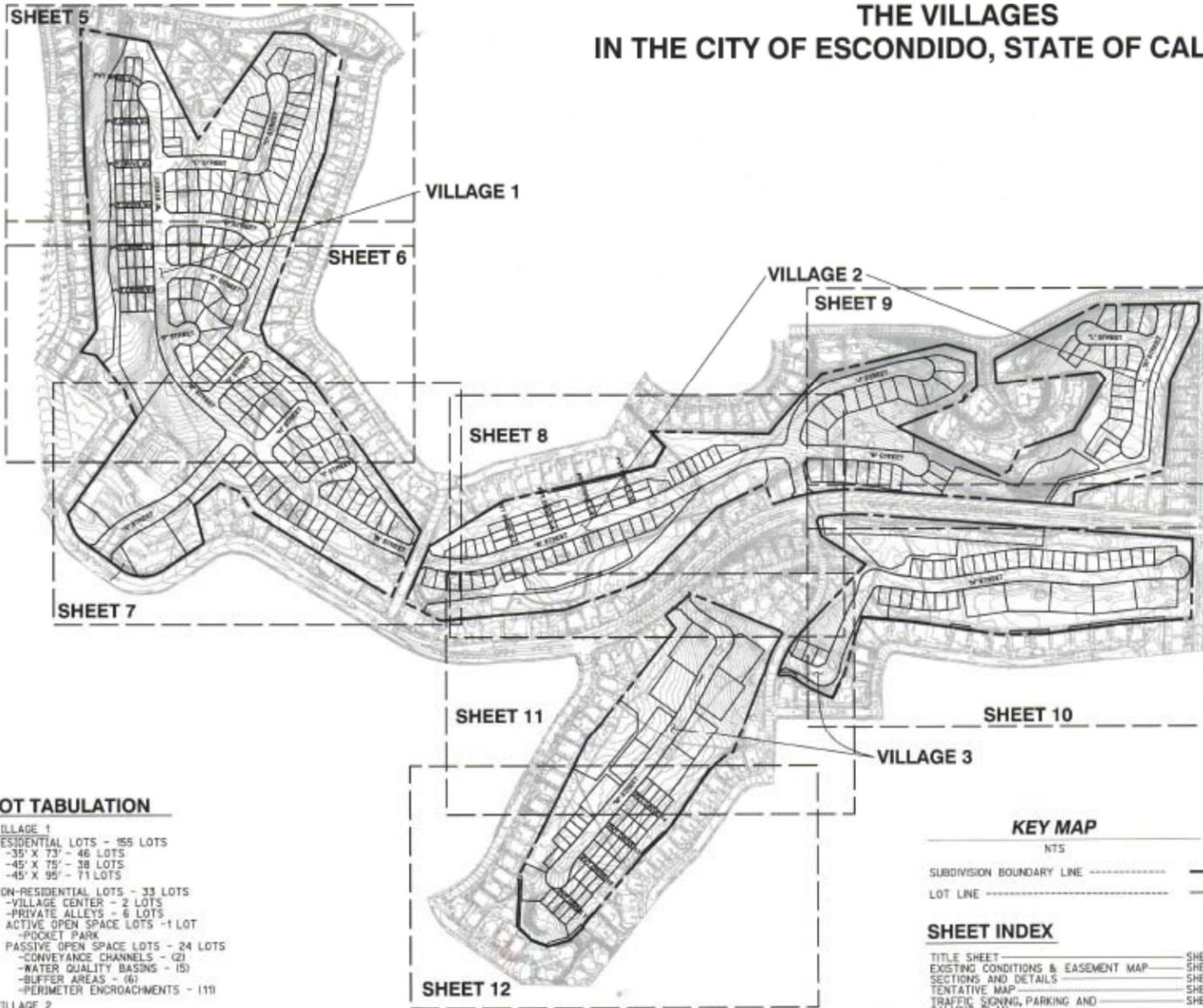


# TENTATIVE MAP THE VILLAGES IN THE CITY OF ESCONDIDO, STATE OF CALIFORNIA



**REPEAT COMMENT:**  
1. NUMBER ALL MANHOLES AND PROVIDE RIM/INV ELEVATIONS.  
2. PROVIDE A SEWER STUDY THAT INCLUDES LIFT STATION 4.

**NOTES:**

1. EXISTING GENERAL PLAN LAND USE DESIGNATION-RESIDENTIAL URBAN-L, PROPOSED SPECIFIC PLAN AREA #14
2. EXISTING ZONING DESIGNATION- R-1-7; PROPOSED SP
3. 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
4. CALIFORNIA COORDINATE INDEX: 358-1731 AND 362-1731; AND 358-1737 AND 362-1737
5. LATITUDE N53.157213° LONGITUDE W117.115403°
6. SITE ADDRESS: 1800 W. COUNTRY CLUB LANE, ESCONDIDO, CA.
7. TOTAL PROPERTY AREA: 109.30 AC
8. 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)
9. TOTAL OPEN SPACE/LANDSCAPE LOTS: 48.6 AC
10. MINIMUM RESIDENTIAL LOT AREA: 2,555 SQ. FT
11. AVERAGE RESIDENTIAL LOT AREA: 4,807 SQ. FT
12. DENSITY: 392/109.30=3.56 DU/ACRE
13. PUBLIC LOCAL STREETS AND PRIVATE DRIVES: 19.5 ACRES
14. SOURCE OF TOPOGRAPHY: RICK ENGINEERING COMPANY, FLIGHT DATE: 2016-12-02
15. BOUNDARY INFORMATION COMPILED FROM: RDS 2147
16. LEGAL ACCESS FROM: COUNTRY CLUB LN, LA BREA ST, NUTMEG ST (EMERGENCY ACCESS) AND GARY LANE.
17. EXISTING CONDITIONS & EASEMENTS: SEE SHEET 2
18. SERVICE AGENCIES:  
FIRE PROTECTION-ESCONDIDO FIRE DEPARTMENT (EFD)  
SCHOOL - HIGH ESCONDIDO UNION HIGH SCHOOL DISTRICT (EHUSD)  
SCHOOL - ELEMENTARY AND MIDDLE: ESCONDIDO UNION SCHOOL DISTRICT (EUSD)  
SCHOOL - SAN MARCOS UNIFIED SCHOOL DISTRICT (SMUSD)  
WATER-RINCÓN 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
19. ALL SITE IMPROVEMENTS (E.G., LIGHTING, GRADING, ETC.) PER CITY OF ESCONDIDO DESIGN STANDARDS AND/OR CITY ORDINANCES, UNLESS OTHERWISE NOTED.
20. ALL LOTS TO BE ON CITY OF ESCONDIDO SEWAGE DISPOSAL SYSTEM.
21. ALL UTILITIES TO BE UNDERGROUND.
22. ALL SLOPES 2% UNLESS NOTED OTHERWISE.
23. ALL OFF-SITE IMPROVEMENTS PER CITY OF ESCONDIDO, COUNTY OF SAN DIEGO AND CALTRANS STANDARDS.
24. 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.
25. LOTS 314-318, 247-250, AND 287-291 OF THIS SUBDIVISION ARE RESIDENTIAL CONDOMINIUM PROJECTS AS DEFINED IN SECTION 1550 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF CONDOMINIUM UNITS IS 78.
26. 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.
27. ALL CHANNEL LOTS WILL HAVE A PUBLIC DRAINAGE EASEMENT OVER THEM.
28. PROPOSED DEVIATIONS FROM CITY OF ESCONDIDO STANDARDS ARE AS FOLLOWS:  
STREET DESIGN EXCEPTIONS  
- PROPOSED PUBLIC STREETS "A" THROUGH "M" UTILIZE 6" ROLLED CURB AND GUTTER  
- STREETS C, E, I, J, L 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 1000 SQ FT ARE:  
- VILLAGE 1: 148  
- VILLAGE 2: 81  
- VILLAGE 3: 68

LEGEND	
EXISTING IMPROVEMENTS	
ITEM	SYMBOL
SPOT ELEV	774
CONTOURS	774
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	
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	
RETAINING WALL (SHOWN ONLY WHERE SLOPES ARE 2% AND GREATER IN HEIGHT)	
SPOT ELEVATION	725.0
STREET SLOPE	1%
STORM DRAIN HEADWALL	
BIORETENTION BASIN	

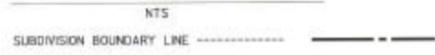
**LOT TABULATION**

- 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 - (6)
- 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 - (3)  
-WATER QUALITY BASINS - (3)  
-BUFFER AREAS - (5)  
-PERIMETER ENCROACHMENTS - (24)

• WITHIN VILLAGE 3 THERE ARE 14 COMMON LOTS THAT WILL CONTAIN A TOTAL OF 18 RESIDENTIAL DWELLING UNITS CONFIGURED IN 4 UNIT AND 6 UNIT CLUSTERS.

TOTAL LOTS:	
RESIDENTIAL:	328 LOTS
VILLAGE CENTER:	2 LOTS
BASINS:	10 LOTS
CHANNELS:	5 LOTS
LANDSCAPE/BUFFER:	17 LOTS
POCKET PARKS:	4 LOTS
PRIVATE DRIVES:	14 LOTS
ENCROACHMENTS:	43 LOTS
<b>TOTAL:</b>	<b>423 LOTS</b>

**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 33-1066101-4
1. TO ALLOW FILL SLOPES WITHIN 50 FEET OF THE PROPERTY LINE GREATER THAN 10 FEET IN HEIGHT.
  2. ALLOW CUT SLOPES IN EXCESS OF 20 FEET IN HEIGHT.
  3. 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:	190,000 CY

**ABBREVIATIONS**

AC	ASPHALT CONCRETE/ACRES	MIN	MINIMUM
AV	AIR RELEASE VALVE	ND	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.	CURB YARDS	PVC	POLYVINYL CHLORIDE
CV	DIAMETER	PVT	PRIVATE
D	DRAWING	R	RADIUS
DWG	DRIVEWAY	RD	ROOF DRAIN
DWY	END CURVE	REQ'D	REQUIRED
EC	END VERTICAL CURVE	RCP	REINFORCED CONCRETE PIPE
EVC	EXISTING	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	TO	TOP OF GRATE
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
LT	LEFT	VC	VERTICAL CURVE
LP	LOW POINT	W/	WITH
MAX	MAXIMUM	W/D	WITH DELTA
MH	MANHOLE	D	DELTA

**RICK ENGINEERING COMPANY**  
3620 FRIARS ROAD  
SAN DIEGO, CA 92110  
619.391.0203  
RICK@RICKENGINEERING.COM  
J-17762A

