COUNTY OF SAN DIEGO TRACT 5592 RPL 2

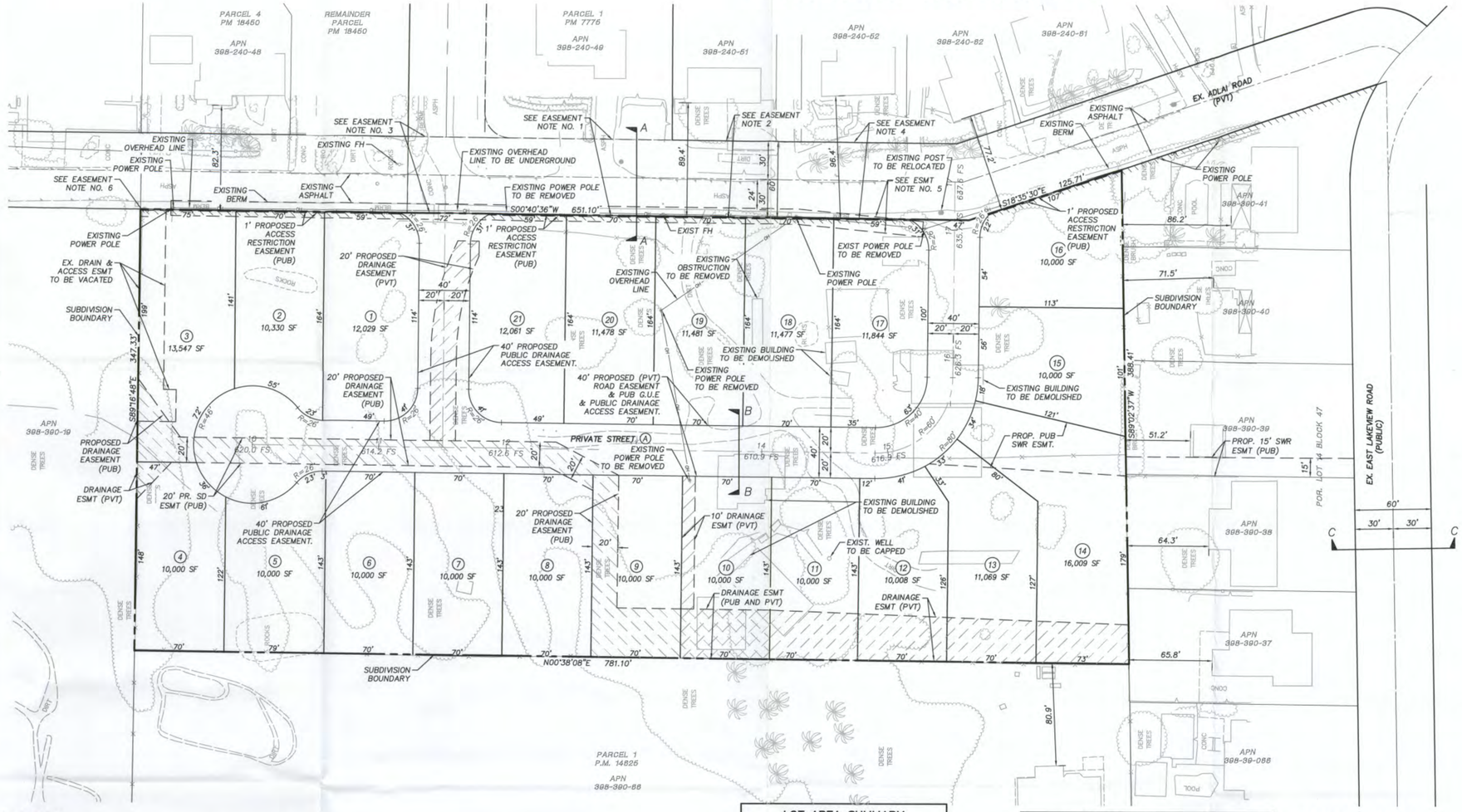
TENTATIVE MAP FOR:

RIKER RANCH

SHEET INDEX

SHEET 1 TENTATIVE MAP

SHEET 2 PRELIMINARY GRADING PLAN



GENERAL NOTES:

