

TENTATIVE PARCEL MAP AND PRELIMINARY GRADING PLAN
BONGIOVANNI PROJECT
15030 MONTANA SERENA
EL CAJON, CALIFORNIA, 92021

NOTE: SEE SHEET 2 OF 2 FOR PRELIMINARY PROPOSED GRADING.

Owner's Certification Statement

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NAME FRANK BONGIOVANNI (TRUSTEE) NAME KATHLEEN A. BONGIOVANNI (TRUSTEE)
ADDRESS 9216 ABRAHAM WAY ADDRESS 9216 ABRAHAM WAY
SANTEE, CALIFORNIA 92071 SANTEE, CALIFORNIA 92071
TELEPHONE (619-499-7323) TELEPHONE (619-499-7323)

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP ARE SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G., PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHT-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

EXECUTED THIS 13th DAY OF Sept, 2011 AT San Diego, California

LEGAL DESCRIPTION: THE SOUTH 495 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, IN TOWNSHIP 15 SOUTH, RANGE 1 EAST, S.B.B.&M. AND A PORTION OF PARCEL 2 OF THE PARCEL MAP 15158, RECORDED FEBRUARY 25, 1988 IN THE COUNTY RECORDER'S OFFICE OF SAN DIEGO COUNTY, SEE BOUNDARY ADJUSTMENT No. PER CERTIFICATE OF COMPLIANCE REC. ON 12/12/03 AS INSTRUMENT NO. 03-1470365, O.R.

COMPLETE TAX ASSESSOR'S NUMBER IS: 399-130-45

ABBREVIATED LEGAL DESCRIPTION OF THE LAND SHOWN ON THE TENTATIVE MAP: A PORTION OF SECTION 26, T 15 S, R 1 E, SBBM, IN SAN DIEGO COUNTY.

GENERAL PLAN REGIONAL CATEGORY: SEMI-RURAL RESIDENTIAL

COMMUNITY/SUBREGIONAL PLAN AREA: CREST-DEHESA

LAND USE DESIGNATION(S): SR-2, SR-4

ASSOCIATED PERMITS: NONE

LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD (I.E. RECORDED OR UNRECORDED EASEMENT - IDENTIFY AND SPECIFY WIDTH): RECORDED 56' ROAD EASEMENT TO GIBSON HIGHLANDS

WATER SOURCE/WATER DISTRICT PADRE DAM MUNICIPAL DISTRICT

SEPTIC/SEWER DISTRICT SEPTIC

FIRE DISTRICT EAST COUNTY FPD

SCHOOL DISTRICT(S) GROSSMONT HIGH SCHOOL DISTRICT AND GEN ELEM ALPINE UNION

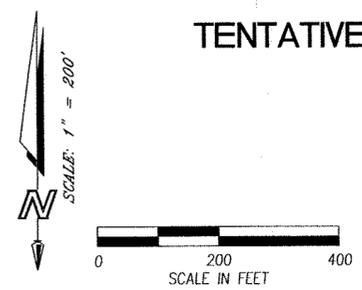
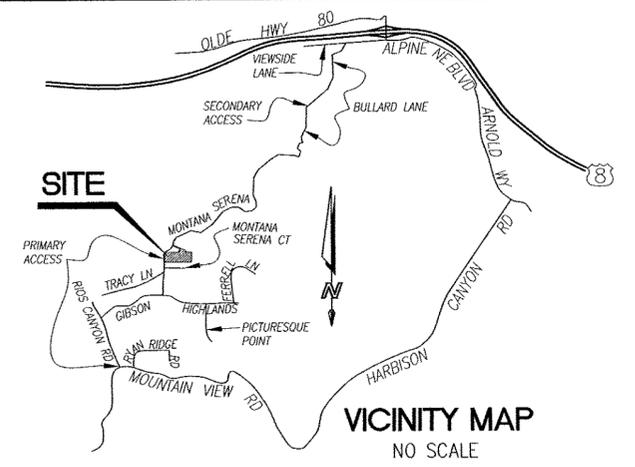
EXISTING ZONING: A70

SOLAR ACCESS NOTE: ALL LOTS WITHING THIS SUBDIVISION HAVE A MINIMUM OF 100 FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/ COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION.

