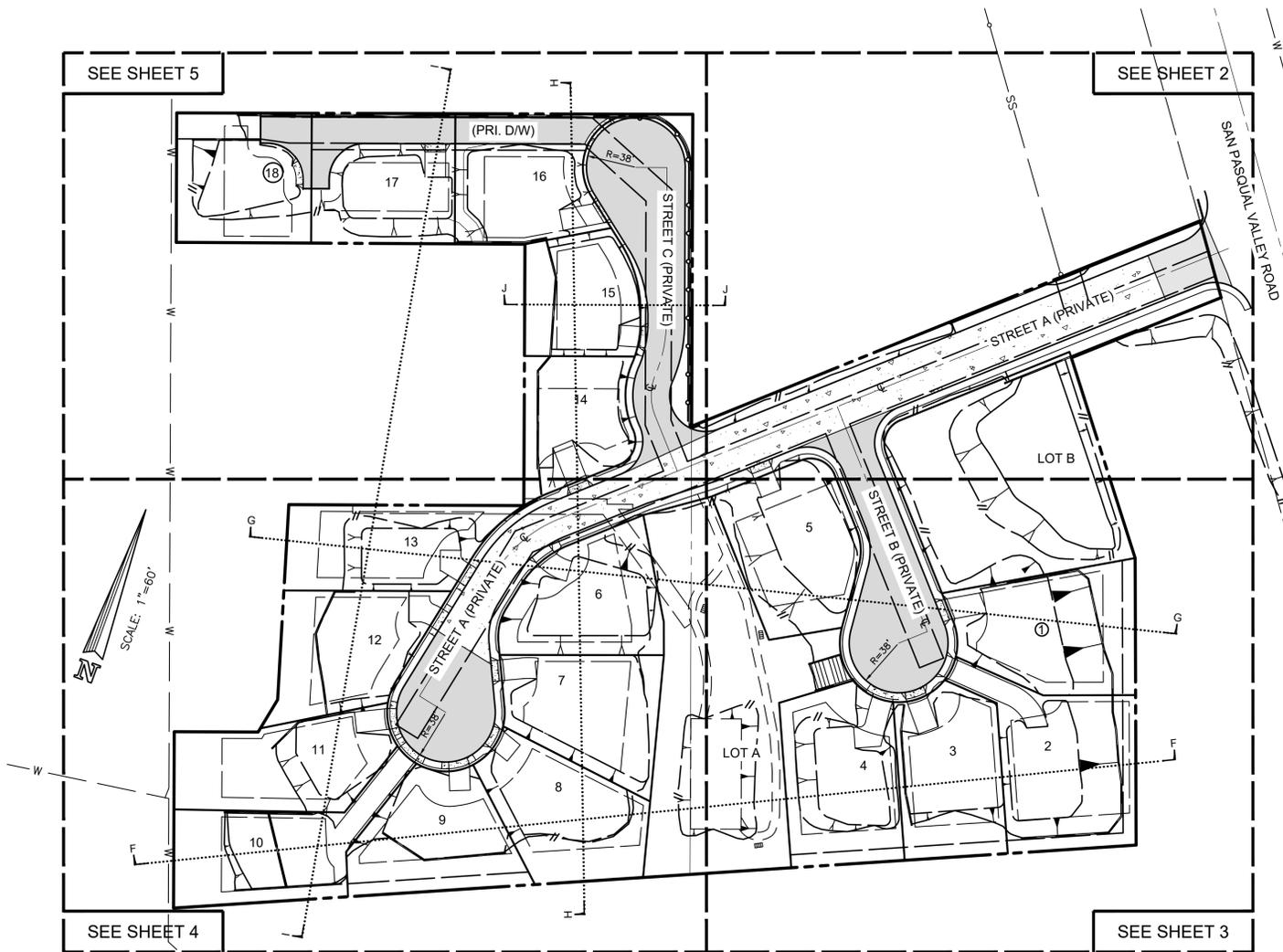


# TENTATIVE MAP OF CITY OF ESCONDIDO SUB 15-0025



LOT SUMMARY TABLE				
LOT NO.	GROSS AREA (SQ.FT.)	NET AREA (SQ.FT.)	AMOUNT REDUCTION	DESCRIPTION\ PROPOSED ZONING
1	12,096	12,096	7,904	R-1-10
2	13,389	12,221	7,779	R-1-10
3	10,087	10,087	9,913	R-1-10
4	11,653	11,653	8,347	R-1-10
5	11,004	11,004	8,996	R-1-10
6	10,011	10,011	0	R-1-7
7	10,181	10,181	0	R-1-7
8	10,358	10,358	0	R-1-7
9	10,006	10,006	0	R-1-7
10	10,937	8,516	1,484	R-1-7
11	10,758	10,038	0	R-1-7
12	10,006	10,006	0	R-1-7
13	10,000	10,000	0	R-1-7
14	7,920	7,920	2,080	R-1-7
15	7,920	7,920	2,080	R-1-7
16	10,559	7,947	2,053	R-1-7
17	11,147	7,947	2,053	R-1-7
18	10,448	7,947	2,053	R-1-7
A	27,336	-	-	OPEN SPACE/PARK
B	23,441	-	-	DETENTION BASIN
ROAD	69,880	-	-	TOTAL ROAD ESMT

**LEGAL DESCRIPTION**

LOT 27 AND A PORTION OF 28 IN BLOCK 188 OF RESURVEY OF PART OF RANCHO RINCON DEL DIABLO IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892.

**GENERAL NOTES**

GROSS AREA: 7.10 ACRES  
 NET AREA: 7.03 ACRES  
 EXISTING GENERAL PLAN LAND-USE DESIGNATIONS: ESTATE II AND SUBURBAN  
 EXISTING ZONING: RE-20  
 PROPOSED ZONING: PD-R  
 NO. OF EXISTING LOTS: 2  
 TOTAL NO. OF LOTS: 18 RESIDENTIAL/2 OPEN SPACE/1 PRIVATE STEET  
 IMPROVEMENT, EASEMENTS, EROSION CONTROL, AND DEDICATION AS REQUIRED BY THE CITY ENGINEER.  
 MINIMUM PARCEL SIZE NET: 10,000 S.F. (ESTATE II)  
 7,920 S.F. (SUBURBAN)  
 OWNER INFORMATION: CALIFORNIA INVESTMENT BANKERS  
 BOB STEWART  
 1150 ANCHORAGE LANE #101  
 SAN DIEGO 92016  
 (619) 563-1111

FINISH GRADES AND DIMENSIONS SHOWN HEREON ARE NOT EXACT AND ARE SUBJECT TO MODIFICATION IN THE FINAL DESIGN.

