

STATEMENT OF FACTS

THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH THE APPLICABLE GENERAL OR SPECIFIC PLANS.

THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT.

THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

THE DESIGN OF THE SUBDIVISION, OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS OR RECORD, OR EASEMENTS ESTABLISHED BY COURT JUDGEMENT, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF, PROPERTY WITHIN THE PROPOSED SUBDIVISION. IN THIS CONNECTION, THE DIRECTOR OF PLANNING AND BUILDING MAY RECOMMEND APPROVAL OF A MAP IF HE FINDS THAT ALTERNATE EASEMENTS, OR ACCESS FOR USE, WILL BE PROVIDED, AND THAT THESE WILL BE SUBSTANTIALLY EQUIVALENT TO ONES PREVIOUSLY ACQUIRED BY THE PUBLIC.

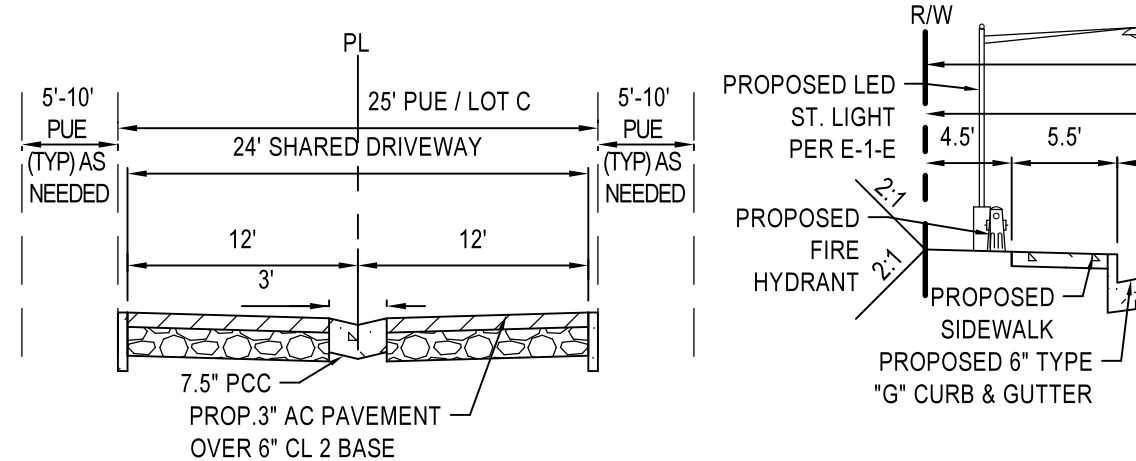
ALL REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT HAVE BEEN MET.

THE DESIGN OF THE SUBDIVISION HAS PROVIDED, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (NOTE: SPECIFIC EXAMPLES TO SUBSTANTIATE THIS FINDING MUST BE PROVIDED. EXAMPLES OF PASSIVE OR NATURAL OPPORTUNITIES IN SUBDIVISION DESIGN INCLUDE LOT SIZE OR CONFIGURATION, TO PERMIT ORIENTATION OF A STRUCTURE IN AN APPROPRIATE ALIGNMENT FOR SOUTHERN EXPOSURE, ETC.)

ALL OVERHEAD UTILITIES WITHIN THE SUBDIVISION BOUNDARY OR ALONG FRONTING STREETS SHALL BE RELOCATED UNDERGROUND IN ACCORDANCE WITH THE CITY'S SUBDIVISION ORDINANCE.

ANY PUE CONTAINING BOTH PUBLIC SEWER AND WATER MAINS SHALL BE 25' MINIMUM IN WIDTH WITH ADDITIONAL 5'X5' PUE AREAS FOR EACH WATER METER AND ARV, AND 10'X10' PUE AREAS FOR FIRE HYDRANTS, DDCAS.

PUBLIC STORM DRAIN TO BE SIZED TO ACCOMMODATE THE 100 YEAR STORM EVENT.

