

- GENERAL NOTES:
- GROSS PROJECT AREA: APPROX. 5.2 ACRES
 - NET PROJECT AREA: APPROX. 4.8 ACRES
 - TOTAL NUMBER OF LOTS: 47
 - TOTAL NUMBER OF DWELLING UNITS: 47
 - MINIMUM LOT SIZE: 2,600 SF
 - GROSS DENSITY: 9.03 DU /ACRES
 - SAN DIEGO COUNTY ASSESSOR'S PARCEL NUMBER 186-270-01
 - PRESENT LAND USE: VACANT
 - WATER AND SEWER SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH STANDARDS AND THE REQUIREMENTS OF THE VALLEY CENTER MUNICIPAL WATER DISTRICT.
 - SOURCE OF TOPOGRAPHY: PHOTOGRAMMETRIC SURVEY DATED 07-16-2015 PREPARED BY RICK ENGINEERING COMPANY
 - UTILITIES SHALL BE UNDER GROUND AND EASEMENT PROVIDED AS NECESSARY.
 - CUT AND FILL SLOPES NOT TO EXCEED 2:1, UNLESS OTHERWISE NOTED
 - UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND MAY BE MODIFIED DURING FINAL DESIGN.
 - TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE FINAL DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
 - SOLAR ACCESS STATEMENT: ALL LOTS WITHIN THE SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
 - ASSESSOR'S TAX RATE AREA: 94075
 - SPECIAL ASSESSMENT ACT: NONE PROPOSED
 - STREET DEDICATION: THE SUBDIVIDER WILL DEDICATE ON THE SUBDIVISION MAP ALL PUBLIC STREETS SHOWN ON TENTATIVE MAP.
 - STREET LIGHTS: THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS.
 - ALL CUT AND FILL SLOPES WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED IN ACCORDANCE WITH COUNTY STANDARDS.
 - THE PLAN IS PROVIDED TO ALLOW FOR A 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 GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.
 - BENCH MARK: FOUND BRASS DISC STAMPED "SD COUNTY ENGR. DEPT. SURVEY MON. 1991 HORIZONTAL CONTROL VCR17", PER RECORD OF SURVEY NO. 14689. LOCATION 20 FEET NORTHERLY OF NORTH EDGE OF MIRAR DE VALLE ROAD, 150 WESTERLY OF CENTERLINE OF VALLEY CENTER ROAD. ELEVATION: 1303.320'
 - ALL DRAINAGE IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS AND SHALL BE MAINTAINED BY THE COUNTY.
 - 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 PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.
 - A ONE FOOT ACCESS RESTRICTION EASEMENT SHALL BE DEDICATED TO THE COUNTY THAT RUNS THE ENTIRE WIDTH OF THE LOT FRONTING THE PUBLIC ROAD EASEMENT FOR LOTS: 1, 2, 3, 4, 5, 6, 7, 8, 14, 20, 26, 32, 38, 43, 44, 45, 46, 47, and 48 IN REFERENCE TO SUBDIVISION ORDINANCE SECTION 81.401(G) RELINQUISHMENT OF ACCESS RIGHTS.

PROPOSED ZONING INFORMATION:

PLANNING AREA	EX. APN
USE REGULATIONS	RR
ANIMAL REGS.	J
DENSITY	-
LOT SIZE	2600 SF
BUILDING TYPE	C
MAX. FLR. AREA	-
FLR. AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	V
PRIVATE OPEN SPACE PER LOT	-
SPECIAL AREA REGS.	B

EXISTING ZONING INFORMATION:

GENERAL PLAN REGIONAL CATEGORY: VILLAGE
GENERAL PLAN LAND USE DESIGNATION: VILLAGE CORE MIXED USE
COMMUNITY/SUBREGIONAL PLAN AREA: VALLEY CENTER COMMUNITY PLAN

