

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING CSP
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED SEWER MANHOLE
- PROPOSED LOT NUMBER
- PROPOSED PAD ELEVATION
- PROP SLOPE (2:1 MAX)
- PROPOSED DAY LIGHT
- PROPOSED WATER LINE
- EXISTING WATER LINE
- EXISTING EASEMENT
- EXISTING CONTOURS
- PROPOSED BROW DITCH
- PROPOSED TYPE "B" CURB INLET
- PROPOSED TYPE "A" CO
- PROPOSED RETAINING WALL
- EXISTING DETENTION BASIN LIMITS (TRACT NO. 5241-1)

OWNERS / SUBDIVIDER

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS OUR ENTIRE CONTIGUOUS OWNERSHIP (EXCLUDING SUBDIVISION LOTS). WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROADS RIGHTS-OF-WAY.

PAS INVESTORS, LP
5505 CANCHA DE GOLF
RANCHO SANTA FE, CA 92091
(858) 779-9095

DARIO DE LUCA DATE

ENGINEER OF WORK:

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

RONALD L. HOLLOWAY RCE 29271 EXP. 3-31-15 DATE

AERIAL TOPOGRAPHY

TOWILL
5933 SEA LION PLACE
SUITE 100
CARLSBAD, CA. 92008

EARTHWORK QUANTITIES

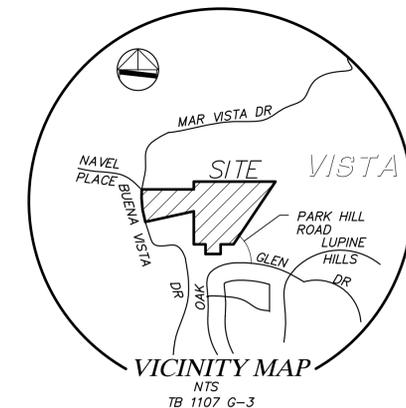
CUT: 92,000 C.Y.
FILL: 92,000 C.Y.
EXPORT: 0 C.Y.

