COUNTY OF SAN DIEGO TRACT NO.

(BLOSSOM VALLEY / FLINN SPRINGS AREA)

TM 5421 RPL2
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:
102.97 ACRES GROSS
99.76 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

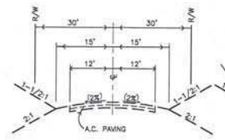
OWNER/SUBDIVIDER
HSIUNG CHENG AND LUCINA CHENG, CO TRUSTEES OF THE CHENG INTER VIVOS TRUST DATED MAY 21, 1996

1852 HACIENDA DRIVE
EL CAJON, CA 92020
(619) 562-0842

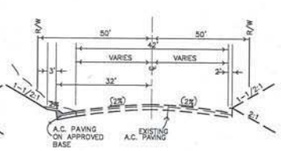
HSIUNG CHENG, TRUSTEE

LUCINA CHENG, TRUSTEE

ZONE		ZONE	
USE REGULATIONS	A-70	USE REGULATIONS	A-70
ANIMAL REGULATIONS	—	ANIMAL REGULATIONS	—
PARKING	2	PARKING	2
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	----

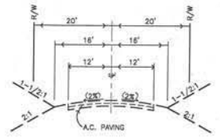


OAK CREEK ROAD (EXISTING)
TYPICAL SECTION
NOT TO SCALE

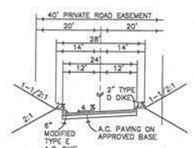


OLDE HIGHWAY 80 (EXISTING)
TYPICAL SECTION
NOT TO SCALE

LOT	AREA SCHEDULE GROSS ACRES	NET ACRES
1	4.48	3.97
2	8.78	8.32
3	23.61	23.60
4	2.75	2.74
5	2.73	2.67
6	2.84	2.64
7	2.59	2.34
8	11.56	11.53
9	13.56	13.48
10	2.64	2.63
11	2.61	2.56
12	2.03	2.01
13	2.02	2.00
14	3.07	2.93
15	4.15	4.00
16	4.27	4.15
17	2.49	2.46
18	2.10	2.00
19	2.12	2.01
20	2.63	2.01



FLINN SPRINGS ROAD (EXISTING)
TYPICAL SECTION
NOT TO SCALE



PROPOSED PRIVATE ROAD
TYPICAL SECTION
NOT TO SCALE

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:

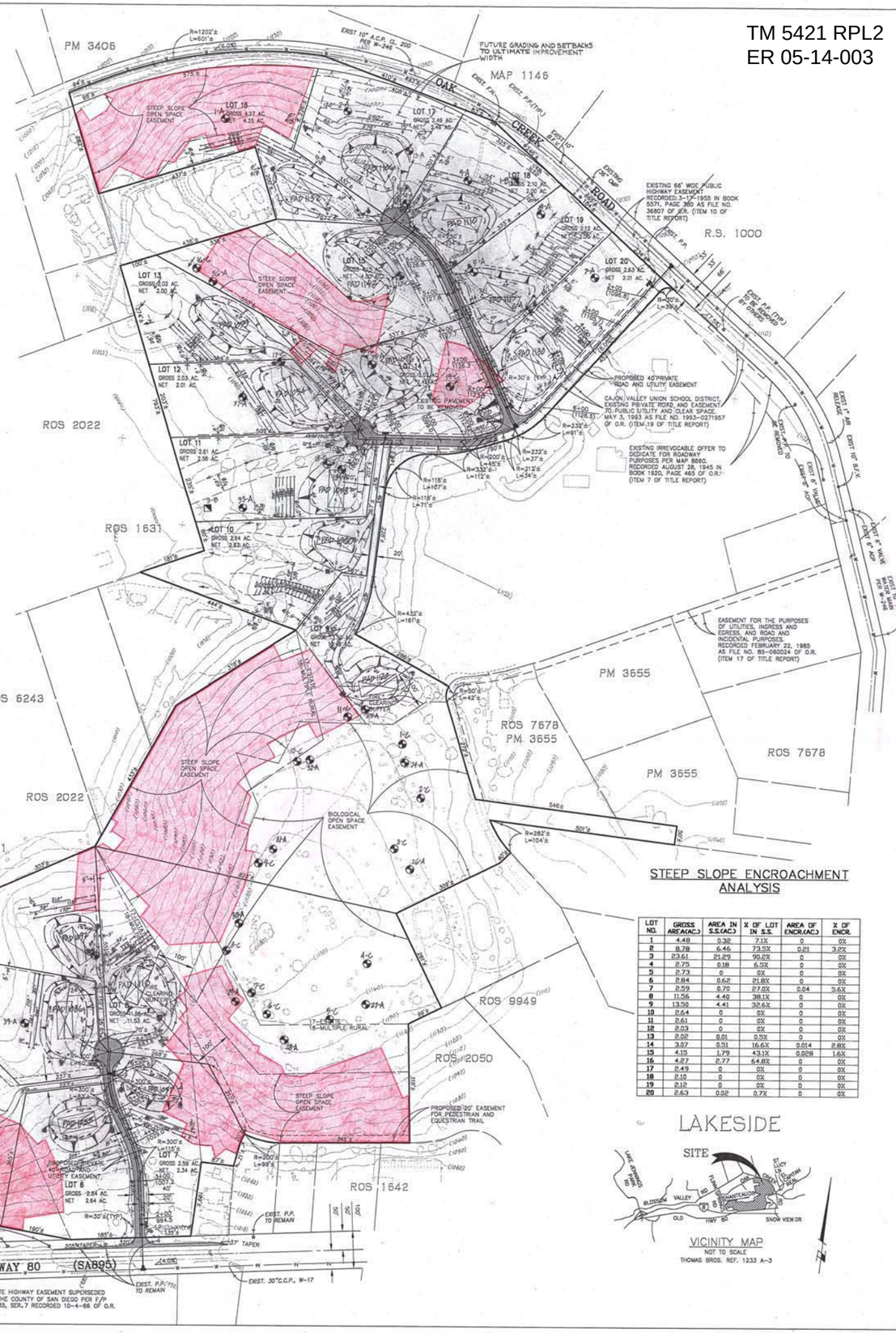
EXCAVATION:	2300 C.Y.
EMBANKMENT:	2300 C.Y.
IMPORT/EXPORT:	0 C.Y.

MAXIMUM SLOPE HEIGHTS:
CUT: 15' @ 1 1/2:1
FILL: 15' @ 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	PAD 710
EXISTING A.C. PAVING	
PROPOSED A.C. PAVING	
EXISTING CONTOUR	(630)
DIRECTION OF DRAINAGE	
BROW DITCH	
TEST HOLES	
TIGHT LINE	
LEACH LINE	
DEEP OBSERVATION BORING	98

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



STEEP SLOPE ENCROACHMENT ANALYSIS

LOT NO.	GROSS AREA(AC.)	AREA IN S.S.(AC.)	% OF LOT IN S.S.	AREA OF ENCR.(AC.)	% OF ENCR.
1	4.48	0.32	7.1%	0	0%
2	8.78	6.46	73.5%	0.21	3.2%
3	23.61	21.29	90.2%	0	0%
4	2.75	0.18	6.5%	0	0%
5	2.73	0	0%	0	0%
6	2.84	0.62	21.8%	0	0%
7	2.59	0.70	27.0%	0.04	5.6%
8	11.56	4.40	38.1%	0	0%
9	13.56	4.41	32.5%	0	0%
10	2.64	0	0%	0	0%
11	2.61	0	0%	0	0%
12	2.03	0	0%	0	0%
13	2.02	0.01	0.5%	0	0%
14	3.07	0.51	16.6%	0.014	2.8%
15	4.15	1.79	43.1%	0.029	1.6%
16	4.27	2.77	64.8%	0	0%
17	2.49	0	0%	0	0%
18	2.10	0	0%	0	0%
19	2.12	0	0%	0	0%
20	2.63	0.02	0.7%	0	0%

VICINITY MAP
NOT TO SCALE
THOMAS BROS. REF. 1233 A-3

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 9-30-05

REVISIONS	BY
△	
△	
△	
△	
△	
△	

OAKMONT II PRELIMINARY GRADING PLAN/ SEPTIC SYSTEM LAYOUT

DEC 1 4 2004

Date:	11/17/04
Scale:	1" = 100'
Drawn:	S.G.
Approved:	
Job:	450
Sheet:	1
Of	1 Sheets