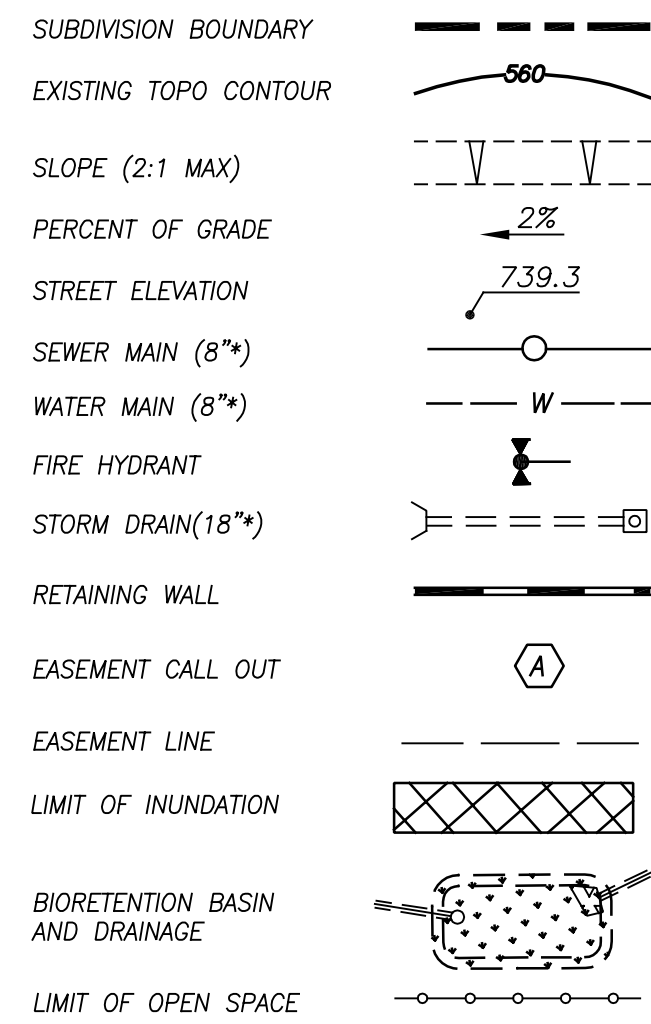


TENTATIVE TRACT MAP NO. 5620

2260 SAN PASQUAL VALLEY ROAD

