

CITY OF SANTEE T.P.M. No: 2024-0002

REVISIONS	BY

CITY OF SANTEE
T.P.M. No: 2024-0002

LEGEND

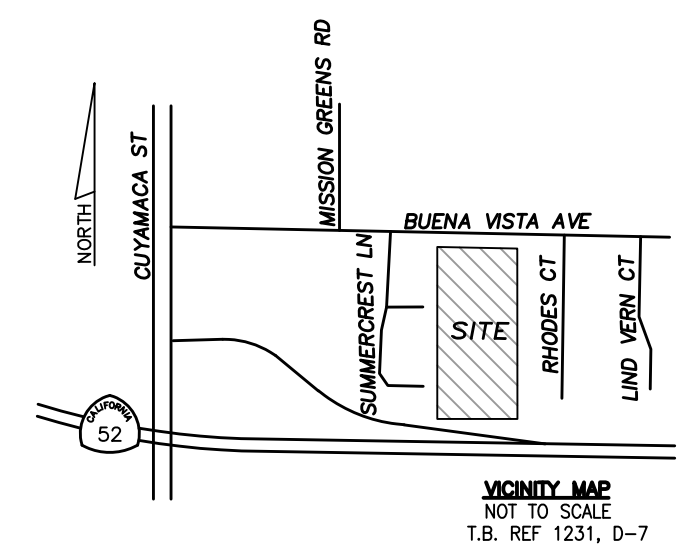
EXISTING CONTOURS	
LOT LINES	
CURB & GUTTER	
PARCEL BOUNDARY	
BUILDING SETBACKS	
EXISTING BUILDINGS	
LOT NUMBER	LOT 11

- GENERAL NOTES:**
- GROSS AREA : 4.79 Ac
 - NET AREA: 4.79 Ac
 - MINIMUM LOT SIZE ALLOWED: NONE
 - MINIMUM NET LOT SIZE PROPOSED: 42,696 SqFt
 - TOTAL NUMBER OF LOTS: 2
 - UPON CONSTRUCTION OF THE PROPOSED IMPROVEMENTS, ALL BUILDING PADS WILL BE FREE OF STORM WATER OVERFLOW.
 - TOPOGRAPHY: SAN DIEGO COUNTY TOPOGRAPHIC SURVEY, PLAN NUMBER 242-1773, DATED 1973
 - EXISTING USE OF PROPERTY: SINGLE FAMILY RESIDENCE
 - PROPOSED USE OF PROPERTY: SINGLE FAMILY DWELLINGS
 - SEWAGE DISPOSAL AND DOMESTIC WATER SERVICE: PADRE DAM MUNICIPAL WATER DISTRICT
 - PRESENT AVERAGE SLOPE OF THE PROPERTY: 3.8%

- DISTRICTS**
- SCHOOLS: HIGH SCHOOL: GROSSMONT UNIFIED SCHOOL DISTRICT
ELEMENTARY SCHOOL: SANTEE SCHOOL DISTRICT
- SEWER: PADRE DAM MUNICIPAL WATER DISTRICT
WATER: PADRE DAM MUNICIPAL WATER DISTRICT
FIRE: CITY OF SANTEE FIRE DISTRICT
- STREET LIGHTS: _____
LANDSCAPE MAINTENANCE: _____

- NOTE:**
- PARK FEES - DEVELOPER INTENDS TO PAY PARK FEE IN LIEU OF PARK DEDICATION
 - SITE DRAINAGE - ALL LOTS TO REMAIN AS CURRENTLY EXISTING
 - NO GRADING OR IMPROVEMENTS ARE PROPOSED AS PART OF THIS TENTATIVE PARCEL MAP

