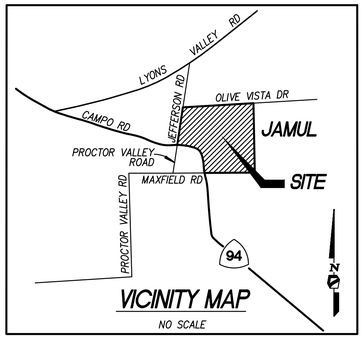
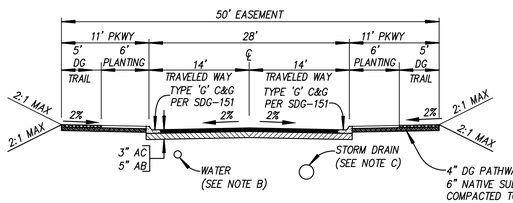
TENTATIVE MAP FOR:
COUNTY OF SAN DIEGO TRACT No. 5460 RPL2 - "SIMPSON FARMS"



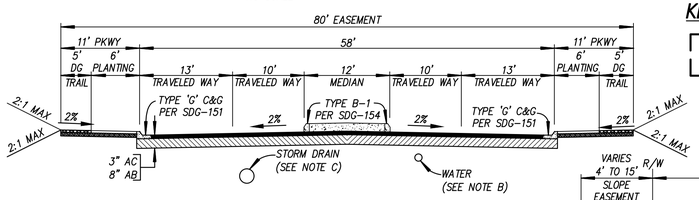
VICINITY MAP
NO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PLAN VIEW
3	PLAN VIEW
4	PLAN/PROFILE – SR94
5	SIGHT DISTANCE
6	WETLAND/OPEN SPACE
7	SIGHT DISTANCE & LOT AREA
8	EASEMENT & ENCUMBRANCES
9	ONSITE WASTEWATER SYSTEMS & DETAILS

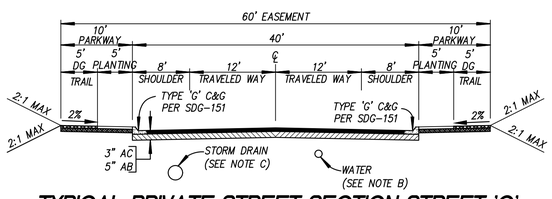


TYPICAL PRIVATE STREET SECTION STREETS 'A', 'B', 'D', 'E', 'F', AND 'G'
DESIGN SPEED = 25 MPH
NO SCALE



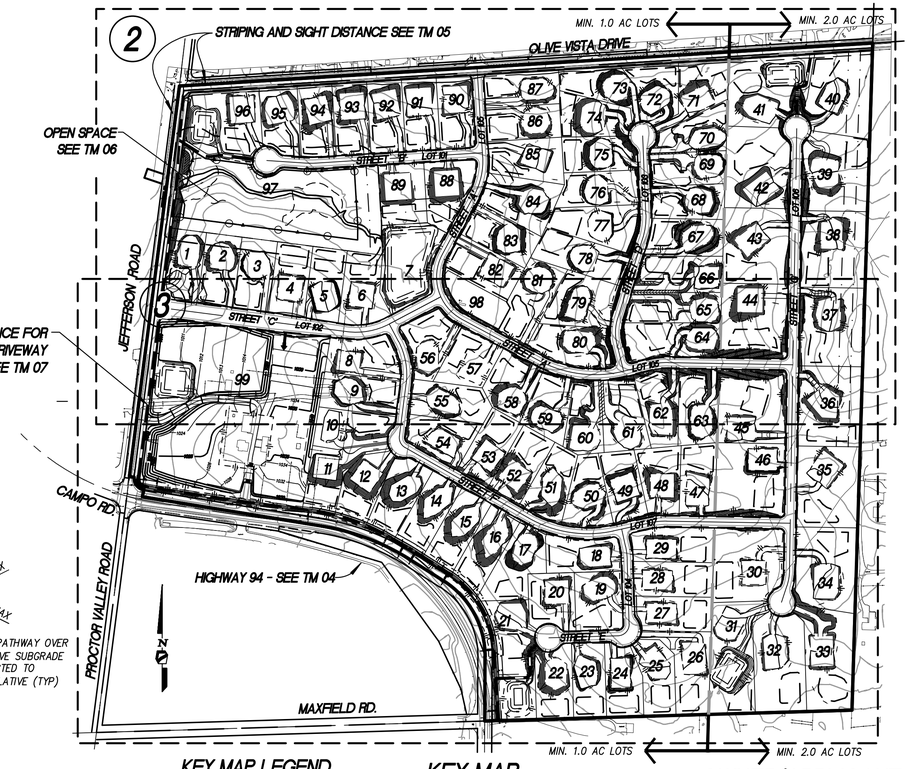
TYPICAL PRIVATE STREET SECTION PORTION OF 'C'
STA 1+58 TO STA 5+97
NO SCALE

*TRANSITION TO TYPICAL STREET SECTION STA 5+97 TO 9+21



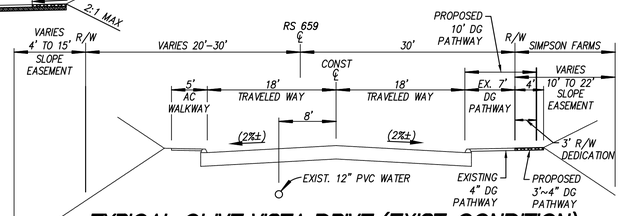
TYPICAL PRIVATE STREET SECTION STREET 'C'
STA 9+21 TO STA 13+12
NO SCALE
DESIGN SPEED = 25 MPH

NOTES:
A. STRUCTURAL SECTION PER COUNTY PUBLIC ROAD STANDARDS AND GEOTECHINCAL REPORT
B. SEE PLANS FOR WATERLINE LOCATION
C. SEE PLANS FOR STORM DRAIN LOCATION

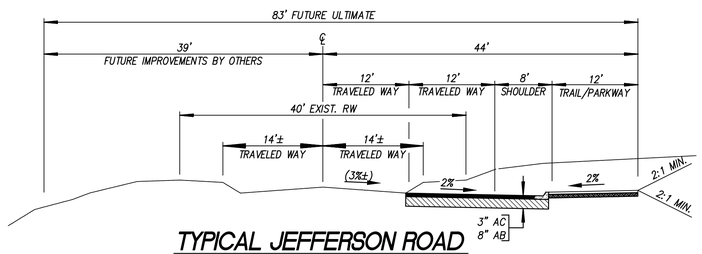


KEY MAP LEGEND
SHEET LIMIT
SHEET NUMBER

KEY MAP
SCALE: 1" = 300'



TYPICAL OLIVE VISTA DRIVE (EXIST. CONDITION)
COMMUNITY COLLECTOR 2.1e - EASTBOUND (PER WA. 1C6077)
NO SCALE



TYPICAL JEFFERSON ROAD
MODIFIED LIGHT COLLECTOR 2.2a - NORTHBOUND
NO SCALE

LEGAL DESCRIPTION

PARCEL 1: (APN 596-180-01)

LOT 12 IN SECTION 3, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF.

PARCEL 2: (APN 596-180-01)

LOT 11 IN SECTION 3, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF.

PARCEL 3: (APN 596-180-01)

LOT 14 IN SECTION 3, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF.

EXCEPTING THAT PORTION LYING WESTERLY OF THE CENTERLINE OF THE 60 FOOT HIGHWAY KNOWN AS CAMPO ROAD AND DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO, RECORDED JULY 17, 1928 IN BOOK 1483, PAGE 419 OF DEEDS.

PARCEL 4: (APN 596-180-02)

THAT PORTION OF LOT 13 IN SECTION 3, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, LYING NORTHERLY AND NORTHEASTERLY OF THE CENTERLINE OF THE 60 FOOT HIGHWAY KNOWN AS CAMPO ROAD AND DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO RECORDED JULY 17, 1928, IN BOOK 1483, PAGE 419 DEEDS.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF CALIFORNIA BY DEED RECORDED JANUARY 26, 1982 AS FILE NO. 82-020922 AND DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 13 IN SECTION 3, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 3 WITH THE CENTERLINE OF CAMPO ROAD, CALIFORNIA STATE ROUTE #94, BEING THE RELOCATION OF COUNTY HIGHWAY COMMISSION ROUTE 16, DIVISION 2, A 60 FOOT WIDE PUBLIC HIGHWAY EASEMENT RECORDED JULY 17, 1928 IN DEED BOOK 1483, PAGE 419 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SAID INTERSECTION BEING ALSO THE SOUTHWEST CORNER OF PARCEL 4 OF THAT LAND CONVEYED IN DEED TO HAL SIMPSON, RECORDED DECEMBER 29, 1966 AS FILE NO. 20941 IN SAID COUNTY RECORDER'S OFFICE.

