

TENTATIVE TRACT NO. 5708 HITCH RANCH IN THE CITY OF MOORPARK 378 NUMBERED LOTS AND 64 LETTERED LOTS (LOTS A-AJ & S1-S28)

PREPARER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

ENGINEER: GREG MUSSER, RCE 71627

DATE: 4/6/2022



SITE SUMMARY

LAND USE	ACRES	DU/AC	DU	%
PLANNING AREA 1 SFD UNITS (A PRIVATE ST)	25.21		79	46
LOT 1-29, A, B	17.33		12	33
MANUFACTURED SLOPES	12.87		23	100
E.G. S1-S4	55.41 ±	1.43	79	100
SUBTOTAL				
PLANNING AREA 1A RECREATION LOT	3.12		51	
LOT (S-C)	2.86		49	
MANUFACTURED SLOPES	6.08 ±		100	
SUBTOTAL				
PLANNING AREA 2 SFD UNITS (A PRIVATE ST)	32.27		188	52
LOT 30-267	7.40		12	
MANUFACTURED SLOPES	18.55		30	
PASSIVE REC LOT	1.55		2	
WATER QUALITY	2.33		4	
SUBTOTAL	62.10 ±	3.03	188	100
PLANNING AREA 3 SFD UNITS (A PRIVATE ST)	17.28		160	53
LOT 268-376	8.93		93	
MANUFACTURED SLOPES	1.60		5	
RECREATION LOT	4.06		12	
SUBTOTAL	32.80 ±	7.71	253	100
PLANNING AREA 4 MFD UNITS	8.28		235	71
LOT 377	3.39		29	
MANUFACTURED SLOPES	11.67 ±	20.14	235	100
SUBTOTAL				
LOT (S-V)	28.78 ±		100	
OPEN SPACE				
PUBLIC STREETS	31.66		56	
VICWAD EASEMENT (LOT AD)	2.68		10	
DET. BASIN 2 (LOT Z)	3.67		6	
DET. BASIN 2A (LOT H)	6.30		11	
PARK LOT (LOT V)	6.77		12	
SUBTOTAL	57.02 ±		100	
TOTAL	253.86 ±	2.97	755	
LOT 378 CITY DONATION PARCEL (NOT A PART)	23.44 ±		100	
GRAND TOTAL	277.30 ±			



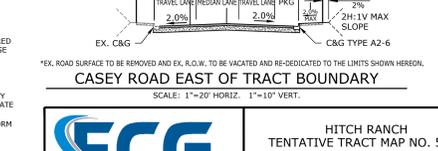
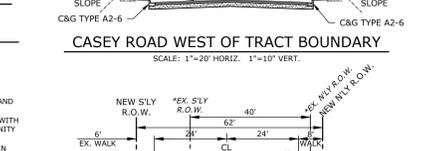
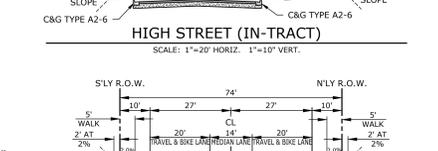
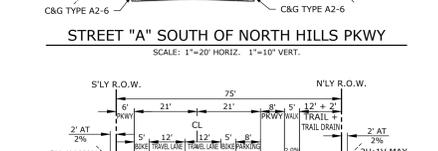
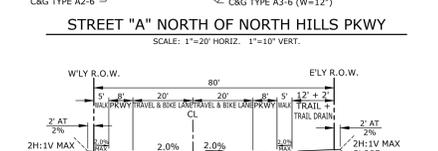
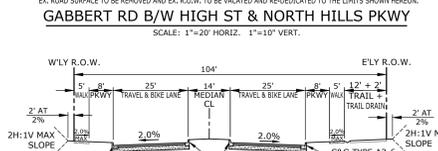
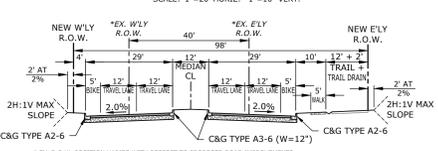
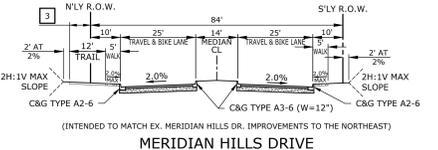
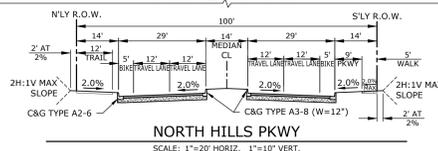
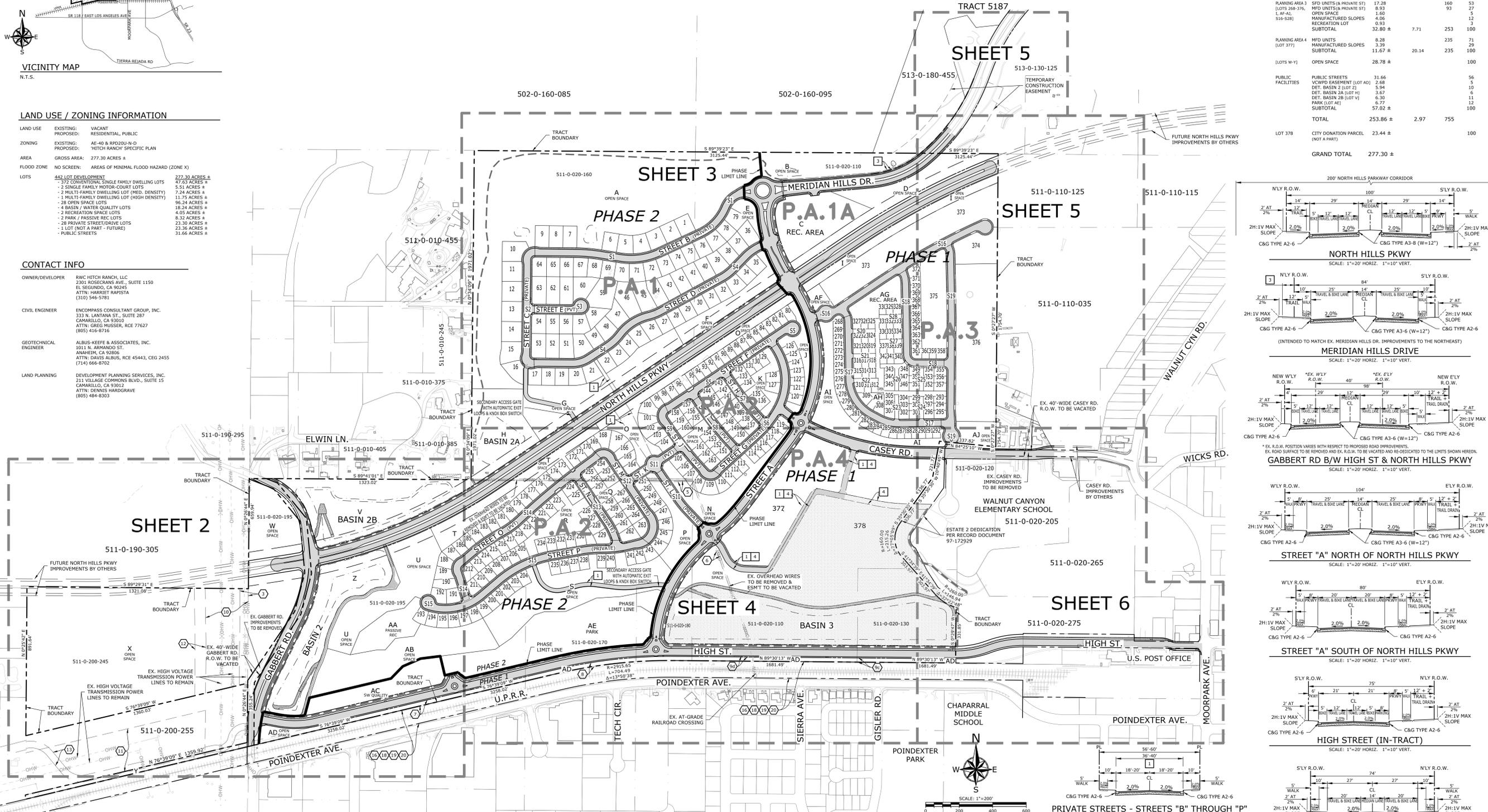
VICINITY MAP
N.T.S.

