HEALTH DEPT. NO.: _____

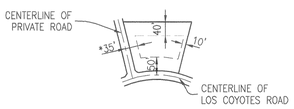
TENTATIVE MAP
COUNTY OF SAN DIEGO TRACT NO. 5450
SPA 06-001, ER 8104006A

PROPERTY LINE DATA TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	412.27	S04°57'24"E	L62	37.16	N28°07'41"E
L2	163.86	S15°05'45"W	L63	58.70	N66°08'20"E
L3	339.68	N74°54'14"W	L64	691.42	S58°03'56"E
L4	182.95	N89°46'09"W	L65	86.47	S66°42'03"E
L5	447.85	N17°00'39"E	L66	419.07	N28°07'41"E
L6	140.51	S82°47'36"E	L67	508.93	S50°26'09"E
L7	1042.29	S89°46'09"E	L68	190.54	S19°50'20"E
L8	358.06	S31°29'03"E	L69	251.00	S15°04'54"E
L9	414.47	S40°46'44"W	L70	138.96	N89°56'28"E
L10	213.90	S72°11'46"W	L71	138.85	N61°18'08"E
L11	385.97	N70°51'55"W	L72	77.28	N72°50'05"E
L12	333.02	N13°21'19"W	L73	264.45	S17°09'55"E
L13	309.53	N74°28'46"E	L74	189.72	S17°09'55"E
L14	234.93	S79°02'17"E	L75	81.38	S23°10'39"W
L15	178.13	S06°30'55"E	L76	24.66	N28°07'41"E
L16	186.53	S86°05'00"W	L77	210.95	N31°11'55"W
L17	303.72	N66°01'42"W	L78	147.69	S89°46'09"E
L18	229.08	N08°28'50"E	L79	44.86	S17°09'55"E
L19	238.82	N17°47'39"W	L80	165.06	S31°29'03"E
L20	176.27	S17°57'55"E	L81	442.60	S14°43'49"W
L21	19.64	S46°31'15"W	L82	171.29	S30°25'33"E
L22	166.62	N83°24'33"W	L83	500.00	S89°46'09"E
L23	2.25	S67°54'44"W	L84	300.00	S24°08'05"W
L24	171.36	N22°05'16"W	L85	293.77	N28°31'23"E
L25	347.23	N08°38'02"W	L86	275.00	S52°53'57"E
L26	670.35	N82°53'11"E	L87	383.65	S33°27'33"E
L27	482.05	N89°46'09"W	L88	449.92	S69°00'09"W
L28	355.15	N48°02'07"E	L89	93.40	S69°00'09"W
L29	248.65	N21°56'11"E	L90	265.34	S33°27'33"E
L30	38.29	S66°49'21"E	L92	226.97	S32°58'04"W
L31	316.82	S20°24'10"E	L93	364.82	N43°36'38"E
L32	236.33	S06°43'04"E	L94	399.99	S62°46'24"E
L33	70.96	N08°38'02"W	L95	215.41	S44°18'56"W
L34	81.95	N67°07'05"E	L96	0.37	S21°23'12"W
L35	73.66	N67°07'05"E	L97	333.56	S21°23'12"W
L36	118.11	S67°54'44"W	L98	194.70	S62°46'24"E
L37	659.64	S28°01'20"W	L99	275.86	S43°18'01"E
L38	241.27	N74°54'14"W	L100	201.56	S23°36'58"W
L39	400.65	S68°12'55"E	L101	400.00	S67°13'51"W
L40	1.62	S68°12'55"E	L102	25.10	S67°13'51"W
L41	153.16	S33°41'24"W	L103	25.14	S89°46'09"E
L42	249.60	S67°38'02"W	L104	437.25	S89°46'09"E
L43	314.85	S42°51'38"W	L105	217.08	S28°41'44"E
L44	257.10	N74°54'14"W	L106	156.61	S02°04'00"W
L45	244.19	S14°31'05"W	L107	240.89	S63°08'33"W
L46	178.39	N13°21'19"W	L108	441.08	N84°47'50"W
L47	608.22	N63°52'35"E	L109	428.59	S02°04'00"W
L48	105.86	N13°21'19"W	L110	234.63	N88°06'19"W
L49	280.79	N30°15'55"W	L111	382.00	S88°39'04"W
L50	598.04	S86°29'08"W	L112	195.20	S02°04'00"W
L51	391.68	N16°10'34"E	L113	205.16	S06°34'51"W
L52	48.16	S80°17'05"W	L114	455.76	N82°16'56"W
L53	71.37	N62°06'56"W	L115	190.20	N66°05'35"W
L54	435.87	S81°10'01"W	L116	172.55	N35°51'51"W
L55	279.41	N41°41'52"W	L117	414.84	S06°34'51"W
L56	425.32	N30°40'15"E	L118	409.10	N58°18'18"W
L57	124.57	S73°45'54"E	L119	283.51	S90°00'00"W
L58	136.94	S38°49'45"E	L120	231.71	N62°06'56"W
L59	133.39	N08°38'02"W	L121	392.21	S88°05'13"W
L60	446.42	N41°41'52"W	L122	279.72	S79°31'24"W
L61	437.32	N30°43'59"W	L123	299.69	N62°09'04"W

