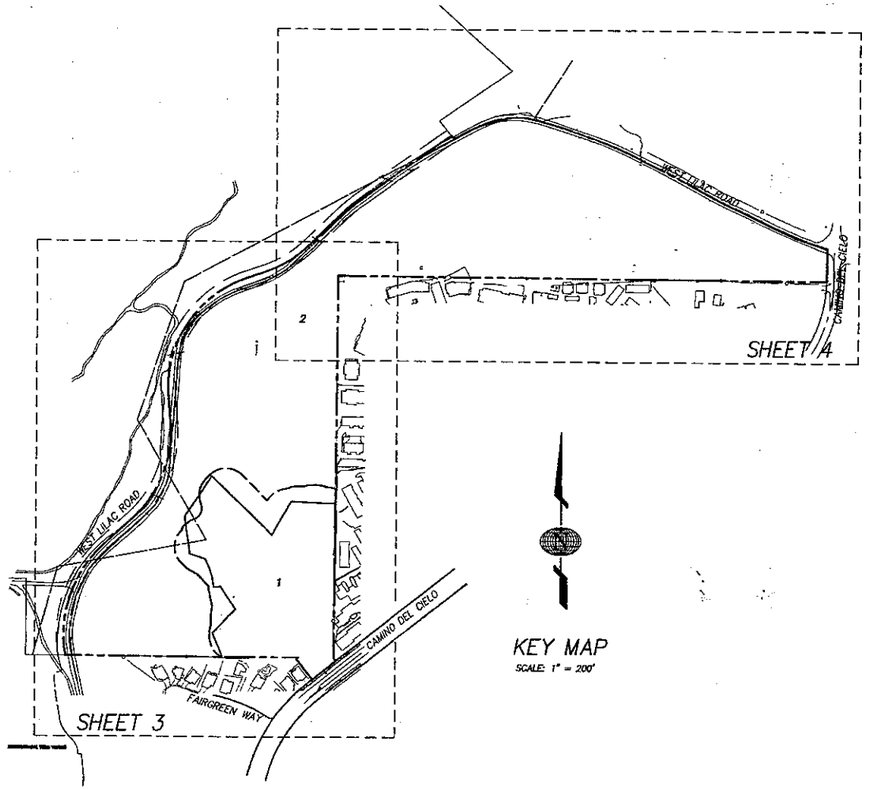
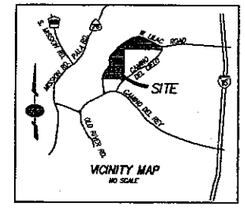
COUNTY OF SAN DIEGO TRACT TM 5427 RPL^2

VESTING TENTATIVE MAP

BONSALL



KEY MAP
SCALE: 1" = 200'



VICINITY MAP
NO SCALE

LOT NO.	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
12	372,887	8.56	372,887	8.56

LEGEND

PROJECT BOUNDARY	
SLOPES 2:1 MAX. (TYP.)	
DAYLIGHT LINE	
RIGHT OF WAY	
LOT LINE	
RETAINING WALL	
LOT NUMBER	4
PAD ELEVATION	2201
PROPOSED STORM DRAIN	
PROPOSED SEWER	S
PROPOSED WATER	W
FIRE HYDRANT ASSEMBLY	
CONCRETE BROW DITCH	

APN
126-060-77

ZONING INFORMATION	
COMMUNITY PLAN	BONSALL
REGIONAL CATEGORY	ESM/OT
GENERAL PLAN DESIGNATION (G.P.D.)	17
USE REGULATIONS	RR-2
ANIMAL REGULATIONS	L
DENSITY	5
LOT SIZE	3 AC
BUILDING TYPE	C
MAXIMUM FLOOR AREA	--
FLOOR AREA RATIO	--
HEIGHT	G
LOT COVERAGE	--
SETBACK	W
OPEN SPACE	--
SPECIAL AREA REGULATIONS	--
PROPOSED ZONING	--

APN
126-060-77

ZONING INFORMATION	EXISTING BONSALL	PROPOSED BONSALL
COMMUNITY PLAN		
REGIONAL CATEGORY	ST	ST
GENERAL PLAN DESIGNATION (G.P.D.)	17	17
USE REGULATIONS	RV-II	RV-II
ANIMAL REGULATIONS	L	L
DENSITY	5	10.8
LOT SIZE	8,000	--
BUILDING TYPE	K	K
MAXIMUM FLOOR AREA	--	--
FLOOR AREA RATIO	--	--
HEIGHT	G	G
LOT COVERAGE	--	--
SETBACK	J	V
OPEN SPACE	--	--
SPECIAL AREA REGULATIONS	B	B
PROPOSED ZONING	--	--

APN
126-430-01

ZONING INFORMATION	
COMMUNITY PLAN	BONSALL
REGIONAL CATEGORY	RUR
GENERAL PLAN DESIGNATION (G.P.D.)	9
USE REGULATIONS	RS-7
ANIMAL REGULATIONS	G
DENSITY	7.26
LOT SIZE	6,000
BUILDING TYPE	C
MAXIMUM FLOOR AREA	--
FLOOR AREA RATIO	--
HEIGHT	G
LOT COVERAGE	--
SETBACK	J
OPEN SPACE	--
SPECIAL AREA REGULATIONS	--
PROPOSED ZONING	--

GENERAL NOTES

1. VESTING TENTATIVE MAP PREPARED BY: LATITUDE 33 PLANNING AND ENGINEERING, 4833 PARAMOUNT DR. 2ND FLR. SAN DIEGO, CA 92123, PH. 858 751-0633, FAX 858 751-0634
2. TOTAL GROSS AREA: 55.8 ACRES NET AREA: 52.8 ACRES
3. TOTAL NUMBER OF LOTS: 2 LOTS
4. TOTAL NUMBER OF DWELLING UNITS: 76
5. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
6. EXISTING AERIAL TOPOGRAPHY WAS PREPARED BY SAN-LO AERIAL SURVEYS (CONTOURS SHOWN ON PLAN ARE 2 FOOT INTERVAL)
7. LAMBERT COORDINATES: 450-1701
8. ALL ONSITE STREETS WILL BE PRIVATE (SEE TYPICAL SECTIONS THIS SHEET)
9. THIS PROJECT IS A MULTI-UNIT SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
10. ALL PUBLIC STORM DRAIN SHOWN ON THIS VTM NOT WITHIN PUBLIC STREET WILL BE GRANTED A DRAINAGE EASEMENT WHICH ENCOMPASSES THE DRAINAGE FACILITIES DEDICATED TO THE COUNTY FLOOD CONTROL DISTRICT.

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 20 AND 21, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DEC. 27, 1870 TOGETHER WITH LOT 1 OF COUNTY OF SAN DIEGO TRACT 3025, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 10388, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 27, 1982. SAID PARCEL AND SAID LOT 1 HAVE BEEN ADJUSTED PER PLAT NO. BC 04-0088 CERTIFICATE OF COMPLIANCE AS PARCEL B, RECORDED JULY 29, 2004 AS DOCUMENT NO. 2004-0794155 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO.'S	EXISTING ZONE	PROPOSED ZONE
126-060-77 126-430-01	RR.5 / RV-II RS-7	RR.5 / RV-10 RS-7

PUBLIC UTILITIES/DISTRICTS:

SEWER	RAINBOW MUNICIPAL WATER DISTRICT
WATER	RAINBOW MUNICIPAL WATER DISTRICT
STORM DRAIN	COUNTY OF SAN DIEGO
TELEPHONE	SBC
GAS AND ELECTRIC	SDG&E
CABLE T.V.	ADELPHIA COMMUNICATIONS
POLICE	COUNTY SHERIFF
FIRE	NORTH COUNTY FIRE DISTRICT
SCHOOL	BONSALL UNIFIED SCHOOL DISTRICT FALLBROOK UNIFIED SCHOOL DISTRICT

PARK LAND DEDICATION STATEMENT

PAYMENT OF FEES WILL BE THE MECHANISM OF COMPLIANCE WITH THE PARKLAND DEDICATION ORDINANCE.

SPECIAL ASSESSMENT ACT STATEMENT

THE SUBDIVIDER MAY MAKE A REQUEST TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF MINOR UTILITY AND TRANSPORTATION INFRASTRUCTURE.

SOLAR ACCESS NOTE

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNITY ALLOWED BY THIS SUBDIVISION.

STREET LIGHT STATEMENT

THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

IMPROVEMENT STATEMENT

APPLICANT WILL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS FOR THE INSTALLATION OF IMPROVEMENTS.

CONDOMINIUM NOTE

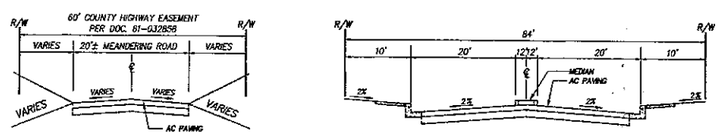
LOTS 1 OF THIS VESTING TENTATIVE MAP IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE MAXIMUM NUMBER OF CONDOMINIUM DWELLING UNITS IS 76.

BUILDING HEIGHT NOTE:

MAXIMUM BUILDING HEIGHT IS 35 FEET.

SHEET SUMMARY

SHEET 1	TITLE SHEET AND DETAILS
SHEET 2	EXISTING CONDITIONS / EASEMENTS
SHEETS 3 THRU 4	VESTING TENTATIVE MAP



EXISTING WEST LILAC ROAD
EXISTING 60' HIGHWAY EASEMENT DOC. 81-032858 IS NOT CENTERED ON EXISTING PAVEMENT

EXISTING CAMINO DEL CIELO

TYPICAL STREET SECTIONS
NO SCALE

NOTE

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A 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 PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

STEVE DELANEY, TM 82 ASSOCIATES, LLC

BY: STEVE DELANEY DATE

SUBDIVIDER

TM 82 ASSOCIATES, LLC
TOP MARK, INC.
12520 HIGH BLUFF DRIVE, SUITE 330
SAN DIEGO, CA 92130

BY: STEVE DELANEY DATE

PREPARED BY:
Latitude 33
Planning and Engineering
4833 Paramount Dr. 2nd Flr.
San Diego, Ca. 92123
Tel 858-751-0633 Fax 858-751-0634

MARK J. HONSON DATE
RCE 30638 EXPIRES 3-31-2008

REGISTERED PROFESSIONAL ENGINEER
MARK J. HONSON
No. 30638
Exp. 3-31-2008
CIVIL
STATE OF CALIFORNIA

BONSALL

Prepared By:
Name: LATITUDE 33 PLANNING & ENGINEERING
Address: 4833 PARAMOUNT DRIVE 2ND FLR.
SAN DIEGO, CA 92123
Phone #: (858) 751-0633
Fax #: (858) 751-0634

Project Address:
WEST LILAC ROAD - WEST OF INTERSTATE 15

Project Name:
BONSALL

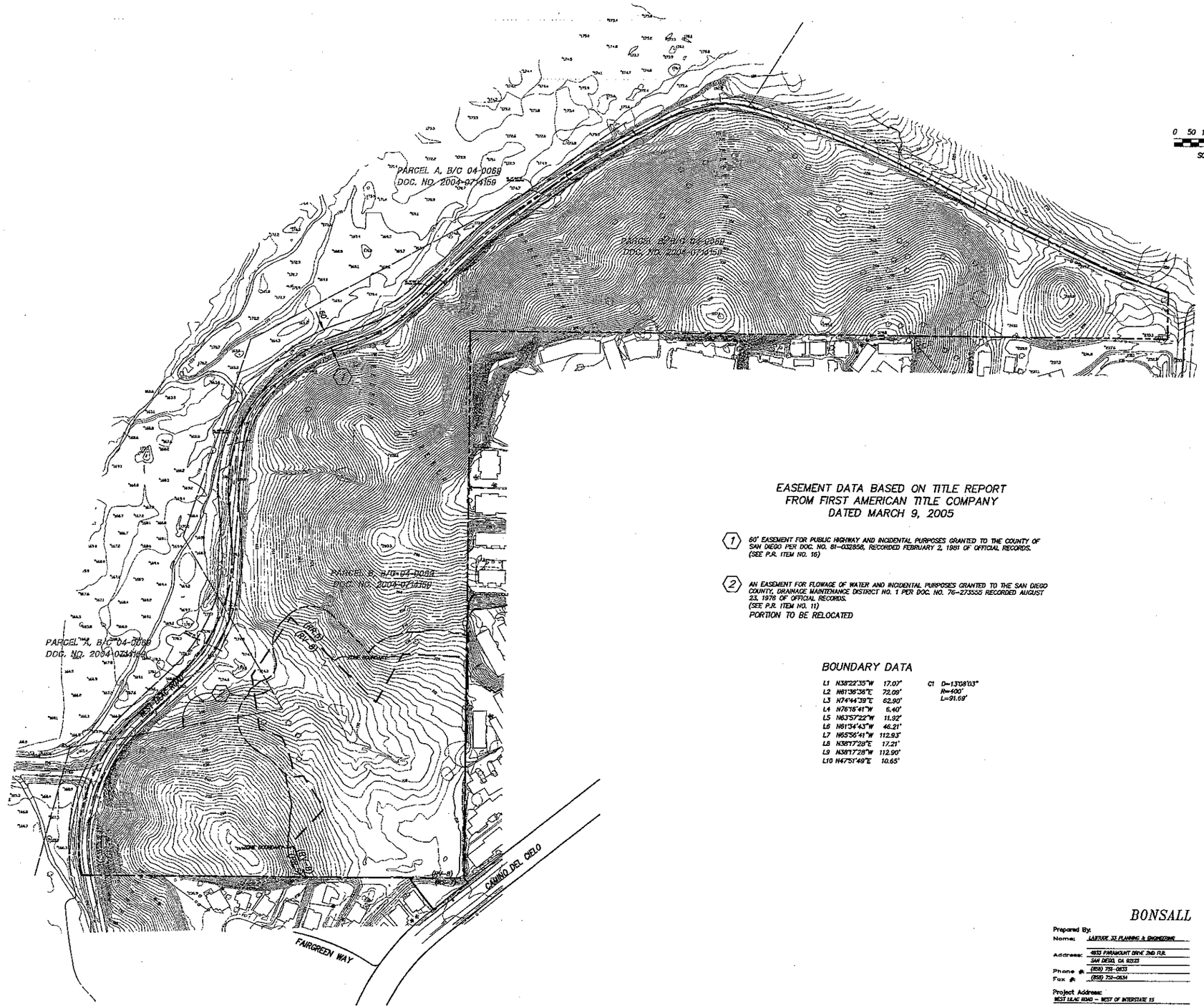
Sheet Title:
VESTING TENTATIVE MAP

TITLE SHEET TM 5427 RPL^2

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	JUNE 6, 2007
Revision 3:	OCTOBER 16, 2006
Revision 2:	JANUARY 10, 2006
Revision 1:	AUGUST 15, 2005
Original Date:	APRIL 21, 2005

Sheet 1 of 4

RECEIVED
DEC 18 2007
DEPARTMENT OF PLANNING AND LAND USE



EASEMENT DATA BASED ON TITLE REPORT
FROM FIRST AMERICAN TITLE COMPANY
DATED MARCH 9, 2005

(1) 60' EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES GRANTED TO THE COUNTY OF SAN DIEGO PER DOC. NO. 81-032858, RECORDED FEBRUARY 2, 1981 OF OFFICIAL RECORDS. (SEE P.R. ITEM NO. 16)

(2) AN EASEMENT FOR FLOWAGE OF WATER AND INCIDENTAL PURPOSES GRANTED TO THE SAN DIEGO COUNTY, DRAINAGE MAINTENANCE DISTRICT NO. 1 PER DOC. NO. 76-273555 RECORDED AUGUST 23, 1976 OF OFFICIAL RECORDS. (SEE P.R. ITEM NO. 11)
PORTION TO BE RELOCATED

BOUNDARY DATA

L1	N38°22'35"W	17.07'	C1	D=13°08'03"
L2	N61°36'36"E	72.09'		R=400'
L3	N74°44'39"E	62.90'		L=91.69'
L4	N76°16'41"W	6.40'		
L5	N63°57'22"W	11.92'		
L6	N61°34'43"W	46.21'		
L7	N65°56'41"W	112.93'		
L8	N38°17'28"E	17.21'		
L9	N38°17'28"W	112.90'		
L10	N47°51'49"E	10.65'		

