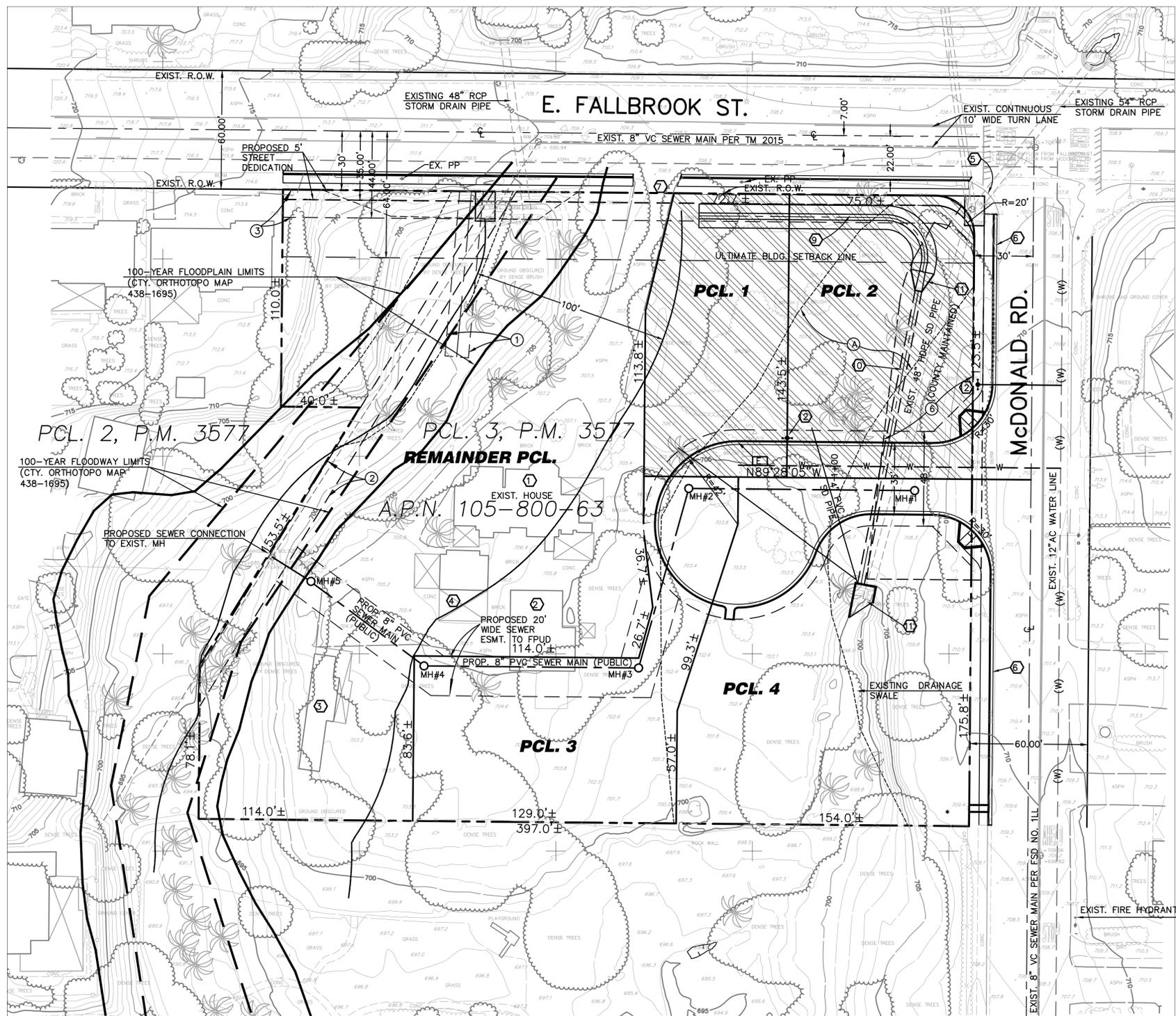


TENTATIVE PARCEL MAP TPM 21144

COUNTY OF SAN DIEGO, FALLBROOK



GENERAL NOTES:

- GROSS AREA = 2.69 AC.
- MINIMUM LOT SIZE = 6,000 SF NET (BY ZONE)
- ASSESSOR'S PARCEL NUMBER: 105-800-63
- TAX RATE AREA: 75002
- DATE PREPARED: 3-16-15

ZONE		
USE REGULATIONS		R5
NEIGHBORHOOD REGULATIONS/ ANIMALS		Q
DEVELOPMENT REGULATIONS	DENSITY	7.26
	LOT SIZE	6,000 SF
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
LOT COVERAGE	-	J
SETBACK	-	-
OPEN SPACE	-	-
SPECIAL AREA REGULATIONS		



- EXISTING & PROPOSED ZONING:
- OWNER/DEVELOPER WILL PAY PARK FEES IN LIEU OF MAKING PARK DEDICATIONS.
- TOPO IS FROM PHOTOGEODEIC CORP.: FLOWN 5-30-07.

GENERAL NOTES (CON'T):

- OWNER/DEVELOPER DOES NOT PROPOSE ANY SPECIAL ASSESSMENT DISTRICTS.
- COMMUNITY PLAN: FALLBROOK
- GENERAL PLAN DESIGNATION: #6 VILLAGE RESIDENTIAL (VR 7.3)
- REGIONAL CATEGORRY: CT VILLAGE
- TOTAL NO. OF PARCELS: 5 (4 + 1 REMAINDER)
- PROPOSED USE: RESIDENTIAL
- NO STREET DEDICATIONS PROPOSED.
- MINIMUM SIGHT DISTANCE AT MC DONALD RD.: 300 FEET
- GRADING QUANTITIES: SEE PRELIMINARY GRADING PLAN
- MAXIMUM HEIGHT OF FILL SLOPE: SEE PRELIMINARY GRADING PLAN
- MAXIMUM HEIGHT OF CUT SLOPE: SEE PRELIMINARY GRADING PLAN
- SMALLEST LOT: 10,450 SF. (NET)
- NO STREET LIGHTS ARE PROPOSED AS PART OF THIS SUBDIVISION
- CURB, GUTTER AND SIDEWALKS ARE PROPOSED AS PART OF THIS SUBDIVISION
- NO EXISTING PUBLIC STREETS ARE PROPOSED TO BE WIDENED.
- SEWER: FALLBROOK SANITATION DISTRICT
- WATER: FALLBROOK PUBLIC UTILITY DISTRICT
- FIRE: NORTH COUNTY FIRE PROTECTION DISTRICT
- SCHOOL DISTRICTS: FALLBROOK ELEMENTARY/ FALLBROOK UNION HIGH SCHOOL
- SUBDIVIDER PROPOSES NO UNDERGROUNDING OF POWER POLES.
- ALL DIMENSIONS ARE APPROXIMATE.
- ACCESS: OFFSITE ACCESS FROM THE SUBDIVISION TO THE NEAREST COUNTY ROAD IS TO BE A MINIMUM OF 48 FOOT GRADED WIDTH WITH 36 FEET OF PAVED SURFACE AS PROVIDED UNDER SECTION 3.13.C OF THE COUNTY PRIVATE ROAD DESIGN STANDARDS. THE EXISTING 60-FOOT WIDE ACCESS EASEMENT TO THE PROPERTY ARE DESCRIBED IN FILE NO. 82587 RECORDED MAY 12, 1961.

LEGAL DESCRIPTION:

PARCEL 3 OF PARCEL MAP NO. 3577, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1975 AS FILE NO. 75-047140 OF OFFICIAL RECORDS, BEING A PORTION OF LOT 1 OF "PLAN OF LAND OWNED BY DR. J.A. PRUETT, IN THE TOWN OF FALLBROOK", IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 561, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 25, 1888.

GRADING NOTE:

SEE EXHIBIT "A" FOR PRELIMINARY GRADING PLAN PROPOSED AS PART OF THIS SUBDIVISION OF LAND.