County of San Diego, California

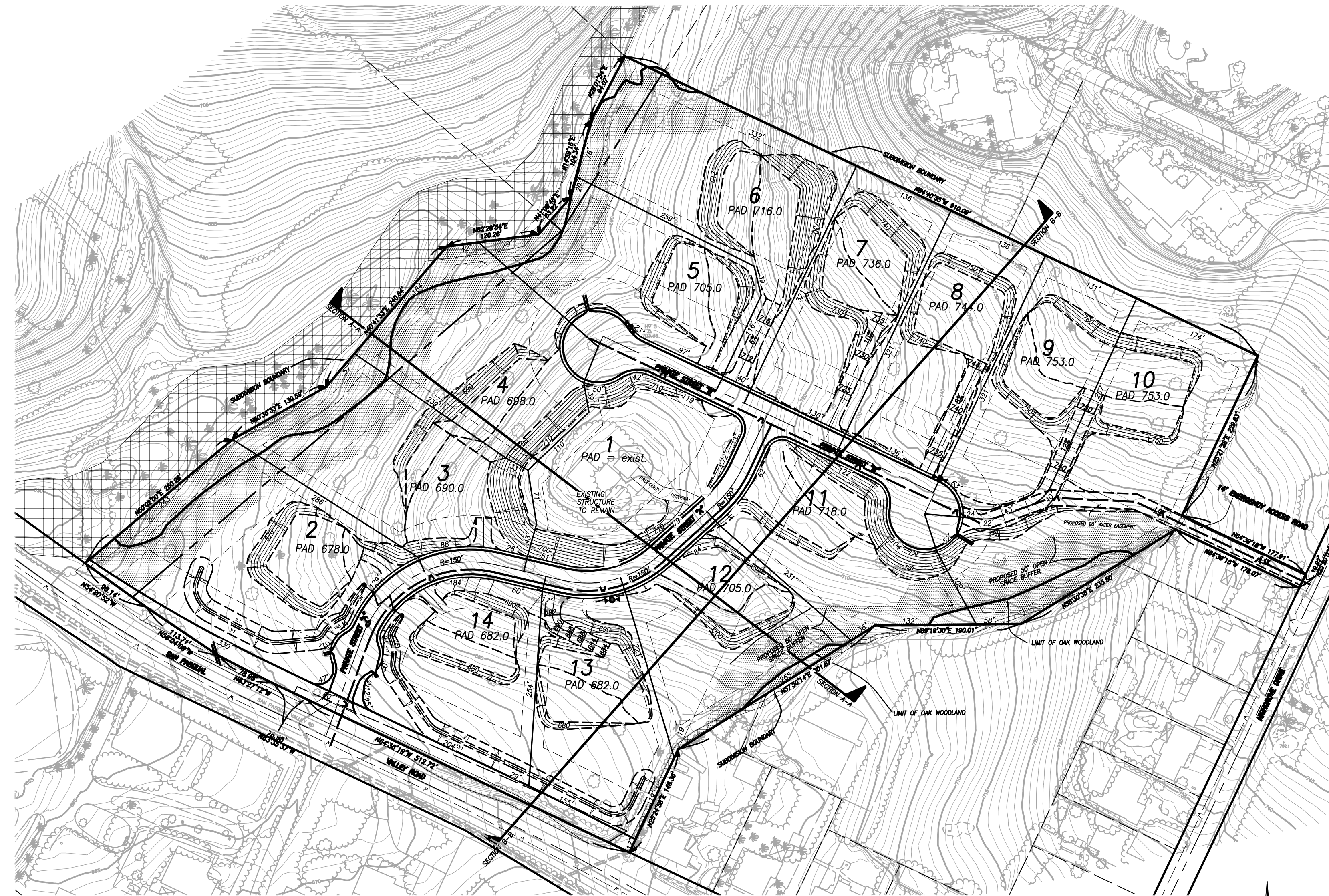
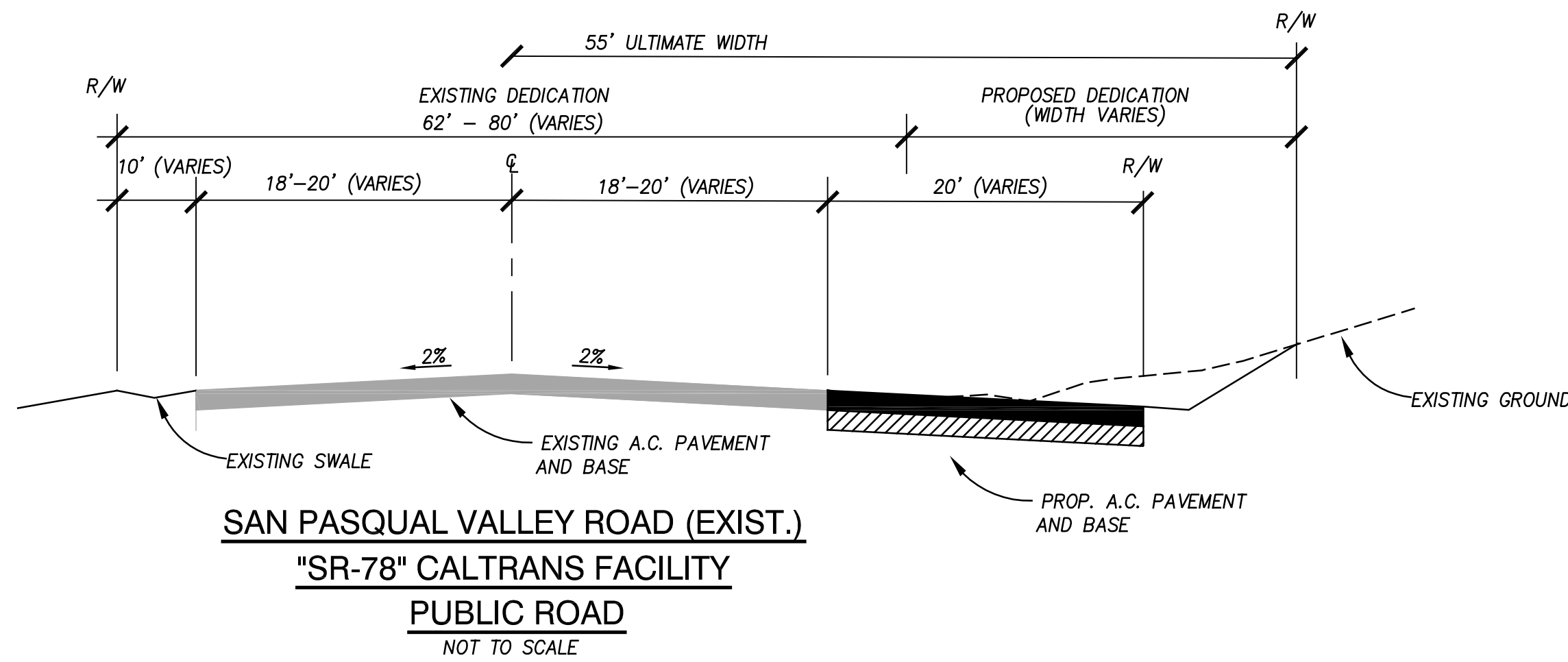
