

# 2525 REED ROAD ESCONDIDO, CA 92027

**OWNER**  
REED 25 LLC  
2525 REED ROAD  
ESCONDIDO, CA 92027

**SITE ADDRESS**  
2525 REED ROAD  
ESCONDIDO, CA 92027

**ZONE**  
RE-20

**EXEMPTION LEGEND**

- AREA 1: FILL SLOPES WITHIN 50' OF THE PROPERTY LINE, LIMITED TO 5' IN HEIGHT, PROPOSE UP TO 10'
- AREA 2: CUT SLOPES LIMITED TO 2:1 IN STEEPNESS, PROPOSE UP TO 1.5:1

**CONSTRUCTION NOTES:**

- 1 CONSTRUCT CONCRETE WALKWAY PER GEOTECHNICAL RECOMMENDATIONS
- 2 CONSTRUCT AC PAVEMENT PER GEOTECHNICAL RECOMMENDATIONS
- 3 CONSTRUCT PERVIOUS PAVEMENT
- 4 CONSTRUCT BIOFILTRATION BASIN
- 5 CONSTRUCT 6" CURB ONLY PER SDRSD G-01
- 6 CONSTRUCT 6" CURB AND GUTTER PER SDRSD G-02
- 7 CONSTRUCT CONCRETE SIDEWALK PER SDRSD G-07
- 8 CONSTRUCT STANDARD KNUCKLE PER CITY OF ESCONDIDO FIGURE NO. 11
- 9 CONSTRUCT 24" CONCRETE DRIVEWAY PER ESCONDIDO DWG G-5-E
- 10 CONSTRUCT TYPE F CATCH BASIN PER SDRSD D-07
- 11 CONSTRUCT REVERSE CURB OUTLET PER MODIFIED SDRSD D-25
- 12 CONSTRUCT MODIFIED TYPE B 1' BROW DITCH PER SDRSD D-75
- 13 CONSTRUCT 6" YARD INLET
- 14 CONSTRUCT 18"x18" NDS CATCH BASIN OR EQUIVALENT
- 15 CONSTRUCT 24"x24" CATCH BASIN
- 16 CONSTRUCT VEGETATED SWALE
- 17 CONSTRUCT EX. AC PAVEMENT
- 18 CONSTRUCT TRAFFIC RATED TRENCH DRAIN PER NDS OR EQUIVALENT
- 19 CONSTRUCT 8" PVC STORM DRAIN PIPE
- 20 CONSTRUCT 8" PVC STORM DRAIN PIPE
- 21 CONSTRUCT 10" PVC STORM DRAIN PIPE
- 22 CONSTRUCT 12" PVC STORM DRAIN PIPE
- 23 CONSTRUCT TREE WELL PER SDCDS GS-1.03 & DETAIL SHEET X
- 24 CONSTRUCT 18" PVC STORM DRAIN PIPE
- 25 CONSTRUCT CURB OUTLET PER SDRSD D-25
- 26 CONSTRUCT ADA PARKING SPOT
- 27 CONSTRUCT MASONRY RETAINING WALL PER SEPARATE PERMIT
- 28 CONSTRUCT TYPE A GRAVITY RETAINING WALL PER SDRSD C-09
- 29 CONSTRUCT 18" PUBLIC ROP STORM DRAIN PIPE
- 30 CONSTRUCT STORM DRAIN CLEANOUT PER SDRSD D-09
- 31 CONSTRUCT 36"x36" PRECAST CATCH BASIN
- 32 CONSTRUCT STRAIGHT HEADWALL
- 33 CONSTRUCT RIP RAP
- 34 CONSTRUCT CONCRETE PAVEMENT FOR DRIVEWAY WIDENING & REPLACEMENT (7.5" MIN. PCC)

**UTILITY NOTES:**

- 35 CONSTRUCT 2" WATER SERVICE PER ESCONDIDO DWG W-2-W
- 36 CONSTRUCT SEWER LATERAL PER ESCONDIDO DWG S-2-E
- 37 CONSTRUCT BACKFLOW PREVENTER FOR DOMESTIC SERVICE PER ESCONDIDO DWG W-10-E
- 38 CONSTRUCT 2" WATER METER PER ESCONDIDO DWG W-2-W
- 39 CONSTRUCT SEWER CLEANOUT
- 40 CONSTRUCT SEWER MANHOLE PER ESCONDIDO DWG S-1-E
- 41 CONSTRUCT 8" PVC C-900 SEWER MAIN
- 42 CONSTRUCT 8" PVC C-900 WATER MAIN
- 43 CONSTRUCT 6" FIRE HYDRANT PER ESCONDIDO DWG W-3-E
- 44 CONSTRUCT 6" FIRE SERVICE
- 45 CONSTRUCT BACKFLOW PREVENTER FOR FIRE SERVICE PER ESCONDIDO DWG W-8-E
- 46 CONSTRUCT FDC & PIV