**ENGINEER OF WORK**  
*Timothy J. Murphy*  
TIMOTHY J. MURPHY R.C.E. 35111 DATE 3/16/17

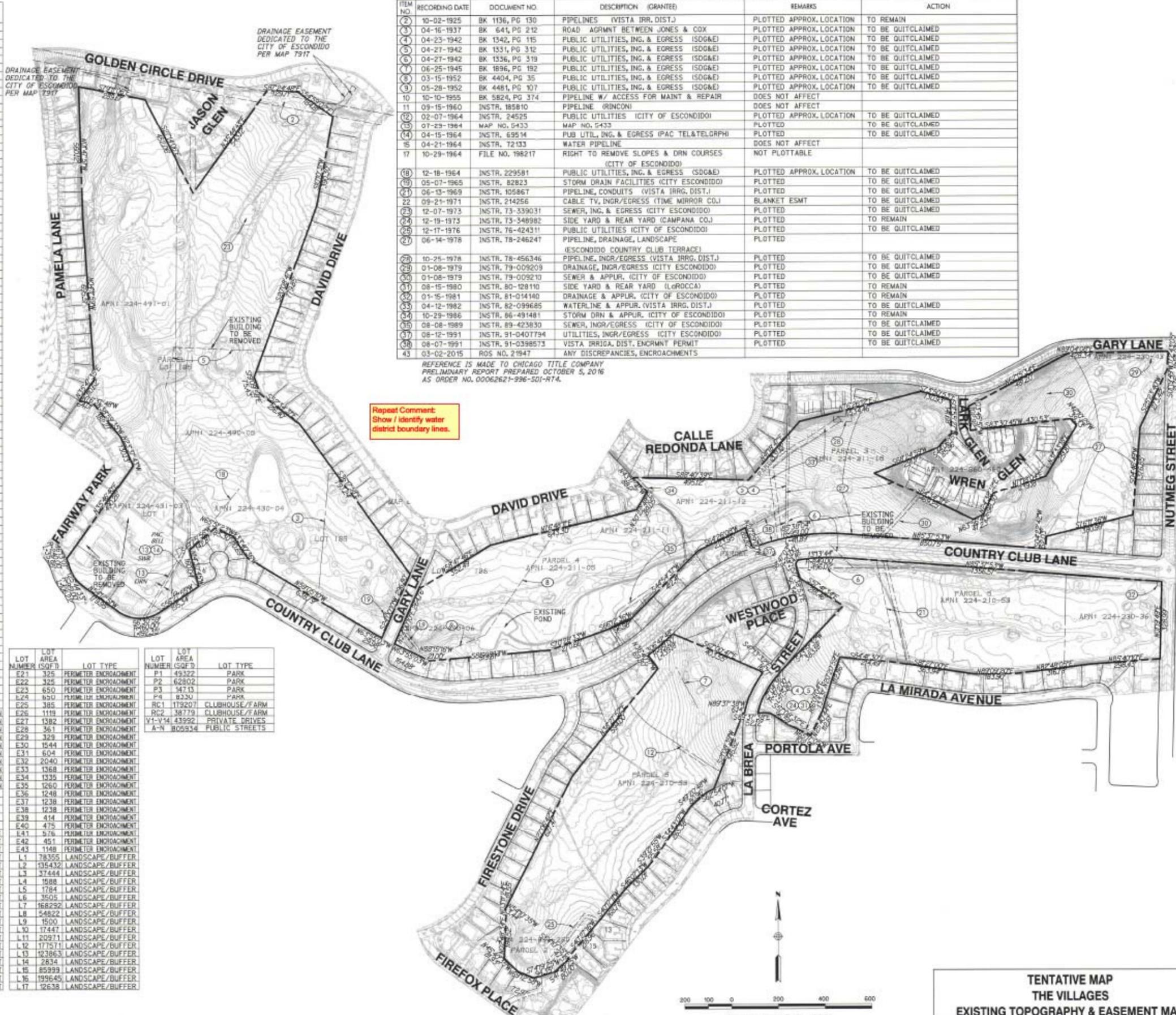
**OWNER'S CERTIFICATE**  
I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE RECORDS OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL MY (OUR) CONTIGUOUS OWNERSHIP IN WHICH I (WE) HAVE ANY DEED OR TRUST INTEREST. I (WE) UNDERSTAND THAT MY (OUR) PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAIL ROAD RIGHTS-OF-WAY.  
BY: STUCK IN THE ROUGH, LLC  
MANAGER  
MICHAEL SCHLESINGER, TITLE  
DATE: 3/16/17

**TENTATIVE MAP THE VILLAGES TITLE SHEET**  
SHEET 1 OF 15

SUB 16-0009

**PROPOSED LOT AREA TABLE**

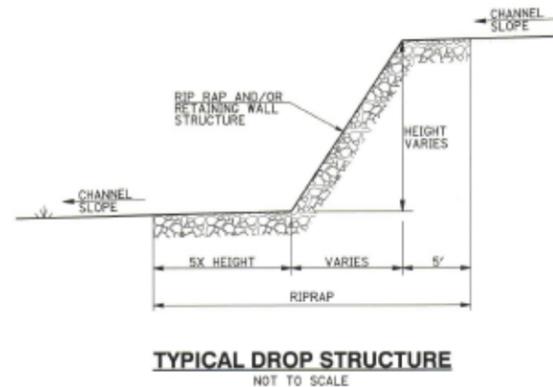
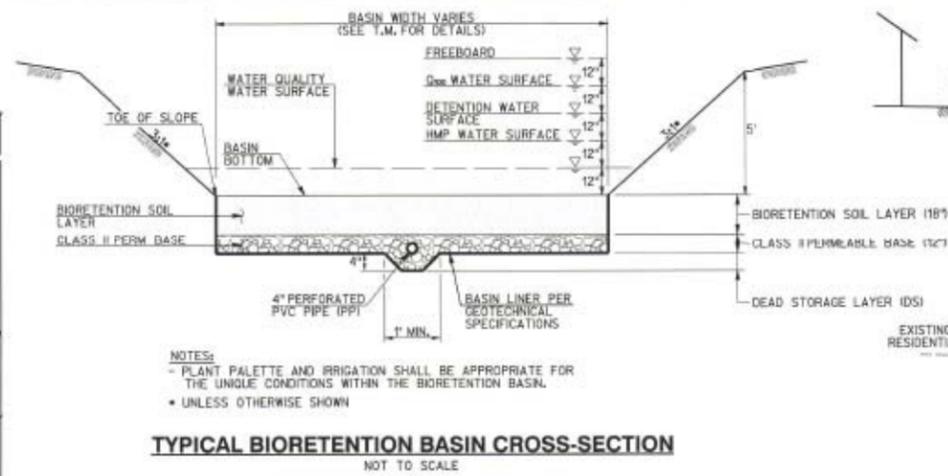
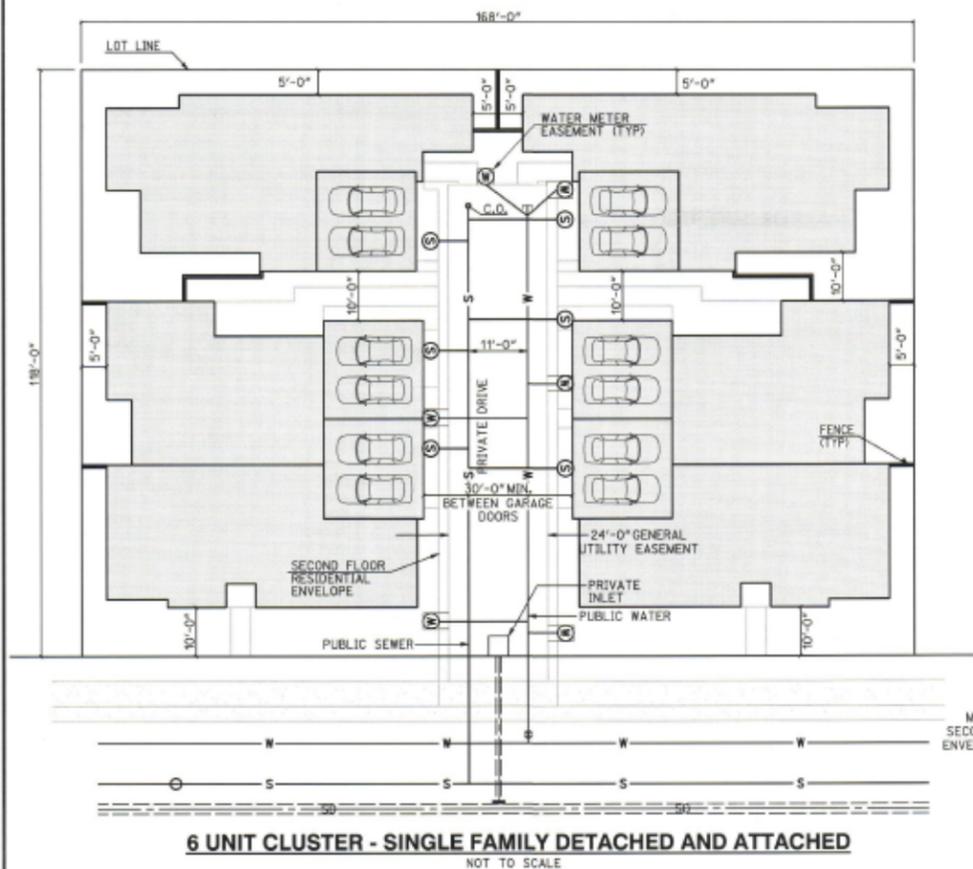
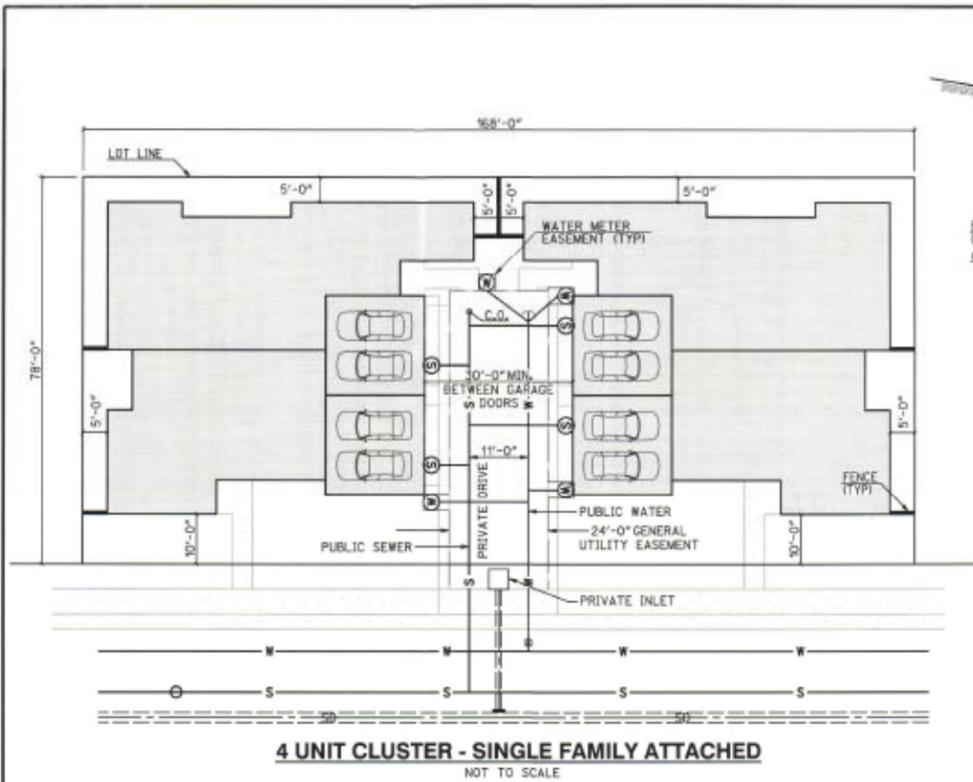
LOT NUMBER	LOT AREA (SQ FT)	LOT TYPE	LOT NUMBER	LOT AREA (SQ FT)	LOT TYPE	LOT NUMBER	LOT AREA (SQ FT)	LOT TYPE
1	3080	RESIDENTIAL	122	5652	RESIDENTIAL	243	6667	RESIDENTIAL
2	2695	RESIDENTIAL	123	5704	RESIDENTIAL	244	5336	RESIDENTIAL
3	2695	RESIDENTIAL	124	5334	RESIDENTIAL	245	6533	RESIDENTIAL
4	2695	RESIDENTIAL	125	5728	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	3871	RESIDENTIAL	254	2555	RESIDENTIAL
13	2743	RESIDENTIAL	134	5014	RESIDENTIAL	255	2566	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	2628	RESIDENTIAL	142	5778	RESIDENTIAL	263	2555	RESIDENTIAL
22	2766	RESIDENTIAL	143	5044	RESIDENTIAL	264	2628	RESIDENTIAL
23	2766	RESIDENTIAL	144	1492	RESIDENTIAL	265	2628	RESIDENTIAL
24	3150	RESIDENTIAL	145	4576	RESIDENTIAL	266	2993	RESIDENTIAL
25	2993	RESIDENTIAL	146	4527	RESIDENTIAL	267	3038	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	2742	RESIDENTIAL	150	5103	RESIDENTIAL	271	2555	RESIDENTIAL
30	2786	RESIDENTIAL	151	4296	RESIDENTIAL	272	2628	RESIDENTIAL
31	2761	RESIDENTIAL	152	4919	RESIDENTIAL	273	2628	RESIDENTIAL
32	3116	RESIDENTIAL	153	4728	RESIDENTIAL	274	3043	RESIDENTIAL
33	3059	RESIDENTIAL	154	4636	RESIDENTIAL	275	2628	RESIDENTIAL
34	2628	RESIDENTIAL	155	5953	RESIDENTIAL	276	2555	RESIDENTIAL
35	2628	RESIDENTIAL	156	5274	RESIDENTIAL	277	2555	RESIDENTIAL
36	2954	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	5030	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	2988	RESIDENTIAL	167	3773	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	12164	RESIDENTIAL	175	3748	RESIDENTIAL	296	3450	RESIDENTIAL
55	1739	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	3749	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	3751	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	1645	RESIDENTIAL	192	2664	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	4050	RESIDENTIAL	201	3086	RESIDENTIAL	322	3535	RESIDENTIAL
81	4444	RESIDENTIAL	202	2628	RESIDENTIAL	323	3481	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	55389	WATER QUALITY BASIN
88	3468	RESIDENTIAL	209	3463	RESIDENTIAL	B2	18058	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	7581	RESIDENTIAL	B9	43256	WATER QUALITY BASIN
96	4062	RESIDENTIAL	217	5429	RESIDENTIAL	B10	37919	WATER QUALITY BASIN
97	4196	RESIDENTIAL	218	8765	RESIDENTIAL	C1	134526	DRAINAGE CHANNEL
98	3848	RESIDENTIAL	219	1698	RESIDENTIAL	C2	71030	DRAINAGE CHANNEL
99	5150	RESIDENTIAL	220	7740	RESIDENTIAL	C3	140822	DRAINAGE CHANNEL
100	5295	RESIDENTIAL	221	5803	RESIDENTIAL	C4	69211	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	334	PERIMETER ENCROACHMENT
105	7521	RESIDENTIAL	226	4851	RESIDENTIAL	E4	345	PERIMETER ENCROACHMENT
106	7636	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



