

Appendix B

Project Plans

LEGAL DESCRIPTION

PORTIONS OF LOT 6 IN SECTION 4, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SOURCE OF TOPOGRAPHY

TOPOGRAPHIC INFORMATION SHOWN HEREON IS BY SB&O INC., DATED AUGUST, 2020.

BENCHMARK

CITY OF ESCONDIDO BENCHMARK #722: CHISELED SQUARE ON TOP OF CURB, AT NORTH EDGE OF A PEDESTRIAN RAMP, ON THE NW CORNER OF N. IRIS LANE AND CHEYENNE LANE.

ELEVATION 710.47' NGVD 29

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD83) EXPRESSED IN THE TERMS OF THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 6, EPOCH 1992, AS DETERMINED LOCALLY BY A LINE BETWEEN CITY OF ESCONDIDO POINT "1015" AND "1013 PER RECORD OF SURVEY 14236, BEING S05°13'11"E.

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

THE COMBINED SCALE FACTOR AT POINT "1015" IS 0.999922968.

GRID DISTANCE = GROUND DISTANCE TIMES COMBINED SCALE FACTOR.

CONVERGENCE ANGLE AT POINT "1015" IS: -0°28'19.877".

ASSESSOR'S PARCEL NUMBER

224-310-05, 224-310-06, 224-310-07, 224-310-08, 224-310-20

CONDOMINIUM STATEMENT

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125, ET. SQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS TO BE FILED PURSUANT TO THE SUBDIVISION ACT. THIS PROJECT PROPOSED A MAXIMUM OF 102 RESIDENTIAL CONDOMINIUMS.

UTILITIES

WATER: RINCON WATER DISTRICT
SEWER: CITY OF ESCONDIDO UTILITIES CONSTRUCTION AND ENGINEERING DIVISION
GAS: SAN DIEGO GAS & ELECTRIC
ELECTRIC: SAN DIEGO GAS & ELECTRIC
TRASH: EDCO

EARTHWORK QUANTITIES

GRADE AREA: 7.70 AC. MAX CUT DEPTH: ±15 FT.
CUT: 17,700 C.Y. MAX CUT SLOPE RATIO (2:1 MAX): 2:1
FILL: 33,000 C.Y. MAX FILL DEPTH: ±10 FT.
NET IMPORT: 15,300 C.Y. MAX FILL SLOPE RATIO (2:1 MAX): 2:1

* EARTHWORK QUANTITIES ARE APPROXIMATE

DEVELOPMENT NOTES

- GROSS PROJECT AREA = 7.704 AC.
NET PROJECT AREA (REMOVE ROBIN HILL LANE EASEMENT AND IRIS LANE DEDICATION) = 6.987 AC.
- NUMBER OF EXISTING LOTS = 5.
NUMBER OF PROPOSED LOTS = 1.
NUMBER OF PROPOSED DWELLING UNITS = 102.
GROSS DENSITY (DU/AC) = 13.2 DU/AC.
NET DENSITY (DU/AC) = 14.6 DU/AC.
- A. PROPOSED GENERAL PLAN DESIGNATION: URBAN III (REQUIRES GPA).
B. PROPOSED ZONING: PD-R-18.
- ALL BUILDINGS ARE 2 STORY WITH 3 STORY POPUP.
- ALL LOTS/UNITS SHALL BE CONNECTED TO A SANITARY SEWER SYSTEM.
- ZONE "X" FIRM MAP NO: 06073C813G AND 06073C811G, EFFECTIVE 5-16-2012.
- ALL ONSITE WATER, SEWER AND STORM DRAIN SHALL BE OWNED AND MAINTAINED BY THE HOA.
- SETBACKS:
FRONT = 15 FEET.
SIDE (INTERIOR) = 5 FEET
SIDE (CORNER) = 10 FEET.
BACK = 10 FEET.

LIST OF ABBREVIATIONS

A.P. ACCESSIBLE PARKING
AC. ACRE
A.D.A. AMERICANS WITH DISABILITIES ACT
APPROX. APPROXIMATE
A.C. ASPHALT CONCRETE
BMP. BEST MANAGEMENT PRACTICES
B.W. BOTTOM OF WALL
C.B. CATCH BASIN
C. CENTERLINE
C.O. CLEANOUT
CONC. CONCRETE
C.Y. CUBIC YARD
D.G. DECOMPOSED GRANITE
DIA. DIAMETER
DWG. DRAWING
DWY., D/W DRIVEWAY
D.U. DWELLING UNIT
E.P. EDGE OF PAVEMENT
ELEV. ELEVATION
EXIST. EXISTING
E.O.E. EXISTING OVERHEAD ELECTRIC
F.F. FINISHED FLOOR
F.G. FINISHED GRADE
F.S. FINISHED SURFACE
FS. FIRE SERVICE
FL. FLOWLINE
F.Y.S. FRONT YARD SETBACK
G.F. GARAGE FLOOR
G.B. GRADE BREAK
GR. GRATE
GTR. GUTTER
H.H. HANDHOLE
H.P. HIGH POINT
HR. HOUR
I.E. INVERT ELEVATION
IRR. IRRIGATION
L.P. LOW POINT
MAX. MAXIMUM
MIN. MINIMUM
MOD. MODIFIED
N.A.P. NOT A PART
O.C. ON CENTER
PKWY. PARKWAY
P.V.C. POLYVINYL CHLORIDE
P.C.C. PORTLAND CEMENT CONCRETE
P.P. POWER POLE
PVT. PRIVATE
P. PROPERTY LINE
R.Y.S. REAR YARD SETBACK
RCBC REINFORCED CONCRETE BOX CULVERT
RPDA REDUCED PRESSURE DETECTOR ASSEMBLY
R.C.P. REINFORCED CONCRETE PIPE
R.C.B.C. REINFORCED CONCRETE BOX CULVERT
R/W RIGHT-OF-WAY
S.C.O. SEWER CLEANOUT
S.M.H. SEWER MANHOLE
S.Y.S. SIDE YARD SETBACK
SIM. SIMILAR
S.F. SQUARE FEET
S.D. STORM DRAIN
S.D.C.O. STORM DRAIN CLEANOUT
S.G. SUBGRADE
STA. STATION
ST. LT. STREET LIGHT
T.W.C. TIME WARNER CABLE
T.C. TOP OF CURB
T.W. TOP OF WALL
TRANS. TRANSFORMER
TYP. TYPICAL
U.N.O. UNLESS NOTED OTHERWISE
V.W.D. VALLECITOS WATER DISTRICT

CIVIL ENGINEER/
LAND SURVEYOR

SB&O, INC.
3990 RUFFIN ROAD, SUITE 120
SAN DIEGO, CA. 92123
(858) 560-1141
CONTACT: AARON PARKER

LANDSCAPE ARCHITECT

GMP
4010 SORRENTO VALLEY ROAD, SUITE 200
SAN DIEGO, CA. 92121
(858) 558-8977
CONTACT: JOHN PATTERSON

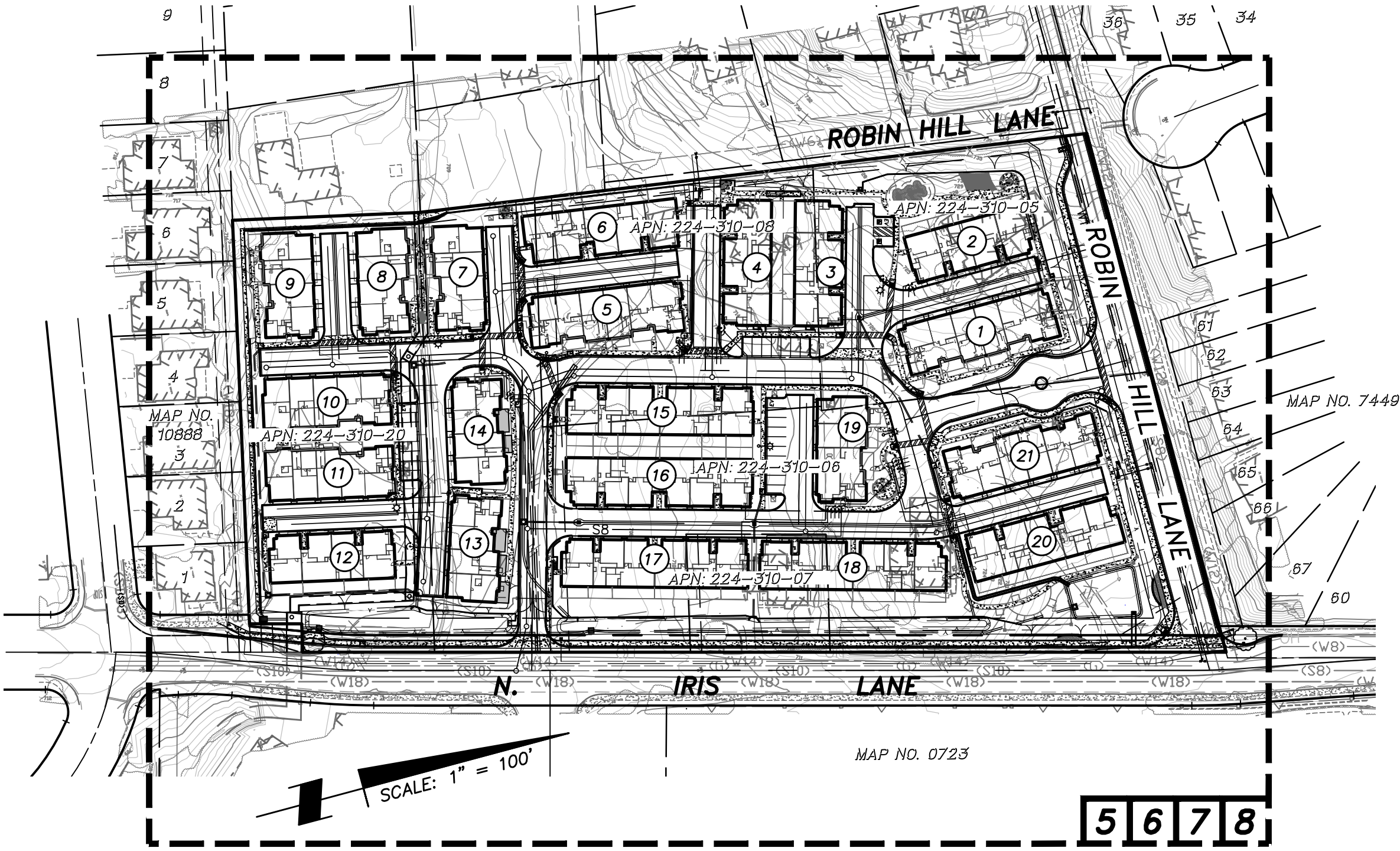
ARCHITECT

WHA
680 NEWPORT CENTER DRIVE, SUITE 300
NEWPORT BEACH, CA. 92660
(949) 250-0607
CONTACT: NICK MANEA

SOILS ENGINEER

GEOCON, INC.
6960 FLANDERS DRIVE
SAN DIEGO, CA. 92121
(858) 558-6900
CONTACT: JOE PAGNOLLO

TENTATIVE SUBDIVISION MAP AND PLANNED DEVELOPMENT PERMIT PLANS FOR:
N. IRIS LANE
PROJECT ID: PHG20-0032



KEY MAP

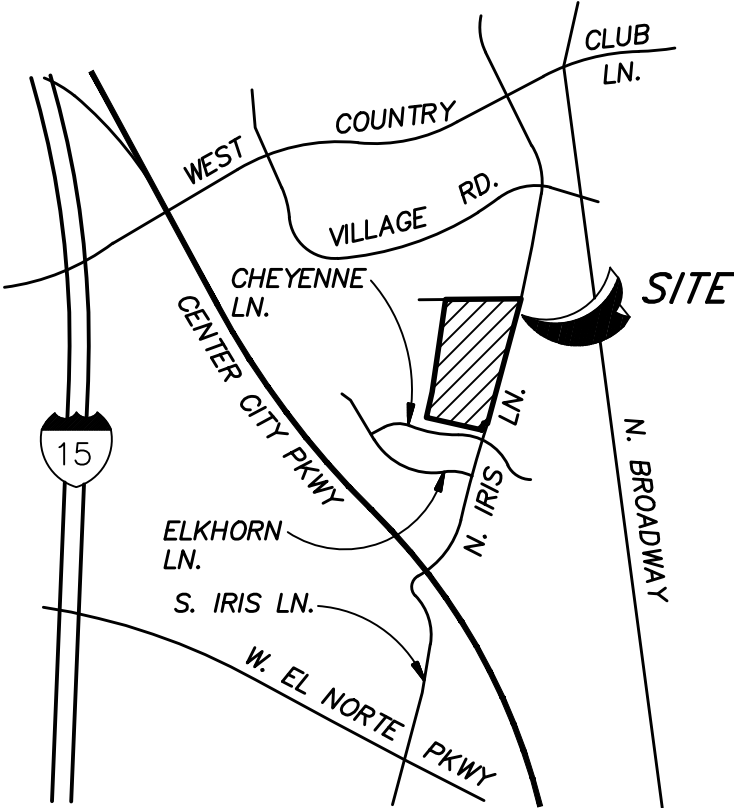
SCALE: 1" = 100'

DEVELOPMENT SUMMARY

P1 Product Type		P2 Product Type	
Plan Type	Garage Standard	Plan Type	Garage Standard
1	2-car 20'0" x 20'0"	1	1-car 12'0" x 20'0"
2	2-car 20'0" x 20'0"	2	2-car 20'0" x 20'0"
3	2-car 20'0" x 20'0"	3	2-car 20'0" x 20'0"
4	2-car 20'0" x 20'0"		
Required Parking Ratio		Required Parking Spaces	
1.75 spaces per 2BR unit		24.50 (RESIDENT)	
2 spaces per 3+ BR unit		176.00 (RESIDENT)	
25% of Total Units (102 * 25% = 25.5)		25.50 (GUEST)	
Total Parking Required		226	
		Parking Provided	
Total Garage Spaces Provided		204	
Open Guest Spaces (non-ADA)		21	
ADA Spaces		2	
Guest Electric Vehicle Charging Spaces		3	
Total Garage Spaces		204	
Total Guest Parking		26	
Total Project Parking Provided		230	

OPEN SPACE	
	PROVIDED (S.F.)
PRIVATE OPEN SPACE PATIOS/DECKS	21,434
COMMON OPEN SPACE AREA WITH GRADES LESS THAN 10%	64,247
RECREATIONAL AREAS	11,359
TOTAL	97,040

DWELLING UNITS			
	UNITS	PARKING/DU	REQ. PARKING
2 BDRM	14	1.75	24.5
3 BDRM	30	2	60
4 BDRM	58	2	116
TOTALS	102		
GUEST PARKING		0.25	25.5
GRAND TOTAL	102		226



VICINITY MAP

NOT TO SCALE

KEY MAP LEGEND

--- SHEET LIMITS
[5] SHEET NUMBER

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET AND KEY MAP
2-4	DETAILS, SITE SECTIONS AND TYPICAL SECTIONS
5	EXISTING CONDITIONS
6	AREA CIRCULATION AND FIRE DEPARTMENT PLANS
7	HORIZONTAL CONTROL AND UTILITY PLANS
8	GRADING AND STORM DRAIN PLANS

OWNER/APPLICANT CERTIFICATE

HALL LAND COMPANY
740 LOMAS SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CA. 92075
(858) 481-3310
CONTACT: MARIANA MCGRAIN

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE ATTACHED TENTATIVE MAP AND THAT SAID MAP SHOWS OUR ENTIRE CONTIGUOUS OWNERSHIP. WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT OF WAY.

APPLICANT/AGENT FOR OWNER DATE



SB&O
PLANNING ENGINEERING SURVEYING
3990 Ruffin Road, Suite 120
San Diego, CA 92123
858-560-1141
858-560-8157 Fax

Stephen C. Ott
STEPHEN C. OTT P.E. C70666 DATE 4-14-2022

LEGEND

PROJECT BOUNDARY
STREET CENTERLINE
6" CURB AND GUTTER
6" OR 0" CURB (SEE PLAN FOR TYPE)
BUILDING NO.
TRANSFORMER PAD (APPROXIMATE LOCATION)

TREE WELL (PER CITY OF ESCONDIDO GREEN STREET STANDARDS)

P.C.C. CONCRETE
BROW DITCH (TYPE "B")

PEDESTRIAN RAMP

4" P.C.C. SIDEWALK
DIRECTION OF DRAINAGE

SLOPE (2:1 MAX., U.N.O.)

DAYLIGHT LINE

RETAINING WALL (TYPE PER PLAN)

PROPOSED CONTOUR

EASEMENT

SETBACK LINE

P.V.C. WATER MAIN (SIZE PER PLAN)

8" P.V.C. FIRE WATER

3" WATER BACKFLOW ASSEMBLY

3" ABOVE GROUND WATER METER

2" BACKFLOW ASSEMBLY

2" WATER METER

8" FIRE WATER DCDA

FIRE SERVICE LATERAL

STORM DRAIN (SIZE PER PLAN)

STORM DRAIN CLEANOUT

STORM DRAIN INLET (TYPE PER PLAN)

OUTLET CONTROL STRUCTURE

STORM DRAIN CATCH BASIN

P.V.C. SEWER MAIN (SIZE PER PLAN)

SEWER MANHOLE

SEWER CLEANOUT

FIRE LANE

EXISTING LEGEND

EXISTING TYPE "A-4" CLEANOUT

EXISTING TYPE "B-1" CURB INLET

EXISTING CONTOUR

EXISTING CURB AND GUTTER

EXISTING STRIPING

EXISTING GAS

EXISTING ELECTRIC

EXISTING STORM DRAIN

EXISTING SEWER MAIN

EXISTING WATER MAIN

EXISTING FIRE HYDRANT

EXISTING FENCE

EXISTING STREET LIGHT

EXISTING BUILDING

EXISTING EASEMENT

EXISTING RETAINING WALL

Prepared By:

