

MAP-PLAN



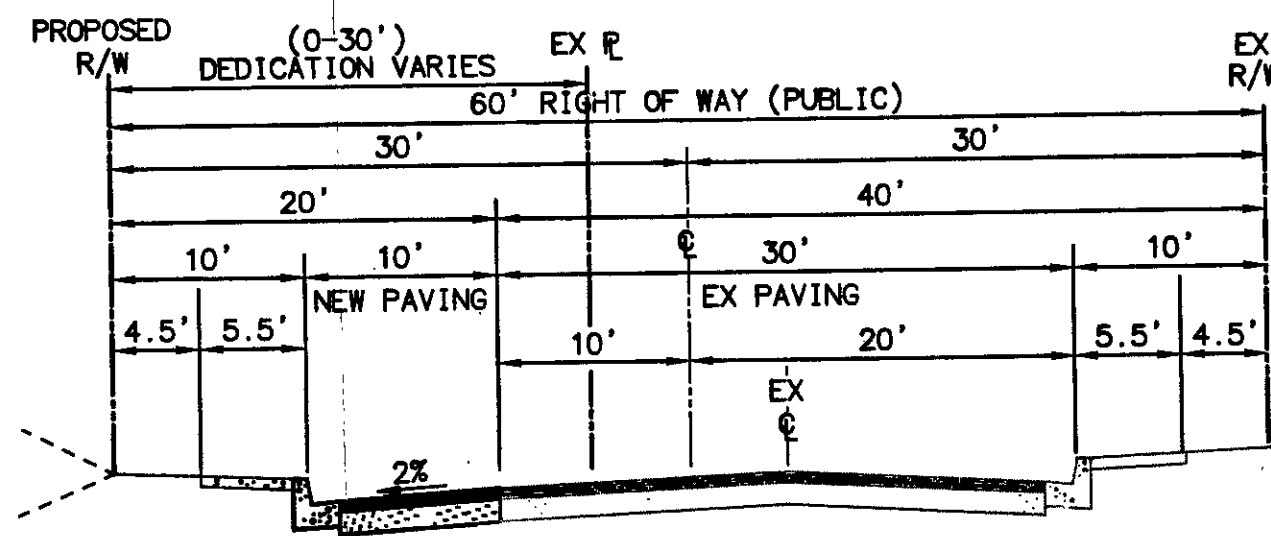
MAP IDENTIFIER

35MM ROLL #: AC2004012

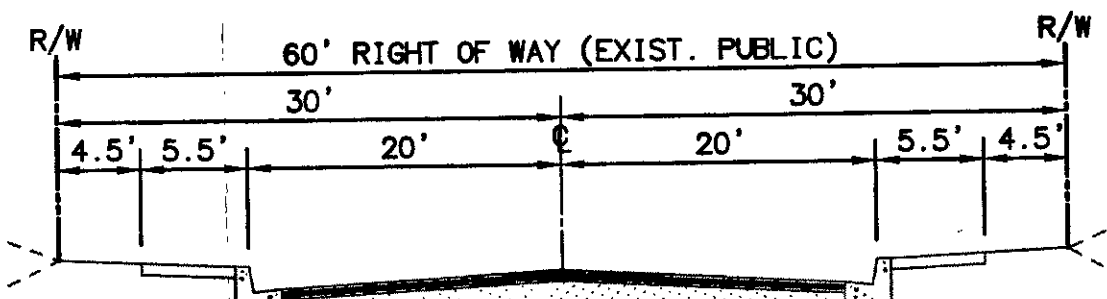


**15378 Avenue of Science
San Diego, CA**

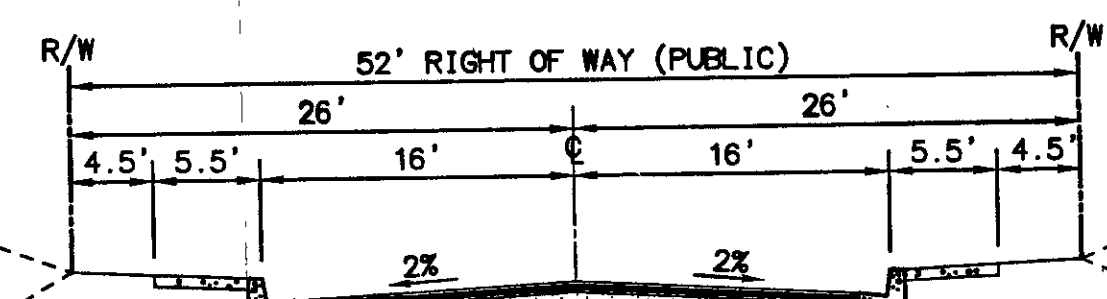
COUNTY OF SAN DIEGO TRACT TM5187 RPL11 TENTATIVE MAP AND PRELIMINARY GRADING PLAN



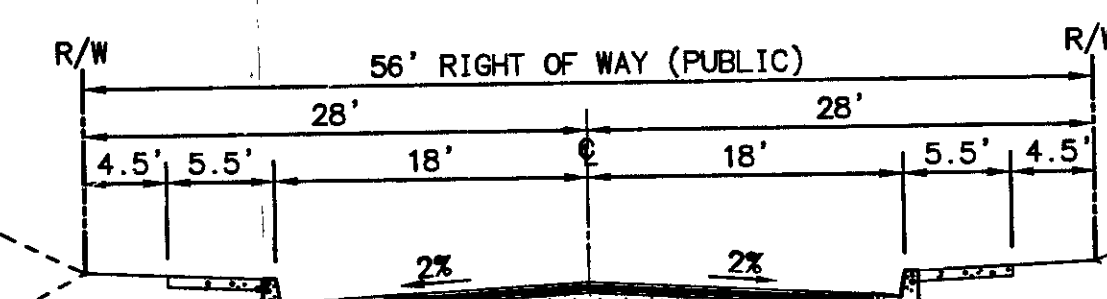
PALA MESA DRIVE WIDENING
LIGHT COLLECTOR ROAD
N.T.S.