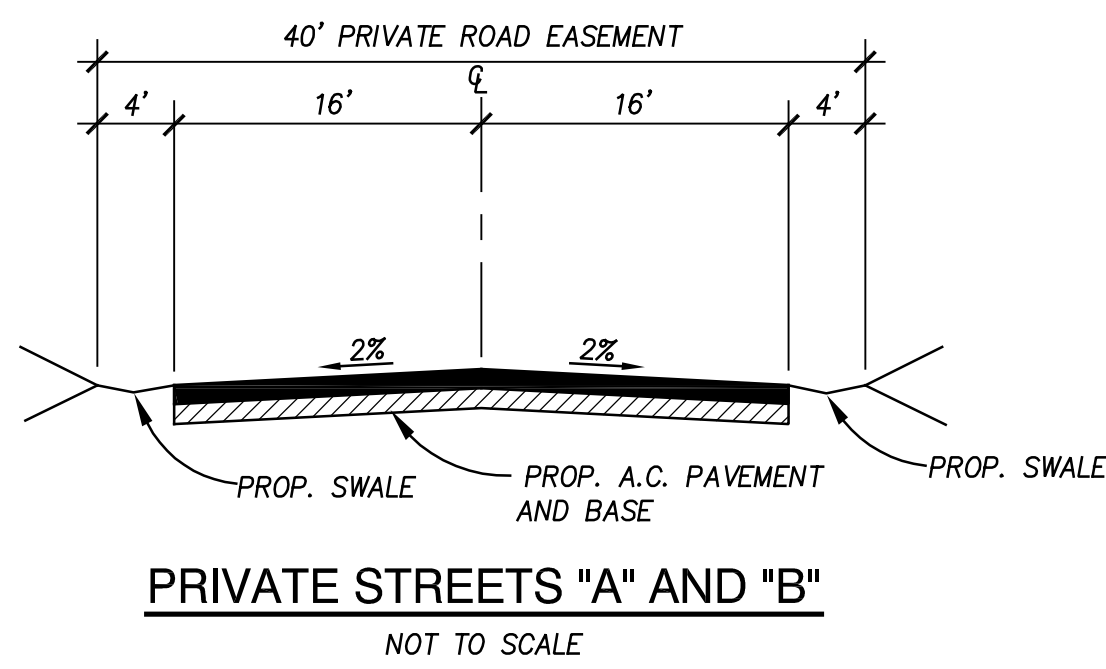
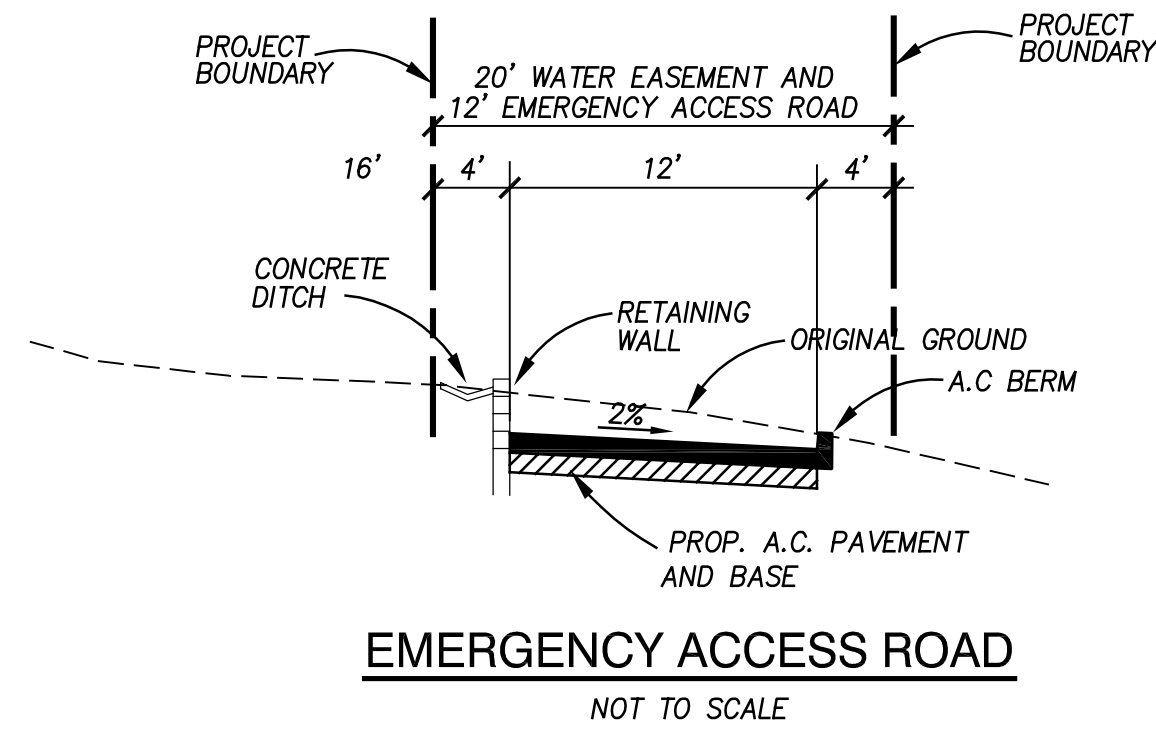
LEGEND



