

ENGINEER OF WORK
 ATC DESIGN GROUP
 1282 PACIFIC OAKS PL, SUITE C
 ESCONDIDO, CA 92029
 (760) 738-8800



James A. Turpin
 JAMES A. TURPIN
 R.C.E. NO. 57695
 7/23/2019
 DATE

SURVEYOR
 ATC DESIGN GROUP
 1282 PACIFIC OAKS PL, SUITE C
 ESCONDIDO, CA 92029
 (760) 738-8800



RYAN A. POST, L.S. 8785
 DATE

OWNER'S CERTIFICATE

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 PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY. I HEREBY CONSENT TO THE PREPARATION OF THIS TENTATIVE MAP.

OWNER
 DATE

APPLICANT

ATC DESIGN GROUP
 1282 PACIFIC OAKS PL, SUITE C
 ESCONDIDO, CA 92029
 (760) 738-8800

SITE ADDRESS

VIA HONDITA
 ESCONDIDO, CA 92027

LEGAL DESCRIPTION

PARCELS 2, 3 & 4 OF PARCEL MAP NO. 8114, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 30, 1978.

OWNER

JAMES PRICE
 1879 FOX BRIDGE CT
 FALLBROOK, CA 92028
 (760) 723-2138

SUMMARY REQUEST

CONVERT 3 EXISTING PARCELS INTO 6 LOTS

EARTHWORK

CUT 6,500 CY
 FILL 5,600 CY
 EXPORT 900 CY

EXISTING TREES NOTES

ALL EXISTING TREES ON-SITE ARE DECIDUOUS AND WILL BE REMOVED DURING GRADING OPERATIONS.

FUEL MODIFICATION ZONE

ENTIRETY OF SITE WILL BE CLEARED AND CONSIDERED WITHIN FUEL MODIFICATION ZONE

CONSTRUCTION NOTES

- PROPOSED 8" SEWER MAIN, PER CITY OF ESCONDIDO STANDARDS
- SEWER MANHOLE, PER CITY OF ESCONDIDO STANDARDS.
- PROPOSED PRIVATE LANDSCAPE DRAIN CLEANOUT
- PROPOSED 6" CURB & GUTTER PER SDRSD G-2. CURB TO BE PAINTED RED AND LABELED "NO PARKING FIRE LINE" PER FIRE DEPARTMENT STANDARDS.
- PROPOSED RESIDENTIAL FIRE HYDRANT PER CITY OF ESCONDIDO STANDARDS
- PROPOSED STORM DRAIN, PER SDRSD D-60
- PROPOSED 8" WATER MAIN, PER CITY OF ESCONDIDO STANDARDS
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED 4" BLOW-OFF ASSEMBLY, PER CITY OF ESCONDIDO STANDARDS
- PROPOSED 1" AIR-VAC VALVE ASSEMBLY, PER CITY OF ESCONDIDO STANDARDS
- PROPOSED RESIDENTIAL TURN-AROUND AND FIRE ACCESS PER CITY OF ESCONDIDO STANDARDS.
- PROPOSED 15'x16' BIOFILTRATION BASIN CONNECTED TO SD. REFER TO SWQMP FOR DETAIL.
- PROPOSED 10'x8' PRIVATE BIORETENTION BASIN. PLANT PALETTE TO CONFORM TO STORMWATER STANDARDS. REFER TO SWQMP FOR DETAIL.
- PROPOSED PRIVATE LANDSCAPE DRAIN LINE
- PROPOSED CONCRETE DRAINAGE DITCH PER SDRSD D-75
- PROPOSED PRIVATE AC DRIVE PER CITY STANDARDS
- PROPOSED 5' PCC SIDEWALK
- PROPOSED 6" CONCRETE CURB PER SDRSD G-1
- PROPOSED STORM DRAIN CLEANOUT
- PROPOSED 4" SEWER LATERAL PER CITY STANDARDS
- PROPOSED DRIVEWAY APRON PER CITY STANDARDS
- PROPOSED TYPE F CATCH BASIN PER SDRSD D-7
- PROPOSED BIOFILTRATION BASIN WITH UNDER DRAIN TO TREAT RANRIDOS CT. CONNECT TO PROPOSED STORM DRAIN. PLANT PALETTE TO CONFORM TO STORMWATER STANDARDS. SEE SWQMP FOR DETAIL.
- PROPOSED LED STREET LIGHT PER CITY STANDARDS
- 2' CURB OPENING