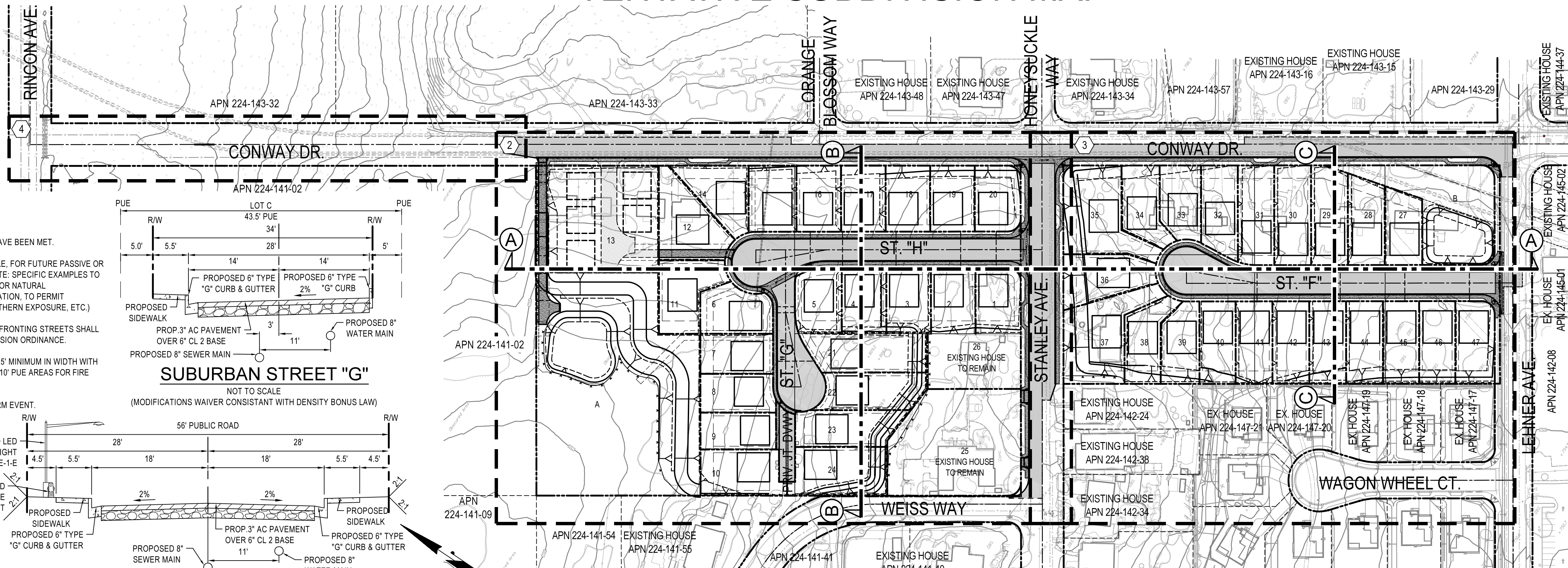


PRIVATE JOINT DRIVEWAY NOT TO SCALE

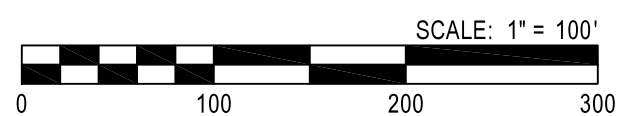
SUBURBAN STREET "G" NOT TO SCALE

STREET "F" AND "H" NOT TO SCALE

CITY OF ESCONDIDO TRACT NO. TENTATIVE SUBDIVISION MAP

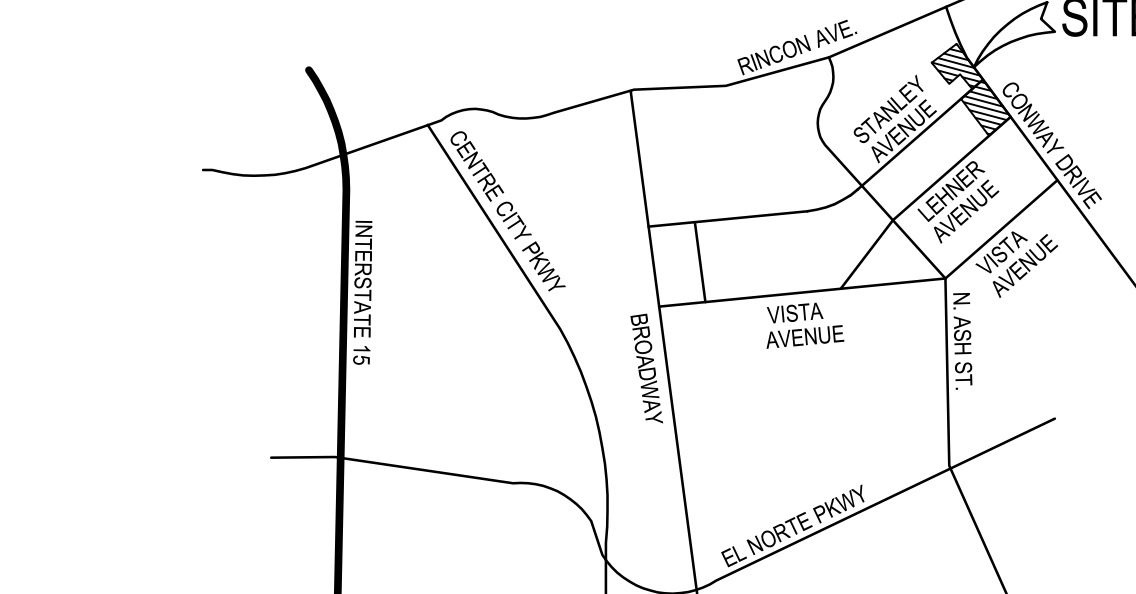


KEY MAP

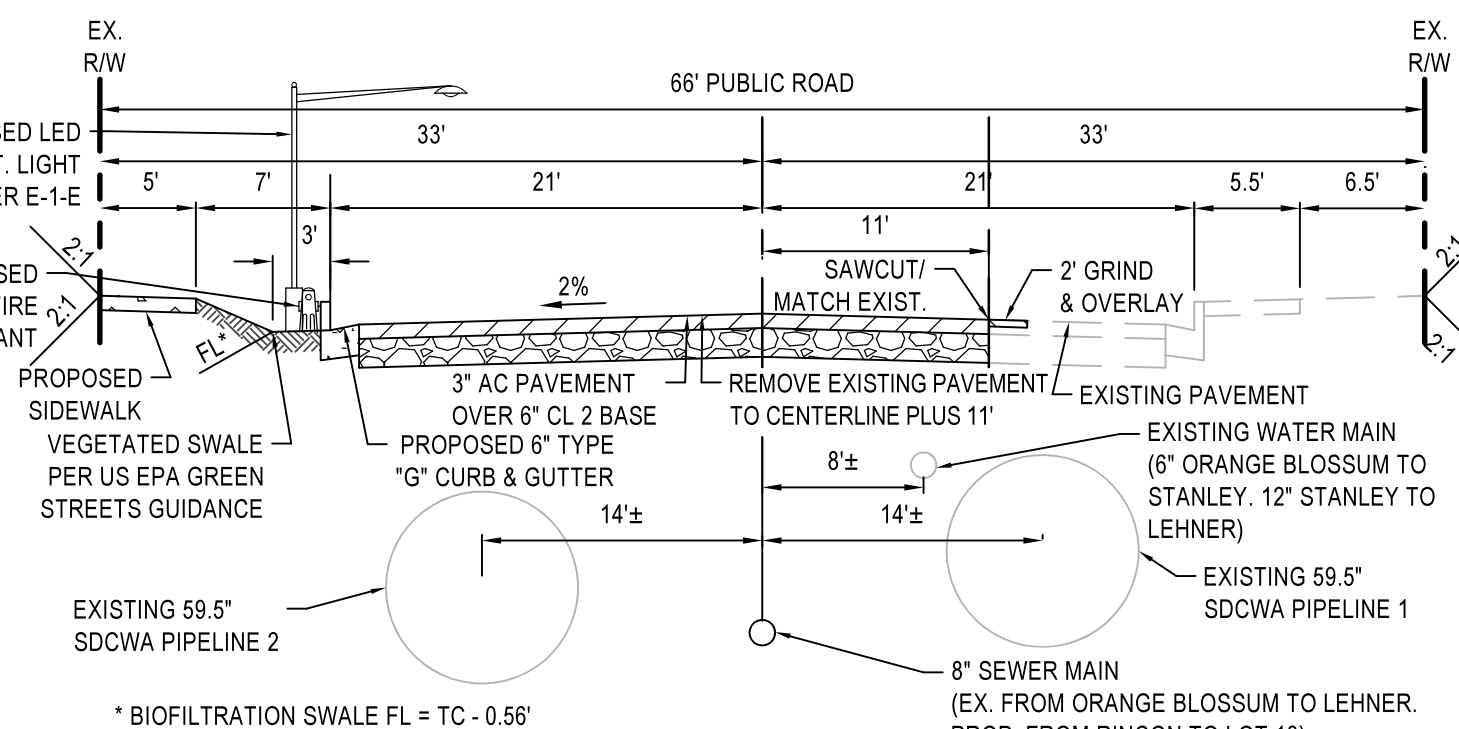


LEGEND

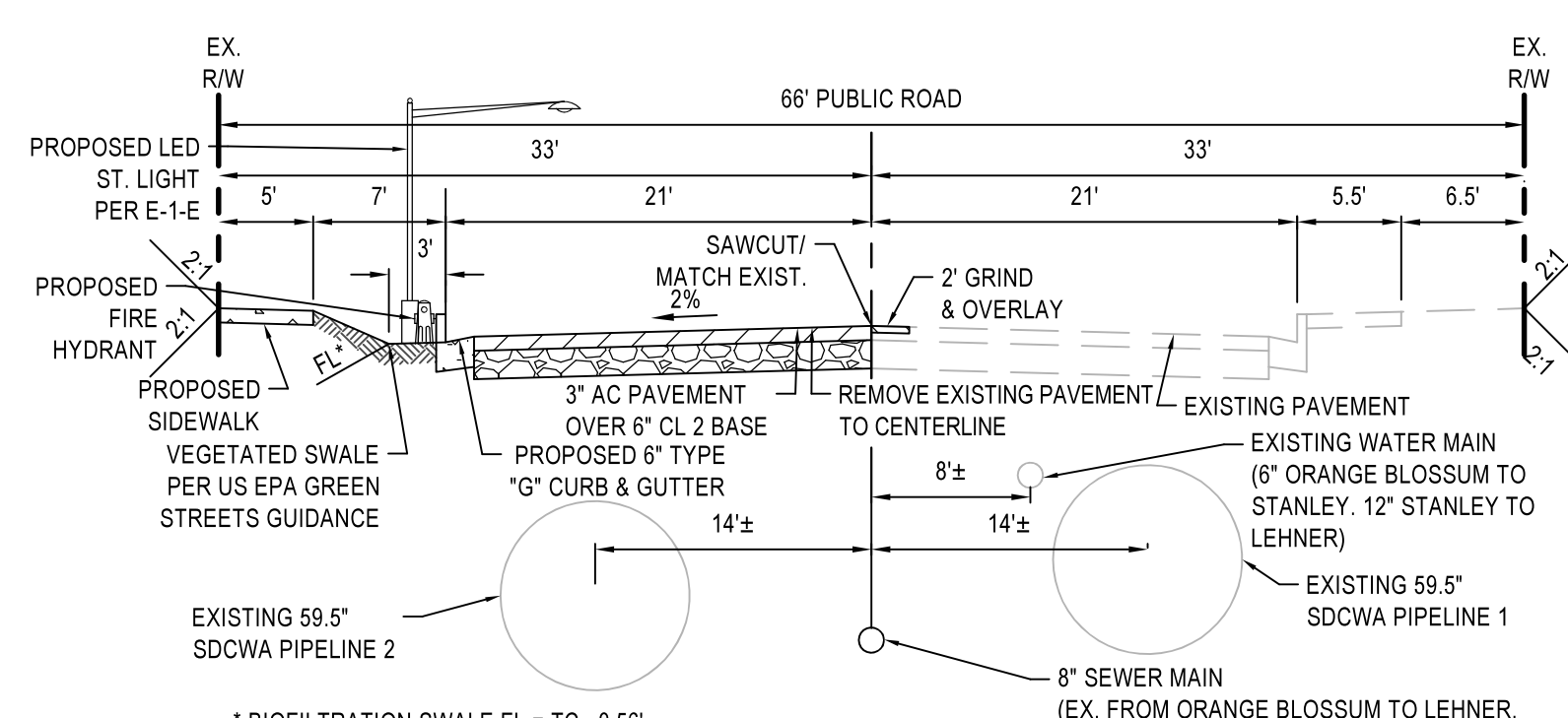
- Legend items: EXISTING RW OR PL, PROPOSED UNIT LINE, SETBACK LINE, PROPOSED LOT NUMBER, PROPOSED PAD ELEVATION, PROPOSED LOT AREA, EXISTING CONTOURS, PROPOSED CONTOURS, PROPOSED SLOPE (1.5:1 MAX), PROPOSED CUT/FILL LINE, EXISTING SEWER LINE, PROPOSED PUBLIC SEWER LINE, PROPOSED LATERAL (4" LAT. PER C.O.E. S-2-E), PROPOSED PUBLIC SEWER MANHOLE (PER C.O.E. S-1-E), PROPOSED CATCH BASIN, EXISTING STORM DRAIN DITCH, PROPOSED STORM DRAIN, EXISTING WATER LINE, PROPOSED WATER LINE, PROPOSED FIRE HYDRANT (PER C.O.E. W-3-E), PROPOSED WATER SERVICE & BACKFLOW ASSEMBLY (PER C.O.E. W-1-E, W-10-E), PROPOSED 4" BLOW-OFF ASSEMBLY (PER C.O.E. W-9-E), PROPOSED 2" COMBINATION AIR VALVE (PER C.O.E. W-5-E), PROPOSED GATE VALVE, PROPOSED THRUST BLOCK.



