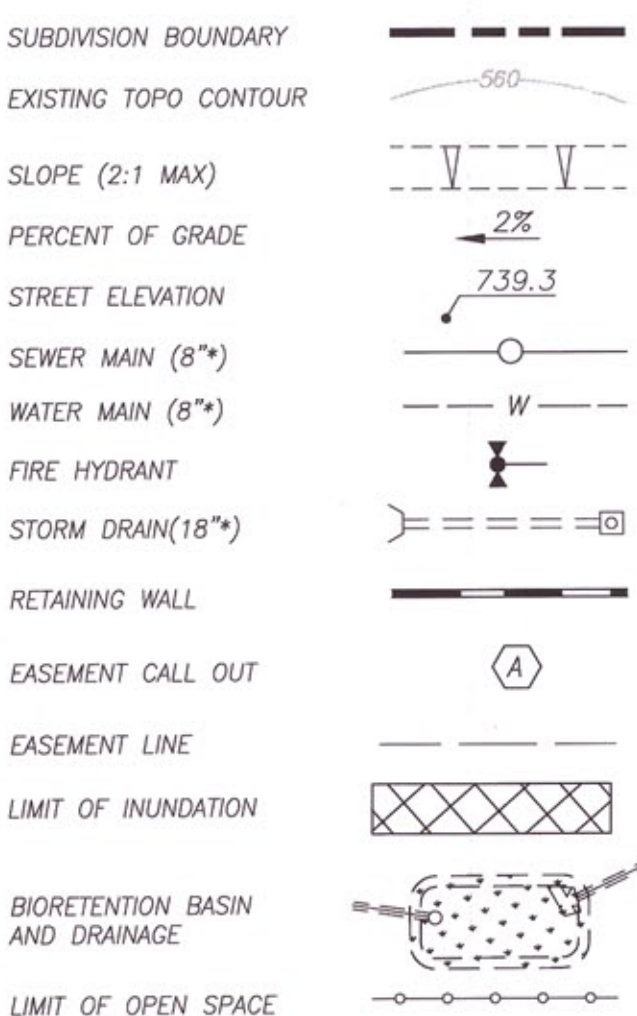


TENTATIVE TRACT MAP NO. 5620
2260 SAN PASQUAL VALLEY ROAD
County of San Diego, California