ASSESSOR'S PARCEL NUMBERS/TAX RATE AREA

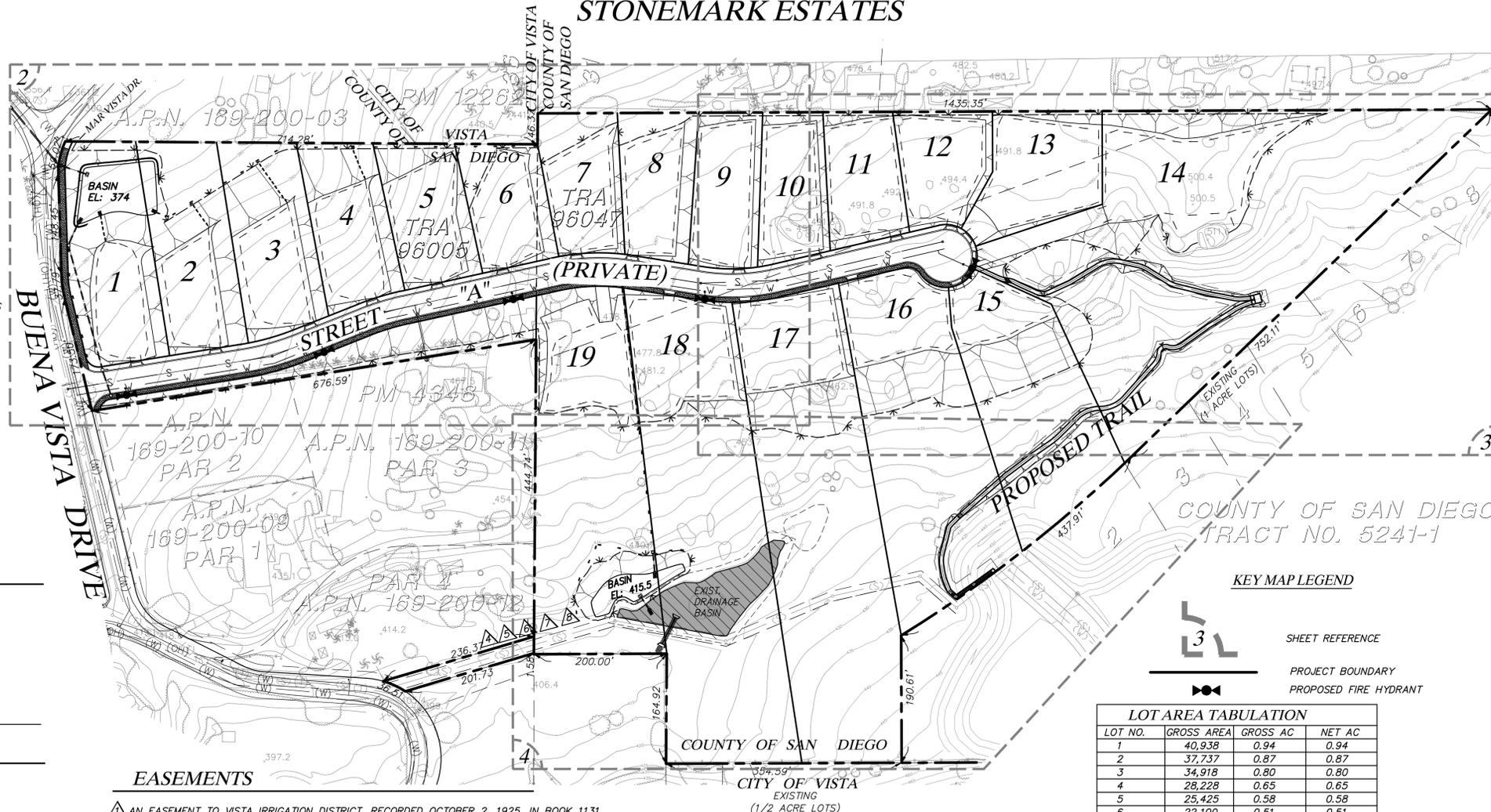
169-200-20
TAX RATE CODES: 96005 / 96047

LEGAL DESCRIPTION

A PORTION OF LOT 6 OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN TOGETHER WITH A PORTION OF LOT 12 AND LOT 13 OF RANCHO MAR VISTA, MAP NO. 2051, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

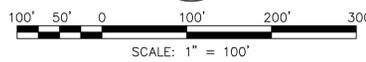


TENTATIVE SUBDIVISION MAP RPL # 6 COUNTY OF SAN DIEGO TRACT NO. 5479 STONEMARK ESTATES



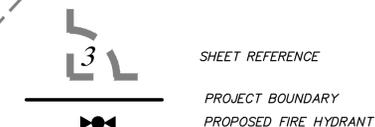
EASEMENTS

- AN EASEMENT TO VISTA IRRIGATION DISTRICT, RECORDED OCTOBER 2, 1925, IN BOOK 1131, PAGE 145 OF O.R. SAID EASEMENT IS (NOT PLOTTABLE)
- AN EASEMENT TO SAN DIEGO GAS AND ELECTRIC, RECORDED JANUARY 30, 1934, IN BOOK 274, PAGE 39 OF O.R. SAID EASEMENT IS (NOT PLOTTABLE)
- AN EASEMENT TO SAN DIEGO GAS AND ELECTRIC, RECORDED DECEMBER 21, 1937, IN BOOK 720, PAGE 477 OF O.R. SAID EASEMENT IS (NOT PLOTTABLE)
- AN EASEMENT TO VARIOUS PARTIES, RECORDED: MARCH 22, 1965, AS DOCUMENT # 50599 OF O.R.
- AN EASEMENT TO LMD STONEGATE, LLC, RECORDED: OCTOBER 28, 2002 AS F/P 2002-0945813 OF O.R.
- AN EASEMENT TO LMD STONE GATE, LLC, RECORDED: OCTOBER 28, 2002, AS F/P 2002-0945813 OF O.R.
- AN EASEMENT TO LMD STONE GATE, LLC, RECORDED: OCTOBER 28, 2002, AS F/P 2002-0945813 OF O.R.
- AN EASEMENT TO BUENA SANITATION DISTRICT, RECORDED: JUNE 18, 2003, AS F/P 2003-0718536 OF O.R.

