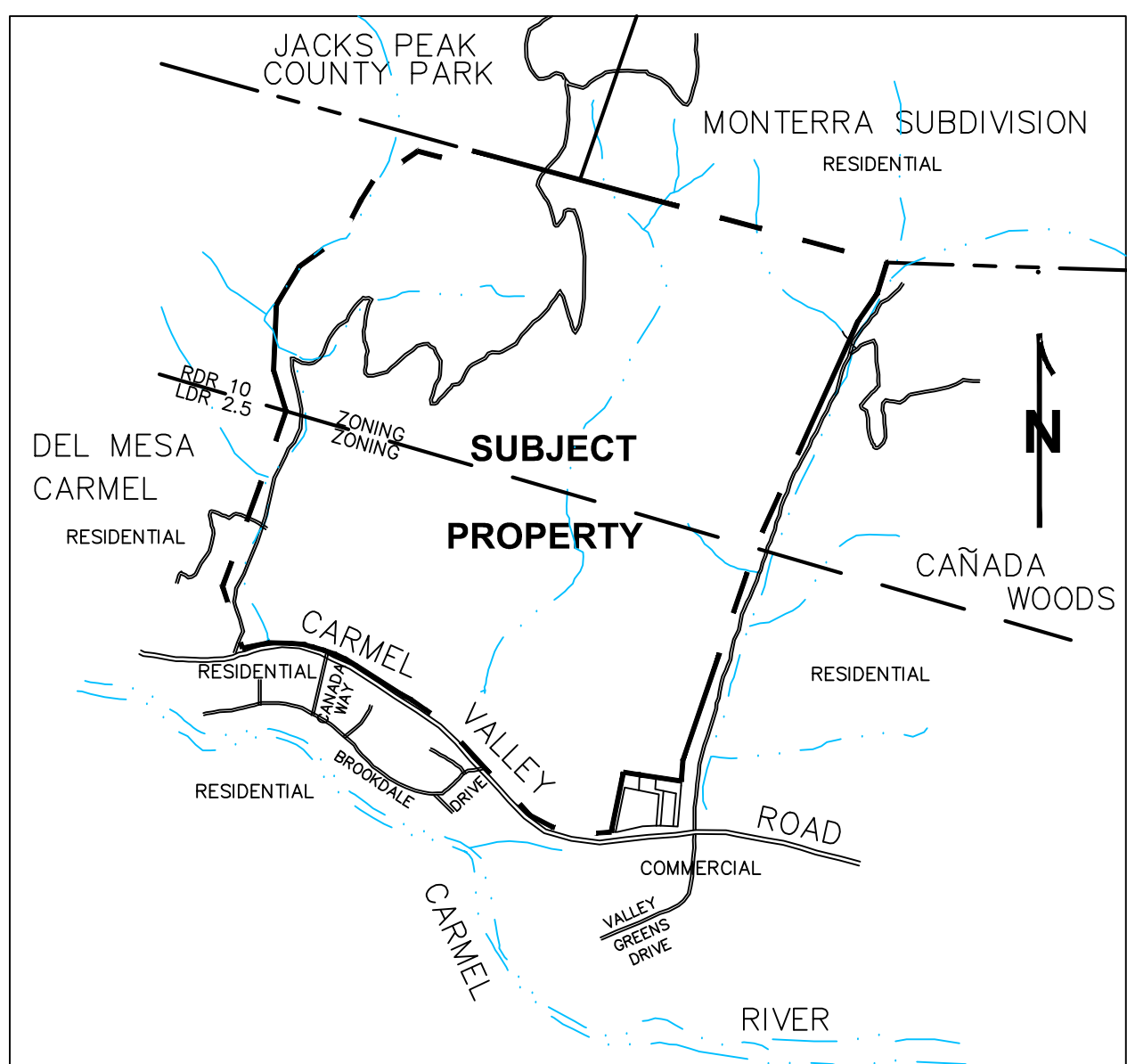
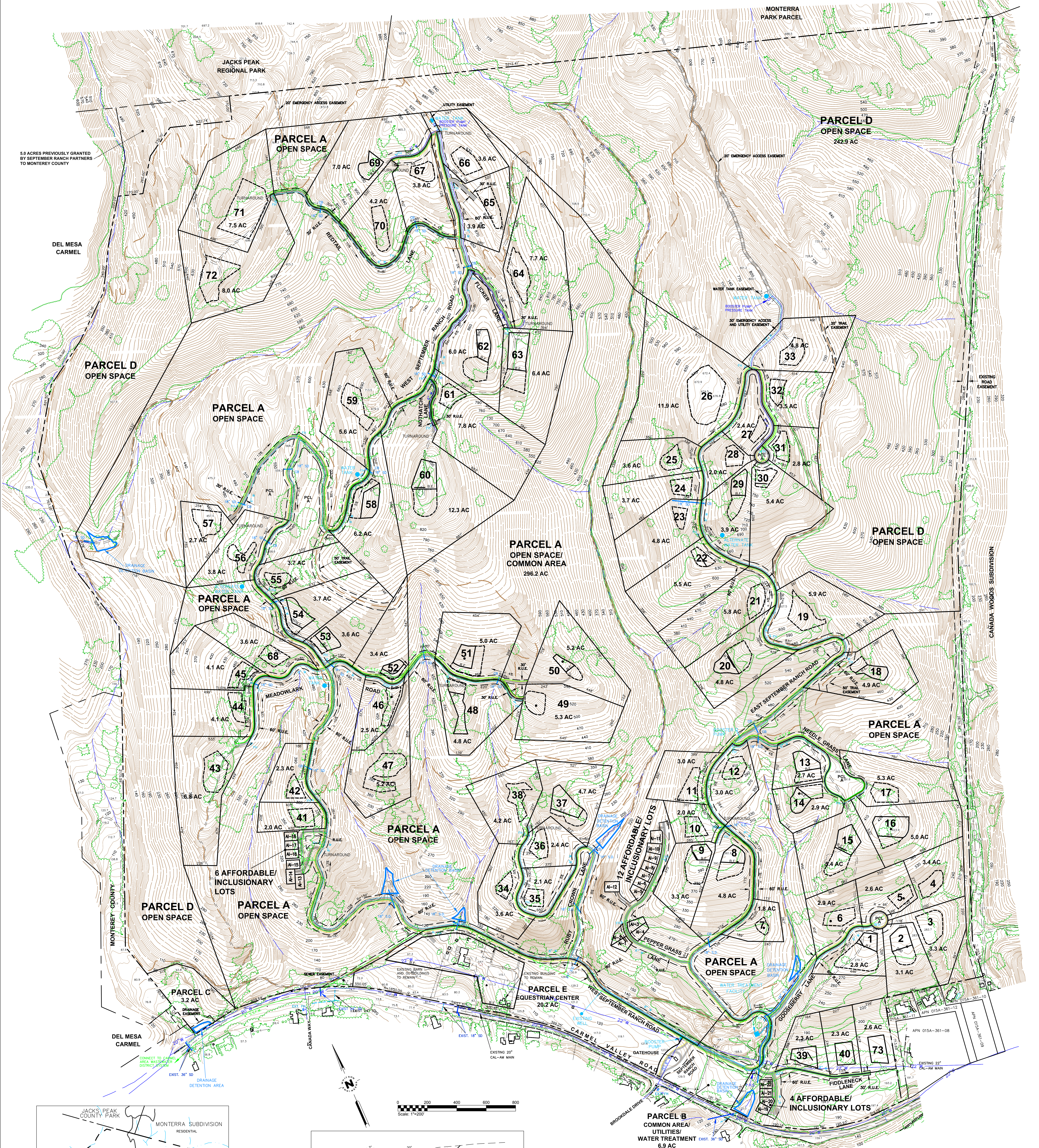
