

LEGEND

ITEM:	SYMBOL:
SUBDIVISION BOUNDARY	N89°49'40"W 2707.99'
PROPOSED LOT LINE	525'
PROPOSED LOT NUMBER	5
DIRECTION OF STREET DRAINAGE	5%
EXISTING DRAINAGE	1% MIN
PROPOSED EARTHEN SWALE/DITCH	SS-10
PROPOSED RIP-RAP PER RSD D-40 / SS-10	SS-10
PROPOSED STORM DRAIN	55'
PROPOSED SEPTIC LEACH LINES W/RESERVE LEACH LINES	65' 90'
PROPOSED SEEPAGE PITS	55'
EXISTING WATERLINE	W
LIMITED BUILDING ZONE 50' - 100' TYPICAL	
OPEN SPACE	
OPEN SPACE STEEP SLOPES	
EXISTING STREAM CENTERLINE	
50' RPO BUFFER	
100 YEAR LINES OF INUNDATION	

NOTE: PAD AREA TO BE COVERED WITH MULCH AFTER GRADING

ALL AREAS DISTURBED FOR SEPTIC INSTALLATION SHALL BE REVEGETATED WITH NATIVE MULCH.

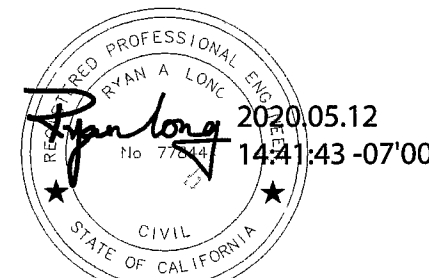
LOT AREA TABLE

PARCEL	AREA NET.	AREA GR.
1	2.17	2.40
2	1.89	1.93
3	1.90	1.92
4	1.00	1.11
5	5.84	5.86
6	2.97	2.98
7	1.86	1.88
8	1.71	1.83
9	2.19	2.42
10	2.39	2.41
11	1.55	1.56
12	7.25	7.77
13	4.98	5.02
14	6.32	6.35
15	5.00	5.15
16	5.06	5.20
17	5.72	5.76
18	7.33	7.35
19	5.78	5.89
20	5.40	5.97

ENGINEER OF WORK

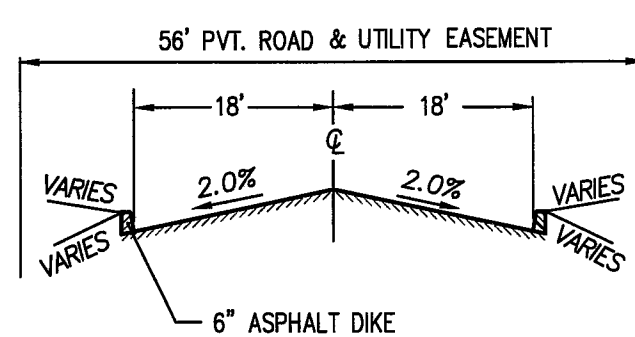
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.