EASEMENTS OF RECORD

PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, ORDER NO. DSM-2719126 (08) DATED FEBRUARY 27, 2007

- EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED 8-12-1960, AS INSTRUMENT NO. 163637, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY
- AN EASEMENT FOR A SEWER LINE AND INCIDENTAL PURPOSES, RECORDED 4-28-1967, AS INSTRUMENT NO. 59940, IN FAVOR OF FALLBROOK SANITARY DISTRICT.
- AN EASEMENT AND RIGHT TO EXTEND EXCAVATION AND/OR EMBANKMENT SLOPES WITH AN EASEMENT OF RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF A DRAINAGE CHANNEL AND ALL STRUCTURES AND INCIDENTAL PURPOSES, RECORDED 11-13-1968 AS INSTRUMENT NO. 199068, IN FAVOR OF THE COUNTY OF SAN DIEGO.
- AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED 3-31-1999, AS INSTRUMENT NO. 99-212211, IN FAVOR OF THE SAN DIEGO FLOOD CONTROL DISTRICT.
- AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED 3-31-1999, AS INSTRUMENT NO. 99-212211, IN FAVOR OF THE SAN DIEGO FLOOD CONTROL DISTRICT.

NON-EASEMENT NOTES

- AREA SUBJECT TO INUNDATION BY 100-YEAR FLOOD PER PARCEL MAP NO. 3577

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THIS TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN. THE BASIS OF THE CREATION OF THE LOTS IN MY OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2-01-72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT THE PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING, OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR PURPOSES OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY THAT THE FOREGOING IS TRUE AND CORRECT.

EXECUTED THIS _____ DAY OF _____, 200__ AT _____, CALIFORNIA

SIGNATURE _____

NAME: JOHN J. HAGERTY III
ADDRESS: 1118 S. MAIN AVE.
FALLBROOK, CA. 92028
PHONE: 760-728-8826

SIGNATURE _____

NAME: LEISA GRAJEK

DISPOSITION NOTES:

- EXIST. 1,785 SF HOUSE TO REMAIN
- EXISTING 1,000 SF SHED TO BE REMOVED.
- EXISTING MOBILE HOME TO BE REMOVED
- 388 SF EXISTING SHED STRUCTURE TO REMAIN
- EXISTING DRAIN INLET STRUCTURE AND 20' RADIUS CURB RETURN TO REMAIN
- EXISTING AC DYKE TO BE REMOVED AND REPLACED WITH 6" PCC CURB & GUTTER PER "G-2"
- EXISTING DRIVEWAY TO REMAIN
- PROPOSED PCC DRAINAGE CHANNEL
- PROPOSED 42" DIA. STORM DRAIN PIPE
- PROPOSED HEADWALL
- PROPOSED FIRE HYDRANT

PARCEL AREAS:

PARCEL NO.	GROSS AREA	NET AREA
1	0.29 AC±	0.24 AC±
2	0.37 AC±	0.30 AC±
3	0.32 AC±	0.24 AC±
4	0.46 AC±	0.36 AC±
REMAINDER	1.26 AC±	1.26 AC±

SOLAR ACCESS STATEMENT

ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THE SUBDIVISION AS REQUIRED BY SECTION 80.401(m) OF THE SUBDIVISION ORDINANCE.

PLANNER

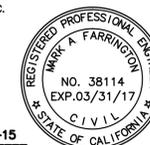
TRS CONSULTANTS, INC.
12409 ROBISON BLVD.
POWAY, CA 92064
(619)306-6920

MARK R. THOMPSON DATE _____

ENGINEER OF WORK

FARRINGTON ENGINEERING CONSULTANTS, INC.
11679 VIA FIRUL
SAN DIEGO, CA 92128
(858)675-9490
(858-675-9487 (FAX)
mark@FARRINGTONENGINEERING.COM

11679 VIA FIRUL
SAN DIEGO, CA 92128
(858) 675-9490



MARK A. FARRINGTON RCE 38114 DATE _____
REGISTRATION EXPIRES: 3/31/17

BENCH MARK	
DESCRIPTION:	BENCHMARK NO. TE 0104 IN CONC. MON.
LOCATION:	SW COR. BRANDENBURG RD. & ALVARADO ST., 22 FT. S. OF CL ALVARADO ST. & 27 FT. W. CL BRANDENBURG S. PROD. 2 FT. NW PP 416240
RECORDED FROM:	SAN DIEGO CO. BENCHMARK
ELEVATION:	784.047 RECOV. DATUM: 1980 SD CO DOT

1"=30'