LAND USE / ZONING INFORMATION

LAND USE	EXISTING	VACANT	PUBLIC
ZONING	EXISTING: AE-40 & RP20U-N-D	PROPOSED: RESIDENTIAL	PROPOSED: PUBLIC
AREA	GROSS AREA: 277.30 ACRES ±		
FLOOD ZONE	NO SCREEN: AREAS OF MINIMAL FLOOD HAZARD (ZONE X)		
LOTS	442 LOT DEVELOPMENT: 277.30 ACRES ±		
	372 CONVENTIONAL SINGLE FAMILY DWELLING LOTS: 47.63 ACRES ±		
	2 SINGLE FAMILY MOTOR-COURT LOTS: 5.51 ACRES ±		
	2 MULTI-FAMILY DWELLING LOT (MED. DENSITY): 7.24 ACRES ±		
	1 MULTI-FAMILY DWELLING LOT (HIGH DENSITY): 11.75 ACRES ±		
	28 OPEN SPACE LOTS: 96.34 ACRES ±		
	4 BASIN / WATER QUALITY LOTS: 18.24 ACRES ±		
	2 RECREATION SPACE LOTS: 4.05 ACRES ±		
	2 PARK / PASSIVE REC LOTS: 8.32 ACRES ±		
	26 PRIVATE STREET/DRIVE LOTS: 23.30 ACRES ±		
	1 LOT (NOT A PART - FUTURE): 23.36 ACRES ±		
	PUBLIC STREETS: 31.66 ACRES ±		

CONTACT INFO

OWNER/DEVELOPER	RWC HITCH RANCH, LLC 2301 ROSECRANS AVE., SUITE 1150 EL SEGUNDO, CA 90245 ATTN: HARRIET RAFFAPTA (310) 546-5781
CIVIL ENGINEER	ENCOMPASS CONSULTANT GROUP, INC. 333 N. LANTANA ST., SUITE 287 CARMELLO, CA 93010 ATTN: GREG MUSSER, RCE 71627 (805) 416-8716
GEOTECHNICAL ENGINEER	ALBUS-KEEFE & ASSOCIATES, INC. 1011 N. ARMANDO ST. ANAHEIM, CA 92806 ATTN: DAVIS ALBUS, RCE 45443, CEG 2455 (714) 656-9702
LAND PLANNING	DEVELOPMENT PLANNING SERVICES, INC. 211 VILLAGE COMMONS, SUITE 155 CARMARILLO, CA 93012 ATTN: JENNIFER HARGRAVE (805) 484-8303



EXISTING EASEMENTS

(SEE TITLE REPORT FOR FULL ITEM SUMMARY)

EASEMENTS LISTED BELOW ARE BASED UPON A PRELIMINARY TITLE REPORT ISSUED BY LAWYERS TITLE AS FILE NO. 416405977 DATED JAN 13, 2016, SAID REPORT IS PREPARED TO BE COMPLETE AND ACCURATE. ECG DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF SAID PRELIMINARY REPORT.

- SUBDIVISION & WATER COMPANY EASEMENT, OR ITS ASSIGNS, FOR WATER COLLECTION AND DISTRIBUTION PER BOOK 29, PAGE 900 OF DEEDS.
- SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES PER BOOK 339, PAGE 109 OF OFFICIAL RECORDS.
- SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES PER BOOK 969, PAGE 442 OF OFFICIAL RECORDS.
- SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES PER BOOK 1001, PAGE 544 OF OFFICIAL RECORDS.
- SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES PER BOOK 1001, PAGE 550 OF OFFICIAL RECORDS.
- VENTURA COUNTY FLOOD CONTROL DISTRICT EASEMENT FOR FLOOD CONTROL PER BOOK 2141, PAGE 551 OF OFFICIAL RECORDS.
- VENTURA COUNTY FLOOD CONTROL DISTRICT EASEMENT FOR FLOOD CONTROL PER BOOK 2141, PAGE 556 OF OFFICIAL RECORDS.
- VENTURA COUNTY FLOOD CONTROL DISTRICT EASEMENT FOR FLOOD CONTROL PER BOOK 2347, PAGE 225 OF OFFICIAL RECORDS.
- SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES AND ROADS PER BOOK 3243, PAGE 379 OF OFFICIAL RECORDS.
- SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES AND ROADS PER BOOK 3243, PAGE 387 OF OFFICIAL RECORDS.
- NO. 2001-01232 OF OFFICIAL RECORDS.
- AT&T EASEMENT FOR FIBER OPTIC CABLE ALONG RAILROAD CORRIDOR PER AS INSTRUMENT NO. 2009-106766 OF OFFICIAL RECORDS.
- VENTURA COUNTY WATERSHED PROTECTION DISTRICT EASEMENT FOR FLOOD CONTROL PURPOSE OF PERIODIC INUNDATION WITH FLOOD AND/OR STORM DRAINAGE AS PER INSTRUMENT NO. 2012-151707 OF OFFICIAL RECORDS.
- LEVEL COMMUNICATION, LLC EASEMENT FOR TELECOMMUNICATIONS AND INCIDENTAL PURPOSES PER AS INSTRUMENT NO. 2013-14645 OF OFFICIAL RECORDS.
- SPRINT COMMUNICATIONS COMPANY, LP EASEMENT FOR TELECOMMUNICATIONS AND INCIDENTAL PURPOSES PER AS INSTRUMENT NO. 2013-205739 OF OFFICIAL RECORDS.
- QUEST COMMUNICATIONS INTERNATIONAL, INC. ET AL EASEMENT FOR TELECOMMUNICATIONS AND INCIDENTAL PURPOSES PER AS INSTRUMENT NO. 2014-012126 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 (ASSESSOR'S PARCEL NO: 511-0-020-170):

LOTS 14 AND 16 AND THAT PORTION OF LOTS 22 AND 23, FREMONT SUBDIVISION OF RANCHO SIMI, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 39 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD 100 FEET WIDE, AS DESCRIBED IN DEED RECORDED IN BOOK 58, PAGE 990 OF DEEDS.

PARCEL 2 (ASSESSOR'S PARCEL NO: 511-0-020-110, 130, 160, 180):

PART OF TRACT "S" AND PART OF TRACT "T" OF RANCHO SIMI, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP SHOWING THE TOWNSHIP OF MOORPARK AND LANDS OF MABLE E. FORTMEYER, A RE-SUBDIVISION OF FREMONT TRACT, AS PER MAP RECORDED IN BOOK 5, PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THOSE PORTIONS OF LAND DESCRIBED AS ESTATES 1, 2 AND 3 IN THE FINAL ORDER OF CONVEYANCE, CASE NO. S. 19973, SUPERIOR COURT OF CALIFORNIA, COUNTY OF VENTURA, A CERTIFIED COPY OF WHICH IS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3 (ASSESSOR'S PARCEL NO: 511-0-020-195):

(ALSO SUBJECT TO VARIOUS MINERAL RIGHTS RESTRICTIONS. SEE DEED FOR PARTICULARS)

PORTIONS OF LOT "R" AND "S" AS SHOWN ON MAP OF A PART OF TRACT "L" OF THE RANCHO SIMI, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON MAP ENTITLED "MAP OF THE LAND OF RANCHO SIMI, IN VENTURA AND LOS ANGELES COUNTIES, CALIFORNIA," AND RECORDED IN BOOK 3, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF THAT CERTAIN STRIP 100 FEET WIDE DESCRIBED IN THE DEED TO THE SOUTHERN PACIFIC RAILROAD COMPANY, RECORDED NOVEMBER 13, 1899 IN BOOK 58, PAGE 990 OF DEEDS.

ALSO EXCEPT THAT PORTION LYING WITHIN THAT CERTAIN STRIP 345 FEET WIDE DESCRIBED IN DEED TO SOUTHERN PACIFIC RAILROAD COMPANY, RECORDED OCTOBER 22, 2010 AS INSTRUMENT NO. 20101022-00163688 OF OFFICIAL RECORDS.