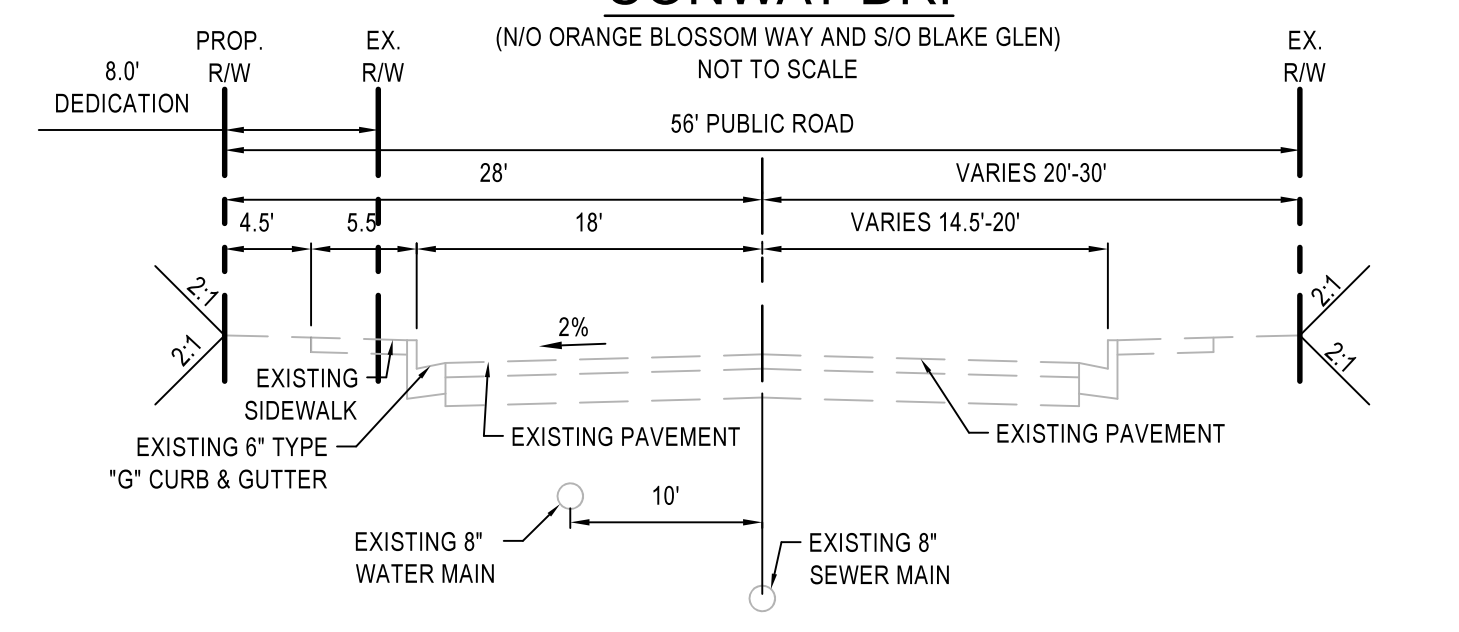
VICINITY MAP NOT TO SCALE



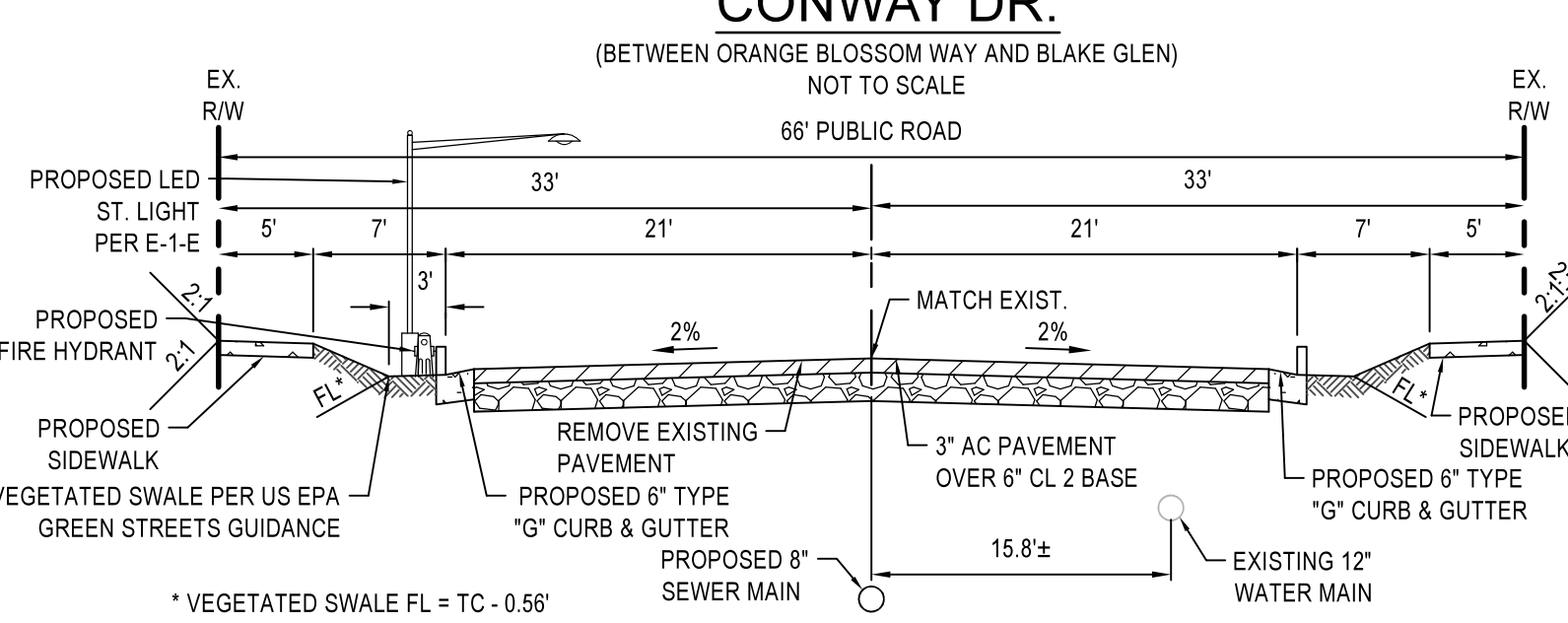
CONWAY DR. (N/O ORANGE BLOSSOM WAY AND S/O BLAKE GLEN) NOT TO SCALE



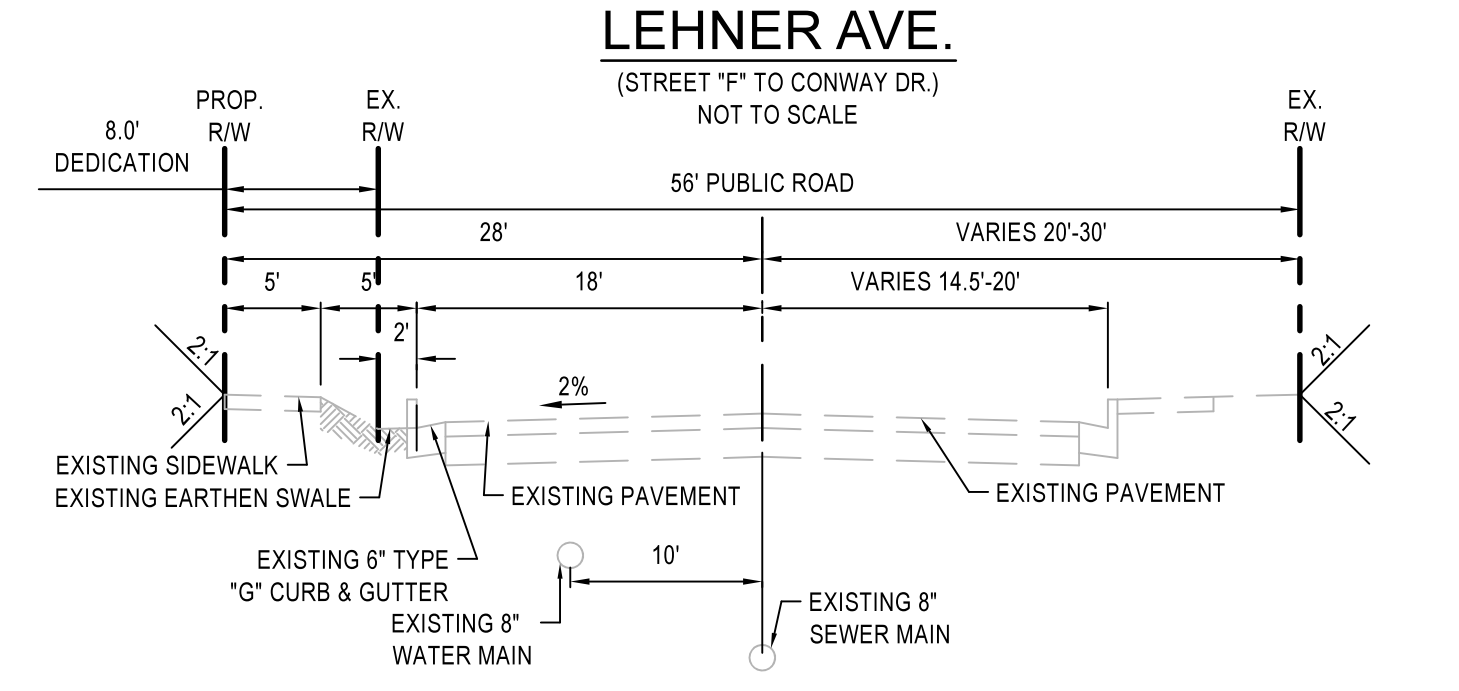
STANLEY AVE. (APN 224-142-24 TO CONWAY DR.) NOT TO SCALE



