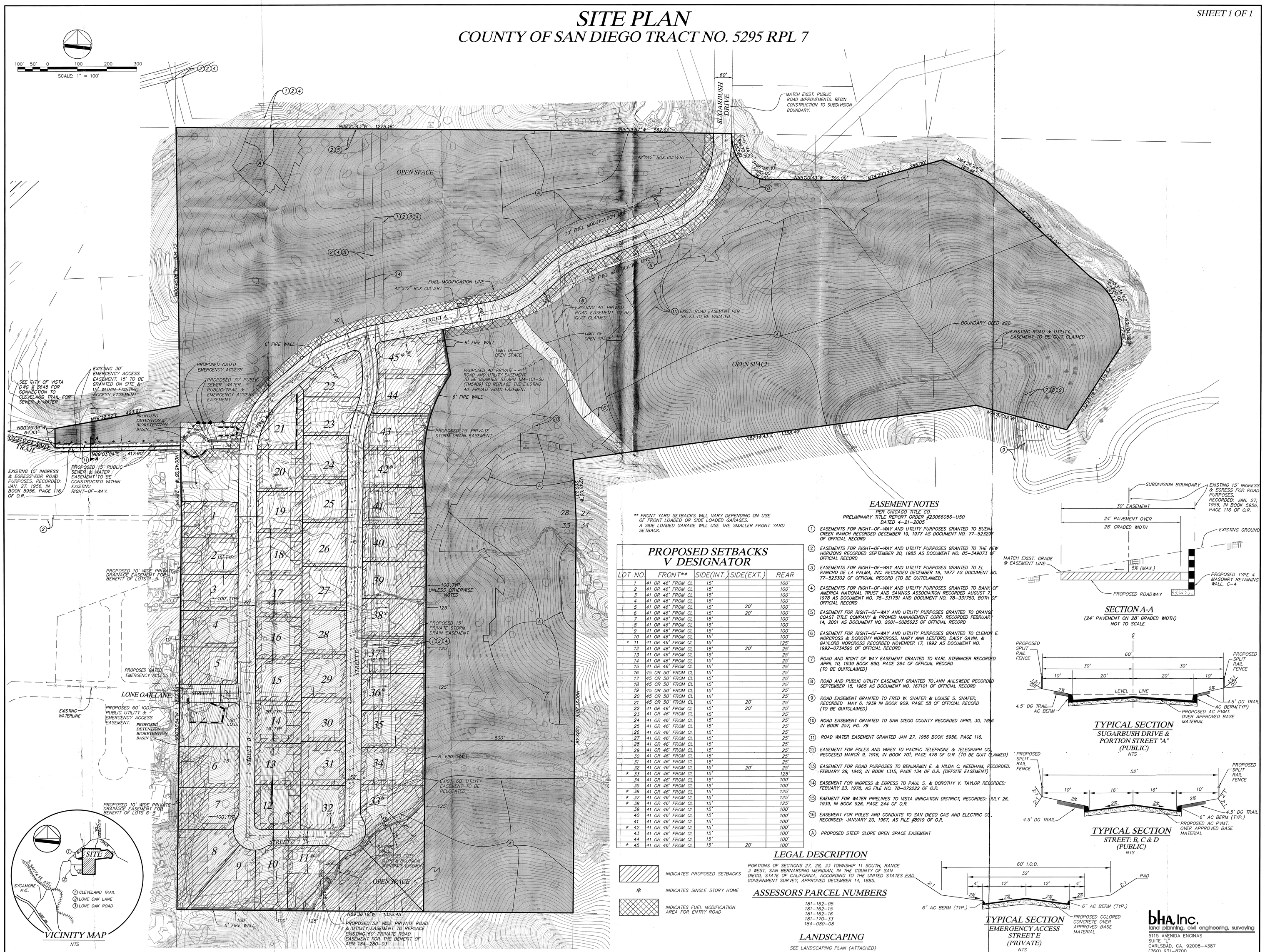
# SITE PLAN
## COUNTY OF SAN DIEGO TRACT NO. 5295 RPL 7




** FRONT YARD SETBACKS WILL VARY DEPENDING ON USE OF FRONT LOADED OR SIDE LOADED GARAGES. A SIDE LOADED GARAGE WILL USE THE SMALLER FRONT YARD SETBACK.