THENCE (1) ALONG SAID SECTION LINE, BEING ALSO THE CENTERLINE OF JEFFERSON ROAD NORTH 07°18'55" EAST, 75.00 FEET; THENCE (2) TURNING TO THE EASTERLY SIDELINE OF JEFFERSON ROAD, SOUTH 82°41'05" EAST, 20.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE (3) FROM A TANGENT WHICH BEARS SOUTH 04°17'12" WEST ALONG SAID CURVE TO THE LEFT, WITH A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 84°09'28" AN ARC LENGTH OF 73.44 FEET TO THE NORTHERLY SIDE LINE OF CAMPO ROAD; THENCE (4) SOUTH 11°50'02" WEST, 30.03 FEET MORE OR LESS, TO THE CENTERLINE OF CAMPO ROAD; THENCE (5) WESTERLY ALONG SAID CENTERLINE NORTH 80°43'11" WEST (RECORD NORTH 81°04' WEST), 65.15 FEET TO THE POINT OF BEGINNING.

LEGEND

ITEM	STD DWG. #	SYMBOL
SUBDIVISION BOUNDARY		
EXISTING CONTOUR		1040
EXISTING ROCK OUTCROP		
PROPOSED CONTOUR		1040
LOT NUMBER/PAD ELEV		26 PAD 650.2
PROPOSED LEACH FIELD		
PROPOSED LOTLINE		
PROPOSED CUT SLOPE		2:1
PROPOSED FILL SLOPE		2:1
PROPOSED STREET GRADE		2%
PROPOSED OPEN SPACE FENCING		
PROPOSED SPOT ELEVATION		339.4
PROPOSED WATER LINE		W
PROPOSED FIRE HYDRANT		
PROPOSED STREET LIGHT (PVT)		
PROPOSED STORM DRAIN		
PROPOSED CULVERT		
PROPOSED BROW DITCH		
PROPOSED 10' PRIVATE DRAINAGE EASEMENT		
EXIST. DRAINAGE PATTERN		
PROPOSED DRAINAGE SWALE		
TRAIL (DECOMPOSE GRANITE)		
UNIT BOUNDARY SEPARATION		

OWNER/APPLICANT
GOTHAM MANAGEMENT, LLC
861 SIXTH AVENUE, SUITE 310
SAN DIEGO, CA. 92101
(619) 814-5716

SUBDIVIDER
GOTHAM MANAGEMENT, LLC
861 SIXTH AVENUE, SUITE 310
SAN DIEGO, CA. 92101
(619) 814-5716

DATE

ENGINEER OF WORK
PROJECT DESIGN CONSULTANTS
701 'B' STREET, SUITE 800
SAN DIEGO, CA 92101

DATE

GREGORY M. SHIELDS, R.C.E. 42951
REGISTRATION EXPIRES: 03/31/16

NOTES

1. TOTAL SITE ACREAGE: 161.95 ACRES, NET: 156.65 ACRES
2. ASSESSOR'S PARCEL NUMBER(s): 596-180-01, 596-180-02
3. REGIONAL CATEGORY– SEMI-RURAL
4. TOTAL NUMBER OF SUBDIVISION LOTS: 106
   (17) 2.0 ACRE MIN. LOTS– LOTS 30-46*
   (78) 1.0 ACRE MIN. LOTS– LOTS 1-6, 8-29, 47-96*
   (2) OPEN SPACE– LOTS 97 & 98
   (1) COMMERCIAL– LOT 99
   (7) ROAD LOTS – LOTS 100-106
   (1) DRAINAGE BASINS –LOT 7
   *LOTS 21, 31, 41 & 96 ALSO HAVE DRAINAGE BASINS
5. MINIMUM LOT SIZE: 1 ACRE
6. TOTAL NUMBER OF DWELLING UNITS: 95
7. EXISTING ZONING: A-70-1.0 DENSITY, A-70-2.0 DENSITY, C-36
8. PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL, OPEN SPACE, COMMERCIAL C-36
9. COMMUNITY PLAN: JAMUL-DULZURA
10. GENERAL PLAN: RURAL COMMERCIAL, SR-1, SR-2
11. SPECIAL ASSESSMENT ACT PROCEEDINGS ARE NOT PROPOSED
12. THE SUBDIVIDER WILL PAY PARK FEES IN LIEU OF DEDICATION OF LAND
13. TOPOGRAPHY SOURCE:
    PROVIDED BY PROJECT DESIGN CONSULTANTS PHOTOGRAMMETRY DEPT. DATED 05/13/2005 AND SUPPLEMENTAL PHOTOGRAMMETRY DATED 12/13/2013
14. UTILITIES: WATER – OTAY WATER DISTRICT
    SEWER – PRIVATE SEPTIC SYSTEM
    FIRE – RURAL FIRE PROTECTION DISTRICT
    GAS / ELECTRIC – SAN DIEGO GAS & ELECTRIC
15. APPROXIMATE GRADING QUANTITIES:
    EXCAVATION: 180,000 CY
    EMBANKMENT: 180,000 CY
    IMPORT/EXPORT: 0 CY IMPORT
16. STREET LIGHTS TO BE INSTALLED ACCORDING TO COUNTY STANDARDS.
17. SOLAR ACCESS STATEMENT: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FT. OF SOLAR ACCESS FOR EACH FUTURE DWELLINGS/COMMERCIAL/UNITS ALLOWED BY SUBDIVISION.
18. ALL INTERNAL STREETS WILL BE PRIVATE RESIDENTIAL STREETS
19. GRADING AND IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH COUNTY STANDARDS.
20. NO BUILDING SITES SHOWN ON THIS MAP ARE SUBJECT TO 100 YEAR FLOOD INUNDATION.
21. TAX RATE AREA: 79013
22. THIS PROJECT PROPOSES TO FILE MULTIPLE FINAL MAPS
23. THE PROJECT WILL CONTAIN A MAXIMUM OF 70 FOUR-BEDROOM HOMES AND 25 FIVE-BEDROOM HOMES UNLESS A MODIFICATION TO THIS BEDROOM MIX IS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS A.L.T.A. IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, (2002 EPOCH) FROM AN N.G.S. OPUS SOLUTION AT STATION NO. 999.

THE COMBINED SCALE FACTOR AT STATION NO. 999 IS 1.000034451. GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR. QUOTED REFERENCE BEARINGS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

BENCH MARK

COUNTY OF SAN DIEGO BENCHMARK DESIGNATION No. JM 0072.
ELEVATION: 1026.01 N.G.V.D. 1929 VERTICAL DATUM

SLOPE ANALYSIS

	SLOPE	ACRES	MAX NO. OF UNITS		SLOPE	ACRES	MAX NO. OF UNITS
SR-1	0–25%	104.24	104	SR-2	0–25%	37.82	18
	25%–50%	4.69	2		25%–50%	0.53	0
	GREATER THAN 50%	0.8	0		GREATER THAN 50%	0.07	0
	TOTAL	109.73	106		TOTAL	38.42	18

ZONING BOX

USE REGULATIONS	C36	A70	A70
ANIMAL REGS	Q	L	L
DENSITY	1	1	0.5
LOT SIZE	0.9 AC	1 AC	2 AC
BUILDING TYPE	W	C	C
MAXIMUM FLOOR AREA	–	–	–
FLOOR AREA RATIO	–	–	–
HEIGHT	G	G	G
LOT COVERAGE	–	–	–
SETBACK	O	C	C
OPEN SPACE	A	–	–
SPECIAL USE REGULATIONS	P	–	–

TENTATIVE MAP FOR:
COUNTY OF SAN DIEGO TRACT No. 5460 RPL2
"SIMPSON FARMS"

PROJECT DESIGN CONSULTANTS
Planning I Landscape Architecture I Engineering I Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax
PROJECT DESIGN CONSULTANTS
619.235.6471

