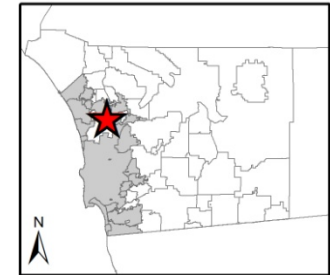


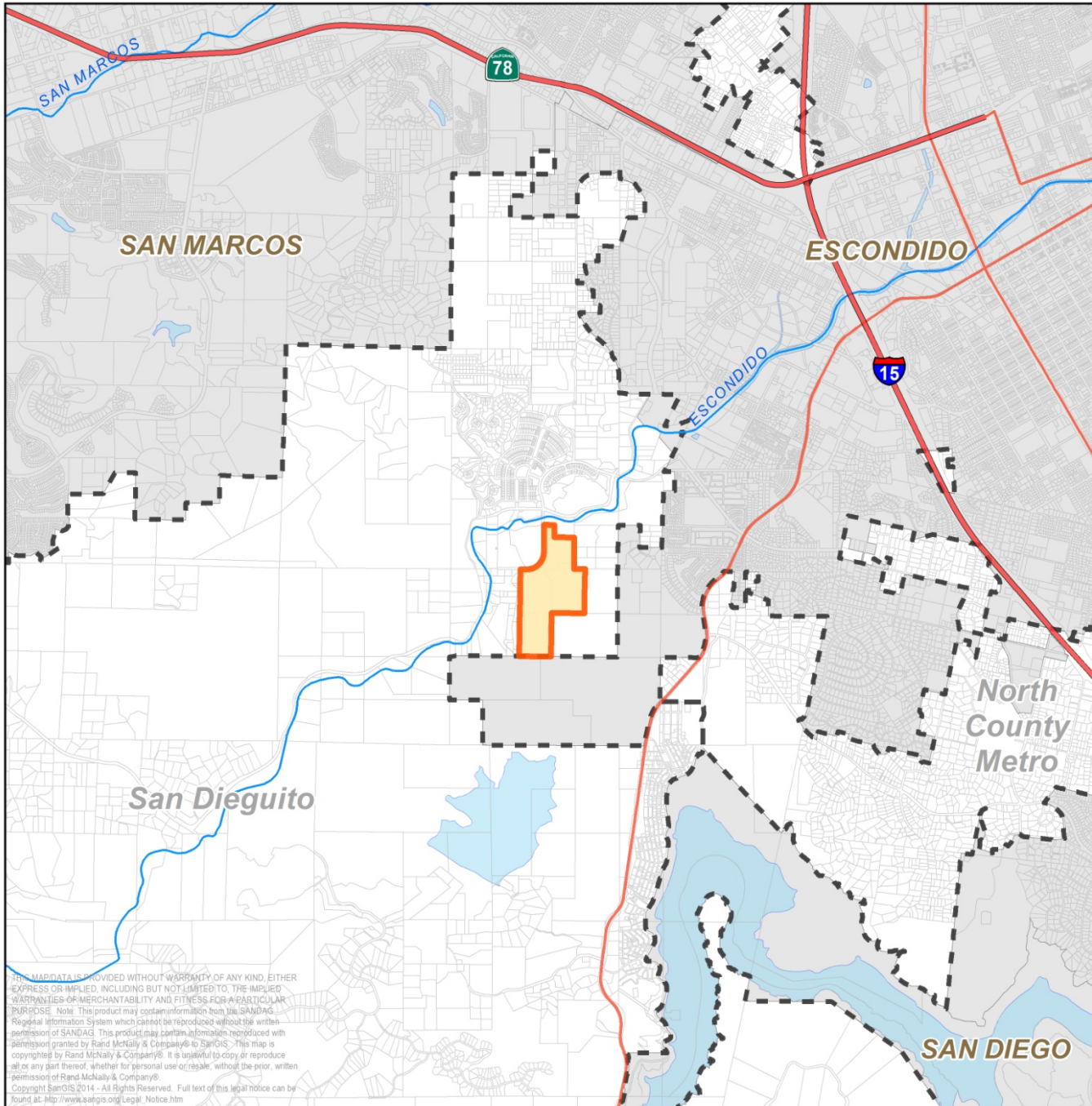
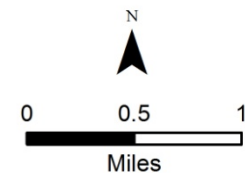
Attachment L – Planning Documentation

Harmony Grove Village South **ATTACHMENT L** PDS2015-SP-15-002 Vicinity Map

San Dieguito
Community Plan Area



1:3,500,000



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San Dieguito Community Plan Area

Site



LUEG GIS
Land Use & Environment Group
Geographic Information Services

0 500 1,000

Feet

Date: 4/17/2018 Path: P:\reg\2015-SP-15-002_041718\photo_lg.mxd

ATTACHMENT

ate Glen Angeles Glen

Johnston Rd

An aerial photograph showing a residential street named Willowbrook St. The street is a light-colored, paved road that curves through a neighborhood with green lawns and trees. The text "Willowbrook St" is overlaid on the image in a white, sans-serif font, following the curve of the road.

ESCONDIDO



**North
County
Metro**

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Harmony Grove Village South PDS2015-SP-15-002

San Dieguito Community Plan Area

~ Roads

□ Site

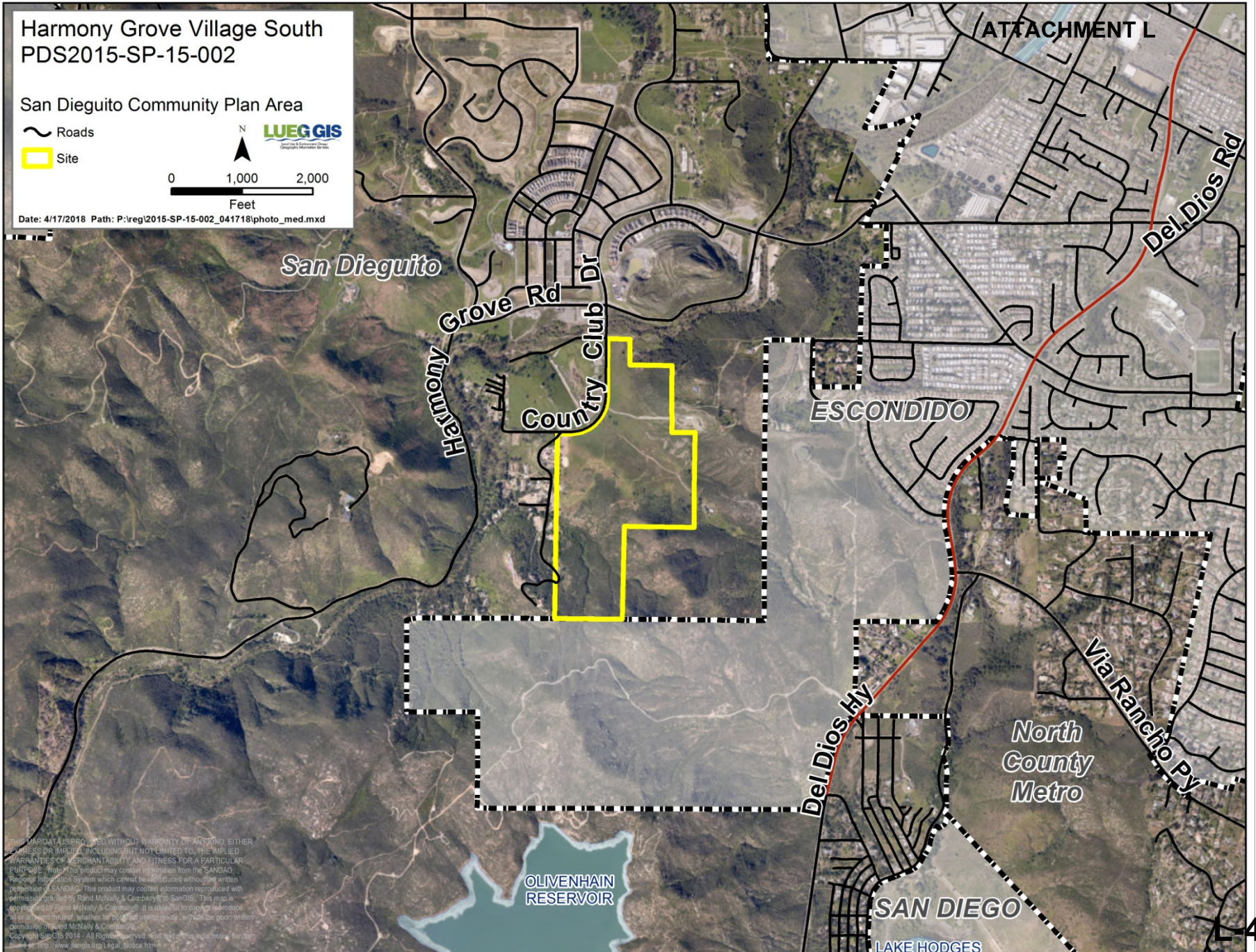
LUEGGIS

Geographic Information Systems
Geographic Information Services

0 1,000 2,000

Feet

Date: 4/17/2018 Path: P:\reg\2015-SP-15-002_041718\photo_med.mxd



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ATTACHMENT L

~ Roads



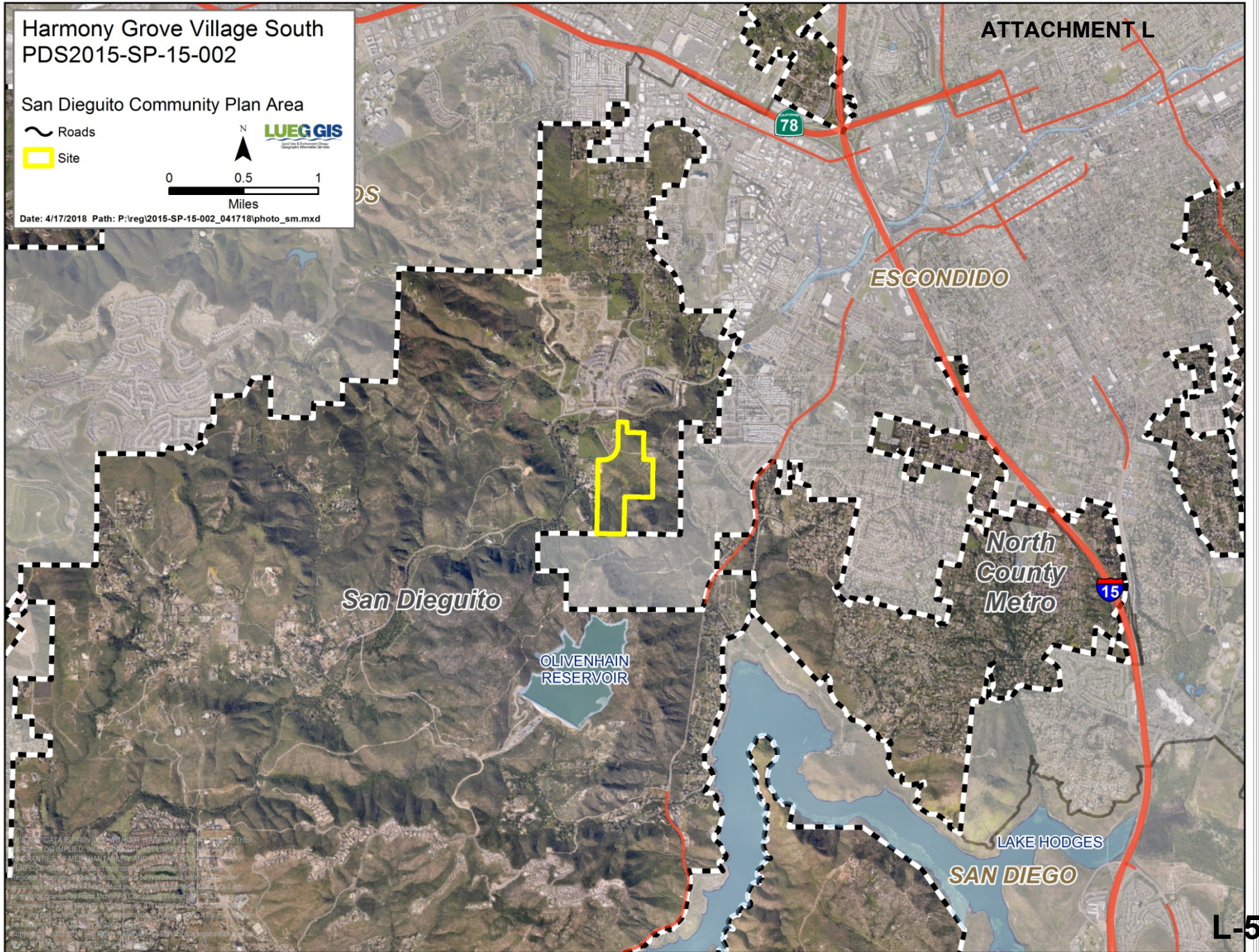
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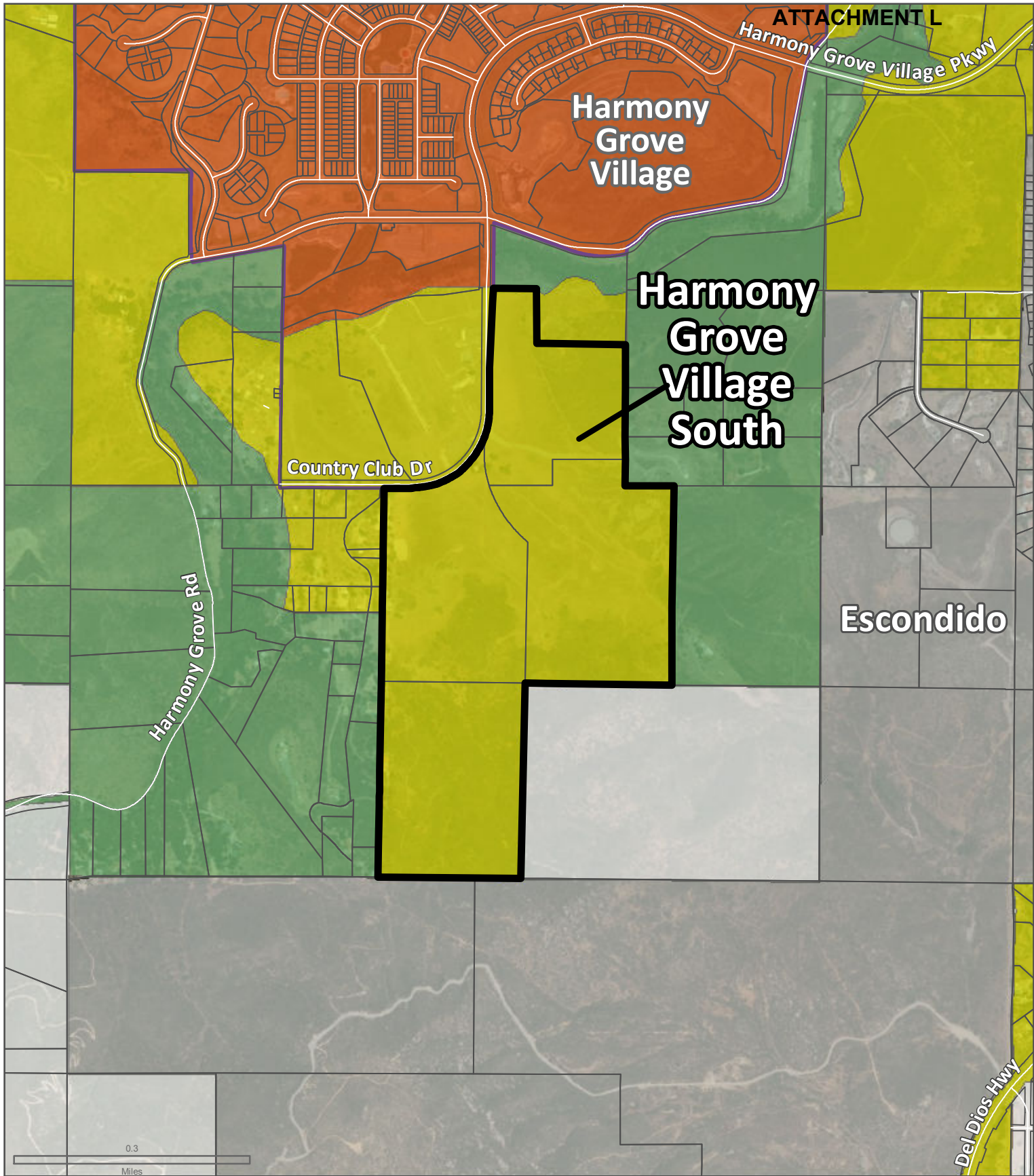


