

# TENTATIVE PARCEL MAP PRELIMINARY GRADING PLAN

## PRELIMINARY GRADING NOTE

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 A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

## LAND DIVISION STATEMENT - 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 THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP ARE SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G., PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHT-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREET 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 NOT 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 THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS \_\_\_\_\_ DAY OF APRIL, 2014, AT BONSALE, CALIFORNIA.

SIGNATURE \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
 NAME LANCE McCUNE & DANIELLE R. McCUNE, TRUSTEE OF THE McCUNE FAMILY  
 2000 TRUST DATED MAY 24, 2000.  
 ADDRESS P.O. BOX 1094 ADDRESS \_\_\_\_\_  
 BONSALE, CA 92003 ADDRESS \_\_\_\_\_  
 PHONE: (760) 207-9769 PHONE: \_\_\_\_\_

- COMPLETED TAX ASSESSOR'S NUMBER IS 106-171-10
- ABBREVIATED LEGAL DESCRIPTION OF THE LAND SHOWN ON THE TENTATIVE PARCEL MAP: PORTION OF THE SE 1/4 OF LOT 11, TRACT "D" RANCHO MONSERATE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
- GENERAL PLAN REGIONAL CATEGORY: SEMI-RURAL
- COMMUNITY/SUBREGIONAL PLAN AREA: FALLBROOK
- LAND USE DESIGNATION(S): RESIDENTIAL (SR-1)
- EXISTING ZONING:

USE REGULATIONS	RR
NEIGHBORHOOD REGS	J
DENSITY	-
LOT SIZE	1 AC
BUILDING TYPE	C
MAX FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	B
OPEN SPACE	-
SPECIAL AREA REGS	C

- ASSOCIATED PERMITS: N/A
- LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD, (i.e. RECORDED EASEMENT, UNRECORDED EASEMENT IDENTIFY AND SPECIFY WIDTH): EXISTING 40' PRIVATE ROAD EASEMENT TO BROOK ROAD (PUBLIC)
- WATER SOURCE: FALLBROOK PUBLIC UTILITY DISTRICT
- SEPTIC/SEWER DISTRICT: SEPTIC
- FIRE DISTRICT: FALLBROOK FIRE PROTECTION DISTRICT
- SCHOOL DISTRICT: FALLBROOK SCHOOL DISTRICTS
- ASSESSOR'S TAX RATE AREA: 75002
- TOPOGRAPHY FROM: COUNTY OF SAN DIEGO, TOPOGRAPHICAL SURVEY: SHEET 430-1701
- NO GRADING IS PROPOSED LOT SALES

LAWRENCE PAXTON, PLS447  
 PAXTON SURVEYING & ENGINEERING  
 P.O. BOX 1461 ESCONDIDO, CA 92033  
 PHONE: (760) 294-4871

**SOLAR NOTE**  
 ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF ONE HUNDRED SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION AS REQUIRED BY SECTION 81.401 (m) OF THE SUBDIVISION ORDINANCE

- LEGEND/ABBREVIATIONS**
- FILL SLOPE
  - CUT SLOPE
  - PRIMARY LEACH LINE
  - RESERVE LEACH LINE
  - PERCOLATION HOLES
  - DEEP HOLES
  - RIP RAP
  - HEAD WALL
  - INVERT ELEVATION
  - TIGHT LINE
  - SEPTIC TANK
  - WATER SERVICE
  - ELECTRIC SERVICE
  - RCP STORM DRAIN
  - FLOW DIRECTION
  - SPILLWAY
  - BIODETENTION/HYDROMOD & WATER QUALITY
  - RIP-RAP

