

**ENGINEER**

HOWES WEILER LANDY - PLANNING & ENGINEERING  
 2888 LOKER AVENUE EAST,  
 SUITE 217 CARLSBAD, CA 92010  
 PHONE: (760) 929-2288  
 FAX: (760) 929-2287

CIVIL ENGINEER OF RECORD: MEL LANDY DATE \_\_\_\_\_

**PROJECT INFORMATION**

**OWNERS/DEVELOPERS**

PARCEL 1:  
 503 WEST MISSION LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

PARCEL 2:  
 JAI AMBE PHOENIX, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

**GRADING TABLE\***

AREA GRADED	1.88 AC
PERCENTAGE OF TOTAL	27.9 %
EXCAVATION	73 CY CUT
EMBANKMENT	991 CY FILL
IMPORT	917 CY
MAX DEPTH OF CUT	N/A
MAX DEPTH OF FILL	N/A
MAX HT OF FILL SLOPE (2:1)	N/A
MAX HT OF CUT SLOPE (2:1)	N/A
LENGTH OF RETAINING WALL	N/A
MAX HEIGHT OF RET WALL	N/A

**IMPERVIOUS TABLE\***

EXISTING	136,900 SF
PERCENTAGE OF TOTAL AREA	84.9%
PROPOSED	154,585 SF
PERCENTAGE OF TOTAL AREA	95.9 %

**GENERAL INFORMATION**

ADDRESS: 503 W. MISSION AVENUE  
 ESCONDIDO, CA 92025  
 ASSESSOR'S PARCEL NO.: 229-171-29 & 229-171-30  
 SITE AREA: 3.70 ± AC(GROSS) \_\_\_\_ AC(NET)  
 EXISTING PARCELS: 2  
 PROPOSED PARCELS: 4  
 EXISTING ZONING: C-G (GENERAL COMMERCIAL)  
 PROPOSED ZONING: C-G (GENERAL COMMERCIAL)  
 GENERAL PLAN DESIGNATION: GC (GENERAL COMMERCIAL)  
 MINIMUM LOT AREA: NONE  
 PARCEL 1 AREA: 2.19 AC ±  
 PARCEL 2 AREA: 0.50 AC ±  
 PARCEL 3 AREA: 0.48 AC ±  
 PARCEL 4 AREA: 0.53 AC ±  
 REQUIRED MIN. SETBACKS:  
 FRONT YARD: 15'  
 REAR YARD: 15'  
 SIDE YARD: 15'  
 CORNER SIDE: 5'  
 EASEMENTS:  
 ON-SITE: 9  
 OFF-SITE: 2  
 FEMA FIRM PANEL NO.: 06073C0814G  
 FLOOD ZONE: X  
 PROPOSED DENSITY: ---

PARKING TABLE		
PARCEL 1	TOTAL PARKING:	98
PARCEL 2	TOTAL PARKING:	44
PARCEL 3	TOTAL PARKING:	20

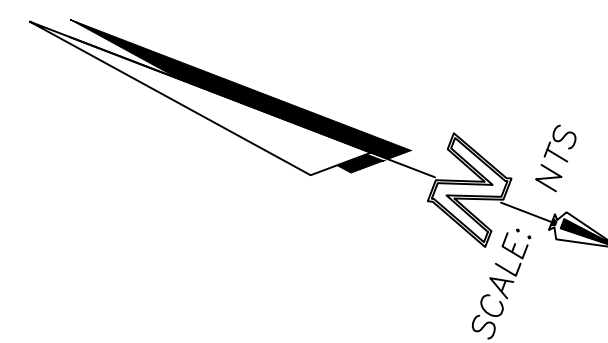
PARCEL 3 PARKING CALCULATION:  
 EXTERIOR DINING ARE = 228 SF  
 RESTAURANT GROSS AREA = 3,800 SF  
 (20 PARKING SPACES PER 4,000 SF)

RESTAURANT PROVIDES 19 SPACES + SHARED PARKING AGREEMENT WITH ADJACENT HOTEL

**FIRE NOTE:**

FIRE UNDERGROUND LINES, FIRE SPRINKLERS,  
 FIRE ALARM PLANS WILL BE DEFERRED SUBMITTALS.

TENTATIVE PARCEL MAP  
 MISSION AVE.  
 CITY OF ESCONDIDO, CALIFORNIA



**KEY MAP**  
 N.T.S.

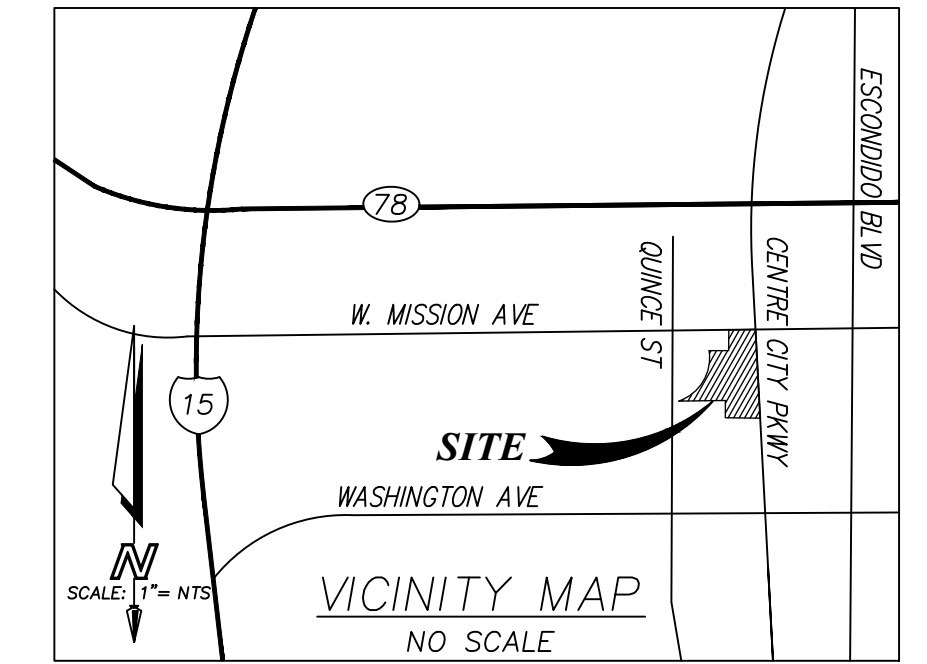
**LEGAL DESCRIPTION:**

PARCEL 1:  
 PARCEL 2 OF PARCEL MAP NO. 295, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, COUNTY, JULY 27, 1970 AS FILE NO. 131815 OF OFFICIAL RECORDS.  
 APN: 229-171-29-00

PARCEL 2:  
 PARCEL 3 OF PARCEL MAP NO. 295, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 27, 1970.

