

GENERAL NOTES:

- ASSESSOR'S PARCEL NUMBERS: 199-011-17, 199-011-18
- TAX RATE AREA: 58-007
- TOTAL AREA: 144.32 GROSS ACRES / NET AREA= 140.69 ACRES
TOTAL NUMBER OF RESIDENTIAL LOTS: 287
- ZONING INFORMATION:
199-011-17
199-011-18

ZONING REGULATIONS	RS4
ANIMAL REGULATIONS	A
DENSITY	4.3
LOT SIZE	6000 SF
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETPACK	C
OPEN SPACE	-
SPECIAL REGULATIONS	P

ZONING REGULATIONS	RS2
ANIMAL REGULATIONS	0
DENSITY	2
LOT SIZE	0.5 ACRES
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETPACK	C
OPEN SPACE	-
SPECIAL REGULATIONS	P

- MINIMUM RESIDENTIAL LOT SIZE: 5000 S.F.
MINIMUM RESIDENTIAL LOT SIZE: 13068 S.F.
- SPECIFIC PLAN:
COMMUNITY PLAN: DESERT BORREGO SPRINGS
GENERAL PLAN: 5
REGIONAL CATEGORY: COUNTY TOWN (CT)
- LOCATION AND STATUS OF ACCESS TO SUBJECT PROPERTY FROM PALM CANYON DRIVE AND BORREGO VALLEY ROAD, PUBLICLY MAINTAINED ROAD.
- SEWER SYSTEM: SEWER SERVICE WILL BE PROVIDED BY THE BORREGO WATER DISTRICT. THE DESIGN OF THE SEWER SYSTEM SHALL CONFORM TO THE SAN DIEGO COUNTY AND BORREGO WATER DISTRICT STANDARDS.
- WATER SYSTEM: WATER SERVICE WILL BE PROVIDED BY THE BORREGO WATER DISTRICT. THE DESIGN OF THE DOMESTIC WATER SYSTEM SHALL CONFORM TO THE SAN DIEGO COUNTY AND BORREGO WATER DISTRICT STANDARDS.
- FIRE PROTECTION SERVICE: FIRE PROTECTION WILL BE PROVIDED BY THE BORREGO SPRINGS FIRE PROTECTION DISTRICT. THE DESIGN OF THE FIRE PROTECTION SYSTEM SHALL CONFORM TO THE BORREGO SPRINGS FIRE PROTECTION DISTRICT STANDARDS.
- SCHOOL SERVICE: WILL BE PROVIDED BY THE BORREGO SPRINGS UNIFIED SCHOOL DISTRICT.
- 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).
- SERVICES: GAS AND ELECTRIC POWER WILL BE PROVIDED BY THE SAN DIEGO GAS AND ELECTRIC COMPANY. TELEPHONE SERVICE WILL BE PROVIDED BY THE SBC TELEPHONE COMPANY.
- SPECIAL ASSESSMENT ACT: A SPECIAL ASSESSMENT ACT WILL NOT BE NECESSARY FOR THIS DEVELOPMENT.
- STREET ASSESSMENT ACT: THE TENTATIVE MAP SHOWS THE PROPOSED VEHICULAR AND PEDESTRIAN ACCESS TO THE PROPERTY.
- REQUESTED WAIVERS: SEE APPLICATION OF WAIVER OF SIDE YARD WIDTHS
- STREET LIGHTS: 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.
- PARK FEES: PARK AND LAND FEES TO BE PAID IN LIEU OF PARK LAND DEDICATION.
- GRADING AND LANDSCAPING: THE TENTATIVE TRACT MAP SHOWS THE PROPOSED GRADING. CUT OF APPROXIMATELY 50,068 CUBIC YARDS AND FILL OF APPROXIMATELY 119,542 CUBIC YARDS OF MATERIAL RESULTING IN AN IMPORT CONDITION. ALL CUT AND FILL BANKS WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED, IN ACCORDANCE WITH COUNTY STANDARDS.
- 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.

BY: *Michael H.*

- 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.
- ALL LOT SIZE SHOWN ARE GROSS AREAS UNLESS OTHERWISE NOTED.
- THIS IS A PLANNED DEVELOPMENT WITH REDUCED LOT SIZES AND OPEN SPACE REGULATIONS.
- PROJECT WILL BE A PHASED DEVELOPMENT IN A SERIES OF PLANNED OPERATIONS.
- THE USABLE OPEN SPACE REGULATIONS OF THE COUNTY OF SAN DIEGO ZONING ORDINANCE SHALL APPLY.

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 SAID SECTION 4.

EXCEPTING FROM PARCELS "A" AND "B" THAT PORTION THEREOF INCLUDED WITHIN THE FOLLOWING DESCRIBED PARCELS OF LAND:

- A- THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4.
- B- THAT PORTION OF THE NORTHEAST QUARTER OF SAID SECTION 4, DESCRIBED AS FOLLOWS:

