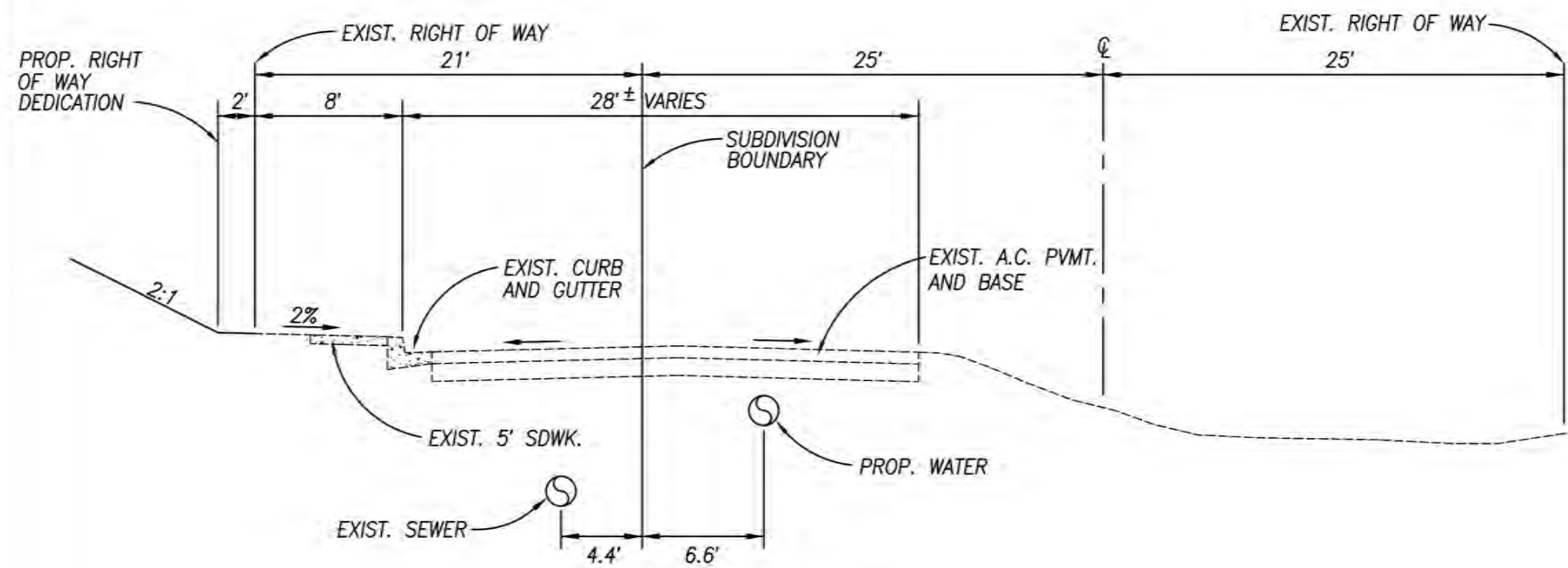
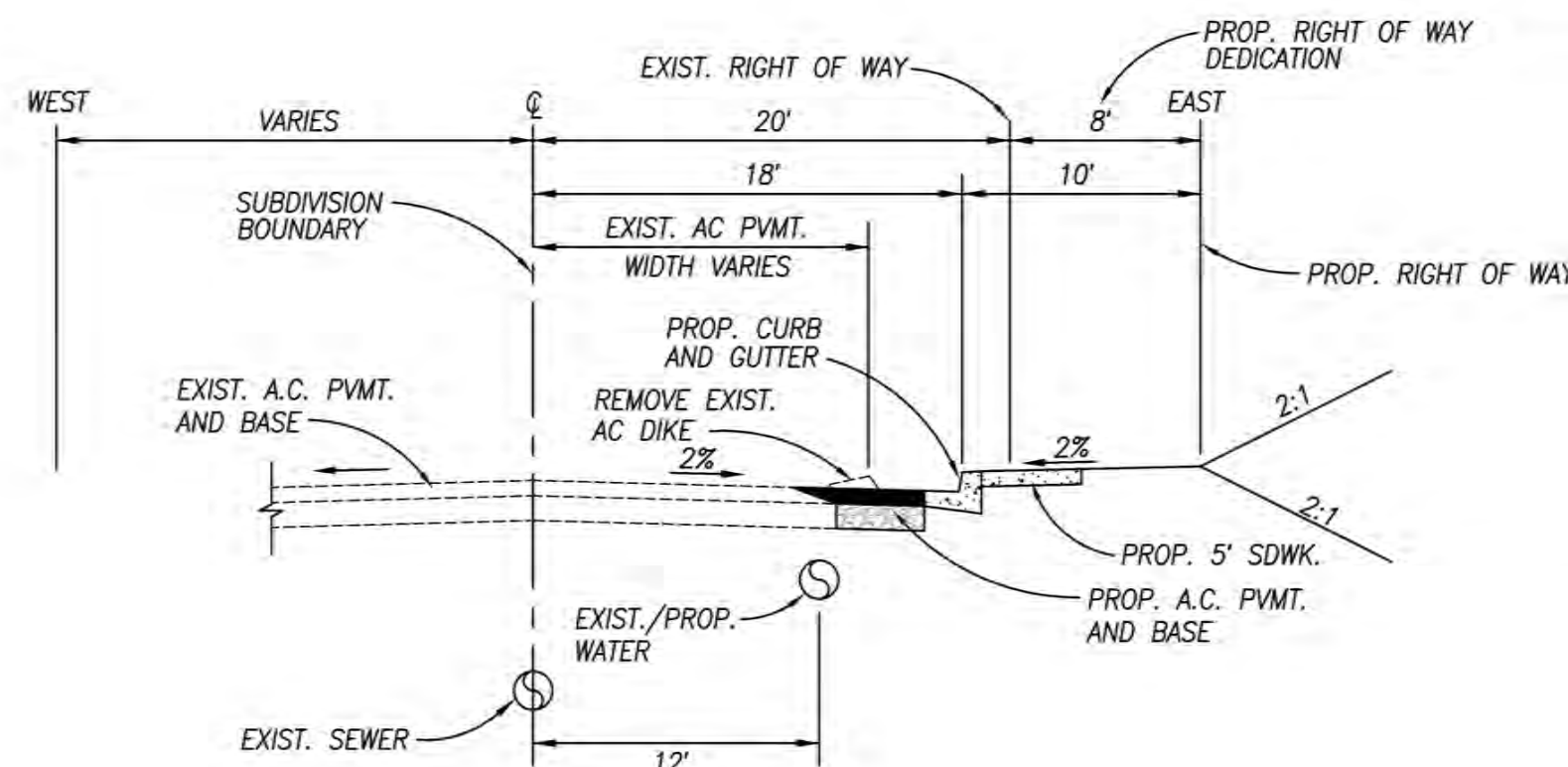


