TENTATIVE MAP

"LAKE JENNINGS PARK ROAD"

COUNTY OF SAN DIEGO TRACT NO. 5578

County of San Diego, California

GENERAL NOTES:

1. COUNTY ASSESSORS PARCEL No. 395-220-11
2. TAX RATE AREA: 59039
3. GROSS AREA = 5.17 ACRES, NET AREA = 5.17 ± ACRES
4. NUMBER OF BUILDABLE LOTS IS 18 LOTS
5. MINIMUM LOT SIZE: 10,000 SF
6. EXISTING AND PROPOSED ZONING

		EXISTING
USE REGULATIONS		RS
ANIMAL REGS		Q
DEVELOPMENT REGULATIONS	DENSITY	--
	LOT SIZE	10,000
	BLDG. TYPE	C
	MAX FLR AREA	--
	FLR AREA RATIO	--
	HEIGHT	G
	LOT COVERAGE	--
	SETBACK	H
	OPEN SPACE	--
SPECIAL AREA REGS		--

7. GENERAL PLAN LAND USE CATEGORY: VILLAGE
8. GENERAL PLAN LAND USE DESIGNATION: VR-4.3
9. COMMUNITY PLAN: LAKESIDE
10. NO SPECIAL ASSESSMENT ACT PROCEEDINGS ARE PROPOSED
11. PARK FEES IN LIEU OF PARK LAND DEDICATION IS PROPOSED
12. STREET LIGHTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS.
13. TOPOGRAPHY OBTAINED FROM RBF CONSULTING
    PHOTOGRAPHY DATED: 2-18-05
14. SEWER SERVICE: SAN DIEGO COUNTY SANITATION DISTRICT
15. WATER SERVICE: HELIX WATER DISTRICT
16. FIRE PROTECTION SERVICE: LAKESIDE FIRE PROTECTION DISTRICT
17. SCHOOLS: CAJON VALLEY UNIFIED SCHOOL DISTRICT AND GROSSMONT UNION HIGH SCHOOL DISTRICT
18. STREET LIGHTING: PRIVATE SERVICE
19. ALL STREETS TO BE PRIVATE.

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

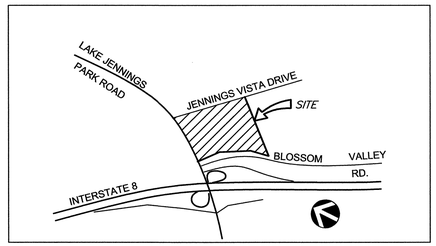
THAT PORTION OF THE EL MONTE RANCH, IN THROUGH COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1146, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, AUGUST 26, 1908 AND BEING A PORTION OF LOT 60 OF THE SUBDIVISION OF THE "S" TRACT OF THE RANCHO EL CAJON, ACCORDING TO MAP THEREOF IN BOOK NO. 170, PAGE 71 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF SAID EL MONTE RANCH WITH THE NORTHERLY LINE OF THE 100 FOOT STATE HIGHWAY KNOWN AS U.S. HIGHWAY NO. 80; THENCE NORTH 23(32'23" WEST (RECORD NORTH 23(31' WEST) ALONG SAID WESTERLY LINE OF SAID RANCH 1480 FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO JOE F. DOBBS AND WIFE, BY DEED DATED JULY 10, 1943 AND RECORDED IN BOOK 1514, PAGE 499 OF OFFICIAL RECORDS; THENCE 66(27'37" EAST (RECORD NORTH 66(28' EAST) ALONG THE SOUTHERLY LINE OF SAID PARCEL CONVEYED TO DOBBS, 513.12 FEET TO THE SOUTHEASTERLY CORNER THEREOF, BEING A POINT ON THE EASTERLY LINE OF A TRACT OF LAND CONVEYED TO JOE RUIS BY DEED DATED JULY 22, 1920, AND RECORDED IN BOOK 824, PAGE 284 OF DEEDS; THENCE SOUTH 28(02'43" EAST (RECORD SOUTH 28(02' EAST) ALONG SAID EASTERLY LINE OF SAID TRACT CONVEYED TO RUIS, 1560 FEET, MORE OR LESS, TO SAID NORTHERLY LINE OF SAID STATE HIGHWAY; THENCE SOUTH 73(36'30" WEST ALONG SAID NORTHERLY LINE OF 642 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THERE FROM THAT PORTION LYING SOUTHERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A 3/4 INCH IRON PIPE, MARKED L.S. 2317 HAVING COORDINATES Y=247, 520.98 FEET AND X=1, 806,114.26 FEET, (CALIFORNIA COORDINATE SYSTEM ZONE 6) SET FOR THE SOUTHEAST CORNER OF RECORD OF SURVEY NO. 2647 FILED MAY 10, 1951 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; SAID 3/4 INCH IRON PIPE BEING ON THE WESTERLY LINE OF SAID EL MONTE RANCH; THENCE ALONG SAID WESTERLY LINE NORTH 23(10'59" WEST, 405.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE NORTH 66(49'01" EAST 33.00 FEET TO A POINT ON THE EASTERLY LINE OF 66.00 FOOT STREET KNOWN AS HARRIT ROAD; THENCE CONTINUING NORTH 66(49'01" EAST, 181.71 FEET; THENCE SOUTH 66(48'18" EAST 425.61 FEET; THENCE SOUTH 47(14'16" EAST, 148.86 FEET; THENCE SOUTH 52(35'42" EAST 141.31 FEET.
ALSO EXCEPTING THE SOUTHWESTERLY 58 FEET THEREOF.

