

# 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

### 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 (N) 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.

### 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 GEOSOLS, 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. ON-SITE 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.

### 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

### PREPARED BY

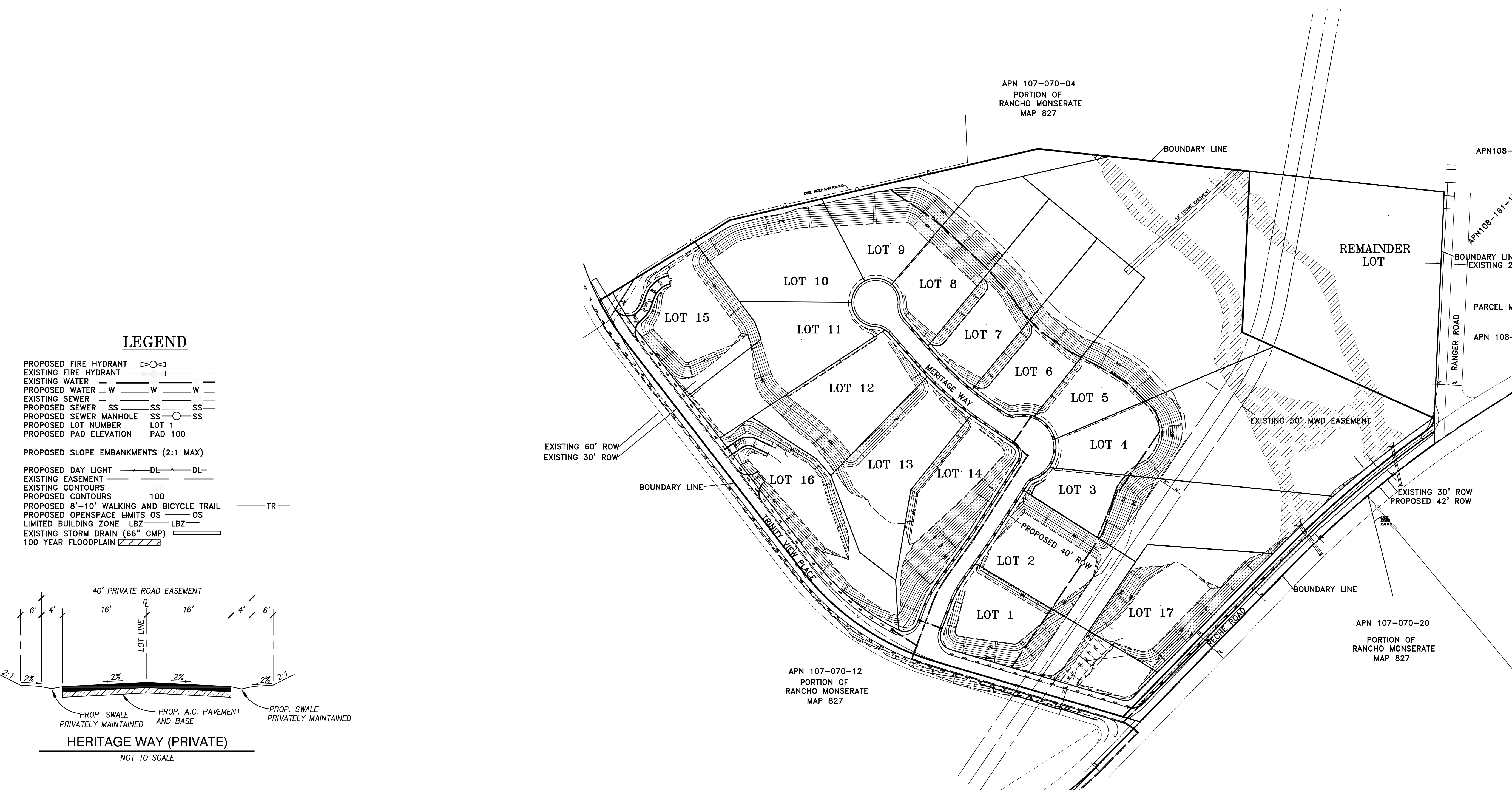
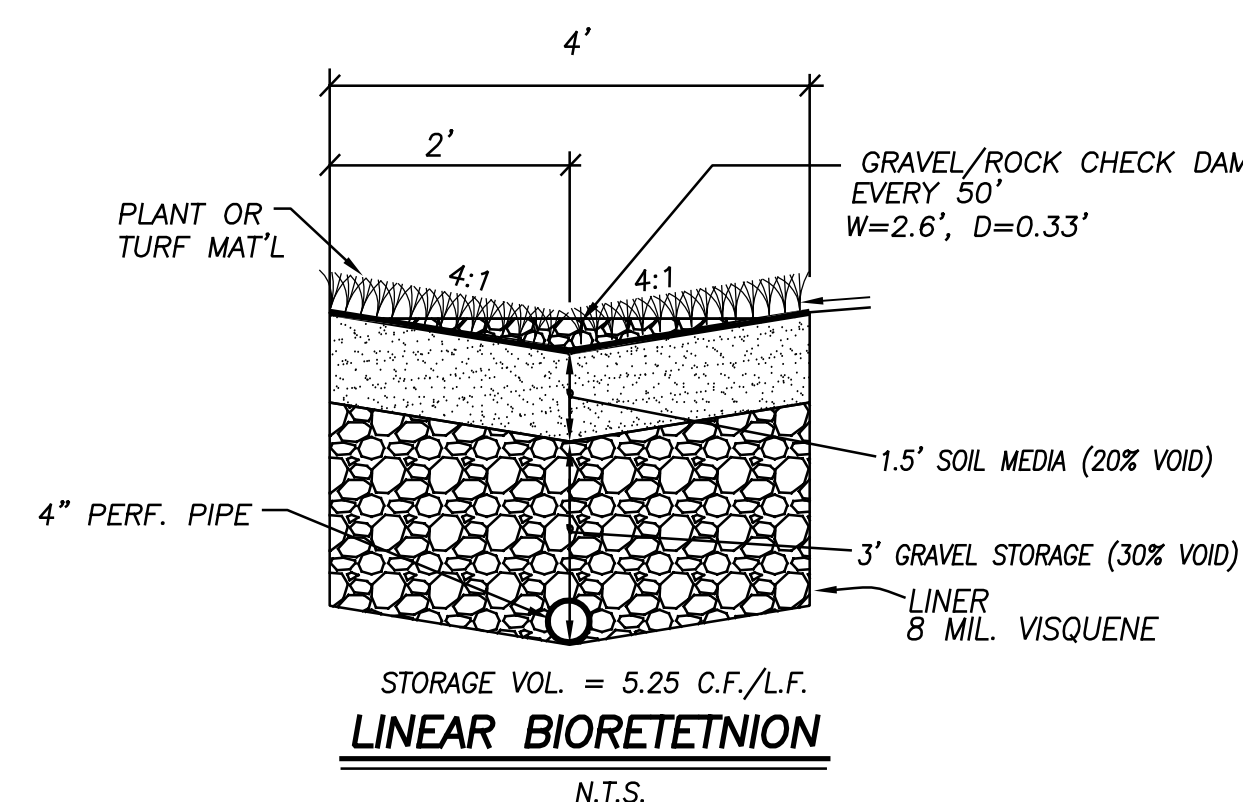
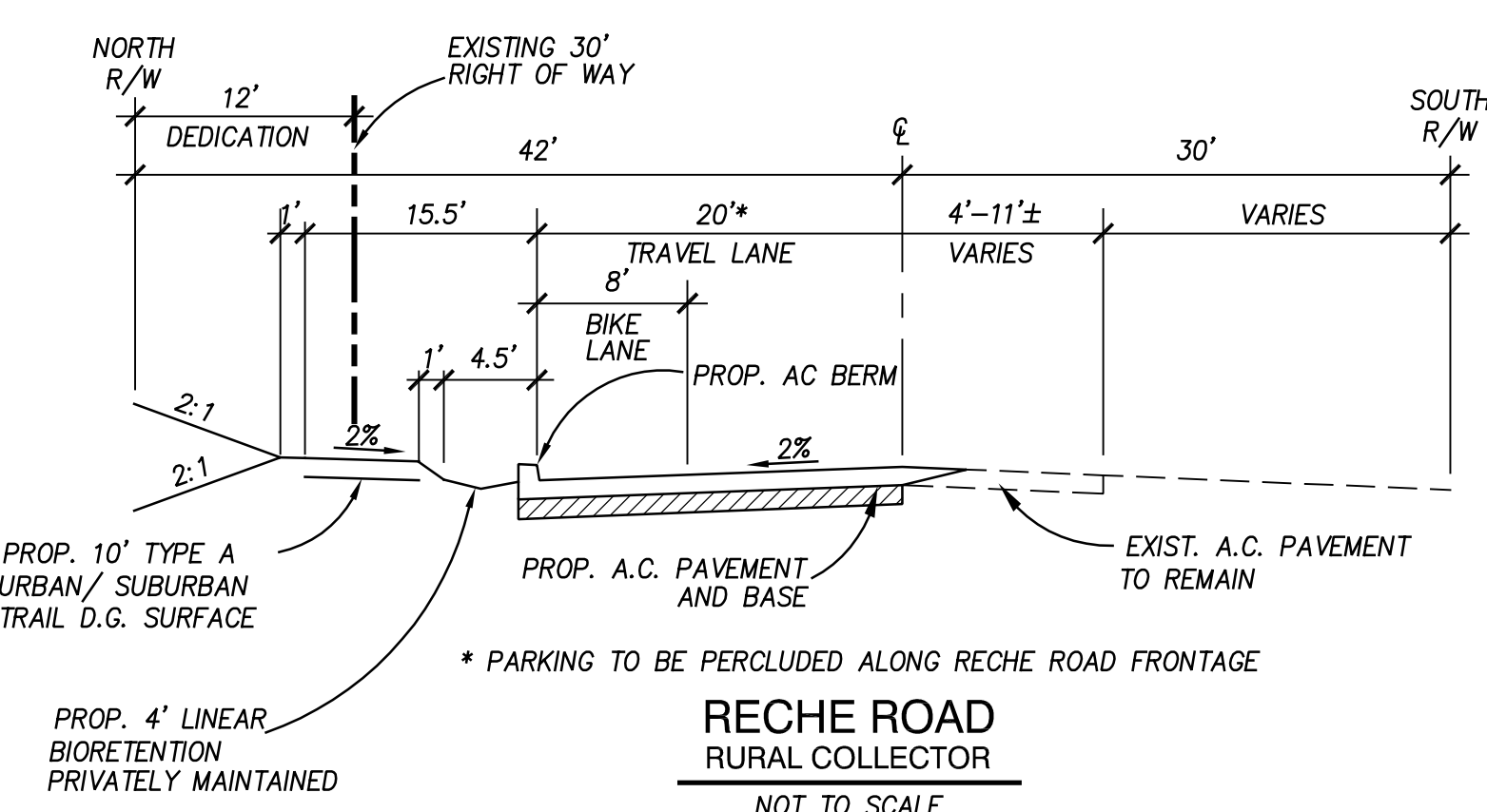
