

COUNTY OF SAN DIEGO TENTATIVE MAP: TM5635

- GENERAL NOTES:**
- TOTAL PROPOSED LOTS: 25
RESIDENTIAL LOTS: 20
NON-RESIDENTIAL LOTS: 5
AVERAGE LOT SIZE: 38,092 SQFT
MINIMUM LOT SIZE: 4,697 SQFT
 - ACREAGE WITHIN SUBDIVISION BOUNDARY:
GROSS AREA: 22.2 ACRES. NET AREA: 20.2 ACRES.
 - GRADING QUANTITIES: CUT: 61,980 CY. FILL: 66,870 CY.
 - SUBREGIONAL PLAN AREA: NORTH COUNTY METROPOLITAN
 - GENERAL PLAN CATEGORY: SEM-RURAL
 - TAX RATE AREA: 74019
 - SEWER & WATER:
SEWER: N/A
WATER: CITY OF ESCONDIDO; PHONE: 760-839-6290
 - GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC COMPANY
PHONE: 800-411-7343
 - TELEPHONE: COX COMMUNICATIONS; PHONE: 888-921-4105
 - CABLE: COX COMMUNICATIONS; PHONE: 888-921-4105
 - FIRE DISTRICT: ESCONDIDO FIRE DEPARTMENT
 - SCHOOL DISTRICT:
ELEMENTARY: ESCONDIDO UNION SCHOOL DISTRICT
PHONE: 760-432-2400
HIGH SCHOOL: ESCONDIDO UNION HIGH SCHOOL DISTRICT
PHONE: 760-291-3200
 - TOPOGRAPHY: SURVEY PROVIDED BY ALYSON CONSULTING, JUNE 2018
BENCHMARK: POINT 1007 PER RECORD OF SURVEY 14236
ELEVATION: 627.705 (NGVD 29)
 - SUBREGIONAL AREA PLAN: NORTH COUNTY METROPOLITAN
 - DESIGN STANDARDS: STANDARDS FOR PUBLIC ROADWAY DESIGN WITHIN THIS PROJECT SHALL CONFORM WITH THE STANDARDS OF THE COUNTY OF SAN DIEGO.
 - STREET LIGHT STATEMENT: THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.
 - SPECIAL ASSESSMENT ACT STATEMENT: THE SUBDIVIDER MAY TAKE A REQUEST TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF MAJOR UTILITY AND TRANSPORTATION INFRASTRUCTURE.
 - PER SECTION 81.401(M) ALL LOTS WILL HAVE UNOBSTRUCTED ACCESS TO SUNLIGHT TO AN AREA OF NOT LESS THAN 100 SQFT, FALLING IN A HORIZONTAL PLANE 10 FEET ABOVE THE GRADE OF BUILDING AREA OF THE LOT BETWEEN ALMUTHS OF THE SUN AT 45 DEGREES TO THE EAST AND 45 DEGREES TO THE WEST OF TRUE SOUTH, WHEN MEASURED ON THE WINTER SOLSTICE.

- EXISTING ZONING:**
- USE REGULATIONS: A70
ANIMAL REGULATIONS: L
DENSITY: -
LOT SIZE: -
BUILDING TYPE: C
MAX FLOOR AREA: N/A
FLOOR AREA RATIO: N/A
HEIGHT: N/A
SETBACKS: N/A
FRONT YARD: 40'
INTERIOR SIDE YARD: 15'
EXTERIOR SIDE YARD: 35'
REAR YARD: 25'
- OPEN SPACE: N/A
SPECIAL AREA REGULATIONS: A
TAX RATE AREA (UNINCORPORATED ESCONDIDO): 74000

IMPROVEMENT PLAN NOTE:

PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF PUBLIC WATER AND STORM DRAIN SYSTEMS, AND PRIVATE ROADS AND SEPTIC SYSTEMS AS INDICATED ON THESE PLANS.

OWNER & APPLICANT INFORMATION

2510 SUMMIT, LLC
13782 MACARTHUR BLVD SUITE 300
IRVINE, CA 92612
PHONE: 949-933-4103

AGENT _____ DATE _____

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH THE CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

LATITUDE 33: PLANNING AND ENGINEERING
9968 HUBERT STREET, 2ND FLOOR, SAN DIEGO, CA 92131
858-879-1735
CIVIL
CIPOLLO@LATITUDE33.COM

Giovanni P. Posillico
GIOVANNI POSILLICO R.C.E. NO. 66332 04/17/2020 DATE

SHEET INDEX

- TITLE SHEET
- EXISTING CONDITIONS
- STEEP SLOPE ANALYSIS
- SITE PLAN
- GRADING AND UTILITY PLAN
- FIRE ACCESS PLAN

SITE ADDRESS

2510 SUMMIT DRIVE
ESCONDIDO, CA 92025
THOMAS GUIDE PAGE 23 GRID B5

LEGAL DESCRIPTION:

LOT "E" IN BLOCK 275 OF RANCHO RINCO DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1676, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON OCTOBER 6, 1916.

ALSO THAT PORTION OF LOT "H" IN BLOCK 275 OF RANCHO RINCO DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1676, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 6, 1916, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER COMMON TO LOTS "H", "I", "J", "K", "L", "M", "N", "O" AND "P" IN SAID BLOCK 275; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "H" NORTH 59° 51' WEST, 274.5 FEET; THENCE NORTH 31° 55' EAST, 466 FEET TO THE MOST WESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED TO A.L. HOUGHTELIN, ET AL., RECORDED NOVEMBER 15, 1943 AS INSTRUMENT NO. 24975, IN BOOK 1369, PAGE 263 OF OFFICIAL RECORDS;

