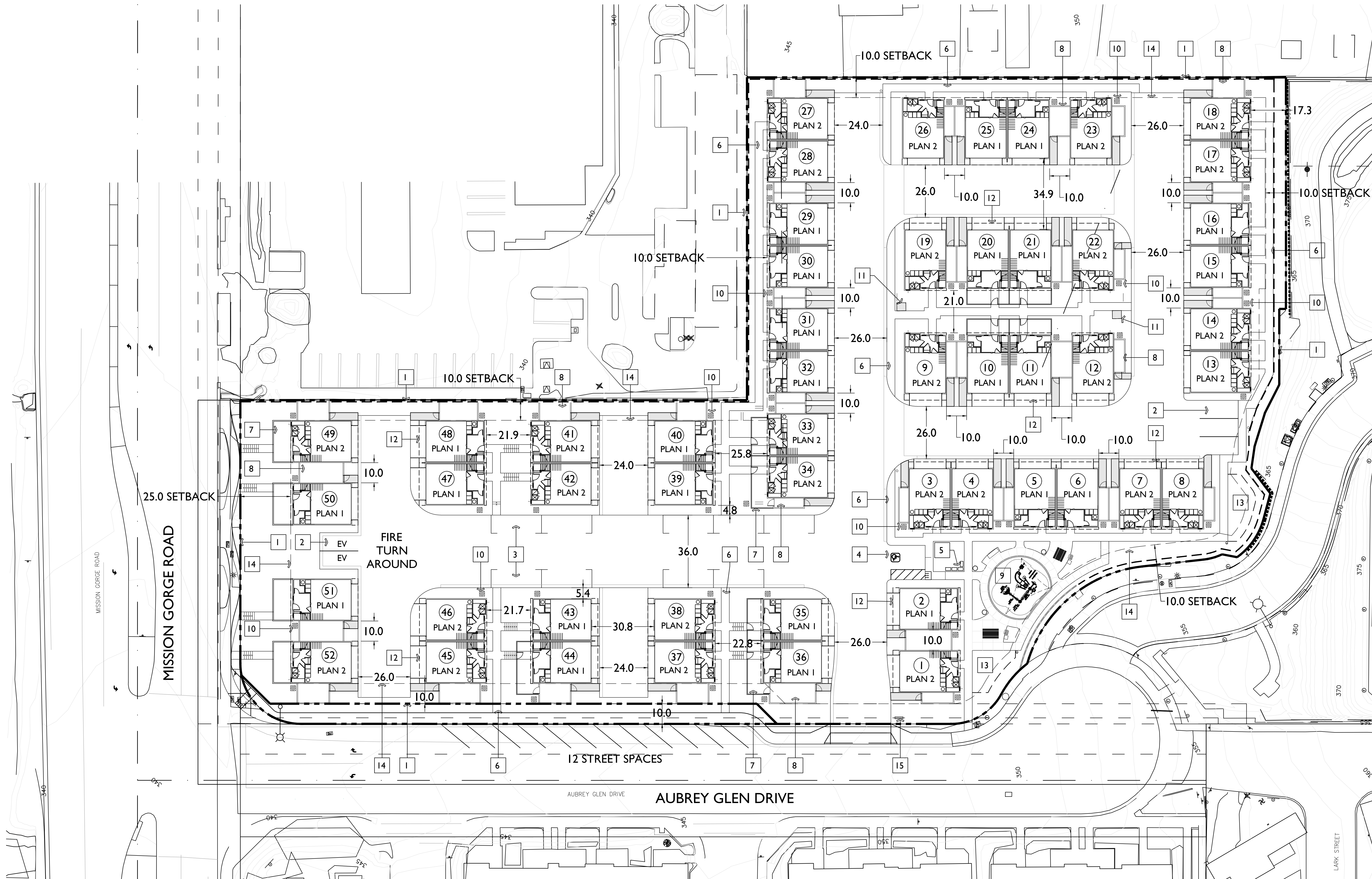




PROJECT SUMMARY			
THREE-STORY CONDOMINIUMS			
RESIDENCES	52 HOMES		
GROSS SITE AREA	2.63 ACRES		
NET SITE AREA	2.23 ACRES		
NET DENSITY	24.0 DU/AC		
PARKING	131 SP (2.5 SP/DU)		
ZONING	R-22		

PRODUCT MIX			
25	PLAN 1	3BD+DEN/2.5 BA	1,440 SF
27	PLAN 2	3BD/2.5 BA	1,470 SF
52 TOTAL UNITS			

PARKING SUMMARY			
REQUIRED			
52 X 2.00 =			104 SP
52 X 0.25 GUEST =			13 SP
TOTAL			117 SP

PROVIDED - ONSITE / PRIVATE			
GARAGE			104 SP
OPEN PERPENDICULAR			6 SP
OPEN PARALLEL			9 SP
TOTAL			119 SP

PROVIDED - OFFSITE / PUBLIC			
STREET			12 SP
TOTAL			131 SP

ELECTRIC VEHICLE PARKING
15 GUEST X 13% = 2 SP REQUIRED / PROVIDED

EACH GARAGE SHALL BE INSTALLED WITH A MIN. LEVEL 2 EVCS (52 GARAGES = 52 EVCS)

SITE COVERAGE			
BUILDINGS	32,292 SF	33%	
PAVEMENT	34,776 SF	36%	
OPEN SPACE	30,071 SF	31%	
TOTAL NET AREA	97,139 SF	100%	

OPEN SPACE			
PRIVATE OPEN SPACE REQUIRED			
52 X 60 =			3,120 SF
PROVIDED			
DECK	4,140 SF		
PATIO	7,162 SF		
TOTAL	11,302 SF		

COMMON OPEN SPACE			
REQUIRED			
52 X 100 =			5,200 SF
PROVIDED	5,490 SF		

- KEYNOTES**
- 1 PROPERTY LINE
 - 2 PERPENDICULAR PARKING SPACE (9' X 19')
 - 3 PARALLEL PARKING SPACE (9' X 25')
 - 4 ACCESSIBLE PARKING SPACE (9' X 19')
 - 5 MAILBOX LOCATION
 - 6 4FT MINIMUM WIDE WALKWAY
 - 7 PRIVATE PATIO
 - 8 PRIVATE YARD
 - 9 COMMON REC AREA
 - 10 AC UNIT
 - 11 TRANSFORMER
 - 12 LINE OF FLOOR ABOVE
 - 13 OPEN LAWN AREA
 - 14 SETBACK LINE
 - 15 LIGHTED DIRECTORY MAP

SANTEE, CA

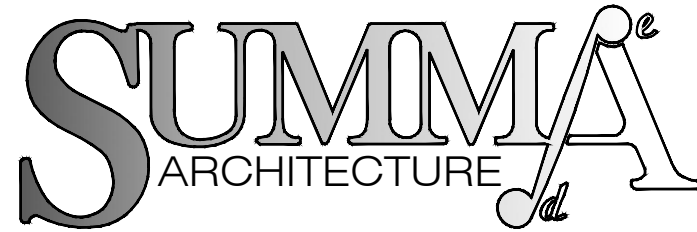
KB HOME
9915 MIRA MESA BLVD., STE 100
SAN DIEGO, CA 92131
858.877.4256

AUBREY GLEN

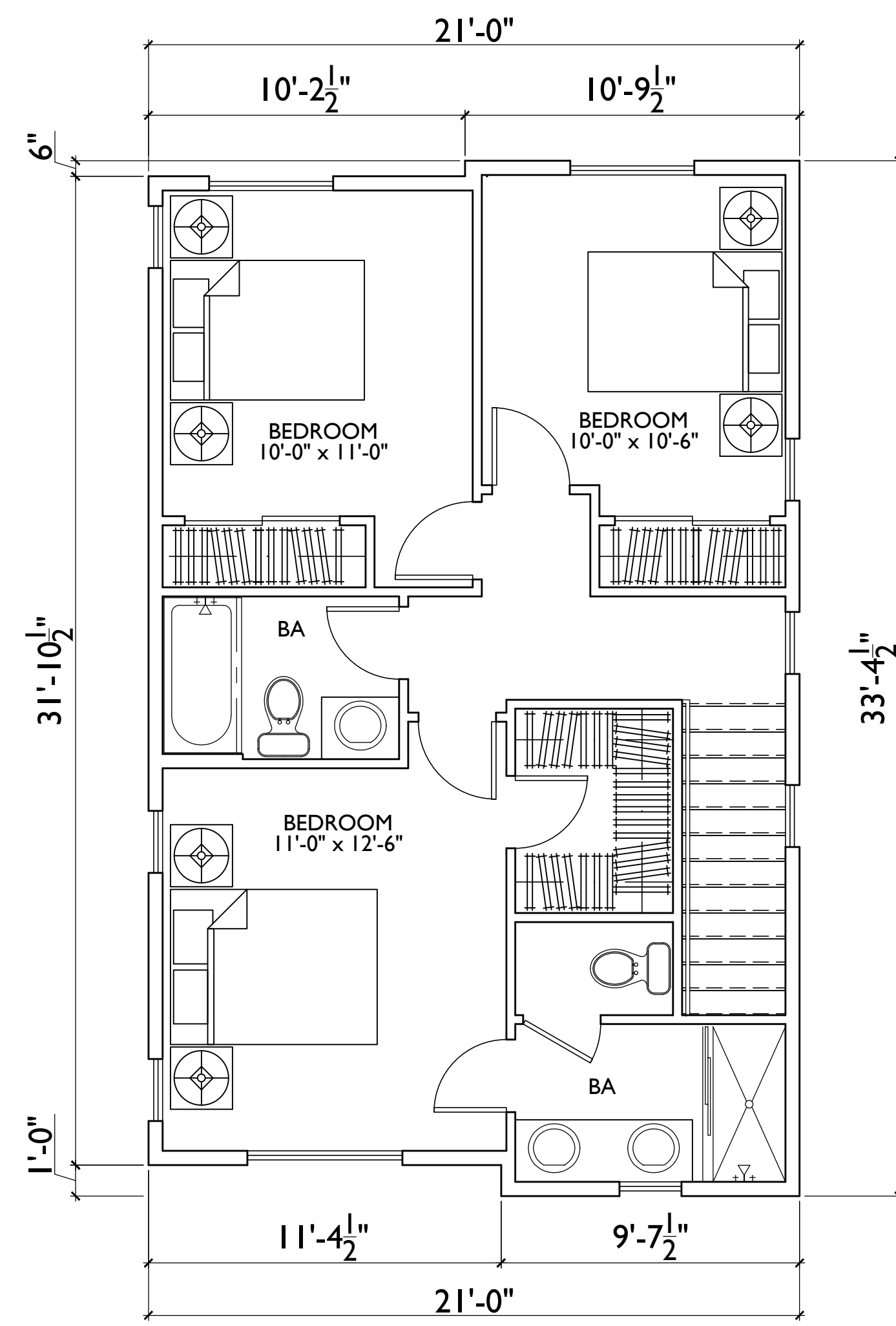
NOVEMBER 6, 2024

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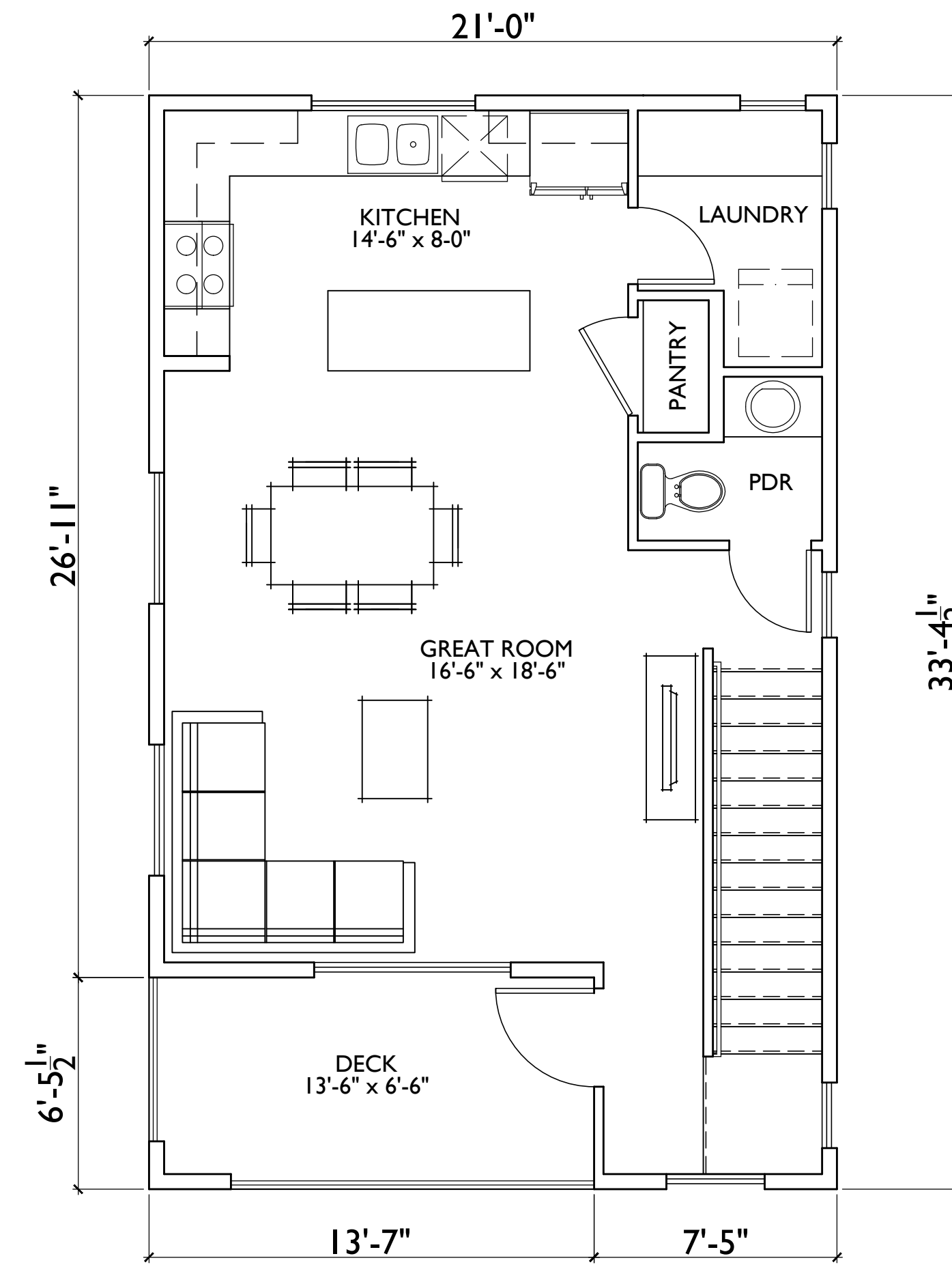
CONCEPTUAL SITE PLAN



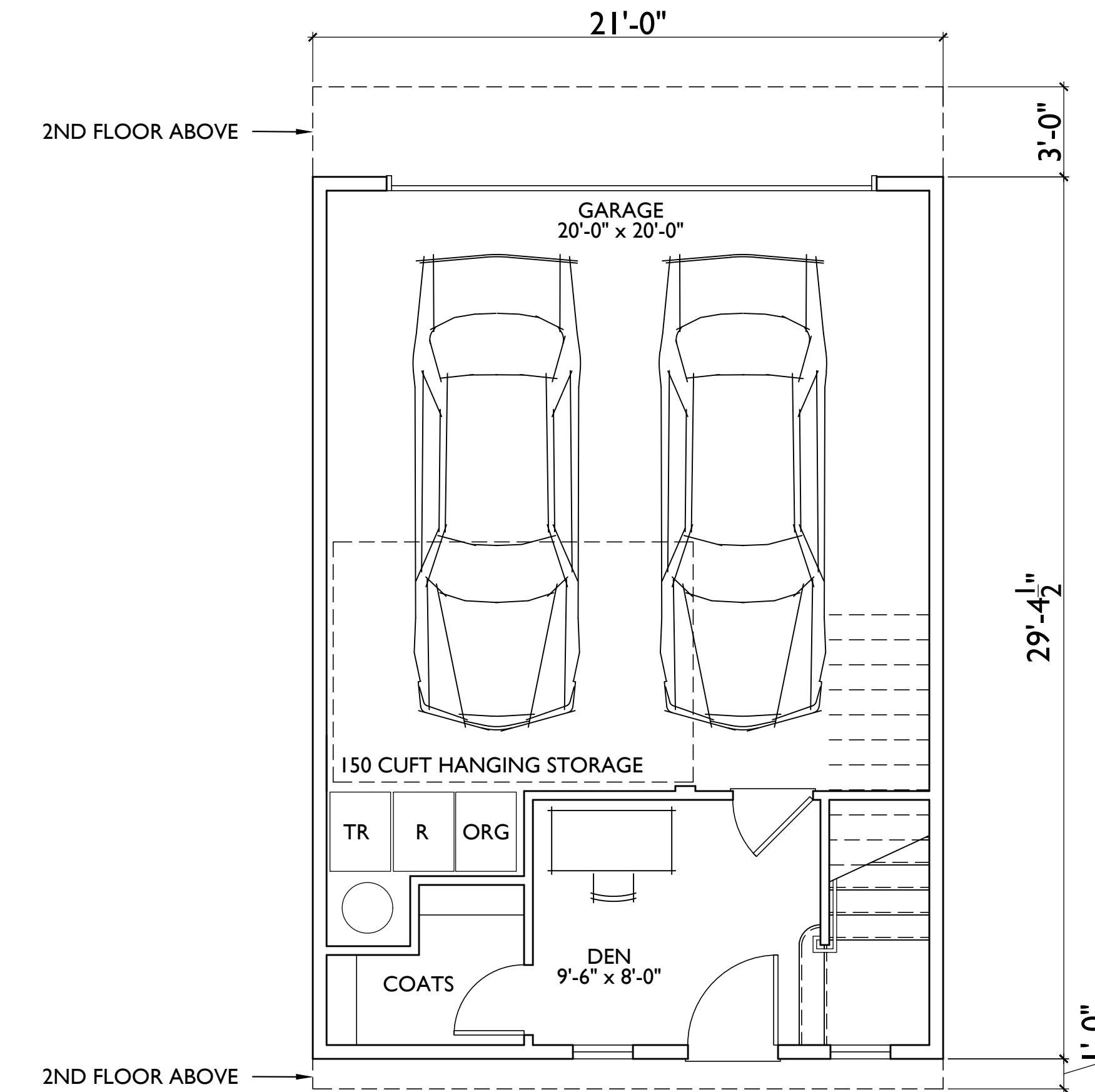
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THIRD FLOOR