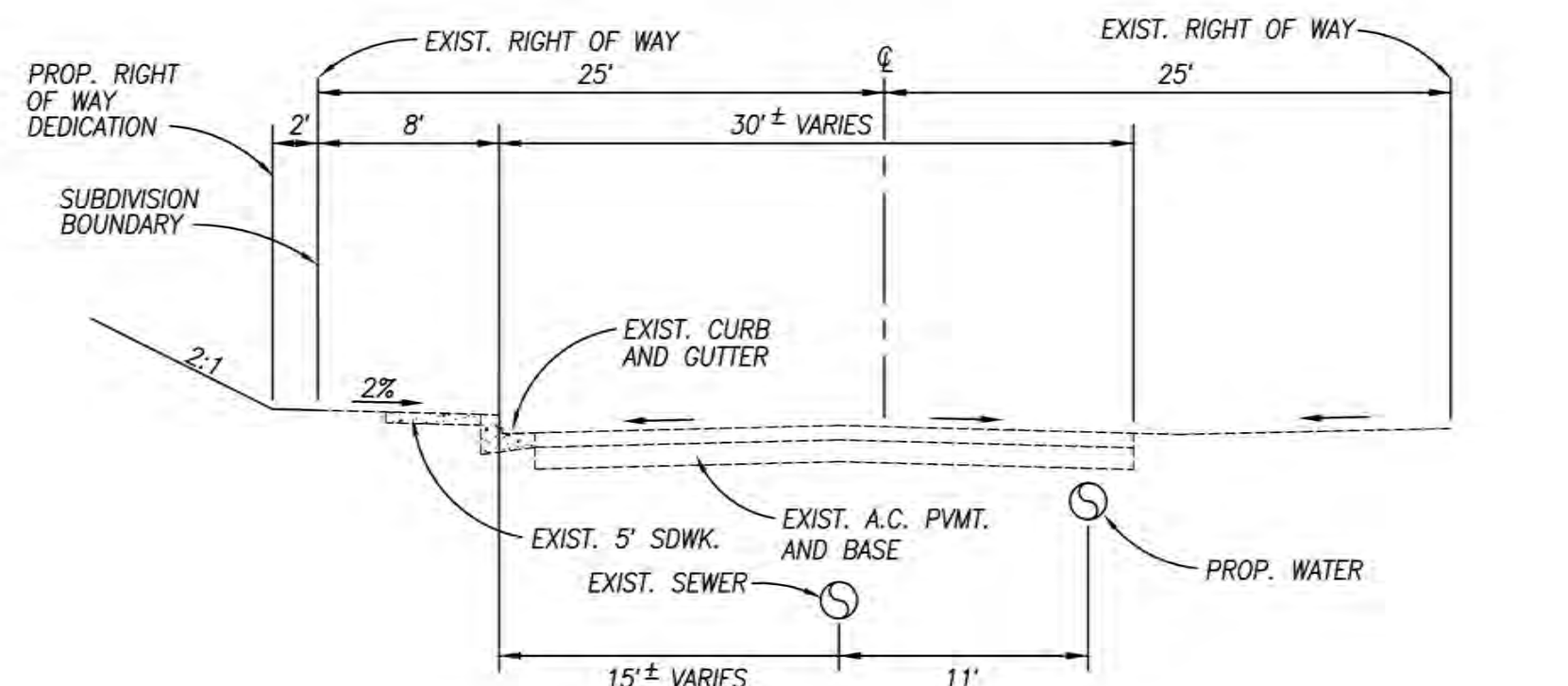
TENTATIVE MAP/SITE PLAN
MISSING MIDDLE MEADOWS
COUNTY OF SAN DIEGO, CALIFORNIA



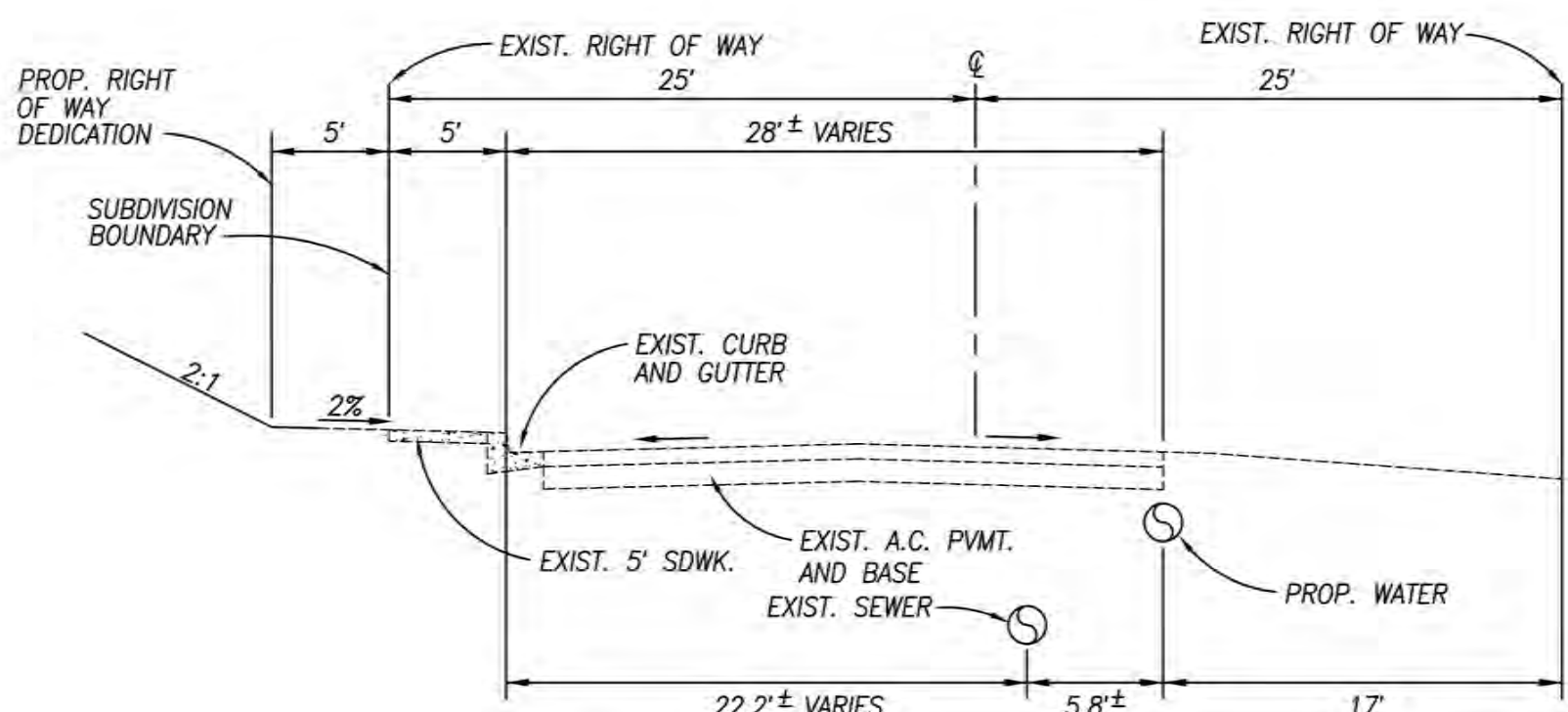
SECTION A
W. AVIATION ROAD
NOT TO SCALE



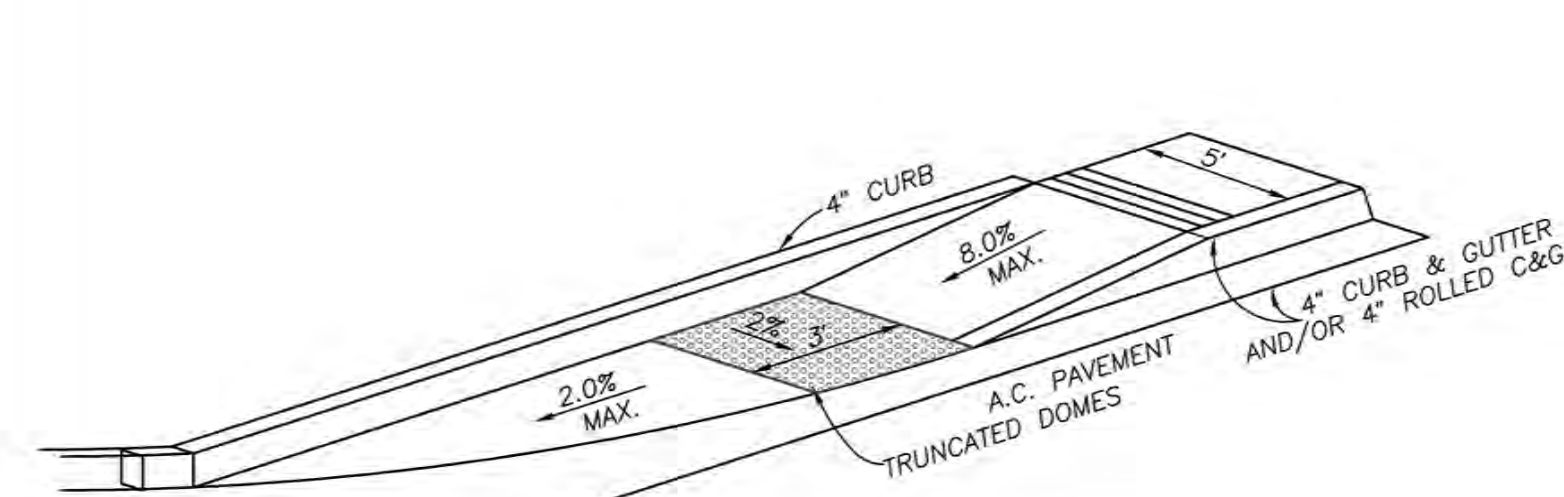
ALTURAS ROAD
NOT TO SCALE



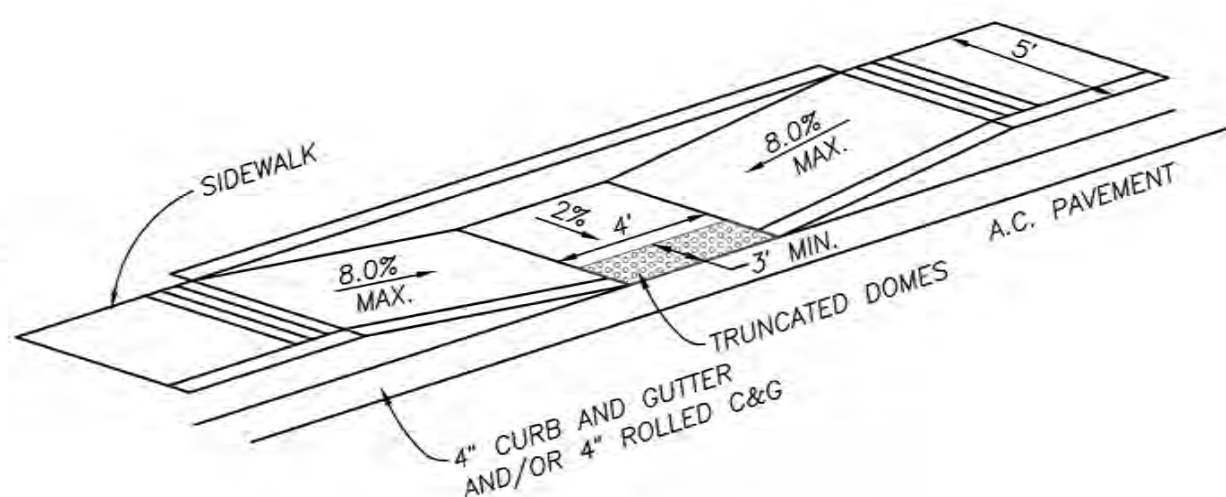
SECTION B
W. AVIATION ROAD
NOT TO SCALE



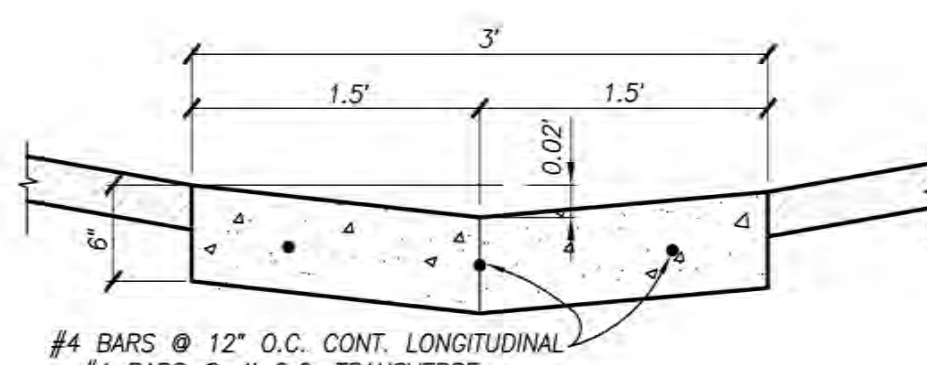
SECTION C
W. AVIATION ROAD
NOT TO SCALE



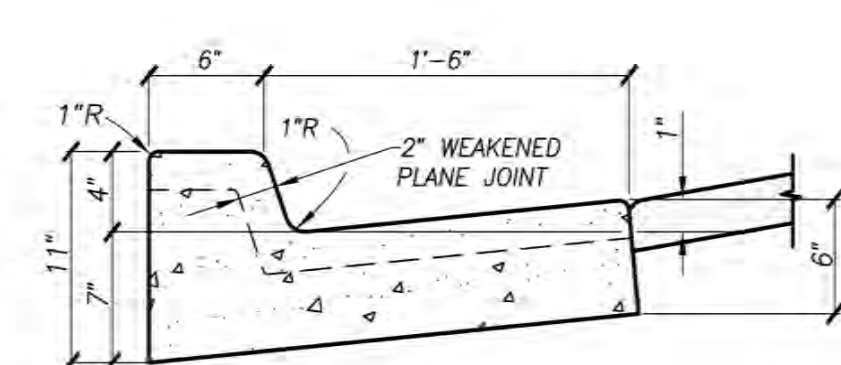
MODIFIED CURB RAMP
NOT TO SCALE



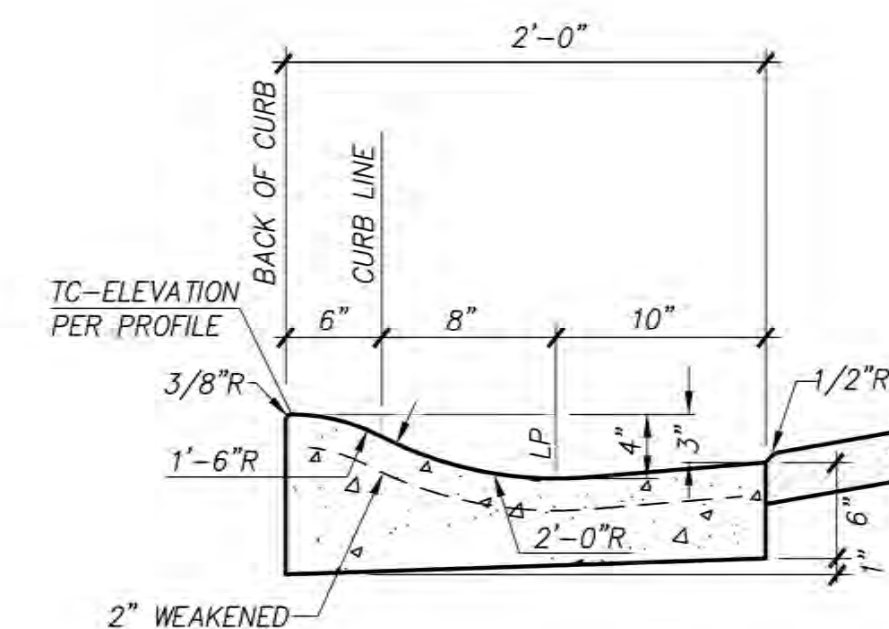
MODIFIED CURB RAMP
NOT TO SCALE



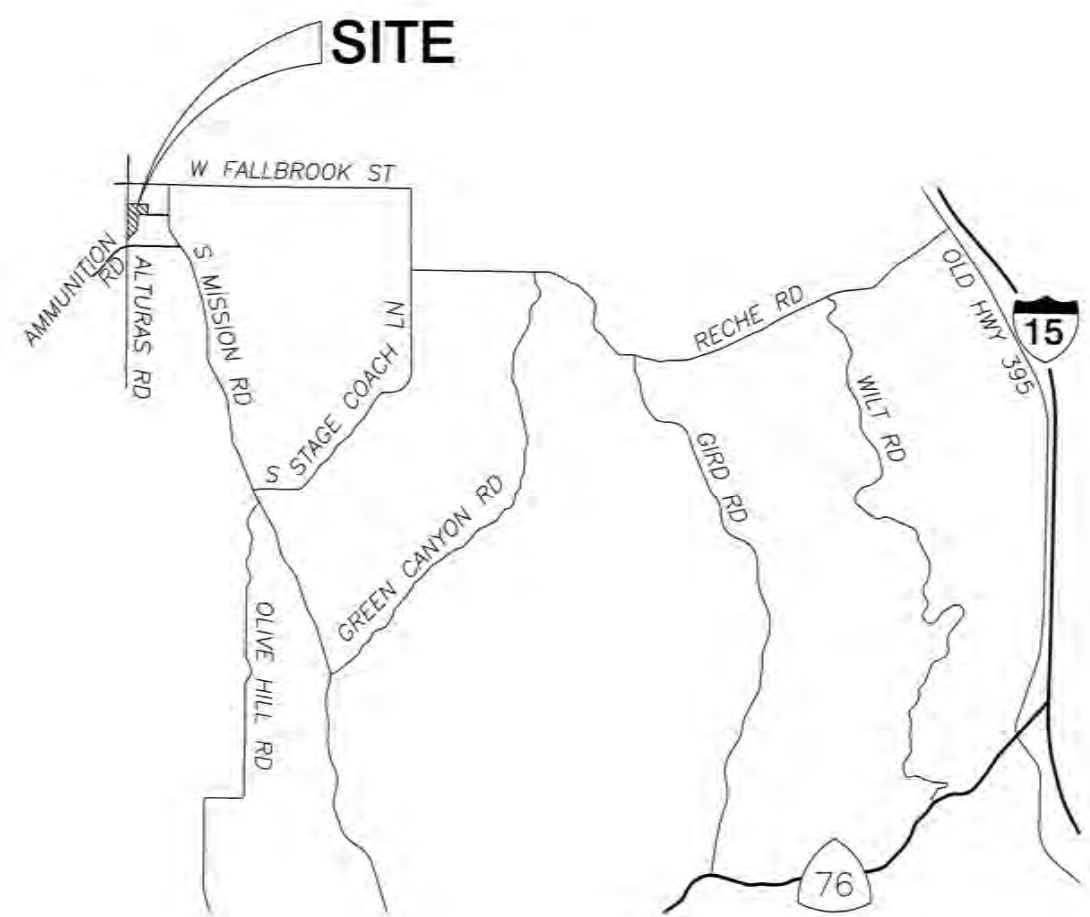
3' CONCRETE RIBBON GUTTER