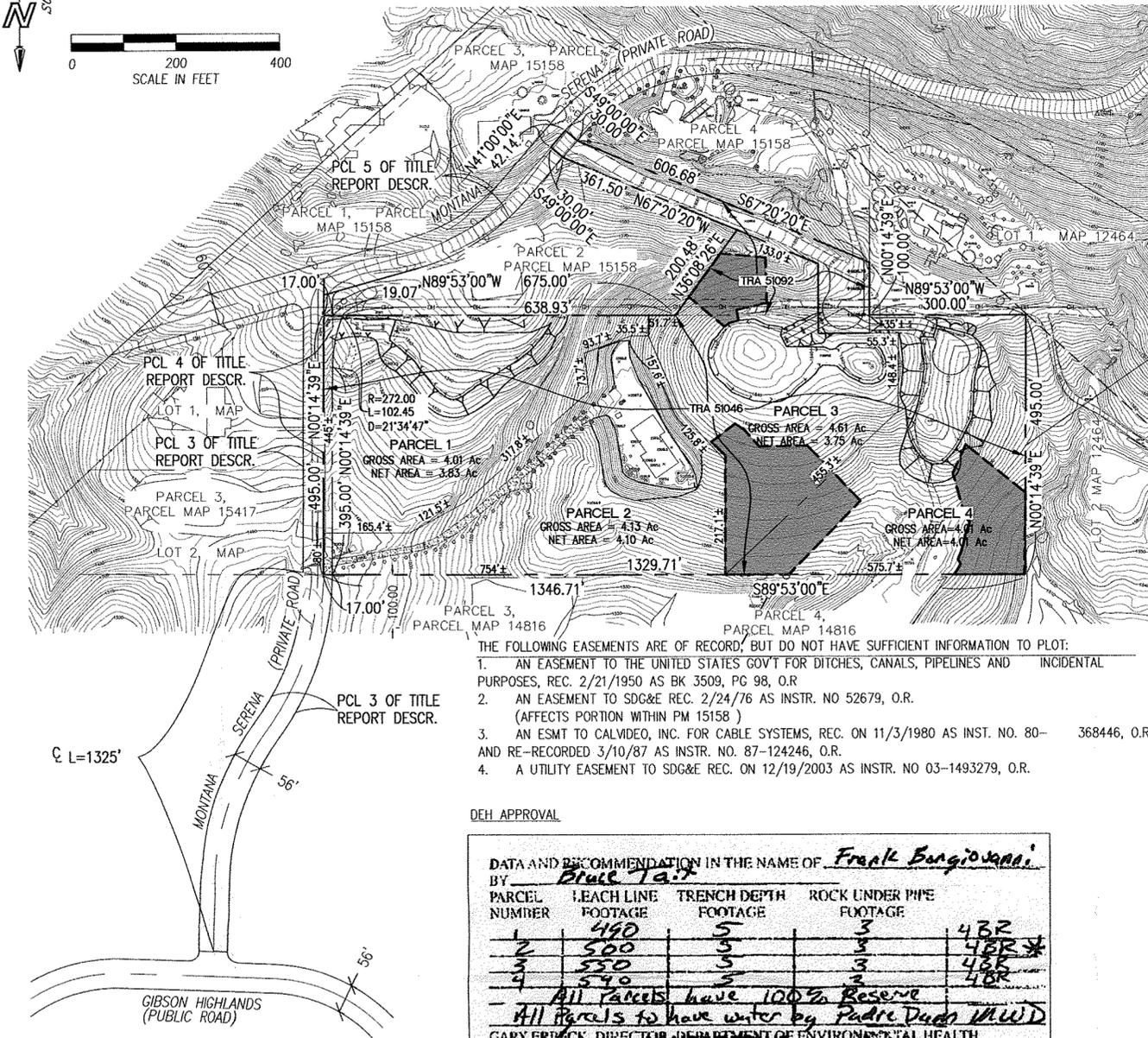
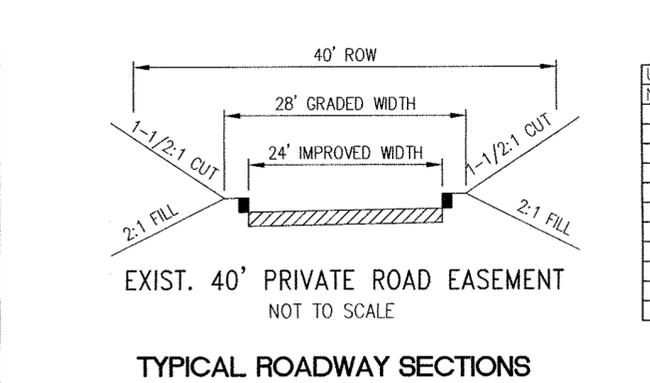
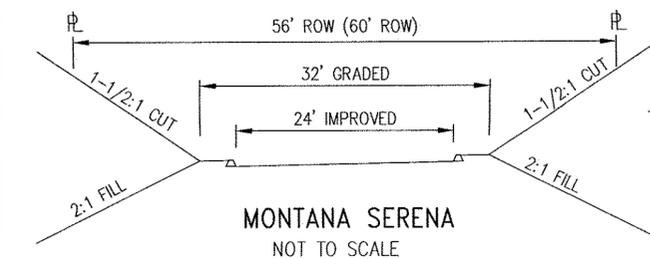
SOURCE OF TOPO: RICK ENGINEERING, 2002 (AERIAL)