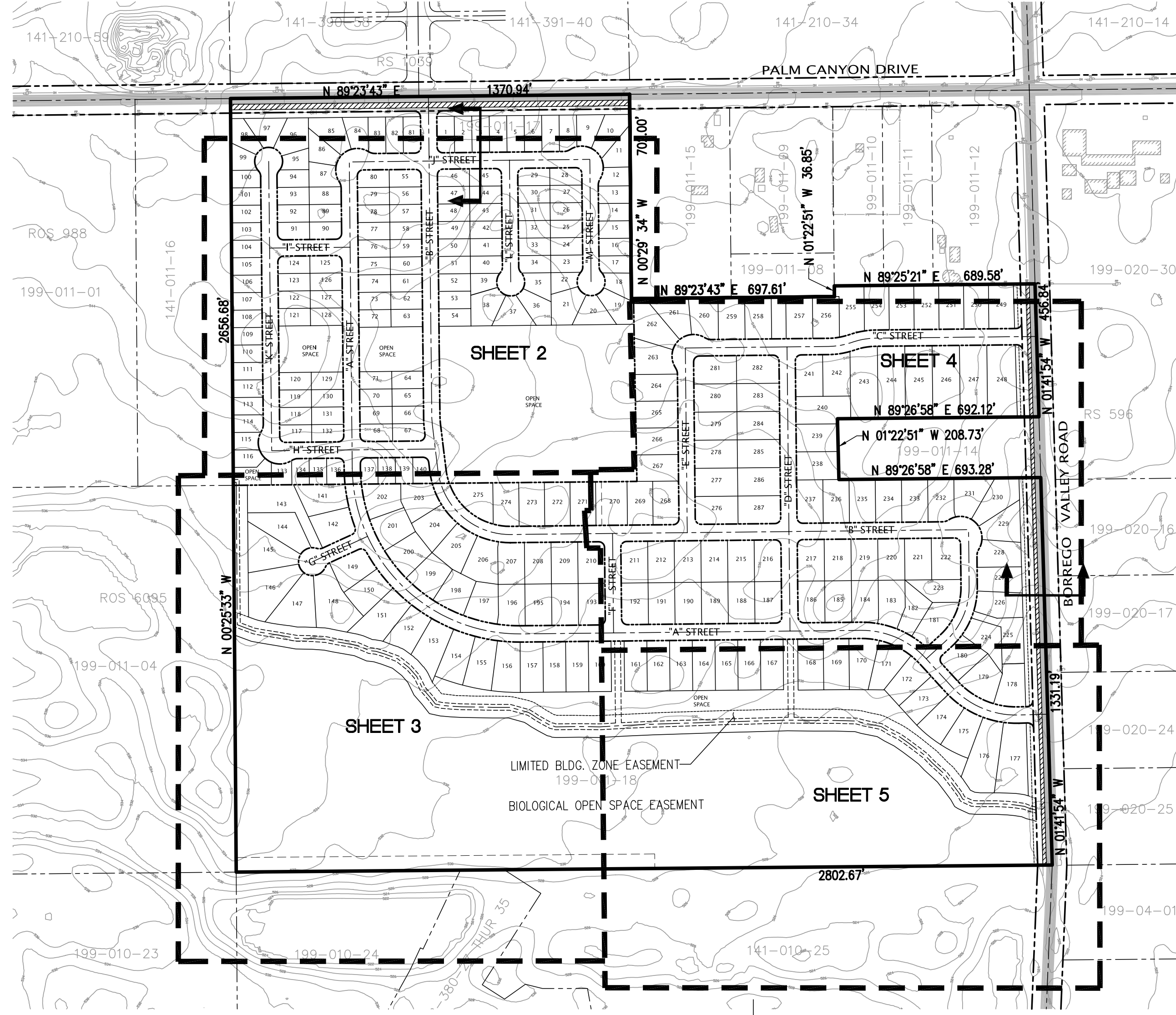
COMMENCING AT THE NORTHEAST CORNER, OF SAID SECTION 4; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 4, SOUTH 89° 23' 43" WEST 1028.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 25' 34" EAST, 702 FEET; THENCE NORTH 89° 23' 43" EAST TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE NORTHERLY ALONG SAID WEST LINE TO A POINT ON THE NORTH LINE OF SECTION 4; THENCE WESTERLY ALONG THE NORTH LINE OF SECTION 4 TO THE TRUE POINT OF BEGINNING.

-C- THAT PORTION OF THE NORTHEAST QUARTER OF SAID SECTION 4, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 4, SOUTH 89° 23' 43" WEST, 1028.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 25' 34" EAST, 702 FEET; THENCE SOUTH 89° 23' 43" WEST, 342.94 FEET; THENCE NORTH 0° 29' 34" WEST, 702 FEET TO A POINT ON THE NORTH LINE OF SECTION 4; THENCE EASTERLY ALONG SAID NORTH LINE NORTH 59° 23' 43" EAST, 342.94 FEET TO THE TRUE POINT OF BEGINNING.

-D- THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4

-E- THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 4 AS DESCRIBED IN "PARCEL A" AND "PARCEL B" OF CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 18, 2005 AS INSTRUMENT NO. 2005-1001453 OF OFFICIAL RECORDS.

TENTATIVE TRACT MAP NO. 5528



KEY MAP

SCALE 1"=300'

EASEMENTS:

- 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
- 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
- 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
- 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
- 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
- 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

	PARCEL 1	PARCEL 2
ZONING	RS-4	RS-2
DENSITY (DOMESTIC UNITS/ACRE)	4.3	2.0
LOTS ALLOWED	140	179
LOTS PROVIDED	140	147

OWNERS CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAY. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE. NO REQUEST FOR SPECIAL ASSESSMENT WILL BE MADE.

AUTHORIZED SIGNATURE: *Harold O. Wright*
A. THORIZED SIGNATURE: *[Signature]*

PROPERTY OWNERS:

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

SUBDIVIDER:

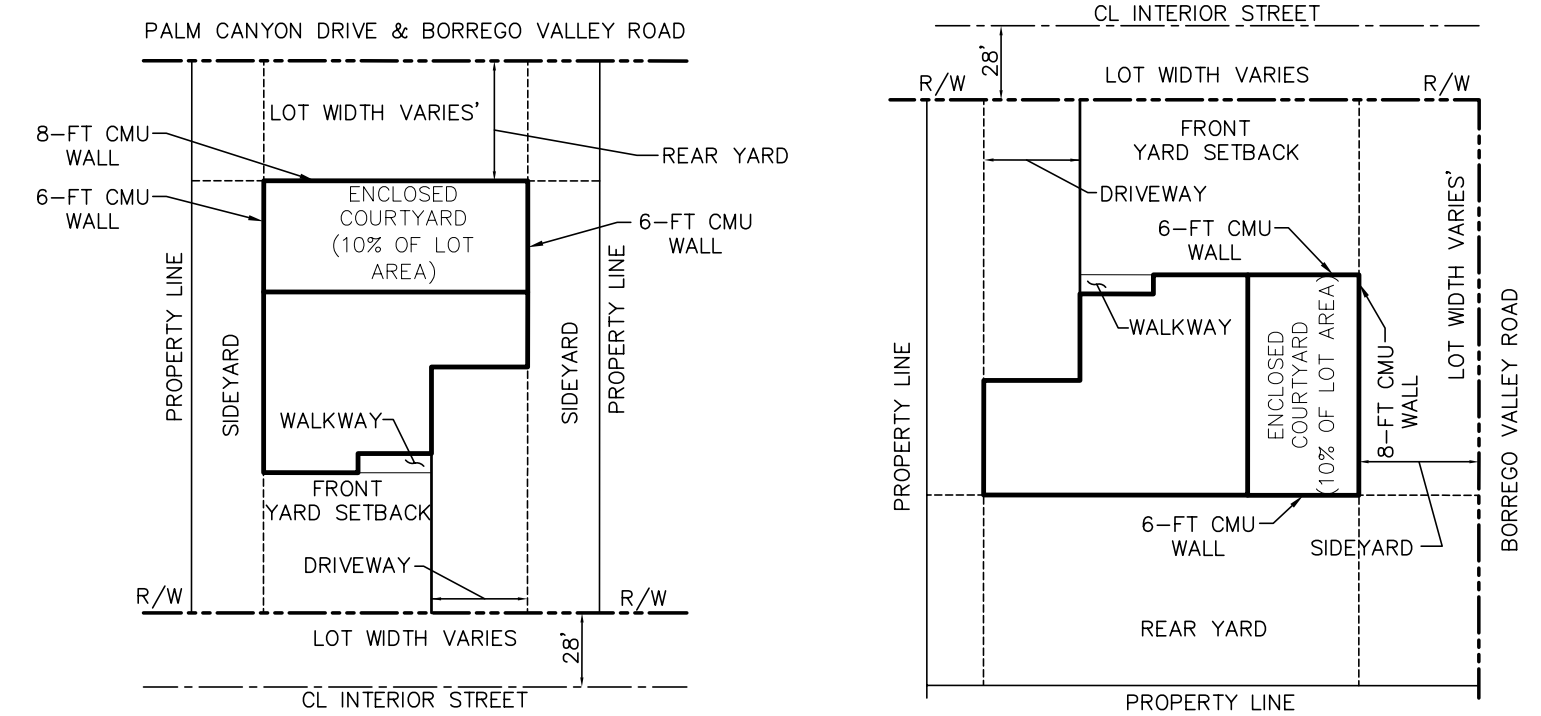
AMG & ASSOCIATES, LLC
16633 VENTURA BLVD., SUITE 1014
ENCINO, CA 91436
(818)380-2600 EXT. 19