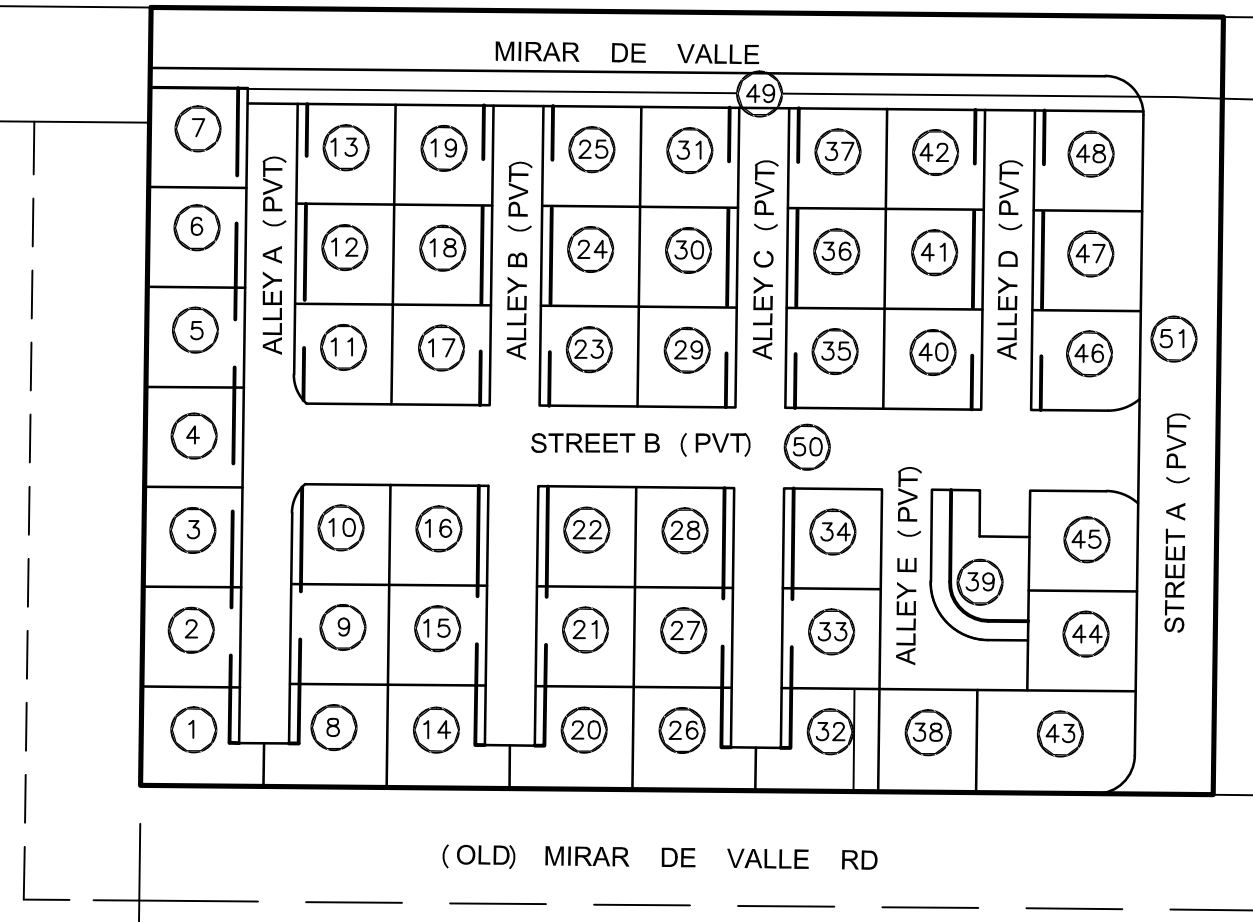
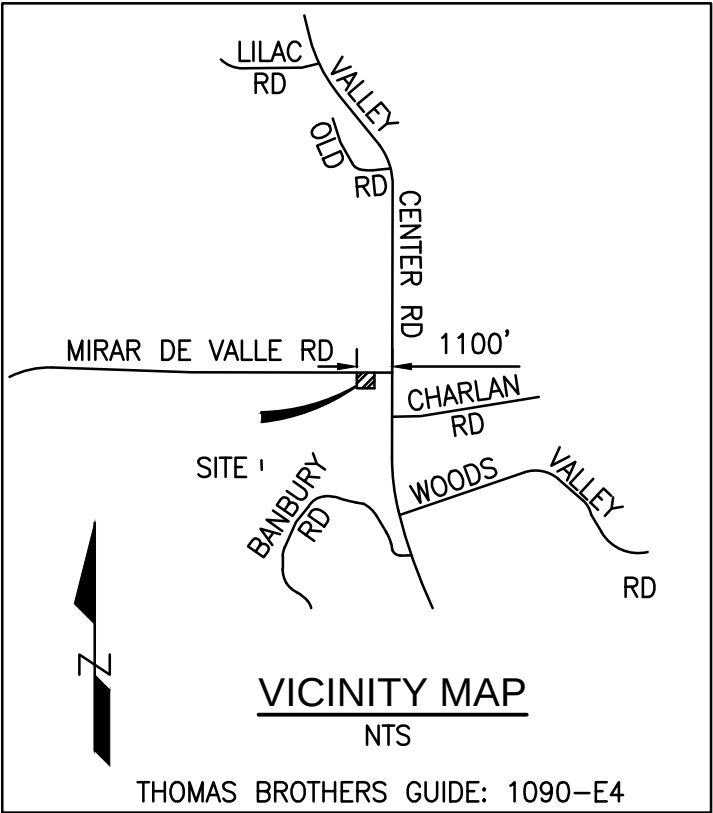
PLANNING AREA	EX. APN
USE REGULATIONS	S90
ANIMAL REGS.	J
DENSITY	-
LOT SIZE	1 AC
BUILDING TYPE	C
MAX. FLR. AREA	-
FLR. AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	B
OPEN SPACE	-
SPECIAL AREA REGS.	B

INDEX:

- TITLE SHEET
- TENTATIVE MAP
- PRELIMINARY GRADING PLAN
- PRELIMINARY SECONDARY FIRE ACCESS PLAN
- ENCUMBRANCE MAP

TENTATIVE MAP SHADY OAK

COUNTY OF SAN DIEGO TRACT NO. 5614
VALLEY CENTER, CA



LEGAL DESCRIPTION:

THE NORTH 405 FEET OF THE WEST 17 1/2 ACRES OF THE EAST 35 ACRES OF THE NORTH HALF OF THE NORTHEAST QUARTER IN SECTION 24, TOWNSHIP 11 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 186-270-01

PUBLIC UTILITIES:

GAS AND ELECTRIC.....SANDIEGO GAS AND ELECTRIC

TELEPHONE.....AT&T

WATER.....VALLEY CENTER MUNICIPAL WATER DISTRICT

SEWER.....VALLEY CENTER MUNICIPAL WATER DISTRICT

STORM WATER.....SAN DIEGO COUNTY FLOOD CONTROL

FIRE.....VALLEY CENTER FIRE PROTECTION DISTRICT

SCHOOLS.....VALLEY CENTER PAUMA UNIFIED SCHOOL DISTRICT

PARKING REQUIRED:

RESIDENT 47 UNITS X 2.0 = 94 SPACES

RESIDENT VISITOR 47 UNITS X 0.5 = 23.5 SPACES

TOTAL 118 SPACES

PARKING PROVIDED:

RESIDENT GARAGE 94 SPACES

RESIDENT STANDARD 47 SPACES

RESIDENT PARALLEL ON ST. 12 SPACES

TOTAL 153 SPACES

OWNER/APPLICANT/SUBDIVIDER:

I HEREBY CERTIFY THAT TOUCHSTONE MDV, LLC IS THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE MAP, AND THAT SAID MAP SHOWS ALL OF THE CONTIGUOUS OWNERSHIP IN WHICH IT HAS ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT THE TOUCHSTONE MDV, LLC PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, AND/OR UTILITY EASEMENTS.