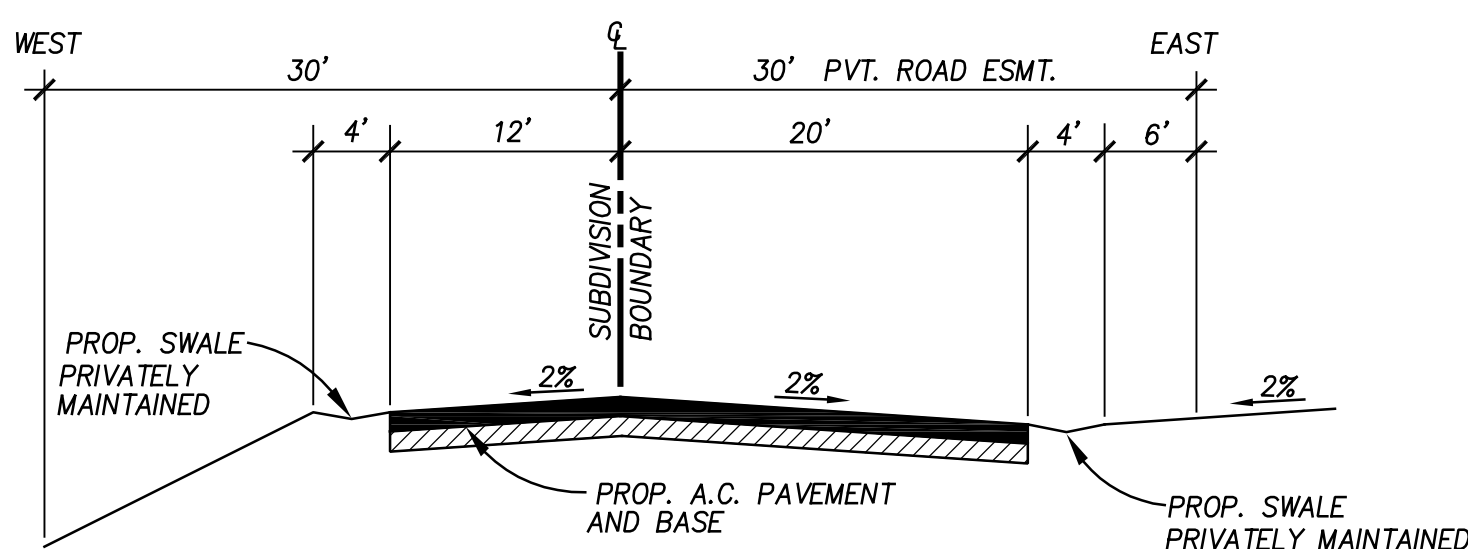
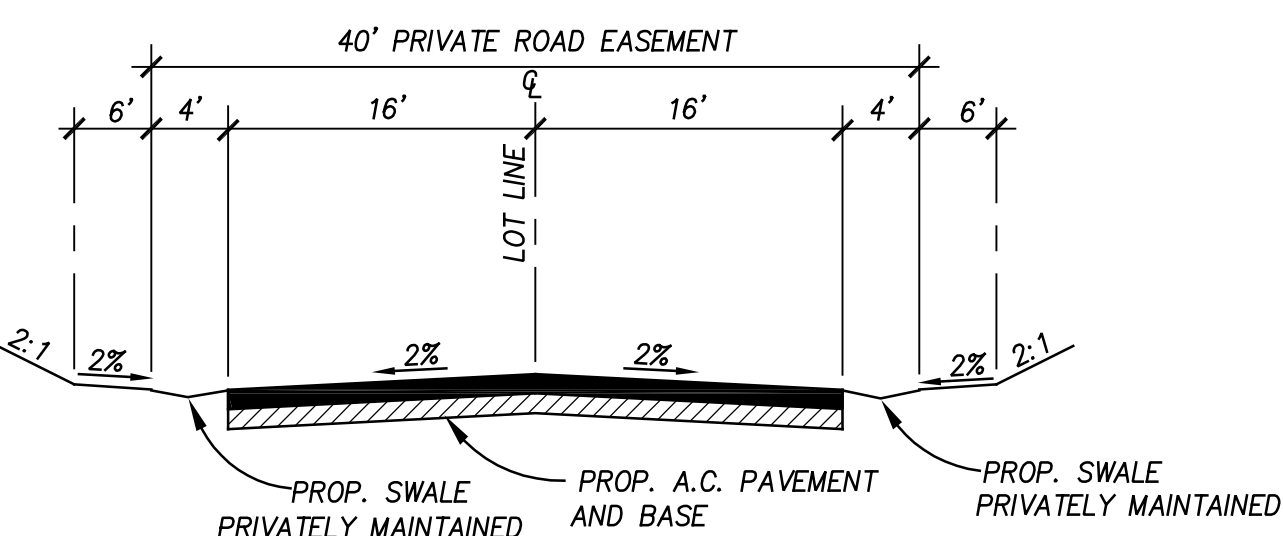
LUNDSTROM ENGINEERING AND SURVEYING, INC.  
5333 MISSION CENTER ROAD #115  
SAN DIEGO, CA 92108