BONSALL

Prepared By:
Name: LAWRUCK 33 PLANNING & ENGINEERING
Address: 4833 PARAMOUNT DRIVE 2ND FLR.
SAN DIEGO, CA 92123
Phone #: (858) 751-0633
Fax #: (858) 751-0634

Project Address:
WEST LILAC ROAD – WEST OF INTERSTATE 15

Project Name:
BONSALL

Sheet Title:
VESTING TENTATIVE MAP

EXISTING CONDITIONS / EASEMENTS TM 5427 RPL²

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4: JUNE 6, 2007
Revision 3: OCTOBER 16, 2006
Revision 2: JANUARY 27, 2006
Revision 1: AUGUST 11, 2005

Original Date: APRIL 21, 2005

Sheet 2 of 4

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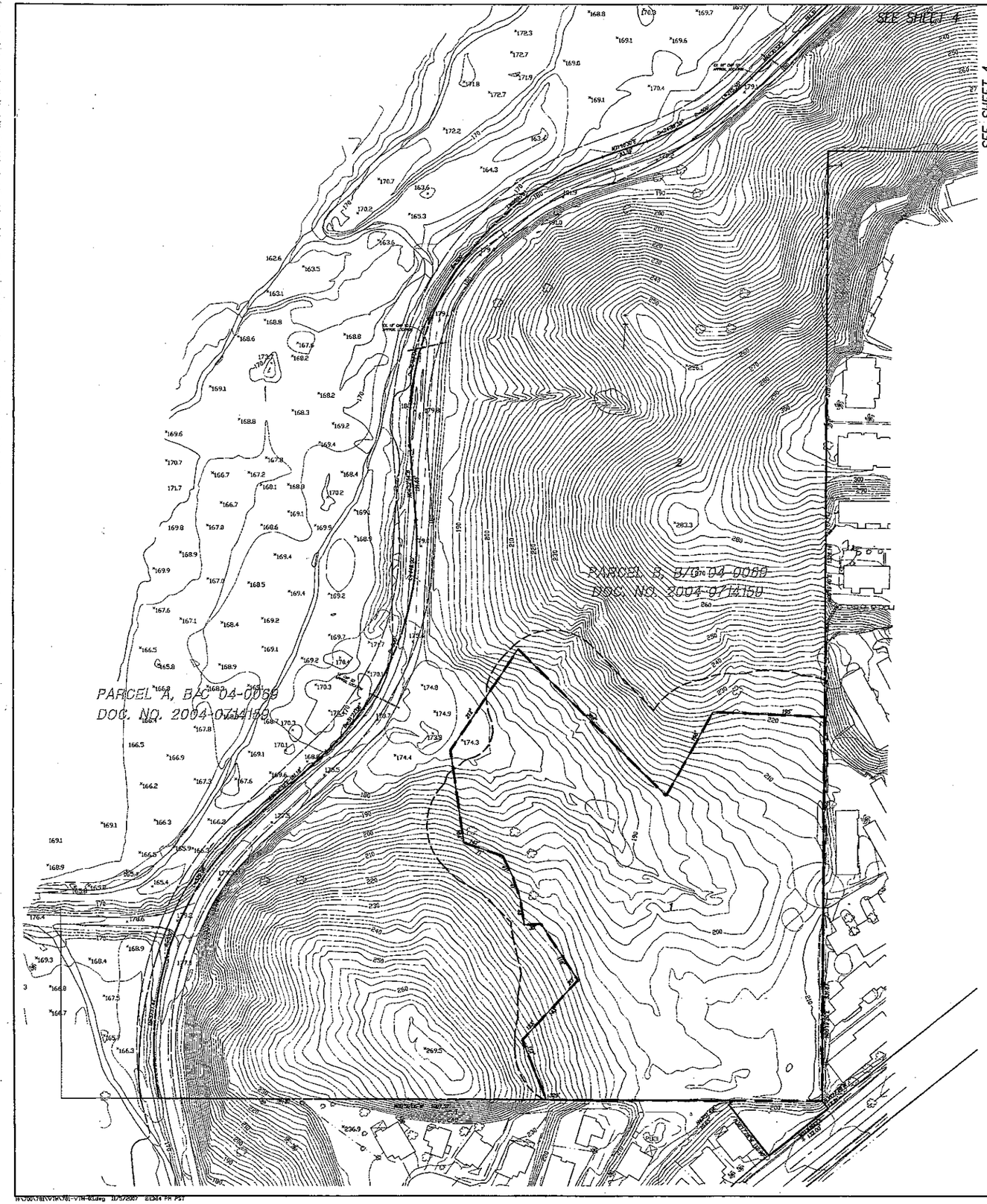

LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY
- LOT LINE
- RETAINING WALL
- PAD ELEVATION (220)
- BUILDABLE ENVELOPE

0 30 60 120 180

SCALE: 1" = 60'

BONSALL

Prepared By:
Name: LATITUDE 33 PLANNING & ENGINEERING
Address: 4833 PARAMOUNT DRIVE 2ND FLR.
SAN DIEGO, CA 92123
Phone #: (858) 751-0633
Fax #: (858) 751-0634

Project Address:
WEST LILAC ROAD – WEST OF INTERSTATE 15

Project Name:
BONSALL

Sheet Title:
VESTING TENTATIVE MAP

TM 5427 RPL[2]

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4: JUNE 6, 2007
Revision 3: OCTOBER 16, 2006
Revision 2: JANUARY 27, 2006
Revision 1: AUGUST 11, 2005

Original Date: APRIL 21, 2005

Sheet 3 of 4

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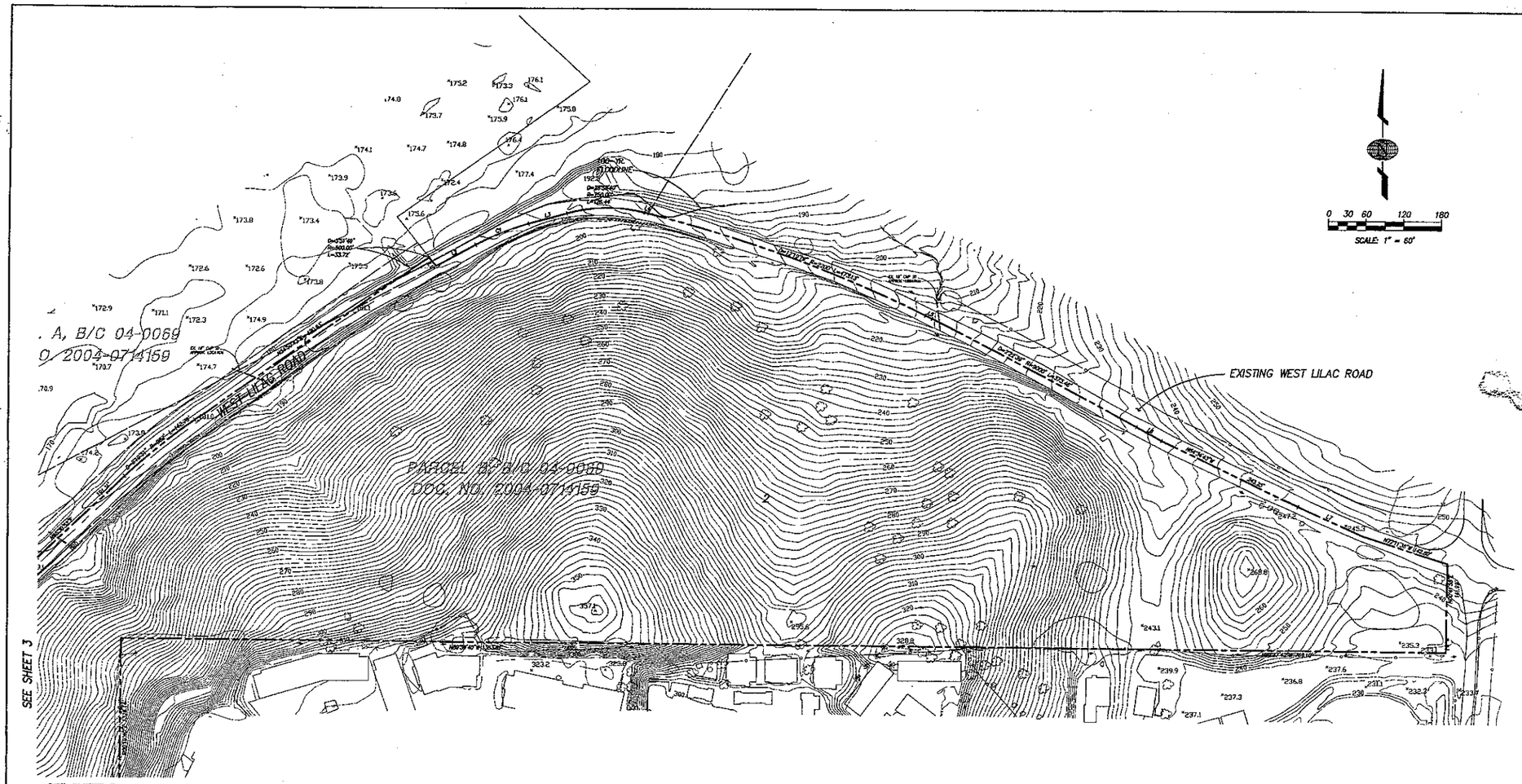

BOUNDARY DATA

L1	N38°22'35"W	17.07'
L2	N61°36'36"E	72.09'
L3	N74°44'39"E	62.90'
L4	N76°16'41"W	6.40'
L5	N63°57'22"W	11.92'
L6	N61°34'43"W	46.21'
L7	N65°56'41"W	112.93'

C1 D=13°08'03"
R=400'
L=91.69'

LEGEND

PROJECT BOUNDARY	
RIGHT OF WAY	
LOT LINE	
LOT NUMBER	4
PAD ELEVATION	(220)
PROPOSED STORM DRAIN	
PROPOSED SEWER	—S—
PROPOSED WATER	—W—
FIRE HYDRANT ASSEMBLY	
BUILDABLE ENVELOPE	
EXISTING EASEMENT CALLOUTS (SEE SHEET 2 FOR EASEMENT NOTES)	(2)

BONSALL

Prepared By:
Name: LATITUDE 33 PLANNING & ENGINEERING
Address: 4833 PARAMOUNT DRIVE 2ND FLR.
SAN DIEGO, CA 92123
Phone #: (858) 751-0633
Fax #: (858) 751-0634

Project Address:
WEST LILAC ROAD – WEST OF INTERSTATE 15

Project Name:
BONSALL

Sheet Title:
VESTING TENTATIVE MAP

TM 5427 RPL²

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
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Revision 4: JUNE 6, 2007
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Revision 2: JANUARY 27, 2006
Revision 1: AUGUST 11, 2005

Original Date: APRIL 21, 2005

Sheet 4 of 4

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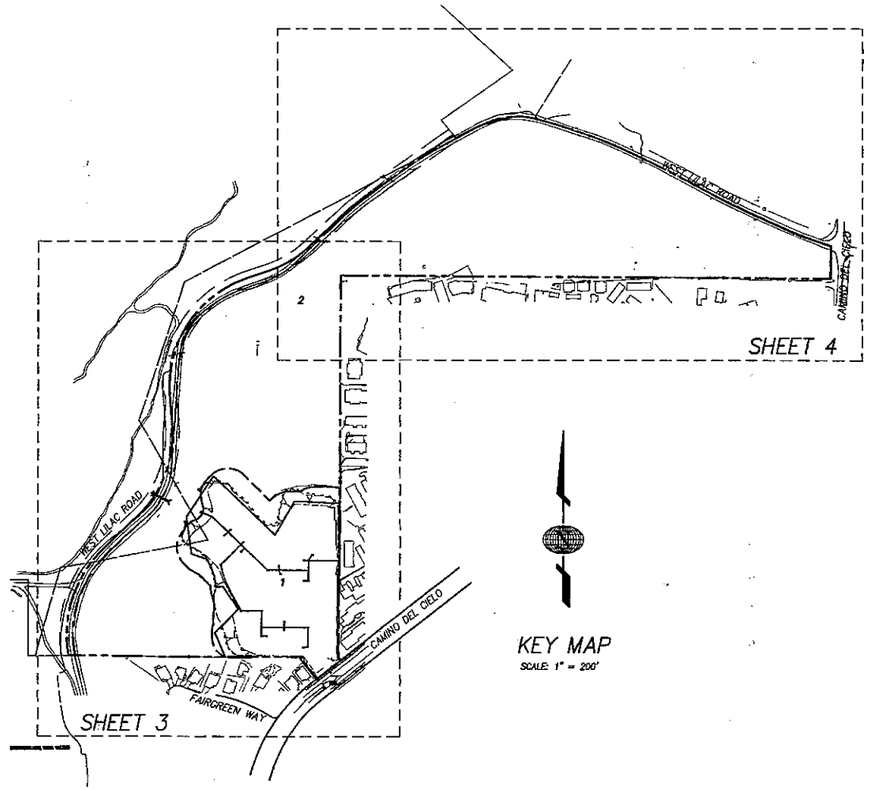
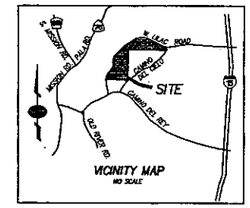
COUNTY OF SAN DIEGO TRACT TM 5427 RPL^2

PRELIMINARY GRADING PLAN

BONSALL



KEY MAP
SCALE: 1" = 200'



VICINITY MAP
NO SCALE

LOT NO.	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
1	373,887	8.58	373,887	8.58

LEGEND

PROJECT BOUNDARY	
SLOPES 2:1 MAX. (TYP.)	
DAYLIGHT LINE	
RIGHT OF WAY	
LOT LINE	
RETAINING WALL	
LOT NUMBER	4
PAD ELEVATION	220
PROPOSED STORM DRAIN	
PROPOSED SEWER	S
PROPOSED WATER	W
FIRE HYDRANT ASSEMBLY	
CONCRETE (MOW DITCH)	

APN
126-060-77

ZONING INFORMATION	
COMMUNITY PLAN	BONSALL
REGIONAL CATEGORY	EDA/CT
GENERAL PLAN DESIGNATION (G.P.D.)	I7
USE REGULATIONS	RR-5
ANIMAL REGULATIONS	6
DENSITY	.5
LOT SIZE	2 AC
DEVELOPMENT STANDARDS: BUILDING TYPE	C
MAXIMUM FLOOR AREA	--
FLOOR AREA RATIO	--
HEIGHT	G
LOT COVERAGE	--
SETBACK	W
OPEN SPACE	--
SPECIAL AREA REGULATIONS	--
PROPOSED ZONING	--

APN
126-060-77

ZONING INFORMATION	EXISTING	PROPOSED
COMMUNITY PLAN	BONSALL	BONSALL
REGIONAL CATEGORY	CT	CT
GENERAL PLAN DESIGNATION (G.P.D.)	I	I
USE REGULATIONS	RV-18	RV-11
ANIMAL REGULATIONS	6	6
DENSITY	8	10.9
LOT SIZE	6,000	--
DEVELOPMENT STANDARDS: BUILDING TYPE	K	K
MAXIMUM FLOOR AREA	--	--
FLOOR AREA RATIO	--	--
HEIGHT	G	G
LOT COVERAGE	--	--
SETBACK	J	V
OPEN SPACE	--	--
SPECIAL AREA REGULATIONS	B	B
PROPOSED ZONING	--	--

APN
126-430-01

ZONING INFORMATION	
COMMUNITY PLAN	BONSALL
REGIONAL CATEGORY	PDA
GENERAL PLAN DESIGNATION (G.P.D.)	8
USE REGULATIONS	RS-7
ANIMAL REGULATIONS	6
DENSITY	7.26
LOT SIZE	6,000
DEVELOPMENT STANDARDS: BUILDING TYPE	C
MAXIMUM FLOOR AREA	--
FLOOR AREA RATIO	--
HEIGHT	G
LOT COVERAGE	--
SETBACK	J
OPEN SPACE	--
SPECIAL AREA REGULATIONS	B
PROPOSED ZONING	--

GENERAL NOTES

1. VESTING TENTATIVE MAP PREPARED BY: LATITUDE 33 PLANNING AND ENGINEERING 4833 PARAMOUNT DR. 2ND FLR. SAN DIEGO, CA 92123 PH. 858 751-0633 FAX 858 751-0634
2. TOTAL GROSS AREA: 55.9 ACRES NET AREA: 52.6 ACRES
3. TOTAL NUMBER OF LOTS: 2 LOTS
4. TOTAL NUMBER OF DWELLING UNITS: 76
5. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
6. EXISTING AERIAL TOPOGRAPHY WAS PREPARED BY SAN-LO AERIAL SURVEYS (CONTOURS SHOWN ON PLAN ARE 2 FOOT INTERVAL).
7. LAMBERT COORDINATES: 410-1701
8. ALL ONSITE STREETS WILL BE PRIVATE (SEE TYPICAL SECTIONS THIS SHEET)
9. THIS PROJECT IS A MULTI-UNIT SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
10. ALL PUBLIC STORM DRAIN SHOWN ON THIS VTM NOT WITHIN PUBLIC STREET WILL BE GRANTED A DRAINAGE EASEMENT WHICH ENCOMPASSES THE DRAINAGE FACILITIES DEDICATED TO THE COUNTY FLOOD CONTROL DISTRICT.

