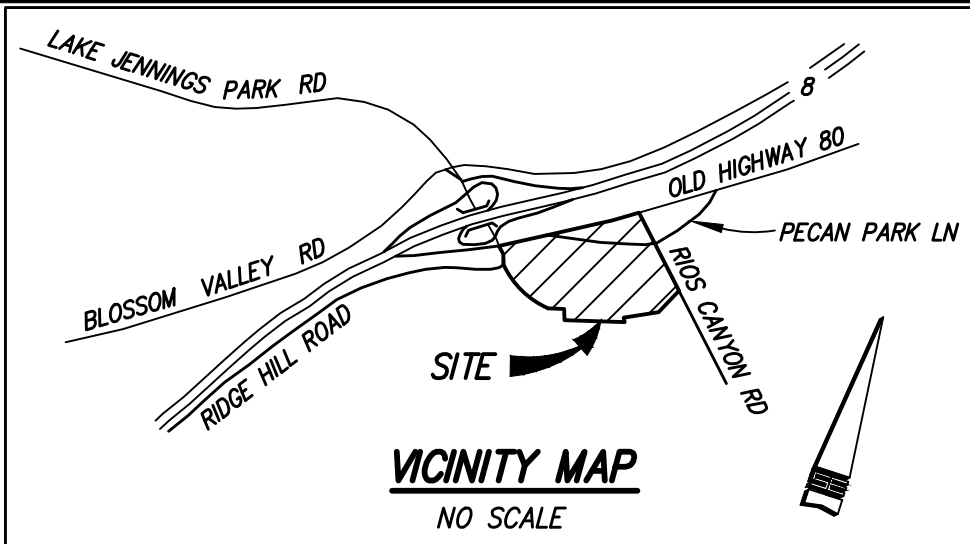


TENTATIVE MAP FOR:
COUNTY OF SAN DIEGO TRACT 5590



ZONING

	EXISTING	PROPOSED
APN 395-250-8,9,15 & 22		
APN 398-110-9,10 & 75		
USE REGULATIONS	RU-13	C-36
NEIGHBORHOOD REGS	A	Q
Density	12.6	-
Lot Size	1 ACRE	20,000
Building Type	S	Y
Maximum Floor Area	-	-
Floor Area Ratio	-	-
Height	G	C
Lot Coverage	-	-
Setback	J	V
Open Space	-	-
SPECIAL AREA REGS	B	B
COMMUNITY PLAN	LAKESIDE	LAKESIDE
GEN. PLAN DESIGNATION	14	14
REGIONAL CATEGORY	CUDA	CUDA

GENERAL PLAN - PROPOSED:

GENERAL COMMERCIAL (C-1)

SUBDIVIDER:

SOUTH COAST DEVELOPMENT, LLC
P.O. BOX 1053
SOLANA BEACH, CA 92075
(858) 720-6675

BY:

KEITH GREGORY

DATE

ENGINEER:

STUART ENGINEERING
7525 METROPOLITAN DRIVE, SUITE 308
SAN DIEGO, CA 92108
(619) 296-1010



NOTES:

TOTAL GROSS ACREAGE: 13.10 ACRES
TOTAL NET ACREAGE: 12.21 ACRES
TOTAL NUMBER OF LOTS: 8
MINIMUM LOT SIZE:
ALL STREETS ARE PUBLIC.
ALL EXISTING STRUCTURES ARE TO BE REMOVED.

PARCEL MAP FILING:

TENTATIVE MAP OF PROPOSED PARCEL MAP SUBMITTED FOR APPROVAL
PURSUANT TO SECTION 66429(C) OF THE SUBDIVISION MAP ACT, BECAUSE
THE TRACT OF LAND ZONED FOR INDUSTRIAL OR COMMERCIAL DEVELOPMENT,
EACH LOT WILL HAVE ACCESS TO A PUBLIC STREET OR HIGHWAY AND THE
ALIGNMENT AND WIDTH HAVE BEEN APPROVED BY THE BOARD OF SUPERVISORS.

PROPERTY OWNERS:

APN 395-250-15 (TRA 59246) SOUTH COAST DEVELOPMENT, LLC
APN 395-250-09 (TRA 59246) P.O. BOX 1053
APN 395-250-22 (TRA 59246) SOLANA BEACH, CA 92075
APN 395-250-08 (TRA 59246) (858) 720-6675
APN 398-110-09 (TRA 59246)
APN 398-110-10 (TRA 59246)
APN 398-110-75 (TRA 59244) BY: *Keith Gregory* 11-05-2015

KEITH GREGORY DATE

LEGEND

BOUNDARY	---
LOT LINE	---
CENTERLINE	---
EASEMENT	---
FLOODPLAIN/FLOODWAY	---
EXIST. WATER	W
EXIST. SEWER	S
EXIST. GAS	G
EXIST. STORM DRAIN	SD
EXIST. OVERHEAD ELECTRIC	OHE

STREET LIGHTS:

THE DEVELOPER WILL COMPLY WITH THE COUNTY STANDARDS FOR THE
INSTALLATION OF STREET LIGHTS.

SOLAR NOTE:

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

DISTRICTS:

SEWER:	SAN DIEGO COUNTY SANITATION DISTRICT
WATER:	PADRE DAM MUNICIPAL WATER DISTRICT (PORTION TO BE DEANNEXED FROM HELIX WATER DISTRICT)
FIRE:	LAKESIDE FIRE DEPARTMENT
SCHOOLS:	GROSSMONT UNION HIGH SCHOOL DISTRICT CAJON VALLEY ELEMENTARY SCHOOL DISTRICT

PARK LAND:

THE SUBDIVIDER WILL COMPLY WITH THE PARK LAND DEDICATION ORDINANCE
BY THE PAYMENT OF FEES.