PARCEL 2A:  
 AN EASEMENT AND RIGHT OF WAY TO LAY, CONSTRUCT, MAINTAIN, OPERATE AND REPAIR A 6 INCH SEWER LINE FOR SEWER DISPOSAL OVER THE SOUTHEASTERLY 1 7/8 FEET OF LOT 16, BLOCK 148 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 349, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

PARCEL 2B:  
 A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE EASTERLY 25 FEET OF PARCEL 1 OF PARCEL MAP NO. 295, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, A COPY WHICH WAS RECORDED JULY 27, 1970 AS INSTRUMENT NO. 131815 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, BEING A DIVISION OF A PORTION OF LOTS 15 AND 16 IN BLOCK 148 OF THE RANCHO RINCON DEL DIABLO, ACCORDING TO MAP NO. 349, BY O.N. SANFORD FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.  
 APN: 229-171-30-00



**LEGEND:**

DESCRIPTION	SYMBOL
BOUNDARY DATA	N42°18'59"W 40.00'
PROJECT BOUNDARY	--- --
PROPOSED PARCEL	- - - -
PROPOSED EASEMENT	- · - · -
CENTERLINE	— · — · —
CONTOURS	~ ~ ~ ~
RECORD LOT LINE	— · — · —
BUILDING	▭
FENCE	— · — · —
CURB	— · — · —
CONCRETE	▭
EX SURVEY MONUMENT (AS NOTED HEREON)	●
SPOT ELEVATIONS	XX.XX
TRAFFIC ARROW	→
DRAINAGE DIRECTION	→

**BENCHMARK:**

CITY OF ESCONDIDO BENCHMARK NO. 603-4  
 CHISELED SQUARE ON TOP OF CURB, AT THE SOUTH CURB RETURN, ON THE SOUTHWEST CORNER OF MISSION AVENUE AND ESCONDIDO BOULEVARD.

ELEVATION= 651.39 FEET  
 NGVD 29

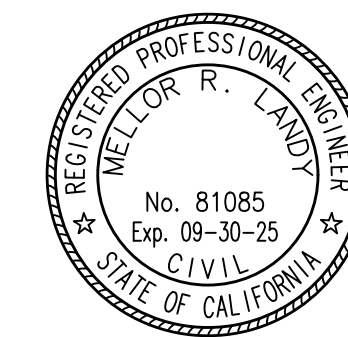
**SOURCE OF TOPOGRAPHY**

TOPOGRAPHIC MAPPING SHOWN HEREON WAS PROVIDED BY MSL ENGINEERING INC. MARCH 9, 2022

**BASIS OF BEARINGS:**

THE BEARING OF N23°21'58"W OF THE WEST RIGHT OF WAY LINE OF CENTRE CITY PARKWAY BETWEEN THE FOUND MONUMENTS AT THE SOUTHEAST CORNER OF PARCEL 2 AND THE SOUTHEAST CORNER OF PARCEL 3 OF PARCEL MAP NO. 295 AS SHOWN ON RECORD OF SURVEY MAP NO. 18541 FILED DECEMBER 17, 2004 AS FILE NO. 04-1188081, RECORDS OF SAN DIEGO COUNTY, WAS USED AS THE BASIS OF BEARINGS OF THIS MAP.

REVISION 5	#####
REVISION 4	#####
REVISION 3	#####
REVISION 2	#####
REVISION 1	#####
ORIGINAL SUBMITTAL	#####

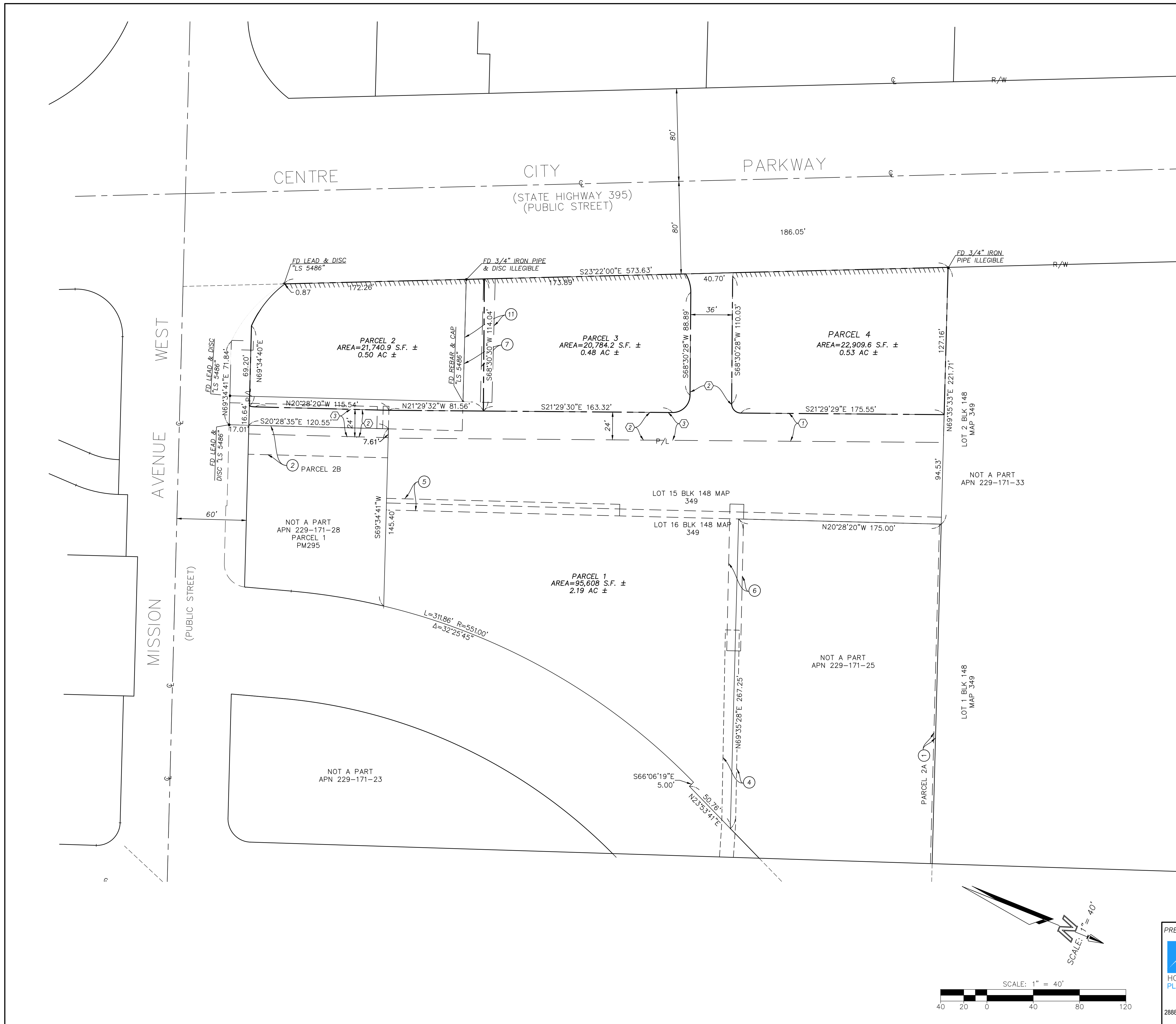


PREPARED BY:  
**HWL**  
 HOWES WEILER LANDY  
 PLANNING & ENGINEERING  
 Tel. 760.929.2288  
 Fax. 760.929.2287  
 2888 LOKER AVENUE EAST STE. 217  
 CARLSBAD, CA 92010

