

# TENTATIVE SUBDIVISION MAP COUNTY OF SAN DIEGO TRACT NO. 5295 RPL 5

## 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 SUBMISSION LOTS). WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY.

## OWNER / SUBDIVIDER

SUGARBUSH LP  
BY: BOB BOOKER  
P.O. BOX 231639  
CARLSBAD, CA 92023

## ENGINEER OF WORK:

**dha, inc.**  
land planning, civil engineering, surveying  
5115 AVENIDA ENCINAS  
SUITE 7  
CARLSBAD, CA 92008-4387  
(760) 931-8700

RONALD L. HOLLOWAY RCE 29271 EXP. 3-31-07 DATE

## AERIAL TOPOGRAPHY

FLOWN ON FEBRUARY 20, 2002 BY:

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

## EARTHWORK QUANTITIES

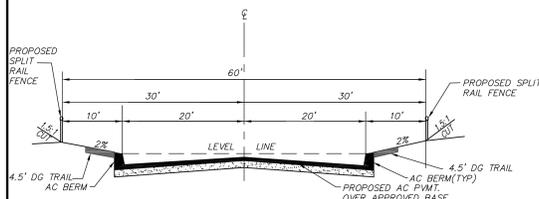
CUT: C.Y. ± 315,000  
FILL: C.Y. ± 315,000

## ASSESSOR'S PARCEL NUMBERS

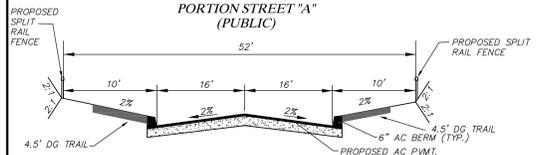
181-162-05, 15, & 16 TAX RATE AREA 96050, 96036  
181-170-33  
184-080-08

## LEGAL DESCRIPTION

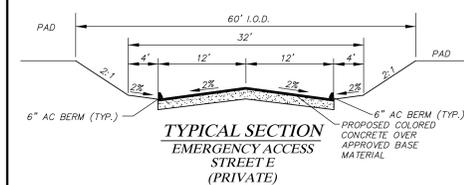
PORTIONS OF SECTIONS 27, 28, 33 TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY, APPROVED DECEMBER 14, 1885.



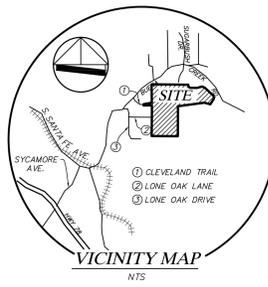
**TYPICAL SECTION  
SUGARBUSH DRIVE &  
PORTION STREET "A"  
(PUBLIC)**



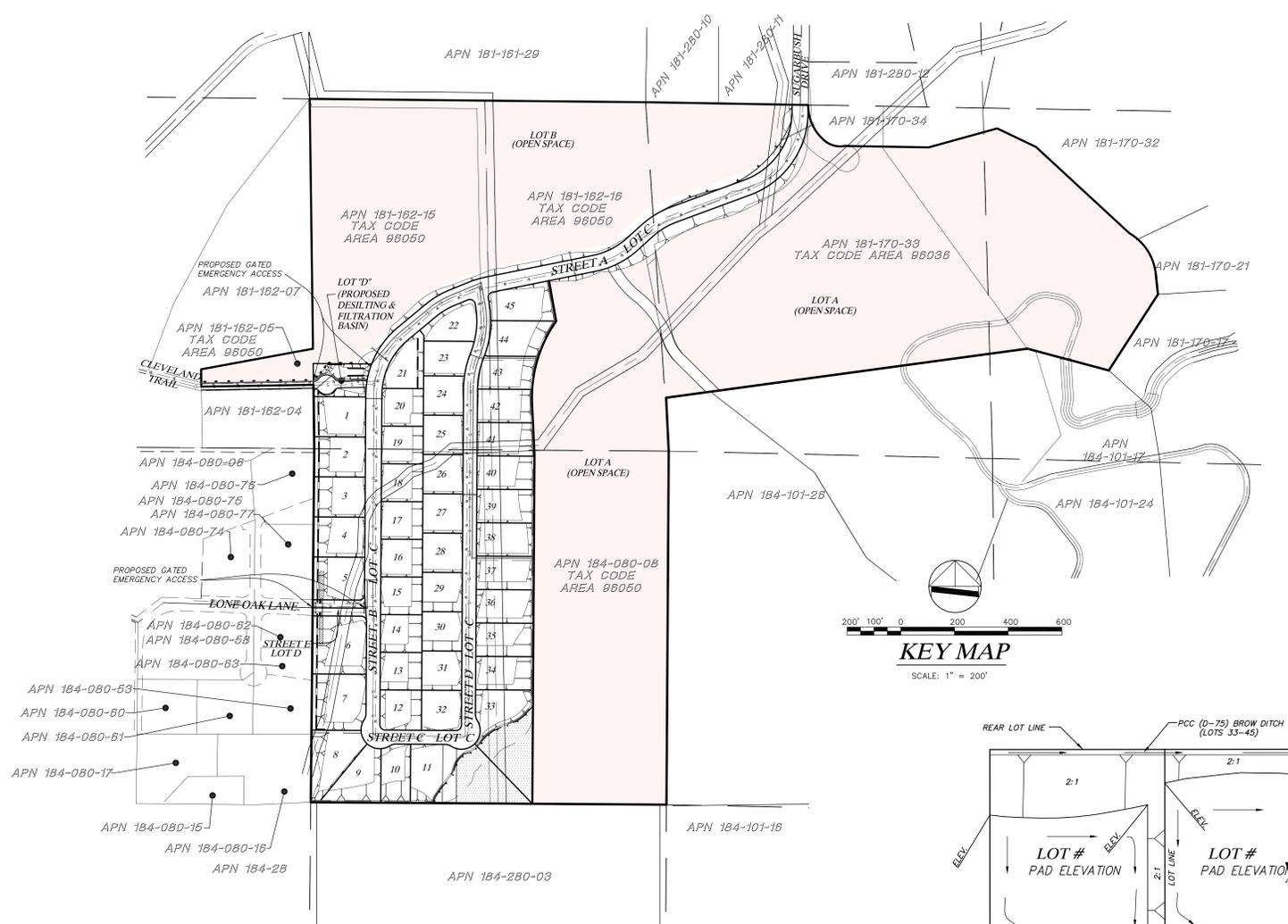
**TYPICAL SECTION  
STREET: B, C & D  
(PUBLIC)**