NAME: RYAN LONG DATE: 05-12-2020
RCE NO: 77844 EXPIRES: 06-30-2021



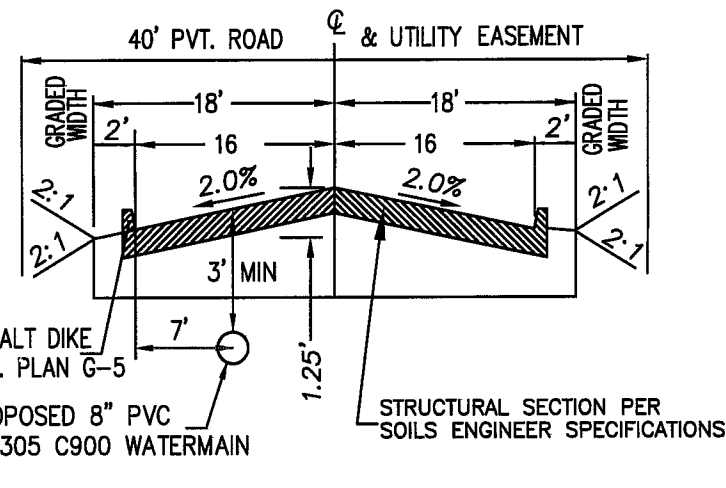
TYPICAL SECTION

EXISTING COUNTRY MEADOWS RD.
NON-MAINTAINED PUBLIC ROAD