**EXISTING EASEMENT NOTES:**

- 1 EXISTING 20' EASEMENT FOR ROAD PURPOSES PER DOCUMENT NO. 1971.103966
- 2 EXISTING 20' EASEMENT FOR ROAD PURPOSES PER DOCUMENT NO. 1971.190931
- 3 EXISTING SLOPE EASEMENT AREA PER DOCUMENT NO. 1999.0749932
- 4 EXISTING 5' WIDE PUBLIC UTILITY EASEMENT AND PEDESTRIAN ACCESS EASEMENT TO THE CITY OF ESCONDIDO PER MAP NO. 13987
- 5 EXISTING EASEMENT FOR ROAD AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED MAY 19, 1971 AS INSTRUMENT NO. 71-103965, OFFICIAL RECORDS
- 6 EXISTING EASEMENT FOR ROAD AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JUNE 21, 1971 AS INSTRUMENT NO. 71-131101, OFFICIAL RECORDS
- 7 28' EASEMENT RESERVED FOR ROAD PER ROS 7531
- 8 41' EASEMENT RESERVED FOR ROAD PER ROS 7531
- 9 PUBLIC UTILITIES AND EMERGENCY ACCESS EASEMENT DEDICATED TO THE CITY OF ESCONDIDO PER MAP NO. 13987
- 10 28' WEDGEWOOD AVENUE DEDICATION PER MAP NO. 13987
- 11 28' EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES PER DOCUMENT PER INST. NO. 77-068043 O.R. RECORDED FEBRUARY 24, 1977.

