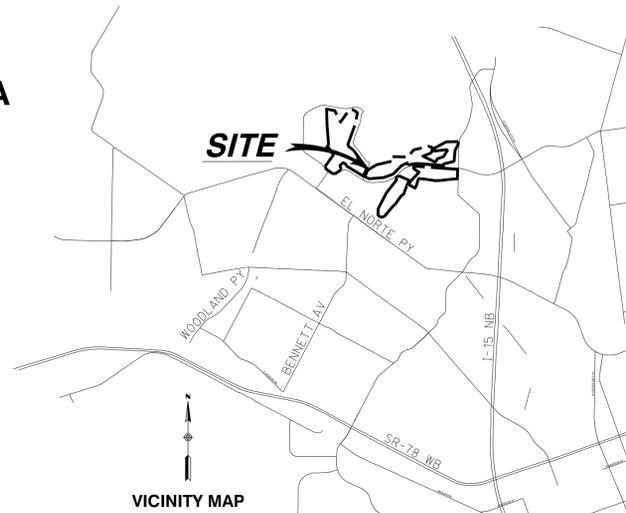
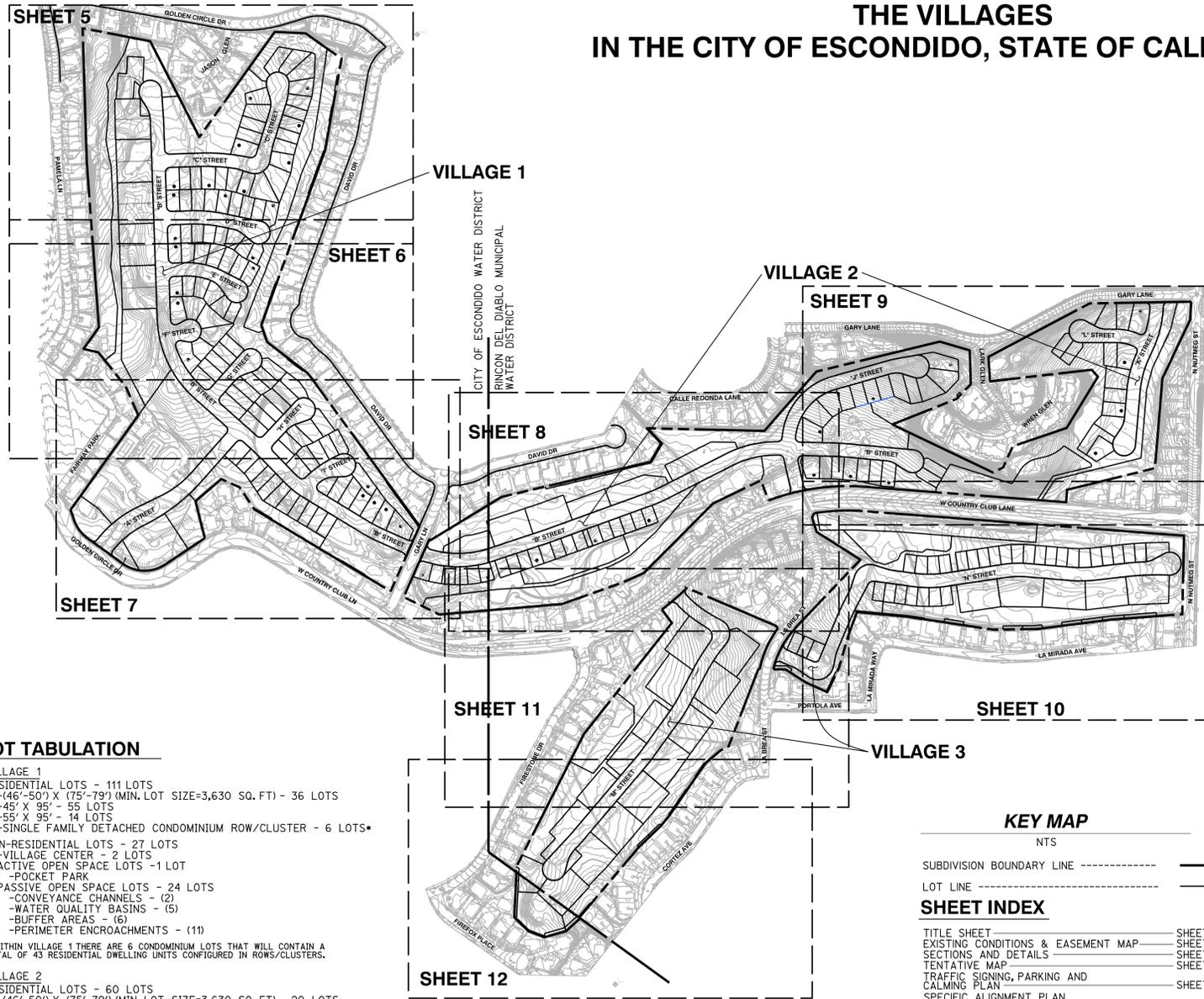


TENTATIVE MAP THE VILLAGES IN THE CITY OF ESCONDIDO, STATE OF CALIFORNIA



NOTES:

- EXISTING GENERAL PLAN LAND USE DESIGNATION-RESIDENTIAL URBAN-I, PROPOSED SPECIFIC PLAN AREA #14
- EXISTING ZONING DESIGNATION- R-1-7; PROPOSED SP
- APN's
224-210-53, 224-211-05, -11, -12, -15; 224-230-36, -43; 224-430-04, 224-431-01, -02, -03; 224-490-05, -06; 224-491-01; 224-811-28
- CALIFORNIA COORDINATE INDEX: 358-1731 AND 362-1731; AND 358-1737 AND 362-1737
- LATITUDE N53.157213° LONGITUDE W117.115403°
- SITE ADDRESS: 1800 W. COUNTRY CLUB LANE, ESCONDIDO, CA.
- TOTAL PROPERTY AREA: 109.30 AC
- TOTAL LOTS IS 303 LOTS
- RESIDENTIAL LOTS: 222 LOTS (380 DWELLING UNITS - SEE NOTE 25)
- NON-RESIDENTIAL LOTS: 81 LOTS (LETTER LOTS, BASINS, CHANNELS, OPEN SPACE)
- TOTAL OPEN SPACE/LANDSCAPE LOTS: 48.9 AC
- MINIMUM RESIDENTIAL LOT AREA: 3,630 SQ. FT
- AVERAGE RESIDENTIAL LOT AREA: 7,266 SQ. FT
- DENSITY: 380/109.30=3.5 DU/ACRE
- PUBLIC LOCAL STREETS: 18.4 ACRES
- SOURCE OF TOPOGRAPHY: RICK ENGINEERING COMPANY, FLIGHT DATE: 2016-12-02
- BOUNDARY INFORMATION COMPILED FROM: ROS 2147
- LEGAL ACCESS FROM: COUNTRY CLUB LN, LA BREA ST, NUTMEG ST (EMERGENCY ACCESS) AND GARY LANE.
- EXISTING CONDITIONS & EASEMENTS: SEE SHEET 2
- SERVICE AGENCIES:
FIRE PROTECTION-ESCONDIDO FIRE DEPARTMENT (EFD)
SCHOOL - HIGH: ESCONDIDO UNION HIGH SCHOOL DISTRICT (EUHSD)
SCHOOL - ELEMENTARY AND MIDDLE: ESCONDIDO UNION SCHOOL DISTRICT (EUSD)
SCHOOL - SAN MARCOS UNIFIED SCHOOL DISTRICT (SMUSD)
WATER-RINCON DEL DIABLO MWD, CITY OF ESCONDIDO
SEWER-CITY OF ESCONDIDO
GAS & ELECTRIC-SAN DIEGO GAS & ELECTRIC (SDG&E)
TELEPHONE-AT&T
POLICE PROTECTION-CITY OF ESCONDIDO

- ALL SITE IMPROVEMENTS (I.E., LIGHTING, GRADING, ETC.) PER CITY OF ESCONDIDO DESIGN STANDARDS AND/OR CITY ORDINANCES, UNLESS OTHERWISE NOTED.
- ALL LOTS TO BE ON CITY OF ESCONDIDO SEWAGE DISPOSAL SYSTEM.
- ALL UTILITIES TO BE UNDERGROUND.
- ALL SLOPES 2:1 UNLESS NOTED OTHERWISE.
- ALL OFF-SITE IMPROVEMENTS PER CITY OF ESCONDIDO, COUNTY OF SAN DIEGO AND CALTRANS STANDARDS.
- MULTIPLE FINAL MAPS MAY BE FILED AND RECORDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
- LOTS 1-6, 132-137, 172-185, 209-212 OF THIS SUBDIVISION ARE RESIDENTIAL CONDOMINIUM PROJECTS AS DEFINED IN SECTION 1350 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF CONDOMINIUM UNITS IS 189.
- THERE ARE 43 MANY PRIVATE ENCROACHMENTS FROM ADJACENT PRIVATE PROPERTIES. THIS TENTATIVE MAP WILL CREATE SEPARATE LOTS (ENCROACHMENT LOTS) WITH A BUILDING RESTRICTED EASEMENT TO ENCOMPASS EACH SPECIFIC ENCROACHMENT.
- ALL CHANNEL LOTS WILL HAVE A PUBLIC DRAINAGE EASEMENT OVER THEM.
- CURB RETURN RADIUS SHALL BE 30' AT INTERSECTIONS. RIGHT-OF-WAY RADIUS SHALL BE 20'.
- PROPOSED DEVIATIONS FROM CITY OF ESCONDIDO STANDARDS ARE AS FOLLOWS:
STREET DESIGN EXCEPTIONS
- PROPOSED PUBLIC STREETS "A" THROUGH "N" UTILIZE 6" ROLLED CURB AND GUTTER
- STREETS E, J, L ARE SHORT CUL-DE-SACS WITH MIN. RADII OF 200' INSTEAD OF 435'
RESIDENTIAL LOT AREAS
- THE NUMBER OF RESIDENTIAL LOTS WHICH ARE LESS THAN 7000 SQ FT ARE:
- VILLAGE 1: 96
- VILLAGE 2: 42
- VILLAGE 3: 32

LOT TABULATION

VILLAGE 1
RESIDENTIAL LOTS - 111 LOTS
- (46'-50") X (75'-79") (MIN. LOT SIZE=3,630 SQ. FT) - 36 LOTS
- 45' X 95' - 55 LOTS
- 55' X 95' - 14 LOTS
- SINGLE FAMILY DETACHED CONDOMINIUM ROW/CLUSTER - 6 LOTS**
NON-RESIDENTIAL LOTS - 27 LOTS
- VILLAGE CENTER - 2 LOTS
- ACTIVE OPEN SPACE LOTS - 1 LOT
- POCKET PARK
- PASSIVE OPEN SPACE LOTS - 24 LOTS
- CONVEYANCE CHANNELS - (2)
- WATER QUALITY BASINS - (5)
- BUFFER AREAS - (6)
- PERIMETER ENCROACHMENTS - (11)

• WITHIN VILLAGE 1 THERE ARE 6 CONDOMINIUM LOTS THAT WILL CONTAIN A TOTAL OF 43 RESIDENTIAL DWELLING UNITS CONFIGURED IN ROWS/CLUSTERS.
VILLAGE 2
RESIDENTIAL LOTS - 60 LOTS
- (46'-50") X (75'-79") (MIN. LOT SIZE=3,630 SQ. FT) - 20 LOTS
- 45' X 95' - 24 LOTS
- 55' X 95' - 10 LOTS
- SINGLE FAMILY DETACHED CONDOMINIUM ROW/CLUSTER - 6 LOTS**

NON-RESIDENTIAL LOTS - 19 LOTS
- ACTIVE OPEN SPACE LOTS - 1 LOT
- POCKET
- PASSIVE OPEN SPACE LOTS - 18 LOTS
- CONVEYANCE CHANNELS - (2)
- WATER QUALITY BASINS - (2)
- BUFFER AREAS - (6)
- PERIMETER ENCROACHMENTS - (8)
• WITHIN VILLAGE 2 THERE ARE 6 CONDOMINIUM LOTS THAT WILL CONTAIN A TOTAL OF 32 RESIDENTIAL DWELLING UNITS CONFIGURED IN ROWS/CLUSTERS.

VILLAGE 3
RESIDENTIAL LOTS - 51 LOTS
- (46'-50") X (75'-79") (MIN. LOT SIZE=3,630 SQ. FT) - 32 LOTS
- 4 UNIT-CLUSTERS/6-UNIT CLUSTERS - 14 LOTS***
- SINGLE FAMILY DETACHED CONDOMINIUM ROW/CLUSTER - 5 LOTS***

NON-RESIDENTIAL LOTS - 35 LOTS
- ACTIVE OPEN SPACE LOTS - 2 LOTS
- POCKET PARKS
- PASSIVE OPEN SPACE LOTS - 33 LOTS
- CONVEYANCE CHANNELS - (1)
- WATER QUALITY BASINS - (3)
- BUFFER AREAS - (5)
- PERIMETER ENCROACHMENTS - (24)

• WITHIN VILLAGE 3 THERE ARE 14 CONDOMINIUM LOTS THAT WILL CONTAIN A TOTAL OF 78 ATTACHED/DETACHED RESIDENTIAL DWELLING UNITS CONFIGURED IN 4 UNIT AND 6 UNIT CLUSTERS, AND 5 CONDOMINIUM LOTS THAT WILL CONTAIN A TOTAL OF 36 DETACHED RESIDENTIAL DWELLING UNITS CONFIGURED IN ROWS/CLUSTERS.

