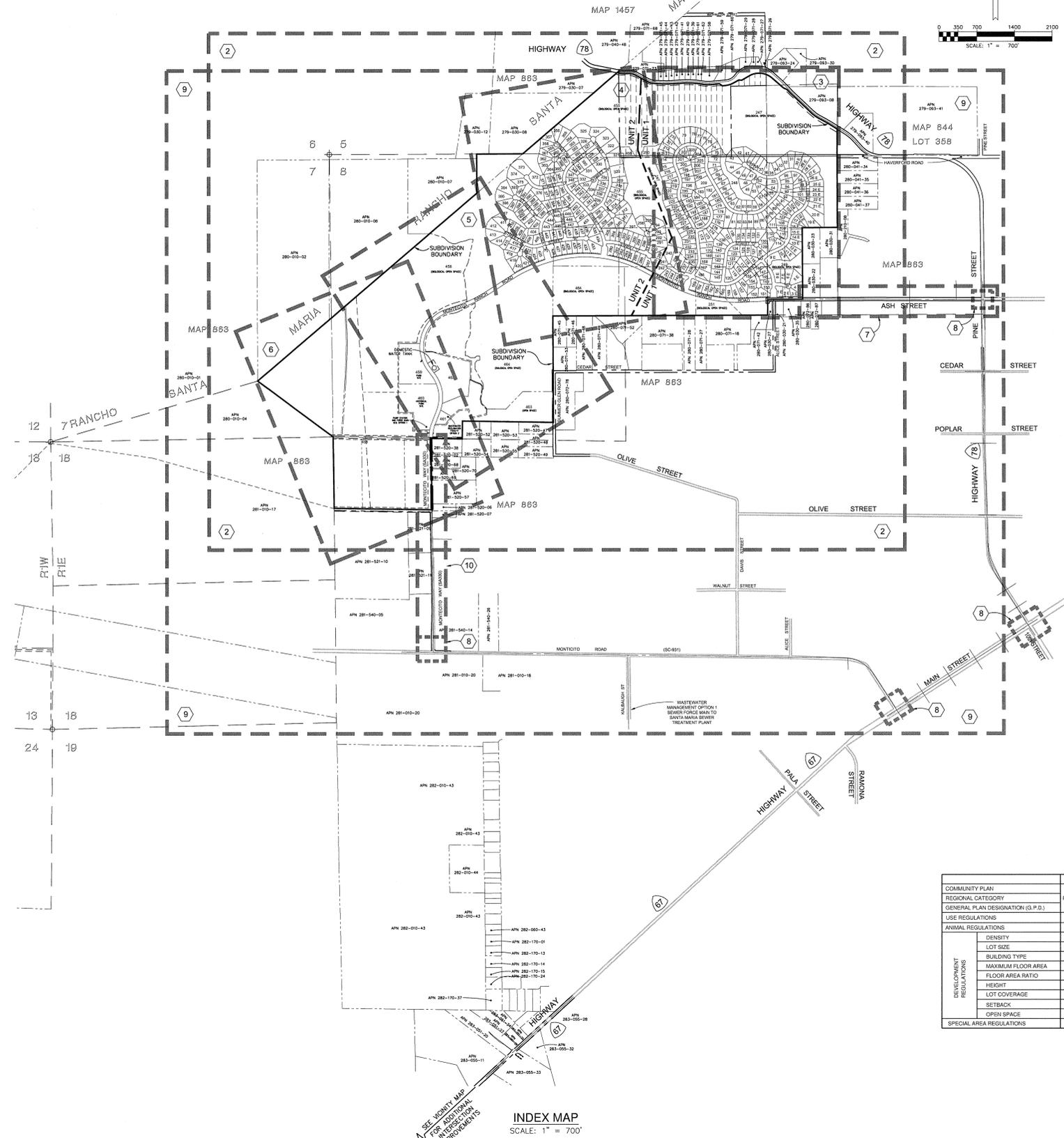
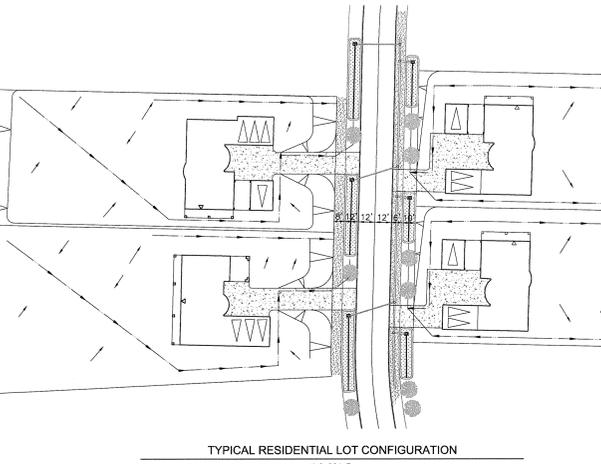
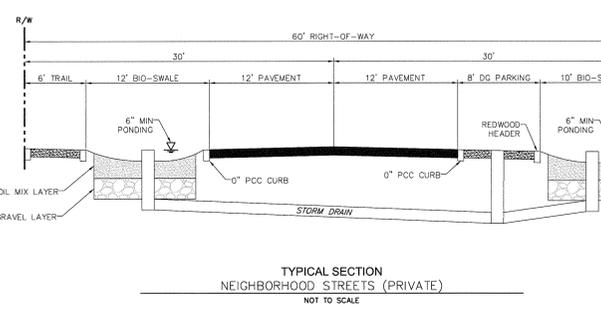
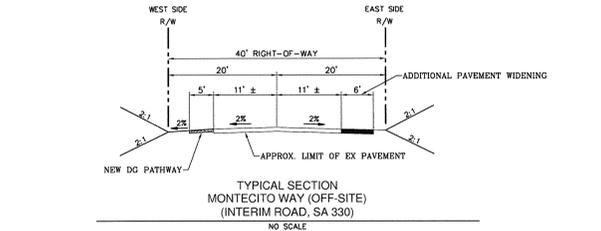
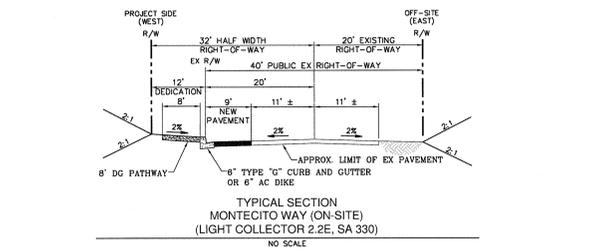
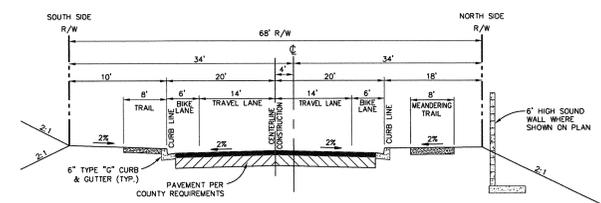
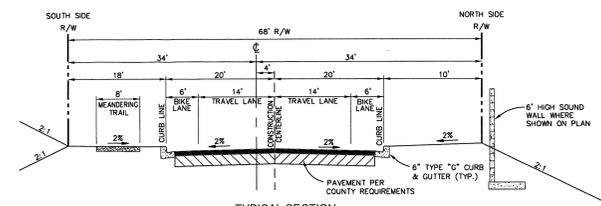


