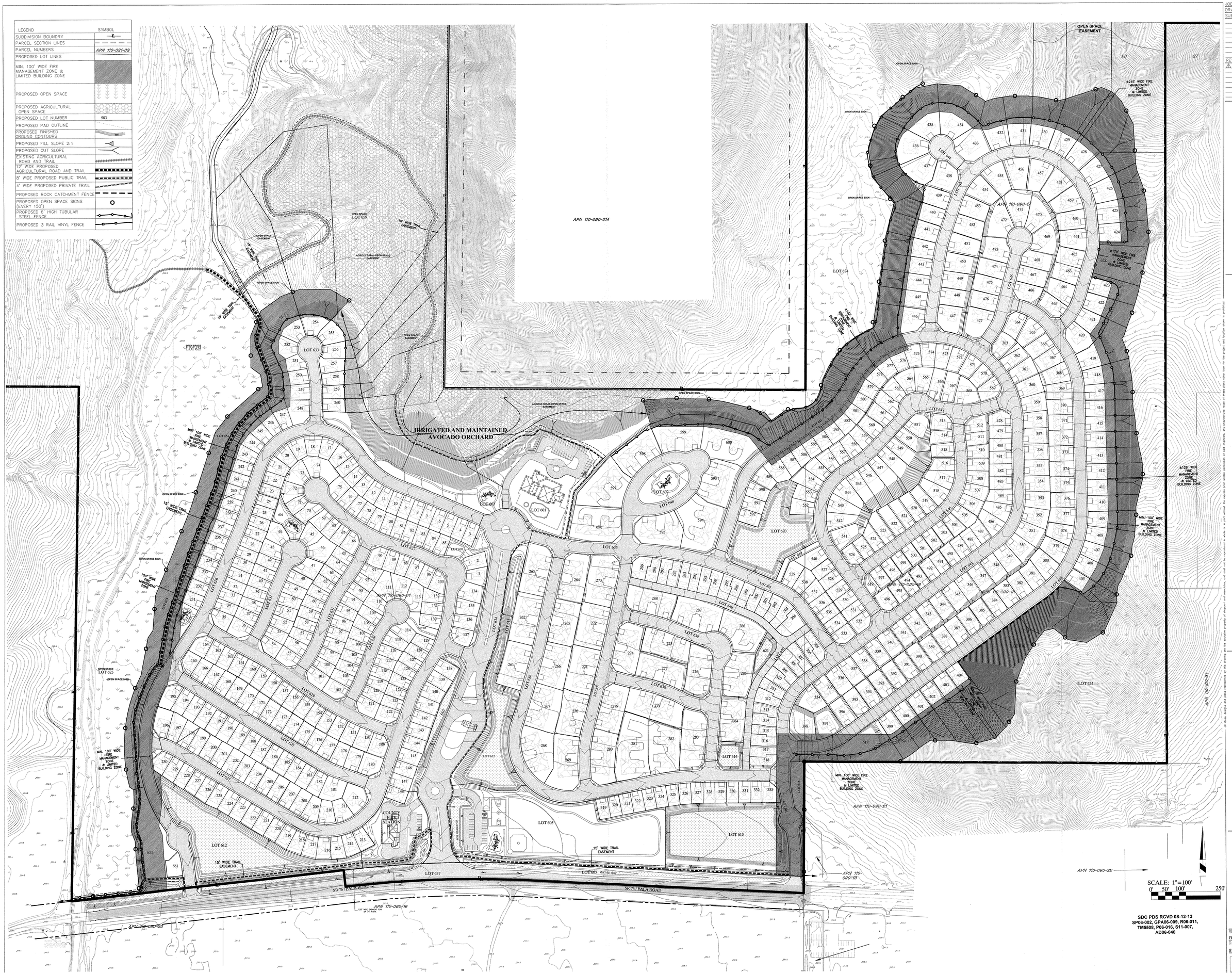

SDC PDS RCVD 08-12-13
SP06-002, GPA06-009, R06-011,
TM5508, P06-016, S11-007,
AD06-040

JOB NO.:
DRAWN:
SUBMITTALS:

REVISIONS:
1

REGISTERED PROFESSIONAL ENGINEER
M.A. SHAPOURI
C 52794
EXP. 12-31-14
CIVIL
STATE OF CALIFORNIA

WARNER RANCH

COUNTY OF SAN DIEGO

SHAPOURI & ASSOCIATES
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FENCE, OPEN SPACE SIGNS EXHIBIT

SHEET TITLE:
FENCE, OPEN SPACE SIGNS EXHIBIT
DATE PRINTED: 07-23-2013
SHEET: 1 of 1

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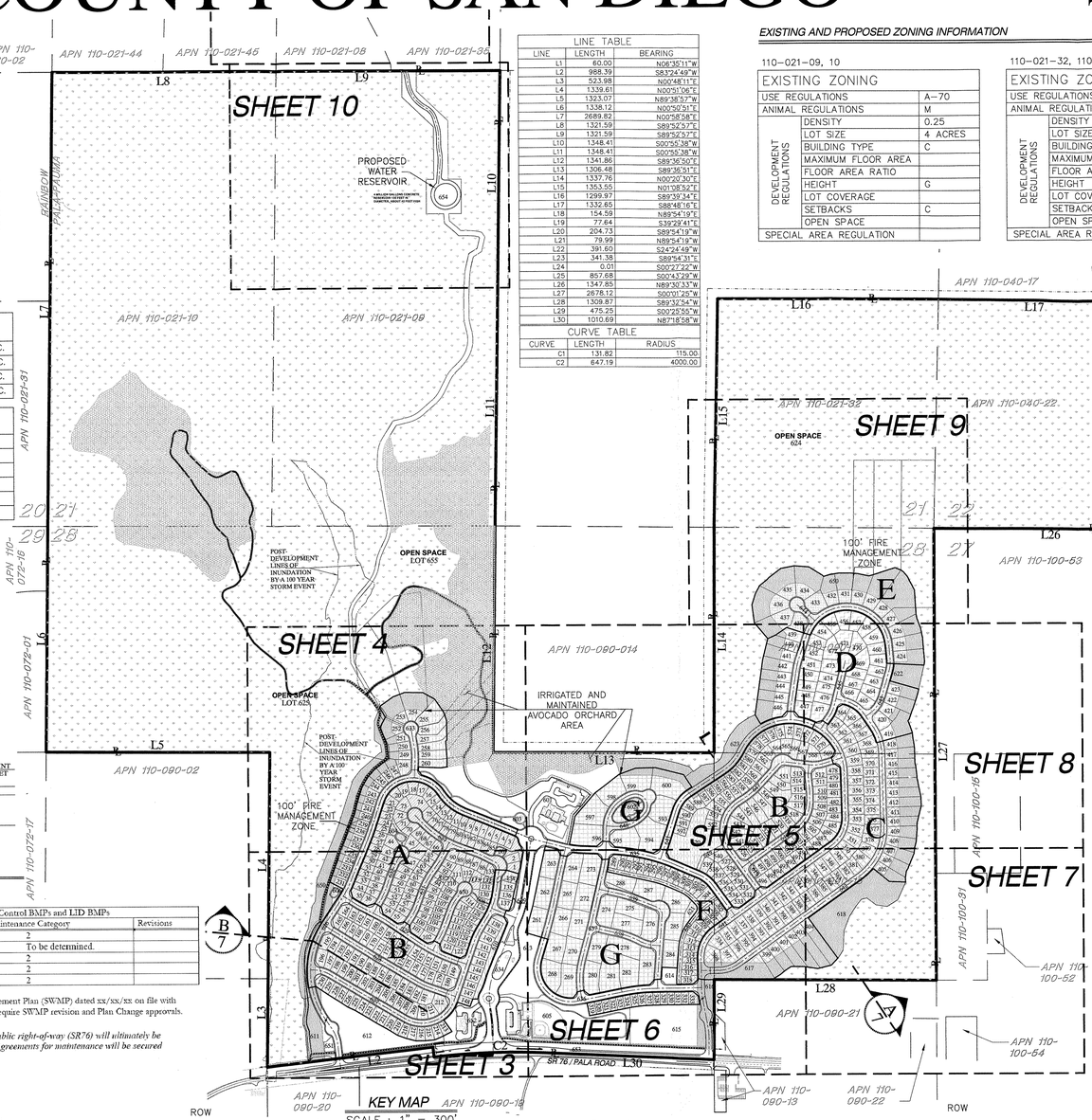
COUNTY OF SAN DIEGO

"SITE PLAN No. 3000-11-007"
TRACT No. 5508 rpl4

LAND USE TABLE		AREA (ACRES)
RESIDENTIAL LOTS	1–600	86.37
PRIVATE PARKS/FITNESS CENTER LOTS	601–604, 606	7.69
PUBLIC PARK LOT	605	4.23
PRIVATE LANDSCAPE LOTS	607–623	14.54
PRESERVED OPEN SPACE LOTS	624–625, 655	359.05
OPEN SPACE EASEMENT WITHIN RESIDENTIAL LOTS	253–254, 256–260, 428–430	
PRIVATE ROADS LOTS	626–648	31.12
UTILITY EASEMENT LOT	649	0.10
WATER RESERVOIR LOT	654	4.43
BRUSH MANAGEMENT ZONE LOT	650	2.40
FIRE STATION LOT	652	1.18
WET WELL PUMP STATION LOT	651	0.09
PUBLIC ROAD EASEMENT LOT	653	2.29
TOTAL	655 LOTS	513.49



KEY MAP
SCALE : 1" = 300'

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.00	N06°35'11"W
L2	988.39	S83°24'49"W
L3	523.98	N00°48'11"E
L4	1339.61	N00°51'06"E
L5	1323.07	N89°38'57"W
L6	1338.12	N00°50'51"E
L7	2689.82	N00°58'58"E
L8	1321.59	S89°52'57"E
L9	1321.59	S89°52'57"E
L10	1348.41	S00°55'38"W
L11	1348.41	S00°55'38"W
L12	1341.86	S89°36'50"E
L13	1306.48	S89°36'51"E
L14	1337.76	N00°20'30"E
L15	1353.55	N01°08'52"E
L16	1299.97	S89°39'34"E
L17	1332.65	S88°48'16"E
L18	154.59	N89°54'19"E
L19	77.64	S39°29'41"E
L20	204.73	S89°54'19"W
L21	79.99	N89°54'19"W
L22	391.60	S24°24'49"W
L23	341.38	S89°54'31"E
L24	0.01	S00°27'22"W
L25	857.68	S00°43'29"W
L26	1347.85	N89°30'33"W
L27	2678.12	S00°01'25"W
L28	1309.87	S89°32'54"W
L29	475.25	S00°25'55"W
L30	1010.69	N87°18'58"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	131.82	115.00
C2	647.19	4000.00

EXISTING AND PROPOSED ZONING INFORMATION

110–021–09, 10 EXISTING ZONING		
USE REGULATIONS		A–70
ANIMAL REGULATIONS		M
DEVELOPMENT REGULATIONS	DENSITY	0.25
	LOT SIZE	4 ACRES
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	
	FLOOR AREA RATIO	
	HEIGHT	G
	LOT COVERAGE	
	SETBACKS	C
	OPEN SPACE	
SPECIAL AREA REGULATION		

110–021–32, 110–040–22,110–090–01,17,18 EXISTING ZONING		
USE REGULATIONS		A–70
ANIMAL REGULATIONS		O
DEVELOPMENT REGULATIONS	DENSITY	0.25
	LOT SIZE	4 ACRES
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	
	FLOOR AREA RATIO	
	HEIGHT	G
	LOT COVERAGE	
	SETBACKS	C
	OPEN SPACE	
SPECIAL AREA REGULATION		

110–021–09, 10 PROPOSED ZONING		
USE REGULATIONS		S–88
ANIMAL REGULATIONS		M
DEVELOPMENT REGULATIONS	DENSITY	–
	LOT SIZE	4 ACRES
	BUILDING TYPE	–
	MAXIMUM FLOOR AREA	–
	FLOOR AREA RATIO	–
	HEIGHT	–
	LOT COVERAGE	–
	SETBACKS	–
	OPEN SPACE	–
SPECIAL AREA REGULATION		D

110–021–32, 110–040–22,110–090–01,17,18 PROPOSED ZONING		
USE REGULATIONS		S–80, S–88
ANIMAL REGULATIONS		O
DEVELOPMENT REGULATIONS	DENSITY	–
	LOT SIZE	VARIES
	BUILDING TYPE	–
	MAXIMUM FLOOR AREA	–
	FLOOR AREA RATIO	–
	HEIGHT	–
	LOT COVERAGE	–
	SETBACKS	–
	OPEN SPACE	–
SPECIAL AREA REGULATION		D

KEY MAP LEGEND

LEGEND	SYMBOL
SUBDIVISION BOUNDARY	
PARCEL SECTION LINES	
ASSESSOR PARCEL NUMBER	APN 110-021-03
PROPOSED LOT LINES	
PROPOSED RIGHT OF WAY	
INDIAN RES. BOUNDARY	
LIMITED BUILDING ZONE EASEMENT & FIRE MANAGEMENT ZONE (MIN. 100')	
OPEN SPACE	
OPEN SPACE EASEMENT LOTS	
AGRICULTURAL OPEN SPACE	
12 FT. WIDE AGRICULTURAL ROAD & TRAIL	
4 FT. WIDE PRIVATE TRAILS	
8 FT. WIDE PUBLIC TRAILS	
EXISTING AGRICULTURAL ROAD AND TRAIL	

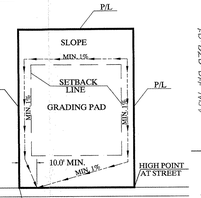
EXISTING GROUND SLOPE ANALYSIS TABLE	
0–15% SLOPES	140.41 AC.
15–25% SLOPES	68.37 AC.
25–50% SLOPES	156.91 AC.
50% OR GRATER SLOPES	144.33 AC.

ASSESSOR'S PARCEL NUMBERS AND TAX RATE TABLE	
110–090–17,18	57062
110–021–32	57062
110–040–22	57062
110–021–10	57000
110–009–01	57007
110–021–09	57112

GRADING QUANTITY WITHIN WARNER RANCH PROJECT BOUNDARY
EXCAVATION=±2,300,000 CY
FILL= ±2,300,000 CY
EXPORT= Ø

RESIDENTIAL DEVELOPMENT RESTRICTIONS

LOTS:	01–133, 319–333
LOT SIZE:	3,000 SQ. FT. TYP.
LOT DIMENTIONS:	40' X 71' TYP.
HOUSING TYPE:	3,000 SQ. FT. SINGLE FAMILY
SETBACKS: FRONT YARD	18'
SIDE YARD	5'
REAR YARD	10'
BUILDING HEIGHT:	23'–5"
PARKING:	GARAGE ACCESS FROM FRONT YARD
	VISITOR PARKING ON STREET



TYPICAL LOT GRADING/DRAINAGE DETAIL. PER SDCDS DS-08
SCALE : 1"=30'

LOTS:	134–260, 478–592
LOT SIZE:	4,000 SQ. FT. TYP.
LOT DIMENTIONS:	46' X 76' TYP.
HOUSING TYPE:	4,000 SQ. FT. SINGLE FAMILY
SETBACKS: FRONT YARD	18'
SIDE YARD	5'
REAR YARD	15'
BUILDING HEIGHT:	23'–9"
PARKING:	GARAGE ACCESS FROM FRONT YARD
	VISITOR PARKING ON STREET

LOTS:	334–418
LOT SIZE:	5,000 SQ. FT. TYP.
LOT DIMENTIONS:	56' X 88' TYP.
HOUSING TYPE:	5,000 SQ. FT. SINGLE FAMILY
SETBACKS: FRONT YARD	18'
SIDE YARD	7'
REAR YARD	20'
BUILDING HEIGHT:	23'–11"
PARKING:	GARAGE ACCESS FROM FRONT YARD
	VISITOR PARKING ON STREET

LOTS:	419–423, 439–477
LOT SIZE:	6,000 SQ. FT. TYP.
LOT DIMENTIONS:	60' X 97' TYP.
HOUSING TYPE:	6,000 SQ. FT. SINGLE FAMILY
SETBACKS: FRONT YARD	18'
SIDE YARD	10'
REAR YARD	25'
BUILDING HEIGHT:	23'–11"
PARKING:	GARAGE ACCESS FROM FRONT YARD
	VISITOR PARKING ON STREET

LOTS:	424–438
LOT SIZE:	8,000 SQ. FT. TYP.
LOT DIMENTIONS:	80' X 100' TYP.
HOUSING TYPE:	8,000 SQ. FT. SINGLE FAMILY
SETBACKS: FRONT YARD	20'
SIDE YARD	15'
REAR YARD	25'
BUILDING HEIGHT:	24'–2"
PARKING:	GARAGE ACCESS FROM FRONT YARD
	VISITOR PARKING ON STREET

LOTS:	289–318
LOT SIZE:	VARIES
LOT DIMENTIONS:	69' X 90' MIN.
HOUSING TYPE:	MULTI-FAMILY DUPLEX
SETBACKS: FRONT YARD	10'
SIDE YARD	4'
REAR YARD	0'
BUILDING HEIGHT:	20'–7"
PARKING:	GARAGE ACCESS FROM ALLEY
	VISITOR PARKING ON STREET

LOTS:	261–288, 593–600
LOT SIZE:	VARIES
LOT DIMENTIONS:	158' X 90' MIN.
HOUSING TYPE:	MULTI-FAMILY SIXPLEX
SETBACKS: FRONT YARD	10'
SIDE YARD	10'
REAR YARD	15
BUILDING HEIGHT:	30'–0"
PARKING:	GARAGE ACCESS FROM FRONT YARD
	VISITOR PARKING ON STREET

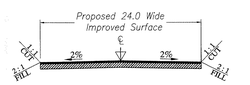
Stormwater Treatment Control BMPs and LID BMPs			
Description / Type	Sheet	Maintenance Category	Revisions
Bioretention Areas	(3-9)	2	
Vegetated Swales *	(3-9)	To be determined.	
Dry Detention Basins	(3-9)	2	
Landscape Areas	(3-9)	2	
Catch basin inserts (Trash Racks)	(3-9)	2	

BMP's approved as part of Stormwater Management Plan (SWMP) dated xx/xx/xx on file with DPW. Any changes to the above BMP's will require SWMP revision and Plan Change approvals.

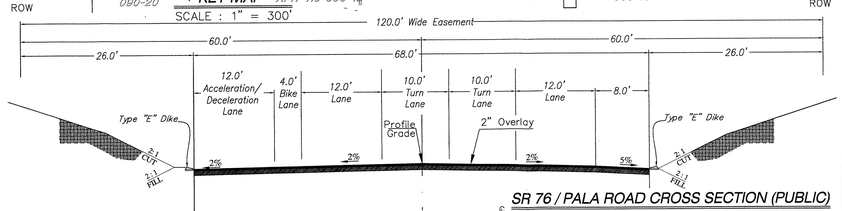
** The BMPs (vegetated swale) servicing the public right-of-way (SR76) will ultimately be maintained by caltrans or the owner/HOA. Agreements for maintenance will be secured prior to issuance of building permit.*

LOT INFORMATION LEGEND

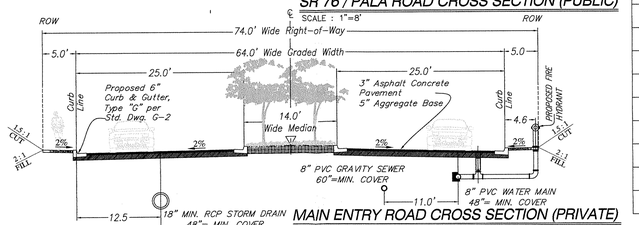
	LOT TYPE	NUMBER OF DU'S	MINIMUM LOT SIZE CREATED
A	SINGLE FAMILY LOT – 3,000 S.F.	148	3,000 SQ.FT
B	SINGLE FAMILY LOT – 4,000 S.F.	242	3,542 SQ.FT
C	SINGLE FAMILY LOT – 5,000 S.F.	85	4,984 SQ.FT
D	SINGLE FAMILY LOT – 6,000 S.F.	44	6,159 SQ.FT
E	SINGLE FAMILY LOT – 8,000 S.F.	15	8,716 SQ.FT
F	MULTI FAMILY LOT – DUPLEX	30	3,207 SQ.FT
G	MULTI FAMILY LOT – SIXPLEX	216	14,658 SQ.FT
	TOTAL	780 DU'S	



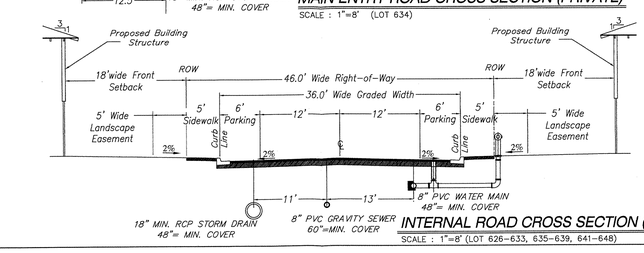
PROPOSED 24' WIDE WATER RESERVOIR ACCESS ROAD (PRIVATE)
SCALE : 1"=8'



SR 76 / PALA ROAD CROSS SECTION (PUBLIC)
SCALE : 1"=8'

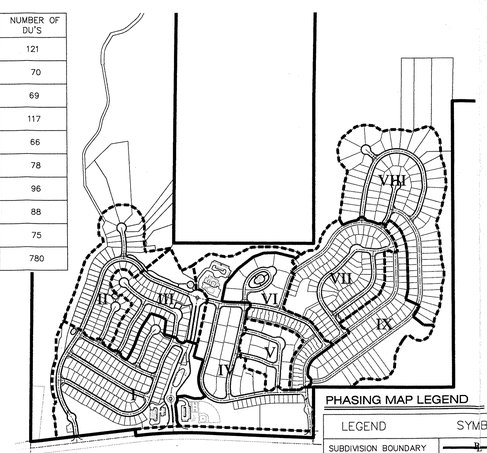


MAIN ENTRY ROAD CROSS SECTION (PRIVATE)
SCALE : 1"=8' (LOT 634)



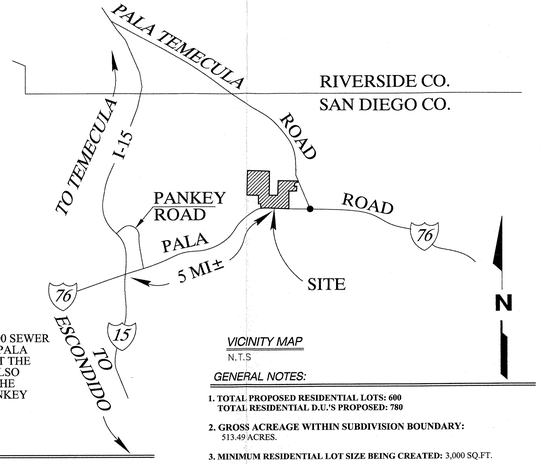
INTERNAL ROAD CROSS SECTION (PRIVATE)
SCALE : 1"=8' (LOT 626–633, 635–639, 641–648)

PHASE No.	NUMBER OF DU'S
I	121
II	70
III	69
IV	117
V	66
VI	78
VII	96
VIII	88
IX	75
TOTAL	780



PHASING MAP
SCALE : 1:500

PHASING MAP LEGEND	
LEGEND	SYMBOL
SUBDIVISION BOUNDARY	
PHASING LINES	
PROPOSED LOT LINES	
PROPOSED RIGHT OF WAY	



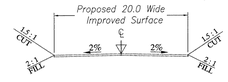
VICINITY MAP
N.T.S

NOTE:

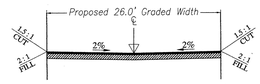
6" DIAMETER PVC CLASS C-900 SEWER FORCED MAIN WITHIN SR 76/PALA ROAD ROW, TERMINATING AT THE NEW SEWER LIFT STATION ALSO PROPOSED TO BE BUILT ON THE NORTH EAST CORNER OF PANKEY ROAD AND PALA ROAD.

ABBREVIATIONS

AC	ACRES	LP	LOW POINT
( )	EXISTING ELEVATION	MI	MILES
BC	BOTTOM OF CURB	MIN	MINIMUM
BW	BOTTOM OF WALL	PE	PAD ELEVATION
CY	CUBIC YARD	℄	PROPERTY LINE
CSA	COUNTY SERVICE AREA	R	RADIUS
DU	DWELLING UNIT	RCP	REINFORCED CONCRETE PIPE
DWG	DRAWING	RMWD	RAINBOW MUNICIPAL WATER DISTRICT
ES	EDGE OF SHOULDER	ROW	RIGHT OF WAY
ETW	EDGE OF TRAVELED WAY	S	SEWER
FF	FINISH FLOOR	SQ. FT.	SQUARE FOOT
FG	FINISH GRADE	SDCDS	SAN DIEGO COUNTY DESIGN STANDARD
FL	FLOW	STD	STANDARD
FOC	FACE OF CURB		TOP OF CURB
FS	FINISH SURFACE	TYP	TYPICAL
GB	GRADE BREAK	TW	TOP OF WALL
HC	HANDICAP	W	WATER
L	LENGTH		



PROPOSED 20' WIDE DRIVEWAY
SCALE : 1"=8'(LOT 649)



PROPOSED 26' WIDE ALLEY LOADED (PRIVATE)
SCALE : 1"=8' (LOT 640)

GENERAL NOTES:

1. **TOTAL PROPOSED RESIDENTIAL LOTS: 600 TOTAL RESIDENTIAL D.U.'S PROPOSED: 780**
2. **GROSS ACREAGE WITHIN SUBDIVISION BOUNDARY:** 513.49 ACRES.
3. **MINIMUM RESIDENTIAL LOT SIZE BEING CREATED:** 3,000 SQ.FT.
4. **GENERAL PLAN REGIONAL CATEGORY:** VILLAGE RESIDENTIAL (VR-2.9)
5. **EXISTING GENERAL PLAN LAND USE DESIGNATION:** RURAL LANDS (RL-40)
6. **PROPOSED GENERAL PLAN LAND USE DESIGNATION**: SPECIFIC PLAN AREA (SPA)
7. **SUBREGIONAL PLAN AREA:** PALA/PAUMA SUBREGIONAL PLAN
8. **EXISTING ZONING**: A-70 (LIMITED AGRICULTURE) AND A-72 (GENERAL AGRICULTURE)
9. **PROPOSED ZONING**: S-80, S-88 (SPECIFIC PLANNING AREA)
10. **PARK LAND DEDICATION ORDINANCE**: THE DEDICATION AND DEVELOPMENT OF PRIVATE AND PUBLIC PARKLAND WILL PROVIDED
11. **GRADING**: SEE GRADING QUANTITIES TABLE
12. **SEWER:** RAINBOW MUNICIPAL WATER DISTRICT
13. **WATER**: RAINBOW MUNICIPAL WATER DISTRICT
14. **FIRE**: NORTH COUNTY FIRE PROTECTION DISTRICT
15. **SCHOOL DISTRICT:**BONSALL UNION ELEMENTARY SCHOOL DISTRICT & FALLBROOK UNION HIGH SCHOOL DISTRICT
16. **ASSOCIATED PERMITS:** GENERAL PLAN AMENDMENT, SPECIFIC PLAN, ADMINISTRATIVE PERMIT
17. **TOPOGRAPHY :** THE TOPO, CONTOURS AND ELEVATIONS ARE COMPILED FROM AERIAL PHOTOS, AERIAL SURVEYS AND COUNTY TOPO MAPS.
18. **FRONTAGE ROAD IMPROVEMENTS TO STATE ROUTE-76/ PALA ROAD ARE A PART OF THE PROPOSED PROJECT IMPROVEMENTS, IN ACCORDANCE WITH CALTRANS REQUIREMENTS**
19. **SPECIAL ASSESSEMENT ACT STATEMENT:** NO SPECIAL ASSESSEMENT ACT IS PROPOSED BY THIS PROJECT
20. **SOLAR ACCESS STATEMENT**: ALL LOTS WITHIN THE SUBDIVISION HAVE A MINIMUM OF 100 SQ FT OF SOLAR ACCESS TO ALLOW FOR EACH FUTURE
21. **EXISTING ASSESSORS PARCEL NUMBERS:** 110-090-18, 110-040-22, 110-090-17, 110-021-32, 110-021-10, 110-021-09 & 110-090-01
22. **STREET LIGHT STATEMENT:** AS REQUIRED BY COUNTY STANDARDS & DARK SKY POLICY.
23. **STREET LIGHT DISTRICT:** ZONE "A"
24. **THIS IS A SPECIFIC PLAN PROJECT & SUBDIVISION ORDINANCE 81.401 PARAGRAPH (O) SHALL APPLY.**
25. PURSUANT TO SAN DIEGO COUNTY CODE SEC. 81.401 (I) WAIVER IS REQUESTED FOR LOTS 401-419, 422, 427, 434-437, 440-446, 542-550 (RPO LOTS = 253-254, 256-260 & 428-430) . THE LOT DEPTH IS GREATER THAN THREE TIMES THE AVERAGE WIDTH.

LEGAL DESCRIPTION

PARCEL #1: APN 110-090-18	The Southeast Quarter Of The Northeast Quarter Of Section 28, Township 9 South, Range 2 West, San Bernardino Meridian, In The County Of San Diego, State Of California According To Oficial Plat Thereof;
PARCEL #2: APN 110-040-22	The Southwest Quarter Of The Southwest West Of Section 22, Township 9 South, Range 2 West, San Bernardino Meridian, In The County Of San Diego, State Of California, According To Official Plat Thereof.
PARCEL #3: APN 110-090-17	The Northeast Quarter Of The Northeast Quarter Of Section 28, Township 9 South, Range 2 West, San Bernardino Meridian, In The County Of San Diego, State Of California, According To Official Plat Thereof.
PARCEL #4: APN 110-021-32	The Southeast Quarter Of The Southeast Quarter Of Section 21, Township 9 South, Range 2 West, San Bernardino Meridian, In The County Of San Diego, State Of California, According To Official Plat Thereof.
PARCEL #5: APN 110-021-09 APN 110-021-10 APN 110-090-01	The West Half Of The Southwest Quarter Of Section 21; Thence North Half Of The Northwest Quarter; The Outheast Quarter Of The Northwest Quarter And The Southwest Quarter Of The Ortheast West Of Section 28, All Being In Township 9 South, Range 2 West, San Bernardino, In The County Of San Diego, State Of California, According To Official Plat Thereof. According To United States Government Survey approved September 21. 1875.