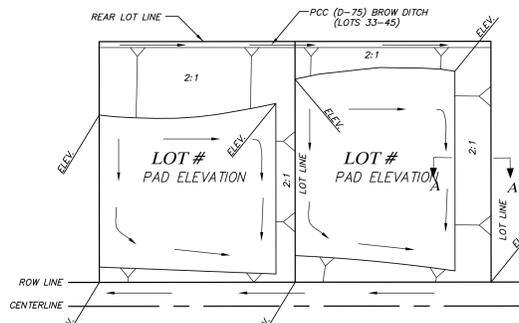
**TYPICAL SECTION  
EMERGENCY ACCESS  
STREET 'E'  
(PRIVATE)**



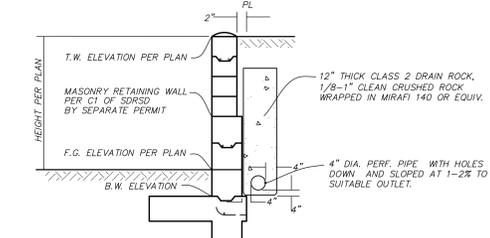
**VICINITY MAP  
NTS**



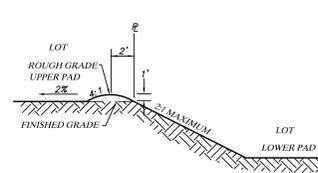
**KEY MAP  
SCALE: 1" = 200'**



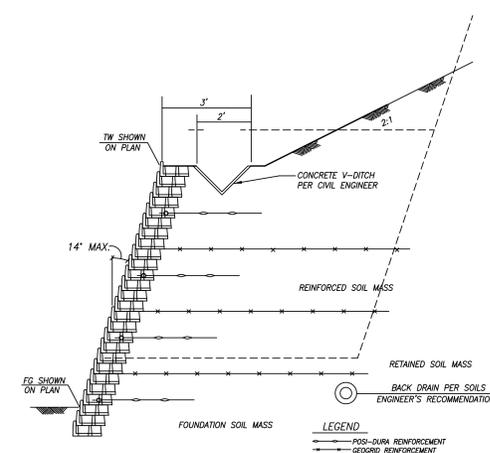
**TYPICAL LOT GRADING - LOTS 1-45  
NOT TO SCALE**



**RETAINING WALL  
TYPICAL SECTION  
NTS**



**SECTION "A-A"  
TYPICAL TOP OF SLOPE GRADING  
NOT TO SCALE**



**ALLAN BLOCK / GEOGRID REINFORCEMENT WALL  
N.T.S.**

**LEGEND:**

- PROPOSED FIRE HYDRANT
- PROPOSED BOX CULVERT
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- PROPOSED SEWER MANHOLE
- PROPOSED LOT NUMBER
- PROPOSED PAD ELEVATION
- PROPOSED SLOPE EMBANKMENTS (2:1 MAX)
- PROPOSED CUT / FILL LINE
- PROPOSED CROSS GUTTER
- PROPOSED EASEMENT
- PROPOSED DAY LITE
- PROPOSED RETAINING WALL
- PROPOSED 6' FIREWALL
- EXISTING CONTOURS
- EXISTING WATER LINE
- EXISTING EASEMENT
- PROPOSED OPEN SPACE LOTS
- PROPOSED STEEP SLOPE & BIOLOGICAL OPEN SPACE EASEMENT
- PROPOSED FIRE MODIFICATION LINE
- PROPOSED IRREVOCABLE OFFER TO DEDICATE

