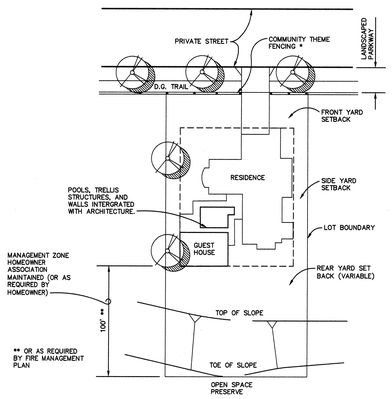
VESTING SITE PLAN
MONTECITO RANCH
SITE PLAN (S 08-019)

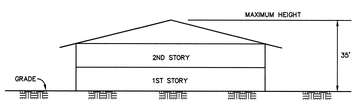


TYPICAL 20,000 SQUARE FOOT LOT MINIMUM SETBACKS:

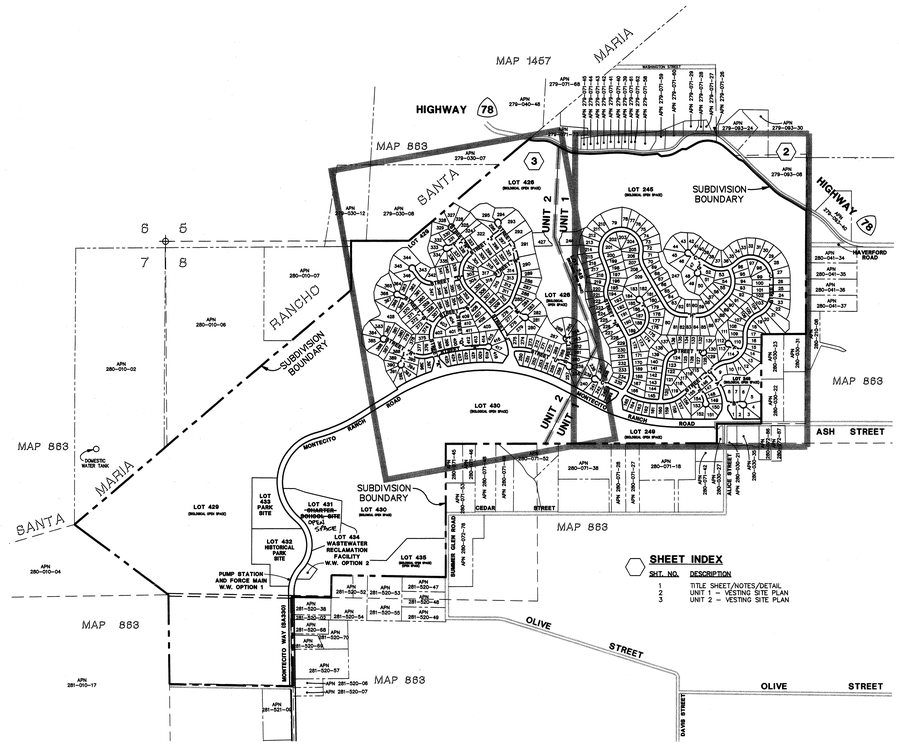
GARAGE DOOR:	25 FEET FROM PROPERTY LINE
FRONT YARD:	20 FEET FROM PROPERTY LINE
EXTERIOR SIDE YARD:	MONTECITO WAY, ASH ST. AND MONTECITO RANCH ROAD 20 FEET FROM EDGE OF STREET RIGHT-OF-WAY
ALL OTHER STREETS:	15 FEET FROM EDGE OF STREET RIGHT-OF-WAY 10 FOOT SIDE YARD SETBACK 15 FOOT SIDE YARD SETBACK WHERE UTILITY EASEMENT EXISTS
REAR YARD:	15 FEET FROM TOP OF SLOPE NO LESS THAN 30 FEET FROM PROPERTY LINE IN FUEL MANAGEMENT ZONE AS REQ'D TO COMPLY WITH BRUSH MANAGEMENT REQ'TS.

*OPTIONAL HOMEOWNER INSTALLED FENCING WHERE FENCING IS DESIRED WITHIN FRONT YARD SETBACK. ONLY RURAL "EQUESTRIAN STYLE" THEME FENCING SHALL BE ALLOWED.

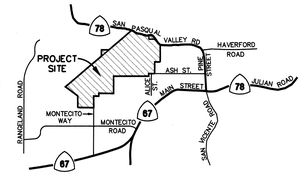
TYPICAL RESIDENTIAL LOT CONFIGURATION
NOT TO SCALE



PROPOSED TYPICAL RESIDENTIAL BUILDING
NOT TO SCALE



KEY MAP
SCALE 1"=700'



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHT. NO.	DESCRIPTION
1	TITLE SHEET/NOTES/DETAIL
2	UNIT 1 – VESTING SITE PLAN
3	UNIT 2 – VESTING SITE PLAN

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE COUNTY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

1. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION "GREEN BOOK" (2009 EDITION), INCLUDING THE REGIONAL AND COUNTY OF SAN DIEGO SUPPLEMENT AMENDMENT.
2. SAN DIEGO COUNTY GRADING ORDINANCE.
3. CALIFORNIA DEPARTMENT OF TRANSPORTATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," (FHWA'S MUTCD 2003 EDITION).
4. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS (MAY 2006).