WILLIAM LUNDSTROM, RCE 61630  
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 OPENSOURCE LIMITS OS
- LIMITED BUILDING ZONE LBZ
- EXISTING STORM DRAIN (66" CMP)
- 100 YEAR FLOODPLAIN



### ZONING APN: 107-070-03

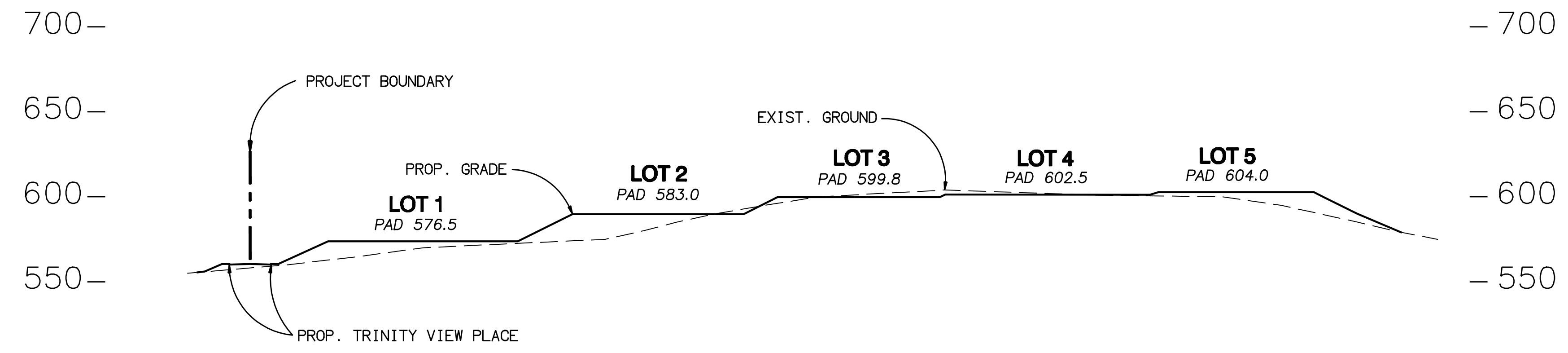
USE REGULATIONS	A70
NEIGHBORHOOD REGULATIONS	L
DENSITY	-
LOT SIZE	1 AC
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	C
OPEN SPACE	-
SPECIAL AREA REGULATIONS	B

