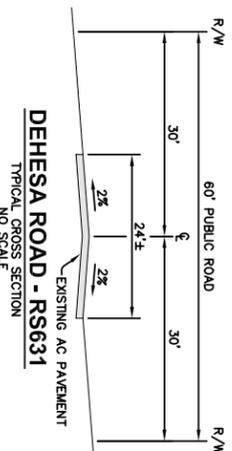
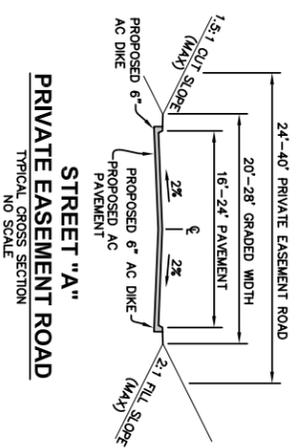
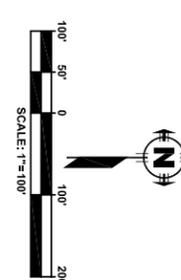
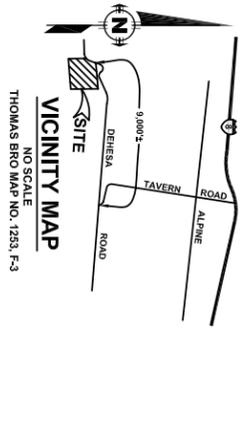


COUNTY OF SAN DIEGO TENTATIVE MAP 5300 RPL 5



- LEGEND**
- 1 AREA SUBJECT TO INUNDATION BY THE 100 YEAR STORM (> 25 ACRE CONTRIBUTING BASIN)
 - 2 EXISTING HOUSE
 - 3 EXISTING DIRT DRIVEWAY
 - 4 EXISTING AC PAVEMENT
 - 5 EXISTING 36" STORM DRAIN PIPE (CMP)
 - 6 PROPOSED 35' PUBLIC ROAD DEDICATION
 - 7 100-YEAR FLOODPLAIN PER COUNTY OF SAN DIEGO FLOODPLAIN MAP 230-1827
 - 8 PROPOSED 40' PRIVATE ROAD EASEMENT
 - 9 PROPOSED 24' PRIVATE ROAD EASEMENT FOR THE BENEFIT OF LOTS 1 & 3
 - 10 ULTIMATE BUILDING SETBACK LINE (77' FROM CENTRELINE OF SF 140)
 - 11 PROPOSED PUBLIC ROAD DEDICATION, DEHESA ROAD (SF 140)
 - 12 ULTIMATE CENTRELINE OF DEHESA ROAD (SF 140)
 - 13 PROPOSED RIGHT OF WAY OF DEHESA ROAD (SF 140)
 - 14 PROPOSED STEEP SLOPE OPEN SPACE EASEMENT
 - 15 EXISTING WELLS



LEGAL DESCRIPTION
A PORTION OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 05, T18 S, R2 E.

TENTATIVE MAP NOTES

1. TAX ASSESSOR'S PARCEL NUMBER: 520-012-15
2. TAX RATE AREA: 67007
3. TOTAL GROSS AREA: 37.85 AC
4. TOTAL NET AREA: 36.34 AC
5. MINIMUM LOT SIZE: 2 ACRES
6. TOTAL NUMBER OF LOTS: 4 LOTS
7. GROSS AND NET AREA OF EACH LOT:

LOT	GROSS AREA	NET AVERAGE SLOPE
1	8.00 AC	7/8 AC
2	5.40 AC	4.68 AC
3	5.40 AC	5.34 AC
4	19.34 AC	18/12 AC
TOTAL	38.14 AC	36.90 AC

8. COMMUNITY PLAN: ALPINE
9. GENERAL PLAN LAND USE DESIGNATION: 17
10. GENERAL PLAN REGIONAL CATEGORY: 1.3 (ESTATE DEVELOPMENT AREA) & 1.6 (ENVIRONMENTALLY CONSTRAINED AREA)

11. EXISTING & PROPOSED ZONING:

EXISTING ZONING	PROPOSED ZONING
1.3 (ESTATE DEVELOPMENT AREA)	A72
ANIMAL REGULATIONS	O
LOT SIZE	2.0 AC
BUILDING TYPE	2 & 3
MAXIMUM FLOOR AREA	--
FLOOR AREA RATIO	--
HEIGHT	6
LOT COVERAGE	0
SETBACK	C
LOT COVERABLE OPEN SPACE	--
SPECIAL AREA REGULATIONS	--

16. (ENVIRONMENTALLY CONSTRAINED AREA) USE REGULATIONS

REGULATION	EXISTING	PROPOSED
ANIMAL REGULATIONS	A72	O
DENSITY	0	0.25
LOT SIZE	4 AC	2 AC
BUILDING TYPE	C	G
MAXIMUM FLOOR AREA	--	G
FLOOR AREA RATIO	--	G
HEIGHT	--	G
LOT COVERAGE	--	G
SETBACK	--	C
LOT COVERABLE OPEN SPACE	--	--
SPECIAL AREA REGULATIONS	--	FOR F

12. SPECIAL ASSESSMENT ACT STATEMENT: WILL NOT OPPOSE AN ASSESSMENT DISTRICT
13. PARK LAND DEDICATION STATEMENT: WILL PAY IN-LIEU FEE
14. STREET LIGHTS WILL BE PER COUNTY STANDARDS
15. SOLAR ACCESS STATEMENT: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
16. TOPOGRAPHIC SOURCE: PHOTO GEODETIC CORP. FLOWN MAY 18, 2005
17. DISTRICTS:
 - SEWER: PABRE DAM MUNICIPAL WATER DISTRICT
 - WATER: SAN DIEGO RURAL FIRE PROTECTION DISTRICT
 - FIRE: SAN DIEGO RURAL FIRE PROTECTION DISTRICT
 - SCHOOLS: ALPINE SCHOOL DISTRICT & GROSSMONT UNION HIGH SCHOOL DISTRICT
18. GRADING: SEE PRELIMINARY GRADING PLAN
19. ASSOCIATED PERMITS: NONE
20. PROJECT AVERAGE SLOPE = 26%
21. STREET NAMES SECTION APPROVAL: STREET NAMES WILL BE APPROVED PRIOR TO FINAL MAP RECORDING.

THIS DOES NOT CONSTITUTE APPROVAL OR DISAPPROVAL. Preliminary information relating to this Tentative Map which is required for Department of Environmental Health processing has been submitted in satisfactory form.

County of San Diego
Department of Environmental Health

By DEH APPROVED THIS PROJECT Date 7-5-07

OWNER/SUBDIVIDER:

STAN P. DOTTS
2550 WILLOW GLEN DRIVE
EL CAJON, CA 92019
(609) 417-6683

DATE

TENTATIVE MAP PREPARED BY:

LAWRENCE W. WALSH
RCE 46316
DATE



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