**APPROXIMATE EARTHWORK**

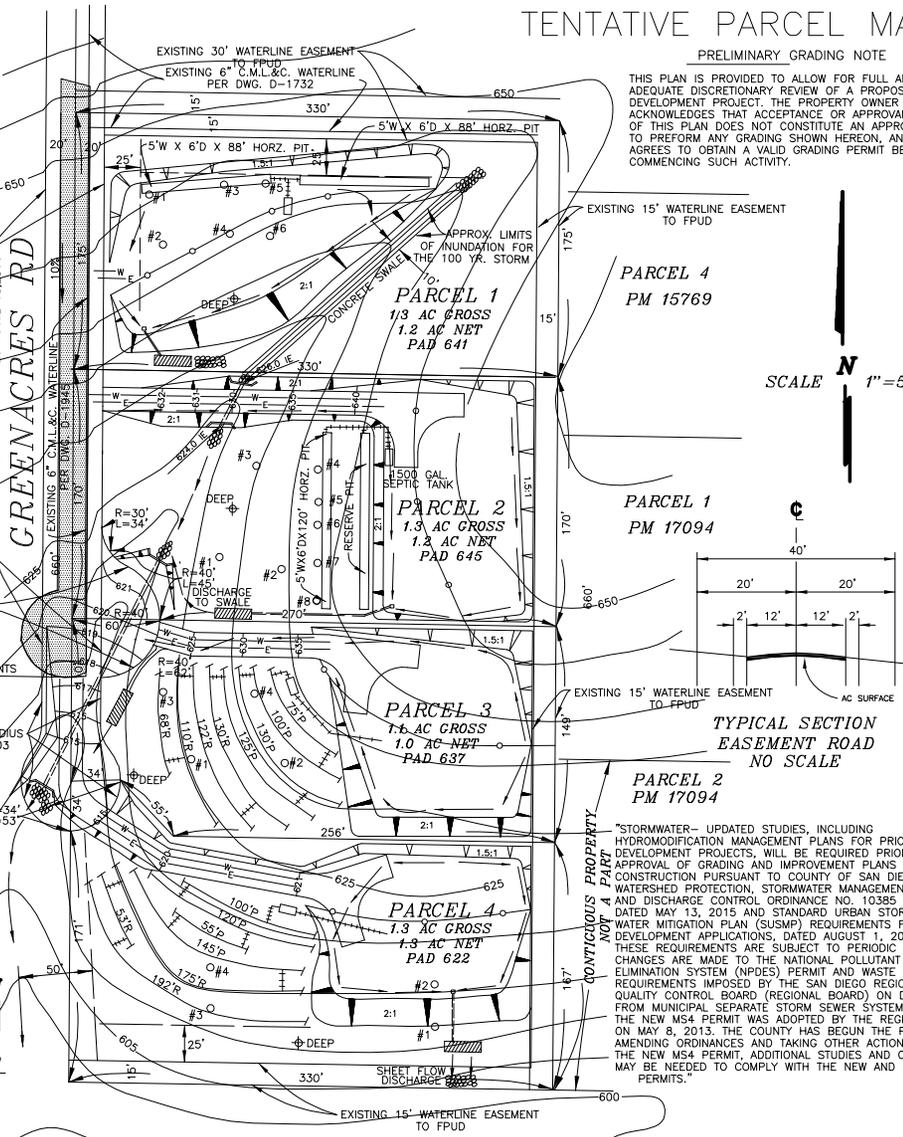
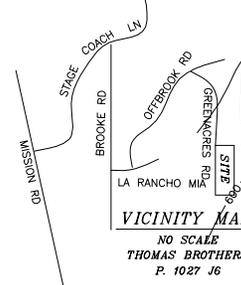
	CUT	FILL
PARCEL 1	277CY	1556CY
PARCEL 2	1778CY	930CY
PARCEL 3	1065CY	1111CY
PARCEL 4	819CY	1252CY
TOTAL	3939CY	4849CY
IMPORT	= 910 CY	

BUILD ADDITIONAL PAVED CUL-DE-SAC TO COUNTY STANDARDS & FIRE REQUIREMENTS

END EXISTING ROAD IMPROVEMENTS AND CUL-DE-SAC BEGIN PRIVATE DRIVEWAY TO PARCEL 4

EXISTING 40' PRIVATE ROAD AND 34' RADIUS CUL-DE-SAC PER DOC. 2014-0156303 REC APRIL 18, 2014. SEE PM 14785

NOTE: ALL DRAINAGE IMPROVEMENTS ARE BEING BUILT WITHIN THE EXISTING EASEMENT AND ARE PART OF THE RIGHT TO CONSTRUCT A ROAD PER DEED.

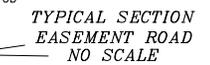


PARCEL 4  
PM 15769

PARCEL 1  
PM 17094

PARCEL 2  
PM 17094

"STORMWATER- UPDATED STUDIES, INCLUDING HYDROMODIFICATION MANAGEMENT PLANS FOR PRIORITY DEVELOPMENT PROJECTS, WILL BE REQUIRED PRIOR TO APPROVAL OF GRADING AND IMPROVEMENT PLANS FOR CONSTRUCTION PURSUANT TO COUNTY OF SAN DIEGO WATERSHED PROTECTION, STORMWATER MANAGEMENT AND DISCHARGE CONTROL ORDINANCE NO. 10386 (N.S.), DATED MAY 13, 2015 AND STANDARD URBAN STORM-WATER MITIGATION PLAN (SUSMP) REQUIREMENTS FOR DEVELOPMENT APPROVED ON AUGUST 11, 2012. THESE REQUIREMENTS ARE SUBJECT TO PERIODIC ADJUSTMENT AS CHANGES ARE MADE TO THE NATIONAL POLLUTANT ELIMINATION SYSTEM (NPDES) PERMIT AND WASTE DISCHARGE REQUIREMENTS IMPOSED BY THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (REGIONAL BOARD) ON DISCHARGES FROM MUNICIPAL SEPARATE STORM SEWER SYSTEMS (MS4). THE NEW MS4 PERMIT WAS ADOPTED BY THE REGIONAL BOARD ON MAY 8, 2015. THE COUNTY HAS BEGUN THE PROCESS OF AMENDING ORDINANCES AND TAKING OTHER ACTION TO IMPLEMENT THE NEW MS4 PERMIT, ADDITIONAL STUDIES AND OTHER ACTION MAY BE NEEDED TO COMPLY WITH THE NEW AND FUTURE MS4 PERMITS."



SCALE 1"=50'