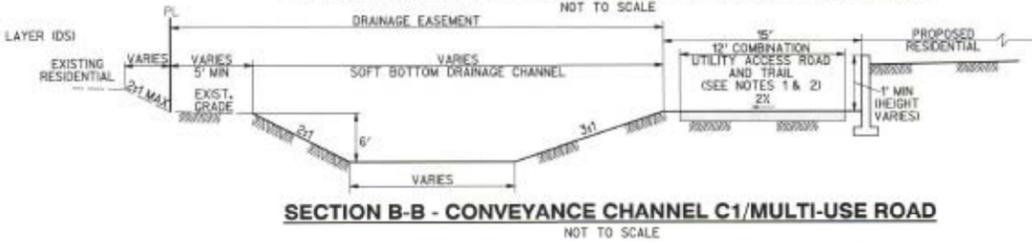
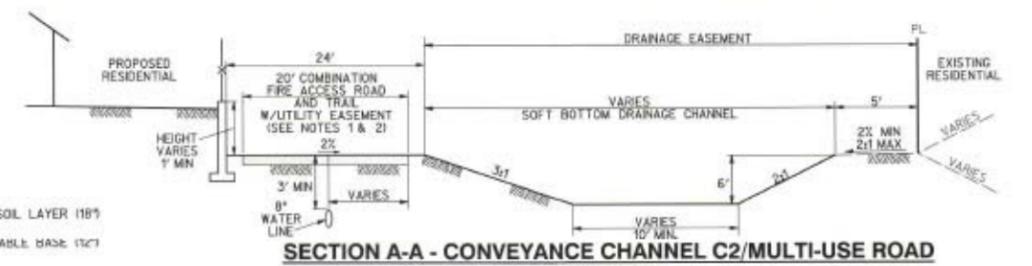
Repeat Comment: Show / Identify water district boundary lines.

**EXISTING EASEMENTS**

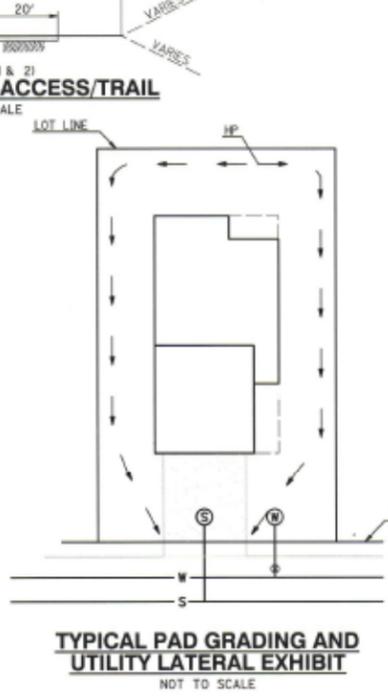
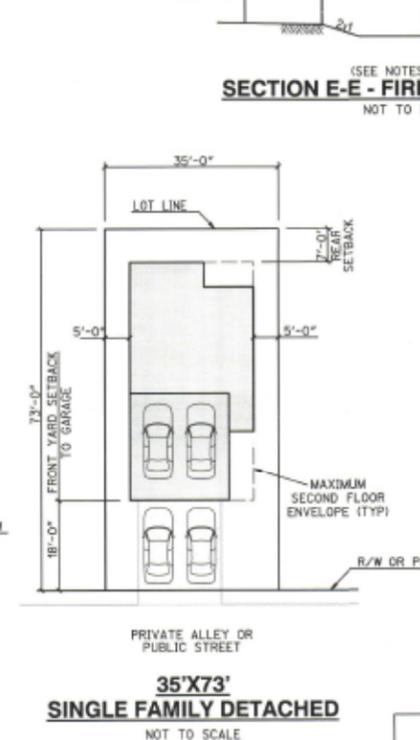
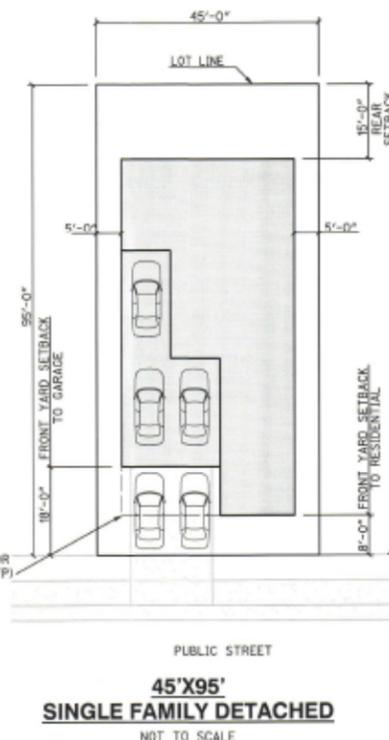
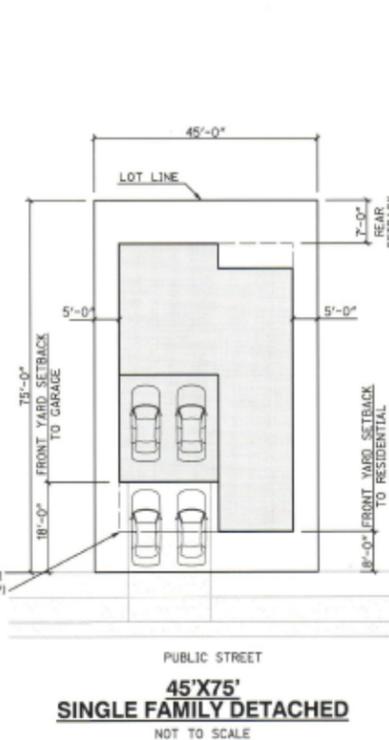
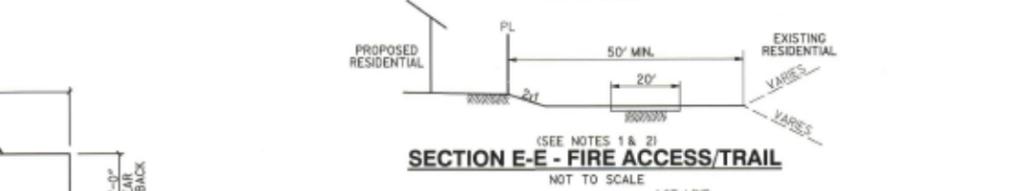
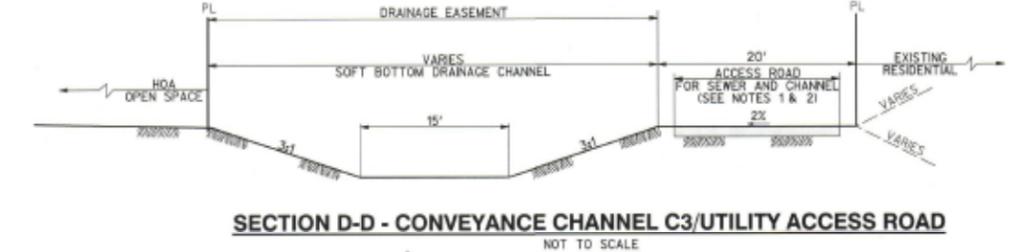
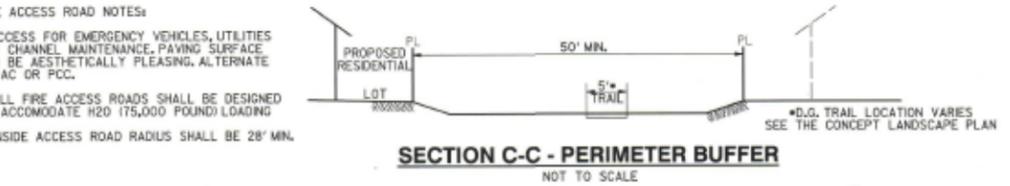
ITEM NO.	RECORDING DATE	DOCUMENT NO.	DESCRIPTION (GRANTEE)	REMARKS	ACTION
1	10-02-1925	BK 1136, PG 130	PIPELINES (VISTA IRR. DIST.)	PLOTTED APPROX. LOCATION	TO REMAIN
2	04-16-1937	BK 641, PG 212	ROAD AGRMNT BETWEEN JONES & COX	PLOTTED APPROX. LOCATION	TO BE QUITCLAIMED
3	04-23-1942	BK 1342, PG 115	PUBLIC UTILITIES, INC. & EGRESS (ISOG&E)	PLOTTED APPROX. LOCATION	TO BE QUITCLAIMED
4	04-27-1942	BK 1351, PG 312	PUBLIC UTILITIES, INC. & EGRESS (ISOG&E)	PLOTTED APPROX. LOCATION	TO BE QUITCLAIMED
5	04-27-1942	BK 1356, PG 319	PUBLIC UTILITIES, INC. & EGRESS (ISOG&E)	PLOTTED APPROX. LOCATION	TO BE QUITCLAIMED
6	06-25-1945	BK 1896, PG 192	PUBLIC UTILITIES, INC. & EGRESS (ISOG&E)	PLOTTED APPROX. LOCATION	TO BE QUITCLAIMED
7	03-15-1952	BK 4404, PG 35	PUBLIC UTILITIES, INC. & EGRESS (ISOG&E)	PLOTTED APPROX. LOCATION	TO BE QUITCLAIMED
8	05-28-1952	BK 4481, PG 107	PUBLIC UTILITIES, INC. & EGRESS (ISOG&E)	PLOTTED APPROX. LOCATION	TO BE QUITCLAIMED
9	10-10-1955	BK 5824, PG 374	PIPELINE W/ ACCESS FOR MAINT & REPAIR	DOES NOT AFFECT	
10	09-15-1960	INSTR. 185810	PIPELINE (RINCON)	DOES NOT AFFECT	
11	02-07-1964	INSTR. 24525	PUBLIC UTILITIES (CITY OF ESCONDIDO)	PLOTTED APPROX. LOCATION	TO BE QUITCLAIMED
12	07-29-1964	MAP NO. 5433	MAP NO. 5433	PLOTTED	TO BE QUITCLAIMED
13	04-15-1964	INSTR. 69534	PUB UTIL, INC. & EGRESS (PAC TEL&TELEGRPH)	PLOTTED	TO BE QUITCLAIMED
14	04-21-1964	INSTR. T2133	WATER PIPELINE	DOES NOT AFFECT	
15	10-29-1964	FILE NO. 198217	RIGHT TO REMOVE SLOPES & DRN COURSES (CITY OF ESCONDIDO)	NOT PLOTTABLE	
16	12-18-1964	INSTR. 229581	PUBLIC UTILITIES, INC. & EGRESS (SDG&E)	PLOTTED APPROX. LOCATION	TO BE QUITCLAIMED
17	05-07-1965	INSTR. 82823	STORM DRAIN FACILITIES (CITY ESCONDIDO)	PLOTTED	TO BE QUITCLAIMED
18	06-13-1969	INSTR. 105867	PIPELINE, CONDUITS (VISTA IRRG. DIST.)	PLOTTED	TO BE QUITCLAIMED
19	09-21-1971	INSTR. 214256	CABLE TV, INDR/EGRESS (TIME MIRROR CO.)	BLANKET ESMT	TO BE QUITCLAIMED
20	12-07-1973	INSTR. 73-339031	SEWER, INC. & EGRESS (CITY ESCONDIDO)	PLOTTED	TO BE QUITCLAIMED
21	12-19-1973	INSTR. 73-348982	SIDE YARD & REAR YARD (CAMPANA CO.)	PLOTTED	TO REMAIN
22	12-17-1976	INSTR. 76-424311	PUBLIC UTILITIES (CITY OF ESCONDIDO)	PLOTTED	TO BE QUITCLAIMED
23	06-14-1978	INSTR. 78-246247	PIPELINE, DRAINAGE, LANDSCAPE (ESCONDIDO COUNTRY CLUB TERRACE)	PLOTTED	
24	10-25-1978	INSTR. 78-456346	PIPELINE, INDR/EGRESS (VISTA IRRG. DIST.)	PLOTTED	TO BE QUITCLAIMED
25	01-08-1979	INSTR. 79-009209	DRAINAGE, INDR/EGRESS (CITY ESCONDIDO)	PLOTTED	TO BE QUITCLAIMED
26	01-08-1979	INSTR. 79-009210	SEWER & APPUR. (CITY OF ESCONDIDO)	PLOTTED	TO BE QUITCLAIMED
27	08-15-1980	INSTR. 80-128110	SIDE YARD & REAR YARD (LOROCCA)	PLOTTED	TO REMAIN
28	01-15-1981	INSTR. 81-014140	DRAINAGE & APPUR. (CITY OF ESCONDIDO)		

