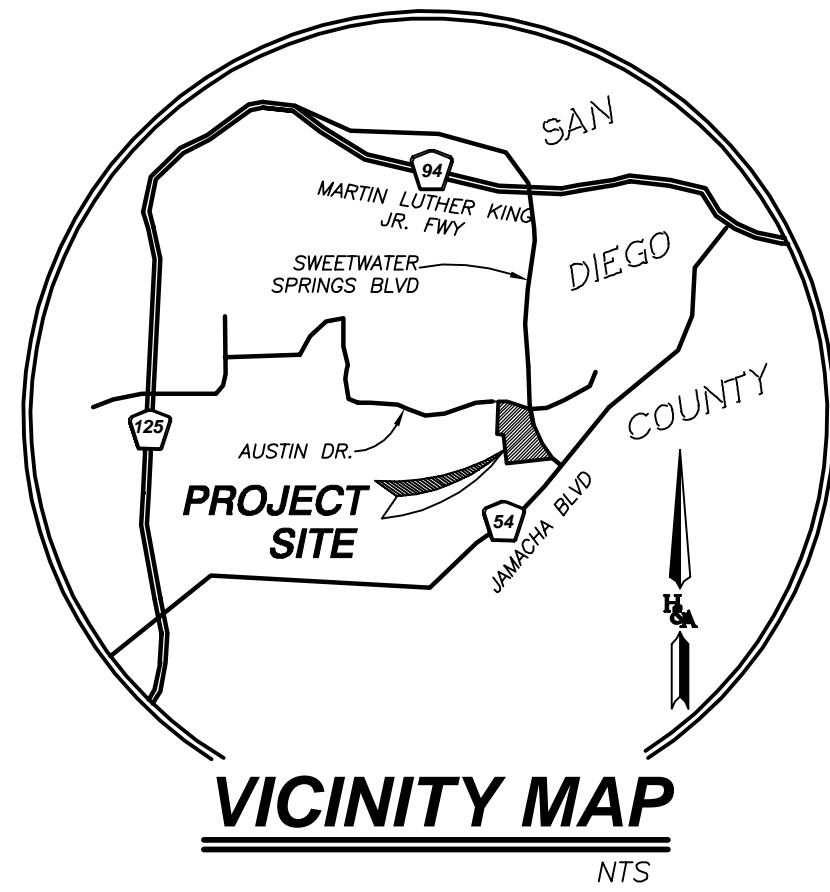


PRELIMINARY GRADING PLAN / SITE PLAN PLOT PLAN AVENTINE AT SWEETWATER SPRINGS County Of San Diego, California



VICINITY MAP

NTS

LEGEND

| | |
|--|-------------|
| PROJECT BOUNDARY | --- |
| EXISTING TOPO CONTOUR | 350 |
| EXISTING LOT LINE | --- |
| BLDG NUMBER | BLDG. NO. 3 |
| PAD ELEVATION | P237.7 |
| SLOPE (2:1 MAX) | --- |
| PERCENT OF GRADE | 2% |
| ST. ELEVATION | 350.4 |
| SEWER MAIN (8"*) | --- |
| SEWER INVERT ELEVATION | 343.4 |
| WATER MAIN (8"*) | --- |
| FIRE HYDRANT | --- |
| RECLAIMED WATER MAIN | RW |
| STORM DRAIN(18"*) | --- |
| RETAINING WALL | --- |
| TOP OF WALL ELEVATION | TW |
| FINISHED SURFACE ELEVATION | FS |
| ST. LIGHT | --- |
| EASEMENT LINE | --- |
| SOUNDWALL | --- |
| * UNLESS SHOWN OTHERWISE | |
| NOISE RESTRICTION EASEMENT | --- |
| EV (ELECTRONIC VEHICLE CHARGING STATION) | EV |
| PERMEABLE PAVERS | --- |

PUBLIC UTILITIES AND DISTRICTS

GAS AND ELECTRIC..... SAN DIEGO GAS & ELECTRIC CO.
 WATER..... OTAY MUNICIPAL WATER DISTRICT
 SEWER..... COUNTY OF SAN DIEGO
 POLICE..... COUNTY SHERIFFS DEPARTMENT
 SCHOOLS..... GROSSMONT UNION HIGH SCHOOL DISTRICT
 FIRE..... SAN MIGUEL FIRE PROTECTION DISTRICT

SOURCE OF TOPOGRAPHY

THE INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRY MAPPED BY RJ LUNG AND ASSOCIATES ON JULY 23, 2013, TOGETHER WITH FIELD SURVEY MEASUREMENTS PERFORMED BY HUNSAKER AND ASSOCIATES, SAN DIEGO INC. ON JANUARY 16, 2015.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS '83 CALIFORNIA, ZONE 6, EPOCH 1991.35 EPOCH GRID BEARING BETWEEN STATION "161WCCS2" AND THE STATION "5049 ROS 14841" PER THE COUNTY OF SAN DIEGO HORIZONTAL CONTROL LIST, BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER OR BETTER.

I.E. S34°13'03"E

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

ALL DISTANCES SHOWN HEREON ARE GROUND, UNLESS OTHERWISE NOTED.

THE COMBINED SCALE FACTOR AT POINT "A" IS 0.9999917702. GRID DISTANCE = GROUND DISTANCE x COMBINED SCALE FACTOR.

BENCHMARK

BENCHMARK: USGS BRASS DISC IN CONC. MON STAMPED "K 892 1955" IN REAR OF OTAY WATER DISTRICT MAINTENANCE YARD LOCATED AT 2554 SWEETWATER SPRINGS BLVD. NAVD 88 ELEV.=467.70'



KEY MAP

SCALE 1"=100'

ARCHITECTURAL SUMMARY

| PLAN TYPE | # OF UNITS | # OF STORIES | # OF BDRMS | 1st FLOOR AREA (SF) | 2nd FLOOR AREA (SF) | PORCH (SF) | PATIO (SF) | GARGE AREA (SF) | TOTAL PLAN AREA (SF) |
|-----------|------------|--------------|------------|---------------------|---------------------|------------|------------|-----------------|----------------------|
| 1 | 40 | 2 | 4 | 918 | 1032 | 8 | 0 | 422 | 2380 |
| 2 | 28 | 2 | 4 | 940 | 1072 | 7 | 0 | 422 | 2441 |
| 3 | 24 | 2 | 4 | 956 | 1187 | 48 | 26 | 481 | 2698 |

ARCHITECTURAL MIX

| PLAN TYPE | # OF UNITS | UNIT MIX |
|--------------|------------|---------------|
| 1 | 40 | 43.5% |
| 2 | 28 | 30.4% |
| 3 | 24 | 26.1% |
| TOTAL | 92 | 100.0% |

ZONING

APN: 505-580-07, 08, 09, 10
 GENERAL PLAN: C36
 COMMUNITY PLAN: SPRING VALLEY

| | ZONE | EXIST. | PROP. |
|--------------------------|--------------------|--------|-------|
| USE REGULATIONS | C36 | | RM |
| ANIMAL REGULATIONS | Q | | A |
| DEVELOPMENT REGULATIONS | DENSITY | 40 | - |
| | LOT SIZE (MINIMUM) | - | - |
| | BUILDING TYPE | T | T |
| | MAX FLOOR AREA | - | - |
| | FLOOR AREA RATIO | - | - |
| | HEIGHT | G | G |
| SPECIAL AREA REGULATIONS | COVERAGE | - | - |
| | SETBACK | 0 | V |
| | OPEN SPACE | A | - |
| | | B | B |

OPEN SPACE SUMMARY

PRIVATE USEABLE OPEN SPACE

| NO. OF UNITS | PVT. OS REQUIRED/UNIT | PVT. OS PROVIDED/UNIT |
|------------------|-----------------------|-----------------------|
| 92 | 100 S.F. | 200 S.F. |
| SUB-TOTAL | 9,200 S.F. | 18,400 S.F. |

GROUP USEABLE OPEN SPACE REQUIRED

| NO. UNITS | S.F. PER UNIT | S.F. REQ. |
|-----------------|-------------------------|--------------------|
| 25 | 400 S.F. (1st 25 Units) | 10,000 S.F. |
| 67 | 10 S.F. (2+ Bdrms) | 670 S.F. |
| SUBTOTAL | | 10,670 S.F. |

PROVIDED

| | |
|------------------------------------|-------------|
| ACTIVE REC AREA & TOT LOT SUBTOTAL | 14,880 S.F. |
|------------------------------------|-------------|

PARKING SUMMARY

| PARKING REQUIRED | | |
|------------------|---------------------------------|-------------------------|
| # OF UNITS | MIN. # OF SPACES REQ'D PER UNIT | TOTAL # OF SPACES REQ'D |
| 92 | 2.0 | 184 |
| Rec Area | 0.1 | 9.2 |
| TOTAL | | 193.2 |

| PARKING PROVIDED | | |
|------------------|------------------------------------|-------------------------|
| # OF UNITS | MIN. # OF SPACES PROVIDED PER UNIT | TOTAL # OF SPACES REQ'D |
| 92 | 2.0 | 184 |
| Rec Area | 0.1 | 16 |
| Accessible | - | 2 |
| Additional Guest | - | 24 |
| TOTAL | | 226 |

GENERAL DESIGN NOTES

- PUBLIC WATER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE OTAY WATER DISTRICT AND SHALL BE MAINTAINED AND OPERATED BY THE OTAY WATER DISTRICT. ALL ON-SITE WATER IS PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. DESIGN AS SHOWN IS SUBJECT TO MODIFICATION IN FINAL ENGINEERING.
- ALL ON-SITE STORM DRAIN IS PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. DESIGN AS SHOWN IS SUBJECT TO MODIFICATION IN FINAL ENGINEERING.
- ALL ON-SITE SANITARY SEWER IS PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEWER MAINS ARE 8" MINIMUM P.V.C. UNLESS OTHERWISE SHOWN. DESIGN AS SHOWN IS SUBJECT TO MODIFICATION IN FINAL ENGINEERING.
- SOURCE OF TOPOGRAPHY: AERIAL PHOTOGRAPHY BY ROBERT J LUNG & ASSOC. FLOWN ON JULY 23, 2013.
- GRADING AND MODEL UNITS MAY BE CONSTRUCTED PRIOR TO FINAL MAP RECORDATION
- ASSESSOR TAX RATE AREA: 83402
- THE SUBDIVIDER SHALL DEDICATE ALL PUBLIC STREETS AND PUBLIC EASEMENTS SHOWN ON THE SITE PLAN MAP.
- NO SPECIAL ASSESSMENT ACT WILL BE NECESSARY FOR THIS DEVELOPMENT
- PARK LAND FEES TO BE PAID IN LIEU OF PARK LAND DEDICATION
- THE DEVELOPER SHALL COMPLY WITH ALL STREET LIGHT REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS.
- ALL LOTS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 100 S.F. OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT.
- ALL CUT AND FILL SLOPES WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED IN ACCORDANCE WITH COUNTY STANDARDS.
- ALL EXISTING STRUCTURES ONSITE ARE TO BE DEMOLISHED.
- 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 A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.
- SPECIFIC METHODS OF HANDLING STORM WATER ARE SUBJECT TO DETAILED APPROVAL BY THE DEVELOPMENT SERVICES DEPARTMENT AT THE TIME OF SUBMISSION OF IMPROVEMENT AND GRADING PLANS. DESIGN SHALL BE ACCOMPLISHED ON THE BASIS OF THE REQUIREMENTS OF THE SUBDIVISION MANUAL. DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED.
- UTILITIES SHALL BE UNDERGROUND AND EASEMENTS PROVIDED AS NECESSARY.
- GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN SUBJECT TO APPROVAL BY THE COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
- PRELIMINARY GEOTECHNICAL REPORT PREPARED BY: GEOCON, INC. DATED 2017.
- REFER TO THE "WATER QUALITY TECHNICAL REPORT" PREPARED BY HUNSAKER & ASSOCIATES FOR COMPLIANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD JURISDICTIONAL PERMIT.
- INDIVIDUAL TRASH PICKUP IS PROPOSED WITH THE PROJECT.
- PLEASE SEE LANDSCAPE PLANS FOR TYPES OF WALLS AND FENCING.
- INTERSECTION IMPROVEMENTS REQUIRED TO BOTH THE SOUTHWEST AND NORTHWEST CORNERS OF SWEETWATER SPRINGS BLVD. & AUSTIN DRIVE. IMPROVEMENTS INCLUDE PROVIDING TRUNCATED DOMES FOR THE EXISTING PEDESTRIAN RAMPS, ADA COMPLIANT PUSH BUTTONS WITH INSTALLATION OF PEDESTRIAN PUSH BUTTON POLES TO MEET ADA AUDIO SEPARATION REQUIREMENTS AND SIGNAL HEADS (ON THE SOUTHWEST AND NORTHWEST CORNERS ONLY). ADDITIONALLY, THE PROJECT WILL BE RESPONSIBLE TO MAINTAIN THE EXISTING CONTINENTAL CROSSWALKS FOR THE SOUTHWEST AND NORTH WEST CORNERS ONLY AND UPGRADE THE 170 CONTROLLER TO A FLEX CONTROLLER WITH OMNI SOFTWARE (ATS-FLEX).

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF SPRING VALLEY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 7515, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 505-580-07-00 AND 505-580-08-00 AND 505-580-09-00 AND 505-580-10-00

EXISTING EASEMENTS & ENCUMBRANCES

SEE SHEET 8.

EARTHWORK/GRADING QUANTITIES

CUT: 23,200 C.Y.
 FILL: 23,200 C.Y.

GRADING QUANTITIES SHOWN ARE RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING SHOWN IN THE PRELIMINARY SOILS REPORT.

SHEET INDEX

- SHEET 1 - TITLE SHEET
- SHEET 2 - ST. SECTIONS
- SHEET 3 - ST. SECTIONS & DETAILS
- SHEET 4 - EXISTING CONDITIONS
- SHEET 5 - PROJECT DESIGN
- SHEET 6 - SWEETWATER SPRINGS BLVD STRIPING & MEDIAN IMPROVEMENTS
- SHEET 7 - FIRE EXHIBIT
- SHEET 8 - BOUNDARY & ENCUMBRANCES

GENERAL NOTES

- PROJECT SITE AREA EXISTING: 10.57 ACRES
- PROJECT SITE AREA PROPOSED: 10.54 ACRES (EXCLUDES DEDICATION AREA ON AUSTIN DR.)
- TOTAL NUMBER OF EXISTING PARCELS: 4
- TOTAL NO. OF UNITS PROPOSED: 92
- TOTAL NO. OF BLDGS. PROPOSED: 92
- ASSESSOR'S PARCEL NUMBERS: 505-580-07, 08, 09, 10
- EXISTING GENERAL PLAN REGIONAL CATEGORY: VILLAGE
- PROPOSED GENERAL PLAN REGIONAL CATEGORY: VILLAGE
- EXISTING GENERAL PLAN LAND USE DESIGNATION: GENERAL COMMERCIAL (GC)
- PROPOSED GENERAL PLAN LAND USE DESIGNATION: VILLAGE RESIDENTIAL (VR-10.9)
- COMMUNITY PLAN: SPRING VALLEY
- PROPOSED DENSITY: 8.7 DU/AC (92 DU'S/10.54 ACRES)
- EXISTING ZONING: C36 (GENERAL COMMERCIAL)
- PROPOSED ZONING: RM (MF RESIDENTIAL)
- EXISTING LAND USE: COMMERCIAL
- PROPOSED LAND USE: MULTIFAMILY DETACHED RESIDENTIAL

CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF DWELLING UNITS IS 92.

