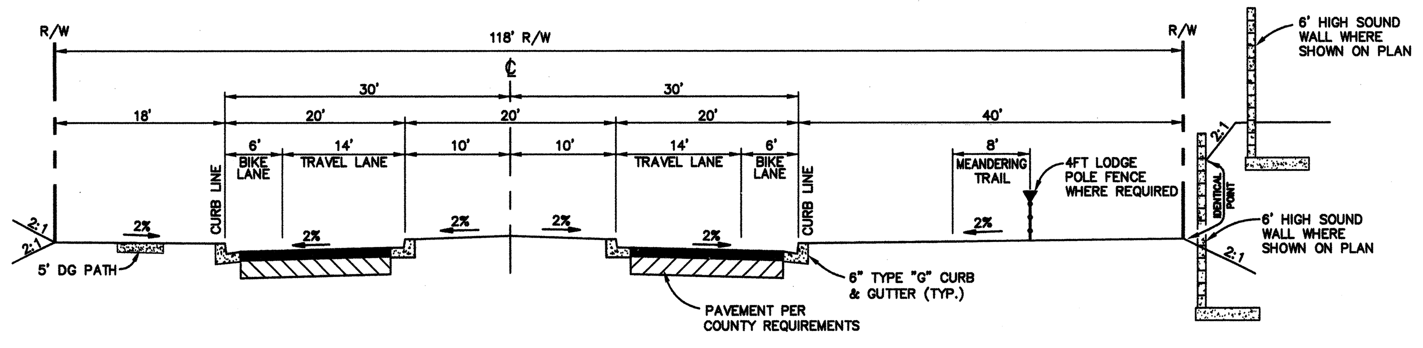
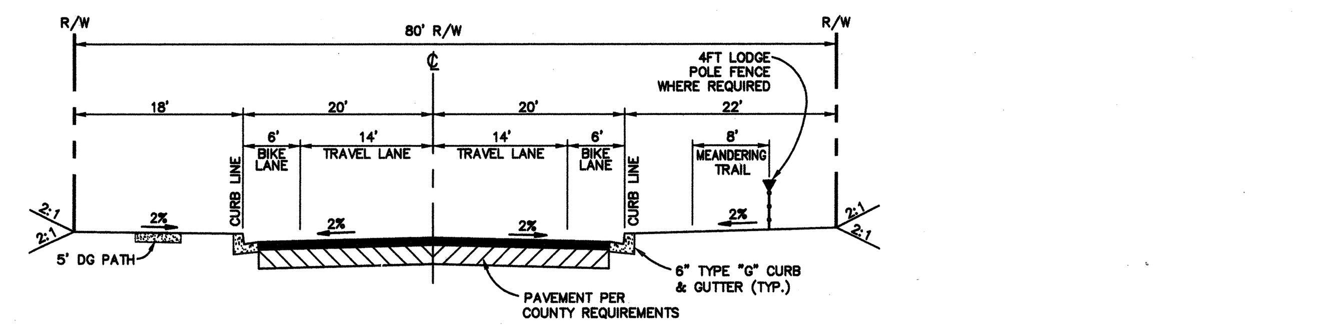
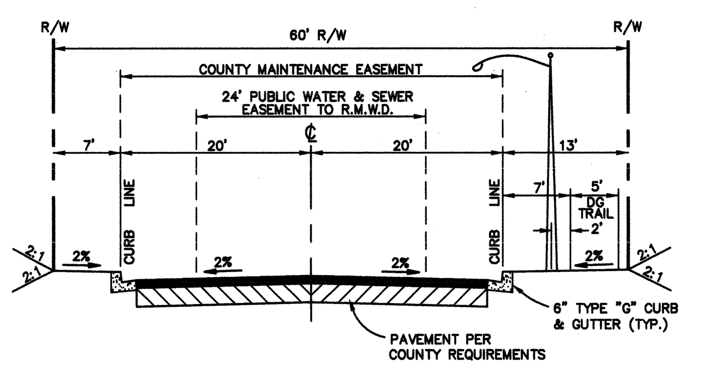
COUNTY OF SAN DIEGO TRACT 5250-RPL6
VESTING TENTATIVE MAP
MONTECITO RANCH



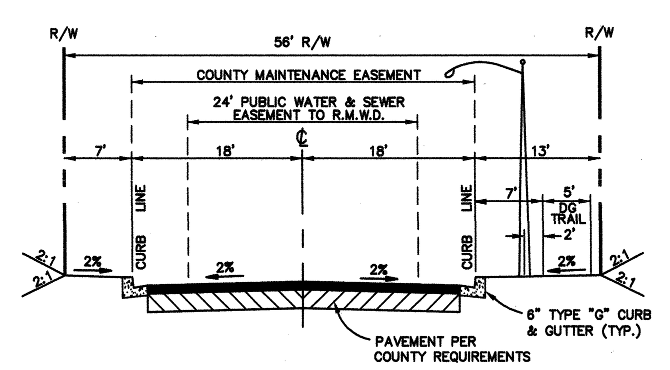
TYPICAL SECTION
MONTECITO RANCH ROAD (PUBLIC)
FROM E'LY PROJECT BNDRY TO "K" STREET
NO SCALE



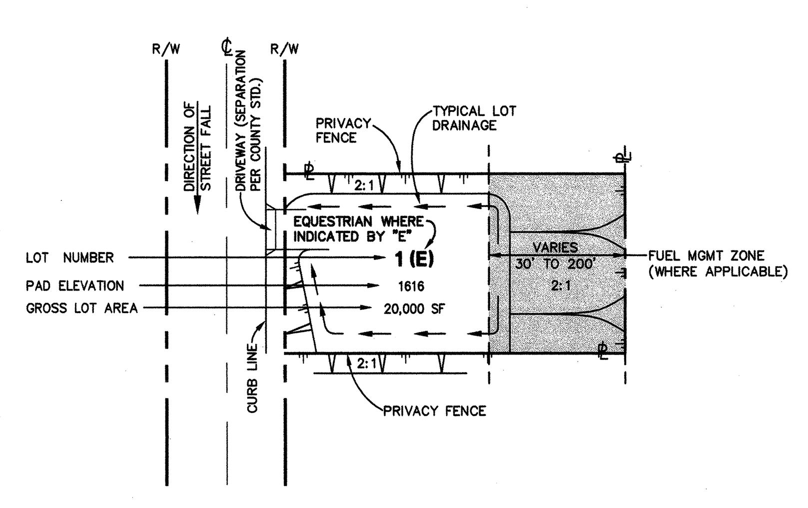
TYPICAL SECTION
MONTECITO RANCH ROAD (PUBLIC)
FROM STREET "K" TO EXIST. MONTECITO WAY
NO SCALE



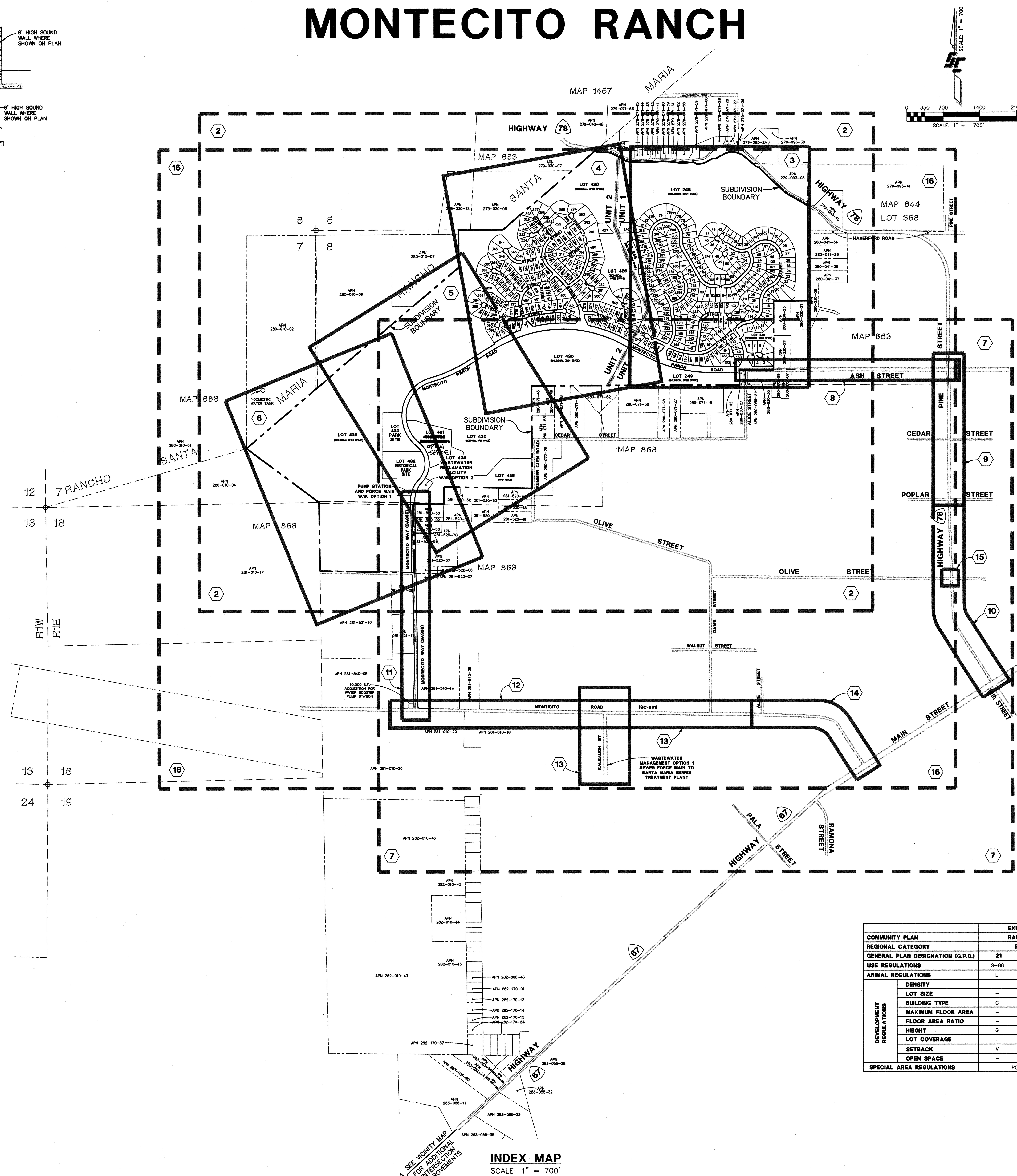
TYPICAL SECTION
NEIGHBORHOOD STREETS (PRIVATE)
"A" - "C" - "H" - "J" - "K"
NO SCALE



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



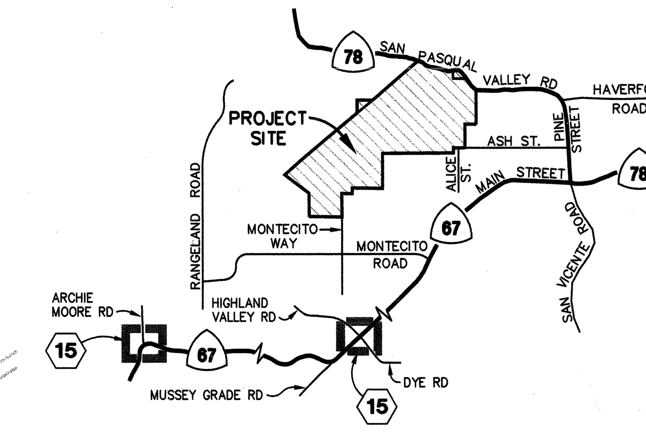
INDEX MAP
SCALE: 1" = 700'

LEGEND

DESCRIPTION	SYMBOL
BOUNDARY DATA PER TABLE (SHEET 2)	(L#) (C#)
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	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 RECLAIMED WATER LINE	RW
TRAFFIC SIGNAL	S
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	OFFSITE ROADWAY INDEX
8-14	OFFSITE ROADWAY STUDIES
15	INTERSECTION DETAILS
16	WATER AND SEWER MAIN ALIGNMENT EXHIBIT (WASTEWATER(W.W.) OPTIONS 1 AND 2)
17	SITE CROSS SECTIONS



VICINITY MAP
NOT TO SCALE

LOT BREAKDOWN	UNIT 1 (LOTS)	UNIT 2 (LOTS)	TOTAL (LOTS)
RESIDENTIAL (31-78, 80-244, 250-293, 295-321, 323-425)	213	174	
RESIDENTIAL EQUESTRIAN (E) (1-30)	30		
TOTAL RESIDENTIAL	243	174	417
HOA MAINTANANCE (246, 247, 427, 428)	2	2	4
SEWER PUMP STATION (294) *	–	1	1
DETENTION STRUCTURE (79, 322) **	1	1	2
OPEN SPACE (245, 248, 249, 426, 429, 430, 435)	3	4	7
SCHOOL (431)	–	1	1
PARK (433)	–	1	1
HISTORICAL PARK & EQUESTRIAN SITE (432)	–	1	1
WASTEWATER RECLAMATION FACILITY (434) (W.W. OPTION 2 - ONLY)	–	1	1

NOTE: DUE TO COMBINED LOT USE
* TOTAL PROJECT SEWER PUMP STATIONS = 2
** TOTAL NUMBER OF PROJECT DETENTION BASINS = 5

ZONING INFORMATION
SPECIFIC PLAN AREA (SPA) MONTECITO RANCH

		EXISTING		PROPOSED				
				RESIDENTIAL AREAS	OPEN SPACE AREAS / PRESERVE	PARK SITE	HISTORIC PARK SITE	SCHOOL / WASTEWATER TREATMENT FACILITY
COMMUNITY PLAN		RAMONA						
REGIONAL CATEGORY		EDA						
GENERAL PLAN DESIGNATION (G.P.D.)		21	18					
USE REGULATIONS		S-88	A-70	S-88/R	S-88/OS	S-88/CS	S-88/HP	S-88/I
ANIMAL REGULATIONS		L	M	A	–	–	–	–
DEVELOPMENT REGULATIONS	DENSITY			0.5	–	–	–	–
	LOT SIZE	–		20,000 SF	–	–	–	–
	BUILDING TYPE	C	C	C	A	C	C	C
	MAXIMUM FLOOR AREA	–	–	–	–	–	–	–
	FLOOR AREA RATIO	–	–	–	–	–	–	–
	HEIGHT	G	G	G	–	G	G	G
	LOT COVERAGE	–	–	–	–	–	–	–
	SETBACK	V	C	V	–	V	V	V
	OPEN SPACE	–	–	–	–	–	–	–
SPECIAL AREA REGULATIONS		POR S		–	–	–	–	–

GENERAL NOTES:

1. TENTATIVE MAP PREPARED BY: STEVENS CRESTO ENGINEERING, INC. 9665 CHESAPEAKE DRIVE, SUITE 320 SAN DIEGO, CA 92123 PHONE: (858) 694-5660 FAX: (858) 694-5661
2. TOTAL AREA: 935.2 ACRES
3. TOTAL NUMBER OF LOTS: 435
4. TOTAL NUMBER OF DWELLING UNITS: 417
5. MINIMUM LOT SIZE: 20,000 SF
6. EXISTING ZONING: S-88 AND A-70
7. CONTOUR INTERVAL OF 2 FEET (WITHIN PROJECT BOUNDARY)
8. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
9. 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.
10. EXISTING TOPOGRAPHY WAS COMPILED USING PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY.
11. THE FOLLOWING WAIVERS FROM THE SUBDIVISION ORDINANCE DESIGN STANDARDS ARE REQUESTED: LOT WIDTH/ DEPTH RATIO
12. LAMBERT COORDINATES: 318-1797
13. ONSITE STREETS WILL BE PUBLIC AND PRIVATE. (SEE TYPICAL SECTIONS THIS SHEET.)
14. THIS PROJECT IS A MULTI-UNIT SUBDIVISION. MULTIPLE FINAL MAP MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
15. PHASING OF THIS PROJECT WILL BE ACCOMPLISHED BY RECORDATION OF FINAL MAPS BY UNIT.
16. STORM DRAIN DETENTION FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENT OF THE COUNTY OF SAN DIEGO, DEPTARTMENT OF PUBLIC WORKS.

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.)

