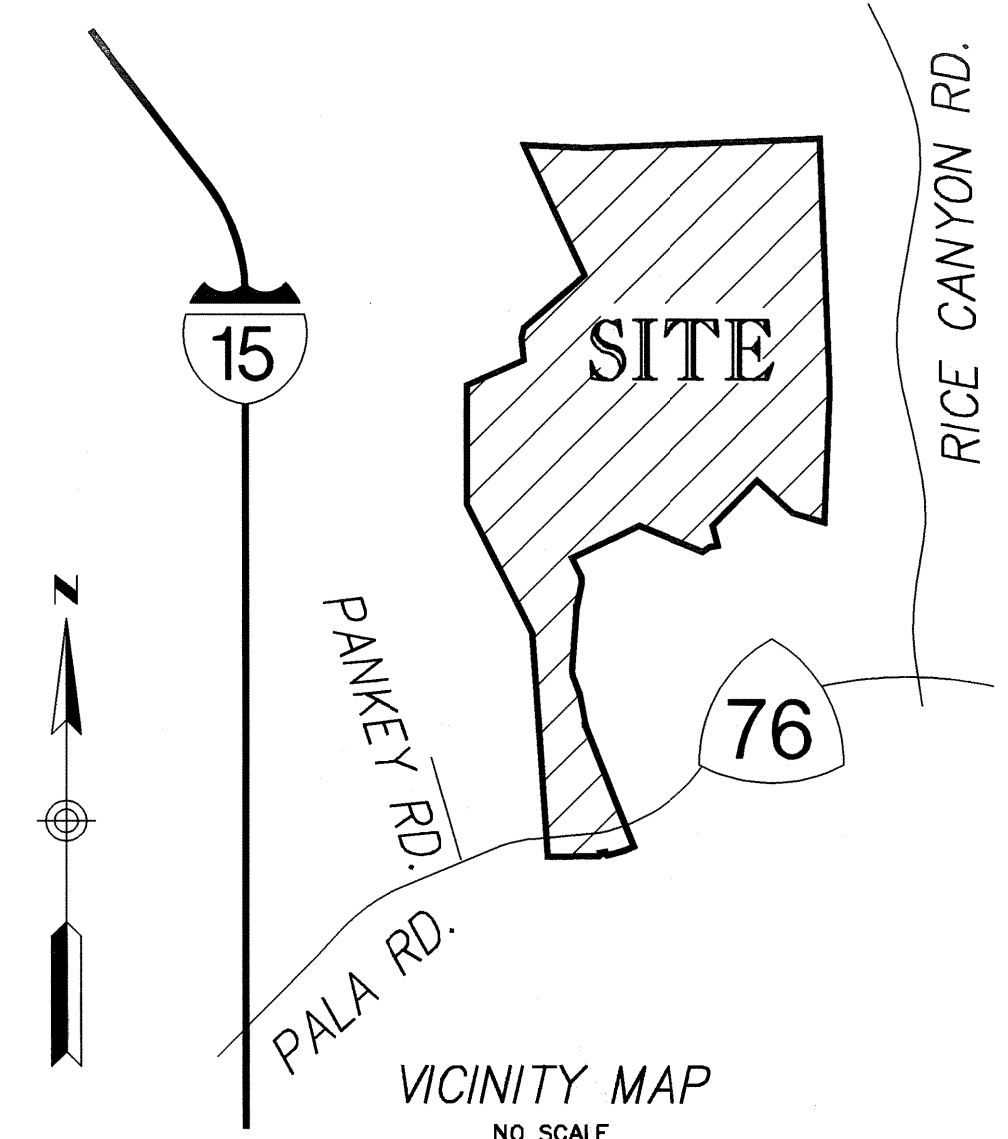


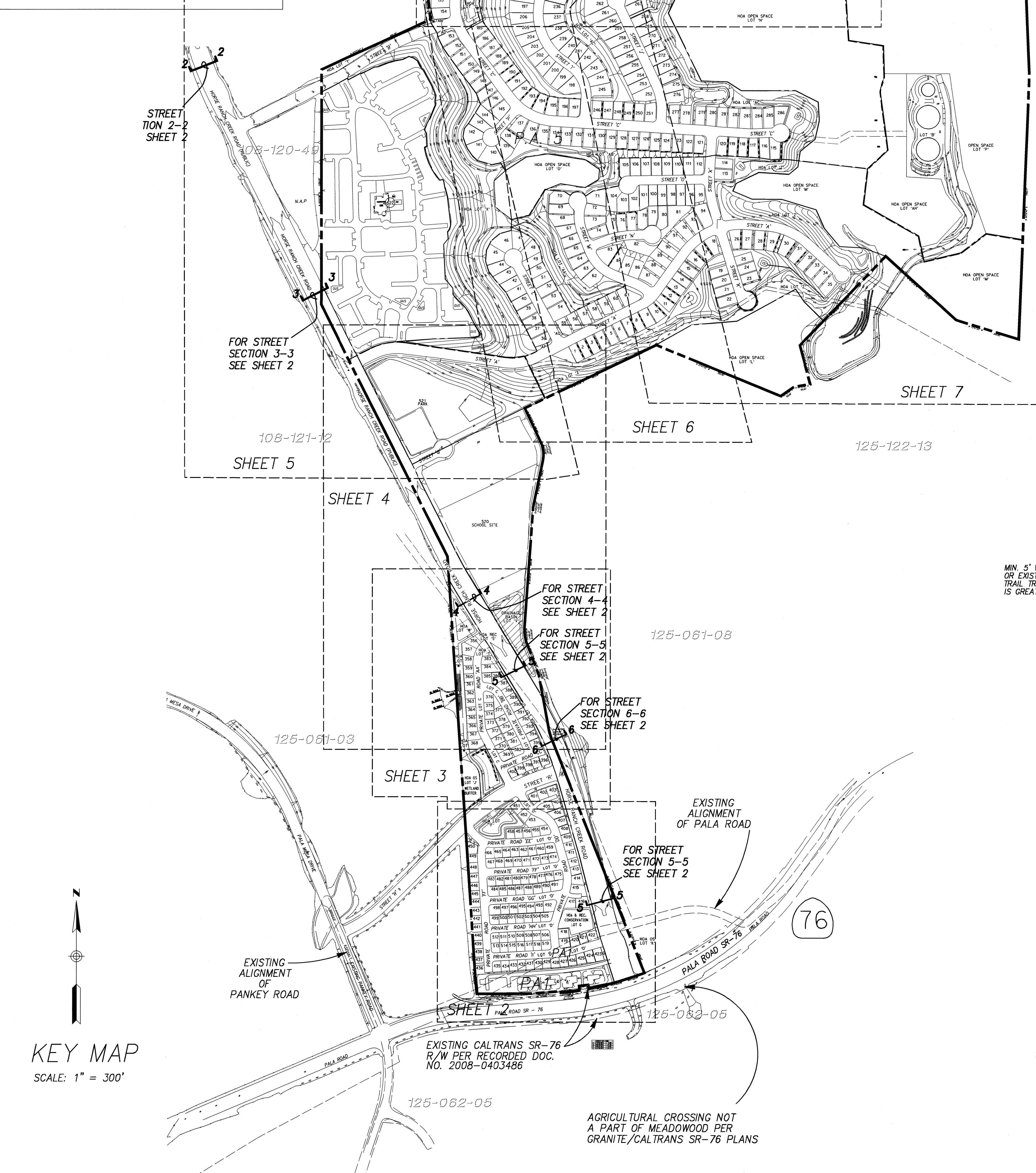
MEADOWOOD

VESTING SITE PLAN S04-005



LEGEND	
PROJECT BOUNDARY	---
RIGHT OF WAY	---
LOT LINE	---
UNIT LINE	---
LOT NUMBER	---
TRAIL CROSS SECTIONS	---
PLANNING AREA BOUNDARY	---
PLANNING AREA	---
PUBLIC TRAIL	---
STREET SECTIONS	---
SEE SHEET 2	---

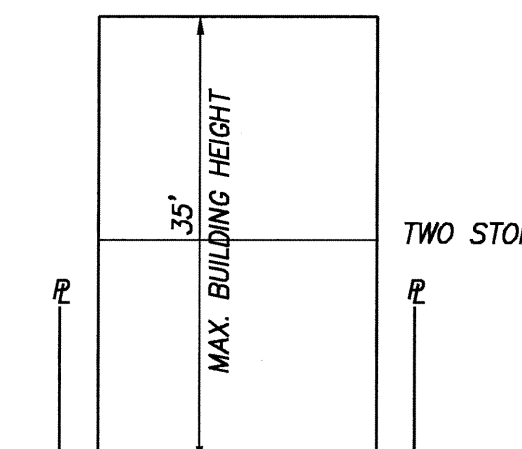
SHEET SUMMARY	
SHEET 1	VESTING TENTATIVE MAP TITLE SHEET
SHEET 2	LOT AREAS AND DETAILS
SHEET 3	EXISTING CONDITIONS / EASEMENTS
SHEETS 4 THRU 8	VESTING TENTATIVE MAP
SHEET 9	OFFSITE IMPROVEMENTS
SHEET 10	PLANNING AREA 2 OPTION



