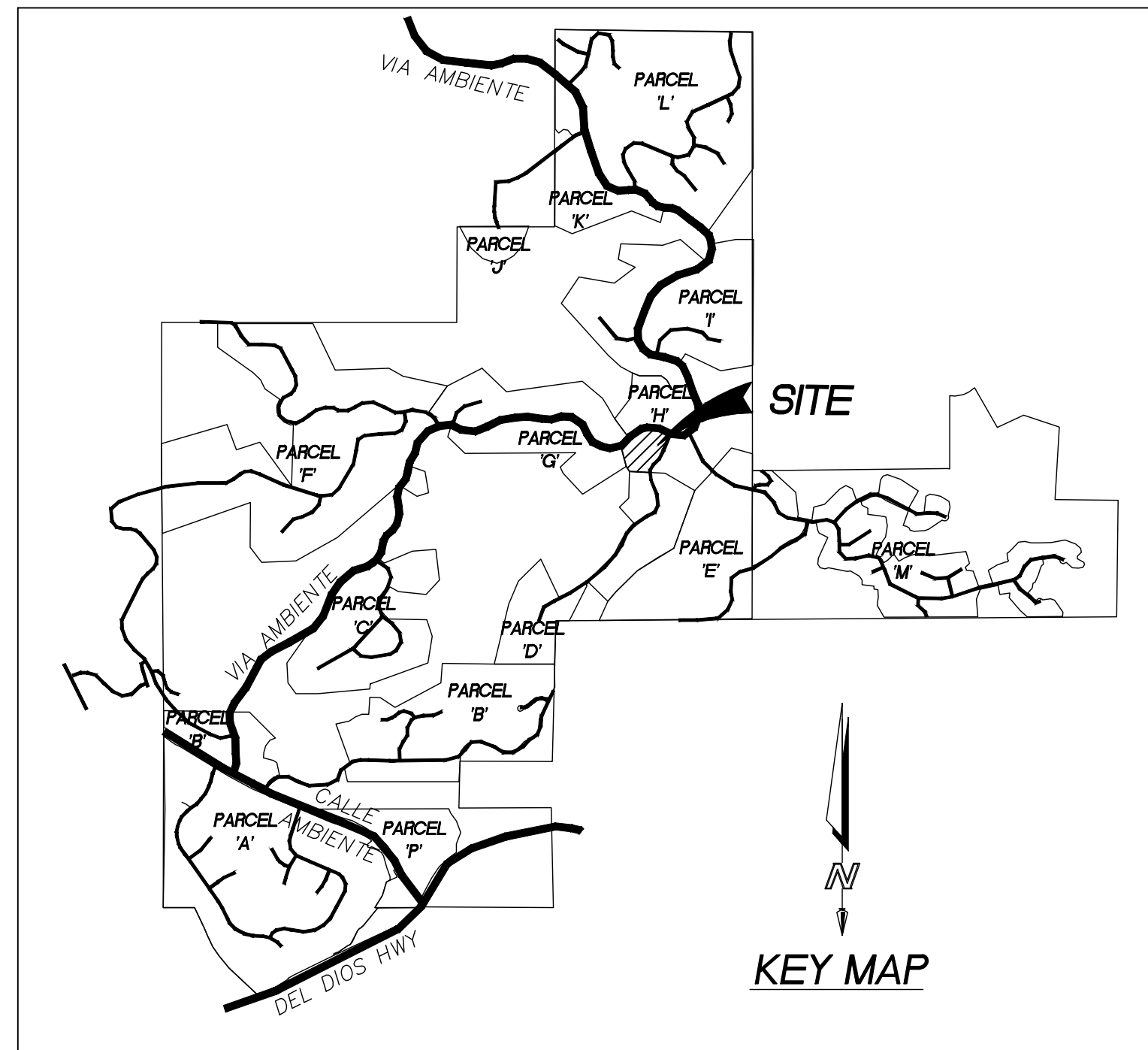


# COUNTY OF SAN DIEGO TENTATIVE TRACT MAP 5440RPL<sup>4</sup>

## RANCHO CIELO VILLAGE CENTER



### PARK LAND DEDICATION STATEMENT

SEE AMENDED SPECIFIC PLAN FOR RANCHO CIELO PARK LAND DEDICATIONS.

