

TOTAL PROJECT SUMMARY

TOTAL 124 HOMES
 AREA 7.49 AC
 DENSITY 16.5 DU/AC
 PARKING 280 SPACES (2.25 SP/DU)

TOTAL UNIT MIX
 27 PLAN 1 2BD/2.5BA 1125 SF
 17 PLAN 2 2BD/2.5BA 1300 SF
 36 PLAN 3 3BD/2.5BA 1485 SF
 44 PLAN 4 4BD/3.5BA 1795 SF

124 TOTAL HOMES

NORTH PARCEL

TOTAL 34 HOMES
 AREA 2.42 AC
 DENSITY 14 DU/AC
 PARKING 77 SPACES (2.26 SP/DU)

UNIT MIX
 24 PLAN 1 2BD/2.5BA 1125 SF
 4 PLAN 2 2BD/2.5BA 1300 SF
 6 PLAN 4 4BD/3.5BA 1795 SF

34 TOTAL HOMES

SOUTH PARCEL

TOTAL 90 HOMES
 AREA 5.07 AC
 DENSITY 17.75 DU/AC
 PARKING 203 SPACES (2.25 SP/DU)

UNIT MIX
 3 PLAN 1 2BD/2.5BA 1125 SF
 13 PLAN 2 2BD/2.5BA 1300 SF
 36 PLAN 3 3BD/2.5BA 1485 SF
 38 PLAN 4 4BD/3.5BA 1795 SF

90 TOTAL HOMES

NORTH PARCEL

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	STANDARD	APPROVED PLAN	SUBSTANTIAL CONFORMANCE
DENSITY	18 DU/AC 43.56 UNITS 2.42 AC X 18 DU/AC = 43.56 MAX UNITS	15.3 DU/AC 37 UNITS 37 DU / 2.42 AC = 15.3 DU/AC	14.0 DU/AC 34 UNITS (8.1% REDUCTION) 34 DU / 2.42 AC = 14.0 DU/AC
BUILDING HEIGHT & STORIES	35' / 3 STORIES	39' / 3 STORIES	36'10" / 3 STORIES
FAR	0.7	0.45	0.43
SETBACK: FRONT	15'	15'	16'
SETBACK: SIDE, INTERIOR	5' @ 1ST/2ND LEVEL / 10' @ 3RD LEVEL	23.4'	24.5'
SETBACK: SIDE, STREET	10'	30'	30'
SETBACK: REAR	10'	10'	11'
PARKING	28 (2BD) X 1.75 SP = 49 SPACES 6 (4BD) X 2.0 SP = 12 SPACES 34 (GUEST) X .25 SP = 9 SPACES TOTAL REQUIRED = 70 SPACES	GARAGE = 74 SPACES OPEN = 9 SPACES TOTAL PROVIDED = 83 SPACES (2.24 SP/DU)	GARAGE = 68 SPACES OPEN = 9 SPACES TOTAL PROVIDED = 77 SPACES (2.26 SP/DU)
OPEN SPACE	600 SF X 28 (2BD) = 16,800 SF 1,000 SF X 6 (4BD) = 6,000 SF TOTAL REQUIRED = 22,800 SF	PLAN 1 - 9 X 61 SF = 549 SF PLAN 2 - 28 X 51 SF = 1,428 SF TOTAL PRIVATE = 1,977 SF TOTAL COMMON = 24,158 SF TOTAL PROVIDED = 26,135 SF	PLAN 1 - 24 X 60 SF = 1,440 SF PLAN 2 - 4 X 55 SF = 220 SF PLAN 4 - 6 X 78 SF = 468 SF TOTAL PRIVATE = 2,128 SF TOTAL COMMON = 23,040 SF TOTAL PROVIDED = 25,168 SF

SOUTH PARCEL

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	STANDARD	APPROVED PLAN	SUBSTANTIAL CONFORMANCE
DENSITY	18 DU/AC 91 UNITS 5.07 AC X 18 DU/AC = 91 MAX UNITS	19.1 DU/AC 97 UNITS 97 DU / 5.07 AC = 19.1 DU/AC	17.75 DU/AC 90 UNITS (7.2% REDUCTION) 90 DU / 5.07 AC = 17.75 DU/AC
BUILDING HEIGHT & STORIES	35' / 3 STORIES	39' / 3 STORIES (2 STORIES ALONG N. CENTRE CITY PKWY)	36'10" / 3 STORIES
FAR	0.7	0.62	0.68
SETBACK: FRONT	15'	15'	15'
SETBACK: SIDE, INTERIOR	5' @ 1ST/2ND LEVEL / 10' @ 3RD LEVEL	25.3'	23.9'
SETBACK: SIDE, STREET	10'	10'	10'
SETBACK: REAR	10'	62'	44.5'
PARKING	16 (2BD) X 1.75 SP = 28 SPACES 74 (3&4BD) X 2.0 SP = 148 SPACES 90 (GUEST) X .25 SP = 23 SPACES TOTAL REQUIRED = 199 SPACES	GARAGE = 194 SPACES OPEN = 25 SPACES TOTAL PROVIDED = 219 SPACES (2.25 SP/DU)	GARAGE = 180 SPACES OPEN = 23 SPACES TOTAL PROVIDED = 203 SPACES (2.25 SP/DU)
OPEN SPACE	600 SF X 16 (2BD) = 9,600 SF 800 SF X 36 (3BD) = 28,800 SF 1,000 SF X 38 (4BD) = 38,000 SF TOTAL REQUIRED = 76,400 SF	PLAN 1 - 16 X 61 SF = 976 SF PLAN 2 - 32 X 51 SF = 1,632 SF PLAN 1 - 12 X 77 SF = 924 SF PLAN 2 - 12 X 73 SF = 876 SF PLAN 3 - 12 X 100 SF = 1,200 SF PLAN 4 - 13 X 75 SF = 975 SF TOTAL PRIVATE = 6,583 SF TOTAL COMMON = 81,196 SF TOTAL PROVIDED = 87,779 SF	PLAN 1 - 3 X 60 SF = 180 SF PLAN 2 - 13 X 55 SF = 715 SF PLAN 3 - 36 X 91 SF = 3,276 SF PLAN 4 - 38 X 78 SF = 2,964 SF TOTAL PRIVATE = 7,135 SF TOTAL COMMON = 69,776 SF TOTAL PROVIDED = 76,911 SF