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SAN DIEGO, CALIFORNIA 92123

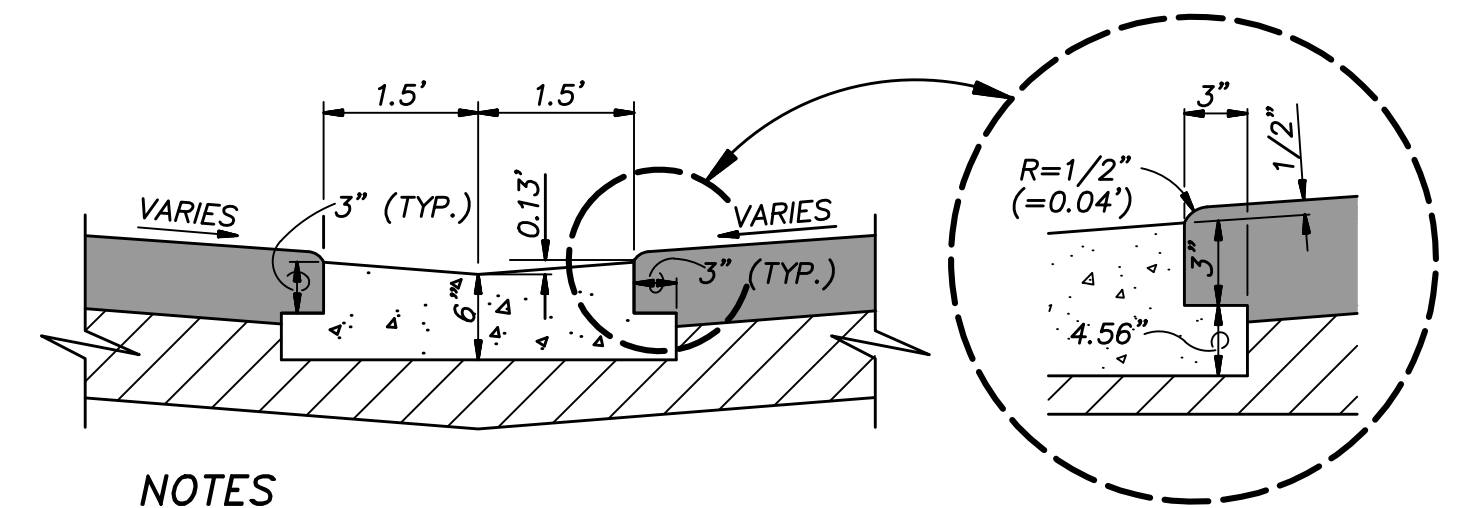
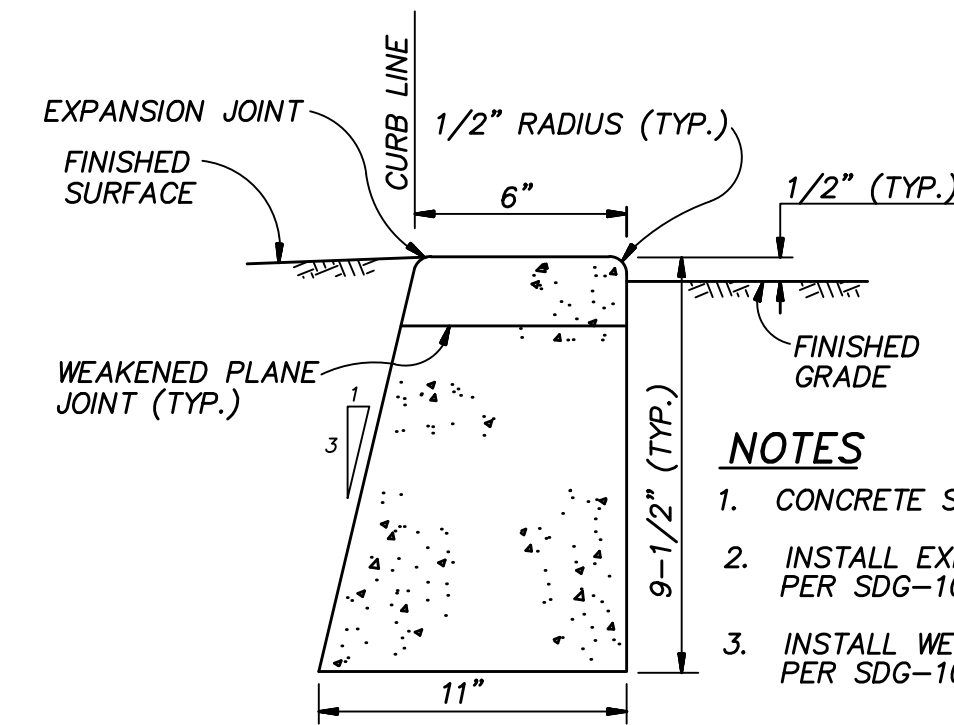
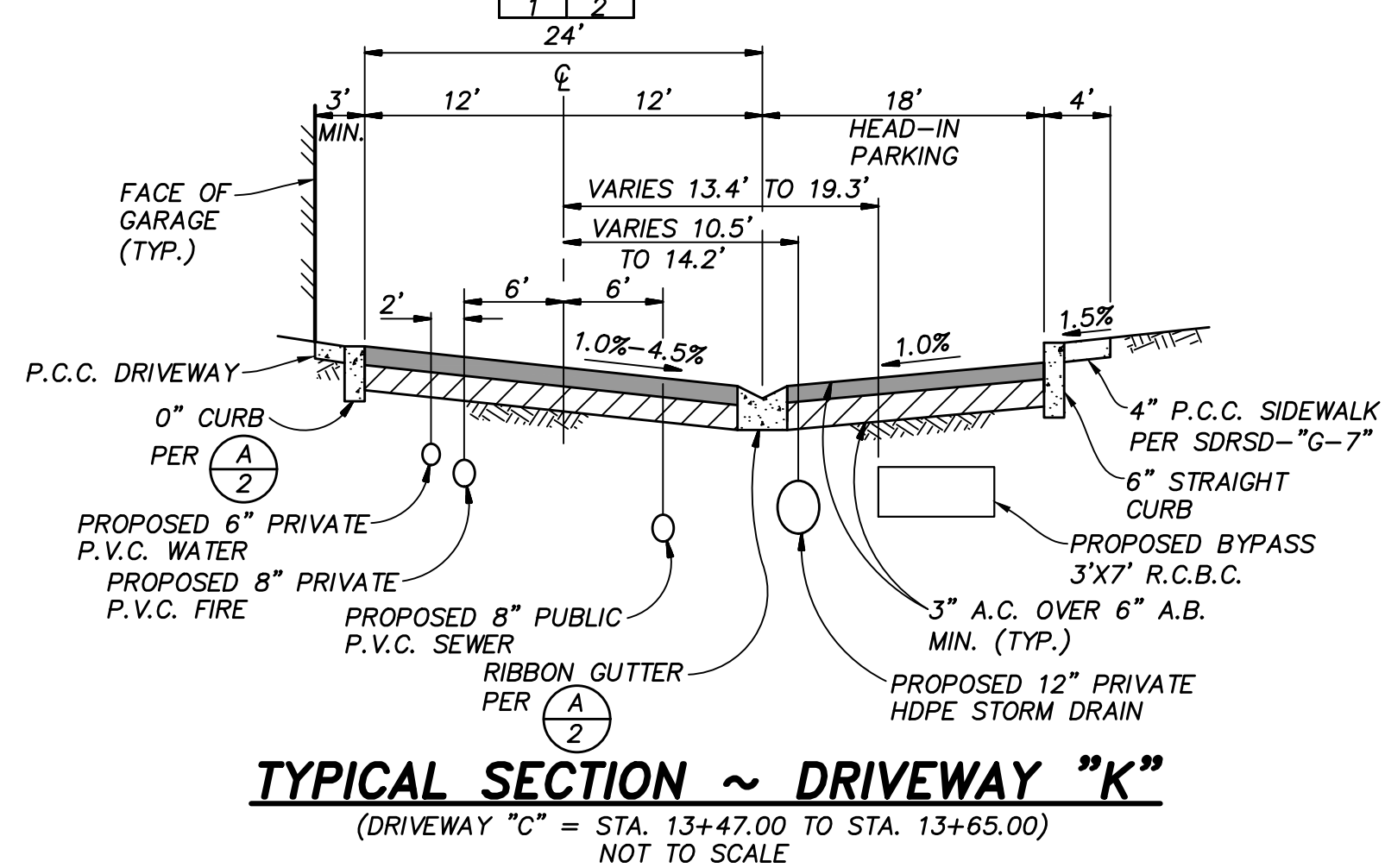
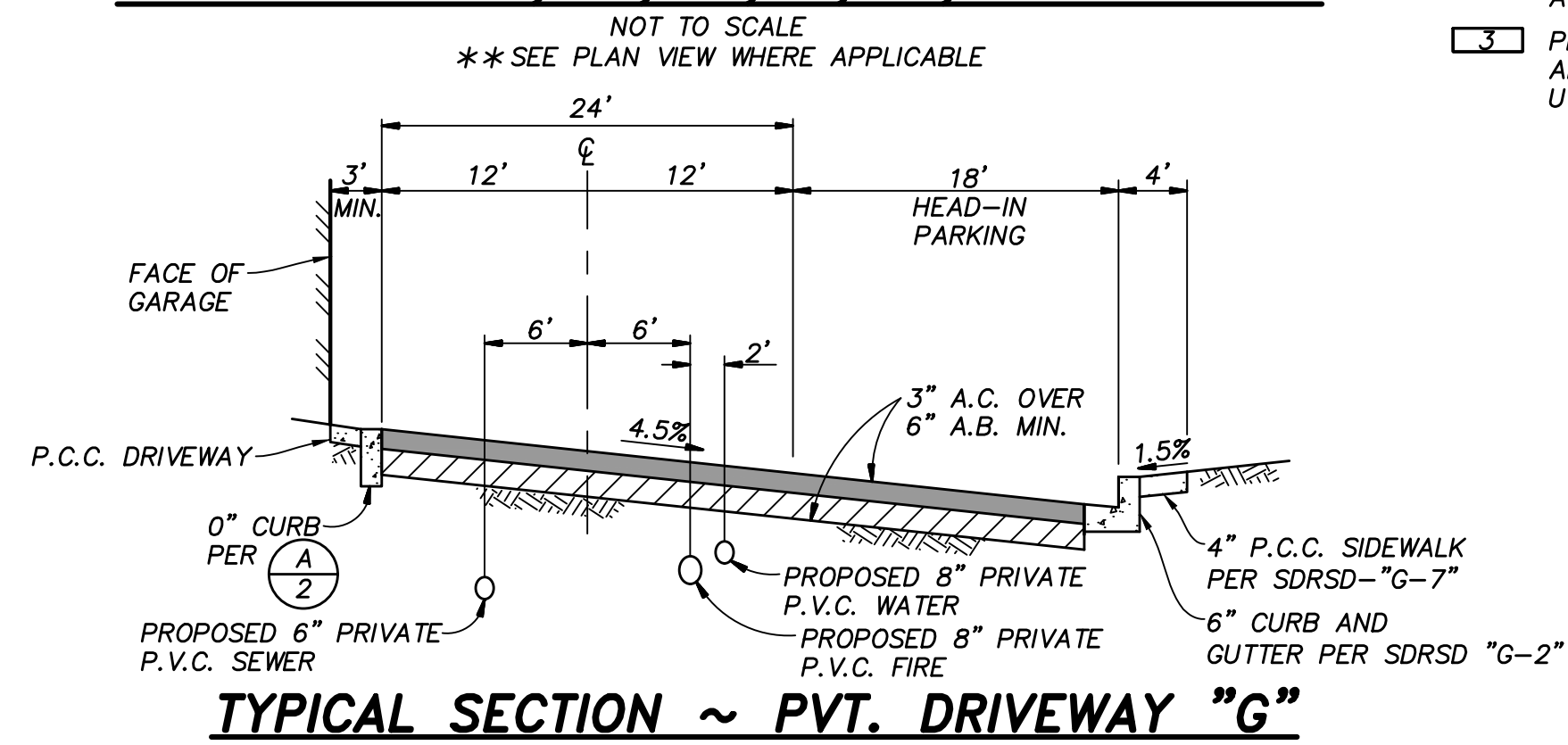
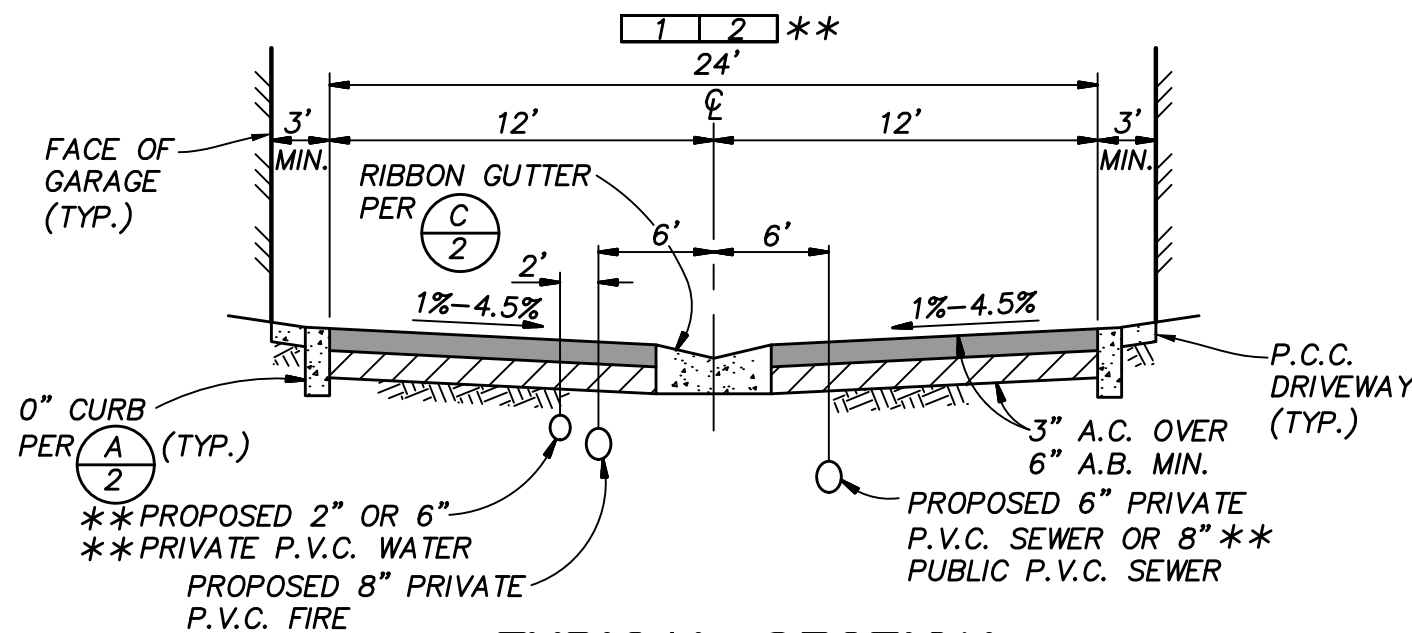
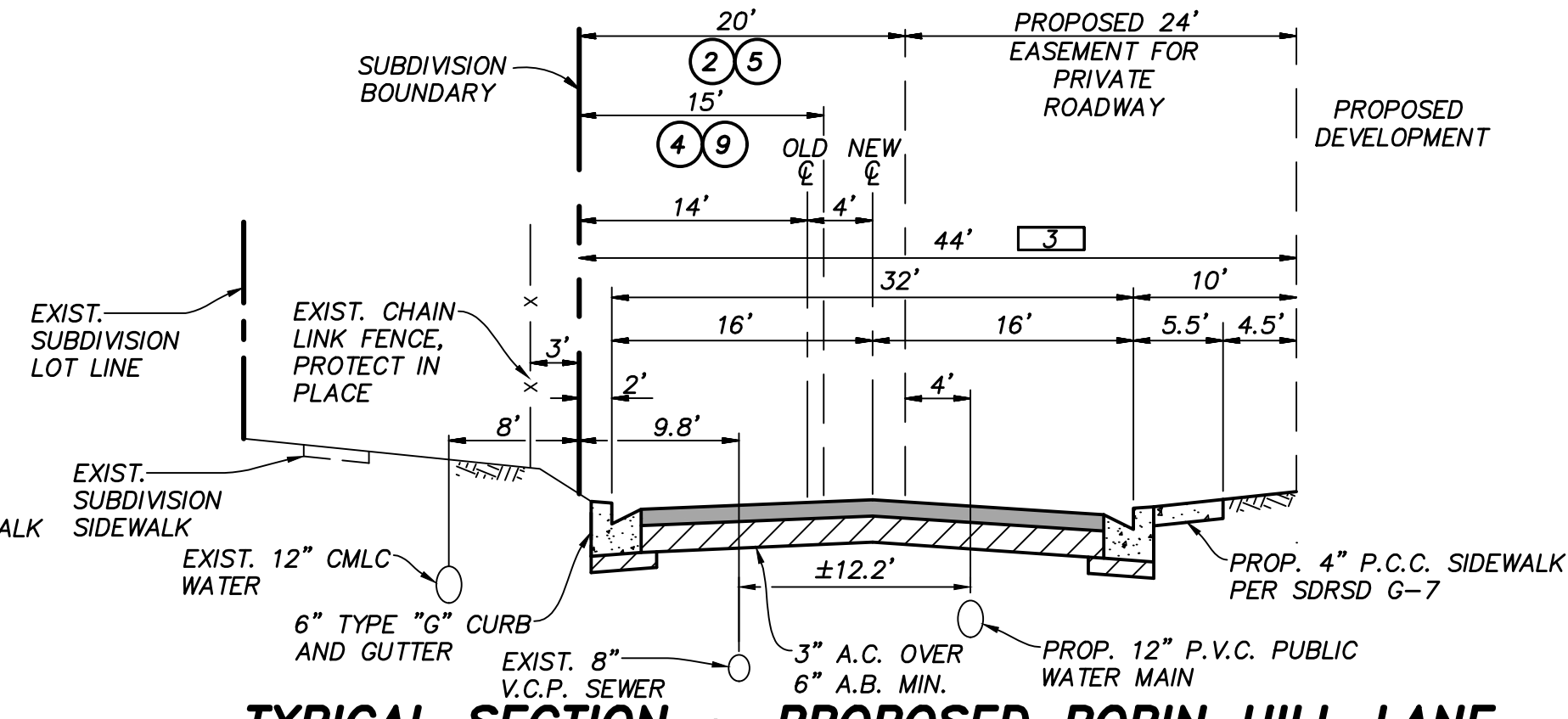
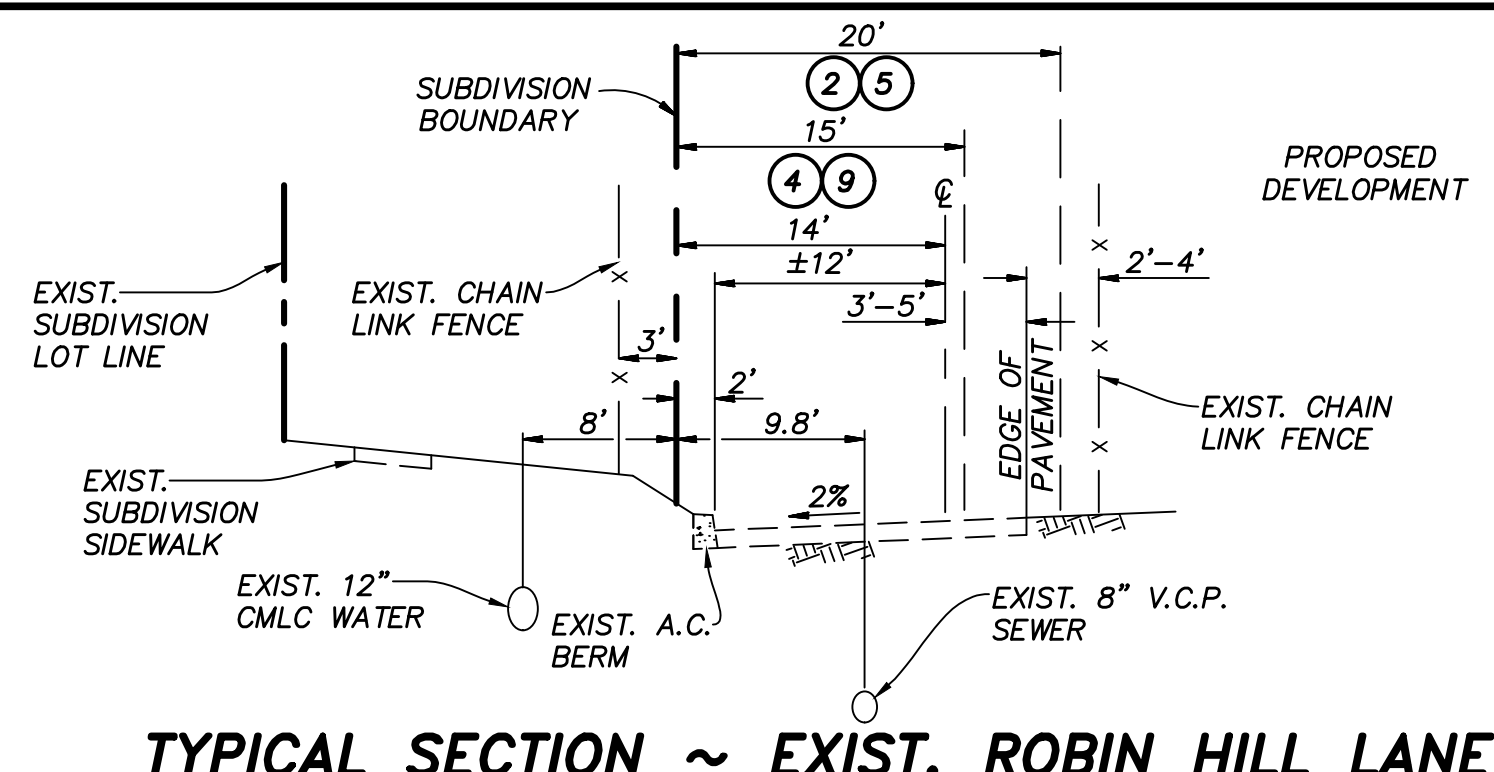
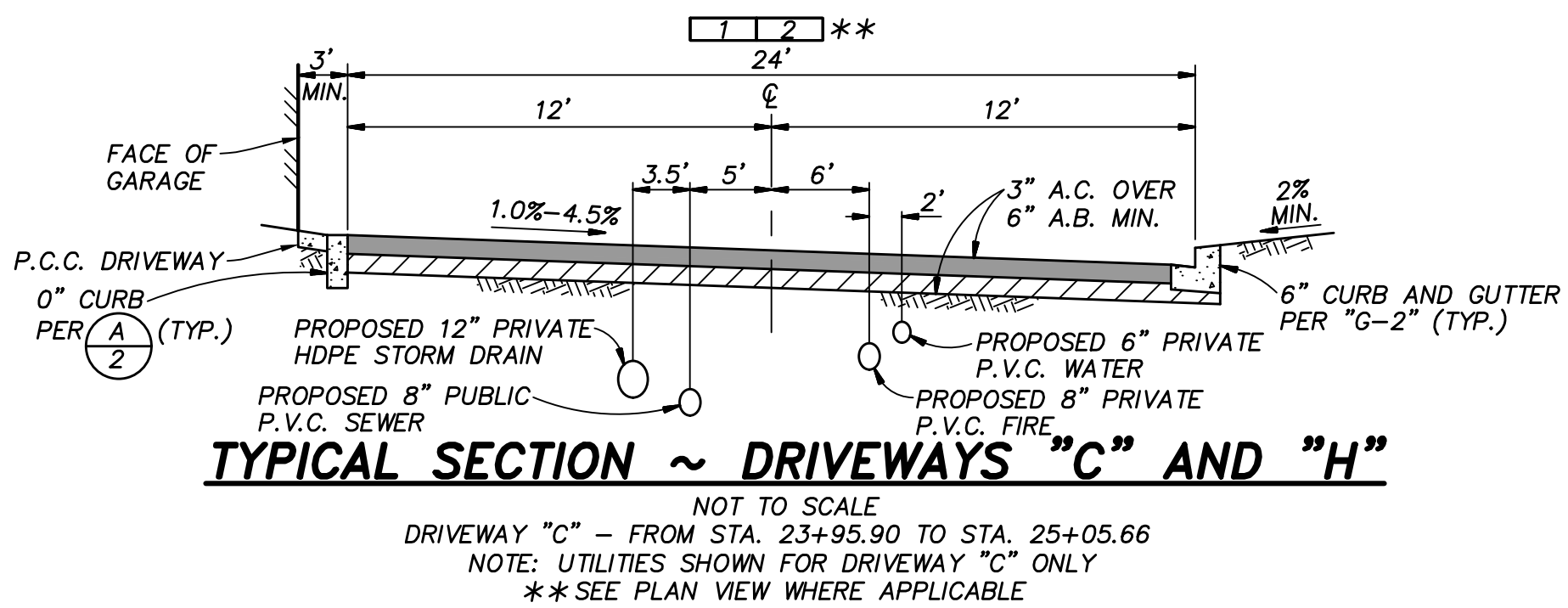
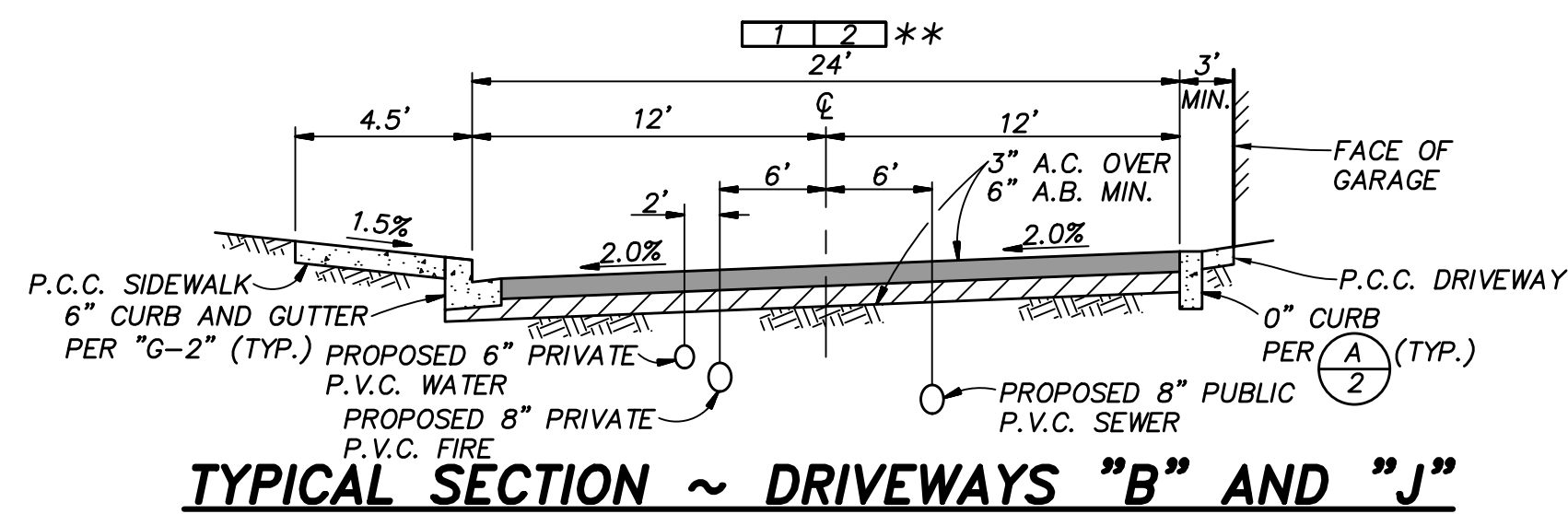
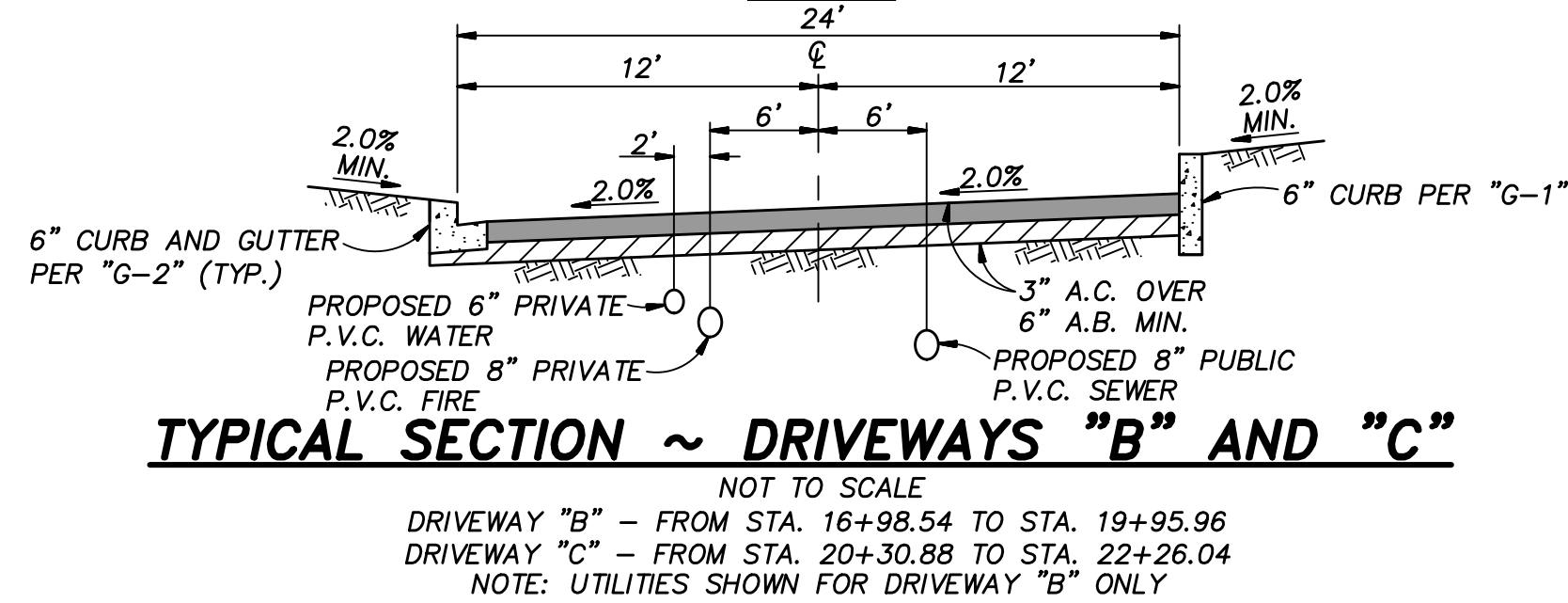
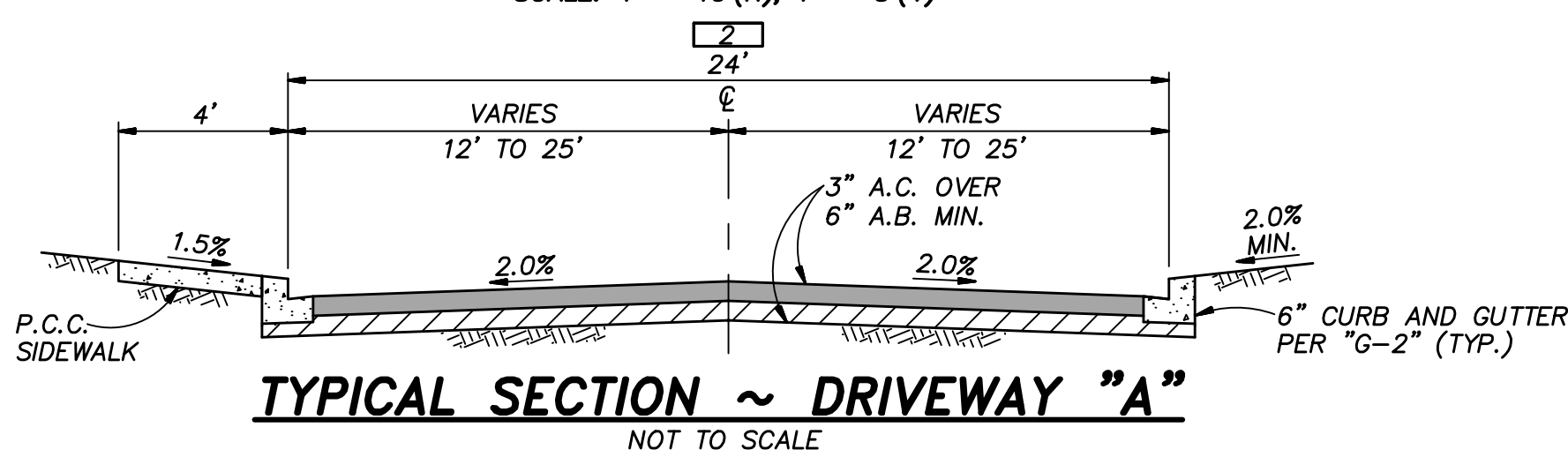
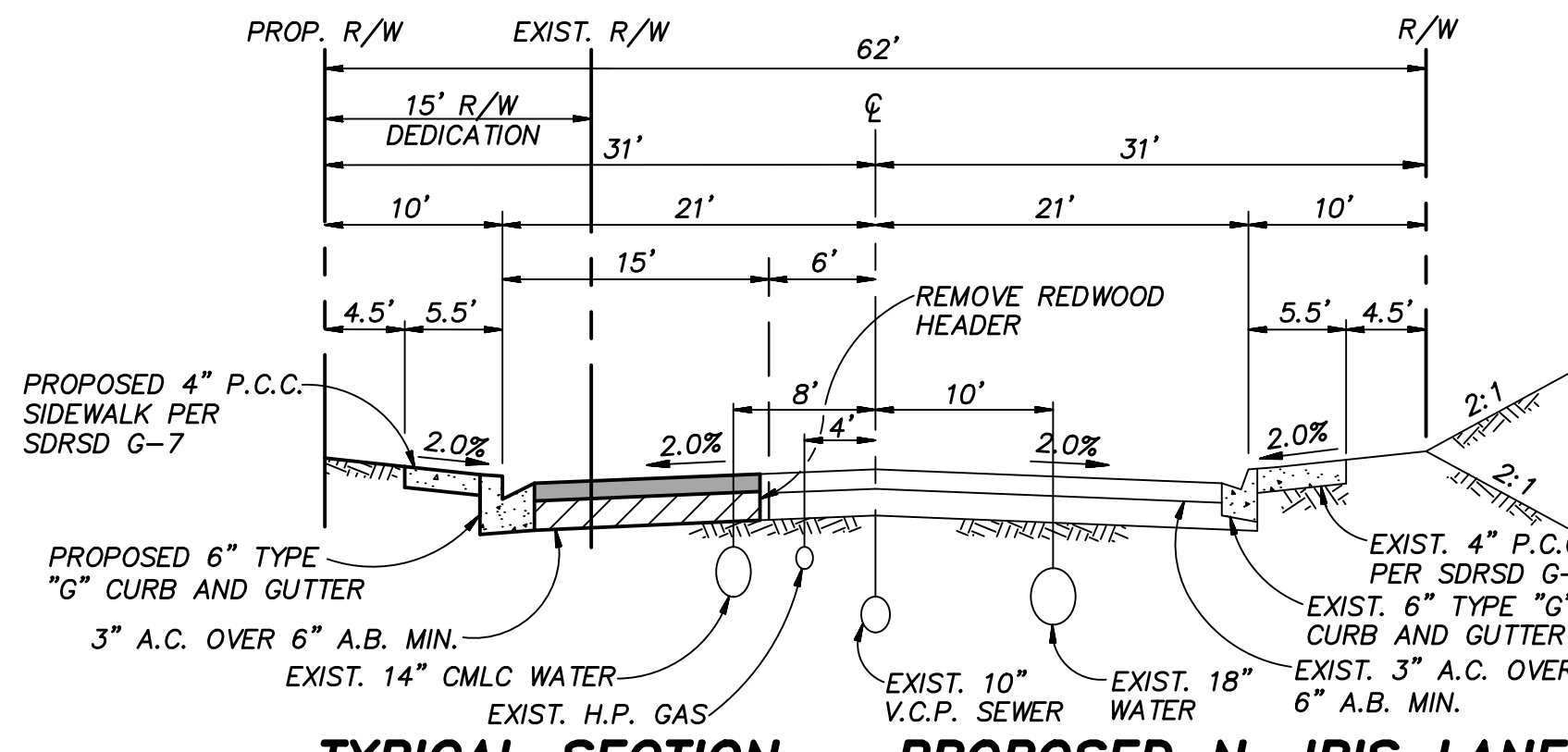
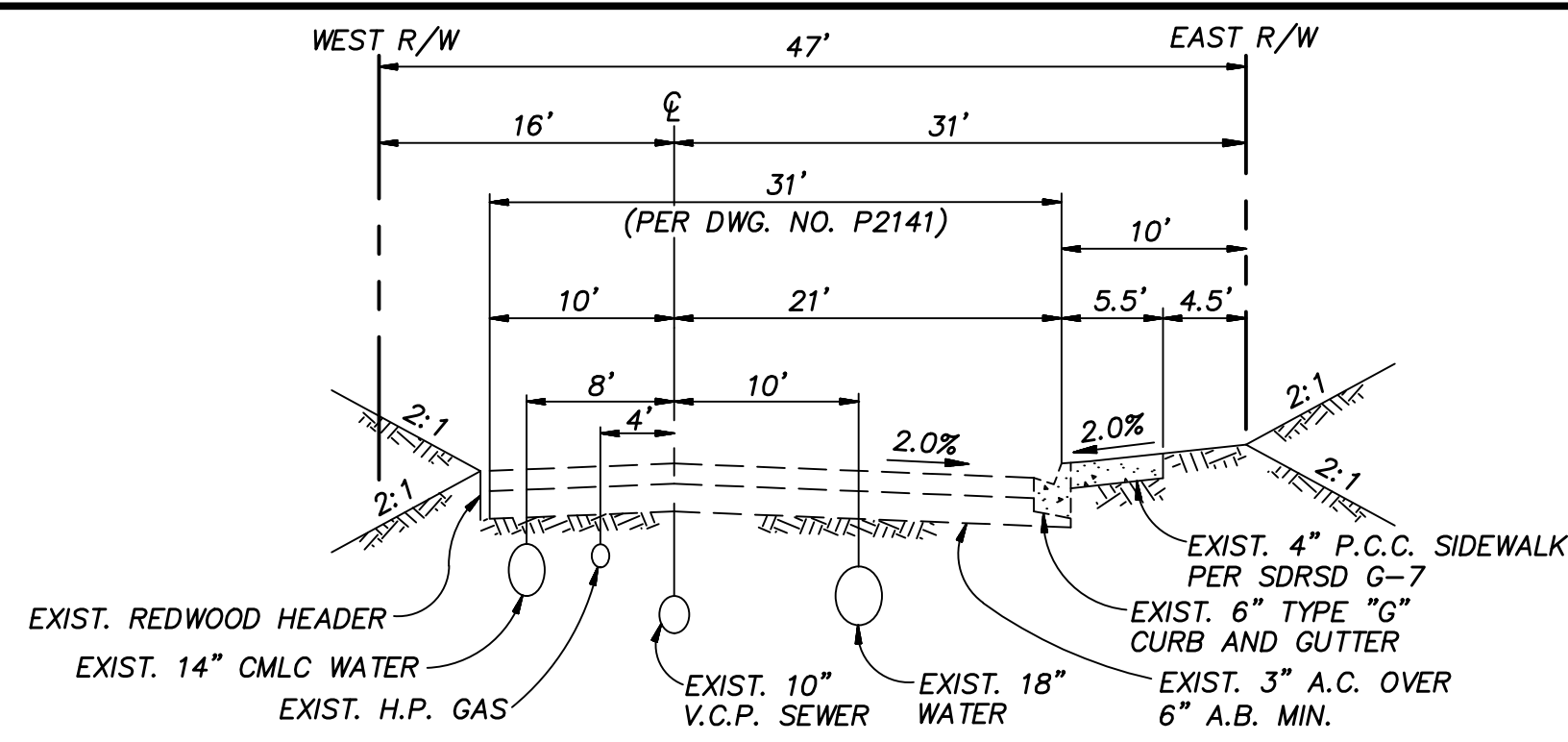
Phone #: (858) 560-1141

