

FEMA INFORMATION

OTHER AREA ZIBE X AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN

SOLAR ACCESS

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (M) OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE. ALL RESIDENTIAL UNITS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF UNOBSTRUCTED SOLAR ACCESS FOR EACH EXISTING AND/OR PROPOSED DWELLING UNIT.

COUNTY OF SAN DIEGO REVISED TM 5449R
FALLBROOK OAKS
 COUNTY OF SAN DIEGO

LEGAL DESCRIPTION

BEING A SUBDIVISION OF A PORTION OF THE MONSERATE RANCHO IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, IN BOOK 1, PAGE 108 OF PATENTS. PRELIMINARY TITLE REPORT BY TITLE 365, AS ORDER NO. 410-1301230-40. DATED. 02/11/2015

GENERAL NOTES

- TOTAL EXISTING GROSS SITE AREA: 27.0
- TOTAL PROPOSED GROSS SITE AREA: 27.0
- TOTAL NET SITE AREA: 24.1
- TOTAL NUMBER OF LOTS: 17 PLUS 1 REMAINDER LOT
- TOTAL NUMBER OF RESIDENTIAL UNITS: 17 SINGLE FAMILY
- ASSESSOR'S PARCEL NUMBER: 107-070-03
- EXISTING GENERAL PLAN LAND USE DESIGNATION: SEMI-RURAL RESIDENTIAL (SR-1)
- EXISTING GENERAL PLAN REGIONAL CATEGORY: SEMI-RURAL
- EXISTING USE: VACANT LAND
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- COMMUNITY PLAN/SUBREGIONAL AREA: FALLBROOK COMMUNITY PLAN
- ASSESSOR'S TAX RATE AREA: 75196

UTILITIES AND DISTRICTS

- TELEPHONE: PACIFIC BELL
- GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
- FIRE PROTECTION DISTRICT: NORTH COUNTY FIRE PROTECTION DISTRICT
- WATER AND SEWER DISTRICT: RAINBOW MUNICIPAL WATER DISTRICT
- SCHOOL DISTRICT: FALLBROOK ELEMENTARY DISTRICT AND FALLBROOK HIGH SCHOOL DISTRICT
- POLICE: SAN DIEGO COUNTY SHERIFFS DEPARTMENT

GENERAL DESIGN NOTES

- NO PUBLIC STREETS ARE PROPOSED WITH THIS PROJECT. SEE CROSS SECTIONS FOR HALF WIDTH PUBLIC IMPROVEMENTS OF EXISTING STREETS
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND, EASEMENT SHALL BE DEDICATED OR ABANDONED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS
- CUL-DE-SAC CURB GRADES SHALL BE A MINIMUM OF 1.5%
- SOURCE OF TOPOGRAPHY: PHOTOGRAMMETRIC SURVEY DATED 04/18/2003
- CONTOUR INTERVALS 1' AND 5' FEET
- MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (1.5:1 MAX)
- FINISH GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN. CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
- SOILS INFORMATION WAS OBTAINED FOR THE PRELIMINARY SOILS REPORT PREPARED BY GEOSOILS, INC. DATED DECEMBER 21, 2005
- ALL BROW DITCHES SHALL BE SIZED AND BUILT PER THE APPROVED FINAL MASS GRADING HYDROLOGY REPORT.
- GRADING AND MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR.
- ALL STREET DESIGNS, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
- WATER AND SEWER SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS AND THE REQUIREMENTS OF THE RAINBOW MUNICIPAL WATER DISTRICT AND SHALL BE MAINTAINED BY THE DISTRICT.
- UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND MAY BE MODIFIED DURING FINAL DESIGN.
- TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE FINAL DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
- SPECIAL ASSESSMENT ACT: NONE PROPOSED
- STREET DEDICATION: THE SUBDIVIDER WILL DEDICATE ON THE SUBDIVISION MAP A 12-FOOT DEDICATION ON THE NORTH SIDE OF RECHE ROAD. ONSITE STREETS ARE PRIVATE.
- ALL CUT AND FILL SLOPES WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED IN ACCORDANCE WITH COUNTY STANDARDS.
- BENCH MARK: A STANDARD U.S.C.&G.S. STANDARD DISC STAMPED "L 302 1935" SET IN TOP OF CONCRETE POST 30' RIGHT OF STATION 57+85 OF RECORD OF SURVEY 454 (SAN DIEGO COUNTY). ELEV=564.07 (U.S.C.&G.S. DATUM)
- ALL DRAINAGE IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS AND SHALL BE MAINTAINED BY THE COUNTY.
- THE MINIMUM SETBACK FOR GRADING TOP AND TOES OF SLOPES IS IN ACCORDANCE WITH GRADING ORDINANCE SECTION 87.412. NOTE THAT THE SETBACK IS MEASURED FROM THE ULTIMATE RIGHT-OF-WAY OR PROPERTY LINE.
- DISCHARGE POINTS AND ACCESS FOR MAINTENANCE OF STRUCTURAL BMP'S ARE FROM THE ADJUTING STREET (BY THE HOMEOWNER'S ASSOCIATION) OR FROM WITHIN THE HOMEOWNERS LOT (BY THE INDIVIDUAL HOMEOWNERS).

OWNERS STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITH AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEMAN" AS DEFINED IN SECTION 23.5 OF THE STREET AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS AND STREETS. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS _____ DAY OF _____ 2015, AT SAN DIEGO COUNTY CALIFORNIA.

