

GENERAL NOTES:

- ASSESSOR'S PARCEL NUMBERS: 199-011-17, 199-011-18
- TOTAL AREA: 144.32 GROSS ACRES / NET AREA= 140.69 ACRES
- TOTAL NUMBER OF RESIDENTIAL LOTS: 287
- MINIMUM RESIDENTIAL LOT SIZE: 5000 S.F.
- LOCATION AND STATUS OF ACCESS TO SUBJECT PROPERTY FROM PALM CANYON DRIVE AND BORREGO VALLEY ROAD, BOTH PUBLICLY MAINTAINED ROADS.
- DRAINAGE SYSTEM:** THE PROJECT DESIGN SHALL BE CONSISTENT WITH THE DESIGN GUIDELINES SET FORTH IN THE BORREGO VALLEY FLOOD MANAGEMENT REPORT (BOYLE ENGINEERING, 1989) FOR NON-STRUCTURAL LOW & MEDIUM DENSITY DEVELOPMENT. STRUCTURES SHALL BE ELEVATED ABOVE FINISHED GROUND BY USING PIERS SUPPORTED BY REINFORCED CONCRETE FOOTINGS CONSISTENT WITH THE BORREGO VALLEY FLOOD MANAGEMENT REPORT (BOYLE ENGINEERING, 1989).
- GRADING AND LANDSCAPING:** THE TENTATIVE MAP PROPOSES CUT OF APPROXIMATELY 70,018 CUBIC YARDS AND FILL OF APPROXIMATELY 69,934 CUBIC YARDS OF MATERIAL RESULTING IN A BALANCED SITE. ALL CUT AND FILL BANKS WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED, IN ACCORDANCE WITH COUNTY STANDARDS.
VOLUME INFORMATION:
 CUT VOLUME= 70,018 CY
 FILL VOLUME= 69,934 CY
 TOTAL= 84 CY EXPORT (BALANCED)

SLOPE RATIOS:
 CUT SLOPES= SHALL BE 1 1/2 : 1 MAX
 FILL SLOPES= SHALL BE 2 : 1 MAX
- LOT GRADING/ DRAINAGE PER SAN DIEGO COUNTY DESIGN STANDARD DS-8.
- ASPHALT CONCRETE DRIVEWAY PER SAN DIEGO COUNTY DESIGN STANDARD DS-7.
- SOLAR NOTES:** ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION.
- TOPOGRAPHY:** INTERMAP, INC. AS TYPE II DTM DATA. THIS DATA HAS A SPECIFIED MEAN ACCURACY OF 1 METER. INTERMAP USES AIRBORNE LIDAR SURVEYING TECHNIQUES TO CREATE THIS DATA.
- CALIFORNIA COORDINATE INDEX: 394-1965
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.
- STREET LIGHTING:** ALL OUTDOOR LIGHTING SHALL BE LIMITED TO THE NUMBER REQUIRED FOR SAFETY PURPOSES AND ALL OUTDOOR LIGHTING SHALL BE SHADED ON TOP WITH NO PROJECTION OF LIGHT ABOVE THE HORIZONTAL
- FENCING:** SPLIT RAIL (AS SHOWN)
- PHASE: SEE SHEET 7 FOR PHASING DIAGRAM

LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL "A" 199-011-17
 THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 6 EAST, SAN BERNARDINO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL "B" 199-011-18
 THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 6 EAST, SAN BERNARDINO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
 ALONG WITH THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAD SECTION 4.
 FOR EXCEPTIONS, SEE FULL LEGAL DESCRIPTION ON TENTATIVE MAP.

PROPERTY OWNERS:

INLAND DEVELOPMENT, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY-
 P.O. BOX 1598, UPLAND, CA 91785. (909)981-6984

EASEMENTS:

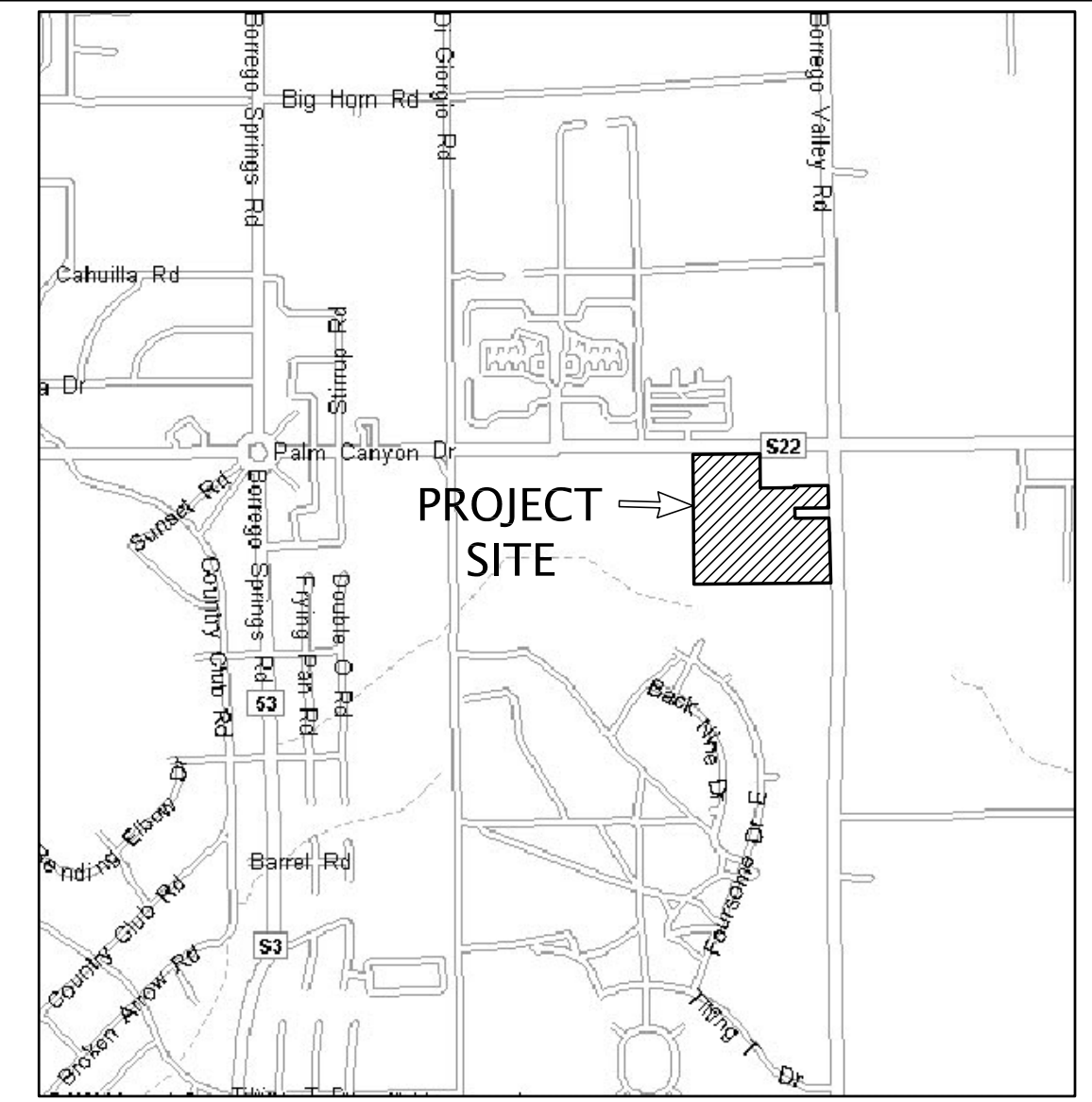
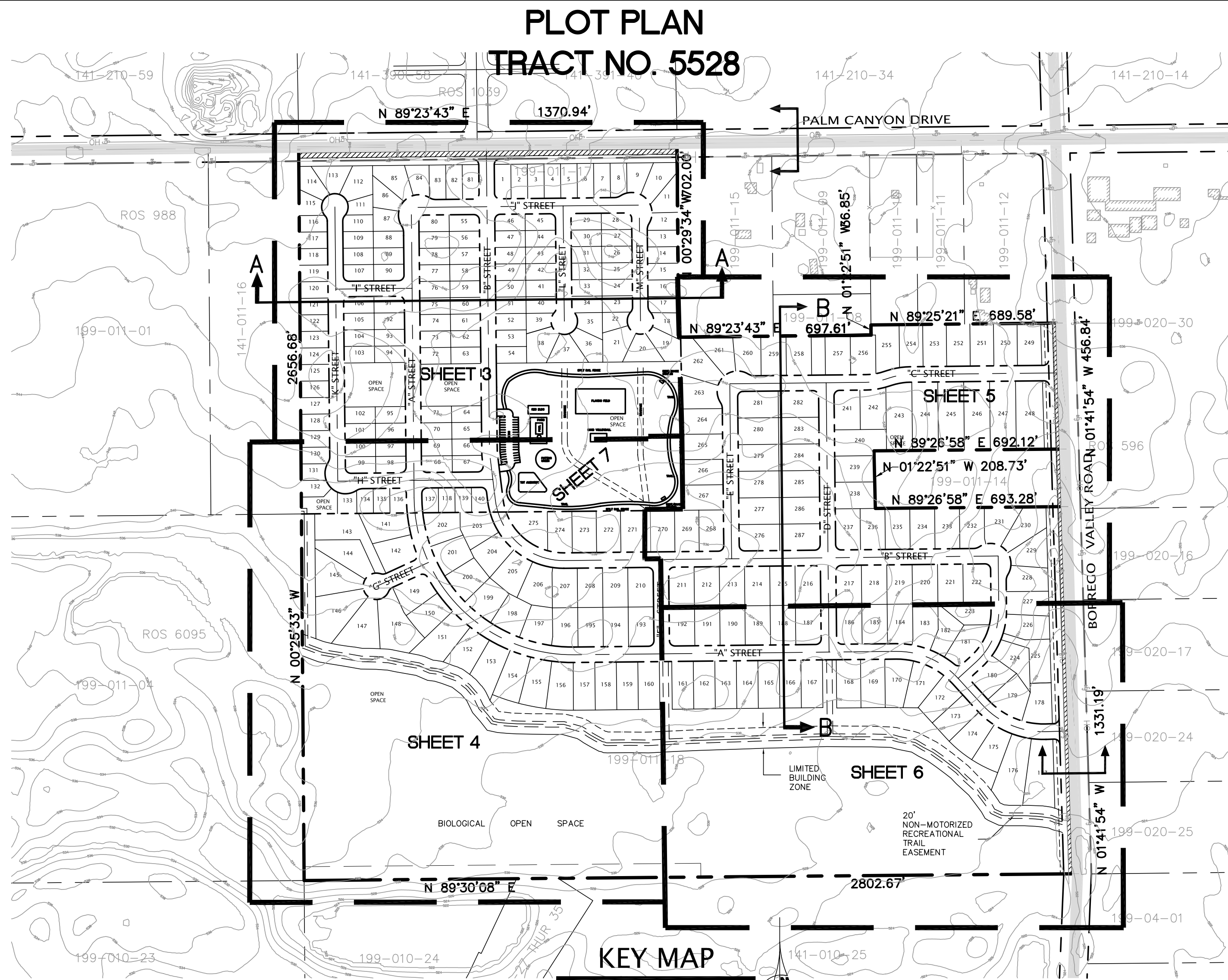
- [A] AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 05, 1946 IN BOOK 2201, PAGE 97 OF OFFICIAL RECORDS.
 IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
 AFFECTS: A PORTION OF SAID LAND
- [B] AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 05, 1946 IN BOOK 2201, PAGE 99 OF OFFICIAL RECORDS.
 IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
 AFFECTS: A PORTION OF SAID LAND
- [C] AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MAY 17, 1962 AS INSTRUMENT NO. 84841 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
 IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
 AFFECTS: THE NORTHERLY 6 FEET OF THE EASTERLY 330 FEET
- [D] AN OFFER OF DEDICATION FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 25, 1945 IN BOOK 2027, PAGE 398 OF OFFICIAL RECORDS.
 TO: COUNTY OF SAN DIEGO
- [E] AN OFFER OF DEDICATION FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED MAY 14, 1942 IN BOOK 1351, PAGE 107 OF OFFICIAL RECORDS.
 TO: COUNTY OF SAN DIEGO
- [F] THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF ROAD SURVEY 596, WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID HIGHWAY, AS CONTAINED IN THE DEED RECORDED JULY 1, 1942 IN BOOK 1372, PAGE 7, OFFICIAL RECORDS.

PROPOSED EASEMENTS:

- BIOLOGICAL OPEN SPACE EASEMENT
- LIMITED BUILDING ZONE EASEMENT
- COUNTY TRAIL EASEMENT
- DRAINAGE EASEMENTS

DENSITY MATRIX

ZONING	PARCEL 1	PARCEL 2
RS-4	RS-4	RS-2
DENSITY (DOMESTIC UNITS/ACRE)	4.3	2.0
LOTS ALLOWED	140	172
LOTS PROVIDED	140	147

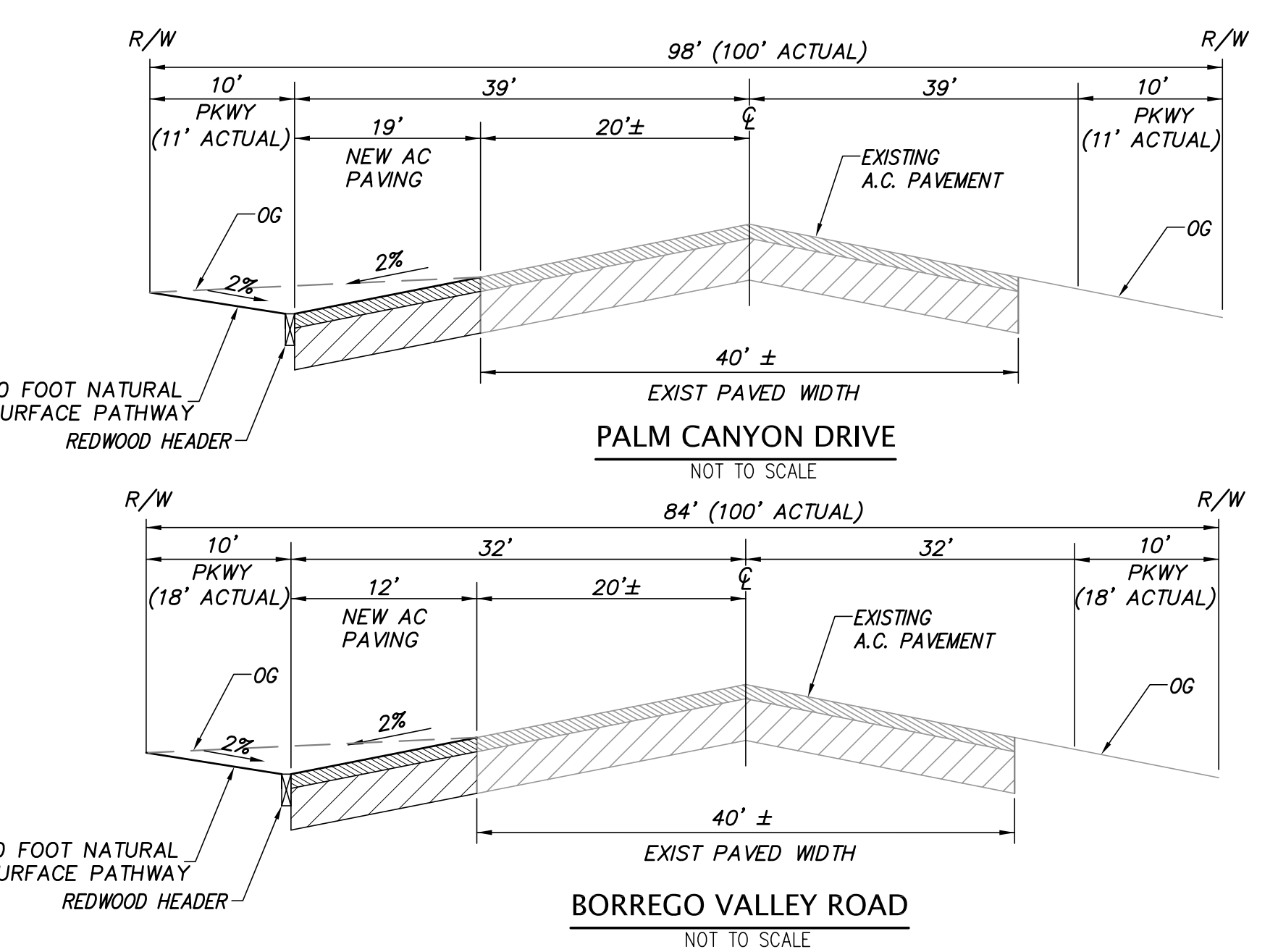
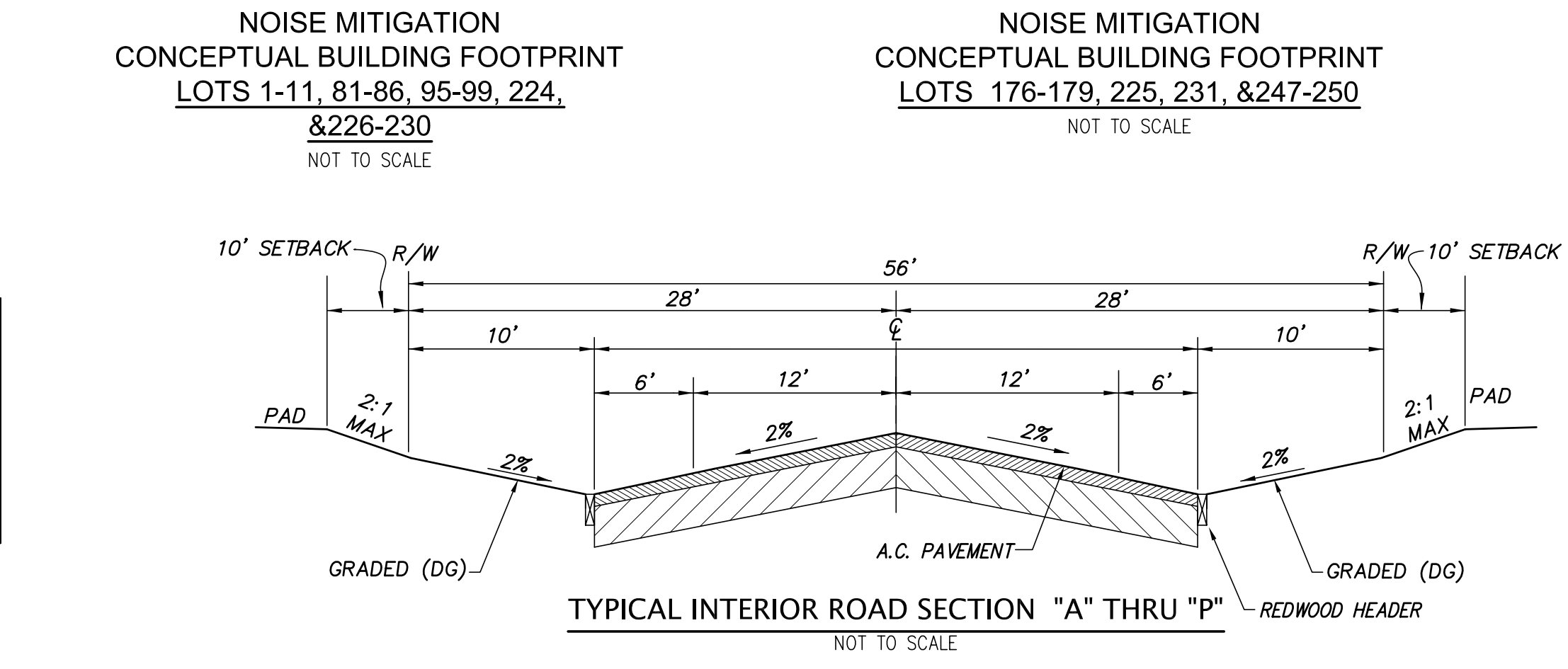
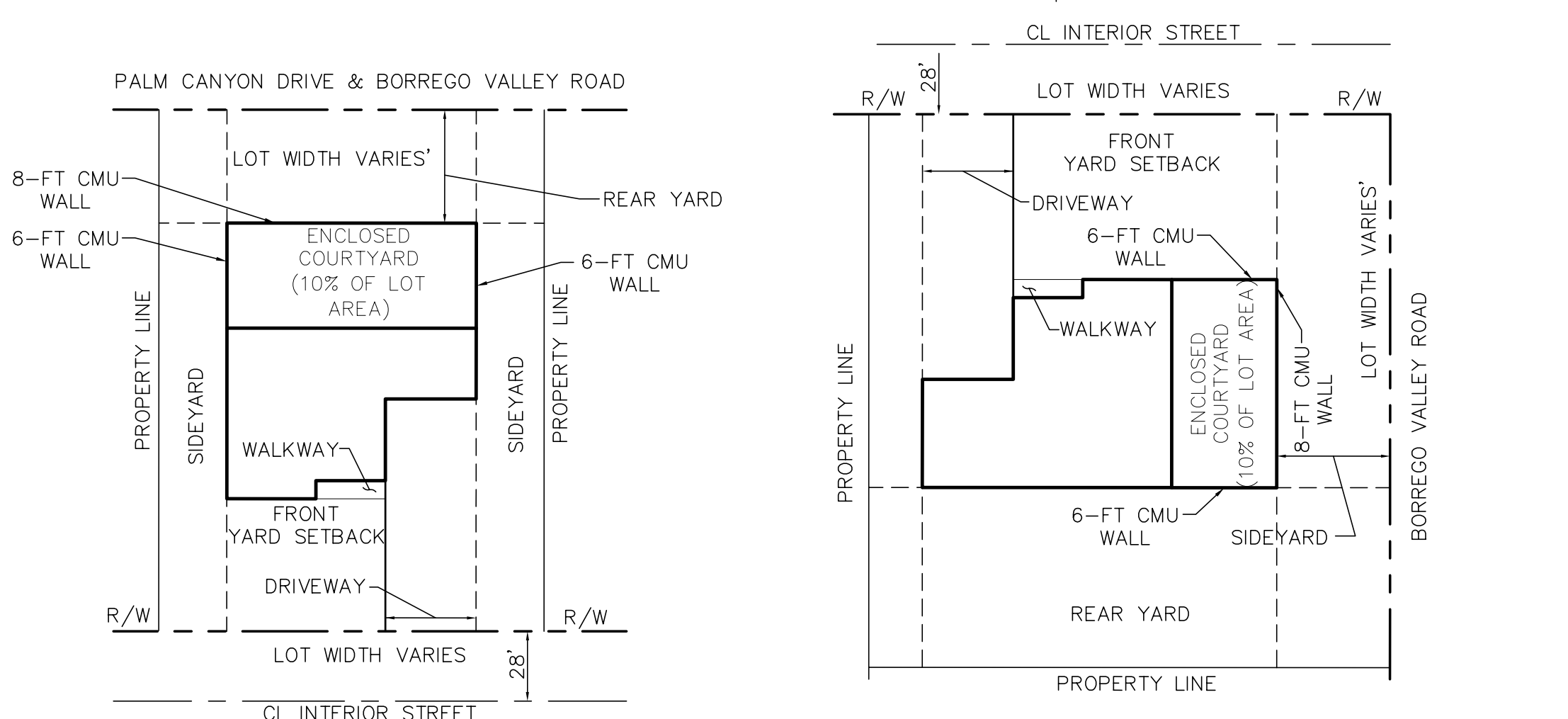