OWNER'S STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS AND STREETS. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS DAY OF DECEMBER, 2017, AT SAN DIEGO COUNTY, CALIFORNIA.

REPRESENTATIVE

OWNER/SUBDIVIDER

CAL ATLANTIC GROUP, INC.
 16465 VIA ESPRILLO, SUITE 150
 SAN DIEGO, CA 92127
 (858)618-4919

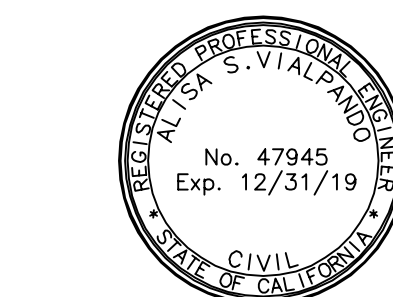
REPRESENTATIVE

APPLICANT

LENVAR HOMES
 16465 VIA ESPRILLO, SUITE 150
 SAN DIEGO, CA 92127
 (858)618-4919

ENGINEER

HUNSAKER & ASSOCIATES SAN DIEGO, INC
 9707 WAPLES STREET
 SAN DIEGO, CA 92121
 (858) 558-4500

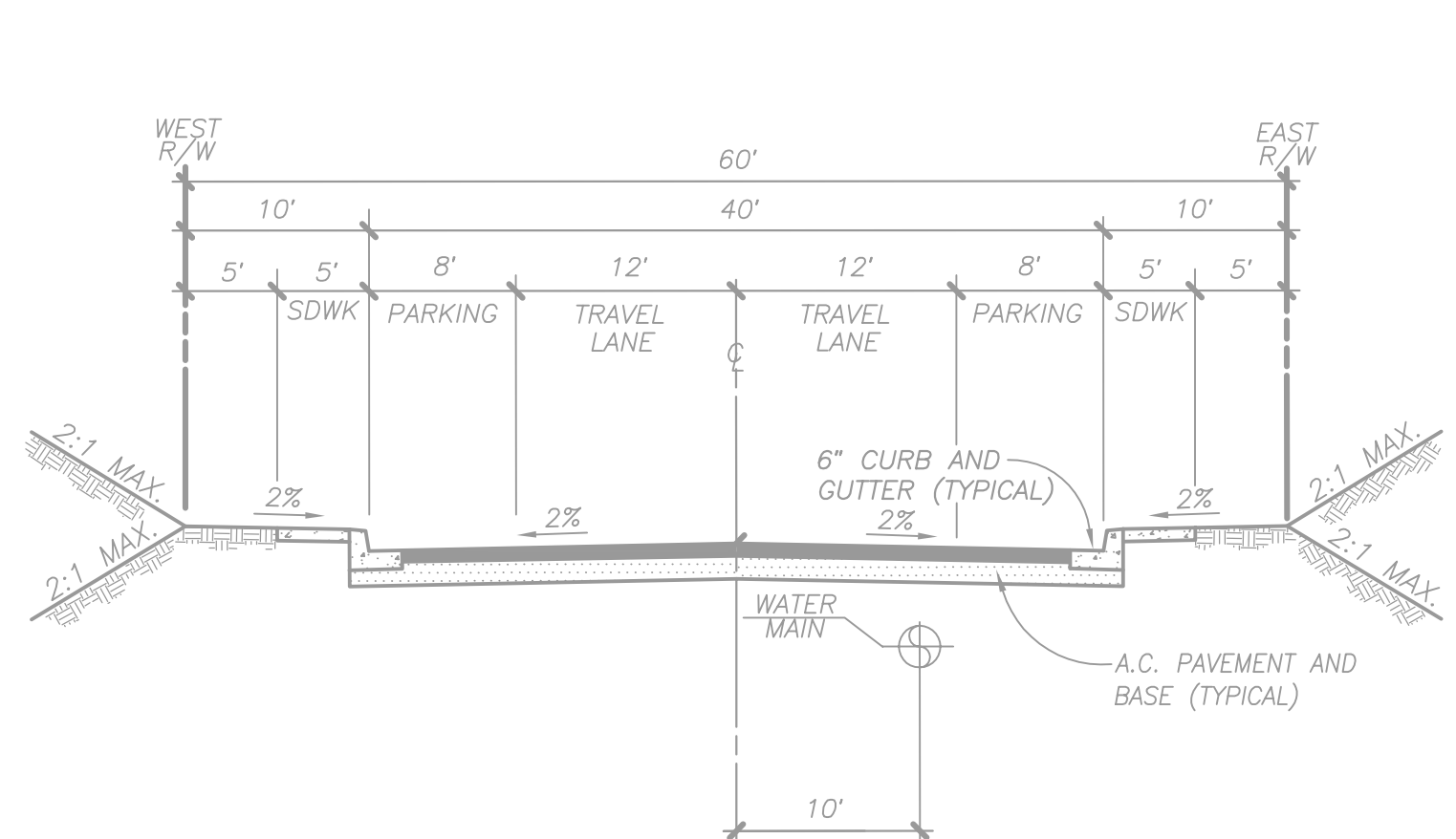


ALISA S. VIALPANDO R.C.E. 47945 DATE
 MY REGISTRATION EXPIRES ON 12/31/19

| PREPARED BY: | NO. | REVISIONS | DATE | BY |
|--|-----|----------------------------|----------|-----|
| PLANNING: 9707 Waples Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH(858)558-4500 FX(858)558-1414 | 1 | 1ST SUBMITTAL-MAJ. PRE-APP | 12/18/17 | H&A |
| | 2 | RESUBMITTAL - FULL | 05/03/18 | H&A |
| | 3 | RESUBMITTAL - FULL | 08/22/18 | H&A |
| | 4 | RESUBMITTAL - FULL | 12/21/18 | H&A |
| | 5 | PLAN REVISED | 01/17/19 | H&A |
| | 6 | FINAL SUBMITTAL | 06/03/19 | H&A |
| | 7 | | | |
| | 8 | | | |

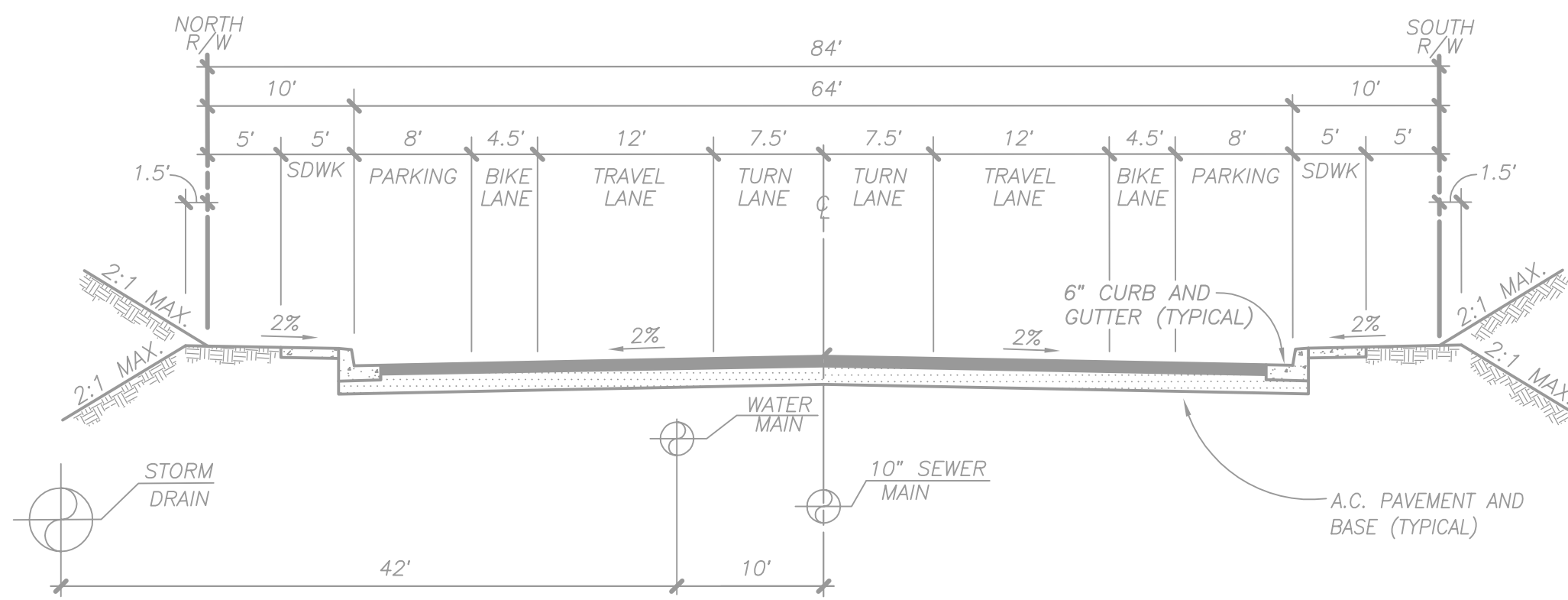
**PRELIMINARY GRADING PLAN
/ SITE PLAN PLOT PLAN
AVENTINE
AT SWEETWATER SPRINGS
County Of San Diego, California**