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TENTATIVE MAP FOR:
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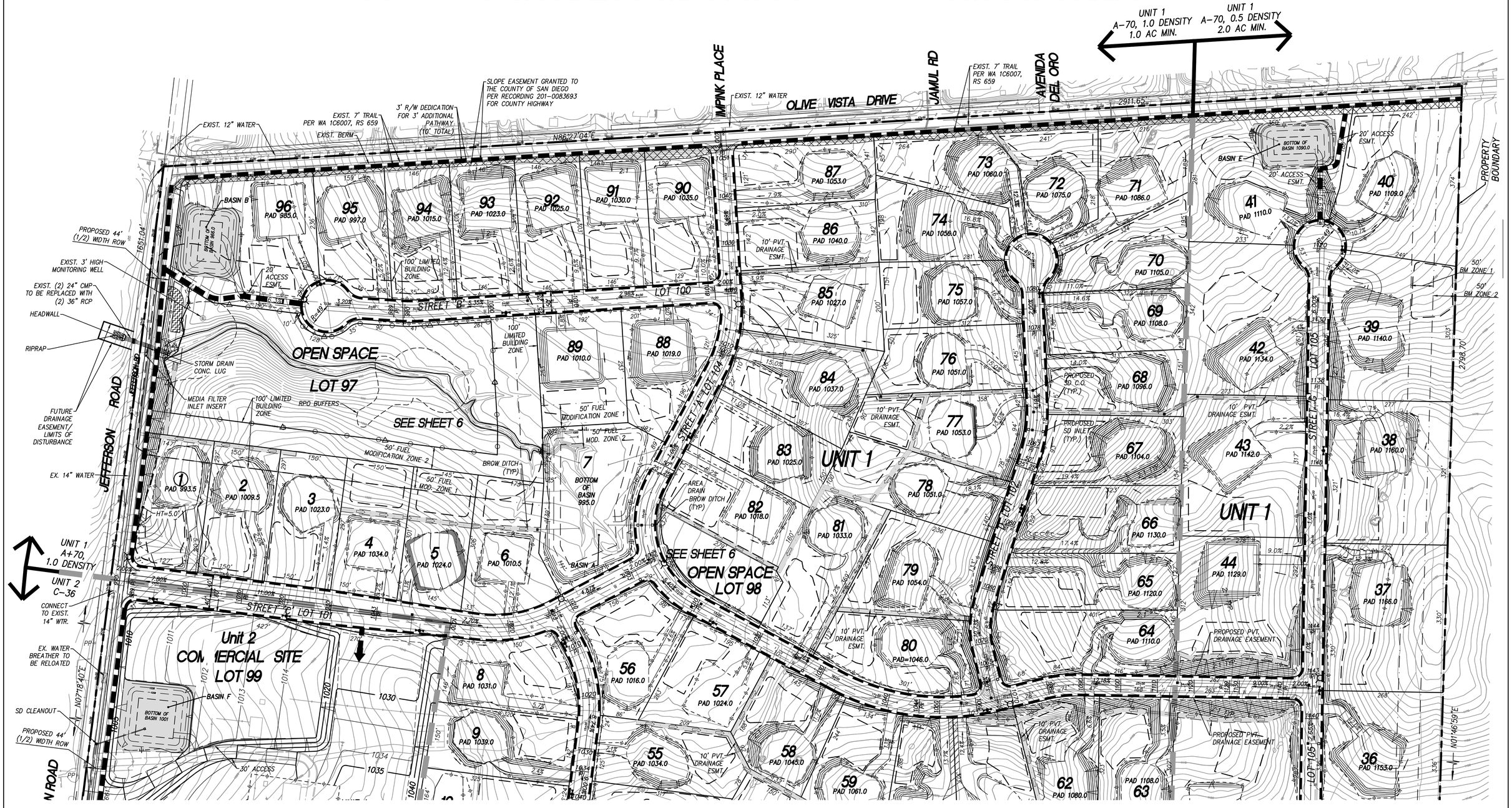

NOTE:
LOT FRONT, SIDE AND BACK YARDS.
EACH INDIVIDUAL LAND OWNER WILL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING THEIR LOT/PARCEL TO THE SAN DIEGO RURAL FIRE PROTECTION DISTRICT'S IRRIGATED ZONE 1 CRITERIA. WHEN THE AREA IS LOCATED WITHIN COMMON AREA, THE H.O.A. SHALL PERFORM THE REQUIRED MAINTENANCE. ALTERNATIVELY, THE AREA SHALL BE KEPT CLEAR OF ALL COMBUSTIBLE VEGETATION UNLESS EROSION IS CONCERN.

NOTE:
NOISE RESTRICTION EASEMENT ON LOTS 1, 11 THROUGH 16, AND 21.

N

0 50 100 200 300
GRAPHICAL SCALE
SCALE: 1" = 100'

TENTATIVE MAP FOR:
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Planning | Landscape Architecture | Engineering | Survey
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San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax
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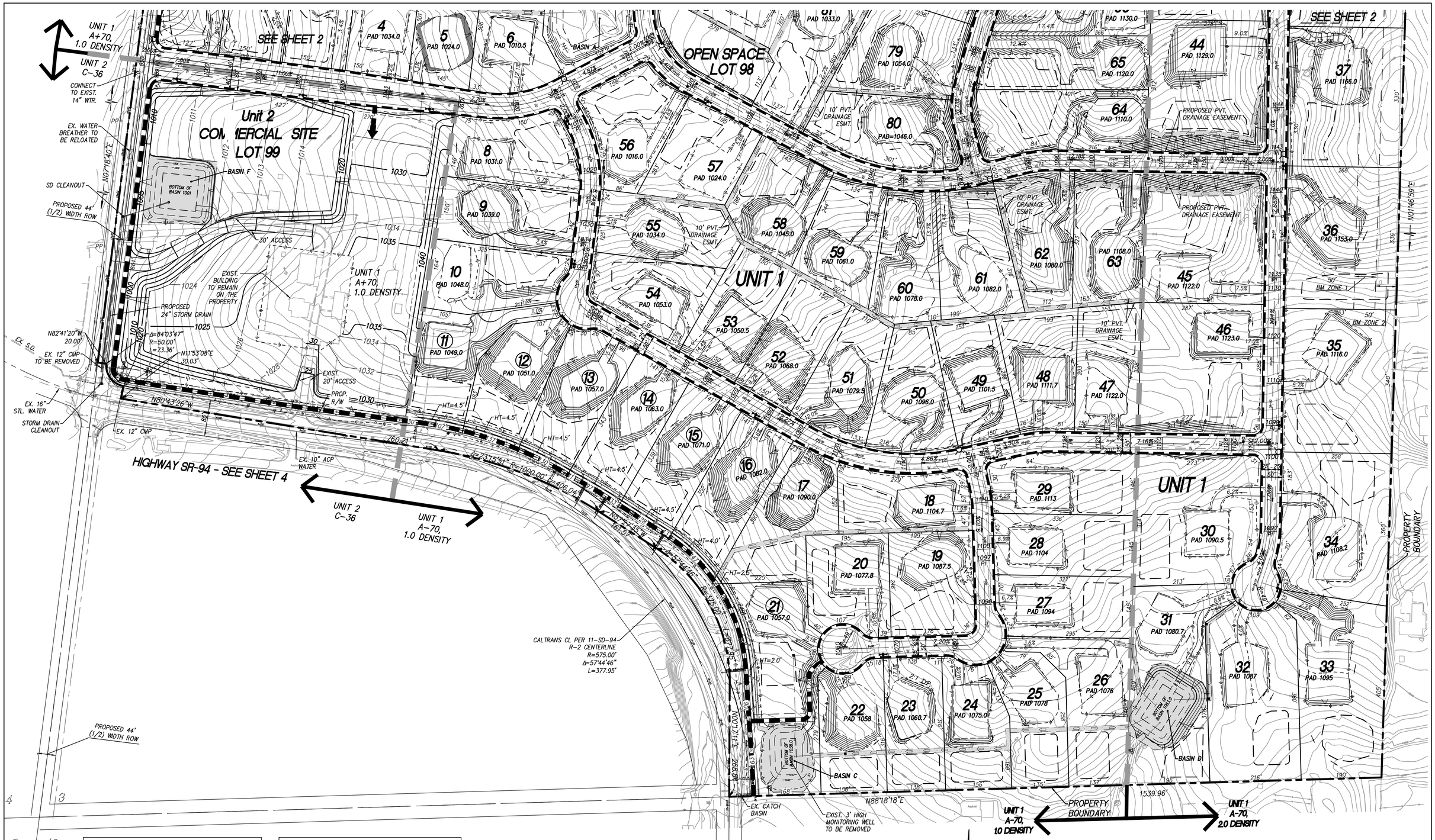

NOTE:
LOT FRONT, SIDE AND BACK YARDS.
EACH INDIVIDUAL LAND OWNER WILL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING THEIR LOT/PARCEL TO THE SAN DIEGO RURAL FIRE PROTECTION DISTRICT'S IRRIGATED ZONE 1 CRITERIA. WHEN THE AREA IS LOCATED WITHIN COMMON AREA, THE H.O.A. SHALL PERFORM THE REQUIRED MAINTENANCE. ALTERNATIVELY, THE AREA SHALL BE KEPT CLEAR OF ALL COMBUSTIBLE VEGETATION UNLESS EROSION IS CONCERN.

