

REVISION NO.	DATE
NO. 1	5-19-15
NO. 2	8-15-15

COUNTY OF SAN DIEGO TRACT NO. 5593 RPL 1

TRINITY MEADOWS SUBDIVISION

22 LOT RESIDENTIAL SUBDIVISION

OWNER CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS MY ENTIRE CONTIGUOUS OWNERSHIP. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS OF WAY.

OWNER / DEVELOPER

BY PARTNERS, LLC
C/O TRINITY PACIFIC INVESTMENTS
1565 COAST BLVD.
DEL MAR, CA 92014

PHONE NUMBER - (858) 229-7799

Cole Francis 3-9-2016
COLE FRANCIS
MANAGER DATE

GENERAL NOTES

- GROSS AREA WITHIN SUBDIVISION BOUNDARY: 12.514 ACRES
- NET AREA WITHIN THE SUBDIVISION BOUNDARY: 12.018 ACRES
- PROJECT IS WITHIN THE NORTH COUNTY METRO COMMUNITY PLAN AREA.
- GENERAL PLAN DESIGNATION: VR 4.3
- POLICE PROTECTION PROVIDED BY THE COUNTY OF SAN DIEGO SHERIFF'S DEPARTMENT.
- SETBACKS TO CONFORM TO ZONE REGULATIONS.
- THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401(N) SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SF OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.
- NO SPECIAL ASSESSMENT PROCEEDING PROPOSED AT THIS TIME.
- PARK IN LIEU FEES TO BE PAID.
- THIS PROJECT SHALL COMPLY WITH THE STREET LIGHTS REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS.
- PROJECT IS NOT SUBJECT TO 100-YEAR FLOODPLAINS.
- SEE PRELIMINARY GRADING PLAN FOR THE DETAILED PROPOSED GRADING CONCEPT BY EXCEL ENGINEERING.
- THIS PROJECT IS WITHIN TAX RATE AREA 74019.14.
- LOTS B AND C ARE FOR PROPOSED BIORETENTION BASINS FOR STORMWATER TREATMENT. THEY WILL BE OWNED BY THE HOA FOR THE PROPOSED COMMUNITY. THE HOA WILL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF THESE FACILITIES.
- A NOISE RESTRICTION EASEMENT WILL BE APPLICABLE TO THE ENTIRE AREA OF LOTS 1 THROUGH 22.

LEGAL DESCRIPTION

LOT 2, BLOCK 321 OF THE RANCHO RINCON DEL DIABLO AS SHOWN ON MAP 725, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

SOURCE OF TOPOGRAPHY

AERIAL TOPOGRAPHY CONFIRMED BY FIELD SURVEY PERFORMED BY EXCEL ENGINEERING ON JUNE 14, 2013.

ASSESSOR'S PARCEL NUMBER

234-291-11

USE REGULATIONS	RS
ANIMAL REGULATIONS	Q
DENSITY	-
LOT SIZE	10,000 SF
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	H
OPEN SPACE	-
SPECIAL AREA REGULATIONS	-

