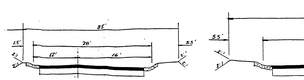
COUNTY OF SAN DIEGO TRACT 5087 RPL

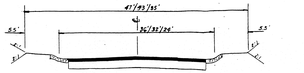
LOT #	AREA (AC)	LOT #	AREA (AC)	LOT #	AREA (AC)	LOT #	AREA (AC)
1	0.10	51	0.10	101	0.10	151	0.10
2	0.10	52	0.10	102	0.10	152	0.10
3	0.10	*53	0.20	103	0.10	153	0.21
4	0.10	*54	0.20	104	0.10	154	0.21
5	0.10	*55	0.39	105	0.10	155	0.21
6	0.10	56	0.09	106	0.10	156	0.21
7	0.10	57	0.09	107	0.09	157	0.21
8	0.10	58	0.09	108	0.09	158	0.21
9	0.10	59	0.09	109	0.09	159	0.21
10	0.10	60	0.10	110	0.09	160	0.19
11	0.10	61	0.10	111	0.09	161	0.19
12	0.10	62	0.10	112	0.09	162	0.19
13	0.09	63	0.10	113	0.09	163	0.19
14	0.09	64	0.10	114	0.09	164	0.19
15	0.09	65	0.10	115	0.10	165	0.22
16	0.09	66	0.09	116	0.09	166	0.22
17	0.09	67	0.09	117	0.09	167	0.22
18	0.10	68	0.09	118	0.09	168	0.22
19	0.10	69	0.10	119	0.09	169	0.22
20	0.10	70	0.10	*120	0.02	170	0.19
21	0.09	71	0.10	*121	0.02	171	0.19
22	0.10	72	0.10	*122	0.04	172	0.22
23	0.10	73	0.10	*123	0.04	173	0.22
24	0.10	74	0.10	124	0.09	174	0.22
25	0.10	75	0.10	125	0.10	175	0.22
**26	0.70	**76	1.24	126	0.10	176	0.22
**27	0.70	**77	0.35	127	0.10	177	0.22
**28	0.70	**78	0.35	128	0.10	178	0.22
**29	0.02	**79	0.35	129	0.10	179	0.22
**30	0.04	**80	0.35	130	0.10	180	0.22
**31	2.07	81	0.10	131	0.10	181	0.20
32	0.10	82	0.10	132	0.10	182	0.20
33	0.10	83	0.10	133	0.10	183	0.20
34	0.10	84	0.10	134	0.10	184	0.20
35	0.10	85	0.09	135	0.10	185	0.20
36	0.10	86	0.09	136	0.10	186	0.20
37	0.10	87	0.09	137	0.10	187	0.20
38	0.10	88	0.09	138	0.10	188	0.20
39	0.10	89	0.09	139	0.10	189	0.20
40	0.10	90	0.10	140	0.10	190	0.20
41	0.10	91	0.10	141	0.10	191	0.20
42	0.10	92	0.10	142	0.10	192	0.20
43	0.09	93	0.09	143	0.10	193	0.20
44	0.09	94	0.09	144	0.10	194	0.20
45	0.11	*95	0.60	*145	1.32	195	0.20
46	0.10	*96	0.60	*146	1.32	196	0.20
47	0.10	*97	0.60	*147	0.19	197	0.20
48	0.10	98	0.10				
49	0.10	99	0.10				
50	0.10	100	0.10				