Project Address:
N. IRIS LANE
ESCONDIDO, CA.

Project Name:
N. IRIS LANE

Sheet Title:
TITLE SHEET/KEY MAP

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: 3-18-22
Revision 2: 12-14-21
Revision 1: 7-2-21
Original Date: 3-8-21
Sheet 1 of 8



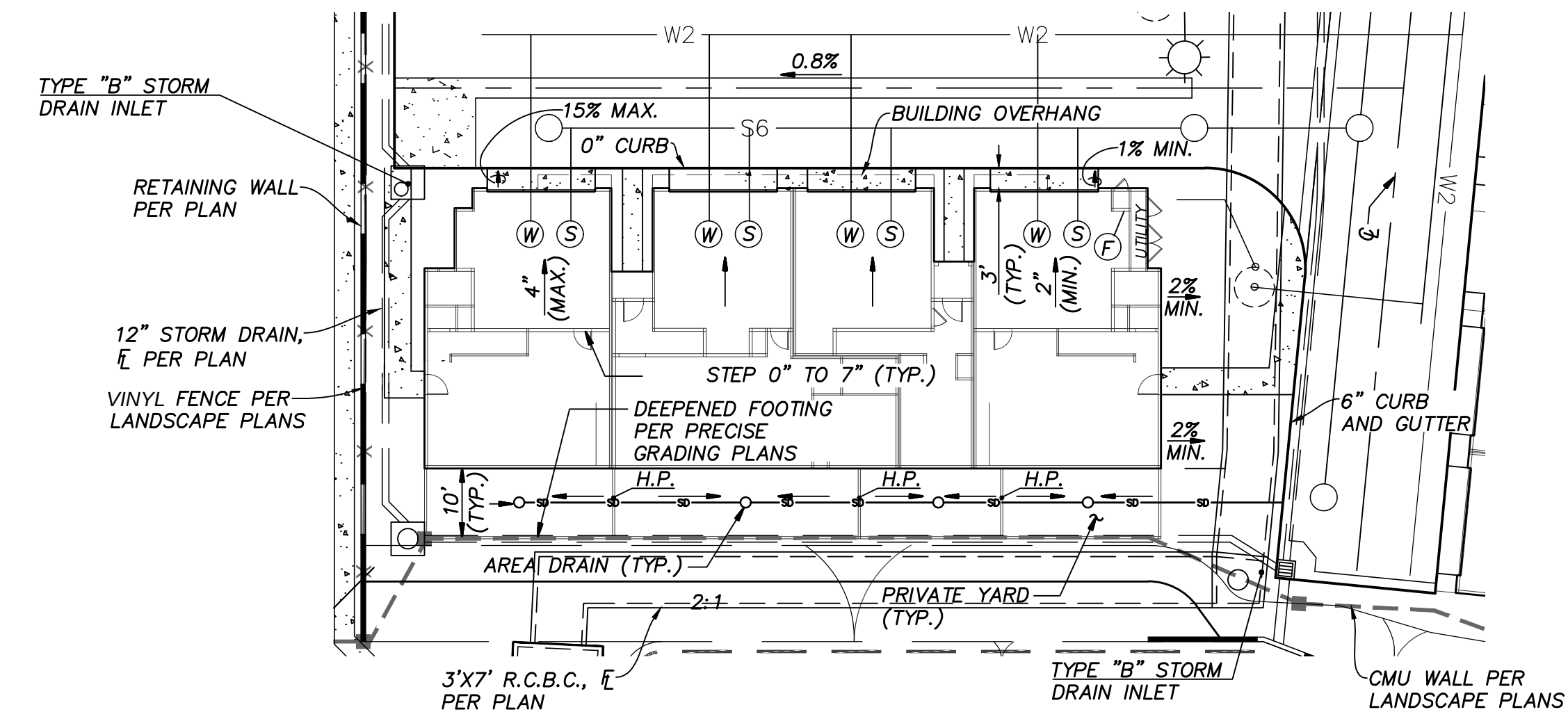
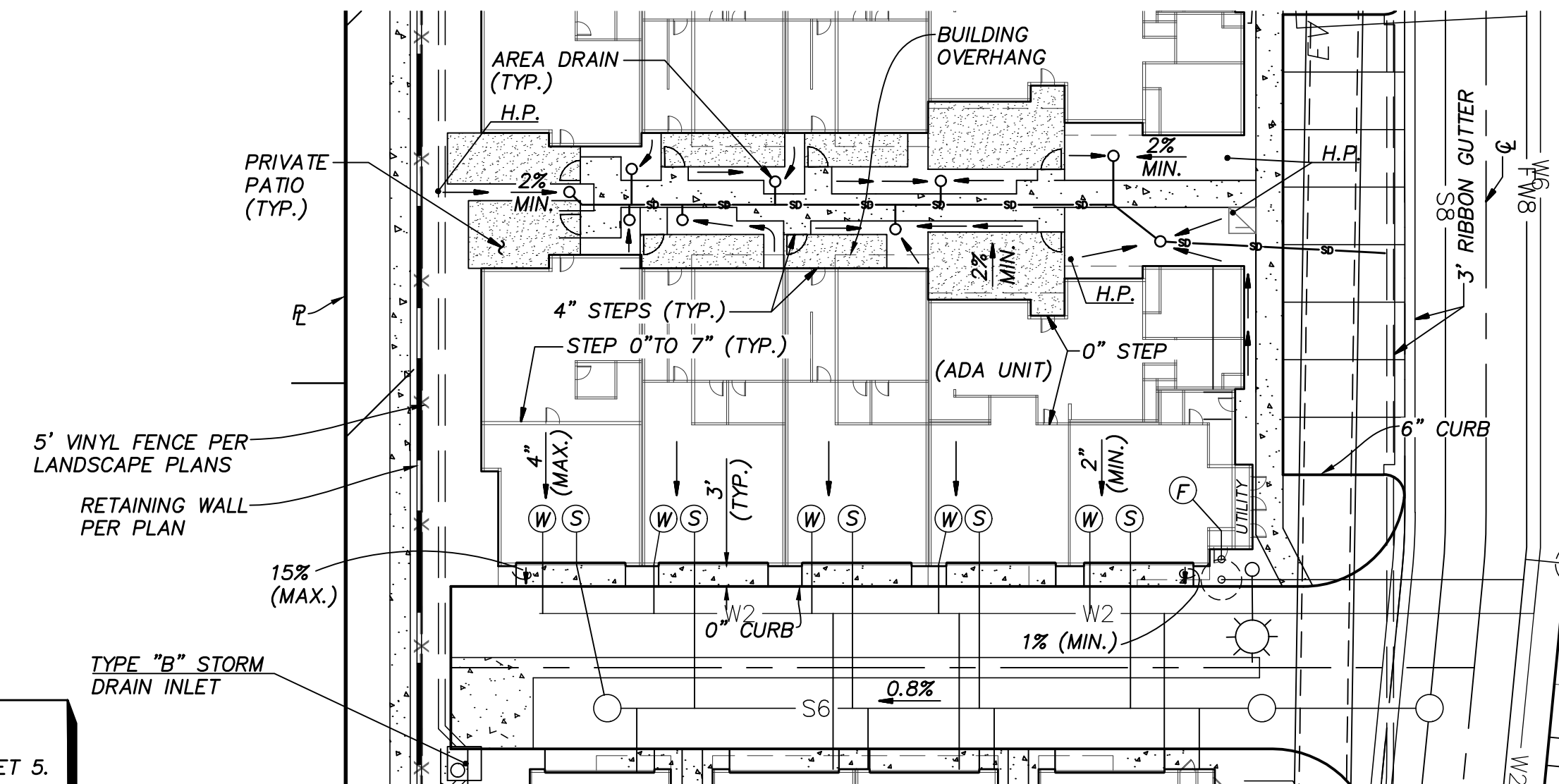
- NOTES**
1. CONCRETE SHALL BE 520-C-2500.
 2. INSTALL EXPANSION JOINTS AT 45' INTERVALS PER SDG-109 AND G-10.
 3. INSTALL WEAKENED PLANE JOINTS 15' INTERVALS PER SDG-109 AND G-10.

- NOTES**
1. CONCRETE SHALL BE 560-C-3250.
 2. IN ALL CASES SUBGRADE SHALL BE COMPACTED TO 95% MIN RELATIVE COMPACTION TO A DEPTH OF 12".
 3. WEAKENED PLANE JOINTS AT 15' INTERVALS. SEE SDRS G-10 FOR GUTTER AND CONCRETE PAVEMENT JOINT DETAILS.

EASEMENT NOTE:
FOR EXIST. EASEMENT NOTES SEE SHEET 5.

PROPOSED EASEMENTS

- 1 PROPOSED 24' WIDE PUBLIC UTILITY AND ACCESS EASEMENT FOR CITY UTILITIES.
- 2 PROPOSED 24' WIDE EMERGENCY ACCESS EASEMENT.
- 3 PROPOSED 44' WIDE PUBLIC UTILITY AND ACCESS EASEMENT FOR CITY UTILITIES.

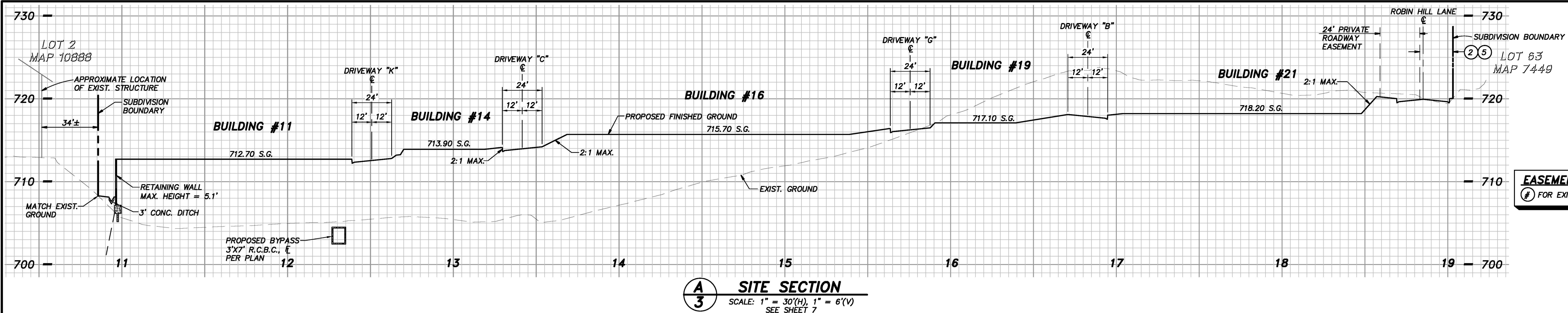


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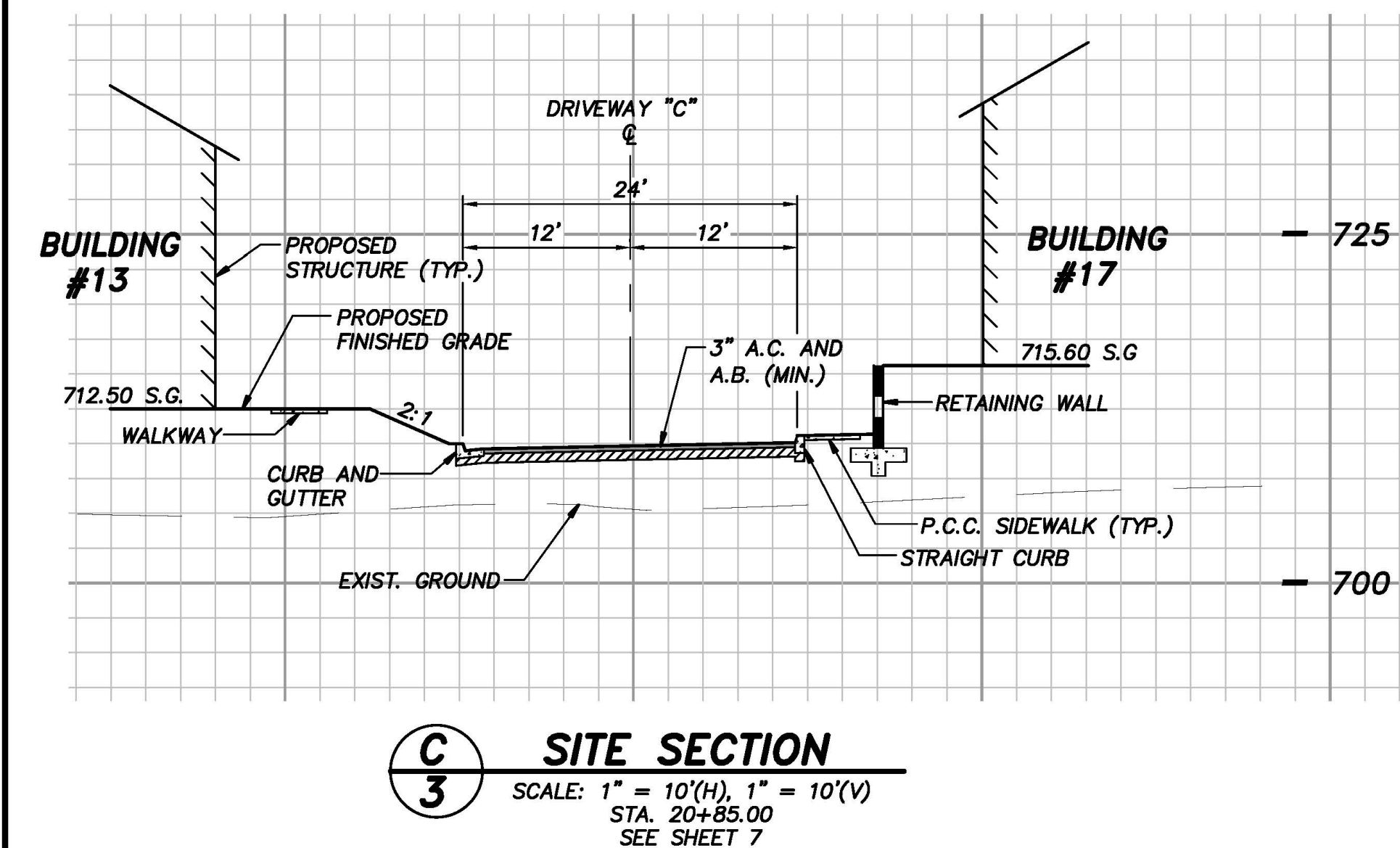
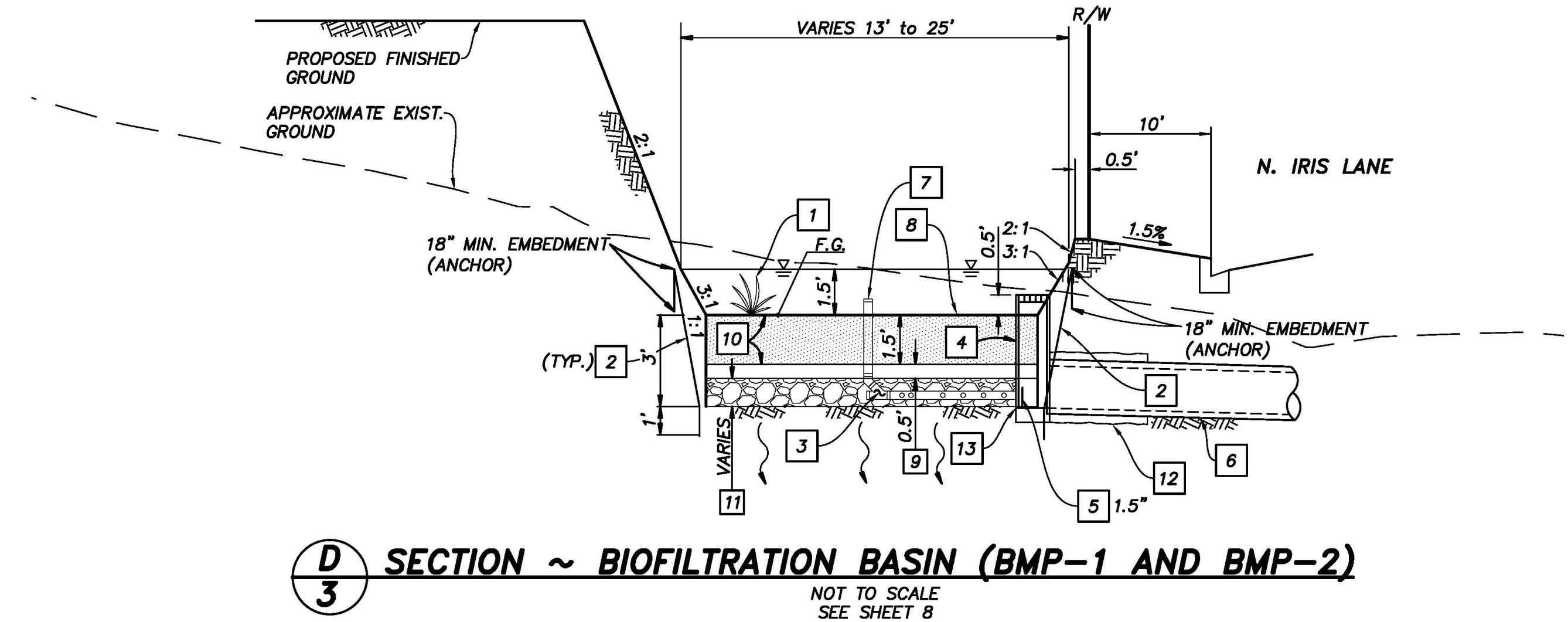
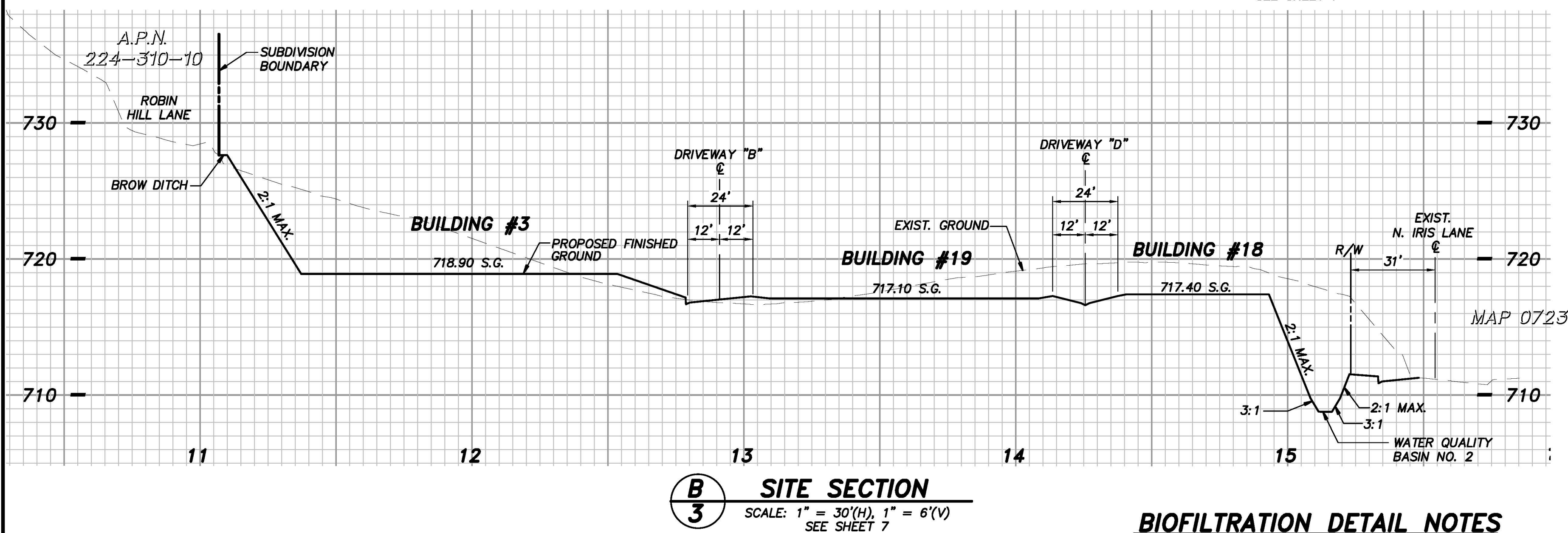
Stephen C. Ott
STEPHEN C. OTT P.E. C70666 DATE 4-14-2022

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Project Name: N. IRIS LANE
Sheet Title: DETAILS, SITE SECTIONS AND TYPICAL SECTIONS

Revision 14:	
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Revision 7:	
Revision 6:	
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Sheet	2 of 8



EASEMENT NOTE:
FOR EXIST. EASEMENT NOTES SEE SHEET 5.