INDICATES PARCEL LINE PER MAP 8114

TENTATIVE MAP VIA HONDITA PROJECT NO. SUB 17-0030

SITE DATA
 SITE AREA= 2.91 NET ACRES
 YEAR CONSTRUCTED: N/A
 APN: 225-040-82, 83 & 84
 GENERAL PLAN LAND USE: SUBURBAN
 ZONE: RE-20

SETBACKS - FRONT STD -25%
 25' 18.75'
 SIDE 10' 7.5'
 REAR 20' 15'

BUILDING HEIGHT: MAXIMUM 35 FEET
 FLOOR AREA: MINIMUM 1000 SF
 LOT COVERAGE: MAXIMUM 30%
 FLOOR AREA RATIO: MAXIMUM 0.5

MONUMENTATION AND MAPPING

UPON PROJECT APPROVAL, A SUBDIVISION MAP WILL BE FILED, SHOWING A DETAILED PROCEDURE OF SURVEY, AND ALL MONUMENTS WILL BE SET AS REQUIRED BY THE SUBDIVISION MAP ACT.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS MAP IS THE GRID BEARING BETWEEN STATION "1014" AND STATION "1006" AS SAID STATIONS ARE SHOWN ON THE CITY OF SURVEY CONTROL. ACCORDING TO RECORD OF SURVEY MAP NO. 14236