UTILITY PURVEYORS

WATER: VENTURA COUNTY WATERWORKS DISTRICT NO. 1
SEWER: VENTURA COUNTY WATERWORKS DISTRICT NO. 1
STORM DRAIN: VENTURA COUNTY WATERWORKS DISTRICT NO. 1

ELECTRIC: SOUTHERN CALIFORNIA EDISON
GAS: SOUTHERN CALIFORNIA EDISON
TELEPHONE: FRONTIER COMMUNICATIONS
CABLE TELEVISION: SPECTRUM CABLE
FIBER OPTIC: SPECTRUM CABLE

FIRE PROTECTION: VENTURA COUNTY FIRE DEPARTMENT

PROPOSED UTILITY LEGEND

W POTABLE WATER LINE
S SEWER LINE
SD STORM DRAIN LINE
SM STORM MANHOLE
SMH STORM MANHOLE

EXISTING UTILITY LEGEND

W POTABLE WATER LINE
S SEWER LINE
E ELECTRICAL LINE
G NATURAL GAS LINE
C COMMUNICATION LINE
OHV OVERHEAD WIRES
FOC FIBER OPTIC CABLE

LEGEND

TRACT BOUNDARY
RIGHT-OF-WAY
EXISTING EASEMENT
PROPOSED EASEMENT
PROPOSED LOT LINE / PROPERTY LINE
STREET CENTER LINE
GRADING DAYLIGHT LINE
CUT/FILL LINE
BASIN FENCING
RETAINING WALL
ASPHALT CONCRETE PAVING
PORTLAND CEMENT CONCRETE PAVING
MOUNTABLE SURFACE AT TRAFFIC CIRCLE
D.G. BASIN ACCESS ROAD
CITY LOT 378 - NOT A PART
MULTI-PURPOSE TRAIL
PHASING LIMITS

PHASE 1
PHASE 2

TENTATIVE TRACT MAP SHEET INDEX

- TITLE SHEET
- PRELIMINARY GRADING, DRAINAGE, & UTILITIES
- PRELIMINARY INTERSECTION LAYOUTS

EARTHWORK

CUT: 2,550,000 CUBIC YARDS
FILL: 2,550,000 CUBIC YARDS
IMPORT: 0 CUBIC YARDS (NOTE: EARTHWORK IS INTENDED TO BALANCE ON-SITE)
EXPORT: 0 CUBIC YARDS

THE ABOVE QUANTITIES ARE APPROXIMATE IN-PLACE VOLUMES FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR REMEDIAL GRADING CONSTRUCTION METHODS.

SURVEY NOTES

BASE OF BEARINGS: THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM (CCS), ZONE 5, PROJ 2011 50 AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) AND/OR CONTINUOUS OPERATING REFERENCE STATIONS (CORS) HWAD & TOST BEING SOUTH 35°20'10" EAST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).

BENCHMARK: THE VERTICAL DATUM OF THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). PER GOOD MODELING AND GEODETIC AND LEVEL TIES TO POINTS 23 AND 24 FROM VENTURA COUNTY BENCHMARK (VCBD 139), BEING A 3-1/2" BC STAMPED VENTURA COUNTY SURVEYOR 1988 BM 37-17' IN A HEADWALL ON THE WESTERLY SIDE OF GABBERT ROAD, SOUTHERLY OF THE UNION PACIFIC RAILROAD.

GENERAL NOTES

- ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE ONLY.
- PROJECT SITE IS WITHIN THE MOORPARK UNIFIED SCHOOL DISTRICT.
- STREETS B-P SHALL BE PRIVATE AND MAINTAINED BY THE HOA.
- STREET NAMES SHALL BE DEFINED ON THE FINAL TRACT MAP.
- NORTH HILLS PKWY, GABBERT RD, MERIDIAN HILLS DR, CASEY RD, HIGH ST, AND STREET A SHALL BE PUBLIC AND MAINTAINED BY THE CITY OF MOORPARK.
- STREETS SHOWN ON THIS TENTATIVE TRACT MAP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MOORPARK PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS.
- MULTIPLE FINAL MAPS MAY BE RECORDED FROM THIS TENTATIVE TRACT MAP IN ACCORDANCE WITH THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.
- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- NEW UTILITY LOCATIONS AND EASEMENTS ARE APPROXIMATE.
- NEW STORM DRAINAGE IMPROVEMENTS ON PRIVATE STREETS AND ON LETTERED LOTS SHALL BE PRIVATE AND MAINTAINED BY THE HOA. NEW STORM DRAINAGE IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC AND MAINTAINED BY THE CITY OF MOORPARK OR VCWD.
- STORMWATER QUALITY TREATMENT MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE VENTURA COUNTY MUNICIPAL STORMWATER (MS4) PERMIT AND TECHNICAL GUIDANCE MANUAL (TGM) FOR STORMWATER QUALITY CONTROL MEASURES. WATER QUALITY TREATMENT FACILITIES SHALL BE PRIVATE AND MAINTAINED BY THE HOA.
- FULL CAPTURE TRASH EXCLUDERS SHALL BE REQUIRED IN ALL PROPOSED STORM DRAINS PER CA STATE WATER RESOURCES CONTROL BOARD RESOLUTION 2015-0919.
- NEW SEWER MAINS SHALL BE PUBLIC AND DEDICATED TO VENTURA COUNTY WATERWORKS DISTRICT (VCWD) NO. 1. NEW SEWER MAINS SHALL BE PER VCWD NO. 1 STANDARDS.
- NEW WATER MAINS SHALL BE PUBLIC AND DEDICATED TO VCWD NO. 1. NEW WATER MAINS SHALL BE PER VCWD NO. 1 STANDARDS.
- FIRE HYDRANT LOCATIONS TO BE DETERMINED BY VENTURA COUNTY FIRE DEPT.
- ANY EXISTING CONFLICTING UTILITY FACILITIES SHALL BE REMOVED AND/OR RELOCATED TO THE DIRECTION OF THE UTILITY OWNER.
- PROPOSED STREETS SHALL CONTAIN CONDUIT FOR FUTURE DARK FIBER OPTIC LINE(S).

PROPOSED EASEMENTS

- VARIABLE WIDTH UTILITY AND ACCESS EASEMENT TO VCWD NO. 1.
- CURB-TO-CURB ALONG ALL PRIVATE STREETS (AS DRIVES) AND ALL OTHER LOCATIONS SPECIFIED ON THE PLANS).
- VARIABLE WIDTH UTILITY, ACCESS, & SLOPE MAINTENANCE EASEMENT TO HOA.
- VARIABLE WIDTH TRAIL EASEMENT TO CITY OF MOORPARK.
- RECIPROCAL ACCESS EASEMENT BETWEEN LOT 377 AND LOT 378.

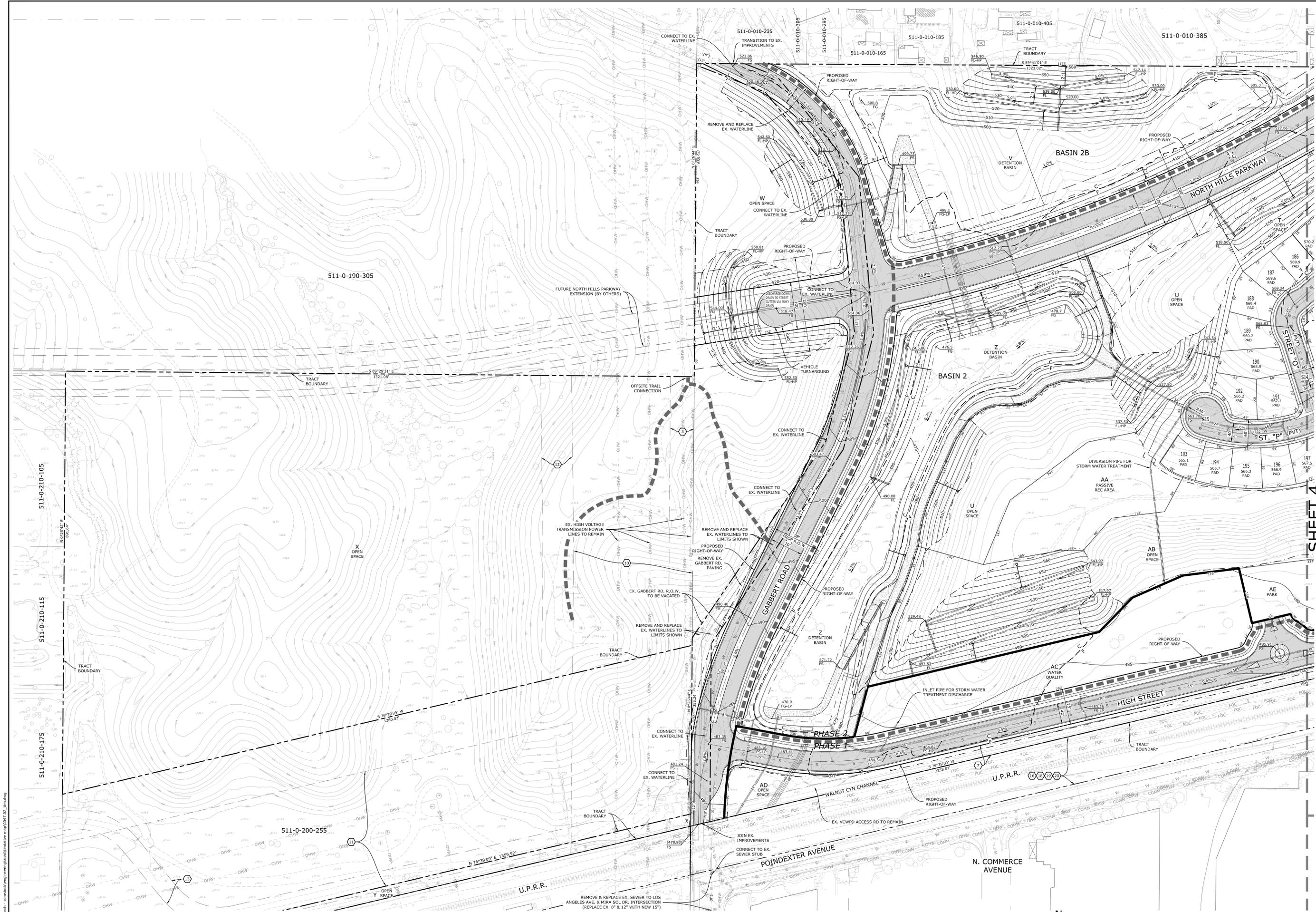
ECG ENCOMPASS CONSULTANT GROUP
333 N. LANTANA ST., SUITE 287
CARMELLO, CA 93010
PHONE: 805.322.4440 FAX: 805.322.4440
WWW.ENCOMPASS.COM