SUBDIVIDER SIGNATURE: *Kurt L. Smith*

ENGINEER:

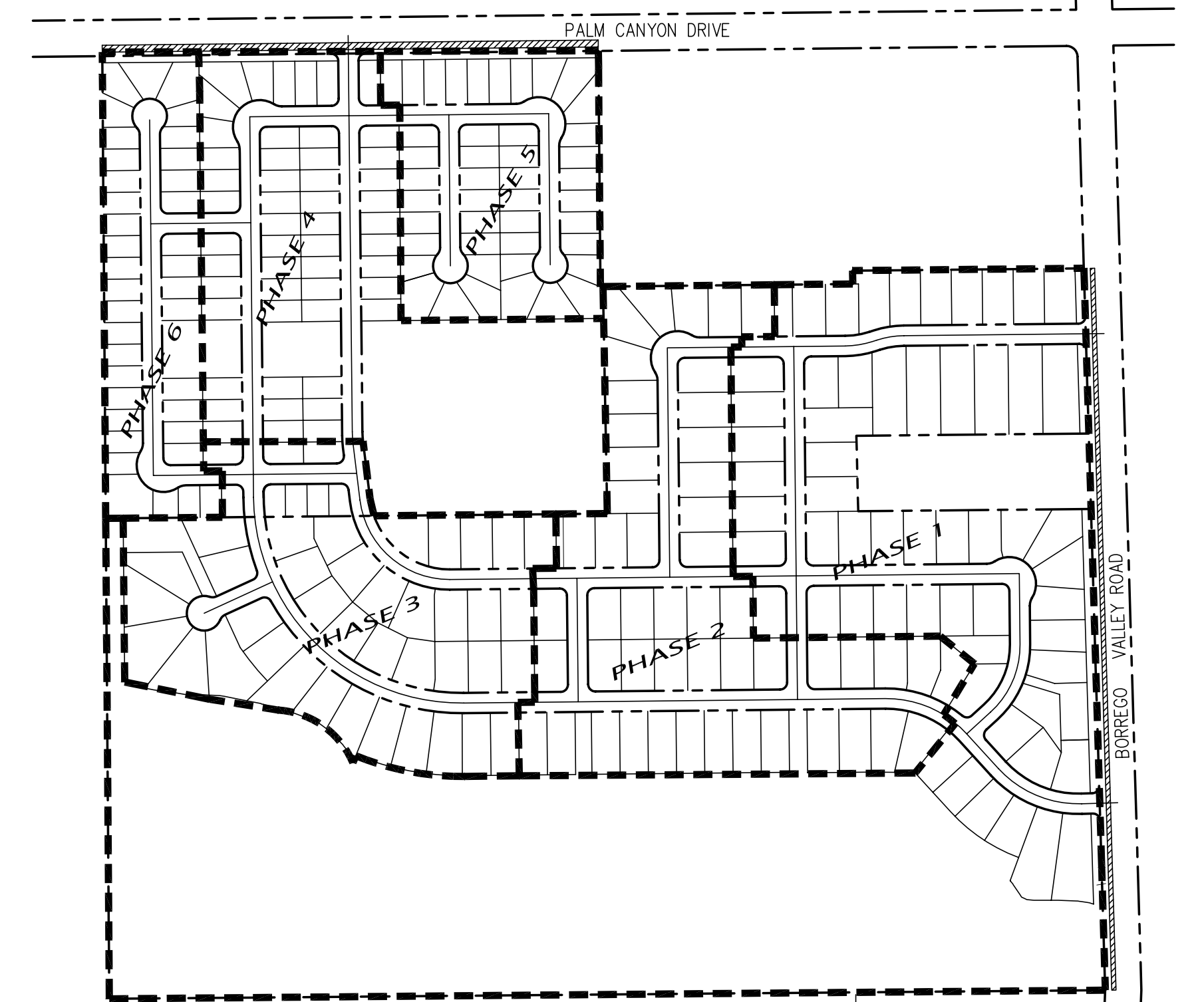
CORNERSTONE ENGINEERING, INC.
620 MISSION AVENUE
OCEANESIDE, CA 92054
(760)722-3495

ENGINEER/SURVEYOR SIGNATURE: *Quillan White Jr.*



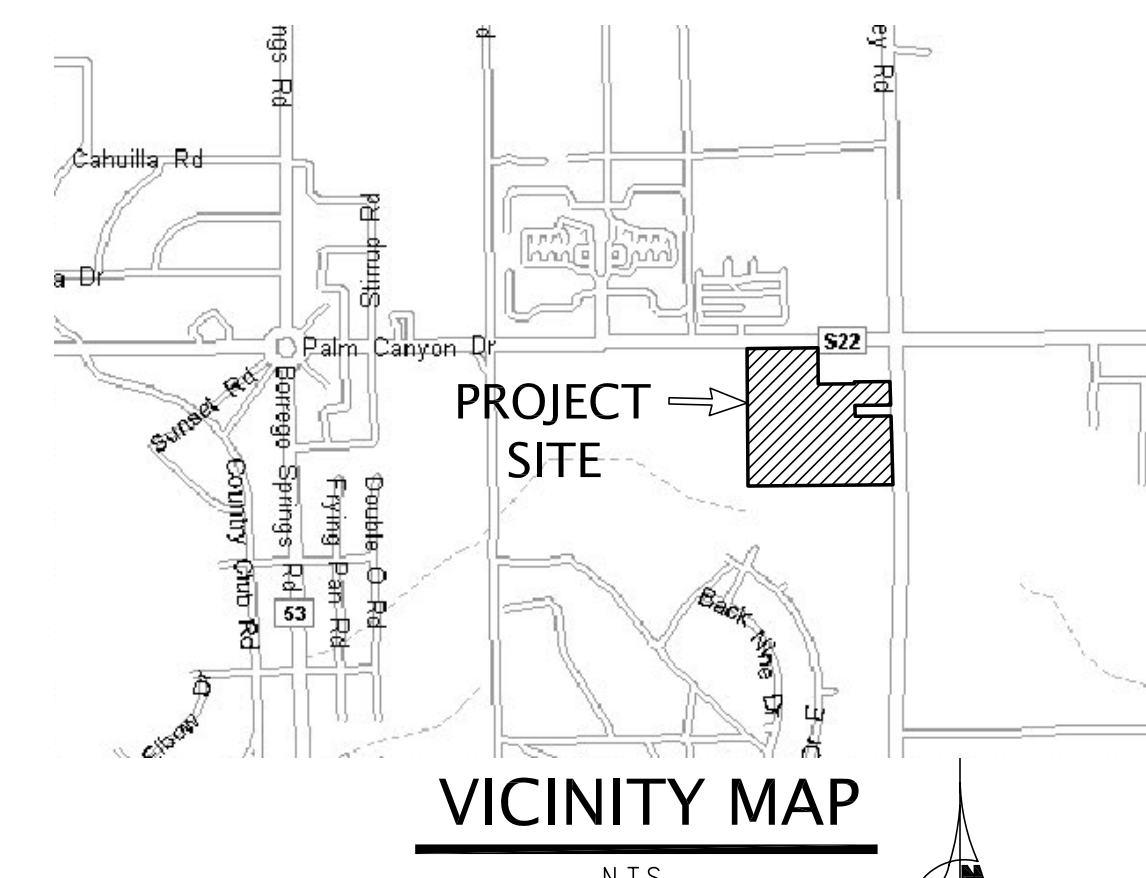
NOISE MITIGATION CONCEPTUAL BUILDING FOOTPRINT LOTS 1-11, 81-86, 95-99, 224, & 226-230
NOT TO SCALE

