

**LEGEND:**

- EXISTING FIRE HYDRANT
- EXISTING CSP
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED SEWER MANHOLE
- PROPOSED LOT NUMBER
- PROPOSED PAD ELEVATION
- PROP. SLOPE (1.5:1 MAX)
- PROPOSED DAY LITE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- EXISTING EASEMENT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- OPEN SPACE
- PROPERTY LINE
- PROPOSED BROW DITCH
- PROPOSED GRAVEL SWALE

**AERIAL TOPOGRAPHY**

EXISTING TOPOGRAPHY PROVIDED BY: FUSCOE ENGINEERING  
6390 GREENWICH DR. STE 170  
SAN DIEGO, CA. 92122  
(858) 554-1500

**EARTHWORK QUANTITIES**

CUT: 26,000 CY±  
FILL: 32,000 CY±  
IMPORT: 6,000 CY±

**ASSESSOR'S PARCEL NUMBERS**

178-100-07  
TAX RATE CODE: 92069

**LEGAL DESCRIPTION**

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 24, 1886.

**SOLAR ACCESS STATEMENT**

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (n) OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

**ACCESS**

ACCESS IS FROM DEER SPRINGS ROAD, WHICH IS A PUBLICLY MAINTAINED ROAD, TO DEER SPRING PLACE, WHICH IS A PRIVATELY MAINTAINED ROAD, TO THE BOUNDARY OF THE SUBJECT PROPERTY.

**HEALTH DEPT. CERTIFICATE**

VPM 116

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 APPROVAL OF THE BUILDING PERMIT AND/OR ISSUANCE OF A SEPTIC TANK PERMIT. AN ADDITIONAL EXPANSION AREA OF 100% OF THE INITIAL TILE AREA SHALL BE PROVIDED BY GRAVITY FLOW FOR THE POTENTIAL EXPANSION IN THE EVENT OF FAILURE.

THIS CERTIFICATION DOES NOT IMPLY ALL CONDITIONS PURSUANT TO THE RESOURCE PROTECTION ORDINANCE AND THE GROUNDWATER ORDINANCE HAVE BEEN MET. THE DEPARTMENT OF PLANNING AND LAND USE SHOULD BE CONSULTED REGARDING THE APPLICATION OF THESE ORDINANCES RELATIVE TO THIS PROJECT. ANY RESULTANT CHANGES TO THE SEPTIC SYSTEM DESIGN(S) MUST BE RE-EVALUATED BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH.

EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO \* FEET OF TILE DRAIN FIELD 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.

DATA AND RECOMMENDATION IN THE NAME OF SYLVIA PIZZUTO  
BY: RALPH MALCOM VINJE RGE#863

PARCEL #	LEACH LINE FOOTAGE	TRENCH DEPTH FOOTAGE	ROCK UNDER PIPE
1	360	3	1
2	340	3	1
3	460	3 & 5	1

GARY ERBECK, DIRECTOR DEPARTMENT OF ENVIRONMENTAL HEALTH  
BY: PAUL NICHOLS REFS. DATE: 06-08-2004

NOTE: PARCELS 1 AND 2 HAVE LAYOUT APPROVAL FOR 5 BEDROOM. PARCEL 3 HAS LAYOUT APPROVED FOR 4 BEDROOM AND THE SYSTEM IS A COMBINATION OF 3 FOOT TRENCH AND 5 FOOT TRENCH (STEEP SLOPE)

**EASEMENT NOTES**

- ⑤ AN EASEMENT FOR A PIPELINE DATED: DECEMBER 14, 1965 AS FP NO. 1965-225593 OF O.R.
- ⑥ AN EASEMENT FOR ROAD AND UTILITY PURPOSES DATED: DECEMBER 23, 1968 AS FP NO. 1968-224362 OF O.R.
- ⑨ AN EASEMENT TO SAN DIEGO GAS & ELECTRIC FOR UTILITY PURPOSES DATED: FEBRUARY 3, 1975 AS FILE NO. 1975-024453 OF O.R.
- ⑩ AN EASEMENT TO SAN DIEGO GAS & ELECTRIC FOR UTILITY PURPOSES DATED: NOVEMBER 25, 1975 AS FP NO. 1975-331281 OF O.R.
- ⑪ AN EASEMENT TO THE SAN MARCOS COUNTY WATER DISTRICT FOR PIPELINE PURPOSES DATED: APRIL 19, 1979 AS FP NO. 1979-160549 OF O.R.
- ⑬ AN EASEMENT TO SAN DIEGO GAS & ELECTRIC FOR UTILITY PURPOSES DATED: AUGUST 22, 1979 AS FP NO. 1979-352033 OF O.R.
- ⑭ AN EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR UTILITY PURPOSES DATED: NOVEMBER 16, 1979 AS FP NO. 1979-485747 OF O.R.
- ⑮ AN EASEMENT TO THE SAN MARCOS COUNTY WATER DISTRICT FOR PIPELINE PURPOSES DATED: SEPTEMBER 5, 1985 AS FP NO. 1985-325569 OF O.R.
- ⑯ AN EASEMENT TO SAN MARCOS COUNTY WATER DISTRICT FOR PIPELINE PURPOSES DATED: OCTOBER 30, 1986 AS FP NO. 1986-493245 OF O.R.

