

INDEX OF SHEETS

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- 2TENTATIVE MAP

GENERAL NOTES:

1. 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 GROWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.
2. FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE.
3. IMPORT MATERIAL SHALL BE OBTAINED FROM LEGAL SITE.
4. A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
5. ALL SLOPES OVER THREE FEET IN HEIGHT WILL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS.
6. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SALL BE GIVEN TO THE FOLLOWING AGENCIES:

PHONE NUMBER:

SAN DIEGO GAS AND ELECTRIC

AT&T TELEPHONE

CATV

SEWER

WATER

7. A SOIL REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
8. APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANT WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND VALID GRADING PERMIT HAS BEEN ISSUED.
9. THE DIRECTOR OF PUBLIC WORK'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOIL IS MADE OR IMPLIED (SECTIONS 87.403 & 87. 410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF PLANNING AND LAND USE.
10. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00AM AND 6:00PM EACH DAY, MONDAY THROUGH SATURDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.
11. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A COUTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
12. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
13. SPECIAL CONDITION: IF ANY ARCHEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS TO DO SO.
14. PERMANENT POST-CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL FROM THE DEPARTMENT OF PUBLIC OF WORKS.

UTILITY ALERT NOTE

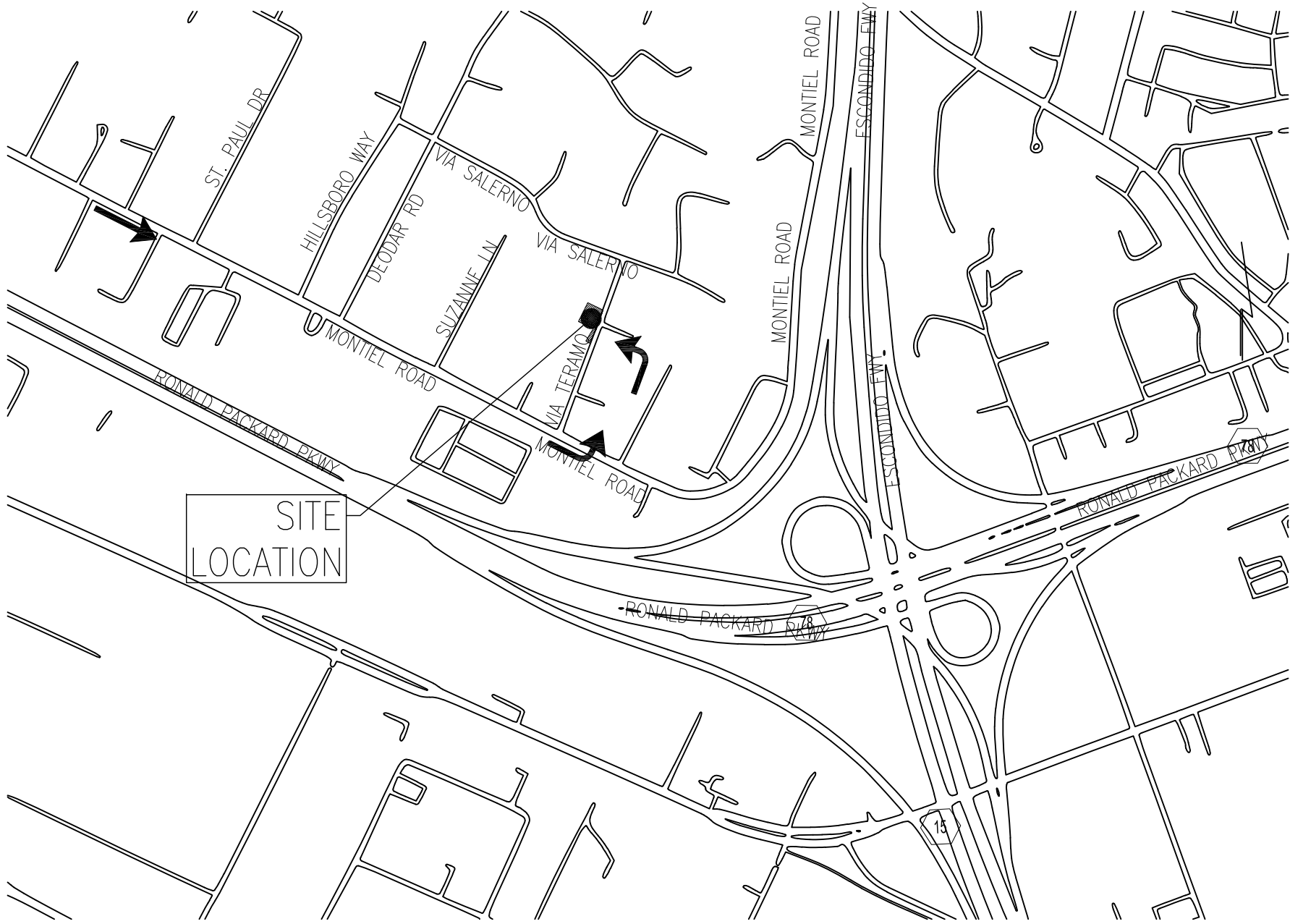
ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF UNDERGROUND UTILITY FACILITIES NOT KNOWN OR IN A LOCATION DIFFERENT FROM THAT WHICH IS SHOWN ON THE PLANS OR IN THE SPECIAL PROVISIONS.

