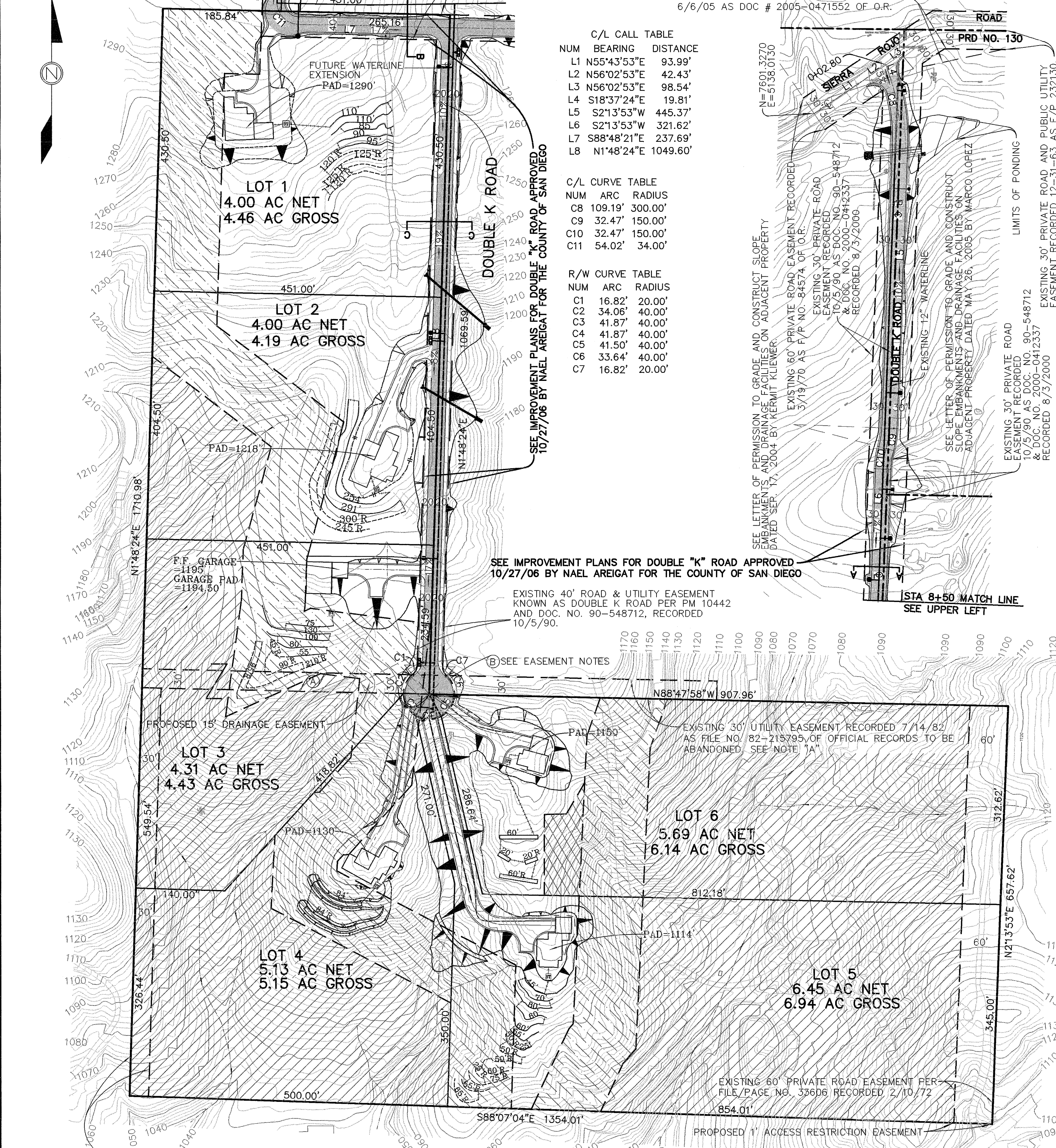


COUNTY OF SAN DIEGO TRACT 5494

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

SEE IMPROVEMENT PLANS FOR DOUBLE "K" ROAD APPROVED 10/27/06 BY NAEL AREIGAT FOR THE COUNTY OF SAN DIEGO

SEE PRELIMINARY GRADING PLAN FOR COUNTY OF SAN DIEGO TRACT 5494 SHEETS 1-3, DATED 1/19/2009 FOR IMPROVEMENTS AND BMP'S



C/L CALL TABLE

NUM	BEARING	DISTANCE
L1	N55°43'53"E	93.99'
L2	N56°02'53"E	42.43'
L3	N56°02'53"E	98.54'
L4	S18°37'24"E	19.81'
L5	S21°3'53"W	445.37'
L6	S21°3'53"W	321.62'
L7	S88°48'21"E	237.69'
L8	N1°48'24"E	1049.60'

C/L CURVE TABLE

NUM	ARC RADIUS	ARC	CHORD
C8	109.19'	300.00'	
C9	32.47'	150.00'	
C10	32.47'	150.00'	
C11	54.02'	34.00'	