SHEET INDEX

SHEET 1 TITLE SHEET
SHEETS 2 & 3 TENTATIVE MAP

EARTHWORK QUANTITIES

TOTAL CUT: 15,167 CY
TOTAL FILL: 15,167 CY
SITE WILL BE A BALANCE WITH NO IMPORT OR EXPORT ANTICIPATED

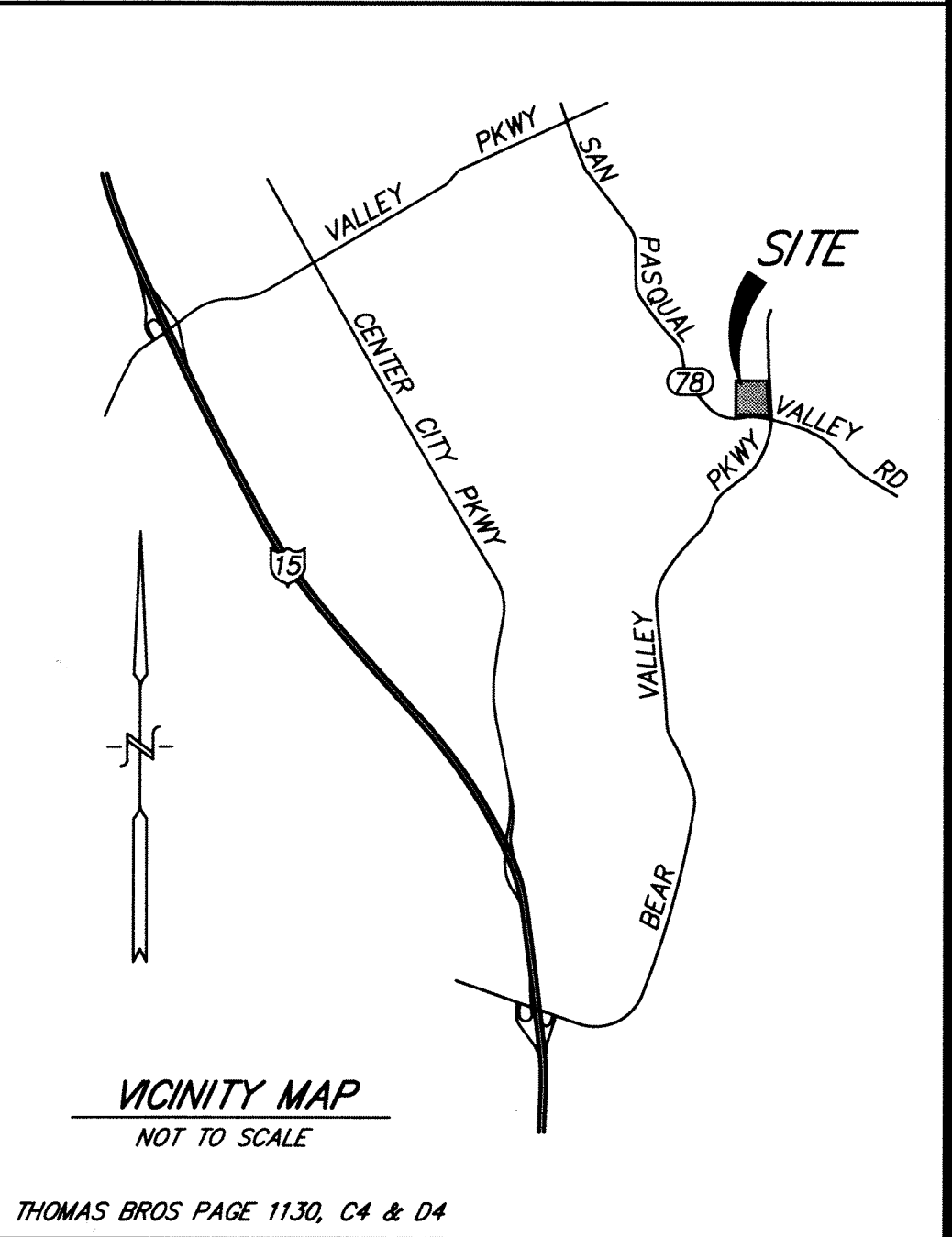
PUBLIC UTILITIES & DISTRICTS

- SEWER
- WATER
- GAS & ELECTRIC
- TELEPHONE
- FIRE PROTECTION
- SCHOOLS
- SEPTIC SYSTEMS (COUNTY OF SAN DIEGO DEH)
 - RINCON DEL DIABLO MUNICIPAL WATER DISTRICT
 - SAN DIEGO GAS & ELECTRIC
 - PACIFIC BELL TELEPHONE COMPANY
 - RINCON DEL DIABLO FIRE PROTECTION DISTRICT
 - SERVED BY THE ESCONDIDO FIRE DEPARTMENT
 - ESCONDIDO UNION SCHOOL DISTRICT, ESCONDIDO UNION HIGH SCHOOL DISTRICT

SURVEYOR OF WORK

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE: (760) 745-8118
FAX: (760) 745-1890

Michael D. Levin 3-9-16
MICHAEL D. LEVIN, PLS 6896



THOMAS BROS PAGE 1130, C4 & D4

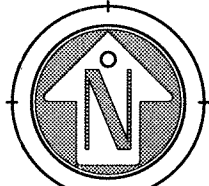
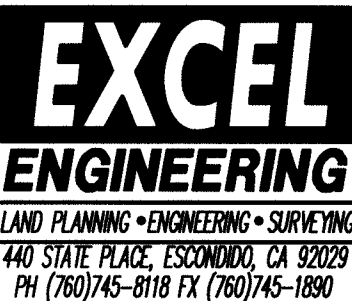
EXISTING EASEMENTS