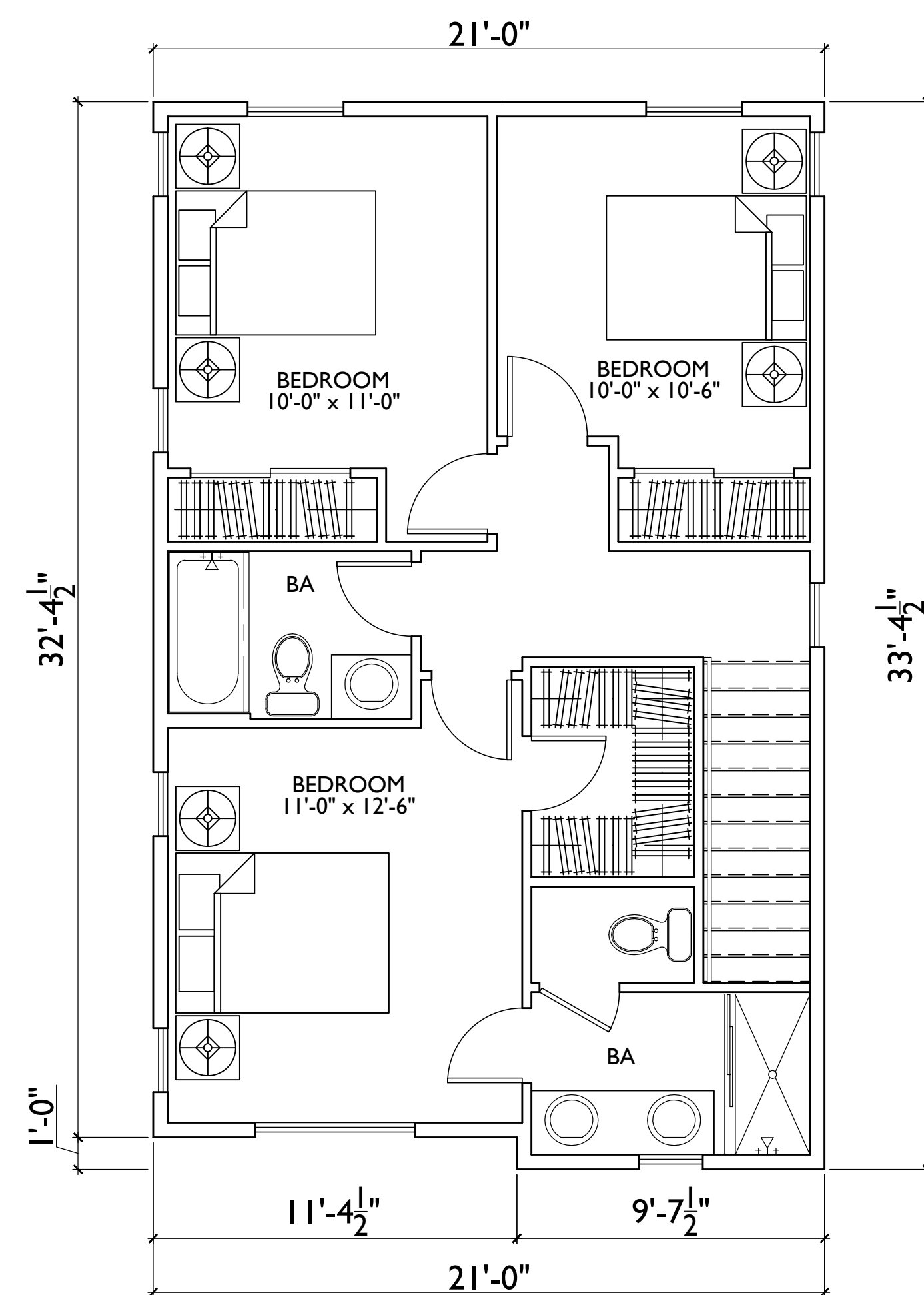
SECOND FLOOR



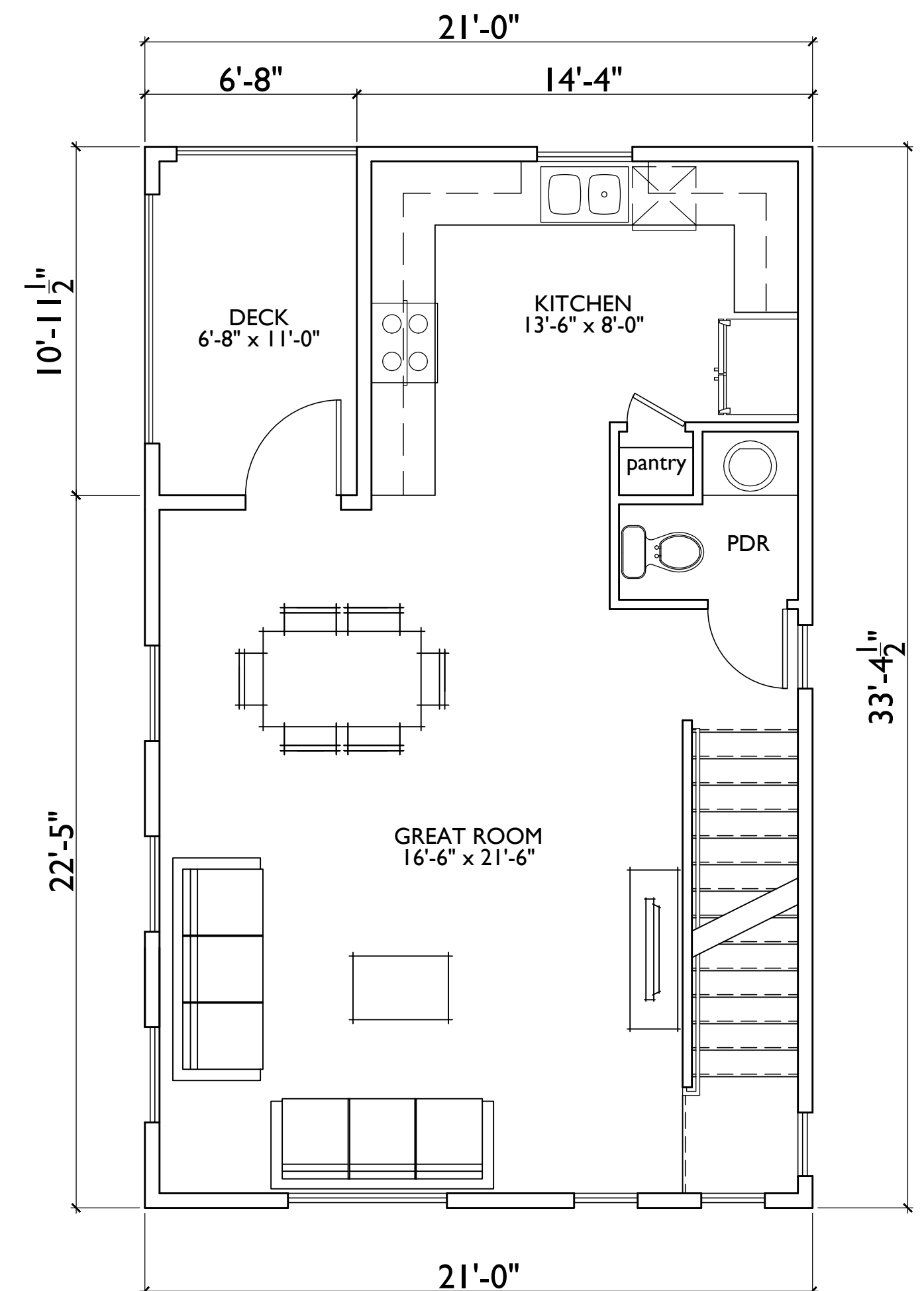
FIRST FLOOR

PLAN 1:	3BD+DEN/2.5BA
1ST FLR -	160 S.F.
2ND FLR-	610 S.F.
3RD FLR-	670 S.F.
TOTAL	1,440 S.F.

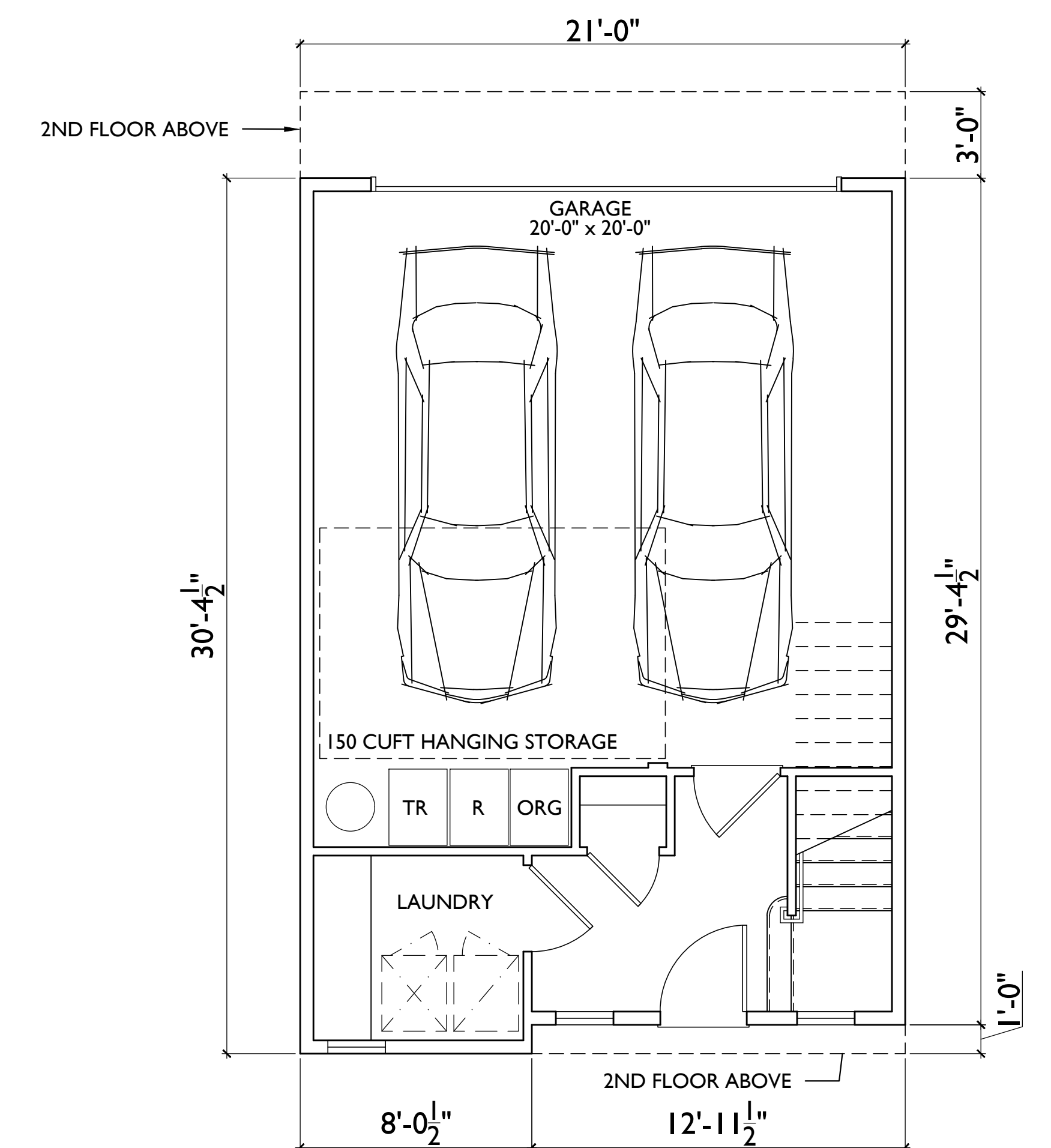
GARAGE	457 S.F.
DECK	90 S.F.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 2:	3BD/2.5BA
1ST FLR -	170 S.F.
2ND FLR-	626 S.F.
3RD FLR-	674 S.F.
TOTAL	1,470 S.F.

GARAGE	455 S.F.
DECK	70 S.F.

SANTEE, CA

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AUBREY GLEN

NOVEMBER 6, 2024

SCALE: 0 4 8 12

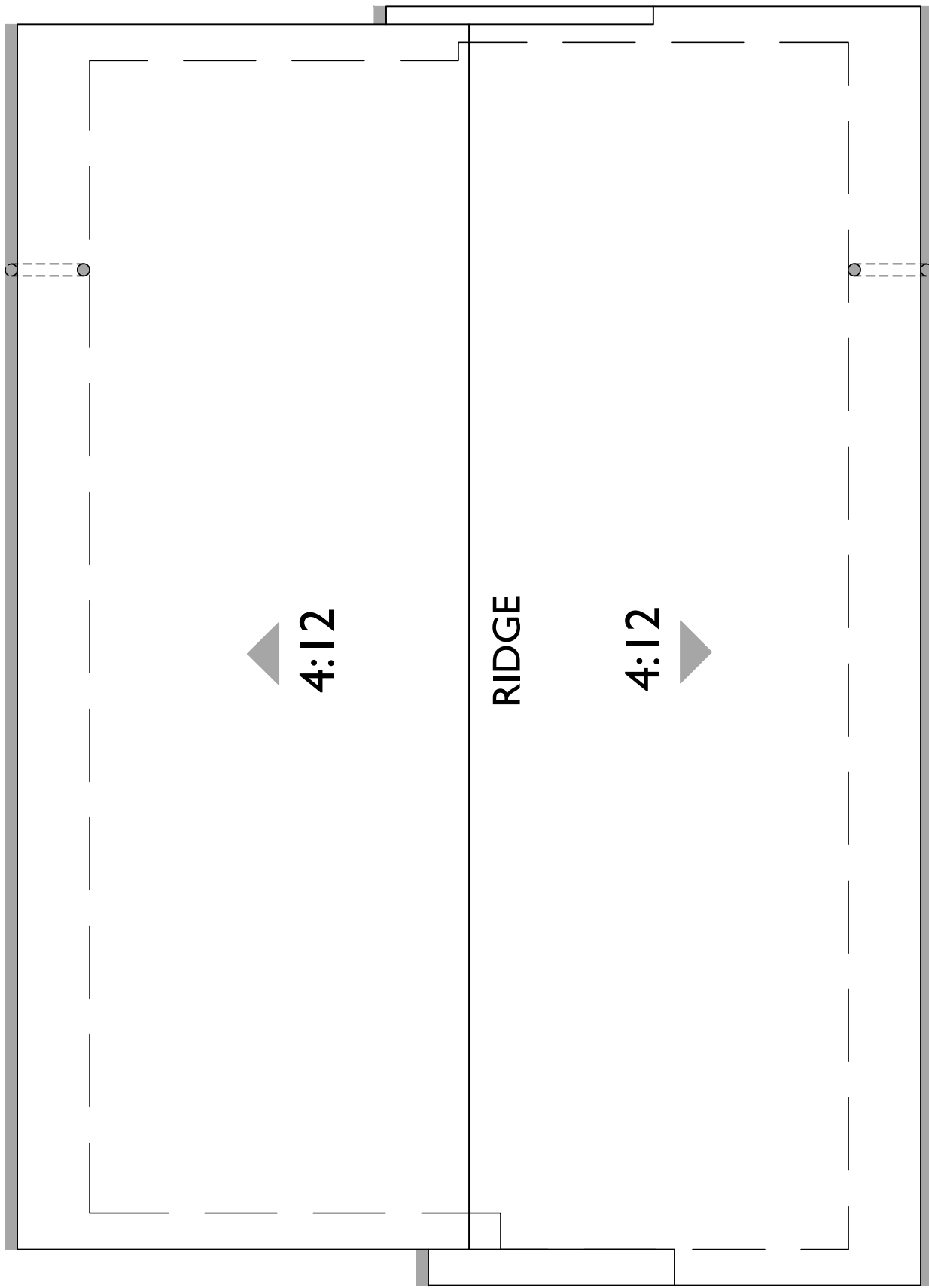
UNIT PLANS



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MATERIAL SCHEDULE

- 1 ROOF - CONCRETE 'S' TILE
- 2 FASCIA - 2X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE SHUTTERS
- 8 DECORATIVE POTSHelf
- 9 DECORATIVE GABLE ACCENT
- 10 DECORATIVE RECESS
- 11 DOWNSPOUT



