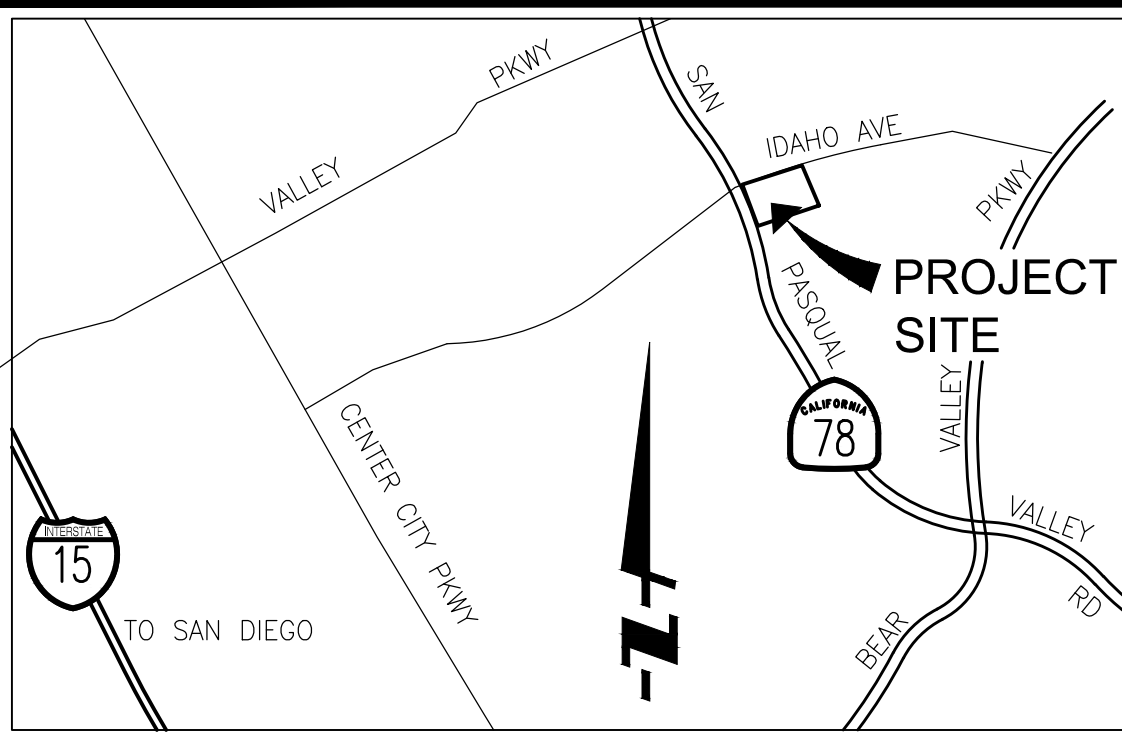
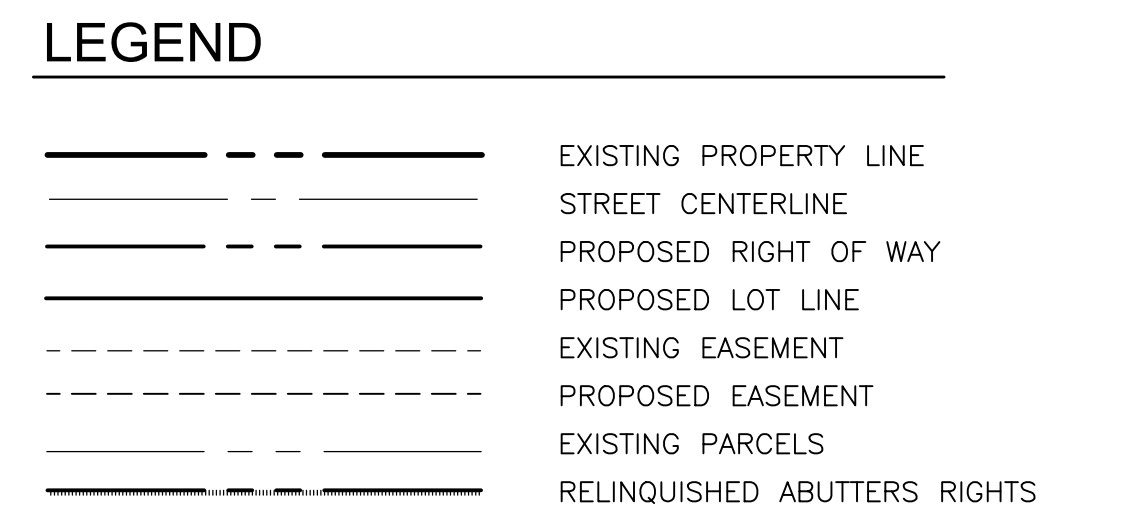


# COUNTY OF SAN DIEGO

## TENTATIVE MAP 5639



VICINITY MAP  
N.T.S.