ASSESSOR'S PARCEL NO.'S

GENERAL PLAN DESIGNATION (G.P.D.) 18:

279-072-29 THROUGH 279-072-34, 279-093-38, 280-010-08

GENERAL PLAN DESIGNATION (G.P.D.) 21:

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,
280-030-25
280-031-01 THROUGH 280-031-07
281-521-01 THROUGH 281-521-03

PUBLIC UTILITIES/DISTRICTS:

SEWER	TO BE DETERMINED
WATER	RAMONA MUNICIPAL WATER DISTRICT (R.M.W.D.)
STORM DRAIN	COUNTY OF SAN DIEGO
TELEPHONE	PACIFIC BELL/SBC
GAS AND ELECTRIC	SDG&E
CABLE T.V.	COX CABLE, ULTRONICS
POLICE	COUNTY OF SAN DIEGO SHERIFF'S 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 SPECIALS ASSESSEMENT 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:	2,950,000 CY
FILL:	2,950,000 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 92101-3542
TELEPHONE (619) 696-7355

BY: [signature] 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

[signature] 10/09/09
MARK E. STEVENS DATE
R.C.E. 35502

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

STEVENS·CRESTO ENGINEERING, INC.
CIVIL ENGINEERS · LAND PLANNERS · SURVEYORS
9665 CHESAPEAKE DRIVE
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SAN DIEGO, CA 92123-1352
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FAX: 858.694.5661
www.scengr.com

COUNTY OF SAN DIEGO TRACT 5250-RPL6
VESTING TENTATIVE MAP FOR
MONTECITO RANCH
TITLE SHEET

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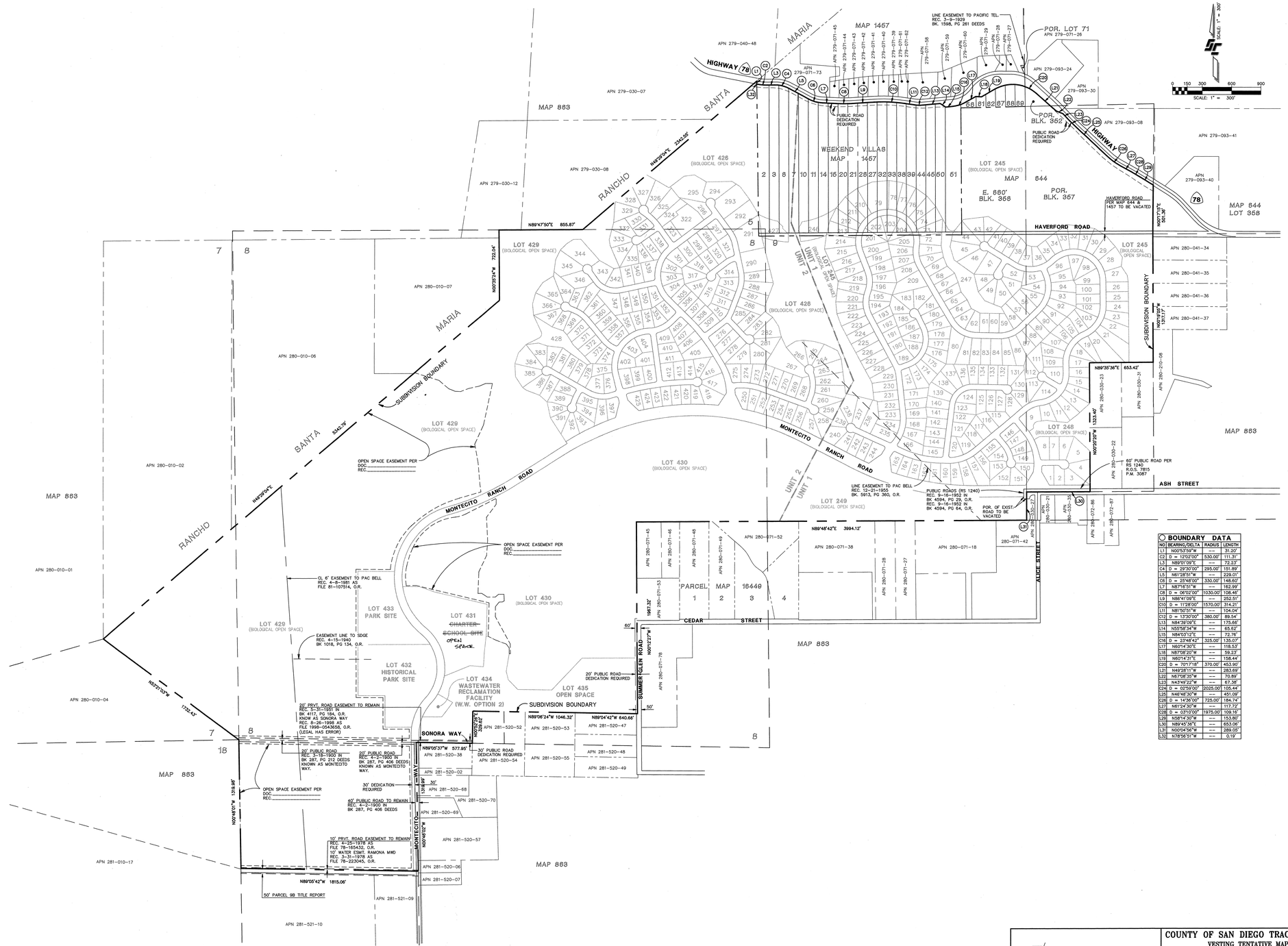

BOUNDARY DATA

NO	BEARING/DELTA	RADIUS	LENGTH
L1	N00°53'59"W	---	31.20'
C2	D = 12°02'00"	530.00'	111.31'
L3	N89°01'09"E	---	72.23'
C4	D = 29°30'00"	295.00'	151.89'
L5	N61°28'51"W	---	229.01'
C6	D = 25°48'00"	330.00'	148.60'
L7	N37°16'51"W	---	162.99'
C8	D = 06°02'00"	1030.00'	108.46'
L9	N56°41'09"E	---	252.51'
C10	D = 11°28'00"	1570.00'	314.21'
L11	N81°50'51"W	---	104.04'
C12	D = 13°30'00"	380.00'	89.54'
L13	N84°39'09"E	---	175.66'
L14	N50°56'34"W	---	65.62'
L15	N84°03'12"E	---	72.76'
C16	D = 23°48'42"	325.00'	135.07'
L17	N50°14'30"E	---	118.53'
L18	N87°08'20"W	---	59.23'
L19	N60°14'31"E	---	158.44'
C20	D = 70°17'18"	370.00'	453.90'
L21	N49°28'11"W	---	283.69'
L22	N57°08'35"W	---	70.89'
L23	N43°49'22"W	---	67.38'
C24	D = 02°59'00"	2025.00'	105.44'
L25	N46°48'30"W	---	451.09'
C26	D = 14°36'00"	725.00'	184.74'
L27	N61°24'30"W	---	117.72'
C28	D = 03°10'00"	1975.00'	109.16'
L29	N58°14'30"W	---	153.80'
L30	N89°43'36"E	---	653.06'
L31	N00°04'56"W	---	289.05'
L32	N78°56'51"W	---	0.19'

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COUNTY OF SAN DIEGO TRACT 5250-RPL6
VESTING TENTATIVE MAP FOR

MONTECITO RANCH

EXISTING EASEMENTS

SHEET NO. 2 OF 17 SHEETS

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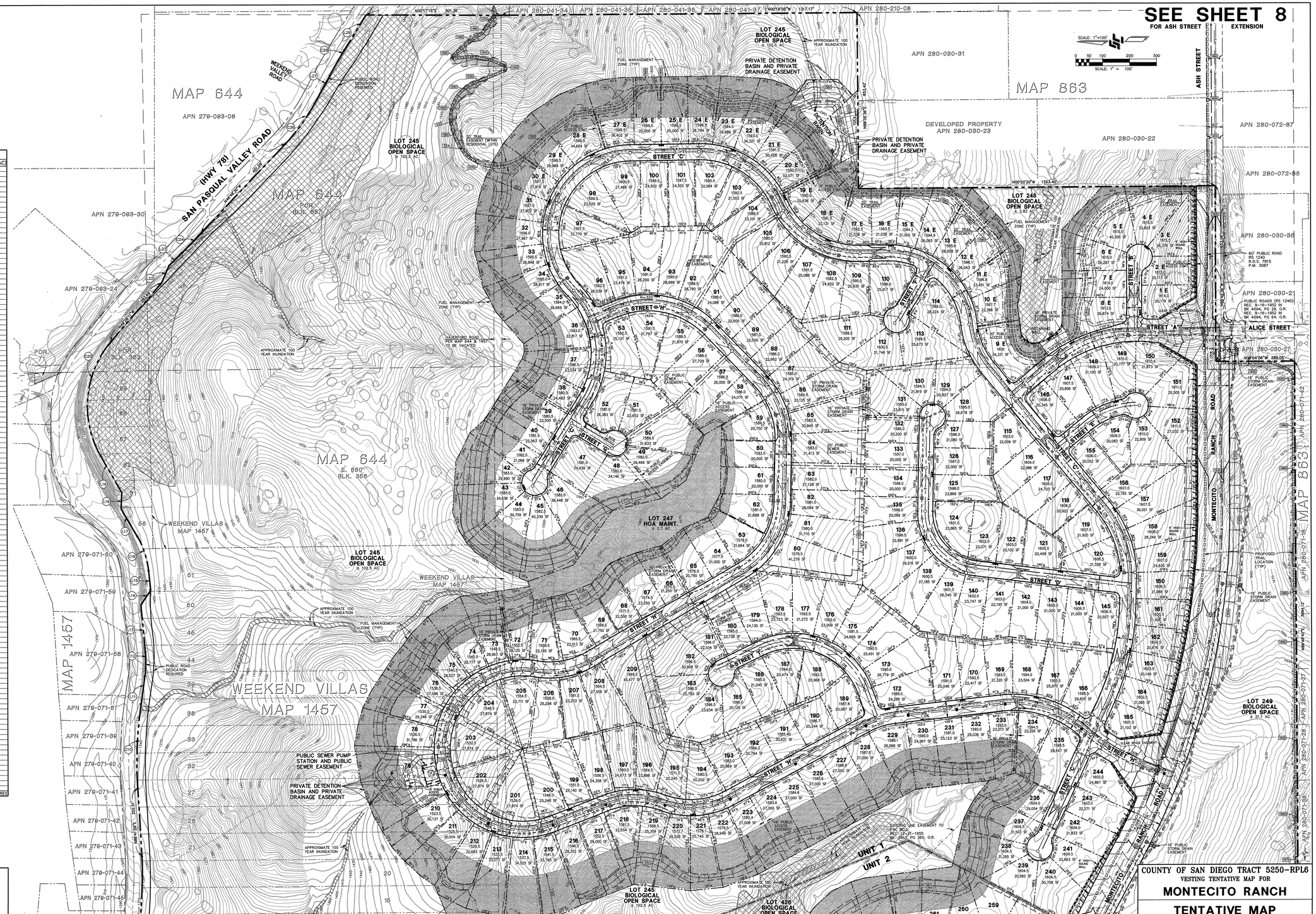

RESIDENTIAL LOT AREAS - UNIT 1

NO.	GROSS/NET (SF)	GROSS/NET (AC)	NO.	GROSS/NET (SF)	GROSS/NET (AC)
1	20,179	0.46	124	23,865	0.55
2	20,113	0.46	125	23,866	0.55
3	26,376	0.61	126	22,000	0.51
4	33,823	0.78	127	21,080	0.48
5	40,305	0.93	128	26,678	0.61
6	26,287	0.60	129	20,827	0.48
7	24,000	0.55	130	21,819	0.50
8	29,874	0.69	131	23,815	0.55
9	34,331	0.79	132	20,200	0.46
10	22,398	0.51	133	20,000	0.46
11	23,451	0.54	134	20,000	0.46
12	26,043	0.60	135	20,099	0.46
13	28,008	0.64	136	22,881	0.53
14	26,083	0.60	137	29,216	0.67
15	21,002	0.48	138	27,185	0.62
16	21,038	0.48	139	26,540	0.61
17	21,538	0.49	140	23,747	0.55
18	22,131	0.51	141	22,195	0.51
19	25,636	0.59	142	21,000	0.48
20	52,071	1.20	143	21,000	0.48
21	50,458	1.16	144	21,000	0.48
22	34,321	0.79	145	20,557	0.47
23	29,989	0.69	146	20,345	0.47
24	26,784	0.61	147	20,856	0.48
25	25,000	0.57	148	21,100	0.48
26	25,000	0.57	149	20,777	0.48
27	36,402	0.84	150	21,873	0.50
28	44,664	1.03	151	25,505	0.59
29	29,989	0.69	152	27,032	0.62
30	27,819	0.64	153	22,909	0.53
31	27,902	0.64	154	20,083	0.46
32	27,967	0.64	155	20,052	0.46
33	26,848	0.62	156	22,165	0.51
34	28,917	0.66	157	36,021	0.83
35	28,669	0.61	158	28,349	0.65
36	22,817	0.52	159	24,626	0.57
37	23,534	0.54	160	21,966	0.50
38	24,463	0.56	161	21,406	0.49
39	22,500	0.52	162	20,876	0.48
40	22,563	0.52	163	20,149	0.46
41	21,066	0.48	164	21,085	0.48
42	29,980	0.69	165	21,103	0.48
43	34,636	0.80	166	29,655	0.68
44	39,759	0.91	167	25,970	0.60
45	40,339	0.93	168	23,504	0.54
46	38,448	0.88	169	21,320	0.49
47	24,939	0.57	170	22,417	0.51
48	34,146	0.78	171	25,046	0.57
49	29,469	0.68	172	24,289	0.56
50	31,633	0.73	173	26,779	0.61
51	22,952	0.53	174	25,451	0.58
52	26,383	0.61	175	24,695	0.57
53	25,121	0.58	176	23,009	0.53
54	21,797	0.50	177	21,272	0.49
55	21,870	0.50	178	23,723	0.54
56	27,729	0.64	179	24,130	0.55
57	26,000	0.60	180	22,138	0.51
58	24,075	0.55	181	22,534	0.52
59	20,750	0.48	182	30,908	0.71
60	20,000	0.46	183	25,795	0.59
61	20,000	0.46	184	23,934	0.55
62	21,688	0.50	185	20,129	0.46
63	21,664	0.50	186	21,045	0.48
64	21,000	0.48	187	20,474	0.47
65	20,750	0.48	188	20,968	0.48
66	21,250	0.49	189	20,087	0.46
67	23,250	0.53	190	20,244	0.46
68	22,500	0.52	191	20,621	0.47
69	21,750	0.50	192	20,794	0.48
70	22,013	0.51	193	20,869	0.48
71	22,195	0.51	194	20,202	0.46
72	28,120	0.65	195	20,245	0.46
73	28,963	0.66	196	23,898	0.55
74	29,777	0.68	197	24,973	0.57
75	28,527	0.65	198	24,358	0.56
76	27,586	0.63	199	25,140	0.58
77	29,346	0.67	200	25,248	0.58
78	31,786	0.73	201	27,874	0.64
80	41,279	0.95	202	27,874	0.64
81	31,710	0.73	203	27,874	0.64
82	28,094	0.64	204	27,874	0.64
83	27,128	0.62	205	22,711	0.52
84	31,413	0.72	206	25,298	0.58
85	30,945	0.71	207	23,203	0.53
86	33,125	0.76	208	27,556	0.63
87	24,319	0.56	209	45,477	1.04
88	22,662	0.52	210	30,137	0.69
89	22,500	0.52	211	30,004	0.69
90	22,600	0.52	212	32,683	0.75
91	24,086	0.55	213	33,073	0.76
92	28,790	0.66	214	34,525	0.79
93	28,999	0.67	215	33,785	0.78
94	26,200	0.60	216	29,252	0.67
95	23,476	0.54	217	29,000	0.67
96	26,539	0.61	218	22,654	0.52
97	22,779	0.52	219	25,309	0.58
98	23,525	0.54	220	29,528	0.68
99	27,466	0.63	221	25,745	0.59
100	24,502	0.56	222	28,949	0.66
101	24,502	0.56	223	27,008	0.62
102	22,084	0.51	224	27,000	0.62
103	21,553	0.49	225	27,000	0.62
104	23,101	0.53	226	27,000	0.62
105	20,812	0.48	227	27,000	0.62
106	21,226	0.49	228	27,000	0.62
107	25,086	0.58	229	26,566	0.61
108	24,922	0.57	230	24,967	0.57
109	20,935	0.48	231	25,123	0.58
110	25,917	0.59	232	25,036	0.57
111	29,205	0.67	233	23,213	0.53
112	21,748	0.50	234	22,226	0.51
113	25,673	0.59	235	28,647	0.66
114	28,224	0.65	236	29,054	0.67
115	22,009	0.51	237	31,503	0.72
116	22,986	0.53	238	31,295	0.72
117	24,703	0.57	239	20,560	0.47
118	20,922	0.48	240	30,708	0.70
119	21,920	0.50	241	22,663	0.52
120	21,556	0.49	242	21,833	0.50
121	20,408	0.47	243	22,271	0.51
122	20,102	0.46	244	24,867	0.57
123	23,071	0.53			