TENTATIVE PARCEL MAP  
 MISSION AVE.  
 TITLE SHEET  
 CITY OF ESCONDIDO, CALIFORNIA

SUBMITTAL





**EXISTING EASEMENTS**

- ① PARCEL 2A: AN EASEMENT AND RIGHT OF WAY TO LAY, CONSTRUCT, MAINTAIN, OPERATE AND REPAIR A 6 INCH SEWER LINE FOR SEWER DISPOSAL OVER THE SOUTHEASTERLY 1 FEET OF LOT 16, BLOCK 148 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 349, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.
- ② PARCEL 2B: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE EASTERLY 25 FEET OF PARCEL 1 OF PARCEL MAP NO. 295, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, A COPY WHICH WAS RECORDED JULY 27, 1970 AS INSTRUMENT NO. 131815 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, BEING A DIVISION OF A PORTION OF LOTS 15 AND 16 IN BLOCK 148 OF THE RANCHO RINCON DEL DIABLO, ACCORDING TO MAP NO. 349, BY D.N. SANFORD FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
- ③ EASEMENT FOR UNDERGROUND FACILITIES, CONDUITS, WIRES & STRUCTURES, GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED JUNE 12, 1970, AS DOC. 1970-102472 O.R.
- ④ EASEMENT FOR PUBLIC UTILITIES, INGRESS & EGRESS, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED APRIL 23, 1963, AS DOC. NO. 69801 O.R.
- ⑤ EASEMENT FOR PUBLIC UTILITIES, INGRESS & EGRESS, GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED OCT. 6, 1967, AS DOC. NO. 166921 O.R.
- ⑥ EASEMENT FOR PUBLIC UTILITIES, INGRESS & EGRESS, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED FEB. 2, 1968, AS DOC. NO. 19550 O.R.
- ⑦ EASEMENT FOR INGRESS, EGRESS & VEHICULAR PARKING, GRANTED TO JAY W. SMALLEY AND BARBARA J. SMALLEY, SOLOMON GORDON AND LOIS RUTH GORDON, CARL HODOUS AND ETHEL J. HODOUS, AND LESTER S. BLUMENTHAL AND MARION BLUMENTHAL, RECORDED DEC. 28, 1973, AS DOC. NO. 73-356460 O.R. (TO BE QUITCLAIMED)
- ⑧ EASEMENT FOR VEHICLE INGRESS & EGRESS, GRANTED TO NORTH COUNTY BANK, RECORDED MARCH 31, 1986, AS DOC. NO. 86-97067 O.R. (UNPLOTTABLE)
- ⑨ EASEMENT FOR AUTOMOBILE PARKING SPACES, GRANTED TO NORTH COUNTY BANK, RECORDED MARCH 31, 1986, AS DOC. NO. 86-97067 O.R. (UNPLOTTABLE)
- ⑩ EASEMENT FOR TWELVE (12) PARKING SPACES, GRANTED TO NORTH COUNTY BANK, A CALIFORNIA BANKING CORPORATION, RECORDED SEPT. 4, 1990, AS DOC. NO. 90-482489 O.R. (UNPLOTTABLE)
- ⑪ EASEMENT FOR INGRESS, EGRESS & VEHICULAR PARKING, GRANTED TO AMICORP. INC. A CONNECTICUT CORPORATION, RECORDED JUNE 18, 1991, AS DOC. NO. 1991-290651 O.R. (TO BE QUITCLAIMED)

**PROPOSED EASEMENTS**

- ① PROPOSED 24' WIDE EASEMENT FOR EMERGENCY ACCESS AND RECIPROCAL DRIVE LANE
- ② PROPOSED RECIPROCAL EASEMENT FOR INGRESS & EGRESS
- ③ PROPOSED EASEMENT FOR PUBLIC UTILITIES
- ④ PROPOSED EASEMENT FOR PUBLIC UTILITIES TO BE GRANTED TO CITY OF ESCONDIDO

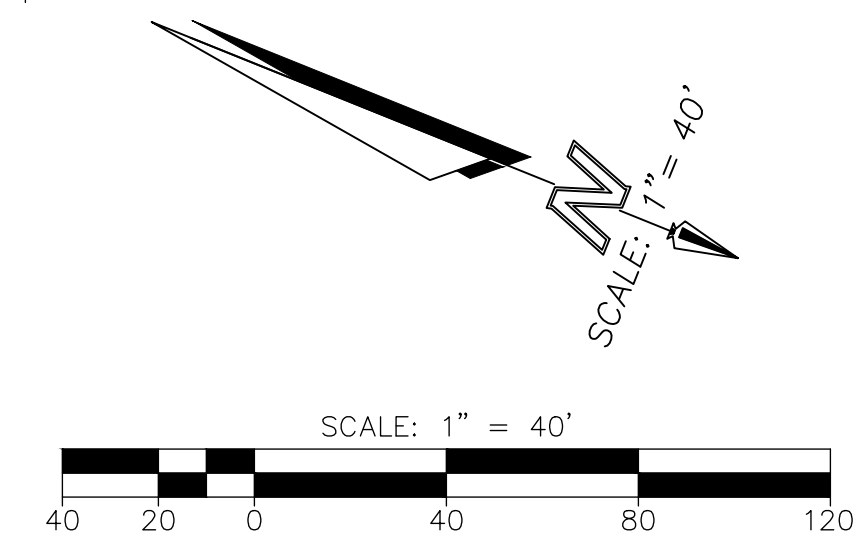
**ABBREVIATIONS**

AC	ASPHALT CONCRETE	R/W	RIGHT-OF-WAY
ASPH	ASPHALT	ROH	ROOF OVERHANG
APN	ASSESSOR'S PARCEL NUMBER	SDGE	SAN DIEGO GAS & ELECTRIC
BFP	BACK-FLOW PREVENTER	SD	STORM DRAIN
C	CONCRETE	SOFT	SQUARE FEET
CB	CATCH BASIN	SL	STREET LIGHT
CL	CENTER LINE	SLPB	STREET LIGHT PULL BOX
CLF	CHAIN-LINK FENCE	SMH	SEWER MANHOLE
CONC	CONCRETE	S/W	SIDEWALK
E	ELECTRIC	TC	TOP OF CURB
EG	EXISTING GRADE	TE	TRASH ENCLOSURE
EP	EDGE OF PAVEMENT	TEL	TELEPHONE
FL	FLOW LINE	TSPB	TRAFFIC SIGNAL PULL BOX
FDC	FOUND	TG	TOP OF GRATE
FF	FIRE DEPARTMENT CONNECTION	TYP	TYPICAL
FF	FINISHED FLOOR	U/C	UNDER CONSTRUCTION
FS	FINISHED SURFACE	W/L	WATER LEVEL
FG	FINISHED GRADE	WDF	WOOD FENCE
GFF	GARAGE FINISHED FLOOR	WIF	WROUGHT IRON FENCE
GV	GATE VALVE	WM	WATER METER
HT	HEIGHT		
LD	LEAD & DISK		
L/S	LANDSCAPED AREA		
OH	OVERHANG		
OHU	OVERHEAD UTILITY		
OBS	OBSCURED AREA		
PL	PROPERTY LINE		

