

GENERAL NOTES:

1. THE INTERNAL STREET WILL BE A PRIVATE STREETS.
2. GRADING AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH COUNTY STANDARDS.
3. EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND/OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES, AND PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH SERVING UTILITY COMPANIES.
4. LOT DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE. THE DIMENSIONS MAY BE ADJUSTED TO BE CONSISTENT WITH THE FINAL MAP.
5. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT THE 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.

6. ZONING REQUIREMENTS:

	EXISTING
USE REGULATIONS:	RR .5
NEIGHBORHOOD REGS	J
DENSITY	2
LOT SIZE (AC)	.5 ACRE
BUILDING TYPE	-
MAX. FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	G
OPEN SPACE	-
SPECIAL AREA REGS	-

TOTAL LOTS AND AREA:

ACREAGE: 3.00 AC GROSS  
2.82 AC. NET (EXISTING)

LOTS: (RESIDENTIAL) 5

MIN. LOT SIZE: 0.5 ACRE

NO. OF DWELLING UNITS: 5 UNITS

GENERAL PLAN DESIGNATION: RESIDENTIAL 3

REGIONAL CATEGORY: CUD

COMMUNITY PLAN: NORTH COUNTY METRO

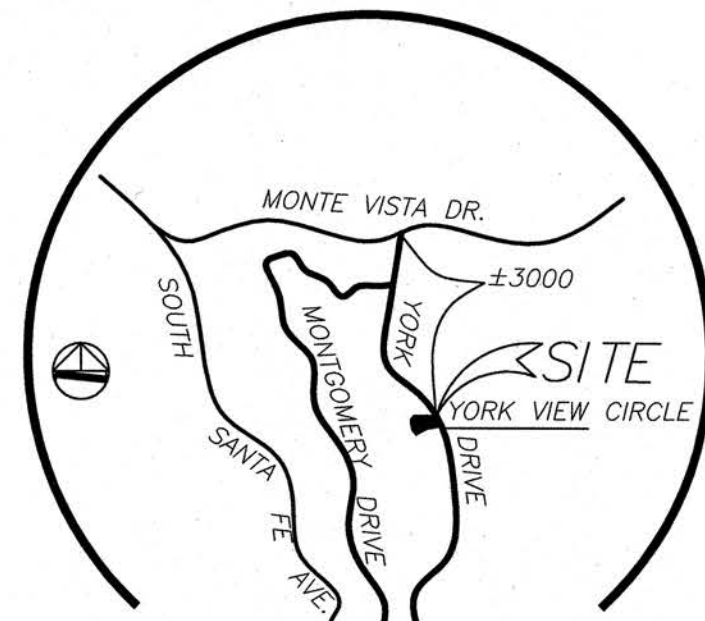
UTILITIES:

SEWER: BUENA SANITATION DISTRICT  
WATER: VISTA IRRIGATION DISTRICT  
SCHOOLS: VISTA UNIFIED SCHOOL DISTRICT  
FIRE: VISTA FIRE PROTECTION DISTRICT  
TELEPHONE: SBC  
GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC CO.  
STREET LIGHTING: NO STREET LIGHTS ARE PROPOSED