Land Use & Environment Group
Geographic Information Systems

Miles

Date: 4/17/2018 Path: P:\reg\2015-SP-15-002_041718\photo_sm.mxd



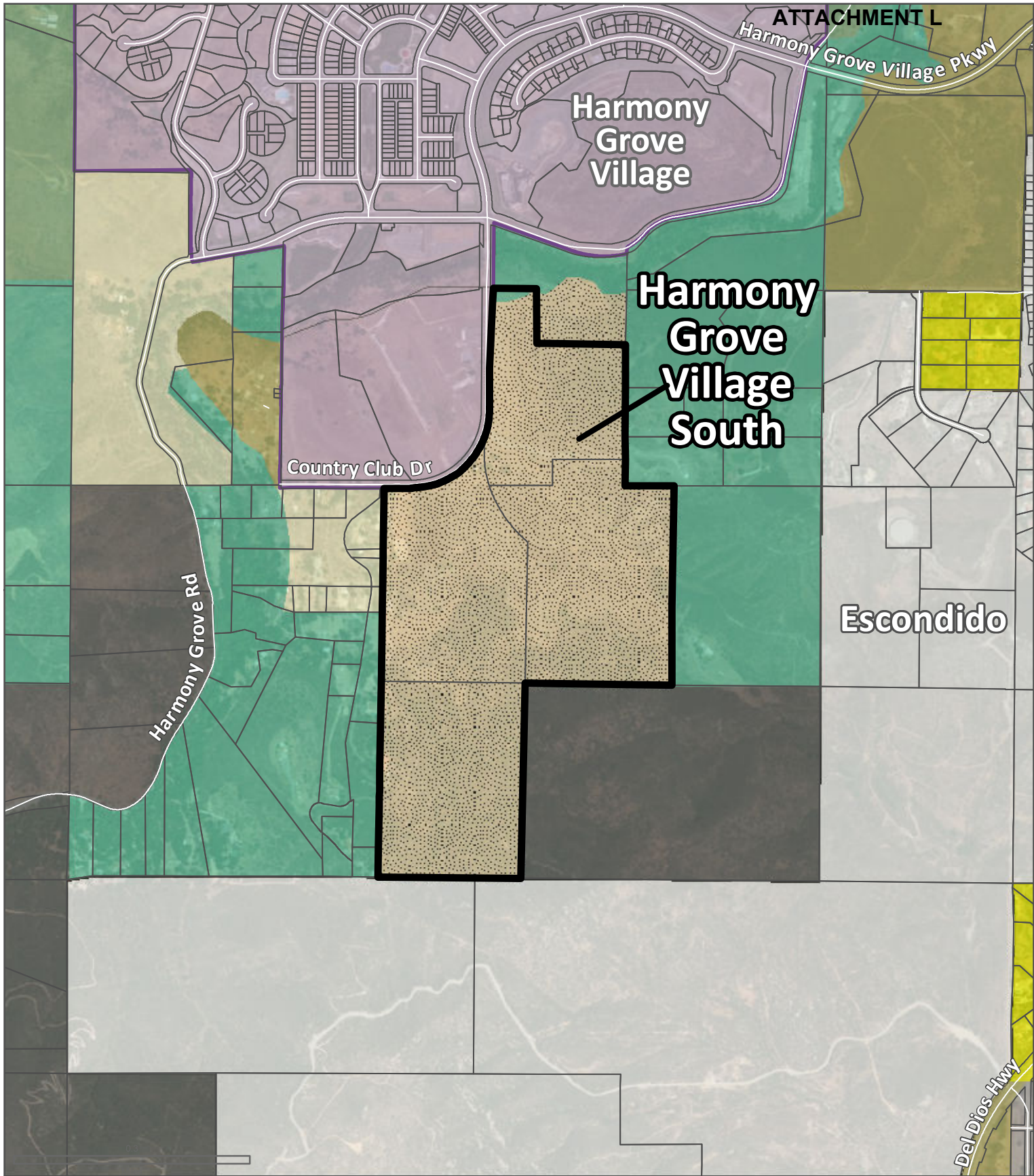


LEGEND

 Proposed
 Harmony Grove
 Village South

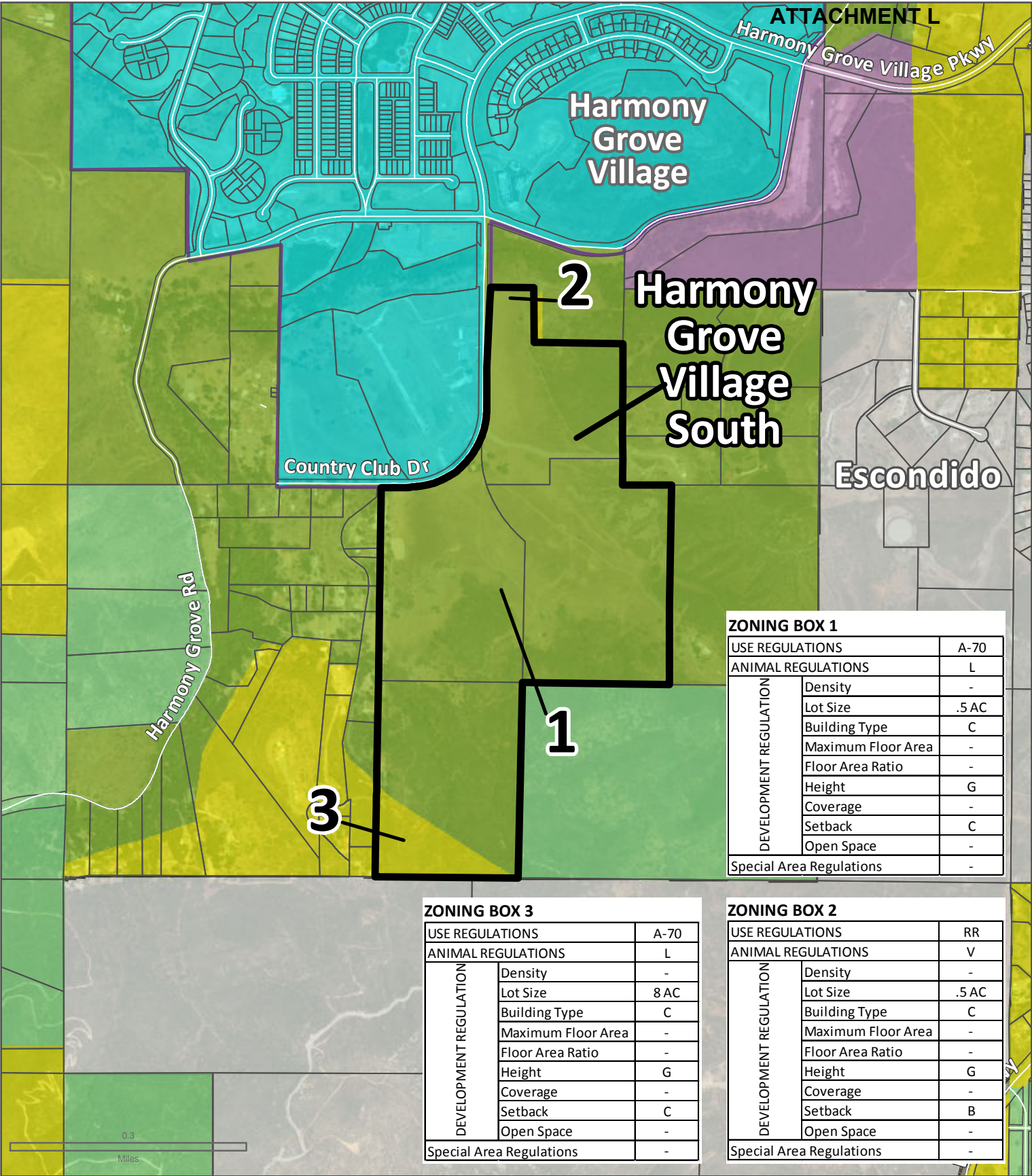
Existing Regional Category
 Village
 Semi-Rural

 Rural
 No Jurisdiction



LEGEND

- | | | | |
|---|--|---|--|
|  Proposed Harmony Grove Village South | Existing General Plan Designations |  Semi-Rural Residential (SR-2) |  Specific Plan Area |
|  Semi-Rural Residential (SR-.5) |  Semi-Rural Residential (SR-4) |  Public Agency Lands | |
|  Semi-Rural Residential (SR-1) |  Semi-Rural Residential (SR-10) |  Open Space (Conservation) | |
| |  Rural Lands (RL-20) | | |



LEGEND

Proposed
Harmony Grove
Village South

Existing Zoning Regulations

Agriculture

Rural Residential

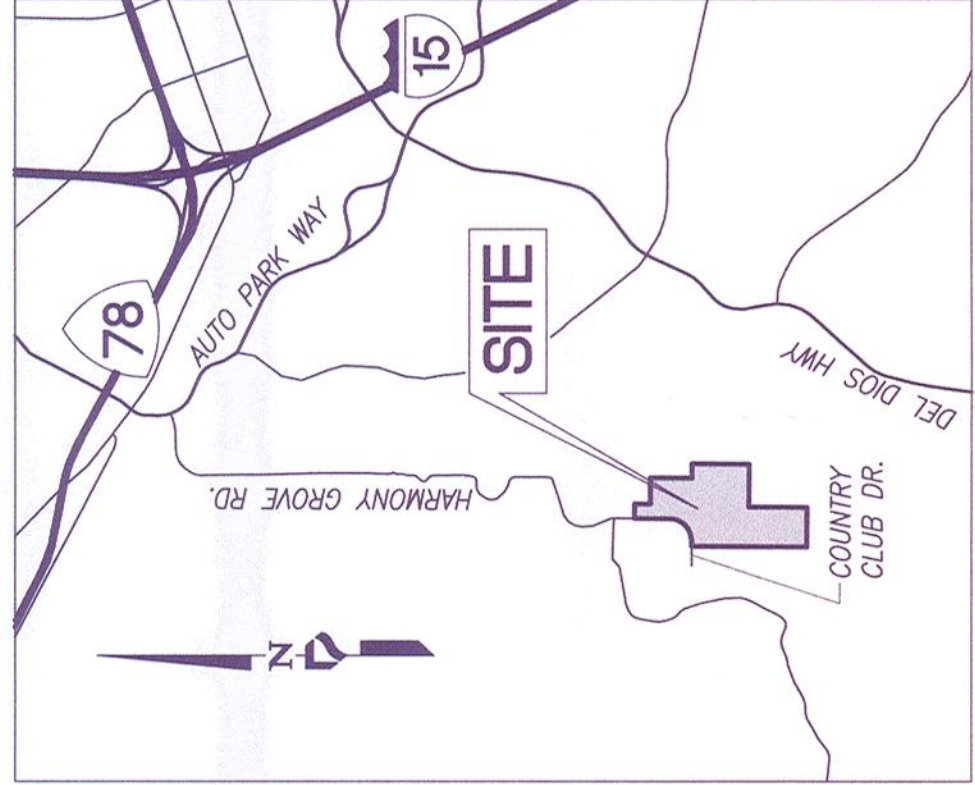
Open Space

Extractive Use

Specific Plan

VESTING TENTATIVE MAP

HARMONY GROVE VILLAGE SOUTH



VICINITY MAP

PROJECT ADDRESS:
SOUTH OF HARMONY GROVE ROAD
AND EAST OF COUNTRY CLUB DRIVE

SHEET INDEX:

- SHEET 1 TITLE SHEET
- SHEET 2 GENERAL NOTES
- SHEET 3 TM PLAN
- SHEET 4 TM PLAN
- SHEET 5 TM PLAN

GENERAL NOTES:

- TENTATIVE MAP PREPARED BY: PROJECT DESIGN CONSULTANTS, SAN DIEGO, CA 92101, TEL: 619-224-0249, FAX 619-224-0249
- TOTAL GROSS AREA: 111.08 ACRES. NET AREA: 67.16 ACRES
- TOTAL NUMBER OF DWELLING UNITS: 453
- ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- EXISTING TOPOGRAPHY WAS COMPILED FROM PROJECT DESIGN CONSULTANTS AERIAL PHOTO DATED DECEMBER 08, 2014.
- LANDMET COORDINATES: 138-1725.
- ANY PUBLIC STORM DRAIN SHOWN ON THIS TM NOT WITHIN PUBLIC STREET WILL BE GRANTED A DRAINAGE EASEMENT WHICH ENCOMPASSES THE DRAINAGE FACILITIES DEDICATED TO THE COUNTY FLOOD CONTROL DISTRICT.
- EXISTING STRUCTURES WITHIN DEVELOPMENT FOOTPRINT WILL BE DEMOLISHED, UNLESS OTHERWISE NOTED.
- 10 ROAD SIDE WILL BE PROVIDED IN ACCORDANCE WITH SAN DIEGO COUNTY DS #1.
- THIS PLAN IS SUBMITTED TO THE BOARD OF SUPERVISORS FOR REVIEW AND APPROVAL. THE BOARD OF SUPERVISORS HAS REVIEWED THIS PLAN AND HAS GRANTED APPROVAL OF THIS PLAN DOES NOT ACKNOWLEDGE THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE APPLICANT AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

SOLAR ACCESS STATEMENT

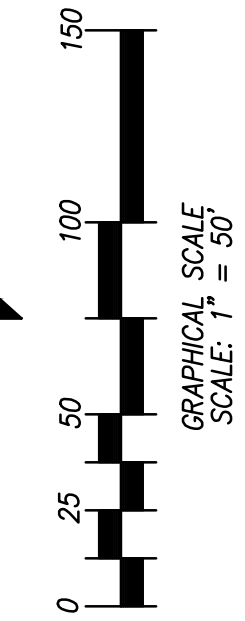
ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

PARK LAND DEDICATION STATEMENT

THE SUBMITTER INTENDS TO COMPLY WITH THE PARK LAND DEDICATION ORDINANCE OF THE COUNTY OF SAN DIEGO, CALIFORNIA, AND SHALL BE RESPONSIBLE FOR OBTAINING THE ORDINANCE AND/OR PAYMENT OF FEE TO MEET THE REQUIREMENTS.