TOTAL LOTS:	
RESIDENTIAL:	222 LOTS
VILLAGE CENTER:	2 LOTS
BASINS:	10 LOTS
CHANNELS:	8 LOTS
LANDSCAPE/BUFFER:	17 LOTS
POCKET PARKS:	4 LOTS
ENCROACHMENTS:	43 LOTS
TOTAL:	303 LOTS

ABBREVIATIONS

AC	ASPHALT CONCRETE/ACRES	MIN	MINIMUM
AV	AIR RELEASE VALVE	NO	NUMBER
BC	BEGIN CURVE	OD	OUTSIDE DIAMETER
B.O.	BLOW OFF	OS	OPEN SPACE LOTS
BVC	BEGIN VERTICAL CURVE	PCR	POINT OF CURB RETURN
BW	BACK OF WALK/BOTTOM OF WALL	PCC	PORTLAND CEMENT CONCRETE
BS	BOTTOM OF STEP	PAD	PAD ELEVATION
C.B.	CATCH BASIN	PI	POINT OF INTERSECTION
CL	CENTERLINE	PL	PROPERTY LINE
C.O.	CLEANOUT	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARDS	PVT	PRIVATE
D	DIAMETER	R	RADIUS
DWG	DRAWING	RD	ROOF DRAIN
DWY	DRIVEWAY	REQ'D	REQUIRED
EC	END CURVE	RCP	REINFORCED CONCRETE PIPE
EVC	END VERTICAL CURVE	RT	RIGHT
EX/EXIST	EXISTING	S	SEWER
FF	FINISH FLOOR	SD	STORM DRAIN
FG	FINISH GRADE	S/W	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOW LINE	TG	TOP OF GRADE
FS	FINISH SURFACE	TF	TOP OF FOOTING
FS	FIRE SERVICE	TP	TOP OF PIPE
HP	HIGH POINT	TS	TOP OF STEP
HT	HEIGHT	TW	TOP OF RETAINING WALL
IE	INVERT ELEVATION	TYP.	TYPICAL
LE	LEFT	VC	VERTICAL CURVE
LP	LOW POINT	W	WITH
MAX	MAXIMUM	Δ	DELTA
MH	MANHOLE		

KEY MAP



SHEET INDEX

TITLE SHEET	SHEET	1
EXISTING CONDITIONS & EASEMENT MAP	SHEET	2
SECTIONS AND DETAILS	SHEETS	3 & 4
TENTATIVE MAP	SHEETS	5 THRU 12
TRAFFIC SIGNING, PARKING AND CALMING PLAN	SHEETS	13 THRU 15
SPECIFIC ALIGNMENT PLAN FOR COUNTRY CLUB LANE	SHEETS	16 THRU 18
OFFSITE TRAFFIC MITIGATION MEASURES	SHEETS	19 THRU 24

GRADING EXEMPTIONS

- A GRADING EXEMPTION IS REQUESTED FOR SLOPE HEIGHTS PER ARTICLE 55 EXCAVATION AND GRADING SECTION 33-1066(c) 1-4
- ALLOW FILL SLOPES WITHIN 50 FEET OF THE PROPERTY LINE GREATER THAN 10 FEET IN HEIGHT.
 - ALLOW CUT SLOPES IN EXCESS OF 20 FEET IN HEIGHT.
 - ALLOW FILL SLOPES WITHIN 50 FEET OF THE PROPERTY LINE GREATER THAN 20 FEET IN HEIGHT.

EARTHWORK

CUT:	230,000 CY
FILL:	370,000 CY
IMPORT:	140,000 CY

LEGEND

EXISTING IMPROVEMENTS

ITEM	SYMBOL
SPOT ELEV	X 9.0
CONTOURS	274
EASEMENT	S
8" SEWER MAIN	S
GAS	G
STORM DRAIN	SD
TELEPHONE	T
WATER LINE	W
CURB INLET	⊠
TYPE STORM DRAIN CLEANOUT	⊠ SD
SEWER MANHOLE	⊙
WATER VALVE	⊗
RIGHT-OF-WAY	---
CURB	---
4" PCC SIDEWALK	---
CURB & GUTTER	---
STREET SURVEY MONUMENT	⊕
SETTLEMENT MONUMENT	⊕
BROW DITCH	---
RECYCLED WATER	RW
STREET LIGHT	⊙

PROPOSED IMPROVEMENTS

ITEM	SYMBOL
SUBDIVISION BOUNDARY	---
CURB LINE	---
LOT LINE	---
RIGHT-OF-WAY LINE	---
WATER	8" UNLESS OTHERWISE NOTED
SEWER	8" UNLESS OTHERWISE NOTED
SEWER MANHOLE	⊙
STORM DRAIN	18" UNLESS OTHERWISE NOTED
STORM DRAIN CLEANOUT	⊠
STORM DRAIN INLET	⊠
2:1 SLOPE	∇
RETAINING WALL (SHOWN ONLY WHERE SLOPES ARE 2' AND GREATER IN HEIGHT)	---
SPOT ELEVATION	725.0
STREET SLOPE	1%
STORM DRAIN HEADWALL	---
BIORETENTION BASIN	---
AC PAVING	---
PCC SIDEWALK	---
PCC DRIVEWAY	---
TRAFFIC STRIPING	---
TRAFFIC SIGNAL MODIFICATION	⊕

LEGAL DESCRIPTION

LOTS 1, 2, 3 AND THAT PORTION OF 185 GOLDEN CIRCLE UNIT NO. 2, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL MAP THEREOF NO. 5433, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, ON JULY 29, 1964;
TOGETHER WITH THAT PORTION OF LOT 3 IN BLOCK 14 OF THE SUBDIVISION OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 21, 1895;
TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF;
TOGETHER WITH THAT PORTION OF LOT 186 OF GOLDEN CIRCLE UNIT NO. 2, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL MAP THEREOF NO. 5433, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 29, 1964 AND THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, ALL BEING IN TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF;
TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF;
TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE SECTION 5, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF;

OWNER'S CERTIFICATE

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

BY: STUCK IN THE ROUGH, LLC

MICHAEL SCHLESINGER, MANAGER
TITLE:

DATE: 7/31/17



ENGINEER OF WORK

TIMOTHY J. MURPHY R.C.E. 35171

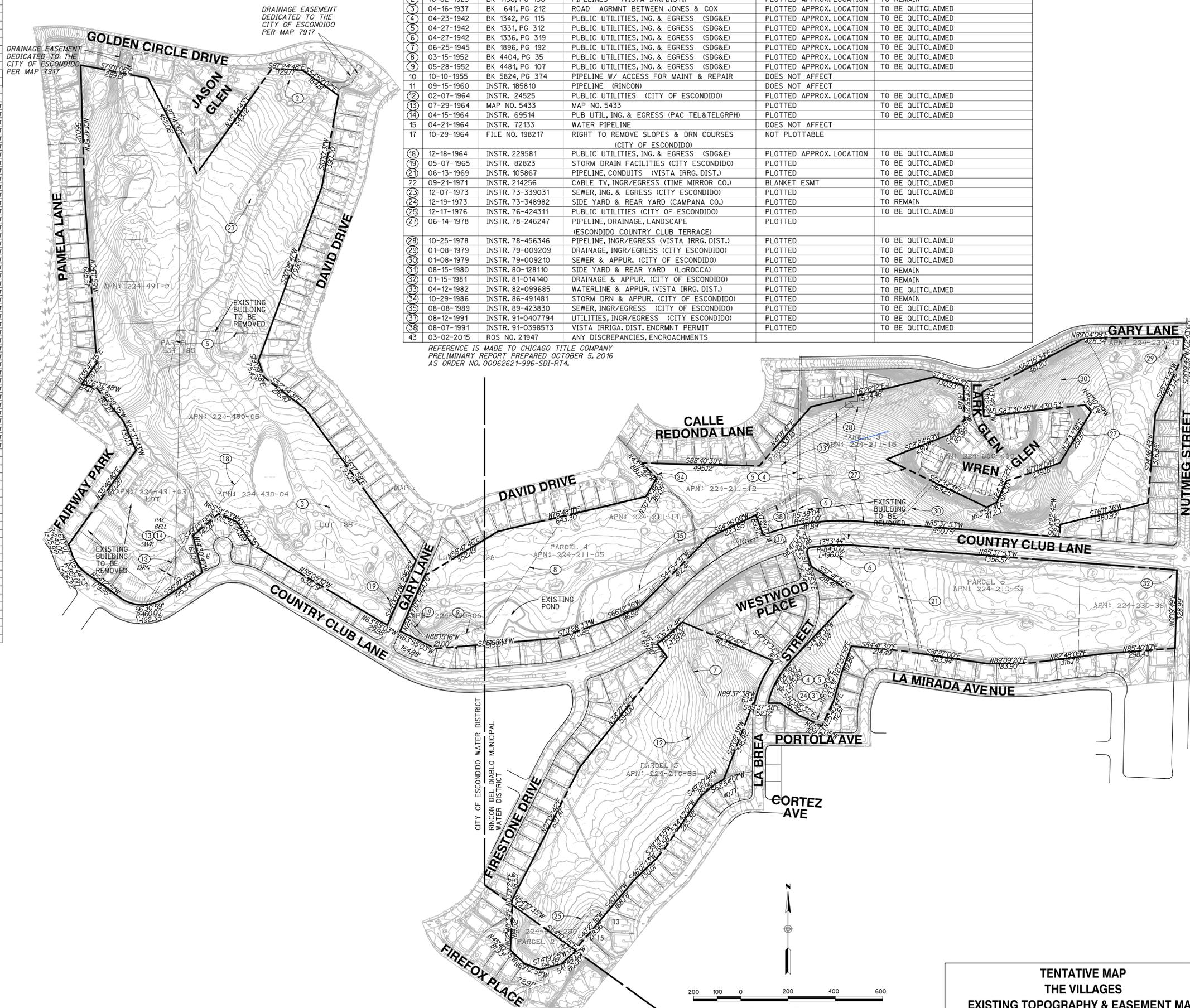
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DATE