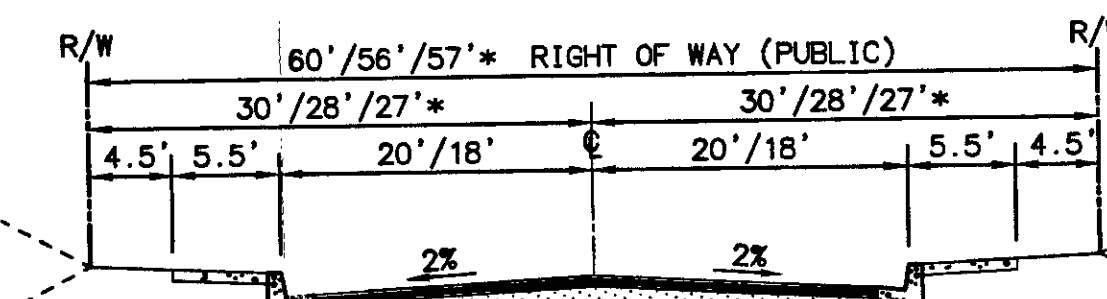
VIA DE TODOS SANTOS, VIA BELMONTE
RESIDENTIAL COLLECTOR ROAD
N.T.S.



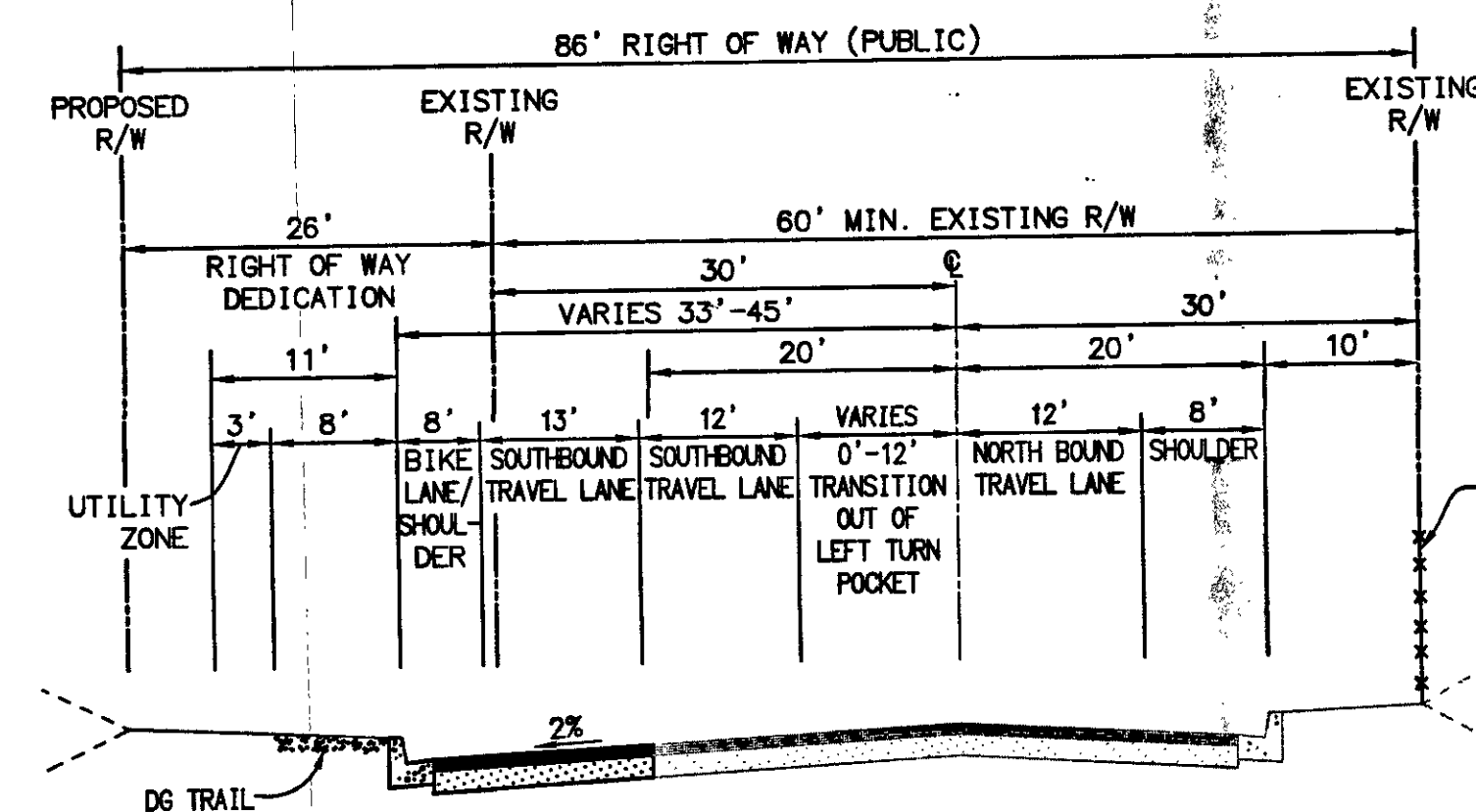
QUIET RIDGE LANE, JICARILLA DRIVE, PANACHE DRIVE
RESIDENTIAL CUL-DE-SAC
N.T.S.



