

# COUNTY OF SAN DIEGO TRACT TM5187 RPL11 TENTATIVE MAP AND PRELIMINARY GRADING PLAN

## LEGAL DESCRIPTION

BEING A PORTION OF MONSIEUR RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREON ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, IN BOOK 1, PAGE 109 OF PATENTS.

## ASSESSOR PARCEL NUMBERS/TAX RATE AREAS

125-050-53 TRA 57057  
125-050-59 TRA 57066  
125-050-63 (POR) TRA 57066

## NOTES

- GROSS AREA: 84.6 ACRES
- NET AREA: 74.2 ACRES (GROSS MINUS 10.4 ACRES FOR PROPOSED PUBLIC RIGHT OF WAY)
- MINIMUM LOT SIZE: 6,500 S.F.
- TOTAL NUMBER OF LOTS: 136 (INCLUDES TWO HOA PARK LOTS, ONE HOA OPEN SPACE LOT, 130 RESIDENTIAL LOTS, ONE OPEN SPACE LOT, ONE NATURAL OPEN SPACE LOT AND ONE FUEL MANAGEMENT LOT)
- TOTAL NUMBER OF DWELLING UNITS: 130
- PROPOSED DENSITY: 1.8 DU/NET ACRE
- GENERAL PLAN REGIONAL CATEGORY: CUD-A
- LAND USE DESIGNATION: FALLBROOK COMMUNITY PLAN (21) SPA (2.75)
- SPECIFIC PLAN: PALA MESA PDP - RESIDENTIAL
- NO REQUEST TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT WILL BE MADE FOR THIS PROJECT
- FEES TO BE PAID IN LIEU OF PARK LAND DEDICATION
- STREET LIGHTS TO BE INSTALLED PER COUNTY STANDARDS AND REQUIREMENTS
- ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
- TOPOGRAPHIC SOURCE: VERTICAL MAPPING, FLOWN 10/23/2004.
- SEWER: RAINBOW MUNICIPAL WATER DISTRICT
- WATER: RAINBOW MUNICIPAL WATER DISTRICT
- FIRE: NORTH COUNTY FIRE PROTECTION DISTRICT
- SCHOOLS: BONSAUL UNION SCHOOL DISTRICT (ELEMENTARY AND MIDDLE)  
FALLBROOK UNION HIGH SCHOOL DISTRICT
- STREET LIGHTING: SAN DIEGO GAS & ELECTRIC
- GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC
- ASSOCIATED REQUESTS: SPECIFIC PLAN AMENDMENT SPA 99-05; REZONE R99-020; MAJOR USE PERMIT FOR A PLANNED RESIDENTIAL DEVELOPMENT P04-024; ENV. LOG NO. 89-08-026A; BOUNDARY ADJUSTMENT BA02-0154
- NO UNIT PHASING PROPOSED
- PUBLIC STREETS ARE PROPOSED
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

## WAIVER REQUEST

SAN DIEGO COUNTY SUBDIVISION ORDINANCE SEC 81.401.(d) LOTS 1, 2, 5-7, 25-31, 35-36, 39-43, 45-49, 52-58, 60, 67-69, 74-76, 80, 81, 84, 86, 87, 91, 93-99, 101, 103, 104, 108, 109, 111-115, 124-130

THE FOLLOWING EXCEPTION REQUESTS HAVE BEEN FILED AND APPROVED BY THE COUNTY PER LETTER DATED JANUARY 25, 2005.

- EXCEPTION TO THE 700 FT. MINIMUM HORIZONTAL CENTERLINE RADIUS ON PALA MESA DRIVE. EXISTING 500 FT. TO REMAIN.
- MODIFICATION OF THE 10 FT. PARKWAY REQUIREMENT ALONG A 400 FT. STRETCH OF VIA DE TODOS SANTOS.
- EXCEPTION TO THE 200 FT. MINIMUM INTERSECTION DISTANCE BETWEEN PROPOSED SILENT KNOLL DRIVE AND EXISTING VIA BELMONTE.

THE FOLLOWING EXCEPTION REQUEST HAS BEEN FILED FOR COUNTY APPROVAL.