NOTE:
NOISE RESTRICTION EASEMENT ON LOTS 1, 11 THROUGH 16, AND 21.

TENTATIVE MAP FOR:
COUNTY OF SAN DIEGO TRACT No. 5460 RPL2
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Planning I Landscape Architecture I Engineering I Survey
701 B Street, Suite 800
San Diego, CA 92101
619.236.6471 Tel
619.234.0349 Fax

PROJECT DESIGN CONSULTANTS
619.235.6471

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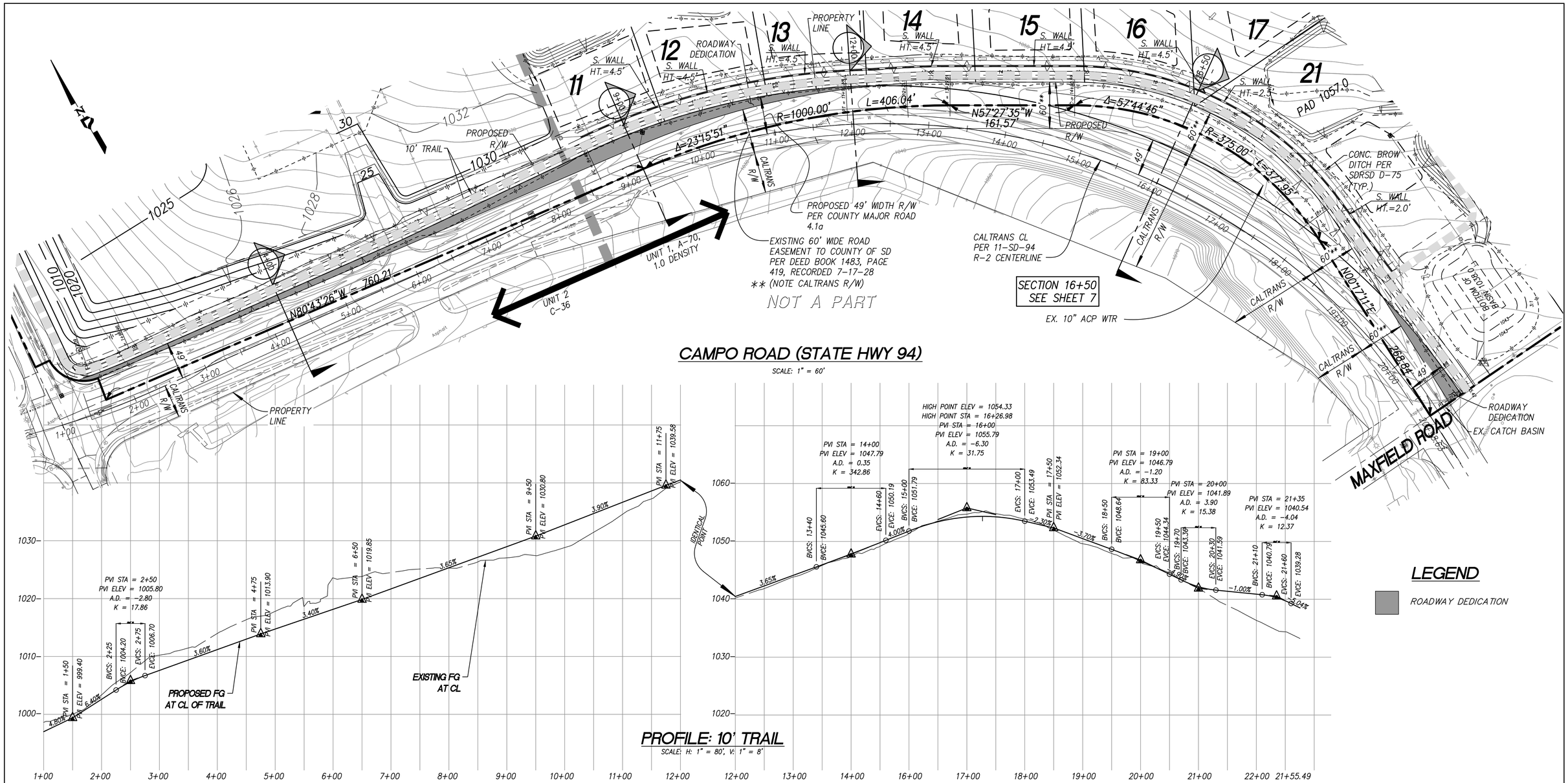
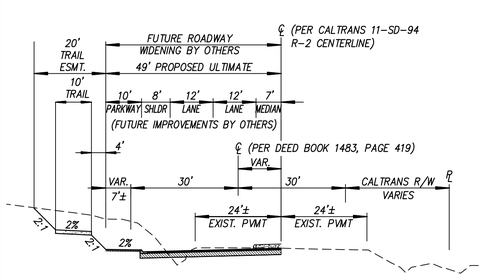
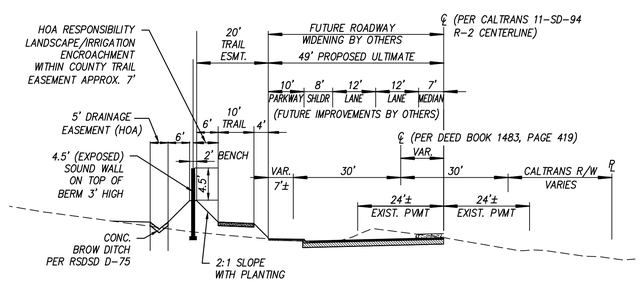




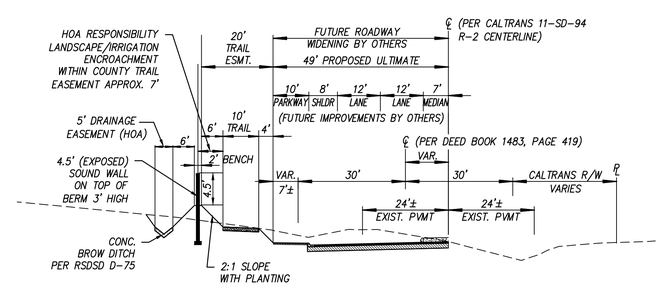
CAMPO ROAD (STATE HWY 94) - MAJOR ROAD 4.1a

@ STA: 4+00
SCALE: 1" = 20'



CAMPO ROAD (STATE HWY 94) - MAJOR ROAD 4.1a

@ STA: 9+00
SCALE: 1" = 20'



CAMPO ROAD (STATE HWY 94) - MAJOR ROAD 4.1a

@ STA: 12+00
SCALE: 1" = 20'

0 40 80 160 320
GRAPHICAL SCALE: 1"=80'

TENTATIVE MAP FOR:
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Planning I Landscape Architecture I Engineering I Survey
701 B Street, Suite 800
San Diego, CA 92101
619.236.6471 Tel
619.234.0349 Fax

