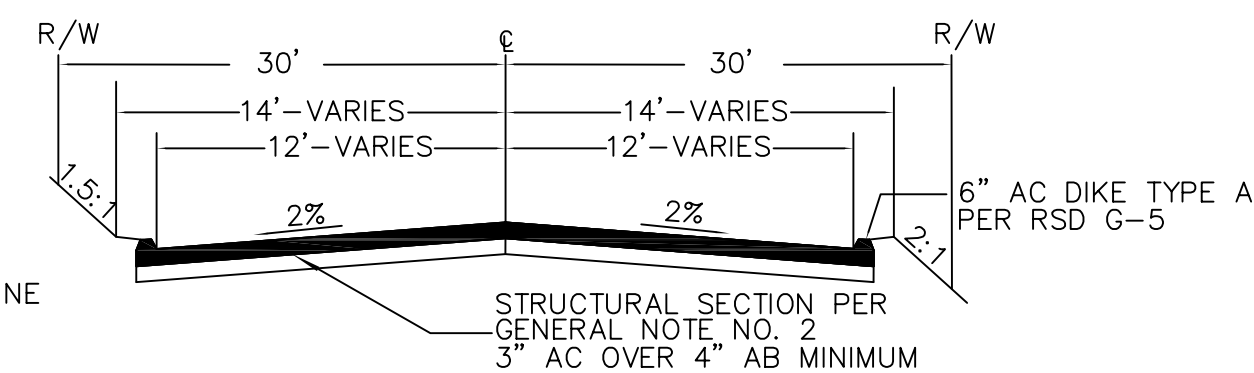


COUNTY OF SAN DIEGO TRACT

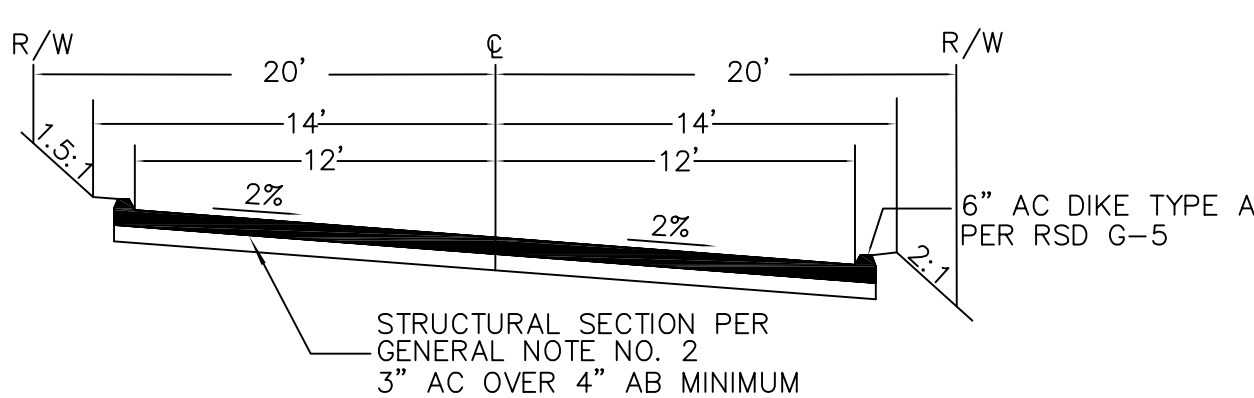
EXISTING 60' ROAD & UTILITY EASEMENT KNOWN AS DOUBLE K ROAD PER DOC. NO. 76-220047 DATED 7/14/76