LOT #	AREA (AC)	LOT #	AREA (AC)	LOT #	AREA (AC)	LOT #	AREA (AC)
197	0.20	221	0.46	243	0.32	266	0.29
198	0.20	*222	0.44	*244	0.34	267	0.29
199	0.20	*223	0.44	*245	0.34	268	0.29
200	0.21	*224	0.44	*246	1.76	269	0.29
201	0.21	225	0.26	*247	1.76	270	0.29
202	0.21	226	0.26	*248	1.76	271	0.29
203	0.19	227	0.30	*249	1.76	272	0.29
204	0.19	228	0.30	*250	4.14	*273	0.32
205	0.19	229	0.30	251	0.44	*274	0.32
206	0.20	230	0.32	252	0.44	*275	0.32
207	0.19	231	0.38	253	0.44	*276	0.32
208	0.19	232	0.49	254	0.51	277	0.29
209	0.20	233	0.49	255	0.51	278	0.29
210	0.20	234	0.31	256	0.51	279	0.29
211	0.20	235	0.28	257	0.56	280	0.34
212	0.20	236	0.28	258	0.56	281	0.34
213	0.20	237	0.28	259	0.44	282	0.34
214	0.20	238	0.28	260	0.65	283	0.31
215	0.20	239	0.34	261	0.65	284	0.31
216	0.20	240	0.34	262	0.33	285	0.31
217	0.20	241	0.34	263	0.33	286	0.31
218	0.20	242	0.34	264	0.33	287	0.25
219	0.45	243	0.34	265	0.31	288	0.25
						289	0.25
						290	0.25
						291	0.25
						292	0.23
						293	0.23
						294	0.23
						*295	1.34
						**296	0.60

* OPEN SPACE LOT
** STREET LOT
*** RECREATION LOT
**** MUSEO/PARKS: LOT
***** FUTURE PLANNING AREA



PECAN TREE ROAD
NUT TREE LANE
ALMOND TREE DRIVE
GROVE TERRACE
WALNUT WAY



STREETS 47' R/W - 36' CURBS

ORCHARD RUN AVENUE
VINYARD TERRACE

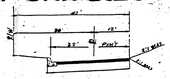
STREETS 43' R/W - 32' CURBS

PLUM TREE COURT
PEAR TREE WAY
APPLE TREE WAY
PEACH TREE LANE
APRICOT COURT
GRAVENSTEIN CIRCLE
CRABAPPLE COURT
PIPPEN PLACE
HOLLY TREE DRIVE