ASSESSOR'S PARCEL NUMBER: 395-220-11



VICINITY MAP

NOT TO SCALE
THOMAS BROTHERS 1232 F5

EASEMENTS NOTES

ITEM #2 OF TITLE REPORT
AN EASEMENT FOR ROAD PURPOSES,
THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENTS IS NOT DISCLOSED IN THE PUBLIC RECORDS. (NON PLOTTABLE)

DISPOSITION: TO BE VACATED

NOISE RESTRICTION EASEMENT:

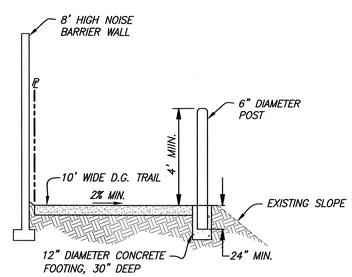
A NOISE RESTRICTION EASEMENT SHALL BE PLACED ON THE ENTIRE AREA OF THE PROJECT SITE AND WILL BE GRANTED TO THE COUNTY OF SAN DIEGO ON THE FINAL MAP.

SOLAR ACCESS STATEMENT:

ALL UNITS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FT. OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

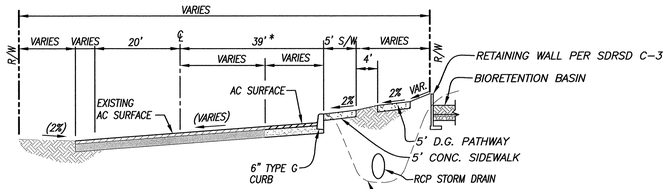
STREET LIGHT STATEMENT:

THE SUBDIVIDER INTENDS TO COMPLY WITH, THE STREET LIGHT REQUIREMENTS AS SPECIFIED IN THE COUNTY STANDARDS. THIS SUBDIVISION IS PROPOSING ONLY PRIVATE STREETS.



TYPICAL TRAIL FENCING

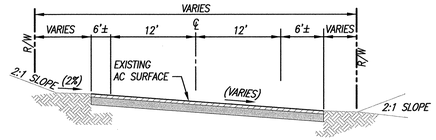
NO SCALE



LAKE JENNINGS PARK ROAD
EXISTING SECTION (PUBLIC RD)

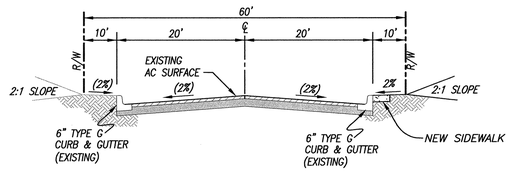
NTS

*NO PARKING TO BE ALLOWED



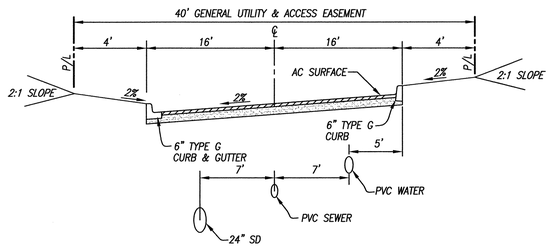
BLOSSOM VALLEY ROAD
EXISTING SECTION (COUNTY OF SD PUBLIC RD)

