COUNTY OF SAN DIEGO TRACT NO. 5421 RPL1

(BLOSSOM VALLEY / FLINN SPRINGS AREA)

ER 05-14-003

TM 5421 RPL1
ER 05-14-003

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF A PORTION OF LOT 44 OF MAP NO.8660.

ASSESSORS PARCEL NUMBER:
396-020-13

TAX RATE AREA:
59290

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 (n) 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,
FILL	9400	CY. ± LOT 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
HSIUNG CHENG AND LUCINA CHENG, CO TRUSTEES OF THE CHENG INTER VIVOS TRUST DATED MAY 21, 1996

1852 HACIENDA DRIVE
EL CAJON, CA 92020
(619) 562-2842

HSIUNG CHENG, TRUSTEE — 11/14/09
LUCINA CHENG, TRUSTEE — 11/14/09

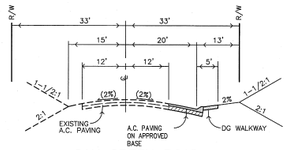
ZONE		ZONE	
USE REGULATIONS	A-70	USE REGULATIONS	A-70
ANIMAL REGULATIONS	L	ANIMAL REGULATIONS	L
DENSITY	.25	DENSITY	.25
LOT SIZE	2.0 ACRE	LOT SIZE	4.0 ACRE
BUILDING TYPE	C	BUILDING TYPE	C
MAXIMUM FLOOR AREA	----	MAXIMUM FLOOR AREA	----
FLOOR AREA RATIO	----	FLOOR AREA RATIO	----
HEIGHT	G	HEIGHT	G
LOT COVERAGE	----	LOT COVERAGE	----
SETBACK	C	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	2.68	2.67
6	2.64	2.46
7	2.45	2.23
8	11.60	11.58
9	13.50	13.49
10	2.84	2.63
11	2.61	2.56
12	2.03	2.01
13	2.02	2.00
14	3.21	2.24
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	2.89	2.02

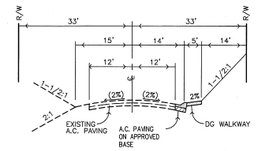
LEGEND

CUT SLOPE (1-1/2:1 MAX.)	
FILL SLOPE (2:1 MAX.)	
PROPOSED WATER LINE	
PROPOSED FIRE HYDRANT	
DAYLIGHT LINE	
PAD ELEVATION	910
EXISTING A.C. PAVING	
PROPOSED A.C. PAVING	
EXISTING CONTOUR	695
DIRECTION OF DRAINAGE	
COUNTY STANDARDS	
BROW DITCH	

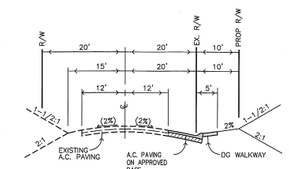
NOTE:
REFER TO LETTER DATED OCT. 29, 2008 FOR REQUEST OF MODIFICATION OF THE LOT DESIGN REQUIREMENTS FOR LOTS 1, 4, 9, 13, 16 AND 17.



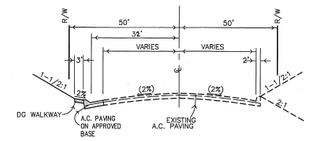
OAK CREEK ROAD
PROJECT FORNTAGE
EXCEPT LOTS 16 AND 17
TYPICAL SECTION
NOT TO SCALE