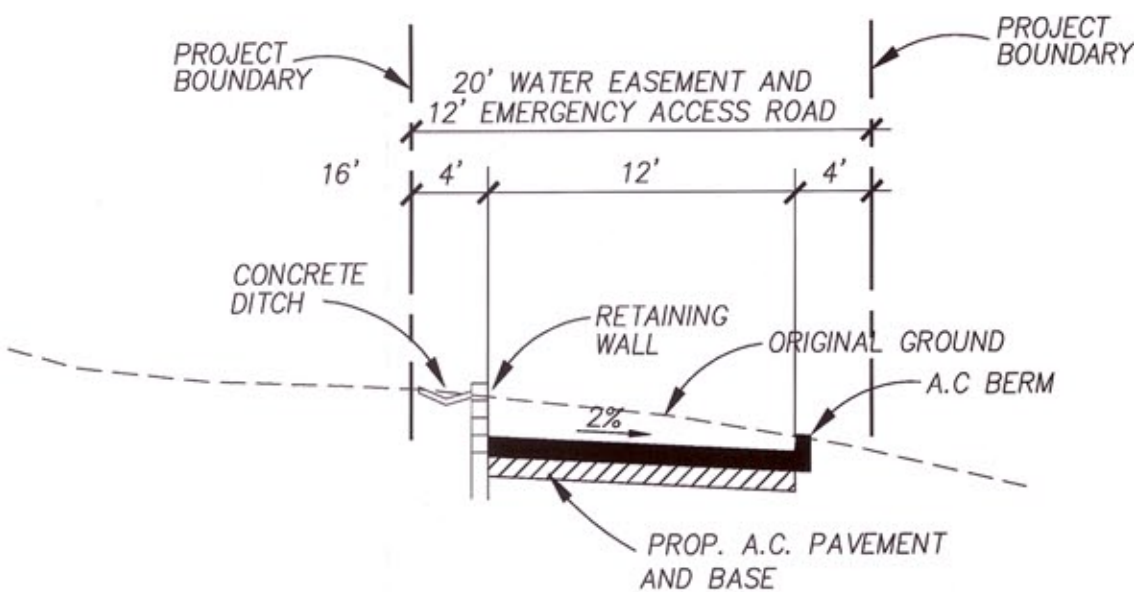
LEGEND



ABBREVIATIONS

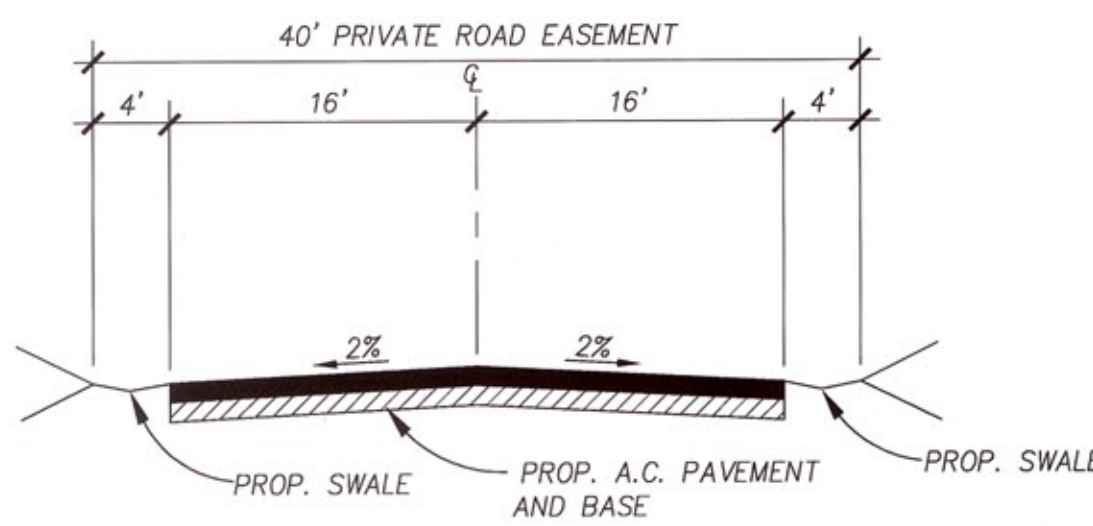
BW BOTTOM OF WALL
ELEV ELEVATION
FL FLOOD PLAN
FS FINISH SURFACE
GB GRADE BREAK
IE INVERT ELEVATION
MH MANHOLE
NTS NOT TO SCALE
NSF NET SQ. FT.
P PAD ELEVATION
PI POINT OF INTERSECTION (V.C.)
PL PROPERTY LINE
RW RECLAIMED WATER
R/W RIGHT OF WAY
S SEWER
SD STORM DRAIN
SF GROSS SQ. FT.
VF VERTICAL CURVE
W WATER

* UNLESS SHOWN OTHERWISE



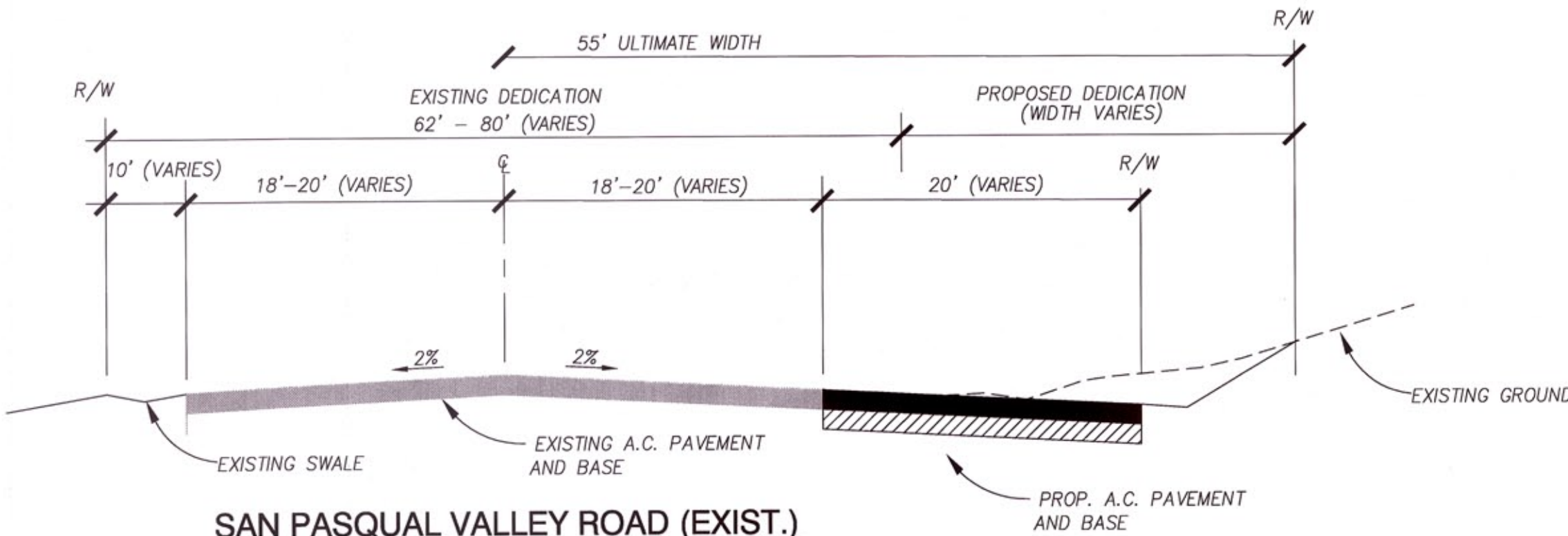
EMERGENCY ACCESS ROAD

NOT TO SCALE



PRIVATE STREETS "A" AND "B"