ROOF PLAN



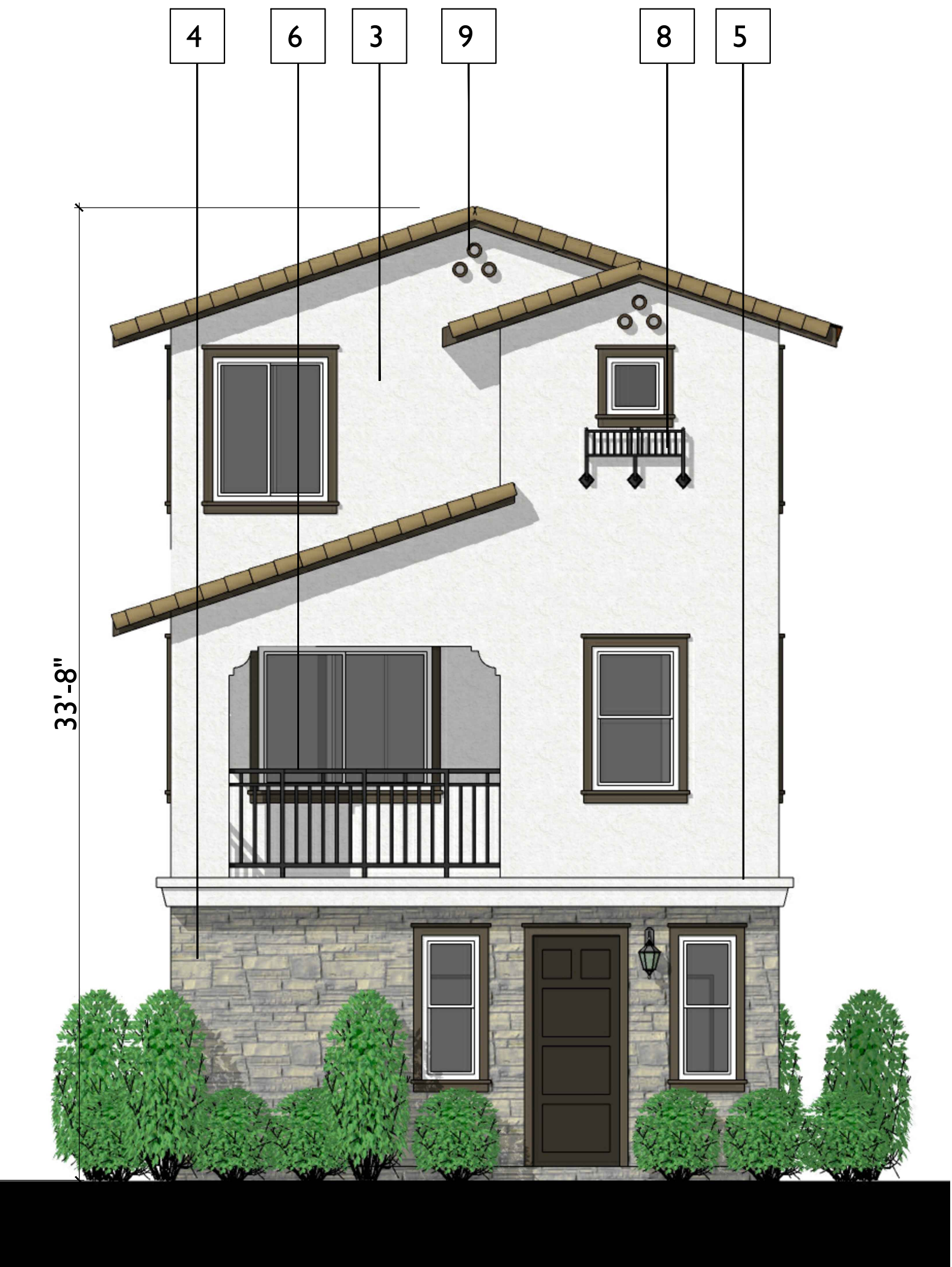
RIGHT



REAR



LEFT



FRONT

SANTEE, CA

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AUBREY GLEN

NOVEMBER 6, 2024

SCALE: 0 4 8 12

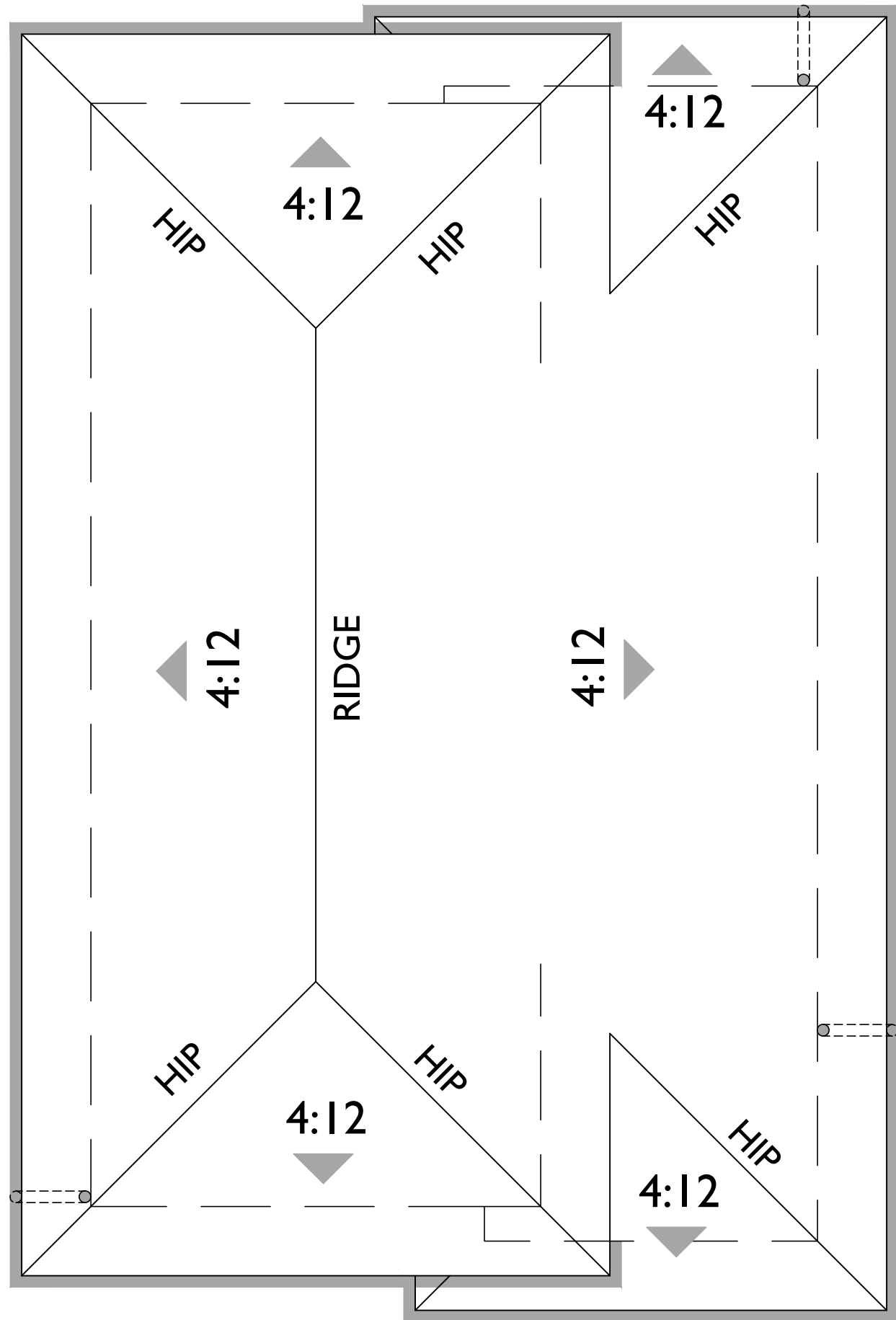
PLAN 1A ELEVATIONS



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MATERIAL SCHEDULE

- 1 ROOF - CONCRETE 'S' TILE
- 2 FASCIA - 2X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - BRICK VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE SHUTTERS
- 8 DECORATIVE POTSHelf
- 9 DECORATIVE CORBEL
- 10 DECORATIVE RECESS
- 11 DECORATIVE AWNING
- 12 DOWNSPOUT



ROOF PLAN



RIGHT



REAR



LEFT



FRONT

SANTEE, CA

KB HOME
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AUBREY GLEN

NOVEMBER 6, 2024

SCALE: 0 4 8 12

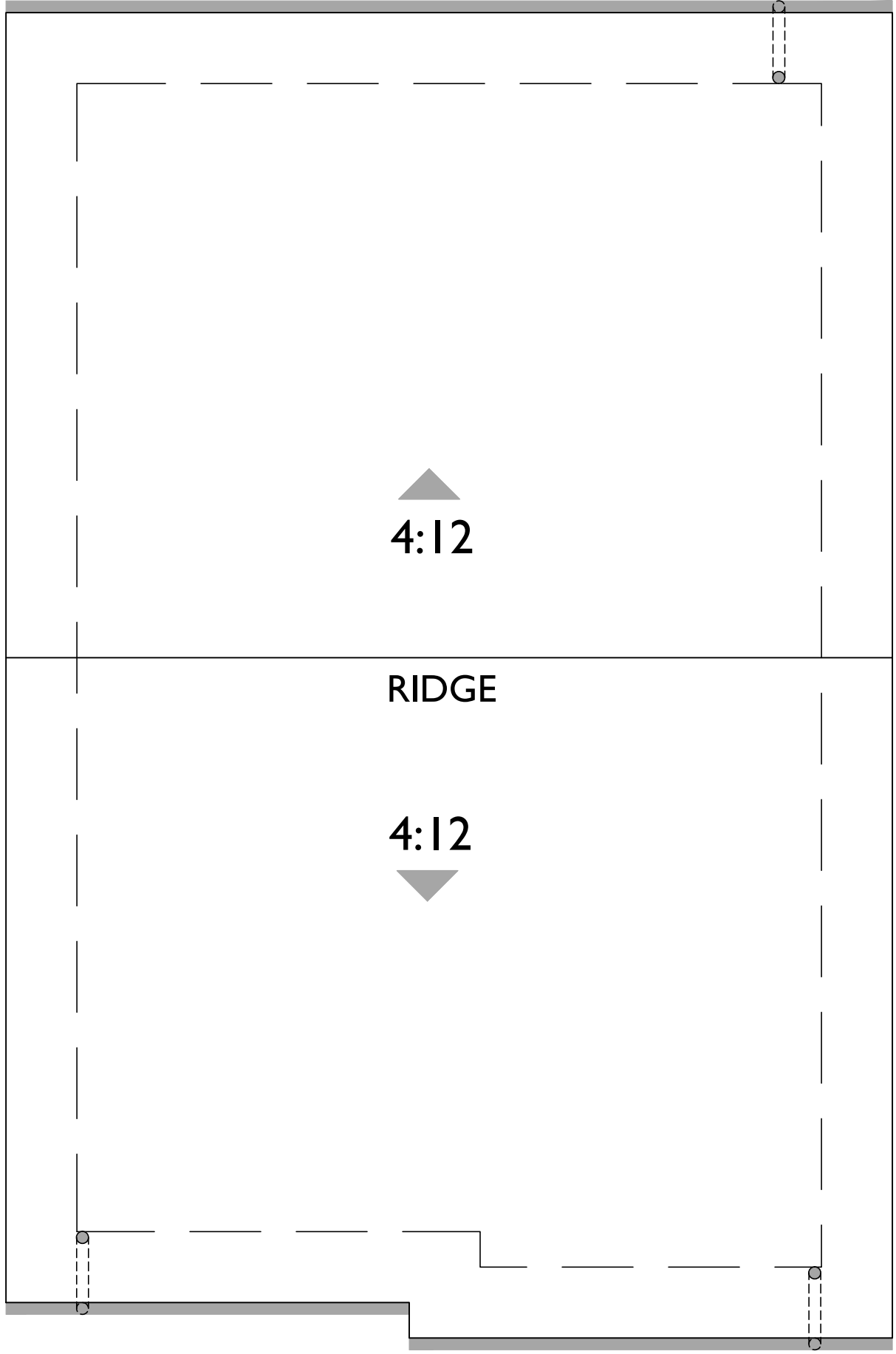
PLAN 1B ELEVATIONS



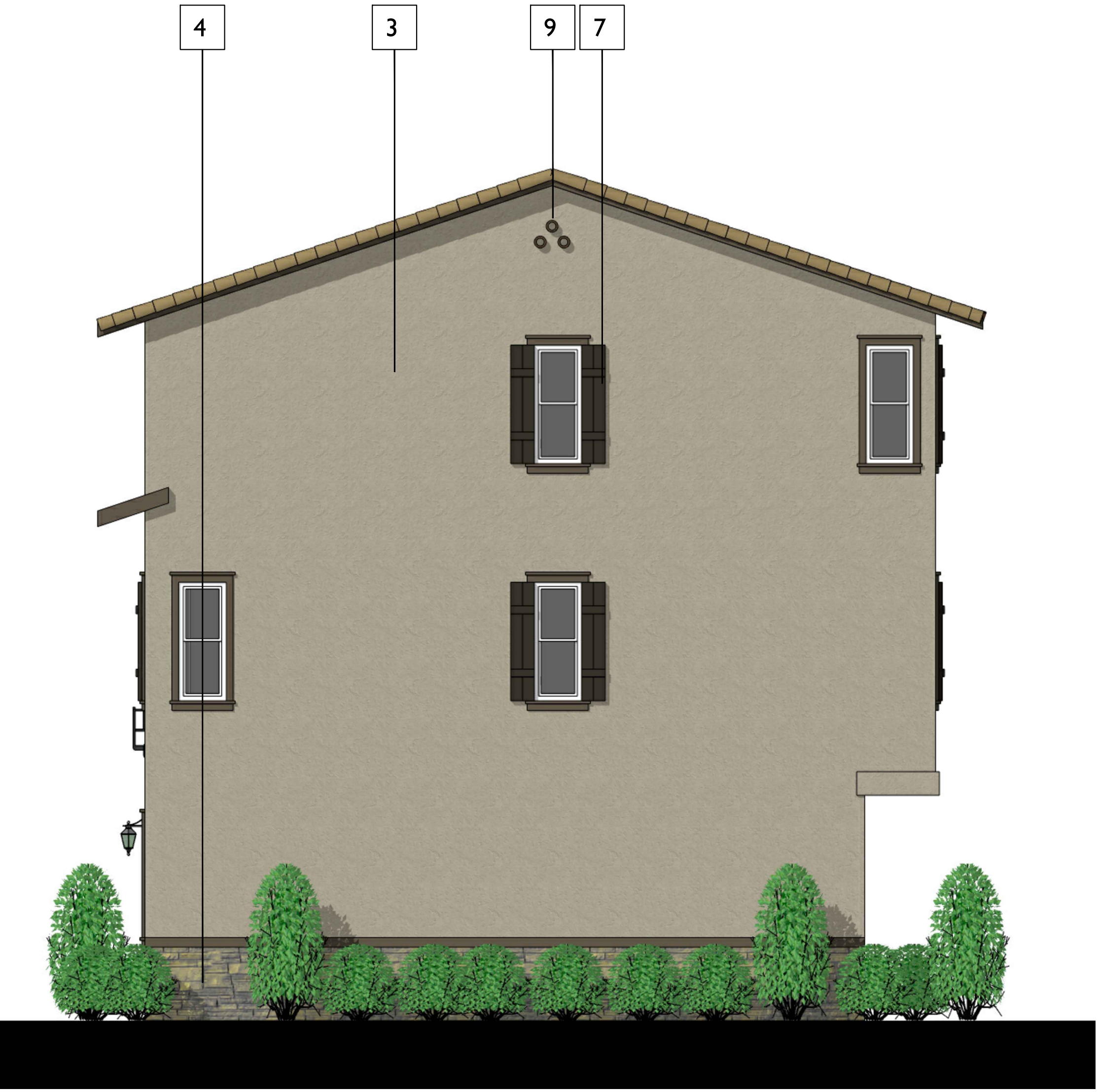
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MATERIAL SCHEDULE

- 1 ROOF - CONCRETE 'S' TILE
- 2 FASCIA - 2X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE SHUTTERS
- 8 DECORATIVE POTSHelf
- 9 DECORATIVE GABLE ACCENT
- 10 DECORATIVE RECESS
- 11 DOWNSPOUT



ROOF PLAN



RIGHT



REAR



LEFT



FRONT

SANTEE, CA

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AUBREY GLEN

NOVEMBER 6, 2024

SCALE: 0 4 8 12

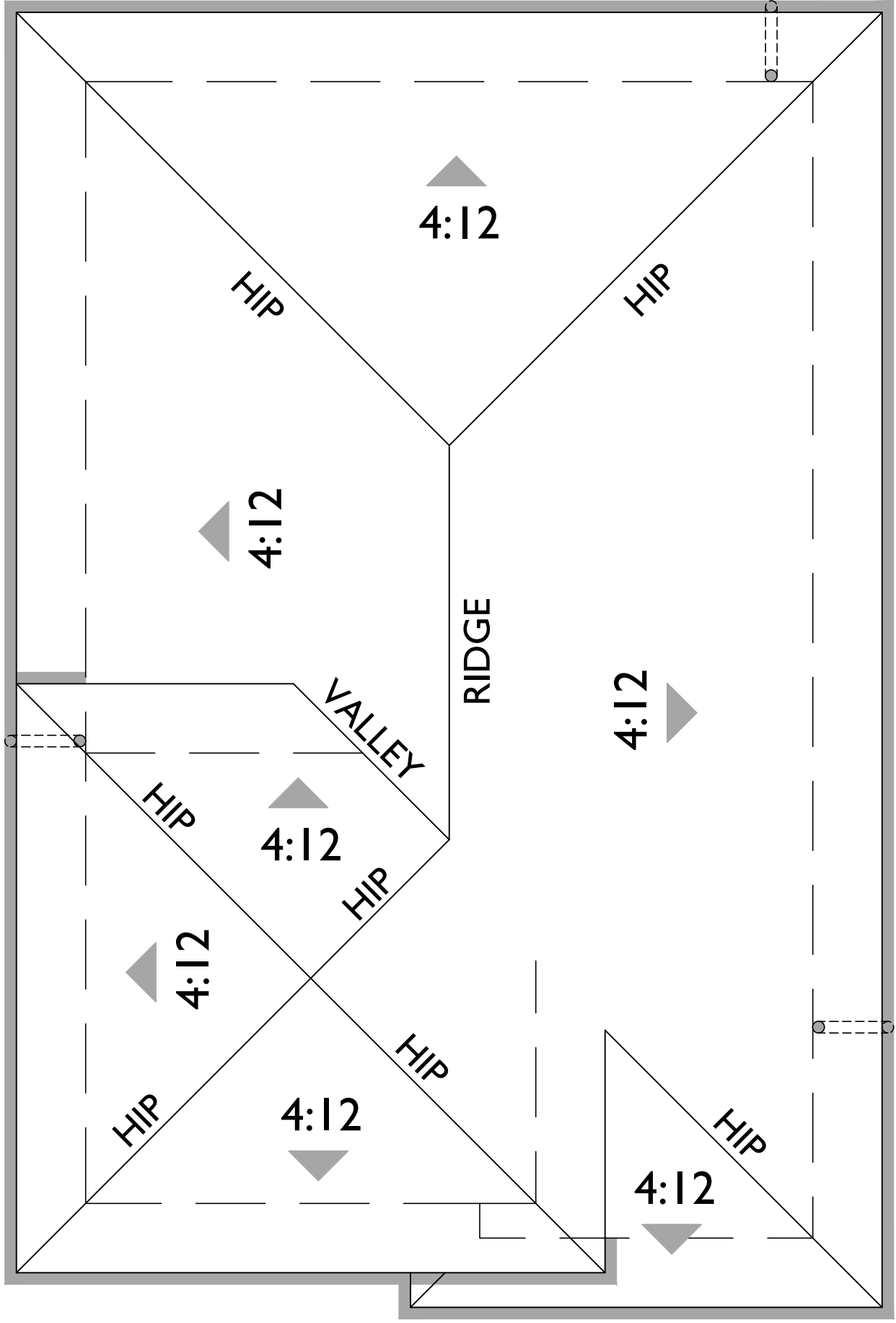
PLAN 2A ELEVATIONS



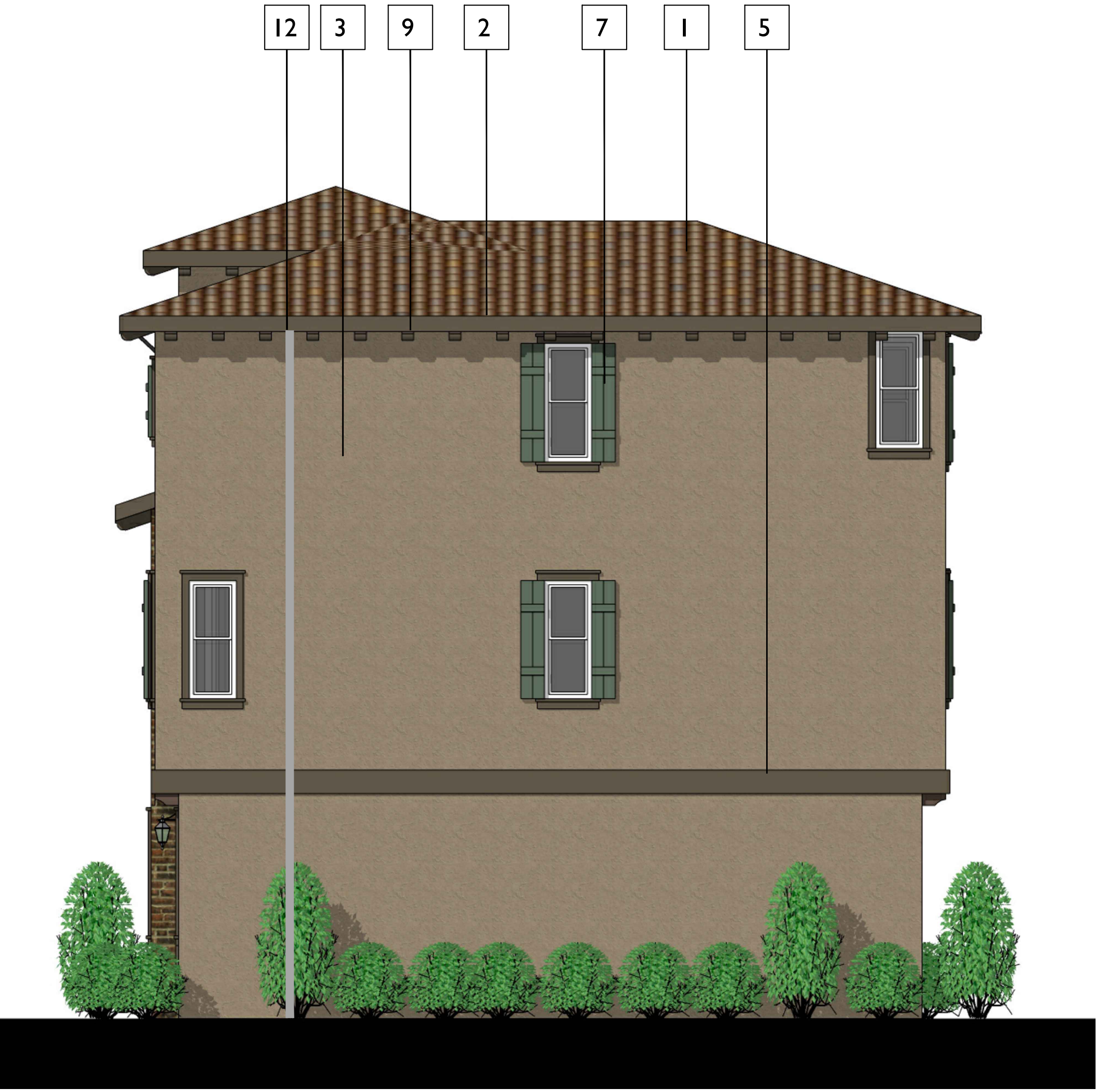
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MATERIAL SCHEDULE