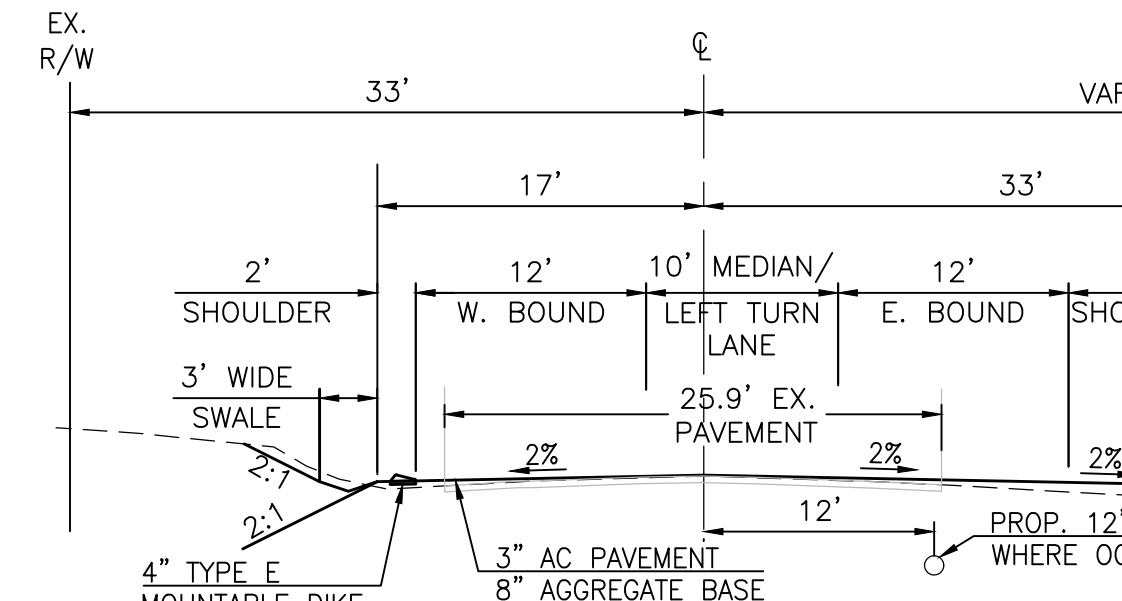


**NOTICE**

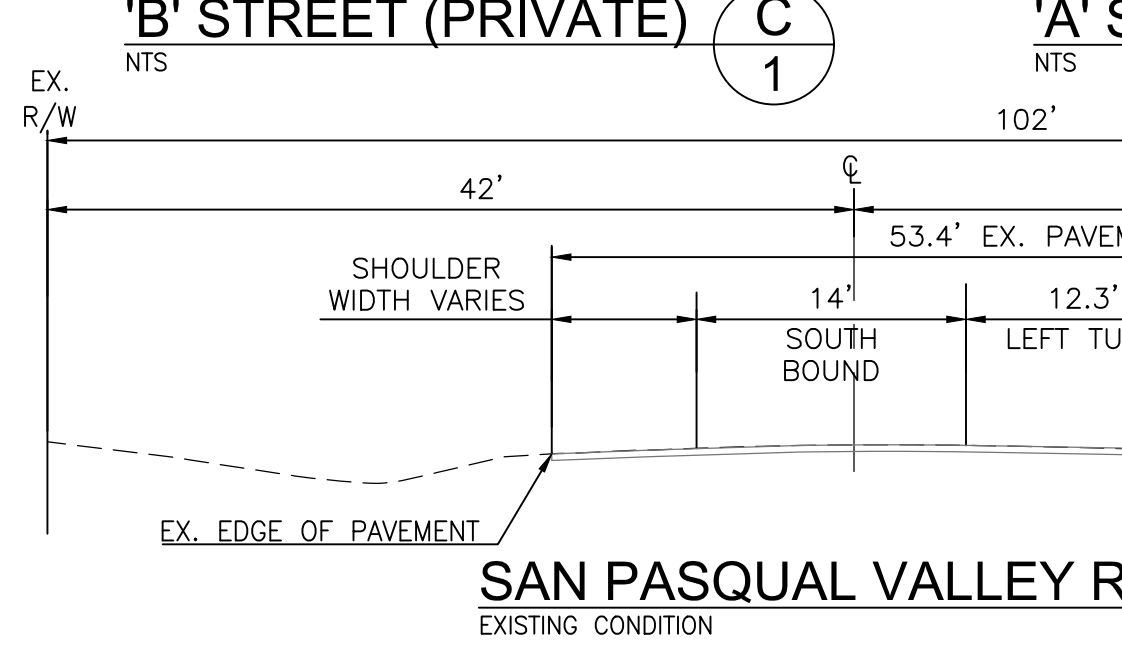
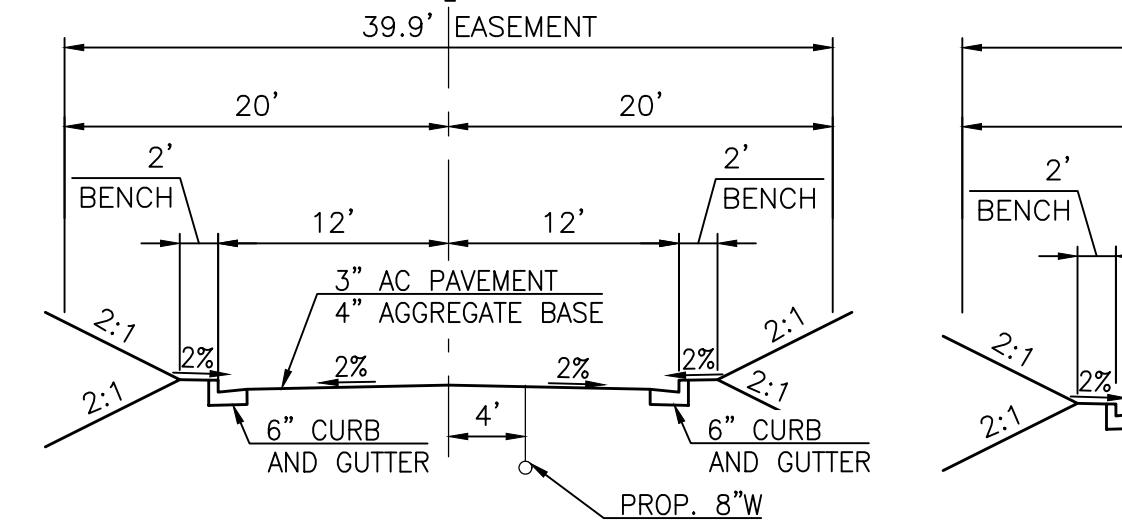
THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. AND/OR STATE WHICH MAY BE SUBJECT TO REGULATION BY STATE AND/OR FEDERAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF 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 STATE OR U.S. ON THE SUBJECT PROPERTY. THE AGENCY CONTACT INFORMATION IS PROVIDED BELOW.

U.S. ARMY CORPS OF ENGINEERS: 915 WILSHIRE BLVD., SUITE 1101, LOS ANGELES, CA 90017; (213) 452-3333; HTTP://WWW.USACE.ARMY.MIL/  
 REGIONAL WATER QUALITY CONTROL BOARD: 2375 NORTHSIDE DRIVE, SUITE 100, SAN DIEGO, CA 92108; RB9\_DREDFEILL@WATERBOARDS.CA.GOV ; 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://WWW.DFG.CA.GOV/

