TM 5421 RPL1
ER 05-14-003

COUNTY OF SAN DIEGO TRACT NO. 5421 RPL1

(BLOSSOM VALLEY / FLINN SPRINGS AREA)

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF A PORTION OF LOT 44 OF MAP NO.8650.

ASSESSORS PARCEL NUMBER:
398-020-13

TAX RATE AREA:
99290

COMMUNITY PLAN:
LAKESIDE

EXISTING ZONING:
A-70-2

PROPOSED ZONING:
A-70-2

REGIONAL CATEGORY:
ESTATE, MULTIPLE RURAL USE

LAND USE DESIGNATION:
17, 18

AREA:
103.74 ACRES GROSS
99.79 ACRES NET

DWELLING UNITS
20

NUMBER OF LOTS
20

MINIMUM LOT SIZE
2.00 ACRES

TOPOGRAPHY
AERIAL TOPOGRAPHIC SURVEY BY PHOTOGEODETIC CORP. 02-22-1991

SOLAR ACCESS STATEMENT
THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (a) OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON BUILDABLE PORTION OF THE LOTS.

STREET LIGHTS
AS TO BE REQUIRED BY THE COUNTY ENGINEER

PARK LAND
PARK FEES WILL BE PAID IN LIEU OF DEDICATION

GRADING

EXCAVATION	9400	CY. ± (ROAD GRADING ONLY, LOT
FILL	9400	CY. ± SALES PROJECT)
IMPORT/EXPORT	0	CY. ±

SPECIAL ASSESSMENT ACT STATEMENT
NO SPECIAL ASSESSMENTS ARE PROPOSED

LAND PROJECT STATEMENT
THIS IS NOT A LAND PROJECT

SERVICE DISTRICTS

SEWER:	PROPOSED PRIVATE SEPTIC SYSTEMS
WATER:	PADRE DAM MUNICIPAL WATER DISTRICT
FIRE:	LAKESIDE FIRE PROTECTION DISTRICT
ELEM. SCHOOL:	CAJON VALLEY UNION SCHOOL DISTRICT.
HIGH SCHOOL:	GROSSMONT HIGH SCHOOL DISTRICT
UTILITIES:	SAN DIEGO GAS AND ELECTRIC
TELEPHONE:	PACIFIC BELL
POLICE:	SAN DIEGO COUNTY SHERIFF
STREET LIGHTING:	DEVELOPER WILL COMPLY WITH COUNTY STANDARDS
CABLE TELEVISION:	COX COMMUNICATIONS

OWNER/SUBDIVIDER
HSIUNO CHENG AND LUCINA CHENG, CO TRUSTEES OF THE CHENG INTER VIVOS TRUST DATED MAY 21, 1996

1852 HACIENDA DRIVE
EL CAJON, CA 92020
(619) 367-0842

HSIUNO CHENG, TRUSTEE

LUCINA CHENG, TRUSTEE

ZONE		ZONE	
USE REGULATIONS	A-70	USE REGULATIONS	A-70
ANIMAL REGULATIONS	L	ANIMAL REGULATIONS	L
DENSITY	6	DENSITY	2G
LOT SIZE	8.0 ACRE	LOT SIZE	4.0 ACRE
BUILDING TYPE	C	BUILDING TYPE	C
MAXIMUM FLOOR AREA	---	MAXIMUM FLOOR AREA	---
FLOOR AREA RATIO	---	FLOOR AREA RATIO	---
HEIGHT	G	HEIGHT	G
LOT COVERAGE	---	LOT COVERAGE	---
SETBACK	F	SETBACK	C
OPEN SPACE	---	OPEN SPACE	---
SPECIAL AREA REGULATIONS	---	SPECIAL AREA REGULATIONS	---

LOT AREA SCHEDULE		
LOT	GROSS ACRES	NET ACRES
1	4.48	4.03
2	8.78	8.32
3	23.61	23.60
4	3.07	3.01
5	2.65	2.67
6	2.64	2.46
7	2.45	2.23
8	11.60	11.58
9	13.50	13.49
10	2.64	2.63
11	2.61	2.56
12	2.03	2.01
13	2.02	2.00
14	3.21	3.23
15	4.17	4.00
16	4.27	4.25
17	2.30	2.28
18	2.17	2.10
19	2.11	2.00
20	2.09	2.02

COUNTY NOTE:
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

CONCEPT GRADING NOTE:
PAD AND DRIVEWAY GRADING IS PRESENTED FOR INFORMATION ONLY TO FACILITATE THE CEQA DISCLOSURE PROCESS. THE APPLICANT PROPOSES A LOT SALES PROJECT AND DOES NOT INTEND TO GRADE INDIVIDUAL BUILDING SITES. THE APPLICANT ACKNOWLEDGES THAT TRACT GRADING OF THE SITE MAY PERMITTING THE PROJECT AND MAY NECESSITATE ADDITIONAL PUBLIC REVIEW.