ESCONDIDO, CA

NUTMEG 134, LLC
 10632 MEADS AVE
 ORANGE, CA 92869

NUTMEG HOMES

JUNE 13, 2024
 SCALE: 0 50 100 150



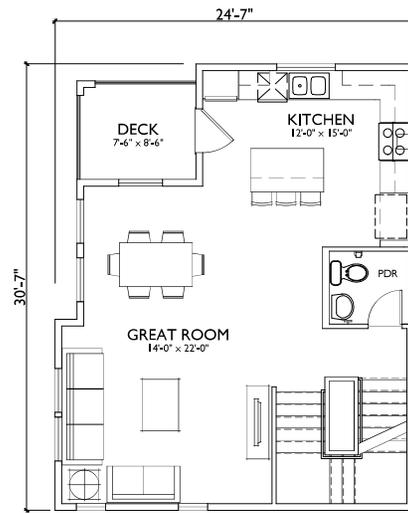
SITE PLAN



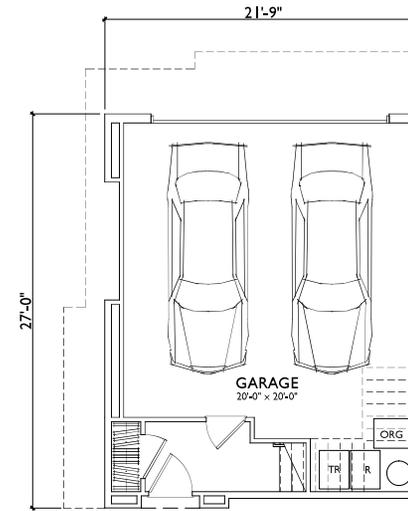
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 Bonsall, CA 92003
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THIRD FLOOR

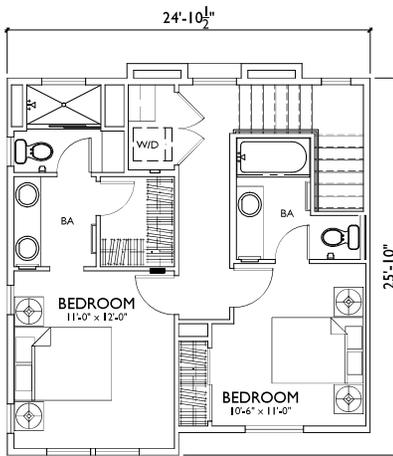


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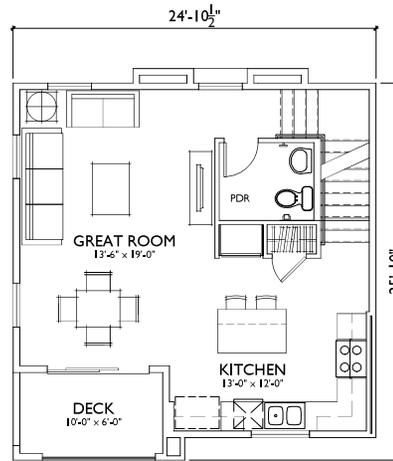


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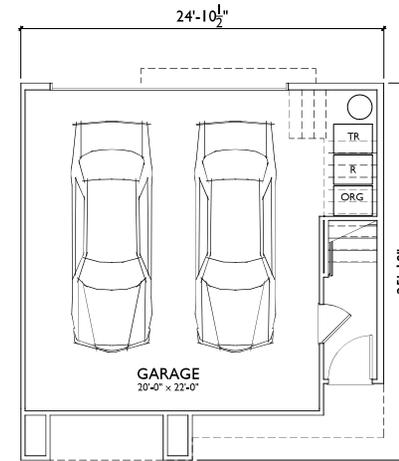
PLAN 2:	2BD/2.5BA
1ST FLR -	58 S.F.
2ND FLR-	612 S.F.
3RD FLR-	630 S.F.
TOTAL	1,300 S.F.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

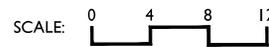
PLAN 1:	2BD/2.5BA
1ST FLR -	39 S.F.
2ND FLR-	513 S.F.
3RD FLR-	573 S.F.
TOTAL	1,125 S.F.

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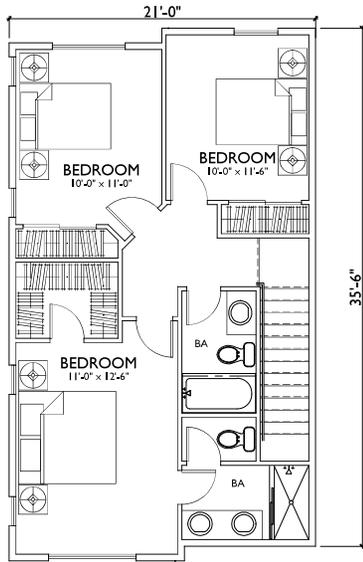
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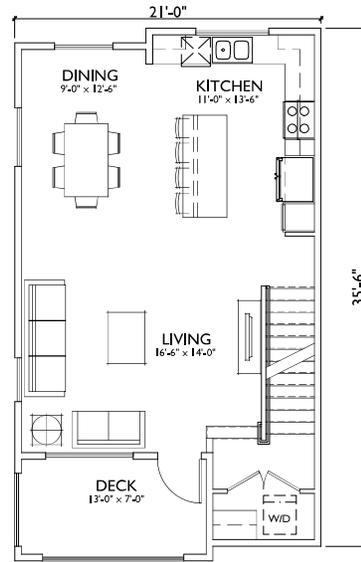
UNIT PLANS



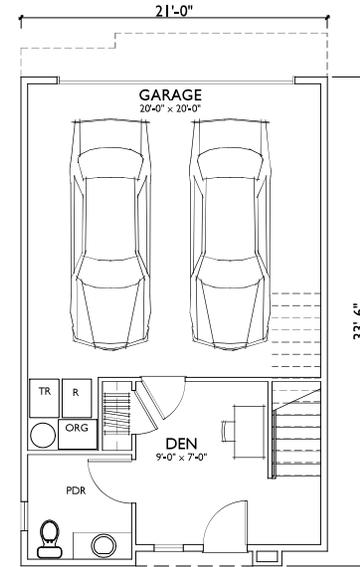
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THIRD FLOOR



SECOND FLOOR



FIRST FLOOR
(ACCESSIBLE)

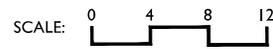
PLAN 3:	3BD+DEN/2.5BA
1ST FLR -	205 S.F.
2ND FLR-	605 S.F.
3RD FLR-	675 S.F.
TOTAL	1,485 S.F.