**SHEET
1
OF
8**



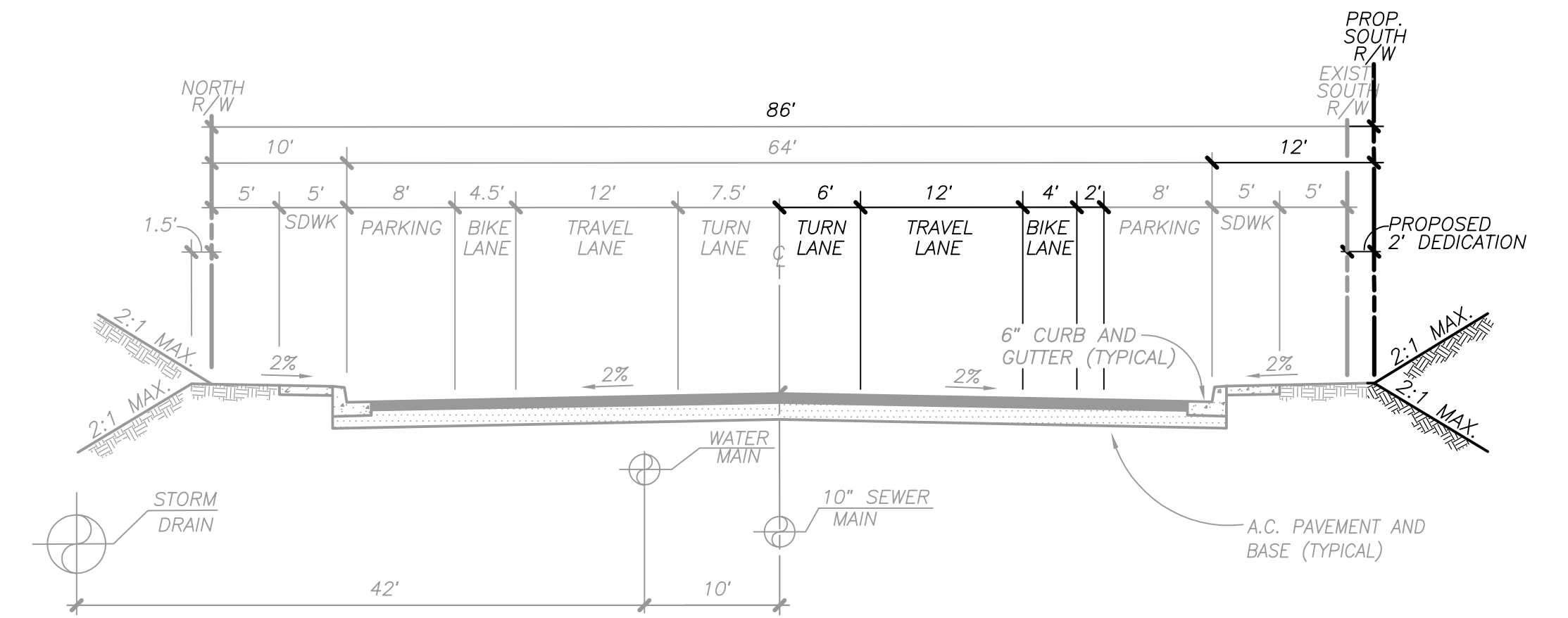
EXISTING AVENIDA BOSQUES

NOT TO SCALE



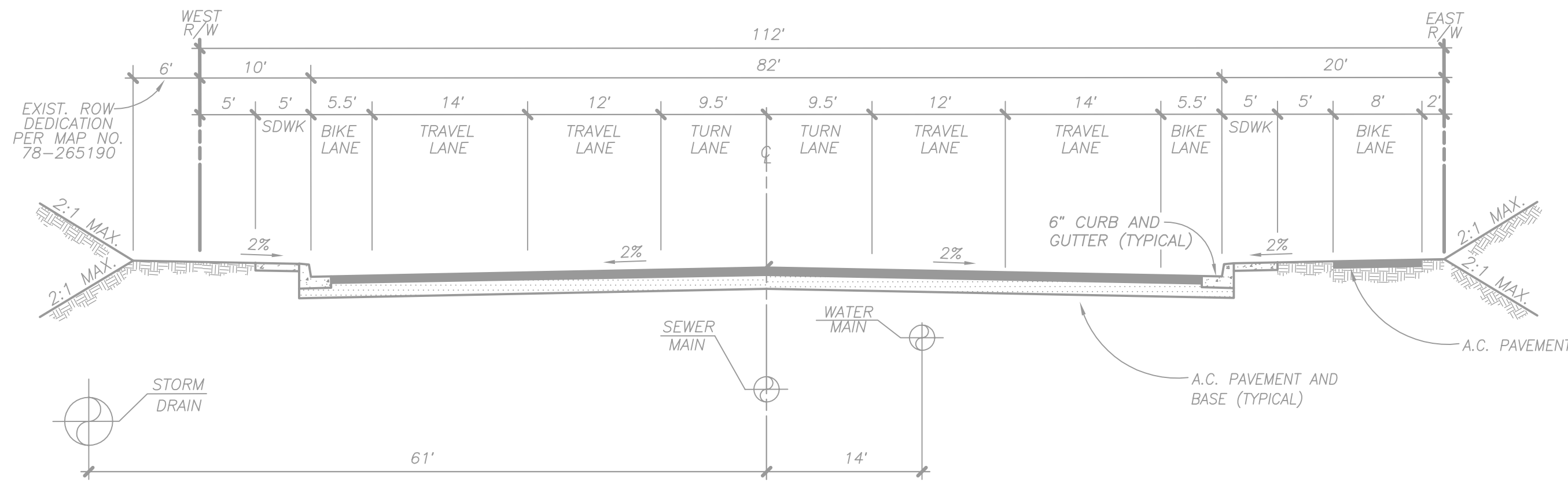
EXISTING AUSTIN DRIVE

NOT TO SCALE



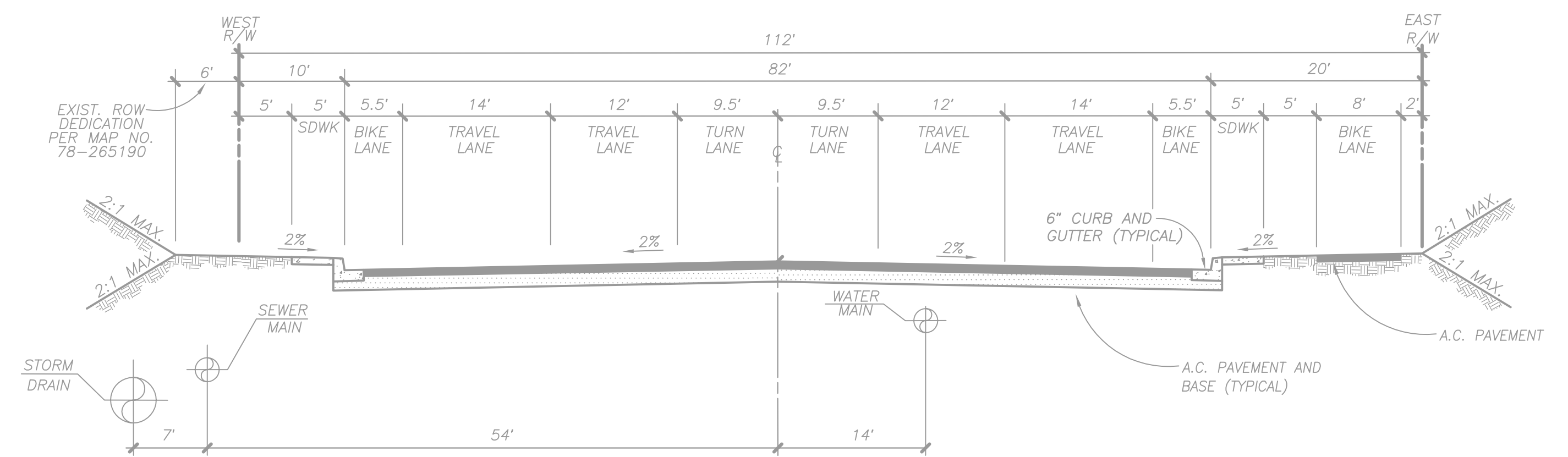
PROPOSED AUSTIN DRIVE

NOT TO SCALE



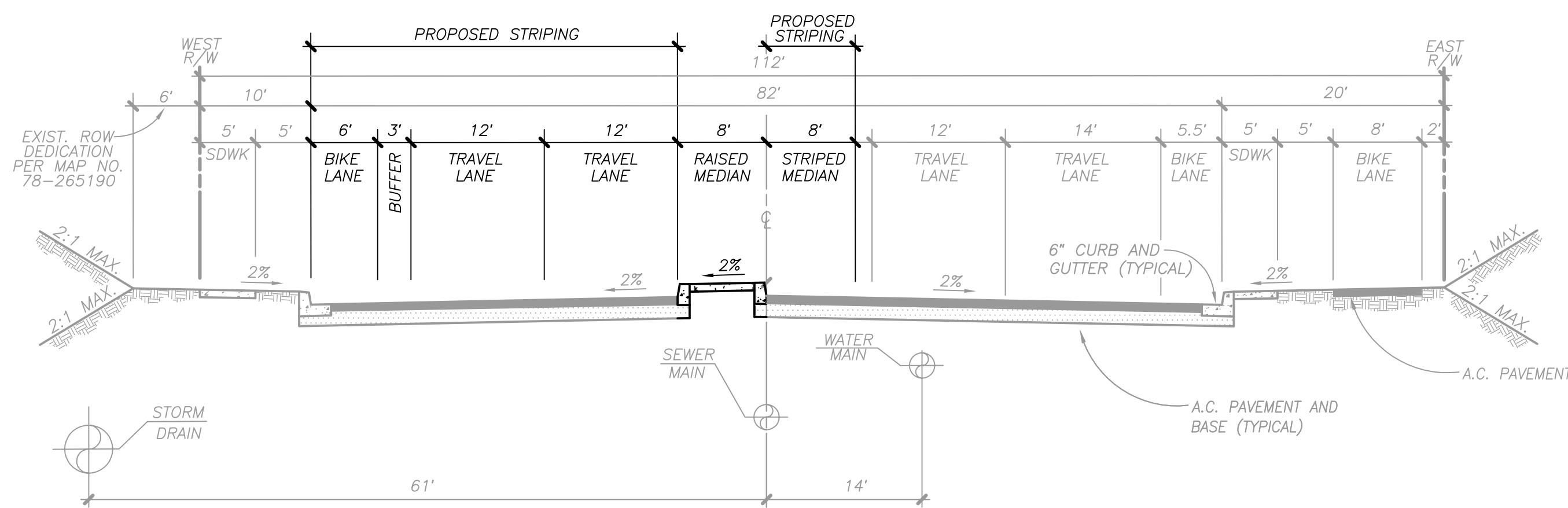
**EXISTING SWEETWATER SPRINGS BLVD
(FROM UNIT 89 TO SOUTH OF PROJECT)**

NOT TO SCALE



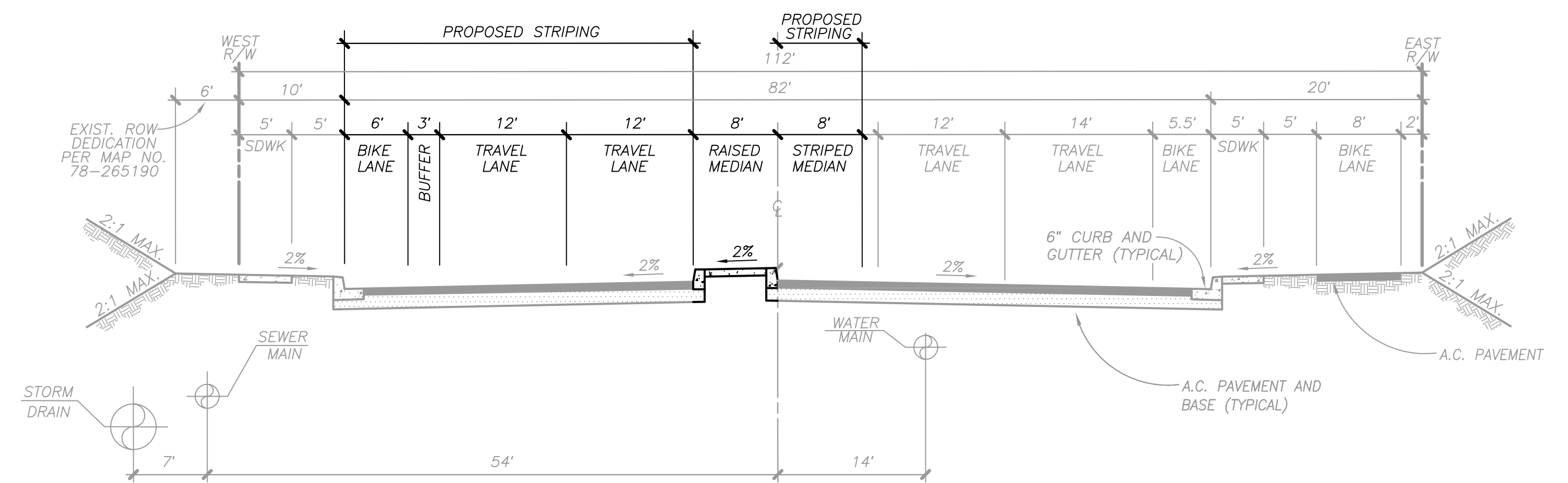
**EXISTING SWEETWATER SPRINGS BLVD
(FROM AUSTIN DRIVE TO UNIT 89)**

NOT TO SCALE



**PROPOSED SWEETWATER SPRINGS BLVD
(FROM UNIT 89 TO SOUTH OF PROJECT)**

NOT TO SCALE



**PROPOSED SWEETWATER SPRINGS BLVD
(FROM AUSTIN DRIVE TO UNIT 89)**

NOT TO SCALE

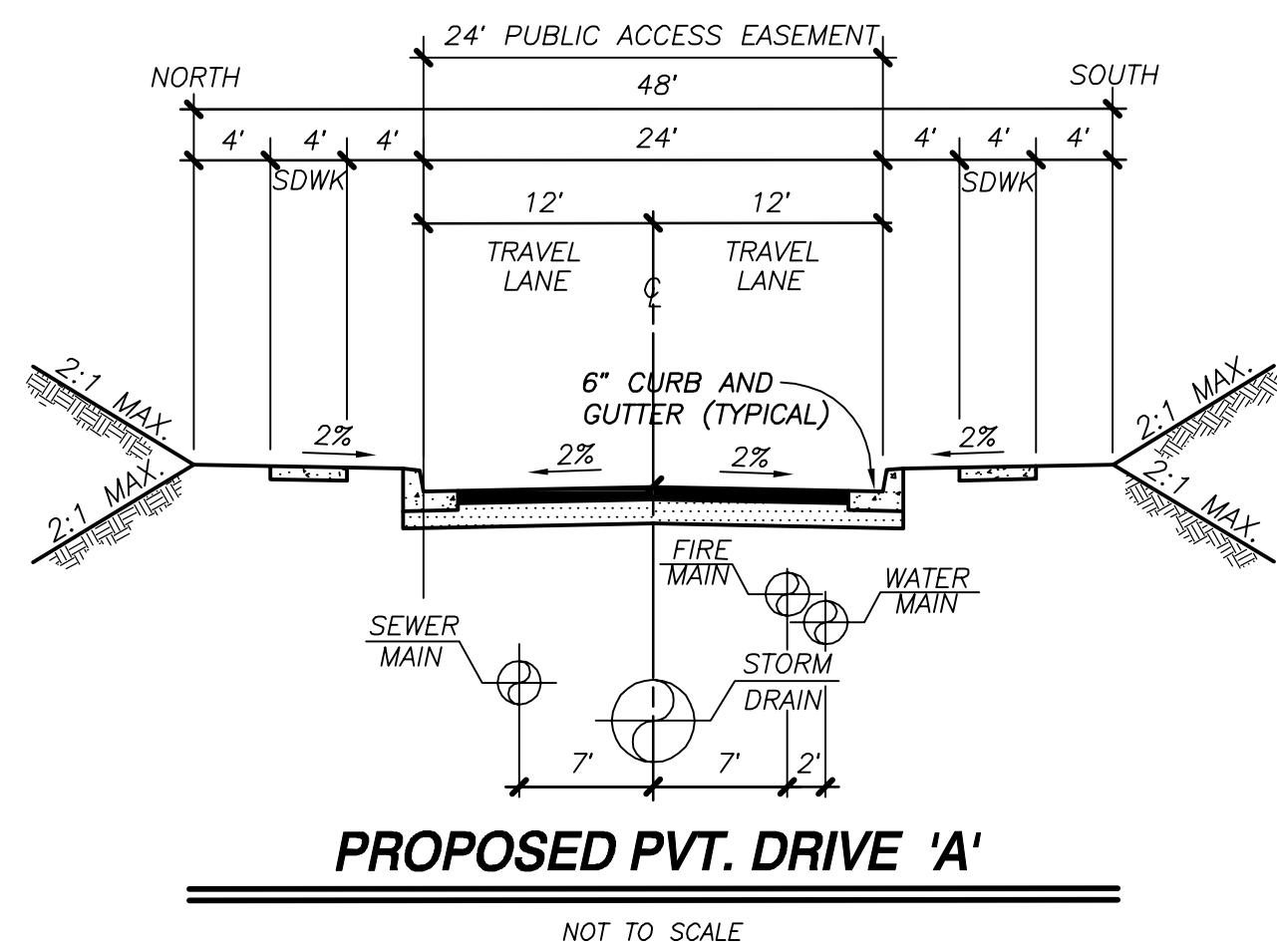
STREET SECTIONS

PREPARED BY:

HUNSAKER & ASSOCIATES
 SAN DIEGO, INC.
 PLANNING 9707 Waples Street
 ENGINEERING San Diego, CA 92121
 SURVEYING PH: 619-598-4300 FAX: 619-598-1414

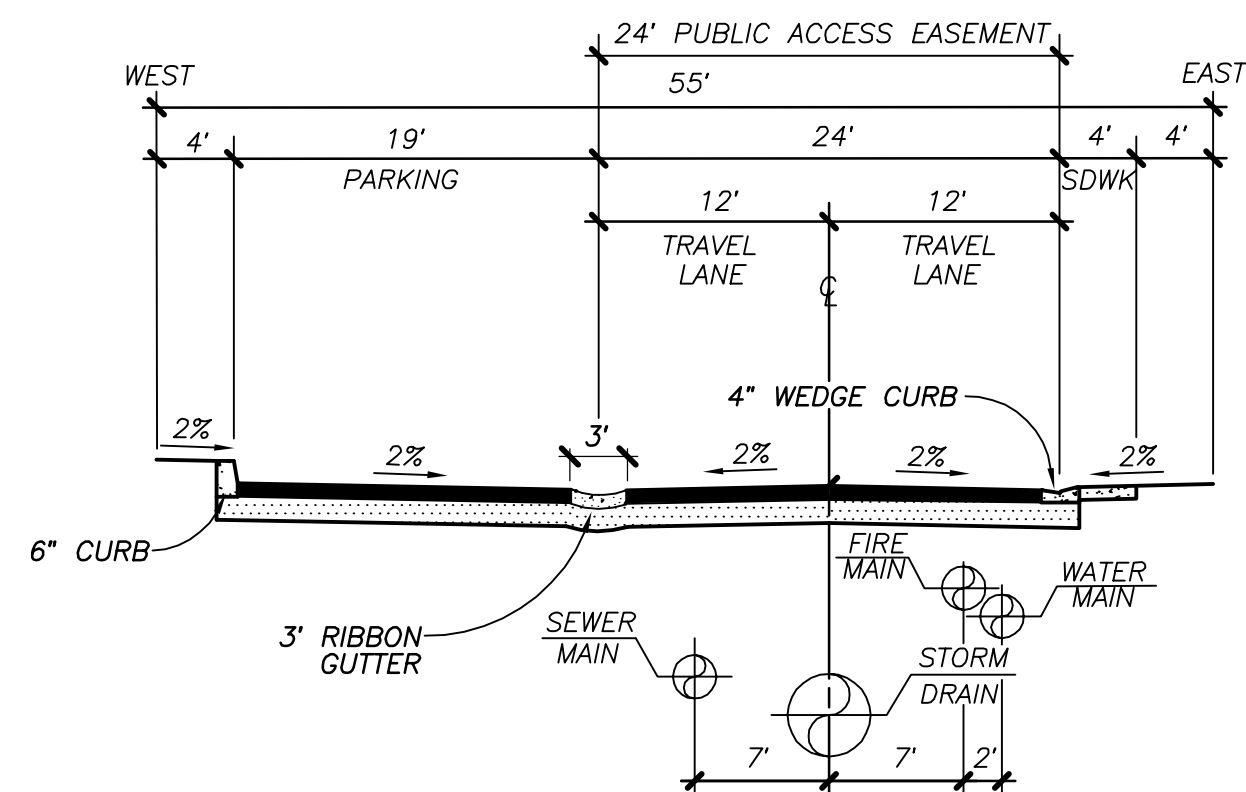
**PRELIMINARY GRADING PLAN
/ SITE PLAN PLOT PLAN**
AVENTINE
AT SWEETWATER SPRINGS
 County Of San Diego, California

