COUNTY OF SAN DIEGO VESTING TENTATIVE MAP 5665

IN THE UNINCORPORATED TERRITORY OF SAN DIEGO COUNTY, STATE OF CALIFORNIA

PRELIMINARY GRADING

PDS2025-TM-5665, PDS2025-DB-25-005, PDS2025-ER-09-003

APN: 284-202-21-00, 284-203-08-00, AND 284-244-01-00

LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LD PARCEL 1: (APN: 284-203-08-00)

LOT 159 AND LOT 178 OF TOWN OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 643, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1890.

LD PARCEL 2: (APN: 284-202-21-00)

LOT 179 OF TOWN OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 643, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1890.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF SAN DIEGO IN DEED RECORDED MARCH 27, 1972 AS INSTRUMENT NO. 72000 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF SAN DIEGO IN DEED RECORDED JULY 15, 1998 AS INSTRUMENT NO. 1998-0437610 OF OFFICIAL RECORDS.

LD PARCEL 3: (APN: 284-244-01)

LOTS 484, 486, 495, 496, 516, 517, 528 AND 529 OF TOWN OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 643, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1890.

APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

SITE ADDRESS:

APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

UTILITY PURVEYORS & SERVICES:

WATER:	RAMONA MUNICIPAL WATER DISTRICT	(760) 789-1330
SEWER:	RAMONA MUNICIPAL WATER DISTRICT	(760) 789-1330
ELECTRIC:	SAN DIEGO GAS & ELECTRIC	(800) 336-7343
GAS:	SAN DIEGO GAS & ELECTRIC	(800) 336-7343
TELEPHONE:	AT&T	(800) 255-5288
CABLE:	TIME WARNER CABLE	(800) 961-9941
TRASH/REFUSE:	RAMONA DISPOSAL SERVICE	(760) 789-516
SCHOOL DISTRICT:	RAMONA UNIFIED SCHOOL DISTRICT	(760) 787-2000

NOTE:

1. TENTATIVE MAP PREPARED BY: C&V CONSULTING, INC.
   9830 IRVINE CENTER DRIVE
   IRVINE, CA 92618
   PH: 949-916-3800
2. TOTAL GROSS AREA: 19.43 ACRES | NET AREA: 19.37 ACRES
3. TOTAL NUMBER OF LOTS: 99
   SINGLE FAMILY HOMES – 88
   PRIVATE STREET – 3
   LANDSCAPE AREA – 7
   HISTORICAL PRESERVATION – 1
4. TOTAL NUMBER OF DWELLING UNITS: 88
5. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
6. EXISTING TOPOGRAPHY FROM C&V CONSULTING, INC. AERIAL PHOTOGRAMMETRY ON SEPTEMBER 6, 2024.
7. ALL ONSITE STREETS WILL BE PRIVATE WITH PUBLIC ACCESS EASEMENTS.
8. EXISTING STRUCTURES WITHIN THE DEVELOPMENT FOOTPRINT WILL BE DEMOLISHED UNLESS OTHERWISE NOTED.

GRADING QUANTITIES:

ALL GRADING QUANTITIES ARE PRELIMINARY ONLY

PROPOSED CUT:	176,831 CY
PROPOSED FILL:	60,900 CY
PROPOSED EXPORT:	115,931 CY

SUBDIVIDER:

WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
PHONE: (714) 557-5511

ENGINEER:

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
(949)916-3800

OWNER'S REPRESENTATIVE CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS/REPRESENTATIVES 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.

_____

WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
(714)434-4416

COMMUNITY PLAN:

RAMONA COMMUNITY PLAN

GENERAL PLAN DESIGNATION:

RAMONA LAND USE:

APN	LAND USE
284-202-21	VILLAGE RESIDENTIAL (VR-7.3)
284-203-08	VILLAGE RESIDENTIAL (VR-7.3)
284-244-01	VILLAGE RESIDENTIAL (VR-2)

LOT AREA SUMMARY:

Lot	Gross Area (SF)	Net Area (SF)	Lot Designation
***LOT A	104,799	104,799	Private Street
***LOT B	28,544	28,544	Private Street
***LOT C	32,104	32,104	Private Street
LOT D	16,365	16,365	Historic Preservation
***LOT E	15,473	14,997	Recreation
***LOT F	1,456	1,456	Landscape
***LOT G	1,281	1,281	Landscape
***LOT H	1,966	1,966	Landscape
***LOT I	1,151	1,151	Landscape
***LOT J	6,685	4,849	Landscape/Water Quality
***LOT K	3,881	3,881	Recreation
1	9,665	9,665	Single Family Home
2	8,396	8,396	Single Family Home
3	7,163	7,163	Single Family Home
4	8,399	8,399	Single Family Home
5	7,412	7,412	Single Family Home
6	8,432	8,432	Single Family Home
7	7,167	7,167	Single Family Home
8	8,405	8,405	Single Family Home
9	7,417	7,417	Single Family Home
10	8,407	8,407	Single Family Home
**11	7,172	7,172	Single Family Home
12	9,020	9,020	Single Family Home
13	7,199	7,199	Single Family Home
14	6,360	6,360	Single Family Home
**15	6,148	6,148	Single Family Home
16	7,208	7,208	Single Family Home
17	6,360	6,360	Single Family Home
**18	6,148	6,148	Single Family Home
19	7,208	7,208	Single Family Home
20	6,360	6,360	Single Family Home
**21	6,148	6,148	Single Family Home
22	7,191	7,191	Single Family Home
23	6,131	6,131	Single Family Home
24	6,360	6,360	Single Family Home
25	7,208	7,208	Single Family Home
26	6,360	6,360	Single Family Home
27	7,208	7,208	Single Family Home
**28	6,148	6,148	Single Family Home
29	7,208	7,208	Single Family Home
30	6,360	6,360	Single Family Home
**31	6,148	6,148	Single Family Home
32	7,199	7,199	Single Family Home
33	7,985	7,985	Single Family Home
34	7,260	7,260	Single Family Home
35	8,228	8,228	Single Family Home
*36	7,018	7,018	Single Family Home
37	8,228	8,228	Single Family Home
38	7,260	7,260	Single Family Home
39	8,228	8,228	Single Family Home
40	7,018	7,018	Single Family Home
41	8,228	8,228	Single Family Home
42	7,260	7,260	Single Family Home
43	8,228	8,228	Single Family Home
44	9,992	9,992	Single Family Home
45	8,110	8,110	Single Family Home
46	7,243	7,243	Single Family Home
47	6,379	6,379	Single Family Home
**48	7,802	7,802	Single Family Home
49	5,476	5,476	Single Family Home
50	4,732	4,732	Single Family Home
51	4,982	4,982	Single Family Home
52	4,745	4,745	Single Family Home
53	4,995	4,995	Single Family Home
54	4,758	4,758	Single Family Home
55	5,008	5,008	Single Family Home
56	4,909	4,909	Single Family Home
57	5,992	5,992	Single Family Home
58	11,741	11,741	Single Family Home
59	4,984	4,984	Single Family Home
60	4,739	4,739	Single Family Home
61	4,979	4,979	Single Family Home
62	4,734	4,734	Single Family Home
63	4,975	4,975	Single Family Home
64	5,360	5,360	Single Family Home
65	7,379	7,094	Single Family Home
66	6,442	6,442	Single Family Home
67	7,379	7,379	Single Family Home
68	6,208	6,208	Single Family Home
69	7,379	7,379	Single Family Home
70	6,442	6,442	Single Family Home
71	7,782	7,782	Single Family Home
72	8,354	8,354	Single Family Home
**73	6,390	6,390	Single Family Home
74	6,646	6,646	Single Family Home
75	7,804	7,804	Single Family Home
*76	8,019	8,019	Single Family Home
77	10,884	10,884	Single Family Home
78	9,806	9,806	Single Family Home
79	11,656	11,656	Single Family Home
80	7,931	7,931	Single Family Home
81	9,146	9,146	Single Family Home
*82	6,483	6,483	Single Family Home
83	6,748	6,748	Single Family Home
84	6,503	6,503	Single Family Home
85	7,505	7,505	Single Family Home
86	8,678	8,678	Single Family Home
87	9,748	9,748	Single Family Home
88	10,318	10,318	Single Family Home