OWNER/SUBDIVIDER

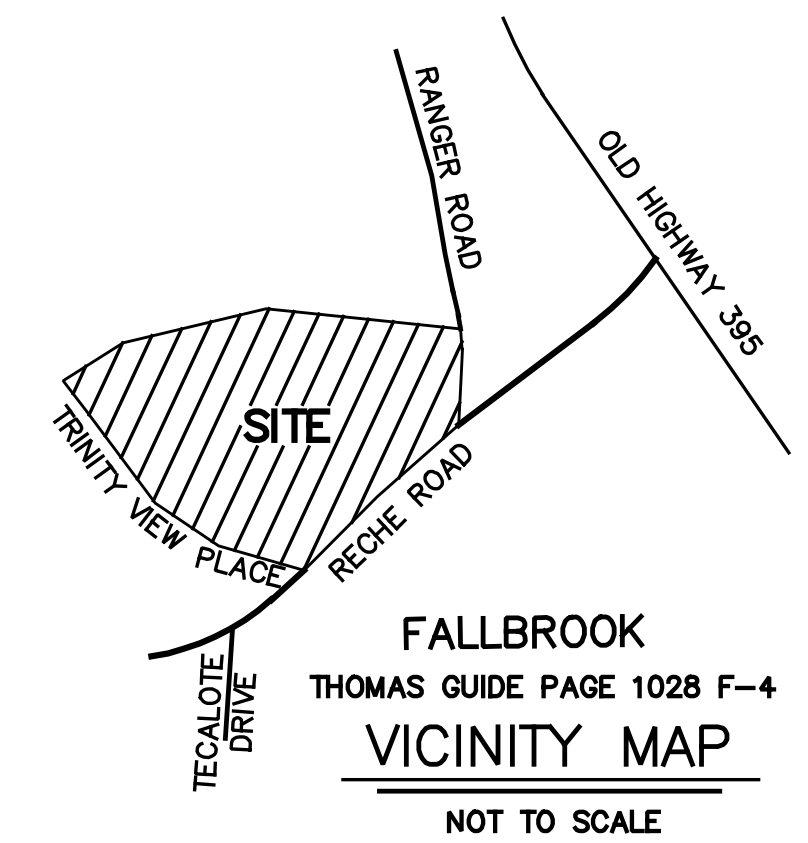
CROSSROADS INVESTORS I, LLC
 10525 VISTA SORRENTO PARKWAY, SUITE 310
 SAN DIEGO, CA 92121