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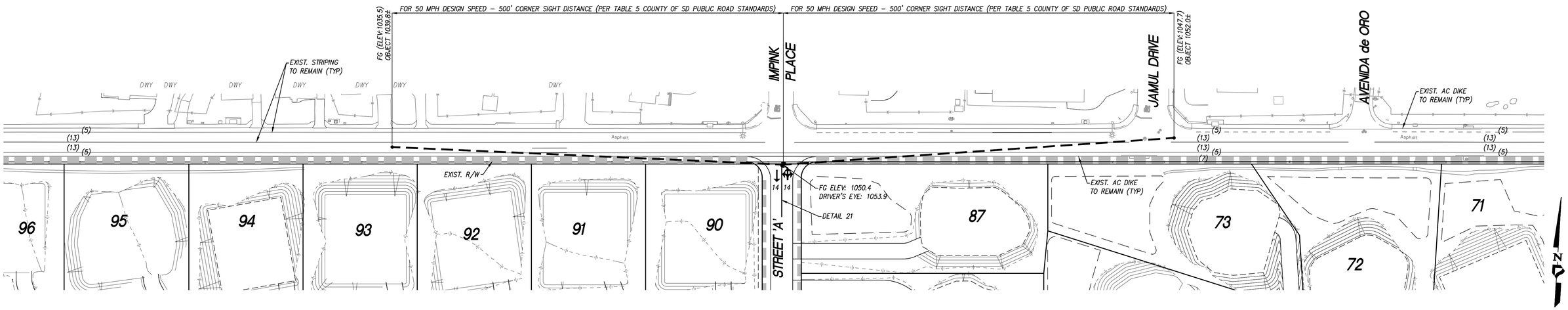
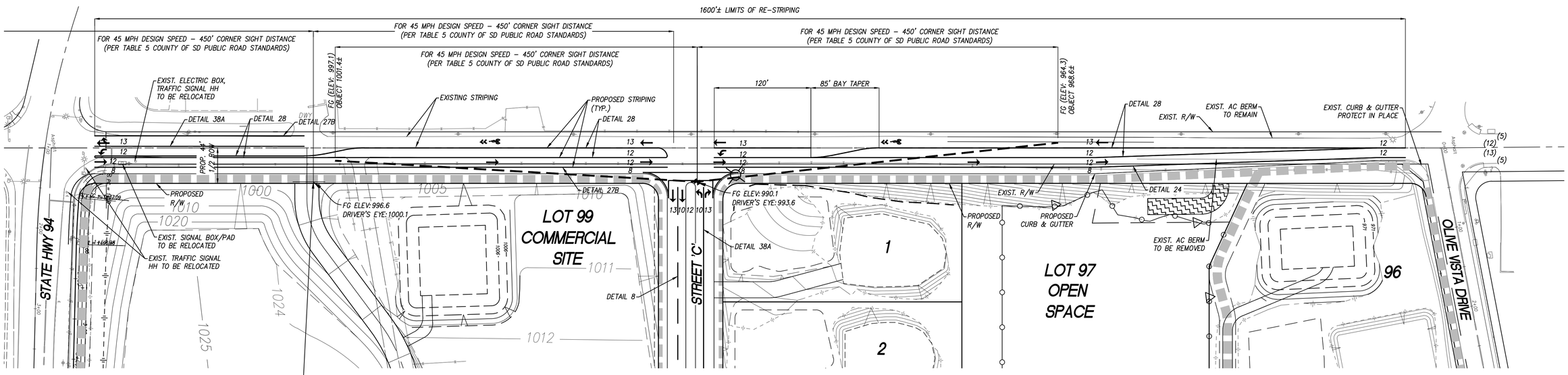


OLIVE VISTA DRIVE

SIGHT DISTANCE and STRIPING (EXISTING POSTED SPEED = 45 MPH)
PER THE TRAFFIC STUDY: OLIVE VISTA DRIVE WESTBOUND 85TH PERCENTILE SPEED = 48.5 MPH PER THE TRAFFIC STUDY: OLIVE VISTA DRIVE EASTBOUND 85TH PERCENTILE SPEED = 42.8 MPH



JEFFERSON ROAD

SIGHT DISTANCE and STRIPING (EXISTING POSTED SPEED = 40 MPH)
PER THE TRAFFIC STUDY: JEFFERSON ROAD SOUTHBOUND 85TH PERCENTILE SPEED = 41.4 MPH
PER THE TRAFFIC STUDY: JEFFERSON ROAD NORTHBOUND 85TH PERCENTILE SPEED = 40.3 MPH

FOR SIGHT DISTANCE OF EXISTING DRIVEWAY SEE SHEET 7

LEGEND

- LINE OF SIGHT
- DIRECTIONAL ARROW
- SHARED LANE
- TRAIL

0 30 60 120 240
GRAPHICAL SCALE: 1"=60'

TENTATIVE MAP FOR:
COUNTY OF SAN DIEGO TRACT No. 5460 RPL2
"SIMPSON FARMS"

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619.235.6471 Tel
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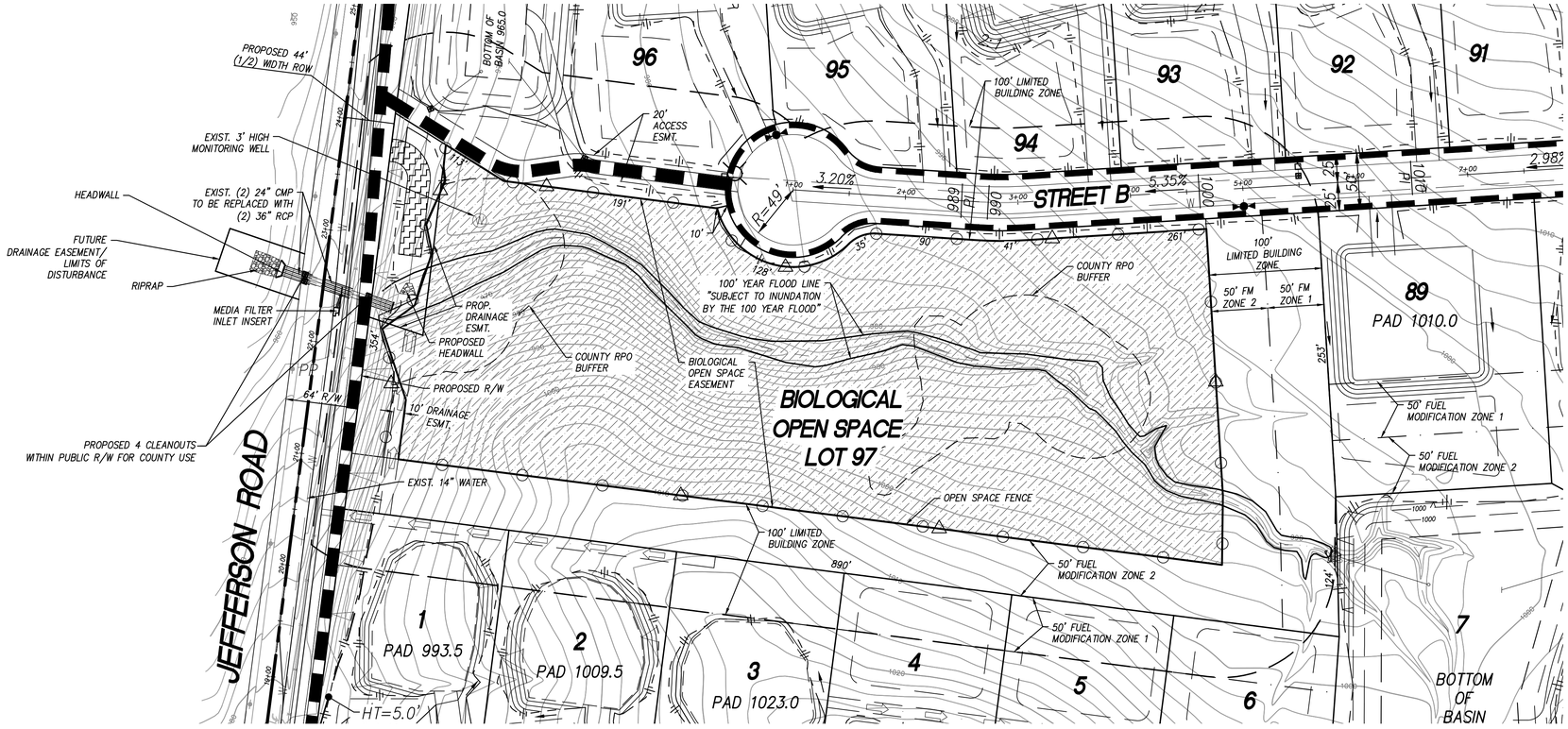
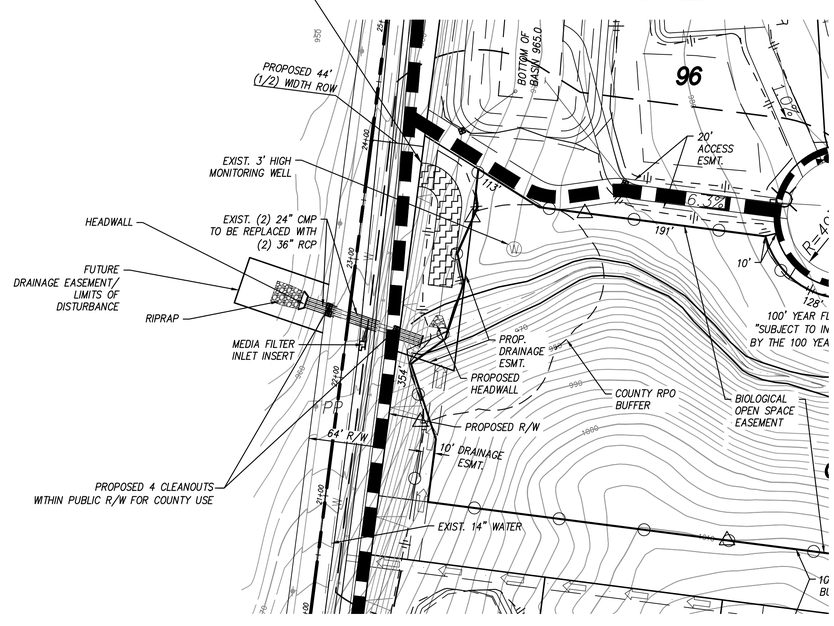
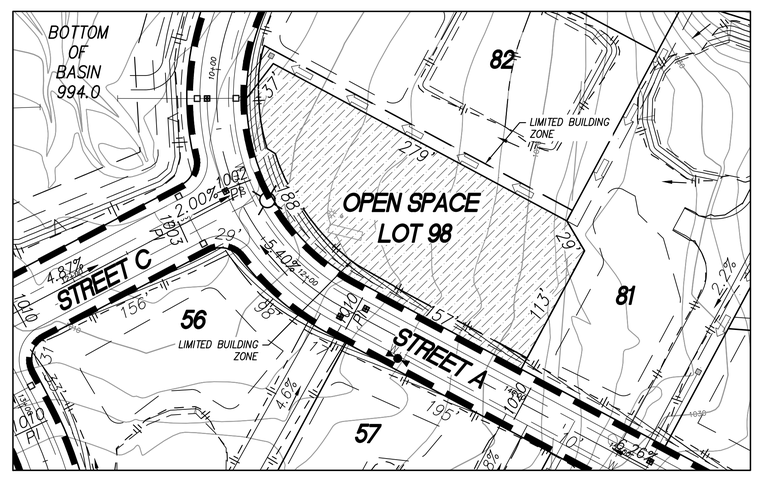


