

# VESTING TENTATIVE MAP

## MIRAMONTE SUBDIVISION

### MONTEREY COUNTY, CALIFORNIA

**NOTES**

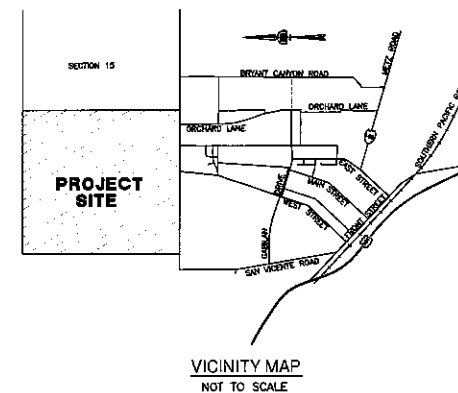
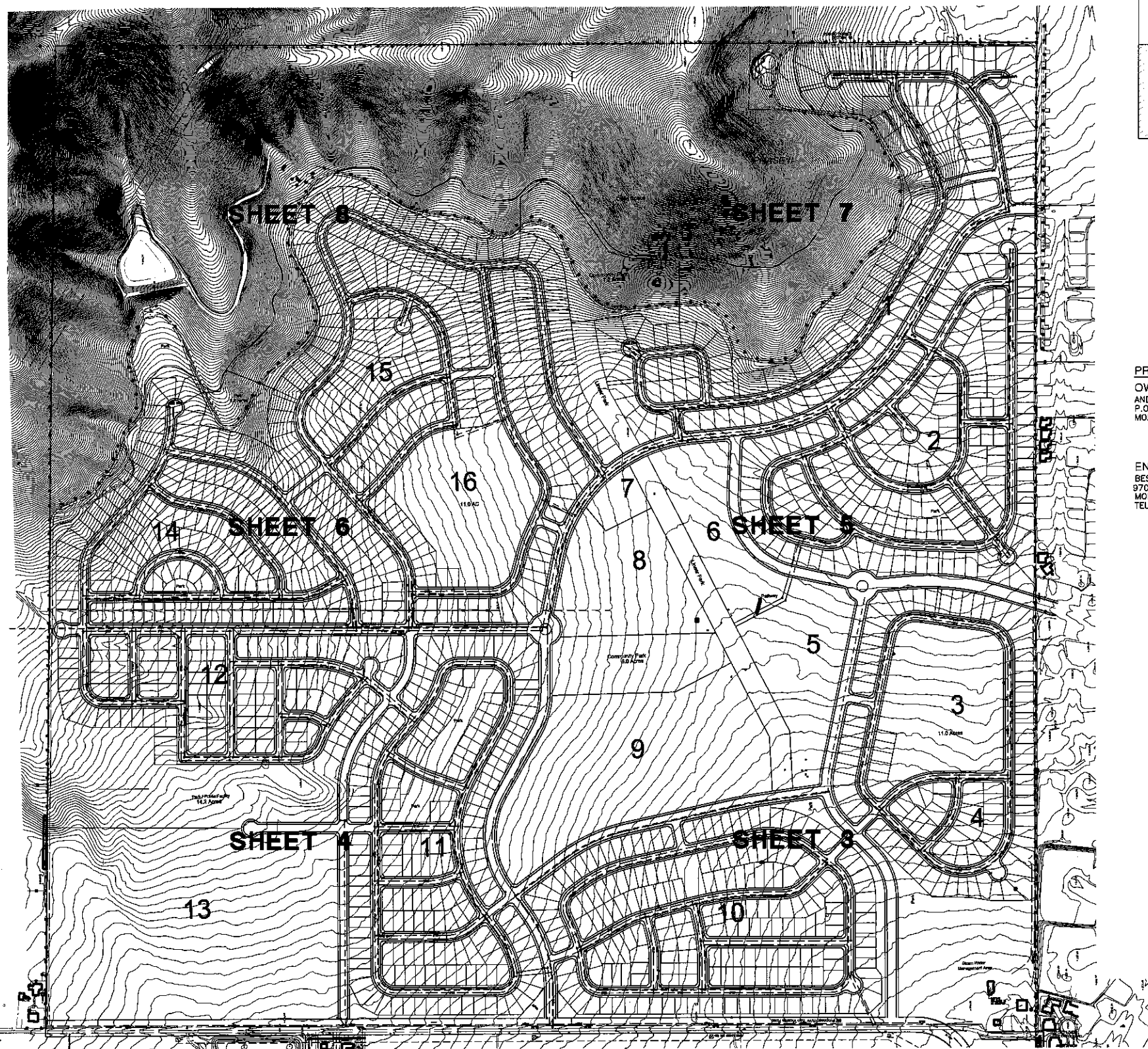
THE PROPERTY TO BE SUBDIVIDED CONSISTS OF SECTION 16, APN 417-151-082, 417-151-084, 417-151-089, 417-151-090, 417-151-091 AND 417-151-092. THE PROPERTIES HAVE FRONTAGE ON SAN VICENTE ROAD.

**EXISTING ZONING:**

MONTEREY COUNTY F/40 (FARMLAND), 40-ACRE MINIMUM FOR ALL PARCELS.  
 APN 417-151-089 ZONING IS MONTEREY COUNTY F/40 AND PG/40 (FARMLAND, 40-ACRE MINIMUM AND PERMANENT CROAZING 40-ACRE MINIMUM).