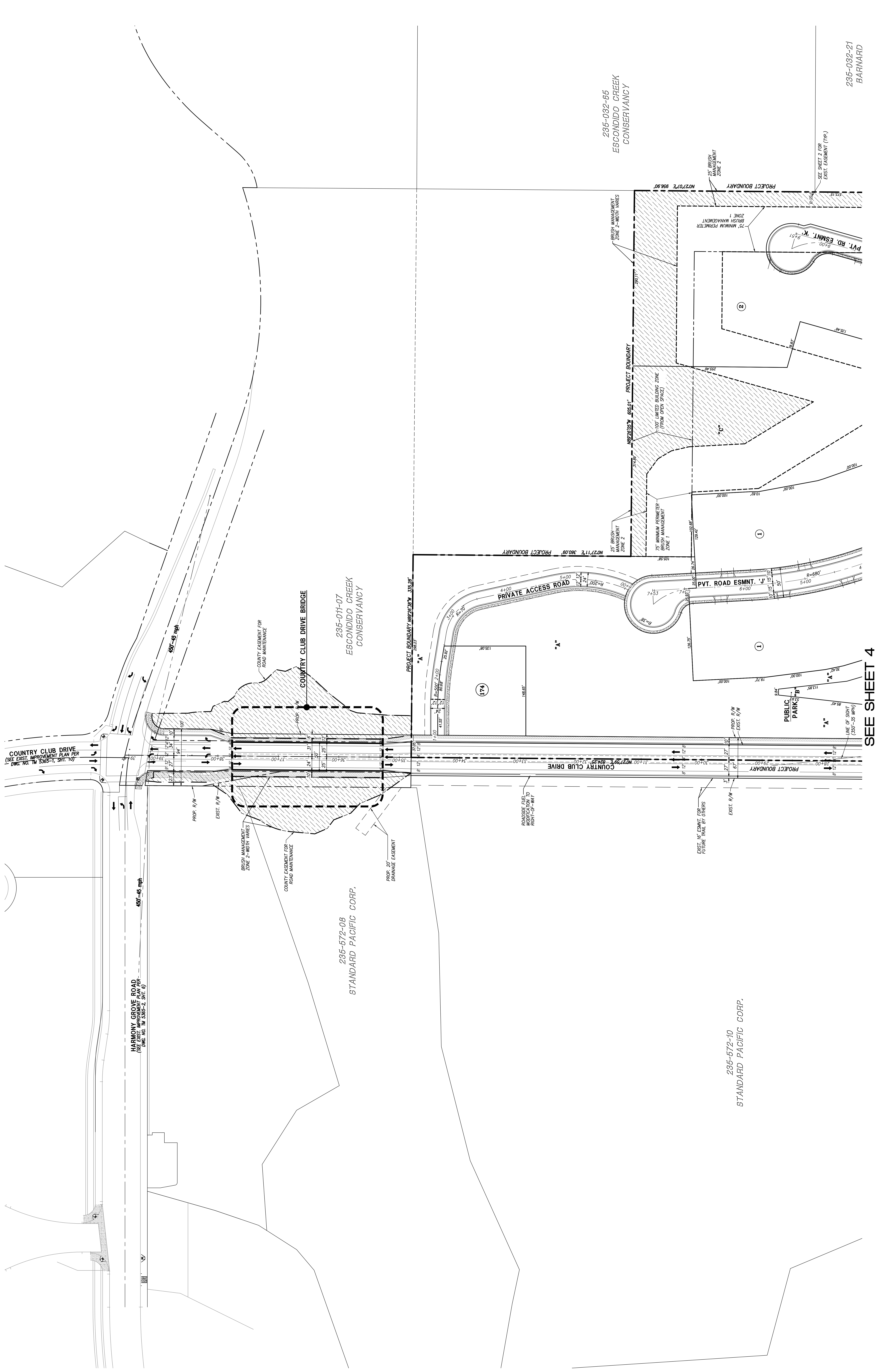
CONDOMINIUM MAP STATEMENT

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 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2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035



Last saved by Kevin Hossett, File Name: P:\45251\Copy\DWG\Drawn\TM_PropPlan 4525-1M03.dwg, Date Plotted: Last 2/20/2018 7:54:54 AM

TRACT PDS2015-
VESTING TENTATIVE MAP
: PDS2015-SF-15-002 PDS2015-GPA-15-002
HARMONY GROVE VILLAGE SOUTH
TM PLAN



SEE SHEET 4

235-032-21
BARNARD

235-032-65
ESCONDIDO CREEK
CONSERVANCY

235-011-07
ESCONDIDO CREEK
CONSERVANCY

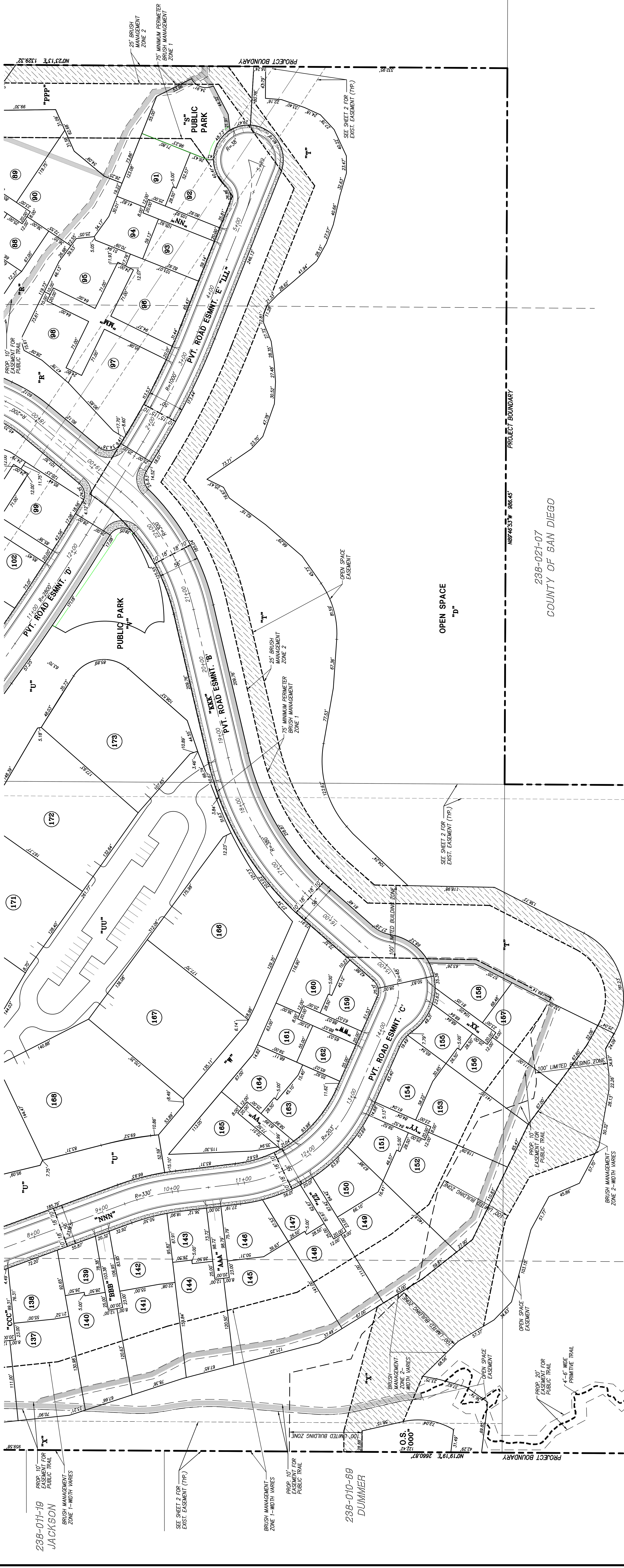
235-672-08
STANDARD PACIFIC CORP.

235-672-10
STANDARD PACIFIC CORP.



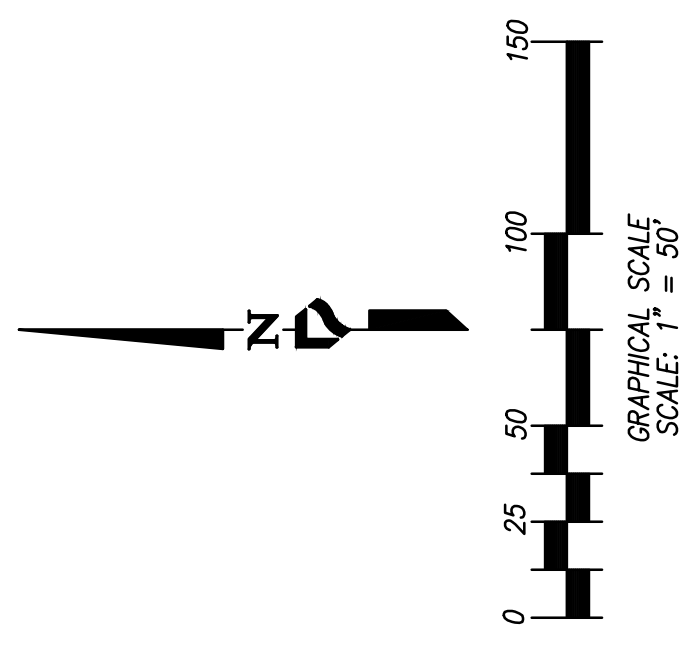
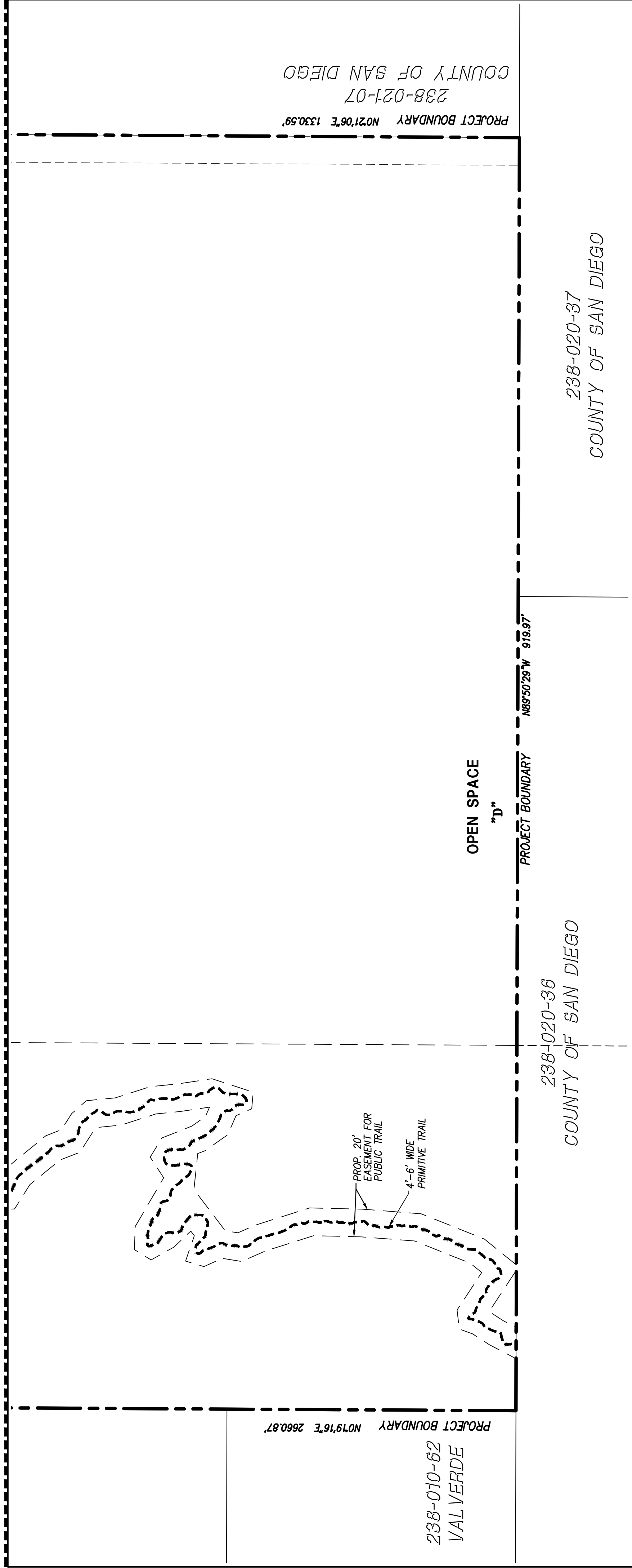
GRAPHICAL SCALE
SCALE: $t^* = 50'$