KEY MAP
SCALE: 1" = 300'

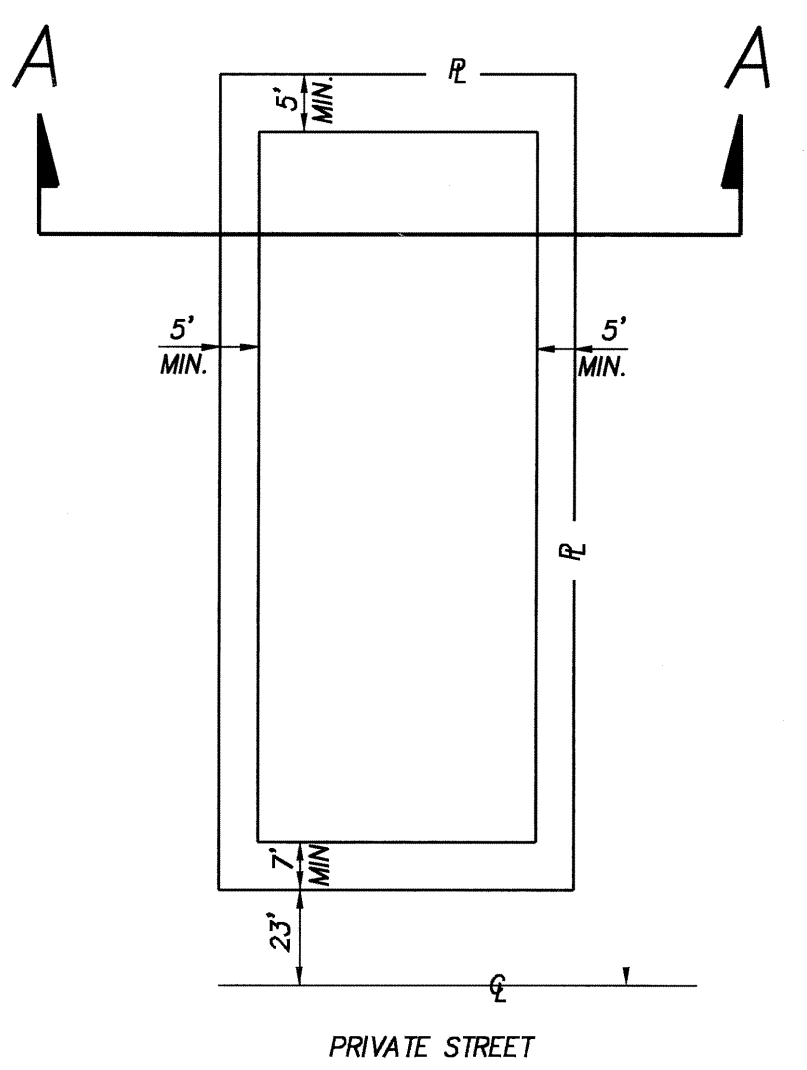
RICK
ENGINEERING COMPANY
3620 FRIARS ROAD
SAN DIEGO, CA 92110
(619) 291-0707
FAX (619) 291-4165
rickengineering.com

PLANNING AREA 1:



ELEVATION 'A-A'

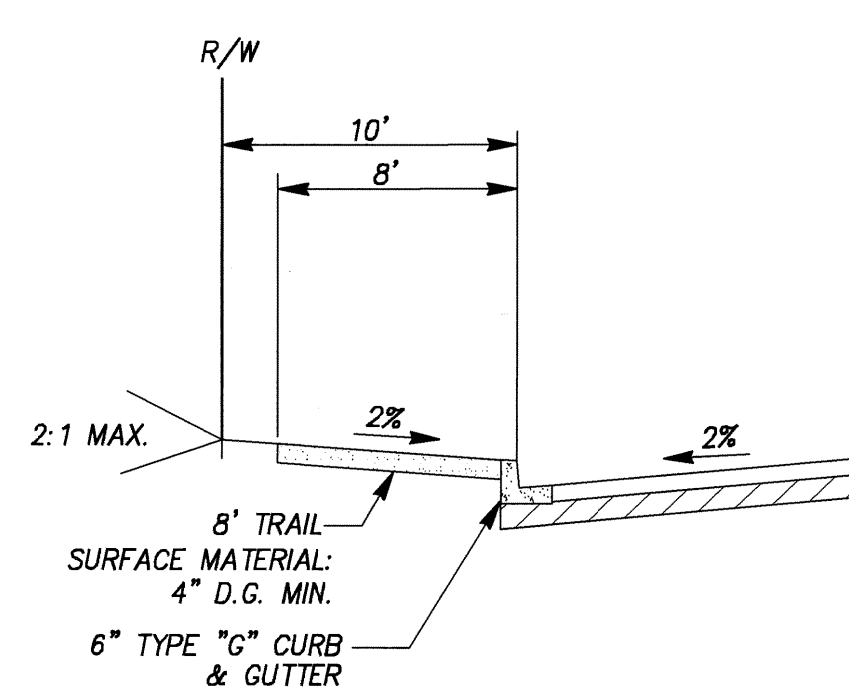
NOTE: REFER TO THE 'B' DESIGNATOR SITE PLAN FOR DETAILED ELEVATIONS.



TYPICAL ZONING SETBACK DETAIL

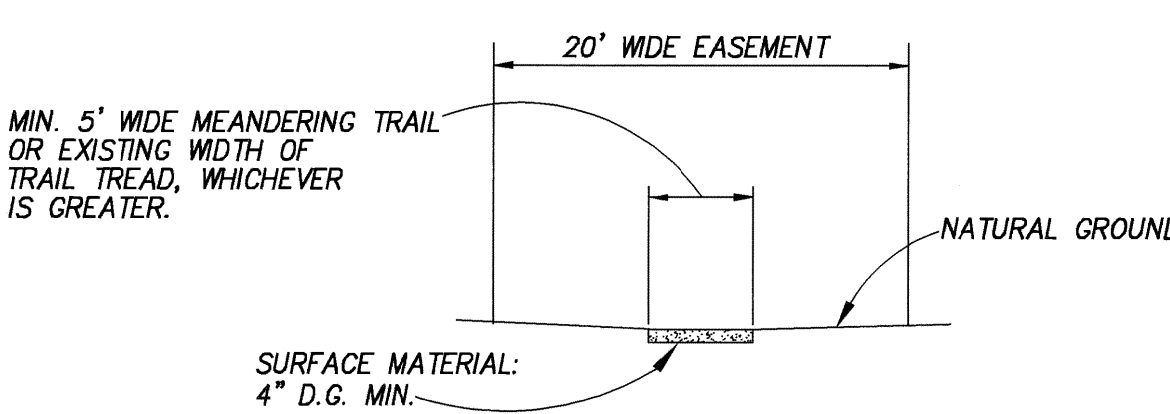
FOR MULTI-FAMILY DETACHED UNITS
IN PLANNING AREA 1

NOTE: THE ABOVE SECTION AND TYPICAL
CORRESPOND TO LOTS IN PA1



TRAIL SECTION ALONG ROAD (PUBLIC)

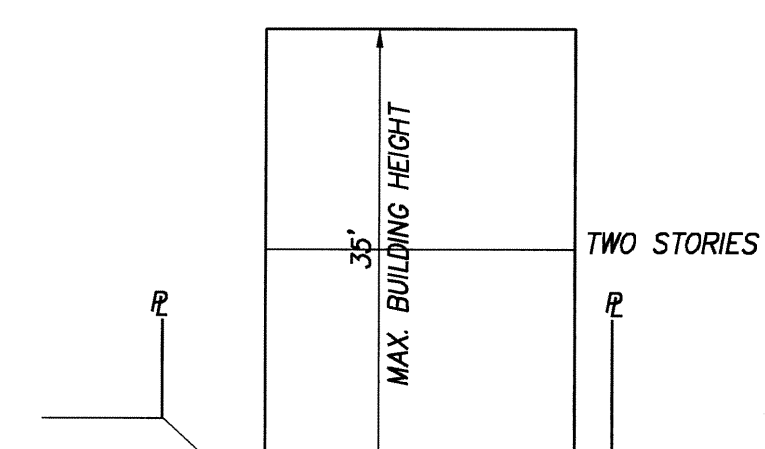
NOTE: ALL TRAILS MULTI-USE AND NON-MOTORIZED