ABBREVIATIONS

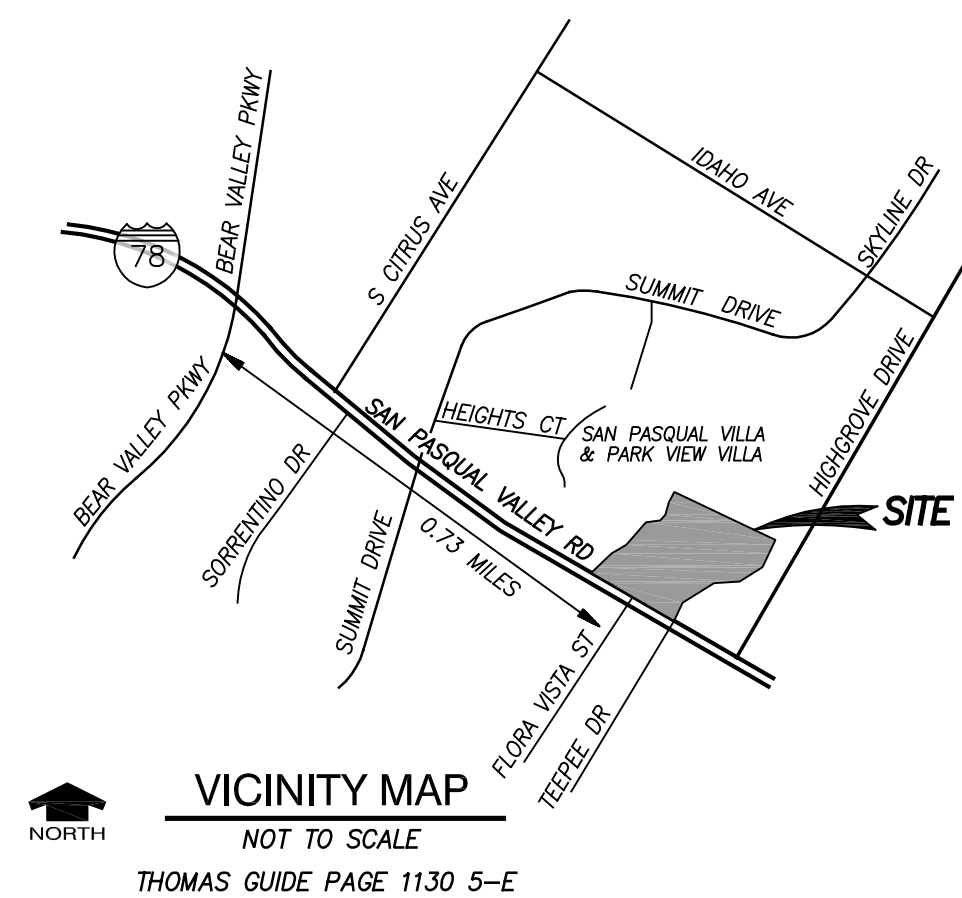
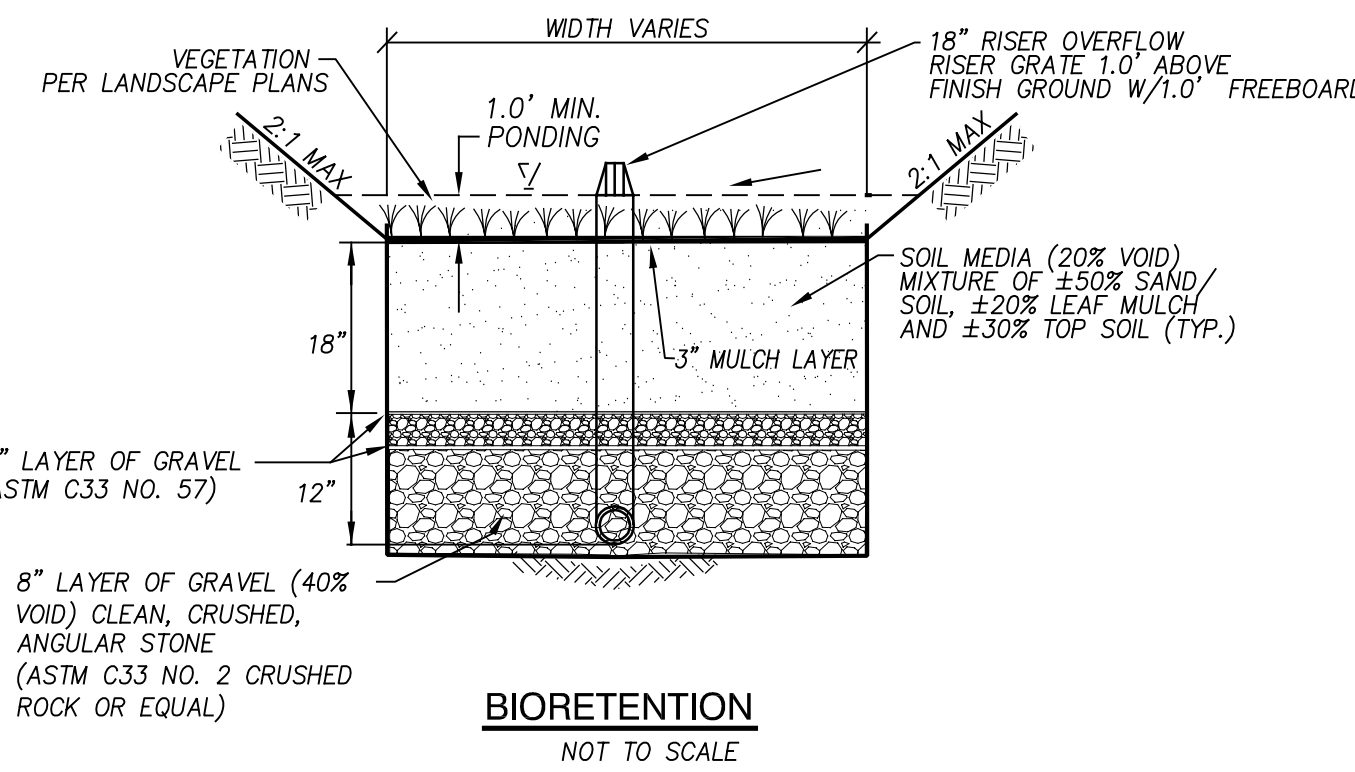
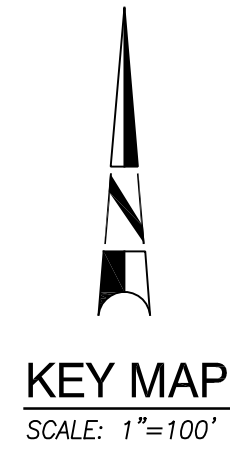
BW BOTTOM OF WALL ELEVATION
 FL FLOOD LINE
 FP FLOW PLAN
 FS FINISH SURFACE GRADE
 GB GRADE BREAK
 IE INVERT ELEVATION
 MH MANHOLE
 NTS NOT TO SCALE
 NSF NET SQ. FT.
 P PAD ELEVATION
 PI POINT OF INTERSECTION (V.C.)
 PL PROPERTY LINE
 RL RECLAIMED WATER
 RW RIGHT OF WAY
 S SEWER
 SD STORM DRAIN
 SF GROSS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

* UNLESS SHOWN OTHERWISE



NOTE

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



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'S 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 ESCONDIDO AND SHALL BE MAINTAINED BY THE CITY.
- SEWER SYSTEM TO BE ONSITE 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.
- 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 "O" AND LOT "N" 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 (M) 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 8-22-17 DATE

