

DEVELOPMENT SUMMARY

PROJECT DATA INFORMATION SUMMARY:
 THIS PROJECT PROPOSES SUBDIVISION OF 3 EXISTING LOTS INTO 4 PROPOSED PARCELS AND A REMAINDER PARCEL. EXISTING IMPROVEMENTS ARE TO REMAIN ON THE EXISTING PARCELS SEPARATE BUILDING # FROM THE REMAINDER PARCEL. DEVELOPMENT PERMITS WILL BE REQUIRED FOR DEVELOPMENT OF THE PROPOSED 3 VACANT PARCELS.
 THE PROPOSED DEVELOPMENT SHALL NOT DEVIATE FROM ANY DEVELOPMENT REGULATIONS. CURRENT REQUIREMENTS FOR THIS PARCEL, MAP AND CONCEPTUAL DESIGN CONCEPT PERMIT, APPROVAL. CURRENT APPROVAL IS ALSO REQUESTED FOR DRIVEWAY AND UTILITY CONSTRUCTION AND REMOVAL OF EXISTING GARAGE AND CONSTRUCTION OF REPLACEMENT GARAGE.

PROJECT TEAM:

CIVIL ENGINEER/LAND SURVEYOR:
 CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE "J"
 SAN DIEGO, CA 92126
 658-271-9901
 658-271-9912 FAX

ZONING:

RS-1.7 70'-15' FRONT YARD, 40' REAR YARD,
 4' MIN. SIDE YARD, 4' MIN. INTERIOR-SIDE YARD

PROPOSED PARCEL	AREA (SF)	FAR	GFA (EXISTING)	FAR (EXISTING)
1	13372.2	0.51	2796	0.21
2	8046.9	0.56		
3	7422.9	0.57		
4	6876.6	0.56	1941	0.29

ZONE OVERLAYS:

APPROACH APPROACH
 COASTAL HEIGHT LIMIT
 ENVIRONMENTALLY SENSITIVE LAND (STEEP HILLSIDES)
 PARKING IMPACT (COASTAL)
 NONE EXIST ON-SITE OR ADJACENT TO SITE (SEE SLOPE ANALYSIS)
 GEOLOGIC-HAZARD CATEGORY: 12.63
 FAA PART 77 NOTIFICATION AREA

AREA:

SITE AREA: 0.976 ACRES (42,565.7 SQUARE FEET)

USES:

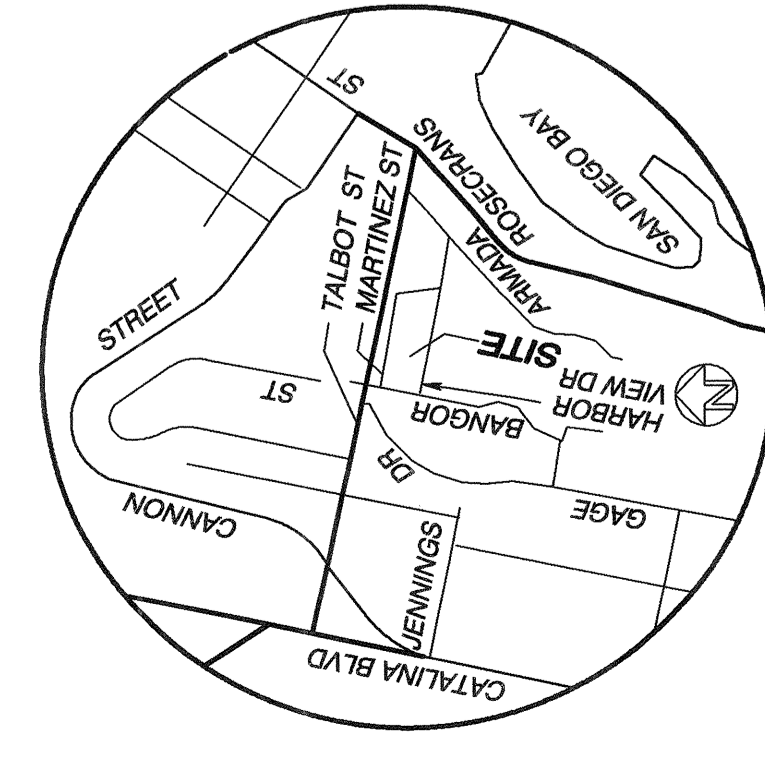
CURRENT USE: SINGLE FAMILY RESIDENTIAL/VACANT SINGLE
 PROPOSED USE: AL
 SINGLE FAMILY RESIDENTIAL

LEGEND

PROPERTY LINE	---
EXISTING CONTOUR	---
EXISTING ELECTRICAL LINE	---
EXISTING GAS LINE	---
EXISTING SEWER LINE	---
EXISTING TELEPHONE LINE	---
EXISTING WATER LINE	---
EXISTING CITY LINE	---
FIRE HYDRANT	⊙
MANHOLE	⊙