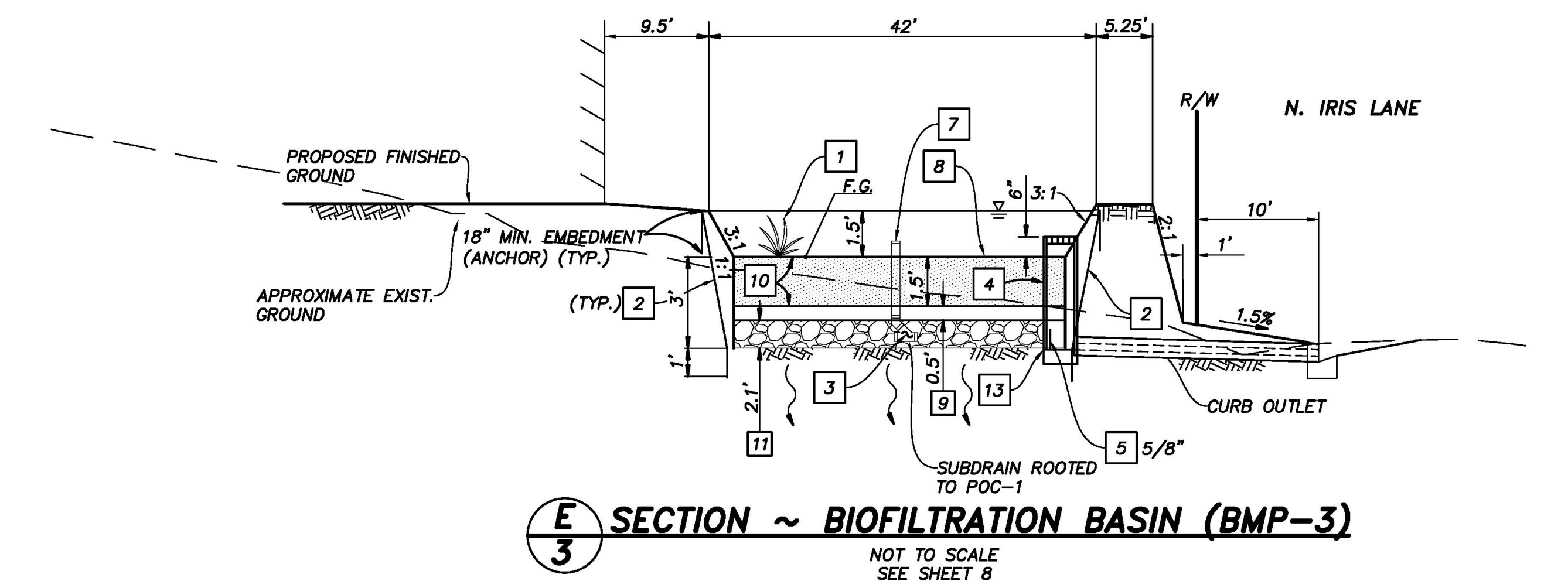
BIOFILTRATION DETAIL NOTES

- 1 PLANTING.
- 2 30 MIL. P.V.C. LINER. ALL JOINTS TO BE SEALED WITH 12" MIN. OVERLAP. SEAL ALL PENETRATIONS.
- 3 6" SLOTTED P.V.C. SUBDRAIN (ASTM D-3034), 3" MIN. FROM BOTTOM.
- 4 OUTLET CONTROL STRUCTURE WITH GRATED TOP.
- 5 ORIFICE PLATE.
- 6 OUTLET PIPE.
- 7 SUBDRAIN CLEANOUT PER SDRSD SC-01. RIM = F.G. + 0.6'
- 8 INSTALL WELL AGED SHREDDED HARDWOOD MULCH THAT HAS BEEN STOCKPILED OR STORED FOR AT LEAST 12 MONTHS. MULCH MUST BE NON-FLOATING.
- 9 FILTER COURSE TO BE 3" CLEAN AND WASHED SAND (ASTM NO. 33) OVER 3" LAYER OF ASTM NO. 8 STONE.
- 10 SOIL MEDIA, INFILTRATION = (BSM SPECIFICATION PER APPENDIX G OF COUNTY OF SAN DIEGO L.I.D. HANDBOOK JUNE 2014)

PER COUNTY OF SAN DIEGO L.I.D. HANDBOOK:

BSM COMPOSITION	SANDY LOAM				COMPOST
	SAND	SILT	CLAY		
VOLUME	65%	20%			15%
WEIGHT	75-80%	10% MAX.	3% MAX.		9% MAX. ¹

- 9% COMPOST BY WEIGHT RESULTS IN APPROXIMATELY 5% ORGANIC MATTER BY WEIGHT.
- 11 AGGREGATE STORAGE LAYER ASTM NO. 57 ROCK.
 - 12 2-SACK SLURRY BACKFILL AROUND STORM DRAIN LINE, PIPE ZONE. SLURRY BACKFILL TO START AT STORM DRAIN BOX AND EXTEND AT LEAST 5 FEET BEYOND LINER.
 - 13 SEAL PVC LINER AROUND PIPES:
USE A PIPE BOOT AND PVC SKIRT TO SEAL ALL LINER PENETRATIONS FOR PIPES. PVC SKIRT SHOULD BE SEALED TO THE PARENT LINER PER MANUFACTURER'S RECOMMENDATIONS (TYPICALLY A WEDGE WELDER). THE PIPE BOOT SLEEVE SHOULD BE ATTACHED TO THE PIPE USING BUTYL TAPE AND STAINLESS STEEL BAND CLAMP.
- ATTACH THE LINER TO CONCRETE STRUCTURES:**
1. PREPARE A PVC SKIRT FOR CONCRETE STRUCTURE.
 2. ATTACHED THE LINER TO THE CONCRETE STRUCTURE USING A STAINLESS STEEL BATTEN STRIP. ALSO ADHERE THE LINER TO THE CONCRETE USING A WATER PROOF ADHESIVE PER THE MANUFACTURE'S RECOMMENDATIONS (TYPICALLY A POLYURETHANE).
 3. THE PVC SKIRT TO BE SEALED TO THE PARENT LINER PER MANUFACTURER'S RECOMMENDATIONS (TYPICALLY A WEDGE WELDER).
 - 14 EMBED LINER 12" VERTICAL.

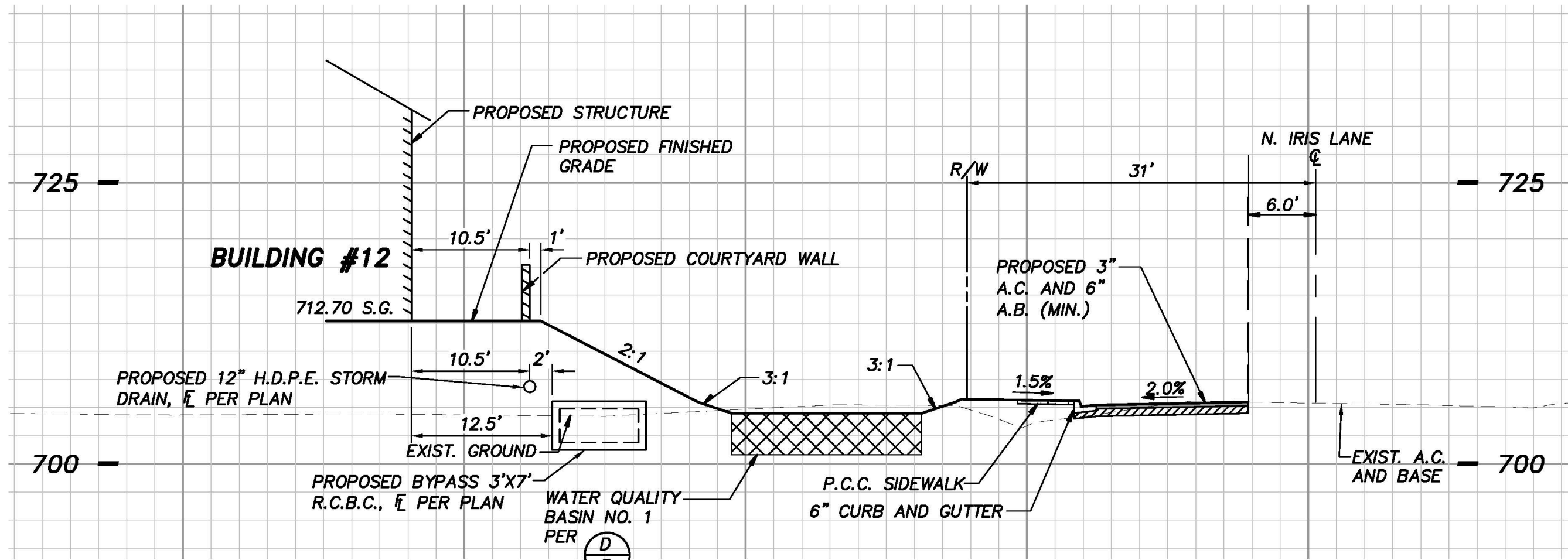


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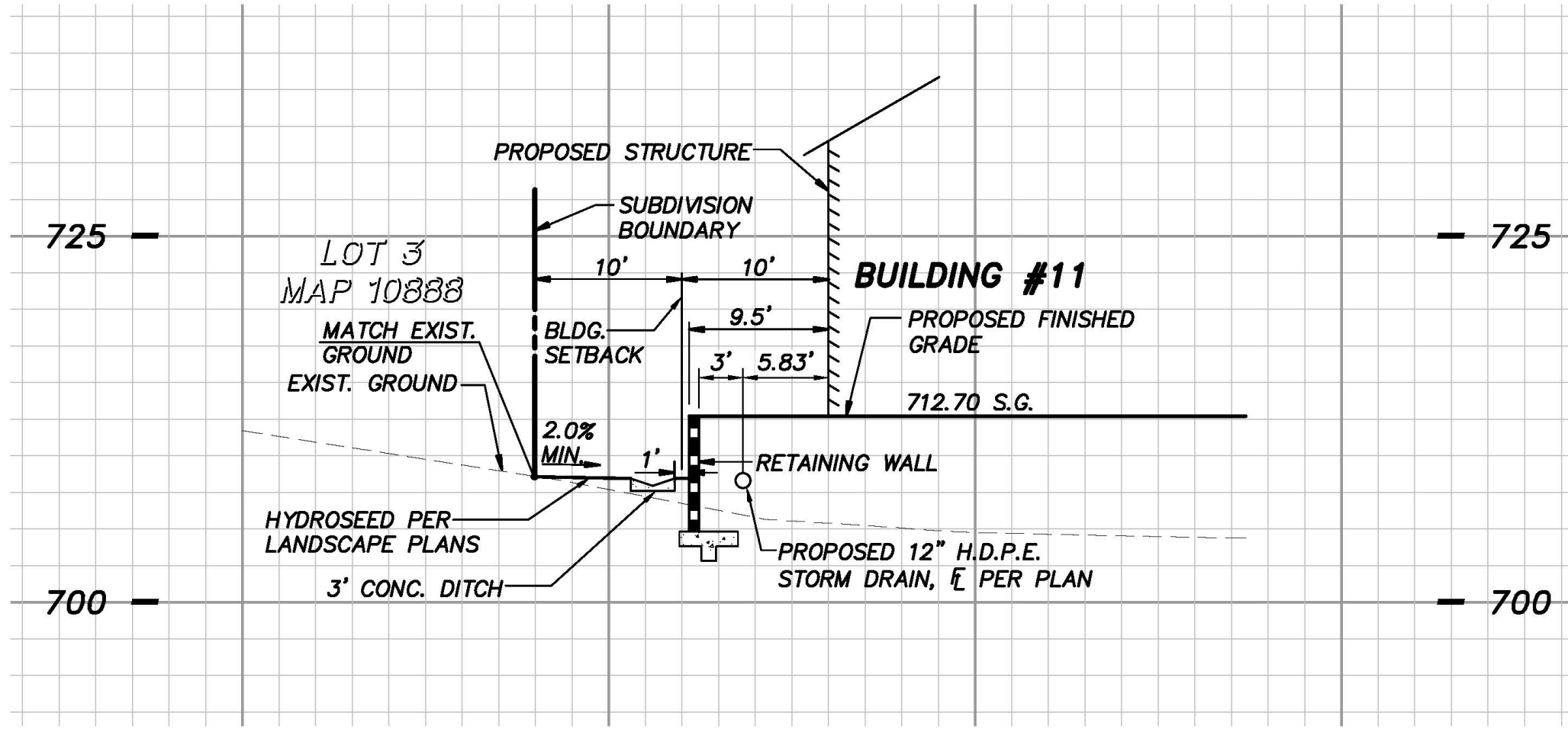
Stephen C. Ott
STEPHEN C. OTT P.E. C70666 DATE 4-14-2022

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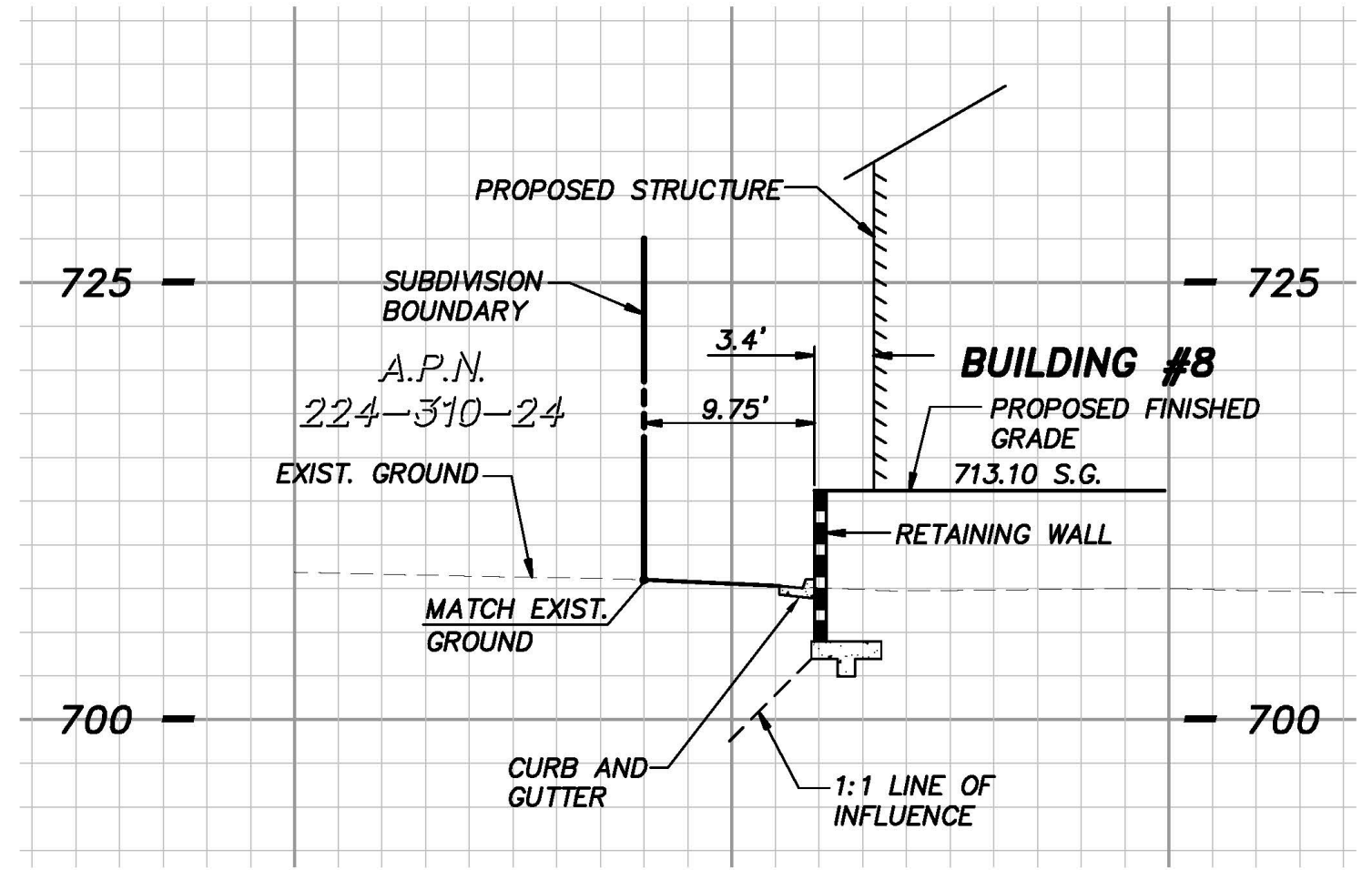
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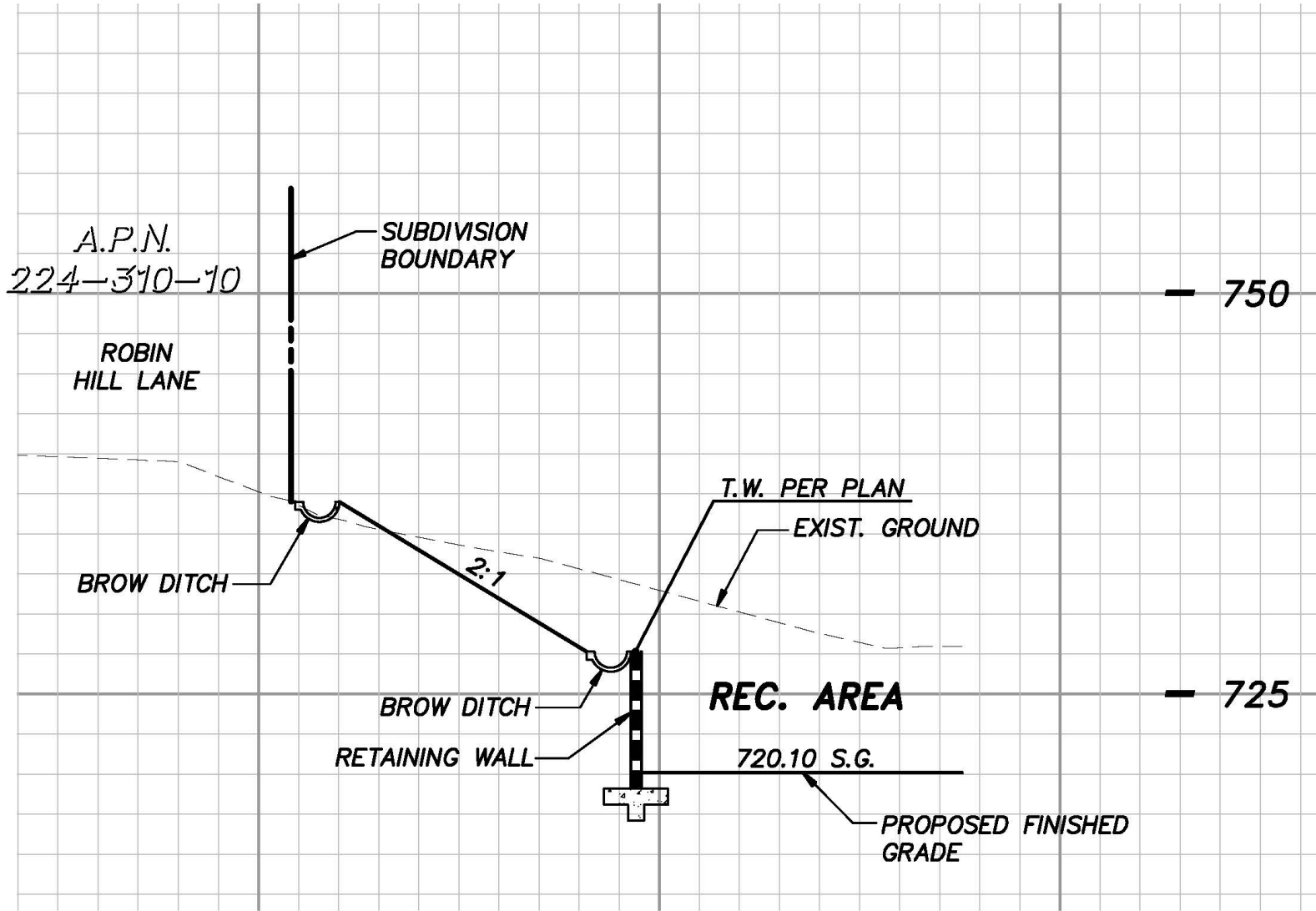
D
4 **SITE SECTION**
SCALE: 1" = 10'(H), 1" = 10'(V)
SEE SHEET 7



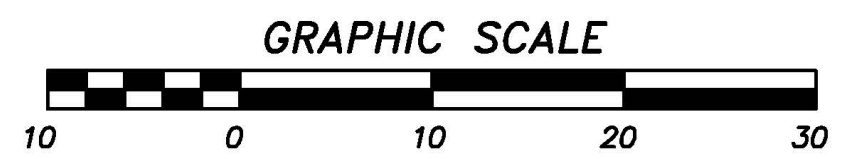
E
4 **SITE SECTION**
SCALE: 1" = 10'(H), 1" = 10'(V)
SEE SHEET 7



F
4 **SITE SECTION**
SCALE: 1" = 10'(H), 1" = 10'(V)
SEE SHEET 7



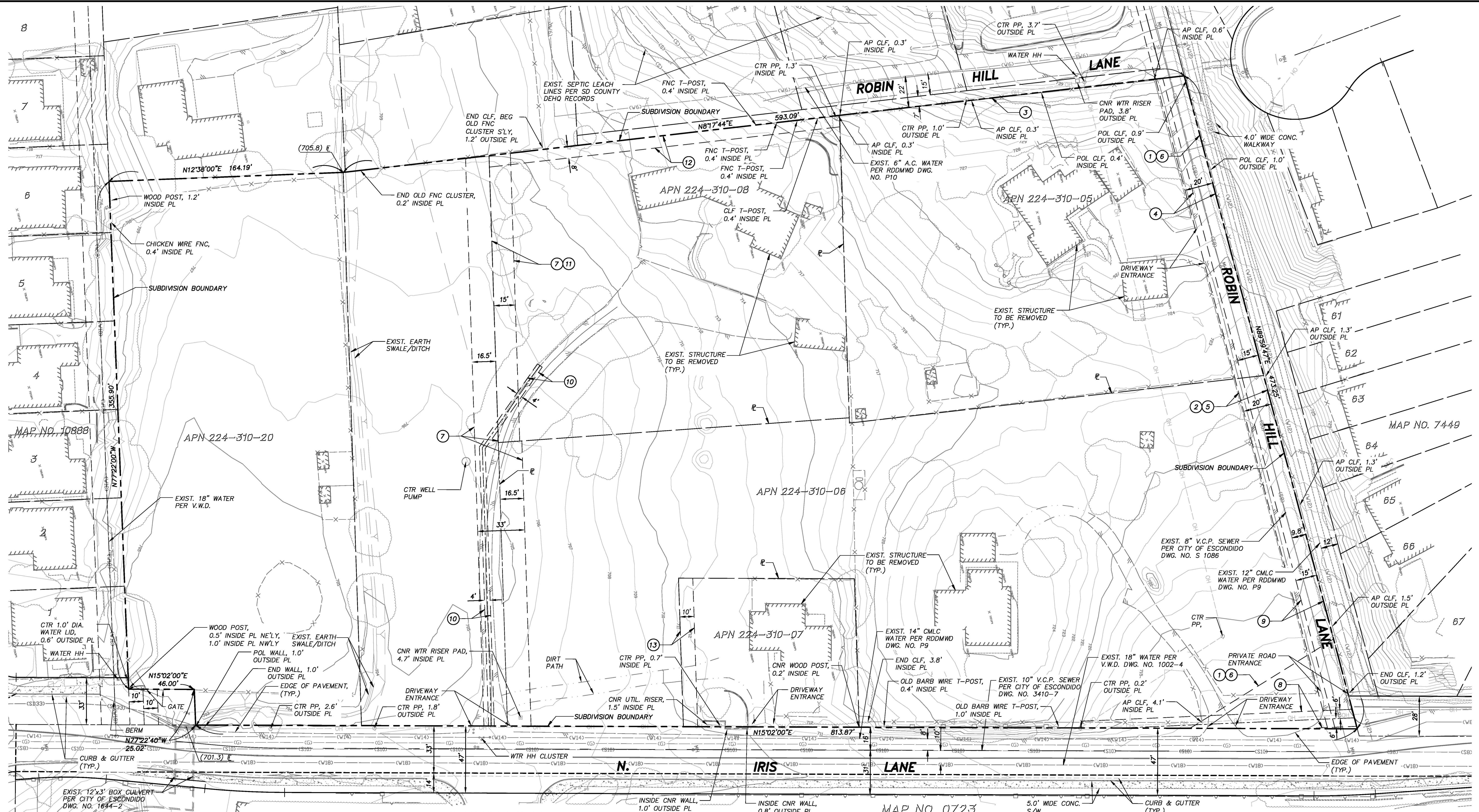
G
4 **SITE SECTION**
SCALE: 1" = 10'(H), 1" = 10'(V)
SEE SHEET 7



Prepared By:		
Name:	SB&O INC.	Revision 14:
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	SAN DIEGO, CALIFORNIA 92123	Revision 12:
Phone #:	(858) 560-1141	Revision 11:
Project Address:	N. IRIS LANE	Revision 10:
	ESCONDIDO, CA.	Revision 9:
Project Name:	N. IRIS LANE	Revision 8:
		Revision 7:
		Revision 6:
		Revision 5:
		Revision 4:
		Revision 3:
		Revision 2:
		Revision 1:
Sheet Title:	DETAILS, SITE SECTIONS AND TYPICAL SECTIONS	Original Date:
		3-8-21
		Sheet 4 of 8



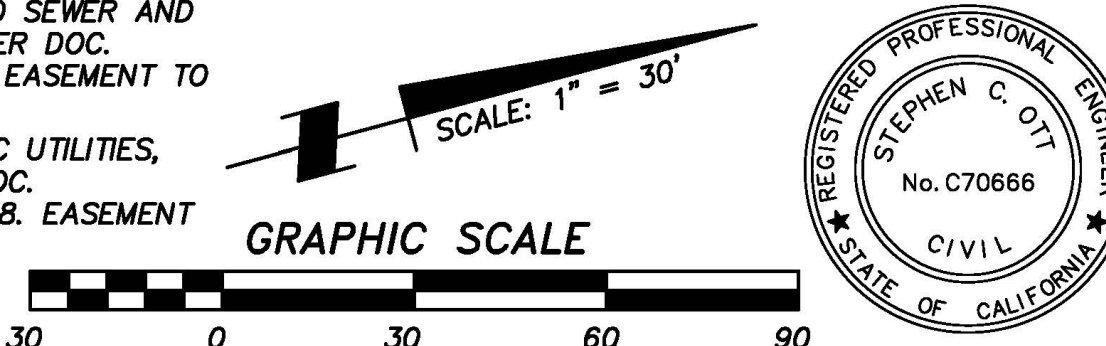
SB&O INC.
PLANNING ENGINEERING SURVEYING
3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
858-560-1141
858-560-8157 Fax
Stephen C. Ott
STEPHEN C. OTT P.E. C70666 DATE 4-14-2022



LEGEND	SYMBOL	LEGEND (CONT.)	SYMBOL
BOUNDARY LINE	---	RETAINING WALL	---
EX. LOT LINE	---	GAS LINE	---
CENTERLINE	---	SEWER LINE	---
RIGHT-OF-WAY LINE	---	STORM DRAIN LINE	---
EASEMENT LINE	---	WATER LINE	---
BUILDING	---	WATER VALVE	⊕
OVERHEAD POWER LINES	---	MANHOLE	⊕
CHAIN LINK FENCE	---	SIGN	⊕
CURB	---	EASEMENT ITEM NO.	⊕
EDGE OF CONCRETE	---		
EDGE OF PAVEMENT	---		

EASEMENT NOTES

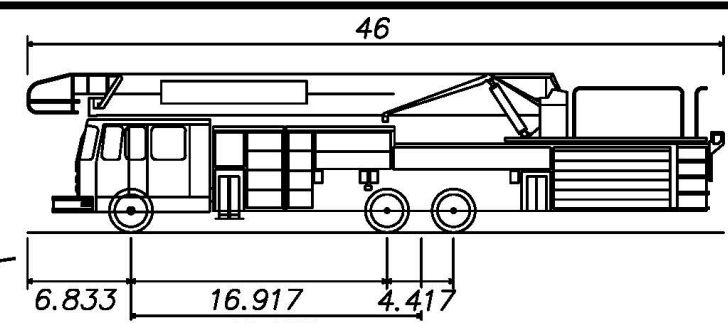
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- EASEMENT FOR INGRESS AND EGRESS FOR ROAD PER BOOK 3766, PAGE 97, REC. 9-6-1950. EASEMENT TO REMAIN.
- SDG&E EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOC. 136116, BOOK 7755, PAGE 220 REC. 7-6-1959. EASEMENT TO REMAIN.
- EASEMENT FOR UNDERGROUND UTILITIES, TO INCLUDE, BUT NOT LIMITED TO SEWER AND ALL INCIDENTAL PURPOSES PER DOC. 85-109395, REC. 4-1-1985. EASEMENT TO REMAIN.
- EASEMENT FOR ROAD AND INCIDENTAL PURPOSES PER DOC. 77607, REC. 9-19-1945. EASEMENT TO REMAIN.
- SDG&E EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER BOOK 2199, PAGE 1, REC. 7-29-1946. EASEMENT TO BE PARTIALLY QUITCLAIMED.
- EASEMENT FOR ROAD, SEWER, WATER, GAS, POWER, TELEPHONE LINES AND APPURTENANCES THERETO PER DOC. 208807, BOOK 7393, PAGE 414, REC. 12-12-1958. EASEMENT TO BE QUITCLAIMED.
- SDG&E EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOC. 322078 REC. 12-12-1972. EASEMENT TO BE QUITCLAIMED.
- EASEMENT FOR UNDERGROUND UTILITIES, TO INCLUDE, BUT NOT LIMITED TO SEWER AND ALL INCIDENTAL PURPOSES PER DOC. 85-109397, REC. 4-1-1985. EASEMENT TO REMAIN.
- SDG&E EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOC. 1988-362682, REC. 8-4-1988. EASEMENT TO BE QUITCLAIMED.
- EASEMENT FOR ROAD AND UTILITY PURPOSES PER BOOK 7393, PAGE 414, REC. 12-12-1958. EASEMENT TO BE QUITCLAIMED.
- SDG&E EASEMENT FOR PUBLIC UTILITY PURPOSES PER BOOK 7755, PAGE 234, REC. 7-5-1959. EASEMENT TO BE QUITCLAIMED.
- EASEMENT FOR ROAD PURPOSES PER DOC. 31674, REC. 2-23-1961. EASEMENT TO BE QUITCLAIMED.