SDC DPLU RCVD 09-13-11
TPM21080RPL2

BRUCE A. TAIT
NAME BRUCE A. TAIT
ADDRESS 702 CIVIC CENTER DR.
OCEANSIDE, CALIFORNIA 92054
TELEPHONE (760-433-1166)



LEGEND table with columns for SYMBOL and DESCRIPTION, listing various map features like property lines, easements, slopes, and contours.



- THE FOLLOWING EASEMENTS ARE OF RECORD, BUT DO NOT HAVE SUFFICIENT INFORMATION TO PLOT:
1. AN EASEMENT TO THE UNITED STATES GOV'T FOR DITCHES, CANALS, PIPELINES AND INCIDENTAL PURPOSES, REC. 2/21/1950 AS BK 3509, PG 98, O.R.
2. AN EASEMENT TO SDG&E REC. 2/24/76 AS INSTR. NO 52679, O.R. (AFFECTS PORTION WITHIN PM 15158)
3. AN ESMT TO CALVIDEO, INC. FOR CABLE SYSTEMS, REC. ON 11/3/1980 AS INST. NO. 80-368446, O.R. AND RE-RECORDED 3/10/87 AS INSTR. NO. 87-124246, O.R.
4. A UTILITY EASEMENT TO SDG&E REC. ON 12/19/2003 AS INSTR. NO 03-1493279, O.R.

DEH APPROVAL table with columns: PARCEL NUMBER, LEACH LINE FOOTAGE, TRENCH DEPTH FOOTAGE, ROCK UNDER PIPE FOOTAGE. Includes handwritten notes and signatures.

