

OWNER / APPLICANT DEVELOPER:
 ISKCON OF ESCONDIDO, INC.
 ATTN: DHIRU TANTO
 10707 EL CABALLO AVENUE
 SAN DIEGO, CA, 52127
 (858) 344-0892

I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE RECORD 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 RAILROAD RIGHTS-OF-WAY.

(SIGNATURE)

SITE ADDRESS:
 1315 & 1356 RINCON AVENUE ESCONDIDO, CA 92026

ASSESSOR'S PARCEL NO.: 224-100-84, 224-100-85
ZONING: EXISTING: RE-20
 PROPOSED: RE-20

SCOPE OF WORK:
 PROPOSED SUBDIVISION OF EXISTING PARCELS INTO ELEVEN (11) PARCELS WITH TEN (10) LOTS FOR SINGLE FAMILY DWELLINGS WITH DRIVEWAY ACCESS, AN ACCESS ROAD AND CUL-DE-SAC. AND ONE (1) LOT FOR THE PROPOSED NEW DEVELOPMENT INCLUDING THE CONSTRUCTION OF A RELIGIOUS TEMPLE, HALL WITH LIVING AREA, PATIO, DETACHED RESTROOMS, PARKING LOT, AND DRIVEWAY.

GRADING QUANTITIES
 CUT 30,000 CY MAX CUT = 17.4'
 FILL 30,000 CY MAX FILL = 25.1'
 NET BALANCE

TOPO SOURCE
 TOPOGRAPHIC CONTOURS PROVIDED BY REC CONSULTANTS DATED 6-16-2022

SEWER NOTE
 ALL LOTS ARE TO BE ON THE PROPOSED SANITARY SEWER SYSTEM THAT SHALL CONNECT TO THE EXISTING PUBLIC SEWER MAIN.

PROJECT AREA CALCULATIONS:

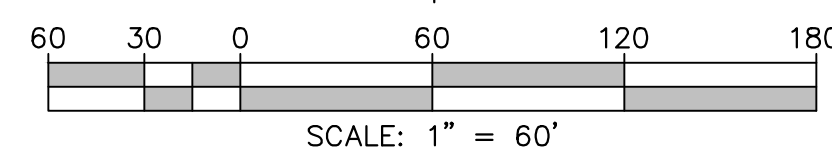
RESIDENTIAL	TEMPLE
PARCEL AREA: 182,961 SF	885,575 SF
EXISTING PERVIOUS AREA: 181,046 SF	885,575 SF
EXISTING IMPERVIOUS AREA: 1,915 SF	0 SF
PROPOSED PERVIOUS AREA: 164,616 SF	821,300 SF
PROPOSED IMPERVIOUS AREA: 18,345 SF	64,275 SF
PROPOSED BUILDING AREA: N/A	9,293 SF
ASSEMBLY AREA: N/A	8,784 SF

PARKING INFORMATION (RESIDENTIAL):
 REQUIRED: 2 CAR GARAGE OR CARPORT REQUIRED FOR EACH UNIT PER SINGLE FAMILY RESIDENCE
 PROPOSED: 10 LOTS X 2 SPACES = 20 SPACES

