COUNTY OF SAN DIEGO TRACT NO. 5421 RPL2

(BLOSSOM VALLEY / FLINN SPRINGS AREA)

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:
A70(2)

PROPOSED ZONING:
A70(2)

REGIONAL CATEGORY:
SEMI RURAL

LAND USE DESIGNATION:
SR-2

AREA:
103.28 ACRES GROSS
99.62 ACRES NET

DWELLING UNITS
20

NUMBER OF LOTS
20

MINIMUM LOT SIZE
2.00 ACRES

ZONE	
USE REGULATIONS	A-70
ANIMAL REGULATIONS	L
DENSITY	----
LOT SIZE	2.0 ACRE
BUILDING TYPE	C
MAXIMUM FLOOR AREA	----
FLOOR AREA RATIO	----
HEIGHT	G
LOT COVERAGE	----
SETBACK	C
OPEN SPACE	----
SPECIAL AREA REGULATIONS	----

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

UNIT 1	EXCAVATION	3,760	CY. ±
	FILL	3,760	CY. ±
	IMPORT/EXPORT	0	CY. ±
UNIT 2	EXCAVATION	49,710	CY. ± (ROAD GRADING ONLY,
	FILL	49,710	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:	UNIT 1-PROPOSED PRIVATE SEPTIC SYSTEMS
	UNIT 2-LAKESIDE SEWER DISTRICT (EXCEPT LOT 1)
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) 562-0842

HSIUNG CHENG, TRUSTEE

LUCINA CHENG, TRUSTEE

LOT AREA SCHEDULE

LOT	GROSS ACRES	NET ACRES
1	28.89	28.49
2	2.22	1.98
3	1.54	1.39
4	1.22	1.13
5	1.10	1.00
6	2.55	2.54
7	1.68	1.67
8	1.53	1.51
9	1.08	1.05
10	1.01	1.00
11	1.12	1.00
12	39.14	38.98
13	1.72	1.64
14	1.94	1.84
15	2.92	2.91
16	4.83	4.30
17	2.26	2.16
18	2.07	1.91
19	1.99	1.87
20	2.47	1.80

BIOLOGICAL RESOURCES
OAKMONT II TENTATIVE MAP
TM 5421/ ER05-14-003
APN 396-020-13

LEGEND
- DIEGAN COASTAL SAGE SCRUB, COASTAL FORM (HOLLAND CODE 32500)
- CHAMISE CHAPARRAL (HOLLAND CODE 37200)
- ENGELMANN OAK WOODLAND (HOLLAND CODE 71180)
- NATIVE GRASSLAND (HOLLAND CODE 42100)
- NON-NATIVE GRASSLAND (HOLLAND CODE 42200)
- URBAN/DEVELOPED (HOLLAND CODE 12000)

SENSITIVE SPECIES
- VERIEGATED DUDLEYA (APPROXIMATE AREA)
- CHOCOLATE LILY (APPROXIMATE AREA)
- PALMER'S GRAPPLINGHOOK (APPROXIMATE AREA)
- TIGER BEETLE (APPROXIMATE AREA)
- RUSH-LIKE BRISTLEWEED (APPROXIMATE AREA)
- COASTAL ROSY BOA (APPROXIMATE AREA)
- GNATCATCHER (APPROXIMATE AREA)

NOT SHOWN:
ENGELMANN OAK (CO-DOMINANT IN ENGELMANN OAK WOODLAND)
DECUMBENT GOLDENBUSH (OCCASIONAL THROUGHOUT NATIVE GRASSLAND)
SAN DIEGO COUNTY VIOLIET (ABUNDANT IN CSS ON SOUTH FACING SLOPE)
ORANGE-THROATED WHIPTAIL (NUMEROUS SPECIMENS IN ALL AREAS OF CSS AND OTHER HABITATS)
SHARP-SHINNED HAWK (FLYING ACROSS WESTERN END OF SITE)
TURKEY VULTURE (SOARING OVER SITE)
MONAROH (FLYING ACROSS SITE)

VINCENT N. SCHEIDT, MA
CERTIFIED BIOLOGICAL CONSULTANT
3158 OCCIDENTAL STREET, SAN DIEGO, CA 92122; PHONE: (858) 457-3873