THIS IS A SOLAR SUBDIVISION. ALL PARCELS HAVE AT LEAST 100 SQ. FT. OF UNDISTURBED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE PARCEL.

UTILITIES: SANITARY SEWER: CITY OF ESCONDIDO (NOTE, ALL LOTS TO BE ON SANITARY SEWER)  
 WATER: CITY OF ESCONDIDO  
 GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC  
 TELEPHONE: AT&T (FORMERLY "PACIFIC BELL")  
 FIRE PROTECTION: CITY OF ESCONDIDO

NEW EASEMENTS: SHALL BE PER CITY ENGINEER AND PUBLIC UTILITIES DISTRICT, SEE PLANS

SCHOOLS: ESCONDIDO UNIFIED SCHOOL DISTRICT

ASSESSOR'S PARCEL NUMBER: 230-410-33 AND 230-410-50

APPROXIMATE EARTHWORK: EXCAVATION: 18,070 C.Y.  
 EMBANKMENT: 18770 C.Y.  
 IMPORT: 700 C.Y.

EXISTING EXTERIOR FENCING/WALLS: THERE ARE NO EXTERIOR FENCING OR WALLS ON THE PROPERTY.

**BUILDING SETBACKS**

FRONT YARD SETBACK: 15 FT TO BUILDING OR 20 FT TO GARAGE (25 FT FROM ADA PATHWAY)  
 SIDE YARD SETBACKS: 10 FT/5 FT  
 REAR YARD SETBACK: 25 FT OR 20 FT REDUCED WITH GREATER THAN 15 FT FRONT YARD SETBACK

**TOPOGRAPHY INFORMATION**

2-FOOT CONTOUR INTERVAL TOPOGRAPHY MAP PROVIDED BY CITY OF ESCONDIDO  
 COMPILED FROM AERIAL PHOTOGRAPHY DATED NOVEMBER, 1992 BY GEONEX NORTH AMERICAN OPERATIONS, INC.

**SUBDIVISION DIMENSIONS**

SEE SHEET 6 FOR SUBDIVISION AND LOTS DIMENSIONS AND CONFIGURATIONS.

**OWNERS' CERTIFICATE**

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THE SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS.

SEE ATTACHED FOR OWNER'S SIGNATURE

CALIFORNIA INVESTMENT BANKERS  
 BOB STEWART  
 1150 ANCHORAGE LANE #101  
 SAN DIEGO 92016  
 (619) 563-1111

**PREPARED FOR:**

**BOB STEWART**  
 1150 ANCHORAGE LANE, #101  
 SAN DIEGO, CA 92106  
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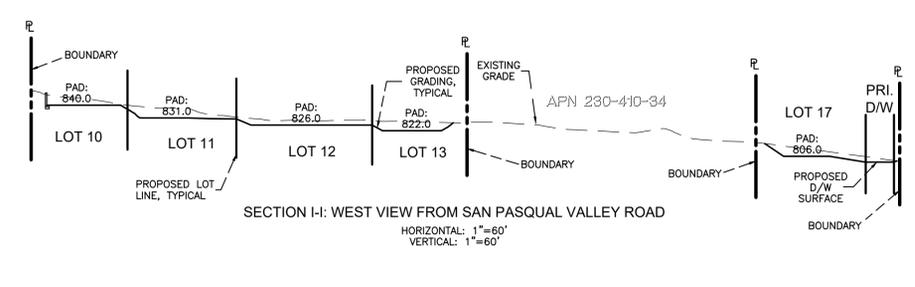
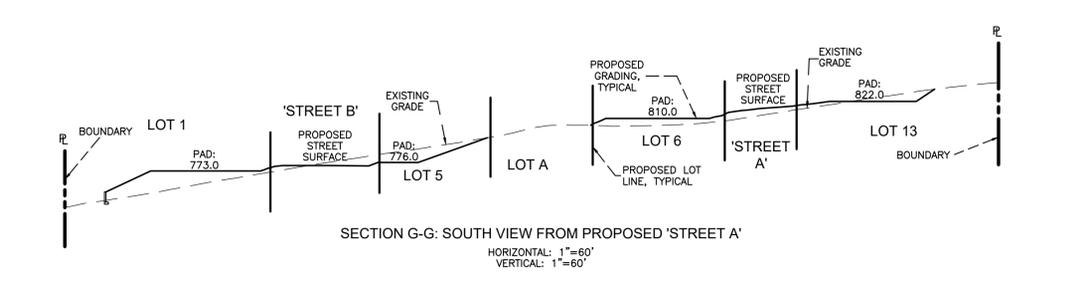
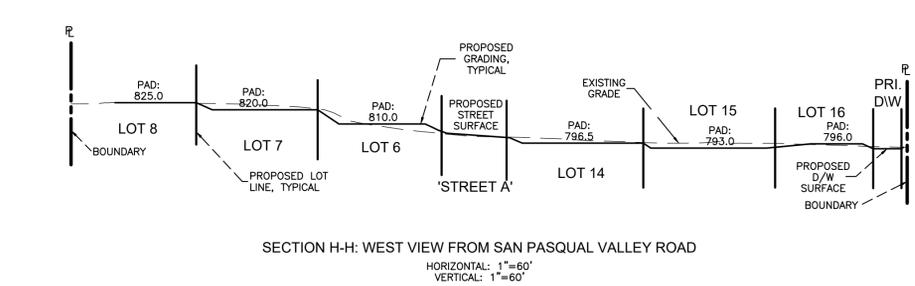
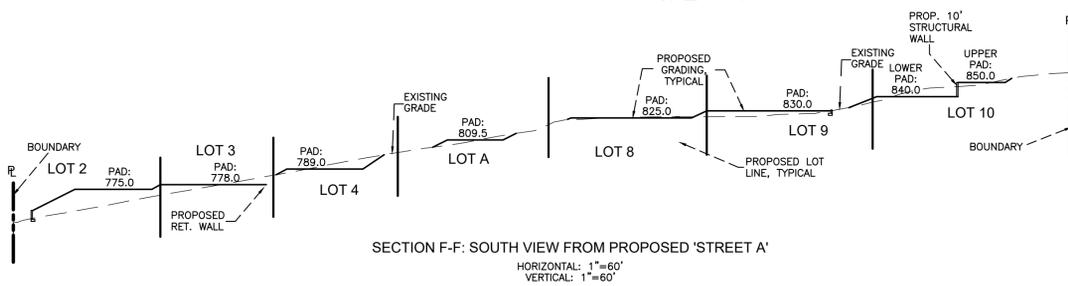
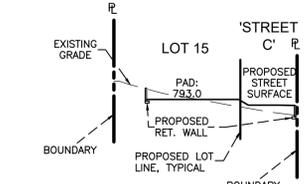
**PREPARED BY:**