**PROPOSED UTILITY SUPPLIES**

ELECTRICITY - PG&E  
 GAS - PG&E  
 CTV - CHARTER COMMUNICATION CO.  
 WATER - WELLS  
 SANITARY SEWER - PUBLIC UTILITY  
 STORM DRAINAGE - PUBLIC UTILITY  
 TELEPHONE - AT&T



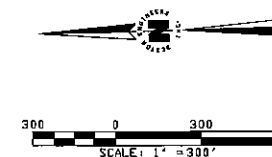
**PROJECT TEAM**

**OWNERS:**  
 ANDALUCIA LTD  
 P.O. BOX 3016  
 MONTEREY, CA 93942

**HMBY, LP**  
 P.O. BOX 3016  
 MONTEREY, CA 93942

**ENGINEERS & PLANNERS:**  
 BESTOR ENGINEERS, INC.  
 9701 BLUE LARKSPUR LANE  
 MONTEREY, CA 93940  
 TEL# (831) 373-2941

**DEVELOPER & SUBDIVIDER:**  
 NADER AGHA  
 449 ALVARADO STREET  
 MONTEREY, CA 93940  
 TEL# (831) 646-9030



REVISIONS	
DESIGNED BY	
DRAWN BY	
DATE:	
ENGINEER	
RCE:	
EXP:	

**PRELIMINARY  
 NOT FOR CONSTRUCTION**

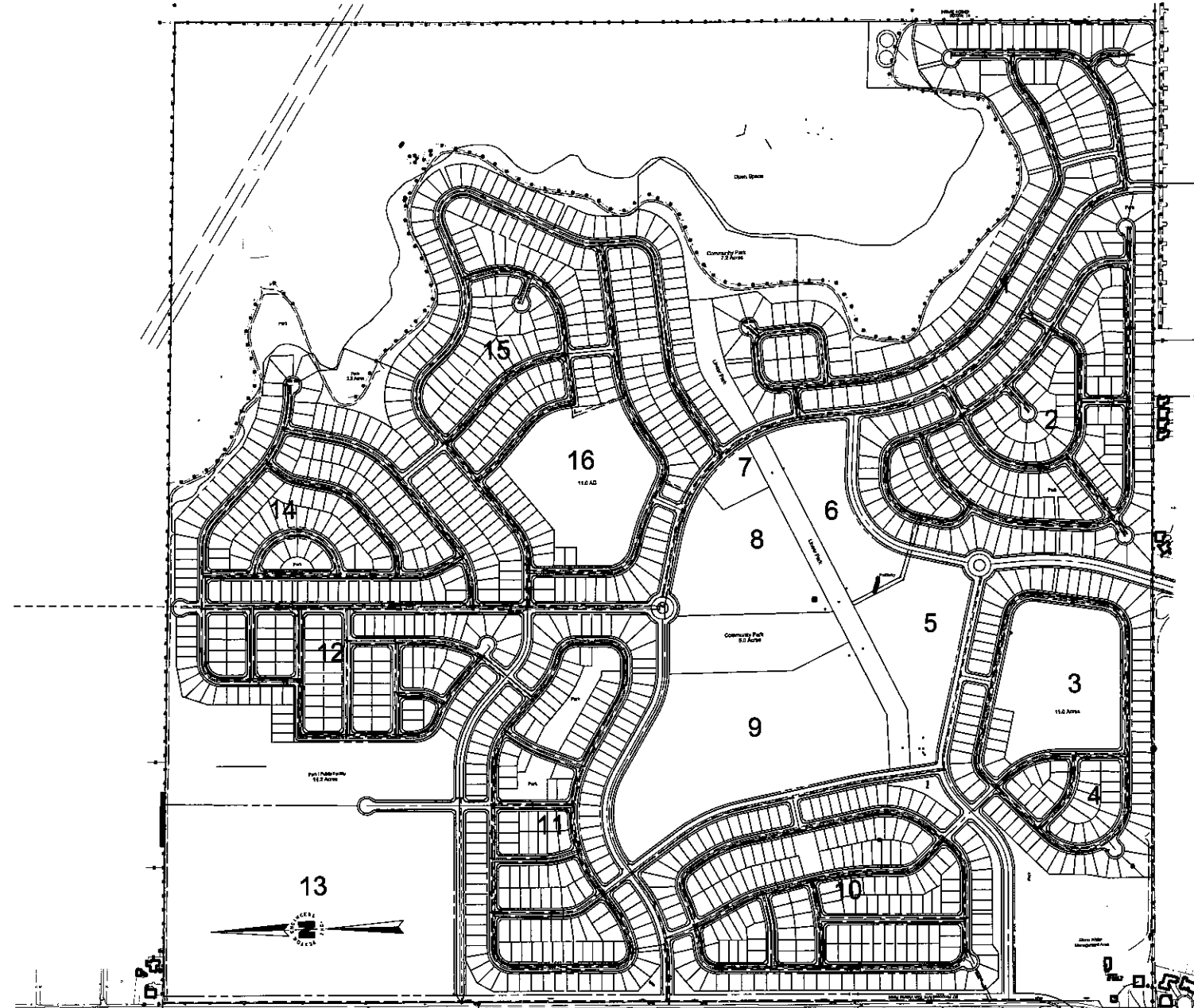
**BESTOR ENGINEERS, INC.**  
 SURVEYING - LAND PLANNING  
 CIVIL ENGINEERING - MONTEREY, CALIFORNIA 93940  
 9701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940



PREPARED FOR: NADER AGHA  
**MIRAMONTE SUBDIVISION**  
 VESTING TENTATIVE MAP  
 SOLEDAD, CALIFORNIA  
 COUNTY OF MONTEREY, CALIFORNIA

SCALE:	1" = 300'
DATE:	8/17/18
SHEET:	1 OF 8
WD:	6310.00

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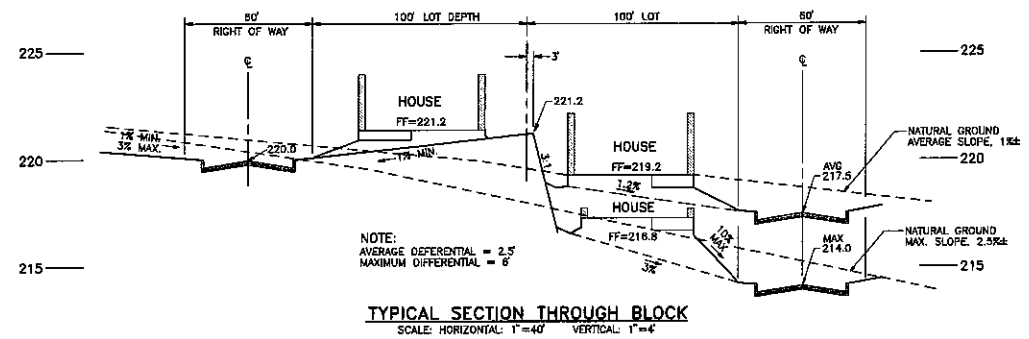


PRELIMINARY PHASING PLAN  
N.T.S.

