

**MASTER DEVELOPMENT PLAN**

**ESCONDIDO, TRACT # 892**

DATE: 7/19/05

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***OVERVIEW***

**HISTORY:**

The RE, LLC project is comprised of two parcels located in the County of San Diego, and one contiguous vacant parcel that is currently within the City of Escondido boundaries. All three of the parcels have been disturbed or fully utilized for a nursery stock growing grounds for the last 10 to 15 years.

**ANNEXATION:**

It is the intent of RE, LLC to gain approval to utilize all three parcels totaling 20.75 acres within Tentative Subdivision Map # 892 for a 41 lot subdivision. This is currently being accomplished under the supervision of the City of Escondido Planning and Engineering Departments. After the tentative map is approved, then the project will subsequently submitted to LAFCO, and the County of San Diego, for annexation proceedings to bring the two adjacent parcels under City of Escondido jurisdiction.

**PLANNING:**

The Tentative Map # 892 for the subdivision shows a mix of 10,000 and 20,000 square foot lots which are allowed by the existing zoning overlays. Each of the lots will have direct access to undeveloped open space and manufactured greenbelt areas, which comprises 30.7% of the total project acreage. The proposed 41 single family homes are being targeted to the move up market, with quality architectural detail compatible with the neighborhood and other nearby upscale homes in Escondido. The lots will be large enough for a five floor plan mix of: single story homes, two and three car garages, with ample space for swimming pools, gazebos, and backyard activities. Additionally, there will be off street parking, behind fences that will accommodate boats and RV's on approximately 20 % of the lots within the subdivision.

**IMPROVEMENTS:**

Within the boundaries of the subdivision, the land plan will includes a 24,648 SF open space passive park for the use of the residents. Additional open space will be utilized for greenbelt planted areas, flood control, and view corridors to the mountains to the east. Subdivision improvements will consist of city standard streets, sidewalks, street lighting, and under ground utilities including coaxial cable.

**DETAILS OF DEVELOPMENT PLAN**

**EXISTING PARCEL SIZES**

- Parcel # 1..... 5.67 acres
- Parcel # 2..... 7.87 acres
- Parcel # 3..... 3.52 acres

**PROJECT SIZE**

20.75 acres (100.0%) total

- Residential Lots.....10.86 acres (52.3%)
- Open Space..... 6.37 acres (30.7%)
- Public Streets.....3.52 acres (17.0%)

**NUMBER OF LOTS**..... 41 Units

**GROSS RESIDENTIAL DENSITY**..... 1.98 dwelling units / acre

**NET RESIDENTIAL DENSITY** ..... 2.33 dwelling units / acre

- Smallest lot in T. Map # 892... 8,408 SF
- Largest lot in T. Map # 892.... 19,069 SF
- Average for all 41 lots..... 11,538 SF

**HOUSE ARCHITECTURE**

Per the Residential Development Standards for Escondido, Tract # 892 architectural guidelines have been developed to achieve a pleasing and cohesive design for the entire project. These guidelines call for five different floor plans ranging in size from 2830 SF to 3500 SF, with three car garages. Each of the floor plans will have two or three different architectural elevations for each plan consisting of Mediterranean, Tuscan, and Santa Barbara type styling, all of which will be richly detailed.

**LANDSCAPING**

The Preliminary Landscape Plan is currently on file with the Escondido Planning Department. The plant palette consists of drought resistant, low combustion level plant and tree stock. Additionally, the landscape plan is in conformance with the Fire Prevention Plan (FPP) approved by the Escondido Fire Marshall, as well as the wetlands and mitigation plans for the project. Concurrently, these same plans are being submitted to and approved with the Army Corps of Engineers, and the California Dept. of Fish and Game.

**SET BACK CODE COMPLIANCE ANALYSIS**

Setbacks.....

	<u><b>Zone Requirement</b></u>	<u><b>Proposed by RE, LLC</b></u>
Front:	20' (garage facing street)	20' to 33 feet
	15' (house facing street)	15' to 30 feet
	15' (side of garage)	15' to 20 feet
Side:	15' min. combined side yards	15' to 43 feet
	5' min. from PL to house	5' to 29 feet
	15' min. between buildings	15' to 43 feet
	10' min. on street side yards	10' to 34 feet
Rear:	20'	20' to 80 feet

Building height.....

35 feet maximum	$\pm$ 20 feet maximum *
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\* NOTE: All 41 lots in RE, LLC are plotted with one story houses

**GENERAL PLAN COMPLIANCE**

General Plan Compliance RE, LLC is in the Estates II (E2) designation of the City of Escondido General Plan. Additionally, the project is in compliance with the City of Escondido Ordinance # 97-19RR for minimum lot sizes.

- Circulation Element: The primary access to the project is from Rincon Ave which is classified as a Local Collector. Rincon Ave. is classified as a Collector from Broadway to Ash Street and as a Local Collector from Ash Street to the project boundary. The traffic generation estimate for the 41 houses is calculated at 335 ADT's on a cumulative basis.

#### **FIRE ZONE COMPLIANCE**

- Fire Protection Plan (FPP) The Fire Marshall for the City of Escondido has reviewed and approved the FPP for T. Map # 892. The Master Development Plan is in conformance with the FPP for fire prevention measures including non-combustible fencing, building configurations, use of materials, and set back requirements

#### **ATTACHMENTS to the MASTER DEVELOPMENT PLAN:**

- EXHIBIT "A" – ROOF EAVES and FASCIA DETAIL
- EXHIBIT "B" - PLOTTING STUDY for 41 floorplans

CRC/ptm: RE, LLC