# COUNTY OF SAN DIEGO TRACT 5250-RPL7

## VESTING TENTATIVE MAP

### MONTECITO RANCH

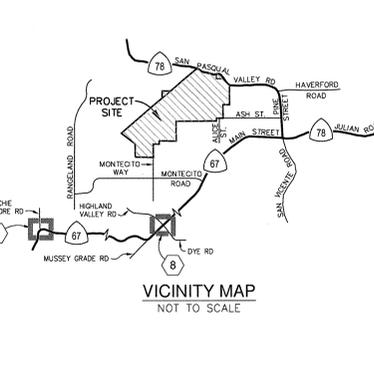


**LEGEND**

DESCRIPTION	SYMBOL
BOUNDARY DATA PER TABLE (SHEET 2)	(1) (2)
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	---
BIOLOGICAL RESOURCES	---
PROPOSED FUEL MANAGEMENT ZONE	---
PROPOSED SEWER MAIN W/MANHOLE	---
PROPOSED SEWER FORCE MAIN W/MANHOLE	---
PROPOSED STORM DRAIN	---
PROPOSED STORM DRAIN INLET, CLEANOUT, CATCH BASIN OR DEGRADATION BASIN & RISER	---
PROPOSED STORM DRAIN HEADWALL W/ RIP RAP DISSIPATER	---
PROPOSED BROW DITCH	---
PROPOSED FIRE HYDRANT	---
PROPOSED WATER LINE	---
PROPOSED RECLAIMED WATER LINE	---
TRAFFIC SIGNAL	---
DRAINAGE INUNDATION (BASINS GREATER THAN 25 ACRES)	---
TREATED WATER SPRAY FIELD (W.W. OPTION 2 - ONLY)	---

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS/BOUNDARY INFORMATION
3-6	TENTATIVE MAP SHEETS
7	ASH STREET IMPROVEMENTS
8	INTERSECTION STRIPING AND DETAILS
9	WATER AND SEWER MAIN ALIGNMENT EXHIBIT (SITE CROSS SECTIONS AND MONTECITO WAY IMPROVEMENTS)
10	WATER AND SEWER MAIN ALIGNMENT EXHIBIT (SITE CROSS SECTIONS AND MONTECITO WAY IMPROVEMENTS)



**LOT BREAKDOWN**

	UNIT 1 (LOTS)	UNIT 2 (LOTS)	TOTAL (LOTS)
RESIDENTIAL (31-78, 80-246, 280-330, 332-453)	215	172	
RESIDENTIAL EQUESTRIAN (E) (1-30)	30		
TOTAL RESIDENTIAL	245	172	417
HOA MAINTENANCE (248, 250)	2	2	4
SEWER PUMP STATION (79 & 324)	-	1	1
OPEN SPACE (247, 249, 251, 455, 458, 462, 463, 464)	3	4	7
PARK (459)	-	1	1
HISTORICAL PARK & EQUESTRIAN SITE (460)	-	1	1
WASTEWATER RECLAMATION FACILITY (W.W. OPTION 2 - ONLY) (461)	-	1	1

NOTE: DUE TO COMBINED LOT USE  
\* TOTAL PROJECT SEWER PUMP STATIONS = 2

**ZONING INFORMATION**

COMMUNITY PLAN	EXISTING			
	RESIDENTIAL AREAS	OPEN SPACE AREAS / PRESERVE	PARK SITE	SCHOOL / WASTEWATER TREATMENT FACILITY
GENERAL PLAN DESIGNATION (G.P.D.)	S-88/R	S-88/OS	S-88/CS	S-88/TP
USE REGULATIONS	A	A	A	A
ANIMAL REGULATIONS	-	-	-	-
DENSITY	0.5	-	-	-
LOT SIZE	20,000 SF	-	-	-
BUILDING TYPE	C	A	C	C
MAXIMUM FLOOR AREA	-	-	-	-
FLOOR AREA RATIO	-	-	-	-
HEIGHT	G	-	G	G
LOT COVERAGE	-	-	-	-
SETBACK	V	-	V	V
OPEN SPACE	-	-	-	-
SPECIAL AREA REGULATIONS	-	-	-	-

- GENERAL NOTES:**
- TENTATIVE MAP PREPARED BY: REC Civil Engineering-Environmental Land Surveying Consultants, Inc. 2442 Second Avenue San Diego, CA 92101 (619)232-9200 (619)232-9210 FAX
  - TOTAL AREA: 935.2 ACRES
  - TOTAL NUMBER OF LOTS: 417
  - TOTAL NUMBER OF DWELLING UNITS: 417
  - MINIMUM LOT SIZE: 20,000 SF
  - EXISTING ZONING: S-88
  - ALL PROPOSED UTILITIES TO BE UNDERGROUND.
  - ALL EXISTING UTILITY AND ROAD EASEMENTS NOT REMAINING IN USE SHALL BE VACATED PRIOR TO OR CONCURRENT WITH RECORDATION OF THE FINAL MAP(S) SUBJECT TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
  - EXISTING TOPOGRAPHY WAS COMPILED USING PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY.
  - THE FOLLOWING WAIVERS FROM THE SUBDIVISION ORDINANCE DESIGN STANDARDS ARE REQUESTED: LOT WIDTH/DEPTH RATIO
  - LAMBERT COORDINATES: 318-1197
  - ON-SITE STREETS WILL BE PUBLIC AND PRIVATE. (SEE TYPICAL SECTIONS THIS SHEET)
  - THIS PROJECT IS A MULTI-UNIT SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 64456.1 OF THE SUBDIVISION MAP ACT.
  - PHASING OF THIS PROJECT WILL BE ACCOMPLISHED BY RECORDATION OF FINAL MAPS BY UNIT.
  - STORM DRAIN DETENTION FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY OF SAN DIEGO, DEPARTMENT OF PUBLIC WORKS.

**LEGAL DESCRIPTION:**  
OF PORTIONS OF THE TOWN OF RAMONA, MAP NO. 844, PORTIONS OF RANCHO SANTA MARIA MAP NO. 863, PORTIONS OF WEX 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 G. N. SANDERS IN MAY, 1864.)