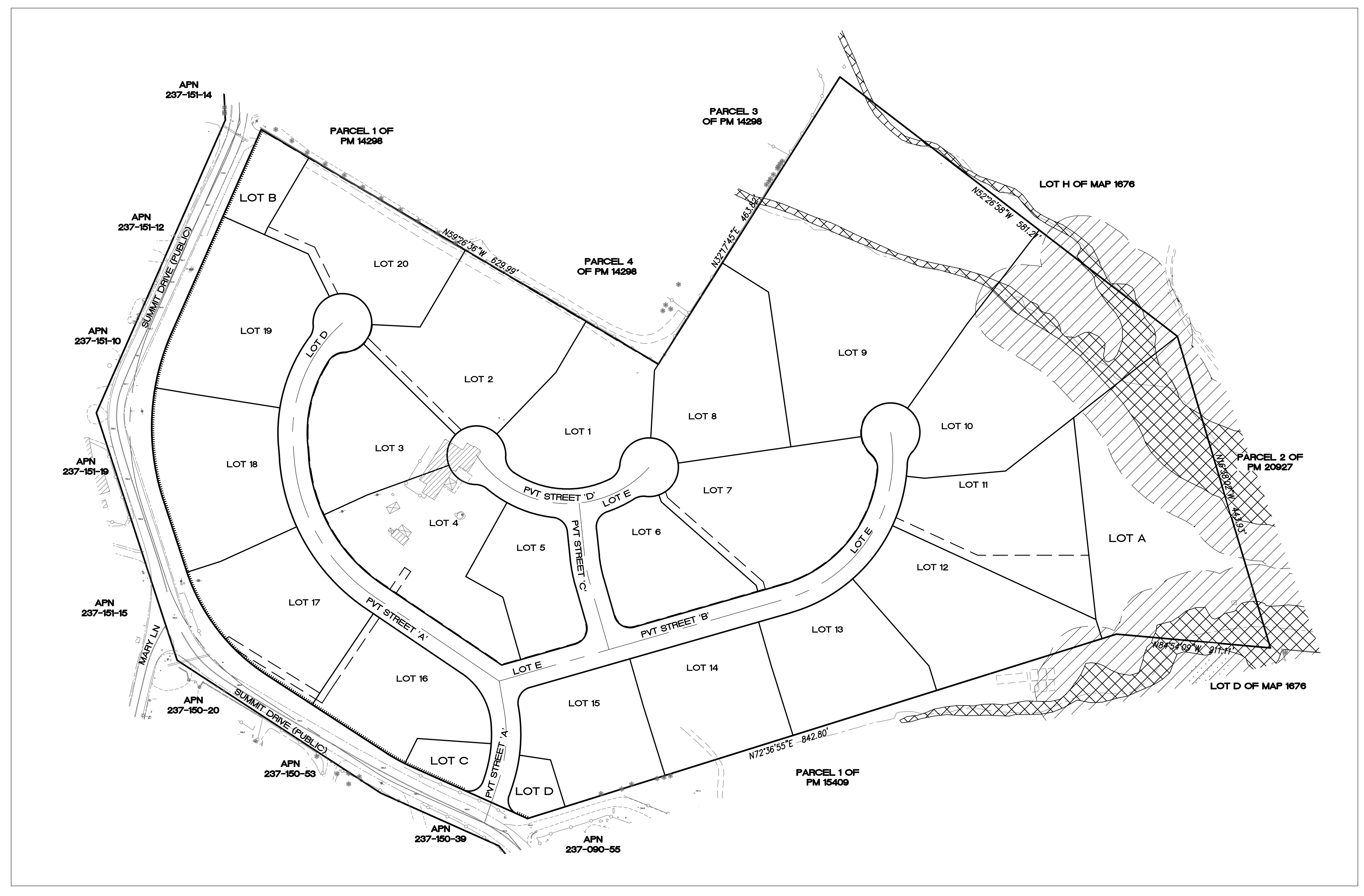
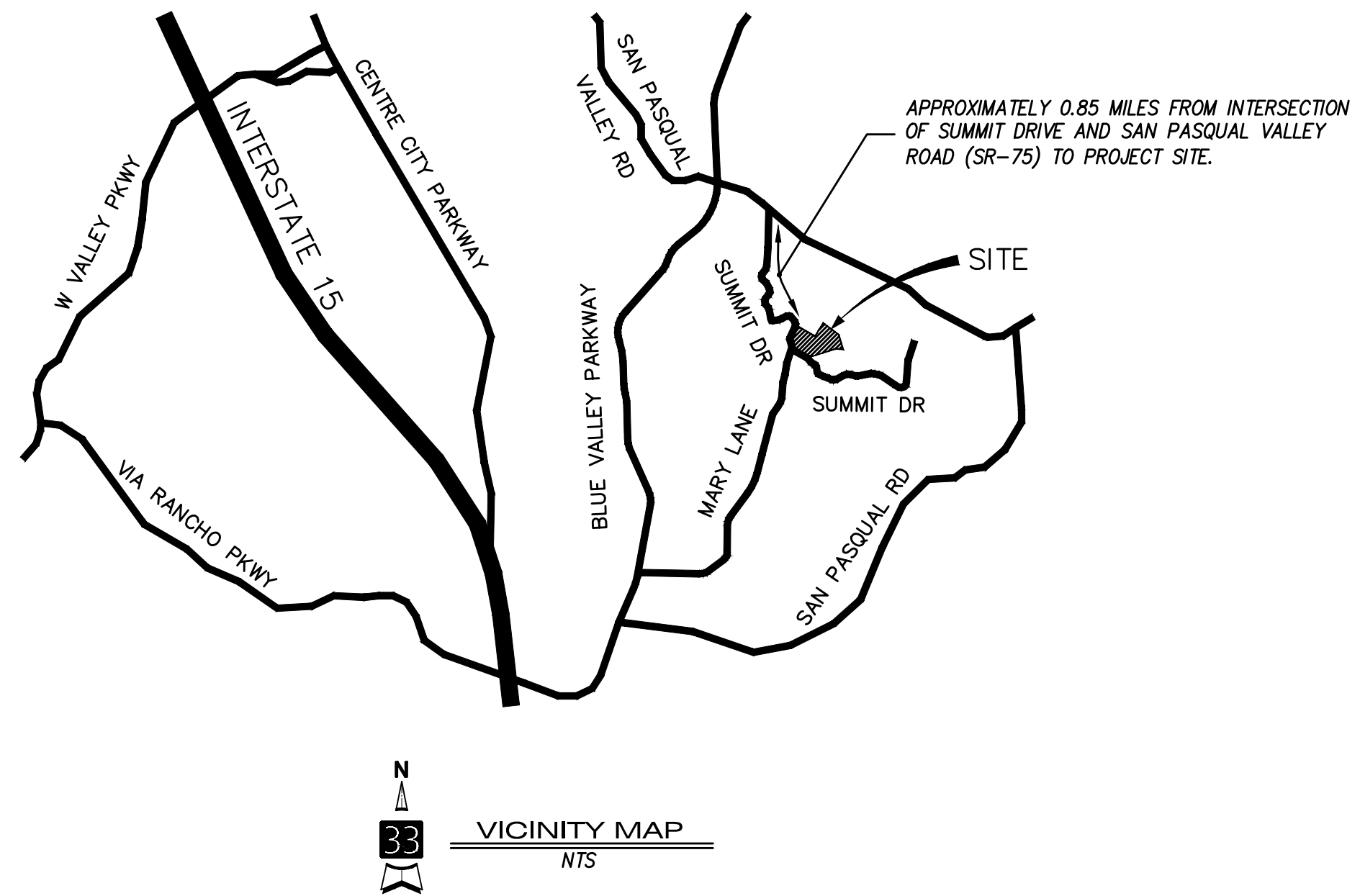
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID HOUGHTELIN LAND SOUTH 52° 30' EAST, 579.7 FEET, AND SOUTH 17° 07' EAST, 444 FEET TO THE SOUTHERLY LINE OF SAID LOT "H";