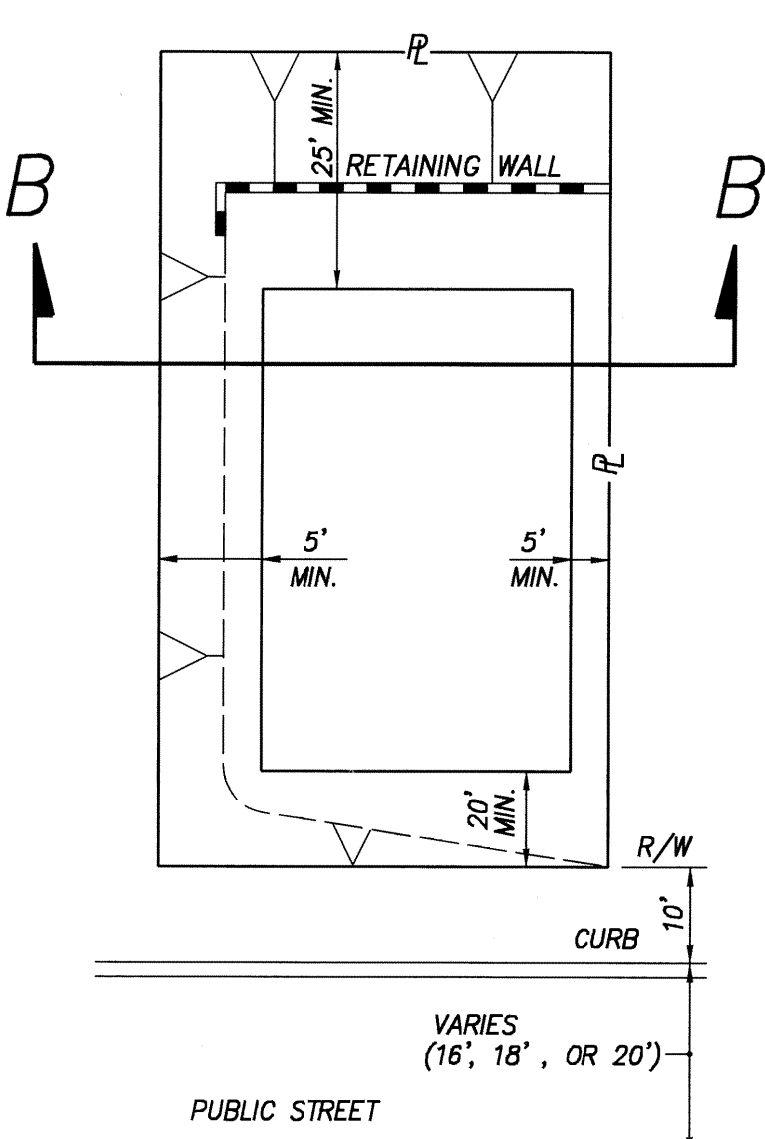
TRAIL SECTION THROUGH OPEN SPACE (PUBLIC)

NOTE: ALL TRAILS MULTI-USE AND NON-MOTORIZED

PLANNING AREA 5:



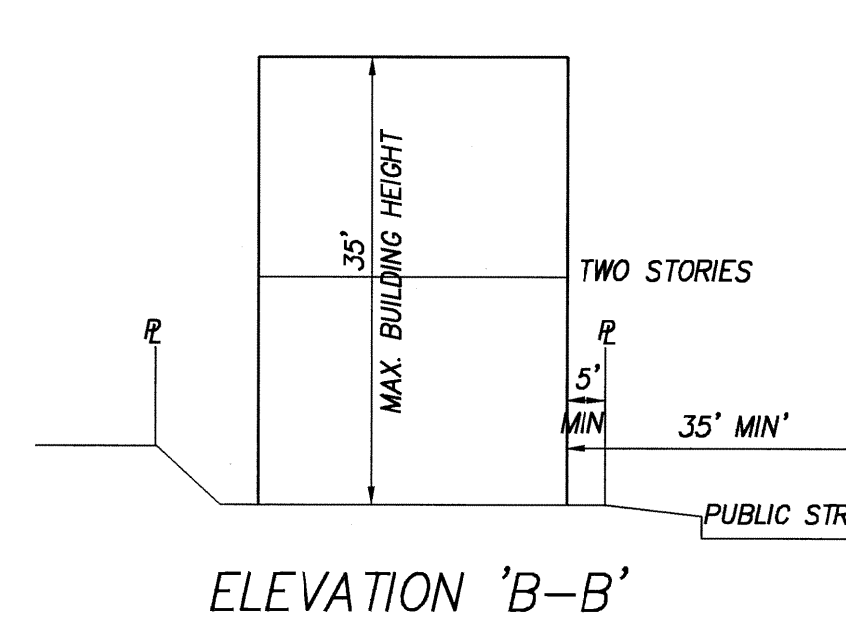
ELEVATION 'B-B'



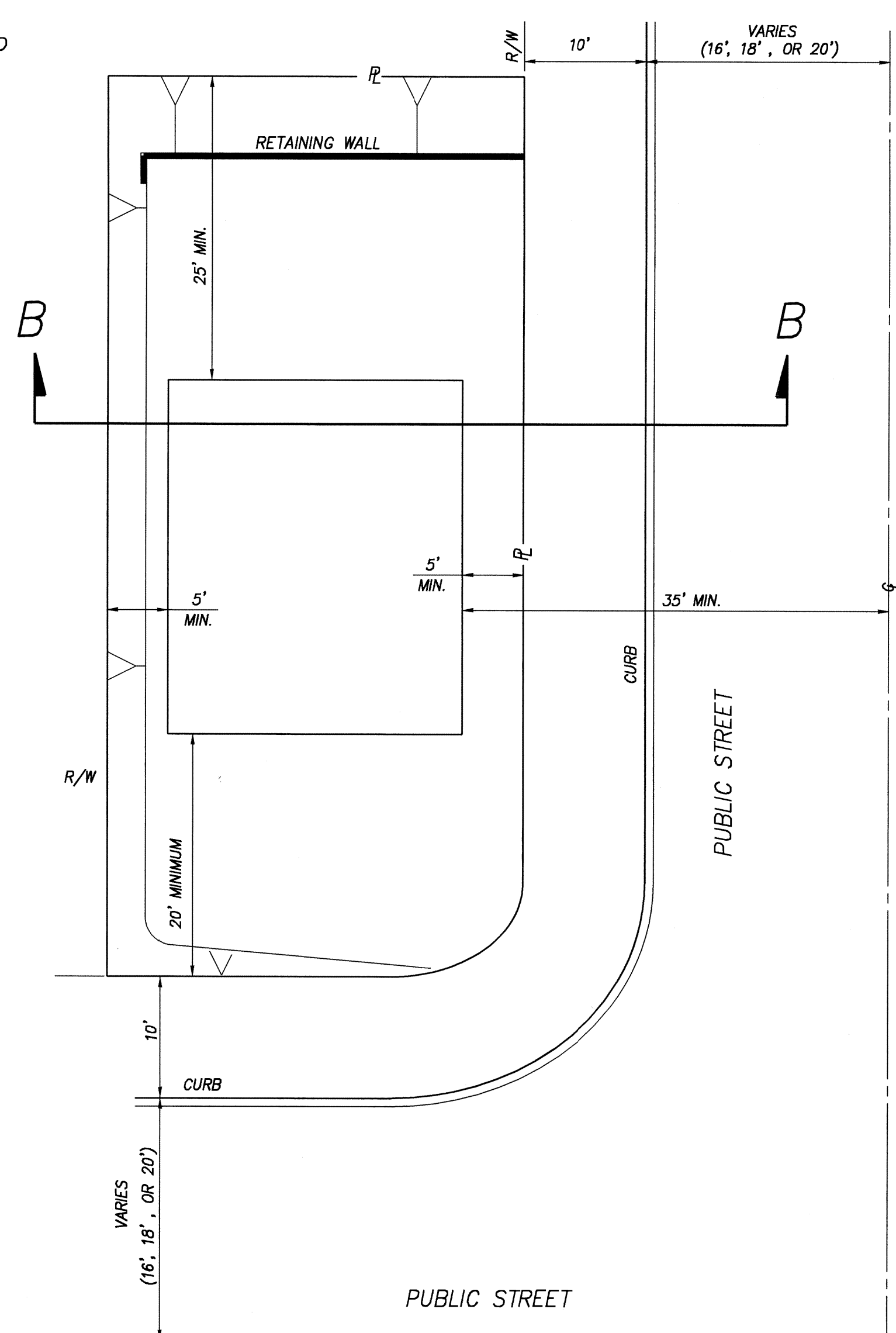
TYPICAL ZONING SETBACK DETAIL

FOR SINGLE-FAMILY UNITS
IN PLANNING AREA 5

NOTE: THE ABOVE SECTION AND TYPICAL
CORRESPOND TO LOTS 1 THROUGH 355



ELEVATION 'B-B'