EXISTING 12" ACP WATERLINE
EXISTING 40' ROAD & UTILITY EASEMENT KNOWN AS DOUBLE K ROAD PER PM 10442

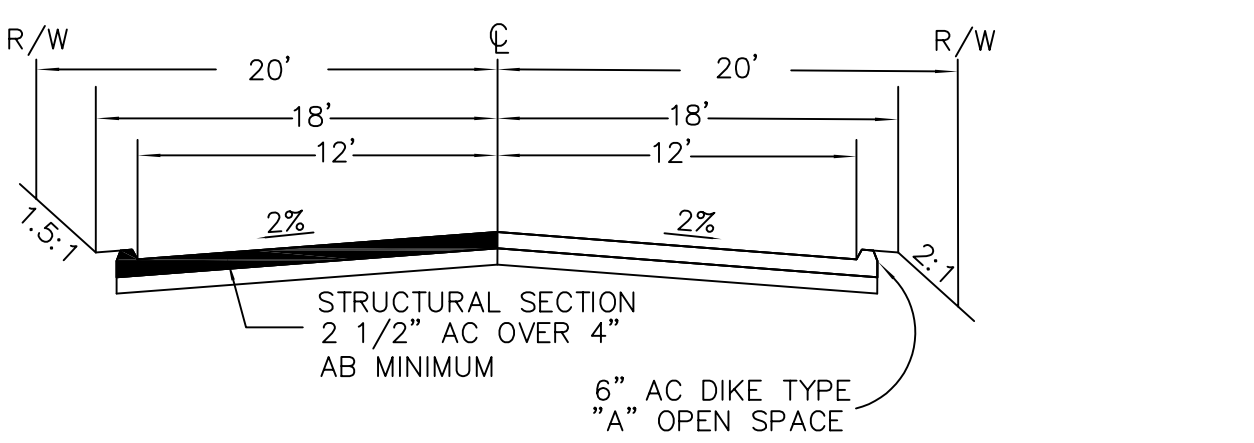
TYPICAL SECTION DOUBLE "K" ROAD SECTION A-A



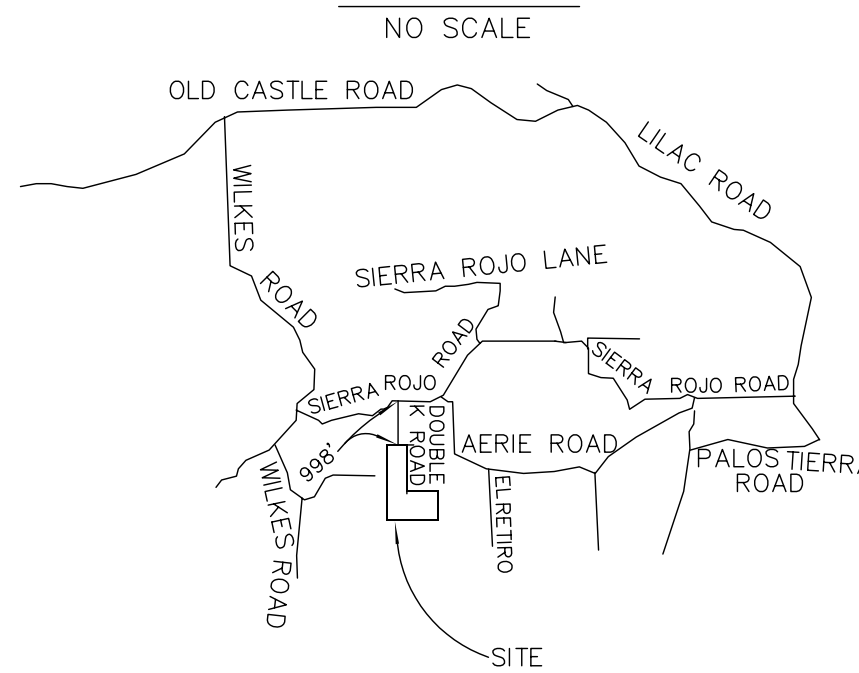
TYPICAL SECTION DOUBLE "K" ROAD SECTION B-B



TYPICAL SECTION DOUBLE "K" ROAD SECTION C-C



VICINITY MAP



SLOPE ANALYSIS

COLOR	SLOPE CATEGORY	%	SQ. FT.
WHITE	LESS THAN 15%	18.24%	248,736
YELLOW	15% - 25%	30.36%	414,033
ORANGE	25% - 50%	45.00%	613,834
RED	OVER 50%	6.40%	87,260
TOTAL	100%		1,363,863

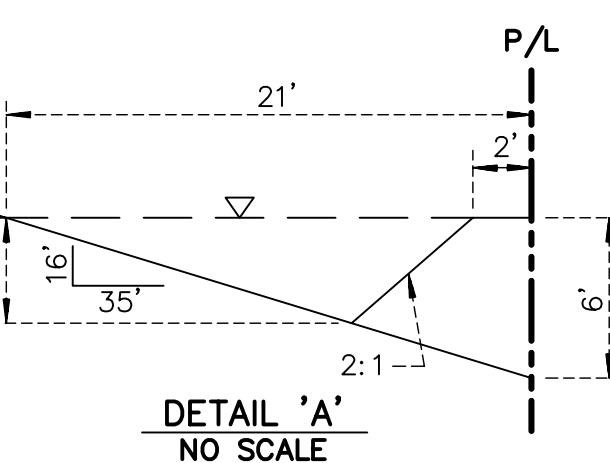
PERCENT OF SLOPE OVER 25% IS: 51.41%
AREA OVER 25% SLOPE IS: 701,094 SQ. FT.