THENCE ALONG SAID SOUTHERLY LINE NORTH 85° 25' WEST 211 FEET TO THE POINT OF BEGINNING.

APN(s): 237-090-05-00

FEMA NOTE

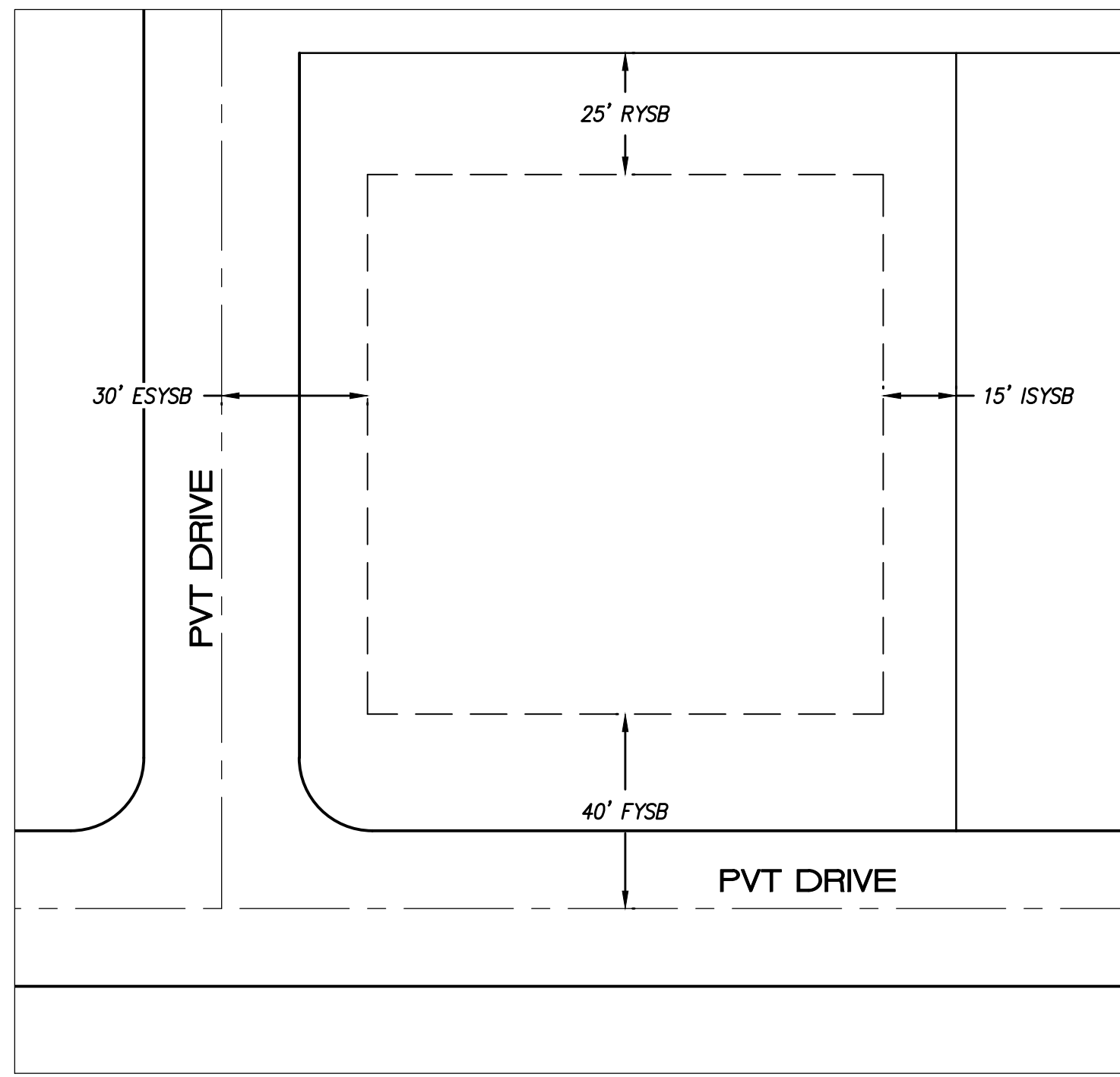
SITE IS NOT IMPACTED BY THE 100 YR FLOOD



KEY MAP
1" = 80'

LEGEND

PROPERTY LINE	---
LOT LINE	---
CENTERLINE	---
EASEMENT	- - - - -
LOT SETBACKS	---
RELINQUISHED ABUTTERS RIGHTS	---
EXISTING MAJOR CONTOUR	--- 800 ---
EXISTING MINOR CONTOUR	--- 800 ---
PROPOSED MAJOR CONTOUR	---
PROPOSED MINOR CONTOUR	---
PROPOSED PAD LIMITS	---
PROPOSED DAYLIGHT LINE	---
PROPOSED PRIVATE STORM DRAIN	---
PROPOSED HEADWALL PER SDRSD D-34	---
PROPOSED PUBLIC DOMESTIC WATER LINE	---
PROPOSED DOMESTIC WATER SERVICE	---
PROPOSED FIRE HYDRANT PER SDRSD WF-05	---
PROPOSED BIOTENTION BASIN	---
PROPOSED ALTERNATIVE SEPTIC SYSTEM	---
PROPOSED FUEL MODIFICATION ZONE / LBZ EASEMENT	---
PROPOSED BIOLOGICAL OPEN SPACE EASEMENT	---
POTENTIALLY JURISDICTIONAL DRAINAGE AREA	---
PROPOSED 6" CURB AND GUTTER PER SDRSD G-02 TYPE G	---
PROPOSED STREET LIGHT PER COUNTY OF SAN DIEGO STREET LIGHTING SPECIFICATIONS - REVISED JANUARY 2015	---
LOT DRAINAGE DIRECTION	---
RIP RAP ENERGY DISSIPATER PER SDRSD D-40	---



