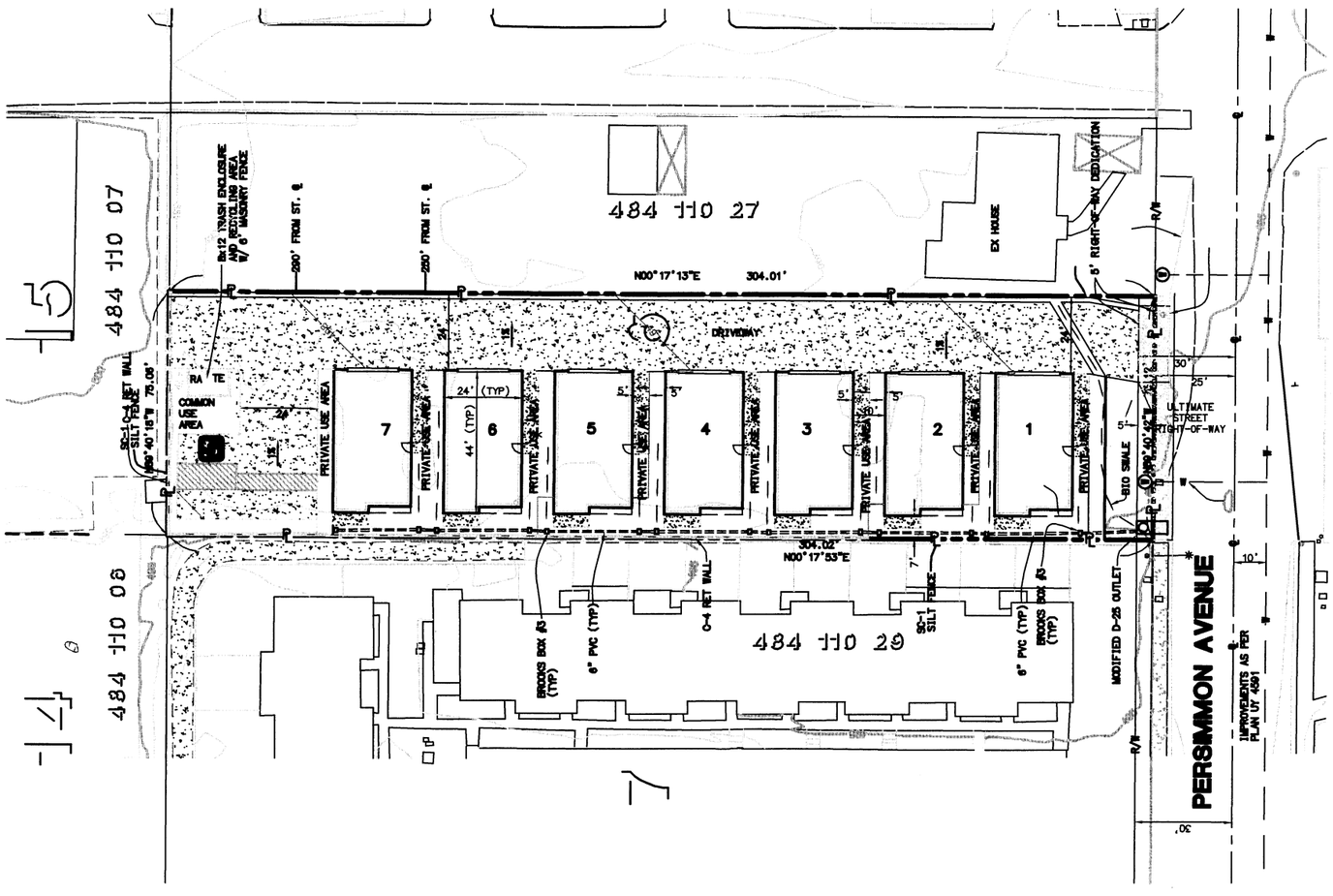
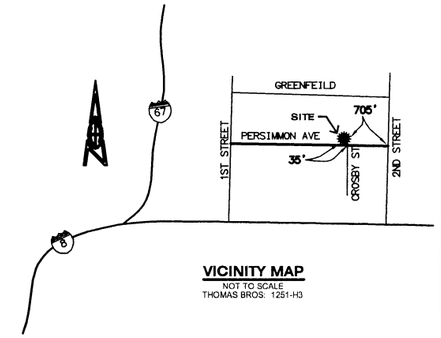
COUNTY OF SAN DIEGO TRACT: TMC _____





VICINITY MAP
NOT TO SCALE
THOMAS BROS: 1251-H3

LEGEND

EXISTING CONTOURS — — — — 1450
LOT LINES _ _ _ _ _ _ _ _
ROAD _ _ _ _ _ _ _ _ _ _
BOUNDARY _ _ _ _ _ _ _ _

ZONING INFORMATION

GENERAL PLAN DESIGNATION: 8
COMMUNITY PLAN: PEPPER DRIVE/BOSTONIA
REGIONAL CATEGORY: CUDA

USE REGULATION		RV-15
ANIMAL REGULATIONS		Q
DEVELOPMENT REGULATIONS	DENSITY	14.5
	LOT SIZE	6,000
	BUILDING TYPE	K
	MAX FLR. AREA	-
	FLR. AREA RATIO	-
	HEIGHT	G
	COVERAGE	-
	SETBACK	J
	OPEN SPACE	A
SPECIAL AREA REGULATIONS		-