PROJECT ENGINEER: GREG MUSSER, RCE 71627
DATE: 04/06/2022

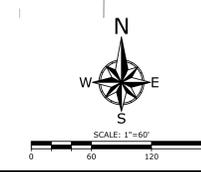
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DRAWN BY: GJM
CHECKED BY: GJM

HITCH RANCH
TENTATIVE TRACT MAP NO. 5708
TITLE SHEET
CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA

SHEET NO. 1 OF 7



SHEET 4



 <p>ETC COMPANY'S CONSULTING GROUP 321 N. AVENUE 51, SUITE 205, CARROLL VALLEY, CA 94706 PHONE: 925.322.4443 WEBSITE: WWW.ECGCV.COM</p>	<p>HITCH RANCH TENTATIVE TRACT MAP NO. 5708 PRELIMINARY GRADING, DRAINAGE, & UTILITIES CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA</p>	
	<p>PROJECT ENGINEER R.C.E. 77627</p>	<p>DATE: 04/06/2022</p>

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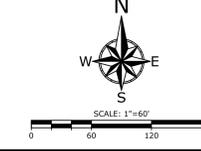
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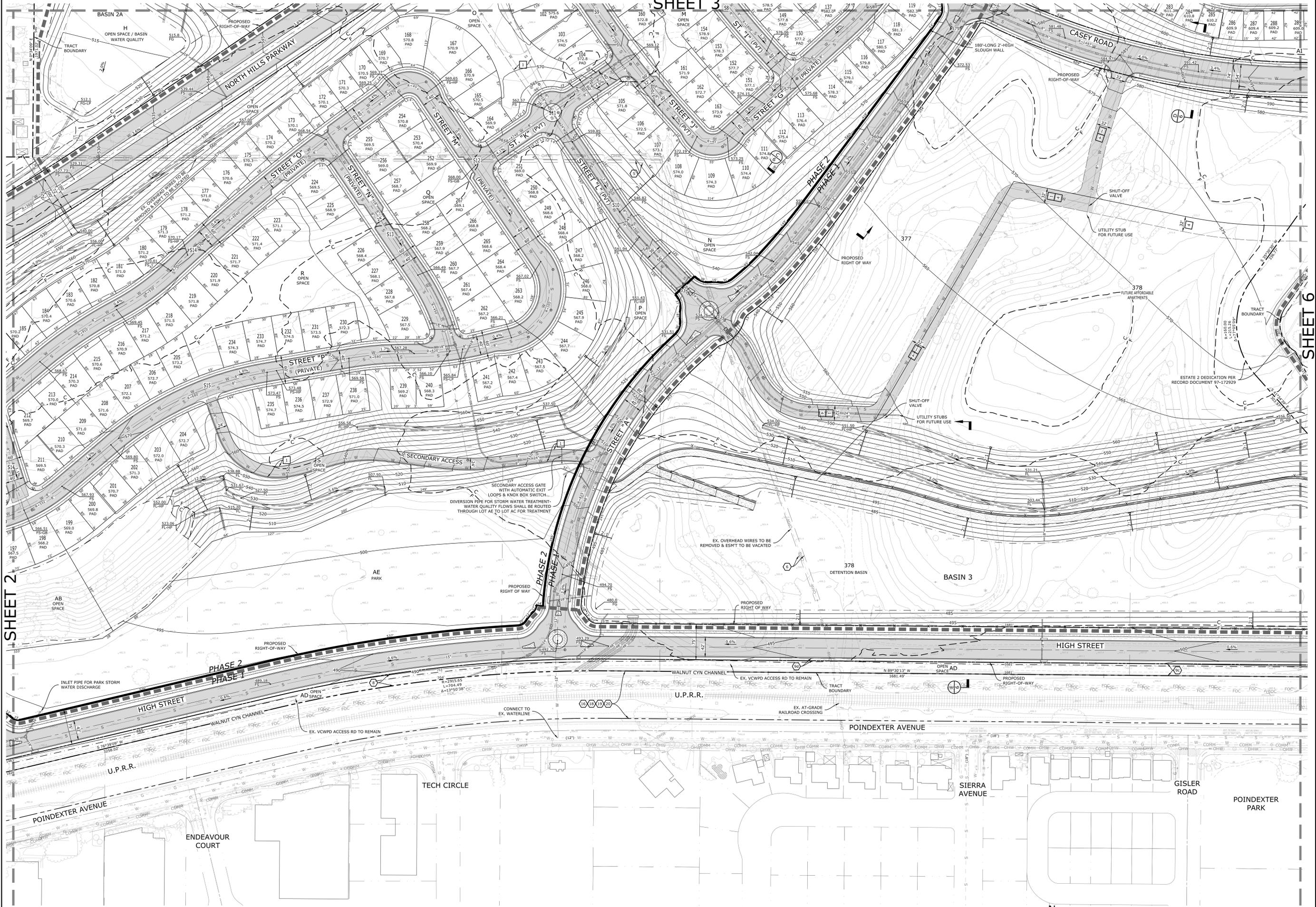
SHEET 4

SHEET 5

DATE: 04/05/2022
PROJECT ENGINEER: GREGORY J. MUSSEY
PROJECT: HITCH RANCH
R.C.E. 77627

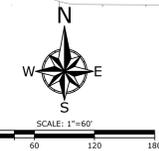


<p>ENTCOMPASS CONSULTANTS GROUP 3311 LANTANA ST., SUITE 200, GARDEN GROVE, CA 92640 PHONE: 949.322.4443 WEBSITE: WWW.ECGCV.COM</p>	<p>HITCH RANCH TENTATIVE TRACT MAP NO. 5708 PRELIMINARY GRADING, DRAINAGE, & UTILITIES CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA</p>	
	<p>DATE: 04/05/2022</p>	<p>SCALE: HORIZ. AS NOTED VERT. N/A</p>
<p>PROJECT ENGINEER: GREGORY J. MUSSEY R.C.E. 77627</p>	<p>PROJECT: HITCH RANCH PROJECT NUMBER: 0047 DRAWN BY: GJM CHECKED BY: GJM</p>	<p>SHEET NO. 3 OF 7</p>



SHEET 2

SHEET 6



<p>ETC CONSULTING GROUP 331 N. LINDEN ST., SUITE 205, CARROLL VALLEY, CA 94706 PHONE: 925.322.4443 WEBSITE: WWW.ECGVAL.COM</p>	<p>GREGORY J. MUSSER DATE: 04/06/2022</p>	
	<p>PROJECT ENGINEER R.C.E. 77627</p>	
<p>HITCH RANCH TENTATIVE TRACT MAP NO. 5708 PRELIMINARY GRADING, DRAINAGE, & UTILITIES CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA</p>		<p>SCALE: HORIZ. AS NOTED VERT. N/A</p>
<p>WORK ORDER 0047</p>		<p>SHEET NO. 4 OF 7</p>