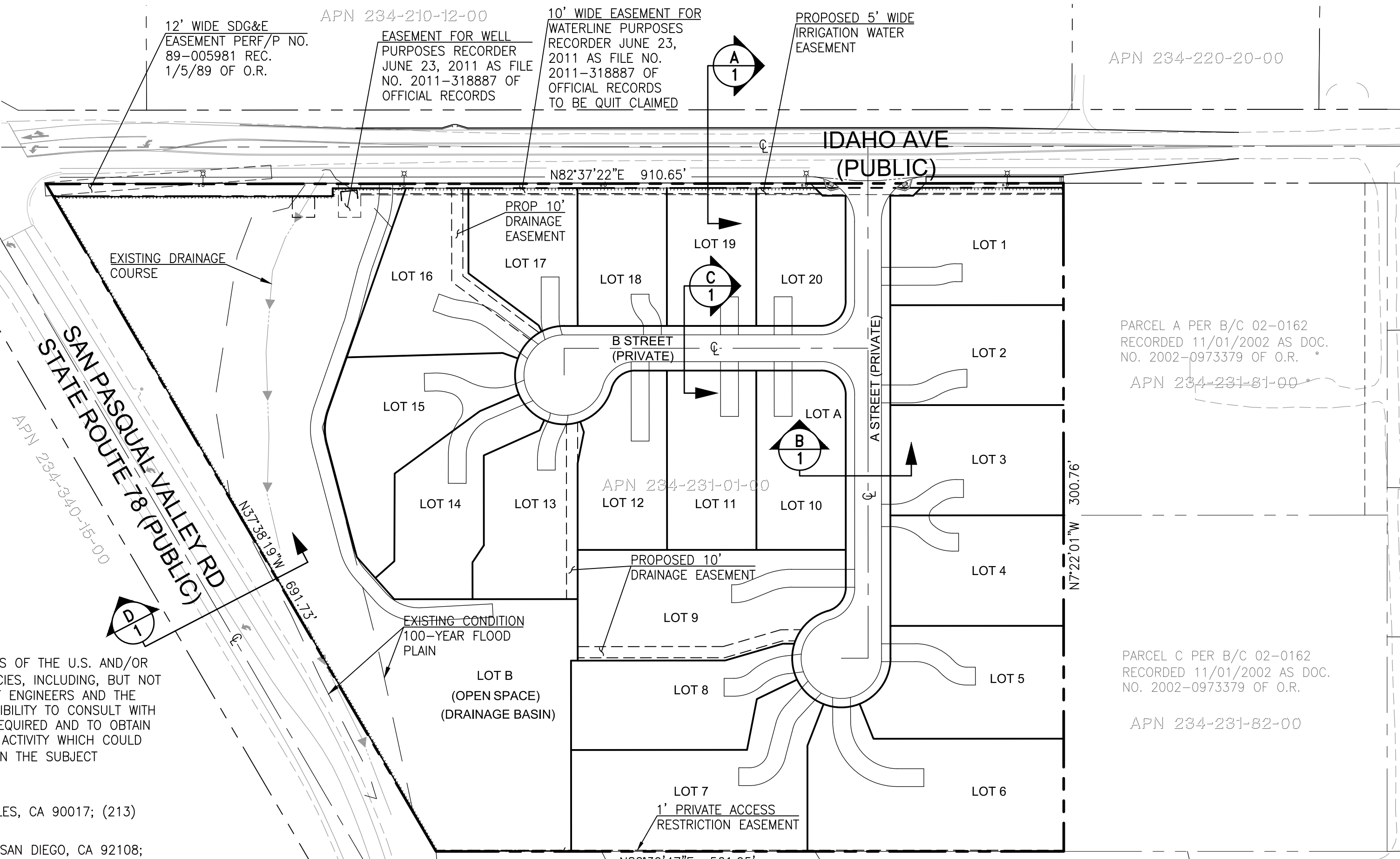
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BASE MAP  
1"=80'



SAN PASQUAL VALLEY ROAD (PUBLIC)  
EXISTING CONDITION



PARCEL A PER B/C 02-0162 RECORDED 11/01/2002 AS DOC. NO. 2002-0973379 OF O.R. \*  
 APN 234-231-01-00

PARCEL C PER B/C 02-0162 RECORDED 11/01/2002 AS DOC. NO. 2002-0973379 OF O.R. \*  
 APN 234-231-02-00

PARCEL 1, P.M. 16151  
 APN 234-231-79-00

**NUMBERED LOT SUMMARY**

LOT #	AREA (SF)	AREA (AC)	TYPE	PAD ELEV
LOT 1	16,107	0.37	RESIDENTIAL	733'
LOT 2	13,861	0.32	RESIDENTIAL	741'
LOT 3	15,295	0.35	RESIDENTIAL	741'
LOT 4	15,330	0.35	RESIDENTIAL	741'
LOT 5	16,637	0.38	RESIDENTIAL	741'
LOT 6	24,442	0.56	RESIDENTIAL	734'
LOT 7	22,197	0.51	RESIDENTIAL	713'
LOT 8	14,513	0.33	RESIDENTIAL	718'
LOT 9	21,377	0.49	RESIDENTIAL	721'
LOT 10	12,731	0.29	RESIDENTIAL	724'

**NUMBERED LOT SUMMARY**

LOT #	AREA (SF)	AREA (AC)	TYPE	PAD ELEV
LOT 11	12,835	0.29	RESIDENTIAL	719'
LOT 12	11,524	0.26	RESIDENTIAL	714'
LOT 13	12,863	0.30	RESIDENTIAL	707'
LOT 14	12,945	0.30	RESIDENTIAL	703'
LOT 15	16,840	0.39	RESIDENTIAL	703'
LOT 16	15,210	0.35	RESIDENTIAL	703'
LOT 17	10,589	0.24	RESIDENTIAL	707'
LOT 18	9,870	0.23	RESIDENTIAL	712'
LOT 19	9,873	0.23	RESIDENTIAL	717'
LOT 20	9,602	0.22	RESIDENTIAL	722'

**LETTERED LOT SUMMARY**

LOT	AREA (SF)	AREA (AC)	TYPE	OWNERSHIP	MAINTENANCE RESPONSIBILITY
LOT 'A'	37,071	0.85	PRIVATE STREET	HOA	HOA
LOT 'B'	102,915	2.36	OPEN SPACE/DRAINAGE	HOA	HOA