PROPERTY CURVE DATA TABLE

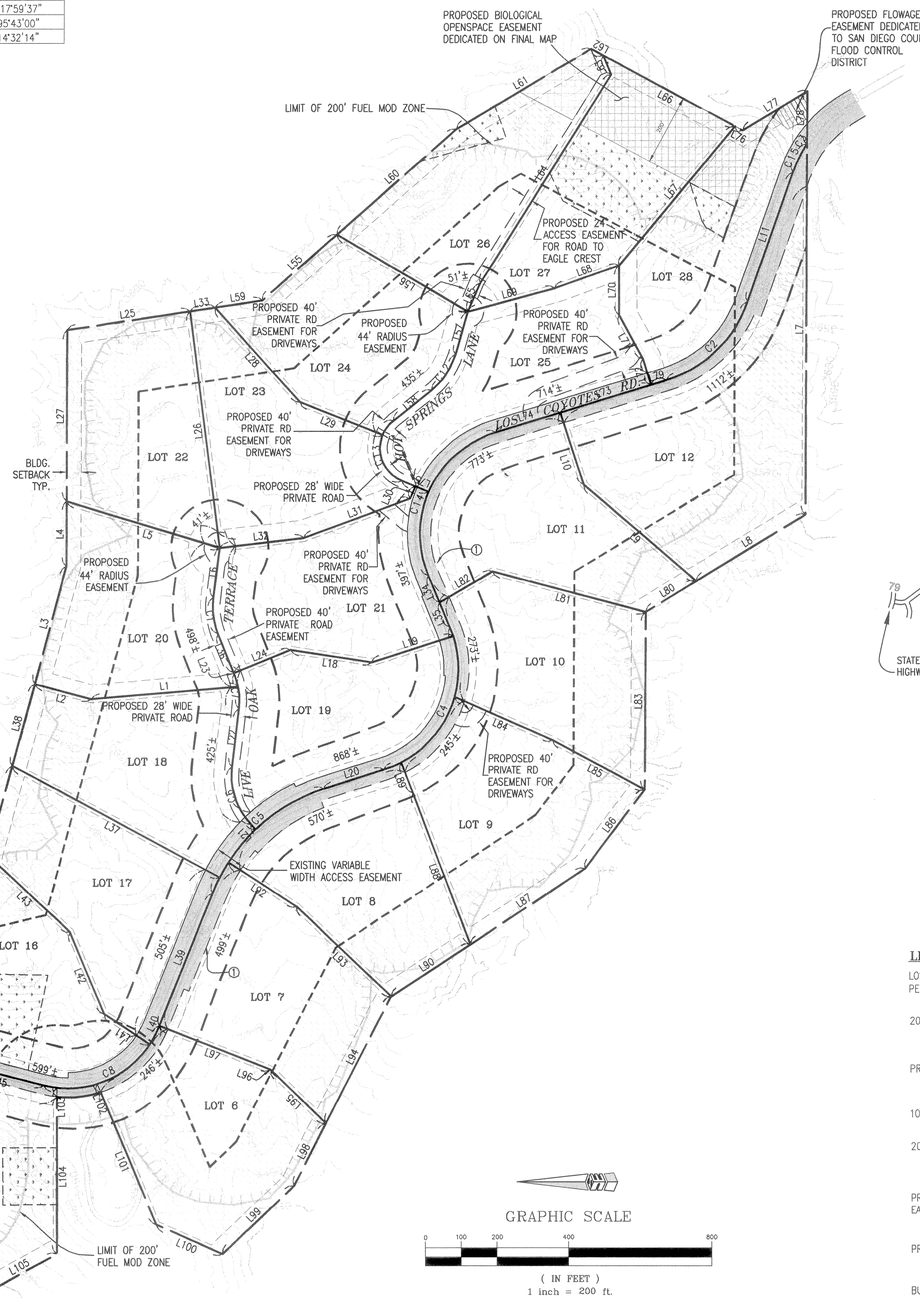
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	102.26	200.00	29°17'40"
C2	328.03	350.00	53°42'00"
C3	0.03	350.06	0°00'19"
C4	496.98	300.00	94°55'00"
C5	438.51	500.00	50°15'00"
C6	174.78	200.00	50°04'12"
C7	100.11	200.00	28°40'44"
C8	397.09	275.00	82°44'00"
C9	330.39	900.00	21°02'00"
C10	757.47	500.00	86°48'00"
C11	156.39	275.00	32°35'03"
C12	121.95	200.00	34°56'09"
C13	205.94	100.00	117°59'37"
C14	501.17	300.00	95°43'00"
C15	88.80	350.00	14°32'14"

