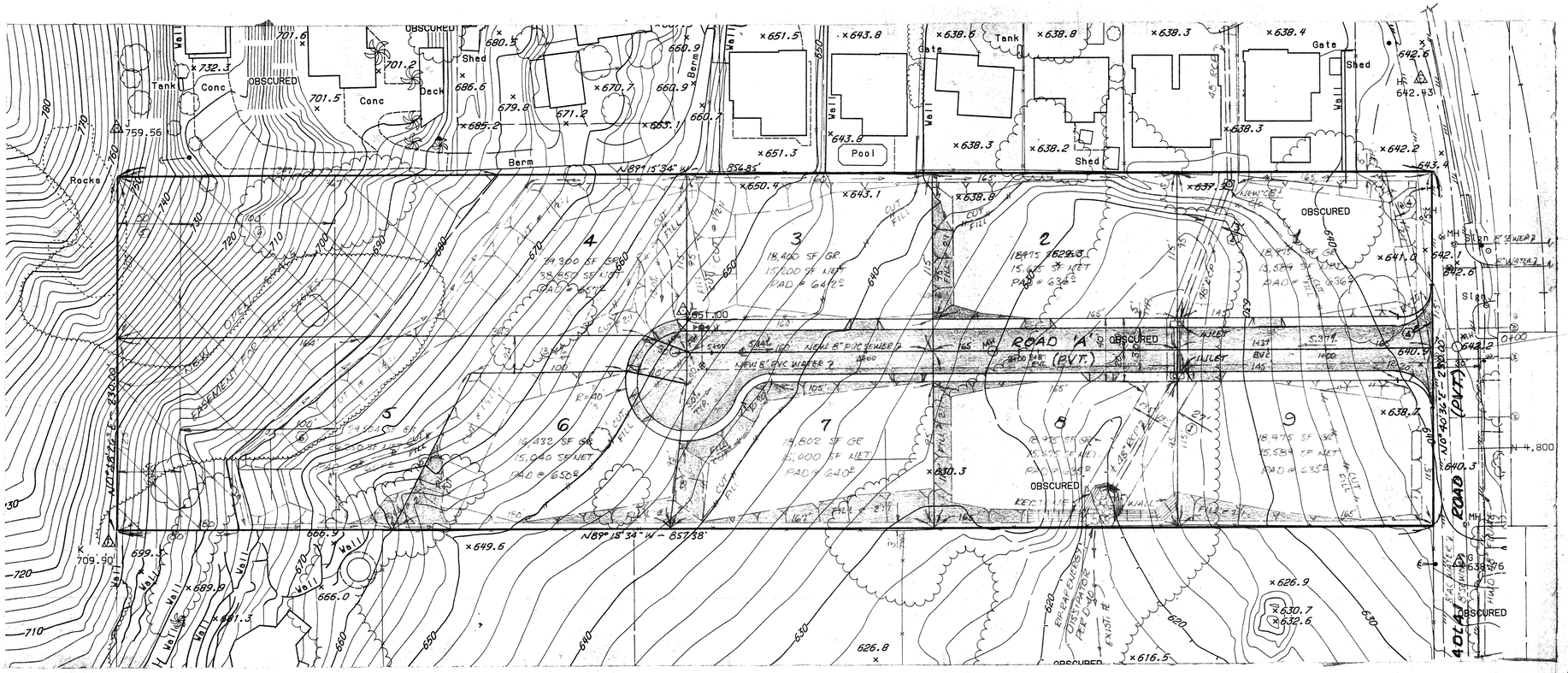
COUNTY OF SAN DIEGO TRACT Nº 5356 RPL



EASEMENTS & NOTES

1. NEW DRAINAGE EASEMENT TO COUNTY OF SAN DIEGO PER DOC REC _____ AS FIP 2004-_____ O.R.
2. ~~R/W FOR WATER PIPE LINES & AQUEDUCTS TO SAN DIEGO FLUME CO. PER DOC REC AUG 5 1886 IN BK 64, P. 164, OF DEEDS. NO LOCATION SPECIFIED THEREIN~~ } NOTE: THIS EASEMENT DELETED PER QUITCLAIM DEED BY HELIX W.D. REC. 2-3-04 AS FIP 2004-0137916, O.R.
3. 4' NO-WIDTH EASEMENT TO SDG&E PER DOC REC 4-21-55 IN BK 5614, P. 229, O.R.
4. EASEMENT TO HELIX WATER DISTRICT PER DOC. REC. 3-24-67 AS FIP 40593, 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 GRADING WHICH SHOULD BE SIMILAR 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 1½:1 MAX. ALL FILL SLOPES SHALL BE 2:1 MAX. ACTUAL SLOPES AS NOTED.
3. ALL SLOPES OVER 8' HIGH SHALL BE LANDSCAPED AND IRRIGATED PER COUNTY GRADING ORD.
4. ESTIMATED GRADING VOLUMES: CUT: 8160 CY. FILL: 18,590 CY. IMPORT: 10,430 CY

LEGAL DESCRIPTION

POR. OF LOT 14, BLOCK 47, SUBD OF 'S' TRACT, RANCHO EL CAJON, PER MAP IN BK 170, PG 71, OF DEEDS.