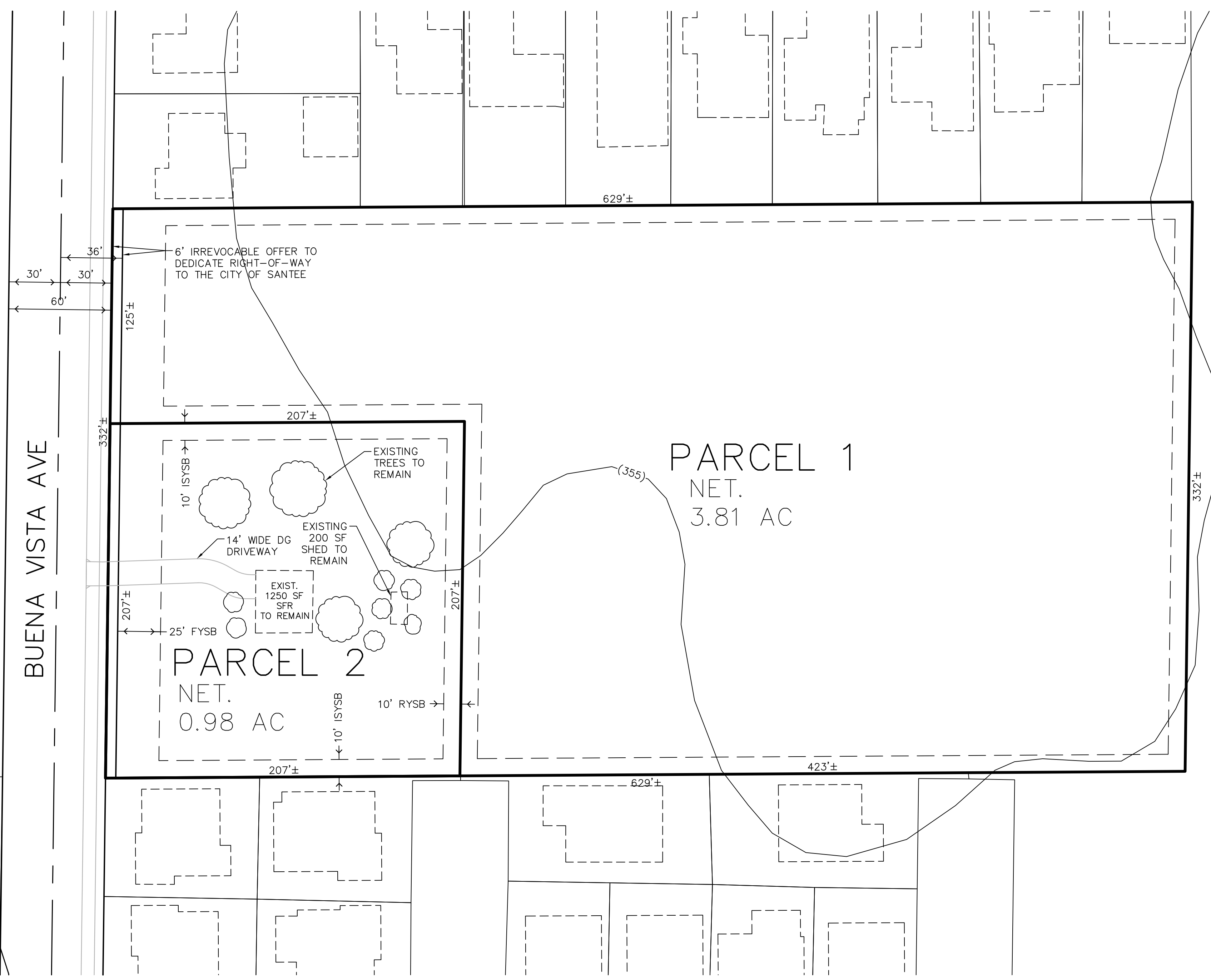
- ZONING NOTES:**
- | | |
|---|------------------------|
| 1. ZONING | R-22 |
| 2. MINIMUM NET LOT AREA (SF.) | NONE |
| 3. DENSITY RANGES | 22-30 |
| 4. MINIMUM LOT DIMENSIONS (WIDTH/DEPTH) (FT.) | NONE |
| 5. MINIMUM FLAG LOT WIDTH (FT.) | 36 |
| 6. MAXIMUM LOT COVERAGE | 70% |
| 7. MINIMUM SETBACKS (FT.) | |
| FRONT | 25 (COLLECTOR STREET) |
| EXTERIOR SIDE YARD | 10 |
| INTERIOR SIDE YARD | 10 |
| REAR | 10 |
| 8. MAXIMUM HEIGHT (FT.) | 55 (5 STORIES) |
| 9. PRIVATE OPEN SPACE (SF./UNIT) | 60 |
| 10. COMMON OPEN SPACE (SF./UNIT) | 100 |
| 11. MOBILITY ELEMENT (COLLECTOR) STREET FRONT YARD SETBACKS (FT.) TO BUILDING | 25 |
| TO PARKING OTHER THAN PRIVATE D/W | 20 |
| 12. MAXIMUM ALLOWABLE DWELLINGS | 144 UNITS OR 30 / ACRE |
| 13. AVERAGE SLOPE OF PROPERTY | 3.8% |