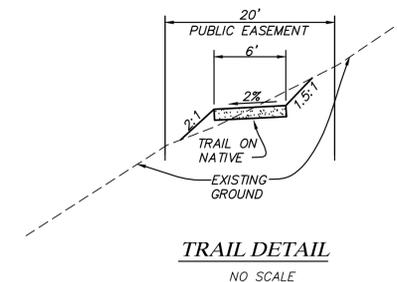
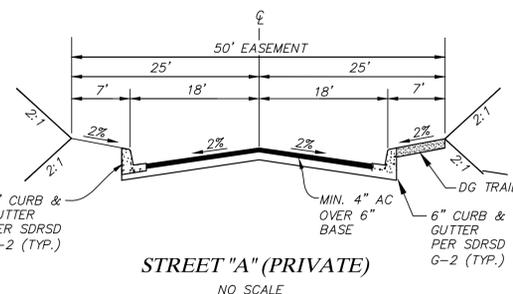
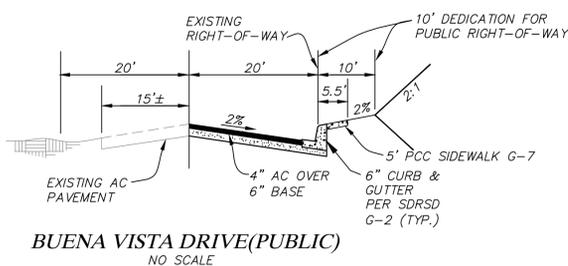


KEY MAP

KEY MAP LEGEND



LOT AREA TABULATION			
LOT NO.	GROSS AREA	GROSS AC	NET AC
1	40,938	0.94	0.94
2	37,737	0.87	0.87
3	34,918	0.80	0.80
4	28,228	0.65	0.65
5	25,425	0.58	0.58
6	22,100	0.51	0.51
7	23,906	0.55	0.55
8	23,893	0.55	0.55
9	23,299	0.53	0.53
10	22,016	0.51	0.51
11	22,011	0.51	0.51
12	22,026	0.51	0.51
13	30,273	0.69	0.69
14	188,068	4.32	4.32
15	59,945	1.38	1.38
16	86,625	1.99	1.99
17	119,076	2.73	2.73
18	122,120	2.80	2.80
19	95,770	2.20	2.20
AVERAGE	54,125	1.24	1.24
STREET "A"	92,992	2.13	2.13



GENERAL NOTES:

- STREET "A" WILL BE PRIVATE.
- GRADING AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH COUNTY OF SAN DIEGO STANDARDS.
- EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND/OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES, AND PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH SERVING UTILITY COMPANIES.
- LOT DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE. THE DIMENSIONS MAY BE ADJUSTED TO BE CONSISTENT WITH THE FINAL MAP.
- ZONING REQUIREMENTS: APN #'S 169-200-20

ZONE		EXISTING	PROPOSED
USE REGULATIONS		A70	
ANIMAL REGULATIONS		M	
DEVELOPMENT REGULATIONS	LOT SIZE	1 ACRE	
	BUILDING TYPE	C	
	MAXIMUM FLOOR AREA		
	FLOOR AREA RATIO		
	HEIGHT	G	
SPECIAL AREA REGULATIONS	LOT COVERAGE		
	SEBACK	C	
	OPEN SPACE		

TOTAL LOTS AND AREA:
ACREAGE: 25.77 GROSS/22.66 NET ACRES
LOTS: (RESIDENTIAL) 19 + STREET A(1)
MIN. LOT SIZE: 0.5 AC MIN (LOT AVERAGING)
NO. DWELLING UNITS: 19 PROPOSED
EXISTING GENERAL PLAN: SR-1
REGIONAL CATEGORY: SEMI-RURAL
COMMUNITY PLAN: NORTH COUNTY METRO

DISTRICTS:
SEWER: BUENA SANITATION DISTRICT
WATER: VISTA IRRIGATION DISTRICT
SCHOOLS: VISTA UNIFIED SCHOOL DISTRICT
FIRE: VISTA FIRE PROTECTION DISTRICT
TELEPHONE: AT&T
GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC CO.