ENGINEER

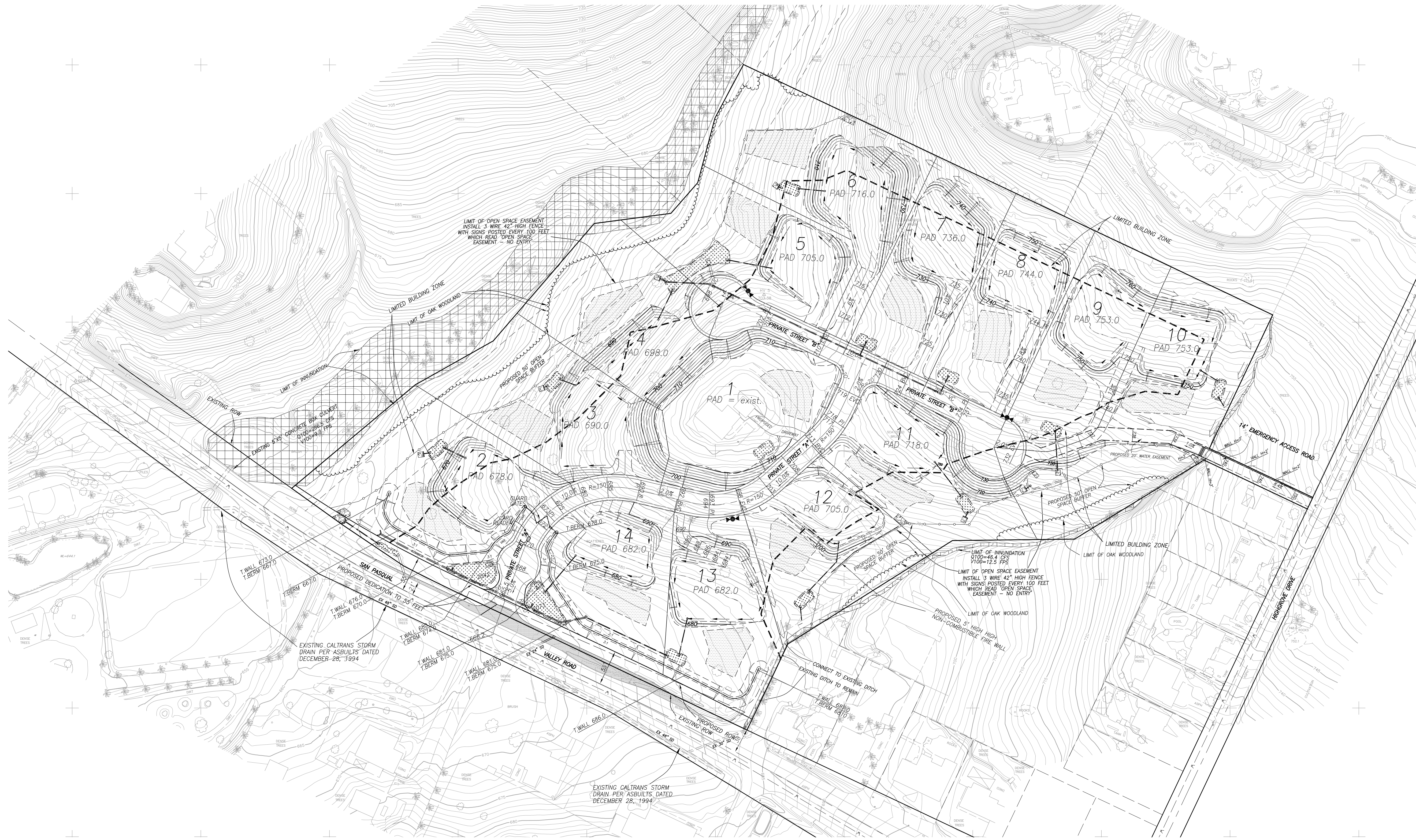
LUNDSTROM ENGINEERING & SURVEYING
 5333 MISSION CENTER ROAD, SUITE 115
 SAN DIEGO, CA 92108
 TEL. (619) 814-1220
 BY: WILLIAM LUNDSTROM 8-22-17 DATE
 R.C.E. 61630
 EXPIRES ON 06/30/21



NO.	REVISIONS	DATE	BY
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	01/02/20	LES
6			
7			

PRELIMINARY GRADING PLAN
TITLE SHEET
2260 SAN PASQUAL VALLEY ROAD
 COUNTY OF SAN DIEGO, California

SHEET
1
OF
4

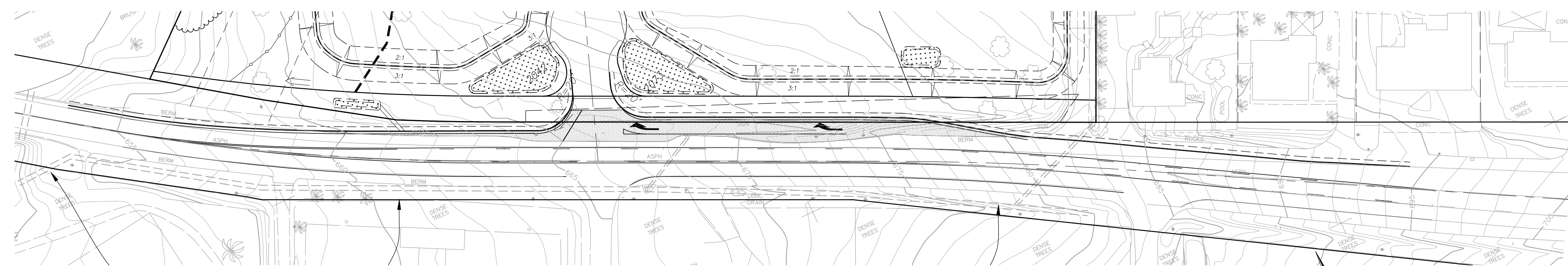
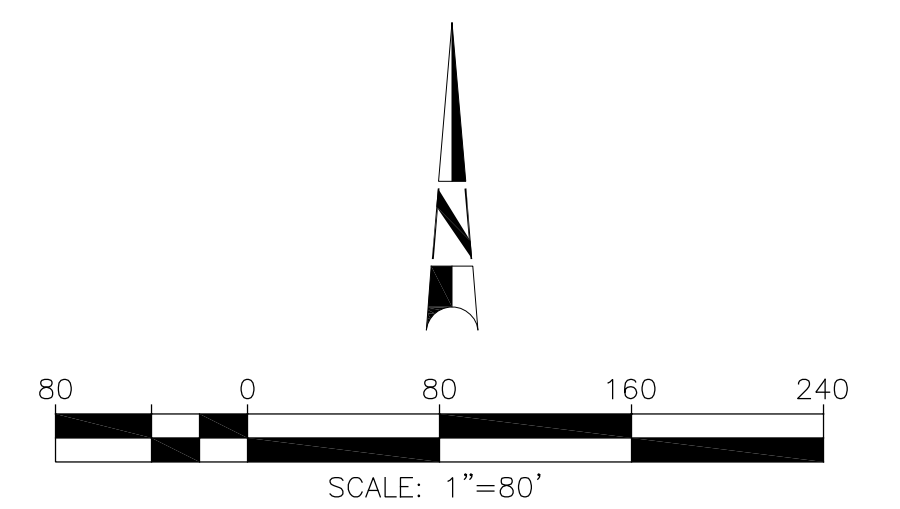


