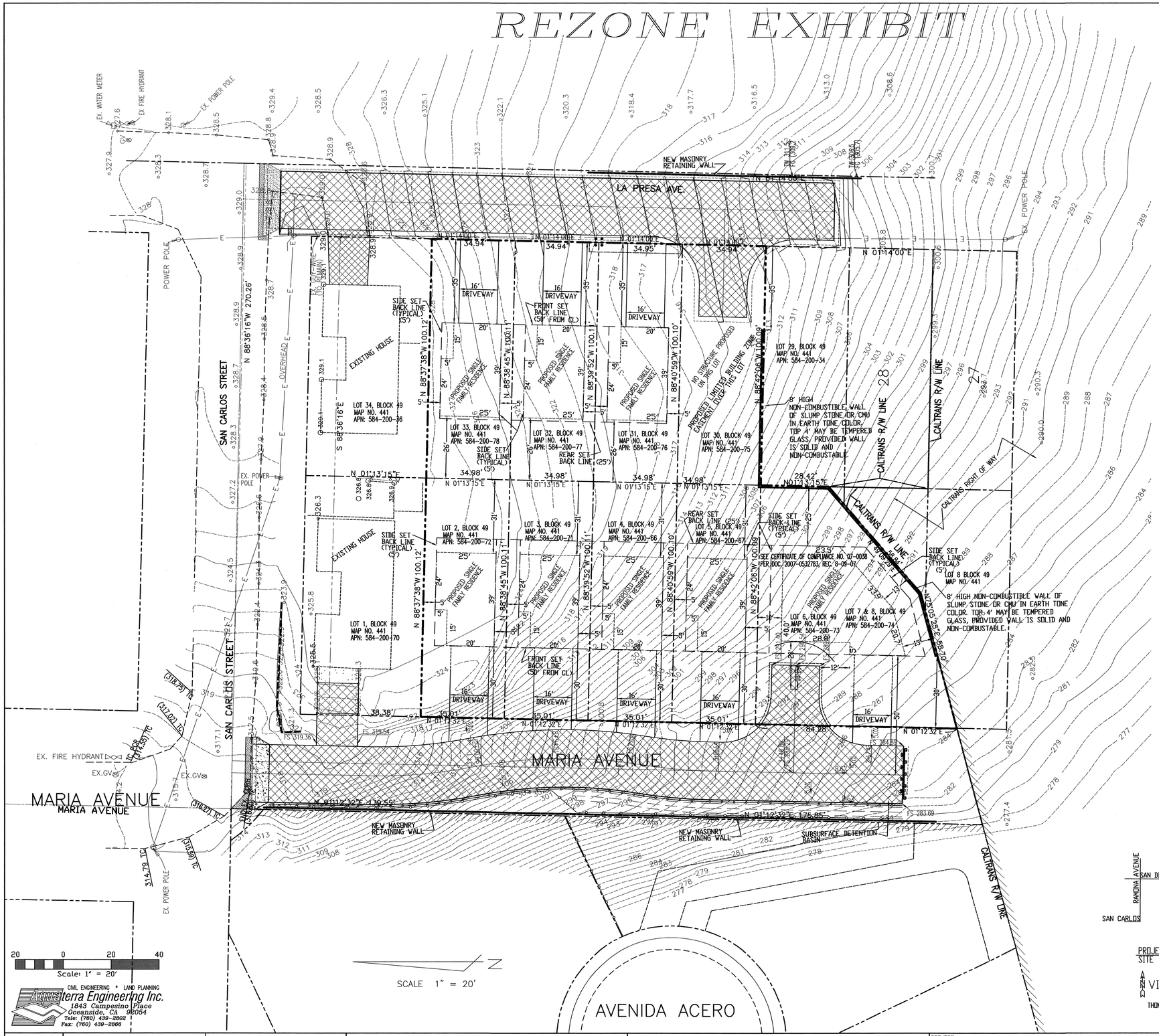
REZONE EXHIBIT



GENERAL NOTES

1) SITE AREA: 0.87 AC. (GROSS & NET)
2) TOPOGRAPHIC SOURCE: BY FIELD SURVEYING METHODS - CONTOUR INTERVAL (EXISTING AND PROPOSED): 1'
3) GENERAL PLAN DESIGNATION: 6: SPRING VALLEY
4) ZONING: EXISTING A70: PROPOSED: A70
5) REGIONAL CATEGORY: EDA
6) PROPOSED NUMBER OF LOTS: 8
7) NUMBER OF STRUCTURES: 8
8) SEWER: SPRING VALLEY SANITATION DISTRICT
9) WATER: OTAY WATER DISTRICT
10) FIRE: SAN MIGUEL CONSOL. FIRE PROTECTION DISTRICT
11) SCHOOL: LA MESA-SPRING VALLEY ELEMENTRY
GROSSMONT UNION HIGH SCHOOL
12) UTILITIES: SAN DIEGO GAS AND ELECTRIC

ZONE BOX

		EXISTING	PROPOSED
USE REGULATIONS		A70	A70
ANIMAL REGULATIONS		L	L
DEVELOPMENT REGULATIONS	DENSITY	0.125	0.125
	LOT SIZE	8 AC	8 AC
	BUILDING TYPE	C	C
	MAXIMUM FLOOR AREA	–	–
	FLOOR AREA RATIO	–	–
	HEIGHT	G	G
	LOT COVERAGE	–	–
	SET BACK	C	N
	OPEN SPACE	–	–
SPECIAL AREA REGULATIONS		–	–

FOR PARCELS WITH APN OF: 584-200-66,-67,-71,-72,-75,-77,-78

ZONE BOX

		EXISTING	PROPOSED
USE REGULATIONS		A70	A70
ANIMAL REGULATIONS		L	L
DEVELOPMENT REGULATIONS	DENSITY	0.125	0.125
	LOT SIZE	8 AC	8 AC
	BUILDING TYPE	C	C
	MAXIMUM FLOOR AREA	–	–
	FLOOR AREA RATIO	–	–
	HEIGHT	G	G
	LOT COVERAGE	–	–
	SET BACK	C	N
	OPEN SPACE	–	–
SPECIAL AREA REGULATIONS		–	D