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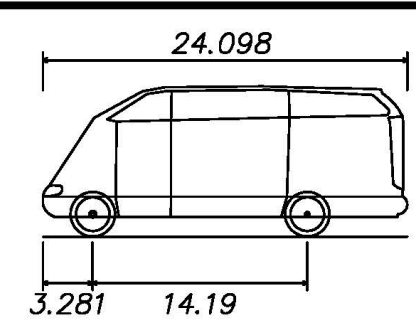
Stephen C. Ott
STEPHEN C. OTT P.E. C70666 DATE 4-14-2022

Prepared By:	SB&O INC.	Revision 14:	
Name:		Revision 13:	
Address:	3990 RUFFIN ROAD, SUITE 120	Revision 12:	
	SAN DIEGO, CALIFORNIA 92123	Revision 11:	
Phone #:	(858) 560-1141	Revision 10:	
Project Address:		Revision 9:	
	N. IRIS LANE	Revision 8:	
	ESCONDIDO, CA.	Revision 7:	
Project Name:		Revision 6:	
	N. IRIS LANE	Revision 5:	
Sheet Title:	EXISTING CONDITIONS	Revision 4:	
		Revision 3:	
		Revision 2:	
		Revision 1:	
Original Date:	3-8-21		
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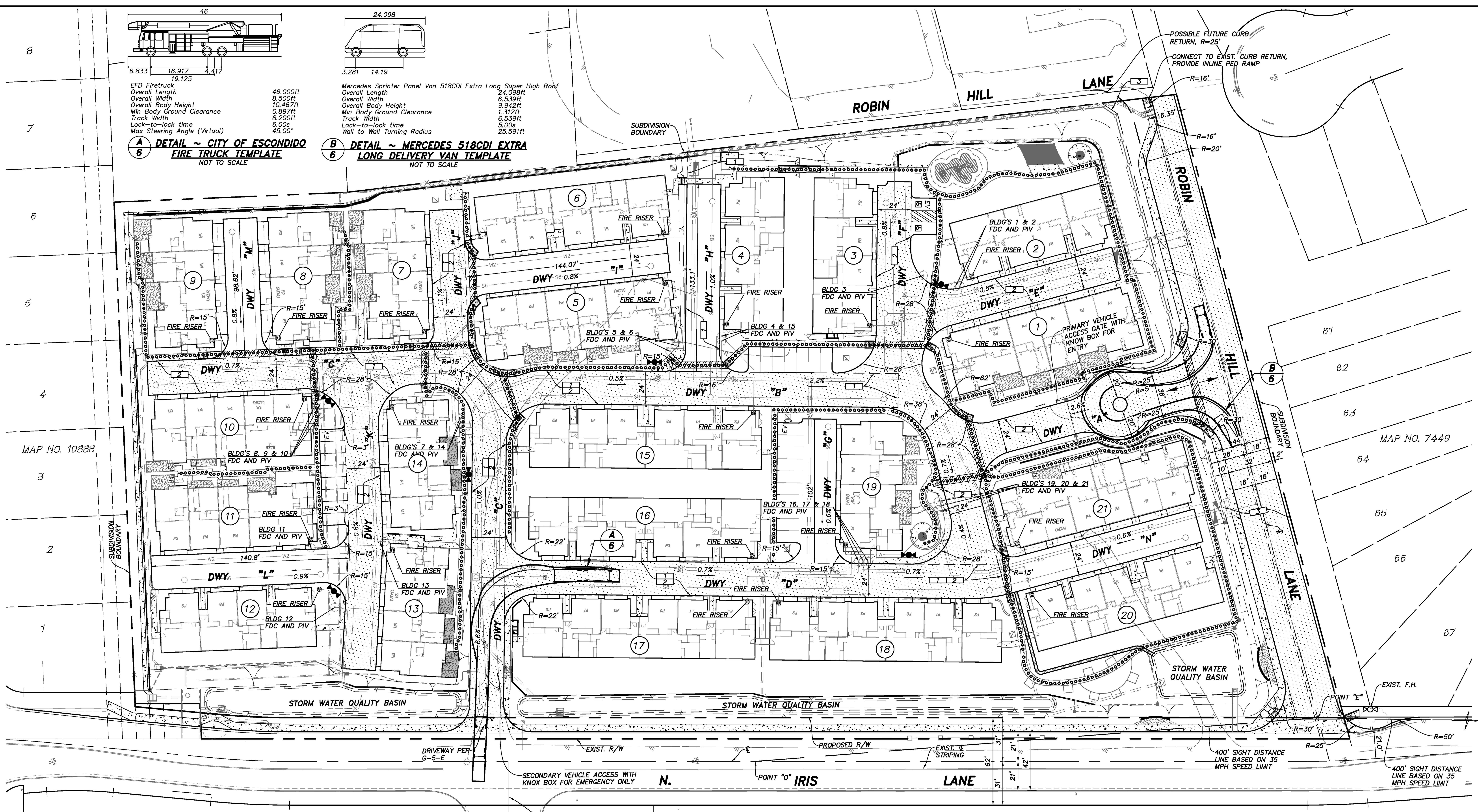
EFD Firetruck
Overall Length 46.000ft
Overall Width 6.833ft
Overall Height 16.917ft
Min. Body Ground Clearance 4.417ft
Track Width 19.125ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 45.00°

A DETAIL ~ CITY OF ESCONDIDO
6 FIRE TRUCK TEMPLATE
NOT TO SCALE



Mercedes Sprinter Panel Van 518CDI Extra Long Super High Roof
Overall Length 24.098ft
Overall Width 3.281ft
Overall Height 14.19ft
Min. Body Ground Clearance 1.312ft
Track Width 6.539ft
Lock-to-lock time 5.00s
Wall to Wall Turning Radius 25.591ft

B DETAIL ~ MERCEDES 518CDI EXTRA
6 LONG DELIVERY VAN TEMPLATE
NOT TO SCALE



LEGEND

VEHICLE ACCESS

FIRE LANE (SEE NOTE 1)

ACCESSIBLE PATH OF TRAVEL

FIRE HYDRANT

*VISITABLE UNIT/HANDICAP PARKING STALL

FIRE TRUCK BODY

FIRE TRUCK TRACK

FIRE TRUCK OVERHANG

FIRE DEPARTMENT CONNECTION (SEE NOTE 3)

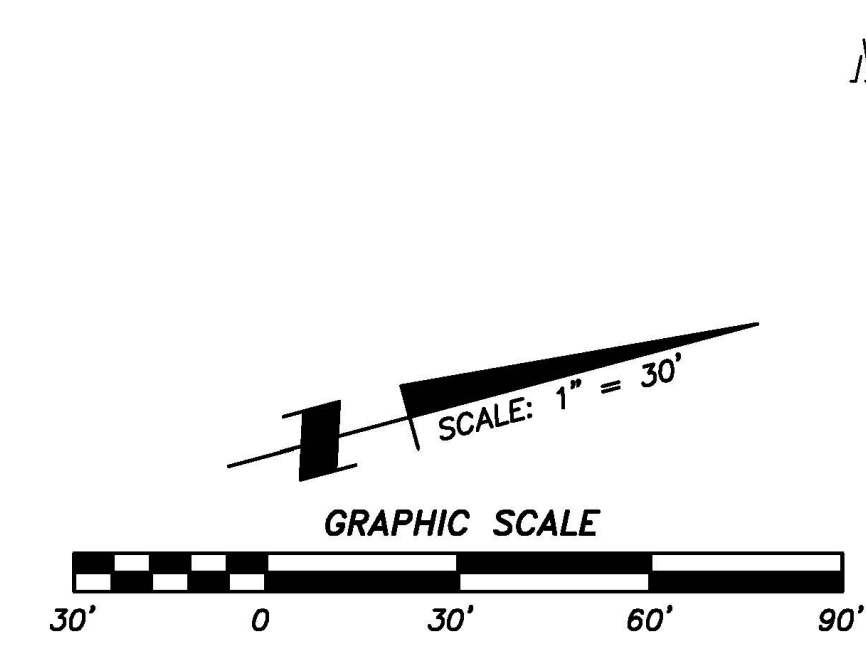
- NOTES**
- ALL FIRE ACCESS ROADS WILL PROVIDE 13'-6" VERTICAL CLEARANCE, 24' MIN. STREET WIDTH, AND THE REQUIRED 75,000 LBS LOADING CAPACITY PER CITY OF ESCONDIDO STRUCTURAL SECTIONS.
 - THERE ARE NO PROPOSED STREET GRADES EXCEEDING 15% GRADE.
 - FIRE DEPARTMENT CONNECTION (FDC) PER CITY OF ESCONDIDO STD. DWG. W-21

PROPOSED EASEMENTS

- PROPOSED 24' WIDE PUBLIC UTILITY AND ACCESS EASEMENT FOR CITY UTILITIES.
- PROPOSED 24' WIDE EMERGENCY ACCESS EASEMENT.
- PROPOSED 44' WIDE PUBLIC UTILITY AND ACCESS EASEMENT FOR CITY UTILITIES.

EASEMENT NOTE:

- FOR EXIST. EASEMENT NOTES SEE SHEET 5.
- FOR PROP. EASEMENT NOTES SEE THIS SHEET.

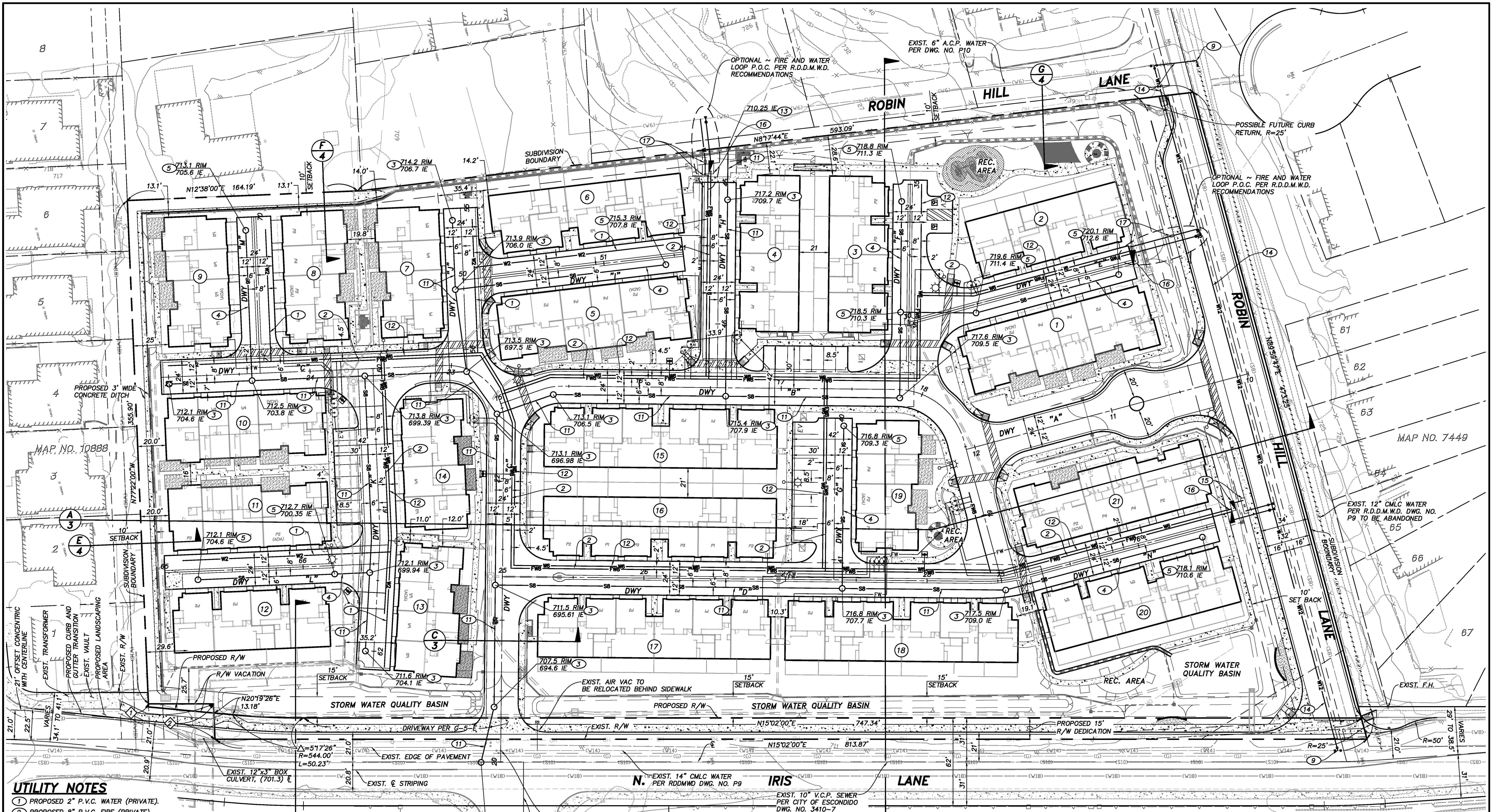


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STEPHEN C. OTT P.E. C70666 DATE 4-14-2022

Prepared By: SB&O INC.
Name: 3990 RUFFIN ROAD, SUITE 120
Address: SAN DIEGO, CALIFORNIA 92123
Phone #: (858) 560-1141
Project Address: N. IRIS LANE, ESCONDIDO, CA.
Project Name: N. IRIS LANE
Sheet Title: AREA CIRCULATION AND FIRE DEPARTMENT PLANS

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
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Revision 8:	
Revision 7:	
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Revision 5:	
Revision 4:	
Revision 3:	3-18-22
Revision 2:	12-14-21
Revision 1:	7-2-21
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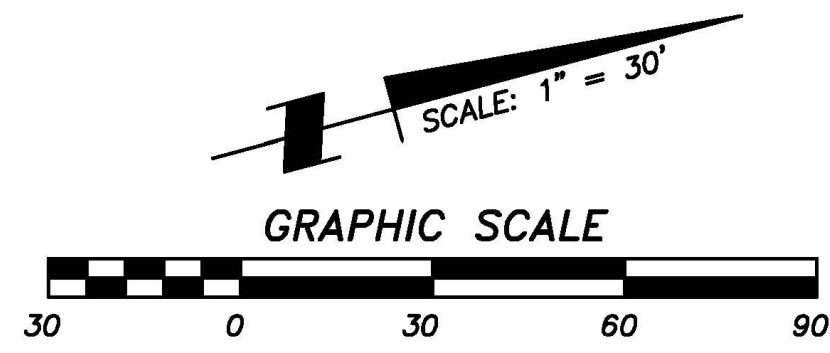
- UTILITY NOTES**
- 1 PROPOSED 2" P.V.C. WATER (PRIVATE).
 - 2 PROPOSED 8" P.V.C. FIRE (PRIVATE).
 - 3 PROPOSED S.M.H. (PUBLIC).
 - 4 PROPOSED 6" P.V.C. SEWER (PRIVATE).
 - 5 PROPOSED S.M.H. (PRIVATE).
 - 8 CONNECT TO EXIST. 10" V.C.P. SEWER PER CITY OF ESCONDIDO DWG. NO. 3410-7.
 - 9 CONNECT TO EXIST. 12" OR 14" WATER PER R.D.D.M.W.D. DWG. NO. P9 AND P10.
 - 11 PROPOSED 8" P.V.C. SEWER (PUBLIC), SEE NOTE 1.
 - 12 PROPOSED 6" P.V.C. WATER (PRIVATE).
 - 13 8" SEWER MAIN STUB AND RISER FOR FUTURE DEVELOPMENT.
 - 14 PROPOSED 12" P.V.C. WATER (PUBLIC).
 - 15 3" METER AND 3" BACKFLOW PER W.A.S. WR-02, WS-04A AND WS-4B.
 - 16 8" FIRE DCCA PER R.D.D.M.W.D. W-7.
 - 17 2" WATER METER AND 2" BACKFLOW PER R.D.D.M.W.D., W-2 AND W-6.
 - 18 FDC AND BUILDING FIRE SERVICE, SEE SHEET 6.

- NOTES**
- THERE SHALL BE NO TREES OR DEEP ROOTED BUSHES PLANTED WITHIN 15'-FEET OF THE 8" PUBLIC SEWER MAIN.
 - OVERHEAD UTILITIES ALONG THE PROPERTY FRONTAGE WILL BE UNDERGROUNDED IN ACCORDANCE WITH THE CITY'S UNDERGROUNDING ORDINANCE.

EASEMENT NOTE:

- FOR EXIST. EASEMENT NOTES SEE SHEET 5.
- FOR PROP. EASEMENT NOTES SEE SHEET 6.

BOUNDARY DATA TABLE		
BEARING	RADIUS	LENGTH
N15°02'00"E	46.00'	
N77°22'40"W	25.02'	

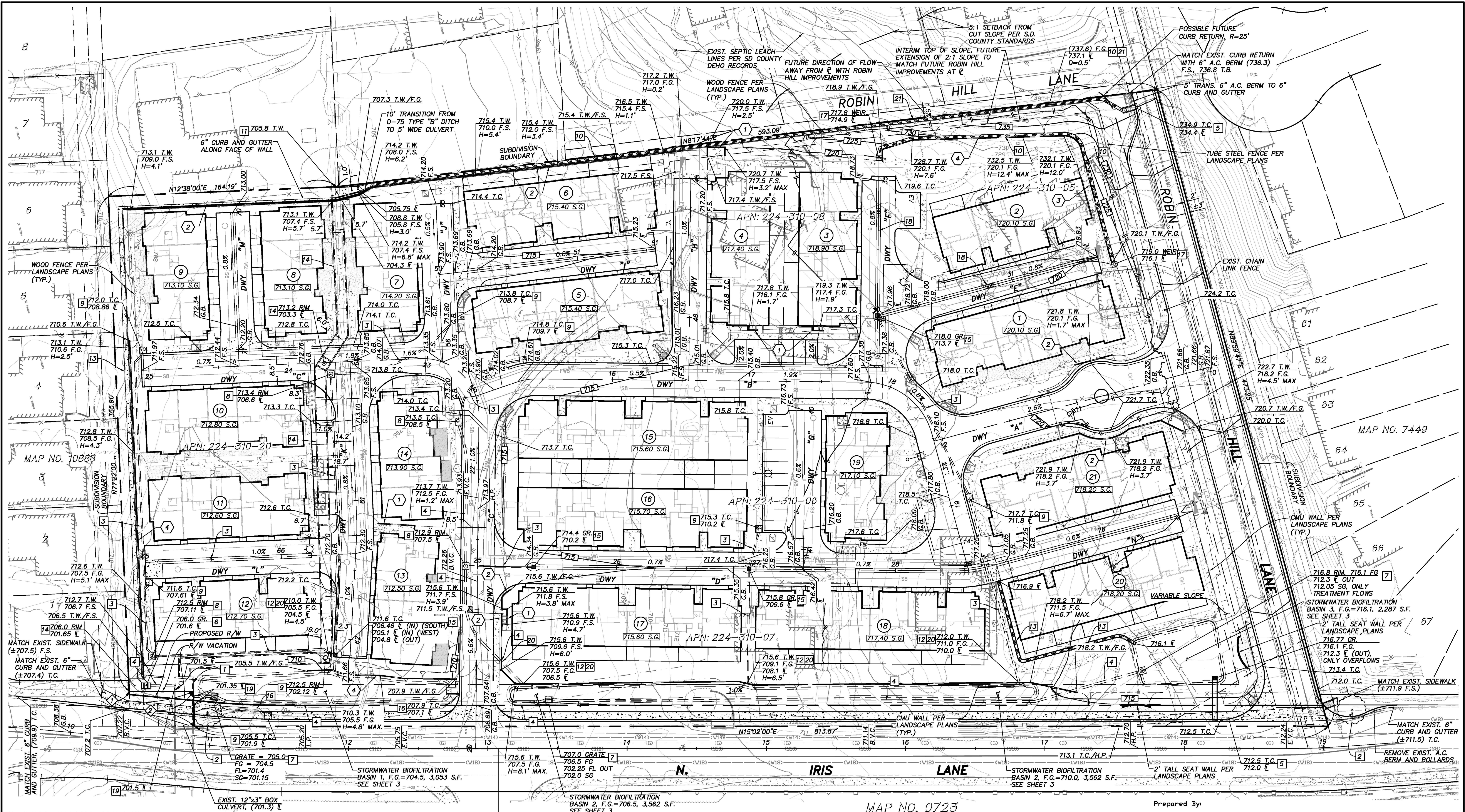


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STEPHEN C. OTT P.E. C70666 DATE 4-14-2022

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Phone #: (858) 560-1141
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ESCONDIDO, CA.
Project Name: N. IRIS LANE
Sheet Title: HORIZONTAL CONTROL AND UTILITY PLANS

Revision	Date
14	3-18-22
13	12-14-21
12	7-2-21
11	
10	
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7	
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Original Date: 3-8-21
Sheet 7 of 8



STORM DRAIN NOTES

- 1 EXTEND EXISTING 12"x3" RCBC.
- 2 PROPOSED 20" STREET TREE BMP PER CITY OF ESCONDIDO GREEN STREET STANDARDS WITH 12" CURB CUT.
- 3 PROPOSED PRIVATE 12" H.D.P.E. STORM DRAIN.
- 4 PROPOSED PRIVATE 18" H.D.P.E. STORM DRAIN.
- 5 PROPOSED CURB OUTLET.
- 6 PROPOSED MOD. TYPE "G" CATCH BASIN.
- 7 PROPOSED BASIN OUTLET CONTROL STRUCTURE.
- 8 PROPOSED STORM DRAIN CLEANOUT (SDCO).
- 9 PROPOSED STORM DRAIN CURB INLET.
- 10 PROPOSED CONC. BROW DITCH, D-75, TYPE B
- 11 PROPOSED 15" CUTOFF WALL AT EXIST. DITCH WITH WEEP HOLES.
- 12 PROPOSED STORM DRAIN HEADWALL.
- 13 PROPOSED CONCRETE RECTANGULAR CHANNEL, W=2', H=0.5', AT 0.5%.
- 14 PROPOSED BYPASS 3'x7" R.C.B.C., S=0.0056.
- 15 PROPOSED 24"x24" BROOKS BOX.
- 16 PROPOSED PUBLIC 18" R.C.P. STORM DRAIN.
- 17 PROPOSED TYPE "T" CATCH BASIN.
- 18 PROPOSED PRIVATE 8" STORM DRAIN.
- 19 CONNECT TO PROPOSED 12"x3" RCBC.
- 20 PROVIDE CORE IN RETAINING WALL FOR STORM DRAIN PIPE.
- 21 INTERIM BROW DITCH ELEVATIONS TO MATCH EXISTING GRADE AT R

GRADING NOTES

- 1 RETAINING WALL PER SDRSD C-01.
- 2 RETAINING WALL PER SDRSD C-05.
- 3 RETAINING WALL PER SDRSD C-06.
- 4 MODIFIED RETAINING WALL PER SDRSD C-06 (FOR HEIGHT, SURCHARGE, AND FENCING EXCEEDING 6').

BOUNDARY DATA TABLE

△/BEARING	RADIUS	LENGTH
1 N15°02'00"E	46.00'	
2 N77°22'40"W	25.02'	

NOTE:

ALL SLOPES ARE 2:1 MAX UNLESS OTHERWISE NOTED. SEE LANDSCAPE PLANS FOR SLOPE PLANTING.