Note: * Indicates affordable home (Moderate)

Note: ** Indicates affordable home (Very Low)

Note: *** Indicates proposed HOA lot

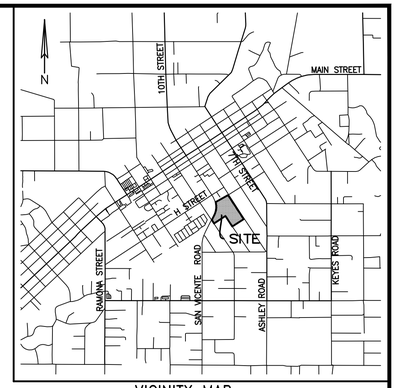
AFFORDABLE UNITS:

*MODERATE –
LOTS 36, 76, 82

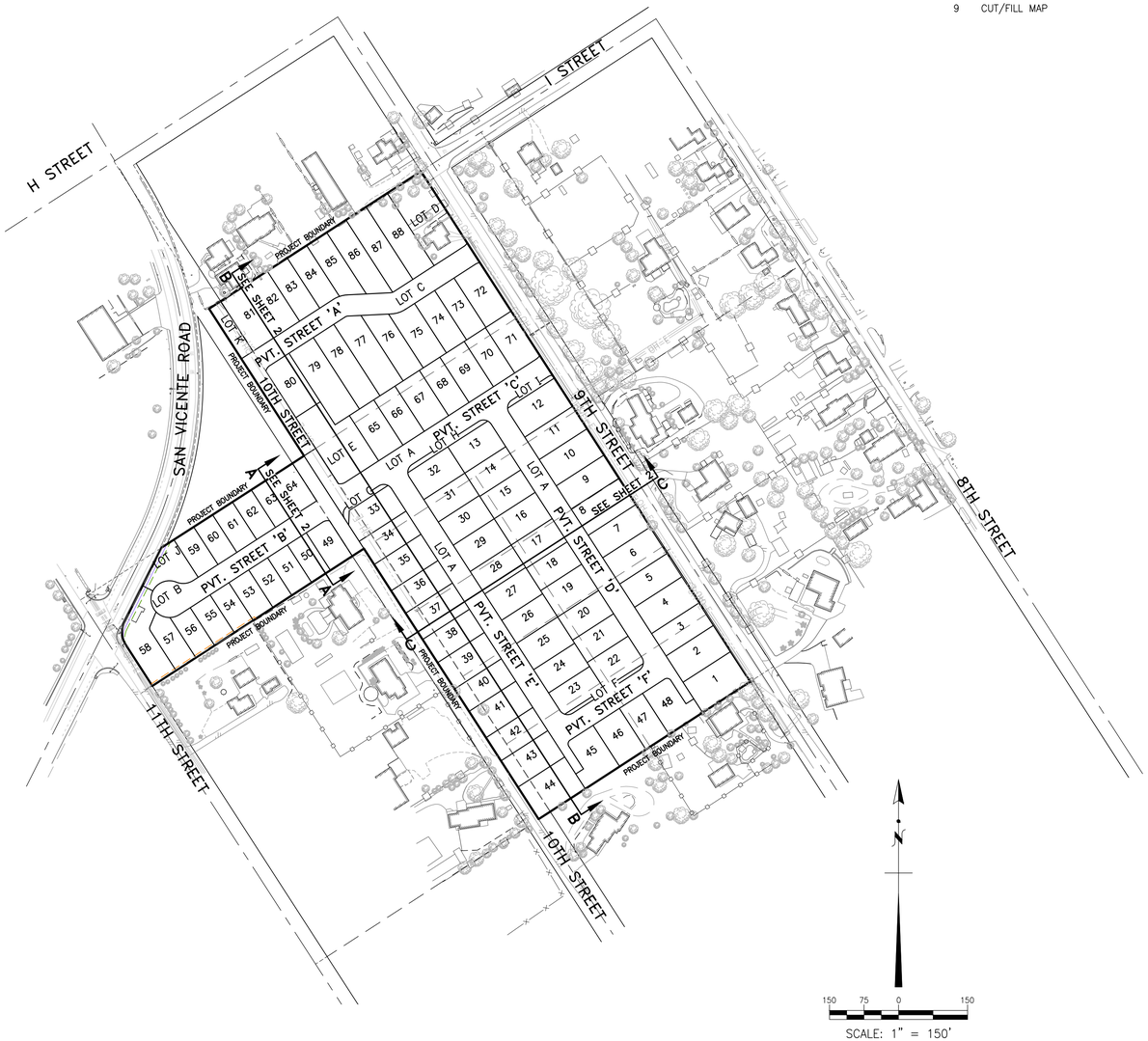
**VERY LOW –
LOTS 11, 15, 18, 21, 28, 31, 48, 73

SHEET INDEX:

1 TITLE SHEET
2 SITE SECTIONS
3 PRELIMINARY GRADING PLAN
4 PRELIMINARY GRADING PLAN
5 PRELIMINARY UTILITY PLAN
6 PRELIMINARY UTILITY PLAN
7 PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN
8 SLOPE ANALYSIS PLAN
9 CUT/FILL MAP



VICINITY MAP
SCALE: NONE



SCALE: 1" = 150'

SYMBOLS:

○ BO	BLOW-OFF VALVE
□ DI	DRAIN INLET
FH	FIRE HYDRANT
	LIGHT STANDARD
Ⓓ	STORM DRAIN MANHOLE
Ⓢ	SANITARY SEWER MANHOLE
	SIGN POST
GM	GAS METER
WM	WATER METER
⊗ V	UTILITY VALVE
	UTILITY/POWER POLE
	BLOCK/RETAINING SCREEN WALL
	BLOCK/RETAINING LOW WALL
	PLANTER/DECORATIVE WALL
OH-E	OVERHEAD WIRE
	EDGE OF ASPHALT PAVEMENT
	WOOD/WROUGHT IRON FENCE
X	CHAIN LINK FENCE
	DIRECTION OF FLOW
93	MINOR CONTOUR (1' INTERVAL)
100	MAJOR CONTOUR (5' INTERVAL)
×91.5	SPOT ELEVATION