**ASSESSOR'S PARCEL NO.'S**  
**MONTECITO RANCH SPECIFIC PLAN AREA**  
279-072-29 THROUGH 279-072-34, 279-093-38, 280-010-08  
279-072-01 THROUGH 279-072-18, 279-072-27, 279-072-28  
279-093-10, 279-093-37  
280-010-03, 280-010-09  
280-030-04 THROUGH 280-030-06, 280-030-10, 280-030-15, 280-030-24,  
280-030-29  
280-031-01 THROUGH 280-031-07  
281-021-01 THROUGH 281-021-03

**PUBLIC UTILITIES/DISTRICTS:**  
SEWER: SEWER MAINTENANCE DISTRICT (S.M.D.)  
WATER: RAMONA MUNICIPAL WATER DISTRICT (R.M.W.D.)  
TELEPHONE: COUNTY OF SAN DIEGO  
CABLE TV: PACIFIC BELL/BOC  
SCORE: COUNTY CABLE UTILITIES  
POLICE: COUNTY OF SAN DIEGO SHERIFFS' DEPT.  
FIRE: RAMONA FIRE DEPARTMENT  
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.

**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 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.

**GRADING QUANTITIES**  
CUT: 2,500,000 CY  
FILL: 2,500,000 CY  
IMPORT/EXPORT: -0- CY

**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.

MONTECITO RANCH, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY  
402 WEST BROADWAY, SUITE 1320  
SAN DIEGO, CA 92101-3642  
TELEPHONE: (619) 696-7355

BY: *RETAIL* 6-5-13  
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* 6-5-13  
R.C.E. 48529 DATE

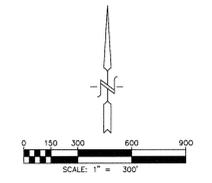
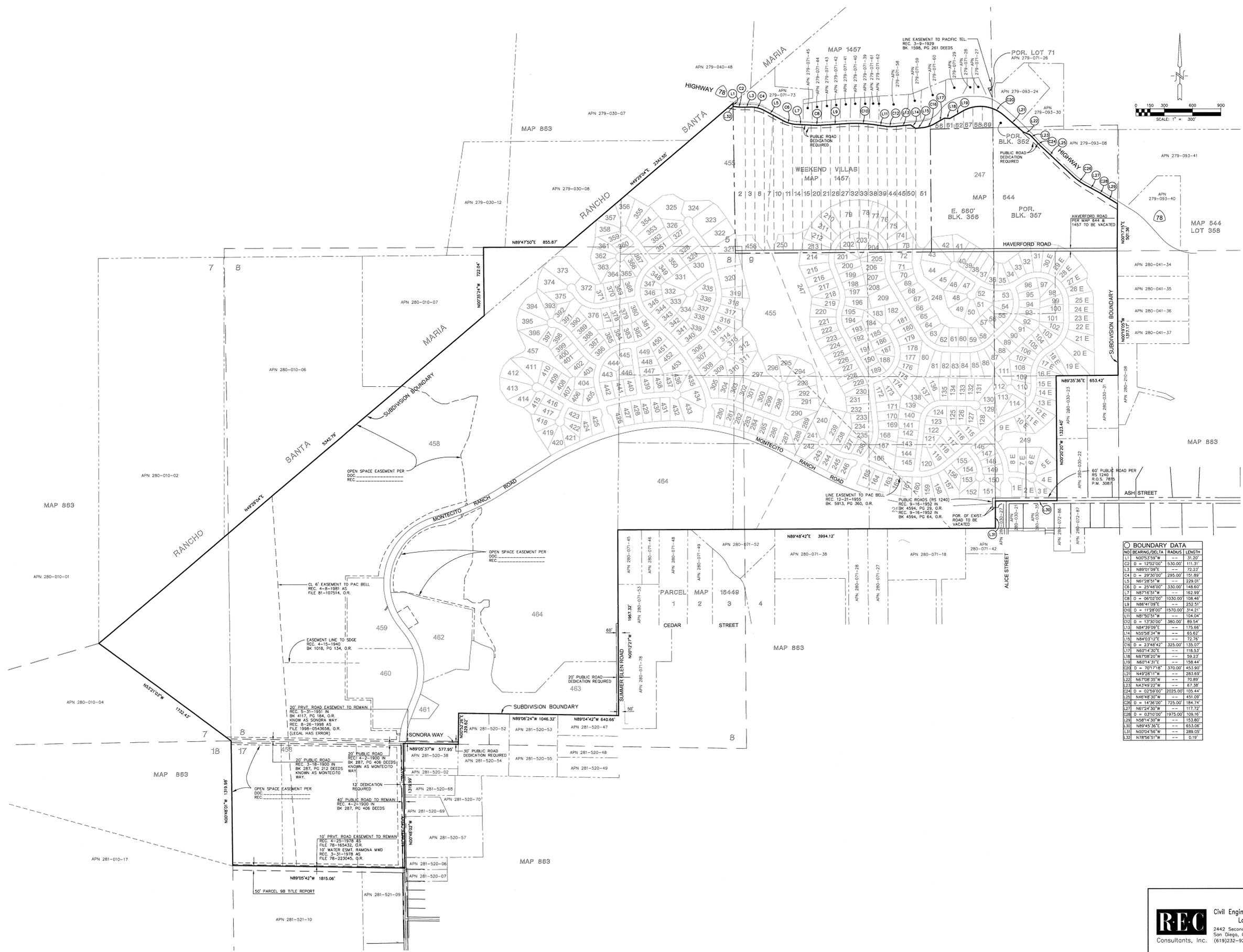


**REC** Civil Engineering-Environmental Land Surveying  
2442 Second Avenue  
San Diego, CA 92101  
(619)232-9200 (619)232-9210 Fax

COUNTY OF SAN DIEGO TRACT 5250-RPL7  
VESTING TENTATIVE MAP FOR  
**MONTECITO RANCH**  
TITLE SHEET

SHEET NO. 1 OF 10 SHEETS

SDC PDS RCVD 06-06-13  
TM5250R



**BOUNDARY DATA**

NO.	BEARING/DELTA	RADIUS	LENGTH
11	N02°51'51"W	--	31.20'
12	D = 12°02'00"	530.00'	111.31'
13	N89°01'09"E	--	72.23'
14	D = 22°50'00"	295.00'	151.89'
15	N81°28'51"W	--	229.01'
16	D = 25°48'00"	330.00'	148.60'
17	N87°15'51"W	--	182.99'
18	D = 06°02'00"	1030.00'	108.44'
19	N86°41'09"E	--	252.51'
20	D = 11°28'00"	1570.00'	314.21'
21	N81°50'51"W	--	194.04'
22	D = 13°30'00"	360.00'	89.54'
23	N84°39'09"E	--	175.68'
24	N82°56'34"W	--	65.62'
25	N84°03'12"E	--	72.76'
26	D = 23°48'42"	325.00'	135.07'
27	N87°15'51"W	--	115.53'
28	N87°08'20"W	--	59.23'
29	N80°14'31"E	--	158.44'
30	D = 10°17'18"	370.00'	453.90'
31	N49°26'11"W	--	283.69'
32	N87°08'35"W	--	79.89'
33	N43°49'22"W	--	81.38'
34	D = 02°59'00"	2025.00'	105.44'
35	N48°48'30"W	--	451.09'
36	D = 14°36'00"	725.00'	184.74'
37	N61°24'30"W	--	117.72'
38	D = 03°10'00"	1975.00'	109.16'
39	N88°14'30"W	--	153.80'
40	N89°45'36"E	--	653.50'
41	N00°04'56"W	--	289.05'
42	N78°56'51"W	--	0.19'