STANDARD DRAWINGS:

1. THE CURRENT SAN DIEGO AREA REGIONAL STANDARD DRAWINGS.
2. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD PLAN (MAY 2006).

LEGEND

DESCRIPTION	SYMBOL
BOUNDARY DATA PER TABLE (SHEET 2)	(LB) (CB)
SUBDIVISION BOUNDARY	
PROPOSED LOT LINE	
PROPOSED RIGHT-OF-WAY	
ACCESS RIGHTS RELINQUISHMENT	
EXISTING RIGHT-OF-WAY	
PROPOSED EASEMENT LINE	
PROPOSED SOUND WALL	
PROPOSED TRAIL	
EXISTING CONTOUR	630
PROPOSED CONTOUR	630
PROPOSED SLOPE (2:1 UNLESS OTHERWISE SHOWN)	
BIOLOGICAL RESOURCES	
PROPOSED FUEL MANAGEMENT ZONE	
PROPOSED SEWER MAIN W/MANHOLE	—S—
PROPOSED SEWER FORCE MAIN W/MANHOLE	—SFM—
PROPOSED STORM DRAIN	—SD—
PROPOSED STORM DRAIN INLET, CLEANOUT, CATCH BASIN OR DESILTATION BASIN & RISER	
PROPOSED STORM DRAIN HEADWALL W/ RIP RAP DISSIPATER	
PROPOSED BROW DITCH	
PROPOSED FIRE HYDRANT	
PROPOSED WATER LINE	—W—
PROPOSED RECLAMED WATER LINE	—RW—
DRAINAGE INUNDATION (BASINS GREATER THAN 25 ACRES)	
TREATED WATER SPRAY FIELD (W.W. OPTION 2 – ONLY)	

LEGAL DESCRIPTION:

OF PORTIONS OF THE TOWN OF RAMONA, MAP NO. 644; PORTIONS OF RANCHO SANTA MARIA MAP NO. 863; PORTIONS OF WEEK 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 O. N. SANFORD IN MAY, 1884.)

OWNER

MONTECITO RANCH, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
402 WEST BROADWAY, SUITE 1320
SAN DIEGO, CA 92101-3542
TELEPHONE (619) 696-7355

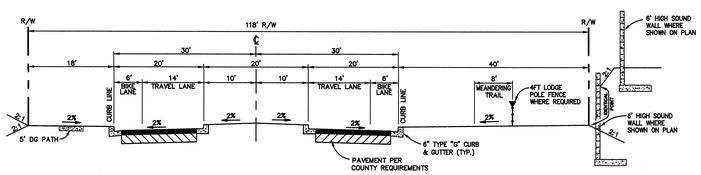
BY: 10-12-09
BRUCE TABB DATE

ENGINEER OF WORK:

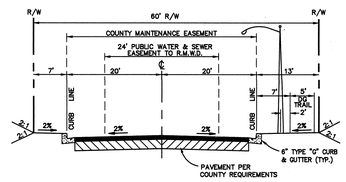
STEVENS CRESTO ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 320
SAN DIEGO, CA 92123
PHONE: (858) 694-5660
FAX: (858) 694-5661

10/09/09
MARK E. STEVENS DATE
R.C.E. 35502

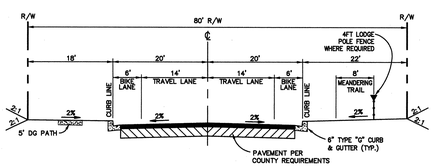
REGISTERED PROFESSIONAL ENGINEER MARK E. STEVENS No. 35502 Exp. 9-30-11 STATE OF CALIFORNIA CIVIL



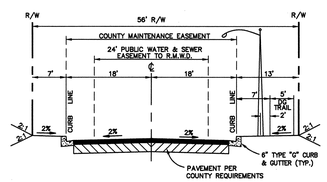
TYPICAL SECTION
MONTECITO RANCH ROAD (PUBLIC)
FROM E'LY PROJECT BNDRY TO "K" STREET
NO SCALE



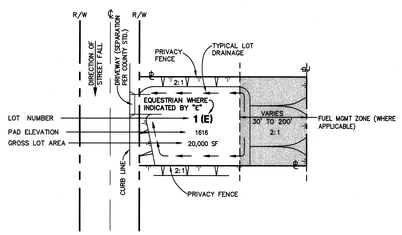
TYPICAL SECTION
NEIGHBORHOOD STREETS (PRIVATE)
"A" - "C" - "H" - "J" - "K"
NO SCALE



TYPICAL SECTION
MONTECITO RANCH ROAD (PUBLIC)
FROM STREET "K" TO EXIST. MONTEGITO WAY
NO SCALE



TYPICAL SECTION
NEIGHBORHOOD STREETS (PRIVATE)
"B" - "C" - "D" - "E" - "F" - "G" - "I" - "L" "M" - "N" - "O" - "P" - "Q" - "R" - "S" "T" - "U" - "V" - "W"
NO SCALE