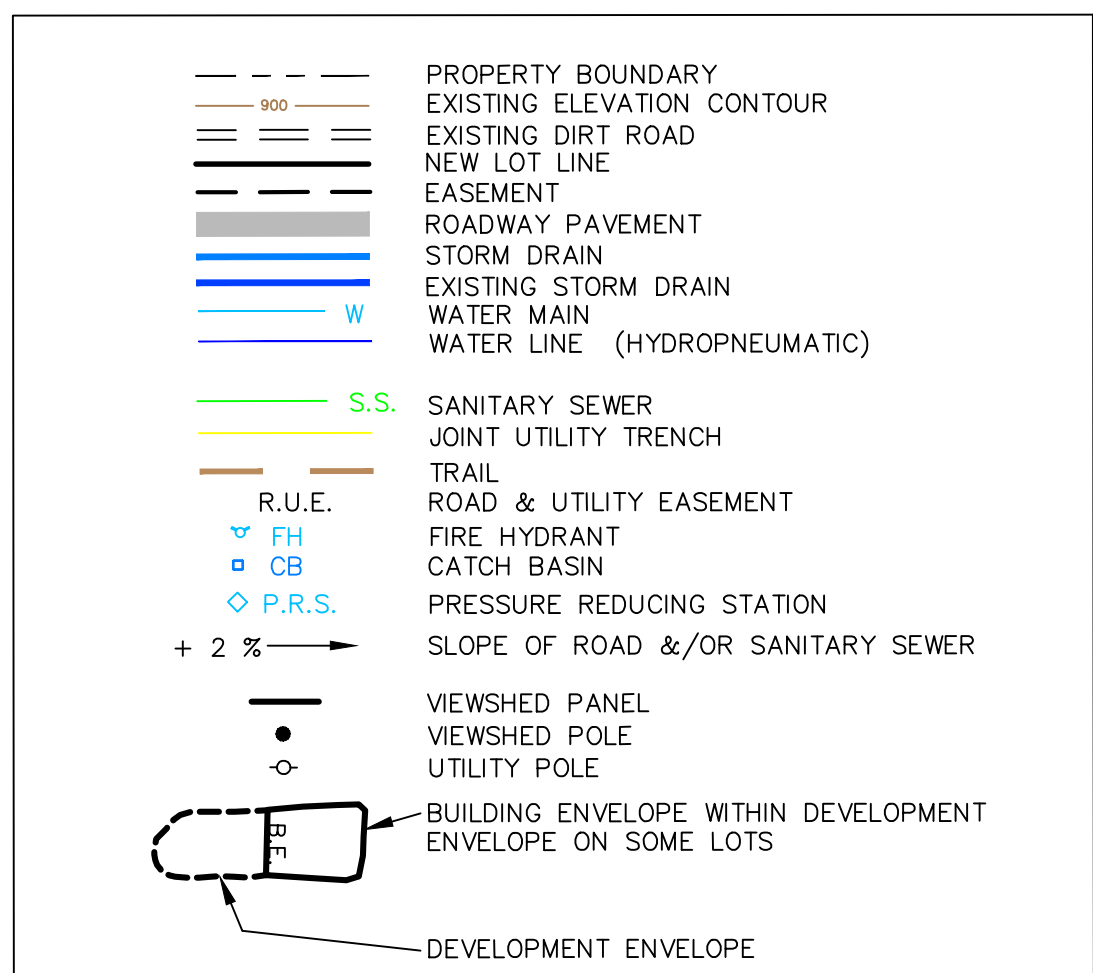