OWNER / SUBDIVIDER INFORMATION
WHP WARNER RANCH L.P., a California limited partnership 1545 Faraday Carlsbad, CA 92008 (760) 804–6900
By: WHP WARNER RANCH GP LLC, a Delaware limited liability company General Partner
By:
Name: John Trotter
Title: Authorized Signatory

ENGINEER OF WORK
M.H. SHAPOURI, RCE LIC. No. C52794 SHAPOURI & ASSOCIATES CIELO VILLAGE, 18029 CALLE AMBIENTE, SUITE 502 MAILING ADRESS: P.O. BOX 676221, RANCHO SANTA FE, CA 92067
SDC PDS RCVD 08-12-13 SP06-002, GPA06-009, R06-011, TM5508, P06-016, S11-007, AD06-040
M.H. SHAPOURI, RCE C52794 Date TELEPHONE No. (858) 756–8340

REGISTERED PROFESSIONAL ENGINEER M. SHAPOURI C 52794 EXP. 12-31-14 CIVIL STATE OF CALIFORNIA

JOB NO.:
DRAWN:
SUBMITTALS:

REVISIONS:
1

WARNER RANCH
COUNTY OF SAN DIEGO
SITE PLAN

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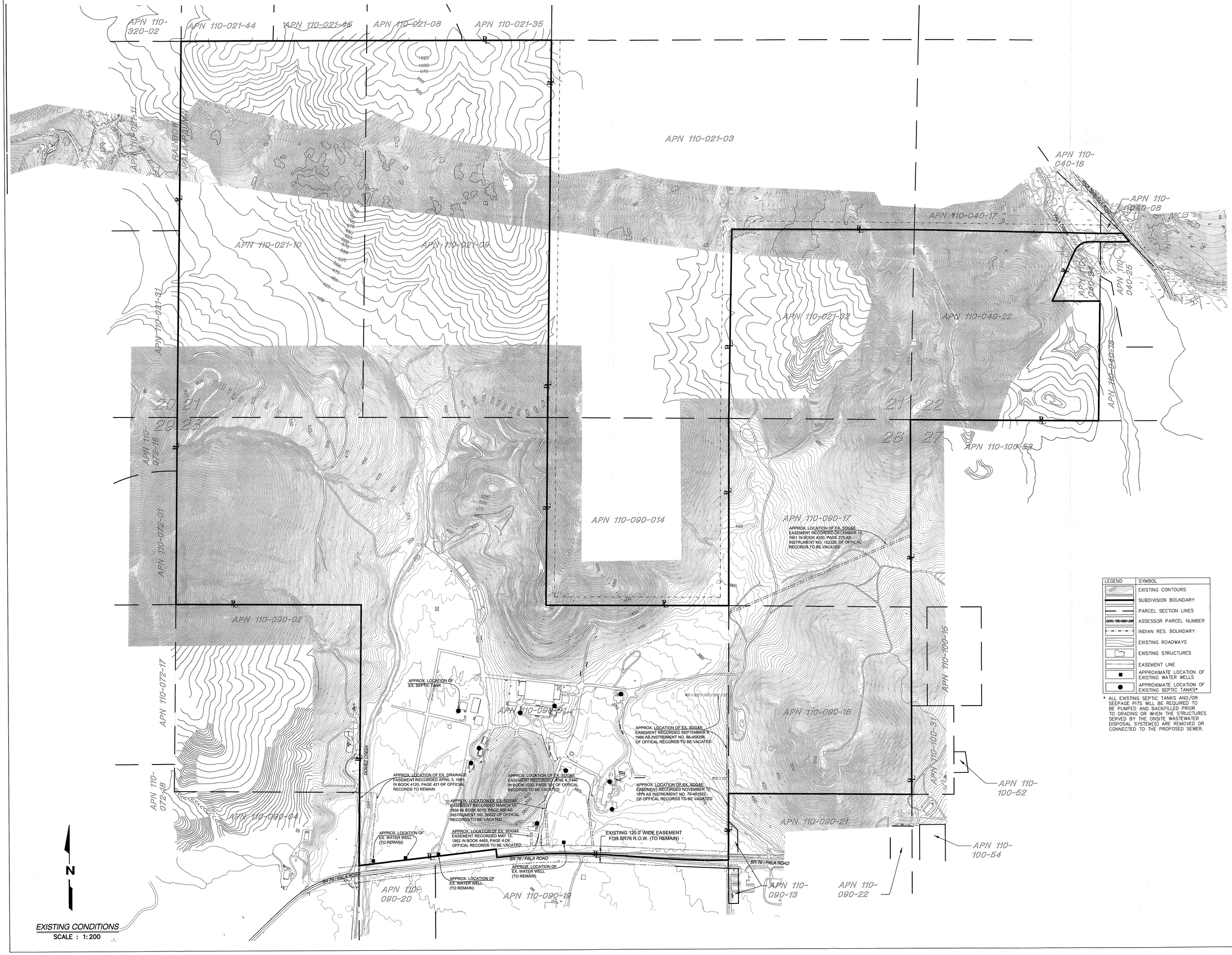
SITE PLAN-01
Cover Sheet

SHEET TITLE: Cover Sheet
DATE PRINTED: 07-23-2013
SHEET: 1 of 43

NOT FOR CONSTRUCTION

"EXISTING CONDITIONS"
TRACT No. 5508 rpl4



LEGEND	SYMBOL
1025	EXISTING CONTOURS
	SUBDIVISION BOUNDARY
	PARCEL SECTION LINES
APN 110-320-02	ASSESSOR PARCEL NUMBER
	INDIAN RES. BOUNDARY
	EXISTING ROADWAYS
	EXISTING STRUCTURES
	EASEMENT LINE
	APPROXIMATE LOCATION OF EXISTING WATER WELLS
	APPROXIMATE LOCATION OF EXISTING SEPTIC TANKS*

* ALL EXISTING SEPTIC TANKS AND/OR SEEPAGE PITS WILL BE REQUIRED TO BE PUMPED AND BACKFILLED PRIOR TO GRADING OR WHEN THE STRUCTURES SERVED BY THE ONSITE WASTEWATER DISPOSAL SYSTEM(S) ARE REMOVED OR CONNECTED TO THE PROPOSED SEWER.

EXISTING CONDITIONS
SCALE : 1:200

JOB NO.:
DRAWN:
SUBMITTALS:

REVISIONS:

REGISTERED PROFESSIONAL ENGINEER
G. RUTH ELDREDGE
No. 52764
CIVIL
STATE OF CALIFORNIA

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WARNER RANCH
COUNTY OF SAN DIEGO
SITE PLAN

SHAPOURI & ASSOCIATES
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SITE PLAN-02
Existing conditions

SHEET TITLE:
Existing Conditions
DATE PRINTED: 07-23-2013
SHEET: 2 of 43

NOT FOR CONSTRUCTION

JOB NO.:
DRAWN:
SUBMITTALS:

REVISIONS:

REGISTERED PROFESSIONAL ENGINEER
C 52794
EXP. 12-31-14
CIVIL
STATE OF CALIFORNIA

WARNER RANCH

COUNTY OF SAN DIEGO
SITE PLAN

SHAPOURI & ASSOCIATES
PROJECT MANAGEMENT SERVICES
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SITE PLAN-03

SHEET TITLE:
SITE PLAN-03
DATE PRINTED: 07-23-2013
SHEET: 3 of 43

NOT FOR CONSTRUCTION

See Sheet - 10

LEGEND	SYMBOL
SUBDIVISION BOUNDRY	
PARCEL SECTION LINES	
PARCEL NUMBERS	APN 110-021-03
PROPOSED LOT LINES	
PROPOSED RIGHT OF WAY	
INDIAN RES. BOUNDARY	
LIMITED BUILDING ZONE & FIRE MANAGEMENT ZONE EASEMENT (MIN. 100')	
OPEN SPACE	
OPEN SPACE EASEMENT	
STREET CENTERLINE	
STREET SLOPE	0.50%
PROPOSED CONCRETE DITCH PER SDRSD D-75	
CURB RAMP PER STD. DWG. G-27	
LOT DIMENSIONS	100'
LOT NUMBER	LOT 583
LOT SETBACKS	
PAD ELEVATION	(PE 372)
PAD OUTLINE	
EXISTING GROUND CONTOURS	500
EXISTING GROUND SPOT ELEVETATION	386.6
FINISHED GROUND CONTOURS	1500
FILL SYMBOL	
CUT SYMBOL	
PROPOSED KEYSTONE RETAINING WALL	
CROSS GUTTERS PER SDRSD G-12	
DAYLIGHT LINE	
LIMITS OF GRADING	
PROPOSED EASEMENTS	
EXISTING AGRICULTURAL ROAD & TRAIL	
12' WIDE AGRICULTURAL ROAD & TRAIL	
8' WIDE PUBLIC TRAIL	
4' WIDE PRIVATE TRAIL	
BIO-INFILTRATION POND	
BIO-INFILTRATION SWALE	
PROPOSED PAVEMENT	
EXISTING PAVEMENT	
ROCK CATCHMENT FENCE	

OPEN SPACE LOT 655

OPEN SPACE EASEMENT

15' WIDE TRAIL EASEMENT

AGRICULTURAL OPEN SPACE EASEMENT

100' WIDE LIMITED BUILDING ZONE & FIRE MANAGEMENT ZONE EASEMENT

20' WIDE WATER OUTLINE EASEMENT GRANTED TO RAINBOW MUNICIPAL WATER DISTRICT

IRRIGATED AND MAINTAINED AVOCADO ORCHARD AREA

OPEN SPACE EASEMENT

OPEN SPACE LOT 625

POST- DEVELOPMENT LINES OF INUNDATION BY A 100 YEAR STORM EVENT

(Hecras Analysis Section 80) W.S Elev: 364.28'
Total Velocity: 7.39 ft/s

(Hecras Analysis Section 70) W.S Elev: 363.40'
Total Velocity: 8.68 ft/s

100' WIDE LIMITED BUILDING ZONE & FIRE MANAGEMENT ZONE EASEMENT

15' WIDE TRAIL EASEMENT

LOT 650

LOT 654

LOT 633

LOT 626

LOT 627

LOT 604

LOT 603

LOT 607

See Sheet - 3

See Sheet - 5

SCALE: 1"=40'
0 20 40' 100'

JOB NO.:
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REVISIONS:
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C 52794
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STATE OF CALIFORNIA

WARNER RANCH

COUNTY OF SAN DIEGO
SITE PLAN

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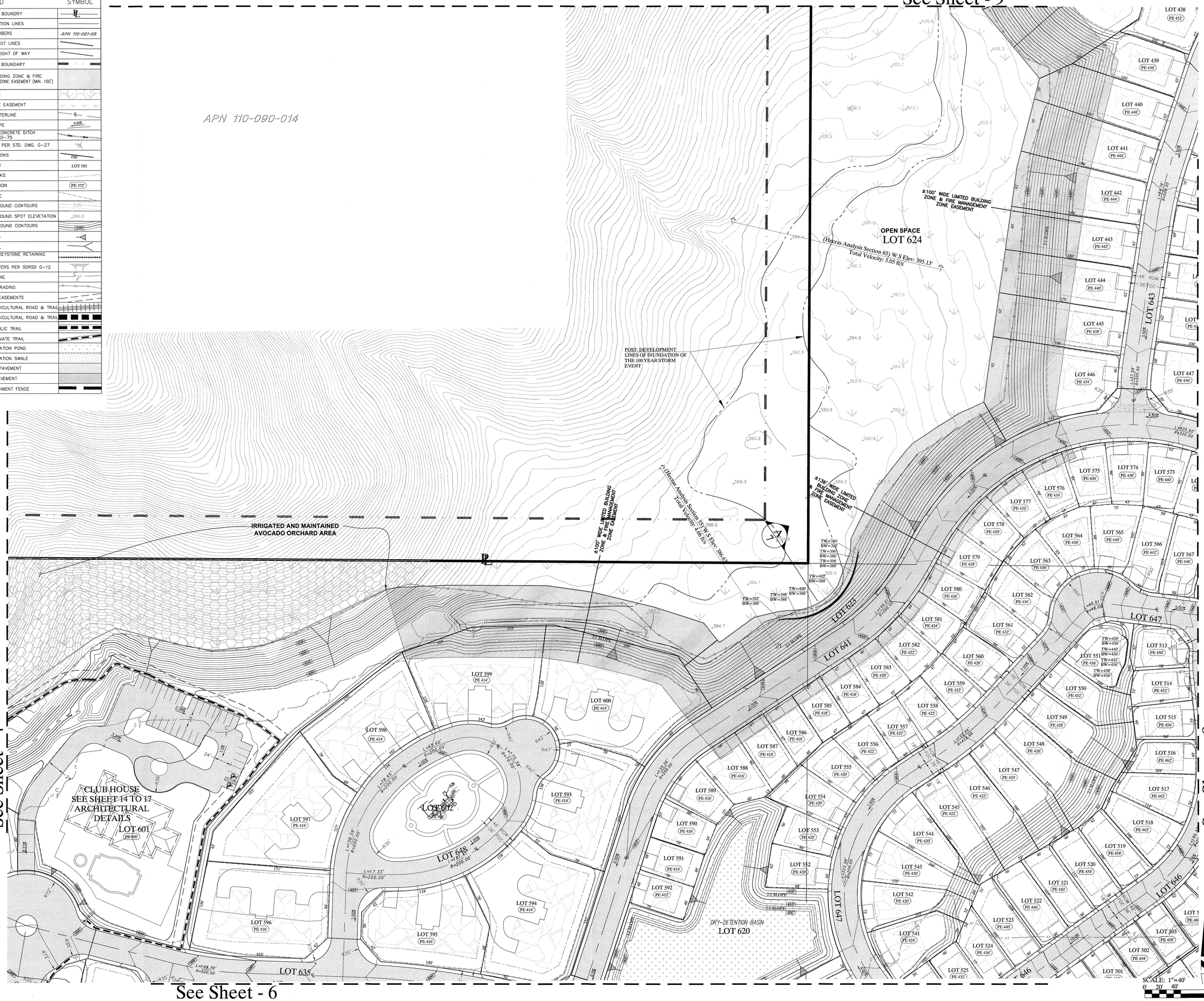
SITE PLAN-04

SHEET TITLE:
SITE PLAN-04
DATE PRINTED: 07-23-2013
SHEET: 4 of 43

NOT FOR CONSTRUCTION

See Sheet - 9

LEGEND	SYMBOL
SUBDIVISION BOUNDRY	PL
PARCEL SECTION LINES	
PARCEL NUMBERS	APN 110-021-03
PROPOSED LOT LINES	
PROPOSED RIGHT OF WAY	
INDIAN RES. BOUNDARY	
LIMITED BUILDING ZONE & FIRE MANAGEMENT ZONE EASEMENT (MIN. 100')	
OPEN SPACE	
OPEN SPACE EASEMENT	
STREET CENTERLINE	℄
STREET SLOPE	0.50%
PROPOSED CONCRETE DITCH PER SDRSD D-75	
CURB RAMP PER STD. DWG. G-27	
LOT DIMENSIONS	100'
LOT NUMBER	LOT 583
LOT SETBACKS	
PAD ELEVATION	PE 372'
PAD OUTLINE	
EXISTING GROUND CONTOURS	500
EXISTING GROUND SPOT ELEVETATION	386.6
FINISHED GROUND CONTOURS	510'
FILL SYMBOL	
CUT SYMBOL	
PROPOSED KEYSTONE RETAINING WALL	
CROSS GUTTERS PER SDRSD G-12	
DAYLIGHT LINE	
LIMITS OF GRADING	
PROPOSED EASEMENTS	
EXISTING AGRICULTURAL ROAD & TRAIL	
12' WIDE AGRICULTURAL ROAD & TRAIL	
8' WIDE PUBLIC TRAIL	
4' WIDE PRIVATE TRAIL	
BIO-INFILTRATION POND	
BIO-INFILTRATION SWALE	
PROPOSED PAVEMENT	
EXISTING PAVEMENT	
ROCK CATCHMENT FENCE	



See Sheet - 4

See Sheet - 8

See Sheet - 6

JOB NO.:
DRAWN:
SUBMITTALS:

REVISIONS:

REGISTERED PROFESSIONAL ENGINEER
M.H. SHAPOURI
C 52794
EXP 12-31-14
CIVIL
STATE OF CALIFORNIA

WARNER RANCH

COUNTY OF SAN DIEGO
SITE PLAN

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SITE PLAN-05

SHEET TITLE: SITE PLAN-05
DATE PRINTED: 07-23-2013
SHEET: 5 of 43

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See Sheet - 5

See Sheet - 3

See Sheet - 7

LOT 635 | LOT 620 DRY-DETENTION BASIN | LOT 649 | LOT 646 | LOT 647 | LOT 640 | LOT 639 | LOT 638 | LOT 637 | LOT 636 | LOT 613 | LOT 641 | LOT 642 | LOT 621 BIO-DETENTION BASIN | LOT 614 BIO-RETENTION BASIN | LOT 616 | LOT 617 | LOT 624 OPEN SPACE | LOT 605 PARK | LOT 615 DRY-DETENTION BASIN | LOT 653 VEGETATED SWALE | SR 76 / PALA ROAD

APN 110-090-21 | APN 110-090-13

100' WIDE LIMITED BUILDING ZONE & FIRE MANAGEMENT ZONE EASEMENT

PROPOSED GATE FOR EMERGENCY ACCESS ONLY. SEE ADMINISTRATIVE PERMITE No. 3300-06-040

15' WIDE TRAIL EASEMENT

SCALE: 1"=40'
0' 20' 40' 100'

LEGEND	SYMBOL
SUBDIVISION BOUNDRY	
PARCEL SECTION LINES	
PARCEL NUMBERS	APN 110-021-09
PROPOSED LOT LINES	
PROPOSED RIGHT OF WAY	
INDIAN RES. BOUNDARY	
LIMITED BUILDING ZONE & FIRE MANAGEMENT ZONE EASEMENT (MIN. 100')	
OPEN SPACE	
OPEN SPACE EASEMENT	
STREET CENTERLINE	
STREET SLOPE	0.50%
PROPOSED CONCRETE DITCH PER SDRSD D-75	
CURB RAMP PER STD. DWG. G-27	
LOT DIMENSIONS	100'
LOT NUMBER	LOT 583
LOT SETBACKS	
PAD ELEVATION	PE 372
PAD OUTLINE	
EXISTING GROUND CONTOURS	500
EXISTING GROUND SPOT ELEVETATION	386.6
FINISHED GROUND CONTOURS	510
FILL SYMBOL	
CUT SYMBOL	
PROPOSED KEYSTONE RETAINING WALL	
CROSS GUTTERS PER SDRSD G-12	
DAYLIGHT LINE	
LIMITS OF GRADING	
PROPOSED EASEMENTS	
EXISTING AGRICULTURAL ROAD & TRAIL	
12' WIDE AGRICULTURAL ROAD & TRAIL	
8' WIDE PUBLIC TRAIL	
4' WIDE PRIVATE TRAIL	
BIO-INFILTRATION POND	
BIO-INFILTRATION SWALE	
PROPOSED PAVEMENT	
EXISTING PAVEMENT	
ROCK CATCHMENT FENCE	

JOB NO.:
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REVISIONS:
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REGISTERED PROFESSIONAL ENGINEER
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CIVIL
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WARNER RANCH

COUNTY OF SAN DIEGO
SITE PLAN

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SHEET TITLE:
SITE PLAN-06
DATE PRINTED: 07-23-2013
SHEET: 6 of 43

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See Sheet - 8

See Sheet - 6

LOT 489 (PE 462') · LOT 350 (PE 470') · LOT 379 (PE 474') · LOT 407 (PE 474') · LOT 641 · LOT 349 (PE 468') · LOT 380 (PE 476') · LOT 406 (PE 476') · LOT 348 (PE 466') · LOT 381 (PE 476') · LOT 347 (PE 464') · LOT 382 (PE 476') · LOT 405 (PE 478') · LOT 346 (PE 460') · LOT 383 (PE 474') · LOT 642 · LOT 345 (PE 458') · LOT 384 (PE 472') · LOT 385 (PE 470') · LOT 386 (PE 466') · LOT 387 (PE 462') · LOT 618 · LOT 404 (PE 454')

APN 110-090-19

100' WIDE LIMITED BUILDING ZONE & FIRE MANAGEMENT ZONE EASEMENT

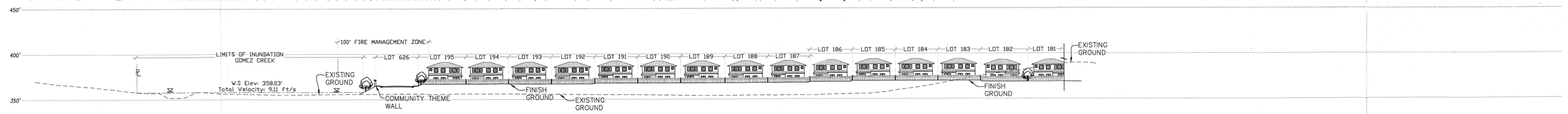
±170' WIDE LIMITED BUILDING ZONE & FIRE MANAGEMENT ZONE EASEMENT

OPEN SPACE
LOT 624

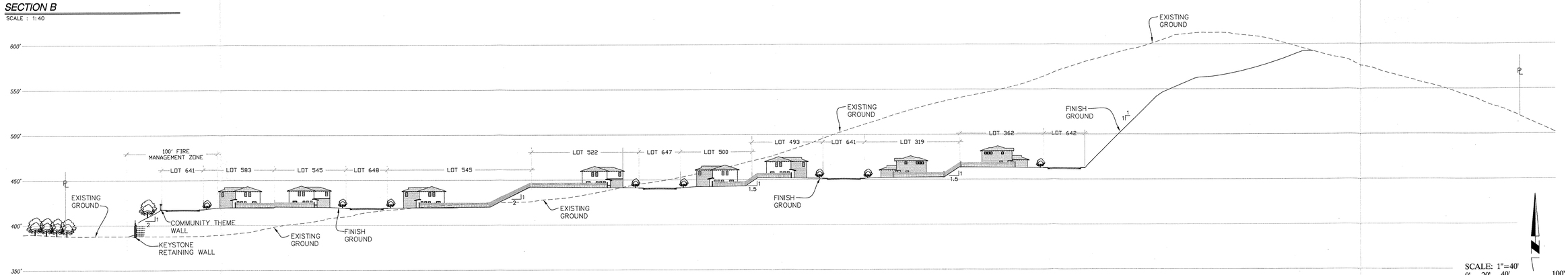
APN 110-100-31

APN 110-100-52

LEGEND	SYMBOL
SUBDIVISION BOUNDRY	
PARCEL SECTION LINES	
PARCEL NUMBERS	APN 110-021-09
PROPOSED LOT LINES	
PROPOSED RIGHT OF WAY	
INDIAN RES. BOUNDARY	
LIMITED BUILDING ZONE & FIRE MANAGEMENT ZONE EASEMENT (MIN. 100')	
OPEN SPACE	
OPEN SPACE EASEMENT	
STREET CENTERLINE	
STREET SLOPE	0.50%
PROPOSED CONCRETE DITCH PER SDRSD D-75	
CURB RAMP PER STD. DWG. G-27	
LOT DIMENSIONS	100'
LOT NUMBER	LOT 583
LOT SETBACKS	
PAD ELEVATION	PE 372'
PAD OUTLINE	
EXISTING GROUND CONTOURS	500
EXISTING GROUND SPOT ELEVETATION	386.6
FINISHED GROUND CONTOURS	1510
FILL SYMBOL	
CUT SYMBOL	
PROPOSED KEYSTONE RETAINING WALL	
CROSS GUTTERS PER SDRSD G-12	
DAYLIGHT LINE	
LIMITS OF GRADING	
PROPOSED EASEMENTS	
EXISTING AGRICULTURAL ROAD & TRAIL	
12' WIDE AGRICULTURAL ROAD & TRAIL	
8' WIDE PUBLIC TRAIL	
4' WIDE PRIVATE TRAIL	
BIO-INFILTRATION POND	
BIO-INFILTRATION SWALE	
PROPOSED PAVEMENT	
EXISTING PAVEMENT	
ROCK CATCHMENT FENCE	



SECTION B
SCALE : 1:40



SECTION A
SCALE : 1:40

SCALE: 1"=40'
0 20' 40' 100'

JOB NO.:
DRAWN:
SUBMITTALS:

REVISIONS:
1

REGISTERED PROFESSIONAL ENGINEER
NEIL SHAPOURI
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EXP 06-30-14
CIVIL
STATE OF CALIFORNIA

WARNER RANCH

COUNTY OF SAN DIEGO
SITE PLAN

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SITE PLAN-07

SHEET TITLE:
SITE PLAN-07
DATE PRINTED: 07-23-2013
SHEET: 7 of 43

NOT FOR CONSTRUCTION

LEGEND	SYMBOL
SUBDIVISION BOUNDRY	PL
PARCEL SECTION LINES	
PARCEL NUMBERS	APN 110-021-03
PROPOSED LOT LINES	
PROPOSED RIGHT OF WAY	
INDIAN RES. BOUNDARY	
LIMITED BUILDING ZONE & FIRE MANAGEMENT ZONE EASEMENT (MIN. 100')	
OPEN SPACE	
OPEN SPACE EASEMENT	
STREET CENTERLINE	℄
STREET SLOPE	0.50%
PROPOSED CONCRETE DITCH PER SDRSD D-75	
CURB RAMP PER STD. DWG. G-27	
LOT DIMENSIONS	100'
LOT NUMBER	LOT 583
LOT SETBACKS	
PAD ELEVATION	PE 372'
PAD OUTLINE	
EXISTING GROUND CONTOURS	500
EXISTING GROUND SPOT ELEVETATION	386.6
FINISHED GROUND CONTOURS	510'
FILL SYMBOL	
CUT SYMBOL	
PROPOSED KEYSTONE RETAINING WALL	
CROSS GUTTERS PER SDRSD G-12	
DAYLIGHT LINE	C F
LIMITS OF GRADING	
PROPOSED EASEMENTS	
EXISTING AGRICULTURAL ROAD & TRAIL	
12' WIDE AGRICULTURAL ROAD & TRAIL	
8' WIDE PUBLIC TRAIL	
4' WIDE PRIVATE TRAIL	
BIO-INFILTRATION POND	
BIO-INFILTRATION SWALE	
PROPOSED PAVEMENT	
EXISTING PAVEMENT	
ROCK CATCHMENT FENCE	

SCALE: 1"=40'
0' 20' 40' 100'

JOB NO.:
DRAWN:
SUBMITTALS:

REVISIONS:

REGISTERED PROFESSIONAL ENGINEER
M.H. SHAPOURI
C 52794
EXP. 12-31-14
CIVIL
STATE OF CALIFORNIA

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WARNER RANCH

COUNTY OF SAN DIEGO
SITE PLAN

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SITE PLAN-08

SHEET TITLE: SITE PLAN-08
DATE PRINTED: 07-23-2013
SHEET: 8 of 43

NOT FOR CONSTRUCTION

See Sheet - 8

LEGEND	SYMBOL
SUBDIVISION BOUNDRY	PL
PARCEL SECTION LINES	
PARCEL NUMBERS	APN 110-021-03
PROPOSED LOT LINES	
PROPOSED RIGHT OF WAY	
INDIAN RES. BOUNDARY	
LIMITED BUILDING ZONE & FIRE MANAGEMENT ZONE EASEMENT (MIN. 100')	
OPEN SPACE	
OPEN SPACE EASEMENT	
STREET CENTERLINE	℄
STREET SLOPE	0.50%
PROPOSED CONCRETE DITCH PER SDRSD D-75	
CURB RAMP PER STD. DWG. G-27	
LOT DIMENSIONS	100'
LOT NUMBER	LOT 583
LOT SETBACKS	
PAD ELEVATION	PE 372'
PAD OUTLINE	
EXISTING GROUND CONTOURS	500
EXISTING GROUND SPOT ELEVETATION	386.6
FINISHED GROUND CONTOURS	510'
FILL SYMBOL	
CUT SYMBOL	
PROPOSED KEYSTONE RETAINING WALL	
CROSS GUTTERS PER SDRSD G-12	
DAYLIGHT LINE	
LIMITS OF GRADING	
PROPOSED EASEMENTS	
EXISTING AGRICULTURAL ROAD & TRAIL	
12' WIDE AGRICULTURAL ROAD & TRAIL	
8' WIDE PUBLIC TRAIL	
4' WIDE PRIVATE TRAIL	
BIO-INFILTRATION POND	
BIO-INFILTRATION SWALE	
PROPOSED PAVEMENT	
EXISTING PAVEMENT	
ROCK CATCHMENT FENCE	

SCALE: 1"=40'
0' 20' 40' 100'

JOB NO.:
DRAWN:
SUBMITTALS:

REVISIONS:
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REGISTERED PROFESSIONAL ENGINEER
M.A. SHAPOURI
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EXP. 12-31-14
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SITE PLAN-09

SHEET TITLE: SITE PLAN-09
DATE PRINTED: 07-23-2013
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PROPOSED GATE FOR UTILITIES /WATER TANK ACCESS ONLY
SEE ADMINISTRATIVE PERMIT No. 3300-06-040 TYP. GATE DETAIL FOR PROPOSED GATE

LOT 654
(PE 939)
PROPOSED WATER RESERVOIR
1 WATER TANK
4 MG
H=42 FT
135 FT Ø

LEGEND	SYMBOL
SUBDIVISION BOUNDRY	℄
PARCEL SECTION LINES	
PARCEL NUMBERS	APN 110-021-03
PROPOSED LOT LINES	
PROPOSED RIGHT OF WAY	
INDIAN RES. BOUNDARY	
LIMITED BUILDING ZONE & FIRE MANAGEMENT ZONE EASEMENT (MIN. 100')	
OPEN SPACE	
OPEN SPACE EASEMENT	
STREET CENTERLINE	℄
STREET SLOPE	0.50%
PROPOSED CONCRETE DITCH PER SDRSD D-75	
CURB RAMP PER STD. DWG. G-27	
LOT DIMENSIONS	100'
LOT NUMBER	LOT 583
LOT SETBACKS	
PAD ELEVATION	(PE 372)
PAD OUTLINE	
EXISTING GROUND CONTOURS	500
EXISTING GROUND SPOT ELEVETATION	×386.6
FINISHED GROUND CONTOURS	(510')
FILL SYMBOL	
CUT SYMBOL	
PROPOSED KEYSTONE RETAINING WALL	
CROSS GUTTERS PER SDRSD G-12	
DAYLIGHT LINE	
LIMITS OF GRADING	
PROPOSED EASEMENTS	
EXISTING AGRICULTURAL ROAD & TRAIL	
12' WIDE AGRICULTURAL ROAD & TRAIL	
8' WIDE PUBLIC TRAIL	
4' WIDE PRIVATE TRAIL	
BIO-INFILTRATION POND	
BIO-INFILTRATION SWALE	
PROPOSED PAVEMENT	
EXISTING PAVEMENT	
ROCK CATCHMENT FENCE	

See Sheet - 4

SCALE: 1"=40'
0' 20' 40' 100'

JOB NO.:
DRAWN:
SUBMITTALS:

REVISIONS:
1.