TYPICAL ZONING SETBACK DETAIL

FOR SINGLE-FAMILY UNITS
IN PLANNING AREA 5

NOTE: THE ABOVE SECTION AND TYPICAL
CORRESPOND TO LOTS 1 THROUGH 355

* STREET SIDE YARD SETBACK VARIES WITH STREET WIDTH

STREET ROW WIDTH	SIDEYARD SETBACK TO PL
52'	5'
56'	7'
60'	5'

LEGAL DESCRIPTION

PARCEL 1A:
THAT PORTION OF THE RANCHO MONSERATE, IN THE COUNTY OF SAN DIEGO, CALIFORNIA, ACCORDING TO MAP THEREOF RECORDED IN BOOK 1, PAGE 108 OF PATENTS, RECORDS OF SAN DIEGO, BEING DESCRIBED AS PARCELS 1A IN CERTIFICATE OF COMPLIANCE RECORDED ON MARCH 25, 1983 AS FILE NO. 83-095254 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY.

PARCEL 2A:
THAT PORTION OF FRACTIONAL SECTION 36, TOWNSHIP 9 SOUTH, RANGE WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTION OF RANCHO MONSERATE, ACCORDING TO MAP NO. 827 ON FILE IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NO.'S

108-120-52, 53, 54
108-121-15
108-122-03, 08, 09, 10, 15, 19
125-061-04, 07
125-062-04

LEGEND

PROJECT BOUNDARY	---
RIGHT OF WAY	---
LOT LINE	---
PLANNING AREA LINE	---

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.

Pardee Homes
PARDEE HOMES
6025 EDGEWOOD BEND COURT
SAN DIEGO, CA 92130
(858) 794-2500

Owner / Developer

PARDEE HOMES
6025 EDGEWOOD BEND COURT
SAN DIEGO, CA 92130
(858) 794-2500

Engineer of Work

RICK ENGINEERING COMPANY
3620 Friars Road
San Diego, California 92110
(619) 291-0707

Michael S. While
MICHAEL S. WHILE, RCE 49865



PROPOSED USES

PLANNING AREA 1:	MULTI-FAMILY DETACHED
PLANNING AREA 2:	SCHOOL SITE
PLANNING AREA 3:	NEIGHBORHOOD PARK
PLANNING AREA 4:	MULTI-FAMILY ATTACHED
PLANNING AREA 5:	SINGLE FAMILY DETACHED
PLANNING AREA 6:	AGRICULTURE
PLANNING AREA 7:	OPEN SPACE

DWELLING UNITS

PLANNING AREA	MAXIMUM NUMBER
1	164
2	0
4	325
5	355
TOTAL	844

DWELLING UNITS

(IF SCHOOL IS NOT BUILT)

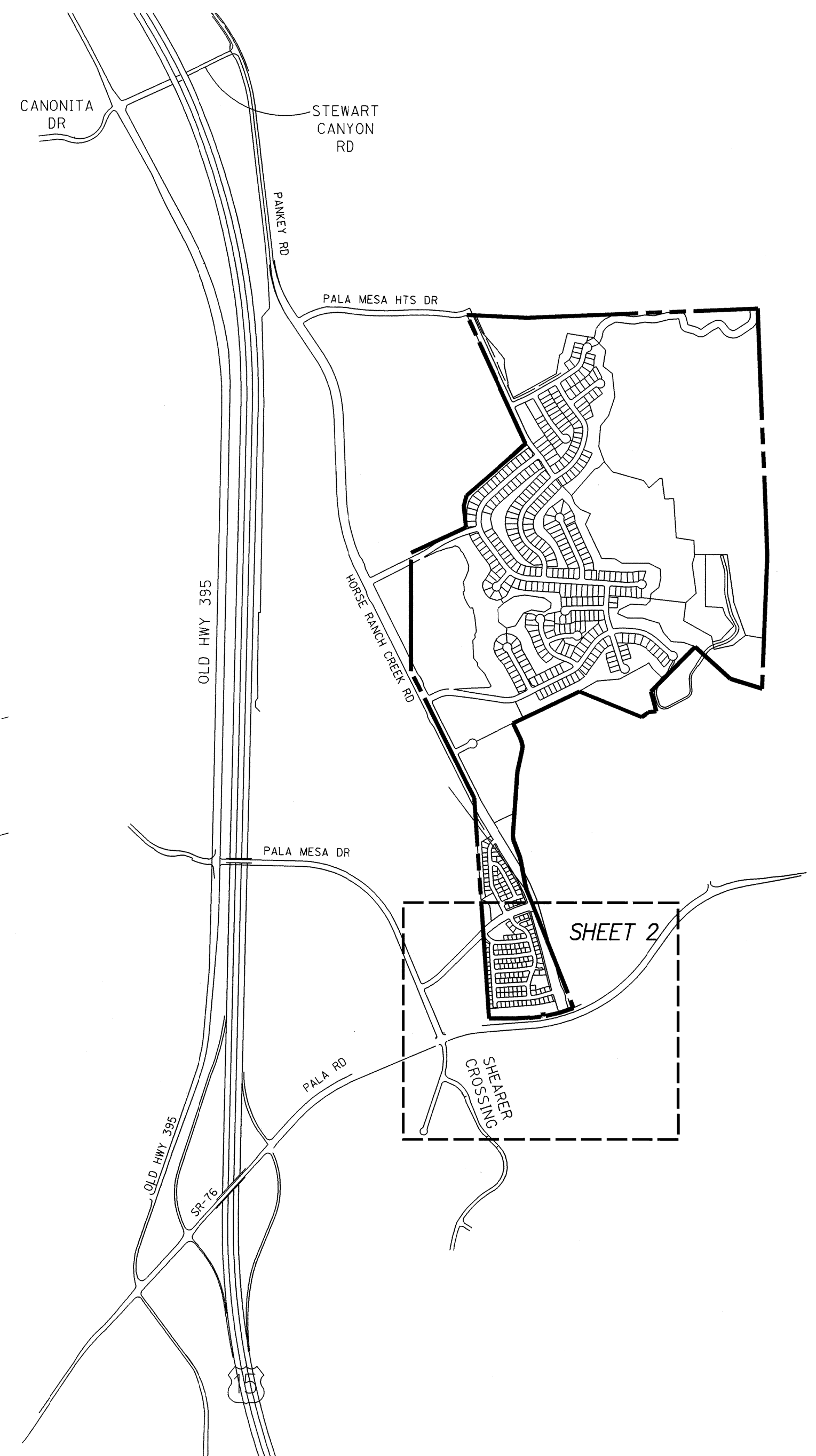
PLANNING AREA	MAXIMUM NUMBER
1	164
2	42
4	325
5	355
TOTAL	886

SHEET SUMMARY

SHEET 1	VESTING SITE PLAN TITLE SHEET / DETAILS
SHEET 2 THRU 8	VESTING SITE PLAN

MEADOWOOD

Prepared By:	Rick Engineering Company	Revision 14:	
Name:		Revision 13:	
Address:	3620 Friars Road	Revision 12:	
	San Diego, California 92110	Revision 11:	
Phone #:	(619) 291-0707	Revision 10:	
Project Address:	PALA ROAD EAST OF INTERSTATE 15	Revision 9:	
	COUNTY OF SAN DIEGO	Revision 8:	
Project Name:	MEADOWOOD	Revision 7:	8/21/2009
		Revision 6:	6/29/2009
		Revision 5:	4/9/2009
		Revision 4:	4/9/2008
		Revision 3:	4/15/2007
		Revision 2:	9/15/2005
		Revision 1:	
Sheet Title:	VESTING SITE PLAN	Original Date:	2/2/2004
	TITLE SHEET / DETAILS	Sheet	1 of 8
		COUNTY OF SAN DIEGO	
		TRACT NO. YTM 6364RPL4	



