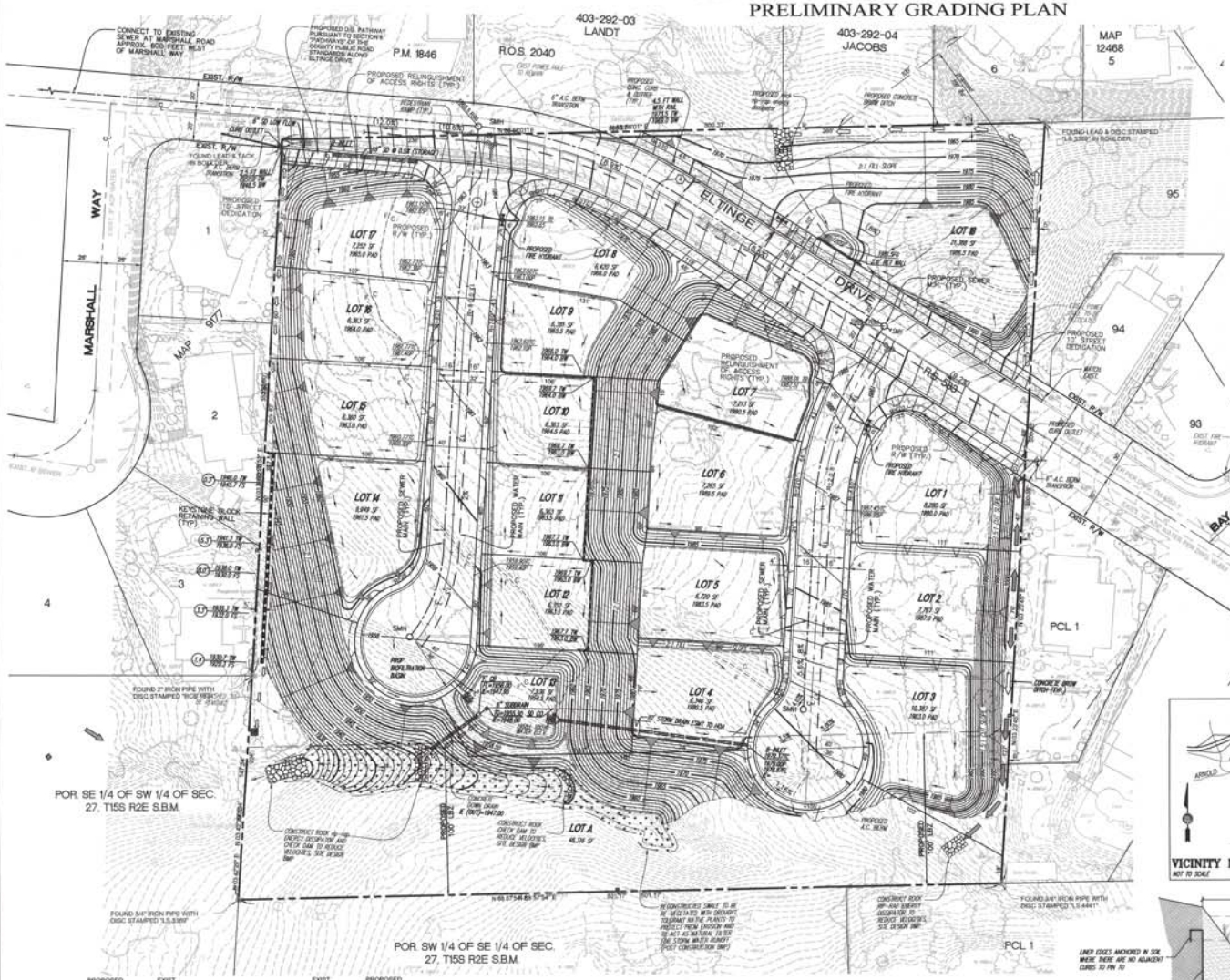
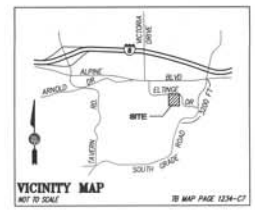
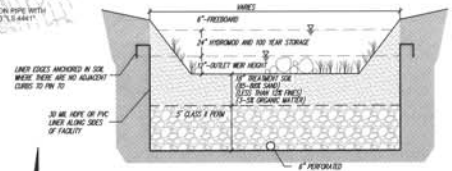
COUNTY OF SAN DIEGO TRACT NO. 5522 RPL 2