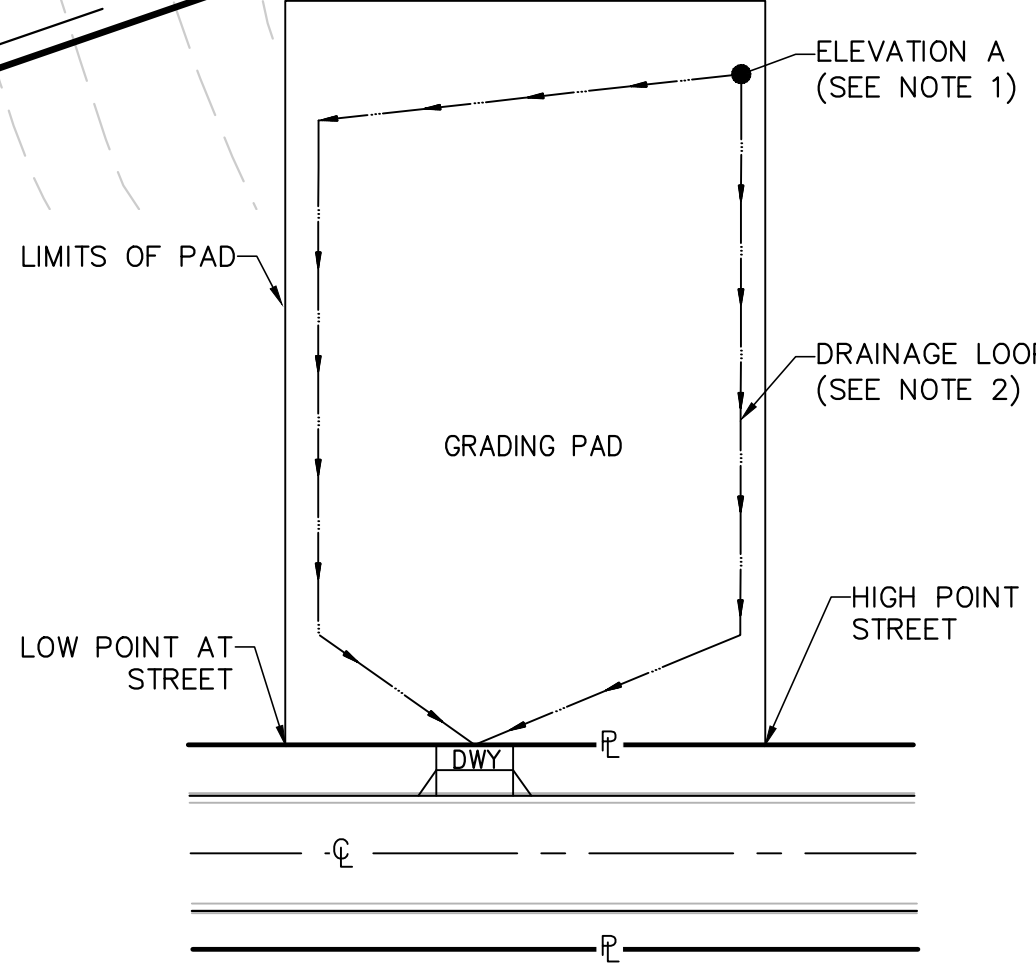
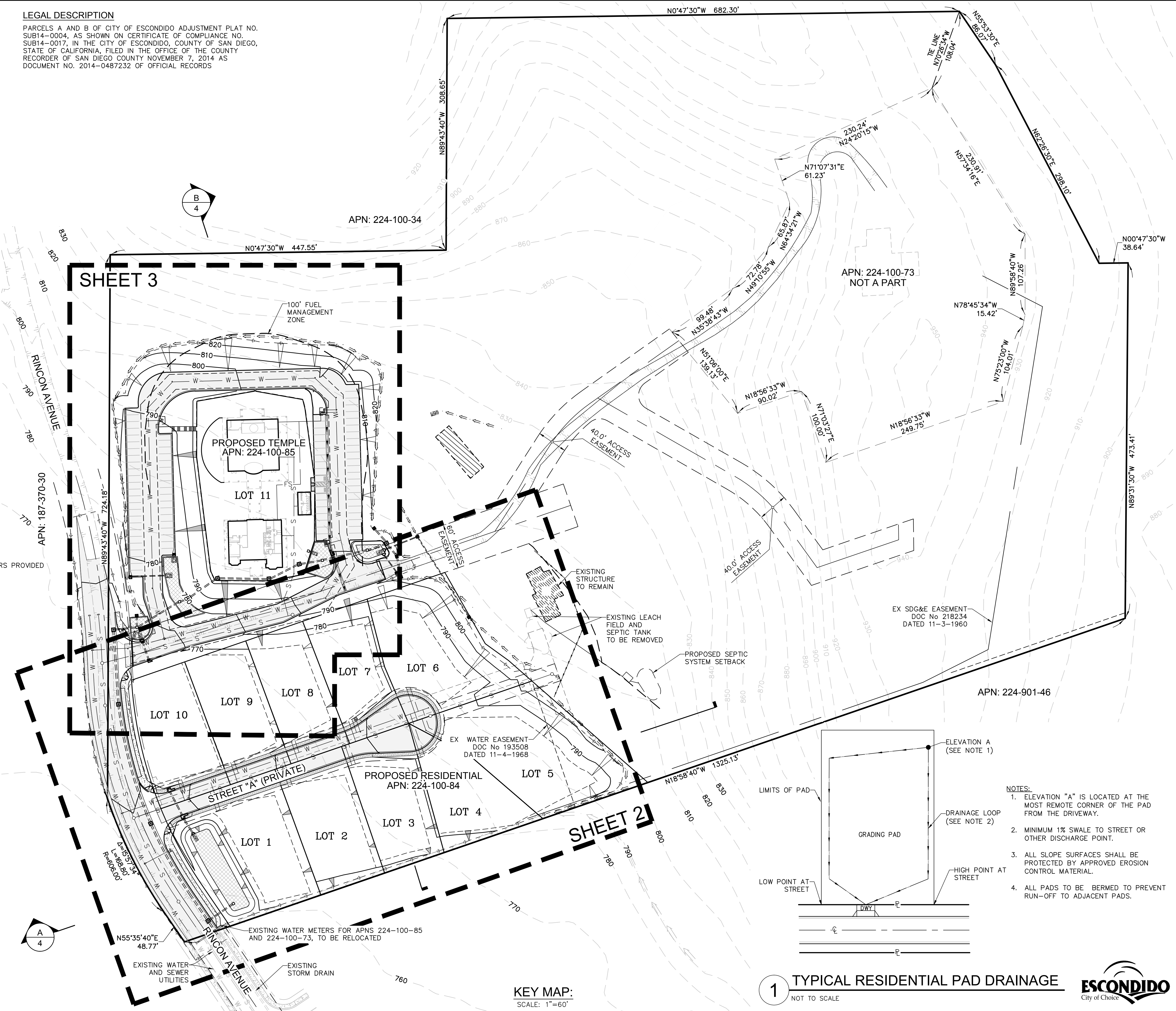
PARKING INFORMATION (TEMPLE):
 REQUIRED: PER CITY OF ESCONDIDO ORDINANCE, 1 PARKING SPACE FOR EVERY 100 S.F. OF ASSEMBLY AREA
 PROPOSED: 8,784 S.F. OF ASSEMBLY AREA / 100 SF = 87.84 ~ 88 PARKING SPACES