LEGEND:

AP	ANGLE POINT
ASPH	ASPHALT PAVEMENT
BC	BUILDING CORNER
BEG	BEGIN
BO	BLOW-OFF VALVE
BLDG	BUILDING
BW	BLOCK WALL
CB	CATCH BASIN
CF	CURB FACE
CLF	CHAIN LINK FENCE
CMF	CORRUGATED METAL FENCE
CONC	CONCRETE PAVEMENT
DI	DRAIN INLET
DW	DOMESTIC WATER
DWY	DRIVEWAY
EX	EXISTING
FH	FIRE HYDRANT
FW	FIRE WATER
GM	GAS METER
HH	HAND HOLE
LAT	LATERAL
LS	LANDSCAPING
MH	MANHOLE
MWS	MODULAR WETLAND SYSTEM
PKWY	PARKWAY
PP	POWER POLE
PR	PROPOSED
PVT	PRIVATE
P/L	PROPERTY LINE
RET	RETAINING
ROW	RIGHT-OF-WAY
SD	STORM DRAIN
SFH	SINGLE-FAMILY HOME
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
ST LT	STREET LIGHT
SVC	SERVICE
TE	TRASH ENCLOSURE
TEMP	TEMPORARY
TF	TRANSFORMER
TS	TRAFFIC SIGNAL
TYP	TYPICAL
WF	WOOD FENCE
WL	WALL
WM	WATER METER
V	VALVE

REGISTERED PROFESSIONAL ENGINEER
DANIE P. MCDOUGALL
C 80705
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

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PREPARED FOR:

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COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND DEVELOPMENT

PROJECT NO. WARM-021

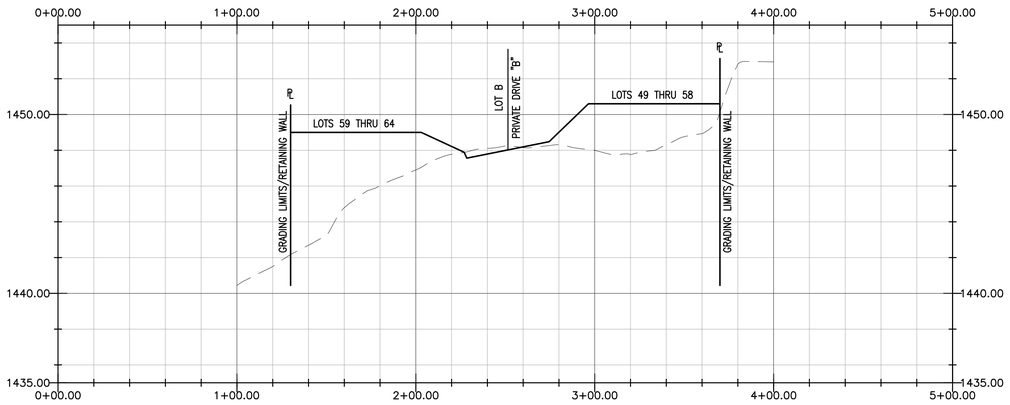
PRELIMINARY GRADING PLANS
PDS2025-TM-5665, PDS2025-DB-25-005, PDS2025-ER-09-003
APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

TITLE SHEET

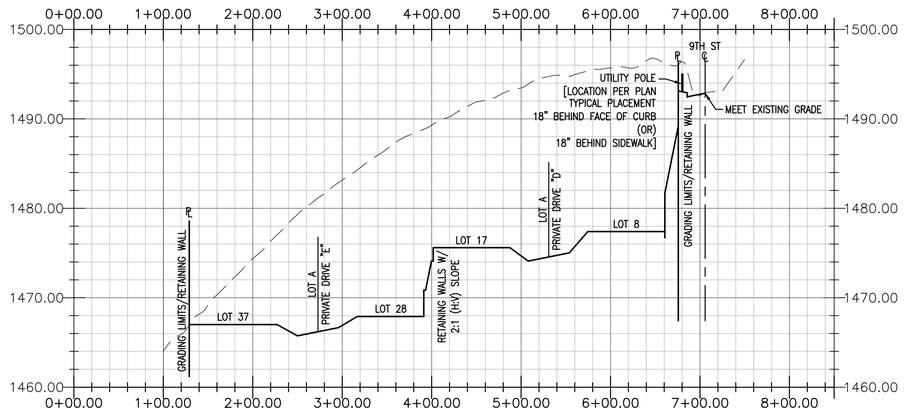
SHEET 1 OF 9

PLAN SET: PDS4
DATE: 10/07/2026

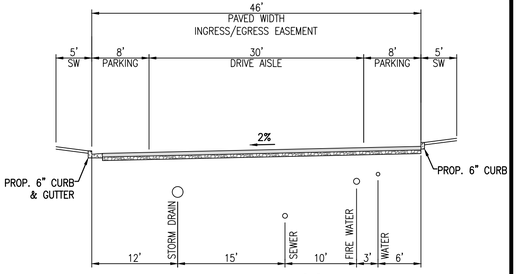
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BY: SARAH MCMATTERS



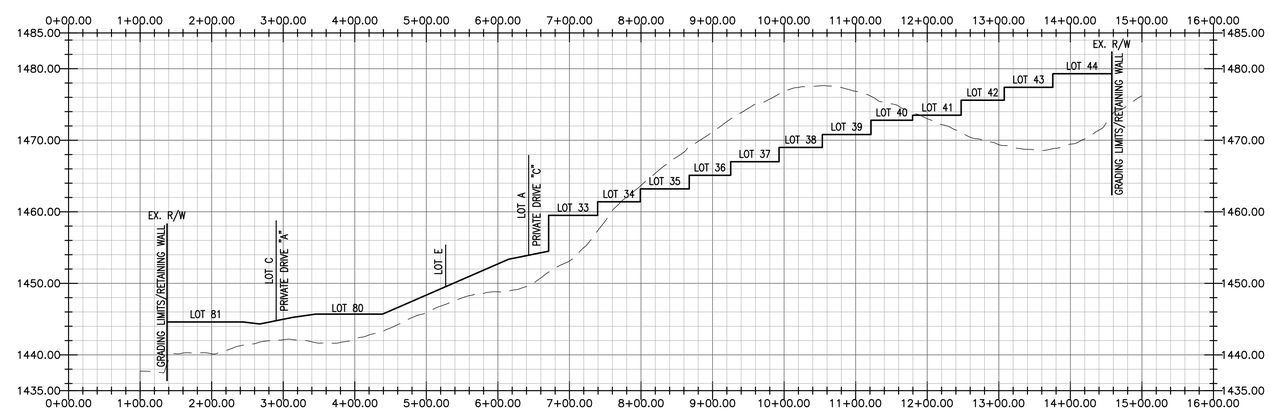
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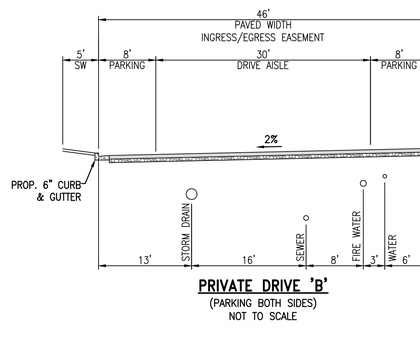
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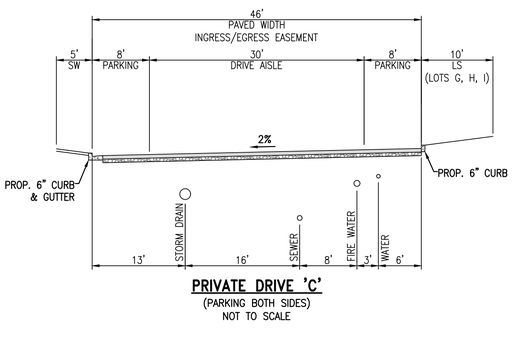
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NOT TO SCALE