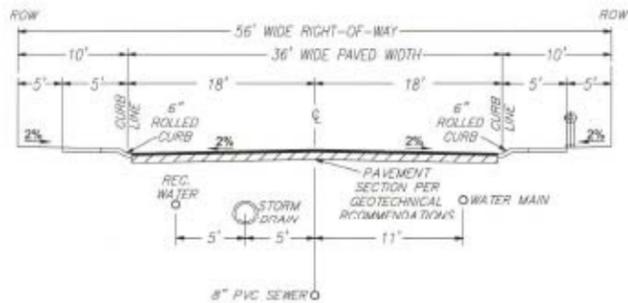


**NOTES:**  
- PLANT PALETTE AND IRRIGATION SHALL BE APPROPRIATE FOR THE UNIQUE CONDITIONS WITHIN THE BIORETENTION BASIN.  
• UNLESS OTHERWISE SHOWN



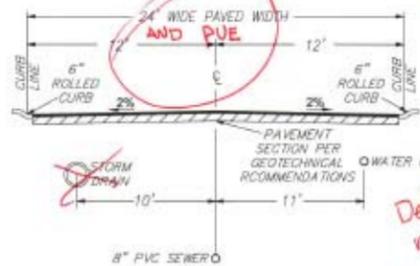
**FIRE ACCESS ROAD NOTES:**  
1. ACCESS FOR EMERGENCY VEHICLES, UTILITIES AND CHANNEL MAINTENANCE. PAVING SURFACE CAN BE AESTHETICALLY PLEASING. ALTERNATE TO AC OR PCC.  
2. ALL FIRE ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE H20 (75,000 POUND) LOADING.  
3. INSIDE ACCESS ROAD RADIUS SHALL BE 20' MIN.





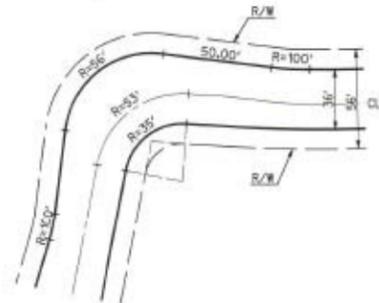
**PROPOSED PUBLIC LOCAL STREET**  
STREETS "A" THROUGH "N"

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. RADIUS OF 200'

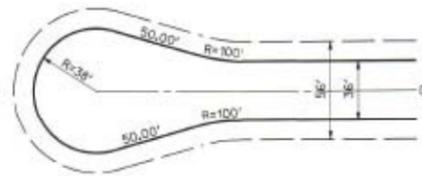


**PROPOSED PRIVATE DRIVE**  
"PRIVATE DRIVES "V-1" THROUGH "V-15"

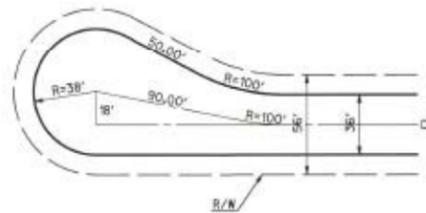
NOT TO SCALE



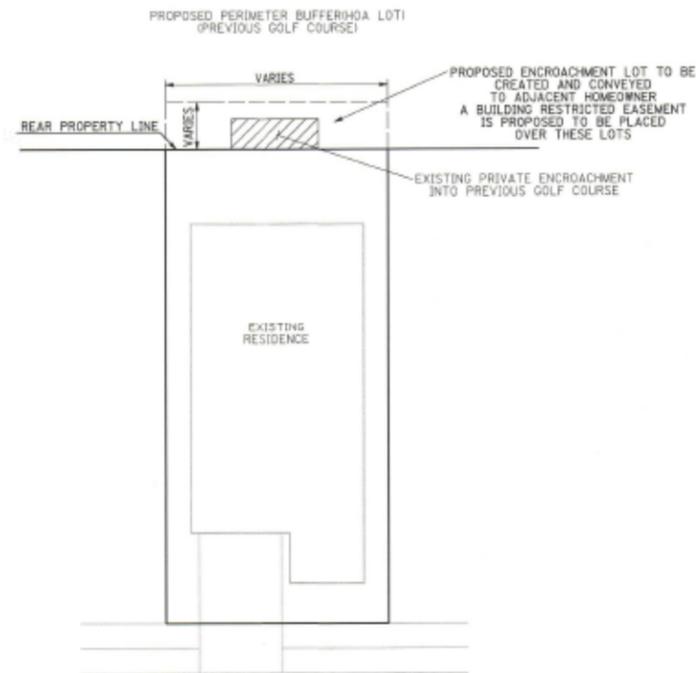
**STANDARD KNUCKLE**  
NOT TO SCALE



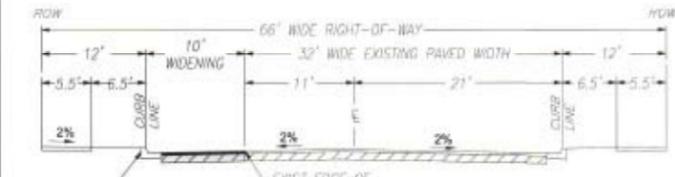
**STANDARD CUL-DE-SAC**  
NOT TO SCALE



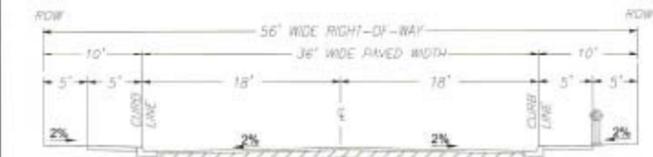
**OFFSET CUL-DE-SAC**  
NOT TO SCALE



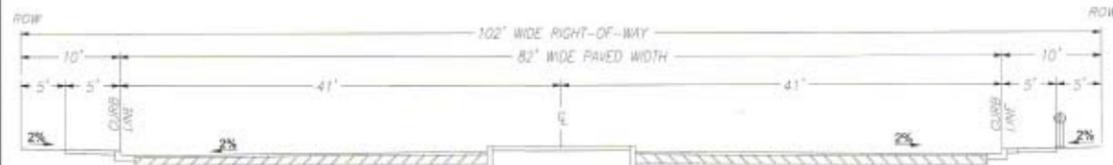
**TYPICAL DETAIL**  
**PRIVATE PROPERTY**  
**ENCROACHMENTS INTO EXISTING GOLF COURSE**  
(LOTS E-1 THROUGH E-43)  
NOT TO SCALE