### EXISTING SITE INFORMATION

APN 234-231-01-00

USE REGULATIONS	A70
ANIMAL REGULATIONS	L
DENSITY	
LOT SIZE	0.5 ACRES
BUILDING TYPE	C
MAXIMUM FLOOR AREA	
FLOOR AREA RATIO	
HEIGHT	G
LOT COVERAGE	
SETBACKS	C
OPEN SPACE	
SPECIAL AREA REGULATION	

### ESTIMATED GRADING QUANTITIES

	CUT (CY)	FILL (CY)
RAW	14,005	25,695
ADDITIONAL EXCAVATION	37,000	37,000
SHRINKAGE (15%)*	-	7,651
SUBSIDENCE (0.10)*	-	560
BULKING (10%)*	3,700	-
TOTALS	54,705	70,906
16,201 CY NET IMPORT		

\*TO BE CONFIRMED IN GEOTECHNICAL REVIEW OF GRADING PLANS.

### BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS A PORTION OF THE NORTHEASTERLY SIDELINE OF SAN PASQUAL ROAD PER MS 855. I.E. S 37°38'19"E

### LEGAL DESCRIPTION

ALL THAT PORTION OF LOT 9 IN BLOCK 321 OF RANCHO RINCON DEL DIABLO RESURVEY ACCORDING TO MAP THEREOF NO. 725 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AUGUST 13, 1892, LYING WITHIN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

### ABBREVIATIONS

BLDG	BUILDING	MPT	MULTI-PURPOSE TRAIL
BW	BACK OF WALK	P	PAD
C	CURB	PKWY	PARKWAY
C&G	CURB & GUTTER	PL	PROPERTY LINE
DW	DOMESTIC WATER	POC	POINT OF CONNECTION
CL	CENTERLINE	PP	POWER POLE
ESMT	EASEMENT	PUE	PUBLIC UTILITY EASEMENT
EX	EXISTING	R/W	RIGHT OF WAY
FG	FINISHED GRADE	RW	RECLAIMED WATER
FL	FLOWLINE	S	SANITARY SEWER
FS	FINISHED SURFACE	SD	STORM DRAIN
LBZ	LIMITED BUILDING ZONE	SWLK	SIDEWALK
LL	LOT LINE	TC	TOP OF CURB
MG	MASS GRADING	TEMP	TEMPORARY

### LAND DIVISION STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2-1-72) IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE, OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM PARTICIPANT MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING, OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

### OWNER/APPLICANT

OSCAR URANGA, ESCONDIDO ESTATES, LLC  
 19782 MACARTHUR BLD SUITE 300  
 IRVINE, CA 92707  
 TEL: 949-933-4103

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL MY CONTIGUOUS OWNERSHIP IN WHICH I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT MY (OUR) PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

### GEOTECHNICAL ENGINEER

VINJE & MIDDLETON ENGINEERING, INC.  
 2450 AUTO PARK WAY  
 ESCONDIDO, CA 92029  
 TEL: 760-743-1214

CONTACT: RALPH M. VINJE, CEG #863

### SHEET INDEX

TITLE SHEET	1
TENTATIVE MAP	2
OFFSITE IMPROVEMENTS	3

### SITE INFORMATION

- PROJECT ADDRESS:  
1125 IDAHO AVE, ESCONDIDO, CA, 92027-4302
- ASSESSORS PARCEL No. (S): 234-231-01-00
- No. OF EXISTING LOTS: 1
- No. OF PROPOSED LOTS: 23
- SITE GROSS AREA: 10.28 AC
- SITE NET AREA: 9.98 AC
- ASSESSOR TAX RATE AREA: 74019

### GENERAL NOTES

- TOTAL RESIDENTIAL PROPOSED: 20
- MINIMUM LOT SIZE BEING CREATED: 9,602 SQ.FT
- AVERAGE RESIDENTIAL LOT BEING CREATED: 14,627 SQ.FT
- GENERAL PLAN LAND USE DESIGNATION: VILLAGE RESIDENTIAL (VR-2)
- ZONING: A70 (LIMITED AGRICULTURAL)
- COMMUNITY PLAN AREA: NORTH COUNTY METRO-COUNTY OF SAN DIEGO
- SCHOOL DISTRICT: GEN ELEM ESCONDIDO
- ASSOCIATED PERMITS: PDS2020-TM-5639
- ADMINISTRATIVE PERMIT: PDS2020-AD-20-007
- OCCUPANCY CLASSIFICATION ( PER CA BUILDING CODE )
- 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.
- STREET LIGHT STATEMENT: AS REQUIRED BY COUNTY STANDARDS & DARK SKY POLICY.