1. TENTATIVE MAP PREPARED BY: LANDMARK CONSULTING, 9555 GENESEE AVE SUITE 200, SAN DIEGO, CA 92121, PHONE: (858) 587-8070, FAX: (858) 587-8750
2. TOTAL GROSS AREA: 6.24 ACRES; TOTAL NET AREA: 6.24 ACRES
3. TOTAL NUMBER OF LOTS PROPOSED: 22 (LETTERED: 1, NUMBERED: 21); TOTAL NUMBER OF PROPOSED RESIDENTIAL UNITS: 21
4. CONTOUR INTERVAL OF 2 FEET
5. ALL EXISTING & PROPOSED UTILITIES WITHIN SUBDIVISION BOUNDARY WILL BE UNDERGROUND.
6. ALL EXISTING UTILITY AND ROAD EASEMENTS NOT REMAINING IN USE SHALL BE VACATED OR QUITCLAIMED PRIOR TO OR CONCURRENT WITH RECORDATION OF THE FINAL MAP(S) SUBJECT TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
7. EXISTING TOPOGRAPHY WAS COMPILED USING PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY.
8. SOURCE OF TOPO: PHOTOGEODETIC, DATED 05/2014
9. LAMBERT COORDINATES: 6444-8407
10. THOMAS BROS COORDINATES: 1232 E-5
11. ONSITE STREETS WILL BE PRIVATE. SEE TYPICAL SECTIONS THIS SHEET.
12. STORM DRAIN DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY.
13. 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.
14. STORM DRAIN SYSTEM WILL BE PRIVATE EXCEPT FOR STORM DRAIN WITHIN PUBLIC STREETS. ALL PUBLIC STORM DRAIN SHOWN ON THIS TM NOT WITHIN PUBLIC STREETS WILL BE GRANTED WITH A DRAINAGE EASEMENT THAT ENCOMPASS THE DRAINAGE FACILITIES, DEDICATED TO THE COUNTY FLOOD CONTROL DISTRICT.
15. ALL CURB RETURN RADII ARE 30' (26' AT R/W) UNLESS OTHERWISE SHOWN.
16. ONCE THE PROJECT IS COMPLETED, HELIX WATER DISTRICT WILL BE SERVICING ALL OF THE LOTS.
17. TYPICAL SETBACKS ARE 50' FROM ℄ FOR FRONT YARD, 10' FOR INTERIOR SIDE YARD & 35' FROM ℄ FOR EXTERIOR SIDE YARD AND 25' FOR REAR YARD.

SPECIAL ASSESSMENT ACT STATEMENT:

THE SUBDIVIDER MAY MAKE A REQUEST TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF ANY OF THE SUBDIVISION IMPROVEMENTS.

SOLAR ACCESS STATEMENT:

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING AND COMMERCIAL UNIT ALLOWED BY THIS SUBDIVISION.

MARK A. BRENCICK, R.C.E. 48153 — DATE 6/9/15

STREET LIGHT STATEMENT:

THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

ASSESSOR'S PARCEL NO.'S:

398-390-67

TAX RATE AREA:

TRA: 82040

ZONING:

GENERAL PLAN REGIONAL CATEGORY	VILLAGE
COMMUNITY SUB REGIONAL PLAN AREA	LAKESIDE
LAND USE DESIGNATION	(VR-4.3) VILLAGE RESIDENTIAL
ZONING	RS

OWNER INFORMATION:

RIKER ELLSWORTH F & JESSIE TRUST

TRUSTEE: ROBIN STARK, 532 EMDEN STREET, HENDERSON, NV 89015, TEL.: (702)477-5062, EMAIL: RSTARK5@COX.NET

TRUSTEE: BECKY TURCHIK, 1048 CORTE DESCANSO, SANTA PAULA, CA 93060, TEL.: (805)421-9358, EMAIL: JERBOK@VERIZON.NET

APPLICANT & SUBDIVIDER INFORMATION:

ADLAI 1,LLC
8109 SANTALUZ VILLAGE GREEN SOUTH
SAN DIEGO, CA 92121
TEL.: (619)559-0372
EMAIL: CHRISTOPHER.DAHRLING@GMAIL.COM

CHRISTOPHER DAHRLING, OPERATING OFFICER — DATE 6/5/15

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE. NO REQUESTS FOR SPECIAL ASSESSMENTS WILL BE MADE.