NO.	REVISION	DATE BY	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

**SITE PLAN**  
**FALLBROOK OAKS**  
County of San Diego, California

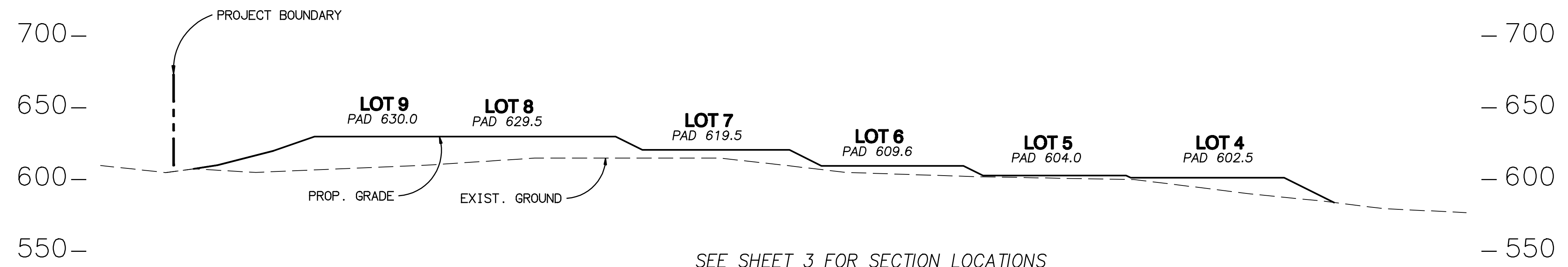
SHEET  
**1**  
OF  
**4**



SEE SHEET 3 FOR SECTION LOCATIONS

**SECTION A-A**

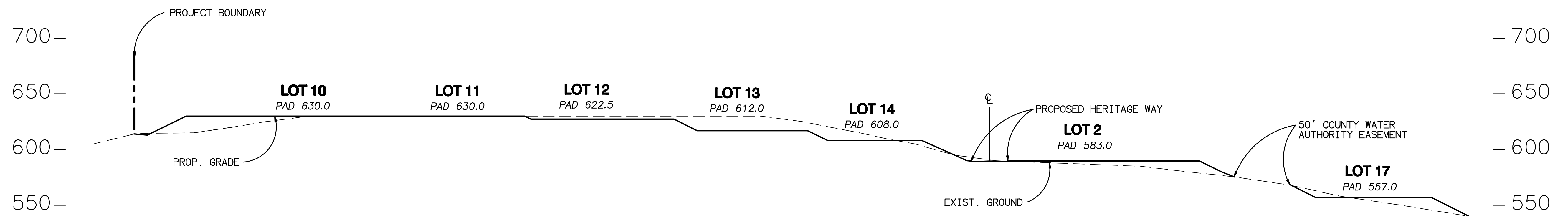
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SEE SHEET 3 FOR SECTION LOCATIONS

**SECTION B-B**

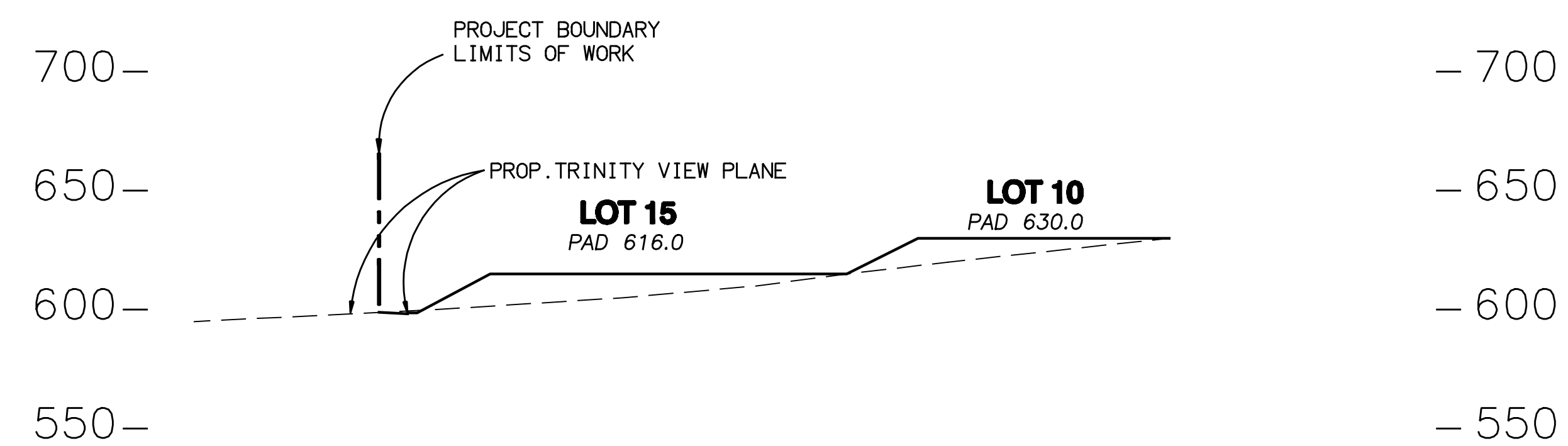
SCALE: 1" = 50' HORIZ. & VERT.



