

OWNER/APPLICANT:

BRAD BAILEY
10035 PROSPECT AVENUE
SANTIE, CA 92071
619-244-4979

TOPOGRAPHY:

EXISTING SITE BOUNDARY AND TOPOGRAPHIC
SURVEY BY MORENO AERIAL PHOTO SURVEYS
DATED 4-5-1989

PREVIOUS TM

TM 5457 (ABANDONED)

SITE SUMMARY:

TOTAL NUMBER OF LOTS: 10
GROSS AREA OF SITE: 500,940 SF (11.5 ACRES)
OFF-STREET COMMON AREA PARKING: N/A
OPEN SPACE REQUIRED: N/A
COMMON LOT OPEN SPACE PROVIDED: N/A
AREA COVERED BY STRUCTURES: N/A
GENERAL PLAN AREA: VILLAGE RESIDENTIAL
EXISTING ZONING AREA: A-70
COMMUNITY PLAN: ALPINE
REGIONAL CATEGORY: --
GENERAL PLAN DESIGNATION: VILLAGE RESIDENTIAL (VR-2.9)
PROPOSED USE: RESIDENTIAL
STATUS OF LEGAL ACCESS: SOUTH GRADE ROAD
FLOOD HAZARDS: NONE, SITE IS OUTSIDE THE 500 YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP 06073C1688G
RAILROADS: NO EXISTING RAILROADS ON SITE
STRUCTURES: NO EXISTING STRUCTURES ON SITE
COMMON AREA: N/A

SERVICE PROVIDERS:

SEWER DISTRICT: ALPINE SANITATION DISTRICT
WATER DISTRICT: PADRE DAM MUNICIPAL WATER DISTRICT
FIRE DEPT: ALPINE FIRE PROTECTION DISTRICT
GAS/ELECTRIC PROVIDER: S D G & E
TELEPHONE PROVIDER: A T & T
CABLE PROVIDER: COX COMMUNICATIONS
SCHOOL DISTRICT: ALPINE UNION SCHOOL (K-8)
GROSSMONT UNION HIGH SCHOOL (9-12)
STREET LIGHT: COUNTY OF SAN DIEGO (PUBLIC STREET ONLY)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A-1 (APN 404-430-45-00):

ALL THAT PORTION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 15195 FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ON APRIL 7, 1988, SAID PARCEL ALSO DESCRIBED AS PARCEL B OF A CERTIFICATE OF COMPLIANCE RECORDED MAY 19, 2005 AS DOCUMENT NUMBER 2005-0423284 DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF AFORESAID PARCEL 2, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ALONG THE FOLLOWING NUMBERED COURSES:
N 40° 33' 03" E 58.90' TO A WESTERLY LINE OF PARCEL 2, THENCE: N 63° 47' 59" E 324.60' TO A POINT ON THE WESTERLY LINE OF PARCEL 2, THENCE: S 35° 24' 48" E 200.00' THENCE: S 74° 59' 16" E 346.30' THENCE: TO THE END OF A 600' RADIUS CIRCULAR ARC CONCAVE SOUTHWESTERLY, A RADIAL BEARING TO SAID POINT BEARS S 15° 00' 44" W, THENCE ALONG SAID ARC A DISTANCE OF 264.72' THROUGH A CENTRAL ANGLE OF 25° 16' 46" THENCE: S 40° 17' 29" W 10.00 FEET THENCE: S 49° 42' 30" E 147.96 FEET THENCE: S 37° 33' 18" E 38.00 FEET TO THE CENTER OF A 38' RADIUS CUL-DE-SAC ON RANCHO SIERRA, (A PRIVATE ROAD, MORE PARTICULARLY DESCRIBED AS AN EASEMENT TO PADRE DAM MUNICIPAL WATER DISTRICT BY FILE NO. 2002-1001191 RECORDED 11/8/02, THENCE: N 40° 17' 39" E 18.00 FEET, THENCE: S 49° 42' 30" E 217.66' TO A POINT ON CURVE OF CENTERLINE OF SOUTH GRADE ROAD RS 582, SAID POINT BEING THE INTERSECTION OF RANCHO SIERRA, A PRIVATE ROAD, WITH SOUTH GRADE ROAD. SAID CURVE IS CONCAVE SOUTHEASTERLY, A RADIAL BEARING TO SAID POINT BEARS S 37° 22' 27" E, THENCE ALONG SAID CURVE A DISTANCE OF 153.15' THROUGH A CENTRAL ANGLE OF 430.43° 42' S 08° 53' 51" W, 18.99' THENCE: TO THE BEGINNING OF A 1007.05' RADIUS CIRCULAR ARC CONCAVE NORTHWESTERLY, A RADIAL BEARING TO SAID ARC BEARS N 81° 06' 09" W, THENCE ALONG SAID ARC A DISTANCE OF 79.81' THROUGH A CENTRAL ANGLE OF 04° 32' 26" 13. N 73° 33' 43" W, 30.00' TO THE WESTERLY SUDLINE OF SOUTH GRADE ROAD, N 42° 56' 39" W, 111.31; N 89° 16' 50" W, 158.53; S 10° 28' 07" W, 231.86; N 37° 22' 13" W, 80.00; N 49° 26' 39" W, 1146.81 TO THE TRUE POINT OF BEGINNING.