## GENERAL NOTES:

- ALL INTERNAL STREETS WILL BE PUBLIC STREETS.
  - GRADING AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH COUNTY 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:
 

	EXISTING	PROPOSED
USE REGULATIONS:	A70	S88
NEIGHBORHOOD RECS:	-	-
DENSITY:	2.0	0.50 ACRE
LOT SIZE (AC):	2 ACRE	0.50 ACRE
BUILDING TYPE:	C	-
MAX. FLOOR AREA:	-	-
FLOOR AREA RATIO:	-	-
HEIGHT:	E	-
COVERAGE:	-	-
SETBACK:	C	(V)SEE SITE PLAN
OPEN SPACE:	-	-
SPECIAL AREA RECS:	-	-
- TOTAL LOTS AND AREA:  
ACREAGE: 115.50 AC GROSS  
LOTS: (RESIDENTIAL)-45 (PRIVATE STREETS)-1 (OPEN SPACE)-2 (BASIN)-1  
MIN. LOT SIZE: 0.50 ACRE (SPECIFIC PLAN)  
NO. OF DWELLING UNITS: 45 UNITS  
GENERAL PLAN DESIGNATION: ESTATE 17, 2 OR 4  
REGIONAL CATEGORY: ESTATE DEVELOPMENT AREA  
COMMUNITY PLAN: NORTH COUNTY METRO  
UTILITIES:  
SEWER: BUENA SANITATION DISTRICT  
WATER: VISTA IRRIGATION DISTRICT  
SCHOOLS: VISTA UNIFIED SCHOOL DISTRICT  
FIRE: VISTA FIRE PROTECTION DISTRICT  
TELEPHONE: SBC  
GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC CO.  
STREET LIGHTING: NO STREET LIGHTS ARE PROPOSED
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF THE PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON AND AGREES TO OBTAIN VALID GRADING PERMISSION BEFORE COMMENCING SUCH ACTIVITY.
  - ALL SLOPES SHOWN ARE AT 2:1.
  - STREET E AND CLEVELAND TRAIL WILL BE PRIVATE ROAD (GATED EMERGENCY ACCESS)
  - ALL PRIVATE YARD FENCES TO BE 5' HIGH IRON FENCE WITH POWDER COAT FINISH IN BLACK OR DARK GREEN

## PARK LAND DEDICATION STATEMENT

NO PARKLAND DEDICATION IS BEING PROPOSED. PARK FEES WILL BE PAID IN LIEU OF DEDICATION.

## SPECIAL ASSESSMENT STATEMENT

NO SPECIAL ASSESSMENT ACT PROCEEDING IS REQUESTED FOR THIS PROJECT

## SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (f) OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

## STREET LIGHTING STATEMENT

REQUEST A WAIVER OF SEC 81.403 (A) (7)

## ACCESS

ACCESS IS FROM SUGARBUSH DRIVE WHICH IS A PUBLICLY MAINTAINED ROAD TO THE BOUNDARY OF THE SUBJECT PROPERTY. EMERGENCY ACCESS WILL BE CONNECTED AT CLEVELAND TRAIL A PRIVATE STREET.

## SPECIFIC PLAN

THIS TENTATIVE SUBDIVISION MAP IS PROPOSING A SPECIFIC PLAN IN ACCORDANCE WITH THE CALIFORNIA GOVERNMENT CODE STATUTORY REQUIREMENTS FOR SPECIFIC PLANS.

## OPEN SPACE

LOT A = 51.19 AC. GROSS  
LOT B = 24.19 AC. GROSS  
OPEN SPACE EASEMENT = 1.75  
TOTAL OPEN SPACE 77.13  
PERCENTAGE 67%

## HYDROLOGY NOTES

THIS PROJECT PROPOSES NO DIVERSION.  
A HOA SHALL BE PROVIDED TO MAINTAIN THE PRIVATE STREET AND STORM DRAIN SYSTEMS.

**SHEET 1 OF 2**

REVISIONS			
No.	Description	Approved by	Date
3-10-04	DRAFT CHANGES TO COUNTY LETTER # 4-26-04		
9-29-04	DRAFT CHANGES TO COUNTY LETTER # 1-10-05		