GENERAL NOTES:

NOTICE: THE SUBJECT PARCEL CONTAINS WATERWAYS AND WETLANDS. THE APPLICANT MUST PLACE THE FOLLOWING NOTE ON THE GRADING PLANS. PLEASE 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. THE APPLICANT SHOULD COORDINATE WITH THE AGENCIES EARLY IN THE CEQA PROCESS AS OBTAINING AGENCY PERMITS COULD TAKE YEARS.

NOTICE: THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. AND/OR STATE WHICH MAY BE SUBJECT TO REGULATION BY STATE AND/OR FEDERAL AGENCIES, INCLUDING BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. IT IS THE APPLICANT'S RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT, AGREEMENT OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE WETLANDS, LAKE, STREAM, AND/OR WATERS OF THE U.S. LOCATED ON THE SUBJECT PROPERTY.

U.S. ARMY CORPS OF ENGINEERS: 915 WILSHIRE BLVD., SUITE 1101, LOS ANGELES, CA 90017; (213) 542-3333; [HTTP://WWW.USACE.ARMY.MIL/](http://www.usace.army.mil/)
 REGIONAL WATER QUALITY CONTROL BOARD: 2375 NORTHSIDE DRIVE, SUITE, SAN DIEGO, CA, CA 92108
[HTTP://WWW.WATERBOARDS.CA.GOV/SANDIEGO/](http://www.waterboards.ca.gov/sandiego/)
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE: 3883 RUFFIN RD., SAN DIEGO, CA 92123; (858) 636-3160; ASKR5@WILDLIFE.CA.GOV [HTTP://DFG.CA.GOV/](http://DFG.CA.GOV/)