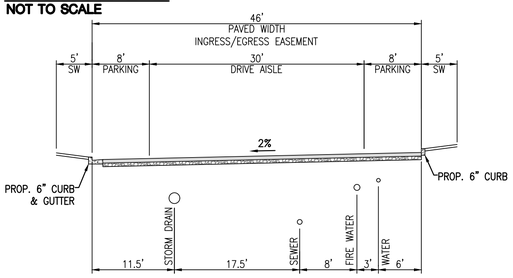
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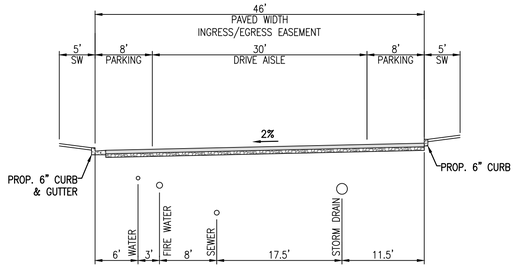
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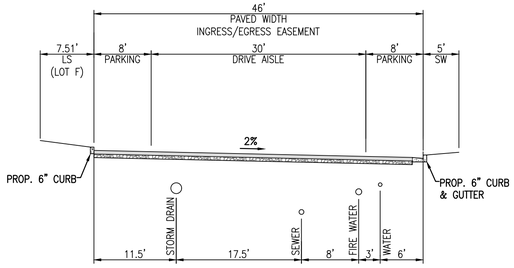
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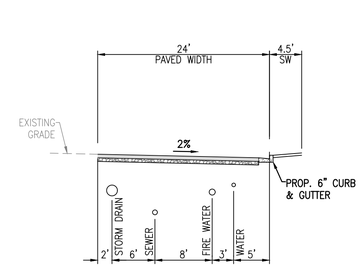
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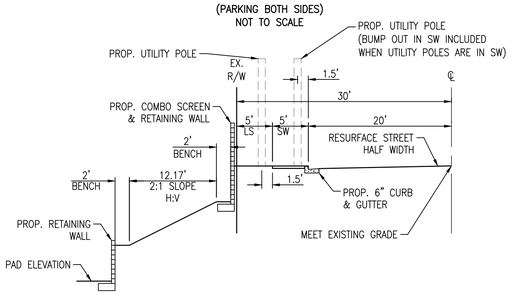
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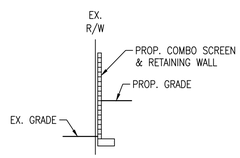
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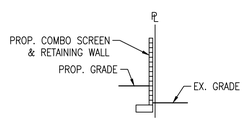
10TH STREET (PRIVATE STREET)
(NO PARKING)
NOT TO SCALE



EASTERN BOUNDARY/9TH STREET (PUBLIC STREET)
(NO PARKING)
NOT TO SCALE



WESTERN BOUNDARY (SAN VICENTE RD)
& NORTHERN BOUNDARY
NOT TO SCALE



SOUTHERN BOUNDARY
NOT TO SCALE

PREPARED BY:

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PREPARED FOR:

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(714) 557-5511

COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND DEVELOPMENT

PRELIMINARY GRADING PLANS
PDS2025-TM-5665, PDS2025-DB-25-005, PDS2025-ER-09-003
APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