REVISION 5	#####
REVISION 4	#####
REVISION 3	#####
REVISION 2	#####
REVISION 1	#####
ORIGINAL SUBMITTAL	#####

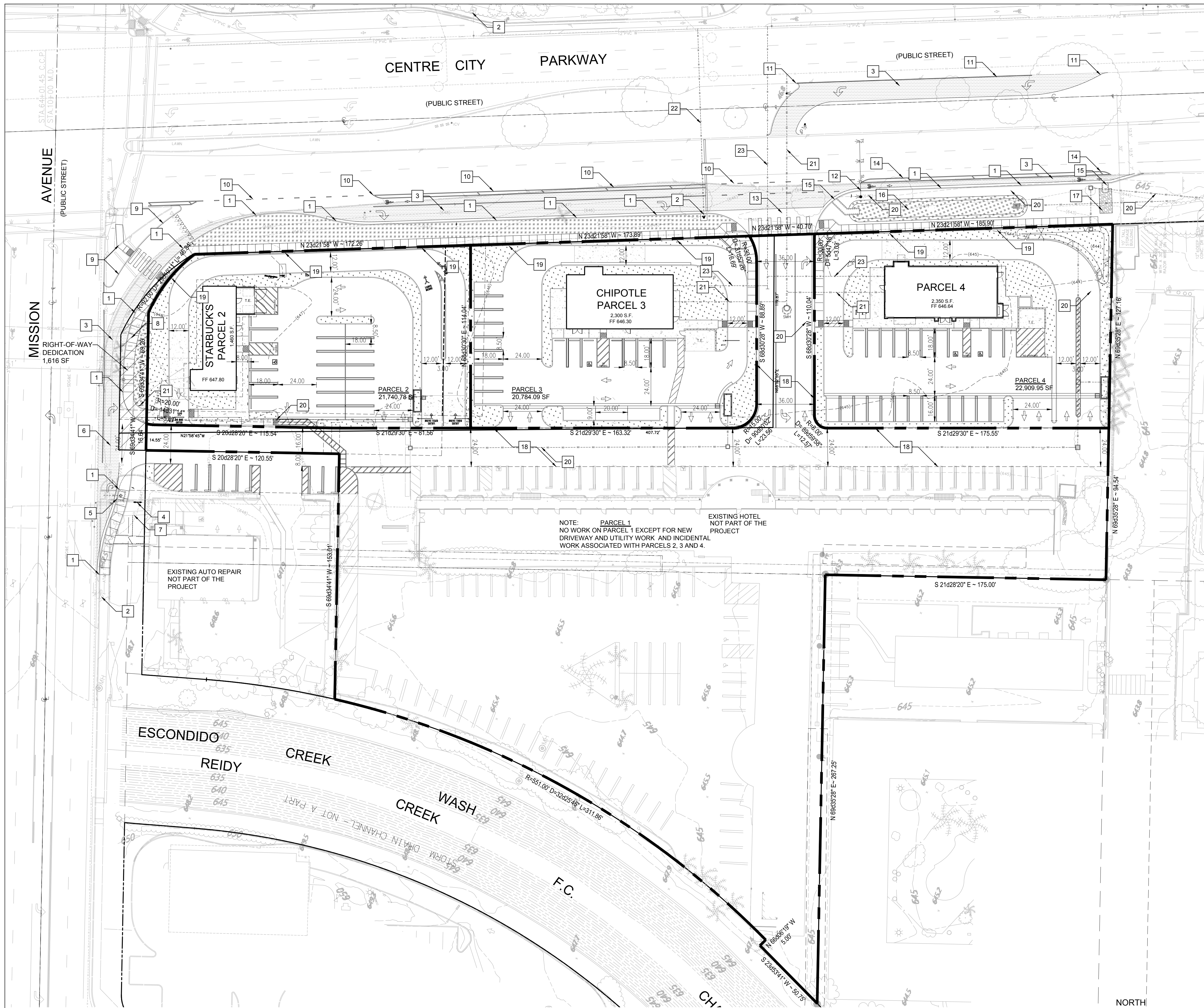
PREPARED BY:  
**HWL**  
 HOWES | WEILER | LANDY  
 PLANNING & ENGINEERING  
 Tel. 760.929.2288  
 Fax. 760.929.2287  
 2888 LOKER AVENUE EAST STE. 217  
 CARLSBAD, CA 92010

**TENTATIVE PARCEL MAP**  
**MISSION AVE.**  
**BOUNDARY & EASEMENTS**  
 CITY OF ESCONDIDO, CALIFORNIA



SUBMITTAL





**GRADING AND UTILITY KEY NOTES:**

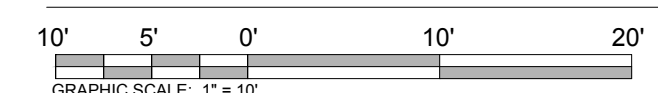
1. PROPOSED CURB, GUTTER AND SIDEWALK.
2. FIRE HYDRANT.
3. PROPOSED ASPHALT CONCRETE OVER AGGREGATE BASE.
4. RELOCATED BACKFLOW PREVENTOR.
5. RELOCATED CURB INLET.
6. REMOVE EXISTING 40' DRIVEWAY. REPLACE WITH PROPOSED 24' DRIVEWAY PER ESC. STD. DWG. G-5-E.
7. EXISTING SIGNAGE TO REMAIN.
8. RELOCATE TRANSFORMERS. EXTEND EASEMENT AS NEEDED PER ELECTRICAL.
9. EXTEND "PORK CHOP" TO NEW RIGHT-OF-WAY TURN LANE. INSTALL RAMPS AND STRIPING.
10. PROPOSED STRIPING FOR BIKELANE AND RIGHT TURN.
11. INSTALL CURB OPENING THROUGH MEDIAN FOR LEFT TURN IN.
12. PROPOSED TRAFFIC SIGNAL. SYNCHRONIZE WITH MISSION AVENUE.
13. PROPOSED 36" WIDE DRIVEWAY.
14. PROPOSED STRIPING FOR BIKE LANE. JOINS EXISTING BIKE LANE STRIPING.
15. PROPOSED REVERSE CURB OUTLET TYPE 'A'.
16. PROPOSED STREET BIORETENTION AREA 'A'.
17. UNGROUTED RIPRAP.
18. SHARED ACCESS AND UTILITY EASEMENT.
19. 3' CMU SCREEN WALL.
20. STORM DRAIN PER PLAN.
21. 6" PRIVATE SEWER FROM SHARED UTILITY EASEMENT.
22. 6" FIRE WATER SERVICE TO NEW FIRE HYDRANT.
23. 4" PRIVATE DOMESTIC WATER TO SHARED UTILITY EASEMENT.
24. RIGHT-TURN ONLY SIGNAGE.

NOTE: PARCEL 1  
NO WORK ON PARCEL 1 EXCEPT FOR NEW DRIVEWAY AND UTILITY WORK AND INCIDENTAL WORK ASSOCIATED WITH PARCELS 2, 3 AND 4.