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

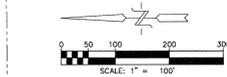
COUNTY OF SAN DIEGO TRACT 5250-RPL7  
VESTING TENTATIVE MAP FOR  
**MONTECITO RANCH**  
**EXISTING EASEMENTS**

RESIDENTIAL LOT AREAS - UNIT 1

NO	GROSS/NET (SF)	GROSS/NET (AC)	NO	GROSS/NET (SF)	GROSS/NET (AC)
1 E	24,029	0.55	125	20,302	0.47
2 E	23,613	0.54	126	21,244	0.49
3 E	23,824	0.55	127	22,431	0.52
4 E	33,888	0.78	128	22,981	0.53
5 E	43,211	0.99	129	22,671	0.52
6 E	32,916	0.76	130	22,421	0.52
7 E	24,411	0.56	131	22,327	0.74
8 E	31,107	0.71	132	22,116	0.51
9 E	41,303	0.95	133	22,116	0.51
10 E	23,714	0.54	134	22,116	0.51
11 E	28,966	0.67	135	22,049	0.51
12 E	30,975	0.71	136	26,353	0.61
13 E	29,621	0.68	137	31,204	0.72
14 E	22,831	0.52	138	26,687	0.66
15 E	22,463	0.52	139	27,396	0.63
16 E	20,449	0.47	140	23,931	0.55
17 E	20,442	0.47	141	22,995	0.51
18 E	24,056	0.55	142	20,900	0.48
19 E	52,154	1.20	143	20,800	0.48
20 E	64,007	1.47	144	20,800	0.48
21 E	39,663	0.91	145	28,892	0.66
22 E	28,966	0.67	146	20,285	0.47
23 E	26,276	0.60	147	20,435	0.47
24 E	23,416	0.54	148	20,329	0.47
25 E	29,678	0.68	149	20,146	0.46
26 E	26,410	0.65	150	22,932	0.52
27 E	32,789	0.75	151	31,998	0.73
28 E	36,708	0.84	152	27,361	0.63
29 E	37,093	0.85	153	22,172	0.51
30 E	36,703	0.84	154	21,347	0.50
31	35,791	0.82	155	20,299	0.47
32	29,075	0.67	156	23,009	0.53
33	24,987	0.57	157	34,765	0.80
34	20,160	0.46	158	32,576	0.75
35	20,226	0.46	159	28,166	0.65
36	20,329	0.47	160	23,669	0.54
37	25,318	0.58	161	23,320	0.54
38	22,207	0.51	162	22,842	0.52
39	22,562	0.52	163	22,017	0.51
40	22,002	0.51	164	23,085	0.53
41	30,853	0.71	165	27,081	0.63
42	37,210	0.85	166	41,884	0.96
43	46,939	1.08	167	25,790	0.60
44	41,885	0.96	168	23,524	0.54
45	28,924	0.66	169	21,320	0.49
46	23,579	0.54	170	22,417	0.52
47	21,706	0.50	171	25,046	0.58
48	27,712	0.64	172	24,112	0.55
49	28,016	0.64	173	26,527	0.61
50	26,747	0.61	174	25,208	0.58
51	21,982	0.49	175	24,542	0.56
52	21,103	0.48	176	22,857	0.53
53	21,332	0.49	177	21,121	0.49
54	21,987	0.51	178	23,171	0.54
55	20,459	0.47	179	24,170	0.56
56	20,190	0.46	180	21,938	0.50
57	20,190	0.46	181	22,337	0.51
58	21,750	0.50	182	30,767	0.71
59	20,750	0.48	183	25,749	0.59
60	20,000	0.46	184	23,781	0.55
61	20,000	0.46	185	20,652	0.47
62	21,688	0.50	186	20,846	0.48
63	21,654	0.50	187	20,153	0.46
64	21,800	0.49	188	20,443	0.47
65	20,750	0.48	189	20,060	0.46
66	21,250	0.49	190	20,085	0.46
67	23,250	0.53	191	20,621	0.47
68	22,500	0.52	192	20,794	0.48
69	21,750	0.50	193	20,869	0.48
70	22,013	0.51	194	20,201	0.46
71	22,195	0.51	195	20,248	0.47
72	25,803	0.59	196	30,657	0.70
73	24,468	0.56	197	24,373	0.56
74	30,489	0.70	198	23,828	0.55
75	35,579	0.82	199	23,702	0.54
76	30,750	0.71	200	25,248	0.58
77	30,777	0.71	201	27,874	0.64
78	30,197	0.69	202	27,874	0.64
79	41,279	0.95	203	27,874	0.64
80	31,710	0.73	204	27,874	0.64
81	28,094	0.65	205	22,711	0.52
82	27,128	0.62	206	25,299	0.58
83	31,413	0.72	207	23,203	0.53
84	30,945	0.71	208	22,115	0.51
85	33,125	0.76	209	46,726	1.07
86	24,319	0.56	210	33,175	0.76
87	22,668	0.52	211	33,175	0.76
88	22,500	0.52	212	33,073	0.76
89	22,600	0.52	213	33,073	0.76
90	24,066	0.55	214	34,325	0.79
91	23,915	0.55	215	33,785	0.78
92	23,563	0.54	216	29,252	0.67
93	20,321	0.47	217	29,000	0.67
94	21,725	0.50	218	28,654	0.66
95	23,725	0.55	219	25,314	0.58
96	20,177	0.46	220	29,328	0.68
97	20,086	0.46	221	25,745	0.59
98	20,060	0.46	222	28,946	0.67
99	20,285	0.47	223	25,483	0.58
100	24,586	0.56	224	24,105	0.55
101	20,635	0.47	225	24,158	0.55
102	22,042	0.51	226	24,500	0.56
103	20,041	0.46	227	23,203	0.53
104	21,025	0.48	228	22,000	0.50
105	20,261	0.46	229	21,777	0.50
106	20,065	0.46	230	22,226	0.51
107	22,369	0.51	231	23,304	0.54
108	22,539	0.52	232	22,116	0.51
109	20,292	0.47	233	22,000	0.50
110	21,881	0.50	234	21,777	0.50
111	31,571	0.73	235	22,226	0.51
112	22,187	0.51	236	20,818	0.48
113	25,840	0.59	237	20,818	0.48
114	28,224	0.65	238	20,818	0.48
115	21,605	0.50	239	20,818	0.48
116	23,205	0.53	240	20,818	0.48
117	27,728	0.64	241	20,818	0.48
118	23,495	0.54	242	20,818	0.48
119	26,744	0.61	243	20,818	0.48
120	27,513	0.63	244	20,818	0.48
121	20,261	0.47	245	20,818	0.48
122	20,318	0.47	246	20,818	0.48
123	21,123	0.49			
124	20,208	0.46			

