SUMMIT AVE

SANTEE, CALIFORNIA

DEVELOPER INFORMATION

WARMINGTON RESIDENTIAL - SOUTHERN
CALIFORNIA DIVISION
3090 PULLMAN STREET
COSTA MESA, CA 92626
CONTACT: MATTHEW ESQUIVEL
PHONE: (714) 434 -4416
EMAIL: MESQUIVEL@WARMINGTONGROUP.COM

CONSULTANT INFORMATION

ARCHITECTURE:

KTGY ARCHITECTURE & PLANNING
17911 VON KARMAN AVENUE, SUITE 200
IRVINE, CA 92614
CONTACT: ANTHONY CORBIN
PHONE: (949) 221-6281
EMAIL: ACORBIN@KTGY.COM

LANDSCAPE ARCHITECTURE:

BMLA
310 NORTH JAY STREET
CORONA, CA 92879
CONTACT: JEFF TROJANOWSKI
PHONE: (909) 528-3257
EMAIL: JEFFT@BMLA.NET

CIVIL:

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
CONTACT: CARLOS ALANIZ
PHONE: (619) 291-0707
EMAIL: CALANIZ@RICKENGINEERING.COM

SHEET INDEX

ARCHITECTURE

A0.00 - COVER
A0.10 - SHEET INDEX + PROJECT SUMMARY

A1.00 - SITE PLAN
A1.10 - TRASH PLAN

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A2.10 - B200 - 2-PLEX - ELEVATIONS
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A3.10 - UNIT PLANS - PLAN 2

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LANDSCAPE

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LP2 - ENLARGEMENTS
LP3 - ENLARGEMENTS
LP4 - WALL & FENCE PLAN
LP5 - OPEN SPACE EXHIBITS
FUEL TREATMENT EXHIBIT

CIVIL TTM

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3 - DETAILS & STREET SECTIONS
4 - EXISTING TOPO
5 - BOUNDARY & ENCUMBRANCES
6 - SITE
7 - FIRE ACCESS EXHIBIT
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9 - WATER QUALITY DETAILS
10 - INTERSECTION IMPROVEMENTS
11 - INTERIM SUMMIT AVENUE IMPROVEMENTS

COMMUNITY CONTEXT (1:200)

SITE SUMMARY

CITY: SANTEE, CA		OCCUPANCY:	R-3
COUNTY:	SAN DIEGO COUNTY	TYPE OF CONSTRUCTION:	V-B
GENERAL PLAN DESIGNATION:	R-7 MEDIUM DENSITY RESIDENTIAL		
ZONING	R-7	SPRINKLER SYSTEM:	13D

PROJECT SUMMARY

GUIDE TO RESIDENTIAL ZONES - PLANNING DIVISION - DEPARTMENT OF DEVELOPMENT SERVICES

LOT AREA:	4.65 AC	202,554 SF	**SETBACKS:**	REQUIRED:	PROPOSED:
NUMBER OF HOMES:	42 DUs		PER TABLE - GUIDE TO RESIDENTIAL ZONES		
	REQUIRED:	PROPOSED:	FRONT	20'	20'
DENSITY (MIN-MAX)	(7-14) DU/AC	±9.03 DU/AC	EXTERIOR (STREET SIDE)	10'	N/A
(PER TABLE - GUIDE TO RESIDENTIAL ZONES)			INTERIOR SIDE & REAR	10'	10'
BUILDING HEIGHT	35'		PRIVATE STREETS	26'	26'
LOT COVERAGE	18%				

UNIT SUMMARY

TOWNHOMES

PLAN TYPE	DESCRIPTION	# OF UNITS	MIX			NET/ UNIT	TOTAL NET	GARAGE	UPPER FLOOR DECKS	REAR YARDS (PER SITE PLAN)	TOTAL PRIVATE OPEN SPACE (DECKS ONLY)
PLAN 1	3 BEDS + DEN / 2.5 BATHS	21 UNITS	50%			**1,738 SF**	36,498 SF	472 SF	79 SF	PER SITE PLAN	1,659 SF
PLAN 2	4 BEDS / 3.5 BATHS	21 UNITS	50%			**2,085 SF**	43,785 SF	530 SF	131 SF	PER SITE PLAN	2,751 SF
	TOTAL	**42 UNITS**	100%				**80,283 SF**		**1,811 SF**		**4,410 SF**
									PRIVATE DECK SPACE PER UNIT		**105 SF**

BUILDING SUMMARY

BLDG #	DESCRIPTION	BLDG QUANTITY	NET SF	GROUND SF	LOT COVERAGE
B200	2-PLEX	21	80,283 SF	36,351 SF	18%
	TOTAL BUILDING SF		**80,283 SF**	**36,351 SF**	**18%**

OPEN SPACE SUMMARY

REQUIRED OPEN SPACE

PER DIV.13.10.040 & TABLE 13.1040A - BASIC DEVELOPMENT STANDARDS RESIDENTIAL

PRIVATE OPEN SPACE	100 *SF*	*X*	*42 UNITS*	=	*4,200*
ACTIVE COMMON OPEN SPACE	150 *SF*	*X*	*42 UNITS*	=	*6,300*

PROVIDED OPEN SPACE

PRIVATE *(DECKS + REAR YARDS)*	19,578 SF	466	**SF / UNIT**
ACTIVE COMMON	11,602 SF	276	**SF / UNIT**
PASSIVE COMMON	30,807 SF	734	**SF / UNIT**
TOTAL PROVIDED:		**1,476**	**SF / UNIT**

PARKING SUMMARY

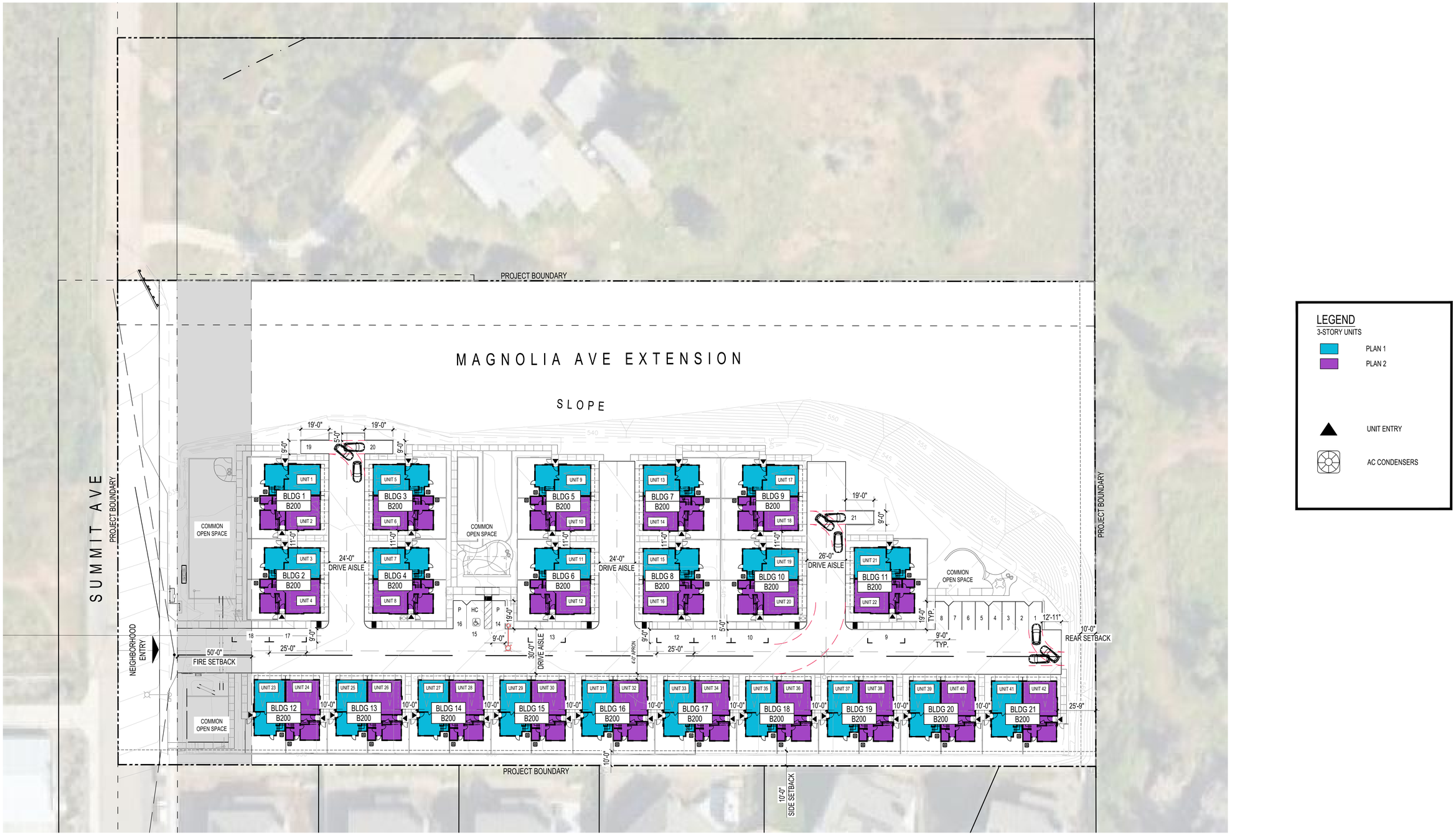
REQUIRED PARKING

PER TABLE - GUIDE TO RESIDENTIAL ZONES

3+ BEDS	42 UNITS		2	SPACES UNIT	=	84 SPACES
GUEST	42 UNITS		0.25	SPACES UNIT	=	11 SPACES
				TOTAL REQUIRED PARKING		**95 SPACES**

PROVIDED PARKING

TOWNHOMES (GARAGE SPACES)	42 UNITS	x	2	SPACES /DU	=	84 SPACES
				GUEST	=	21 SPACES
				TOTAL PARKING PROVIDED		**105 SPACES**
				*1 ACCESSIBLE STALL INCLUDED		*2.5 SPACES/ UNIT*


PROJECT BOUNDARY
MAGNOLIA AVE EXTENSION
SLOPE
SUMMIT AVE
PROJECT BOUNDARY
NEIGHBORHOOD ENTRY
50'-0" FIRE SETBACK
COMMON OPEN SPACE
BLDG 1 B200
BLDG 2 B200
BLDG 3 B200
BLDG 4 B200
BLDG 5 B200
BLDG 6 B200
BLDG 7 B200
BLDG 8 B200
BLDG 9 B200
BLDG 10 B200
BLDG 11 B200
BLDG 12 B200
BLDG 13 B200
BLDG 14 B200
BLDG 15 B200
BLDG 16 B200
BLDG 17 B200
BLDG 18 B200
BLDG 19 B200
BLDG 20 B200
BLDG 21 B200
24'-0" DRIVE AISLE
26'-0" DRIVE AISLE
30'-0" DRIVE AISLE
25'-0"
19'-0"
9'-0"
10'-0"
25'-9"
12'-11"
10'-0" REAR SETBACK
10'-0" SIDE SETBACK
PROJECT BOUNDARY
LEGEND
3-STORY UNITS
PLAN 1
PLAN 2
UNIT ENTRY
AC CONDENSERS

October 17, 2024

Matthew Esquivel
Warmington Residential
3090 Pullman St.
Costa Mesa, CA 92626

RE: Summit Ave. Development – Revised plans

Dear Mr. Esquivel,

WM has reviewed the revised proposed site plan for the Summit Ave Development project, located at 10939 Summit Ave., in the City of Santee and determined the proposed trash collection methodology is acceptable for service. This letter is to serve as notice that Waste Management will provide residential solid waste, recycling and organics recycling collection services in conjunction, as proposed in the site plan.

Please feel free to contact me at (619) 322-6393 if you have any further questions or require additional information.

Sincerely,

Kristine Costa

Kristine Costa
Waste Management of San Diego
Public Sector Services

LEGEND

3-STORY UNITS

- PLAN 1
- PLAN 2
- UNIT ENTRY
- AC CONDENSERS
- TRASH BIN
- TRASH PICK UP PATH OF TRAVEL

0 15 30 60

TRASH PLAN

A1.10

PERSPECTIVE 1

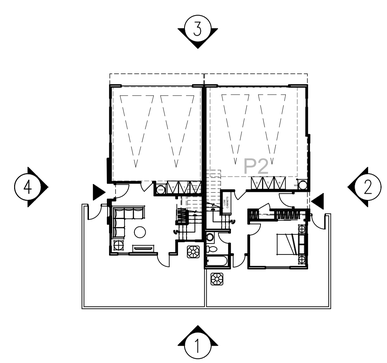
PERSPECTIVE 2

2 - RIGHT

3 - REAR

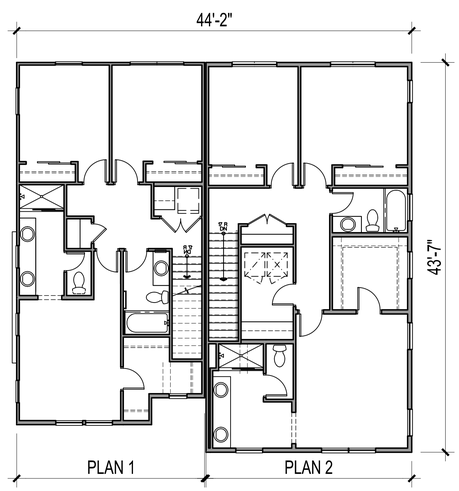
4 - LEFT

1 - FRONT

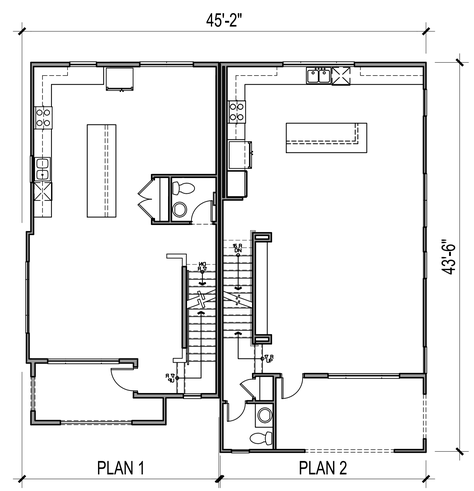


NOTE: BUILDING 6 DEMONSTRATED IN ELEVATIONS ABOVE

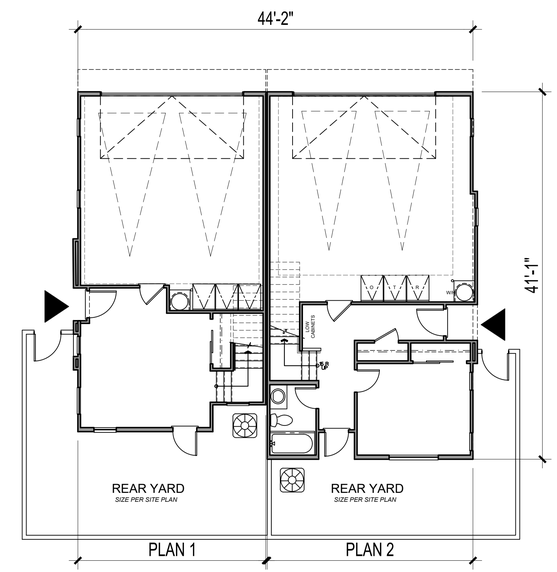
1. STUCCO, LIGHT SAND FINISH
2. CEMENTITIOUS LAP SIDING
3. CONCRETE TILE ROOF
4. EXPOSED TRUSS TAILS (2X6) WITH 2X3 FASCIA BOARD
5. WOOD OUTLOOKER
6. VINYL WINDOWS
7. STUCCO TRIM SURROUND
8. STUCCO O/ FOAM TRIM
9. FIBER CEMENT TRIM (WHERE SIDING OCCURS)
10. WOOD RAILING
11. DECORATIVE SHUTTERS
12. FIBERGLASS ENTRY DOOR
13. METAL SECTIONAL GARAGE DOOR
14. DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN



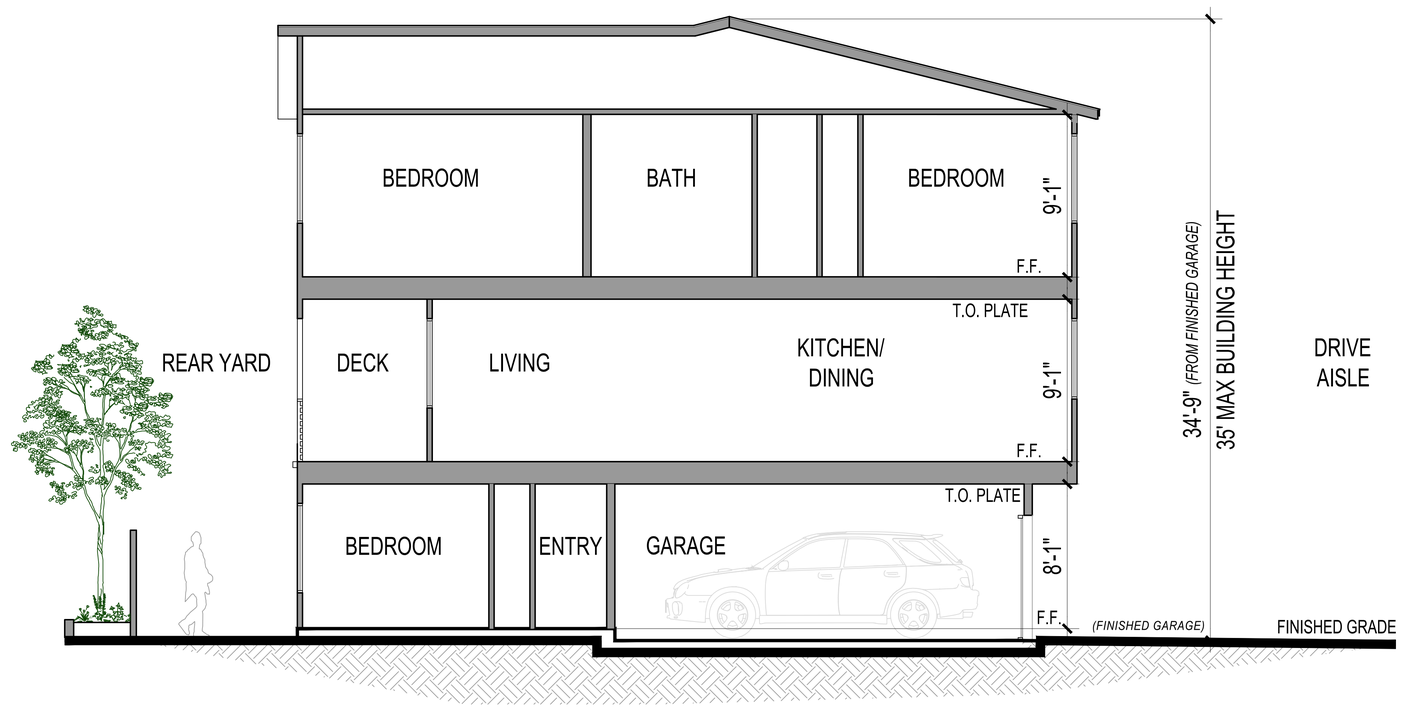
THIRD FLOOR



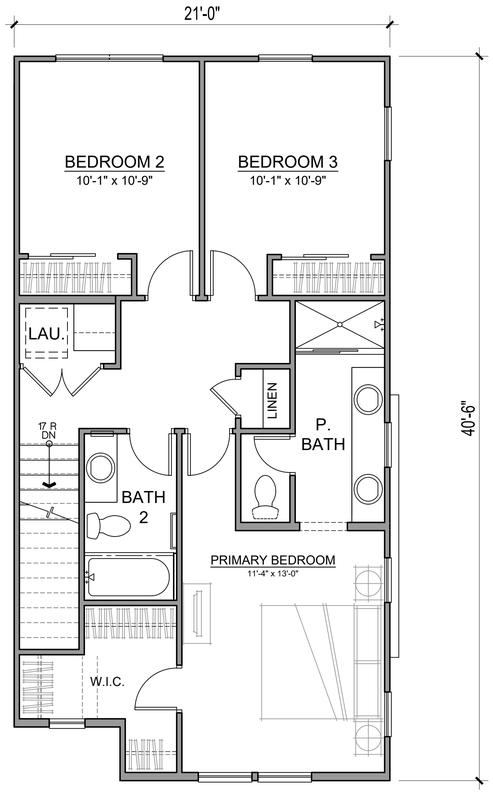
SECOND FLOOR



FIRST FLOOR



TYPICAL BUILDING SECTION



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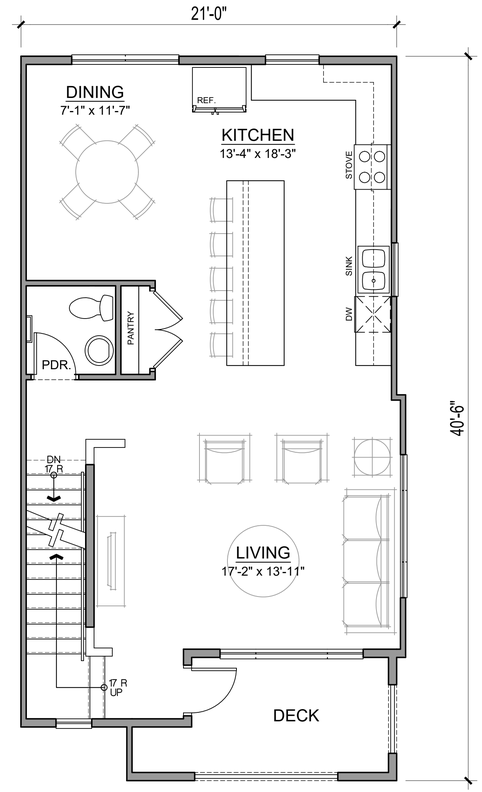

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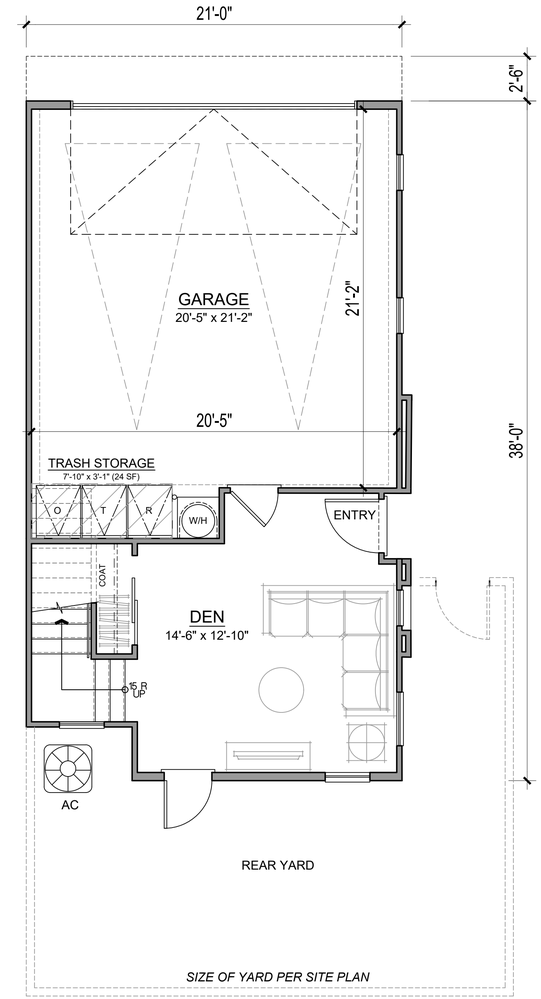
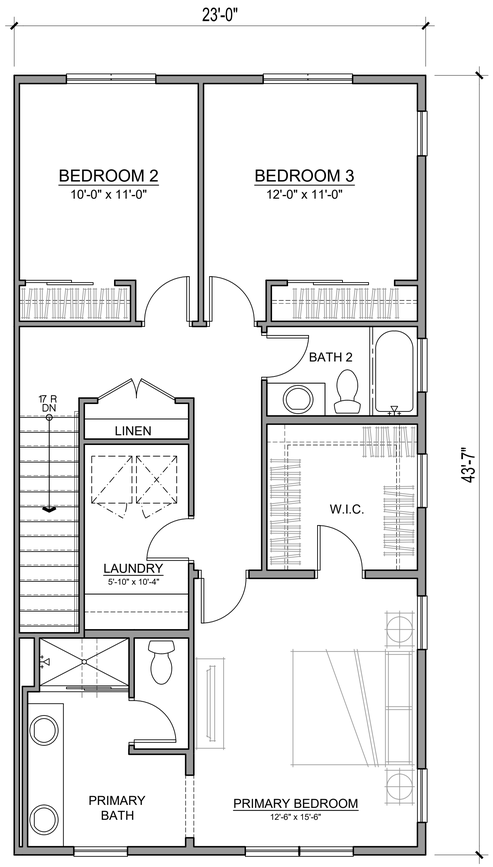


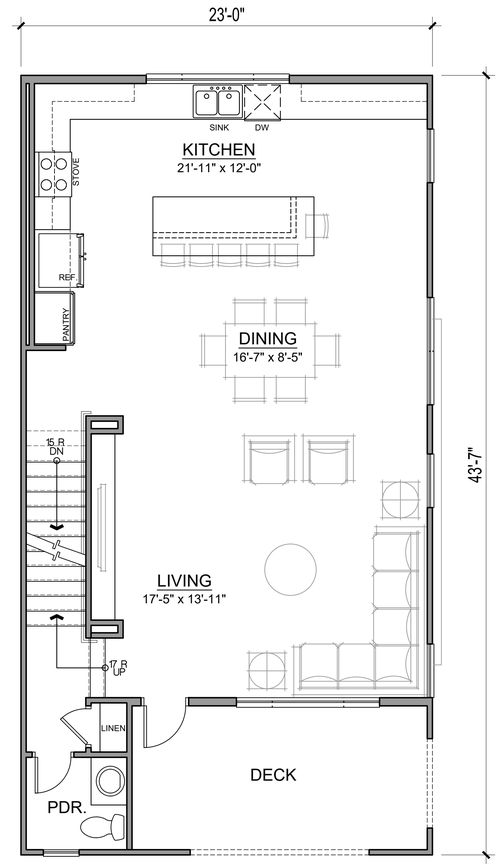
FIRST FLOOR

3 BED + DEN / 2.5 BATH

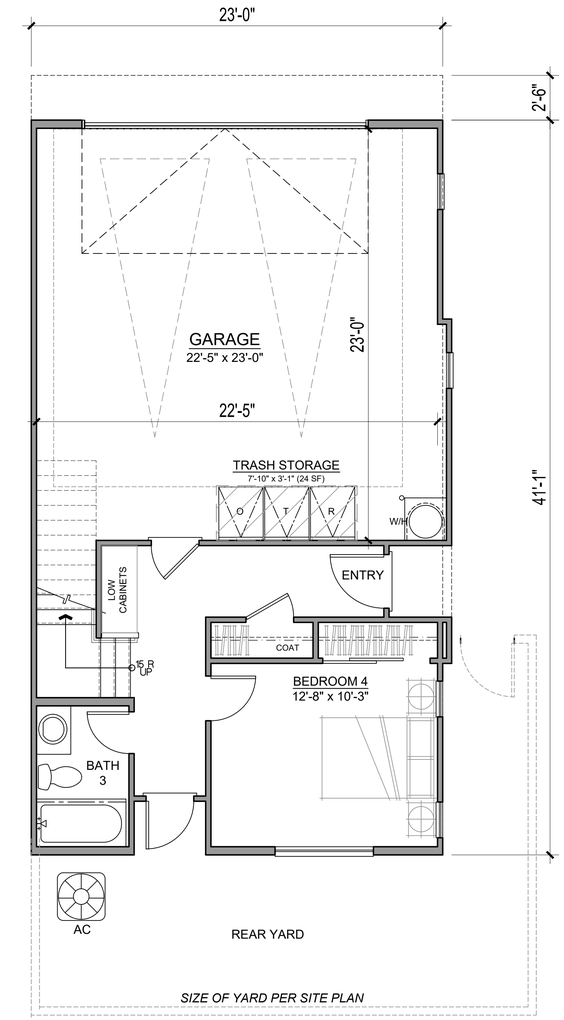
PLAN 1 NET SF	
1ST FLOOR	278 SQ. FT.
2ND FLOOR	709 SQ. FT.
3RD FLOOR	751 SQ. FT.
TOTAL LIVING	**1738 SQ. FT.**
DECK	79 SQ. FT.
PATIO	387-465 SQ. FT.
GARAGE	472 SQ. FT.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

4 BED / 3.5 BATH

PLAN 2 NET SF	
1ST FLOOR	371 SQ. FT.
2ND FLOOR	817 SQ. FT.
3RD FLOOR	897 SQ. FT.
TOTAL LIVING	**2085 SQ. FT.**
DECK	131 SQ. FT.
PATIO	295-374 SQ. FT.
GARAGE	530 SQ. FT.

