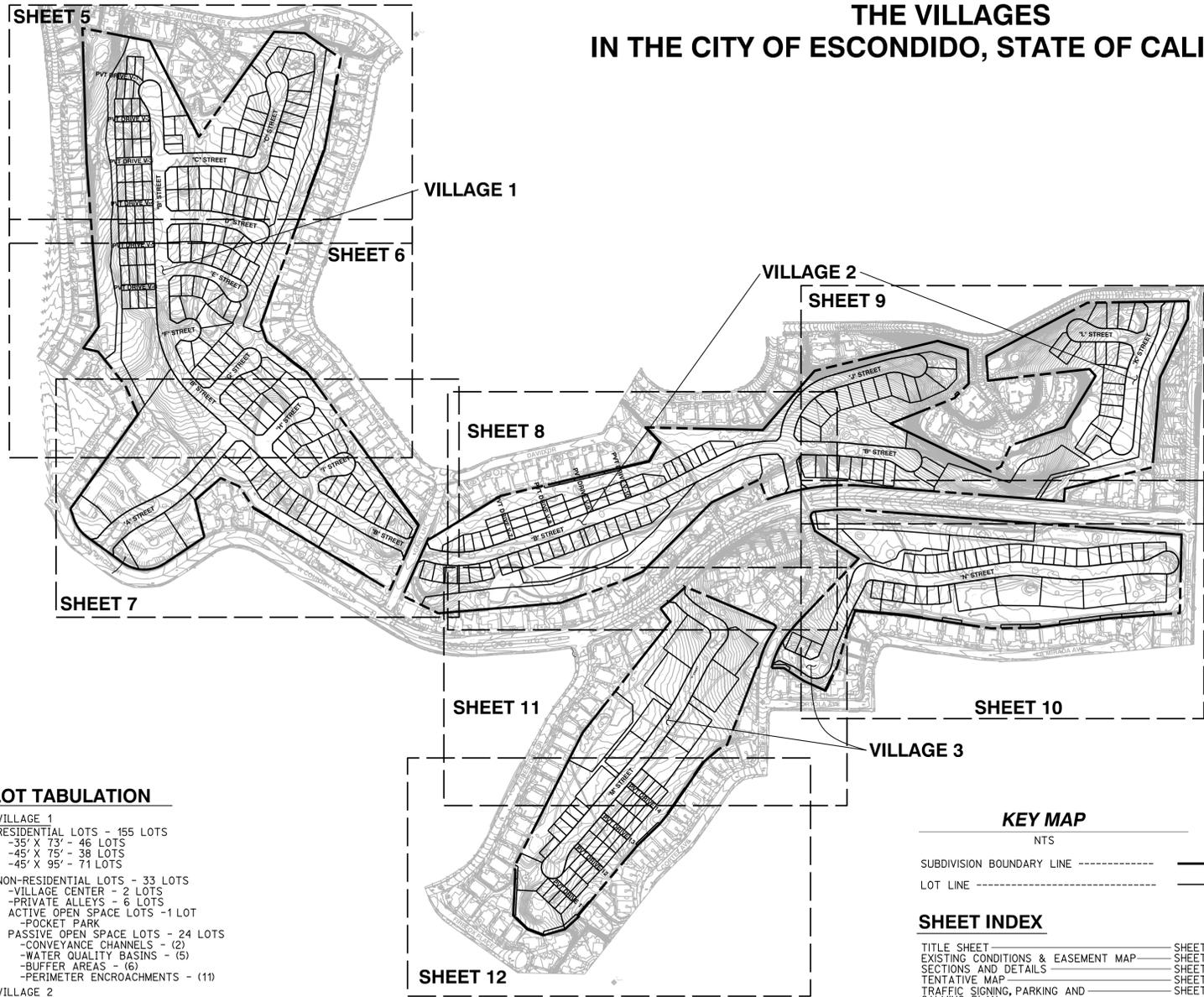


TENTATIVE MAP THE VILLAGES IN THE CITY OF ESCONDIDO, STATE OF CALIFORNIA



LOT TABULATION

| | |
|---|--|
| VILLAGE 1 | |
| RESIDENTIAL LOTS - 155 LOTS | |
| -35' X 73' - 46 LOTS | |
| -45' X 75' - 38 LOTS | |
| -45' X 95' - 71 LOTS | |
| NON-RESIDENTIAL LOTS - 33 LOTS | |
| -VILLAGE CENTER - 2 LOTS | |
| -PRIVATE ALLEYS - 6 LOTS | |
| -ACTIVE OPEN SPACE LOTS - 1 LOT | |
| -POCKET PARK | |
| PASSIVE OPEN SPACE LOTS - 24 LOTS | |
| -CONVEYANCE CHANNELS - (2) | |
| -WATER QUALITY BASINS - (5) | |
| -BUFFER AREAS - (6) | |
| -PERIMETER ENCROACHMENTS - (11) | |
| VILLAGE 2 | |
| RESIDENTIAL LOTS - 91 LOTS | |
| -35' X 73' - 32 LOTS | |
| -45' X 75' - 21 LOTS | |
| -45' X 95' - 38 LOTS | |
| NON-RESIDENTIAL LOTS - 23 LOTS | |
| -PRIVATE ALLEYS - 4 LOTS | |
| -ACTIVE OPEN SPACE LOTS - 1 LOT | |
| -POCKET PARK | |
| PASSIVE OPEN SPACE LOTS - 18 LOTS | |
| -CONVEYANCE CHANNELS - (2) | |
| -WATER QUALITY BASINS - (2) | |
| -BUFFER AREAS - (6) | |
| -PERIMETER ENCROACHMENTS - (8) | |
| VILLAGE 3 | |
| RESIDENTIAL LOTS - 82 LOTS | |
| -35' X 73' - 36 LOTS | |
| -45' X 75' - 32 LOTS | |
| -4 UNIT-CLUSTERS/6-UNIT CLUSTERS - 14 LOTS* | |
| NON-RESIDENTIAL LOTS - 39 LOTS | |
| -PRIVATE ALLEYS - 4 LOTS | |
| -ACTIVE OPEN SPACE LOTS - 2 LOTS | |
| -POCKET PARKS | |
| PASSIVE OPEN SPACE LOTS - 33 LOTS | |
| -CONVEYANCE CHANNELS - (1) | |
| -WATER QUALITY BASINS - (3) | |
| -BUFFER AREAS - (5) | |
| -PERIMETER ENCROACHMENTS - (24) | |

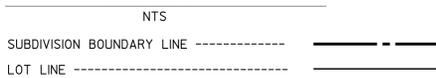
* WITHIN VILLAGE 3 THERE ARE 14 COMMON LOTS THAT WILL CONTAIN A TOTAL OF 78 RESIDENTIAL DWELLING UNITS CONFIGURED IN 4 UNIT AND 6 UNIT CLUSTERS.

| | |
|--------------------|----------|
| TOTAL LOTS: | |
| RESIDENTIAL: | 328 LOTS |
| VILLAGE CENTER: | 2 LOTS |
| BASINS: | 10 LOTS |
| CHANNELS: | 9 LOTS |
| LANDSCAPE/BUFFER: | 17 LOTS |
| POCKET PARKS: | 4 LOTS |
| PRIVATE DRIVES: | 14 LOTS |
| ENCROACHMENTS: | 43 LOTS |
| TOTAL: | 423 LOTS |

ABBREVIATIONS

| | | | |
|----------|-----------------------------|-------|--------------------------|
| AC | ASPHALT CONCRETE/ACRES | MIN | MINIMUM |
| AV | AIR RELEASE VALVE | NO | NUMBER |
| BC | BEGIN CURVE | OD | OUTSIDE DIAMETER |
| B.O. | BLOW OFF | OS | OPEN SPACE LOTS |
| BVC | BEGIN VERTICAL CURVE | PCR | POINT OF CURB RETURN |
| BW | BACK OF WALK/BOTTOM OF WALL | PCC | PORTLAND CEMENT CONCRETE |
| BS | BOTTOM OF STEP | PAD | PAD ELEVATION |
| C.B. | CATCH BASIN | PI | POINT OF INTERSECTION |
| CL | CENTERLINE | PL | PROPERTY LINE |
| C.O. | CLEANOUT | PVC | POLYVINYL CHLORIDE |
| CY | CUBIC YARDS | PVT | PRIVATE |
| D | DIAMETER | R | RADIUS |
| DWG | DRAWING | RD | ROOF DRAIN |
| DWY | DRIVEWAY | REQ'D | REQUIRED |
| EC | END CURVE | RCP | REINFORCED CONCRETE PIPE |
| EVC | END VERTICAL CURVE | RT | RIGHT |
| EX/EXIST | EXISTING | S | SEWER |
| FF | FINISH FLOOR | SD | STORM DRAIN |
| FG | FINISH GRADE | S/W | SIDEWALK |
| FH | FIRE HYDRANT | TC | TOP OF CURB |
| FL | FLOW LINE | TG | TOP OF GRADE |
| FS | FINISH SURFACE | TF | TOP OF FOOTING |
| FS | FIRE SERVICE | TP | TOP OF PIPE |
| HP | HIGH POINT | TS | TOP OF STEP |
| HT | HEIGHT | TW | TOP OF RETAINING WALL |
| IE | INVERT ELEVATION | TYP. | TYPICAL |
| LE | LEFT | VC | VERTICAL CURVE |
| LP | LOW POINT | W/ | WITH |
| LX | MAXIMUM | W/ | WITH |
| MH | MANHOLE | D | DELTA |

KEY MAP



SHEET INDEX

| | |
|---|-------------------|
| TITLE SHEET | SHEET 1 |
| EXISTING CONDITIONS & EASEMENT MAP | SHEET 2 |
| SECTIONS AND DETAILS | SHEETS 3 & 4 |
| TENTATIVE MAP | SHEETS 5 THRU 12 |
| TRAFFIC SIGNING, PARKING AND CALMING PLAN | SHEETS 13 THRU 15 |

GRADING EXEMPTIONS

- A GRADING EXEMPTION IS REQUESTED FOR SLOPE HEIGHTS PER ARTICLE 55 EXCAVATION AND GRADING SECTION 33-1066(c) 1-4
- TO ALLOW FILL SLOPES WITHIN 50 FEET OF THE PROPERTY LINE GREATER THAN 10 FEET IN HEIGHT.
 - ALLOW CUT SLOPES IN EXCESS OF 20 FEET IN HEIGHT.
 - TO ALLOW FILL SLOPES WITHIN 50 FEET OF THE PROPERTY LINE GREATER THAN 20 FEET IN HEIGHT.

EARTHWORK

| | |
|---------|------------|
| CUT: | 230,000 CY |
| FILL: | 370,000 CY |
| IMPORT: | 140,000 CY |

NOTES:

- EXISTING GENERAL PLAN LAND USE DESIGNATION-RESIDENTIAL URBAN-I, PROPOSED SPECIFIC PLAN AREA #14
- EXISTING ZONING DESIGNATION- R-1-7; PROPOSED SP
- APN's
224-210-53, 224-211-05, -11, -12, -15; 224-230-36, -43; 224-430-04, 224-431-01, -02, -03; 224-490-05, -06; 224-491-01; 224-811-28
- CALIFORNIA COORDINATE INDEX: 358-1731 AND 362-1731; AND 358-1737 AND 362-1737
- LATITUDE N53.157213° LONGITUDE W117.115403°
- SITE ADDRESS: 1800 W. COUNTRY CLUB LANE, ESCONDIDO, CA.
- TOTAL PROPERTY AREA: 109.30 AC
- TOTAL LOTS IS 423 LOTS
- RESIDENTIAL LOTS: 328 LOTS (392 DWELLING UNITS - SEE NOTE 25)
- NON-RESIDENTIAL LOTS: 95 LOTS (LETTER LOTS, BASINS, CHANNELS, OPEN SPACE & PRIVATE DRIVES)
- TOTAL OPEN SPACE/LANDSCAPE LOTS: 48.6 AC
- MINIMUM RESIDENTIAL LOT AREA: 2,555 SQ. FT
- AVERAGE RESIDENTIAL LOT AREA: 4,807 SQ. FT
- DENSITY: 392/109.30=3.6 DU/ACRE
- PUBLIC LOCAL STREETS AND PRIVATE DRIVES: 19.5 ACRES
- SOURCE OF TOPOGRAPHY: RICK ENGINEERING COMPANY, FLIGHT DATE: 2016-12-02
- BOUNDARY INFORMATION COMPILED FROM: ROS 2147
- LEGAL ACCESS FROM: COUNTRY CLUB LN, LA BREA ST, NUTMEG ST (EMERGENCY ACCESS) AND GARY LANE.
- EXISTING CONDITIONS & EASEMENTS: SEE SHEET 2
- SERVICE AGENCIES:
FIRE PROTECTION-ESCONDIDO FIRE DEPARTMENT (EFD)
SCHOOL - HIGH: ESCONDIDO UNION HIGH SCHOOL DISTRICT (EUHSD)
SCHOOL - ELEMENTARY AND MIDDLE: ESCONDIDO UNION SCHOOL DISTRICT (EUSD)
SCHOOL - SAN MARCOS UNIFIED SCHOOL DISTRICT (SMUSD)
WATER-RINCON DEL DIABLO MWD, CITY OF ESCONDIDO
SEWER-CITY OF ESCONDIDO
GAS & ELECTRIC-SAN DIEGO GAS & ELECTRIC (SDG&E)
TELEPHONE-AT&T
POLICE PROTECTION-CITY OF ESCONDIDO