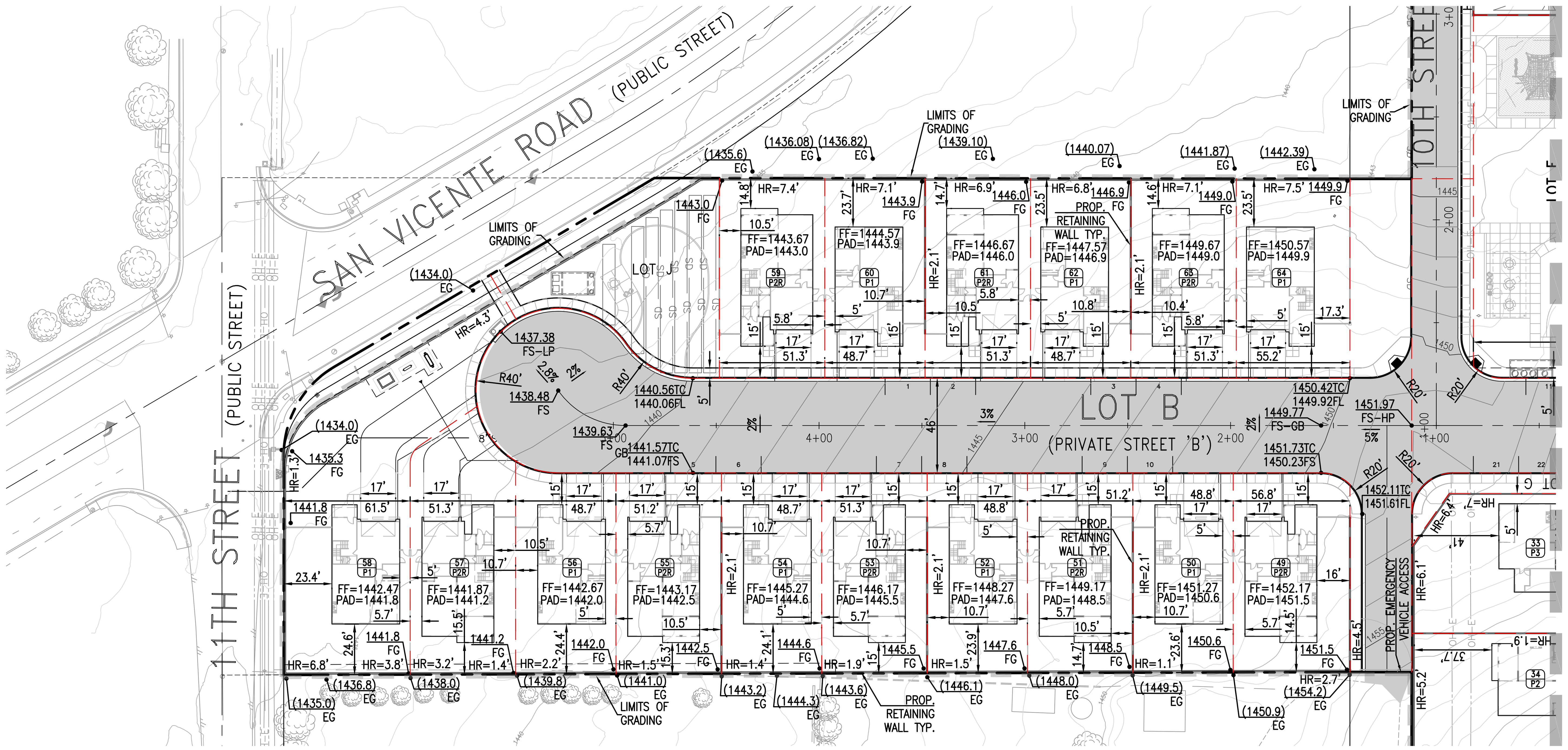
SITE SECTIONS

PROJECT NO. WARM-021

SHEET 2 OF 9

PLAN SET: PDS4
DATE: 10/03/2025

P:\WARM\WARM-021\DWG\SHEETS\PRELIM GRADING\TM-05-SECTIONS.DWG
PLOTTED: 10/3/2025 BY: SARAH MCWATTERS





INDEX MAP

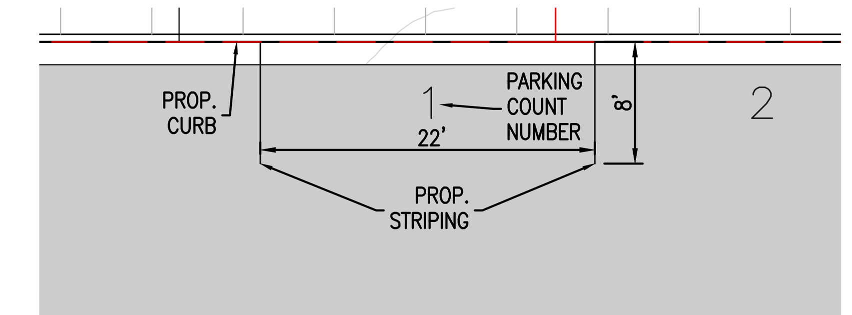
NOTE:
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF THE PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO PERFORM AND GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

DRAINAGE NOTES:
- LOTS 49–64 AND LOT J SHALL DRAIN TO LOT B (PRIVATE STREET 'B') THROUGH YARD DRAINS AND APPROVED DRAINAGE DEVICES.

AFFORDABLE UNITS

* MODERATE – LOTS 36, 76, 82

** VERY LOW – LOTS 11, 15, 18, 21, 28, 31, 48, 73



TYPICAL PARALLEL PARKING DETAIL
SCALE 1:10

1" = 40'
0 20 40 80

PREPARED BY:
C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618
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PREPARED FOR:
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COUNTY OF SAN DIEGO
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PDS2025-TM-5665, PDS2025-DB-25-005, PDS2025-ER-09-003
APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

PRELIMINARY GRADING PLAN

PROJECT NO. WARM-021
SHEET 3 OF 9

PLAN SET: PS04
DATE: 10/02/2026
P:\W\WARM-021\DWG\SHEETS\PRELIM GRADING\TTM-03-GRD.DWG
BY: SARAH MCMASTERS



AFFORDABLE UNITS

* MODERATE – LOTS 36, 76, 82

** VERY LOW – LOTS 11, 15, 18, 21, 28, 31, 48, 73

NOTE:

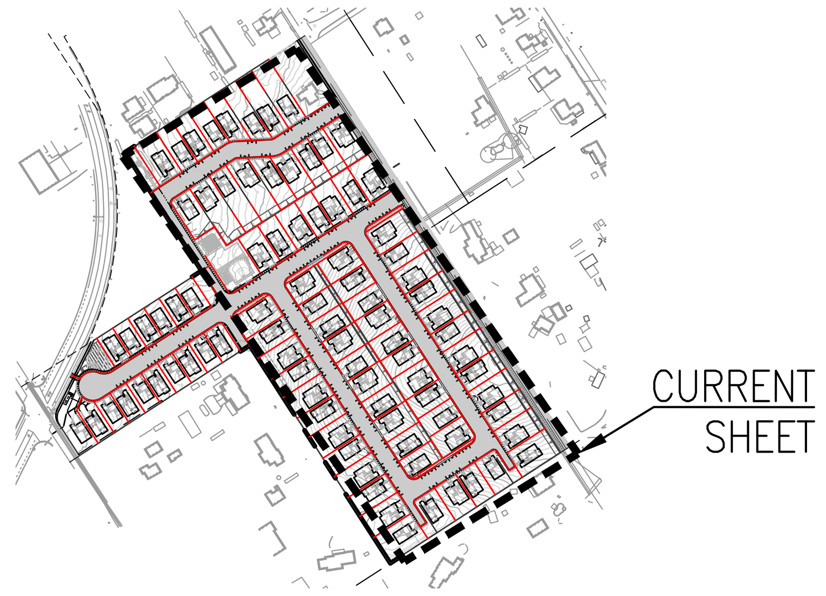
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DRAINAGE NOTES:

- LOTS 72–88, LOT E, AND LOT K SHALL DRAIN TO LOT C (PRIVATE STREET 'A' AND 10TH STREET) THROUGH YARD DRAINS AND APPROVED DRAINAGE DEVICES.
- LOTS 1–48, LOTS 65–71, LOT E, LOT F, LOT G, LOT H, AND LOT I SHALL DRAIN TO LOT A (PRIVATE STREET 'C', PRIVATE STREET 'D', PRIVATE STREET 'E', AND PRIVATE STREET 'F') THROUGH YARD DRAINS AND APPROVED DRAINAGE DEVICES.