TOUCHSTONE MDV, LLC
9909 MIRA MESA BLVD, SUITE # 150
SAN DIEGO, CA 92131
(858) 586-0414

BY: KERRY GARZA

DATE

ENGINEER:

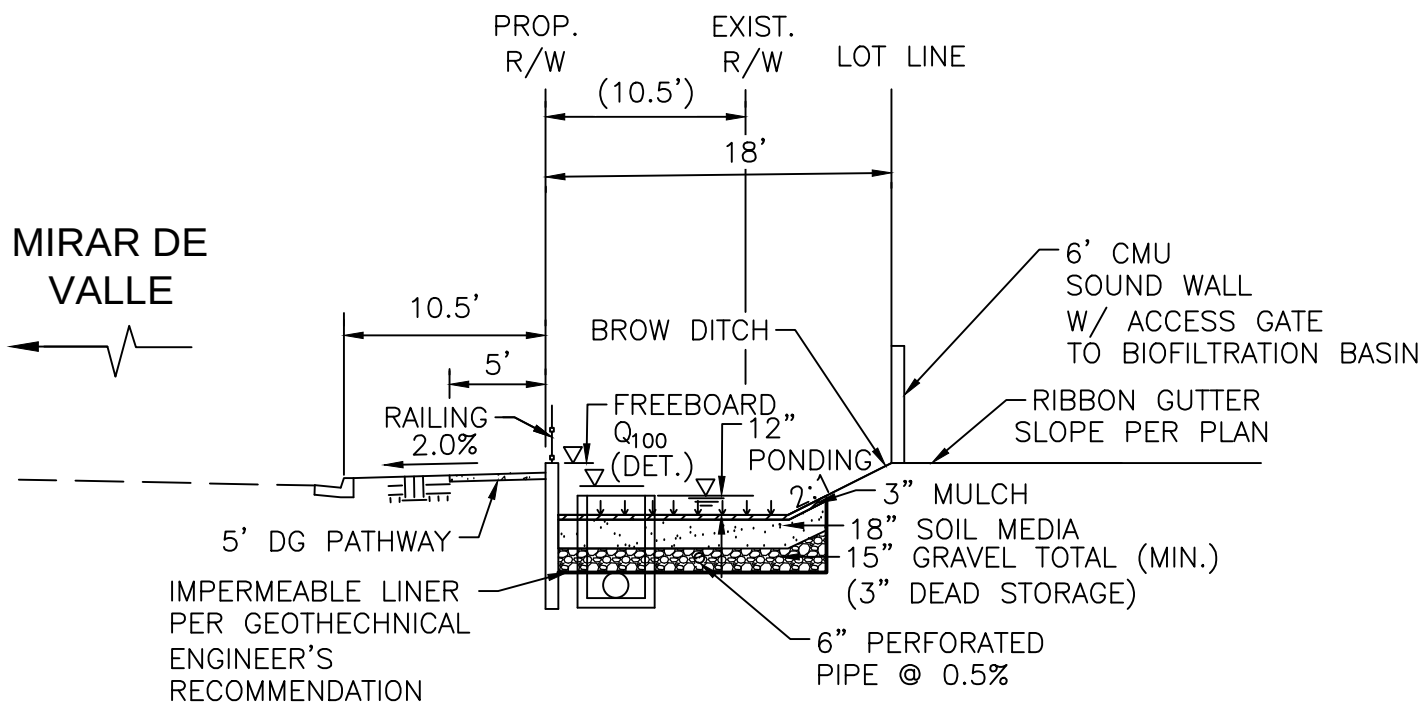
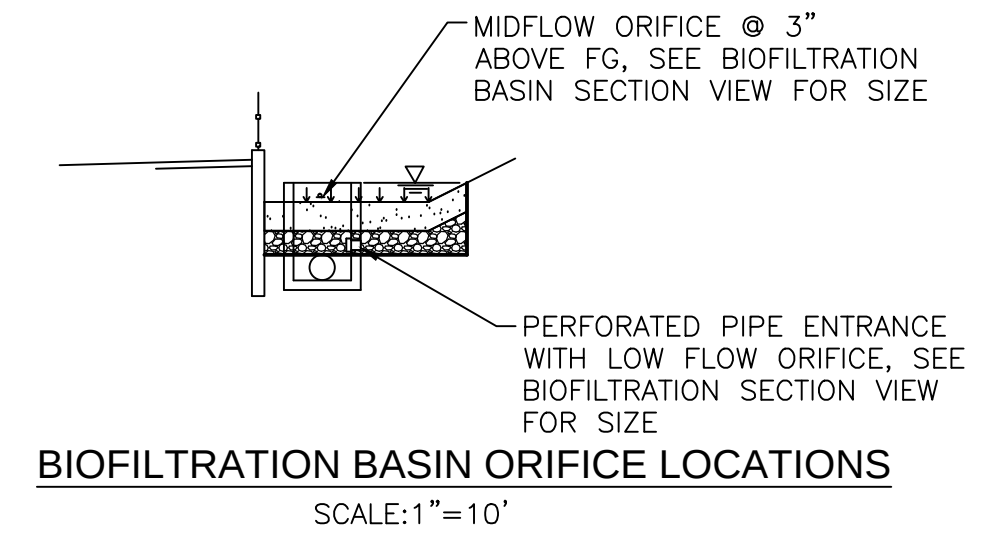
TSAC ENGINEERING
16885 VIA DEL CAMPO CT, SUITE 304
SAN DIEGO, CA 92127
1-858-762-9611

