

COUNTY OF SAN DIEGO TRACT MAP NO. 5346 (ENVIRONMENTAL LOG NO. 02-03-067)

OWNER/SUBDIVIDER: SHEET 1 OF 1 SHEETS

NAME: DONALD R. AND DEBRA A. DABBS
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Donald R. Dabbs *Debra A. Dabbs*
SIGNATURE: DONALD R. DABBS SIGNATURE: DEBRA A. DABBS

- COMPLETE TAX ASSESSOR'S NUMBER IS: 127-071-38
- LEGAL DESCRIPTION SW 1/4 of NW 1/4, T10S, R3W, S8BM
- GENERAL PLAN REGIONAL CATEGORY: **Semi-Rural**
- COMMUNITY/SUBREGIONAL PLAN AREA: BONSALL
- LAND USE DESIGNATION (S): **INTENSIVE AGRICULTURAL #18 (1 D.U./2, 4, & 8 AC.)**
- EXISTING ZONING: **Semi-Rural 4 (SR-4)**

ZONING INFORMATION	
USE REGULATIONS	A70
NEIGHBORHOOD REGS.	L
DENSITY	0.5
DEVELOPMENT	LOT SIZE 2.0Ac.
OP-MENT	BUILDING TYPE C
	MAX. FLOOR AREA
	FLOOR AREA RATIO
REQUIREMENTS	HEIGHT G
	COVERAGE
	SETBACK W
	OPEN SPACE
SPECIAL AREA REGS.	

- ASSOCIATED PERMITS: REMANDMENT OF RELINQUISHED ACCESS RIGHTS 2010-06002
- STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD: BY PRIVATE ROAD EASEMENT FROM HIGHWAY 395
- WATER DISTRICT: RAINBOW M.W.D.
- SEWER DISTRICT: SEPTIC
- FIRE DISTRICT: DEER SPRINGS F.P.D.
- SCHOOL DISTRICT (S): BONSALL ELEMENTARY & FALLBROOK HIGH SCHOOL DISTRICTS
- GRADING AS SHOWN FOR ROADS ONLY
- SAN DIEGO TOPO SHEET NO.: 410-1719
- TAX RATE AREA: 57025
- TOTAL LOTS: 9
- TOTAL AREA: 38.3 Ac. Gross, 36.2 Ac. Net
- MINIMUM LOT SIZE: 2 Ac. GROSS
- TOPO DATA: FROM COUNTY 200 SCALE ORTHO PHOTOGRAPHY 410-1719
- FEES PAID IN LIEU OF PARK DEDICATION
- NO STREET LIGHTS ARE PROPOSED
- NO SPECIAL ASSESSMENT ACTS ARE PROPOSED

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY THE 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.

TENTATIVE MAP PREPARED BY:

PIRO ENGINEERING
930 BOARDWALK, SUITE "D"
SAN MARCOS, CA. 92069
(760) 744-3700

GARY K. PIRO R.C.E. 24000

DEPARTMENT OF PUBLIC WORKS WAIVER REQUESTS

REDUCE MINIMUM RADIUS FROM 150' TO 100'
SEE DPW APPROVED WAIVER REQUEST DATED 2/02/2011



VICINITY MAP
SCALE 1000' T.B. 0-6

LEGEND

- PROPOSED STORM DRAIN WITH RIP RAP ENERGY DISSIPATOR
- UNPAVED BROW DITCH (PER SDRSD D-75), DIMENSIONS ONLY
- DIRECTION OF FLOW
- PROPOSED CUT SLOPES (1.5:1 MINOR SLOPES;
2:1 MAJOR SLOPES OVER 15 FEET (UNLESS SHOWN OTHERWISE)
- FILL SLOPES (2:1)
- INDICATES RELINQUISHED ACCESS RIGHTS

EXISTING 60.00 FOOT
WIDE PRIVATE ROAD
EASEMENT

PROPOSED GATE WITH KNOX
KEY OVERRIDE SWITCH AND
OPTICON DETECTOR DEVICE
TO SATISFACTION OF DEER
SPRINGS FIRE PROTECTION
DISTRICT

EXISTING PORTION OF
PAVED AQUADUCT ROAD

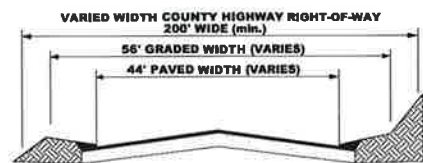
EXISTING 50.00 FOOT
WIDE SAN DIEGO COUNTY
WATER AUTHORITY
EASEMENT PER DOC. REC.
JANUARY 15, 1958 AS
BOOK 6907, PAGE 255 O.R.

EX. RAINBOW MWD WATERLINE

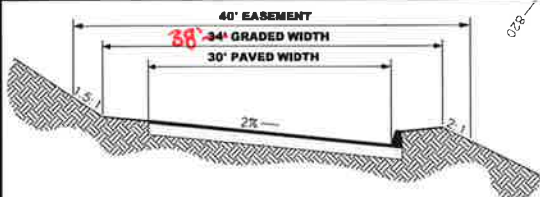
EXISTING SAN DIEGO
COUNTY WATER AUTHORITY
EASEMENT PER DOC. REC.
JULY 17, 1968 AS
FILE/PAGE NO. 116896

SCALE: 1"=100'

0 100' 200' 300' 400'



TYPICAL SECTION OLD HWY 395
(NO SCALE)



TYPICAL ON SITE ROAD SECTION
(NO SCALE)

NOTE: ALL DRIVEWAYS TO BE 16" ON 20' GRADED,
OR ORCO PERMEABLE PAVERS.

THIS DOES NOT CONSTITUTE APPROVAL OR
DISAPPROVAL. Preliminary information relating
to this Tentative Map which is required for Department
of Environmental Health processing has been submitted
in satisfactory form.

County of San Diego
Department of Environmental Health
By: *[Signature]* Date: 11/7/03