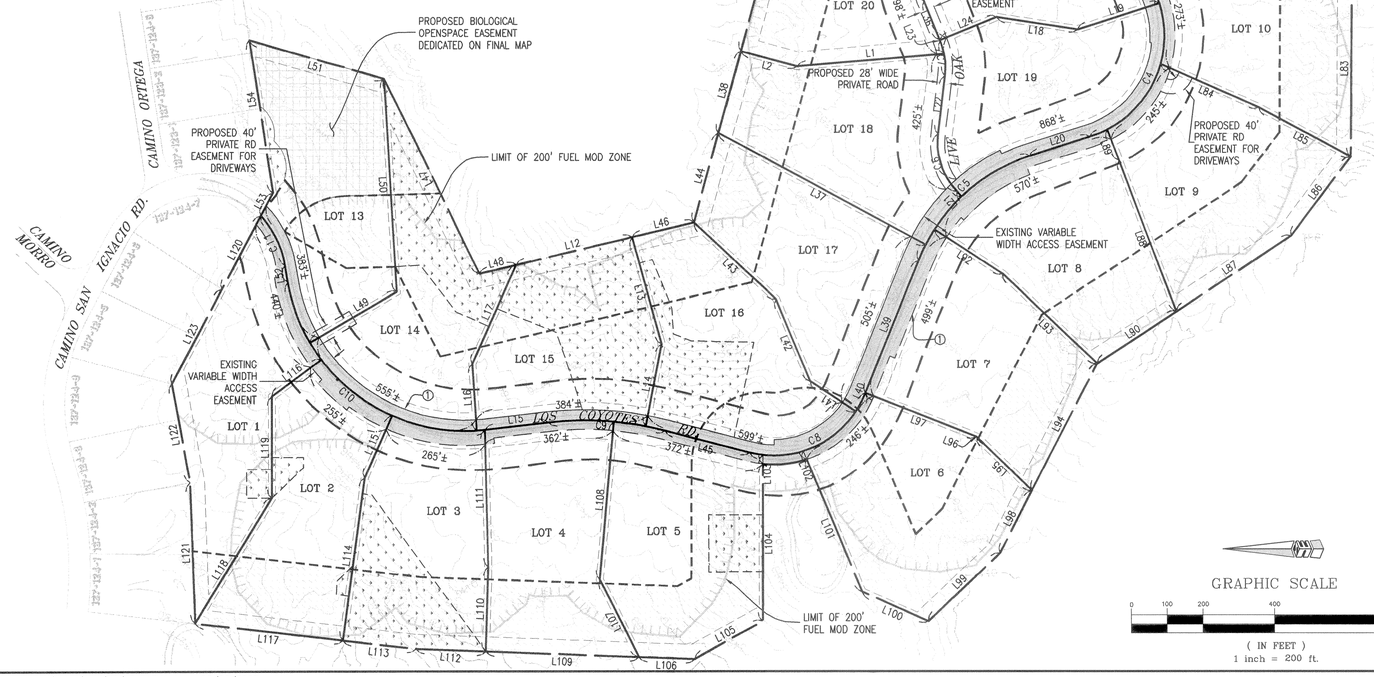


TYPICAL BUILDING SETBACK DETAIL
NOT TO SCALE

* APPLIES ONLY WHEN SIDEYARD FRONTS ON A PRIVATE ROAD.