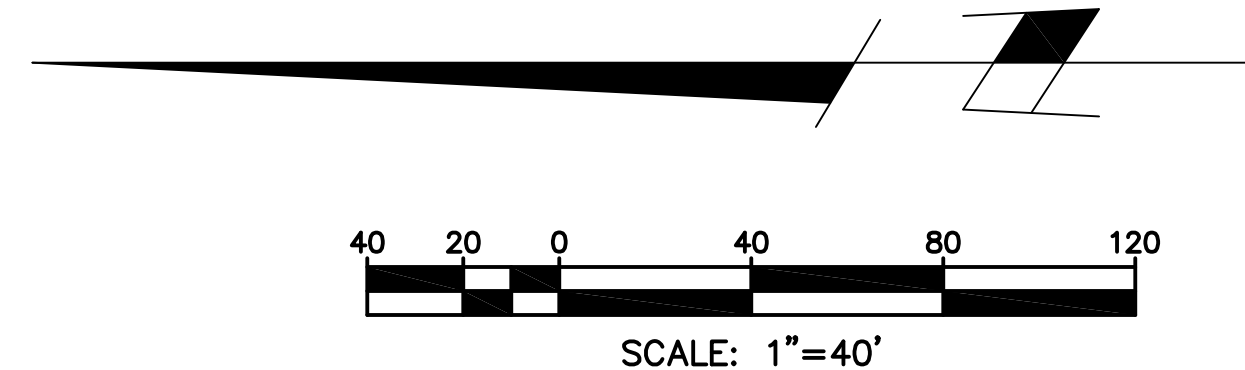
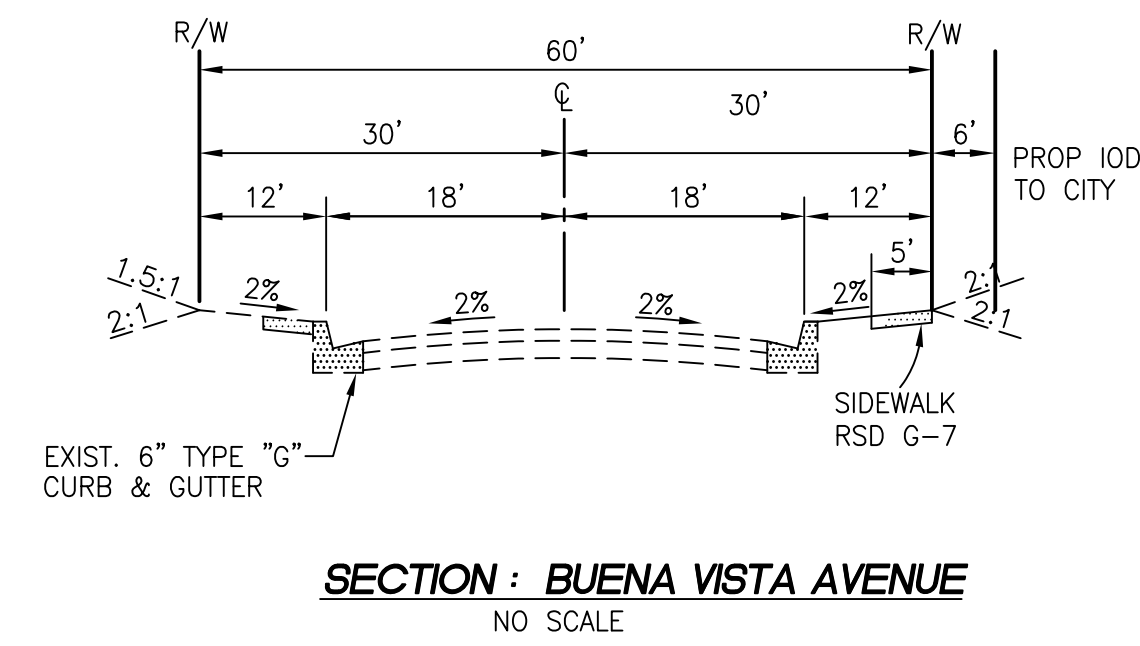
ENGINEER OF WORK

ALPINE ENGINEERING
P.O. BOX 2155
ALPINE, CA 91903
(619) 441-1463

BY: WALLACE M. BERON DATE: _____



NO GRADING IS PROPOSED AS PART OF THIS TENTATIVE PARCEL MAP.



OWNER PERMITTEE	LEGAL DESCRIPTION
MARINO FAMILY 1994 TRUST 6950 OREGON AVE LA MESA, CA 91942 (619) 441-1463	LOT 14 OF STEVENS AND HARTLEYS FREE WATER TRACT, ACCORDING TO MAP THEREOF NO. 1231, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JANUARY 31, 1910
SIGN: _____ DATE: _____	APN: 384-162-04-00

DATE 5-31-2024
SCALE 1"=40'
DRAWN VFM
JOB BUENA VISTA
SHEET 1
OF 1 SHEETS