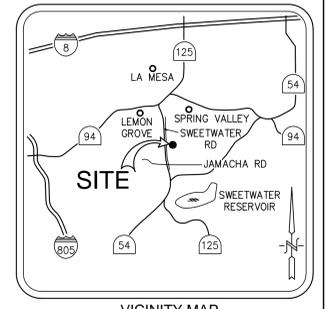


COUNTY OF SAN DIEGO TRACT TM5586

2041-2047 SWEETWATER RD.
TENTATIVE MAP: CONDOMINIUM CONVERSION



LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF LOTS 2 AND 11 OF TRACT 1401, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1401, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 8, 1911, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 1 ACRE OF SAID LOT 2, BEING THE NORTHEAST CORNER OF LAND DESCRIBED IN DEED TO CLAYTON T. SMITH, ET UX, RECORDED MAY 25, 1957 IN BOOK 6508, PAGE 396 OF OFFICIAL RECORDS; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOTS 2 AND 11, A DISTANCE OF 178.50 FEET; THENCE WESTERLY, PARALLEL WITH THE NORTHERLY LINE OF SAID SOUTH 1 ACRE OF LOT 2, A DISTANCE OF 230.00 FEET; THENCE NORTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID LOT 2 AND 11, A DISTANCE OF 178.50 FEET TO THE NORTHERLY LINE OF SAID SOUTH 1 ACRE OF LOT 2; THENCE EASTERLY ALONG SAID NORTHERLY LINE, A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
AN EASEMENT FOR ROAD PURPOSES OVER, ALONG AND ACROSS THE NORTHERLY 20.00 FEET OF THE SOUTH 1 ACRE OF LOT 2 OF TRACT 1401, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1401, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 8, 1911, EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 1 HEREIN ABOVE DESCRIBED.

EXISTING EASEMENTS

PER PRELIMINARY TITLE REPORT BY LAWYERS TITLE COMPANY, ORDER NO. 313381835, DATED OCTOBER 2, 2013:

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: SAN DIEGO FLUME COMPANY, ITS SUCCESSORS AND ASSIGNS
PURPOSE: PIPELINES AND AQUEDUCTS
AFFECTS: SAID LAND (NOT PLOTTABLE)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDING DATE: MAY 10, 1937
RECORDING NO. IN BOOK 650, PAGE 268 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDING DATE: JUNE 13, 2001
RECORDING NO. 2001-396709 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (NOT PLOTTABLE)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: AUGUST 21, 2001
RECORDING NO. 2001-594789 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: HELIX WATER DISTRICT
PURPOSE: WATER PIPELINES, METERS, VALVES AND APPURTENANT STRUCTURES
RECORDING DATE: JANUARY 30, 2003
RECORDING NO. 2003-110356 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COMCOM, INC., DBA COMMUNICATIONS SAN DIEGO
PURPOSE: TELECOMMUNICATIONS, INGRESS AND EGRESS
RECORDING DATE: MARCH 6, 2003
RECORDING NO. 2003-251368 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (NOT PLOTTABLE)

PARKING REQUIREMENTS

TYPE OF DWELLING	NUMBER OF UNITS PER TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
3 BEDROOM UNIT	8	2	16
GUEST PARKING @ 2 SPACES PER UNIT			1.6
TOTAL SPACES REQUIRED BY ZONE			18
STRIPED SPACES PROVIDED ON-SITE			2
GARAGE SPACES PROVIDED ON-SITE			16
OFF-SITE SPACES PROVIDED			-
TOTAL SPACES PROVIDED			18

ZONE INFORMATION

USE REGULATIONS	RV
ANIMAL REGULATIONS	Q
DENSITY	-
LOT SIZE	6000
BUILDING TYPE	K
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	C
LOT COVERAGE	-
SETBACK	K
OPEN SPACE	I
SPECIAL AREA REGULATIONS	B,D1,D2

MONUMENTATION & MAPPING

UPON PROJECT APPROVAL A FINAL MAP SHOWING PROCEDURE OF SURVEY AND MONUMENTATION WILL BE FILED ACCORDING TO THE REQUIREMENT OF THE SUBDIVISION MAP ACT.

CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODES, THE MAXIMUM NUMBER OF DWELLING UNITS IS 8.