EASEMENT NOTES:
① TITLE REPORT ITEMS: 3
VARIABLE WIDTH ACCESS ROAD
EASEMENT PER DOC. 74-268615





GRAPHIC SCALE
0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

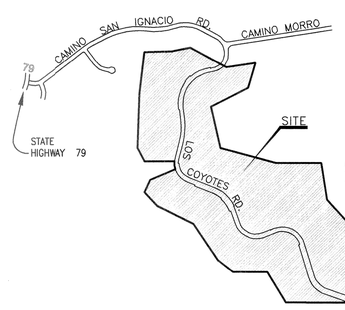
County of San Diego
DEPARTMENT OF PLANNING AND LAND USE
ZONING INFORMATION

Site APN's: 137-090-37
Community Plan NORTH MOUNTAIN
General Plan Designation 21 (SPA .25)
Regional Category RDA

ZONE		
USE REGULATIONS		RR.5
NEIGHBORHOOD REGULATIONS		A/R
DEVELOPMENT REGULATIONS	Density	0.50
	Lot Size	2 AC
	Building Type	C
	Maximum Floor Area	–
	Floor Area Ratio	–
	Height	G
	Lot Coverage	–
	Setback	G
	Open Space	–
SPECIAL AREA REGULATIONS		–

LOT DATA TABLE

LOT	MAX. FRONTAGE (LF)	MAX. DEPTH (LF)	GROSS AREA (AC)	NET AREA (AC)
1	440	810	5.05	4.74
2	255	646	5.04	4.78
3	265	617	5.05	4.80
4	362	682	5.10	4.89
5	372	462	5.78	5.53
6	246	627	5.54	5.39
7	499	592	5.60	5.19
8	570	543	5.38	4.87
9	245	594	5.77	5.59
10	273	594	5.22	5.02
11	773	667	5.53	5.02
12	1,112	1,042	8.50	7.55
13	383	766	5.55	5.28
14	555	810	5.04	4.67
15	384	523	5.04	4.71
16	599	787	5.41	4.90
17	505	660	5.50	4.98
18	425	660	5.29	4.93
19	868	451	5.00	4.08
20	498	569	5.04	4.84
21	397	607	5.02	4.47
22	41	670	5.04	5.02
23	397	670	5.06	4.93
24	435	589	5.00	4.78
25	714	347	5.03	4.13
26	51	727	5.05	5.02
27	51	813	5.04	5.02
28	714	367	5.01	4.32



VICINITY MAP
NOT-TO-SCALE

LEGEND
- LOS COYOTES ROAD ACCESS EASMENT PER DOC. # 74-268615
- 200FT LIMITED BUILDING ZONE
- PROPOSED BIOLOGICAL OPEN SPACE EASEMENT
- 100 FT ROADSIDE FUEL MODIFICATION ZONE
- 200 FT FUEL MOD ZONE
- PROPOSED STEEP SLOPES OPEN SPACE EASEMENT AREA
- PROPOSED FLOWAGE EASEMENT
- BUILDING SETBACK LINE

NOTES

1. WHERE REQUIRED, PARK FEES WILL BE PAID IN LIEU OF PARK LAND DEDICATION
2. EXISTING AND PROPOSED ZONING: RR.5
3. TOTAL AREA: 149.68 ACRES GROSS 138.32 ACRES NET
   ALL AREA IS GROSS UNLESS OTHERWISE SPECIFIED.
4. SEWER: INDIVIDUAL SEPTIC SYSTEMS
5. WATER: INDIVIDUAL WELLS
6. FIRE PROTECTION: WARNER SPRINGS VOLUNTEER FIRE DEPARTMENT
7. STREET LIGHTS: NONE.
8. GRADING: PROPOSED AS SHOWN ON GRADING PLAN FOR ENVIRONMENTAL REVIEW ONLY.
9. TAX ASSESSOR'S PARCEL NO.: 137-090-37
10. CONTOUR INTERVAL: 10 FEET
11. SOURCE OF TOPOGRAPHY: VERTICAL MAPPING RESOURCES INC.
    FLOWN DATE: APRIL 15, 2005
    SUPPLEMENTAL TOPOGRAPHY: HANDSHOT AS BUILT TOPO FOR LOS COYOTES ROAD
    BY: SAN DIEGUITO ENGINEERING INC.
    PERFORMED DATE: JANUARY 25, 2007
12. COMMUNITY PLAN DESIGNATION: NORTH MOUNTAIN
13. GENERAL PLAN LAND USE DESIGNATION: 21 (SPA 0.25)
14. GENERAL PLAN REGIONAL CATEGORY: RDA
15. MINIMUM LOT SIZE: 5 ACRES GROSS
16. TOTAL NUMBER OF DWELLING UNITS ALLOWED: 28
17. TOTAL NUMBER OF LOTS: 28
    RESIDENTIAL: 28
    OPEN SPACE: 0
    ROADS: 0
18. SCHOOL DISTRICTS: WARNER UNIFIED SCHOOL DISTRICT.
19. IMPROVEMENTS FOR THIS SUB-DIVISION WILL NOT BE CONSTRUCTED UNDER SPECIAL ASSESSMENT PROCEDURES.
20. STREETS TO BE DESIGNED IN ACCORDANCE WITH COUNTY STANDARDS.
21. STATUS OF LEGAL ACCESS:
    CAMINO SAN IGNACIO TO SITE (PUBLICLY MAINTAINED) RURAL LIGHT COLLECTOR-SC370
    LOS COYOTES ROAD (PRIVATELY MAINTAINED BY THE BUREAU OF INDIAN AFFAIRS)
22. TAX RATE AREA: 98000
23. LEGAL DESCRIPTION: PARCEL 2 AS DESCRIBED IN CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 23, 1983 AS FILE/PAGE NO. 83-469613.
24. STATUS OF ROADS: PRIVATE ROADS
25. ASSOCIATED PERMITS: PROPOSED SPA, ER8104

