

# TENTATIVE TRACT MAP NO. 5620

## 2260 SAN PASQUAL VALLEY ROAD

County of San Diego, California

### ZONING INFORMATION

GENERAL PLAN REGIONAL CATEGORY: C104 - CLIBERT URBAN DEVELOPMENT AREA  
 GENERAL PLAN LAND USE DESIGNATION: SEMI-RURAL RESIDENTIAL (SR-1)  
 GENERAL PLAN 2020 LAND USE DESIGNATION: SEMI-RURAL RESIDENTIAL (SR-1)  
 COMMUNITY/SUBREGIONAL PLAN AREA: NORTH COUNTY METRO

USE REGULATION	ZONE	EXISTING	PROPOSED
ANNUAL DENSITY	AD-20	AD-20	AD-20
LOT SIZE	1 ACRE	1 ACRE	1 ACRE
BUILDING TYPE	1 ACRE	1 ACRE	1 ACRE
MINIMUM FLOOR AREA	C	C	C
FLOOR AREA RATIO	-	-	-
SETBACK	C	C	C
OPEN SPACE	C	C	C
SPECIAL AREA REGULATIONS	A	A	A

### AREA SUMMARY

LOT NO.	GROSS AREA SQUARE FEET	NET AREA SQUARE FEET	ACRES
1	60,667	1,39	46.319
2	67,296	1,34	62.773
3	67,296	1,41	59.183
4	52,463	1,41	59.183
5	50,322	1,16	45.066
6	64,385	1,48	63.584
7	46,384	1,07	43.674
8	46,386	1,07	43.676
9	45,191	1,04	43.635
10	79,824	1,53	78.410
11	47,842	1,72	44.016
12	46,188	1,06	44.111
13	51,386	1,18	43.658
14	51,387	1,18	43.659
TOTAL	791,721	18.18	-



### LEGEND

- SUBDIVISION BOUNDARY
- EXISTING TOPO CONTOUR
- SLOPE (2:1 MAX)
- PERCENT OF GRADE
- STREET ELEVATION
- SEWER MAIN (8")
- WATER MAIN (8")
- FIRE HYDRANT
- STORM DRAIN (8")
- RETAINING WALL
- EASEMENT CALL OUT
- EASEMENT LINE
- LIMIT OF ADJACENT WATERS OF THE LIMIT OF OPEN SPACE
- \* UNLESS SHOWN OTHERWISE

### ABBREVIATIONS

- BW --- BOTTOM OF WALL
- ELEV --- ELEVATION
- FL --- FLOOR FINISH
- FS --- FINISH SURFACE
- GB --- GRADE BREAK
- GR --- GRADE
- HT --- HATCH
- INT --- INTERSECTION
- NSF --- NOT TO SCALE
- NET SQ. FT. --- NET SQUARE FEET
- PAO ELEVATION --- POINT OF INTERSECTION (V.C.)
- PROPOSED --- PROPOSED
- R/W --- RIGHT OF WAY
- RECLAIMED WATER --- RECLAIMED WATER
- SEWER DRAIN --- SEWER DRAIN
- SS --- STORM DRAIN
- SF --- STREET FINISH
- TF --- TOP OF FINISH
- W --- WATER

### KEY MAP

SCALE: 1"=100'



### GENERAL NOTES

1. GROSS PROJECT AREA: 18,179 AC.
2. PROPOSED SAN PASQUAL VALLEY ROAD DEDICATION: 0.354 AC.
3. EXISTING ZONING: SR-1
4. PROPOSED ZONING: SR-1
5. TOTAL NUMBER OF LOTS: 14
6. GROSS DENSITY: 0.8 DU/AC
7. MINIMUM LOT SIZE: 1.00 AC
8. PRESENT LAND USE: ONE SINGLE FAMILY DWELLING
9. WATER SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS AND THE REQUIREMENTS OF CITY OF ESCONDIDO AND SHALL BE MAINTAINED
10. SEWER SYSTEM TO BE ON SITE WITH LEACH FIELDS
11. SOURCE OF TOPOGRAPHY: PHOTOGRAMMETRIC SURVEY DATED 12-10-2015
12. UTILITIES SHALL BE UNDER GROUND AND EASEMENTS PROVIDED AS NECESSARY.
13. UTILITIES SHOWN ARE PRELIMINARY AND SHALL BE REVISIONED AS NECESSARY.
14. UTILITIES SHOWN ARE PRELIMINARY AND SHALL BE REVISIONED AS NECESSARY.
15. TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE FINAL DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT
16. ACCESS EASEMENTS FOR LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF ACCESS.
17. ASSESSOR'S TAX RATE AREA: 207.06
18. SPECIAL ASSESSMENT ACT: NONE PROPOSED
19. STREET DEDICATION: ALL STREETS WILL BE PRIVATE STREETS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ESCONDIDO AND SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
20. STREETS: THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE COUNTY STANDARDS.
21. PARK FEES: PARK FEE TO BE PAID IN LEFT OF DEDICATION, REPAIRED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ESCONDIDO.
22. ALCOHOL: THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ESCONDIDO.
23. 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 OR CONSTRUCTION OF THE PROJECT.
24. BENCH MARK: A STANDARD U.S.C. & G.S. BENCH STAMPED TERC 1927 SET IN AC PAVEMENT LOCATED AT THE INTERSECTION OF BEAR VALLEY ROAD AND SAN PASQUAL VALLEY ROAD. ELEV 827.71 (NGD-29).
25. ALL DRAINAGE IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS AND SHALL BE MAINTAINED BY THE COUNTY.