REGISTERED PROFESSIONAL ENGINEER
KEVIN SHAPOURI
C 52794
EXP 12-31-14
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STATE OF CALIFORNIA

WARNER RANCH
COUNTY OF SAN DIEGO
SITE PLAN

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SITE PLAN-10

SHEET TITLE:
SITE PLAN-10
DATE PRINTED: 07-23-2013
SHEET: 10 of 43

NOT FOR CONSTRUCTION

LOT AREA TABULATION

Lot Number	Lot Area sq. ft.	Lot Area (Acres)	Pad Area sq. ft.	Pad Elevation
1	4,218.00	0.10	3,749.0	378
2	4,244.00	0.10	4,097.0	380
3	3,342.00	0.08	3,209.0	390
4	3,304.00	0.08	3,163.0	390
5	3,334.00	0.08	3,225.0	388
6	3,360.00	0.08	3,249.0	388
7	3,398.00	0.08	3,284.0	386
8	3,403.00	0.08	3,290.0	386
9	3,408.00	0.08	3,284.0	384
10	3,421.00	0.08	3,289.0	384
11	3,554.00	0.08	3,428.0	382
12	3,457.00	0.08	3,341.0	382
13	3,466.00	0.08	3,257.0	382
14	3,379.00	0.08	3,250.0	382
15	3,377.00	0.08	3,164.0	382
16	3,962.00	0.09	3,764.0	382
17	3,950.00	0.09	3,830.0	382
18	4,145.00	0.10	4,047.0	382
19	4,026.00	0.09	3,913.0	380
20	4,069.00	0.09	3,860.0	380
21	3,838.00	0.09	3,571.0	378
22	3,285.00	0.08	3,135.0	378
23	3,064.28	0.07	2,836.0	378
24	3,118.48	0.07	2,866.0	374
25	3,159.68	0.07	2,870.0	374
26	3,061.00	0.07	2,927.0	374
27	3,069.00	0.07	2,963.0	374
28	3,044.00	0.07	2,893.0	372
29	3,109.00	0.07	2,988.0	372
30	3,084.00	0.07	2,982.0	372
31	3,231.00	0.07	3,114.0	372
32	3,260.00	0.07	3,136.0	372
33	3,340.00	0.08	3,235.0	370
34	3,187.00	0.07	3,048.0	370
35	4,150.00	0.10	3,891.0	370
36	4,551.00	0.10	4,353.0	368
37	3,541.00	0.08	3,457.0	370
38	3,578.00	0.08	3,431.0	370
39	3,462.00	0.08	3,367.0	370
40	3,240.00	0.07	3,127.0	370
41	3,320.00	0.08	3,233.0	370
42	3,509.00	0.08	3,392.0	372
43	4,129.00	0.09	3,929.0	372
44	4,931.00	0.11	4,719.0	374
45	4,566.00	0.10	4,299.0	378
46	6,608.00	0.15	5,975.0	376
47	5,162.87	0.12	4,916.0	374
48	3,715.00	0.09	3,526.0	372
49	3,555.00	0.08	3,440.0	372
50	3,499.00	0.08	3,409.0	372
51	3,429.00	0.08	3,275.0	372
52	3,577.00	0.08	3,449.0	372
53	3,432.00	0.08	3,331.0	370
54	3,893.00	0.09	3,725.0	370
55	4,294.00	0.10	4,163.0	370
56	3,504.00	0.08	3,381.0	370
57	3,456.00	0.08	3,288.0	372
58	3,205.00	0.07	2,951.0	372
59	3,222.00	0.07	3,062.0	372
60	3,239.00	0.07	3,108.0	372

Lot Number	Lot Area sq. ft.	Lot Area (Acres)	Pad Area sq. ft.	Pad Elevation
61	3,132.00	0.07	2,909.0	372
62	3,061.00	0.07	2,934.0	374
63	3,000.04	0.07	2,799.0	374
64	3,016.00	0.07	2,903.0	374
65	3,004.00	0.07	2,904.0	376
66	3,989.00	0.09	3,553.0	380
67	3,042.00	0.07	2,924.0	382
68	3,060.00	0.07	2,994.0	382
69	3,773.00	0.09	3,639.0	382
70	4,588.00	0.11	4,132.0	382
71	3,411.00	0.08	3,200.0	382
72	4,553.00	0.10	3,729.0	382
73	5,392.00	0.12	4,436.0	382
74	8,145.00	0.19	7,434.0	382
75	4,328.00	0.10	4,152.0	382
76	3,189.00	0.07	3,092.0	382
77	3,190.00	0.07	3,069.0	382
78	3,206.00	0.07	3,081.0	382
79	3,462.00	0.08	3,315.0	382
80	3,197.00	0.07	3,089.0	382
81	3,210.00	0.07	3,061.0	382
82	3,213.00	0.07	3,010.0	382
83	3,181.00	0.07	2,946.0	382
84	3,152.00	0.07	2,852.0	382
85	3,254.00	0.07	2,942.0	382
86	3,422.00	0.08	3,307.0	378
87	3,558.00	0.08	3,429.0	378
88	3,245.00	0.07	3,161.0	378
89	3,487.00	0.08	3,363.0	378
90	4,273.00	0.10	4,069.0	380
91	3,325.00	0.08	3,158.0	378
92	3,026.00	0.07	2,912.0	376
93	3,100.00	0.07	2,947.0	376
94	3,321.00	0.08	3,198.0	374
95	3,262.00	0.07	3,056.0	374
96	3,188.00	0.07	3,086.0	374
97	3,131.00	0.07	3,018.0	374
98	3,148.00	0.07	3,016.0	372
99	3,211.00	0.07	3,096.0	372
100	3,318.00	0.08	3,229.0	372
101	4,391.00	0.10	4,277.0	372
102	4,570.00	0.10	4,424.0	372
103	3,407.00	0.08	3,287.0	372
104	3,242.00	0.07	3,111.0	372
105	3,070.00	0.07	2,944.0	372
106	3,047.00	0.07	2,910.0	372
107	3,130.00	0.07	3,042.0	372
108	3,292.00	0.08	3,182.0	372
109	3,544.00	0.08	3,420.0	374
110	4,202.00	0.10	4,020.0	374
111	5,621.00	0.13	5,392.0	376
112	5,065.00	0.12	4,896.0	376
113	5,564.00	0.13	5,427.0	376
114	4,082.00	0.09	3,963.0	374
115	4,015.00	0.09	3,853.0	374
116	3,330.00	0.08	3,153.0	372
117	3,083.00	0.07	2,944.0	372
118	3,083.00	0.07	2,940.0	372
119	3,056.00	0.07	2,917.0	372
120	3,116.00	0.07	2,977.0	372

Lot Number	Lot Area sq. ft.	Lot Area (Acres)	Pad Area sq. ft.	Pad Elevation
121	4,521.00	0.10	4,394.0	370
122	4,256.00	0.10	4,076.0	370
123	3,102.00	0.07	3,011.0	370
124	3,045.00	0.07	2,928.0	372
125	3,073.00	0.07	2,963.0	372
126	3,254.00	0.07	3,131.0	372
127	3,282.00	0.08	3,179.0	372
128	3,235.00	0.07	3,105.0	372
129	3,241.00	0.07	3,125.0	372
130	3,430.00	0.08	3,306.0	374
131	3,373.00	0.08	3,277.0	374
132	3,269.00	0.08	3,129.0	376
133	3,873.00	0.09	3,544.0	378
134	5,283.00	0.12	4,832.0	378
135	4,468.00	0.10	4,267.0	376
136	4,028.00	0.09	3,893.0	376
137	4,247.00	0.10	4,108.0	376
138	4,073.00	0.09	4,038.0	372
139	4,010.00	0.09	3,966.0	372
140	4,264.00	0.10	4,069.0	372
141	4,043.00	0.09	3,837.0	372
142	4,033.00	0.09	3,755.0	372
143	4,022.00	0.09	3,756.0	372
144	4,003.00	0.09	3,827.0	372
145	3,889.00	0.09	3,840.0	372
146	3,764.00	0.09	3,670.0	372
147	3,763.00	0.09	3,638.0	370
148	3,643.00	0.08	3,460.0	370
149	4,814.00	0.11	4,316.0	370
150	4,342.00	0.10	4,076.0	370
151	3,949.00	0.09	3,707.0	370
152	3,722.00	0.09	3,432.0	370
153	3,699.00	0.08	3,288.0	372
154	3,820.00	0.09	3,400.0	372
155	3,737.00	0.09	3,394.0	372
156	3,808.00	0.09	3,476.0	372
157	3,855.00	0.09	3,407.0	372
158	3,870.00	0.09	3,655.0	370
159	3,970.00	0.09	3,715.0	370
160	3,898.00	0.09	3,574.0	370
161	3,717.00	0.09	3,374.0	370
162	3,743.00	0.09	3,554.0	368
163	3,657.00	0.08	3,473.0	368
164	4,510.00	0.10	4,045.0	368
165	4,166.00	0.10	3,395.0	368
166	3,998.00	0.09	3,584.0	368
167	4,122.00	0.09	3,710.0	368
168	4,266.00	0.10	3,865.0	368
169	4,312.00	0.10	4,008.0	368
170	4,254.00	0.10	4,047.0	368
171	4,201.00	0.10	4,067.0	368
172	4,098.00	0.09	3,720.0	370
173	4,030.00	0.09	3,666.0	370
174	3,967.00	0.09	3,657.0	370
175	3,963.00	0.09	3,636.0	370
176	3,946.00	0.09	3,649.0	370
177	4,057.00	0.09	3,766.0	370
178	4,158.00	0.10	3,919.0	370
179	4,223.00	0.10	4,023.0	370
180	5,482.00	0.13	5,174.0	370

Lot Number	Lot Area sq. ft.	Lot Area (Acres)	Pad Area sq. ft.	Pad Elevation
181	6,355.00	0.15	6,077.0	370
182	4,146.00	0.10	3,853.0	370
183	4,073.00	0.09	3,792.0	370
184	4,077.00	0.09	3,775.0	370
185	4,082.00	0.09	3,727.0	370
186	4,086.00	0.09	3,599.0	370
187	4,090.00	0.09	3,884.0	368
188	4,094.00	0.09	3,913.0	368
189	4,173.00	0.10	3,993.0	368
190	4,260.00	0.10	4,074.0	368
191	4,293.00	0.10	3,943.0	368
192	4,300.00	0.10	4,134.0	366
193	4,307.00	0.10	4,080.0	366
194	4,395.00	0.10	4,210.0	366
195	5,489.00	0.13	4,796.0	366
196	5,928.00	0.14	5,618.0	364
197	4,975.00	0.11	4,803.0	364
198	4,462.00	0.10	4,299.0	364
199	4,366.00	0.10	4,090.0	364
200	4,331.00	0.10	4,047.0	366
201	4,360.00	0.10	4,149.0	366
202	4,391.00	0.10	4,227.0	366
203	4,391.00	0.10	4,252.0	366
204	4,391.00	0.10	4,228.0	366
205	4,391.00	0.10	4,003.0	368
206	4,391.00	0.10	4,154.0	368
207	4,391.00	0.10	4,026.0	370
208	4,391.00	0.10	4,072.0	370
209	4,771.00	0.11	4,265.0	370
210	4,621.00	0.11	4,011.0	370
211	4,427.00	0.10	4,050.0	368
212	7,126.00	0.16	6,277.0	368
213	3,921.00	0.09	3,489.0	368
214	3,983.00	0.09	3,596.0	368
215	3,951.00	0.09	3,628.0	368
216	4,017.00	0.09	3,404.0	370
217	3,976.00	0.09	3,466.0	370
218	4,000.00	0.09	3,470.0	370
219	4,014.00	0.09	3,535.0	370
220	4,017.00	0.09	3,434.0	370
221	4,057.00	0.09	3,762.0	368
222	4,034.00	0.09	3,567.0	368
223	3,996.00	0.09	3,810.0	366
224	4,009.00	0.09	3,784.0	366
225	4,090.00	0.09	3,898.0	366
226	4,091.00	0.09	3,803.0	366
227	3,986.00	0.09	3,607.0	366
228	4,019.00	0.09	3,860.0	364
229	4,022.00	0.09	3,811.0	364
230	4,077.00	0.09	3,865.0	364
231	4,399.00	0.10	3,488.0	368
232	4,416.00	0.10	3,479.0	368
233	4,472.00	0.10	3,528.0	370
234	4,613.00	0.11	3,622.0	370
235	4,689.00	0.11	3,549.0	370
236	4,736.00	0.11	3,637.0	370
237	4,791.00	0.11	3,725.0	370
238	4,855.00	0.11	3,634.0	372
239	4,744.00	0.11	3,586.0	372
240	4,652.00	0.11	3,503.0	372

Lot Number	Lot Area sq. ft.	Lot Area (Acres)	Pad Area sq. ft.	Pad Elevation
241	4,778.00	0.11	3,622.0	372
242	4,970.00	0.11	3,446.0	374
243	5,639.00	0.13	4,040.0	374
244	5,435.00	0.12	4,088.0	374
245	5,853.00	0.13	4,365.0	374
246	5,745.00	0.13	4,256.0	374
247	6,084.00	0.14	4,818.0	374
248	6,683.00	0.15	6,040.0	374
249	6,577.00	0.15	4,844.0	378
250	6,649.00	0.15	4,643.0	378
251	5,957.00	0.14	4,300.0	380
252	11,153.00	0.26	5,685.0	380
253*	17,665.00	0.41	5,392.0	380
254*	20,028.00	0.46	5,735.0	386
255	16,812.00	0.39	5,703.0	386
256*	9,893.00	0.23	4,465.0	386
257*	9,008.00	0.21	4,407.0	384
258*	9,147.00	0.21	3,653.0	382
259*	9,312.00	0.21	3,737.0	382
260*	8,264.00	0.19	3,833.0	382
261 A B C D E F	15,677	0.36	14,804	388
262 A B C D E F	17,022	0.39	16,169	392
263 A B C D E F	16,677	0.38	15,373	394
264 A B C D E F	16,131	0.37	14,678	392
265 A B C D E F	15,038	0.35	14,351	390
266 A B C D E F	15,372	0.35	14,826	388
267 A B C D E F	17,871	0.41	17,204	388

Lot Number F	Lot Area sq. ft.	Lot Area (Acres)	Pad Area sq. ft.	Pad Elevation
268 A B C D E F	18,357	0.4	17,883	388
269 A B C D E F	18,663	0.4	18,179	388
270 A B C D E F	14,658	0.3	14,037	390
271 A B C D E F	16,989	0.4	15,842	392
272 A B C D E F	16,664	0.4	15,179	396
273 A B C D E F	19,252	0.4	18,063	402
274 A B C D E F	16,725	0.4	15,415	396
275 A B C D E F	15,300	0.4	13,888	408
276 A B C D E F	15,761	0.36	13,790	406
277 A B C D E F	16,488	0.38	14,005	396

Lot Number	Lot Area sq. ft.	Lot Area (Acres)	Pad Area sq. ft.	Pad Elevation
278 A B C D E F	18,924	0.43	18,006	394
279 A B C D E F	15,350	0.35	14,511	390
280 A B C D E F	16,971	0.39	16,378	388
281 A B C D E F	26,042	0.6	24,411	384
282 A B C D E F	20,152	0.5	18,550	384
283 A B C D E F	19,142	0.4	16,834	390
284 A B C D E F	14,761	0.3	12,511	394
285 A B C D E F	16,090	0.4	14,535	406
286 A B C D E F	17,902	0.4	15,980	410
287 A B C D E F	17,867	0.4	16,840	408

Lot Number	Lot Area sq. ft.	Lot Area (Acres)	Pad Area sq. ft.	Pad Elevation
288 A B C D E F	15,682	0.4	14,685	404
289	4,638.00	0.11	4,379.0	404
290	3,605.00	0.08	3,223.0	404
291	3,464.00	0.08	3,310.0	406
292	3,603.00	0.08	2,992.0	406
293	3,421.00	0.08	3,257.0	410
294	3,620.00	0.08	3,460.0	410
295	3,687.00	0.08	3,522.0	412
296	3,556.00	0.08	3,392.0	412
297	3,458.00	0.08	3,273.0	412
298	3,482.00	0.08	3,287.0	412
299	3,456.00	0.08	3,281.0	412
300	3,347.00	0.08	3,084.0	412
301	3,396.00	0.08	3,175.0	414
302	3,747.00	0.09	3,445.0	414
303	3,946.00	0.09	3,605.0	416
304	5,887.00	0.14	5,232.0	416
305	3,864.00	0.09	3,393.0	418
306	4,006.00	0.09	3,528.0	418
307	4,017.00	0.09	3,433.0	412
308	4,048.00	0.09	3,595.0	412
309	3,585.00	0.08	3,069.0	406
310	4,003.00	0.09	3,627.0	406
311	3,615.00	0.08	3,224.0	400
312	4,086.00	0.09	3,927.0	400
313	3,481.00	0.08	2,716.0	394
314	3,368.00	0.08	3,279.0	394
315	3,207.00	0.07	2,813.0	390
316	3,566.00	0.08	3,502.0	390
317	3,576.00	0.08	3,104.0	386
318	4,316.00	0.10	3,821.0	386
319	3,230.00	0.07	3,102.0	384
320	3,230.00	0.07	3,053.0	384
321	3,230.00	0.07	3,157.0	382
322	3,230.00	0.07	3,100.0	382
323	3,230.00	0.07	3,124.0	382
324	3,346.00	0.08	3,165.0	382
325	3,326.00	0.08	3,050.0	382
326	3,330.00	0.08	3,174.0	380
327	3,330.00	0.08	3,174.0	380
328	3,243.00	0.07	3,125.0	380
329	3,230.00	0.07	2,997.0	380
330	3,238.00	0.07	3,130.0	378
331	3,237.00	0.07	3,110.0	378
332	3,230.00	0.07	3,109.0	378
333	4,239.00	0.10	4,015.0	376
334	7,053.00	0.16	5,766.0	412
335	5,687.00	0.13	4,494.0	416
336	5,707.00	0.13	5,259.0	420
337	5,690.00	0.13	4,886.0	422
338	5,693.00	0.13	4,818.0	426
339	5,728.00	0.13	4,484.0	432
340	5,724.00	0.13	4,853.0	436
341	5,773.00	0.13	4,460.0	442
342	6,096.00	0.14	4,669.0	446

Lot Number	Lot Area sq. ft.	Lot Area (Acres)	Pad Area sq. ft.	Pad Elevation
343	6,085.00	0.14	4,682.0	450
344	6,058.00	0.14	4,746.0	454
345	6,100.00	0.14	5,095.0	458
346	6,103.00	0.14	4,714.0	460
347	6,079.00	0.14	4,872.0	464
348	6,100.00	0.14	5,203.0	466
349	6,411.00	0.15	5,378.0	468
350	6,598.00	0.15	5,552.0	470
351	6,475.00	0.15	5,678.0	470
352	5,664.00	0.13	5,509.0	470
353	5,472.00	0.13	5,354.0	470
354	5,112.00	0.12	4,981.0	470
355	5,125.00	0.12	5,006.0	468
356	5,118.00	0.12	4,693.0	468
357	5,118.00	0.12	4,494.0	468
358	5,263.00	0.12	4,667.0	466
359	5,467.00	0.13	5,220.0	464
360	5,753.00	0.13	5,446.0	462
361	6,032.00	0.14	5,470.0	458
362	5,891.00	0.14	5,077.0	454
363	5,529.00	0.13	4,514.0	452
364	5,550.00	0.13	4,883.0	452
365	6,546.00	0.15	5,466.0	456
366	5,409.00	0.12	5,039.0	456
367	5,979.00	0.14	5,204.0	458
368	6,372.00	0.15	5,503.0	460
369	5,825.00	0.13	5,242.0	462
370	5,180.00	0.12	5,040.0	464
371	4,989.00	0.11	4,856.0	464
372	4,986.00	0.11	4,847.0	466
373	4,985.00	0.11	4,899.0	468
374	4,985.00	0.11	4,875.0	468
375	4,984.00	0.11	4,788.0	470
376	5,005.00	0.11	4,662.0	470
377	5,669.00	0.13	5,270.0	470
378	6,118.00	0.14	5,585.0	472
379	6,061.00	0.14	5,602.0	474
380	6,432.00	0.15	6,122.0	476
381	5,308.00	0.12	5,027.0	476
382	5,187.00	0.12	4,847.0	476
383	5,187.00	0.12	4,876.0	474
384	5,187.00	0.12	4,702.0	472
385	5,187.00	0.12	4,345.0	470
386	5,187.00	0.12	4,405.0	466
387	5,187.00	0.12	4,613.0	462
388	5,187.00	0.12	4,589.0	460
389	5,202.00	0.12	4,437.0	454
390	5,527.00	0.13	4,664.0	448
391	5,536.00	0.13	4,542.0	442
392	5,536.00	0.13	4,700.0	436
393	5,536.00	0.13	4,733.0	430
394	5,536.00	0.13	4,652.0	424
395	5,536.00	0.13	4,837.0	420
396	6,100.00	0.14	4,646.0	414
397	8,424.00	0.19	5,647.0	404
398	10,017.00	0.23	5,830.0	396
399	11,275.00	0.26	4,761.0	426
400	11,303.00	0.26	4,779.0	432
401	12,342.00	0.28	4,809.0	440
402	15,091.00	0.35	4,569.0	444

Lot Number	Lot Area sq. ft.	Lot Area (Acres)	Pad Area sq. ft.	Pad Elevation
403	17,135.00	0.39	5,017.0	450
404	17,234.00	0.40	5,113.0	454
405	11,088.00	0.25	5,354.0	478
406	11,692.00	0.27	6,312.0	476
407	11,458.00	0.26	6,486.0	474
408	11,784.00	0.27	6,517.0	474
409	11,081.00	0.25	6,211.0	474
410	10,190.00	0.23	6,050.0	472
411	11,061.00	0.25	6,001.0	470
412	11,532.00	0.26	6,011.0	470
413	11,217.00	0.26	5,977.0	468
414	10,648.00	0.24	5,980.0	466
415	10,281.00	0.24	5,791.0	464
416	9,939.00	0.23	6,006.0	464
417	10,659.00	0.24	6,011.0	462
418	11,651.00	0.27	6,495.0	462
419	18,777.00	0.43	8,376.0	460
420	7,518.00	0.17	7,104.0	458
421	7,574.00	0.17	6,363.0	460
422	12,555.00	0.29	6,184.0	462
423	12,737.00	0.29	5,777.0	464
424	15,215.00	0.35	6,980.0	468
425	15,267.00	0.35	8,035.0	468
426	16,512.00	0.38	8,358.0	470
427	14,055.00	0.32	8,163.0	470
428*	35,546.00	0.82	8,255.0	468
429*	25,620.00	0.59	8,447.0	468
430*	16,543.00	0.38	8,252.0	466
431	16,036.00	0.37	7,844.0	464
432	14,813.00	0.34	7,562.0	460
433	11,659.00	0.27	10,637.0	456
434	24,938.00	0.57	12,596.0	456
435	26,322.00	0.60	11,486.0	456
436	28,391.00	0.65	10,660.0	456
437	22,296.00	0.51	9,558.0	454
438	8,716.00	0.20	7,258.0	452
439	7,862.00	0.18	5,678.0	450
440	11,096.00	0.25	5,667.0	448
441	12,482.00	0.29	5,922.0	446
442	12,500.00	0.29	6,052.0	444
443	10,890.00	0.25	5,587.0	442
444	10,989.00	0.25	5,718.0	440
445	11,051.00	0.25	5,342.0	438
446	18,480.00	0.42	7,875.0	434
447	8,997.00	0.21	7,312.0	436
448	6,365.00	0.15	5,311.0	438
449	6,663.00	0.15	5,189.0	440
450	7,549.00	0.17	6,205.0	442
451	7,774.00	0.18	6,574.0	446
452	7,313.00	0.17	6,592.0	448
453	6,824.00	0.16	6,386.0	450
454	7,735.00	0.18	6,698.0	454
455	8,045.00	0.18	7,000.0	458
456	8,846.00	0.20	7,701.0	462
457	8,218.00	0.19	7,266.0	466
458	8,143.00	0.19	7,252.0	468
459	8,107.00	0.19	7,323.0	468
460	6,749.00	0.15	6,367.0	468
461	6,849.00	0.16	6,410.0	466
462	6,183.00	0.14	5,727.0	464

Lot Number	Lot Area sq. ft.	Lot Area (Acres)	Pad Area sq. ft.	Pad Elevation
463	6,237.00	0.14	5,497.0	464
464	7,155.00	0.16	6,185.0	462
465	6,304.00	0.14	4,825.0	460
466	6,159.00	0.14	5,258.0	452
467	6,580.00	0.15	5,823.0	454
468	7,000.00	0.16	5,860.0	456
469	9,858.00	0.23	7,348.0	458
470	9,392.00	0.22	7,379.0	460
471	10,449.00	0.24	8,623.0	460
472	10,789.00	0.25	8,377.0	458
473	8,499.00	0.20	7,003.0	456
474	6,342.00	0.15	5,616.0	454
475	6,340.00	0.15	5,837.0	452
476	6,302.00	0.14	5,423.0	450
477	10,005.00	0.23	8,162.0	448
478	4,140.00	0.10	3,590.0	464
479	3,664.00	0.08	3,610.0	464
480	3,711.00	0.09	3,578.0	466
481	3,759.00	0.09	3,621.0	468
482	3,806.00	0.09	3,659.0	468
483	3,853.00	0.09	3,703.0	468
484	4,483.00	0.10	4,290.0	470
485	5,011.00	0.12	4,846.0	468
486	5,020.00	0.12	4,912.0	466
487	3,739.00	0.09	3,284.0	464
488	3,634.00	0.08	3,511.0	462
489	3,634.00	0.08	3,415.0	462
490	3,634.00	0.08	3,342.0	460
491	3,634.00	0.08	3,330.0	456
492	3,634.00	0.08	3,192.0	454
493	3,634.00	0.08	3,116.0	450
494	3,634.00	0.08	3,060.0	446
495	3,634.00	0.08	3,092.0	442
496	4,786.00	0.11	4,120.0	438
497	3,871.00	0.09	3,051.0	432
498	3,634.00	0.08	3,080.0	436
499	3,634.00	0.08	3,024.0	440
500	3,634.00	0.08	3,066.0	444
501	3,634.00	0.08	3,043.0	448
502	3,634.00	0.08	3,039.0	452
503	3,634.00	0.08	3,232.0	456
504	4,003.00	0.09	3,433.0	460
505	4,337.00	0.10	4,191.0	462
506	4,386.00	0.10	3,984.0	464
507	4,216.00	0.10	3,943.0	464
508	4,078.00	0.09	3,778.0	464
509	3,649.00	0.08	3,357.0	464
510	3,868.00	0.09	3,380.0	462
511	3,909.00	0.09	3,392.0	458
512	4,860.00	0.11	3,644.0	456
513	4,432.00	0.10	3,343.0	450
514	3,979.00	0.09	3,413.0	452
515	4,241.00	0.10	3,684.0	456
516	4,315.00	0.10	3,421.0	462
517	5,583.00	0.13	5,066.0	462
518	5,557.00	0.13	5,191.0	462
519	5,062.00	0.12	4,342.0	458
520	4,981.00	0.11	4,333.0	454
521	5,195.00	0.12	4,125.0	450
522	5,409.00	0.12	4,677.0	446

Lot Number	Lot Area sq. ft.	Lot Area (Acres)	Pad Area sq. ft.	Pad Elevation
523	5,341.00	0.12	4,843.0	440
524	4,179.00	0.10	3,672.0	436
525	3,542.00	0.08	3,182.0	432
526	4,032.00	0.09	3,107.0	428
527	3,634.00	0.08	3,375.0	424
528	3,634.00	0.08	3,450.0	426
529	3,634.00	0.08	3,382.0	426
530	3,634.00	0.08	3,483.0	428
531	3,634.00	0.08	3,485.0	430
532	4,189.00	0.10	3,792.0	432
533	4,131.00	0.09	3,650.0	426
534	3,634.00	0.08	3,244.0	424
535	3,633.00	0.08	3,311.0	424
536	3,640.00	0.08	3,276.0	424
537	4,149.00	0.10	3,840.0	424
538	4,375.00	0.10	4,154.0	422
539	4,673.00	0.11	4,449.0	420
540	5,514.00	0.13	5,320.0	420
541	7,406.00	0.17	5,240.0	424
542	6,904.00	0.16	4,889.0	420
543	6,787.00	0.16	5,610.0	420
544	6,143.00	0.14	5,477.0	420
545	7,376.00	0.17	5,132.0	422
546	8,410.00	0.19	5,274.0	422
547	8,904.00	0.20	5,585.0	424
548	10,410.00	0.24	5,624.0	426
549	9,755.00	0.22	4,714.0	428
550	6,096.00	0.14	3,595.0	432
551	6,717.00	0.15	4,851.0	436
552	4,556.00	0.10	4,444.0	420
553	4,007.00	0.09	3,763.0	420
554	5,470.00	0.13	4,999.0	420
555	4,412.00	0.10	3,985.0	420
556	4,098.00	0.09	3,752.0	422
557	3,692.00	0.08	3,306.0	422
558	3,939.00	0.09	3,682.0	422
559	4,016.00	0.09	3,543.0	422
560	4,346.00	0.10	4,060.0	428
561	4,823.00	0.11	4,295.0	432
562	4,714.00	0.11	4,362.0	434
563	4,437.00	0.10	4,131.0	436
564	4,948.00	0.11	4,805.0	438
565	5,388.00	0.12	5,244.0	440
566	5,523.00	0.13	4,815.0	442
567	5,397.00	0.12	4,777.0	446
568	6,737.00	0.15	6,139.0	450
569	5,170.00	0.12	4,602.0	452
570	4,290.00	0.10	3,860.0	450
571	4,370.00	0.10	3,776.0	446
572	4,715.00	0.11	4,048.0	442
573	4,741.00	0.11	4,330.0	440
574	4,561.00	0.10	3,973.0	438
575	4,513.00	0.10	3,859.0	436
576	4,232.00	0.10	3,553.0	434
577	4,222.00	0.10	3,613.0	432
578	4,206.00	0.10	3,672.0	430
579	4,053.00	0.09	3,511.0	428
580	3,888.00	0.09	3,373.0	426
581	3,936.00	0.09	3,687.0	424
582	4,009.00	0.09	3,821.0	422

