

# COUNTY OF SAN DIEGO TRACT TM 5560-RPL2

## ESTATES AT WILLOW RIDGE TENTATIVE MAP

### GENERAL NOTES:

- TENTATIVE MAP PREPARED BY: LANDMARK CONSULTING  
9555 GENESSEE AVENUE, SUITE 200  
SAN DIEGO, CA 92121  
PHONE: (858) 587-8070  
FAX: (858) 587-8750
- TOTAL GROSS AREA: 9.78 ACRES
- TOTAL NET AREA: 8.74 ACRES
- TOTAL NUMBER OF LOTS: 15 BUILDING LOTS (15 DU)
- MINIMUM LOT SIZE: 0.5 ACRES/21,780 SF (NET)
- CONTOUR INTERVAL OF 2 FEET
- ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- THE EXISTING CONDITIONS ARE BASED ON AN AERIAL TOPO COMPLETED BY RJ LUNG ON MAY 6, 2005.
- LAMBERT COORDINATES: 310-1809
- THOMAS BROS COORDINATES: 1172 F-1
- STORM DRAIN DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF 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 PERMITS BEFORE COMMENCING SUCH ACTIVITY.
- ALL PUBLIC STORM DRAIN SHOWN ON THIS TM NOT WITHIN PUBLIC STREETS WILL BE GRANTED WITH A DRAINAGE EASEMENT THAT ENCOMPASS THE DRAINAGE FACILITIES. DEDICATED TO THE COUNTY OF FLOOD CONTROL DISTRICT.
- THE EXISTING WELL IS CURRENTLY BEING USED TO SERVICE THE EXISTING RESIDENCE IN THE WESTMOST CORNER.
- ONCE THE PROJECT IS COMPLETED RAMONA WATER DISTRICT WILL BE SERVING ALL OF THE LOTS AND THE EXISTING WELL ON LOT 1 WILL BE USED FOR IRRIGATION ON LOT 1 ONLY.

### NOTES:

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED PRIVATE ROAD MAINTENANCE AGREEMENT (TM5378-1) RECORDED AUGUST 10, 2007 AS INSTRUMENT NO. 2007-054739 OF OFFICIAL RECORDS SHALL APPLY TO THIS SUBDIVISION.

### EASEMENT NOTES:

ITEM 5 OF TITLE REPORT, STATES AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 18, 1940 AS BOOK 1106, PAGE 326 OF OFFICIAL RECORDS IN FAVOR OF SDG&E.

ITEM 6 OF TITLE REPORT, STATES AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 20, 1940 AS BOOK 1109, PAGE 323 OF OFFICIAL RECORDS IN FAVOR OF SDG&E.

ITEM 7 OF TITLE REPORT, STATES AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 27, 1944 AS BOOK 1684, PAGE 256 OF OFFICIAL RECORDS IN FAVOR OF SDG&E.

ITEM 8 OF TITLE REPORT, STATES AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 27, 1944 AS BOOK 1688, PAGE 200 OF OFFICIAL RECORDS IN FAVOR OF SDG&E.

ITEM 10 OF TITLE REPORT, STATES AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 27, 1953 AS BOOK 1688, PAGE 19 OF OFFICIAL RECORDS IN FAVOR OF SDG&E.

ITEM 12 OF TITLE REPORT, STATES THAT THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS FOR STREET IMPROVEMENTS" RECORDED OCTOBER 17, 1975 AS INSTRUMENT NO. 287619 OF OFFICIAL RECORDS.

ITEM 13 OF TITLE REPORT, STATES AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 13, 1987 AS INSTRUMENT NO. 87-14911 OF OFFICIAL RECORDS IN FAVOR OF SDG&E.

ITEM 19 OF TITLE REPORT, STATES AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED MAY 7, 2007 AS INSTRUMENT NO. 2007-0311230 OF OFFICIAL RECORDS IN FAVOR OF COUNTY OF SAN DIEGO.

### LEGAL DESCRIPTION:

LOTS 1-5, 8, 9, 11 OF TRACT NO. 5378-1, ACCORDING TO MAP THEREOF NO. 15711 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SEPTEMBER 18, 2008, OF OFFICIAL RECORDS.

