

**SHEET INDEX**

1 PLOT PLAN

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**SETBACK INFORMATION**

FRONT YARD = 50'  
 INTERIOR SIDE YARD = 7.5'  
 EXTERIOR SIDE YARD = 35'  
 REAR YARD = 25'

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**SUMMARY TABLE**

EXISTING CMU APPARATUS BUILDING = 2,939 SF  
 EXISTING SINGLE-STORY HOUSING/OFFICE BUILDING = 4,617 SF  
 PROPOSED PRE-ENGINEERED FIRE STATION BUILDING = 6,800-7,000 SF  
 PARCEL NET AREA = 22,319 SF

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**PROPOSED PARKING COUNT**

REGULAR 9' x 18' SPACES: 8  
 - EMPLOYEE: 7  
 - GUEST: 1  
 ACCESSIBLE PARKING SPACES: 1  
 - VAN: 1

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**LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 APN 509-191-05 BEING A PORTION OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA KNOWN AS CABIN SITES 1156 AND 1157 OF SUNCREST.

PARCEL 2 APN 509-191-05 BEING ALL THAT PORTION OF PARCELS A, B AND C, ALSO KNOWN AS CABIN SITES 1149 THROUGH 1155, INCLUSIVE.

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**GENERAL NOTES**

**EASEMENTS**

① DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON MAP: LICENSED SURVEYORS MAP NO. 376

② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT.  
 PURPOSE: PUBLIC USE  
 RECORDING DATE: MARCH 16, 1928  
 RECORDING NO: BOOK 1165, PAGE 477, OF DEEDS  
 AFFECTS: PARCEL 2C.

③ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT.  
 PURPOSE: PUBLIC USE  
 RECORDING DATE: DECEMBER 10, 1926  
 RECORDING NO: BOOK 1288, PAGE 286, OF DEEDS  
 AFFECTS: PARCEL 2A.

④ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT.  
 PURPOSE: PUBLIC USE  
 RECORDING DATE: JANUARY 17, 1927  
 RECORDING NO: BOOK 1283, PAGE 323, OF DEEDS  
 AFFECTS: PARCEL 2B.

⑤ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT.  
 PURPOSE: PUBLIC USE  
 RECORDING DATE: OCTOBER 11, 1927  
 RECORDING NO: BOOK 1404, PAGE 65, OF DEEDS  
 AFFECTS: PARCEL 2B.

⑥ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT.  
 PURPOSE: RIGHT OF WAY FOR PUBLIC USE  
 RECORDING DATE: APRIL 23, 1928  
 RECORDING NO: BOOK 1443, PAGE 331, OF DEEDS  
 AFFECTS: PARCEL 1.

⑦ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT.  
 PURPOSE: PUBLIC USE  
 RECORDING DATE: APRIL 23, 1928  
 RECORDING NO: BOOK 1443, PAGE 332, OF DEEDS  
 AFFECTS: PARCEL 1.

⑧ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.  
 GRANTED TO: PADRE DAM MUNICIPAL WATER DISTRICT  
 PURPOSE: WATER AND SEWER LINES  
 RECORDING DATE: OCTOBER 6, 1993  
 RECORDING NO: 1993-0660814, OF OFFICIAL RECORDS  
 AFFECTS: PARCEL 2A.

⑨ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: MEMORANDUM OF PCS SITE AGREEMENT  
 RECORDING DATE: JULY 28, 2000  
 RECORDING NO: 2000-0401562, OF OFFICIAL RECORDS  
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECTS: PARCEL 2.

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**BMP LEGEND**

DIRECTION OF LOT DRAINAGE → →

**MATERIALS & WASTE MANAGEMENT BMPs:**

- WM-1 MATERIAL DELIVERY & STORAGE
- WM-4 SPILL PREVENTION AND CONTROL
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-5 SOLID WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT

**TEMPORARY RUNOFF CONTROL BMPs:**

- SS-4 HYDROSEEDING (SUMMER) TSP ~ TSP
- SS-7 PHYSICAL STABILIZATION (WINTER) EBM ~ EBM
- SS-10 ENERGY DISSIPATOR
- SC-1 SILT FENCE
- SC-5 FIBER ROLLS FR ~ FR
- SC-6 / SC-8 GRAVEL OR SAND BAGS
- SC-7 STREET SWEEPING AND VACUUMING
- SC-10 STORM DRAIN INLET PROTECTION
- NS-2 DEWATERING FILTRATION DW ~ DW
- TC-1 STABILIZED CONSTRUCTION ENTRANCE

**BASELINE BMPs FOR POLLUTANT-GENERATING SOURCES**

- SC-A OVERHEAD COVERING

**POTENTIAL RUNOFF POLLUTANTS:**

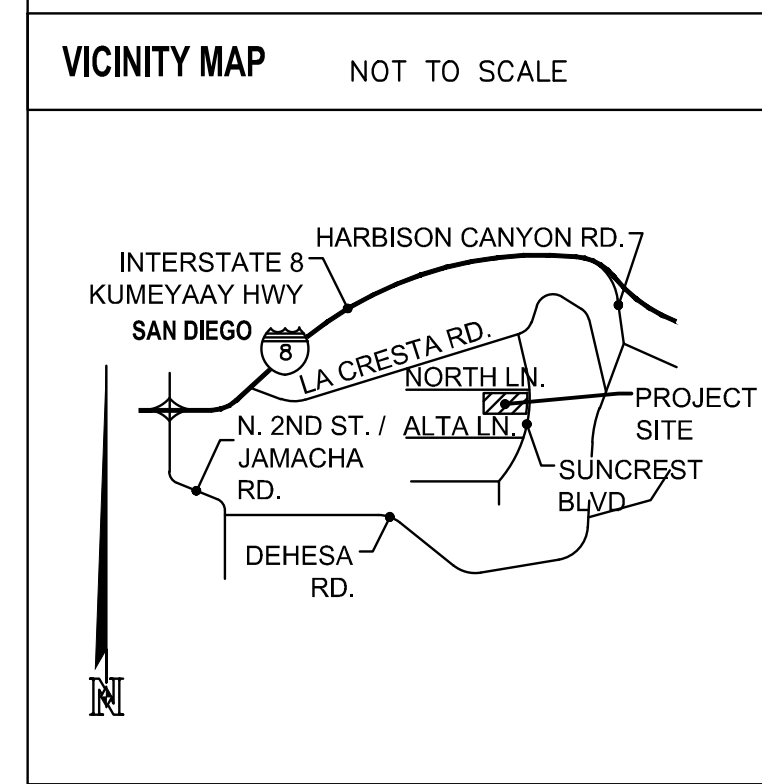
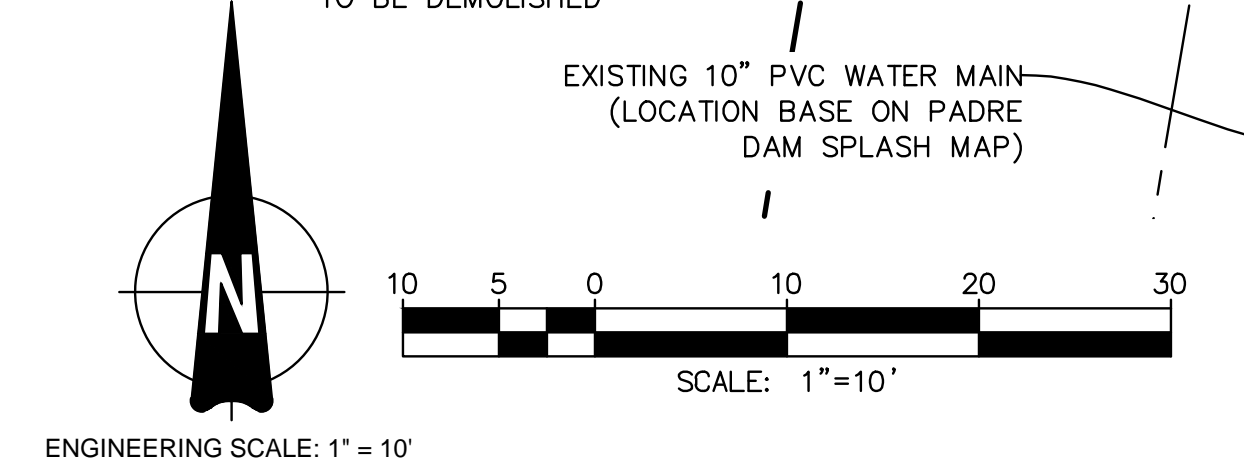
- A TRASH & REFUSE STORAGE
- B MATERIALS & EQUIPMENT STORAGE
- D FUELING
- E MAINTENANCE & REPAIR
- F VEHICLE & EQUIPMENT CLEANING