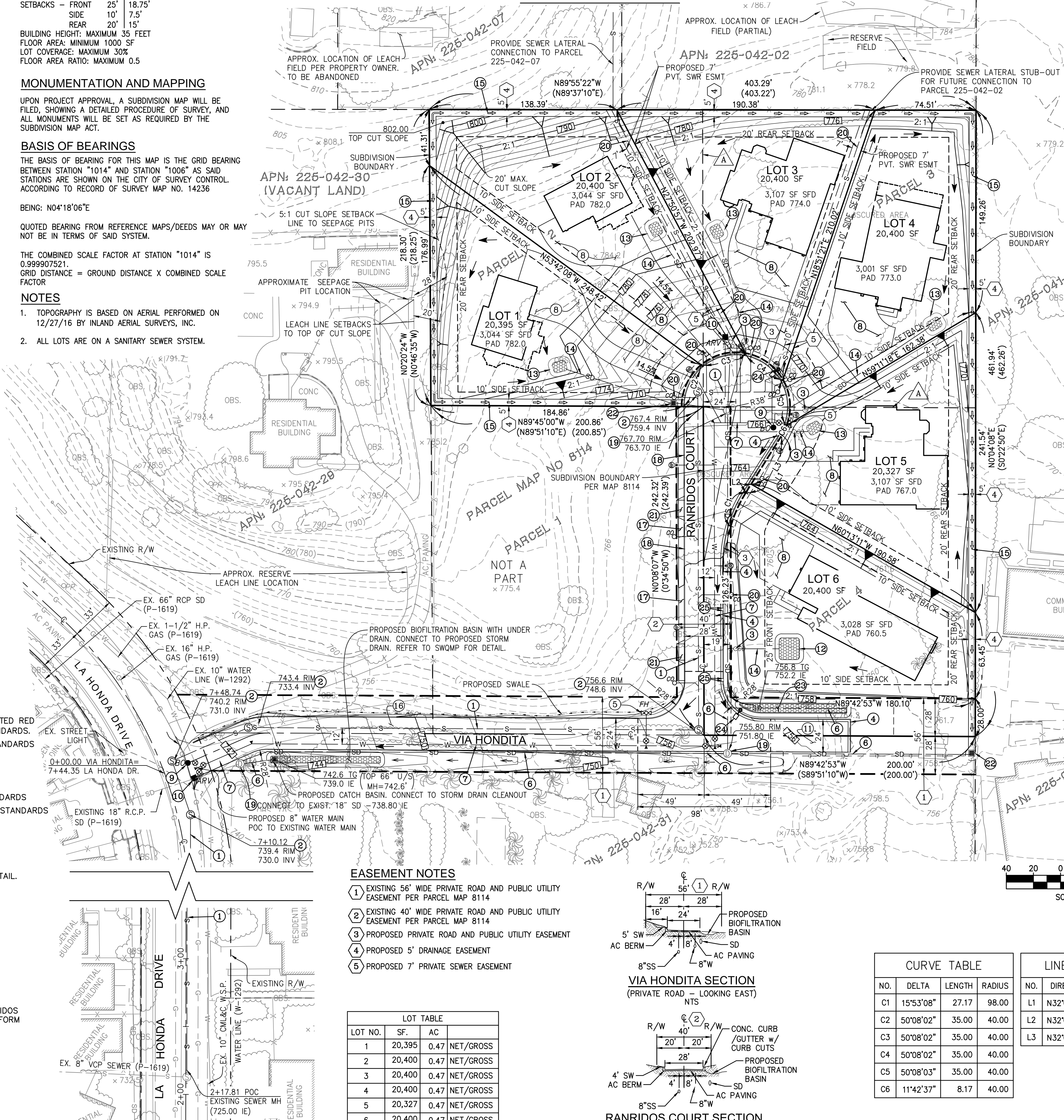
BEING: N04°18'06"E

QUOTED BEARING FROM REFERENCE MAPS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT STATION "1014" IS 0.999907521.
 GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR

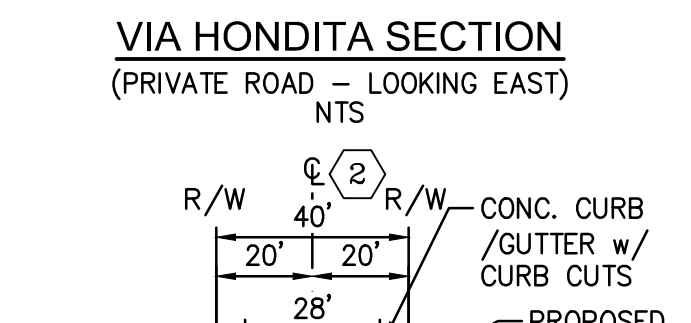
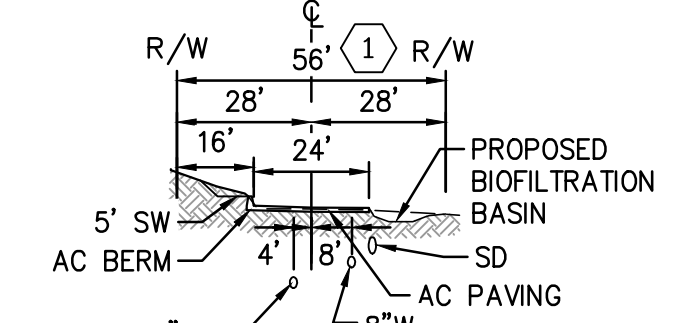
NOTES

- TOPOGRAPHY IS BASED ON AERIAL PERFORMED ON 12/27/16 BY INLAND AERIAL SURVEYS, INC.
- ALL LOTS ARE ON A SANITARY SEWER SYSTEM.



