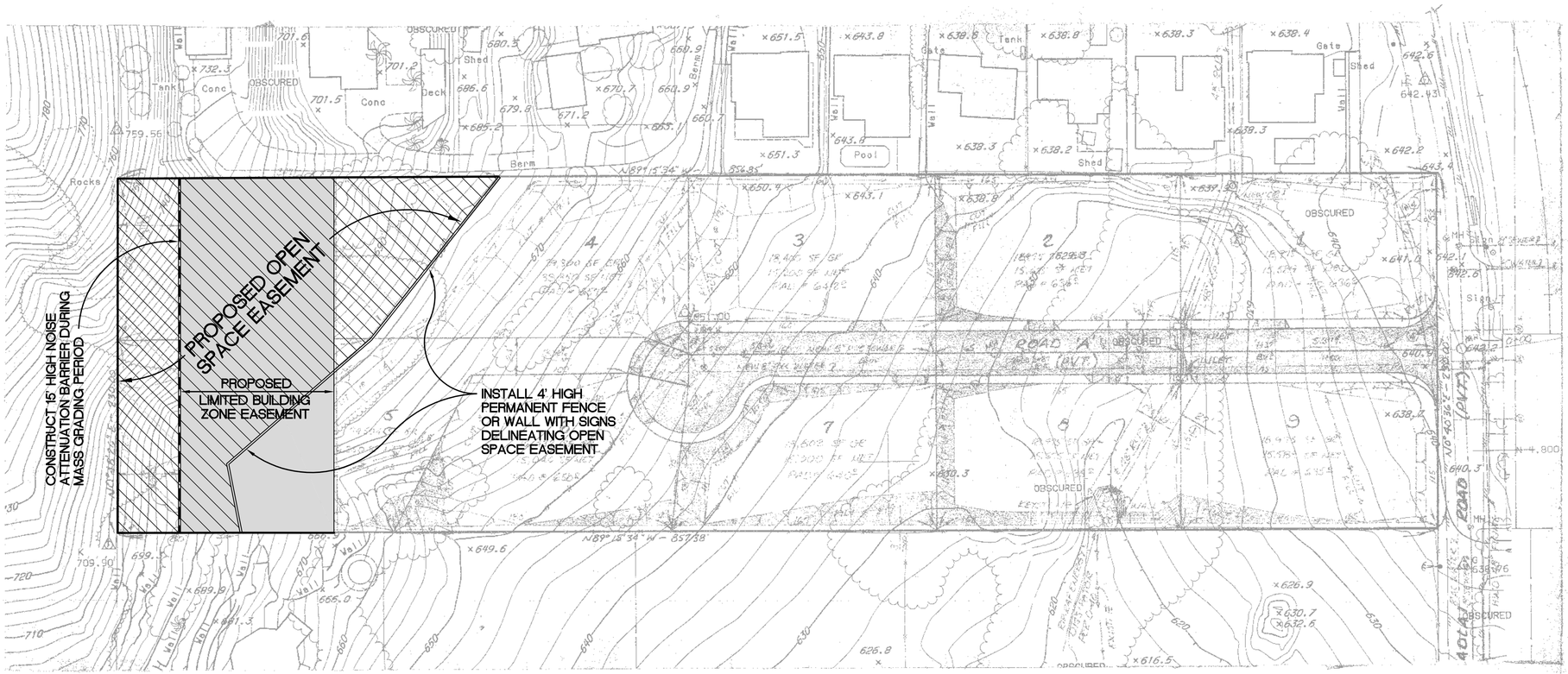
COUNTY OF SAN DIEGO TRACT NO. 5356 RPL



SCALE : 1" = 40'

LEGAL DESCRIPTION

POR. OF LOT 14, BLOCK 47, SUBD. OF 'S' TRACT, RANCHO EL CAJON, PER MAP IN BK 190, PG 71, OF DEEDS.

ASSESSOR'S PARCEL NO.

398-390-17

TAX RATE AREA

82-051

THOMAS BROS

P. 1232 E-5

COMMUNITY PLAN & LAND USE

LAKESIDE S

REGIONAL LAND USE

C.U.D.A.

PROJECT GROSS AREA

4.583 AC GROSS

NO. OF LOTS & MIN. LOT SIZE

9 LOTS ; 15,000 SF MIN (NET)

SEWER	WATER
LAKESIDE SAN DISTRICT	HELIX WATER DISTRICT
FIRE	**POWER**
LAKESIDE F.P. DISTRICT	SAN DIEGO GAS & ELEC CO.
TELEPHONE	**CATV**
PACIFIC BELL	COX CABLE
SCHOOLS	**STREET LIGHTS**
LAKESIDE UNION DISTRICT GROSSMONT H.S. DISTRICT	COUNTY OF SAN DIEGO

TOPOGRAPHY

COUNTY OF SAN DIEGO REF. YAG 1997.
TOPO HEREON BY SKALED AERIAL SURVEYS FOR THIS PROJECT DATED 5-15-03.

NEW LAND SERVICE TAX

IN LIEU OF FEES TO BE PAID

LAND PROJECT STATEMENT

THIS IS NOT A LAND PROJECT AS DEFINED IN SECTION 11000.5 OF THE BUSINESS AND PROFESSIONS CODE AND SECTION 66418.2 OF THE SUBDIVISION MAP ACT.

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SEC. 81.401(F) OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST ONE HUNDRED (100) SQ.FT. OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

SPECIAL ASSESSMENT STATEMENT

THIS SUBDIVISION DOES NOT REQUIRE ANY SPECIAL ASSESSMENT ACT.