**EXISTING NUTMEG STREET**  
NOT TO SCALE

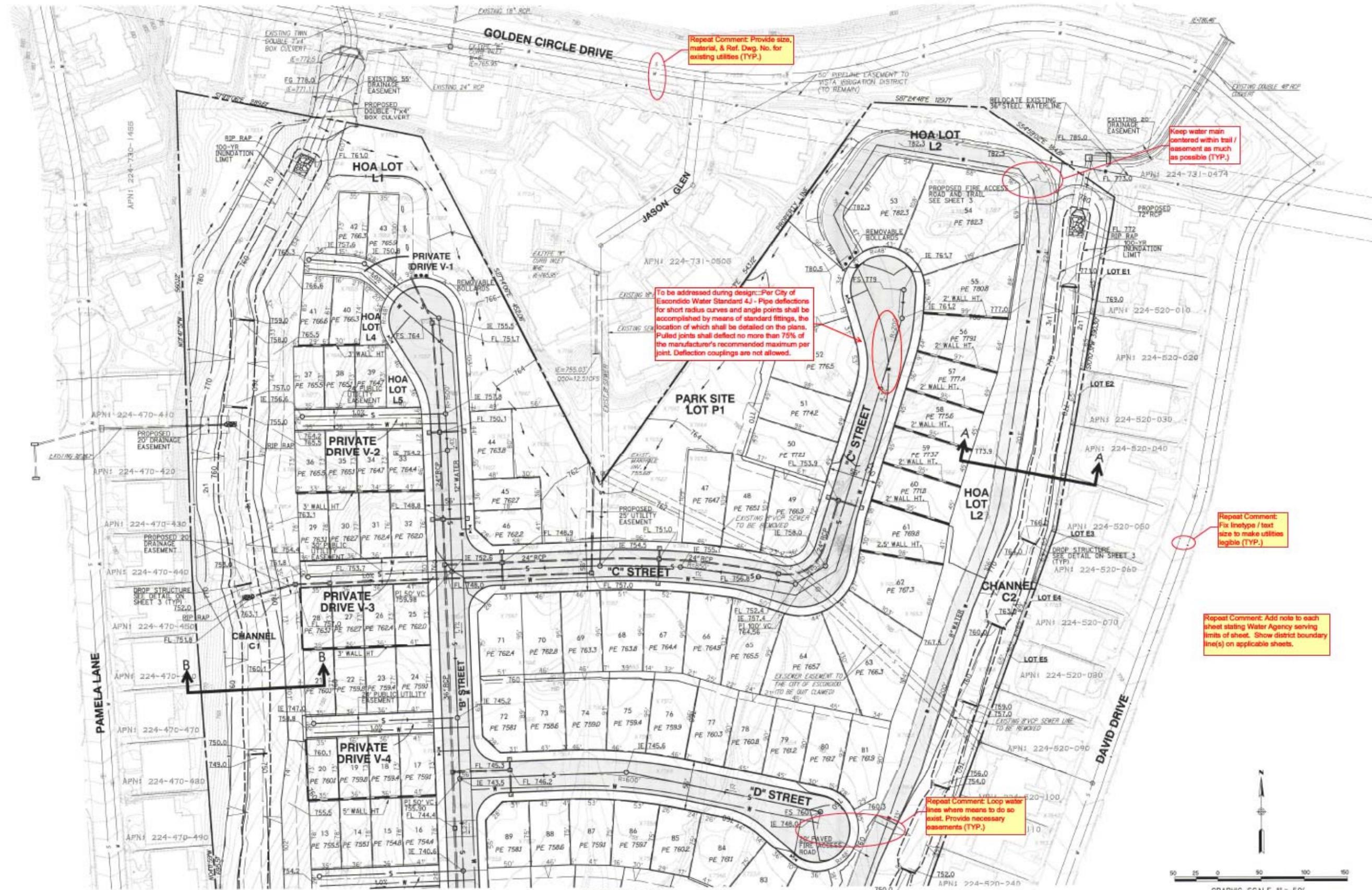


**EXISTING GARY LANE, LA BREA STREET - NOT A PART\***  
NOT TO SCALE

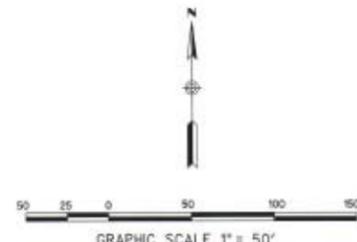


**EXISTING COUNTRY CLUB LANE - NOT A PART\***  
NOT TO SCALE

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

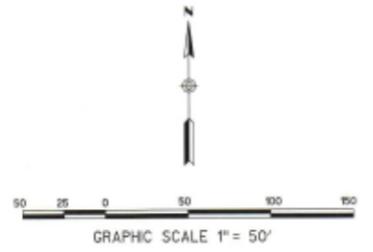
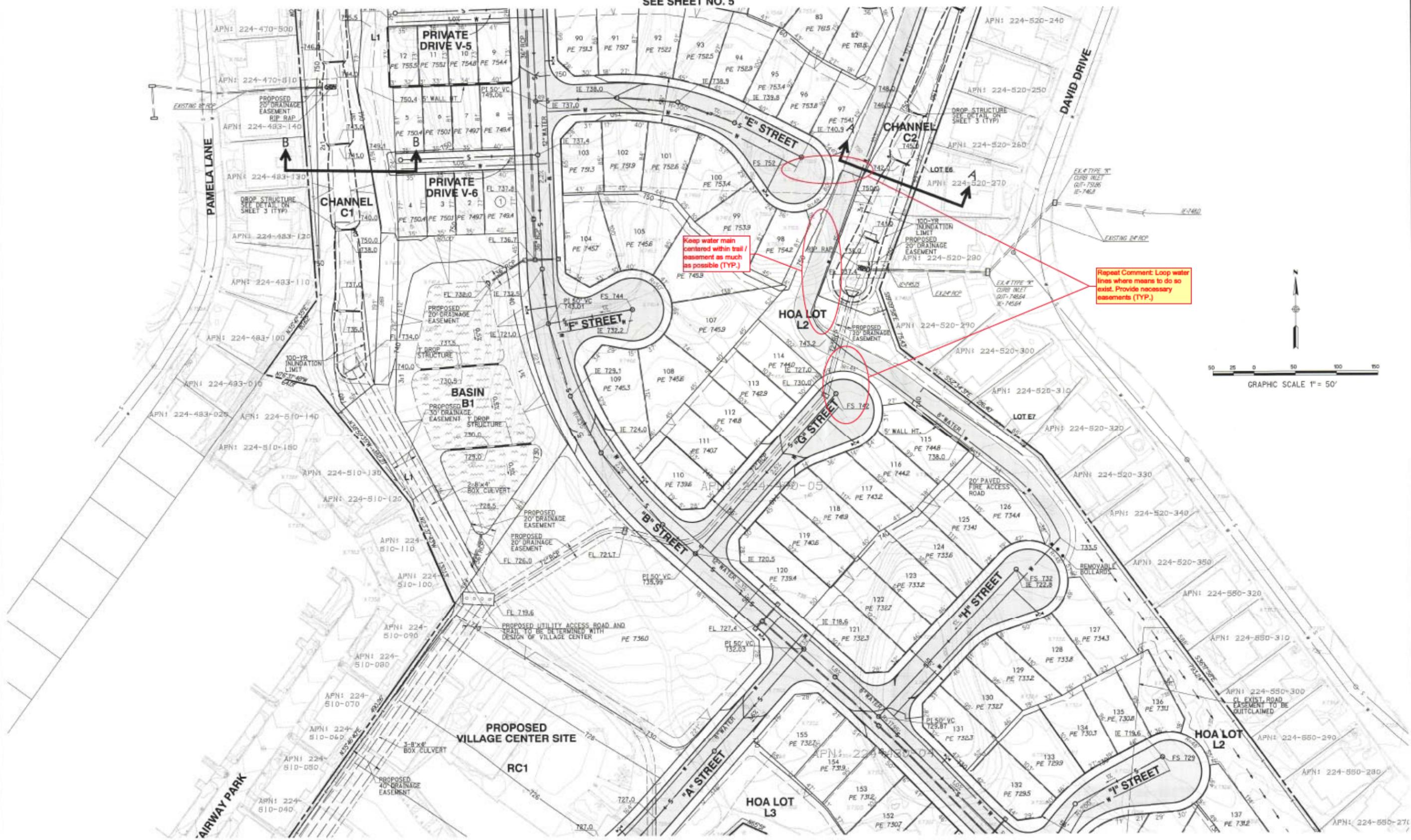


SEE SHEET NO. 6



**TENTATIVE MAP  
THE VILLAGES**

SEE SHEET NO. 5



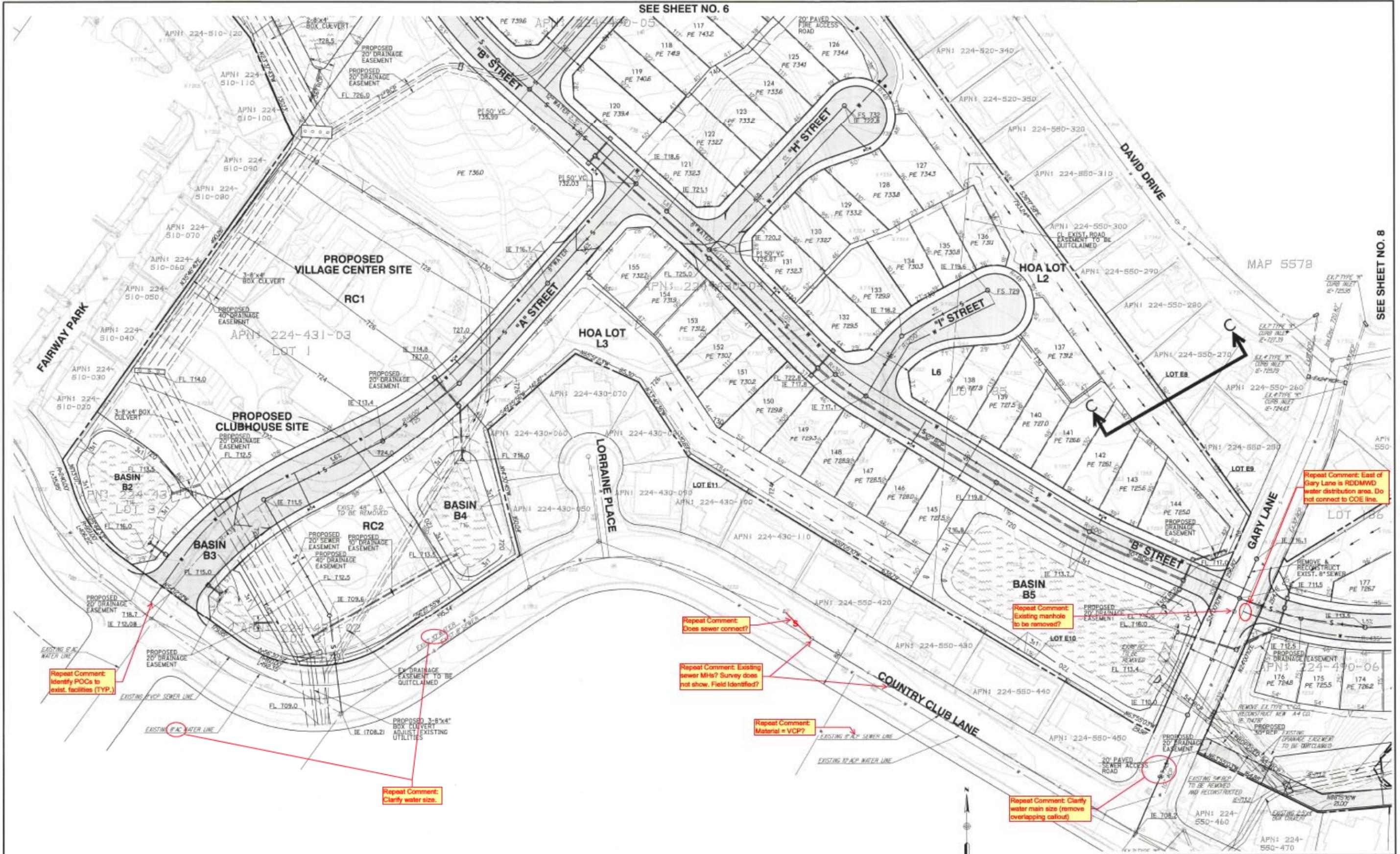
SEE SHEET NO. 7

**TENTATIVE MAP  
THE VILLAGES**

SHEET 6 OF 15

SEE SHEET NO. 6

SEE SHEET NO. 8



MAP 5578

Repeat Comment: East of Gary Lane is RDMWD water distribution area. Do not connect to COE line.

Repeat Comment: Existing manhole to be removed?

Repeat Comment: Does sewer connect?

Repeat Comment: Existing sewer MHs? Survey does not show. Field Identified?

Repeat Comment: Material = VCP?

Repeat Comment: Clarify water main size (remove overlapping callout)

Repeat Comment: Clarify water size.

Repeat Comment: Identify POCs to exist. facilities (TYP.)