THE CONTRACTOR SHALL TAKE STEPS TO ACCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO PERFORMING WORK THAT MAY DAMAGE SUCH FACILITIES OR INTERFERE WITH THEIR SERVICE FORTY-EIGHT HOURS BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND FACILITIES BY CONTACTING UNDERGROUND SERVICE ALERT AT TELEPHONE:1-800-422-4133.

THE CONTRACTOR MUST ALSO INDIVIDUALLY CONTACT OPERATORS OF GRAVITY SEWER SYSTEMS AND CERTAIN OTHER UTILITIES, WHO ARE NOT MEMBERS OF UNDERGROUND SERVICE ALERT.

COUNTY OF SAN DIEGO, CALIFORNIA
COUNTY OF SAN DIEGO TRACT

TENTATIVE MAP FOR
APN: 228-171-16
10-SINGLE-FAMILY UNITS ON ± 2.05
ACRES (GROSS)



SURVEY LEGEND

- -MONUMENTATION FOUND AS NOTED
- FIRE HYDRANT
- DRAIN
- LIGHT POLE
- FENCE (AS NOTED)
- STORM DRAIN
- FIBER OPTICS
- OVER HEAD POWER TELCOM
- SEWER LINE
- UNDERGROUND ELECTRIC
- WATER LINE
- GAS LINE
- STREET LIGHT POLE
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- UTILITY
- EXISTING CONTOUR
- EXISTING ELEVATION
- TREE AS NOTED
- SIGN POST
- CONCRETE AREA
- BUILDING AREA

LEGEND

- PROPERTY LINE
- CENTER LINE
- LIMIT OF GRADING
- RETAINING WALL
- FLOW LINE
- STORM PIPE
- DIRECTION OF FLOW
- RAIN BARREL
- RIP RAP

ABBREVIATIONS

- CLCENTERLINE
- FSFINISHED SURFACE
- FGFINISHED GRADE
- FLFLOWLINE
- TWTOP OF WALL
- BWBOTTOM OF WALL
- VCVERTICAL CURVE

PROJECT INFORMATION

TENTATIVE MAP PREPARED BY:
ABI ENGINEERING
1701 EAST EDINGER AVENUE, SUITE A9
SANTA ANA, CALIFORNIA 92705
TEL: (888) 220-5596 FAX: (714) 866-4171

ZONING:
RS (RESIDENTIAL SINGLE FAMILY)

SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 228 PG. 17

DISTRICT
VALLECITOS WATER DISTRICT
COX COMMUNICATION
S.D.G.&E.
PACIFIC BELL
UNDERGROUND SERVICE ALERT
SAN MARCOS FIRE PROTECTION DISTRICT
ESCONDIDO UNION SCHOOL DISTRICT