SUNSET VIEW ESTATES TENTATIVE MAP

PRELIMINARY GRADING PLAN

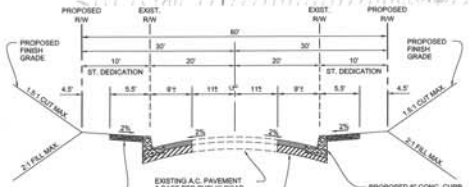






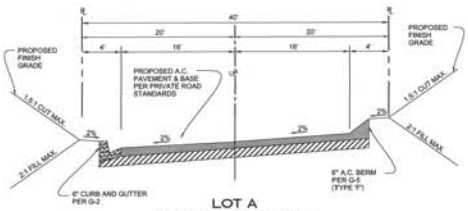
LOT 13 BIOFILTRATION AREA DETAIL

NOT TO SCALE



TYPICAL SECTION - ELTINGE DRIVE

NO SCALE



LOT A

SUNSET VIEW CIRCLE

TYPICAL SECTION - PRIVATE STREET

NO SCALE

GRAPHICAL SCALE: 1" = 30'

0 15 30 60 90

EASEMENT DATA

(3) AN EASEMENT FOR WATER RIGHTS PURPOSES HENRY J. WHITNEY, RECORDED JANUARY 27, 1890, IN BOOK 157, PAGE 416, OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD (CANNOT BE PLOTTED).

(4) AN EASEMENT FOR COUNTY HIGHWAY PURPOSES TO COUNTY OF SAN DIEGO, RECORDED OCTOBER 5, 1936, IN BOOK 436, PAGE 236, OF OFFICIAL RECORDS.

LEGAL DESCRIPTION

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 2 EAST, S.B.M. IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE U.S. GOVERNMENT SURVEY APPROVED, SEPTEMBER 11, 1878.

WATERWAY NOTES

THE SUBJECT PROPERTY MAY CONTAIN WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. AND/OR STATE WHICH MAY BE SUBJECT TO REGULATION BY STATE AND/OR FEDERAL AGENCIES INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. IT IS THE APPLICANT'S RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT, AGREEMENT OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE WETLANDS, LAKE, STREAM AND/OR WATERS OF THE U.S. ON THE THE SUBJECT PROPERTY.

U.S. ARMY CORPS OF ENGINEERS
915 WILSHIRE BLVD., SUITE 1101
LOS ANGELES, CA 90017
(213) 452-3333

REGIONAL WATER QUALITY CONTROL BOARD
2375 NORTHSIDE DRIVE, SUITE 100
SAN DIEGO, CA 92108

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
3883 RUFFIN ROAD
SAN DIEGO, CA 92123

BIOLOGICAL NOTE

A LIMITED BUILDING ZONE EASEMENT TO PROTECT OFF-SITE VEGETATION COMMUNITIES FOR PROJECTS FUEL MODIFICATIONS BY SEPARATE AGREEMENT SHALL BE SUBMITTED AND APPROVED IN COLLANCTION WITH THE FINAL MAP.

LANDSCAPE NOTE

PRIOR TO ISSUANCE OF A GRADING PERMIT THE APPLICANT SHALL SUBMIT A LANDSCAPE PLAN PER SECTION 86.703 (A) (5) OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE .

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBERS: 403-320-01

TAX RATE AREA: 51012

REGIONAL PLAN DESIGNATION: C1, COUNTRY TOWN

COMMUNITY PLAN AREA: ALPINE

GENERAL PLAN DESIGNATION: NO. 6, RESIDENTIAL

EXISTING ZONING: (SEE BOX)

PROPOSED ZONING: (SEE BOX)

WATER: PADRE DAM MUNICIPAL WATER DISTRICT

SEWER: ALPINE SANITATION DISTRICT

FIRE DISTRICT: ALPINE FIRE PROTECTION DISTRICT

SCHOOL DISTRICT: ALPINE UNION SCHOOL DISTRICT (K-6), GROSSMONT UNION HIGH SCHOOL DISTRICT (9-12)

STREET LIGHTING: COUNTY OF SAN DIEGO

ACCESS: ELTINGE DRIVE, COUNTY MAINTAINED ROAD

SITE ADDRESS: ELTINGE DRIVE, ALPINE, CA.