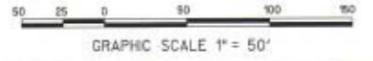
### TENTATIVE MAP THE VILLAGES

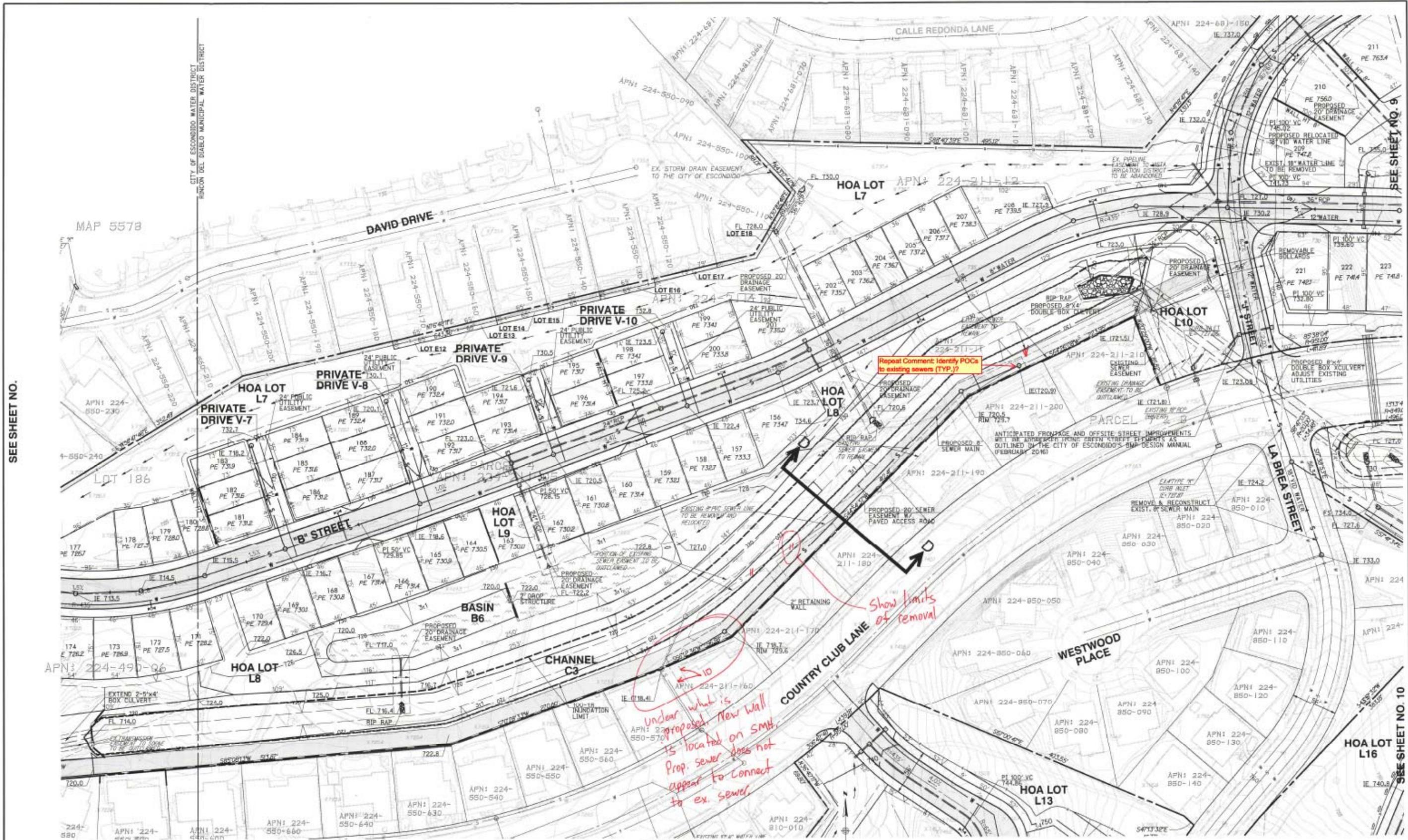
SHEET 7 OF 15

**RICK**  
ENGINEERING COMPANY

5620 FRIARS ROAD  
SAN DIEGO, CA 92110  
619.291.0707  
FAX 619.291.4165

J-17162A  
rickengineering.com



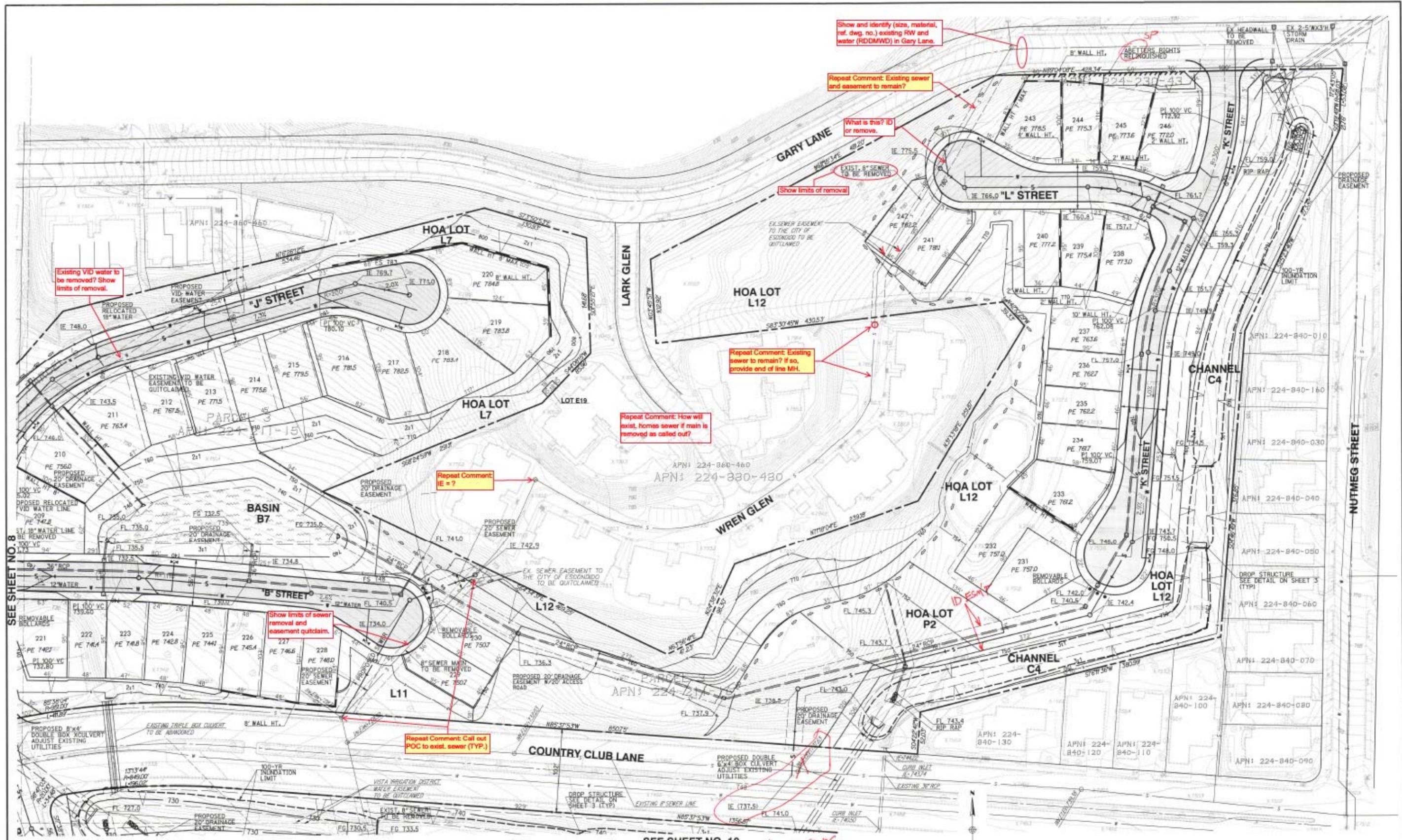


SEE SHEET NO.

SEE SHEET NO. 9

SEE SHEET NO. 10

SEE SHEET NO. 10



Show and identify (size, material, ref. dwg. no.) existing RW and water (RDDMW) in Gary Lane.

Repeat Comment: Existing sewer and easement to remain?

What is this? ID or remove.

Show limits of removal

EXIST. 8" SEWER TO BE REMOVED

Repeat Comment: Existing sewer to remain? If so, provide end of line MH.

Repeat Comment: How will exist. homes sewer if main is removed as called out?

Repeat Comment: IE = ?

Show limits of sewer removal and easement quitclaim.

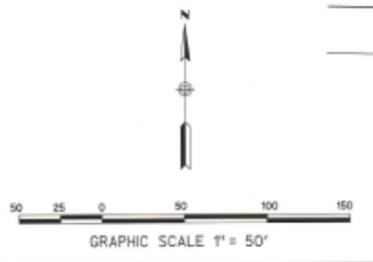
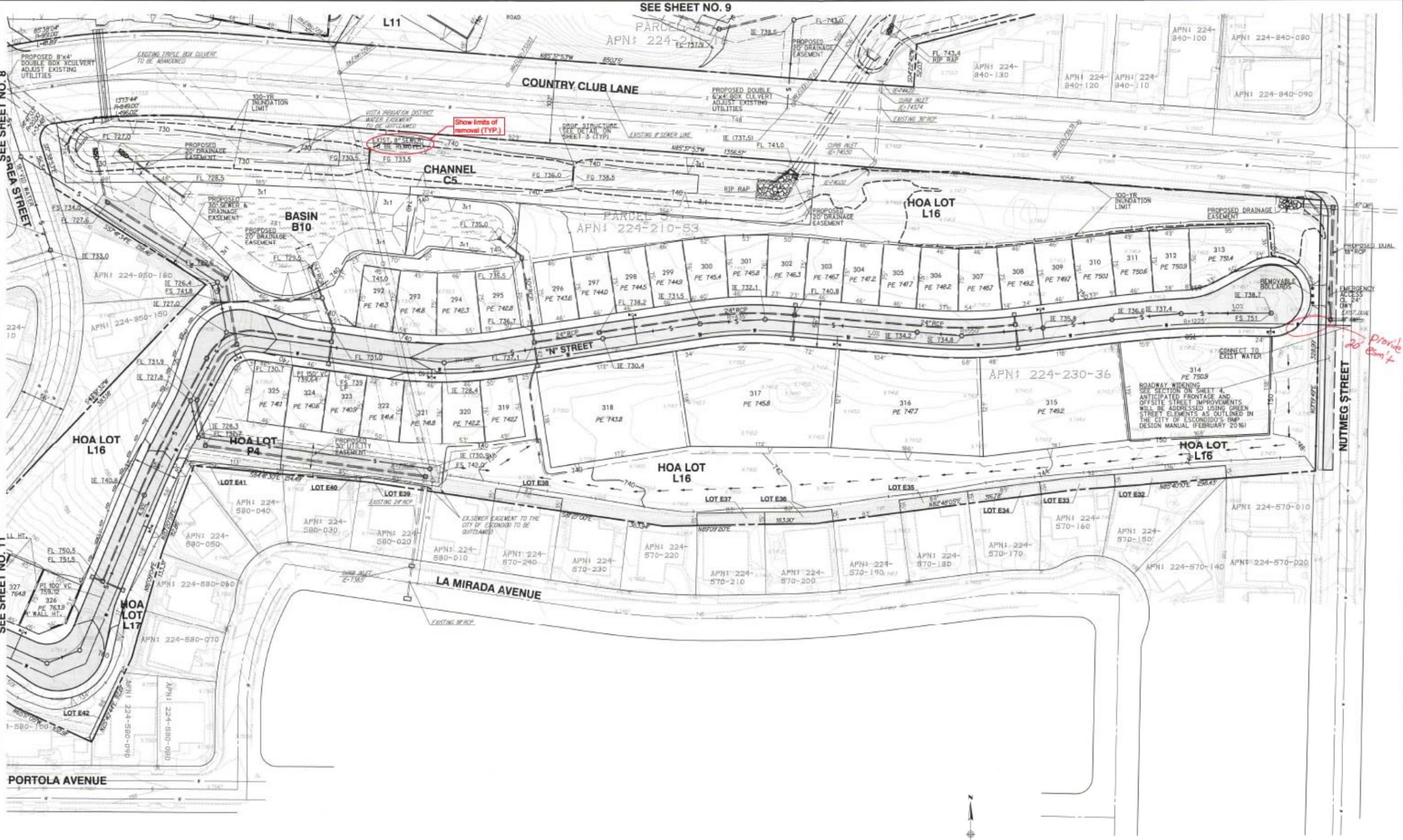
Repeat Comment: Call out POC to exist. sewer (TYP.)