1" = 40'

0 20 40 80



INDEX MAP

PREPARED BY:

C&V CONSULTING, INC.
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PREPARED FOR:

WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
(714) 557–5511

COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND DEVELOPMENT

PRELIMINARY GRADING PLANS
PDS2025-TM-5665, PDS2025-DB-25-005, PDS2025-ER-09-003
APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

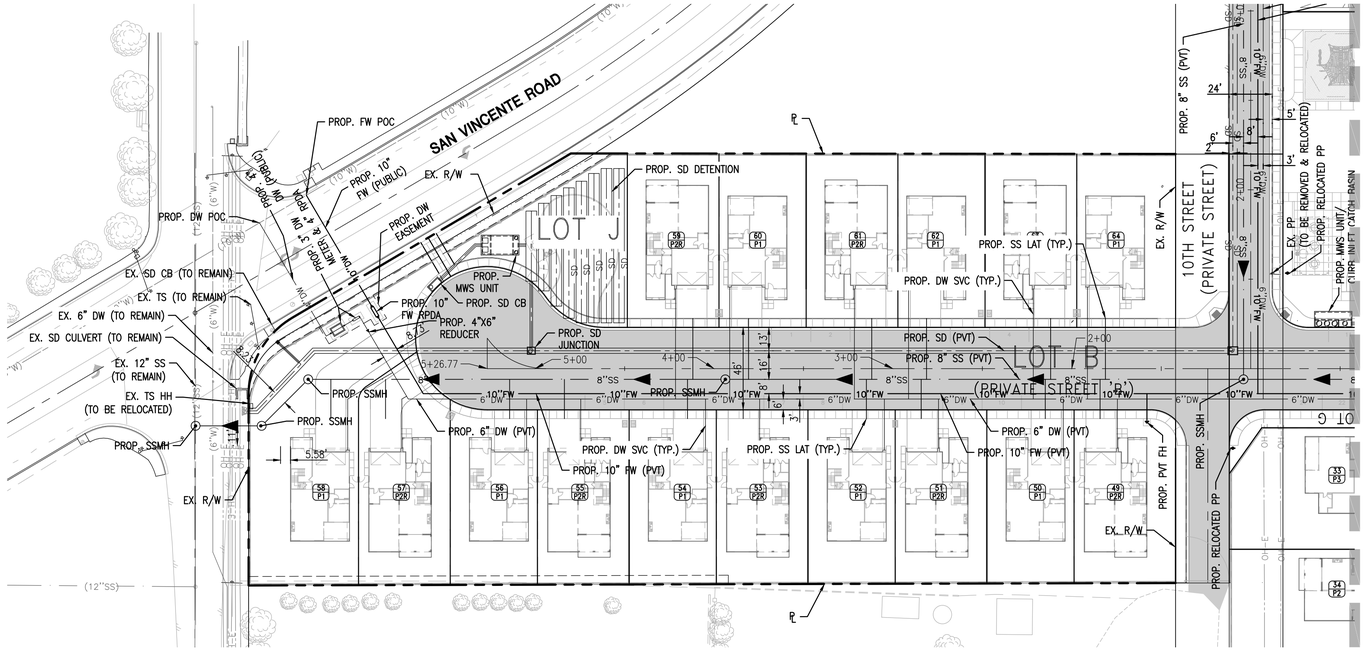
PRELIMINARY GRADING PLAN

PROJECT NO. WARM-021

SHEET 4 OF 9

PLAN SET: PS04
DATE: 10/02/2026

P:\W\WARM-021\DWG\SHEETS\PRELIM GRADING\TM-03-GRD.DWG
BY: SARAH MCMASTERS



SEE SHEET 6

AFFORDABLE UNITS

* MODERATE –
LOTS 36, 76, 82

** VERY LOW –
LOTS 11, 15, 18, 21, 28, 31, 48, 73

1" = 40'

0 20 40 80

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PROJECT NO.
WARM-021

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APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

PRELIMINARY UTILITY PLAN

SHEET 5 OF 9

PLAN SET: PDM
DATE: 10/03/2025

E:\WARM-021\DWG\SHEETS\PRELIM GRADING\TM-DA-UTIL.DWG
BY: HANNA MCMASTERS

SEE SHEET 5



AFFORDABLE UNITS

* MODERATE –
LOTS 36, 76, 82

** VERY LOW –
LOTS 11, 15, 18, 21, 28, 31, 48, 73

1" = 40'

0 20 40 80

PREPARED BY:	PREPARED FOR:		
C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING 9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET	WARMINGTON RESIDENTIAL 3090 PULLMAN STREET COSTA MESA, CA 92626 (714) 557-5511	**COUNTY OF SAN DIEGO** DEPARTMENT OF PLANNING AND DEVELOPMENT **PRELIMINARY GRADING PLANS** PDS2025-TM-5665, PDS2025-DB-25-005, PDS2025-ER-09-003 APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00 **PRELIMINARY UTILITY PLAN**	PROJECT NO. WARM-021 SHEET 6 OF 9

PLAN SET: PDS#
DATE: 10/07/2026 BY: SARAH MCMASTERS
K:\JOB\WARM-021\TMS\SHEETS\PRELIM GRADING\TM-04-UTILITIES.DWG

PROJECT GENERAL NOTES:

1. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET. EXCEPTION: SINGLE FAMILY RESIDENTIAL DRIVEWAYS SERVING NO MORE THAN TWO SINGLE-FAMILY DWELLINGS SHALL HAVE A MINIMUM OF 16 FEET OF UNOBSTRUCTED IMPROVED WIDTH. ALL FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. (COUNTY FIRE CODE 503.2.1)

2. THE INSIDE TURNING RADIUS OF A FIRE APPARATUS ACCESS ROAD SHALL BE A MINIMUM OF 28 FEET, OR AS APPROVED BY THE FIRE CODE OFFICIAL. (COUNTY FIRE CODE 503.2.4)

3. STRUCTURES SHALL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED PER NFPA 13-D STANDARD AND THE COUNTY FIRE CODE. FIRE SPRINKLER SYSTEM PLANS SHALL BE SUBMITTED AND APPROVED BY SAN DIEGO COUNTY FIRE AND THE SYSTEM SHALL BE READY FOR HYDROSTATIC TESTING PRIOR TO FRAMING INSPECTION. (COUNTY FIRE CODE 903.2)

4. STRUCTURES SHALL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED PER NFPA 13-D STANDARD AND THE COUNTY FIRE CODE. IF NOT FACTORY INSTALLED, FIRE SPRINKLER SYSTEM PLANS SHALL BE SUBMITTED TO, AND APPROVED BY, THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT. FACTORY INSTALLED SYSTEMS SHALL BE HYDROSTATICALLY TESTED AT BUILDING FINAL INSPECTION. ON-SITE INSTALLED SYSTEMS SHALL BE HYDROSTATICALLY TESTED BEFORE PIPING IS CONCEALED. (COUNTY FIRE CODE 903.2)

5. APPROVED SIGNS OR OTHER APPROVED NOTICES SHALL BE PROVIDED AND MAINTAINED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS AND PROHIBIT THE OBSTRUCTION THEREOF. (COUNTY FIRE CODE § 503.3) WHERE THE FIRE CODE OFFICIAL DETERMINES THAT IT IS NECESSARY TO ENSURE ADEQUATE FIRE ACCESS, THE FIRE CODE OFFICIAL MAY DESIGNATE EXISTING ROADWAYS AS FIRE APPARATUS ACCESS ROADS AS PROVIDED BY VEHICLE CODE SECTION 22500. (COUNTY FIRE CODE 503.3.1) ALL NEW PUBLIC ROADS, ALL PRIVATE ROADS WITHIN MAJOR SUBDIVISIONS, AND ALL PRIVATE ROAD EASEMENTS SERVING FOUR OR MORE PARCELS SHALL BE NAMED. ROAD NAME SIGNS SHALL COMPLY WITH COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS DESIGN STANDARD #DS-13. (COUNTY FIRE CODE 505.2)

