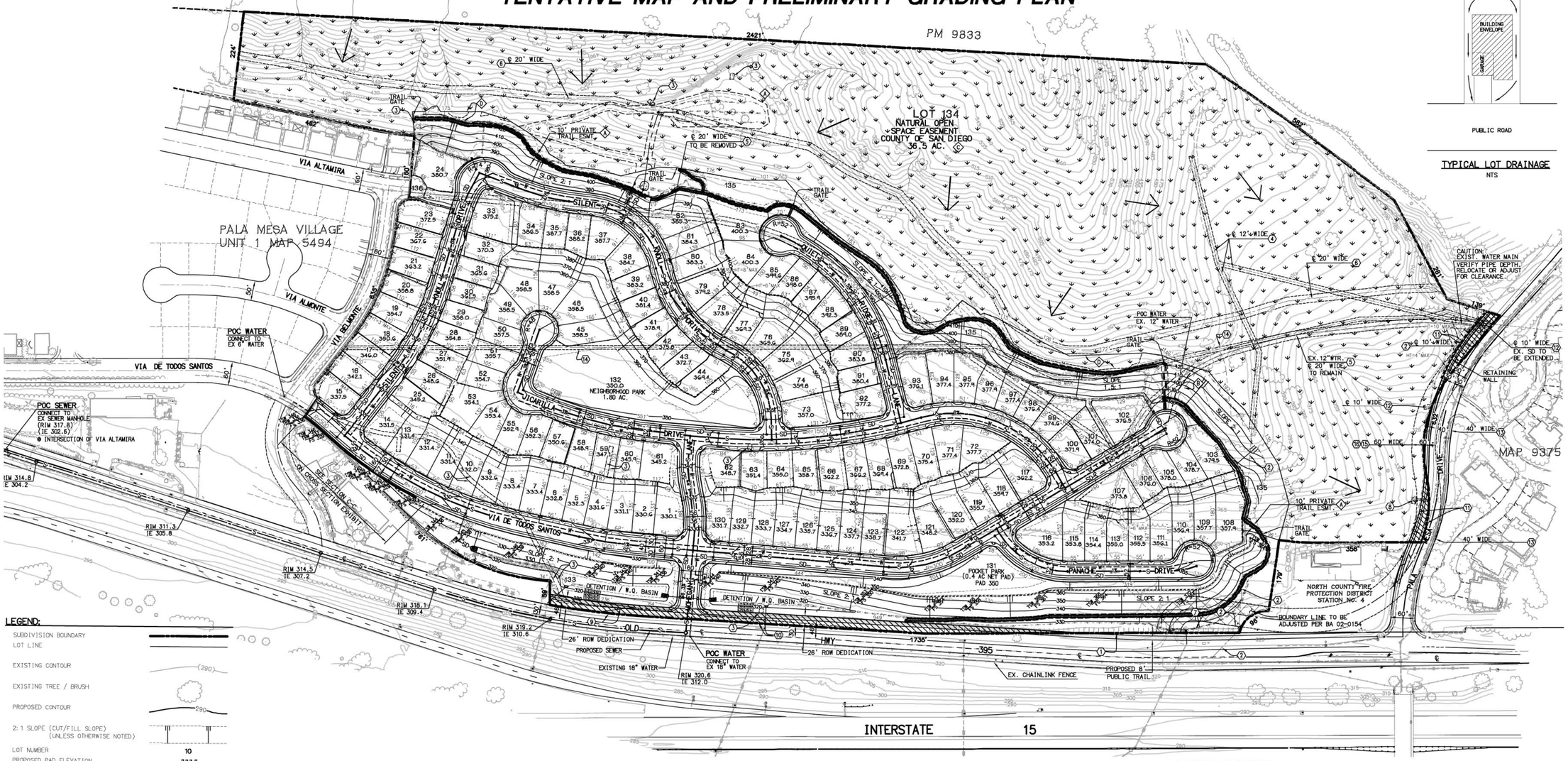
COUNTY OF SAN DIEGO TRACT TM5187 RPL11
TENTATIVE MAP AND PRELIMINARY GRADING PLAN



TYPICAL LOT DRAINAGE
NTS

LEGEND:

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING CONTOUR (290)
- EXISTING TREE / BRUSH
- PROPOSED CONTOUR 290
- 2:1 SLOPE (CUT/FILL SLOPE) (UNLESS OTHERWISE NOTED)
- LOT NUMBER 10
- PROPOSED PAD ELEVATION 333.5
- DIRECTION OF FLOW
- CONCRETE DRAINAGE DITCH
- RETAINING WALLS (HT=2' TYPICAL UNLESS OTHERWISE NOTED) HT=8' MAX
- SOUND WALL
- TOP OF SOUND WALL TSW
- TOP OF RETAINING WALL TRW
- FINISHED SURFACE FS
- HIGH POINT HP
- LOW POINT LP
- EXISTING GAS LINE
- EXISTING WATER
- PROPOSED WATER
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- FIRE HYDRANT
- PROPOSED PEDESTRIAN TRAIL
- PROPOSED FENCE
- OPEN SPACE EASEMENT TO COUNTY OF SAN DIEGO
- POINT OF CONNECTION POC
- WATER QUALITY BASIN W.Q.
- AREA TO BE DEDICATED FOR PUBLIC RIGHT OF WAY