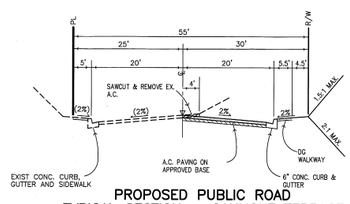
OAK CREEK ROAD
LOTS 16 AND 17
TYPICAL SECTION
NOT TO SCALE



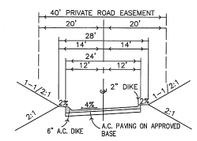
FLINN SPRINGS ROAD
TYPICAL SECTION
NOT TO SCALE



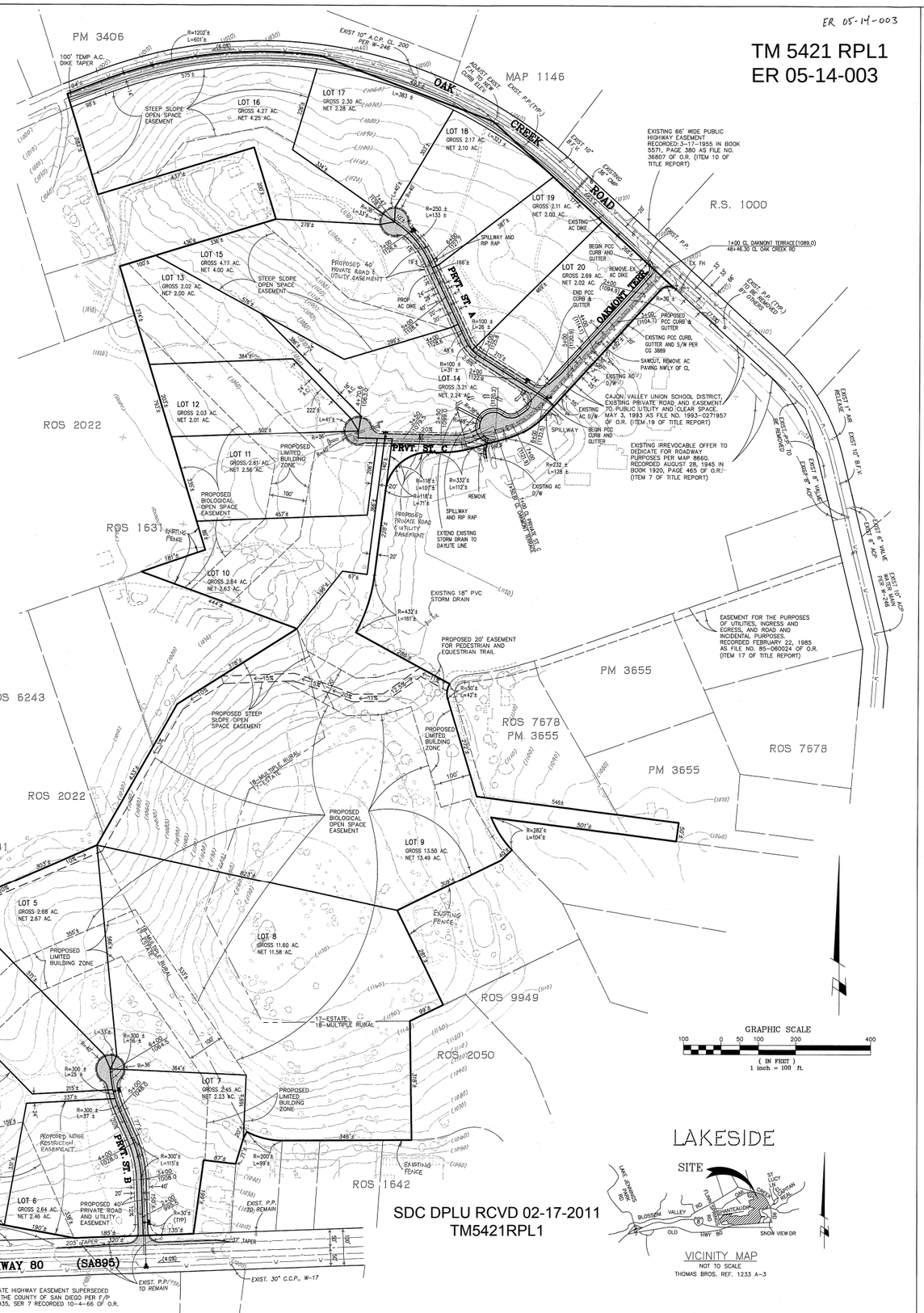
OLD HIGHWAY 80
TYPICAL SECTION
NOT TO SCALE



PROPOSED PUBLIC ROAD
TYPICAL SECTION – OAKMONT TERRACE
NOT TO SCALE



PROPOSED PRIVATE ROAD
TYPICAL SECTION
NOT TO SCALE



SDC DPLU RCVD 02-17-2011
TM5421RPL1

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 PUB. RD., REV. TRAIL & OPEN SPACE	R.O.
2 SEPTIC REVISIONS LOT 9 & 10	T.K.

OAKMONT II

Date:	10/23/08
Scale:	1" = 100'
Drawn:	RO
Approved:	
Job:	450
Sheet:	1
	Of 1 Sheets