SEE SHEET 4



238-021-07
COUNTY OF SAN DIEGO

MATCHLINE - SEE BELOW LEFT



TRACT PDS2015-
: PDS2015-SF-15-002 PDS2015-GPA-15-002

VESTING TENTATIVE MAP
HARMONY GROVE VILLAGE SOUTH
TM PLAN

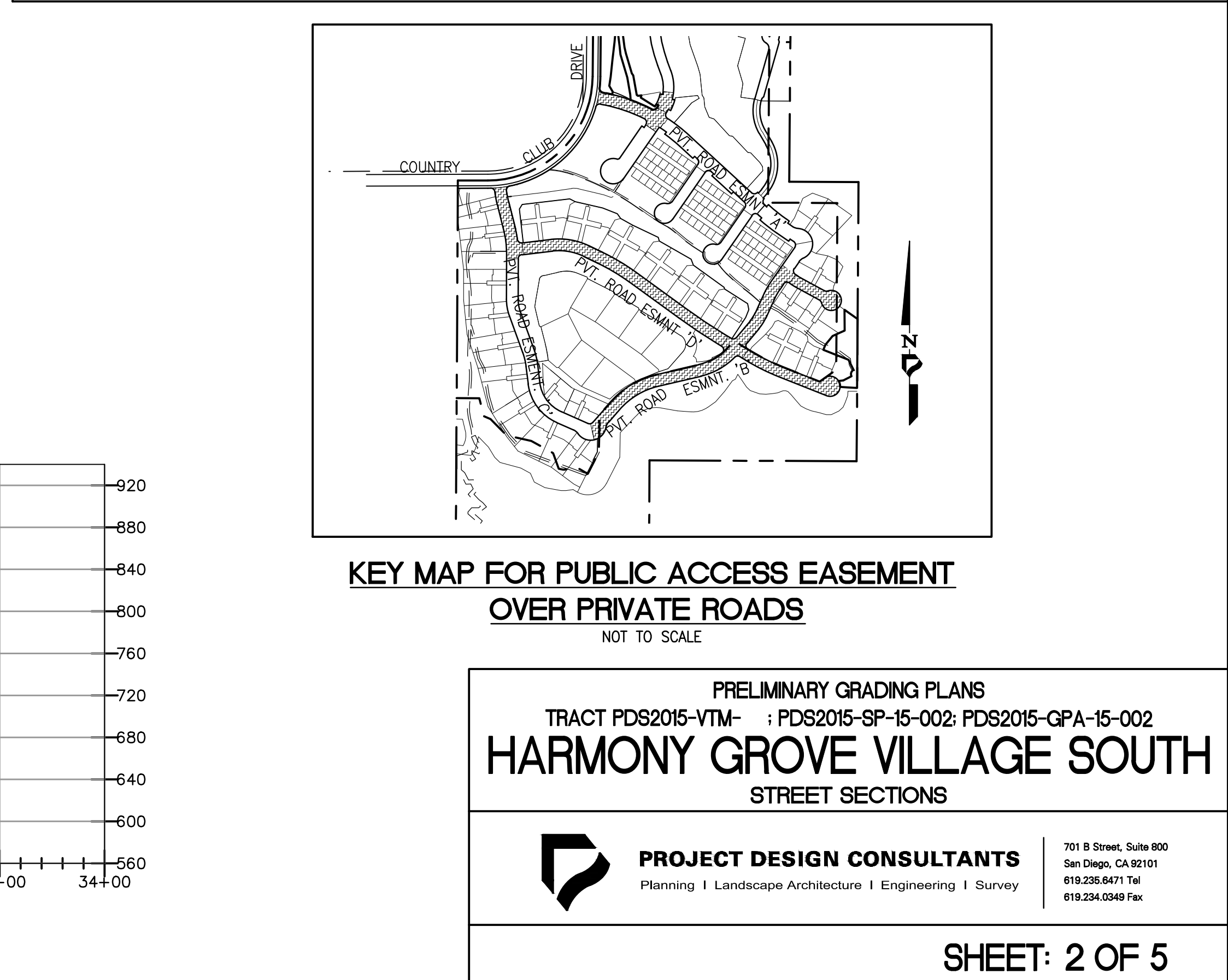
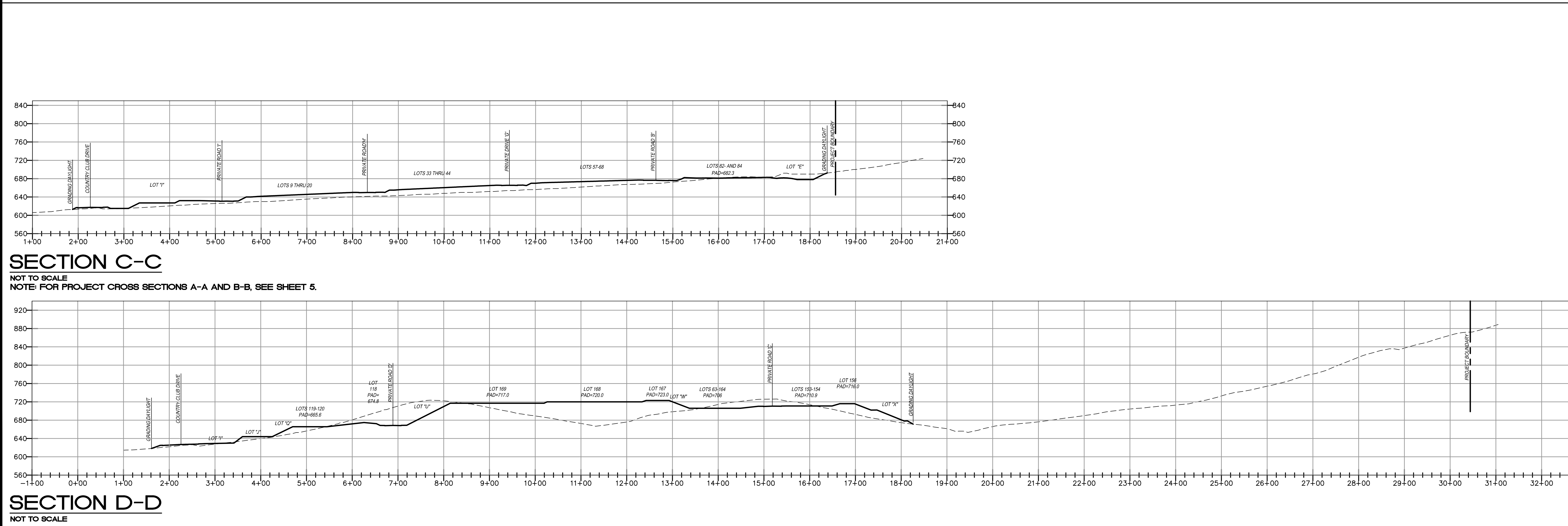
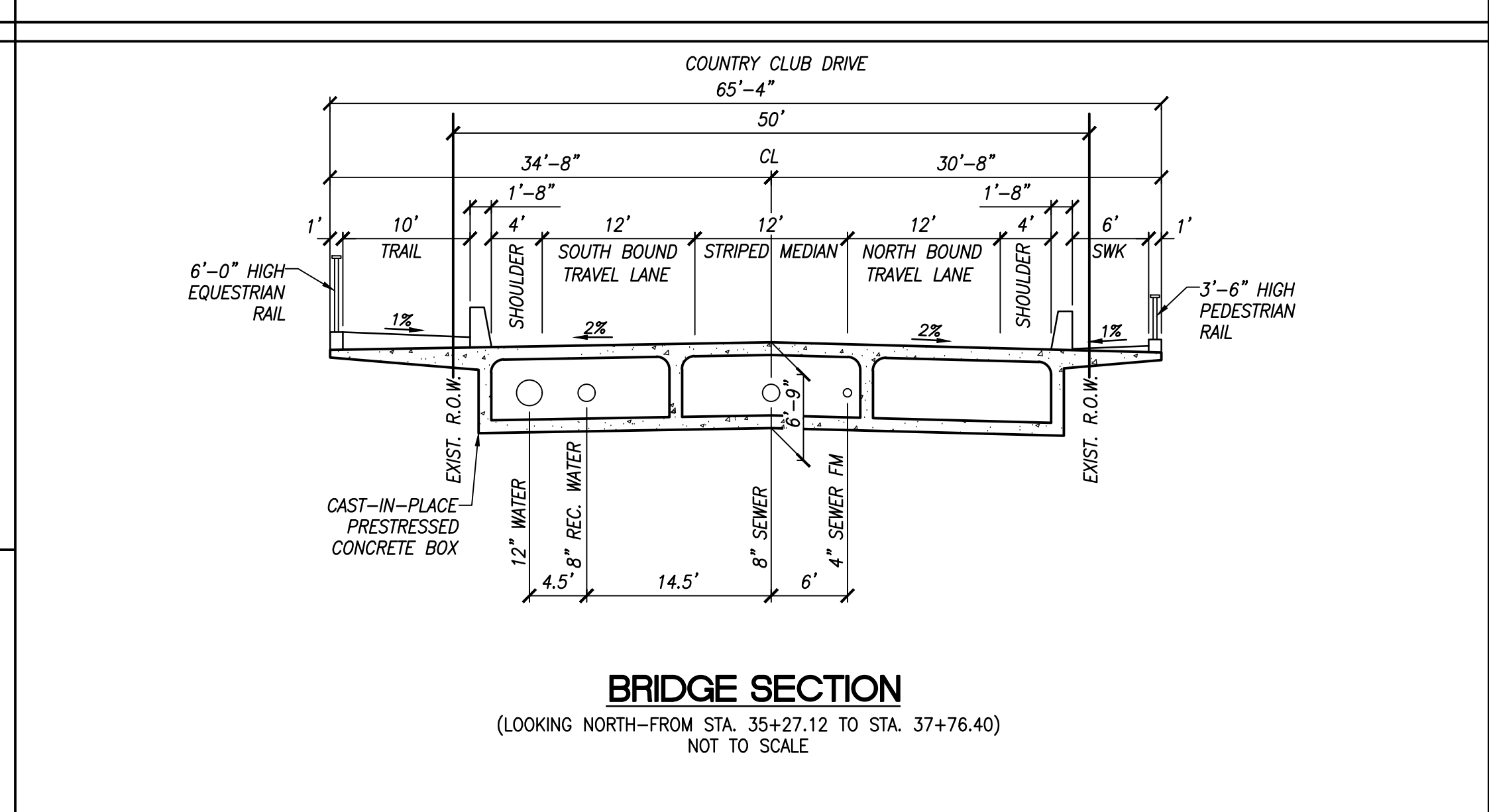
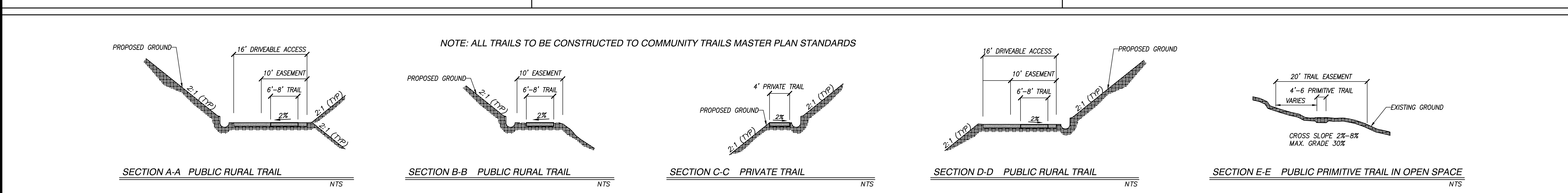
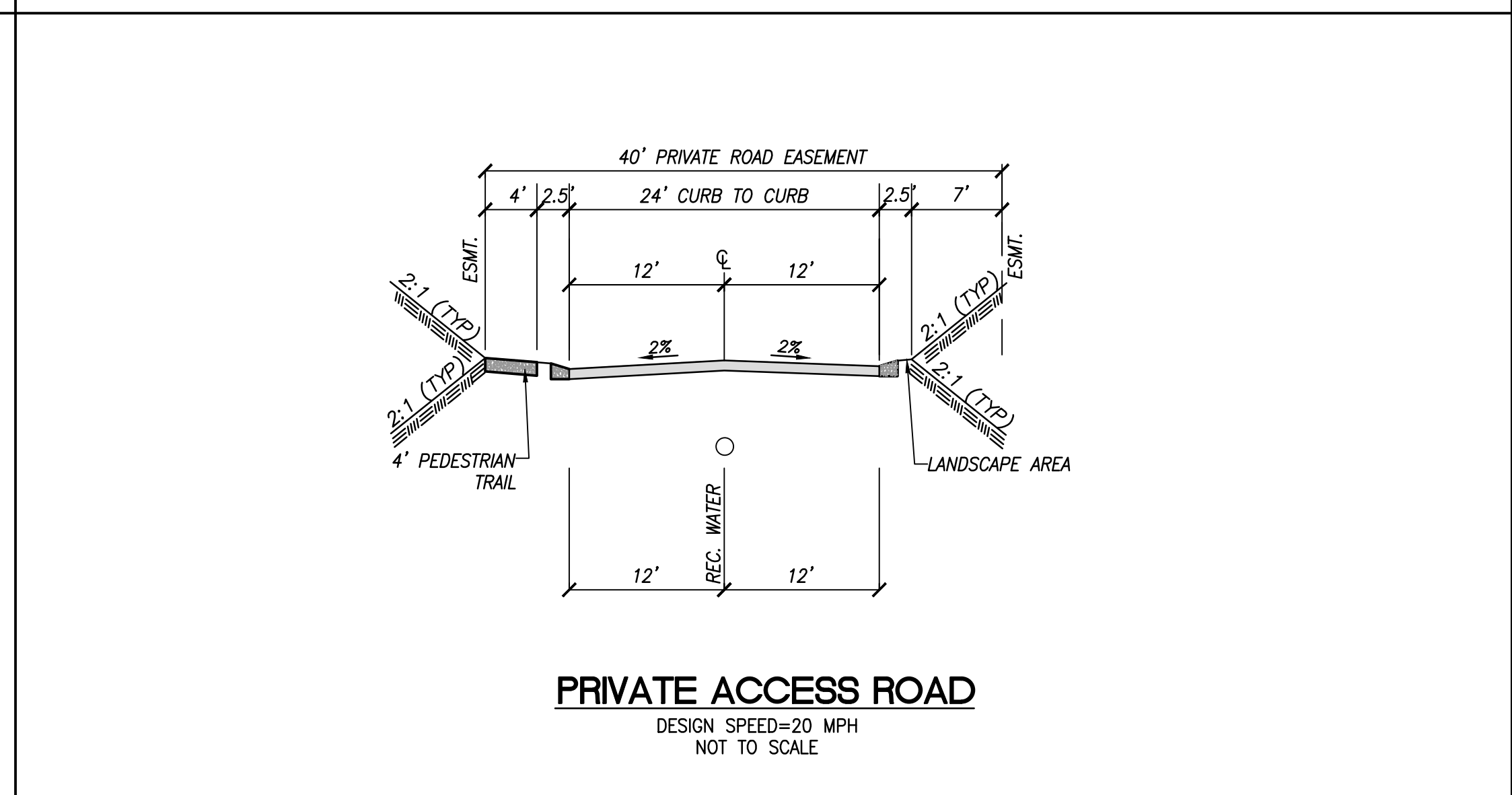
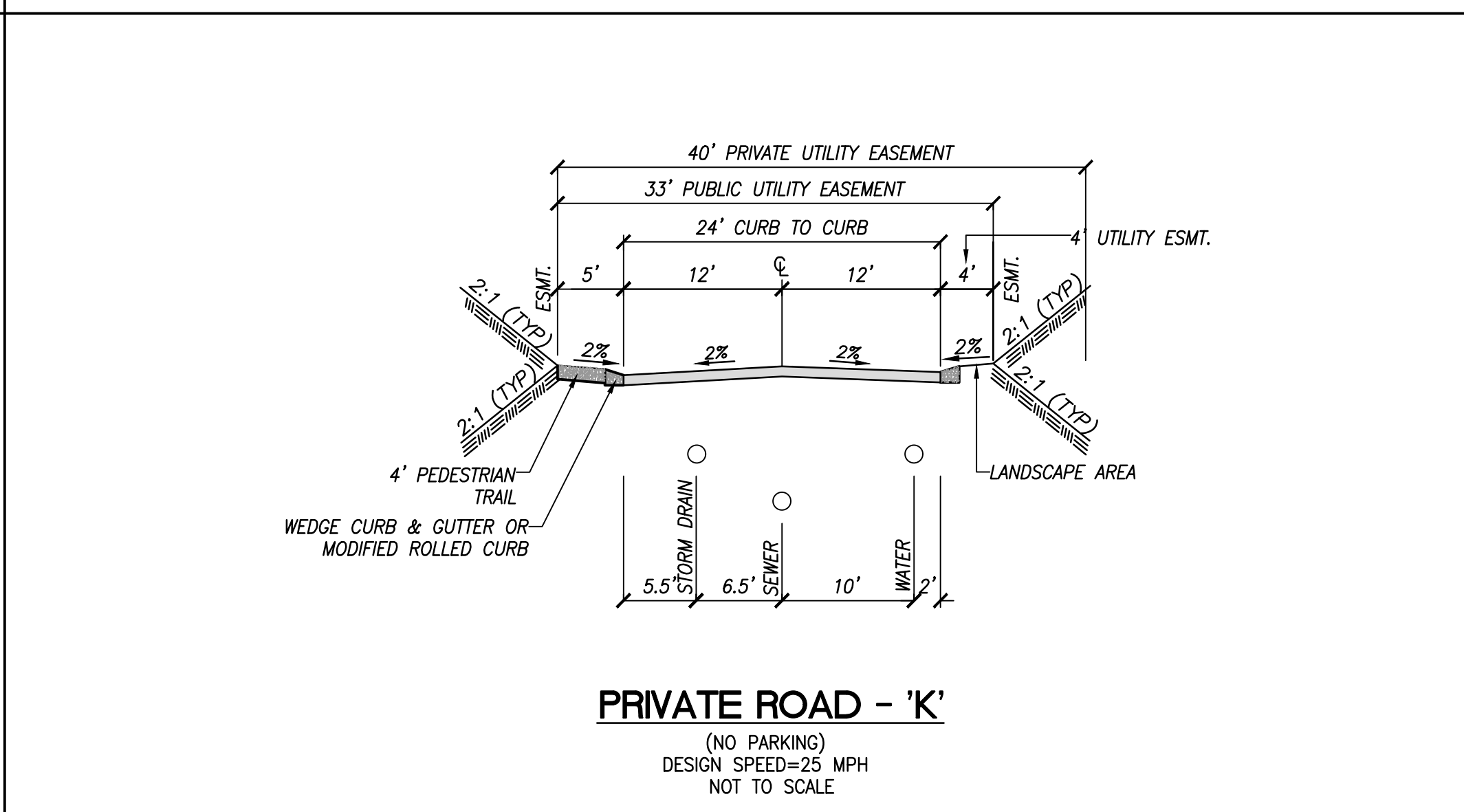