EXISTING HOTEL NOT PART OF THE PROJECT

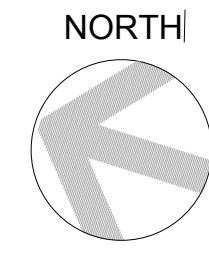
REVISION 5	#####
REVISION 4	#####
REVISION 3	#####
REVISION 2	#####
REVISION 1	#####
ORIGINAL SUBMITTAL	#####

PARCEL 4 GRADING AND UTILITY PLAN



SCALE: 1"=10'-0"

1



**HWL**  
HOWES | WEILER | LANDY  
PLANNING & ENGINEERING  
Tel. 760.929.2288  
Fax. 760.929.2287  
2888 LOKER AVENUE EAST STE. 217  
CARLSBAD, CA 92010

TENTATIVE PARCEL MAP  
**MISSION AVE.**  
SITE PLAN OVERALL  
CITY OF ESCONDIDO, CALIFORNIA

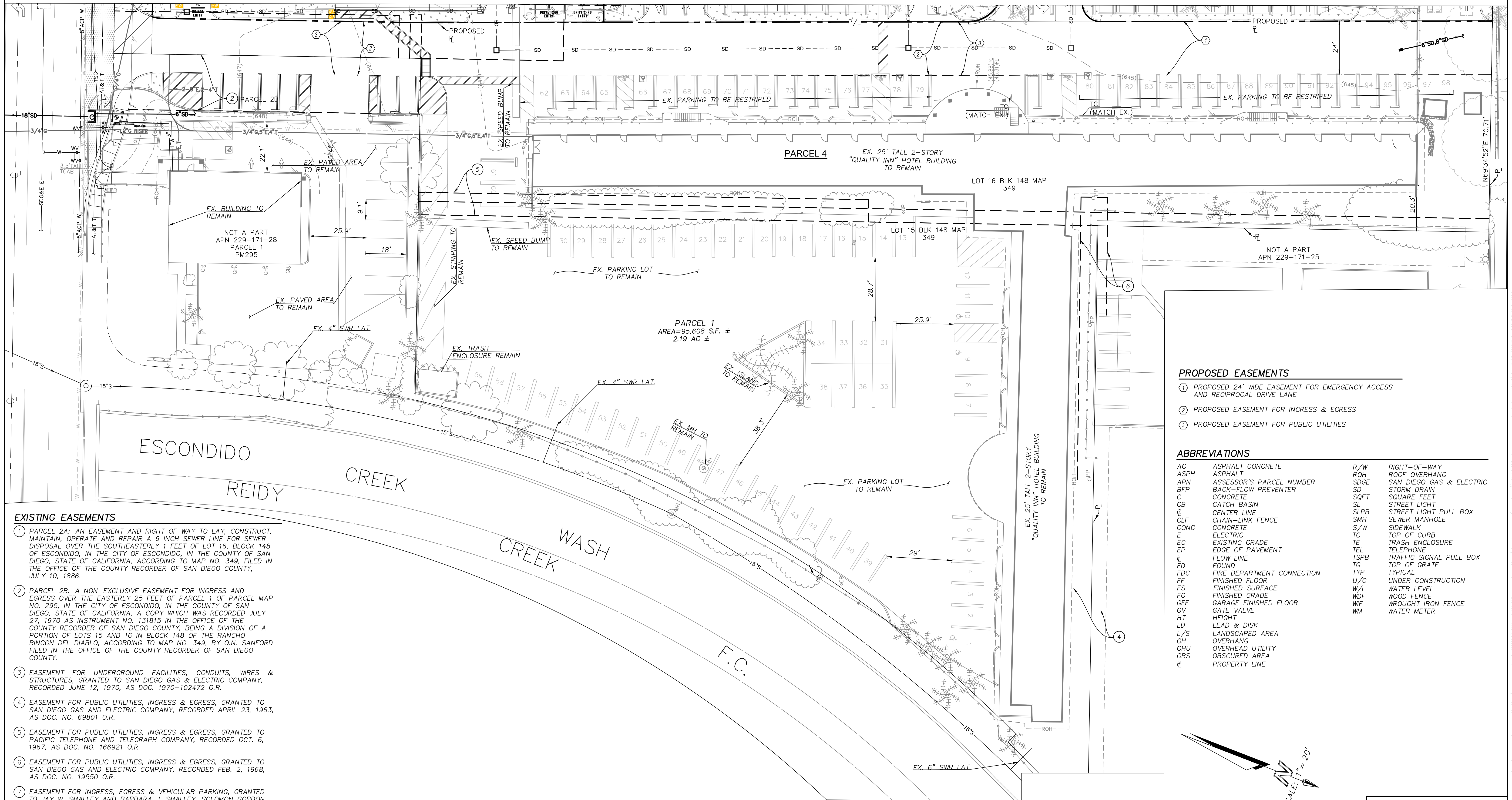
Drawn by: J. Y. Lee | 1/28/2024 | 10:29:51 AM  
 c:\02\_grading\plan\_overall.dwg | Plot by: J. Y. Lee | 1/28/2024 | 10:29:51 AM



SEE SHEET 5

SEE SHEET 6

SEE SHEET 7



**EXISTING EASEMENTS**

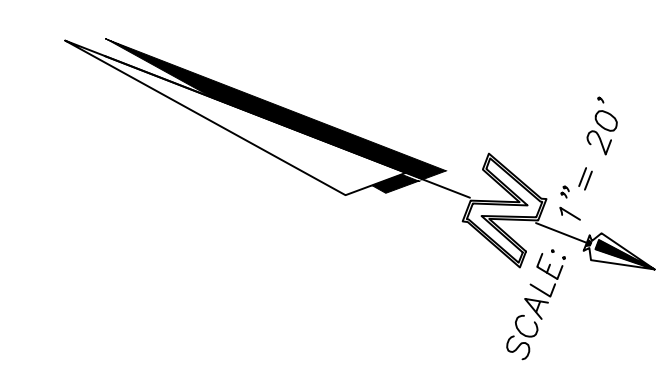
- 1 PARCEL 2A: AN EASEMENT AND RIGHT OF WAY TO LAY, CONSTRUCT, MAINTAIN, OPERATE AND REPAIR A 6 INCH SEWER LINE FOR SEWER DISPOSAL OVER THE SOUTHEASTERLY 1 FEET OF LOT 16, BLOCK 148 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 349, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.
- 2 PARCEL 2B: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE EASTERLY 25 FEET OF PARCEL 1 OF PARCEL MAP NO. 295, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, A COPY WHICH WAS RECORDED JULY 27, 1970 AS INSTRUMENT NO. 131815 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, BEING A DIVISION OF A PORTION OF LOTS 15 AND 16 IN BLOCK 148 OF THE RANCHO RINCON DEL DIABLO, ACCORDING TO MAP NO. 349, BY O.N. SANFORD FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
- 3 EASEMENT FOR UNDERGROUND FACILITIES, CONDUITS, WIRES & STRUCTURES, GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED JUNE 12, 1970, AS DOC. 1970-102472 O.R.
- 4 EASEMENT FOR PUBLIC UTILITIES, INGRESS & EGRESS, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED APRIL 23, 1963, AS DOC. NO. 69801 O.R.
- 5 EASEMENT FOR PUBLIC UTILITIES, INGRESS & EGRESS, GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED OCT. 6, 1967, AS DOC. NO. 166921 O.R.
- 6 EASEMENT FOR PUBLIC UTILITIES, INGRESS & EGRESS, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED FEB. 2, 1968, AS DOC. NO. 19550 O.R.
- 7 EASEMENT FOR INGRESS, EGRESS & VEHICULAR PARKING, GRANTED TO JAY W. SMALLY AND BARBARA J. SMALLY, SOLOMON GORDON AND LOIS RUTH GORDON, CARL HODOUS AND ETHEL J. HODOUS, AND LESTER S. BLUMENTHAL AND MARION BLUMENTHAL, RECORDED DEC. 28, 1973, AS DOC. NO. 73-356460 O.R. (TO BE QUITCLAIMED)
- 8 EASEMENT FOR VEHICLE INGRESS & EGRESS, GRANTED TO NORTH COUNTY BANK, RECORDED MARCH 31, 1986, AS DOC. NO. 86-97067 O.R. (UNPLOTTABLE)
- 9 EASEMENT FOR AUTOMOBILE PARKING SPACES, GRANTED TO NORTH COUNTY BANK, RECORDED MARCH 31, 1986, AS DOC. NO. 86-97067 O.R. (UNPLOTTABLE)
- 10 EASEMENT FOR TWELVE (12) PARKING SPACES, GRANTED TO NORTH COUNTY BANK, A CALIFORNIA BANKING CORPORATION, RECORDED SEPT. 4, 1990, AS DOC. NO. 90-482489 O.R. (UNPLOTTABLE)
- 11 EASEMENT FOR INGRESS, EGRESS & VEHICULAR PARKING, GRANTED TO AMICORP, INC. A CONNECTICUT CORPORATION, RECORDED JUNE 18, 1991, AS DOC. NO. 1991-290651 O.R. (TO BE QUITCLAIMED)