### TOPOGRAPHICAL SOURCE

THE TOPOGRAPHY SHOWN HEREON IS BASED ON PHOTOGAMMETRIC COMPUTER AIDED DRAFTING TECHNIQUES. IN OPEN, UNOBSTRUCTED AREAS THIS MAP COMPLIES WITH NATIONAL STANDARDS FOR MAP ACCURACY. FIELD 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,  $S = \frac{1 \times L}{\text{AREA}} \times 100 = 8.82\%$   
 $10.28 \text{ AC} \times 43,560$

### FEMA FLOOD ZONE

THE SITE IS LOCATED IN FLOOD ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM 06073C1018I.

### UTILITY PURVEYORS

GAS & ELECTRIC:	SAN DIEGO GAS AND ELECTRIC 800-411-7343
WATER:	CITY OF ESCONDIDO 760-839-4657
SEWER:	SEPTIC SYSTEM (COUNTY OF SAN DIEGO)
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.

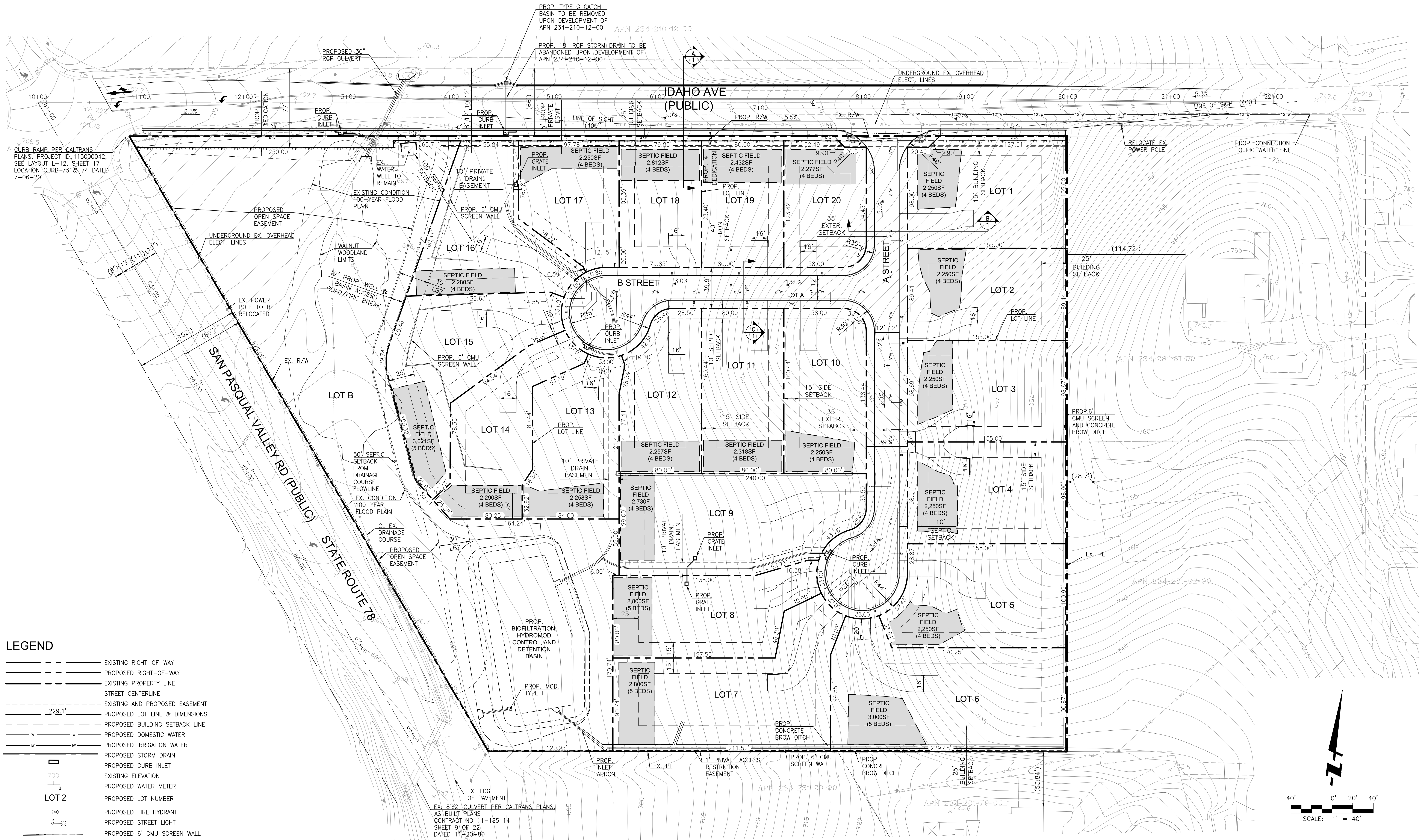
**TITLE SHEET**  
**ESCONDIDO ESTATES**  
**TM 5639**  
 COUNTY OF SAN DIEGO, CALIFORNIA