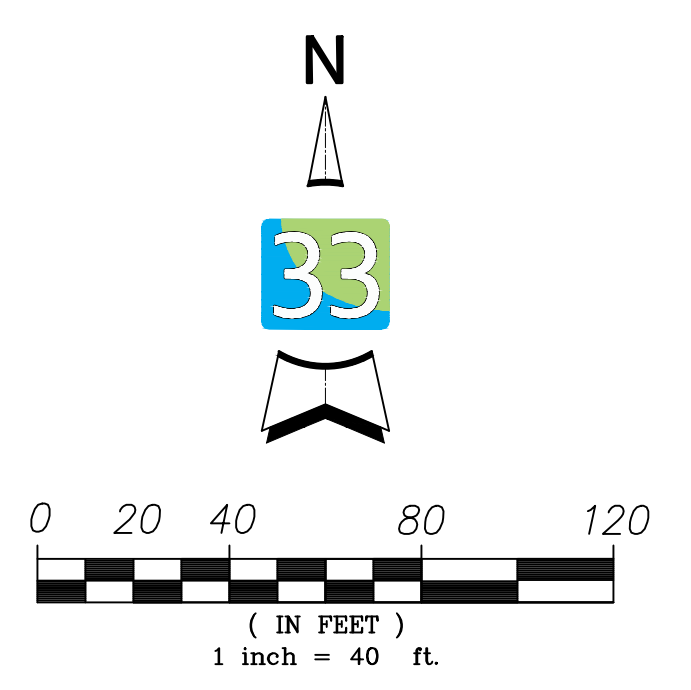
TYPICAL LOT SETBACK DETAIL ("C" DESIGNATOR)
NTS

LOT SUMMARY TABLE

LOT NO.	GROSS AREA (SQFT)	NET AREA (SQFT)	PAD ELEVATION (FT)
1	30934.76	30934.76	844
2	40536.77	38546.19	841
3	29506.27	29233.42	843
4	36540.43	36191.48	840
5	20928.13	20816.79	832
6	24106.76	23897.56	822
7	40251.48	38029.92	824
8	36178.09	36178.09	827
9	116093.71	116065.06	767
10	64524.27	64524.27	766
11	38291.68	29064.67	768
12	37553.70	37553.70	773
13	27159.36	27159.36	788
14	30813.76	30813.76	798
15	26497.21	26497.21	809
16	27408.09	27408.09	804
17	32699.66	32699.66	812
18	35727.94	35727.94	814
19	38714.86	38714.86	812
20	32447.45	30573.66	818
A	72767.98	72767.98	718
B	9927.77	9897.08	785
C	5823.21	5823.21	792
D	4696.45	4696.45	790.75
E	92126.35	92126.35	n/a

EARTHWORK SUMMARY

CUT:	61,980 CY
FILL:	66,870 CY
NET:	4,890 CY (FILL)



REVISION 9: _____
REVISION 8: _____
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REVISION 6: _____
REVISION 5: _____
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REVISION 2: _____
REVISION 1: _____

SUBDIVISION TENTATIVE
MAP OF APN 237-090-05-00
COUNTY OF SAN DIEGO, CA
92025

TENTATIVE MAP
SUMMIT ESTATES
RESIDENTIAL DEVELOPMENT

PREPARED IN THE OFFICE OF:

latitude 33
PLANNING & ENGINEERING
9968 HUBERT STREET, 2ND FLOOR, SAN DIEGO, CA 92131
TEL: 858-879-1735

TENTATIVE
MAP

SHEET TITLE:
TITLE SHEET

DATE PRINTED:
06-19-2019

SHEET NUMBER:
1

EXISTING EASEMENTS

1. EXISTING EASEMENT FOR PIPELINES PER DEED RECORDED APRIL 18, 1936 IN BOOK 508, PAGE 172, O.R. TO BE VACATED. (OVER LOT 'Y' PORTION)
2. EXISTING EASEMENT FOR PIPELINES PER DEED RECORDED APRIL 24, 1936 IN BOOK 490, PAGE 441, O.R. TO BE VACATED. (OVER LOT 'Y' PORTION)
3. EXISTING EASEMENT FOR PIPELINES GRANTED TO THE UNITED STATES OF AMERICA PER DEED RECORDED NOVEMBER 10, 1948 IN BOOK 3381, PAGE 381, O.R. TO BE VACATED DUE TO PROPOSED ROW DEDICATION OVER THIS PORTION OF LAND. (PLOTTED HEREON)



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REVISION 4:	
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REVISION 2:	
REVISION 1:	

SUBDIVISION TENTATIVE
MAP OF APN 237-090-05-00
COUNTY OF SAN DIEGO, CA
92025

TENTATIVE MAP
SUMMIT ESTATES
RESIDENTIAL DEVELOPMENT

PREPARED IN THE OFFICE OF:

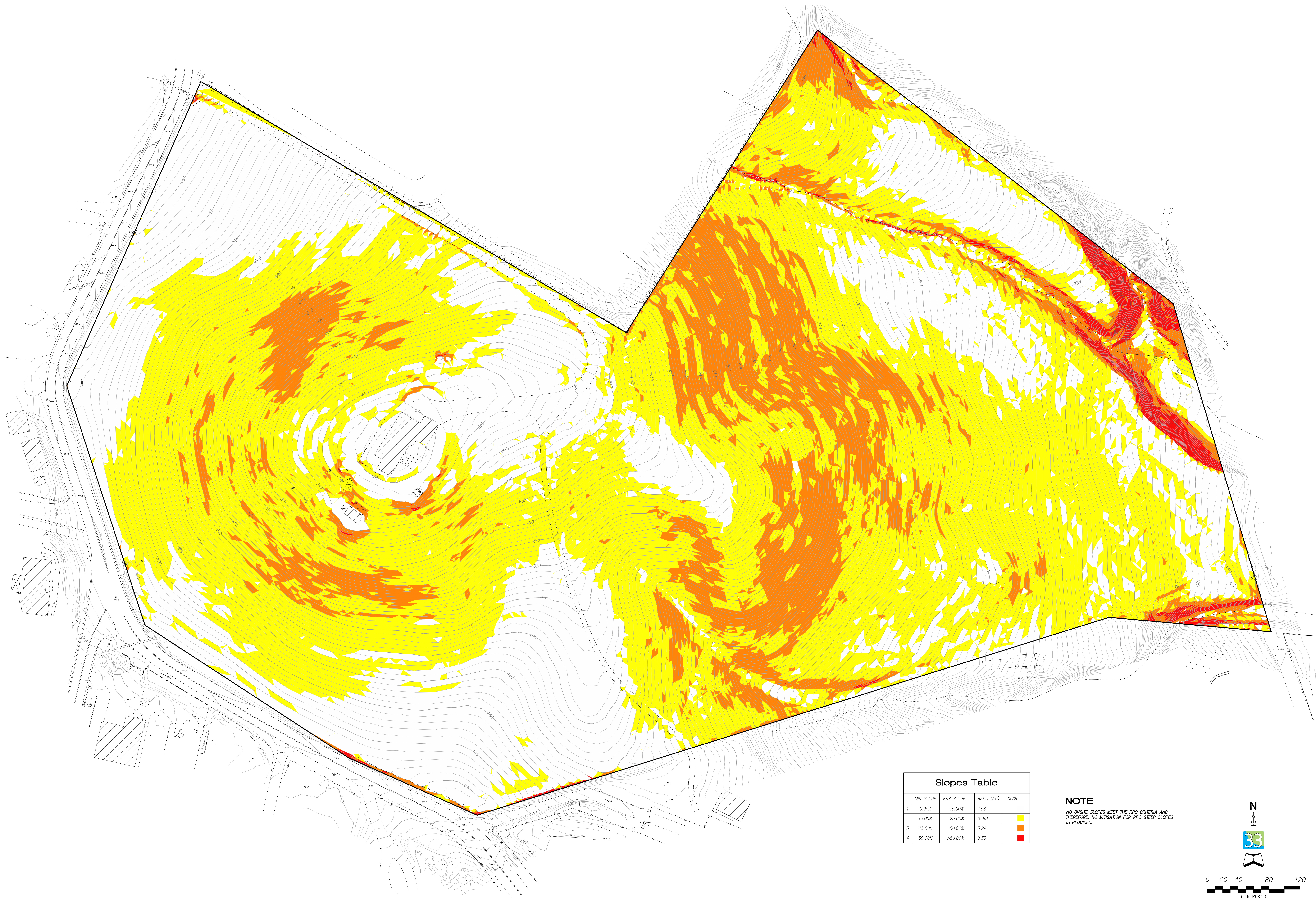


TENTATIVE
MAP

SHEET TITLE:
EXISTING CONDITIONS

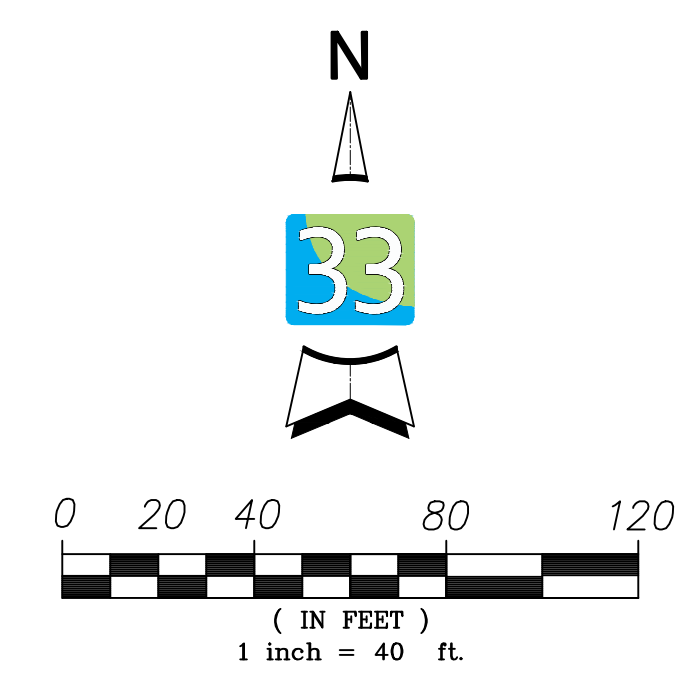
DATE PRINTED:
06-19-2019

SHEET NUMBER:
2



Slopes Table				
MIN. SLOPE	MAX. SLOPE	AREA (AC)	COLOR	
1	0.00%	15.00%	7.58	
2	15.00%	25.00%	10.99	Yellow
3	25.00%	50.00%	3.29	Orange
4	50.00%	>50.00%	0.33	Red

NOTE
 NO ONSITE SLOPES MEET THE RPO CRITERIA AND, THEREFORE, NO MITIGATION FOR RPO STEEP SLOPES IS REQUIRED.



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SUBDIVISION TENTATIVE
 MAP OF APN 237-090-05-00
 COUNTY OF SAN DIEGO, CA
 92025

TENTATIVE MAP
 SUMMIT ESTATES
 RESIDENTIAL DEVELOPMENT

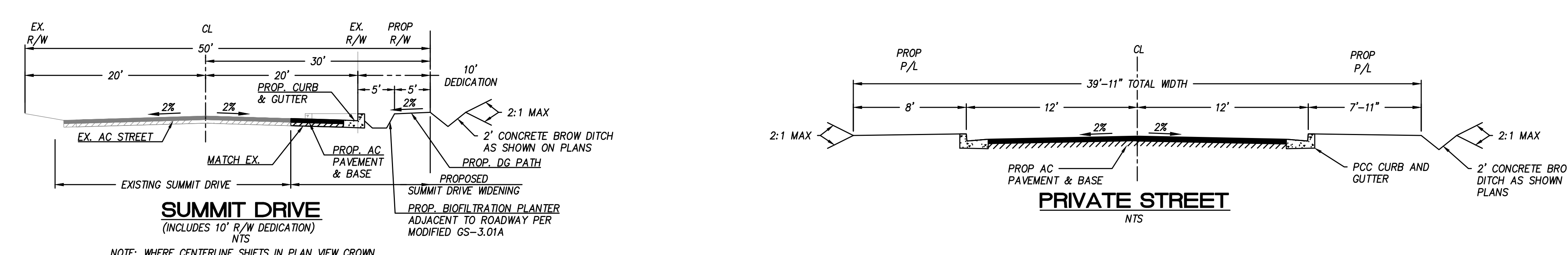
PREPARED IN THE OFFICE OF:
latitude 33
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14000 Hillcrest Drive, San Diego, CA 92130
 Tel: 619.594.2000