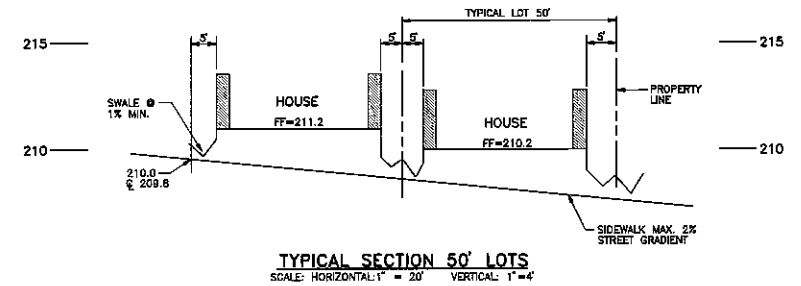
Sub Area	Land Use	Acres	Units	DU/AC	Lot Size
1	Single Family	38.6 AC±	822	3.3 DU/AC	80 x 120 Max
2	Single Family	44.7 AC±	894	4.3 DU/AC	80 x 100, 85 x 110, 50 x 100
3	Elementary School	11.9 AC±	-	-	-
4	Single Family	23.9 AC±	103	4.4 DU/AC	55 x 110, 50 x 120
5	Commercial	8.6 AC±	-	-	-
6	Senior Living	6.7 AC±	134	20.0 DU/AC	-
7	Flex/Police	1.5 AC±	-	-	-
8	Multi-Family/Affordable	3.5 AC±	109	20.0 DU/AC	-
9	Multi-Family/Affordable	21.8 AC±	438	20.0 DU/AC	-
10	Single Family	49.2 AC±	811	4.8 DU/AC	67 x 91, 80 x 100, 50 x 115
11	Single Family	39.0 AC±	168	4.3 DU/AC	83 x 96, 55 x 110, 50 x 115
12	Single Family	24.3 AC±	113	4.7 DU/AC	55 x 110, 80 x 110
13	Residential Study Area	35.8 AC±	214*	8.7 DU/AC	-
14	Single Family	33.6 AC±	159	4.7 DU/AC	50 x 120, 80 x 100, 50 x 140
15	Single Family	57.4 AC±	261	4.5 DU/AC	80 x 100, 50 x 140, 55 x 110, 55 x 120
16	Elementary School	11.9 AC±	-	-	-
Sub-Totals	Single Family	201.7 AC±	1,318 - 56% of total	-	-
	Multi-Family/Affordable	31.3 AC±	626 - 26% of total	-	-
	Senior Living	6.7 AC±	134 - 6% of total	-	-
	Mixed Use / Residential Study Area	35.9 AC±	314 - 13% of total	-	-
Residential Total		375.6 AC±	2,092 Units		
	Open Space (100 Imp)	102.4 AC±	-	-	-
	Collector Road/RW	32.2 AC±	-	-	- (Includes Roundabouts)
	Park Area	36.0 AC±	-	-	- (Includes storm water area)
	Water Tank Area	2.2 AC±	-	-	-

SOURCE: BANC Planning Group S-18  
NOTE: \*Total count is approximate and not vetted. Unit count could vary in final design.

\*RESIDENTIAL DEVELOPMENT OF UP TP 314 LOW TO MEDIUM DENSITY RESIDENTIAL UNITS.



TYPICAL SECTION THROUGH BLOCK  
SCALE: HORIZONTAL: 1"=40' VERTICAL: 1"=4'



TYPICAL SECTION 50' LOTS  
SCALE: HORIZONTAL: 1"=20' VERTICAL: 1"=4'

NOTES: ( TO BE UPDATED )

PLANNED DEVELOPMENTS (PD) WILL BE SUBJECT TO CONDITIONAL USE PERMITS FOR EACH OF THE SIXTEEN SITES.

NO TREES EXIST EXCEPT THOSE AT HOMES WHICH MUST BE REMOVED FOR STREET CONSTRUCTION. EUCALYPTUS TREES LINE ONE SIDE OF SAN VICENTE ROAD.

GRADING WILL AVERAGE SLIGHTLY MORE THAN ONE FOOT ON LOWER LOTS, EXCEPT AT DOWNHILL REAR LOTS, WHERE IT WILL BE TWO TO FOUR FEET OF FILL. SOUTHERLY PD ADJACENT TO DETENTION POND WILL BE 0 TO 10 FEET OF FILL. UPPER LOTS WILL AVERAGE SLIGHTLY MORE THAN FOUR FEET OF CUT TO FILL. GRADING QUANTITIES ARE ESTIMATED AT 2,050,000 CUBIC YARDS WHICH WILL BE BALANCED ON-SITE.

SAN VICENTE ROAD, AND WEST STREET WILL BE DEVELOPED AS ARTERIAL STREETS WITH A RIGHT-OF-WAY WIDTH OF 80 FEET. ORCHARD LANE WILL BE EXTENDED AS A COLLECTOR STREET WITH RIGHT-OF-WAY OF 70 FEET. CREST WILL BE A COLLECTOR STREET WITH RIGHT-OF-WAY OF 70 FEET BETWEEN ORCHARD LANE AND WEST STREET. ALL OTHER LOCAL STREETS WILL HAVE A RIGHT-OF-WAY OF 60 FEET. (SEE SECTIONS)

WATER SERVICE IS IN ONE PRESSURE ZONE: ZONE B-ELEV. 215-340

ALL IMPROVEMENTS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF SOLEDAD DESIGN STANDARDS & STD. SPECIFICATIONS DATED JUNE 2006. FINAL FIRE HYDRANT & ELECTROLYZER LOCATIONS TO BE DETERMINED THROUGH REVIEW OF FINAL PLANS BY CITY ENGINEER, POLICE & FIRE DEPARTMENTS.

OVERLAND DRAINAGE RELEASES WILL BE PROVIDED FOR ALL CUL-DE-SACS OR LOW POINTS OF STREETS SO THAT NO MORE THAN 0.5' CAN POND IN THE STREET IN CASE OF PIPE FAILURE OR INLET PLUGGING BEFORE BEING RELEASED TO THE NEXT LOWEST POINT.

ALL STREET NAMES TO BE CHOSEN/VERIFIED BY CITY OF SOLEDAD STREET NAMING COMMITTEE.