ASSOCIATED PERMITS: REZONE

GRADING: CUT 21,000 C.Y.
FILL 29,500 C.Y.
IMPORT 8,500 C.Y.

TOPOGRAPHY: PROVIDED SAN-LO AERIAL SURVEYS, DATED 01-12-06.

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

ZONING DATA		EXIST.	PROP.
USE REGULATIONS		RS4	RS7
NEIGHBORHOOD REQS.		Q	Q
DEVELOPMENT REGULATIONS	DENSITY	4.35	7.26
	LOT SIZE	10,000 S.F.	6,000 S.F.
	BUILDING TYPE	C	C
	MAX. FLOOR AREA	---	---
	FLOOR AREA RATIO	---	---
	DEPTH	Q	Q
	MAX. COVERAGE	---	---
	SET BACK	H	H
	OPEN SPACE	---	---
SPECIAL AREA REQS.		---	---

GENERAL NOTES

1. THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS FOR THE LOCATION OF STREET LIGHTS.
2. THE DEVELOPER SHALL PAY PARK FEES IN LIEU OF PARK LAND DEDICATION.
3. NO SPECIAL ASSESSMENTS WILL BE MADE OR REQUESTED.
4. PROJECT DATA: 240,739 S.F. (5.73 AC) GROSS, 220,404 S.F. (5.06 AC NET).
5. MINIMUM LOT SIZE = 6,350 S.F.
6. TOTAL LOTS = 18.
   TOTAL BUILDABLE LOTS/DU'S = 18.
   TOTAL NON-BUILDABLE LOTS = 1.
7. LOT A IS A NON-BUILDABLE LOT THAT WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
8. ALL AREAS ARE GROSS AND NET, UNLESS OTHERWISE NOTED.

UTILITY NOTES

1. WATER SYSTEM TO BE INSTALLED PER PADRE DAM MUNICIPAL WATER DISTRICT STANDARDS.
2. SEWER SYSTEM TO BE INSTALLED PER ALPINE SANITATION DISTRICT STANDARDS.
3. PROPOSED DRY UTILITIES SHALL BE PLACED UNDERGROUND ACCORDING TO COUNTY STANDARDS.

OWNER / SUBDIVIDER / APPLICANT

LIONHEAD PROPERTIES, LLC
DAWN AUGUST
1411 ROCK TERRACE
ALPINE, CA 91901
PHONE: 619/445-6246

Dawn August 2-23-17

DAWN AUGUST DATE

PRELIMINARY GRADING PLAN NOTES

1. 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 AND APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.
2. ALL FILL SLOPES ARE 2:1 MAXIMUM, AND ALL CUT SLOPES ARE 1.5:1 MAXIMUM.
3. ALL LOTS WILL HAVE ACCESS VIA A 16' WIDE MINIMUM ASPHALT CONCRETE DRIVEWAY.
4. ALL DRIVEWAYS SHALL BE CONSTRUCTED PER D5-7 WITH A MAXIMUM GRADE OF 20%.