TENTATIVE
 MAP

SHEET TITLE:
 STEEP SLOPE ANALYSIS

DATE PRINTED:
 06-19-2019

SHEET NUMBER:
 3



NOTES

1. ALL PRIVATE STREET RADI ARE 150 FEET OR GREATER.
2. PROPOSED STRUCTURES WILL NEED TO BE KEPT OUTSIDE OF THE FUEL MODIFICATION ZONES OR THE PORTIONS OF STRUCTURES BUILT WITHIN THE FUEL MODIFICATION ZONES WILL NEED TO COMPLY WITH APPLICABLE CODES FOR FIRE-RESISTANCE CONSTRUCTION.
3. PROPOSED ALTERNATIVE SEPTIC SYSTEMS SHALL BE DESIGNED AND SIZED TO ACCOMMODATE ANTICIPATED LOADING (APPROX. 2,500 SQ. FT.).

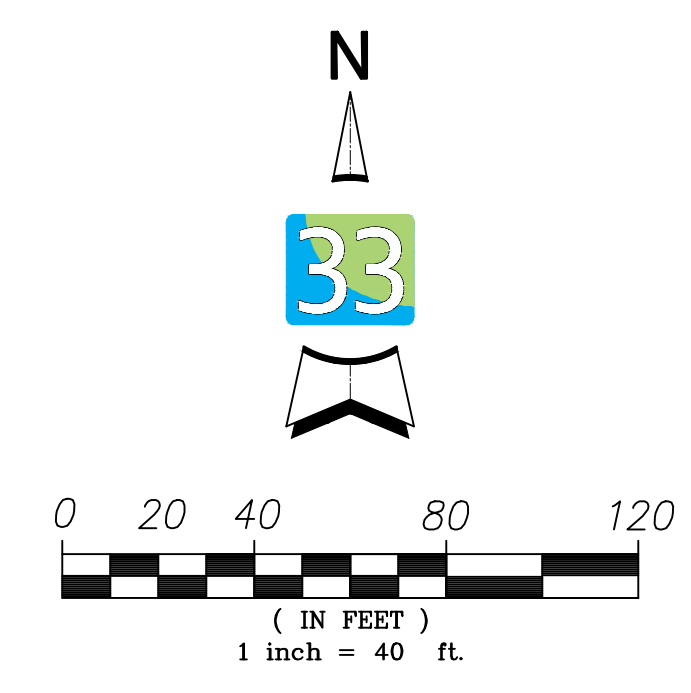
LEGEND

PROPERTY LINE	---
LOT LINE	---
CENTERLINE	---
EASEMENT	---
LOT SETBACKS	---
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PROPOSED STREET LIGHT PER COUNTY OF SAN DIEGO STREET LIGHTING SPECIFICATIONS - REVISED JANUARY 2015	---
LOT DRAINAGE DIRECTION	---
RIP RAP ENERGY DISSIPATER PER SDSRSD D-40	---