**B&A BILL YEN & ASSOCIATES, INC.**  
 CIVIL ENGINEERING SURVEYING SITE PLANNING  
 13071 POWAY ROAD, POWAY, CA 92064-4519  
 (858) 679-8010 EMAIL: billyenassociates@gmail.com

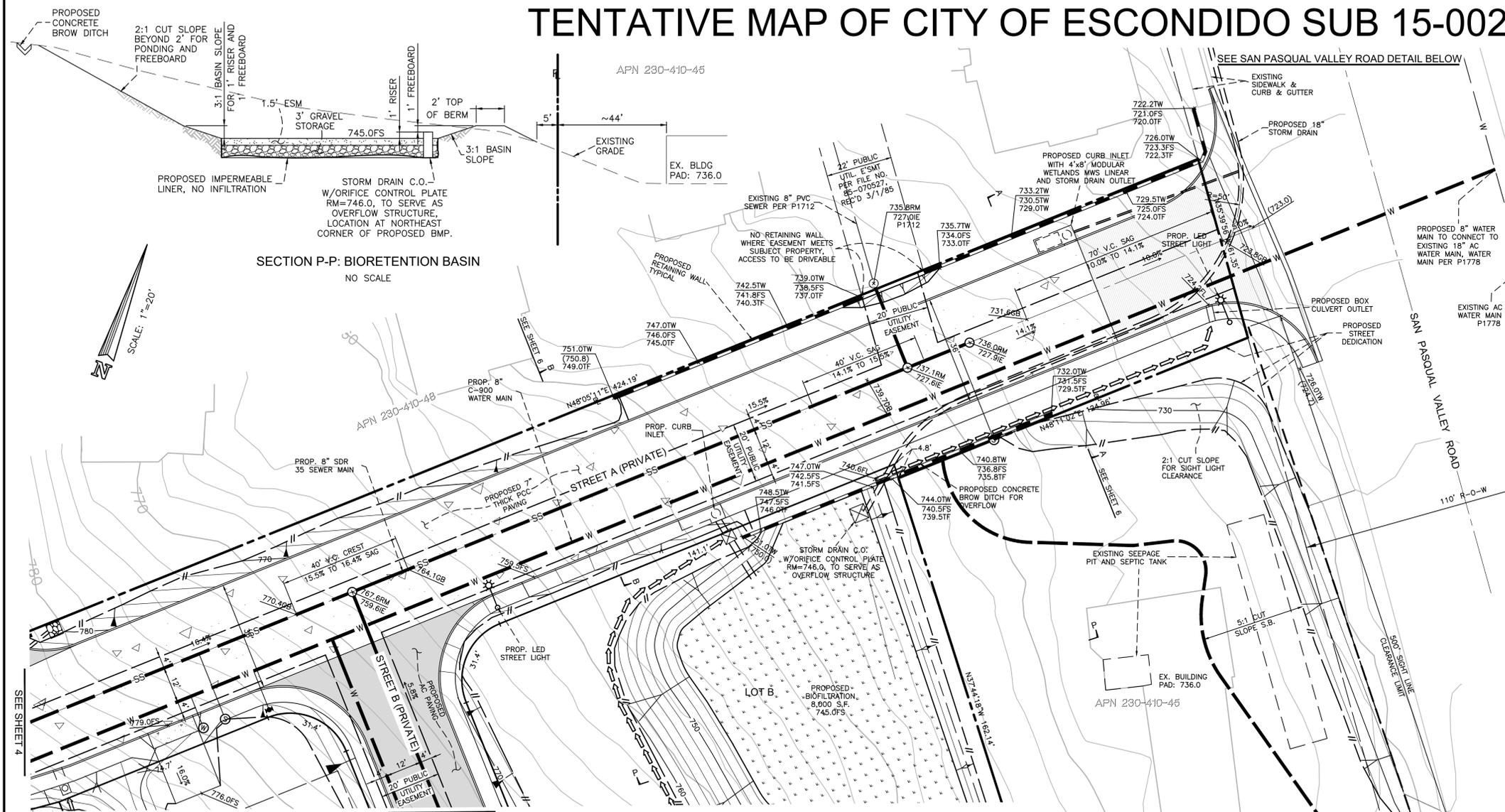


WILLIAM C. YEN, RCE 33730 DATE

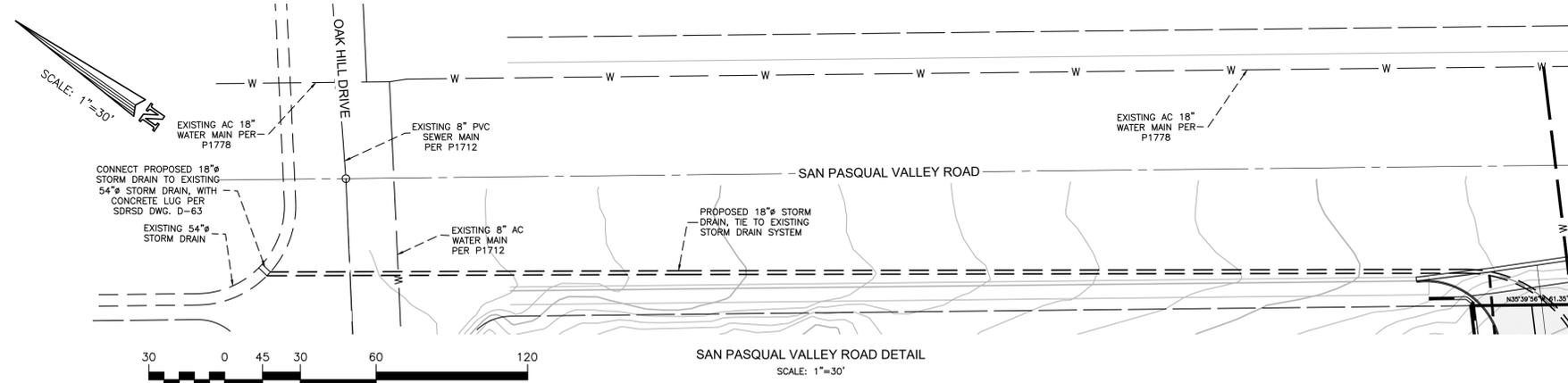
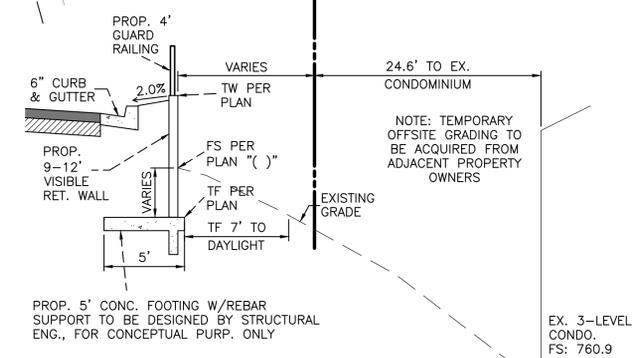
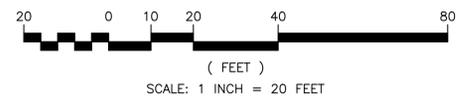
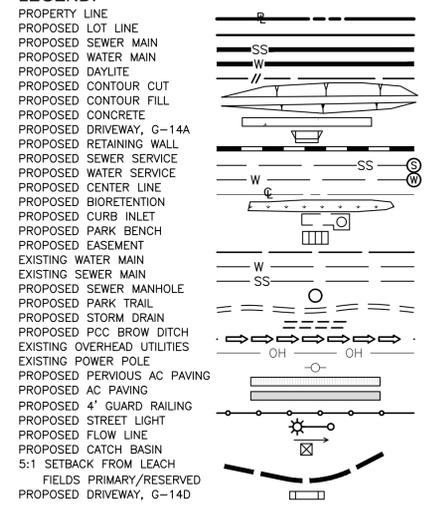
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3	INCLUDED TURNAROUND	7/11/18
4	ADD DRAINAGE/UTIL/LOT 14-18	10/22/18
5	SW/UTILS/EXTRA X-SECT/RW ELE	4/8/20



# TENTATIVE MAP OF CITY OF ESCONDIDO SUB 15-0025



**LEGEND:**



PREPARED FOR:  
**BOB STEWART**  
1150 ANCHORAGE LANE, #101  
SAN DIEGO, CA 92106  
(619) 563-1111

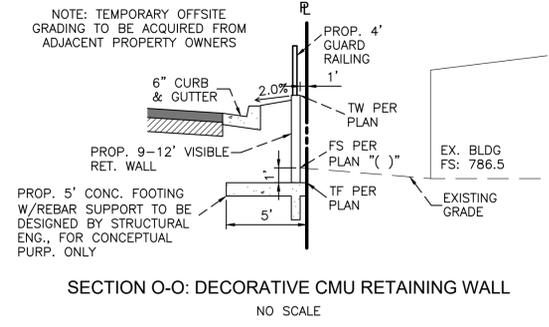
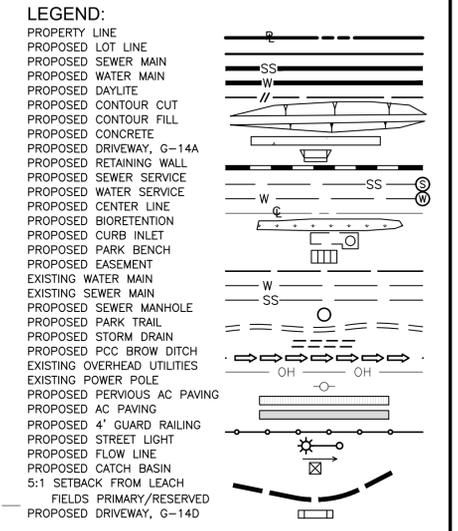
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# TENTATIVE MAP OF CITY OF ESCONDIDO SUB 15-0025



- FIRE NOTES\*:**
- FIRE ACCESS ROADWAY SHALL BE RATED TO 75,000 LBS.
  - PROVIDE A SPRINKLER SYSTEM IN ALL SINGLE FAMILY DWELLINGS IN ACCORDANCE WITH NFPA 13D.
  - PROVIDE BLUE REFLECTIVE MARKERS ADJACENT TO HYDRANTS.
  - NO PARKING IN CUL-DE-SACS, PROVIDE RED CURBS WITH 4" WHITE LETTERING, "NO PARKING FIRE LANE".
  - A KNOX BOX SHALL BE REQUIRED ON ALL MANUAL GATES.
  - RED CURBS WITH 4" WHITE LETTERING, "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN 24'-WIDE ACCESS AREAS AND CUL-DE-SACS. PROVISIONS TO PROVIDE ONGOING MAINTENANCE MUST BE REFLECTED IN THE CC&RS LISTING THIS REQUIREMENT MUST BE SUBMITTED. "FIRE LANE" SIGNS AND RED CURBS MUST MEET SPECIFICATIONS OF THE ESCONDIDO POLICE DEPARTMENT.