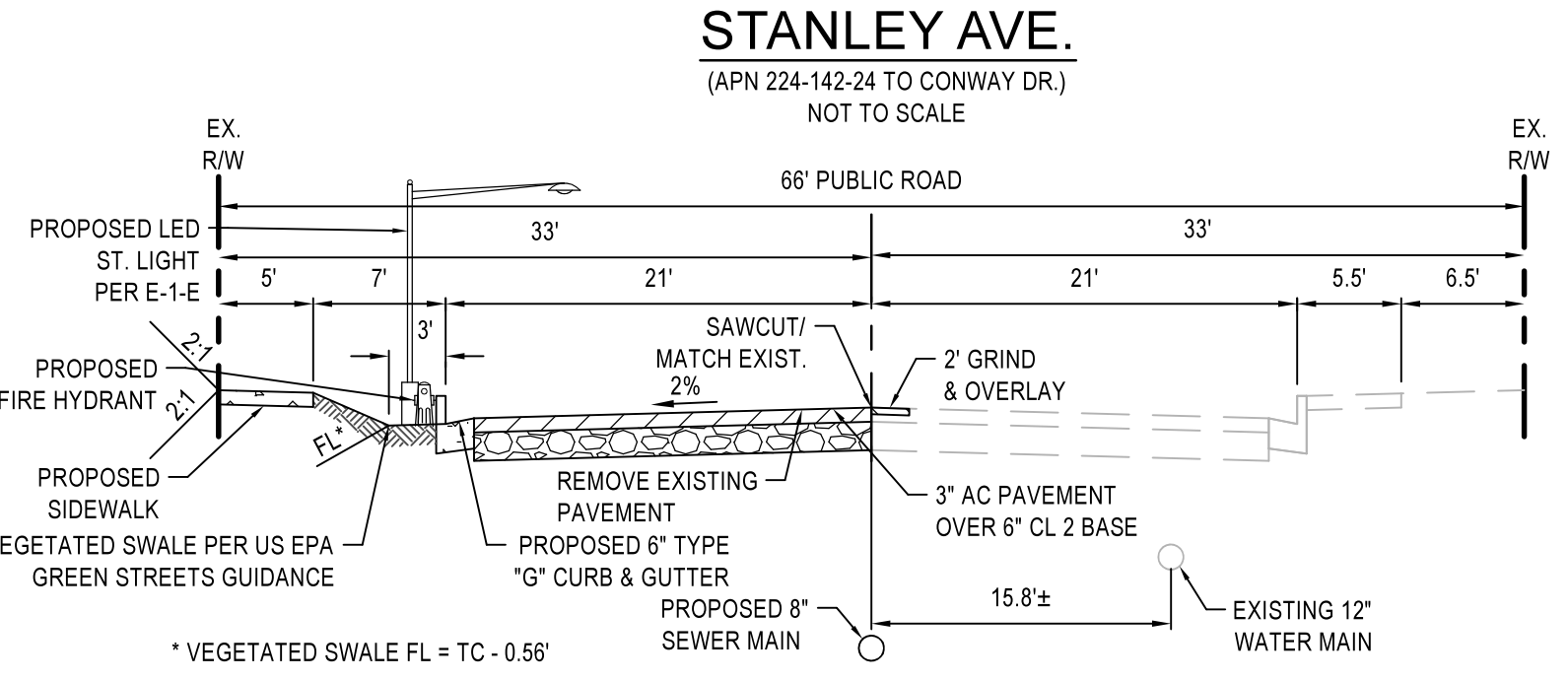
LEHNER AVE. (STREET "F" TO CONWAY DR.) NOT TO SCALE



STANLEY AVE. (WEISS WAY TO APN 224-142-24) NOT TO SCALE



LEHNER AVE. (WAGON WHEEL CT. TO STREET "F") NOT TO SCALE



STANLEY AVE. (WEISS WAY TO APN 224-142-24) NOT TO SCALE

OWNERS CERTIFICATE

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

OWNER

CONWAY STANLEY PROPERTIES, LLC
C/O JOHN BAKER PROPERTY MANAGEMENT, INC
344 E. GRAND AVE
ESCONDIDO, CA 92026

SUBDIVIDER

ESCONDIDO NORTH LLC
30200 RANCHO VIEJO RD., SUITE B
SAN JUAN CAPISTRANO, CA 92675

MARK AND CRYSTAL BURT
943 STANLEY AVE.
ESCONDIDO, CA 92026

CHARLES R. AND COREAN TATE
916 STANLEY AVE.
ESCONDIDO, CA 92026

ENGINEER OF WORK

WILLIAM J. SUITER RCE NO. 68964



ASSESSOR'S PARCEL NO.

224-141-23-00, 224-141-25-00, 224-142-30-00, 224-142-31-00, 224-142-32-00, 224-142-33-00, AND 224-141-24-00

LEGAL DESCRIPTION

PORTIONS OF LOT H IN BLOCK 418 OF RESUBDIVISION OF BLOCKS 418 & 419, AND PORTIONS OF LOT 4 IN THE BLOCK 415, OF THE RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1920

FIRE: CITY OF ESCONDIDO

SCHOOL: ESCONDIDO UNION SCHOOL DISTRICT
ESCONDIDO UNION HIGH SCHOOL DISTRICT

SEWER: CITY OF ESCONDIDO

WATER: CITY OF ESCONDIDO

TOPOGRAPHY: AERIAL TOPOGRAPHIC SURVEY PERFORMED BY DON READ CORPORATION ON APRIL 15, 2014.

SITE ADDRESS

0 CONWAY DR., 942 STANLEY AVE., 943 STANLEY AVE., 2045 CONWAY DR., 2019 CONWAY DR., 2005 CONWAY DR., AND 916 STANLEY AVE.
ESCONDIDO, CA 92026

GENERAL NOTES

- ALL STREETS ARE PUBLIC.
GRADING AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CITY OF ESCONDIDO STANDARDS.
EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND/OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES, AND PUBLIC UTILITY EASEMENT NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH SERVING UTILITY COMPANIES.
LOT DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE. THE DIMENSIONS MAY BE ADJUSTED TO BE CONSISTENT WITH THE FINAL MAP.
TOTAL AREA OF SUBDIVISION: 14.07 AC. GROSS
TOTAL LOTS: 47 NUMBERED LOTS AND 2 LETTERED LOTS
LOT 13 OF THIS MAP IS A FUTURE CONDOMINIUM PROJECT WITH 10 PROPOSED CONDOS AND 1 OPEN SPACE LETTERED LOT.
ZONE: R-1-10 (SINGLE-FAMILY RESIDENTIAL) AND RE-20 (RESIDENTIAL ESTATES)
GENERAL PLAN: S: SUBURBAN (3.33 DUS/AC) AND E2: ESTATE II (2.00 DUS/AC)
ALL LOTS ARE PROPOSED TO BE ON A SANITARY SEWER SYSTEM.

PROPOSED DENSITY

Table with columns for Street, Gross Acreage, Density Calculation, and Total Units Allowed. Includes data for Streets F, H, and Stanley Ave.

Table with columns for Density Bonus Calculation, Density Bonus Units, and Total Bonus Units Allowed. Includes data for various APNs.

Table with columns for Street, Gross Acreage, and Total Units Allowed. Includes data for Streets F and H.

ABBREVIATIONS

Table of abbreviations for symbols used in the map, such as diameter, acreage, assessor parcel no., etc.

EARTHWORK

STREET "F"
CUT: 32,900 CY
FILL: 13,500 CY
NET: 19,400 CY (EXPORT)

STREET "H"
CUT: 26,300 CY
FILL: 86,100 CY
NET: 59,800 CY (IMPORT)

PROJECT NET: 40,400 CY (IMPORT)

SHEET INDEX

- 1 TENTATIVE SUBDIVISION MAP TITLE SHEET
2-3 TENTATIVE SUBDIVISION MAP SHEETS
4 TENTATIVE SUBDIVISION MAP SHEET & DETAILS
5 MAP SECTIONS
6 TENTATIVE SUBDIVISION MAP BUILDINGS PLOT

