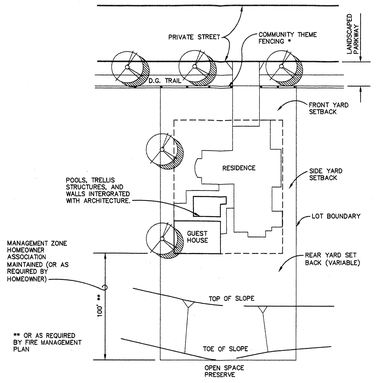
VESTING SITE PLAN
VESTING TENTATIVE MAP
SITE PLAN (S 08-019)



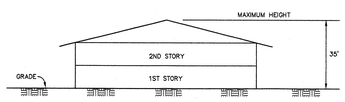
TYPICAL 20,000 SQUARE FOOT LOT MINIMUM SETBACKS:

GARAGE DOOR:	25 FEET FROM PROPERTY LINE
FRONT YARD:	20 FEET FROM PROPERTY LINE
EXTERIOR SIDE YARD:	MONTECITO WAY, ASH ST. AND MONTECITO RANCH ROAD 20 FEET FROM EDGE OF STREET RIGHT-OF-WAY
ALL OTHER STREETS:	15 FEET FROM EDGE OF STREET RIGHT-OF-WAY 10 FOOT SIDE YARD SETBACK 15 FOOT SIDE YARD SETBACK WHERE UTILITY EASEMENT EXISTS
REAR YARD:	15 FEET FROM TOP OF SLOPE NO LESS THAN 20 FEET FROM PROPERTY LINE IN FUEL MANAGEMENT ZONE AS REQ'D TO COMPLY WITH BRUSH MANAGEMENT REQ'TS.

*OPTIONAL HOMEOWNER INSTALLED FENCING WHERE FENCING IS DESIRED WITHIN FRONT YARD SETBACK. ONLY RURAL "EQUESTRIAN STYLE" THEME FENCING SHALL BE ALLOWED.