SHEET
2
 OF
8



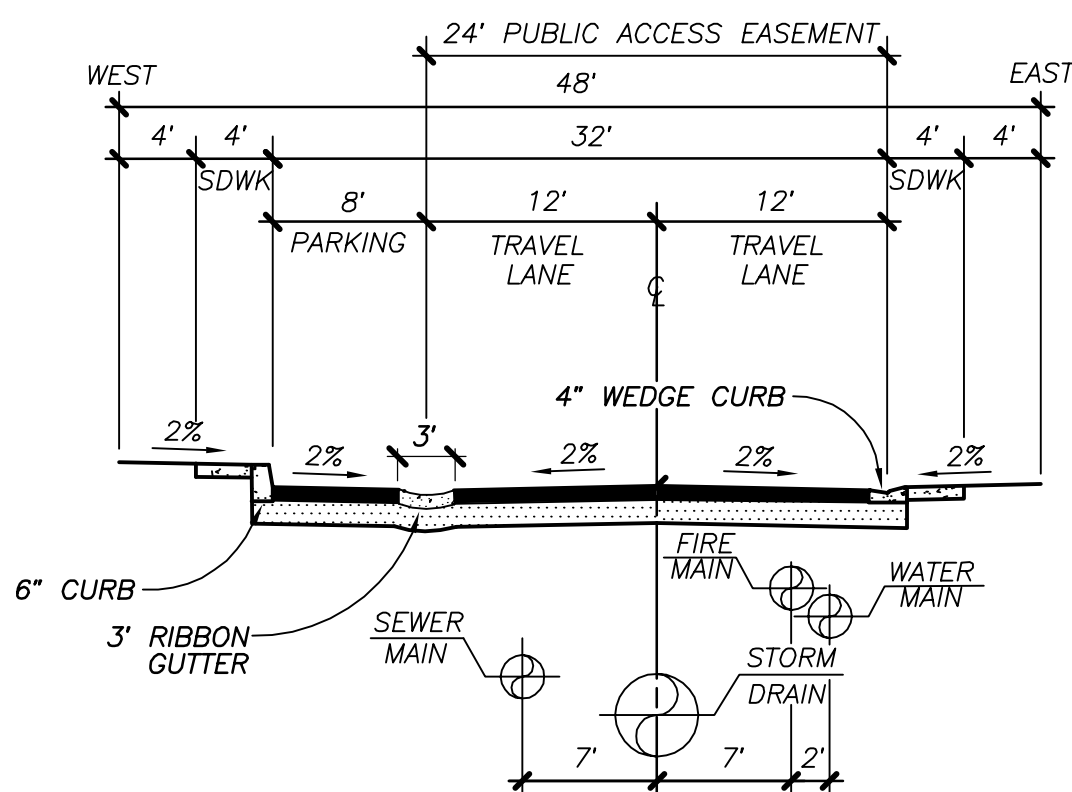
PROPOSED PVT. DRIVE 'A'

NOT TO SCALE



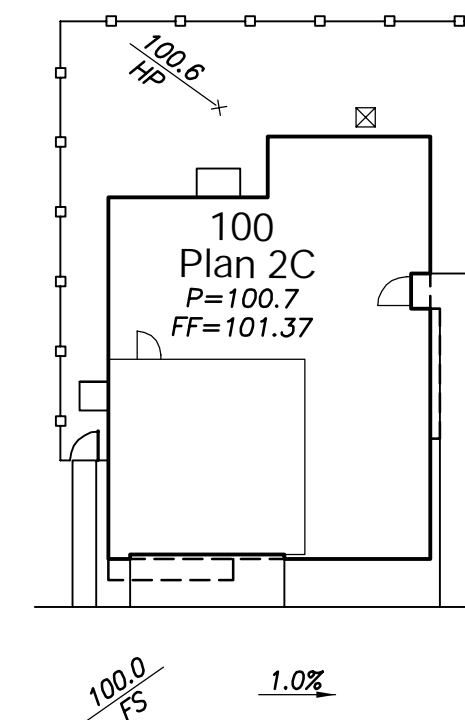
PROPOSED PORTION OF PVT. DRIVE 'B'
(FROM PVT. DR. 'E' TO PVT. DR. 'A')
& PORTION OF DRIVE 'D'
(FROM PVT. DR. 'E' TO PVT. DR. 'G')

NOT TO SCALE

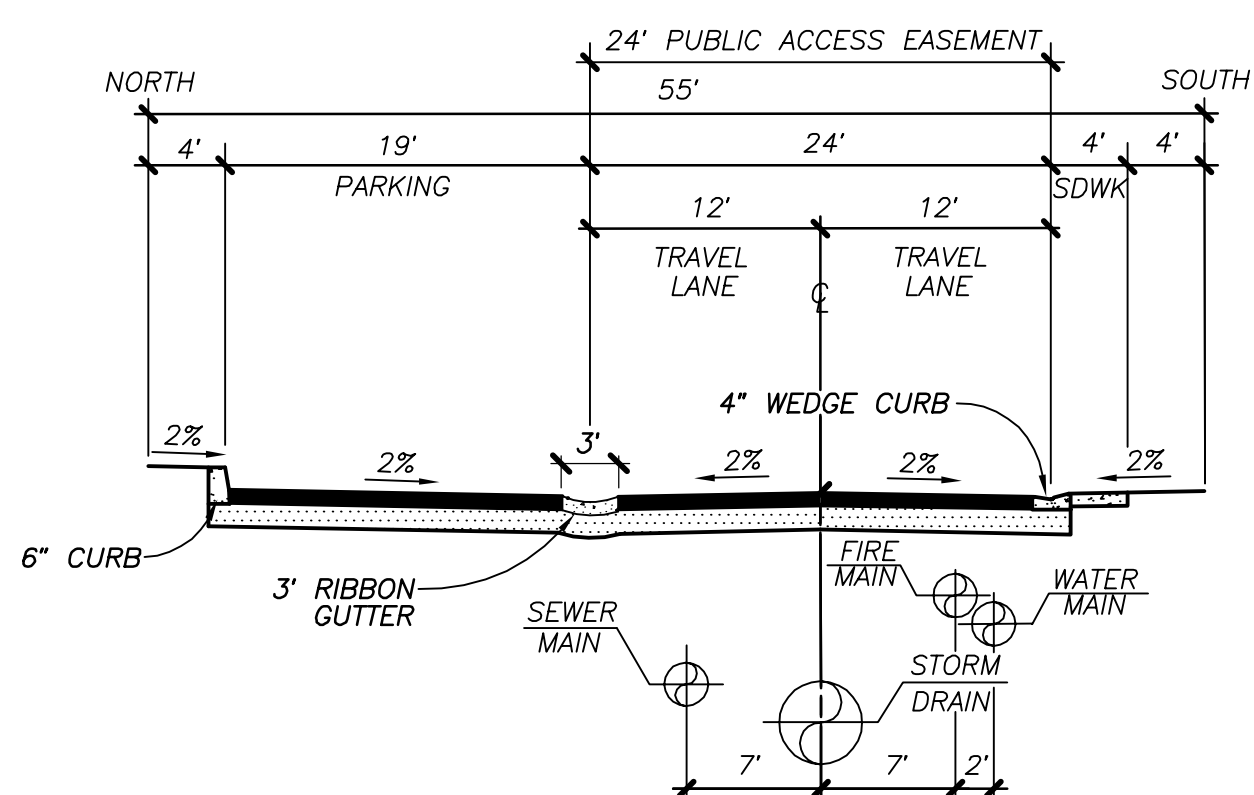


PROPOSED PORTION OF PVT. DRIVE 'B'
(FROM PVT. DR. 'A' TO PVT. DR. 'C')
& PORTION OF DRIVE 'D'
(FROM PVT. DR. 'G' TO PVT. DR. 'C')

NOT TO SCALE

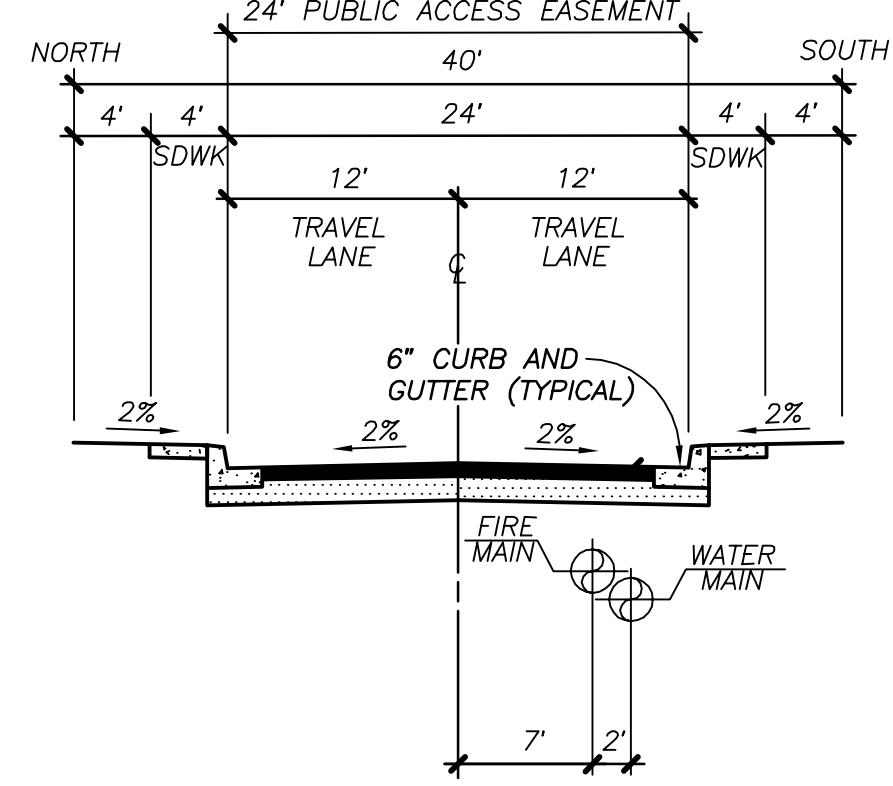


TYPICAL DETACHED DETAIL



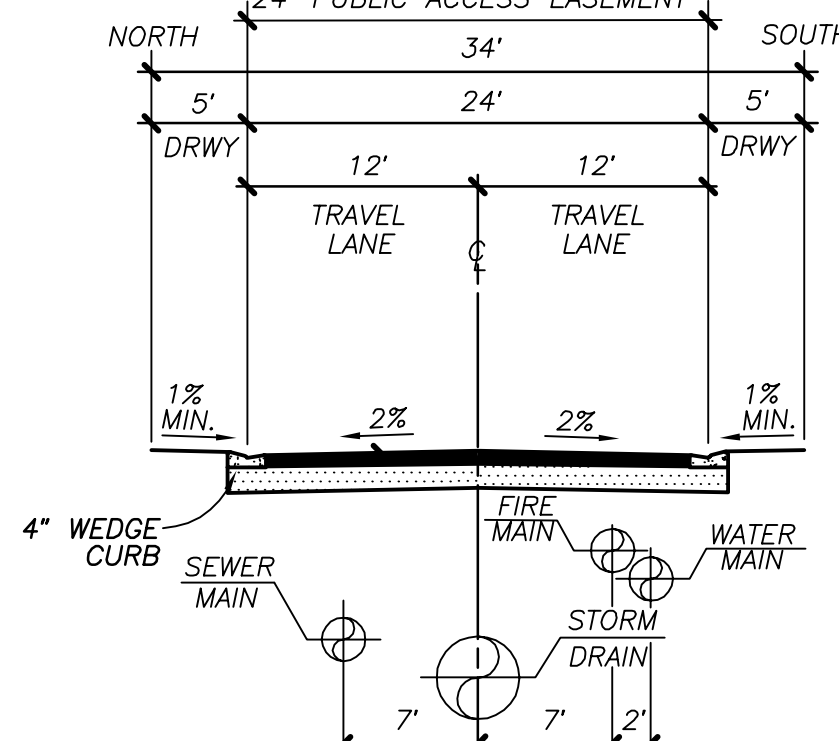
PROPOSED PVT. DRIVE 'C'

NOT TO SCALE



PORTION OF PROPOSED PVT. DRIVE 'D'
(FROM AUSTIN DRIVE TO PVT. DRIVE 'E')