- ALL SITE IMPROVEMENTS (I.E., LIGHTING, GRADING, ETC.) PER CITY OF ESCONDIDO DESIGN STANDARDS AND/OR CITY ORDINANCES, UNLESS OTHERWISE NOTED.
- ALL LOTS TO BE ON CITY OF ESCONDIDO SEWAGE DISPOSAL SYSTEM.
- ALL UTILITIES TO BE UNDERGROUND.
- ALL SLOPES 2:1 UNLESS NOTED OTHERWISE.
- ALL OFF-SITE IMPROVEMENTS PER CITY OF ESCONDIDO, COUNTY OF SAN DIEGO AND CALTRANS STANDARDS.
- MULTIPLE FINAL MAPS MAY BE FILED AND RECORDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
- LOTS 314-318, 247-250, AND 287-291 OF THIS SUBDIVISION ARE RESIDENTIAL CONDOMINIUM PROJECTS AS DEFINED IN SECTION 1350 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF CONDOMINIUM UNITS IS 78.
- THERE ARE 43 MANY PRIVATE ENCROACHMENTS FROM ADJACENT PRIVATE PROPERTIES. THIS TENTATIVE MAP WILL CREATE SEPARATE LOTS (ENCROACHMENT LOTS) WITH A BUILDING RESTRICTED EASEMENT TO ENCOMPASS EACH SPECIFIC ENCROACHMENT.
- ALL CHANNEL LOTS WILL HAVE A PUBLIC DRAINAGE EASEMENT OVER THEM.
- PROPOSED DEVIATIONS FROM CITY OF ESCONDIDO STANDARDS ARE AS FOLLOWS:
STREET DESIGN EXCEPTIONS
- PROPOSED PUBLIC STREETS "A" THROUGH "N" UTILIZE 6" ROLLED CURB AND GUTTER
- STREETS C, E, I, J, L, R ARE SHORT CUL-DE-SACS WITH MIN. RADIUS OF 200' INSTEAD OF 435'
RESIDENTIAL LOT AREAS
- THE NUMBER OF RESIDENTIAL LOTS WHICH ARE LESS THAN 7000 SQ. FT ARE:
- VILLAGE 1: 148
- VILLAGE 2: 81
- VILLAGE 3: 68

LEGEND

EXISTING IMPROVEMENTS

| | |
|---------------------------|--------|
| ITEM | SYMBOL |
| SPOT ELEV | X 9.0 |
| CONTOURS | 274 |
| EASEMENT | ----- |
| 8" SEWER MAIN | S |
| GAS | G |
| STORM DRAIN | SD |
| TELEPHONE | T |
| WATER LINE | W |
| CURB INLET | ⊠ |
| TYPE STORM DRAIN CLEANOUT | ⊠ SD |
| SEWER MANHOLE | ⊙ |
| WATER VALVE | ⊗ |
| RIGHT-OF-WAY | --- |
| CURB | ===== |
| 4" PCC SIDEWALK | ===== |
| CURB & GUTTER | ===== |
| STREET SURVEY MONUMENT | ⊕ ⊙ |
| SETTLEMENT MONUMENT | ⊕ |
| BROW DITCH | --- |
| RECYCLED WATER | RW |
| STREET LIGHT | ⊕ |

PROPOSED IMPROVEMENTS

| | |
|---|----------------------------|
| ITEM | SYMBOL |
| SUBDIVISION BOUNDARY | ----- |
| CURB LINE | ----- |
| LOT LINE | ----- |
| RIGHT-OF-WAY LINE | ----- |
| WATER | 8" UNLESS OTHERWISE NOTED |
| SEWER | 8" UNLESS OTHERWISE NOTED |
| SEWER MANHOLE | ⊙ |
| STORM DRAIN | 18" UNLESS OTHERWISE NOTED |
| STORM DRAIN CLEANOUT | ⊠ |
| STORM DRAIN INLET | ⊠ |
| 2:1 SLOPE | V V |
| RETAINING WALL (SHOWN ONLY WHERE SLOPES ARE 2' AND GREATER IN HEIGHT) | ===== |
| SPOT ELEVATION | 725.0 |
| STREET SLOPE | 1% |
| STORM DRAIN HEADWALL | ⊠ |
| BIORETENTION BASIN | ⊠ |

LEGAL DESCRIPTION

LOTS 1, 2, 3 AND THAT PORTION OF 185 GOLDEN CIRCLE UNIT NO. 2, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL MAP THEREOF NO. 5433, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, ON JULY 29, 1964;

TOGETHER WITH THAT PORTION OF LOT 3 IN BLOCK 14 OF THE SUBDIVISION OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 21, 1895;

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF;

TOGETHER WITH THAT PORTION OF LOT 186 OF GOLDEN CIRCLE UNIT NO. 2, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL MAP THEREOF NO. 5433, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 29, 1964 AND THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, ALL BEING IN TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF;

TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF;

TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE SECTION 5, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF;

OWNER'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE RECORDS OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL MY (OUR) CONTIGUOUS OWNERSHIP IN WHICH I (WE) HAVE ANY DEED OR TRUST INTEREST. I (WE) UNDERSTAND THAT MY (OUR) PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAIL ROAD RIGHTS-OF-WAY.

BY: STUCK IN THE ROUGH, LLC

Michael Schlessinger
MICHAEL SCHLESSINGER,
DATE: 3/16/17

MANAGER
TITLE:



ENGINEER OF WORK

Timothy J. Murphy
TIMOTHY J. MURPHY R.C.E. 35171

3/16/17

DATE

TENTATIVE MAP THE VILLAGES TITLE SHEET

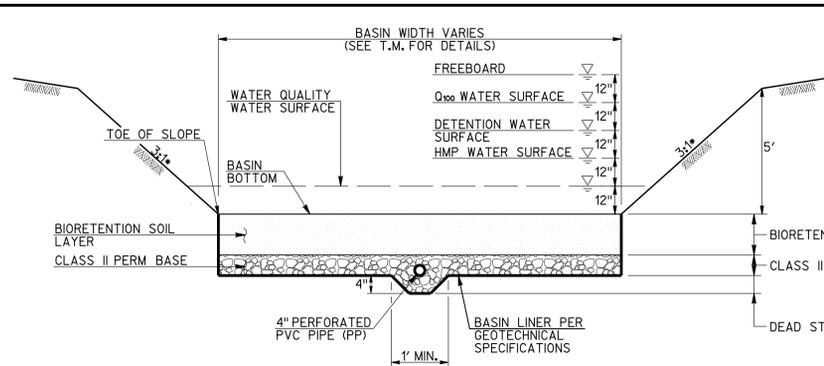
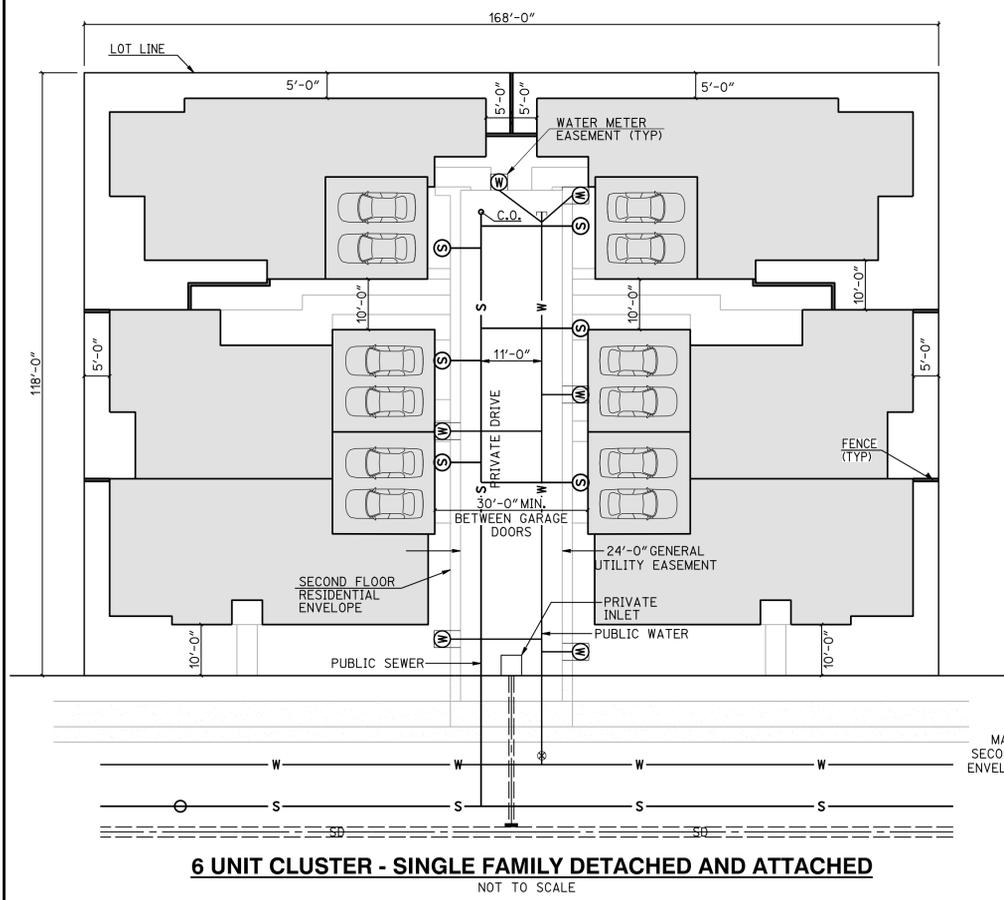
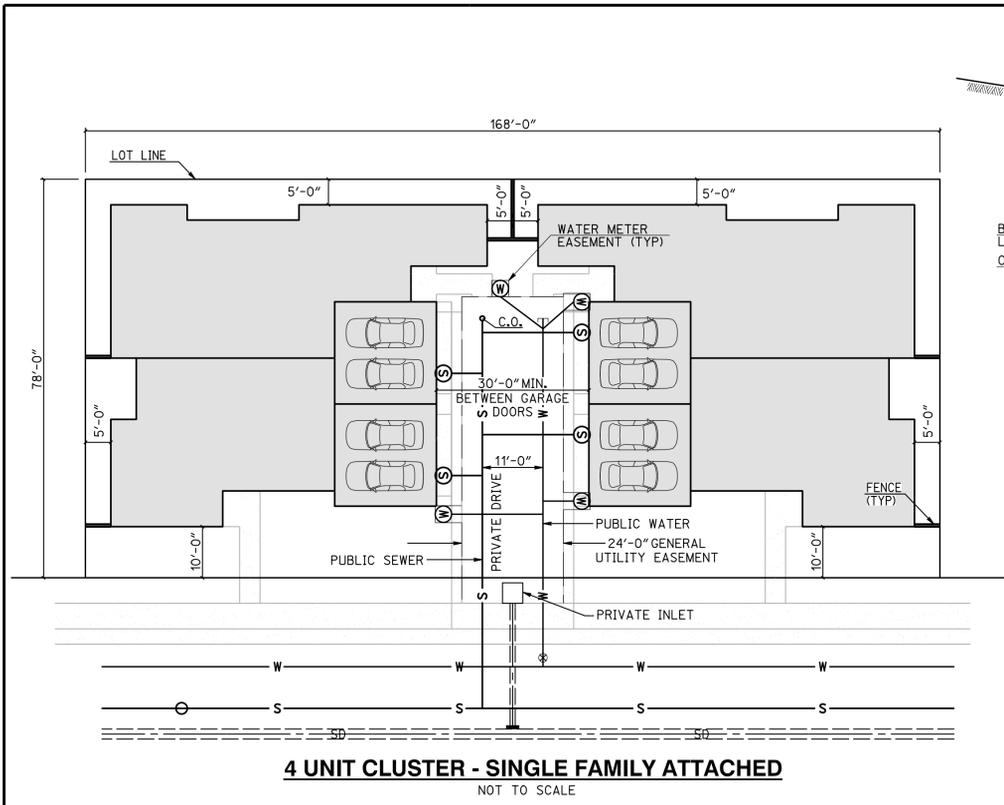
PROPOSED LOT AREA TABLE