COLOR SCHEME

A

STUCCO BODY 1, LIGHT SAND FINISH
SW7104 COTTON WHITE

B

STUCCO BODY 2, LIGHT SAND FINISH
SW0002 CHELSEA MAUVE

C

STUCCO BODY 3, LIGHT SAND FINISH
SW7041 VAN DYKE BROWN

D

FIBER CEMENT HORIZONTAL SIDING
JAMES HARDIE, SMOOTH PLANK LAP SIDING
SW9655 MOUNTAIN PASS

E

OUTLOOKER, TRIM, FASCIA BOARD,
BARGE BOARD, WOOD RAILING
SW7104 VAN DYKE BROWN

F

ENTRY DOOR 1
SW9655 MOUNTAIN PASS

G

GARAGE DOOR 1
SW7019 GAUNTLET GREY

H

DECORATIVE SHUTTERS
SW9655 MOUNTAIN PASS

I

REAR YARD DOOR, LIGHT SAND FINISH
SW7041 VAN DYKE BROWN

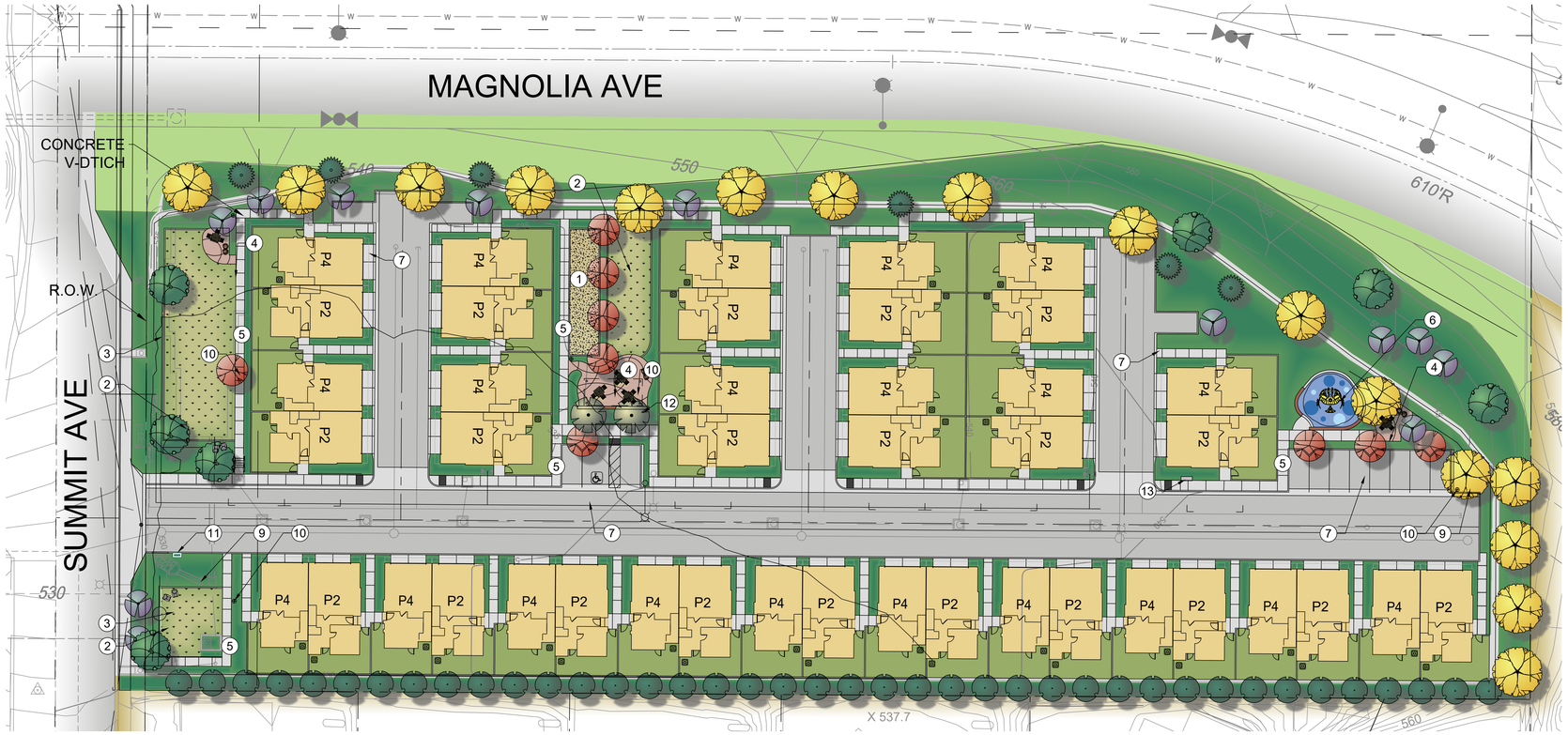
J

WINDOW FRAME
WHITE

K

CONCRETE FLAT TILE
EAGLE ROOFING, BEL AIR - 8828 BRIDGEPORT BLEND

B200 - 2-PLEX



GENERAL PLANTING AND EROSION NOTES:

WUCOLS ZONE FOR THIS PROJECT IS ZONE 3.

THIS PROJECT IS WITHIN A WILDLAND URBAN INTERFACE (WUI) AREA WITH VERY HIGH FIRE HAZARD SEVERITY ZONES.

FUEL MODIFIED DEFENSIBLE SPACE:

ZONE 1:

(HOA MAINTAINED) - HOMEOWNER LOTS PLANTED WITH FIRE RESISTANT VEGETATION AND MAINTAINED TO ZONE 1 CRITERIA BY EACH LOT OWNER. PLANTS LISTED IN THE PROHIBITED PLANT LIST FOUND IN APPENDIX A OF THE FUEL MODIFICATION PLAN SHALL NOT BE PLANTED. MAINTENANCE WILL BE ONGOING THROUGHOUT THE YEAR AS NEEDED. THE AREA IS PERMANENTLY IRRIGATED. SEE FIRE PROTECTION PLAN FOR DETAILS.

ZONE 2:

(HOA MAINTAINED) - THINNING AREAS LOCATED WITHIN THE COMMON AREA BETWEEN 50 AND 100 FEET FROM EACH STRUCTURE. THESE AREAS MAY INCLUDE SINGLE OR SMALL CLUSTERS OF TRIMMED, FIRE-RESISTANT NATIVE PLANTS UP TO 18 INCHES IN HEIGHT AND TRIMMED NATIVE TREES LIMBED UP TO 6 FEET FROM THE GROUND WHERE 50% OF THE VEGETATION IS REMOVED. SELECTED NATIVE PLANT CLUSTERS MUST BE SEPARATED BY AT LEAST 1 ½ TIMES THE MATURE HEIGHT OF THE RETAINED PLANTS. THE GROUND COVER, NATIVE PLANTS AND GRASSES BELOW THE TREE CANOPIES SHALL BE WEED WHIPPED OR MOWED TO 4" OR LESS IN HEIGHT. SEE FUEL MODIFICATION PLAN FOR DETAILS.

OWNER/DEVELOPER

WARMINGTON RESIDENTIAL
3090 PULLMAN ST
COSTA MESA, CA 92626
CONTACT: MATTHEW ESQUIVEL
EMAIL: MESQUIVEL@WARMINGTONGROUP.COM

ENGINEER

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
P: (619) 291-0707
CONTACT: CARLOS ALANIZ
EMAIL: CALANIZ@RICKENGINEERING.COM

LANDSCAPE

BMLA, INC
LANDSCAPE ARCHITECTS
310 NORTH JOY STREET
CORONA, CA 92879
P: (951) 737-1124
CONTACT: JEFF TROJANOWSKI
EMAIL: JEFFT@BMLA.NET

ASSESSOR'S PARCEL NUMBERS

378-190-01-00

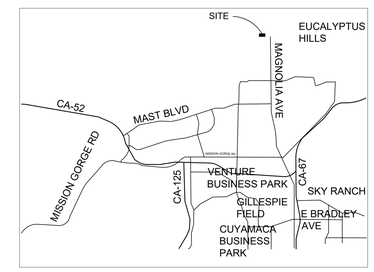
PUBLIC UTILITIES/SERVICES

SEWER & WATER:
PADRE DAM MUNICIPAL WATER DISTRICT
TELEPHONE:
AT&T WIRELESS
GAS:
SAN DIEGO GAS & ELECTRIC
ELECTRIC:
SAN DIEGO GAS & ELECTRIC
FIRE PROTECTION:
SANTEE FIRE DEPARTMENT

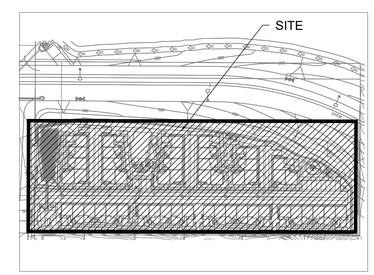
EARTHWORK QUANTITIES :
CUT = XXXX CY
FILL = XXXX CY
IMPORT = XXXX CY

SHEET INDEX

LP-1 : OVERALL LANDSCAPE PLAN
LP-2 : ENLARGEMENTS
LP-3 : ENLARGEMENTS
LP-4 : WALL AND FENCE PLAN
LP-5 : OPEN SPACE EXHIBIT



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

PLANTING LEGEND					
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	Tristania conferta	Brisbane Box	24" BOX	M	2
	Acer negundo	Box Elder	24" BOX	M	6
	Cercis occidentalis	Western Redbud	24" BOX	L	12
	Platanus racemosa	California Sycamore	36" BOX	M	16
	Prunus c. 'Krauter Vesuvius'	Purple Leaf Plum	36" BOX	M	5
	Quercus agrifolia	Coast Live Oak	36" BOX	L	7
	Laurus nobilis	Bay Laurel	15 GAL	L	40

ACCENT SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	Prunus c. 'Bright n Tight'	Carolina Cherry Column	15 Gal	M	96" O.C.
	Pittosporum Tobira	Mock Orange	15 Gal	M	60" O.C.
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	Artemisia 'Powis Castle'	Powis Castle Sagebrush	1 Gal	M	36" O.C.
	Baccharis p. 'Pigeon Pointe'	Dwarf Coyote Brush	1 Gal	L	60" O.C.
	Boutleoua g. 'Blonde Ambition'	Blue Gramma Grass	1 Gal	L	24" O.C.
	Calylophus hartwegii	Sundrops	1 Gal	L	48" O.C.
	Festuca mairei	Atlas Fescue	1 Gal	L	36" O.C.
	Lavatera maritima	Bush Mallow	1 Gal	L	36" O.C.
	Leymus 'Canyon Prince'	Wild Rye	1 Gal	L	48" O.C.
	Salvia Greggii	Autumn Sage	1 Gal	L	36" O.C.

GROUNDCOVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	Carex tumulicola	Berkley Sedge	1 Gal	L	48"O.C.
	Marathon IIe	Dwarf Fescue	1 Gal	L	48"O.C.
	Myoporum p. 'pink'	Pink Racer	1 Gal	L	48"O.C.
	Marathon IIe	Dwarf Fescue	sod	H	--

LEGEND

1. BOCCE BALL COURT
2. LAWN AREA WITH 6" WIDE CONCRETE MOWCURB
3. SEATING AREA WITH PATIO CHAIRS
4. SEATING AREA WITH TABLE, CHAIRS AND TRASH CAN
5. CONCRETE PATHWAY
6. PLAYGROUND AREA WITH RUBBER SURFACING AND 12" CONCRETE MOW CURB
7. VISITOR PARKING
8. SEAT WALL
9. TRANSFORMER
10. PET WASTE STATION WITH SIGNAGE (MAINTAINED BY HOA)
11. ILLUMINATED ADDRESS DIRECTORY
12. OVERHEAD SHADE STRUCTURE WITH ALUMINUM LATTICE TOP
13. MAILBOXES WITH PARKING STALL

IRRIGATION CONCEPT NOTE:

THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY, LOW WATER USE IRRIGATION EQUIPMENT AND METHODS. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED. BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION AND AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PREPARED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR MAINTENANCE. ALL NEW IRRIGATION SYSTEMS WILL COMPLY WITH ALL CURRENT LANDSCAPE GUIDELINES.

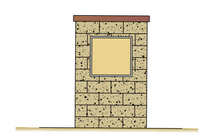
LANDSCAPE CONCEPT NOTE:

THIS LANDSCAPE WILL CONSIST OF A MIX OF CALIFORNIA-NATIVE AND DROUGHT TOLERANT SHRUBS AND GROUNDCOVER. ALL PLANTS HAVE BEEN CHOSEN FROM THE LOW OR MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. PLANTS HAVE BEEN CHOSEN TO CREATE A UNIFORM THEME ACROSS THE SITE CONSISTING OF MEDITERRANEAN AND CALIFORNIA FRIENDLY PLANT MATERIAL. MAINTENANCE AND LONGEVITY OF PLANT MATERIAL HAS BEEN TAKEN INTO CONSIDERATION. ROOT PANELS AND BARRIERS WILL BE UTILIZED ON ALL TREES NECESSARY, CONSISTENT WITH ALL STANDARDS AND SPECIFICATIONS. A 3" LAYER OF BARK MULCH WILL BE USED IN ALL LANDSCAPE AREAS. ALL LANDSCAPE AREAS WILL CONFORM TO ALL CURRENT LANDSCAPE GUIDELINES.

NOTE:

A MINIMUM OF 10% OF THE TOTAL OFF-STREET PARKING AREA SHALL BE LANDSCAPED.

TOTAL STALLS:	14
STALLS WITH LANDSCAPING ADJACENT:	4
PERCENTAGE OF LANDSCAPED STALLS:	28%



(11) PROJECT DIRECTORY:

3'X3' DIRECTORY BEHIND PLEXI-GLASS AND STEEL FRAME. INSET INTO CMU STRUCTURE. BACKLIT PER FIRE DEPARTMENT REQUIREMENTS

SANTEE - SUMMIT AVENUE

OVERALL LANDSCAPE PLAN LP-1

NORTH

0' 30' 60' 90'

bmla
LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

CONCEPTUAL LANDSCAPE PLAN

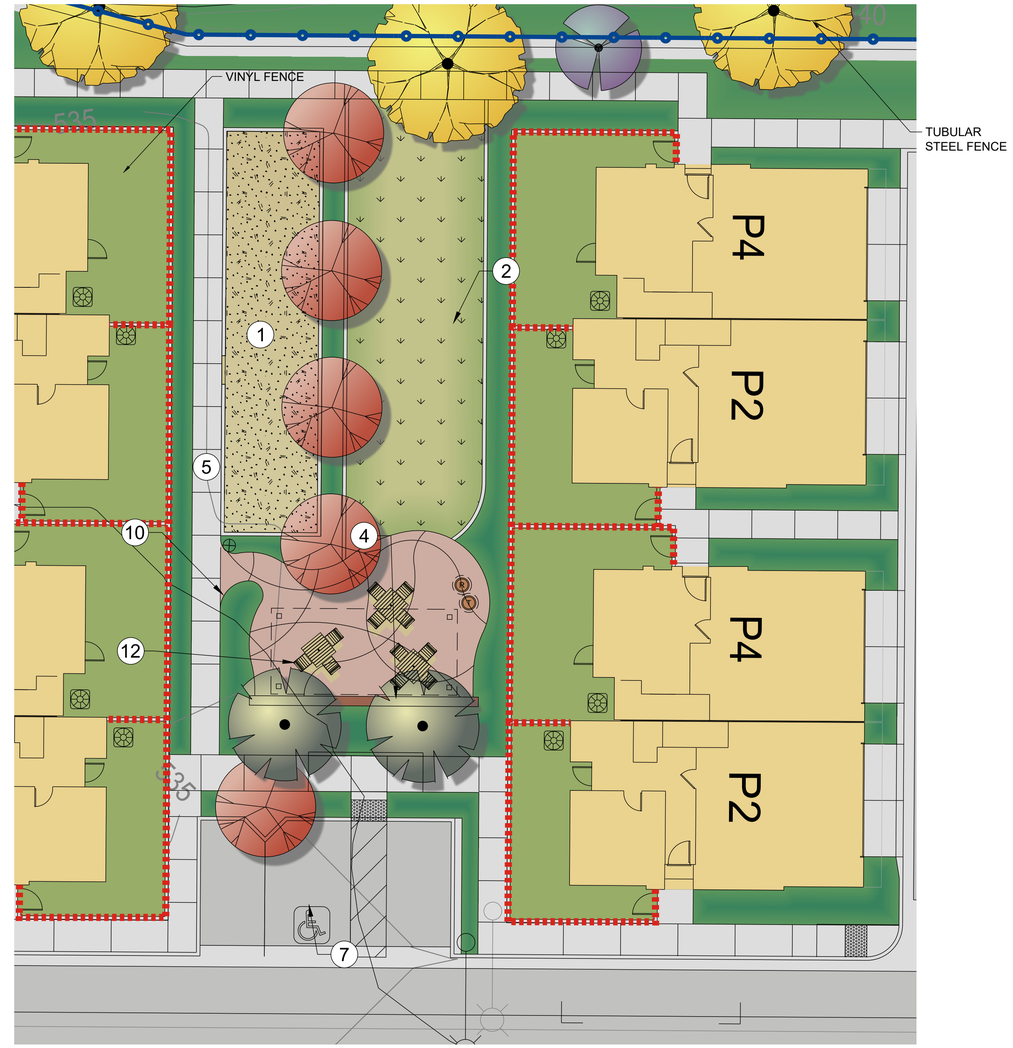
PREPARED FOR WARMINGTON RESIDENTIAL SOUTHERN CALIFORNIA DIVISION

3090 PULLMAN ST COSTA MESA, CALIFORNIA 92626 PH: 714-557-5511

01/27/2025

RECREATION AREA ENLARGEMENT - A

SCALE: 1"=10'-0"



OPEN SPACE AREA ENLARGEMENT - B

SCALE: 1"=10'-0"

OWNER/DEVELOPER

WARMINGTON RESIDENTIAL
3090 PULLMAN ST
COSTA MESA, CA 92626
CONTACT: MATTHEW ESQUIVEL
EMAIL: MESQUIVEL@WARMINGTONGROUP.COM

ENGINEER

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
P: (619) 291-0707
CONTACT: CARLOS ALANIZ
EMAIL: CALANIZ@RICKENGINEERING.COM

LANDSCAPE

BMLA, INC
LANDSCAPE ARCHITECTS
310 NORTH JOY STREET
CORONA, CA 92879
P: (951) 737-1124
CONTACT: JEFF TROJANOWSKI
EMAIL: JEFFT@BMLA.NET

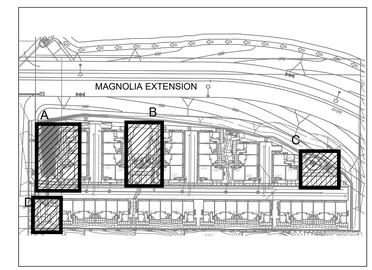
ASSESSOR'S PARCEL NUMBERS

378-190-01-00

PUBLIC UTILITIES/SERVICES

SEWER & WATER:
PADRE DAM MUNICIPAL WATER DISTRICT
TELEPHONE:
AT&T WIRELESS
GAS:
SAN DIEGO GAS & ELECTRIC
ELECTRIC:
SAN DIEGO GAS & ELECTRIC
FIRE PROTECTION:
SANTEE FIRE DEPARTMENT

EARTHWORK QUANTITIES :
CUT = XXXX CY
FILL = XXXX CY
IMPORT = XXXX CY



KEY MAP
NOT TO SCALE

LANDSCAPE NOTES:
1. PROVIDE 3" LAYER OF MULCH (MIN.) IN SHRUB BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED, STABILIZING MULCH FOR SLOPES WITHIN THE PROPERTY LIMITS. SLOPES WITHIN THE CONSERVATION EASEMENT AND TEMPORARY SLOPES ON THE ACCESS ROAD SHALL RECEIVE A NON-IRRIGATED HYDROSEED MIX WITH A SLOPE STABILIZATION BINDER.
2. TREES SHALL BE STAKED WITH 2-3 STAKES AND 6 TREE TIES PER COUNTY STANDARD DETAILS. USE TRIPLE STAKING WITH 3" DIAMETER STAKES IN HIGH WIND AREAS.
3. ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6' (MIN.) OF HARDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIER SHALL NOT ENCIRCLE THE TREE ROOT BALL BUT SHALL BE LOCATED AT EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.

IRRIGATION SYSTEM DESIGN STATEMENT
A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. THE SYSTEM SHALL BE DESIGNED TO UTILIZE RECYCLED WATER WHEN IT BECOMES AVAILABLE, IN ACCORDANCE WITH STATE OF CALIFORNIA AND LOCAL WATER DISTRICT RULES AND REGULATIONS.

IRRIGATION NOTES:
THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS:
1. SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL-TIME ET (MINIMUM CONTROLLER RATING SHALL BE LIGHT COMMERCIAL)
2. MASTER VALVE AND FLOW SENSOR
3. RAIN SENSING DEVICE
4. ANTI-DRAIN CHECK VALVES
5. PRESSURE REGULATOR
6. HYDROZONES WILL BE PROPERLY DESIGNATED
7. NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES. (NO RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE WITH NO RUNOFF/OVERSPRAY)
8. SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10 FEET IN WIDTH

PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE NO. 859.3; ORDINANCE 348, ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE.

APPLICANT'S SIGNATURE ---- DATE

NOTE:
PROPOSED MAINTENANCE ENTITY (OR ENTITIES) FOR ON-SITE AND OFF-SITE (ROW) AREAS INDICATED AND NOTED.

LEGEND

1. BOCCE BALL COURT
2. LAWN AREA WITH 6" WIDE CONCRETE MOWCURB
3. SEATING AREA WITH PATIO CHAIRS
4. SEATING AREA WITH TABLE, CHAIRS AND TRASH CAN
5. CONCRETE PATHWAY
6. PLAYGROUND AREA WITH RUBBER SURFACING AND 12" CONCRETE MOW CURB
7. VISITOR PARKING
8. SEAT WALL
9. TRANSFORMER
10. PET WASTE STATION WITH SIGNAGE (MAINTAINED BY HOA)
11. ILLUMINATED ADDRESS DIRECTORY
12. OVERHEAD SHADE STRUCTURE WITH ALUMINUM LATTICE TOP
13. MAILBOXES WITH PARKING STALL

SANTEE - SUMMIT AVENUE

ENLARGEMENTS LP-2

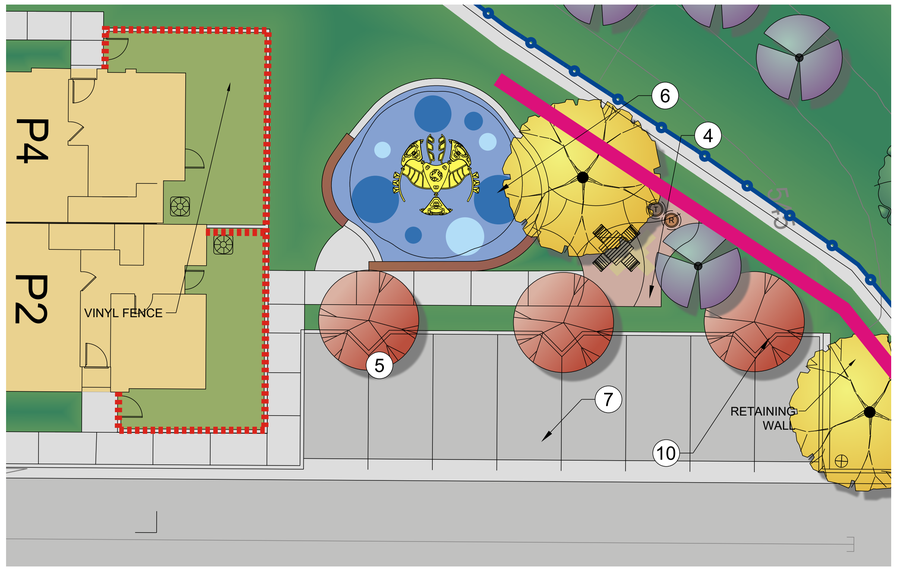
NORTH 0' 10' 20' 30'

bmla
LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

CONCEPTUAL LANDSCAPE PLAN

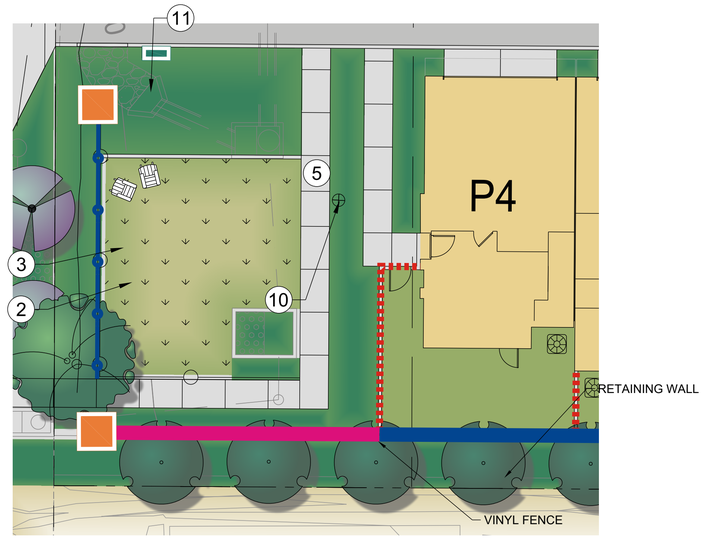
PREPARED FOR WARMINGTON RESIDENTIAL SOUTHERN CALIFORNIA DIVISION
3090 PULLMAN ST COSTA MESA, CALIFORNIA 92626 PH: 714-557-5511

01/27/2025



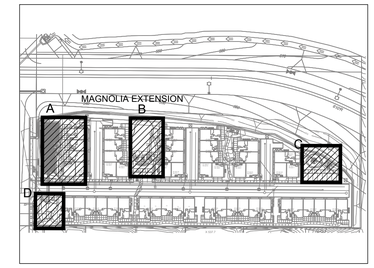
PLAYGROUND AREA ENLARGEMENT - D

SCALE: 1"=10'-0"



OPEN SPACE ENLARGEMENT - E

SCALE: 1"=10'-0"



KEY MAP

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OWNER/DEVELOPER

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3090 PULLMAN ST
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CONTACT: MATTHEW ESQUIVEL
EMAIL: MESQUIVEL@WARMINGTONGROUP.COM

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FIRE PROTECTION:
SANTEE FIRE DEPARTMENT

EARTHWORK QUANTITIES :
CUT = XXXX CY
FILL = XXXX CY
IMPORT = XXXX CY

LEGEND

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12. OVERHEAD SHADE STRUCTURE WITH ALUMINUM LATTICE TOP
13. MAILBOXES WITH PARKING STALL

Appendix B – WATER EFFICIENT LANDSCAPE WORKSHEET

WATER EFFICIENT LANDSCAPE WORKSHEET

DEPARTMENT OF DEVELOPMENT SERVICES
10601 Magnolia Avenue, Santee, CA 92071-1266, (619) 258-4100 ext. 168

This worksheet is filled out by the project applicant for each Point of Connection/Water Meter. Please complete all sections of the worksheet and use additional worksheets if necessary.

1. Project Information

Applicant: Matthew Esquivel
Address: 3090 Pullman St, Costa Mesa, CA 92626
Phone:
Fax:
Email: mesquivel@warmingtongroup.com

Property Owner: Warmington Residential
Address: 3090 Pullman St, Costa Mesa, CA 92626
Phone:
Fax:
Email:

Project Address: 10939 Summit Avenue (PA2023-4)
Assessor's Parcel Number: 378-190-01-00
Total Landscape Area: 40,766 SF
Project Type: Residential Homes Development
Water Supply Type (Potable, recycled, well): Potable
Water Purveyor: Padre Dam Municipal Water District

2. Applicant's/Property Owner's Certification

The design of this project complies with the requirements of the City of Santee Water Efficient Landscape Ordinance.