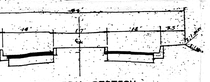
STREETS 35' R/W - 24' CURBS

OLIVE CIRCLE
AVOCADO WAY
ACORN COURT
LEMON TREE COURT

ESTIMATED EARTHWORK
CUT 250,000 CY
FILL 250,000 CY

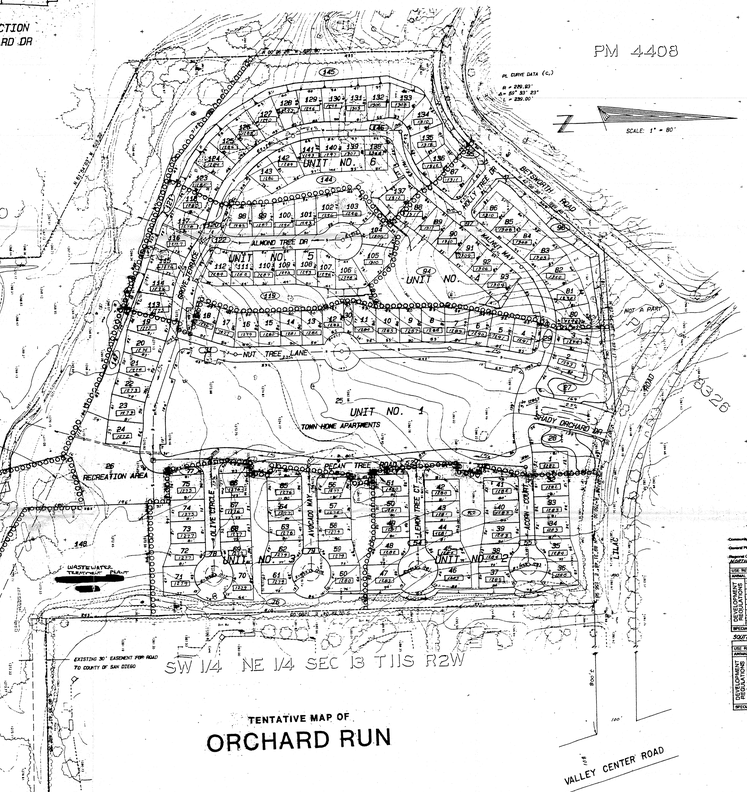


TYPICAL SECTION
MIRAR DE VALLE RD



TYPICAL SECTION
SHADY ORCHARD DR

TYPICAL SECTION
LILAC RD/BETSWORTH RD



NOTES

1. EXISTING TOPOGRAPHY WAS COMPILED USING PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY BY, BOWEN AERIAL SVC. DATED 8/1/90. CONTOUR INTERVAL IS 2 FEET.
2. ACREAGE WITHIN SUBDIVISION BOUNDARY : GROSS AREA : 518.9 ACRES; NET AREA : 403.9 ACRES; STREETS/PRIVATE ROADS : 14.5 ACRES.
3. TOTAL NUMBER OF LOTS IS 296 - 240 DU'S PLUS MULTIFAMILY, 14 STREET LOTS, 8 RECREATION LOTS, 30 OPEN SPACE LOTS, AND 1 FUTURE PLANNING AREA. MINIMUM LOT SIZE IS 3600 S.F. NET.
4. EXISTING ZONING IS R-90. PROPOSED ZONING IS R-90
5. GENERAL PLAN DESIGNATION : NO. 21 SPA. VALLEY CENTER COMMUNITY PLAN. REGIONAL CATEGORY : COUNTRY TOWN.
6. DOMESTIC WATER SUPPLY: VALLEY CENTER MUNICIPAL WATER DISTRICT.
7. SANITARY SEWER: VALLEY CENTER MUNICIPAL WATER DISTRICT.
8. FIRE PROTECTION: VALLEY CENTER FIRE PROTECTION DISTRICT.
9. POLICE: SAN DIEGO SHERIFF'S DEPARTMENT.
10. SCHOOLS :
    A. ESCONDIDO HIGH SCHOOL DISTRICT
    B. VALLEY CENTER SCHOOL DISTRICT
11. REFUSE DISPOSAL : PRIVATE CONTRACTOR
12. ELECTRIC/GAS SERVICE : SAN DIEGO GAS AND ELECTRIC CO.
13. STREET LIGHTS PER SAN DIEGO COUNTY STANDARDS.
14. TELEPHONE : PACIFIC BELL
15. TAX RATE AREA : 04005
16. NO SPECIAL ASSESSMENT DISTRICTS ARE PROPOSED.
17. OWNER PROPOSES TO PAY PARKLAND FEES.
18. INTERIOR ON-SITE ROADS ARE PROPOSED AS PRIVATE ROADS. IMPROVEMENTS SHALL BE AS REQUIRED BY THE COUNTY ENGINEER.
19. PUBLIC IMPROVEMENTS, EASEMENTS, AND DEDICATIONS SHALL BE AS REQUIRED BY THE COUNTY ENGINEER.
20. THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (k) OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.
21. ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND.
22. ALL EXISTING EASEMENTS NOT REMAINING IN USE SHALL BE VACATED PRIOR TO RECORDATION OF THE FINAL MAP.
23. DRAINAGE : STREETS AND STORM DRAINS AS REQUIRED.
24. ASSESSOR'S PARCEL NUMBERS : 180-231-19, 186-210-44, 186-240-1,2.
25. LAMBERT COORDINATES : 379-1755, 382-1755
26. THIS PROJECT IS A MULTI-UNIT SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
27. THE FOLLOWING WAIVERS ARE REQUESTED :
    (A) A WAIVER OF SUBDIVISION ORDINANCE 81.401 (j) (2:1 LOT DEPTH TO WIDTH RATIO) FOR LOTS 219-215, 232, 233, 240-242, 251, 252, 262-264.
    (B) A WAIVER OF SUBDIVISION ORDINANCE 81.401 (f) (PANHANDLE LOTS) FOR LOTS 215, 241, 251.
    (C) A WAIVER OF SUBDIVISION ORDINANCE 81.401 (e) (MINIMUM LOT FRONTAGE) FOR LOTS 1-24, 30-34, 36, 37, 39-41, 49-51, 90-98, 99, 119-168, 173-175, 80-81, 99-118, 169-174, 177-184, 171, 172, 185, 193, 232, 233, 240-242, 251, 252, 261-263.
    (D) A WAIVER OF SUBDIVISION ORDINANCE 81.401 (b) (MINIMUM LOT AREA OF 6000 SF) FOR LOTS 1-24, 30-51, 56-75, 80-83, 90-118, 123-143.
    (E) A WAIVER OF SUBDIVISION ORDINANCE 81.401 (i) (LOT SIDE LINES) FOR LOTS 134, 135, 150, 212, 213, 216, 251, 252, 262-264.
    (F) A WAIVER OF SUBDIVISION ORDINANCE 81.401 (h) (THROUGH LOTS) FOR LOTS 212-215.
    (G) A WAIVER OF SUBDIVISION ORDINANCE 81.403(G)(B)(RELATING TO UNDERGROUNDING EXISTING OFF-SITE UTILITIES. THE SUBDIVISION IS IN A RURAL AREA AND THE LIKELIHOOD OF ADJACENT UTILITIES TO BE UNDERGROUNDED IS LOW. ALSO, TRUNK COMMUNICATION FACILITIES MAY BE INFEASIBLE.