## PROPOSED SETBACKS V DESIGNATOR

| LOT NO. | FRONT** | SIDE(INT.) | SIDE(EXT.) | REAR |
|---|---|---|---|---|
| 1 | 41 OR 46' FROM CL | 15' | | 100' |
| 2 | 41 OR 46' FROM CL | 15' | | 100' |
| 3 | 41 OR 46' FROM CL | 15' | | 100' |
| 4 | 41 OR 46' FROM CL | 15' | | 100' |
| 5 | 41 OR 46' FROM CL | 15' | 20' | 100' |
| 6 | 41 OR 46' FROM CL | 15' | 20' | 100' |
| 7 | 41 OR 46' FROM CL | 15' | | 100' |
| 8 | 41 OR 46' FROM CL | 15' | | 100' |
| 9 | 41 OR 46' FROM CL | 15' | | 100' |
| 10 | 41 OR 46' FROM CL | 15' | | 100' |
| * 11 | 41 OR 46' FROM CL | 15' | | 125' |
| 12 | 41 OR 46' FROM CL | 15' | 20' | 25' |
| 13 | 41 OR 46' FROM CL | 15' | | 25' |
| 14 | 41 OR 46' FROM CL | 15' | | 25' |
| 15 | 41 OR 46' FROM CL | 15' | | 25' |
| 16 | 45 OR 50' FROM CL | 15' | | 25' |
| 17 | 45 OR 50' FROM CL | 15' | | 25' |
| 18 | 45 OR 50' FROM CL | 15' | | 25' |
| 19 | 45 OR 50' FROM CL | 15' | | 25' |
| 20 | 45 OR 50' FROM CL | 15' | | 25' |
| 21 | 45 OR 50' FROM CL | 15' | 20' | 25' |
| 22 | 41 OR 46' FROM CL | 15' | 20' | 25' |
| 23 | 41 OR 46' FROM CL | 15' | | 25' |
| 24 | 41 OR 46' FROM CL | 15' | | 25' |
| 25 | 41 OR 46' FROM CL | 15' | | 25' |
| 26 | 41 OR 46' FROM CL | 15' | | 25' |
| 27 | 41 OR 46' FROM CL | 15' | | 25' |
| 28 | 41 OR 46' FROM CL | 15' | | 25' |
| 29 | 41 OR 46' FROM CL | 15' | | 25' |
| 30 | 41 OR 46' FROM CL | 15' | | 25' |
| 31 | 41 OR 46' FROM CL | 15' | | 25' |
| 32 | 41 OR 46' FROM CL | 15' | 20' | 25' |
| * 33 | 41 OR 46' FROM CL | 15' | | 125' |
| 34 | 41 OR 46' FROM CL | 15' | | 100' |
| 35 | 41 OR 46' FROM CL | 15' | | 100' |
| * 36 | 41 OR 46' FROM CL | 15' | | 125' |
| * 37 | 41 OR 46' FROM CL | 15' | | 125' |
| * 38 | 41 OR 46' FROM CL | 15' | | 125' |
| 39 | 41 OR 46' FROM CL | 15' | | 100' |
| 40 | 41 OR 46' FROM CL | 15' | | 100' |
| 41 | 41 OR 46' FROM CL | 15' | | 100' |
| * 42 | 41 OR 46' FROM CL | 15' | | 100' |
| 43 | 41 OR 46' FROM CL | 15' | | 100' |
| 44 | 41 OR 46' FROM CL | 15' | | 100' |
| * 45 | 41 OR 46' FROM CL | 15' | 20' | 100' |