STEPHEN MCPARTLAND
EXP. 09/30/17

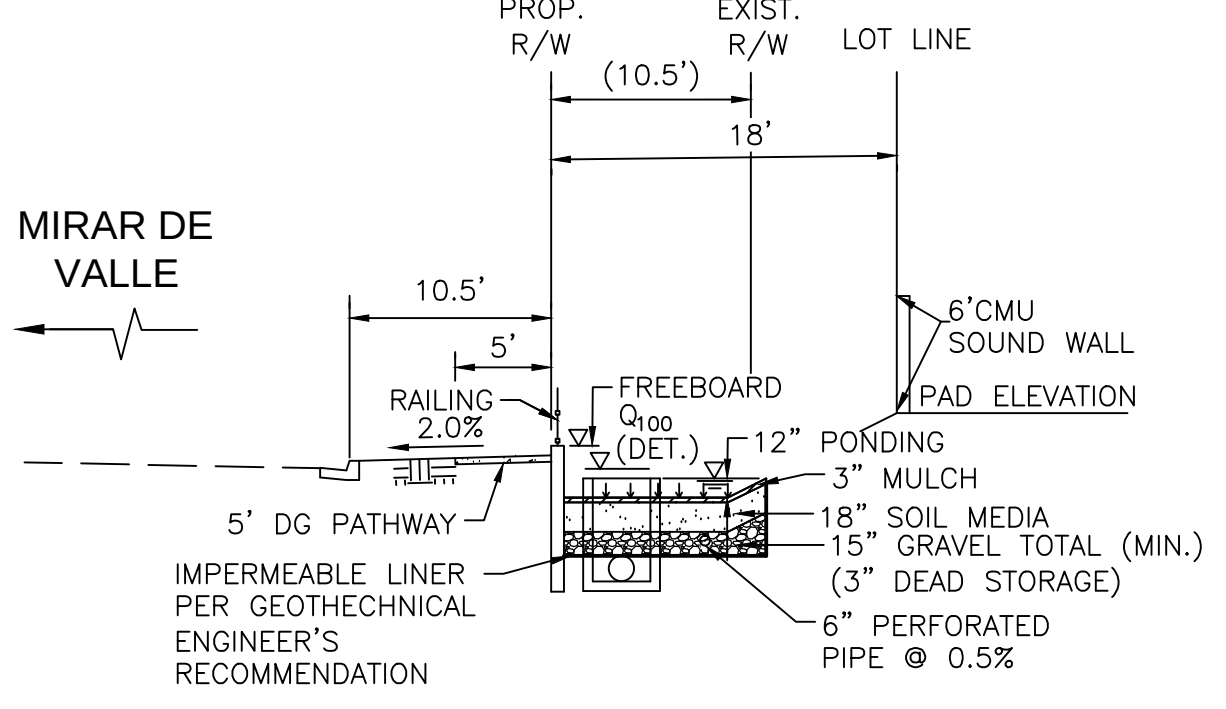


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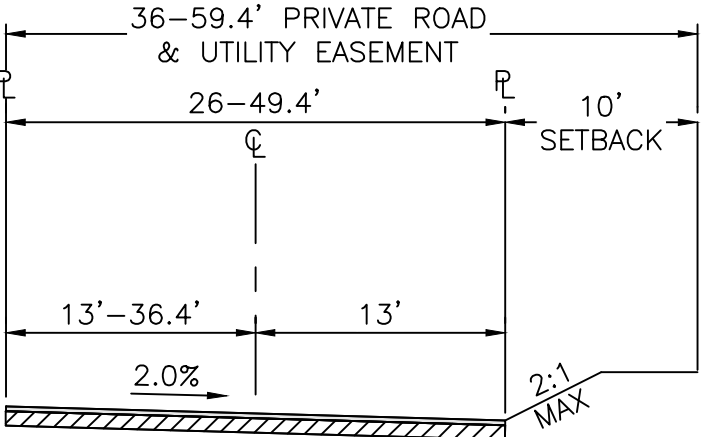
- PROJECT BOUNDARY.....
- EXISTING CONTOURS.....
- EXISTING EASEMENT LINE.....
- EASEMENT CALL OUT.....
- PROPOSED PRIVATE UTILITY EASEMENT.....
- LOT NUMBER.....
- PAD ELEVATION.....
- LOT LINE.....
- GRADED SLOPE 2:1 TYPICAL.....
- PROPOSED CURB & GUTTER.....
- PROPOSED AC PAVEMENT.....
- PROPOSED DECOMPOSED GRANITE.....
- PERCENT OF GRADE.....
- FLOW DIRECTION.....
- PROPOSED RETAINING WALL.....
- PROPOSED 8" PVC SEWER LINE.....
- PROPOSED 8" PVC WATER LINE.....
- PROPOSED CLEAN OUT.....
- PROPOSED CURB INLET.....
- PROPOSED STORM DRAIN.....
- PROPOSED SUBDRAIN.....
- PROPOSED CATCH BASIN.....
- PROPOSED BIOFILTRATION BASIN.....
- TREE ROOT ZONE.....
- PROPOSED CURB RAMP.....