| LOT NUMBER | LOT AREA (SQF) | LOT TYPE | LOT NUMBER | LOT AREA (SQF) | LOT TYPE | LOT NUMBER | LOT AREA (SQF) | LOT TYPE |
|------------|----------------|-------------|------------|----------------|-------------|------------|----------------|------------------------|
| 1 | 3080 | RESIDENTIAL | 122 | 5652 | RESIDENTIAL | 243 | 6667 | RESIDENTIAL |
| 2 | 2695 | RESIDENTIAL | 123 | 5704 | RESIDENTIAL | 244 | 6316 | RESIDENTIAL |
| 3 | 2695 | RESIDENTIAL | 124 | 5334 | RESIDENTIAL | 245 | 6533 | RESIDENTIAL |
| 4 | 2695 | RESIDENTIAL | 125 | 5128 | RESIDENTIAL | 246 | 7838 | RESIDENTIAL |
| 5 | 2818 | RESIDENTIAL | 126 | 6093 | RESIDENTIAL | 247 | 20459 | RESIDENTIAL |
| 6 | 2818 | RESIDENTIAL | 127 | 5876 | RESIDENTIAL | 248 | 22670 | RESIDENTIAL |
| 7 | 2818 | RESIDENTIAL | 128 | 5841 | RESIDENTIAL | 249 | 19984 | RESIDENTIAL |
| 8 | 3220 | RESIDENTIAL | 129 | 4809 | RESIDENTIAL | 250 | 20933 | RESIDENTIAL |
| 9 | 2993 | RESIDENTIAL | 130 | 4370 | RESIDENTIAL | 251 | 2993 | RESIDENTIAL |
| 10 | 2628 | RESIDENTIAL | 131 | 4783 | RESIDENTIAL | 252 | 2628 | RESIDENTIAL |
| 11 | 2628 | RESIDENTIAL | 132 | 5246 | RESIDENTIAL | 253 | 2628 | RESIDENTIAL |
| 12 | 2555 | RESIDENTIAL | 133 | 5871 | RESIDENTIAL | 254 | 2555 | RESIDENTIAL |
| 13 | 2143 | RESIDENTIAL | 134 | 5014 | RESIDENTIAL | 255 | 2555 | RESIDENTIAL |
| 14 | 2821 | RESIDENTIAL | 135 | 4401 | RESIDENTIAL | 256 | 2628 | RESIDENTIAL |
| 15 | 2821 | RESIDENTIAL | 136 | 4500 | RESIDENTIAL | 257 | 2628 | RESIDENTIAL |
| 16 | 3213 | RESIDENTIAL | 137 | 5489 | RESIDENTIAL | 258 | 2993 | RESIDENTIAL |
| 17 | 2993 | RESIDENTIAL | 138 | 5175 | RESIDENTIAL | 259 | 2993 | RESIDENTIAL |
| 18 | 2628 | RESIDENTIAL | 139 | 5729 | RESIDENTIAL | 260 | 2628 | RESIDENTIAL |
| 19 | 2628 | RESIDENTIAL | 140 | 4924 | RESIDENTIAL | 261 | 2628 | RESIDENTIAL |
| 20 | 2555 | RESIDENTIAL | 141 | 5953 | RESIDENTIAL | 262 | 2555 | RESIDENTIAL |
| 21 | 2689 | RESIDENTIAL | 142 | 5778 | RESIDENTIAL | 263 | 2555 | RESIDENTIAL |
| 22 | 2766 | RESIDENTIAL | 143 | 5044 | RESIDENTIAL | 264 | 2628 | RESIDENTIAL |
| 23 | 2766 | RESIDENTIAL | 144 | 7492 | RESIDENTIAL | 265 | 2628 | RESIDENTIAL |
| 24 | 3150 | RESIDENTIAL | 145 | 4515 | RESIDENTIAL | 266 | 2993 | RESIDENTIAL |
| 25 | 2993 | RESIDENTIAL | 146 | 4527 | RESIDENTIAL | 267 | 3018 | RESIDENTIAL |
| 26 | 2628 | RESIDENTIAL | 147 | 4539 | RESIDENTIAL | 268 | 2712 | RESIDENTIAL |
| 27 | 2628 | RESIDENTIAL | 148 | 4727 | RESIDENTIAL | 269 | 2775 | RESIDENTIAL |
| 28 | 2555 | RESIDENTIAL | 149 | 5312 | RESIDENTIAL | 270 | 2758 | RESIDENTIAL |
| 29 | 2732 | RESIDENTIAL | 150 | 5701 | RESIDENTIAL | 271 | 2555 | RESIDENTIAL |
| 30 | 2786 | RESIDENTIAL | 151 | 5295 | RESIDENTIAL | 272 | 2628 | RESIDENTIAL |
| 31 | 2761 | RESIDENTIAL | 152 | 4919 | RESIDENTIAL | 273 | 2628 | RESIDENTIAL |
| 32 | 3115 | RESIDENTIAL | 153 | 4728 | RESIDENTIAL | 274 | 3043 | RESIDENTIAL |
| 33 | 3059 | RESIDENTIAL | 154 | 4636 | RESIDENTIAL | 275 | 2628 | RESIDENTIAL |
| 34 | 2628 | RESIDENTIAL | 155 | 5073 | RESIDENTIAL | 276 | 2555 | RESIDENTIAL |
| 35 | 2628 | RESIDENTIAL | 156 | 5274 | RESIDENTIAL | 277 | 2555 | RESIDENTIAL |
| 36 | 2555 | RESIDENTIAL | 157 | 3585 | RESIDENTIAL | 278 | 2628 | RESIDENTIAL |
| 37 | 2555 | RESIDENTIAL | 158 | 3465 | RESIDENTIAL | 279 | 2628 | RESIDENTIAL |
| 38 | 2628 | RESIDENTIAL | 159 | 3465 | RESIDENTIAL | 280 | 2628 | RESIDENTIAL |
| 39 | 2628 | RESIDENTIAL | 160 | 3480 | RESIDENTIAL | 281 | 3255 | RESIDENTIAL |
| 40 | 2843 | RESIDENTIAL | 161 | 3465 | RESIDENTIAL | 282 | 2757 | RESIDENTIAL |
| 41 | 2909 | RESIDENTIAL | 162 | 3465 | RESIDENTIAL | 283 | 2836 | RESIDENTIAL |
| 42 | 2594 | RESIDENTIAL | 163 | 3450 | RESIDENTIAL | 284 | 2628 | RESIDENTIAL |
| 43 | 3030 | RESIDENTIAL | 164 | 3451 | RESIDENTIAL | 285 | 2628 | RESIDENTIAL |
| 44 | 3816 | RESIDENTIAL | 165 | 3452 | RESIDENTIAL | 286 | 2628 | RESIDENTIAL |
| 45 | 2808 | RESIDENTIAL | 166 | 3453 | RESIDENTIAL | 287 | 13744 | RESIDENTIAL |
| 46 | 2998 | RESIDENTIAL | 167 | 3373 | RESIDENTIAL | 288 | 13939 | RESIDENTIAL |
| 47 | 5298 | RESIDENTIAL | 168 | 3464 | RESIDENTIAL | 289 | 13441 | RESIDENTIAL |
| 48 | 5086 | RESIDENTIAL | 169 | 3479 | RESIDENTIAL | 290 | 22868 | RESIDENTIAL |
| 49 | 5252 | RESIDENTIAL | 170 | 3480 | RESIDENTIAL | 291 | 24046 | RESIDENTIAL |
| 50 | 4807 | RESIDENTIAL | 171 | 3634 | RESIDENTIAL | 292 | 3386 | RESIDENTIAL |
| 51 | 4807 | RESIDENTIAL | 172 | 3748 | RESIDENTIAL | 293 | 3751 | RESIDENTIAL |
| 52 | 6832 | RESIDENTIAL | 173 | 3732 | RESIDENTIAL | 294 | 3811 | RESIDENTIAL |
| 53 | 6895 | RESIDENTIAL | 174 | 3748 | RESIDENTIAL | 295 | 3574 | RESIDENTIAL |
| 54 | 12764 | RESIDENTIAL | 175 | 3748 | RESIDENTIAL | 296 | 3450 | RESIDENTIAL |
| 55 | 6759 | RESIDENTIAL | 176 | 3746 | RESIDENTIAL | 297 | 3450 | RESIDENTIAL |
| 56 | 5246 | RESIDENTIAL | 177 | 4603 | RESIDENTIAL | 298 | 3450 | RESIDENTIAL |
| 57 | 4508 | RESIDENTIAL | 178 | 2866 | RESIDENTIAL | 299 | 3464 | RESIDENTIAL |
| 58 | 4275 | RESIDENTIAL | 179 | 2948 | RESIDENTIAL | 300 | 3702 | RESIDENTIAL |
| 59 | 4275 | RESIDENTIAL | 180 | 2777 | RESIDENTIAL | 301 | 3740 | RESIDENTIAL |
| 60 | 4275 | RESIDENTIAL | 181 | 2978 | RESIDENTIAL | 302 | 3602 | RESIDENTIAL |
| 61 | 5173 | RESIDENTIAL | 182 | 2613 | RESIDENTIAL | 303 | 3458 | RESIDENTIAL |
| 62 | 6518 | RESIDENTIAL | 183 | 2555 | RESIDENTIAL | 304 | 3450 | RESIDENTIAL |
| 63 | 9982 | RESIDENTIAL | 184 | 2555 | RESIDENTIAL | 305 | 3450 | RESIDENTIAL |
| 64 | 8579 | RESIDENTIAL | 185 | 2613 | RESIDENTIAL | 306 | 3666 | RESIDENTIAL |
| 65 | 5510 | RESIDENTIAL | 186 | 2978 | RESIDENTIAL | 307 | 3759 | RESIDENTIAL |
| 66 | 4785 | RESIDENTIAL | 187 | 3151 | RESIDENTIAL | 308 | 3527 | RESIDENTIAL |
| 67 | 4668 | RESIDENTIAL | 188 | 2737 | RESIDENTIAL | 309 | 3450 | RESIDENTIAL |
| 68 | 4663 | RESIDENTIAL | 189 | 2660 | RESIDENTIAL | 310 | 3474 | RESIDENTIAL |
| 69 | 4370 | RESIDENTIAL | 190 | 2555 | RESIDENTIAL | 311 | 3557 | RESIDENTIAL |
| 70 | 4370 | RESIDENTIAL | 191 | 2613 | RESIDENTIAL | 312 | 3556 | RESIDENTIAL |
| 71 | 4645 | RESIDENTIAL | 192 | 2964 | RESIDENTIAL | 313 | 5438 | RESIDENTIAL |
| 72 | 4339 | RESIDENTIAL | 193 | 3045 | RESIDENTIAL | 314 | 21173 | RESIDENTIAL |
| 73 | 4114 | RESIDENTIAL | 194 | 2625 | RESIDENTIAL | 315 | 21040 | RESIDENTIAL |
| 74 | 4424 | RESIDENTIAL | 195 | 2590 | RESIDENTIAL | 316 | 21387 | RESIDENTIAL |
| 75 | 4582 | RESIDENTIAL | 196 | 3004 | RESIDENTIAL | 317 | 23070 | RESIDENTIAL |
| 76 | 4739 | RESIDENTIAL | 197 | 3004 | RESIDENTIAL | 318 | 20296 | RESIDENTIAL |
| 77 | 4294 | RESIDENTIAL | 198 | 2590 | RESIDENTIAL | 319 | 3546 | RESIDENTIAL |
| 78 | 4050 | RESIDENTIAL | 199 | 2650 | RESIDENTIAL | 320 | 3723 | RESIDENTIAL |
| 79 | 4050 | RESIDENTIAL | 200 | 3086 | RESIDENTIAL | 321 | 3713 | RESIDENTIAL |
| 80 | 4062 | RESIDENTIAL | 201 | 4413 | RESIDENTIAL | 322 | 3595 | RESIDENTIAL |
| 81 | 4444 | RESIDENTIAL | 202 | 2628 | RESIDENTIAL | 323 | 3457 | RESIDENTIAL |
| 82 | 3587 | RESIDENTIAL | 203 | 2628 | RESIDENTIAL | 324 | 3450 | RESIDENTIAL |
| 83 | 4028 | RESIDENTIAL | 204 | 2628 | RESIDENTIAL | 325 | 3450 | RESIDENTIAL |
| 84 | 5057 | RESIDENTIAL | 205 | 2628 | RESIDENTIAL | 326 | 3498 | RESIDENTIAL |
| 85 | 3585 | RESIDENTIAL | 206 | 2643 | RESIDENTIAL | 327 | 3375 | RESIDENTIAL |
| 86 | 3728 | RESIDENTIAL | 207 | 2730 | RESIDENTIAL | 328 | 3375 | RESIDENTIAL |
| 87 | 3728 | RESIDENTIAL | 208 | 4487 | RESIDENTIAL | B1 | 55989 | WATER QUALITY BASIN |
| 88 | 3468 | RESIDENTIAL | 209 | 9165 | RESIDENTIAL | B2 | 18065 | WATER QUALITY BASIN |
| 89 | 3625 | RESIDENTIAL | 210 | 8052 | RESIDENTIAL | B3 | 6203 | WATER QUALITY BASIN |
| 90 | 4100 | RESIDENTIAL | 211 | 7102 | RESIDENTIAL | B4 | 20945 | WATER QUALITY BASIN |
| 91 | 4184 | RESIDENTIAL | 212 | 5432 | RESIDENTIAL | B5 | 51294 | WATER QUALITY BASIN |
| 92 | 4546 | RESIDENTIAL | 213 | 5320 | RESIDENTIAL | B6 | 38212 | WATER QUALITY BASIN |
| 93 | 4836 | RESIDENTIAL | 214 | 5320 | RESIDENTIAL | B7 | 44462 | WATER QUALITY BASIN |
| 94 | 5145 | RESIDENTIAL | 215 | 5320 | RESIDENTIAL | B8 | 24683 | WATER QUALITY BASIN |
| 95 | 4416 | RESIDENTIAL | 216 | 5841 | RESIDENTIAL | B9 | 43256 | WATER QUALITY BASIN |
| 96 | 4062 | RESIDENTIAL | 217 | 5429 | RESIDENTIAL | B10 | 37919 | WATER QUALITY BASIN |
| 97 | 4196 | RESIDENTIAL | 218 | 8165 | RESIDENTIAL | C1 | 134526 | DRAINAGE CHANNEL |
| 98 | 3848 | RESIDENTIAL | 219 | 7698 | RESIDENTIAL | C2 | 71030 | DRAINAGE CHANNEL |
| 99 | 5150 | RESIDENTIAL | 220 | 7740 | RESIDENTIAL | C3 | 140822 | DRAINAGE CHANNEL |
| 100 | 5295 | RESIDENTIAL | 221 | 5803 | RESIDENTIAL | C4 | 63211 | DRAINAGE CHANNEL |
| 101 | 4581 | RESIDENTIAL | 222 | 4563 | RESIDENTIAL | C5 | 70645 | DRAINAGE CHANNEL |
| 102 | 4320 | RESIDENTIAL | 223 | 4688 | RESIDENTIAL | E1 | 324 | PERIMETER ENCROACHMENT |
| 103 | 4134 | RESIDENTIAL | 224 | 4664 | RESIDENTIAL | E2 | 325 | PERIMETER ENCROACHMENT |
| 104 | 5982 | RESIDENTIAL | 225 | 4657 | RESIDENTIAL | E3 | 314 | PERIMETER ENCROACHMENT |
| 105 | 7521 | RESIDENTIAL | 226 | 4851 | RESIDENTIAL | E4 | 325 | PERIMETER ENCROACHMENT |
| 106 | 7696 | RESIDENTIAL | 227 | 5044 | RESIDENTIAL | E5 | 325 | PERIMETER ENCROACHMENT |
| 107 | 7633 | RESIDENTIAL | 228 | 4604 | RESIDENTIAL | E6 | 463 | PERIMETER ENCROACHMENT |
| 108 | 5891 | RESIDENTIAL | 229 | 4487 | RESIDENTIAL | E7 | 427 | PERIMETER ENCROACHMENT |
| 109 | 6726 | RESIDENTIAL | 230 | 4487 | RESIDENTIAL | E8 | 462 | PERIMETER ENCROACHMENT |
| 110 | 5228 | RESIDENTIAL | 231 | 6490 | RESIDENTIAL | E9 | 690 | PERIMETER ENCROACHMENT |
| 111 | 4635 | RESIDENTIAL | 232 | 7461 | RESIDENTIAL | E10 | 580 | PERIMETER ENCROACHMENT |
| 112 | 4635 | RESIDENTIAL | 233 | 6816 | RESIDENTIAL | E11 | 418 | PERIMETER ENCROACHMENT |
| 113 | 4635 | RESIDENTIAL | 234 | 4828 | RESIDENTIAL | E12 | 650 | PERIMETER ENCROACHMENT |
| 114 | 4641 | RESIDENTIAL | 235 | 4370 | RESIDENTIAL | E13 | 650 | PERIMETER ENCROACHMENT |
| 115 | 5261 | RESIDENTIAL | 236 | 4370 | RESIDENTIAL | E14 | 650 | PERIMETER ENCROACHMENT |
| 116 | 4543 | RESIDENTIAL | 237 | 7057 | RESIDENTIAL | E15 | 650 | PERIMETER ENCROACHMENT |
| 117 | 5115 | RESIDENTIAL | 238 | 5738 | RESIDENTIAL | E16 | 690 | PERIMETER ENCROACHMENT |
| 118 | 5443 | RESIDENTIAL | 239 | 4921 | RESIDENTIAL | E17 | 395 | PERIMETER ENCROACHMENT |
| 119 | 5490 | RESIDENTIAL | 240 | 4275 | RESIDENTIAL | E18 | 1137 | PERIMETER ENCROACHMENT |
| 120 | 5900 | RESIDENTIAL | 241 | 4831 | RESIDENTIAL | E19 | 182 | PERIMETER ENCROACHMENT |
| 121 | 6209 | RESIDENTIAL | 242 | 4487 | RESIDENTIAL | E20 | 353 | PERIMETER ENCROACHMENT |