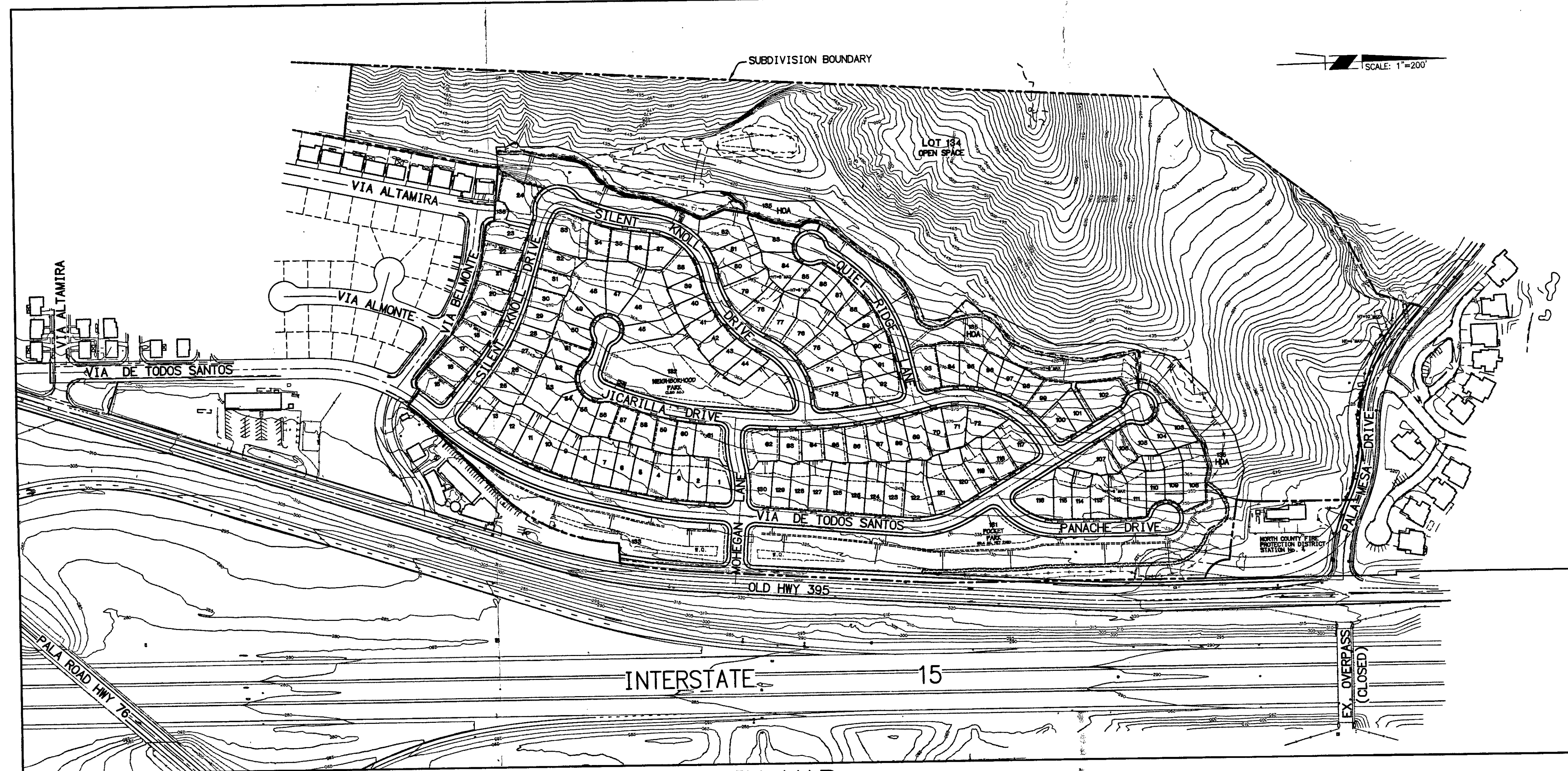
SILENT KNOLL DRIVE, JICARILLA DRIVE
RESIDENTIAL ROAD
N.T.S.



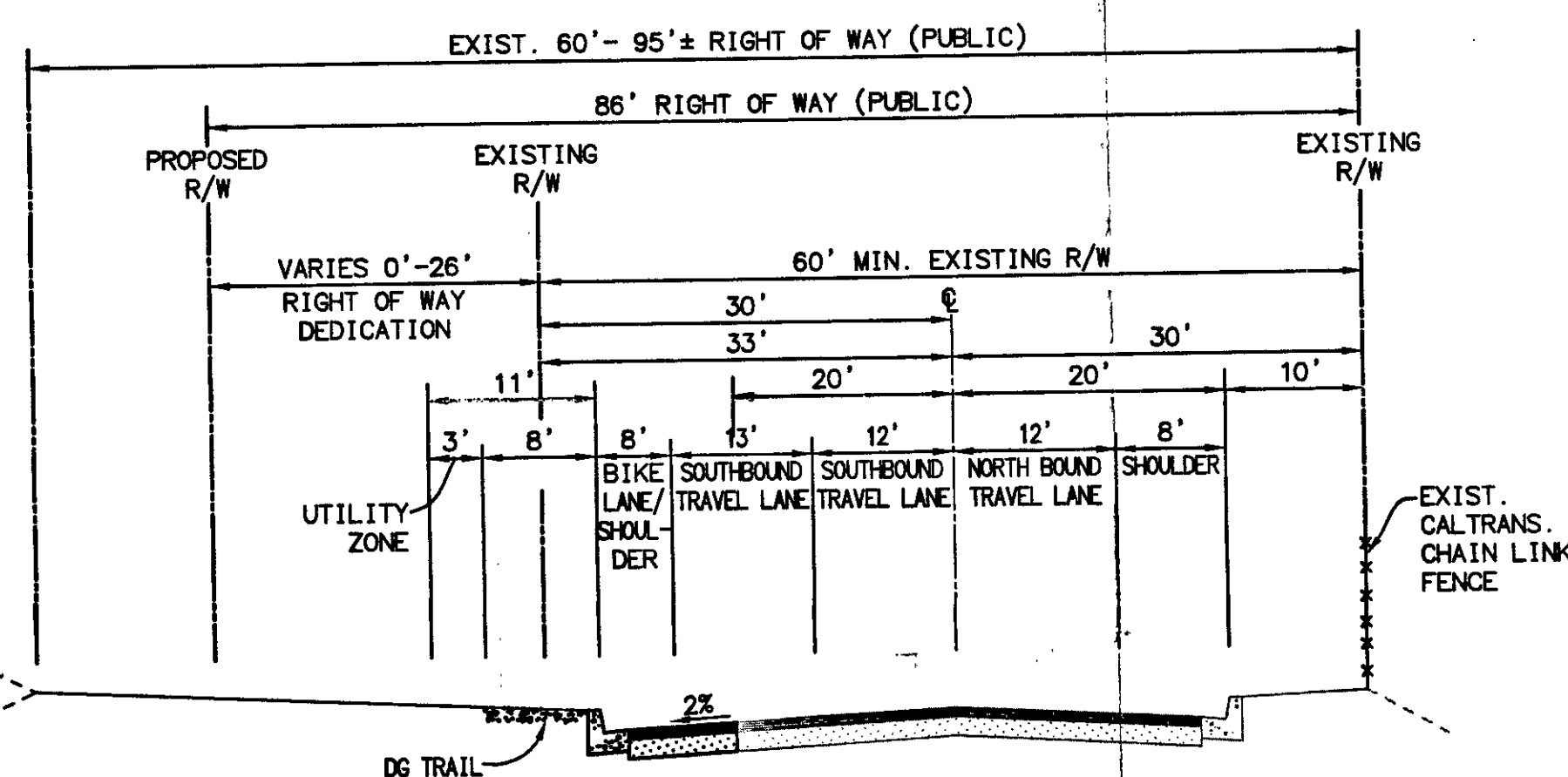
VIA DE TODOS SANTOS, MOHEGAN LANE
RESIDENTIAL COLLECTOR ROAD
N.T.S.
*PORTION OF ROAD FRONTING LOTS 12-15.