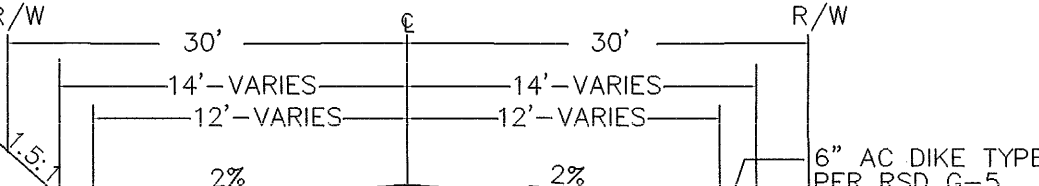
R/W CURVE TABLE

NUM	ARC RADIUS	ARC	CHORD
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'	

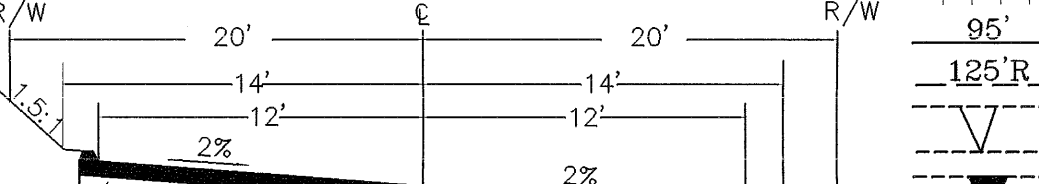
EXISTING 30' UTILITY EASEMENT RECORDED 3/25/82 AS FILE NO. 82-0812526 OF OFFICIAL RECORDS TO BE ABANDONED. SEE NOTE "A".

SCALE: 1" = 100'

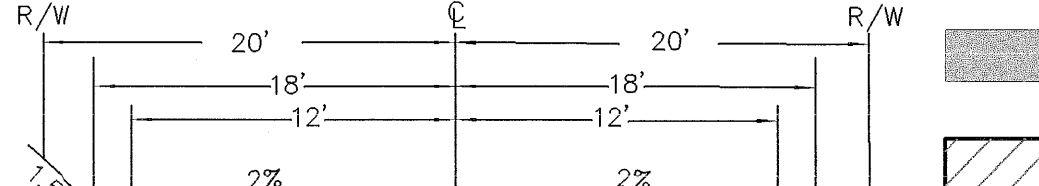
TYPICAL SECTION DOUBLE "K" ROAD SECTION A-A



TYPICAL SECTION DOUBLE "K" ROAD SECTION B-B



TYPICAL SECTION DOUBLE "K" ROAD SECTION C-C



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

LEGEND

- 1% INDICATES PERCENT OF GRADE
- ST INDICATES SEPTIC TANK
- INDICATES TIGHT LINES
- INDICATES PRIMARY LEACH LINE
- 125'R INDICATES RESERVE LEACH LINE
- INDICATES EXISTING 1.5:1 CUT SLOPES FOR DOUBLE "K" ROAD PER DS-10
- INDICATES EXISTING 2:1 FILL SLOPES FOR DOUBLE "K" ROAD PER DS-10
- INDICATES PROPOSED 2:1 CUT SLOPES FOR BUILDING PADS AND DRIVEWAYS PER DS-10
- INDICATES PROPOSED 2:1 FILL SLOPES FOR BUILDING PADS AND DRIVEWAYS PER DS-10
- INDICATES EXISTING PAVING PER IMPROVEMENT PLANS FOR DOUBLE "K" ROAD TPM 16030
- INDICATES PROPOSED BIOLOGICAL OPEN SPACE EASEMENT
- INDICATES PROPOSED LIMITED BUILDING ZONE EASEMENT
- INDICATES PROPOSED STEEP SLOPE LANDS OPEN SPACE EASEMENT

SEE IMPROVEMENT PLANS FOR DOUBLE "K" ROAD APPROVED 10/27/06 BY NAEL AREIGAT FOR THE COUNTY OF SAN DIEGO

SEE PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY DATED JANUARY 2, 2009.

SEE FIRE PROTECTION PLAN DATED JANUARY, 2009 AND BIOLOGICAL RESOURCE REPORT DATED JANUARY, 2009 BY RC BIOLOGICAL CONSULTING, INC.

SEE STORM WATER MANAGEMENT PLAN AND CEQA LEVEL DRAINAGE STUDY DATED JANUARY 2009 BY LYLE ENGINEERING, INC.

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.

EXISTING AND PROPOSED IMPROVEMENTS

SEE IMPROVEMENT PLANS FOR TPM 16030 APPROVED 10/27/06. DOUBLE K ROAD HAS BEEN IMPROVED TO COUNTY STANDARDS FOR PRIVATE EASEMENT ROADS. AN 8" AND 12" PVC WATERLINE HAS BEEN CONSTRUCTED TO VALLEY CENTER MUNICIPAL WATER DISTRICT STANDARDS. PROPOSED IMPROVEMENTS FOR PAD GRADING, DRIVEWAYS, DRAINAGE AND PRIVATE SEPTIC SYSTEMS ARE SHOWN ON THE 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.