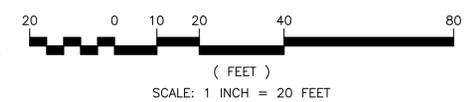
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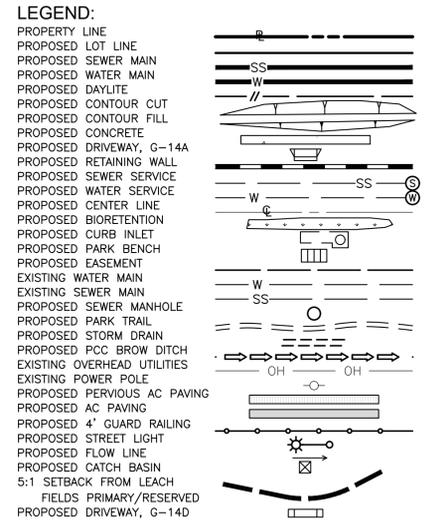
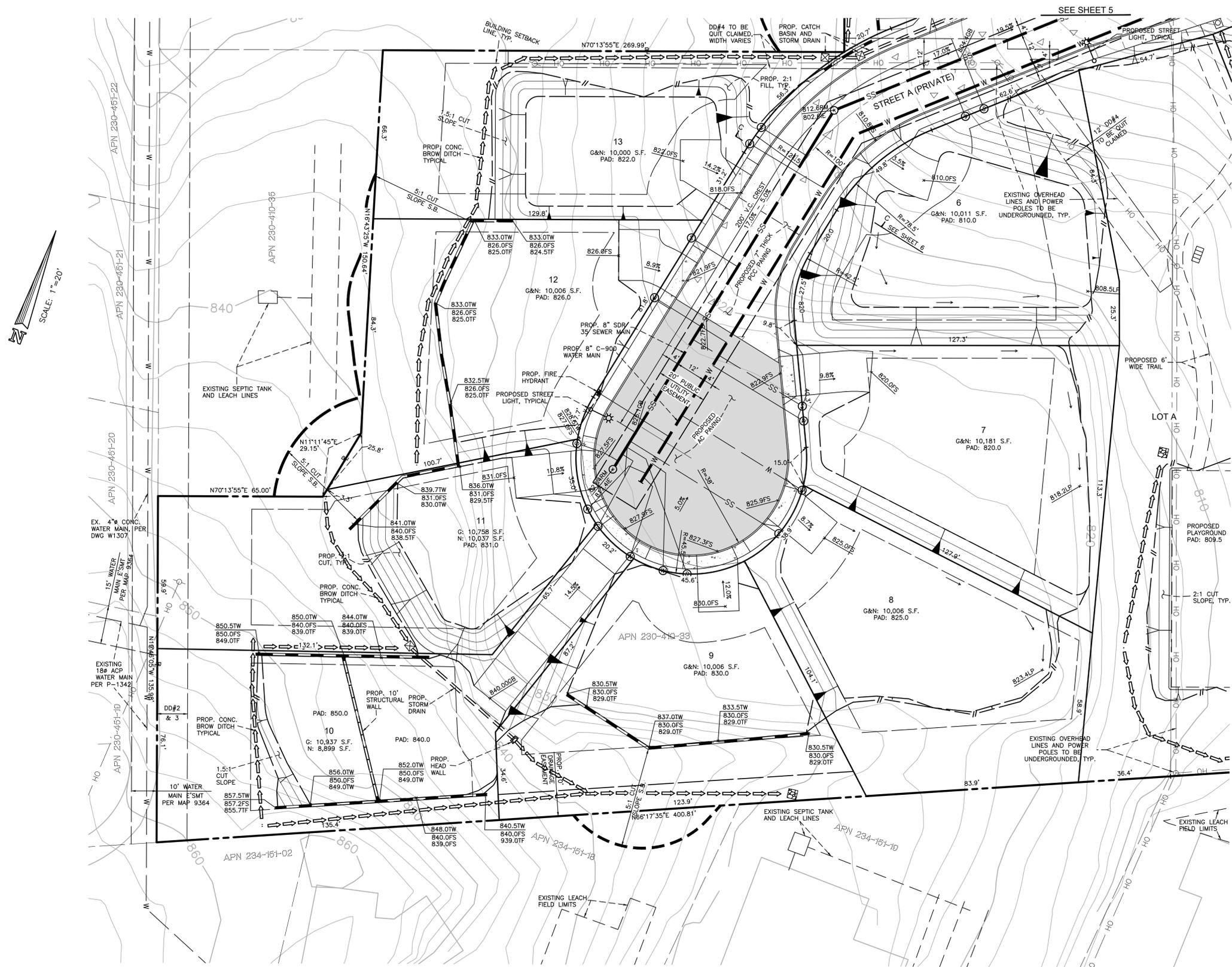