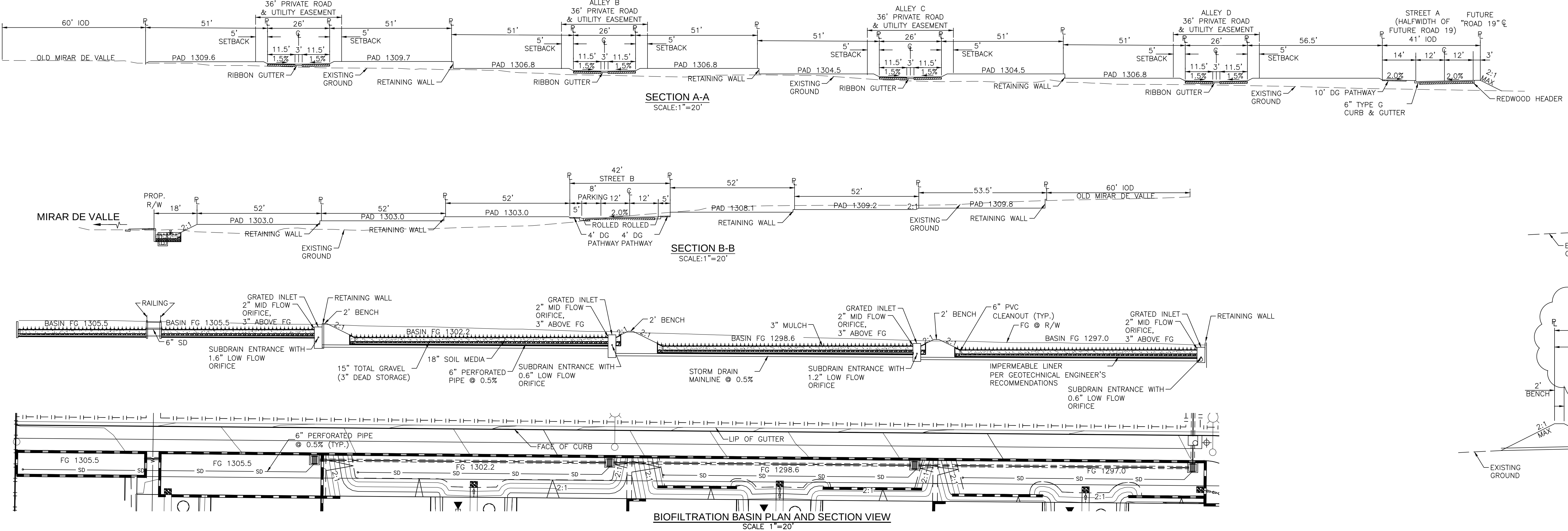
*BIOFILTRATION BASIN ADJACENT
ADJACENT TO ALLEY
SCALE: 1"=10'



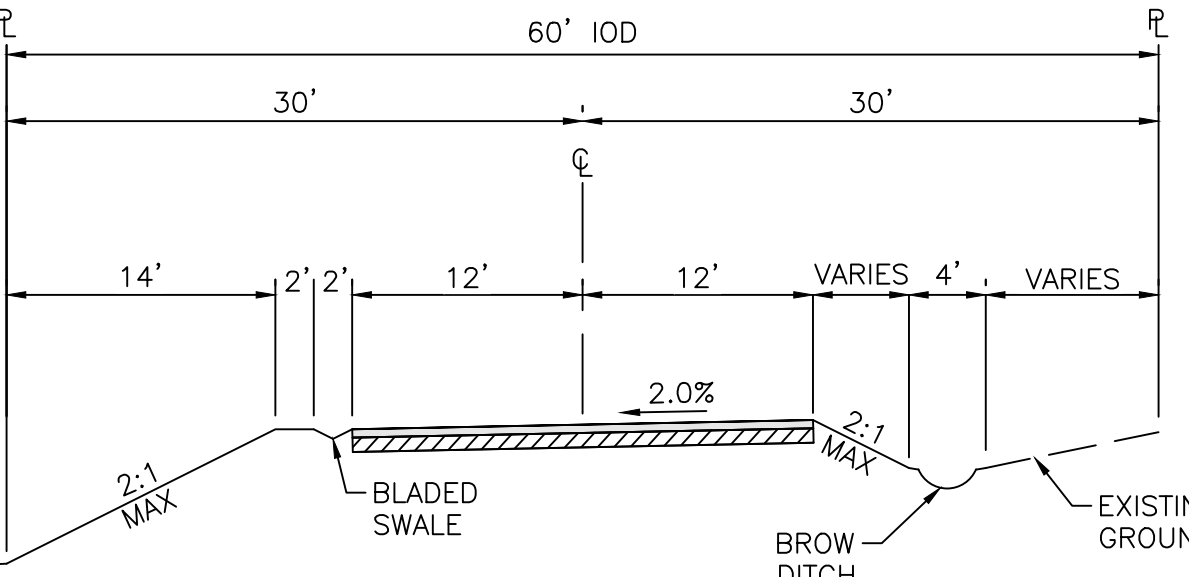
*BIOFILTRATION BASIN ADJACENT
TO RESIDENTIAL PAD
SCALE: 1"=10'