USE REGULATIONS		RS3
MINIMUM REGULATIONS		G
DEVELOPMENT REGULATIONS	DENSITY	2.9
	LOT SIZE	15,000
	BUILDING TYPE	A
	MAX. FLOOR AREA	–
	FLR AREA RATIO	–
	HEIGHT	G
	LOT COVERAGE	–
	SETBACK	H
	OPEN SPACE	–
SPECIAL AREA REGS		–

EASEMENTS & NOTES

(1) NEW DRAINAGE EASEMENT TO COUNTY OF SAN DIEGO PER DOC REC _____ AS FIP 2004-_____ O.R.

(2) ~~R.O.W. FOR WATER PIPELINES - AQUEDUCTS TO SAN DIEGO FLUME CO. PER DOC REC AUG 5, 1891 IN BK 64, PG 164, OF DEEDS. NO LOCATION SPECIFIED IN THE DOCUMENT.~~ } NOTE: THIS EASEMENT DELETED PER CERTIFICATE OF DELETION RECORDED 2-3-04 AS FIP 2004-0137916, O.R.

(3) & NO-WISH EASEMENTS TO COUNTY PER DOC REC 4-21-65 IN BK 5614, PG 129, O.R.

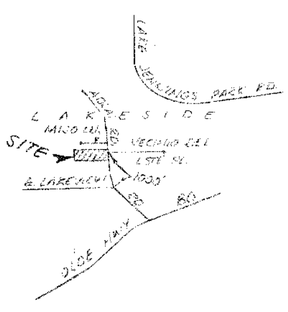
(4) EASEMENT TO HELIX WATER DISTRICT PER DOC. REC 3-24-69 AS FIP 40473 O.R.

(5) NEW 50.00' WIDE OPEN SPACE EASEMENT

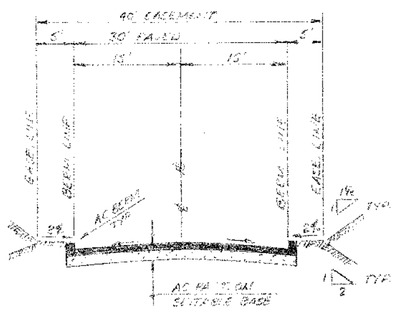
(6) NEW 100.00' LIMITED BUILDING (NO HABITABLE STRUCTURE) ZONE

GRADING STATEMENT

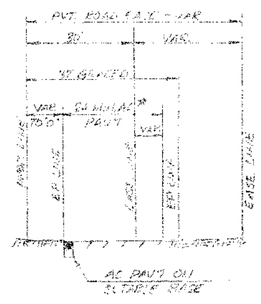
1. GRADING OF PADS AS SHOWN ON THIS TENTATIVE MAP INDICATES CONCEPTUAL SPACING WHICH SHOULD BE SCALED TO THE PROJECT GRADING PLANS, ALLOWING FOR A VARIANCE OF ± 3 FEET, PLUS OR MINUS, FROM THE PAD ELEVATIONS NOTED.
2. ALL CUT SLOPES SHALL BE 1.5:1 MAX. ALL FILL SLOPES SHALL BE 2:1 MAX. ACTUAL SLOPES AS NOTED.
3. ALL SLOPES OVER 5' HIGH SHALL BE LANDSCAPED AND IRRIGATED IN A COUNTY ESTABLISHED MANNER.
4. ESTIMATED GRADING VOLUMES : CUT: 8160 CY. FILL: 18,590 CY. IMPORT: 10,430 CY.



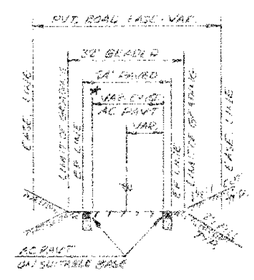
VICINITY MAP
NO SCALE



TYPICAL SECTION
ROAD 'A' - PRIVATE
NO SCALE



TYPICAL SECTION
ADLAI ROAD (PRIVATE)
ALONG TRACT FRONTAGE
NO SCALE



TYPICAL SECTION
ADLAI ROAD (PRIVATE)
TRACT TO LAKEVIEW RD.
NO SCALE

LEGEND

- PROPOSED 15' HIGH NOISE ATTENUATION BARRIER DURING MASS GRADING
- PROPOSED 4' HIGH PERMANENT FENCE OR WALL DELINEATING OPEN SPACE EASEMENT
- PROPOSED OPEN SPACE EASEMENT
- PROPOSED LIMITED BUILDING ZONE EASEMENT

★ : DISTRESSED SECTIONS OF EXISTING PAVT. SHALL BE REPAIRED WITH NEW STRUCTURAL SECTION OF A.C. PAVT. ON SUITABLE BASE, TO THE SATISFACTION OF THE COUNTY ENGR.

OWNER & APPLICANT

WALTER E. DEAN, TRUSTEE OF THE WALTER E. DEAN TRUST, UNDER DECLARATION OF TRUST DATED SEPTEMBER 16, 2002
PO BOX 21066
EL CAJON, CA 92021
TEL: 454-5797

WALTER E. DEAN — 12/30/03 DATE

MAP PREPARED BY:

JAMES J. TERKOWSKI — REV 7-12-04, 1-8-04, REC 2/2/50, EXP 9-30-06

BASELINE ENGINEERING
PLANNING CIVIL ENGINEERING SURVEYING
260 West Douglas
El Cajon, CA 92020
Tel. (619) 442-0494

FENCING / SIGNAGE / OPEN SPACE EXHIBIT

5-15-06

Job No.	1533
Date	REV 7-12-04
Drawn	JJL
Checked	
Sheet	1 of 1 sheets

S:\Snipes\BV0151