Attachment B

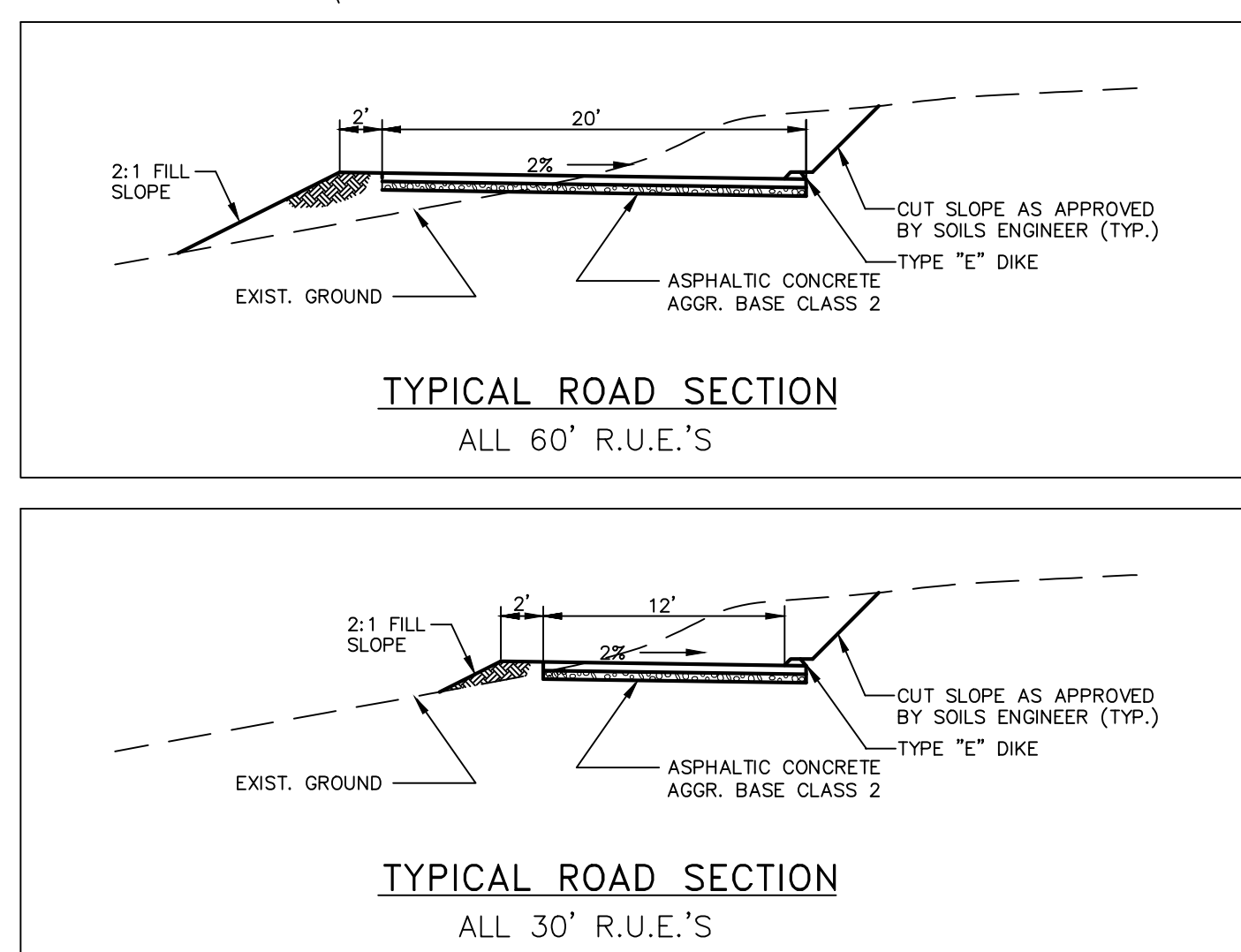
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VICINITY MAP
SCALE: 1" = 200'