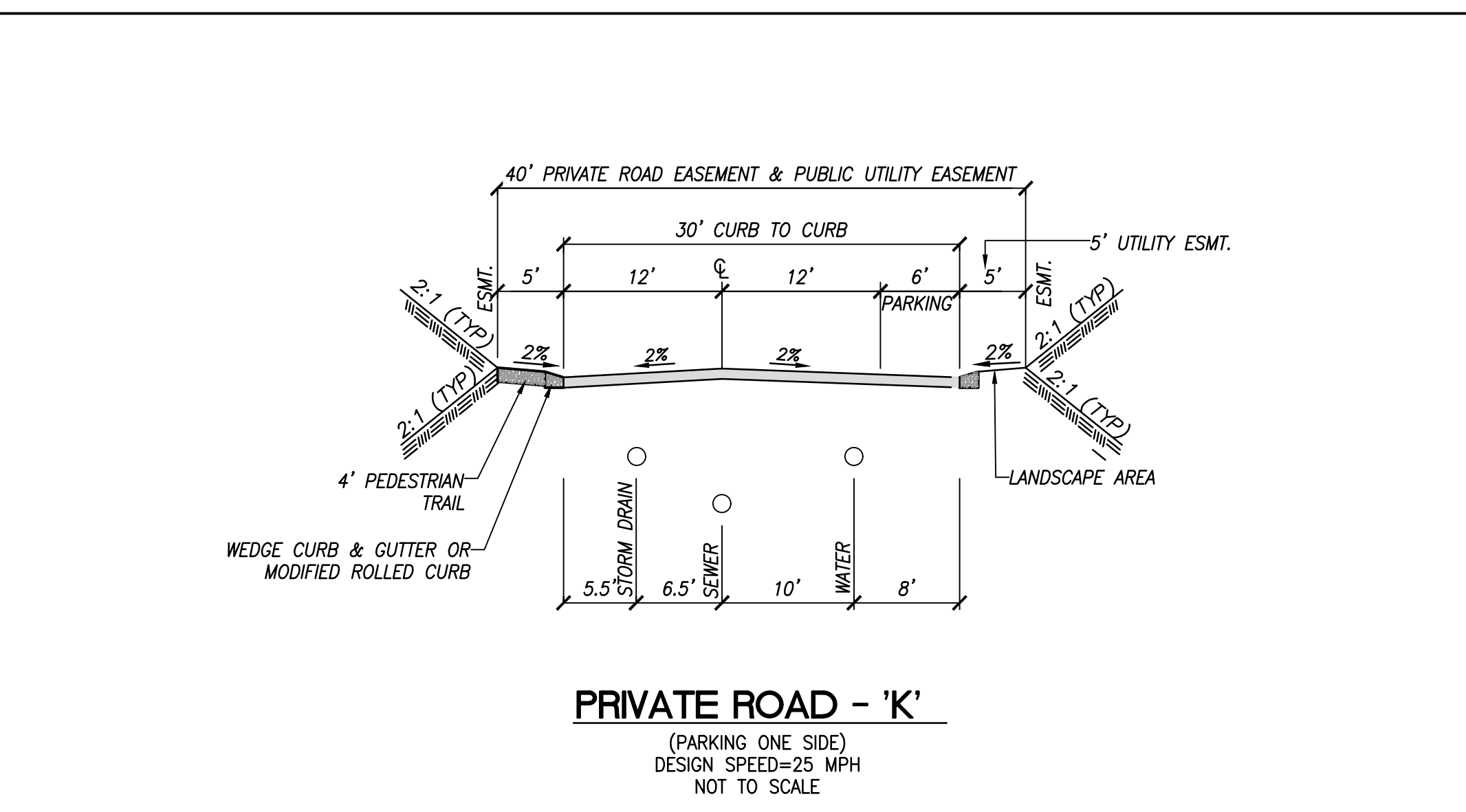
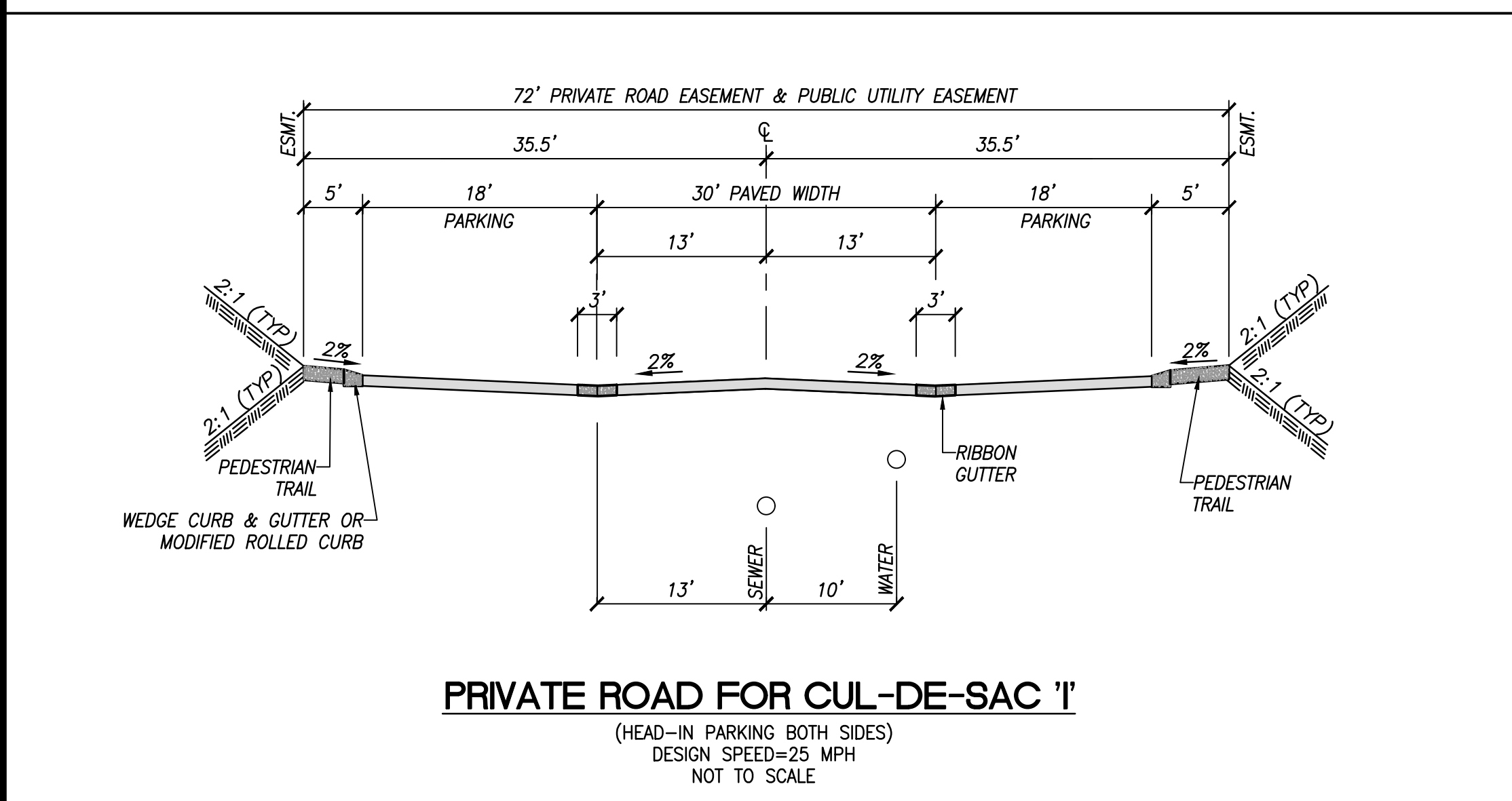
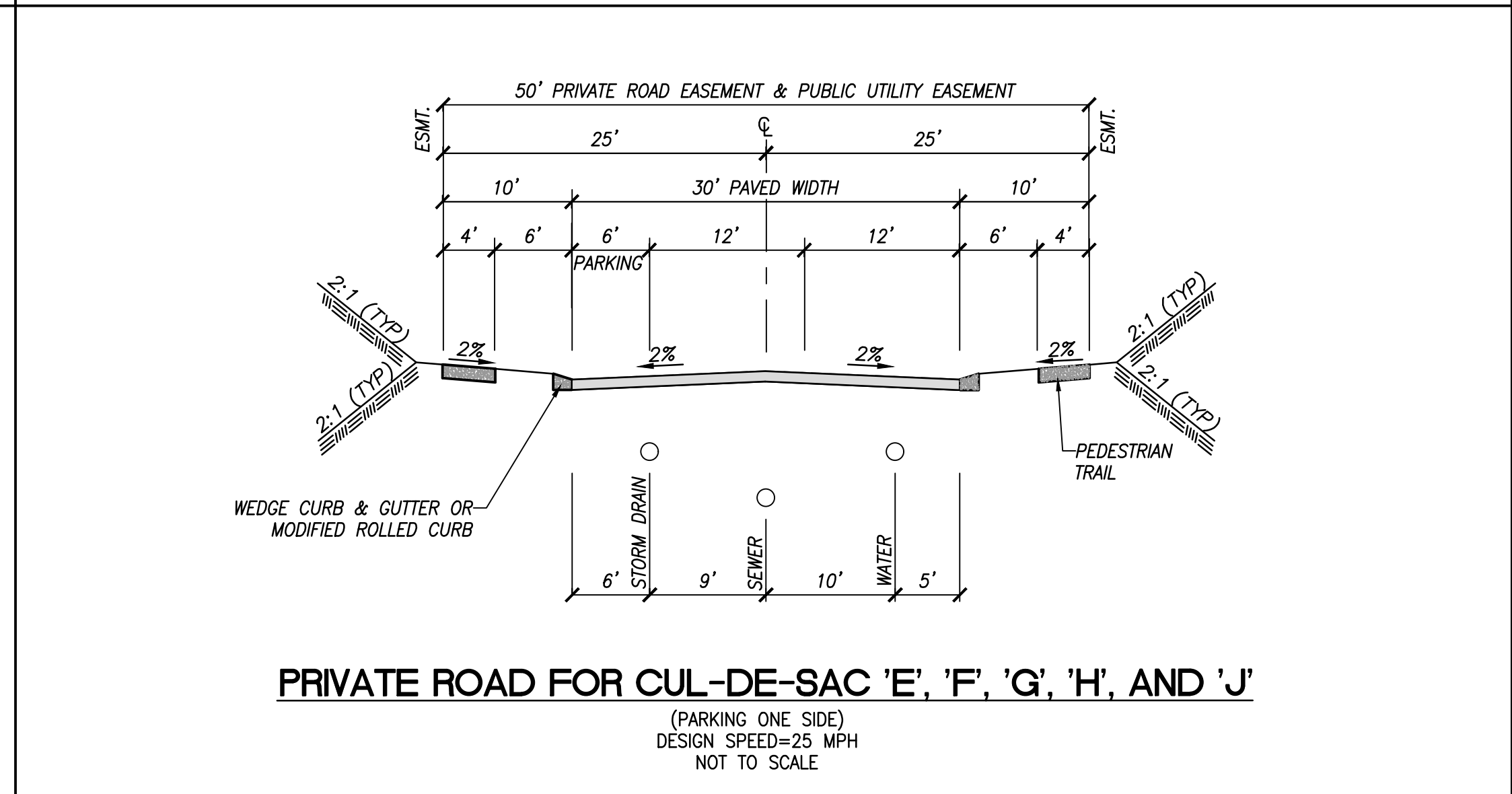
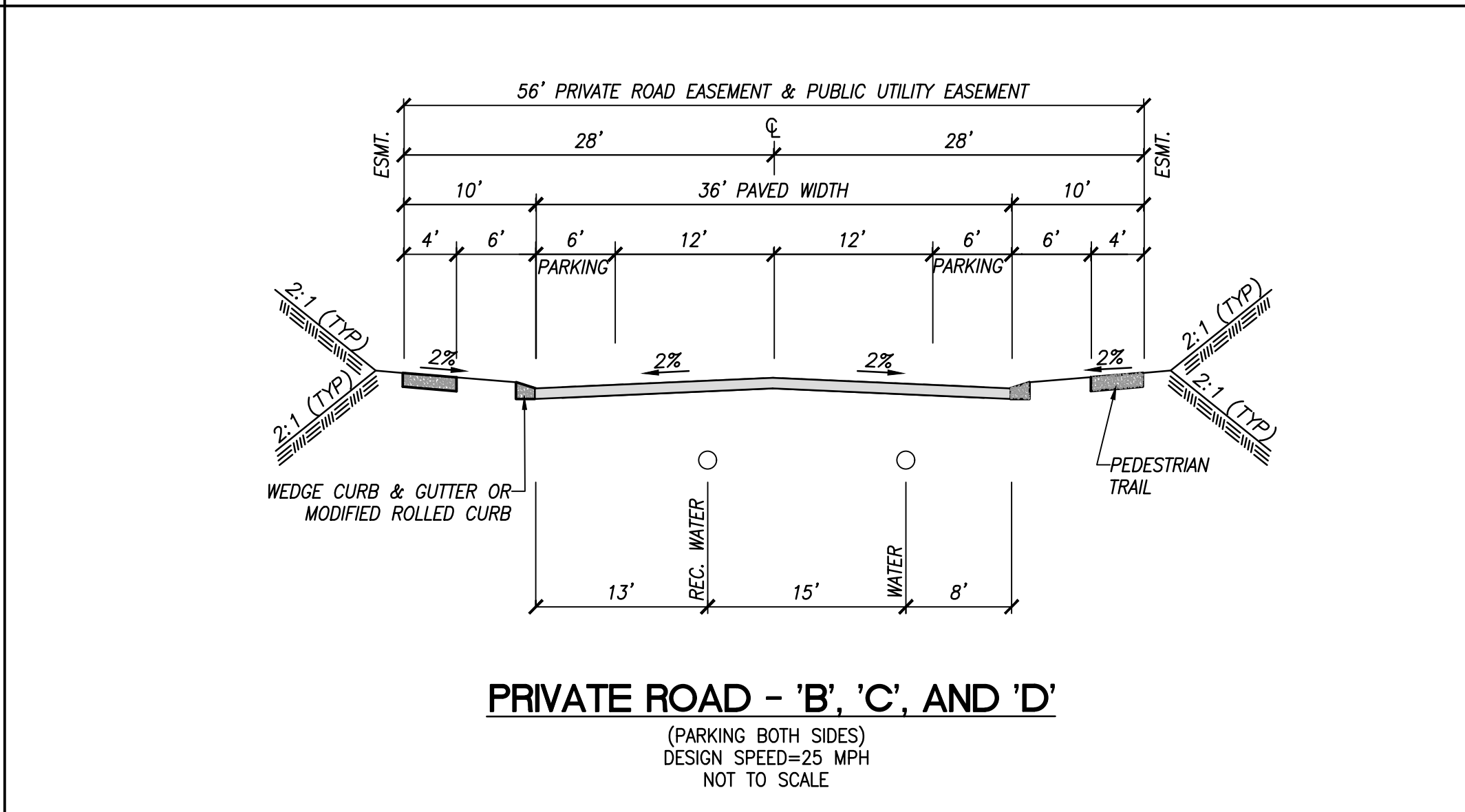
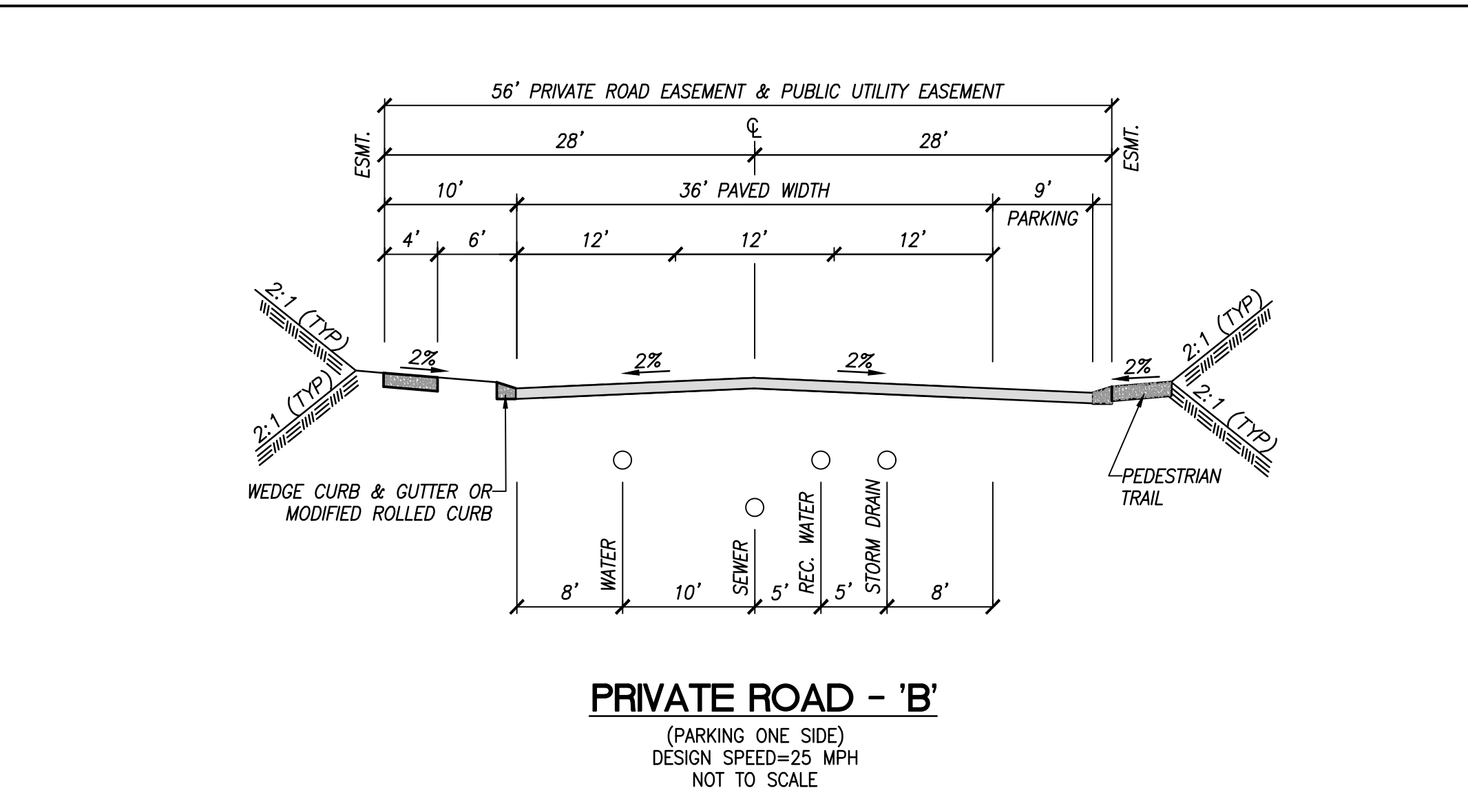
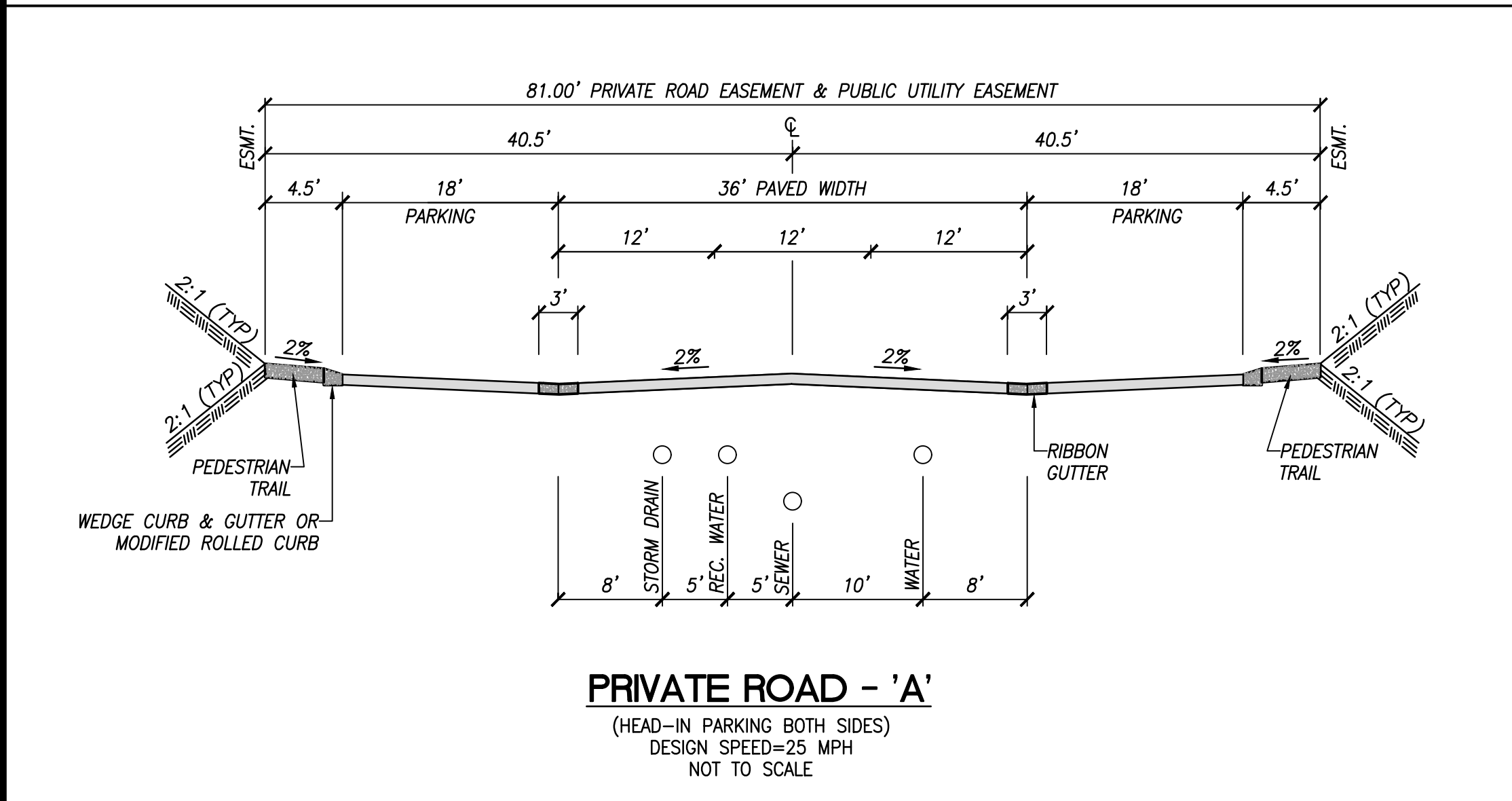
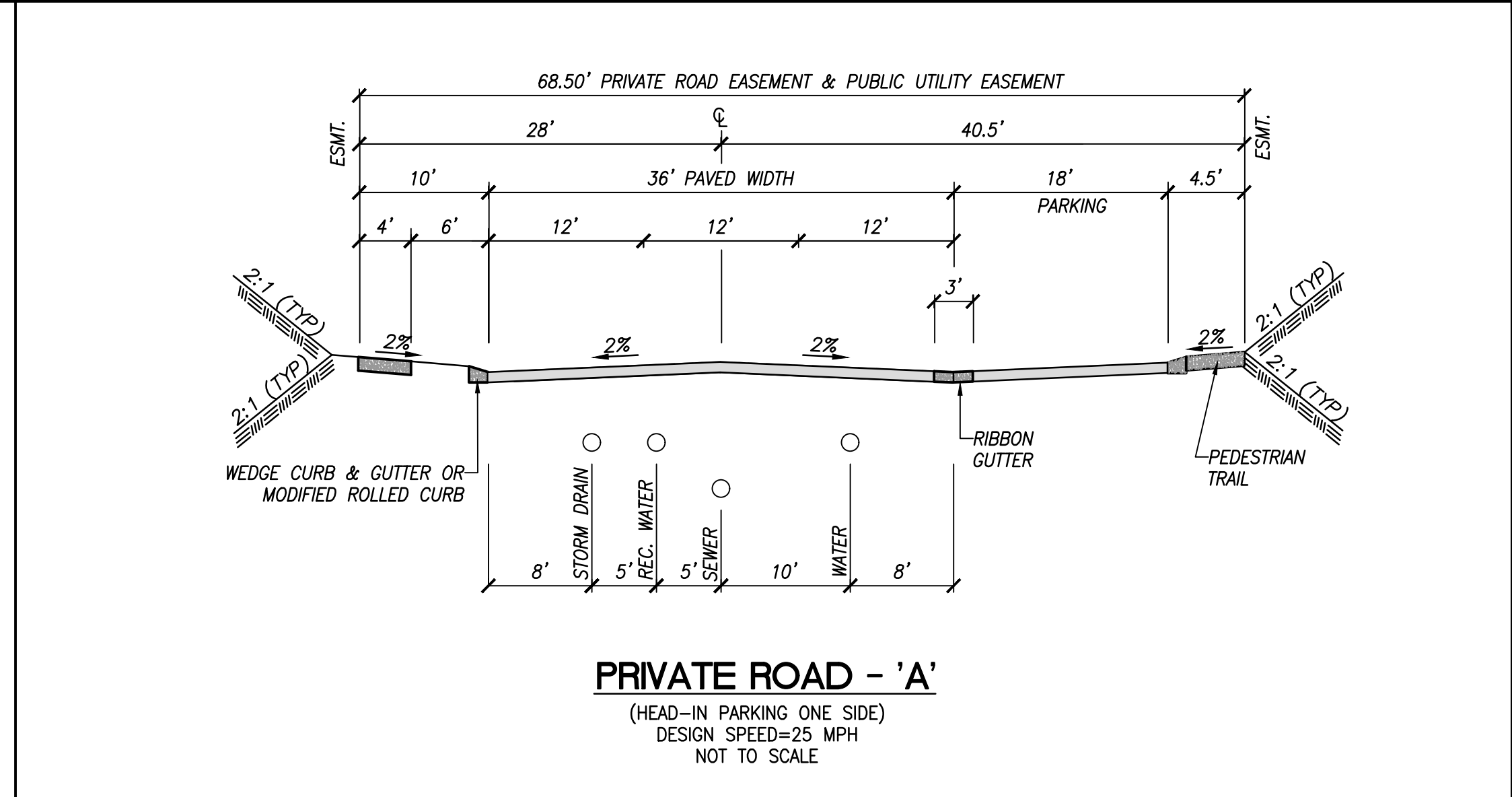
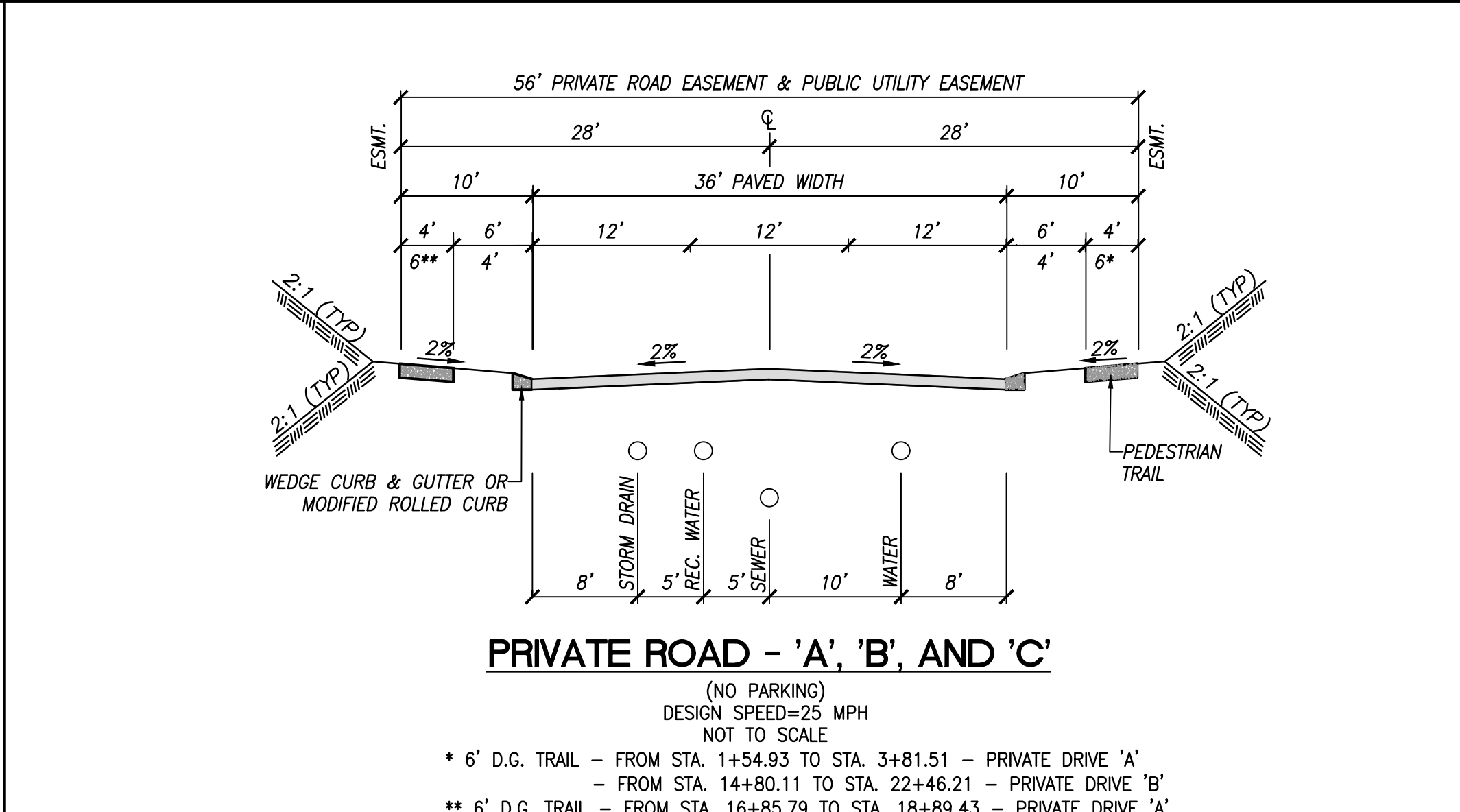
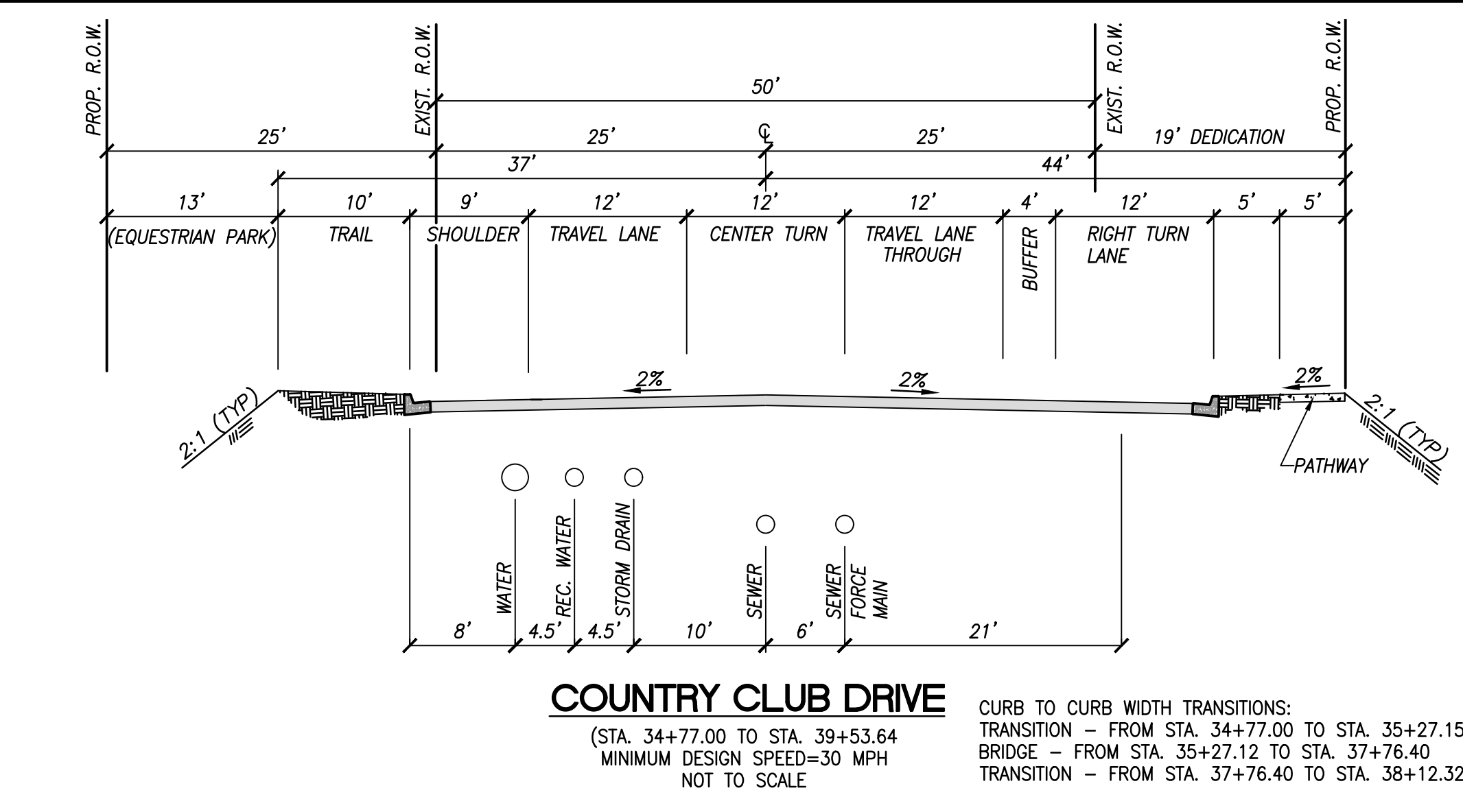
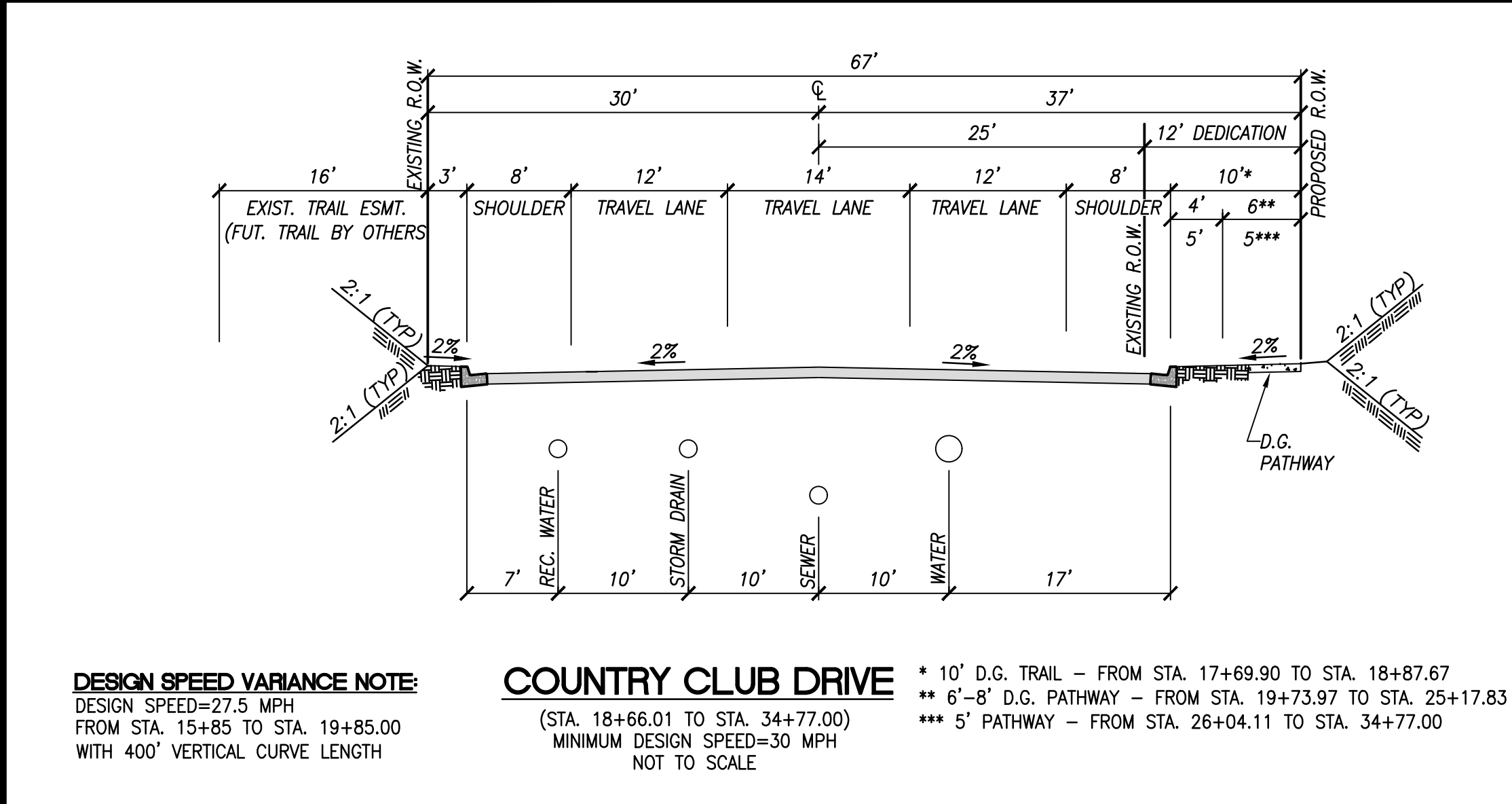