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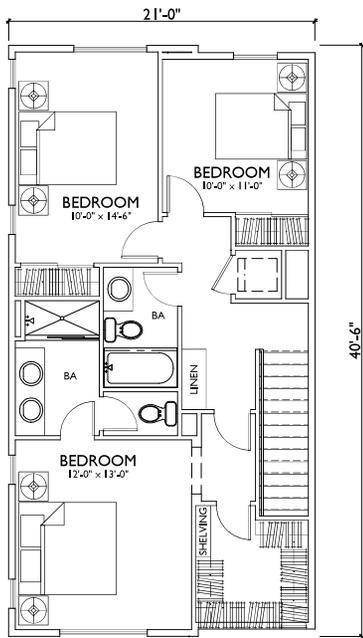
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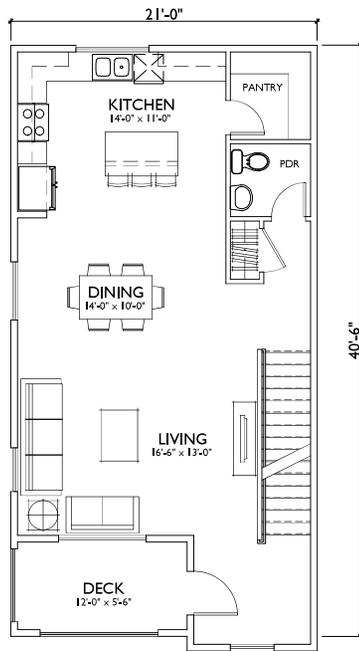
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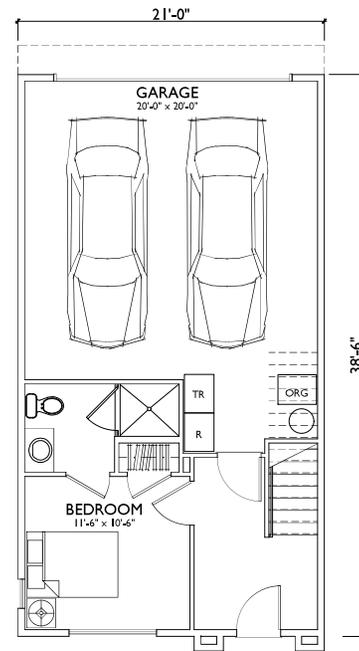
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THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 4:	4BD/3.5BA
1ST FLR -	300 S.F.
2ND FLR-	717 S.F.
3RD FLR-	778 S.F.
TOTAL	1,795 S.F.

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NUTMEG HOMES

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UNIT PLANS



MATERIAL SCHEDULE

- 1 ROOF - CONCRETE TILE
- 2 FASCIA - 2 X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - HORIZONTAL SIDING
- 5 WALL - STONE VENEER
- 6 TRIM - 2 X STUCCO OVER WOOD RAILING
- 7 DECORATIVE OUTLOOKER
- 8 DECORATIVE SHUTTERS
- 9 DECORATIVE METAL GRILLE



RIGHT



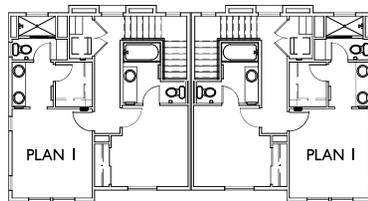
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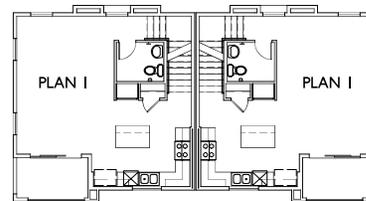
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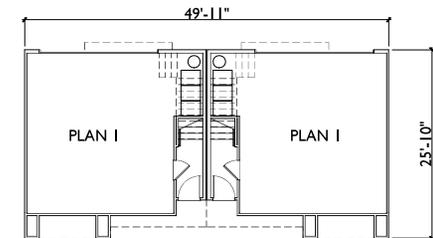
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SECOND FLOOR



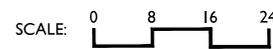
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NUTMEG HOMES

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DUPLEX A

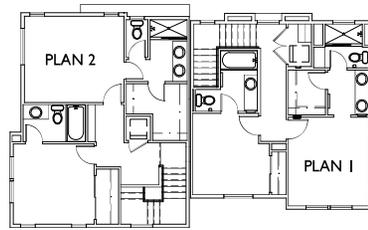


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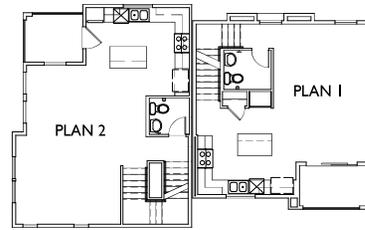


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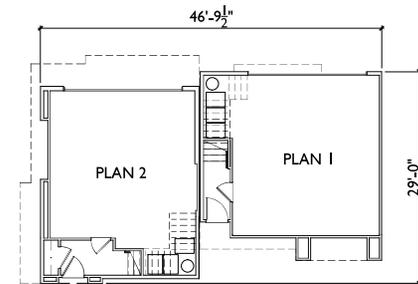
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- 2 FASCIA - 2 X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - HORIZONTAL SIDING
- 5 WALL - STONE VENEER
- 6 TRIM - 2 X STUCCO OVER WOOD RAILING
- 7 DECORATIVE OUTLOOKER
- 8 DECORATIVE SHUTTERS
- 9 DECORATIVE METAL GRILLE



THIRD FLOOR



SECOND FLOOR



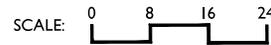
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NUTMEG HOMES

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DUPLEX B



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MATERIAL SCHEDULE

- 1 ROOF - CONCRETE TILE
- 2 FASCIA - 2 X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - HORIZONTAL SIDING
- 5 WALL - STONE VENEER
- 6 TRIM - 2 X STUCCO OVER WOOD RAILING
- 7 DECORATIVE OUTLOOKER
- 8 DECORATIVE SHUTTERS
- 9 DECORATIVE METAL GRILLE
- 10



RIGHT



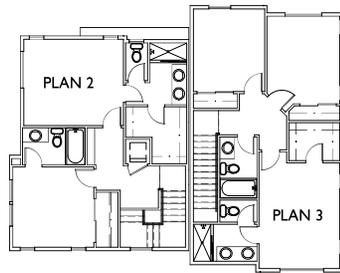
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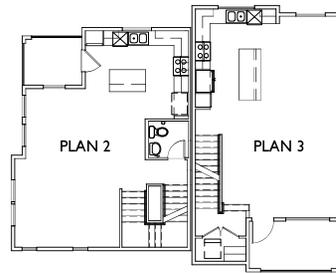
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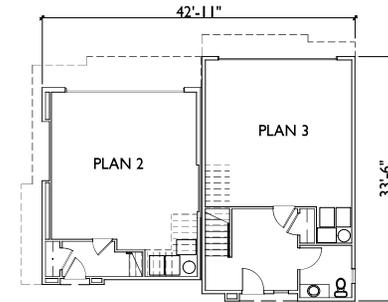
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THIRD FLOOR



SECOND FLOOR



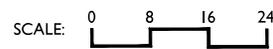
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NUTMEG HOMES

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DUPLEX C



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MATERIAL SCHEDULE

- 1 ROOF - CONCRETE TILE
- 2 FASCIA - 2 X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - HORIZONTAL SIDING
- 5 WALL - STONE VENEER
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RIGHT



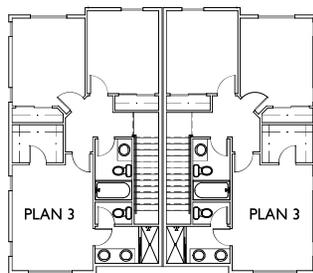
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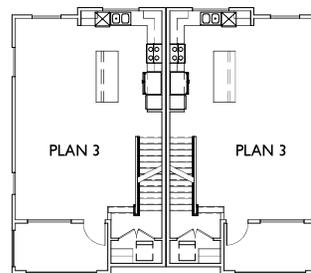
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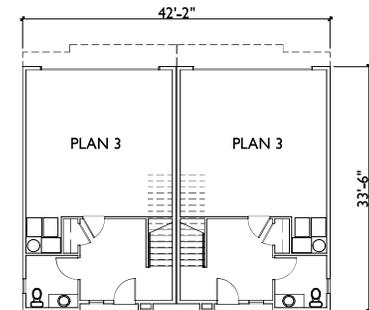
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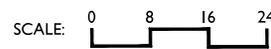
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NUTMEG HOMES