PARCEL A-2

AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THOSE PORTIONS OF PARCELS 1, 2, 3 AND 4 OF PARCEL MAP 15195 DESCRIBED IN EASEMENT DOCUMENT TO PADRE DAM MUNICIPAL WATER DISTRICT RECORDED NOVEMBER 8, 2002 AS DOC. NO. 2002-1001191.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL A-1 ABOVE. APN 404-430-45-00

EXISTING EASEMENTS:

- EASEMENT TO THE COUNTY OF SAN DIEGO FOR PUBLIC HIGHWAY PURPOSES PER RECORDING DOCUMENT BOOK 456, PAGE 450 OF THE OFFICIAL RECORDS DATED JANUARY 15, 1936
- NON-PLOTTABLE EASEMENT TO SD&GE FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER BOOK 3867, PAGE 433 OF OFFICIAL RECORDS DATED NOVEMBER 20, 1950
- 40 FOOT PRIVATE ROADWAY EASEMENT AND INCIDENTAL PURPOSES AS SHOWN ON SAID MAP PARCEL MAP 15195 OF OFFICIAL RECORDS AS FILE NO. 88-160637, DATED APRIL 7, 1988 TO BE REMOVED
- ROADWAY EASEMENT AS SHOWN ON SAID MAP PARCEL MAP 15195
- NON-PLOTTABLE EASEMENT TO SD&GE FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOCUMENT NO. 88-205886 OF OFFICIAL RECORDS DATED 5-3-1988
- PUBLIC UTILITY EASEMENT TO PADRE DAM MUNICIPAL WATER DISTRICT, A STATE AGENCY PER DOCUMENT NO. 2002-1001191 OF OFFICIAL RECORDS DATED NOVEMBER 8, 2002 TO BE REMOVED
- NON-PLOTTABLE RIGHT OF ENTRY TO CONSTRUCT OR IMPROVE A PRIVATE ROAD PER DOCUMENT NO. 2003-1444788 OF OFFICIAL RECORDS DATED DECEMBER 5, 2003
- NON-PLOTTABLE EASEMENT TO SD&GE FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOCUMENT NO. 2005-065553 OF OFFICIAL RECORDS DATED AUGUST 2, 2005
- NON-PLOTTABLE EASEMENT TO COXCOM, INC. D/B/A COX COMMUNICATIONS SAN DIEGO FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOCUMENT NO. 2005-0837619 OF OFFICIAL RECORDS DATED SEPTEMBER 28, 2005
- ROADWAY ACCESS AND UTILITY EASEMENT AND INCIDENTAL PURPOSES TO ALPINE INVESTORS, LLC PER DOCUMENT NO. 2013-0630342 OF OFFICIAL RECORD DATED OCTOBER 22, 2013
- ACCESS EASEMENT TO PARCEL 1 OF PARCEL MAP 15195 PER DOCUMENT NO. 2005-0835519 OF OFFICIAL RECORD DATED SEPTEMBER 27, 2005 TO BE REMOVED AND REPLACED

ZONING:

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.

GRADING STATEMENT:

CUT = 7,470 CY
FILL = 7,470 CY
IMPORT/EXPORT = 0 CY

RETAINING WALL STATEMENT:

THIS PROJECT PROPOSES TWO RETAINING WALLS. THE MAXIMUM LENGTH OF THE WALLS IS 145 FEET. THE MAXIMUM HEIGHT OF THE WALLS IS 2.5 FEET.