TOTAL RESIDENTIAL LOT AREA WITHIN UNIT 1 = 142.85 ACRES

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SAN DIEGO, CA 92123-1352
PHONE: 858.694.5660
FAX: 858.694.5661
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COUNTY OF SAN DIEGO TRACT 5250-RPL6
VESTING TENTATIVE MAP FOR

MONTECITO RANCH

TENTATIVE MAP

SHEET NO. 3 OF 17 SHEETS

X:\SVD\Jobs\2050\5250LT MONTE\ TM03.dwg 3/12/2009 9:54:54 AM PST

RESIDENTIAL LOT AREAS - UNIT 2

NO.	GROSS/NET (SF)	GROSS/NET (AC)	NO.	GROSS/NET (SF)	GROSS/NET (AC)
250	24,098	0.55	339	27,005	0.62
251	21,560	0.49	340	20,000	0.46
252	21,517	0.49	341	23,953	0.55
253	20,815	0.48	342	25,351	0.58
254	20,596	0.47	343	32,576	0.75
255	20,782	0.48	344	60,554	1.39
256	21,885	0.50	345	47,616	1.09
257	31,281	0.72	346	36,457	0.84
258	28,606	0.61	347	38,923	0.89
259	23,766	0.55	348	21,926	0.50
260	28,239	0.65	349	21,906	0.50
261	31,602	0.73	350	21,897	0.50
262	28,768	0.66	351	21,504	0.49
263	30,999	0.71	352	22,521	0.52
264	33,432	0.77	353	20,018	0.46
265	33,843	0.78	354	20,344	0.47
266	31,421	0.72	355	20,065	0.46
267	78,771	1.81	356	22,688	0.52
268	25,606	0.59	357	21,212	0.49
269	22,000	0.51	358	21,836	0.50
270	22,000	0.51	359	21,902	0.50
271	22,000	0.51	360	21,724	0.50
272	22,195	0.51	361	22,523	0.52
273	22,026	0.51	362	32,794	0.75
274	21,148	0.49	363	20,860	0.48
275	23,729	0.54	364	31,096	0.71
276	26,401	0.61	365	41,973	0.96
277	27,835	0.64	366	38,406	0.88
278	30,039	0.69	367	27,084	0.62
280	31,561	0.72	368	20,858	0.48
281	33,081	0.76	369	21,196	0.49
282	27,124	0.62	370	23,010	0.53
283	35,429	0.81	371	24,245	0.56
284	28,953	0.66	372	23,441	0.54
285	22,425	0.51	373	23,782	0.55
286	20,029	0.46	374	20,069	0.46
287	28,548	0.66	375	21,565	0.50
288	28,392	0.65	376	22,067	0.51
289	31,426	0.72	377	27,823	0.64
290	30,604	0.70	378	20,067	0.46
291	58,504	1.34	379	22,998	0.53
292	77,082	1.77	380	22,472	0.52
293	55,703	1.28	381	23,409	0.54
294	88,671	2.04	382	22,814	0.52
295	70,621	1.62	383	29,492	0.68
296	27,581	0.63	384	37,722	0.87
297	25,016	0.57	385	39,865	0.92
298	24,800	0.57	386	30,273	0.69
299	24,800	0.57	387	28,426	0.61
300	24,800	0.57	388	20,915	0.48
301	25,215	0.58	389	26,336	0.60
302	21,369	0.49	390	20,040	0.46
303	22,341	0.51	391	22,945	0.53
304	22,362	0.51	392	31,626	0.73
305	20,000	0.46	393	25,370	0.58
306	20,000	0.46	394	23,564	0.54
307	20,000	0.46	395	21,680	0.50
308	21,293	0.49	396	27,005	0.62
309	21,671	0.50	397	23,821	0.55
310	19,791	0.45	398	24,814	0.57
311	20,000	0.46	399	22,613	0.52
312	20,000	0.46	400	22,443	0.52
313	22,655	0.52	401	23,736	0.54
314	24,745	0.57	402	24,922	0.57
315	33,128	0.76	403	24,238	0.56
316	23,875	0.55	404	25,052	0.58
317	28,455	0.65	405	38,950	0.89
318	22,448	0.52	406	24,605	0.56
319	21,900	0.50	407	21,602	0.50
320	22,441	0.52	408	20,336	0.47
321	26,131	0.60	409	21,909	0.50
323	20,909	0.48	410	20,260	0.47
324	30,748	0.71	411	23,420	0.54
325	37,948	0.87	412	23,590	0.54
326	40,559	0.93	413	20,805	0.48
327	39,962	0.92	414	20,870	0.48
328	28,076	0.64	415	21,182	0.49
329	31,711	0.73	416	27,649	0.63
330	20,128	0.46	417	33,973	0.78
331	20,950	0.48	418	33,603	0.77
332	27,217	0.62	419	21,021	0.48
333	25,574	0.59	420	20,005	0.46
334	27,302	0.63	421	20,005	0.46
335	24,660	0.57	422	20,005	0.46
336	20,439	0.47	423	20,005	0.46
337	23,161	0.53	424	20,005	0.46
338	22,183	0.51	425	22,954	0.53

TOTAL RESIDENTIAL LOT AREA WITHIN UNIT 2 = 108.63 ACRES

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COUNTY OF SAN DIEGO TRACT 5250-RPL6
VESTING TENTATIVE MAP FOR

MONTECITO RANCH

TENTATIVE MAP

SHEET NO. 4 OF 17 SHEETS

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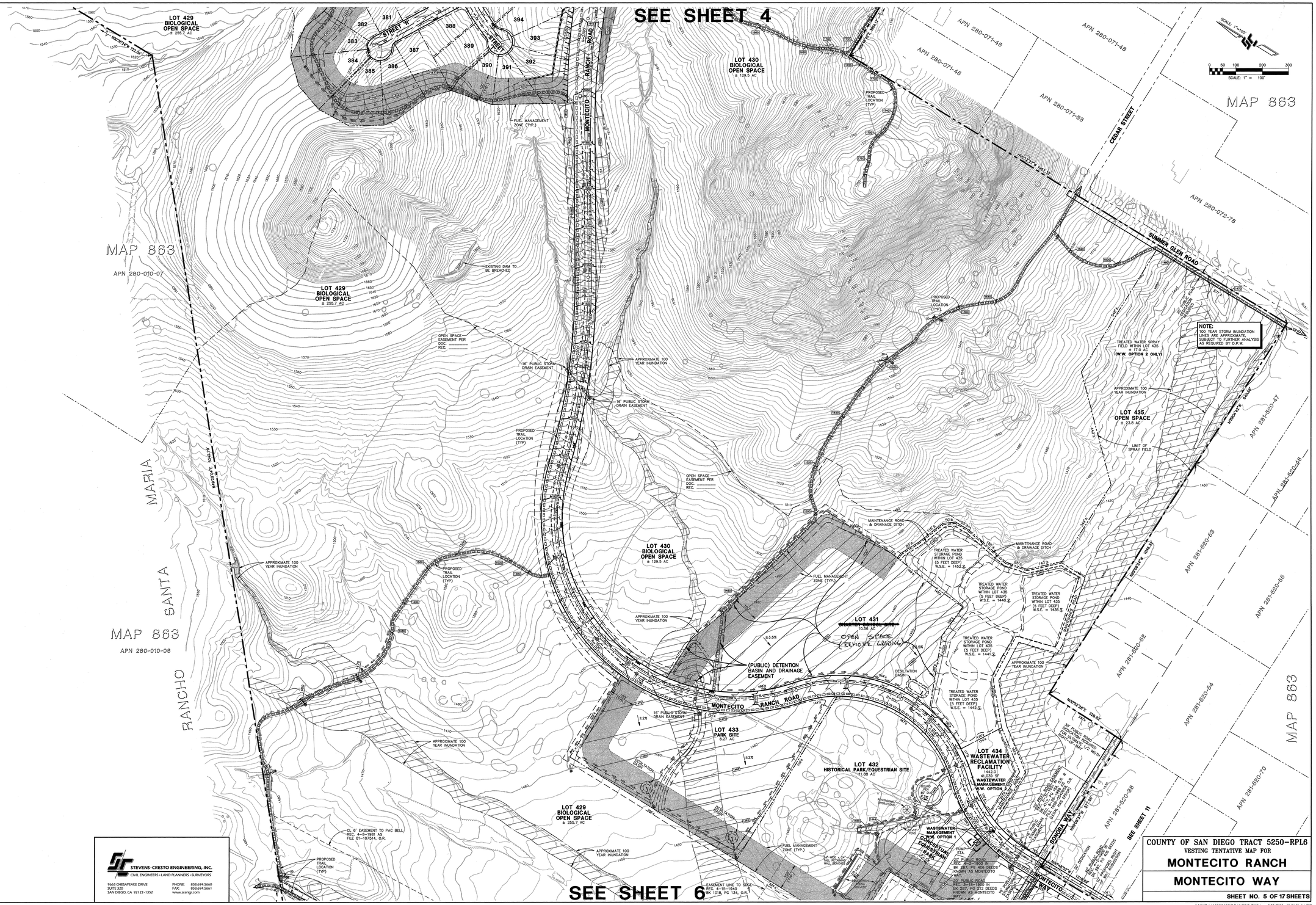
SEE SHEET 4
SEE SHEET 6
SEE SHEET 11
MAP 863
APN 280-010-07
APN 280-010-08
MARIA
SANTA
RANCHO
LOT 429
BIOLOGICAL
OPEN SPACE
± 255.7 AC
LOT 430
BIOLOGICAL
OPEN SPACE
± 129.5 AC
LOT 431
~~WATER STORAGE SITE~~
10.56 AC
OPEN SPACE
(REMOVE LOADING)
LOT 432
HISTORICAL PARK/EQUESTRIAN SITE
11.85 AC
LOT 433
PARK SITE
8.27 AC
LOT 434
WASTEWATER
RECLAMATION
FACILITY
1442.0
41,039 SF
WASTEWATER
MANAGEMENT
W.W. OPTION 2
LOT 435
OPEN SPACE
± 23.8 AC
MONTECITO RANCH ROAD
SUMMER GLEN ROAD
CEDAR STREET
SONORA WAY
MONTECITO WAY
STREET "R"
STREET "S"
APN 280-071-48
APN 280-071-63
APN 280-072-78
APN 281-520-47
APN 281-520-48
APN 281-520-68
APN 281-520-66
APN 281-520-62
APN 281-520-64
APN 281-520-10
APN 281-520-98
SCALE: 1"=100'
SCALE: 1" = 100'
0 50 100 200 300
NOTE:
100 YEAR STORM INUNDATION LINES ARE APPROXIMATE, SUBJECT TO FURTHER ANALYSIS AS REQUIRED BY D.P.W.
FUEL MANAGEMENT ZONE (TYP.)
EXISTING DAM TO BE BREACHED
OPEN SPACE EASEMENT PER DOC. REC.
16' PUBLIC STORM DRAIN EASEMENT
APPROXIMATE 100 YEAR INUNDATION
PROPOSED TRAIL LOCATION (TYP)
TREATED WATER SPRAY FIELD WITHIN LOT 435 ± 17.0 AC
(W.W. OPTION 2 ONLY)
LIMIT OF SPRAY FIELD
MAINTENANCE ROAD & DRAINAGE DITCH
TREATED WATER STORAGE POND WITHIN LOT 435 (5 FEET DEEP) W.S.E. = 1452
TREATED WATER STORAGE POND WITHIN LOT 435 (5 FEET DEEP) W.S.E. = 1440
TREATED WATER STORAGE POND WITHIN LOT 435 (5 FEET DEEP) W.S.E. = 1439
TREATED WATER STORAGE POND WITHIN LOT 435 (5 FEET DEEP) W.S.E. = 1441
TREATED WATER STORAGE POND WITHIN LOT 435 (5 FEET DEEP) W.S.E. = 1442
(PUBLIC) DETENTION BASIN AND DRAINAGE EASEMENT
DESILTATION BASIN
CL 6' EASEMENT TO PAC BELL REC. 4-8-1981 AS FILE 81-107514, O.R.
EASEMENT LINE TO SDGE REC. 4-15-1940 BK 1018, PG 134, O.R.
WASTEWATER MANAGEMENT COMM. OPTION 1
COMMUNITY CHRISTIAN PARK
PUMP STA.
W. PUBLIC ROAD REC. 4-2-1900 IN BK 287, PG 400 DEEDS KNOWN AS MONTECITO WAY
SE PUBLIC ROAD REC. 3-18-1900 IN BK 287, PG 212 DEEDS KNOWN AS MONTECITO WAY
W. PUBLIC ROAD REC. 4-15-1940 IN BK 1018, PG 134 O.R. & BK 287, PG 400 DEEDS
SE PUBLIC ROAD REC. 4-15-1940 IN BK 1018, PG 134 O.R. & BK 287, PG 212 DEEDS
FUEL MANAGEMENT ZONE (TYP.)
24" WIDE x 24" TALL RETAINING WALL BENCHES
PROPOSED TRAIL LOCATION (TYP)
APPROXIMATE 100 YEAR INUNDATION
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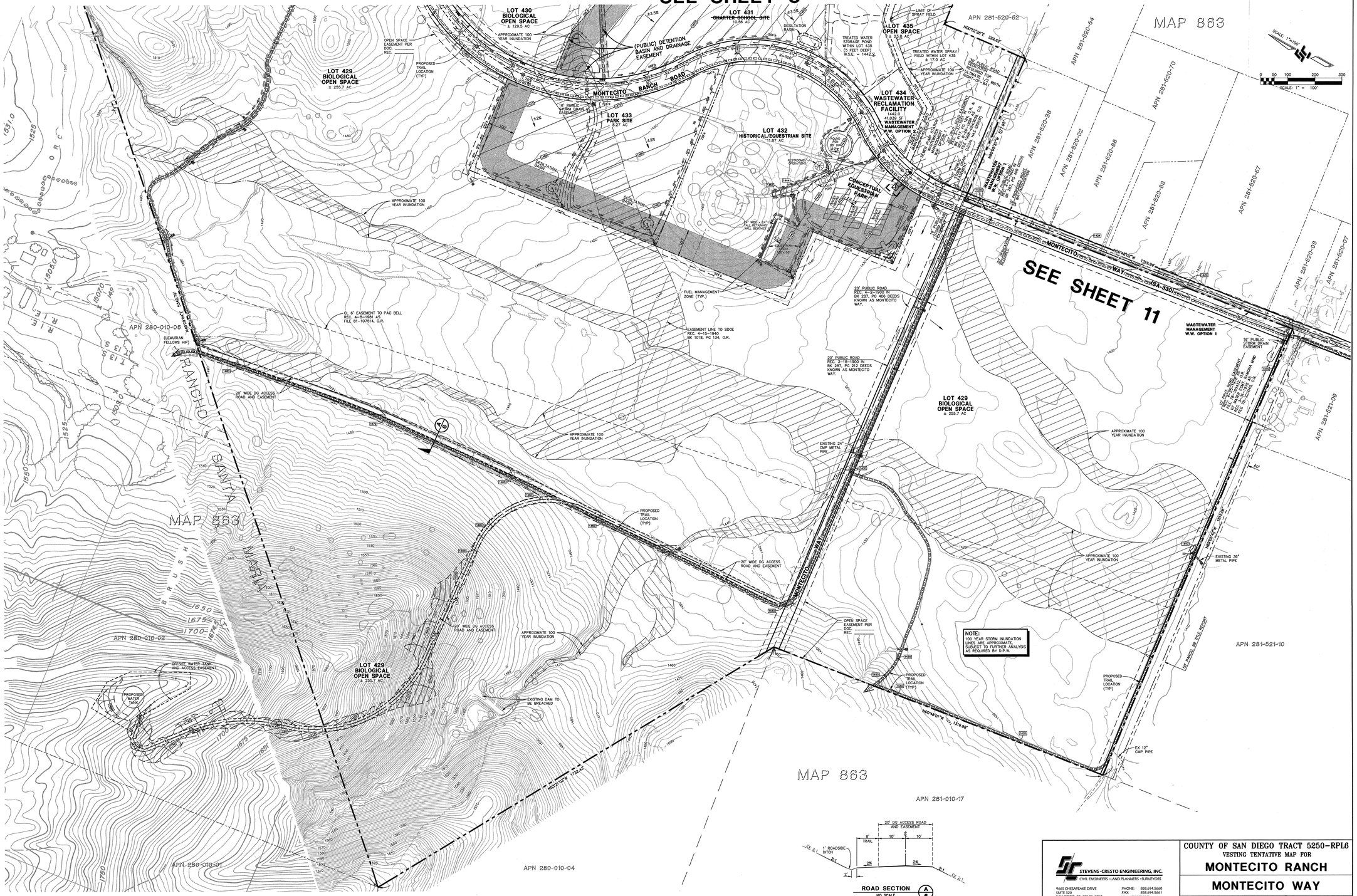
COUNTY OF SAN DIEGO TRACT 5250-RPL6
VESTING TENTATIVE MAP FOR
MONTECITO RANCH
MONTECITO WAY
SHEET NO. 5 OF 17 SHEETS
X:\DWG\JOB\2002\2202\1\1 W\J2012 TM05.dwg 3/12/2009 10:04:01 AM PDT