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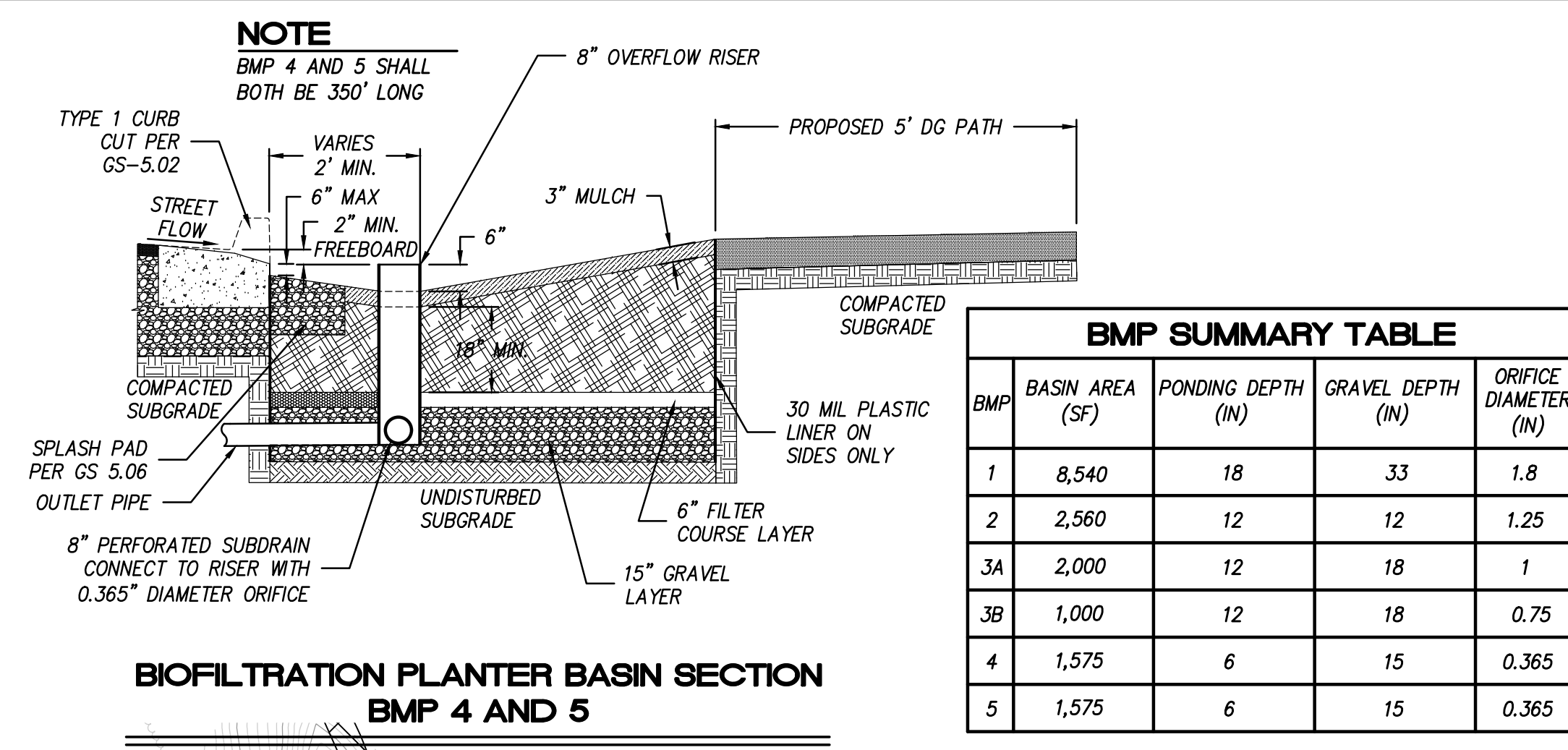
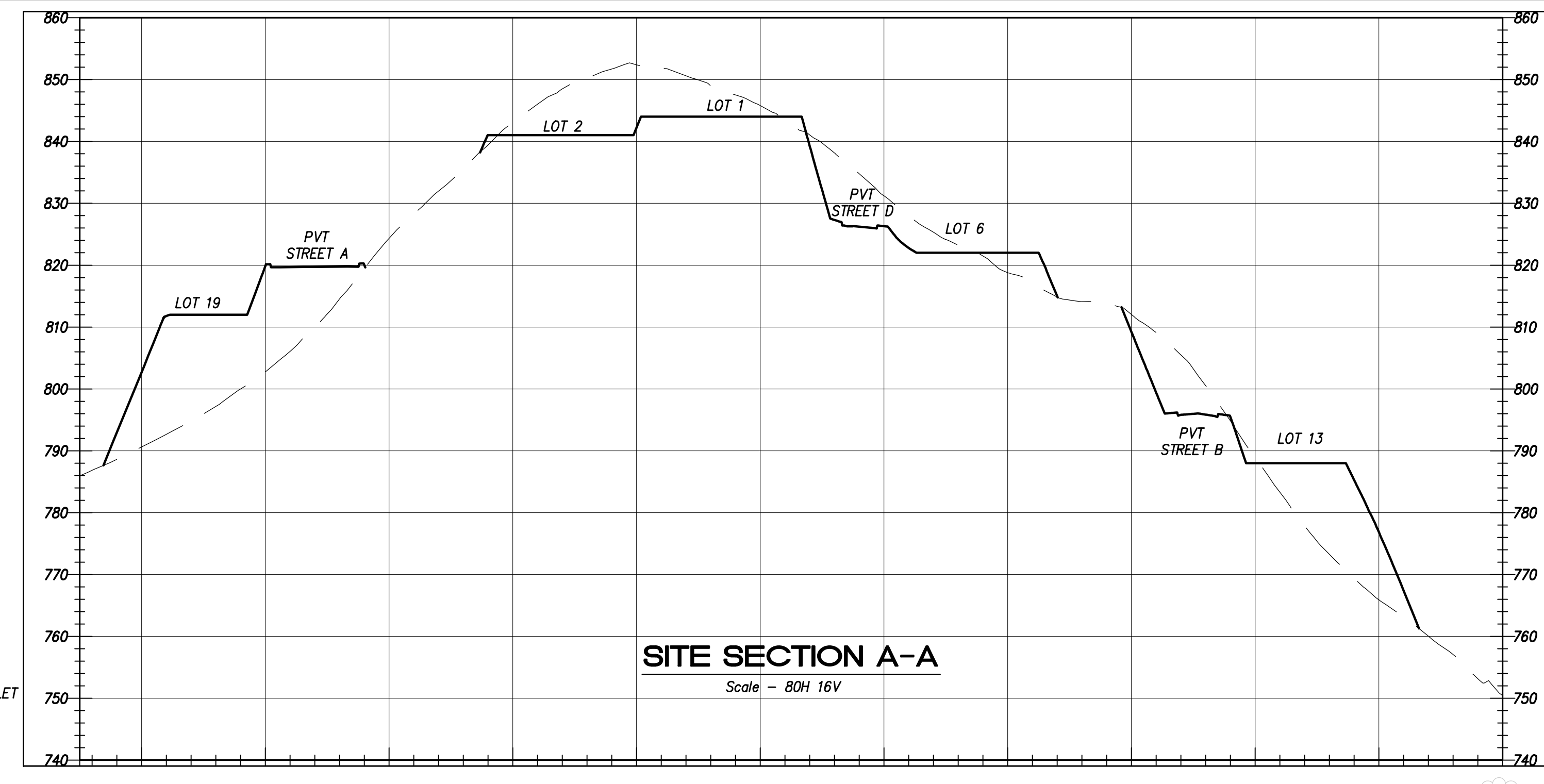
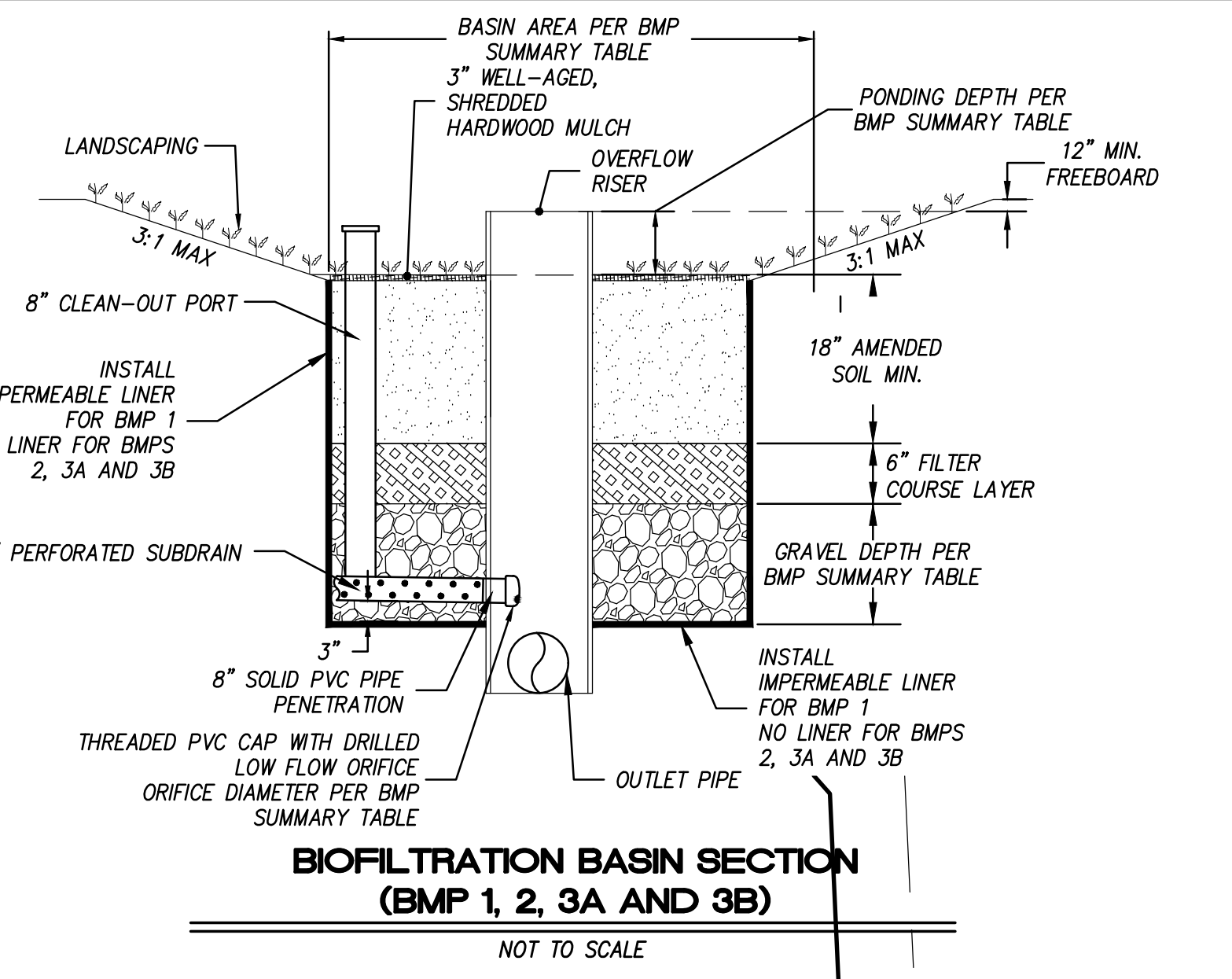
SUBDIVISION TENTATIVE
 MAP OF APN 237-090-05-00
 COUNTY OF SAN DIEGO, CA
 96225