Applicant's/Property Owner's Signature
Date:

3. Landscape Documentation Package Checklist:

- ☐ Water Efficient Landscape Worksheet
- ☐ Soil Management Report
- ☐ Landscape Design Plan
- ☐ Irrigation Design Plan
- ☐ Grading Design Plan

4. Maximum Applied Water Allowance (MAWA) **Reference Evapotranspiration (ETo)**

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq., ft.,)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Medium Water Use -Trees	0.5	Bubblers	0.75	0.67	368	245.333	7,788
Low Water Use Plantings	0.3	Dripline	0.81	0.37	34,599	12,814	406,782
Medium Water Use Plantings	0.5	Dripline	0.75	0.67	2,000	1,333.33	42,325
				Totals	(A) 36,967	(B) 14,393	456,895
Special Landscape Areas							
Lawn Areas				1	3,799	3,799	120,595
				1			
				1			
				Totals	(C)	(D)	120,595
						ETWU Total	577,490
						Maximum Allowed Water Allowance (MAWA)[e]	707,336

[a] **Hydrozone #/Planting Description**
E.g.
1) front lawn
2) low water use plantings
3) medium water use planting

[b] **Irrigation Method**
Overhead spray or drip

[c] **Irrigation Efficiency**
0.75 for spray head
0.81 for drip

[d] **ETWU (Annual Gallons Required) =**
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per acre per square foot per year

[e] **MAWA (Annual Gallons Allowed)** = (Eto) (0.62) [(ETAF x LA) + ((1 – ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per acre per square foot per year; LA is the total landscape area in square feet; SLA is the total special landscape area in square feet; and ETAF is 0.55 for residential areas and 0.45 for non-residential areas

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)
Total Area 36,967	(A)
Average ETAF 0.39	**B ÷ A**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas

All Landscape Areas

Total ETAF x Area	(B + D)
Total Area 40,766	(A + C)
Sitewide ETAF 0.45	**(B + D) ÷ (A + C)**

SANTEE - SUMMIT AVENUE

ENLARGEMENTS LP-3

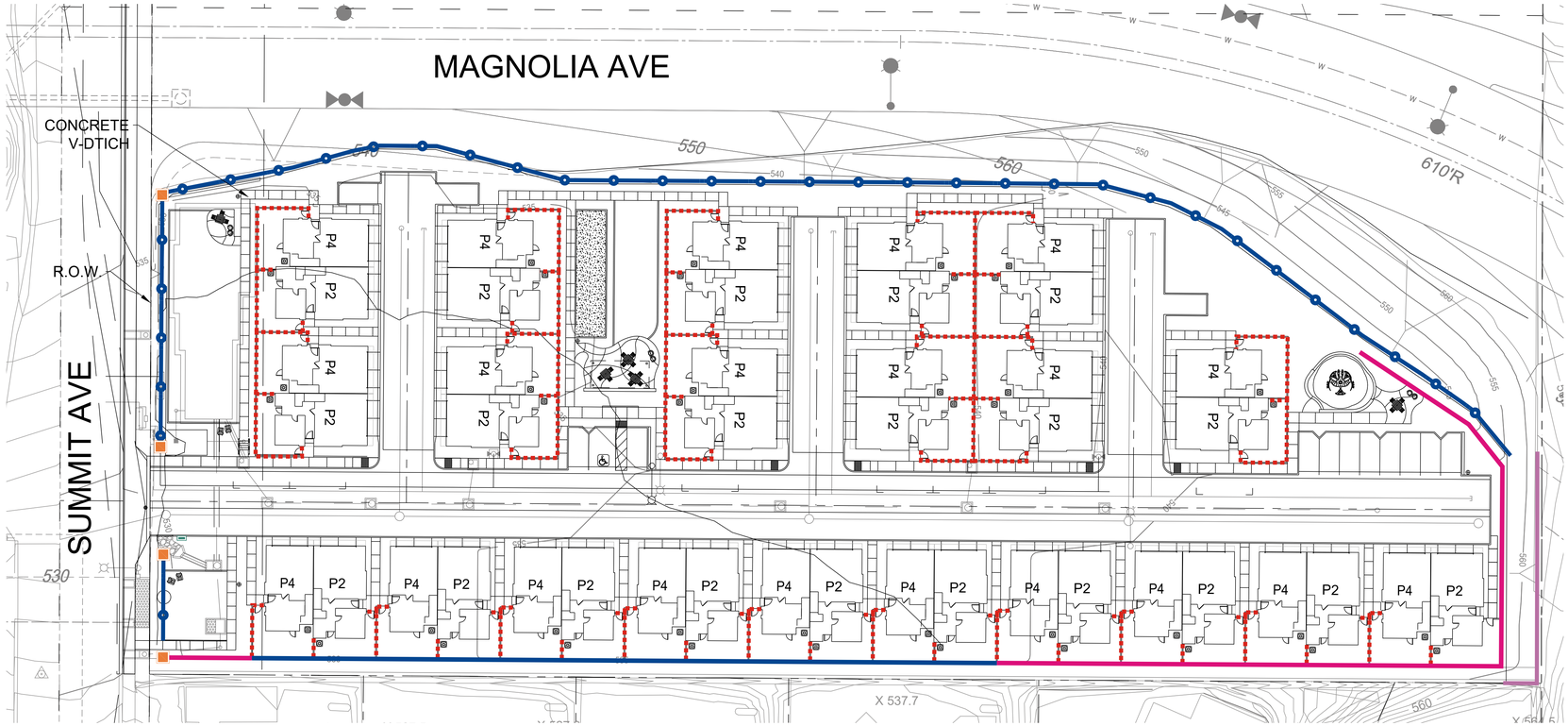
NORTH 0' 10' 20' 30'

bmla
LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

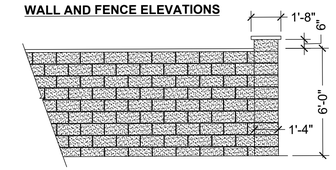
CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR WARMINGTON RESIDENTIAL SOUTHERN CALIFORNIA DIVISION
3090 PULLMAN ST COSTA MESA, CALIFORNIA 92626 PH: 714-557-5511

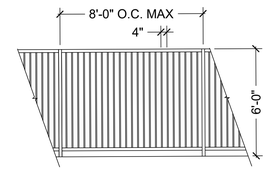
01/27/2025



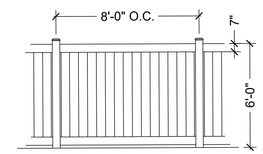
WALL AND FENCE ELEVATIONS



WALL: W-05
PILASTER: W-02,
6'-0" TALL SPLIT-FACE BLOCK WALL W/ PRECISION BLOCK CAP



FENCE: W-04
6'-0" TALL TUBULAR STEEL VIEW FENCE



FENCE: W-03
6-0" TALL INTERIOR STEEL FENCE, ONLY AT COMMON FENCE LINES, COLOR TAN

OWNER/DEVELOPER

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COSTA MESA, CA 92626
CONTACT: MATTHEW ESQUIVEL
EMAIL: MESQUIVEL@WARMINGTONGROUP.COM

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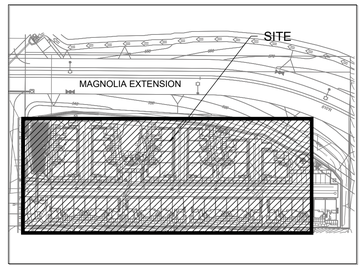
FIRE PROTECTION:
SANTEE FIRE DEPARTMENT

EARTHWORK QUANTITIES :
CUT = XXXX CY
FILL = XXXX CY
IMPORT = XXXX CY

WALL AND FENCE LEGEND	
CODE/SYMBOL	DESCRIPTION
W-01	RETAINING WALL PER CIVIL ENGINEER PLANS. COLOR TO BE TAN
W-02	6'-6" TALL SPLIT-FACE BLOCK PILASTER W/ PRECISION BLOCK CAP
W-03	6'-0" TALL INTERIOR STEEL FENCE, COLOR TAN
W-04	6'-0" TALL TUBULAR STEEL FENCE
W-05	6'-0" HIGH SPLIT-FACE BLOCK WALL
W-06	ILLUMINATED ADDRESS DIRECTORY
W-07	STEEL FENCE ON RETAINING WALL
W-08	CABLE GUARD FENCE ON RETAINING WALL



SITE MAP
NOT TO SCALE

NORTH
0' 30' 60' 90'

SANTEE - SUMMIT AVENUE

WALL AND FENCE PLAN LP-4

CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR WARMINGTON RESIDENTIAL SOUTHERN CALIFORNIA DIVISION
3090 PULLMAN ST COSTA MESA, CALIFORNIA 92626 PH: 714-557-5511

01/27/2025

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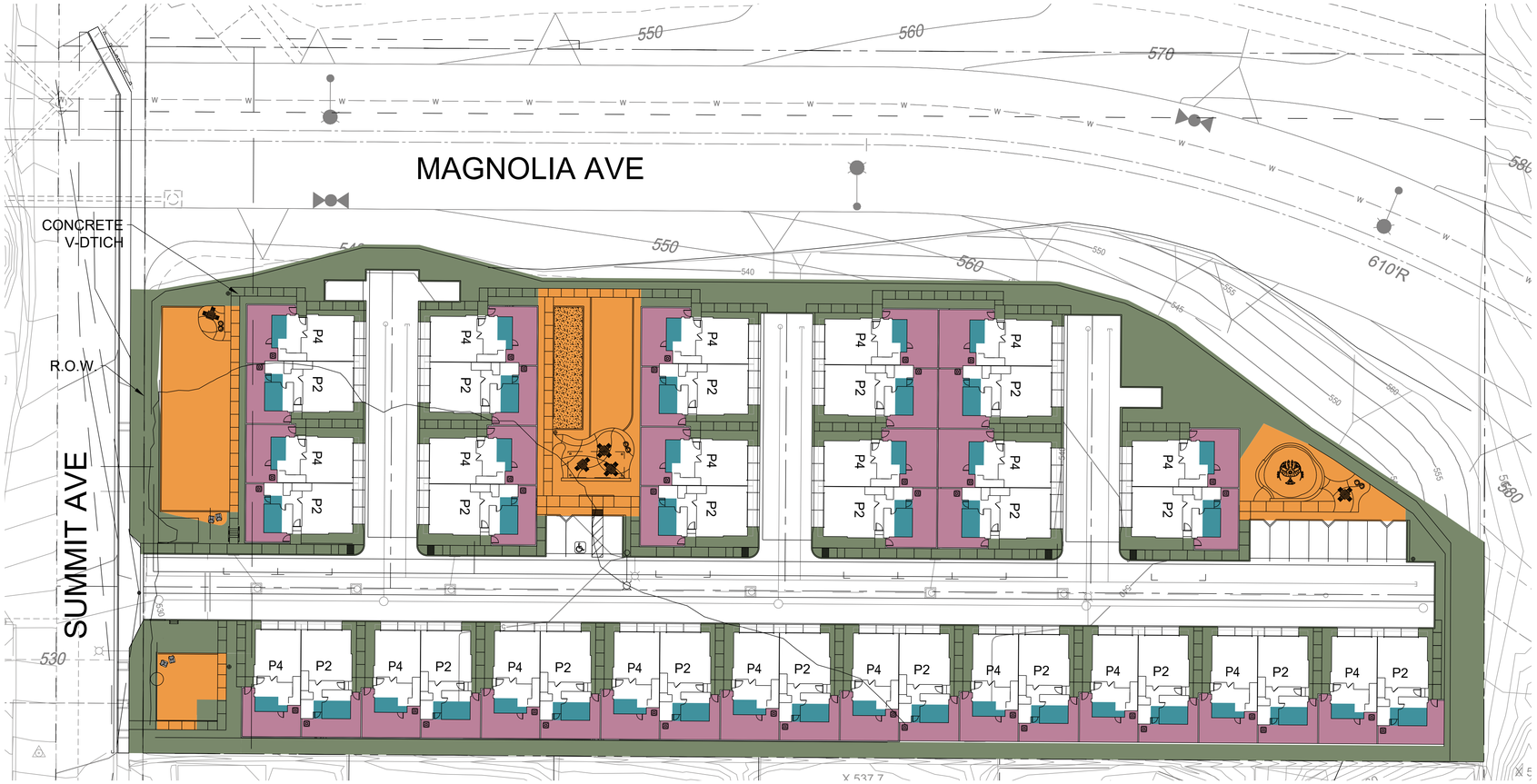
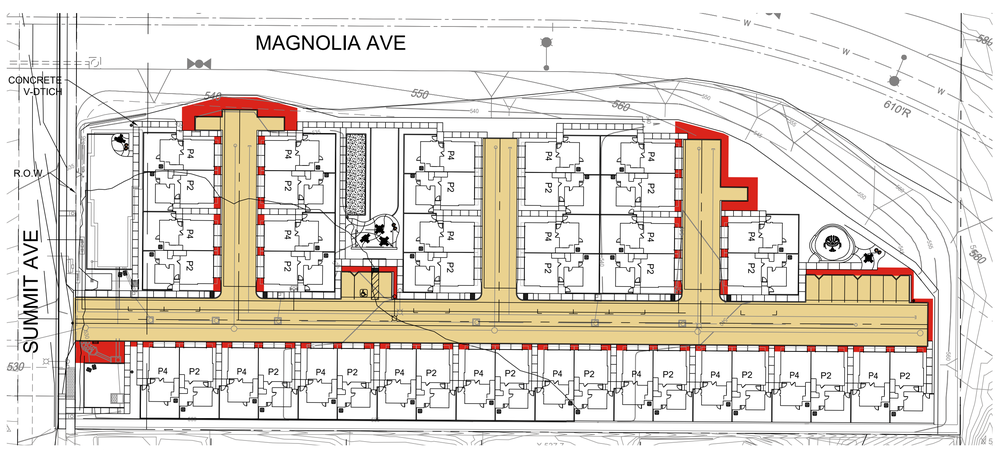


OPEN SPACE REQUIREMENTS

PRIVATE OPEN SPACE:
- REQUIRED: 4,200 SF
  100 SF. PER UNIT (42 UNITS)
- PROVIDED
- GROUND FLOOR: 15,168 SF
- PROVIDED
- UPPER DECKS: 4,827 SF
- TOTAL: 19,995 SF

ACTIVE COMMON OPEN SPACE:
- REQUIRED: 6,300 SF
  150 SF. PER UNIT (42 UNITS)
- PROVIDED: 11,602 SF (PARK: 4,965 SF)

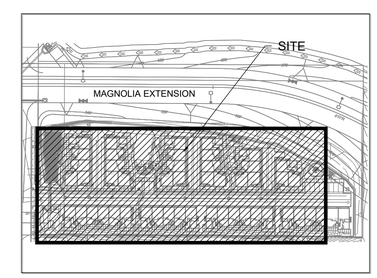
PASSIVE COMMON OPEN SPACE:
- PROVIDED: 30,807 SF



PARKING LANDSCAPE EXHIBIT
SCALE: 1" = 50'

PARKING LANDSCAPE REQUIREMENTS

DRIVE AISLE AND PARKING SPACE AREA:	29,311 SF
PARKING LANDSCAPE:	4,305 SF
PERCENTAGE PROVIDED:	15%
PERCENTAGE REQUIRED:	10%
TOTAL SITE LANDSCAPE:	40,801 SF



SITE MAP
NOT TO SCALE

NORTH 0' 10' 20' 40'

SANTEE - SUMMIT AVENUE

OPEN SPACE EXHIBITS LP-5

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01/27/2025

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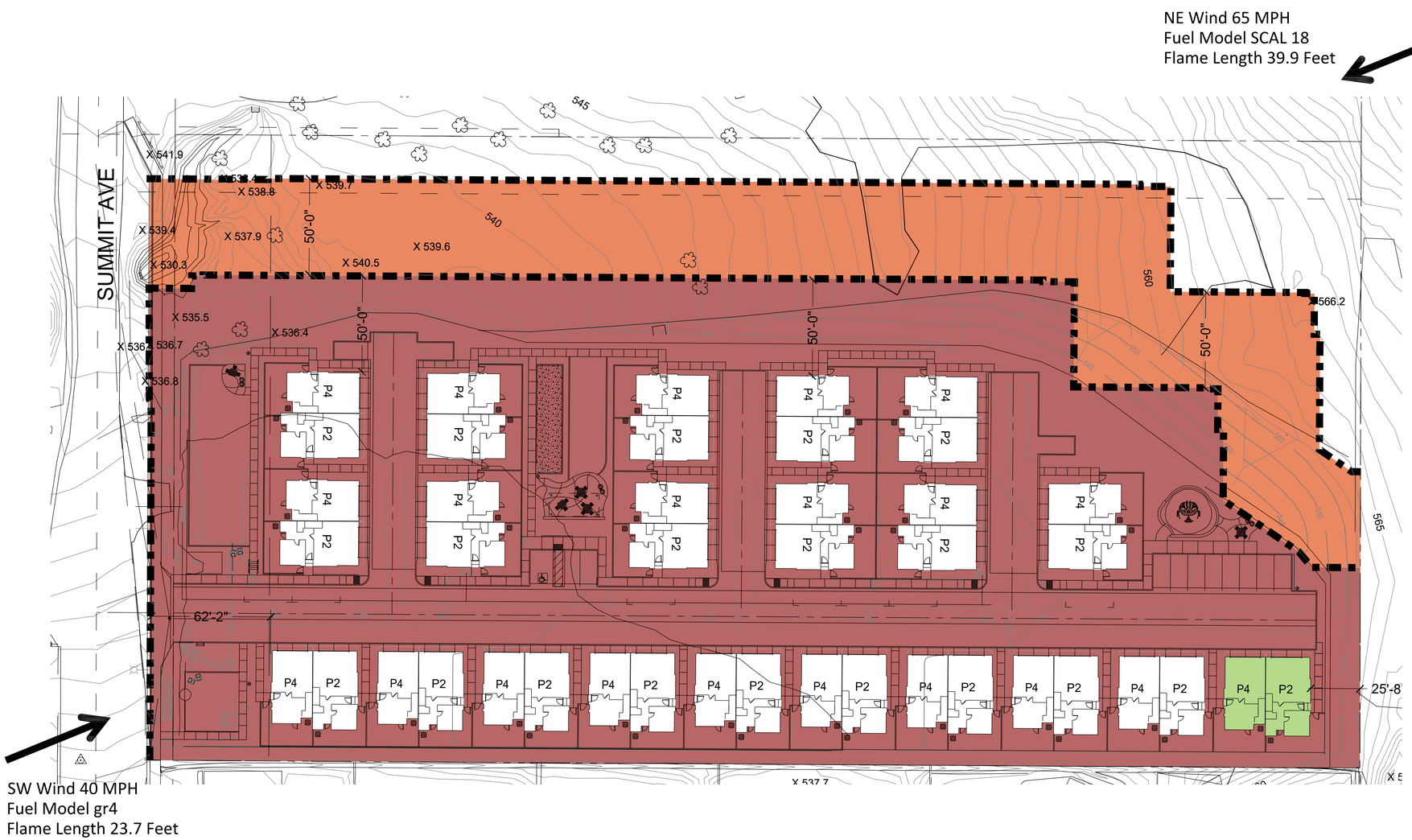


FUEL TREATMENT ZONE LEGEND

FUEL TREATMENT ZONE 1 - 0'-50' (HOA MAINTAINED) - Homeowner lots planted with fire resistant vegetation and Maintained to Zone 1 criteria by each lot owner. Plants listed in the Prohibited Plant List found in Appendix A of the Fuel Modification Plan shall not be planted. Maintenance will be ongoing throughout the year as needed. The area is permanently irrigated. See Fire Protection Plan for details.

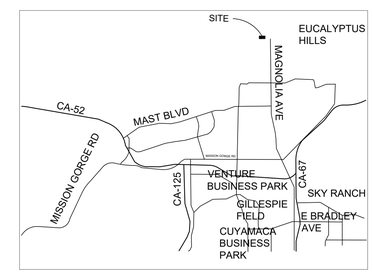
FUEL TREATMENT ZONE 2 - 50'-100' (HOA MAINTAINED) - Thinning areas located within the common area between 50 and 100 feet from each structure. These areas may include single or small clusters of trimmed, fire-resistant native plants up to 18 inches in height and trimmed native trees limbed up to 6 feet from the ground where 50% of the vegetation is removed. Selected native plant clusters must be separated by at least 1 ½ times the mature height of the retained plants. The ground cover, native plants and grasses below the tree canopies shall be weed whipped or mowed to 4" or less in height. See Fuel Modification Plan for details.

ADDITIONAL CONSTRUCTION FEATURES REQUIRED - Buildings requiring additional building construction features as marked in the Fuel Treatment Map (See Sections 5.1 and 5.2 for Further Information)

Certified By

Mel Johnson, Owner Date: 12/16/2024
Certified CEQA Wildland Fire Consultant
***FIREWISE*2000, LLC**
PO Box 339
Lower Lake, CA 95457
Telephone: 760-745-3947
info@firewise2000.com

This Exhibit Replaces the Exhibit Dated 10/15/2024 and is consistent with the revised FPP dated 12/16/2024



VICINITY MAP
NOT TO SCALE

NORTH 0' 30' 60' 90'

SANTEE - SUMMIT AVENUE

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FUEL TREATMENT EXHIBIT

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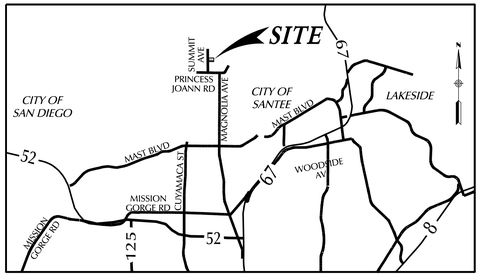
12/20/2024

TM NO. 2023-0003/DR 2023-0007
SUMMIT AVENUE SITE MULTIFAMILY



VICINITY MAP

NO SCALE

LEGEND

PROJECT BOUNDARY
EXIST TOPO CONTOUR
LOT LINE
FINISH FLOOR ELEVATION FF 538.67
PAD ELEVATION PE 538.0
RESIDENTIAL BLDG NUMBER 5
RESIDENTIAL UNIT NUMBER 1
SD CLEANOUT
SD INLET
PVT STORM DRAIN SD
PVT SEWER MAIN (8") S

QUANTITIES

PVT SEWER MANHOLE	5 EA.
WATER MAIN W	1,000 LF
FIRE HYDRANT	2 EA.
WATER SERVICE AND METER	50 EA.
SLOPE (2:1 MAX.)	
STREET GRADIENT 2%	
STREET ELEVATION 537.3	
BROW DITCH	
RETAINING WALL	
TOP OF WALL ELEVATION TW	
FINISHED SURFACE ELEVATION FS	
PARKING SPACES 5	
EXISTING CONCRETE	
EXISTING PAVEMENT	

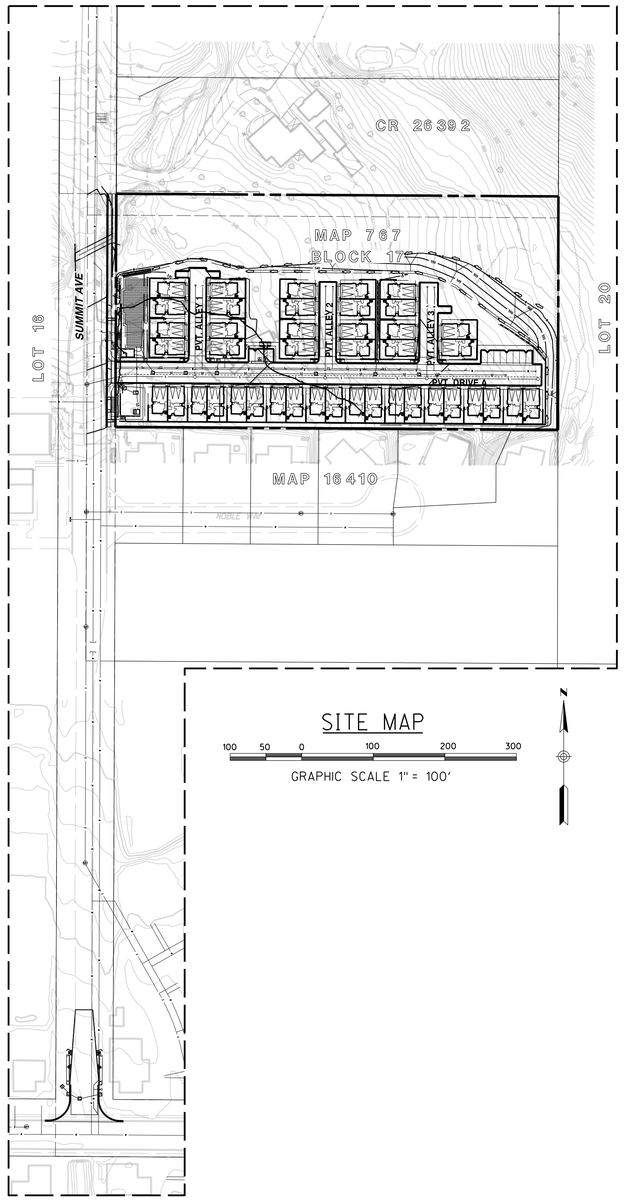
DEVELOPMENT SUMMARY

1. GROSS PROJECT AREA: 4.65 AC
2. NET PROJECT AREA: 2.89 AC
3. NUMBER OF EXISTING LOTS: 1
4. NUMBER OF RESIDENTIAL DU'S = 42
5. DENSITY = 9 DU/DA (42 DU/4.65 AC)
6. EXISTING GENERAL PLAN DESIGNATION: R7 (MEDIUM DENSITY RESIDENTIAL)
7. EXISTING/PROPOSED ZONING: R7 (7-14 DU/AC)
8. PRESENT LAND USE: SINGLE FAMILY DETACHED
9. PROPOSED LAND USE: RESIDENTIAL
10. SETBACKS:
    FRONT: 20 FT
    INTERIOR SIDE: 10 FT
    EXTERIOR SIDE: 10 FT
    REAR: 10 FT
11. PRIVATE OPEN SPACE
    REQUIRED: 100 SF/DU X 42 DU = 4,200 SF
    PROVIDED: 19,578 SF
12. COMMON OPEN SPACE
    REQUIRED: 150 SF/DU X 42 DU = 6,300 SF
    ACTIVE COMMON O.S. PROVIDED: 11,602 SF
    PASSIVE COMMON O.S. PROVIDED: 30,807 SF
    TOTAL COMMON O.S. PROVIDED: 42,409 SF
13. PARKING
    RESIDENTAIL PARKING (GARAGE)
        REQUIRED: 2 SPACES / DU X 42 DU'S = 84 SPACES
        PROVIDED: 84 SPACES
    GUEST PARKING:
        REQUIRED: 1 SPACE / 4 DU'S = 11 SPACES
        PROVIDED: 21 SPACES
14. LOT COVERAGE

    GROSS AREA: 4.65 AC (202,554 SF)
    (DEVELOPED LOT)

    BUILDING FOOTPRINT:
    DUPLEXES
    B200 (1,746 SF) X 21: 36,666 SF
    TOTAL BUILDING FOOTPRINT: 36,666 SF

    LOT COVERAGE: (36,666 SF/202,554 SF) = 18% < 55% MAX.



SITE MAP

100 50 0 100 200 300

GRAPHIC SCALE 1" = 100'

CONDOMINIUM STATEMENT

THIS IS A MAP OF A RESIDENTIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE STATE OF CALIFORNIA CIVIL CODE.

PARK IN-LIEU FEE STATEMENT:

THE APPLICANT SHALL PAY FEES IN LIEU OF DEDICATING LAND FOR PARK AND/OR RECREATION PURPOSES.

EARTHWORK/GRADING QUANTITIES

CUT: 20,300 CY FILL: 3,800 CY EXPORT: 17,500 CY

QUANTITIES SHOWN ARE QUANTITIES AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING. THE RAW NUMBERS HAVE NOT BEEN ADJUSTED FOR SHRINKAGE OR BULKAGE.