### ASSESSOR'S PARCEL NO.'S

ASSESSOR'S PARCEL NOS.	TAX RATE AREA
282-341-38 to 42	TRA 65010
282-341-45, 46 & 48	

### ZONING:

GENERAL PLAN REGIONAL CATEGORY	282-341-38 TO 42, 45, 46 & 48
VILLAGE	
COMMUNITY SUB REGIONAL PLAN AREA	RAMONA
LAND USE DESIGNATION	(VR-2) VILLAGE RESIDENTIAL
ZONING:	A-70

### PUBLIC UTILITIES/DISTRICTS:

SEWER	RAMONA MUNICIPAL WATER DISTRICT
WATER	RAMONA MUNICIPAL WATER DISTRICT
STORM DRAIN	COUNTY OF SAN DIEGO/HOA
TELEPHONE	AT&T
GAS AND ELECTRIC	SDG&E
CABLE T.V.	ALLIANCE COMMUNICATIONS
POLICE	COUNTY SHERIFF
FIRE	RAMONA FIRE PROTECTION DISTRICT
SCHOOL	RAMONA UNIFIED SCHOOL DISTRICT

### PARK LAND DEDICATION STATEMENT

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.

### SPECIAL ASSESSMENT ACT STATEMENT

THE SUBDIVIDER MAY MAKE A REQUEST TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF ANY OF THE SUBDIVISION IMPROVEMENTS.