SPECIAL ASSESSMENT:

THE SUBDIVIDER WILL NOT REQUEST FOR PERMISSION FROM THE BOARD OF
SUPERVISORS TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT
FOR CONSTRUCTION OF ANY OF THE SUBDIVISION IMPROVEMENTS.

LEGAL DESCRIPTION

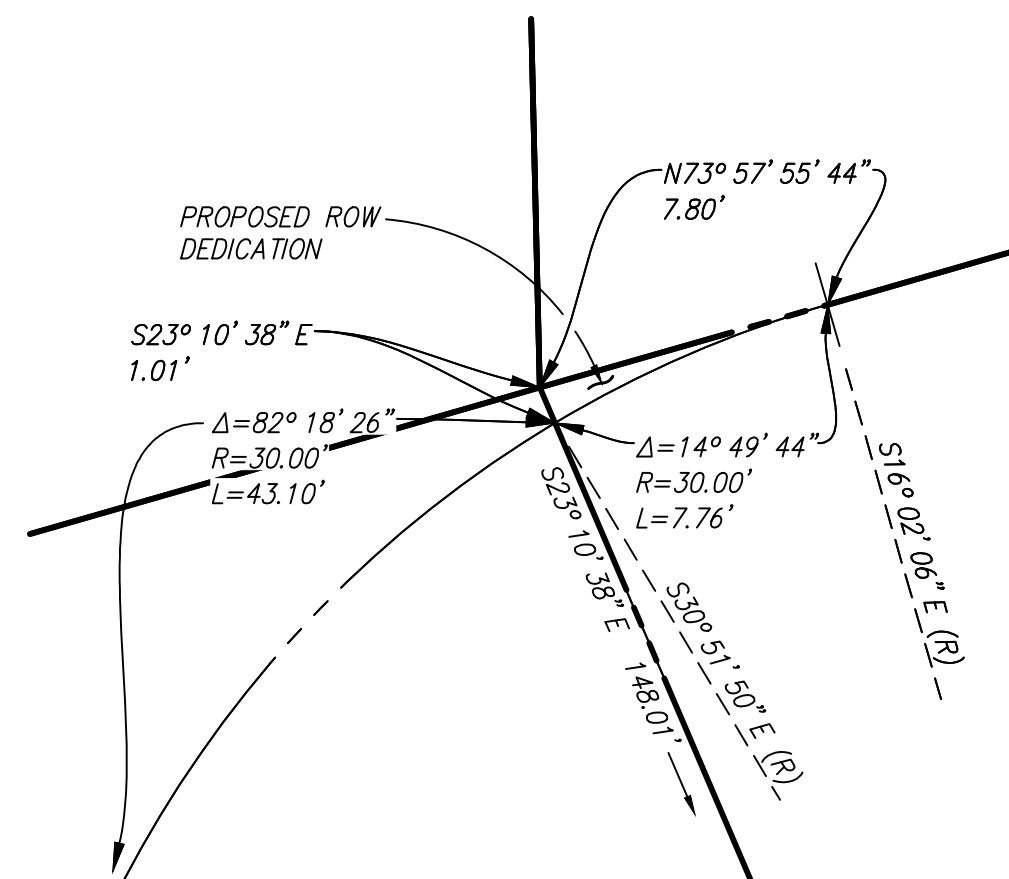
A PORTION OF LOTS 45, 48 & 49, IN THE SUBDIVISION OF THE "S" TRACT OF THE RANCHO EL
CAJON, ACCORDING TO MAP THEREOF IN BOOK 170, PAGE 71 OF DEEDS, RECORDS OF
SAN DIEGO COUNTY, TOGETHER WITH THAT PORTION OF EL MONTE RANCHO, IN THE COUNTY
OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1146, FILED IN
THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 26, 1908, AND
ALSO A PORTION OF LOT 60, IN THE SUBDIVISION OF THE "S" TRACT OF THE RANCHO EL CAJON
ACCORDING TO MAP THEREOF IN BOOK 170, PAGE 71 OF DEEDS, IN THE OFFICE OF THE COUNTY
RECORDER, AND ALSO A PORTION OF PECAN PARK LANE.

ABBREVIATIONS:

PP	POLYVINYL CHLORIDE
PVC	SQUARE FOOT
AC	ASPHALTIC CONCRETE
CONC.	CONCRETE
HDWL.	HEADWALL
HH	HANDHOLE
ESMT.	EASEMENT
PRIV.	PRIVATE
D/W	DRIVEWAY
RT	RIGHT
DI	DRAINAGE INLET
TYP	TYPICAL
C.Y.	CUBIC YARD
ELEC.	ELECTRIC
SUBD.	SUBDIVISION
M/H	MANHOLE
ACP	ASBESTOS CEMENT PIPE
TP	TELEPHONE POLE

RELOCATED ACCESS EASEMENT DETAIL

NO SCALE



DETAIL A

NO SCALE



RECORD ID: PDS2014-GPA-14-005; PDS2014-REZ-14-004;
PDS2014-TM-5590; PDS2014-STP-14-019;
PDS2014-MUP-15-004
ENVIRONMENTAL LOG NO.: PDS2014-ER-14-14013



STUART ENGINEERING
7525 METROPOLITAN DRIVE, SUITE 308
SAN DIEGO, CA 92108 (619) 296-1010

N.H.
DATE: JR
REV. 3-26-2014
JOB NO.: 921-13-05