PHONE
1-760-744-0460
1-800-227-2600
1-800-227-2600
1-800-227-2600
1-800-227-2600
760-744-1050
760-432-2400

PROPERTY OWNER:
SHUB ESTATES LLC
10225 NARNES CANYON RD SAN DIEGO,
CALIFORNIA
APN: 228-171-16

TAX RATE AREA: 74041
PROPERTY ADDRESS:
1434 MONTIEL ROAD, ESCONDIDO SAN DIEGO,
CALIFORNIA

GENERAL PLAN DESIGNATION: VR 7.3

COMMUNITY PLAN:
NORTH COUNTY METROPOLITAN SUBREGIONAL PLAN

CIVIL ENGINEER:
ABI ENGINEERING
1701 EAST EDINGER AVENUE, SUITE A9
SANTA ANA, CALIFORNIA

SURVEYOR:
BRANDON S. ALLEN
LS. 9093

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES

REGISTERED PROFESSIONAL ENGINEER
DAYA LAKSHMI BETTADAPURA
NO. C46505
EXP. 6/30/2027
CIVIL
STATE OF CALIFORNIA

PLANS

DESIGNED

CHECKED

BY

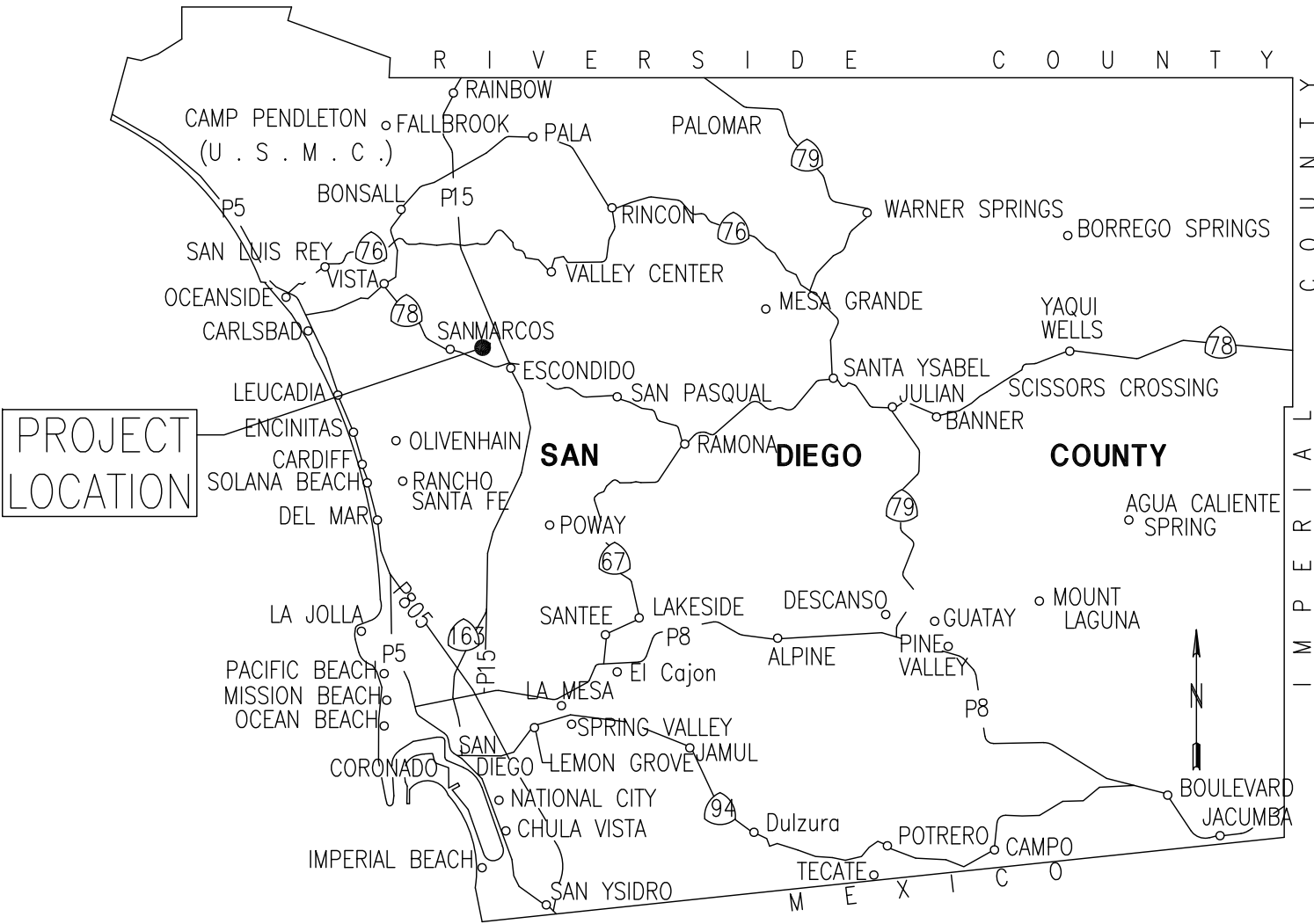
JCW

DB

DATE

04/16/2026
DATE

DAYA BETTADAPURA, C46505



SITE LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 10, IN BLOCK 2 OF THE RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21,1895, DESCRIBED AS FOLLOWS:

BEGINNING AT POINT IN THE NORTHWESTERLY LINE OF SAID LOT DISTANT THEREON NORTH 27°49’ EAST 234’ FEET FROM THE MOST WESTERLY CORNER THEREOF; THENCE SOUTH 62°15’ EAST 299.10’ FEET; THENCE SOUTH 21’ WEST TO THE SOUTHWESTERLY LINE OF SAID LOT; THENCE SOUTH 62°14’ EAST ALONG SAID SOUTHWESTERLY LOT 30.21’ FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 30’ FEET EASTERLY FROM (MEASURED AT RIGHT ANGLES) THAT COURSE GIVEN ABOVE AS "SOUTH 21° WEST"; THENCE ALONG SAID PARALLEL LINE NORTH 21° EAST 521.35’ FEET TO A LINE WHICH BEARS SOUTH 62° 15’ EAST FROM A POINT IN THE NORTHWESTERLY LINE OF SAID LOT DISTANCE THEREON NORTH 21° 49’EAST 516.77’ FEET FROM THE MOST WESTERLY CORNER OF SAID LOT; THENCE NORTH 62° 13’WEST 296.23’ FEET TO SAID NORTHWESTERLY LOT LINE; THENCE ALONG SAID NORTHWESTERLY LOT LINE SOUTH 27° 49’ WEST 282.77’ FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE NORTHEASTERLY HALF OF THE 66’ FOOT COUNTY ROAD KNOWN AS MONTIEL ROAD ADJOINING ABOVE DESCRIBED PROPERTY

BENCHMARK DESCRIPTION

FOUND 2” DIA. ALUMINUM DISC, FLUSH IN SIDEWALK, STAMPED "CITY OF SAN MARCOS NV5 LS6310 2018 CP-013 SURVEY CONTROL" LOCATED EASTERLY SIDE OF NORDAHL ROAD 138’ +/- NORTH EAST OF WESTERBOUND OFF RAMP HIGHWAY 78, HAVING AN ELEVATION OF 714.20’ NADVD 1988

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CITY OF SAN MARCOS SURVEY CONTROL RECORD OF SURVEY 23731

POINT CP-001 AND POINT CP-013
S 28°06’12" W

CP-001

NORTH 1993110.90’

EAST 6297016.36’

CP-013

NORTH 1996646.62’

EAST 6295128.20’

PREPARED BY:

ABI ENGINEERING
CONSULTANTS, INC.
1701 EAST EDINGER AVENUE, SUITE A9
SANTA ANA, CALIFORNIA 92705
TEL: (888) 220-5596 FAX: (714) 866-4171

REVISIONS

BY

APPROVED

DATE

COORDINATE INDEX

XXXX N, XXXX E.

CONST. COMPL.