APPROXIMATE PAD/DRIVEWAY GRADING QUANTITIES

EXCAVATION:	C.Y.
EMBANKMENT:	C.Y.
IMPORT/EXPORT:	C.Y.
MAXIMUM SLOPE HEIGHTS:	
CUT:	@ 1/2:1
FILL:	@ 2:1

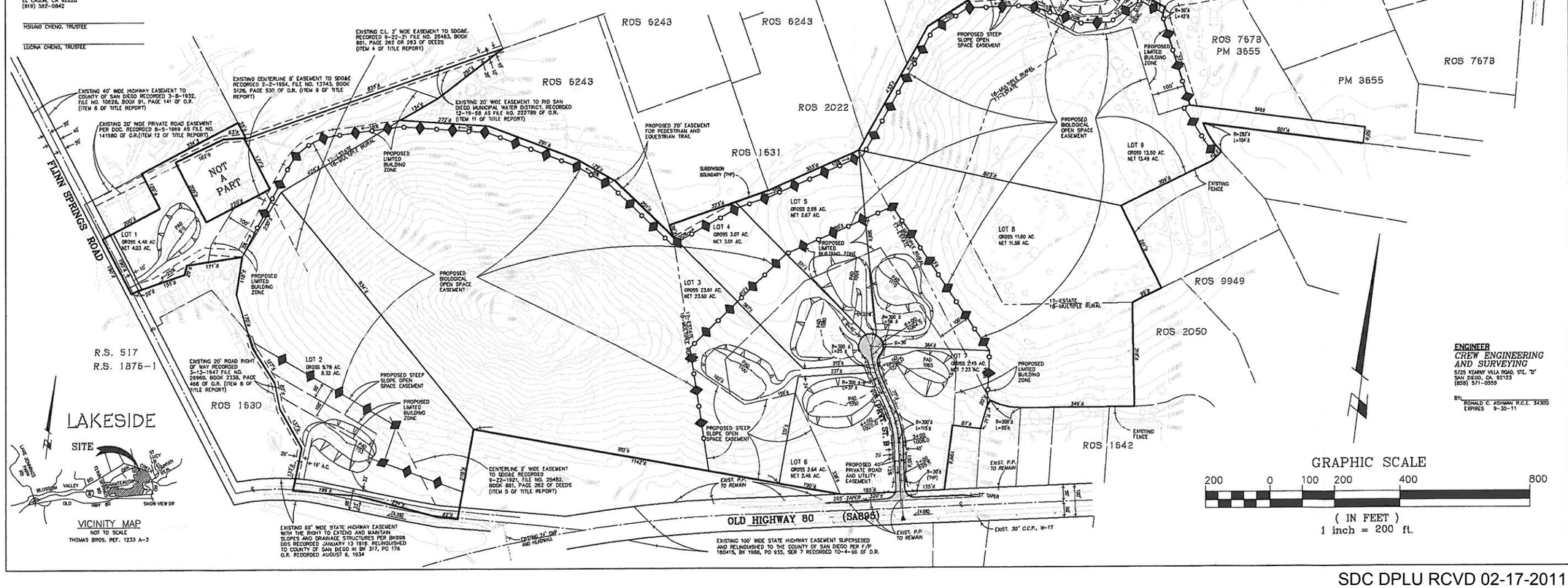
OPEN SPACE FENCING AND SIGNAGE LEGEND:

PERMANENT FENCING

PERMANENT SIGNS

LEGEND

- CUT SLOPE (1-1/2:1 MAX.)
- FILL SLOPE (2:1 MAX.)
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- DAYLIGHT LINE
- PAD ELEVATION
- EXISTING A.C. PAVING
- PROPOSED A.C. PAVING
- EXISTING CONTOUR
- DIRECTION OF DRAINAGE
- BROW DITCH
- TEST HOLES
- TIGHT LINE
- LEACH LINE



ENGINEER
CREW ENGINEERING AND SURVEYING
5725 KEARNY VILLA ROAD, STE. "D"
SAN DIEGO, CA. 92123
(858) 571-0555
BY:
RONALD C. ASHMAN R.C.E. 34300
EXPIRES 9-30-11

REVISIONS	BY
1 ADD PUBL. REC. TRAIL & OPEN SPACE	RO
2 REVISE RE'S LOTS 3-8, 8/5	RO
3	
4	
5	
6	

OAKMONT II OPEN SPACE EASEMENT FENCING AND SIGNAGE EXHIBIT

Date:	1/23/08
Scale:	1" = 200'
Drawn:	RO
Approved:	R.A.
Job:	450
Sheet:	1
of	1 Sheets

SDC DPLU RCVD 02-17-2011
TM5421RPL1