NOT TO SCALE



4' MOD. 'G-2' CURB & GUTTER
NOT TO SCALE



4' MOD. ROLLED 'G-4' CURB
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

LEGEND

SUBDIVISION BOUNDARY

LOT NUMBER

EXIST. TOPO CONTOUR

FINISH FLOOR ELEVATION

PAD ELEVATION

SLOPE (2:1 MAX)

PERCENT OF GRADE

STREET ELEVATION

INVERT ELEVATION

SEWER MAIN

WATER MAIN

FIRE HYDRANT

FIRE MAIN

STORM DRAIN

EXIST. SEWER MAIN

EXIST. WATER MAIN

EXIST. STORM DRAIN

STREET LIGHT

CMU RETAINING WALL

CURB & GUTTER

FENCE SEE SHT C17 FOR DETAILS

TOP OF WALL

FINISHED SURFACE

ADA PARKING SYMBOL

EXISTING EASEMENT

PROPOSED EASEMENT

DESIGN NOTE

AC CONDENSER UNIT

GROUP USABLE OPEN SPACE

RIPARIAN WOODLAND

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS CALIFORNIA STATE PLANE COORDINATE SYSTEM CCS 83, ZONE 6, EPOCH 1991.35 BASED ON THE GRID BEARING BETWEEN STATIONS "095W002" AND "506P502" PER ROS 16810 BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER OR BETTER AS SAID STATIONS ARE PUBLISHED IN THE SAN DIEGO COUNTY HORIZONTAL CONTROL BOOK. I.E. N40°50'01"E

TAX RATE AREAS

DESIGNATED "075002" AND "075064" PER COUNTY TAX ASSESSOR'S OFFICE.

CONDOMINIUM MAP STATEMENT

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 134.

SOLAR ACCESS STATEMENT

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION.