- A REQUEST TO MODIFY THE ROADWAY IMPROVEMENTS ALONG OLD HIGHWAY 395.

## TOPOGRAPHY AND GRADING

VOLUME OF CUT: 320,000 CY; MAXIMUM CUT SLOPE: 1.5 TO 1; 40'

VOLUME OF FILL: 320,000 CY; MAXIMUM FILL SLOPE: 2 TO 1; 40'

EXPORT: 0 CY

MAXIMUM RETAINING WALL HEIGHT: 10'

## LEGEND

SUBDIVISION BOUNDARY

LOT LINE

EXISTING CONTOUR

LOT NUMBER 10

SOUND WALL

## OWNER/SUBDIVIDER

BEAZER HOMES HOLDINGS CORP., A DELAWARE CORPORATION  
EXECUTIVE TOWER, 1100 TOWN & COUNTRY ROAD, SUITE 100  
ORANGE, CA 92668  
(714) 285-2900

BY: *Tony Del Grippo*  
TONY DEL GRIPPO, VICE PRESIDENT  
SOUTHERN CALIFORNIA DIVISION

ENGINEER OF WORK  
*Robert R. DeBorre* 5/3/05  
ROBERT R. DEBORRE, R.C.E. 45717 DATE  
EXP. 12-31-06

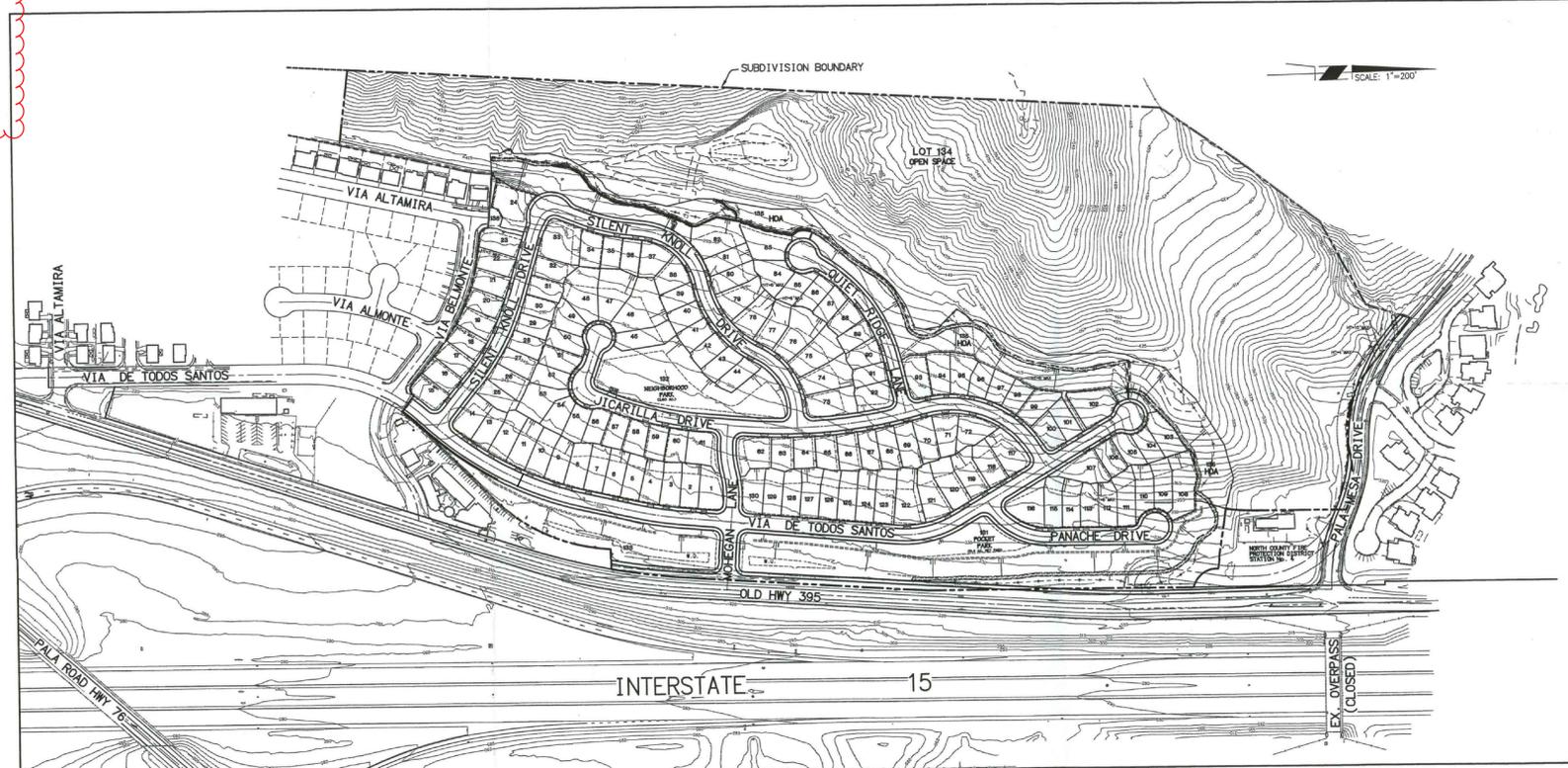


## PALA MESA HIGHLANDS

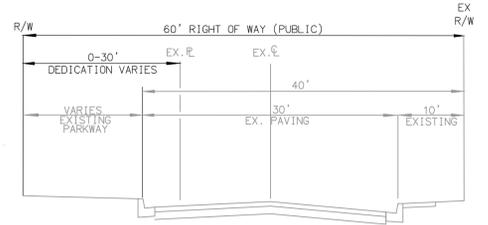
### TENTATIVE MAP 5187 RPL11 AND PRELIMINARY GRADING PLAN SHEET 1 OF 2



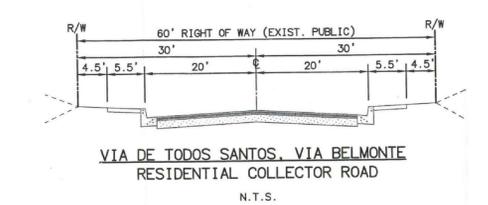
FINAL



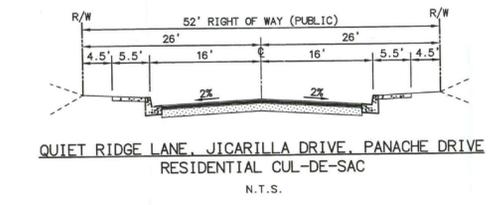
KEY MAP  
SCALE: 1"=200'



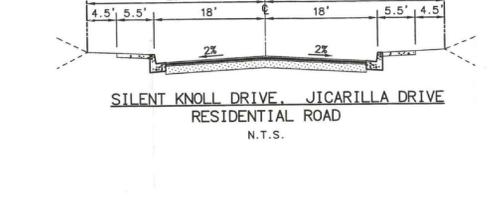
PALA MESA DRIVE WIDENING  
LIGHT COLLECTOR ROAD  
N.T.S.



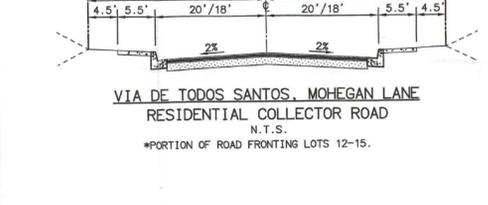
VIA DE TODOS SANTOS, VIA BELMONTE  
RESIDENTIAL COLLECTOR ROAD  
N.T.S.



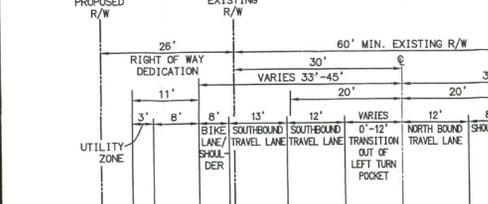
QUIET RIDGE LANE, JICARILLA DRIVE, PANACHE DRIVE  
RESIDENTIAL CUL-DE-SAC  
N.T.S.