**GENERAL NOTES:**

1. ALL INTERNAL STREETS WILL BE PRIVATE (DEER SPRINGS PLACE)
2. GRADING AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH COUNTY STANDARDS.
3. EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED. ABANDONED AND/OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES, AND PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH SERVING UTILITY COMPANIES.
4. LOT DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE. THE DIMENSIONS MAY BE ADJUSTED TO BE CONSISTENT WITH THE FINAL MAP.
5. ZONING REQUIREMENTS:

USE REGULATIONS:	APN #'S
ANIMAL REGS	178-100-07
	A70
	L

DENSITY	.25
LOT SIZE (AC)	4 ACRES
BUILDING TYPE	C
MAX. FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	C
OPEN SPACE	-
SPECIAL AREA REGS	-

**TOTAL LOTS AND AREA:**

ACREAGE: 41.14 AC GROSS  
ACREAGE: 36.26 AC NET  
LOTS: (RESIDENTIAL) 3  
MIN. LOT SIZE: 8 AC  
NO. DWELLING UNITS: 3  
GENERAL PLAN: 18 MULTIPLE RURAL USE  
REGIONAL CATEGORY: E.D.A.  
COMMUNITY PLAN: NORTH COUNTY METRO

**UTILITIES:**

SEWER: PRIVATE SEPTIC SYSTEMS  
WATER: VALLECITOS WATER DISTRICT  
SCHOOLS: SAN MARCOS UNIFIED SCHOOL DISTRICT  
FIRE: DEER SPRINGS FIRE PROTECTION DISTRICT  
TELEPHONE: AT&T  
GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC CO.  
STREET LIGHTING: NO STREET LIGHTS ARE PROPOSED

**OPEN SPACE (STEEP SLOPES)**

6. PARCEL 1 = 15.52 ACRES  
PARCEL 2 = 6.17 ACRES  
PARCEL 3 = 9.92 ACRES  
TOTAL = 31.61 ACRES
7. "THIS PLAN IS PROVIDED TO ALLOW FOR FULL 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 PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY."
8. A WAIVER OF SECTION 81.401(i) OF THE SUBDIVISION ORDINANCE IS REQUESTED FOR PARCEL 2.

**OWNER/SUBDIVIDER:**

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF OUR CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP ARE SHOWN. THE BASIS OF CREATION OF THE LOTS IN OUR OWNERSHIP (E.G., PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. WE 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 STREETS AND HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

WE FURTHER CERTIFY THAT WE 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.