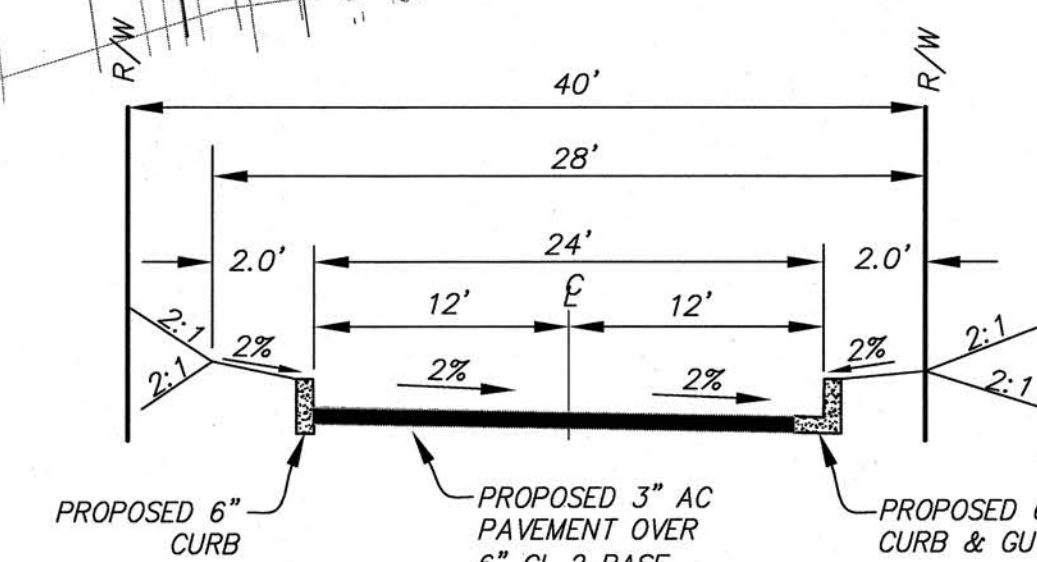
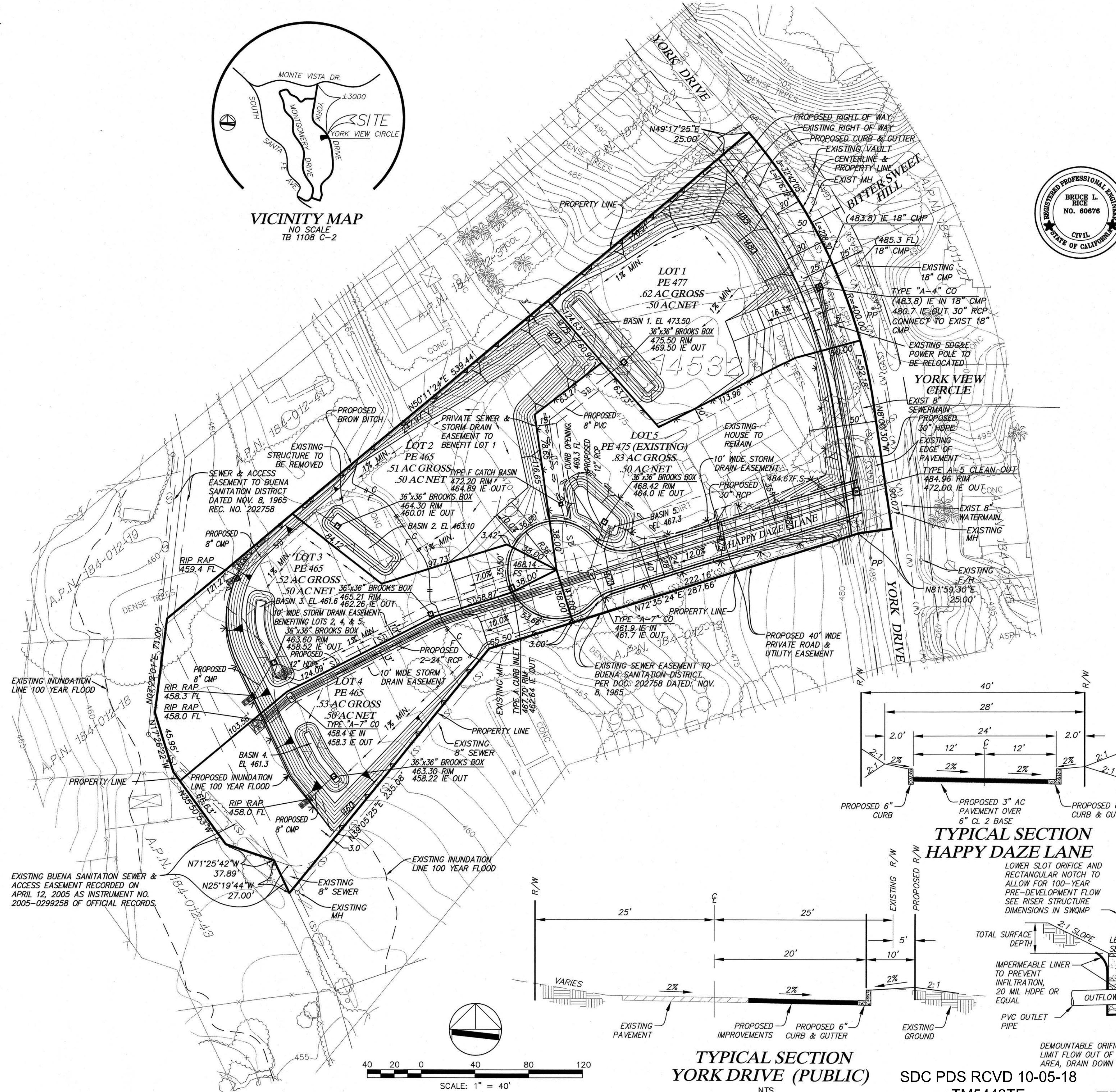
LEGEND:

	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING SEWER
	EXISTING SEWER MANHOLE
	PROPOSED LOT NUMBER
	PROPOSED PAD ELEVATION
	PROPOSED SLOPE EMBANKMENTS (2:1 MAX) (FILL/CUT)
	PROPOSED DAY LITE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING WATER LINE
	EXISTING EASEMENT
	EXISTING FENCE
	EXISTING STRUCTURE
	FILL/CUT LINE
	PROPOSED BROW DITCH
	PROPOSED RCP PIPE

