

SITE INFORMATION

1.- PROJECT ADDRESS:

1125 IDAHO AVE. ESCONDIDO, CA, 92027-4302

2.- ASSESSORS PARCEL No. (S): <u>234-231-01-00</u>

3.- No. OF EXISTING LOTS: 1

4.- No. OF PROPOSED LOTS: 23

5.-SITE GROSS AREA: 10.28 AC

6.-SITE NET AREA: 9.98 AC 7.-ASSESSOR TAX RATE AREA: 74019

#### **GENERAL NOTES**

1.- TOTAL RESIDENTIAL PROPOSED: 20

2.- MINIMUM LOT SIZE BEING CREATED: 9,602 SQ.FT

3.- AVERAGE RESIDENTIAL LOT BEING CREATED: 14,627 SQ.FT

4.- GENERAL PLAN LAND USE DESIGNATION:

VILLAGE RESIDENTIAL (VR-2)

5.- ZONING: A70 (LIMITED AGRICULTURAL)

6.- COMMUNITY PLAN AREA: NORTH COUNTY METRO-COUNTY OF SAN DIEGO

7.- SCHOOL DISTRICT: GEN ELEM ESCONDIDO

8.- ASSOCIATED PERMITS: PDS2020-TM-5639

9.- ADMINISTRATIVE PERMIT

PDS2020-AD-20-007

10.- OCCUPANCY CLASSIFICATION ( PER CA BUILDING CODE )

11.- SOLAR ACCESS STATEMENT:

ALL LOTS WITHIN THE SUBDIVISION WILL HAVE UNOBSTRUCTED ACCESS TO SUNLIGHT TO AN AREA OF NOT LESS THAN 100 SQUARE FEET, FALLING IN A

HORIZONTAL PLANE 10 FEET ABOVE GRADE OF BUILDING AREA OF THE LOT BETWEEN AZIMUTHS OF THE SUN AT 45 DEGREES TO THE EAST AND 45 DEGREES TO THE

WEST OF TRUE SOUTH, WHEN MEASURED ON THE WINTER SOLSTICE. 12.- STREET LIGHT STATEMENT: AS REQUIRED BY COUNTY

#### TOPOGRAPHICAL SOURCE

THE TOPOGRAPHY SHOWN HEREON IS BASED ON PHOTOGRAMMETRIC COMPUTER AIDED DRAFTING TECHNIQUES. IN OPEN, UNOBSTRUCTED AREAS THIS MAP COMPLIES WITH NATIONAL STANDARDS FOR MAP ACCURACY. FIFLD SURVEY CONTROL BY BRAIN POLLEY LAND SURVEYING DATED JUNE 23, 2004 JOB NO. 10611-101

#### SLOPE AVERAGE ANALYSIS

AREA= 10.28 AC, CONTOUR INTERVAL= 1FT,

L= 39,666 FT AVERAGE SLOPE, S= I x L X 100

STANDARDS & DARK SKY POLICY.

AVERAGE SLOPE,  $S = 1FT \times 39,666 \times 100 = 8.82\%$ 

## FEMA FLOOD ZONE

THE SITE IS LOCATED IN FLOOD ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM 06073C1081G.

### **UTILITY PURVEYORS**

GAS & ELECTRIC: SAN DIEGO GAS AND ELECTRIC

800-411-7343

(COUNTY OF SAN DIEGO)

WATER: CITY OF ESCONDIDO 760-839-4657

SEWER: SEPTIC SYSTEM

STORM DRAIN CITY OF ESCONDIDO

760-839-4657

FIRE: CITY OF ESCONDIDO

760-839-5400

CABLE: COX CABLE

760-878-5222

TELEPHONE: PACIFIC BELL 760-489-3187

# **CIVIL ENGINEER**

X ENGINEERING & CONSULTING, INC. 6 HUTTON CENTRE DR., SUITE 650, SANTA ANA, CA 92707 TEL: 949-522-7100

CONTACT: ERIC LISSNER, P.E.

TITLE SHEET

TM 5639

COUNTY OF SAN DIEGO, CALIFORNIA

SHEET