- AN EASEMENT TO ESCONDIDO IRRIGATION DISTRICT FOR ALL DITCH LINES FOR WATER RECORDED AUGUST 1, 1885 IN BOOK 238, PAGE 390 OF DEEDS. THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORDS.
- AN EASEMENT TO ESCONDIDO LAND AND TOWN COMPANY, A CORPORATION, FOR THE RIGHT TO LAY WATER PIPES PER DOCUMENT RECORDED AUGUST 16, 1899 IN BOOK 249, PAGE 138 OF DEEDS. THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORDS.
- AN EASEMENT TO THE CITY OF ESCONDIDO FOR STREET, ROAD, HIGHWAY AND PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED OCTOBER 28, 1987, AS INSTRUMENT NO. 87-606790 OF O.R.
- PUBLIC RIGHT OF WAY GRANTED TO THE COUNTY OF SAN DIEGO PER COUNTY RIGHT OF WAY MAP PWR-00371, RST791-3 AND PER DOC. NO. 2011-0345792 DATED: JULY 8, 2011
- AN EASEMENT TO THE COUNTY OF SAN DIEGO, FOR WATERLINE AND INCIDENTAL PURPOSES RECORDED JUNE 11, 2014 AS INSTRUMENT NO 2014-0241126 OF O.R.

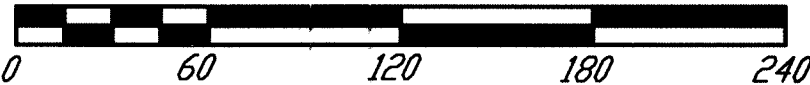
LOT AREA SUMMARY

LOT NO.	GA (sq. ft.)	NA (sq. ft.)	PA (sq. ft.)
1	24,489.67	24,489.67	10,563.16
2	19,487.74	19,487.74	9,779.70
3	18,986.86	18,986.86	8,566.24
4	18,731.76	18,731.76	8,680.54
5	28,476.87	28,476.87	10,645.23
6	26,334.21	26,334.21	11,720.43
7	19,111.15	19,111.15	8,484.50
8	17,154.46	17,154.46	8,346.57
9	23,018.10	23,018.10	12,537.03
10	22,562.53	21,182.10	8,168.55
11	21,715.61	21,715.61	8,955.92
12	21,316.70	21,316.70	7,428.74
13	16,508.74	16,508.74	5,425.36
14	17,578.44	17,578.44	7,227.58
15	23,615.15	23,615.15	12,956.63
16	16,277.61	16,277.61	10,308.73
17	20,940.37	20,940.37	11,302.06
18	18,527.29	18,527.29	9,575.27
19	16,967.90	16,967.90	9,298.24
20	17,313.83	17,313.83	10,461.70
21	13,020.71	13,020.71	6,966.21
22	13,151.74	13,151.74	8,195.66
A	67,036.21	67,036.21	---
B	10,495.95	10,495.95	---
C	10,712.51	10,712.51	---