TENTATIVE MAP
THE VILLAGES
TITLE SHEET

PROPOSED LOT AREA TABLE

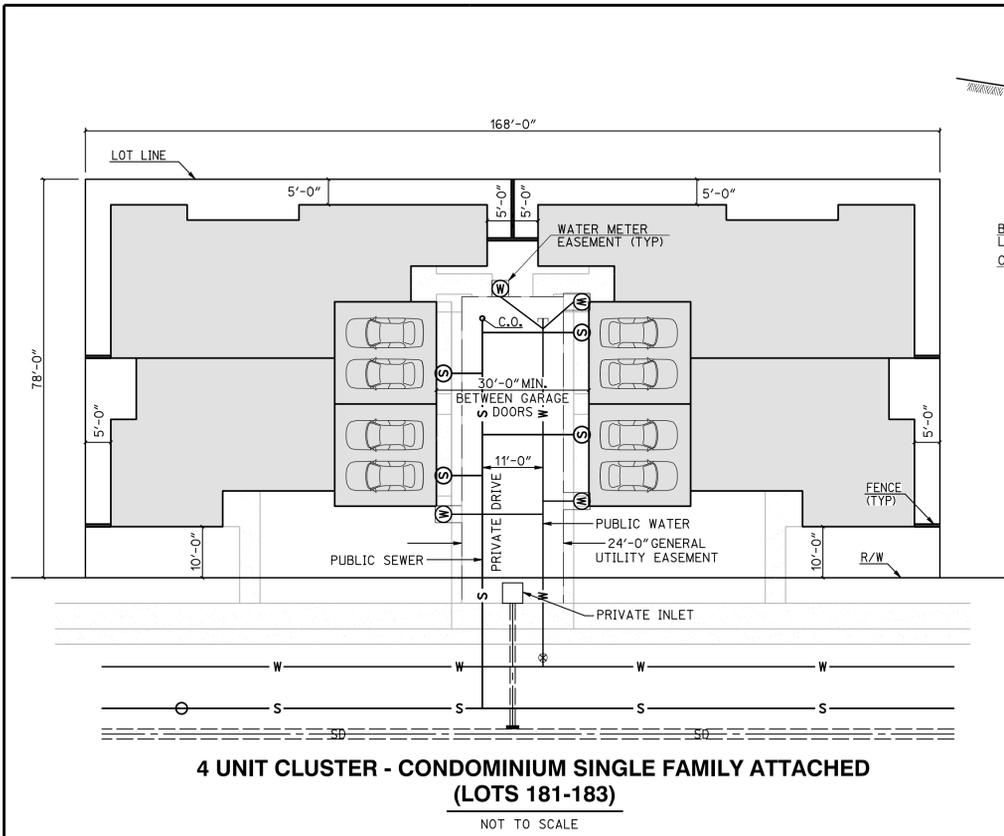
LOT NUMBER	LOT AREA (SQFT)	LOT TYPE	117	3,750	RESIDENTIAL	B01	55,989	WATER QUALITY BASIN
1	26,318	RESIDENTIAL	118	3,638	RESIDENTIAL	B02	18,190	WATER QUALITY BASIN
2	25,554	RESIDENTIAL	119	3,638	RESIDENTIAL	B03	6,352	WATER QUALITY BASIN
3	25,727	RESIDENTIAL	120	3,638	RESIDENTIAL	B04	20,945	WATER QUALITY BASIN
4	26,638	RESIDENTIAL	121	3,796	RESIDENTIAL	B05	51,449	WATER QUALITY BASIN
5	22,219	RESIDENTIAL	122	3,800	RESIDENTIAL	B06	38,081	WATER QUALITY BASIN
6	14,039	RESIDENTIAL	123	3,648	RESIDENTIAL	B07	44,462	WATER QUALITY BASIN
7	6,645	RESIDENTIAL	124	3,648	RESIDENTIAL	B08	24,583	WATER QUALITY BASIN
8	5,047	RESIDENTIAL	125	3,648	RESIDENTIAL	B09	43,256	WATER QUALITY BASIN
9	5,047	RESIDENTIAL	126	4,053	RESIDENTIAL	B10	37,810	WATER QUALITY BASIN
10	6,567	RESIDENTIAL	127	3,891	RESIDENTIAL	C1	134,526	DRAINAGE CHANNEL
11	6,022	RESIDENTIAL	128	3,891	RESIDENTIAL	C2	71,030	DRAINAGE CHANNEL
12	6,812	RESIDENTIAL	129	3,891	RESIDENTIAL	C3	140,822	DRAINAGE CHANNEL
13	6,896	RESIDENTIAL	130	3,891	RESIDENTIAL	C4	69,211	DRAINAGE CHANNEL
14	8,292	RESIDENTIAL	131	4,611	RESIDENTIAL	C5	70,645	DRAINAGE CHANNEL
15	6,662	RESIDENTIAL	132	13,197	RESIDENTIAL	E01	324	PERIMETER ENCROACHMENT
16	5,154	RESIDENTIAL	133	18,972	RESIDENTIAL	E02	325	PERIMETER ENCROACHMENT
17	4,372	RESIDENTIAL	134	19,353	RESIDENTIAL	E03	314	PERIMETER ENCROACHMENT
18	5,225	RESIDENTIAL	135	13,079	RESIDENTIAL	E04	325	PERIMETER ENCROACHMENT
19	4,370	RESIDENTIAL	136	17,558	RESIDENTIAL	E06	463	PERIMETER ENCROACHMENT
20	5,000	RESIDENTIAL	137	20,372	RESIDENTIAL	E07	427	PERIMETER ENCROACHMENT
21	6,299	RESIDENTIAL	138	9,295	RESIDENTIAL	E08	462	PERIMETER ENCROACHMENT
22	9,187	RESIDENTIAL	139	8,052	RESIDENTIAL	E09	690	PERIMETER ENCROACHMENT
23	9,132	RESIDENTIAL	140	7,102	RESIDENTIAL	E10	580	PERIMETER ENCROACHMENT
24	5,254	RESIDENTIAL	141	5,432	RESIDENTIAL	E11	418	PERIMETER ENCROACHMENT
25	5,328	RESIDENTIAL	142	5,320	RESIDENTIAL	E12	650	PERIMETER ENCROACHMENT
26	4,677	RESIDENTIAL	143	5,415	RESIDENTIAL	E13	650	PERIMETER ENCROACHMENT
27	5,640	RESIDENTIAL	144	5,415	RESIDENTIAL	E14	650	PERIMETER ENCROACHMENT
28	4,370	RESIDENTIAL	145	6,801	RESIDENTIAL	E15	650	PERIMETER ENCROACHMENT
29	4,370	RESIDENTIAL	146	5,869	RESIDENTIAL	E16	690	PERIMETER ENCROACHMENT
30	5,424	RESIDENTIAL	147	7,574	RESIDENTIAL	E17	395	PERIMETER ENCROACHMENT
31	4,809	RESIDENTIAL	148	8,362	RESIDENTIAL	E18	1,137	PERIMETER ENCROACHMENT
32	4,521	RESIDENTIAL	149	8,204	RESIDENTIAL	E19	182	PERIMETER ENCROACHMENT
33	4,905	RESIDENTIAL	150	6,658	RESIDENTIAL	E20	353	PERIMETER ENCROACHMENT
34	5,065	RESIDENTIAL	151	4,884	RESIDENTIAL	E21	325	PERIMETER ENCROACHMENT
35	5,146	RESIDENTIAL	152	4,731	RESIDENTIAL	E22	325	PERIMETER ENCROACHMENT
36	4,826	RESIDENTIAL	153	5,468	RESIDENTIAL	E23	650	PERIMETER ENCROACHMENT
37	4,570	RESIDENTIAL	154	5,097	RESIDENTIAL	E24	650	PERIMETER ENCROACHMENT
38	4,500	RESIDENTIAL	155	5,413	RESIDENTIAL	E25	385	PERIMETER ENCROACHMENT
39	5,355	RESIDENTIAL	156	6,065	RESIDENTIAL	E26	1,119	PERIMETER ENCROACHMENT
40	4,935	RESIDENTIAL	157	4,487	RESIDENTIAL	E27	1,382	PERIMETER ENCROACHMENT
41	4,162	RESIDENTIAL	158	4,487	RESIDENTIAL	E28	361	PERIMETER ENCROACHMENT
42	4,785	RESIDENTIAL	159	6,946	RESIDENTIAL	E29	329	PERIMETER ENCROACHMENT
43	3,710	RESIDENTIAL	160	7,748	RESIDENTIAL	E30	1,544	PERIMETER ENCROACHMENT
44	3,726	RESIDENTIAL	161	7,169	RESIDENTIAL	E31	604	PERIMETER ENCROACHMENT
45	3,809	RESIDENTIAL	162	5,565	RESIDENTIAL	E32	2,040	PERIMETER ENCROACHMENT
46	3,652	RESIDENTIAL	163	5,510	RESIDENTIAL	E33	1,368	PERIMETER ENCROACHMENT
47	4,231	RESIDENTIAL	164	8,611	RESIDENTIAL	E34	1,335	PERIMETER ENCROACHMENT
48	4,452	RESIDENTIAL	165	7,583	RESIDENTIAL	E35	1,260	PERIMETER ENCROACHMENT
49	4,545	RESIDENTIAL	166	5,556	RESIDENTIAL	E36	1,248	PERIMETER ENCROACHMENT
50	5,306	RESIDENTIAL	167	4,831	RESIDENTIAL	E37	1,237	PERIMETER ENCROACHMENT
51	5,735	RESIDENTIAL	168	4,487	RESIDENTIAL	E38	1,237	PERIMETER ENCROACHMENT
52	5,555	RESIDENTIAL	169	7,612	RESIDENTIAL	E39	414	PERIMETER ENCROACHMENT
53	4,737	RESIDENTIAL	170	6,958	RESIDENTIAL	E40	475	PERIMETER ENCROACHMENT
54	4,925	RESIDENTIAL	171	9,263	RESIDENTIAL	E41	576	PERIMETER ENCROACHMENT
55	3,848	RESIDENTIAL	172	20,459	RESIDENTIAL	E42	451	PERIMETER ENCROACHMENT
56	4,699	RESIDENTIAL	173	22,670	RESIDENTIAL	E43	1,148	PERIMETER ENCROACHMENT
57	5,355	RESIDENTIAL	174	19,984	RESIDENTIAL	L01	71,051	LANDSCAPE/BUFFER
58	4,481	RESIDENTIAL	175	20,933	RESIDENTIAL	L02	136,119	LANDSCAPE/BUFFER
59	4,282	RESIDENTIAL	176	25,160	RESIDENTIAL	L03	37,414	LANDSCAPE/BUFFER
60	4,589	RESIDENTIAL	177	25,160	RESIDENTIAL	L04	1,588	LANDSCAPE/BUFFER
61	6,702	RESIDENTIAL	178	22,624	RESIDENTIAL	L05	1,784	LANDSCAPE/BUFFER
62	7,089	RESIDENTIAL	179	22,771	RESIDENTIAL	L06	3,965	LANDSCAPE/BUFFER
63	7,715	RESIDENTIAL	180	16,732	RESIDENTIAL	L07	168,127	LANDSCAPE/BUFFER
64	7,345	RESIDENTIAL	181	13,744	RESIDENTIAL	L08	55,511	LANDSCAPE/BUFFER
65	5,417	RESIDENTIAL	182	13,939	RESIDENTIAL	L09	1,500	LANDSCAPE/BUFFER
66	7,837	RESIDENTIAL	183	13,441	RESIDENTIAL	L10	17,740	LANDSCAPE/BUFFER
67	5,342	RESIDENTIAL	184	22,868	RESIDENTIAL	L11	21,890	LANDSCAPE/BUFFER
68	4,635	RESIDENTIAL	185	24,067	RESIDENTIAL	L12	182,482	LANDSCAPE/BUFFER
69	4,635	RESIDENTIAL	186	3,667	RESIDENTIAL	L13	123,885	LANDSCAPE/BUFFER
70	4,635	RESIDENTIAL	187	3,751	RESIDENTIAL	L14	2,834	LANDSCAPE/BUFFER
71	4,641	RESIDENTIAL	188	3,734	RESIDENTIAL	L15	86,189	LANDSCAPE/BUFFER
72	5,261	RESIDENTIAL	189	3,649	RESIDENTIAL	L16	193,404	LANDSCAPE/BUFFER
73	4,543	RESIDENTIAL	190	3,634	RESIDENTIAL	L17	12,781	LANDSCAPE/BUFFER
74	5,115	RESIDENTIAL	191	3,634	RESIDENTIAL	P1	67,359	PARK
75	5,443	RESIDENTIAL	192	3,634	RESIDENTIAL	P2	62,802	PARK
76	5,490	RESIDENTIAL	193	3,634	RESIDENTIAL	P3	14,340	PARK
77	6,014	RESIDENTIAL	194	3,634	RESIDENTIAL	P4	8,143	PARK
78	6,318	RESIDENTIAL	195	3,937	RESIDENTIAL	RC1	179,321	CLUBHOUSE/FARM
79	5,652	RESIDENTIAL	196	3,791	RESIDENTIAL	RC2	38,779	CLUBHOUSE/FARM
80	5,704	RESIDENTIAL	197	3,634	RESIDENTIAL	A-N	800,592	PUBLIC STREETS
81	5,334	RESIDENTIAL	198	3,634	RESIDENTIAL			
82	5,128	RESIDENTIAL	199	3,850	RESIDENTIAL			
83	6,093	RESIDENTIAL	200	3,942	RESIDENTIAL			
84	5,763	RESIDENTIAL	201	3,710	RESIDENTIAL			
85	5,783	RESIDENTIAL	202	3,710	RESIDENTIAL			
86	4,793	RESIDENTIAL	203	3,634	RESIDENTIAL			
87	4,370	RESIDENTIAL	204	3,655	RESIDENTIAL			
88	4,891	RESIDENTIAL	205	3,742	RESIDENTIAL			
89	5,614	RESIDENTIAL	206	3,744	RESIDENTIAL			
90	5,301	RESIDENTIAL	207	5,881	RESIDENTIAL			
91	4,921	RESIDENTIAL	208	21,173	RESIDENTIAL			
92	4,530	RESIDENTIAL	209	21,040	RESIDENTIAL			
93	4,624	RESIDENTIAL	210	21,387	RESIDENTIAL			
94	6,313	RESIDENTIAL	211	23,070	RESIDENTIAL			
95	6,058	RESIDENTIAL	212	20,296	RESIDENTIAL			
96	6,306	RESIDENTIAL	213	3,743	RESIDENTIAL			
97	5,686	RESIDENTIAL	214	3,917	RESIDENTIAL			
98	7,342	RESIDENTIAL	215	3,909	RESIDENTIAL			
99	6,316	RESIDENTIAL	216	3,789	RESIDENTIAL			
100	7,625	RESIDENTIAL	217	3,634	RESIDENTIAL			
101	4,515	RESIDENTIAL	218	3,634	RESIDENTIAL			
102	4,527	RESIDENTIAL	219	3,634	RESIDENTIAL			
103	4,539	RESIDENTIAL	220	4,131	RESIDENTIAL			
104	4,727	RESIDENTIAL	221	3,735	RESIDENTIAL			
105	5,311	RESIDENTIAL	222	3,735	RESIDENTIAL			
106	5,701	RESIDENTIAL						
107	5,295	RESIDENTIAL						
108	4,919	RESIDENTIAL						
109	4,728	RESIDENTIAL						
110	4,636	RESIDENTIAL						
111	6,068	RESIDENTIAL						
112	3,750	RESIDENTIAL						
113	3,638	RESIDENTIAL						
114	3,638	RESIDENTIAL						
115	3,638	RESIDENTIAL						
116	3,638	RESIDENTIAL						