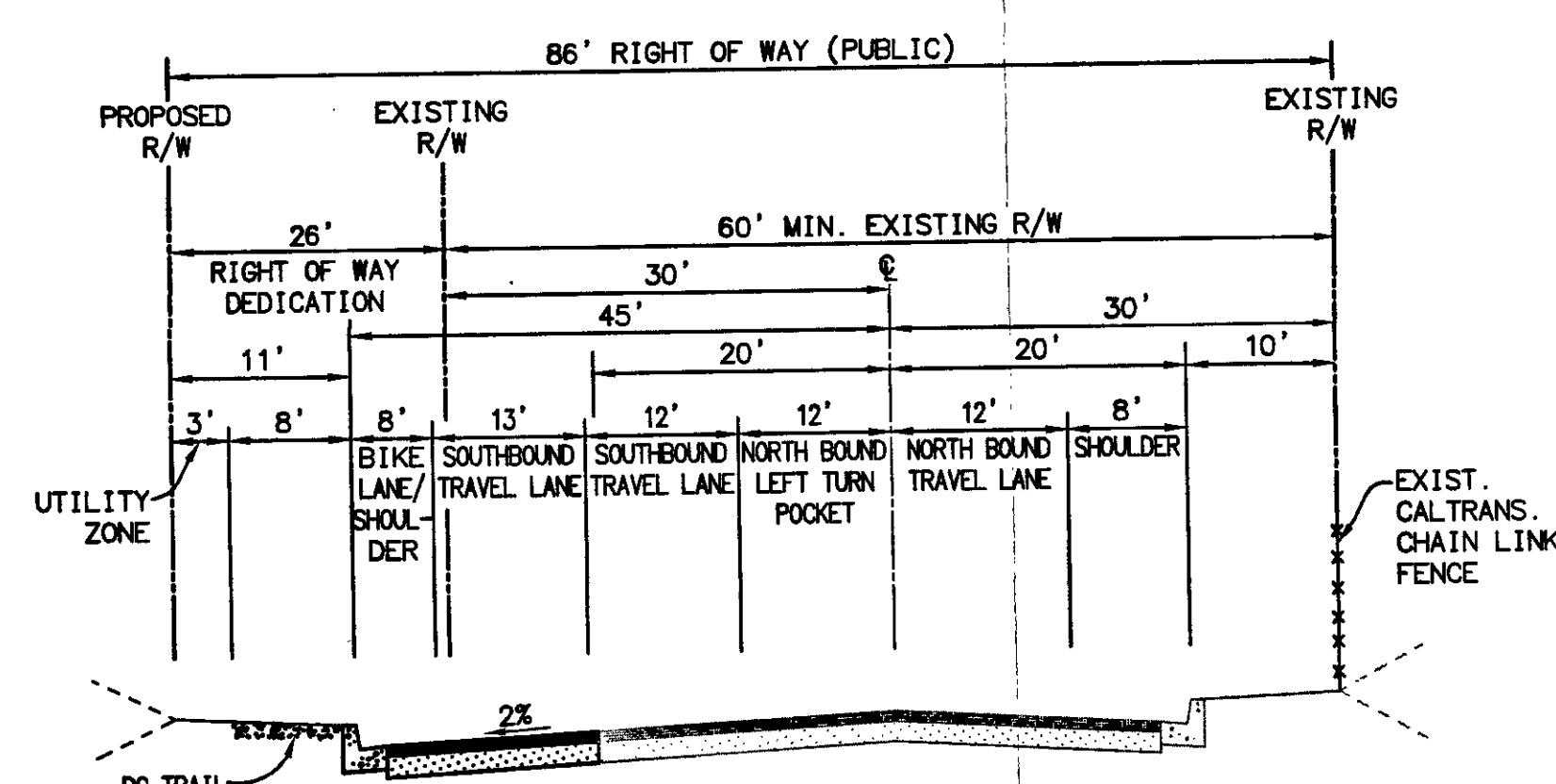
OLD HWY 395 WIDENING(PUBLIC)
COLLECTOR ROAD W/ BIKE LANE
JUST NORTH OF MOHEGAN LANE LOOKING NORTH
N.T.S.