STORM DRAIN STATEMENT

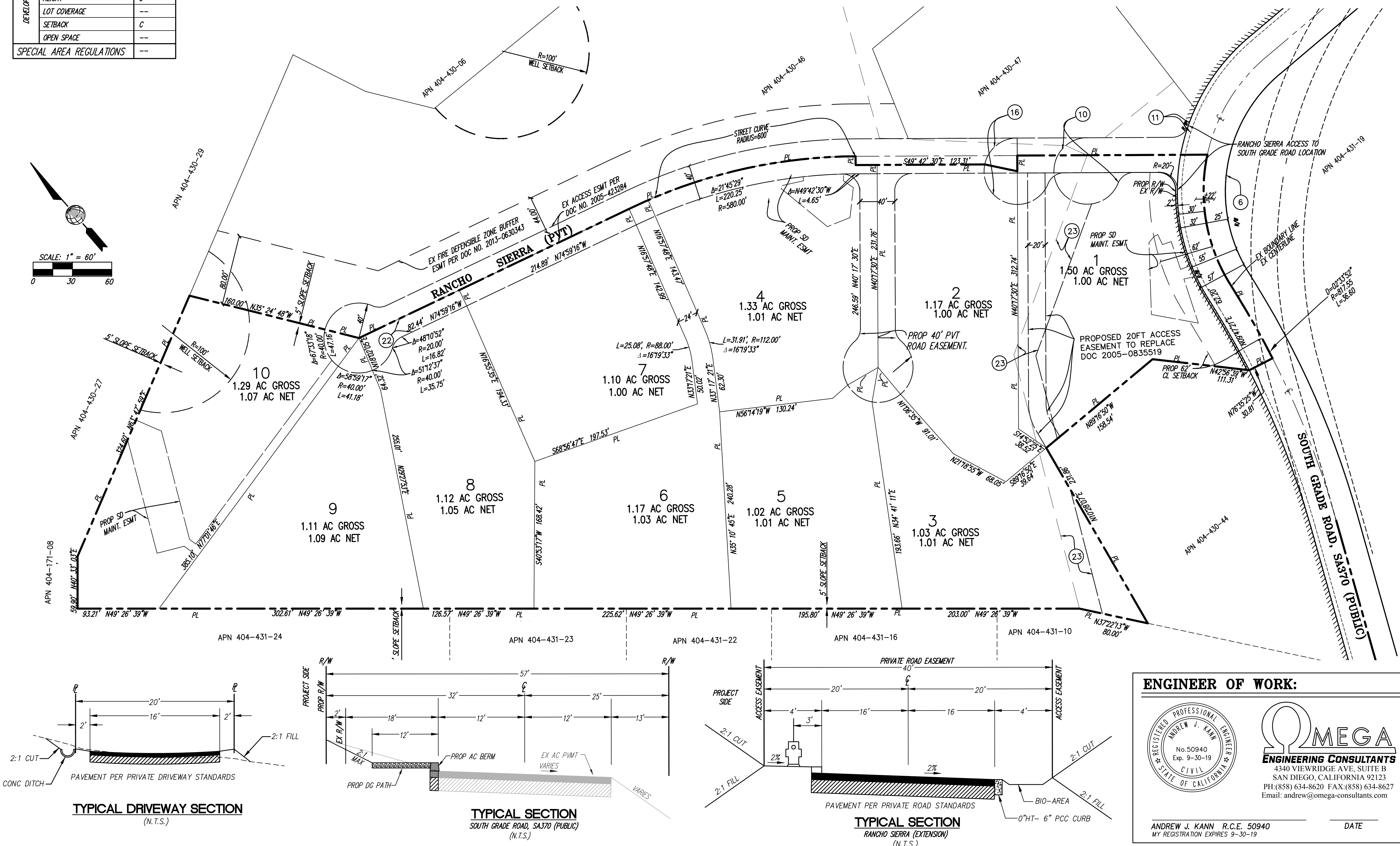
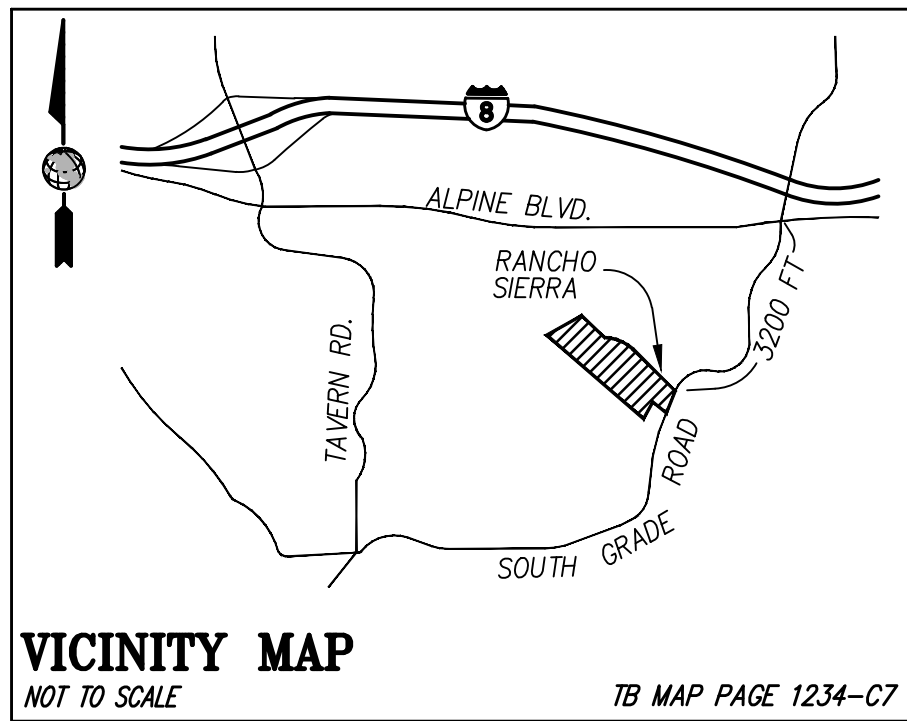
THIS PROJECT DOES NOT PROPOSE ANY CHANGES TO EXISTING DRAINAGE PATTERNS.

HILLSIDE STATEMENT:

THIS PROJECT IS NOT SUBJECT TO BOARD OF SUPERVISORS POLICY 1-73

ZONE		
USE REGULATIONS	A-70	
ANIMAL REGULATIONS	L	
DEVELOPMENT REGULATIONS	DENSITY	---
	LOT SIZE	15,000 SF
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	---
	FLOOR AREA RATIO	---
	HEIGHT	G
	LOT COVERAGE	---
	SETBACK	C
OPEN SPACE	---	
SPECIAL AREA REGULATIONS		---

RANCHO SIERRA TENTATIVE MAP



STREET LIGHT STATEMENT:

THIS PROJECT DOES NOT PROPOSE TO CONSTRUCT STREET LIGHTS ON THE PRIVATE STREET

PARK LAND DEDICATION STATEMENT:

THE DEVELOPER INTENDS TO PAY THE REQUIRED PARK FEES IN LIEU OF DEDICATION

SPECIAL ASSESSMENT ACT STATEMENT:

THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.