EXISTING EASEMENTS

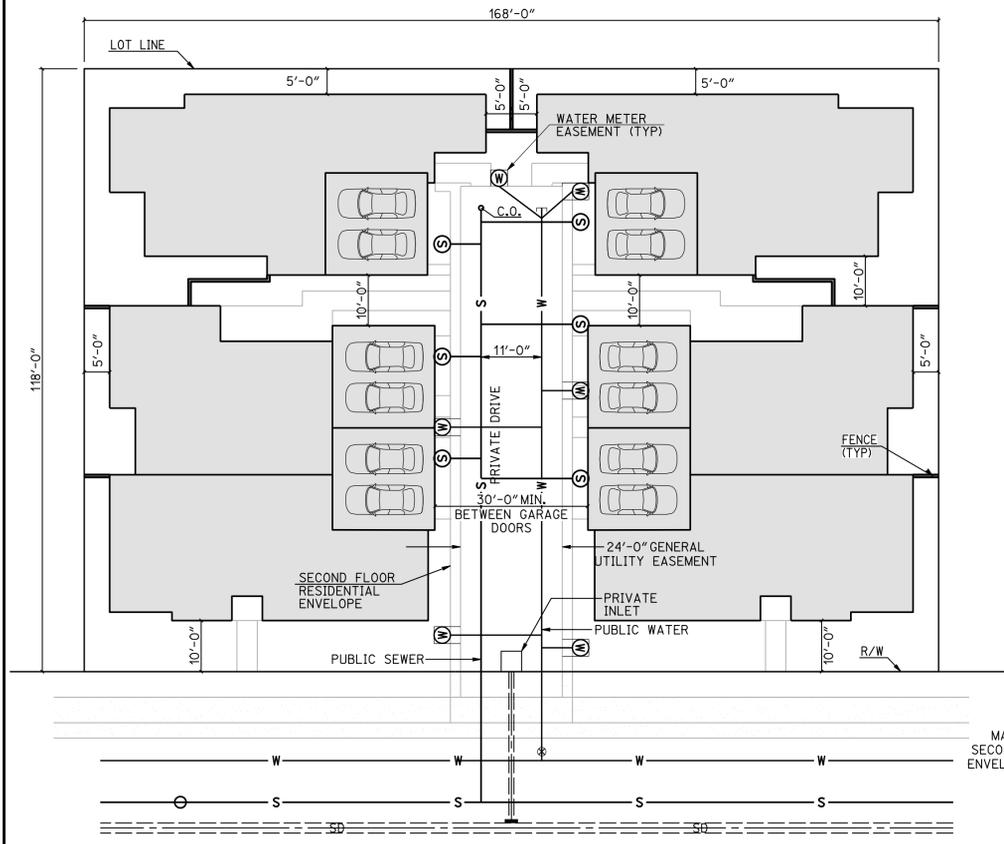
ITEM NO.	RECORDING DATE	DOCUMENT NO.	DESCRIPTION (GRANTEE)	REMARKS	ACTION
(2)	10-02-1925	BK 1136, PG 130	PIPELINES (VISTA IRR. DIST.)	PLOTTED APPROX. LOCATION	TO REMAIN
(3)	04-16-1937	BK 641, PG 212	ROAD AGRMNT BETWEEN JONES & COX	PLOTTED APPROX. LOCATION	TO BE QUITCLAIMED
(4)	04-23-1942	BK 1342, PG 115	PUBLIC UTILITIES, INC. & EGRESS (SDG&E)	PLOTTED APPROX. LOCATION	TO BE QUITCLAIMED
(5)	04-27-1942	BK 1331, PG 312	PUBLIC UTILITIES, INC. & EGRESS (SDG&E)	PLOTTED APPROX. LOCATION	TO BE QUITCLAIMED
(6)	04-27-1942	BK 1336, PG 319	PUBLIC UTILITIES, INC. & EGRESS (SDG&E)	PLOTTED APPROX. LOCATION	TO BE QUITCLAIMED
(7)	06-25-1945	BK 1896, PG 192	PUBLIC UTILITIES, INC. & EGRESS (SDG&E)	PLOTTED APPROX. LOCATION	TO BE QUITCLAIMED
(8)	03-15-1952	BK 4404, PG 35	PUBLIC UTILITIES, INC. & EGRESS (SDG&E)	PLOTTED APPROX. LOCATION	TO BE QUITCLAIMED
(9)	05-28-1952	BK 4481, PG 107	PUBLIC UTILITIES, INC. & EGRESS (SDG&E)	PLOTTED APPROX. LOCATION	TO BE QUITCLAIMED
10	10-10-1955	BK 5824, PG 374	PIPELINE W/ ACCESS FOR MAINT & REPAIR	DOES NOT AFFECT	
11	09-15-1960	INSTR. 185810	PIPELINE (RINCON)	DOES NOT AFFECT	
(12)	02-07-1964	INSTR. 24525	PUBLIC UTILITIES (CITY OF ESCONDIDO)	PLOTTED APPROX. LOCATION	TO BE QUITCLAIMED
(13)	07-29-1964	MAP NO. 5433	MAP NO. 5433	PLOTTED	TO BE QUITCLAIMED
(14)	04-15-1964	INSTR. 69514	PUB UTIL, ING. & EGRESS (PAC TEL&TELGRPH)	PLOTTED	TO BE QUITCLAIMED
15	04-21-1964	INSTR. 72133	WATER PIPELINE	DOES NOT AFFECT	
17	10-29-1964	FILE NO. 198217	RIGHT TO REMOVE SLOPES & DRN COURSES (CITY OF ESCONDIDO)	NOT PLOTTABLE	
(18)	12-18-1964	INSTR. 229581	PUBLIC UTILITIES, INC. & EGRESS (SDG&E)	PLOTTED APPROX. LOCATION	TO BE QUITCLAIMED
(19)	05-07-1965	INSTR. 82823	STORM DRAIN FACILITIES (CITY ESCONDIDO)	PLOTTED	TO BE QUITCLAIMED
(21)	06-13-1969	INSTR. 105867	PIPELINE, CONDUITS (VISTA IRRG. DIST.)	PLOTTED	TO BE QUITCLAIMED
(22)	09-21-1971	INSTR. 214256	CABLE TV, INGR/EGRESS (TIME MIRROR CO.)	BLANKET ESMT	TO BE QUITCLAIMED
(23)	12-07-1973	INSTR. 73-339031	SEWER, ING. & EGRESS (CITY ESCONDIDO)	PLOTTED	TO BE QUITCLAIMED
(24)	12-19-1973	INSTR. 73-348982	SIDE YARD & REAR YARD (CAMPANA CO.)	PLOTTED	TO REMAIN
(25)	12-17-1976	INSTR. 76-424311	PUBLIC UTILITIES (CITY OF ESCONDIDO)	PLOTTED	TO BE QUITCLAIMED
(27)	06-14-1978	INSTR. 78-246247	PIPELINE, DRAINAGE, LANDSCAPE (ESCONDIDO COUNTRY CLUB TERRACE)	PLOTTED	TO BE QUITCLAIMED
(28)	10-25-1978	INSTR. 78-456346	PIPELINE, INGR/EGRESS (VISTA IRRG. DIST.)	PLOTTED	TO BE QUITCLAIMED
(29)	01-08-1979	INSTR. 79-009209	DRAINAGE, INGR/EGRESS (CITY ESCONDIDO)	PLOTTED	TO BE QUITCLAIMED
(30)	01-08-1979	INSTR. 79-009210	SEWER & APPUR. (CITY OF ESCONDIDO)	PLOTTED	TO BE QUITCLAIMED
(31)	08-15-1980	INSTR. 80-128110	SIDE YARD & REAR YARD (LOROCCA)	PLOTTED	TO REMAIN
(32)	01-15-1981	INSTR. 81-014140	DRAINAGE & APPUR. (CITY OF ESCONDIDO)	PLOTTED	TO REMAIN
(33)	04-12-1982	INSTR. 82-099685	WATERLINE & APPUR. (VISTA IRRG. DIST.)	PLOTTED	TO BE QUITCLAIMED
(34)	10-29-1986	INSTR. 86-491481	STORM DRN & APPUR. (CITY OF ESCONDIDO)	PLOTTED	TO REMAIN
(35)	08-08-1989	INSTR. 89-423830	SEWER, INGR/EGRESS (CITY OF ESCONDIDO)	PLOTTED	TO BE QUITCLAIMED
(37)	08-12-1991	INSTR. 91-0407794	UTILITIES, INGR/EGRESS (CITY ESCONDIDO)	PLOTTED	TO BE QUITCLAIMED
(38)	08-07-1991	INSTR. 91-0398573	VISTA IRRIGA. DIST. ENCRMNT PERMIT	PLOTTED	TO BE QUITCLAIMED
43	03-02-2015	ROS NO. 21947	ANY DISCREPANCIES, ENCROACHMENTS		

REFERENCE IS MADE TO CHICAGO TITLE COMPANY PRELIMINARY REPORT PREPARED OCTOBER 5, 2016 AS ORDER NO. 00062621-996-SD1-R14.



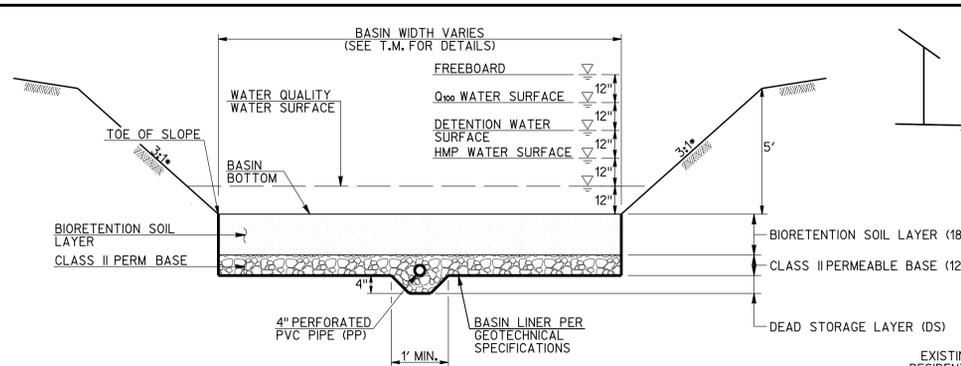
4 UNIT CLUSTER - CONDOMINIUM SINGLE FAMILY ATTACHED (LOTS 181-183)

NOT TO SCALE



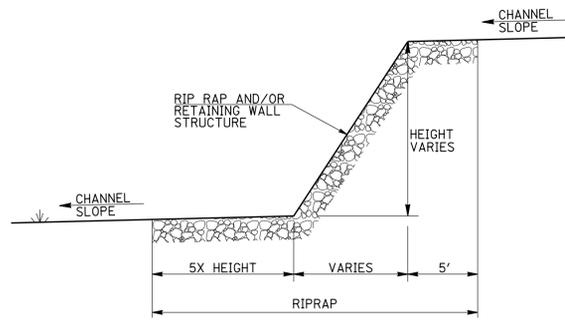
6 UNIT CLUSTER - CONDOMINIUM SINGLE FAMILY DETACHED/ATTACHED (LOTS 172-175, 184-185, 209-212)

NOT TO SCALE



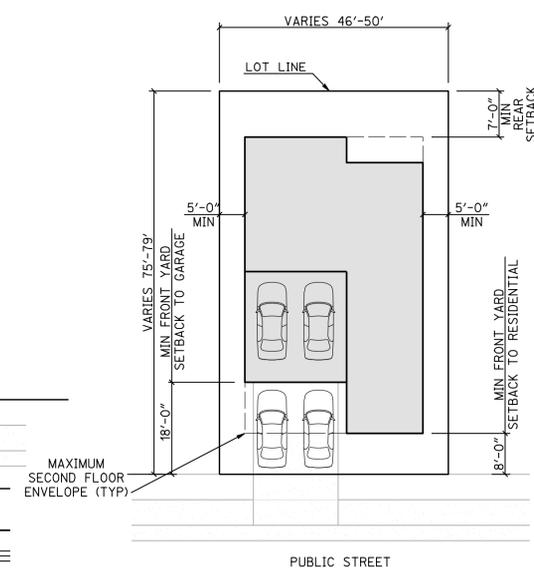
TYPICAL BIORETENTION BASIN CROSS-SECTION

NOT TO SCALE



TYPICAL DROP STRUCTURE

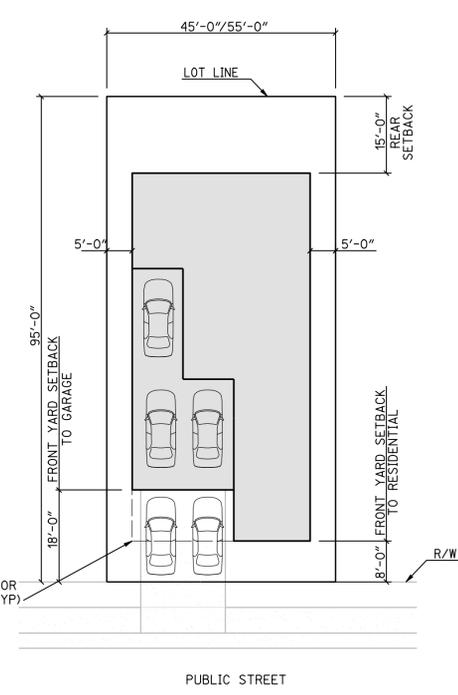
NOT TO SCALE



(46'-50') X (75'-79') SINGLE FAMILY DETACHED

NOT TO SCALE

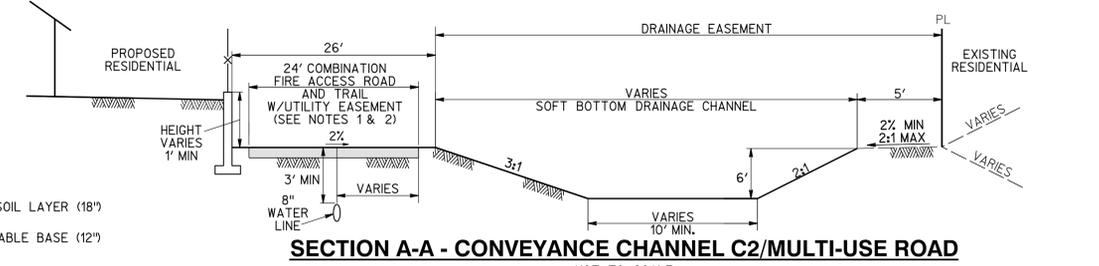
NOTES:
MINIMUM LOT AREA SHALL BE 3,630 SQ. FT.