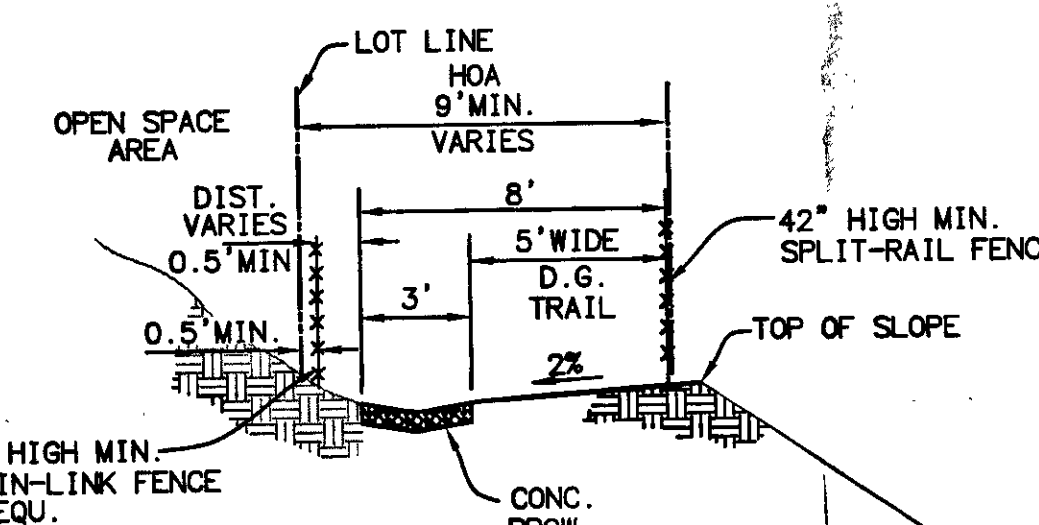
KEY MAP
SCALE: 1"=200'



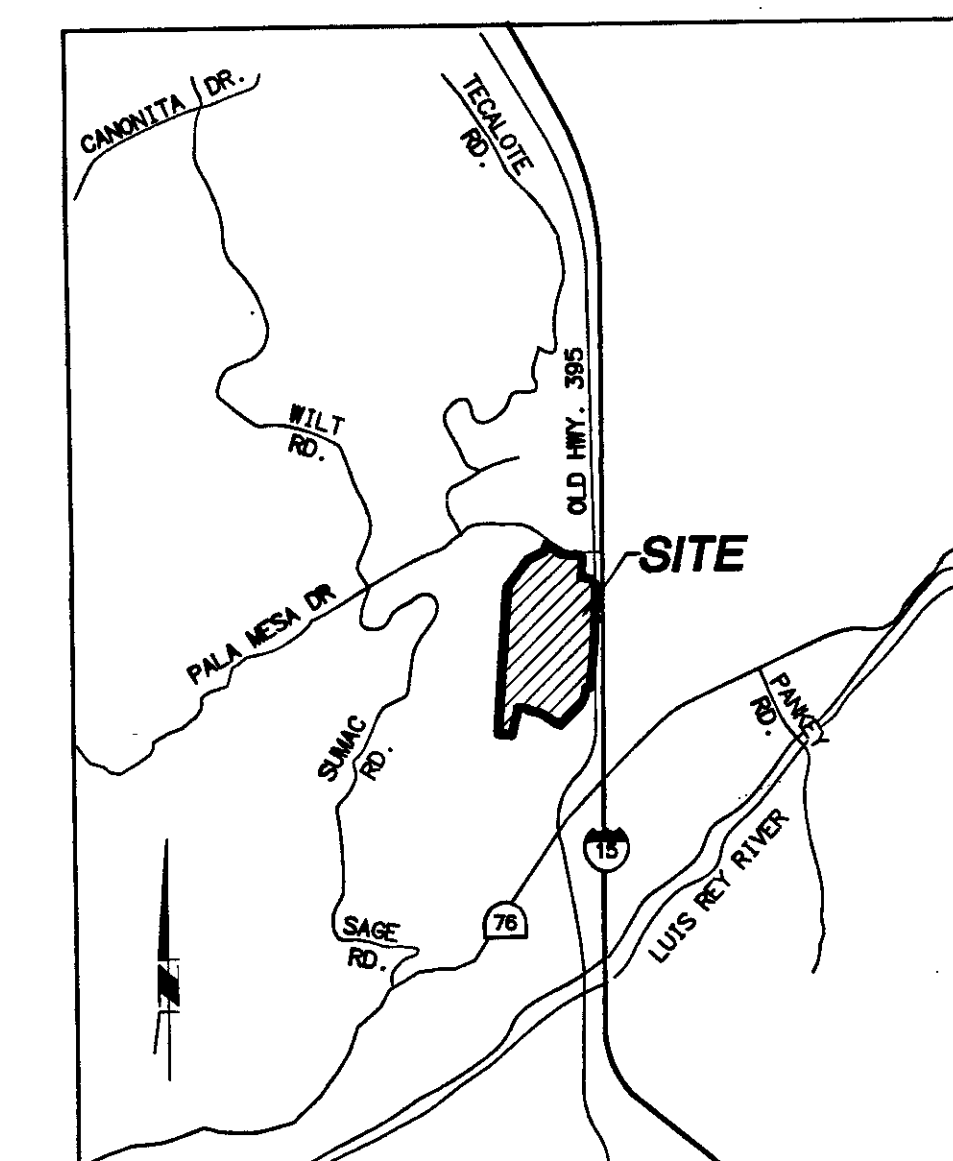
OLD HWY 395 WIDENING(PUBLIC)
COLLECTOR ROAD W/ BIKE LANE
NORTH OF MOHEGAN LANE LOOKING NORTH
N.T.S.