SOURCE OF TOPOGRAPHY

AERIAL TOPOGRAPHY BY R.J. LUNG AND ASSOC. FLOWN ON JUNE 10, 2024. TOPOGRAPHICAL INTERVAL: 1 FEET MINIMUM

ARCHITECTURAL SUMMARY

PLAN TYPE	DESCRIPTION	NO OF UNITS	UNIT MIX	NET SF
PLAN 1	3 BEDS/3 BATHS	33	25%	1,347
PLAN 1-ALT	3 BEDS/3 BATHS	6	4%	1,347
PLAN 2	3 BEDS/2.5 BATHS	7	5%	1,387
PLAN 3	3 BEDS/2.5 BATHS	7	5%	1,467
PLAN 2X	3 BEDS/2.5 BATHS	20	15%	1,403
PLAN 3X	3 BEDS/2.5 BATHS	20	15%	1,469
PLAN 4	2 BEDS/2.5 BATHS	8	6%	1,366
PLAN 5	4 BEDS/4 BATHS	33	25%	1,725
TOTAL		134	100%	

PARKING SUMMARY

PARKING REQUIRED

TYPE	NO. OF UNITS	MULTIPLIER	SPACES REQ.
2 BD/RM	8	1.5	12
3+ BD/RM	126	2.0	252
GUEST	134	0.2	27
TOTAL			291

BIKE PARKING REQUIRED

TYPE	NO. OF UNITS	MULTIPLIER	SPACES REQ.
BIKE	134	0.5	67
TOTAL			67

PARKING PROVIDED

TYPE	SPACES
GARAGE	268
STANDARD	20
PARALLEL	8
ACCESSIBLE	2
TOTAL	298
BIKE	134

BIKE PARKING ON SITE REQUESTS A MODIFICATION FROM REGULATIONS PER 8795, AS BIKE PARKING SPACES WILL BE PROVIDED IN GARAGES.

PROJECT AREA SUMMARY

DESCRIPTION	ACRES	PERCENTAGE
BUILDING COVERAGE	2.18	21.9%
PRIVATE DRIVEWAYS	1.60	16.0%
PUBLIC ROW VACATION	0.07	0.7%
PUBLIC ROW DEDICATION	0.28	2.8%
PUBLIC ROW EXISTING	0.89	8.9%
GROUP USABLE OPEN SPACE	0.24	2.4%
COMMON OPEN SPACE	1.43	14.4%
MANUFACTURED SLOPES	1.33	13.4%
NATURAL OPEN SPACE	1.93	19.4%
TOTAL	9.96	100.0%

PUBLIC UTILITIES AND DISTRICTS

GAS & ELECTRIC..... SAN DIEGO GAS AND ELECTRIC WATER..... FALLBROOK PUBLIC UTILITY DISTRICT SEWER..... FALLBROOK PUBLIC UTILITY DISTRICT FIRE..... NORTH COUNTY FIRE PROTECTION DISTRICT POLICE..... COUNTY SHERIFF SCHOOL..... FALLBROOK UNION SCHOOL DISTRICT

LEGAL DESCRIPTION

REFER TO LEGAL DESCRIPTION ON SHEET C-3.

APN: 104-100-09-00, 104-100-08-00 and 104-161-01-00

EASEMENTS

REFER TO EXCEPTIONS ON SHEET C-3.

GENERAL NOTES

- GROSS/NET PROJECT AREA: 9.96 AC / 9.07 AC
- PROPOSED DENSITY: 14.77 DU/AC (134 UNITS / 9.07 AC)
- TOTAL NUMBER OF EXISTING LOTS: 2
- TOTAL NUMBER OF PROPOSED LOTS: 1
- TOTAL NUMBER OF DWELLING UNITS: 134
- TOTAL GROUP OPEN SPACE PROVIDED: 0.23 AC
- CURRENT LAND USE: RESIDENTIAL
- PROPOSED LAND USE: RESIDENTIAL
- PUBLIC WATER AND SEWERS TO BE INSTALLED IN ACCORDANCE WITH THE FALLBROOK PUBLIC UTILITY DISTRICT AND SHALL BE MAINTAINED AND OPERATED BY THE FALLBROOK PUBLIC UTILITY DISTRICT.
- ALL ON-SITE STORM DRAIN IS PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- GRADING AND MODEL UNITS MAY BE CONSTRUCTED PRIOR TO FINAL MAP RECORDATION
- THE SUBDIVIDER SHALL DEDICATE ALL PUBLIC STREETS AND PUBLIC EASEMENTS SHOWN ON THE TENTATIVE MAP/SITE PLAN MAP.
- NO SPECIAL ASSESSMENT ACT WILL BE NECESSARY FOR THIS DEVELOPMENT
- THE SUBDIVIDER INTENDS TO COMPLY WITH THE PARK LAND DEDICATION ORDINANCE THROUGH THE DEDICATION OF PARK LAND WITHIN THE SUBDIVISION AUTHORIZED BY THE ORDINANCE AND/OR BY PAYMENT OF IN LIEU PARK IMPACT FEES.
- THE DEVELOPER SHALL COMPLY WITH ALL STREET LIGHT REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS.
- ALL CUT AND FILL SLOPES WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED IN ACCORDANCE WITH COUNTY STANDARDS.
- EXISTING STRUCTURES ON-SITE TO BE REMOVED.
- 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.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
- TRASH RECEPTACLES WILL BE KEPT IN GARAGES WITH WEEKLY PICK-UP.
- FOR SIGNAGE, SITE WALL AND FENCING, SEE LANDSCAPE PLANS.
- ACCESS DRIVE TO GARAGES WILL BE MARKED AS FIRE LANES AND CURBS PAINTED RED, AND SHALL BE APPROVED BY THE FIRE MARSHALL PRIOR TO CONSTRUCTION.

ZONING

APN: 104-100-09, 104-100-08, 104-161-01

GENERAL PLAN DESIGNATION: VR-24

COMMUNITY PLAN AREA: FALLBROOK

REGIONAL CATEGORY: VILLAGE

TIF REGIONAL CATEGORY: VILLAGE CORE

ZONE	EXIST.	PROP.
USE REGULATIONS	RU	RU
ANIMAL REGULATIONS	Q	Q
DENSITY	-	-
LOT SIZE (MIN.)	6000	6000
BUILDING TYPE	L	L
MAX FLOOR AREA	-	-
FLOOR AREA RATIO	-	-
HEIGHT	G	H
COVERAGE	-	-
SETBACK	J	J
OPEN SPACE	-	-
SPECIAL AREA REGULATIONS	B,C	B,C

OWNER

H TROOP, LLC,
2600 SOUTH SUSAN STREET
SANTA ANA, CA 92704
(858) 369-3089

SUBDIVIDER

545 AVIATION, LLC
12636 HIGH BLUFF DRIVE, SUITE 400
SAN DIEGO, CA 92130
(858) 369-3089

ENGINEER OF WORK

HUNSAKER & ASSOCIATES SAN DIEGO, INC.
9707 MAPLES STREET
SAN DIEGO, CA 92121
(858) 558-4500

ALISA S. VIALPANDO R.C.E. 47945 DATE 10/27/25



SHEET INDEX

- C1 TITLE SHEET
- C2 TENTATIVE MAP/SITE PLAN
- C3 BOUNDARY AND ENCUMBRANCES
- C4 EXISTING CONDITIONS
- C5 FIRE PLAN
- C6 SLOPE ANALYSIS

COUNTY OF SAN DIEGO TRACT

PREPARED BY:	REVISION	DATE	BY
HUNSAKER & ASSOCIATES SAN DIEGO, INC.	ORIGINAL	10/27/25	HBA
PLANNING: 9707 Maples Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH858558-4500 PH858558-3414			