### SPECIAL ASSESSMENT ACT STATEMENT

NO REQUEST WILL BE MADE

### SOLAR ACCESS NOTE

EACH LOT WITHIN THIS SUBDIVISION HAS A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING 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.

### IMPROVEMENT STATEMENT

APPLICANT WILL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS FOR THE INSTALLATION OF IMPROVEMENTS.

### LEGEND

ITEMS	SYMBOL
TRACT BOUNDARY	—————
RIGHT OF WAY	—————
LOT LINE	—————
LOT NUMBER	1
EXISTING CONCRETE BROW DITCH	———>
OPEN SPACE FENCING	—————

### GENERAL NOTES

- TOTAL GROSS AREA: 5.590 ACRES NET AREA: 5.590 ACRES
- TOTAL NUMBER OF LOTS: 8 LOTS
- 7 - RESIDENTIAL LOTS, 1 - PRIVATE ROAD
- TOTAL NUMBER OF DWELLING UNITS: 7
- ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- EXISTING AERIAL TOPOGRAPHY WAS PREPARED BY SAN-LO AERIAL SURVEYS, FLOWN 10-23-98. (CONTOURS SHOWN ON PLAN ARE 2 FOOT INTERVAL)
- LAMBERT COORDINATES: 322-1719
- ALL PUBLIC STORM DRAIN SHOWN ON THIS TM NOT WITHIN PUBLIC STREET WILL BE GRANTED A DRAINAGE EASEMENT WHICH ENCOMPASSES THE DRAINAGE FACILITIES; DEDICATED TO THE COUNTY FLOOD CONTROL DISTRICT.
- GENERAL PLAN REGIONAL CATEGORY: SEMI-RURAL
- GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN
- COMMUNITY PLAN: SAN DIEGUITO
- PROPOSED LAND USE: 7 SINGLE FAMILY RESIDENTIAL LOTS
- PROPOSED TAX RATE AREA: 74180

### LEGAL DESCRIPTION

LOT 109 OF COUNTY OF SAN DIEGO TRACT NO. 4229-2, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12764; FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 9, 1991.

### ASSESSOR'S PARCEL NO

ASSESSOR'S PARCEL NO	EXISTING_ZONE	PROPOSED_ZONE
264-382-16	C-36	RV-3

### PUBLIC UTILITIES/DISTRICTS:

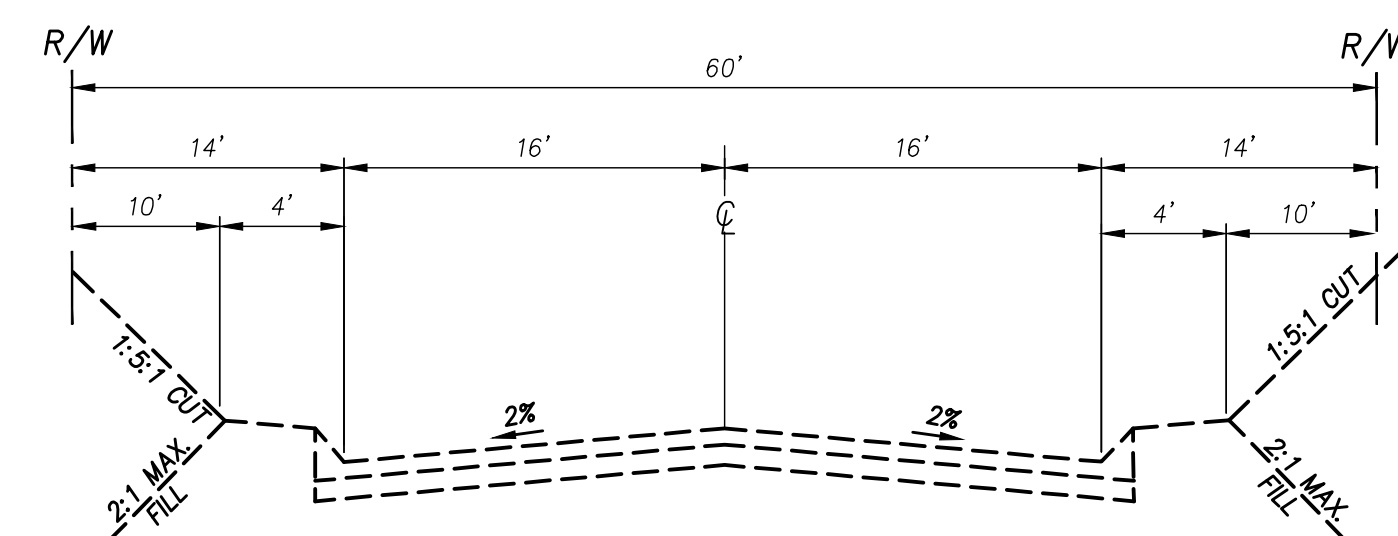
SEWER	OLIVENHAIN MUNICIPAL WATER DISTRICT
WATER	OLIVENHAIN MUNICIPAL WATER DISTRICT
STORM DRAIN	PRIVATE - HOA MAINTAINED
TELEPHONE	PACIFIC TELEPHONE
GAS AND ELECTRIC	SDG&E
CABLE T.V.	COX CABLE
POLICE	COUNTY SHERIFF
FIRE	RANCHO SANTA FE FIRE PROTECTION DISTRICT
SCHOOL	ESCONDIDO UNION SCHOOL DISTRICT (ELEMENTARY, JR. HIGH, AND HIGH SCHOOL)