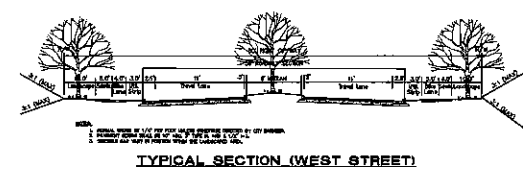
NOTE:

TOPOGRAPHIC MAPPING FOR SECTION 16, APN 417-151-082, 084, 089, 090, 091 AND 092 IS BASED ON 14 JANUARY 1995 PHOTOS BY HAMMON, JENSEN, WALLEN & ASSOCIATES. CONTROL WAS DONE BY BESTOR ENGINEERS, INC. BASED ON NGVD 1929.

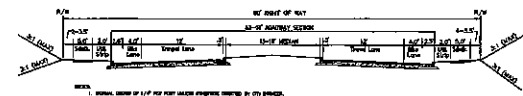
TOPOGRAPHIC MAPPING FOR THE MARTINEZ PROPERTY (NOT INCLUDED IN PROJECT) APN 257-081-005, 027,026 & 032 IS BASED ON 4 SEPTEMBER 2003 PHOTOS BY HJW GEOSPATIAL INC. CONTROL WAS DONE BY BESTOR ENGINEERS, INC. AND ELEVATIONS ARE BASED ON NGVD 1988.

LEGAL DESCRIPTION:

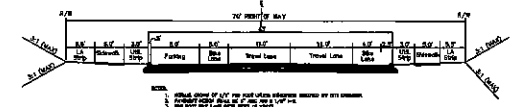
1. APN 417-151-082, 084, 089, 090, 091 AND 092 PARCELS 1, 2, 3 AND 4 AS SAID PARCELS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY MAP ENTITLED "MS 95-004 RECORD OF SURVEY SHOWING MINOR SUBDIVISION OF 633.829 ACRE PARCEL IN SECTION 16, T17S, R6E, MBD&M, ETC" FILED FOR RECORD ON JUNE 29, 1995 IN VOLUME 19 OF SURVEYS AT PAGE 76, RECORDS OF MONTEREY COUNTY, CALIFORNIA.



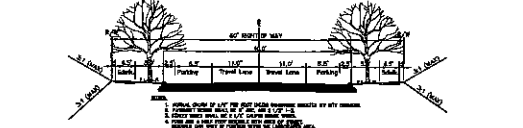
TYPICAL SECTION (WEST STREET)



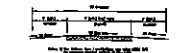
TYPICAL SECTION (SAN VICENTE ROAD)



TYPICAL SECTION (COLLECTOR STREET)



TYPICAL SECTION (LOCAL STREET)



TYPICAL PATHWAY SECTION

REVISIONS

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DATE:	
ENGINEER	
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BESTOR ENGINEERS, INC.  
CIVIL ENGINEERING - SURVEYING - LAND PLANNING  
9701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940

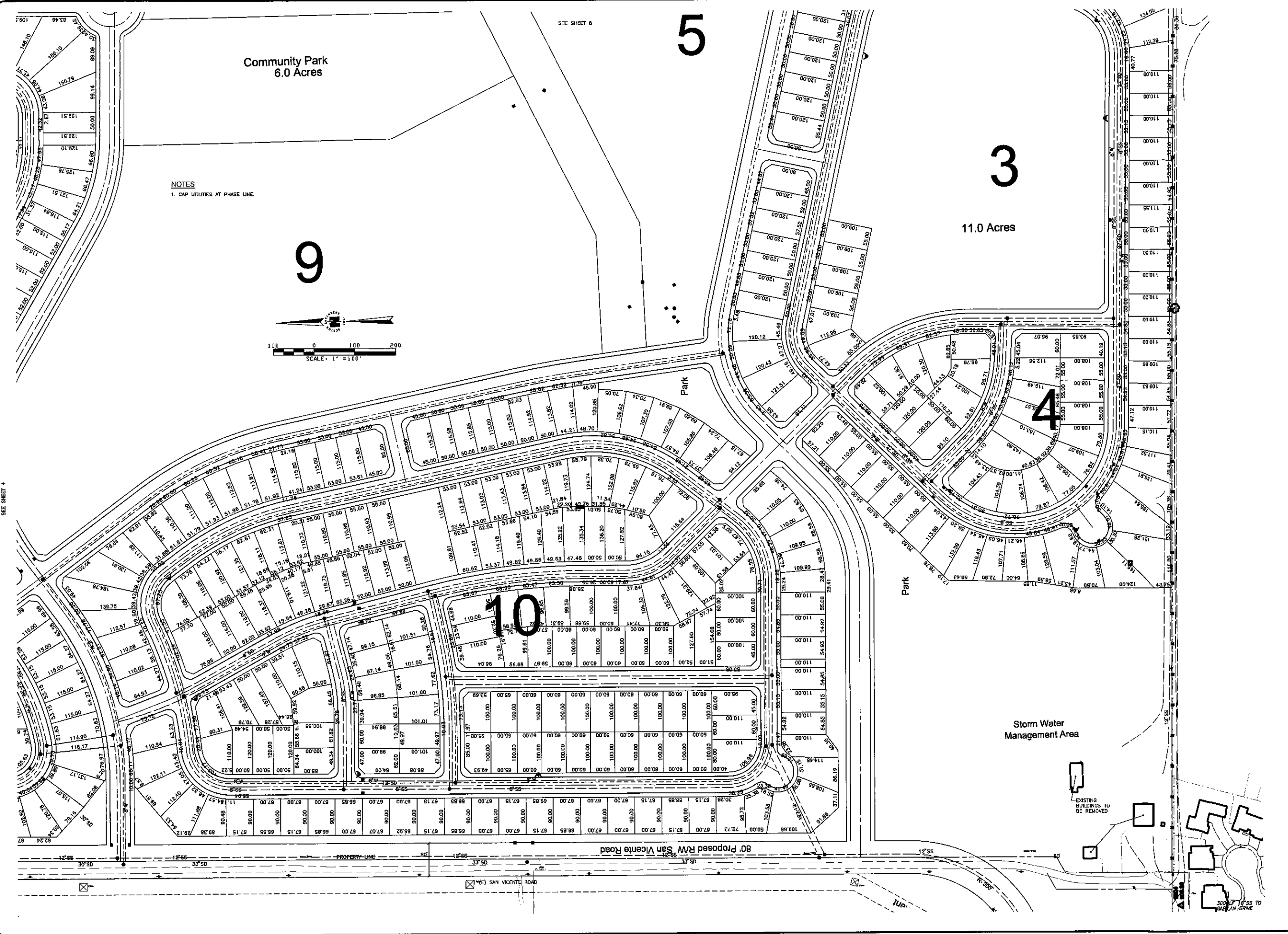
MIRAMONTE SUBDIVISION  
VESTING TENTATIVE MAP  
SOLEDAD, CALIFORNIA  
COUNTY OF MONTEREY

PREPARED FOR: NADER AGHA

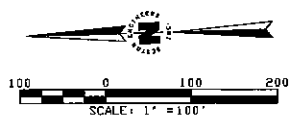
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SHEET:	2 OF 8
WD:	6310.00

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THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE LIMITED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND MODIFICATIONS THEREOF. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY ALL INFORMATION SHOWN ON THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL INFORMATION SHOWN ON THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL INFORMATION SHOWN ON THESE PLANS.