45'/55' X 95' SINGLE FAMILY DETACHED

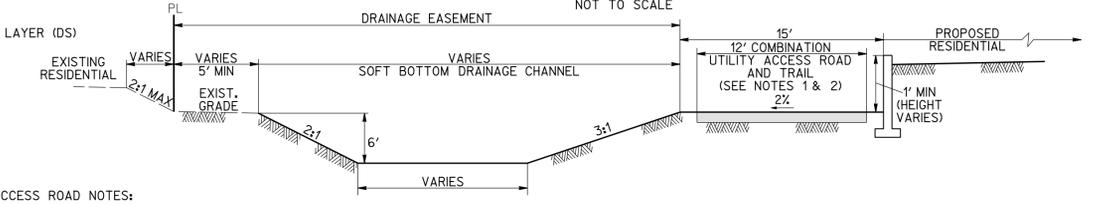
NOT TO SCALE

- FIRE ACCESS ROAD NOTES:**
1. ACCESS FOR EMERGENCY VEHICLES, UTILITIES AND CHANNEL MAINTENANCE. PAVING SURFACE CAN BE AESTHETICALLY PLEASING. ALTERNATE TO AC OR PCC.
 2. ALL FIRE ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE H20 (75,000 POUND) LOADING
 3. INSIDE ACCESS ROAD RADIUS SHALL BE 28' MIN.
 4. AUTOMATIC EMERGENCY ACCESS GATES SHALL HAVE KNOX SWITCHES AND OPTICON RECEIVERS. MANUAL EMERGENCY ACCESS GATES SHALL HAVE EITHER A KNOX PADLOCK OR KNOX BOX
 5. AN APPROVED PAVE ALL WEATHER ACCESS ROADWAY AND AN ADEQUATE WATER SUPPLY SHALL BE PROVIDED ON SITE PRIOR TO AND DURING CONSTRUCTION CFC 501.4



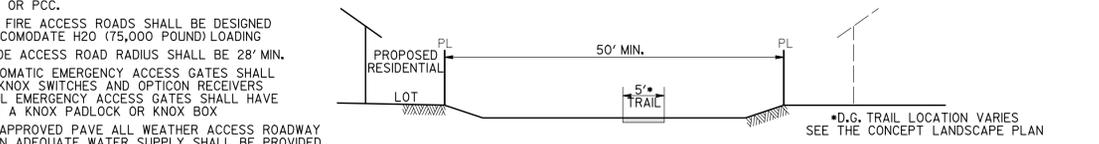
SECTION A-A - CONVEYANCE CHANNEL C2/MULTI-USE ROAD

NOT TO SCALE



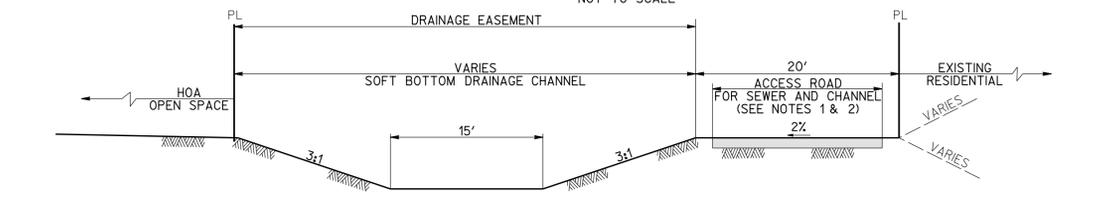
SECTION B-B - CONVEYANCE CHANNEL C1/MULTI-USE ROAD

NOT TO SCALE



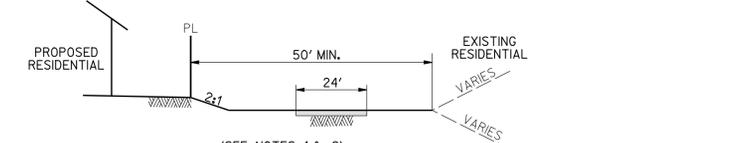
SECTION C-C - PERIMETER BUFFER

NOT TO SCALE



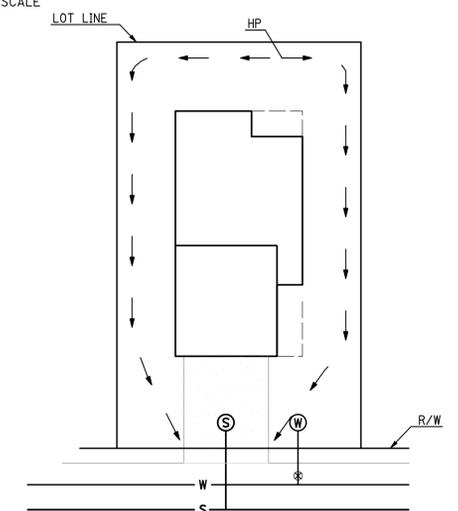
SECTION D-D - CONVEYANCE CHANNEL C3/UTILITY ACCESS ROAD

NOT TO SCALE



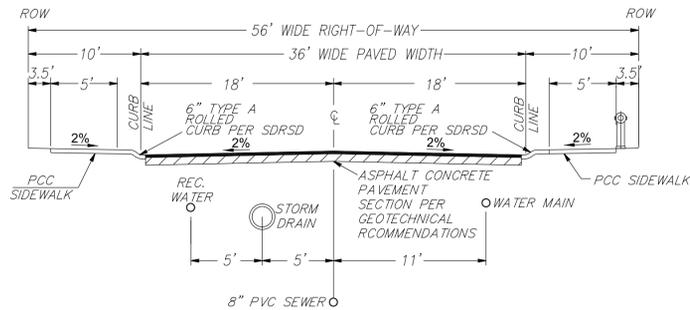
SECTION E-E - FIRE ACCESS/TRAIL

NOT TO SCALE



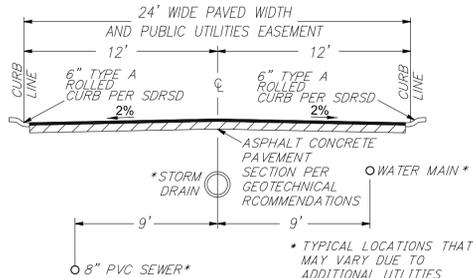
TYPICAL PAD GRADING AND UTILITY LATERAL EXHIBIT

NOT TO SCALE

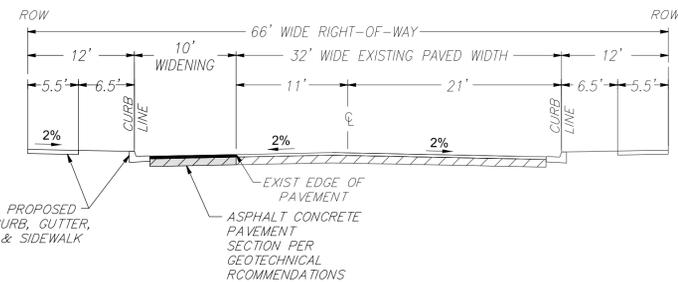


PROPOSED PUBLIC LOCAL STREET

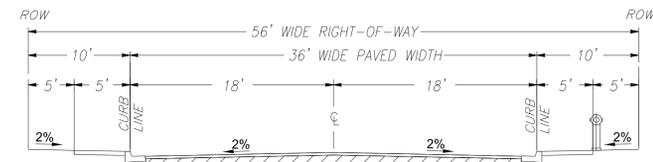
STREETS "A" THROUGH "N"
 NOT TO SCALE
 DESIGN SPEED= 30 MPH
 MIN. RADIUS= 435 FT
 NOTE: STREETS E, J, L ARE CUL-DE-SACS WITH MIN. RADII OF 200'