Bryan Smith
 BRYAN SMITH, COO DATE _____

PREPARED BY

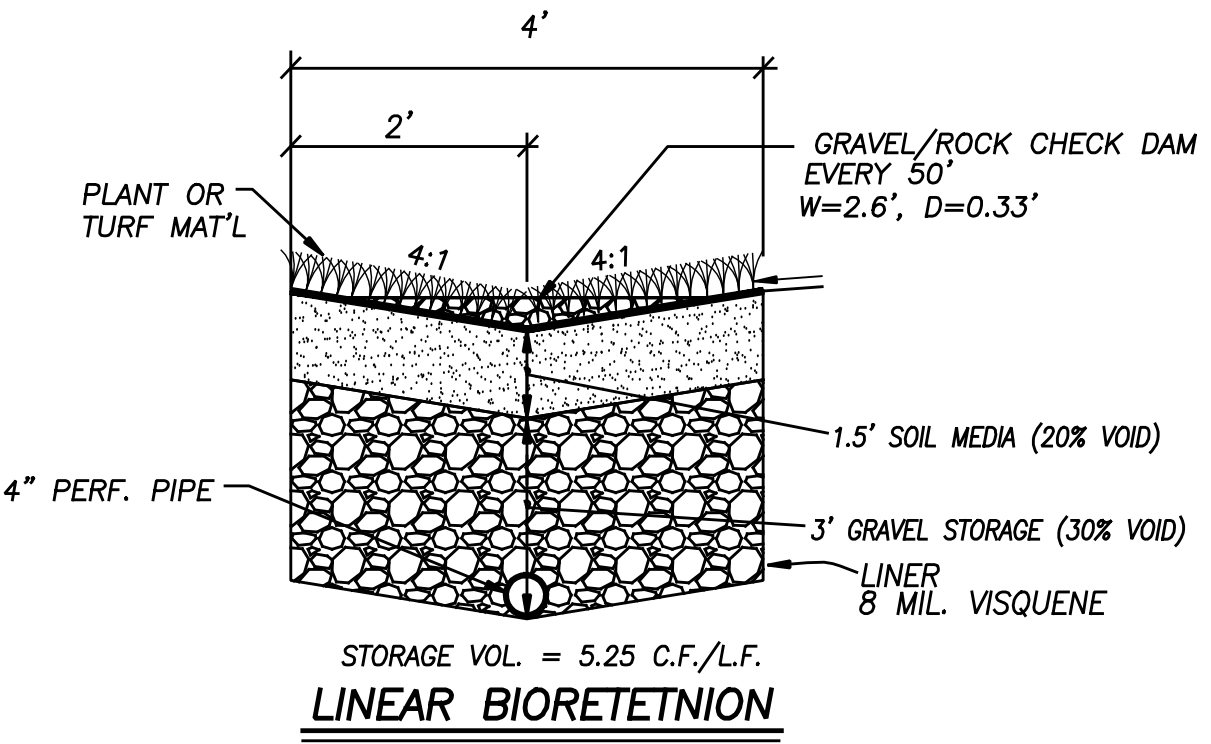
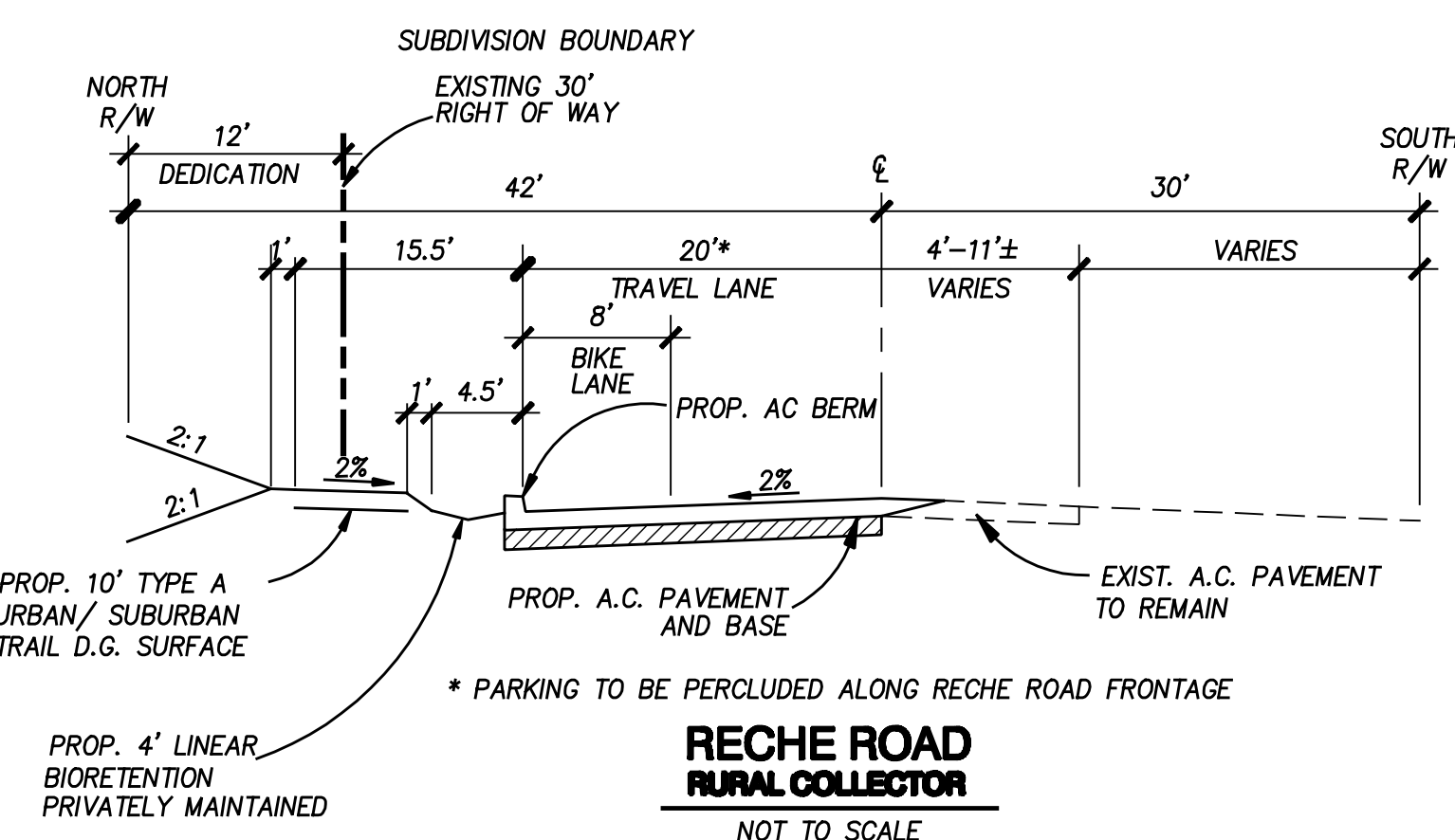
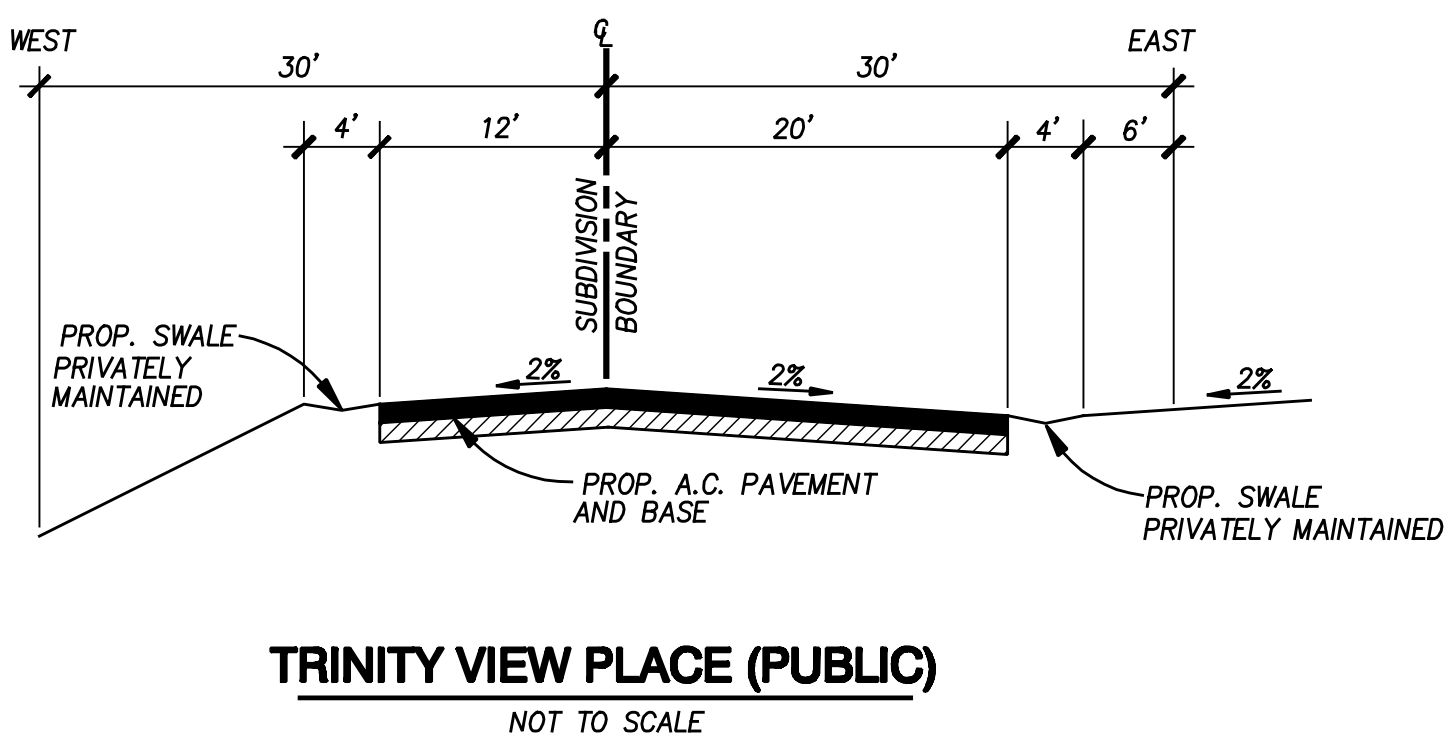
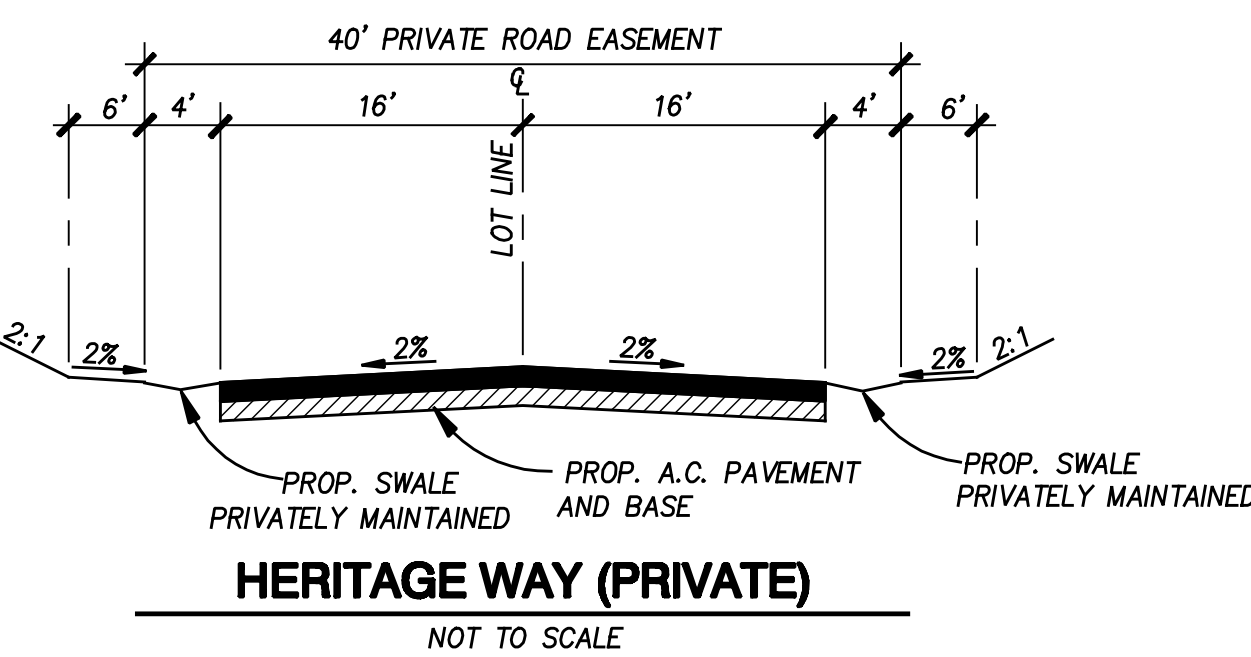
LUNDSTROM ENGINEERING AND SURVEYING, INC.
 5333 MISSION CENTER ROAD #115
 SAN DIEGO, CA 92108