NOTES  
1. CAP UTILITIES AT PHASE LINE.



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ENGINEER	
IN CHARGE	
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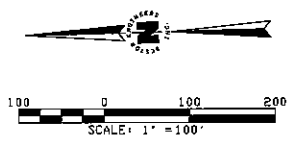
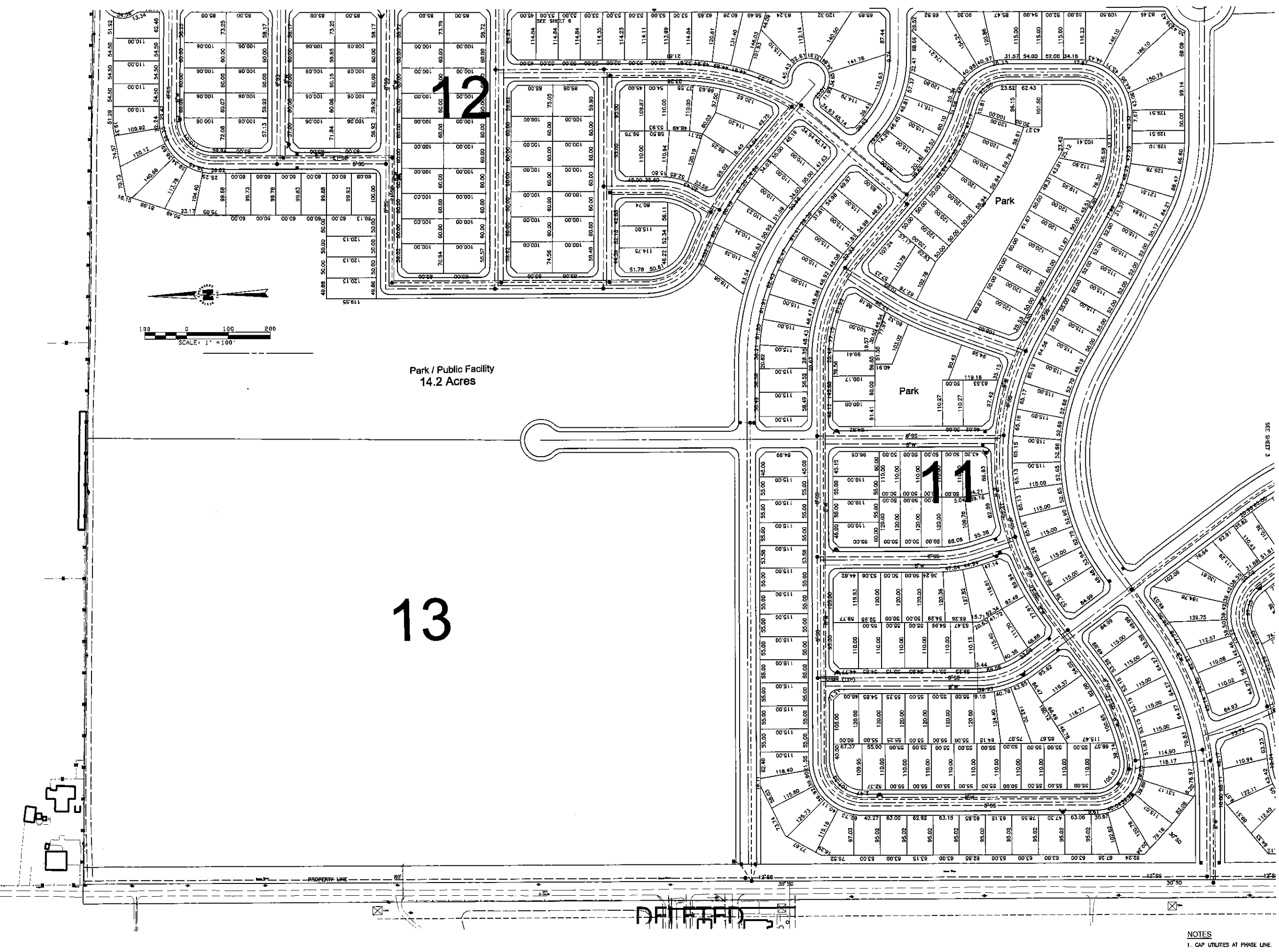
**BESTOR ENGINEERS, INC.**  
CIVIL ENGINEERING - SURVEYING - LAND PLANNING  
8701 BLUE LANSBUR LANE, MONTEREY, CALIFORNIA 93940



PREPARED FOR: NADER AGHA  
**MIRAMONTE SUBDIVISION**  
VESTING TENTATIVE MAP  
SOLEDAD, CALIFORNIA  
COUNTY OF MONTEREY, CALIFORNIA

SCALE: 1" = 100'  
DATE: 5/19/17  
SHEET: 3 OF 8  
WD: 6310.00

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND MODIFICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRESENTATIONS OR INDEMNITIES BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT RESERVE. VIOLATION OF THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PERMITS VIOLATION OF THE APPLICABLE LAW ENFORCEMENT AGENCIES.



Park / Public Facility  
14.2 Acres

13

11

12

NOTES  
1. CAP UTILITIES AT PHASE LINE.