- ALL CUT SLOPES ARE SHOWN AT 2:1 UNLESS OTHERWISE SHOWN ON THIS PLAN.
- THIS SUBDIVISION USES CLUSTERING PURSUANT TO THE LAND USE ELEMENT OF THE GENERAL PLAN.
- THERE ARE NO FLOOD PLAINS WITHIN THIS PROPOSED DEVELOPMENT.
- THIS MAP IS A WAIVER REQUEST FOR THE SUBDIVISION ORDINANCE, SECTION 81.401(I) LOT WIDTH TO DEPTH RATIO, AND SECTION 81.401(Q) WHICH REQUIRES THE CONNECTION OF THE PROPOSED PRIVATE ROAD.

PARK LAND DEDICATION STATEMENT

PURSUANT TO CHAPTER 1 OF DIVISION 10 OF TITLE 8, SAN DIEGO COUNTY CODE, THE SUBDIVIDER WILL PAY IN LIEU PARK FEES.

SPECIAL ASSESSMENT STATEMENT

NO SPECIAL ASSESSMENT ACT PROCEEDING IS REQUESTED FOR THIS PROJECT.

SOLAR ACCESS STATEMENT

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.

STREET LIGHTING STATEMENT

THE SUBDIVIDER INTENDS TO COMPLY WITH THE STREET LIGHT REQUIREMENTS AS SPECIFIED IN THE COUNTY STANDARDS. THIS SUBDIVISION IS PROPOSING ONLY PRIVATE STREETS.