TOTAL NUMBER OF DWELLINGS: 7
TAX RATE AREA: 59140
TAX ASSESSOR'S NUMBER: 484-110-28

DISTRICTS

SCHOOLS:
ELEMENTARY: CAJON VALLEY SCHOOL DISTRICT
HIGH SCHOOL: GROSSMONT SCHOOL DISTRICT
SEWER: WINTERGARDEN SANITATION DISTRICT
WATER: HELIX WATER DISTRICT
FIRE: EAST COUNTY FIRE PROTECTION DISTRICT
LIGHTING: SAN DIEGO COUNTY

PROJECT AREA

0.52 AC. GROSS
0.52 AC. NET

SITE DATA

TOTAL UNITS ALLOWED = 7
EACH UNIT HAS:
4 BEDROOMS
2.5 BATHROOMS
2 CAR GARAGE DETACHED

MAX BUILDING HEIGHT = 25.0
PARKING SPACES = 1 HANDICAPPED
RECREATION AREA = 295 SqFt

20 10 0 20 40 60
SCALE: 1"=20'

RECEIVED
2 4 2006
NT OF PLANNING
LAND USE

OWNER(S)

MIKE STRATHORAKIS
289 EL CAJON BLVD
EL CAJON, CA 92020
619-504-2851

BY: _____ DATE: _____
MIKE STRATHORAKIS

APPLICANT / SUBDIVIDER

MIKE STRATHORAKIS
289 EL CAJON BLVD
EL CAJON, CA 92020
619-504-2851

BY: _____ DATE: _____
MIKE STRATHORAKIS

PREPARED BY

CDS CIVIL ENGINEERS
10763 WOODSIDE AVENUE, SUITE A
SANTEE, CA. 92071
(619) 448-6866

BY: _____ DATE: _____
JAMES N. BACHOFER, R.C.E. 28928

LEGAL DESCRIPTION

A PORTION OF LOT 6 OF MAP 1856

SITE ADDRESS

1242 PERSIMMON AVE
EL CAJON, CA 92020

TOPO SOURCE

PHOTO GEODETIC CORPORATION
DATE OF SURVEY: 2-19-04

GRADING

0 CUT
345 FILL
325 IMPORT

SOLAR STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81-401(N), SUBDIVISION ORDINANCE. ALL LOTS HAVE A MINIMUM OF 100 SQ. FT. OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

NOTE:

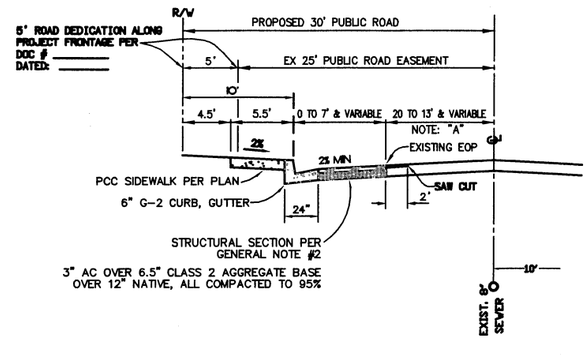
NO SPECIAL ASSESSMENTS WILL BE NECESSARY

PARK LAND

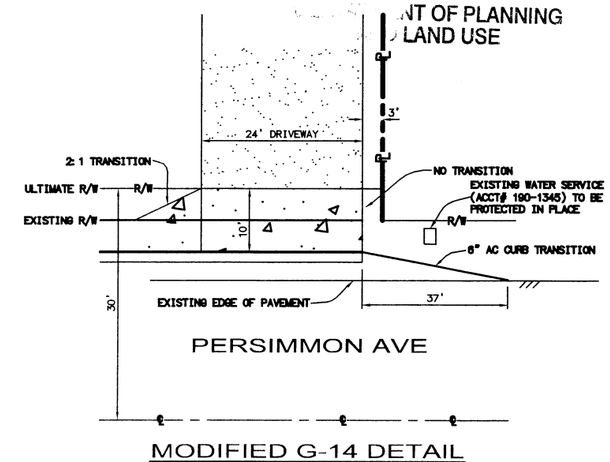
FEES PER ORDINANCE IN LIEU OF DEDICATION

CONDOMINIUM STATEMENT:

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING 2 UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.



TYPICAL STREET SECTION
PERSIMMON AVE



MODIFIED G-14 DETAIL
NOT TO SCALE

S:\ACADLDD\Land_Projects\1183-00\dwg\dwg\TENTMAP.dwg 12/7/2005 04:07 AM PST