Prepared By: _____

Name: Rick Engineering Company

Revision 14: _____

Revision 13: _____

Address: 5620 Friars Road

Revision 12: _____

 San Diego, California 92110

Revision 11: _____

Phone #: (619) 291-0707

Revision 10: _____

Revision 9: _____

Project Address: _____

Revision 8: _____

 PALM ROAD EAST OF INTERSTATE 15

Revision 7: _____

 COUNTY OF SAN DIEGO

Revision 6: 8/21/2009

Revision 5: 6/19/2009

Project Name: _____

Revision 4: 4/9/2009

 MEADOWOOD

Revision 3: 4/9/2008

Revision 2: 4/15/2007

Revision 1: 9/15/2005

Sheet Title: _____

Original Date: 2/2/2004

 VESTING SITE PLAN

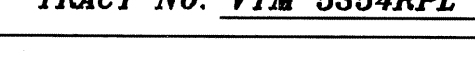
Sheet 2 of 8

 PLANNING AREA 1

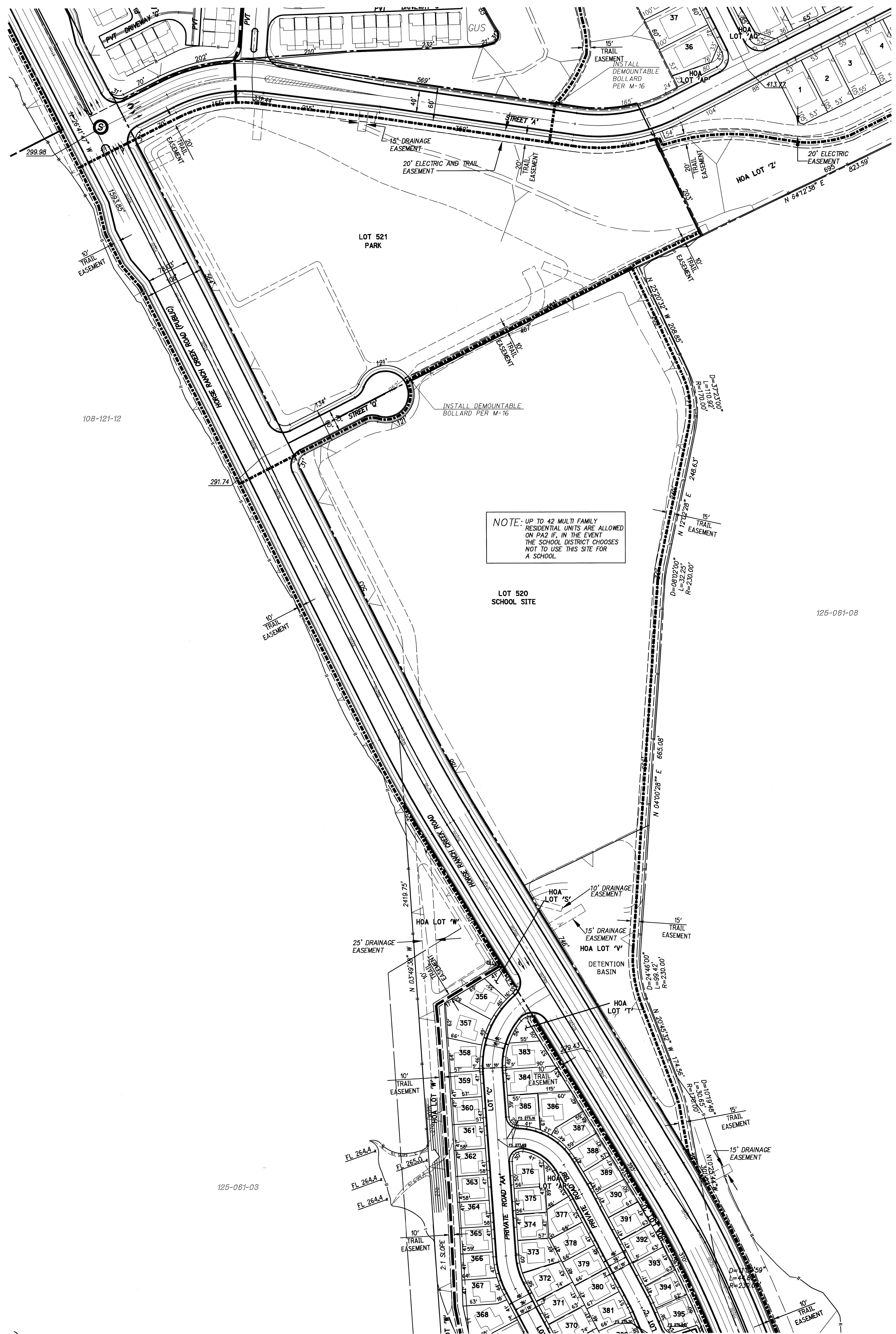
 COUNTY OF SAN DIEGO

 TRACT NO. **1776 5365-RPL#4**

BOUNDARY DATA TABLE		
L1	N40° 00' 00" E	3.96'
L2	N05° 00' 00" W	21.00'
L3	N83° 00' 00" E	51.00'
L4	N15° 00' 00" W	21.19'



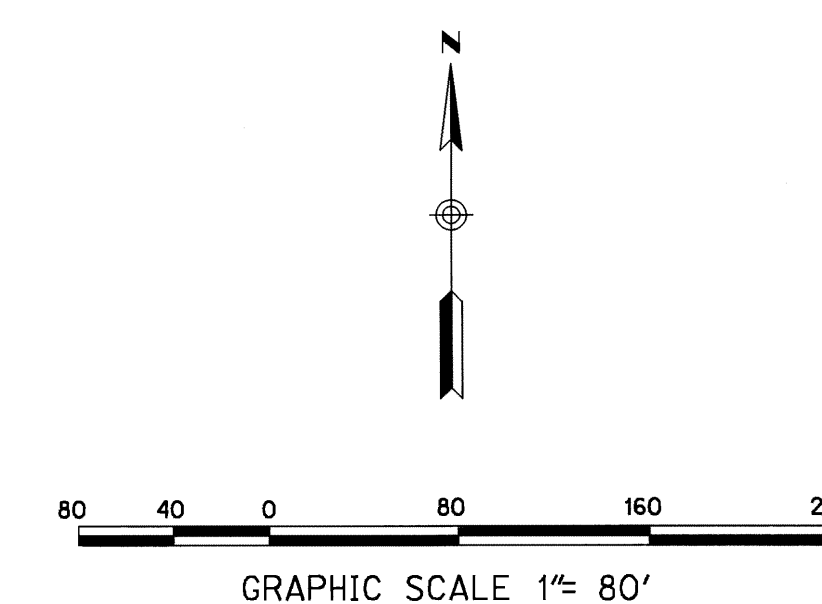
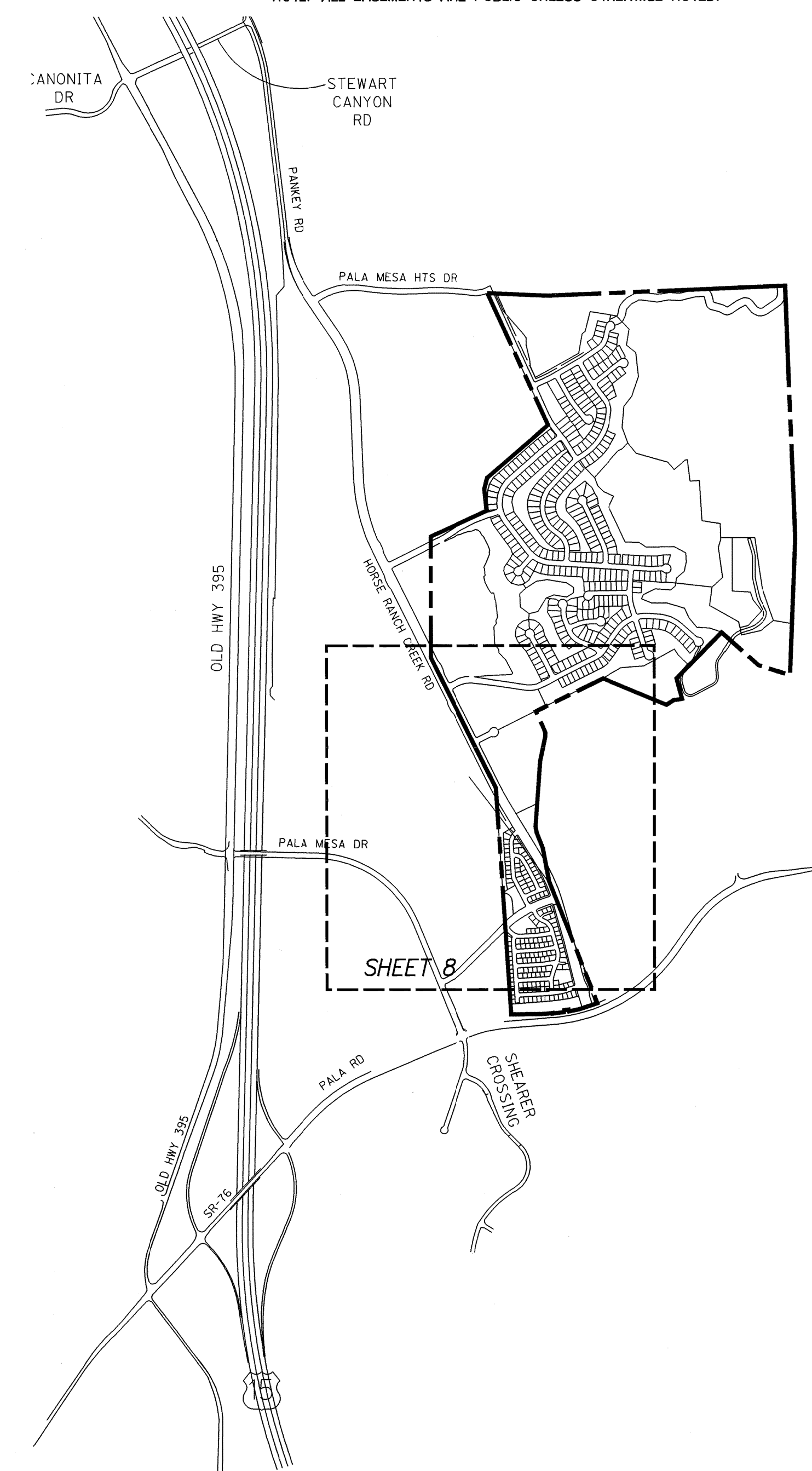
SEE SHEET 6