FOR EXISTING IMPROVEMENTS, UTILITIES, AND ALIGNMENT STATIONING, SEE CITY OF ESCONDIDO DWG. NO. P-1755, P-1865

ENGINEER
 JONATHAN RAAB RYDEEN
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 RCE - 64811



LEGAL DESCRIPTION
 PARCELS A AND B OF CITY OF ESCONDIDO ADJUSTMENT PLAT NO. SUB14-004, AS SHOWN ON CERTIFICATE OF COMPLIANCE NO. SUB14-0017, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 7, 2014 AS DOCUMENT NO. 2014-0487232 OF OFFICIAL RECORDS



1 TYPICAL RESIDENTIAL PAD DRAINAGE
 NOT TO SCALE

- NOTES:**
- ELEVATION "A" IS LOCATED AT THE MOST REMOTE CORNER OF THE PAD FROM THE DRIVEWAY.
 - MINIMUM 1% SWALE TO STREET OR OTHER DISCHARGE POINT.
 - ALL SLOPE SURFACES SHALL BE PROTECTED BY APPROVED EROSION CONTROL MATERIAL.
 - ALL PADS TO BE BERMED TO PREVENT RUN-OFF TO ADJACENT PADS.

KEY MAP:
 SCALE: 1"=60'



NO.	REVISIONS DESCRIPTION	DATE	APPD

Civil Engineering - Environmental Land Surveying
 2970 Fifth Avenue, Suite 340
 San Diego, CA 92103
 (619) 232-9200 (619) 232-9210 Fax
REC
 Consultants, Inc.

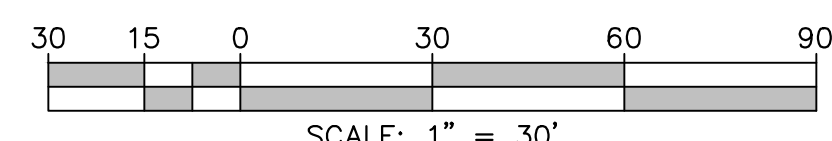
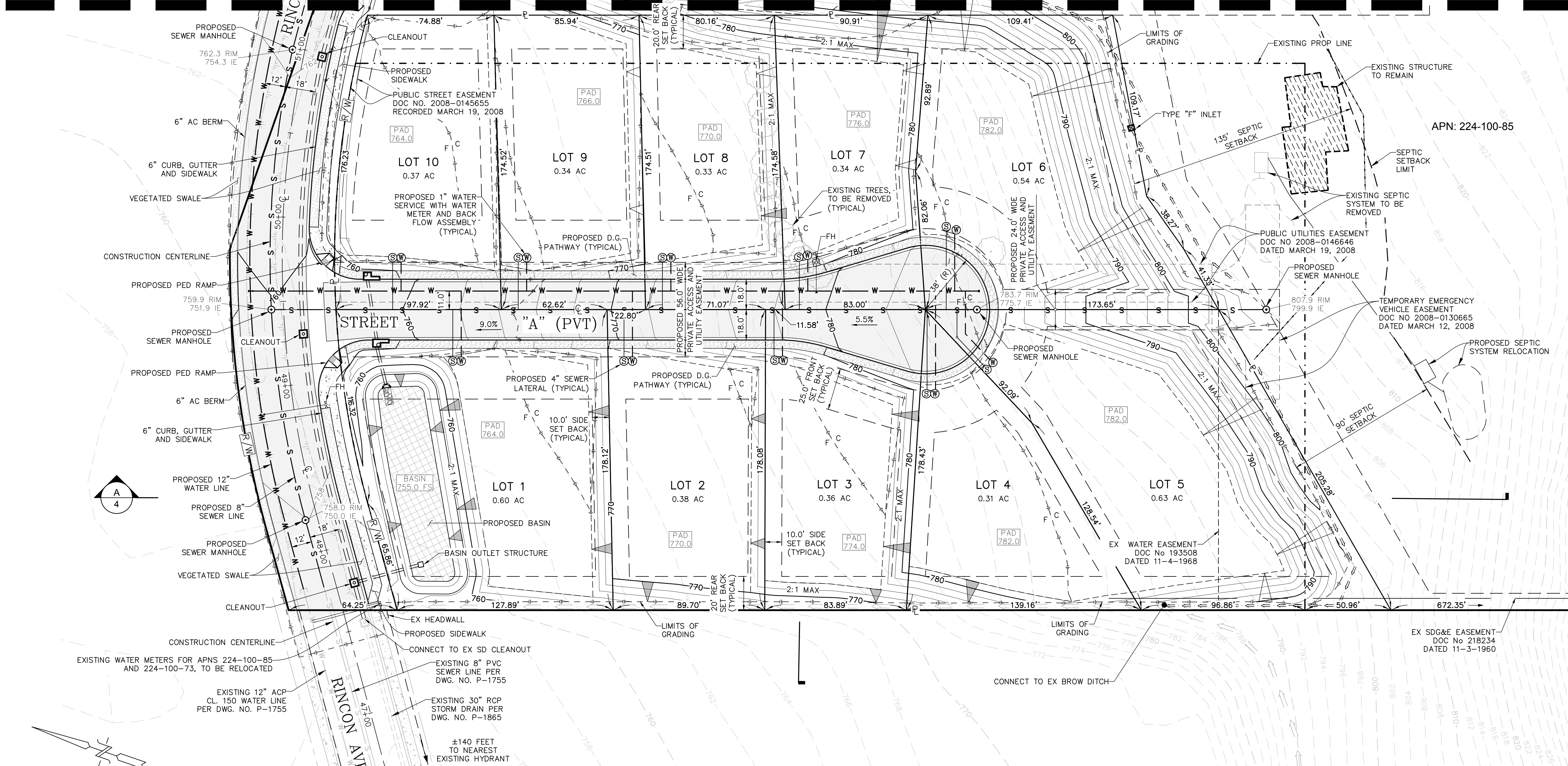
DATE: 2-19-2023
 SCALE: 1" = 60'
 DRAWN: JMW
 CHECKED: J.R.R.