FIELD REVISIONS

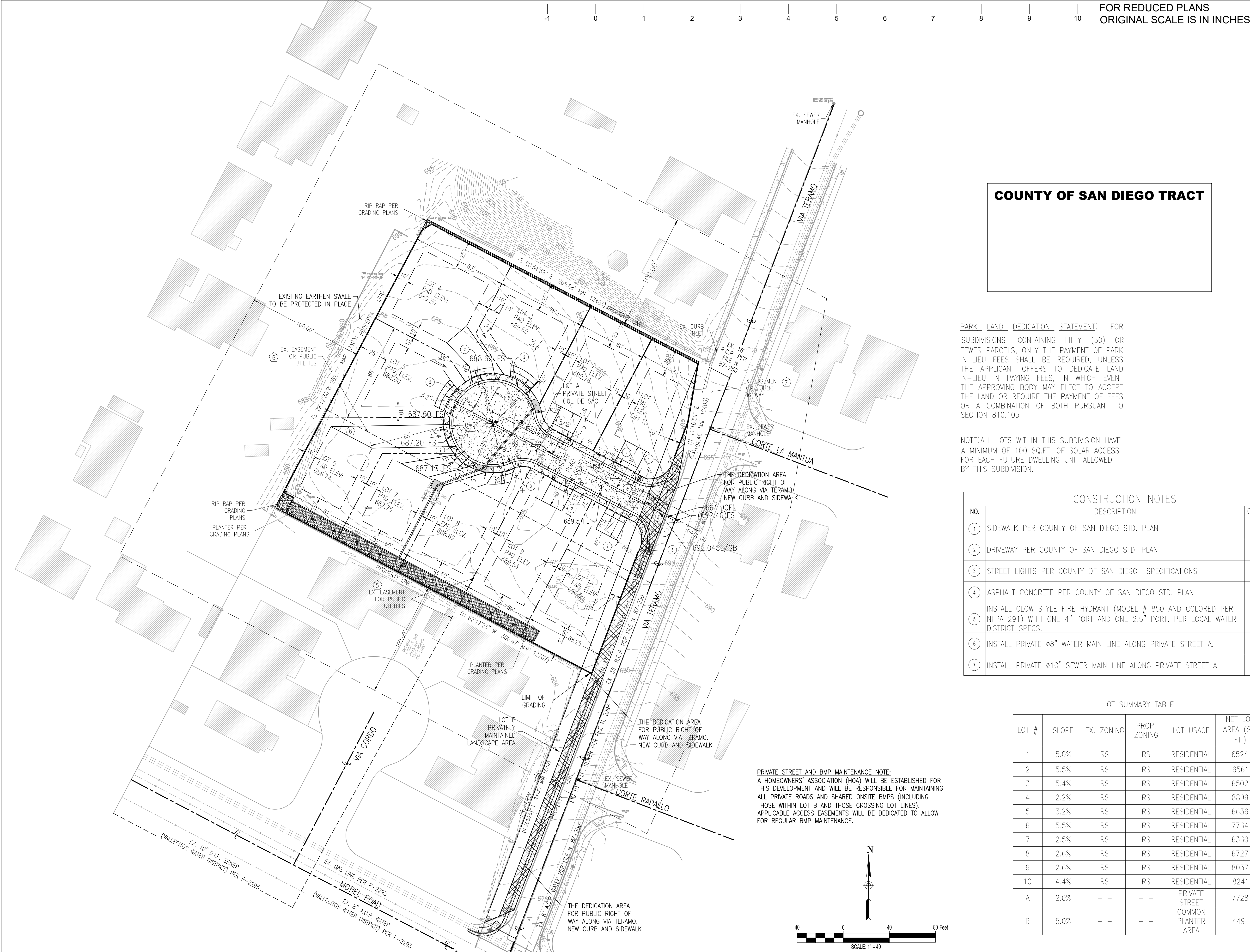
1434 MONTIEL ROAD
ESCONDIDO CALIFORNIA
PUBLIC IMPROVEMENT PLAN

COVER SHEET

SCALE: HOR. NONE VERT. NONE

W.A. 1234567 R.S.