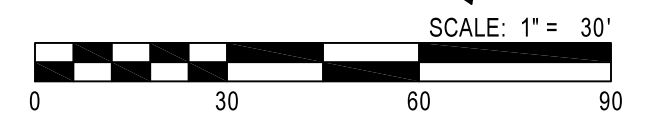
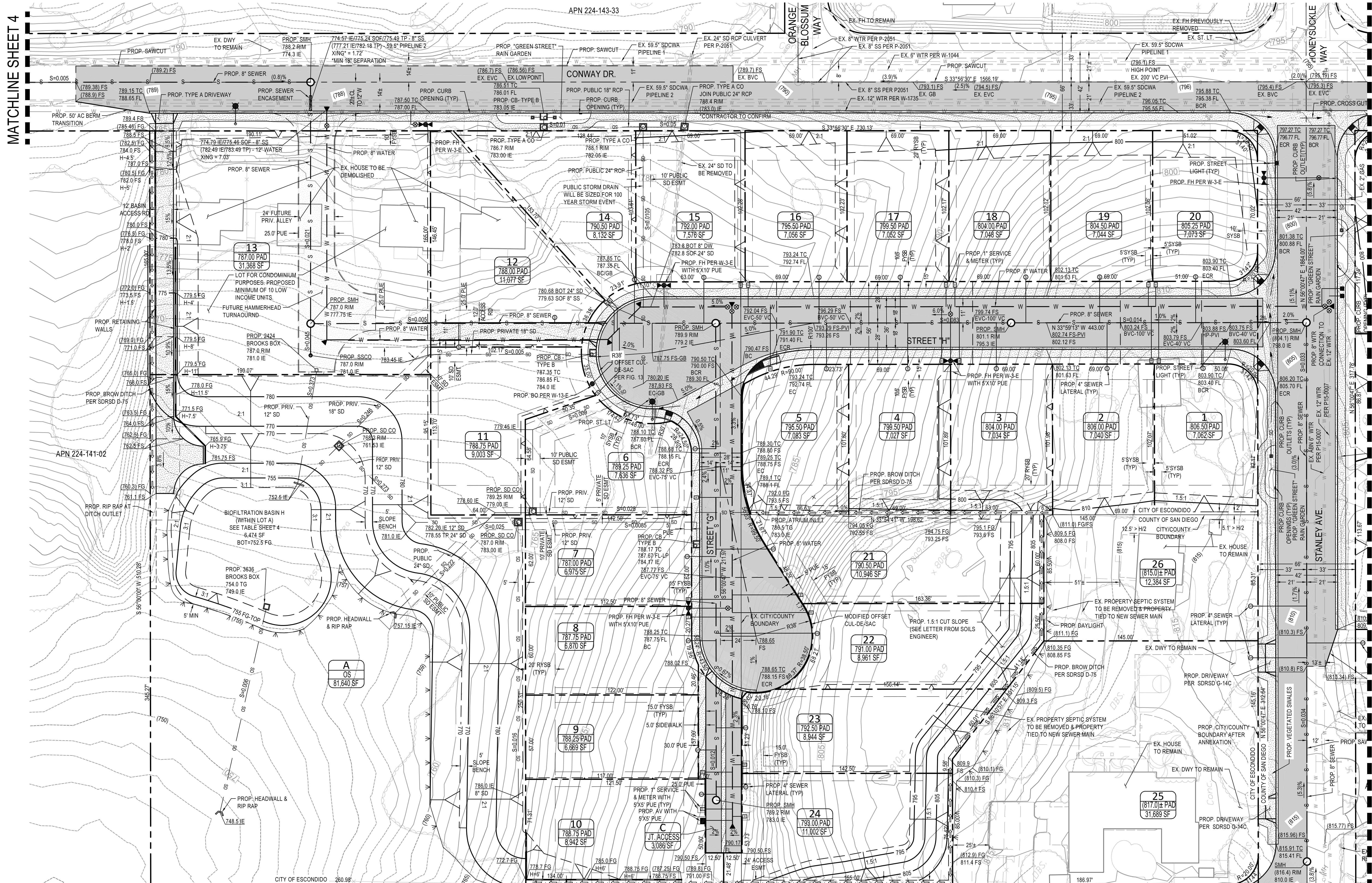
PASCO LARET SUITER & ASSOCIATES
San Diego | Solana Beach | Orange County
Phone 949.661.6695 | www.pascoengineering.com

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CITY OF ESCONDIDO TRACT NO. TENTATIVE SUBDIVISION MAP

MATCHLINE SHEET 4

MATCHLINE SHEET 3



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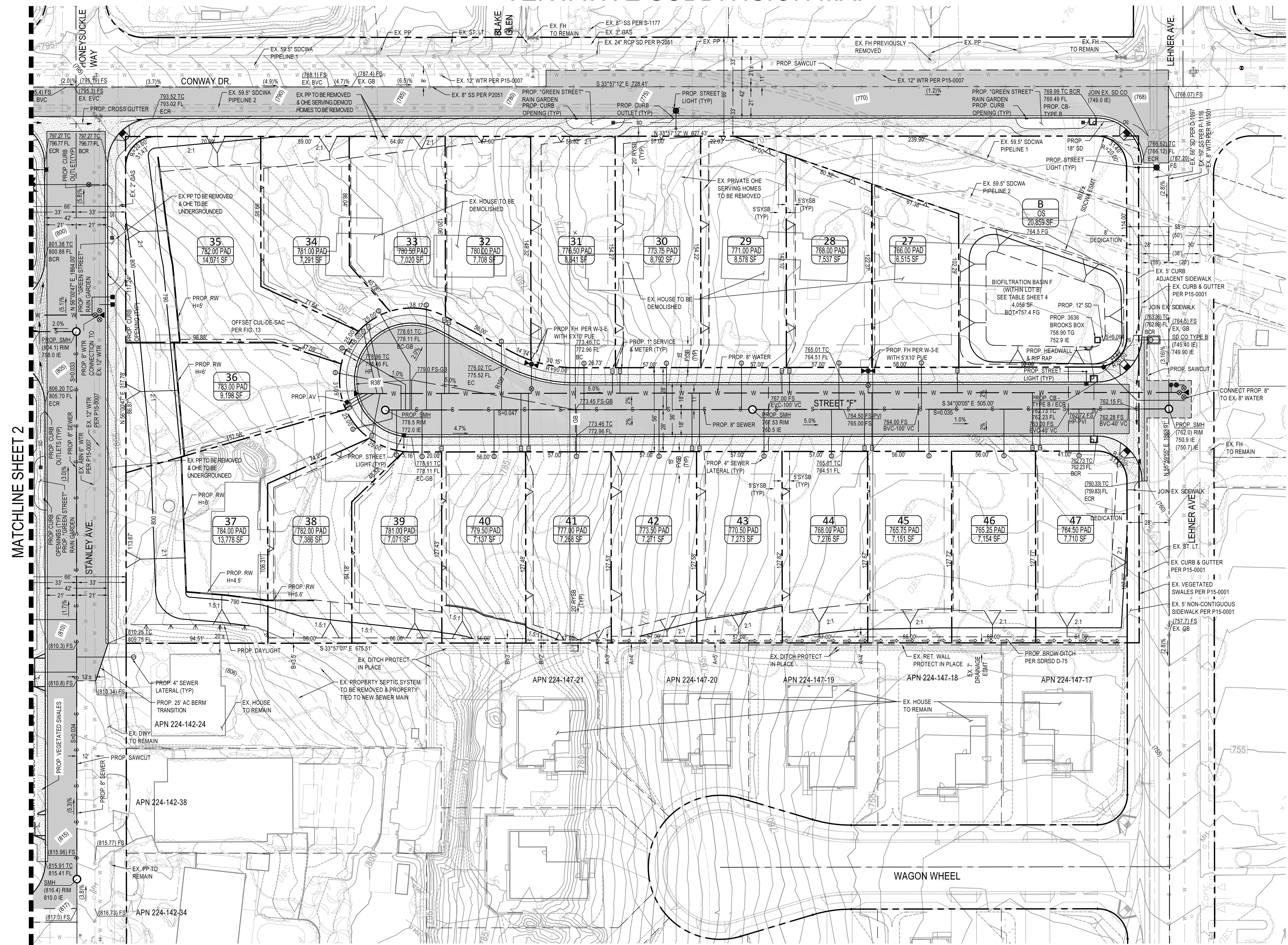
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APN 224-141-55