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**BESTOR ENGINEERS, INC.**  
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 NOT FOR CONSTRUCTION

CIVIL ENGINEERING - SURVEYING - LAND PLANNING  
 9701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940

PREPARED FOR: MADER ADHA

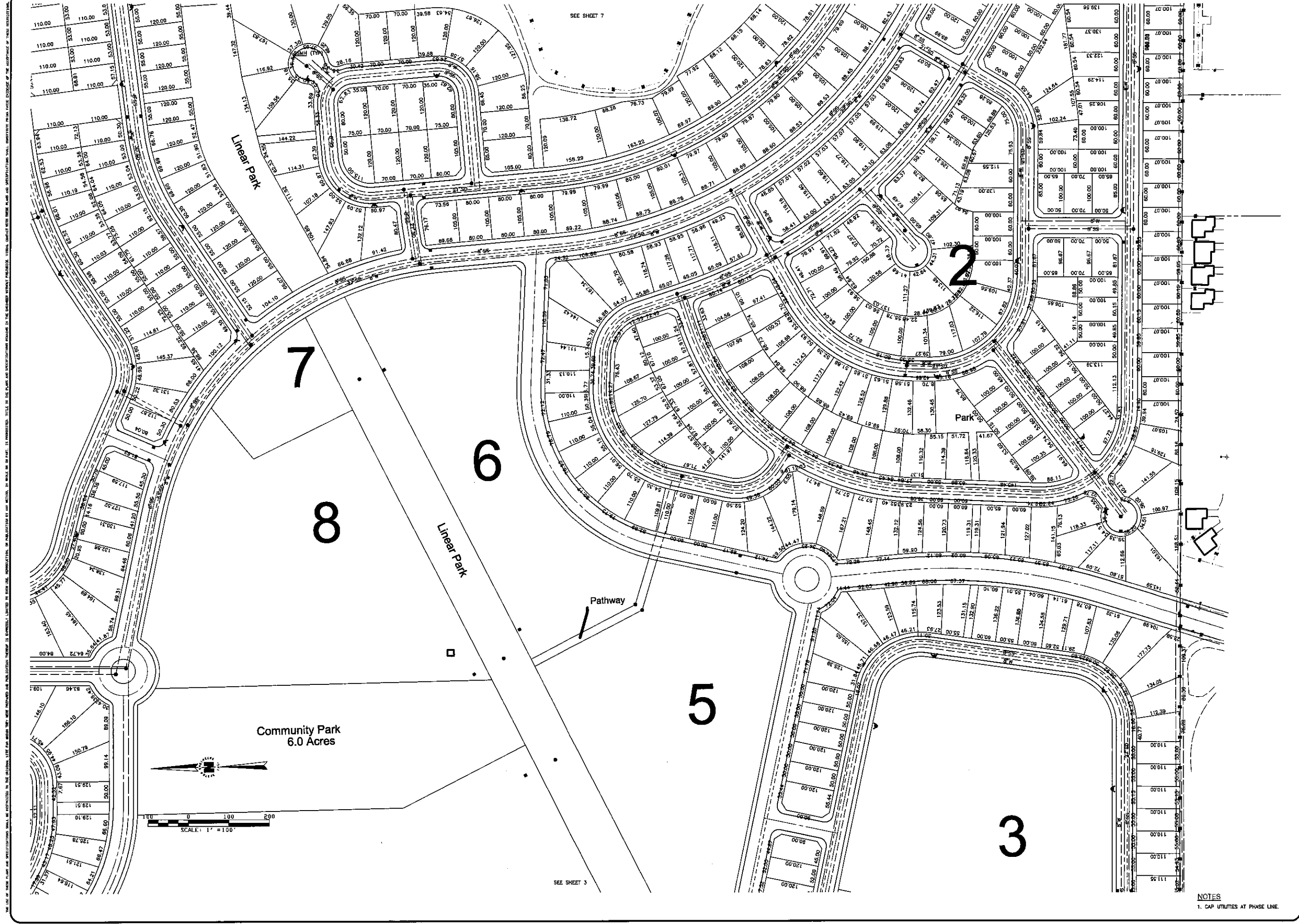
**MIRAMONTE SUBDIVISION**  
 VESTING TENTATIVE MAP  
 SOLEDAD, CALIFORNIA

COUNTY OF MONTEREY, CALIFORNIA

SCALE:	1" = 100'
DATE:	8/17/18
SHEET:	4 OF 8
WO:	6310.00



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**BESTOR ENGINEERS, INC.**  
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**BESTOR ENGINEERS, INC.**  
 CIVIL ENGINEERING - SURVEYING - LAND PLANNING  
 9701 BLUE LANSBURG LANE, MONTEREY, CALIFORNIA 93940