William Lundstrom
 WILLIAM LUNDSTROM, RCE 61630 DATE _____
 REGISTRATION EXPIRES ON 6/30/2019



LEGEND

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER
- PROPOSED WATER
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED SEWER MANHOLE
- PROPOSED LOT NUMBER
- PROPOSED PAD ELEVATION
- PROPOSED SLOPE EMBANKMENTS (2:1 MAX)
- PROPOSED DAY LIGHT
- EXISTING EASEMENT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED 8'-10" WALKING AND BICYCLE TRAIL
- PROPOSED OPENSFAGE LIMITS OS
- LIMITED BUILDING ZONE LBZ
- EXISTING STORM DRAIN (66" CMP)
- 100 YEAR FLOODPLAIN
- BIORETENTION BASIN



ZONING APN: 107-070-03

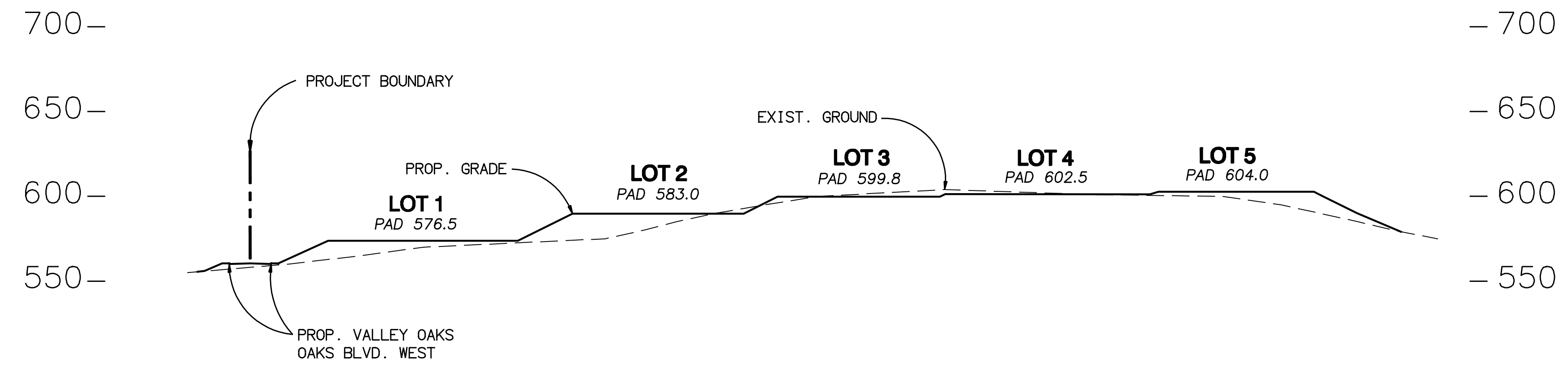
USE REGULATIONS	A70
NEIGHBORHOOD REGULATIONS	L
DENSITY	-
LOT SIZE	1 AC
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	C
OPEN SPACE	-
SPECIAL AREA REGULATIONS	B