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**LEGEND**

- RIGHT-OF-WAY R/W
- ROAD CENTER LINE C
- PROPERTY LINE
- EASEMENT/SETBACK LINE
- SEEPAGE SETBACK LINE

**Nasland**  
 4740 Ruffner Street T (858) 292-7770  
 San Diego, CA 92111 nasland.com  
 Civil Engineering Surveying Land Planning  
 NE JOB NO 121-138



OWNER INFORMATION	CONTACT INFORMATION
NAME: SAN MIGUEL FIRE DISTRICT	NAME: JARRETT LINN
ADDRESS: 2850 VIA ORANGE WAY SPRING VALLEY, CA 91978	ADDRESS: 4740 RUFFNER ST. SAN DIEGO, CA 92111
PHONE: GEORGE TOCKSTEIN (619) 390-2350	PHONE: (858) 292-7770
EMAIL: GSTOCKSTEIN@COX.NET	EMAIL: JARRETTL@NASLAND.COM

PROJECT INFORMATION
PROJECT SCOPE: THE PROJECT PROPOSES TO DEMOLISH THE EXISTING HOUSING/OFFICE BUILDING AND CMU APPARATUS BUILDING AT THE REAR OF THE PROPERTY. A NEW 6,000 SF PRE-ENGINEERED FIRE STATION BUILDING, DRIVEWAY, LANDSCAPE, AND CONCRETE PARKING WILL BE INSTALLED.
APN: 509-191-16-00
SITE ADDRESS: 1811 SUNCREST BLVD. EL CAJON, CA 92021
PROPERTY CONNECTED TO THE ELECTRICAL GRID (Y or N) Y
PROPERTY SERVICED BY PROPANE (Y or N) N IF YES, SHOW TANK ON PLOT PLAN
PROPERTY SERVICED BY NATURAL GAS (Y or N) Y
ENTIRE LOT IS FUEL MODIFIED (Y or N) IF NO, DIMENSION 100' FUEL MODIFICATION ZONE Y

All proposed buildings, structures, additions, modifications to buildings/structures must comply with the approved location, as shown on the County approved Plot Plan. At the discretion of the County, the property owner may be required to provide proof of current placement of each on the parcel. This may include a stamped and signed setback certificate prepared by a California licensed surveyor or civil engineer. (County Building Code 91.1.107.2)

PERVIOUS SURFACE AREA TABLE				
SITE ID	PERVIOUS ITEM	DIMENSIONS	AREA (SF)	NOTES
	LANDSCAPED AREAS	VARIES	1,632	N/A
	LEACH FIELD	VARIES	3,000	N/A

PERVIOUS ELEMENT MANUFACTURER: N/A  
 PERVIOUS ELEMENT SLOPE AND DIRECTION OF SLOPE: VARIES  
 MAINTENANCE PROGRAM: N/A  
 PERVIOUS ELEMENT CROSS SECTION LOCATED IN SHEET: N/A

CONSTRUCTED PERVIOUS SURFACES SHALL NOT BE SEALED

IMPERVIOUS SURFACE AREA TABLE				
SITE ID	IMPERVIOUS ITEM	DIMENSIONS	NEW OR REPLACED AREA (SF)	EXISTING AREA (SF)
1	(P) FIRE STATION BUILDING	60' x 70'	4,200	
2	(P) CONCRETE PAVEMENT	VARIES	13,536	
3	(P) ASPHALT PAVEMENT	VARIES	1,030	
4				

LAND DISTURBANCE: 23,358 SF

**SHEET TITLE**

**PLOT PLAN**

509-191-16-00

**SHEET NUMBER**

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