TYPICAL LOT
NOT TO SCALE

0 350 700 1400 2100
SCALE: 1" = 700'

REVISIONS
△
△
△

STEVENS CRESTO ENGINEERING INC.
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS
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www.scengr.com

COUNTY OF SAN DIEGO TRACT 5250-RPL6
SAN DIEGO, CALIFORNIA

VESTING SITE PLAN
MONTECITO RANCH

DATE: 1/10/08
SCE NO. 02012.05
SHEET
1
1 OF 3 SHEETS

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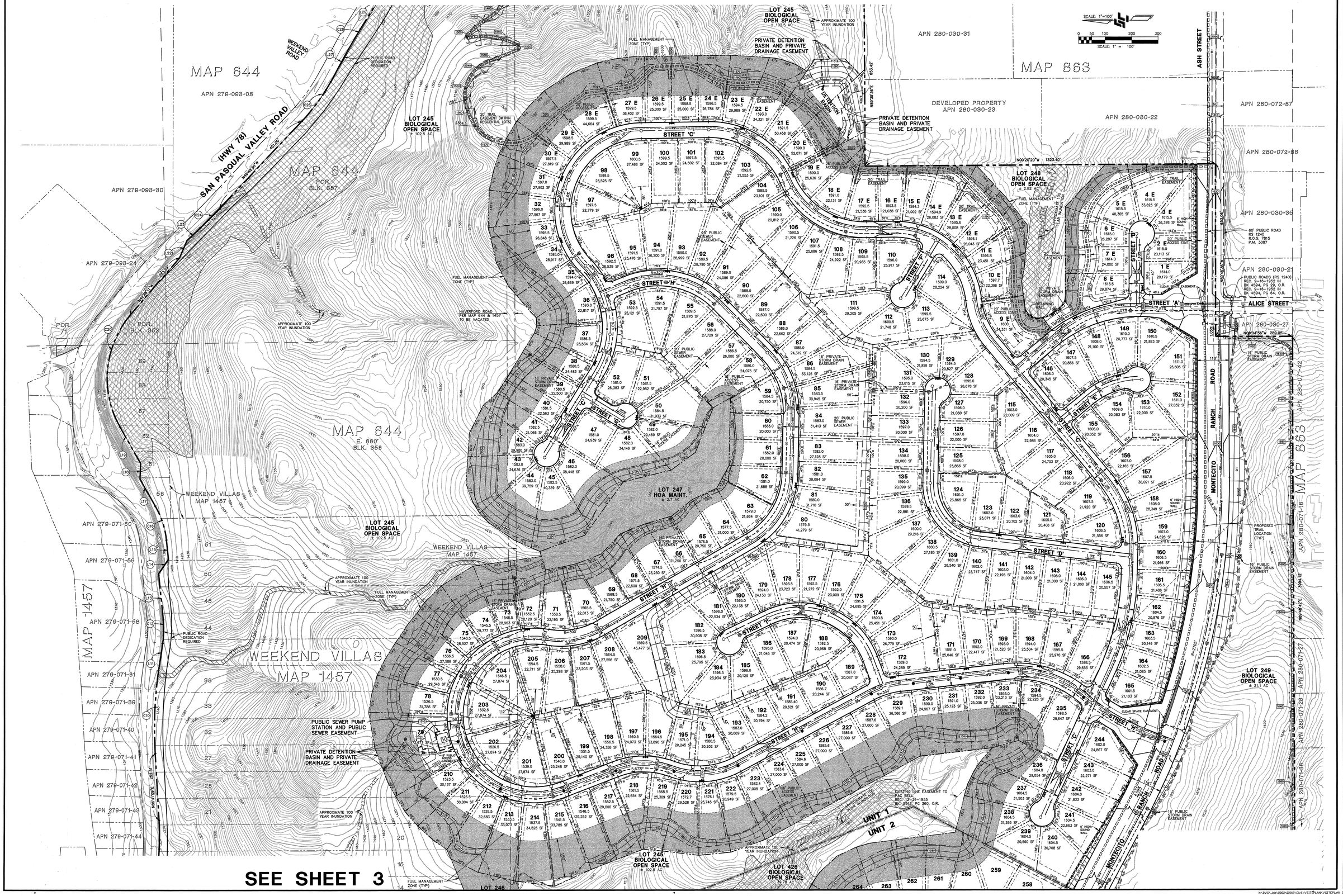
VESTING SITE PLAN - MONTECITO RANCH



SEE SHEET 3

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COUNTY OF SAN DIEGO TRACT 5250-RPL6

SAN DIEGO, CALIFORNIA

VESTING SITE PLAN
UNIT 1
MONTECITO RANCH

DATE: 1/10/08

SCE NO. 02012.05

SHEET 2

2 OF 3 SHEETS

VESTING SITE PLAN - MONTECITO RANCH

SEE SHEET 2

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COUNTY OF SAN DIEGO TRACT 5250-RPL6

SAN DIEGO, CALIFORNIA

VESTING SITE PLAN
UNIT 2
MONTECITO RANCH

DATE:	1/10/08
SCE NO.	02012.05
SHEET	3
	3 OF 3 SHEETS

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