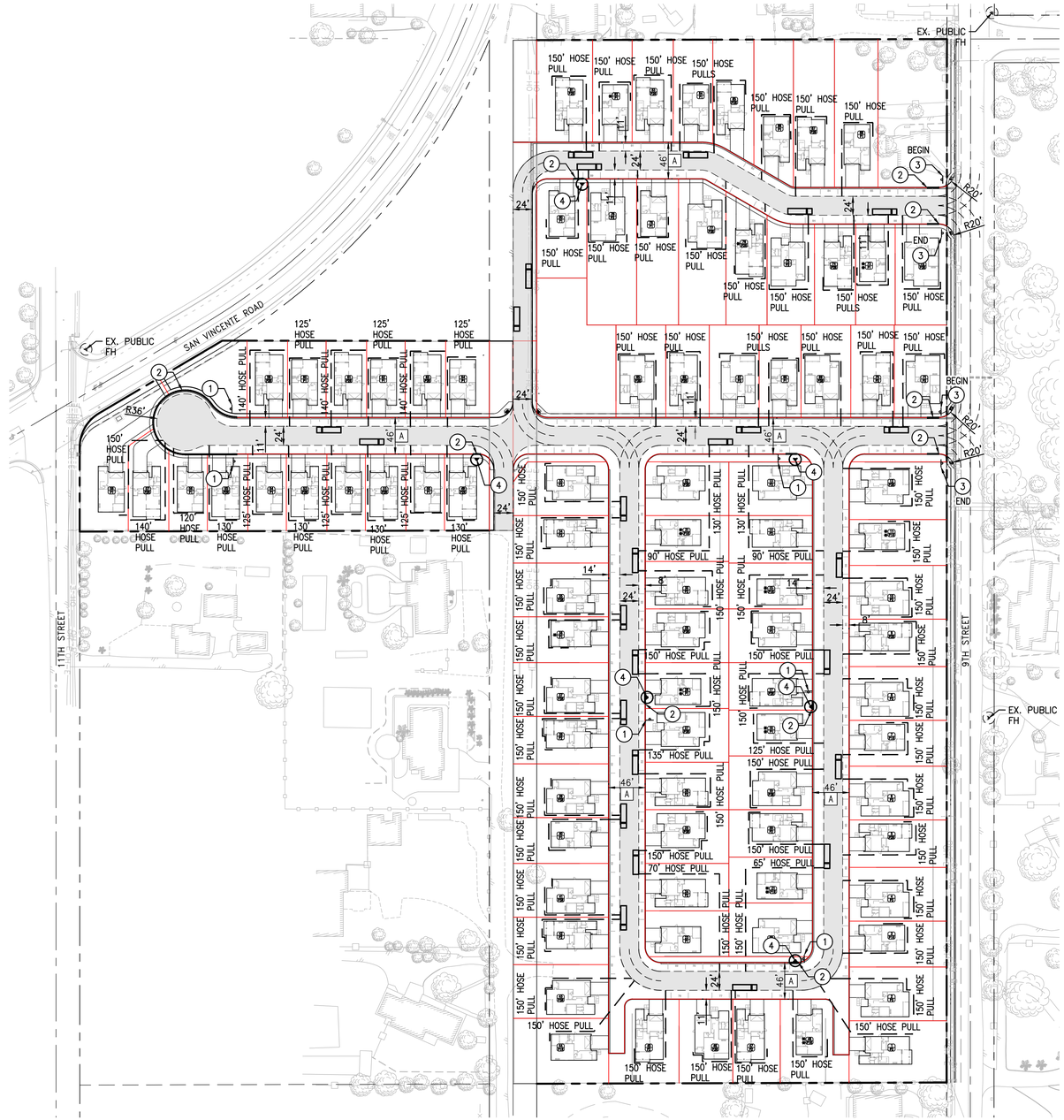
6. AN AUTOMATIC GATE ACROSS A FIRE ACCESS ROADWAY OR DRIVEWAY SHALL BE EQUIPPED WITH AN APPROVED EMERGENCY KEY-OPERATED SWITCH OVERRIDING ALL COMMAND FUNCTIONS AND OPENING THE GATE. FIRE CODE 503.6. (NO ENTRY GATE PROPOSED ON THIS PROJECT.)

7. ALL EASEMENTS WHICH ARE NOT NAMED DIFFERENTLY FROM THE ROADWAY FROM WHICH THEY ORIGINATE SHALL HAVE AN ADDRESS SIGN INSTALLED AND MAINTAINED, LISTING ALL ADDRESS NUMBERS OCCURRING ON THAT EASEMENT, LOCATED WHERE THE EASEMENT INTERSECTS THE NAMED ROADWAY. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT WITH A ½" STROKE; AND SHALL CONTRAST WITH THE BACKGROUND. (COUNTY FIRE CODE 505.3)

8. APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT WITH A ½" STROKE; AND SHALL CONTRAST WITH THE BACKGROUND. (COUNTY FIRE CODE 505.1)

9. FIRE APPARATUS ACCESS ROADS, INCLUDING PRIVATE RESIDENTIAL DRIVEWAYS, SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. (COUNTY FIRE CODE 503.1.1)

10. ALL GATES OR OTHER STRUCTURES OR DEVICES THAT COULD OBSTRUCT FIRE ACCESS ROADWAYS OR OTHERWISE HINDER EMERGENCY OPERATIONS ARE PROHIBITED UNLESS THEY MEET STANDARDS AND RECEIVE SPECIFIC PLAN APPROVAL FROM THE FIRE CODE OFFICIAL. (COUNTY FIRE CODE 503.6) (NO GATES PROPOSED ON THIS PROJECT).



1" = 80'

0 40 80 160

LEGEND

- EXISTING STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SIGN
- HOSE PULL
- PROPERTY LINE
- FIRE TRUCK
- XX — LOT NUMBER
- XXXX — PLAN TYPE
- FIRE LANE
- FH FIRE HYDRANT
- PROP. PROPOSED
- EX. EXISTING
- ~P PROPERTY LINE
- R/W RIGHT OF WAY

AFFORDABLE UNITS

* MODERATE –
LOTS 36, 76, 82

** VERY LOW –
LOTS 11, 15, 18, 21, 28, 31, 48, 73

CONSTRUCTION NOTES:

1. INSTALL "FIRE LANE" SIGN PER DETAIL 1 HEREON.
2. FIRE LANE IDENTIFICATION-RED CURBS PER DETAIL 2 HEREON.
3. INSTALL "FIRE LANE" SIGN BEGIN OR END PER DETAIL 3 HEREON.
4. PROPOSED PRIVATE FIRE HYDRANT LOCATION

PROPOSED EASEMENTS

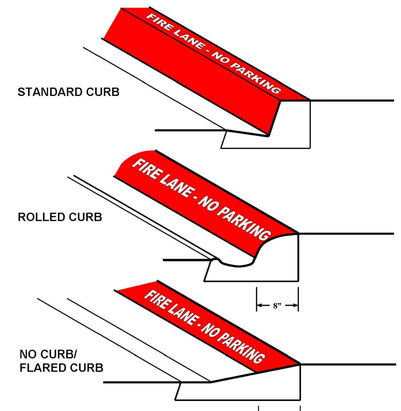
[A] INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED TO THE CITY OF RAMONA.