LEGEND



NOTES

- SUBDIVIDER'S STATEMENT**
- EXISTING ZONING: LDR 2.2 & ROR 10 (SEE VICINITY MAP FOR APPROXIMATE LIMITS). PROPOSED USES OF THE LAND: RESIDENTIAL SUBDIVISION, AFFORDABLE/INCLUSIONARY HOUSING, EQUESTRIAN CENTER AND OPEN SPACE.
 - EROSION CONTROL: SHALL BE IN ACCORDANCE WITH MONTEREY COUNTY EROSION CONTROL ORDINANCES AND REGULATIONS, AND IN CONFORMANCE WITH AN APPROVED LANDSCAPING PLAN.
 - WATER SUPPLY: RESIDENTIAL USES TO BE SERVED BY A MUTUAL WATER COMPANY OR OTHER PUBLIC WATER COMPANY UTILIZING THE PROPERTY'S WATER RIGHTS. SEWAGE DISPOSAL: BY CARMEL AREA WASTEWATER DISTRICT.
 - TREE PLANTING: SHALL BE AS SHOWN ON AN APPROVED LANDSCAPING PLAN. TREE REMOVAL: AS ESTIMATED IN THE SEPTEMBER RANCH REVISED E.I.A.
 - OPEN SPACE TO BE DONATED / DEDICATED: PARCELS C AND D SUBJECT TO RETENTION OF EASEMENTS FOR UTILITIES, EMERGENCY ACCESS AND TRAIL ACCESS AND USE. SCENIC EASEMENT PROPOSED ON PARCELS A, AND OVER RESIDENTIAL LOTS 1-73, IN AREAS OUTSIDE OF DEVELOPMENT ENVELOPES, DRIVEWAYS, AND EASEMENTS. COMMON AREAS PROPOSED: PARCELS A-B. THE COMMON AREAS SHALL BE PRIVATELY MAINTAINED BY OWNER'S ASSOCIATIONS, UNDER THE PROVISIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS.
 - MAXIMUM HEIGHT: NOT TO EXCEED COUNTY ZONING LIMITS. LOWER HEIGHT LIMITS WILL BE DETERMINED ON CERTAIN LOTS PRIOR TO FINAL MAP RECOGNITION, WHERE REQUIRED FOR VIEWSHED PROTECTION.
 - PROPOSED TYPE OF DEVELOPMENT: RESIDENTIAL SUBDIVISION. RESIDENTIAL PARCELS 1-73 WILL BE SOLD AS LOTS WITHOUT HOMES. AFFORDABLE/INCLUSIONARY LOTS WILL BE SOLD AS FULLY DEVELOPED UNITS.
- GENERAL NOTES**
- APR # 015-171-10 & 12 015-361-13 & 14
 - SCENIC EASEMENT IS TO BE DEDICATED OVER ALL RESIDENTIAL LOTS, EXCLUDING THE DEVELOPMENT ENVELOPES AND OTHER EASEMENTS. ALL DEVELOPMENT SHALL BE RESTRICTED TO THE DEVELOPMENT AREAS EXCEPT DRIVEWAYS AND UNDERGROUND UTILITIES BETWEEN THE ROAD AND THE DEVELOPMENT. BUILDINGS SHALL BE LIMITED TO BUILDING ENVELOPES, WHERE ONLY A DEVELOPMENT ENVELOPE IS SHOWN, THE ENTIRE DEVELOPMENT ENVELOPE SHALL BE CONSIDERED A BUILDING ENVELOPE.
 - THE SIZE, LOCATION AND TYPE OF ALL UTILITIES (SHOW PERSON AND DATE) INDICATE ONLY. THE SIZE OF WATER TANKS IS TO BE BASED ON REQUIRED FLOW, AS DETERMINED BY THE FIRE OFFICIAL.
 - EXISTING OVERHEAD UTILITIES SHALL REMAIN. NEW UTILITIES SHALL BE PLACED UNDERGROUND.
 - TYPICAL ROAD WIDTHS AS SHOWN, ROADS MAY BE MAINTAINED TO MINIMUM COUNTY STANDARDS TO PRESERVE TREES AND REDUCE IMPACTS.
 - DIVIDED ROADS WILL BE UTILIZED AS APPROPRIATE TO PRESERVE TREES.
 - PROJECT PHASING: SUBDIVIDER INTENDS TO FILE MULTIPLE FINAL MAPS FOR PROJECT PHASING. COUNTY HAS CONCURRED WITH THE FILING OF MULTIPLE FINAL MAPS.