ZONING INFORMATION

Community Plan	VALLEY CENTER
General Plan Designation	21. SPA.
Zoning	COUNTRY TOWN

NORTH AC ANNEXATION

LAND DEVELOPMENT REGULATIONS	REGULATIONS	R-90
	Density	1 du/ac
	Lot Area	6,000
	Lot Dimension	N/A
	Building Type	C
	Maximum Floor Area Ratio	N/A
	Maximum Floor Area	N/A
	Height	G
	Lot Coverage	N/A
	Setback	H
	Open Space	N/A
SPECIAL AREA REGULATIONS		

SOUTH OF ARIONA CK

LAND DEVELOPMENT REGULATIONS	REGULATIONS	R-90
	Density	1 du/ac
	Lot Area	6,000
	Lot Dimension	N/A
	Building Type	C
	Maximum Floor Area	N/A
	Maximum Floor Area Ratio	N/A
	Height	G
	Lot Coverage	N/A
	Setback	H
	Open Space	N/A
SPECIAL AREA REGULATIONS		

TENTATIVE MAP NO. 5087 RPL-1
ACCEPTED BY THE SAN DIEGO COUNTY BOARD OF SUPERVISORS
ON JUNE 17, 1986
BY [signature]

LEGAL DESCRIPTION

PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE WEST HALF OF THE SOUTHEAST QUARTER ALL IN SECTION 13, TOWNSHIP 11 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

TENTATIVE MAP OF
ORCHARD RUN

VICINITY MAP
NTS

LEGEND

SUBDIVISION BOUNDARY	
LOT LINE	
LOT NUMBER	123
STREET LOT NUMBER	23
OPEN SPACE LOT NUMBER	15
PROPOSED PAD ELEVATION	765
UNIT BOUNDARY	
PROPOSED SLOPES (2: 1 CUT, 2: 1 FILL)	
FILL SLOPES	
EXISTING CONTOURS	480
PROPOSED DITCH	
PROPOSED SEWERS AND MANHOLES	
PROPOSED STORM DRAIN	
PROPOSED STREET ALLEYS	1343
RECLAMATION AREAS	

OWNER/DEVELOPER

JOHN A. BELANTON SEPARATE PROPERTY TRUST
645 "A" STREET SUITE 101
SAN DIEGO, CA. 92101
TELEPHONE: (619) 233-1903

BY: [signature]
DATE: 3-18-86

ENGINEER OF WORK

ALCOR ENGINEERING
3264 1/2 ROSECRANS STREET
SAN DIEGO, CA. 92110
TEL: (619) 224-3524

BY: [signature]
DATE: 3-18-86

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DEPT. OF PLANNING & LAND USE

ALCOR ENGINEERING
3264 1/2 ROSECRANS STREET
SAN DIEGO, CALIFORNIA 92110
TEL: (619) 224-3524

SDC PDS RCVD 03-22-17
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