- 1 ROOF - CONCRETE 'S' TILE
- 2 FASCIA - 2X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - BRICK VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE SHUTTERS
- 8 DECORATIVE POTSFELF
- 9 DECORATIVE CORBEL
- 10 DECORATIVE RECESS
- 11 DECORATIVE AWNING
- 12 DOWNSPOUT



ROOF PLAN



RIGHT



REAR



LEFT



FRONT

SANTEE, CA

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AUBREY GLEN

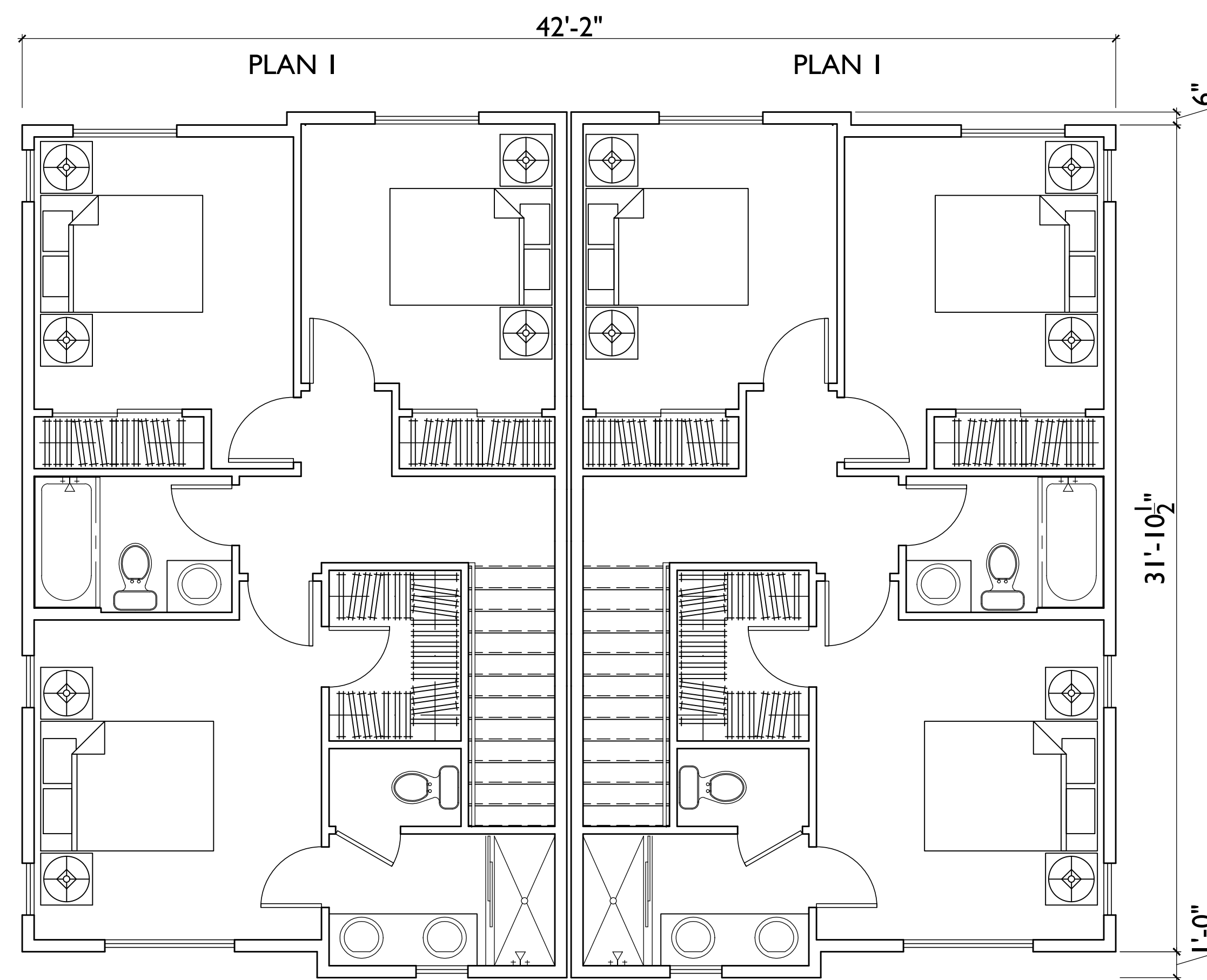
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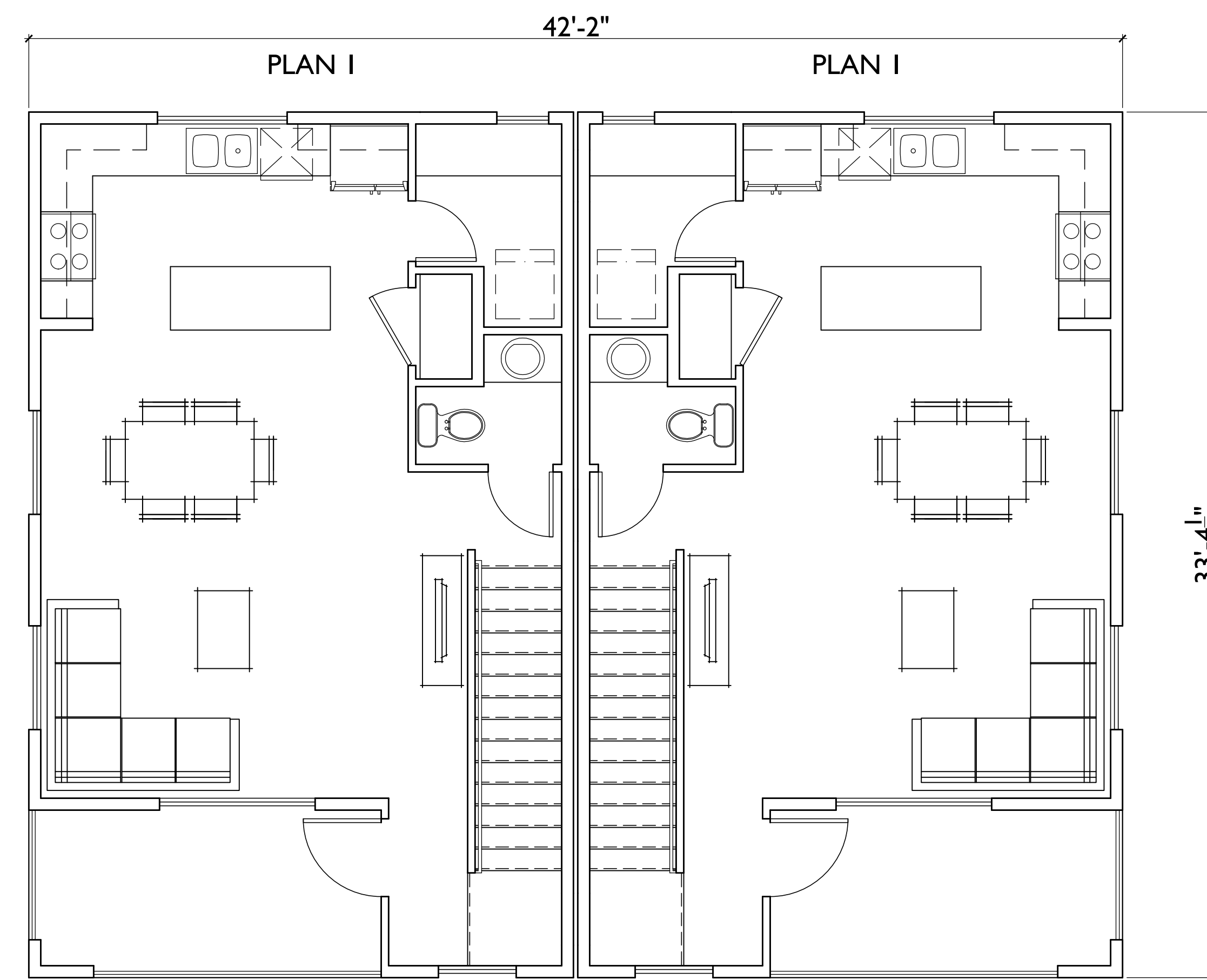
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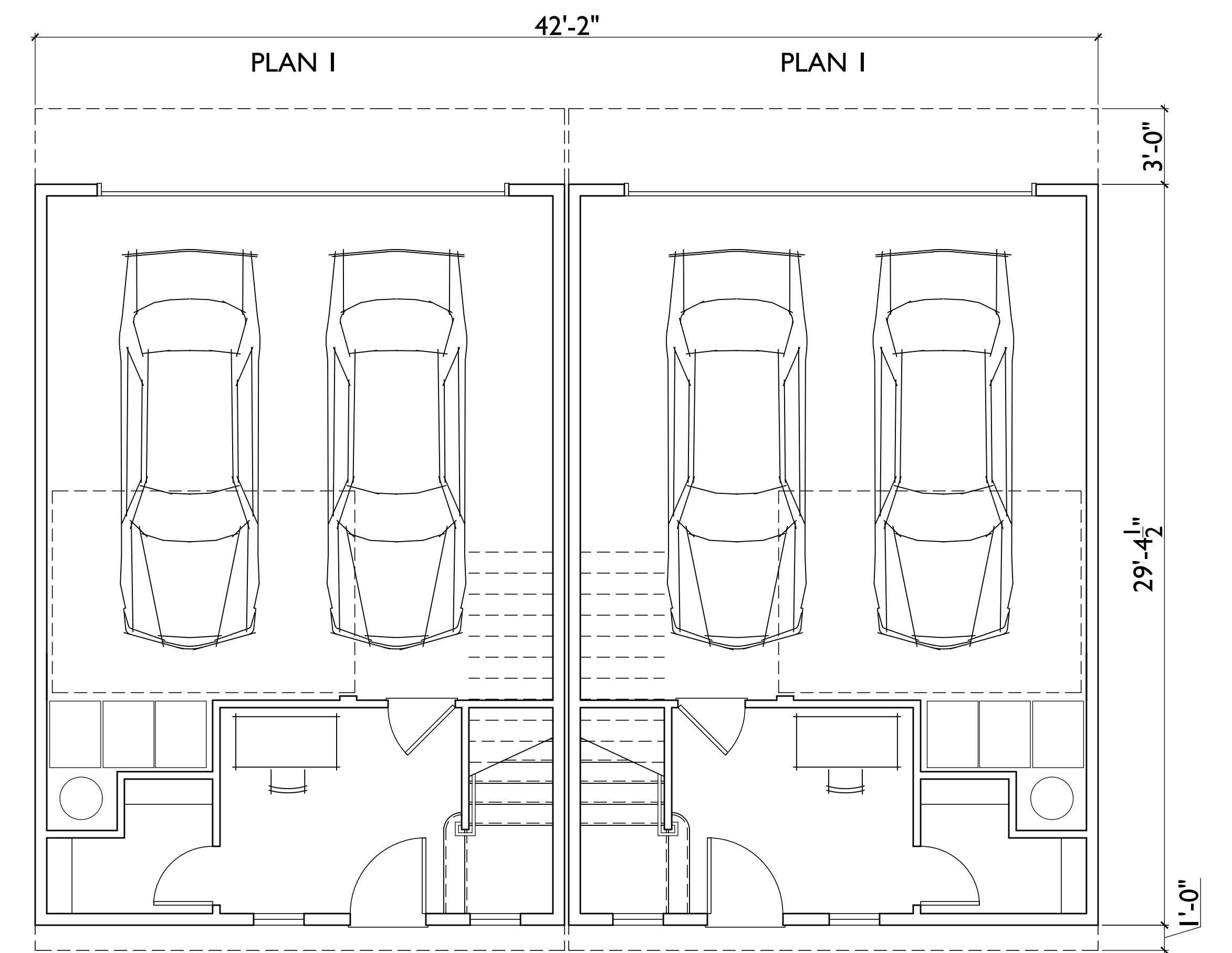
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THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

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AUBREY GLEN

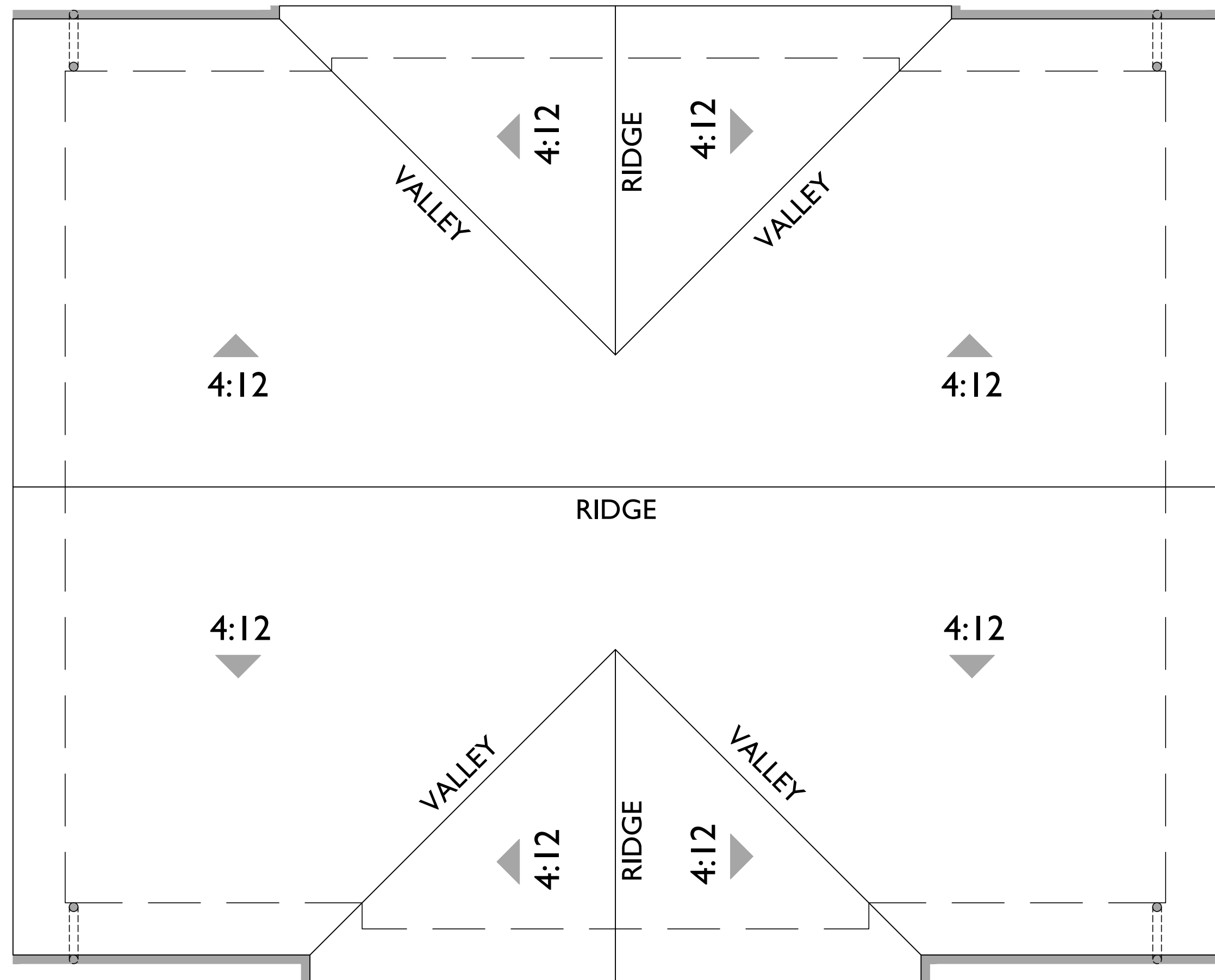
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SCALE: 0 4 8 12