Lot Number	Lot Area sq. ft.	Lot Area (Acres)	Pad Area sq. ft.	Pad Elevation
583	3,993.00	0.09	3,880.0	420
584	3,740.00	0.09	3,605.0	418
585	3,737.00	0.09	3,487.0	418
586	3,938.00	0.09	3,603.0	418
587	4,331.00	0.10	4,009.0	418
588	5,590.00	0.13	5,209.0	416
589	4,363.00	0.10	3,783.0	416
590	4,085.00	0.09	3,982.0	416
591	3,799.00	0.09	3,616.0	414
592	3,784.00	0.09	3,665.0	412
593 A B C D E F	18,856	0.4	17,366	408
594 A B C D E F	26,719	0.6	23,988	406
595 A B C D E F	17,727	0.4	16,914	406
596 A B C D E F	22,511	0.5	21,467	404
597 A B C D E F	22,977	0.5	22,303	404
598 A B C D E F	17,722	0.4	16,397	406
599 A B C D E F	21,620	0.5	15,861	406
600 A B C D E F	31,081	0.7	22,767	406

Lot Number	Lot Area sq. ft.	Lot Area (Acres)	Pad Area sq. ft.	Pad Elevation
601	177,239.00	4.07	82,591.0	400
602	17,185.00	0.39	17,185.0	406
603	119,969.00	2.75	32,098.0	394
604	8,505.32	0.20	7,158.0	378
605	184,118.00	4.23	145,776.0	372
606	12,147.00	0.28	7,295.0	368
607	10,301.00	0.24		LANDSCAPE (H.O.A.)
608	5,234.00	0.12		LANDSCAPE (H.O.A.)
609	2,290.00	0.05		LANDSCAPE (H.O.A.)
610	16,086.00	0.37		LANDSCAPE (H.O.A.)
611	37,611.00	0.86		LANDSCAPE (H.O.A.)
612	103,095.00	2.37		LANDSCAPE (H.O.A.)
613	74,619.00	1.71		LANDSCAPE (H.O.A.)
614	8,688.00	0.20		LANDSCAPE (H.O.A.)
615	108,761.00	2.50		LANDSCAPE (H.O.A.)
616	10,503.00	0.24		LANDSCAPE (H.O.A.)
617	27,816.00	0.64		LANDSCAPE (H.O.A.)
618	96,472.00	2.21		LANDSCAPE (H.O.A.)
619	2,952.00	0.07		LANDSCAPE (H.O.A.)
620	60,961.00	1.40		LANDSCAPE (H.O.A.)
621	6,652.00	0.15		LANDSCAPE (H.O.A.)
622	21,531.00	0.49		LANDSCAPE (H.O.A.)
623	37,418.00	0.86		LANDSCAPE (H.O.A.)
624	4,705,840.00	108.03		OPEN SPACE
625	9,132,248.00	209.65		OPEN SPACE
626	131,351.00	3.02		PRIVATE ROADS
627	127,082.00	2.92		PRIVATE ROADS
628	35,651.00	0.82		PRIVATE ROADS
629	39,903.00	0.92		PRIVATE ROADS
630	21,445.00	0.49		PRIVATE ROADS
631	22,617.00	0.52		PRIVATE ROADS
632	20,467.00	0.47		PRIVATE ROADS
633	16,222.00	0.37		PRIVATE ROADS
634	132,601.00	3.04		PRIVATE ROADS
635	63,536.00	1.46		PRIVATE ROADS
636	83,625.00	1.92		PRIVATE ROADS
637	40,562.00	0.93		PRIVATE ROADS
638	14,696.00	0.34		PRIVATE ROADS
639	40,344.00	0.93		PRIVATE ROADS
640	31,689.00	0.73		PRIVATE ROADS
641	185,530.00	4.26		PRIVATE ROADS
642	104,330.00	2.40		PRIVATE ROADS
643	73,558.00	1.69		PRIVATE ROADS
644	9,271.00	0.21		PRIVATE ROADS
645	24,727.00	0.57		PRIVATE ROADS
646	31,854.00	0.73		PRIVATE ROADS
647	64,972.00	1.49		PRIVATE ROADS
648	39,466.00	0.91		PRIVATE ROADS
649	4,322.00	0.10		UTILITY EASEMENT
650	104,820.00	2.41		FIRE MANAGEMENT ZONE LOT
651	4,090.00	0.09	3,842.0	WET WELL PUMP STATION
652	51,242.00	1.18	30,586.0	FIRE STATION LOT
653	99,693.00	2.29		PUBLIC ROAD EASEMENT
654	193,114.00	4.43	24,052.8	WATER RESERVOIR LOT
655	1,802,169.00	41.37		OPEN SPACE LOT

Land Use Table

Land Use	Lots
Residential Lots	001-600
Private Parks/ Fitness Center Lots	601-604, 606
Public Parks Lot	605
Private Landscape Lots	607-623
Open Space Lots	624-625, 655
*Open Space Easement within Residential Lots	253-254, 256-260, 428-430
Private Roads Lots	626-648
Utilities Easement Lots	649
Water Reservoir Lot	654
Brush Management Zone Lot	650
Wet Well Pump Station	651
Fire Station Lot	652
Public Road Easement Lot	653

Open Space Lots (624-625, 655) and *Open Space Easement within Residential Lots (253-254, 256-260, 428-430): Total Open Space Area Provided 359.05 Acres

JOB NO.:
DRAWN:
SUBMITTALS:

REVISIONS:
⚠

REGISTERED PROFESSIONAL ENGINEER
M.H. SHAPOURI
C 52794
EXP. 12-31-14
CIVIL
STATE OF CALIFORNIA

WARNER RANCH

COUNTY OF SAN DIEGO
SITE PLAN

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SITE PLAN-11

SHEET TITLE:
LOT INFORMATION TABLES
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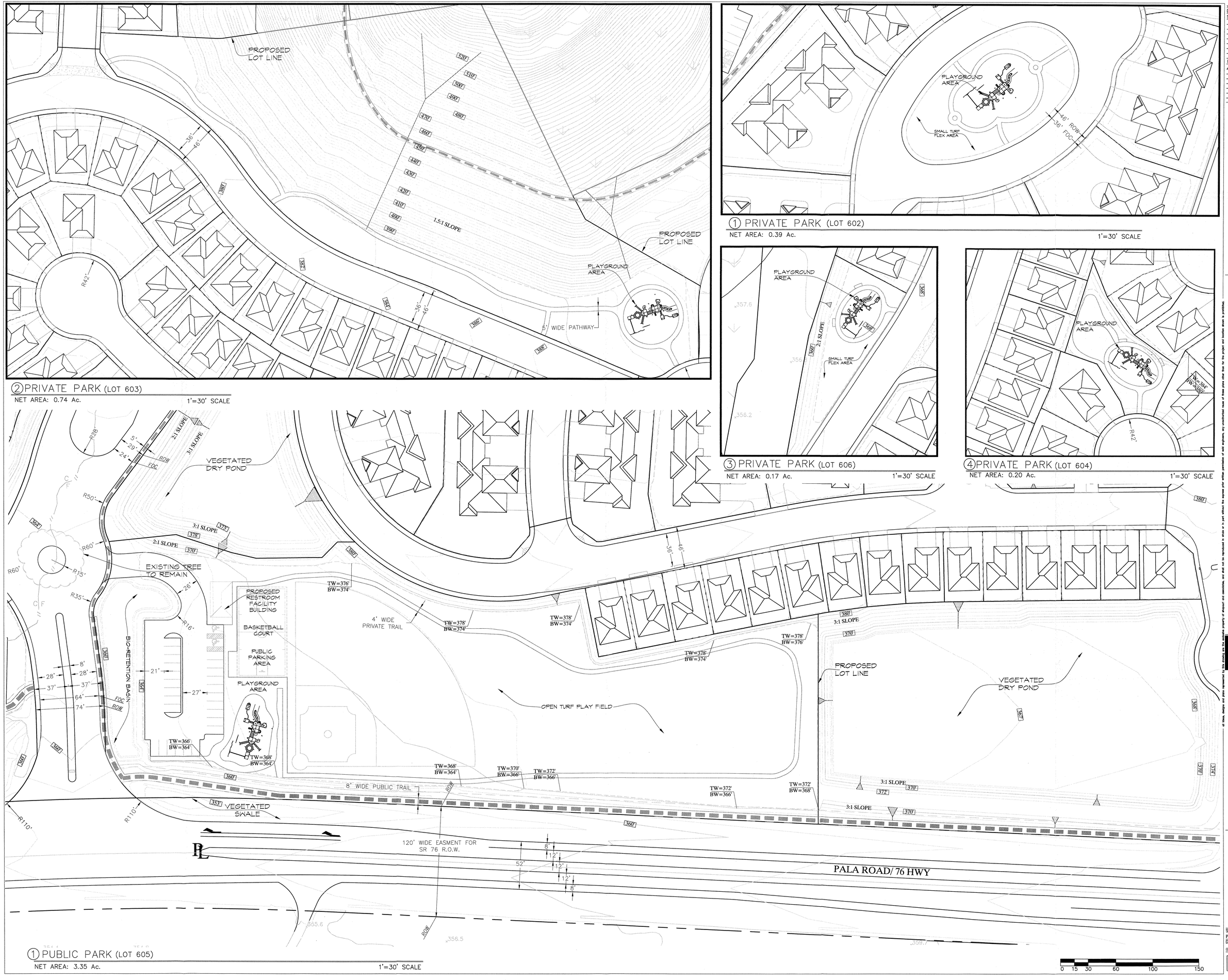

① PRIVATE PARK (LOT 602)
NET AREA: 0.39 Ac. 1'=30' SCALE

② PRIVATE PARK (LOT 603)
NET AREA: 0.74 Ac. 1'=30' SCALE

③ PRIVATE PARK (LOT 606)
NET AREA: 0.17 Ac. 1'=30' SCALE

④ PRIVATE PARK (LOT 604)
NET AREA: 0.20 Ac. 1'=30' SCALE

① PUBLIC PARK (LOT 605)
NET AREA: 3.35 Ac. 1'=30' SCALE

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WARNER RANCH
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SITE PLAN
LANDSCAPE
PRIVATE & PULIC
PARKS

SHEET TITLE:
PRIVATE & PUBLIC PARKS
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LIGHTING OVERVIEW

THE LIGHTING DESIGN FOR WARNER RANCH WILL BE IN KEEPING WITH THE RURAL SPIRIT OF THE PROJECT WHILE UTILIZING CAREFULLY SELECTED SOURCES AND LUMINARIES TO ADHERE TO DIVISION 4 OF THE SAN DIEGO COUNTY LIGHT POLLUTION CODE COMMONLY KNOWN AS THE "DARK SKY" ORDINANCE.

THE PROJECT IS LOCATED OUTSIDE OF THE 15 MILE RADIUS OF THE PALOMAR OBSERVATORY THEREFORE IT FALLS UNDER THE REQUIREMENTS FOR ZONE B OF THE SAN DIEGO COUNTY CODE. SINCE COLOR RENDITION IS AN IMPORTANT PART OF MAKING THE NEIGHBORHOOD FEEL SAFE, SOURCES WITH A HIGH COLOR RENDERING INDEX WILL BE USED IN FULL CUT OFF LIGHT FIXTURES TO COMPLY WITH THE CODE. IF A SOURCE WITH A LUMEN OUTPUT OF LESS THAN 4,050 LUMENS CAN PROVIDE THE TARGET LIGHT LEVELS, IT WILL BE USED IN LIEU OF A HIGHER OUTPUT/ HIGHER WATTAGE SOURCE TO MITIGATE LIGHT POLLUTION AND MAKE THE LIGHTING SYSTEM ENERGY EFFICIENT.

ANOTHER ASPECT OF LIMITING LIGHT POLLUTION AND SKY GLOW IS PROVIDING THE LOWEST LIGHT LEVEL NECESSARY. STRIKING A BALANCE BETWEEN PROVIDING ENOUGH ILLUMINATION FOR THE TASKS PERFORMED, AND CREATING A PLEASANT AND SAFE ATMOSPHERE FOR PEOPLE LIVING IN THIS COMMUNITY IS A PRIMARY GOAL OF THE LIGHTING DESIGN. FROM A LIGHTING PERSPECTIVE, CREATING A SECURE FEELING ENVIRONMENT IS NOT JUST A MATTER OF LIGHT LEVELS ON THE HORIZONTAL PLANE, ILLUMINATING VERTICAL SURFACES HELPS IN WAY FINDING AS WELL AS HELPING TO MAKE AN AREA FEEL SAFE. TO THIS END, SELECTED TREES AND LANDSCAPE FEATURES WILL BE SOFTLY UPLIT WITH SOURCES THAT PRODUCE LESS THAN 4,050 LUMENS IN LIGHT FIXTURES THAT ARE CAREFULLY AIMED AND PROVIDED WITH GLARE SHIELDS AND LOUVERS TO MITIGATE LIGHT SPILLING INTO THE SKY OR ONTO ADJACENT PROPERTIES.

LEGEND

SYMBOL	DESCRIPTION	COMMENTS
LANDSCAPE LIGHTING		
- - -	PROJECT ENTRIES AND MAJOR STREETS/ INTERSECTIONS.	TO CREATE A SENSE OF FOCUS AND HELP LIMIT THE NUMBER OF LUMINARIES USED, THESE AREAS WILL BE ILLUMINATED WITH LUMINARIES MOUNTED TO POLES (RANGING IN HEIGHT FROM 15'-20' SPACED 80' ON CENTER) UTILIZING METAL HALIDE SOURCES THAT PRODUCE MORE THAN 4,050 LUMENS AND WILL INCLUDE FULL CUTOFF OPTICS. POLE SPACING WILL BE CAREFULLY CONSIDERED TO WORK WITH TREE SPACING.
- • -	INTERIOR STREETS:	THE INTERIOR STREETS BE ILLUMINATED WITH SHIELDED LIGHT FIXTURES MOUNTED TO SHORTER POLES (RANGING IN HEIGHT FROM 10'-15' SPACED 80' ON CENTER) UTILIZING METAL HALIDE OR COMPACT FLUORESCENT SOURCES THAT PRODUCE LESS THAN 4,050 LUMENS.
(A)	PRIVATE PARKS:	PRIVATE PARKS WILL BE ILLUMINATED WITH SHIELDED LIGHT FIXTURES MOUNTED TO SHORTER POLES (RANGING IN HEIGHT FROM 10'-15') UTILIZING METAL HALIDE OR COMPACT FLUORESCENT SOURCES. LIGHTING TO BE PLACED IN APPROPRIATE LOCATIONS TO ACCOMMODATE LIMITED NIGHT USE.
(B)	PUBLIC PARKS:	PUBLIC PARKS ARE NOT INTENDED FOR NIGHT USE. ONLY LIGHTING NECESSARY FOR IDENTIFYING OBSTACLES AND AS SUCH REQUIRED BY ESTATE AND/OR LOCAL REGULATIONS FOR SAFETY PURPOSES WILL BE PROVIDED.

PROJECT ENTRIES/ MAJOR STREET LIGHT

INTERIOR STREET LIGHT AND PEDESTRIAN LIGHT ALTERNATIVES

CONCEPTUAL ONLY, ACTUAL SELECTION MAY VARY, BUT WILL BE SIMILAR IN SCALE AND FUNCTION

0 50 100 200 400 700

ILLUSTRATIVE STREET AND PARK LIGHTING PLAN

1"=100' SCALE

JOB NO.:
DRAWN:
SUBMITTALS:

REVISIONS:
1

REGISTERED PROFESSIONAL ENGINEER — RAY SHAPOURI — C 52784 EXP 12-31-14 — CIVIL — STATE OF CALIFORNIA

WARNER RANCH

COUNTY OF SAN DIEGO
SITE PLAN

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SITE PLAN-13
LIGHTING PLAN

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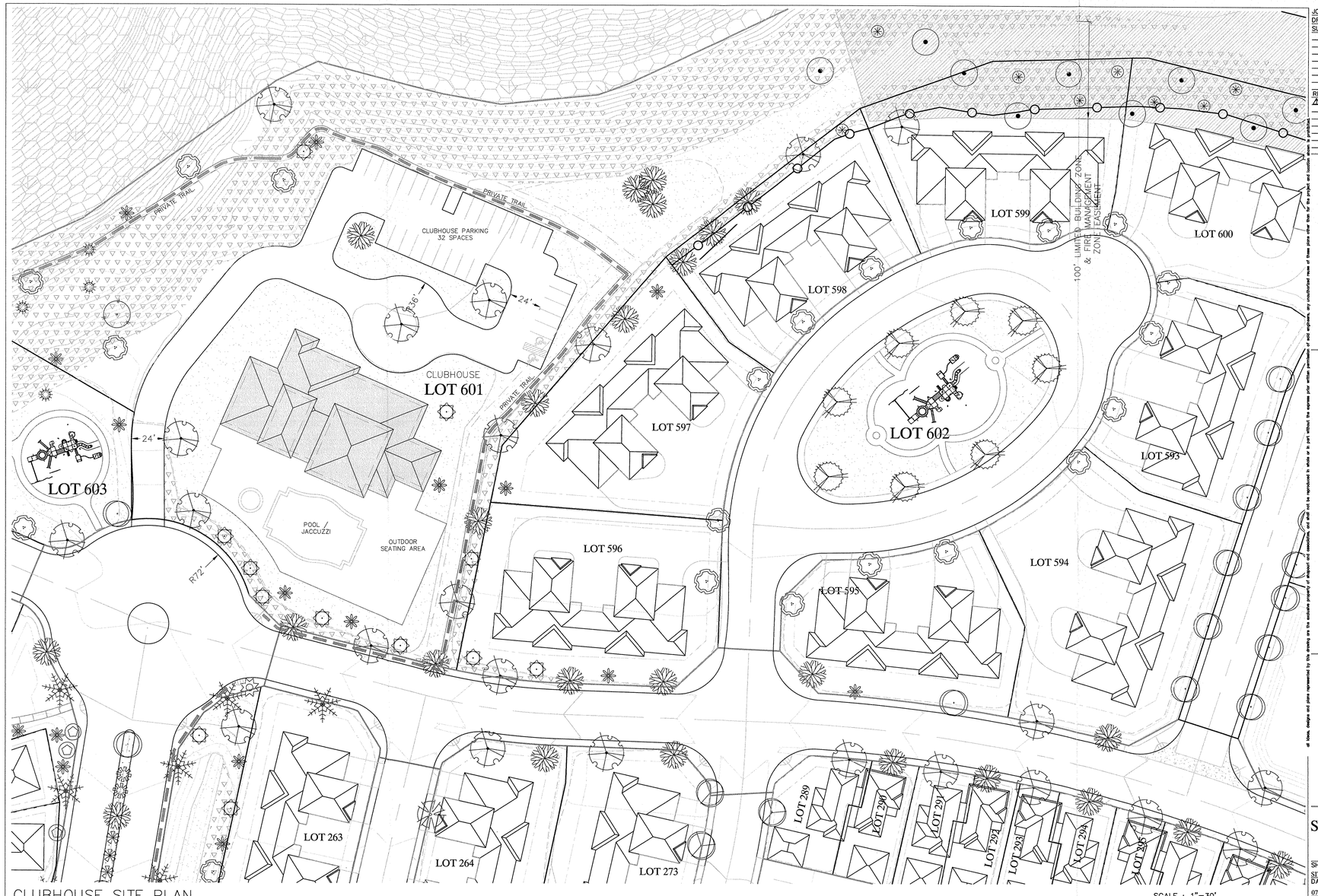

CLUBHOUSE SITE PLAN

1:30 SCALE

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REGISTERED PROFESSIONAL ENGINEER
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C 52794
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WARNER RANCH

COUNTY OF SAN DIEGO
SITE PLAN

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SITE PLAN-14
Clubhouse

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SHEET: 14 of 43

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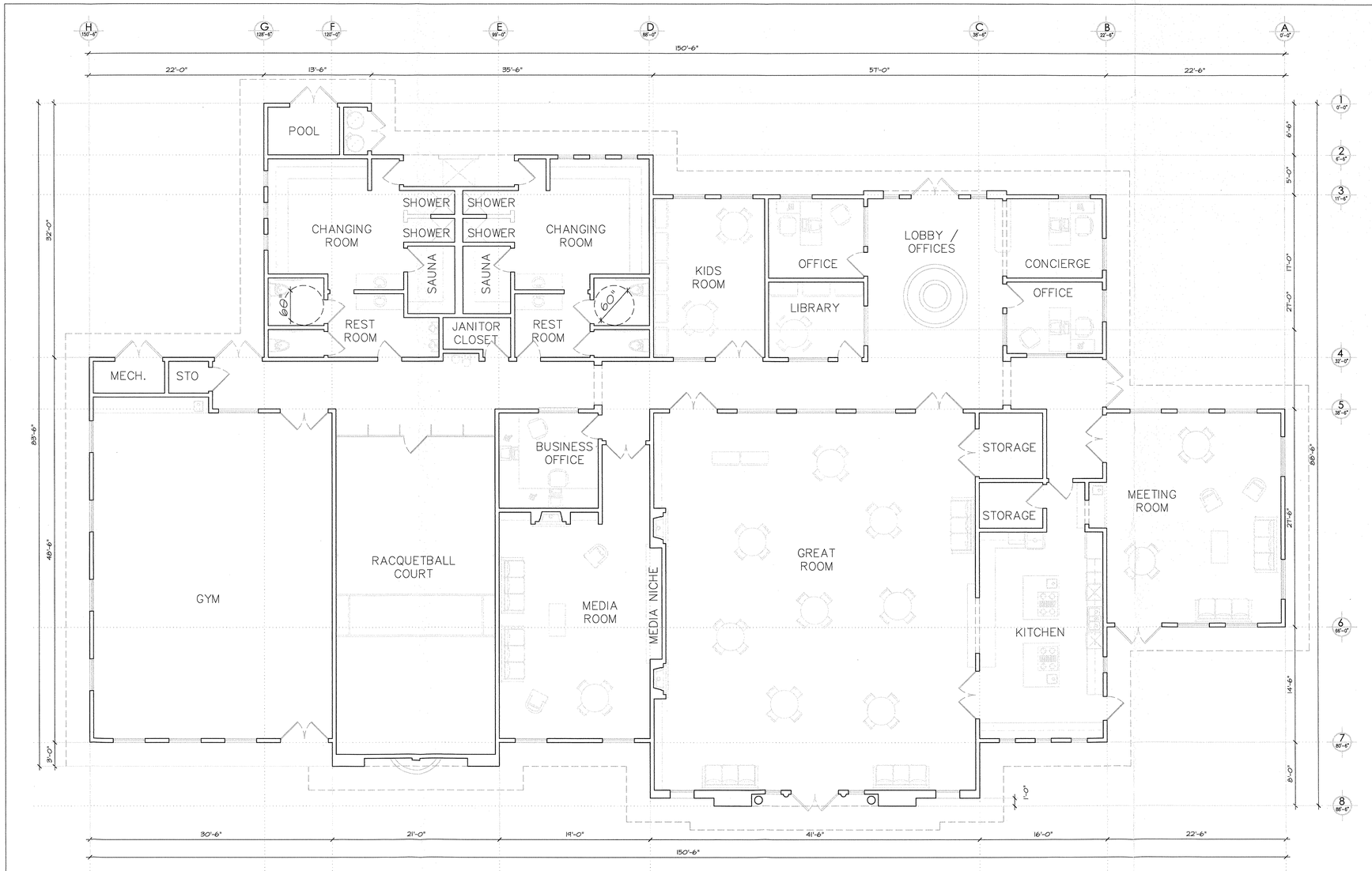

FLOOR PLAN

3/16" = 1'-0" SCALE

SCALE : 3/16" = 1'-0"

0 2 5 10 20

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SITE PLAN

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SITE PLAN-15
Clubhouse

SHEET TITLE:
FLOOR PLAN
DATE PRINTED: 07-23-2013
SHEET: 15 of 43

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CLUBHOUSE

- Lot No: 601
- Lot Size: 210,576 S.F. (4.83 AC.)
- Total Building Area: 9,346 S.F.
- Parking: 32
- Building Height: 24'-2"

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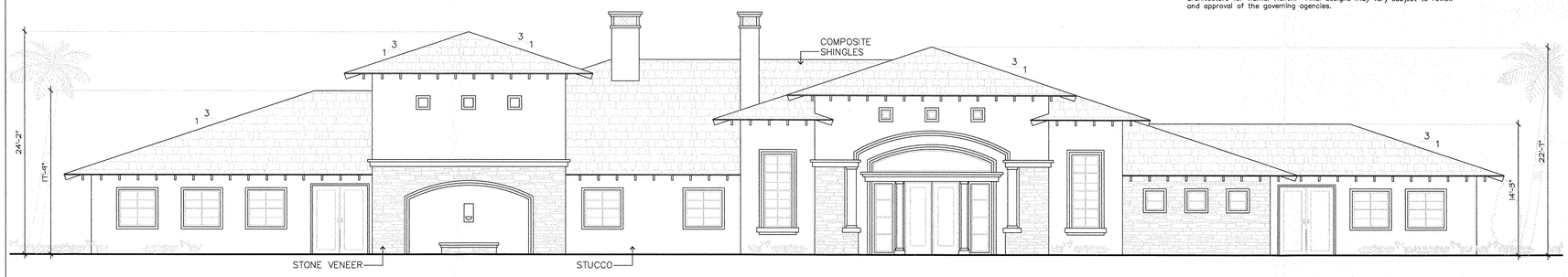

CONCEPTUAL FRONT ELEVATION

3/16" = 1'-0" SCALE

SCALE : 3/16" = 1'-0"

0 2 5 10 20

JOB NO.:
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SUBMITTALS:

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REGISTERED PROFESSIONAL ENGINEER
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SITE PLAN-16
Clubhouse

SHEET TITLE:
ELEVATION

DATE PRINTED: 07-23-2013

SHEET: 16 of 43

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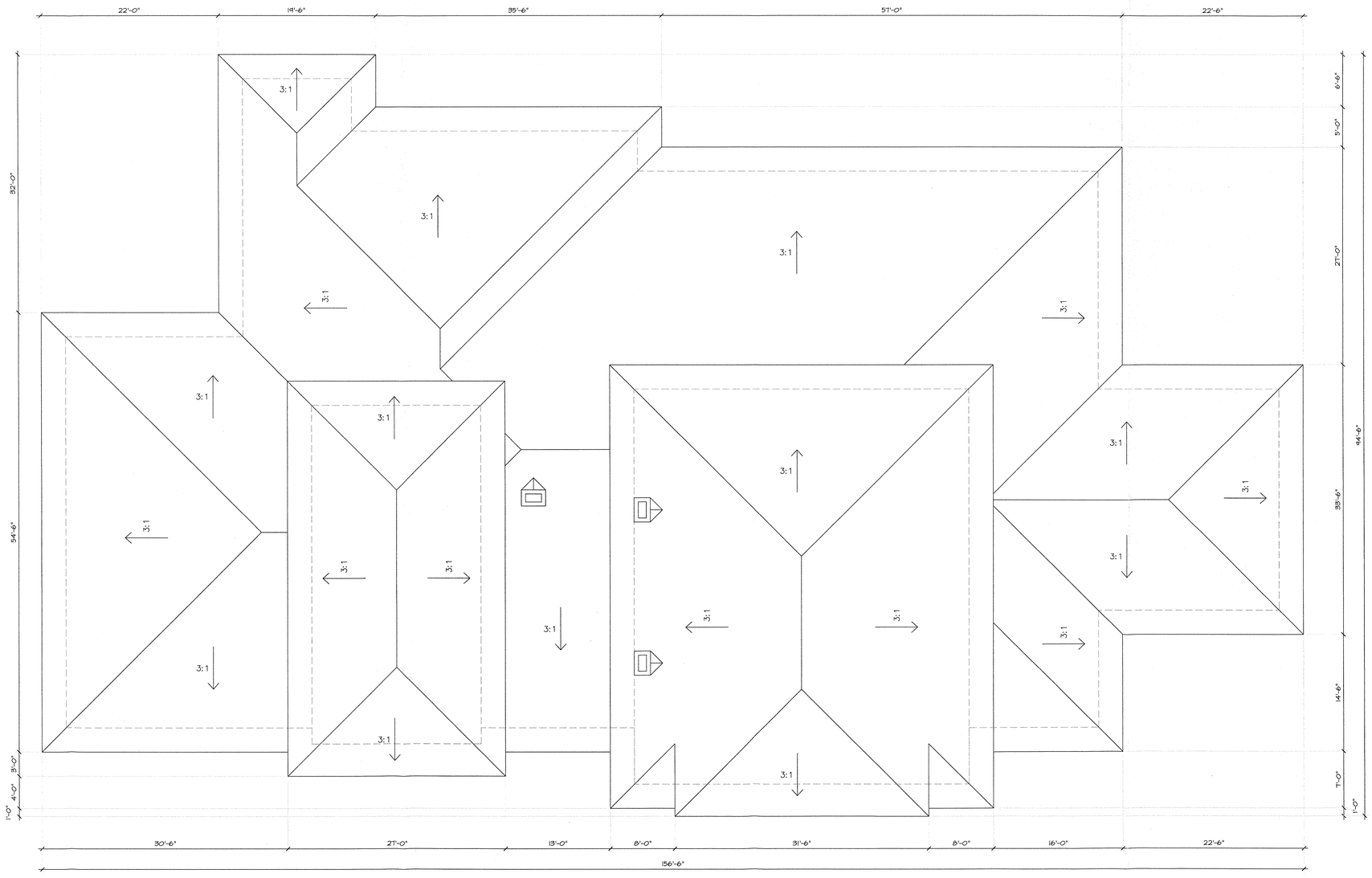

ROOF PLAN

3/16" = 1'-0" SCALE

SCALE : 3/16" = 1'-0"