OMEGA
ENGINEERING CONSULTANTS
4340 VIEWRIDGE AVE. SUITE B
SAN DIEGO, CA 92123
PH:(858) 634-8620 FAX:(858)-634-8627

REGISTERED PROFESSIONAL ENGINEER ANDREW J. KANN No.50846 Exp. 9-30-17 CIVIL STATE OF CALIFORNIA

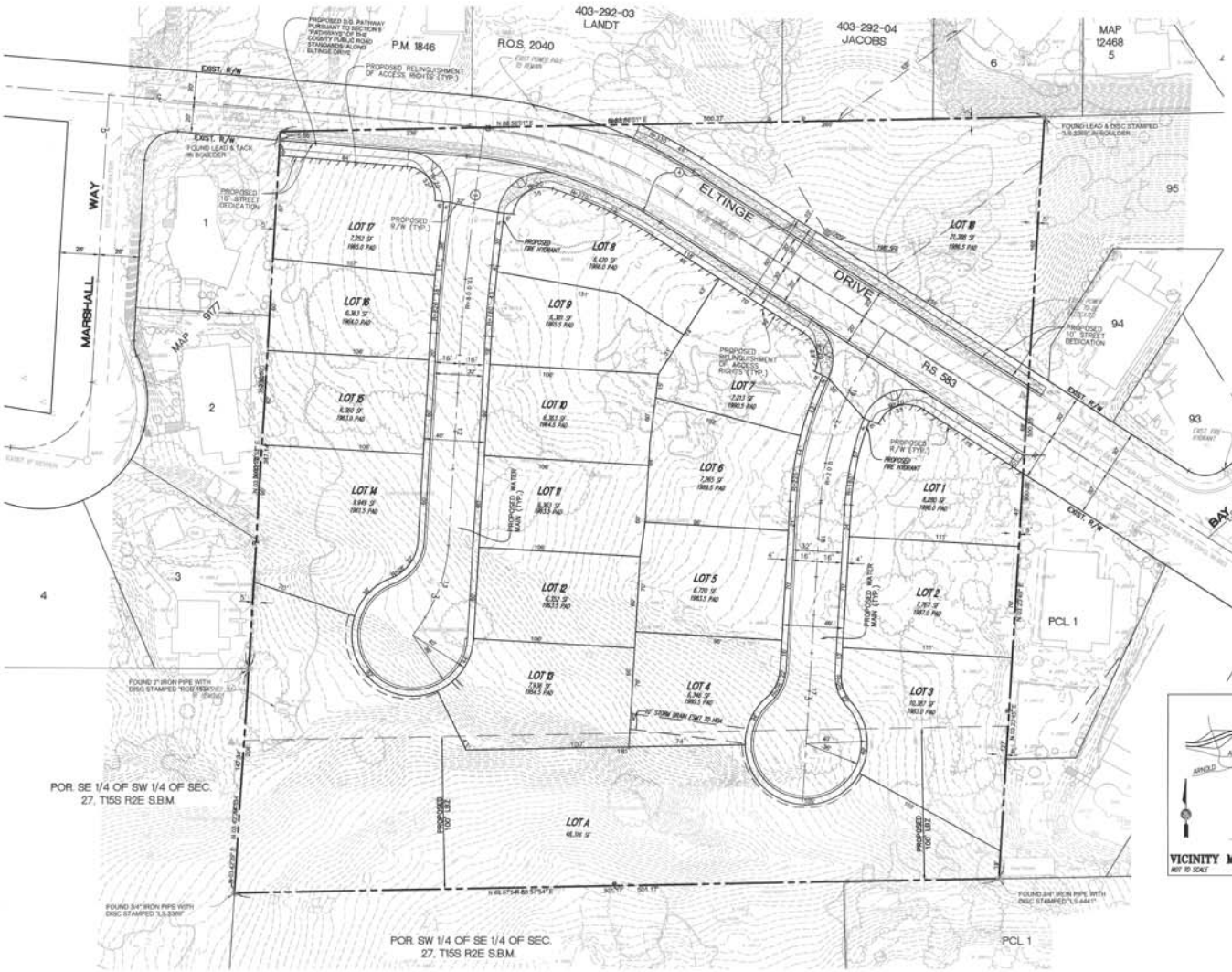
Andrew J. Kann 2-23-17

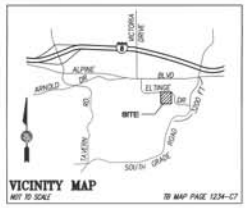
ANDREW J. KANN, R.C.E. 50846 DATE
MY REGISTRATION EXPIRES 9-30-17