### PUBLIC UTILITIES/DISTRICTS

- NO --- CITY OF ESCONDIDO
- SEWER --- PRIVATE HOA
- STORM DRAIN --- SAN DIEGO GAS & ELECTRIC
- TELEPHONE --- PRIVATE HOA
- STREET LIGHTING --- CITY OF ESCONDIDO
- FIRE --- ESCONDIDO UNION SCHOOL DISTRICT
- SCHOOL --- ESCONDIDO UNION HIGH SCHOOL DISTRICT

### GRADING QUANTITIES

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

### LEGAL DESCRIPTION

ALL OF LOT 7<sup>th</sup> AND PORTION OF LOT 7<sup>th</sup> AND LOT 7<sup>th</sup> IN THE RESECTION OF BLOCK 271 AND PORTIONS OF LOT 7<sup>th</sup> AND LOT 7<sup>th</sup> IN THE RESECTION OF BLOCK 273 OF THE TRACT OF 299.00 AC DEL DUELO, 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

### EASEMENTS:

SEE SHEET 3

### SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (A) 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: *[Signature]*  
 BR. JEFFREY R. LINDSTROM, AGENT

### ENGINEER

LINDSTROM ENGINEERING & SURVEYING  
 5333 MISSION CENTER ROAD, SUITE 115  
 SAN DIEGO, CA 92108  
 TEL: (619) 614-1228

WILLIAM LINDSTROM  
 R.C.E. 61630  
 EXPIRES ON 06/30/19



NO.	REVISIONS	DATE	BY
1	ORIGINAL SUBMITTAL	08/22/17	LES
2	1ST RESUBMITTAL	04/26/18	LES
3	2ND RESUBMITTAL	11/19/18	LES
4	3RD RESUBMITTAL	06/26/19	LES
5	4TH RESUBMITTAL	01/02/20	LES
6			
7			

TENTATIVE TRACT MAP NO. 5620  
 TITLE SHEET  
 2260 SAN PASQUAL VALLEY ROAD  
 COUNTY OF SAN DIEGO, California

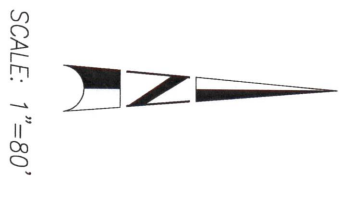
SHEET 1 OF 3




PREPARED BY:  
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 5333 MISSION CENTER ROAD, 115 • SAN DIEGO, CA 92108  
 Phone: (619) 614-1228 • Fax: (619) 641-9910

VICINITY MAP  
 NOT TO SCALE  
 THOMAS GUIDE PAGE 1130 5-E

SDC PDS RCVD 01-07-20  
 TM5620



NO.	REVISIONS	DATE	BY
1	ORIGINAL SUBMITTAL	08/22/17	LES
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4	3RD RESUBMITTAL	06/26/19	LES
5	4TH RESUBMITTAL	01/02/20	LES
6			
7			

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TENTATIVE TRACT MAP NO. 56220  
 TENTATIVE TRACT MAP  
 2260 SAN PASQUAL VALLEY ROAD  
 COUNTY OF SAN DIEGO, California

SHEET  
**2**  
 OF  
**3**



**EASEMENT AND PROPERTY NOTES**  
 AS PER FINAL TITLE COMPANY MENDED PRELIMINARY REPORT, ORDER NO. 996-2307821-4-DH1 DATED APRIL 7, 2016.  
 APN 234-281-23

CALLOUT	DESCRIPTION	FUTURE DISPOSITION
(2)	INDICATES AN EXISTING EASEMENT FOR IRRIGATION PURPOSES. RECORDS ARE NOT DESCRIBED AND IS THEREFORE NOT SHOWN HEREON. IT IS BELIEVED TO LAY WITHIN EXISTING HIGHWAY RIGHT-OF-WAY.	EASEMENT TO REMAIN
(5)	INDICATES AN EXISTING EASEMENT FOR PUBLIC HIGHWAY PURPOSES. RECORDS ARE NOT DESCRIBED AND IS THEREFORE NOT SHOWN HEREON. IT IS BELIEVED TO LAY WITHIN EXISTING HIGHWAY RIGHT-OF-WAY.	EASEMENT TO REMAIN

**TOPOGRAPHY**  
 TOPOGRAPHY DERIVED FROM AERIAL MAPPING PROCEDURES PERFORMED BY "PHOTO GEODETIC CORPORATION" IN DECEMBER, 2015.

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1	ORIGINAL SUBMITTAL	08/22/17	LES
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3	2ND RESUBMITTAL	11/19/18	LES
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5	4TH RESUBMITTAL	07/02/20	LES
6			
7			

**TENTATIVE TRACT MAP NO. 5620**  
**TOPOGRAPHY AND EXISTING EASEMENTS**  
**2260 SAN PASQUAL VALLEY ROAD**  
**COUNTY OF SAN DIEGO, California**

SHEET **3** OF **3**