NET LOT AREA NOTE:

CALCULATED NET LOT AREA IS THE GROSS LOT AREA MINUS THE FOLLOWING ITEMS: ROAD EASEMENTS, STORMWATER EASEMENTS & ACCESS EASEMENTS.

LAND DIVISION STATEMENT OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE MAP AND THAT SAID MAP SHOWS OUR CONTIGUOUS OWNERSHIP (EXCLUDING SUBDIVISION LOTS). WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY.

BRAD BAILEY
10035 PROSPECT AVE
SANTIE, CA 92071

DATE

LEGEND:

EXISTING ITEM	SYMBOL
CENTERLINE	---
RIGHT OF WAY LINE	---
PROPERTY/BOUNDARY LINE	---
EXISTING LOT LINE	---
EXISTING EASEMENT	---
ROW SETBACK	---
WORK TO BE DONE	---
PROPOSED LOT LINE	---
PROPOSED EASEMENT	---
ACCESS RIGHTS RELINQUISHED	---

ENGINEER OF WORK:



OMEGA
ENGINEERING CONSULTANTS
4340 VIEWRIDGE AVE, SUITE B
SAN DIEGO, CALIFORNIA 92123
PH:(858) 634-8620 FAX:(858) 634-8627
Email: andrew@omega-consultants.com

ANDREW J. KANN R.C.E. 50940
MY REGISTRATION EXPIRES 9-30-19

DATE

SITE SUMMARY:

TOTAL NUMBER OF LOTS:	10
GROSS AREA OF SITE:	500,940 SF (11.5 ACRES)
OFF-STREET COMMON AREA PARKING:	N/A
OPEN SPACE REQUIRED:	N/A
COMMON LOT OPEN SPACE PROVIDED:	N/A
AREA COVERED BY STRUCTURES:	N/A
GENERAL PLAN AREA:	VR-29 (VILLAGE RESIDENTIAL)
EXISTING ZONING AREA:	A-70
COMMUNITY PLAN:	ALPINE
REGIONAL CATEGORY:	RESIDENTIAL
GENERAL PLAN DESIGNATION:	RESIDENTIAL
PROPOSED USE:	SOUTH GRADE ROAD
STATUS OF LEGAL ACCESS:	NONE, SITE IS OUTSIDE THE 500 YEAR FLOOD ZONE PER FLOOD
FLOOD HAZARDS:	NONE, SITE IS OUTSIDE THE 500 YEAR FLOOD ZONE PER FLOOD
INSURANCE RATE MAP 06073C16RSG	NONE, SITE IS OUTSIDE THE 500 YEAR FLOOD ZONE PER FLOOD
RAILROADS:	NONE, SITE IS OUTSIDE THE 500 YEAR FLOOD ZONE PER FLOOD
STRUCTURES:	NONE, SITE IS OUTSIDE THE 500 YEAR FLOOD ZONE PER FLOOD
COMMON AREA:	NONE, SITE IS OUTSIDE THE 500 YEAR FLOOD ZONE PER FLOOD

SERVICE PROVIDERS:

SEWER DISTRICT:	ALPINE SANITATION DISTRICT
WATER DISTRICT:	PADRE DAM MUNICIPAL WATER DISTRICT
FIRE DEPT:	ALPINE FIRE PROTECTION DISTRICT
GAS/ELECTRIC PROVIDER:	S D G & E
TELEPHONE PROVIDER:	A T & T
CABLE PROVIDER:	COX COMMUNICATIONS
SCHOOL DISTRICT:	ALPINE UNION SCHOOL (K-8) & GROSSMONT UNION HIGH SCHOOL (9-12)
STREET LIGHT:	COUNTY OF SAN DIEGO (STREET ONLY)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A-1 (APN 404-430-45-00):

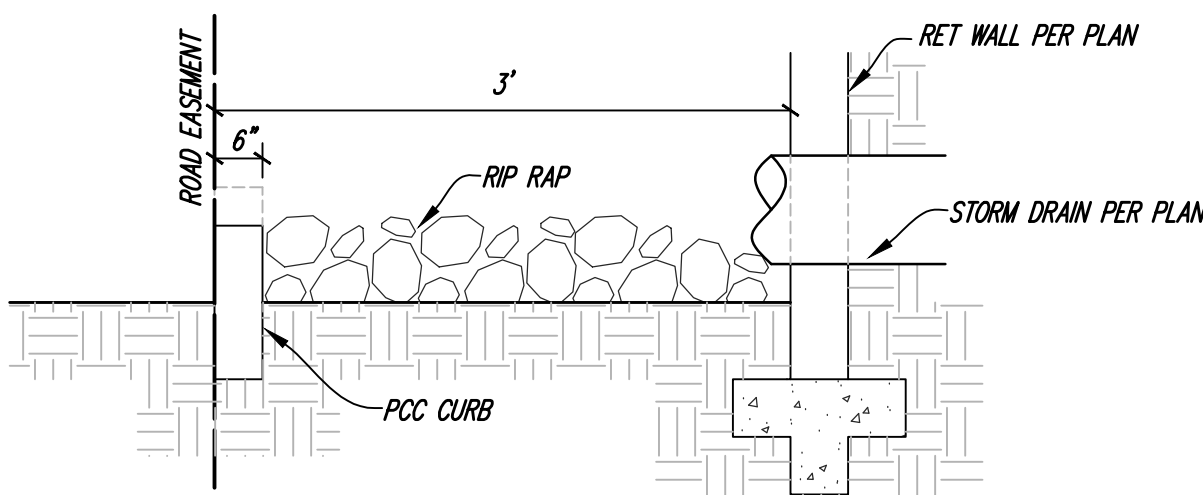
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PARCEL A-2