REFERENCE PLANS

IMPROVEMENT PLAN CG-316
CALTRANS R/W MAP 53527

NOTES

- EXISTING SITE. NO PROPOSED GRADING.
- ALL EXISTING STRUCTURES TO REMAIN.
- PLOTTED SETBACKS ARE PER APPROVED SITE PLAN STP00-072

BASIS OF BEARINGS

CALIFORNIA COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983, ZONE 6

OWNER/SUBDIVIDER

RD INVESTMENT PROPERTIES, LLC
C/O DEBORAH WERMERS
3201 ARMAJOSA WAY
JAMILU, CA 91935
PHONE: 619-890-3355

DEBORAH WERMERS DATE

SURVEYOR

ATC DESIGN GROUP
1282 PACIFIC OAKS PLACE
SUITE C
ESCONDIDO, CA 92029
CONTACT: RYAN A. POST, LS
PHONE: 760-738-8835
PROJECT NO: 13-3328

RYAN A. POST, LS 8785 DATE



SUMMARY REQUEST

CONVERT 8 EXISTING RENTAL UNITS TO 8 CONDOMINIUM UNITS

SITE DATA

ASSESSOR'S PARCEL NUMBER 578-012-39-00
SITE AREA 0.94 AC
BUILDING AREA 9,778.60 SF
YEAR CONSTRUCTED 2002
EXISTING PARKING 18
EXISTING LOTS 1
EXISTING USE RENTAL
PROPOSED USE CONDOMINIUM
GENERAL PLAN NR-10.9
EXISTING ZONING RV
PROPOSED ZONING RV
IRRIGATION OTAY WATER DISTRICT 619-670-2222
WATER SUPPLY OTAY WATER DISTRICT 619-670-2222
SEWER SUPPLY COUNTY OF SAN DIEGO, SPRING VALLEY DISTRICT
SCHOOL DISTRICT LA MESA - SPRING VALLEY 619-668-5700
FIRE DISTRICT SAN MIGUEL FIRE DISTRICT 619-670-0500
WATERSHED SWEETWATER
GAS & ELECTRIC SAN DIEGO GAS & ELECTRIC 1-800-411-7343
TRASH COLLECTION ALLIED WASTE SYSTEMS, INC. 619-421-9400

BENCHMARK

SPRING VALLEY AREA. FROM THE INTERSECTION OF HELIX ST AND JAMACHA RD, GO NORTH ON HELIX ST 0.7 MILES TO DIRT TRAIL LEADING NORTH, GO NORTH ON DIRT TRAIL APPROX 330 FT. MONUMENT IS A STD COUNTY DISC STAMPED "AS 1970" IN TOP OF BOULDER 20 FT WEST OF TRAIL. SET AND TIED IN SD GO NOTES R 927, PG 14.
ELEVATION = 505.63 (NGVD 29)

CULTURAL RESOURCES NOTE

THE PROJECT EXISTS AS APARTMENT UNITS, AND THERE IS NO GRADING OR GROUND DISTURBANCE ASSOCIATED WITH THE PROJECT. THEREFORE, NO CULTURAL RESOURCES WOULD BE IMPACTED.