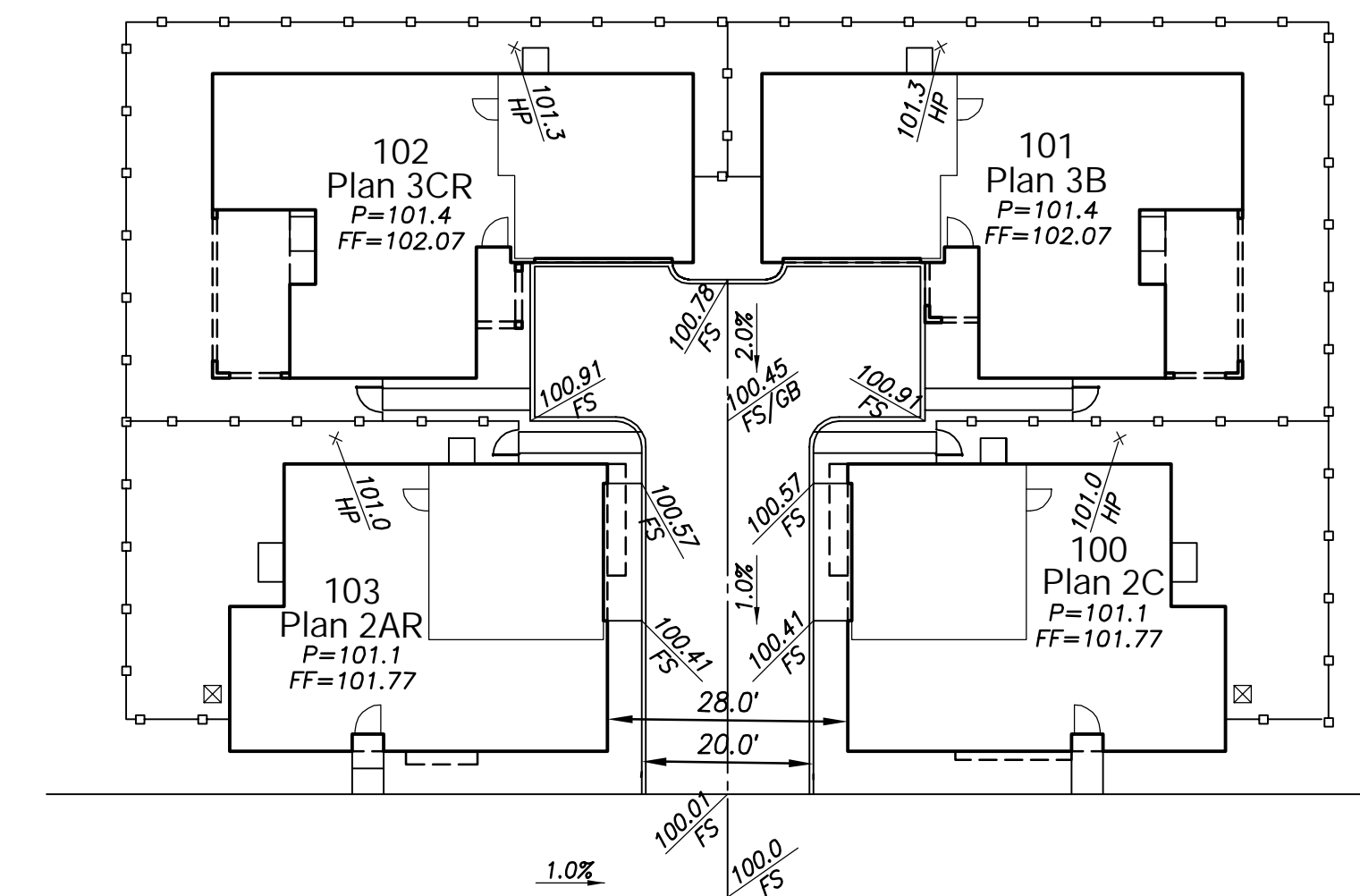
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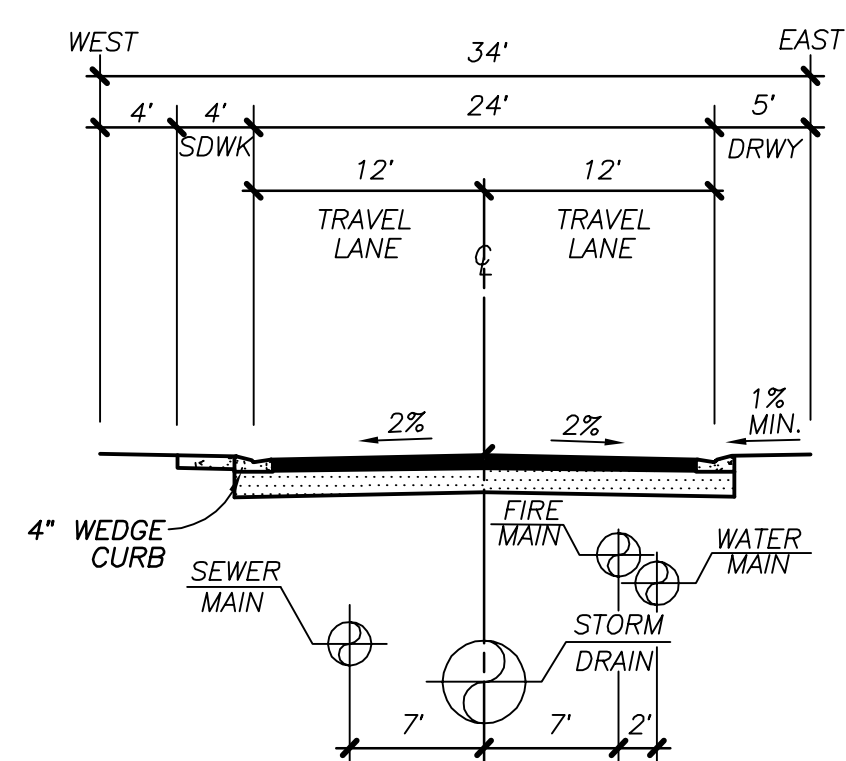
PROPOSED PVT. DRIVES 'E' & 'G'

NOT TO SCALE

*NOTE: PUBLIC EASEMENT ONLY APPLIES OVER PROPOSED PVT. DRIVE 'E'

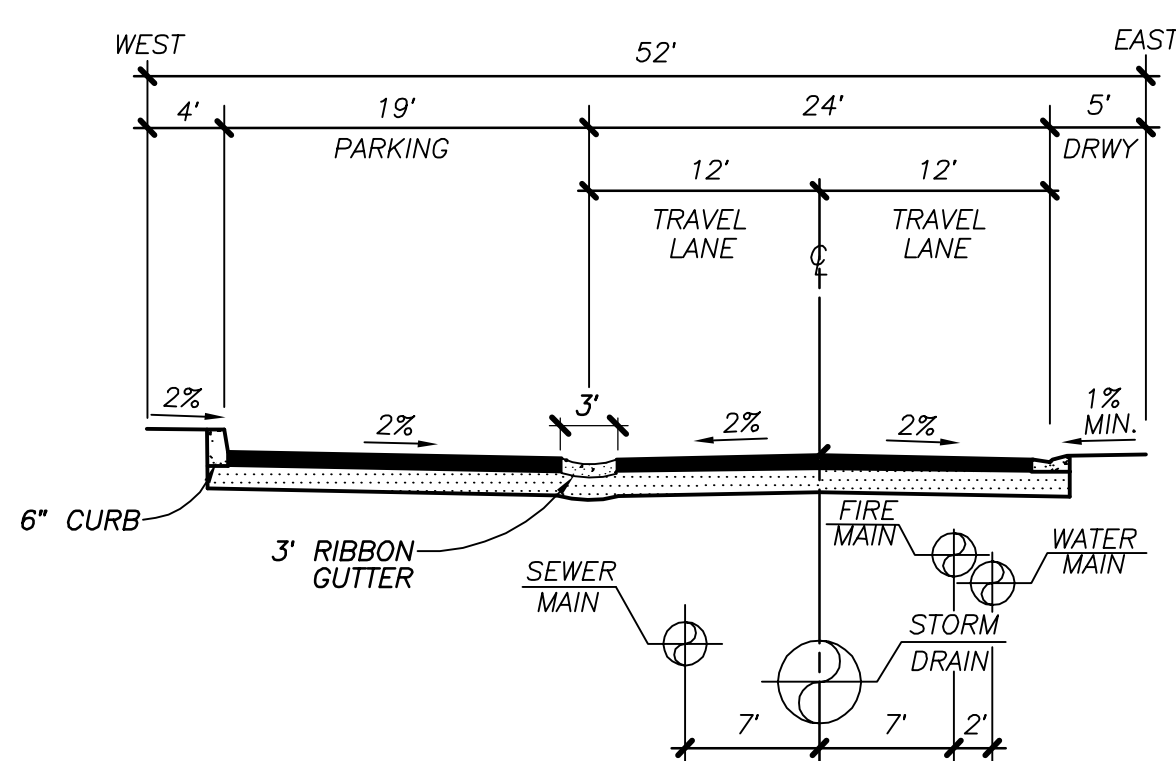


TYPICAL 4-PLEX COURTYARD DETAIL



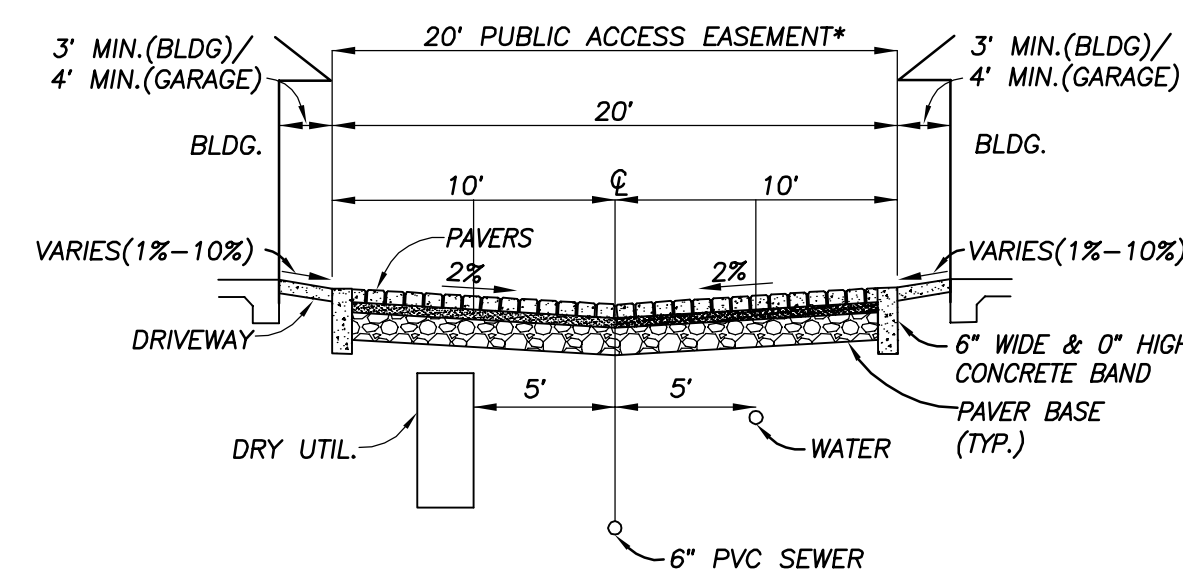
PROPOSED PORTION OF PVT. DRIVE 'F'
(SOUTH OF PVT. DRIVE 'G')

NOT TO SCALE



PROPOSED PORTION OF PVT. DRIVE 'F'
(SOUTH OF PVT. DRIVE 'G')

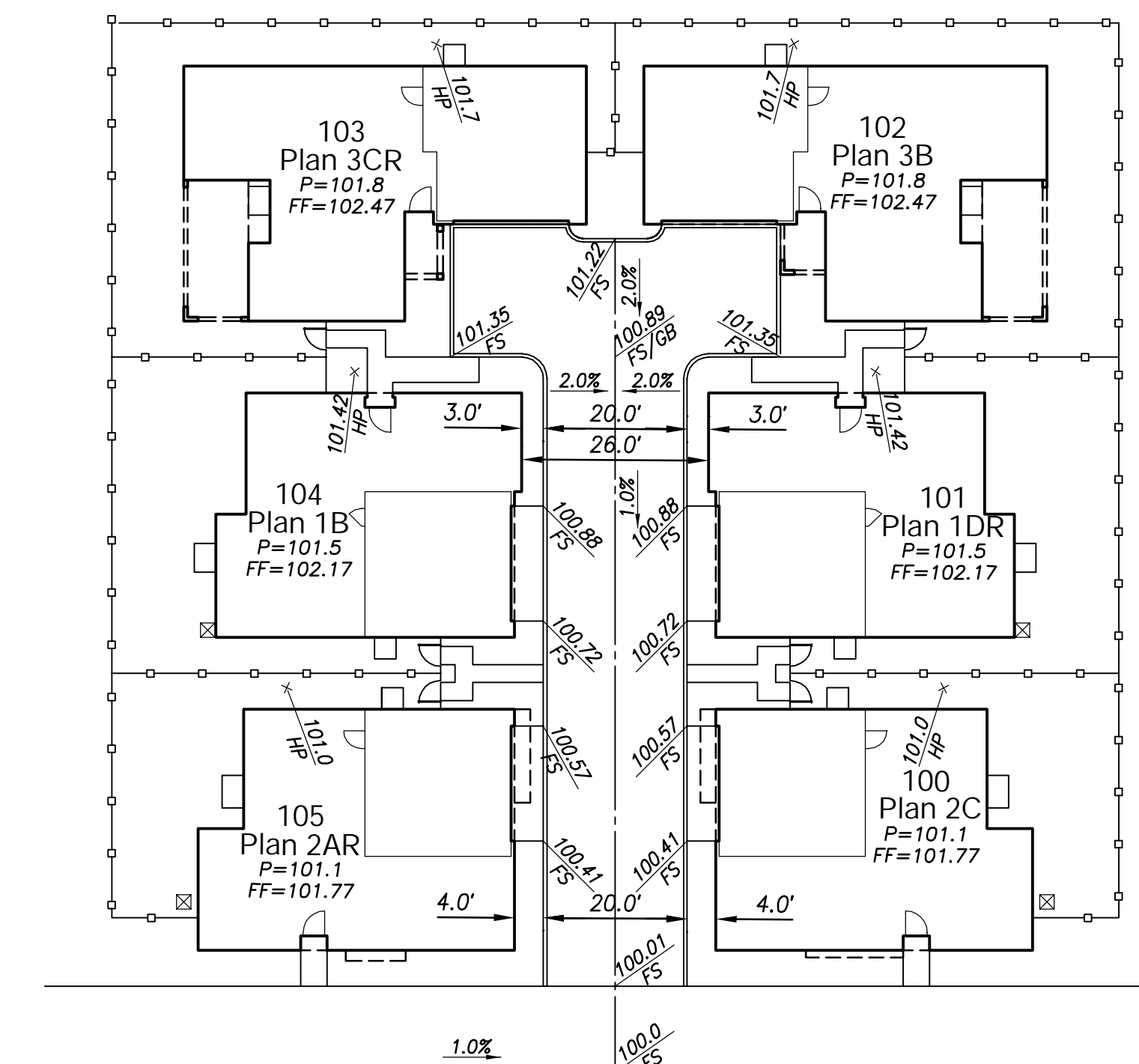
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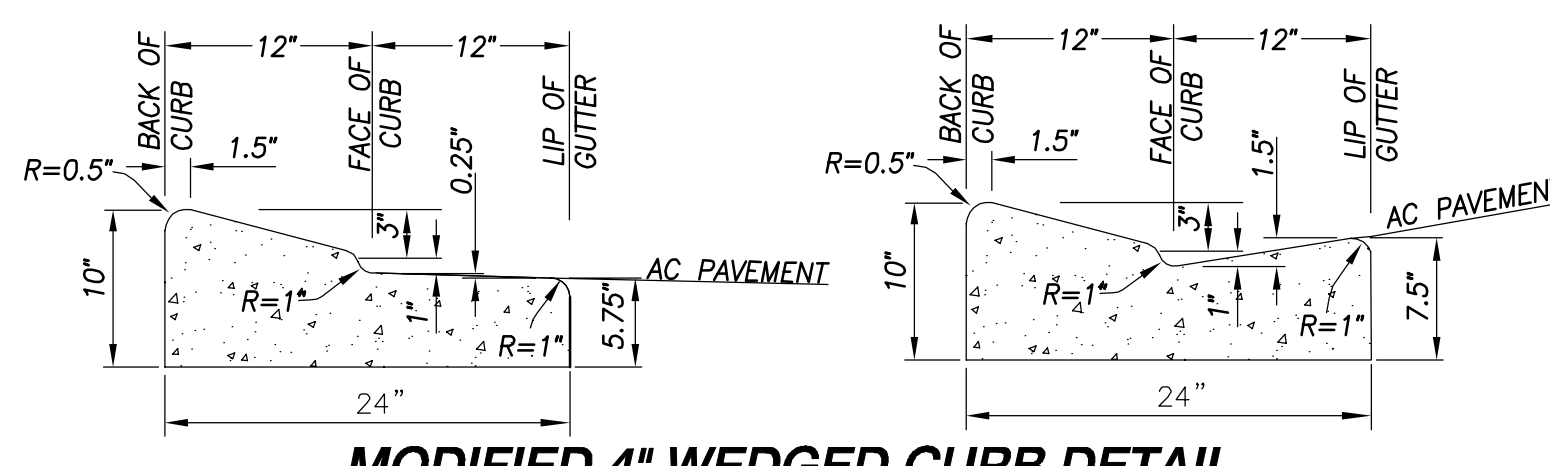
COURTYARDS (PVT.)