VICINITY MAP
 N.T.S.

LEGEND

DESCRIPTION:	SYMBOL
PROJECT BOUNDARY	—
CENTERLINE	—+—
LOT LINE	---
RIGHT OF WAY	—+—+—
DIRECTION OF FLOW	→
PAD ELEVATION	PE 540.1
SPOT ELEVATION	545.62
PROPOSED SETBACK	---
PROPOSED DG SIDEWALK	---
PROPOSED CUT/FILL SLOPE	▽
PROPOSED DRIVEWAY	---
EXISTING CONTOURS	~
EXISTING PAVEMENT	▨
EXISTING POWER POLE	⊙
EXISTING HOUSE	⊙
EXISTING OVER HEAD	⊙
NEW PAVEMENT	▨
STOP SIGN	⊙
STREET SIGN	⊙

ABBREVIATIONS:
 BVC = BEGINNING OF VERTICAL CURVE
 EVC = END OF VERTICAL CURVE
 DG = DECOMPOSED GRANITE
 GB = GRADE BREAK
 OG = ORIGINAL GROUND
 PE = PAD ELEVATION
 PKWY = PARKWAY
 R/W = RIGHT OF WAY
 SQ. FT. = SQUARE FEET
 VC = VERTICAL CURVE



BY: _____
 REVISION: _____
 NO. DATE: _____

CORNERSTONE ENGINEERING, INC.
 620 MISSION AVENUE
 OCEANSIDE, CA 92054
 FAX: (760) 722-3460

AMG & ASSOCIATES, LLC
 16633 VENTURA BLVD., SUITE 1014
 ENGINO, CA 91436

DEVELOPMENT BY:

PLOT PLAN FOR COUNTY OF SAN DIEGO TENTATIVE MAP NO. 5528

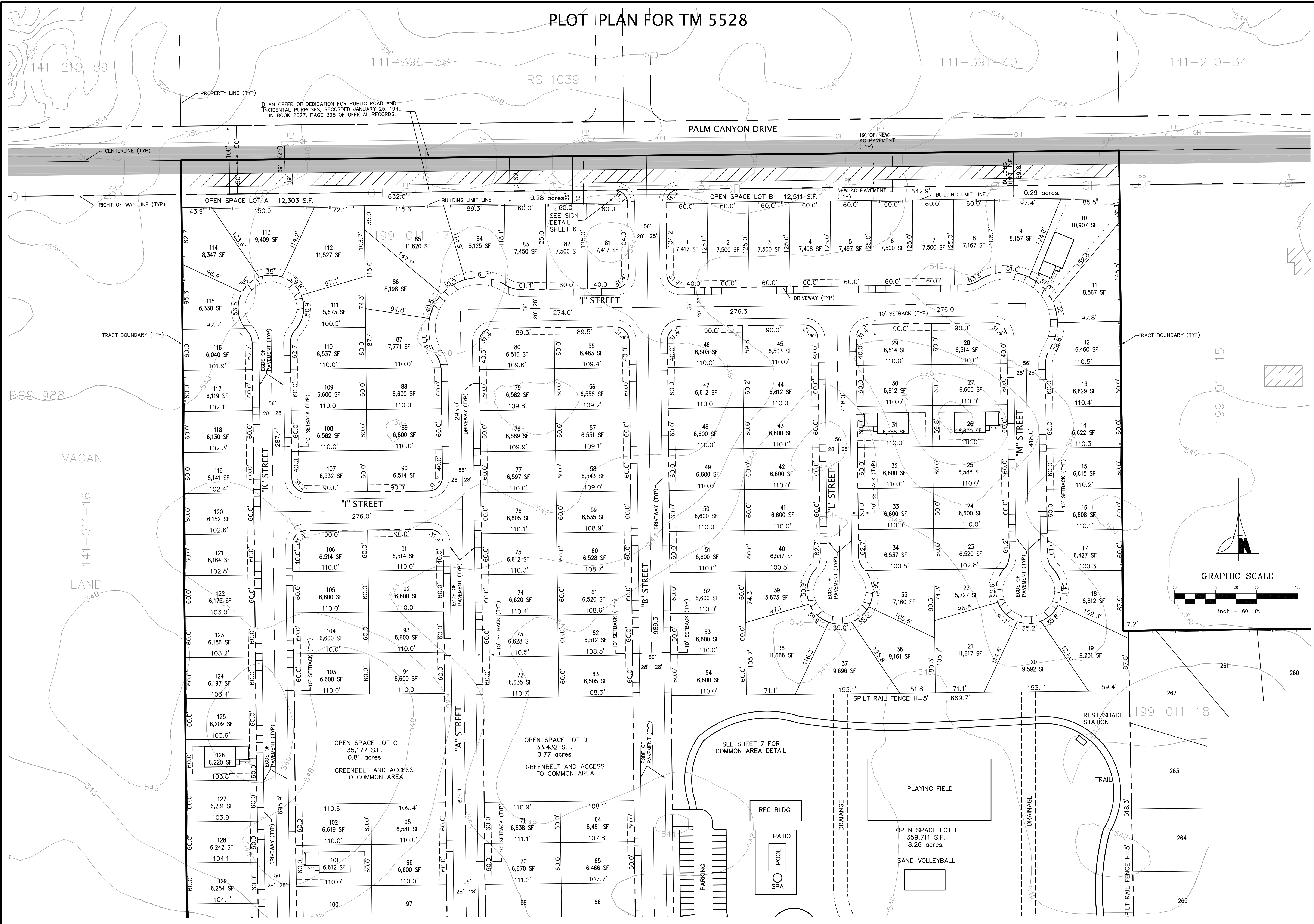
APN #199-011-17, 199-011-18

DESIGNER: MAS
 CHECKED BY: GEC
 DATE: 01-19-12
 DRAFTER: J.L.S./P.E.G
 SCALE: AS SHOWN
 COMP NO: 646-41 PLOT PLAN 01
 JOB NO: 646-41-00

SHEET 1 OF 7

CONSULTING CIVIL ENGINEERING AND LAND SURVEYING

PLOT PLAN FOR TM 5528



AN OFFER OF DEDICATION FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 25, 1945 IN BOOK 2027, PAGE 398 OF OFFICIAL RECORDS.

PALM CANYON DRIVE

OPEN SPACE LOT A 12,303 S.F.

OPEN SPACE LOT B 12,511 S.F.

"I" STREET

OPEN SPACE LOT C 35,177 S.F.

OPEN SPACE LOT D 33,432 S.F.