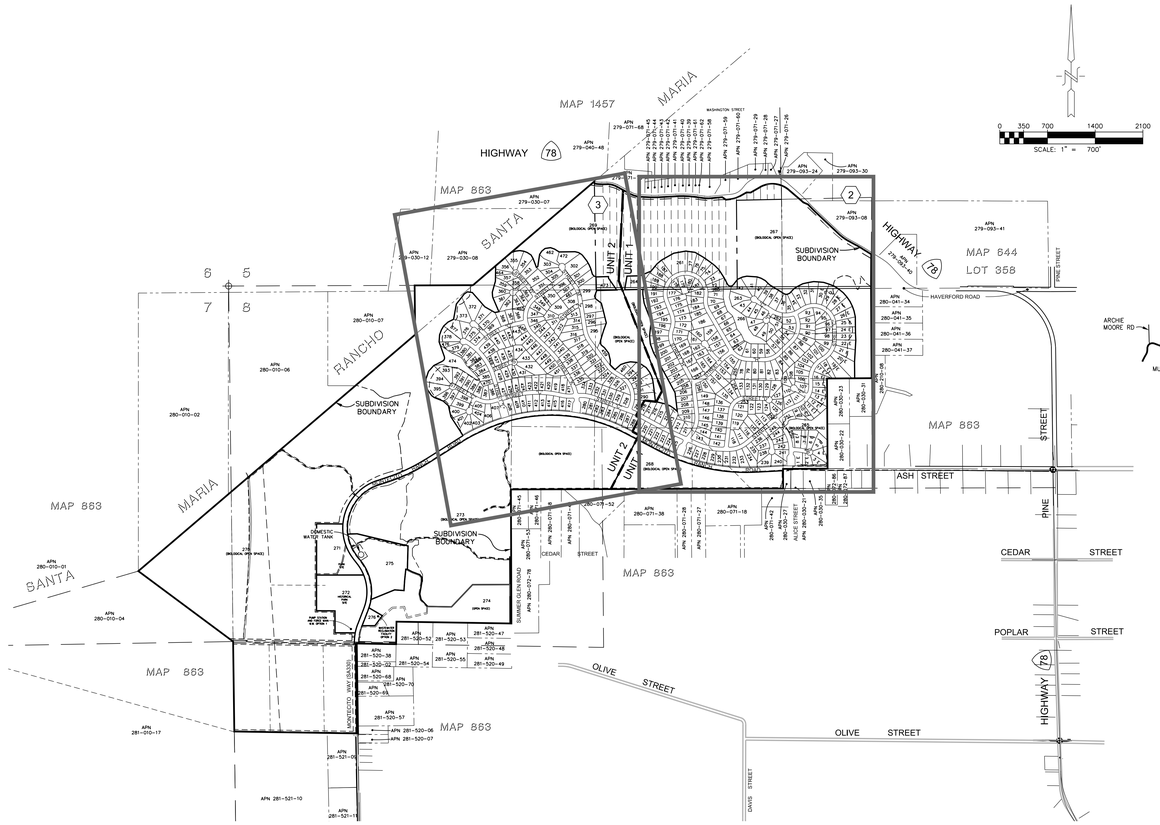
TYPICAL RESIDENTIAL LOT CONFIGURATION

NOT TO SCALE



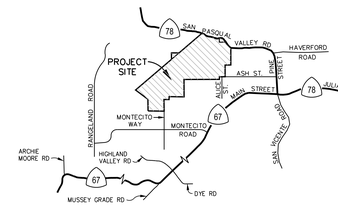
PROPOSED TYPICAL RESIDENTIAL BUILDING

NOT TO SCALE



INDEX MAP

SCALE: 1" = 700'



VICINITY MAP

NOT TO SCALE

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE COUNTY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

1. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION "GREEN BOOK" (2009 EDITION), INCLUDING THE REGIONAL AND COUNTY OF SAN DIEGO SUPPLEMENT AMENDMENT.
2. SAN DIEGO COUNTY GRADING ORDINANCE.
3. CALIFORNIA DEPARTMENT OF TRANSPORTATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," (FWHA'S MUTCD 2003 EDITION).
4. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS (MAY 2006).

STANDARD DRAWINGS:

1. THE CURRENT SAN DIEGO AREA REGIONAL STANDARD DRAWINGS.
2. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD PLAN (MAY 2006).

LEGEND

DESCRIPTION	SYMBOL
SUBDIVISION BOUNDARY	
PROPOSED LOT LINE	
PROPOSED RIGHT-OF-WAY	
ACCESS RIGHTS RELINQUISHMENT	
EXISTING RIGHT-OF-WAY	
PROPOSED EASEMENT LINE	
PROPOSED SOUND WALL (RETAINING WALL WHEN NOTED)	
PROPOSED TRAIL (AND EASEMENT; OUTSIDE OF PUBLIC RIGHT-OF-WAY)	
EXISTING CONTOUR	630
BIOLOGICAL RESOURCES	
PROPOSED FUEL MANAGEMENT ZONE	
PROPOSED HOA BIO-FILTER LOT	
PROPOSED SEWER MAIN W/MANHOLE	S
PROPOSED SEWER FORCE MAIN W/MANHOLE	SFM
PROPOSED STORM DRAIN	SD
PROPOSED STORM DRAIN INLET, CLEANOUT, CATCH BASIN OR DESILTATION BASIN & RISER	
PROPOSED STORM DRAIN HEADWALL W/ RIP RAP DISSIPATER	
PROPOSED BROW DITCH	
PROPOSED FIRE HYDRANT	
PROPOSED WATER LINE	W
PROPOSED RECLAIMED WATER LINE	RW
DRAINAGE INUNDATION (BASINS GREATER THAN 25 ACRES)	

LEGAL DESCRIPTION:

OF PORTIONS OF THE TOWN OF RAMONA, MAP NO. 644: PORTIONS OF RANCHO SANTA MARIA MAP NO. 863: PORTIONS OF WEEK END VILLAS, MAP NO. 1457: AND LOT 1, SECTION 8, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA. (NOTE: THOSE PORTIONS OF MAP NO. 863 SHOWN HEREON ARE PORTIONS OF SECTIONS 4, 5, 7, 8, 9 AND 17, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE EXTENSION OF THE U.S. GOVERNMENT SYSTEM OF SURVEYS OVER SAID RANCHO SANTA MARIA REPUTED TO HAVE BEEN MADE BY O. N. SANFORD IN MAY, 1884.)