125-061-03

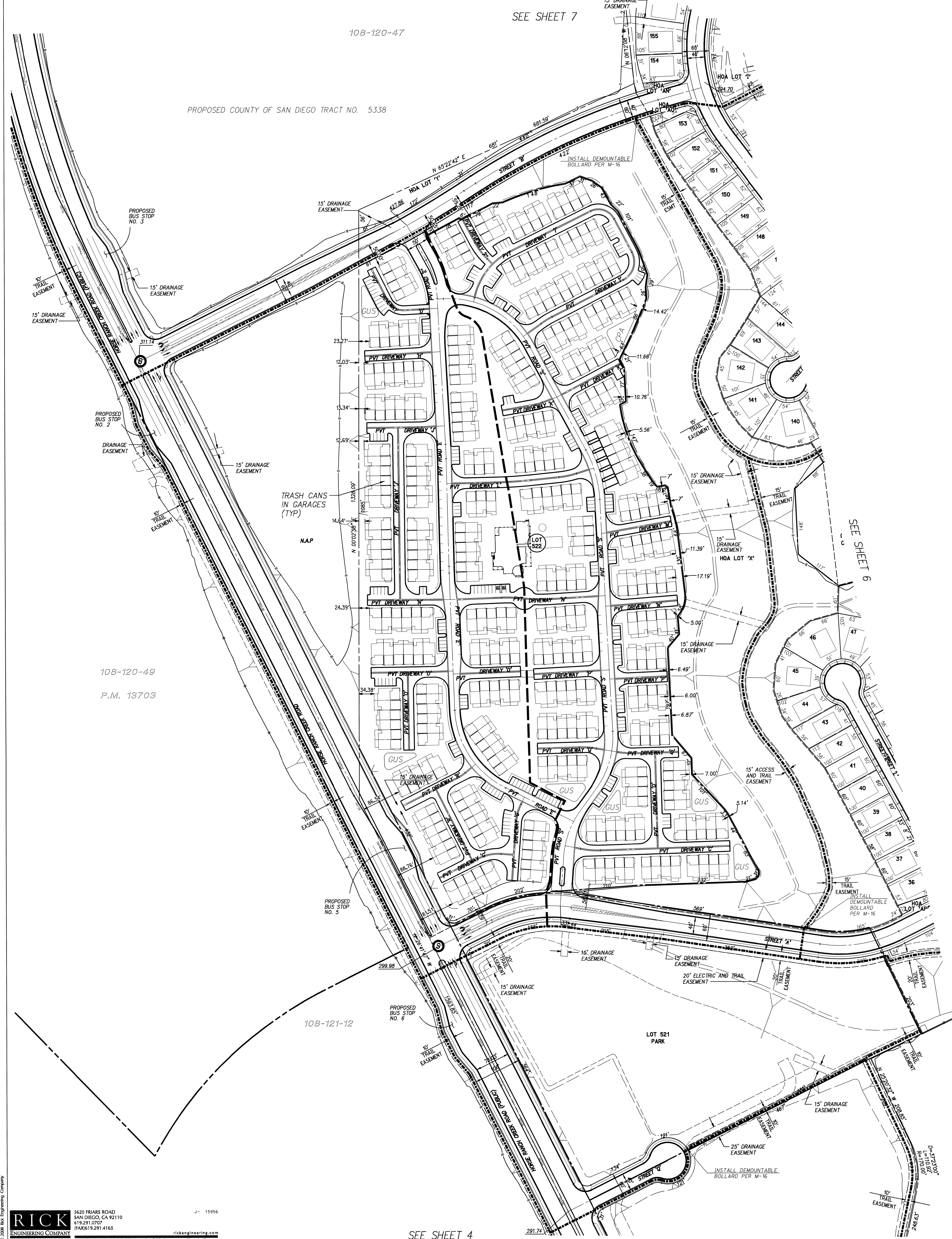
PROJECT BOUNDARY
PLANNING AREA
PLANNING AREA LINE
RIGHT OF WAY
LOT LINE
CURB
SLOPES 2 : 1 MAX.
DAYLIGHT LINE
LOT NUMBER
TRAIL PUBLIC
(SEE DETAIL ON SHEET)
EASEMENT
FUTURE SIGNAL
PRIVATE TRAIL

NOTE: ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED.



MEADOWOOD

Prepared By: _____
Name: Rick Engineering Company _____
Revision 14: _____
Revision 13: _____
Address: 5620 Friars Road _____
San Diego, California 92110 _____
Revision 12: _____
Revision 11: _____
Phone #: (619) 291-0707 _____
Revision 10: _____
Project Address: _____
FAHA ROAD EAST OF INTERSTATE 15 _____
COUNTY OF SAN DIEGO _____
Revision 9: _____
Revision 8: _____
Revision 7: 8/21/2009 _____
Revision 6: 6/29/2009 _____
Revision 5: 4/9/2008 _____
Revision 4: 4/9/2008 _____
Revision 3: 4/15/2007 _____
Revision 2: 9/15/2005 _____
Revision 1: _____
Project Name: MEADOWOOD _____
Original Date: 2/22/2004 _____
Sheet Title: _____
VESTING SITE PLAN _____
PLANNING AREA 2 OPTION _____
Sheet 4 of 8 _____
COUNTY OF SAN DIEGO _____
TRACT NO. YTM 5354RPL _____