APN 224-141-02

APN 224-143-33

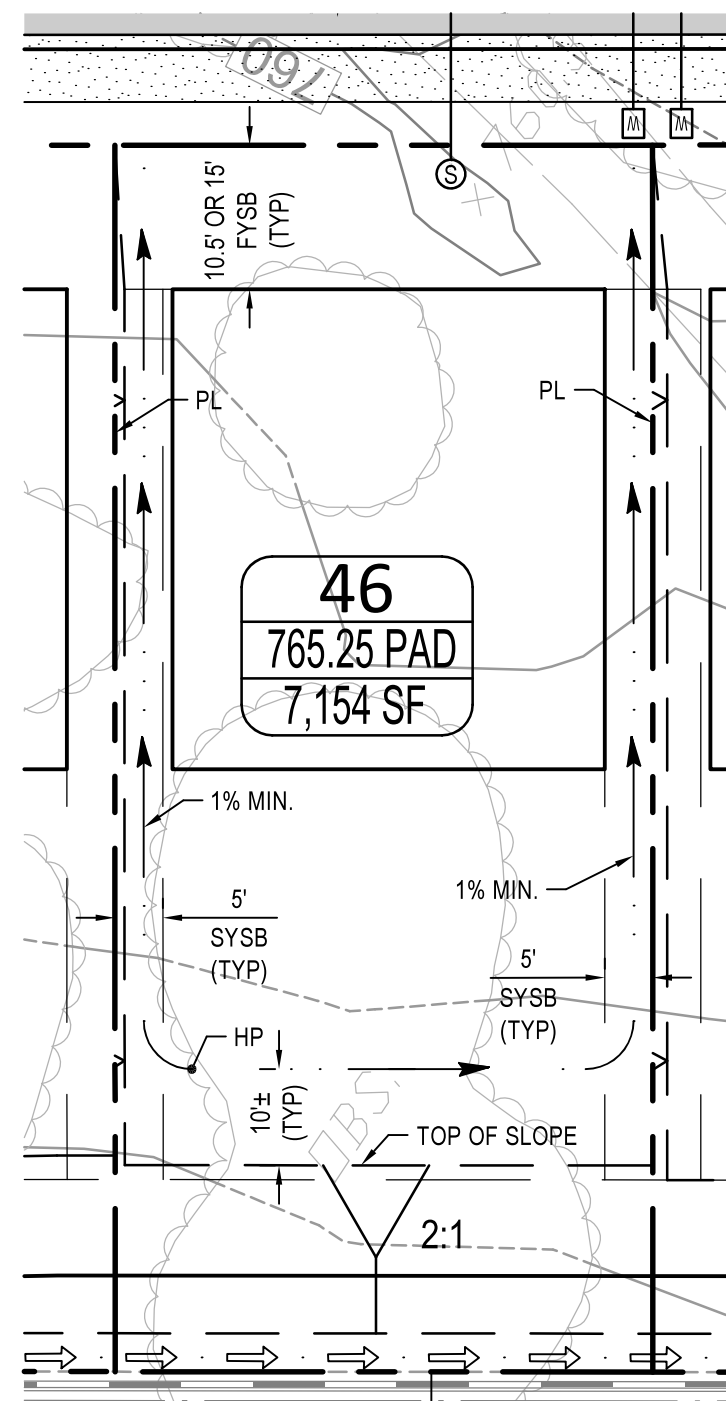
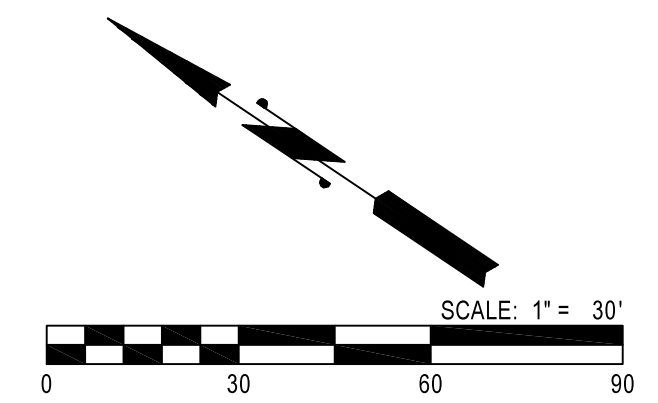
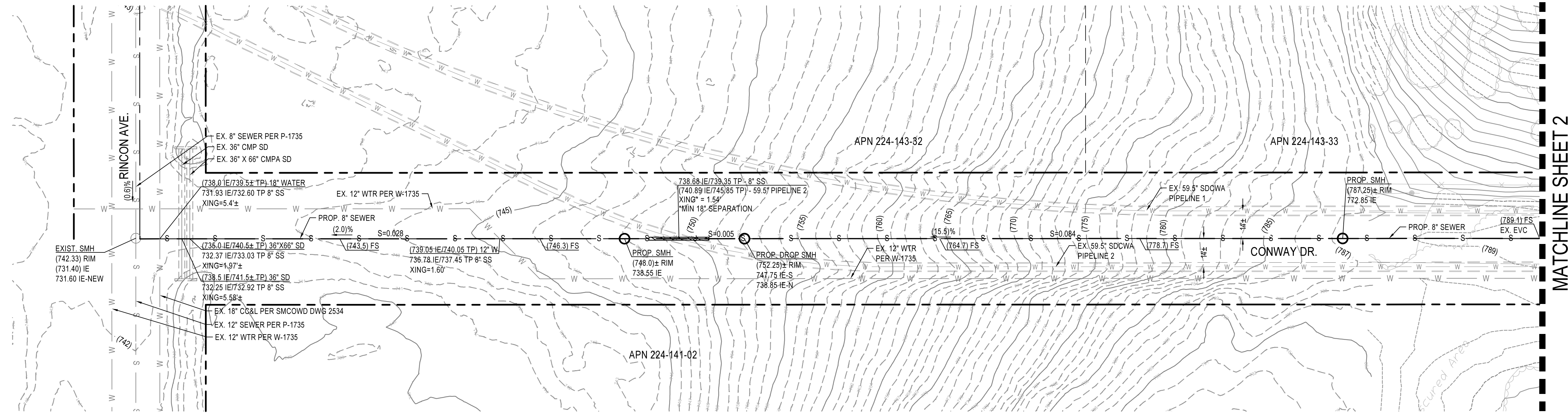
CITY OF ESCONDIDO TRACT NO. TENTATIVE SUBDIVISION MAP



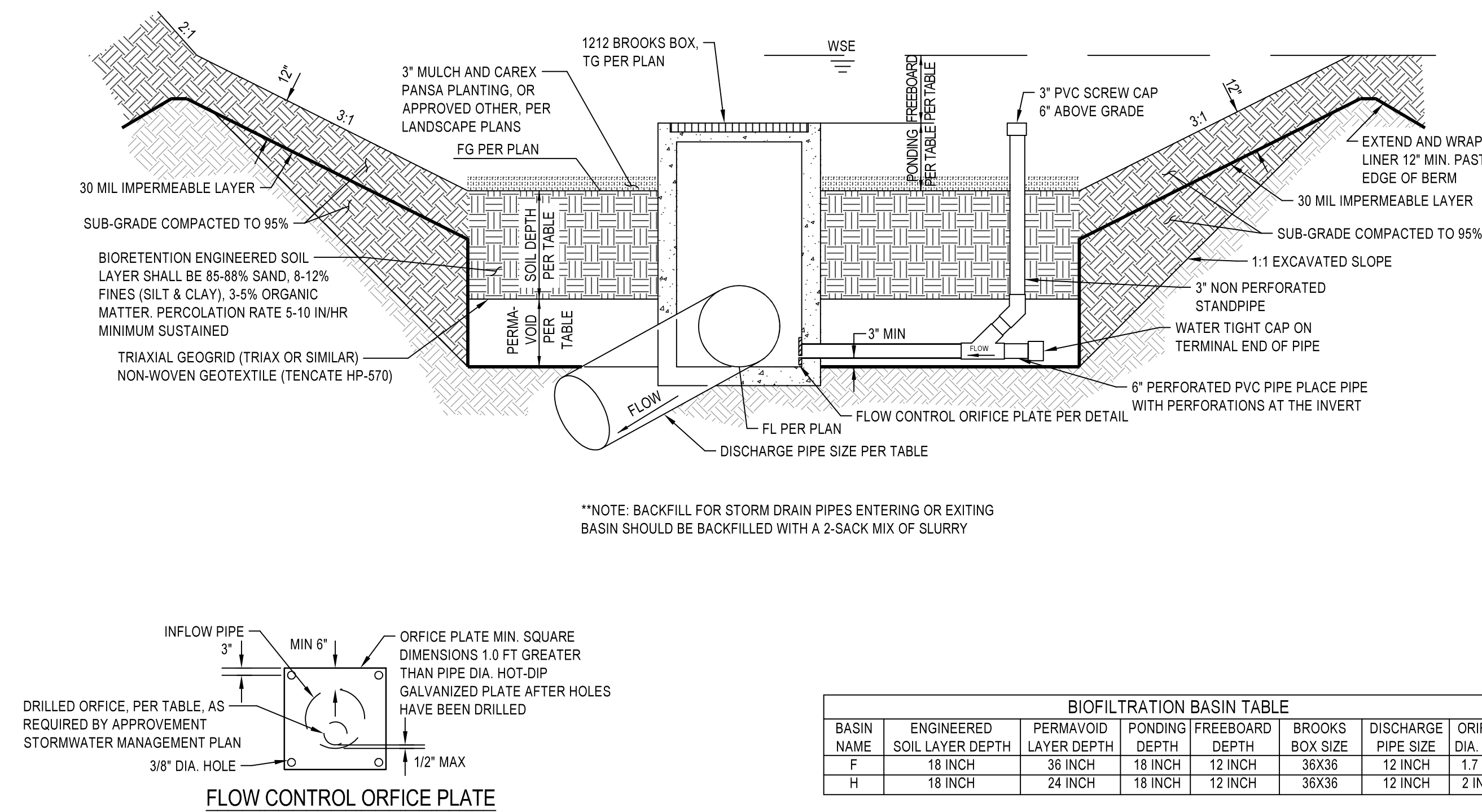
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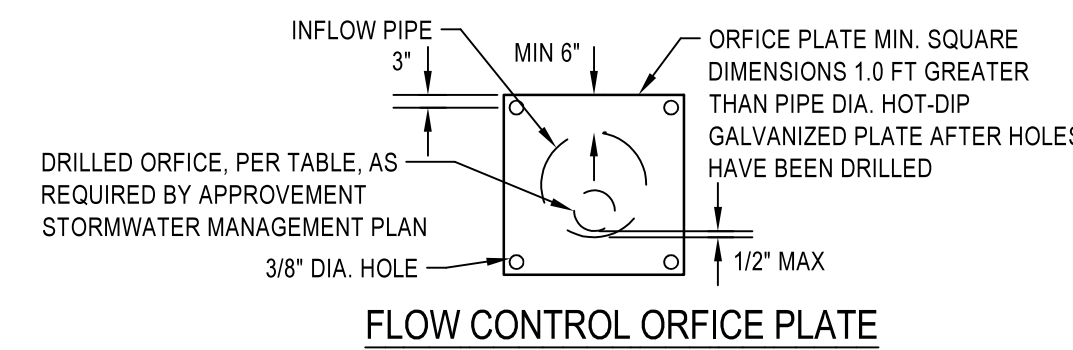
CITY OF ESCONDIDO TRACT NO. TENTATIVE SUBDIVISION MAP



TYPICAL LOT DRAINAGE
SCALE: NTS



***NOTE: BACKFILL FOR STORM DRAIN PIPES ENTERING OR EXITING BASIN SHOULD BE BACKFILLED WITH A 2-SACK MIX OF SLURRY



FLOW CONTROL ORIFICE PLATE

BIOFILTRATION BASIN TABLE							
BASIN NAME	ENGINEERED SOIL LAYER DEPTH	PERMAVOID LAYER DEPTH	PONDING DEPTH	FREEBOARD DEPTH	BROOKS BOX SIZE	DISCHARGE PIPE SIZE	ORIFICE DIA. SIZE
F	18 INCH	36 INCH	18 INCH	12 INCH	36X36	12 INCH	1.7 INCH
H	18 INCH	24 INCH	18 INCH	12 INCH	36X36	12 INCH	2 INCH

BIOFILTRATION BASIN DETAIL
SCALE: NTS

BIORETENTION SOIL MEDIA (BSM) PROPERTIES:

BSM SHOULD ACHIEVE A LONG-TERM, IN PLACE INFILTRATION RATE OF 5 IN/HR. BSM SHOULD HAVE AN APPROPRIATE AMOUNT OF ORGANIC MATERIAL TO SUPPORT PLANT GROWTH (E.G., LOAMY SAND MIXED THOROUGHLY WITH AN ORGANIC MATERIAL). THE BSM SHOULD BE A MIXTURE OF SAND, FINES, AND COMPOST. THE FOLLOWING COMPOSITION INCLUDES THE MEASUREMENTS FOR DETERMINING THE BSM BY VOLUME AND WEIGHT.