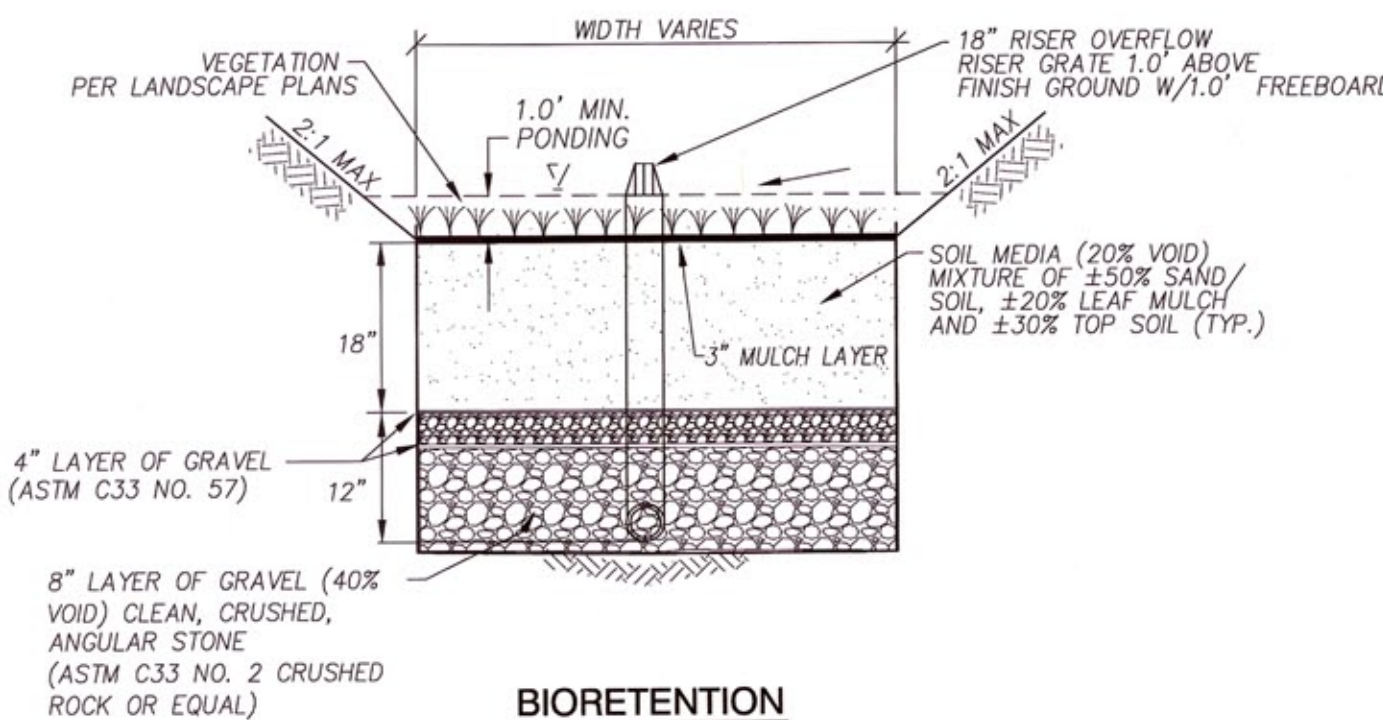
NOT TO SCALE



SAN PASQUAL VALLEY ROAD (EXIST.)
"SR-78" CALTRANS FACILITY
PUBLIC ROAD
NOT TO SCALE

NOTE

IT IS THE APPLICANT/DEVELOPERS RESPONSIBILITY TO COORDINATE WITH REGIONAL AGENCIES TO DETERMINE IF 401 / 404, WASTE DISCHARGE REQUIREMENTS, AND CALIFORNIA FISH AND WILDLIFE PERMITS ARE REQUIRED.