LOT 1: 18.30%
LOT 2: 27.39%
LOT 3: 31.89%
LOT 4: 27.98%
LOT 5: 28.96%
LOT 6: 30.69%

AVERAGE SLOPE OF PROPERTY IS: 27.54%

BUILDABLE ACRES

LOT 1: 0.25 ACRES
LOT 2: 0.26 ACRES
LOT 3: 0.05 ACRES
LOT 4: 0.21 ACRES
LOT 5: 0.13 ACRES
LOT 6: 0.11 ACRES



PARK LAND DEDICATION STATEMENT

IF REQUIRED, PARK FEES WILL BE PAID IN LIEU OF PARK LAND DEDICATION.

SPECIAL ASSESSMENT ACT STATEMENT

THE SUBDIVISION DOES NOT INTEND TO REQUEST SPECIAL ASSESSMENT PROCEEDINGS FOR THE CONSTRUCTION OF SUBDIVISION IMPROVEMENTS.

PROPOSED IMPROVEMENTS

SEE IMPROVEMENT PLANS FOR TPM 16030. DOUBLE K ROAD TO BE IMPROVED TO COUNTY STANDARDS FOR PRIVATE EASEMENT ROADS. 8" PVC WATERLINE TO BE CONSTRUCTED TO VALLEY CENTER MUNICIPAL WATER DISTRICT STANDARDS. PAD GRADING, DRIVEWAYS, DRAINAGE AND PRIVATE SEPTIC SYSTEMS AS SHOWN ON PRELIMINARY GRADING PLANS.

HEALTH DEPARTMENT CERTIFICATE, DEH NO. LMAP 40R & 41R

ALL PARCELS SHALL HAVE A LAYOUT OF THE SEWAGE DISPOSAL SYSTEM, PROPOSED STRUCTURES, CUTS AND FILLS APPROVED BY THE SAN DIEGO DEPARTMENT OF PUBLIC HEALTH PRIOR TO THE APPROVAL OF THE BUILDING PERMIT AND/OR ISSUANCE OF A SEPTIC TANK PERMIT. AN ADDITIONAL EXPANSION AREA OF 100% OF THE INITIAL TILE AREA SHALL BE PROVIDED BY GRAVITY FLOW FOR THE POTENTIAL EXPANSION IN THE EVENT OF FAILURE.

BY _____ FOR GARY ERBECK, DIRECTOR,
DEPARTMENT OF ENVIRONMENTAL HEALTH, DATE: _____

LOT 1 IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO 490 FEET OF TILE DRAIN FIELD WITH A 3' TRENCH AND 12" OF ROCK TO SERVE A FIVE BEDROOM DWELLING PROVIDED ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING, OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

LOT 2 IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO 545 FEET OF TILE DRAIN FIELD WITH A 3' TRENCH AND 12" OF ROCK TO SERVE A FIVE BEDROOM DWELLING PROVIDED ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING, OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

LOT 3 IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO 440 FEET OF TILE DRAIN FIELD WITH A 3' TRENCH AND 12" OF ROCK TO SERVE A THREE BEDROOM DWELLING PROVIDED ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING, OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

LOT 4 IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO 440 FEET OF TILE DRAIN FIELD WITH A 5' TRENCH AND 12" OF ROCK TO SERVE A SIX BEDROOM DWELLING PROVIDED ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING, OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

LOT 5 IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO 410 FEET OF TILE DRAIN FIELD WITH A 3' TRENCH AND 12" OF ROCK TO SERVE A FIVE BEDROOM DWELLING PROVIDED ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING, OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

LOT 6 IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO A 6' WIDE x 7' DEEP x 80' LONG HORIZONTAL SEEPAGE PIT WITH A 2-4 FOOT CAP DEPTH TO SERVE A FIVE BEDROOM DWELLING PROVIDED ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING, OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