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 20 AND 21, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DEC. 27, 1872, TOGETHER WITH LOT 1 OF COUNTY OF SAN DIEGO TRACT 3025, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 10366, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 27, 1982. 3140 PARCEL AND SAID LOT 1 HAVE BEEN ADJUSTED PER PLAT NO. BC 04-0062 CERTIFICATE OF COMPLIANCE AS PARCEL 8, RECORDED JULY 28, 2004 AS DOCUMENT NO. 2004-0714139 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO.'S	EXISTING ZONE	PROPOSED ZONE
126-060-77 126-430-01	RR.5 / RV-8 RS-7	RR.5 / RV-10 RS-7

PUBLIC UTILITIES/DISTRICTS:

SEWER	RAINBOW MUNICIPAL WATER DISTRICT
WATER	RAINBOW MUNICIPAL WATER DISTRICT
STORM DRAIN	COUNTY OF SAN DIEGO
TELEPHONE	SBC
GAS AND ELECTRIC	SDGAE
CABLE T.V.	ADELPHIA COMMUNICATIONS
POLICE	COUNTY SHERIFF
FIRE	NORTH COUNTY FIRE DISTRICT
SCHOOL	BONSALL UNIFIED SCHOOL DISTRICT FALLBROOK UNIFIED SCHOOL DISTRICT

PARK LAND DEDICATION STATEMENT

PAYMENT OF FEES WILL BE THE MECHANISM OF COMPLIANCE WITH THE PARKLAND DEDICATION ORDINANCE.

SPECIAL ASSESSMENT ACT STATEMENT

THE SUBDIVIDER MAY MAKE A REQUEST TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF MAJOR UTILITY AND TRANSPORTATION INFRASTRUCTURE.

SOLAR ACCESS NOTE

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

STREET LIGHT STATEMENT

THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. DPW PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

IMPROVEMENT STATEMENT

APPLICANT WILL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS FOR THE INSTALLATION OF IMPROVEMENTS.

CONDOMINIUM NOTE

LOTS 1 OF THIS VESTING TENTATIVE MAP IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE MAXIMUM NUMBER OF CONDOMINIUM DWELLING UNITS IS 76.

BUILDING HEIGHT NOTE:

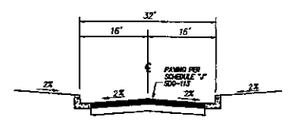
MAXIMUM BUILDING HEIGHT IS 35 FEET.

GRADING QUANTITIES

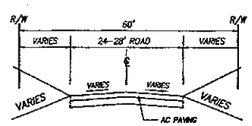
CUT: 75,000 C.Y.
FILL: 75,000 C.Y.
IMPORT/EXPORT: 0 C.Y.

SHEET SUMMARY

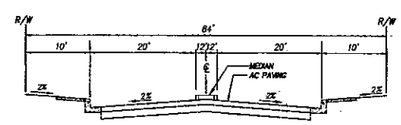
SHEET 1	TITLE SHEET AND DETAILS
SHEET 2	EXISTING CONDITIONS / EASEMENTS
SHEETS 3 THRU 4	VESTING TENTATIVE MAP



32' PRIVATE ROAD
NO SCALE



EXISTING WEST LILAC ROAD
EXISTING 60' HIGHWAY EASEMENT DOC. 81-032858 IS NOT CENTERED ON EXISTING PAVEMENT



EXISTING CAMINO DEL CIELO

TYPICAL STREET SECTIONS
NO SCALE

NOTE

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A 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 PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

STEVE DELANEY, TM 82 ASSOCIATES, LLC

BY: STEVE DELANEY DATE

SUBDIVIDER

TM 82 ASSOCIATES, LLC
TOP MARK, INC.
12520 HIGH BLUFF DRIVE, SUITE 380
SAN DIEGO, CA 92130

BY: STEVE DELANEY DATE

PREPARED BY:

Latitude 33
Planning and Engineering
4833 Paramount Dr. 2nd Flr.
San Diego, Ca. 92123
Tel 858-751-0633 Fax 858-751-0634

MARK A. ROBSON DATE
RCE 30638 EXPIRES 3-31-2008

REGISTERED PROFESSIONAL ENGINEER MARK A. ROBSON No. 30638 Exp. 3-31-2008 CIVIL STATE OF CALIFORNIA

BONSALL

Prepared By:
Name: LATITUDE 33 PLANNING & ENGINEERING
Address: 4833 PARAMOUNT DRIVE 2ND FLR.
SAN DIEGO, CA 92123
Phone #: (858) 751-0633
Fax #: (858) 751-0634

Project Address:
WEST LILAC ROAD - WEST OF INTERSTATE 15

Project Name:
BONSALL

Sheet Title:
PRELIMINARY GRADING PLAN
TITLE SHEET TM 5427 RPL^2

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	JUNE 6, 2007
Revision 3:	OCTOBER 16, 2006
Revision 2:	JANUARY 27, 2006
Revision 1:	AUGUST 11, 2005
Original Date:	APRIL 21, 2005

Sheet 1 of 4

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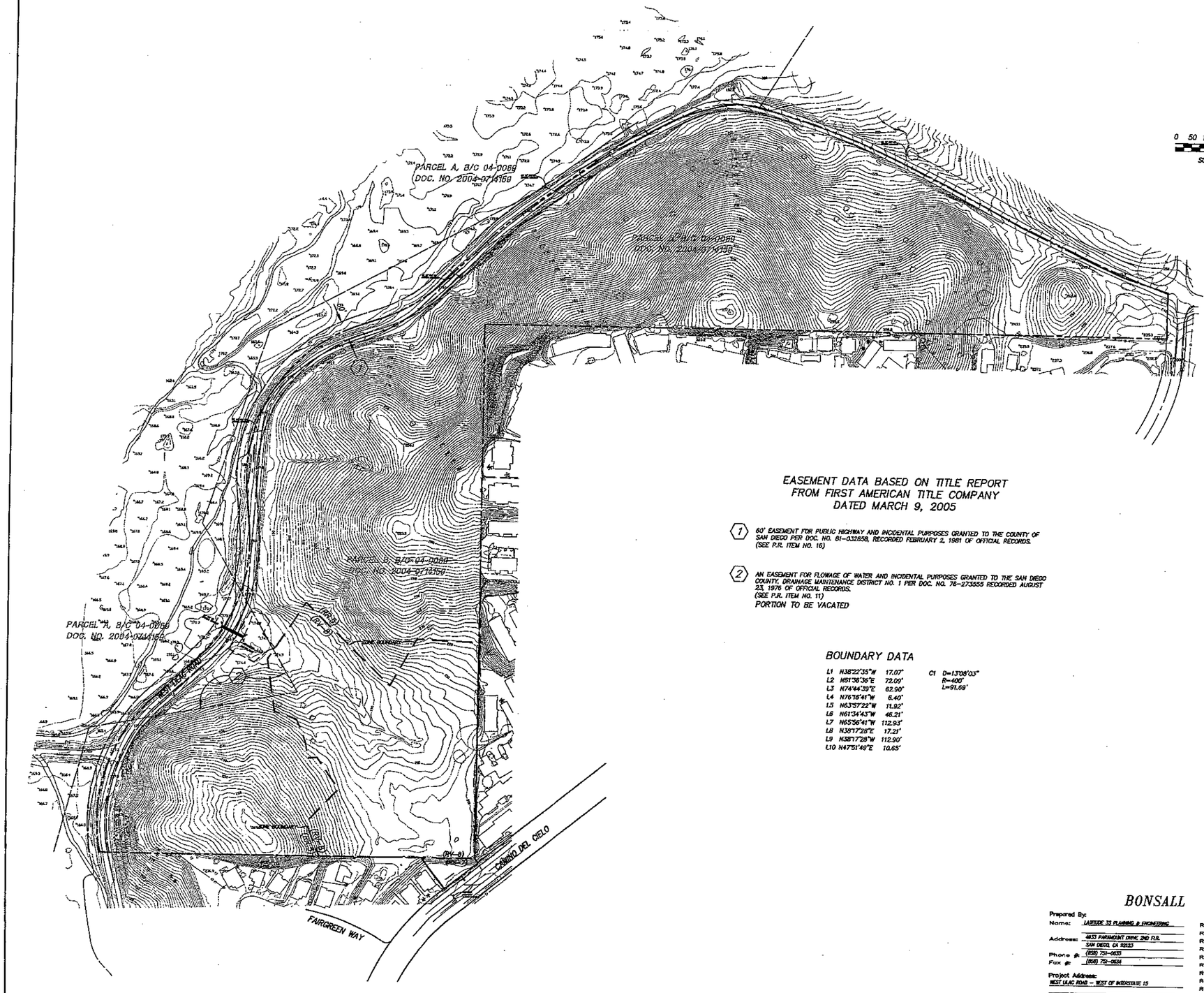
DEPARTMENT OF PLANNING AND LAND USE



EASEMENT DATA BASED ON TITLE REPORT
FROM FIRST AMERICAN TITLE COMPANY
DATED MARCH 9, 2005

(1) 60' EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES GRANTED TO THE COUNTY OF SAN DIEGO PER DOC. NO. 81-032858, RECORDED FEBRUARY 2, 1981 OF OFFICIAL RECORDS. (SEE P.R. ITEM NO. 16)

(2) AN EASEMENT FOR FLOWAGE OF WATER AND INCIDENTAL PURPOSES GRANTED TO THE SAN DIEGO COUNTY, DRAINAGE MAINTENANCE DISTRICT NO. 1 PER DOC. NO. 76-273555 RECORDED AUGUST 23, 1976 OF OFFICIAL RECORDS. (SEE P.R. ITEM NO. 11)
PORTION TO BE VACATED

BOUNDARY DATA

L1	N38°22'35"W	17.07'	C1	D=13°08'03"
L2	N61°36'36"E	72.09'		R=400'
L3	N74°44'39"E	62.90'		L=91.69'
L4	N76°16'41"W	6.40'		
L5	N63°57'22"W	11.92'		
L6	N61°34'43"W	46.21'		
L7	N65°56'41"W	112.93'		
L8	N38°17'28"E	17.21'		
L9	N38°17'28"W	112.90'		
L10	N47°51'49"E	10.65'		

BONSALL

Prepared By:
Name: LATITUDE 33 PLANNING & ENGINEERING
Address: 4833 PARAMOUNT DRIVE 2ND FLR.
SAN DIEGO, CA 92123
Phone #: (858) 751-0633
Fax #: (858) 751-0634

Project Address:
WEST ULAC ROAD – WEST OF INTERSTATE 15

Project Name:
BONSALL

Sheet Title:

PRELIMINARY GRADING PLAN
EXISTING CONDITIONS /
EASEMENTS TM 5427 RPL²

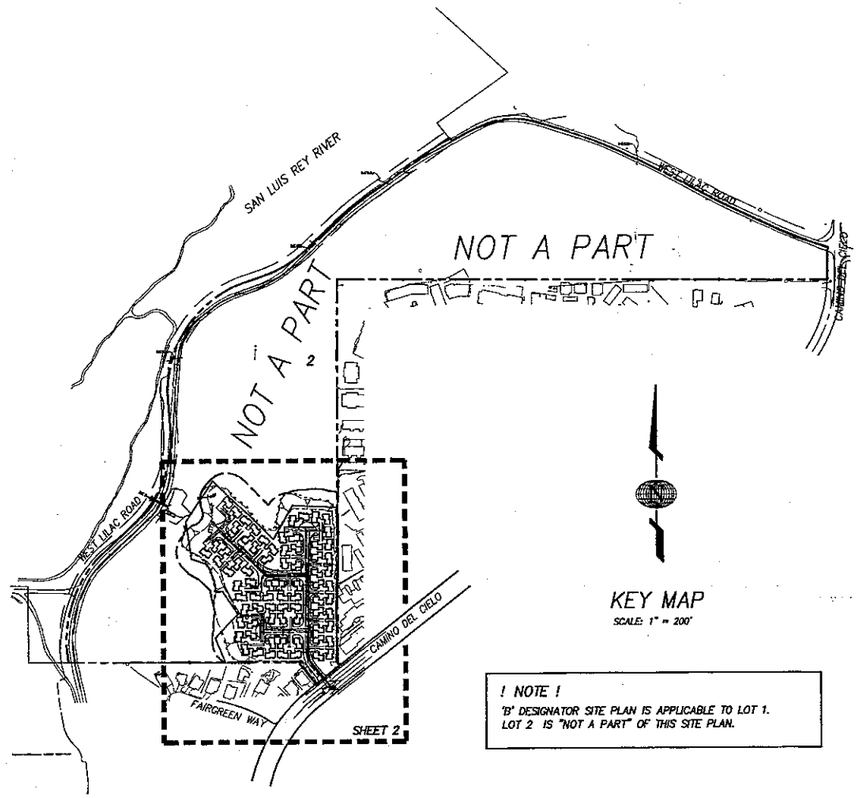
Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4: JUNE 6, 2007
Revision 3: OCTOBER 18, 2006
Revision 2: JANUARY 27, 2006
Revision 1: AUGUST 11, 2005

Original Date: APRIL 21, 2005

Sheet 2 of 4

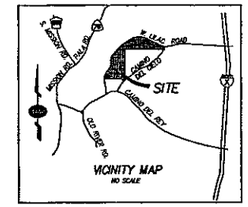
BONSALL

'B' DESIGNATOR SITE PLAN S05-026



KEY MAP
SCALE: 1" = 200'

! NOTE !
'B' DESIGNATOR SITE PLAN IS APPLICABLE TO LOT 1.
LOT 2 IS "NOT A PART" OF THIS SITE PLAN.



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 20 AND 21, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DEC. 27, 1876; TOGETHER WITH LOT 1 OF COUNTY OF SAN DIEGO TRACT 3825, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 10394, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 27, 1982, SAID PARCEL AND SAID LOT 1 HAVE BEEN ADJUSTED PER PLAT NO. BC 04-0009 CERTIFICATE OF COMPLIANCE AS PARCEL 2, RECORDED JULY 28, 2004 AS DOCUMENT NO. 2004-0714151 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO.'S

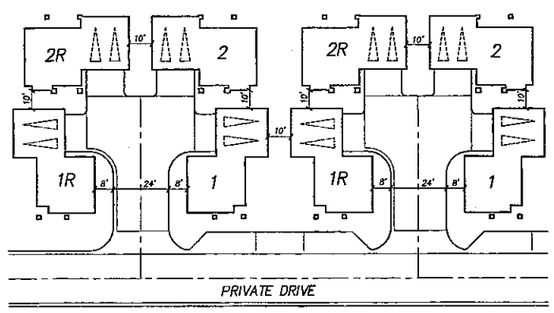
126-080-77

BUILDING HEIGHT NOTE:

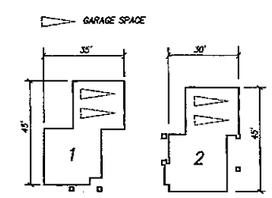
MAXIMUM BUILDING HEIGHT IS 35 FEET.