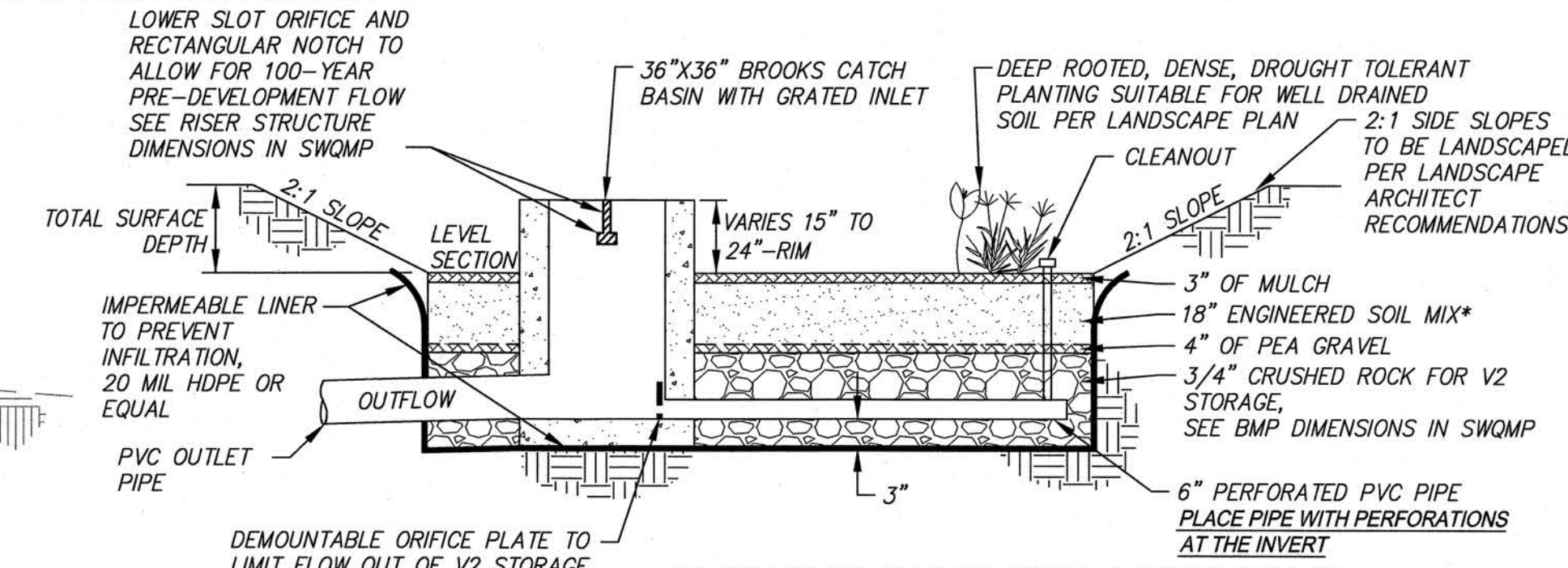
# PRELIMINARY GRADING PLAN COUNTY OF SAN DIEGO TRACT NO. 5443 RPL 3



VICINITY MAP  
NO SCALE  
TB 1108 C-2



## TYPICAL SECTION HAPPY DAZE LANE



## TYPICAL SECTION YORK DRIVE (PUBLIC)

SDC PDS RCVD 10-05-18  
TM5443TE

OWNERS / SUBDIVIDER

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

OWNERS

GARY VAN EIK  
841 QUAILS TRAIL  
VISTA, CA 92081

GARY VAN EIK AS OWNER

ENGINEER OF WORK:

bha, Inc.  
and planning, civil engineering, surveying

5115 AVENIDA ENCINAS  
SUITE "L"  
CARLSBAD, CA. 92008-4387  
(760) 931-8700

BRUCE L. RICE RCE 60676 EXP. 12-31-18 DATE 9-5-18

AERIAL TOPOGRAPHY

FLOWN ON 11/05/2004 BY: TOWILL, INC.  
8739 BALBOA AVE  
SAN DIEGO, CA. 92123  
(858) 571-2030

EARTHWORK QUANTITIES

CUT: 4,200 C.Y. IMPORT: 0 C.Y.  
FILL: 4,200 C.Y.

ASSESSOR'S PARCEL NUMBERS

A.P.N. 184-012-12 TAX RATE AREA: 96036

LEGAL DESCRIPTION

PORTIONS OF LOTS 18 AND 19 OF KEW GARDENS, ACCORDING TO MAP NO. 2046, AS FILED ON THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 15, 1927 TOGETHER WITH A PORTION OF THE WESTERLY HALF OF CLARENCE DRIVE AS SHOWN ON SAID MAP NO. 2046, BEING IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

SITE ADDRESS: 1505 YORK DRIVE, VISTA, CA

PARK LAND DEDICATION STATEMENT

NO PARKLAND DEDICATION IS BEING PROPOSED, PAYMENT OF FEES WILL BE IN LIEU OF DEDICATION

SPECIAL ASSESSMENT STATEMENT

NO SPECIAL ASSESSMENT ACT PROCEEDING IS REQUESTED FOR THIS PROJECT

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (n) OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

STREET LIGHTING STATEMENT

NO STREET LIGHTS ARE PROPOSED - PRIVATE STREETS

ACCESS

ACCESS IS FROM YORK DRIVE WHICH IS A PUBLICLY MAINTAINED ROAD. PROPERTY FRONTS YORK DRIVE.

EASEMENTS

AN EASEMENT TO THE BUENA SANITATION DISTRICT FOR SEWER LINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 8, 1965 AS INSTRUMENT NO. 202758 OF OFFICIAL RECORDS.