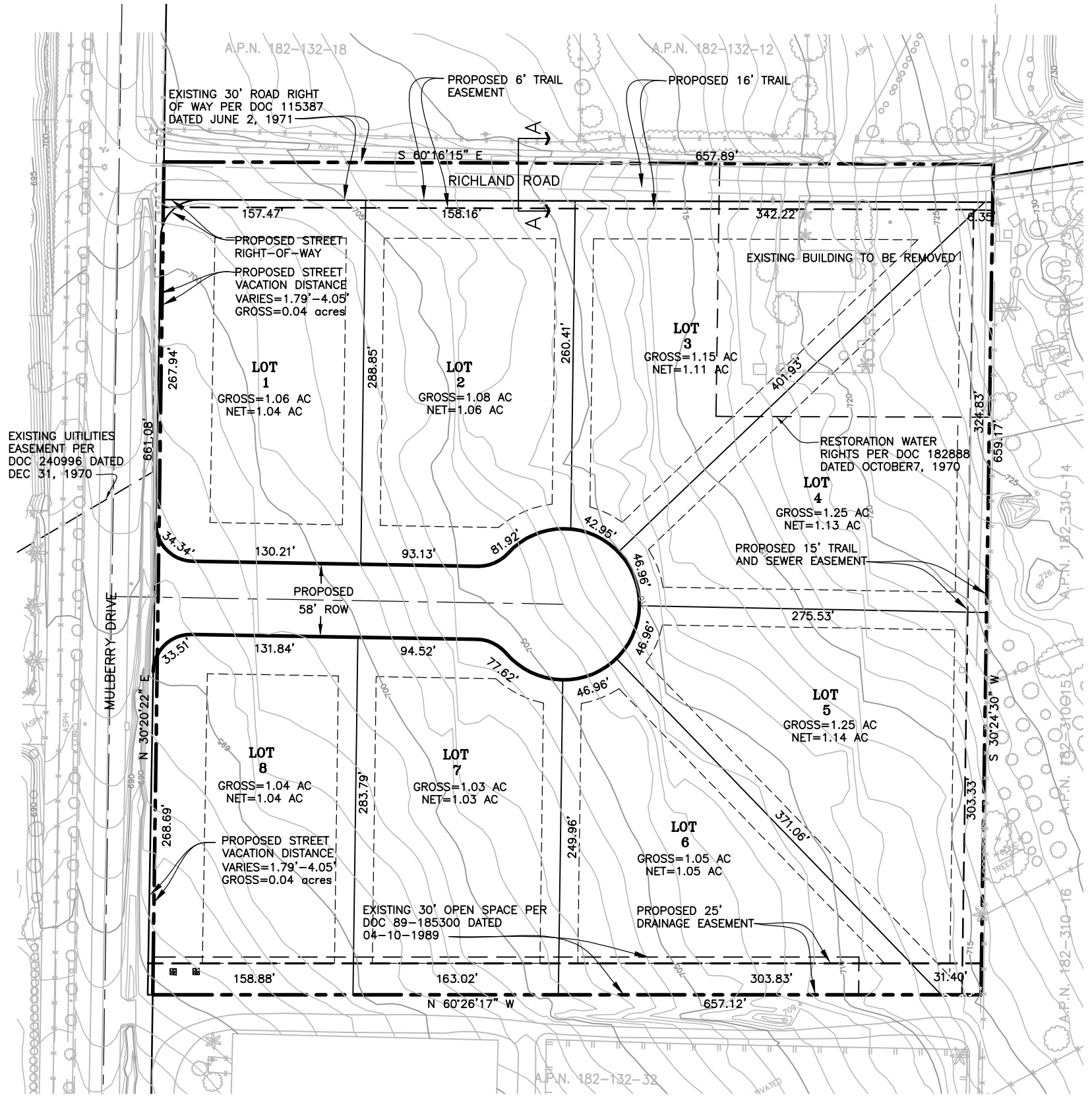
CITY OF SAN MARCOS TENTATIVE SUBDIVISION MAP
TSM NO.459

SHEET:	CITY OF SAN MARCOS			SHEET 2 of 5	
Site Development Plan Number:					
OWNER: PONTO FLORAL INC., ANTHONY BONS AND DICKY KOOREVAAR BONS. LIVING TRUST					
ADDRESS: 3933 JAMES DR., CARLSBAD, CA 92008, 1565 MULBERRY DR, SAN MARCOS, CA 92069					
ARCHITECT, ENGINEER DESIGNER	SAN DIEGUITO ENGINEERING		PHONE: (760) 753-5525		
ADDRESS:	4407 Manchester Ave, Ste 105, Encinitas, CA 92024		LOCATION: 1608 RICHLAND RD., San Marcos, CA 92069		
TYPE OF DEVELOPMENT:	SINGLE FAMILY RESIDENCE				
ZONE:			ASSESSOR'S PARCEL NUMBER(S): 182-132-21		
SITE DATA			DWELLING UNITS		OPEN SPACE DATA
AREA (sq. ft) 415,540		COVERAGE %	STUDIO		COMMON / PRESERVE
LOT:	9.54 AC.	100 %	1 BDRM		
BUILDING:			2 BDRM		
PARKING (open & cov.):			3 BDRM		
LANDSCAPING:					
PRESERVE:			TOTAL UNITS		
PARKING	ORD. REG.		DRIVEWAY (SIZE AND SLOPE)	SETBACKS	
GARAGE:	LOADING		ONE WAY	FRONT: 60'	REAR: 25'
COVERED:	HANDICAP		TWO WAY	LEFT SIDE: 15'	
OPEN:	TOTAL		SLOPE	RIGHT SIDE: 15'	



SCALE 1" = 60'

LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- BUILDING SETBACK
- PROPOSED TRAIL EASEMENT
- PROPOSED DRAINAGE EASEMENT
- EXISTING EASEMENT

SAN DIEGUITO ENGINEERING, INC
4407 MANCHESTER, SUITE 105
ENCINITAS, CA 92024
PHONE: (760) 753-5525
CIVIL ENGINEERING • PLANNING
LAND SURVEYING

ENGINEER'S NAME: SAN DIEGUITO ENGINEERING
PHONE NO. (760) 753-5525

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