SHEET SUMMARY

SHEET 1	TITLE SHEET AND DETAILS
SHEET 2	SITE PLAN
SHEET 3	USABLE OPEN SPACE DETAILS
SHEET 4	LANDSCAPE CONCEPT PLAN
SHEETS 5 THRU 6	PLAN 1 ELEVATIONS
SHEETS 7 THRU 8	PLAN 2 ELEVATIONS
SHEET 9	STREET SCENE

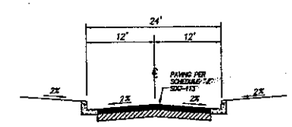


TYPICAL VIGNETTE
SCALE: 1" = 20'



PLAN 1 1600 SF
PLAN 2 1750 SF
SINGLE FAMILY CONDOMINIUM UNITS
LOT 1
SEE PLAN SHET FOR BUILDABLE ENVELOPE

TYPICAL FOOTPRINT
SCALE: 1" = 20'



24' PRIVATE DRIVE
NO PARKING
NO SCALE

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DEPARTMENT OF PLANNING AND LAND USE

PREPARED BY:
Latitude 33
Planning and Engineering
4633 Paramount Dr. 2nd Flr.
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Prepared By:
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Phone #: (858) 751-0633
Fax #: (858) 751-0634

Project Address:
WEST LILAC ROAD – WEST OF INTERSTATE 15

Project Name:
BONSALL

Sheet Title:
'B' DESIGNATOR SITE PLAN
SITE PLAN S05-026
TITLE SHEET

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
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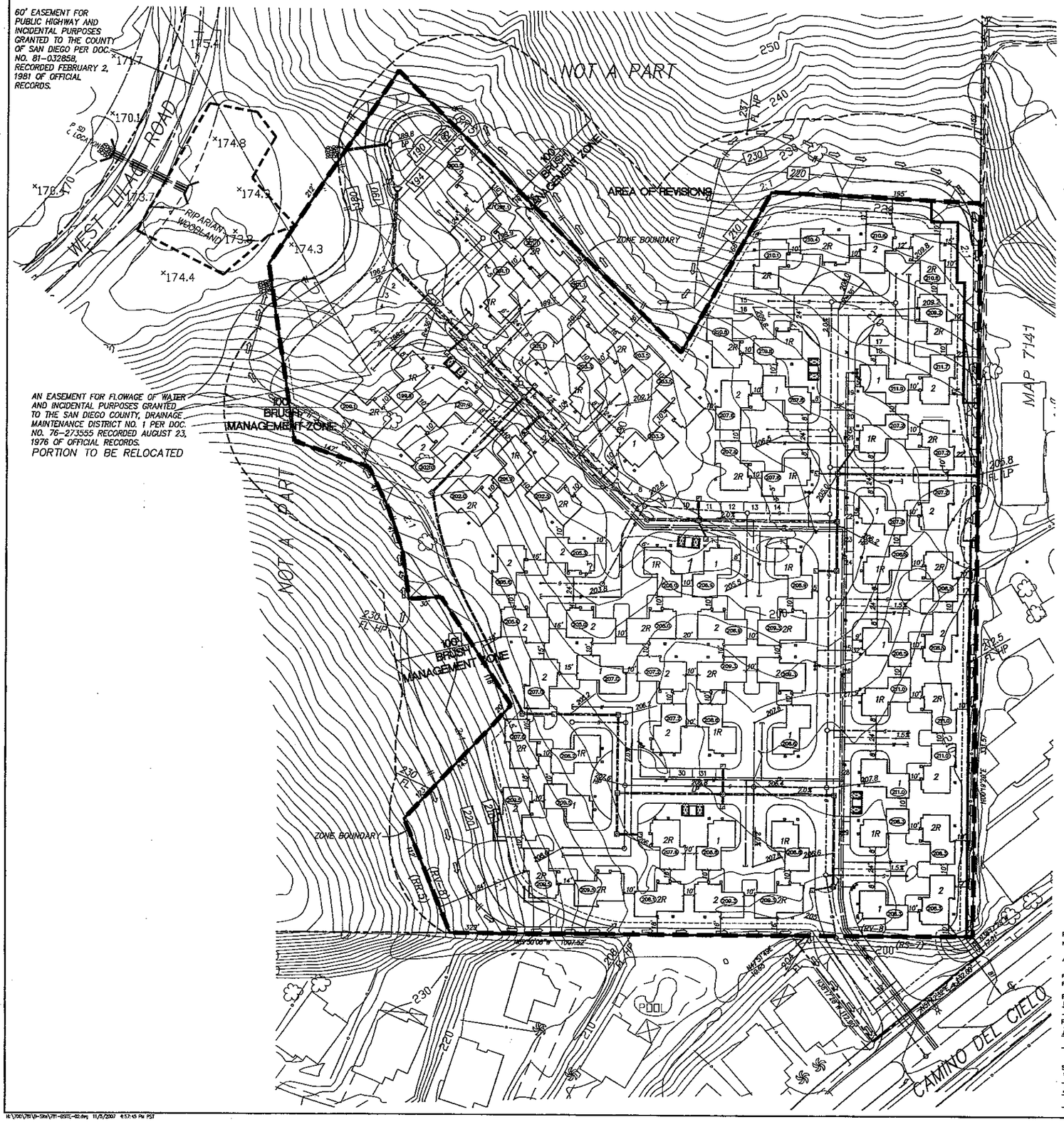
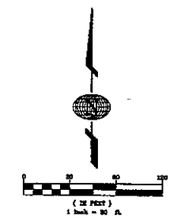
Revision 1:	AUGUST 11, 2005

Original Date: APRIL 21, 2005

Sheet 1 of 9





NOTES

OUTDOOR LIGHTING SHALL BE SHIELDED DOWNWARD AND AWAY FROM ADJOINING PREMISES AND SHALL OTHERWISE COMPLY WITH SECTIONS 6322 AND 6324 OF THE ZONING ORDINANCE. BOLLARDS NO GREATER THAN 8 FEET IN HEIGHT ARE ENCOURAGED FOR PEDESTRIAN LIGHTING BY THE BONSALL DESIGN GUIDELINES (III.A.8.3; PAGE 28).

LEGEND

FINISH FLOOR ELEVATION (206.5)

NOISE BARRIER WALL/SOLID MASONRY OR BLOCK PERIMETER WALL FOR FIRE MITIGATION

BONSALL

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SAN DIEGO, CA 92123
Phone #: (858) 751-0633
Fax #: (858) 751-0634

Project Address:
WEST LILAC ROAD – WEST OF INTERSTATE 15

Project Name:
BONSALL

Sheet Title:
'B' DESIGNATOR
SITE PLAN

Revision 14:	
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Revision 1:	AUGUST 11, 2005

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Sheet 2 of 9

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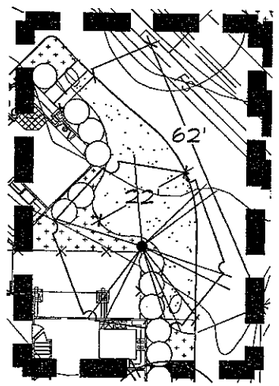
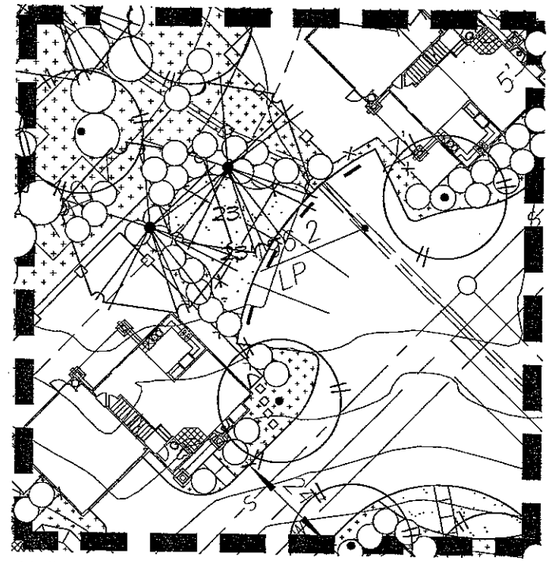
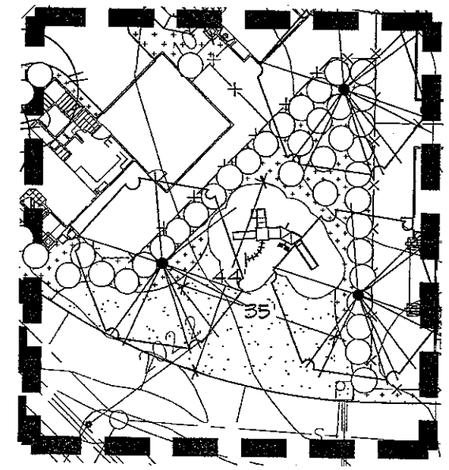
GROUP AND PRIVATE OPEN SPACE DETAILS



GROUP OPEN SPACE DETAIL #1

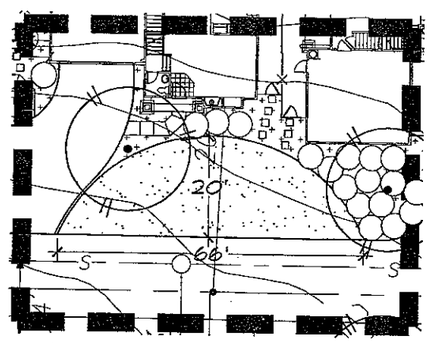


GROUP OPEN SPACE DETAIL #2

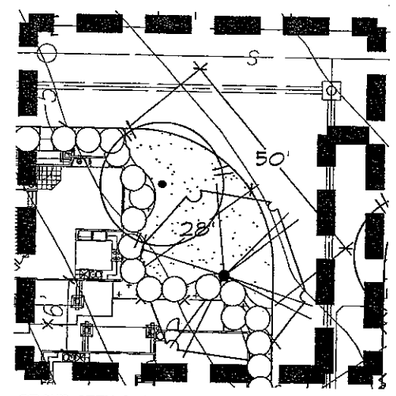


GROUP OPEN SPACE DETAIL #3

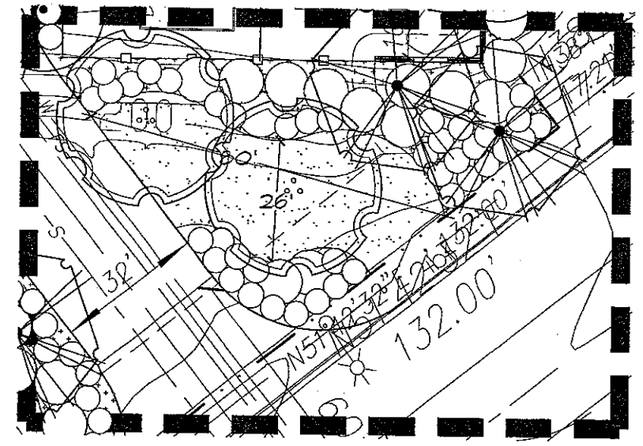
NOTE:
TOTAL SQUARE FOOTAGE
OF GROUP OPEN SPACE=
39,930 S.F. OR 0.8 ACRES



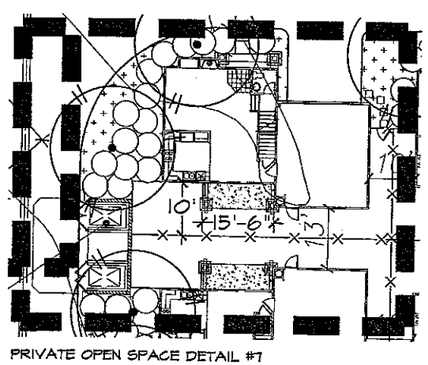
GROUP OPEN SPACE DETAIL #4



GROUP OPEN SPACE DETAIL #5



GROUP OPEN SPACE DETAIL #6



PRIVATE OPEN SPACE DETAIL #7

NOTE:
TOTAL SQUARE FOOTAGE OF
PRIVATE OPEN SPACE= 100 S.F.

GILLESPIE DESIGN GROUP INC.
LANDSCAPE ARCHITECTURE

9404 GENESEE AVENUE, SUITE 140
LA JOLLA CALIFORNIA 92037-1334
858 · 558 · 8477
FAX 858 · 558 · 9188
JOB. #: 05-028

BONSALL

Prepared By:
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SAN DIEGO, CA 92037
Phone #: (858) 558-8477
Fax #: (858) 558-9188

Project Address:
WEST LEUCADIA ROAD WEST OF INTERSTATE 15

Project Name:
BONSALL

Sheet Title:
'B' DESIGNATOR
SITE PLAN S05-026
USABLE OPEN SPACES

Revision 14:
Revision 13:
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Revision 4:
Revision 3: October 16, 2006
Revision 2: JANUARY 27 2006
Revision 1: AUGUST 11, 2005

Original Date: APRIL 21, 2005

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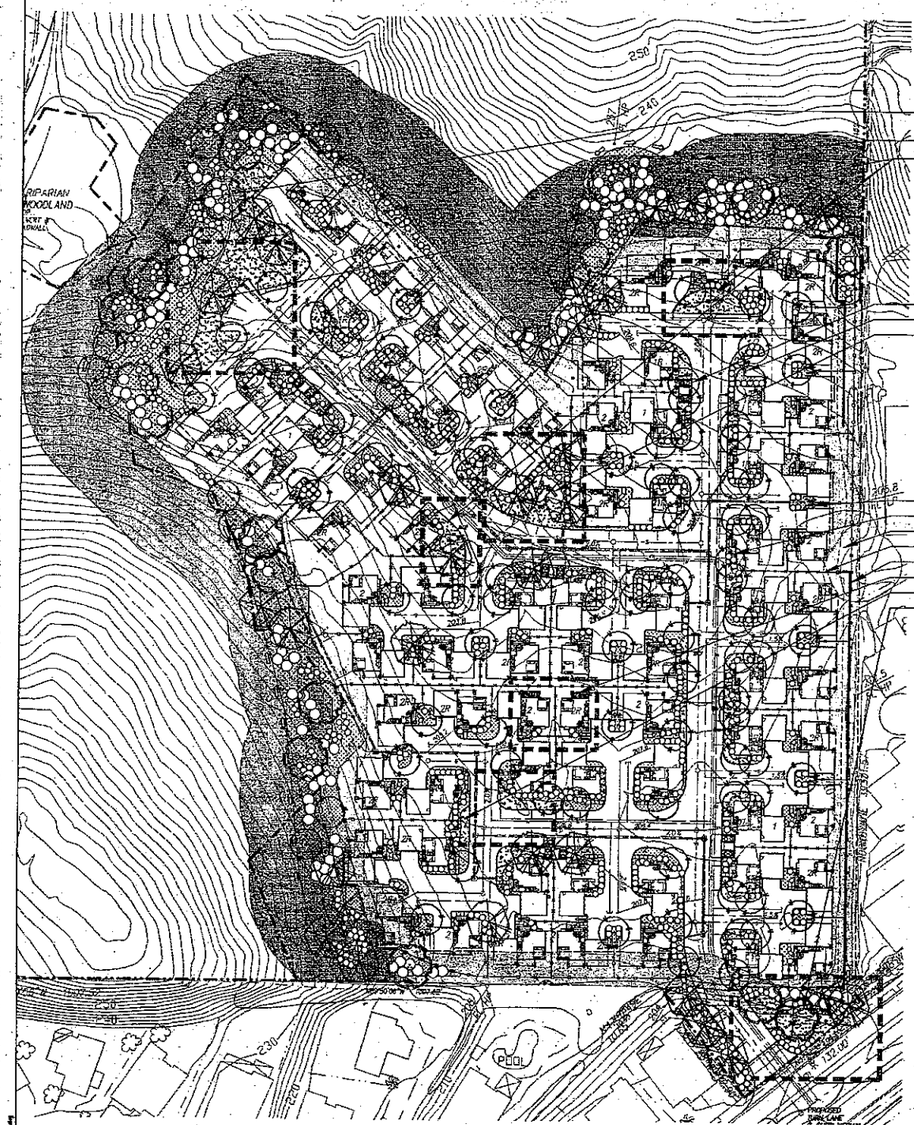
SCALE: 1"=40'

BONSALL

'B' DESIGNATOR SITE PLAN
CONCEPTUAL LANDSCAPE PLAN



RIPARIAN WOODLAND PROTECTION
SILT FENCE & STRAW WADDLE
EXISTING TREES TO REMAIN
GROUP OPEN SPACE (7,800 S.F. TOTAL)- SEE DETAILS 1, 2 & 4 SHEET 3

TRASH ENCLOSURES (TYP.)- SEE DETAIL THIS SHEET
PARKING WHEEL STOPS (TYP.)
CHILDRENS PLAY AREA (930 S.F.) & GROUP OPEN SPACE- SEE DETAIL 3 SHEET 3