NO.	REVISION	DATE BY

PREPARED BY:
Lundstrom
 Engineering and Surveying, Inc.
 5333 Mission Center Road, #115 • San Diego, CA 92108
 Phone (619) 814-1220 • Fax (619) 641-5910

PRELIMINARY GRADING
FALLBROOK OAKS
 County of San Diego, California

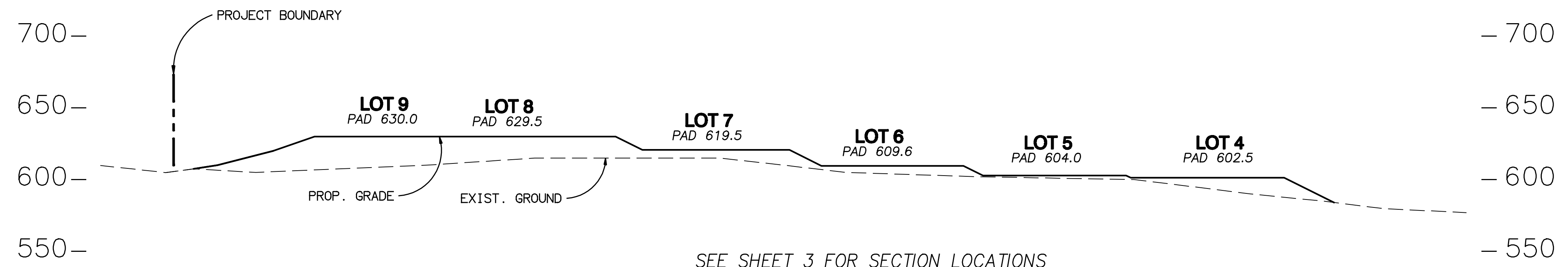
SHEET
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SEE SHEET 3 FOR SECTION LOCATIONS

SECTION A-A

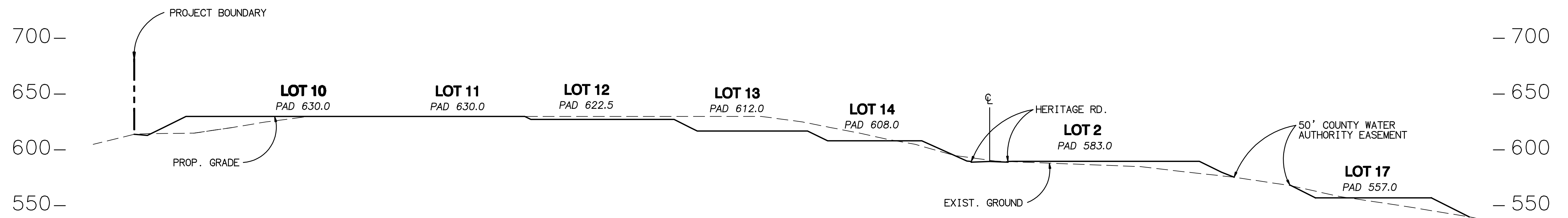
SCALE: 1" = 50' HORIZ. & VERT.



SEE SHEET 3 FOR SECTION LOCATIONS

SECTION B-B

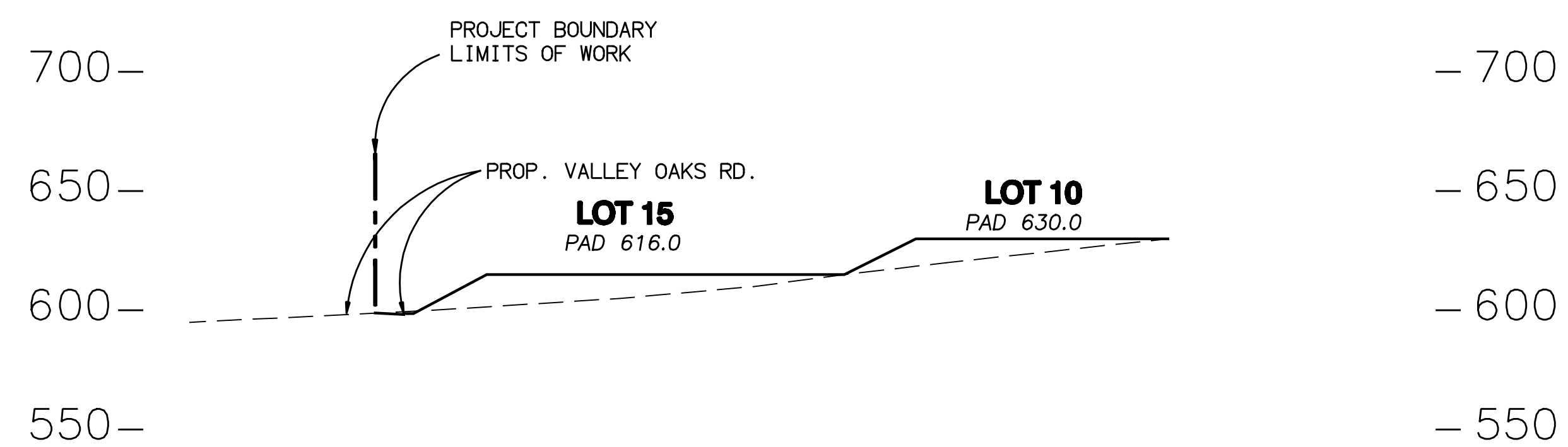
SCALE: 1" = 50' HORIZ. & VERT.



SEE SHEET 3 FOR SECTION LOCATIONS

SECTION C-C

SCALE: 1" = 50' HORIZ. & VERT.