OWNER

MONTECITO RANCH, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
402 WEST BROADWAY, SUITE 1320
SAN DIEGO, CA 92101-3542
TELEPHONE (619) 696-7355

BY:

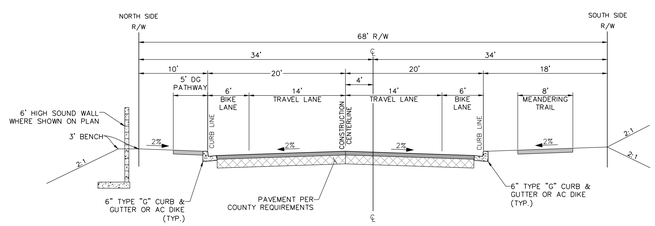
BRUCE TABB DATE

ENGINEER OF WORK:

REC CONSULTANTS, INC.
2442 SECOND AVENUE
SAN DIEGO, CA 92101
PHONE: 619-232-9200
FAX: 619-232-9210

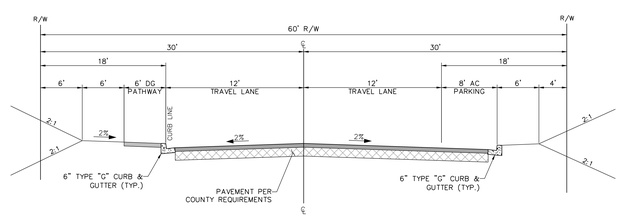
BRUCE A. ROBERTSON DATE
R.C.E. 48529

REGISTERED PROFESSIONAL ENGINEER — BRUCE A. ROBERTSON — No. RCE 48529 — EXP 6/30/16 — Civil — STATE OF CALIFORNIA



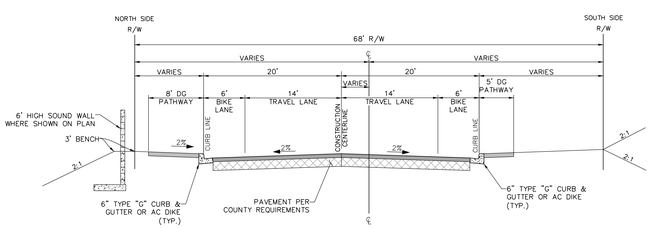
TYPICAL SECTION
MONTECITO RANCH ROAD (PUBLIC)

FROM ALICE ST. TO EXIST. MONTECITO WAY
NO SCALE



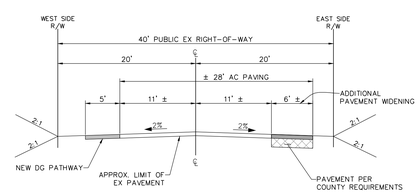
TYPICAL SECTION
NEIGHBORHOOD STREETS (PRIVATE)

NOT TO SCALE



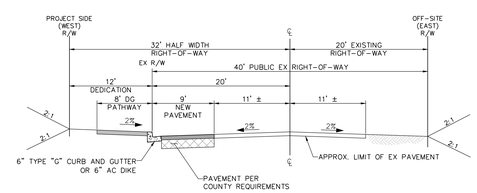
TYPICAL SECTION
MONTECITO RANCH ROAD (PUBLIC)

FROM EASTERLY BOUNDARY TO ALICE ST.
NO SCALE



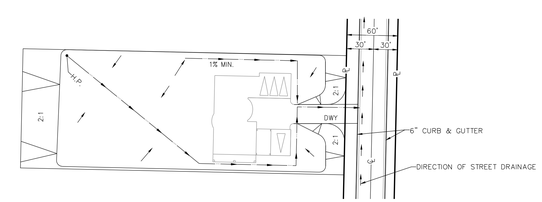
TYPICAL SECTION
MONTECITO WAY (OFF-SITE) (PUBLIC)
(INTERIM ROAD, SA 330)

NO SCALE



TYPICAL SECTION
MONTECITO WAY (ON-SITE) (PUBLIC)
(LIGHT COLLECTOR 2.2E, SA 330)

NO SCALE



TYPICAL RESIDENTIAL LOT DRAINAGE

NO SCALE

GPA 04-013, SPA 01-001, REZ 04-22,
TM 5250 RPL8, MUP 04-045,
MUP 09-023
MONTECITO RANCH
Log. No. 01-09-013

Civil Engineering-Environmental
Land Surveying
2442 Second Avenue
San Diego, CA 92101
(619)232-9200 (619)232-9210 Fax
REC Consultants, Inc.

COUNTY OF SAN DIEGO TRACT 5250-RPL8

SAN DIEGO, CALIFORNIA

VESTING SITE PLAN
MONTECITO RANCH

DATE:	6-13-2014
JN:	908
SHEET	1
	1 OF 3 SHEETS

VESTING SITE PLAN - MONTECITO RANCH

REC
Civil Engineering · Environmental
Land Surveying
Consultants, Inc.
2442 Second Avenue
San Diego, CA 92101
(619)232-9200 (619)232-9210 Fax