LOT 97-OPEN SPACE



DETAIL A



LOT 98-OPEN SPACE

LEGEND

SPLIT RAIL FENCING

INDICATES OPEN SPACE

SIGNAGE (3" X 9" WITH 3' MIN. HIGH POST)

SENSITIVE ENVIRONMENTAL RESOURCES
AREA RESTRICTED BY EASEMENT
Entry without express written permission from the County of San Diego is prohibited.
To report a violation or for more information about easement restrictions and exceptions, contact the County of San Diego, Planning Development Services
Reference: PDS2005-3100-5460

N

0 30 60 120 180

GRAPHICAL SCALE
SCALE: 1" = 60'

TENTATIVE MAP FOR:
COUNTY OF SAN DIEGO TRACT No. 5460 RPL2
"SIMPSON FARMS"

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701 B Street, Suite 800
San Diego, CA 92101
619.236.6471 Tel
619.234.0349 Fax

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TENTATIVE MAP FOR:
COUNTY OF SAN DIEGO TRACT No. 5460 RPL2 - "SIMPSON FARMS"

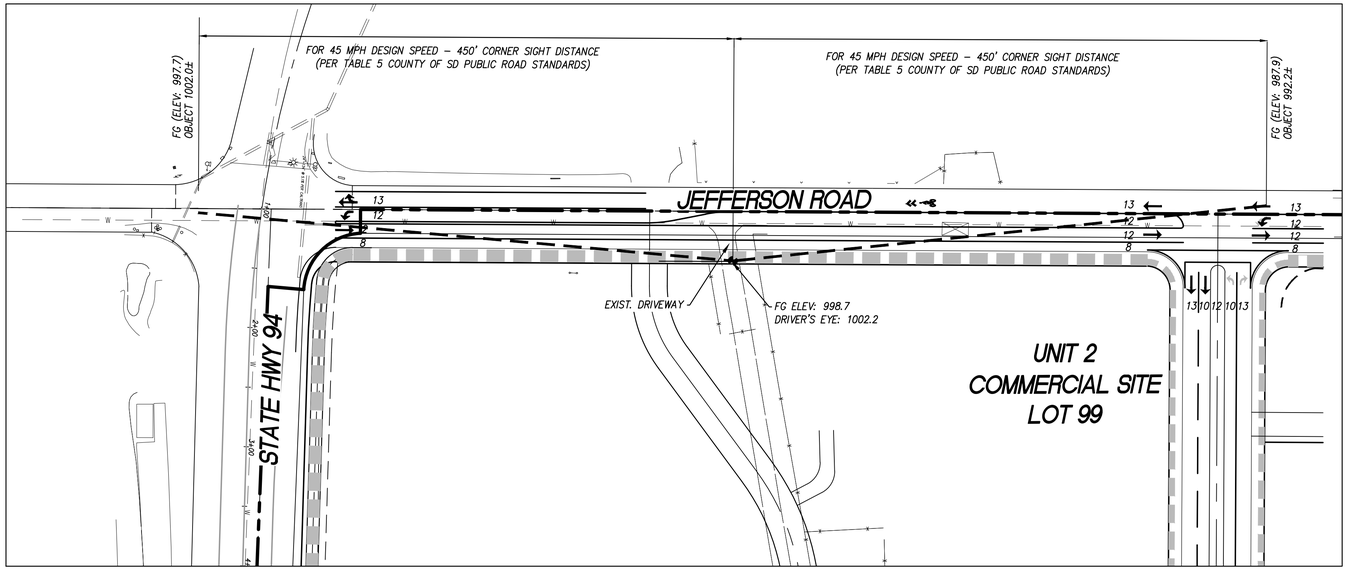
SITE DEVELOPMENT AREA

LOT NO.	GROSS AREA (AC)	TRAIL/ACCESS (AC)	NET AREA (AC)	REMARKS	LOT NO.	GROSS AREA (AC)	TRAIL/ACCESS (AC)	NET AREA (AC)	REMARKS	LOT NO.	GROSS AREA (AC)	TRAIL/ACCESS (AC)	NET AREA (AC)	REMARKS
1	1.00	-----	1.00		37	2.04	-----	2.04		73	1.01	-----	1.01	
2	1.02	-----	1.02		38	2.02	-----	2.02		74	1.07	-----	1.07	
3	1.02	-----	1.02		39	2.04	-----	2.04		75	1.02	-----	1.02	
4	1.03	-----	1.03		40	2.07	-----	2.07		76	1.09	-----	1.09	
5	1.01	-----	1.01		41(e)	2.19	0.13	2.06		77	1.28	-----	1.28	
6	1.15	-----	1.15		42	2.07	-----	2.07		78	1.25	-----	1.25	
7(d)	1.74	0.05	1.69		43	2.00	-----	2.00		79	1.29	-----	1.29	
8	1.10	-----	1.10		44	2.00	-----	2.00		80	1.22	-----	1.22	
9	1.11	-----	1.11		45	2.01	-----	2.01		81	1.24	-----	1.24	
10	1.07	-----	1.07		46	2.04	-----	2.04		82	1.13	-----	1.13	
11	1.14	0.06	1.08		47	1.03	-----	1.03		83	1.06	-----	1.06	
12	1.07	0.06	1.01		48	1.07	-----	1.07		84	1.30	-----	1.30	
13	1.17	0.06	1.11		49	1.03	-----	1.03		85	1.19	-----	1.19	
14	1.11	0.06	1.05		50	1.08	-----	1.08		86	1.01	-----	1.01	
15	1.13	0.06	1.07		51	1.07	-----	1.07		87	1.00	-----	1.00	
16	1.19	0.07	1.12		52	1.05	-----	1.05		88	1.10	-----	1.10	
17	1.29	0.01	1.28		53	1.04	-----	1.04		89	1.12	-----	1.12	
18	1.03	-----	1.03		54	1.05	-----	1.05		90	1.03	-----	1.03	
19	1.12	-----	1.12		55	1.11	-----	1.11		91	1.02	-----	1.02	
20	1.02	-----	1.02		56	1.11	-----	1.11		92	1.02	-----	1.02	
21(e)	2.12	0.38	1.74		57	1.01	-----	1.01		93	1.02	-----	1.02	
22	1.06	-----	1.06		58	1.06	-----	1.06		94	1.01	-----	1.01	
23	1.00	-----	1.00		59	1.01	-----	1.01		95	1.01	-----	1.01	
24	1.00	-----	1.00		60	1.01	-----	1.01		96(e)	2.05	0.18	1.87	
25	1.04	-----	1.04		61	1.18	-----	1.18		97(a)	6.36	-----	6.36	
26	1.33	-----	1.33		62	1.14	-----	1.14		98(a)	0.81	-----	0.81	
27	1.05	-----	1.05		63	1.20	-----	1.20		99(b)	11.80	0.32	11.48	
28	1.10	-----	1.10		64	1.38	-----	1.38		100(c)	1.21	-----	1.21	
29	1.12	-----	1.12		65	1.15	-----	1.15		101(c)	1.93	-----	1.93	
30	2.00	-----	2.00		66	1.24	-----	1.24		102(c)	1.33	-----	1.33	
31(e)	2.06	0.05	2.01		67	1.13	-----	1.13		103(c)	1.16	-----	1.16	
32	2.00	-----	2.00		68	1.00	-----	1.00		104(c)	2.91	-----	2.91	
33	2.02	-----	2.02		69	1.01	-----	1.01		105(c)	2.68	-----	2.68	
34	2.02	-----	2.02		70	1.02	-----	1.02		106(c)	2.62	-----	2.62	
35	2.03	-----	2.03		71	1.13	-----	1.13						
36	2.04	-----	2.04		72	1.00	-----	1.00						