| LOT NUMBER | LOT AREA (SQF) | LOT TYPE | LOT NUMBER | LOT AREA (SQF) | LOT TYPE |
|------------|----------------|------------------------|------------|----------------|----------------|
| E21 | 325 | PERIMETER ENCROACHMENT | P1 | 49322 | PARK |
| E22 | 325 | PERIMETER ENCROACHMENT | P2 | 62802 | PARK |
| E23 | 650 | PERIMETER ENCROACHMENT | P3 | 14713 | PARK |
| E24 | 650 | PERIMETER ENCROACHMENT | P4 | 8330 | PARK |
| E25 | 385 | PERIMETER ENCROACHMENT | RC1 | 179209 | CLUBHOUSE/FARM |
| E26 | 1119 | PERIMETER ENCROACHMENT | RC2 | 38779 | CLUBHOUSE/FARM |
| E27 | 1382 | PERIMETER ENCROACHMENT | V1-V14 | 43992 | PRIVATE DRIVES |
| E28 | 351 | PERIMETER ENCROACHMENT | A-N | 805934 | PUBLIC STREETS |
| E29 | 329 | PERIMETER ENCROACHMENT | | | |
| E30 | 1544 | PERIMETER ENCROACHMENT | | | |
| E31 | 604 | PERIMETER ENCROACHMENT | | | |
| E32 | 2040 | PERIMETER ENCROACHMENT | | | |
| E33 | 1368 | PERIMETER ENCROACHMENT | | | |
| E34 | 1335 | PERIMETER ENCROACHMENT | | | |
| E35 | 1260 | PERIMETER ENCROACHMENT | | | |
| E36 | 1248 | PERIMETER ENCROACHMENT | | | |
| E37 | 1238 | PERIMETER ENCROACHMENT | | | |
| E38 | 1238 | PERIMETER ENCROACHMENT | | | |
| E39 | 414 | PERIMETER ENCROACHMENT | | | |
| E40 | 475 | PERIMETER ENCROACHMENT | | | |
| E41 | 576 | PERIMETER ENCROACHMENT | | | |
| E42 | 451 | PERIMETER ENCROACHMENT | | | |
| E43 | 1148 | PERIMETER ENCROACHMENT | | | |
| L1 | 78355 | LANDSCAPE/BUFFER | | | |
| L2 | 135432 | LANDSCAPE/BUFFER | | | |
| L3 | 37444 | LANDSCAPE/BUFFER | | | |
| L4 | 1588 | LANDSCAPE/BUFFER | | | |
| L5 | 1784 | LANDSCAPE/BUFFER | | | |
| L6 | 3505 | LANDSCAPE/BUFFER | | | |
| L7 | 168292 | LANDSCAPE/BUFFER | | | |
| L8 | 54822 | LANDSCAPE/BUFFER | | | |
| L9 | 1500 | LANDSCAPE/BUFFER | | | |
| L10 | 17447 | LANDSCAPE/BUFFER | | | |
| L11 | 20971 | LANDSCAPE/BUFFER | | | |
| L12 | 177571 | LANDSCAPE/BUFFER | | | |
| L13 | 123863 | LANDSCAPE/BUFFER | | | |
| L14 | 2834 | LANDSCAPE/BUFFER | | | |
| L15 | 85999 | LANDSCAPE/BUFFER | | | |
| L16 | 199645 | LANDSCAPE/BUFFER | | | |
| L17 | 12638 | LANDSCAPE/BUFFER | | | |

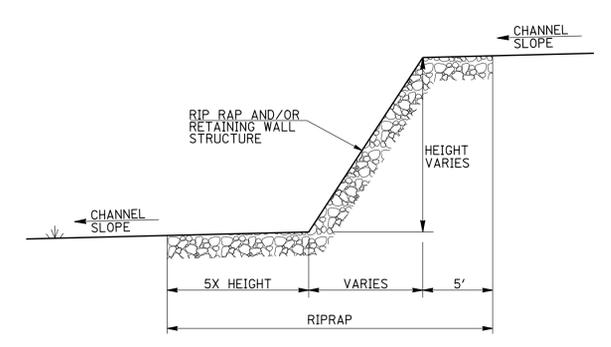
EXISTING EASEMENTS

| ITEM NO. | RECORDING DATE | DOCUMENT NO. | DESCRIPTION (GRANTEE) | REMARKS | ACTION |
|----------|----------------|-----------------|---|--------------------------|-------------------|
| (2) | 10-02-1925 | BK 1136, PG 130 | PIPELINES (VISTA IRR. DIST.) | PLOTTED APPROX. LOCATION | TO REMAIN |
| (3) | 04-16-1937 | BK 641, PG 212 | ROAD AGRMNT BETWEEN JONES & COX | PLOTTED APPROX. LOCATION | TO BE QUITCLAIMED |
| (4) | 04-23-1942 | BK 1342, PG 115 | PUBLIC UTILITIES, INC. & EGRESS (SDG&E) | PLOTTED APPROX. LOCATION | TO BE QUITCLAIMED |
| (5) | 04-27-1942 | BK 1331, PG 312 | PUBLIC UTILITIES, INC. & EGRESS (SDG&E) | PLOTTED APPROX. LOCATION | TO BE QUITCLAIMED |
| (6) | 04-27-1942 | BK 1336, PG 319 | PUBLIC UTILITIES, INC. & EGRESS (SDG&E) | PLOTTED APPROX. LOCATION | TO BE QUITCLAIMED |
| (7)</ | | | | | |

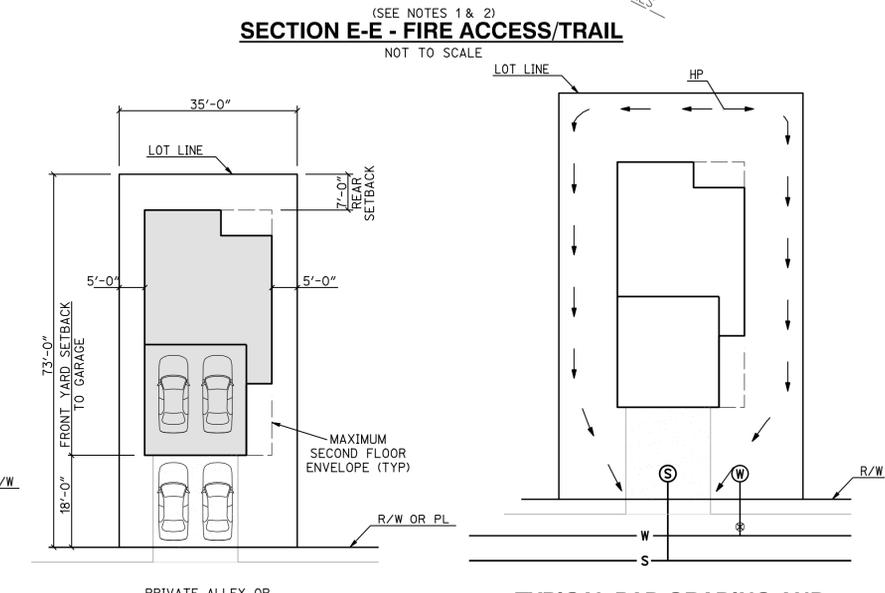
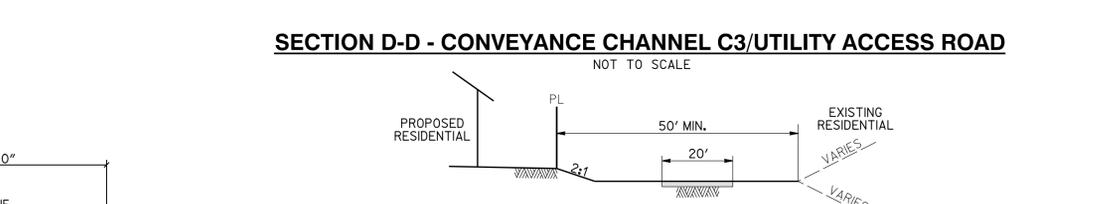
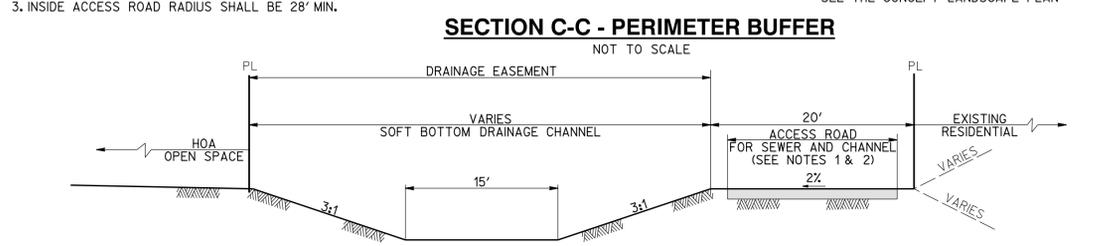
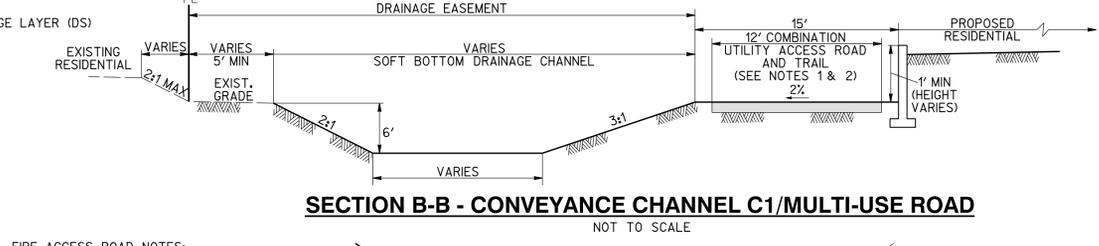
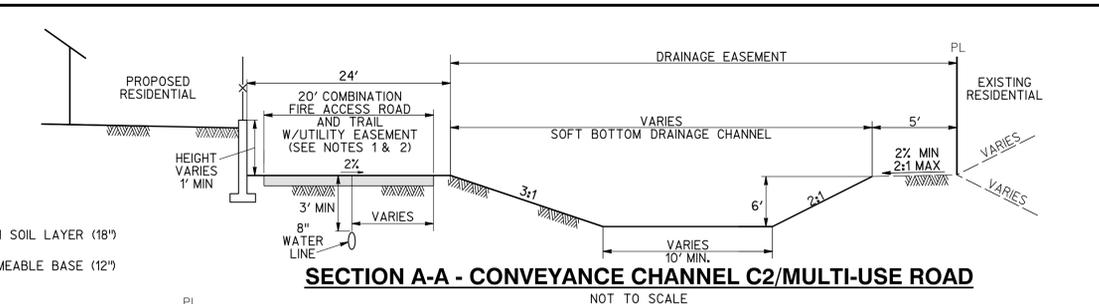
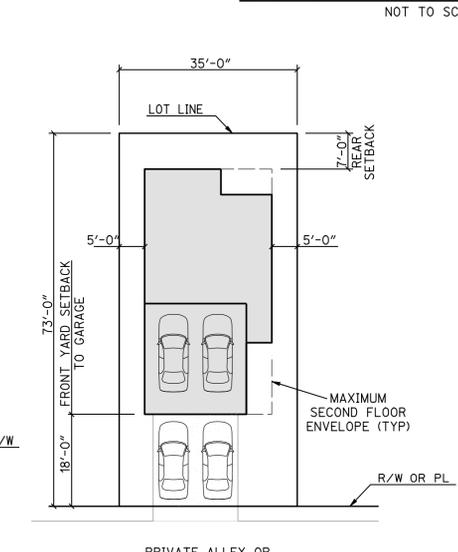
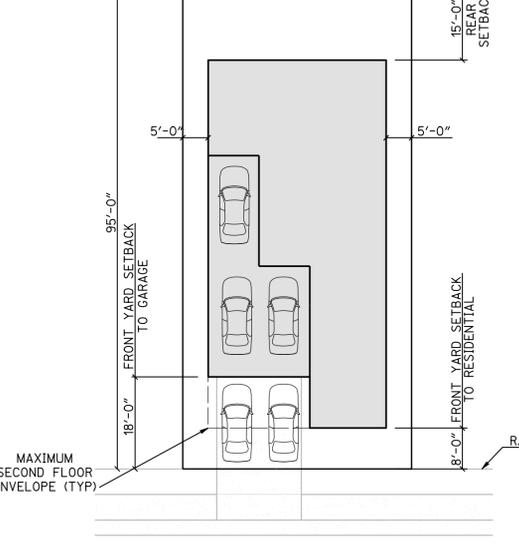
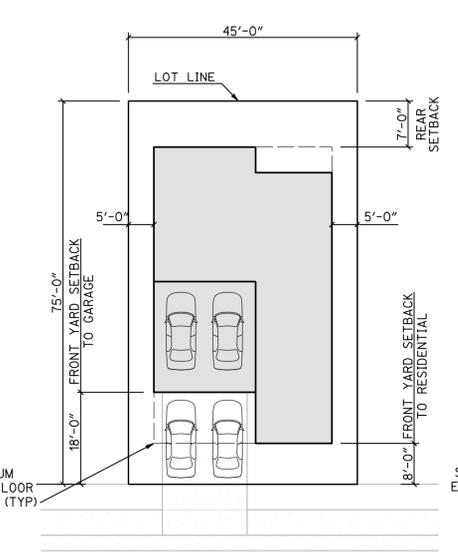