WOOD SIDE-YARD GATE
SIDE-YARD STEPPING STONES
WOODCRETE FENCE (WITHIN FIRE ZONE)
WOOD FENCE
WOODCRETE FENCE ON RETAINING WALL (WITHIN FIRE ZONE)
TYP. PRIVATE OPEN SPACE (100 S.F. MIN.)- SEE DETAIL 7 SHEET 3
GROUP OPEN SPACE (7,800 S.F. TOTAL)- SEE DETAIL 5 SHEET 3
GROUP OPEN SPACE (7,800 S.F. TOTAL)- SEE DETAIL 6 SHEET 3

BONSALL CONCEPTUAL LANDSCAPE PLANT PALETTE

SYM.	BOTANICAL NAME/COMMON NAME	FORM	FUNCTION	SIZE	QUANTITY
TREES					
	CEDRUS DEODARA/ DEODAR CEDAR PINUS CANARIENSIS/ CANARY ISLAND PINE PINUS HALEPENSIS/ ALEPPO PINE QUERCUS AGRIFOLIA/ COAST LIVE OAK SCHINUS MOLLE/ CALIFORNIA PEPPER	BROADLEAF (30'-50' SPREAD)	FORMAL EVERGREEN CANOPY TREES	30% /15 GAL. 50% /24" BOX	N/A
	METROSIDEROS ARGUTIFOLIA/ CALIFORNIA HOLLY LEPTOSPERMUM LAVIGATUM/ TEA TREE MELALEUCA MESOPHILA/ PINK MELALEUCA OLEA EUROPAEA/ OLIVE	BROADLEAF (40'-60' SPREAD)	LARGE CANOPY SEMI- EVERGREEN TREES	100%/15GAL	N/A
	CERCIS CANADENSIS/ EASTERN REDBUD LEPTOSPERMUM LAVIGATUM/ TEA TREE ARBUTUS UNEDO/ STRAWBERRY TREE TRISTANIA CONFERTA/ BRISBANE BOX	BROADLEAF (20'-30' SPREAD)	SMALL CANOPY ACCENT TREES	100%/15GAL	N/A

SYM.	BOTANICAL NAME/COMMON NAME	FORM	FUNCTION	SIZE	QUANTITY
SHRUBS & GROUNDCOVERS					
	CEANOTHUS 'JULIA PHELPS'/ MILD LILAC CISTUS PURPUREUS/ ORCHID ROCKROSE DIETES BICOLOR/ FORTNIGHT LILY ECHIUM FASTUOSUM/ PRIDE OF MADEIRA FESTUCA GLAUCA/ BLUE FESCUE GREVILLEA LANIGERA/ WOOLLY GREVILLEA KNIPHOFIA UVARIA/ RED HOT POKER LAVANDULA ANGUSTIFOLIA/ ENGLISH LAVENDER LEPTOSPERMUM HORIZONTALIS/ TEA TREE PHORMIUM TENAX/ DWARF GHOST/ NEW ZEALAND FLAX PITTOSPORUM CRASSIFOLIUM/ PITTOSPORUM ROSMARINUS OFFICINALIS/ ROSEMARY SALVIA LEUCANTHA/ MEXICAN BUSH SAGE WESTRINGIA FRUTICOSA/ WESTRINGIA BOUGAINVILLEA 'SAN DIEGO RED'/ SAN DIEGO BOUGAINVILLEA	EVERGREEN SHRUBS	ACCENT SHRUBS	30% /1 GAL. 50% /5 GAL.	5' ON CENTER AVG. SPACING
	CEANOTHUS 'JULIA PHELPS'/ MILD LILAC CISTUS PURPUREUS/ ORCHID ROCKROSE ECHIUM FASTUOSUM/ PRIDE OF MADEIRA LEPTOSPERMUM HORIZONTALIS/ TEA TREE WESTRINGIA FRUTICOSA/ WESTRINGIA	EVERGREEN SHRUBS	SCREENING/ EROSION CONTROL SHRUBS	100% /5 GAL.	N/A
	BACCHARIS PILULARIS 'PIGEON POINT'/ DWARF COYOTE BRUSH BACCHARIS PILULARIS 'THM PEAKS'/ DWARF COYOTE BRUSH ARCTOSTAPHYLOS EDMUNDSII/ MANZANITA	EVERGREEN	GROUNDCOVER	100% /PLATE	12' ON CENTER AVG. SPACING

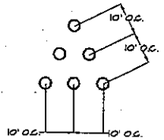
NOTES: PLANTING AROUND ALL STRUCTURES SHALL BE FIRE RESISTANT TO PREVENT THE RAPID SPREAD OF BRUSH FIRES. COMBUSTIBLE VEGETATION THAT CAN SPREAD FIRE SHALL NOT BE ALLOWED WITHIN 100' OF ANY STRUCTURE.

PERIMETER SCREENING OF THE PROJECT FROM SURROUNDING PROPERTIES SHALL COMPLIMENT ADJACENT LANDFORMS AND PLANT MATERIALS.

SITE IS TO BE AUTOMATICALLY IRRIGATED WITH POP-UP SPRAY, ROTOR, AND DRIP IRRIGATION. ALL COMPONENTS TO BE CONTROLLED BY IRRIGATION CONTROLLERS EQUIPPED WITH RAIN SENSING OVERRIDE DEVICES AND ALL METERS TO BE PROTECTED BY A BACKFLOW DEVICE.

SINGLE FAMILY LOTS TO BE PRIVATELY MAINTAINED, MULTI FAMILY LOTS TO BE MAINTAINED BY HOA WITH THE EXCEPTION OF PRIVATE REAR-YARD AND SIDE-YARD CONDITIONS WHICH WILL BE MAINTAINED BY INDIVIDUAL UNIT OWNERS.

ALL OUTDOOR LIGHTING WILL BE SHIELDED DOWNWARD AND HORIZONTALLY SHIELDED AWAY FROM ADJOINING PREMISES AND WILL OTHERWISE COMPLY WITH SECTIONS 6322 AND 6524 OF THE ZONING ORDINANCE. ALL PEDESTRIAN LIGHTING BOLLARDS WILL BE LESS THAN 3 FEET IN HEIGHT.



TYPICAL PLANTING LAYOUT
SCALE : NTS

SLOPE PLANTING
0'-4' - HYDROSEED
5'-14' - GROUNDCOVER AND SHRUBS
15' OR MORE - GROUNDCOVER, SHRUBS AND TREES

GILLESPIE DESIGN GROUP INC.
LANDSCAPE ARCHITECTURE

9404 GENESEE AVENUE, SUITE 140
LA JOLLA CALIFORNIA 92037-1339
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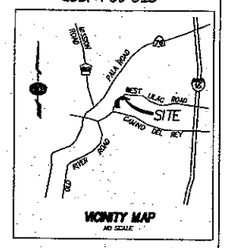
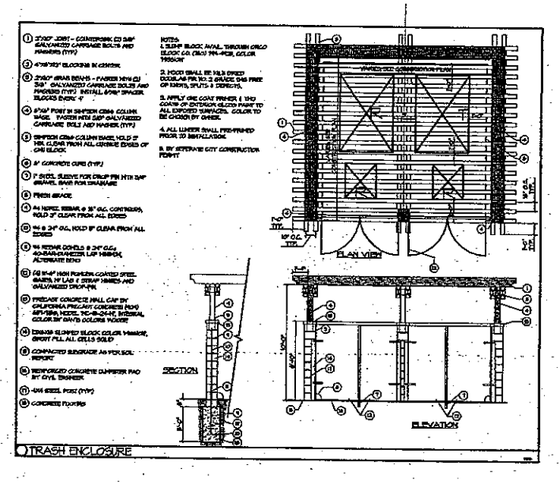
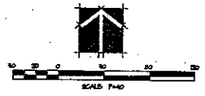
JOB. #: 05-028



VICINITY MAP
NO SCALE





BONSALL

Prepared By:
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SAN DIEGO, CA 92037
Phone #: (858) 558-8977
Fax #: (858) 558-9188

Project Address:
WEST LILAC ROAD WEST OF INTERSTATE 15

Project Name:
BONSALL

Sheet Title
'B' DESIGNATOR
SITE PLAN S05-026
CONCEPTUAL LANDSCAPE PLAN

Revision 14:
Revision 13:
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Revision 5:
Revision 4:
Revision 3: October 14, 2004
Revision 2: JANUARY 10, 2004
Revision 1: AUGUST 11, 2003

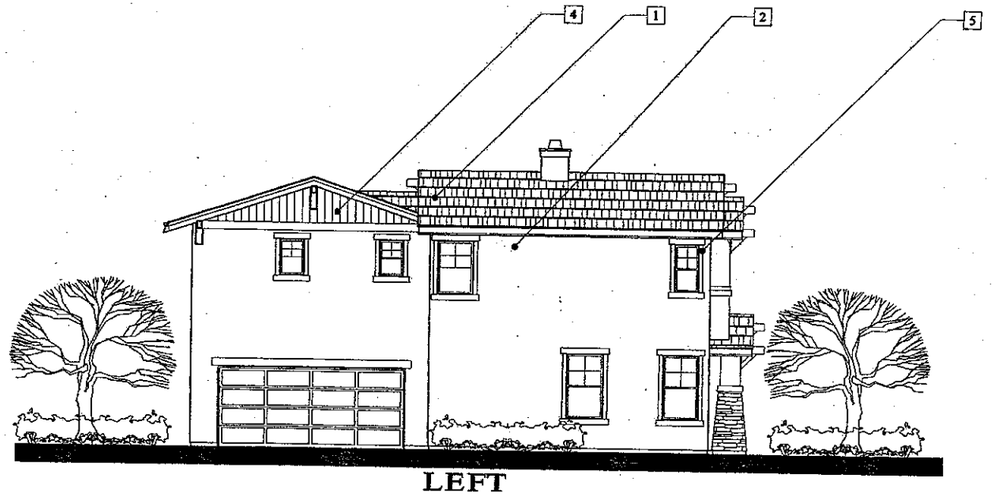
Original Date: APRIL 21, 2003

Sheet 4 of 9

BONSALL

ELEVATIONS – PLAN 1 CRAFTSMAN

0 2 4 8 16



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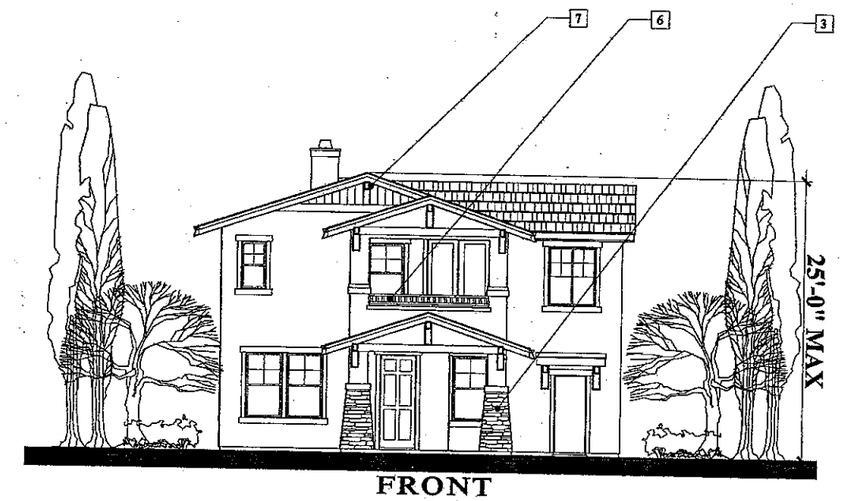

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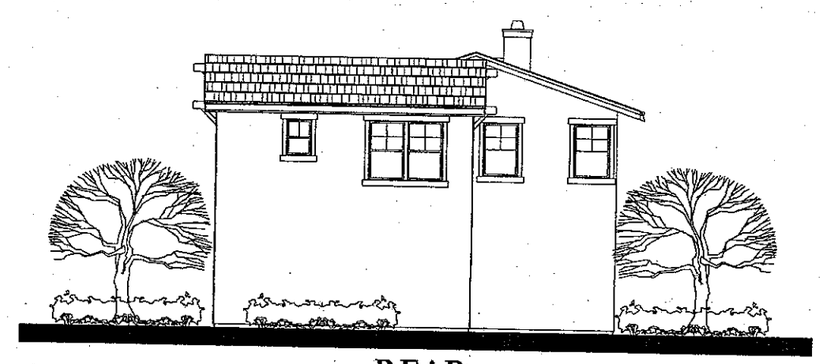

REAR

1 FLAT CONCRETE TILE ROOF
2 LIGHT SAND STUCCO FINISH
3 STONE VENEER
4 WOOD SIDING
5 FOAM TRIM W/ STUCCO OVER
6 DECORATIVE WOOD RAILING
7 OUTLOOKER

KTGY GROUP, INC.
ARCHITECTURE PLANNING
17592 MITCHELL SOUTH
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BONSALL

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Fax #: (858) 755-0634

Project Address:
WEST LILAC ROAD EAST OF INTERSTATE 15

Project Name:
BONSALL

Sheet Title:
'R' DESIGNATOR SITE PLAN
ELEVATIONS 505-026
PLAN 1 – CRAFTSMAN

SCALE: 1/4" = 1'-0"

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
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Revision 5:
Revision 4:
Revision 3: October 16, 2006
Revision 2: JANUARY 27 2006
Revision 1: AUGUST 16, 2005

Original Date: APRIL 21, 2005

Sheet 5 of 9

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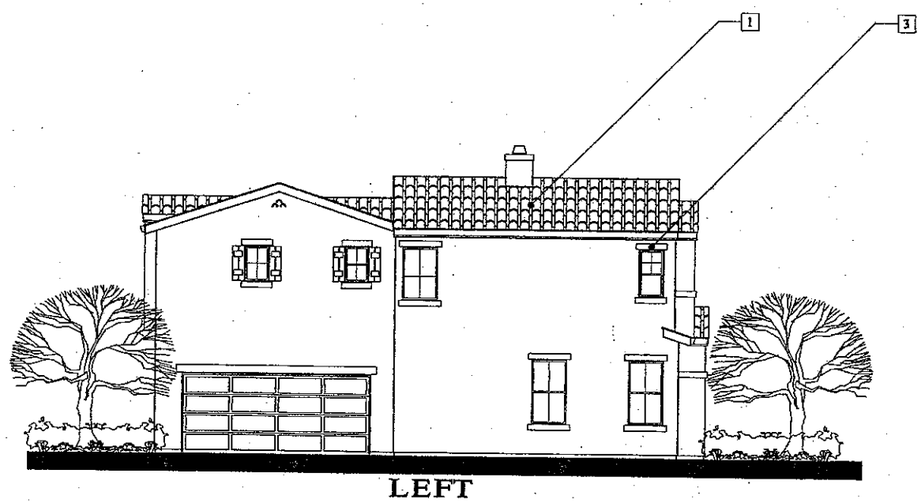
ELEVATIONS – PLAN 1 SPANISH

0 2 4 8 16



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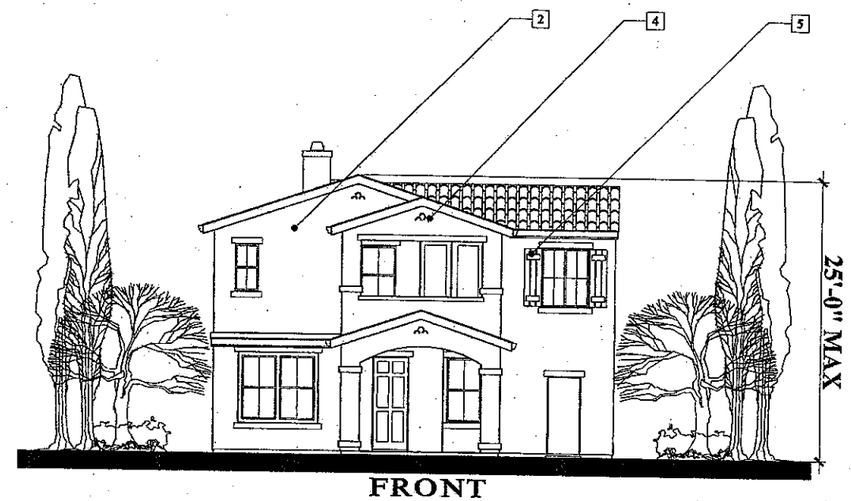