(a) OPEN SPACE LOT (c) ROADWAY LOT (e) DWELLING LOT WITH DRAINAGE BASIN
(b) COMMERCIAL LOT (d) DRAINAGE DETENTION BASIN LOT

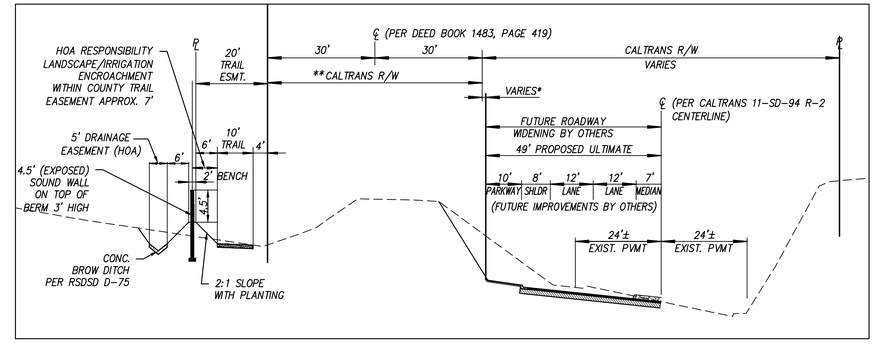
TOTAL ACREAGE:

GROSS = 156.65 AC
TRAIL/ACCESS = 1.49 AC
NET = 155.16 AC



JEFFERSON ROAD

SIGHT DISTANCE and STRIPING (EXISTING POSTED SPEED = 40 MPH)
PER THE TRAFFIC STUDY: JEFFERSON ROAD SOUTHBOUND 85TH PERCENTILE SPEED = 41.4 MPH
PER THE TRAFFIC STUDY: JEFFERSON ROAD NORTHBOUND 85TH PERCENTILE SPEED = 40.3 MPH



CAMPO ROAD (STATE HWY 94) - MAJOR ROAD 4.1a

@ STA: 16+50
SCALE: 1" = 20'

TENTATIVE MAP FOR:
COUNTY OF SAN DIEGO TRACT No. 5460 RPL2
"SIMPSON FARMS"

PROJECT DESIGN CONSULTANTS
Planning I Landscape Architecture I Engineering I Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

PROJECT DESIGN CONSULTANTS
619.235.6471

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TENTATIVE MAP FOR:
COUNTY OF SAN DIEGO TRACT No. 5460 RPL2 - "SIMPSON FARMS"

EASEMENTS/ENCUMBRANCES

(3) RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS CAMPO ROAD.

(4) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: THE COUNTY OF SAN DIEGO
PURPOSE: PUBLIC ROAD
RECORDED: IN BOOK 255, PAGE 4 OF DEEDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

(5) SUCH RIGHTS AS MAY EXIST IN A ROAD OVER THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD ROAD SURVEY NO. 72 AND OF ROUTE 16, DIVISION NO. 2 AS SHOWN ON MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

(6) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: THE COUNTY OF SAN DIEGO
PURPOSE: ROAD PURPOSES
RECORDED: JULY 17, 1928 IN BOOK 1483, PAGE 419 OF DEEDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT

(7) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: THE COUNTY OF SAN DIEGO
PURPOSE: PUBLIC HIGHWAY
RECORDED: DECEMBER 26, 1940 AS DOCUMENT NO. 67245 IN BOOK 1120, PAGE 6 OF OFFICIAL RECORDS
AFFECTS: PARCELS 1 AND 2 (ROAD SURVEY 659)

8 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDED: OCTOBER 1, 1979 AS FILE NO. 79-409106, OFFICIAL RECORDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

(9) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

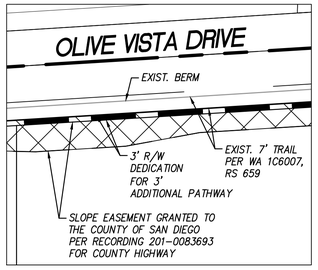
GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDED: NOVEMBER 25, 1980 AS FILE NO. 80-397825, OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT

(16) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: COUNTY HIGHWAY
RECORDED: FEBRUARY 19, 2010
RECORDING NO.: 2010-0083693 OF OFFICIAL RECORDS
AFFECTS: OLIVE VISTA DRIVE

LEGEND

- DRAINAGE EASEMENT
- TRAIL EASEMENT
- SLOPE/DRAINAGE EASEMENT
- RIGHT-OF-WAY DEDICATION
- SLOPE EASEMENT GRANTED TO COUNTY OF SAN DIEGO PER RECORDING 201-0083693 FOR COUNTY HIGHWAY
- PROPOSED 3' PATHWAY



DETAIL 'A'
SCALE: 1" = 40'

N

0 80 160 320 480
GRAPHICAL SCALE
SCALE: 1" = 160'

TENTATIVE MAP FOR:
COUNTY OF SAN DIEGO TRACT No. 5460 RPL2
"SIMPSON FARMS"

PROJECT DESIGN CONSULTANTS
Planning I Landscape Architecture I Engineering I Survey
701 B Street, Suite 800
San Diego, CA 92101
619.236.6471 Tel
619.234.0349 Fax
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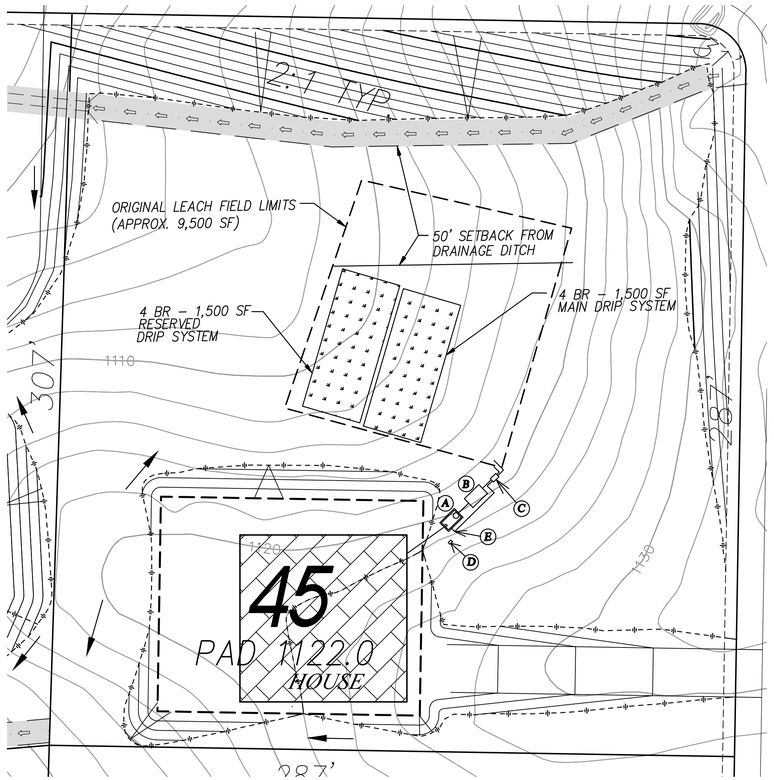


SCALE: 1" = 30'

SUPPLEMENTAL TREATMENT SYSTEM (TYP)