MAY 8, 2024



DUPLEX D



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MATERIAL SCHEDULE

- 1 ROOF - CONCRETE TILE
- 2 FASCIA - 2 X RESAWN WOOD
- 3 WALL - STUCCO
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- 7 WOOD RAILING
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- 10 DECORATIVE METAL GRILLE



ENHANCED SIDE ELEVATION
ALONG N CENTRE CITY PKWY



RIGHT



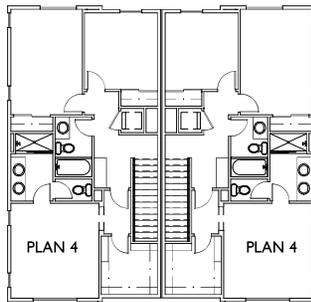
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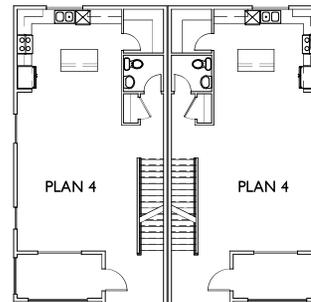
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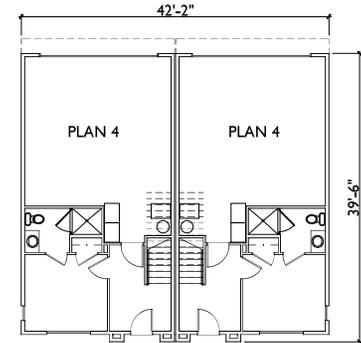
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THIRD FLOOR



SECOND FLOOR



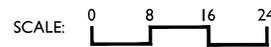
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NUTMEG HOMES

MAY 8, 2024



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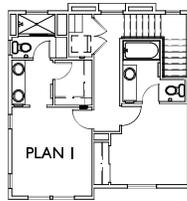


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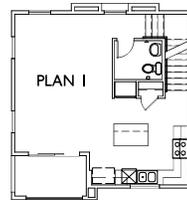


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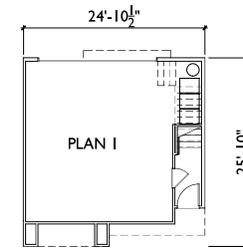
- 1 ROOF - CONCRETE TILE
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- 9 DECORATIVE SHUTTERS
- 10 DECORATIVE METAL GRILLE



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

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NUTMEG HOMES

MAY 8, 2024

SCALE: 0 8 16 24



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PLAN I

PRELIMINARY DEVELOPMENT PLAN

FOR

NUTMEG HOMES

CITY OF ESCONDIDO, CALIFORNIA

GENERAL NOTES

- LAND USE INFORMATION:
EXISTING ZONING: RESIDENTIAL MEDIUM DENSITY (RM-1)
PROPOSED ZONING: RESIDENTIAL MEDIUM DENSITY (RM-1)
LAND USE COVERAGE: 20% RESIDENTIAL USE, 45% LANDSCAPE/PLANTINGS, 26% STREETS & EASEMENTS, 6% PUBLIC UTILITIES, 2% OPEN SPACE
- EXISTING SITE: 6.7 ACRES
PROPOSED SITE: 7.5 ACRES (GROSS) 5.545 (NET)
- EXISTING ZONING: RESIDENTIAL MEDIUM DENSITY (RM-1)
PROPOSED ZONING: RESIDENTIAL MEDIUM DENSITY (RM-1)
- EXIST. GENERAL PLAN DESIGNATION: OFFICE (O)
PROPOSED GENERAL PLAN DESIGNATION: PLANNED DEVELOPMENT (PD)
- PROPOSED GEN. PLAN DESIGNATION: PLANNED DEVELOPMENT (PD)
- SETBACKS: 15' FRONT YARD, 10' SIDE AND REAR YARD
- NUMBER OF LOTS: 15
- NUMBER OF PARKING SPACES: 203 STALLS (180 GARAGE PARKING, 23 OUTDOOR COMMUNITY PARKING)
- EARTHWORK: SEE GRADING ANALYSIS
- FEMA INFORMATION: PANEL 0607302B1IC AREA OF MINIMAL FLOOD HAZARD ZONE X
- ALL SITE IMPROVEMENTS SHALL CONFORM TO CITY OF ESCONDIDO DESIGN STANDARDS
- ALL EXISTING/PROPOSED UTILITIES TO BE UNDERGROUND
- FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN CONSISTENT WITH THE CITY'S SUBSTANTIAL PERFORMANCE POLICY.
- CUT SLOPES 3:1 MAX. FILL SLOPES 2:1 MAX.
- ALL PROPOSED LOTS TO BE ON A SANITARY SEWER SYSTEM
- THERE ARE NO EXISTING STRUCTURES ON SITE.

PUBLIC UTILITIES/DISTRICTS

- GAS & ELECTRIC: SAN DIEGO GAS AND ELECTRIC
- WATER: RIVINGTON DIABLO MUNICIPAL WATER DISTRICT (D 17)
- SEWER: CITY OF ESCONDIDO
- STORM DRAIN: HOA MAINTAINED (ON-SITE)
- CITY OF ESCONDIDO & CAL TRANS (PUBLIC DRAINAGE)
- FIRE: CITY OF ESCONDIDO
- POLICE: CITY OF ESCONDIDO
- SCHOOLS: ESCONDIDO UNION HS DISTRICT & ESCONDIDO UNIFIED SCHOOL DISTRICT

SITE ADDRESS

2401 NUTMEG STREET,
ESCONDIDO, CA 92026

ASSESSOR'S PARCEL NO.

- APN 224-260-23-00 (PARCEL 1)
- APN 224-260-46-00 (PARCEL 3)
- APN 224-260-47-00 (PARCEL 2)

LEGAL DESCRIPTION

PARCEL 1:
ALL THAT PORTION OF LOTS 1 AND 2 IN 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, LYING WESTERLY OF THE WESTERLY LINE OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MAY 15, 1947 IN BOOK 2380, PAGE 435 OF OFFICIAL RECORDS, SOUTHWESTERLY AND SOUTHERLY OF THE CENTER LINE OF COUNTY ROAD SURVEY NO. 1113 AS DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO RECORDED MAY 6, 1948 AS DOCUMENT NO. 45789 IN BOOK 2786, PAGE 349 OF OFFICIAL RECORDS AND EASTERLY AND NORTHERLY OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA IN DEED RECORDED SEPTEMBER 28, 1971 AS FILE NO. 220949 OF OFFICIAL RECORDS.