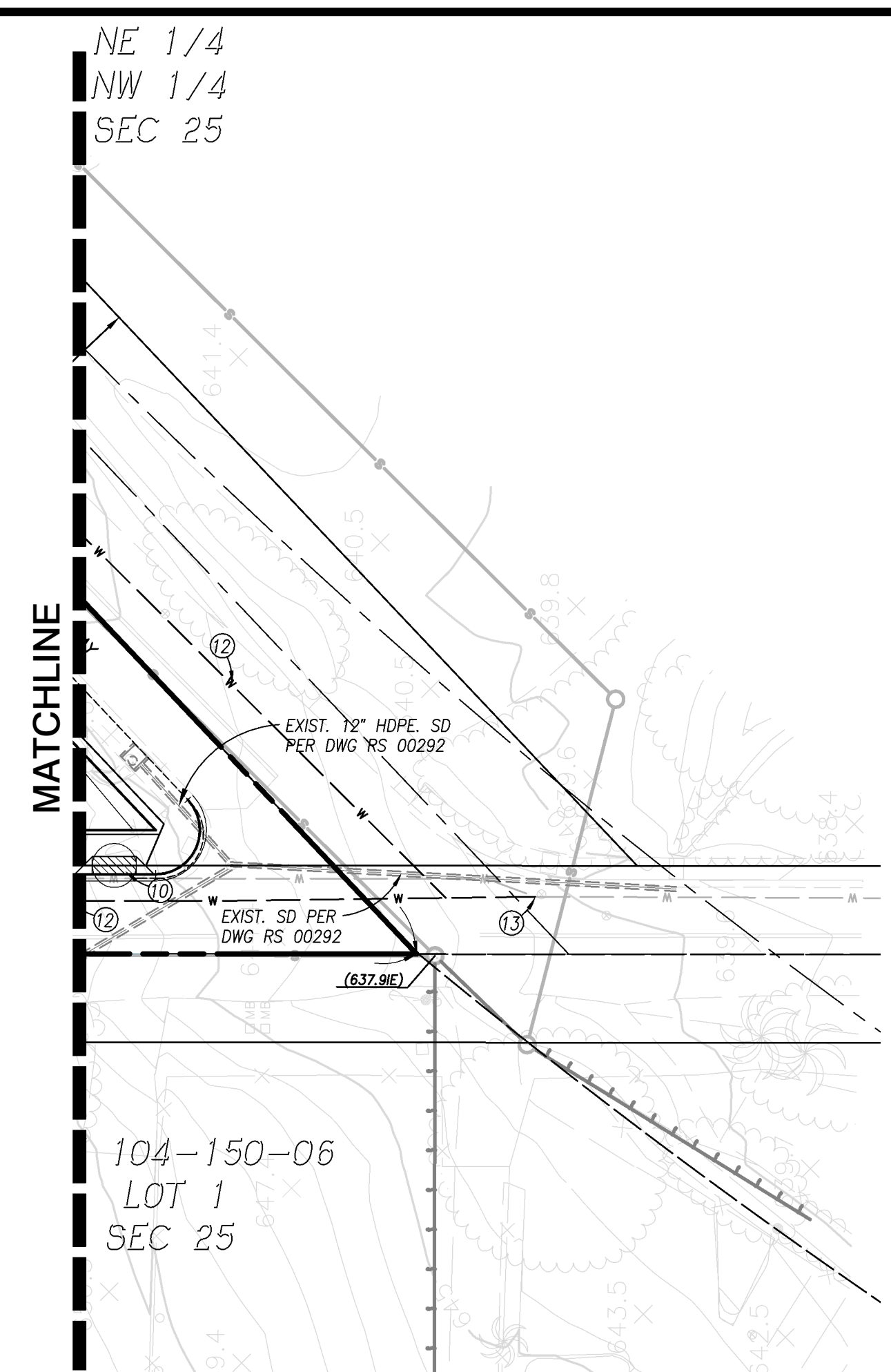
TITLE SHEET
MISSING MIDDLE MEADOWS
COUNTY OF SAN DIEGO, CALIFORNIA

SHEET
C1

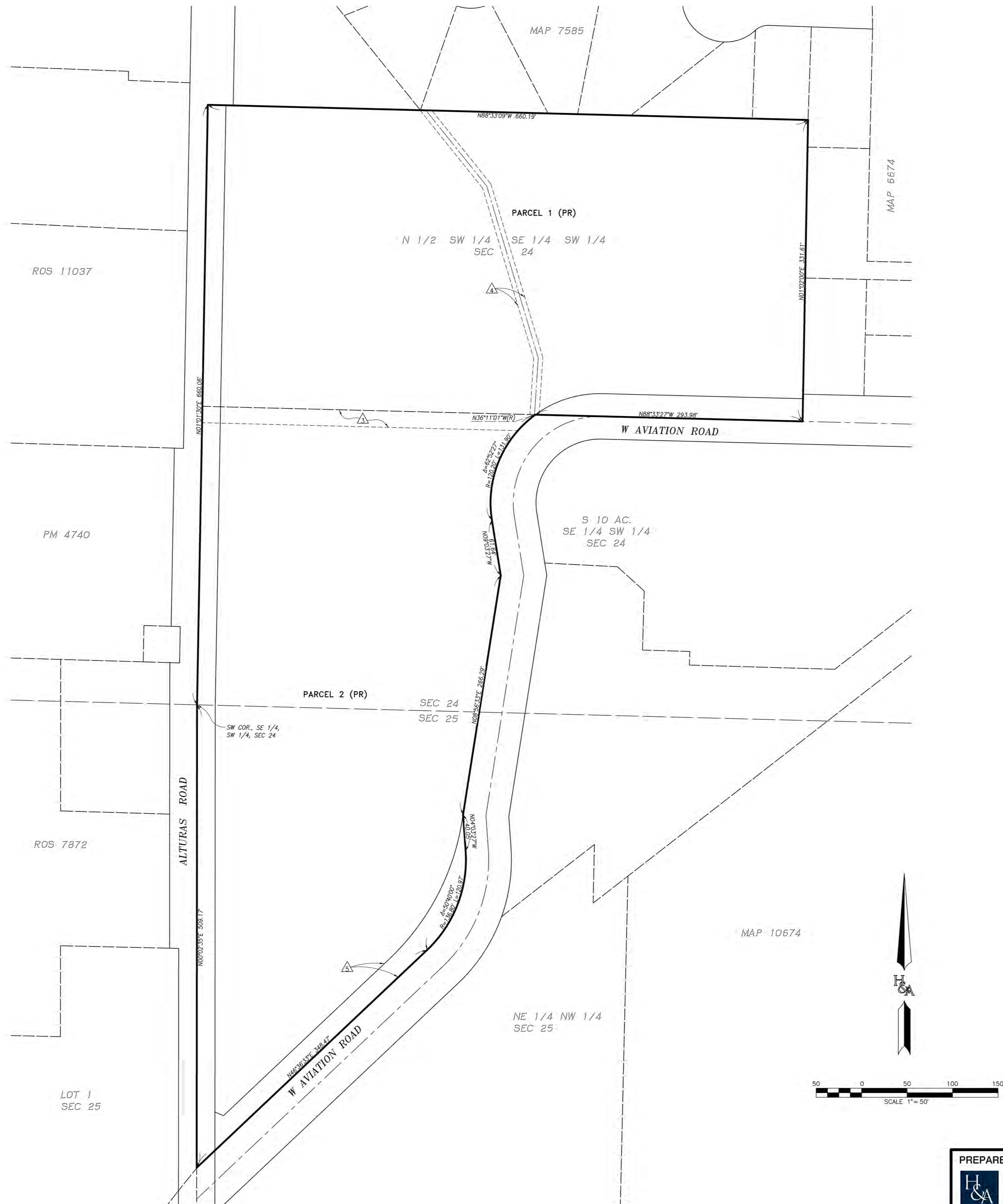


- DESIGN NOTES**
- ① PROP. PVT. 4" PVC WATER
 - ② PROP. PVT. 8" PVC FIRE WATER
 - ③ PROP. WATER METER
 - ④ PROP. WATER BACKFLOW
 - ⑤ PROP. PVT. 5,000 GALLON TANK
 - ⑥ PROP. PVT. 8" PVC SEWER
 - ⑦ PROP. PVT. STORM DRAIN
 - ⑧ PROP. PVT. UNDERGROUND STORM DRAIN STORAGE
 - ⑨ PROP. PVT. MODULAR WETLANDS
 - ⑩ PROP. TREE WELL
 - ⑪ PROP. SIDEWALK UNDERDRAIN
 - ⑫ PROP. PUBLIC WATER MAIN
 - ⑬ PROP. WATER POC
 - ⑭ PROP. PUBLIC STREET VACATION
 - ⑮ PROP. WATER ESMT. VACTION

- PROP. EASEMENTS**
- ① OPEN SPACE EASEMENT
 - ② LIMITED BUILD ZONE EASEMENT
 - ③ 10' PUBLIC SEWER EASEMENT



PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING: 9707 Wiggins Street ENGINEERING: San Diego, Ca 92121 SURVEYING: PH(619)558-4500 - FX(619)558-4444	TENTATIVE MAP/SITE PLAN MISSING MIDDLE MEADOWS COUNTY OF SAN DIEGO, CALIFORNIA	SHEET C2
	R:\18611\&Pin\TM-Site Plan\18611 Site Plan C2.dwg[Oct-27-2025:13:04]	



TITLE REFERENCE

THIS SURVEY IS BASED ON THE PRELIMINARY REPORT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. NHSC-7128163 (MK) DATED AUGUST 14, 2025 AND UPDATED AUGUST 21, 2025.

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: 104-100-09-00)

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 2: (APNS: 104-100-08-00 AND 104-161-01-00)

ALL THAT PORTION OF THE SOUTH TEN ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, AND THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, BOTH IN TOWNSHIP 9 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, LYING NORTHERLY AND WESTERLY OF A ROADWAY KNOWN AS COUNTY ROAD SURVEY NO. 292, ON FILE IN THE OFFICE OF THE SURVEYOR OF SAN DIEGO COUNTY, SAID ROAD WAY BEING A 50 FOOT RIGHT OF WAY CONVEYED BY THOMAS P. JONES AND OSCAR O. HAYES TO THE COUNTY OF SAN DIEGO BY DEED DATED MAY 1, 1913 AND RECORDED IN BOOK 487, PAGE 39 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTIONS

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2025-2026, A LIEN NOT YET DUE OR PAYABLE.
 - 1A. ASSESSMENT LIENS, IF APPLICABLE, COLLECTED WITH THE GENERAL AND SPECIAL TAXES, INCLUDING BUT NOT LIMITED TO THOSE DISCLOSED BY THE REFLECTION OF THE FOLLOWING ON THE TAX ROLL: COMMUNITY FACILITIES DISTRICT EMDW INFRASTRC AVAIL.
 2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED JULY 29, 1935 AS BOOK 415, PAGE 322 OF OFFICIAL RECORDS.
IN FAVOR OF: SAN DIEGO CONSOLIDATED GAS AND ELECTRIC COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN
(AFFECTS PARCEL 2)
 AN EASEMENT FOR SEWER LINE AND INCIDENTAL PURPOSES, RECORDED JULY 11, 1963 AS INSTRUMENT NO. 121389 OF OFFICIAL RECORDS.
IN FAVOR OF: FALLBROOK SANITARY DISTRICT
AFFECTS: AS DESCRIBED THEREIN
(AFFECTS PARCEL 1)
 AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED AUGUST 30, 2012 AS INSTRUMENT NO. 2012-0520760 OF OFFICIAL RECORDS.
IN FAVOR OF: COUNTY OF SAN DIEGO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA
AFFECTS: AS DESCRIBED THEREIN
5A. AN OPTION IN FAVOR OF 545 AVIATION, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS CONTAINED IN OR DISCLOSED BY A DOCUMENT RECORDED JULY 09, 2025 AS INSTRUMENT NO. 2025-0182067 OF OFFICIAL RECORDS.
 6. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.
 7. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
 8. RIGHTS OF PARTIES IN POSSESSION.
(AFFECTS PARCEL 1)
- PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE, THE COMPANY WILL REQUIRE:
9. WITH RESPECT TO H TROOP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY:
A. A COPY OF ITS OPERATING AGREEMENT OR SIMILAR DOCUMENT AND ANY AMENDMENTS THERETO;
B. A OFFICIAL COPY OF ITS ARTICLES OF ORGANIZATION OR SIMILAR INCORPORATION DOCUMENT AND ANY CORRECTIONS, AMENDMENTS OR RESTATEMENTS THERETO;
C. EVIDENCE THAT THE LIMITED LIABILITY COMPANY IS PROPERLY FORMED AND IS IN GOOD STANDING IN THE STATE OF ITS DOMICILE;
D. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

PREPARED BY:

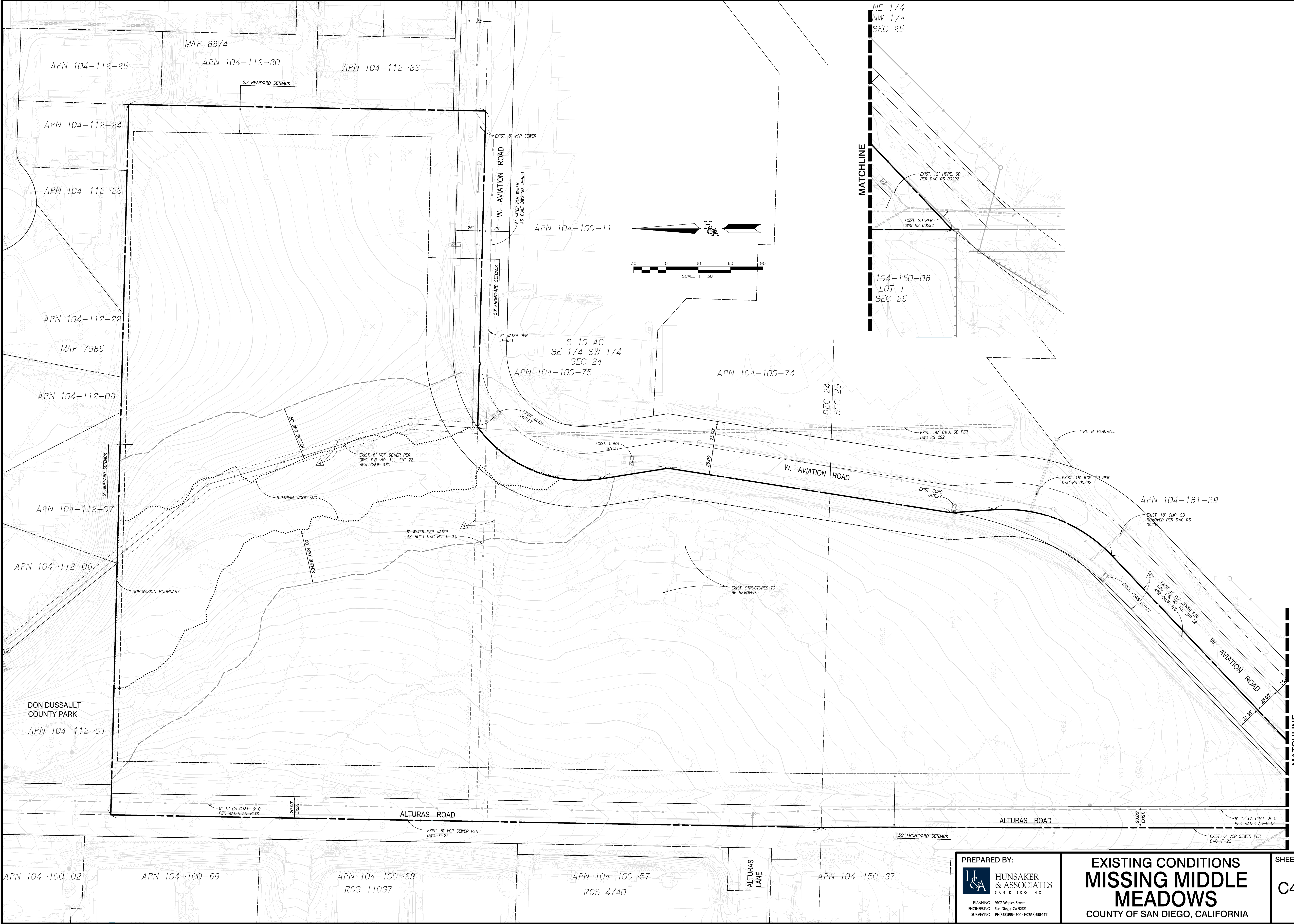
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