0 2 5 10 20

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SUBMITTALS:

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SITE PLAN-17
Clubhouse

SHEET TITLE:
ROOF PLAN
DATE PRINTED: 07-23-2013
SHEET: 17 of 43

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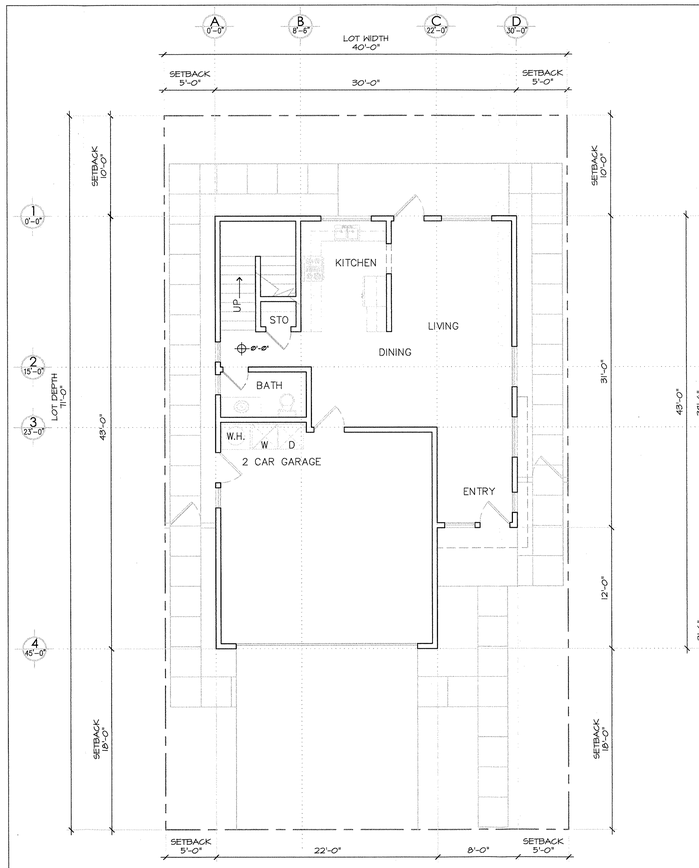
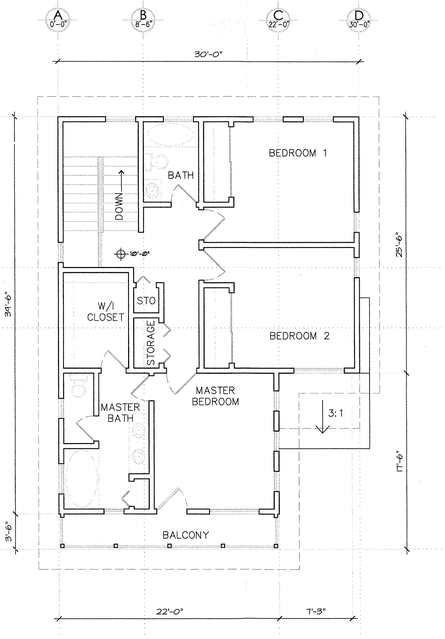


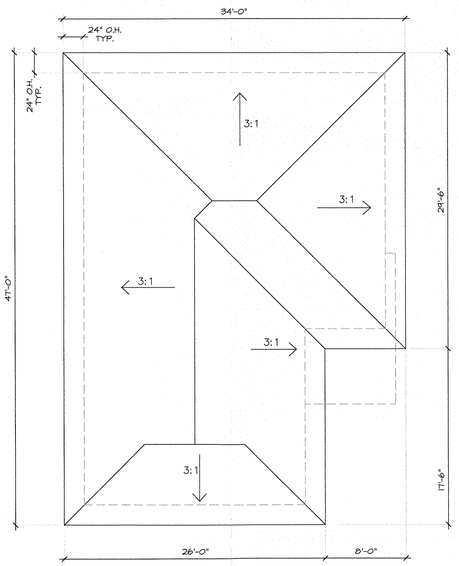
FIRST FLOOR PLAN

3/16" = 1'-0" SCALE



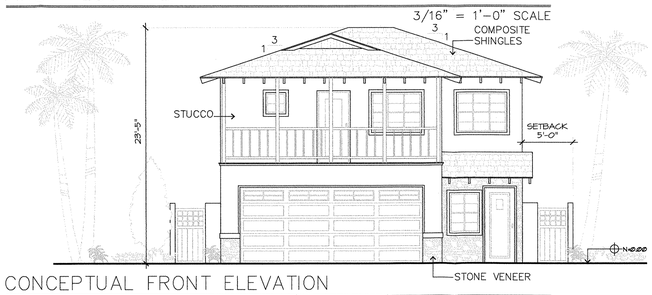
SECOND FLOOR PLAN

3/16" = 1'-0" SCALE



ROOF PLAN

3/16" = 1'-0" SCALE



CONCEPTUAL FRONT ELEVATION

3/16" = 1'-0" SCALE

SINGLE FAMILY 3,000 S.F LOT PLAN 1A-1
LOTS: 01-133, 319-333.

- Lot Size: 3,000 S.F. Typical
- Minimum Lot Dimension: 40'x 71'
- Living Area First Floor: 657 S.F.
- Living Area Second Floor: 905 S.F.
- Garage Area : 450 S.F.
- Total Area: 2,012 S.F.
- Housing Type: Single Family
- Front Yard Setback: 18'
- Side Yard Setback: 5'
- Rear Yard Setback: 10'
- Parking: Garages accessed from lanes in the front. Visitor parking provided at street.
- Building Height: 23'-5"

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SCALE : 3/16" = 1'-0"

0 2 5 10 20

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SITE PLAN-18
Single Family
Plan 1A-1

SHEET TITLE:
FLOOR PLANS / ELEVATION
DATE PRINTED: 07-23-2013
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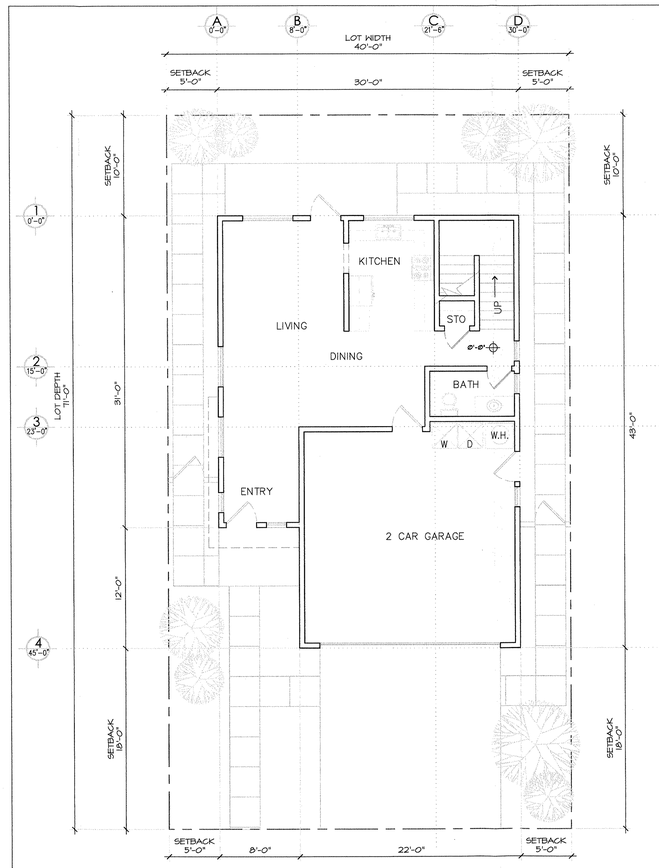
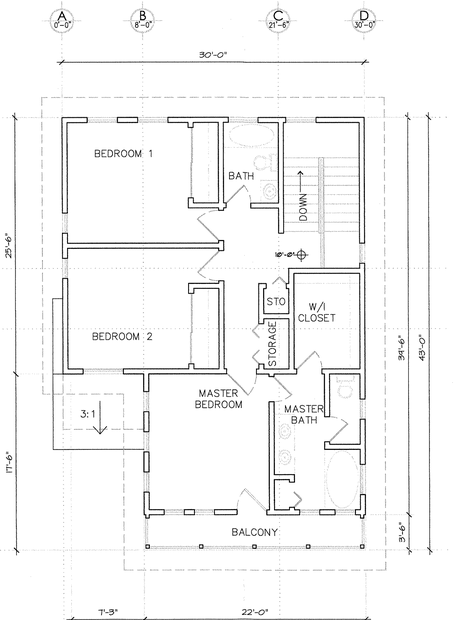


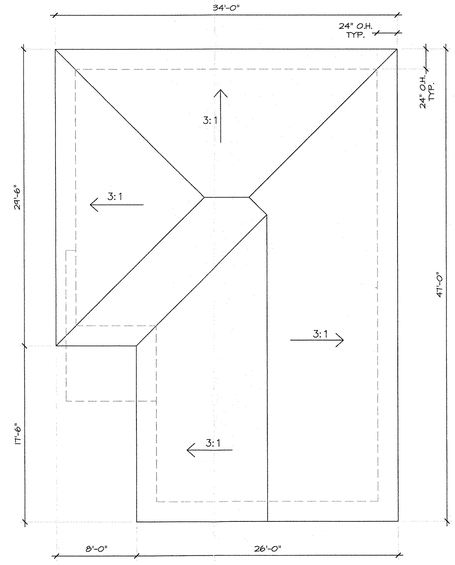
FIRST FLOOR PLAN

3/16" = 1'-0" SCALE



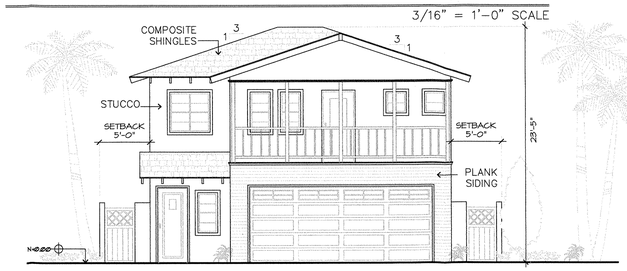
SECOND FLOOR PLAN

3/16" = 1'-0" SCALE



ROOF PLAN

3/16" = 1'-0" SCALE



CONCEPTUAL FRONT ELEVATION

3/16" = 1'-0" SCALE

SINGLE FAMILY 3,000 S.F LOT PLAN 1A-2
LOTS: 01-133, 319-333

- Lot Size: 3,000 S.F. Typical
- Minimum Lot Dimension: 40'x 71'
- Living Area First Floor: 657 S.F.
- Living Area Second Floor: 905 S.F.
- Garage Area : 450 S.F.
- Total Area: 2,012 S.F.
- Housing Type: Single Family
- Front Yard Setback: 18'
- Side Yard Setback: 5'
- Rear Yard Setback: 10'
- Parking: Garages accessed from lanes in the front. Visitor parking provided at street.
- Building Height: 23'-5"

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SCALE : 3/16" = 1'-0"

0 2 5 10 20

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SITE PLAN-19
Single Family
Plan 1A-2

SHEET TITLE:
FLOOR PLANS / ELEVATION
DATE PRINTED: 07-23-2013
SHEET: 19 of 43

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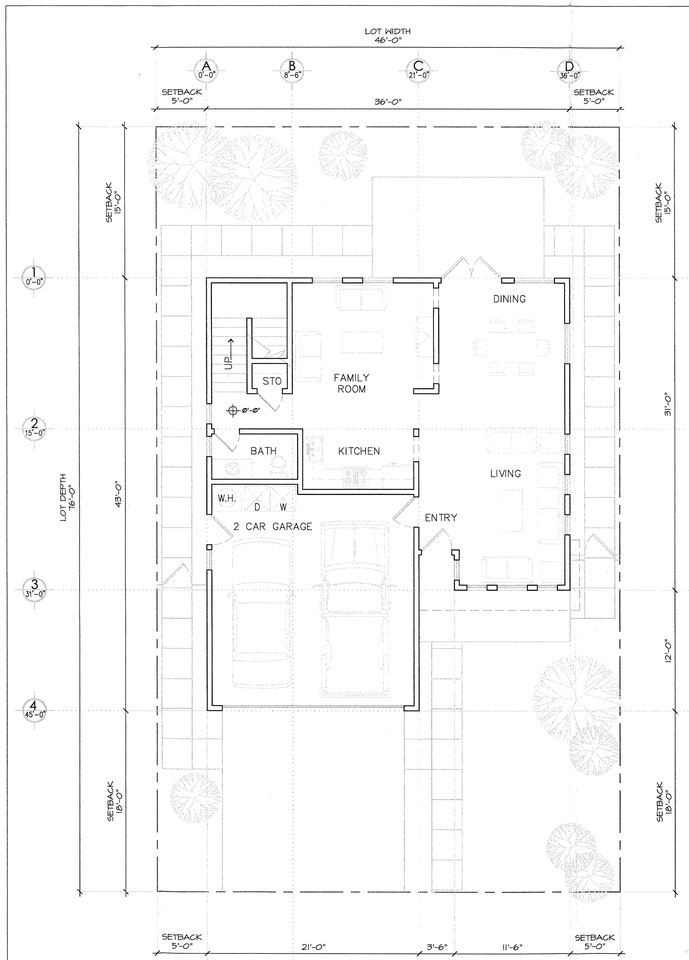
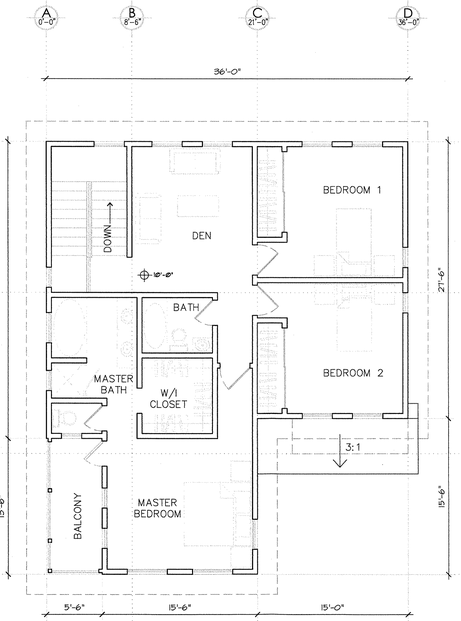


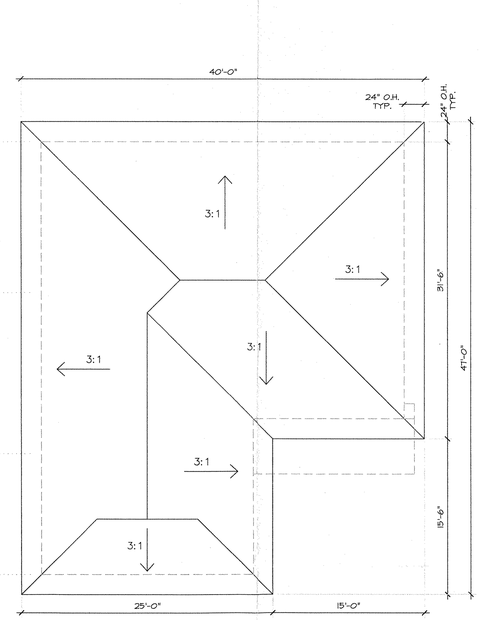
FIRST FLOOR PLAN

3/16" = 1'-0" SCALE



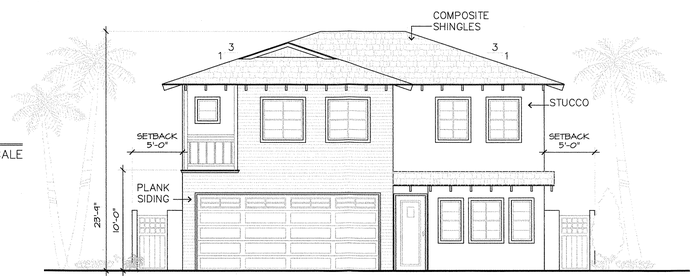
SECOND FLOOR PLAN

3/16" = 1'-0" SCALE



ROOF PLAN

3/16" = 1'-0" SCALE



CONCEPTUAL FRONT ELEVATION

3/16" = 1'-0" SCALE

SINGLE FAMILY 4,000 S.F LOT PLAN 2A-1
LOTS: 134-260, 478-592.

- Lot Size: 4,000 S.F. Typical
- Minimum Lot Dimension 46'x 76' Typical
- Living Area First Floor: 832 S.F.
- Living Area Second Floor: 1,063 S.F.
- Garage Area : 429 S.F.
- Total Area: 2,324 S.F.
- Housing Type: Single Family
- Front Yard Setback: 18'
- Side Yard Setback: 5'
- Rear Yard Setback: 15'
- Parking: Garages accessed from lanes in the front. Visitor parking provided at street.
- Building Height: 23'-9"

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SCALE : 3/16" = 1'-0"

0 2 5 10 20

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SITE PLAN-20
Single Family
Plan 2A-1

SHEET TITLE:
FLOOR PLANS / ELEVATION
DATE PRINTED: 07-23-2013
SHEET: 20 of 43

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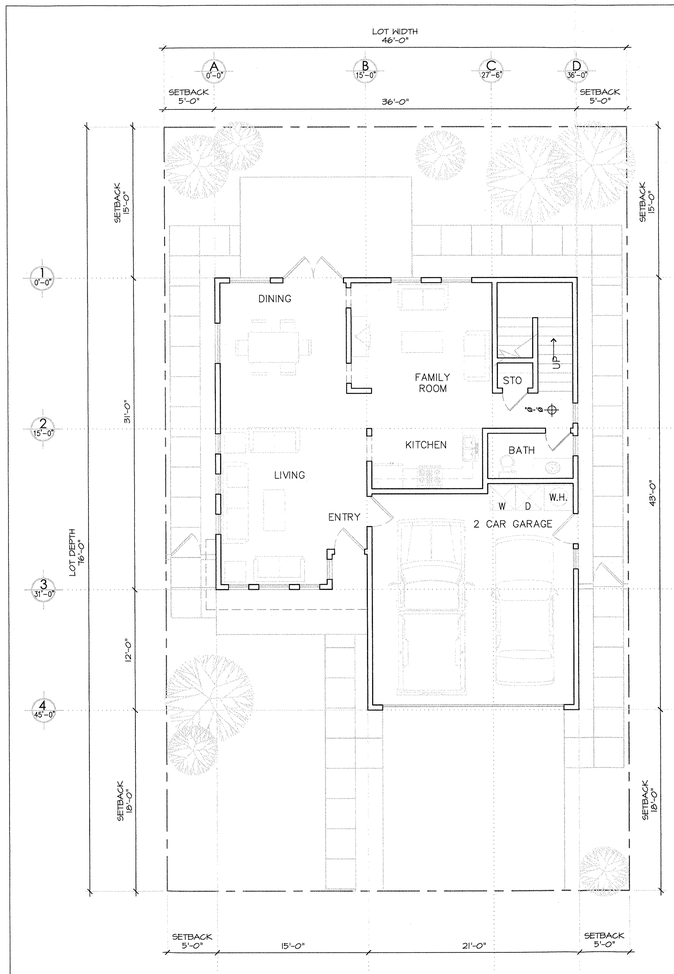
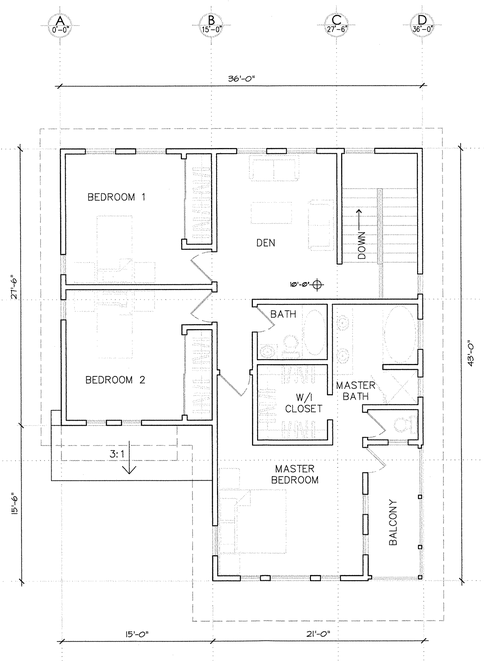


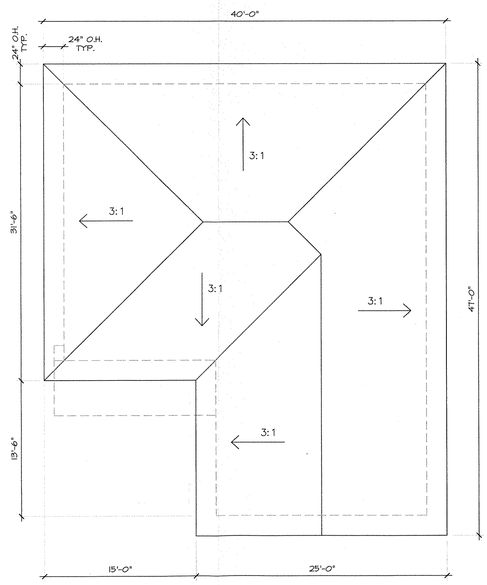
FIRST FLOOR PLAN

3/16" = 1'-0" SCALE



SECOND FLOOR PLAN

3/16" = 1'-0" SCALE



ROOF PLAN

3/16" = 1'-0" SCALE

CONCEPTUAL FRONT ELEVATION

3/16" = 1'-0" SCALE

SINGLE FAMILY 4,000 S.F LOT PLAN 2A-2
LOTS: 134-260, 478-592.

- Lot Size: 4,000 S.F. Typical
- Minimum Lot Dimension 46'x 76' Typical
- Living Area First Floor: 832 S.F.
- Living Area Second Floor: 1,063 S.F.
- Garage Area : 429 S.F.
- Total Area: 2,324 S.F.
- Housing Type: Single Family
- Front Yard Setback: 18'
- Side Yard Setback: 5'
- Rear Yard Setback: 15'
- Parking: Garages accessed from lanes in the front. Visitor parking provided at street.
- Building Height: 23'-9"

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SCALE : 3/16" = 1'-0"

0 2 5 10 20

JOB NO.:
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COUNTY OF SAN DIEGO
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SITE PLAN-21
Single Family
Plan 2A-2

SHEET TITLE:
FLOOR PLANS / ELEVATION
DATE PRINTED: 07-23-2013
SHEET: 21 of 43

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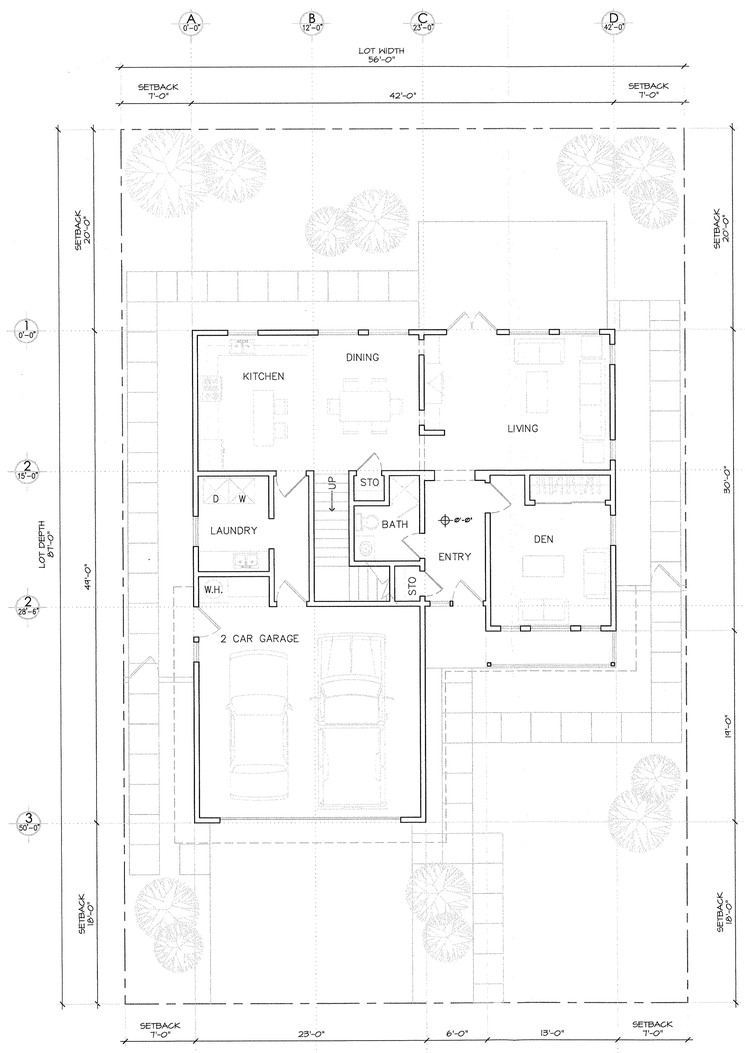
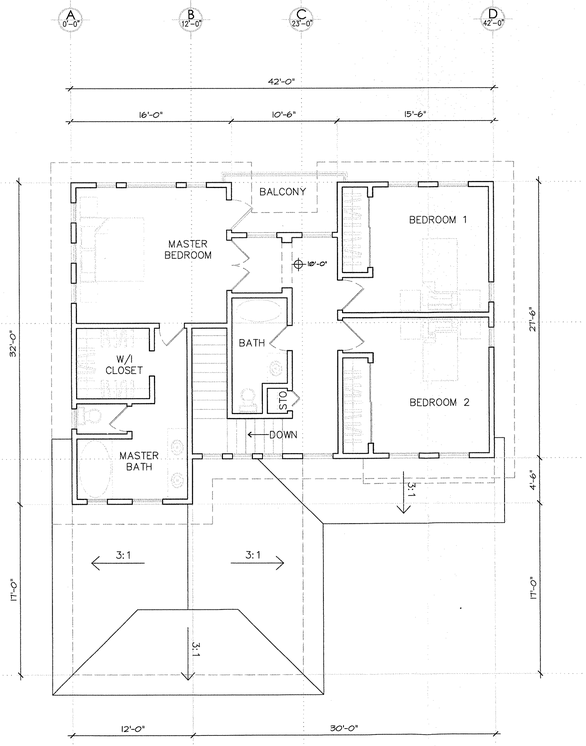


FIRST FLOOR PLAN

3/16" = 1'-0" SCALE



SECOND FLOOR PLAN

3/16" = 1'-0" SCALE

SCALE : 3/16" = 1'-0"

0 2 5 10 20

JOB NO.:
DRAWN:
SUBMITTALS:

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REGISTERED PROFESSIONAL ENGINEER
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MUP-22
Single Family
Plan 3A-1

SHEET TITLE:
FLOOR PLANS

DATE PRINTED: 07-23-2013

SHEET: 22 of 43

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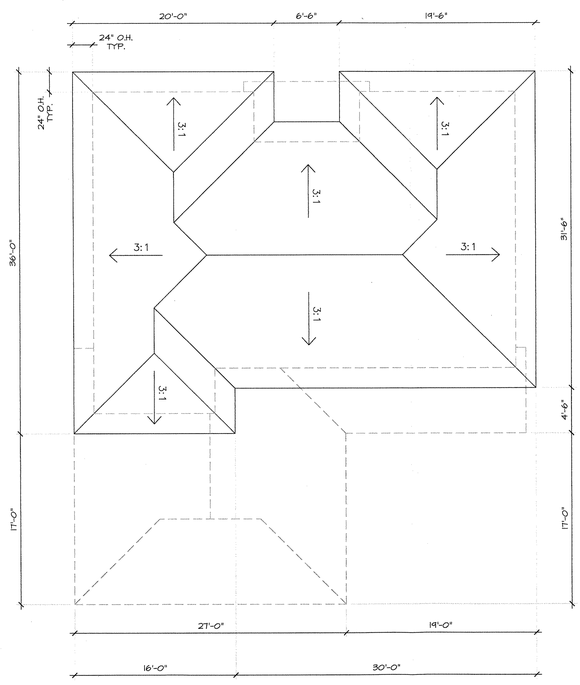

ROOF PLAN

3/16" = 1'-0" SCALE

CONCEPTUAL FRONT ELEVATION

3/16" = 1'-0" SCALE

SINGLE FAMILY 5,000 S.F LOT PLAN 3A-1
LOTS: 334-418.