SHEET 1 OF 2 SHEETS



FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES

COUNTY OF SAN DIEGO TRACT

PARK LAND DEDICATION STATEMENT: FOR SUBDIVISIONS CONTAINING FIFTY (50) OR FEWER PARCELS, ONLY THE PAYMENT OF PARK IN-LIEU FEES SHALL BE REQUIRED, UNLESS THE APPLICANT OFFERS TO DEDICATE LAND IN-LIEU IN PAYING FEES, IN WHICH EVENT THE APPROVING BODY MAY ELECT TO ACCEPT THE LAND OR REQUIRE THE PAYMENT OF FEES OR A COMBINATION OF BOTH PURSUANT TO SECTION 810.105

NOTE: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ.FT. OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

CONSTRUCTION NOTES		
NO.	DESCRIPTION	QUANTITIES
1	SIDEWALK PER COUNTY OF SAN DIEGO STD. PLAN	222 SF
2	DRIVEWAY PER COUNTY OF SAN DIEGO STD. PLAN	3174 SF
3	STREET LIGHTS PER COUNTY OF SAN DIEGO SPECIFICATIONS	2 UN
4	ASPHALT CONCRETE PER COUNTY OF SAN DIEGO STD. PLAN	8629 SF
5	INSTALL CLOW STYLE FIRE HYDRANT (MODEL # 850 AND COLORED PER NFPA 291) WITH ONE 4" PORT AND ONE 2.5" PORT. PER LOCAL WATER DISTRICT SPECS.	1 UN
6	INSTALL PRIVATE Ø8" WATER MAIN LINE ALONG PRIVATE STREET A.	250 LF
7	INSTALL PRIVATE Ø10" SEWER MAIN LINE ALONG PRIVATE STREET A.	250 LF

LOT SUMMARY TABLE					
LOT #	SLOPE	EX. ZONING	PROP. ZONING	LOT USAGE	NET LOT AREA (SQ. FT.)
1	5.0%	RS	RS	RESIDENTIAL	6524
2	5.5%	RS	RS	RESIDENTIAL	6561
3	5.4%	RS	RS	RESIDENTIAL	6502
4	2.2%	RS	RS	RESIDENTIAL	8899
5	3.2%	RS	RS	RESIDENTIAL	6636
6	5.5%	RS	RS	RESIDENTIAL	7764
7	2.5%	RS	RS	RESIDENTIAL	6360
8	2.6%	RS	RS	RESIDENTIAL	6727
9	2.6%	RS	RS	RESIDENTIAL	8037
10	4.4%	RS	RS	RESIDENTIAL	8241
A	2.0%	--	--	PRIVATE STREET	7728
B	5.0%	--	--	COMMON PLANTER AREA	4491

PRIVATE STREET AND BMP MAINTENANCE NOTE:
A HOMEOWNERS' ASSOCIATION (HOA) WILL BE ESTABLISHED FOR THIS DEVELOPMENT AND WILL BE RESPONSIBLE FOR MAINTAINING ALL PRIVATE ROADS AND SHARED ONSITE BMPs (INCLUDING THOSE WITHIN LOT B AND THOSE CROSSING LOT LINES). APPLICABLE ACCESS EASEMENTS WILL BE DEDICATED TO ALLOW FOR REGULAR BMP MAINTENANCE.

