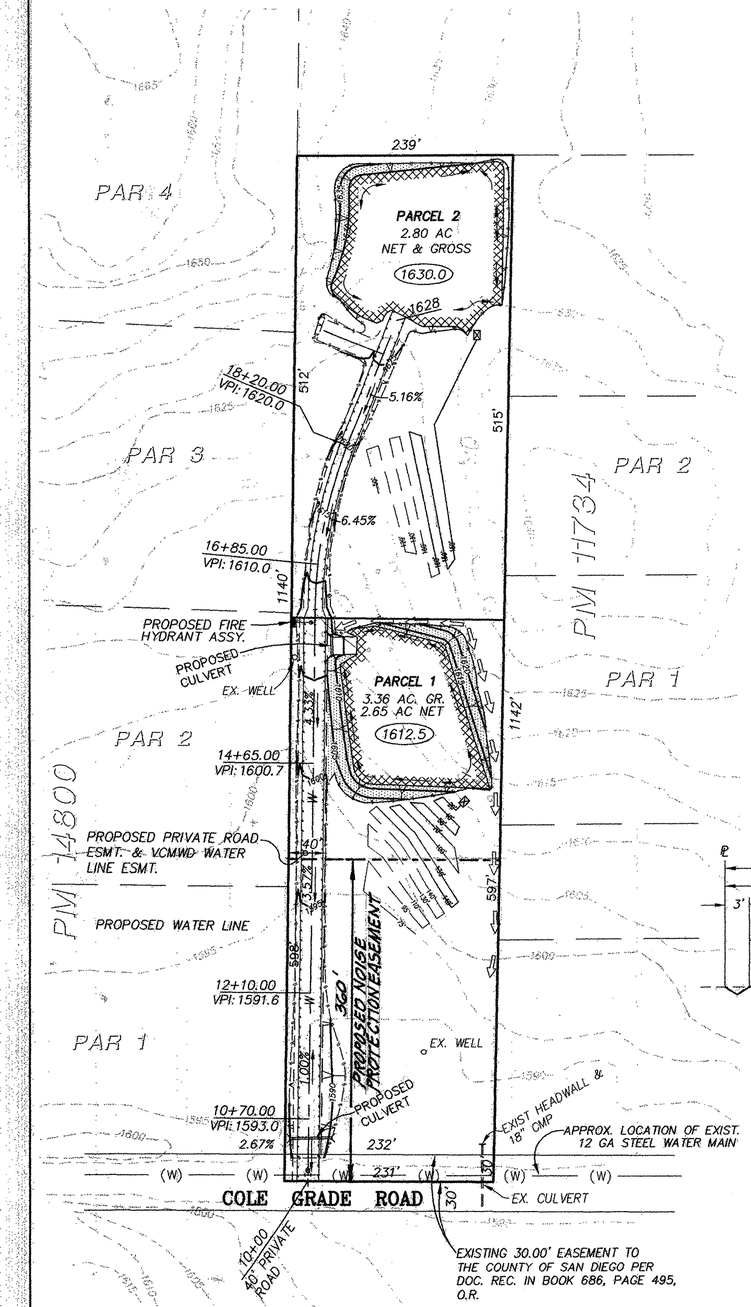
TENTATIVE PARCEL MAP NO. 20929



LEGEND:

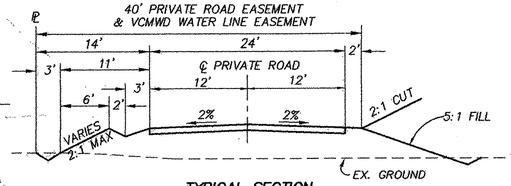
PROJECT BOUNDARY	
PROPOSED LOT LINE	
EXISTING CONTOUR	1635
PROPOSED CONTOUR	1625
EXISTING WATER	(W)
PROPOSED WATER	W
PROPOSED FIRE HYDRANT ASSY.	
PROPOSED PAD ELEVATION	1615
PROPOSED SLOPES	
DAYLIGHT LINE	
DIRECTION OF DRAINAGE	
CONCRETE BROW DITCH	D-75
RIP-RAP	D-40
PROPOSED PRIMARY LEACH LINE	
PROPOSED RESERVE LEACH LINE	
PROPOSED VEGETATIVE BIOFILTER	
PROPOSED SLOPE PLANTING SLOPE HEIGHT GREATER THAN 5'	

CONTROL NUMBER VPM 161
PARCEL IS APPROVED FOR A STANDARD SEPTIC CONNECTED TO 4 FEET OF LEACH TO SERVE A 4 BEDROOM DWELLING: PROVIDED THE ORIGINAL SOIL IS NOT DISTURBED IN ANY SUCH AS CUTTING, FILLING OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESMENTS.