INDICATES PROPOSED SETBACKS

* INDICATES SINGLE STORY HOME

INDICATES FUEL MODIFICATION AREA FOR ENTRY ROAD

## EASEMENT NOTES

PER CHICAGO TITLE CO.
PRELIMINARY TITLE REPORT ORDER #23066056-U50
DATED 4-21-2005

1. EASEMENTS FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO BUENA CREEK RANCH RECORDED DECEMBER 19, 1977 AS DOCUMENT NO. 77-523297 OF OFFICIAL RECORD
2. EASEMENTS FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO THE NEW HORIZONS RECORDED SEPTEMBER 20, 1985 AS DOCUMENT NO. 85-349073 OF OFFICIAL RECORD
3. EASEMENTS FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO EL RANCHO DE LA PALMA, INC. RECORDED DECEMBER 19, 1977 AS DOCUMENT NO. 77-523302 OF OFFICIAL RECORD (TO BE QUITCLAIMED)
4. EASEMENTS FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION RECORDED AUGUST 7, 1978 AS DOCUMENT NO. 78-331751 AND DOCUMENT NO. 78-331750, BOTH OF OFFICIAL RECORD
5. EASEMENT FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO ORANGE COAST TITLE COMPANY & PROMED MANAGEMENT CORP. RECORDED FEBRUARY 14, 2001 AS DOCUMENT NO. 2001-0085623 OF OFFICIAL RECORD
6. EASEMENT FOR RIGHT-OF-WAY AND UTILITY PURPOSES GRANTED TO CLEMON E. NORCROSS & DOROTHY NORCROSS, MARY ANN LEDFORD, DAISY GAVIN, & GAYLORD NORCROSS RECORDED NOVEMBER 17, 1992 AS DOCUMENT NO. 1992-0734590 OF OFFICIAL RECORD
7. ROAD AND RIGHT OF WAY EASEMENT GRANTED TO KARL STEBINGER RECORDED APRIL 10, 1939 BOOK 890, PAGE 264 OF OFFICIAL RECORD (TO BE QUITCLAIMED)
8. ROAD AND PUBLIC UTILITY EASEMENT GRANTED TO ANN AHLSWEDE RECORDED SEPTEMBER 15, 1965 AS DOCUMENT NO. 167101 OF OFFICIAL RECORD
9. ROAD EASEMENT GRANTED TO FRED W. SHAFER & LOUISE S. SHAFER, RECORDED MAY 6, 1939 IN BOOK 909, PAGE 58 OF OFFICIAL RECORD (TO BE QUITCLAIMED)
10. ROAD EASEMENT GRANTED TO SAN DIEGO COUNTY RECORDED APRIL 30, 1856 IN BOOK 257, PG. 79
11. ROAD WATER EASEMENT GRANTED JAN 27, 1956 BOOK 5956, PAGE 116.
12. EASEMENT FOR POLES AND WIRES TO PACIFIC TELEPHONE & TELEGRAPH CO. RECOEDED MARCH 9, 1916, IN BOOK 701, PAGE 478 OF O.R. (TO BE QUIT CLAIMED)
13. EASEMENT FOR ROAD PURPOSES TO BENJARMIN E. & HILDA C. NEEDHAM, RECORDED: FEBUARY 28, 1942, IN BOOK 1315, PAGE 134 OF O.R. (OFFSITE EASEMENT)
14. EASEMENT FOR INGRESS & EGRESS TO PAUL S. & DOROTHY V. TAYLOR RECORDED: FEBUARY 23, 1978, AS FILE NO. 78-072222 OF O.R.
15. EAEMENT FOR WATER PIPELINES TO VISTA IRRIGATION DISTRICT, RECORDED: JULY 26, 1939, IN BOOK 926, PAGE 244 OF O.R.
16. EASEMENT FOR POLES AND CONDUITS TO SAN DIEGO GAS AND ELECTRIC CO., RECORDED: JANUARY 20, 1967, AS FILE #8919 OF O.R.

(A) PROPOSED STEEP SLOPE OPEN SPACE EASEMENT

## LEGAL DESCRIPTION

PORTIONS OF SECTIONS 27, 28, 33 TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY, APPROVED DECEMBER 14, 1885.

## ASSESSORS PARCEL NUMBERS

181-162-05
181-162-15
181-162-16
181-170-33
184-080-08

## LANDSCAPING

SEE LANDSCAPING PLAN (ATTACHED)




### SECTION A-A
(24' PAVEMENT ON 28' GRADED WIDTH)
NOT TO SCALE




### TYPICAL SECTION
SUGARBUSH DRIVE & PORTION STREET "A" (PUBLIC)
NTS




### TYPICAL SECTION
STREET: B, C & D (PUBLIC)
NTS




### TYPICAL SECTION
EMERGENCY ACCESS STREET E (PRIVATE)
NTS

bHA, Inc.
land planning, civil engineering, surveying
5115 AVENIDA ENCINAS
SUITE "L"
CARLSBAD, CA. 92008-4387
(760) 931-8700