NTS



JENNINGS VISTA DR.
EXISTING SECTION (PUBLIC RD)

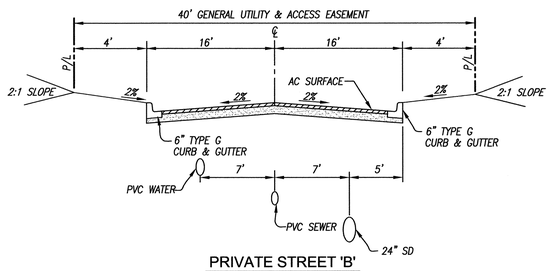
NTS



PRIVATE STREET 'A'

TYPICAL SECTION

NTS



PRIVATE STREET 'B'

TYPICAL SECTION

NTS

LEGEND

PROPOSED:

- RW
- BOUNDARY
- EASEMENTS
- RELINQUISH ACCESS TO JENNINGS VISTA DRIVE

EXISTING:

- EXIST FH
- 420 EXIST CONTOUR
- EX POWER POLE
- EX STREET LIGHT

SITE ADDRESS

9317 LAKE JENNINGS PARK ROAD
LAKE JENNINGS, CA

PROPERTY SUBDIVIDER:

TOR INVESTMENTS, L.P.
1000 PIONEER WAY
EL CAJON, CA 92020
TEL: (619) 440-7424

JEFF HAMANN — DATE 6/9/15

APPLICANT/OWNER

TOR INVESTMENTS, L.P.
1000 PIONEER WAY
EL CAJON, CA 92020
TEL: (619) 440-7424

JEFF HAMANN — DATE 6/9/15

ENGINEER OF WORK

REC CONSULTANTS, INC.
2442 SECOND AVENUE
SAN DIEGO, CA 92101
PH. (619) 232-9200

REGISTERED PROFESSIONAL ENGINEER * BRUCE A. ROBERTSON * NO.48529 EXP. 6/30/16 * CIVIL * STATE OF CALIFORNIA

BRUCE A. ROBERTSON R.C.E. 48529 DATE 6/2/15
EXPIRES ON 6/30/16

R·E·C Civil Engineering · Environmental
Consultants, Inc.
2442 Second Avenue
San Diego, CA 92101
(619)232-9200 (619)232-9210 Fax