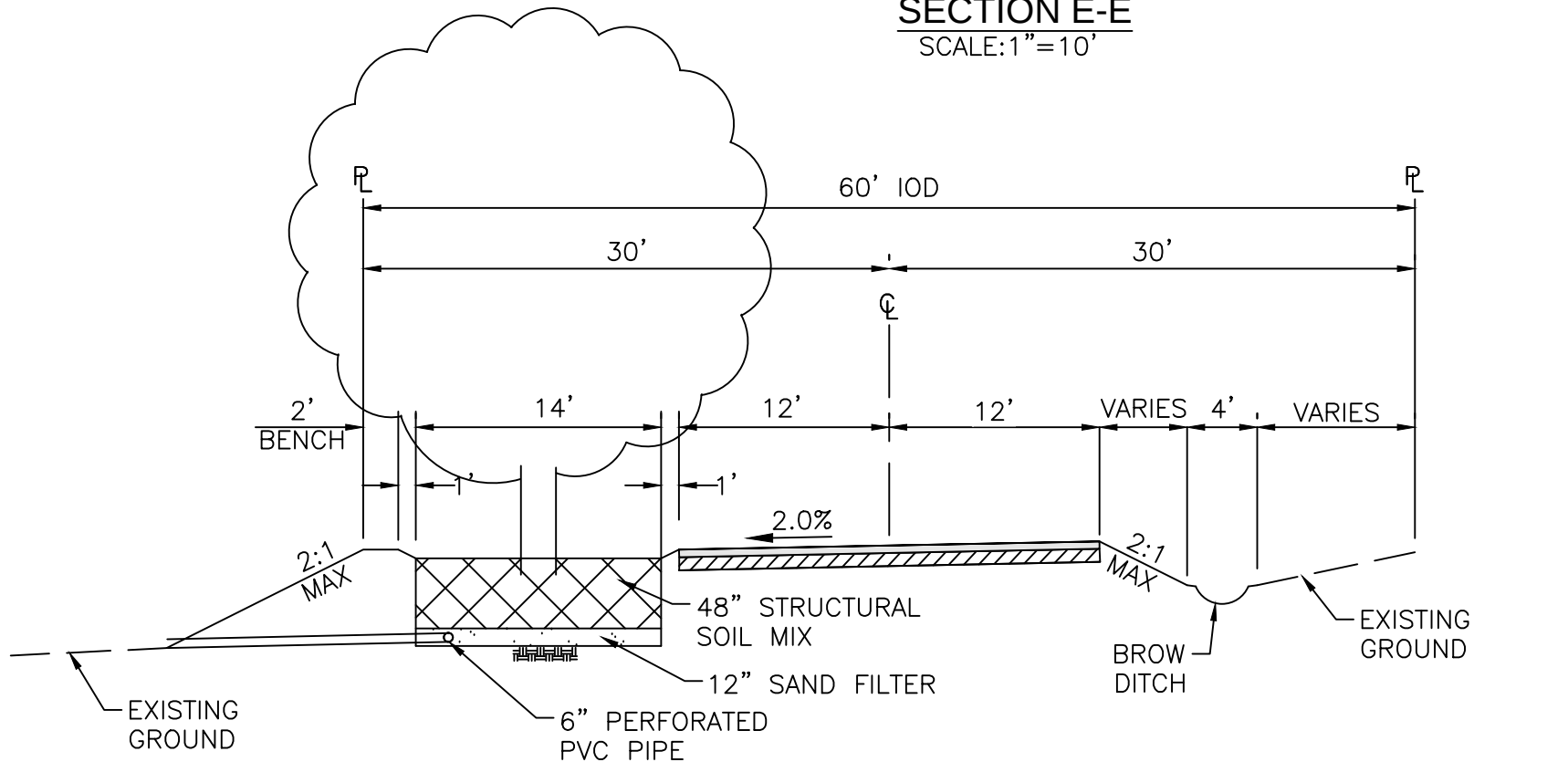
ALLEY E (PVT)
SECTION C-C
SCALE: 1"=10'



BIOFILTRATION BASIN PLAN AND SECTION VIEW
SCALE: 1"=20'



OLD MIRAR DE VALLE
SECTION E-E
SCALE: 1"=10'



OLD MIRAR DE VALLE
SECTION F-F
SCALE: 1"=10'