TENTATIVE MAP
 SUMMIT ESTATES
 RESIDENTIAL DEVELOPMENT



PREPARED IN THE OFFICE OF:
latitude 33
 PLANNING & ENGINEERING
 4444 Hill Street, Suite 200, San Diego, CA 92121
 Tel: 619.594.2883

TENTATIVE
 MAP
 SHEET TITLE:
 SITE PLAN
 DATE PRINTED:
 06-19-2019
 SHEET NUMBER:
 4



BMP SUMMARY TABLE				
BMP	Basin Area (SF)	Ponding Depth (in)	Gravel Depth (in)	Orifice Diameter (in)
1	8,540	18	33	1.8
2	2,560	12	12	1.25
3A	2,000	12	18	1
3B	1,000	12	18	0.75
4	1,575	6	15	0.365
5	1,575	6	15	0.365

LEGEND	
PROPERTY LINE	---
LOT LINE	---
CENTERLINE	---
EASEMENT	---
LOT SETBACKS	---
RELINQUISH ABUTTERS RIGHTS	---
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PROPOSED BIOTRETENTION BASIN	---
PROPOSED ALTERNATIVE SEPTIC SYSTEM	---
PROPOSED FUEL MODIFICATION ZONE / LBZ EASEMENT	---
PROPOSED BIOLOGICAL OPEN SPACE EASEMENT	---
POTENTIALLY JURISDICTIONAL DRAINAGE AREA	---
PROPOSED 6\"/>	
PROPOSED DRIVEWAY CUT	---
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LOT DRAINAGE DIRECTION	---
RIP RAP ENERGY DISSIPATER PER SDRSD D-40	---



PRELIMINARY GRADING PLAN NOTE
 THIS PLAN IS PROVIDED TO ALLOW FOR 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 VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

NOTES
 1. ALL ONSITE WATER, SEWER AND STORM DRAIN FACILITIES WILL BE PRIVATE UNLESS NOTED OTHERWISE. PUBLIC EASEMENTS SHALL BE PROVIDED FOR ALL PUBLIC UTILITIES ON PRIVATE PROPERTY. PRIVATE WATER AND SEWER FACILITIES SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS A PART OF THE BUILDING PERMIT PLAN CHECK.

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. THE AGENCY CONTACT INFORMATION IS PROVIDED BELOW.

U.S. ARMY CORPS OF ENGINEERS: 5900 LA PLACE COURT, SUITE 100, CARLSBAD, CA 92008; (760) 602-4850; HTTP://WWW.USACE.ARMY.MIL/
 REGIONAL WATER QUALITY CONTROL BOARD: 2375 NORTHSIDE DRIVE, SUITE 100, SAN DIEGO, CA 92108; (619) 521-3867; HTTP://WWW.WATERSHEDS.CA.GOV/SANDIEGO/
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE: 2177 SALK AVE, SUITE 250, CARLSBAD, CA 92008; (760) 431-9440; HTTP://WWW.FWIS.GOV/
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE: 3883 RUFFIN RD., SAN DIEGO, CA 92121; (658) 467-4207; HTTP://WWW.DFG.CA.GOV/

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 REVISION 2:
 REVISION 1:

SUBDIVISION TENTATIVE MAP OF APN 237-090-05-00 COUNTY OF SAN DIEGO, CA 92025

TENTATIVE MAP
 SUMMIT ESTATES
 RESIDENTIAL DEVELOPMENT

PREPARED IN THE OFFICE OF:

latitude33
 PLANNING & ENGINEERING
 1400 Hill Street, Suite 200, San Diego, CA 92103
 (619) 551-3867

TENTATIVE MAP

SHEET TITLE: GRADING AND UTILITY PLAN
 DATE PRINTED: 01-10-2020
 SHEET NUMBER: 5

LEGEND

FIRE ACCESS LANE

REVISION 9:	
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REVISION 4:	
REVISION 3:	
REVISION 2:	
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COUNTY OF SAN DIEGO, CA
92025

TENTATIVE MAP
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RESIDENTIAL DEVELOPMENT

PREPARED IN THE OFFICE OF:

latitude 33
PLANNING & ENGINEERING
4444 Laurel Street, Suite 200, San Diego, CA 92121
Tel: 619.594.2000

TENTATIVE
MAP

SHEET TITLE:
FIRE ACCESS PLAN

DATE PRINTED:
06-19-2019

SHEET NUMBER:
6