NOT TO SCALE

NOTES:
- SEE LANDSCAPE PLAN FOR PAVER BLOCK DETAIL
- 80-mm PAVER/1" BEDDING SAND/8" AGGREGATE BASE PER GEOCON
- *PUBLIC ACCESS EASEMENT ONLY APPLIES OVER COURTYARD FOR UNITS 7-11



TYPICAL 6-PLEX COURTYARD DETAIL



MODIFIED #1 WEDGED CURB DETAIL

STREET SECTIONS & DETAILS

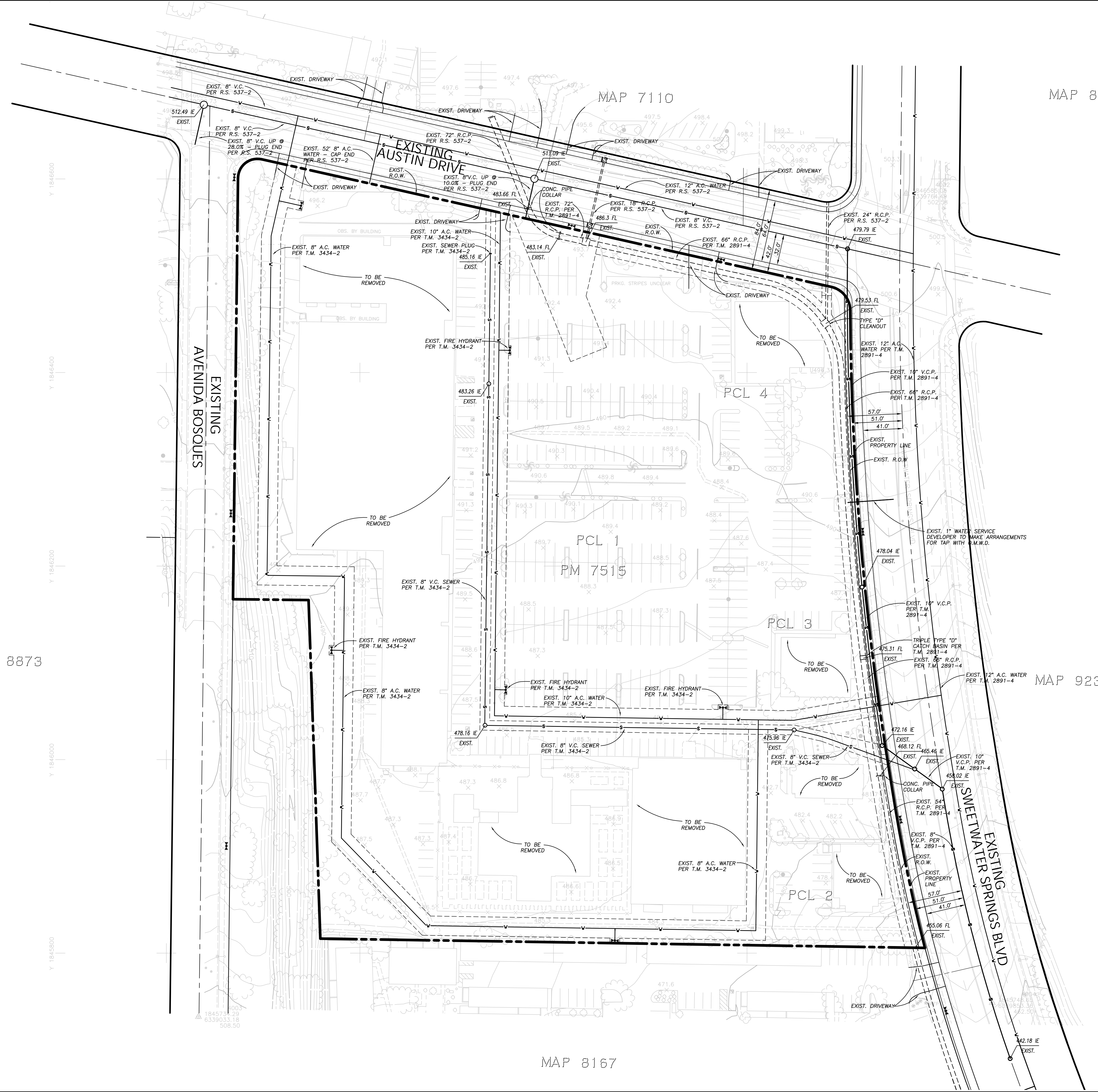
PREPARED BY:



PLANNING 9707 Waples Street
ENGINEERING San Diego, CA 92121
SURVEYING PH: 619-598-4300 FAX: 619-598-1414

**PRELIMINARY GRADING PLAN
/ SITE PLAN PLOT PLAN
AVENTINE
AT SWEETWATER SPRINGS
County Of San Diego, California**

**SHEET
3
OF
8**

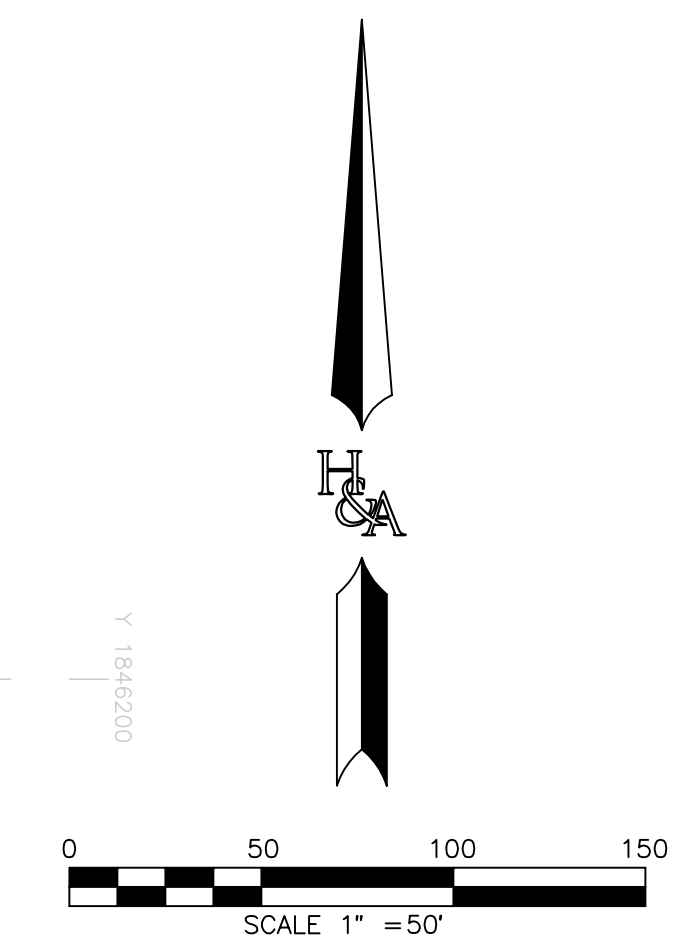


MAP 8785

MAP 8873

MAP 8167

MAP 9234



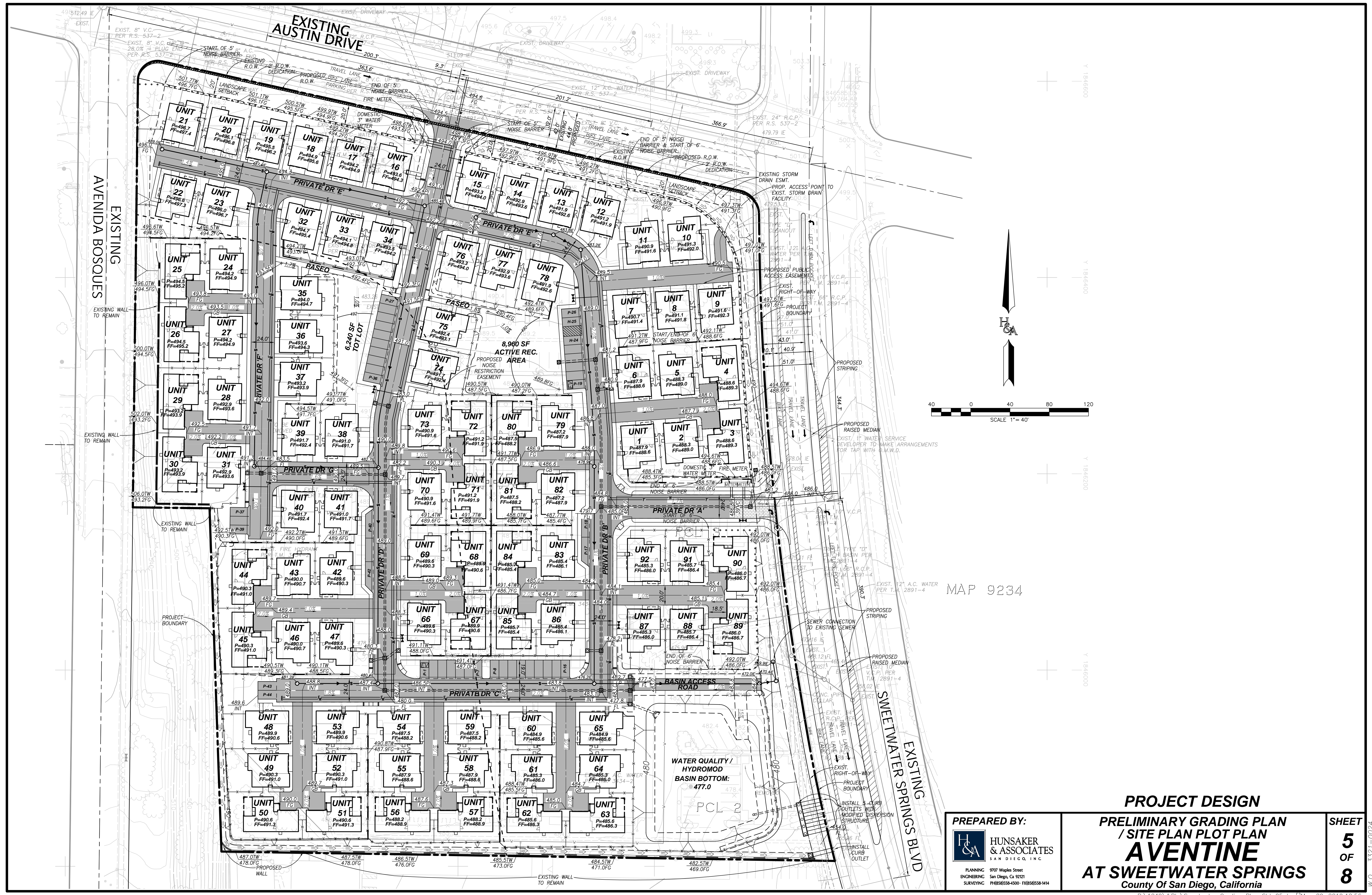
NOTE: 2.16' HAS BEEN ADDED TO ALL HISTORICAL REFERENCED NGVD 29 ELEVATIONS TO REACH NAVD 88 ELEVATIONS. VERTCON CONVERSION DATA PUBLISHED PER NGS DATA SHEET FOR THE SITE BENCHMARK IN REGARDS TO SUPERSEDED NGVD 29 VALUES.

EXISTING CONDITIONS

PREPARED BY:
 **HUNSAKER & ASSOCIATES**
 SAN DIEGO, INC.
 PLANNING 9707 Waples Street
 ENGINEERING San Diego, CA 92121
 SURVEYING PH8580538-4300 - FX8580538-1414

PRELIMINARY GRADING PLAN / SITE PLAN PLOT PLAN
AVENTINE
AT SWEETWATER SPRINGS
 County Of San Diego, California

SHEET
4
OF
8



MAP 9234

PROJECT DESIGN

PRELIMINARY GRADING PLAN / SITE PLAN PLOT PLAN

AVENTINE
County Of San Diego, California

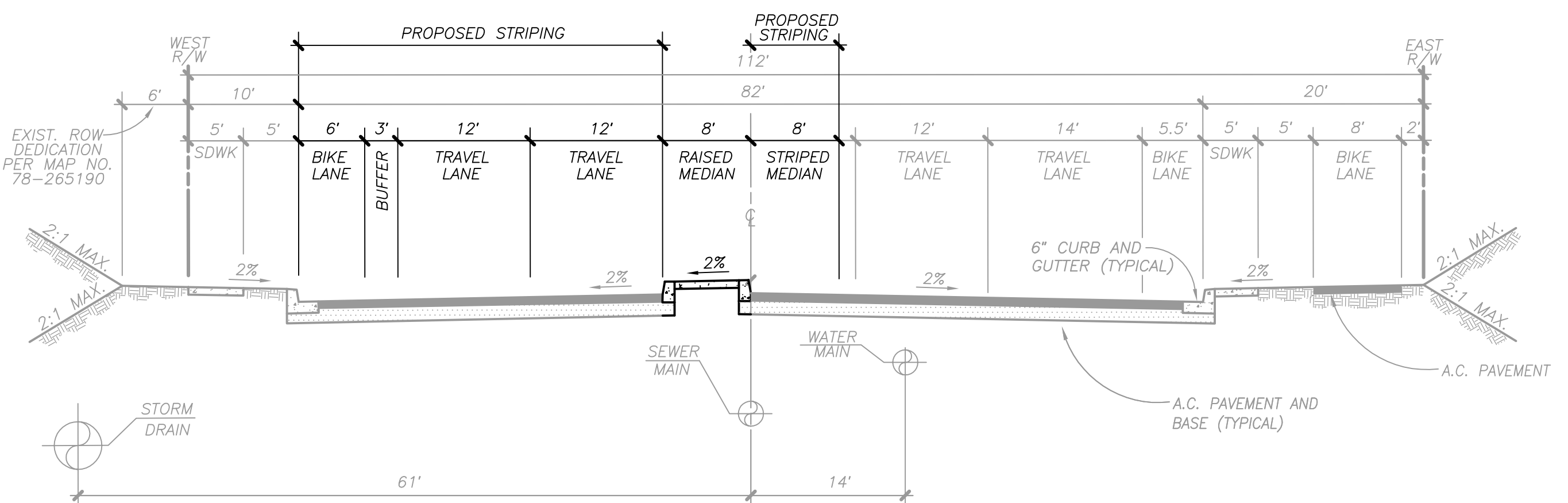
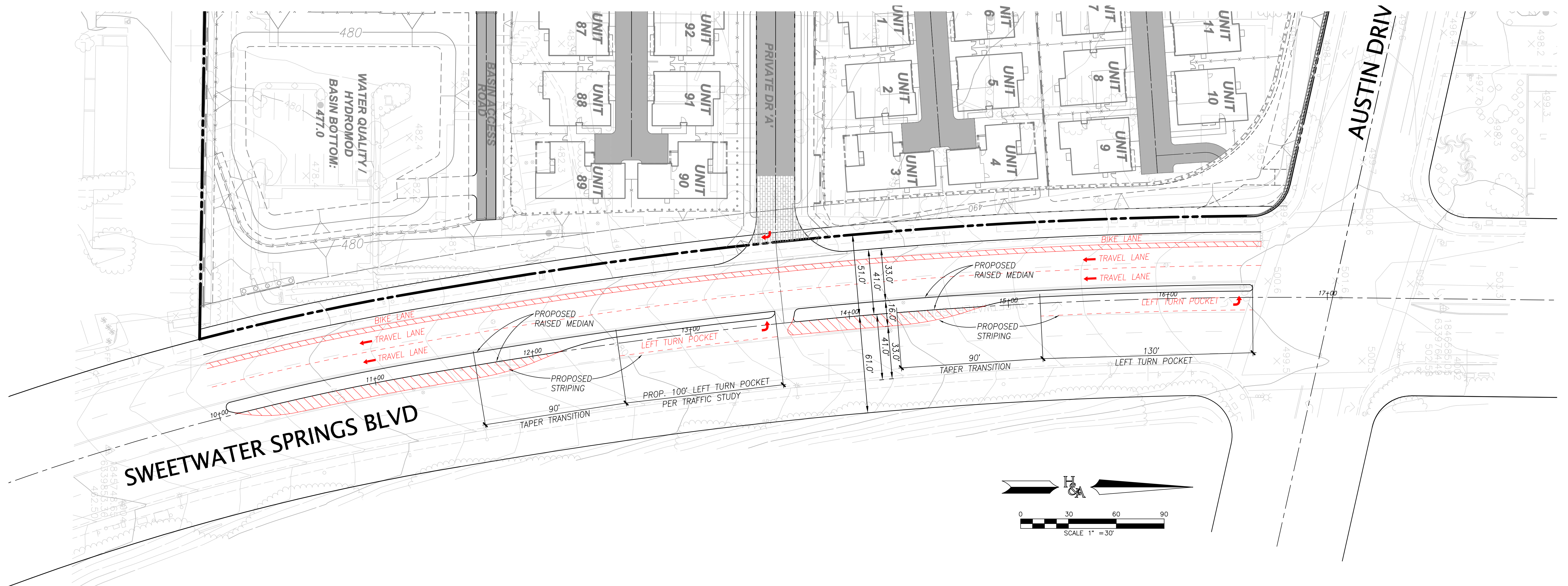
SHEET 5 OF 8