DUPLEX A



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ROOF PLAN



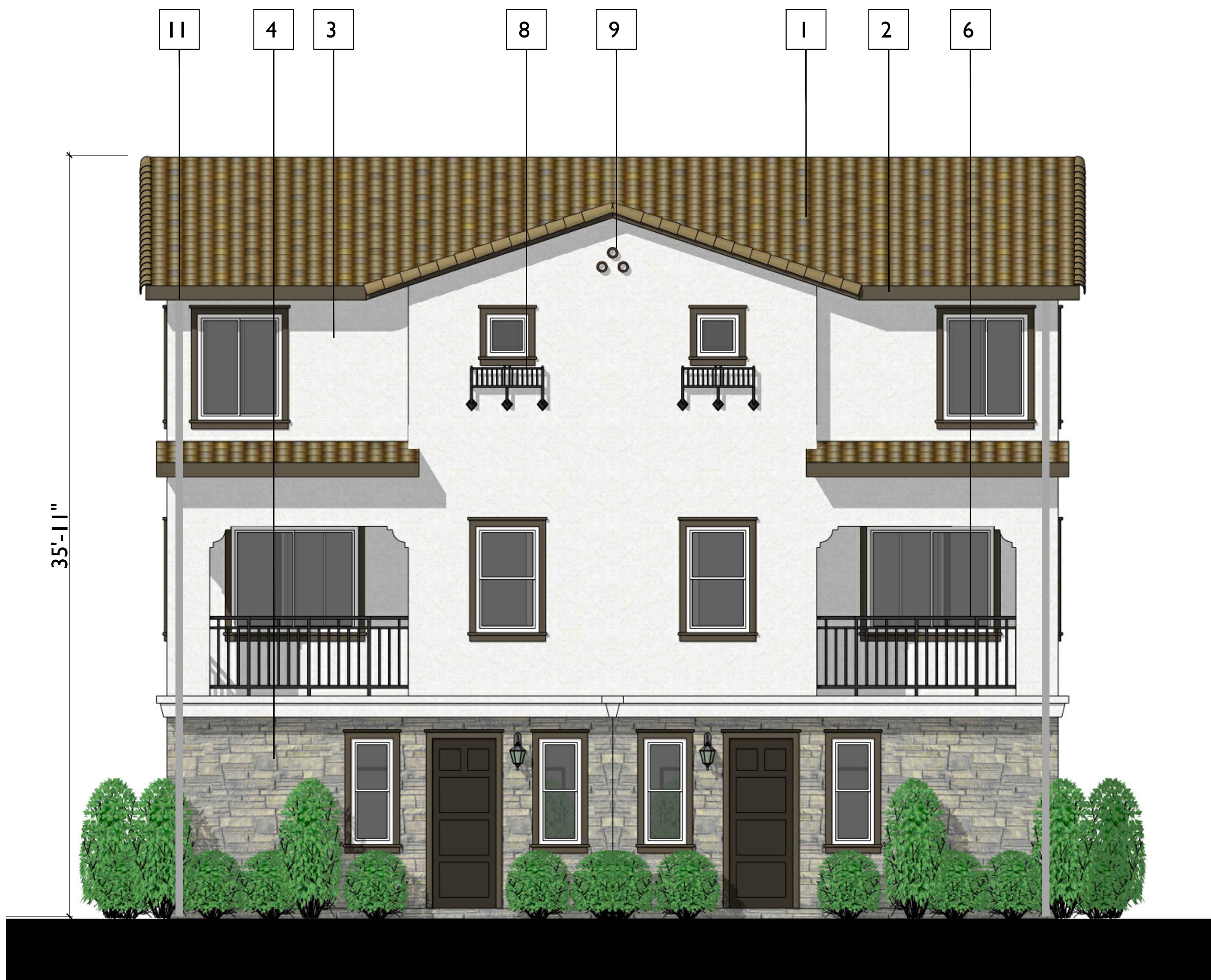
RIGHT



REAR



LEFT



FRONT

MATERIAL SCHEDULE

- 1 ROOF - CONCRETE 'S' TILE
- 2 FASCIA - 2X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE SHUTTERS
- 8 DECORATIVE POTSHLF
- 9 DECORATIVE GABLE ACCENT
- 10 DECORATIVE RECESS
- 11 DOWNSPOUT

SANTEE, CA

KB HOME
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AUBREY GLEN

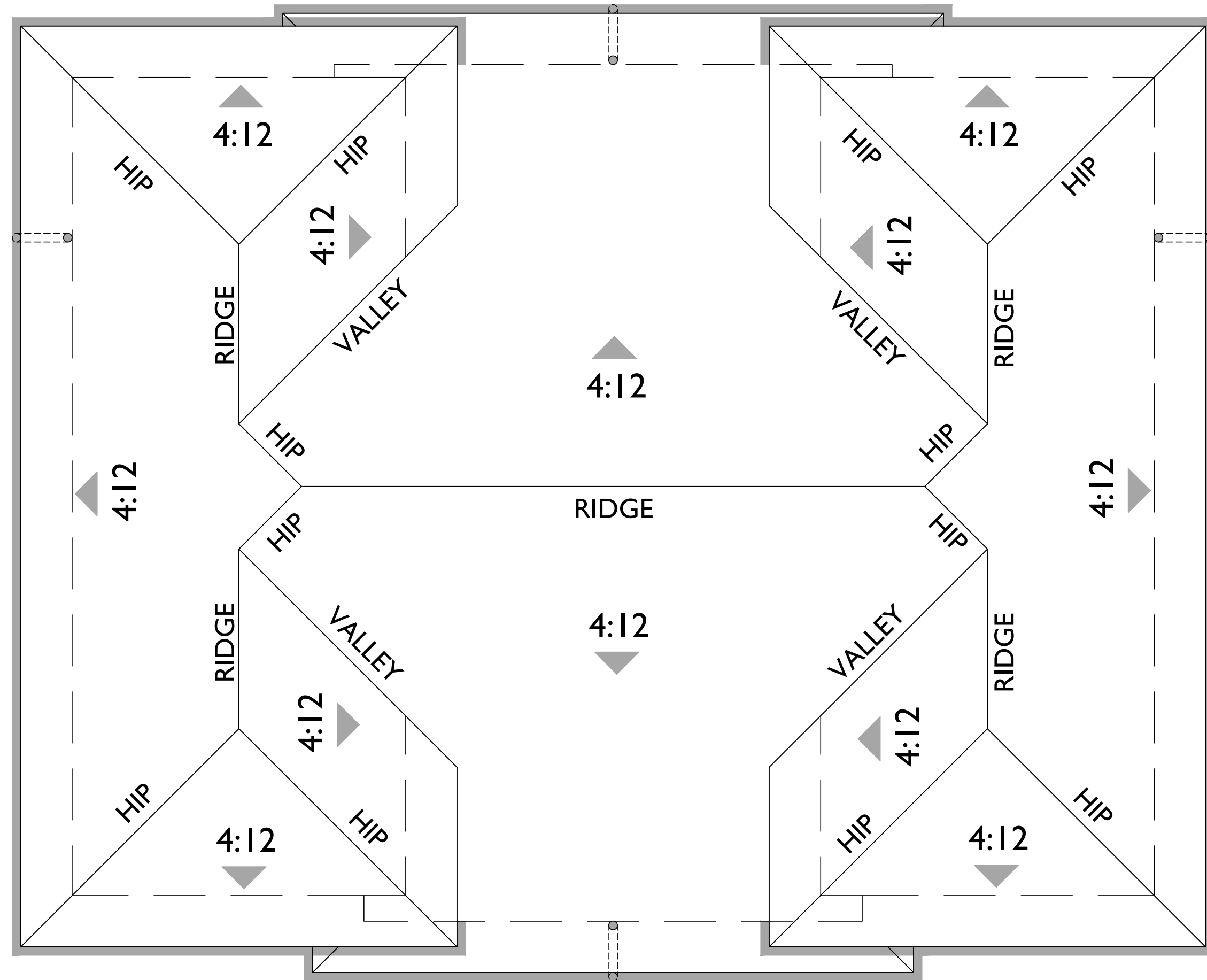
NOVEMBER 6, 2024

SCALE: 0 4 8 12

DUPLEX A1 ELEVATIONS



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ROOF PLAN



RIGHT



REAR



LEFT



FRONT

SANTEE, CA

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858.877.4256

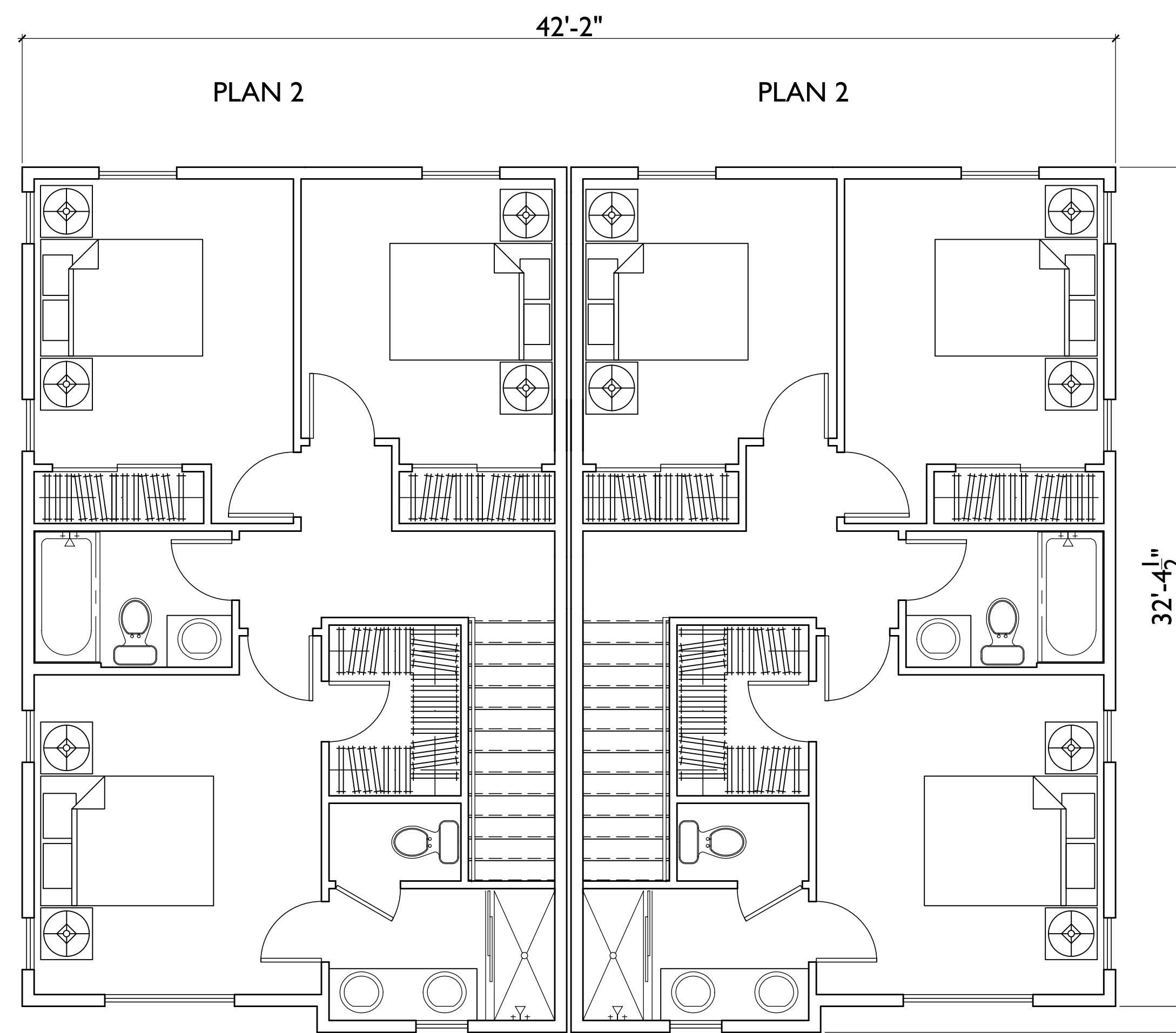
AUBREY GLEN

NOVEMBER 6, 2024
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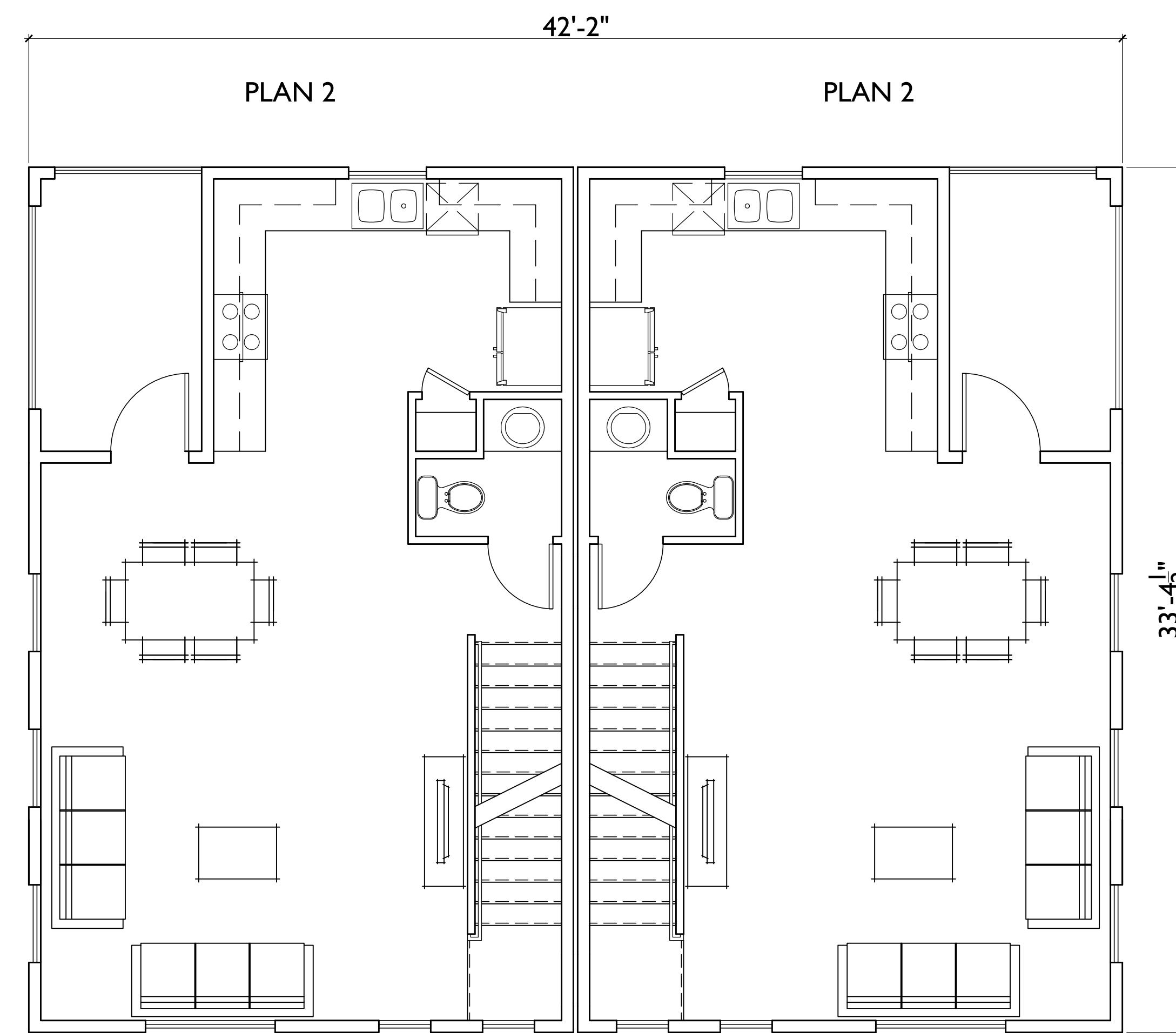
DUPLEX A2 ELEVATIONS



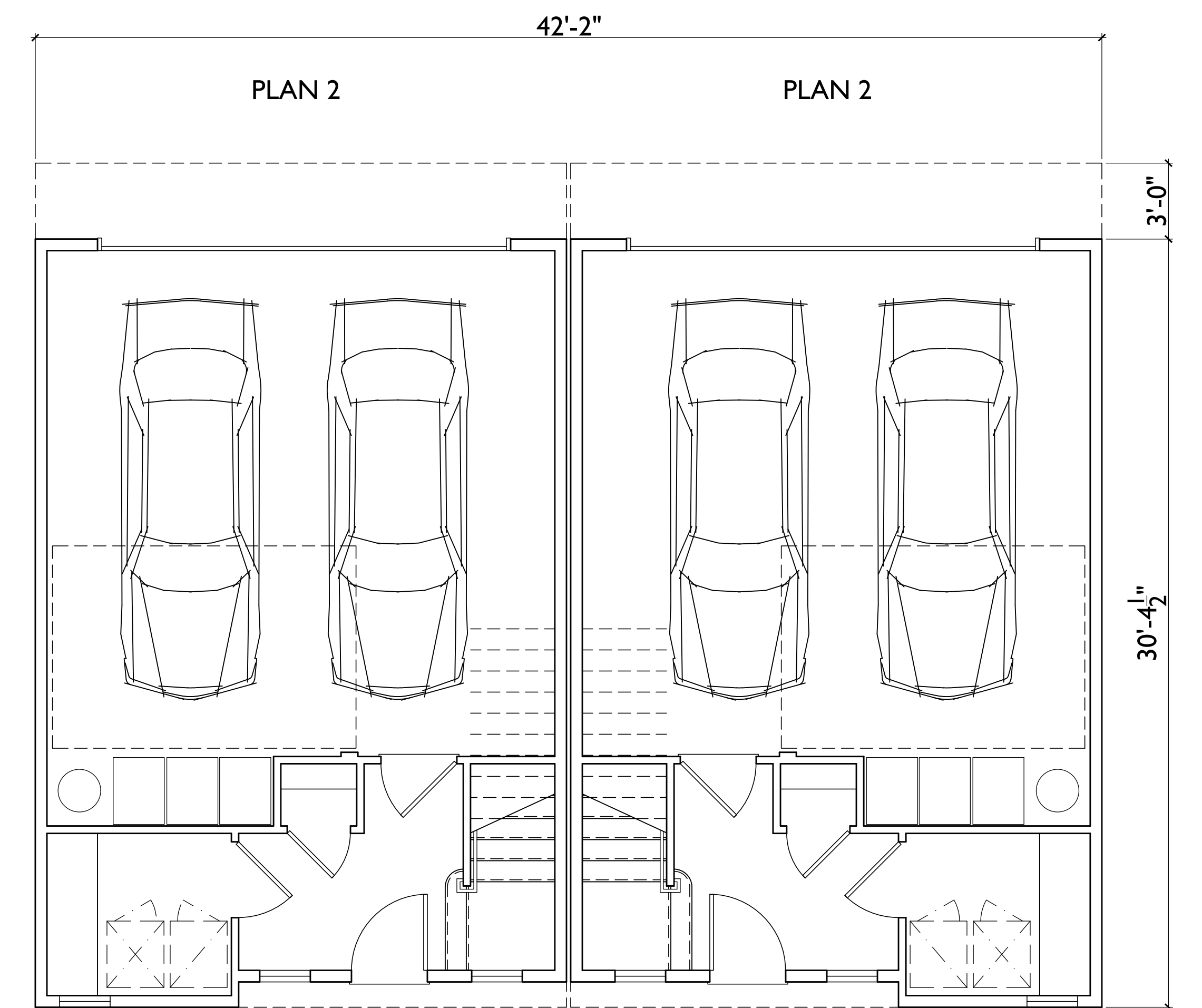
5256 S. Mission Road, Ste 404
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THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

SANTEE, CA

KB HOME
9915 MIRA MESA BLVD., STE 100
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858.877.4256