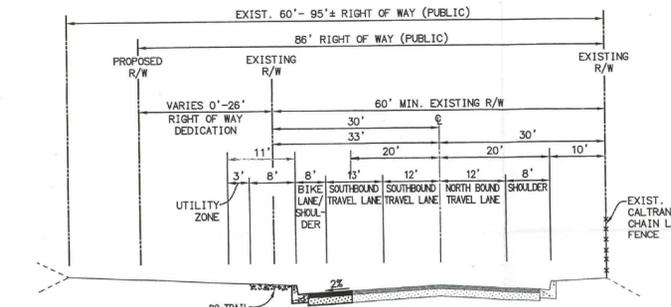
SILENT KNOLL DRIVE, JICARILLA DRIVE  
RESIDENTIAL ROAD  
N.T.S.



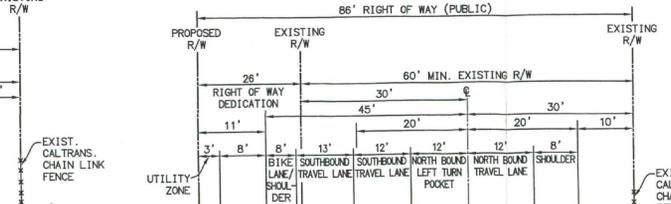
VIA DE TODOS SANTOS, MOHEGAN LANE  
RESIDENTIAL COLLECTOR ROAD  
N.T.S.  
\*PORTION OF ROAD FRONTING LOTS 12-15.



OLD HWY 395 WIDENING (PUBLIC)  
COLLECTOR ROAD W/ BIKE LANE  
JUST NORTH OF MOHEGAN LANE LOOKING NORTH  
N.T.S.

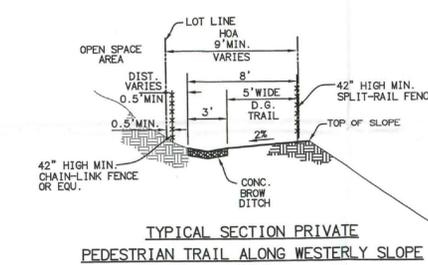


OLD HWY 395 WIDENING (PUBLIC)  
COLLECTOR ROAD W/ BIKE LANE  
NORTH OF MOHEGAN LANE LOOKING NORTH  
N.T.S.

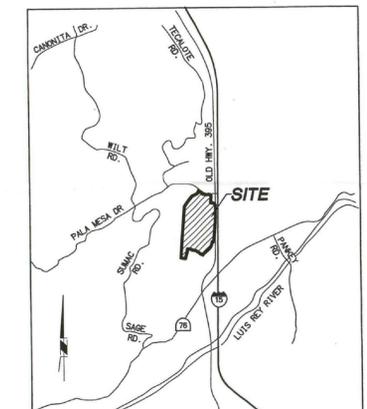


OLD HWY 395 WIDENING (PUBLIC)  
COLLECTOR ROAD W/ BIKE LANE  
SOUTH OF MOHEGAN LANE LOOKING NORTH  
N.T.S.

TYPICAL ROAD CROSS-SECTIONS



TYPICAL SECTION PRIVATE  
PEDESTRIAN TRAIL ALONG WESTERLY SLOPE  
N.T.S.



VICINITY MAP  
NTS

## ZONING REGULATIONS: EXISTING/PROPOSED

ZONE	EXISTING								PROPOSED
	A70	A70	RS7	RS7	(P) RV3	(P) RV4	(P) A70	SBB	
USE REGULATIONS	L	L	Q	Q	A	A	L	A	
ANIMAL REGULATIONS	1	1	7,28	7,28	3,0	4,0	25	1,8	
DENSITY	1 AC	1 AC	6,000	6,000	-	-	4 AC	5,500	
LOT SIZE	C	C	C	C	L	L	C	C	
BUILDING TYPE	-	-	-	-	-	-	-	-	
MAXIMUM FLOOR AREA	-	-	-	-	-	-	-	-	
FLOOR AREA RATIO	-	-	-	-	-	-	-	-	
HEIGHT	G	G	G	G	P	P	G	G	
LOT COVERAGE	-	-	-	-	V	V	C	V	
SETBACK	C	C	J	J	B	B	-	-	
OPEN SPACE	-	-	-	-	-	-	-	-	
SPECIAL AREA REGULATIONS	B	B,P	B	B,P	B,P	B,P	B	B,P	