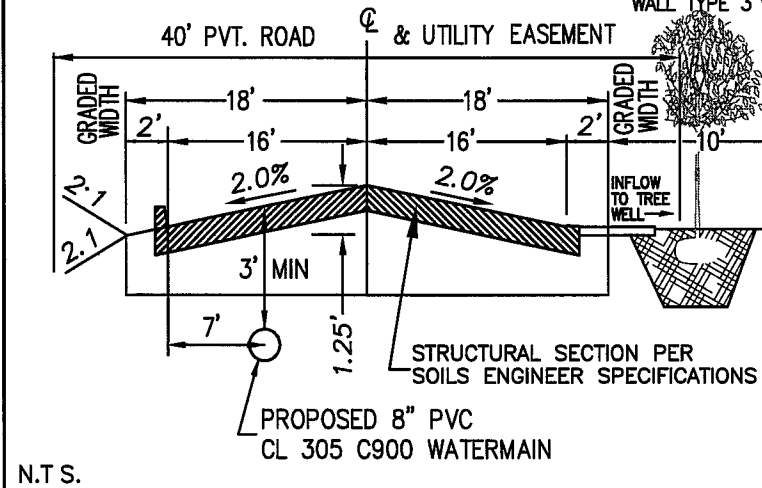
TYPICAL SECTION

PROPOSED PRIVATE EASEMENT ROADS



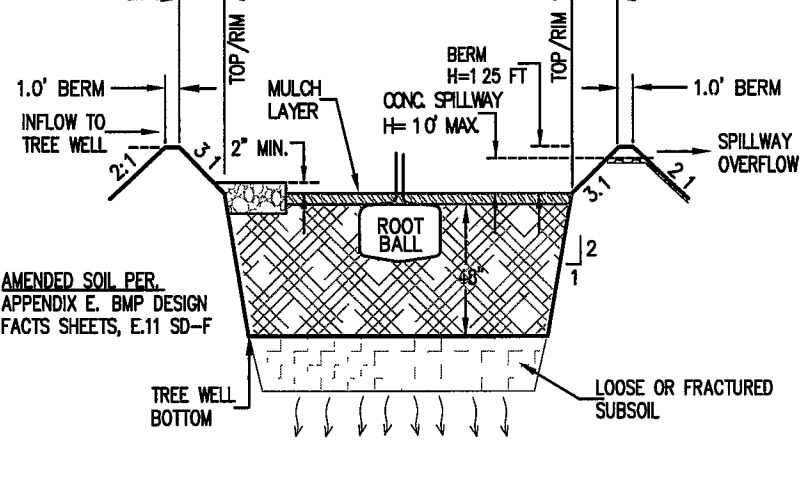
TYPICAL SECTION - WITH WALL

PROPOSED PRIVATE EASEMENT ROADS