1000 GALLON SEPTIC TANK AND AX20RT WITH 12" EXTENSIONS FOR 4 BEDROOM HOMES (SEE DETAILS)

(A) **1000** gal. or 1200 gal **P**rimary **T**ank

(B) **AX20RT OR** AX25RT **800** gal. **R**ecirc. **T**ank

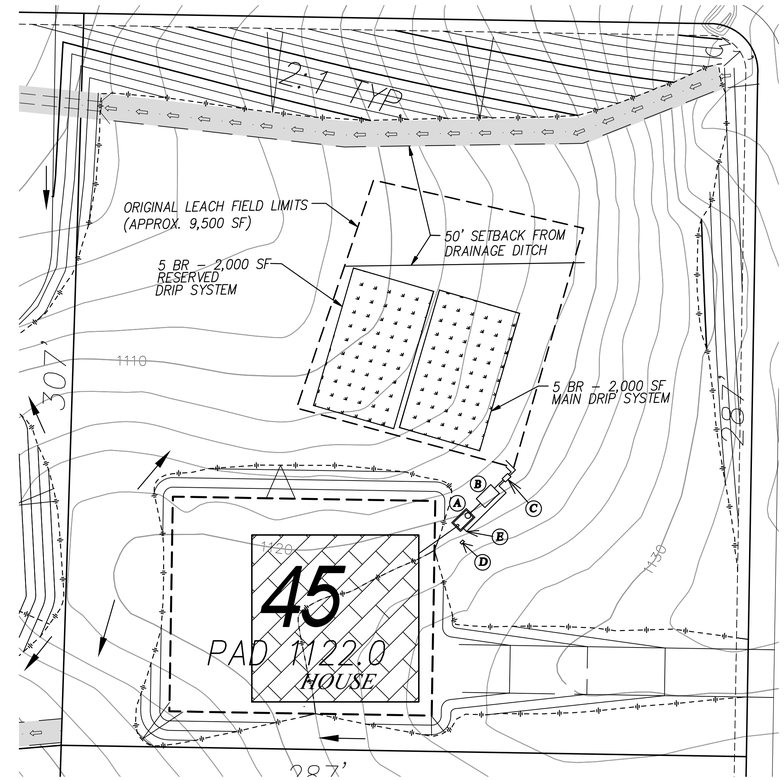
(C) **G**eoflow Automatic WHW Sporty Headworks

(D) **C**ontrol Panel

(E) **T**ypical PVC Return Manifold Lines and Fittings

DESIGN APPROACH

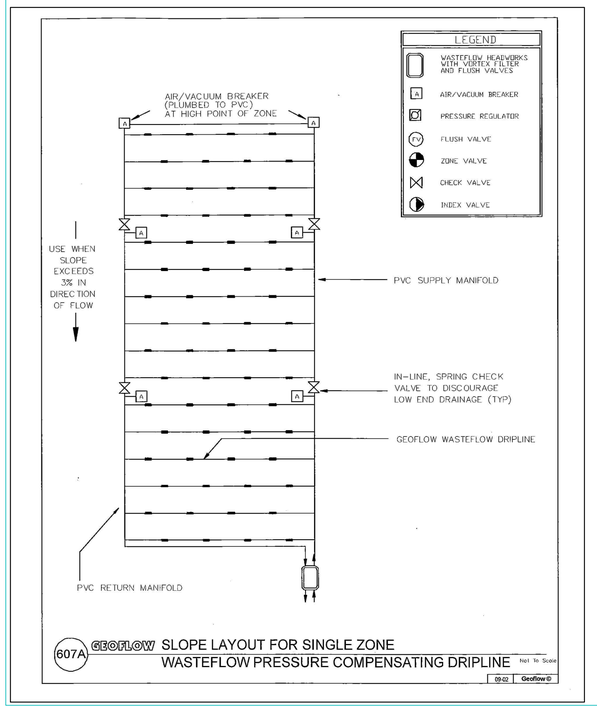
1) THIS PROJECT PROPOSES TO DESIGN TO THE RATE OF 42 MPI.
2) THIS WOULD RESULT IN AN APPLICATION RATE OF 0.4 gal/day/ft2.
3) PER THE LOCAL AGENCY MANAGEMENT PROPROGRAM (LAMP) ONSITE WASTEWATER TREATMENT SYSTEMS (FEBRUARY 24, 2015), THE FOLLOWING INFORMATION WAS USED TO DETERMINED THE DRIP FIELD DESIGN.
   A) THIS PROJECT PROPOSES UP TO 5 BEDROOM HOMES:
      4 BEDROOM SINGLE FAMILY DWELLING (451–600 GPD) – ASSUMES 600 gal/day
      5–6 BEDROOM SINGLE FAMILY DWELLING (601–900 GPD) – ASSUMES 750 gal/day
   B) THE TOTAL MINIMUM AREA OF COVERAGE NEEDED FOR DRIP FIELD DESIGN WOULD BE:
      4 BEDROOM SINGLE FAMILY DWELLING – 600/0.4 = 1500 SF
      5 BEDROOM SINGLE FAMILY DWELLING – 750/0.4 = 1875 SF
   C) DESIGNING FOR 100% RESERVE DRIP FIELDS WOULD BRING THE MINIMUM TOTAL AREA OF COVERAGE TO:
      4 BEDROOM SINGLE FAMILY DWELLING – 3,000 SF
      5 BEDROOM SINGLE FAMILY DWELLING – 3,800 SF
4) FOR SETBACK REQUIREMENTS SEE PAGE 14–15 OF LAMP.



SCALE: 1" = 30'

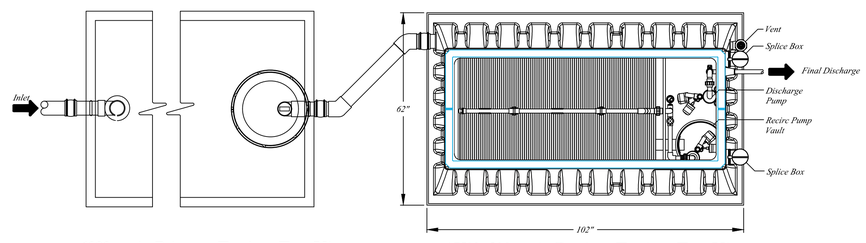
SUPPLEMENTAL TREATMENT SYSTEM (TYP)

1200 GALLON SEPTIC TANK AND AX25RT WITH 12" EXTENSIONS 5 BEDROOM HOMES



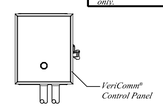
607A GEOFLOW SLOPE LAYOUT FOR SINGLE ZONE
WASTEFLOW PRESSURE COMPENSATING DRIPLINE Not To Scale
09.02 Geoflow®

AX20RT Treatment System - Pump Discharge



1000 gal. **P**rimary **T**ank – **T**op **V**iew

AX20 800 gal. **R**ecirc. **T**ank – **T**op **V**iew



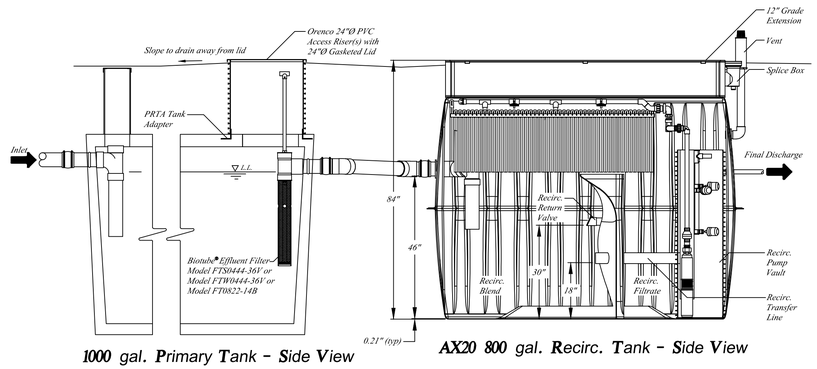
Control Panel Detail
Not To Scale

Design Notes

For residential strength waste up to 4 bedrooms.

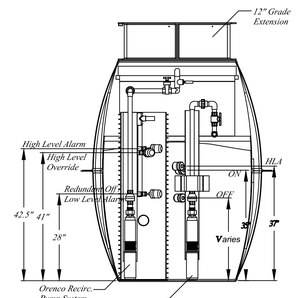
Installation to be performed by an AdvanTex Authorized Installer only.

Start-up and service to be performed by an AdvanTex Authorized Service Provider only.



1000 gal. **P**rimary **T**ank – **S**ide **V**iew

AX20 800 gal. **R**ecirc. **T**ank – **S**ide **V**iew



Discharge **C**hamber – **E**nd **V**iew

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PRODUCT CONFIGURATION DRAWINGS

Orenco® Orenco Systems®, Incorporated

Drawn By: BEN SMITH	Project: AX20RT Mode 1B with 12" Grade Extension	Scale: 1" = 2'-0"	
Drawn For:		Sheet: 1 OF 1	
	Title: NDW-ATX-RT-STD-31	Rev: A-01	Date: 7/23/2015

TENTATIVE MAP FOR:
COUNTY OF SAN DIEGO TRACT No. 5460 RPL2
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PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Environmental | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax
PROJECT DESIGN CONSULTANTS
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