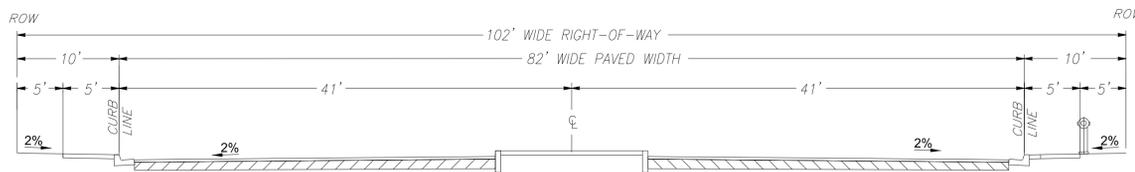
PROPOSED PRIVATE DRIVE
 SERVING CLUSTER LOTS
 NOT TO SCALE



EXISTING NUTMEG STREET
 NOT TO SCALE

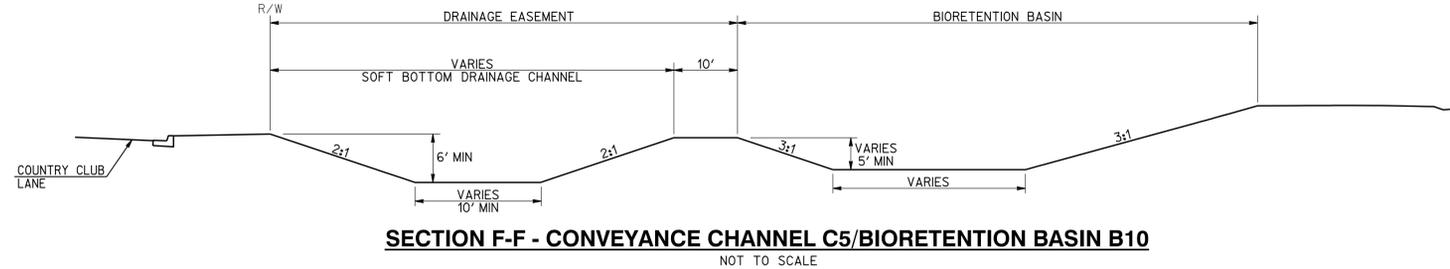


EXISTING GARY LANE, LA BREA STREET - NOT A PART*
 NOT TO SCALE

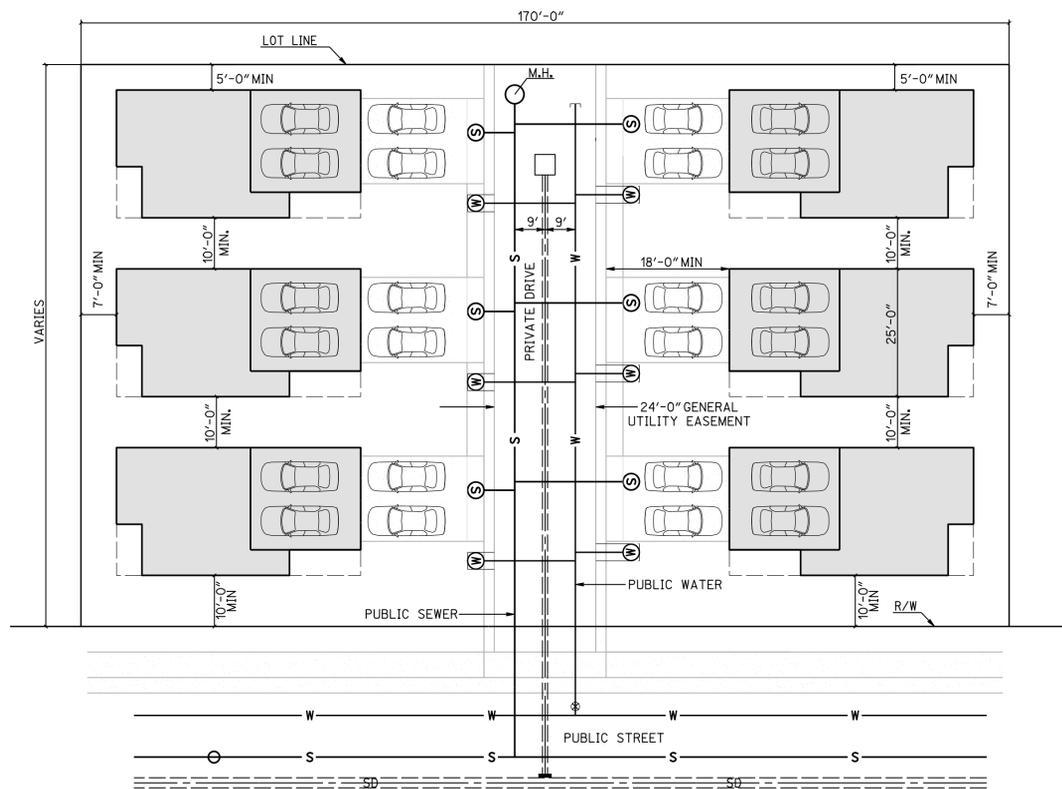


EXISTING COUNTRY CLUB LANE - NOT A PART*
 NOT TO SCALE

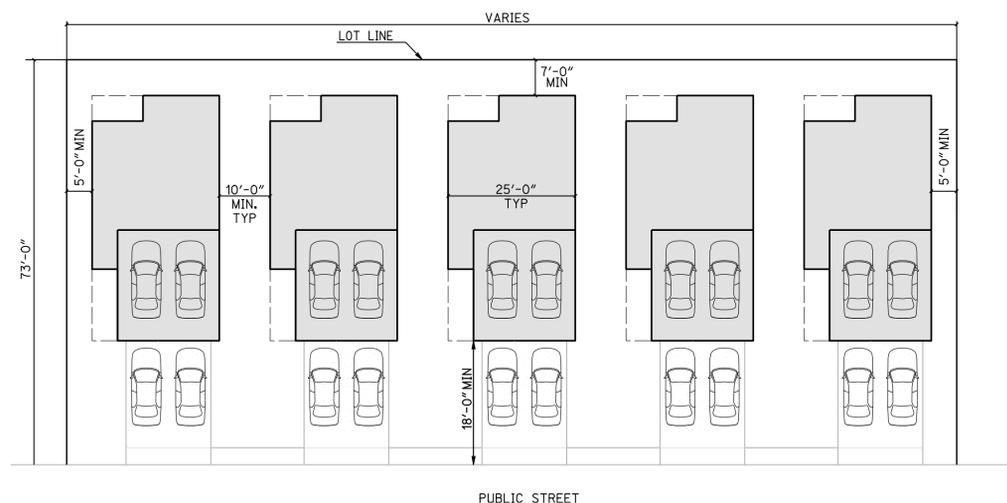
*THE EXISTING STREET SECTIONS SHOWN ARE FOR REFERENCE ONLY. THESE STREETS ARE PROVIDING ACCESS TO THE SITE



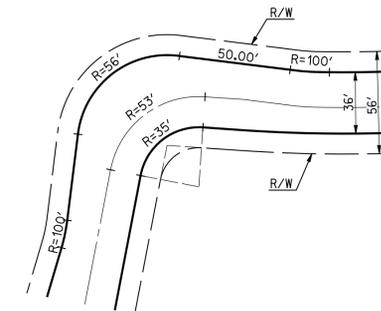
SECTION F-F - CONVEYANCE CHANNEL C5/BIORETENTION BASIN B10
 NOT TO SCALE



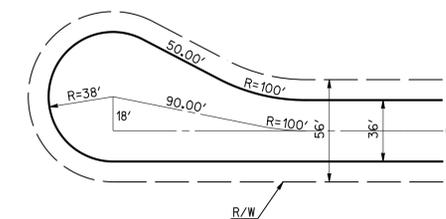
TYPICAL: CLUSTER - SINGLE FAMILY DETACHED CONDOMINIUM (LOTS 1-6, 133-136, 176-179)
 NOTE: NUMBER OF UNITS IN EACH CLUSTER MAY VARY
 NOT TO SCALE



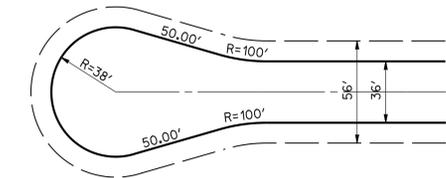
TYPICAL: ROW - SINGLE FAMILY DETACHED CONDOMINIUM (LOTS 132, 137, 180)
 NOTE: NUMBER OF UNITS AND ORIENTATION OF UNITS MAY VARY
 NOT TO SCALE



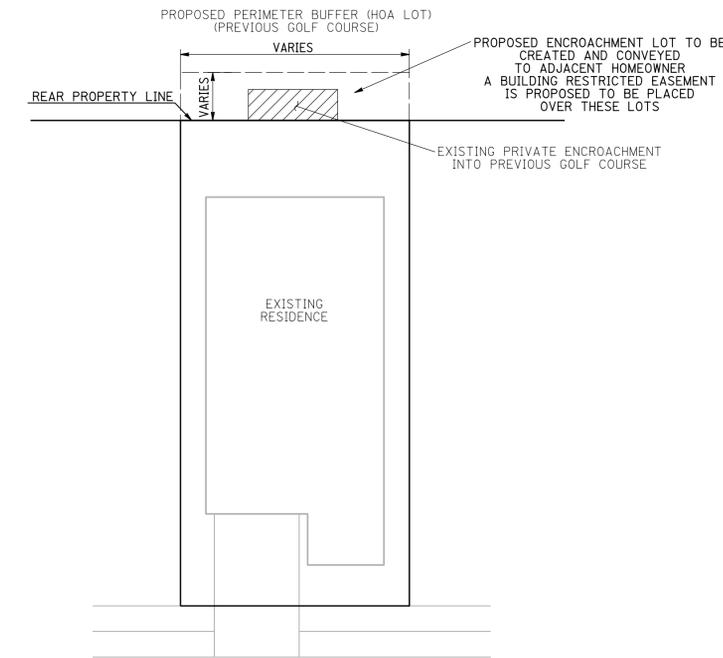
STANDARD KNUCKLE
 NOT TO SCALE



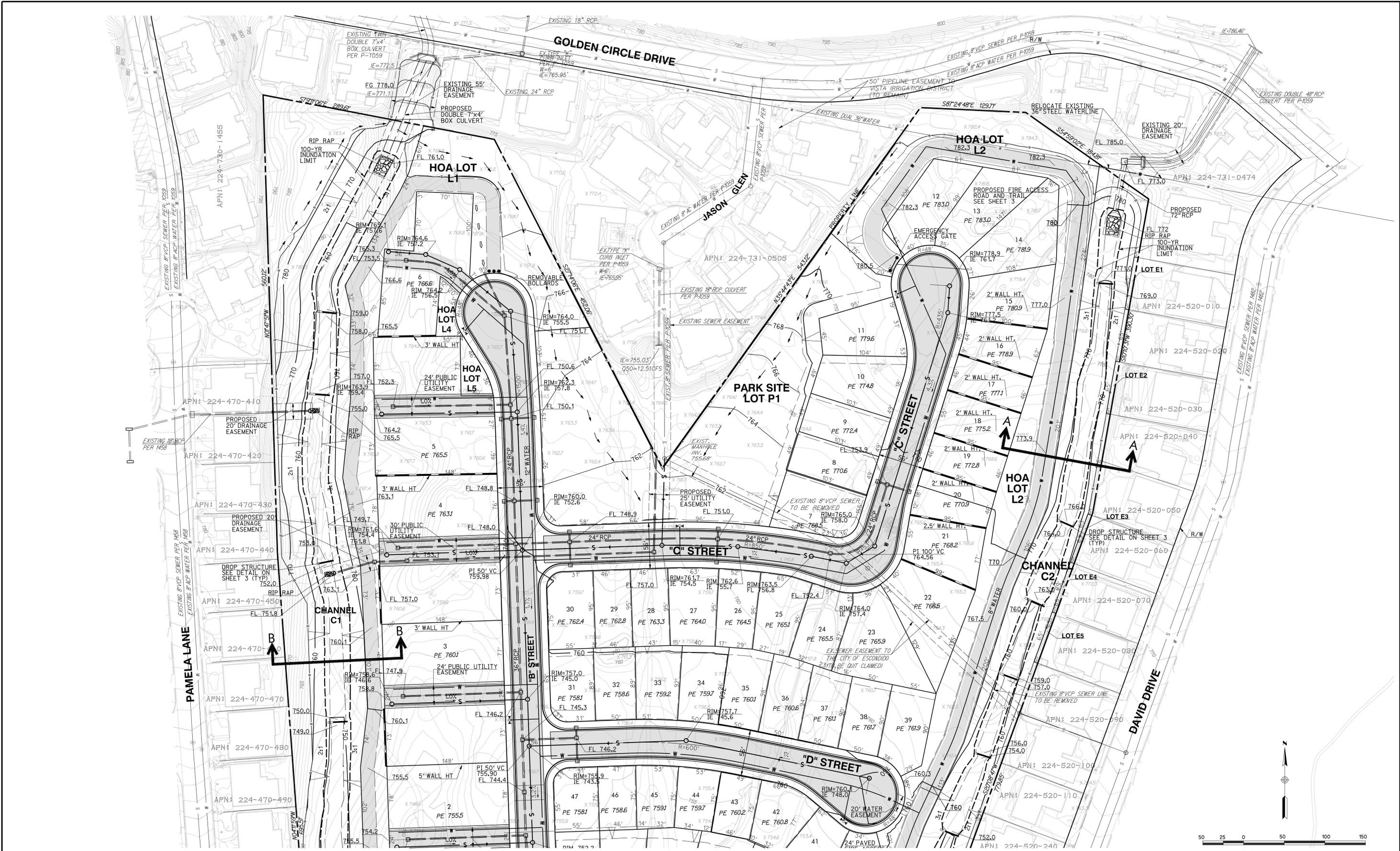
OFFSET CUL-DE-SAC
 NOT TO SCALE



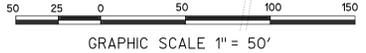
STANDARD CUL-DE-SAC
 NOT TO SCALE



TYPICAL DETAIL PRIVATE PROPERTY ENCROACHMENTS INTO EXISTING GOLF COURSE (LOTS E-1 THROUGH E-43)
 NOT TO SCALE



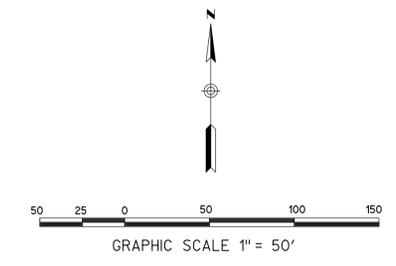
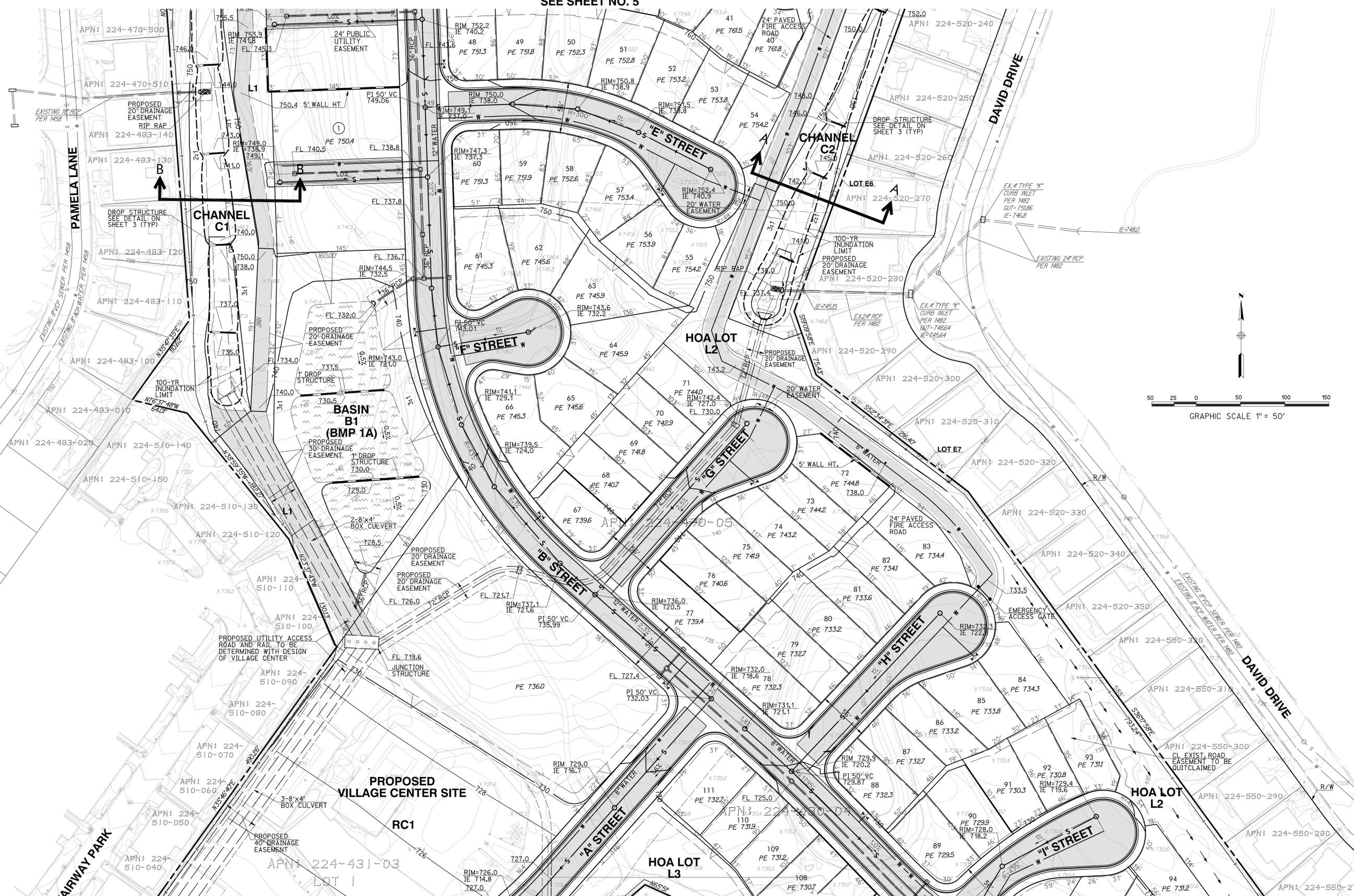
SEE SHEET NO. 6