EXISTING LAND USE DESIGNATION

LU: SINGLE FAMILY DETACHED

R7: MEDIUM DENSITY RESIDENTIAL (7-14 DU/AC.)

ENGINEER OF WORK

RICK ENGINEERING CO.
5620 FRIARS RD
SAN DIEGO, CA 92110
PH. (619) 291-0707

10/25/2024
KAREN S. VAN ERT DATE
R.C.E. NO. 56991
EXP. 6-30-2025

REGISTERED PROFESSIONAL ENGINEER KAREN S. VAN ERT No. 56991 CIVIL STATE OF CALIFORNIA

OWNER/AUTHORIZED AGENT

WARMINGTON RESIDENTIAL CALIFORNIA INC.
3090 PULLMAN STREET
COSTA MESA, CALIFORNIA 92626
PHONE: (714) 434-4416

03/18/2025
MATTHEW ESQUIVEL DATE
PROJECT MANAGER
WARMINGTON RESIDENTIAL CALIFORNIA INC.

ASSESSOR'S PARCEL NUMBER

378-190-01-00

SHEET INDEX

SHEET 1	TITLE
SHEET 2	KEY MAP, DETAILS
SHEET 3	DETAILS & STREET SECTIONS
SHEET 4	EXISTING TOPO
SHEET 5	BOUNDARY & ENCUMBRANCES
SHEET 6	SITE
SHEET 7	FIRE ACCESS EXHIBIT
SHEET 8	WATER QUALITY DETAILS
SHEET 9	WATER QUALITY DETAILS
SHEET 10	INTERSECTION IMPROVEMENTS
SHEET 11	INTERIM SUMMIT AVE. IMPROVEMENTS

TOPOGRAPHY

TOPO SOURCE: TOPO SOURCE RICK ENGINEERING COMPANY
FLOWN: JULY 24, 2023
DATUM: NGVD 29

BASIS OF BEARINGS:

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 6, BASED UPON THE GRID BEARING BETWEEN GPS STATIONS 1017 AND 2122, AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON JULY 13, 2023 PER RECORD OF SURVEY 11252.

I.E. GPS STATION 1017 TO 2022: S 89°37'26"E 1720.69' (GRID)

BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE STANDARD STREET SURVEY MONUMENT STAMPED "RCE 18010" PER MAP 10225 AT THE CENERLINE INTERSECTION OF PRINCESS JOANN RD. & KEITH ST. ELEVATION: 505.42 MSLD

PUBLIC UTILITIES

WATER (PUBLIC)	PADRE DAM MUNICIPAL WATER DISTRICT
SEWER	PADRE DAM MUNICIPAL WATER DISTRICT
STORM DRAIN	(PRIVATE)
GAS & ELECTRIC	SDG&E
CABLE T.V.	COX CABLE
POLICE & FIRE	CITY OF SANTEE
SCHOOL DISTRICT	GROSSMONT UNION HIGH SCHOOL DISRICT SANTEE ELEMENTARY SCHOOL DISTRICT

GENERAL NOTES

1. ASSESSORS PARCEL NUMBERS: 378-190-01.
2. PRIVATE WATER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH CALIFORNIA PLUMBING CODE
3. SPECIFIC METHODS OF HANDLING STORM DRAINAGE ARE SUBJECT TO DETAILED APPROVAL BY THE CITY ENGINEER AT THE TIME OF SUBMISSION OF IMPROVEMENT AND GRADING PLANS. DESIGN SHALL BE ACCOMPLISHED ON THE BASIS OF THE REQUIREMENTS OF THE SUBDIVISION MANUAL. DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED BY THE CITY ENGINEER.
4. PRIVATE SEWER MAINS ARE 8" MINIMUM P.V.C. UNLESS OTHERWISE SHOWN.
5. EVIDENCE SHALL BE PROVIDED OF HAVING OBTAINED GRADING RIGHTS ON ADJACENT PROPERTY WHERE REQUIRED.
6. UTILITIES SHALL BE UNDERGROUND. EASEMENTS TO BE PROVIDED AS NECESSARY.
7. FIRE HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF SANTEE FIRE DEPARTMENT DESIGN STANDARDS.
8. GRADING MAY BE BUILT PRIOR TO FINAL MAP RECORDATION.
9. GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN SUBJECT TO SUBSTANTIAL CONFORMANCE APPROVAL BY THE CITY OF SANTEE.
10. STORM DRAIN AND SEWER SHOWN IS PRELIMINARY AND IS SUBJECT TO MODIFICATION WITH FINAL DESIGN.
11. TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
12. TRASH COLLECTION TO BE CURB SIDE.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 19 IN BLOCK 17 OF CAJON PARK, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 767 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 27, 1893, WHICH LIES NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 19 WHICH IS DISTANT THEREON SOUTH 0°02'02" EAST, 326.62 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 89°55'45" EAST, 658.48 FEET TO A POINT ON THE EAST LINE OF SAID LOT 19 WHICH IS DISTANT THEREON SOUTH 0°02'26" EAST, 326.74 FEET FROM THE NORTHEAST CORNER OF SAID LOT.

EXPRESSLY EXCEPTING ANY PORTION OF SUMMIT AVENUE LYING WESTERLY OF AND ADJOINING SAID LOT 19.

PARCEL 2:

AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, UPON AND ACROSS ALL OF SUMMIT AVENUE AS SHOWN ON SAID MAP NO. 767 LYING WESTERLY OF AND ADJOINING THE WESTERLY LINES OF LOTS 19 AND 30 IN SAID BLOCK 17 AND THE NORTHERLY 40.00 FEET OF SIXTH STREET AS SHOWN ON SAID MAP NO. 767 LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID SUMMIT AVENUE AND THE SOUTHERLY PROLONGATION OF A LINE DRAWN PARALLEL WITH AND 50.00 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF LOT 28 IN SAID BLOCK 17 AND THE SOUTHERLY 40.00 FEET OF SAID SIXTH STREET LYING BETWEEN THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 4 IN BLOCK 16 OF SAID CAJON PARK AND THE NORTHERLY PROLONGATION OF THE CENTER LINE OF CENTRAL AVENUE AS SHOWN ON SAID MAP NO. 767 AND THAT PORTION OF THE EASTERLY 50.00 FEET OF SAID CENTRAL AVENUE LYING BETWEEN THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 4 IN SAID BLOCK 16 AND THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 12 IN SAID BLOCK 16.

ALL OF THE FOREGOING PORTIONS OF SAID STREET AND AVENUES HAVING BEEN VACATED AND CLOSED TO PUBLIC USE ON OCTOBER 3, 1900 BY AN ORDER OF THE BOARD OF SUPERVISORS OF SAID SAN DIEGO COUNTY AND BEING RECORDED IN BOOK 3, PAGE 95 OF SUPERVISOR'S RECORDS.

ASSESSOR'S PARCEL NUMBER: 378-190-01-00

NO.	REVISIONS	DATE	BY
1	1ST VTTM SUBMITTAL	11/03/23	REC
2	2ND VTTM SUBMITTAL	02/01/24	REC
3	3RD VTTM SUBMITTAL	04/25/24	REC
4	4TH VTTM SUBMITTAL	12/19/24	REC
5	5TH VTTM SUBMITTAL	03/17/25	REC

TM NO. 2023-0003/DR 2023-0007

SUMMIT AVENUE

City of Santee, California

1 OF 11

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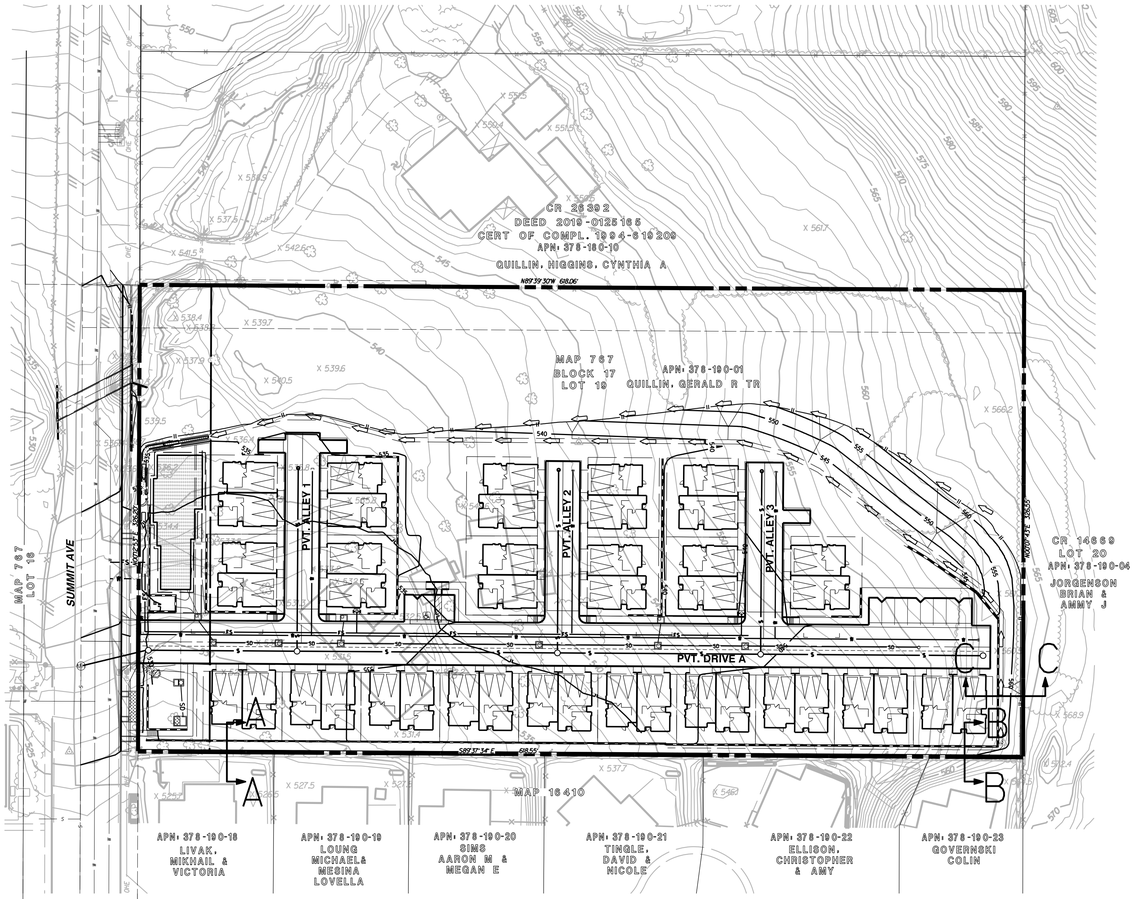


KEY MAP

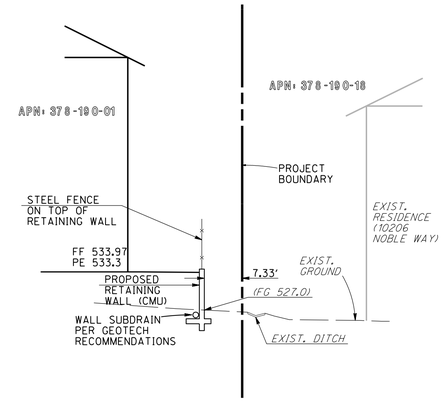
50 25 0 50 100 150

GRAPHIC SCALE 1" = 50'

KEY MAP LEGEND

KEY MAP: SHEET

KEY MAP: SHEET NUMBER 3



SECTION A-A

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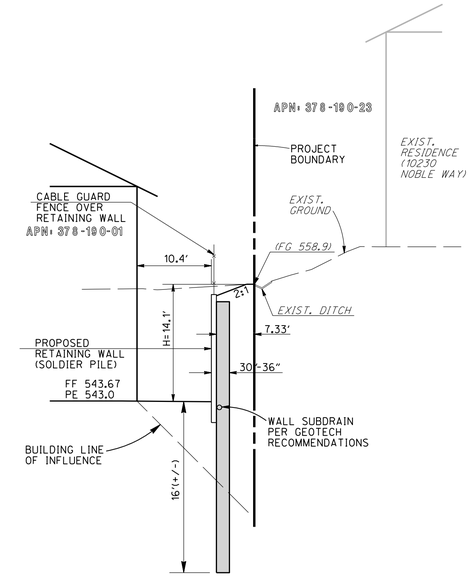

SECTION B-B

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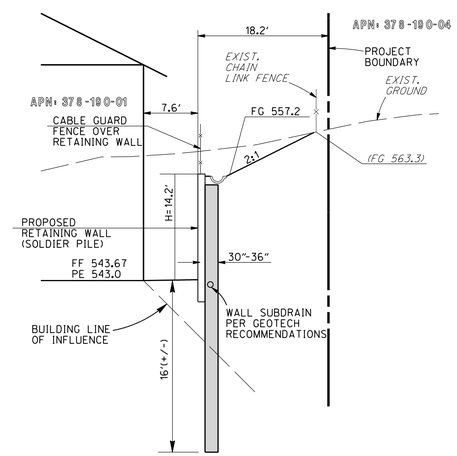

SECTION C-C

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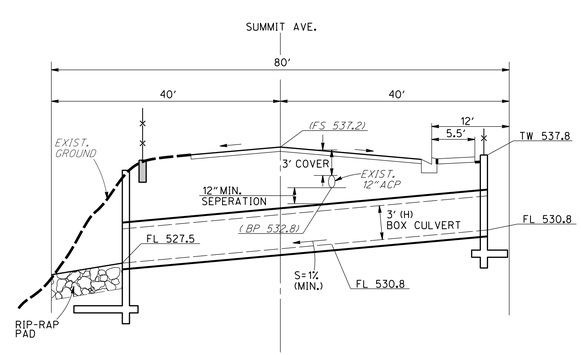

SECTION D-D

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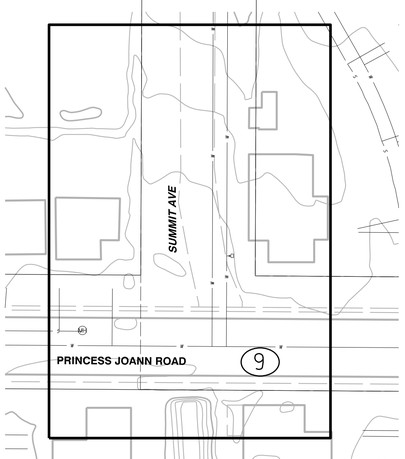

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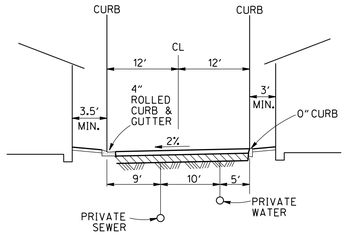
KEY MAP/DETAILS/STREET SECTIONS

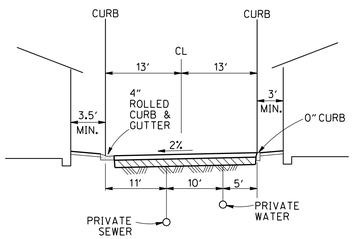
SUMMIT AVENUE

City of Santee, California



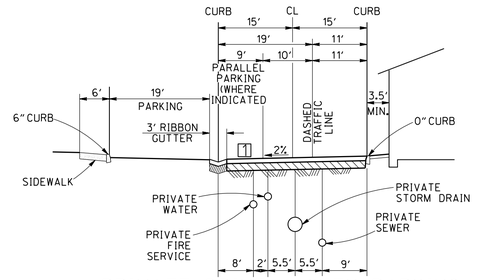
PRIVATE ALLEYS 1 AND 2

NOT TO SCALE



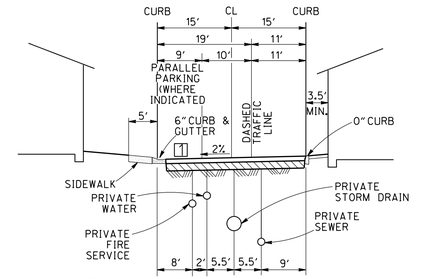
PRIVATE ALLEY 3

NOT TO SCALE



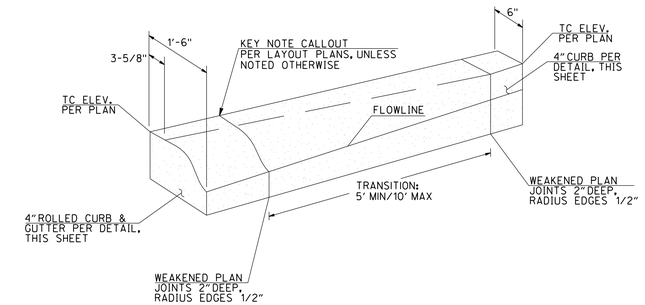
PRIVATE DRIVE A WITH PARKING

NOT TO SCALE



PRIVATE DRIVE A WITH NO PARKING

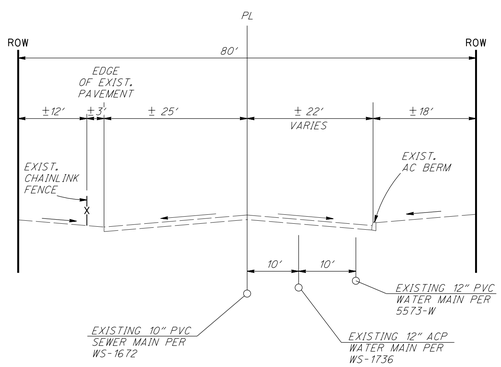
NOT TO SCALE



NOTES:
1. REFER TO RSD G-1 AND G-4A FOR SPECIFIC DIMENSIONS RELATED TO EACH TYPE OF CURB.
2. TRANSITIONS SHOULD OCCUR ALONG THE BACK OF CURB, HOLDING EDGE OF PAVEMENT PARALLEL AND CONCENTRIC WITH STREET CENTERLINE.

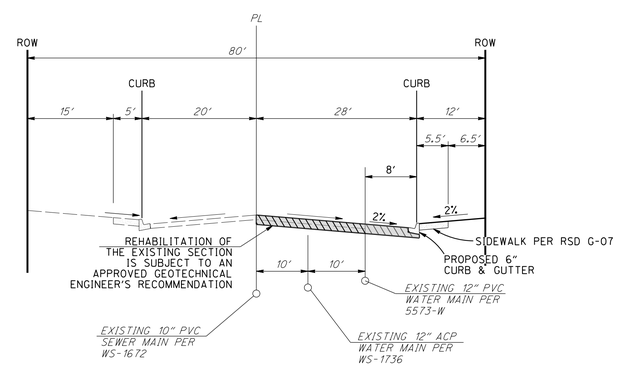
4" CURB TO ROLLED CURB TRANSITION PER SDRSD G-04B (MOD.)

NOT TO SCALE



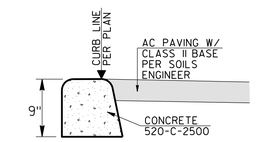
TYPICAL EXISTING STREET SECTION SUMMIT AVENUE

(NO PARKING)
NOT TO SCALE



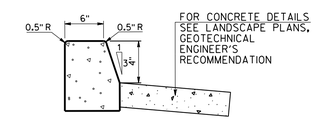
TYPICAL STREET SECTION SUMMIT AVENUE

(WITH PARKING)
NOT TO SCALE
(SOUTHERLY 303' TO POINT OF TRANSITION)



0" CURB (PVT)

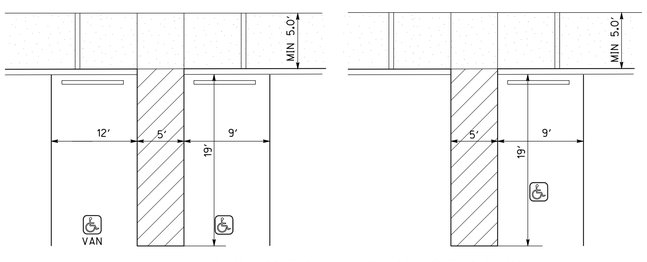
NOT TO SCALE



NOTES: SEE CITY OF SAN DIEGO STANDARD DWG G-1 FOR FURTHER DETAILS

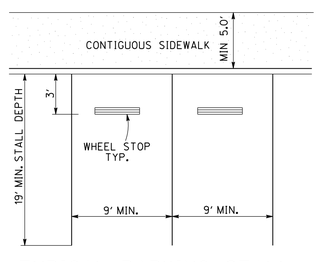
MODIFIED (TYPE G-1 CURB) 4" CURB (PVT)

NOT TO SCALE



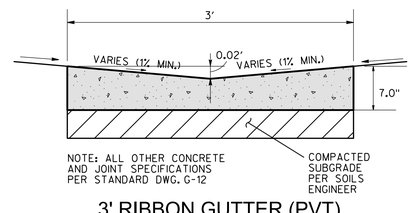
DISABLED PARKING STALL(S)

NO SCALE



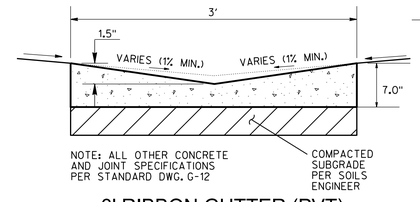
TYPICAL PARKING STALL FOR PARK SITE

NO SCALE



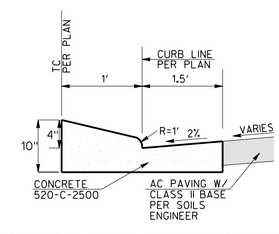
3' RIBBON GUTTER (PVT) (TYPE-1)

NOT TO SCALE



3' RIBBON GUTTER (PVT) (TYPE-2)

NOT TO SCALE



4" ROLLED CURB & GUTTER DETAIL (PVT)

NOT TO SCALE

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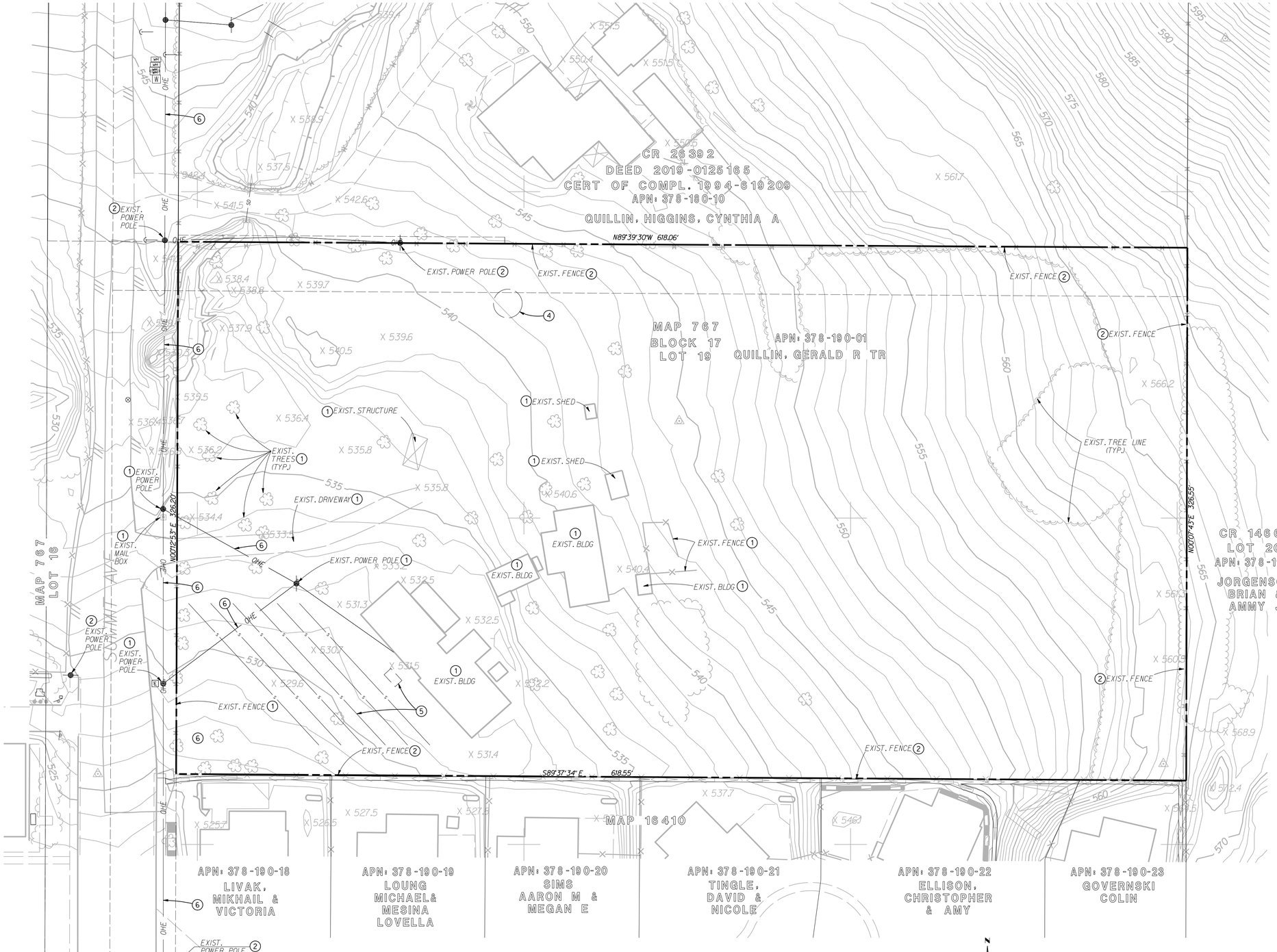
KEY MAP/DETAILS/STREET SECTIONS

SUMMIT AVENUE

City of Santee, California



CONSTRUCTION NOTES

1. TO BE REMOVED
2. PROTECT IN PLACE
3. TO BE RELOCATED
4. APPROXIMATE LOCATION OF EXISTING WATER WELL. WELL TO BE REMOVED ACCORDING TO LOCAL AND STATE REGULATIONS
5. APPROXIMATE LOCATION OF EXISTING SEPTIC SYSTEM. SEPTIC SYSTEM TO BE REMOVED ACCORDING TO LOCAL AND STATE REGULATIONS
6. EXISTING OVERHEAD TO BE REMOVED AND PLACED UNDERGROUND PER SEPARATE PERMIT

GRAPHIC SCALE 1" = 30'

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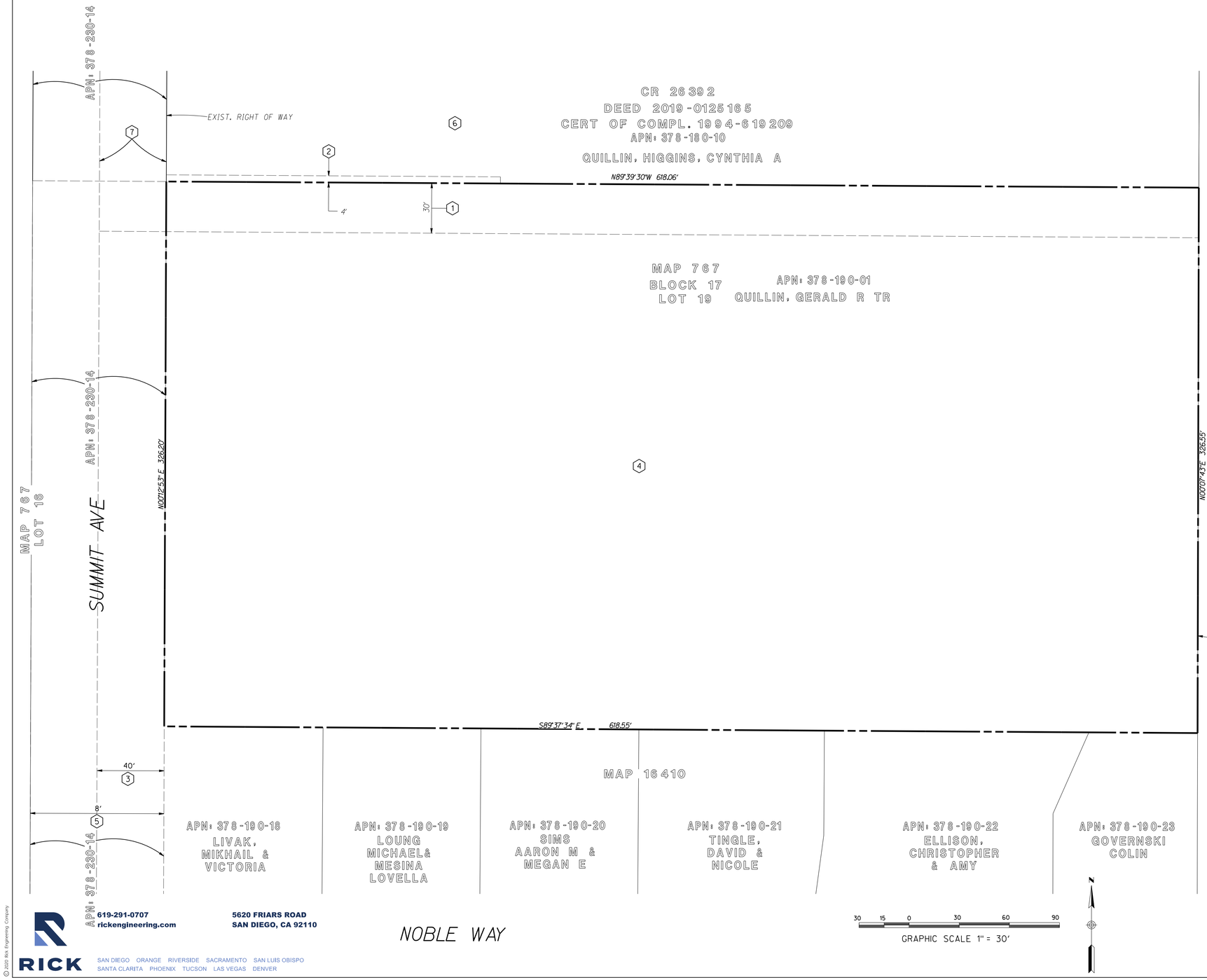
EXISTING TOPOGRAPHY

SUMMIT AVENUE

City of Santee, California



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

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PARCEL 2:

AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, UPON AND ACROSS ALL OF SUMMIT AVENUE AS SHOWN ON SAID MAP NO. 767 LYING WESTERLY OF AND ADJOINING THE WESTERLY LINES OF LOTS 19 AND 30 IN SAID BLOCK 17 AND THE NORTHERLY 40.00 FEET OF SIXTH STREET AS SHOWN ON SAID MAP NO. 767 LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID SUMMIT AVENUE AND THE SOUTHERLY PROLONGATION OF A LINE DRAWN PARALLEL WITH AND 50.00 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF LOT 28 IN SAID BLOCK 17 AND THE SOUTHERLY 40.00 FEET OF SAID SIXTH STREET LYING BETWEEN THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 4 IN BLOCK 16 OF SAID CAJON PARK AND THE NORTHERLY PROLONGATION OF THE CENTER LINE OF CENTRAL AVENUE AS SHOWN ON SAID MAP NO. 767 AND THAT PORTION OF THE EASTERLY 50.00 FEET OF SAID CENTRAL AVENUE LYING BETWEEN THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 4 IN SAID BLOCK 16 AND THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 12 IN SAID BLOCK 16.