SHEET  
1  
OF  
3

BY	REVISIONS	DATE	PREPARED BY:

**X ENGINEERING & CONSULTING, INC.**  
 6 Hutton Centre Drive, Suite 650  
 Santa Ana, California 92707  
 949.522.7100 | xengineeringinc.com





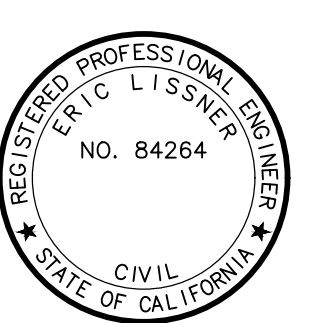
- LEGEND**
- EXISTING RIGHT-OF-WAY
  - - - - - PROPOSED RIGHT-OF-WAY
  - EXISTING PROPERTY LINE
  - STREET CENTERLINE
  - - - - - EXISTING AND PROPOSED EASEMENT
  - 229.1' — PROPOSED LOT LINE & DIMENSIONS
  - - - - - PROPOSED BUILDING SETBACK LINE
  - - - - - PROPOSED DOMESTIC WATER
  - - - - - PROPOSED IRRIGATION WATER
  - PROPOSED STORM DRAIN
  - PROPOSED CURB INLET
  - EXISTING ELEVATION
  - PROPOSED WATER METER
  - PROPOSED LOT NUMBER
  - PROPOSED FIRE HYDRANT
  - PROPOSED STREET LIGHT
  - PROPOSED 6" CMU SCREEN WALL
  - (# BEDS) PROPOSED SEPTIC FIELD AREA & MAXIMUM ALLOWABLE NUMBER OF BEDROOMS
  - RELINQUISHED ABUTTERS RIGHTS
  - 1" PRIVATE ACCESS RESTRICTION EASEMENT