SEE SHEET 3 FOR SECTION LOCATIONS

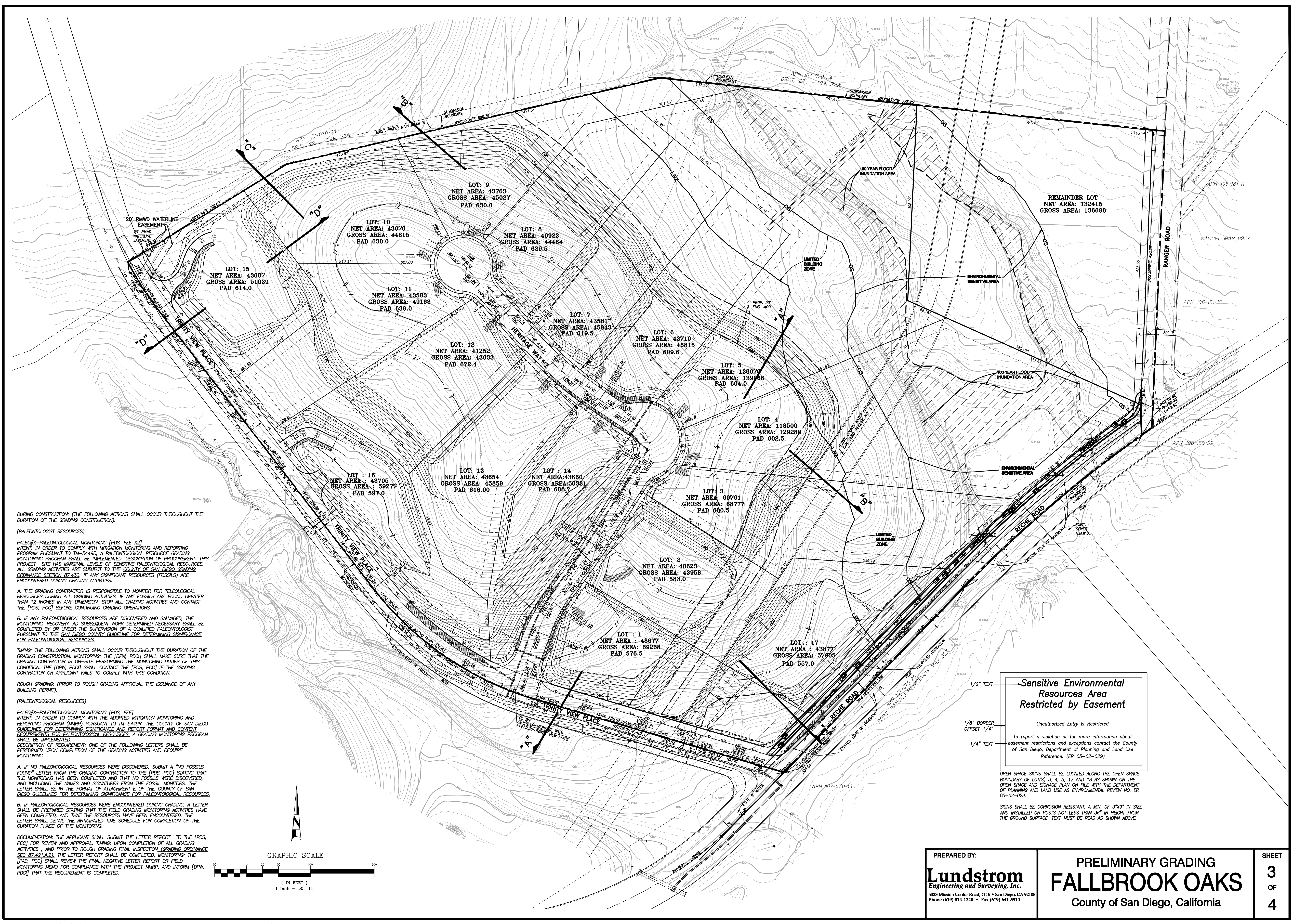
SECTION D-D

SCALE: 1" = 50' HORIZ. & VERT.

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DURING CONSTRUCTION, THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION.

(PALEONTOLOGIST RESOURCES)

PALEO-X-PALEONTOLOGICAL MONITORING [PDS, FEE X2]
 INTENT: IN ORDER TO COMPLY WITH MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO TM-5449R, A PALEONTOLOGICAL RESOURCE GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THIS PROJECT SITE HAS MARGINAL LEVELS OF SENSITIVE PALEONTOLOGICAL RESOURCES. ALL GRADING ACTIVITIES ARE SUBJECT TO THE COUNTY OF SAN DIEGO GRADING ORDINANCE SECTION 87.430. IF ANY SIGNIFICANT RESOURCES (FOSSILS) ARE ENCOUNTERED DURING GRADING ACTIVITIES.

A. THE GRADING CONTRACTOR IS RESPONSIBLE TO MONITOR FOR TELEOLOGICAL RESOURCES DURING ALL GRADING ACTIVITIES. IF ANY FOSSILS ARE FOUND GREATER THAN 1/2 INCHES IN ANY DIMENSION, STOP ALL GRADING ACTIVITIES AND CONTACT THE [PDS, POC] BEFORE CONTINUING GRADING OPERATIONS.

B. IF ANY PALEONTOLOGICAL RESOURCES ARE DISCOVERED AND SALVAGED, THE MONITORING, RECOVERY, AND SUBSEQUENT WORK DETERMINED NECESSARY SHALL BE COMPLETED BY OR UNDER THE SUPERVISION OF A QUALIFIED PALEONTOLOGIST PURSUANT TO THE SAN DIEGO COUNTY GUIDELINE FOR DETERMINING SIGNIFICANCE FOR PALEONTOLOGICAL RESOURCES.