SEE SHEET 5
SEE SHEET 11
MAP 863
LOT 430
BIOLOGICAL
OPEN SPACE
± 129.5 AC
LOT 431
CHARTER SCHOOL SITE
LOT 435
OPEN SPACE
± 33.5 AC
LOT 429
BIOLOGICAL
OPEN SPACE
± 255.7 AC
LOT 433
PARK SITE
LOT 432
HISTORICAL/EQUESTRIAN SITE
LOT 434
WASTEWATER
RECLAMATION
FACILITY
(PUBLIC) DETENTION
BASIN AND DRAINAGE
EASEMENT
MONTECITO RANCH ROAD
MONTECITO WAY
CONCEPTUAL
EQUESTRIAN
PARK
WASTEWATER
MANAGEMENT
W.W. OPTION 1
WASTEWATER
MANAGEMENT
W.W. OPTION 2
APPROXIMATE 100
YEAR INUNDATION
PROPOSED
TRAIL
LOCATION
(TYP)
20' WIDE DG ACCESS
ROAD AND EASEMENT
OPEN SPACE
EASEMENT PER
DOC.
REC.
EXISTING 24"
CMP METAL
PIPE
EXISTING 36"
METAL PIPE
EX 12"
CMP PIPE
EXISTING DAM TO
BE BREACHED
OFFSITE WATER TANK
AND ACCESS EASEMENT
PROPOSED
WATER
TANK
FUEL MANAGEMENT
ZONE (TYP.)
EASEMENT LINE TO SDGE
REC. 4-15-1940
BK 1018, PG 134, O.R.
CL 6' EASEMENT TO PAC BELL
REC. 4-8-1981 AS
FILE 81-107314, O.R.
NOTE:
100 YEAR STORM INUNDATION
LINES ARE APPROXIMATE,
SUBJECT TO FURTHER ANALYSIS
AS REQUIRED BY D.P.W.
APN 280-010-08
APN 280-010-02
APN 280-010-01
APN 280-010-04
APN 281-010-17
APN 281-521-10
APN 281-620-62
APN 281-620-54
APN 281-620-70
APN 281-620-28
APN 281-620-02
APN 281-620-68
APN 281-620-69
APN 281-620-67
APN 281-620-08
APN 281-620-07
APN 281-621-08
(LEMURIAN
FELLOWS HIP)
RANCHO
BRUSH
SCALE: 1" = 100'
0 50 100 200 300
ROAD SECTION
NO SCALE
A
B
20' DG ACCESS ROAD
AND EASEMENT
1' ROADSIDE
DITCH
TRAIL
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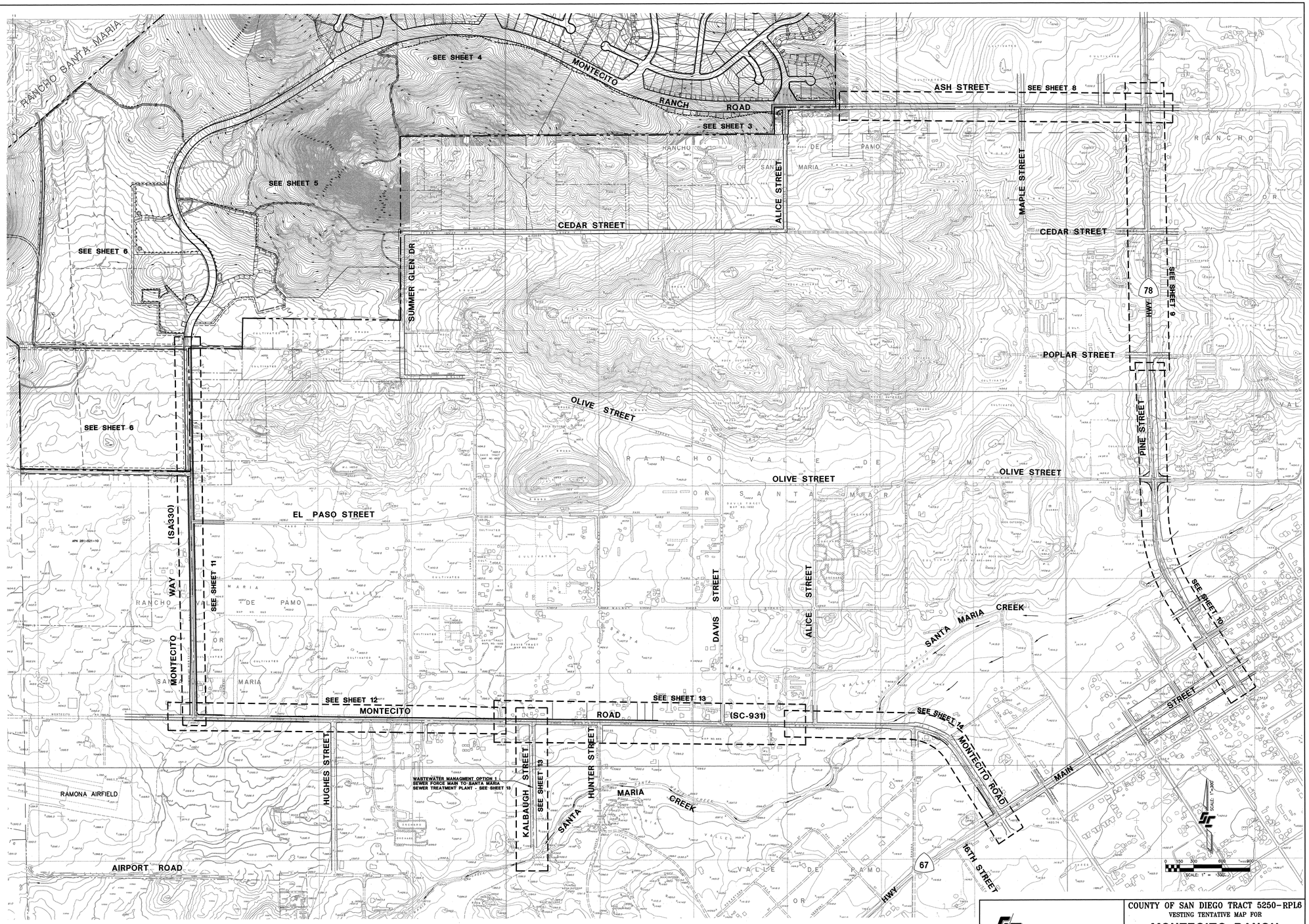
VESTING TENTATIVE MAP FOR
MONTECITO RANCH
MONTECITO WAY
SHEET NO. 6 OF 17 SHEETS
X:\2961\ua\2005\2001217 M\02012 TM06.dwg 3/12/2009 10:05:51 AM PDT



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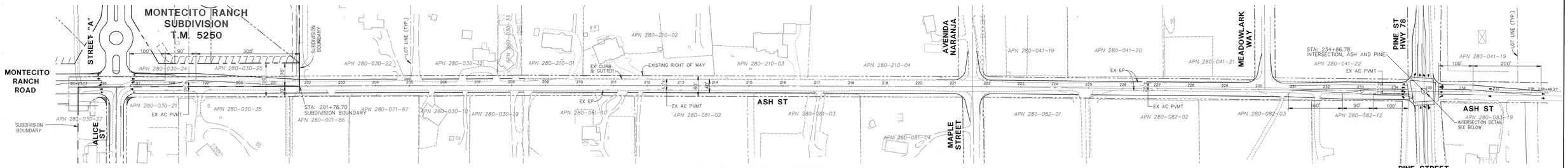
COUNTY OF SAN DIEGO TRACT 5250-RPL6
VESTING TENTATIVE MAP FOR

MONTECITO RANCH

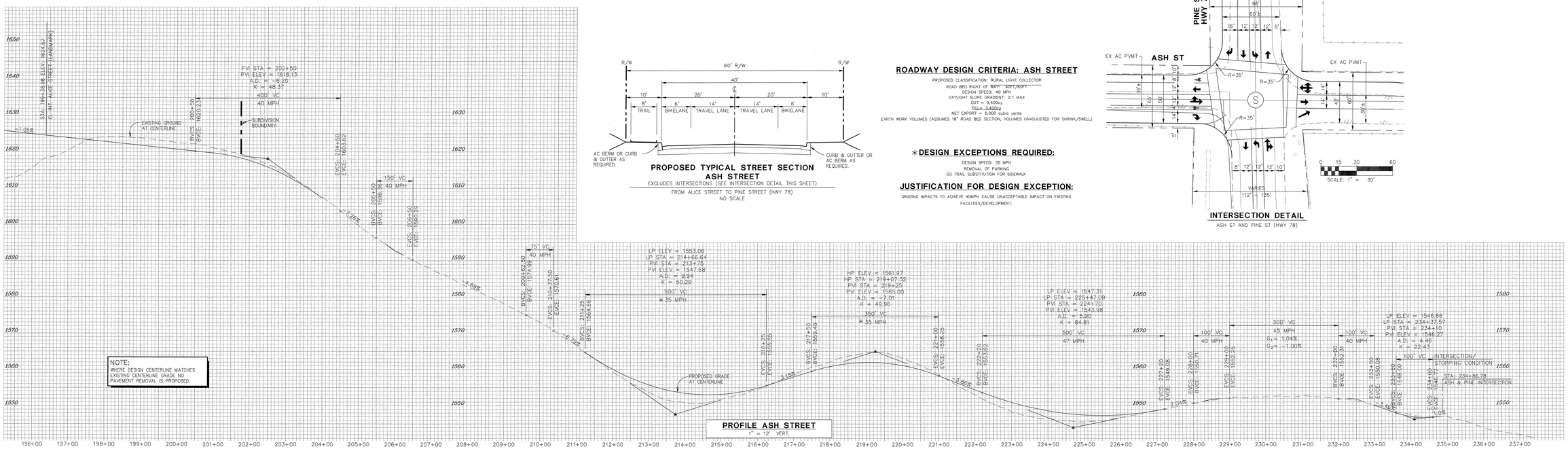
OFFSITE ROADWAY INDEX

SHEET NO. 7 OF 17 SHEETS

X:\DWG\Job\2002\02012\T M\2012 TM07.dwg 1/10/2008 3:52:22 PM PST



RIGHT OF WAY / STRIPING / INTERSECTION DETAILS



PROFILE ASH STREET
1" = 12' VERT.

PROPOSED TYPICAL STREET SECTION
ASH STREET
EXCLUDES INTERSECTIONS (SEE INTERSECTION DETAIL THIS SHEET)
FROM ALICE STREET TO PINE STREET (HWY 78)
NO SCALE

ROADWAY DESIGN CRITERIA: ASH STREET

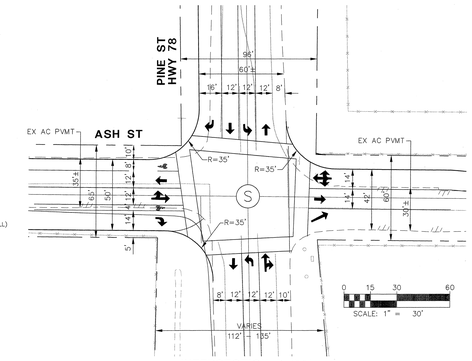
PROPOSED CLASSIFICATION: RURAL LIGHT COLLECTOR
ROAD BED RIGHT OF WAY: 40'/60'
DESIGN SPEED: 40 MPH
DAYLIGHT SLOPE GRADIENT: 2:1 MAX
CUT = 9,400cy
Fill= 3,400cy
NET EXPORT = 6,000 cubic yards
EARTH WORK VOLUMES (ASSUMES 18" ROAD BED SECTION, VOLUMES UNADJUSTED FOR SHRINK/SWELL)

∗DESIGN EXCEPTIONS REQUIRED:

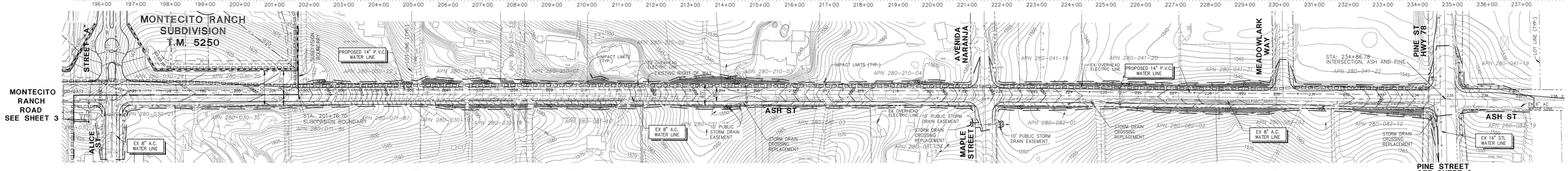
DESIGN SPEED: 35 MPH
REMOVAL OF PARKING
DG TRAIL SUBSTITUTION FOR SIDEWALK

JUSTIFICATION FOR DESIGN EXCEPTION:

GRADING IMPACTS TO ACHIEVE 40MPH CAUSE UNACCEPTABLE IMPACT ON EXISTING FACILITIES/DEVELOPMENT.



INTERSECTION DETAIL
ASH ST AND PINE ST (HWY 78)



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

PROPOSED GRADING

SCALE: 1" = 80'

DATA SOURCE:

AERIAL TOPOGRAPHY: 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

BENCH MARK
DESCRIPTION: 4" USC&GS BRASS DISC IN CONCRETE, STAMPED "A 62 1927"
LOCATION: MONUMENT ON N'LY SIDE OF HWY 67, 6'LY OF RAMONA STREET, 9.8' N'LY OF CONCRETE GUTTER
RECORD FROM: SAN DIEGO COUNTY FIELD BOOK R688, PAGE 509
ELEVATION: 1416.59' DATUM: U. S. G. S.