DATA AND RECOMMENDATION IN THE NAME OF John and Mary Caney
BY Curtis R. Burdett CEG 1090

PARCEL NUMBER	LEACH LINE FOOTAGE	TRENCH DEPTH FOOTAGE	ROCK UNDER PIPE FOOTAGE		
1	550	5'	3'		
2	460	3.5'	1.5'		

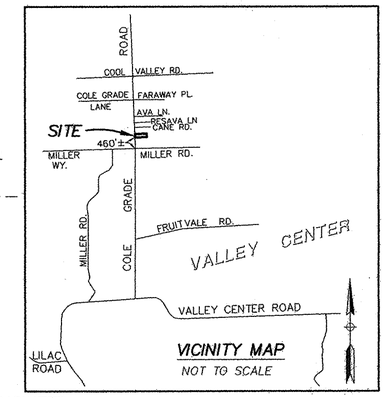
GARY ERBECK, DIRECTOR, DEPARTMENT OF ENVIRONMENTAL HEALTH
BY Eric Allen DATE 12-15-04



TYPICAL SECTION
PRIVATE ROAD EASEMENT & VCMWD WATER LINE EASEMENT
NOT TO SCALE

EARTHWORK QUANTITIES

CUT= 4,000 CY
FILL= 4,000 CY
IMPORT/EXPORT= 0 CY



VICINITY MAP
NOT TO SCALE

ENGINEER:
GRABHORN ENGINEERING CORP.
8555 AERO DRIVE, SUITE 105
SAN DIEGO, CA 92123
TEL: (858) 576-6343
FAX: (858) 576-6334

RICHARD G. GRABHORN
RCE 19375

1/28/05
DATE

REGISTERED PROFESSIONAL ENGINEER
RICHARD G. GRABHORN
NO. 19375
EXP 9-30-05
CIVIL
STATE OF CALIFORNIA

100 50 0 100 200 300
1"=100'
GRAPHIC SCALE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP ARE SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP(e.g. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHT-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS ARE CREATED BY MAJOR SUBDIVISION, FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FORGOING IS TRUE AND CORRECT. EXECUTED THIS 7TH DAY OF Feb, 2005, Valley Center, CALIFORNIA

OWNER/APPLICANT:
JOHN F. AND MARY E. CANEY, TRUSTEES, CANEY REVOCABLE TRUST
P.O. BOX 1145
VALLEY CENTER, CA 92082
TEL (760) 749-2167

John F. Caney 2/7/05 Mary E. Caney 2/7/05
JOHN F. CANEY, TRUSTEE DATE MARY E. CANEY, TRUSTEE DATE

LEGAL DESCRIPTION:
PORTION THE SW ¼ OF THE SE ¼, SECTION 31, TOWNSHIP 10 SOUTH, RANGE 1 WEST, SBBM

NOTES:

1. ASSESSOR'S PARCEL NO. 133-360-24
2. TAX RATE AREA: 94075
3. PARCEL MAP AREA: 6.16 AC. GROSS & 6.00 AC. NET
4. EXISTING AND PROPOSED ZONING:

ZONE	
USE REGULATIONS	RR.5
NEIGHBORHOOD REGS	L
DENSITY	0.5
LOT SIZE	2 Ac.
BUILDING TYPE	–
MAX FLR. AREA	–
FLR. AREA RATIO	–
HEIGHT	G
COVERAGE	–
SETBACK	B
OPEN SPACE	–
SPECIAL AREA REGS	–

5. GENERAL PLAN REGIONAL CATEGORY: ESTATE RESIDENTIAL
6. GENERAL PLAN LAND USE DESIGNATION: (17) ESTATE RESIDENTIAL
7. COMMUNITY PLAN: VALLEY CENTER
8. SEWER SERVICE: INDIVIDUAL SEPTIC SYSTEMS
9. WATER SERVICE: VALLEY CENTER MUNICIPAL WATER DISTRICT
10. FIRE PROTECTION: VALLEY CENTER FIRE PROTECTION DISTRICT
11. SCHOOL DISTRICTS: VALLEY CENTER UNIFIED SCHOOL DISTRICT
12. CATV: NONE
13. TOPOGRAPHY: COUNTY OF SAN DIEGO 200' SCALE TOPO NOS. 394-1761 & 396-1761
14. LEGAL ACCESS: ABUTS COLE GRADE ROAD, A PUBLIC STREET
15. ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
16. SUBJECT PROPERTY IS IN ZONE "X" PER FEMA PANEL 828F, DATED JUNE 1, 1998 (NOT SUBJECT TO FLOODING).
17. AVERAGE SLOPE OF PARCEL IS 9.23%
18. THIS SUBDIVISION IS NOT A HILLSIDE SUBIDVISION AS DEFINED BY BOARD OF SUPERVISORS POLICY I-73 (HILLSIDE DEVELOPMENT POLICY) INASMUCH AS THERE IS NO STEEP SLOPED LAND AS DEFINED BY SAID POLICY.

gec GRABHORN ENGINEERING CORP
8555 Aero Drive, Suite 105
San Diego, CA 92123
(858) 576-6343 Tel
(858) 576-6334 Fax

FILENAME: Z:\421-003 ColeGradeRd\dwg\421-003TPM.DWG LAYOUT: TPM DATE: 01/28/2005