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



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



VICINITY MAP
N.T.S.

ZONING REGULATIONS: EXISTING/PROPOSED

ZONE	EXISTING	PROPOSED
USE REGULATIONS	A70	A70
ANIMAL REGULATIONS	L	L
DENSITY	1	1
LOT SIZE	1 AC	1 AC
BUILDING TYPE	C	C
MAXIMUM FLOOR AREA	6,000	6,000
FLOOR AREA RATIO	1	1
HEIGHT	6	6
LOT COVERAGE	6	6
SETBACK	6	6
OPEN SPACE	6	6
SPECIAL AREA REGULATIONS	B	B

LEGAL DESCRIPTION

BEING A PORTION OF MONSIEUR RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF 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: 5,500 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
- LAND USE DESIGNATION: FALLBROOK COMMUNITY PLAN (21) SPA (2.75)
- SPECIFIC PLAN: PALA MESA POP - 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: BONSALL 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 R99-02; MAJOR USE PERMIT FOR A PLANNED RESIDENTIAL DEVELOPMENT PO4-024; ENV. LOG NO. 89-08-026A; BOUNDARY ADJUSTMENT BAO2-0154
- 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, 38-43, 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.
1. 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; 46"

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

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 Guay*
TONY DEL GUAY, VICE PRESIDENT
SOUTHERN CALIFORNIA DIVISION

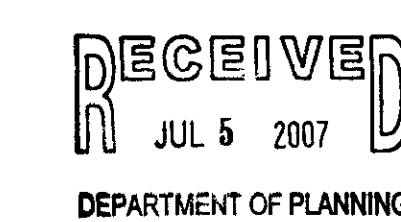
ENGINEER OF WORK

Robert R. Gehrke 5/3/05
ROBERT R. GEHRKE, R.C.E. 45717 DATE
EXP. 12-31-06



PALA MESA HIGHLANDS

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



DEPARTMENT OF PLANNING



7700 CLAREMONT AVENUE, SUITE 100
SAN DIEGO, CALIFORNIA 92121-1504
619.444.0000 • FAX 619.444.0001 • WWW.RBF.COM

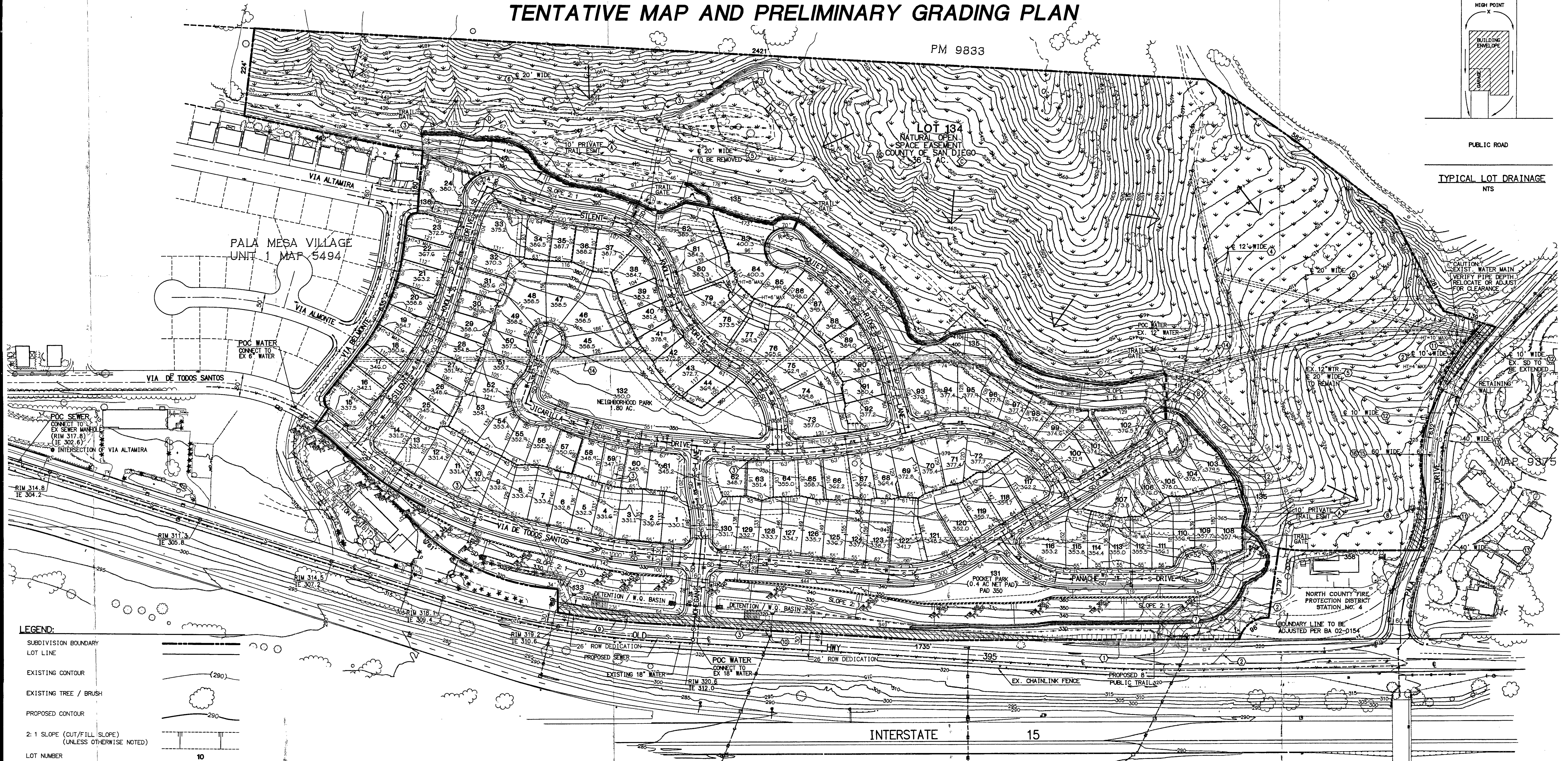
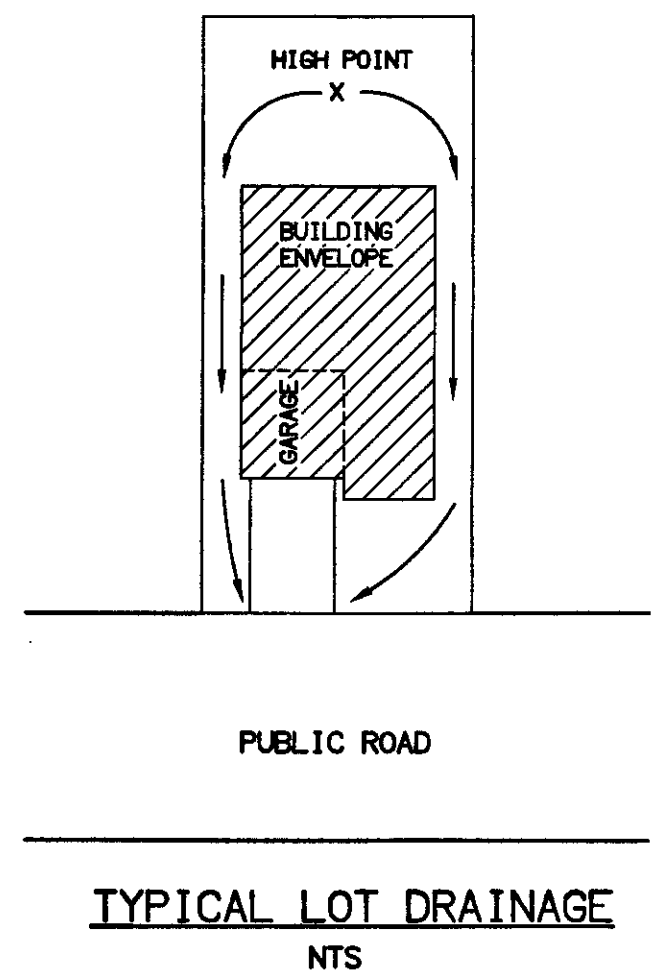
As submitted 5/14/05