SHEET	COUNTY OF SAN DIEGO	OF
8	DEPARTMENT OF PUBLIC WORKS	17

ROAD ALIGNMENT STUDIES
ASH STREET
MONTECITO RANCH
COUNTY OF SAN DIEGO TRACT 5250-RPL6
CALIFORNIA COORDINATE INDEX

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COUNTY OF SAN DIEGO TRACT 5250-RPL6
VESTING TENTATIVE MAP FOR
MONTECITO RANCH
OFFSITE ROADWAY STUDIES

SHEET NO. 8 OF 17 SHEETS

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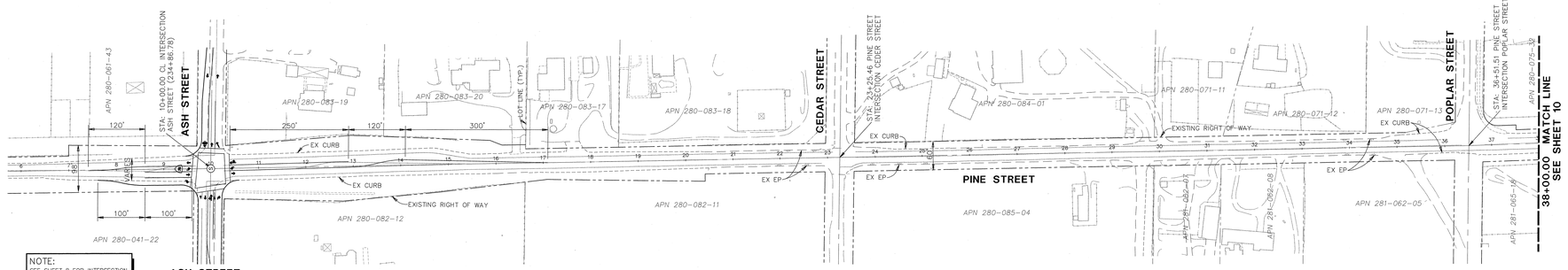
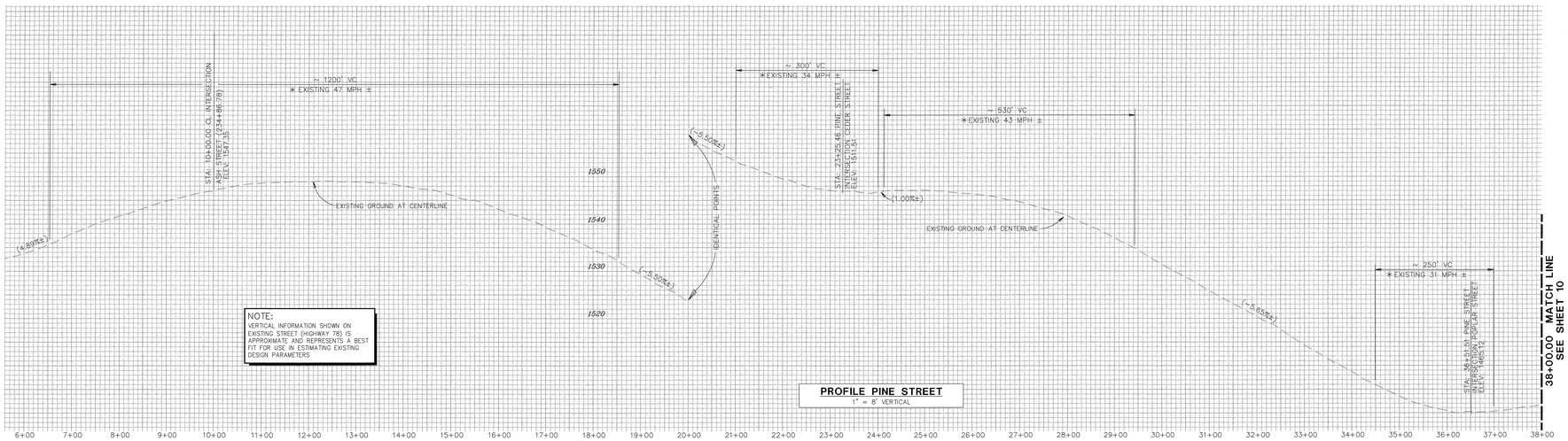


NOTE:
SEE SHEET 8 FOR INTERSECTION DETAIL OF ASH STREET AND PINE STREET

ASH STREET
SEE SHEET 8

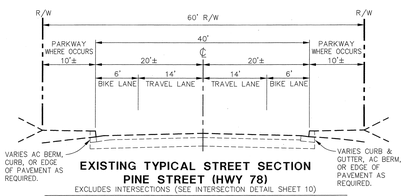
RIGHT OF WAY / STRIPING / INTERSECTION DETAILS



NOTE:
VERTICAL INFORMATION SHOWN ON EXISTING STREET (HIGHWAY 78) IS APPROXIMATE AND REPRESENTS A BEST FIT FOR USE IN ESTIMATING EXISTING DESIGN PARAMETERS

PROFILE PINE STREET

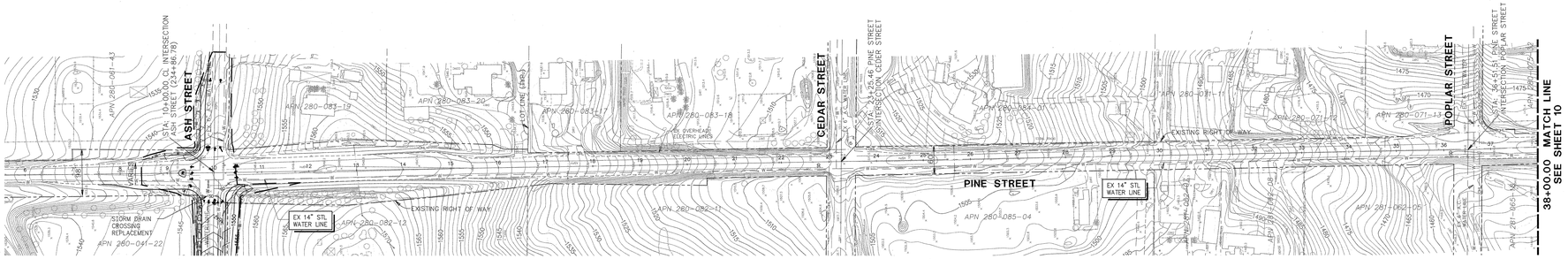
1" = 8' VERTICAL



EXISTING TYPICAL STREET SECTION
PINE STREET (HWY 78)

EXCLUDES INTERSECTIONS (SEE INTERSECTION DETAIL SHEET 10)

FROM ASH STREET TO MAIN ST (HWY 67)
NO SCALE



ASH STREET
SEE SHEET 8

PROPOSED GRADING

ROADWAY DESIGN CRITERIA: PINE STREET

EXITING CLASSIFICATION: MAJOR (CE)
ROAD BED RIGHT OF WAY: 40±FT/60FT
DESIGN SPEED: EXISTING
SLOPE GRADIENT: 2:1 MAX (FILL) / 1.5:1 MAX (CUT)

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

0 40 80 160
SCALE: 1" = 80'

BENCH MARK	SHEET 9	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	OF 17
DESCRIPTION: 4" USC&GS BRASS DISC IN CONCRETE, STAMPED "A 62 1927" LOCATION: MONUMENT ON N'LY SIDE OF HWY 67, E'LY OF RAMONA STREET, 9.8' N'LY OF CONCRETE GUTTER	ROAD ALIGNMENT STUDIES **PINE STREET MONTECITO RANCH COUNTY OF SAN DIEGO TRACT 5250-RPL6**		
RECORD FROM: SAN DIEGO COUNTY FIELD BOOK R688, PAGE 509 ELEVATION: 1416.59' DATUM: U. S. G. S. CALIFORNIA COORDINATE INDEX			

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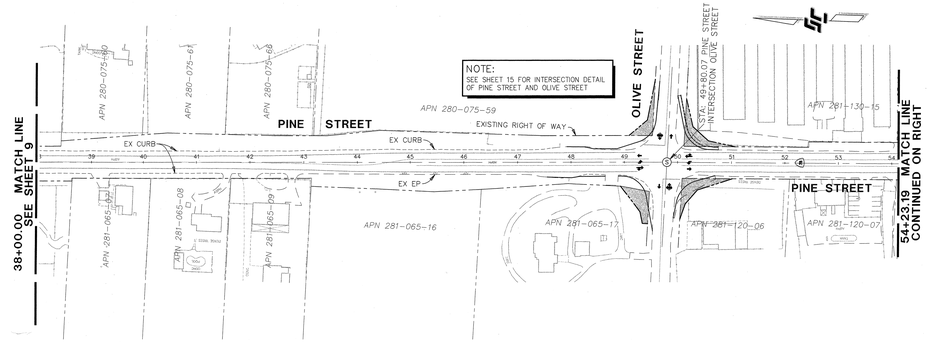
COUNTY OF SAN DIEGO TRACT 5250-RPL6
VESTING TENTATIVE MAP FOR
MONTECITO RANCH
OFFSITE ROADWAY STUDIES

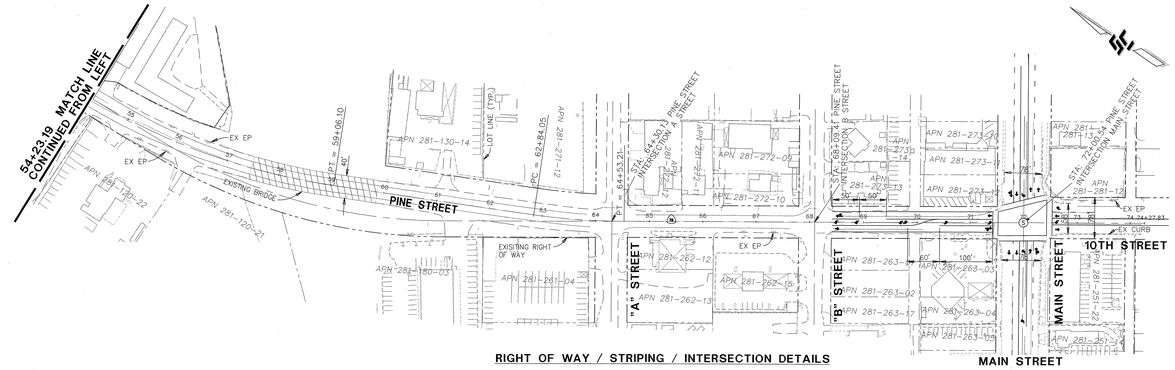
SHEET NO. 9 OF 17 SHEETS

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

R:\2965\dwg\2002\2012\1 st\2012 TM36-10 PINE STLDWG 1/10/2008 3:17:18 PM PST



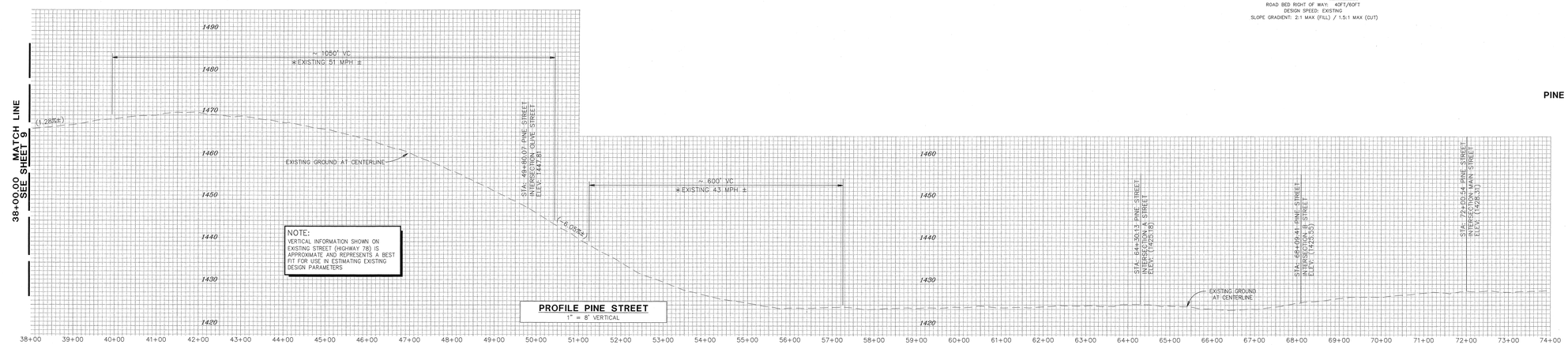
RIGHT OF WAY / STRIPING / INTERSECTION DETAILS



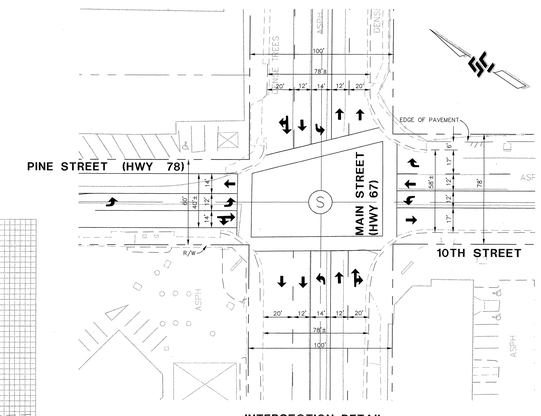
RIGHT OF WAY / STRIPING / INTERSECTION DETAILS

ROADWAY DESIGN CRITERIA: PINE STREET

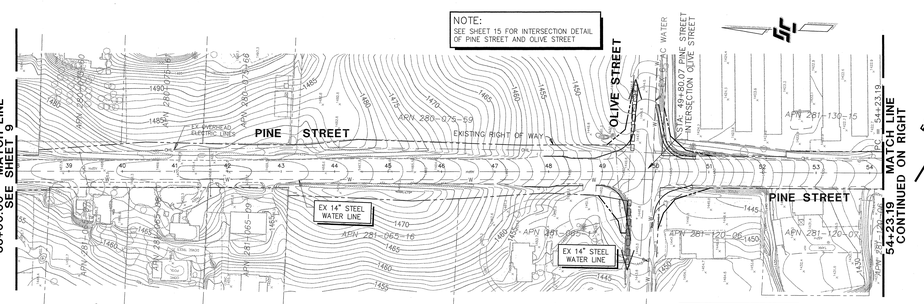
EXITING CLASSIFICATION: MAJOR (CE)
ROAD BED RIGHT OF WAY: 40FT/60FT
DESIGN SPEED: EXISTING
SLOPE GRADIENT: 2:1 MAX (FILL) / 1.5:1 MAX (CUT)



PROFILE PINE STREET
1" = 8' VERTICAL

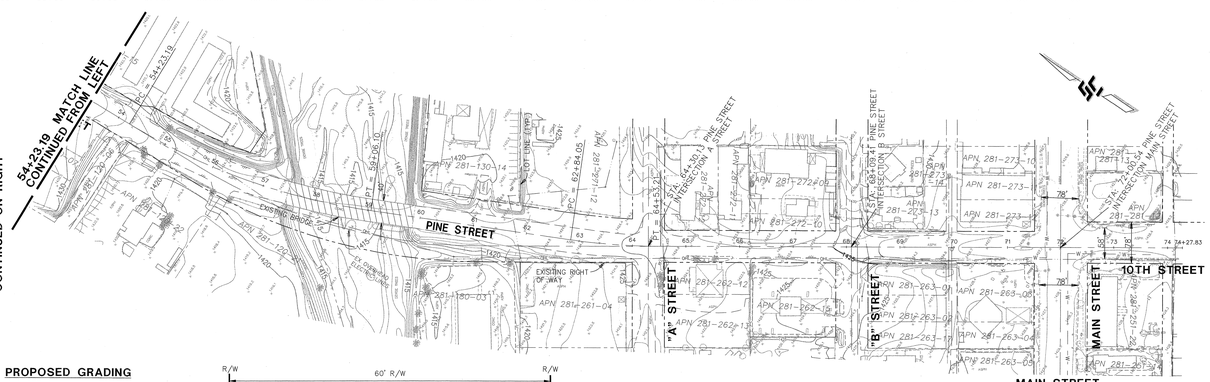


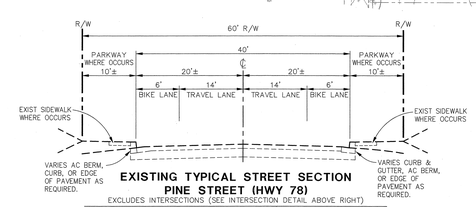
INTERSECTION DETAIL
PINE ST (HWY 78) AND MAIN ST (HWY 67)
0 15 30 60
SCALE: 1" = 30'



NOTE:
IMPROVEMENTS TO OLIVE STREET NOT A PART BY OTHERS

PROPOSED GRADING





EXISTING TYPICAL STREET SECTION
PINE STREET (HWY 78)
EXCLUDES INTERSECTIONS (SEE INTERSECTION DETAIL ABOVE RIGHT)
FROM ASH STREET TO MAIN ST (HWY 67)
NO SCALE

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

0 40 80 160
SCALE: 1" = 80'

DATA SOURCE:

AERIAL TOPOGRAPHY: LANDMARK CONSULTING JUNE 2004
RECORD RIGHT-OF-WAY / CENTER LINE / APN / PROPERTY LINES: LANDMARK CONSULTING JUNE 2004
EXISTING UTILITY INFORMATION: ROMONA MUNICIPAL WATER DISTRICT JUNE 2004

BENCH MARK	
DESCRIPTION: 4" USC&GS BRASS DISC IN CONCRETE, STAMPED "A 62 1927"	
LOCATION: MONUMENT ON N'LY SIDE OF HWY 67, E'LY OF RAMONA STREET, 9.8' N'LY OF CONCRETE GUTTER	
RECORD FROM: SAN DIEGO COUNTY FIELD BOOK R688, PAGE 509	
ELEVATION: 1416.59'	DATUM: U. S. C. S.