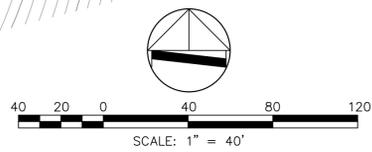
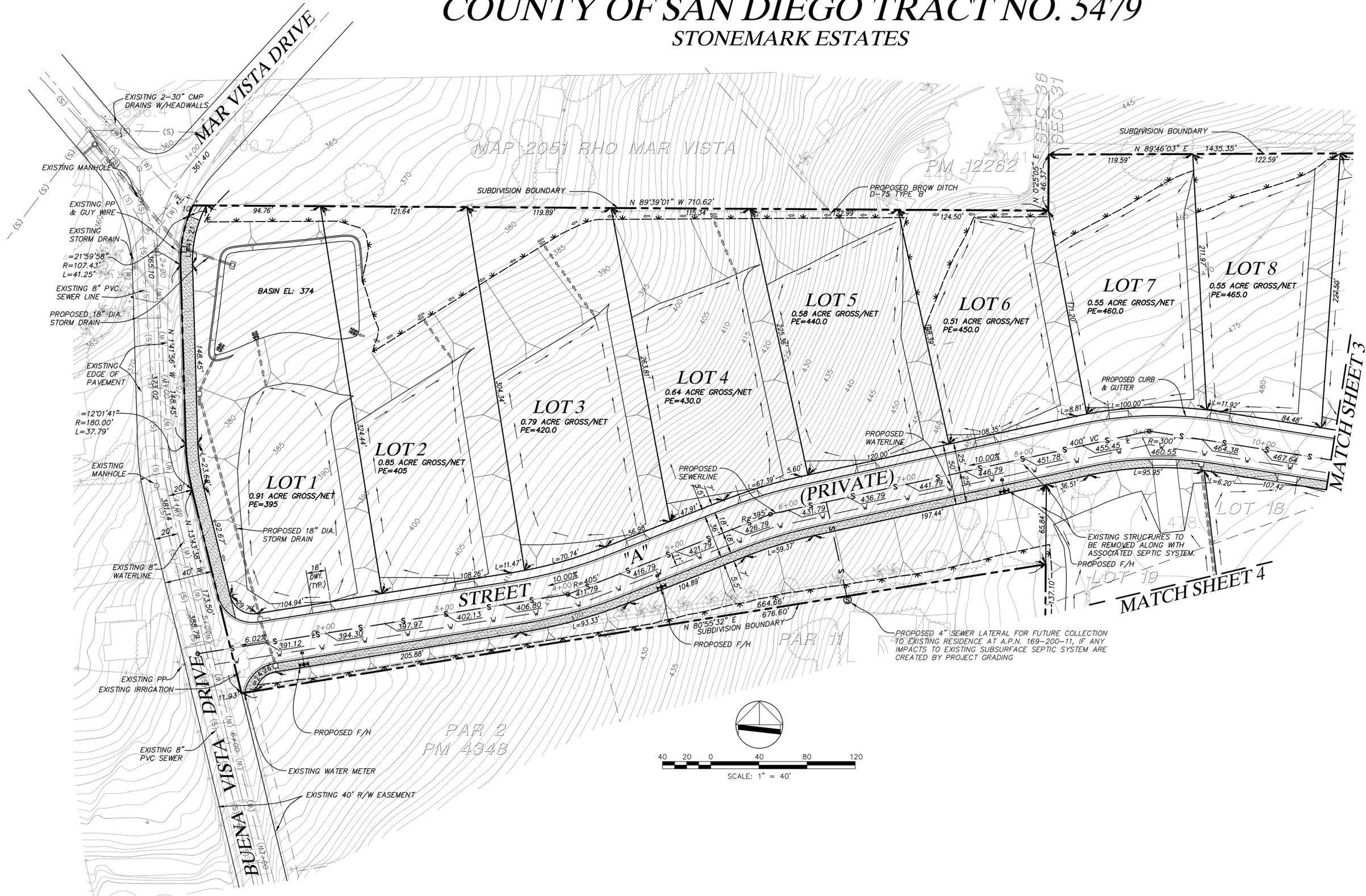
ACCESS

ACCESS FROM BUENA VISTA DRIVE, IS PUBLICLY MAINTAINED ROAD, TO THE BOUNDARY OF THE SUBJECT PROPERTY.

SHEET 1 OF 4

REVISIONS			
No.	Description	Approved by	Date
①	REVISED LOTS		3/15/2007
②	ADDED (2) 6' BENCHES @ 30'. FIRE TURN-AROUND. GENERAL NOTE 8 AND "WAIVER" NOTE. ALSO SWITCHED LOT NOS 19 & 21.		9/13/2007
③	REDUCTION OF LOT COUNT FROM 21 LOTS TO 19 LOTS.		9/02/2008