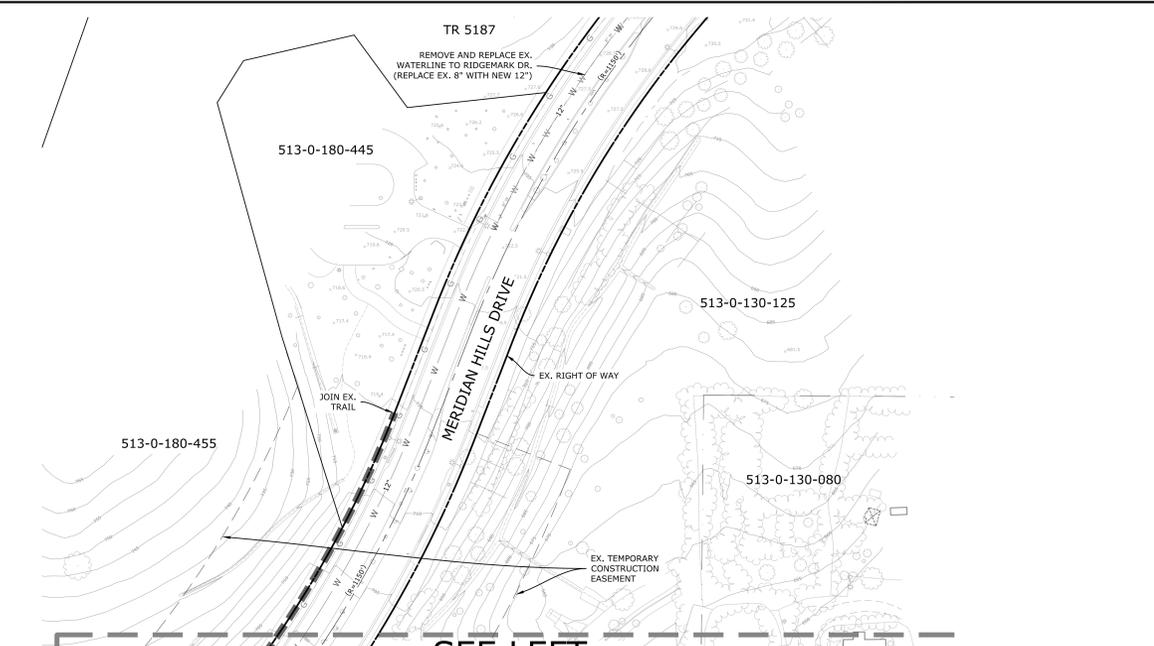
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SHEET 3

SHEET 6



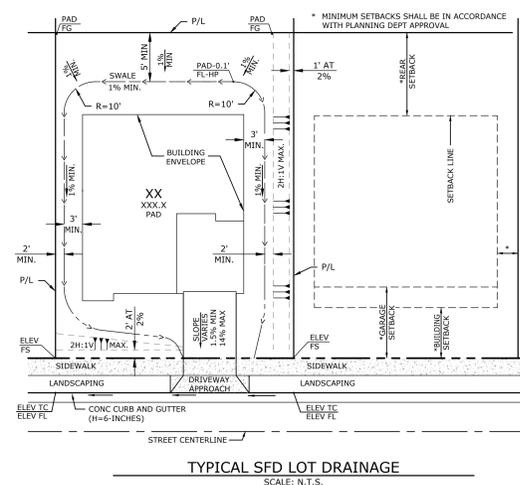
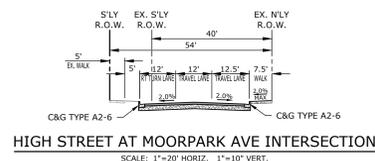
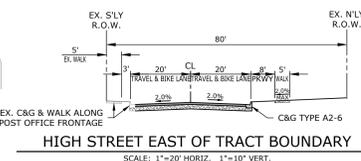
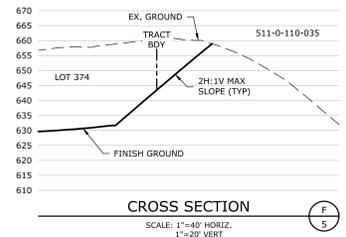
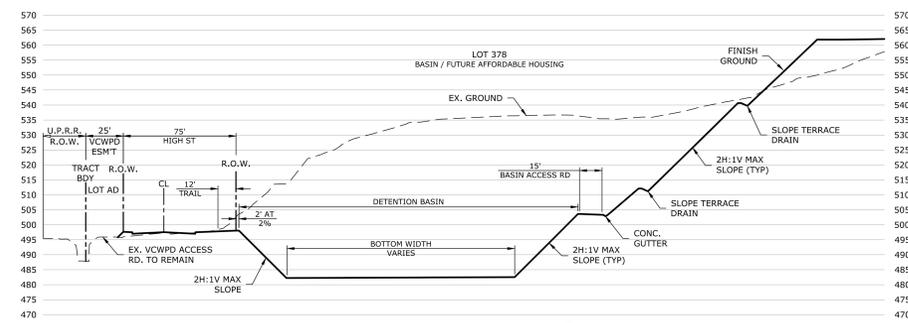
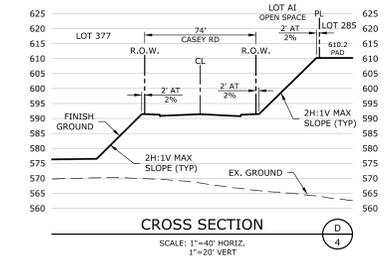
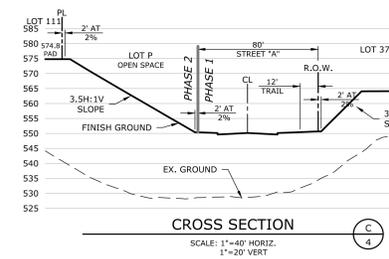
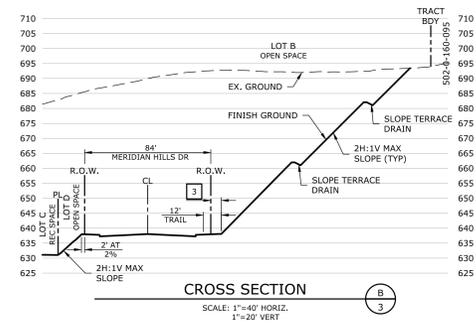
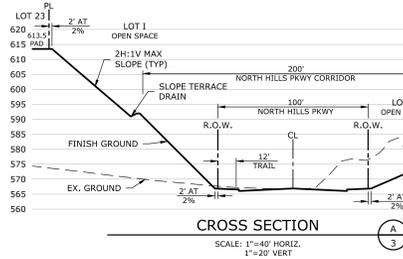
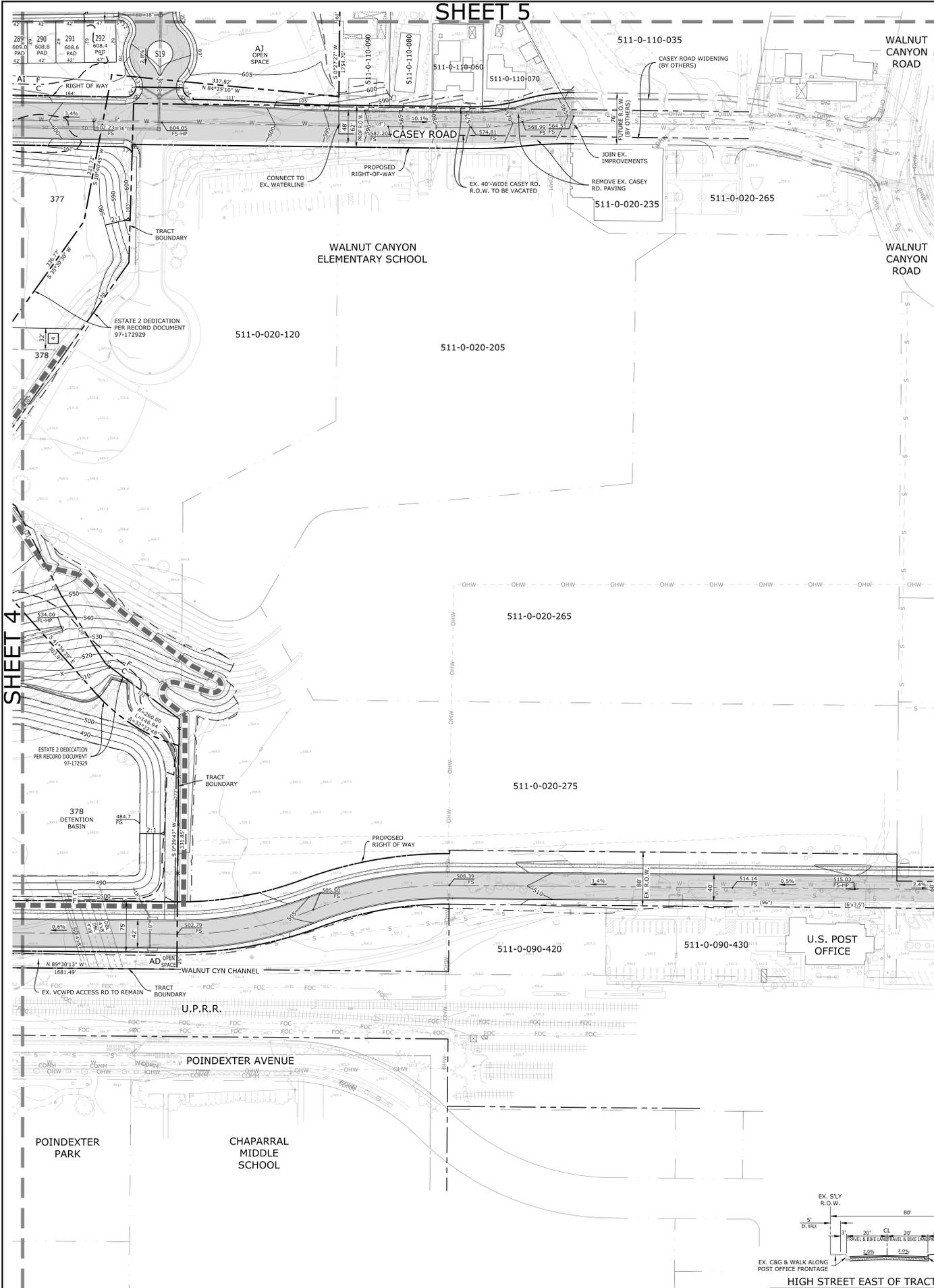
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LOT SUMMARY