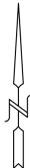
FIRE DEPARTMENT NOTES

- FIRE SPRINKLERS: STRUCTURES SHALL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED PER NFPA 13 STANDARDS AND SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT (SMCFPD) STANDARDS.
- SITE INSPECTIONS: AT ANY TIME UNTIL PROJECT IS FINALED A SITE INSPECTION MAY REVEAL CONDITIONS THAT HAVE CHANGED SINCE SERVICE AVAILABILITY LETTER OR PLAN REVIEW. WHEN SUCH DISCREPANCIES ARISE, FIELD INSPECTIONS SHALL TAKE PRECEDENCE.
- STREET NUMBERS/PREMISES IDENTIFICATION: APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH. STREET NUMBERS SHALL BE IN ACCORDANCE WITH SMCFPD ORDINANCE NO. 2013-1.
- FIRE APPARATUS ACCESS: PLANS FOR FIRE APPARATUS ACCESS ROADS OR FOR THEIR MODIFICATION SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OR MODIFICATION.
- FIRE APPARATUS ACCESS ROADS, INCLUDING PRIVATE RESIDENTIAL DRIVEWAYS, SHALL BE REQUIRED FOR EVERY BUILDING HEREFTER CONSTRUCTED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM THE CLOSEST POINT OF FIRE DEPARTMENT VEHICLE ACCESS.
- MARKING FIRE APPARATUS ACCESS ROADS: APPROVED SIGNS OR OTHER APPROVED NOTICES SHALL BE PROVIDED AND MAINTAINED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS AND PROHIBIT OBSTRUCTION THEREOF OR BOTH. ACCESS ROADS LESS THAN 28 FEET IN WIDTH SHALL BE POSTED "NO PARKING FIRE LANE" ON BOTH SIDES OF ROAD; 28 FEET TO 35 FEET SHALL BE POSTED "NO PARKING FIRE LANE" ON ONE SIDE OF STREET.
- DIMENSIONS: FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET OF UNOBSTRUCTED IMPROVED WIDTH. ALL FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- SURFACE: FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (NOT LESS THAN 75,000 POUNDS) AND SHALL BE PROVIDED WITH AN APPROVED PAVED SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
- TURNING RADIUS: THE TURNING RADIUS OF A FIRE APPARATUS ACCESS ROAD SHALL BE 28 FEET OR AS APPROVED BY THE CHIEF.
- ROADWAY DESIGN FEATURES: ROADWAY DESIGN FEATURES (SPEED BUMPS, SPEED HUMPS, SPEED CONTROL DIPS, ETC.) THAT MAY INTERFERE WITH EMERGENCY APPARATUS RESPONSES SHALL NOT BE INSTALLED ON FIRE ACCESS ROADS, UNLESS THEY MEET DESIGN CRITERIA APPROVED BY THE CHIEF.
- PARKING RESTRICTIONS: THE HOMEOWNER'S ASSOCIATION (HOA) SHALL ESTABLISH AND ENFORCE THROUGH PROVISIONS IN THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) A "NO PARKING" RESTRICTION IN THE FIRE LANE TO THE EXTENT AUTHORIZED UNDER THE LAW AND CONSISTENT WITH THE CALIFORNIA VEHICLE CODE SECTION 22500.1. A COPY OF THE PROPOSED PARKING RESTRICTION LANGUAGE SHALL BE PROVIDED TO THE SAN MIGUEL FIRE MARSHALL FOR REVIEW PRIOR TO FINAL FIRE INSPECTION.
- GATES: ALL GATES OR OTHER STRUCTURES OR DEVICES THAT COULD OBSTRUCT FIRE ACCESS ROADWAYS OR OTHERWISE HINDER EMERGENCY OPERATIONS ARE PROHIBITED UNLESS THEY MEET STANDARDS APPROVED BY THE CHIEF AND RECEIVE SPECIFIC PLAN APPROVAL.
- RESPONSE MAP UPDATES: ANY NEW DEVELOPMENTS THAT NECESSITATE UPDATING OF EMERGENCY RESPONSE MAPS BY VIRTUE OF NEW STRUCTURES, HYDRANTS, ROADWAYS OR SIMILAR FEATURES, SHALL BE REQUIRED TO PROVIDE MAP UPDATES IN A FORMAT COMPATIBLE WITH CURRENT DEPARTMENT MAPPING SERVICES, AND SHALL BE CHARGED A REASONABLE FEE FOR UPDATING THE RESPONSE MAPS.
- FIRE HYDRANTS: THE LOCATION, NUMBER AND TYPE OF FIRE HYDRANT CONNECTED TO A WATER SUPPLY CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW SHALL BE PROVIDED ON THE PUBLIC STREET OR ON THE SITE OF THE PREMISES OR BOTH TO BE PROTECTED AS REQUIRED AND APPROVED BY THE CHIEF. FIRE HYDRANTS SHALL BE ACCESSIBLE TO THE FIRE DEPARTMENT APPARATUS BY ROADS MEETING THE REQUIREMENTS OF SECTION 503.1.
- CLEARANCE OF BRUSH OR VEGETATIVE GROWTH FROM STRUCTURES: CLEARANCE OF BRUSH OR VEGETATIVE GROWTH FROM STRUCTURES, ROADWAYS AND IMPROVED PROPERTY LINES SHALL MEET SMCFPD ORDINANCE NO. 2013-1.
- ADDITIONAL REQUIREMENTS: THERE MAY BE FURTHER CONDITIONS APPLIED TO THIS PROJECT AT A LATER DATE.

PROJECT NO: TM5586

WC:

LAMBERT COORDINATE: 202-1761



SCALE: 1" = 20'

NO.	REVISIONS	DESCRIPTION	DATE	APP'D

NO.	REVISIONS	DESCRIPTION	DATE	APP'D

ATC DESIGN GROUP
ARCHITECTS • ENGINEERS • SURVEYORS
1282 PACIFIC OAKS PL., SUITE C, ESCONDIDO, CA 92029
PHONE: (760) 738-8800 FAX: (760) 738-8232



DATE: 7/18/14
SCALE: 1" = 20'
DRAWN: BR
CHECKED: RP

TENTATIVE MAP
PROJECT
CONDOMINIUM CONVERSION
2041-2047 SWEETWATER RD.
SPRING VALLEY, CA 91977

SHEET TITLE
SHEET
1
OF 1 SHEETS

SDC PDS RCVD 08-15-14
TM5586

DATE: 8/15/2014 FILE NAME: P:\13-3328 2041-2047 Sweetwater Rd., Spring Valley, CA\Survey\TM\13-3328 V-10-1.dwg