PREPARED FOR: NADER AGHA

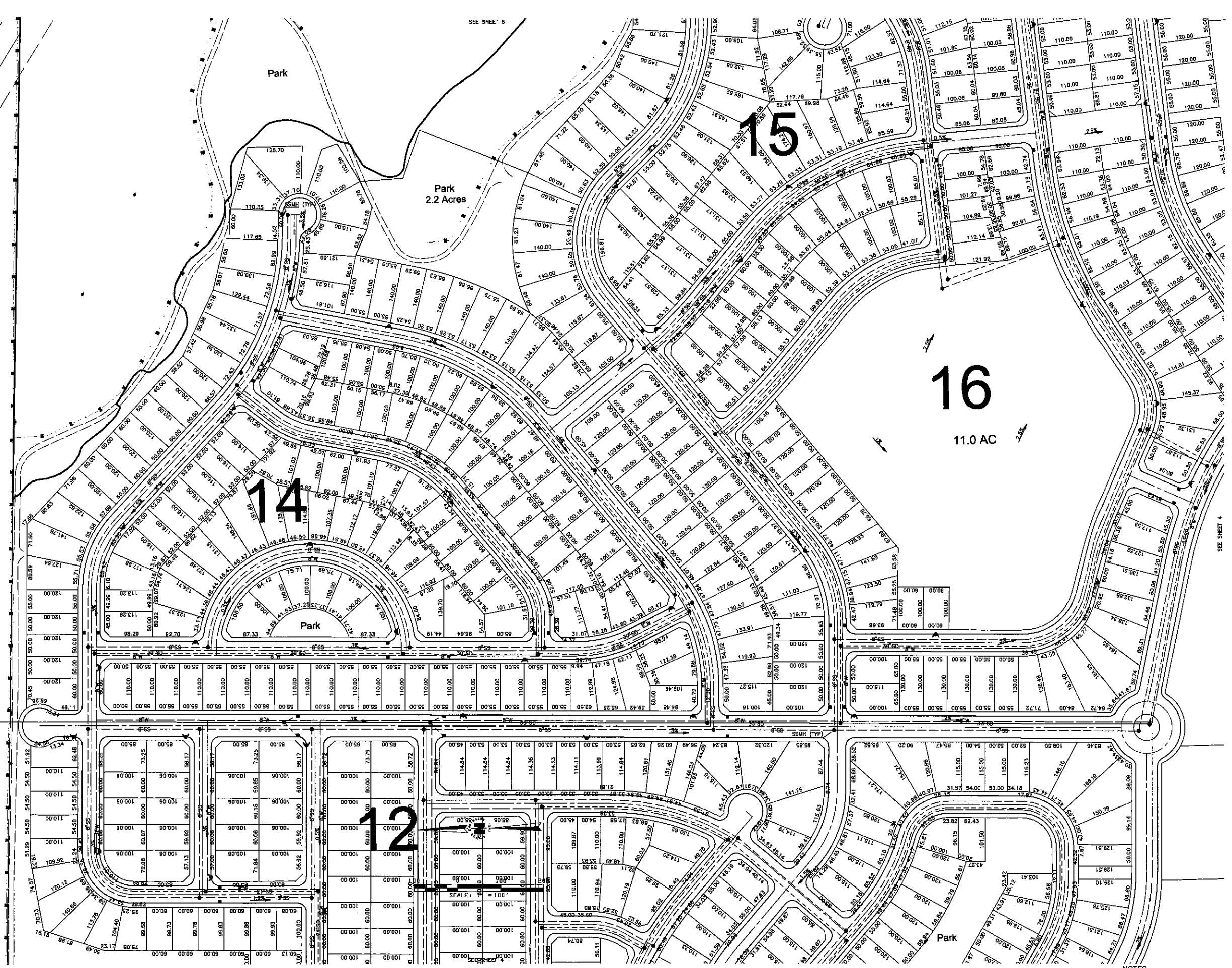
**MIRAMONTE SUBDIVISION**  
 VESTING TENTATIVE MAP  
 SOLEDAD, CALIFORNIA

COUNTY OF MONTEREY, CALIFORNIA

SCALE: 1" = 100'  
 DATE: 8/17/18  
 SHEET: 5 OF 8  
 WO: 6310.00

NOTES  
 1. CAP UTILITIES AT PHASE LINE.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLISHED. ANY REVISIONS SHALL BE INDICATED BY A REVISION TABLE TO THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.



NOTES  
1. CAP UTILITIES AT PHASE LINE.

REVISIONS	
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ENGINEER	
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**BESTOR ENGINEERS, INC.**  
 CIVIL ENGINEERING - SURVEYING - LAND PLANNING  
 5701 BLUE LANSBURG LANE, MONTEREY, CALIFORNIA 93940

PREPARED FOR: NADER ASHA

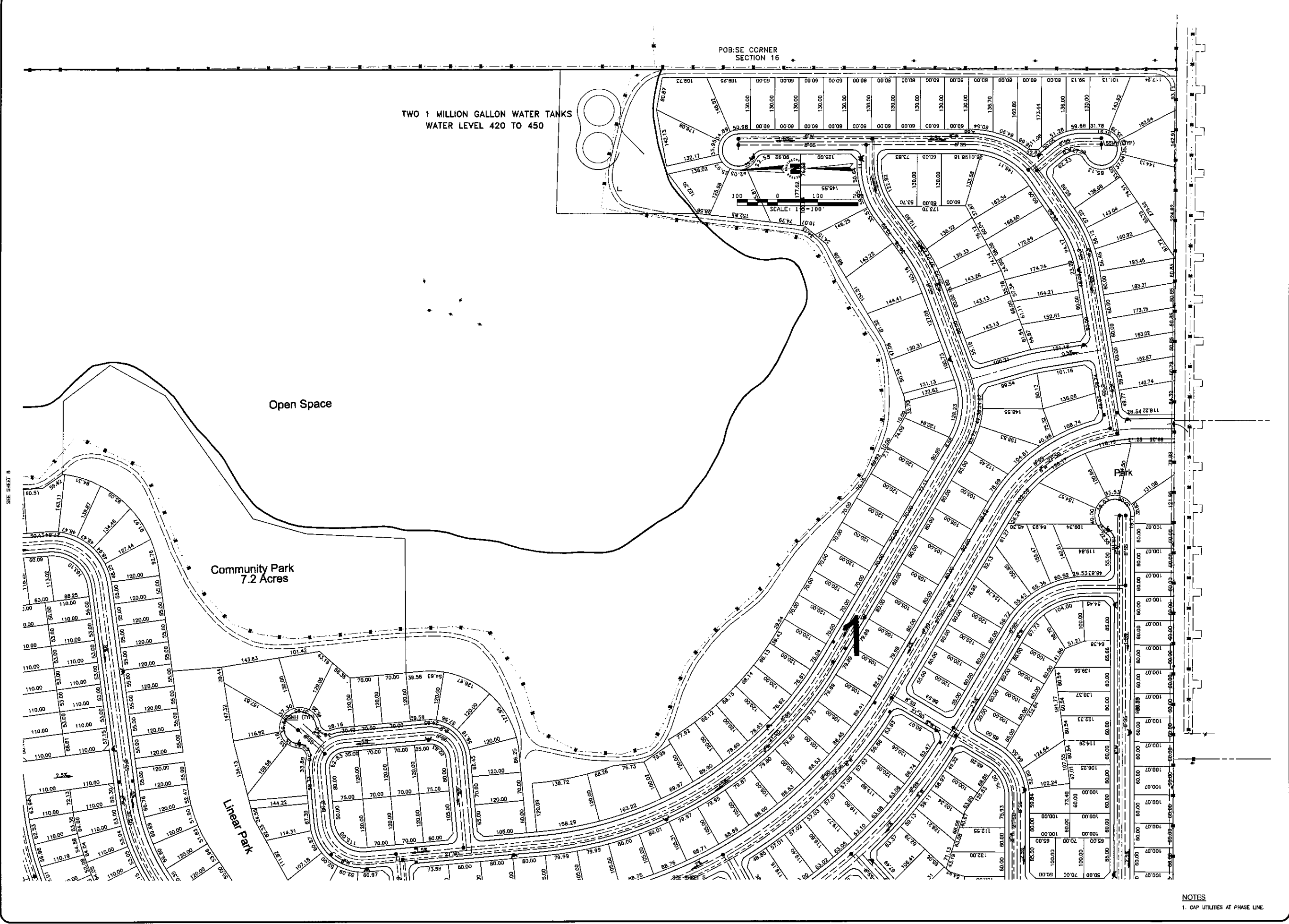
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 VESTING TENTATIVE MAP  
 SOLEDAD, CALIFORNIA