**PROPOSED EASEMENTS**

- 1 PROPOSED 24' WIDE EASEMENT FOR EMERGENCY ACCESS AND RECIPROCAL DRIVE LANE
- 2 PROPOSED EASEMENT FOR INGRESS & EGRESS
- 3 PROPOSED EASEMENT FOR PUBLIC UTILITIES

**ABBREVIATIONS**

AC	ASPHALT CONCRETE	R/W	RIGHT-OF-WAY
ASPH	ASPHALT	ROH	ROOF OVERHANG
APN	ASSESSOR'S PARCEL NUMBER	SDGE	SAN DIEGO GAS & ELECTRIC
BFP	BACK-FLOW PREVENTER	SD	STORM DRAIN
C	CONCRETE	SQFT	SQUARE FEET
CB	CATCH BASIN	SL	STREET LIGHT
CLF	CENTER LINE	SLPB	STREET LIGHT PULL BOX
CONC	CONCRETE	SMH	SEWER MANHOLE
E	ELECTRIC	S/W	SEWER MANHOLE
EG	EXISTING GRADE	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	TE	TRASH ENCLOSURE
F	FLOW LINE	TEL	TELEPHONE
FD	FOUND	TSPB	TRAFFIC SIGNAL PULL BOX
FDC	FIRE DEPARTMENT CONNECTION	TG	TOP OF GRADE
FF	FINISHED FLOOR	TYP	TYPICAL
FS	FINISHED SURFACE	U/C	UNDER CONSTRUCTION
FG	FINISHED GRADE	W/L	WATER LEVEL
OFF	GARAGE FINISHED FLOOR	WDF	WOOD FENCE
OV	GATE VALVE	WIF	WROUGHT IRON FENCE
HT	HEIGHT	WM	WATER METER
LD	LEAD & DISK		
L/S	LANDSCAPED AREA		
OH	OVERHANG		
OHU	OVERHEAD UTILITY		
OBS	OBSCURED AREA		
P	PROPERTY LINE		



REVISION 5	#####
REVISION 4	#####
REVISION 3	#####
REVISION 2	#####
REVISION 1	#####
ORIGINAL SUBMITTAL	#####

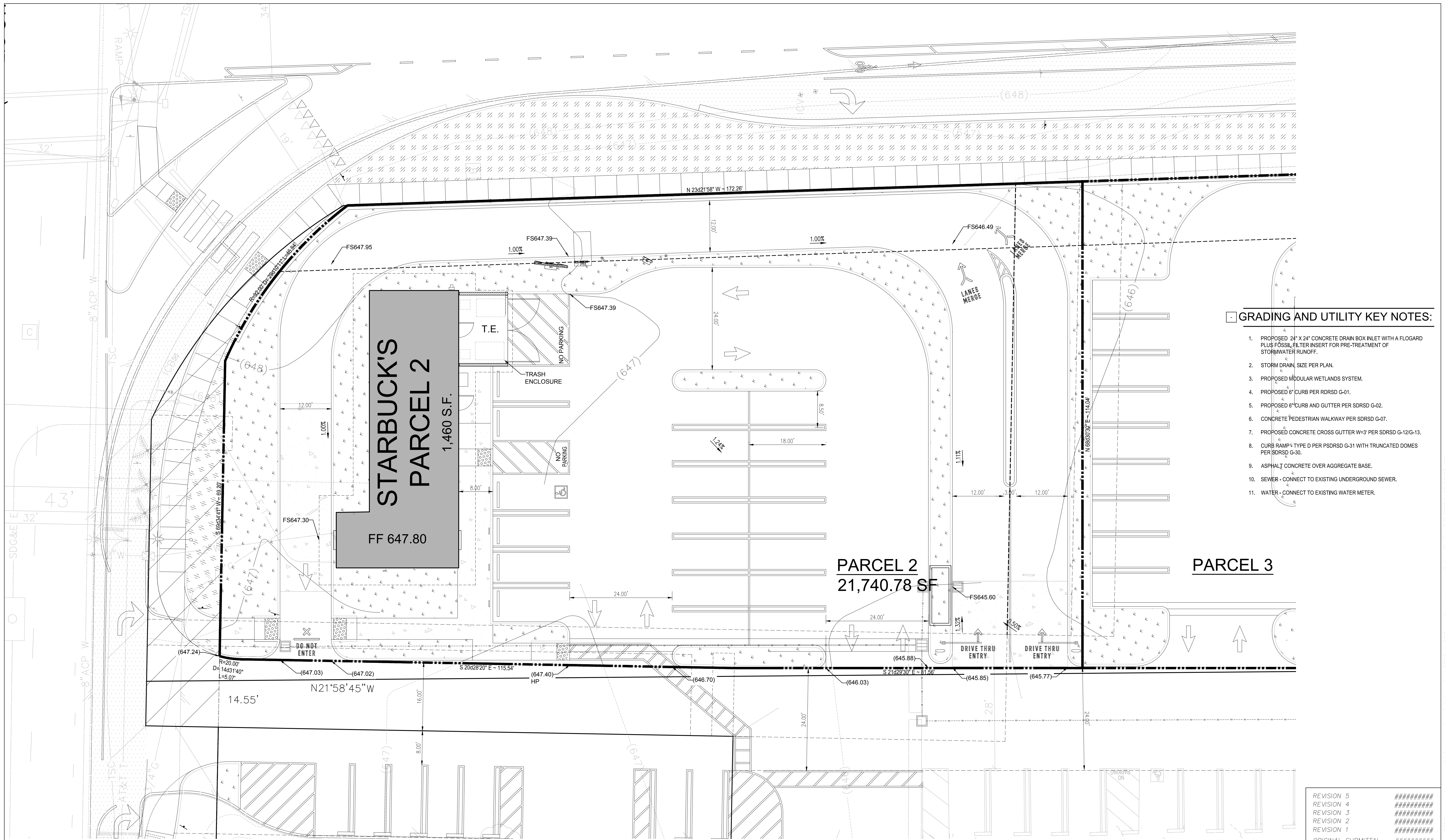
PREPARED BY:  
**HWL**  
 HOWES | WEILER | LANDY  
 PLANNING & ENGINEERING  
 Tel. 760.929.2288  
 Fax. 760.929.2287  
 2888 LOKER AVENUE EAST STE. 217  
 CARLSBAD, CA 92010