PLAYING FIELD

OPEN SPACE LOT E 359,711 S.F.

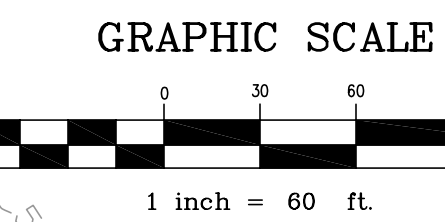


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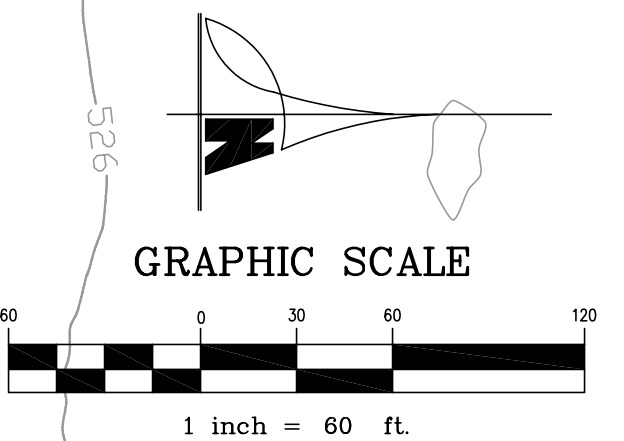
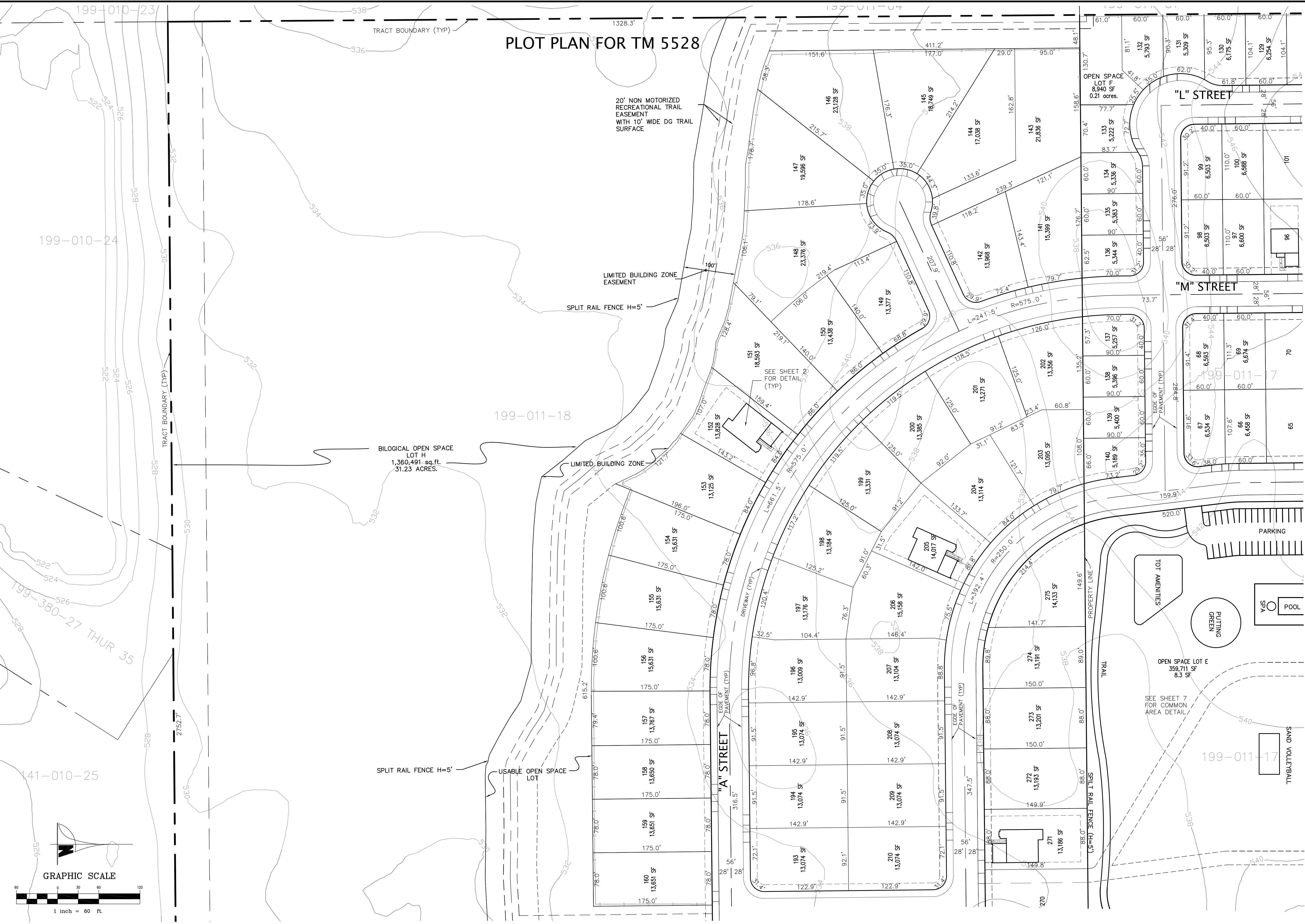
CORNERSTONE ENGINEERING, INC. logo and address: 208 OAK STREET, BAKERSFIELD, CA 93304.

AMG & ASSOCIATES, LLC logo and address: 16633 VENTURA BLVD., SUITE 1014, ENGINO, CA 91436.

PLOT PLAN FOR COUNTY OF SAN DIEGO TENTATIVE MAP NO. 5528. APN #199-011-17, 199-011-18.

Table with columns for DESIGNER, CHECKED BY, DATE, DRAFTER, SCALE, COMP NO., JOB NO., SHEET, and OF.

PLOT PLAN FOR TM 5528



DESIGNER:	MAS
CHECKED BY:	GEC
DATE:	01-19-12
DRAFTER:	J.L.S./P.E.G.
SCALE:	AS SHOWN
COMP NO.646-41 PLOT PLAN 04	
JOB NO:	646-41-00
SHEET	OF
4	7

NO. DATE: _____

REVISION: _____

BY: _____

DEVELOPMENT BY:

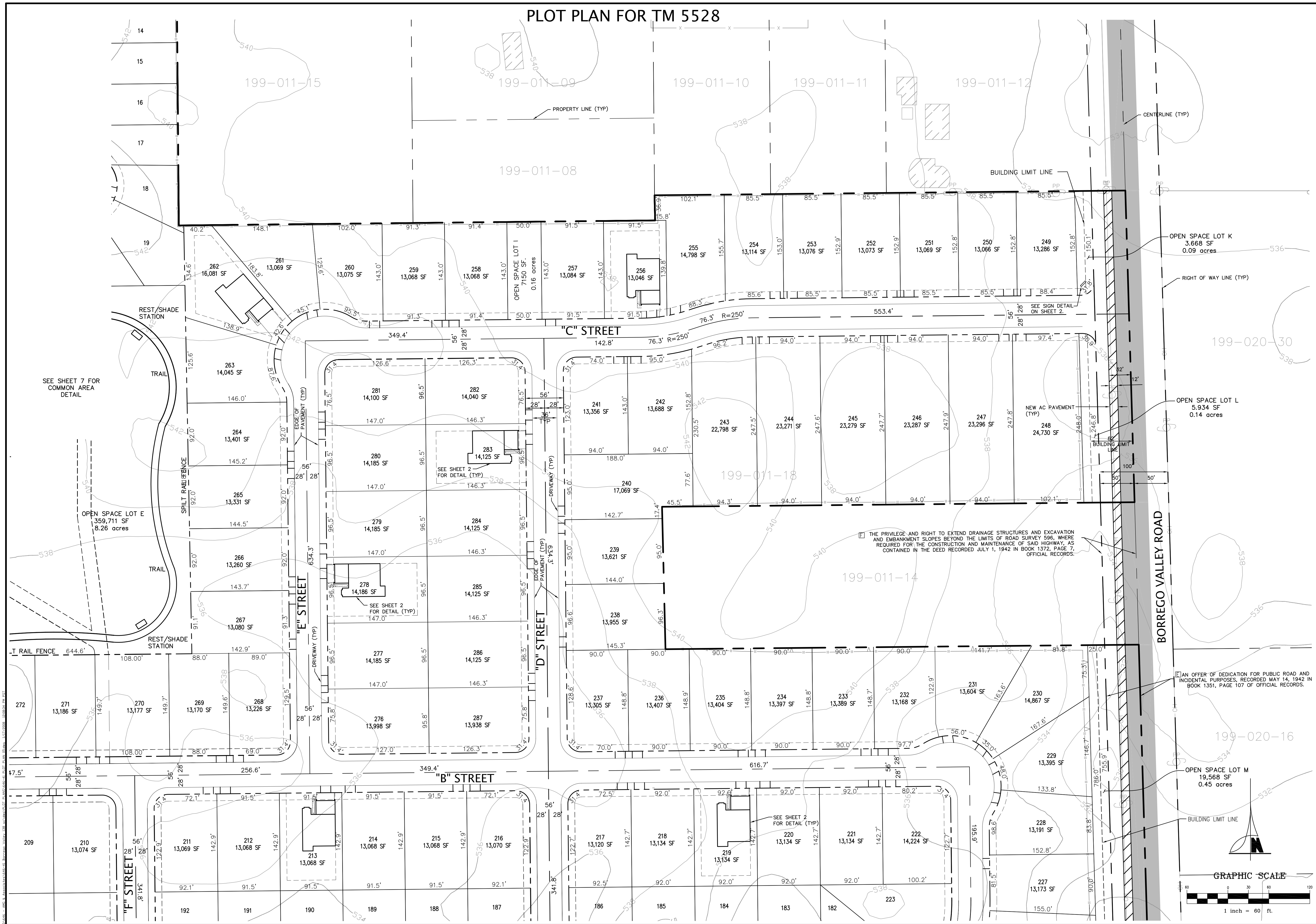
AMG & ASSOCIATES, LLC
16633 VENTURA BLVD., SUITE 1014
ENCINO, CA 91436

CORNERSTONE ENGINEERING, INC.
208 OAK STREET
BANKERSFIELD, CA 93904
OCEANSIDE, CA 92054
FAX: (661) 322-0129
FAX: (760) 722-3460

CONSULTING CIVIL ENGINEERING AND LAND SURVEYING

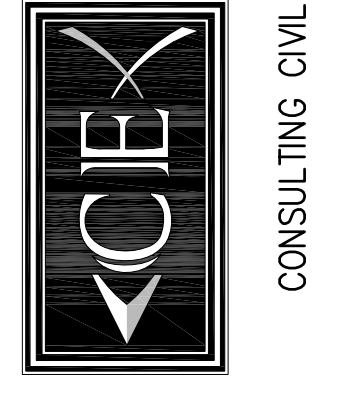
FOR COUNTY OF SAN DIEGO
TENTATIVE MAP
NO. 5528
APN #199-011-17, 199-011-18

PLOT PLAN FOR TM 5528



NO.	DATE	REVISION

CORNERSTONE ENGINEERING, INC.
 620 MISSION AVENUE
 OAKLAND, CA 94612
 TEL: (415) 772-3400
 FAX: (415) 772-3400

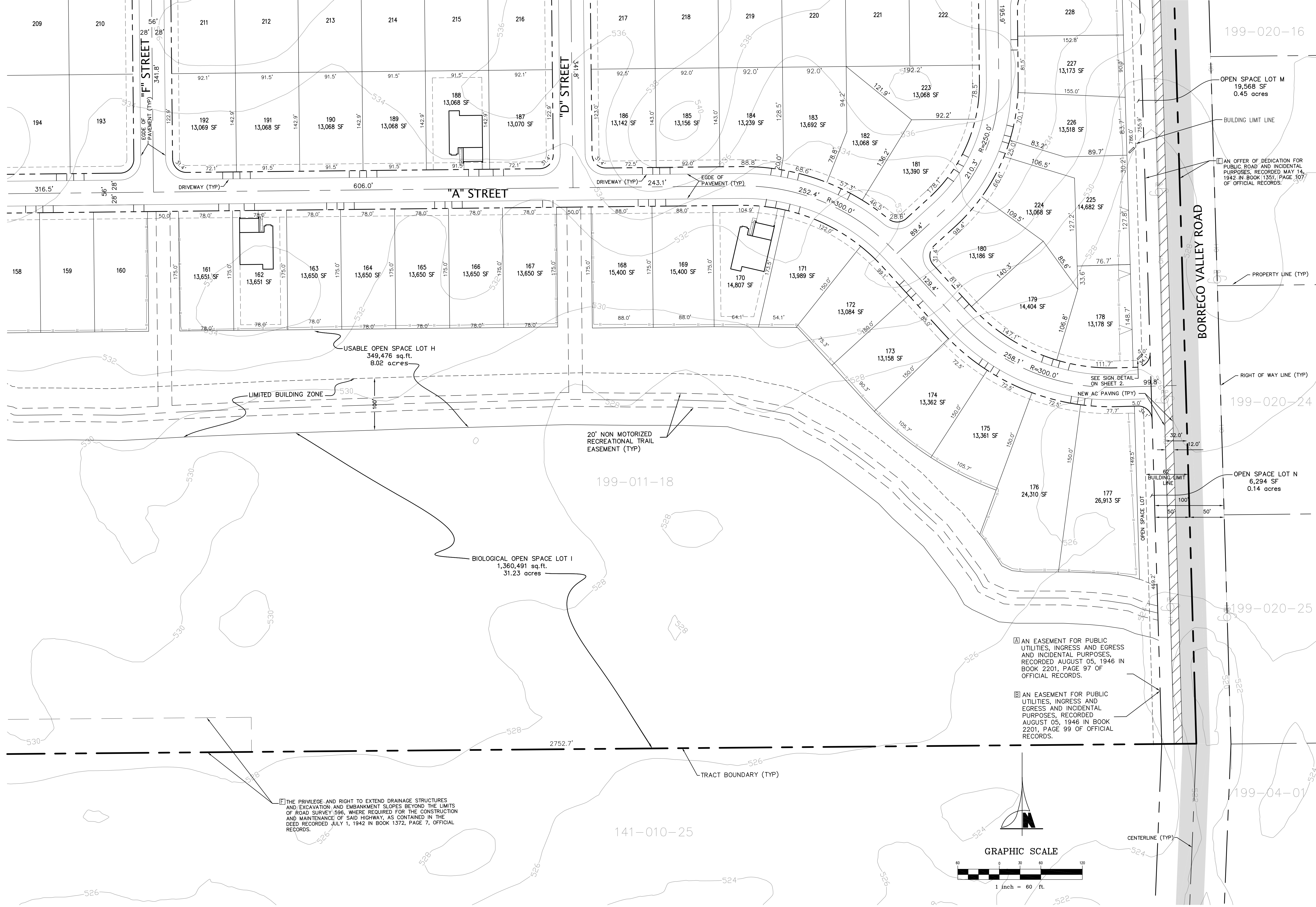


AMG & ASSOCIATES, LLC
 DEVELOPMENT BY:
 16633 VENTURA BLVD., SUITE 1014
 ENCINO, CA 91436

PLOT PLAN FOR COUNTY OF SAN DIEGO TENTATIVE MAP NO. 5528
 APN #199-011-17, 199-011-18

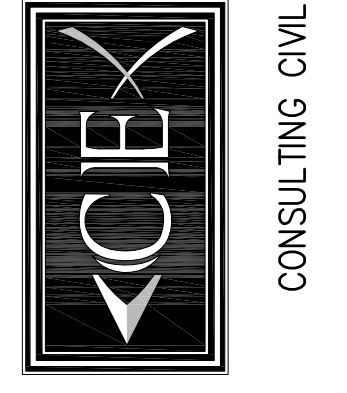
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CHECKED BY:	GEC
DATE:	01-19-12
DRAFTER:	J.L.S./P.E.G.
SCALE:	AS SHOWN
COMP NO. 646-41	PLOT PLAN 05
JOB NO:	646-41-00
SHEET	OF
5	7