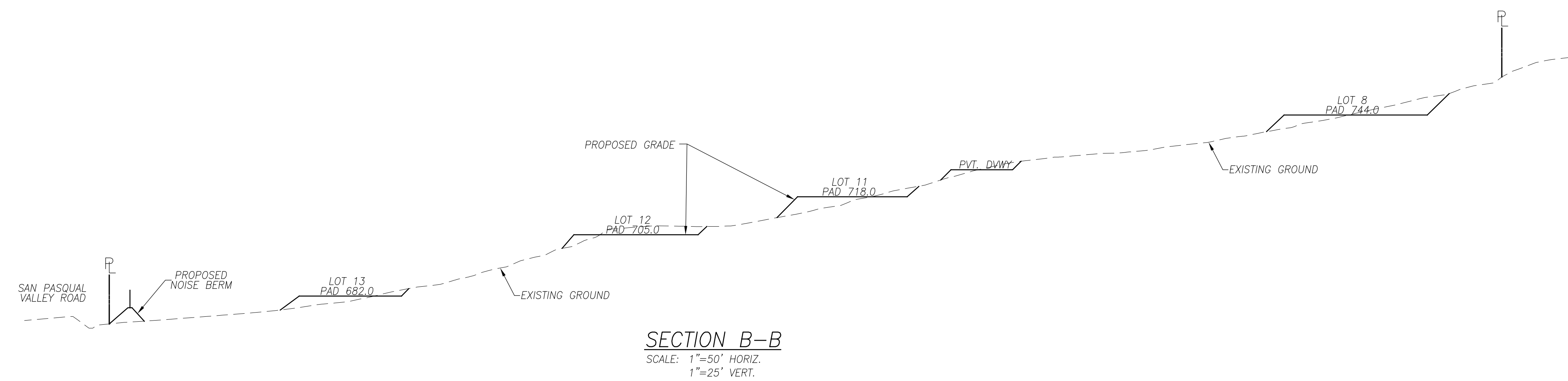
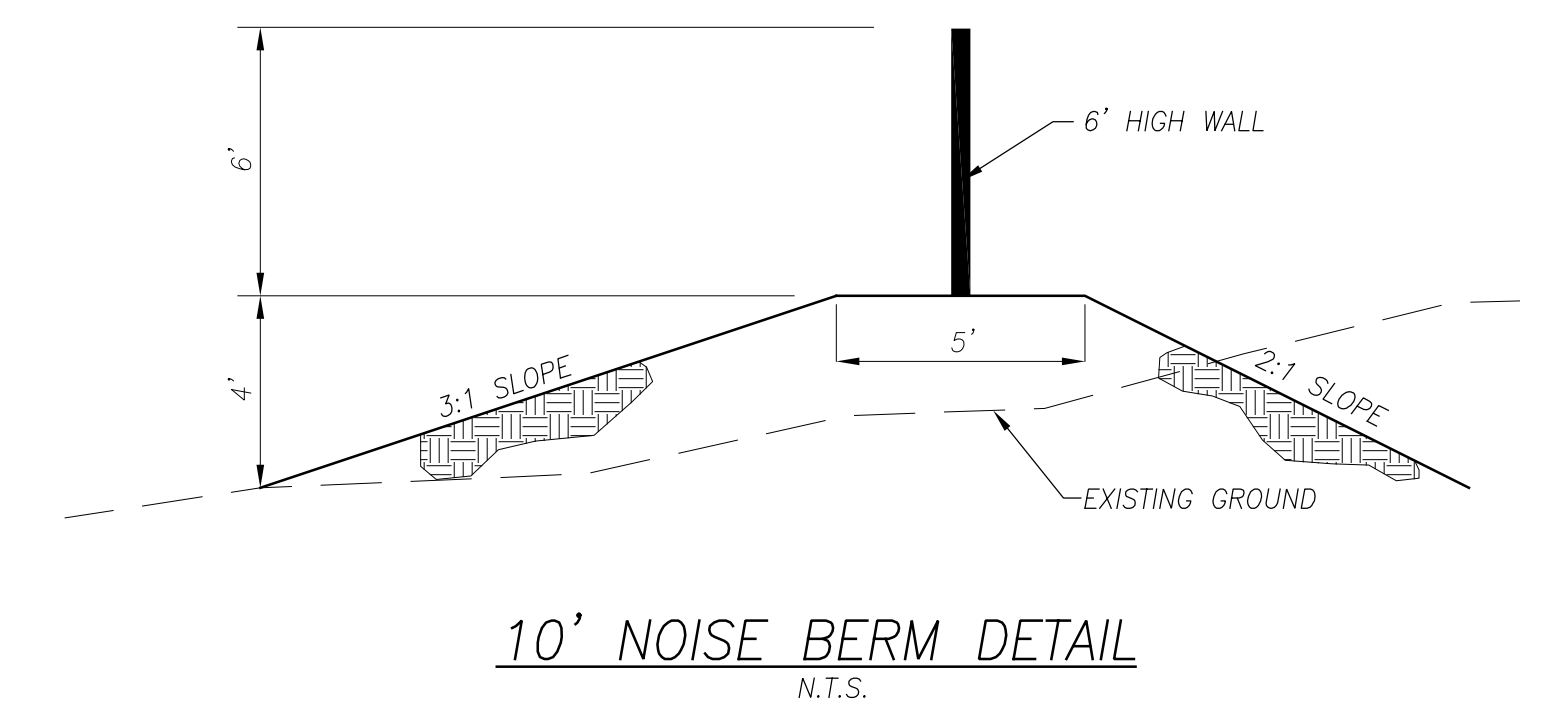
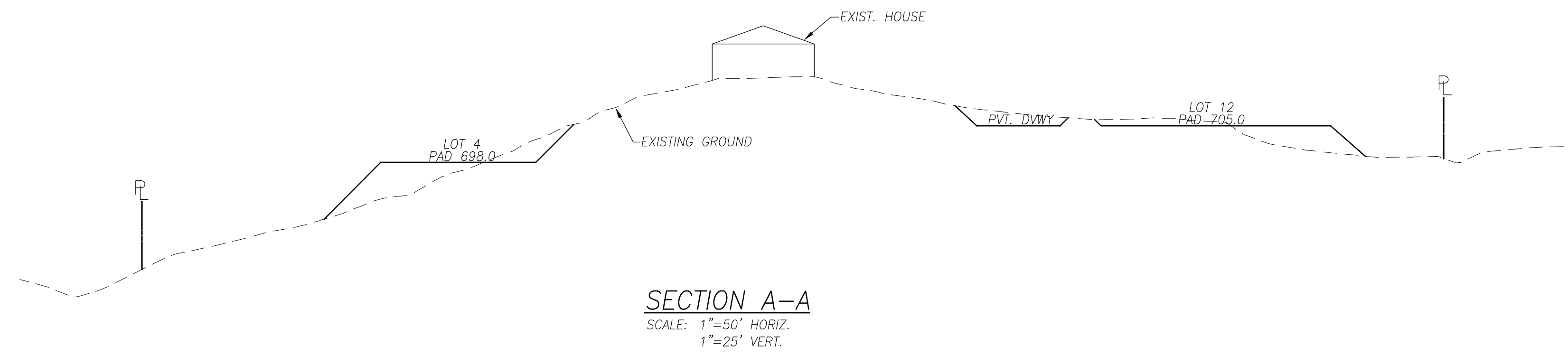


PROPOSED CHANNELIZATION ALONG PROJECT FRONTAGE

SCALE: 1"=60'