SEE SHEET 3 FOR SECTION LOCATIONS

**SECTION C-C**

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



SEE SHEET 3 FOR SECTION LOCATIONS

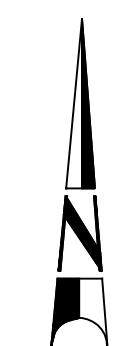
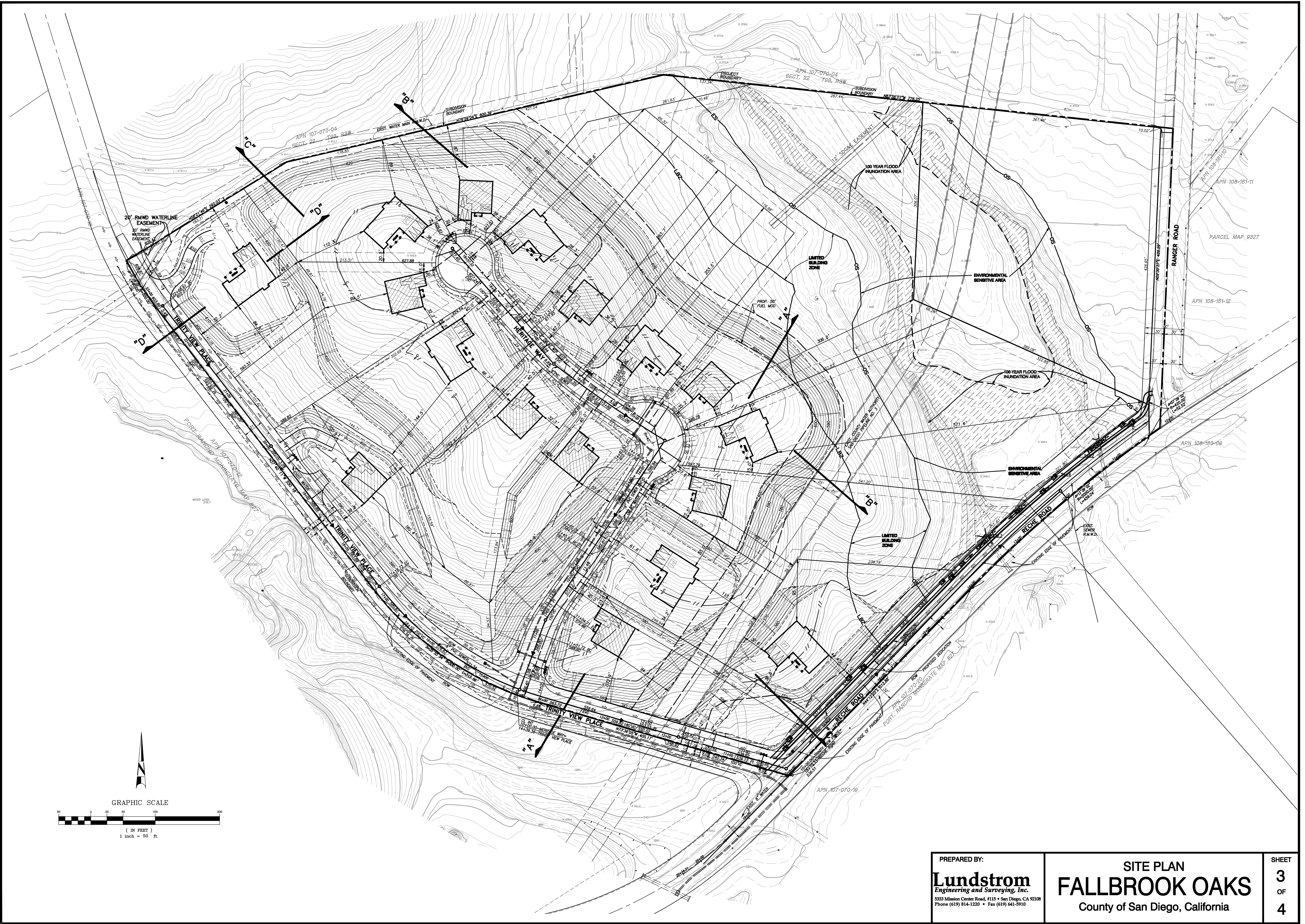
**SECTION D-D**