ASSESSOR'S PARCEL NO.
398-390-19

TAX RATE AREA 82-051

THOMAS BROS P. 1232 E-5

COMMUNITY PLAN & LAND USE
LAKESIDE 5

REGIONAL LAND USE
C.U.D.A.

PROJECT GROSS AREA
4.525 AC GROSS

NO. OF LOTS & MIN. LOT SIZE
9 LOTS ; 15,000 SF MIN (NET)

SEWER LAKESIDE SAN. DISTRICT

WATER HELIX WATER DISTRICT

FIRE LAKESIDE F.P. DISTRICT

POWER SAN DIEGO GAS & ELEC. CO.

TELEPHONE PACIFIC BELL

CATV COX CABLE

SCHOOLS LAKESIDE UNION DISTRICT, GROSSMONT H.S. DISTRICT

STREET LIGHTS COUNTY OF SAN DIEGO

TOPOGRAPHY
COUNTY OF SAN DIEGO REF. 246-1797.
TOPO HEREON BY SAN-LO AERIAL SURVEYS FOR THIS PROJECT DATED 8-28-03.

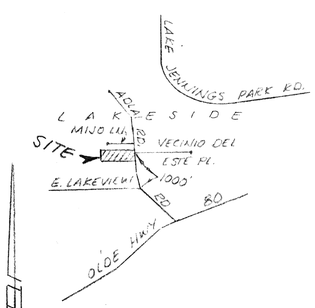
PARK LAND DEDIC. ORD.
IN-LIEU OF FEES TO BE PAID

LAND PROJECT STATEMENT
THIS IS NOT A 'LAND PROJECT' AS DEFINED IN SECTION 11000.5 OF THE BUSINESS AND PROFESSION'S CODE AND SECTION 66418.5 OF THE SUBDIVISION MAP ACT.

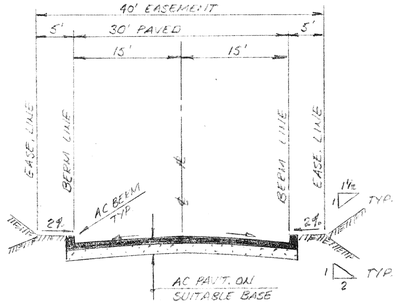
SOLAR ACCESS STATEMENT
THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SEC. 81.401(n) OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST ONE HUNDRED (100) SQ.FT. OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

SPECIAL ASSESSMENT STATEMENT
THIS SUBDIVISION DOES NOT REQUIRE ANY SPECIAL ASSESSMENT ACT.

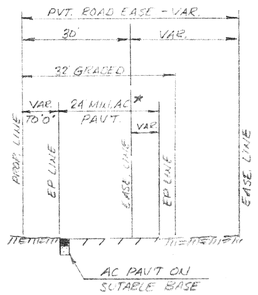
USE REGULATIONS		R-S-3
ANIMAL REGULATIONS		Q
DEVELOPMENT REGULATIONS	DENSITY	2.9
	LOT SIZE	15,000
	BUILDING TYPE	C
	MAX. FLOOR AREA	-
	FLR AREA RATIO	-
	HEIGHT	G
	LOT COVERAGE	-
	SETBACK	H
	OPEN SPACE	-
SPECIAL AREA REGS.		-



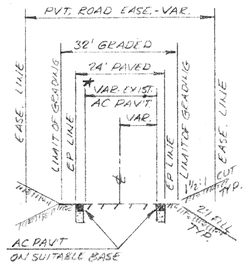
VICINITY MAP
NO SCALE



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

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

No. 21260 EXP 9-30-05

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

WALTER E. OCAN — 12/30/03 DATE

MAP PREPARED BY:

JAMES J. LEWANSKI — REV 7-12-04, 1-5-04 — RCE 21260 EXP 9-30-05

TENTATIVE MAP
SWAIM SUBDIVISION - ADLAI ROAD

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

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