OWNER / APPLICANT:	CIVIL ENGINEER:
SEPTEMBER RANCH PARTNERS POST OFFICE BOX 22222 CARMEL, CALIFORNIA 93922	WHITSON ENGINEERS 1400 BLUE LARKSPUR LANE SUITE 105 MONTEREY, CALIFORNIA 93940
LEGAL COUNSEL:	GEOLOGISTS:
LOMBARDO & OLLEY POST OFFICE BOX 219 SALINAS, CALIFORNIA 93902	GEOSCONSULTANTS, INC. 1400 BLUE LARKSPUR LANE SUITE 105 MONTEREY, CALIFORNIA 93940
ARCHITECT:	TERMINAL, INC.
SHAW ARCHITECTURE PLANNING, INC. 225A CANNERY ROW MONTEREY, CALIFORNIA 93940	12 THOMAS OWENS WAY MONTEREY, CALIFORNIA 93940

PROJECT TEAM

PROJECT SUMMARY	AREA (AC)*	% OF GROSS AREA
PARCELS A	297.9	34.4%
PARCELS B	6.9	0.8%
PARCELS C	3.2	0.4%
PARCELS D	242.9	27.3%
RESIDENTIAL LOTS 1-73	20.2	2.3%
DEVELOPMENT ENVELOPES	42.9	4.8%
PRIVATE OPEN SPACE	23.9	2.7%
AFFORDABLE/INCLUSIONARY LOTS 1-22	250.7	28.1%
TOTAL GROSS AREA IN SUBDIVISION	891.0	100.0%
* ALL AREAS ARE APPROXIMATE IN SIZE		
LOT SUMMARY		
NUMBER OF RESIDENTIAL LOTS:	73	
LOT SIZES:	1.8 TO 12.3 ACRES	
ACRES AVERAGE LOT SIZE:	4.4 ACRES	
MAXIMUM ALLOWABLE NUMBER OF RESIDENCES PER CARMEL VALLEY MASTER PLAN LAND USE DESIGNATION:	208.0	
PER SLOPE DENSITY FORMULA:	208.0	
AFFORDABLE/INCLUSIONARY HOUSING:	15 MODERATE	

PROJECT DATA

REVISED
VESTING TENTATIVE MAP
SEPTEMBER RANCH
PROPOSED SUBDIVISION IN
CARMEL VALLEY, CALIFORNIA

SHAW ARCHITECTURE PLANNING, INC.
225A Cannery Row, Monterey California 93940 (831) 649-3013

WE WHITSON ENGINEERS
9699 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940
831 649-5225 • Fax 831 373-5065
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

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