NOISE MITIGATION CONCEPTUAL BUILDING FOOTPRINT LOTS 176-179, 225, 231, & 247-250
NOT TO SCALE



PHASING DIAGRAM

NOT TO SCALE



LEGEND

DESCRIPTION	SYMBOL
PROPERTY LINE	---
CENTERLINE	---
LOT LINE	---
RIGHT OF WAY	---
EXISTING CONTOURS	---
EXISTING PAVEMENT	---
EXISTING POWER POLE	---
EXISTING HOUSE	---
EXISTING OVER HEAD	---
PROPOSED PAVEMENT	---

NO. DATE: _____
REVISION: _____

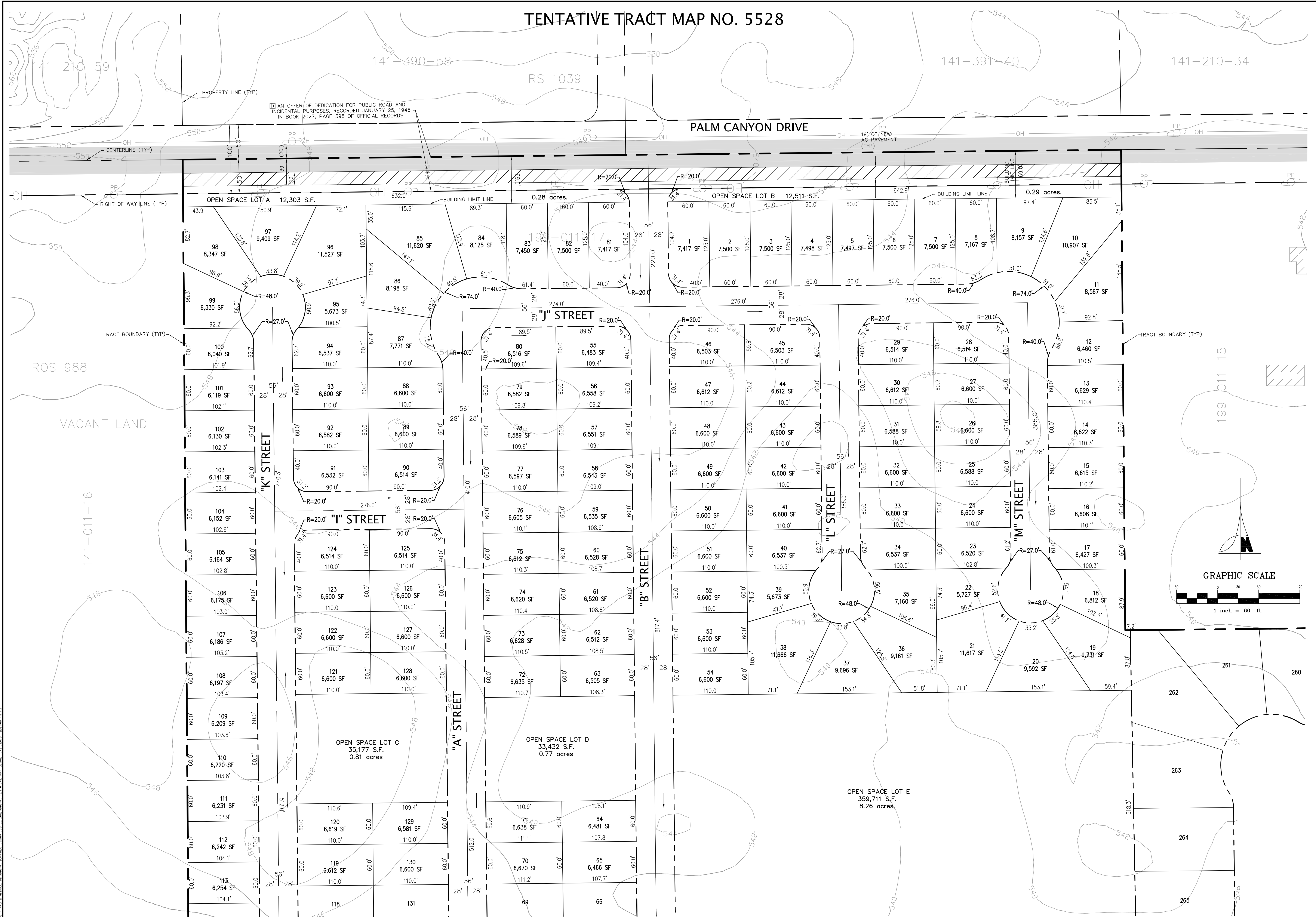
CORNERSTONE ENGINEERING, INC.
208 OAK STREET
BANKERSVILLE, CA 93004
OCEANESIDE, CA 92054
FAX: (661) 322-0729
www.cornerstoneeng.com

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

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

DESIGNER:	MAS
CHECKED BY:	GEC
DATE:	01-19-12
DRAFTER:	JMM/JAR
SCALE:	AS SHOWN
COMP NO:	646-41 TENTATIVE MAP 01
JOB NO:	646-41-00
SHEET	OF
1	5

TENTATIVE TRACT MAP NO. 5528

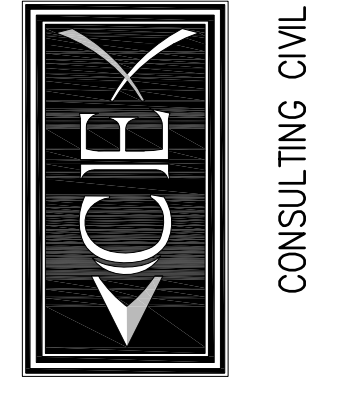


AN OFFER OF DEDICATION FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 25, 1945 IN BOOK 2027, PAGE 398 OF OFFICIAL RECORDS.

