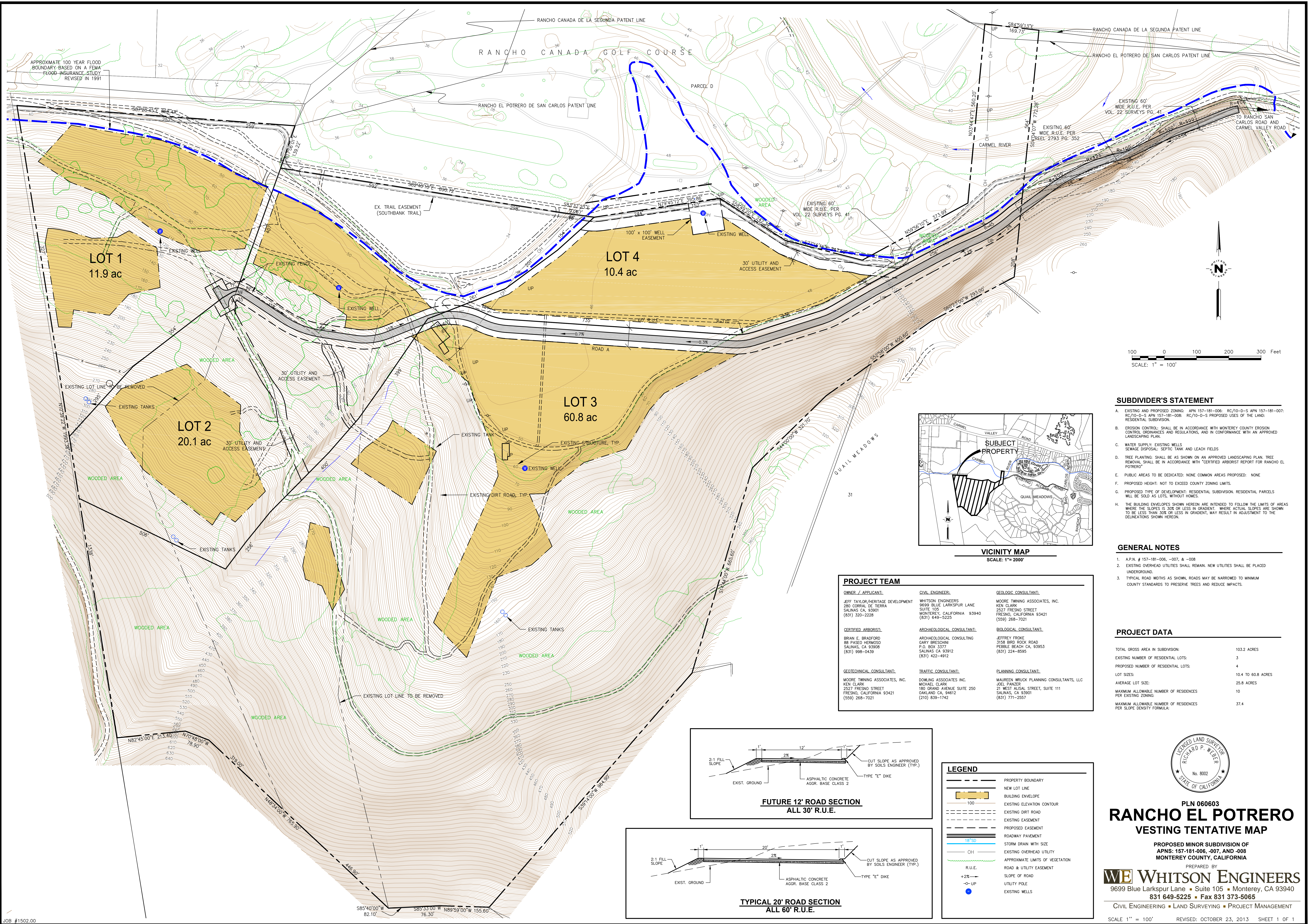


Attachment N  
Tentative Map

PLN060603

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**SUBDIVIDER'S STATEMENT**

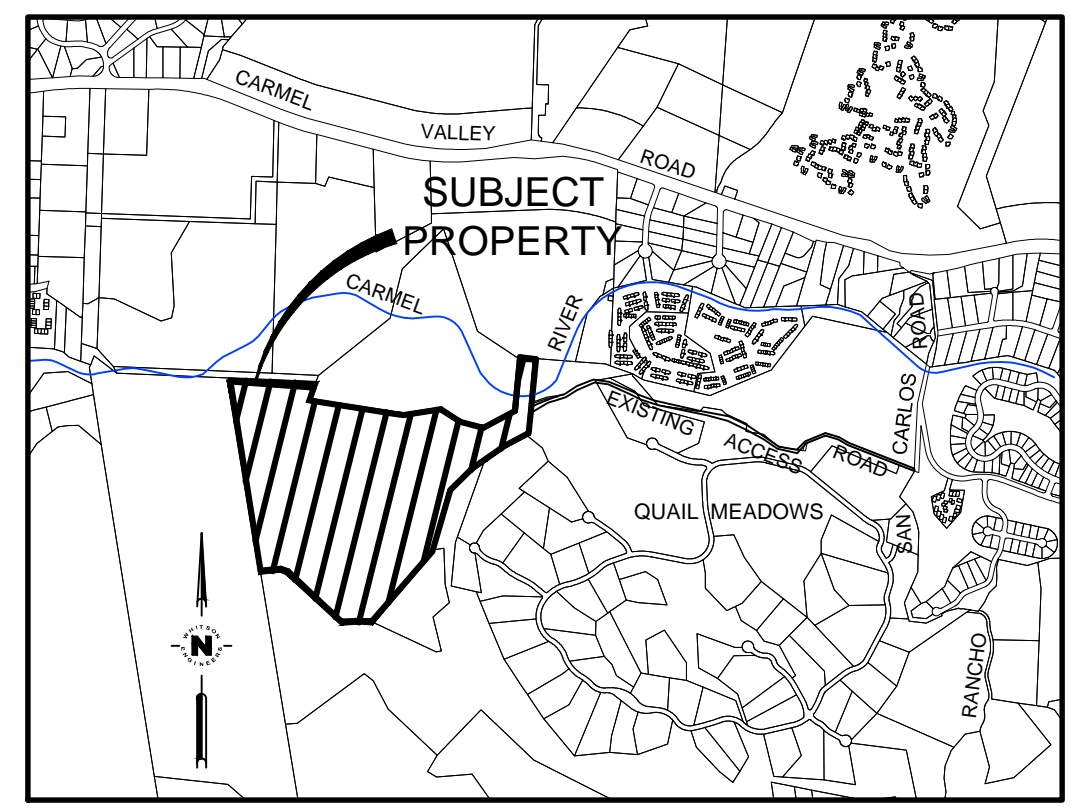
- EXISTING AND PROPOSED ZONING: APN 157-181-006; RC/10-D-S APN 157-181-007; RC/10-D-S APN 157-181-008; RC/10-D-S PROPOSED USES OF THE LAND: RESIDENTIAL SUBDIVISION.
- EROSION CONTROL: SHALL BE IN ACCORDANCE WITH MONTEREY COUNTY EROSION CONTROL ORDINANCES AND REGULATIONS, AND IN CONFORMANCE WITH AN APPROVED LANDSCAPING PLAN.
- WATER SUPPLY: EXISTING WELLS. SEWER DISPOSAL: SEPTIC TANK AND LEACH FIELDS.
- TREE PLANTING: SHALL BE AS SHOWN ON AN APPROVED LANDSCAPING PLAN. TREE REMOVAL SHALL BE IN ACCORDANCE WITH "CERTIFIED ARBORIST REPORT FOR RANCHO EL POTRERO".
- PUBLIC AREAS TO BE DEDICATED: NONE. COMMON AREAS PROPOSED: NONE.
- PROPOSED HEIGHT: NOT TO EXCEED COUNTY ZONING LIMITS.
- PROPOSED TYPE OF DEVELOPMENT: RESIDENTIAL SUBDIVISION. RESIDENTIAL PARCELS WILL BE SOLD AS LOTS, WITHOUT HOMES.
- THE BUILDING ENVELOPES SHOWN HEREON ARE INTENDED TO FOLLOW THE LIMITS OF AREAS WHERE THE SLOPES IS 30% OR LESS IN GRADIENT. WHERE ACTUAL SLOPES ARE SHOWN TO BE LESS THAN 30% OR LESS IN GRADIENT, MAY RESULT IN ADJUSTMENT TO THE DELINEATIONS SHOWN HEREON.