TENTATIVE PARCEL MAP  
**MISSION AVE.**  
 SITE PLAN PARCEL 1  
 CITY OF ESCONDIDO, CALIFORNIA

SHEET NO. 4 OF 7

SUBMITTAL





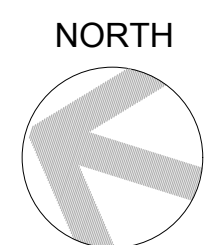
**GRADING AND UTILITY KEY NOTES:**

1. PROPOSED 24" X 24" CONCRETE DRAIN BOX INLET WITH A FLOGARD PLUS FOSSIL FILTER INSERT FOR PRE-TREATMENT OF STORMWATER RUNOFF.
2. STORM DRAIN, SIZE PER PLAN.
3. PROPOSED MODULAR WETLANDS SYSTEM.
4. PROPOSED 6" CURB PER SDRSD G-01.
5. PROPOSED 6" CURB AND GUTTER PER SDRSD G-02.
6. CONCRETE PEDESTRIAN WALKWAY PER SDRSD G-07.
7. PROPOSED CONCRETE CROSS GUTTER W=3" PER SDRSD G-12/G-13.
8. CURB RAMP TYPE D PER SDRSD G-31 WITH TRUNCATED DOMES PER SDRSD G-30.
9. ASPHALT CONCRETE OVER AGGREGATE BASE.
10. SEWER - CONNECT TO EXISTING UNDERGROUND SEWER.
11. WATER - CONNECT TO EXISTING WATER METER.

REVISION 5	#####
REVISION 4	#####
REVISION 3	#####
REVISION 2	#####
REVISION 1	#####
ORIGINAL SUBMITTAL	#####

**PARCEL 2 GRADING AND UTILITY PLAN**  
 GRAPHIC SCALE: 1" = 10'

SCALE: 1"=10'-0"

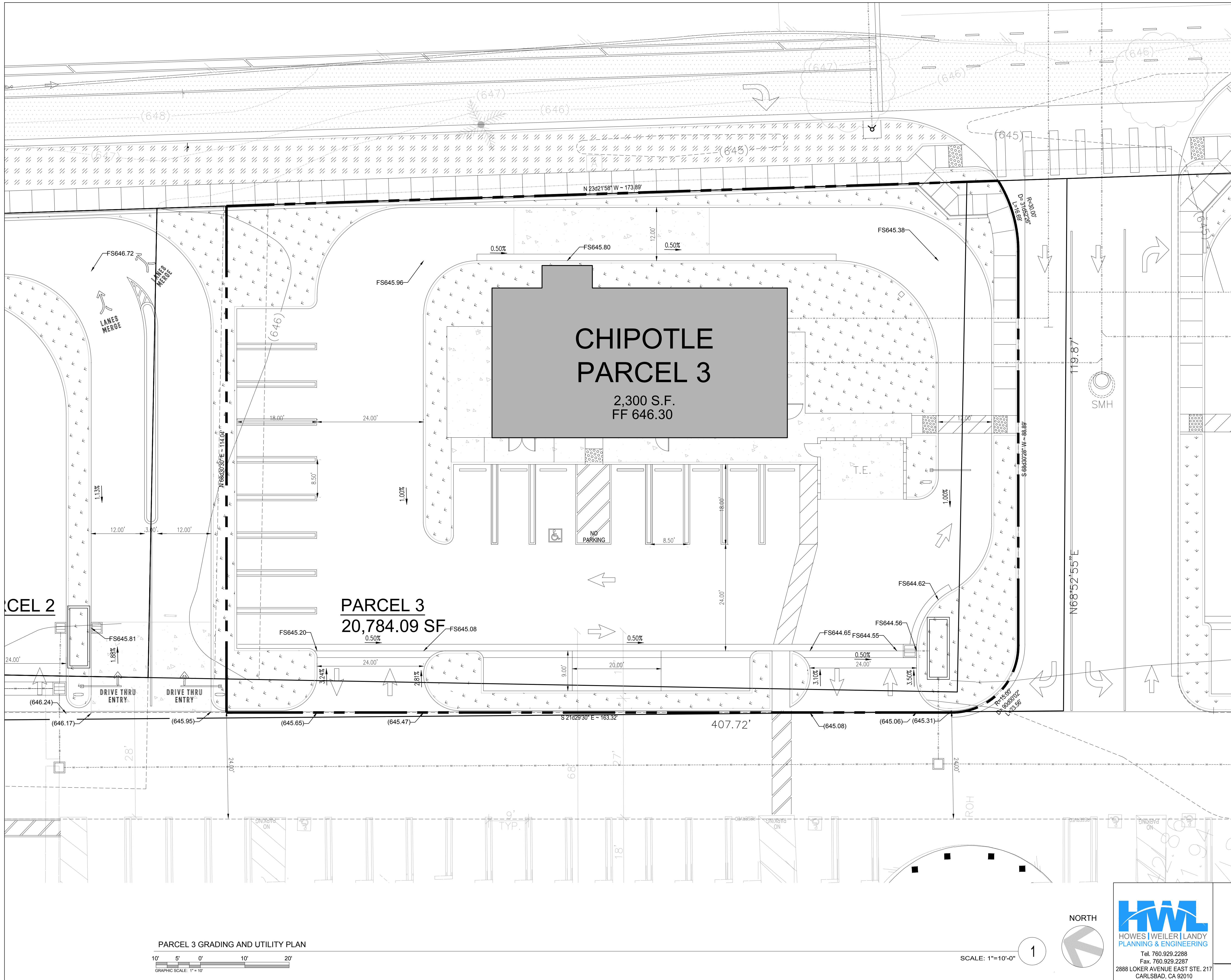


Tel. 760.929.2288  
 Fax. 760.929.2287  
 2888 LOKER AVENUE EAST STE. 217  
 CARLSBAD, CA 92010

**TENTATIVE PARCEL MAP**  
**MISSION AVE.**  
 SITE PLAN PARCEL 2  
 CITY OF ESCONDIDO, CALIFORNIA

Drawn by: jlyles; lwm2301; starbucks\_esccondido; utraings; luyh; luyh; cup; lwm2301; c:\100\_grading; plan; para; 2.dwg; Plot'd: 3/7/2024 10:14:23 AM





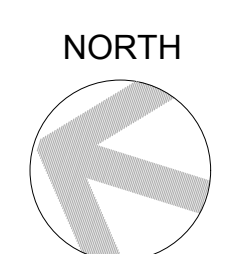
**GRADING AND UTILITY KEY NOTES:**

1. PROPOSED 24" X 24" CONCRETE DRAIN BOX INLET WITH A FLOGARD PLUS FOSSIL FILTER INSERT FOR PRE-TREATMENT OF STORMWATER RUNOFF.
2. STORM DRAIN, SIZE PER PLAN.
3. PROPOSED MODULAR WETLANDS SYSTEM.
4. PROPOSED 6" CURB PER RDRSD G-01.
5. PROPOSED 6" CURB AND GUTTER PER SDRSD G-02.
6. CONCRETE PEDESTRIAN WALKWAY PER SDRSD G-07.
7. PROPOSED CONCRETE CROSS GUTTER W-3 PER SDRSD G-12-G-13.
8. CURB RAMP - TYPE D PER PSDRSD G-31 WITH TRUNCATED DOMES PER SDRSD G-30.
9. ASPHALT CONCRETE OVER AGGREGATE BASE.
10. 4" SEWER LATERAL TO 6" COLLECTOR PRIVATE SEWER MAIN IN SHARED EASEMENT.
11. 1.5" WATER LATERAL, METER AND BACKFLOW OFF OF 4" LATERAL FROM THE MAIN IN CENTRE CITY PKWY.