PREPARED BY:

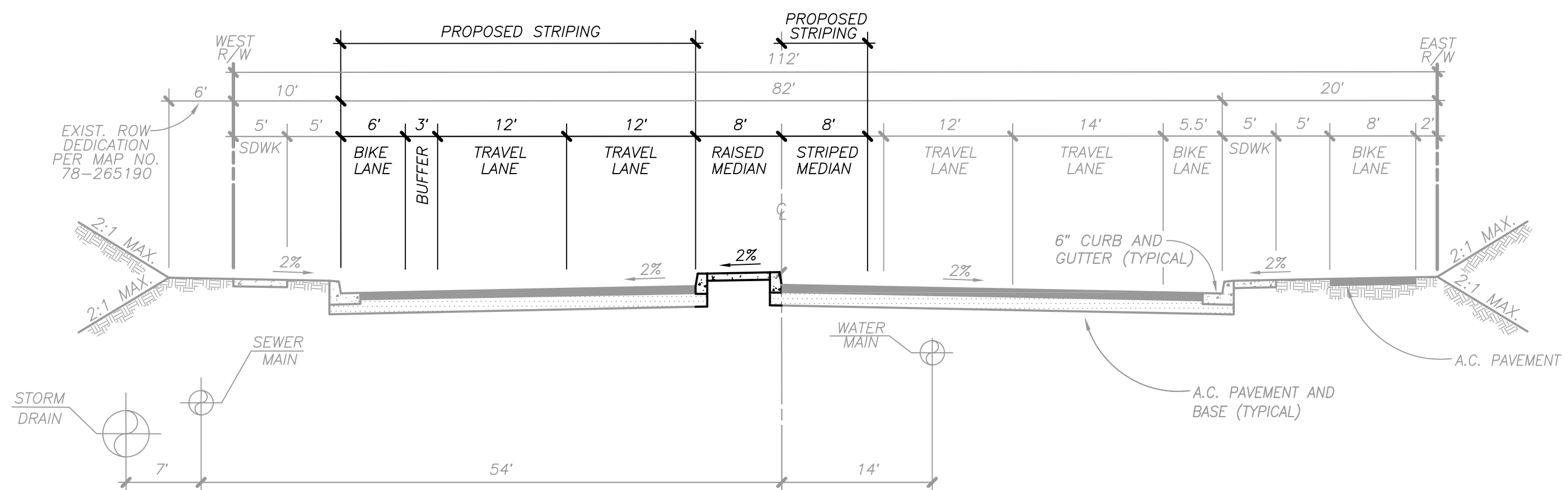


HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

PLANNING 9707 Waples Street
ENGINEERING San Diego, CA 92121
SURVEYING PH0858058-4300 - FX0858058-1414



PROPOSED SWEETWATER SPRINGS BLVD
 (FROM STATION 10+00 TO STATION 12+08)
 NOT TO SCALE



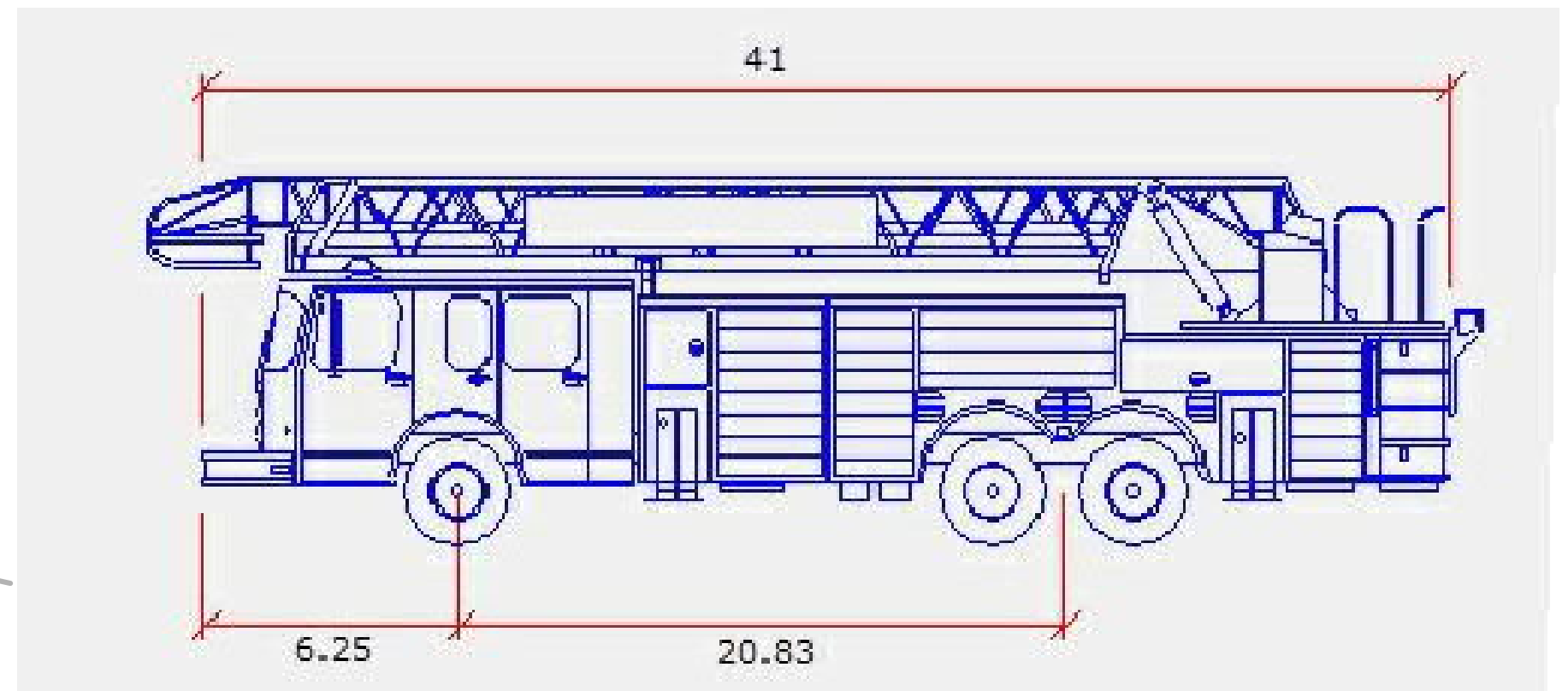
PROPOSED SWEETWATER SPRINGS BLVD
 (FROM STATION 12+08 TO STATION 16+53)
 NOT TO SCALE

**SWEETWATER SPRINGS BLVD
 STRIPING & MEDIAN IMPROVEMENTS**

PREPARED BY:
 **HUNSAKER & ASSOCIATES**
 SAN DIEGO, INC.
 PLANNING 9707 Waples Street
 ENGINEERING San Diego, CA 92121
 SURVEYING PH8580558-4300 - FX8580558-1414

**PRELIMINARY GRADING PLAN
 / SITE PLAN PLOT PLAN**
AVENTINE
 AT SWEETWATER SPRINGS
 County Of San Diego, California

SHEET
6
 OF
8



SAN MIGUEL FIRE DISTRICT TRUCK 34

WIDTH: 10 FT
 TRACK: 6.83 FT
 LOCK TO LOCK TIME: 6.00 SEC.
 STEERING ANGLE: 45.00 DEG.

LEGEND

- PATH
- FRONT TIRES
- VEHICLE BODY
- ◆ PROPOSED FIRE HYDRANT
- HOSE PULL

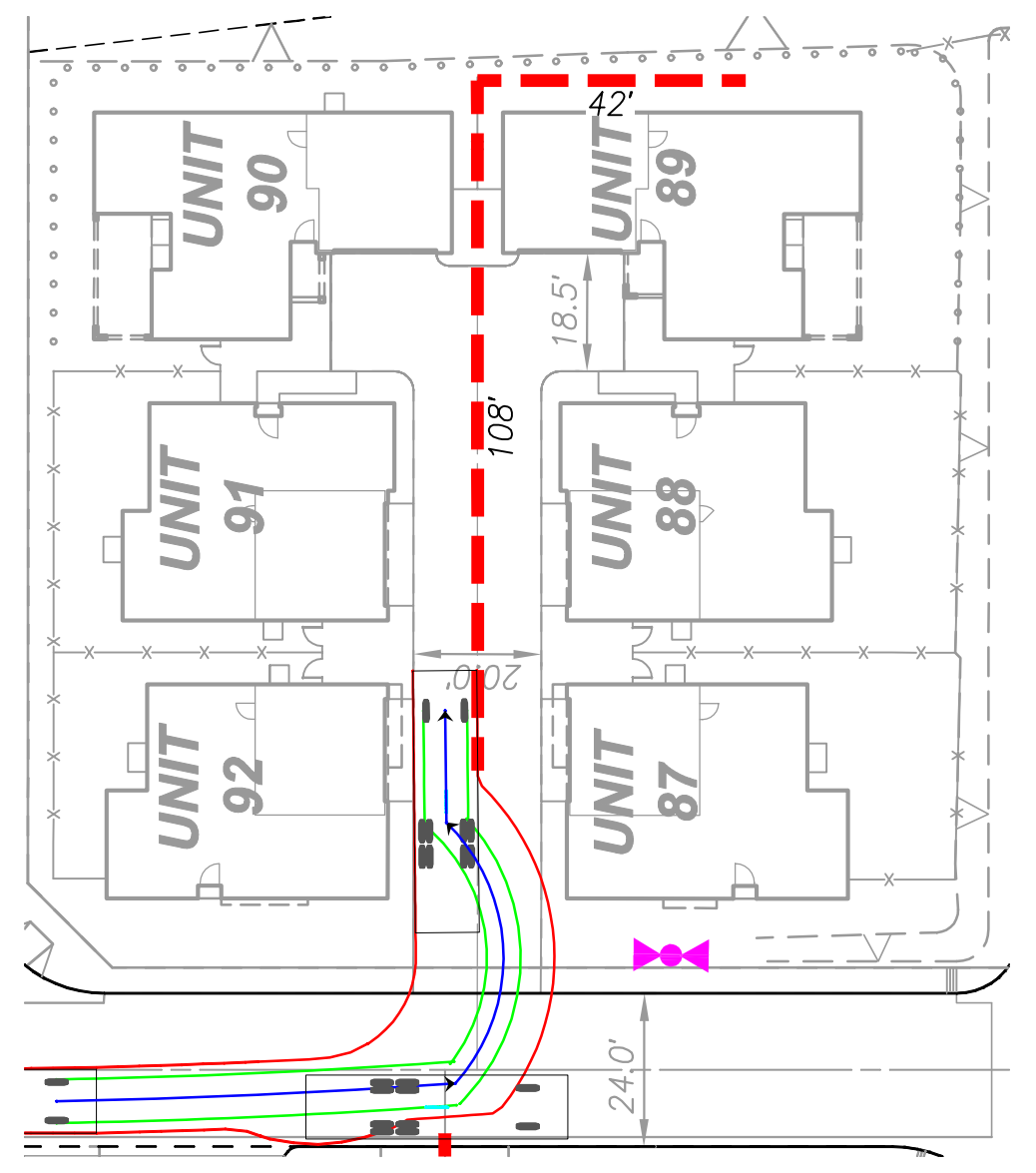
NOTE: FIRE LANES SHALL BE CLEARLY PAINTED AND INCLUDE SIGNS STATING "NO PARKING FIRE LANE CVC 22500.0"

EXISTING
 AVENIDA BOSQUES

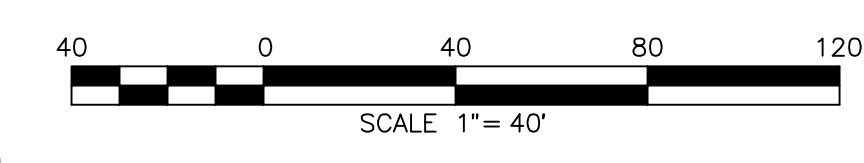
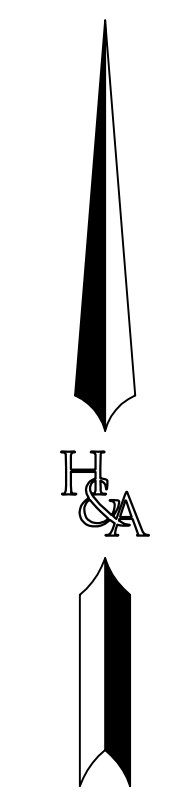