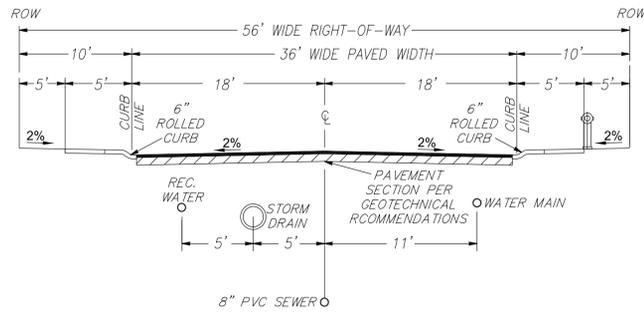
NOTES:
- PLANT PALETTE AND IRRIGATION SHALL BE APPROPRIATE FOR THE UNIQUE CONDITIONS WITHIN THE BIORETENTION BASIN.
• UNLESS OTHERWISE SHOWN

TYPICAL BIORETENTION BASIN CROSS-SECTION
NOT TO SCALE



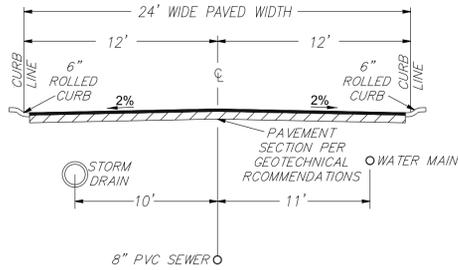
TYPICAL DROP STRUCTURE
NOT TO SCALE





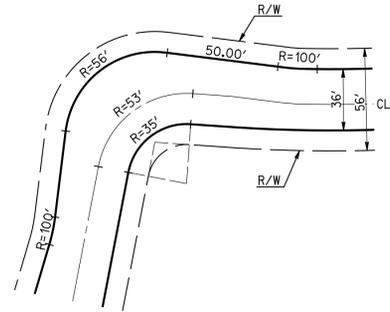
PROPOSED PUBLIC LOCAL STREET
STREETS "A" THROUGH "N"

NOT TO SCALE
DESIGN SPEED= 30 MPH
MIN. RADIUS= 435 FT
NOTE: STREETS C, E, I, J, L, M ARE CUL-DE-SACS WITH MIN. RADII OF 200'



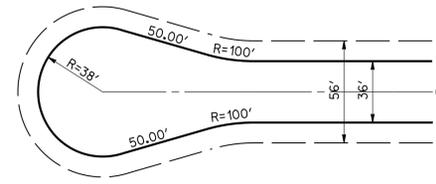
PROPOSED PRIVATE DRIVE
"PRIVATE DRIVES "V-1" THROUGH "V-15"

NOT TO SCALE



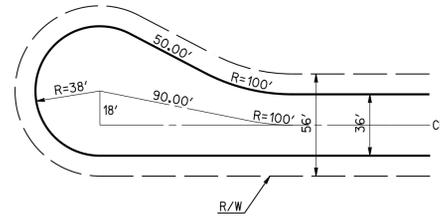
STANDARD KNUCKLE

NOT TO SCALE



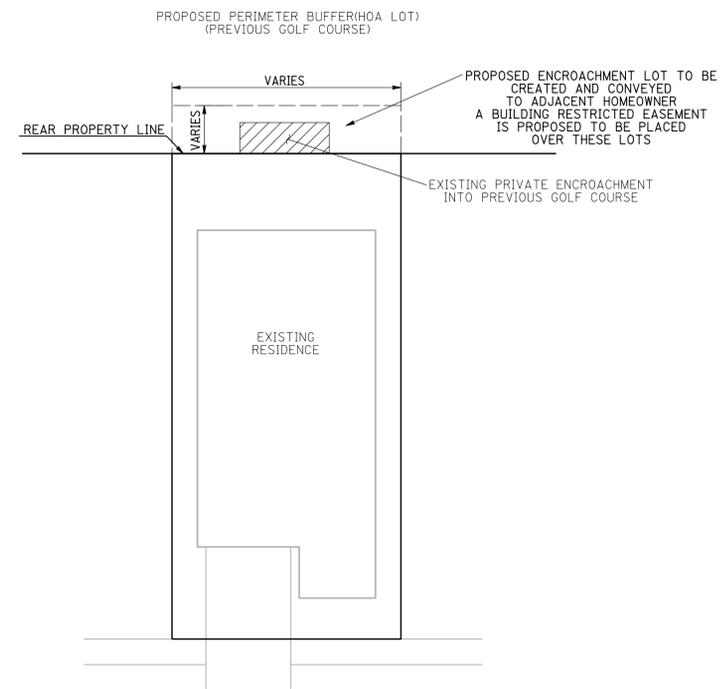
STANDARD CUL-DE-SAC

NOT TO SCALE



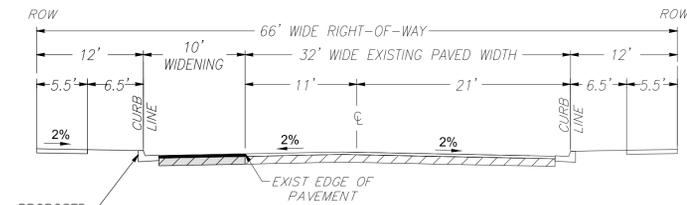
OFFSET CUL-DE-SAC

NOT TO SCALE



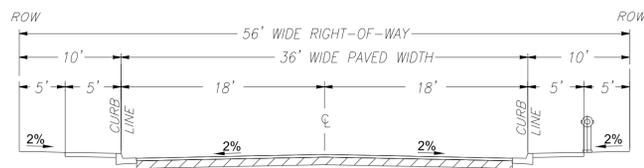
TYPICAL DETAIL
PRIVATE PROPERTY
ENCROACHMENTS INTO EXISTING GOLF COURSE
(LOTS E-1 THROUGH E-43)