GA = GROSS AREA
NA = NET AREA
PA = PAD AREA

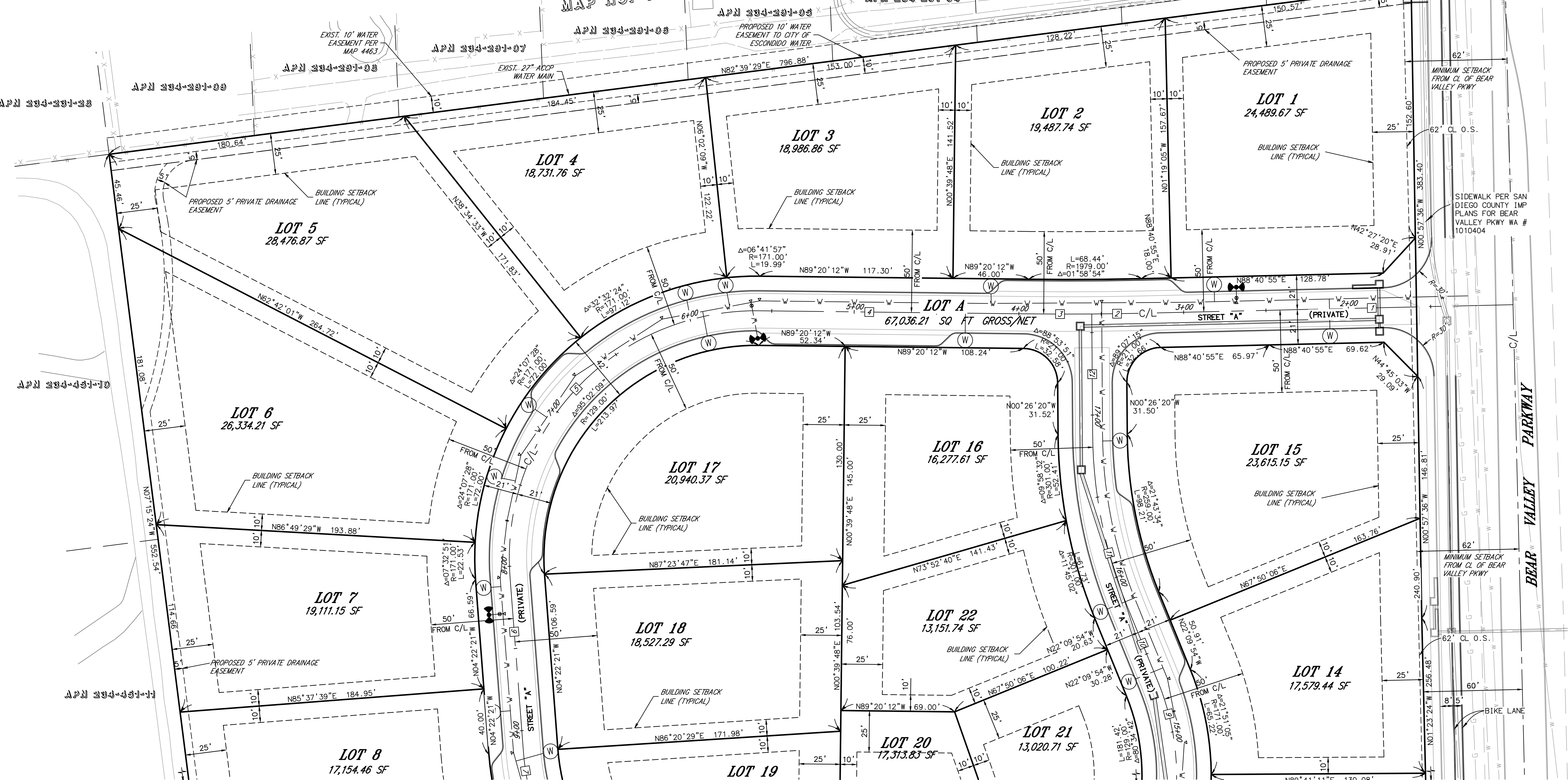


SCALE 1" = 60'



