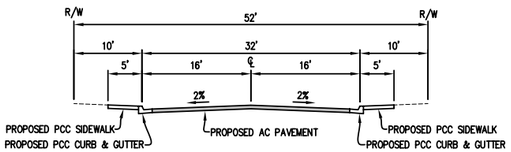
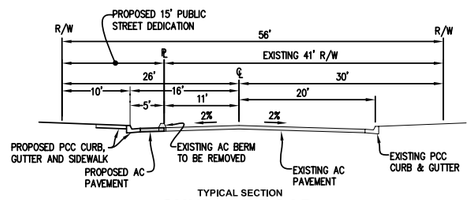
COUNTY OF SAN DIEGO TRACT 5466 RPL 4



COLINA DEL SOL

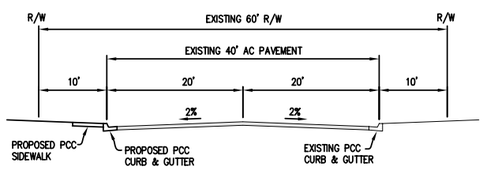
TYPICAL SECTION
NO SCALE



TYPICAL SECTION

SUNDALE ROAD

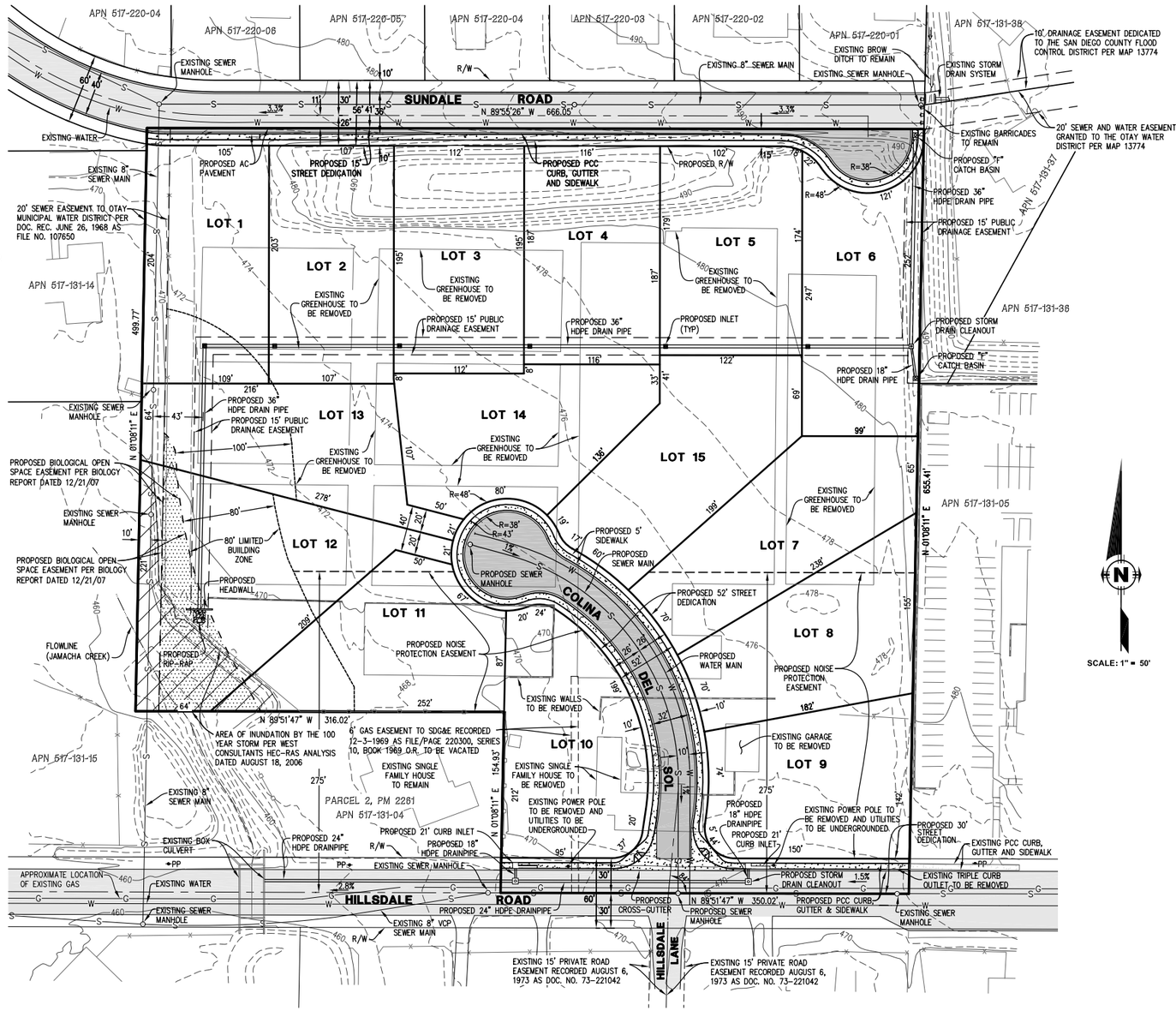
LOOKING WEST
NO SCALE

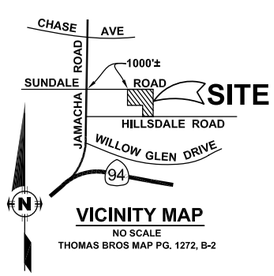


TYPICAL SECTION

HILLSDALE ROAD

LOOKING EAST
NO SCALE





VICINITY MAP

NO SCALE
THOMAS BROS MAP PG. 1272, B-2

LOT NO.	GROSS AREA = NET AREA
1	0.50 AC
2	0.50 AC
3	0.50 AC
4	0.50 AC
5	0.50 AC
6	0.51 AC
7	0.52 AC
8	0.50 AC
9	0.50 AC
10	0.52 AC
11	0.50 AC
12	0.72 AC
13	0.51 AC
14	0.52 AC
15	0.55 AC
TOTAL	7.85 AC

LEGAL DESCRIPTION

PARCEL 1, PARCEL MAP 2261

TENTATIVE MAP NOTES

1. TAX ASSESSOR'S PARCEL NUMBER: 517-131-05
2. TAX RATE AREA: 59041
3. ACREAGE: TOTAL GROSS = NET = 7.85 AC
4. MINIMUM LOT SIZE: 0.5 AC
5. TOTAL NUMBER OF LOTS: 15
6. GENERAL PLAN REGIONAL CATEGORY: CUDA
7. GENERAL PLAN LAND USE DESIGNATION: 3
8. COMMUNITY PLAN: VALLE DE ORO
9. EXISTING & PROPOSED ZONING:

ZONE	
USE REGULATIONS	RR2
ANIMAL REGULATIONS	J
DENSITY	2
LOT SIZE	0.5 AC
BUILDING TYPE	C
MAXIMUM FLOOR AREA	--
FLOOR AREA RATIO	--
HEIGHT	G
LOT COVERAGE	--
SETBACK	G
OPEN SPACE	--
SPECIAL AREA REGULATIONS	--

10. DISTRICTS:
    SEWER: OTAY WATER DISTRICT