AUBREY GLEN

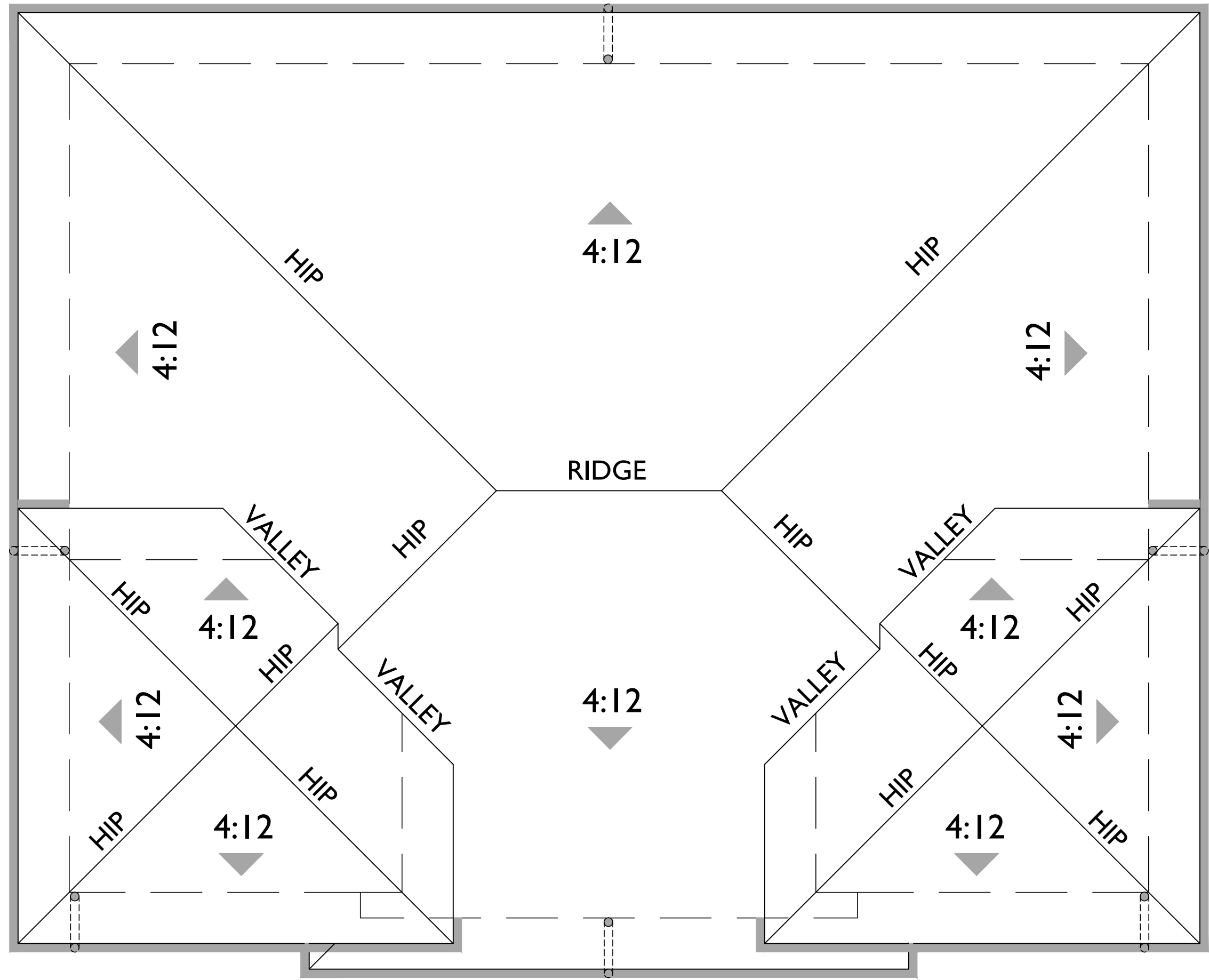
NOVEMBER 6, 2024

SCALE: 0 4 8 12

DUPLEX B



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Bonsall, CA 92003
760.724.1198



ROOF PLAN



RIGHT



REAR



LEFT



FRONT

MATERIAL SCHEDULE

- 1 ROOF - CONCRETE 'S' TILE
- 2 FASCIA - 2X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - BRICK VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE SHUTTERS
- 8 DECORATIVE POTSHELF
- 9 DECORATIVE CORBEL
- 10 DECORATIVE RECESS
- 11 DECORATIVE AWNING
- 12 DOWNSPOUT

SANTEE, CA

KB HOME
9915 MIRA MESA BLVD., STE 100
SAN DIEGO, CA 92131
858.877.4256

AUBREY GLEN

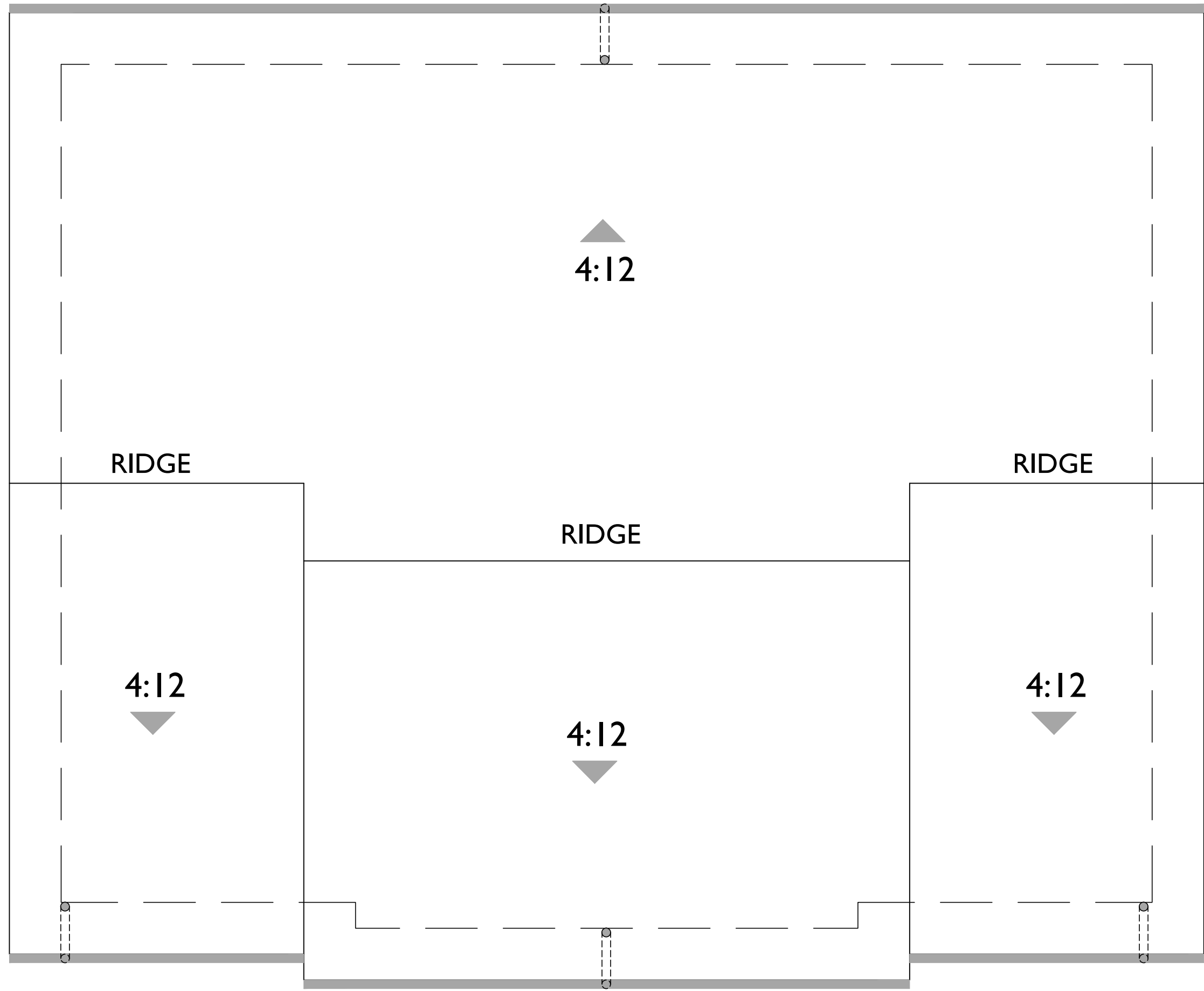
NOVEMBER 6, 2024

SCALE: 0 4 8 12

DUPLEX BI ELEVATIONS



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Bonsall, CA 92003
760.724.1198



ROOF PLAN



RIGHT



REAR



LEFT



FRONT

MATERIAL SCHEDULE

- 1 ROOF - CONCRETE 'S' TILE
- 2 FASCIA - 2X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE SHUTTERS
- 8 DECORATIVE POTSHelf
- 9 DECORATIVE GABLE ACCENT
- 10 DECORATIVE RECESS
- 11 DOWNSPOUT

SANTEE, CA

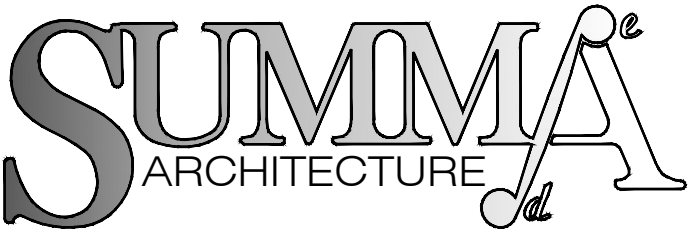
KB HOME
 9915 MIRA MESA BLVD., STE 100
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 858.877.4256

AUBREY GLEN

NOVEMBER 6, 2024

SCALE: 0 4 8 12

DUPLEX B2 ELEVATIONS



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MISSION GORGE

SANTEE, CA

KB HOME
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 SAN DIEGO, CA 92131
 858.877.4256

AUBREY GLEN

NOVEMBER 6, 2024

SCALE:

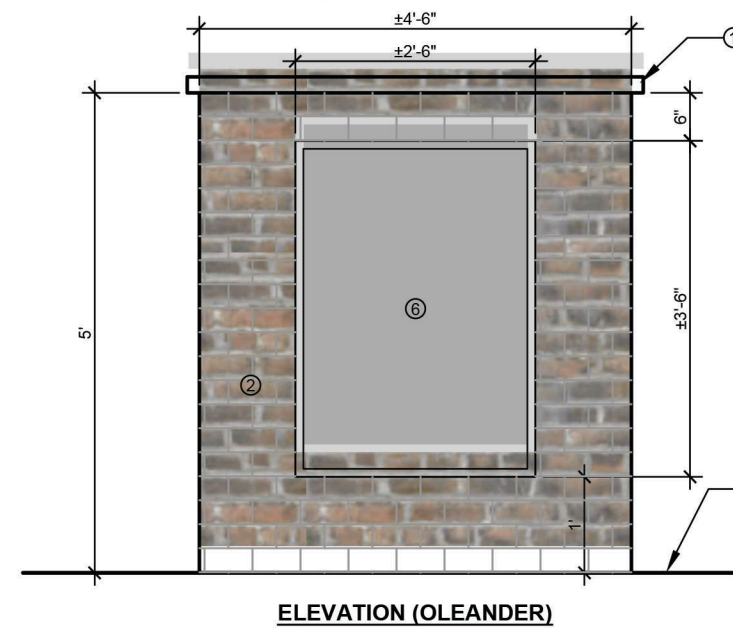
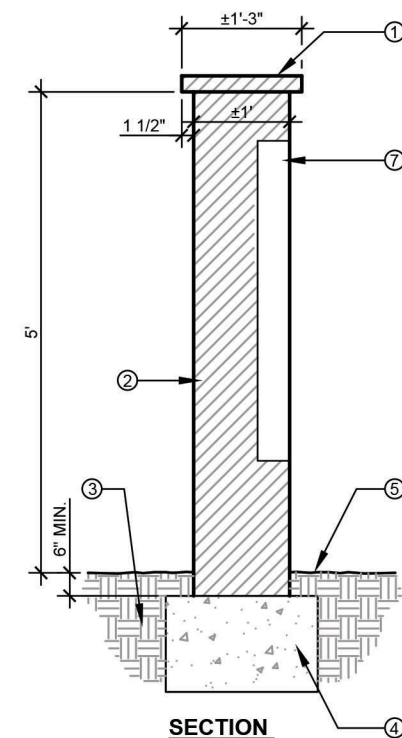
SITE PERSPECTIVE



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 760.724.1198



PROJECT DIRECTORY



ELEVATION (OLEANDER)

LEGEND

- DECORATIVE 2" PRECAST CONCRETE CAP
- 8 x8x16 CMU BLOCK W/ DECORATIVE BRICK FINISH (TO MATCH ARCHITECTURE), GROUT FILL ALL CELLS
- 90% MIN. COMPACTED SUBGRADE (SOILS REPORT RECOMMENDATIONS SUPERCEDE)
- CONCRETE FOOTING PER STRUCTURAL DETAIL
- FINISH GRADE PER CIVIL GRADING PLANS
- COMMUNITY MAP (CENTERED IN WALL) PER KB HOME SIGNAGE COMPANY

IMPORTANT NOTE

FINAL CONCRETE FOOTING AND REINFORCING STEEL REQUIREMENTS PER STRUCTURAL ENGINEER AND / OR REGIONAL STANDARD AND CODES.

N.T.S.

AUBREY GLEN DRIVE

DECORATIVE PAVING AT PROJECT ENTRY - TYP. SYM.

NOTES

- ALL TREES LOCATED WITHIN 5' FROM ANY HARDSCAPE, WALLS, BUILDING AND/OR UTILITIES SHALL RECEIVE ROOT BARRIERS - TYP.
- ALL ABOVEGROUND UTILITIES ARE TO BE SCREENED WITH APPROPRIATE PLANT MATERIAL. TREE LOCATIONS WILL BE COORDINATED WITH UTILITIES DURING CONSTRUCTION DOCUMENT DEVELOPMENT.
- THE PLANT PALETTE LISTED PROVIDES A LIST OF PLANT MATERIAL TO SELECT FROM WHEN PREPARING FINAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR THIS PROJECT. HOWEVER, SUBSTITUTIONS MAY BE REQUIRED DUE TO AVAILABILITY, SOILS TESTS, OR OTHER CONDITIONS.
- THE LANDSCAPE PLAN WILL COMPLY WITH THE CITY OF SANTEE WATER EFFICIENT LANDSCAPE ORDINANCE.
- THE OWNER SHALL MAINTAIN LANDSCAPING AREA UNTIL TURNOVER TO THE HOMEOWNER'S ASSOCIATION.
- PER SANTEE MUNICIPAL CODE 13.10.050.E A VISIBILITY CLEARANCE AREA SHALL BE REQUIRED ON LOTS ADJACENT TO AN ALLEY, DRIVEWAY OR STREET IN WHICH NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW EXCEEDING THREE AND ONE-HALF FEET IN HEIGHT.

PROPOSED PLANT PALETTE

SYMBOL

BOTANICAL NAME / COMMON NAME

STREET TREE (15 GAL. - 24" BOX) - QTY. 8

PODOCARPUS GRACILIOR / FERN PINE
PYRUS C. 'BLOODGOOD' / FLOWERING PEAR VAR.

MULTI TRUNK TREES (36" - 48" BOX) - QTY. 2

JACARANDA MIMOSIFOLIA / JACARANDA
OLEA 'WILSONII' / FRUITLESS OLIVE VAR.
MAGNOLIA G. 'RUSSET' / MAGNOLIA VAR.
QUERCUS AGRIFOLIA / COAST LIVE OAK

THEME / SCREEN TREES (15 GAL. - 24" BOX) - QTY. 16

BRACHYCHITON POPULNEUS / BOTTLE TREE
PINUS ELDERICA / AFGHAN PINE
PRUNUS CAROLINIANA / CAROLINA CHERRY
TRISTANIA CONFERTA / BISBANE BOX

ACCENT TREES (24" - 36" BOX) - QTY. 25

ARBUTUS 'MARINA' / STRAWBERRY TREE VAR.
CERCIS OCCIDENTALIS / WESTERN REDBUD
LAGERSTROEMIA INDICA / CRAPE MYRTLE VAR.
SEARSIA LANCEA / AFRICAN SUMAC

VERTICAL ACCENT TREES (15 GAL. - 36" BOX) - QTY. 31

JUNIPERUS 'SKYROCKET' / JUNIPER VAR.
CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS
PODOCARPUS 'MAKI' / PODOCARPUS VAR.

Basin / Modular Wetland Planting:

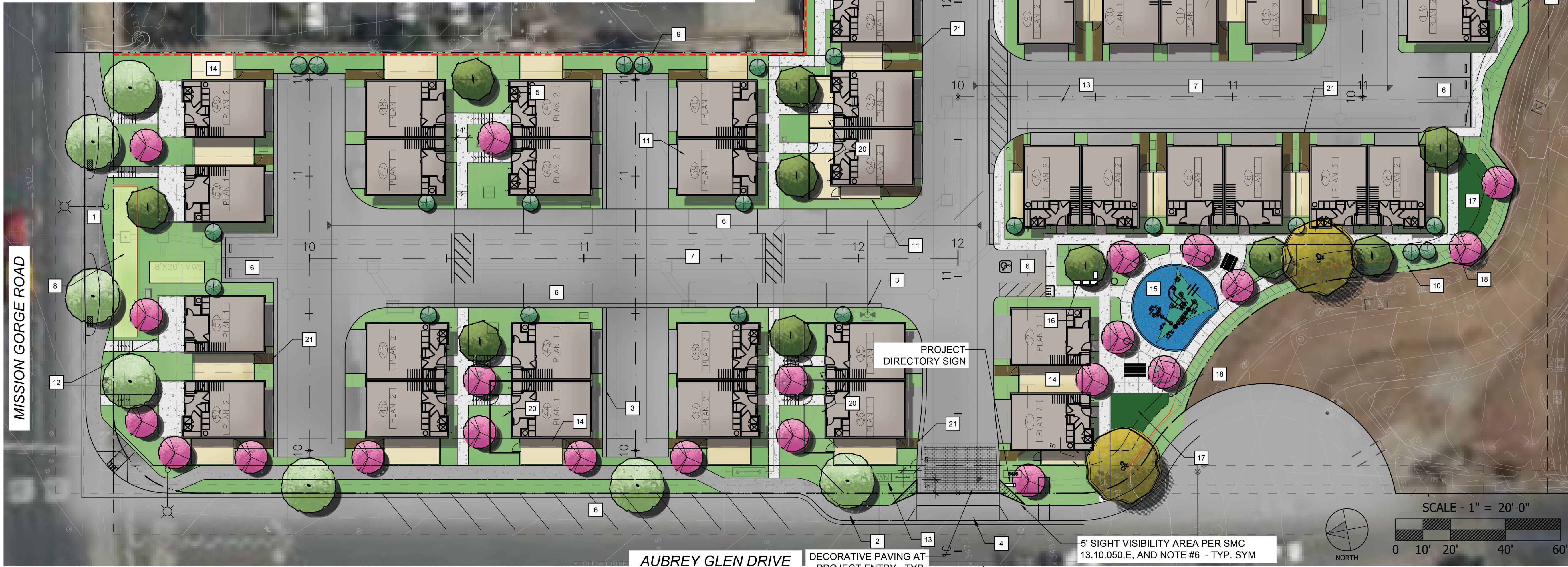
(1 gal. min. - Qty. 54) such as:
ACHILLEA MILLEFOLIUM / YARROW
CAREX PRAEGRACILIS / CALIFORNIA FIELD SEDGE
JUNCUS PATENS / GREY RUSH
MULLENBERGIA RIGENS / DEER GRASS

COMMON H.O.A. AREA SHRUBS / VINES / GROUNDCOVER

(25% 15 gal. (325 qty.), 50% 5 gal. (649 qty.), 25% 1 gal. (325 qty.)) su
AGAPANTHUS AFRICANUS / LILY OF THE NILE
ARBUTUS UNEDO 'COMPACTA' / STRAWBERRY TREE VAR.
BACCHARIS PILULARIS / COYOTE BUSH VAR.
DIANELLA SPP. / FLAX LILY VAR.
DIETES BICOLOR / FORTNIGHT LILY
CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON
ERIOGONUM FASCICULATUM / CALIFORNIA BUCKWHEAT
HEMEROCALLIS SPP. / DAYLILY VAR.
FESTUCA O. 'GLAUCA' / BLUE FESCUE
GREVILLEA 'NOELLI' / GREVILLEA
GAZANIA SPP. / GAZANIA VAR.
GELSEMIUM SEMPERVIRENS / YELLOW JESSAMINE
JUNIPERUS SPP. / JUNIPER VAR.
PENSTEMON SPP. / PENSTEMON VAR.
PITTOSPORUM SPP. / TOBIRA VAR.
RHAPHIOLEPIS INDICA / INDIAN HAWTHORN
LIGUSTRUM J. 'TEXANUM' / TEXAS PRIVET VAR.
LOMANDRA SPP. / MAT RUSH VAR.
NANDINA DOMESTICA / HEAVENLY BAMBOO
PHORMIUM SPP. / NEW ZEALAND FLAX VAR.
TRACHELOSPERMUM JASMINOIDES / STAR JASMINE
ROSMARINUS SPP. / ROSEMARY VAR.