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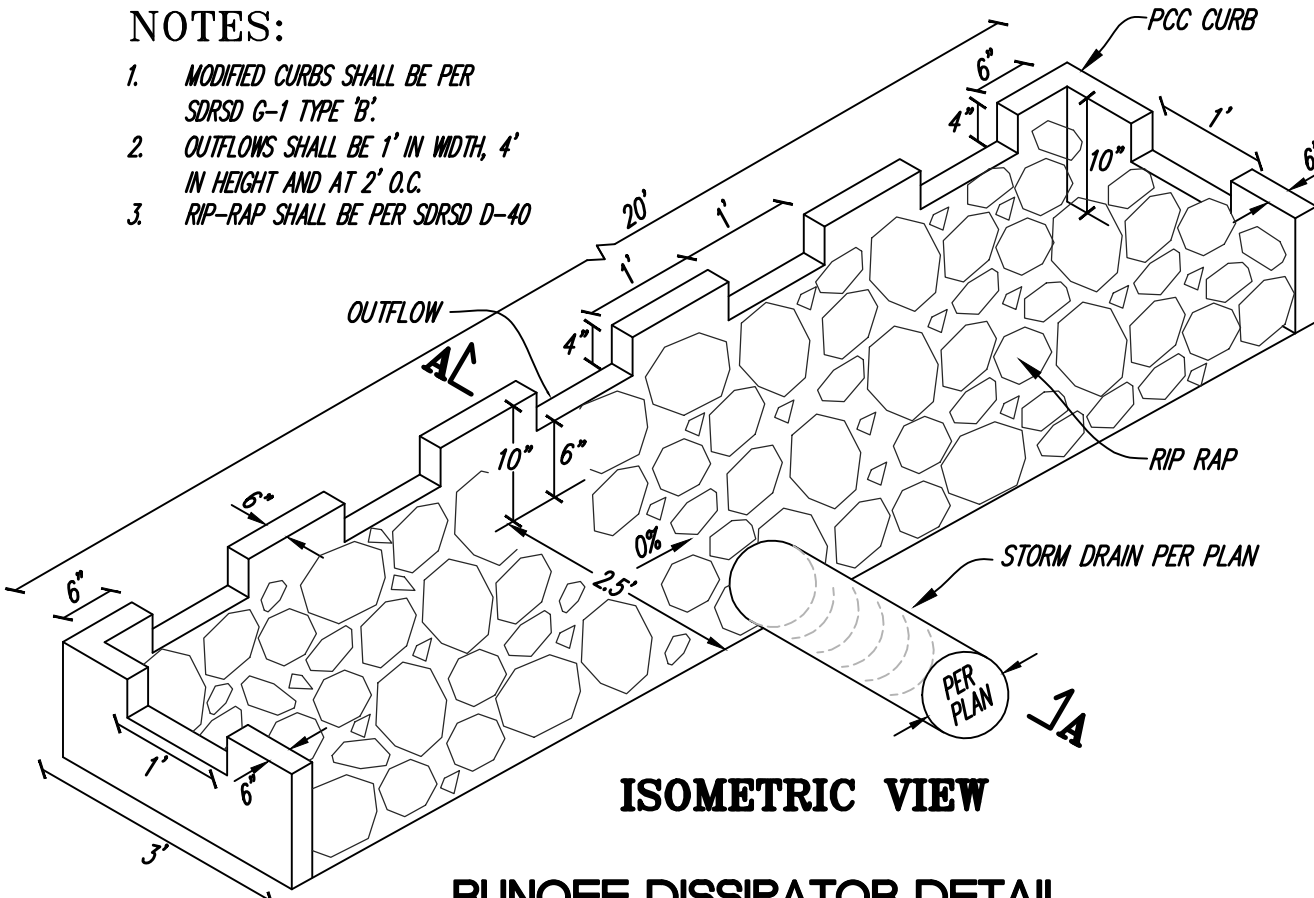
EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL A-1 ABOVE. APN 404-430-45-00



SECTION A-A

NOTES:

- MODIFIED CURBS SHALL BE PER SORSO G-1 TYPE 'B'.
- OUTFLOWS SHALL BE 1' IN WIDTH, 4' IN HEIGHT AND AT 2' O.C.
- RIP-RAP SHALL BE PER SORSO D-40



ISOMETRIC VIEW

RUNOFF DISSIPATOR DETAIL (N.T.S.)