ALL OF THE FOREGOING PORTIONS OF SAID STREET AND AVENUES HAVING BEEN VACATED AND CLOSED TO PUBLIC USE ON OCTOBER 3, 1900 BY AN ORDER OF THE BOARD OF SUPERVISORS OF SAID SAN DIEGO COUNTY AND BEING RECORDED IN BOOK 3, PAGE 95 OF SUPERVISOR'S RECORDS.

ASSESSOR'S PARCEL NUMBER: 378-190-01-00

EXISTING EASEMENTS

1. *INGRESS & EGRESS FOR ROAD & PUBLIC UTILITY PURPOSES PER DOC. NO. 68100 IN BOOK 7058, PG 273; AND DOC. NO. 68492 IN BOOK 7058, PG 26; BOTH RECORDED APRIL 29, 1958, O.R.*
2. *EASEMENT FOR POLE LINES, UNDERGROUND CONDUITS WITH THE RIGHT OF INRESS & EGRESS DOC. NO. 102822 REC. 06-19-1968*
3. *EASEMENT FOR ROAD & PUBLIC UTILITIES RESERVED IN DEED TO CYNTHIA ANNE HIGGINS DOC. 2019-0125165, O.R. REC. 4/8/2019*
4. *PARCEL 1 PER DEED RECORDED APRIL 29, 1258 AS DOC. NO. 68100 IN BOOK 7058, PG 273*
5. *PARCEL 2 PER DEED RECORDED APRIL 29, 1258 AS DOC. NO. 68100 IN BOOK 7058, PG 273*
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7. *PARCEL 2 PER DEED RECORDED APRIL 29, 1258 AS DOC. NO. 68492 IN BOOK 7058, PG 26*

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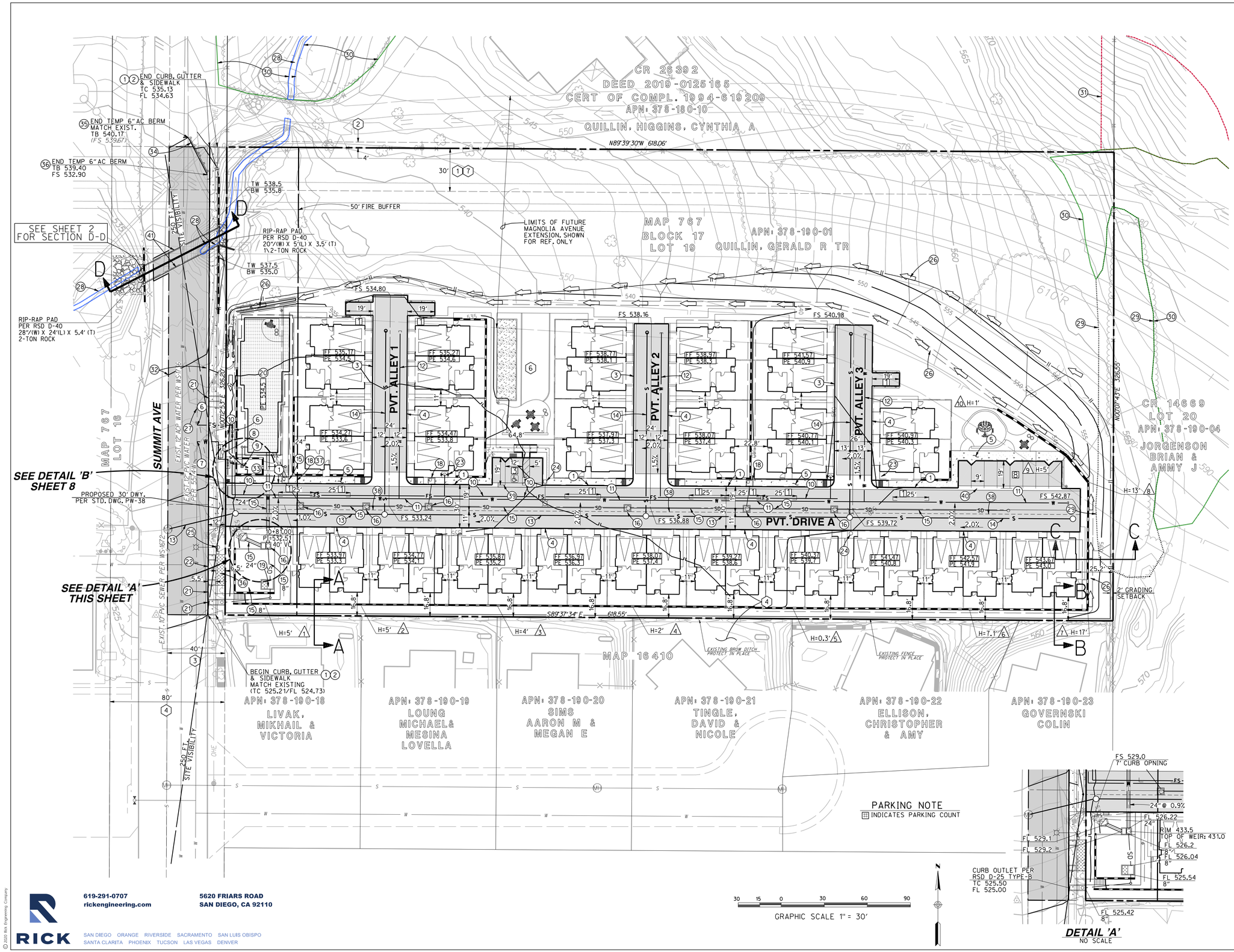
BOUNDARY/EXISTING EASEMENTS

SUMMIT AVENUE

City of Santee, California



CONSTRUCTION NOTES

1. PROPOSED 6" CURB AND GUTTER PER RSD G-02
2. PROPOSED 5' SIDEWALK PER RSD G-07
3. PROP. 4" ROLLED CURB AND GUTTER. SEE DET., SHT. 3 (PVT.)
4. PROPOSED 0" CURB (PVT.)
5. PROPOSED SIDEWALK PER RSD G-07 (PVT.)
6. PROPOSED 10" FIRE SERVICE W/10" RPDA (PVT.)
7. PROPOSED 4" DOMESTIC WATER LATERAL (PVT.)
8. PROPOSED 3" DOMESTIC WATER METER ASSEMBLY
9. PROPOSED 4" DOMESTIC WATER RP DEVICE (PVT.)
10. PROPOSED 8" FIRE SERVICE (PVT.)
11. PROPOSED 4" DOMESTIC WATER (PVT.)
12. PROPOSED 3" DOMESTIC WATER (PVT.)
13. PROPOSED 8" SEWER MAIN (PVT.)
14. PROPOSED 4" SEWER MAIN (PVT.)
15. PROP. STORM DRAIN (PVT.) (18" HDPE UNLESS NOTED OTHERWISE)
16. PROPOSED STORM DRAIN CLEAN OUT (PVT.) (RSD D-09)
17. PROPOSED STORM DRAIN INLET (PVT.) (PROVIDE "NO DUMPING" STENCILING, SEE DETAIL, SHT. 8)
18. PROPOSED STORM DRAIN TYPE-B CURB INLET (PVT.) (RSD D-09) (PROVIDE "NO DUMPING" STENCILING, SEE DETAIL, SHT. 8)
19. PROPOSED S.D. WATER QUALITY TREATMENT DEVICE (PVT.) (MODULAR WETLAND SYSTEM-MWS-L-6-8-7'-5"-V-HC)
20. PROPOSED S.D. DETENTION VAULT (PVT.)(STORM TRAP OR EQUAL)
21. PROPOSED CURB OUTLET PER RSD D-25 (PVT.)
22. PROPOSED REVERSE CURB OUTLET PER MOD. RSD D-25 (PVT.)
23. PROPOSED FIRE HYDRANT (PVT.)
24. PROPOSED STREET LIGHT (PVT.)
25. PROP. STREET LIGHTING STANDARD PER DWG. PW-20 (PUBLIC)
26. PROPOSED BROW DITCH TYPE-B (PVT.) (RSD D-75)
27. LANE TRANSITION TRAFFIC STRIPING
28. NON-VEGETATED CHANNEL (HARRIS & ASSOCIATES)
29. NON-NATIVE WOODLAND (HARRIS & ASSOCIATES)
30. DISTURBED DIEGAN COASTAL SAGE SCRUB (HARRIS & ASSOCIATES)
31. DIEGAN COASTAL SAGE SCRUB (HARRIS & ASSOCIATES)
32. LIMITS OF PROPOSED AC PAVEMENT (SUMMIT AVE.)
33. WQ TREATMENT BASIN (SEE DETAIL 'B', SHT 8)
34. PROVIDE BARRICADE PER SDRSD M-9
35. PROVIDE REFLECTIVE MARKERS OVER TOP OF PROP. AC BERM
36. GREEN STREET ELEMENT (WQ TREE WELL)
37. PROVIDE TRASH CAPTURE DEVICE
38. STRIPED CENTERLINE
39. 3' RIBBON GUTTER (TYPE-1), SEE DETAIL, SHT. 3
40. 3' RIBBON GUTTER (TYPE-2), SEE DETAIL, SHT. 3
41. 10'(W)X3'(H) BOX CULVERT PER RSD D-76 (SEE DETAILS SHT. 9)

PDMWD EASEMENT NOTE:

ALL DISTRICT FACILITIES,I.E.WATER MAINS,FIRE HYDRANTS,WATER METERS,BLOW OFF VALVES, AIR-VAC VALVES,AND ALL RELATED APPURTENANCES SHOWN HEREON WITHIN PRIVATE PROPERTY ARE TO BE LOCATED WITHIN A UTILITY EASEMENT DEDICATED TO PADRE DAM MUNICIPAL WATER DISTRICT FOR ACCESS AND MAINTENANCE TO SAID FACILITIES.SAID EASEMENT WILL BE SHOWN ON ALL FINAL CONSTRUCTION DOCUMENTS

WALL ELEVATION TABLE

X	TW	BW	X	TW	BW
1	531.1	526.5	6	549.0	541.9
2	532.9	528.1	7	560.0	543.0
3	535.1	531.4	8	556.3	543.1
4	536.5	535.1	9	548.5	543.2
5	540.0	539.7	10	542.4	542.2

EXISTING EASEMENTS

1. *INGRESS & EGRESS FOR ROAD & PUBLIC UTILITY PURPOSES PER DOC. NO. 68100 IN BOOK 7058, PG 273; AND DOC. NO. 68492 IN BOOK 7058, PG 26; BOTH RECORDED APRIL 29, 1958,O.R.*
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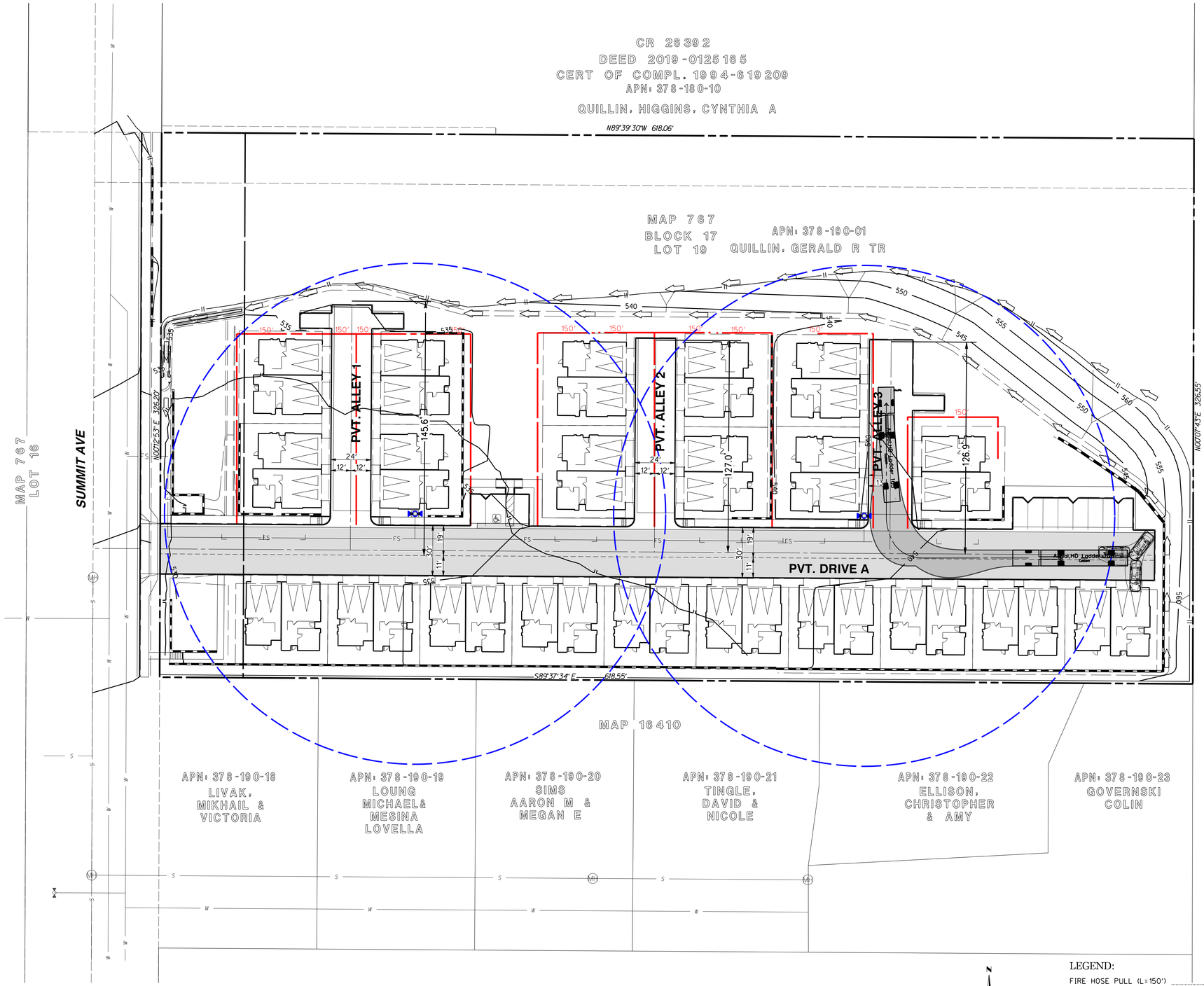
SITE

SUMMIT AVENUE

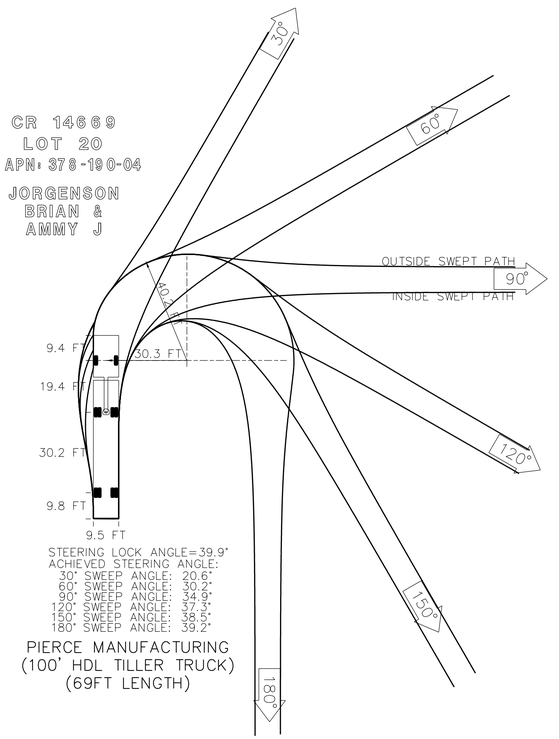
City of Santee, California



FIRE LANE NOTE

1) FIRE LANE(S) SHALL BE IDENTIFIED BY PAINTING CURBS RED WITH WHITE-STENCILED LETTERS INDICATING "NO PARKING - FIRE LANE" EVERY 30 FEET ALONG PORTIONS OF THE FIRE LANE. RED STRIPES WITH WHITE STENCILED LETTERS SHALL BE PAINTED ON THE CURB OR ASPHALT IN FRONT OF GARAGES ALONG FIRE LANES AS WELL. SIGNS INDICATING THE SAME CAN BE INSTALLED IN-LIEU OF PAINTING CURBS RED. SIGNS SHALL BE PLACED EVERY 75 FEET (OR OTHER APPROVED SPACING), PLACED IN BETWEEN THE CURB STENCILING. EXACT PLACEMENT SHALL BE APPROVED BY THE FIRE CODE OFFICIAL PRIOR TO INSTALLATION.

CR 14669
LOT 20
APN: 378-190-04
JORGENSON BRIAN & AMMY J



STEERING LOCK ANGLE=39.9°
ACHIEVED STEERING ANGLE:
30° SWEEP ANGLE: 20.6°
60° SWEEP ANGLE: 30.2°
90° SWEEP ANGLE: 34.9°
120° SWEEP ANGLE: 37.3°
150° SWEEP ANGLE: 38.5°
180° SWEEP ANGLE: 39.2°

PIERCE MANUFACTURING
(100' HDL TILLER TRUCK)
(69FT LENGTH)

GRAPHIC SCALE 1" = 30'

LEGEND:
- FIRE HOSE PULL (L=150') .....
- FIRE HYDRANT (PVT) PER WAS WF-01 .....
- RADIUS = 150' .....
- FIRE TRUCK TURNING (HOOK & LADDER) .....
- FIRE ACCESS .....

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FIRE ACCESS EXHIBIT

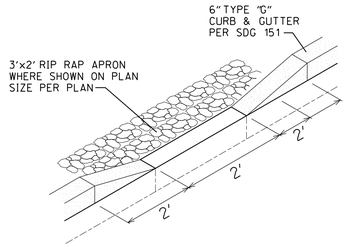
SUMMIT AVENUE

City of Santee, California

NO DUMPING DRAINS TO RIVER

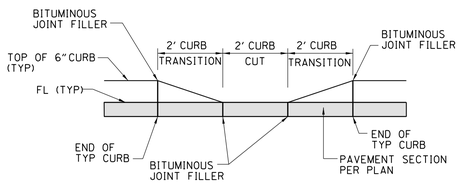
STORM DRAIN POLLUTION PREVENTION SIGNAGE

CURB OPENING DETAILS



CURB OPENING WITH RIPRAP

NO SCALE



CURB CUT & TRANSITION DETAIL

NOT TO SCALE

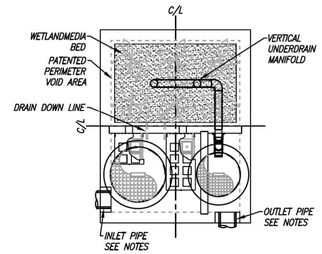
SITE SPECIFIC DATA			
PROJECT NUMBER		786234-010	
PROJECT NAME		SUMMIT AVENUE	
PROJECT LOCATION		SANTEE, CA	
STRUCTURE ID		BMP-1B	
TREATMENT REQUIRED			
VOLUME BASED (CF)		FLOW BASED (CFS)	
4,660		N/A	
TREATMENT HGL AVAILABLE (FT)			531.00
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			UPSTREAM
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	526.04	HDPE	8"
OUTLET PIPE	525.50	HDPE	8"
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION	533.00	533.00	533.00
SURFACE LOAD	PEDESTRIAN	N/A	PEDESTRIAN
FRAME & COVER	30"	OPEN PLANTER	24"
WETLANDMEDIA VOLUME (CY)			5.79
ORIFICE SIZE (DIA. INCHES)			ø0.92"
NOTES: PRELIMINARY NOT FOR CONSTRUCTION. UPSTREAM BYPASS TOP OF WEIR HEIGHT TO BE AT 531.00.			

INSTALLATION NOTES

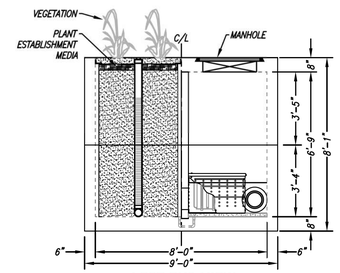
1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS' SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
4. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATERTIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL PIPES, RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO USE GROUT AND/OR BRICKS TO MATCH COVERS WITH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
6. VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
7. CONTRACTOR RESPONSIBLE FOR CONTACTING CONTECH FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A CONTECH REPRESENTATIVE.

GENERAL NOTES

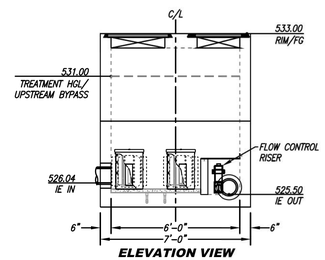
1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT CONTECH.



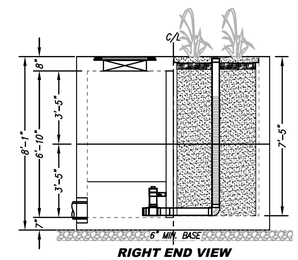
PLAN VIEW



LEFT END VIEW



ELEVATION VIEW



RIGHT END VIEW

REQUIRED TREATMENT VOLUME (CF)	4,660
DRAINDOWN DURATION (HOURS)	24
AVERAGE DISCHARGE RATE PER MWS UNIT(GPM)	23.78
OPERATING HEAD (FT)	5.5
WETLANDMEDIA INFILTRATION RATE (IN/HR) — OR	23
WETLANDMEDIA LOADING RATE (GPM/SF)	0.23

MODULAR WETLANDS — FOR PATENT INFORMATION, GO TO www.ContechES.com/IP

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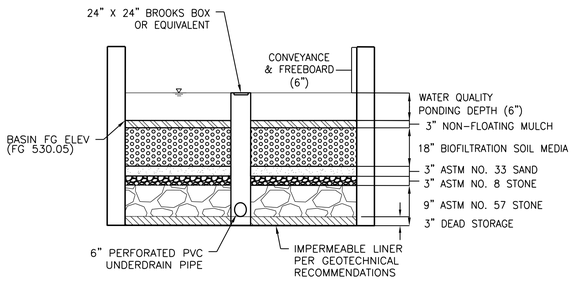
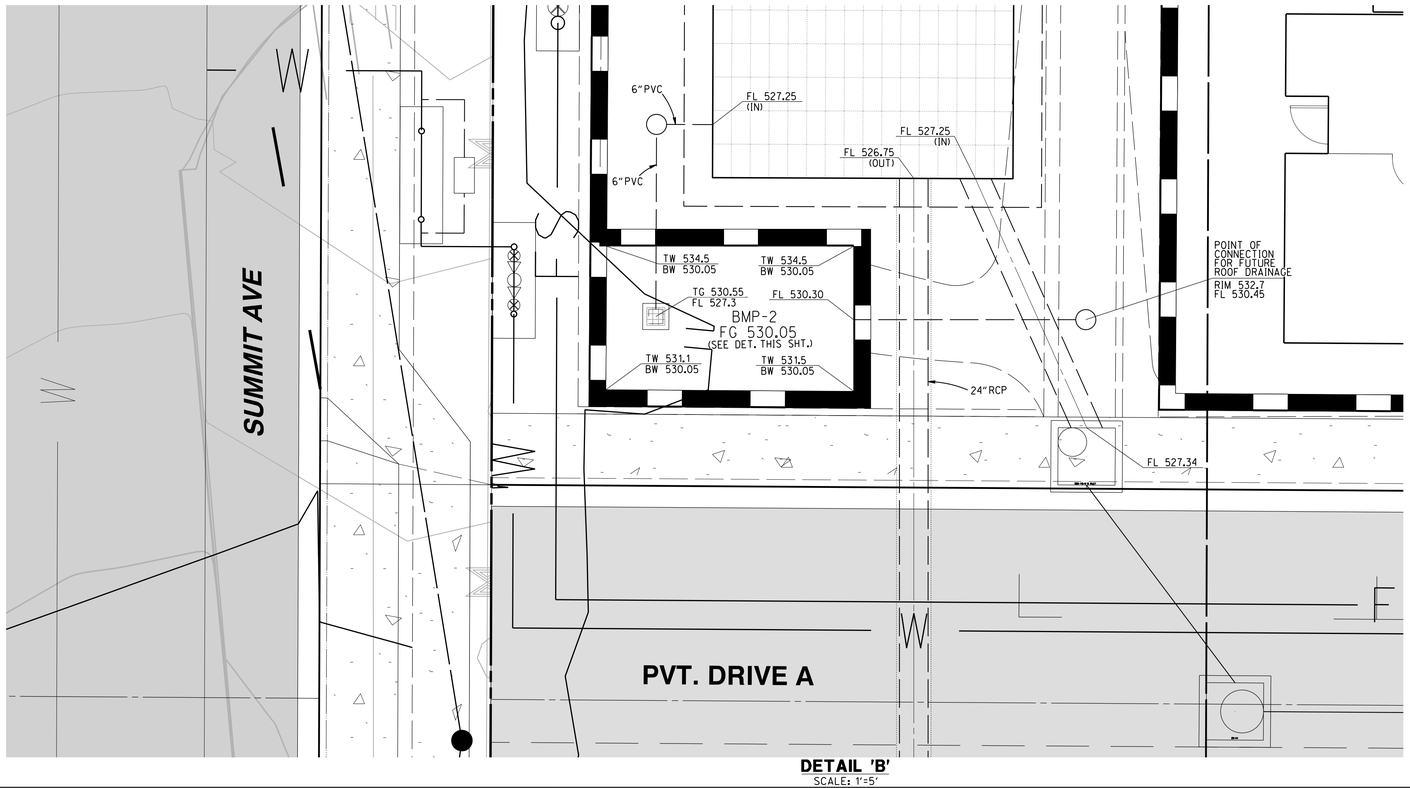
MWS-L-6-8-7'-5"-V-HC
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL



BIOFILTRATION BASIN CROSS-SECTION
BMP-2
NTS



DETAIL 'B'
SCALE: 1'=5'

TM NO. 2023-0003/DR 2023-0007

WQ TREATMENT DETAILS

SUMMIT AVENUE

City of Santee, California

8 OF 11

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\\ccp-f-fileserp-clsprojects\235\020\18871_Rancho Fanita Summit HC\117\P\DSD\4\TM\18871A_Summit Hse_TM_SHT08_MS_Det\01\4.dgn
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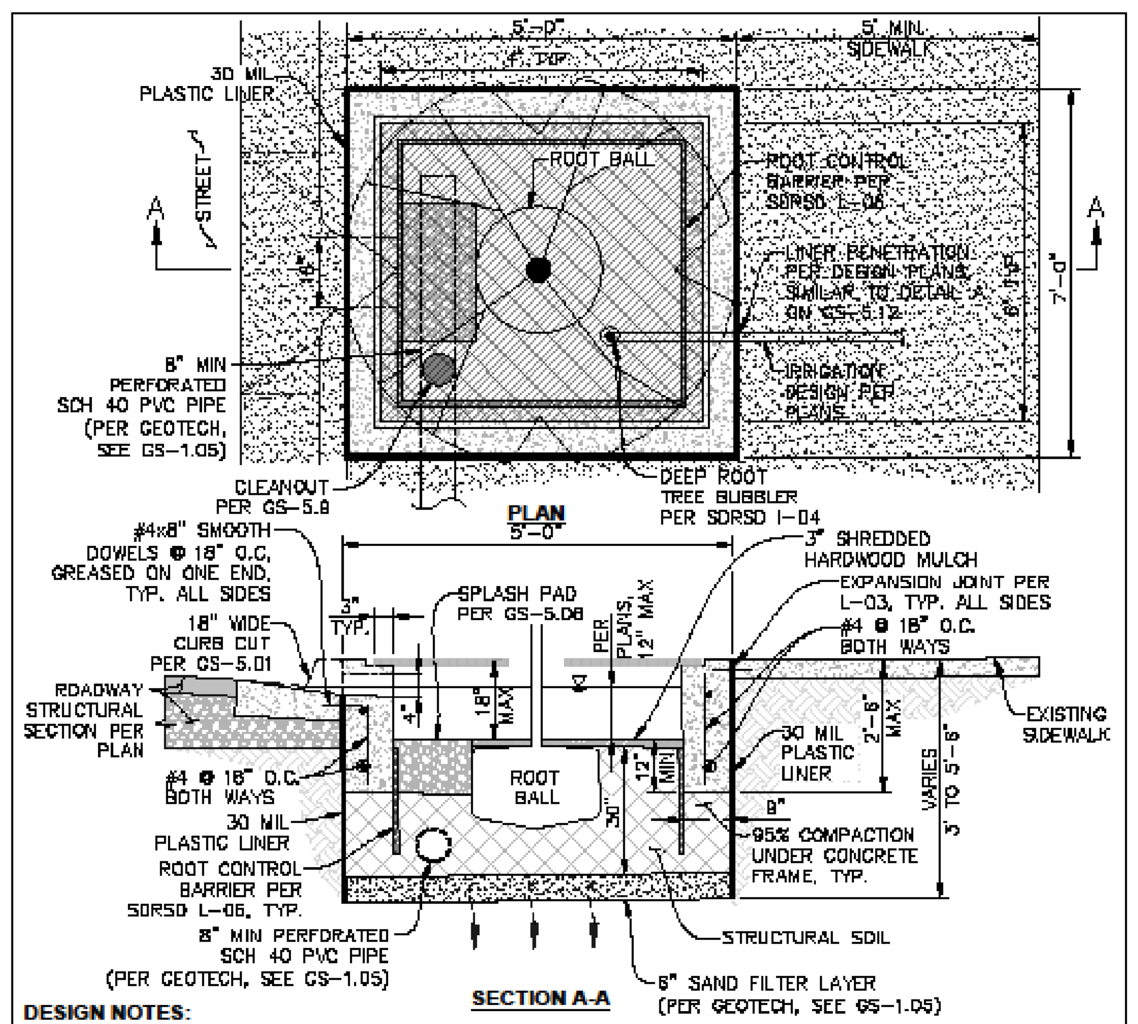


DESIGN NOTES:

1. STREET IMPROVEMENTS AND DRAINAGE STRUCTURES SHALL BE CONSTRUCTED ACCORDING TO THE LATEST SAN DIEGO REGIONAL STANDARD DRAWINGS AND CALTRANS STANDARD PLANS.
2. CONCRETE SHALL BE 520-C-2500 UNLESS OTHERWISE SPECIFIED.
3. SEE SDRSD DWG L-01 THROUGH L-06 FOR LANDSCAPING DETAILS NOT SPECIFIED HEREIN. (TREE GRATE PER SDRSD L-04).
4. MINIMUM OPEN TREE PLANTING SPACE DIMENSION 4'x8'.
5. PROVIDE 30 MIL PLASTIC LINER WHERE CONCRETE WILL BE POURED ON TOP OF STRUCTURAL SOIL.
6. SEAL PLASTIC LINER TO ADJACENT IMPROVEMENTS AND EDGE RESTRAINTS PER GS-5.15.
7. WHEN SAND FILTER LAYER IS OMITTED, PROVIDE GEOTEXTILE BENEATH THE STRUCTURAL SOIL LAYER PER PROJECT-SPECIFIC GEOTECHNICAL RECOMMENDATIONS.
8. PROPOSED SIDEWALK LOCATIONS & INTENDED ADA ROUTES PER PROJECT-SPECIFIC DESIGN PLANS.
9. FOR TREE WELL SUBSURFACE DRAINAGE TYPES, SEE DWG GS-1.05.
10. ALL STRUCTURAL SOILS ARE COMPACTED TO 95% RELATIVE COMPACTION.

DRAWING NOT TO SCALE

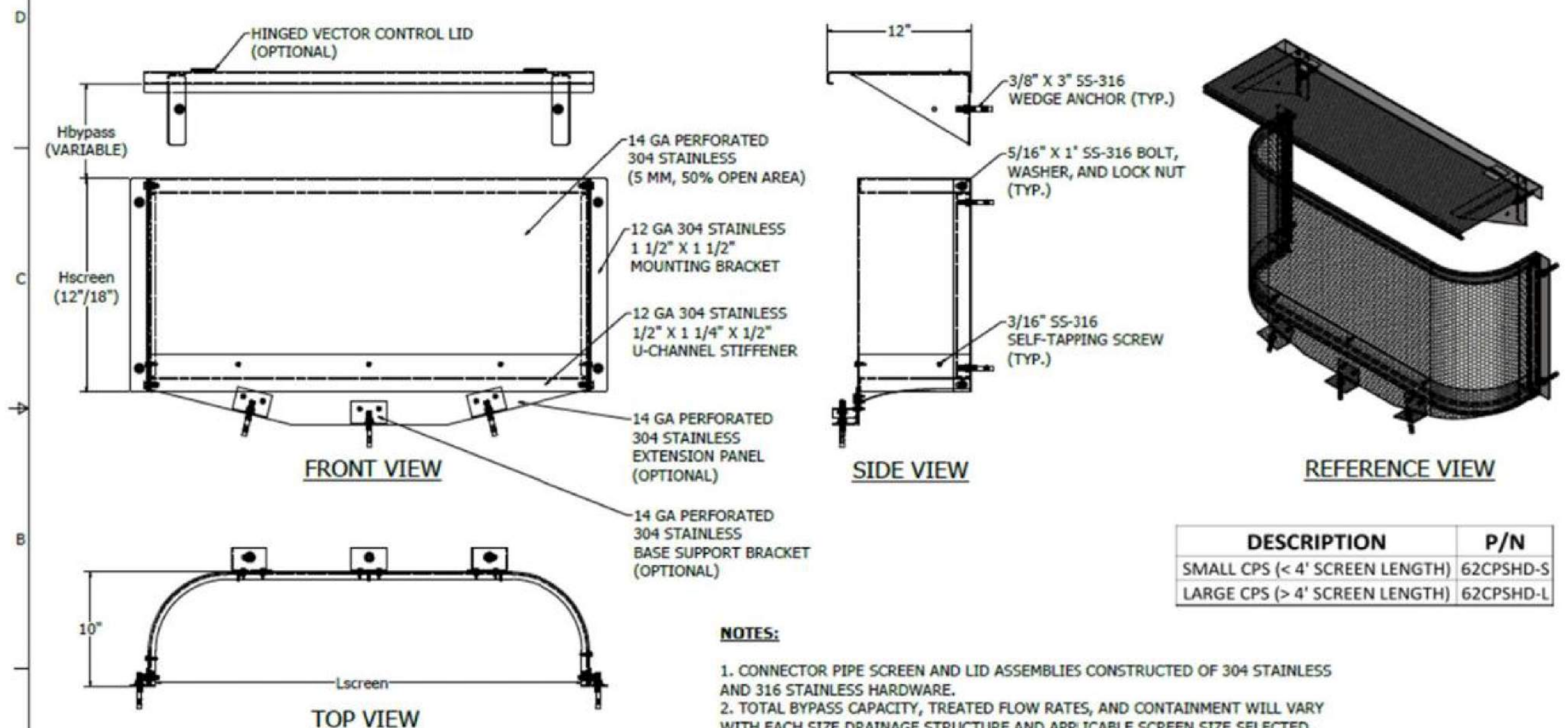
DRAWN BY: NMB CHECKED BY: KBK	SAN DIEGO COUNTY DESIGN STANDARD	REVISIONS	APPROVED	DATE
RECOMMENDED BY: CHARLES MOHRLOCK, P.E.		ORIGINAL		10-01-2019
APPROVED BY COUNTY ENGINEER	**TREE WELL GENERAL DESIGN GUIDANCE**	REVISED		03-08-2021
WILLIAM P. MORGAN, P.E. DATE: 3/15/21 R.C.E. NO. 48452, EXP 9/30/2022		DRAWING NUMBER		**GS-1.00**

SPAN 10' (ALL MEASUREMENTS IN FEET AND/OR INCHES UNLESS NOTED OTHERWISE)

	SPAN	10'																
	HEIGHT	4'		5'		6'		7'		8'			9'			10'		
	STRENGTH CLASSIFICATION	A	B	A	B	A	B	A	B	A	B	C	A	B	C	A	B	C
	MAX FILL OVER TOP	9	18	9	18	9	18	9	18	8	18	28	8	18	28	8	18	28
CONC.	TOP SLAB T_1	8	9 1/2	8 1/4	9 3/4	8 1/4	9 3/4	8 1/2	9 3/4	8 1/2	9 3/4	12 1/4	8 1/2	9 3/4	12 1/4	8 1/2	9 3/4	12 1/4
CONC.	Bottom Slab T_2	8 3/4	10 1/2	9	10 3/4	9	10 3/4	9 1/4	11	9 1/4	11	13 1/4	9 1/4	11	13 1/4	9 1/4	11	13 1/4
CONC.	Sidewalls T_3	7 1/4	9 1/2	7 1/4	9 1/2	7 1/4	9 1/2	7 1/4	9 1/2	7 1/4	9 1/2	11 1/2	8	9 1/2	11 1/2	9	9 1/2	11 1/2
REINFORCING STEEL "a"	SIZE BAR #	6	6	6	6	6	6	6	6	6	6	7	6	6	7	6	6	7
"a"	SPACING	11	8	11	8	11	8	11	8	11	8	9	11	8	9	11	8	9
"a"	LENGTH	9-5	9-8	9-5	9-8	9-5	9-8	9-5	9-8	9-5	9-8	9-9	9-6	9-8	9-9	9-5	9-8	9-9
"b"	SIZE BAR #	5	6	5	6	5	6	5	6	5	6	6	5	6	6	5	6	6
"b"	SPACING	11	8	11	8	11	8	11	8	11	8	9	11	8	9	11	8	9
"b"	DIMENSION "X"	2	2	2	2	2	2	2	2	2	2	2-6	2	2	2-6	2	2	2-6
"b"	LENGTH	3-10	4-2	3-10	4-2	3-10	4-2	3-10	4-2	3-10	4-2	4-8	3-10	4-2	4-8	3-10	4-2	4-8
"c"	SIZE BAR #	5	6	5	6	5	6	5	6	5	6	6	5	6	6	5	6	6
"c"	SPACING	11	8	11	8	11	8	11	8	11	8	9	11	8	9	11	8	9
"c"	DIMENSION "Y"	2-8	3-4	2-8	3-4	2-8	3-4	2-8	3-4	2-8	3-4	3-6	2-8	3-4	3-6	2-8	3-4	3-6
"c"	LENGTH	6-11	7-10	8-1	8-10	9-1	9-10	10-1	10-10	11-1	11-10	12-3	12-1	12-10	13-3	13-1	13-10	14-3
"c_1"	SIZE BAR #	5	6	5	6	5	6	5	6	5	6	6	5	6	6	5	6	6
"c_1"	SPACING	11	8	11	8	11	8	11	8	11	8	9	11	8	9	11	8	9
"c_1"	DIMENSION "Y"	2-8	3-4	2-8	3-4	2-8	3-4	2-8	3-4	2-8	3-4	3-6	2-8	3-4	3-6	2-8	3-4	3-6
"c_1"	LENGTH	4-7	5-8	4-7	5-8	4-7	5-8	4-7	5-8	4-7	5-8	6	4-7	5-8	6	4-7	5-8	6-2
"d" BARS	TOP SLAB-NO. OF	9	5	9	5	9	5	9	5	9	5	5	9	5	5	9	5	5
"d" BARS	BOTTOM SLAB-NO. OF	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
"e" BARS	SPACING	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18
SPACERS	TOTAL NUMBER	32		34		36		40		40			44			48		
QUAN.	CONCRETE: C.Y. PER LIN. FT.	0.75	0.94	0.82	1.08	0.86	1.08	0.92	1.15	0.97	1.21	1.50	1.06	1.26	1.57	1.18	1.32	1.65
QUAN.	REINFORCING LBS. PER LIN. FT.	143	221	148	228	154	235	160	244	164	250	265	170	259	273	178	267	281

NOTE
FOR BOXES OF HEIGHT LESS THAN THAT SHOWN IN TABLE, USE NEXT GREATER TABLE HEIGHT SLABS, WALL DIMENSIONS AND REINFORCING STEEL. MAKE CHANGES TO BAR LENGTHS AND NUMBER OF SPACERS AND QUANTITIES AS NECESSARY.

Revision	By	Approved	Date	SAN DIEGO REGIONAL STANDARD DRAWING	RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
ORIGINAL		A.Kercheval	12/75	**SINGLE BOX CULVERT DETAILS No.1**	03/24/2022 Chairperson R.C.E. 52241 Date
Edited	T.R.	T. Regello	10/15		DRAWING NUMBER **D-76E**
Edited	M.W.	M. Widelski	10/18		
Reviewed	RP	S. Engeda	03/22		



DESCRIPTION	P/N
SMALL CPS (< 4' SCREEN LENGTH)	62CPSHD-S
LARGE CPS (> 4' SCREEN LENGTH)	62CPSHD-L

NOTES:

1. CONNECTOR PIPE SCREEN AND LID ASSEMBLIES CONSTRUCTED OF 304 STAINLESS AND 316 STAINLESS HARDWARE.
2. TOTAL BYPASS CAPACITY, TREATED FLOW RATES, AND CONTAINMENT WILL VARY WITH EACH SIZE DRAINAGE STRUCTURE AND APPLICABLE SCREEN SIZE SELECTED.
3. UPON ORDERING, A CPS ORDER FORM MUST BE COMPLETED DICTATING SPECIFIC MODEL SIZING, OPTIONAL COMPONENTS/FEATURES, AND INLET IDENTIFICATION.
4. VECTOR CONTROL HINGED LIDS, EXTENSION PANELS (FOR UNEVEN, TROUGHED, OR SLOPED FLOORS), AND BASE SUPPORT BRACKETS OPTIONAL OR WHEN REQUIRED.
5. CPS ARE NOT APPLICABLE FOR MANHOLES OR BASINS WITH SUMPS.
6. FOR WRITTEN SPECIFICATIONS, INSTALLATION, AND MAINTENANCE GUIDELINES VISIT WWW.ADSPIPE.COM.

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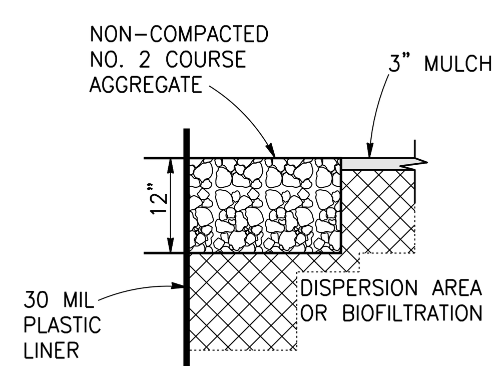
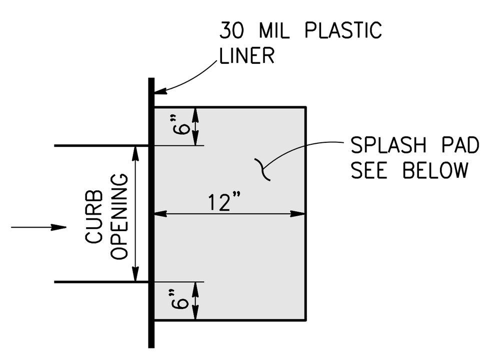
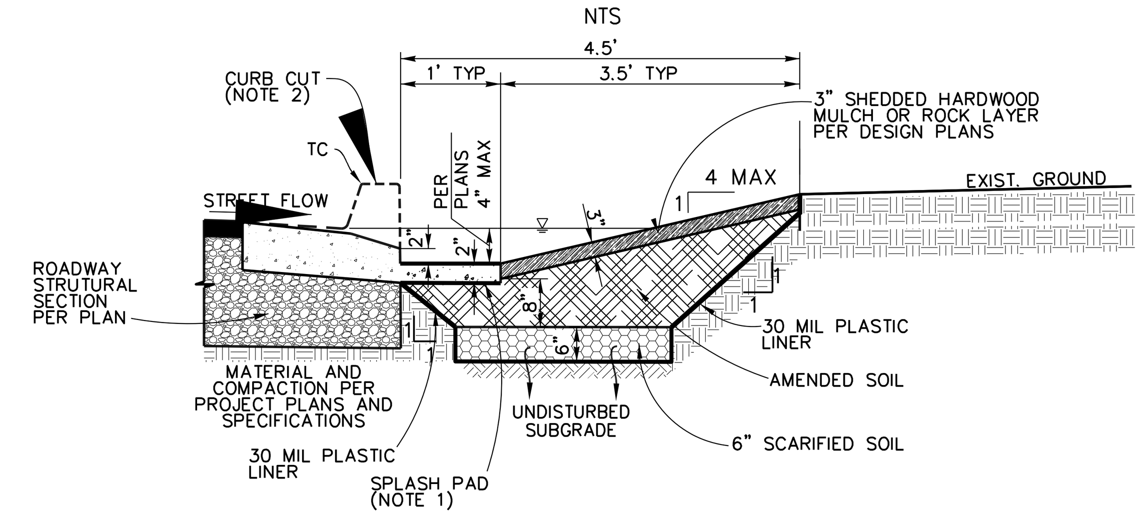
C 06/16/2023 ADS FLEXSTORM CPS-U A





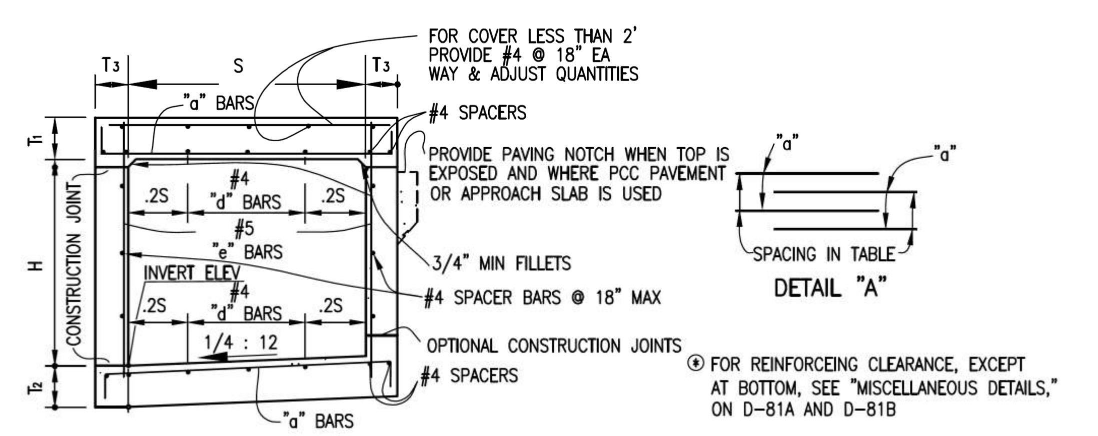
BIOFILTRATION BASINS & DISPERSION AREAS
NTS



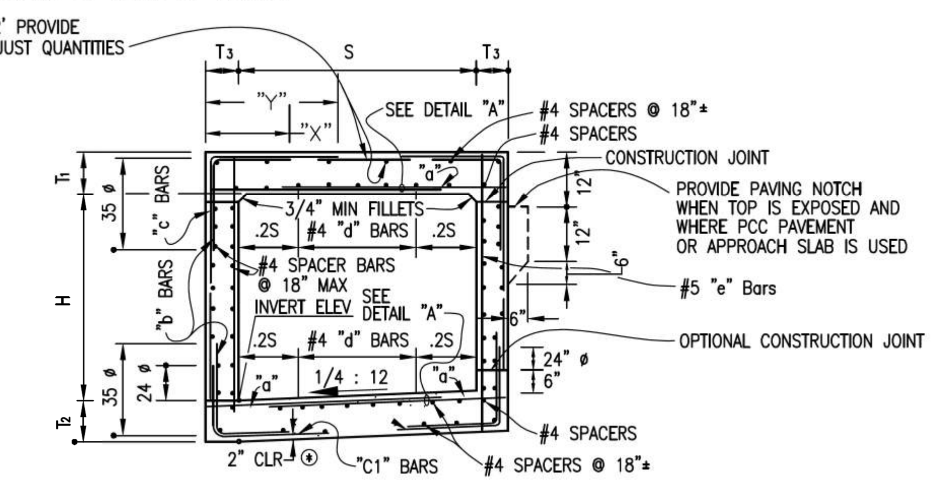
NOTES:

1. NON-COMPACTED NO. 2 COURSE AGGREGATE SEE DETAIL, THIS SHEET
2. CURB-CUT SEE DETAIL, THIS SHEET

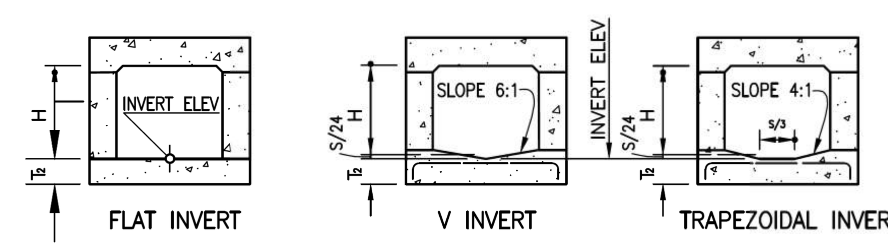
GREEN STREET ELEMENT SECTION
NTS



TYPICAL SECTIONS 2' THRU 6' SPANS

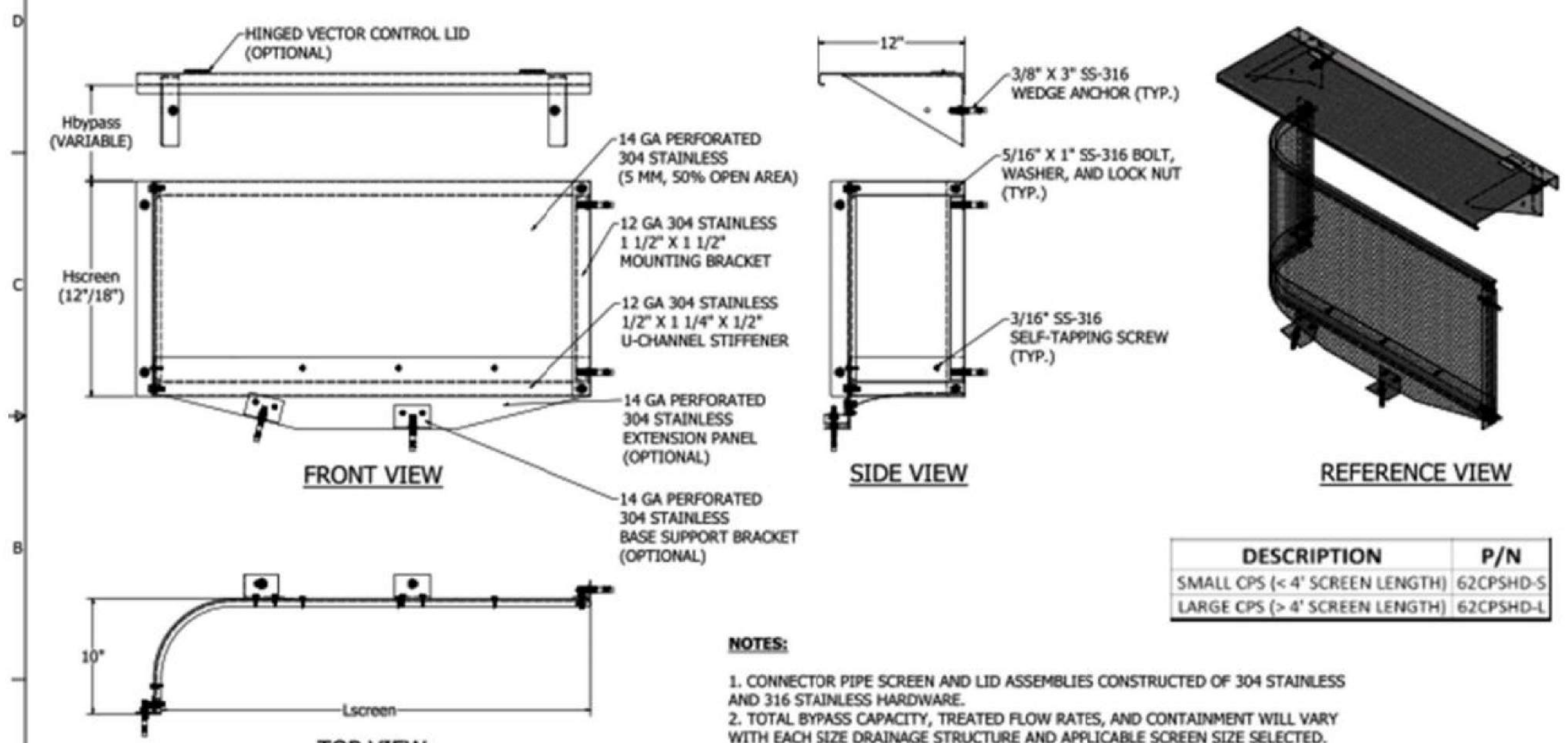


TYPICAL SECTIONS 7' THRU 12' SPANS



ALTERNATIVE INVERTS
(WHEN SPECIFIED ON PLANS)

Revision	By	Approved	Date	SAN DIEGO REGIONAL STANDARD DRAWING	RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE
ORIGINAL		Kercheval	12/75	**SINGLE BOX CULVERT DETAILS NO.2**	03/24/2022 Chairperson R.C.E. 52241 Date
Edited	T.R.	T. Regello	10/15		DRAWING NUMBER **D-76G**
Edited	M.W.	M. Widelski	10/18		
Reviewed	RP	S. Engeda	03/22		