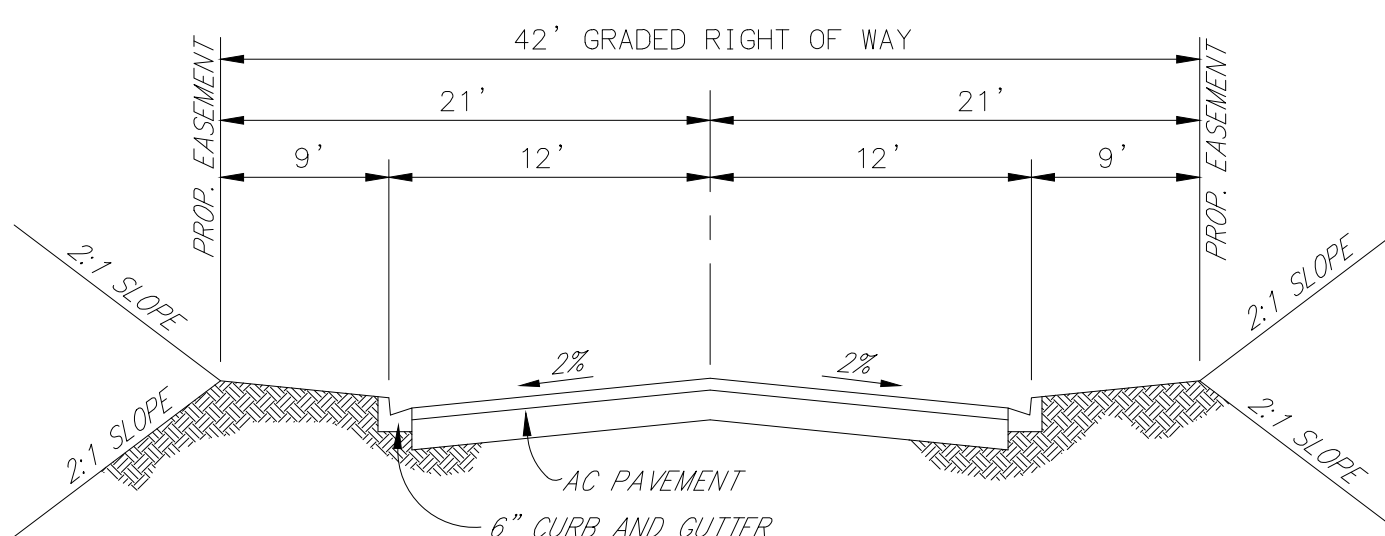
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22 LOT RESIDENTIAL SUBDIVISION

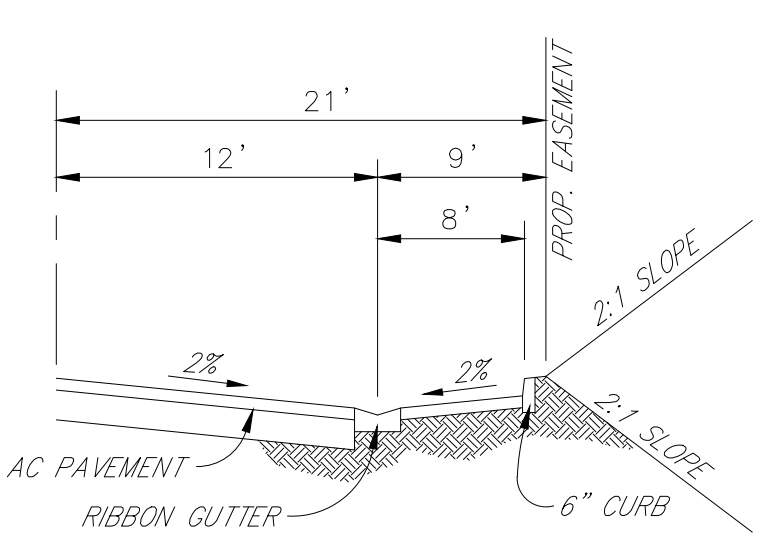


SEE SHEET 3

STREET "A" CENTERLINE DATA				
NO	DELTA/BRG	RADIUS	LENGTH	REMARK
1	N88°40'55"E	--	225.10'	"
2	Δ=00°52'45"	2000.00'	30.69'	"
3	Δ=01°06'09"	2000.00'	38.48'	"
4	N89°20'12"W	--	163.30'	"
5	Δ=95°02'09"	150.00'	248.80'	"
6	N04°22'21"W	--	106.59'	"
7	Δ=70°36'06"	150.00'	184.83'	"
8	N74°58'27"W	--	100.35'	"
9	Δ=127°11'27"	150.00'	332.99'	"
10	N22°09'54"W	--	50.91'	"
11	Δ=21°43'34"	280.00'	106.17'	"
12	N00°26'20"W	--	73.09'	"



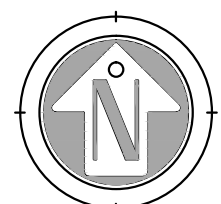
TYPICAL STREET "A" (PRIVATE)
NOT TO SCALE



TYPICAL PARALLEL PARKING STALL
NOT TO SCALE

A NOISE RESTRICTION EASEMENT WILL BE APPLICABLE
TO THE ENTIRE AREA OF LOTS 1 THROUGH 22.