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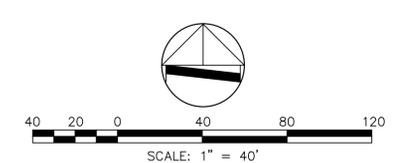
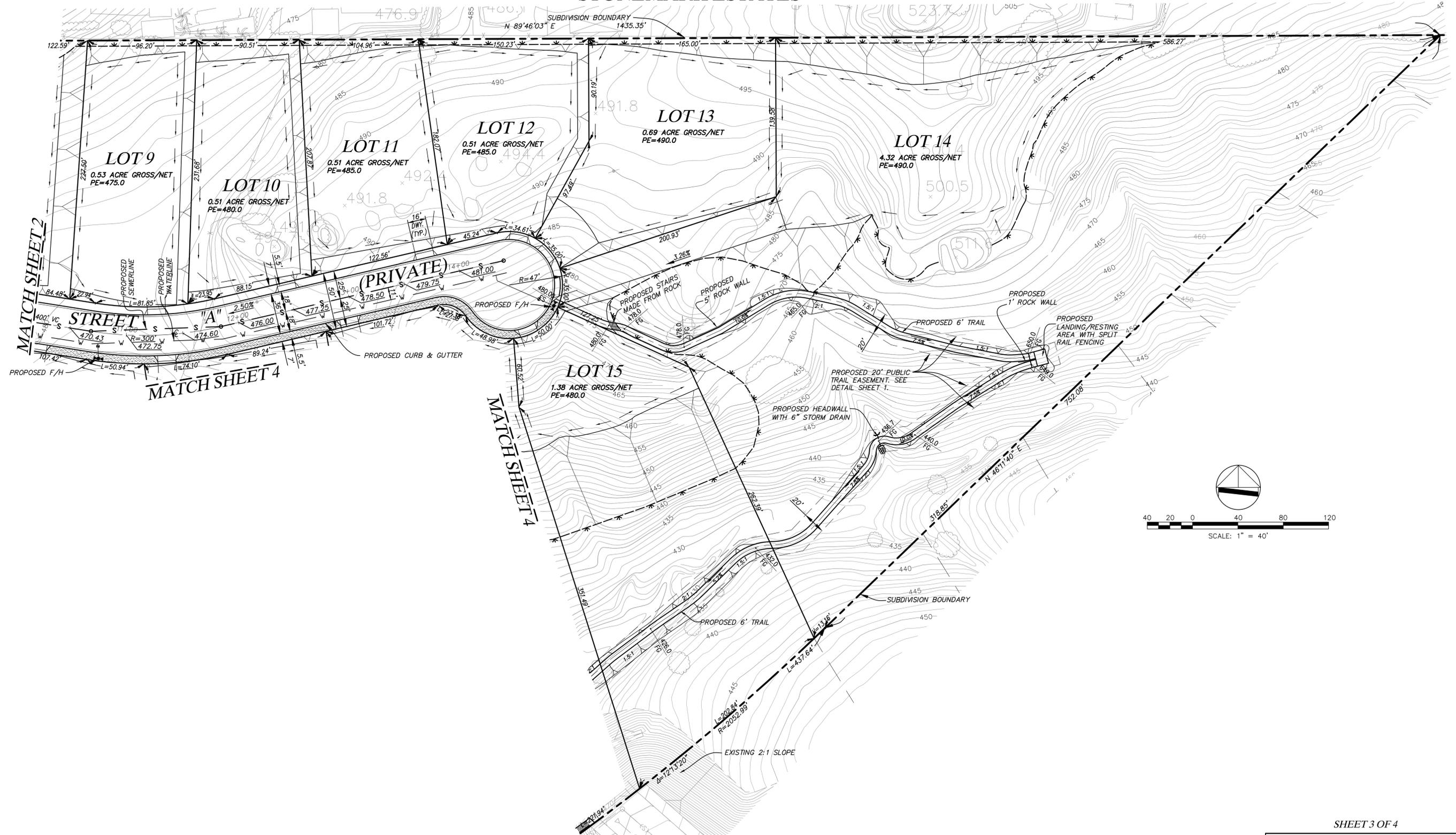


SHEET 2 OF 4

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

REVISIONS			
No.	Description	Approved by	Date
①	REVISED LOTS		3/15/2007
②	ADDED SLOPE FILL HATCH, DRIVEWAYS & 98' ROW @ MAR VISTA DRIVE		9/13/2007
③	ADDED STORMWATER BYPASS SYSTEM ADJACENT TO LOT 2.		9/27/2007
④	REDUCTION OF LOT COUNT FROM 21 LOTS TO 19 LOTS.		9/02/2008