**GENERAL NOTES**

- A.P.N. # 157-181-006, -007, & -008.
- EXISTING OVERHEAD UTILITIES SHALL REMAIN. NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- TYPICAL ROAD WIDTHS AS SHOWN, ROADS MAY BE NARROWED TO MINIMUM COUNTY STANDARDS TO PRESERVE TREES AND REDUCE IMPACTS.

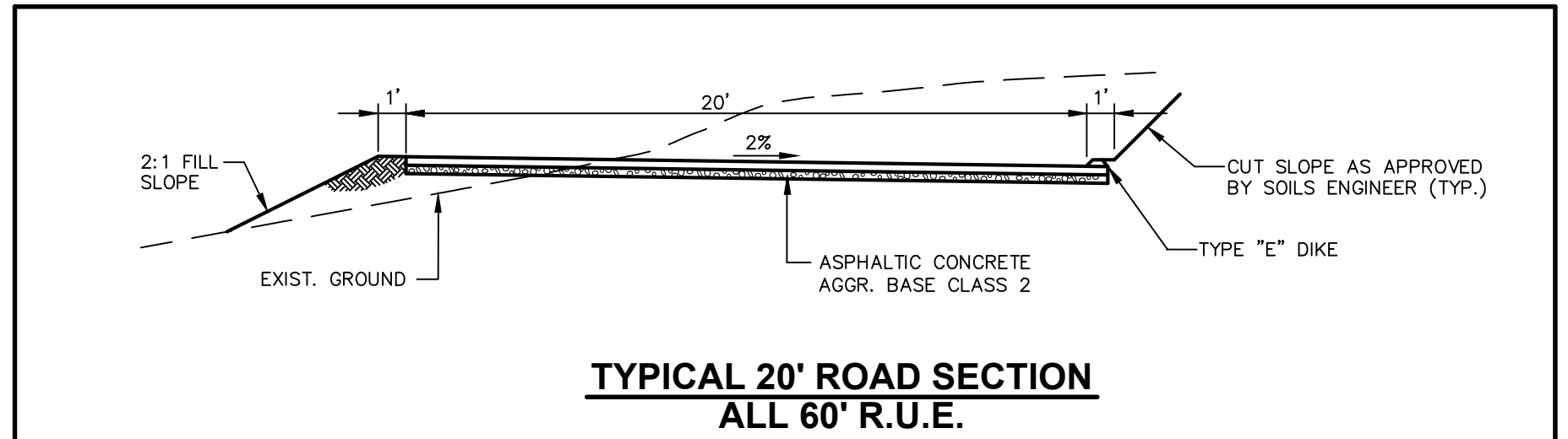
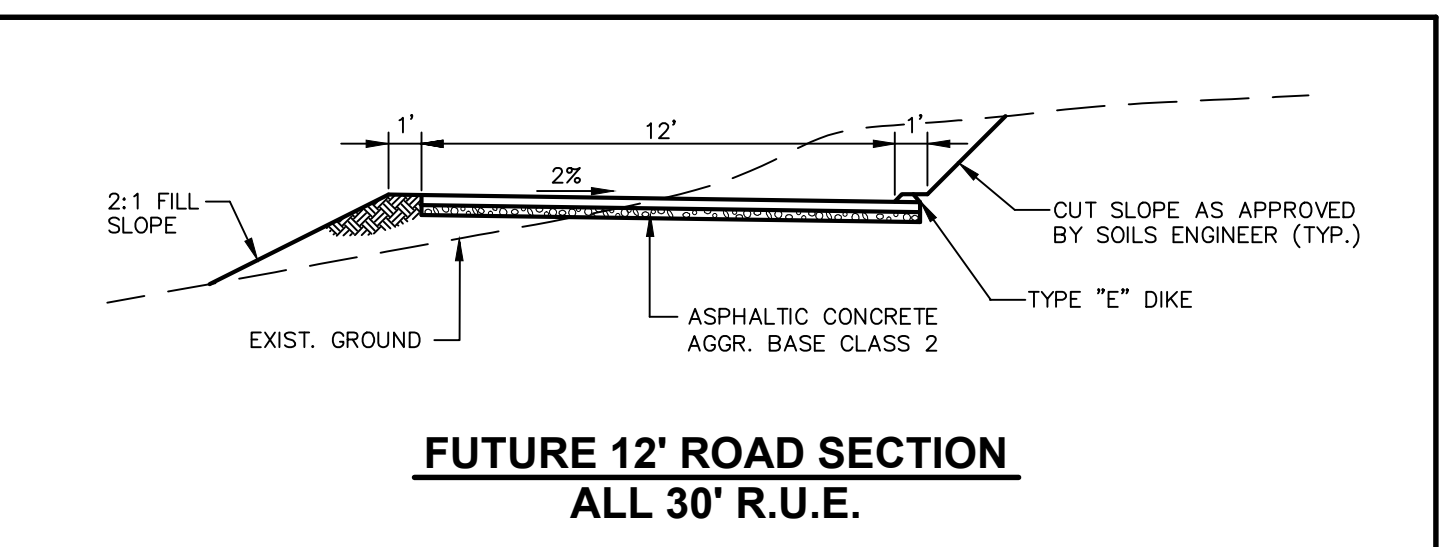
**PROJECT DATA**