FINAL

COUNTY OF SAN DIEGO TRACT TM5187 RPL11

TENTATIVE MAP AND PRELIMINARY GRADING PLAN

PM 9833



LEGEND:

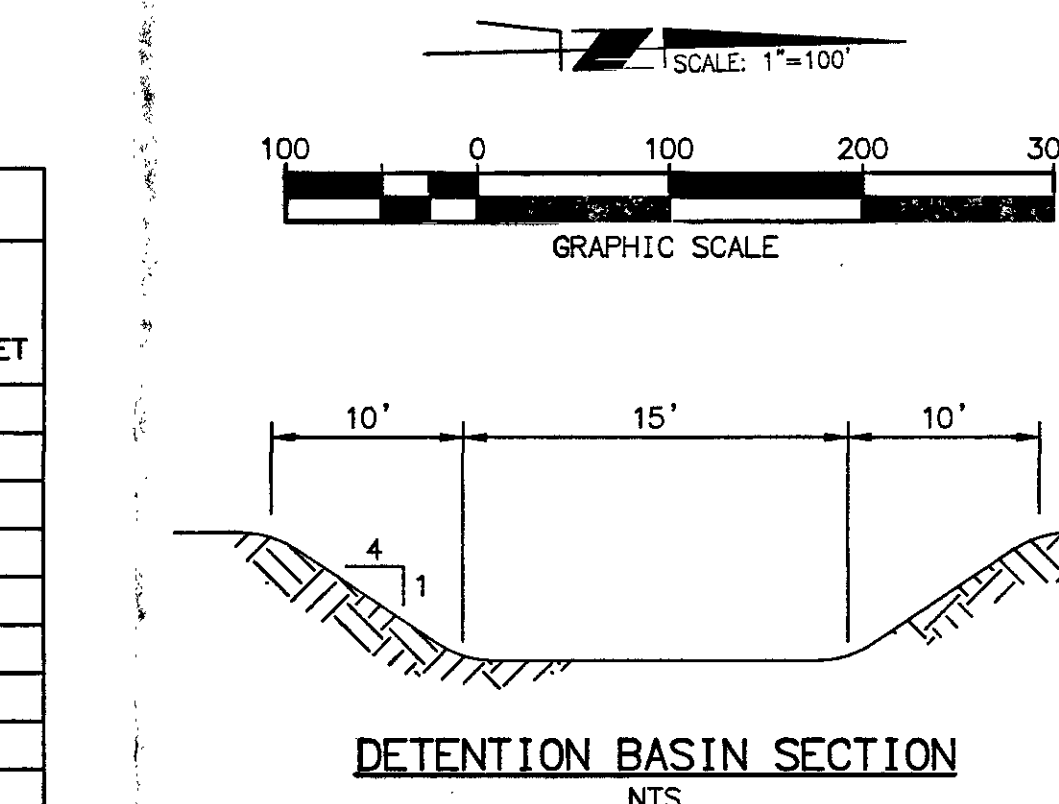
- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING CONTOUR
- EXISTING TREE / BRUSH
- PROPOSED CONTOUR
- 2:1 SLOPE (CUT/FILL SLOPE) (UNLESS OTHERWISE NOTED)
- LOT NUMBER
- PROPOSED PAD ELEVATION
- DIRECTION OF FLOW
- CONCRETE DRAINAGE DITCH
- RETAINING WALLS (HT=2' TYPICAL UNLESS OTHERWISE NOTED)
- SOUND WALL
- TOP OF SOUND WALL
- TOP OF RETAINING WALL
- FINISHED SURFACE
- HIGH POINT
- LOW POINT
- EXISTING GAS LINE
- EXISTING WATER
- PROPOSED WATER
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- FIRE HYDRANT
- PROPOSED PEDESTRIAN TRAIL
- PROPOSED FENCE
- OPEN SPACE EASEMENT TO COUNTY OF SAN DIEGO
- POINT OF CONNECTION
- WATER QUALITY BASIN
- AREA TO BE DEDICATED FOR PUBLIC RIGHT OF WAY