TIMING: THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION. MONITORING: THE [DPW, POC] SHALL MAKE SURE THAT THE GRADING CONTRACTOR IS ON-SITE PERFORMING THE MONITORING DUTIES OF THIS CONDITION. THE [DPW, POC] SHALL CONTACT THE [PDS, POC] IF THE GRADING CONTRACTOR OR APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

ROUGH GRADING: (PRIOR TO ROUGH GRADING APPROVAL, THE ISSUANCE OF ANY BUILDING PERMIT).

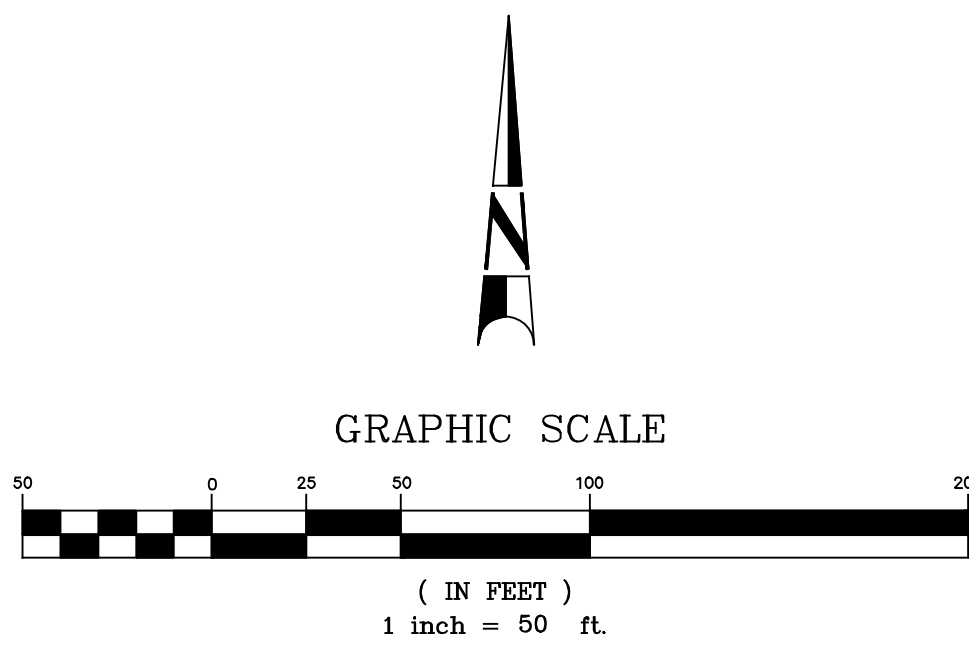
(PALEONTOLOGICAL RESOURCES)

PALEO-X-PALEONTOLOGICAL MONITORING [PDS, FEE]
 INTENT: IN ORDER TO COMPLY WITH THE ADOPTED MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) PURSUANT TO TM-5449R, THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR PALEONTOLOGICAL RESOURCES. A GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED.
 DESCRIPTION OF REQUIREMENT: ONE OF THE FOLLOWING LETTERS SHALL BE PERFORMED UPON COMPLETION OF THE GRADING ACTIVITIES AND REQUIRE MONITORING.

A. IF NO PALEONTOLOGICAL RESOURCES WERE DISCOVERED, SUBMIT A "NO FOSSILS FOUND" LETTER FROM THE GRADING CONTRACTOR TO THE [PDS, POC] STATING THAT THE MONITORING HAS BEEN COMPLETED AND THAT NO FOSSILS WERE DISCOVERED, AND INCLUDING THE NAMES AND SIGNATURES FROM THE FOSSIL MONITORS. THE LETTER SHALL BE IN THE FORMAT OF ATTACHMENT E OF THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE FOR PALEONTOLOGICAL RESOURCES.

B. IF PALEONTOLOGICAL RESOURCES WERE ENCOUNTERED DURING GRADING, A LETTER SHALL BE PREPARED STATING THAT THE FIELD GRADING MONITORING ACTIVITIES HAVE BEEN COMPLETED, AND THAT THE RESOURCES HAVE BEEN ENCOUNTERED. THE LETTER SHALL DETAIL THE ANTICIPATED TIME SCHEDULE FOR COMPLETION OF THE CURATION PHASE OF THE MONITORING.

DOCUMENTATION: THE APPLICANT SHALL SUBMIT THE LETTER REPORT TO THE [PDS, POC] FOR REVIEW AND APPROVAL. TIMING: UPON COMPLETION OF ALL GRADING ACTIVITIES, AND PRIOR TO ROUGH GRADING FINAL INSPECTION (GRADING ORDINANCE SEC. 87.421.A.2), THE LETTER REPORT SHALL BE COMPLETED. MONITORING: THE [PDS, POC] SHALL REVIEW THE FINAL NEGATIVE LETTER REPORT OR FIELD MONITORING MEMO FOR COMPLIANCE WITH THE PROJECT MMRP, AND INFORM [DPW, POC] THAT THE REQUIREMENT IS COMPLETED.



1/2" TEXT - Sensitive Environmental Resources Area Restricted by Easement
 1/8" BORDER OFFSET 1/4"
 1/4" TEXT

Unauthorized Entry is Restricted

To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Department of Planning and Land Use
 Reference: (ER 05-02-029)