DESCRIPTION	P/N
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C 06/16/2023 ADS FLEXSTORM CPS-L A

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WQ TREATMENT DETAILS

SUMMIT AVENUE

City of Santee, California

\\cp.rickeng.com\projects\C19500\19877_WarmingtonSummit\Civil\PlanSets\TM\19877A_SummitAve_TM_SHT09_WQ_Details.dgn
\\cp.rickeng.com\projects\C19500\19877_WarmingtonSummit\Civil\PlanSets\TM\SD CorpStds 2005.dscript
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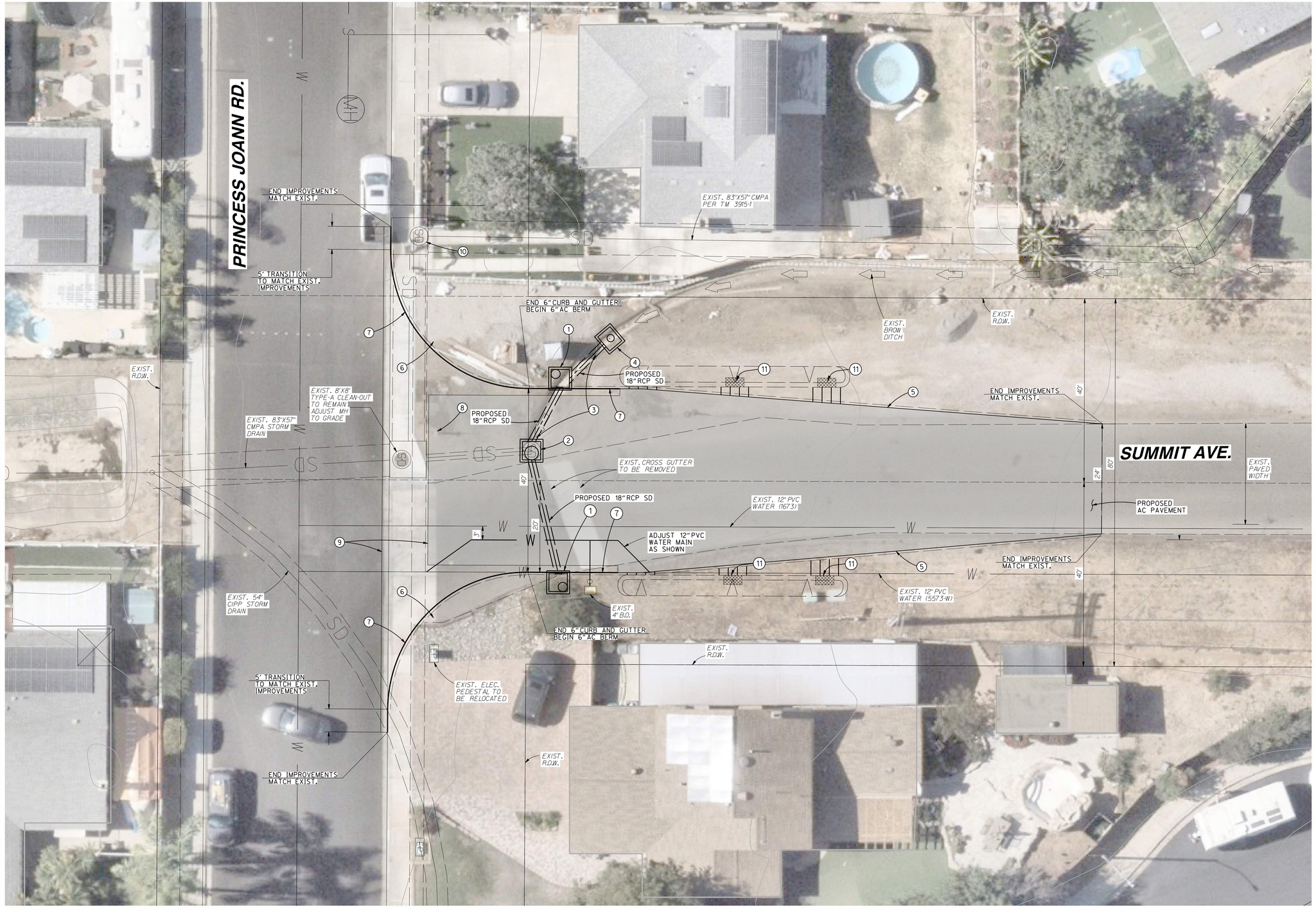

CONSTRUCTION NOTES

1. PROPOSED TYPE-B INLET PER RSD D-02
2. EXIST. TYPE-F CATCH BASIN TO BE REMOVED, REPLACE WITH TYPE-A4 C.O. PER RSD D-09
3. PORTION OF EXIST. BROW DITCH TO BE REMOVED
4. PROPOSED TYPE-F CATCH BASIN PER RSD D-07
5. PROPOSED TEMPORARY 6" AC BERM
6. PROPOSED TYPE-A CURB RAMP PER RSD G-27A
7. PROPOSED 6" CURB AND GUTTER PER RSD G-02
8. EXIST. STREET SIGN TO BE RELOCATED
9. PROPOSED CROSS-GUTTER PER RSD G-12
10. EXIST. 9' TYPE-B INLET TO REMAIN
11. PROPOSED "GREEN STREET ELEMENT" SEE DETAILS, SHEET 15

GRAPHIC SCALE 1" = 10'

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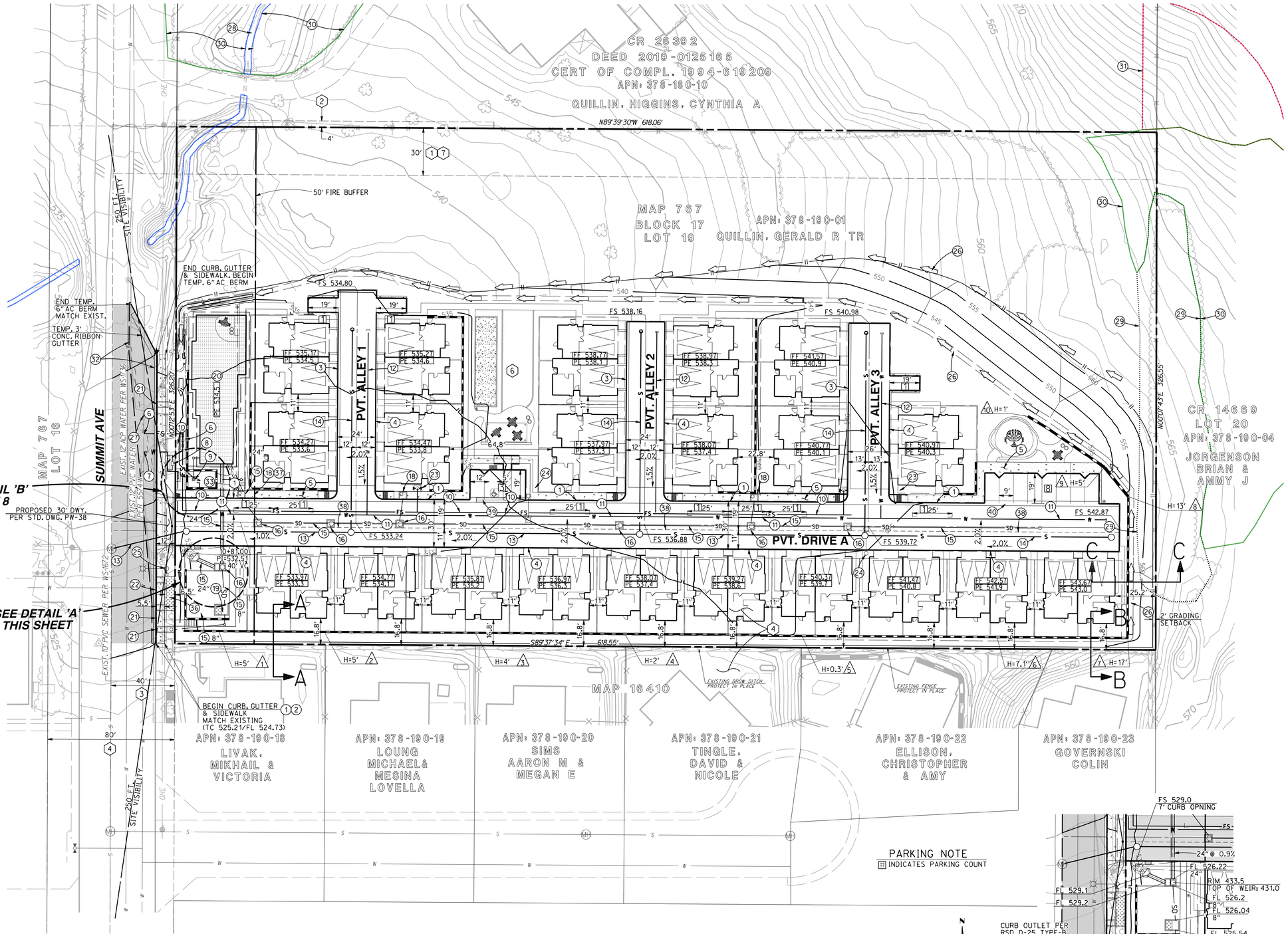
INTERSECTION IMPROVEMENTS

SUMMIT AVENUE



CONSTRUCTION NOTES

1. PROPOSED 6" CURB AND GUTTER PER RSD G-02
2. PROPOSED 5' SIDEWALK PER RSD G-07
3. PROP. 4" ROLLED CURB AND GUTTER. SEE DET., SHT. 3 (PVT.)
4. PROPOSED 0" CURB (PVT.)
5. PROPOSED SIDEWALK PER RSD G-07 (PVT.)
6. PROPOSED 10" FIRE SERVICE W/10" RPDA (PVT.)
7. PROPOSED 4" DOMESTIC WATER LATERAL (PVT.)
8. PROPOSED 3" DOMESTIC WATER METER ASSEMBLY
9. PROPOSED 4" DOMESTIC WATER RP DEVICE (PVT.)
10. PROPOSED 8" FIRE SERVICE (PVT.)
11. PROPOSED 4" DOMESTIC WATER (PVT.)
12. PROPOSED 3" DOMESTIC WATER (PVT.)
13. PROPOSED 8" SEWER MAIN (PVT.)
14. PROPOSED 4" SEWER MAIN (PVT.)
15. PROP. STORM DRAIN (PVT.) (18" HDPE UNLESS NOTED OTHERWISE)
16. PROPOSED STORM DRAIN CLEAN OUT (PVT.) (RSD D-09)
17. PROPOSED STORM DRAIN INLET (PVT.) (PROVIDE "NO DUMPING" STENCILING, SEE DETAIL, SHT. 8)
18. PROPOSED STORM DRAIN TYPE-B CURB INLET (PVT.) (RSD D-09) (PROVIDE "NO DUMPING" STENCILING, SEE DETAIL, SHT. 8)
19. PROPOSED S.D. WATER QUALITY TREATMENT DEVICE (PVT.) (MODULAR WETLAND SYSTEM-MWS-L-6-8-7'-5"-V-HC)
20. PROPOSED S.D. DETENTION VAULT (PVT.)(STORM TRAP OR EQUAL)
21. PROPOSED CURB OUTLET PER RSD D-25 (PVT.)
22. PROPOSED REVERSE CURB OUTLET PER MOD. RSD D-25 (PVT.)
23. PROPOSED FIRE HYDRANT (PVT.)
24. PROPOSED STREET LIGHT (PVT.)
25. PROP. STREET LIGHTING STANDARD PER DWG. PW-20 (PUBLIC)
26. PROPOSED BROW DITCH TYPE-B (PVT.) (RSD D-75)
27. LANE TRANSITION TRAFFIC STRIPING
28. NON-VEGETATED CHANNEL (HARRIS & ASSOCIATES)
29. NON-NATIVE WOODLAND (HARRIS & ASSOCIATES)
30. DISTURBED DIEGAN COASTAL SAGE SCRUB (HARRIS & ASSOCIATES)
31. DIEGAN COASTAL SAGE SCRUB (HARRIS & ASSOCIATES)
32. LIMITS OF PROPOSED AC PAVEMENT (SUMMIT AVE.)
33. WQ TREATMENT BASIN (SEE DETAIL 'B', SHT 8)
34. PROVIDE BARRICADE PER SDRSD M-9
35. PROVIDE REFLECTIVE MARKERS OVER TOP OF PROP. AC BERM
36. GREEN STREET ELEMENT (WQ TREE WELL)
37. PROVIDE TRASH CAPTURE DEVICE
38. STRIPED CENTERLINE
39. 3' RIBBON GUTTER (TYPE-1), SEE DETAIL, SHT. 3
40. 3' RIBBON GUTTER (TYPE-2), SEE DETAIL, SHT. 3

PDMWD EASEMENT NOTE:

ALL DISTRICT FACILITIES, I.E. WATER MAINS, FIRE HYDRANTS, WATER METERS, BLOW OFF VALVES, AIR-VAC VALVES, AND ALL RELATED APPURTENANCES SHOWN HEREON WITHIN PRIVATE PROPERTY ARE TO BE LOCATED WITHIN A UTILITY EASEMENT DEDICATED TO PADRE DAM MUNICIPAL WATER DISTRICT FOR ACCESS AND MAINTENANCE TO SAID FACILITIES. SAID EASEMENT WILL BE SHOWN ON ALL FINAL CONSTRUCTION DOCUMENTS

WALL ELEVATION TABLE

#	TW	BW	#	TW	BW
1	531.1	526.5	6	549.0	541.9
2	532.9	528.1	7	560.0	543.0
3	535.1	531.4	8	556.3	543.1
4	536.5	535.1	9	548.5	543.2
5	540.0	539.7	10	542.4	542.2

EXISTING EASEMENTS

1. *INGRESS & EGRESS FOR ROAD & PUBLIC UTILITY PURPOSES PER DOC. NO. 68100 IN BOOK 7058, PG 273; AND DOC. NO. 68492 IN BOOK 7058, PG 26; BOTH RECORDED APRIL 29, 1958, O.R.*
2. *EASEMENT FOR POLE LINES, UNDERGROUND CONDUITS WITH THE RIGHT OF INRESS & EGRESS DOC. NO. 102822 REC. 06-19-1968*
3. *EASEMENT FOR ROAD & PUBLIC UTILITIES RESERVED IN DEED TO CYNTHIA ANNE HIGGINS DOC. 2019-0125165, O.R. REC. 4/8/2019*
4. *PARCEL 1 PER DEED RECORDED APRIL 29, 1258 AS DOC. NO. 68100 IN BOOK 7058, PG 273*
5. *PARCEL 2 PER DEED RECORDED APRIL 29, 1258 AS DOC. NO. 68100 IN BOOK 7058, PG 273*
6. *PARCEL 1 PER DEED RECORDED APRIL 29, 1258 AS DOC. NO. 68492 IN BOOK 7058, PG 26*
7. *PARCEL 2 PER DEED RECORDED APRIL 29, 1258 AS DOC. NO. 68492 IN BOOK 7058, PG 26*

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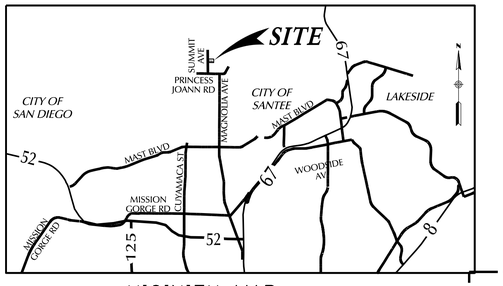
INTERIM SUMMIT AVENUE IMPROVEMENTS

SUMMIT AVENUE

City of Santee, California

SITE PLAN (DR 2023-0007)
SUMMIT AVENUE SITE MULTIFAMILY



VICINITY MAP

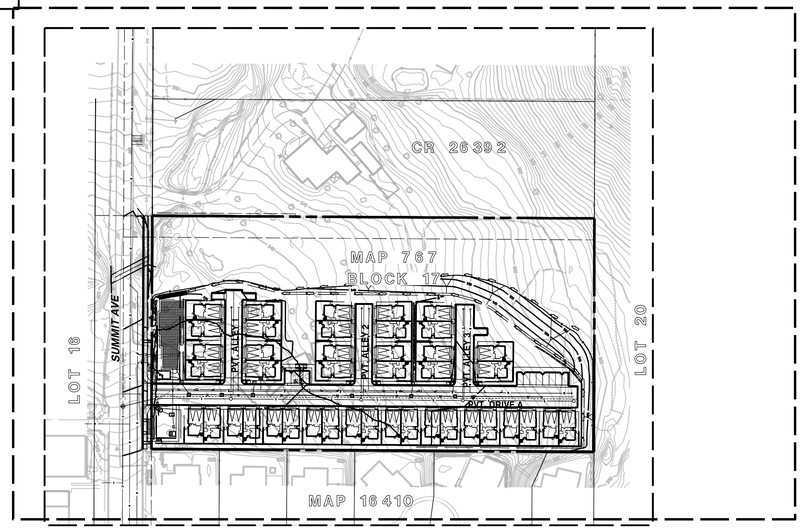
NO SCALE

LEGEND

PROJECT BOUNDARY
EXIST TOPO CONTOUR
LOT LINE
FINISH FLOOR ELEVATION FF 538.67
PAD ELEVATION PE 538.0
RESIDENTIAL BLDG NUMBER 5
RESIDENTIAL UNIT NUMBER 1
SD CLEANOUT
SD INLET
PVT STORM DRAIN SD
PVT SEWER MAIN (8") S

QUANTITIES

PVT SEWER MANHOLE ..... 5 EA.
WATER MAIN W ..... 1,000 LF
FIRE HYDRANT ..... 2 EA.
WATER SERVICE AND METER ..... 50 EA.
SLOPE (2:1 MAX.)
STREET GRADIENT 2%
STREET ELEVATION 537.3
BROW DITCH
RETAINING WALL
TOP OF WALL ELEVATION TW
FINISHED SURFACE ELEVATION FS
PARKING SPACES 5
EXISTING CONCRETE
EXISTING PAVEMENT



DEVELOPMENT SUMMARY

1. GROSS PROJECT AREA: 4.65 AC
2. NET PROJECT AREA: 2.89 AC
3. NUMBER OF EXISTING LOTS: 1
4. NUMBER OF RESIDENTIAL DU'S = 42
5. DENSITY = 9 DU/DA (42 DU/4.65 AC)
6. EXISTING GENERAL PLAN DESIGNATION: R7 (MEDIUM DENSITY RESIDENTIAL)
7. EXISTING/PROPOSED ZONING: R7 (7-14 DU/AC)
8. PRESENT LAND USE: SINGLE FAMILY DETACHED
9. PROPOSED LAND USE: RESIDENTIAL
10. SETBACKS:
    FRONT: 20 FT
    INTERIOR SIDE: 10 FT
    EXTERIOR SIDE: 10 FT
    REAR: 10 FT
11. PRIVATE OPEN SPACE
    REQUIRED: 100 SF/DU X 42 DU = 4,200 SF
    PROVIDED: 19,578 SF
12. COMMON OPEN SPACE
    REQUIRED: 150 SF/DU X 42 DU = 6,300 SF
    ACTIVE COMMON O.S. PROVIDED: 11,602 SF
    PASSIVE COMMON O.S. PROVIDED: 30,807 SF
    TOTAL COMMON O.S. PROVIDED: 42,409 SF
13. PARKING
    RESIDENTAIL PARKING (GARAGE)
        REQUIRED: 2 SPACES / DU X 42 DU'S = 84 SPACES
        PROVIDED: 84 SPACES
    GUEST PARKING:
        REQUIRED: 1 SPACE / 4 DU'S = 11 SPACES
        PROVIDED: 21 SPACES
14. LOT COVERAGE

    GROSS AREA: 4.65 AC (202,554 SF)
    (DEVELOPED LOT)
    BUILDING FOOTPRINT:
    DUPLEXES
    B200 (1,746 SF) X 21: 36,666 SF
    TOTAL BUILDING FOOTPRINT: 36,666 SF

    LOT COVERAGE: (36,666 SF/202,554 SF) = 18% < 55% MAX.

SHEET INDEX

SHEET 1 TITLE
SHEET 2 KEY MAP, DETAILS
SHEET 3 DETAILS & STREET SECTIONS
SHEET 4 TYPICAL BUILDINGS
SHEET 5 SITE SECTIONS
SHEET 6 SITE
SHEET 7 OPEN SPACE EXHIBIT

CONDOMINIUM STATEMENT

THIS IS A MAP OF A RESIDENTIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE STATE OF CALIFORNIA CIVIL CODE.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 19 IN BLOCK 17 OF CAJON PARK, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 767 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 27, 1893, WHICH LIES NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 19 WHICH IS DISTANT THEREON SOUTH 0°02'02" EAST, 326.62 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 89°55'45" EAST, 658.48 FEET TO A POINT ON THE EAST LINE OF SAID LOT 19 WHICH IS DISTANT THEREON SOUTH 0°02'26" EAST, 326.74 FEET FROM THE NORTHEAST CORNER OF SAID LOT.

EXPRESSLY EXCEPTING ANY PORTION OF SUMMIT AVENUE LYING WESTERLY OF AND ADJOINING SAID LOT 19.

PARCEL 2:

AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, UPON AND ACROSS ALL OF SUMMIT AVENUE AS SHOWN ON SAID MAP NO. 767 LYING WESTERLY OF AND ADJOINING THE WESTERLY LINES OF LOTS 19 AND 30 IN SAID BLOCK 17 AND THE NORTHERLY 40.00 FEET OF SIXTH STREET AS SHOWN ON SAID MAP NO. 767 LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID SUMMIT AVENUE AND THE SOUTHERLY PROLONGATION OF A LINE DRAWN PARALLEL WITH AND 50.00 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF LOT 28 IN SAID BLOCK 17 AND THE SOUTHERLY 40.00 FEET OF SAID SIXTH STREET LYING BETWEEN THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 4 IN BLOCK 16 OF SAID CAJON PARK AND THE NORTHERLY PROLONGATION OF THE CENTER LINE OF CENTRAL AVENUE AS SHOWN ON SAID MAP NO. 767 AND THAT PORTION OF THE EASTERLY 50.00 FEET OF SAID CENTRAL AVENUE LYING BETWEEN THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 4 IN SAID BLOCK 16 AND THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 12 IN SAID BLOCK 16.

ALL OF THE FOREGOING PORTIONS OF SAID STREET AND AVENUES HAVING BEEN VACATED AND CLOSED TO PUBLIC USE ON OCTOBER 3, 1900 BY AN ORDER OF THE BOARD OF SUPERVISORS OF SAID SAN DIEGO COUNTY AND BEING RECORDED IN BOOK 3, PAGE 95 OF SUPERVISOR'S RECORDS.

ASSESSOR'S PARCEL NUMBER: 378-190-01-00

PUBLIC UTILITIES

WATER (PUBLIC)	PADRE DAM MUNICIPAL WATER DISTRICT
SEWER	PADRE DAM MUNICIPAL WATER DISTRICT
STORM DRAIN	(PRIVATE)
GAS & ELECTRIC	SDG&E
CABLE T.V.	COX CABLE
POLICE & FIRE	CITY OF SANTEE
SCHOOL DISTRICT	GROSSMONT UNION HIGH SCHOOL DISRICT SANTEE ELEMENTARY SCHOOL DISTRICT

TOPOGRAPHY

TOPO SOURCE: TOPO SOURCE RICK ENGINEERING COMPANY
FLOWN: JULY 24, 2023
DATUM: NGVD 29

BASIS OF BEARINGS:

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 6, BASED UPON THE GRID BEARING BETWEEN GPS STATIONS 1017 AND 2122, AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON JULY 13, 2023 PER RECORD OF SURVEY 11252.

I.E. GPS STATION 1017 TO 2022: S 89°37'26"E 1720.69' (GRID)

BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE STANDARD STREET SURVEY MONUMENT STAMPED "RCE 18010" PER MAP 10225 AT THE CENERLINE INTERSECTION OF PRINCESS JOANN RD. & KEITH ST. ELEVATION: 505.42 MSLD

REGISTERED PROFESSIONAL ENGINEER KAREN S. VAN ERT No. 56991 CIVIL STATE OF CALIFORNIA

ENGINEER OF WORK

RICK ENGINEERING CO.
5620 FRIARS RD
SAN DIEGO, CA 92110
PH. (619) 291-0707

10/25/2024
KAREN S. VAN ERT DATE
R.C.E. NO. 56991
EXP. 6-30-2025

OWNER/AUTHORIZED AGENT

WARMINGTON RESIDENTIAL CALIFORNIA INC.
3090 PULLMAN STREET
COSTA MESA, CALIFORNIA 92626
PHONE: (714) 434-4416

03/18/2025
MATTHEW ESQUIVEL DATE
PROJECT MANAGER
WARMINGTON RESIDENTIAL CALIFORNIA INC.