### SOLAR ACCESS STATEMENT:

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

### STREET LIGHT STATEMENT:

THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

### OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE. NO REQUESTS FOR SPECIAL ASSESSMENTS WILL BE MADE.

OWNER'S ADDRESS  
1668 HANSON LANE  
RAMONA, CA 92065

KM WILLOW RIDGE, LLC  
12520 KIRKHAM COURT, SUITE 6  
POWAY, CA 92064  
(619) 992-8253

*JOSH SANTA*  
DATE

### SUBDIVIDER

KM WILLOW RIDGE, LLC  
12520 KIRKHAM COURT, SUITE 6  
POWAY, CA 92064  
(619) 992-8253

*JOSH SANTA*  
DATE

### APPLICANT

LANDMARK CONSULTING, INC.  
9555 GENESSEE AVENUE SUITE 200  
SAN DIEGO, CA 92121  
(858) 587-8070

MARK A. BRENNICK  
R.C.E. 48153  
EXP. DATE: 6-30-2016

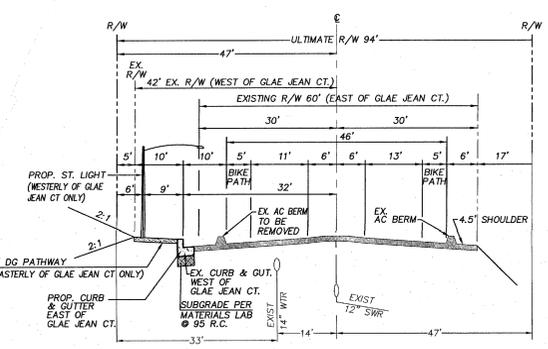
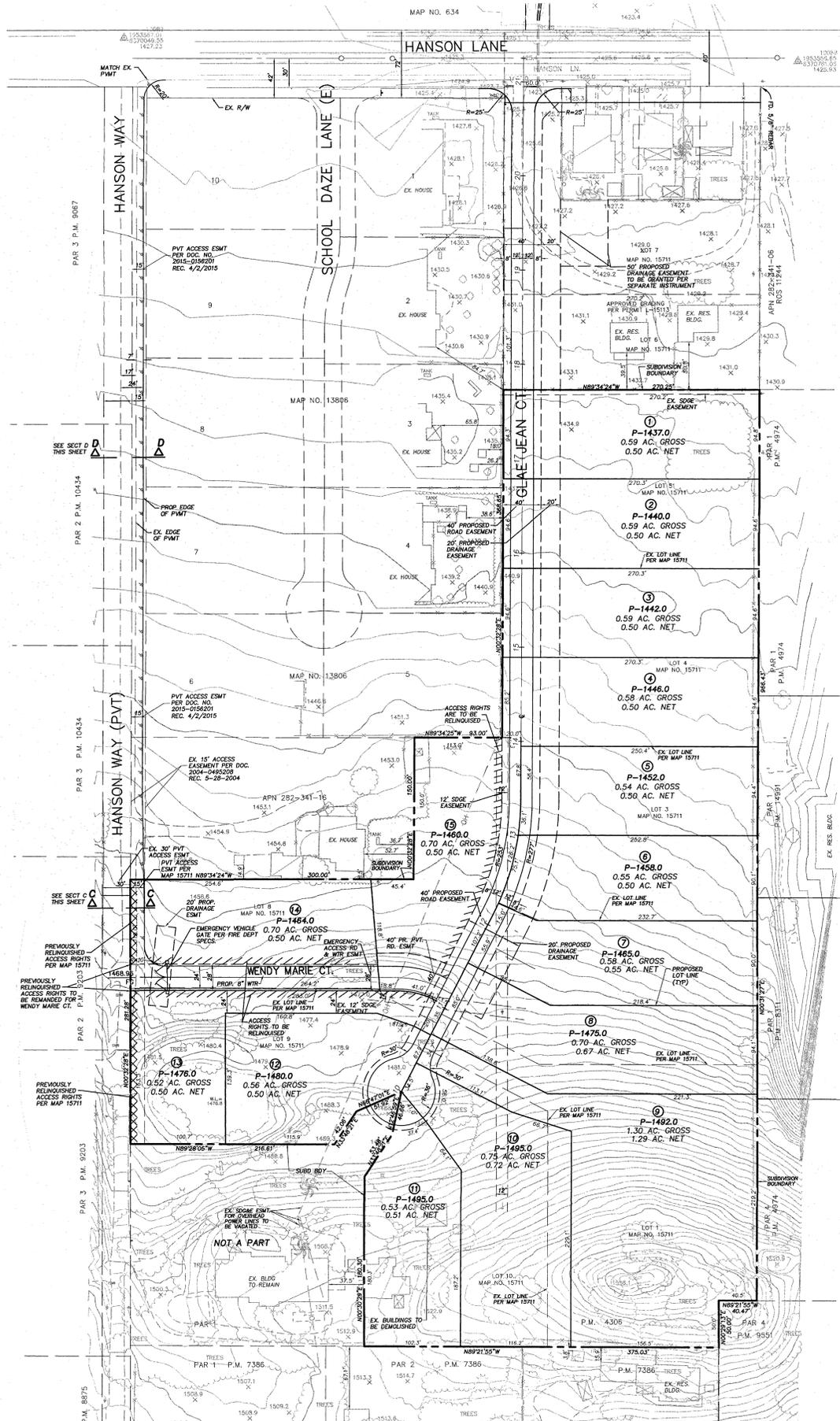
### ENGINEER OF WORK:

LANDMARK CONSULTING  
9555 GENESSEE AVENUE, SUITE 200  
SAN DIEGO, CA 92121  
PHONE: (858) 587-8070  
FAX: (858) 587-8750

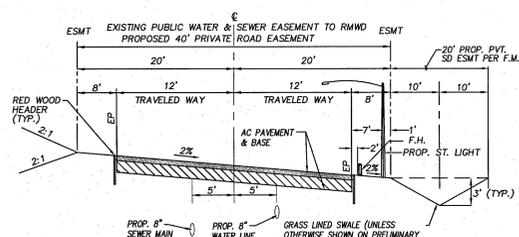
MARK A. BRENNICK  
R.C.E. 48153  
EXP. DATE: 6-30-2016