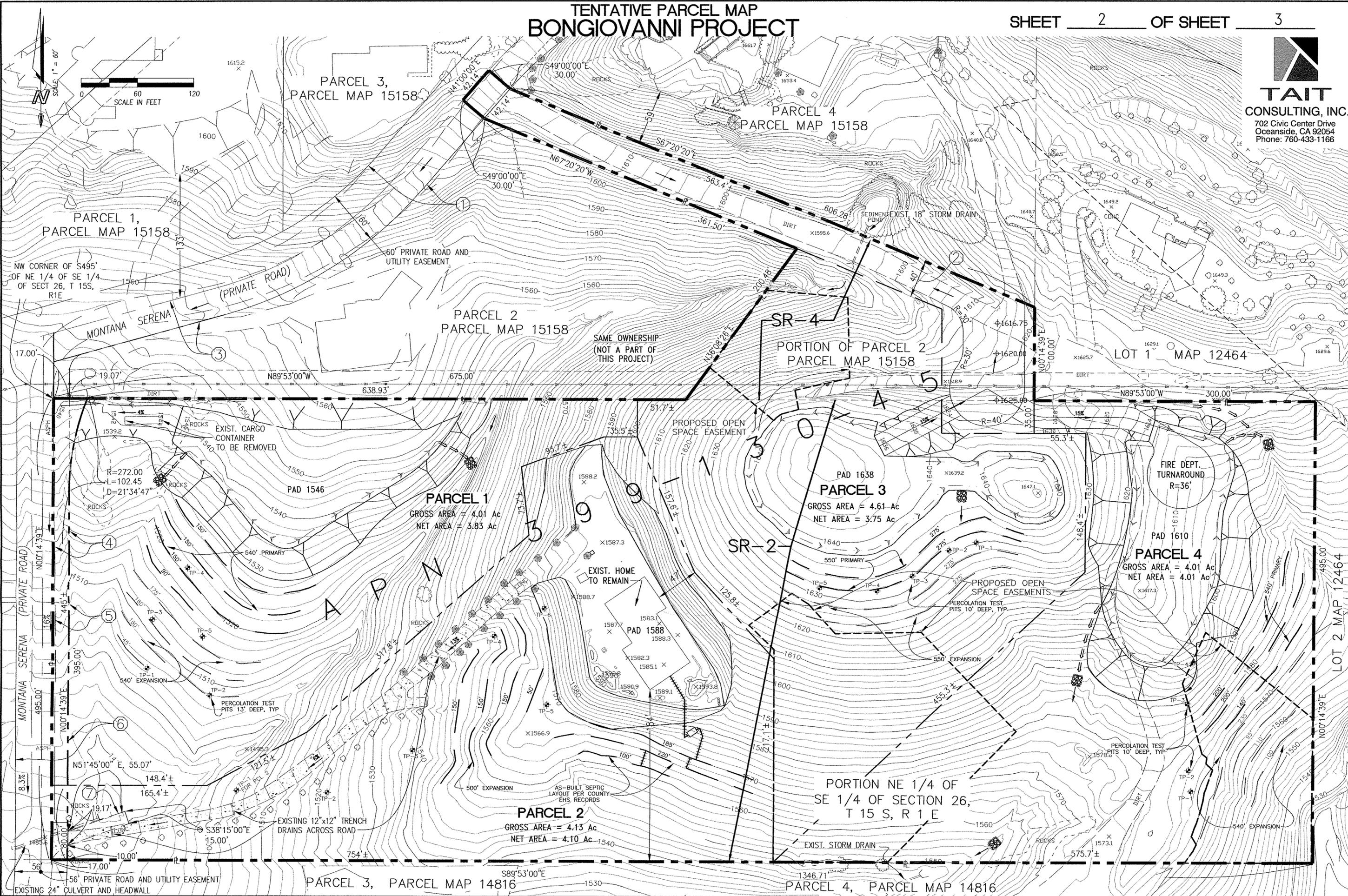
SAN DIEGO GAS AND ELECTRIC NOTE: ALL ROADS AND DRIVEWAYS CONSTRUCTED WITHIN THE SDG&E EASEMENT WILL BE BUILT TO SDG&E STANDARDS, INCLUDING H-20 LOADING, AND INCLUDE A 14' WIDE ROLLING CURB OR CURB CUT AT EASEMENT ACCESS POINTS. OWNER WILL SUBMIT FINAL GRADING PLANS FOR PARCELS 1, 3, AND 4 TO SDG&E FOR REVIEW AND APPROVAL.

USE REGULATIONS table with columns: NEIGHBORHOOD REGS, DENSITY, LOT SIZE, BUILDING TYPE, MAXIMUM FLOOR AREA, FLOOR AREA RATIO, HEIGHT, COVERAGE, SETBACK, OPEN SPACE, SPECIAL AREA REGS, ANIMAL REGULATIONS.