COUNTY OF SAN DIEGO TRACT 5250-RPL8

SAN DIEGO, CALIFORNIA

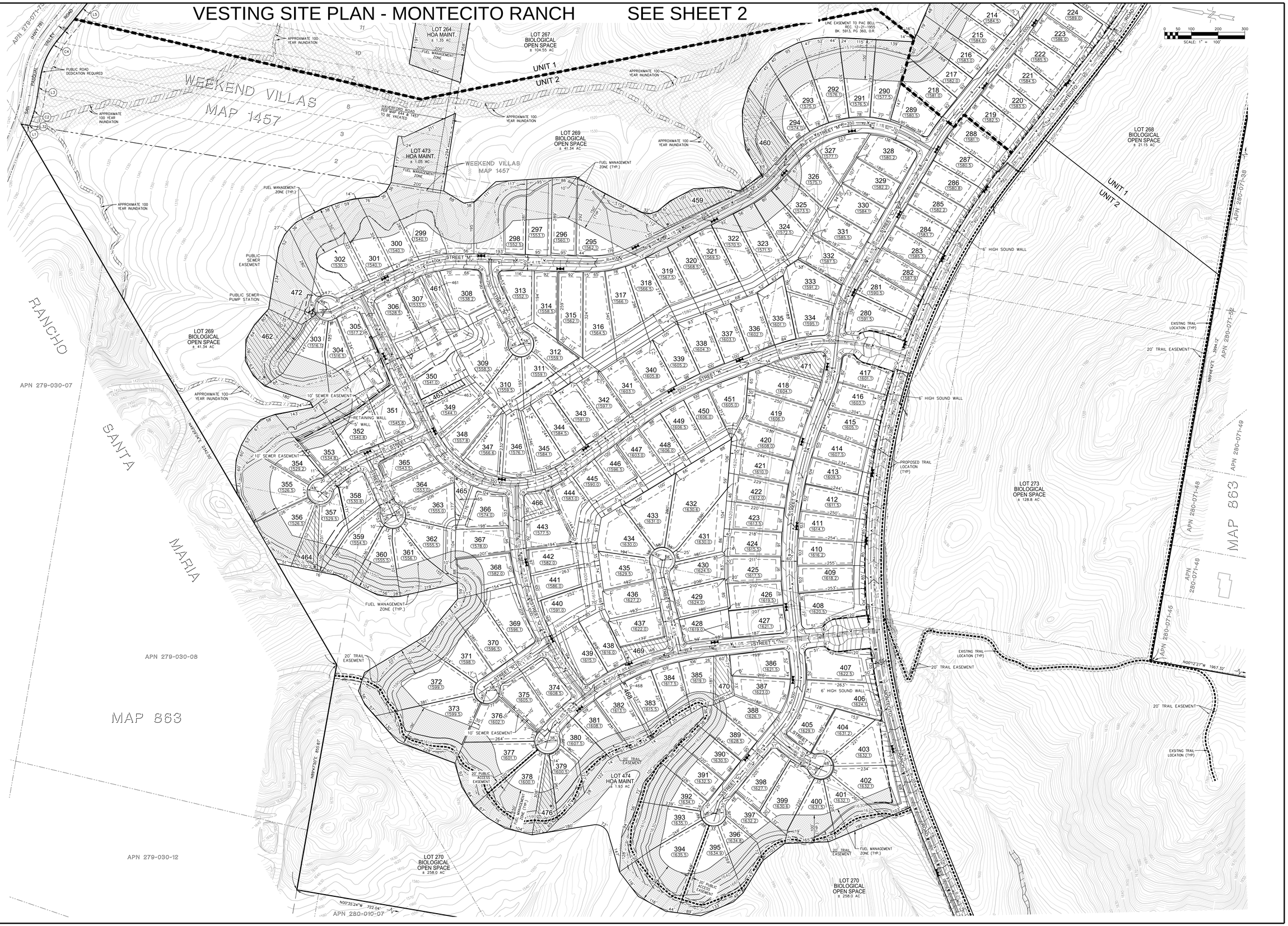
VESTING SITE PLAN
UNIT 1
MONTECITO RANCH

DATE:	6-13-2014
JN:	908
SHEET	2

2 OF 3 SHEETS

VESTING SITE PLAN - MONTECITO RANCH

SEE SHEET 2



REC
Civil Engineering · Environmental
Land Surveying
Consultants, Inc.
2442 Second Avenue
San Diego, CA 92101
(619)232-9200 (619)232-9210 Fax

COUNTY OF SAN DIEGO TRACT 5250-RPL8

SAN DIEGO, CALIFORNIA

VESTING SITE PLAN
UNIT 2
MONTECITO RANCH

DATE:	6-13-2014
JN:	908
SHEET	3

3 OF 3 SHEETS