TOTAL RESIDENTIAL LOT AREA WITHIN UNIT 1 = 145.12 ACRES

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



SEE SHEET 7

SEE SHEET 4

COUNTY OF SAN DIEGO TRACT 5250-RPL7  
VESTING TENTATIVE MAP FOR  
MONTECITO RANCH  
TENTATIVE MAP  
SHEET NO. 3 OF 10 SHEETS

DATE: Monday 5/6/2013 - 10:01:00 AM - E:\01\DATE: Tuesday 6/4/2013 - 10:01:00 AM - P:\Users\jv\My Documents\Projects\5250-RPL7 - sheet 3.dwg

RESIDENTIAL LOT AREAS - UNIT 2		
NO	GROSS/NET (SF)	GROSS/NET (AC)
280	27,697	0.64
281	20,327	0.47
282	22,342	0.51
283	21,625	0.50
284	21,401	0.49
285	21,591	0.50
286	22,965	0.53
287	37,852	0.87
288	25,224	0.58
289	24,534	0.57
290	31,026	0.71
291	34,913	0.80
292	33,191	0.76
293	33,977	0.78
294	43,303	0.99
295	36,659	0.84
296	35,268	0.81
297	68,160	1.57
298	25,631	0.59
299	25,795	0.59
300	25,795	0.59
301	25,795	0.59
302	25,671	0.59
303	25,325	0.58
304	24,479	0.56
305	26,666	0.61
306	23,929	0.55
307	25,635	0.59
308	26,849	0.62
309	27,451	0.63
310	33,877	0.78
311	30,364	0.70
312	40,426	0.93
313	28,538	0.66
314	24,225	0.56
315	21,328	0.49
316	28,346	0.65
317	28,208	0.65
318	31,268	0.72
319	30,445	0.70
320	58,081	1.33
321	76,619	1.76
322	55,383	1.27
323	69,025	1.59
324	73,172	1.68
325	25,827	0.59
327	20,125	0.46
328	27,459	0.63
329	26,619	0.61
330	39,973	0.92
332	28,204	0.65
333	23,872	0.55
334	33,280	0.76
335	23,944	0.55
336	21,556	0.50
337	20,196	0.46
338	20,196	0.46
339	21,406	0.49
340	20,124	0.46
341	20,525	0.47
342	20,000	0.46
343	20,000	0.46
344	20,000	0.46
345	22,362	0.51
346	22,341	0.51
347	20,654	0.47
348	20,134	0.46
349	20,026	0.46
350	35,591	0.82
351	28,177	0.65
352	31,770	0.73
353	34,482	0.79
354	34,337	0.79
355	39,836	0.92
356	39,620	0.91
357	32,411	0.74
358	28,739	0.66
359	21,987	0.51
360	21,526	0.49
361	23,042	0.53
362	28,876	0.66
363	30,255	0.70
364	25,966	0.60
365	21,507	0.49
366	20,080	0.46
367	20,014	0.46
NO	GROSS/NET (SF)	GROSS/NET (AC)
368	23,974	0.55
369	20,790	0.48
370	20,790	0.48
371	21,468	0.49
372	38,354	0.88
373	66,058	1.52
374	50,918	1.17
375	31,416	0.72
376	38,515	0.88
377	21,737	0.50
378	21,706	0.50
379	21,797	0.50
380	21,327	0.49
381	22,521	0.52
382	20,018	0.46
383	20,344	0.47
384	20,085	0.46
385	22,688	0.52
386	20,384	0.48
387	21,614	0.50
388	21,702	0.50
389	20,966	0.48
390	22,928	0.53
391	30,639	0.70
392	20,873	0.48
393	29,449	0.68
394	46,643	1.07
395	44,323	1.02
396	29,726	0.68
397	20,611	0.47
398	20,400	0.47
399	21,078	0.48
400	21,625	0.50
401	20,879	0.48
402	23,747	0.55
403	20,572	0.47
404	24,824	0.57
405	25,913	0.60
406	20,607	0.47
407	20,329	0.47
408	22,363	0.51
409	22,272	0.51
410	21,911	0.50
411	46,873	1.06
412	49,357	1.13
413	47,462	1.09
414	30,833	0.71
415	24,484	0.56
416	22,305	0.51
417	20,095	0.46
418	29,508	0.68
419	28,973	0.67
420	31,567	0.73
421	25,915	0.60
422	20,663	0.47
423	20,114	0.46
424	30,519	0.70
425	31,587	0.73
426	28,974	0.67
427	29,309	0.67
428	24,258	0.56
429	24,853	0.57
430	24,555	0.56
431	24,555	0.56
432	28,355	0.65
433	47,401	1.09
434	35,765	0.82
435	28,739	0.66
436	21,182	0.49
437	20,695	0.48
438	20,592	0.47
439	22,978	0.53
440	21,848	0.50
441	22,381	0.51
442	24,575	0.56
443	24,922	0.57
444	24,236	0.56
445	24,687	0.57
446	23,467	0.54
447	23,206	0.53
448	20,060	0.46
449	21,676	0.50
450	20,336	0.47
451	21,602	0.50
452	24,605	0.57
453	38,964	0.90

TOTAL RESIDENTIAL LOT AREA WITHIN UNIT 2 = 111.72 ACRES



SEE SHEET 3

SEE SHEET 5

**R&C** Civil Engineering-Environmental  
Land Surveying  
2442 Second Avenue  
San Diego, CA 92101  
(619)232-9200 (619)232-9210 Fax

COUNTY OF SAN DIEGO TRACT 5250-RPL7  
VESTING TENTATIVE MAP FOR  
**MONTECITO RANCH**  
TENTATIVE MAP  
SHEET NO. 4 OF 10 SHEETS