GENERAL NOTES

- COMPLETE TAX ASSESSOR'S NUMBER: 185-112-49 & 52, TAX RATE 94139
- ABBREVIATED LEGAL DESCRIPTION OF THE LAND SHOWN ON THE TENTATIVE MAP: PARCEL 1 AND PARCEL 4 OF PARCEL MAP NO. 10442.
- EASEMENT NOTES:
 - (A) INDICATES EXISTING 30' UTILITY EASEMENT RECORDED 3/25/82 AS FILE NO. 82-0812526 OF OFFICIAL RECORDS TO BE ABANDONED
 - (B) INDICATES PROPOSED 40' RADIUS CUL-DE-SAC EASEMENT
- LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD: 60' PRIVATE ROAD & UTILITY EASEMENT KNOWN AS DOUBLE K ROAD PER DOC. NO. 76-220047 DATED 7/14/76 & 40' ROAD & UTILITY EASEMENT KNOWN AS DOUBLE K ROAD PER PM 10442
- GENERAL PLAN REGIONAL CATEGORY: EDA
- COMMUNITY SUBREGIONAL PLAN AREA: VALLEY CENTER
- GENERAL PLAN LAND USE DESIGNATION: 17 - ESTATE
- EXISTING ZONING: A70, PROPOSED ZONING: A70

USE REGULATIONS	A70
ANIMAL REGULATIONS	L
DENSITY	0.5
LOT SIZE	2 ACRES
BUILDING TYPE	C
MAX FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	C
OPEN SPACE	-
SPECIAL AREA REGS	-

DISTRICT SERVICES:

WATER SOURCE/WATER DISTRICT: VALLEY CENTER MUNICIPAL WATER DISTRICT
SEPTIC/SEWER DISTRICT: INDIVIDUAL SEPTIC SYSTEMS
FIRE DISTRICT: VALLEY CENTER FIRE PROTECTION DISTRICT
SCHOOL DISTRICT(S): VALLEY CENTER-PAUMA UNIFIED SCHOOL DISTRICT
STREET LIGHTING: SAN DIEGO COUNTY STREET LIGHTING DISTRICT

- TOTAL GROSS AREA: 31.31 ACRES
- TOTAL SUBDIVIDED AREA: 31.31 ACRES
- TOTAL NET AREA: 29.58 ACRES
- MINIMUM LOT SIZE PROPOSED: 4.00 ACRES NET
- TOTAL NUMBER OF LOTS: 6
- STREET LIGHT STATEMENT: DEVELOPER TO COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS
- SOLAR ACCESS STATEMENT: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
- IF REQUIRED, PARK FEES WILL BE PAID IN LIEU OF PARK LAND DEDICATION.
- SOURCE FOR TOPOGRAPHY: AERIAL TOPO DATED 04/23/02 BY PHOTO GEODETIC CORP.
- THOMAS BROTHERS PAGE: 1089, GRID H1-J1

SUBDIVIDERS/APPLICANTS/OWNERS

SIGNATURE _____ DATE _____
SIGNATURE _____ DATE _____

PREPARED BY

SIGNATURE _____ DATE _____
BRIAN POLLEY DATE _____

OPEN SPACE CALCULATIONS

TOTAL SITE AREA: 31.31 ACRES
OPEN SPACE AREA LOT 1: NONE
OPEN SPACE AREA LOT 2: 1.67 ACRES
OPEN SPACE AREA LOT 3: 2.56 ACRES
OPEN SPACE AREA LOT 4: 1.41 ACRES
OPEN SPACE AREA LOT 5: 2.28 ACRES
OPEN SPACE AREA LOT 6: 1.54 ACRES
TOTAL OPEN SPACE AREA: 9.46 ACRES