4-PACK HOSE PULL TYPICAL DETAIL

MAP 9234



6-PACK HOSE PULL TYPICAL DETAIL



FIRE EXHIBIT

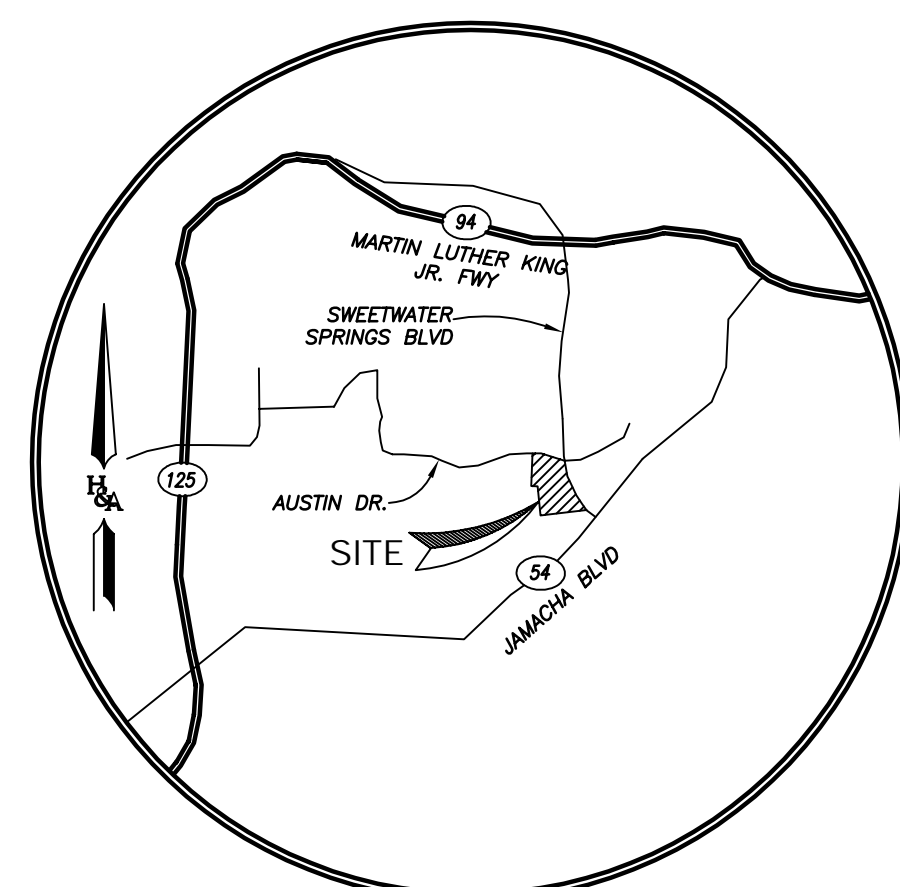
PREPARED BY:
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PRELIMINARY GRADING PLAN
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AVENTINE
 AT SWEETWATER SPRINGS
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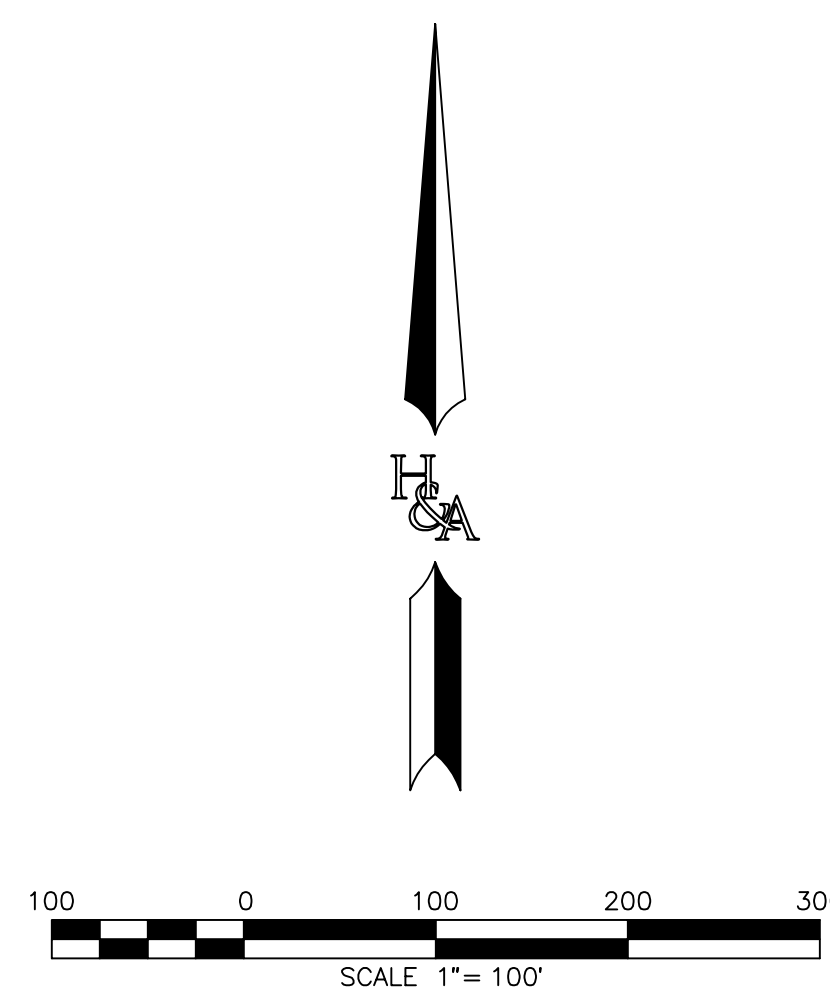
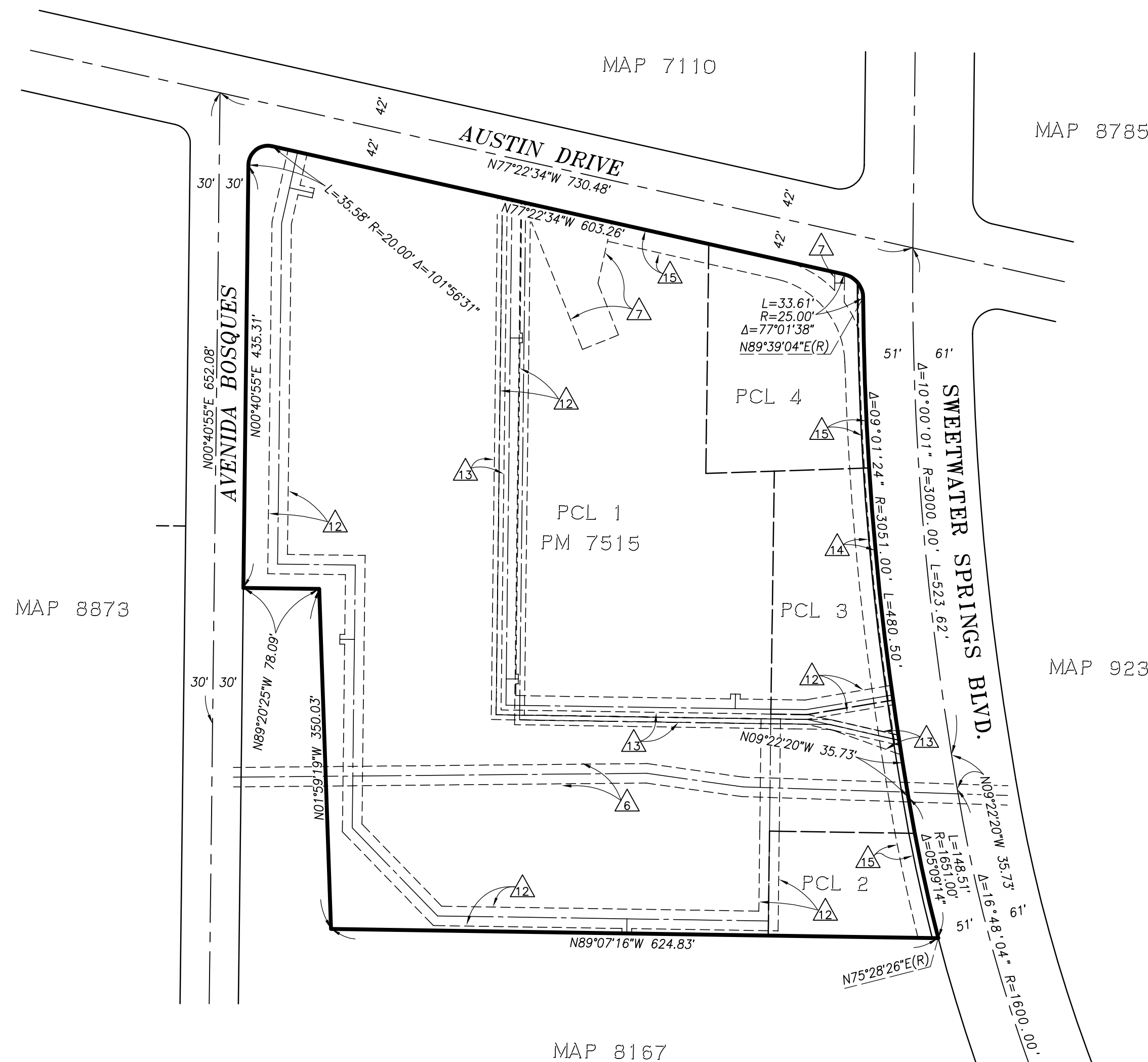
SHEET
7
 OF
8

TITLE COMMITMENT EXCEPTIONS

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE.
2. INTENTIONALLY DELETED
3. INTENTIONALLY DELETED
4. INTENTIONALLY DELETED
5. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING ON OR AFTER DATE OF POLICY.
6. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 24, 1964 AS INSTRUMENT NO. 174657 OF OFFICIAL RECORDS.
IN FAVOR OF: LA PRESA COUNTY WATER DISTRICT
AFFECTS: PARCELS 1 AND 3
7. AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED APRIL 19, 1971 AS INSTRUMENT NO. 76886 OF OFFICIAL RECORDS.
IN FAVOR OF: COUNTY OF SAN DIEGO
AFFECTS: PARCELS 1 AND 4
8. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MARCH 15, 1977 AS INSTRUMENT NO. 77-094636 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. § 3604(C) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
9. AN UNRECORDED LEASE DATED MAY 15, 1977, EXECUTED BY STATE MUTUAL SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION AS LESSOR AND THRIFTY CORPORATION, A CALIFORNIA CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JUNE 6, 1977 AS INSTRUMENT NO. 77-219676 OF OFFICIAL RECORDS.
DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
10. AN UNRECORDED LEASE DATED MARCH 18, 1977, EXECUTED BY STEPHEN HOPKINS DEVELOPMENT COMPANY OF NEWPORT BEACH, A CALIFORNIA CORPORATION AS LESSOR AND ALPHA BETA COMPANY AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JUNE 8, 1977 AS INSTRUMENT NO. 77-273874 OF OFFICIAL RECORDS.
DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
11. AN EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND GAS AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 1978 AS INSTRUMENT NO. 78-010643 OF OFFICIAL RECORDS.
IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
12. AN EASEMENT FOR A PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MAY 26, 1978 AS INSTRUMENT NO. 78-217217 OF OFFICIAL RECORDS.
IN FAVOR OF: OTAY MUNICIPAL WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN
13. AN EASEMENT FOR SEWER PIPE LINE AND INCIDENTAL PURPOSES, RECORDED MAY 31, 1978 AS INSTRUMENT NO. 78-223580 AND RECORDED OCTOBER 11, 1978 AS INSTRUMENT NO. 78-433595, BOTH OF OFFICIAL RECORDS.
IN FAVOR OF: SPRING VALLEY SANITATION DISTRICT
AFFECTS: AS DESCRIBED THEREIN
14. AN EASEMENT FOR A PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JUNE 26, 1978 AS INSTRUMENT NO. 78-265190 OF OFFICIAL RECORDS.
IN FAVOR OF: COUNTY OF SAN DIEGO
AFFECTS: AS DESCRIBED THEREIN
15. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 7515 FOR: DRAINAGE, SEWER AND INCIDENTAL PURPOSES.
16. IMPROVEMENT REQUIREMENTS AS SET FORTH ON SAID PARCEL MAP NO. 7515.
17. AN EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND GAS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 11, 1978 AS INSTRUMENT NO. 78-433506 OF OFFICIAL RECORDS.
IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
18. INTENTIONALLY DELETED
19. INTENTIONALLY DELETED
20. RIGHTS OF THOSE CERTAIN TENANTS IN POSSESSION, AS TENANTS ONLY, WITHOUT RIGHTS OF FIRST REFUSAL OR PURCHASE, AS SET FORTH ON THE RENT ROLL DATED _____.
21. THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY HUNSAKER & ASSOCIATES SAN DIEGO, INC. ON JANUARY 17, 2017, DESIGNATED JOB NO. 3321-0013:
A. THE FACT THAT 3 BUILDINGS SITUATED IN THE SOUTHERLY PORTION OF SAID LAND ENCROACH ONTO THE EASEMENT RECORDED 9/24/1964 AS INSTRUMENT NO. 174657
B. THE FACT THAT A BUILDING SITUATED IN THE SOUTHEASTERLY PORTION OF SAID LAND ENCROACH ONTO THE EASEMENT SHOWN OR DEDICATED ON PARCEL MAP NO. 7515.



VICINITY MAP
NO SCALE



TITLE COMMITMENT

THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. NHSC-4807076 (29) DATED AUGUST 31, 2017.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF SPRING VALLEY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 7515, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 505-580-07-00 AND 505-580-08-00 AND 505-580-09-00 AND 505-580-10-00

EASEMENTS TO BE QUITCLAIMED/VACATED

1. NO CHANGE
2. INTENTIONALLY DELETED
3. INTENTIONALLY DELETED
4. INTENTIONALLY DELETED
5. NO CHANGE
6. TO BE QUITCLAIMED BY SEPARATE DOCUMENT, OTAY WATER DISTRICT(Successors to La Presa County Water)
7. PORTION OF EASEMENT TO BE VACATED ON THE MAP, COUNTY OF SAN DIEGO
8. NO CHANGE
9. NO CHANGE
10. NO CHANGE
11. NO CHANGE
12. TO BE QUITCLAIMED BY SEPARATE DOCUMENT, OTAY WATER DISTRICT
13. TO BE VACATED ON THE MAP, COUNTY OF SAN DIEGO (Successors to Spring Valley Sanitation District)
14. TO REMAIN IN PLACE
15. TO REMAIN IN PLACE
16. NO CHANGE
17. NO CHANGE
18. INTENTIONALLY DELETED
19. INTENTIONALLY DELETED

EXCEPTION 13 NOTE:

THE DOCUMENT RECORDED OCTOBER 11, 1978 AS INSTRUMENT NO. 78-433595 INCLUDES THE FOLLOWING: "THIS DOCUMENT IS GIVEN TO CORRECT AN ERROR OF DESCRIPTION IN THAT CERTAIN DOCUMENT RECORDED MAY 31, 1978, FILE/PAGE NO. 78-223580 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY." THEREFORE, ONLY THE LOCATION OF 78-433595 HAS BEEN PLOTTED ON THIS SURVEY.

BOUNDARY & ENCUMBRANCES

PREPARED BY:

HUNSAKER & ASSOCIATES
 SAN DIEGO, INC.
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 SURVEYING PH(658)558-4500 · FX(658)558-1414

PRELIMINARY GRADING PLAN / SITE PLAN PLOT PLAN
AVENTINE
 AT SWEETWATER SPRINGS
 County Of San Diego, California

SHEET
8
OF
8
 W.C. 3321-0024