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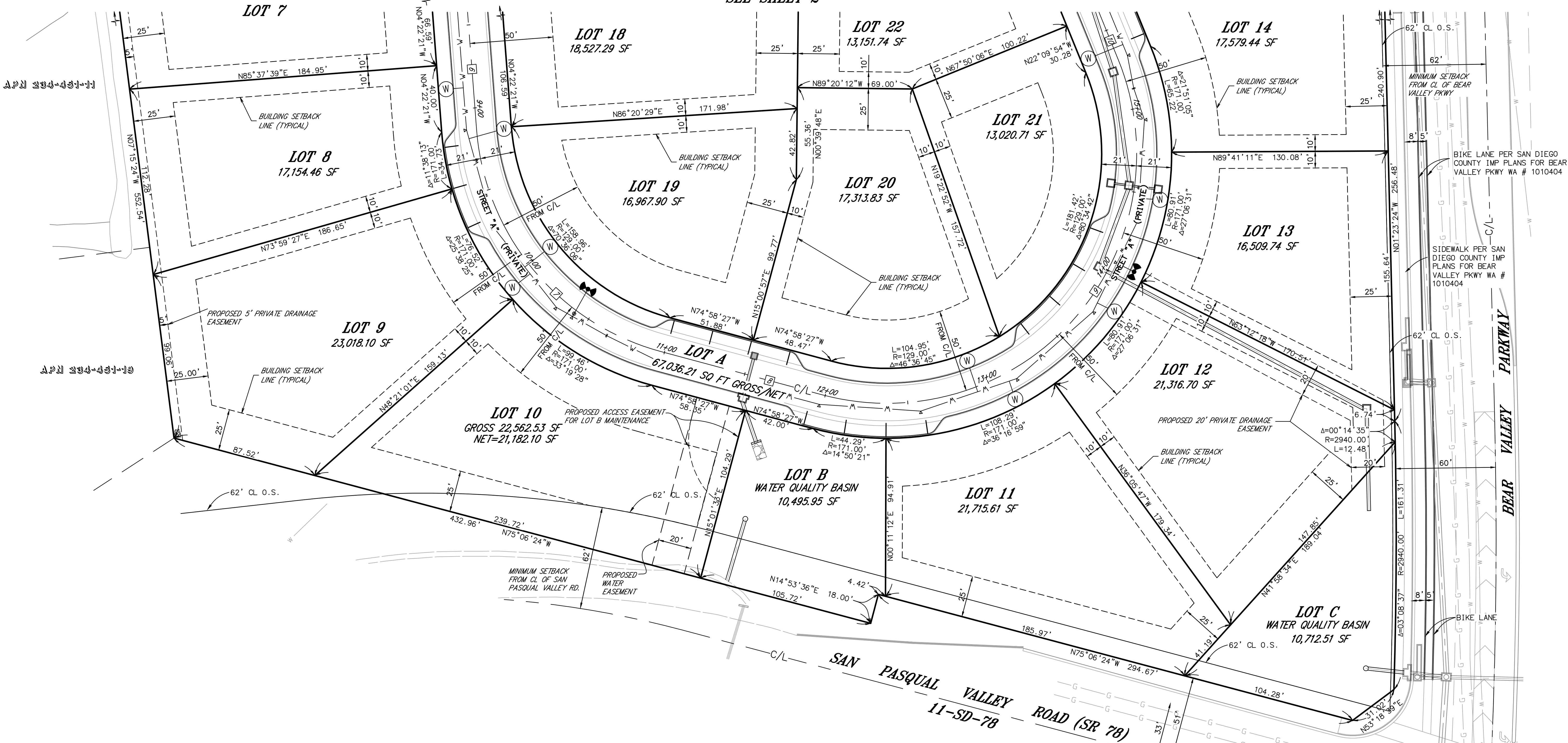
SCALE 1" = 30'



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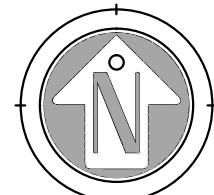
SEE SHEET 2



STREET "A" CENTERLINE DATA				
NO	DELTA/BRG	RADIUS	LENGTH	REMARK
6	N04°22'21"W	--	106.59'	" "
7	Δ=70°36'06"	150.00'	184.83'	" "
8	N74°58'27"W	--	100.35'	" "
9	Δ=127°11'27"	150.00'	332.99'	" "
10	N22°09'54"W	--	50.91'	" "

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