BSM COMPOSITION	SANDY LOAM		
	SAND	SILT	CLAY
VOLUME	65%	20%	15%
WEIGHT	75-80%	10%	3% MAX. 9% MAX*

*9% COMPOST BY WEIGHT RESULTS IN APPROXIMATELY 5% ORGANIC MATTER BY WEIGHT.

IN ADDITION, THE BSM SHOULD MEET THE FOLLOWING STANDARDS:

ORGANIC CONTENT (OC) 2-5%, PH BETWEEN 6.0-8.0, CARBON-NITROGEN RATIO BETWEEN 10:1-20:1, CATION EXCHANGE CAPACITY (CEC) > 5 MILLIEQUIVALENT (MEQ)/100 G SOIL.

SOIL MEDIA THAT IS BROUGHT TO THE SITE MUST MEET THE STANDARDS SET FORTH IN THE COUNTY OF SAN DIEGO BMP DESIGN MANUAL: APPENDIX F.3- BIOFILTRATION SOIL MEDIA COMPOSITION, TESTING, AND INSTALLATION (NOV 2018), ALSO CONTAINED IN THE COUNTY OF SAN DIEGO LOW IMPACT DEVELOPMENT HANDBOOK: APPENDIX G- BIORETENTION SOIL SPECIFICATION (JULY 2014, UNLESS SUPERSEDED BY MORE RECENT EDITION).

NUTRIENT SENSITIVE MEDIA DESIGN:

IN CASES WHERE THE BMP DISCHARGES TO RECEIVING WATERS WITH NUTRIENT IMPAIRMENTS OR NUTRIENT TMDLS, THE BSM SHOULD BE DESIGNED TO MINIMIZE THE EXPORT OF NUTRIENTS FROM THE MEDIA. HIGH LEVELS OF PHOSPHORUS IN THE MEDIA HAVE BEEN IDENTIFIED AS THE MAIN CAUSE OF BIOFILTRATION AREAS EXPORTING NUTRIENTS. ALL BSM SHOULD BE ANALYZED FOR BACKGROUND LEVELS OF NUTRIENTS. TOTAL PHOSPHORUS SHOULD NOT EXCEED 15 PPM. THE CARBON-NITROGEN RATIO OF BSM SHALL BE BETWEEN 15 AND 40 TO REDUCE THE POTENTIAL FOR NITRATE LEACHING. IN ADDITION TO ADHERING TO THE COUNTY MEDIA SPECIFICATIONS, THE GUIDELINES SET FORTH IN THE COUNTY OF SAN DIEGO BMP DESIGN MANUAL: APPENDIX E.20- BF-2 NUTRIENT SENSITIVE MEDIA DESIGN (NOV 2018) SHOULD BE FOLLOWED.

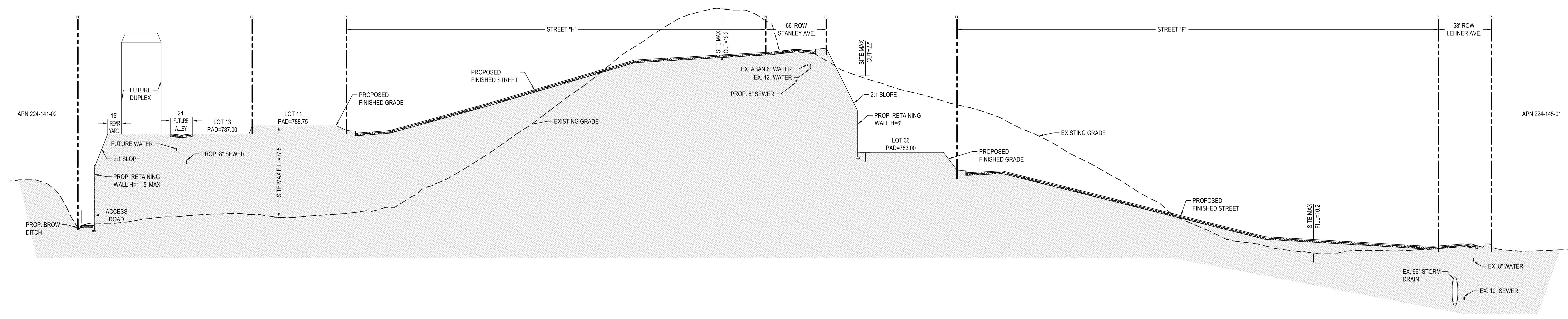
STRUCTURAL SOIL PROPERTIES:

ORGANIC CONTENT (OC) > 5 PERCENT, PH BETWEEN 6-8, CATION EXCHANGE CAPACITY (CEC) > 5 MILLIEQUIVALENT (MEQ)/100 G SOIL. INFILTRATION RATES OF 0.5 IN/HR OR GREATER. SOIL MEDIA MUST HAVE AN APPROPRIATE AMOUNT OF ORGANIC MATERIAL TO SUPPORT PLANT GROWTH (E.G., LOAMY SAND MIXED THOROUGHLY WITH AN ORGANIC MATERIAL). IF THE EXISTING SOILS MEET THE CRITERIA, IT CAN BE USED AS THE SOIL MEDIA. IF THE EXISTING SOILS DO NOT MEET THE CRITERIA, A SUBSTITUTE MEDIA MUST BE USED. SOIL MEDIA THAT IS BROUGHT TO THE SITE MUST MEET THE STANDARDS SET FORTH IN COUNTY OF SAN DIEGO BMP DESIGN MANUAL AS WELL AS THE FOLLOWING CRITERIA:

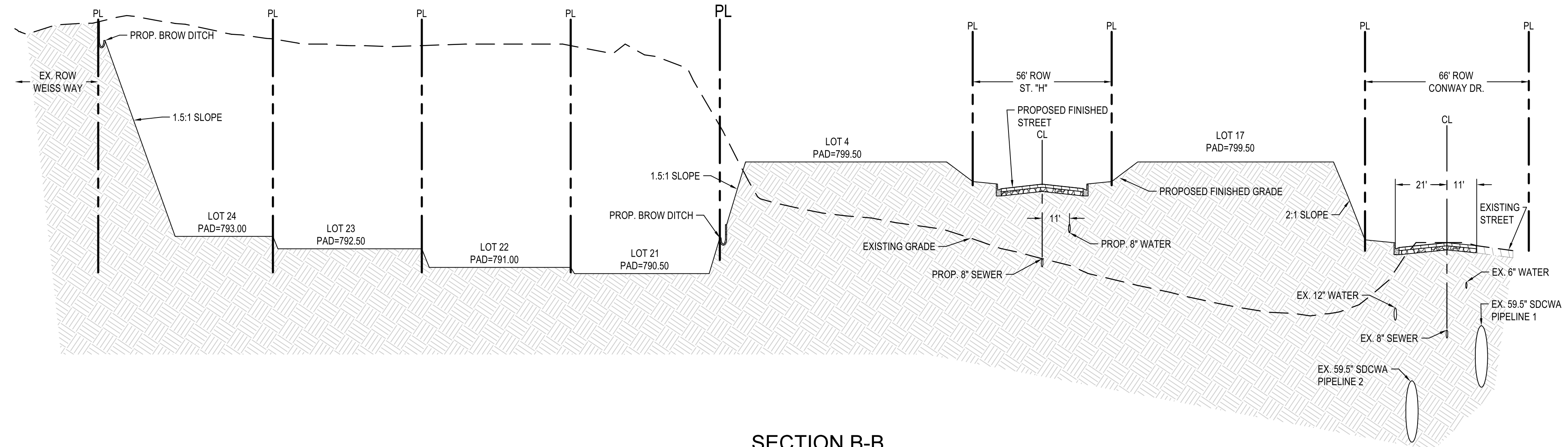
- SOIL MEDIA CONSISTS OF 85 PERCENT WASHED COURSE SAND, 10 PERCENT FINES (RANGE: 8-12 PERCENT; 8 PERCENT = 2 IN/HR INFILTRATION RATE, 12 PERCENT = 1 IN/HR INFILTRATION RATE), AND 5 PERCENT ORGANIC MATTER.
- THE SAND PORTION SHOULD CONSIST OF CONCRETE SAND (PASSING A ONE-QUARTER-INCH SIEVE), MORTAR SAND (PASSING A ONE-EIGHTH-INCH SIEVE) IS ACCEPTABLE AS LONG AS IT IS THOROUGHLY WASHED TO REMOVE THE FINES.
- FINES SHOULD PASS A # 270 (SCREEN SIZE) SIEVE.
- ORGANIC MATTER IS CONSIDERED AN ADDITIVE TO ASSIST VEGETATION IN INITIAL ESTABLISHMENT AND CONTRIBUTES TO SORPTION OF POLLUTANTS BUT GENERALLY SHOULD BE MINIMIZED (5 PERCENT). ORGANIC MATERIALS WILL OXIDIZE OVER TIME CAUSING AN INCREASE IN PONDING THAT COULD ADVERSELY AFFECT THE PERFORMANCE OF THE BIOFILTRATION AREA. ORGANIC MATERIAL SHOULD CONSIST OF AGED BARK FINES, OR SIMILAR ORGANIC MATERIAL. ORGANIC MATERIAL SHOULD NOT CONSIST OF MANURE OR ANIMAL COMPOST. STUDIES HAVE ALSO SHOWN NEWSPAPER MULCH TO BE AN ACCEPTABLE ADDITIVE (KIM ET AL. 2003; DAVIS 2007).
- HIGH LEVELS OF PHOSPHORUS IN THE MEDIA HAVE BEEN IDENTIFIED AS THE MAIN CAUSE OF BIOFILTRATION AREAS EXPORTING NUTRIENTS (HUNT AND LORD 2006). ALL STRUCTURAL SOIL SHOULD BE ANALYZED FOR BACKGROUND LEVELS OF NUTRIENTS. TOTAL PHOSPHORUS SHOULD NOT EXCEED 15 PPM.