NO.	DATE	REVISION



CORNERSTONE ENGINEERING, INC.
 208 OAK STREET
 BAKERSFIELD, CA 93304
 TEL: (805) 322-0129
 FAX: (805) 322-3460
 www.cornerstoneeng.com

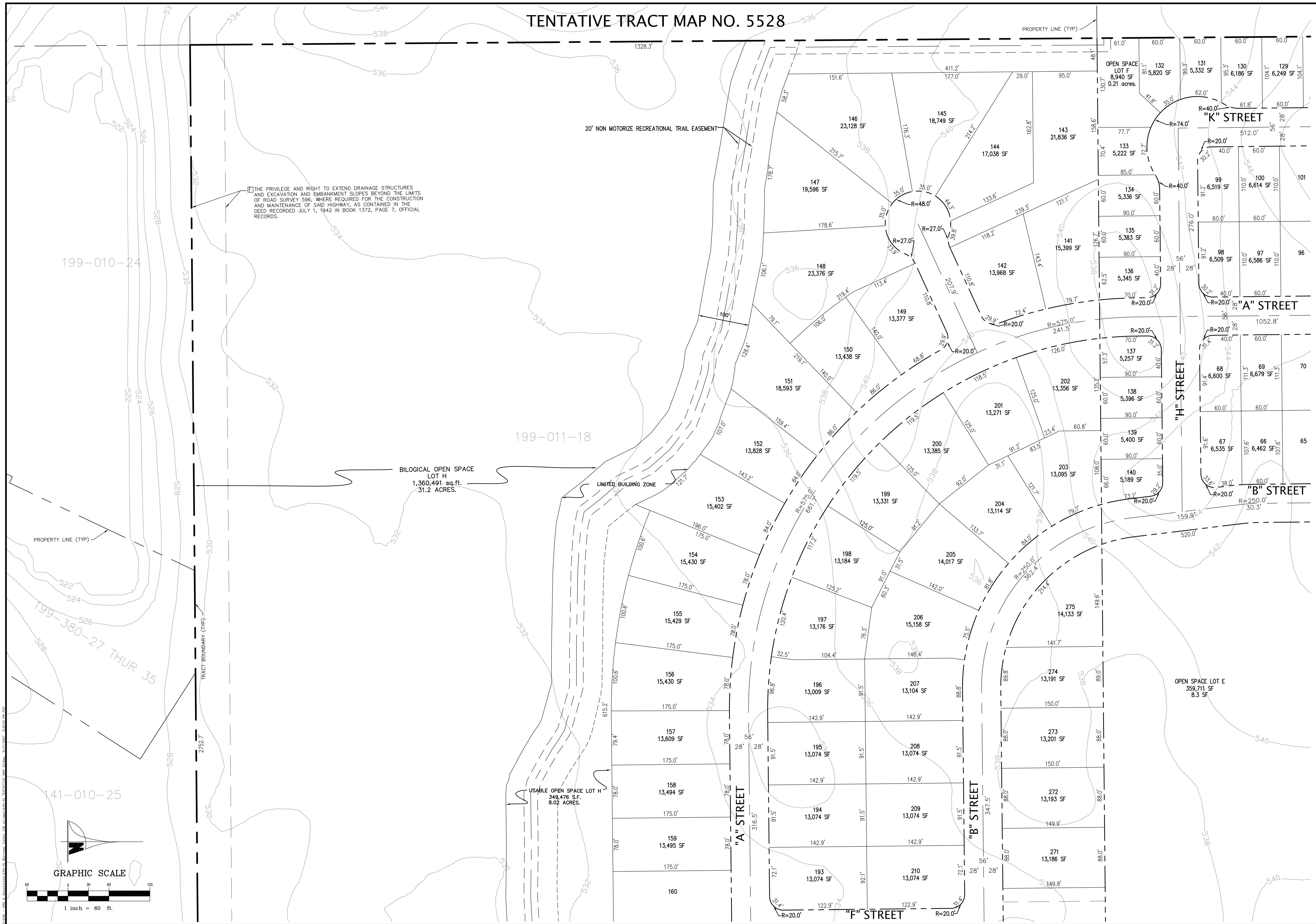


DEVELOPMENT BY:
AMG & ASSOCIATES, LLC
 16633 VENTURA BLVD., SUITE 1014
 ENCINO, CA 91436

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

DESIGNER:	MAS
CHECKED BY:	GEC
DATE:	01-19-12
DRAFTER:	JMM/JAR
SCALE:	AS SHOWN
COMP NO:	646-41 TENTATIVE MAP 02
JOB NO:	646-41-00
SHEET	OF
2	5

TENTATIVE TRACT MAP NO. 5528

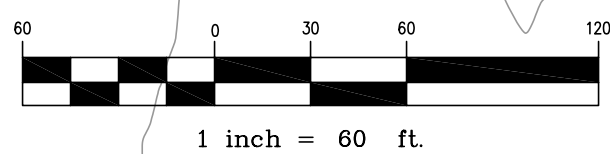


THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF ROAD SURVEY 596, WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID HIGHWAY, AS CONTAINED IN THE DEED RECORDED JULY 1, 1942 IN BOOK 1372, PAGE 7, OFFICIAL RECORDS.

BIOLOGICAL OPEN SPACE LOT H
1,360,491 sq.ft.
31.2 ACRES.

USABLE OPEN SPACE LOT H
349,476 S.F.
8.02 ACRES.

GRAPHIC SCALE



NO.	DATE:	REVISION:

CORNERSTONE ENGINEERING, INC.
 208 OAK STREET
 BAKERSFIELD, CA 93304
 OCEANSIDE, CA 92084
 FAX: (805) 322-0929

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

DESIGNER: MAS
 CHECKED BY: GEC
 DATE: 01-19-12
 DRAFTER: JWM/JAR
 SCALE: AS SHOWN
 COMP NO: 646-41 TENTATIVE MAP 03
 JOB NO: 646-41-00