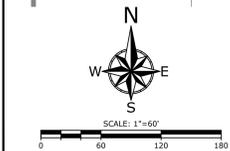
LOT TABLE			LOT TABLE																				
LOT	AREA (FT ²)	PLANNED USE	LOT	AREA (FT ²)	PLANNED USE	LOT	AREA (FT ²)	PLANNED USE	LOT	AREA (FT ²)	PLANNED USE	LOT	AREA (FT ²)	PLANNED USE	LOT	AREA (FT ²)	PLANNED USE	LOT	AREA (FT ²)	PLANNED USE	LOT	ACRES	PLANNED USE
1	10,120	SFD	61	13,211	SFD	121	4,347	SFD	181	5,435	SFD	241	4,484	SFD	301	3,057	SFD	361	3,669	SFD	A	21.35 ±	OPEN SPACE
2	10,450	SFD	62	13,237	SFD	122	4,347	SFD	182	4,981	SFD	242	4,809	SFD	302	3,057	SFD	362	2,655	SFD	B	2.83 ±	OPEN SPACE
3	10,801	SFD	63	14,016	SFD	123	4,347	SFD	183	5,153	SFD	243	5,975	SFD	303	2,604	SFD	363	2,604	SFD	C	3.12 ±	REC. SPACE
4	10,170	SFD	64	9,727	SFD	124	4,347	SFD	184	5,153	SFD	244	5,975	SFD	304	2,604	SFD	364	2,604	SFD	D	2.96 ±	OPEN SPACE
5	10,080	SFD	65	9,200	SFD	125	4,347	SFD	185	5,097	SFD	245	5,975	SFD	305	2,604	SFD	365	2,604	SFD	E	0.39 ±	OPEN SPACE
6	9,804	SFD	66	9,200	SFD	126	4,347	SFD	186	5,048	SFD	246	5,672	SFD	306	2,604	SFD	366	2,604	SFD	F	1.56 ±	OPEN SPACE
7	10,790	SFD	67	9,633	SFD	127	5,119	SFD	187	5,615	SFD	247	5,600	SFD	307	3,341	SFD	367	2,604	SFD	G	4.07 ±	OPEN SPACE
8	10,790	SFD	68	9,266	SFD	128	5,119	SFD	188	6,267	SFD	248	4,453	SFD	308	3,683	SFD	368	2,604	SFD	H	3.67 ±	O.S. / BASIN
9	10,695	SFD	69	8,800	SFD	129	4,335	SFD	189	7,014	SFD	249	4,420	SFD	309	4,312	SFD	369	2,604	SFD	I	1.53 ±	OPEN SPACE
10	14,014	SFD	70	9,621	SFD	130	3,910	SFD	190	7,868	SFD	250	4,420	SFD	310	3,381	SFD	370	2,604	SFD	J	0.83 ±	OPEN SPACE
11	14,357	SFD	71	9,526	SFD	131	3,912	SFD	191	6,881	SFD	251	4,772	SFD	311	2,604	SFD	371	2,858	SFD	K	0.63 ±	OPEN SPACE
12	14,400	SFD	72	9,926	SFD	132	4,286	SFD	192	6,994	SFD	252	4,420	SFD	312	2,604	SFD	372	5,340	SFD	L	0.12 ±	OPEN SPACE
13	14,400	SFD	73	9,418	SFD	133	3,950	SFD	193	5,995	SFD	253	4,420	SFD	313	2,604	SFD				M	0.31 ±	OPEN SPACE
14	14,400	SFD	74	8,684	SFD	134	4,025	SFD	194	5,509	SFD	254	4,940	SFD	314	2,604	SFD				N	2.05 ±	OPEN SPACE
15	14,941	SFD	75	8,574	SFD	135	4,462	SFD	195	5,509	SFD	255	4,649	SFD	315	3,038	SFD				O	2.63 ±	OPEN SPACE
16	11,606	SFD	76	8,819	SFD	136	4,462	SFD	196	5,509	SFD	256	4,420	SFD	316	3,038	SFD				P	1.31 ±	OPEN SPACE
17	7,959	SFD	77	9,343	SFD	137	4,426	SFD	197	5,509	SFD	257	4,420	SFD	317	2,604	SFD				Q	0.21 ±	OPEN SPACE
18	8,240	SFD	78	8,335	SFD	138	4,022	SFD	198	5,509	SFD	258	4,420	SFD	318	2,604	SFD				R	1.28 ±	OPEN SPACE
19	8,271	SFD	79	10,068	SFD	139	4,014	SFD	199	5,509	SFD	259	4,420	SFD	319	2,604	SFD				S	5.45 ±	OPEN SPACE
20	9,759	SFD	80	4,805	SFD	140	4,014	SFD	200	5,005	SFD	260	4,469	SFD	320	2,604	SFD				T	2.54 ±	OPEN SPACE
21	9,888	SFD	81	3,910	SFD	141	4,014	SFD	201	4,930	SFD	261	4,764	SFD	321	3,038	SFD				U	3.99 ±	OPEN SPACE
22	8,240	SFD	82	3,910	SFD	142	3,958	SFD	202	5,132	SFD	262	7,584	SFD	322	3,038	SFD				V	6.30 ±	DET. BASIN
23	8,941	SFD	83	3,910	SFD	143	4,287	SFD	203	5,301	SFD	263	6,580	SFD	323	2,604	SFD				W	2.70 ±	OPEN SPACE
24	8,337	SFD	84	3,910	SFD	144	4,287	SFD	204	5,301	SFD	264	4,420	SFD	324	2,604	SFD				X	25.31 ±	OPEN SPACE
25	9,880	SFD	85	3,910	SFD	145	4,053	SFD	205	5,564	SFD	265	4,420	SFD	325	2,604	SFD				Y	0.78 ±	OPEN SPACE
26	9,743	SFD	86	3,910	SFD	146	4,222	SFD	206	5,055	SFD	266	4,420	SFD	326	2,604	SFD				Z	5.94 ±	DET. BASIN
27	7,719	SFD	87	3,910	SFD	147	4,222	SFD	207	5,073	SFD	267	4,420	SFD	327	3,047	SFD						
28	7,840	SFD	88	3,910	SFD	148	4,222	SFD	208	5,061	SFD	268	3,272	SFD	328	3,038	SFD						
29	7,840	SFD	89	3,910	SFD	149	4,247	SFD	209	5,119	SFD	269	2,604	SFD	329	2,604	SFD						
30	7,840	SFD	90	3,910	SFD	150	4,449	SFD	210	4,930	SFD	270	2,604	SFD	330	2,604	SFD						
31	7,840	SFD	91	3,910	SFD	151	4,290	SFD	211	5,517	SFD	271	2,604	SFD	331	2,604	SFD						
32	7,958	SFD	92	3,910	SFD	152	4,001	SFD	212	6,545	SFD	272	2,604	SFD	332	2,604	SFD						
33	9,004	SFD	93	3,910	SFD	153	4,001	SFD	213	4,932	SFD	273	2,604	SFD	333	3,038	SFD						
34	8,079	SFD	94	3,910	SFD	154	4,001	SFD	214	5,195	SFD	274	2,604	SFD	334	3,038	SFD						
35	8,406	SFD	95	3,910	SFD	155	4,001	SFD	215	5,195	SFD	275	2,604	SFD	335	2,604	SFD						
36	11,323	SFD	96	4,420	SFD	156	3,952	SFD	216	5,018	SFD	276	2,856	SFD	336	2,604	SFD						
37	9,259	SFD	97	4,420	SFD	157	4,287	SFD	217	4,863	SFD	277	2,897	SFD	337	2,604	SFD						
38	9,303	SFD	98	4,379	SFD	158	4,797	SFD	218	5,188	SFD	278	2,897	SFD	338	2,604	SFD						
39	11,100	SFD	99	4,222	SFD	159	4,483	SFD	219	5,677	SFD	279	2,897	SFD	339	3,038	SFD						
40	10,582	SFD	100	8,015	SFD	160	4,518	SFD	220	4,983	SFD	280	2,897	SFD	340	3,296	SFD						
41	10,893	SFD	101	7,832	SFD	161	4,518	SFD	221	4,979	SFD	281	2,874	SFD	341	2,604	SFD						
42	11,203	SFD	102	6,935	SFD	162	4,519	SFD	222	4,984	SFD	282	2,803	SFD	342	2,604	SFD						
43	11,731	SFD	103	6,239	SFD	163	4,811	SFD	223	4,984	SFD	283	2,624	SFD	343	2,809	SFD						
44	12,741	SFD	104	5,625	SFD	164	4,946	SFD	224	5,076	SFD	284	2,897	SFD	344	2,604	SFD						
45	16,815	SFD	105	5,941	SFD	165	5,645	SFD	225	4,845	SFD	285	2,897	SFD	345	3,028	SFD						
46	21,056	SFD	106	4,511	SFD	166	6,635	SFD	226	4,420	SFD	286	2,897	SFD	346	3,028	SFD						
47	12,471	SFD	107	5,360	SFD	167	9,429	SFD	227	4,420	SFD	287	2,686	SFD	347	2,604	SFD						
48	11,235	SFD	108	5,420	SFD	168	8,148	SFD	228	4,671	SFD	288	2,604	SFD	348	2,604	SFD						
49	4,404	SFD	109	7,219	SFD	169	4,393	SFD	229	6,610	SFD	289	2,604	SFD	349	3,034	SFD						
50	12,397	SFD	110	5,496	SFD	170	4,461	SFD	230	5,280	SFD	290	2,604	SFD	350	2,604	SFD						
51	12,385	SFD	111	4,457	SFD	171	4,420	SFD	231	4,930	SFD	291	2,604	SFD	351	3,028	SFD						
52	11,631	SFD	112	4,420	SFD	172	4,460	SFD	232	4,930	SFD	292	2,914	SFD	352	3,028	SFD						
53	12,307	SFD	113	4,420	SFD	173	4,982	SFD	233	5,072	SFD	293	3,114	SFD	353	2,604	SFD						
54	9,843	SFD	114	3,910	SFD	174	4,981	SFD	234	5,227	SFD	294	3,078	SFD	354	2,914	SFD						
55	9,310	SFD	115	3,910	SFD	175	3,910	SFD	235	5,123	SFD	295	3,530	SFD	355	3,447	SFD						
56	9,310	SFD	116	3,959	SFD	176	4,981	SFD	236	4,930	SFD	296	3,057	SFD	356	3,124	SFD						
57	10,698	SFD	117	4,166	SFD	177	4,981	SFD	237	4,930	SFD	297	2,604	SFD	357	3,632	SFD						
58	10,880	SFD	118	4,166	SFD	178	4,981	SFD	238	5,091	SFD	298	2,604	SFD	358	3,796	SFD						
59	24,152	SFD	119	4,618	SFD	179	4,981	SFD	239	4,532	SFD	299	2,604	SFD	359	2,604	SFD						
60	15,705	SFD	120	4,820	SFD	180	5,257	SFD	240	4,709	SFD	300	2,604	SFD	360	2,726	SFD						