### OWNER / SUBDIVIDER

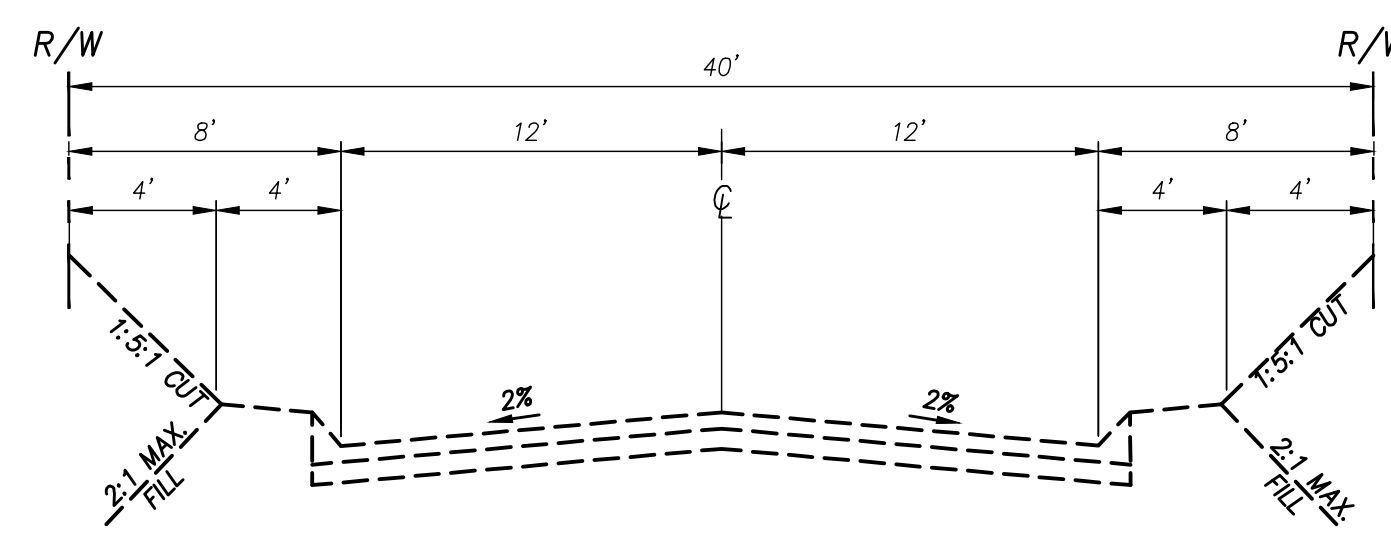
OWNER'S CERTIFICATE (OWNER AND SUBDIVIDER):  
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE MAP.