    WATER: OTAY WATER DISTRICT
    FIRE: SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT
    SCHOOLS: CAJON VALLEY UNION SCHOOL DISTRICT, GROSSMONT UNION HIGH SCHOOL DISTRICT
11. PARK LAND DEDICATION STATEMENT: WILL PAY IN-LIEU FEE.
12. STREET LIGHTS WILL BE PER COUNTY STANDARDS.
13. SOLAR ACCESS STATEMENT: THIS SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (M) OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQ. FT. OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF LOT.
14. TOPOGRAPHIC SOURCE: PHOTO GEODETIC CORP., DATE FLOWN 05-22-02
15. GRADING: CUT=FILL=22,000 CY
16. ASSOCIATED PERMITS: NONE
17. PERCENT OF TOTAL SITE GRADED: 95%
18. STREET NAMES SECTION APPROVAL: COLINA DEL SOL #125881
19. SPECIAL ASSESSMENT ACT PROCEEDINGS STATEMENT: WILL NOT OPPOSE AN ASSESSMENT DISTRICT

OWNER/SUBDIVIDER:

RANDALL C. McMANUS DATE
2295 NEEDHAM ROAD, SUITE 49
EL CAJON, CA 92020
(619) 465-1866

REGISTERED PROFESSIONAL ENGINEER
LAWRENCE W. WALSH
No. C 46316
Exp. 12-31-08
CIVIL
STATE OF CALIFORNIA

TENTATIVE MAP PREPARED BY:

LAWRENCE W. WALSH RCE 46316 DATE

Walsh Engineering & Surveying, Inc.
1870 Cordell Court, Sulte 102, El Cajon, CA 92020
(619) 588-6747 (619) 448-7132 Fax

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