COUNTY OF MONTEREY, CALIFORNIA

SCALE:	1" = 100'
DATE:	8/17/18
SHEET:	6 OF 8
WO:	6310.00

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THE SITE OF THESE PLANS AND SPECIFICATIONS SHALL BE DISTINGUISHED TO THE EXTENT POSSIBLE BY THE PLANS AND SPECIFICATIONS SHOWN IN THE DRAWINGS WITHOUT PRECEDENCE. FINAL CONTRACT VERTICALLY PLANS AND SPECIFICATIONS SHALL BE THE BASIS OF THE OBLIGATION OF THESE RESTRICTIONS.



POB SE CORNER  
SECTION 16

TWO 1 MILLION GALLON WATER TANKS  
WATER LEVEL 420 TO 450

Open Space

Community Park  
7.2 Acres

Linear Park

Park

SCALE 1" = 100'

NOTES  
1. CAP UTILITIES AT PHASE LINE

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DATE:	
ENGINEER	
RCE	
EXP:	

**BESTOR ENGINEERS, INC.** PRELIMINARY  
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CIVIL ENGINEERING - SURVEYING - LAND PLANNING  
8701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940

PREPARED FOR: MADER ACHA

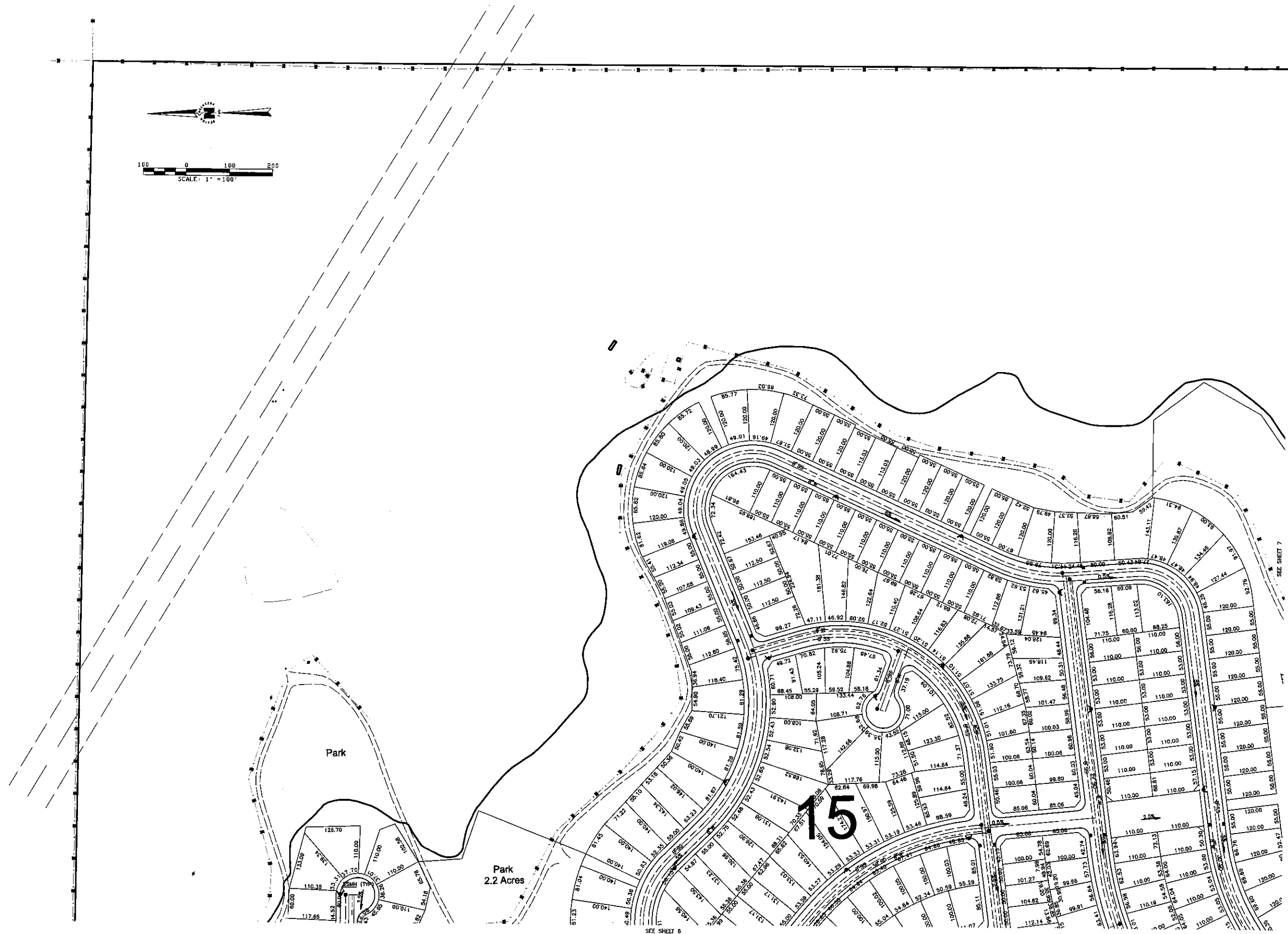
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SOLEDAD, CALIFORNIA

COUNTY OF MONTEREY, CALIFORNIA

SCALE:	1" = 100'
DATE:	8/17/18
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NO:	6310.00

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NOTES  
1. CAP UTILITIES AT PHASE LINE.

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**BESTOR ENGINEERS, INC.**  
CIVIL ENGINEERING - SURVEYING - LAND PLANNING  
9761 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940

PREPARED FOR: NADER AGHA

**MIRAMONTE SUBDIVISION**  
VESTING TENTATIVE MAP  
SOLEDAD, CALIFORNIA

COUNTY OF MONTEREY, CALIFORNIA

SCALE: 1" = 100'  
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