SHEET 10	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	OF 17

ROAD ALIGNMENT STUDIES
PINE STREET
MONTECITO RANCH
COUNTY OF SAN DIEGO TRACT 5250-RPL6
CALIFORNIA COORDINATE INDEX

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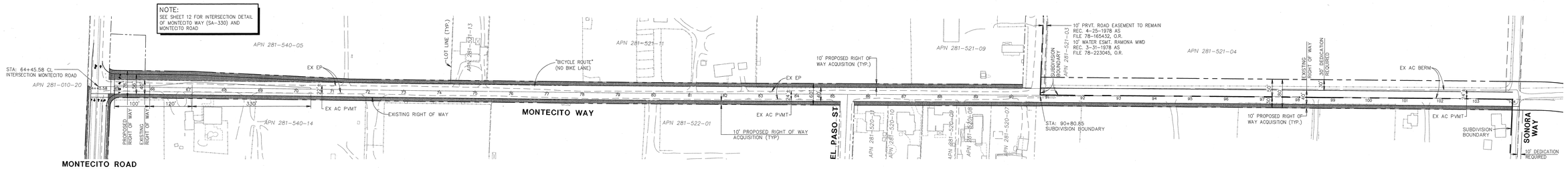
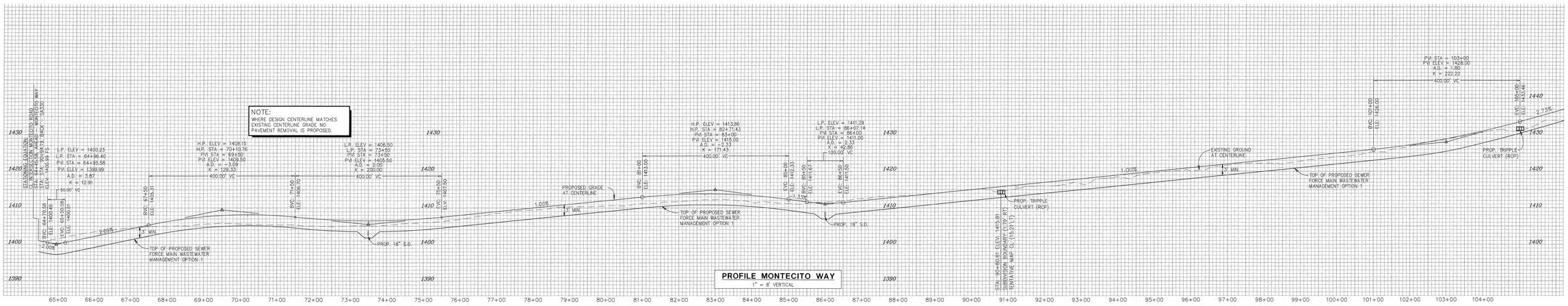
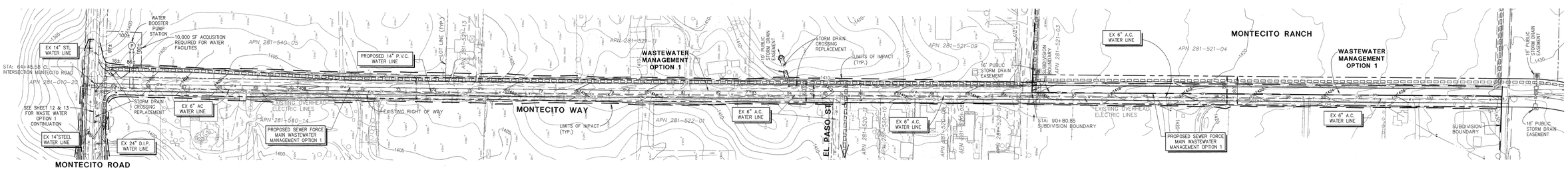
COUNTY OF SAN DIEGO TRACT 5250-RPL6
VESTING TENTATIVE MAP FOR
MONTECITO RANCH
OFFSITE ROADWAY STUDIES
SHEET NO. 10 OF 17 SHEETS



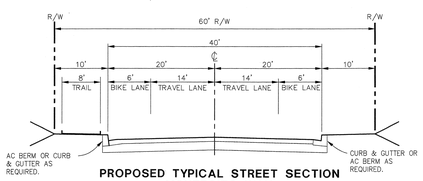
RIGHT OF WAY / STRIPING / INTERSECTION DETAILS





PROPOSED GRADING

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



PROPOSED TYPICAL STREET SECTION
MONTECITO WAY
EXCLUDES INTERSECTIONS (SEE INTERSECTION DETAIL SHEET 14)
FROM SONORA WAY TO MONTECITO ROAD
NO SCALE

ROADWAY DESIGN CRITERIA: MONTECITO WAY

PROPOSED CLASSIFICATION: RURAL LIGHT COLLECTOR
ROAD BED RIGHT OF WAY: 40FT/60FT
DESIGN SPEED: 40 MPH
DAYLIGHT SLOPE GRADIENT: 2:1 MAX
CUT = 11,800cy
FILL= 3,300cy
NET EXPORT = 8,500 cubic yords

* DESIGN EXCEPTION REQUIRED:

REMOVAL OF PARKING
TRAIL ON WEST SIDE ONLY
DG TRAIL SUBSTITUTION FOR SIDEWALK

JUSTIFICATION FOR DESIGN EXCEPTION:

EXISTING ROADWAY ADJACENT TO EXISTING DEVELOPMENT, DRAINAGE CONCERNS FROM ADJACENT PROPERTIES REQUIRE THE ROADWAY TO BE BELOW PROPERTIES ON EXISTING STREET GRADES < 1.00%

DATA SOURCE:

AERIAL TOPOGRAPHY: LANDMARK CONSULTING JUNE 2004
RECORD RIGHT-OF-WAY / CENTER LINE / APN / PROPERTY LINES: LANDMARK CONSULTING JUNE 2004
EXISTING UTILITY INFORMATION: ROMONA MUNICIPAL WATER DISTRICT JUNE 2004

0 40 80 160
SCALE: 1" = 80'

BENCH MARK		
DESCRIPTION: 4" USC&GS BRASS DISC IN CONCRETE, STAMPED "A 62 1927"	SHEET 11	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	OF 17
LOCATION: MONUMENT ON N'LY SIDE OF HWY 67, E'LY OF RAMONA STREET, 9.8' N'LY OF CONCRETE GUTTER	ROAD ALIGNMENT STUDIES **MONTECITO WAY** **MONTECITO RANCH** **COUNTY OF SAN DIEGO TRACT 5250-RPL6**	
RECORD FROM: SAN DIEGO COUNTY FIELD BOOK R688, PAGE 509		
ELEVATION: 1416.59' DATUM: U. S. G. S.	CALIFORNIA COORDINATE INDEX	

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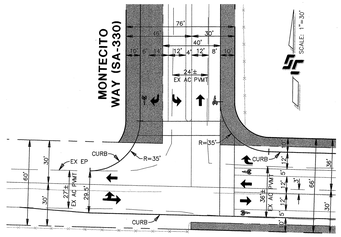
COUNTY OF SAN DIEGO TRACT 5250-RPL6
VESTING TENTATIVE MAP FOR
MONTECITO RANCH
OFFSITE ROADWAY STUDIES

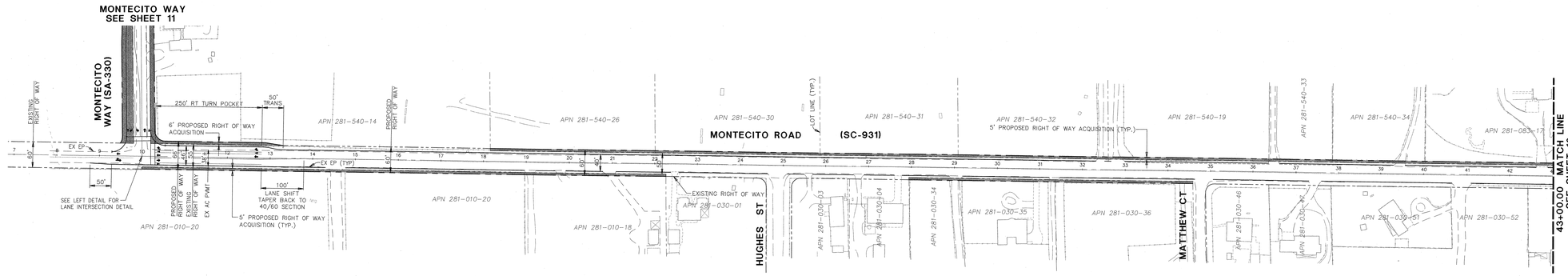
SHEET NO. 11 OF 17 SHEETS



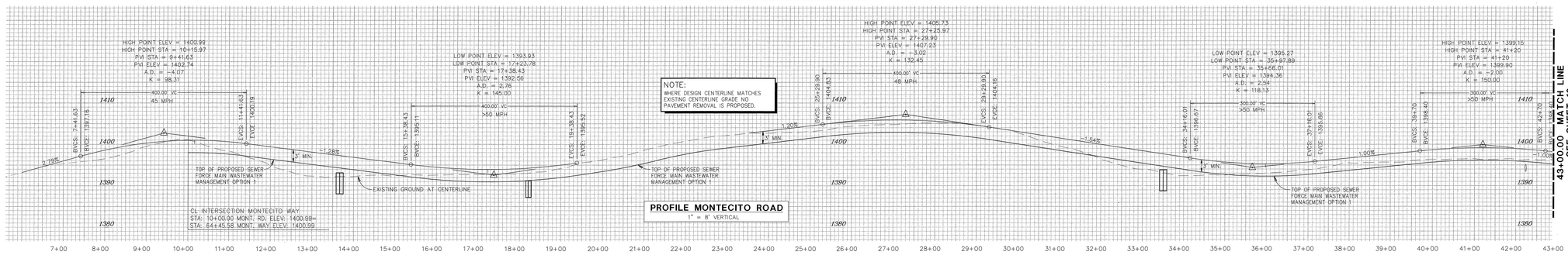
INTERSECTION DETAIL

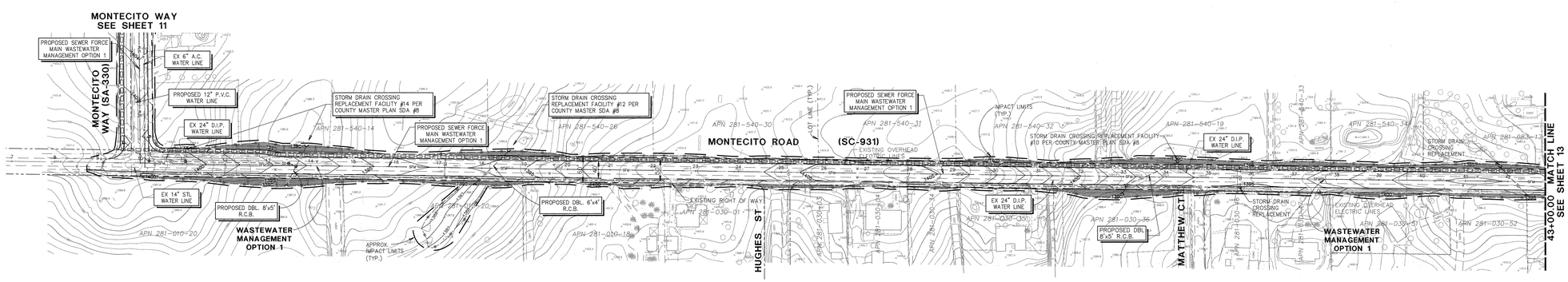
MONTECITO WAY AND MONTECITO ROAD

SCALE: 1" = 30'

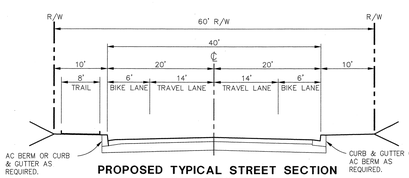


RIGHT OF WAY / STRIPING / INTERSECTION DETAILS





PROPOSED GRADING



PROPOSED TYPICAL STREET SECTION
MONTECITO ROAD

EXCLUDES INTERSECTIONS (SEE INTERSECTION DETAIL THIS SHEET)

FROM MONTECITO WAY TO MAIN STREET

NO SCALE

ROADWAY DESIGN CRITERIA: MONTECITO ROAD

PROPOSED CLASSIFICATION: RURAL LIGHT COLLECTOR

ROAD BED RIGHT OF WAY: 40FT/60FT

DESIGN SPEED: 40 MPH

DAYLIGHT SLOPE GRADIENT: 2:1 MAX

CUT = 14,100cy

FILL = 26,600cy

NET IMPORT = 12,500 cubic yards

SCALE: 1" = 80'

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

DATA SOURCE:

AERIAL TOPOGRAPHY: LANDMARK CONSULTING JUNE 2004

RECORD RIGHT-OF-WAY / CENTER LINE / APN / PROPERTY LINES: LANDMARK CONSULTING JUNE 2004

EXISTING UTILITY INFORMATION: ROMONA MUNICIPAL WATER DISTRICT JUNE 2004

BENCH MARK
DESCRIPTION: 4" USC&GS BRASS DISC IN CONCRETE, STAMPED "A 62 1927"
LOCATION: MONUMENT ON N'LY SIDE OF HWY 67, E'LY OF RAMONA STREET, 9.8' N'LY OF CONCRETE GUTTER
RECORD FROM: SAN DIEGO COUNTY FIELD BOOK R688, PAGE 509
ELEVATION: 1416.59' DATUM: U. S. G. S.

SHEET 12	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	OF 17

ROAD ALIGNMENT STUDIES

MONTECITO ROAD (SC-931)

MONTECITO RANCH

COUNTY OF SAN DIEGO TRACT 5250-RPL6

CALIFORNIA COORDINATE INDEX

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COUNTY OF SAN DIEGO TRACT 5250-RPL6