**TENTATIVE MAP
THE VILLAGES**

SEE SHEET NO. 5

SEE SHEET NO. 7



SEE SHEET NO. 7

SEE SHEET NO. 9

SEE SHEET NO. 10

SEE SHEET NO. 11

MAP 5578

CITY OF ESCONDIDO WATER DISTRICT
RINCON DEL DIABLO MUNICIPAL WATER DISTRICT

DAVID DRIVE

HOA LOT L7

HOA LOT L7

HOA LOT L10

HOA LOT L8

HOA LOT L9

HOA LOT L8

WESTWOOD PLACE

COUNTRY CLUB LANE

HOA LOT L16

HOA LOT L13

BASIN B6
BMP-2

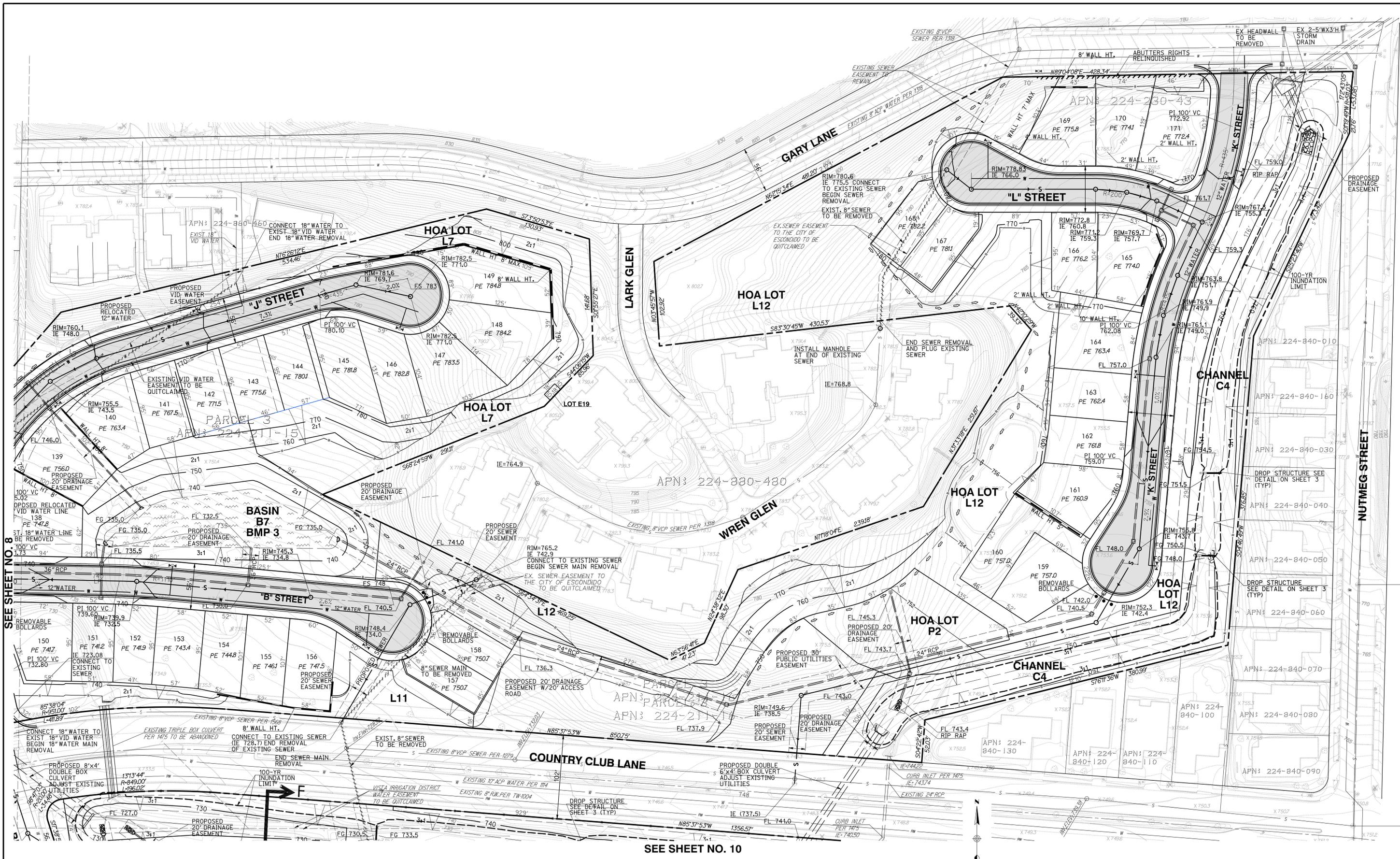
CHANNEL C3

CALLE REDONDA LANE

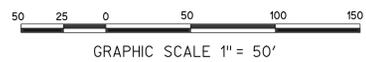
LABREA STREET



J:\17762A - Esccondido, Country Club\17762A.dwg
J:\17762A - Esccondido, Country Club\17762A.dwg
default: attached from dtdwg
29-SEP-2011 11:15



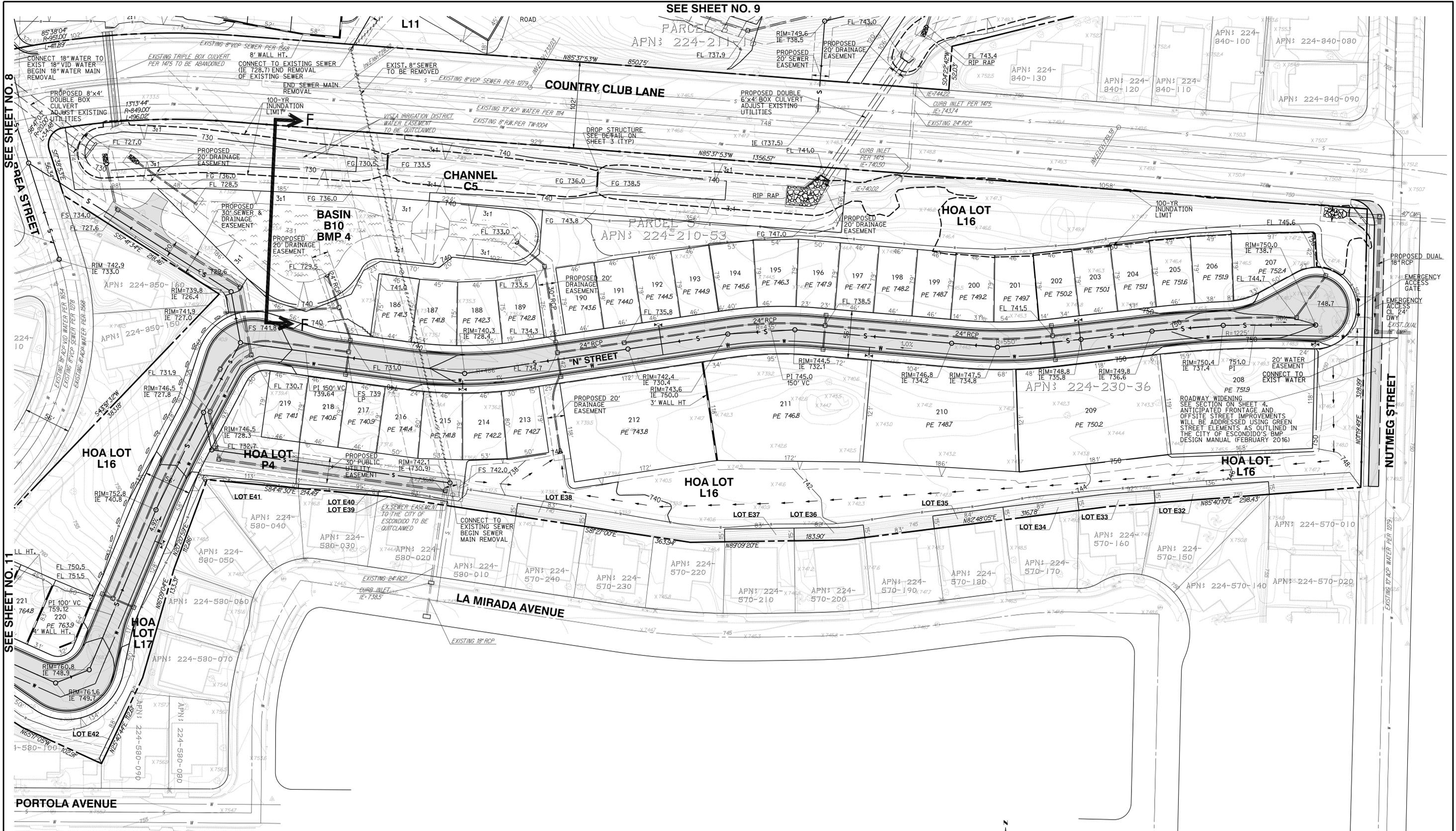
SEE SHEET NO. 10



**TENTATIVE MAP
THE VILLAGES**

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX) 619.291.4165
rickengineering.com
San Diego Riverside - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

SEE SHEET NO. 9



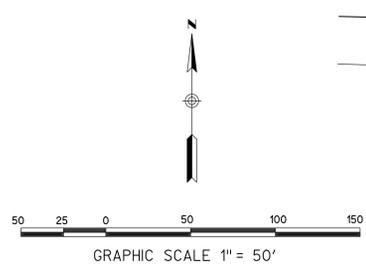
SEE SHEET NO. 8

SEE SHEET NO. 11

PORTOLA AVENUE

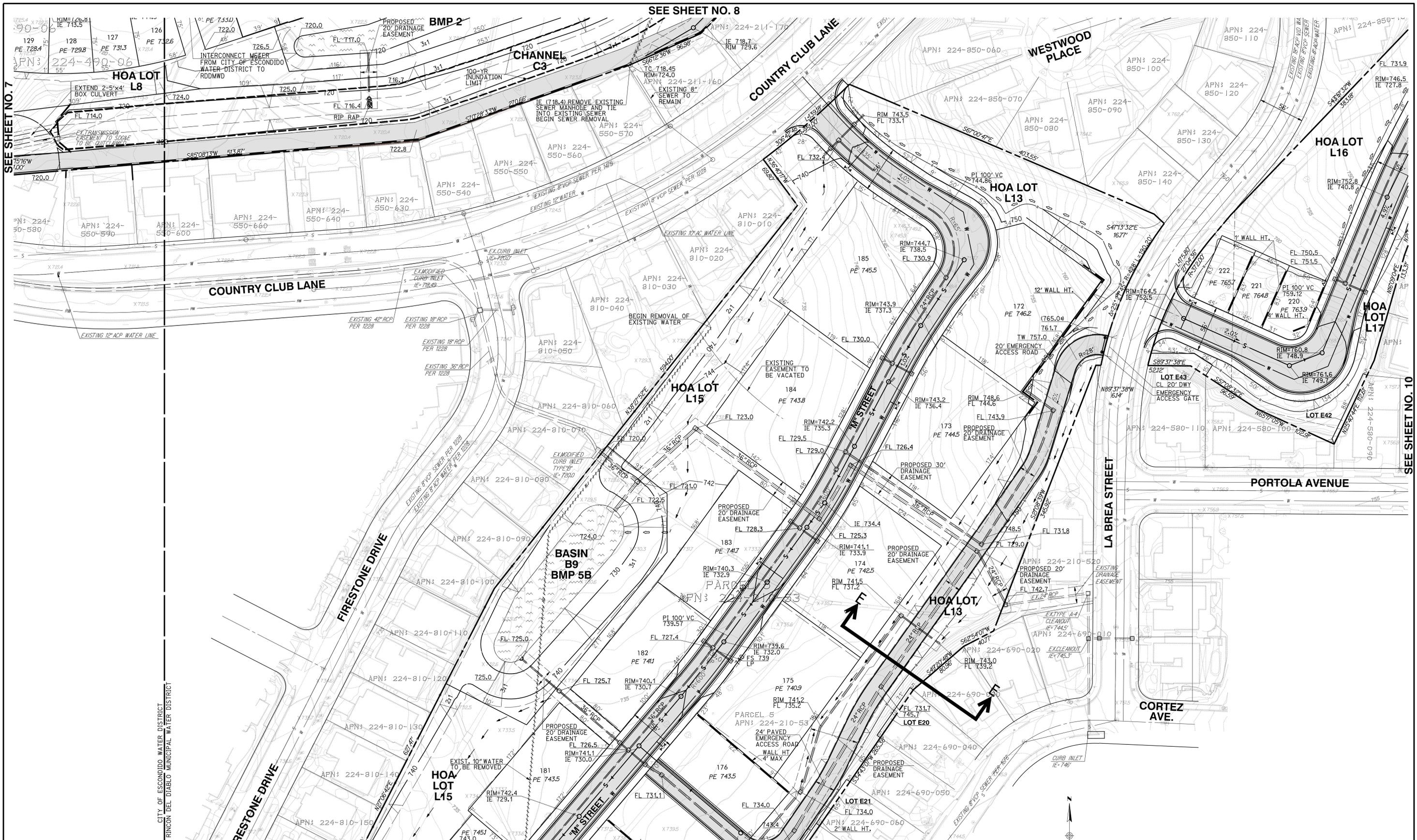
NUTMEG STREET

RICK ENGINEERING COMPANY
 5620 FRIARS ROAD
 SAN DIEGO, CA 92110
 619.291.0707
 (FAX) 619.291.4165
 rickengineering.com