TENTATIVE SUBDIVISION MAP RPL # 6 COUNTY OF SAN DIEGO TRACT NO. 5479 STONEMARK ESTATES

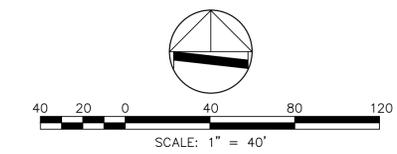
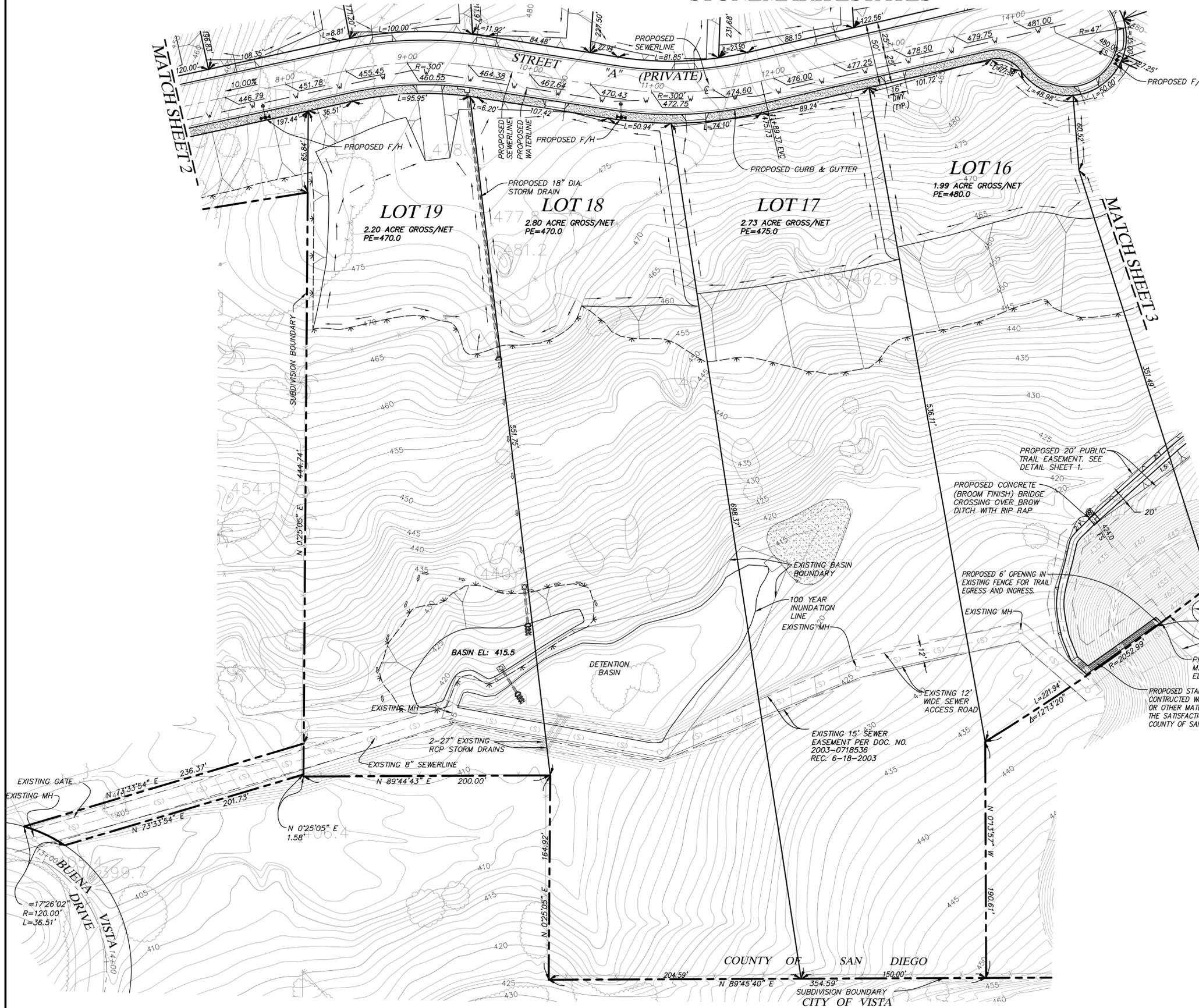