RANCHO CIELO ESTATES, LTD.  
PO BOX 2303  
RANCHO SANTA FE, CA 92067  
TEL: (858) 756-5667

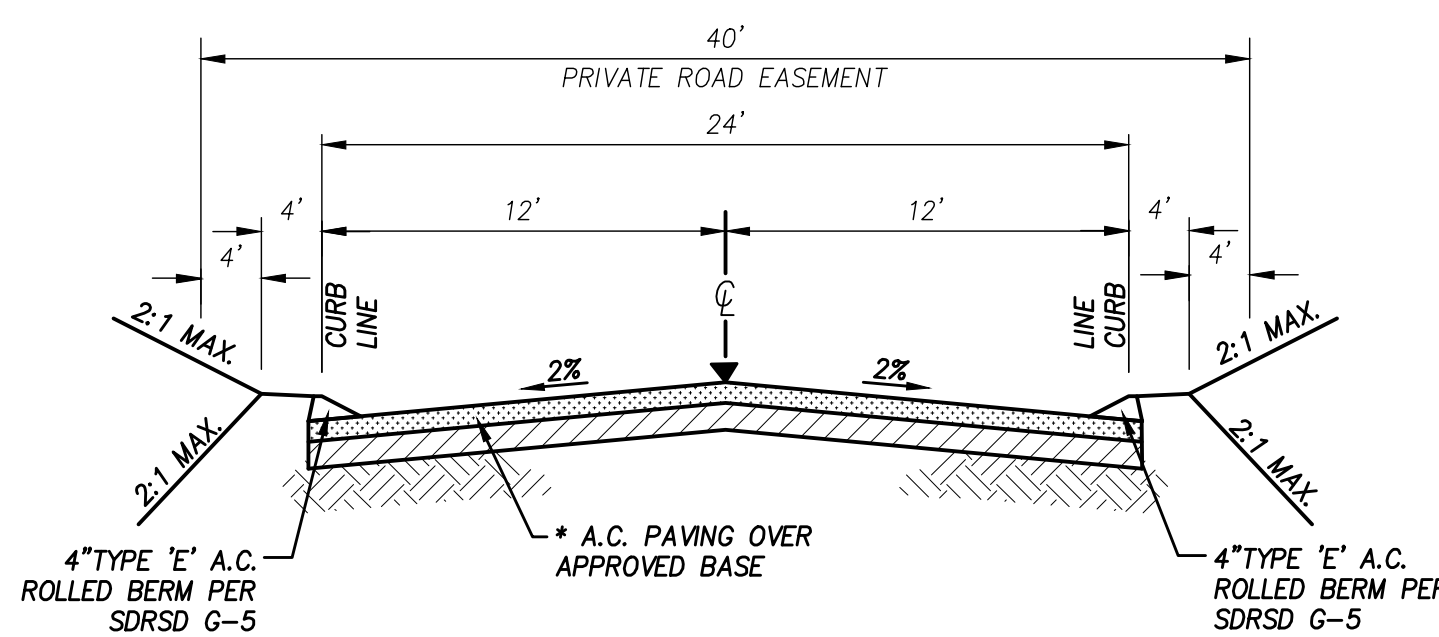
MARK ROWSON, PRESIDENT DATE



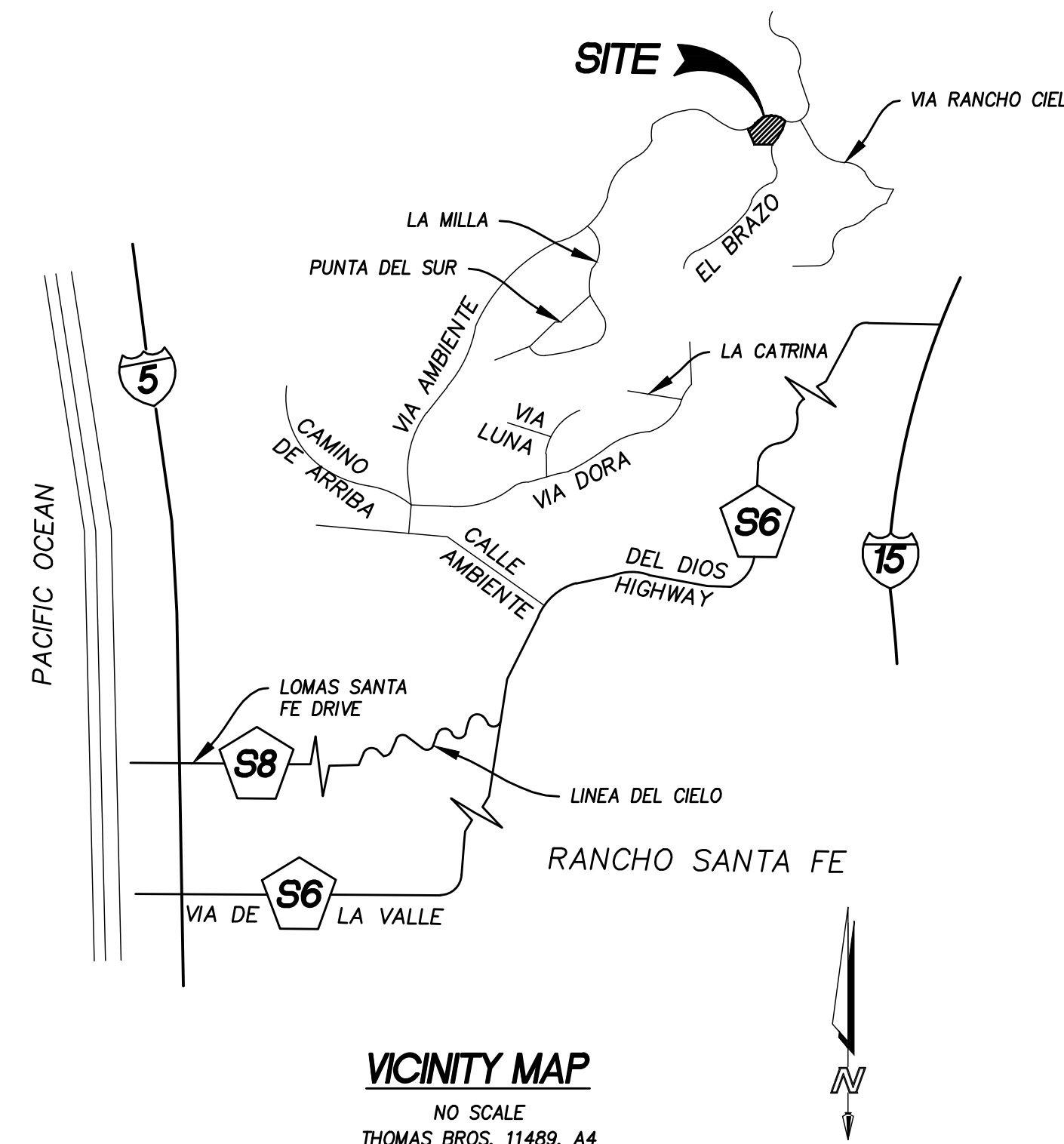
EXISTING VIA AMBIENTE  
TYPICAL STREET SECTION  
NO SCALE



EXISTING EL BRAZO  
TYPICAL STREET SECTION  
NO SCALE



PROPOSED TYPICAL PRIVATE ROAD SECTION  
NO SCALE



VICINITY MAP  
NO SCALE  
THOMAS BROS. 11489, A4

LOT AREA			
LOT NO.	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
1	0.403	17,536	0.403
2	0.502	21,860	0.502
3	0.581	25,301	0.581
4	0.659	28,726	0.659
5	0.676	16,797	0.386
6	1.00	12,926	0.297
7	1.44	14,726	0.338
A	0.33	N/A	N/A

ZONING INFORMATION		
APN 264-382-16	EXISTING	PROPOSED
USE REGULATIONS	C-36	RV-3
ANIMAL REGULATIONS	O	A
DEVELOPMENT REGULATIONS	DENSITY	29
	LOT SIZE	-
	BUILDING TYPE	Y
	MAXIMUM FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	LOT COVERAGE	-
SETBACK	O	
OPEN SPACE	A	
SPECIAL AREA REGULATIONS	-	-

### OPEN SPACE/ LBZ AREA

EXISTING O.S. AREA (SF)	EXISTING O.S. AREA (AC)	*PROPOSED LBZ AREA (SF)	*PROPOSED LBZ AREA (AC)
49,810	1.14	86,263	1.98

\* BRUSH MANAGEMENT ZONE 'B' CAN OCCUR WITHIN LBZ (LIMITED BUILDING ZONE).  
DRAINAGE PIPE, HEADWALL, RIPRAP & BROW DITCH CAN ALSO OCCUR WITHIN OPEN SPACE AREA.