NOTE:
THE SITE IS WITHIN THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT.

NOTE:
SPEED BUMPS ARE NOT PROPOSED AS THEY ARE NOT SUPPORTED.

ATTACHMENT 9

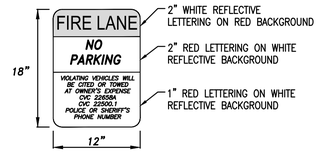
Fire Lane Identification – Red Curbs



1. Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
2. Curbs shall be painted OSHA safety red.
3. "FIRE LANE – NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

1. CURBS SHALL BE PAINTED RED
2. "FIRE LANE – NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN 3' WHITE LETTERING AT A SPACING OF 30' ON CENTER OR PORTION THEREOF.

(2) RED CURB PAVEMENT MARKING
NOT TO SCALE



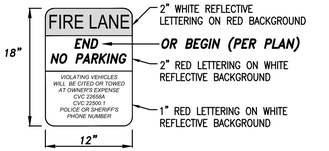
ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

(1) NO PARKING SIGN



TYPICAL EMERGENCY TURNAROUND RADII



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

(3) BEGIN & END NO PARKING SIGN

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APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN

SHEET 7 OF 9

PLAN SET: PDCM
DATE: 10/02/2026

P:\JOB\WARM-021\DWG\SHEETS\PRELIM GRADING\TM-05-FLANS

BY: DAVID RICHESTER



Slopes Table					
Number	Minimum Slope	Maximum Slope	Area	LOT PERCENTAGE	Color
1	0.00%	15.00%	18.15	98.64%	
2	15.00%	25.00%	0.23	1.25%	
3	25.00%	50.00%	0.02	0.11%	
4	50.00%	100.00%	0.00	0.00%	

1" = 80'

0 40 80 160

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COUNTY OF SAN DIEGO
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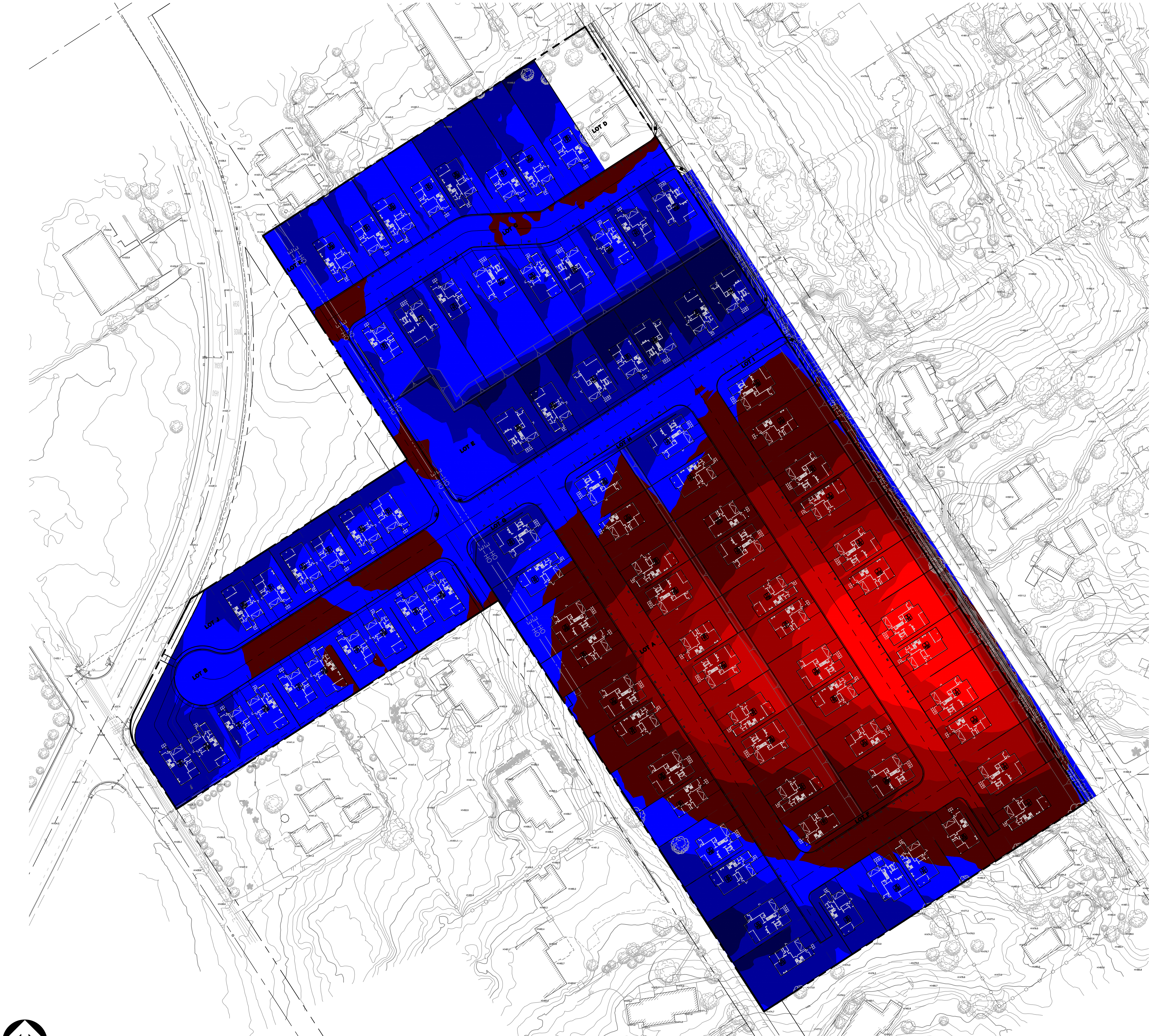
PROJECT NO.
WARM-021

PRELIMINARY GRADING PLANS
PDS2025-TM-5665, PDS2025-DB-25-005, PDS2025-ER-09-003
APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

SLOPE ANALYSIS PLAN

SHEET
8
OF
9

PDS4
P:\PJ\WARM-021\DWG\SHEETS\PRELIM GRADING\TM-DB-SLOPE.DWG
PLAN SET
DATE 10/07/2026
BY: SARAH MCMARTIN



Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	−35.000	−30.000	
2	−30.000	−25.000	
3	−25.000	−20.000	
4	−20.000	−15.000	
5	−15.000	−10.000	
6	−10.000	−5.000	
7	−5.000	0.000	
8	0.000	5.000	
9	5.000	10.000	
10	10.000	15.000	

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0 40 80 160

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APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

CUT/FILL MAP

PROJECT NO. WARM-021

SHEET 9 OF 9

P:\W\WARM-021\DWG\SHEETS\PRELIM GRADING\TTM-07-CUTFILL.DWG
BY: SARAH MCMASTERS

PLAN SET: PS04
DATE: 10/02/2026