CARL AND SILVIA PIZZUTO  
773 HILLSBORO WAY  
SAN MARCOS, CA. 92069  
(760) 518-6910

*[Signature]*  
OWNER

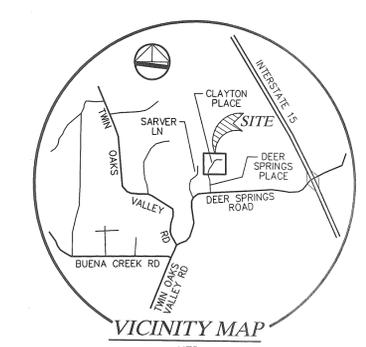
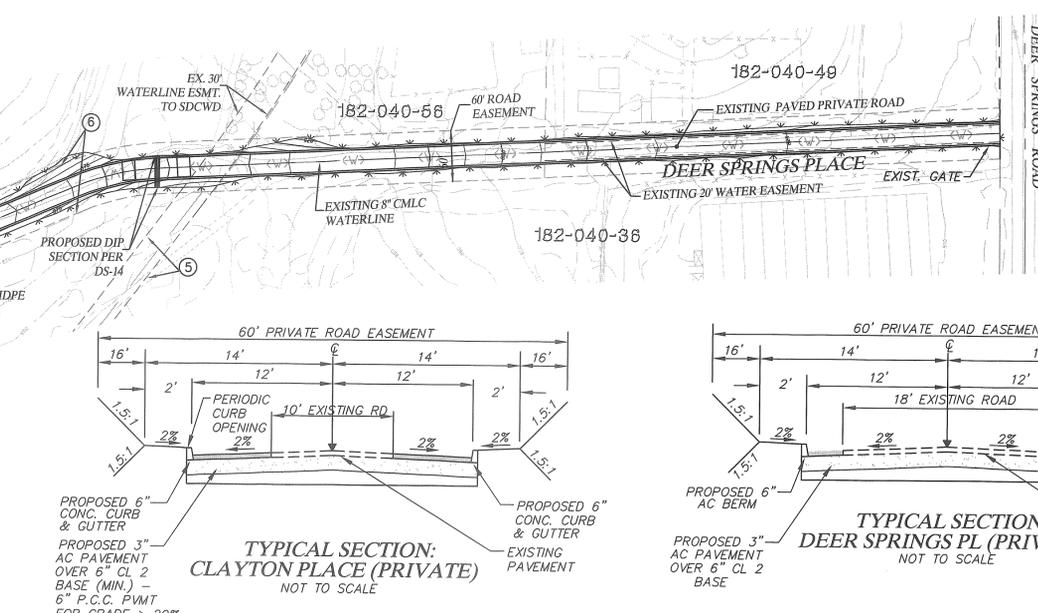
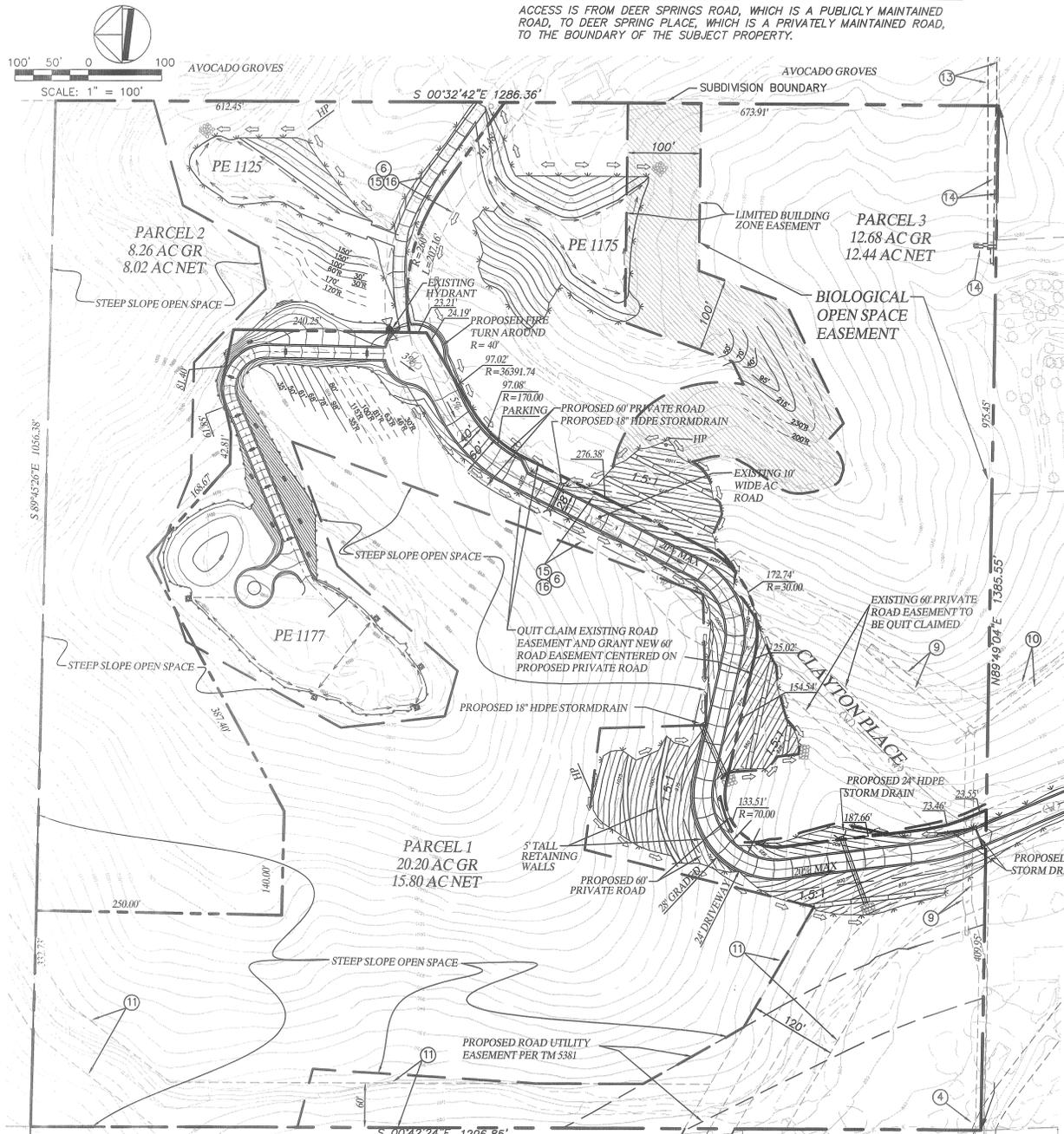
*[Signature]*  
OWNER

**ENGINEER OF WORK:**

**bha, inc.**  
land planning, civil engineering, surveying  
5115 AVENIDA ENCINAS  
SUITE "L"  
CARLSBAD, CA. 92008-4387  
(760) 931-8700



*[Signature]*  
RONALD L. HOLLOWAY RCE 29271 EXP. 3-31-09 DATE 10-14-08



REVISIONS			
No.	Description	Approved by	Date