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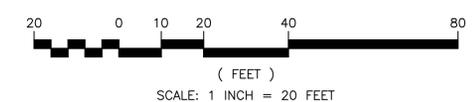
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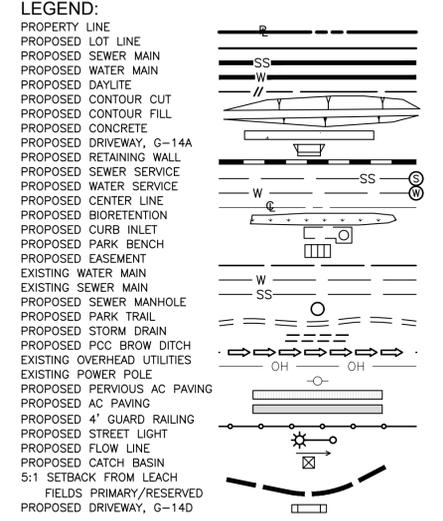
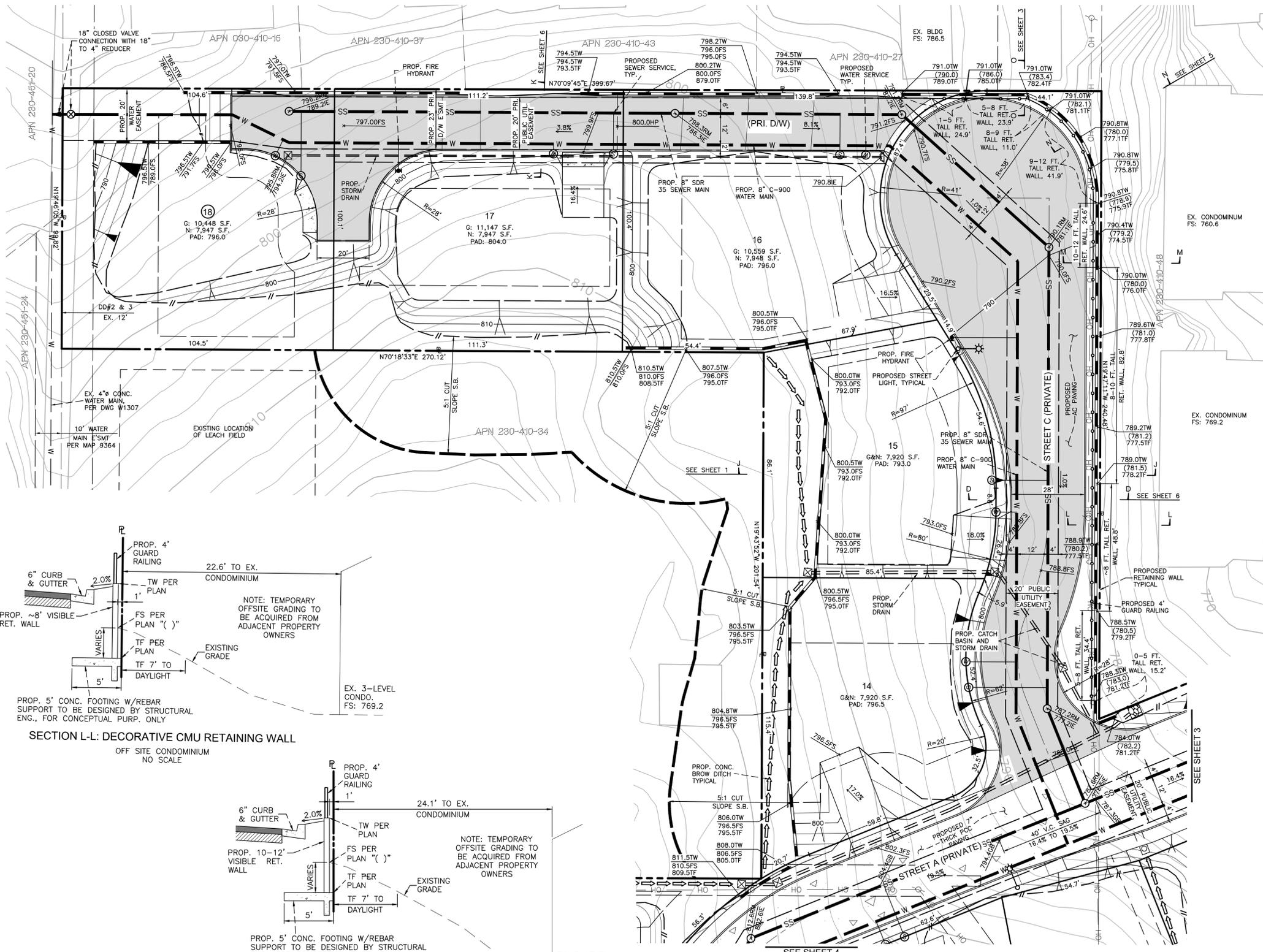


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# TENTATIVE MAP OF CITY OF ESCONDIDO SUB 15-0025