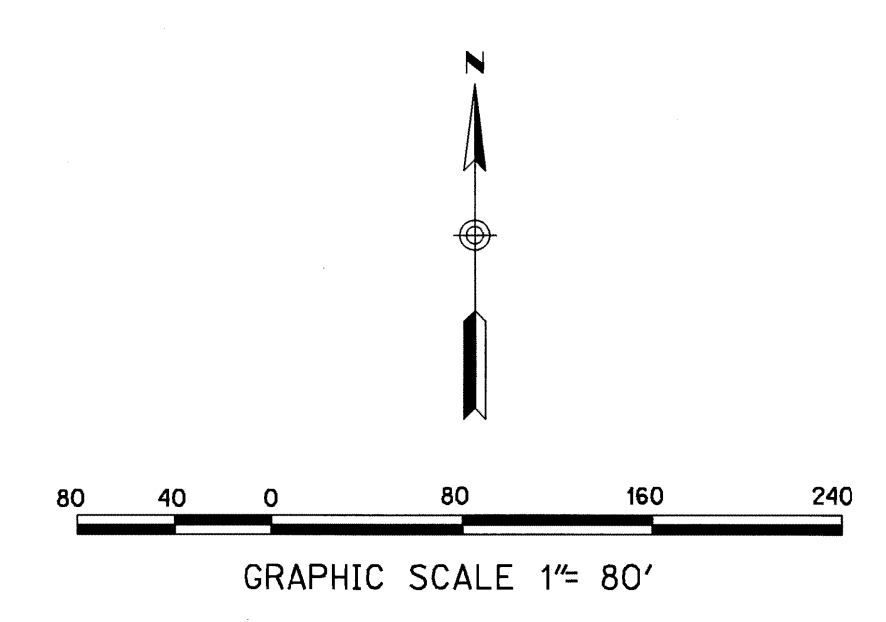
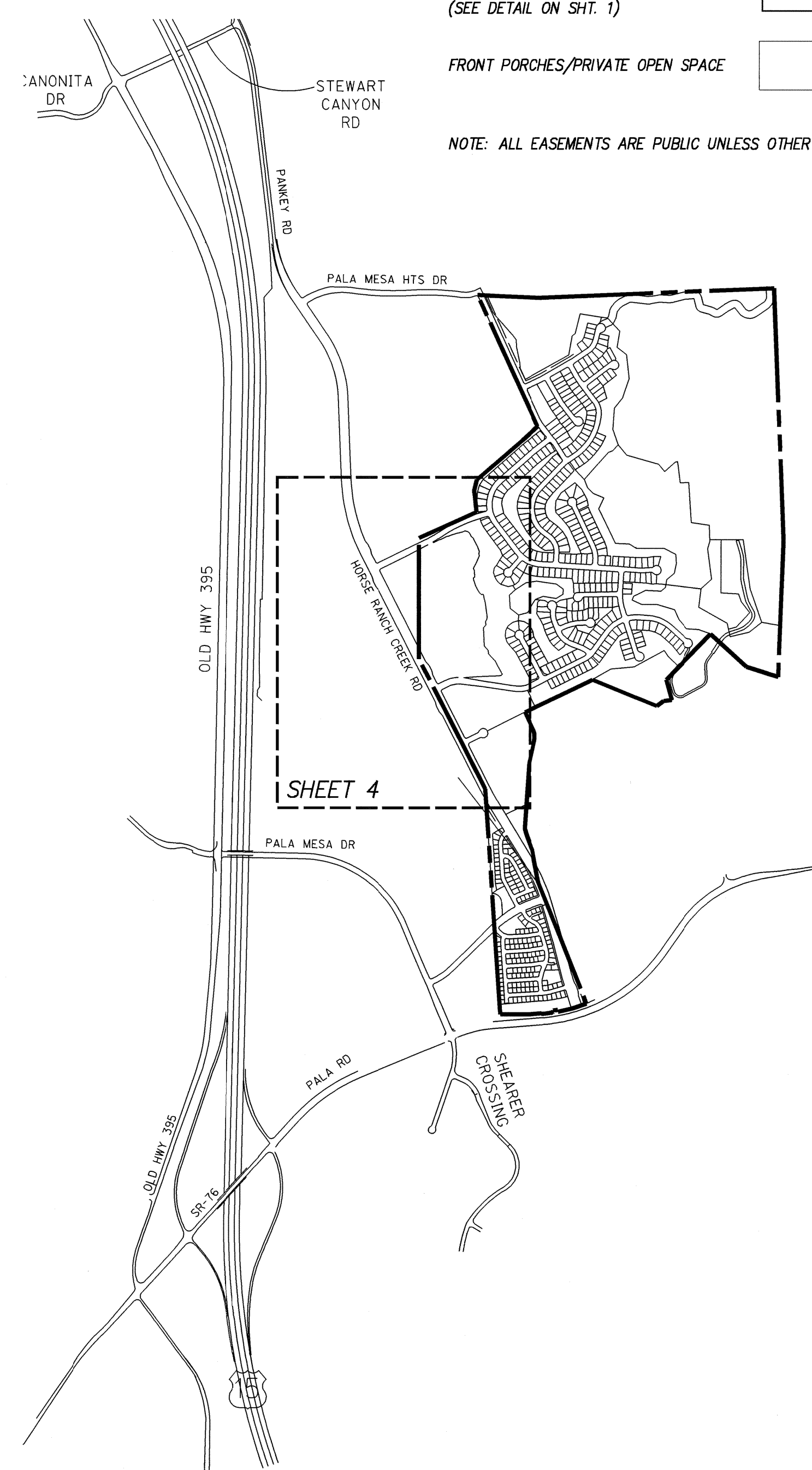


LEGEND

PROJECT BOUNDARY
PLANNING AREA
RIGHT OF WAY
LOT LINE
CURB
SLOPES 2 : 1 MAX. (TYP.)
DAYLIGHT LINE
LOT NUMBER
TRAIL PUBLIC (SEE DETAIL ON SHT. 1)
EASEMENT
FUTURE SIGNAL
PRIVATE TRAIL
BUILDABLE ENVELOPE (SEE DETAIL ON SHT. 1)
FRONT PORCHES/PRIVATE OPEN SPACE

363

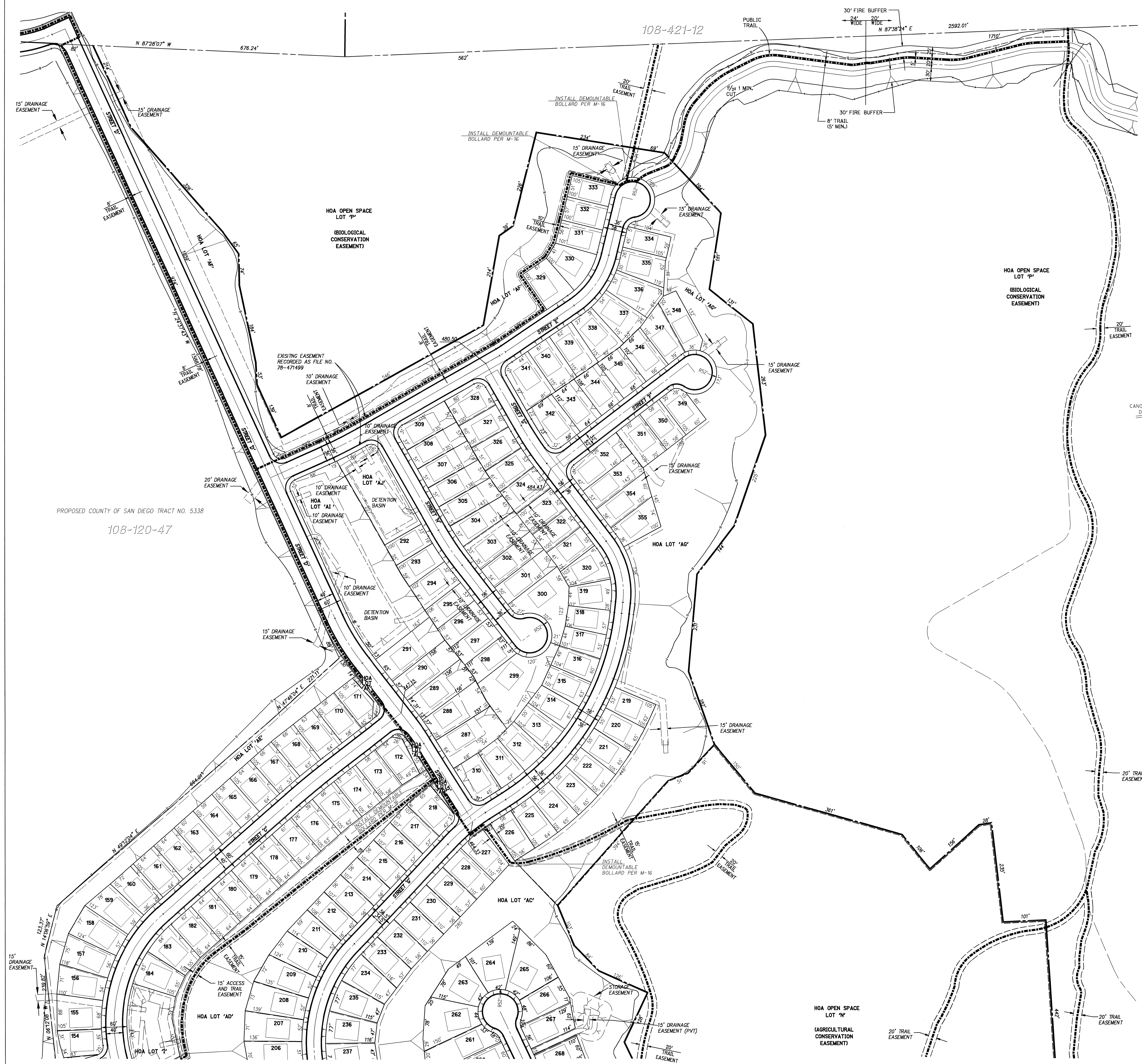
(S)