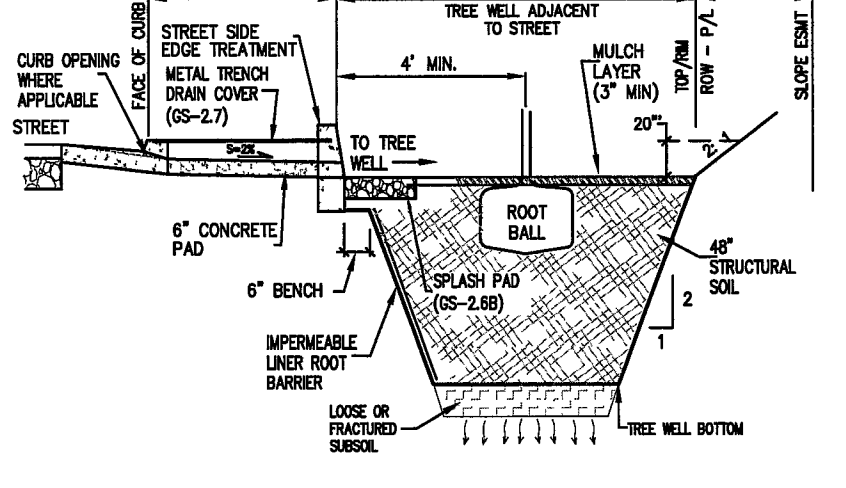
TYPICAL CONJUNCTIVE USE TREE WELL- RESIDENTIAL

VARIES

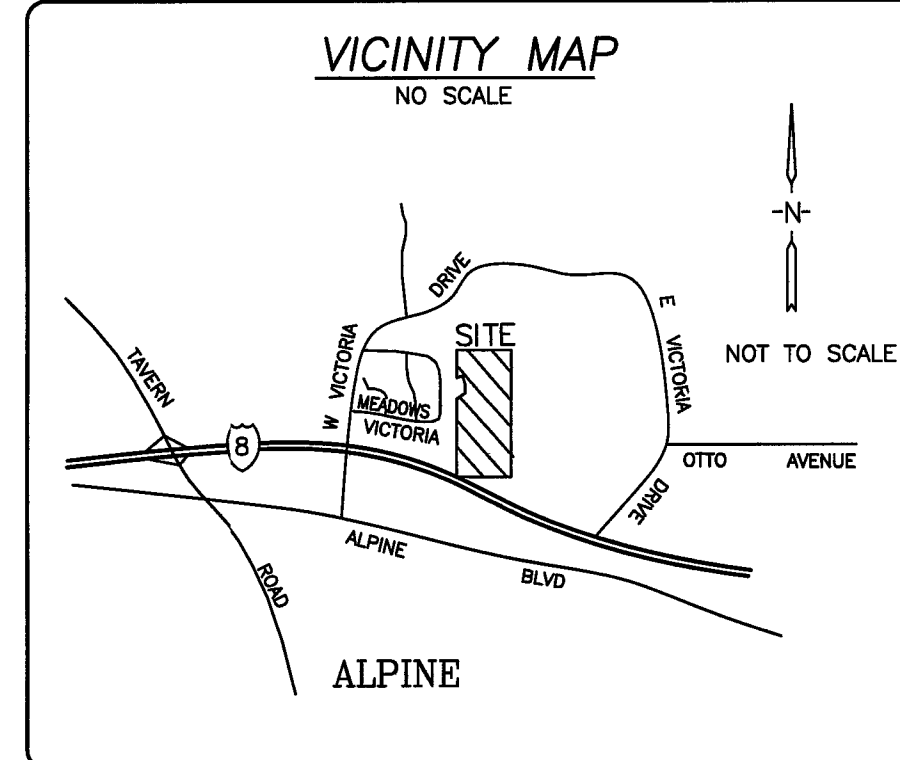
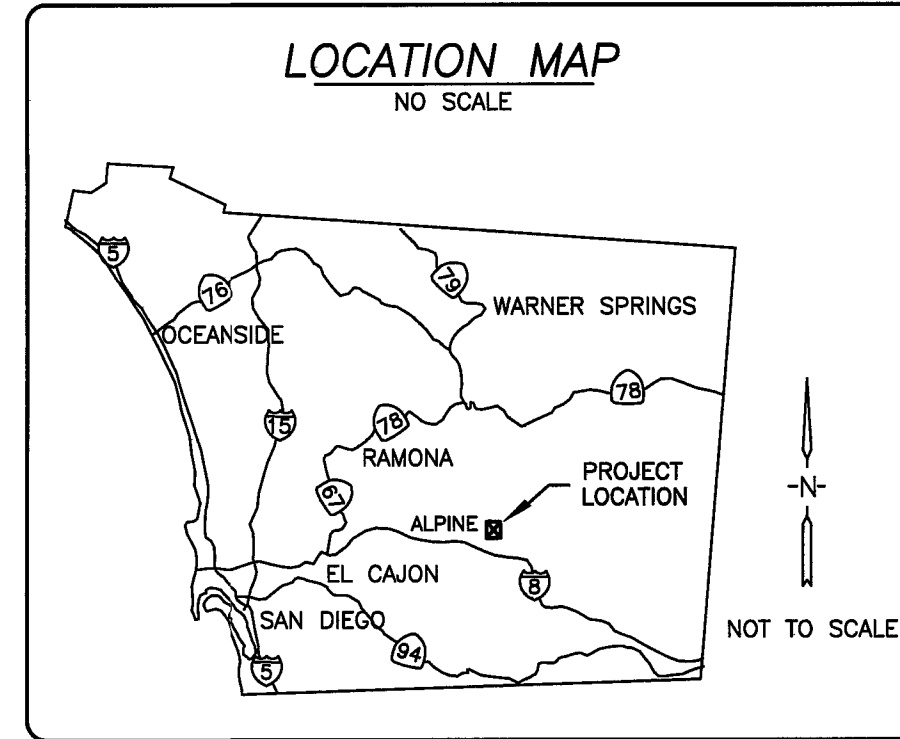
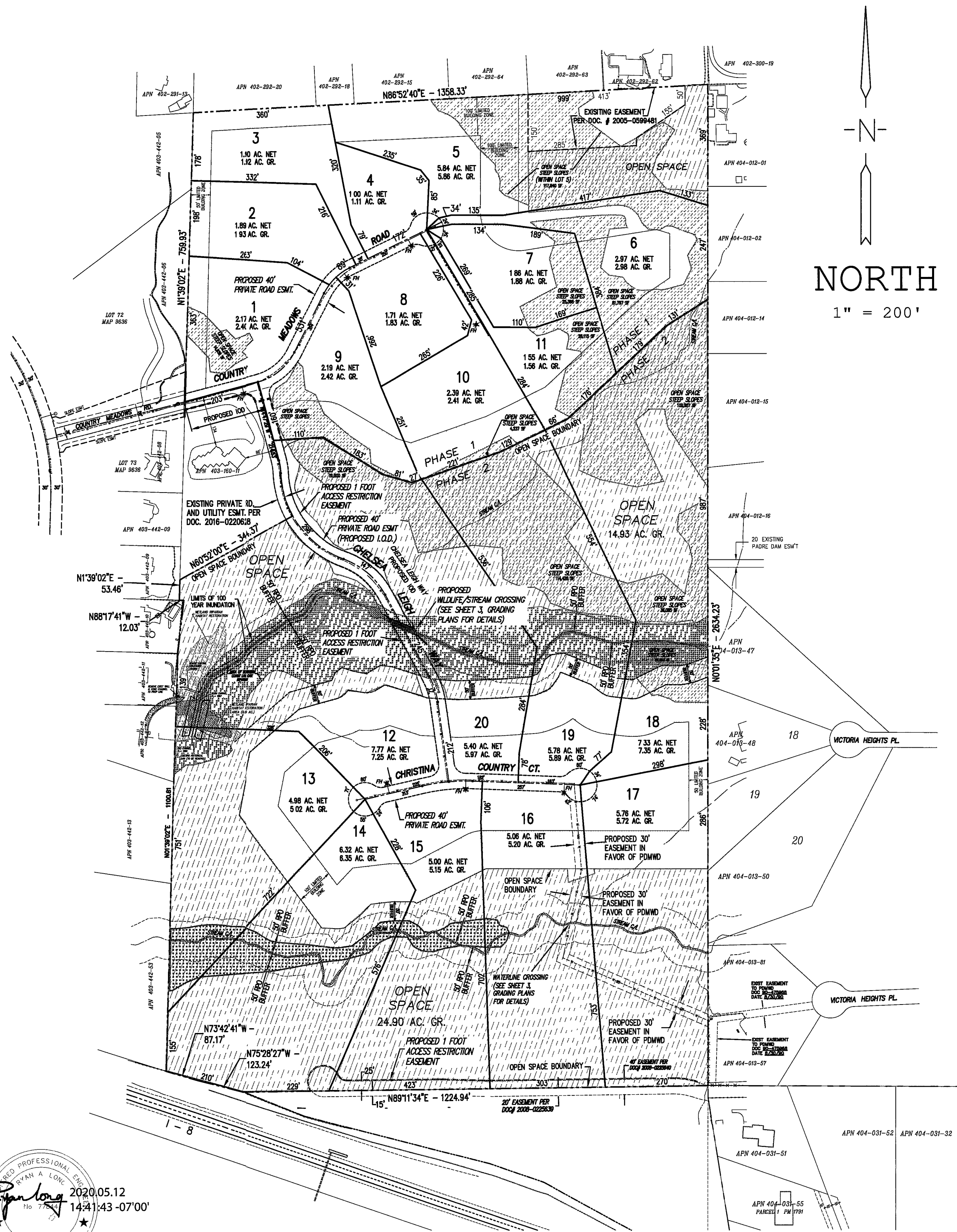