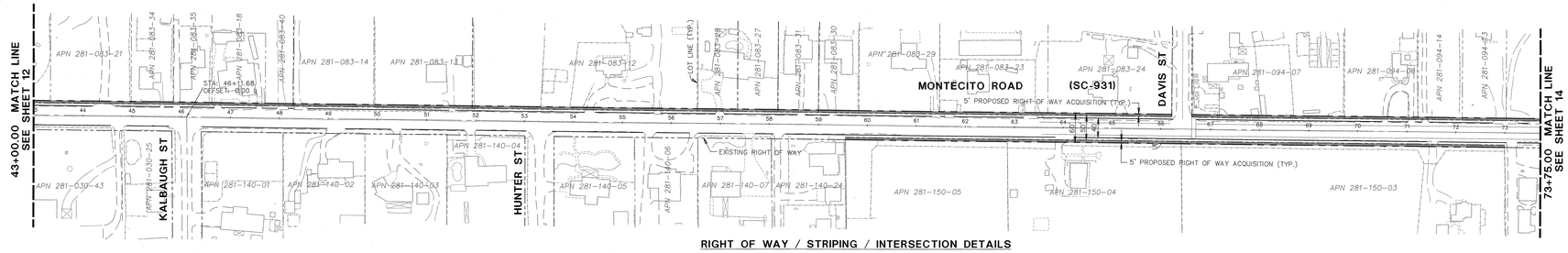
VESTING TENTATIVE MAP FOR

MONTECITO RANCH

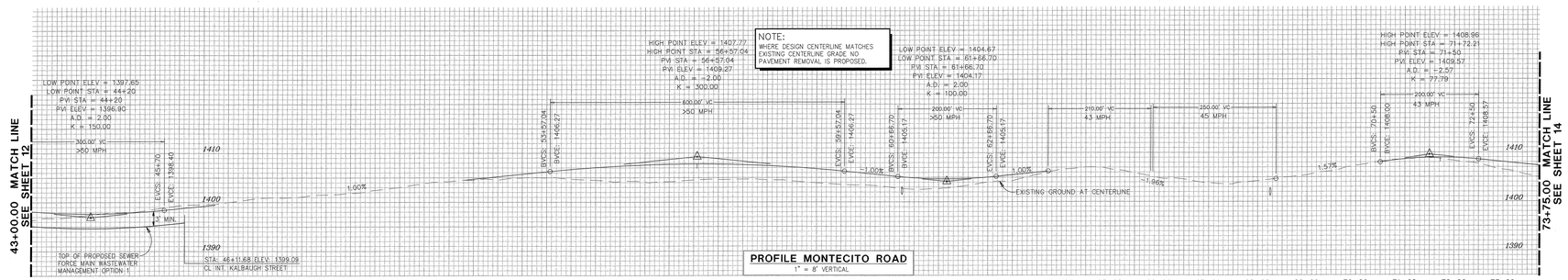
OFFSITE ROADWAY STUDIES

SHEET NO. 12 OF 17 SHEETS

X:\DWG\JAN\2005\2001\7 M\2001 TM13-14 MONT RD.DWG 1/10/2008 5:01:34 PM PST

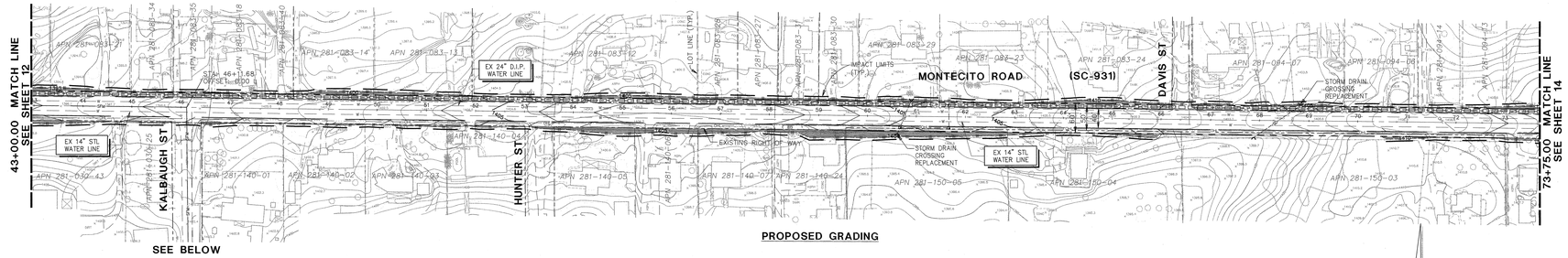


RIGHT OF WAY / STRIPING / INTERSECTION DETAILS



ROADWAY DESIGN CRITERIA: MONTECITO ROAD

PROPOSED CLASSIFICATION: RURAL LIGHT COLLECTOR
ROAD BED RIGHT OF WAY: 40FT./60FT
DESIGN SPEED: 40 MPH
DAYLIGHT SLOPE GRADIENT: 2:1 MAX
CUT = 14,100cy
FILL = 26,600cy
NET IMPORT = 12,500 cubic yards

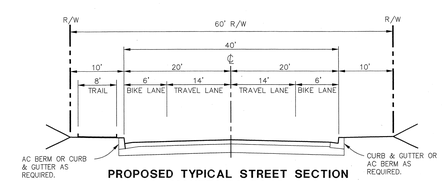


SEE BELOW

PROPOSED GRADING

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

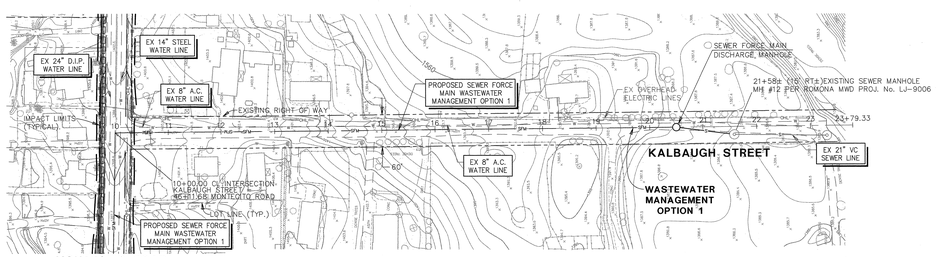
0 40 80 160
SCALE: 1" = 80'



PROPOSED TYPICAL STREET SECTION
MONTECITO ROAD

EXCLUDES INTERSECTIONS (SEE INTERSECTION DETAIL SHEET 5)

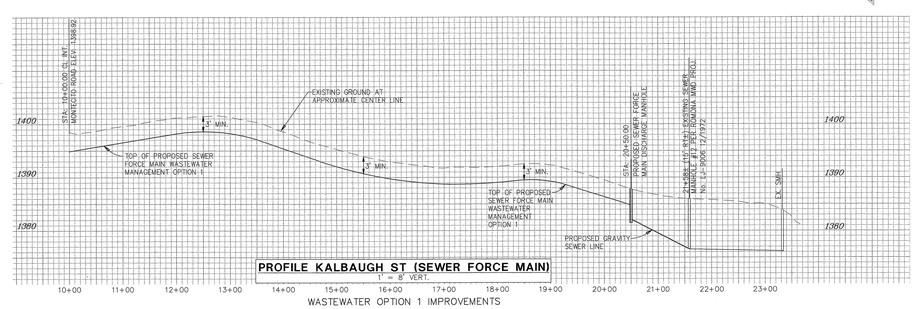
FROM MONTECITO WAY TO MAIN STREET
NO SCALE



MONTECITO ROAD
SEE SHEET 12

PROPOSED SEWER FORCE MAIN
WASTEWATER OPTION 1 IMPROVEMENTS

0 40 80 160
SCALE: 1" = 80'



WASTEWATER OPTION 1 IMPROVEMENTS

DATA SOURCE:

AERIAL TOPOGRAPHY: LANDMARK CONSULTING JUNE 2004
RECORD RIGHT-OF-WAY / CENTER LINE / APN / PROPERTY LINES: LANDMARK CONSULTING JUNE 2004
EXISTING UTILITY INFORMATION: ROMONA MUNICIPAL WATER DISTRICT JUNE 2004

BENCH MARK	SHEET 13	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	OF 17
DESCRIPTION: 4" USC&GS BRASS DISC IN CONCRETE. STAMPED "A 62 1927" LOCATION: MONUMENT ON N'LY SIDE OF HWY 67, E'LY OF RAMONA STREET, 9.8' N'LY OF CONCRETE GUTTER RECORD FROM: SAN DIEGO COUNTY FIELD BOOK R688, PAGE 509 ELEVATION: 1416.59' DATUM: U. S. G. S. CALIFORNIA COORDINATE INDEX	ROAD ALIGNMENT STUDIES MONTECITO ROAD (SC-931) MONTECITO RANCH COUNTY OF SAN DIEGO TRACT 5250-RPL6		

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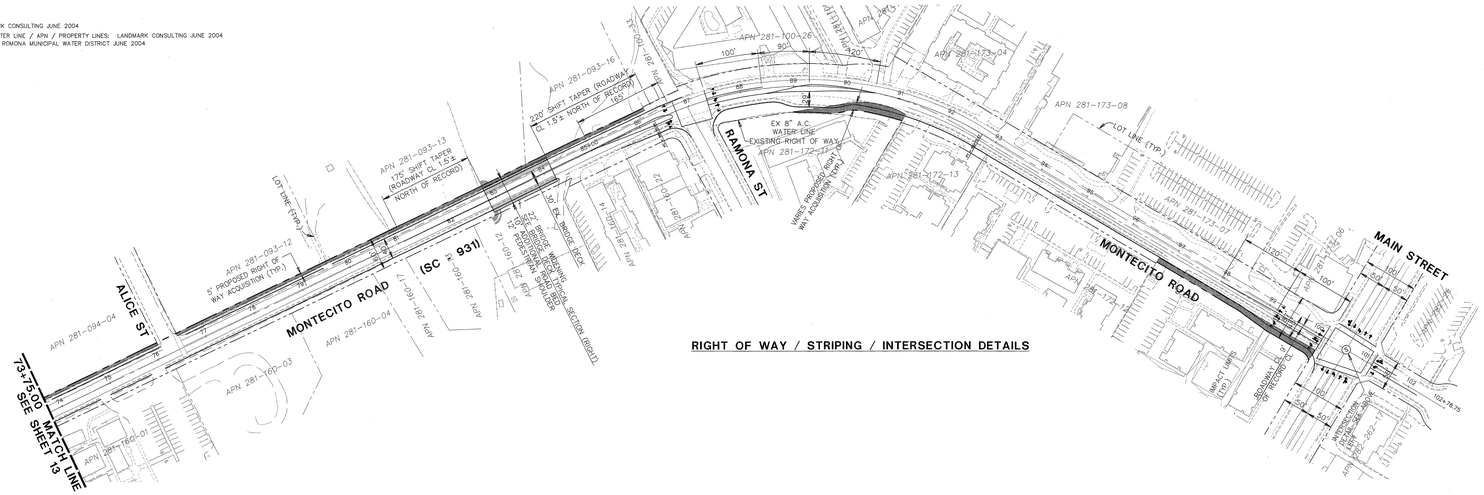
MONTECITO RANCH
OFFSITE ROADWAY STUDIES

SHEET NO. 13 OF 17 SHEETS

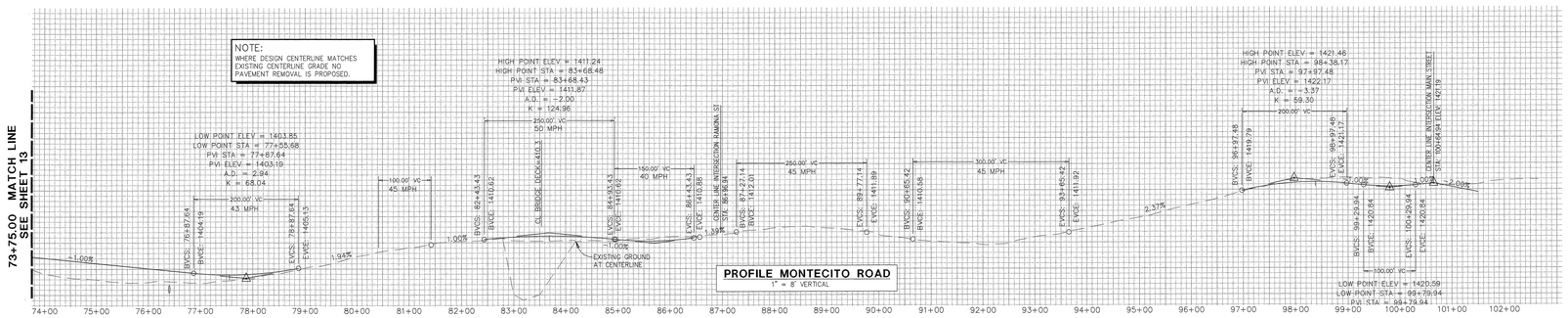
X:\2WD\Job\3002\0201\2\1 W\20013 TM13-14 WONT RD.DWG 1/10/2008 8:01:34 PM PST

DATA SOURCE:

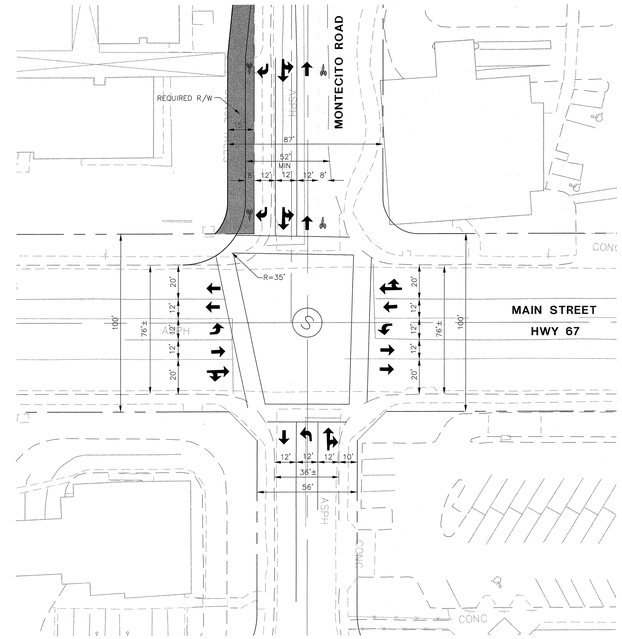
AERIAL TOPOGRAPHY: LANDMARK CONSULTING JUNE 2004
RECORD RIGHT-OF-WAY / CENTER LINE / APN / PROPERTY LINES: LANDMARK CONSULTING JUNE 2004
EXISTING UTILITY INFORMATION: ROMONA MUNICIPAL WATER DISTRICT JUNE 2004



RIGHT OF WAY / STRIPING / INTERSECTION DETAILS



PROFILE MONTECITO ROAD
1" = 8' VERTICAL

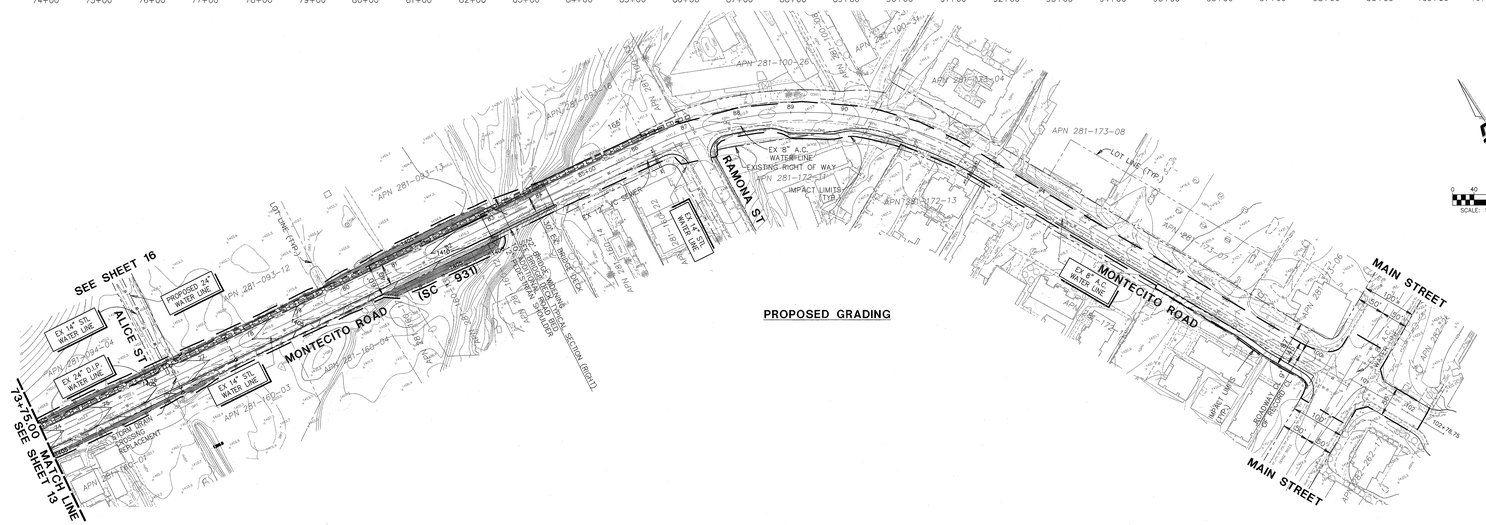


INTERSECTION DETAIL
MONTECITO ROAD AND MAIN ST
SCALE: 1" = 30'

ROADWAY DESIGN CRITERIA: MONTECITO ROAD

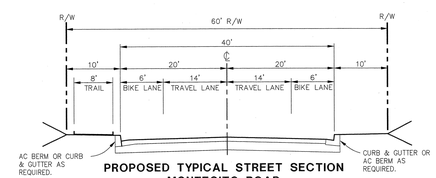
PROPOSED CLASSIFICATION: RURAL LIGHT COLLECTOR
ROAD BED RIGHT OF WAY: 40FT/60FT
DESIGN SPEED: 40 MPH
DAYLIGHT SLOPE GRADIENT: 2:1 MAX
CUT = 14,100cy
FILL = 26,600cy
NET IMPORT = 12,500 cubic yards

BRIDGE DECK TYPICAL SECTION
NO SCALE



PROPOSED GRADING

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



PROPOSED TYPICAL STREET SECTION
MONTECITO ROAD
EXCLUDES INTERSECTIONS (SEE INTERSECTION DETAIL SHEET 5)
FROM MONTECITO WAY TO MAIN STREET
NO SCALE