PLOT PLAN FOR TM 5528



NO.	DATE	REVISION

CORNERSTONE ENGINEERING, INC.
 208 OAK STREET
 BAKERSFIELD, CA 93304
 OCEANSIDE, CA 92094
 FAX: (805) 322-3480

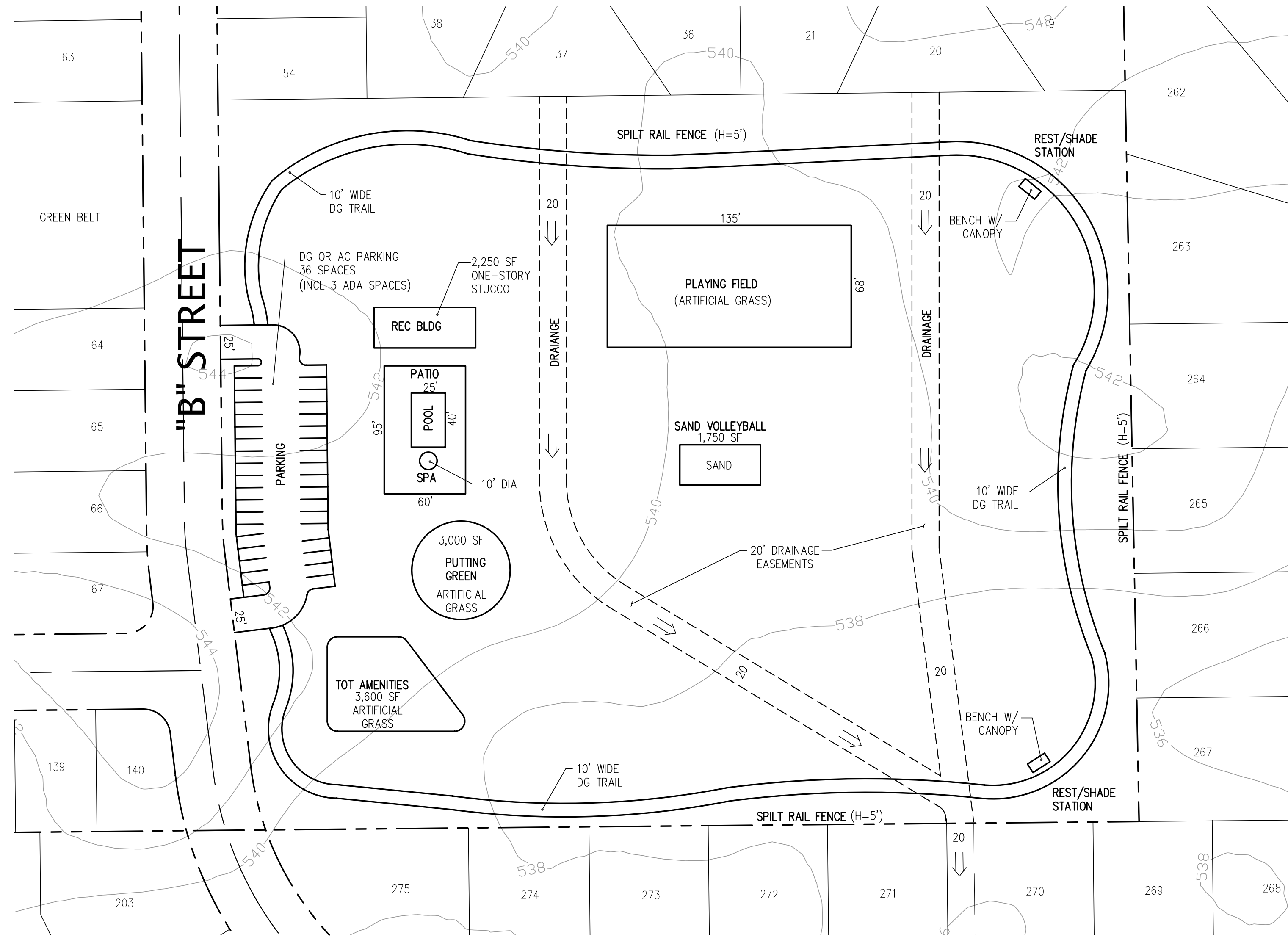


AMG & ASSOCIATES, LLC
 DEVELOPMENT BY:
 16633 VENTURA BLVD., SUITE 1014
 ENCINO, CA 91436

PLOT PLAN FOR COUNTY OF SAN DIEGO TENTATIVE MAP NO. 5528
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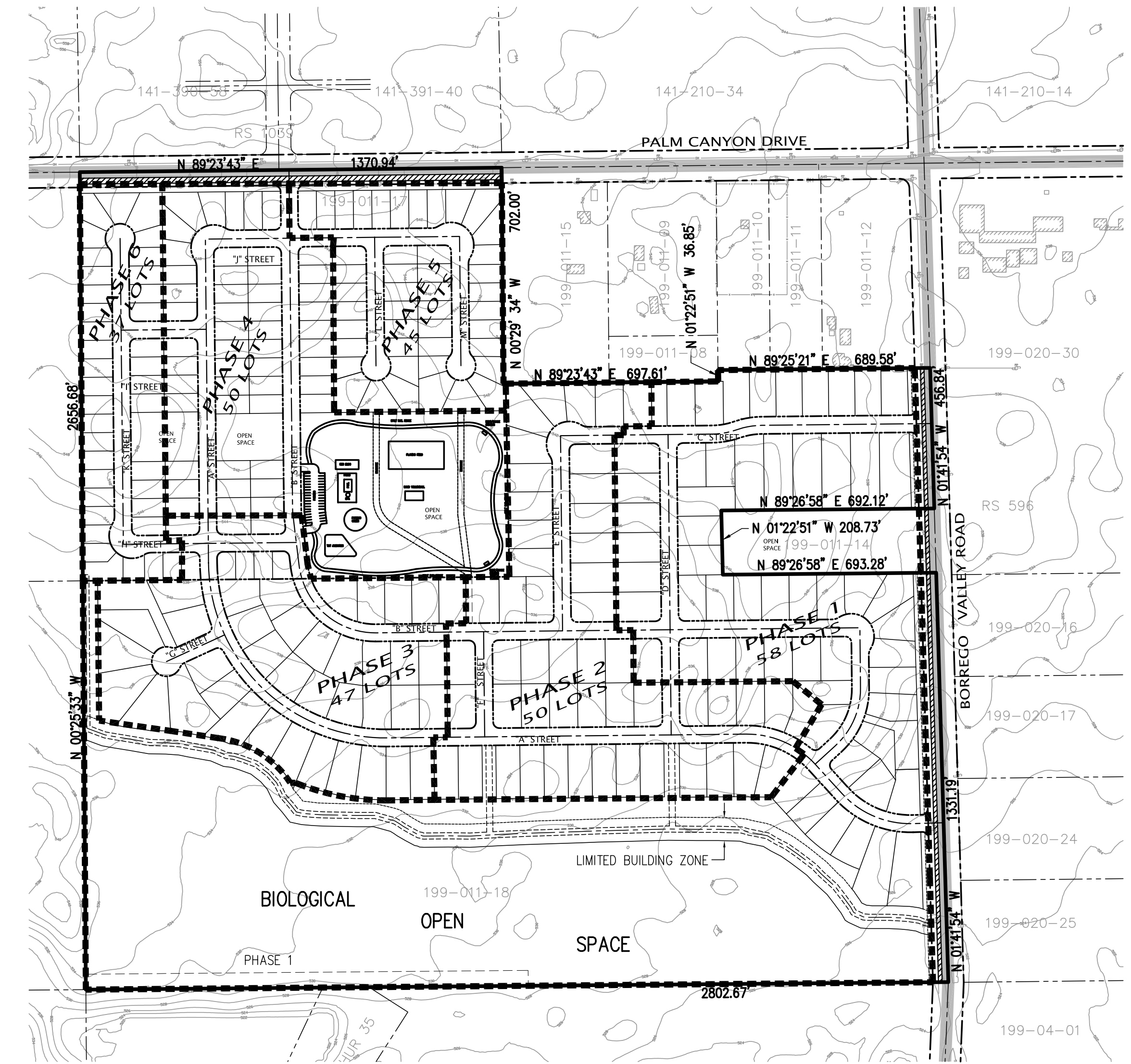
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CHECKED BY:	GEC
DATE:	01-19-12
DRAFTER:	J.L.S./P.E.G
SCALE:	AS SHOWN
COMP NO.646-41 PLOT PLAN 06	
JOB NO:	646-41-00
SHEET	OF
6	7