ABBREVIATIONS

EL ELEVATION
 FF FINISH FLOOR
 FG FINISH GRADE
 GG GARAGE FINISH FLOOR
 FS FINISH SURFACE
 TC TOP OF CURB
 TP TYPICAL

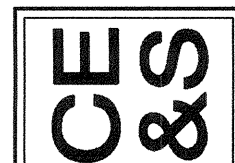
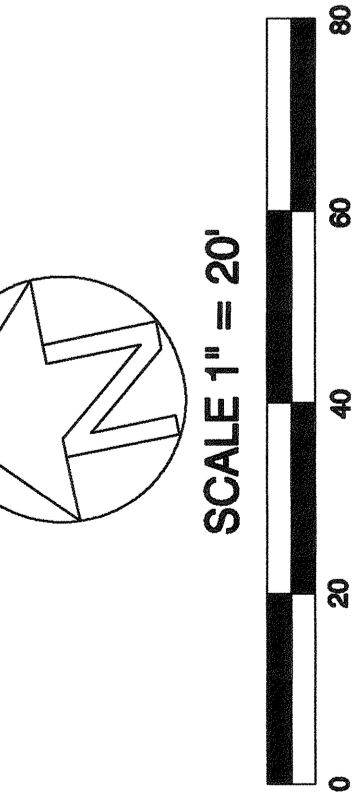


VICINITY MAP

NOT TO SCALE



SCALE 1" = 20'



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COASTAL DEVELOPMENT PERMIT TENTATIVE PARCEL MAP APPROVAL NO. 858420

LEGAL DESCRIPTION

APN: 531-641-05
 LOT 3 AND 4 IN BLOCK 5 OF GOLDEN PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON MAP NO. 898, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER, 12, 1985.

APN: 531-641-06
 LOT 5 IN BLOCK 5 OF GOLDEN PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON MAP NO. 898, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER, 12, 1985.

BASIS OF BEARINGS

THE SOUTH LINE OF BLOCK 161 OF ROSEVILLE (MAP NO. 165) AS SHOWN ON CR 15892, I.E. SOUTH 35°46'26" WEST.

APN / ADDRESS

ASSESSORS PARCEL NUMBER: 531-641-05-00, 06-00
 ADDRESS: 8339-40 HARBOR VIEW DRIVE
 SAN DIEGO, CA

BENCHMARK

CITY OF SAN DIEGO BRASS PLUG ON TOP OF CURB ON SOUTHWEST CORNER OF GAGE DRIVE AND TALBOT STREET PER CITY OF SAN DIEGO BENCH MARK BOOK ELEVATION = 163.354 NVD 1928, M.S.L.

NOTES

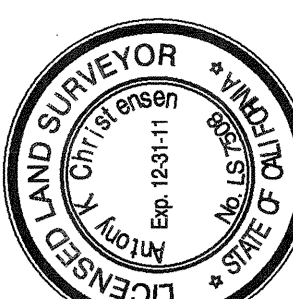
- UNDERGROUND UTILITIES ARE SHOWN AT RECORD LOCATIONS AS OBTAINED FROM CITY RECORDS. RECORD IMPROVEMENTS AND ACTUAL LOCATIONS AND DEPTHS WILL NEED TO BE VERIFIED IN THE FIELD BY CONTRACTOR AND/OR UTILITY SPECIALISTS.
- EXISTING SEWER LATERALS AND WATER SERVICES ARE SHOWN AT FIELD LOCATIONS.
- PRELIMINARY TITLE REPORT HAS BEEN PROVIDED BY FIRST AMERICAN TITLE COMPANY, DATED APRIL 21, 2011, ORDER NO. N1858-3745365 (29). ITEMS OTHER THAN EASEMENTS EXIST. SEE TITLE REPORT FOR DETAILS.
- GRADING AND IMPROVEMENTS SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE NOT A PART OF THIS APPROVAL BUT RATHER TO ALLOW FOR FULL EVALUATION OF THE PROPOSED SUBDIVISION. SEPARATE PERMITS WILL BE REQUIRED FOR DEVELOPMENT OF PROPOSED PARCELS.
- THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM SURVEY BY DATED 02-16-10 AND REVISED 02-01-11.
- THE USE OF PROPOSED PARCELS IS RESIDENTIAL.
- THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
- THE EXISTING NUMBER OF PARCELS IS THREE. THE PROPOSED NUMBER OF PARCELS IN THIS SUBDIVISION IS FOUR AND A REMAINDER PARCEL.
- NAD83 COORDINATES = 203-1686, NAD83 COORDINATES = 1645-6267.

OWNER

MARK FEELING
 221 SECOND AVENUE
 CHULA VISTA, CA

FAA PART 77 NOTICING

THE PROPOSED DEVELOPMENT DOES NOT REQUIRE NOTICING TO THE FEDERAL AVIATION ADMINISTRATION BECAUSE PER SECTION 77.15(9) OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.



ANTHONY K. CHRISTENSEN, L.S. 7508
 SEPTEMBER 18, 2011
 DATE

Owners:
 MARK FEELING
 221 SECOND AVENUE
 CHULA VISTA, CA

Prepared By:
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 PHONE (658) 271-9901 FAX (658) 271-9912

Project Address:
 8339-40 HARBOR VIEW DRIVE
 SAN DIEGO, CA

Project Name:
 PEELING TENTATIVE PARCEL MAP

Original Date: MAY 10, 2011

Revision 7:
 Revision 6:
 Revision 5:
 Revision 4:
 Revision 3:

Revision 1: 09-18-11 ADDRESS CITY AND COUNTY COMMENTS

Revision 2:
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