REVISION 5	#####
REVISION 4	#####
REVISION 3	#####
REVISION 2	#####
REVISION 1	#####
ORIGINAL SUBMITTAL	#####

**PARCEL 3 GRADING AND UTILITY PLAN**  
 GRAPHIC SCALE: 1" = 10'

SCALE: 1"=10'-0" 1

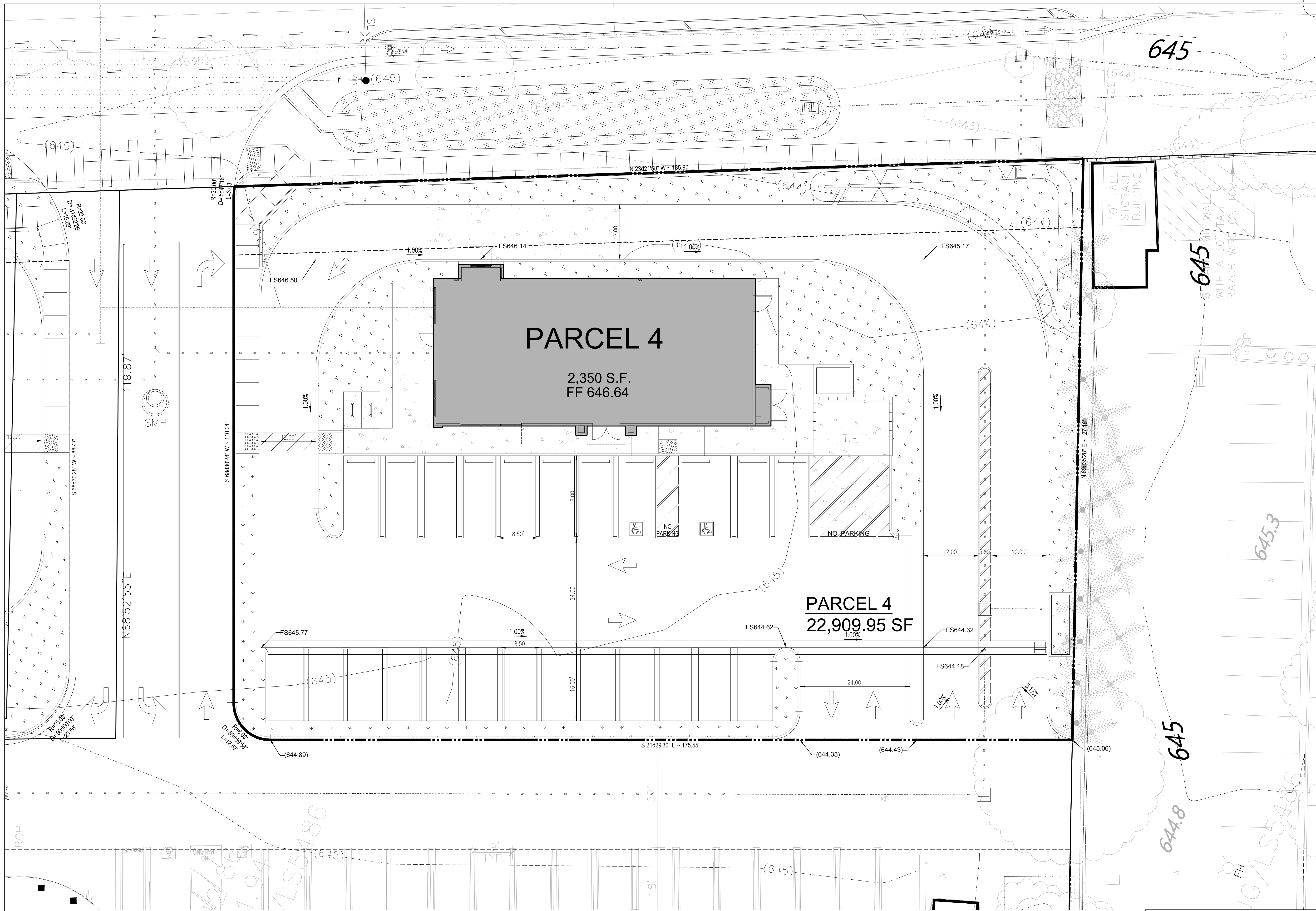


**HWL**  
 HOWES | WEILER | LANDY  
 PLANNING & ENGINEERING  
 Tel. 760.929.2288  
 Fax. 760.929.2287  
 2888 LOKER AVENUE EAST STE. 217  
 CARLSBAD, CA 92010

**TENTATIVE PARCEL MAP**  
**MISSION AVE.**  
 SITE PLAN PARCEL 3  
 CITY OF ESCONDIDO, CALIFORNIA

Drawn by: J. L. ...  
 Checked by: ...  
 Date: 3/7/2024 10:10:17 AM





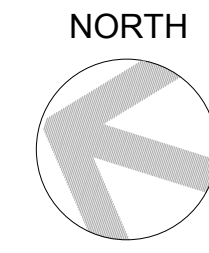
**GRADING AND UTILITY KEY NOTES:**

1. PROPOSED 24" X 24" CONCRETE DRAIN BOX INLET WITH A FLOGARD PLUS FOSSIL FILTER INSERT FOR PRE-TREATMENT OF STORMWATER RUNOFF.
2. STORM DRAIN, SIZE PER PLAN.
3. PROPOSED MODULAR WETLANDS SYSTEM.
4. PROPOSED BIOFILTRATION BASIN.
5. PROPOSED 6" CURB PER RDRSD G-01.
6. PROPOSED 6" CURB AND GUTTER PER SDRSD G-02.
7. CONCRETE PEDESTRIAN WALKWAY PER SDRSD G-07.
8. PROPOSED CONCRETE CROSS GUTTER W=3" PER SDRSD G-12/G-13.
9. CURB RAMP - TYPE D PER SDRSD G-31 WITH TRUNCATED DOMES PER SDRSD G-30.
10. ASPHALT CONCRETE OVER AGGREGATE BASE.
11. 4" SEWER LATERAL TO 6" COLLECTOR PRIVATE SEWER MAIN IN SHARED EASEMENT.
12. 1.5" WATER LATERAL, METER AND BACKFLOW OFF OF 4" LATERAL FROM THE MAIN IN CENTRE CITY PKWY.

REVISION 5	#####
REVISION 4	#####
REVISION 3	#####
REVISION 2	#####
REVISION 1	#####
ORIGINAL SUBMITTAL	#####

**PARCEL 4 GRADING AND UTILITY PLAN**  
 GRAPHIC SCALE: 1" = 10'

SCALE: 1" = 10'-0"



**HWL**  
 HOWES | WEILER | LANDY  
 PLANNING & ENGINEERING  
 Tel. 760.929.2288  
 Fax. 760.929.2287  
 2888 LOKER AVENUE EAST STE. 217  
 CARLSBAD, CA 92010

**TENTATIVE PARCEL MAP**  
**MISSION AVE.**  
 SITE PLAN PARCEL 4  
 CITY OF ESCONDIDO, CALIFORNIA

Drawn by: [Name], Checked by: [Name], Date: [Date], Project: [Project Name]