EXISTING EASEMENTS:

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- NON-PLOTTABLE EASEMENT TO SDG&E FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER BOOK 3867, PAGE 433 OF OFFICIAL RECORDS DATED NOVEMBER 20, 1980
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- PUBLIC UTILITY EASEMENT TO PADRE DAM MUNICIPAL WATER DISTRICT, A STATE AGENCY PER DOCUMENT NO. 2002-1001191 OF OFFICIAL RECORDS DATED NOVEMBER 8, 2002 **TO BE REMOVED**
- NON-PLOTTABLE RIGHT OF ENTRY TO CONSTRUCT OR IMPROVE A PRIVATE ROAD PER DOCUMENT NO. 2003-1444788 OF OFFICIAL RECORDS DATED DECEMBER 5, 2003
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- ROADWAY ACCESS AND UTILITY EASEMENT AND INCIDENTAL PURPOSES TO ALPINE INVESTORS, LLC PER DOCUMENT NO. 2013-0830342 OF OFFICIAL RECORD DATED OCTOBER 22, 2013
- ACCESS EASEMENT TO PARCEL 1 OF PARCEL MAP 15195 PER DOCUMENT NO. 2005-0835519 OF OFFICIAL RECORD DATED SEPTEMBER 27, 2005 **TO BE REMOVED AND REPLACED**

PRELIMINARY GRADING PLAN 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 A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

FIRE ACCESS NOTE:

- PARKING ALLOWED ON ONE SIDE OF RANCHO SIERRA, OPPOSITE SIDE OF RANCHO SIERRA SHALL HAVE RED PAINT WITH "NO PARKING FIRE LANE" STENCILED IN 4" HEIGHT 1/2 STROKE EVERY 30' SEPARATED WITH SECTION 22500.2 OF THE CALIFORNIA VEHICLE CODE. THESE SIGNS SHALL BE PLACED EVERY 30' OR AS PER DISTRICT REQUIREMENTS AT THE TIME OF FINAL APPROVAL.
- NO SPEED BUMPS, SPEED HUMPS, SPEED CONTROL DIPS, ETC. SHALL BE PERMITTED ON FIRE ACCESS ROADWAY.

RANCHO SIERRA
PRELIMINARY GRADING PLAN

OWNER/APPLICANT:

BRAD BAILEY
10035 PROSPECT AVE
SANTEE, CA 92071
619-244-4978

TOPOGRAPHY:

EXISTING SITE BOUNDARY AND TOPOGRAPHIC SURVEY BY MORENO AERIAL PHOTO SURVEYS DATED 4-5-1989

GRADING STATEMENT:

CUT = 7,470 CY
FILL = 7,470 CY
IMPORT/EXPORT = 0 CY

SOLAR ACCESS 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.

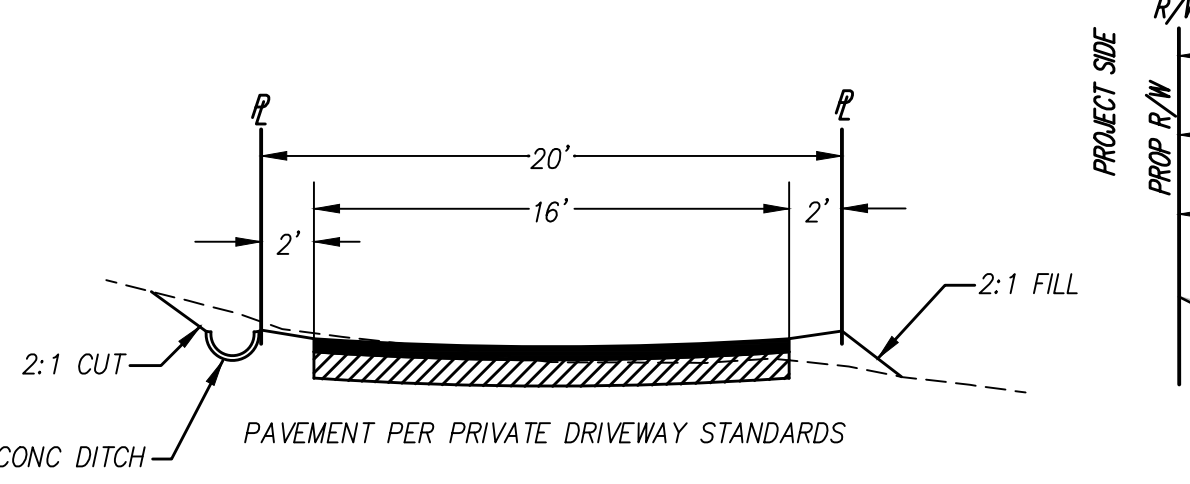
LEGEND:

EXISTING

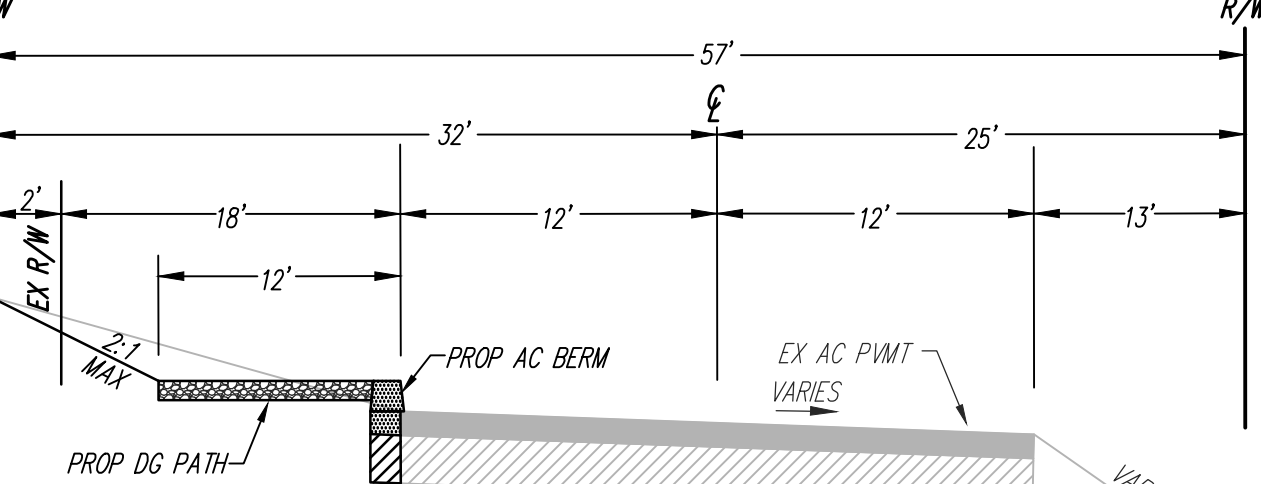
ITEM	SYMBOL
EXISTING SPOT ELEVATIONS	385.00
EXISTING CONTOUR	385
EXISTING WATER LINE	W
EXISTING FIRE HYDRANT ASSEMBLY	HYDRANT
EXISTING ELECTRIC OVERHEAD	OVERHEAD
EXISTING PAVEMENT	PAVEMENT
EXISTING DRAINAGE PATTERN	DRAINAGE
CENTERLINE	CENTERLINE
RIGHT OF WAY LINE	RIGHT OF WAY
ACCESS RIGHTS RELINQUISHED	ACCESS RIGHTS
PROPERTY/BOUNDARY LINE	PROPERTY
EXISTING EASEMENT	EASEMENT
ROW SETBACK	ROW SETBACK
EXISTING LOT LINE	LOT LINE

WORK TO BE DONE

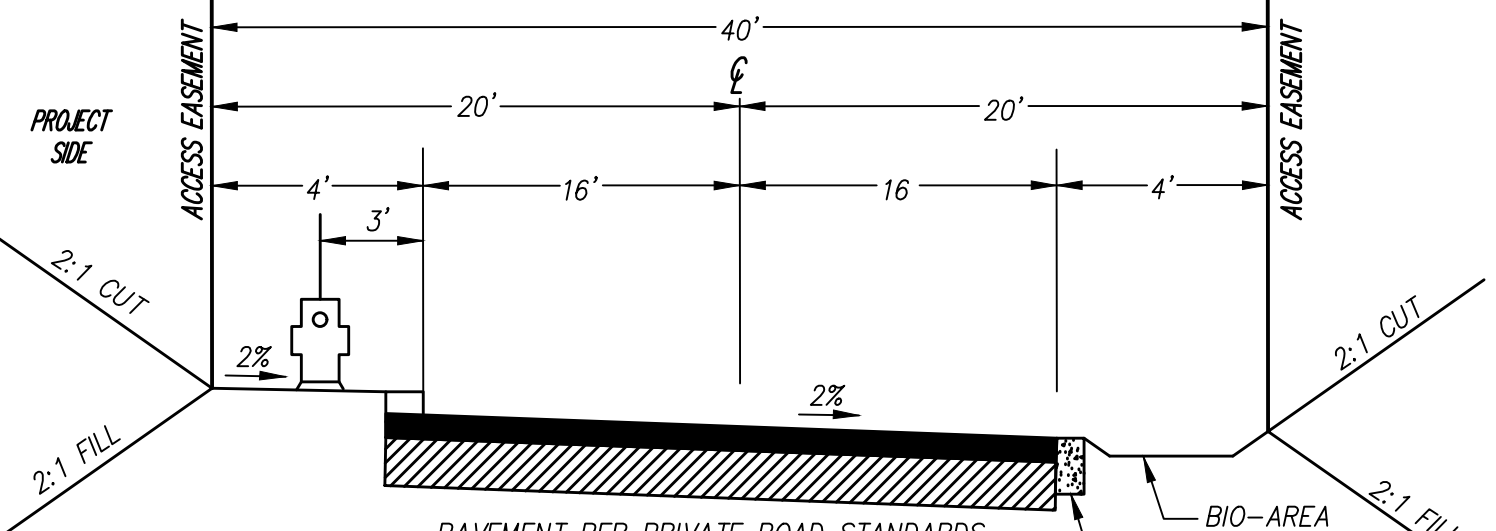
ITEM	SYMBOL
PROPOSED LOT LINE	LOT LINE
PROPOSED EASEMENT	EASEMENT
PROPOSED LEACH FIELD	LEACH FIELD
PROPOSED HORIZ. PIT	HORIZ. PIT
PROPOSED CUT / FILL LIMITS	CUT / FILL
PROPOSED CUT / FILL	CUT / FILL
PROPOSED FIRE HYDRANT ASSEMBLY	HYDRANT
PROPOSED WATER METER	WATER METER
PROPOSED 8" WATER MAIN	8" WATER MAIN
PROPOSED STORM DRAIN INLET	STORM DRAIN INLET
PROPOSED STORM DRAIN	STORM DRAIN
PROPOSED RIP RAP	RIP RAP
PROPOSED EARTH SWALE	EARTH SWALE
PROPOSED DRAINAGE SWALE	DRAINAGE SWALE
PROPOSED BROW DITCH	BROW DITCH
PROPOSED RETAINING WALL	RETAINING WALL



TYPICAL DRIVEWAY SECTION (N.T.S.)