REF. TO PERC. TESTS DATED 12/22/2005 & 11/3/2007 RECOMMENDATIONS BY VINJE AND MIDDLETON ENGINEERING, INC., RALPH M. VINJE, GE 863.

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 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.

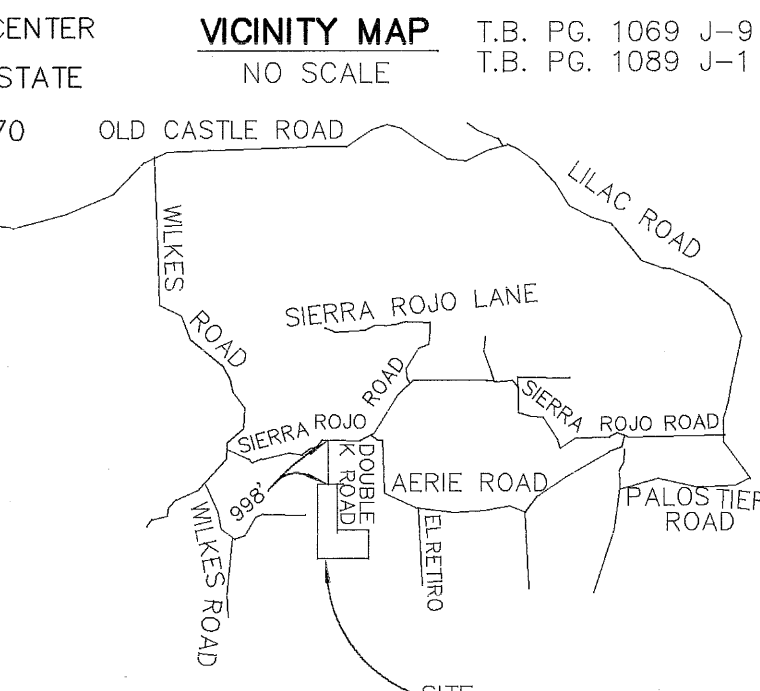
LOT 5 IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO 410 FEET OF TILE DRAIN FIELD WITH A 3' TRENCH AND 12" OF ROCK TO SERVE A FIVE BEDROOM DWELLING PROVIDED ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING, OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

LOT 6 IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO 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.

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 PER QUIT CLAIM DEEDS RECORDED AUGUST 16, 2005 AS DOC. NO. 2005-0701215, 2005-0701216, 2005-0701217, 2005-0701218, 2005-0701219 AND 2005-0701220 OF OFFICIAL RECORDS.
 - (B) INDICATES PROPOSED 40' RADIUS CUL-DE-SAC EASEMENT PER GRANT DEEDS RECORDED AUGUST 16, 2005 AS DOC. NO. 2005-0701221 AND 2005-0701222 ALONG WITH GRANT DEEDS RECORDED AUGUST 18, 2005 AS DOC. NO. 2005-0710268, 2005-0710269, 2005-0710270 AND 2005-0710271 OF OFFICIAL RECORDS.
- 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, DOC. NO. 2000-0412337 RECORDED 8/30/2000 AND DOC. NO. 90-548712, RECORDED 10/5/90.
- 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

JOHN EUDY
RYAN 4 LIMITED
300 VICTORIAN LANE
DANVILLE, CA 95426
(925) 743-8391

CHARLES W. FROELICH, JR.
M & F GROVE MANAGEMENT
1444 WINDSONG LANE
ESCONDIDO, CA 92026
(760) 489-0348

SIGNATURE: *John Eudy* 1/24/09 DATE: _____
SIGNATURE: *Charles W. Froelich, Jr.* 1/20/09 DATE: _____

PREPARED BY

BRIAN POLLEY LAND SURVEYING, INC.
656 METCALF STREET
ESCONDIDO, CA 92025
(760) 745-3805
LICENSE/REG. NO.: PLS 4670

SIGNATURE: *Brian Polley* 1/20/09 DATE: _____



GRADING SUMMARY

CUT: 13,374 C.Y.
FILL: 29,085 C.Y.
IMPORT: 15,711 C.Y.
MAX CUT/FILL SLOPE: 2:1
MAX SLOPE HEIGHT: 12 FT CUT, 44 FT FILL

OPEN SPACE CALCULATIONS

TOTAL SITE AREA: 31.31 ACRES
OPEN SPACE AREA LOT 1: 0.00 ACRES = 0%
OPEN SPACE AREA LOT 2: 0.90 ACRES = 21.48%
OPEN SPACE AREA LOT 3: 2.73 ACRES = 61.63%
OPEN SPACE AREA LOT 4: 3.22 ACRES = 62.52%
OPEN SPACE AREA LOT 5: 4.00 ACRES = 57.64%
OPEN SPACE AREA LOT 6: 3.74 ACRES = 60.91%
TOTAL OPEN SPACE AREA: 14.59 ACRES

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%

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'