EASEMENT NOTE:

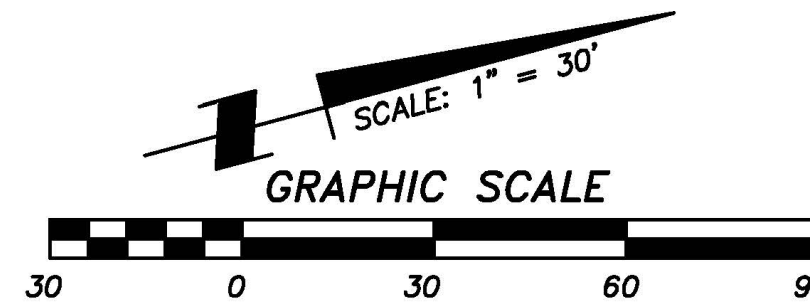
- Ⓢ FOR EXIST. EASEMENT NOTES SEE SHEET 5.
- Ⓢ FOR PROP. EASEMENT NOTES SEE SHEET 6.

NOTE:

FOR TYPICAL GRADING DETAILS, SEE SHEET 2.

NOTE:

OVERHEAD UTILITIES ALONG THE PROPERTY FRONTAGE WILL BE UNDERGROUNDED IN ACCORDANCE WITH THE CITY'S UNDERGROUNDING ORDINANCE.



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Stephen C. Ott
STEPHEN C. OTT P.E. C70666 DATE 4-14-2022

Prepared By:

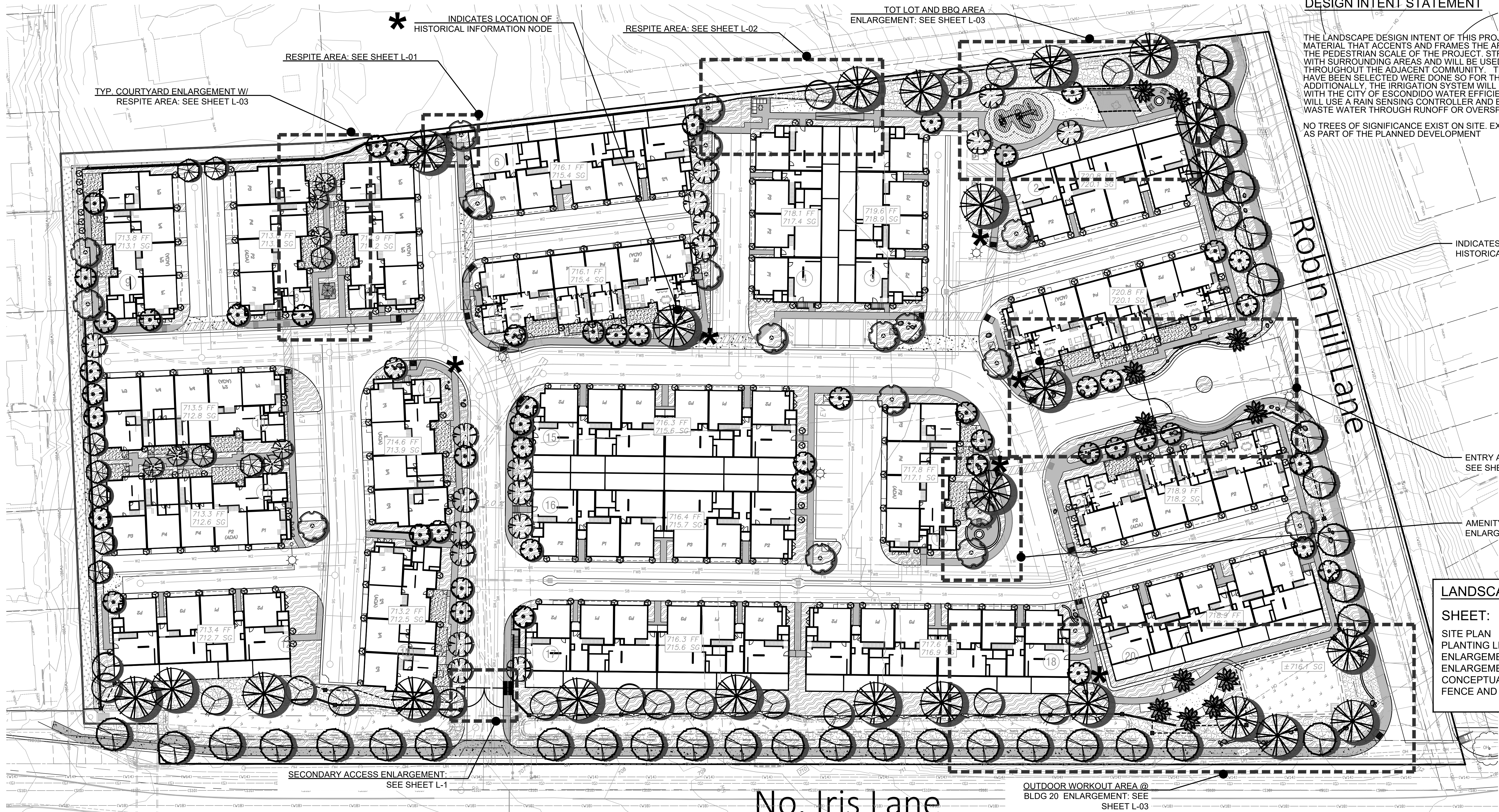
Name: SB&O INC.
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ESCONDIDO, CA.

Project Name:
N. IRIS LANE

Sheet Title:
GRADING AND STORM DRAIN PLANS

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
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Original Date: 3-8-21
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DESIGN INTENT STATEMENT

THE LANDSCAPE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE PLANT MATERIAL THAT ACCENTS AND FRAMES THE ARCHITECTURE AND ENHANCES THE PEDESTRIAN SCALE OF THE PROJECT. STREET TREES ARE CONSISTENT WITH SURROUNDING AREAS AND WILL BE USED TO PROVIDE CONTINUITY THROUGHOUT THE ADJACENT COMMUNITY. THE PLANT MATERIALS THAT HAVE BEEN SELECTED WERE DONE SO FOR THEIR LOW WATER USE QUALITIES. ADDITIONALLY, THE IRRIGATION SYSTEM WILL BE DESIGNED IN COMPLIANCE WITH THE CITY OF ESCONDIDO WATER EFFICIENT LANDSCAPE ORDINANCE. IT WILL USE A RAIN SENSING CONTROLLER AND BE ADJUSTABLE SO AS NOT TO WASTE WATER THROUGH RUNOFF OR OVERSPRAY.

NO TREES OF SIGNIFICANCE EXIST ON SITE. EXISTING TREES TO BE REMOVED AS PART OF THE PLANNED DEVELOPMENT

INDICATES LOCATION OF HISTORICAL INFORMATION NODE *

ENTRY AREA ENLARGEMENT: SEE SHEET L-02

AMENITY SPACE AT BLDG. 19 ENLARGEMENT: SEE SHEET L-03

LANDSCAPE SHEET INDEX:

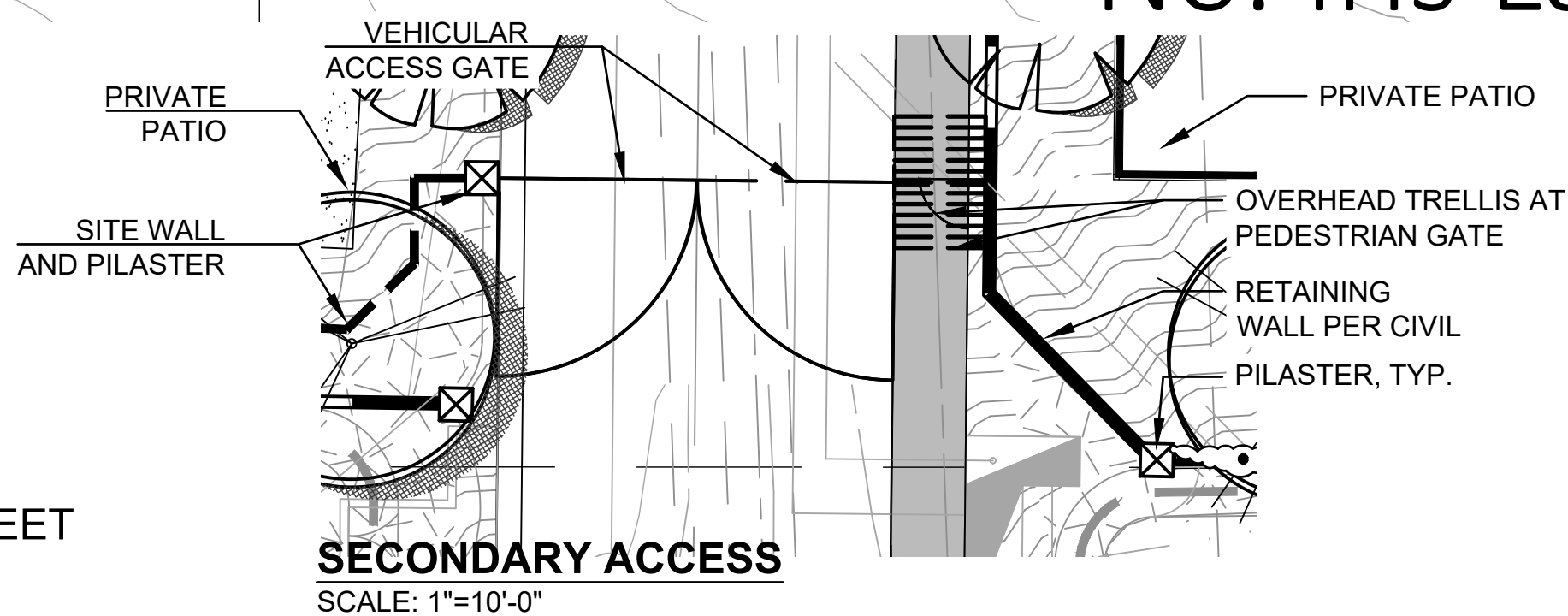
SHEET:	SHEET #:
SITE PLAN	L-1
PLANTING LEGEND & ENLARGEMENTS	L-2
ENLARGEMENTS	L-3
CONCEPTUAL IMAGERY	L-4
FENCE AND WALL PLAN	L-5 TO L-6

TOTAL TREES PROPOSED (NOT INCLUDING STREET TREES): 171

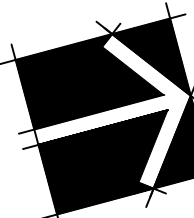
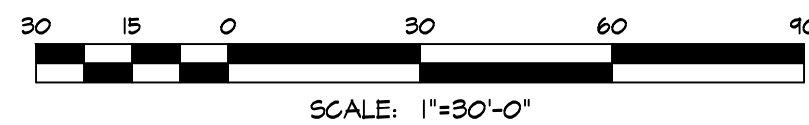
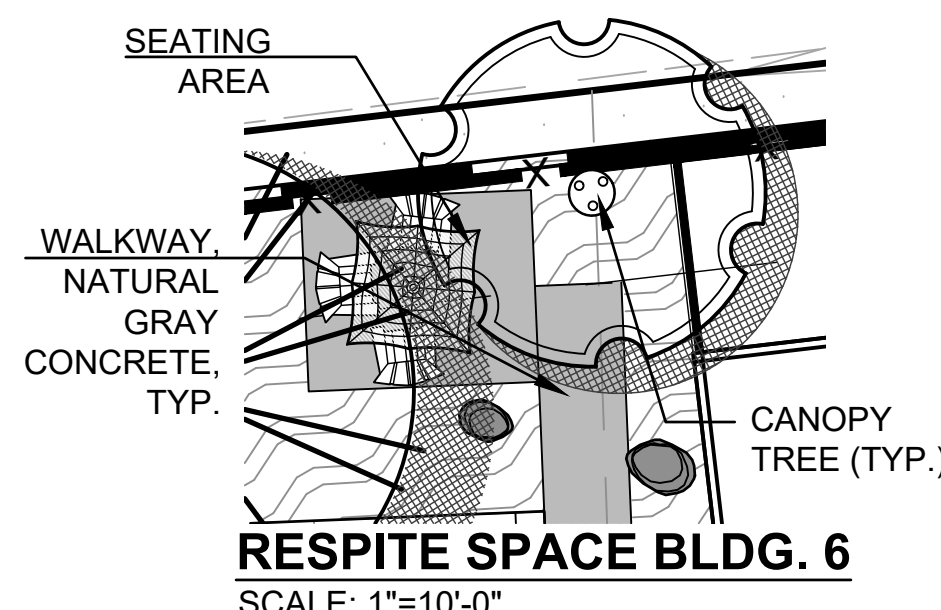
TOTAL UNITS PROPOSED PER ARCHITECT PLAN: 102

MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET



OUTDOOR WORKOUT AREA @ BLDG 20 ENLARGEMENT: SEE SHEET L-03



1ST SUBMITTAL 03-03-2021
2ND SUBMITTAL 07-09-2021
3RD SUBMITTAL 12-10-2021
4TH SUBMITTAL 03-16-2022

L-1

SHEET 01 OF 6

GMP JOB# 20-071

IRIS AVE.: ESCONDIDO, CA
HALLMARK COMMUNITIES

740 LOMAS SANTA FE DR., SUITE 204
SOLANA BEACH, CALIFORNIA 92075

CONCEPT PLAN

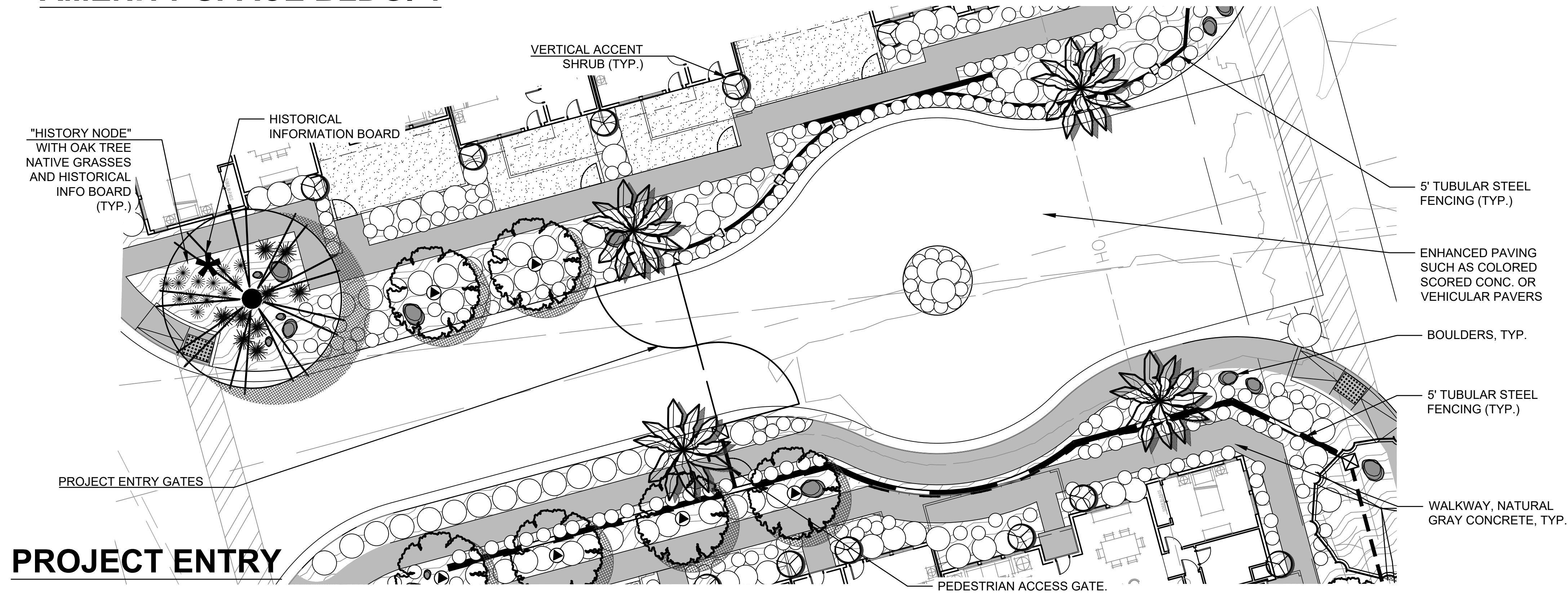
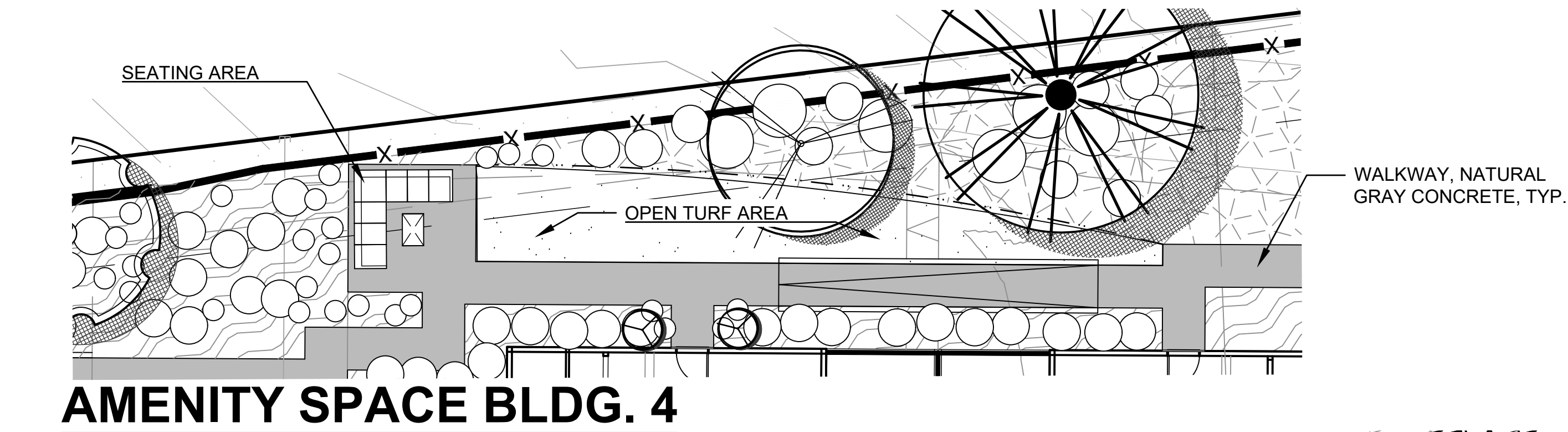
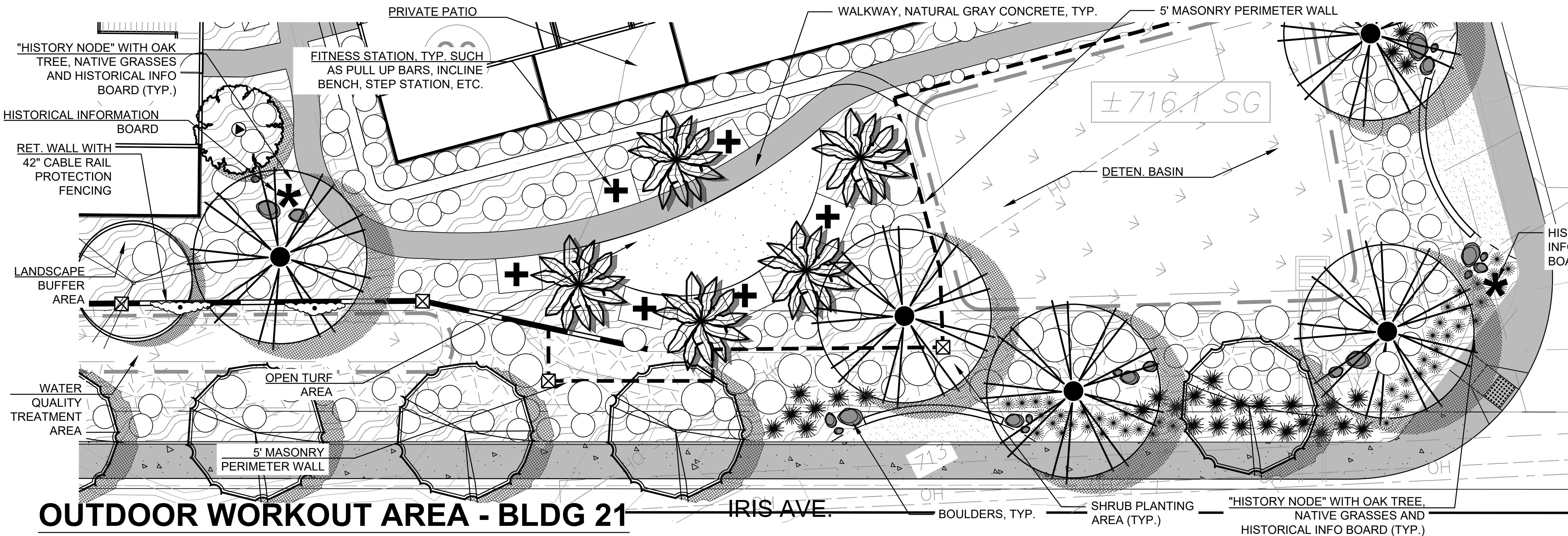
CONCEPTUAL LANDSCAPE PLAN



3176 Lionshead Ave
Suite 102
Carlsbad, CA 92010

gmpandarch.com
T 858 558 8977

**LANDSCAPE
ARCHITECTURE
& PLANNING**



CONCEPT_PLANT_SCHEDULE

	COURTYARD (24" BOX, MAX SPREAD 15' / MAX HEIGHT 20') CHILOPSIS LINEARIS 'ARTS SEEDLESS' / DESERT WILLOW RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' TM / INDIAN HAWTHORN UMBELLULARIA CALIFORNICA / CALIFORNIA LAUREL	WUCOLS L M M
	COLUMNAR (15 GAL.) PRUNUS CARLINIANA / CAROLINA CHERRY PODOCARPUS GRACILIOR / FERN PINE	 M M
	COMMON AREAS/ACCENT (24" BOX, MAX SPREAD 20' / MAX HEIGHT 25') CERCIS OCCIDENTALIS/WESTERN REDBUD OLEA EUROPAEA / EUROPEAN OLIVE PARKINSONIA ACULEATA / MEXICAN PALO VERDE RHUS LANCEA / AFRICAN SUMAC MULTI-TRUNK	 L L L L
	SLOPE (50% 15 GAL., 50% 24" BOX) ARBUTUS UNEDO / STRAWBERRY TREE MULTI-TRUNK MELALEUCA LINARIIFOLIA / FLAXLEAF PAPERBARK QUERCUS AGRIFOLIA / COAST LIVE OAK RHUS LANCEA / AFRICAN SUMAC MULTI-TRUNK	 L L L L
	PALMS (10' BTH, MAX SPREAD 15' / MAX HEIGHT 50') ARECASTRUM ROMANOFFIANUM / QUEEN PALM WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	 L L
	STREET TREE (24" BOX, MAX SPREAD 30' / MAX HEIGHT 40') KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	 L
	SHRUB (MEDIUM, 50% 1 GAL., 50% 5 GAL.) BOUGAINVILLEA X 'TEMPLE FIRE' / BOUGAINVILLEA CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH CARISSA MACROCARPA / NATAL PLUM LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET MYRTUS COMMUNIS / COMMON MYRTLE PITTOSPORUM CRASSIFOLIUM / KARO PITTOSPORUM ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY	WUCOLS L L M M M M M L
	GRASS (1 GAL.) CAREX PRAEGRACILIS / SLENDER SEDGE CHONDROPETALUM TECTORUM / CAPE RUSH FESTUCA CALIFORNICA / BLUE FESCUE MUHLENBERGIA RIGENS / DEER GRASS	 M M L L
	ACCENT SHRUB (50% 1 GAL., 50% 5 GAL.) AGAVE ATTENUATA / AGAVE AGAVE VILMORINIANA / OCTOPUS AGAVE ALOE GLAUCA / ALOE ALOE SPICATA / LEBOMBO ALOE ANIGOZANTHOS X 'BUSH GOLD' / KANGAROO PAW DASYLIRION WHEELERI / GREY DESERT SPOON PHORMIUM X 'DARK DELIGHT' / PURPLE FLAX	 L L L L L L L M
	SHRUB (SMALL, 50% 1 GAL., 50% 5 GAL.) DIANELLA TASMANICA 'VARIEGATA' / FLAX LILY DIETES BICOLOR / FORTNIGHT LILY LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH	 M M M
	SLOPE SHRUBS (50% 1 GAL., 50% 5 GAL.) ARCTOSTAPHYLOS HOOKERI / HOOKER'S MANZANITA CEANOTHUS CUNEATUS / BUCKBRUSH CEANOTHUS PROSTRATUS / SQUAW CARPET CISTUS LAURIFOLIUS / ROCKROSE CISTUS X PURPUREUS / ORCHID ROCKROSE ENCELIA CALIFORNICA / CALIFORNIA ENCELIA LANTANA MONTEVIDENSIS / TRAILING LANTANA RHUS INTEGRIFOLIA / LEMONADE BERRY	 L L L L L L L L
	SLOPES (FLATS) BACCHARIS PILULARIS 'TWIN PEAKS' / TWIN PEAKS COYOTE BRUSH MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK MYOPORUM ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	 L L L
	VINES BOUGAINVILLEA LA JOLLA / LA JOLLA BOUGAINVILLEA MACFADYENA UNGUIS-CATI / YELLOW TRUMPET VINE	 L L
	WATER QUALITY BASINS (1 GAL.) CAREX TUMULICOLA / BERKELEY SEDGE CHONDROPETALUM TECTORUM / CAPE RUSH MUHLENBERGIA RIGENS / DEER GRAS	 M M L
	TURF	 H
	NON IRRIGATED HYDROSEED MIX	 L



1ST SUBMITTAL 03-03-2021
2ND SUBMITTAL 07-09-2021
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4TH SUBMITTAL 03-16-2022