- Lot Size: 5,000 S.F. Typical
- Minimum Lot Dimension 56'x 87' Typical
- Living Area First Floor: 1,094 S.F.
- Living Area Second Floor: 1,006 S.F.
- Garage Area : 483 S.F.
- Total Area: 2,583 S.F.
- Housing Type: Single Family
- Front Yard Setback: 18'
- Side Yard Setback: 7'
- Rear Yard Setback: 20'
- Parking: Garages accessed from lanes in the front. Visitor parking provided at street.
- Building Height: 23'-11"

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SCALE : 3/16" = 1'-0"

0 2 5 10 20

JOB NO.:
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WARNER RANCH

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SITE PLAN-23
Single Family
Plan 3A-1

SHEET TITLE:
ROOF PLAN / ELEVATION
DATE PRINTED: 07-23-2013
SHEET: 23 of 43

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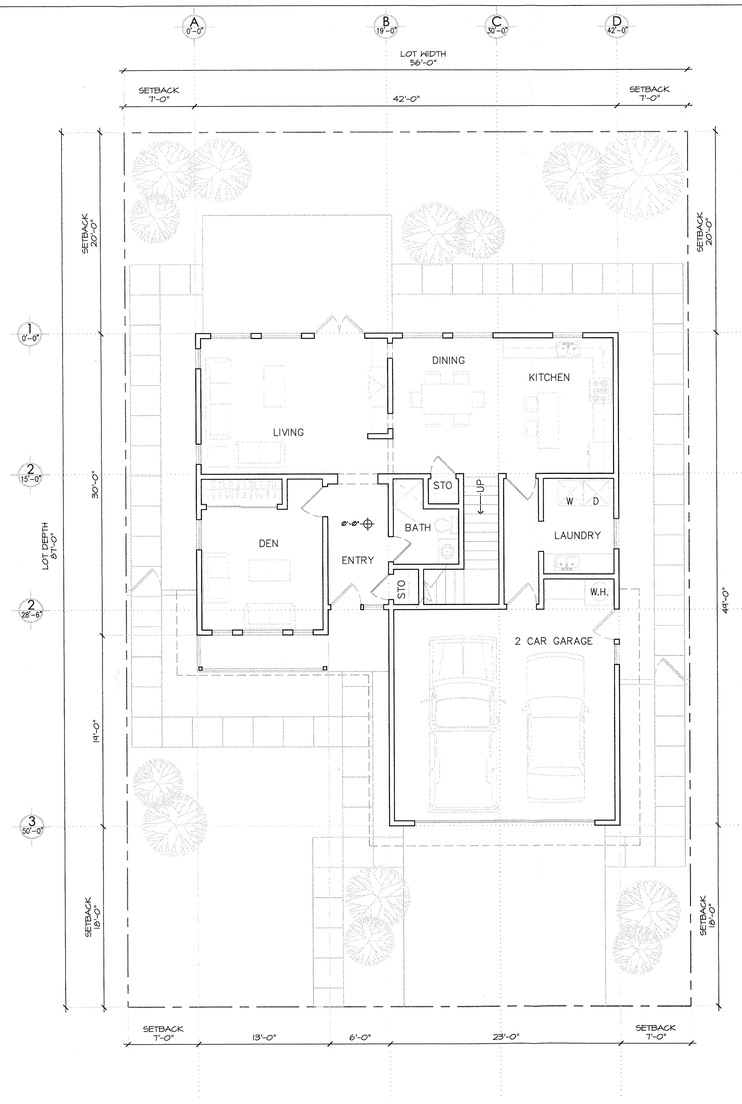
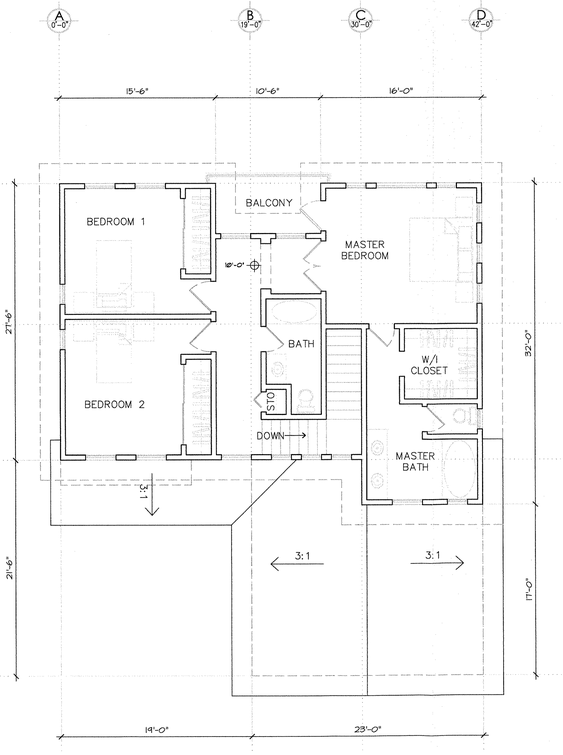


FIRST FLOOR PLAN

3/16" = 1'-0" SCALE



SECOND FLOOR PLAN

3/16" = 1'-0" SCALE

SCALE : 3/16" = 1'-0"

0 2 5 10 20

JOB NO.:
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WARNER RANCH

COUNTY OF SAN DIEGO
SITE PLAN

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SITE PLAN-24
Single Family
Plan 3A-2

SHEET TITLE:
FLOOR PLANS
DATE PRINTED: 07-23-2013
SHEET: 24 of 43

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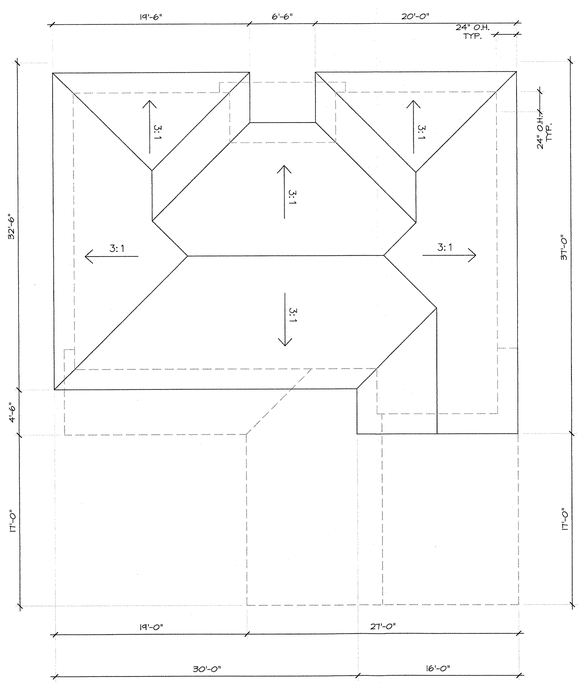

ROOF PLAN

3/16" = 1'-0" SCALE

CONCEPTUAL FRONT ELEVATION

3/16" = 1'-0" SCALE

SINGLE FAMILY 5,000 S.F LOT PLAN 3A-2
LOTS: 334-418.

- Lot Size: 5,000 S.F. Typical
- Minimum Lot Dimension 56'x 87' Typical
- Living Area First Floor: 1,094 S.F.
- Living Area Second Floor: 1,006 S.F.
- Garage Area : 483 S.F.
- Total Area: 2,583 S.F.
- Housing Type: Single Family
- Front Yard Setback: 18'
- Side Yard Setback: 7'
- Rear Yard Setback: 20'
- Parking: Garages accessed from lanes in the front. Visitor parking provided at street.
- Building Height: 23'-11"

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SCALE : 3/16" = 1'-0"

0 2 5 10 20

JOB NO.:
DRAWN:
SUBMITTALS:

REVISIONS:
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COUNTY OF SAN DIEGO
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SITE PLAN-25
Single Family
Plan 3A-2

SHEET TITLE:
ROOF PLAN / ELEVATION

DATE PRINTED: 07-23-2013

SHEET: 25 of 43

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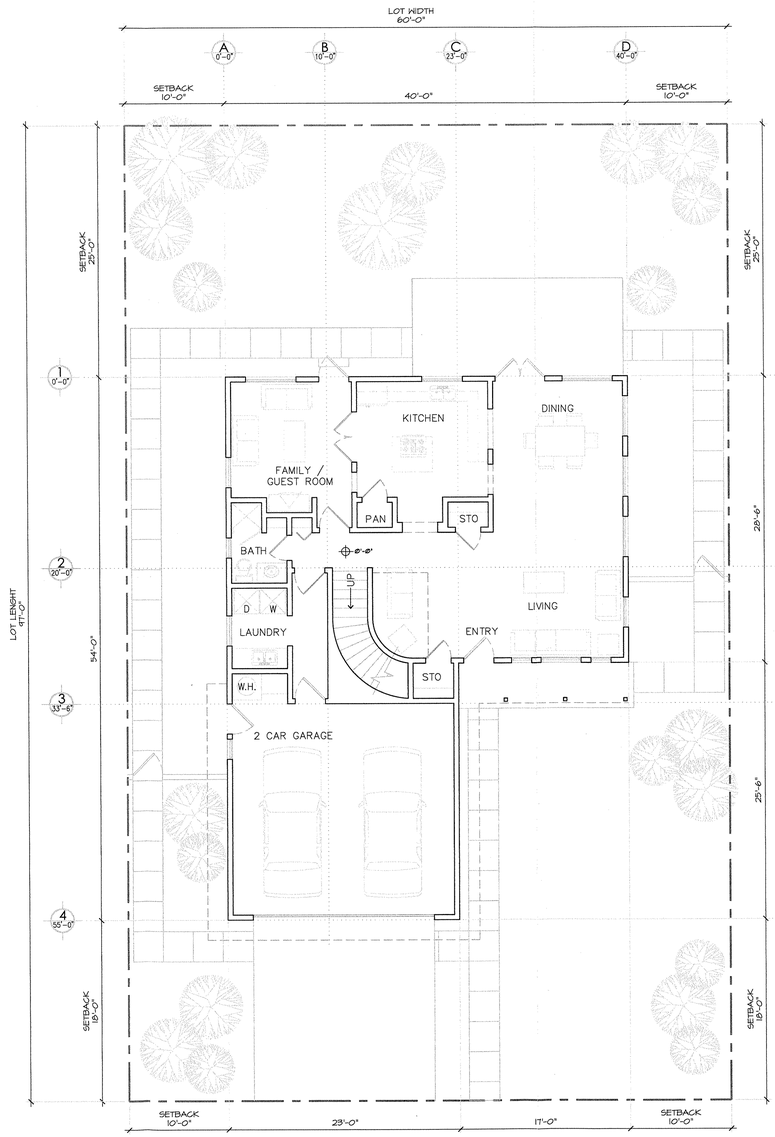
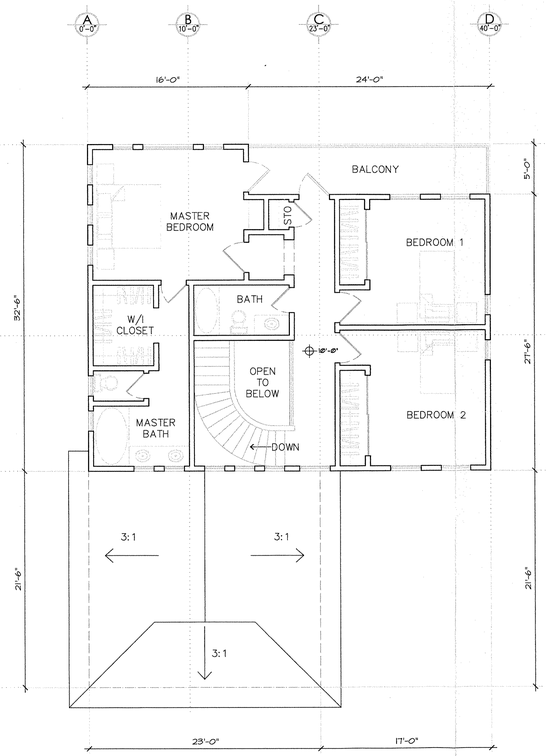


FIRST FLOOR PLAN

3/16" = 1'-0" SCALE



SECOND FLOOR PLAN

3/16" = 1'-0" SCALE

SCALE : 3/16" = 1'-0"

0 2 5 10 20

JOB NO.:
DRAWN:
SUBMITTALS:

REVISIONS:
1

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SITE PLAN-26
Single Family
Plan 4A-1

SHEET TITLE:
FLOOR PLANS
DATE PRINTED: 07-23-2013
SHEET: 26 of 43

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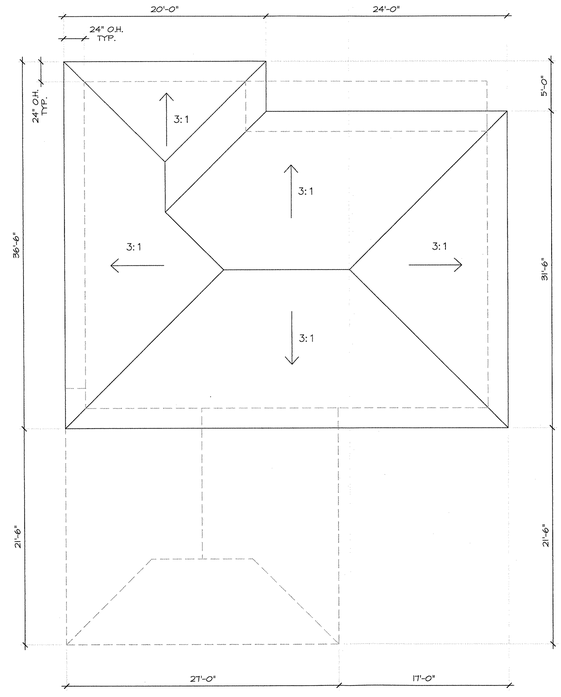
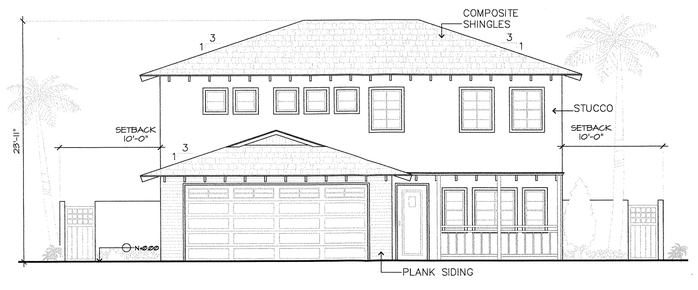


ROOF PLAN

3/16" = 1'-0" SCALE



CONCEPTUAL FRONT ELEVATION

3/16" = 1'-0" SCALE

SINGLE FAMILY 6,000 S.F LOT PLAN 4A-1
LOTS: 419-423, 439-477.

- Lot Size: 6,000 S.F. Typical
- Minimum Lot Dimension 60'x 97' Typical
- Living Area First Floor: 1,143 S.F.
- Living Area Second Floor: 1,109 S.F.
- Garage Area : 479 S.F.
- Total Area: 2,731 S.F.
- Housing Type: Single Family
- Front Yard Setback: 18'
- Side Yard Setback: 10'
- Rear Yard Setback: 25'
- Parking: Garages accessed from lanes in the front. Visitor parking provided at street.
- Building Height: 23'-11"

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SCALE : 3/16" = 1'-0"

0 2 5 10 20

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SITE PLAN-27
Single Family
Plan 4A-1

SHEET TITLE:
ROOF PLAN / ELEVATION
DATE PRINTED: 07-23-2013
SHEET: 27 of 43

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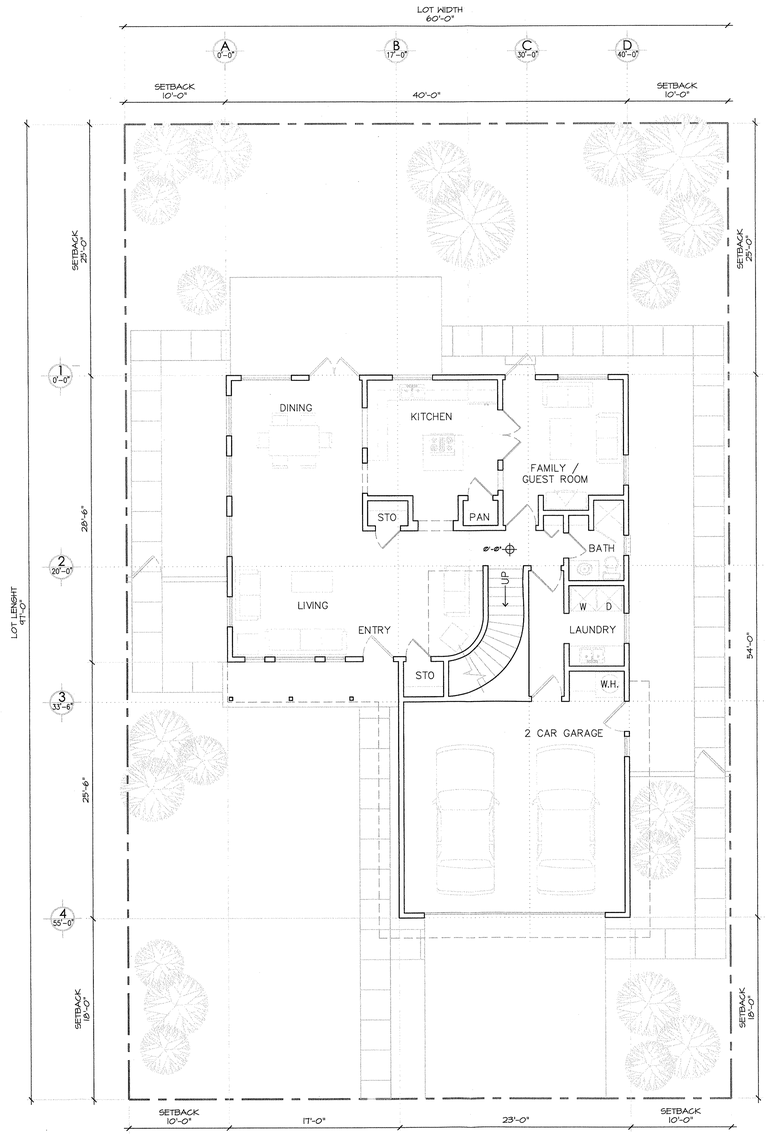
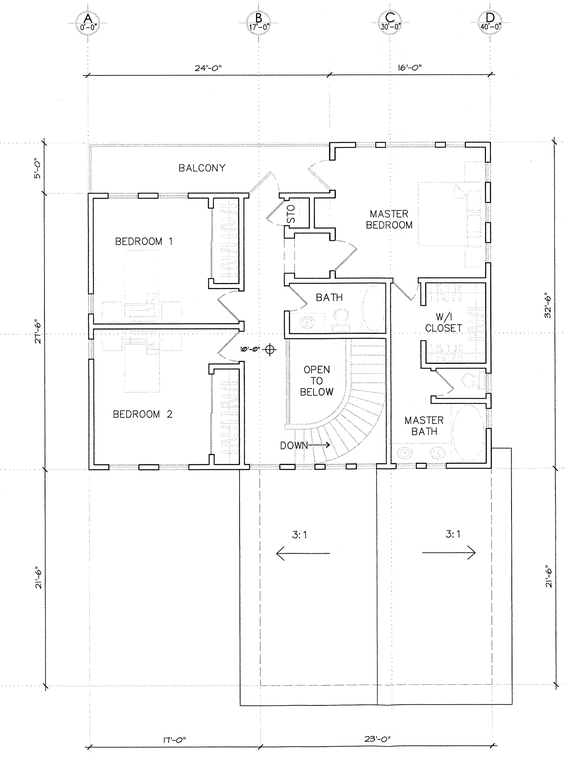


FIRST FLOOR PLAN

3/16" = 1'-0" SCALE



SECOND FLOOR PLAN

3/16" = 1'-0" SCALE

SCALE : 3/16" = 1'-0"

0 2 5 10 20

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EXP 06-30-14
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WARNER RANCH

COUNTY OF SAN DIEGO
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SITE PLAN-28
Single Family
Plan 4A-2

SHEET TITLE:
FLOOR PLANS

DATE PRINTED: 07-23-2013

SHEET: 28 of 43

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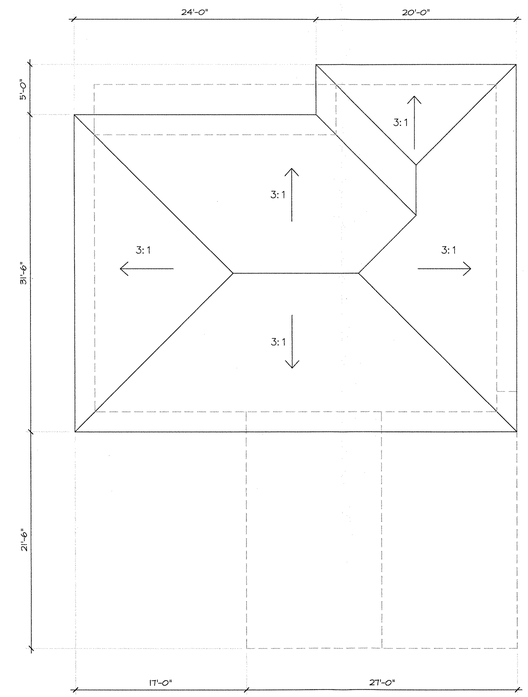
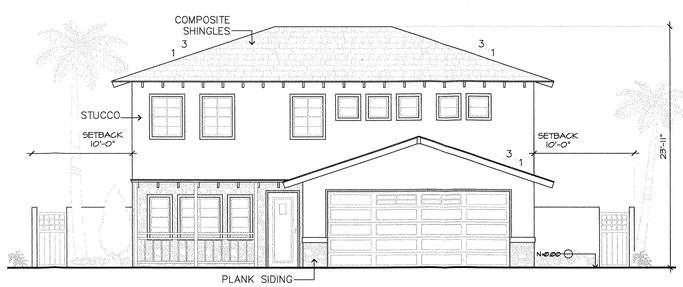


ROOF PLAN

3/16" = 1'-0" SCALE



CONCEPTUAL FRONT ELEVATION

3/16" = 1'-0" SCALE

SINGLE FAMILY 6,000 S.F LOT PLAN 4A-2
LOTS: 419-423, 439-477.

- Lot Size: 6,000 S.F. Typical
- Minimum Lot Dimension 60'x 97' Typical
- Living Area First Floor: 1,143 S.F.
- Living Area Second Floor: 1,109 S.F.
- Garage Area : 479 S.F.
- Total Area: 2,731 S.F.
- Housing Type: Single Family
- Front Yard Setback: 18'
- Side Yard Setback: 10'
- Rear Yard Setback: 25'
- Parking: Garages accessed from lanes in the front. Visitor parking provided at street.
- Building Height: 23'-11"

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SCALE : 3/16" = 1'-0"

0 2 5 10 20

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SITE PLAN-29
Single Family
Plan 4A-2

SHEET TITLE:
ROOF PLAN / ELEVATION
DATE PRINTED: 07-23-2013
SHEET: 29 of 43

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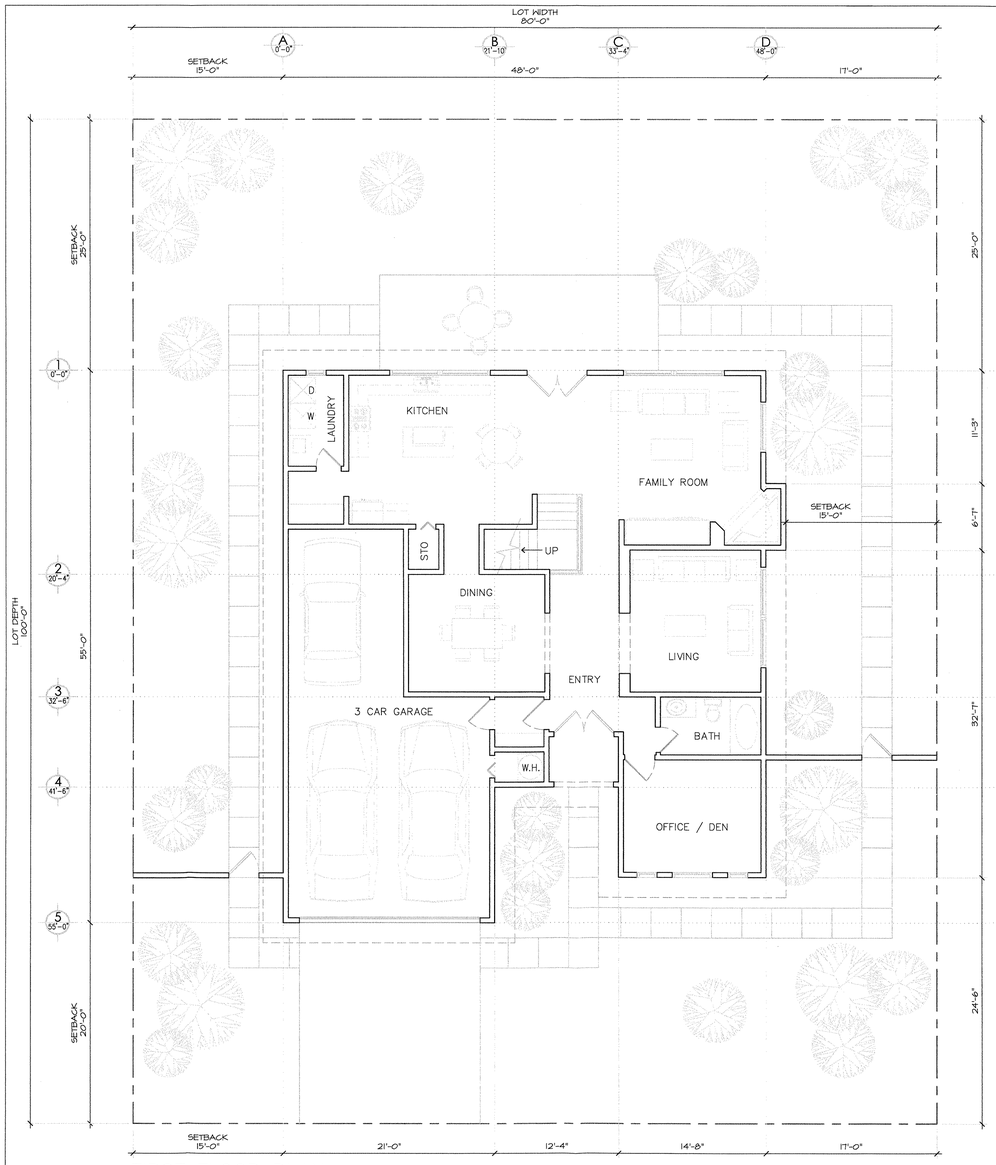
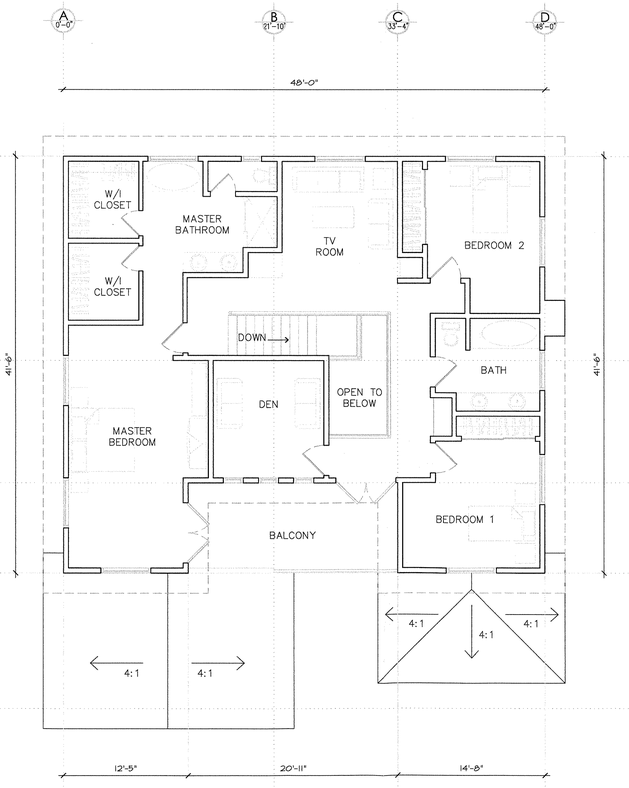


FIRST FLOOR PLAN

3/16" = 1'-0" SCALE



SECOND FLOOR PLAN

3/16" = 1'-0" SCALE

SCALE : 3/16" = 1'-0"

0 2 5 10 20

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SUBMITTALS:

REVISIONS:
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SITE PLAN-30
Single Family
Plan 5A-1

SHEET TITLE:
FLOOR PLANS

DATE PRINTED: 07-23-2013

SHEET: 30 of 43

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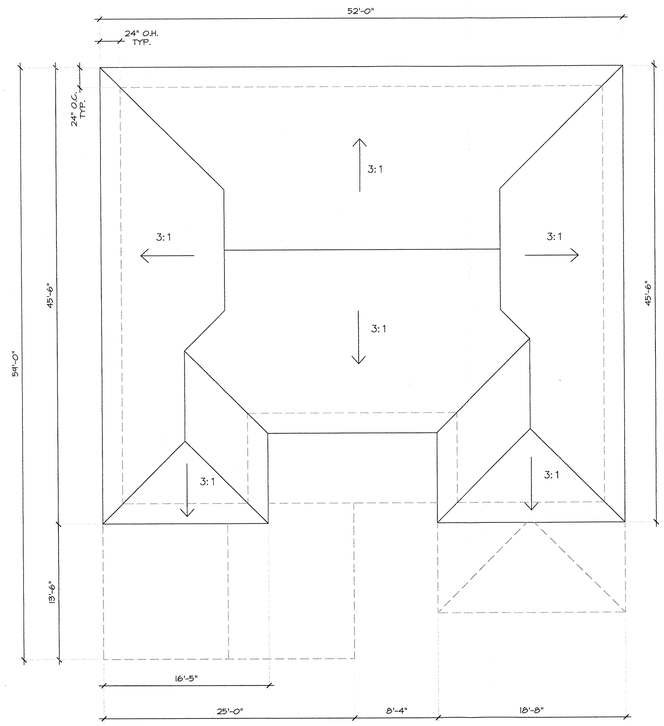

ROOF PLAN

3/16" = 1'-0" SCALE

CONCEPTUAL FRONT ELEVATION

3/16" = 1'-0" SCALE

SINGLE FAMILY 8,000 S.F LOT PLAN 5A-1
LOTS: 424-438.