- EASEMENT NOTES**
- EXISTING 56' WIDE PRIVATE ROAD AND PUBLIC UTILITY EASEMENT PER PARCEL MAP 8114
 - EXISTING 40' WIDE PRIVATE ROAD AND PUBLIC UTILITY EASEMENT PER PARCEL MAP 8114
 - PROPOSED PRIVATE ROAD AND PUBLIC UTILITY EASEMENT
 - PROPOSED 5' DRAINAGE EASEMENT
 - PROPOSED 7' PRIVATE SEWER EASEMENT

LOT NO.	SF.	AC	NET/GROSS
1	20,395	0.47	NET/GROSS
2	20,400	0.47	NET/GROSS
3	20,400	0.47	NET/GROSS
4	20,400	0.47	NET/GROSS
5	20,327	0.47	NET/GROSS
6	20,400	0.47	NET/GROSS
TOTAL	122,222	2.81	NET/GROSS



NO.	DELTA	LENGTH	RADIUS
C1	15°3'08"	27.17	98.00
C2	50°08'02"	35.00	40.00
C3	50°08'02"	35.00	40.00
C4	50°08'02"	35.00	40.00
C5	50°08'03"	35.00	40.00
C6	11°42'37"	8.17	40.00

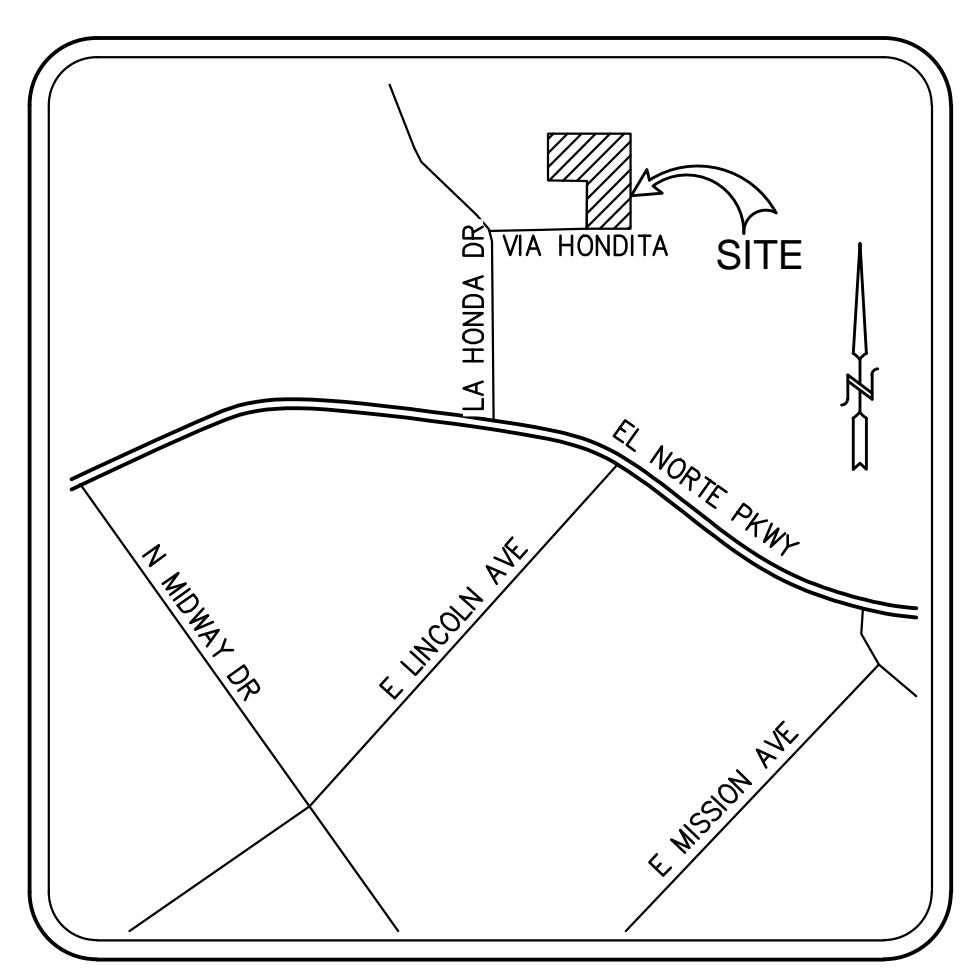
NO.	DIRECTION	LENGTH
L1	N32°04'15"E	50.00
L2	N32°04'15"E	7.42
L3	N32°04'15"E	42.58