- THE FOLLOWING EASEMENTS ARE OF RECORD AND ARE PLOTTED ON SHEET 2 OF 3
1. ROAD EASMENT TO JOHN GIBSON, UDT DATED 1/4/1965, REC ON 3/10/1987 AS INSTR. NO. 124246 O.R. & UTILITY EASEMENT TO PADRE DAM MUNICIPAL WATER DISTRICT REC. ON 1/13/1988 AS INSTR. NO. 15556, O.R. AND ROAD & UTILITY ESMT. REC ON 10/9/1989 AS INSTR. NO. 89-546684, O.R AND PRIVATE ROAD EASMENT REC. ON 8/22/2003 AS INSTR. NO.03-1027109,O.R
2. EXIST. 40' PRIVATE ROAD AND UTILITY EASEMENT REC ON 4/8/1988 AS INSTR. NO. 88-162341 AND UTILITY ESMT TO SDG&E REC. ON 3/19/1994 AS INSTR. NO. 94-160246, O.R.
3. PRIVATE ROAD & UTILITY EASMENT REC. ON 6/11/1997 AS INSTR. NO. 97-273843, O.R.
4. ESMT. 17' TO PADRE DAM MUNICIPAL WATER DISTRICT REC. 11/6/1986 AS INSTR. NO. 86-509608, O.R.
5. PLC 4 OF TITLE REPORT DRAINAGE LEGAL DESCRIPTION & ESMT TO MOUNTAIN VIEW DEVELOPMENT CO. REC. ON 6/25/1980 AS INSTR. NO. O.R..
6. ROAD & UTILITIES ESMT. TO JOHN B. GIBSON U.D.T. DATED 1/4/1965 REC. ON 3/10/87 AS INSTR. NO. 124246, O.R AND ROAD AND UTILITY ESMT TO PACIFIC BELL REC. ON 12/1/1988 AS CONSTR. INSTR. NO. 88-615388, O.R. AND ROAD AND PRIVATE UTILITY ESMT REC. ON 10/9/1989 AS INSTR. NO. 89-546684 O.R. AND PRIVATE ROAD & UTILITY ESMT REC. ON 8/22/2003 AS INSTR. NO 2003-1027109. EASEMENT SUBJECT TO ROAD MAINT. AGREEMENT REC. ON 1/13/1999 AS INSTR. NO.99-19137 O.R.
7. DRAINAGE ESMT TO MOUNTAIN VIEW DEVELOPMENT CO. REC. ON 6/25/1980, AS INSTR. NO. 80-200575, O.R.

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TENTATIVE PARCEL MAP BONGIOVANNI PROJECT



PRELIMINARY GRADING PLAN
BONGIOVANNI PROJECT

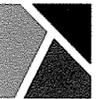
APN'S 399-130-02 AND 45

GRADING 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.

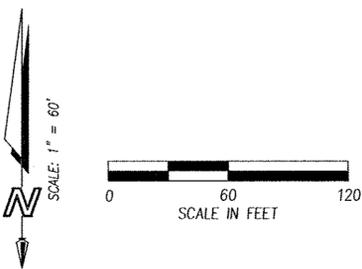
ESTIMATED GRADING QUANTITIES:

CUT: 11,000 CY IMPORT: 0 CY
FILL: 9,000 CY EXPORT: 2,000 CY

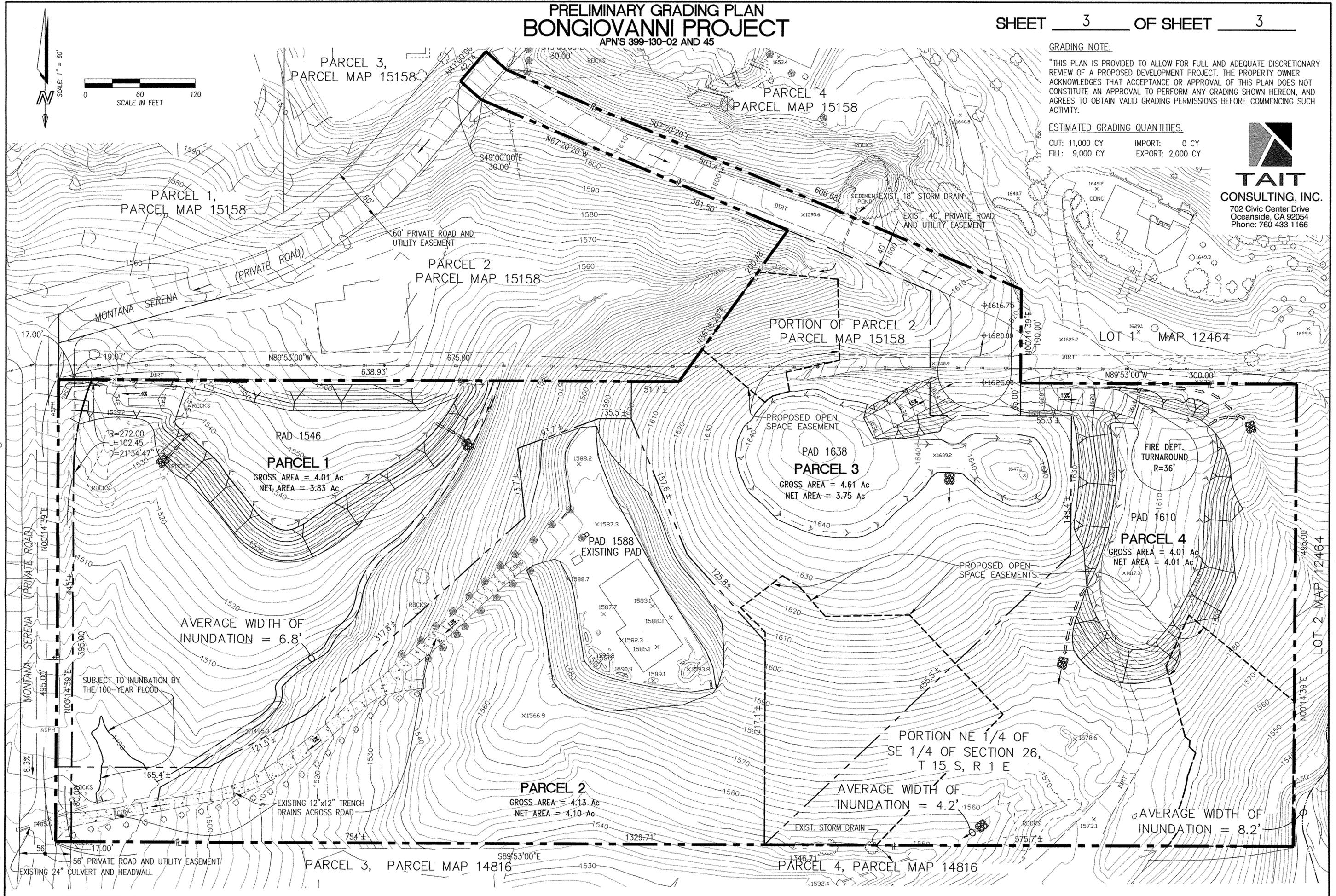


TAIT
CONSULTING, INC.

702 Civic Center Drive
Oceanside, CA 92054
Phone: 760-433-1166



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EXISTING 24" CULVERT AND HEADWALL

PARCEL 3, PARCEL MAP 14816

PARCEL 4, PARCEL MAP 14816

LOT 2 MAP 12464

LOT 1 MAP 12464

PORTION NE 1/4 OF SE 1/4 OF SECTION 26, T 15 S, R 1 E

AVERAGE WIDTH OF INUNDATION = 6.8'

AVERAGE WIDTH OF INUNDATION = 4.2'

AVERAGE WIDTH OF INUNDATION = 8.2'

PARCEL 1
GROSS AREA = 4.01 Ac
NET AREA = 3.83 Ac

PARCEL 3
GROSS AREA = 4.61 Ac
NET AREA = 3.75 Ac

PARCEL 2
GROSS AREA = 4.13 Ac
NET AREA = 4.10 Ac

PARCEL 4
GROSS AREA = 4.01 Ac
NET AREA = 4.01 Ac