- Lot Size: 8,000 S.F. Typical
- Minimum Lot Dimension 80'x 100' Typical
- Living Area First Floor: 1,597 S.F.
- Living Area Second Floor: 1,581 S.F.
- Garage Area : 631 S.F.
- Total Area: 3,809 S.F.
- Housing Type: Single Family
- Front Yard Setback: 19'
- Side Yard Setback: 15'
- Rear Yard Setback: 25'
- Parking: Garages accessed from lanes in the front. Visitor parking provided at street.
- Building Height: 24'-2"

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SCALE : 3/16" = 1'-0"

0 2 5 10 20

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SITE PLAN-31
Single Family
Plan 5A-1

SHEET TITLE:
ROOF PLAN / ELEVATION
DATE PRINTED: 07-23-2013
SHEET: 31 of 43

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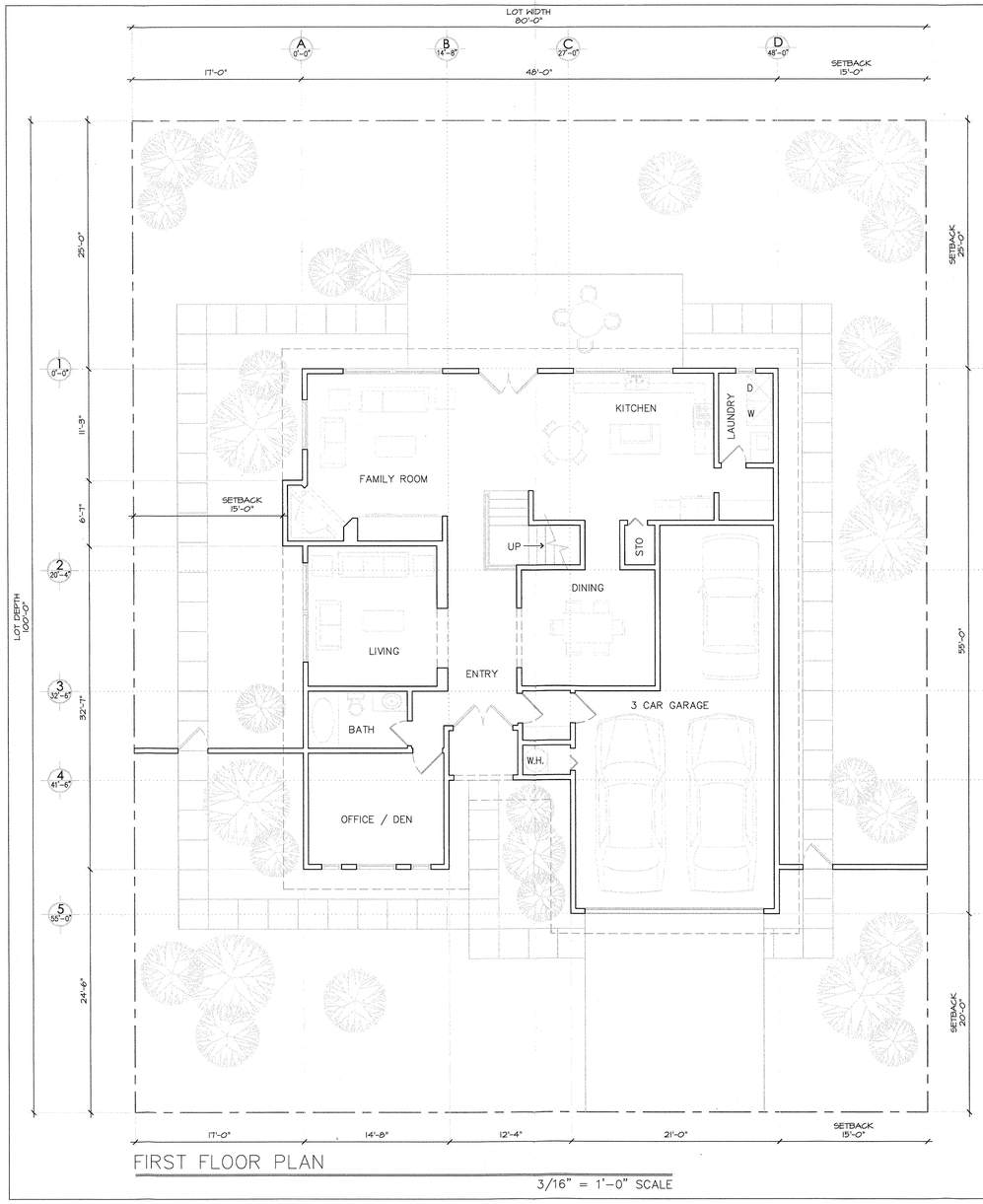
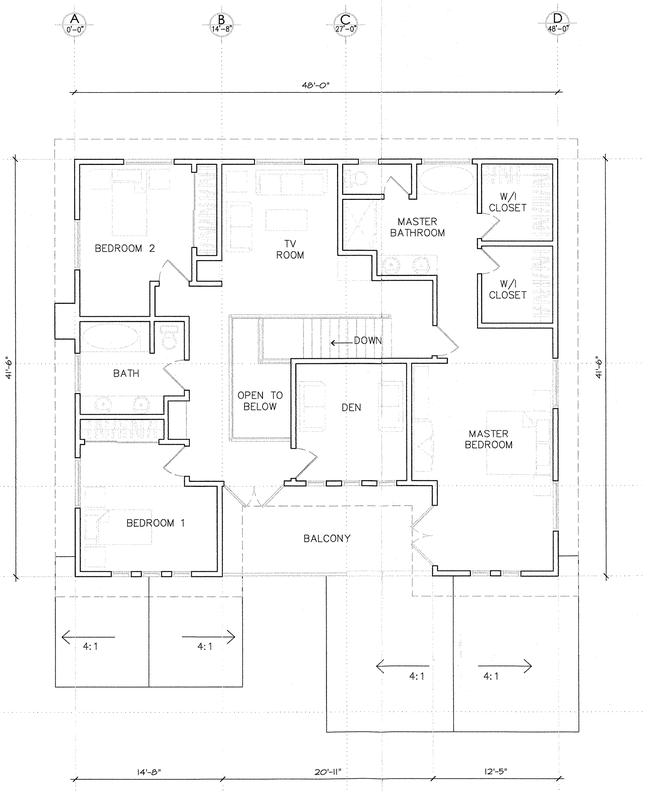


FIRST FLOOR PLAN

3/16" = 1'-0" SCALE



SECOND FLOOR PLAN

3/16" = 1'-0" SCALE

SCALE : 3/16" = 1'-0"

0 2 5 10 20

JOB NO.:
DRAWN:
SUBMITTALS:

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REGISTERED PROFESSIONAL ENGINEER
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SITE PLAN-32
Single Family
Plan 5A-2

SHEET TITLE:
FLOOR PLANS
DATE PRINTED: 07-23-2013
SHEET: 32 of 43

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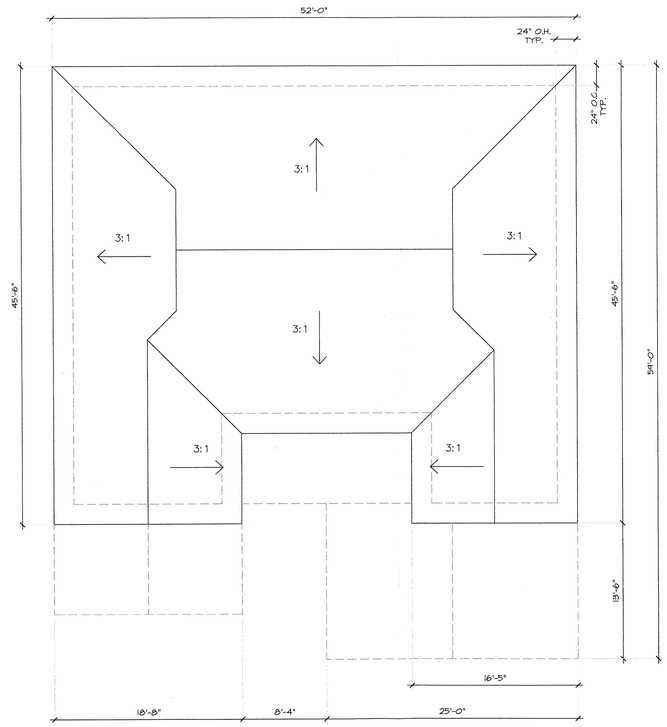

ROOF PLAN

3/16" = 1'-0" SCALE

CONCEPTUAL FRONT ELEVATION

3/16" = 1'-0" SCALE

SINGLE FAMILY 8,000 S.F LOT PLAN 5A-2
LOTS: 424-438.

- Lot Size: 8,000 S.F. Typical
- Minimum Lot Dimension 80'x 100' Typical
- Living Area First Floor: 1,597 S.F.
- Living Area Second Floor: 1,581 S.F.
- Garage Area : 631 S.F.
- Total Area: 3,809 S.F.
- Housing Type: Single Family
- Front Yard Setback: 19'
- Side Yard Setback: 15'
- Rear Yard Setback: 25'
- Parking: Garages accessed from lanes in the front. Visitor parking provided at street.
- Building Height: 24'-2"

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SCALE : 3/16" = 1'-0"

0 2 5 10 20

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SITE PLAN-33
Single Family
Plan 5A-2

SHEET TITLE:
ROOF PLAN / ELEVATION

DATE PRINTED: 07-23-2013
SHEET: 33 of 43

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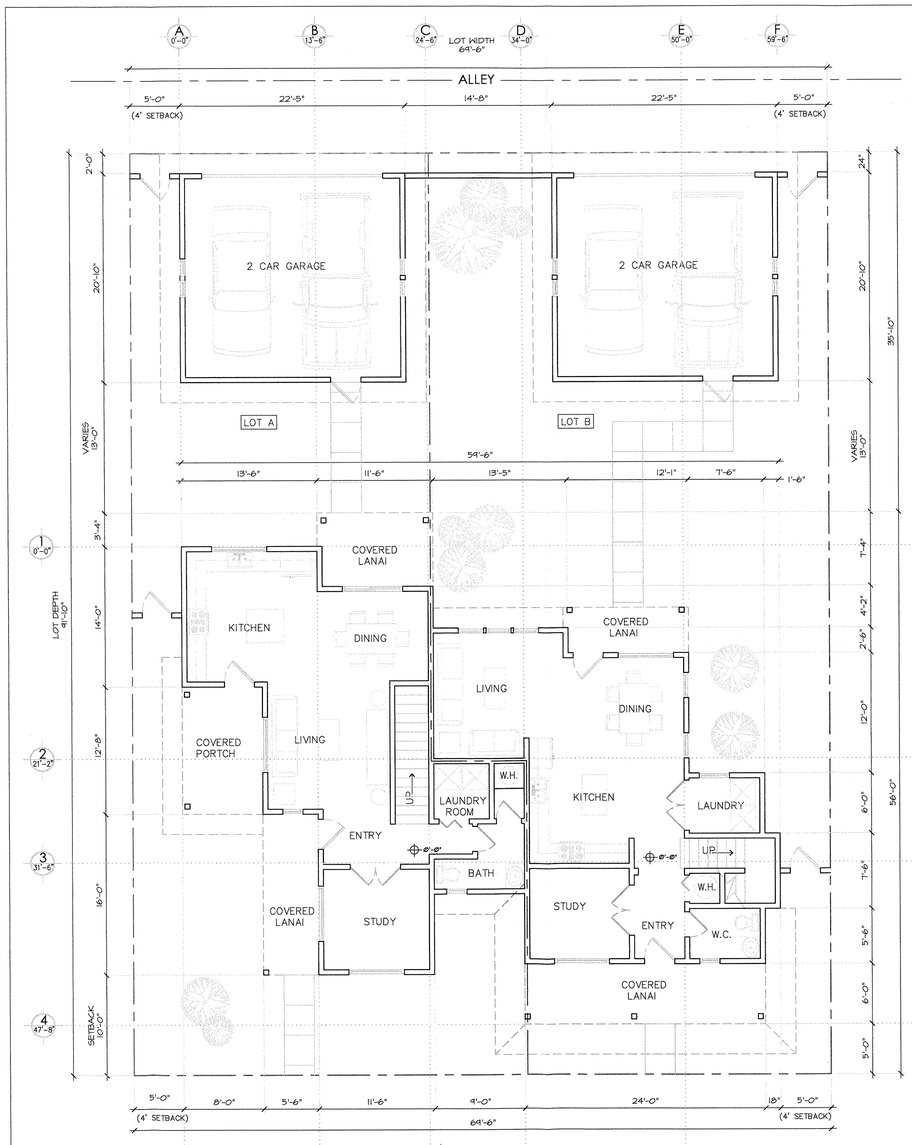
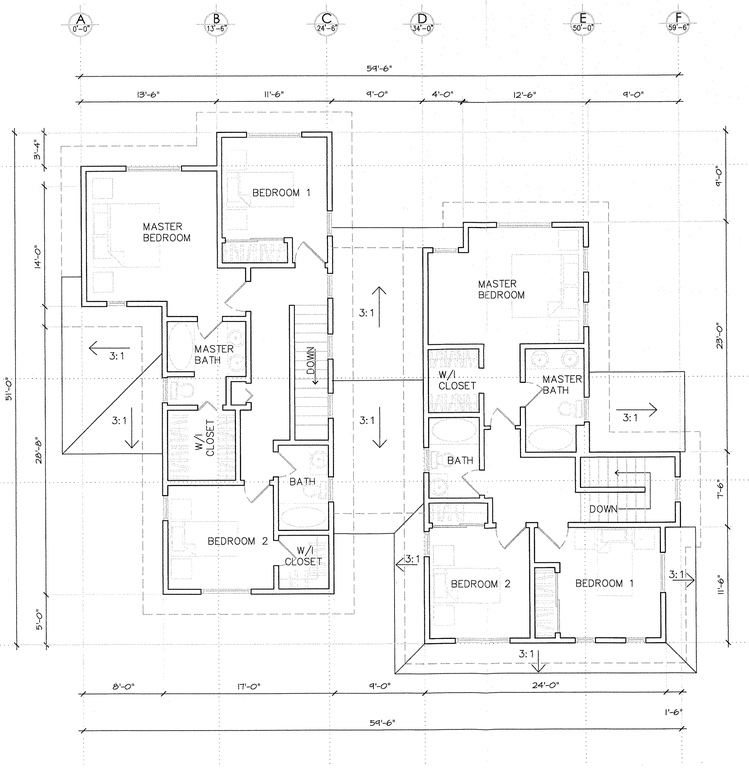


FIRST FLOOR PLAN

3/16" = 1'-0" SCALE



SECOND FLOOR PLAN

3/16" = 1'-0" SCALE

SCALE : 3/16" = 1'-0"

0 2 5 10 20

MULTI-FAMILY DUPLEX PLAN 6A-1
LOTS: 289-318.

- Lot Size: Varies
- Minimum Lot Dimension 69'x 90'
- Living Area First Floor: 757/737 S.F.
- Living Area Second Floor: 752/702 S.F.
- Garage Area : 424/424 S.F.
- Total Area: 1,933/1,863 S.F.
- Housing Type: Multi-Family Duplex
- Front Yard Setback: 10'
- Side Yard Setback: 4'
- Rear Yard Setback: 0'
- Parking: Garages accessed from alley. Visitor parking provided at street.
- Building Height: 20'-7"

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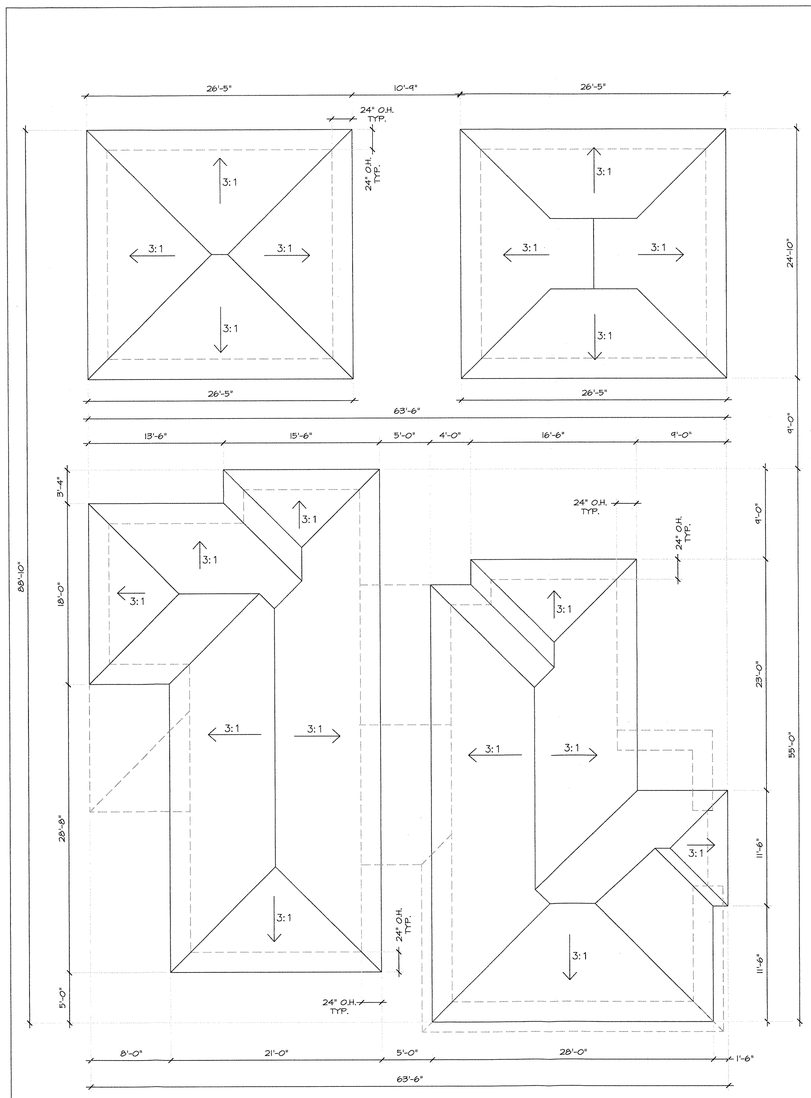
SITE PLAN-34
Duplex
Plan 6A-1

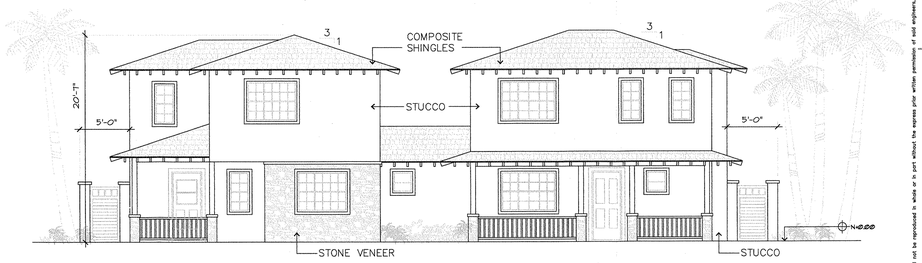
SHEET TITLE:
FLOOR PLANS
DATE PRINTED: 07-23-2013
SHEET: 34 of 43

NOT FOR CONSTRUCTION



ROOF PLAN

3/16" = 1'-0" SCALE



CONCEPTUAL FRONT ELEVATION

3/16" = 1'-0" SCALE

SCALE : 3/16" = 1'-0"

0 2 5 10 20

JOB NO.:
DRAWN:
SUBMITTALS:

REVISIONS:

REGISTERED PROFESSIONAL ENGINEER
MIR SHAPOURI
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SITE PLAN-35
Duplex
Plan 6A-1

SHEET TITLE:
ROOF PLAN / ELEVATION
DATE PRINTED: 07-23-2013
SHEET: 35 of 43

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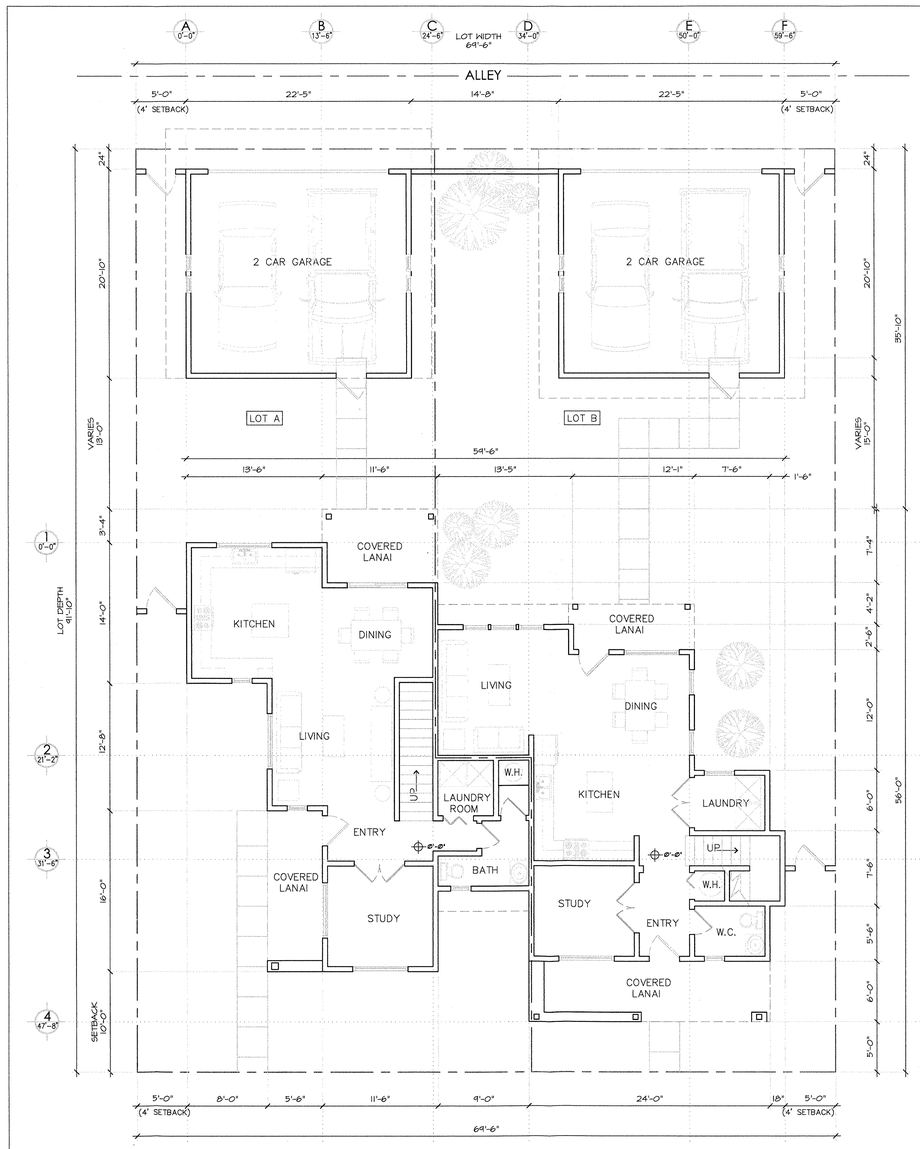
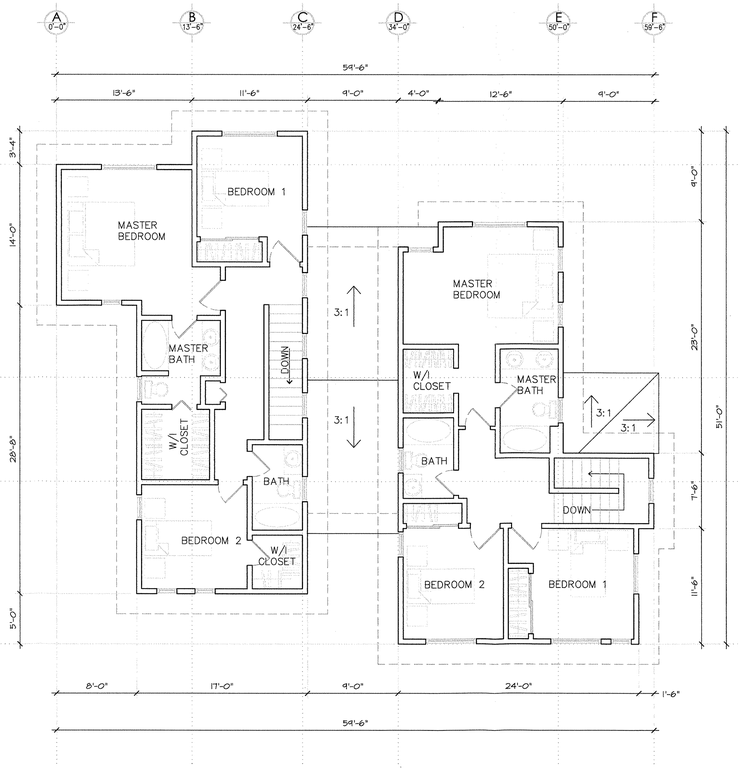


FIRST FLOOR PLAN

3/16" = 1'-0" SCALE



SECOND FLOOR PLAN

3/16" = 1'-0" SCALE

SCALE : 3/16" = 1'-0"

0 2 5 10 20

MULTI-FAMILY DUPLEX PLAN 6A-2
LOTS: 289-318.

- Lot Size: Varies
- Minimum Lot Dimension 69'x 90'
- Living Area First Floor: 757/737 S.F.
- Living Area Second Floor: 752/702 S.F.
- Garage Area : 424/424 S.F.
- Total Area: 1,933/1,863 S.F.
- Housing Type: Multi-Family Duplex
- Front Yard Setback: 10'
- Side Yard Setback: 4'
- Rear Yard Setback: 0'
- Parking: Garages accessed from alley. Visitor parking provided at street.
- Building Height: 20'-7"

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JOB NO.:
DRAWN:
SUBMITTALS:

REVISIONS:
1

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WARNER RANCH

COUNTY OF SAN DIEGO
SITE PLAN

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SITE PLAN-36
Duplex
Plan 6A-2

SHEET TITLE:
FLOOR PLANS
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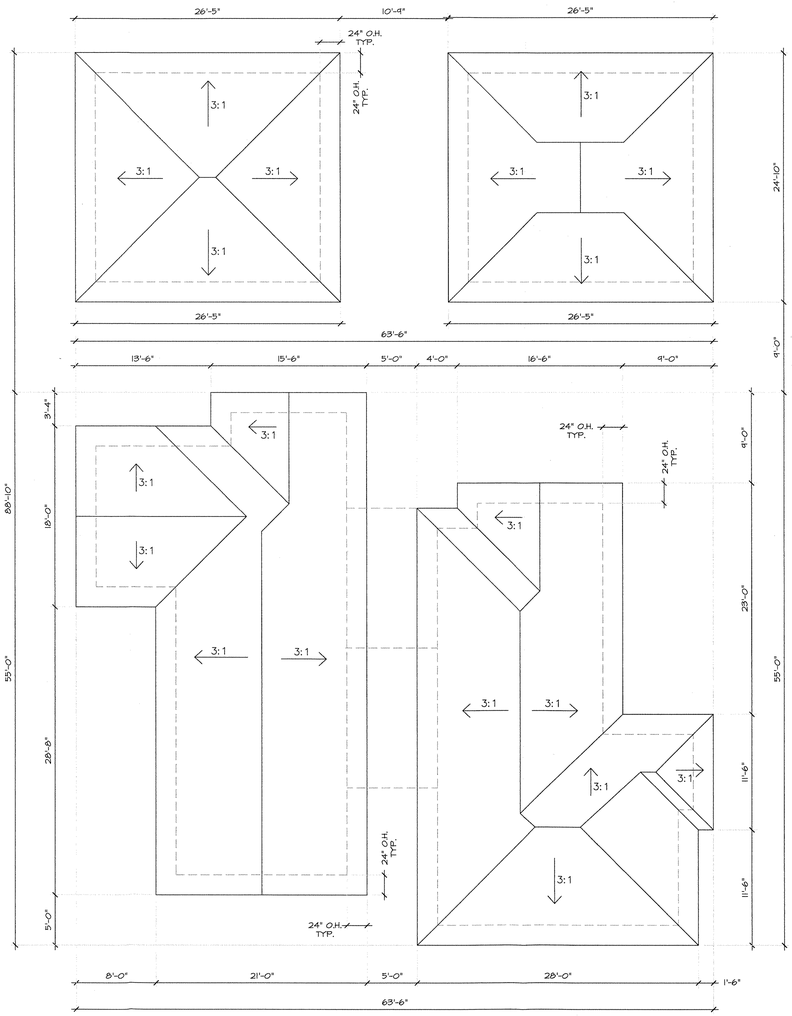
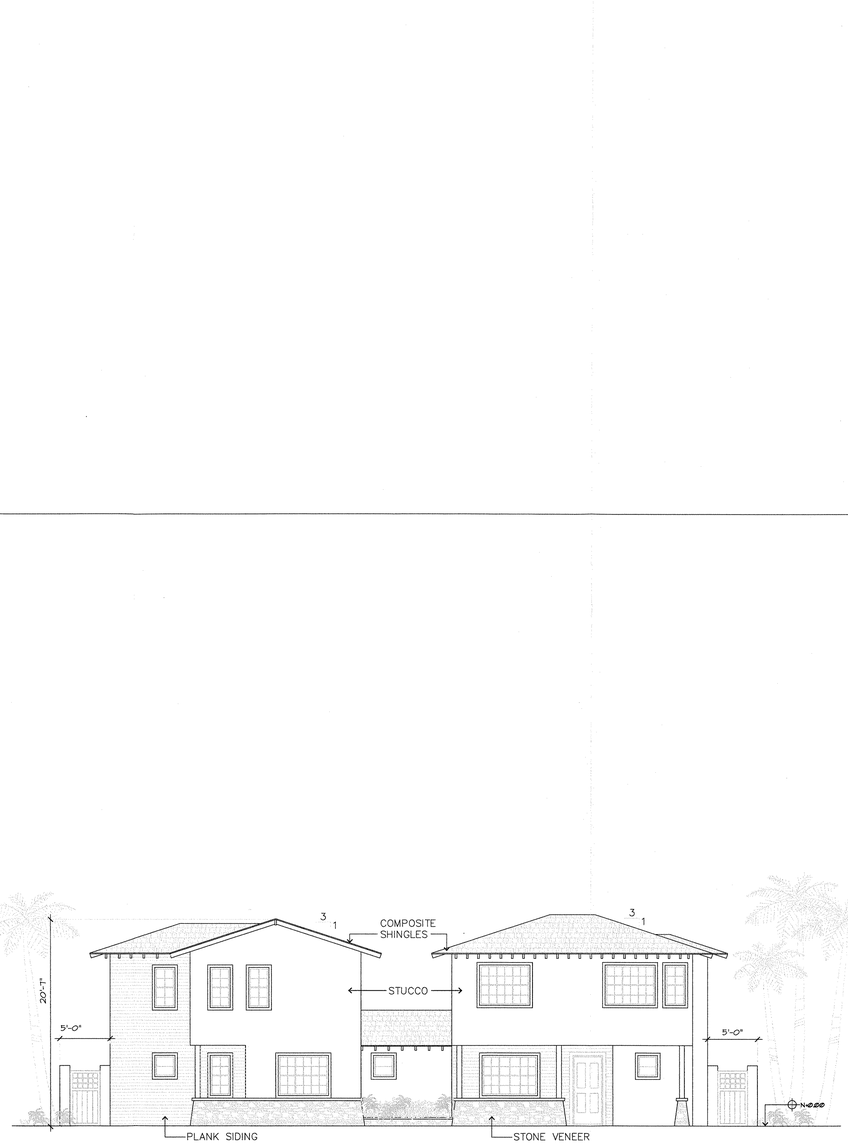


ROOF PLAN

3/16" = 1'-0" SCALE



CONCEPTUAL FRONT ELEVATION

3/16" = 1'-0" SCALE

SCALE : 3/16" = 1'-0"

0 2 5 10 20

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SITE PLAN-37
Duplex
Plan 6A-2

SHEET TITLE:
ROOF PLAN / ELEVATION

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SHEET: 37 of 43

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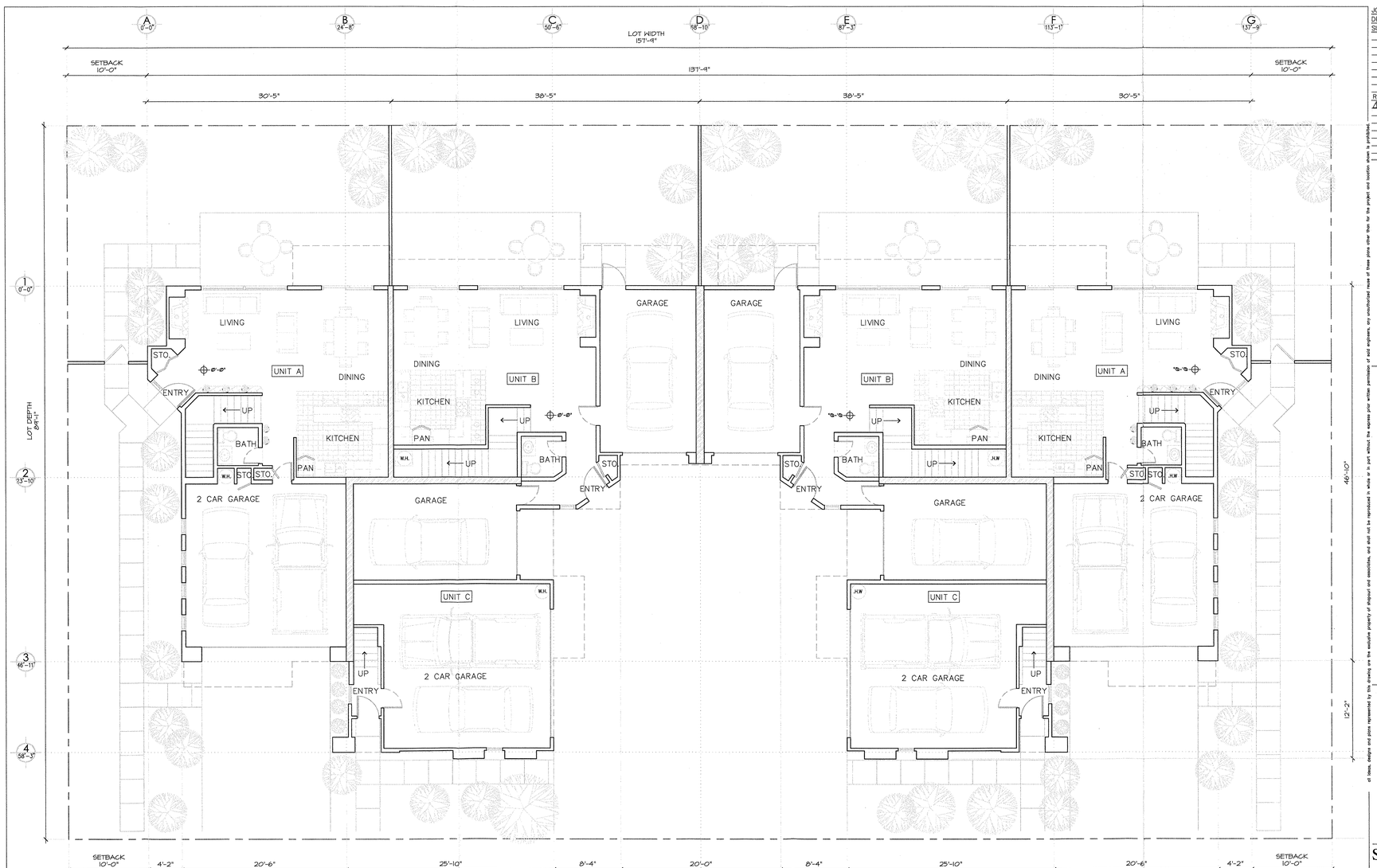

FIRST FLOOR PLAN

3/16" = 1'-0" SCALE

SCALE : 3/32" = 1'-0"

0 2 5 10 20

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SITE PLAN-38
Sixplex
Plan 7A-1

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UNIT A

- Living Area First Floor: 614 S.F.
- Living Area Second Floor: 1,006 S.F.
- Garage Area: 407 S.F.
- Total Area: 2,027 S.F.