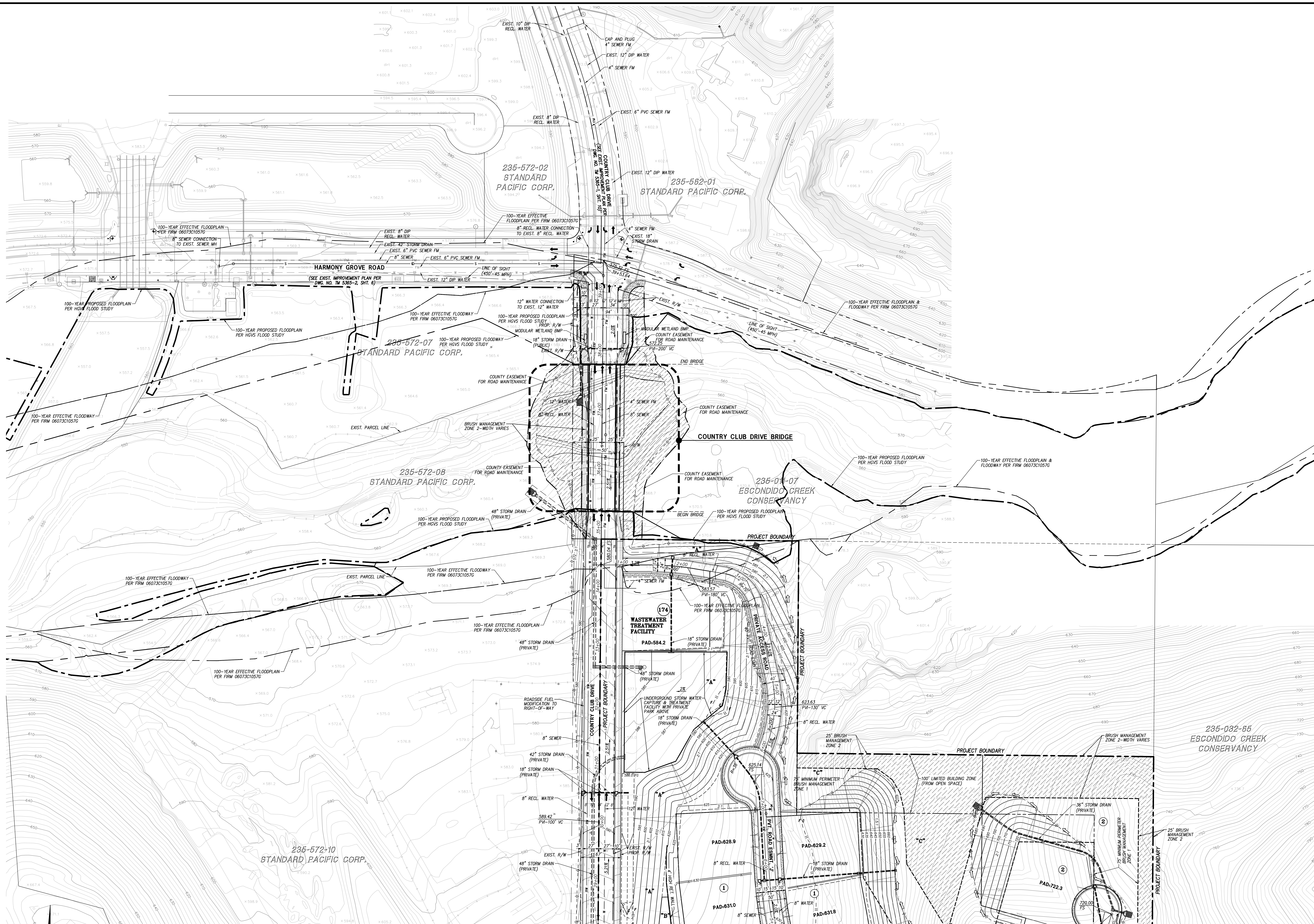
PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