**PROPOSED EASEMENT NOTES:**

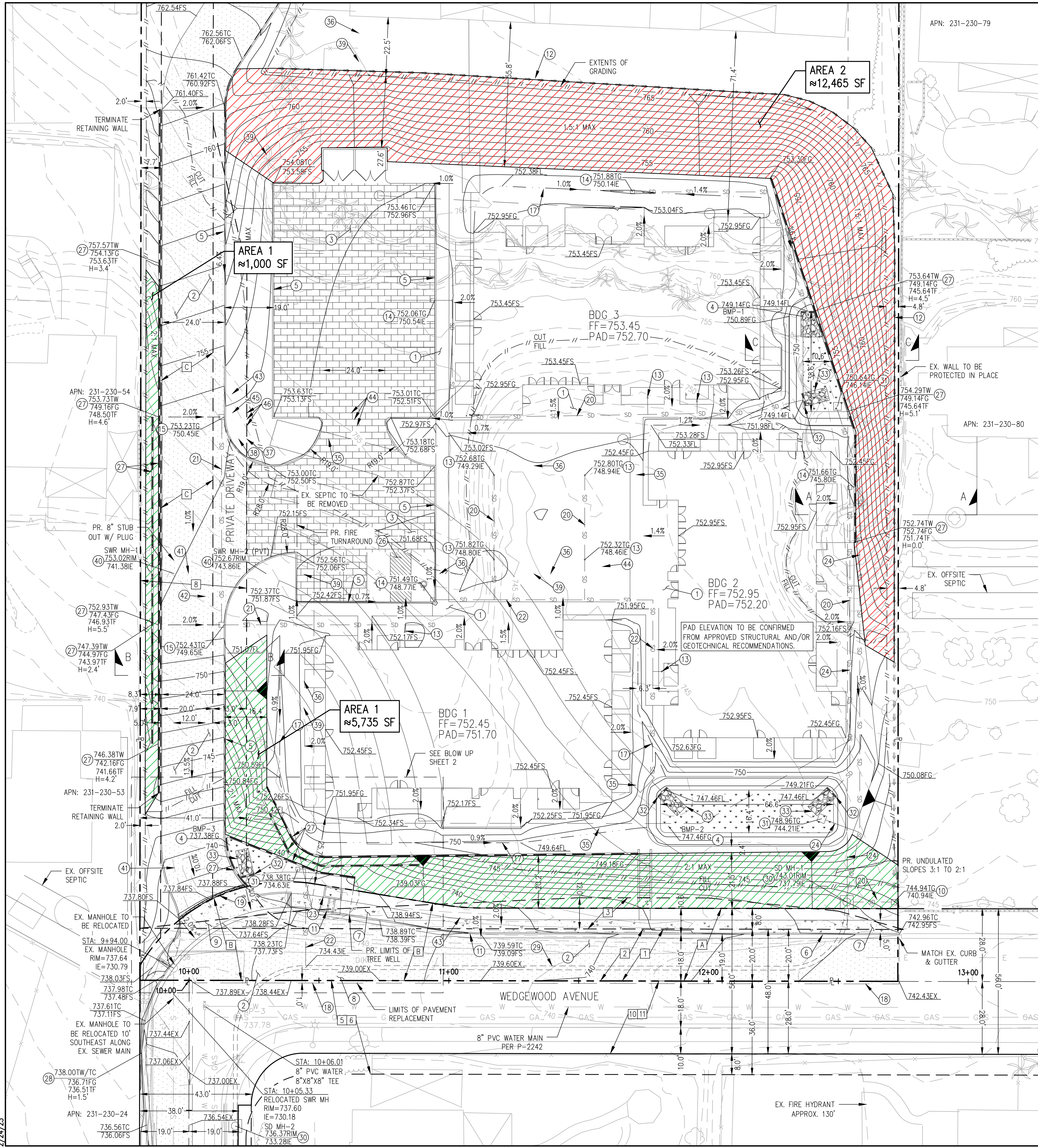
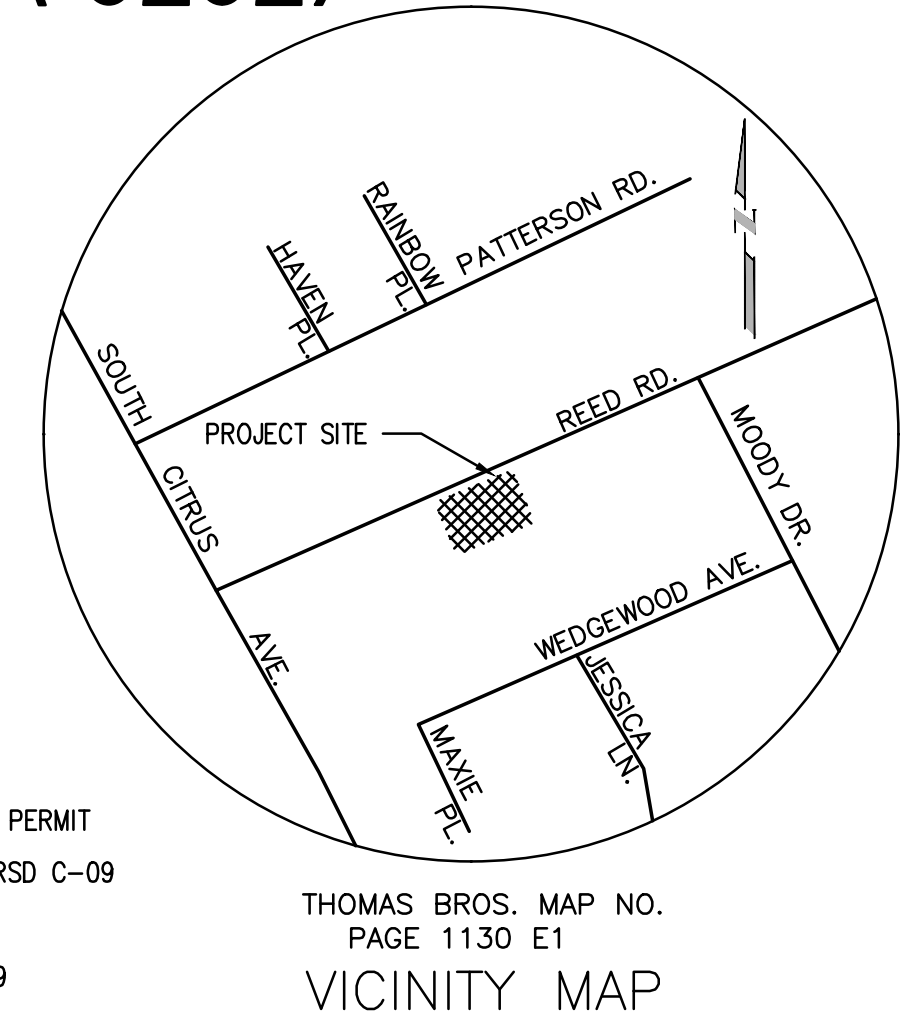
- A PROPOSED 28' RIGHT OF WAY DEDICATION
- B PROPOSED KNUCKLE RIGHT OF WAY DEDICATION
- C PROPOSED 20' PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENT
- D PROPOSED 24' PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENT

**NOTES:**

1. ALL GRADING INFORMATION SHOWN HERE IS FOR REFERENCE ONLY

**LEGEND:**

PROPERTY LINE		PR. STORM DRAIN LINE	
RIGHT OF WAY		RETAINING WALL	
CENTERLINE		PR. SEWER LINE	
EXISTING CONTOUR (MAJOR)		PR. WATER LINE	
EXISTING CONTOUR (MINOR)		PR. CONCRETE PAVEMENT (IMPERVIOUS)	
PROPOSED CONTOUR (MAJOR)		PR. ASPHALT PAVEMENT (IMPERVIOUS)	
PROPOSED CONTOUR (MINOR)		PR. LANDSCAPING (PERVIOUS)	
DAYLIGHT LINE		PR. PERVIOUS PAVEMENT (PERVIOUS)	
DIRECTION OF DRAINAGE		PR. CURB OUTLET	



**ENGINEER**

COASTAL LAND SOLUTIONS, INC.  
577 SECOND STREET  
ENCINITAS, CA 92024  
PH (760) 230-6025  
FAX (760) 230-6026



**CLS** COASTAL LAND SOLUTIONS, INC.  
577 SECOND STREET  
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FAX (760) 230-6026

SHEET 4 OF 4 SHEETS

DAVID V. CARON 2/24/23

PHG20-0033

COASTAL LAND SOLUTIONS, INC.