BENCH MARK	SHEET 14	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	OF 17
DESCRIPTION: 4" USC&GS BRASS DISC IN CONCRETE, STAMPED "A 62 1927" LOCATION: MONUMENT ON N'LY SIDE OF HWY 67, E'LY OF RAMONA STREET, 9.8' N'LY OF CONCRETE GUTTER	ROAD ALIGNMENT STUDIES **MONTECITO ROAD (SC-931)** **MONTECITO RANCH** **COUNTY OF SAN DIEGO TRACT 5250-RPL6**		
RECORD FROM: SAN DIEGO COUNTY FIELD BOOK R688, PAGE 509 ELEVATION: 1416.59' DATUM: U. S. G. S.	CALIFORNIA COORDINATE INDEX		

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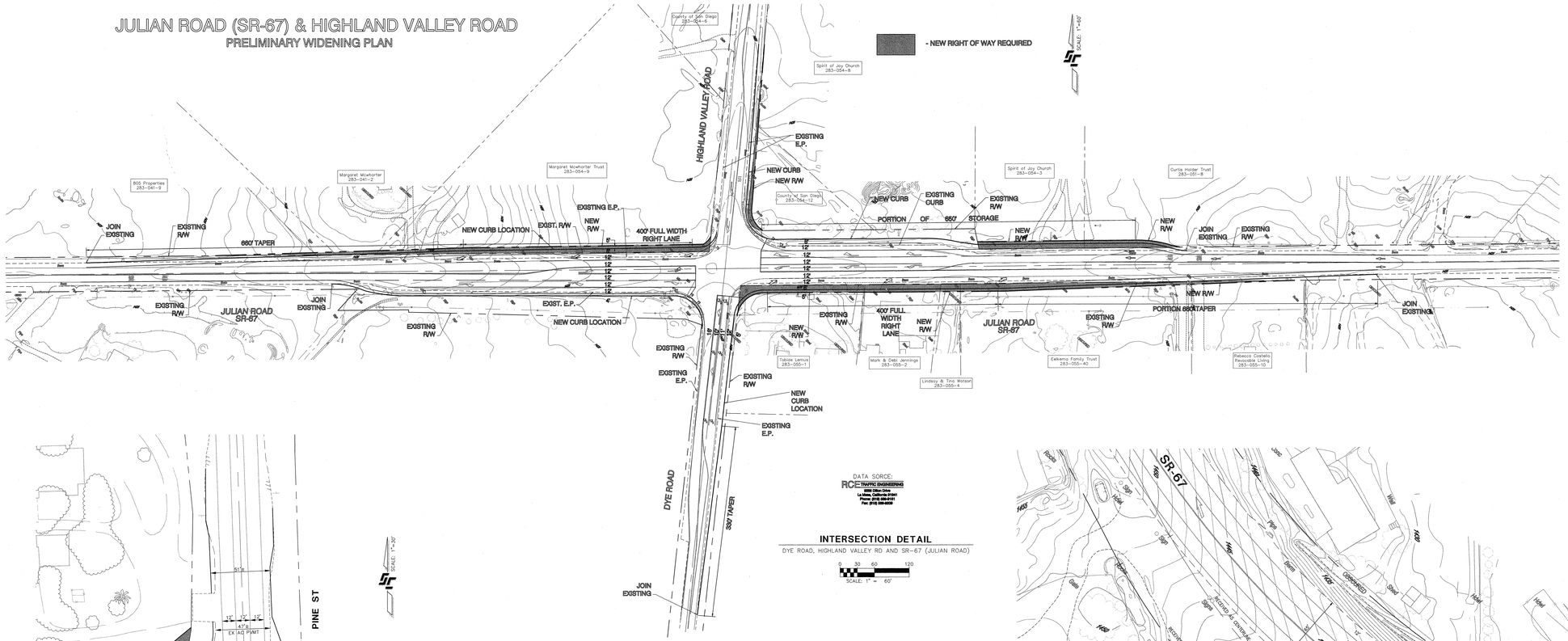
VESTING TENTATIVE MAP FOR
MONTECITO RANCH
OFFSITE ROADWAY STUDIES

SHEET NO. 14 OF 17 SHEETS

JULIAN ROAD (SR-67) & HIGHLAND VALLEY ROAD

PRELIMINARY WIDENING PLAN

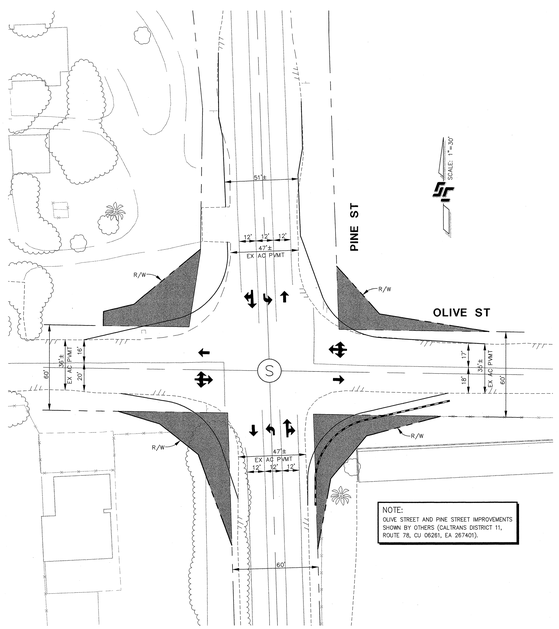


DATA SORCE:
RCE TRAFFIC ENGINEERING
Robert Cole Engineering
6880 Dillon Drive
La Mesa, California 91941
Phone: (619) 589-6121
Fax: (619) 589-6050

INTERSECTION DETAIL

DYE ROAD, HIGHLAND VALLEY RD AND SR-67 (JULIAN ROAD)

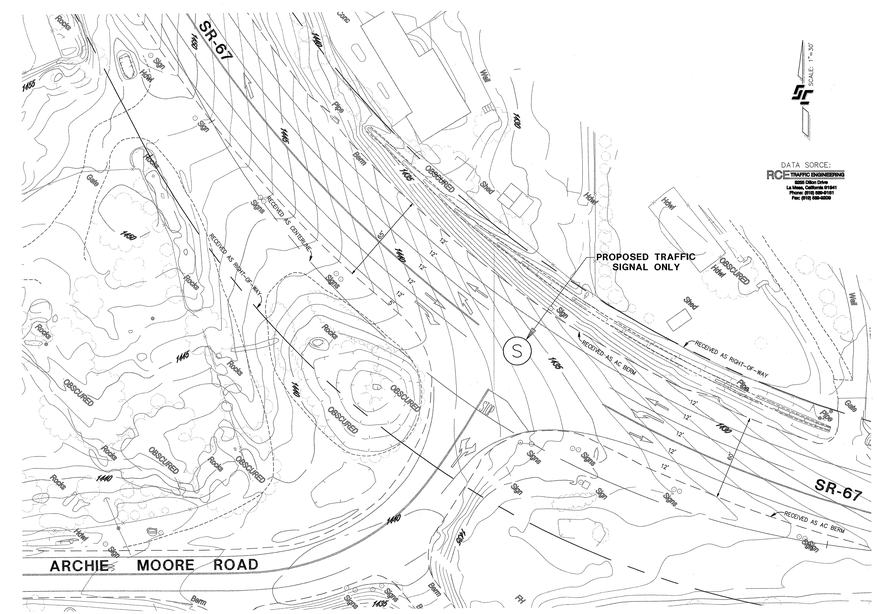
0 30 60 120
SCALE: 1" = 60'



INTERSECTION DETAIL

PINE ST (HWY 78) AND OLIVE ST

0 15 30 60
SCALE: 1" = 30'



DATA SORCE:
RCE TRAFFIC ENGINEERING
Robert Cole Engineering
6880 Dillon Drive
La Mesa, California 91941
Phone: (619) 589-6121
Fax: (619) 589-6050

INTERSECTION DETAIL

ARCHIE MOORE RD AND SR-67

0 15 30 60
SCALE: 1" = 30'

BENCH MARK		
DESCRIPTION: 4" USC&GS BRASS DISC IN CONCRETE, STAMPED "A 62 1927"		
LOCATION: MONUMENT ON N'LY SIDE OF HWY 67, E'LY OF RAMONA STREET, 9.8' N'LY OF CONCRETE GUTTER		
RECORD FROM: SAN DIEGO COUNTY FIELD BOOK R688, PAGE 509		
ELEVATION: 1416.59'	DATUM:	U. S. G. S.

SHEET 15	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	OF 17

ROAD ALIGNMENT STUDIES
INTERSECTION DETAILS
MONTECITO RANCH
COUNTY OF SAN DIEGO TRACT 5250-RPL6
CALIFORNIA COORDINATE INDEX

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VESTING TENTATIVE MAP FOR
MONTECITO RANCH
OFFSITE ROADWAY STUDIES

SHEET NO. 15 OF 17 SHEETS

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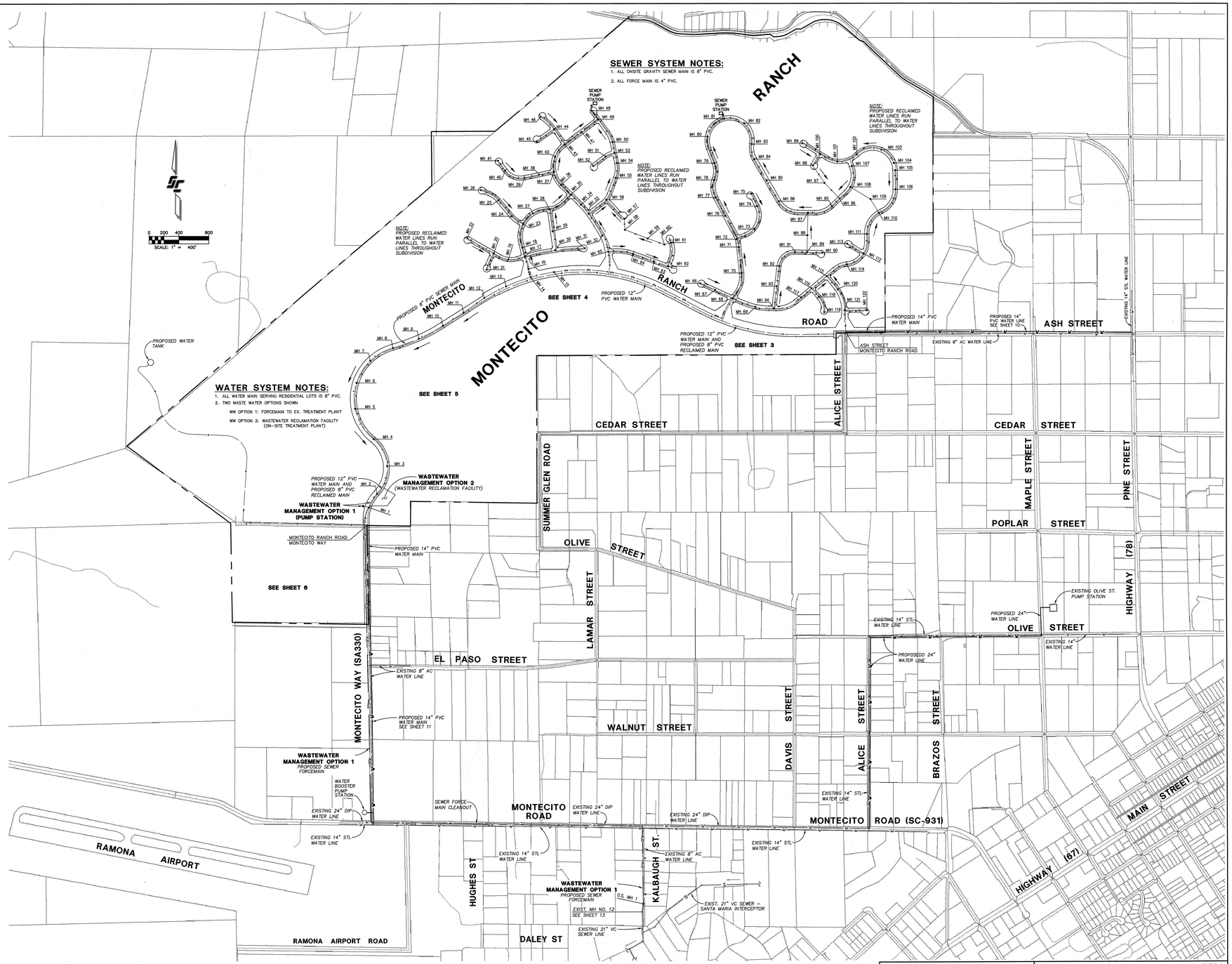

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COUNTY OF SAN DIEGO TRACT 5250-RPL6
VESTING TENTATIVE MAP FOR

MONTECITO RANCH

UTILITY ROUTE EXHIBIT

SHEET NO. 16 OF 17 SHEETS

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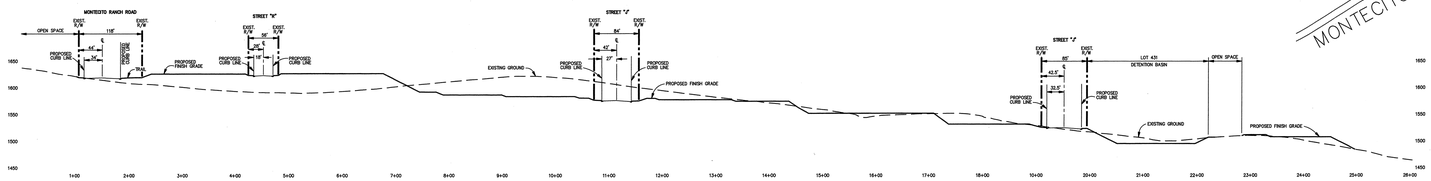
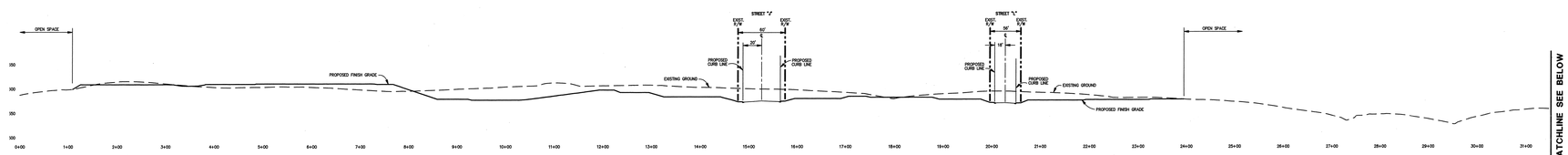


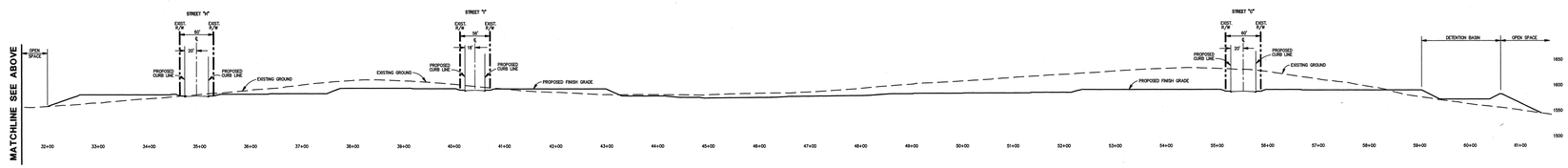
CROSS SECTION "A"

SCALE: 1" = 80'



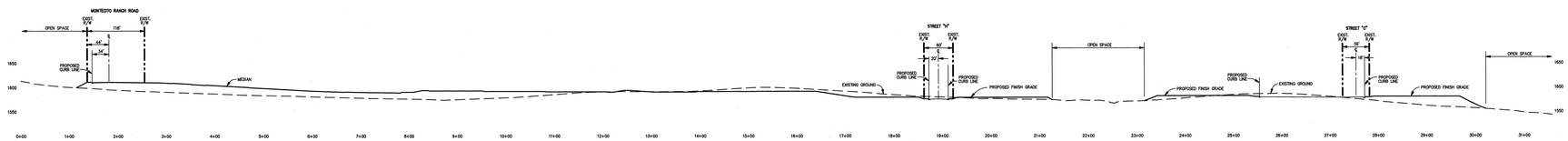
CROSS SECTION "B" (WEST SIDE)

SCALE: 1" = 80'



CROSS SECTION "B" (EAST SIDE)

SCALE: 1" = 80'



CROSS SECTION "C"

SCALE: 1" = 80'

0 40 80 160 240

SCALE: 1" = 80'

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VESTING TENTATIVE MAP FOR

MONTECITO RANCH

SITE CROSS SECTIONS

SHEET NO. 17 OF 17 SHEETS