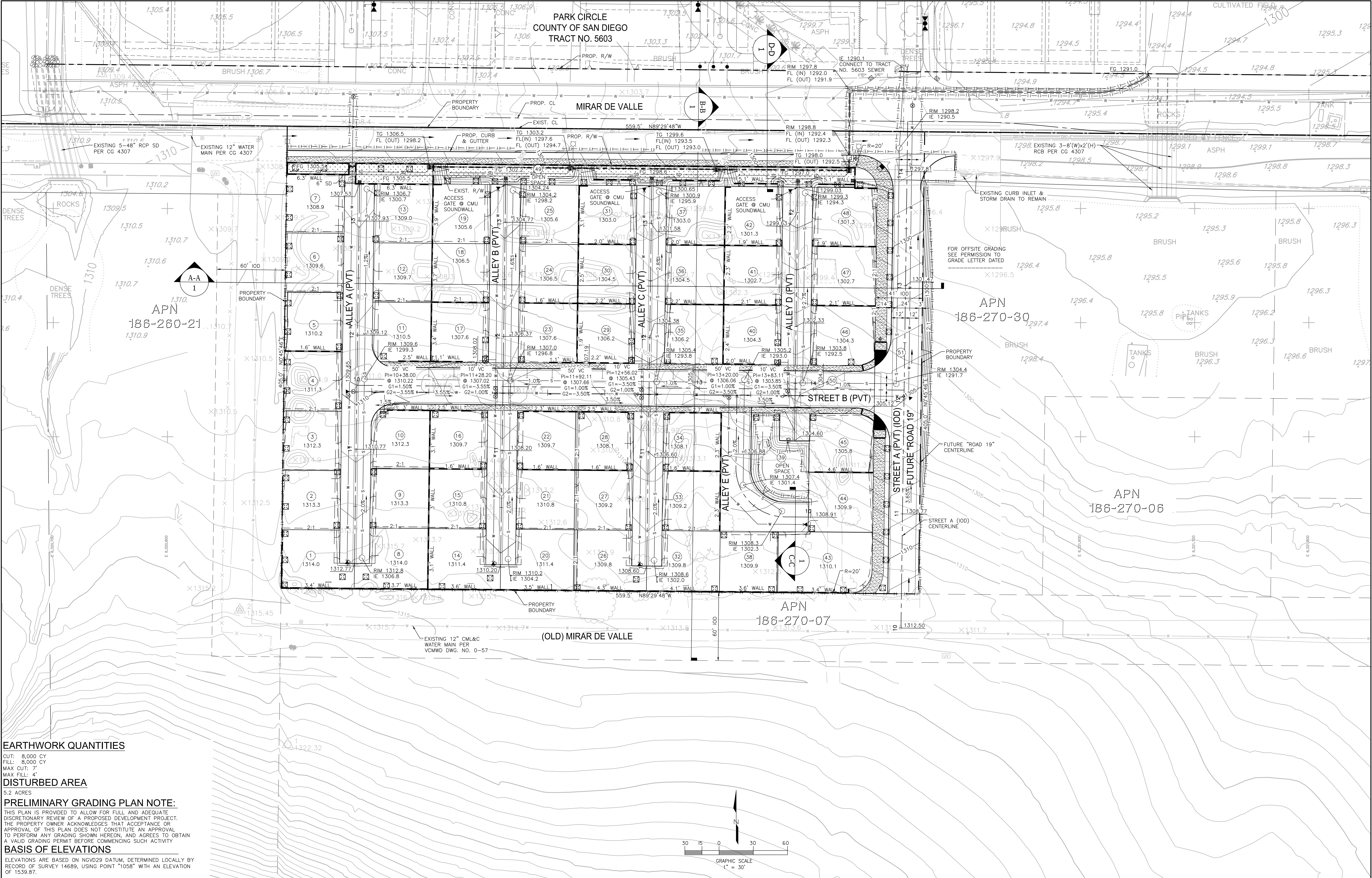
PREPARED BY:

TSAC
ENGINEERING
16885 Via Del Campo Ct, Suite 304, SD, CA 92127
PHONE: 858.762.9611 FAX: 858.762.9612

SHADY OAK TITLE SHEET

COUNTY OF SAN DIEGO TRACT NO 5614
VALLEY CENTER, CA

NO.	BY	DATE	REVISIONS:



EARTHWORK QUANTITIES

CUT: 8,000 CY
FILL: 8,000 CY
MAX CUT: 7'
MAX FILL: 4'

DISTURBED AREA

5.2 ACRES

PRELIMINARY GRADING PLAN 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.

BASIS OF ELEVATIONS

ELEVATIONS ARE BASED ON NGVD29 DATUM, DETERMINED LOCALLY BY RECORD OF SURVEY 14689, USING POINT "1058" WITH AN ELEVATION OF 1539.87.

PREPARED BY:

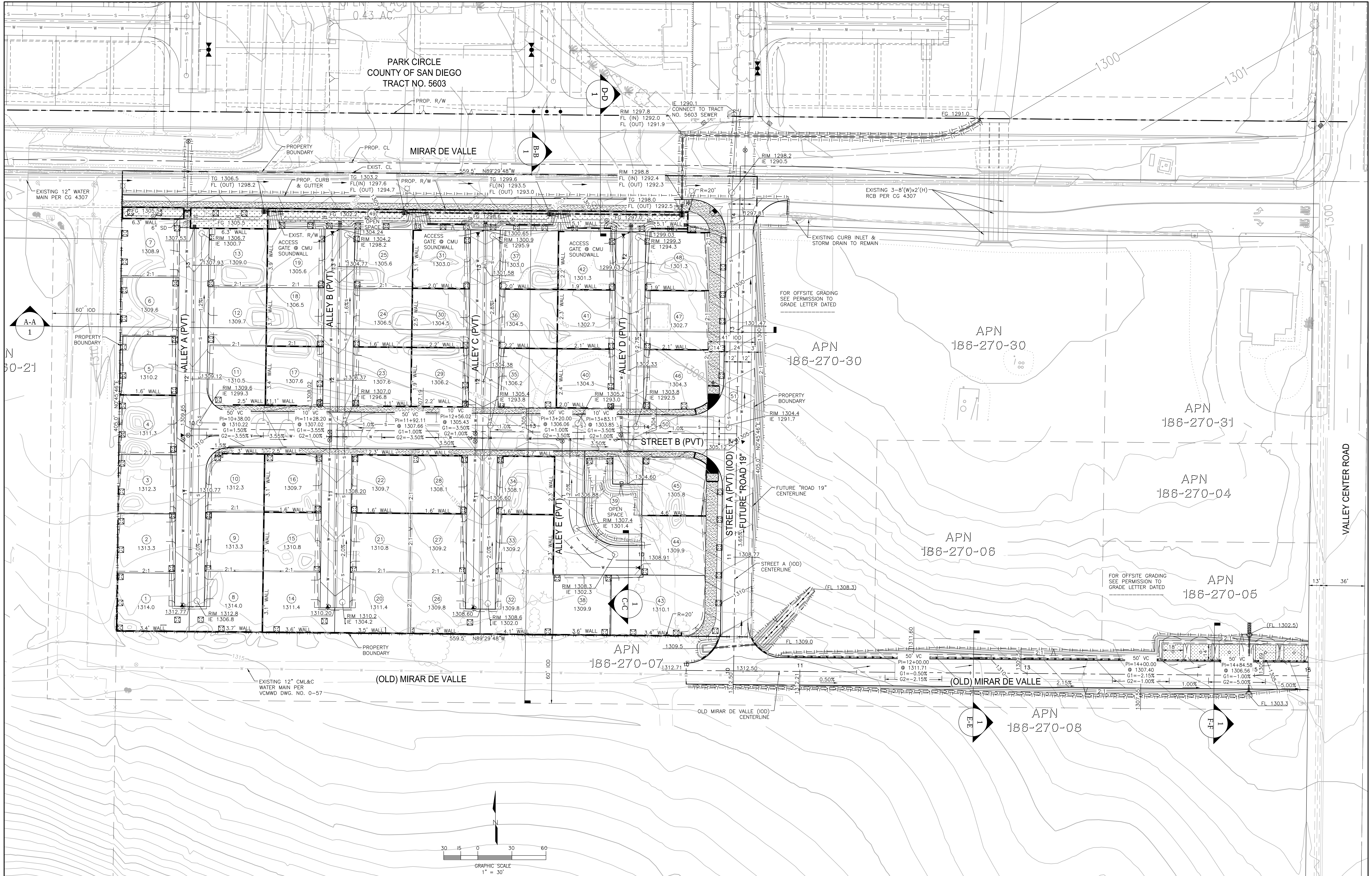
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SHADY OAK
PRELIMINARY GRADING PLAN