PARCEL 2:
ALL THAT PORTION OF LOTS 1 AND 2 IN 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, LYING WESTERLY OF THE WESTERLY LINE OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MAY 15, 1947 AS DOCUMENT NO. 51967, IN BOOK 2380, PAGE 435 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 1 WITH THE WESTERLY LINE OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MAY 15, 1947 AS DOCUMENT NO. 51967, IN BOOK 2380, PAGE 435 OF OFFICIAL RECORDS; THENCE ALONG THE SAID NORTHERLY LINE TO AND ALONG THE NORTHERLY LINE OF SAID LOT 2, SOUTH 89° 27' WEST 335.26 FEET; THENCE SOUTH 3° 36' 11" EAST TO THE CENTER LINE OF COUNTY ROAD SURVEY NO. 1113 AS DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO, RECORDED MAY 6, 1948 AS DOCUMENT NO. 45789 OF OFFICIAL RECORDS; THENCE SOUTHWESTERLY ALONG SAID LINE TO THE EASTERLY LINE OF THE STATE OF CALIFORNIA AND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED JANUARY 10, 1913 AS FILE NO. 73-007522; THENCE NORTH 10° 51' 54" WEST 320.77 FEET TO THE NORTHERLY LINE OF SAID LOT 2; THENCE 89° 27' EAST 284.04 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:
ALL THAT PORTION OF LOTS 1 AND 2 IN 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, LYING WESTERLY OF THE WESTERLY LINE OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MAY 15, 1947 AS DOCUMENT NO. 51967, IN BOOK 2380, PAGE 435 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:
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SOURCE OF TOPOGRAPHY

TOPOGRAPHY SHOWN ON THESE PLANS WAS GENERATED BY FIELD SURVEY METHODS FROM INFORMATION OBTAINED ON SEPTEMBER 13, 2017 BY EXCEL ENGINEERING & FROM AERIAL SURVEY BY AEROTECH MAPPING, INC., FLIGHT ON SEPTEMBER 26, 2014. TOPOGRAPHY SHOWN HEREON CONFORMS TO NATIONAL MAP ACCURACY STANDARDS.

BASIS OF BEARINGS

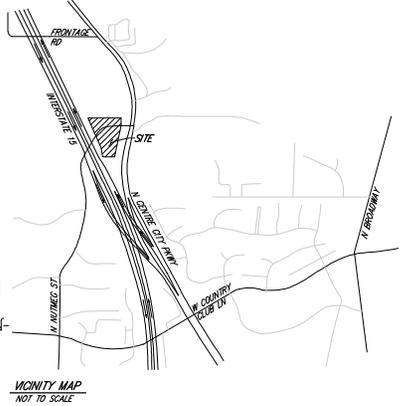
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SAN DIEGO COUNTY REAL TIME NETWORK USING CALIFORNIA COORDINATE SYSTEM 83 ELEM 6, NAD 83 EPOCH 2011, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTIGUOUS OPERATING REFERENCE STATIONS (CORS) RAAP AND PA78 BEING ADJUSTED BY AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE SYSTEM (CSRS) AND NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY AND MEETS ALL THE REQUIREMENTS OF THE CALIFORNIA PUBLIC RESOURCES CODE.



- SHEET INDEX**
- SHEET 1 TITLE SHEET
 - SHEET 2 SECTIONS & DETAILS
 - SHEET 3 TENTATIVE SUBDIVISION MAP
 - SHEET 4 CAL TRANS DRAWING
 - SHEET 5 PRELIMINARY GRADING PLAN (NORTH)
 - SHEET 6 PRELIMINARY GRADING PLAN (SOUTH)
 - SHEET 7 SLOPE ANALYSIS
 - SHEET 8 CENTRE CITY PARKWAY PUBLIC SEWER MAIN EXTENSION
 - SHEET 9 PUBLIC STREET IMPROVEMENTS
 - SHEET 10 FIRE ACCESS PLAN

LEGEND

- EXISTING R.O.W.
- PROPOSED R.O.W.
- EXISTING LOT LINE (TO BE REMOVED)
- CENTER LINE
- SETBACK LINE
- CURB & GUTTER
- CURB
- P.C.C. SIDEWALK
- A.C. PAVEMENT
- BIORETENTION FACILITY (TCEMP, LID, & HYDROMODIFICATION)
- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- SEWER LATERAL
- SEWER MANHOLE
- WATER LATERAL
- FIRE HYDRANT
- CMU RETAINING WALL
- SOIL NAIL WALL
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR



OWNER
HILL HOLDINGS, LLC (A CALIFORNIA LIMITED LIABILITY COMPANY)
ADDRESS: 807 EAST MESSON ROAD
SAN MARCOS, CA 92069
PHONE: (760) 744-8040

OWNER'S CERTIFICATE
I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN AND THE INCLUDED TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL MY CONTIGUOUS OWNERSHIP IN WHICH I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT MY PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR OTHER RIGHTS OF WAY.

APPLICANT
NUTMEG SOUTH, LLC (A CALIFORNIA LIMITED LIABILITY COMPANY)
ADDRESS: 10832 MEADS
ORANGE, CA 92669
PHONE: (949) 274-8234

APPLICANT'S CERTIFICATE
I HEREBY CERTIFY THAT I AM THE PROSPECTIVE PURCHASER OF THE PROPERTY SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN AND THE INCLUDED TENTATIVE SUBDIVISION MAP ACCORDING TO A PURCHASE AND SALE AGREEMENT ENTERED INTO BETWEEN THE OWNER OF SAID PROPERTY AND THE ENTITY I REPRESENT. I HAVE AUTHORITY TO SIGN ON BEHALF OF THIS PROJECT MOVING FORWARD.

AGENT
CONSULTANTS COLLABORATIVE, INC.
ADDRESS: 160 INDUSTRIAL WAY #200
SAN MARCOS, CA 92078
PHONE: (760) 477-2385

AGENT'S CERTIFICATE
I CERTIFY THAT I HAVE BEEN CONTRACTED TO REPRESENT THE APPLICANT ON THIS PROJECT.