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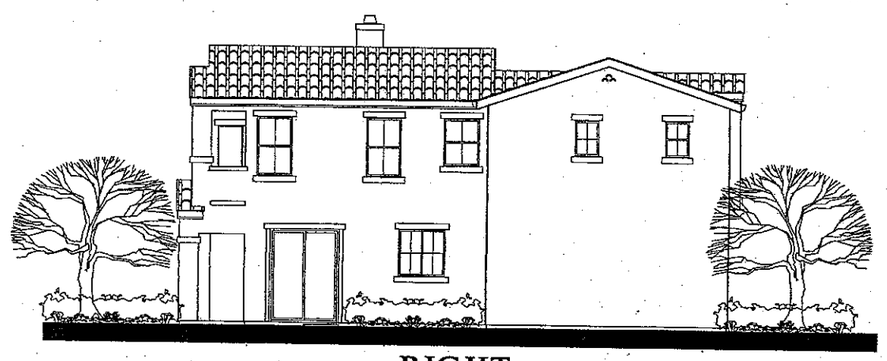

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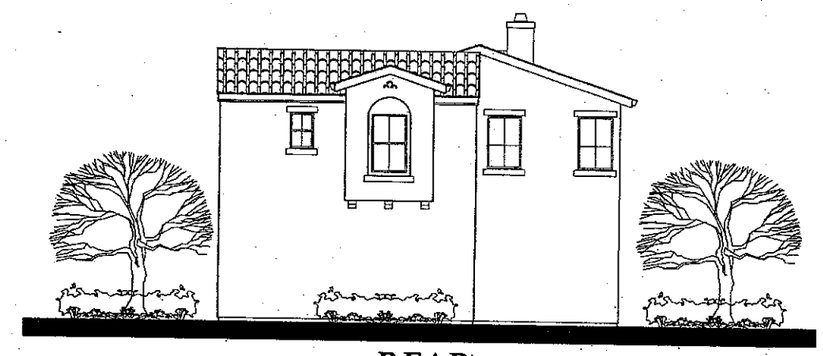

REAR

1 'S' SHAPED CONCRETE TILE ROOF
2 LIGHT SAND STUCCO FINISH
3 FOAM TRIM W/ STUCCO OVER
4 DECORATIVE GABLE END TILE INSET
5 DECORATIVE SHUTTERS

BONSALL

Prepared By:
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Fax #: (858) 751-0634

Project Address:
WEST LILAC ROAD EAST OF INTERSTATE 15

Project Name:
BONSALL

Sheet Title:
'B' DESIGNATOR SITE PLAN
ELEVATIONS 505-026
PLAN 1 – SPANISH
SCALE: 1/4" = 1'-0"

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: October 14, 2005
Revision 2: JANUARY 27 2005
Revision 1: AUGUST 11, 2005

Original Date: APRIL 21, 2005

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KTGY GROUP, INC.
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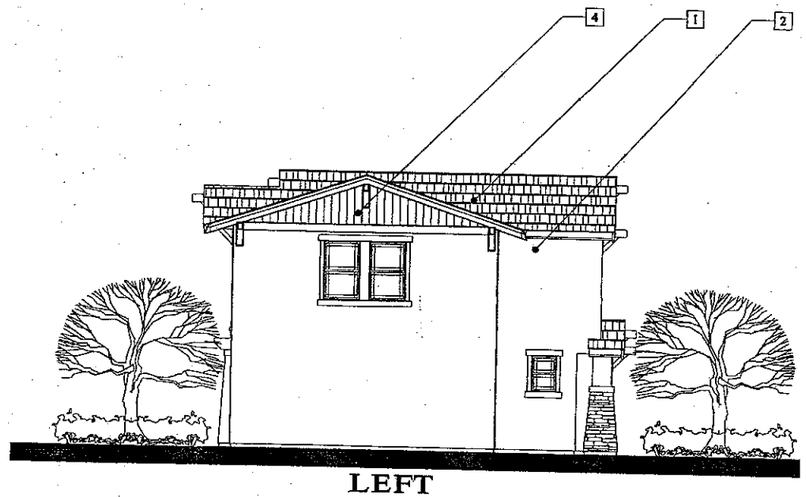
ELEVATIONS – PLAN 2 CRAFTSMAN



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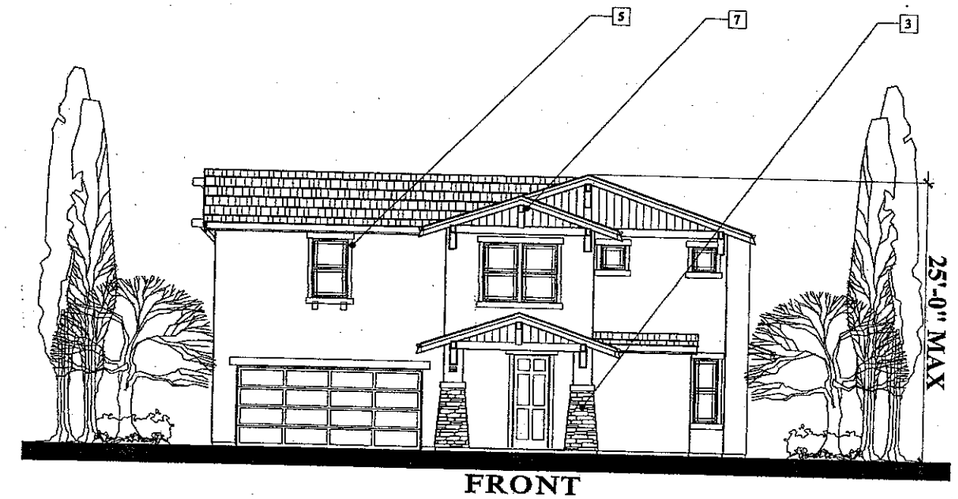

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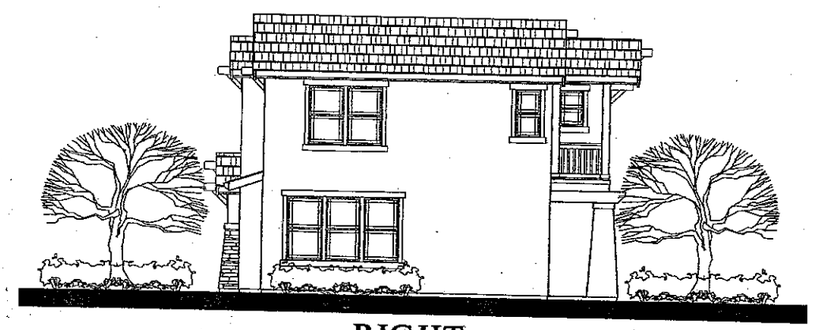

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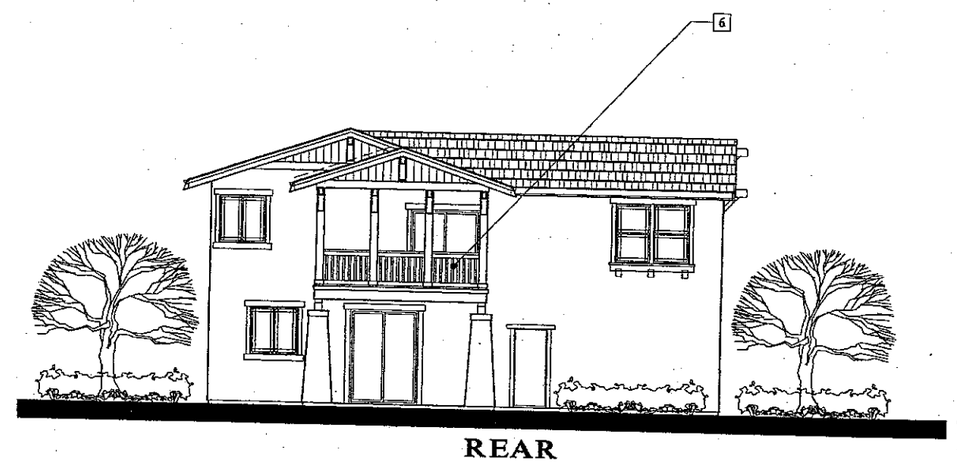

REAR

1 FLAT CONCRETE TILE ROOF
2 LIGHT SAND STUCCO FINISH
3 STONE VENEER
4 WOOD SIDING
5 FOAM TRIM W/ STUCCO OVER
6 DECORATIVE WOOD RAILING
7 OUTLOOKER

BONSALL

Prepared By:
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Project Address:
WEST ULAC ROAD EAST OF INTERSTATE 15

Project Name:
BONSALL

Sheet Title:
'B' DESIGNATOR SITE PLAN
ELEVATIONS 805-026
PLAN 2 – CRAFTSMAN
SCALE: 1/4" = 1'-0"

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: October 16, 2006
Revision 2: JANUARY 2, 2005
Revision 1: AUGUST 11, 2005

Original Date: APRIL 21, 2005

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ARCHITECTURE PLANNING
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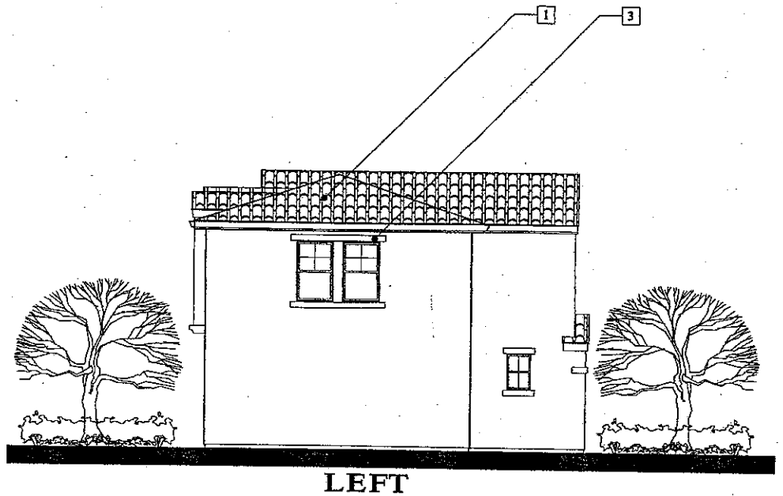
ELEVATIONS – PLAN 2 SPANISH

0 2 4 8 16



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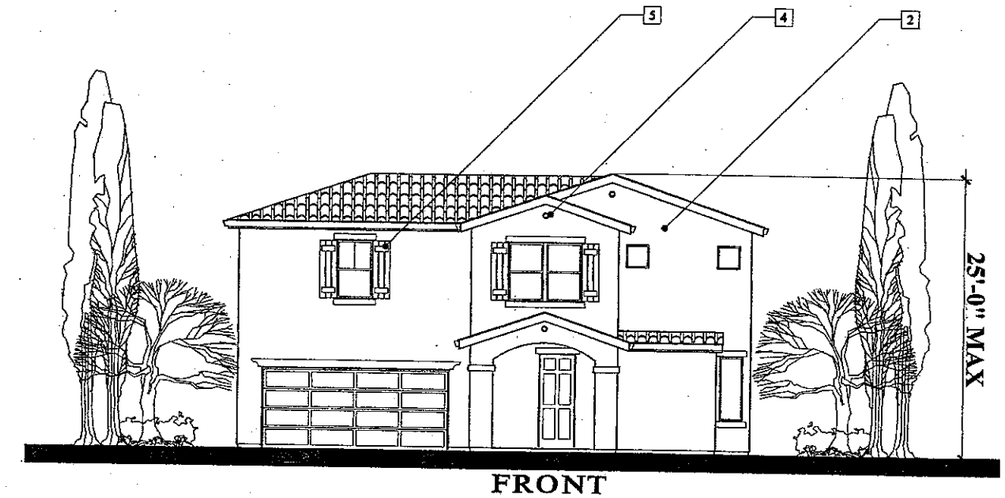

FRONT

RIGHT

REAR

1 'S' SHAPED CONCRETE TILE ROOF
2 LIGHT SAND STUCCO FINISH
3 FOAM TRIM W/ STUCCO OVER
4 DECORATIVE GABLE END TILE INSET
5 DECORATIVE SHUTTERS

BONSALL

Prepared By:
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Fax #: (858) 751-0634

Project Address:
WEST LILAC ROAD EAST OF INTERSTATE 15

Project Name:
BONSALL

Sheet Title:
'P' DESIGNATOR SITE PLAN
ELEVATIONS S05-026
PLAN 2 – SPANISH
SCALE: 1/4" = 1'-0"

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Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	October 16, 2006
Revision 2:	JANUARY 27, 2006
Revision 1:	AUGUST 11, 2005
Original Date:	APRIL 21, 2005
Sheet	8 of 9

BONSALL
STREET SCENE

BONSALL

Prepared By:
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Fax #: (858) 751-0834

Project Address:
WEST LILAC ROAD EAST OF INTERSTATE 15

Project Name:
BONSALL

Sheet Title:
'B' DESIGNATOR SITE PLAN
STREET SCENE 505-026

Revision 14:
Revision 13:
Revision 12:
Revision 11:
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Revision 9:
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Revision 7:
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Revision 4:
Revision 3:
Revision 2: JANUARY 27 2005
Revision 1: AUGUST 11, 2005

Original Date: APRIL 21, 2005

Sheet 9 of 9

KTGY GROUP, INC.
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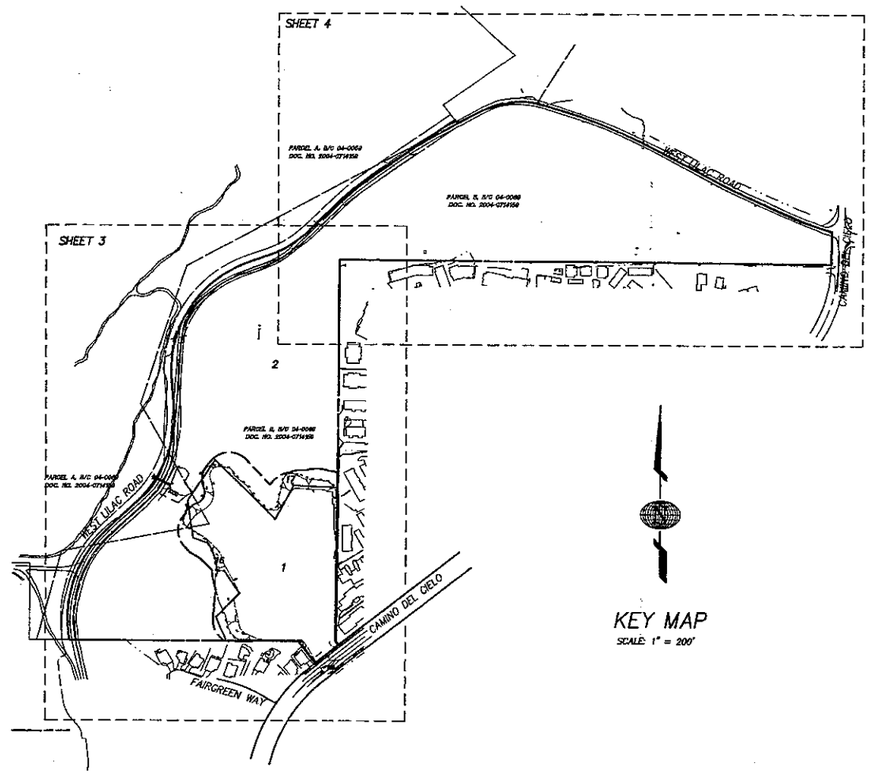
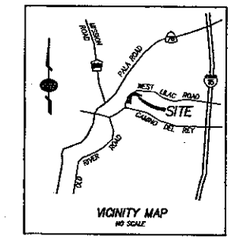
VESTING SITE PLAN S05-027



KEY MAP
SCALE: 1" = 200'



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 30 AND 25, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DEC. 27, 1870; TOGETHER WITH LOT 1 OF COUNTY OF SAN DIEGO TRACT 3805, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 10384, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 27, 1982. SAID PARCEL AND SAID LOT 1 HAVE BEEN ADJUSTED PER PLAT NO. DC 04-0069 CERTIFICATE OF COMPLIANCE, AS PARCEL B, RECORDED JULY 28, 2004 AS DOCUMENT NO. 2004-0714159 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO.'S

126-060-77
126-130-01

BUILDING HEIGHT NOTE:

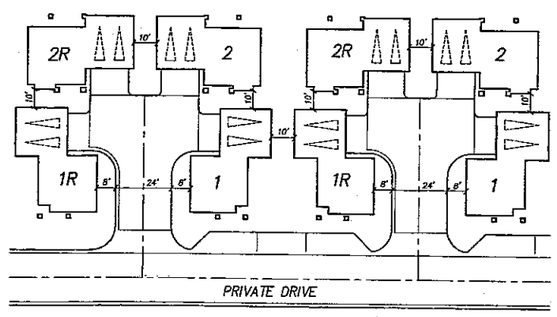
MAXIMUM BUILDING HEIGHT IS 35 FEET.

