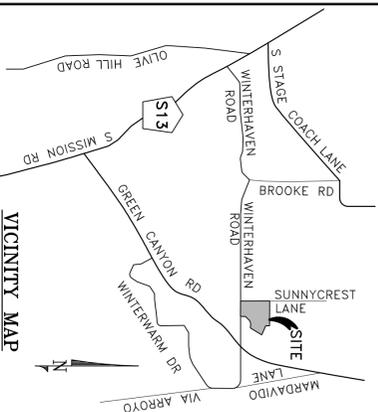


# TENTATIVE TRACT MAP COUNTY OF SAN DIEGO TRACT 5553



**EXISTING & PROPOSED ZONING**

ZONE	ATD
USE REGULATIONS	L
ANIMAL REGULATIONS	1.0 AC MIN.
Density	1.0 AC MIN.
Lot Size	-
Building Type	C
Maximum Floor Area	-
Floor Area Ratio	G
Height	-
Lot Coverage	C
Setback	C
Open Space	C
SPECIAL AREA REGULATIONS	C

**NOTE: \***  
EXISTING WELL TO BE PLUGGED/CAPPED AND ABANDONED IN PLACE.

- LEGEND**
- PROJECT BOUNDARY
  - PROPOSED LOT LINE
  - PROPOSED EASEMENT
  - EXISTING WELL \*
  - REINQUISH ACCESS



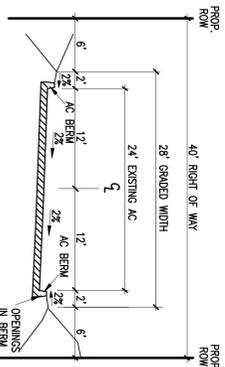
**SAN DIEGUITO ENGINEERING, INC.**  
4407 MANCHESTER, SUITE 105  
SAN DIEGO, CA 92108  
PHONE: (760) 753-5525

**CIVIL ENGINEERING • PLANNING  
LAND SURVEYING**



**PLOTTABLE EASEMENTS:**

- 1 AN EASEMENT FOR RIGHT OF WAY FOR PUBLIC ROAD AND INCIDENTAL PURPOSES TO THE COUNTY OF SAN DIEGO RECORDED APRIL 8, 1941 IN BOOK 1156 PAGE 259 OF O.R.
- 2 AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES TO THE SAN DIEGO GAS AND ELECTRIC COMPANY PER DEED RECORDED JUNE 6, 1960 AS FILE/PAGE NO. 115415 OF O.R.
- 3 AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES TO THE SAN DIEGO GAS AND ELECTRIC COMPANY PER DEED RECORDED FEBRUARY 25, 1991 AS DOCUMENT NO. 191-0308942 OF O.R.
- 4 AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES TO E.W. ROAD AND LP. ROAD, TRUSTEES UP DATED FEBRUARY 2, 1990 PER DEED RECORDED JULY 6, 1992 AS DOCUMENT NO. 1992-042093 OF O.R.
- 5 AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES TO SD AND JEAN BEKK PER DEED RECORDED JULY 6, 1992 AS DOCUMENT NO. 2001-071250 OF O.R.



**PROPOSED PRIVATE RD. SECTION**

NOTE: ACCESS ROAD DESIGN MEETS COUNTY OF SAN DIEGO PRIVATE ROAD DESIGN STANDARD 31(c) for AD 100-750

HEALTH DEPT. NO.: VH0767

- NOTES**
- TAX ASSESSOR'S PARCEL NO.: 106-300-41
  - TAX RATE AREA: 75006
  - LEGAL DESCRIPTION: PAR A OF D0095-036034 IN LOTS 15/16 T01 D.
  - TOTAL AREA: 34.06 ACRES GROSS 30.41 ACRES NET.
- MINIMUM LOT SIZE: 1 ACRE NET  
TOTAL NUMBER OF DWELLING UNITS ALLOWED: 100/ACRE  
RESIDENTIAL: 22  
ROAD: 2

- EXISTING AND PROPOSED ZONING: A70 LIMITED AGRICULTURE
- GENERAL PLAN REGIONAL CATEGORY: SEMI-RURAL
- GENERAL PLAN LAND USE DESIGNATION: SR-1
- COMMUNITY PLAN DESIGNATION: FALLBROOK
- IMPROVEMENTS FOR THIS SUBDIVISION WILL NOT BE CONSTRUCTED UNDER SPECIAL ASSESSMENT PROCEDURES.
- WHERE REQUIRED, PARK FEES WILL BE PAID IN LIEU OF PARK LAND DEDICATION
- STREET LIGHTS: NONE-PROJECT OUTSIDE DARK SKY POLYD.
- EACH LOT HAS UNRESTRICTED ACCESS TO SUNLIGHT TO AT LEAST 100 SQ. FT. OF AREA PER SECTION 81401 (G) ORDINANCE NO. 5599.
- SOURCE OF TOPOGRAPHY: MORENO AERIAL, DATED 11-29-07
- SEWER: INDIVIDUAL SEPTIC SYSTEMS
- WATER: FALLBROOK PUBLIC UTILITY DISTRICT
- FIRE PROTECTION: NORTH COUNTY FIRE PROTECTION DISTRICT
- SCHOOL DISTRICTS: FALLBROOK ELEMENTARY & FALLBROOK HIGH SCHOOL
- GRADING: PROPOSED AS SHOWN ON GRADING PLAN
- CONTOUR INTERVAL: 2 FEET
- STREETS TO BE DESIGNED IN ACCORDANCE WITH COUNTY STANDARDS.
- STATUS OF LEGAL ACCESS: WINTER HAVEN RD (PUBLIC)
- STATUS OF ROADS: PROPOSED PRIVATE ROADS
- ASSOCIATED FEMINIS: FUTURE BOUNDARY ADJUSTMENT

**HEALTH DEPARTMENT**

ALL PARCELS SHALL HAVE A LAYOUT OF THE SEWAGE DISPOSAL SYSTEM, PROPOSED STRUCTURES, CUTS AND FILLS, APPROVED BY THE SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH PRIOR TO THE BUILDING PERMIT AND/OR ISSUANCE OF THE FINAL PLANS. THE APPROVAL OF THE HEALTH DEPARTMENT DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE HEALTH DEPARTMENT AREA SHALL BE PROVIDED BY GRANITY TOWN FOR THE POTENTIAL EXPANSION IN THE EVENT OF FAILURE.

DEH CONTROL NUMBER: WHO767

EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO THE LEACH FIELD LISTED BELOW, TO SERVE A THREE BEDROOM DWELLING PROVIDED THE ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

**PROPERTY OWNER / SUBDIVIDER**  
HAUSTAD B. MCCORMAC TRUST  
DOUGLAS E. MCCORMAC TRUSTEE  
16533 2900 ROAD, CEDARHEDGE, CO 81413  
(970)866-4121

**PREPARED BY:**  
IAN R. FOX REG# 38114  
SAN DIEGUITO ENGINEERING, INC. 4407  
MANCHESTER AVE. SUITE 105 ENCINITAS,  
CA 92024



DATE: \_\_\_\_\_ SHEET 1 OF 1  
FILE NO. 5278