EX. 8'x2' CULVERT PER CALTRANS PLANS, AS BUILT PLANS CONTRACT NO 11-185114 SHEET 9 OF 22, DATED 11-20-80

NO.	BY	REVISIONS	DATE

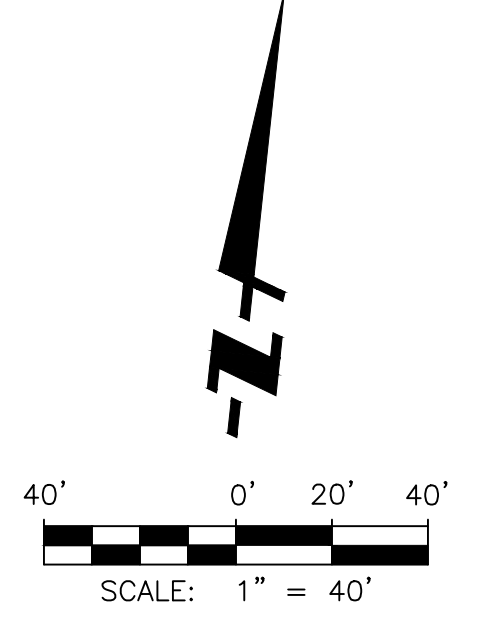
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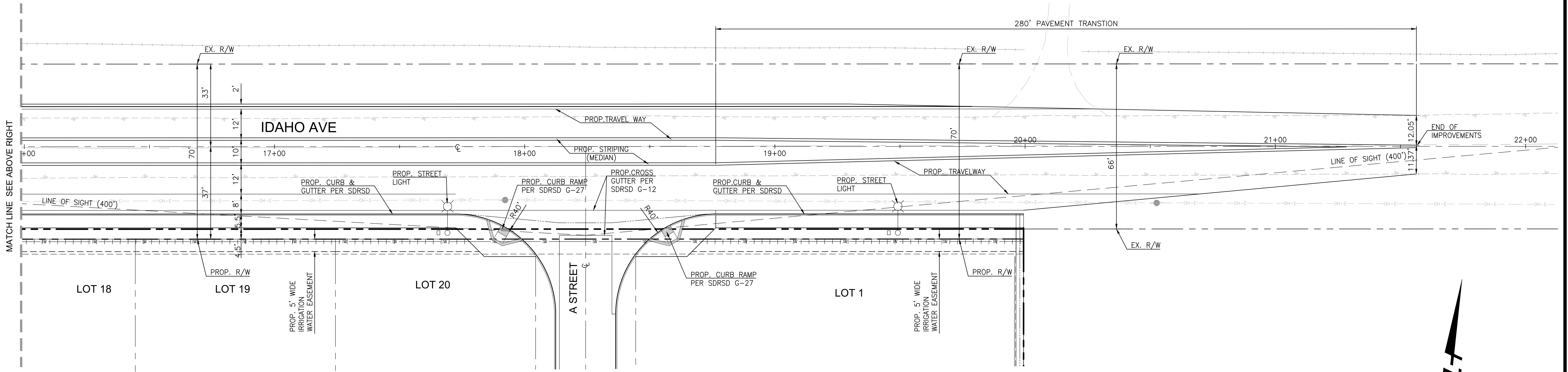
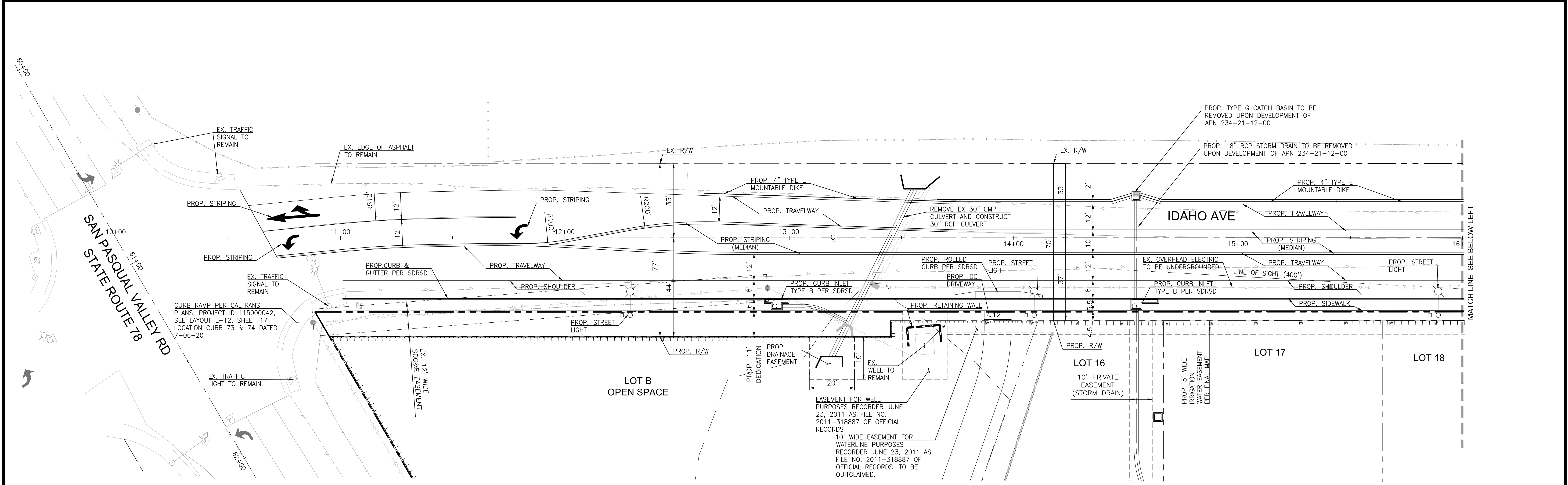


TENTATIVE MAP  
**ESCONDIDO ESTATES**  
**TM 5639**  
 COUNTY OF SAN DIEGO, CALIFORNIA

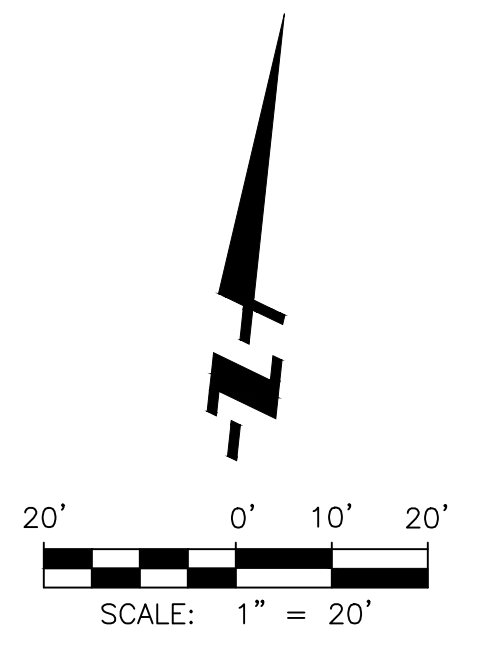
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PROPOSED IMPROVEMENTS AT IDAHO AVE. A/3  
1"=20'



BY	REVISIONS	DATE

PREPARED BY:  
  
**X ENGINEERING & CONSULTING, INC.**  
 6 Hutton Centre Drive, Suite 650  
 Santa Ana, California 92707  
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**OFFSITE IMPROVEMENTS**  
**ESCONDIDO ESTATES**  
**TM 5639**  
 COUNTY OF SAN DIEGO, CALIFORNIA

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

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