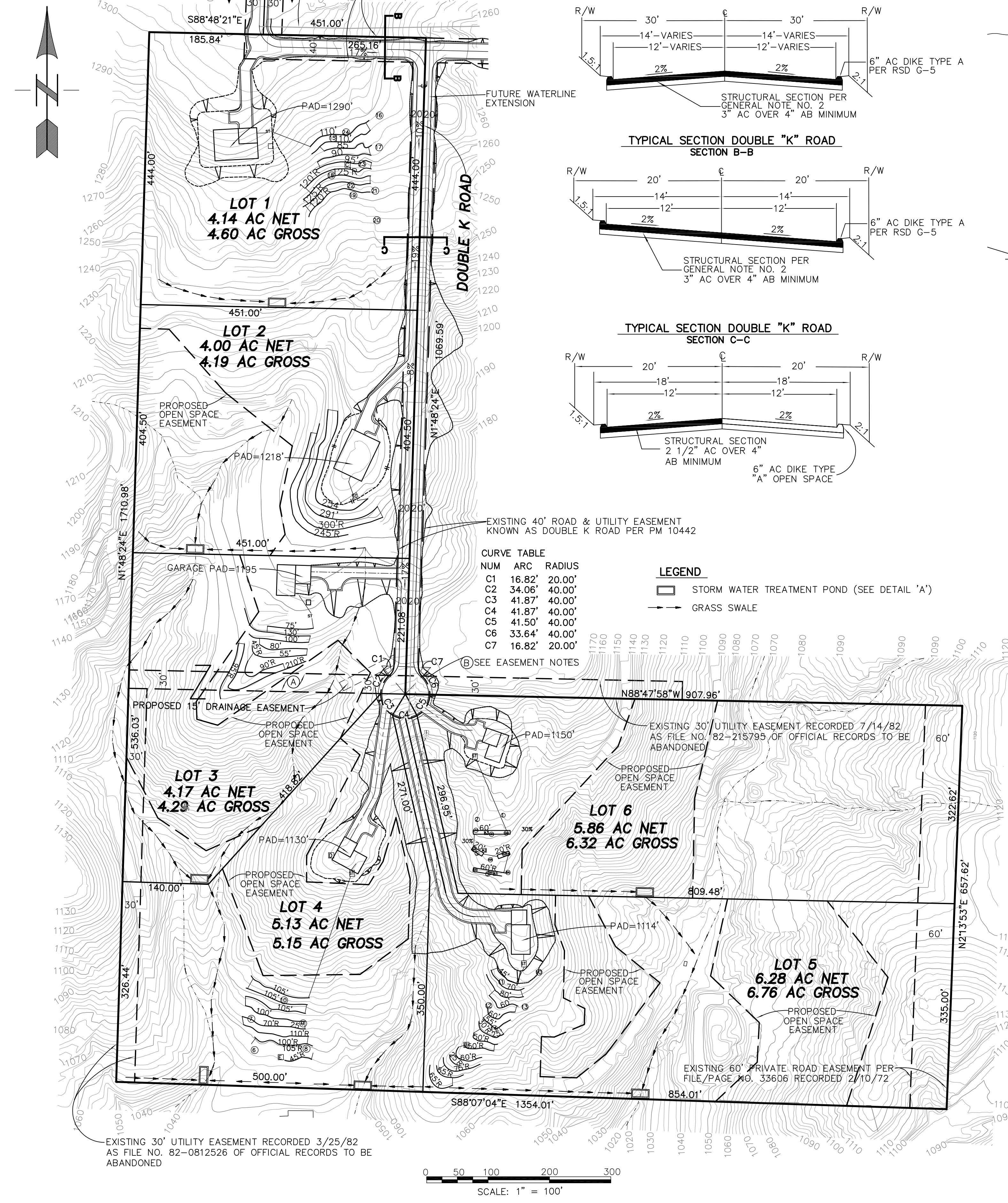
GRADING SUMMARY

CUT: 7,529 C.Y.
FILL: 21,024 C.Y.
IMPORT: 13,495 C.Y.
MAX CUT/FILL SLOPE: 2:1
MAX SLOPE HEIGHT: 12 FT CUT, 44 FT FILL

BENCHMARK

THE BASIS OF ELEVATIONS FOR THIS MAP IS THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 11 SOUTH, RANGE 2 WEST, COUNTY OF SAN DIEGO 1985. ELEVATION = 1372.42'

STORM WATER CONTROL PLAN: DOUBLE K ROAD		
SCALE 1" = 20'	PLANS PREPARED UNDER SUPERVISION OF	DRAWN BY: D.L.S.
		DATE: 08-25-05
SHEET 1 OF 1		



CURVE TABLE

NUM	ARC	RADIUS
C1	16.82'	20.00'
C2	34.06'	40.00'
C3	41.87'	40.00'
C4	41.87'	40.00'
C5	41.50'	40.00'
C6	33.64'	40.00'
C7	16.82'	20.00'

LEGEND

- STORM WATER TREATMENT POND (SEE DETAIL 'A')
- GRASS SWALE

SCALE: 1" = 100'