LEGEND

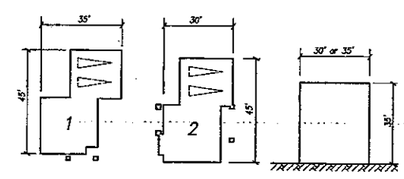
PROJECT BOUNDARY
SLOPES 2:1 MAX. (TYP.)
DAYLIGHT LINE
RIGHT OF WAY
LOT LINE
RETAINING WALL
LOT NUMBER — 4
PAD ELEVATION — 220
PROPOSED STORM DRAIN
PROPOSED SEWER — S
PROPOSED WATER — W
FIRE HYDRANT ASSEMBLY
CONCRETE BROW DITCH
BUILDABLE ENVELOPE
EXISTING EASEMENT CALLOUTS (SEE SHEET 2 FOR EASEMENT NOTES) — 2

SHEET SUMMARY

SHEET 1	TITLE SHEET AND DETAILS
SHEET 2	EXISTING CONDITIONS / EASEMENTS
SHEETS 3 THRU 5	VESTING TENTATIVE MAP SITE PLAN



TYPICAL VIGNETTE
SCALE: 1" = 20'



PLAN 1 PLAN 2 PROFILE

SINGLE FAMILY CONDOMINIUM UNITS
LOT 1
SEE PLAN SHEET FOR BUILDABLE ENVELOPE

TYPICAL FOOTPRINT
SCALE: 1" = 20'

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PREPARED BY:
Latitude 33
Planning and Engineering
4833 Paramount Dr. 2nd Flr.
San Diego, Ca. 92123
Tel 858-751-0633 Fax 858-751-0634

VESTING SITE PLAN S05-027

BONSALL

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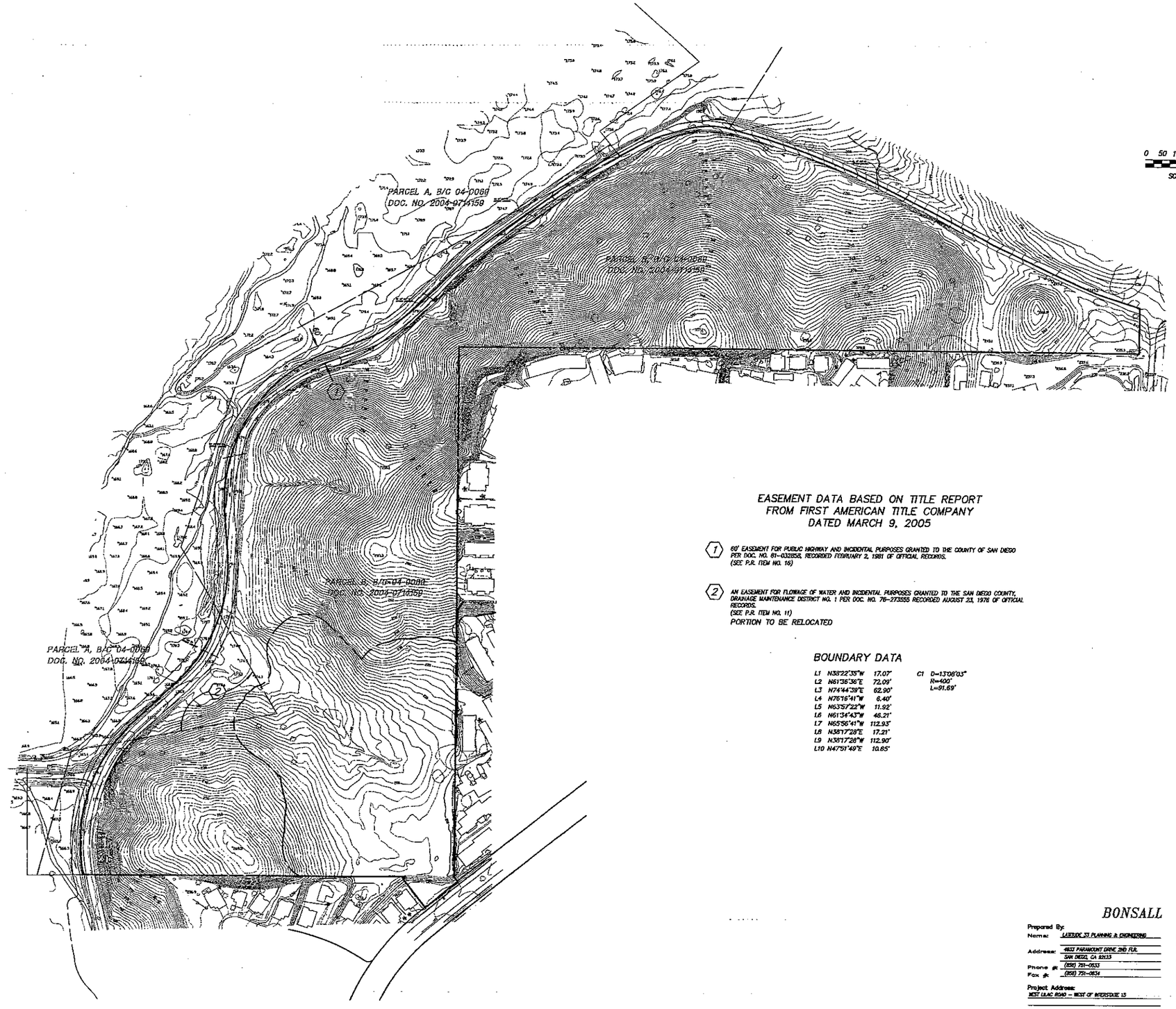
Project Address:
WEST LILAC ROAD - WEST OF INTERSTATE 15

Project Name:
BONSALL

Sheet Title:
VESTING SITE PLAN S05-027
TITLE SHEET

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	JUNE 6, 2007
Revision 3:	OCTOBER 18, 2006
Revision 2:	JANUARY 27, 2006
Revision 1:	AUGUST 11, 2005
Original Date:	APRIL 21, 2005

Sheet 1 of 5



EASEMENT DATA BASED ON TITLE REPORT
FROM FIRST AMERICAN TITLE COMPANY
DATED MARCH 9, 2005

(1) 60' EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES GRANTED TO THE COUNTY OF SAN DIEGO PER DOC. NO. 81-032858, RECORDED FEBRUARY 2, 1981 OF OFFICIAL RECORDS.
(SEE P.R. ITEM NO. 16)

(2) AN EASEMENT FOR FLOWAGE OF WATER AND INCIDENTAL PURPOSES GRANTED TO THE SAN DIEGO COUNTY, DRAINAGE MAINTENANCE DISTRICT NO. 1 PER DOC. NO. 76-273555 RECORDED AUGUST 23, 1976 OF OFFICIAL RECORDS.
(SEE P.R. ITEM NO. 11)
PORTION TO BE RELOCATED

BOUNDARY DATA

L1	N38°22'35"W	17.07'
L2	N61°36'36"E	72.09'
L3	N74°44'39"E	62.90'
L4	N76°16'41"W	6.40'
L5	N63°57'22"W	11.92'
L6	N61°34'43"W	46.21'
L7	N65°56'41"W	112.93'
L8	N38°17'28"E	17.21'
L9	N38°17'28"W	112.90'
L10	N47°51'49"E	10.85'

C1 D=13°08'03"
R=400'
L=91.69'

BONSALL

Prepared By:
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SAN DIEGO, CA 92123
Phone #: (858) 751-0633
Fax #: (858) 751-0634

Project Address:
WEST LILAC ROAD -- WEST OF INTERSTATE 15

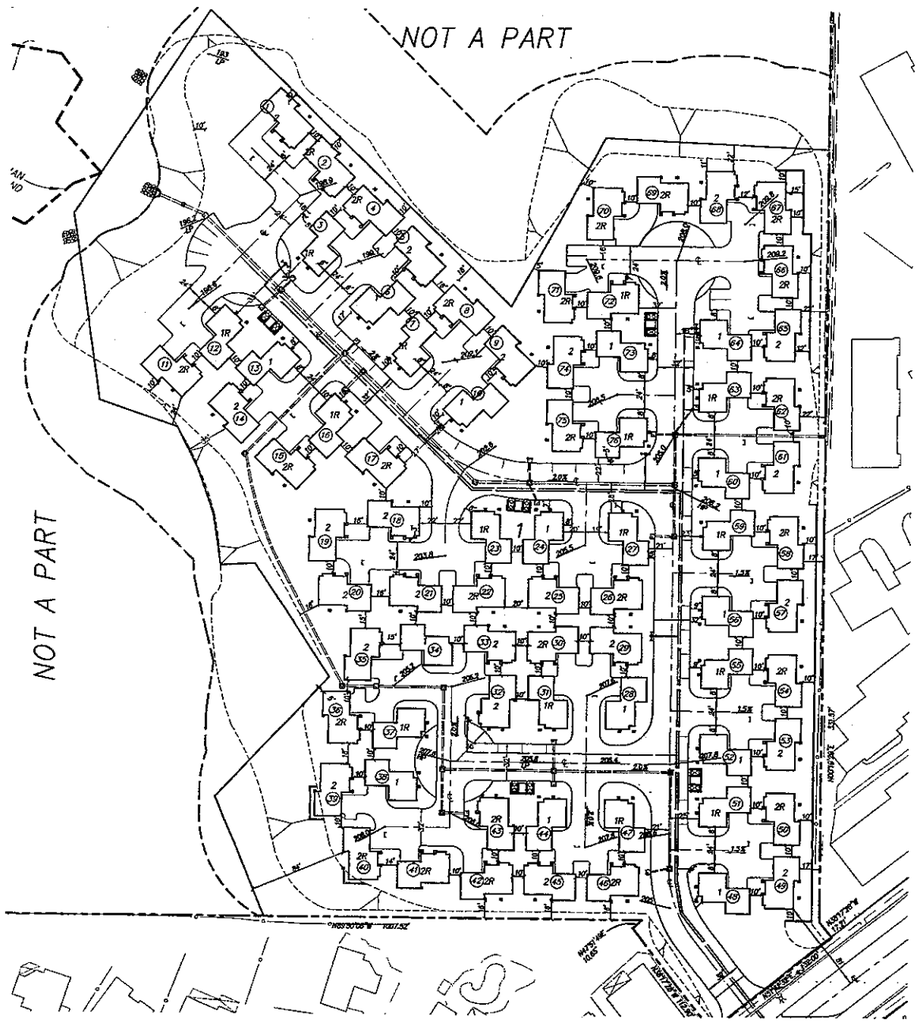
Project Name:
BONSALL

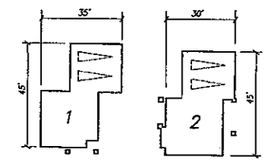
Sheet Title:
VESTING SITE PLAN S05-027
EXISTING CONDITIONS / EASEMENTS

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4: JUNE 6, 2007
Revision 3: OCTOBER 16, 2006
Revision 2: JANUARY 27, 2006
Revision 1: AUGUST 11, 2005

Original Date: APRIL 21, 2005

Sheet 2 of 5





PLAN 1 PLAN 2

MAXIMUM BUILDING HEIGHT IS 35 FEET.

SINGLE FAMILY CONDOMINIUM UNITS
LOT 1

TYPICAL FOOTPRINT

SCALE: 1" = 20'

LEGEND

PROJECT BOUNDARY	
SLOPES 2:1 MAX. (TYP.)	
DAYLIGHT LINE	
RIGHT OF WAY	
LOT LINE	
RETAINING WALL	
LOT NUMBER	1
PROPOSED STORM DRAIN	
PROPOSED SEWER	S
PROPOSED WATER	W
FIRE HYDRANT ASSEMBLY	
CONCRETE BROW DITCH	
GARAGE SPACE	
BUILDING NO.	1

APN
126-060-77

ZONING INFORMATION	
	PROPOSED
COMMUNITY PLAN	BONSALL
REGIONAL CATEGORY	CT
GENERAL PLAN DESIGNATION (G.P.D.)	I
USE REGULATIONS	RV-11
ANIMAL REGULATIONS	-
DENSITY	19.9
LOT SIZE	-
BUILDING TYPE	X
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACKS	V
OPEN SPACE	-
SPECIAL AREA REGULATIONS	B
PROPOSED ZONING	-

BONSALL

Prepared By:
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Fax #: (858) 751-0634

Project Address:
WEST LILAC ROAD - WEST OF INTERSTATE 15

Project Name:
BONSALL

Sheet Title:
VESTING SITE PLAN S05-027

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	JUNE 6, 2007
Revision 3:	OCTOBER 16, 2006
Revision 2:	JANUARY 27, 2006
Revision 1:	AUGUST 11, 2005
Original Date:	APRIL 21, 2005
Sheet	5 of 5

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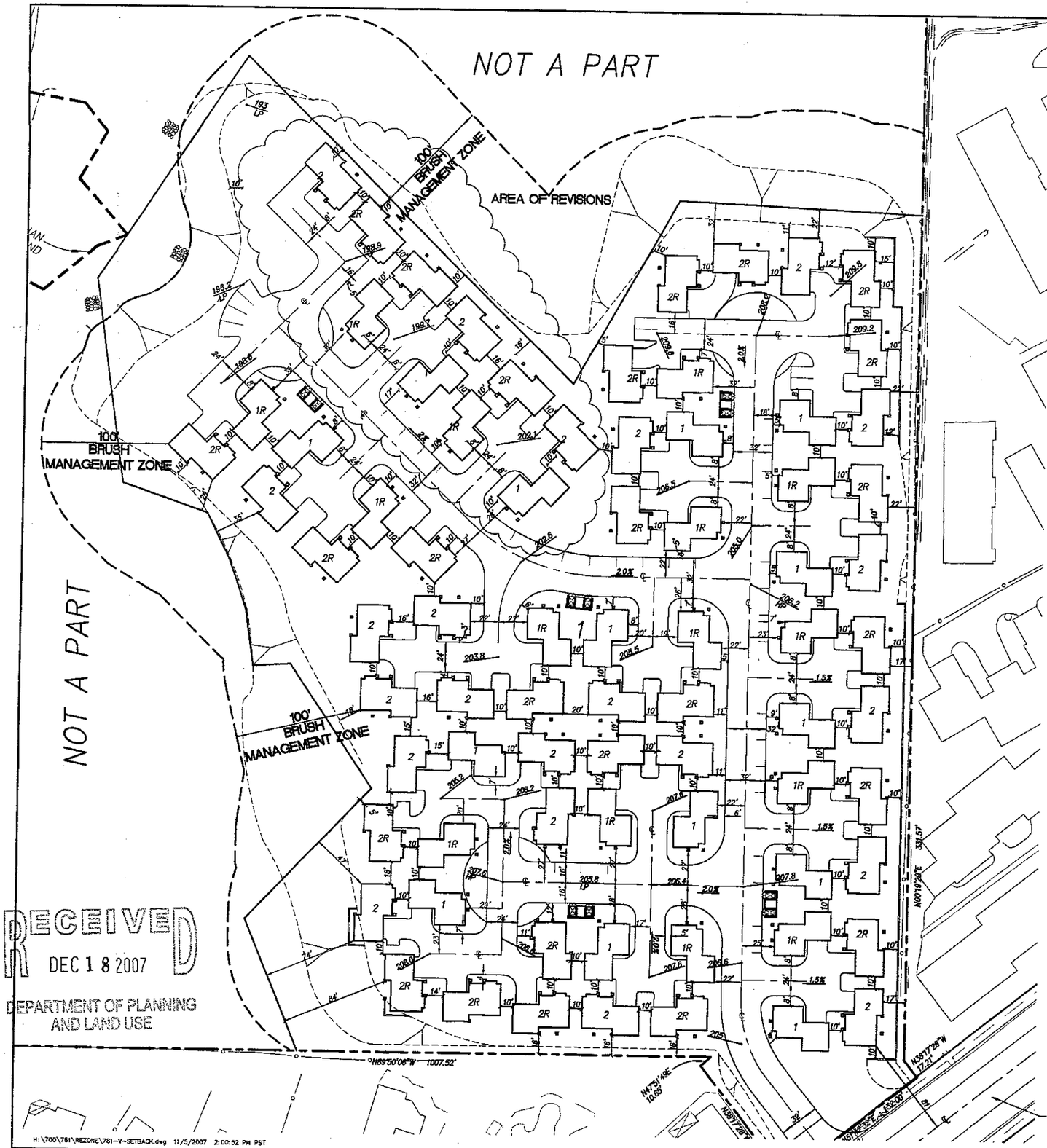
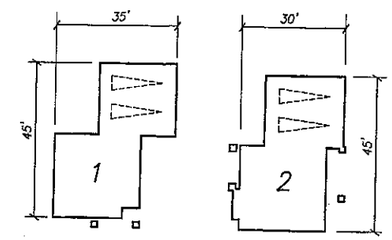
"V" SETBACK SITE PLAN S05-050

APN 126-060-77





PLAN 1 PLAN 2

MAXIMUM BUILDING HEIGHT IS 35 FEET.