COUNTY OF SAN DIEGO TRACT NO 5614
VALLEY CENTER, CA

NO.	BY	DATE	REVISIONS:



PREPARED BY:
TSAC
ENGINEERING
16885 Via Del Campo Ct, Suite 304, SD, CA 92127
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SHADY OAK
PRELIMINARY SECONDARY FIRE ACCESS PLAN
COUNTY OF SAN DIEGO TRACT NO 5614
VALLEY CENTER, CA

NO.	BY	DATE	REVISIONS:

GENERAL NOTES

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

ITEM 1 REFERS TO PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2015--2016.

ITEM 2 REFERS TO SUPPLEMENTAL TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA, ARE AS FOLLOWS:

TAX IDENTIFICATION NO.: 186-270-01-00
FISCAL YEAR: 2014-2015
1st INSTALLMENT: \$2,342.27, PAID
2nd INSTALLMENT: \$2,342.27, PAID
CODE AREA: 94075
SUPPLEMENTAL BILL NO.: 839-689-07-73

ITEM 3 REFERS TO THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

ITEM 4 REFERS TO THE HEREIN DESCRIBED LAND IS WITHIN THE BOUNDARIES OF THE MELLO-ROOS COMMUNITY FACILITIES DISTRICT(S), THE ANNUAL ASSESSMENTS, IF ANY, ARE COLLECTED WITH THE COUNTY PROPERTY TAXES. FAILURE TO PAY SAID TAXES PRIOR TO THE DELINQUENCY DATE MAY RESULT IN THE ABOVE ASSESSMENT BEING REMOVED FROM THE COUNTY TAX ROLL AND SUBJECTED TO ACCELERATED JUDICIAL BOND FORECLOSURE. INQUIRY SHOULD BE MADE WITH SAID DISTRICT FOR POSSIBLE STRIPPED ASSESSMENTS AND PRIOR DELINQUENCIES.

ITEM 5 REFERS TO PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE PAID. FOR PRORATION PURPOSES THE AMOUNTS WERE:

TAX IDENTIFICATION NO.: 186-270-01-00
FISCAL YEAR: 2014-2015
1st INSTALLMENT: \$6,679.79
2nd INSTALLMENT: \$6,679.79
CODE AREA: 94075

ITEM(6) REFERS TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDING DATE: APRIL 3, 1945
RECORDING NO.: IN BOOK 1848, PAGE 265 OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

ITEM(7) REFERS TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDING DATE: APRIL 24, 1980
RECORDING NO.: 80-139389 OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

ITEM(8) REFERS TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: COUNTY HIGHWAY
RECORDING DATE: APRIL 11, 2002
RECORDING NO.: 2002-0305300 OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

ITEM(9) REFERS TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: COUNTY HIGHWAY
RECORDING DATE: APRIL 11, 2002
RECORDING NO.: 2002-0305301 OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

ITEM 10 PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE AN OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

ITEM 11 REFERS TO ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.

ITEM 12 REFERS TO ANY RIGHTS, INTERESTS, OR CLAIMS, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.

LEGEND

INDICATES PROPERTY BOUNDARY.

INDICATES ITEM NO. OF PRELIMINARY TITLE REPORT NO. 73714007433-RCM PLOTTED HEREON.

PREPARED BY:

TSAC
ENGINEERING

16885 Via Del Campo Ct, Suite 304, SD, CA 92127
PHONE: 858.762.9611 FAX: 858.762.9612

SHADY OAK
ENCUMBRANCE MAP

COUNTY OF SAN DIEGO TRACT NO 5614
VALLEY CENTER, CA

NO.	BY	DATE	REVISIONS:

SHEET 5 OF 5