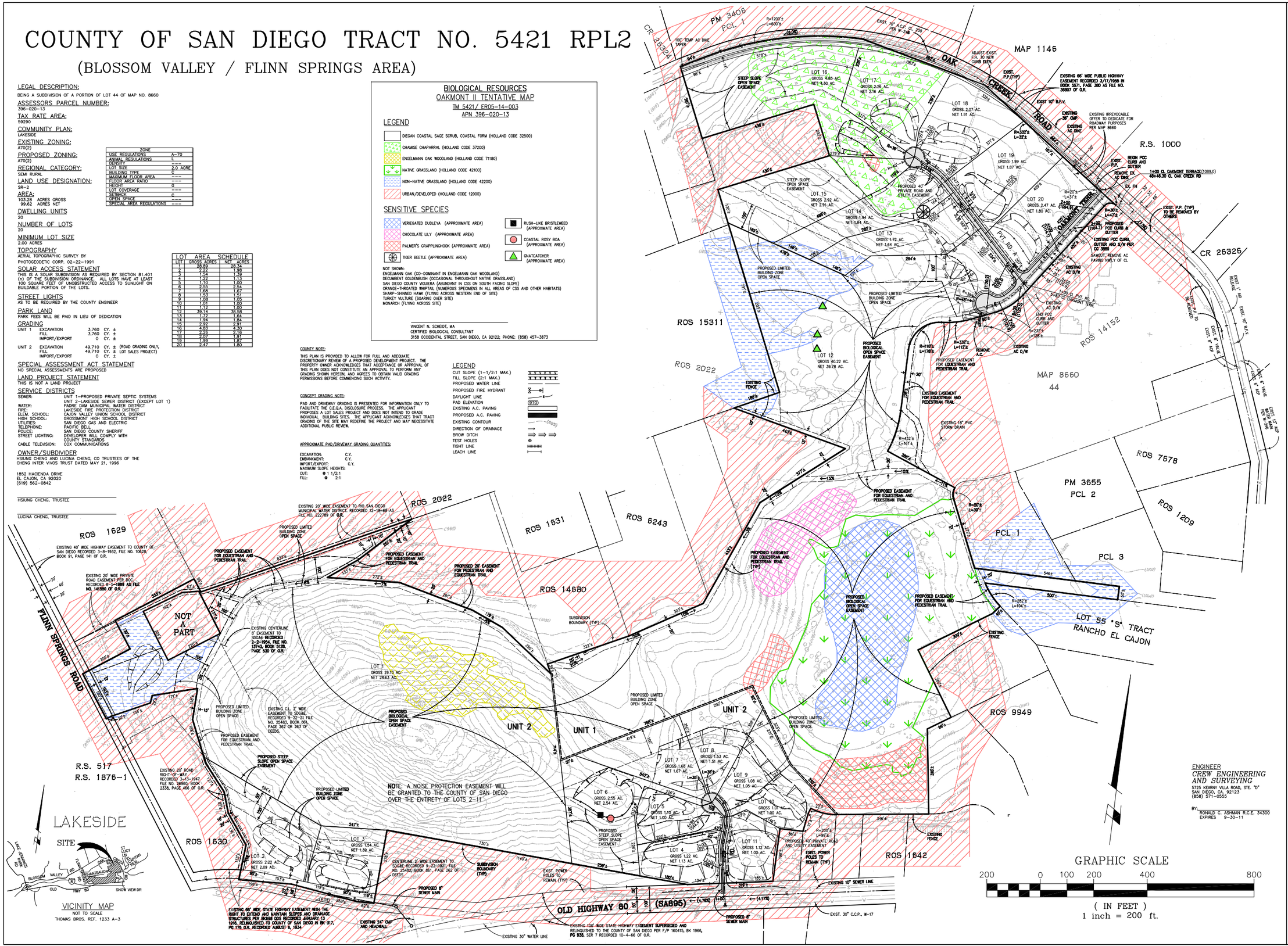
COUNTY NOTE:
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS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

CONCEPT GRADING NOTE:
PAD AND DRIVEWAY GRADING IS PRESENTED FOR INFORMATION ONLY TO FACILITATE THE C.E.Q.A. 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 REDEFINE 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:	0 1 1/2:1
FILL:	0 2:1

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) 571-6555

BY:
RONALD C. ASHMAN R.C.E. 34300
EXPIRES 9-30-11

REVISIONS	BY
1 ADD PUBL REL, REV. TRAIL & OPEN SPACE	RO
2 10/08 REV. LOTS 3-8, 0/S	RO
3	
4	
5	
6	
7	

OAKMONT II BIOLOGICAL RESOURCES

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