MEADOWOOD

Prepared By: Name: Rick Engineering Company	Revision 14: _____
Address: 5620 Friars Road San Diego, California 92110	Revision 13: _____
Phone #: (619) 291-0707	Revision 12: _____
Project Address: PALA ROAD EAST OF INTERSTATE 15 COUNTY OF SAN DIEGO	Revision 11: _____
Project Name: MEADOWOOD	Revision 10: _____
Sheet Title: VESTING SITE PLAN PLANNING AREA 4	Revision 9: _____
	Revision 8: _____
	Revision 7: _____
	Revision 6: _____
	Revision 5: _____
	Revision 4: _____
	Revision 3: _____
	Revision 2: _____
	Revision 1: _____
	Original Date: 2/2/2004
	Sheet 5 of 8
	COUNTY OF SAN DIEGO TRACT NO. YTM 535-4RPL4

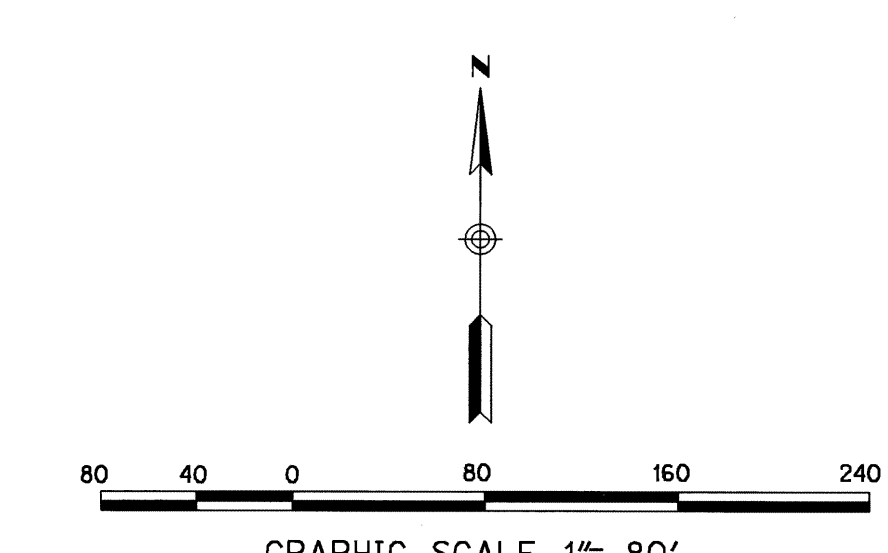
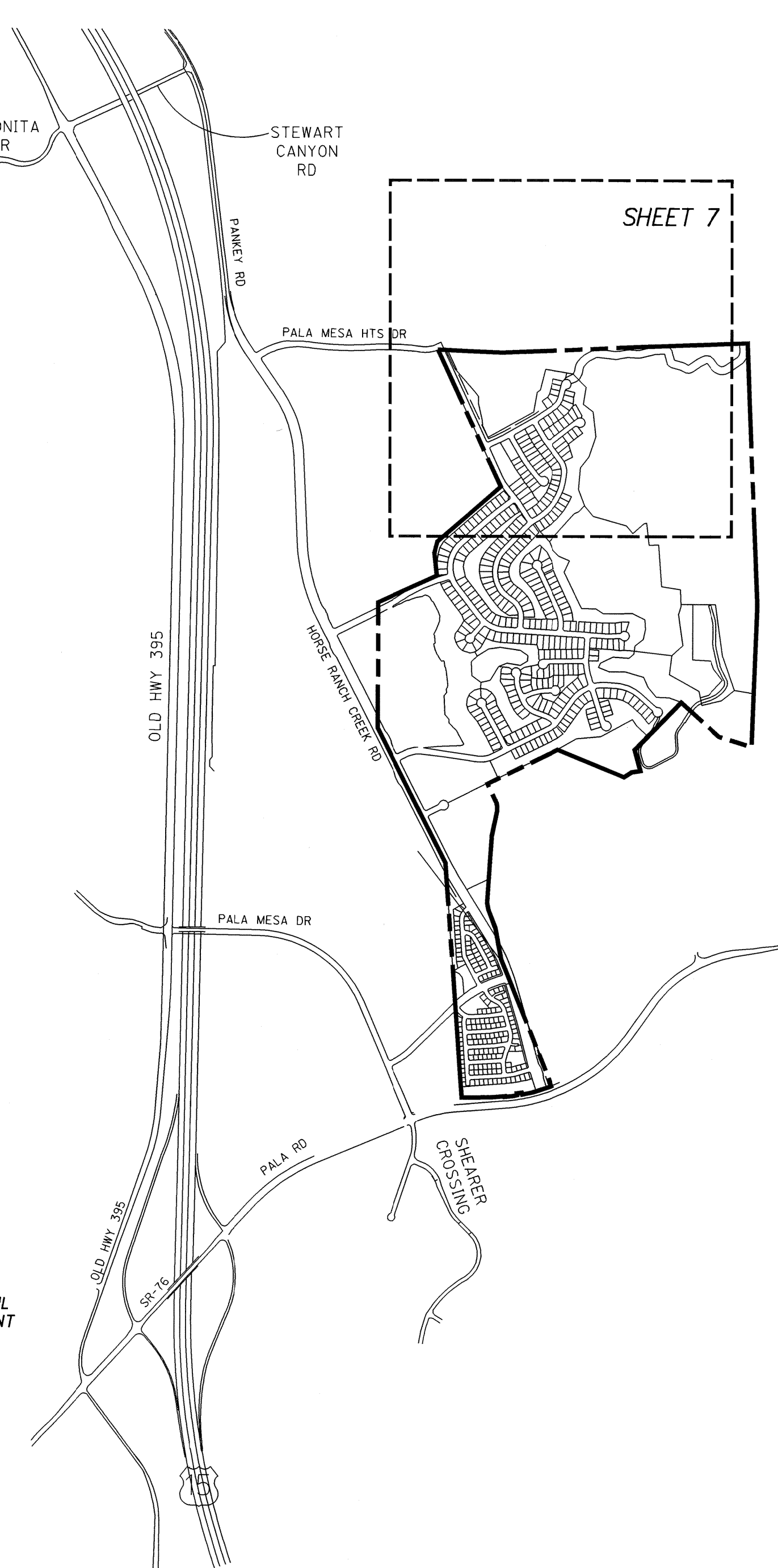
Prepared By: _____
Name: Rick Engineering Company
Revision 14: _____
Revision 13: _____
Address: 5820 Friars Road
 San Diego, California 92110
Revision 12: _____
Revision 11: _____
Phone #: (619) 291-0707
Revision 10: _____
Revision 9: _____
Project Address: _____
 PALM ROAD EAST OF INTERSTATE 15
 COUNTY OF SAN DIEGO
Revision 8: _____
Revision 7: _____
Revision 6: 8/21/2009
Revision 5: 6/29/2009
Revision 4: 4/9/2009
Revision 3: 4/9/2008
Revision 2: 4/15/2007
Revision 1: 9/15/2004
Project Name: _____
 MEADOWOOD
Initial Date: _____
Original Date: 2/2/2004
Sheet Title: _____
 VESTING SITE PLAN
 PLANNING AREA 5
Sheet 6 of 8
COUNTY OF SAN DIEGO
TRACT NO. YTM 535-ARPL



LEGEND

PROJECT BOUNDARY
PLANNING AREA
PLANNING AREA LINE
RIGHT OF WAY
LOT LINE
CURB
SLOPES 2 : 1 MAX. (TYP.)
DAYLIGHT LINE
LOT NUMBER
TRAIL PUBLIC (SEE DETAIL ON SHT. 1)
EASEMENT
BUILDABLE ENVELOPE (SEE DETAIL ON SHT. 1)

NOTES:
(1) ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED
(2) BUILDING SETBACKS ARE PRELIMINARY. SETBACKS MAY CHANGE DURING FINAL ENGINEERING, WHILE MAINTAINING MINIMUM SETBACK REQUIREMENTS.



MEADOWOOD

Prepared By:	Rick Engineering Company	Revision 14:	
Name:	5620 Friars Road	Revision 13:	
Address:	San Diego, California 92110	Revision 12:	
Phone #:	(619) 291-0707	Revision 11:	
Project Address:	PALA ROAD EAST OF INTERSTATE 15	Revision 10:	
	COUNTY OF SAN DIEGO	Revision 9:	
Project Name:	MEADOWOOD	Revision 8:	
		Revision 7:	
		Revision 6:	8/21/2009
		Revision 5:	6/29/2009
		Revision 4:	4/9/2009
		Revision 3:	4/9/2008
		Revision 2:	4/15/2007
		Revision 1:	9/13/2005
Sheet Title:	VESTING SITE PLAN	Original Date:	2/2/2004
	PLANNING AREA 6	Sheet:	8 of 8
			COUNTY OF SAN DIEGO
			TRACT NO. VTM 5354RPL4