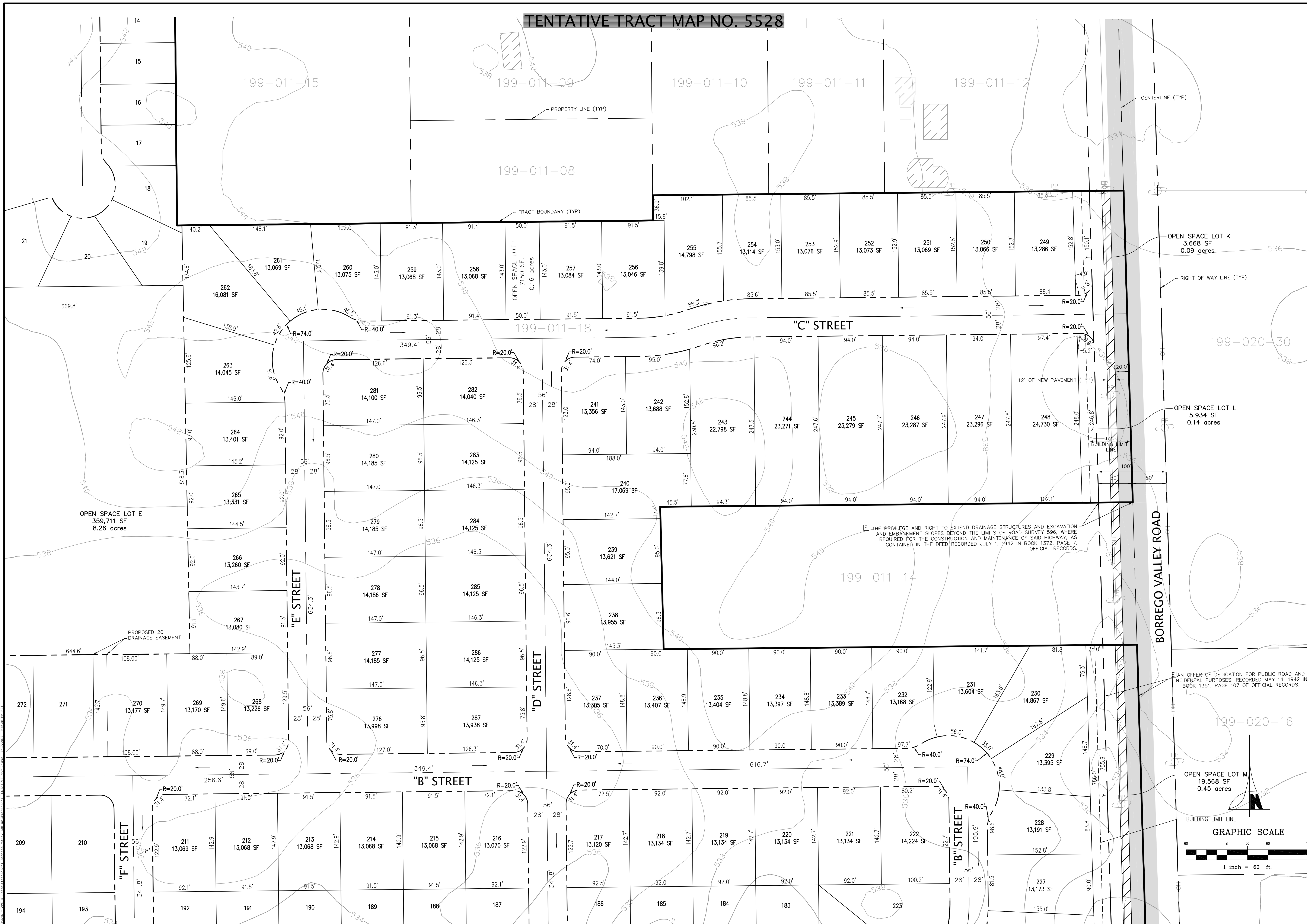
DEVELOPMENT BY:
AMG & ASSOCIATES, LLC
 16633 VENTURA BLVD., SUITE 1014
 ENCINO, CA 91436

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

CONSULTING CIVIL ENGINEERING AND LAND SURVEYING
 www.cornerstoneeng.com

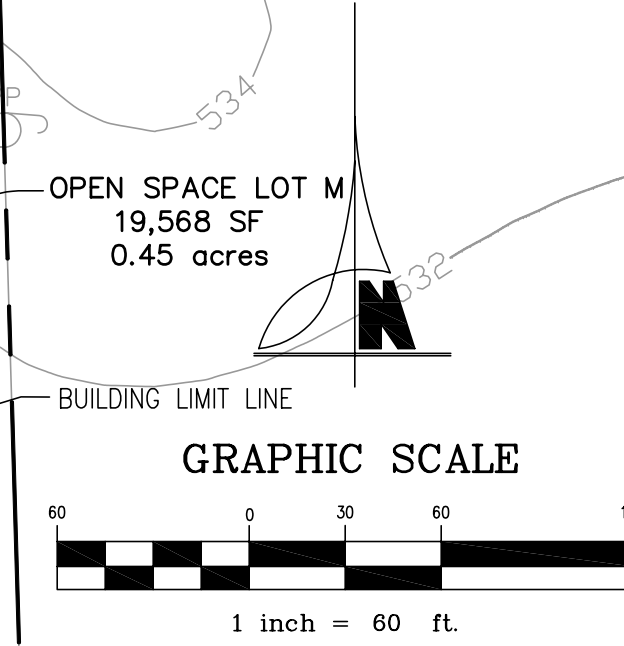
SHEET 3 OF 5

TENTATIVE TRACT MAP NO. 5528



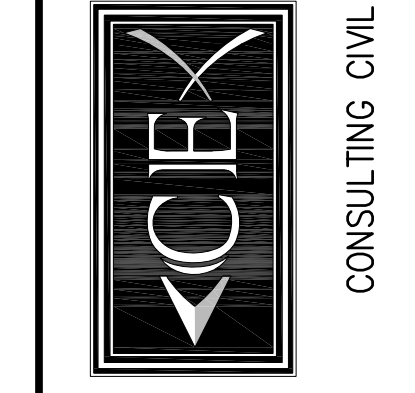
THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF ROAD SURVEY 506, WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID HIGHWAY, AS CONTAINED IN THE DEED RECORDED JULY 1, 1942 IN BOOK 1372, PAGE 7, OFFICIAL RECORDS.

AN OFFER OF DEDICATION FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED MAY 14, 1942 IN BOOK 1351, PAGE 107 OF OFFICIAL RECORDS.



NO.	DATE:	REVISION:

CORNERSTONE ENGINEERING, INC.
 208 OAK STREET
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 www.cornerstoneeng.com