UNIT B

- Living Area First Floor: 632 S.F.
- Living Area Second Floor: 876 S.F.
- Garage Area: 488 S.F.
- Total Area: 1,996 S.F.

UNIT C

- Living Area Second Floor: 810 S.F.
- Living Area Third Floor: 756 S.F.
- Garage Area: 445 S.F.
- Total Area: 2,011 S.F.

MULTI FAMILY SIXPLEX CONCEPT PLAN
LOTS: 261-288, 593-600.

- Minimum Lot Dimension 158'x 90' Typical
- Housing Type: MultiFamily
- Front Yard Setback: 10'
- Side Yard Setback: 10'
- Rear Yard Setback: 15'
- Parking: Garages accessed from lanes in the front. Visitor parking provided at street.
- Building Height: 30'-0"

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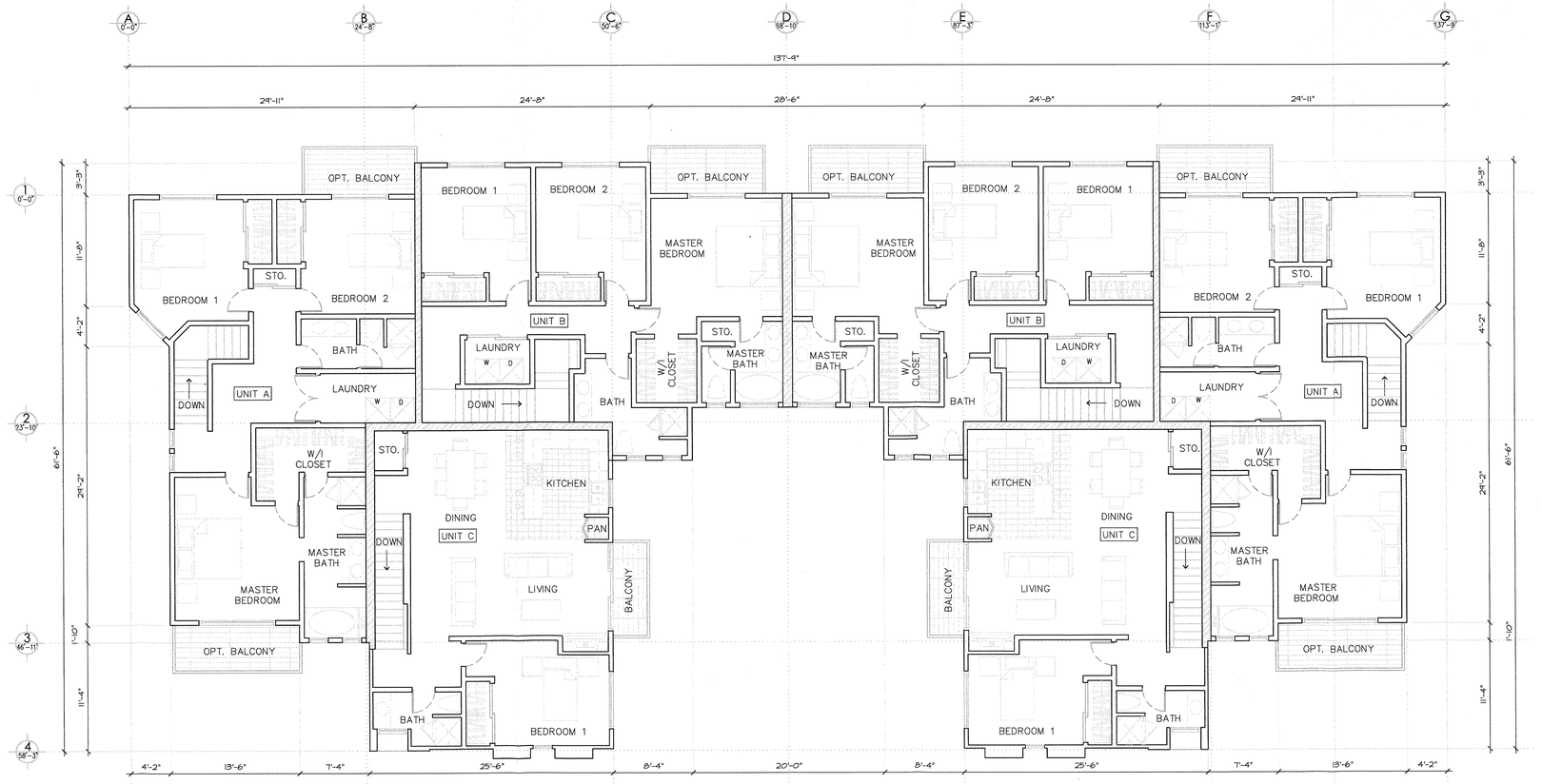

SECOND FLOOR PLAN

3/16" = 1'-0" SCALE

SCALE : 3/32" = 1'-0"

0 2 5 10 20

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SITE PLAN-39
Sixplex
Plan 7A-1

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SECOND FLOOR PLAN
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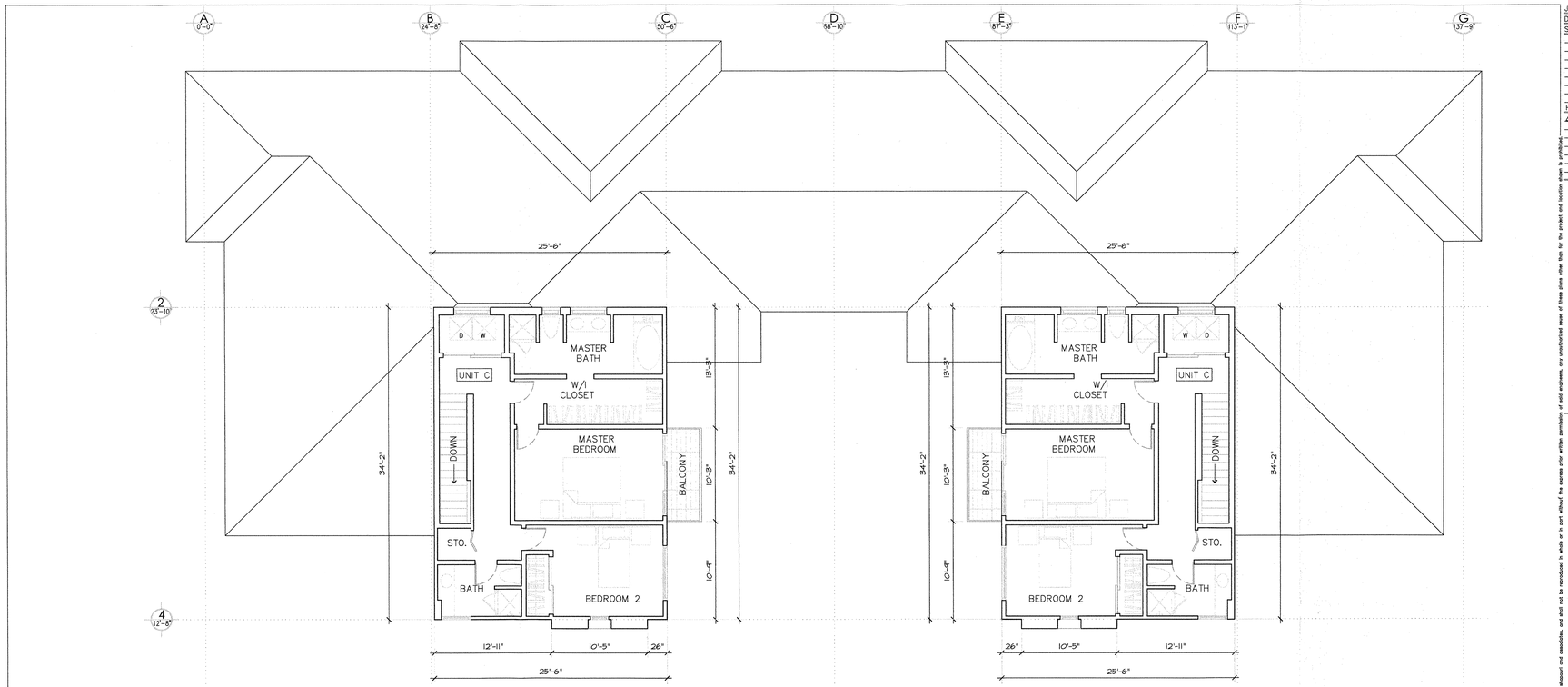
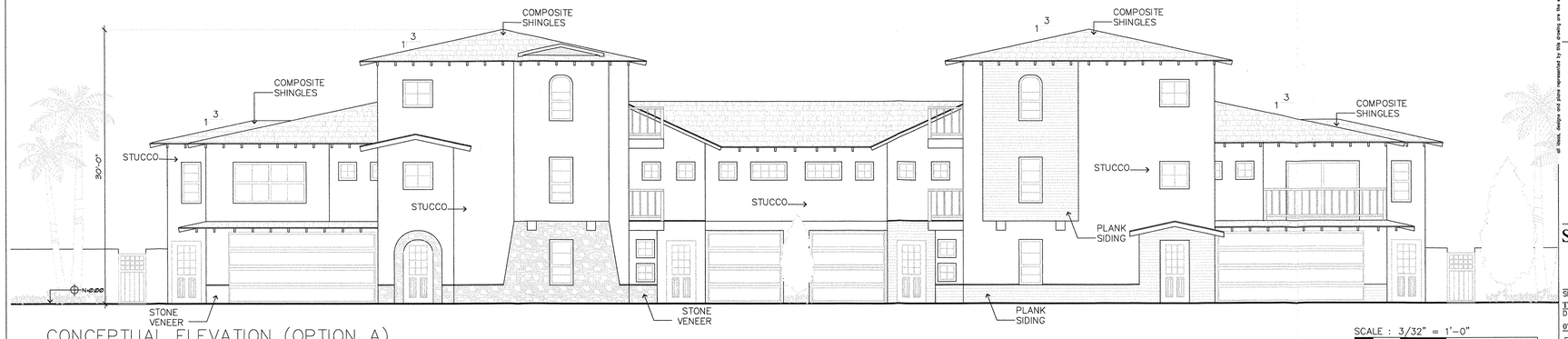


THIRD FLOOR PLAN

3/16" = 1'-0" SCALE



CONCEPTUAL ELEVATION (OPTION A)

3/16" = 1'-0" SCALE

SCALE : 3/32" = 1'-0"

0 2 5 10 20

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SITE PLAN-40
Sixplex
Plan 7A-1

SHEET TITLE:
THIRD FLOOR PLAN / ELEV.

DATE PRINTED: 07-23-2013

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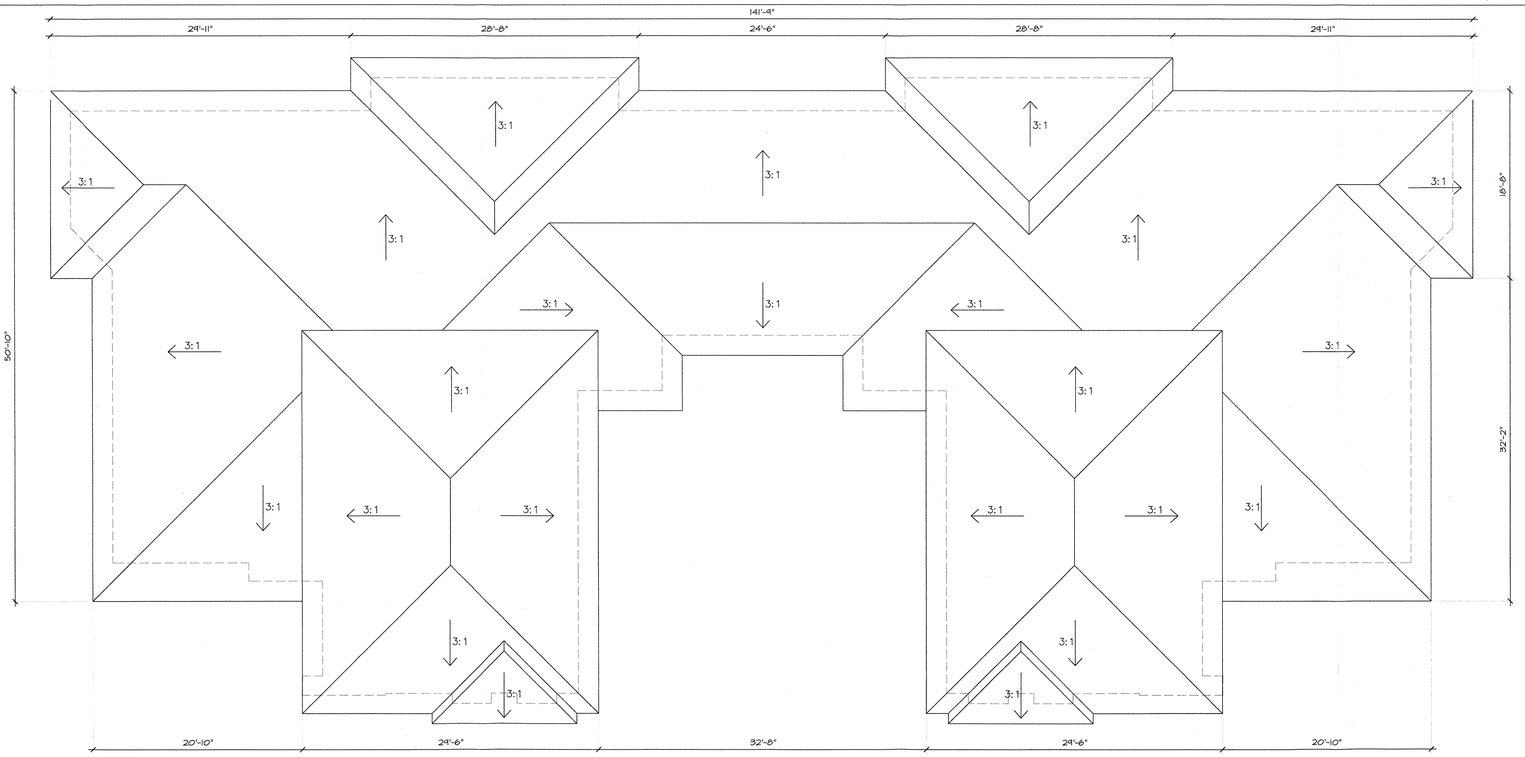

ROOF PLAN

3/16" = 1'-0" SCALE

CONCEPTUAL ELEVATION (OPTION B)

3/16" = 1'-0" SCALE

SCALE : 3/32" = 1'-0"

0 2 5 10 20

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SITE PLAN-41
Sixplex
Plan 7A-1

SHEET TITLE:
ROOF PLANS / ELEVATION
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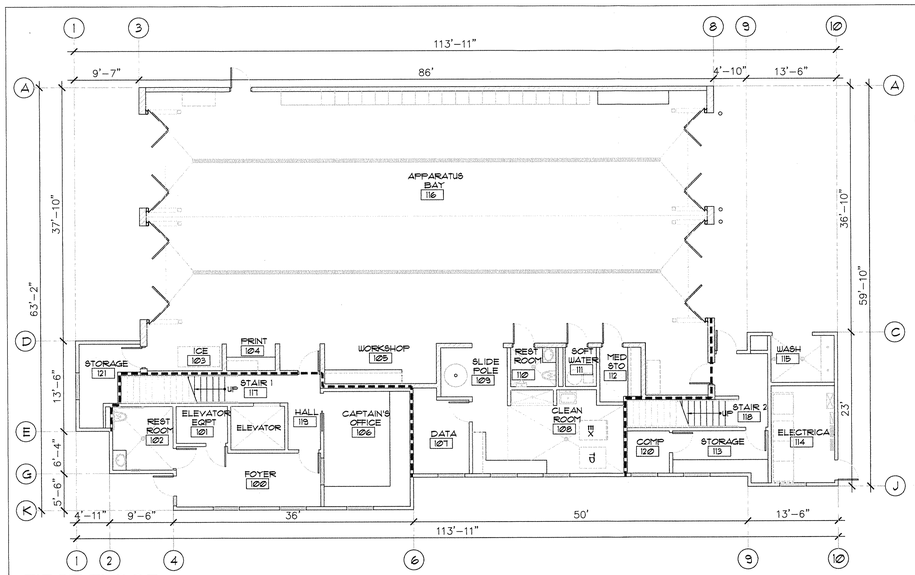
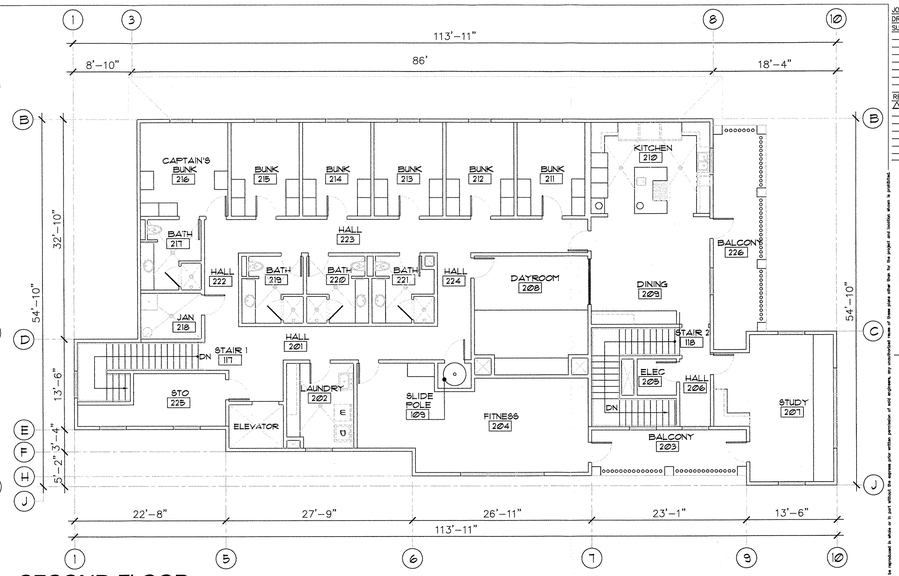


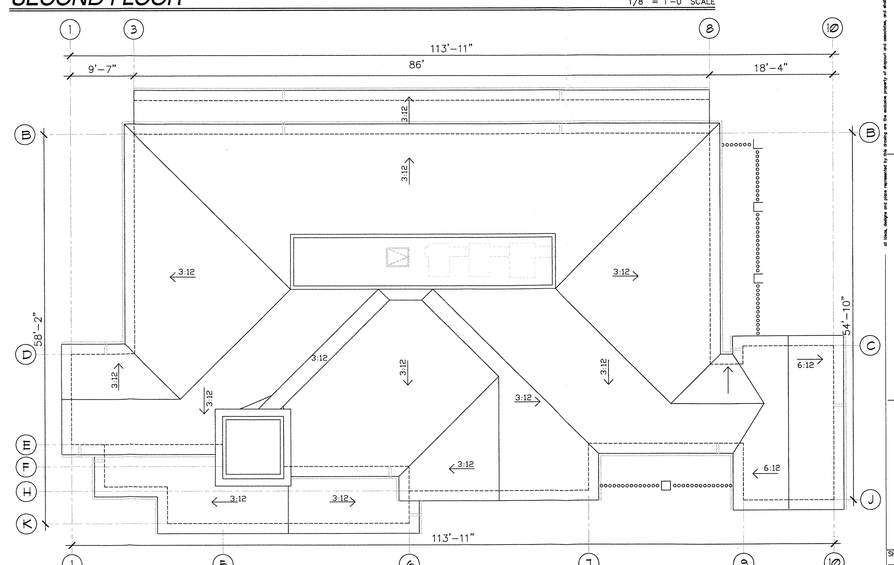
FIRST FLOOR

1/8" = 1'-0" SCALE



SECOND FLOOR

1/8" = 1'-0" SCALE



ROOF PLAN

1/8" = 1'-0" SCALE

FIRE STATION BUILDING DATA

	FIRST FLOOR:	5,748 S.F.
100	FOYER:	181 S.F.
101	ELEVATOR EQUIPMENT:	43 S.F.
102	PUBLIC RESTROOM:	85 S.F.
103	ICE ROOM:	45 S.F.
104	PRINT ROOM:	29 S.F.
105	WORKSHOP:	100 S.F.
106	CAPTAIN'S OFFICE:	220 S.F.
107	DATA ROOM:	98 S.F.
108	CLEAN ROOM:	268 S.F.
109	SLIDE POLE:	73 S.F.
110	REST ROOM:	39 S.F.
111	SOFT WATER ROOM:	27 S.F.
112	MEDICAL STORAGE:	49 S.F.
113	STORAGE 1:	94 S.F.
114	ELECTRICAL ROOM:	137 S.F.
115	WASH ROOM:	66 S.F.
116	APPARATUS BAY:	3,164 S.F.
117	CIRCULATION:	149 S.F.
118	CIRCULATION:	215 S.F.
119	CIRCULATION:	86 S.F.
120	COMP ROOM:	40 S.F.
121	STORAGE 2:	78 S.F.

	SECOND FLOOR AREA:	5,180 S.F.
117	CIRCULATION (STAIRS):	138 S.F.
118	CIRCULATION (STAIRS):	135 S.F.
201	CIRCULATION (HALL):	248 S.F.
202	LAUNDRY ROOM:	123 S.F.
203	BALCONY 1:	127 S.F.
204	FITNESS ROOM:	469 S.F.
205	ELECTRICAL ROOM:	44 S.F.
206	CIRCULATION (HALL):	68 S.F.
207	STUDY:	334 S.F.
208	DAY ROOM:	285 S.F.
209	DINING ROOM:	285 S.F.
210	KITCHEN:	243 S.F.
211	BUNK 1:	142 S.F.
212	BUNK 2:	142 S.F.
213	BUNK 3:	142 S.F.
214	BUNK 4:	142 S.F.
215	BUNK 5:	142 S.F.
216	CAPTAIN'S BUNK:	183 S.F.
217	BATHROOM 1:	91 S.F.
218	JANITOR'S CLOSET:	62 S.F.
219	BATHROOM 2:	88 S.F.
220	BATHROOM 3:	91 S.F.
221	BATHROOM 4:	87 S.F.
222	CIRCULATION (HALL):	92 S.F.
223	CIRCULATION (HALL):	148 S.F.
224	CIRCULATION (HALL):	105 S.F.
225	STORAGE:	135 S.F.
226	BALCONY 2:	205 S.F.

TOTAL BUILDING GROSS AREA: 10,928 S.F.
MAX HEIGHT: 33'-8"

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SCALE : 1/8" = 1'-0"
0 5 10 25

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SUBMITTALS:

REVISIONS:
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REGISTERED PROFESSIONAL ENGINEER
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EXP 12-31-14
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COUNTY OF SAN DIEGO
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SITE PLAN- 42
Fire Station

SHEET TITLE:
FLOOR & ROOF PLANS
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07-23-2013 42 of 43

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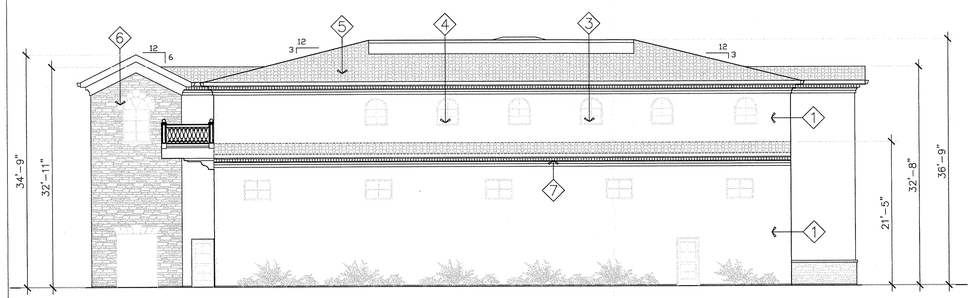
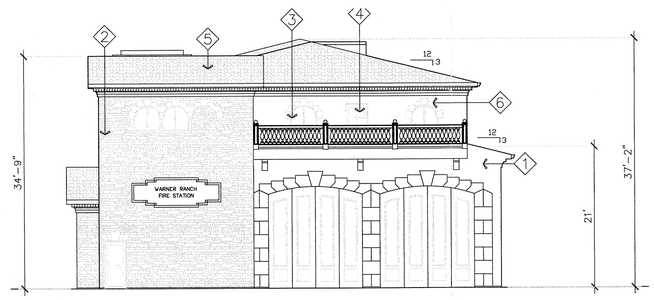


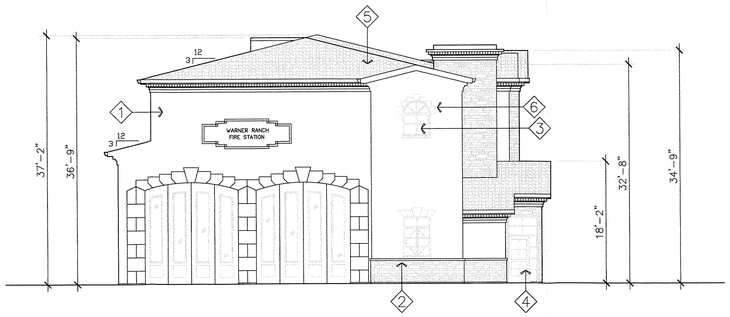
NORTH ELEVATION

SCALE 1/8" = 1'-0"



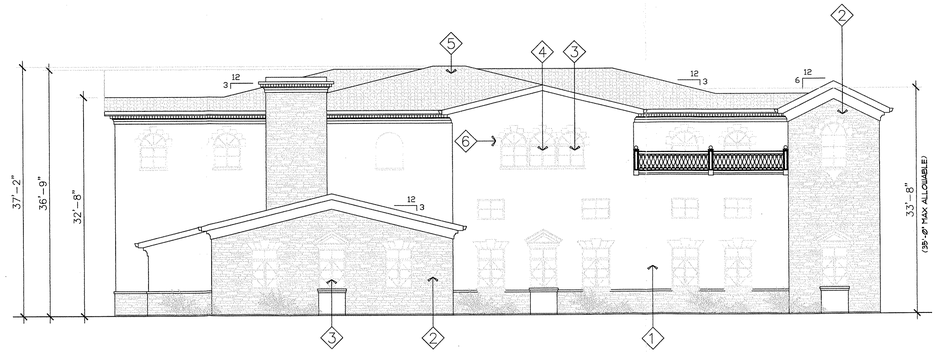
EAST ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

MONUMENT SIGN ELEVATION

SCALE 1/2" = 1'-0"

KEY NOTES	
1	SMOOTH CONCRETE FINISH BEIGE COLOR
2	COBBLESTONE WALL TERRACOTA COLOR
3	GLAZING (TINTED)
4	ALUMINUM FRAMED WINDOW
5	TWO PIECE TERRACOTTA CLAY BARREL TILE
6	CUT STONE ACCENTS
7	DARK BROWN EXPOSED BEAMS

SCALE : 1/8" = 1'-0"

0 5 10 25

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