VERTICAL CURVE DESIGN DATA				
BVCS (ELEV.)	EVCS (ELEV.)	GRADE IN	GRADE OUT	CURVE LENGTH
0+18.06 (740.58)	0+59.06 (742.54)	4.0%	5.5%	40'
1+89.08 (749.68)	2+89.08 (754.12)	5.5%	3.4%	100'
3+11.54 (754.88)	4+11.54 (756.74)	3.4%	-1.10%	100'
4+08.91 (756.14)	4+83.91 (758.09)	1.10%	3.65%	75'
5+04.87 (758.85)	6+04.77 (764.91)	3.65%	8.46%	100'

- LEGEND**
- EXISTING SITE FEATURES**
- PROPERTY LINE/SUBDIVISION BOUNDARY
 - SEWER LINE
 - WATER LINE
 - GAS LINE
 - FENCE
 - WALL
 - CONTOUR
 - EXISTING PRIVATE ROAD AND PUBLIC UTILITY EASEMENT
 - EXISTING BUILDING
 - EXISTING CENTERLINE
 - EXISTING RIGHT OF WAY
 - ORIGINAL PARCEL LINES

- PROPOSED SITE FEATURES**
- PROPOSED TRACT BOUNDARY
 - PROPOSED PRIVATE ROAD AND PUBLIC UTILITY EASEMENT
 - PROPOSED LOT LINE
 - PROPOSED BUILDING
 - PROPOSED CENTERLINE
 - PROPOSED FLOW DIRECTION
 - PROPOSED CONTOUR
 - PROPOSED 2:1 CUT/FILL SLOPE
 - PROPOSED D-75 DRAINAGE DITCH FLOW DIRECTION
 - PROPOSED STORM DRAIN
 - PROPOSED SEWER LINE
 - PROPOSED WATER LINE
 - PROPOSED BIOFILTRATION BASIN FLOW DIRECTION

- ABBREVIATIONS**
- | | | | |
|--------|-----------------------|--------|-------------------------------------|
| AC | ASPHALT CONCRETE | R/W | RIGHT OF WAY |
| ARV | AIR-VAC VALVE | SM | SEWER MANHOLE |
| APPROX | APPROXIMATE | SD | STORM DRAIN |
| BO | BLOW OFF VALVE | SDRSD | SAN DIEGO REGIONAL STANDARD DRAWING |
| BTM | BOTTOM | TC | TOP OF CURB |
| CO | SEWER CLEANOUT | TG | TOP OF GRATE |
| CONC | CONCRETE | TOE | TOE OF SLOPE |
| EX | EXISTING | TOP | TOP OF SLOPE |
| FD | FOUND | W | WATER MAIN |
| FL | FLOW LINE | WQ | WATER QUALITY |
| GH | FIRE HYDRANT | W.S.P. | WELDED STEEL PIPE |
| G | GAS MAIN | | |
| MH | MANHOLE | | |
| POC | POINT OF CONNECTION | | |
| PP | POWER POLE | | |
| R.C.P. | REINFORCED CONC. PIPE | | |



NO.	REVISIONS	DESCRIPTION	DATE	APP'D

ATC DESIGN GROUP
 ARCHITECTS • ENGINEERS • SURVEYORS
 1282 PACIFIC OAKS PL, SUITE C ESCONDIDO, CA 92029
 PHONE: (760) 738-8800 FAX: (760) 738-8832

DATE: 06/10/19
 SCALE: 1" = 40'
 DRAWN: JAT
 CHECKED: JAT

SHEET TITLE: TENTATIVE MAP
 PROJECT: VIA HONDITA
 ESCONDIDO, CA 92027
 SHEET 1 OF 1 SHEETS

DATE: 6/25/2019 ~ ELE NAME: D:\ATC\Drive\13-3346 Via Hondita\Civil\TM\13-3346 - TM-1.dwg