SITE ADDRESS
9230 ADLAI ROAD
LAKESIDE, CA. 92040

ADLAI 1,LLC
8109 SANTALUZ VILLAGE GREEN SOUTH
SAN DIEGO, CA 92121
TEL.: (619)559-0372
EMAIL: CHRISTOPHER.DAHRLING@GMAIL.COM

CHRISTOPHER DAHRLING, OPERATING OFFICER — DATE 6/9/15

ENGINEER OF WORK:

LANDMARK CONSULTING
9555 GENESEE AVENUE, SUITE 200
SAN DIEGO, CA 92121
PHONE: (858) 587-8070
FAX: (858) 587-8750

MARK A. BRENCICK, R.C.E. 48153 — DATE 6/9/15

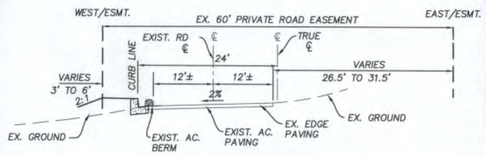
REGISTERED PROFESSIONAL ENGINEER — MARK A. BRENCICK — NO. 48153 — EXP. 6/30/16 — CIVIL — STATE OF CALIFORNIA

ABBREVIATIONS

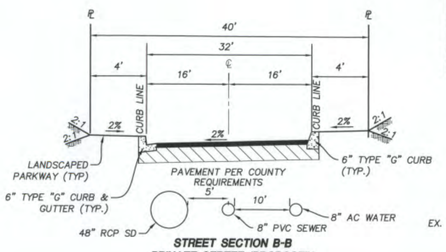
A.C.	ASPHALT CONCRETE
AC.	ACRE
APN	ASSESSOR PARCEL MAP
ASPH	ASPHALT
BC	BEGINNING OF CURVE
CONC.	CONCRETE
℄	CENTERLINE
DOC.	DOCUMENT
EC	END OF CURVE
ESMT	EASEMENT
EX.	EXISTING
GUE	GENERAL UTILITY EASEMENT
OH	OVERHEAD
O.R.	OFFICAL RECORDS
NO.	NUMBER
PM	PARCEL MAP
PRC	POINT OF REVERSE CURVE
PROP.	PROPOSED
PVT	PRIVATE
R	RADIUS
RD	ROAD
REC.	RECORD
R/W	RIGHT OF WAY
TM	TENTATIVE MAP
TYP.	TYPICAL

LEGEND

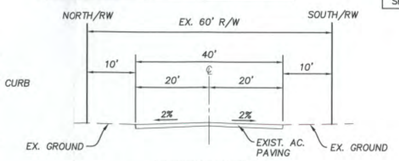
DESCRIPTION	SYMBOL
PROPOSED LOT NUMBER	1
PROJECT BOUNDARY	
PROPOSED CENTER LINE	
PROPOSED LOT LINE	
EXISTING CENTER LINE	
EXISTING LOT LINE	
EXISTING EDGE OF PVMT	
EXISTING OVERHEAD POWER/TELEPHONE LINE	OH
EASEMENT	
1' ACCESS RESTRICTION EASEMENT	



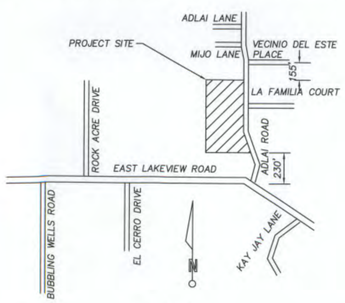
STREET SECTION A-A
ADLAI ROAD (EXISTING)
NOT TO SCALE



STREET SECTION B-B
PRIVATE STREET (PROPOSED)
NOT TO SCALE
(PARKING ALLOWED ON ONE SIDE ONLY)



STREET SECTION C-C
EAST LAKEVIEW ROAD (EXISTING)
NOT TO SCALE
(PUBLIC)



VICINITY MAP
NTS

LOT AREA SUMMARY

LOT	USE	GROSS AC	GROSS SF	NET SF
1	SFR	0.28	12,029	12,029
2	SFR	0.24	10,330	10,330
3	SFR	0.31	13,547	13,547
4	SFR	0.23	10,000	10,000
5	SFR	0.23	10,000	10,000
6	SFR	0.23	10,000	10,000
7	SFR	0.23	10,000	10,000
8	SFR	0.23	10,000	10,000
9	SFR	0.23	10,000	10,000
10	SFR	0.23	10,000	10,000
11	SFR	0.23	10,000	10,000
12	SFR	0.23	10,008	10,008
13	SFR	0.25	11,069	11,069
14	SFR	0.37	16,009	16,009
15	SFR	0.23	10,000	10,000
16	SFR	0.23	10,000	10,000
17	SFR	0.27	11,844	11,844
18	SFR	0.26	11,477	11,477
19	SFR	0.26	11,481	11,481
20	SFR	0.26	11,478	11,478
21	SFR	0.28	12,061	12,061
A	PVT ST	0.93	40,472	40,472
TOTAL AREA (AC)		6.24		6.24