PLANNING: 9707 Waples Street
ENGINEERING: San Diego, Ca 92121
SURVEYING: PH08580558-4500 / FX08580558-4414

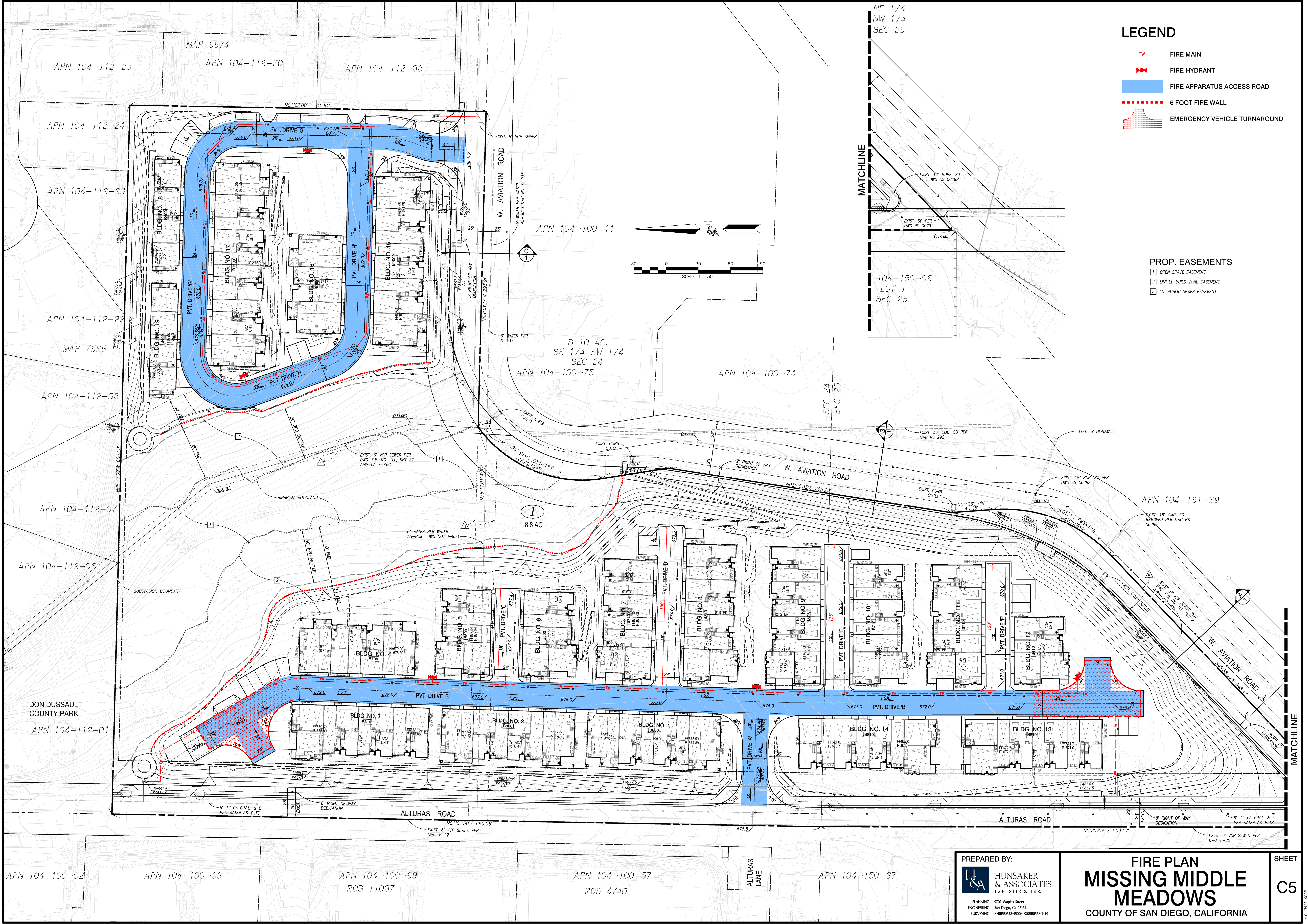
BOUNDARY & ENCUMBRANCES
MISSING MIDDLE MEADOWS
COUNTY OF SAN DIEGO, CALIFORNIA

SHEET

C3



PREPARED BY:  HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING: 9707 Wiggins Street ENGINEERING: San Diego, Ca 92121 SURVEYING: PH(619)558-4500 - FX(619)558-4414	EXISTING CONDITIONS MISSING MIDDLE MEADOWS COUNTY OF SAN DIEGO, CALIFORNIA	SHEET C4



LEGEND

- FW FIRE MAIN
- Fire Hydrant Symbol FIRE HYDRANT
- Blue Shaded Area FIRE APPARATUS ACCESS ROAD
- Dashed Red Line 6 FOOT FIRE WALL
- Red Shaded Area EMERGENCY VEHICLE TURNAROUND

- PROP. EASEMENTS**
- 1 OPEN SPACE EASEMENT
 - 2 LIMITED BUILD ZONE EASEMENT
 - 3 10' PUBLIC SEWER EASEMENT

PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

PLANNING: 9707 Wiggins Street
ENGINEERING: San Diego, Ca 92121
SURVEYING: PH(619)558-4500 - FX(619)558-4444

FIRE PLAN

MISSING MIDDLE MEADOWS

COUNTY OF SAN DIEGO, CALIFORNIA

SHEET

C5