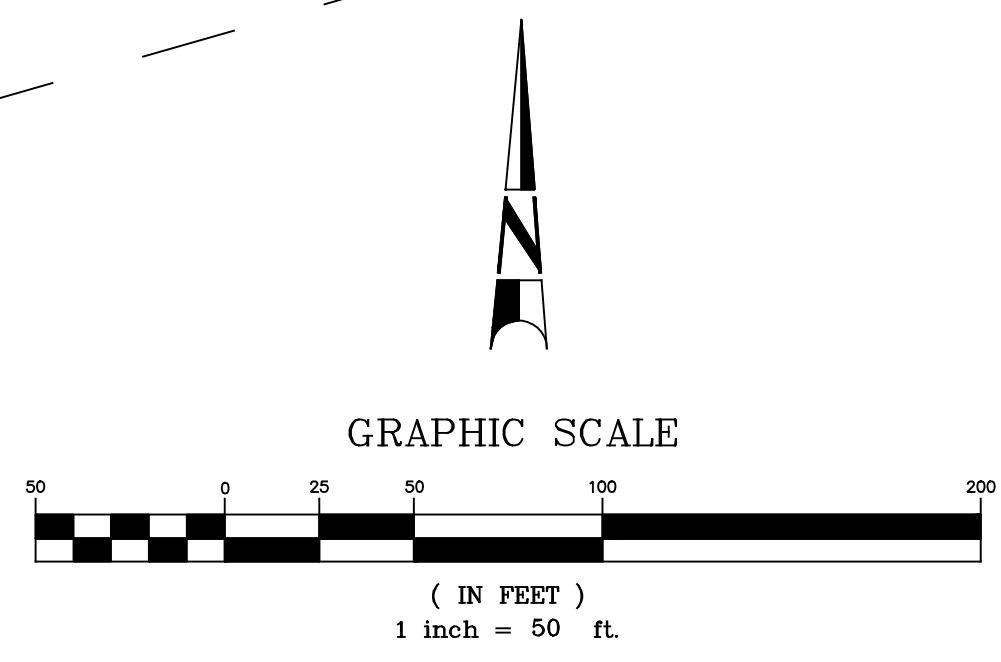
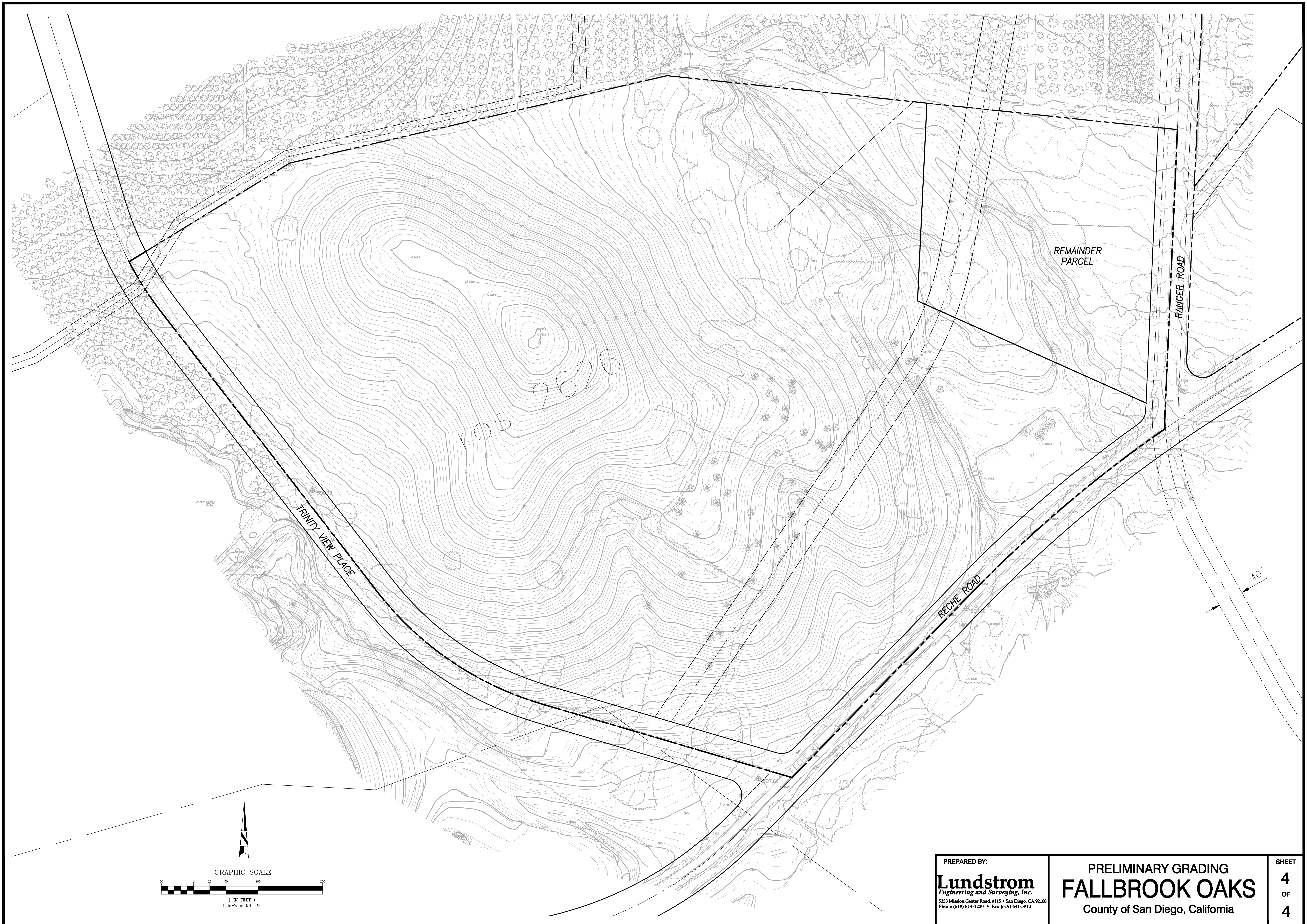
OPEN SPACE SIGNS SHALL BE LOCATED ALONG THE OPEN SPACE BOUNDARY OF LOTS 3, 4, 5, 17 AND 18 AS SHOWN ON THE OPEN SPACE AND STORAGE PLAN ON FILE WITH THE DEPARTMENT OF PLANNING AND LAND USE AS ENVIRONMENTAL REVIEW NO. ER 05-02-029.

SIGNS SHALL BE CORROSION RESISTANT, A MIN. OF 3'X9" IN SIZE AND INSTALLED ON POSTS NOT LESS THAN 36" IN HEIGHT FROM THE GROUND SURFACE. TEXT MUST BE READ AS SHOWN ABOVE.

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