TM - SITE PLAN
PROJECT
 KRISHNA RESIDENTIAL
 ISKCON OF ESCONDIDO, INC
 1365 RINCON AVE - ESCONDIDO, CA 92026
 SHEET 1 OF 4 SHEETS

SAVE DATE: 3/10/2023 ~ EXL DATE: 3/10/2023 ~ FILE NAME: P:\Acad\1829 Iskon Temple - Residential\DWG\Site Plan\TM - Site Plan - 1st Submittal - 2023.dwg

SEE SHEET 3

B
4

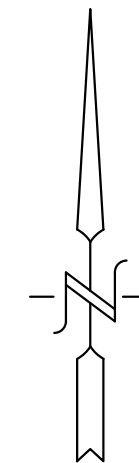
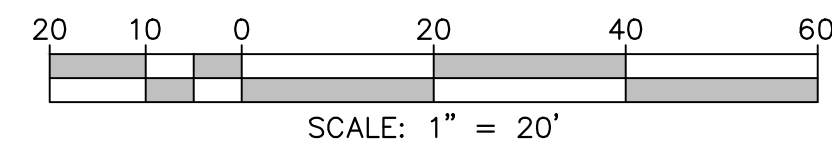
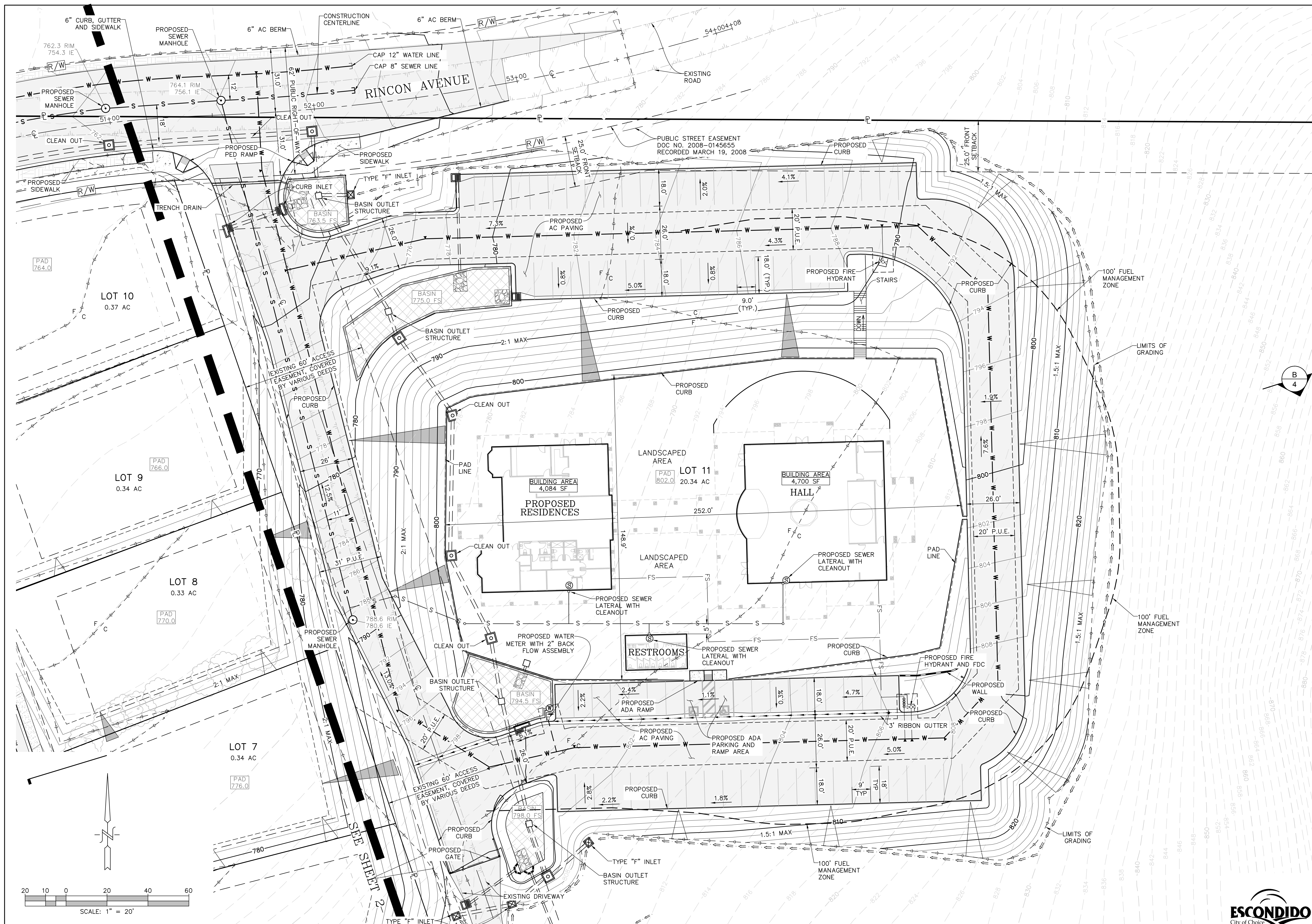


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NO.	DESCRIPTION		

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DATE: 2-19-2023	DRAWN: JMW
SCALE: 1" = 30'	CHECKED: JRR
SHEET TITLE: TM - SITE PLAN PROJECT: KRISHNA RESIDENTIAL ISKCON OF ESCONDIDO, INC 1365 RINCON AVE - ESCONDIDO, CA 92026	
SHEET: 2 OF 4 SHEETS	

SAVE DATE: 3/10/2023 ~ EOL DATE: 3/10/2023 ~ FILE NAME: P:\Acad\1829 Iskon Temple - Residential\DWG\Site Plan\TM - Site Plan - 1st Submittal - 2023.dwg