ARIE DE JONG DATE

JOHN MARTIN DATE

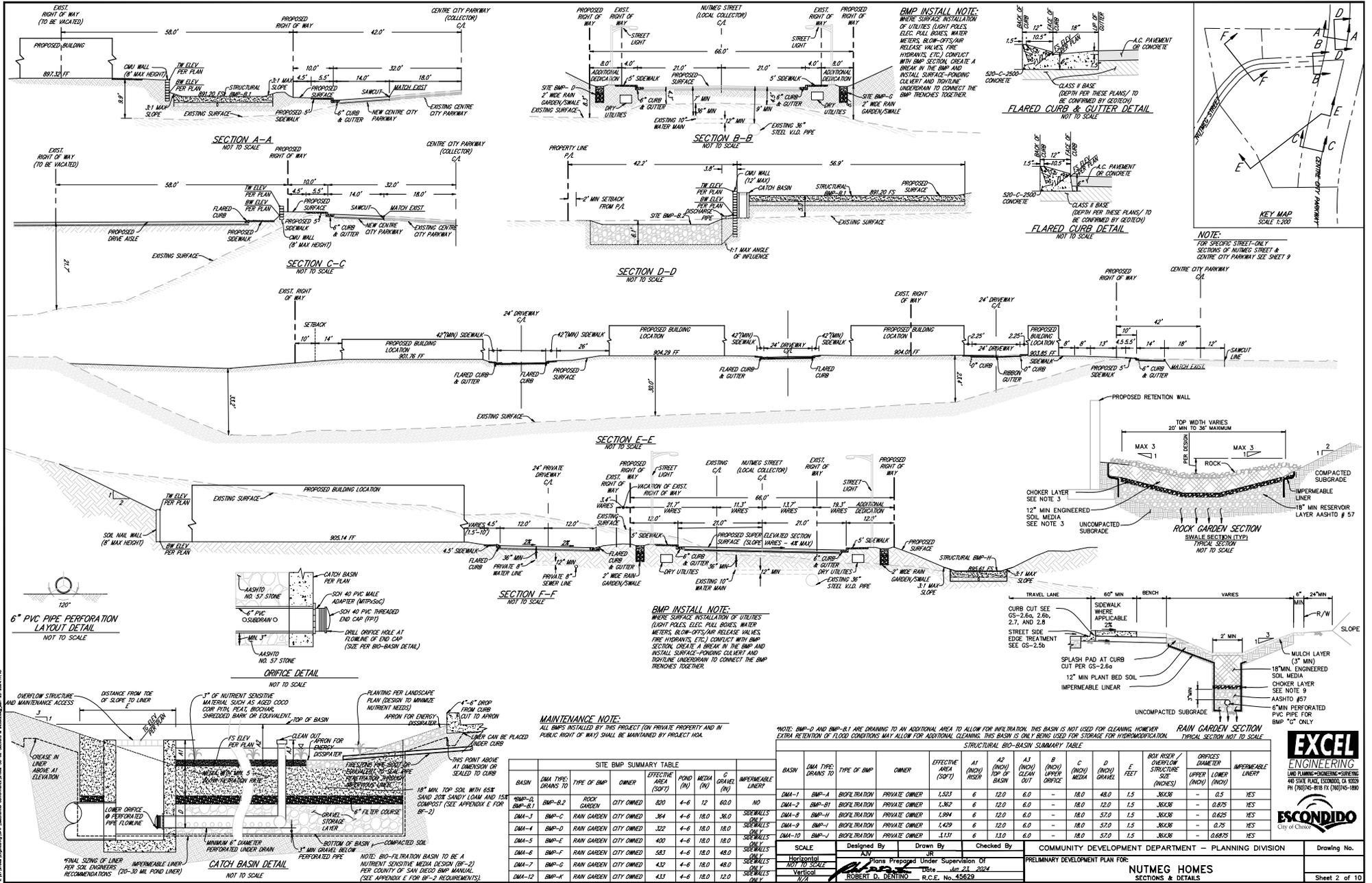
SURVEYOR OF WORK
EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1090



ENGINEER OF WORK
EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1090



DESCRIPTION	QUANTITY	SCALE	Designed By	Drawn By	Checked By	COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION	Drawing No.
DESCRIPTION: CITY OF ESCONDIDO BENCHMARK NUMBER 602, SET ORIGINATED IN AT FOR ON COUNTY CLUB LINE AT THE CORNER OF COUNTY CLUB AND HILLWAY BLVD.	CUT: 15,400 C.Y. FILL: 205,100 C.Y. IMPORT: 189,700 C.Y.	Horizontal: 1"=40' (20' PER SHEET) Vertical: 1"=10'	JN	JR	RD	PRELIMINARY DEVELOPMENT PLAN FOR: NUTMEG HOMES TITLE SHEET	Sheet 1 of 10



SITE BMP SUMMARY TABLE

BASIN	DMA TYPE: DRAINS TO	TYPE OF BMP	OWNER	EFFECTIVE AREA (SQFT)	POND (IN)	PERFORATION (IN)	G GRAVEL (IN)	IMPERMEABLE LINER
BMP-B-0	BMP-B-1	BMP-B-2	CITY OWNED	820	4-6	12	60.0	NO
BMP-B-1	BMP-B-2	BMP-B-3	CITY OWNED	364	4-6	18.0	36.0	SEWERLINES ONLY
DMA-1	BMP-D	BMP-E	CITY OWNED	322	4-6	18.0	18.0	SEWERLINES ONLY
DMA-5	BMP-E	BMP-F	CITY OWNED	402	4-6	18.0	18.0	SEWERLINES ONLY
DMA-6	BMP-F	BMP-G	CITY OWNED	583	4-6	18.0	48.0	SEWERLINES ONLY
DMA-7	BMP-G	BMP-H	CITY OWNED	432	4-6	18.0	48.0	SEWERLINES ONLY
DMA-12	BMP-H	BMP-I	CITY OWNED	433	4-6	18.0	12.0	SEWERLINES ONLY

STRUCTURAL BIO-SUMMARY TABLE

BASIN	DMA TYPE: DRAINS TO	TYPE OF BMP	OWNER	EFFECTIVE AREA (SQFT)	A1 (INCH) RASER	A2 (INCH) CLEAN TOP OF BASIN	A3 (INCH) CLEAN OUT	B (INCH) UPPER SURFACE	C (INCH) MEDIA	D (INCH) GRAVEL	E FEET	F INCHES	ROW RASER OVERFLOW STRUCTURE SIZE (INCHES)	ORIFICES DIAMETER UPPER (INCH)	ORIFICES DIAMETER LOWER (INCH)	IMPERMEABLE LINER
DMA-1	BMP-A	BIORETENTION	PRIVATE OWNER	1,523	6	12.0	6.0	-	18.0	48.0	1.5	36.0/6	-	0.5	YES	
DMA-2	BMP-B1	BIORETENTION	PRIVATE OWNER	1,362	6	12.0	6.0	-	18.0	12.0	1.5	36.0/6	-	0.75	YES	
DMA-3	BMP-B1	BIORETENTION	PRIVATE OWNER	1,394	6	12.0	6.0	-	18.0	37.0	1.5	36.0/6	-	0.25	YES	
DMA-9	BMP-B1	BIORETENTION	PRIVATE OWNER	1,429	6	12.0	6.0	-	18.0	37.0	1.5	36.0/6	-	0.75	YES	
DMA-10	BMP-B1	BIORETENTION	PRIVATE OWNER	1,131	6	13.0	6.0	-	18.0	37.0	1.5	36.0/6	-	0.6975	YES	

EXCEL ENGINEERING
LINE PLANNING • ENGINEERING • SURVEYING
46 STATE PARK, ESCONDIDO, CA 92025
PH (760) 945-8151 FAX (760) 945-1800