NOT TO SCALE



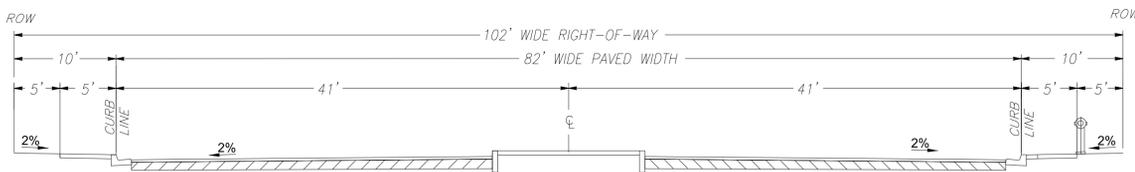
EXISTING NUTMEG STREET

NOT TO SCALE



EXISTING GARY LANE, LA BREA STREET - NOT A PART*

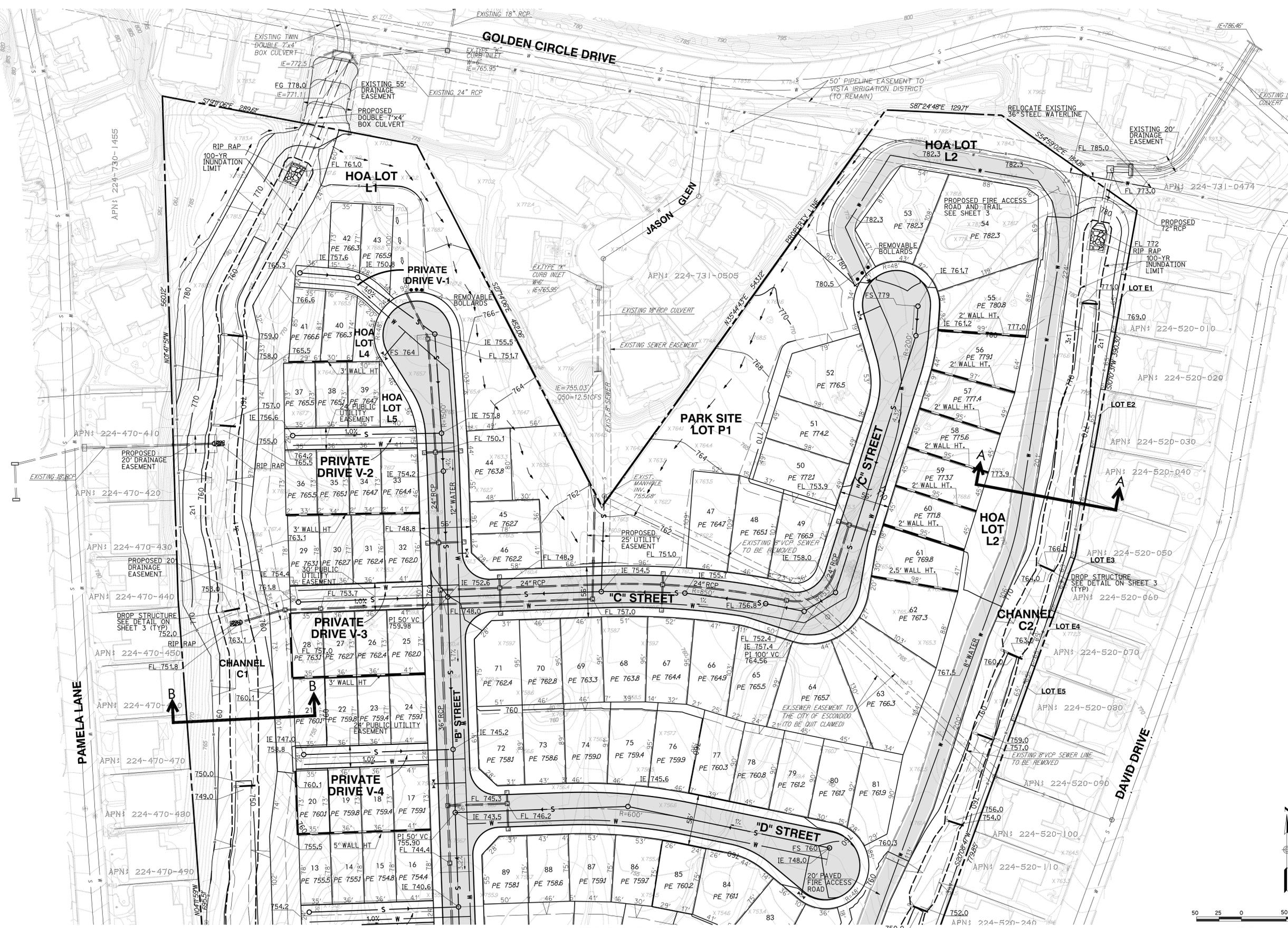
NOT TO SCALE



EXISTING COUNTRY CLUB LANE - NOT A PART*

NOT TO SCALE

*THE EXISTING STREET SECTIONS SHOWN ARE FOR REFERENCE ONLY.
THESE STREETS ARE PROVIDING ACCESS TO THE SITE



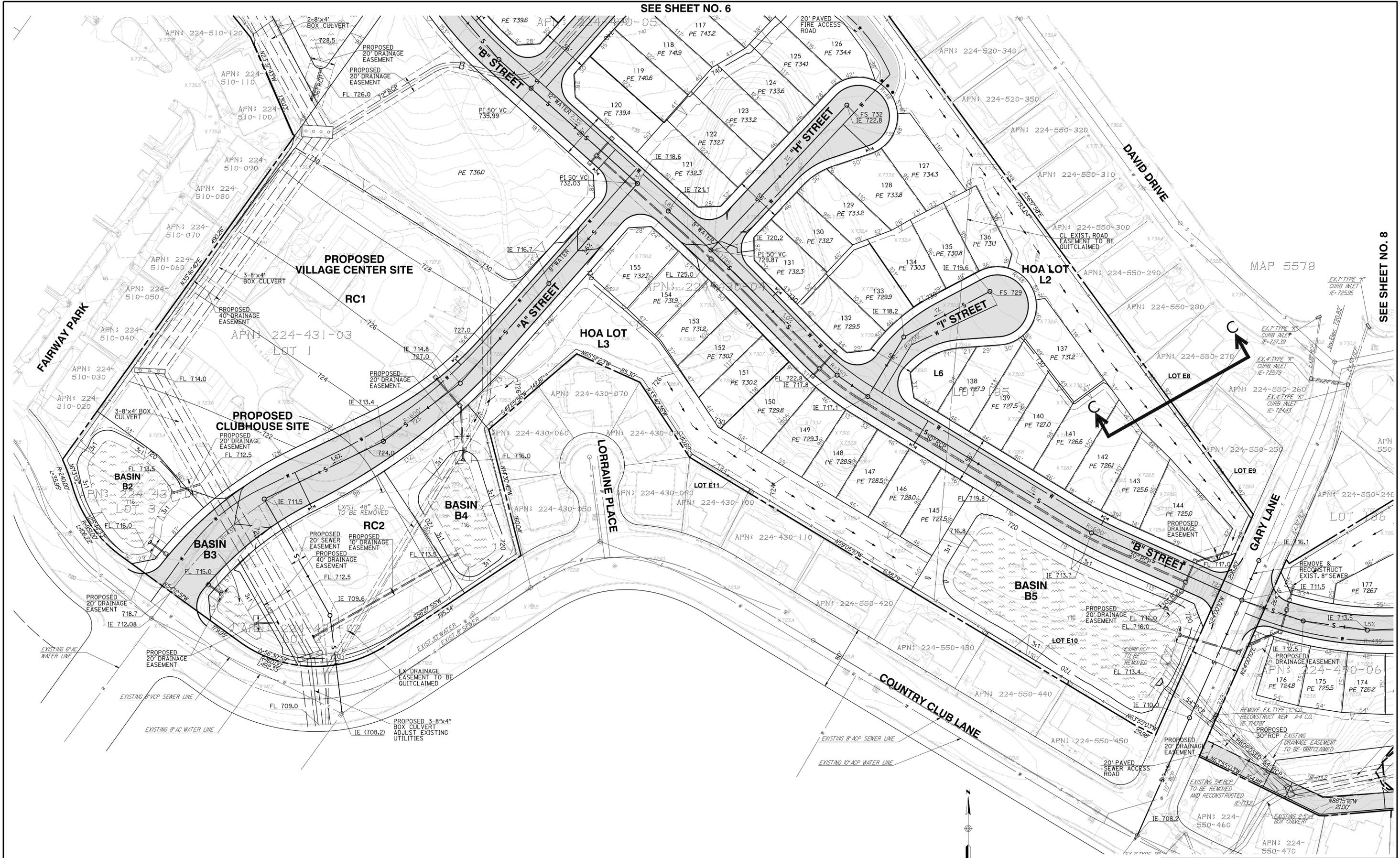
SEE SHEET NO. 6



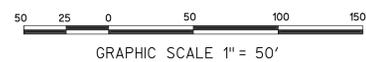
**TENTATIVE MAP
THE VILLAGES**

SEE SHEET NO. 6

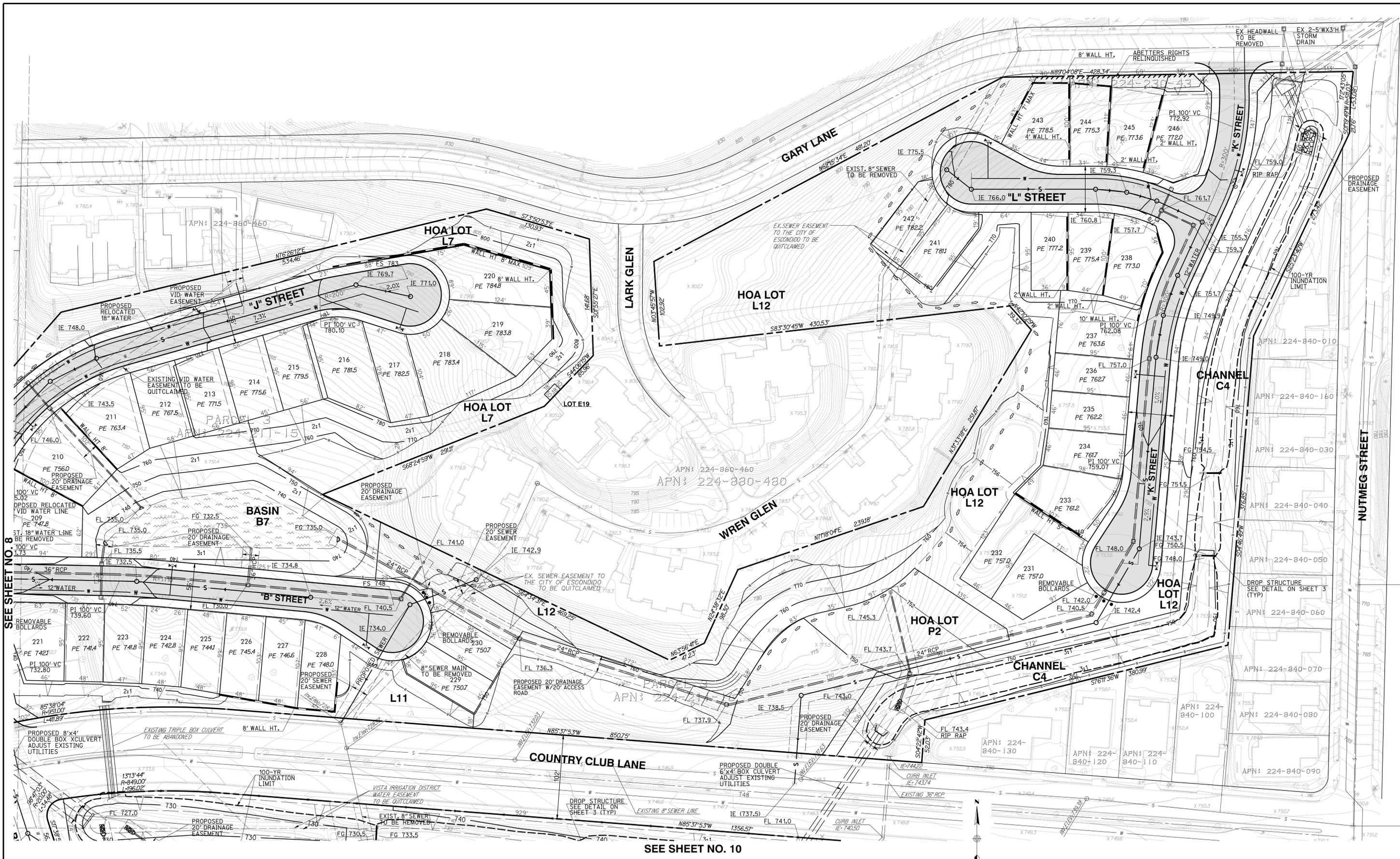
SEE SHEET NO. 8



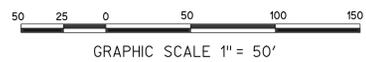
**TENTATIVE MAP
THE VILLAGES**



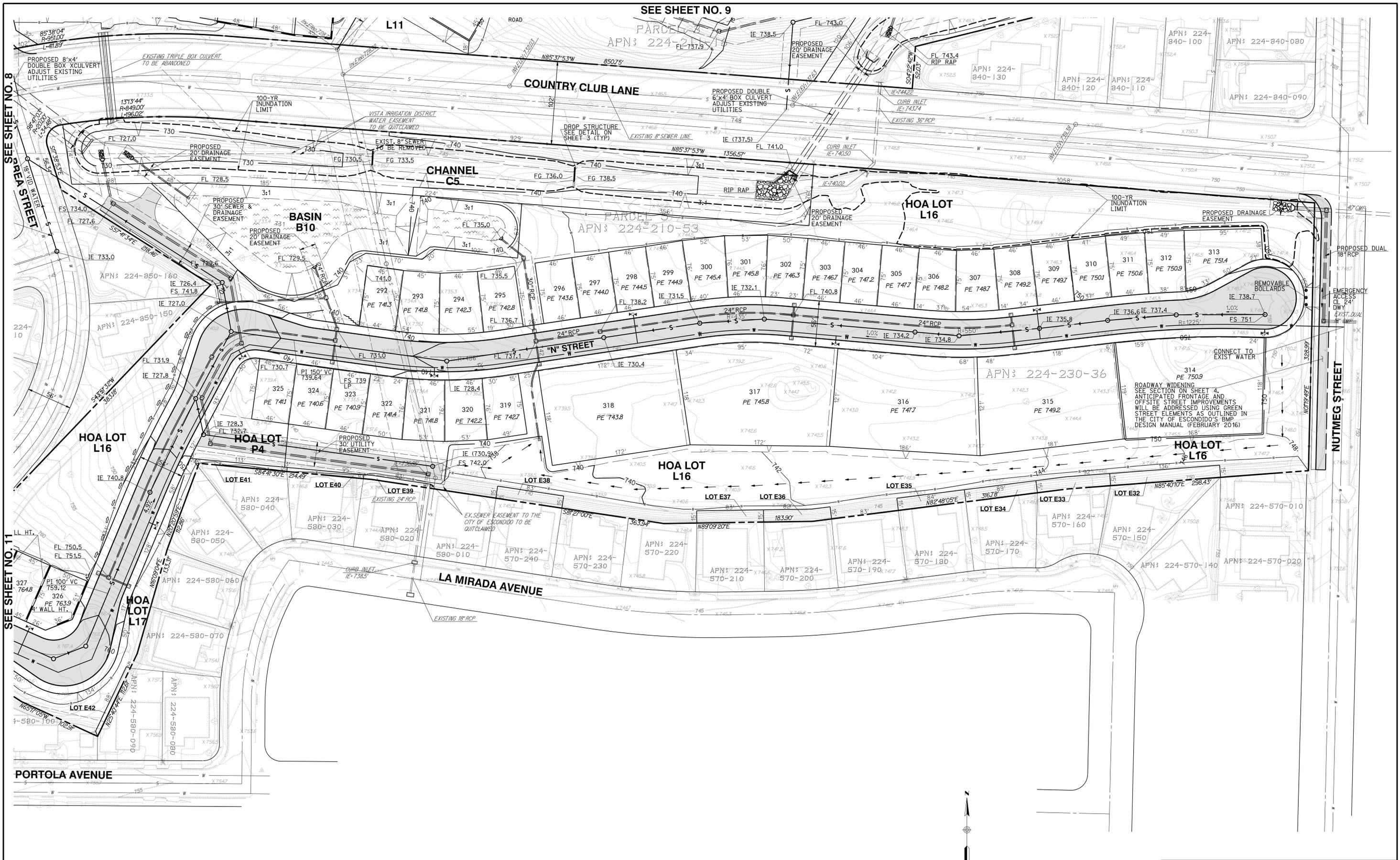
RICK
ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX) 619.291.4165
rickengineering.com
San Diego Riverside - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson



SEE SHEET NO. 10



**TENTATIVE MAP
THE VILLAGES**



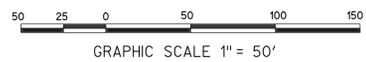
SEE SHEET NO. 9

SEE SHEET NO. 8

SEE SHEET NO. 11

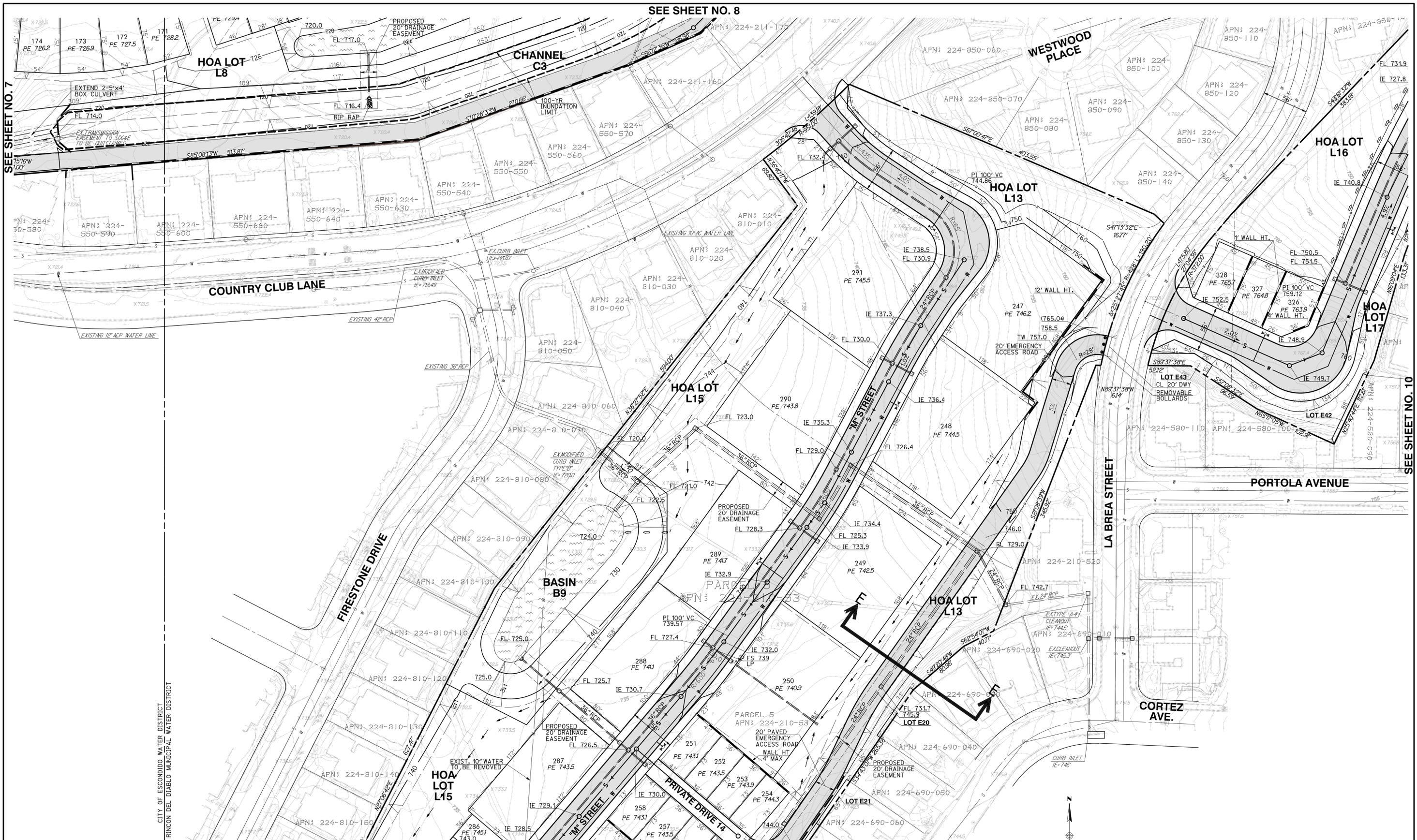
PORTOLA AVENUE

RICK ENGINEERING COMPANY
 5620 FRIARS ROAD
 SAN DIEGO, CA 92110
 619.291.0707
 (FAX) 619.291.4165
 J-17762A
 rickengineering.com
 San Diego Riverside - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson



**TENTATIVE MAP
 THE VILLAGES**
 SHEET 10 OF 15

15-MAR-2011 10:59
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 default: plotter: dplot



SEE SHEET NO. 8

SEE SHEET NO. 7

SEE SHEET NO. 10

SEE SHEET NO. 12

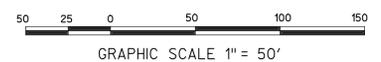
CITY OF ESCONDIDO WATER DISTRICT
RINCON DEL DIABLO MUNICIPAL WATER DISTRICT

RICK
ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX) 619.291.4165

J-17762A

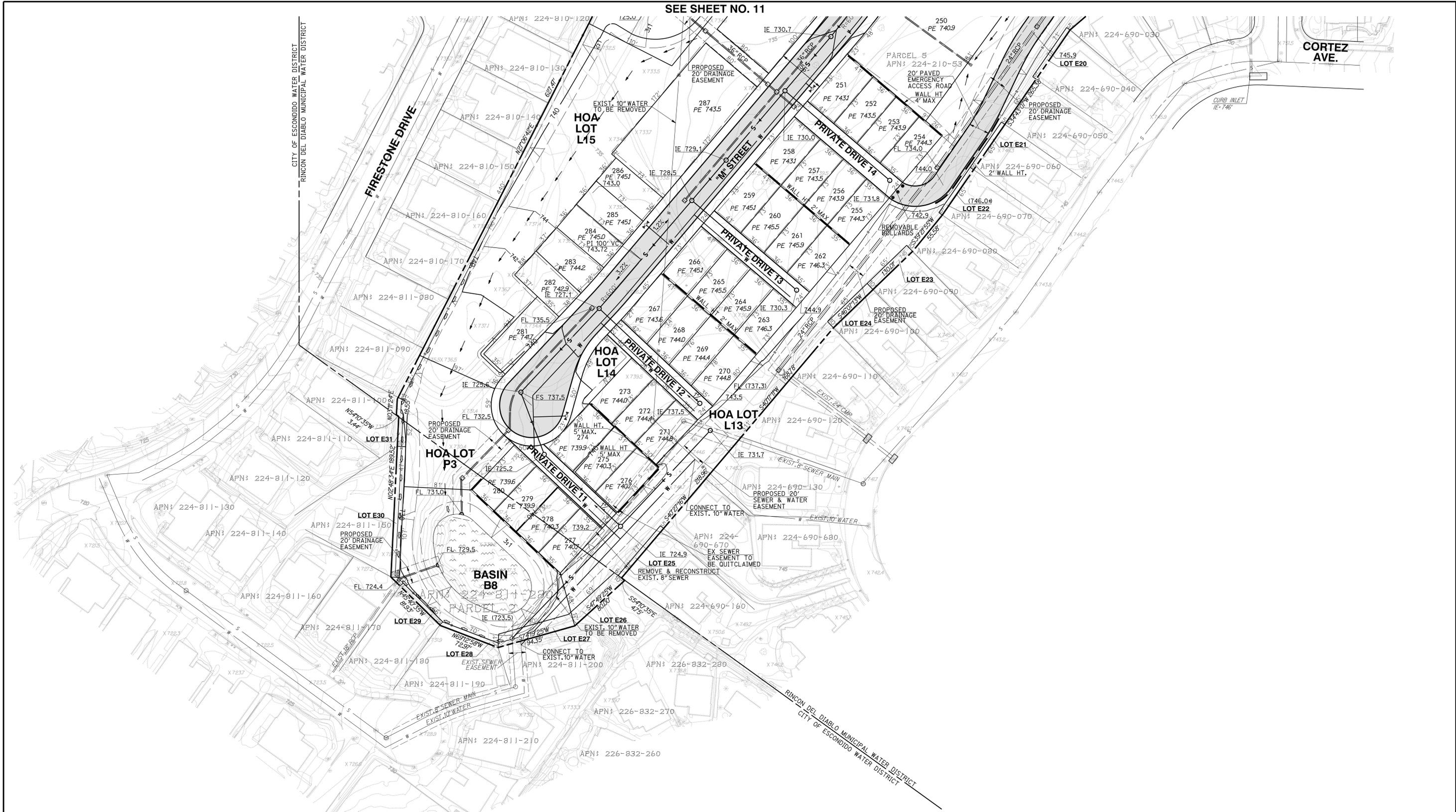
rickengineering.com

San Diego Riverside - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson



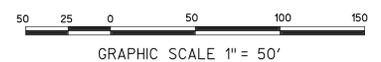
TENTATIVE MAP
THE VILLAGES

SEE SHEET NO. 11



CORTEZ AVE.

CITY OF ESCONDIDO WATER DISTRICT
RINCON DEL DIABLO MUNICIPAL WATER DISTRICT



**TENTATIVE MAP
 THE VILLAGES**

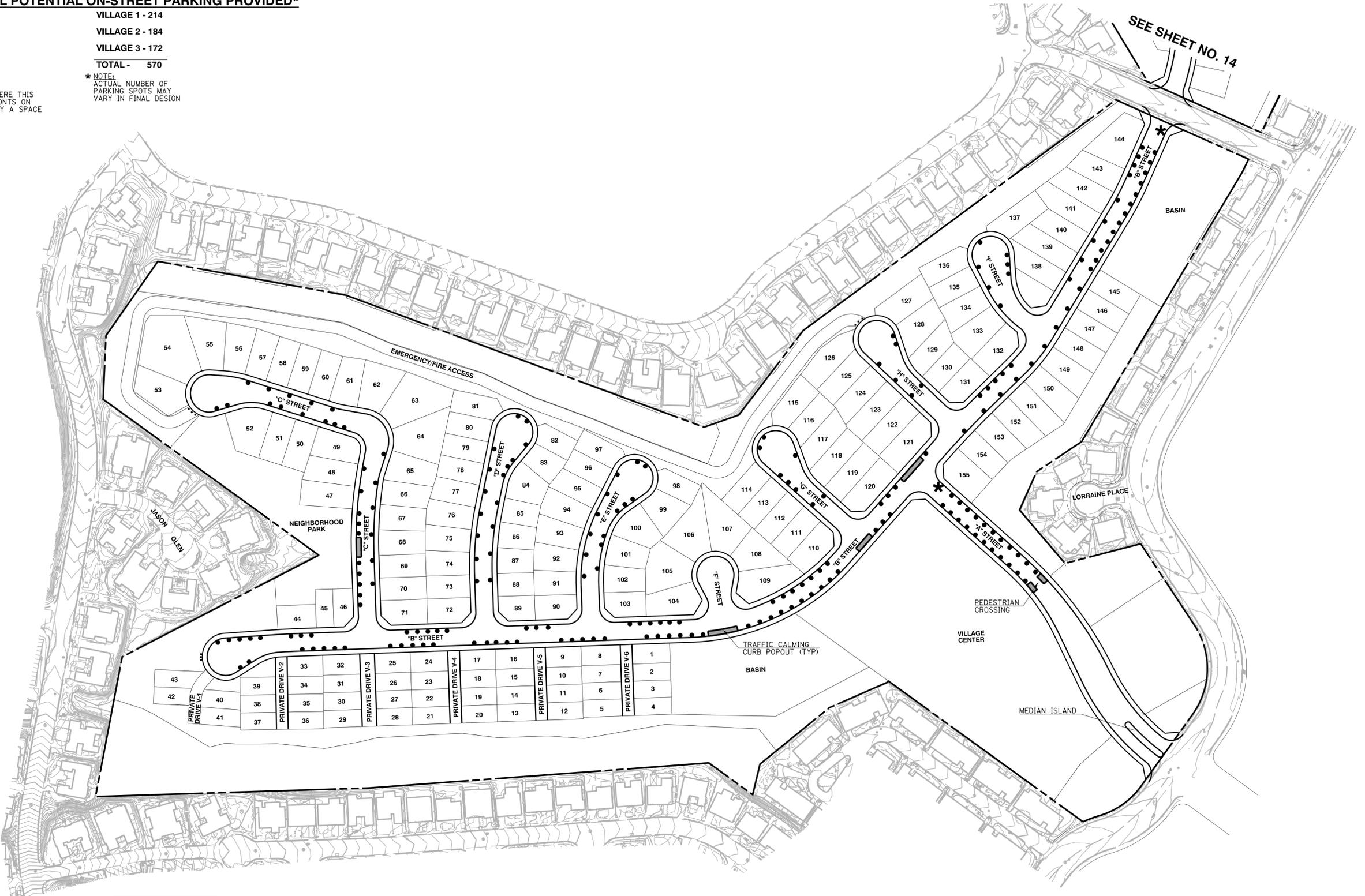
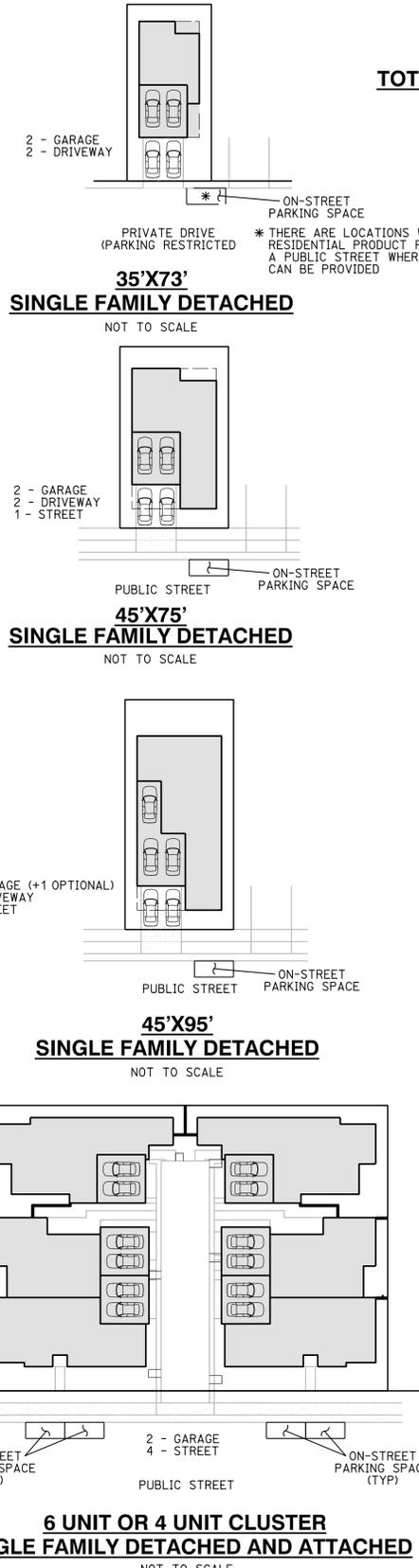
TRAFFIC SIGNING, PARKING AND CALMING PLAN