Existing VID water to be removed? Show limits of removal.

SEE SHEET NO. 10

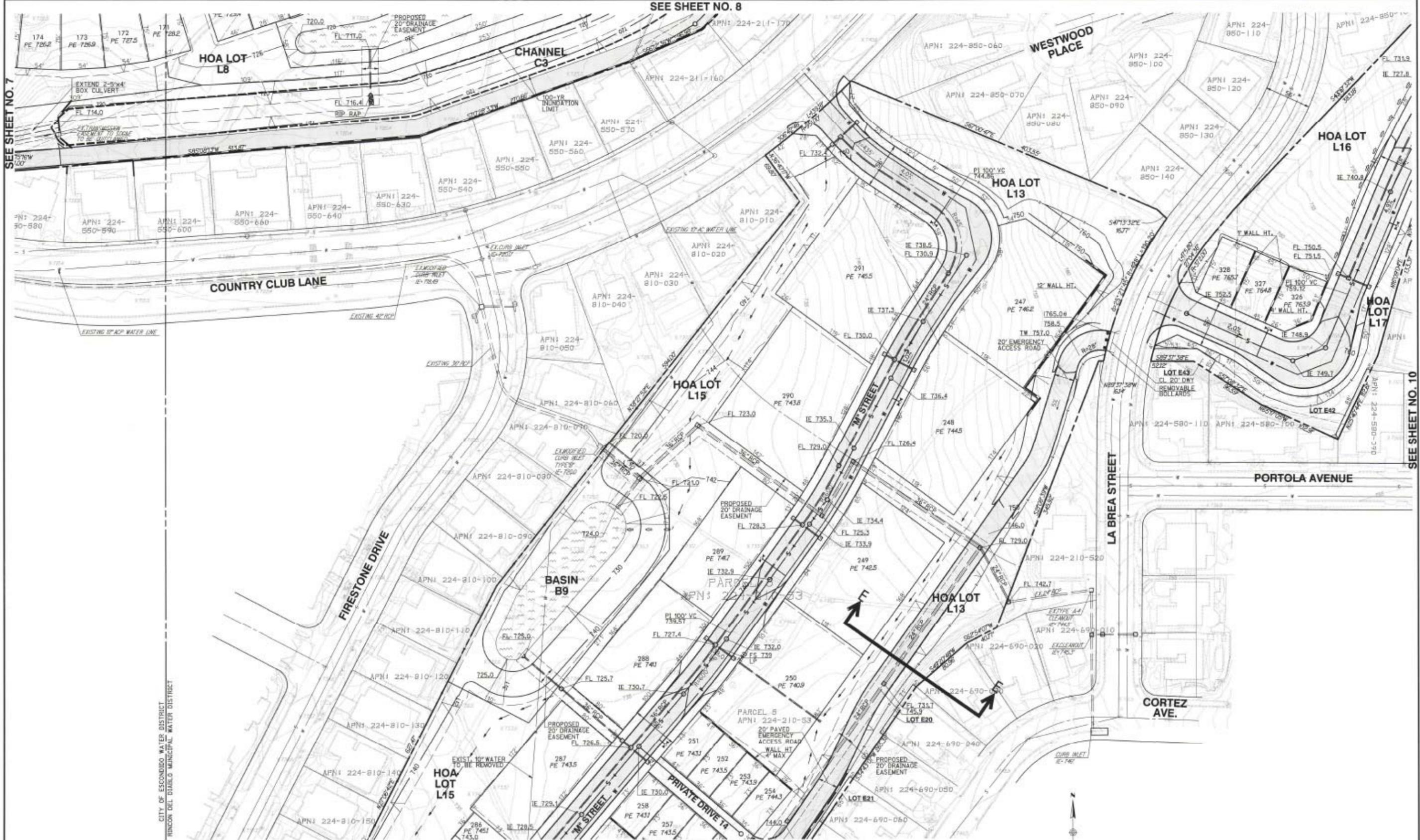
Align ex. sewer w/ MH locations

**TENTATIVE MAP  
THE VILLAGES**



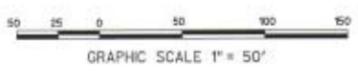
SEE SHEET NO. 8

SEE SHEET NO. 12



SEE SHEET NO. 7

SEE SHEET NO. 10



SEE SHEET NO. 11



CORTEZ AVE.

CITY OF ESCONIDO WATER DISTRICT  
RINCÓN DEL DIABLO MUNICIPAL WATER DISTRICT

FIRESTONE DRIVE

MP STREET

PRIVATE DRIVE 14

PRIVATE DRIVE 13

PRIVATE DRIVE 12

PRIVATE DRIVE 11

BASIN B8

LOT E29

LOT E28

LOT E27

LOT E26

LOT E25

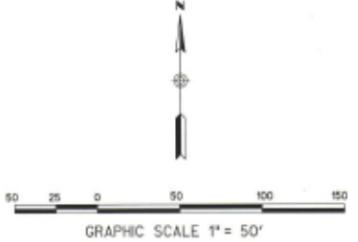
LOT E24

LOT E23

LOT E22

LOT E21

LOT E20

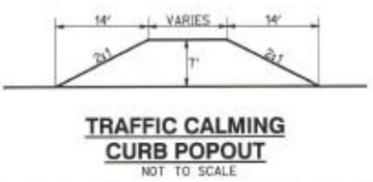
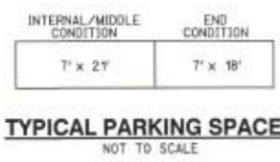
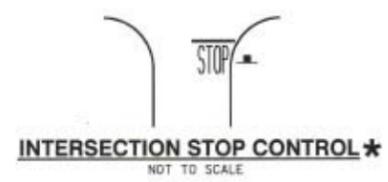
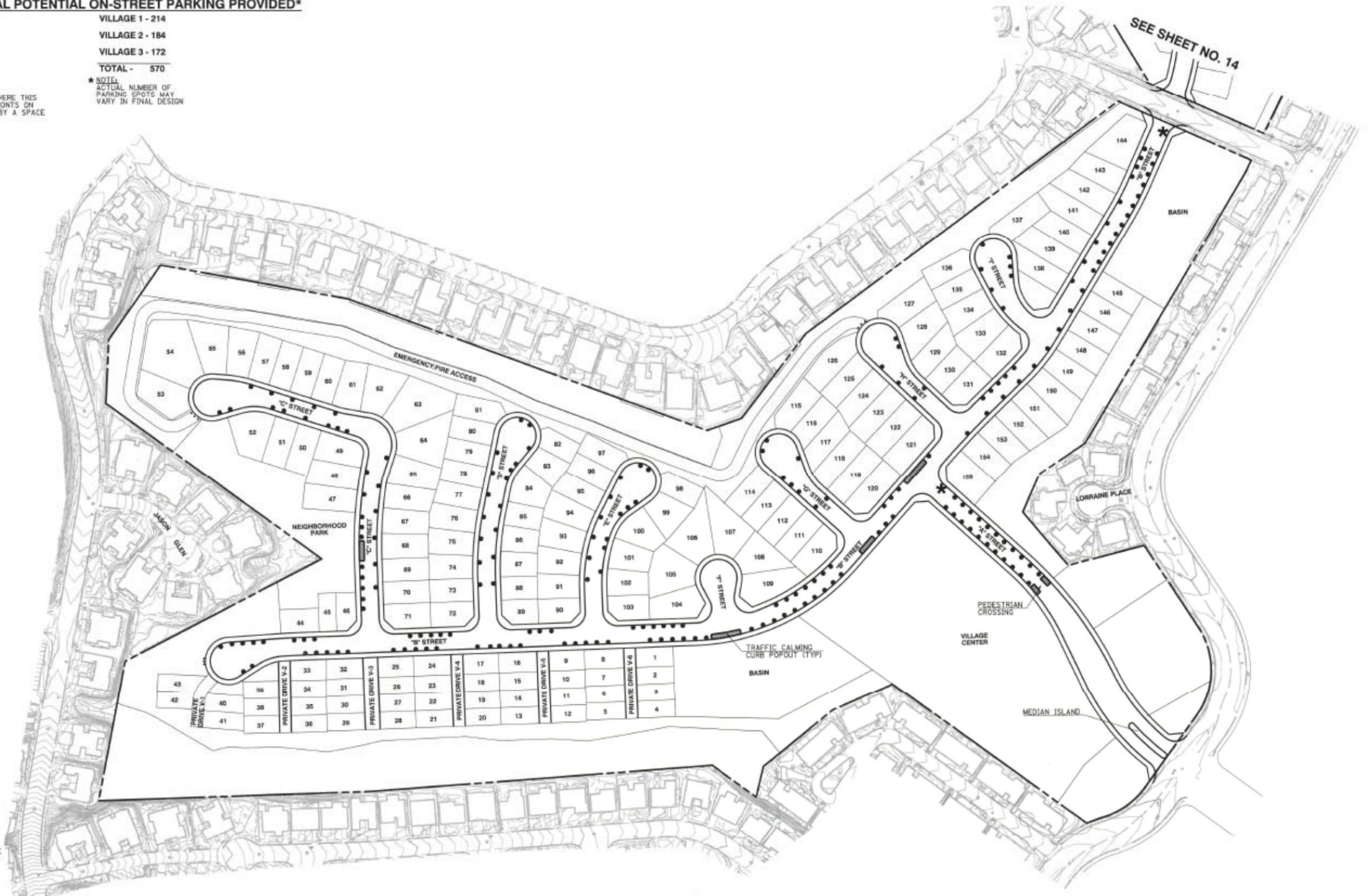
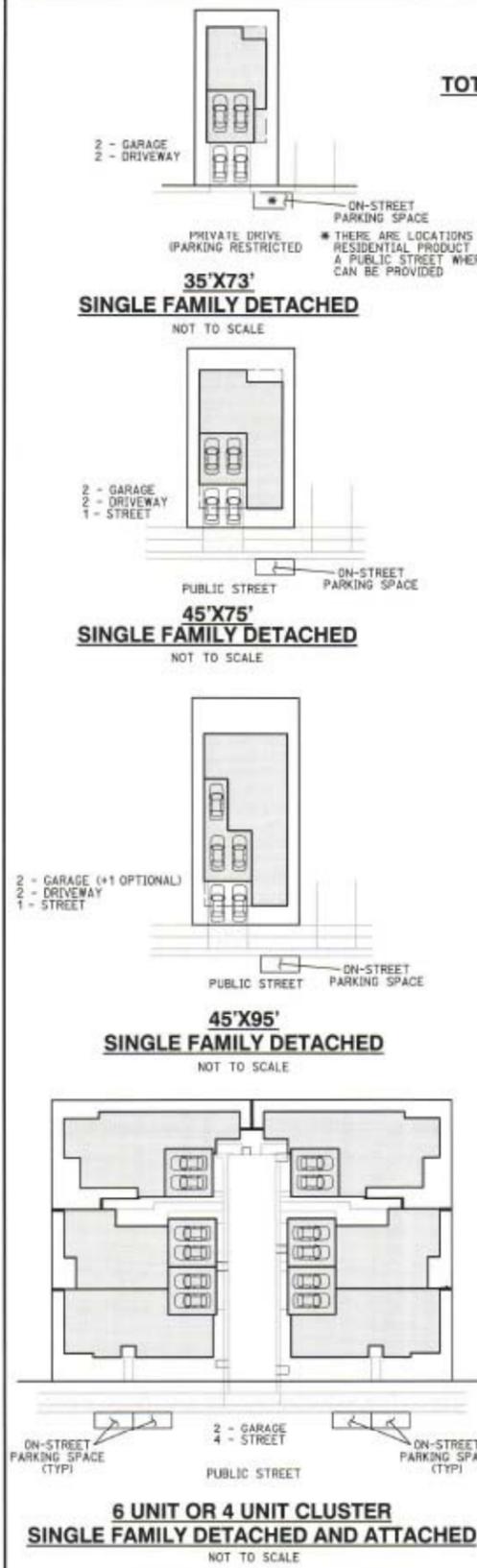


