

SITE PLAN MODIFICATION FOR ORTEGA CONSTRUCTION YARD S98-031

EASEMENT NOTES:

EASEMENTS PLOTTED PER PRELIMINARY REPORT PREPARED BY STEWART TITLE COMPANY AS ORDER NO. 18000480408 DATED 03/20/18.

(A) 100' HIGHWAY EASEMENT PER DOCUMENT RECORDED 01/29/1932 BOOK 85, PAGE 194 OF OFFICIAL RECORDS.

EASEMENT FOR PUBLIC ROAD PURPOSES PER DOCUMENT RECORDED 01/22/1912 IN BOOK 505, PAGE 33 OF DEEDS - NOT PLOTTABLE.

EASEMENT FOR PUBLIC ROAD PURPOSES PER DOCUMENT RECORDED 02/24/1916 IN BOOK 702, PAGE 373 OF DEEDS - NOT PLOTTABLE.

EASEMENT FOR CABLE TELEVISION PURPOSES DOC. NO. 1984-444187 RECORDED 11/28/1984 - NOT PLOTTABLE.

EASEMENT FOR ELECTRICAL SERVICE PURPOSES PER DOC. NO. 2007-0449585 RECORDED 07/05/2007 - NOT PLOTTABLE.

EASEMENT FOR PUBLIC UTILITIES PER DOCUMENT RECORDED 12/12/1929 IN BOOK 1713 PAGE 366 OF DEEDS - NOT PLOTTABLE.

SDG&E EASEMENT FOR PUBLIC UTILITIES PER DOC. NO. 2011-0221395 RECORDED 04/28/2011 - NOT PLOTTABLE.

PARKING INFORMATION:

396-111-10

OFFICE:
4 PARKING SPACES PER 1,000 SF X 10,000 SF
= 40 PARKING SPACES

GENERAL WAREHOUSING AND STORAGE:
1 PARKING SPACE PER 1,000 SF X 20,000 SF
= 20 PARKING SPACES

ACCESSIBLE SPACES NEEDED = 3 SPACES

TOTAL REQUIRED = 60 PARKING SPACES
TOTAL PROVIDED = 60 PARKING SPACES
ACCESSIBLE SPACES PROVIDED = 3 SPACES

396-111-17

OFFICE:
4 PARKING SPACES PER 1,000 SF X 3,100 SF
= 13 PARKING SPACES

ACCESSIBLE SPACES NEEDED = 1 SPACE

TOTAL REQUIRED = 13 PARKING SPACES
TOTAL PROVIDED = 18 PARKING SPACES
ACCESSIBLE SPACES PROVIDED = 1 SPACE

LEGAL DESCRIPTION:

A PORTION OF BLOCK 51 OF "S" TRACT, RANCHO EL CAJON IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS DESCRIBED IN DEED RECORDED APRIL 17, 2017 AS DOC. #2017-0171656 TOGETHER WITH:

PARCEL 1 OF PARCEL MAP 2836.


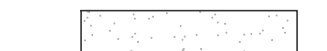


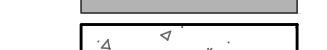
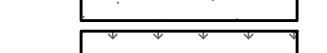
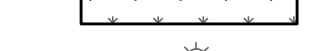

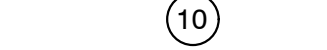
ASSESSOR PARCEL NUMBERS:

396-111-10 & 17

SITE ADDRESS:

15247 AND 15229 OLDE HIGHWAY 80
EL CAJON, CA 92021

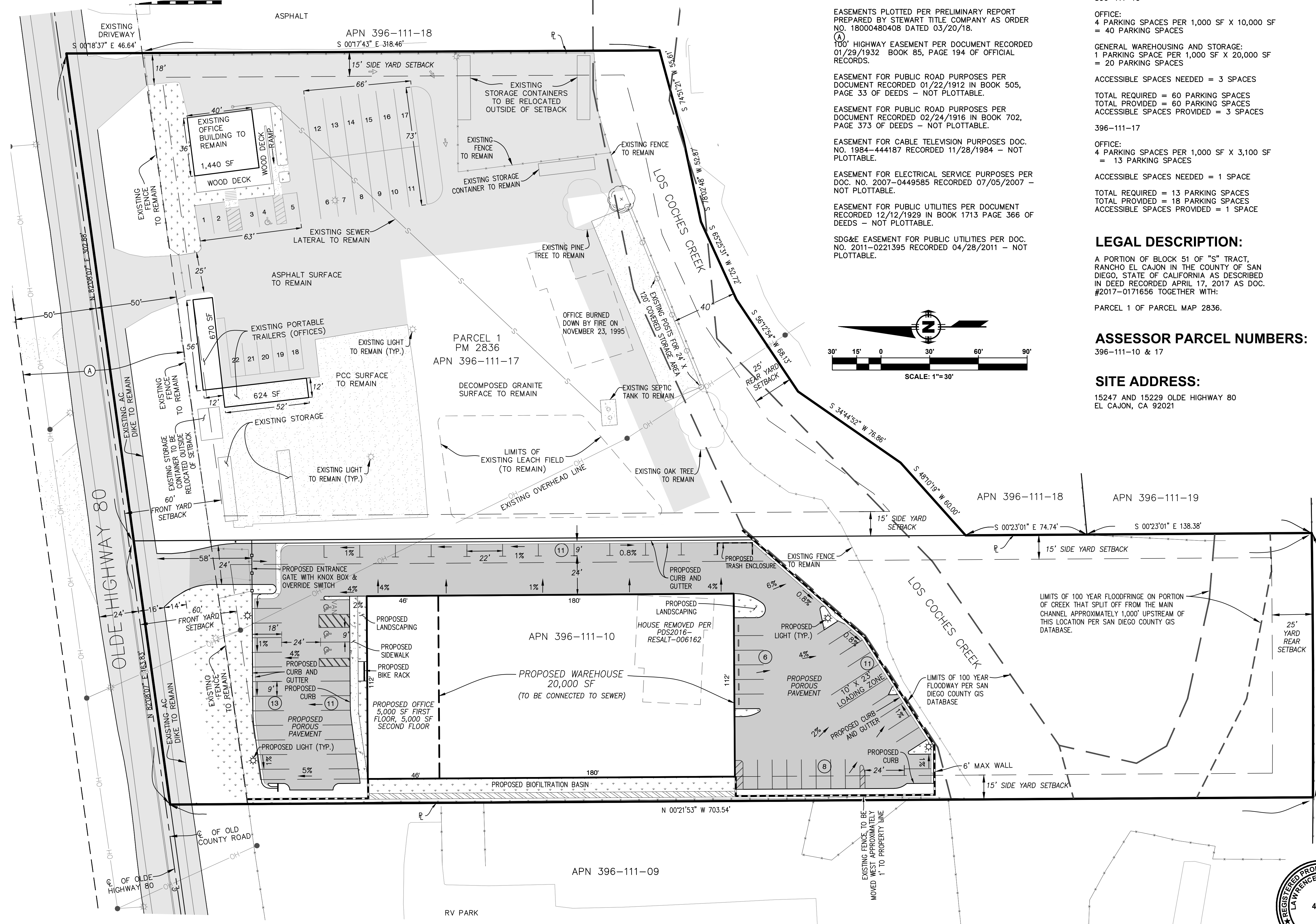
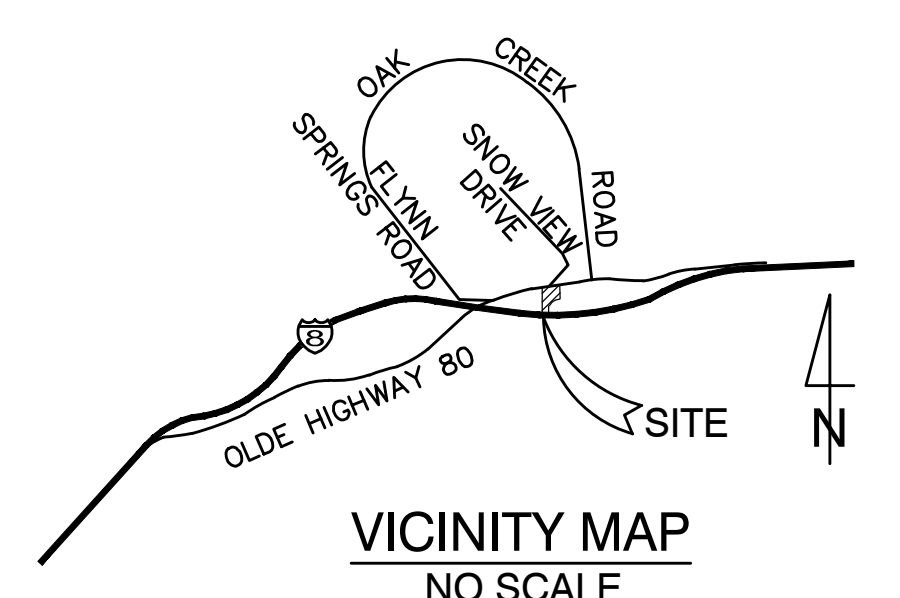
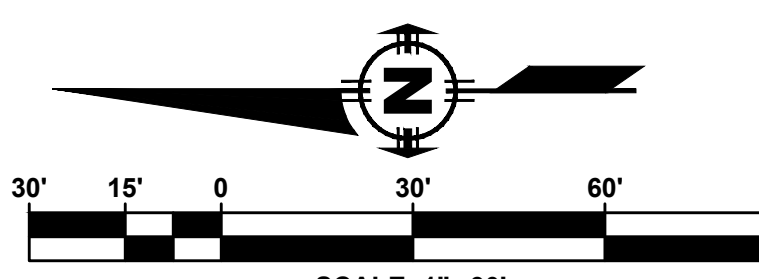
LEGEND:

-  PROPERTY BOUNDARY
-  EXISTING PCC
-  EXISTING AC PAVEMENT
-  PROPOSED POROUS PAVEMENT
-  PROPOSED PCC
-  EXISTING/PROPOSED LANDSCAPING
-  EXISTING LIGHT
-  PROPOSED NUMBER OF PARKING SPACES
-  BUILDING SETBACKS

OWNER:

ARCHIE MAURICE ORTEGA
TRUSTEE OF THE ORTEGA FAMILY TRUST DATED MARCH 1, 1988
10125 CHANNEL ROAD
LAKESIDE, CA 92040
(619) 719-8710

DATE



VICINITY MAP
NO SCALE



LAWRENCE W. WALSH
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607 Aldwych Road, El Cajon, CA 92020
(619) 588-6747 (619) 792-1232 Fax

DATE