BIORETENTION

NOT TO SCALE



VICINITY MAP

NOT TO SCALE
THOMAS GUIDE PAGE 1130 5-E

GENERAL NOTES

- GROSS PROJECT AREA: 18.179 AC.
- NET PROJECT AREA: 18.179 AC.
- EXISTING ZONING: A70
- PROPOSED ZONE: SR-1
- TOTAL NUMBER OF LOTS: 14. TOTAL NUMBER OF DWELLING UNITS: 14. MINIMUM LOT SIZE: 1 ACRE
- GROSS DENSITY: 0.8 DU/AC
- ASSESSOR PARCEL NUMBER: 234-261-23, 234-440-05, AND 234-430-21.
- PRESENT LAND USE: ONE SINGLE FAMILY DWELLING
- WATER SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS AND THE REQUIREMENTS OF CITY OF EXCONDIDO AND SHALL BE MAINTAINED BY THE CITY.
- SEWER SYSTEM TO BE ON SITE WITH LEACH FIELDS
- SOURCE OF TOPOGRAPHY: PHOTOGRAMMETRIC SURVEY DATED 12-10-2015
- UTILITIES SHALL BE UNDER GROUND AND EASEMENTS PROVIDED AS NECESSARY.
- GRADING AND MODEL UNITS MAY BE CONSTRUCTED PRIOR TO FINAL MAP RECORDATION.
- UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND MAY BE MODIFIED DURING FINAL DESIGN.
- TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE FINAL DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
- SOLAR ACCESS STATEMENT: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
- ASSESSOR'S TAX RATE AREA: 207.06
- SPECIAL ASSESSMENT ACT: NONE PROPOSED
- STREET DEDICATION: ALL STREETS WILL BE PRIVATE STREETS IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY OF SAN DIEGO, AND WILL BE PRIVATELY MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- STREET LIGHTS: THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS.
- PARK FEES: PARK FEE TO BE PAID IN LIEU OF DEDICATION.
- ALL CUT AND FILL SLOPES WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED IN ACCORDANCE WITH COUNTY STANDARDS.
- THIS PLAN IS PROVIDED TO ALLOW FOR A FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.
- BENCH MARK: A STANDARD U.S.C. & G.S. DISK STAMPED "EGC3 1992" SET IN AC PAVEMENT LOCATED AT THE INTERSECTION OF BEAR VALLEY ROAD AND SAN PASQUAL VALLEY ROAD. ELEV 627.71 (NGVD-29).
- ALL DRAINAGE IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS AND SHALL BE MAINTAINED BY THE COUNTY.

PUBLIC UTILITIES/DISTRICTS

SEWER NO
WATER CITY OF ESCONDIDO
STORM DRAIN PRIVATE H.O.A.
GAS AND ELECTRIC SAN DIEGO GAS & ELECTRIC
TELEPHONE SBC
STREET LIGHTING PRIVATE H.O.A.
FIRE CITY OF ESCONDIDO
SCHOOL ESCONDIDO UNION SCHOOL DISTRICT
HIGH SCHOOL ESCONDIDO UNION HIGH SCHOOL DISTRICT

GRADING QUANTITIES

CUT: 26,300 C.Y. FILL: 26,300 C.Y.

LEGAL DESCRIPTION

ALL OF LOT "A" AND PORTIONS OF LOT "B" AND LOT "C" IN THE RESUBDIVISION OF BLOCK 271 AND PORTIONS OF LOT "D" AND LOT "E" IN THE RESUBDIVISION OF BLOCK 273 OF THE RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1519, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JANUARY 21, 1913.

FEMA INFORMATION

WATER COURSE NOT COVERED BY FEMA

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (N) OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE. ALL RESIDENTIAL UNITS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 100 SQUARE FEET OF UNOBSTRUCTED SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

OWNER/SUBDIVIDER

KAE INVESTMENTS, A NEVADA LLC
24 PAINTED FEATHER WAY
LAS VEGAS, NEVADA 89135

BY: JEFFREY R. LUNDSTROM, AGENT
DATE: 8-22-17

ENGINEER

LUNDSTROM ENGINEERING & SURVEYING
5333 MISSION CENTER ROAD, SUITE 115
SAN DIEGO, CA 92108
TEL. (619) 814-1220
WILLIAM LUNDSTROM
R.C.E. 61630
EXPIRES ON 06/30/21



PREPARED BY:	NO.	REVISIONS	DATE	BY
 5333 Mission Center Road, #115 • San Diego, CA 92108 Phone (619) 814-1220 • Fax (619) 641-9910	1	ORIGINAL SUBMITTAL	08/22/17	LES
	2	1ST RESUBMITTAL	04/26/18	LES
	3	2RD RESUBMITTAL	11/19/18	LES
	4	3RD RESUBMITTAL	06/26/19	LES
	5	4TH RESUBMITTAL	09/26/19	LES
	6			
	7			
PRELIMINARY GRADING PLAN TITLE SHEET 2260 SAN PASQUAL VALLEY ROAD COUNTY OF SAN DIEGO, California				SHEET 1 OF 4