SEE SHEET 4

MAP 863

MAP 863

APN 280-010-07

MAP 863

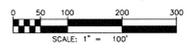
APN 280-010-08

SEE SHEET 6

MAP 863

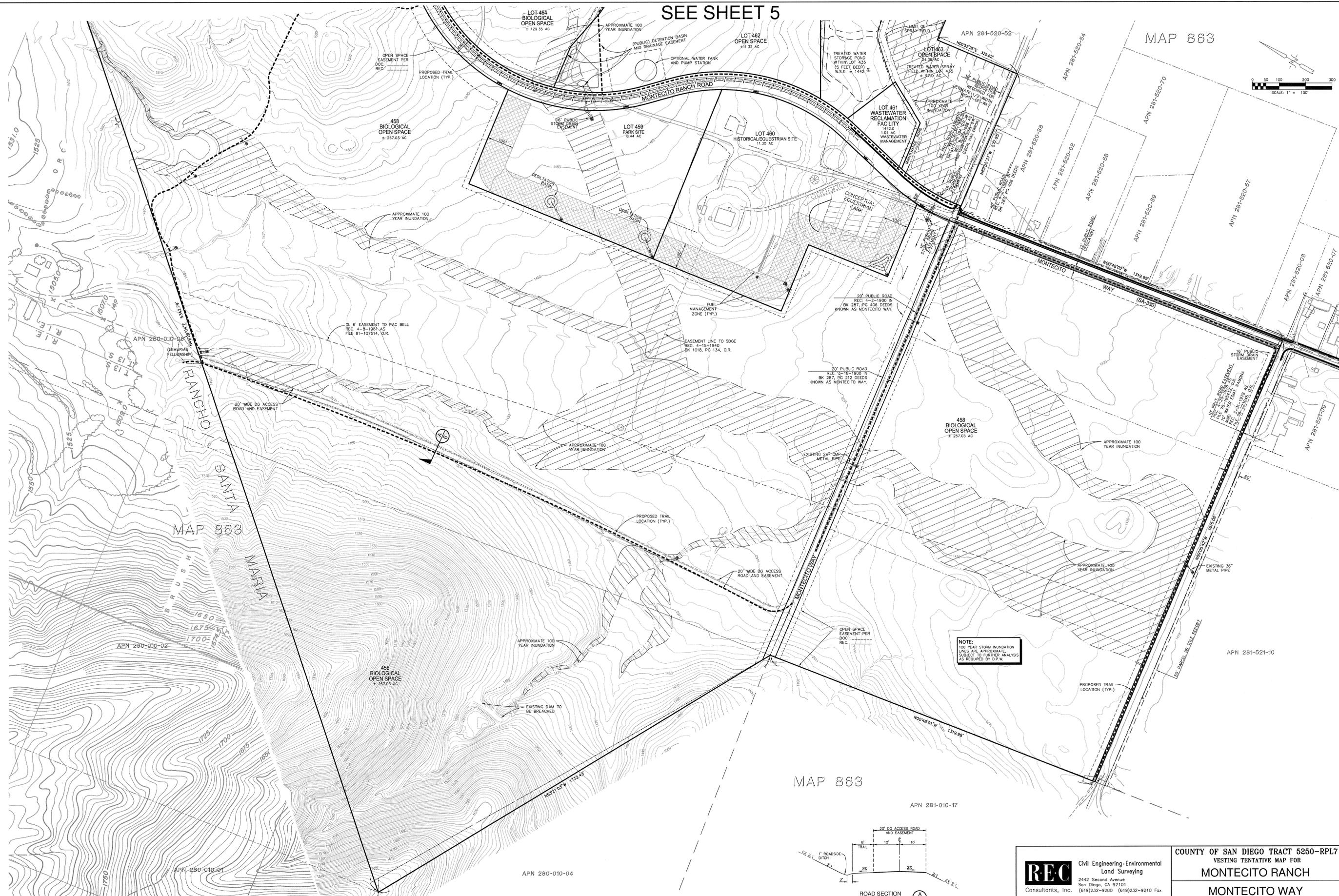
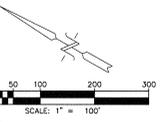


**NOTE:**  
 100 YEAR STORM INUNDATION  
 LINES ARE APPROXIMATE  
 SUBJECT TO FURTHER ANALYSIS  
 AS REQUIRED BY D.P.W.



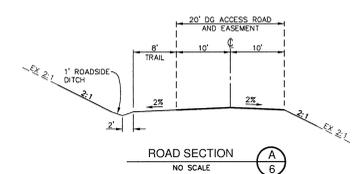
SEE SHEET 5

MAP 863



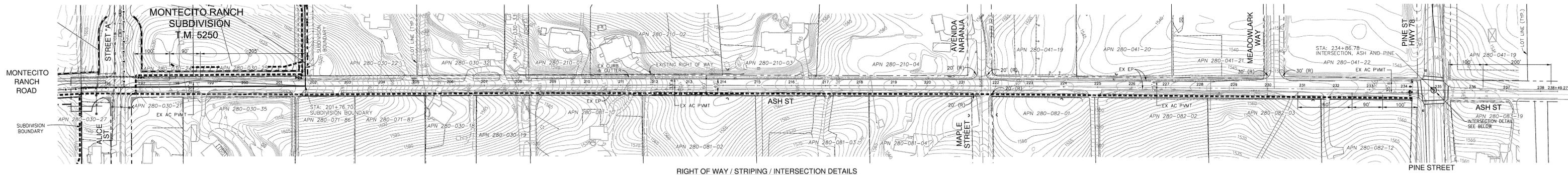
**NOTE:**  
 100 YEAR STORM INUNDATION  
 LINES ARE APPROXIMATE.  
 SUBJECT TO FURTHER ANALYSIS  
 AS REQUIRED BY D.P.W.

MAP 863

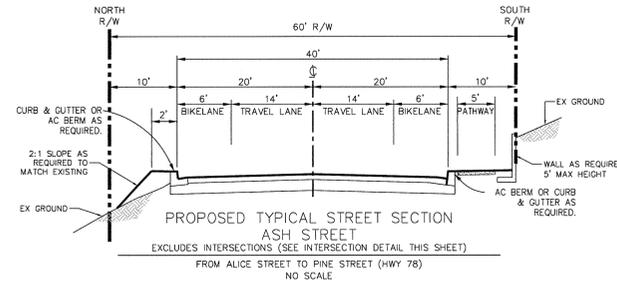
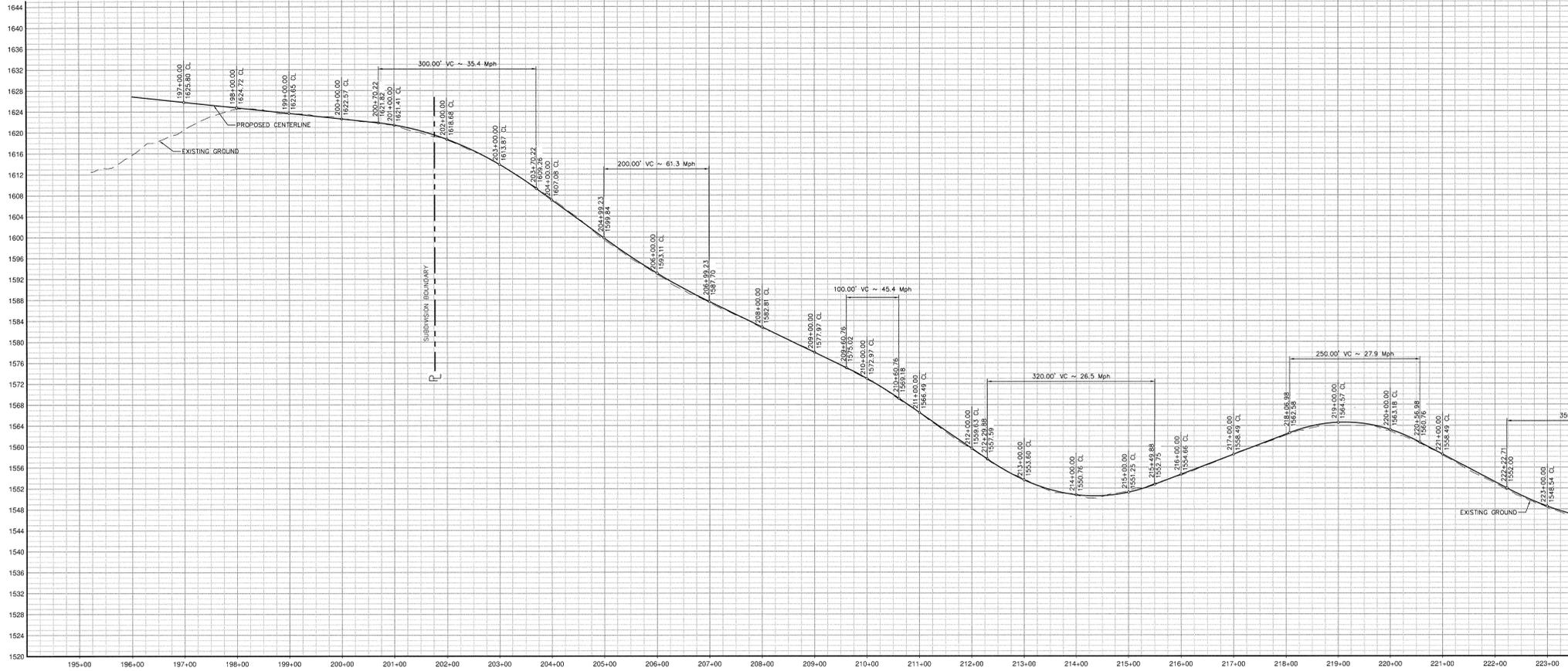