SINGLE FAMILY CONDOMINIUM UNITS
LOT 1

TYPICAL FOOTPRINT

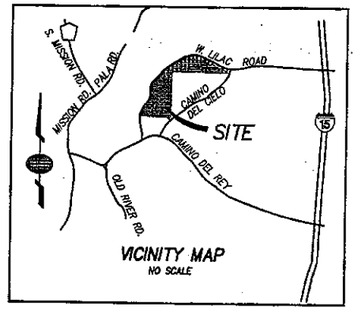
SCALE: 1" = 20'

LEGEND

- PROJECT BOUNDARY
- SLOPES 2:1 MAX. (TYP.)
- DAYLIGHT LINE
- RIGHT OF WAY
- LOT LINE
- RETAINING WALL
- LOT NUMBER (1)
- PROPOSED STORM DRAIN
- PROPOSED SEWER (S)
- PROPOSED WATER (W)
- FIRE HYDRANT ASSEMBLY
- CONCRETE BROW DITCH
- GARAGE SPACE

APN 126-060-77

ZONING INFORMATION		PROPOSED
COMMUNITY PLAN		BONSALL
REGIONAL CATEGORY		CT
GENERAL PLAN DESIGNATION (G.P.D.)		7
USE REGULATIONS		RV-11
ANIMAL REGULATIONS		L
DEVELOPMENT REGULATIONS	DENSITY	10.9
	LOT SIZE	–
	BUILDING TYPE	K
	MAXIMUM FLOOR AREA	–
	FLOOR AREA RATIO	–
	HEIGHT	G
	LOT COVERAGE	–
	SETBACK	V
	OPEN SPACE	–
SPECIAL AREA REGULATIONS		B
PROPOSED ZONING		–



"V" SETBACK SITE PLAN
S05-050

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Planning and Engineering
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San Diego, Ca. 92123
Tel 858-751-0633 Fax 858-751-0634

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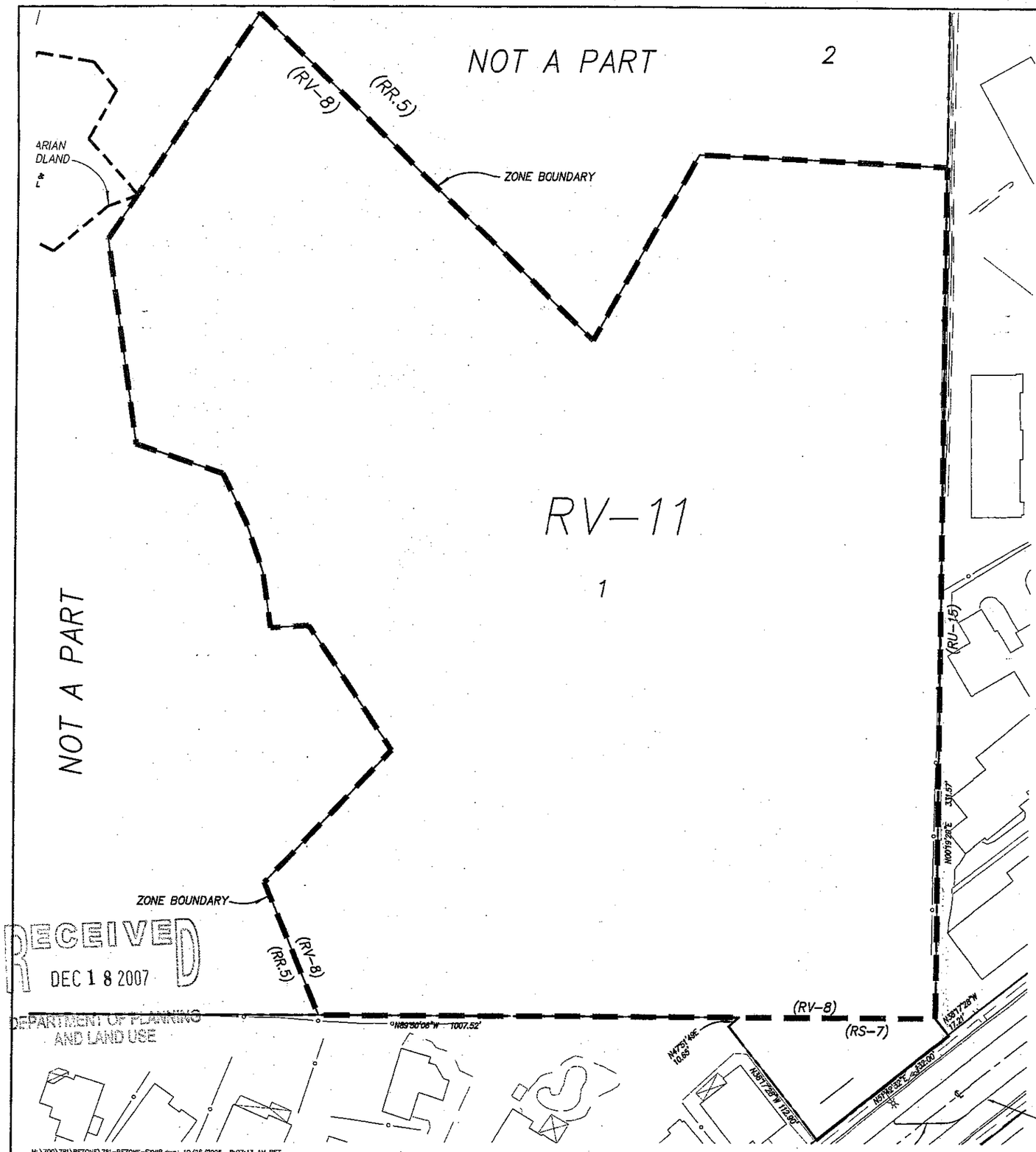
REZONE EXHIBIT
R05-006
APN 126-060-77



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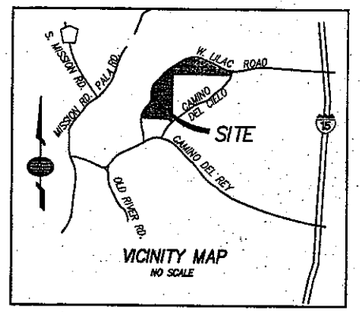
LEGEND

PROJECT BOUNDARY
RIGHT OF WAY
LOT LINE
LOT NUMBER 1

SCALE: 1" = 40'

APN 126-060-77

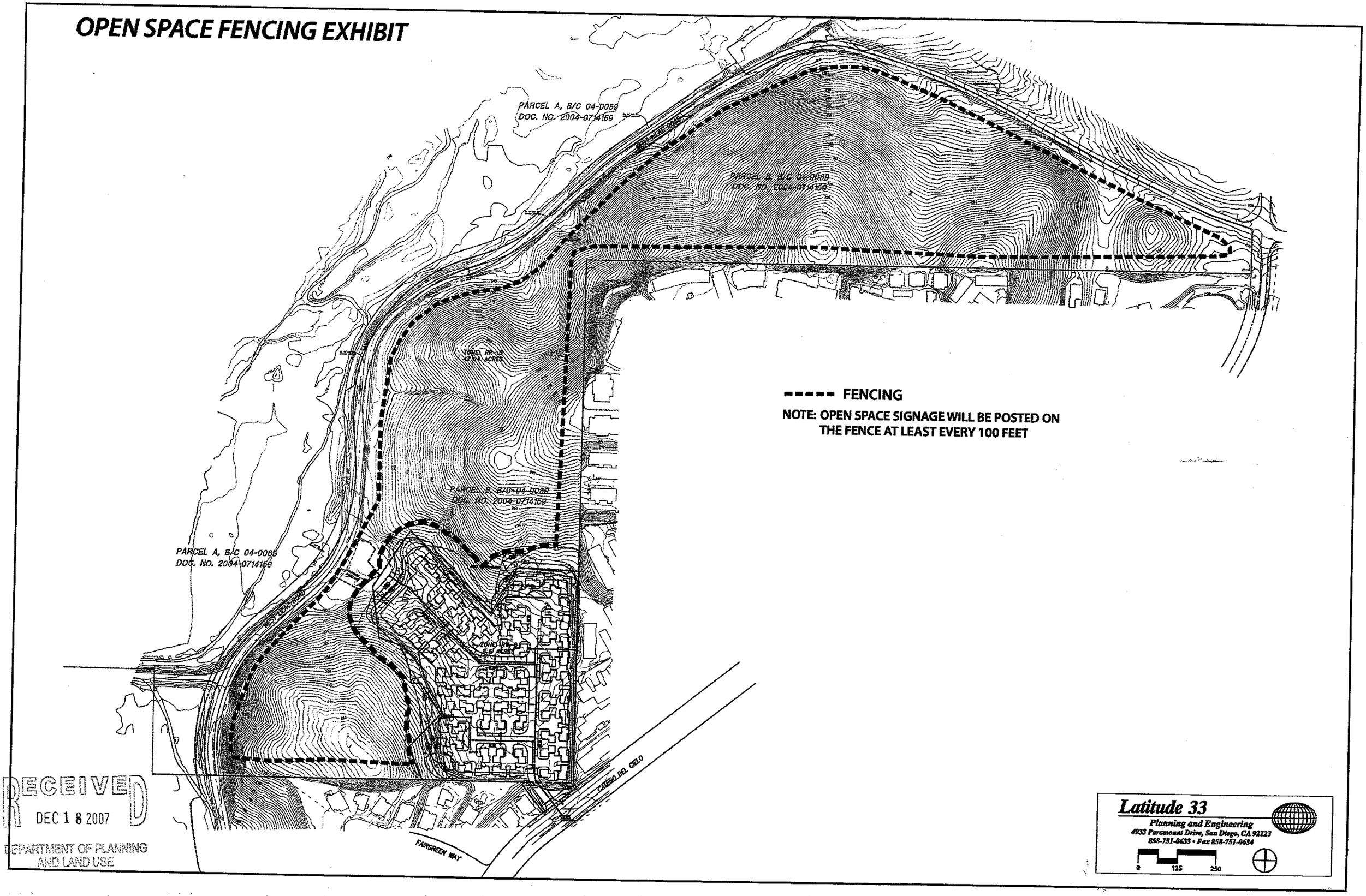
ZONING INFORMATION		EXISTING	PROPOSED
COMMUNITY PLAN		BONSALL	BONSALL
REGIONAL CATEGORY		CT	CT
GENERAL PLAN DESIGNATION (G.P.D.)		7	7
USE REGULATIONS		RV-8	RV-11
ANIMAL REGULATIONS		L	L
DEVELOPMENT REGULATIONS	DENSITY	8	10.9
	LOT SIZE	6,000	–
	BUILDING TYPE	K	K
	MAXIMUM FLOOR AREA	–	–
	FLOOR AREA RATIO	–	–
	HEIGHT	G	G
	LOT COVERAGE	–	–
	SETBACK	J	V
	OPEN SPACE	–	–
SPECIAL AREA REGULATIONS		B	B
PROPOSED ZONING		–	–



REZONE EXHIBIT
R05-006

Latitude 33
Planning and Engineering
4933 Paramount Dr. 2nd Flr.
San Diego, Ca. 92123
Tel 858-751-0633 Fax 858-751-0634

OPEN SPACE FENCING EXHIBIT



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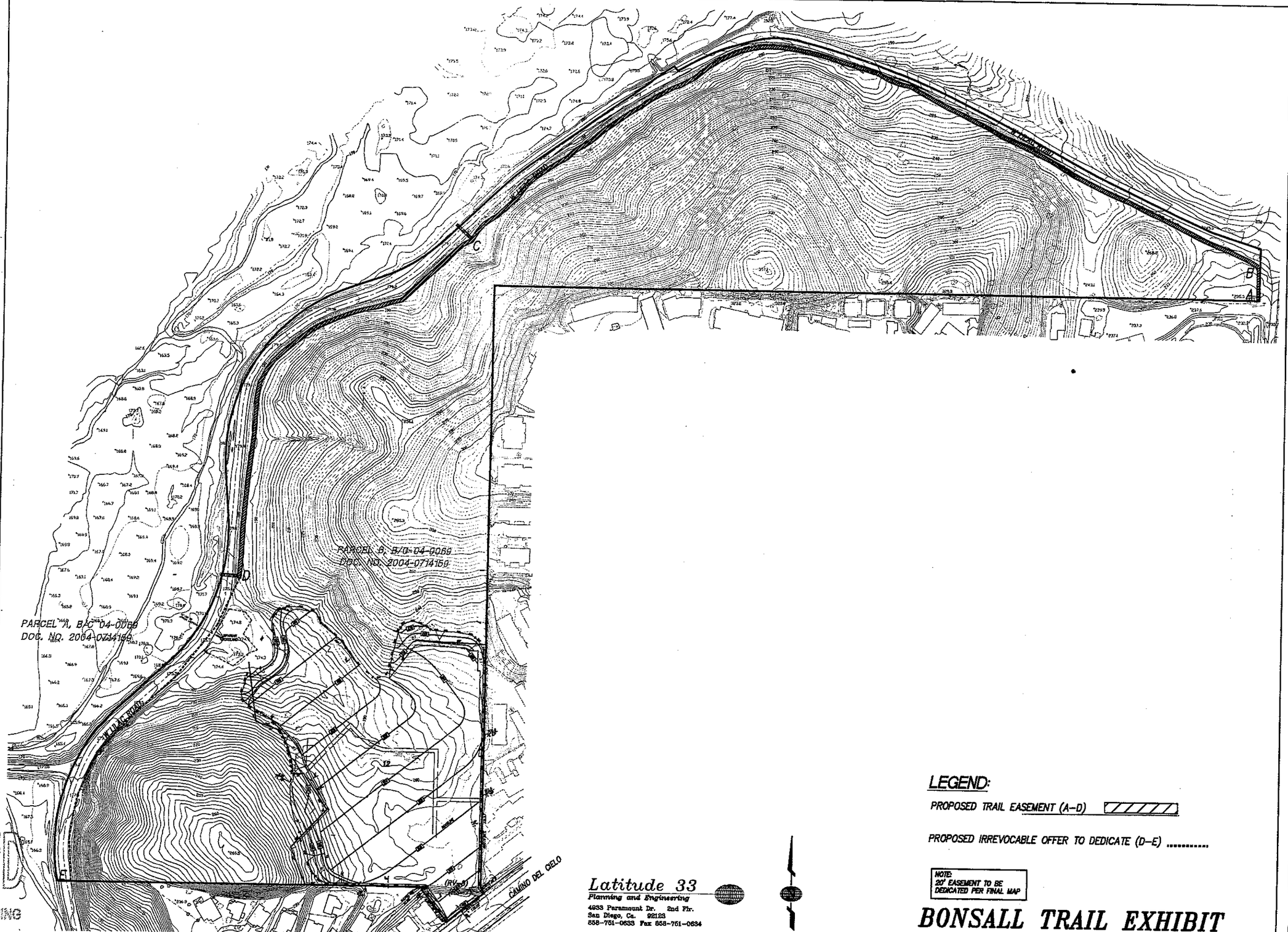

Latitude 33
Planning and Engineering
4833 Paramount Dr. 2nd Flr.
San Diego, Ca. 92123
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LEGEND:

PROPOSED TRAIL EASEMENT (A–D)

PROPOSED IRREVOCABLE OFFER TO DEDICATE (D–E)

NOTE:
20' EASEMENT TO BE DEDICATED PER FINAL MAP

BONSALL TRAIL EXHIBIT

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