FOR PARCELS WITH APN OF: 584-200-73,-74,-76

NOTES

1) FOR MORE DETAIL SEE CG-3220 (MARIA AVE.) AND L-15374 (LA PRESA AVE.)
2) NO GRADING PROPOSED ON INDIVIDUAL LOTS

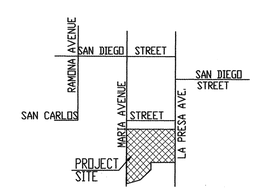
LEGAL DESCRIPTION

ALL OF LOTS 2, 3, 4, 5, 30, 31, 32, 33, AND A PORTIONS OF LOTS 6, 7, AND 8 IN BLOCK 49 IN THE COLONY OF LA PRESA, MAP NO. 441 FILED NOVEMBER 23, 1887, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.
ANP: 584-200-66,-67,-71,-72,-73,-74,-75,-76,-77,-78

APPLICANT

DICTIONARY HILLS DEVELOPERS L.L.C.
3936 HORTENSIA STREET
SAN DIEGO, CA 92110

TEL: 619-523-0133



VICINITY MAP
NO SCALE
THOMAS BROS. PAGE 1291, C-4

REGISTERED PROFESSIONAL ENGINEER GARY LIPSKA No. 23080 CIVIL STATE OF CALIFORNIA

ENGINEER OF WORK

AQUATERRA ENGINEERING INC.
ADDRESS: 1843 CAMPESINO PLACE
OCEANSIDE, CA 92054
TELE: (760) 439-2802

DATE 9/3/10
GARY LIPSKA RCE 23080 EXPIRES 12/31/11

20 0 20 40
Scale: 1" = 20'

CIVIL ENGINEERING * LAND PLANNING
Aquaterra Engineering Inc.
1843 Campesino Place
Oceanside, CA 92054
Tele: (760) 439-2802
Fax: (760) 439-2866

DRAWN BY: LIPSKA	APPROVED BY:	REVISIONS	PROJECT: DICTIONARY HILLS REZONE. SPRING VALLEY
DATE: 4/18/06	PROJ. NO.		SHT. NAME: REZONE EXHIBIT CASE NO. REZ-08-002
DWG. NO.:	DWG.		SHT. NO. 1 of 1

PLOT DATE: 9/03/10