COUNTY OF SAN DIEGO TRACT TM 5560-RPL2  
TENTATIVE MAP FOR  
WILLOW RIDGE

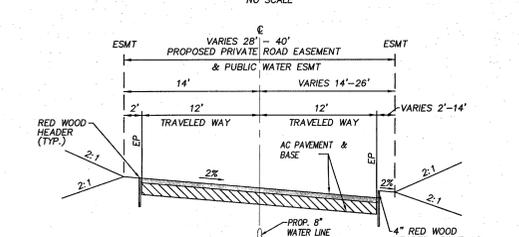
SHEET NO. 1 OF 1 SHEETS



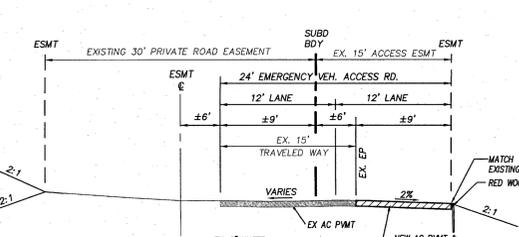
TYPICAL SECTION - EXISTING HANSON LANE (PUB)  
NO SCALE T.I. = 7:0



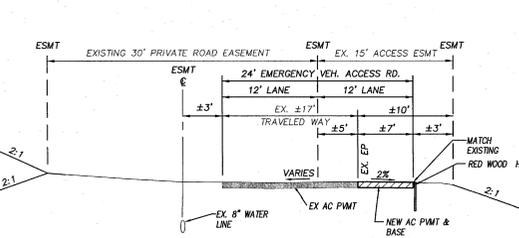
TYPICAL SECTION - GLADE JEAN COURT (PVT)  
(UNLESS OTHERWISE SHOWN)  
NO SCALE



TYPICAL SECTION - WENDY MARIE CT. (PVT)  
(EMERGENCY ACCESS ONLY)  
NO SCALE



SECTION C-C - HANSON WAY (PVT)  
NO SCALE



SECTION D-D - HANSON WAY (PVT)  
NO SCALE

### LEGEND

DESCRIPTION	SYMBOL
PROPOSED LOT NUMBER	①
PROJECT BOUNDARY	---
PROPOSED LOT LINE	---
EXISTING LOT LINE	---
PROPOSED EDGE OF PAVT	---
EXISTING OVERHEAD POWER/TELEPHONE LINE EASEMENT	---

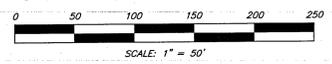
### ABBREVIATIONS

A.C.	ASPHALT CONCRETE	P	PAD
ACN	ACRE	PAR	PARCEL
APN	ASSESSOR'S PARCEL MAP	P.L.	PROPERTY LINE
AV	AVENUE	PI	POINT OF INTERSECTION
BDY	BOUNDARY	PM	PARCEL MAP
BLDG.	BUILDING	PROP.	PROPOSED
BVC	BEGON VERTICAL CURVE	PUB.	PUBLIC
C&G	CURB AND GUTTER	PVT.	PRIVATE
CONC.	CONCRETE	R.C.	RELATIVE COMPACTON
CT.	COURT	RES.	RESIDENTIAL
CL	CENTERLINE	R/W	RIGHT OF WAY
DWG	DRAWING	SD	STORM DRAIN
EX/EXIST/ET	EXISTING	S.F.	SQUARE FEET
EVC	END VERTICAL CURVE	ST	STREET
EP	EDGE OF PAVEMENT	SVC	SERVICE
ESMT	EASEMENT	SWR	SEWER
EXP.	EXPIRATION	S/W	SIDEWALK
F.H.	FIRE HYDRANT	T.I.	TRAFFIC INDEX
FG	FINISHED GRADE	TY.	TYPICAL
FS	FINISHED SURFACE	VC	VERTICAL CURVE
GUT.	GUTTER	WY	WAY
GEN.	GENERAL	WTR	WATER
H/HT.	HEIGHT	W/	WITH
HP	HIGH POINT		
IE	INVERT ELEVATION		
INV.	INVERT		
LAB.	LABORATORY		
LW	LANE		
OH	OVERHEAD		
MAX.	MAXIMUM		
MIN.	MINIMUM		

SDC PDS RCVD 07-29-15  
TM5560



DATE	REVISION
2-3-09	1
4-1-09	2
8-25-09	3
10-1-09	4
11-11-10	5
4-3-15	6



SCALE: 1" = 50'

SCALE: 1" = 50'

PROJECT NO.: PMS2009-3100-5560  
ENVIRONMENTAL NO.: 04-09-011A