VP & Owner, Architect
San Diego, CA 92101
619.594.1111
info@pdc.com

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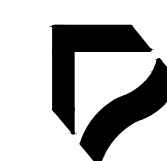
MATCHLINE - SEE ABOVE RIGHT





SEE SHEET 4

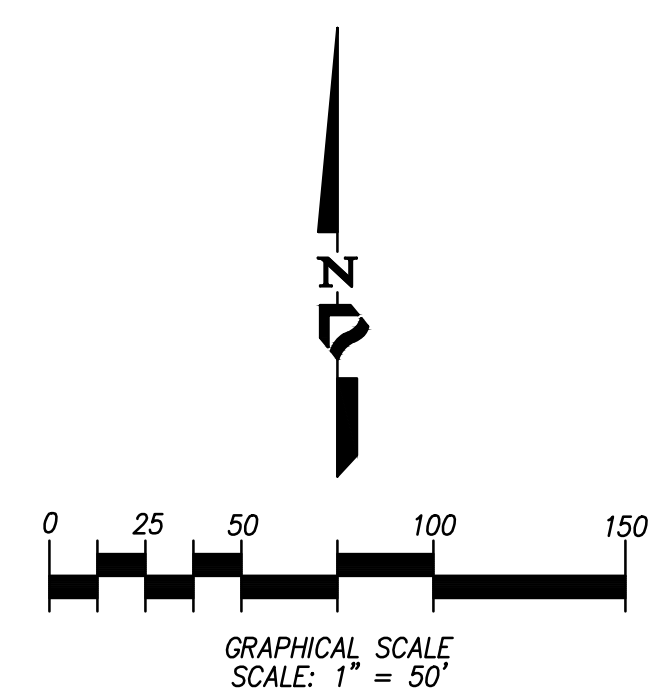
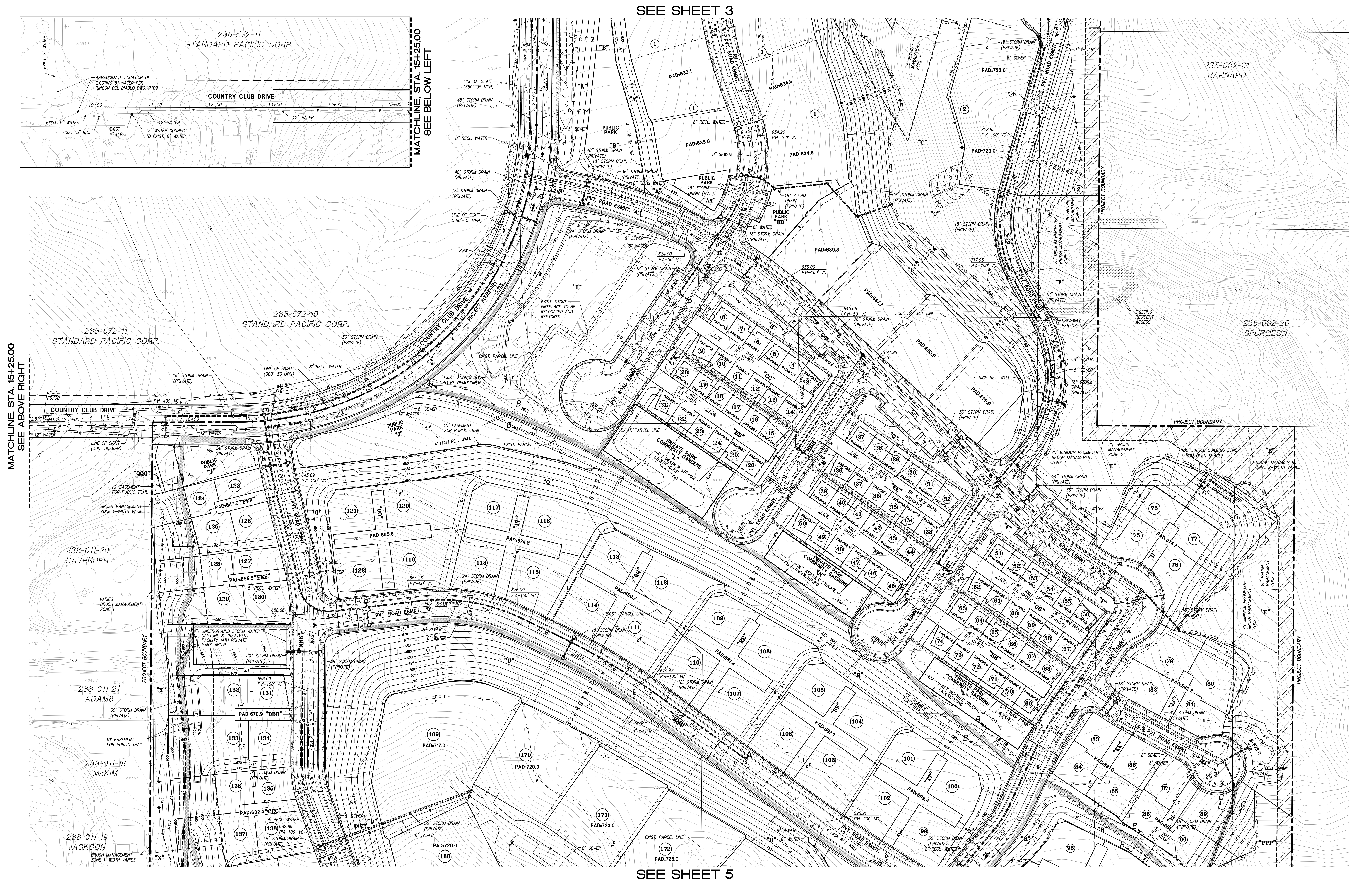
PRELIMINARY GRADING PLANS
TRACT PDS2015-VTM- : PDS2015-SP-15-002; PDS2015-OPA-15-002
HARMONY GROVE VILLAGE SOUTH



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619.233.6471 Tel
619.233.0988 Fax