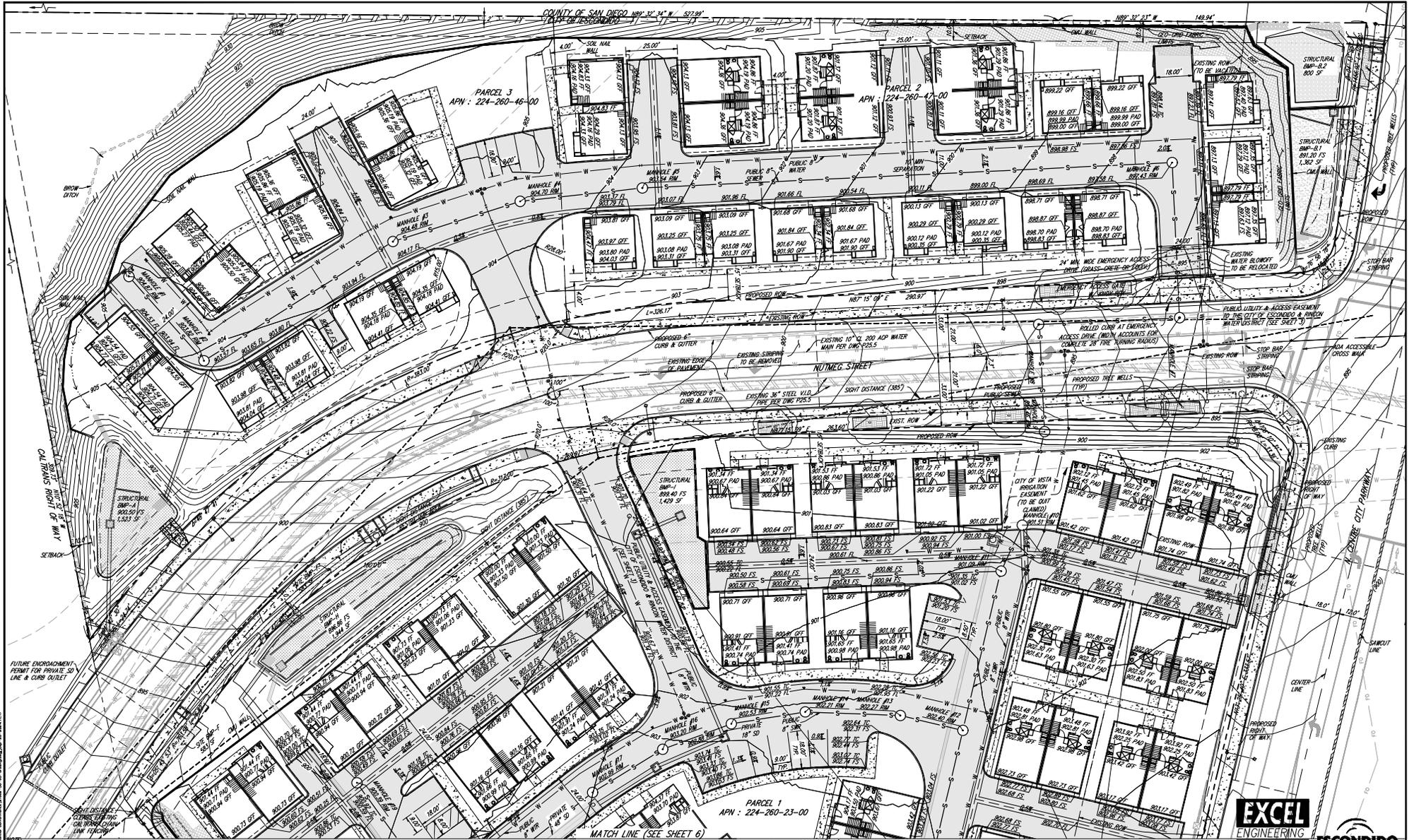
ESCONDIDO
City of Choice

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

PRELIMINARY DEVELOPMENT PLAN FOR:
NUTMEG HOMES SECTIONS & DETAILS

Designed By: JLN
Checked By: JR
Drawn By: JR
Prepared Under Supervision Of: RDB
Title: No. 232, 2024
Date: No. 45629
P.C.E. No. 45629

Drawing No. _____
Sheet 2 of 10



NOTE:
 1. LANDSCAPE AREAS ARE TO BE AMENDED SOIL.
 2. AMENDED SOIL SHALL HAVE MULCH APPLIED AT GRADE OVER ALL PLANTING AREAS TO A DEPTH OF 3" OR EQUIVALENT LISTED IN SD-F AMENDED SOILS OF THE COUNTY OF SAN DIEGO DESIGN MANUAL.
 3. SOIL AMENDMENTS SHALL BE FREE OF STONES, STUMPS, ROOTS, GLASS, PLASTIC, METAL AND OTHER DELETERIOUS MATERIALS.
 4. COMPOST SHALL MEET CRITERIA LISTED IN APPENDIX F.3.1.2 OF THE SAN DIEGO DESIGN MANUAL.
 5. MIXING OF SOILS TO BE DONE PRIOR TO PLANTING.
 6. CARE TAKEN AROUND EXISTING TREES AND SHRUBS TO PREVENT ROOT DAMAGE DURING CONSTRUCTION AND SOIL AMENDMENT APPLICATION.
 7. SOIL AMENDMENTS ARE APPLIED AT THE END OF CONSTRUCTION.
 8. SOIL AMENDMENTS ARE COMPATIBLE WITH PLANNED VEGETATION.
 9. SEE LANDSCAPE PLANS FOR FURTHER REQUIREMENTS.

POC #	PREREQUISITE	POC #	PREREQUISITE
000-4.53 CFS	0100-112 CFS	0100-8.43 CFS	0100-112 CFS
0100-5.10 CFS	0100-8.43 CFS	0100-11.01 CFS	0100-11.02 CFS
0100-6.04 CFS	0100-11.01 CFS	0100-11.02 CFS	0100-11.02 CFS
0100-7.08 CFS	0100-11.02 CFS	0100-11.02 CFS	0100-11.02 CFS
0100-8.13 CFS	0100-11.02 CFS	0100-11.02 CFS	0100-11.02 CFS
0100-8.43 CFS	0100-11.02 CFS	0100-11.02 CFS	0100-11.02 CFS

SCALE	Horizontal	Vertical
Designed By	Drawn By	Checked By
Planned Under Supervision Of	Date	
ROBERT D. DENINGO	9.26.2024	P.C.E. No. 45629

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION		Drawing No.
PRELIMINARY DEVELOPMENT PLAN FOR:		
NUTMEG HOMES		
PRELIMINARY GRADING PLAN (NORTH)		Sheet 5 of 10





- NOTE:
 1. LANDSCAPE AREAS ARE TO BE OF AMENDED SOIL.
 2. AMENDED SOIL SHALL HAVE MULCH APPLIED AT GRADE OVER ALL PLANTING AREAS TO A DEPTH OF 3" OF EQUIVALENT LISTED IN SD-F AMENDED SOILS OF THE COUNTY OF SAN DIEGO DESIGN MANUAL.
 3. SOIL AMENDMENTS SHALL BE FREE OF STONES, STUMPS, ROOTS, GLASS, PLASTIC, METAL AND OTHER DELETERIOUS MATERIALS.
 4. COMPOST SHALL MEET CRITERIA LISTED IN APPENDIX F.3.1.2 OF THE SAN DIEGO DESIGN MANUAL.
 5. MIXING OF SOILS TO BE DONE PRIOR TO PLANTING.
 6. CARE TAKEN AROUND EXISTING TREES AND SHRUBS TO PREVENT ROOT DAMAGE DURING CONSTRUCTION AND SOIL AMENDMENT APPLICATION.
 7. SOIL AMENDMENTS ARE APPLIED AT THE END OF CONSTRUCTION.
 8. SOIL AMENDMENTS ARE COMPATIBLE WITH PLANNED VEGETATION.
 9. SEE LANDSCAPE PLANS FOR FURTHER REQUIREMENTS.