TYPICAL SECTION SOUTH GRADE ROAD, S4370 (PUBLIC) (N.T.S.)



TYPICAL SECTION RANCHO SIERRA (EXTENSION) (N.T.S.)

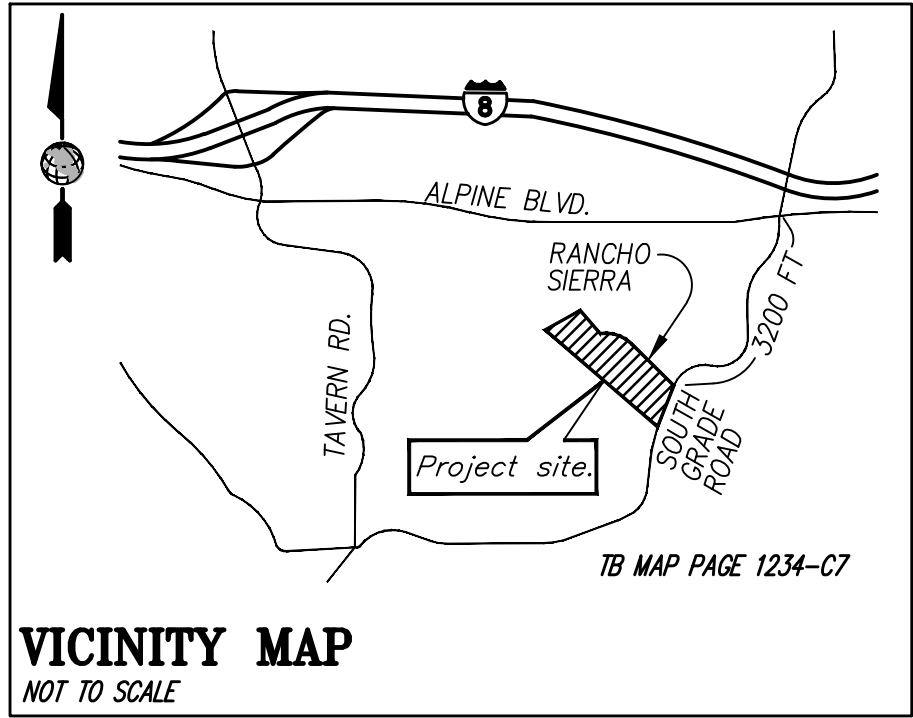
ENGINEER OF WORK:



OMEGA
ENGINEERING CONSULTANTS
4340 VIEWRIDGE AVE, SUITE B
SAN DIEGO, CALIFORNIA 92123
PH:(858) 634-8620 FAX:(858) 634-8627
Email: andrew@omega-consultants.com

ANDREW J. KANN R.C.E. 50940
MY REGISTRATION EXPIRES 9-30-19

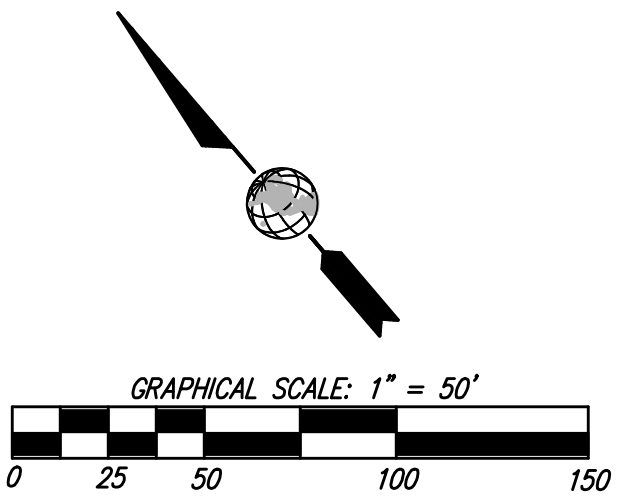
DATE



RANCHO SIERRA

SLOPE ANALYSIS

Slopes Table				
Number	Area	Minimum Slope	Maximum Slope	Color
1	487617.82	0.00%	15.00%	Yellow
2	19260.93	15.00%	25.00%	Orange
3	583.13	25.00%	50.00%	Red
4	307.97	50.00%	100000.00%	Dark Red



TOPOGRAPHY SOURCE:

EXISTING 2' CONTOUR TOPOGRAPHIC (AERIAL PHOTOGRAMMETRIC) SURVEY
DATA COMPILED BY MORENO AERIAL PHOTO SURVEYS DATED 4-5-1999.

DENSITY FORMULA FOR SLOPE DEPENDENT LANDS			
LAND USE DESIGNATION	SLOPE < THAN 25%	SLOPE 25% TO < 50%	SLOPE > THAN 25%
SEMI RURAL 1	1 DU / GROSS ACRE	1 DU / 2 GROSS ACRES	1 DU / 4 GROSS ACRES
ACREAGE	11.64 ACRES	0.01 ACRES	0.01 ACRES
TOTAL DU	11 DU	0 DU	0 DU

ENGINEER OF WORK:



OMEGA
ENGINEERING CONSULTANTS
4340 VIEWRIDGE AVE, SUITE B
SAN DIEGO, CALIFORNIA 92123
PH:(858) 634-8620 FAX:(619) 664-4291
Email: andrew@omega-consultants.com

ANDREW J. KANN R.C.E. 50940
MY REGISTRATION EXPIRES 9-30-19

DATE