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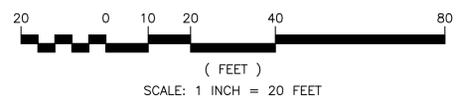
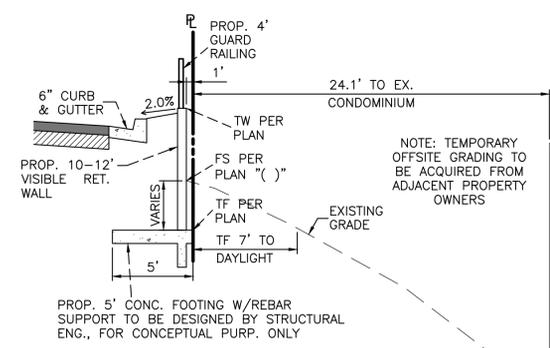
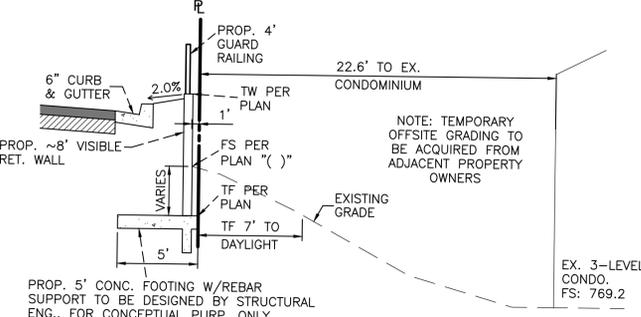
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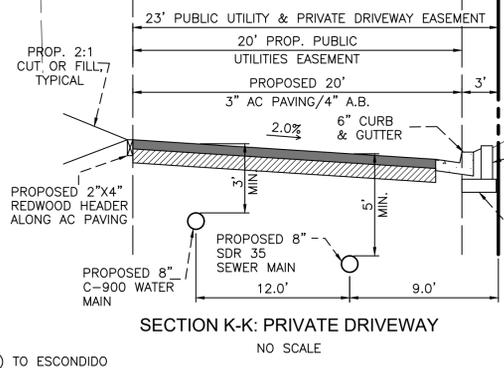
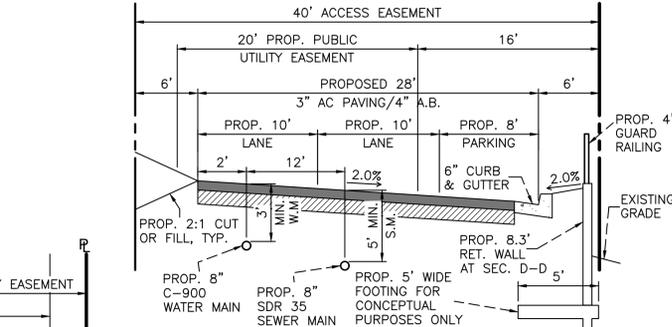
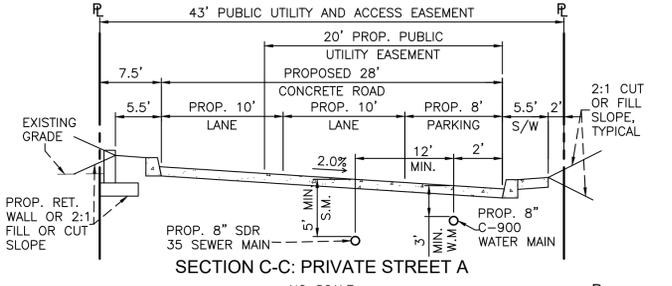
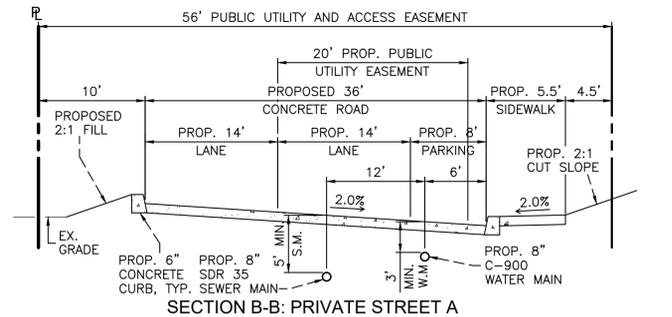
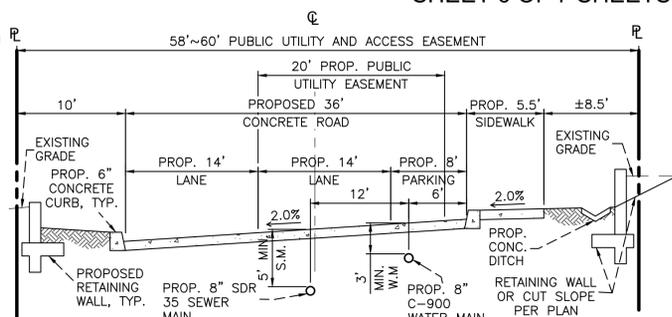
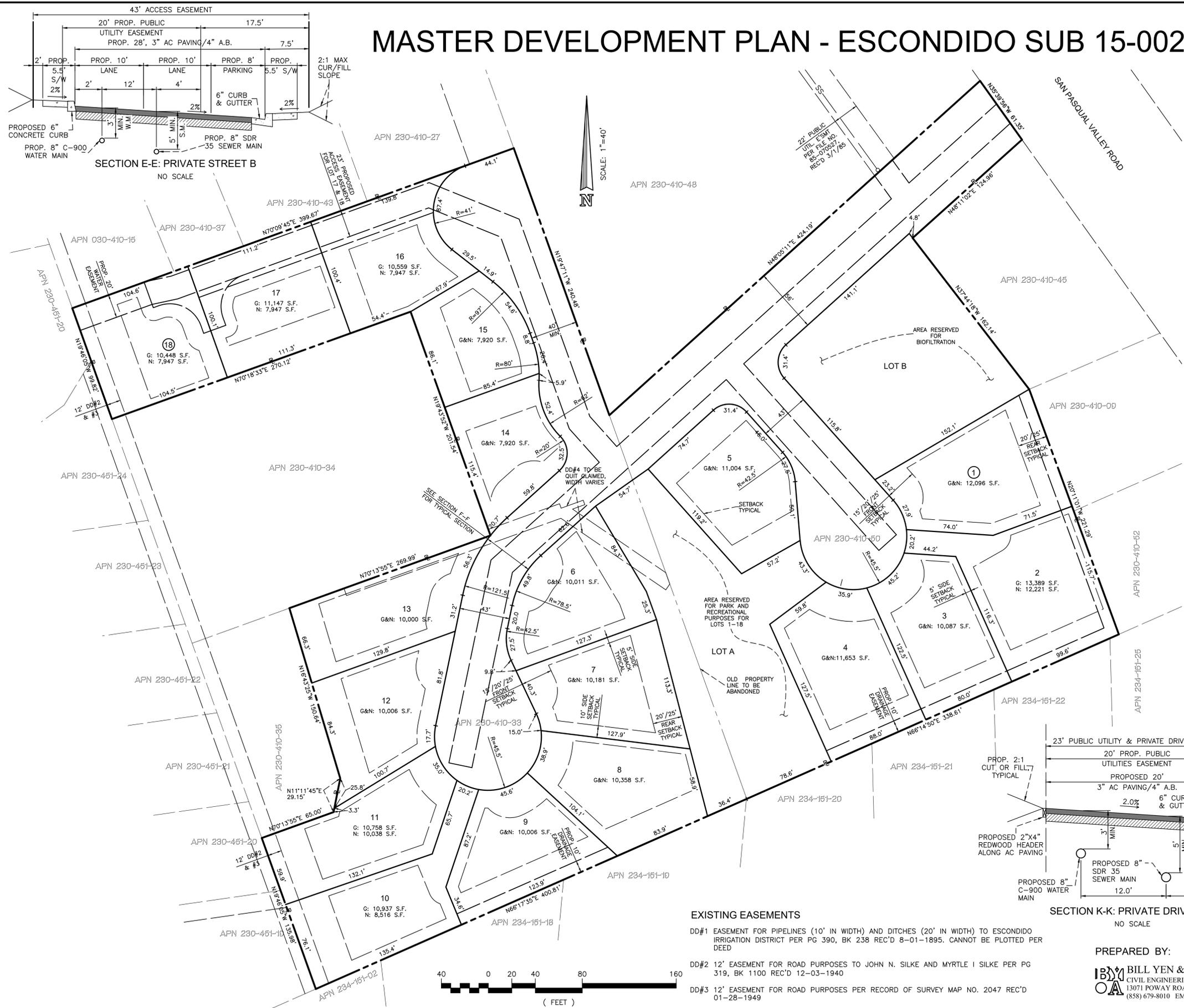


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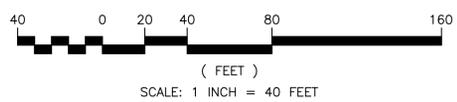


ORIGINAL PREPARATION DATE: 12/10/14		
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# MASTER DEVELOPMENT PLAN - ESCONDIDO SUB 15-0025



- EXISTING EASEMENTS**
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# GRADING EXEMPTION EXHIBIT FOR CITY OF ESCONDIDO SUB 15-0025