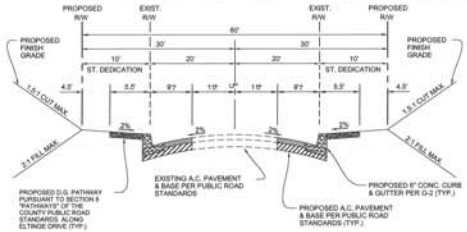
REVISIONS			
NO	DATE	DATE	BY
1	3/16/07	PREPARE REVISIONS PER COUNTY REVIEW COMMENTS	SNPES-SYE
2	10/08/07	PREPARE REVISIONS PER COUNTY REVIEW COMMENTS	SNPES-SYE
3	5/12/08	PREPARE REVISIONS TO INCORPORATE LID REQUIREMENTS	SNPES-SYE
4	1/08/09	PREPARE REV. PER COUNTY REVIEW COMMENTS & ELIMINATE LOT 19	SNPES-SYE
5	06/04/16	LOT 13 COMBINED, LOT 7 AND 17 RAISED. NEW DESIGN FOR NEW STORM WATER REQS.	OMEGA
6	02/22/17	REVISIONS PER COUNTY COMMENTS	OMEGA

COUNTY OF SAN DIEGO TRACT NO. 5522 RPL 2

SUNSET VIEW ESTATES TENTATIVE MAP

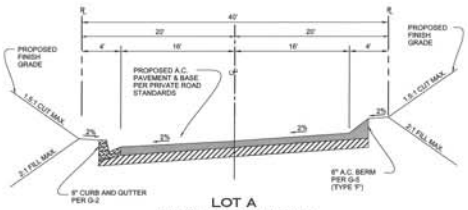






TYPICAL SECTION - ELTINGE DRIVE

NO SCALE



LOT A

SUNSET VIEW CIRCLE

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LEGAL DESCRIPTION

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PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBERS: 403-320-01

TAX RATE AREA: 31012

REGIONAL PLAN DESIGNATION: C1, COUNTRY TOWN

COMMUNITY PLAN AREA: ALPINE

GENERAL PLAN DESIGNATION: RD, 6, RESIDENTIAL

EXISTING ZONING: (SEE BOX)

PROPOSED ZONING: (SEE BOX)

WATER: PADRE DAM MUNICIPAL WATER DISTRICT

SEWER: ALPINE SANITATION DISTRICT

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ACCESS: ELTINGE DRIVE, COUNTY MAINTAINED ROAD

SITE ADDRESS: ELTINGE DRIVE, ALPINE, CA.

ASSOCIATED PERMITS: NE2016

GRADING: CUT 21,000 C.Y.
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	LOT SIZE	10,000 S.F.	6,000 S.F.
	BUILDING TYPE	C	C
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	FLOOR AREA RATIO	---	---
	HEIGHT	G	G
	LOT COVERAGE	---	---
	SET BACK	H	H
	OPEN SPACE	---	---
SPECIAL AREA REQS.		---	---

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LIONHEAD PROPERTIES, LLC
DAWN AUGUST
1411 ROCK TERRACE
ALPINE, CA 91901
PHONE: 619/945-6248

Dawn August 2-23-17
DAWN AUGUST DATE

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SAN DIEGO, CA 92123
PH: (858) 634-8620 FAX: (858)-634-8627

REGISTERED PROFESSIONAL ENGINEER No. 50940 Exp. 6-30-17 CIVIL STATE OF CALIFORNIA

Andrew J. Kann 2-23-17
ANDREW J. KANN R.C.E. 50940 DATE
MY REGISTRATION EXPIRES 6-30-17

REVISIONS

NO	DATE	DATE	BY
1	2/16/07	PREPARE REVISIONS PER COUNTY REVIEW COMMENTS	SNPES-DYE
2	11/06/07	PREPARE REVISIONS PER COUNTY REVIEW COMMENTS	SNPES-DYE
3	5/12/08	PREPARE REVISIONS TO INCORPORATE LID REQUIREMENTS	SNPES-DYE
4	1/06/09	PREPARE REV. PER COUNTY REVIEW COMMENTS & ELIMINATE LOT 19	SNPES-DYE
5	06/16/16	LOT 13 LOWERED, LOT 7 AND 17 RAISED. NEW DESIGN FOR NEW STORM WATER REQS.	OMEGA
6	02/22/17	REVISIONS PER COUNTY COMMENTS	OMEGA