SHEET 3 OF 4

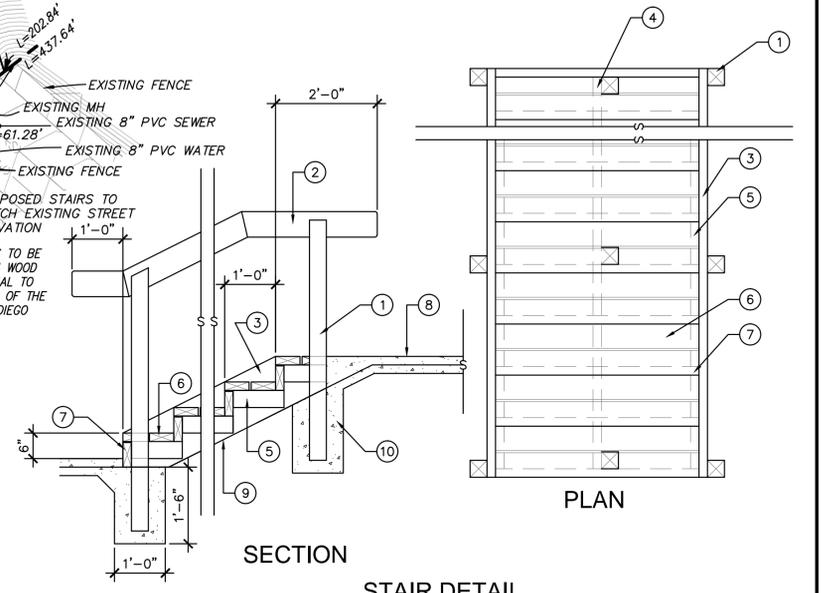
REVISIONS			
No.	Description	Approved by	Date
①	REVISED LOTS		3/15/2007
②	ADDED SLOPE FILL HATCH, DRIVEWAYS & 6" BENCH @ 30"		9/13/2007
③	ADDED STORMWATER BYPASS SYSTEM ADJACENT TO LOT 18.		9/27/2007
④	REDUCTION OF LOT COUNT FROM 21 LOTS TO 19 LOTS.		9/02/2008

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TENTATIVE SUBDIVISION MAP RPL # 6 COUNTY OF SAN DIEGO TRACT NO. 5479 STONEMARK ESTATES



- ① 4X4 REDWOOD POST @ 48" O.C. MAX. - CUT 2" BELOW TOP OF RAILING, PARALLEL WITH TOP OF RAILING
- ② 2X6 REDWOOD RAILING - RADIUS ALL EDGES 1/2" - (2) 3/8" ROUND HEAD CARRIAGE BOLTS AT ALL POST CONNECTIONS. HEAD TO BE ON STEP SIDE OF RAILING. COUNTERSINK AND FILL ALL NUTS - RAILING HEIGHT PER CODE
- ③ 2X12 REDWOOD OUTSIDE STRINGER - (2) 3/8" BOLTS AT ALL POST CONNECTIONS
- ④ MID-POINT STRINGER @ 24" O.C. MAX. - CONNECT TO POSTS WITH (2) 3/8" GALV. BOLTS
- ⑤ 2X4 PTDF BLOCKING - (2) 3/8" BOLTS AT ALL STRINGER CONNECTIONS
- ⑥ DOUBLE 2X6 REDWOOD TREADS - SCREW INTO BLOCKING WITH BRASS WOOD SCREWS
- ⑦ 2X6 REDWOOD RISER
- ⑧ FINISH SURFACE OF ADJACENT CONCRETE
- ⑨ FINISH GRADE
- ⑩ CONCRETE FOOTING



SHEET 4 OF 4

REVISIONS			
No.	Description	Approved by	Date
①	REVISED LOTS		3/15/2007
②	ADDED BENCH THRU LOTS 16, 17, 18 & 20; ADDED SLOPE FILL HATCH & DRIVEWAYS; INCREASED PAD ELEV.'S LOTS 19, 20 & 21		9/13/2007
③	ADDED DETENTION BASIN		9/27/2007
④	REDUCTION OF LOT COUNT FROM 21 LOTS TO 19 LOTS.		9/02/2008