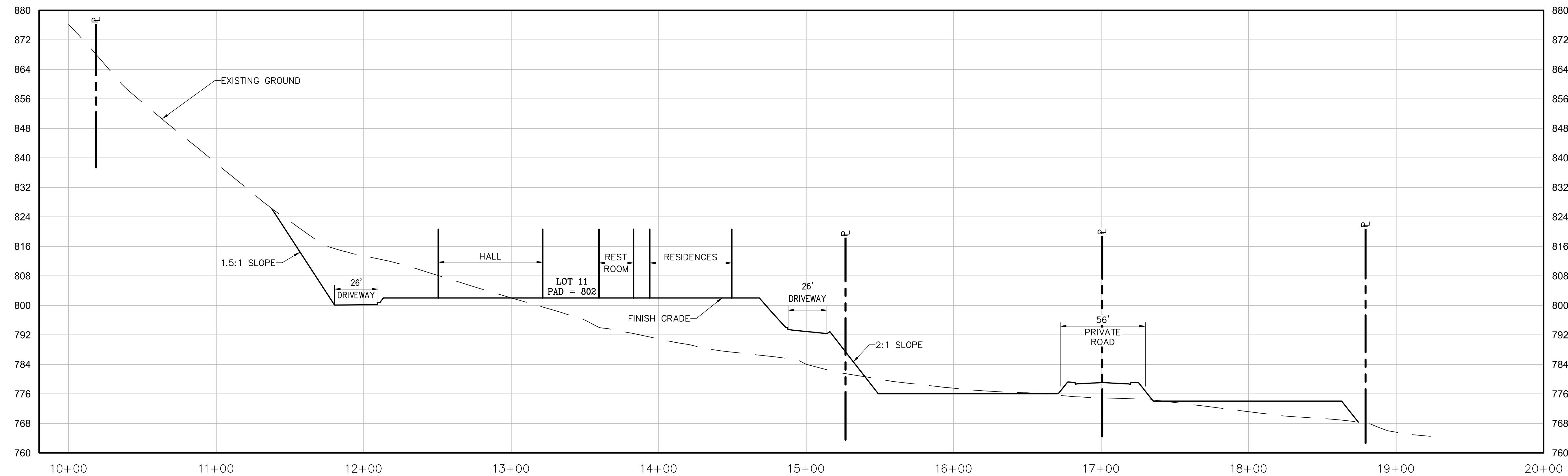
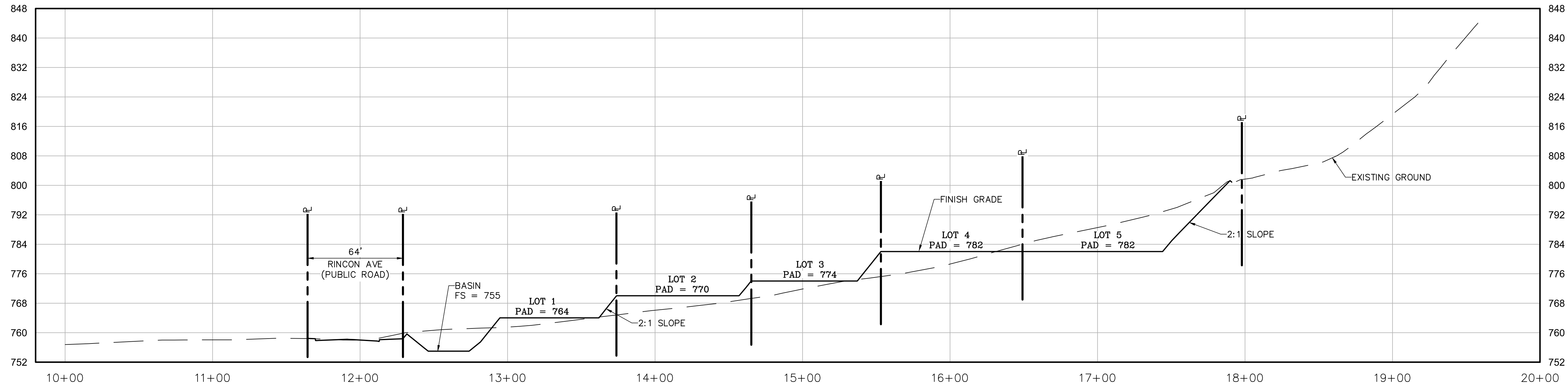
REVISIONS		DATE	APPD
NO.	DESCRIPTION		

DATE:	2-19-2023
SCALE:	1" = 20'
DRAWN:	JMW
CHECKED:	JRR

SHEET TITLE	TM - SITE PLAN
PROJECT	KRISHNA TEMPLE ISKCON OF ESCONDIDO, INC 1365 RINCON AVE - ESCONDIDO, CA 92026
SHEET	3
OF 4 SHEETS	

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