PLANS

DESIGNED

CHECKED

BY

JCW

DB

DATE

REGISTERED PROFESSIONAL ENGINEER

DAYA BETTADAPURA

NO. C46505

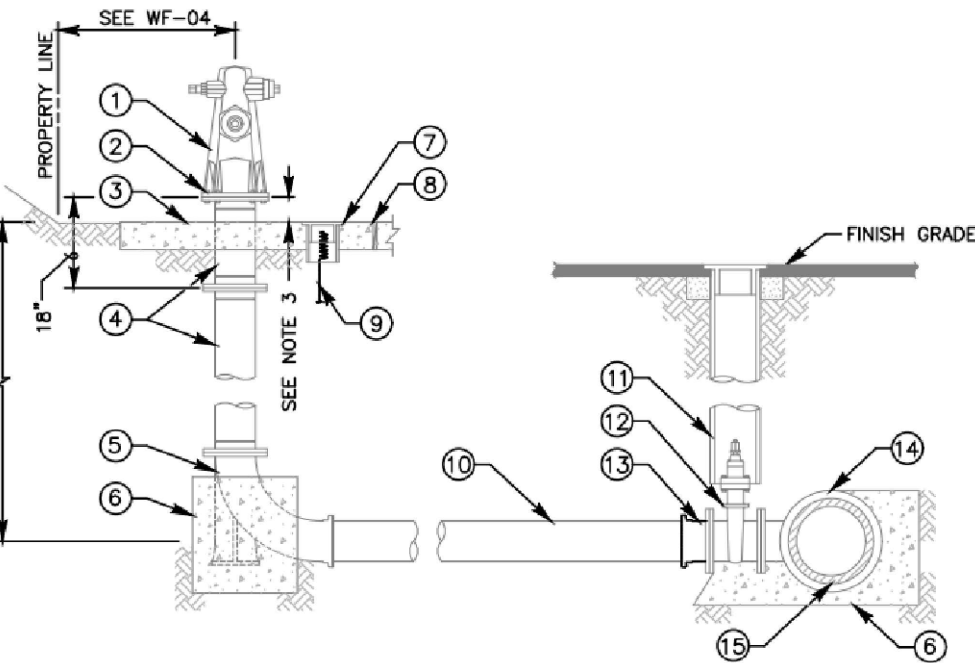
EXP. 6/30/2027

CIVIL

STATE OF CALIFORNIA

04/16/2026

DATE



ITEM NO	SIZE AND DESCRIPTION	ITEM NO	SIZE AND DESCRIPTION
1	6" FIRE HYDRANT SEE NOTE 2	8	COLD JOINT STRIP
2	BREAK-AWAY BOLTS, SEE NOTE 6	9	TRACER WIRE (AS REQUIRED) PER WP-01
3	4" x 4" x 6" THICK CONCRETE SPLASH PAD	10	6" C-900 PVC PIPE
4	6" FLANGE DI HYDRANT EXTENSION SPOOLS WITH BREAK OFF GROOVES (MAXIMUM OF 2 SPOOLS)	11	GATE WELL WITH CAP SEE WV-01 OR WV-02
5	6" x 16" LONG RADIUS FLG x MJ/PO BURY ELL	12	6" FLG x MJ/PO/FLG RWGV
6	CONCRETE THRUST BLOCK SEE WT-01	13	6" FLG x MJ/PO ADAPTER (IF REQUIRED)
7	TRACER WIRE ACCESS PORT, 4" x 8" LONG SDR 35 SEWER PIPE W/ CAP (AS-REQUIRED)	14	SIZE x 6" MJ/PO/FLG x FLG TEE
		15	WATER MAIN

6" FIRE HYDRANT INSTALLATION

EASEMENTS (PER TOPOGRAPHIC)

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDING DATE: DECEMBER 31, 1937
RECORDING NO.: BOOK 724, PAGE 450, OF OFFICIAL RECORDS
AFFECTS:DOCUMENT. THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID
SDG&E DOCUMENT NUMBER 10732

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDING DATE: APRIL 19, 1950
RECORDING NO.: 43820, OF OFFICIAL RECORDS
AFFECTS:DOCUMENT. THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID
SDG&E DOCUMENT NUMBER 24028

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: PUBLIC HIGHWAY
RECORDING DATE: MARCH 16, 1989
RECORDING NO.: 89-135020, OF OFFICIAL RECORDS
AFFECTS:DOCUMENT. THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID

NOTE: LOTS 1-10 ARE BUILDABLE LOTS. LOT A (PRIVATE STREET) AND LOT B (UNDISTURBED COMMON PLANTER AREA) NON BUILDABLE LOT.

REVISIONS	BY	APPROVED	DATE	COORDINATE INDEX
				XXXX N, XXXX E
				CONST. COMPL.
				FIELD REVISIONS