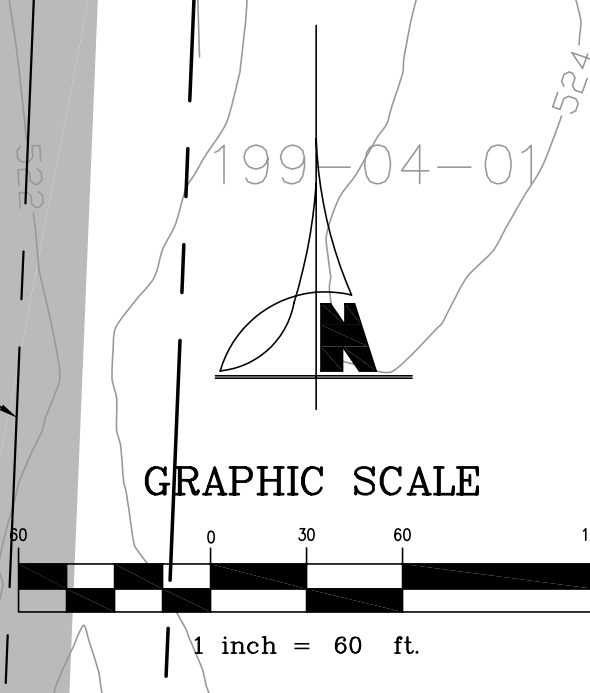
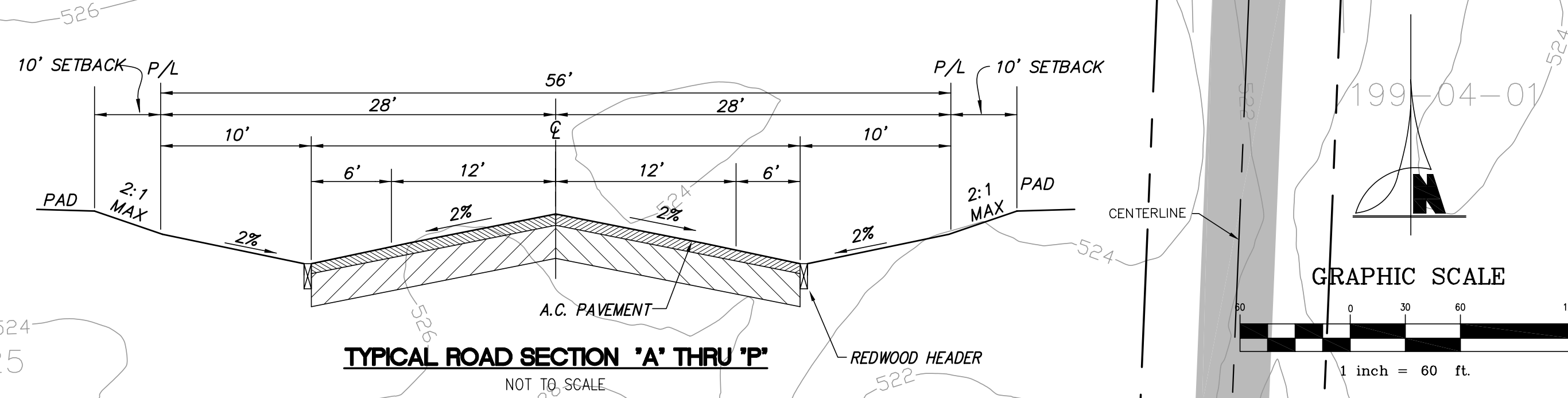
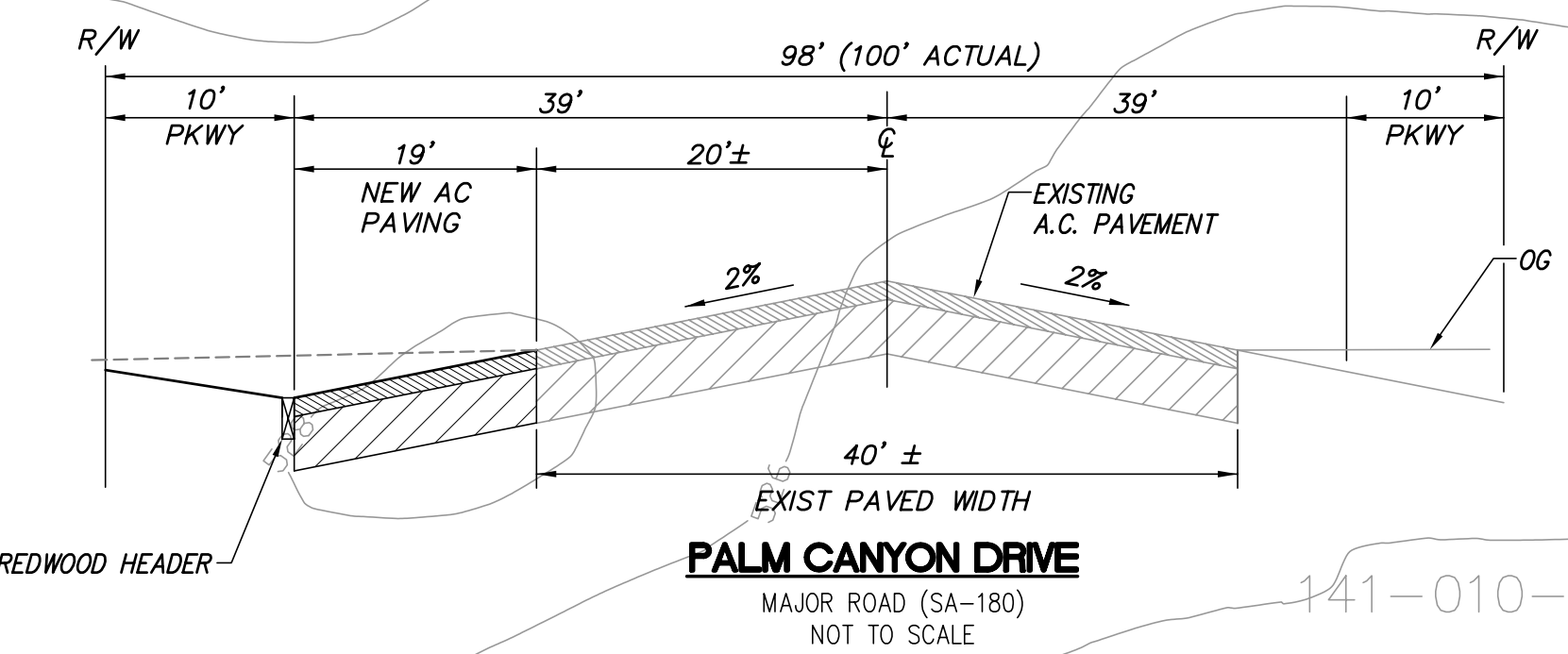
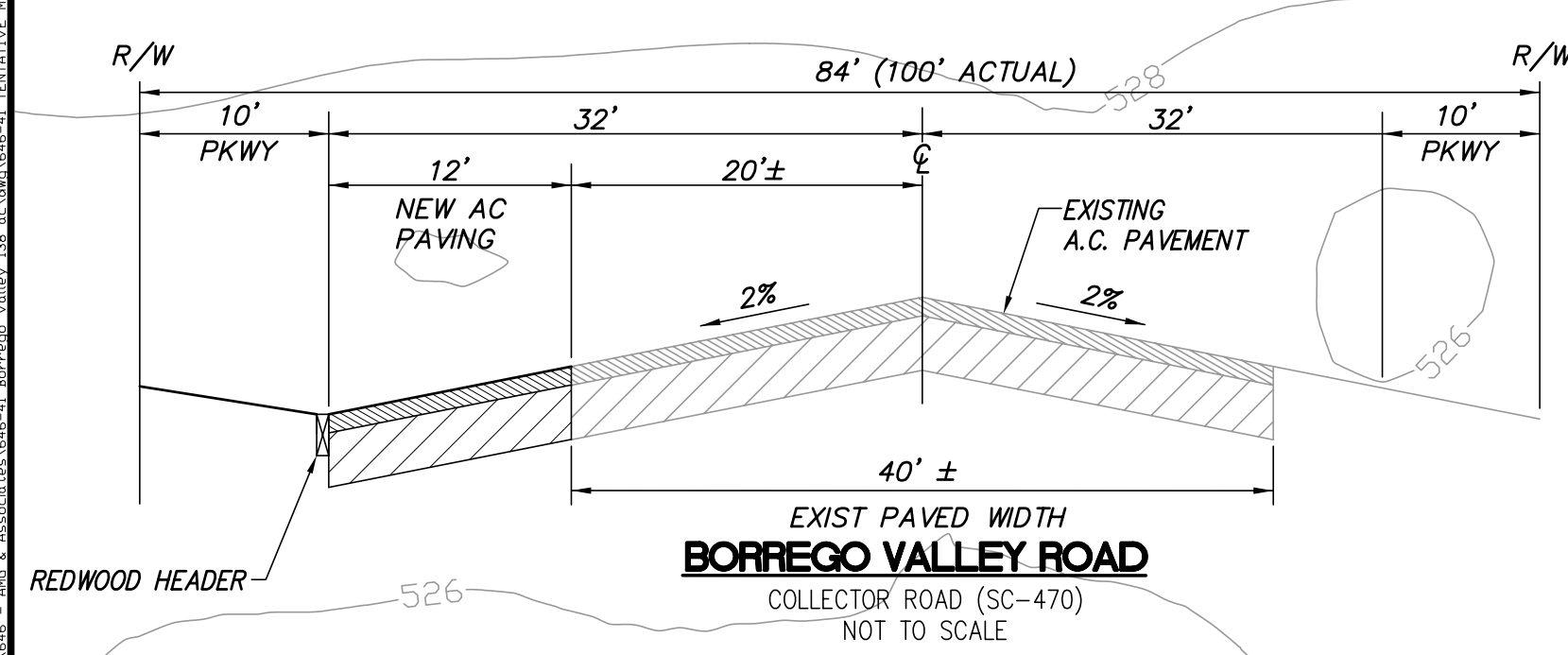
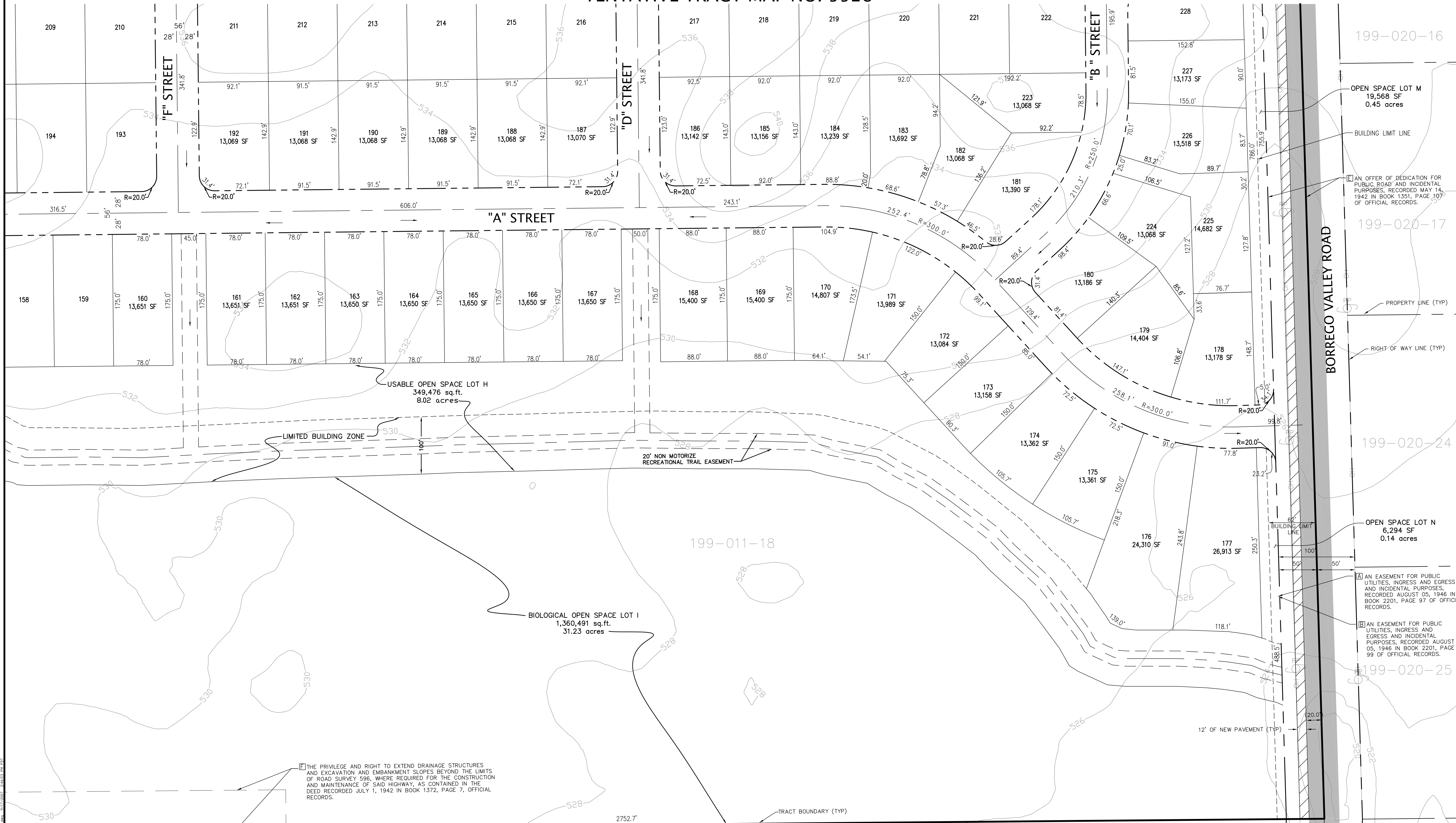


DEVELOPMENT BY:
AMG & ASSOCIATES, LLC
 16633 VENTURA BLVD., SUITE 1014
 ENCINO, CA 91436

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

DESIGNER:	MAS
CHECKED BY:	GEC
DATE:	01-19-12
DRAFTER:	JMM/JAR
SCALE:	AS SHOWN
COMP NO:	646-41 TENTATIVE MAP 04
JOB NO:	646-41-00
SHEET	OF
4	5

TENTATIVE TRACT MAP NO. 5528



NO. DATE:	REVISION:
BY:	

DESIGNER: MAS
CHECKED BY: GEC
DATE: 01-19-12
DRAFTER: JMM/JAR
SCALE: AS SHOWN
COMP NO: 646-41 TENTATIVE MAP 05
JOB NO: 646-41-00
SHEET 5 OF 5

DEVELOPMENT BY:
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ENCINO, CA 91436

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CONSULTING CIVIL ENGINEERING AND LAND SURVEYING

STATE OF CALIFORNIA
LICENSED LAND SURVEYOR
DERRICK G. WHITTEN JR.
P.L.S. No. 7816