NOTE: CALTRANS RIGHT OF WAY ENFORCEMENT PERMIT REQUIRED

POC #
 PRE-DEVELOPMENT
 000-10.24 OFS
 0700-12.02 OFS
 POST-DEVELOPMENT
 000-11.01 OFS
 0700-23.02 OFS
 POST-DEVELOPMENT (W/ DETENTION)
 000-17.08 OFS
 0700-11.03 OFS



SCALE	Designed By JLN	Drawn By JR	Checked By	COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION	Drawing No.
Horizontal	Plans Prepared Under Supervision Of Date: 09.25.2024			PRELIMINARY DEVELOPMENT PLAN FOR:	NUTMEG HOMES PRELIMINARY GRADING PLAN (SOUTH)
Vertical	ROBERT D. DENING, P.C.E. No. 45629				



LEGEND

EXISTING SLOPE 0% - 15%	Yellow
EXISTING SLOPE 15% - 25%	Green
EXISTING SLOPE 25% - 35%	Red
EXISTING SLOPE OVER 35%	Orange
EXISTING ROW	--- --
PROPOSED ROW	— — — —
LIMITS OF PROPOSED GRADING	- - - - -

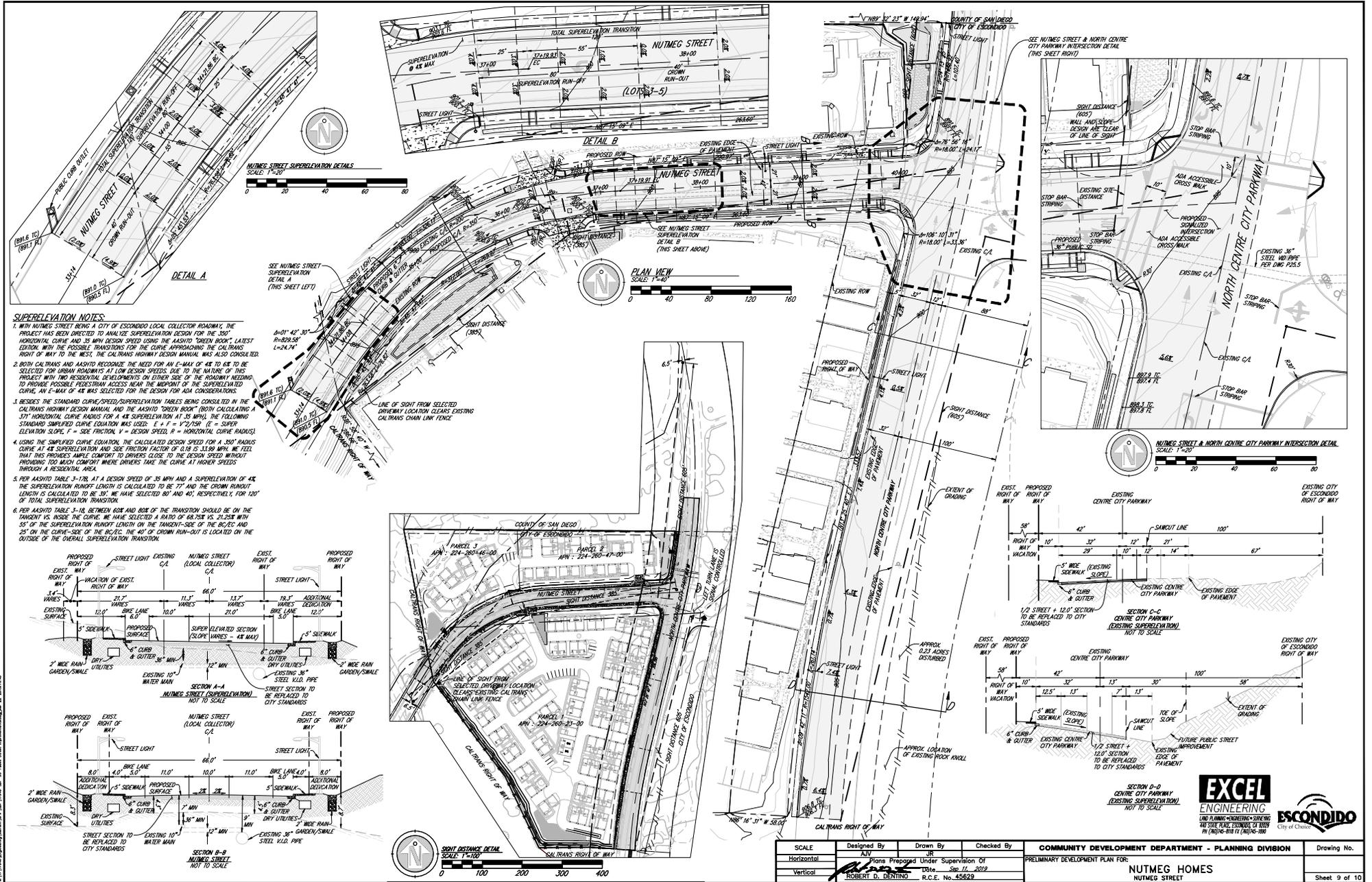
* THE LAND AREAS WITHIN THE SLOPE CATEGORIES NOTED ABOVE ARE NOT SHOWN AS THE PROJECT INTENDS TO DEMONSTRATE THE SLOPE AREAS WITHIN THE GRADING FOOTPRINT WHICH EXTENDS BEYOND THE PROPERTY LINE INTO THE CAL TRANS RIGHT OF WAY AND THE PROPOSED VACATION OF CENTRE CITY PARKWAY.



SCALE	Designed By JAY	Drawn By JR	Checked By
Horizontal 1" = 50'	Plans Prepared Under Supervision Of ROBERT D. DENTINO Date: 06/28/2024		
Vertical	ROBERT D. DENTINO P.C.E. No. 45629		

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION	Drawing No.
PRELIMINARY DEVELOPMENT PLAN FOR: NUTMEG HOMES SLOPE ANALYSIS	Sheet 7 of 10

I:\Projects\2024\06\Nutmeg Homes\06-28-24\Nutmeg Homes_Slope_Analysis.dwg (10/28/2024)



SCALE	Designed By	Drawn By	Checked By	COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION	Drawing No.
Horizontal	JAY	JR		PRELIMINARY DEVELOPMENT PLAN FOR:	
Vertical	Plans Prepared Under Supervision Of	Date	11.11.2019	NUTMEG HOMES	Sheet 9 of 10
	ROBERT D. DENTINO	P.E.C. No.	45629	EXCEL ENGINEERING	
				ESCONDIDO City of Choice	