COMMON H.O.A. AREA TURF (SOD):

MARATHON IIE / HYBRID FESCUE



SCALE - 1" = 20'-0"



SITE FEATURES KEY

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	PROPOSED MEANDERING SIDEWALK ALONG MISSION GORGE ROAD	11	6' HT. TAN VINYL FENCE & GATE - TYP. SYM.
2	PROPOSED NEW CONCRETE SIDEWALK ALONG AUBREY GLEN DRIVE	12	COMBINATION VIEW WALL AT PRIVATE PATIO WITH TUBULAR STEEL GATE
3	CURB & GUTTER PER CIVIL ENGINEER - TYP. (N.I.C)	13	UTILITIES BY OTHERS - TYP.
4	CONCRETE DRIVEWAY APRON PER CIVIL PLANS - TYP. (N.I.C)	14	PRIVATE YARD - TYP. SYM.
5	4' WIDE CONCRETE COMMUNITY WALKWAY - TYP.	15	OPEN SPACE PLAY AREA WITH TRELLIS, PICNIC TABLES, BENCHES AND BBQS
6	PARKING STALL PER CIVIL PLANS - TYP. SYM.	16	CLUSTER MAILBOX UNITS - TYP. SYM.
7	DRIVELANE PER CIVIL PLANS - TYP. SYM.	17	OPEN LAWN PLAY AREA - TYP.
8	BASIN PER CIVIL PLANS	18	PET WASTE STATIONS - TYP. SYM.
9	DECORATIVE CMU BLOCK WALL ON RETAINING WALL - TYP. SYM. - - -	20	PRIVATE YARD AREA WITH 42" HT. TUBULAR STEEL FENCE AND GATE - TYP.
10	TUBULAR STEEL VIEW FENCE ON SOLDIER PILE RETAINING WALL - TYP. SYM.	21	APPROX. 3' WIDE MULCH PATH / PRIVATE YARD ACCESS - TYP. SYM.



DATE: 03/20/2025

SCALE: SEE SHEET

JOB #24-023G

DRAWN: KT

SHEET: LC-01

1 OF 2

KB HOME COASTAL, INC.

CITY OF SANTEE, CA
AUBREY GLEN
LANDSCAPE CONCEPT PLAN

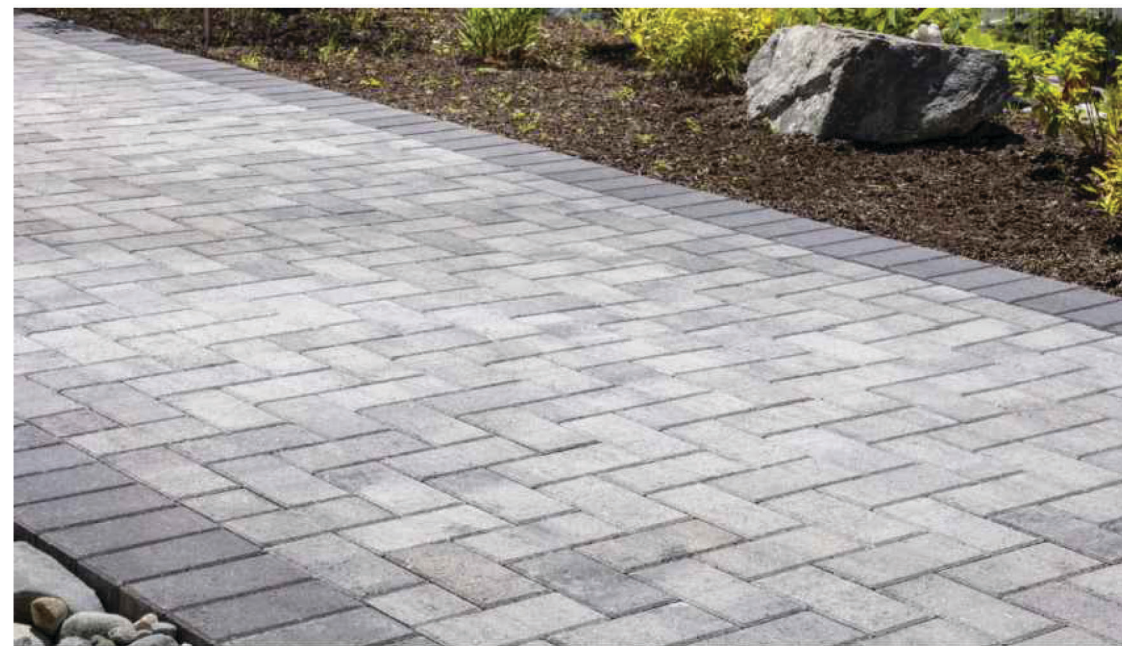
OVERALL LANDSCAPE CONCEPT PLAN

WELAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE PLANNING + CONSTRUCTION MANAGEMENT
28524 OLD TOWN FRONT STREET, SUITE 202
P (844) WELAND, XT 703 F (619) 675-3426
EMAIL - KTAKAI@WDG.COM
CORPORATE OFFICE
291 SIERRA WAVE SMALL MEADOWS, CA 93514

07/18/2024, 09/13/2024, 11/14/2024, 12/20/2024, 03/09/2025, 03/20/2025



PROPOSED TREES



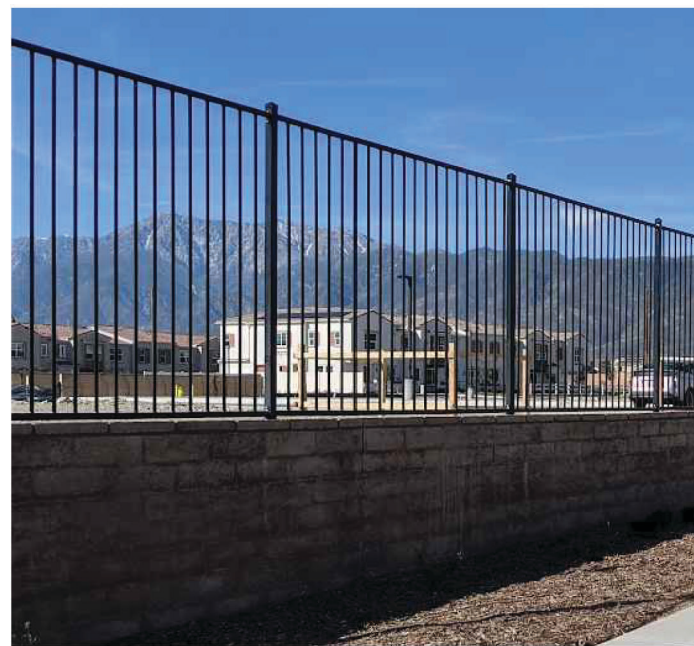
PROPOSED DECORATIVE PAVING



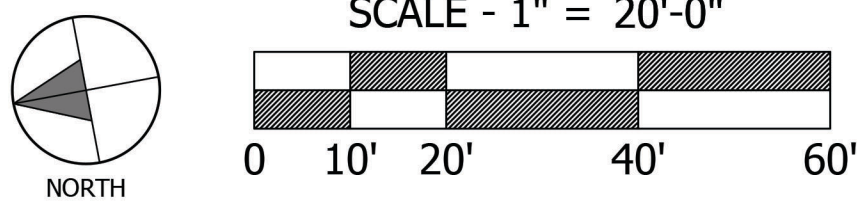
PROPOSED WALL AT UNITS 13 & 14



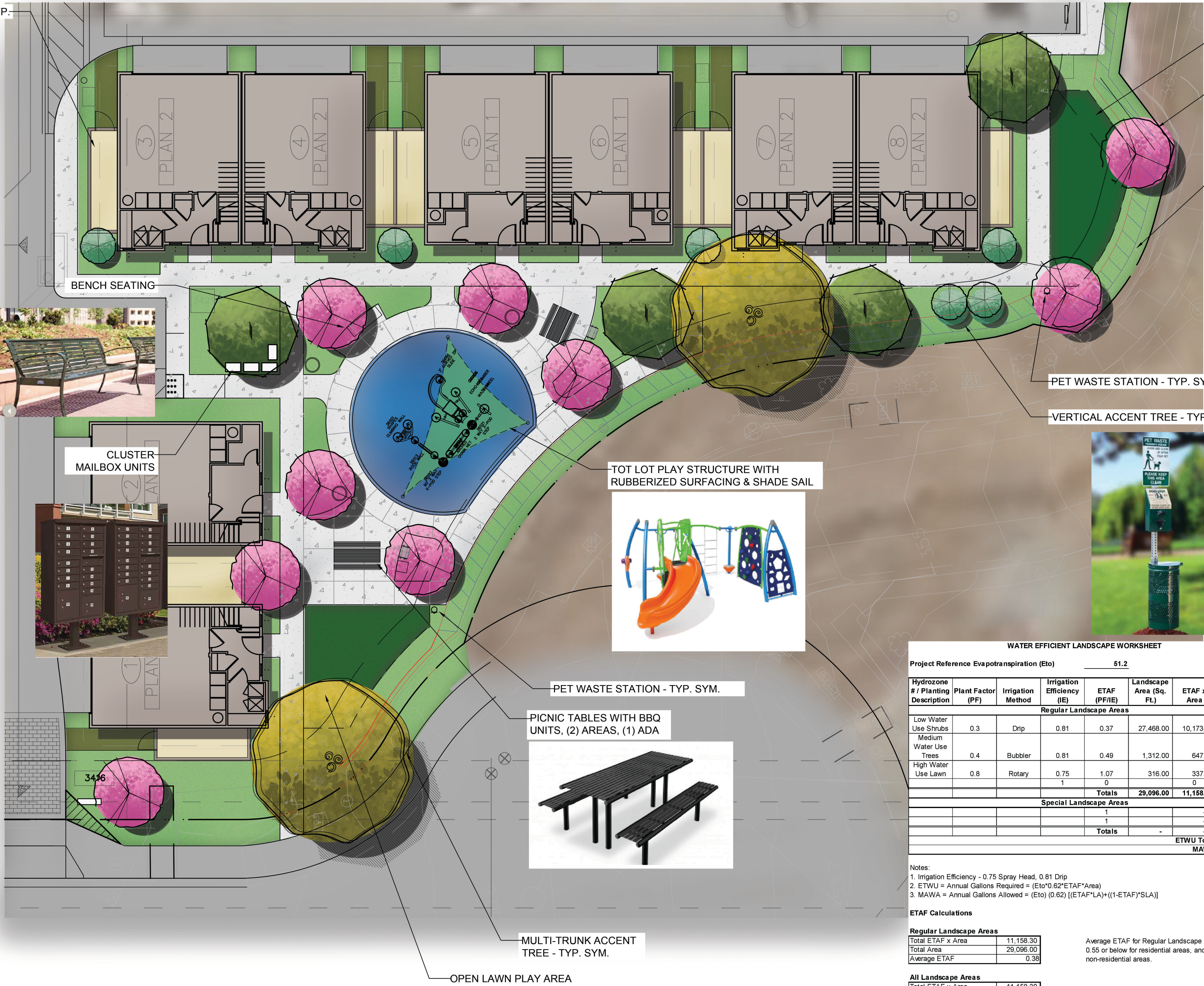
PROPOSED WALL / FENCING



PROPOSED SHRUBS



*IMAGES PROVIDED ARE CONCEPTUAL AND SUBJECT TO CHANGE



WATER EFFICIENT LANDSCAPE WORKSHEET							
Project Reference		Evapotranspiration (Eto) 51.2					
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Low Water Use Shrubs	0.3	Drip	0.81	0.37	27,468.00	10,173.33	322,942.29
Medium Water Use Trees	0.4	Bubbler	0.81	0.49	1,312.00	647.90	20,566.98
High Water Use Lawn	0.8	Rotary	0.75	1.07	316.00	337.07	10,699.84
			1	0	0	0	-
Totals					29,096.00	11,158.30	354,209.11
Special Landscape Areas							
			1			-	-
			1			-	-
Totals					-	-	-
						ETWU Total	354,209.11
						MAWA	607,982.88

Notes:
1. Irrigation Efficiency - 0.75 Spray Head, 0.81 Drip
2. ETWU = Annual Gallons Required = (Eto*0.62*ETAF*Area)
3. MAWA = Annual Gallons Allowed = (Eto) (0.62) [(ETAF*LA)+(1-ETAF)*SLA]

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	11,158.30	
Total Area	29,096.00	
Average ETAF	0.38	

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

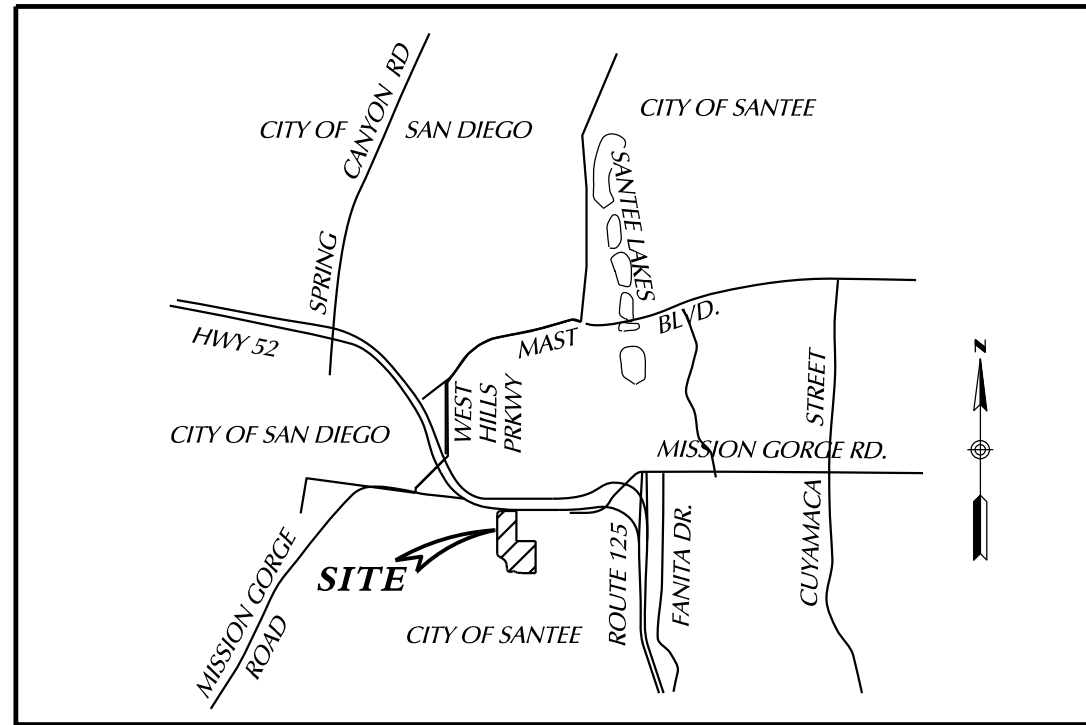
All Landscape Areas		
Total ETAF x Area	11,158.30	
Total Area	29,096.00	
Average ETAF	0.38	



REVISIONS	DATE



TOWNSEND MULTIFAMILY



LEGEND NO SCALE

LEGEND

NO SCALE

- | | | |
|--|---|----------|
| PROJECT BOUNDARY |  | |
| EXIST TOPO CONTOUR |  | |
| LOT LINE |  | |
| SETBACK LINE |  | |
| PAD ELEVATION | PE 384.0 | |
| RESIDENTIAL BLDG NUMBER | ⑤ | |
| RESIDENTIAL UNIT NUMBER | 1 | |
| CATCH BASIN |  | 5 EA. |
| SD CLEANOUT |  | 18 EA. |
| SD INLET |  | 5 EA. |
| PVT STORM DRAIN |  | 1,900 LF |
| PVT SEWER MAIN (8") |  | 1,320 LF |
| PVT SEWER MANHOLE |  | 8 EA. |
| PVT SEWER CLEANOUT |  | 6 EA. |
| SEWER MANHOLE |  | |
| WATER MAIN (8") |  | 1,760 LF |
| FIRE HYDRANT |  | 3 EA. |
| WATER SERVICE AND METER |  | 1 EA. |
| SLOPE (2:1 MAX.) |  | |
| STREET GRADIENT |  | |
| STREET ELEVATION | 350.4 | |
| BROW DITCH |  | |
| RETAINING WALL
(SPLIT FACE TAN) |  | 780 LF |
| SOLDIER PILE WALL
(W/ BOULDER-SCAPE FACADE) |  | 380 LF |
| TOP OF WALL ELEVATION | TW | |
| FINISHED SURFACE ELEVATION | FS | |
| PARKING SPACES | ⑤ | |
| EXISTING CONCRETE |  | |
| EXISTING PAVEMENT |  | |