**REC** Civil Engineering - Environmental  
 Land Surveying  
 2442 Second Avenue  
 San Diego, CA 92101  
 Consultants, Inc. (619)232-9200 (619)232-9210 Fax

COUNTY OF SAN DIEGO TRACT 5250-RPL7  
 VESTING TENTATIVE MAP FOR  
**MONTECITO WAY**



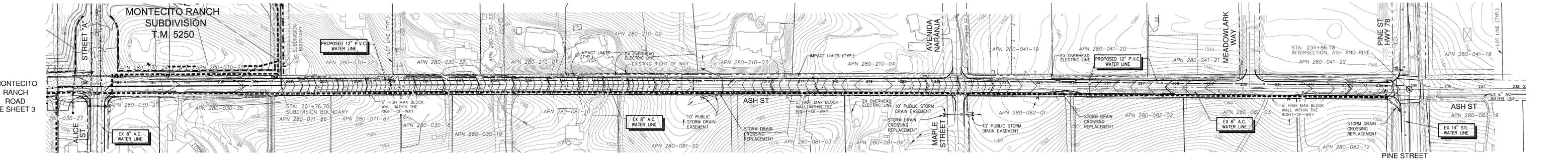
RIGHT OF WAY / STRIPING / INTERSECTION DETAILS



**ROADWAY DESIGN CRITERIA: ASH STREET**  
 PROPOSED CLASSIFICATION: RURAL LIGHT COLLECTOR  
 ROAD BLDG RIGHT OF WAY: 48'11/80FT  
 DESIGN SPEED: 25 MPH  
 DAYLIGHT SLOPE GRADIENT: 2:1 MAX  
 CUT = 1:000%  
 FILL = 1:000%  
 NET EXPORT = NONE cubic yards

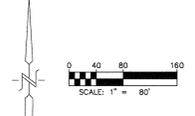
**\* DESIGN EXCEPTIONS REQUIRED:**  
 DESIGN SPEED 25 MPH  
 REMOVAL OF PARKING  
 DG PATHWAY SUBSTITUTION FOR SIDEWALK

**JUSTIFICATION FOR DESIGN EXCEPTION:**  
 GRADING IMPACTS TO ACHIEVE 45 MPH CAUSE UNACCEPTABLE IMPACT ON EXISTING FACILITIES/DEVELOPMENT.



**NOTE:**  
 EXISTING WATER AND SEWER FACILITIES ARE APPROXIMATE PLOTTED FROM RAMONA MUNICIPAL WATER DISTRICT ATLAS INFORMATION.

PROPOSED GRADING



<b>BENCH MARK</b>		SHEET 7		COUNTY OF SAN DIEGO	
DESCRIPTION: 4" USCGAS BRASS DISC IN CONCRETE		DEPARTMENT OF PUBLIC WORKS		OF 10	
STAMPED: A 62 1927		ROAD ALIGNMENT STUDIES			
LOCATION: MONUMENT ON NLY SIDE OF HWY 67, ELY OF RAMONA STREET, 9.8' NLY OF CONCRETE CUTTER		ASH STREET			
RECORD FROM: SAN DIEGO COUNTY FIELD BOOK 1888, PAGE 509		COUNTY OF SAN DIEGO TRACT 5250-RPL7			
ELEVATION: 1416.59		CALIFORNIA COORDINATE INDEX			

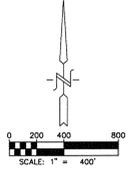
**REC** Civil Engineering-Environmental  
 Land Surveying  
 2442 Second Avenue  
 San Diego, CA 92101  
 Consultants, Inc. (619)232-9200 (619)232-9210 Fax

**COUNTY OF SAN DIEGO TRACT 5250-RPL7**  
 VESTING TENTATIVE MAP FOR  
**MONTECITO RANCH**  
 OFFSITE ROADWAY STUDIES

**DATA SOURCE:**  
 AERIAL PHOTOGRAPHY: LANDMARK CONSULTING JUNE 2004  
 RECORD RIGHT-OF-WAY / CENTER LINE / APN / PROPERTY LINES: LANDMARK CONSULTING JUNE 2004  
 EXISTING UTILITY INFORMATION: RAMONA MUNICIPAL WATER DISTRICT JUNE 2004