LOT

SHEET 5



SHEET 4



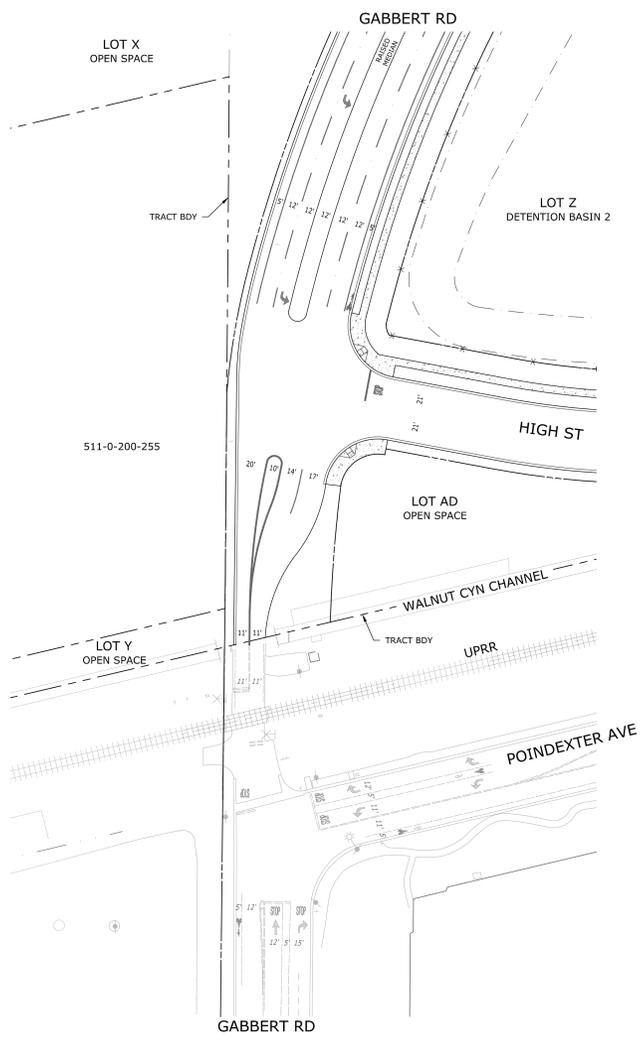
ECG
 Engineering & Construction Group
 331 N. LOMA ST., SUITE 205, GARDEN GROVE, CA 92643
 PHONE: 949.322.4443 WEBSITE: WWW.ECGCALIF.COM

HITCH RANCH
 TENTATIVE TRACT MAP NO. 5708
 PRELIMINARY GRADING, DRAINAGE, & UTILITIES
 CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA

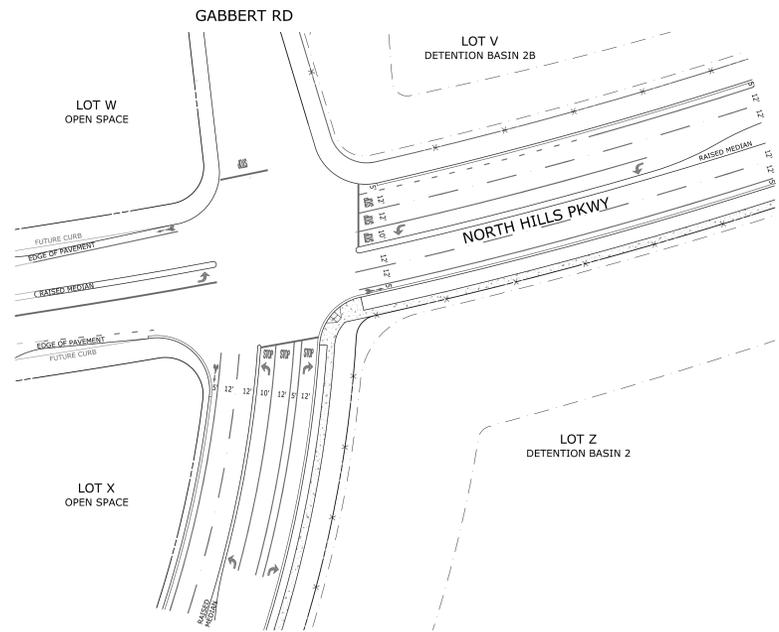
PROJECT ENGINEER: GREGORY J. MUSSER
 PROJECT ENGINEER: GJM
 DATE: 04/06/2022
 R.C.E. 77627

SCALE: HORIZ. AS NOTED VERT. N/A
 WORK ORDER: 0047
 DRAWN BY: GJM
 CHECKED BY: GJM

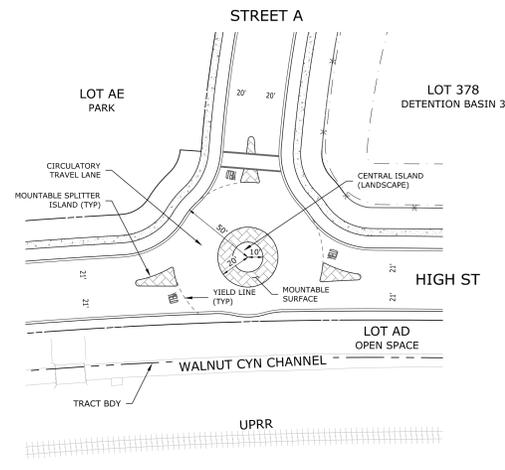
SHEET NO. 6 OF 7



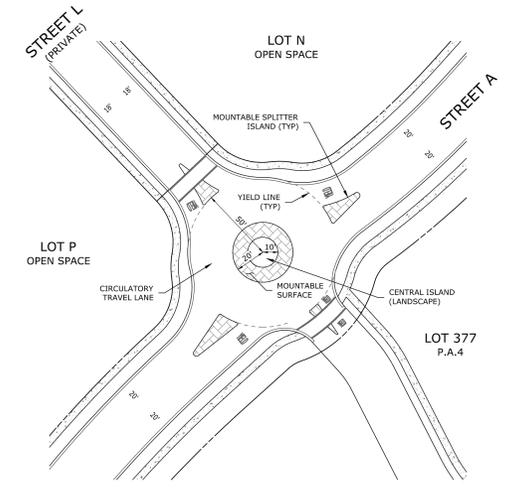
POINDEXTER AVE / GABBERT RD / HIGH ST
SCALE: 1"=40'



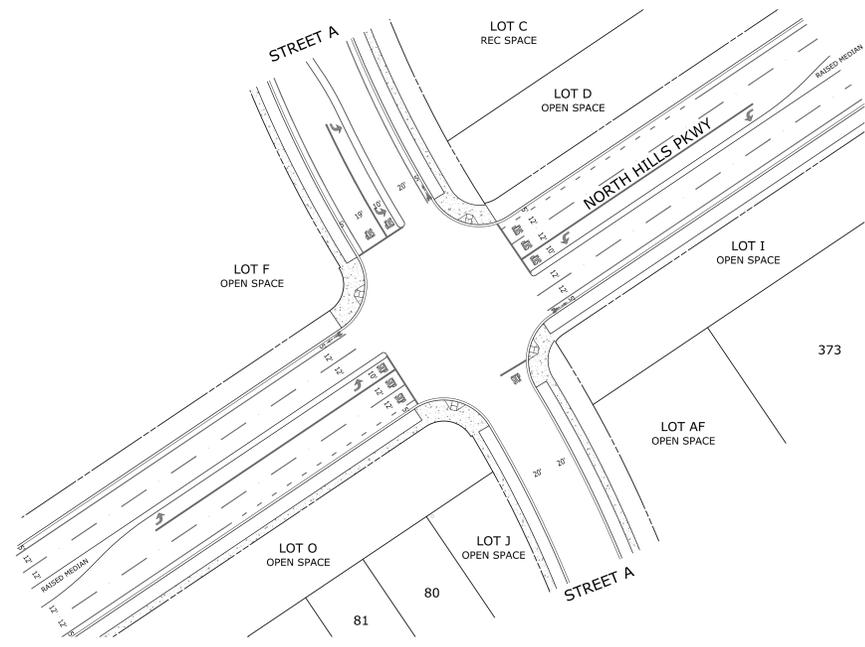
GABBERT RD / NORTH HILLS PKWY
SCALE: 1"=40'



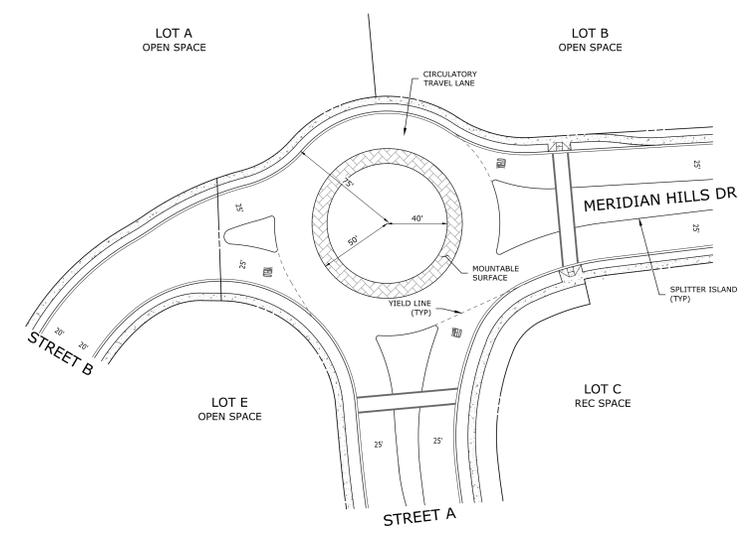
HIGH ST / STREET A
SCALE: 1"=40'



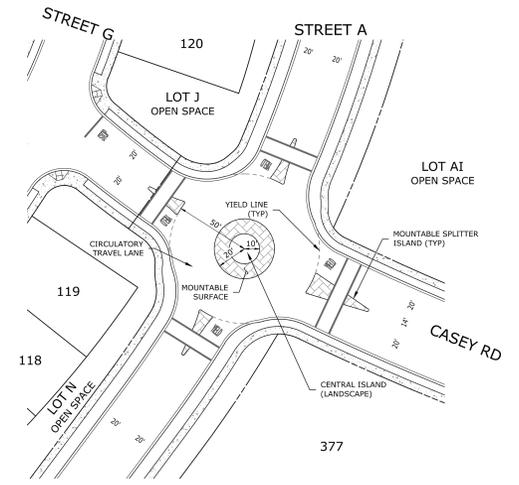
STREET A / STREET L
SCALE: 1"=40'



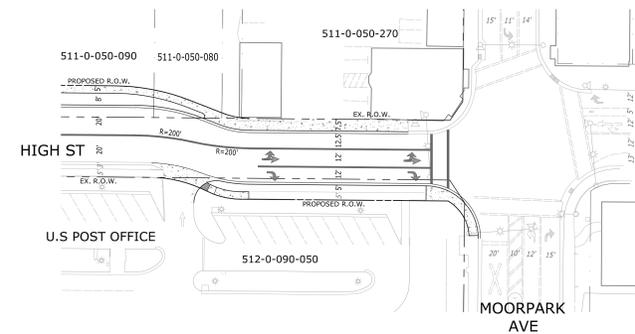
STREET A / NORTH HILLS PKWY
SCALE: 1"=40'



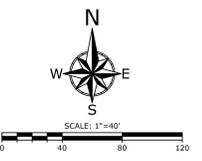
STREET A / MERIDIAN HILLS DR
SCALE: 1"=40'



STREET A / CASEY RD
SCALE: 1"=40'



HIGH ST / MOORPARK AVE
SCALE: 1"=40'



	HITCH RANCH TENTATIVE TRACT MAP NO. 5708 PRELIMINARY INTERSECTION LAYOUTS CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA	
	PROJECT ENGINEER GREGORY J. MUSSER R.C.E. 7927	DATE: 04/06/2022