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

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SHEET  
**2**  
 OF  
**4**



GRAPHIC SCALE

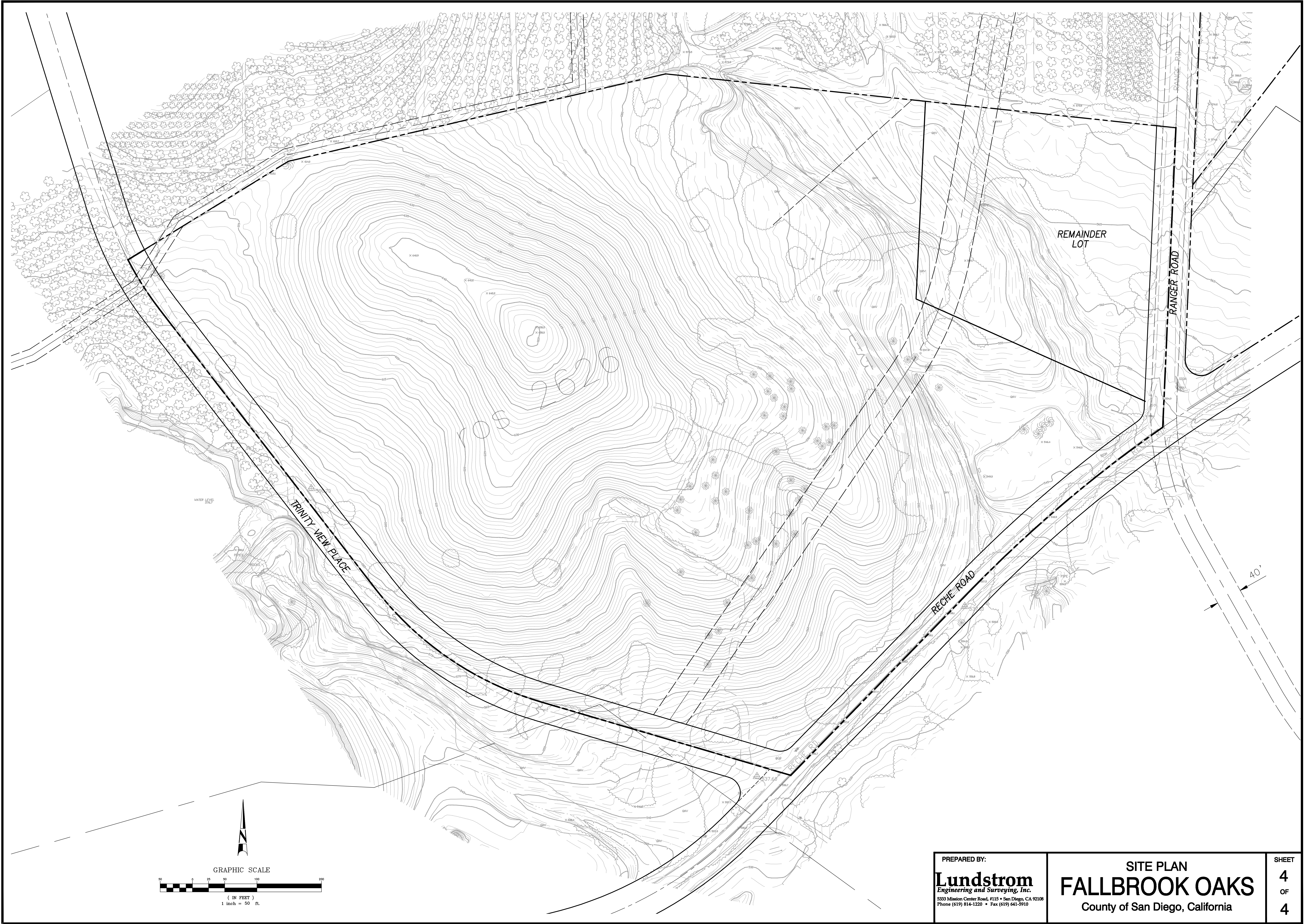


( IN FEET )  
1 inch = 50 ft.

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