LOT ANALYSIS TABLE

LOT NO.	SIZE S.F. GROSS/NET	LOT NO.	SIZE S.F. GROSS/NET
1	8,479	18	7,046
2	7,392	19	7,062
3	7,572	20	6,935
4	7,438	21	6,905
5	7,380	22	7,121
6	7,711	23	8,064
7	7,883	24	12,417
8	7,726	25	6,559
9	7,514	26	7,557
10	8,205	27	6,485
11	8,480	28	6,176
12	8,827	29	5,675
13	7,103	30	5,632
14	8,730	31	6,114
15	7,368	32	6,694
16	6,695	33	13,542
17	6,858	34	6,849

LOT ANALYSIS TABLE

LOT NO.	SIZE S.F. GROSS/NET	LOT NO.	SIZE S.F. GROSS/NET
35	5,507	52	6,278
36	5,552	53	10,558
37	7,813	54	6,712
38	7,885	55	6,251
39	5,785	56	5,861
40	6,120	57	6,190
41	6,155	58	6,311
42	5,957	59	6,124
43	6,530	60	6,179
44	6,780	61	9,369
45	9,735	62	10,248
46	16,905	63	6,301
47	13,284	64	6,041
48	13,695	65	6,576
49	7,216	66	7,254
50	6,402	67	6,688
51	6,839	68	7,425

LOT ANALYSIS TABLE

LOT NO.	SIZE S.F. GROSS/NET	LOT NO.	SIZE S.F. GROSS/NET
69	7,999	86	6,117
70	7,629	87	5,761
71	7,962	88	6,427
72	8,419	89	6,026
73	11,511	90	6,773
74	11,796	91	5,711
75	12,424	92	7,563
76	13,462	93	9,030
77	8,767	94	8,038
78	9,129	95	8,150
79	9,614	96	5,859
80	7,534	97	5,812
81	6,202	98	5,690
82	13,709	99	8,177
83	10,949	100	6,916
84	8,394	101	6,516
85	6,462	102	11,834

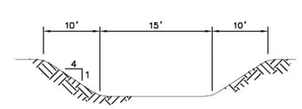
LOT ANALYSIS TABLE

LOT NO.	SIZE S.F. GROSS/NET	LOT NO.	SIZE S.F. GROSS/NET
103	8.714	120	10,006
104	5,734	121	10,489
105	5,866	122	12,435
106	6,272	123	10,000
107	10,276	124	8,694
108	13.379	125	8,167
109	8,494	126	8,074
110	8,162	127	8,531
111	9,635	128	7,632
112	7,263	129	7,556
113	7,000	130	8,327
114	7,876	131	4.5 AC.
115	8,426	132	1.8 AC.
116	10,963	133	1.8 AC.
117	10,309	134	36.5 AC.
118	8,324	135	5.5 AC.
119	9,335	136	0.07 AC.

POCKET PARK / DETENTION & W.Q. BASIN	
PARK	
LANDSCAPE / DETENTION & W.Q. BASIN	
NATURAL OPEN SPACE	
HOA FUEL MANAGEMENT ZONE LOT INCLUDES DRAINAGE DITCH + TRAIL	
HOA OPEN SPACE W/PRIVATE ACCESS	

N

Not to Scale



DETENTION BASIN SECTION
NTS

EXISTING EASEMENTS*

	DESCRIPTION	DISPOSITION
1	(8,30) ABUTTER'S RIGHTS RELINQUISHED	TO RELOCATED ALONG NEW R
2	(9,29,40) SDG&E EASEMENT	TO BE QUITCLAIMED
3	(42) FLOOD CHANNEL ESMT TO COUNTY SD	TO BE QUITCLAIMED
4	(17) 12' WIDE SDG&E ESMT	TO BE QUITCLAIMED
5	(18) 20' WATER ESMT TO RAINBOW MUNICIPAL WATER DISTRICT	A PORTION TO BE RELOCATED
6	(20) 20' WATER EASEMENT TO PALA MESA COUNTRY CLUB	TO VACATED
7	(22) 10' WIDE ESMT TO PALA MESA CABLEVISION	TO REMAIN
8	(52) ESMT TO PACIFIC BELL	TO REMAIN
9	(23) SLOPE EASEMENT TO STATE OF CA	TO BE VACATED
10	(26) DRAINAGE ESMT TO STATE OF CA	TO BE RELOCATED
11	(44) WATER ESMT TO RAINBOW MUNICIPAL WATER DISTRICT	TO REMAIN
12	(32) 10' WIDE DRAINAGE ESMT TO COUNTY SD	TO REMAIN
13	(33,36) 40' WIDE ESMT FOR COUNTY HIGHWAY	TO REMAIN
14	(21) 10' WATER ESMT TO PALA MESA GROVE	TO BE QUITCLAIMED
15	(13,16,19) 60' ROAD & PUBLIC UTILITY EASEMENT	TO BE VACATED
16	(53) VACATION 60' ROAD ESMT. PER DOC. 1998-244312	

* BASED ON DATA FROM PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY ORDER NO. 9791400, DATED MARCH 2, 2004. NUMBER IN () CORRESPONDS TO PRELIMINARY TITLE REPORT

PROPOSED EASEMENTS

	DESCRIPTION
1	10' PRIVATE TRAIL EASEMENT
2	20' WATER EASEMENT
3	NATURAL OPEN SPACE EASEMENT TO COUNTY FOR STEEP HILLSIDES AND SENSITIVE BIOLOGICAL RESOURCES
4	STEEP SLOPE EASEMENT TO COUNTY ALLOWS FUEL MANAGEMENT

RBF CONSULTING
RECIRCULATED 12/14/09 REC04.ai

Figure I.1-4

Tentative Map
Pala Mesa Highlands