EXISTING ZONING		
USE REGULATIONS		RS
	DENSITY	Q
	LOT SIZE	10,000 SF
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	—
	FLOOR AREA RATIO	—
	HEIGHT	G
	LOT COVERAGE	—
	SETBACK	H
	OPEN SPACE	—
SPECIAL AREA REGULATIONS		—

PROPOSED ZONING		
USE REGULATIONS		RS
	DENSITY	Q
	LOT SIZE	10,000 SF
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	—
	FLOOR AREA RATIO	—
	HEIGHT	G
	LOT COVERAGE	—
	SETBACK	H
	OPEN SPACE	—
SPECIAL AREA REGULATIONS		—

LEGAL DESCRIPTION:

PARCEL 2 OF MAP NO. 14625, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 9, 1987 AS FILE NO. 1987-009628

IMPROVEMENT STATEMENT:

DEVELOPER TO COMPLY WITH REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS

EASEMENT NOTES:

1. AN EXISTING COUNTY OF SAN DIEGO RESOLUTION ACCEPTING AN IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC HIGHWAY, RECORDED OCTOBER 29, 1999 AS INSTRUMENT NO. 1999-0725848 OF OFFICIAL RECORDS.
2. AN EXISTING 60' IRREVOCABLE OFFER TO DEDICATION FOR ROAD WAY PURPOSES GRANTED TO THE COUNTY OF SAN DIEGO PER INSTRUMENT NO. 78-366911, RECORDED AUGUST 28, 1978 IN BOOK 1978 OF OFFICIAL RECORDS.
3. AN EXISTING 60' PIPELINE EASEMENT, RECORDED DECEMBER 6, 1966 AS BOOK 1978, PAGE 190681 OF OFFICIAL RECORDS IN FAVOR OF HELIX IRRIGATION DISTRICT.
4. AN EXISTING EASEMENT 60' FOR PRIVATE ROAD, RECORDED DECEMBER 8, 1972 AS BOOK 1978, PAGE 327402 OF OFFICIAL RECORDS.
5. AN EXISTING 12' EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 15, 1967 AS INSTRUMENT NO. 67-198165 OF OFFICIAL RECORDS IN FAVOR OF SDG&E.
6. AN EXISTING 6'X6' EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 22, 1975 AS INSTRUMENT NO. 74-016842 OF OFFICIAL RECORDS IN FAVOR OF SDG&E.

PUBLIC UTILITIES/DISTRICTS:

SEWER	SAN DIEGO COUNTY SANITATION DISTRICT
WATER	HELIX WATER DISTRICT
STORM DRAIN	COUNTY OF SAN DIEGO/HOA
GAS AND ELECTRIC	SDG&E
POLICE	COUNTY SHERIFF
FIRE	LAKESIDE FIRE PROTECTION DISTRICT
ELEMENTARY SCHOOL	LAKESIDE UNION SCHOOL DISTRICT
HIGH SCHOOL	GROSSMONT UNION HIGH SCHOOL DISTRICT
STREET LIGHTING DISTRICT	COUNTY OF SAN DIEGO – ZONE B

PARK LAND DEDICATION STATEMENT:

THE SUBDIVIDER INTENDS TO COMPLY WITH THE PARK LAND DEDICATION ORDINANCE PAYMENT OF IN LIEU PARK IMPACT FEES.

PREPARED BY: LANDMARK CONSULTING, Planning Engineering Surveying, 9555 Genesee Avenue, Suite 200, San Diego, CA 92121, (858) 587-8070

COUNTY OF SAN DIEGO TRACT 5592 RPL 2

RIKER RANCH

TENTATIVE MAP

SHEET NO. 1 OF 2

06-05-15 SUBMITTAL

Dwg: p:\191-1 adlai road\g engineering drawings\tm-tpm\191-1 tm.dwg Plot'd: 6/9/2015 2:07:27 PM

SDC PDS RCVD 06-09-15

TM5592