### DENSITY CALCULATION

PROPOSED DENSITY = 7 DU / 5.590 AC = 1.25 DU/AC  
ALLOWABLE DENSITY = 3.0 DU/AC

### ENGINEER OF WORK

FUSCOE ENGINEERING - SAN DIEGO, INC.  
6390 GREENWICH DRIVE, STE. 170  
SAN DIEGO, CA 92122  
(858)554-1500

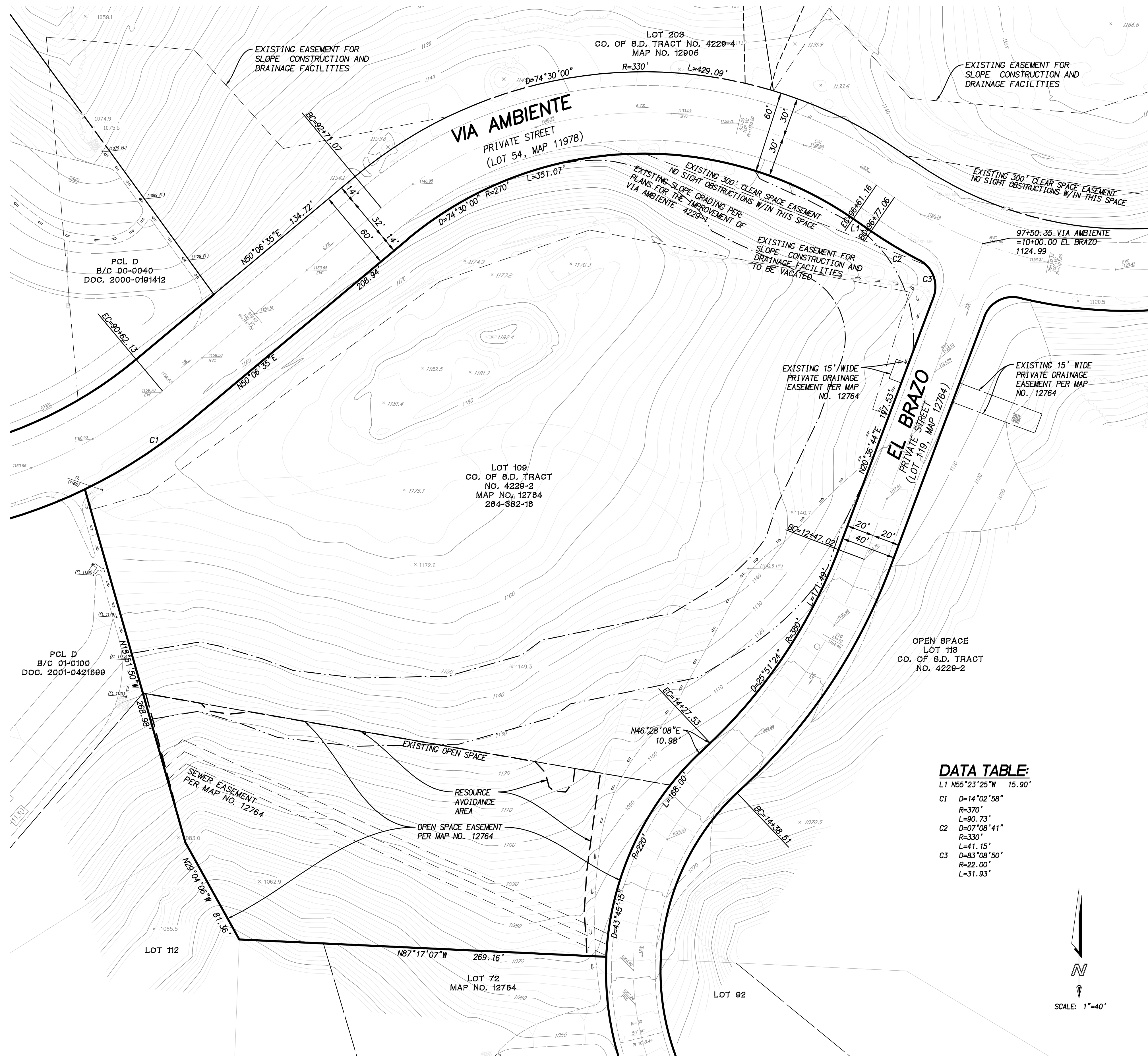
KENNETH T. KOZLIK RCE 71883 DATE



NO.	DATE	REVISION

6390 Greenwich Drive, Suite 170  
San Diego, California 92122  
tel 858.554.1500 • fax 858.597.0335  
www.fuscoecorp.com

# RANCHO CIELO VILLAGE CENTER EXISTING CONDITIONS

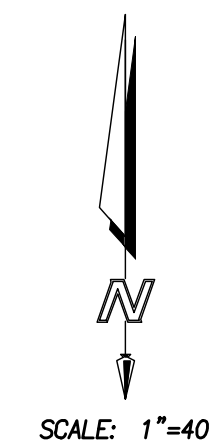


**LEGEND**

ITEMS	SYMBOL
TRACT BOUNDARY	—————
RIGHT OF WAY	—————
EXISTING CONTOUR	—————
EXISTING CONCRETE BROW DITCH	—————

**DATA TABLE:**

L1	N65°23'25"W	15.90'
C1	D=14°02'58"	R=370'
	L=90.73'	
C2	D=07°08'41"	R=330'
	L=41.15'	
C3	D=83°08'50"	R=22.00'
	L=31.93'	