**TENTATIVE MAP
 THE VILLAGES**

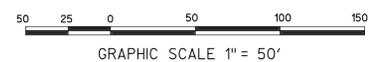
SHEET 10 OF 24



SEE SHEET NO. 8

SEE SHEET NO. 12

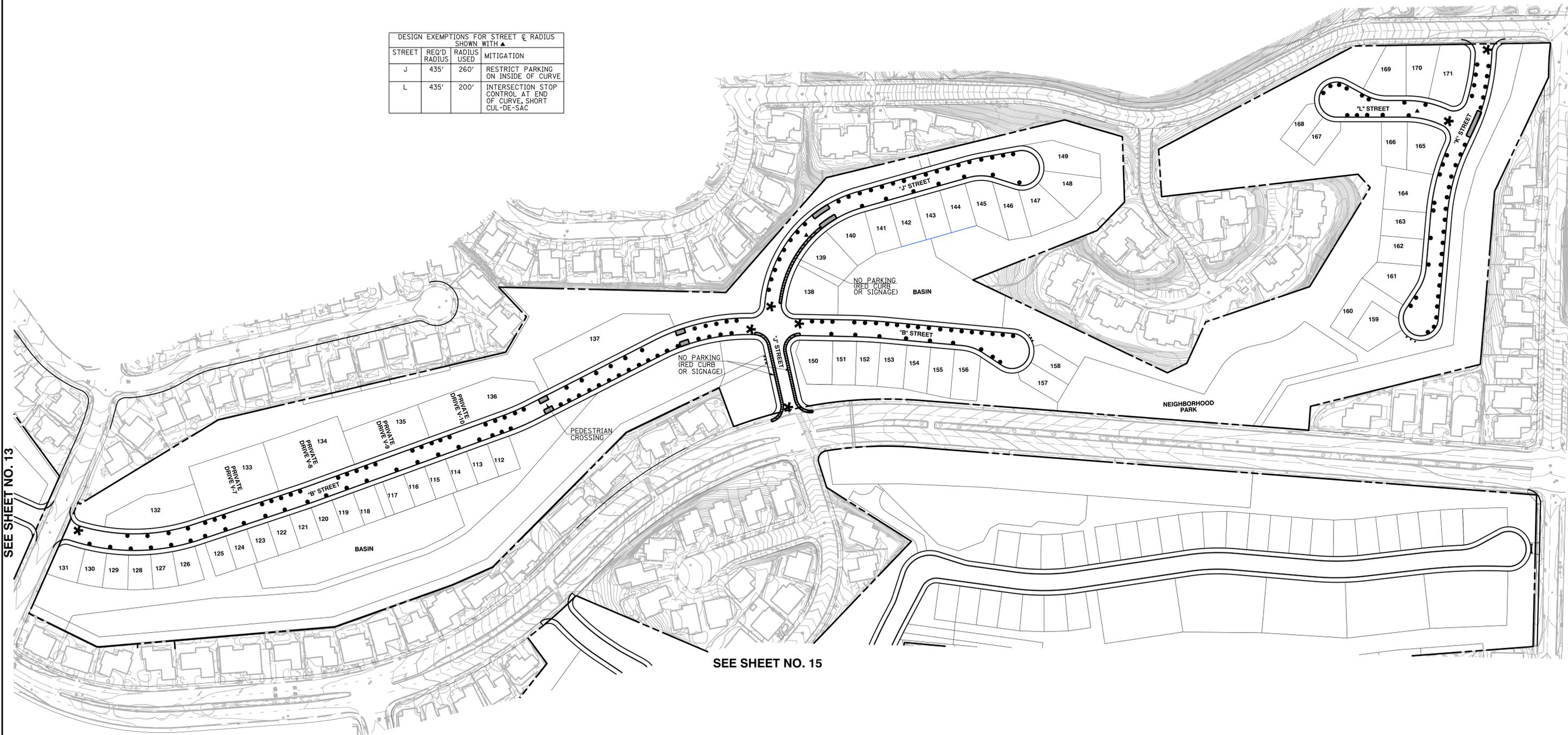
**TENTATIVE MAP
THE VILLAGES**



RICK
ENGINEERING COMPANY
5620 FRIARS ROAD
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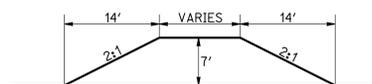
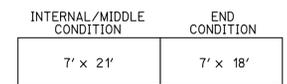
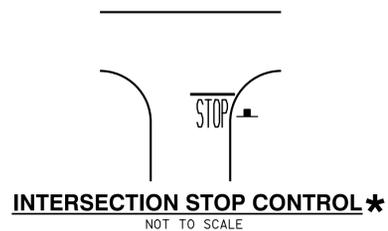
TRAFFIC SIGNING, PARKING AND CALMING PLAN

DESIGN EXEMPTIONS FOR STREET @ RADIUS SHOWN WITH ▲			
STREET	REQ'D RADIUS	RADIUS USED	MITIGATION
J	435'	260'	RESTRICT PARKING ON INSIDE OF CURVE
L	435'	200'	INTERSECTION STOP CONTROL AT END OF CURVE, SHORT CUL-DE-SAC



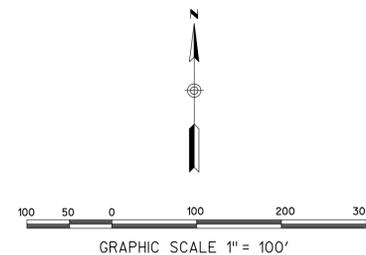
SEE SHEET NO. 13

SEE SHEET NO. 15



LEGEND

- DENOTES ON-STREET PARKING SPACE LOCATION
- DENOTES TRAFFIC CALMING CURB POPOUT LOCATION
- * DENOTES STOP CONTROLLED INTERSECTION LOCATION



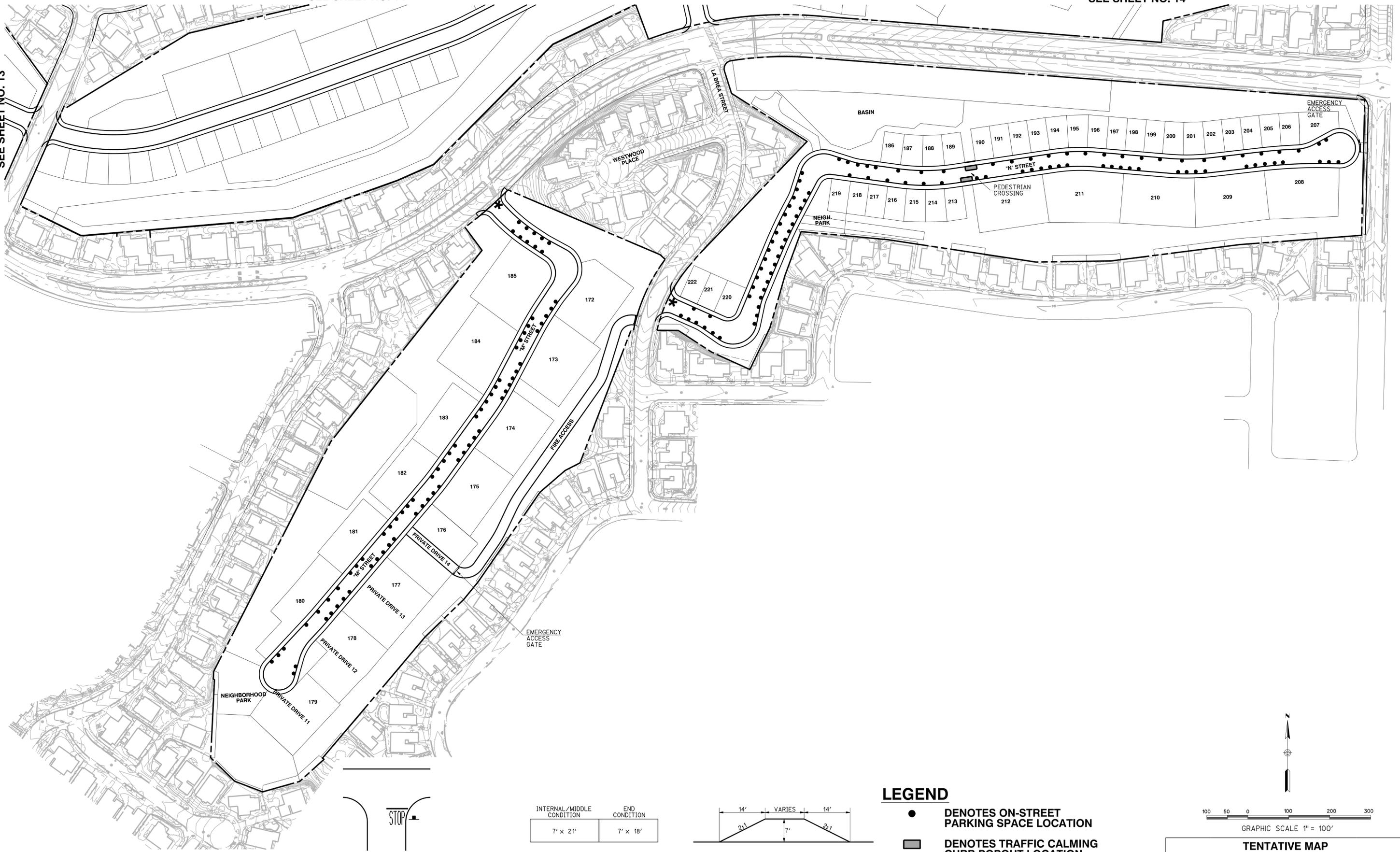
TENTATIVE MAP
THE VILLAGES
 VILLAGE 2 - TRAFFIC SIGNING, PARKING AND CALMING PLAN

SEE SHEET NO. 14

TRAFFIC SIGNING, PARKING AND CALMING PLAN

SEE SHEET NO. 14

SEE SHEET NO. 13

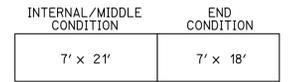


RICK
ENGINEERING COMPANY
San Diego

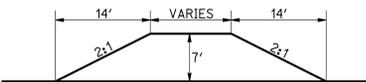
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX) 619.291.4165

rickengineering.com

INTERSECTION STOP CONTROL *
NOT TO SCALE



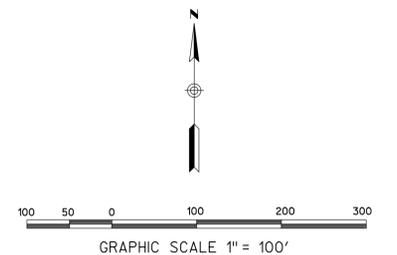
TYPICAL PARKING SPACE
NOT TO SCALE



TRAFFIC CALMING CURB POPOUT
NOT TO SCALE

LEGEND

- DENOTES ON-STREET PARKING SPACE LOCATION
- DENOTES TRAFFIC CALMING CURB POPOUT LOCATION
- * DENOTES STOP CONTROLLED INTERSECTION LOCATION



TENTATIVE MAP
THE VILLAGES
VILLAGE 3 - TRAFFIC SIGNING, PARKING AND CALMING PLAN
SHEET 15 OF 24

\\s1177624-escor\pl\country-club\civil\11\sheet\vesting\territ\ve..._Map\1177624_P15.rvt
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29-SEP-2011 11:05