LOT ANALYSIS TABLE			
LOT NO.	SIZE S.F. GROSS/NET	LOT NO.	SIZE S.F. GROSS/NET
1	8,479	18	7,046
2	7,392	19	7,062
3	7,572	20	6,935
4	7,438	21	6,905
5	7,380	22	7,121
6	7,711	23	8,064
7	7,883	24	12,417
8	7,728	25	6,559
9	7,514	26	7,557
10	8,205	27	6,485
11	8,480	28	6,176
12	8,827	29	5,675
13	7,103	30	5,632
14	8,730	31	6,114
15	7,368	32	6,694
16	6,695	33	13,542
17	6,858	34	6,849

LOT ANALYSIS TABLE			
LOT NO.	SIZE S.F. GROSS/NET	LOT NO.	SIZE S.F. GROSS/NET
35	5,507	52	6,278
36	5,552	53	10,558
37	7,813	54	6,712
38	7,885	55	6,251
39	5,785	56	5,861
40	6,120	57	6,190
41	6,155	58	6,311
42	5,957	59	6,124
43	6,530	60	6,179
44	6,780	61	9,369
45	9,735	62	10,248
46	16,905	63	6,301
47	13,284	64	6,941
48	13,695	65	6,576
49	7,216	66	7,254
50	6,402	67	6,688
51	6,639	68	7,425

LOT ANALYSIS TABLE			
LOT NO.	SIZE S.F. GROSS/NET	LOT NO.	SIZE S.F. GROSS/NET
69	7,999	86	6,117
70	7,629	87	5,761
71	7,962	88	6,427
72	8,419	89	6,028
73	11,511	90	6,773
74	11,796	91	5,711
75	12,424	92	7,563
76	13,462	93	9,030
77	8,767	94	8,038
78	9,129	95	8,150
79	9,614	96	5,859
80	7,534	97	5,812
81	6,202	98	5,690
82	13,709	99	8,177
83	10,949	100	6,916
84	8,324	101	6,516
85	6,462	102	11,834

LOT ANALYSIS TABLE			
LOT NO.	SIZE S.F. GROSS/NET	LOT NO.	SIZE S.F. GROSS/NET
103	8,714	120	10,006
104	5,734	121	10,489
105	5,866	122	12,435
106	6,272	123	10,000
107	10,276	124	8,694
108	13,379	125	8,167
109	8,494	126	8,074
110	8,162	127	8,531
111	9,635	128	7,632
112	7,263	129	7,556
113	7,000	130	8,327
114	7,876	131	4.5 AC.
115	8,428	132	1.8 AC.
116	10,963	133	1.8 AC.
117	10,309	134	36.5 AC.
118	8,324	135	5.5 AC.
119	9,335	136	0.07 AC.



EXISTING EASEMENTS*

DESCRIPTION	DISPOSITION
(8,30) ABUTTER'S RIGHTS RELINQUISHED	TO BE RELOCATED ALONG NEW R.P.
(9,29,40) SDGME EASEMENT	TO BE QUITCLAIMED
(42) FLOOD CHANNEL ESMT TO COUNTY SD	TO BE QUITCLAIMED
(17) 12" WIDE SDGME ESMT	TO BE QUITCLAIMED
(18) 20" WATER ESMT TO RAINBOW MUNICIPAL WATER DISTRICT	A PORTION TO BE RELOCATED
(20) 20" WATER EASEMENT TO PALA MESA COUNTRY CLUB	TO BE VACATED
(23) 10" WIDE ESMT TO PALA MESA CABLEVISION	TO REMAIN
(23) ESMT TO PACIFIC BELL	TO REMAIN
(25) SLOPE EASEMENT TO STATE OF CA	TO BE VACATED
(26) DRAINAGE ESMT TO STATE OF CA	TO BE RELOCATED
(44) WATER ESMT TO RAINBOW MUNICIPAL WATER DISTRICT	TO REMAIN
(32) 10" WIDE DRAINAGE ESMT TO COUNTY SD	TO REMAIN
(33,36) 40" WIDE ESMT TO PALA MESA HIGHWAY	TO REMAIN
(21) 10" WATER ESMT TO PALA MESA GROVE	TO BE QUITCLAIMED
(13,16,19) 60" ROAD & PUBLIC UTILITY EASEMENT	TO BE VACATED
(53) VACATION 60" ROAD ESMT. PER DOC. 1998-244312	TO BE VACATED

* BASED ON DATA FROM PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY ORDER NO. 9791400, DATED MARCH 2, 2004. NUMBER IN () CORRESPONDS TO PRELIMINARY TITLE REPORT

PROPOSED EASEMENTS

DESCRIPTION
(10) PRIVATE TRAIL EASEMENT
(20) WATER EASEMENT
(33,36) 40" WIDE ESMT TO PALA MESA HIGHWAY
(21) 10" WATER ESMT TO PALA MESA GROVE
(13,16,19) 60" ROAD & PUBLIC UTILITY EASEMENT
(53) VACATION 60" ROAD ESMT. PER DOC. 1998-244312

PALA MESA HIGHLANDS
TENTATIVE MAP 5187 RPL11 AND
PRELIMINARY GRADING PLAN
SHEET 2 OF 2

RBF
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9708 CLAYMONT MESA BOULEVARD, SUITE 101
SAN DIEGO, CALIFORNIA 92131-1031
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As submitted 5/14/05