SOLAR STATEMENT:
EACH LOT HAS UNOBSTRUCTED ACCESS TO SUNLIGHT TO AT LEAST 100 SQ. FT. OF AREA PER SECTION 81401 (n) ORDINANCE NO. 5589.

HEALTH DEPARTMENT

ALL PARCELS SHALL HAVE A LAYOUT OF THE SEWAGE DISPOSAL SYSTEM, PROPOSED STRUCTURES, CUTS AND FILLS, APPROVED BY THE SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH PRIOR TO THE APPROVAL OF THE BUILDING PERMIT AND/OR ISSUANCE OF A SEPTIC TANK PERMIT. AN ADDITIONAL EXPANSION AREA OF 100% OF THE INITIAL TILE AREA SHALL BE PROVIDED BY GRAVITY FLOW FOR THE POTENTIAL EXPANSION IN THE EVENT OF FAILURE.

DEH CONTROL NUMBER _____VPM_____
EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED THE LEACH FIELD LISTED BELOW, TO SERVE A THREE BEDROOM DWELLING: PROVIDED THE ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

BY: _____ FOR GARY ERBECK, DIRECTOR, DEH

THIS CERTIFICATION DOES NOT IMPLY ALL CONDITIONS PURSUANT TO THE RESOURCE PROTECTION ORDINANCE AND THE GROUNDWATER ORDINANCE HAVE BEEN MET. THE DEPARTMENT OF PLANNING AND LAND USE SHOULD BE CONSULTED REGARDING THE APPLICATION OF THESE ORDINANCES RELATIVE TO THIS PROJECT. ANY RESULTANT CHANGES TO THE SEPTIC SYSTEM DESIGN(S) MUST BE RE-EVALUATED BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH.

PROPERTY OWNER-SUBDIVIDER

WARNER SPRINGS ESTATES, LLC, A CALIFORNIA CORPORATION
1037 DIDRICKSON WAY
LAGUNA BEACH, CA 92651 (949) 497-9300 (EXT 25)

BY: _____
JOHN PETERSON, FOR WARNER SPRINGS ESTATES, LLC, A CALIFORNIA CORPORATION, (858) 454-9984 DATE

PREPARED BY:

ANNABELLE S. AGUILAR
SAN DIEGUITO ENGINEERING, INC.
4407 MANCHESTER AVE. SUITE 105
ENCINITAS, CA 92024

REGISTERED PROFESSIONAL ENGINEER
ANNABELLE S. AGUILAR
NO. 61158
EXP. 6-30-09
CIVIL
STATE OF CALIFORNIA

SIGN: _____ DATE: 2/6/09

SAN DIEGUITO ENGINEERING, INC
4407 MANCHESTER, SUITE 105
ENCINITAS, CA 92024
PHONE: (760) 753-5525
CIVIL ENGINEERING • PLANNING
LAND SURVEYING

ENGINEER'S NAME: SAN DIEGUITO ENGINEERING PHONE NO. (760) 753-5525

FILE NO.5174

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