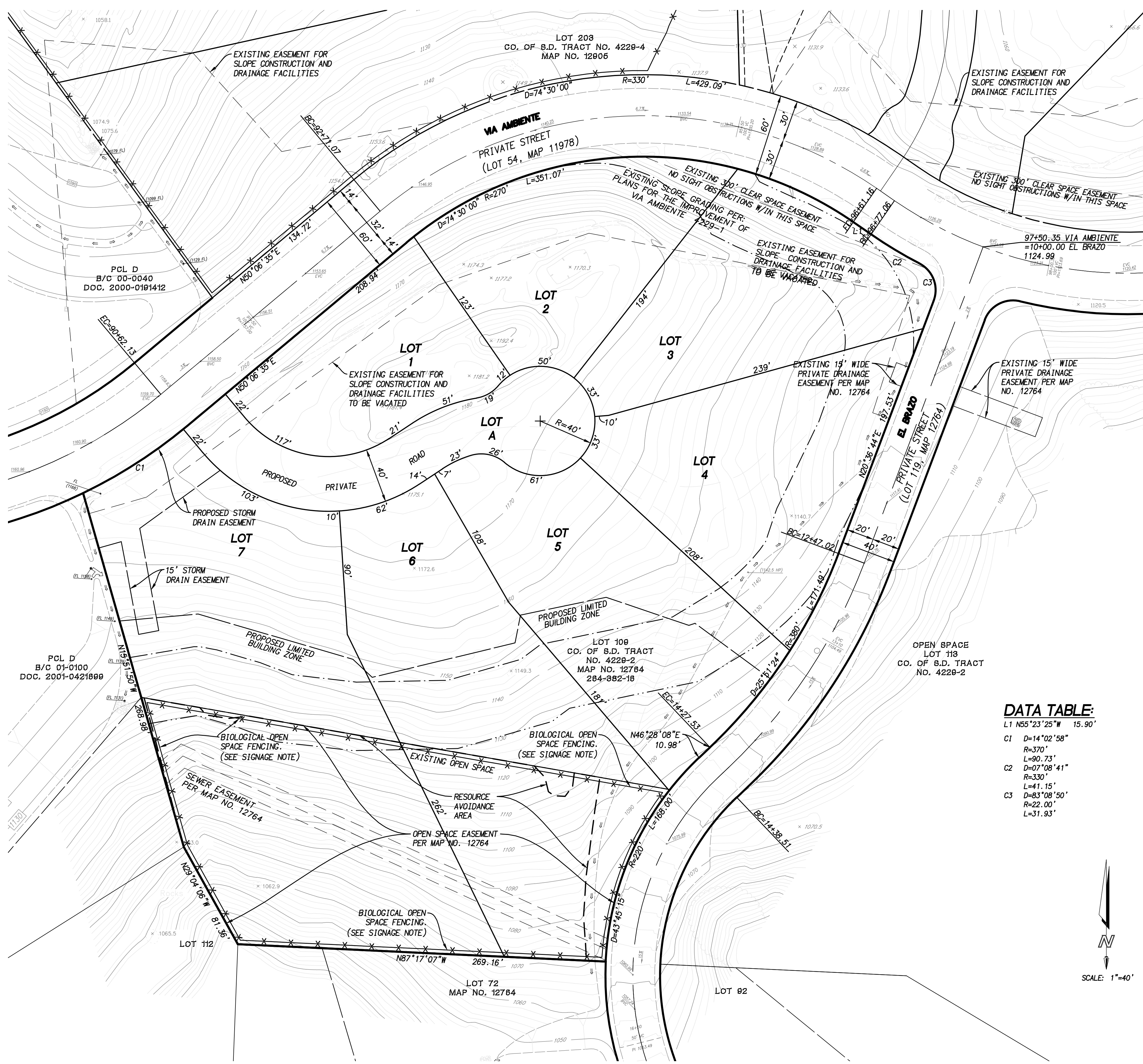
NO.	DATE	REVISION



**FUSCOE  
ENGINEERING**  
6390 Greenwich Drive, Suite 170  
San Diego, California 92122  
tel 858.554.1500 • fax 858.597.0335  
www.fuscoe.com



SHEET 3 OF 3 SHEETS  
**RANCHO CIELO VILLAGE CENTER**  
**TENTATIVE MAP**



**LEGEND**

ITEMS	SYMBOL
TRACT BOUNDARY	---
RIGHT OF WAY	---
LOT LINE	---
LOT NUMBER	1
EXISTING CONCRETE BROW DITCH	==>==>==>
OPEN SPACE FENCING	-x-x-x-

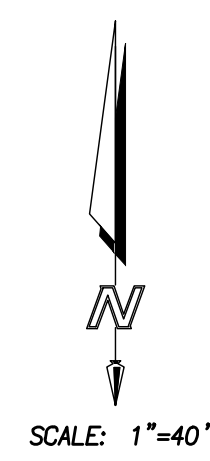
**OPEN SPACE SIGNAGE NOTES**

OPEN SPACE SIGNS SHALL BE PLACED ALONG THE BIOLOGICAL OPEN SPACE BOUNDARY AT 100' INTERVALS MINIMUM. SIGNS MUST BE CORROSION RESISTANT, A MINIMUM OF 6"x9" IN SIZE, ON POSTS NOT LESS THAN THREE (3) FEET IN HEIGHT FROM THE GROUND SURFACE, AND MUST STATE THE FOLLOWING:

**SENSITIVE ENVIRONMENTAL RESOURCES AREA RESTRICTED BY EASEMENT**  
 APPROVED ENTRY WITHOUT EXPRESS WRITTEN PERMISSION FROM THE COUNTY OF SAN DIEGO IS PROHIBITED. TO REPORT A VIOLATION OR FOR MORE INFORMATION ABOUT EASEMENT RESTRICTIONS AND EXCEPTIONS CONTACT THE COUNTY OF SAN DIEGO, DEPARTMENT OF PLANNING AND LAND USE.  
 REFERENCE: (TM 5440 & ER 86-06-026B)

**DATA TABLE:**

L1	N55°23'25"W	15.90'
C1	D=14°02'58"	R=370'
	L=90.73'	
C2	D=07°08'41"	R=330'
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C3	D=83°08'50"	R=22.00'
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NO.	DATE	REVISION

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W:\PROJECTS\0271 - CIELO VILLAGE CENTER\0271-12784-03-14-13-21240871.dwg (06-14-13 2:24:08PM) Plotted by: emm