TOTAL POTENTIAL ON-STREET PARKING PROVIDED*

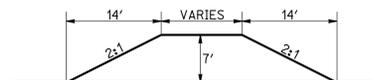
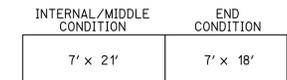
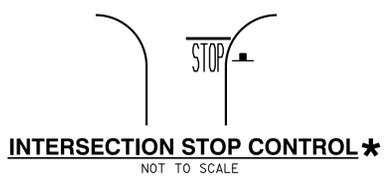
VILLAGE 1 - 214
 VILLAGE 2 - 184
 VILLAGE 3 - 172
TOTAL - 570

* NOTE:
 ACTUAL NUMBER OF
 PARKING SPOTS MAY
 VARY IN FINAL DESIGN

* THERE ARE LOCATIONS WHERE THIS
 RESIDENTIAL PRODUCT FRONTS ON
 A PUBLIC STREET WHEREBY A SPACE
 CAN BE PROVIDED

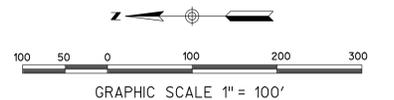


TYPICAL PARKING DETAILS



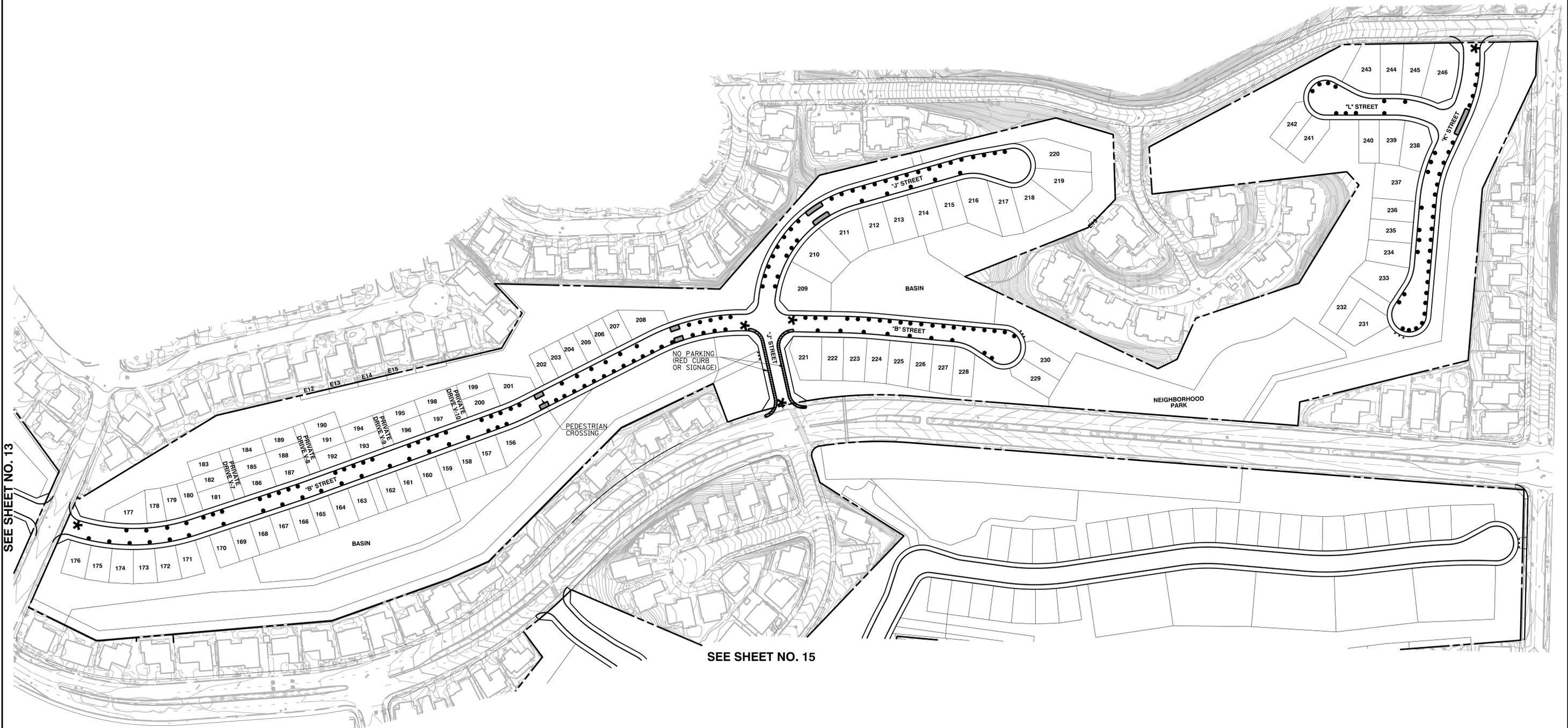
LEGEND

- DENOTES ON-STREET PARKING SPACE LOCATION
- DENOTES TRAFFIC CALMING CURB POPOUT LOCATION
- * DENOTES STOP CONTROLLED INTERSECTION LOCATION



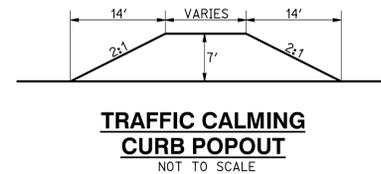
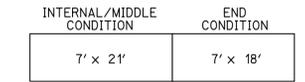
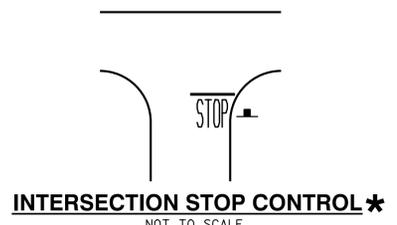
TENTATIVE MAP
THE VILLAGES
 VILLAGE 1 - TRAFFIC SIGNING, PARKING AND CALMING PLAN

TRAFFIC SIGNING, PARKING AND CALMING PLAN



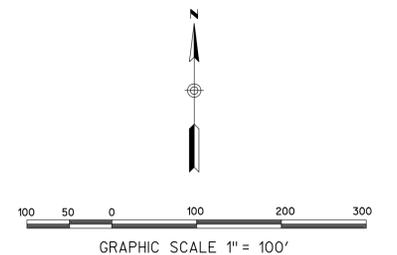
SEE SHEET NO. 13

SEE SHEET NO. 15



LEGEND

- DENOTES ON-STREET PARKING SPACE LOCATION
- DENOTES TRAFFIC CALMING CURB POPOUT LOCATION
- * DENOTES STOP CONTROLLED INTERSECTION LOCATION

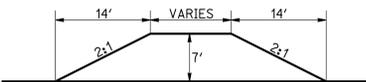
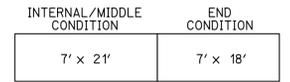
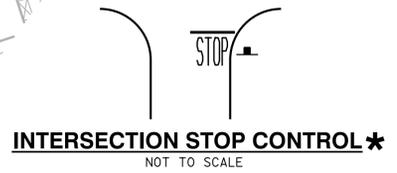
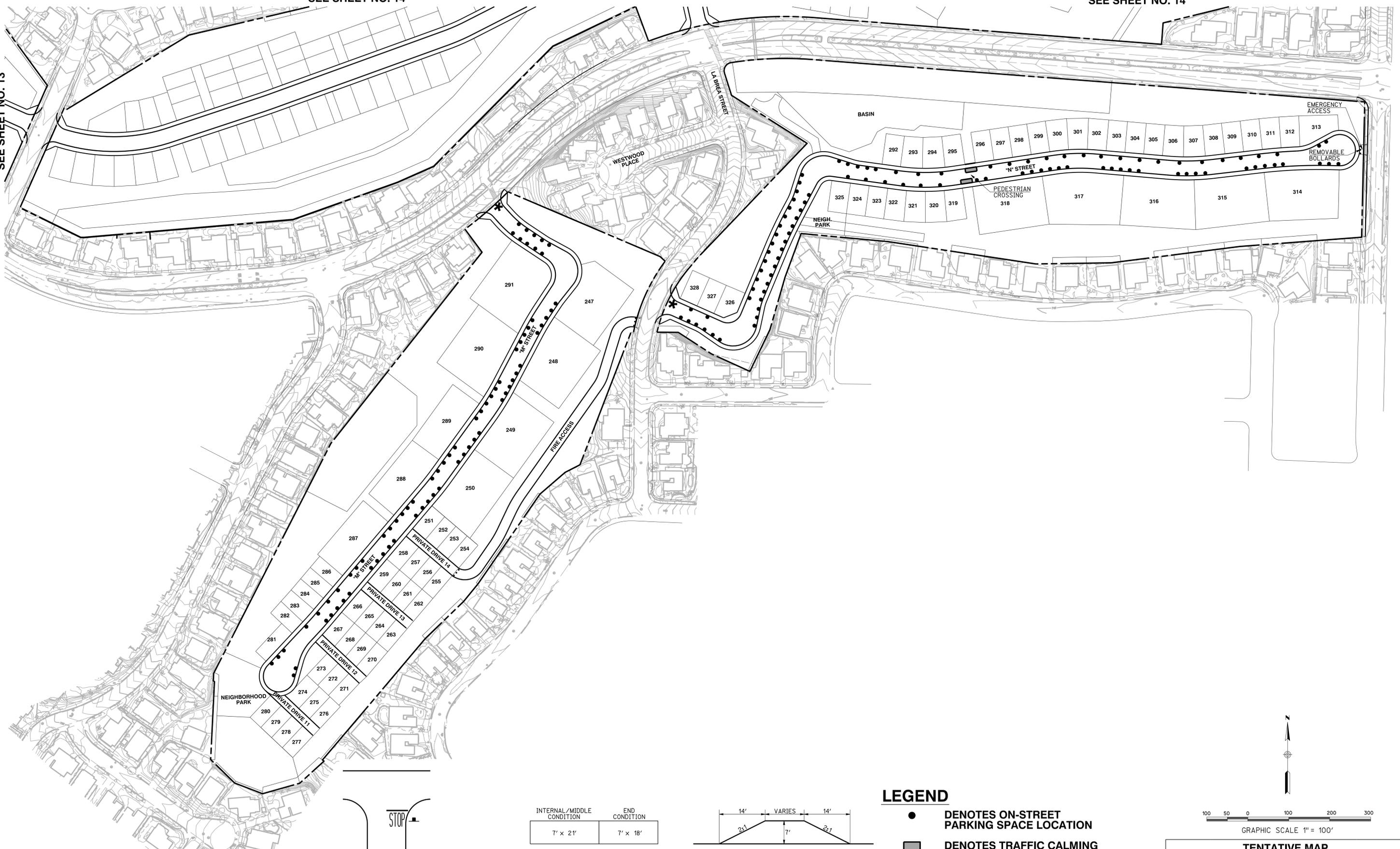


TRAFFIC SIGNING, PARKING AND CALMING PLAN

SEE SHEET NO. 14

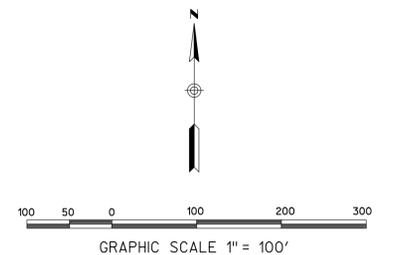
SEE SHEET NO. 14

SEE SHEET NO. 13



LEGEND

- DENOTES ON-STREET PARKING SPACE LOCATION
- DENOTES TRAFFIC CALMING CURB POPOUT LOCATION
- * DENOTES STOP CONTROLLED INTERSECTION LOCATION



TENTATIVE MAP
THE VILLAGES
VILLAGE 3 - TRAFFIC SIGNING, PARKING AND CALMING PLAN
SHEET 15 OF 15