TYPICAL CONJUNCTIVE USE TREE WELL- ALONG STREET

TREE WELLS WITHIN COUNTY RIGHT-OF-WAY WILL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT (EMRA).



ALPINE 21- REPLACEMENT TENTATIVE MAP COUNTY OF SAN DIEGO TRACT NO. 5431 RPL-1



STREET NAME APPROVAL

HEALTH DEPARTMENT

DEH: VHO 726

GENERAL NOTES

LEGAL DESCRIPTION:

PARCEL "A" OF C13-0040BA(1) RECORDED OCTOBER 10, 2013.

ASSESSOR PARCEL NUMBERS: 403-160-15
TAX RATE AREA: 51016
LAND USE DESIGNATION: SEMI - RURAL RESIDENTIAL 1
COMMUNITY/SUBREGION: ALPINE
REGIONAL CATEGORY: SEMI-RURAL
ZONING (EXISTING & PROPOSED): A70 (SEE ZONING BOX)
PROJECT AREA: 80.75 ACRES (GROSS AND NET)
NUMBER OF LOTS: 20 RESIDENTIAL LOTS
MINIMUM LOT AREA: 1.00 ACRES NET

USE REGULATIONS	ZONE	A-70
NEIGHBORHOOD REGULATIONS/ANIMAL	L	
DENSITY		
LOT SIZE		1 AC
BUILDING TYPE		C
MAXIMUM FLOOR AREA		
FLOOR AREA RATIO		
HEIGHT		6
DEVELOPMENT REGULATIONS		
SET BACK		6
OPEN SPACE		
SPECIAL AREA REGULATIONS		

STREET NOTES:

- ALL STREETS SHALL BE PRIVATE, TO BE MAINTAINED THROUGH A PRIVATE ROAD MAINTENANCE AGREEMENT.
- ALL CUL-DE-SACS SHALL HAVE A MINIMUM EASEMENT RADIUS OF 44 FEET, AND A MINIMUM IMPROVED RADIUS OF 36 FEET.
- ALL CUL-DE-SAC CURB RETURNS SHALL HAVE A MINIMUM EASEMENT RADIUS OF 30 FEET AND A MINIMUM IMPROVED RADIUS OF 36 FEET.
- ALL STREET INTERSECTIONS SHALL HAVE A MINIMUM EASEMENT RADIUS OF 30 FEET AND A MINIMUM IMPROVED RADIUS OF 36 FEET.
- ALL VEHICLE TURNAROUNDS SHALL MEET ALPINE FIRE PROTECTION DISTRICT STANDARDS
- EASEMENT TO PADRE DAM MUNICIPAL WATER DISTRICT PROPOSED OVER ALL PRIVATE STREETS.
- TREE WELLS WITHIN COUNTY RIGHT-OF-WAY WILL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT (EMRA).

SERVICE DISTRICTS:

SEWER: NONE (SEPTIC SYSTEMS)
WATER: PADRE DAM MUNICIPAL WATER DISTRICT
FIRE: ALPINE FIRE PROTECTION DISTRICT
GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC
TELEPHONE: PACIFIC BELL
CABLE: COX CABLE TELEVISION
SCHOOLS: ALPINE UNION SCHOOL DISTRICT (K - 8)
GROSSMONT UNION HIGH SCHOOL DISTRICT (9-12)
STREET LIGHTS: COUNTY OF SAN DIEGO
NOTE: NONE ARE PROPOSED ON THE PRIVATE ROADS
TOPOGRAPHY: TOWILL CORPORATION, APRIL 2003
PARK FEES: PARK WILL BE PAID IN LIEU OF DEDICATION

SOLAR ACCESS STATEMENT:

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

SPECIAL ASSESSMENT ACT STATEMENT:

THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.

HILLSIDE STATEMENT:

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

LAND PROJECT STATEMENT:

THIS IS NOT A "LAND PROJECT" AS DEFINED IN SECTION 11000.5 OF THE BUSINESS AND PROFESSIONS CODE AND SECTION 66474.5 OF THE SUBDIVISION MAP ACT.

THIS PROJECT IS A MULTIPLE USE SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILLED IN ACCORDANCE WITH THE SUBDIVISION ARTICLE 4 OF SECTION 66455.1 OF THE SUBDIVISION MAP ACT.

DISCRETIONARY PERMITS:

1. DEPARTMENT OF HEALTH SERVICES - DEH: VHO 726

OWNERS STATEMENT:

I HEREBY CONSENT TO THE FILING OF THIS TENTATIVE MAP

[Signature], Member
ALPINE 21, LLC
5295 BEACHCOMBER COURT
SAN DIEGO, CA 92130
DATE: 5/13/2020

REPLACEMENT TENTATIVE MAP COUNTY OF SAN DIEGO TRACT NO. 5431