REVISIONS

BY	DATE	DESCRIPTION

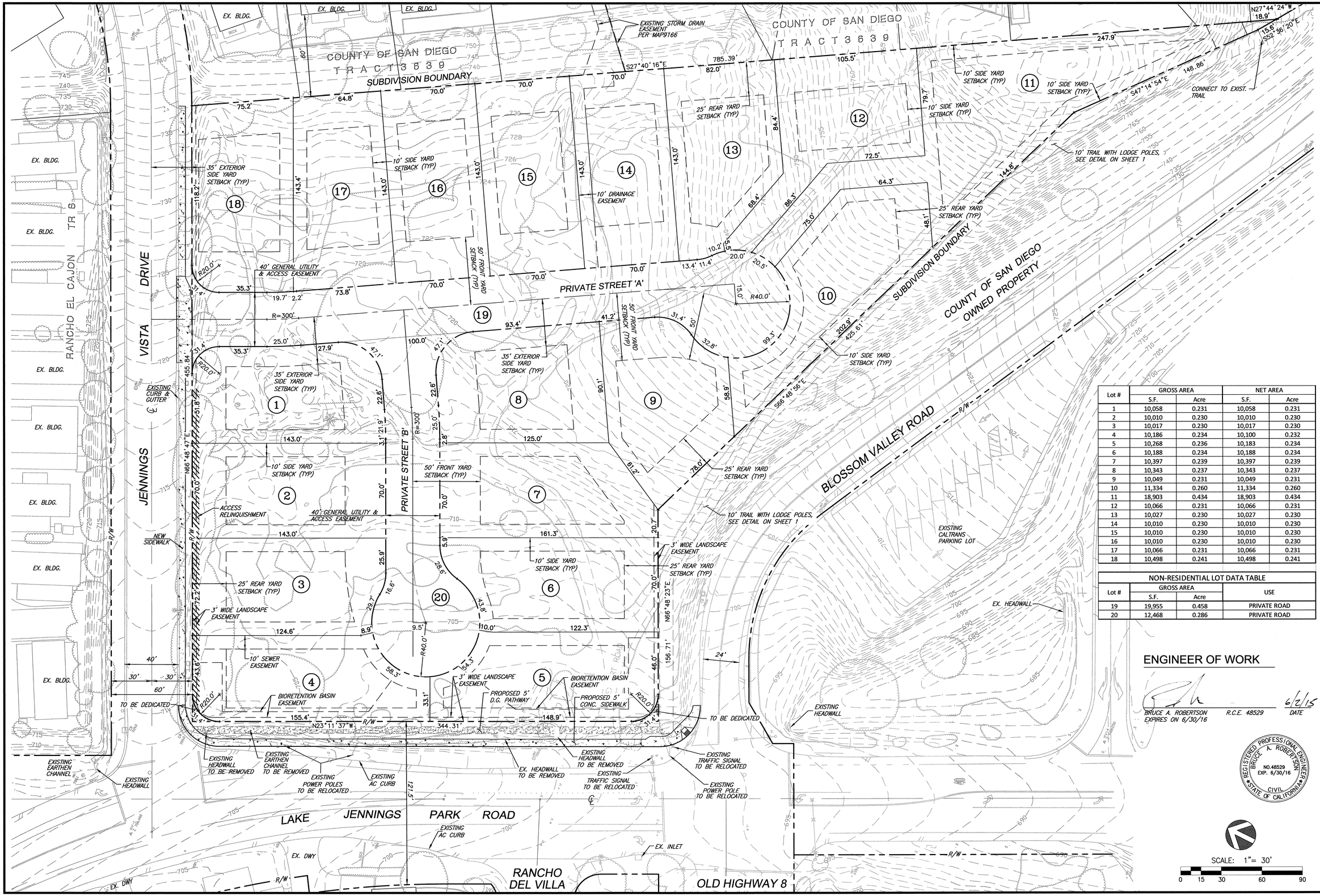
JOB NO. XX-XX

TENTATIVE MAP
"LAKE JENNINGS PARK ROAD"
COUNTY OF SAN DIEGO TRACT NO. 5578
County of San Diego, California

SHEET NO.
1 OF 2

SAVE DATE: 6/3/2015 ~ PLOT DATE: 6/3/2015 ~ FILE NAME: P:\Acad\681-LAKE JENNINGS\Civil\TM\Tentative Map.dwg

SDC PDS RCVD 06-18-15
TM5578



Lot #	GROSS AREA		NET AREA	
	S.F.	Acre	S.F.	Acre
1	10,058	0.231	10,058	0.231
2	10,010	0.230	10,010	0.230
3	10,017	0.230	10,017	0.230
4	10,186	0.234	10,100	0.232
5	10,268	0.236	10,183	0.234
6	10,188	0.234	10,188	0.234
7	10,397	0.239	10,397	0.239
8	10,343	0.237	10,343	0.237
9	10,049	0.231	10,049	0.231
10	11,334	0.260	11,334	0.260
11	18,903	0.434	18,903	0.434
12	10,066	0.231	10,066	0.231
13	10,027	0.230	10,027	0.230
14	10,010	0.230	10,010	0.230
15	10,010	0.230	10,010	0.230
16	10,010	0.230	10,010	0.230
17	10,066	0.231	10,066	0.231
18	10,498	0.241	10,498	0.241

NON-RESIDENTIAL LOT DATA TABLE			
Lot #	GROSS AREA		USE
	S.F.	Acre	
19	19,955	0.458	PRIVATE ROAD
20	12,468	0.286	PRIVATE ROAD

ENGINEER OF WORK

BRUCE A. ROBERTSON R.C.E. 48529 — DATE 6/2/15
EXPIRES ON 6/30/16

REGISTERED PROFESSIONAL ENGINEER — BRUCE A. ROBERTSON — NO.48529 EXP. 6/30/16 — CIVIL — STATE OF CALIFORNIA

SCALE: 1"= 30'
0 15 30 60 90

Civil Engineering • Environmental
2442 Second Avenue
San Diego, CA 92101
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R·E·C Consultants, Inc.

REVISIONS

BY	DATE	DESCRIPTION

JOB NO. XX-XX

TENTATIVE MAP
"LAKE JENNINGS PARK ROAD"
COUNTY OF SAN DIEGO TRACT NO. 5578
County of San Diego, California

SHEET NO.
2 OF 2

SAVE DATE: 6/3/2015 ~ PLOT DATE: 6/3/2015 ~ FILE NAME: P:\Acad\681-LAKE JENNINGS\Civil\TM\Tentative Map.dwg