NO.	REVISIONS	DATE	BY
1	1ST SITE PLAN SUBMITTAL	11/03/23	REC
2	2ND SITE PLAN SUBMITTAL	02/01/24	REC
3	3RD SITE PLAN SUBMITTAL	04/25/24	REC
4	4TH SITE PLAN SUBMITTAL	12/20/24	REC
5	5TH SITE PLAN SUBMITTAL	03/17/25	REC

SITE PLAN (DR 2023-0007)

SUMMIT AVENUE

City of Santee, California

1 OF 7

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SAN DIEGO, CA 92110

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SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

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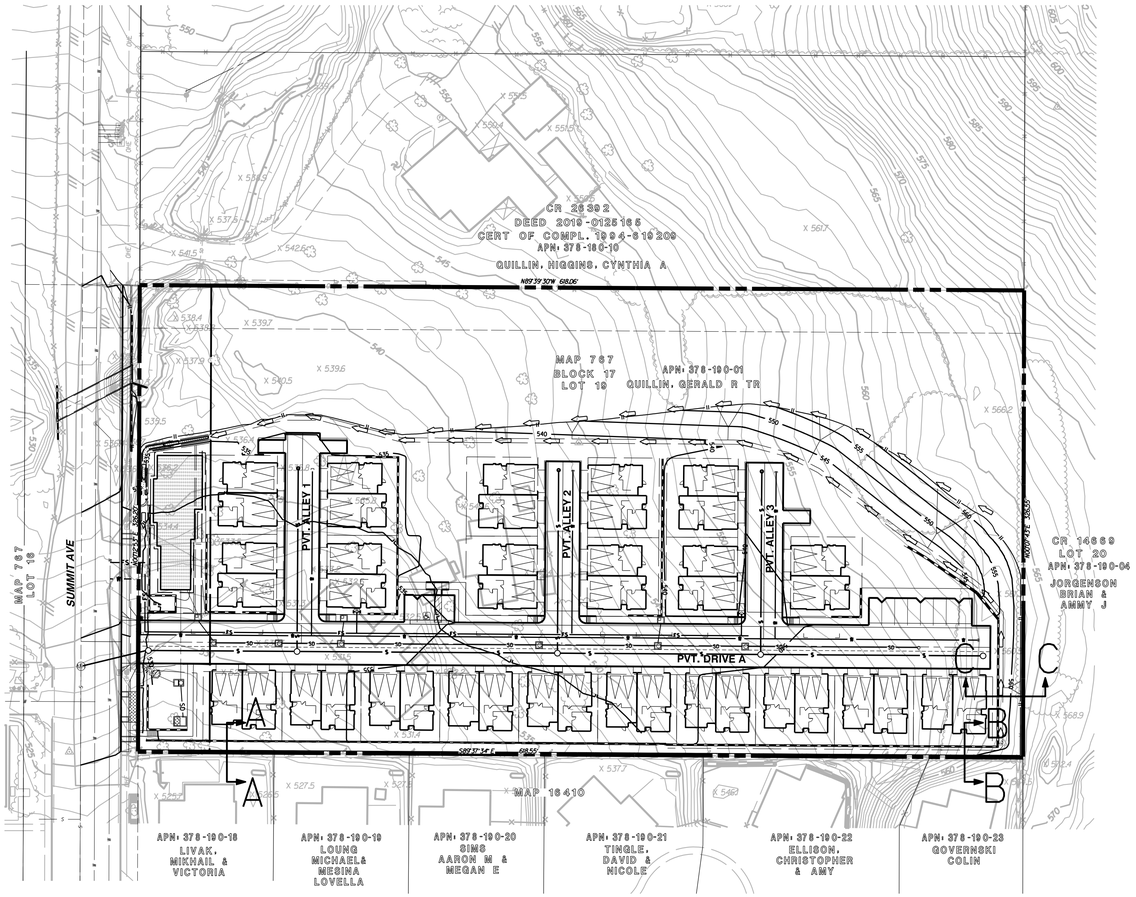
18 MAR 2025 11:49



KEY MAP

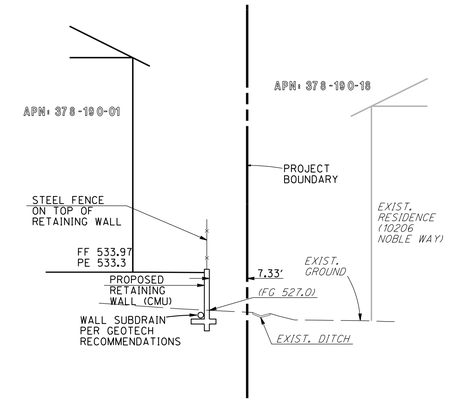
50 25 0 50 100 150

GRAPHIC SCALE 1" = 50'

KEY MAP LEGEND

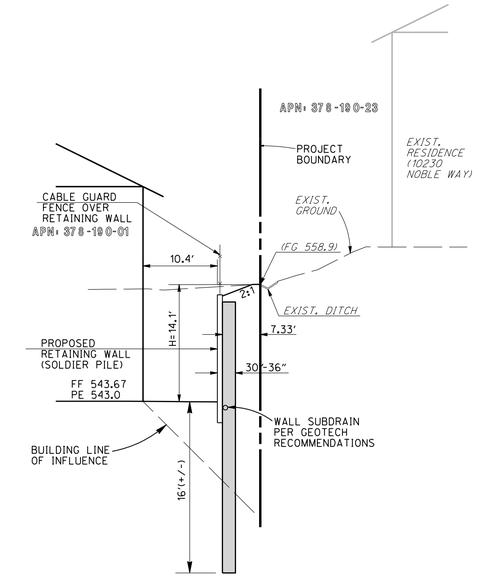
KEY MAP: SHEET

KEY MAP: SHEET NUMBER 3



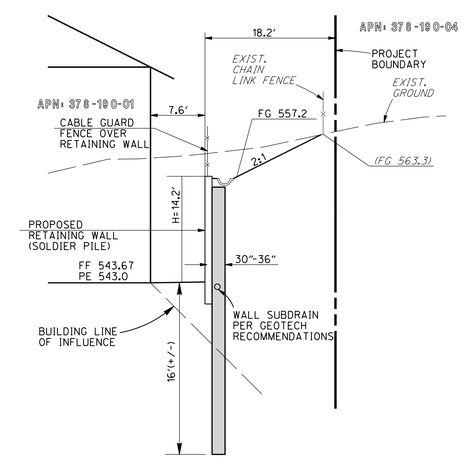
SECTION A-A

NO SCALE



SECTION B-B

NO SCALE



SECTION C-C

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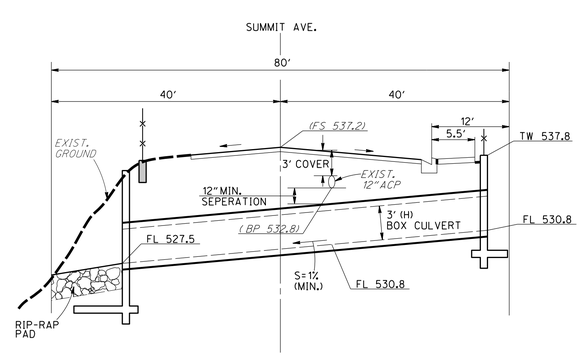

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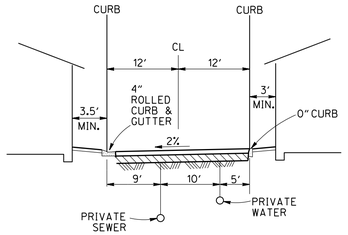
SITE PLAN (DR 2023-0007)

KEY MAP/DETAILS/STREET SECTIONS

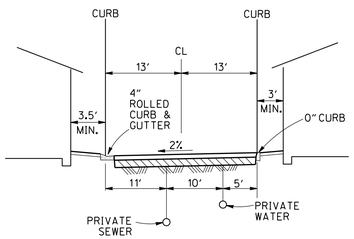
SUMMIT AVENUE

City of Santee, California



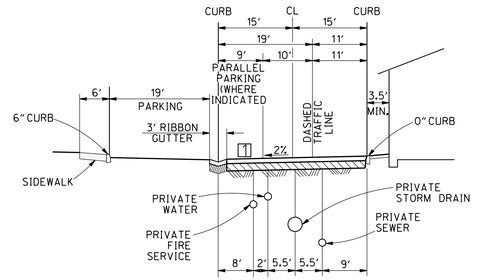
PRIVATE ALLEYS 1 AND 2

NOT TO SCALE



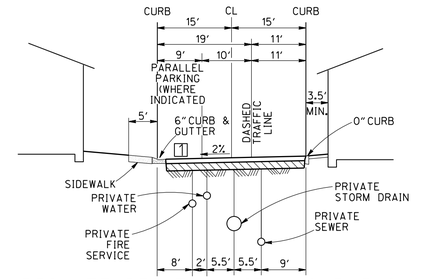
PRIVATE ALLEY 3

NOT TO SCALE



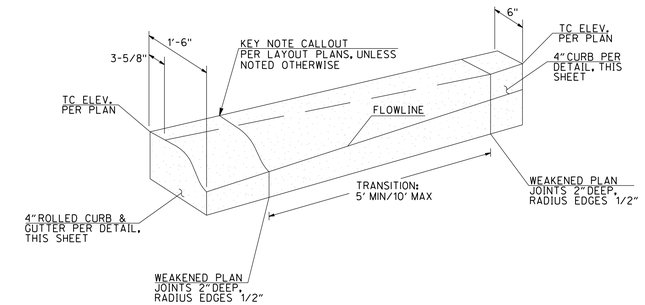
PRIVATE DRIVE A WITH PARKING

NOT TO SCALE



PRIVATE DRIVE A WITH NO PARKING

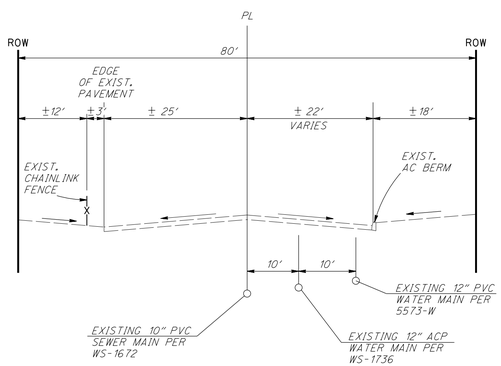
NOT TO SCALE



NOTES:
1. REFER TO RSD G-1 AND G-4A FOR SPECIFIC DIMENSIONS RELATED TO EACH TYPE OF CURB.
2. TRANSITIONS SHOULD OCCUR ALONG THE BACK OF CURB, HOLDING EDGE OF PAVEMENT PARALLEL AND CONCENTRIC WITH STREET CENTERLINE.

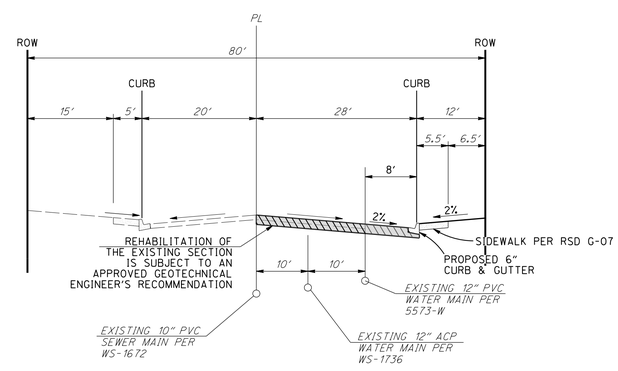
4" CURB TO ROLLED CURB TRANSITION PER SDRSD G-04B (MOD.)

NOT TO SCALE



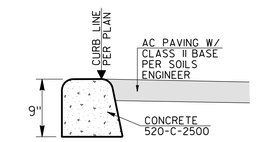
TYPICAL EXISTING STREET SECTION SUMMIT AVENUE

(NO PARKING)
NOT TO SCALE



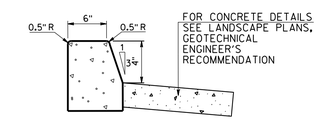
TYPICAL STREET SECTION SUMMIT AVENUE

(WITH PARKING)
NOT TO SCALE
(SOUTHERLY 303' TO POINT OF TRANSITION)



0" CURB (PVT)

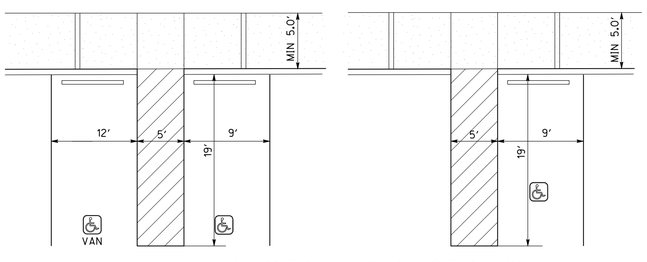
NOT TO SCALE



NOTES: SEE CITY OF SAN DIEGO STANDARD DWG G-1 FOR FURTHER DETAILS

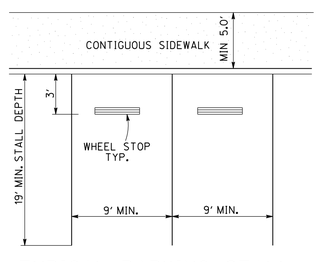
MODIFIED (TYPE G-1 CURB) 4" CURB (PVT)

NOT TO SCALE



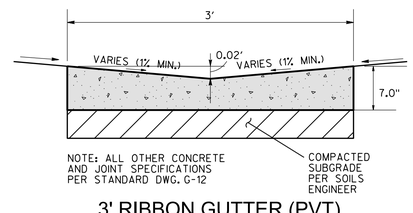
DISABLED PARKING STALL(S)

NO SCALE



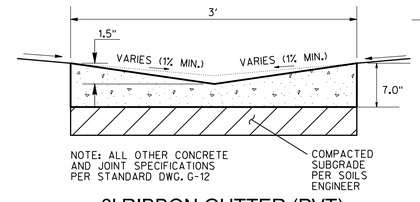
TYPICAL PARKING STALL FOR PARK SITE

NO SCALE



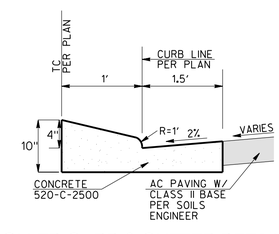
3' RIBBON GUTTER (PVT) (TYPE-1)

NOT TO SCALE



3' RIBBON GUTTER (PVT) (TYPE-2)

NOT TO SCALE



4" ROLLED CURB & GUTTER DETAIL (PVT)

NOT TO SCALE

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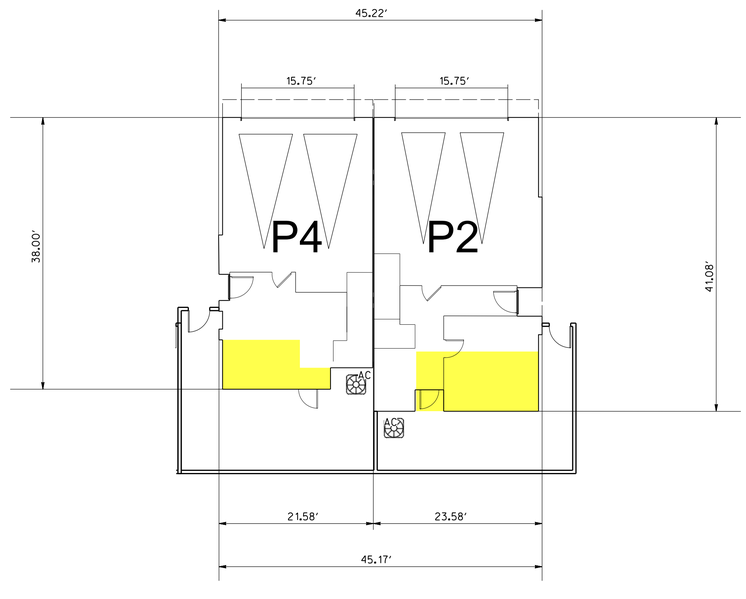
SITE PLAN (DR 2023-0007)

DETAILS/STREET SECTIONS

SUMMIT AVENUE

City of Santee, California

\\rdp.rickeng.com\projects\19500\19817 - Morehouse\Document\CIV\TM\Sheets\SITE PLAN\19817A_Summit Ave_STMP\dr_SH103_DR0016_51_Sections.dgn
Plotted by: ALEXANDRA.CASTILLO@RICKENG.COM, Layout: 3 DETAILS/STREET SECTIONS, Date: 18 MAR 2025 11:49



TYPICAL DUPLEX

NOT TO SCALE

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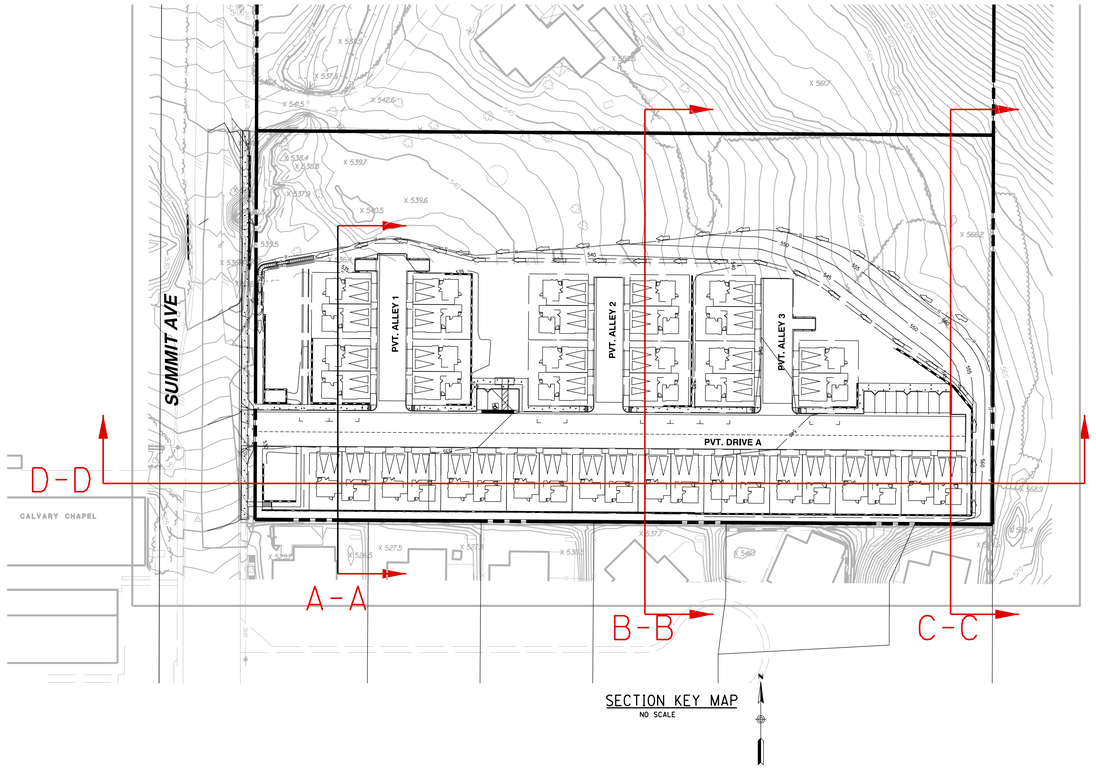
SITE PLAN (DR 2023-0007)

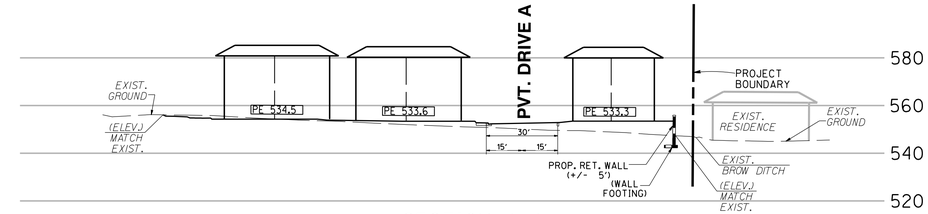
DETAILS

SUMMIT AVENUE

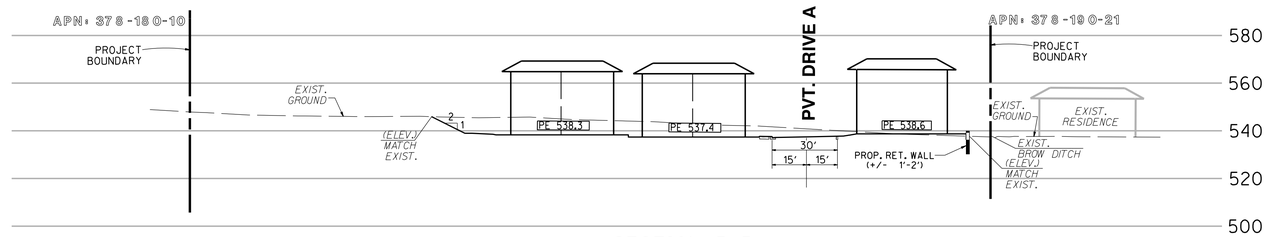
City of Santee, California



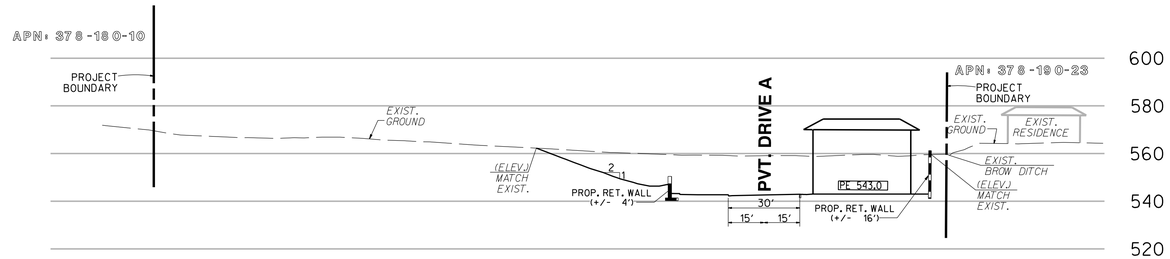
SECTION KEY MAP
NO SCALE



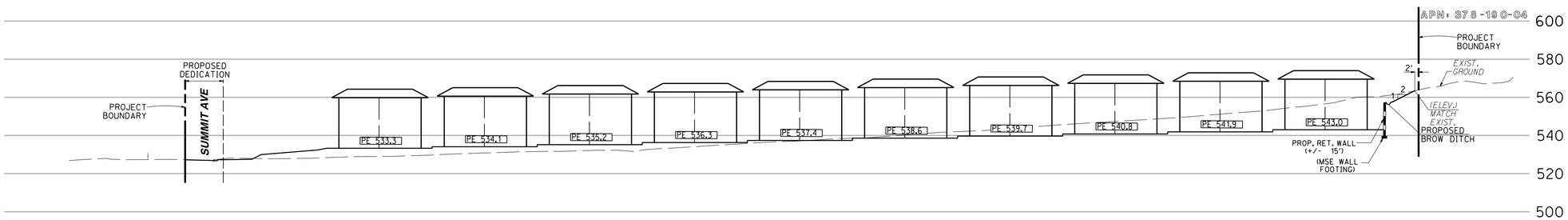
SECTION A-A
SCALE:1"= 30 SCALE (HORIZ./VERT.)



SECTION B-B
SCALE:1"= 30 SCALE (HORIZ./VERT.)



SECTION C-C
SCALE:1"= 30 SCALE (HORIZ./VERT.)



SECTION D-D
SCALE:1"= 30 SCALE (HORIZ./VERT.)

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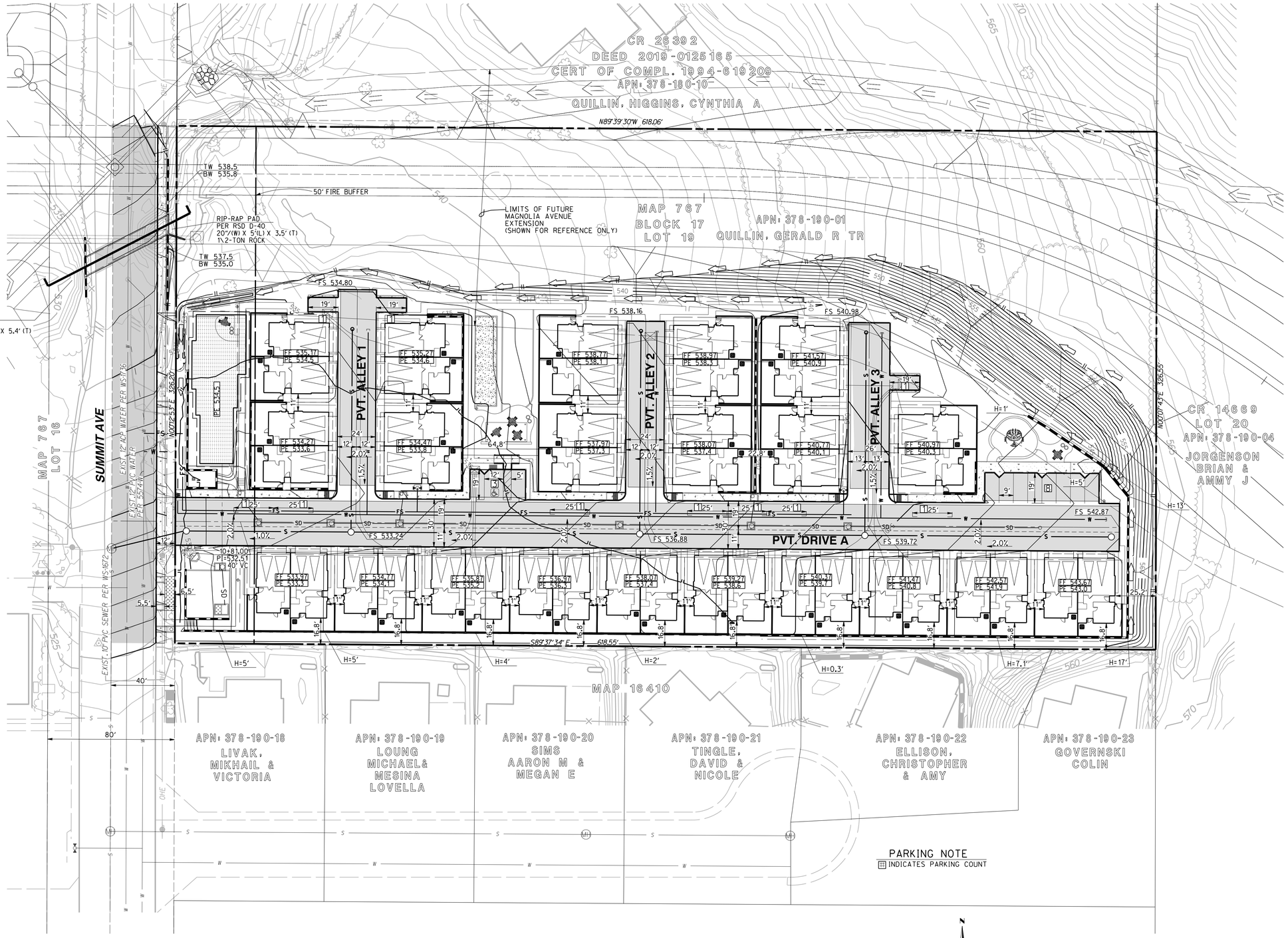
SITE PLAN (DR 2023-0007)

SITE CROSS SECTIONS

SUMMIT AVENUE

City of Santee, California



GRAPHIC SCALE 1" = 30'

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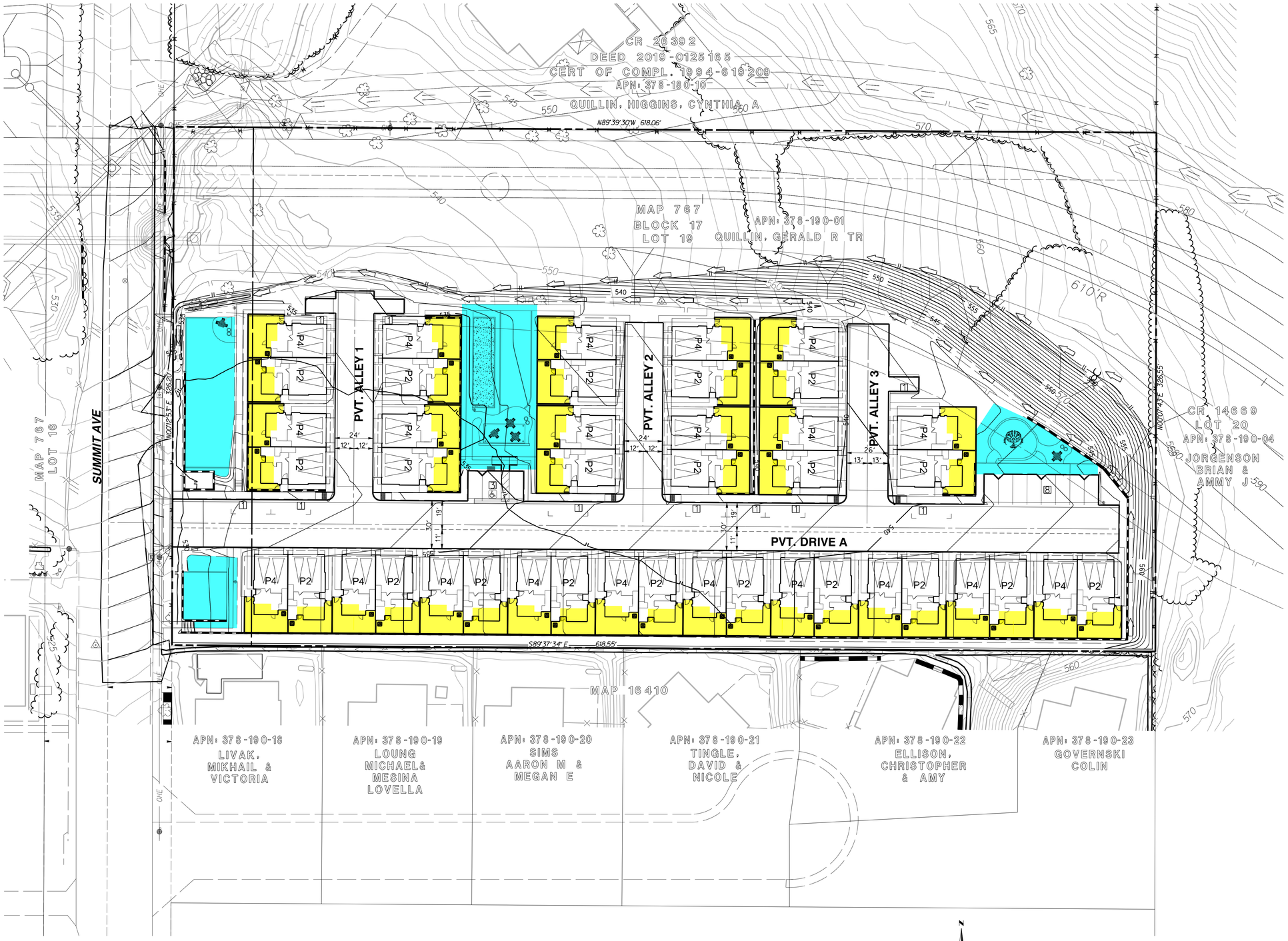
SITE PLAN (DR 2023-0007)

SITE

SUMMIT AVENUE

City of Santee, California



LEGEND

COMMON OPEN SPACE	42,409 SF
PRIVATE OPEN SPACE	19,578 SF

GRAPHIC SCALE 1" = 30'

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OPEN SPACE EXHIBIT

SUMMIT AVENUE

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