SHEET: 3 OF 5



PRELIMINARY GRADING PLANS
TRACT PDS2015-VTM- ; PDS2015-SP-15-002; PDS2015-OPA-15-002
HARMONY GROVE VILLAGE SOUTH

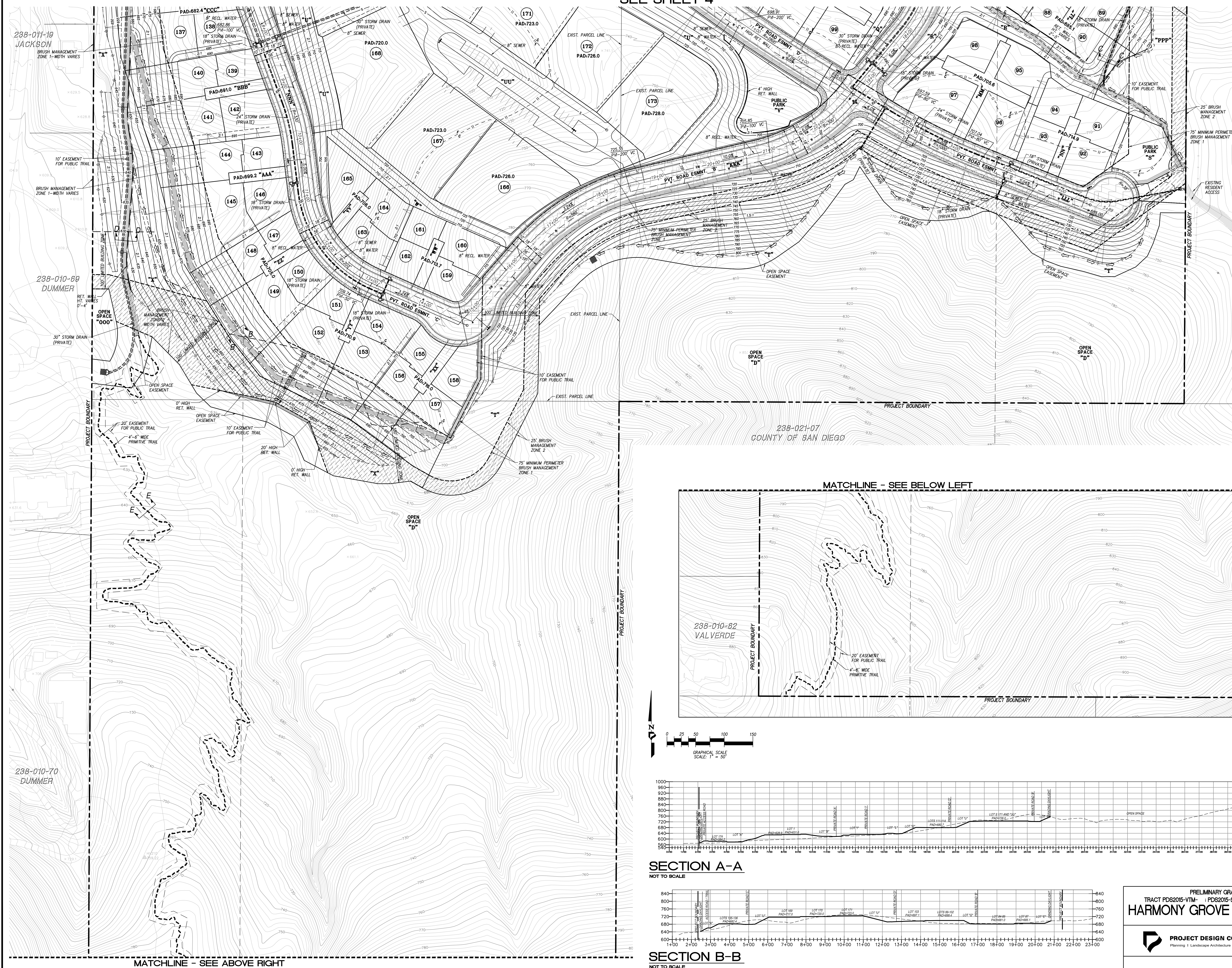


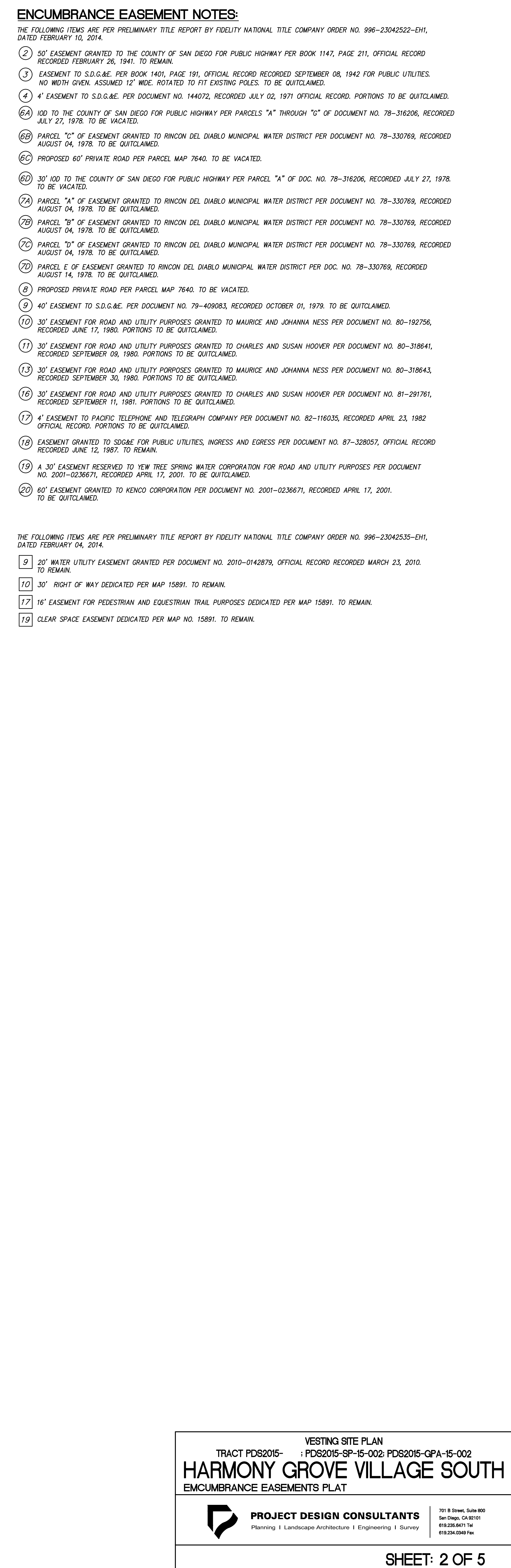
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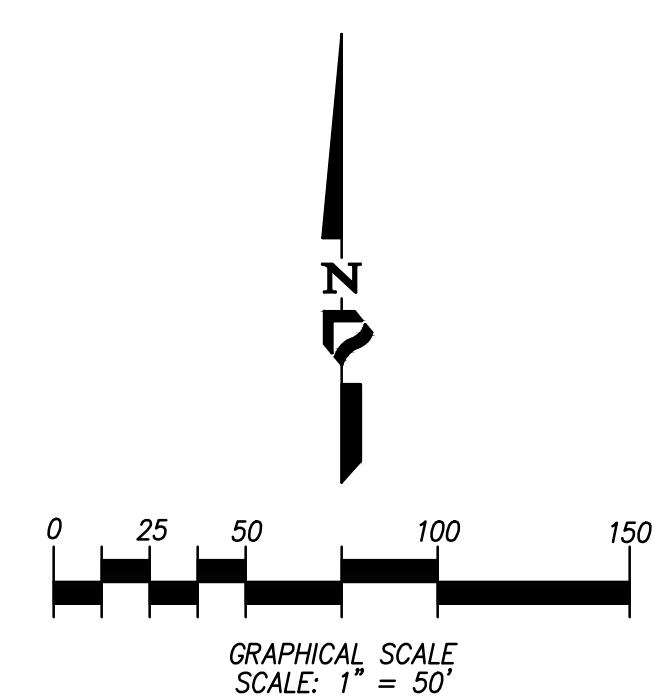
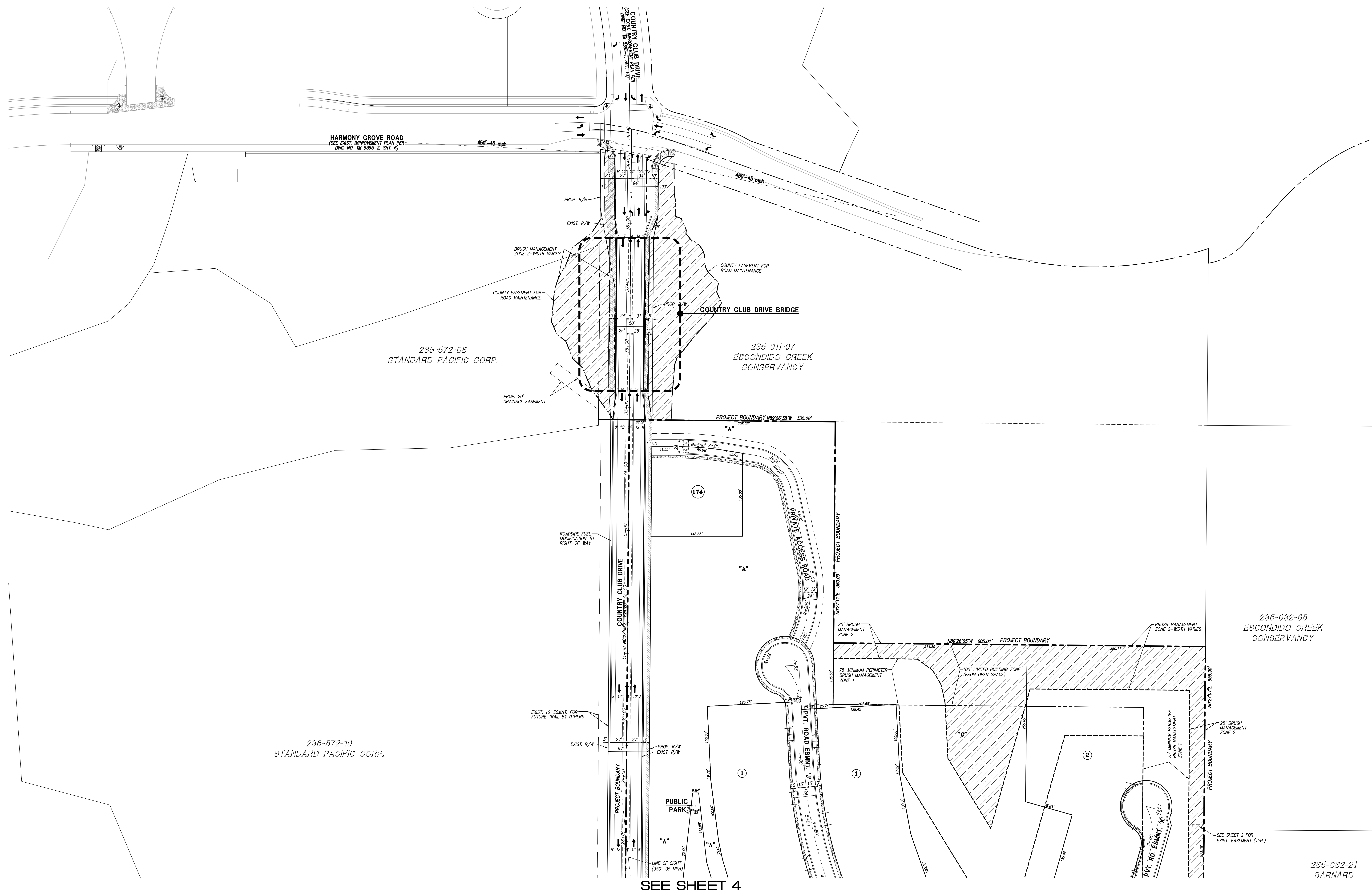
701 B Street, Suite 200
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619.233.0384 Fax

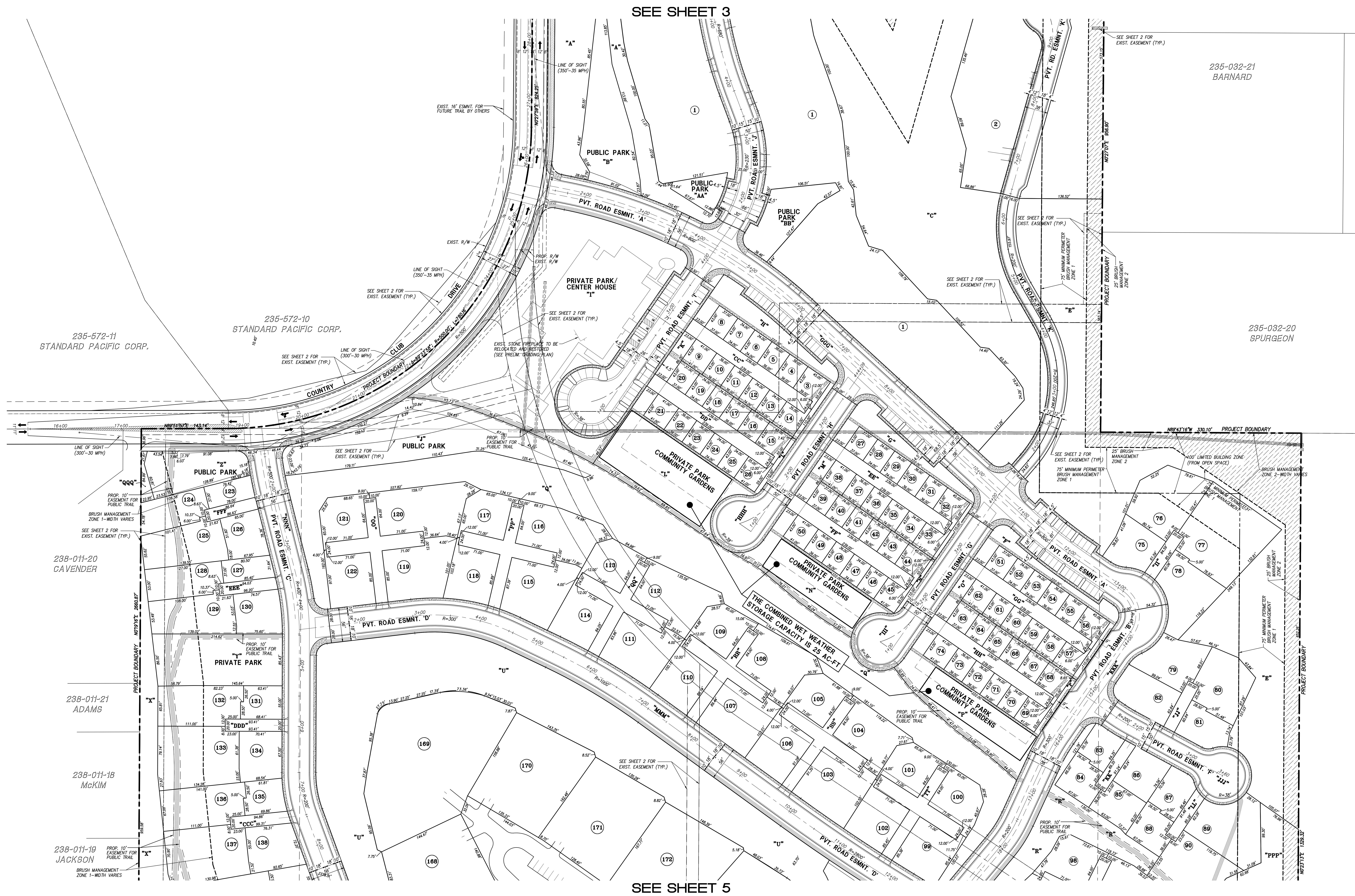
SHEET: 4 OF 5

SEE SHEET 4









VESTING SITE PLAN
TRACT PDS2015-
PDS2015-SP-15-002; PDS2015-GPA-15-002
HARMONY GROVE VILLAGE SOUTH
TM PLAN



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SHEET: 4 OF 5