# TRAFFIC SIGNING, PARKING AND CALMING PLAN

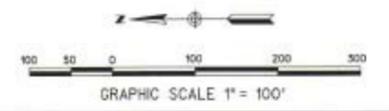
## TOTAL POTENTIAL ON-STREET PARKING PROVIDED\*

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

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

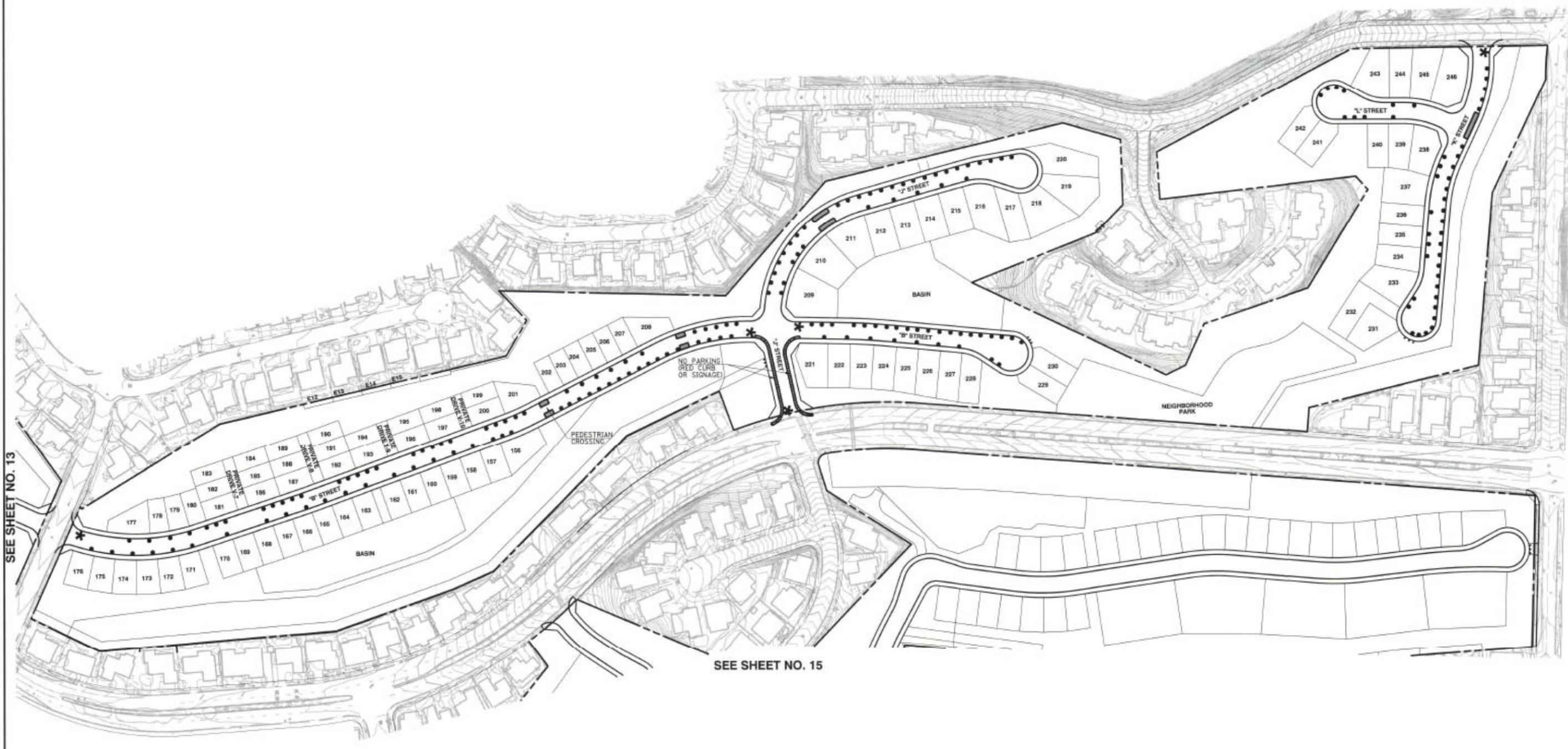


- LEGEND**
- DENOTES ON-STREET PARKING SPACE LOCATION
  - DENOTES TRAFFIC CALMING CURB POPOUT LOCATION
  - \* DENOTES STOP CONTROLLED INTERSECTION LOCATION



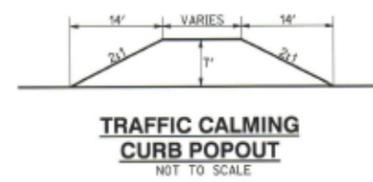
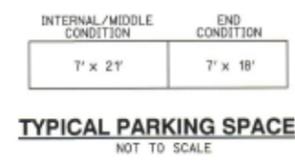
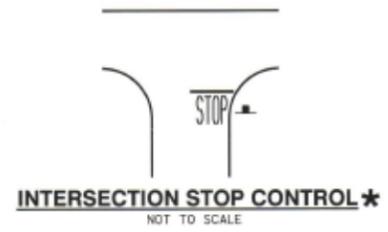
**TENTATIVE MAP THE VILLAGES**  
 VILLAGE 1 - TRAFFIC SIGNING, PARKING AND CALMING PLAN  
 SHEET 13 OF 15

# TRAFFIC SIGNING, PARKING AND CALMING PLAN



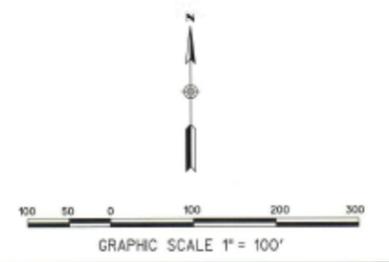
SEE SHEET NO. 13

SEE SHEET NO. 15



**LEGEND**

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



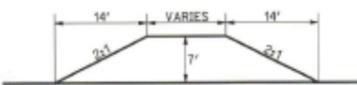
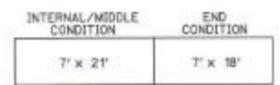
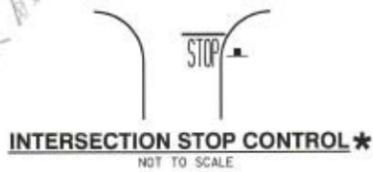
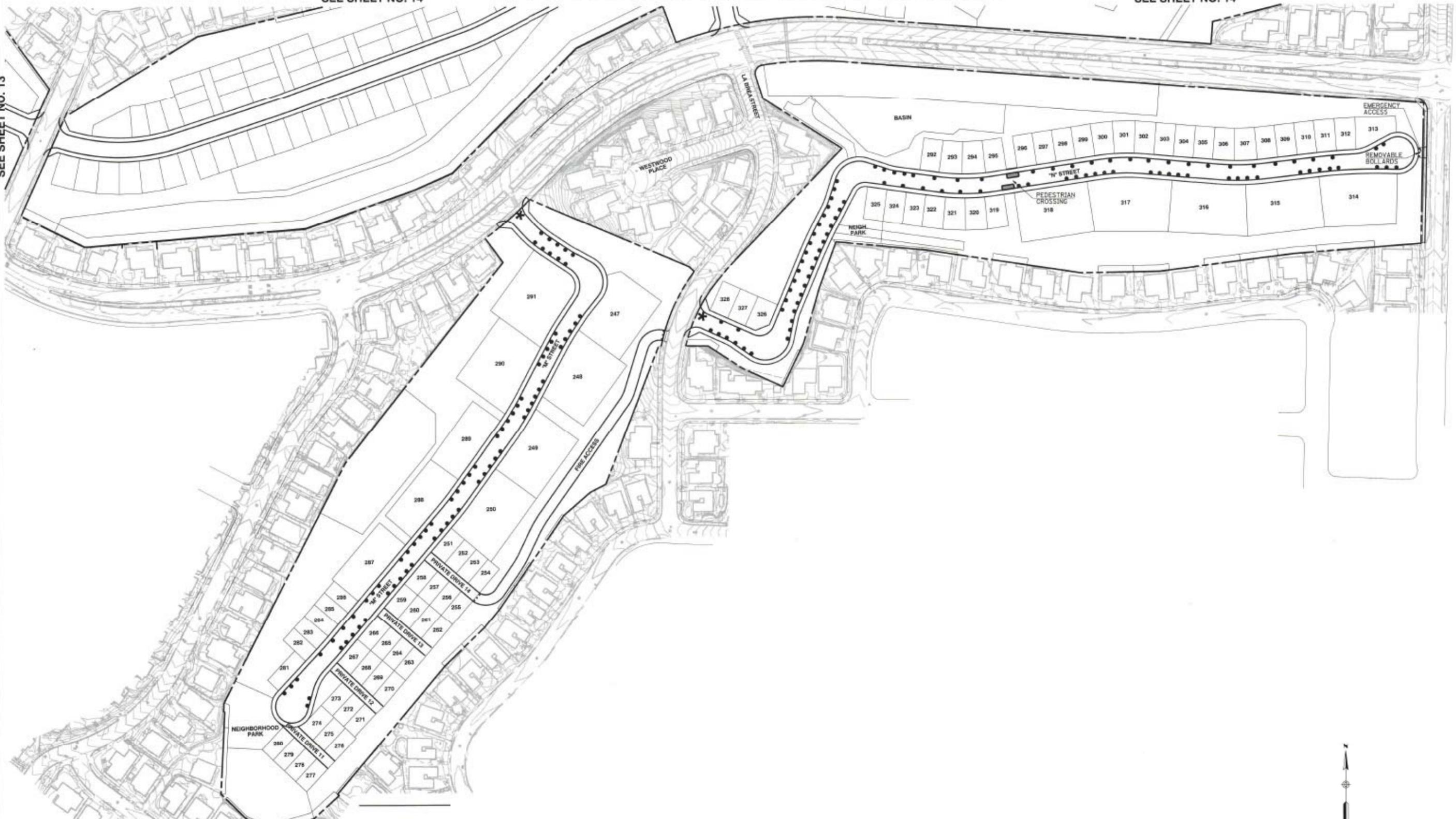
**TENTATIVE MAP THE VILLAGES**  
VILLAGE 2 - TRAFFIC SIGNING, PARKING AND CALMING PLAN  
SHEET 14 OF 15

# TRAFFIC SIGNING, PARKING AND CALMING PLAN

SEE SHEET NO. 14

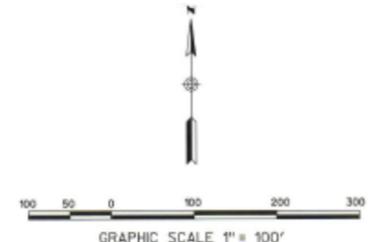
SEE SHEET NO. 14

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