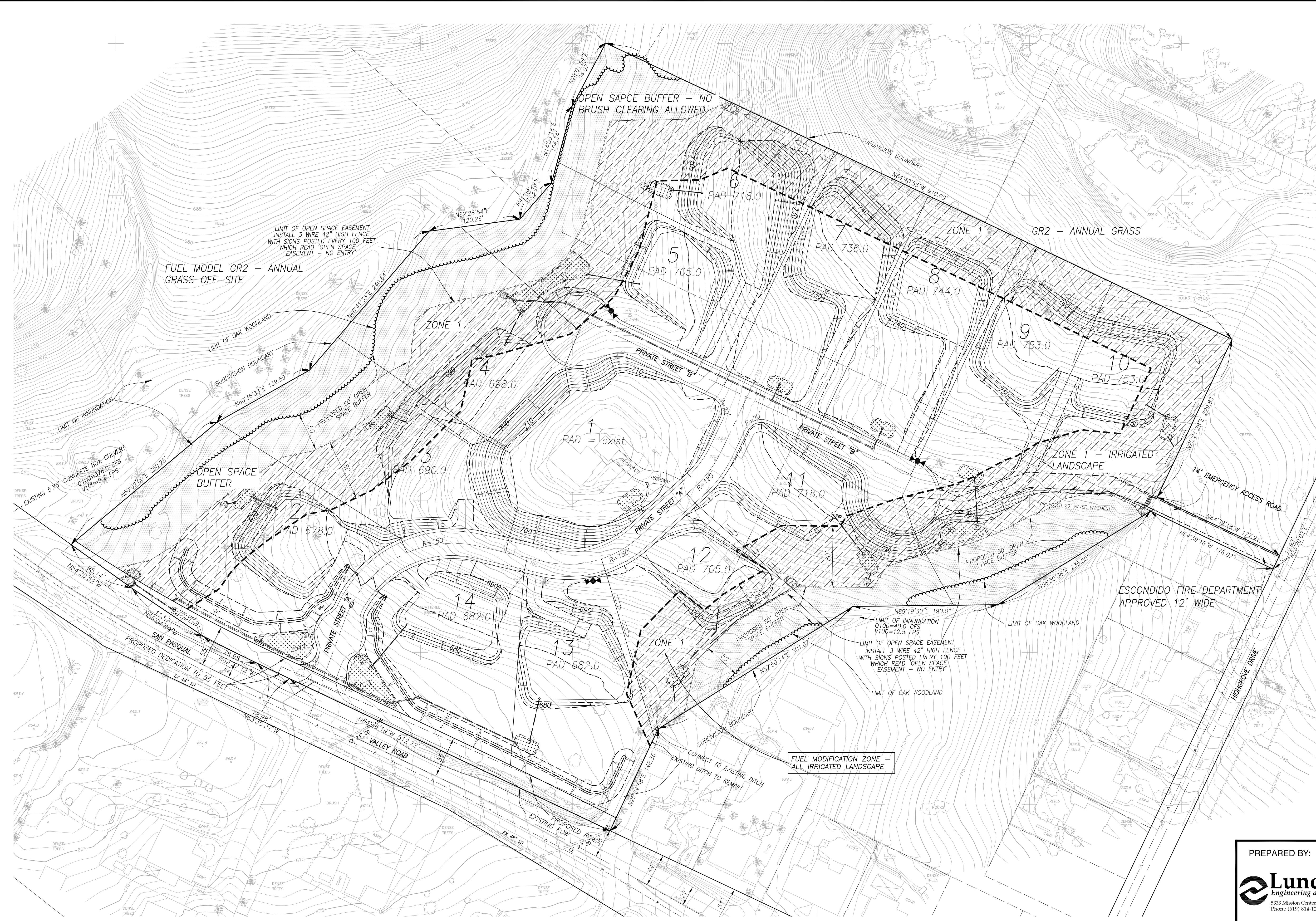
INDICATES AREA OF PROPOSED WIDENING

PREPARED BY: Lundstrom Engineering and Surveying, Inc. 5333 Mission Center Road, #115 • San Diego, CA 92108 Phone (619) 814-1220 • Fax (619) 641-5910	NO.	REVISIONS	DATE	BY
	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	01/02/20	LES
	6			
PRELIMINARY GRADING PLAN PRELIMINARY GRADING PLAN 2260 SAN PASQUAL VALLEY ROAD COUNTY OF SAN DIEGO, California				SHEET 2 OF 4



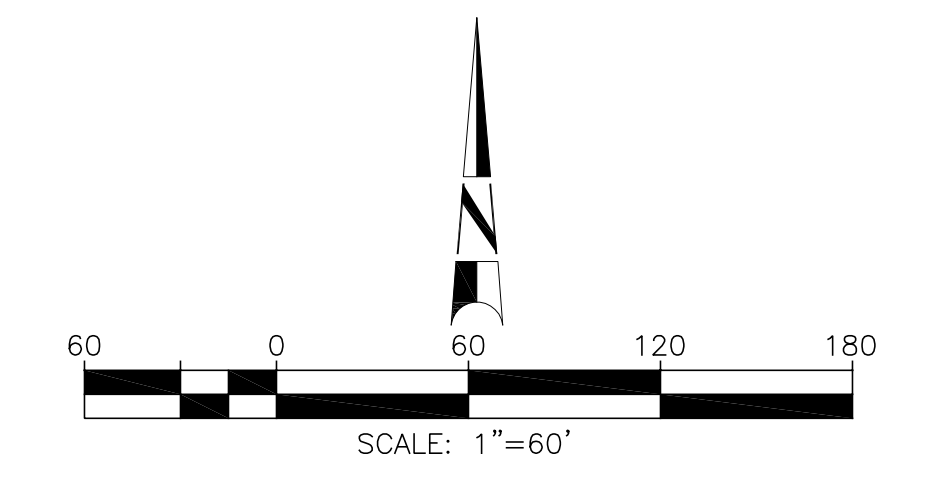
PREPARED BY:		NO.	REVISIONS	DATE	BY
 5333 Mission Center Road, #115 • San Diego, CA 92108 Phone (619) 814-1220 • Fax (619) 641-5910		1	ORIGINAL SUBMITTAL	08/22/17	LES
		2	1ST RESUBMITTAL	04/26/18	LES
		3	2RD RESUBMITTAL	11/19/18	LES
		4	3RD RESUBMITTAL	06/26/19	LES
		5	4TH RESUBMITTAL	01/02/20	LES
		6			
		7			

PRELIMINARY GRADING PLAN SITE CROSS-SECTIONS 2260 SAN PASQUAL VALLEY ROAD COUNTY OF SAN DIEGO, California	SHEET 3 OF 4
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LEGEND

LIMIT OF OAK WOODLAND	
LIMIT OF FUEL MODIFICATION ZONE	
LIMIT OF OPEN SPACE EASEMENT	
PROPOSED FUEL MODIFICATION ZONE	
PROPOSED OPEN SPACE EASEMENT	



PREPARED BY:		NO.	REVISIONS	DATE	BY
 Lundstrom Engineering and Surveying, Inc. 5333 Mission Center Road, #115 • San Diego, CA 92108 Phone (619) 814-1220 • Fax (619) 641-5910		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	01/02/20	LES
6					
7					

PRELIMINARY GRADING PLAN FUEL MODIFICATION ZONE MAP 2260 SAN PASQUAL VALLEY ROAD COUNTY OF SAN DIEGO, California	SHEET 4 OF 4
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