**SEWER SYSTEM NOTES:**  
 1. ALL ONSITE GRAVITY SEWER MAIN IS 8" PVC.  
 2. ALL FORCE MAIN IS 4" PVC.



**WATER SYSTEM NOTES:**  
 1. ALL WATER MAIN SERVING RESIDENTIAL LOTS IS 8" PVC.

NOTE: PROPOSED RECLAIMED WATER LINES RUN PARALLEL TO WATER LINES THROUGHOUT SUBDIVISION

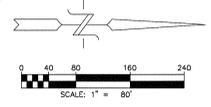
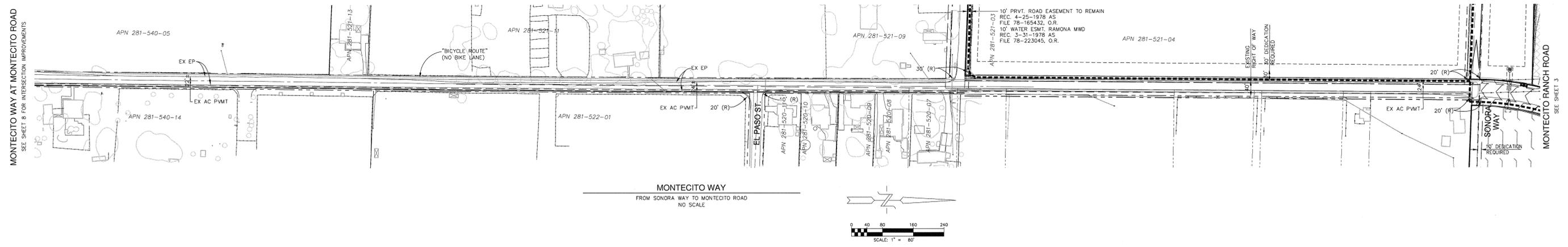
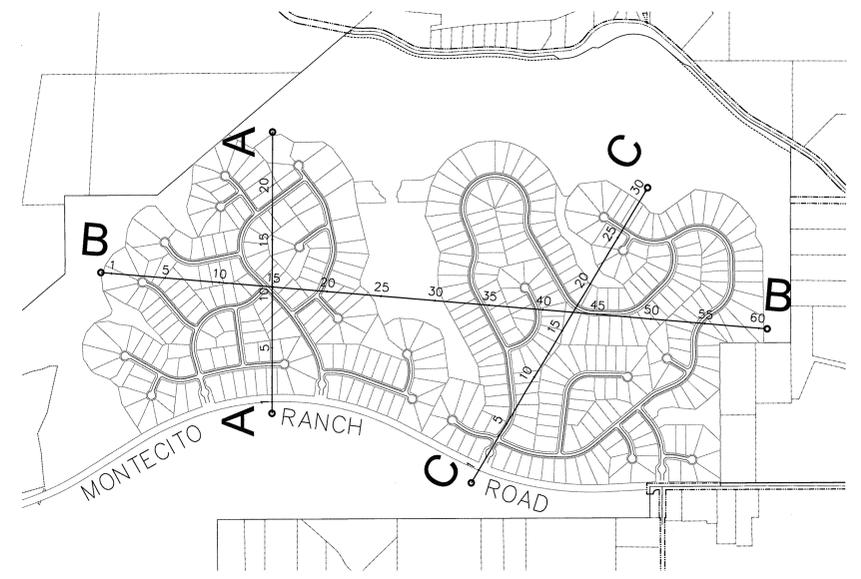
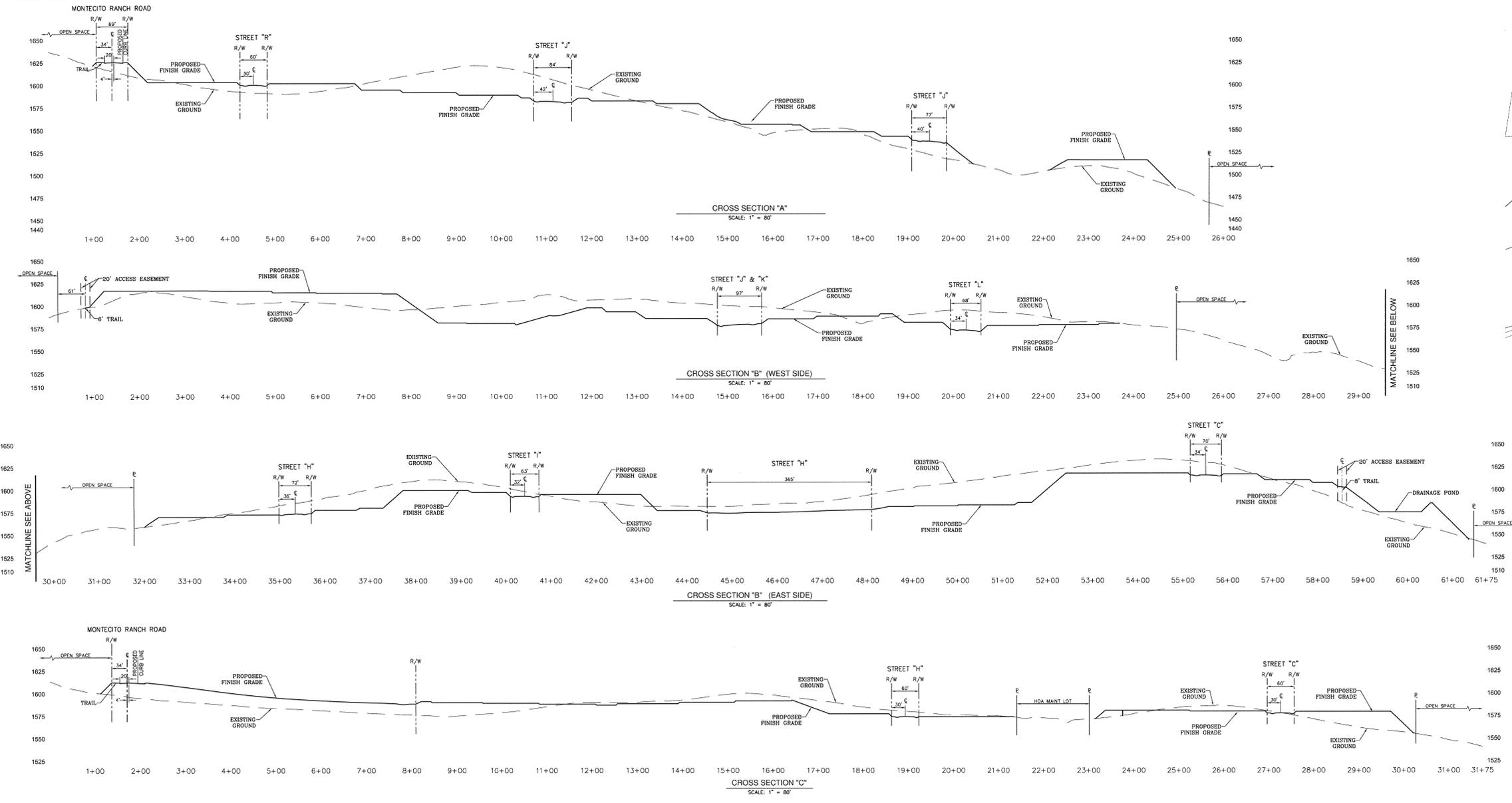
NOTE: PROPOSED RECLAIMED WATER LINES RUN PARALLEL TO WATER LINES THROUGHOUT SUBDIVISION

NOTE: PROPOSED RECLAIMED WATER LINES RUN PARALLEL TO WATER LINES THROUGHOUT SUBDIVISION



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COUNTY OF SAN DIEGO TRACT 5250-RPL7  
 VESTING TENTATIVE MAP FOR  
**MONTECITO RANCH**  
 UTILITY ROUTE EXHIBIT



<p>Civil Engineering-Environmental Land Surveying 2442 Second Avenue San Diego, CA 92101 (619)232-9200 (619)232-9210 Fax</p>	<p>COUNTY OF SAN DIEGO TRACT 5250-RPL7 VESTING TENTATIVE MAP FOR <b>MONTECITO RANCH</b></p>
	<p><b>SITE CROSS SECTIONS</b></p>
	<p>SHEET NO. 10 OF 10 SHEETS</p>