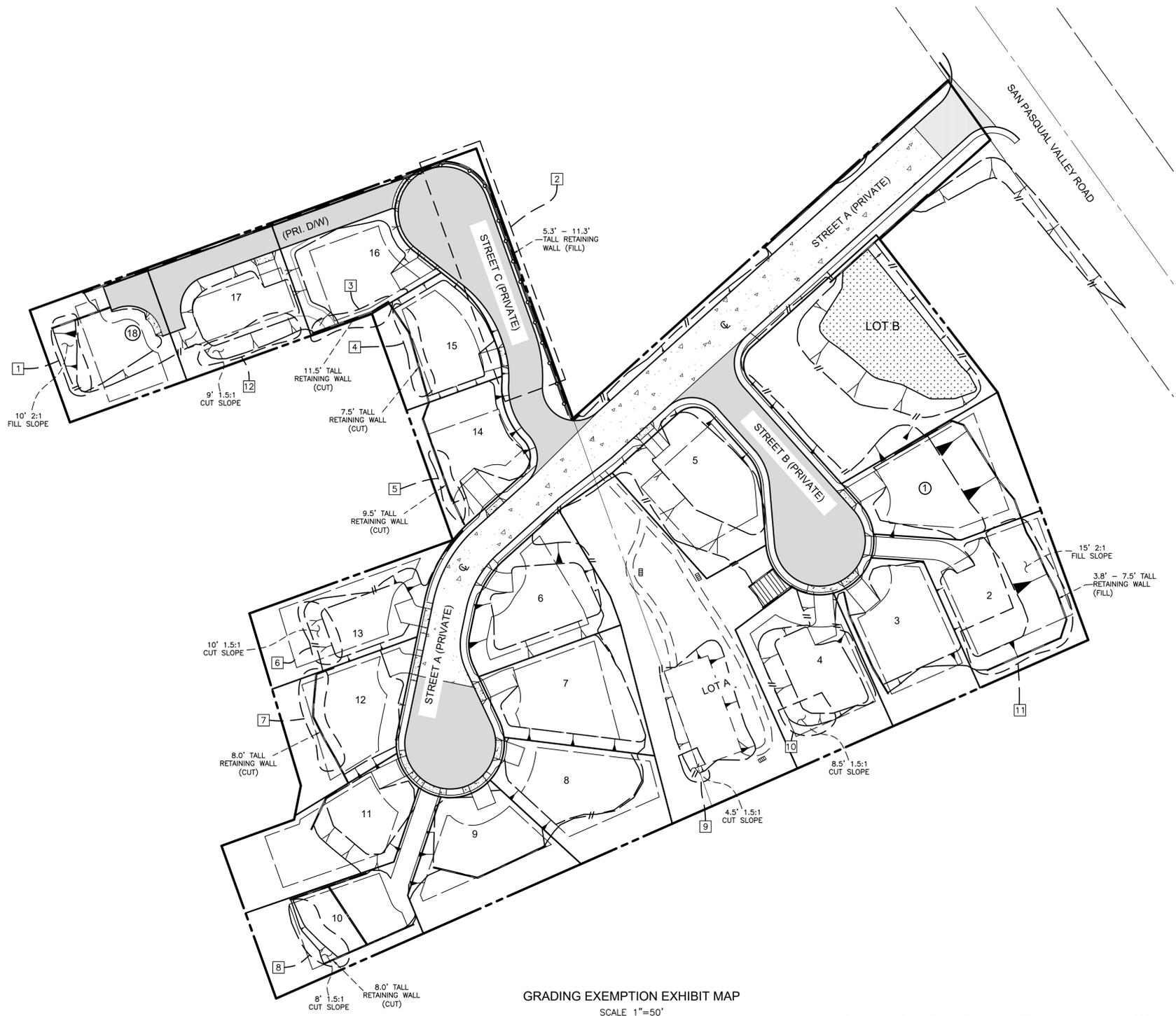
## GRADING EXEMPTION REQUEST

FILL SLOPE WITHIN FIFTY (50) FEET OF THE PROPERTY LINE WHICH IS IN EXCESS OF TEN (10) FEET IN HEIGHT;

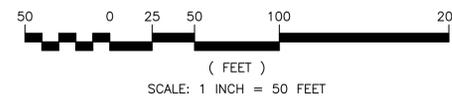
- 1 LOT 18 - 10' FILL SLOPE TOWARDS EASEMENT ROAD TO MAXIMIZE USABLE PAD AREA WITHIN SETBACK
- 2 5.3' - 11.3' FILL SLOPE NEEDED FOR ROADWAY TO PROVIDE ACCESS FOR FIRE, PEDESTRIANS AND VEHICLES

CUT SLOPES 1.5:1

- 3 LOT 16 - 11.5' MAXIMUM RETAINING WALL TO MAINTAIN USABLE REAR YARD AND REMOVE VISUAL IMPACTS
- 4 LOT 15 - 7.5' MAXIMUM RETAINING WALL TO MAINTAIN USABLE REAR YARD AND REMOVE VISUAL IMPACTS
- 5 LOT 14 - 9.5' MAXIMUM RETAINING WALL TO MAINTAIN USABLE REAR YARD AND REMOVE VISUAL IMPACTS
- 6 LOT 13 - 10' 1.5 TO 1 CUT SLOPE TO MINIMIZE GRADING WHILE IMPROVING USABLE AREA
- 7 LOT 12 - 8' MAXIMUM RETAINING WALL TO MAINTAIN USABLE REAR YARD KEEP PROPERTY SETBACK
- 8 LOT 10 - COMBO 8.0' MAXIMUM RETAINING WALL WITH ADJACENT 8.0' 1.5 TO 1 CURVED CUT SLOPE TO MEET PROPERTY LINE SETBACK
- 9 LOT A - SMALL 4.5' 1.5 TO 1 CUT SLOPE AT CORNER OF PLAYGROUND AREA OF OPEN SPACE
- 10 LOT 4 - 8.5' 1.5 TO 1 CURVED SLOPE TO MAINTAIN USABLE SIDE YARD
- 11 LOT 2 - COMBO 3.5' - 7.5' MAXIMUM RETAINING WALL AND 15' SLOPE TO MAXIMIZE PAD AREA
- 12 LOT 17 - 9.0' 1.5 TO 1 CUT SLOPE TO MINIMIZE GRADING WHILE IMPROVING USABLE AREA



GRADING EXEMPTION EXHIBIT MAP  
SCALE 1"=50'



PREPARED FOR:  
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WILLIAM C. YEN, RCE 33730 DATE

ORIGINAL PREPARATION DATE: 12/10/14		
REVISIONS		
NO.	DESCRIPTION	DATE
1	LOT REDUCTION/STREET REDESIGN	5/24/17
2	CUL-DE-SAC ADD./PAD WIDENING	12/1/17
3	INCLUDED TURNAROUND	7/11/18
4	ADD DRAINAGE/UTIL/LOT 14-18	10/22/18
5	SW/UTILS/EXTRA X-SECT/RW ELE	4/8/20