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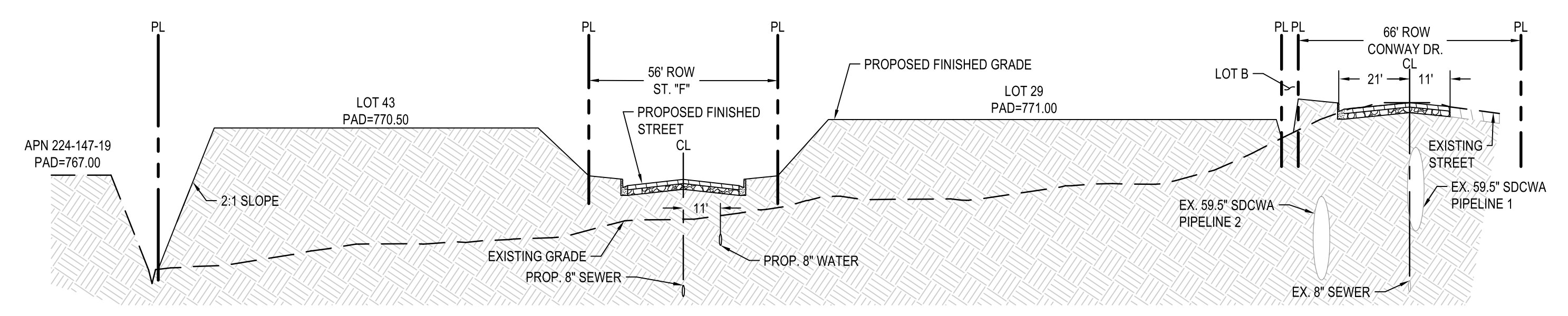
CITY OF ESCONDIDO TRACT NO. TENTATIVE SUBDIVISION MAP



SECTION A-A
HORIZ. SCALE: 1"=50'



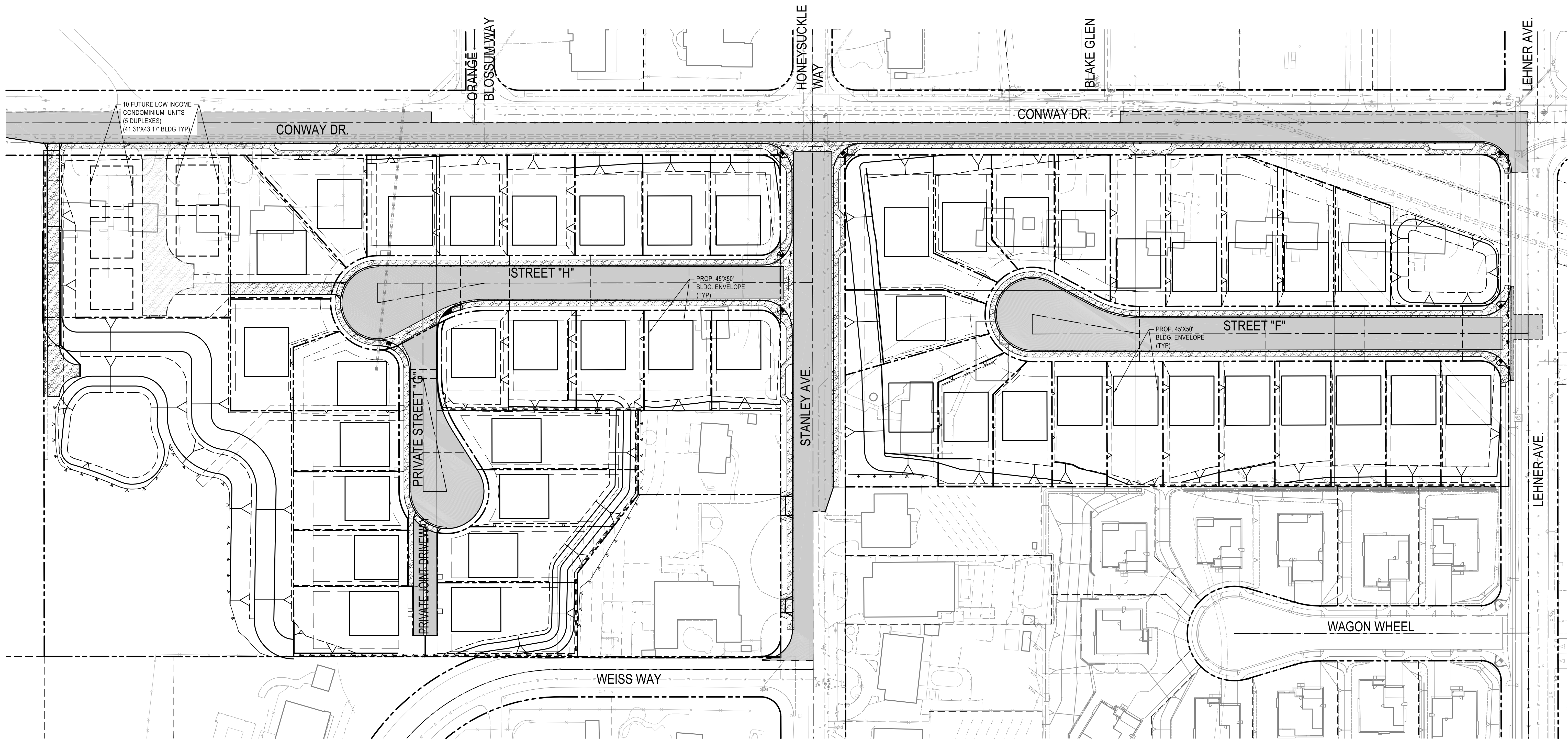
SECTION B-B
HORIZ. SCALE: 1"=50'



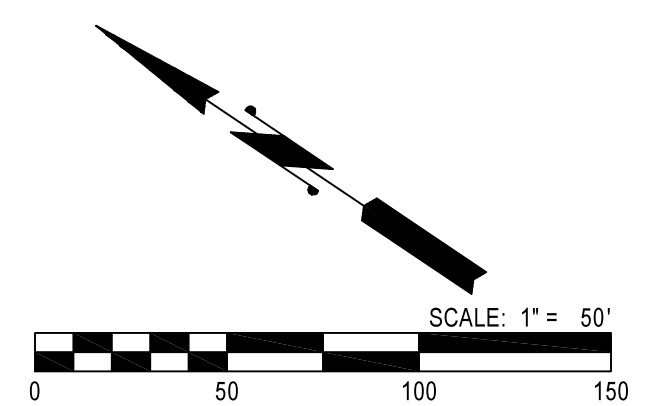
SECTION C-C
HORIZ. SCALE: 1"=50'

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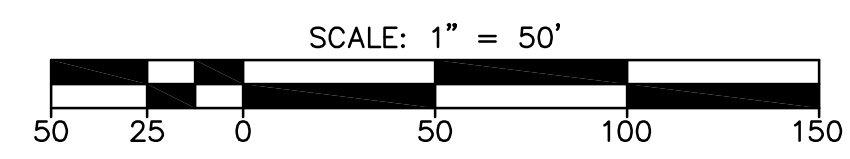
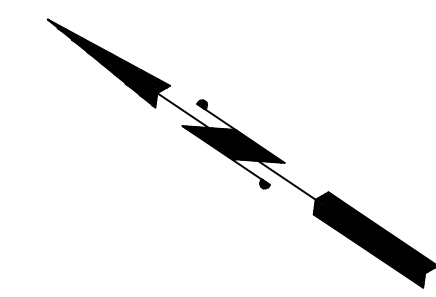


TYPICAL BUILDING FOOTPRINTS



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PREPARED BY:
PASCO LARET SUITER
 & ASSOCIATES
 San Diego | Solana Beach | Orange County
 Phone 949.661.6695 | www.plsaengineering.com

ESCONDIDO, CA
STREET F & STREET H
GRADING EXEMPTION
SLOPE ANALYSIS

DATE: 12/06/2022

DRAWING:
 SHEET 1 OF 1