PLOT PLAN FOR TM 5528



**OPEN SPACE LOT 'E'
COMMON AREA DETAIL**

NOTE: ① SEE LANDSCAPE CONCEPT PLAN FOR LOCATION AND TYPE OF LANDSCAPE FEATURES
② ALL FACILITIES TO BE ADA COMPLIANT

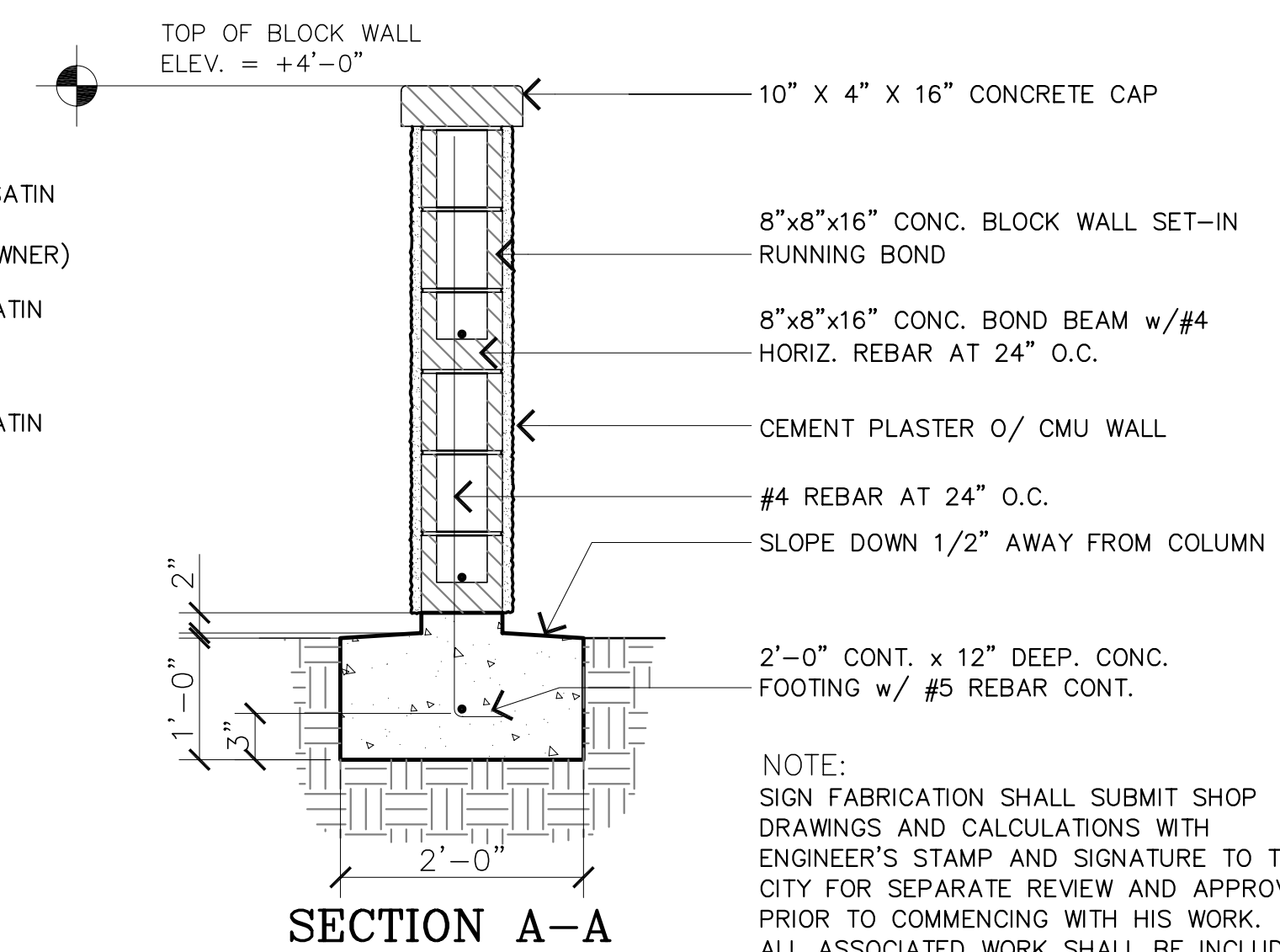


PHASING DIAGRAM

NOTE: ALL BIOLOGICAL OPEN SPACE AND THE LIMITED BUILDING ZONE TO BE DEDICATED IN PHASE 1



ELEVATION



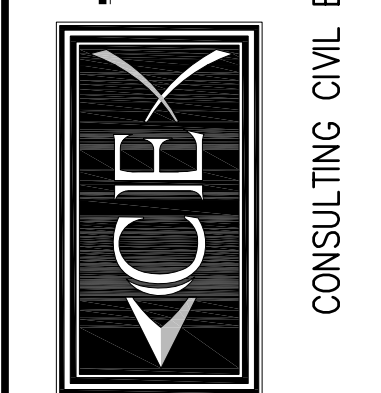
SECTION A-A

TYP. SIGN DETAILS

NOT TO SCALE

NO.	DATE	REVISION

**CORNERSTONE
ENGINEERING, INC.**
208 OAK STREET
OAKLAND, CA 94612
TEL: (415) 772-3400
FAX: (415) 772-3400



AMG & ASSOCIATES, LLC
16633 VENTURA BLVD., SUITE 1014
ENCINO, CA 91436

**PLOT PLAN
FOR COUNTY OF SAN DIEGO
TENTATIVE MAP
NO. 5528**
APN #199-011-17, 199-011-18

DESIGNER:	MAS
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DATE:	01-19-12
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7	7