L-2

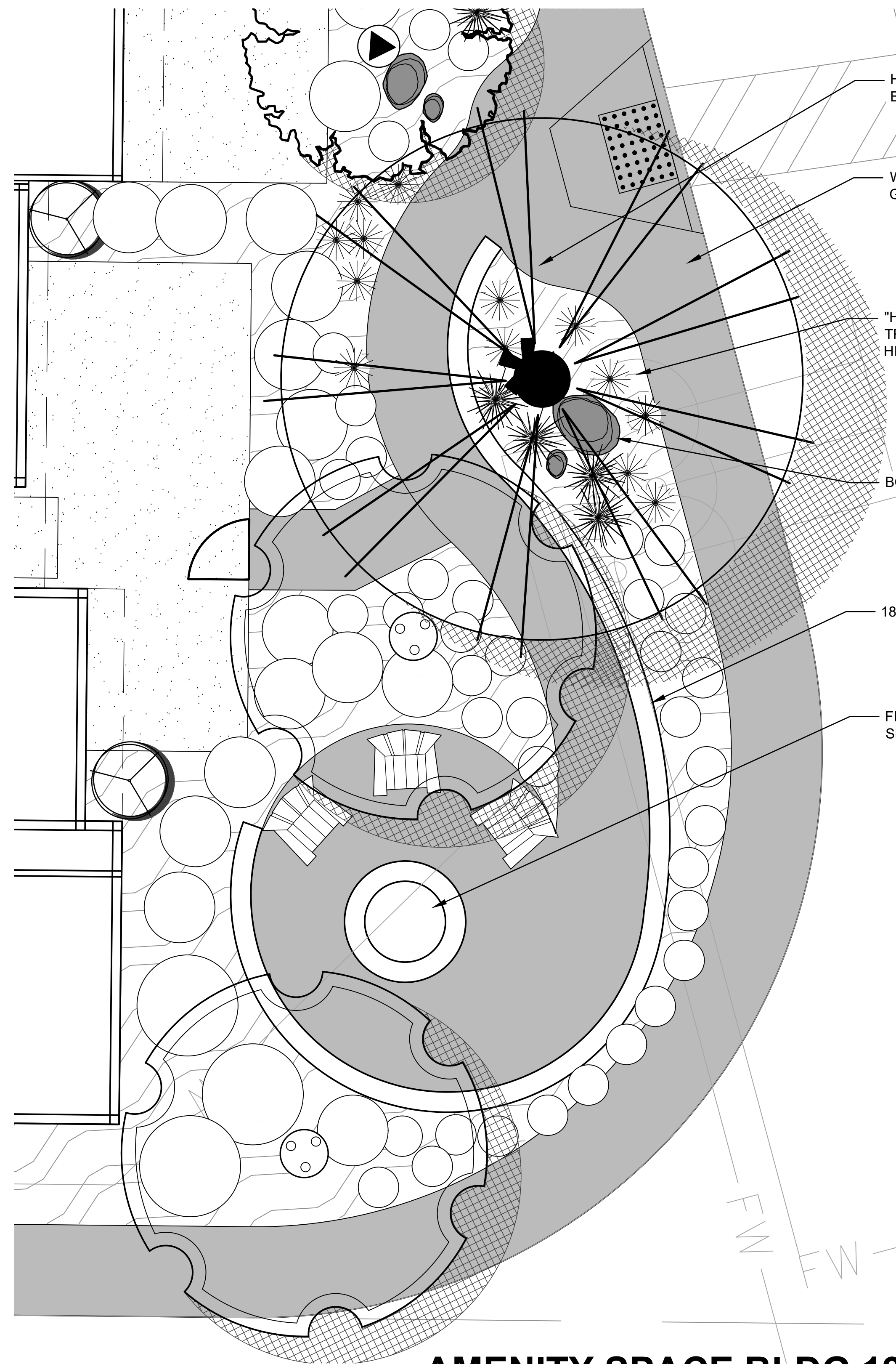
SHEET 02 OF 6

GMP JOB# 20-071

IRIS AVE.: ESCONDIDO, CA
HALLMARK COMMUNITIES
740 LOMAS SANTA FE DR., SUITE 204
SOLANA BEACH, CALIFORNIA 92075

CONCEPT PLAN
PLANTING LEGEND & ENLARGEMENTS

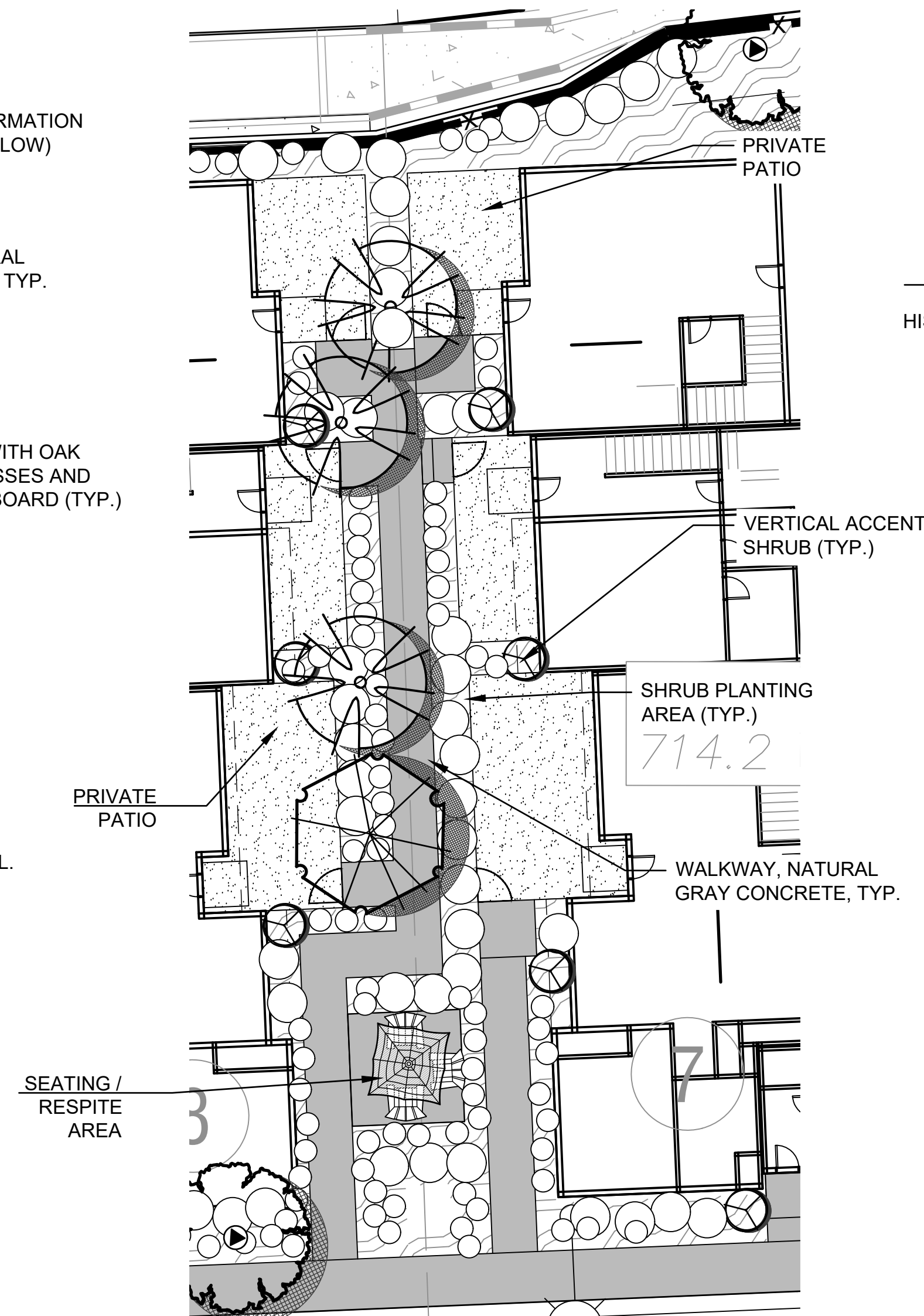
gmp
LANDSCAPE
ARCHITECTURE
& PLANNING
3176 Lionshead Ave
Suite 102
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gmplandarch.com
T 858 558 8977



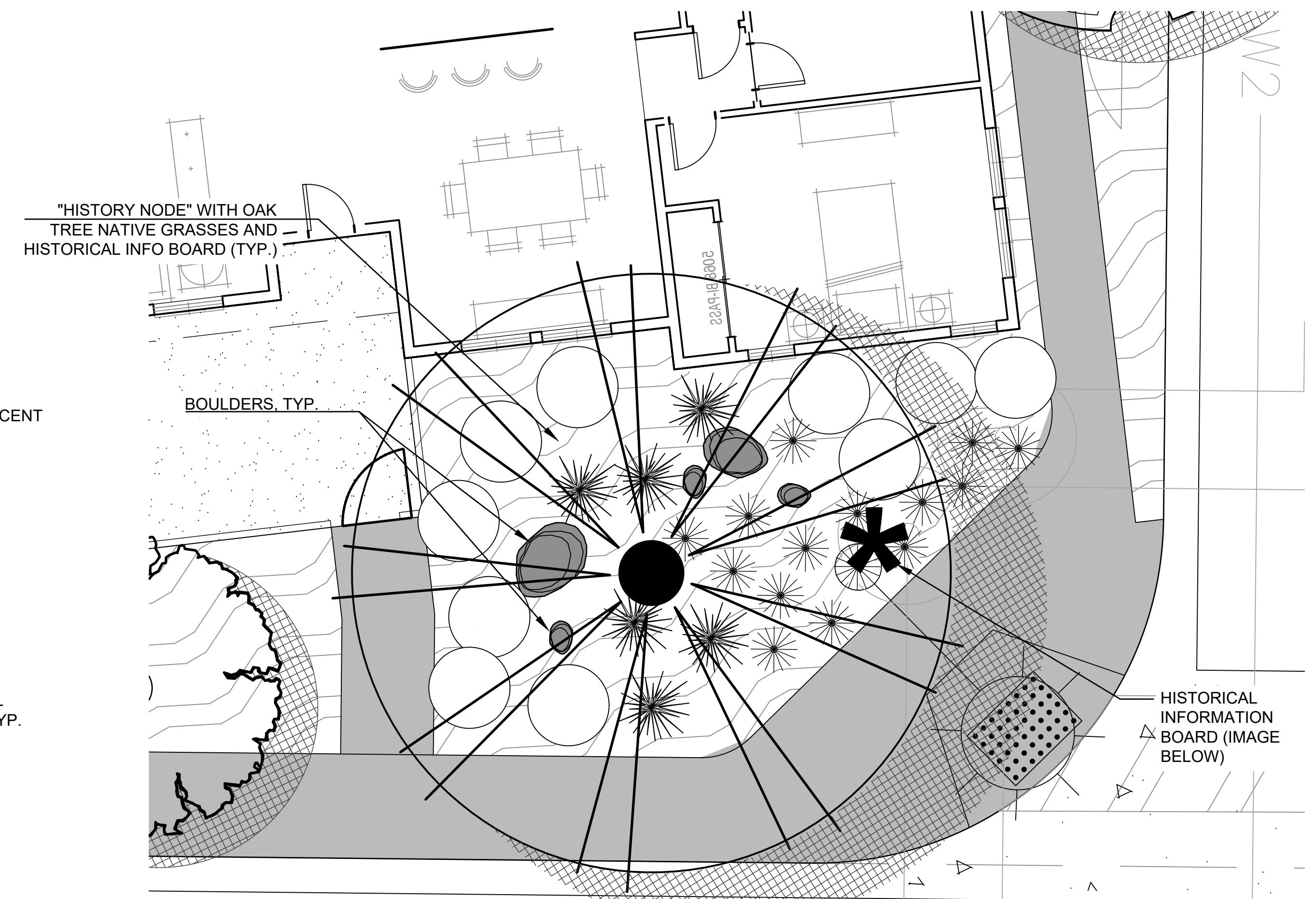
AMENITY SPACE BLDG 19



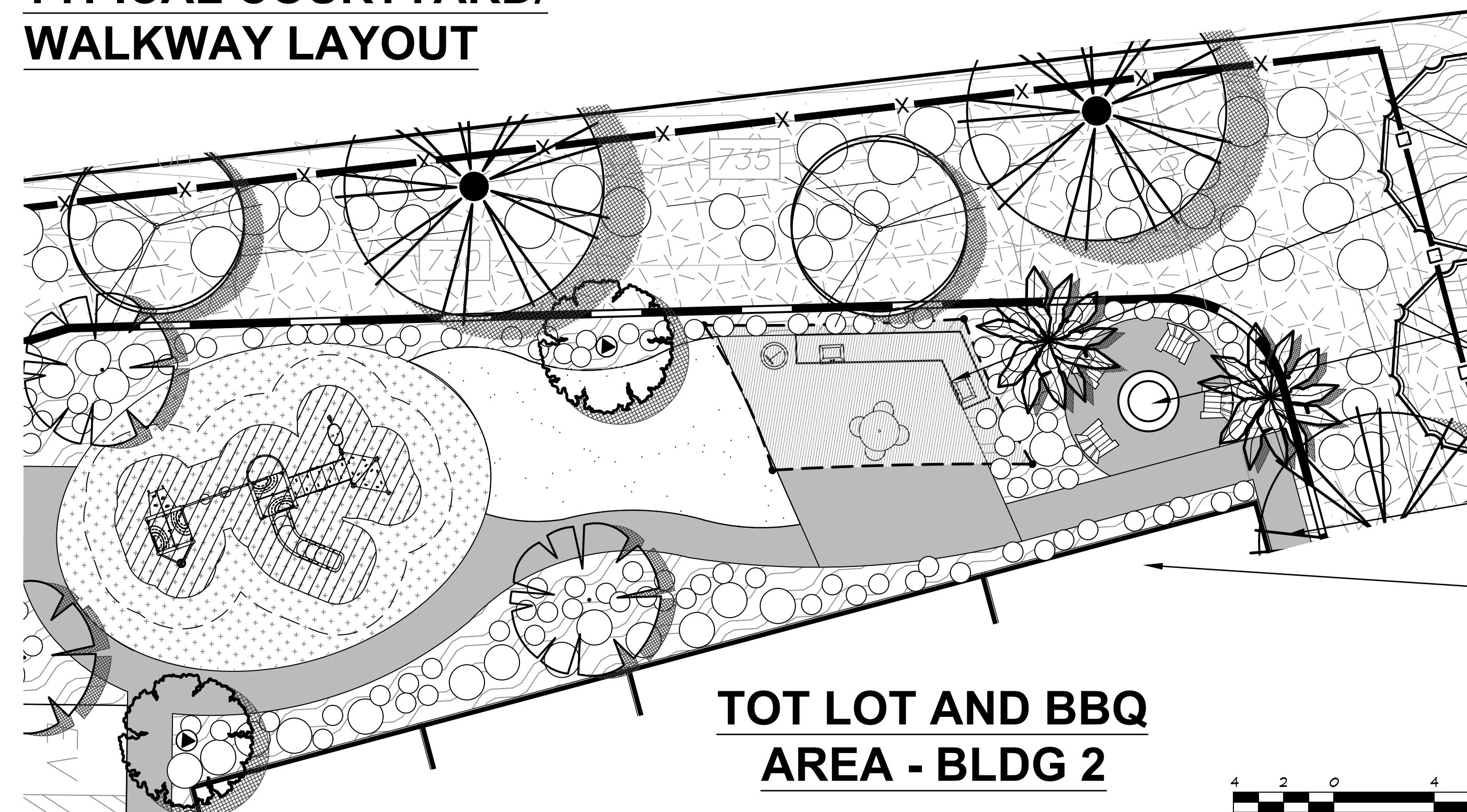
SAMPLE HISTORICAL INFORMATION BOARD
HISTORIC PHOTOGRAPHS AND/OR
LANDMARKS TO BE DISPLAYED IN STATIONS
ACROSS THE COMMUNITY



**TYPICAL COURTYARD/
WALKWAY LAYOUT**



"HISTORICAL NODE" - TYPICAL



**TOT LOT AND BBQ
AREA - BLDG 2**

4 2 0 4 8 12
SCALE: 1/4"=1'-0"



1ST SUBMITTAL 03-03-2021
2ND SUBMITTAL 07-09-2021
3RD SUBMITTAL 12-10-2021
4TH SUBMITTAL 03-16-2022

L-3

SHEET 03 OF 6

GMP JOB# 20-071

IRIS AVE.: ESCONDIDO, CA
HALLMARK COMMUNITIES

740 LOMAS SANTA FE DR., SUITE 204
SOLANA BEACH, CALIFORNIA 92075

CONCEPT PLAN

ENLARGEMENTS



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NATIVE GRASSES



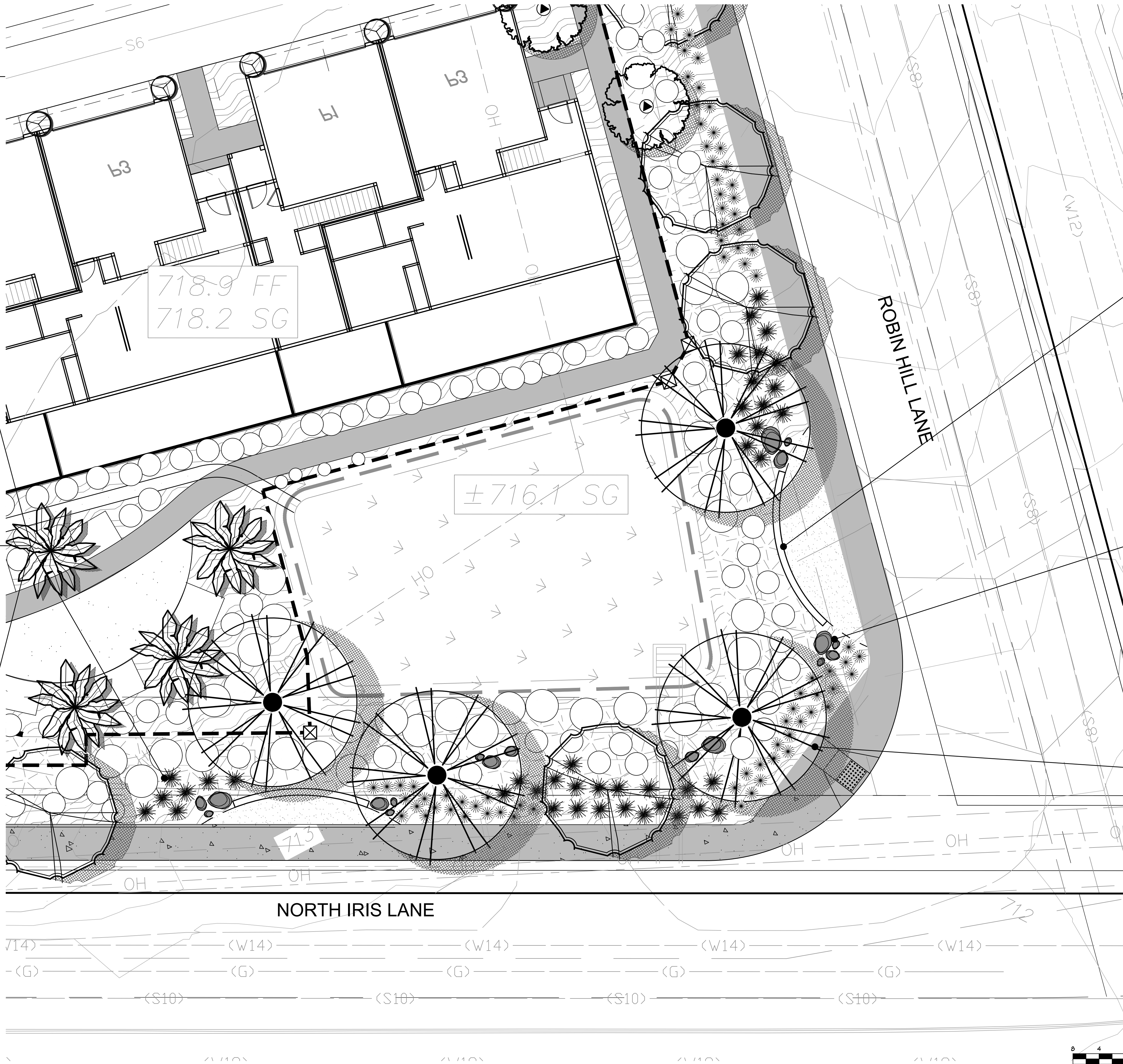
CAREX PRAEGRACILIS
SLENDER SEDGE



FESTUCA CALIFORNICA
BLUE FESCUE



MUHLENBERGIA RIGENS
DEER GRASS



RETAINING SEATWALL
WITH DG PAVING



BOULDERS



QUERCUS AGRIFOLIA
COAST LIVE OAK

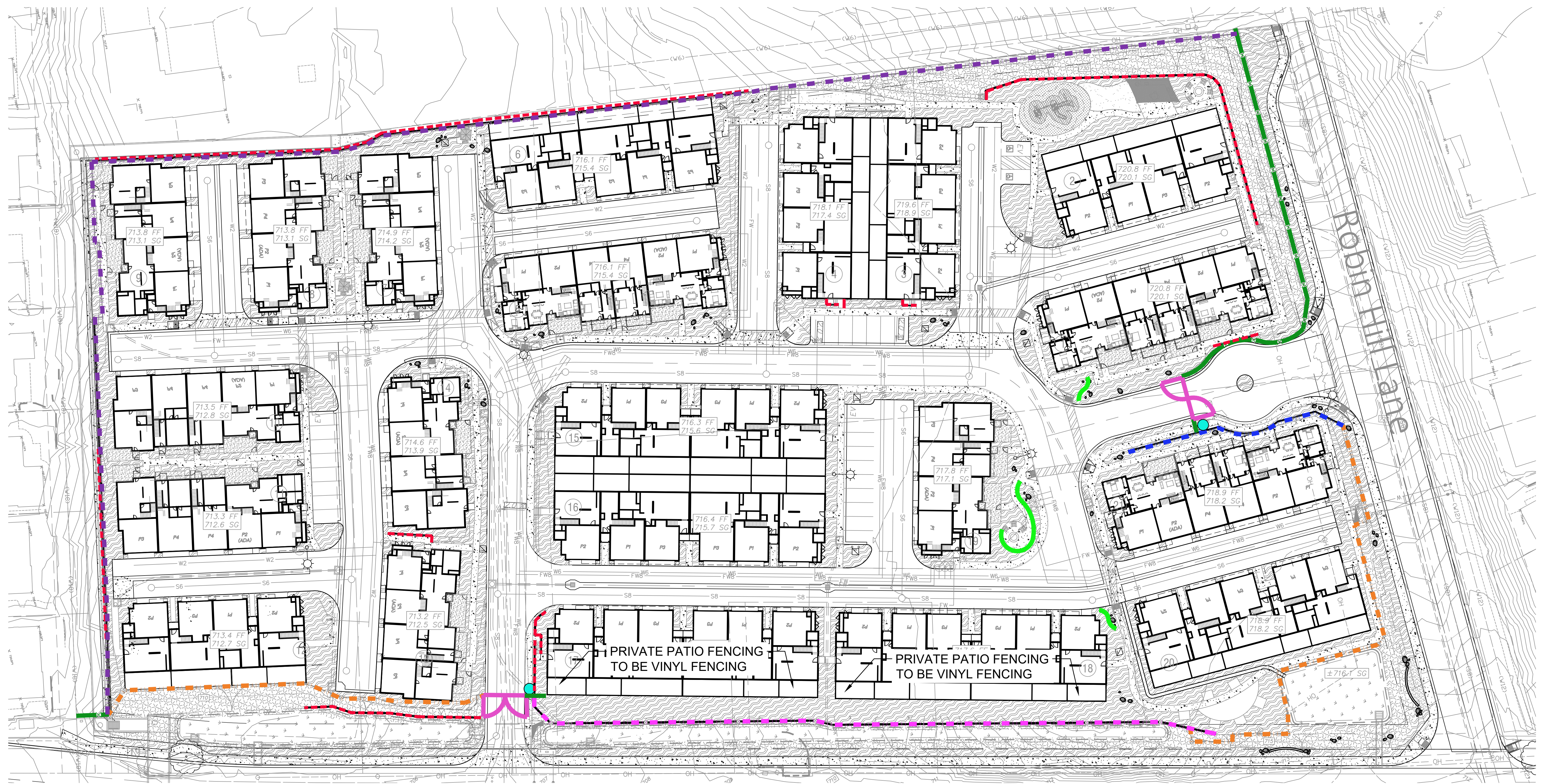


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L-4

SHEET 04 OF 6

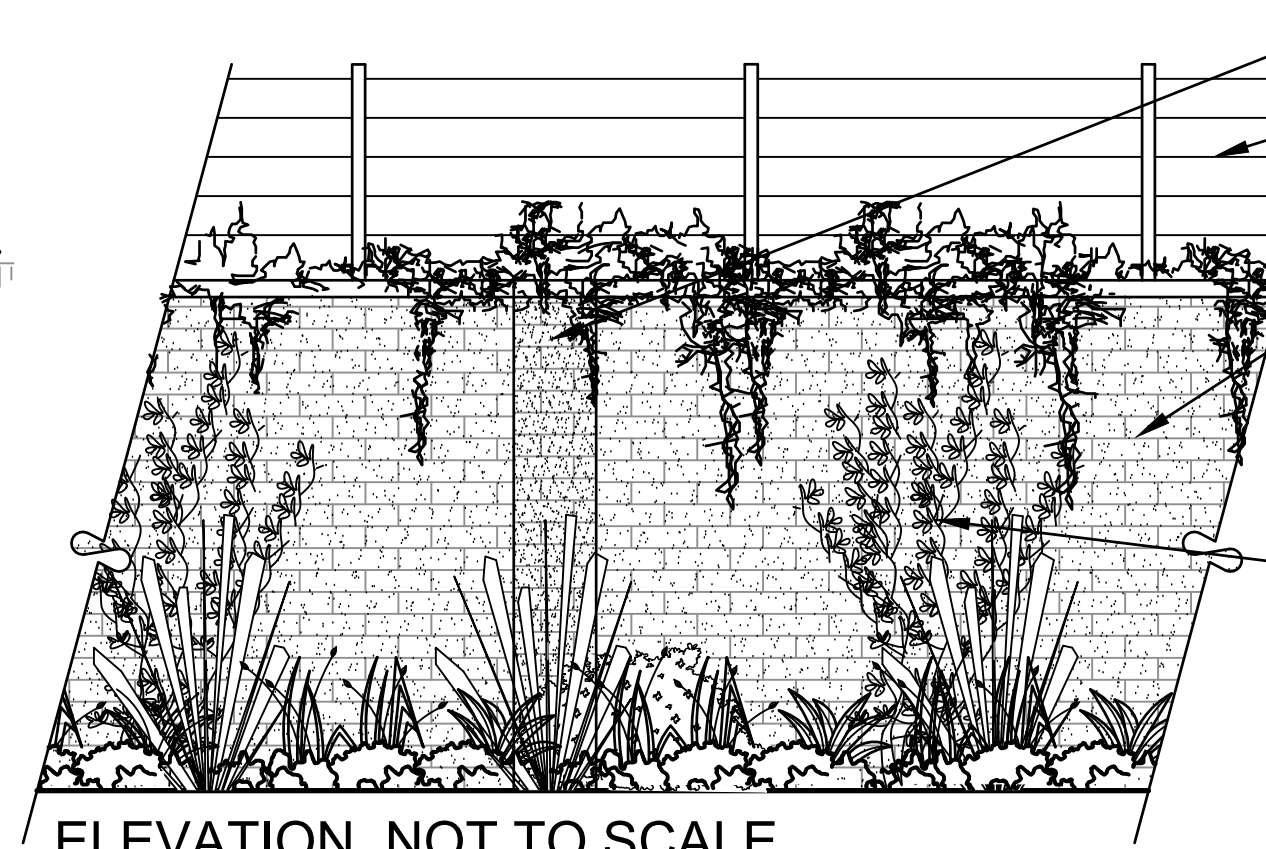
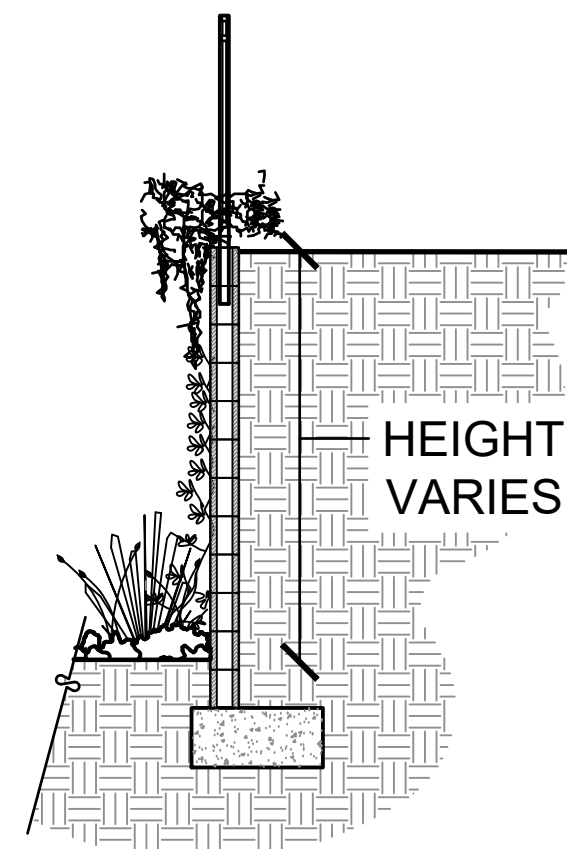
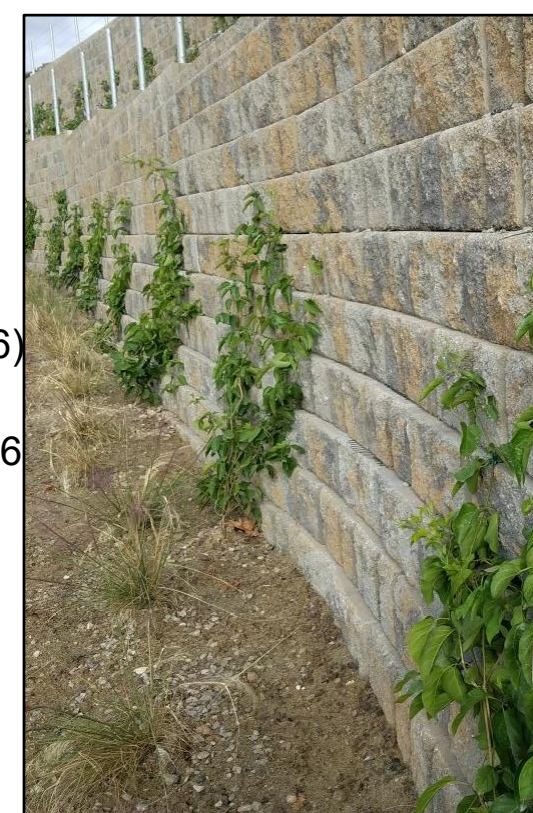
GMP JOB# 20-071