TOTAL GROSS AREA IN SUBDIVISION:	103.2 ACRES
EXISTING NUMBER OF RESIDENTIAL LOTS:	3
PROPOSED NUMBER OF RESIDENTIAL LOTS:	4
LOT SIZES:	10.4 TO 60.8 ACRES
AVERAGE LOT SIZE:	25.8 ACRES
MAXIMUM ALLOWABLE NUMBER OF RESIDENCES PER EXISTING ZONING:	10
MAXIMUM ALLOWABLE NUMBER OF RESIDENCES PER SLOPE DENSITY FORMULA:	37.4



**PROJECT TEAM**

<b>OWNER / APPLICANT:</b> JEFF TAYLOR/HERITAGE DEVELOPMENT 280 CORRAL DE TIERRA SALINAS, CA 93901 (831) 320-2228	<b>CIVIL ENGINEERS:</b> WHITSON ENGINEERS 9699 BLUE LARKSPUR LANE SUITE 100 MONTEREY, CALIFORNIA 93940 (831) 649-5225	<b>GEOLOGIC CONSULTANT:</b> MOORE TWINING ASSOCIATES, INC. KEN CLARK 2527 FRESNO STREET FRESNO, CALIFORNIA 93421 (559) 268-7021
<b>CERTIFIED ARBORIST:</b> BRIAN E. BRADFORD 88 PASEO HERMOSID SALINAS, CA 93908 (831) 998-0439	<b>ARCHAEOLOGICAL CONSULTANT:</b> ARCHAEOLOGICAL CONSULTING GARY BRESCHINI P.O. BOX 1377 SALINAS, CA 93912 (831) 422-4912	<b>BIOLOGICAL CONSULTANT:</b> JEFFREY FROKE 3158 BIRD ROCK ROAD PEBBLE BEACH, CA, 93953 (831) 224-8595
<b>GEOTECHNICAL CONSULTANT:</b> MOORE TWINING ASSOCIATES, INC. KEN CLARK 2527 FRESNO STREET FRESNO, CALIFORNIA 93421 (559) 268-7021	<b>TRAFFIC CONSULTANT:</b> DOWLING ASSOCIATES INC. MICHAEL CLARK 180 GRAND AVENUE SUITE 250 OAKLAND, CA, 94612 (415) 839-1742	<b>PLANNING CONSULTANT:</b> MAUREEN WRUCK PLANNING CONSULTANTS, LLC JUEL PANKER 21 WEST ALSAL STREET, SUITE 111 SALINAS, CA, 93901 (831) 771-2557



**LEGEND**

---	PROPERTY BOUNDARY
---	NEW LOT LINE
---	BUILDING ENVELOPE
---	EXISTING ELEVATION CONTOUR
---	EXISTING DIRT ROAD
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	ROADWAY PAVEMENT
---	STORM DRAIN WITH SIZE
---	EXISTING OVERHEAD UTILITY
---	APPROXIMATE LIMITS OF VEGETATION
---	ROAD & UTILITY EASEMENT
---	SLOPE OF ROAD
---	UTILITY POLE
---	EXISTING WELLS



**RANCHO EL POTRERO VESTING TENTATIVE MAP**

PLN 060603  
PROPOSED MINOR SUBDIVISION OF  
APNS: 157-181-006, -007, AND -008  
MONTEREY COUNTY, CALIFORNIA

PREPARED BY  
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