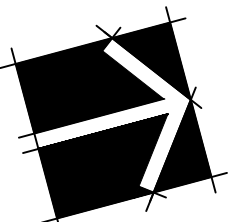
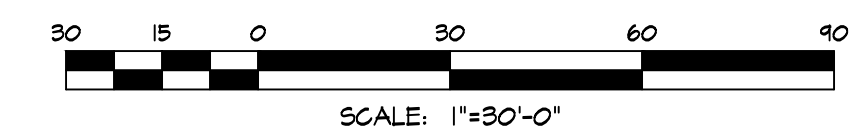
CONCEPTUAL FENCE AND WALL LEGEND

- 6' TUBE STEEL FENCE (DETAIL A / L-6)
- RETAINING WALL PER CIVIL ENGINEER
- 6' VINYL FENCE (DETAIL B / L-6)
- RETAINING WALL WITH 42" CABLE RAIL ATOP (DETAIL C / L-6)
- RETAINING WALL WITH 42" TS FENCING ATOP (DETAIL D / L-6)
- 6' FREESTANDING MASONRY WALL (DETAIL E / L-6)
- DECORATIVE LOW WALL (DETAIL F / L-6)
- OR VEHICULAR GATE
- PEDESTRIAN GATE

RETAINING WALL WITH VINE PLANTING AND CABLE RAIL FENCING ATOP



- PILASTER
- 42" CABLE RAIL FENCING
- RETAINING WALL
- VINE PLANTING, TYP.



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L-5

SHEET 05 OF 6

GMP JOB# 20-071

IRIS AVE.: ESCONDIDO, CA
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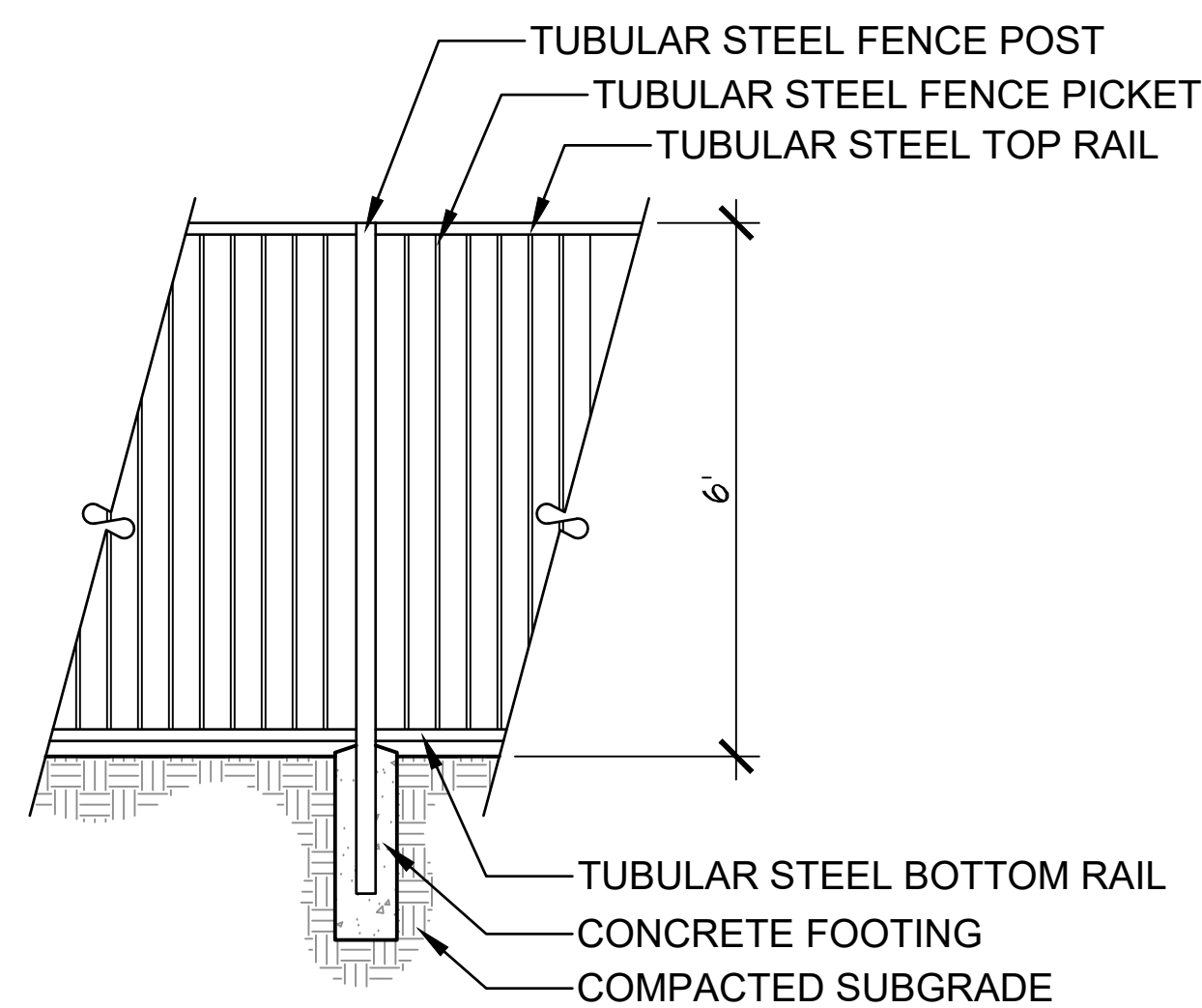
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CONCEPT PLAN

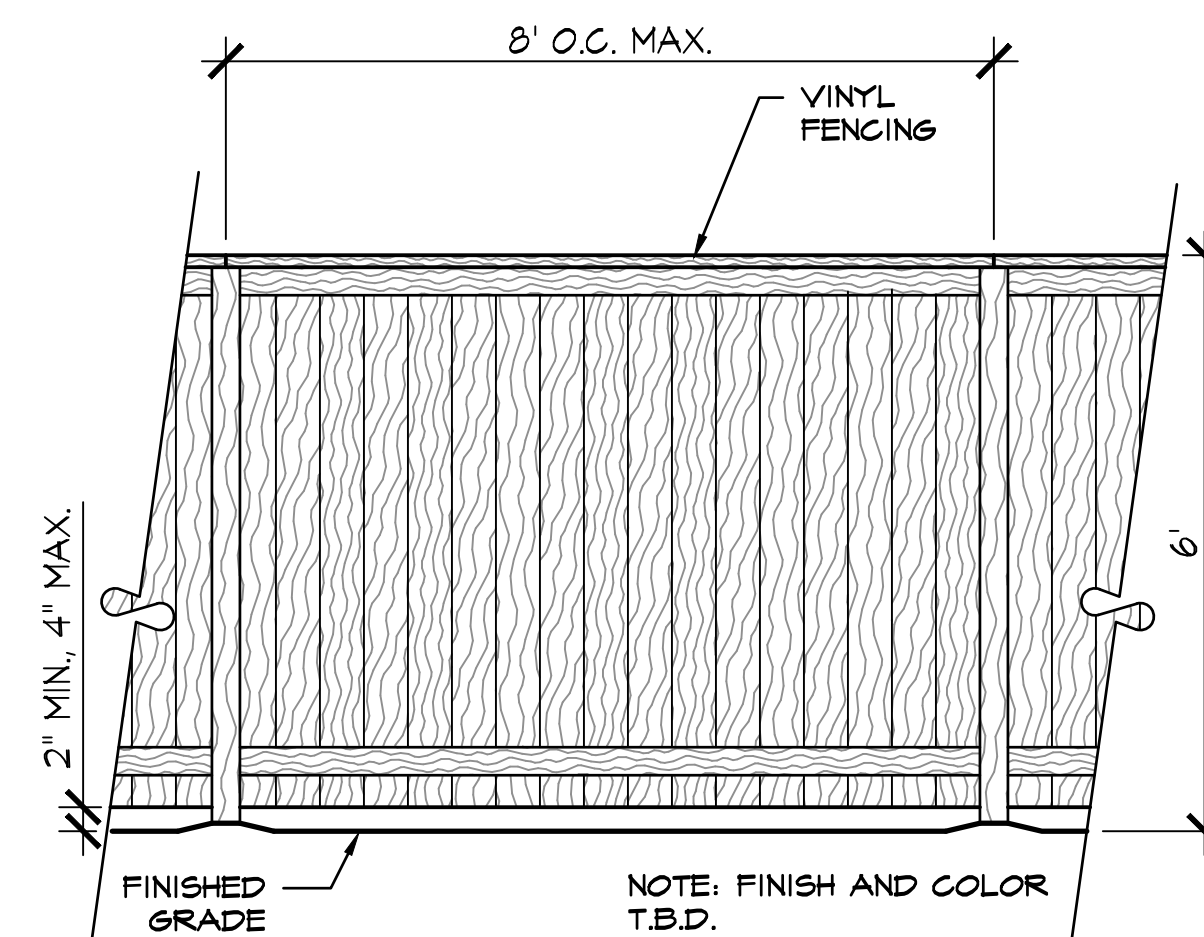
FENCE & WALL PLAN



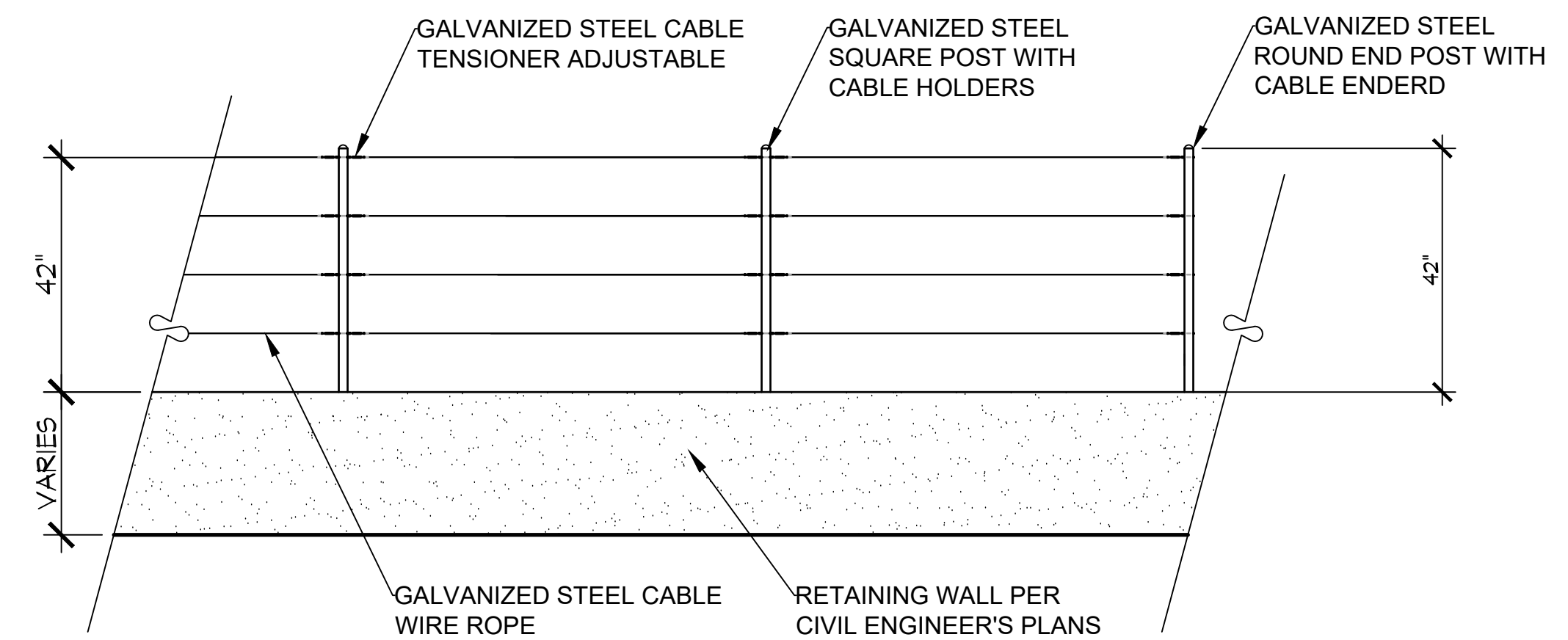
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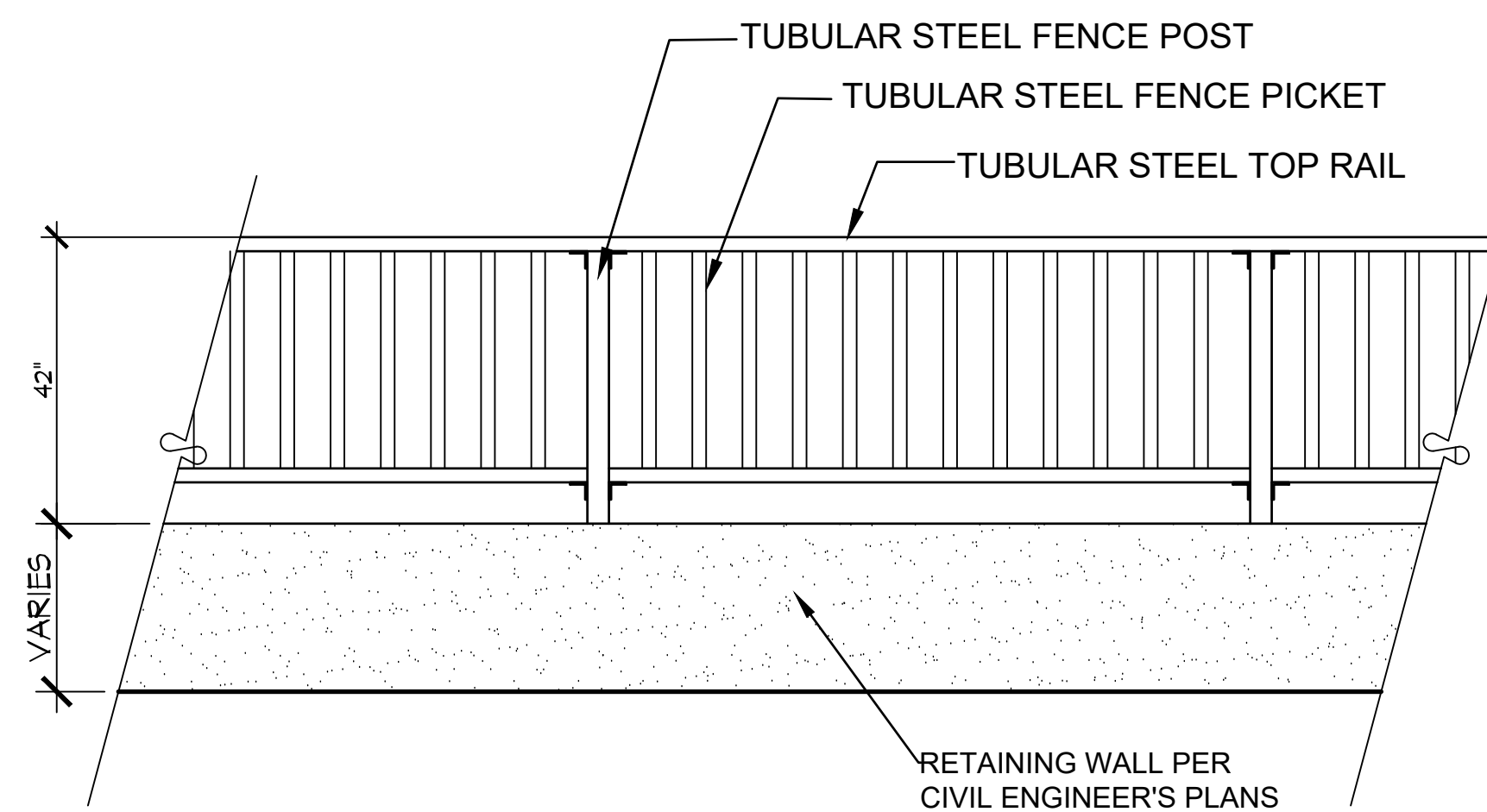
A TUBULAR STEEL FENCE



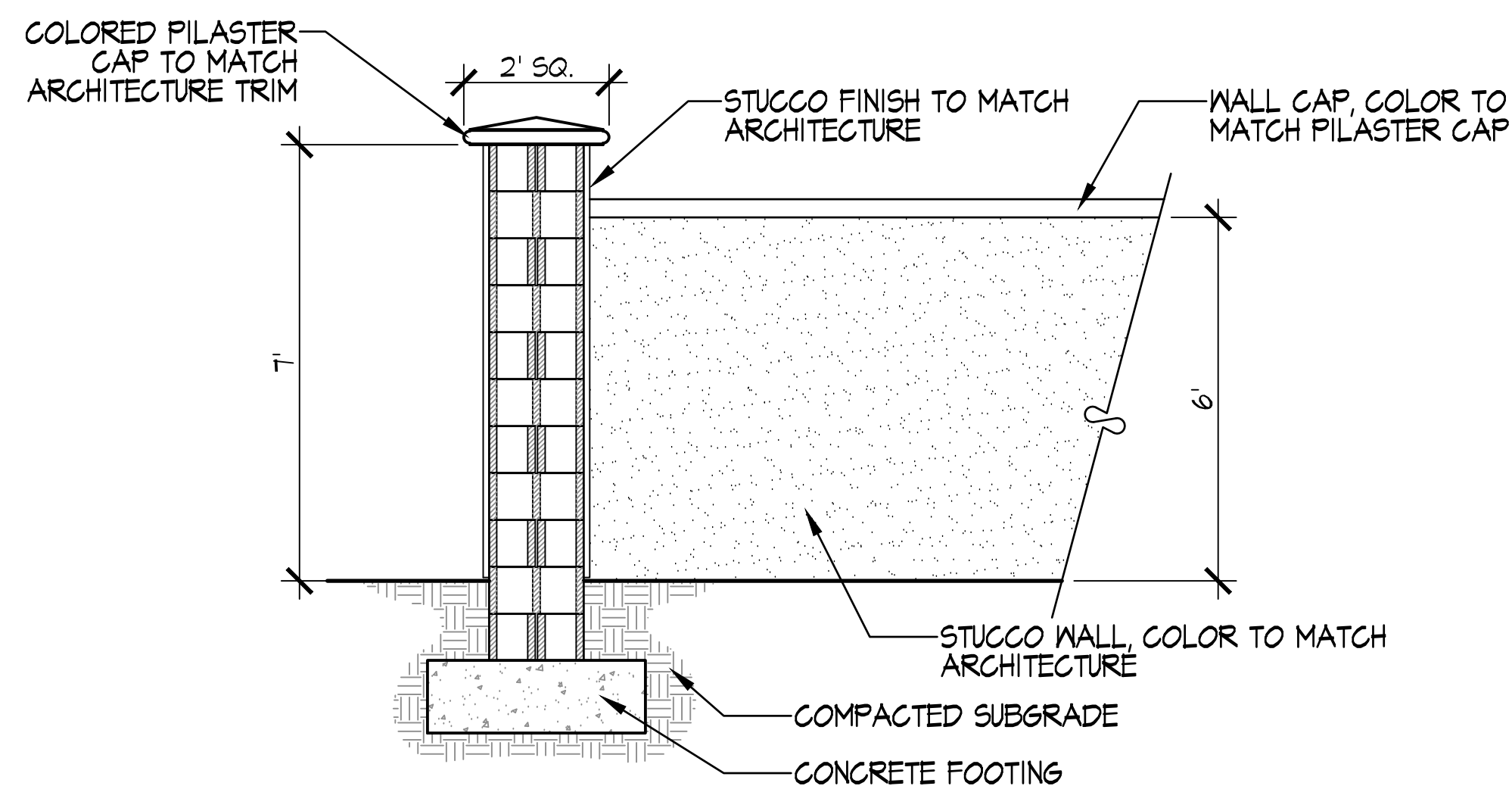
B VINYL FENCING



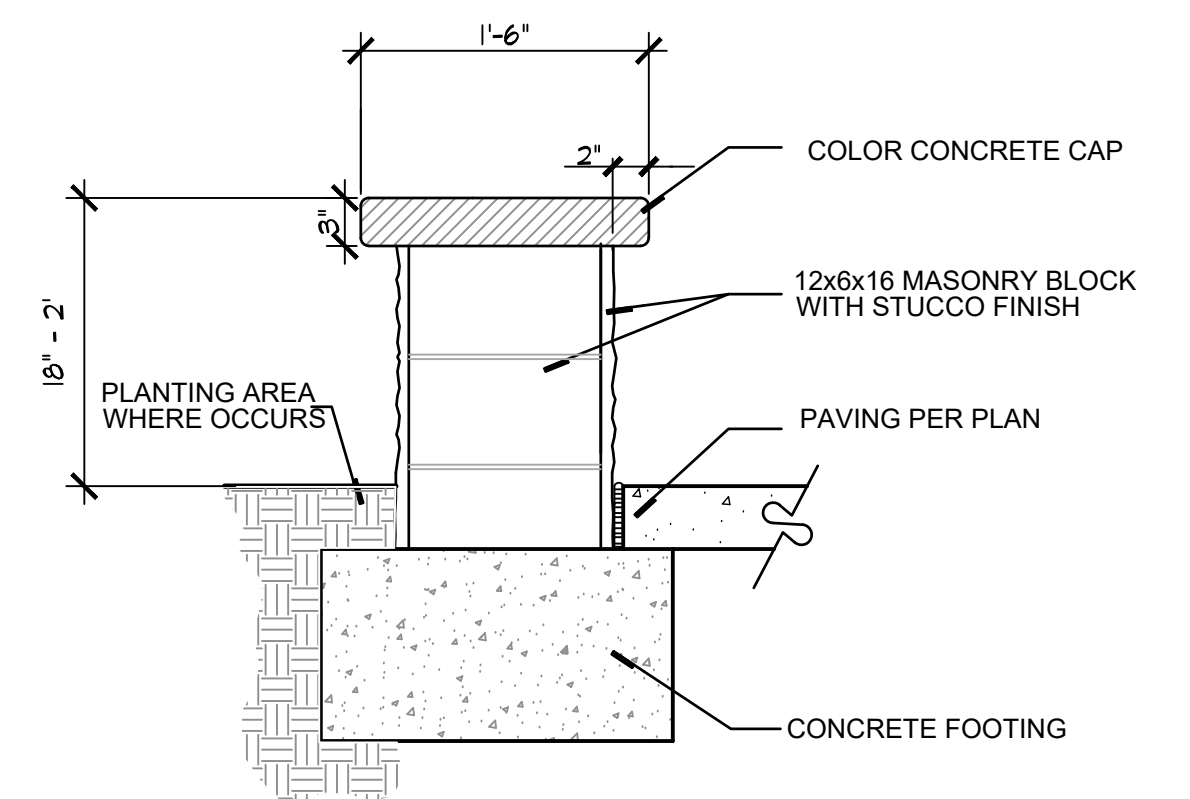
C CABLE GUARDRAIL ATOP RETAINING WALL



D TUBE STEEL FENCE ATOP RETAINING WALL



E PILASTER AND STUCCO WALL



F TYPICAL SITE SEAT WALL



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L-6

SHEET 06 OF 6

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FENCE & WALL PLAN



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