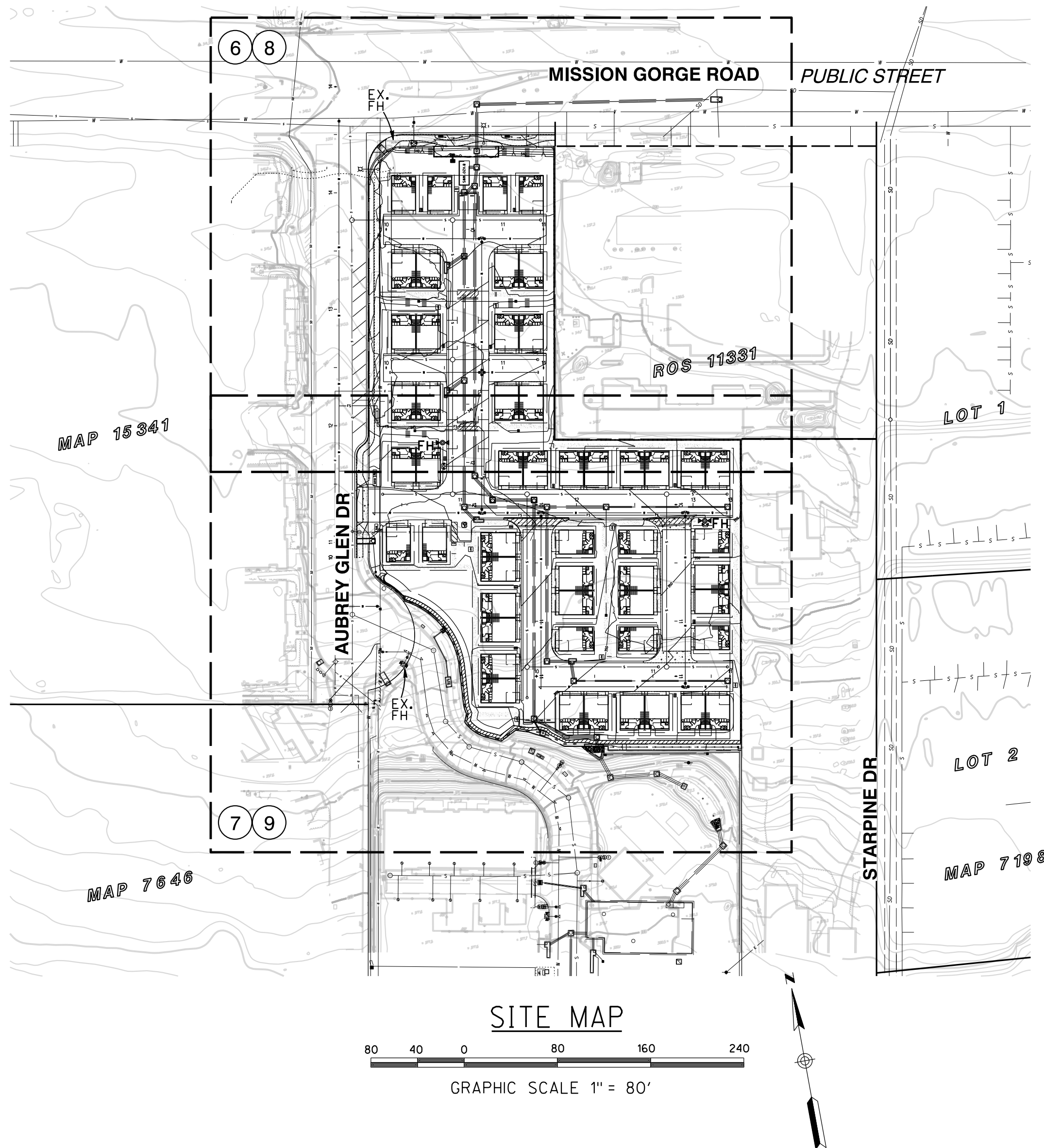
QUANTITIES

DEVELOPMENT SUMMARY

1. GROSS PROJECT AREA: 2.63 AC
2. NET PROJECT AREA: 2.23 AC
3. NUMBER OF EXISTING LOTS: 1
4. NUMBER OF RESIDENTIAL DU'S - 52
PLAN 1: 25
PLAN 2: 27
5. DENSITY:
NET DENSITY = 52 DU/2.23 AC = 24 DU/AC
GROSS DENSITY = 52 DU/2.63 AC = 20 DU/AC
6. EXISTING GENERAL PLAN DESIGNATION: R22
7. EXISTING/PROPOSED ZONING: R22 (22-30 DU/AC)
8. PRESENT LAND USE: COMMERCIAL
9. PROPOSED LAND USE: RESIDENTIAL
10. SETBACKS:
FRONT: 25 FT
INTERIOR SIDE: 10 FT
EXTERIOR SIDE: 10 FT
REAR: 10 FT
11. PRIVATE OPEN SPACE
REQUIRED: 60 SF/DU X 52 DU = 3,120 SF
PROVIDED: 11,302 SF
12. COMMON OPEN SPACE
REQUIRED: 100 SF/DU X 52 DU = 5,200 SF
PROVIDED: 5,490 SF
13. PARKING
RESIDENTIAL PARKING (GARAGE)
REQUIRED: 2 SPACES / DU X 52 DU'S = 104 SPACES
PROVIDED: 104 SPACES
GUEST PARKING:
REQUIRED: 1 SPACE / 4 DU'S = 13 SPACES
PROVIDED: 15 SPACES (ONSITE)
12 SPACES (AUBREY GLEN DR./PUBLIC)

27 TOTAL
14. LOT COVERAGE
NET AREA: 2.23 AC (97,139 SF)
(DEVELOPED LOT)
BUILDING AREA:
TOTAL BUILDING FOOTPRINT: 32,292 SF
LOT COVERAGE: (75,244/97,139) = 33.2%
15. TOTAL LIVABLE AREA:
PLAN 1 (25): 140 SF
PLAN 2 (27): 1,470 SF

TOTAL: 75,690 SF



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: 4,800 FILL: 3,200 EXPORT: 1,600
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

R22: HIGH DENSITY RESIDENTIAL (22-30 DU/AC.)

ENGINEER OF WORK

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

KAREN S. VAN ERT
R.C.E. NO. 56991
EXP. 6-30-2025

OWNER/SUBDIVIDER

KB HOME
9915 MIRA MESA BLVD., SUITE 100
SAN DIEGO, CA 92131
OFFICE: 858-877-4267

JESSE KLEIST
JESSE KLEIST DATE
jkleist@kbhome.com

SHEET INDEX

SHEET 1	TITLE
SHEET 2	KEY MAP, DETAILS & SECTIONS
SHEET 3	STREET SECTIONS
SHEET 4	EXISTING TOPOGRAPHY
SHEET 5	BOULEVARD ENHANCEMENTS
SHEET 6	SITE NORTH TO MISSION GORGE ROAD
SHEET 7	SITE SOUTH
SHEET 8	SITE PLAN - NORTH
SHEET 9	SITE PLAN - SOUTH
SHEET 10	SITE SECTIONS
SHEET 11	OPEN SPACE EXHIBIT
SHEET 12	FIRE ACCESS EXHIBIT (TILLER)
SHEET 13	FIRE ACCESS EXHIBIT (FIRE ENGINE)
SHEET 14	PRIVATE UTILITY EXHIBIT
SHEET 15	WO TREATMENT DETAILS

GENERAL NOTES

1. ASSESSORS PARCEL NUMBER: 386-701-02
2. PUBLIC WATER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WATER AGENCY STANDARDS (WAS).
3. PRIVATE SEWER SYSTEM TO BE MAINTAINED BY THE HOA.
4. SPECIFIC METHODS OF HANDLING AND STORAGE 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.
5. PRIVATE SEWER MAINS ARE 6" MINIMUM P.V.C. UNLESS OTHERWISE SHOWN.
6. EVIDENCE SHALL BE PROVIDED OF HAVING OBTAINED GRADING RIGHTS ON ADJACENT PROPERTY WHERE REQUIRED.
7. UTILITIES SHALL BE UNDERGROUND. EASEMENTS TO BE PROVIDED AS NECESSARY.
8. FIRE HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF SANTEE FIRE DEPARTMENT DESIGN STANDARDS.
9. GRADING MAY BE BUILT PRIOR TO FINAL MAP RECORDATION. EARLY SUBDIVISION GRADING IS REQUESTED PER SMC 11.40.15
10. GRADING SHOWN HEREON IS PRELIMINARY, AND SUBJECT TO MODIFICATION IN FINAL DESIGN SUBJECT TO SUBSTANTIAL CONFORMANCE APPROVAL BY THE CITY OF SANTEE.
11. STORM DRAIN AND SEWER SHOWN IS PRELIMINARY AND IS SUBJECT TO MODIFICATION WITH FINAL DESIGN.
12. TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
13. EARLY SUBDIVISION GRADING IS REQUESTED PER SMC 11.40.15
14. TRASH COLLECTION TO BE CURB SIDE.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,
DESCRIBED AS FOLLOWS:

REMAINDER PARCEL OF CITY OF SANTEE TRACT NO.2020-02 LAUREL HEIGHTS SITE
MULTIFAMILY, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,
ACCORDING TO MAP THEREOF NO. 16496, FILED IN THE OFFICE OF THE COUNTY RECORDER
OF SAN DIEGO COUNTY FEBRUARY 22, 2022.

ASSESSORS PARCEL NUMBER: 386-701-02

PUBLIC UTILITIES

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

NO.	REVISIONS	DATE	BY
1	1ST TM SUBMITTAL	9/17/2024	REC
2	2ND TM SUBMITTAL	11/15/2024	REC
3	3RD TM SUBMITTAL	1/29/2025	REC
4	4TH TM SUBMITTAL	3/21/2025	REC

**TM NO. 2024-0003/
DR 2024-0005**

TOWNSEND

City of Santee, California

1
OF
15

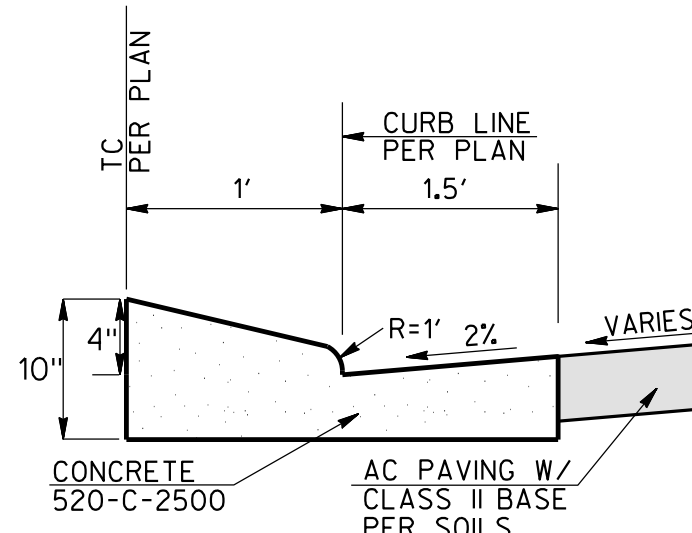
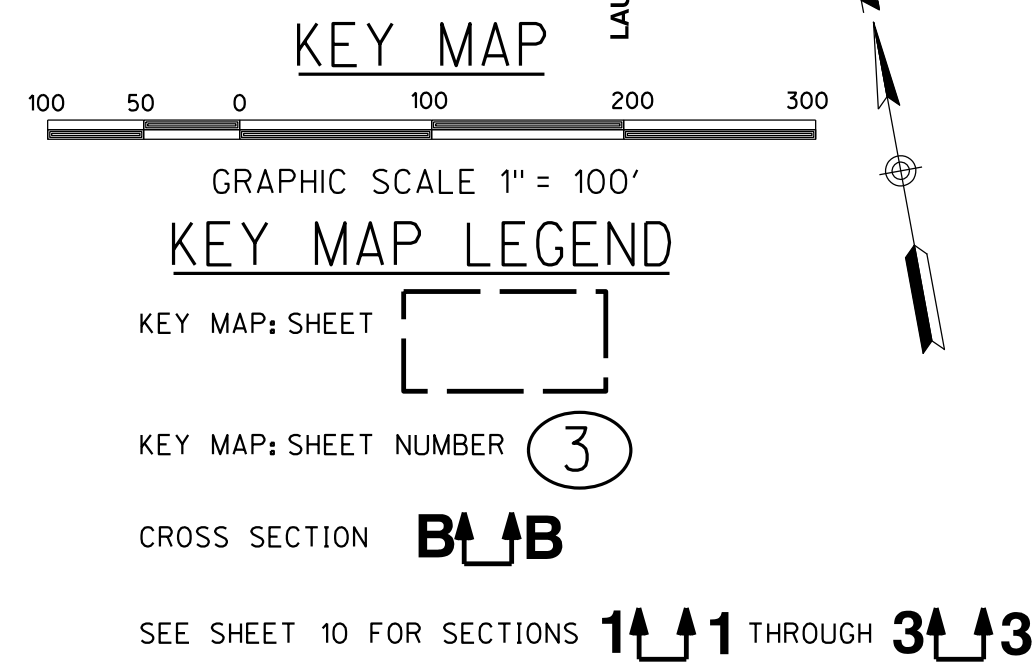
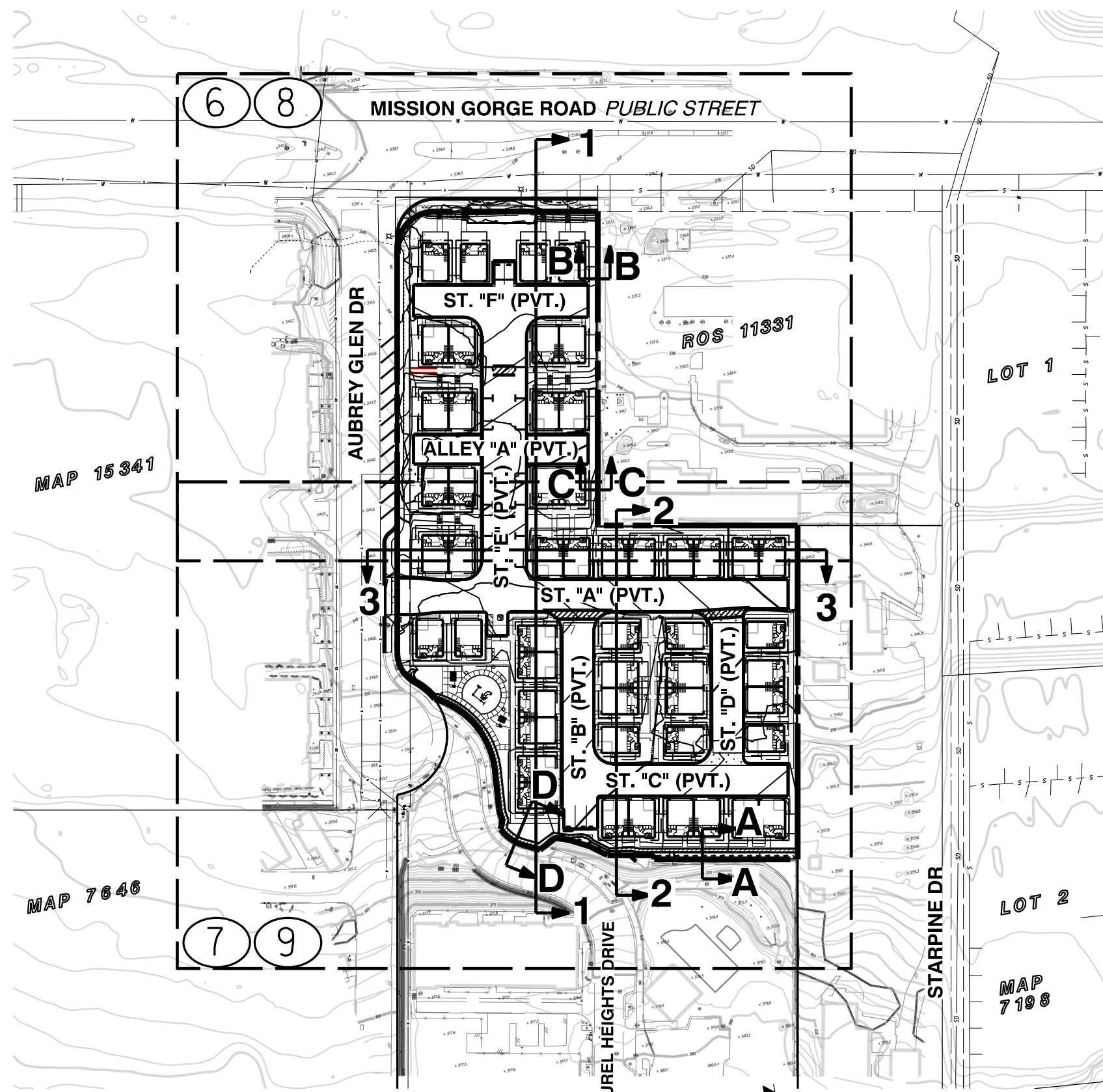


RICK

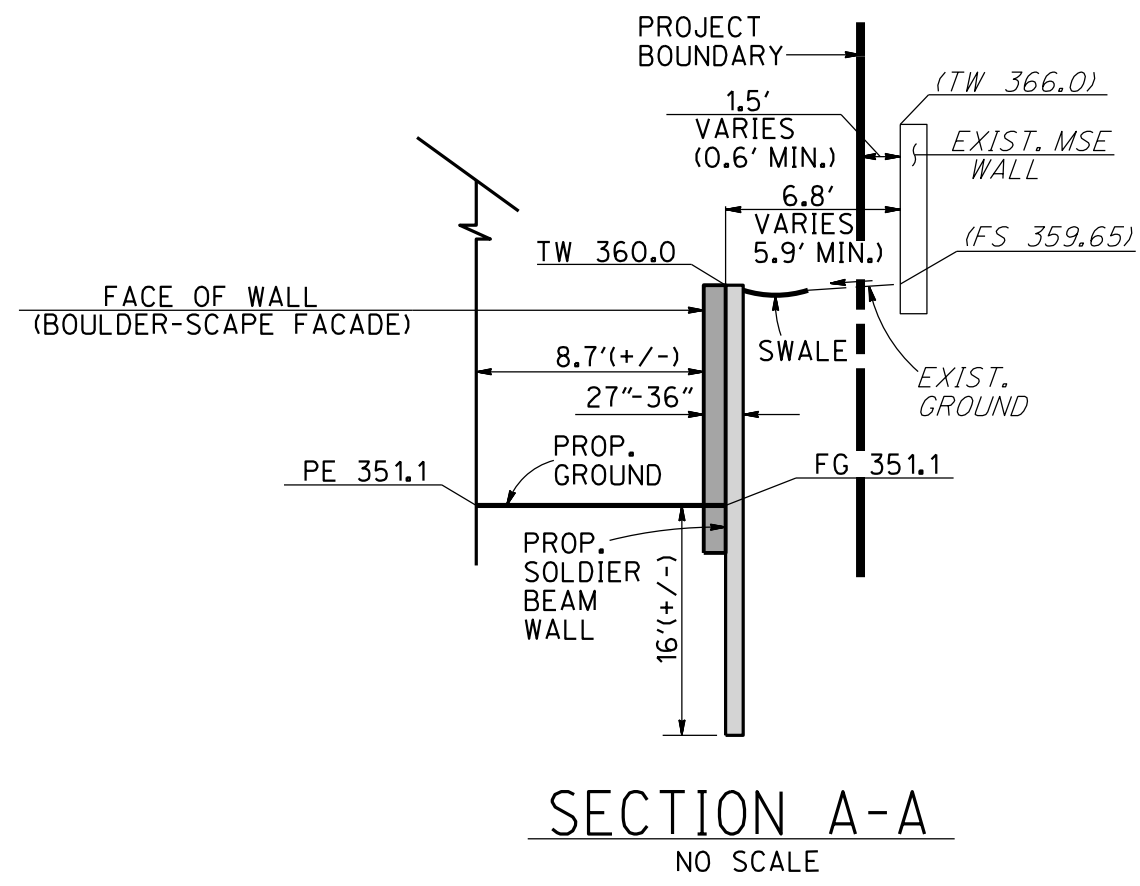
619-291-0707
rickengineering.com

**5620 FRIARS ROAD
SAN DIEGO, CA 92110**

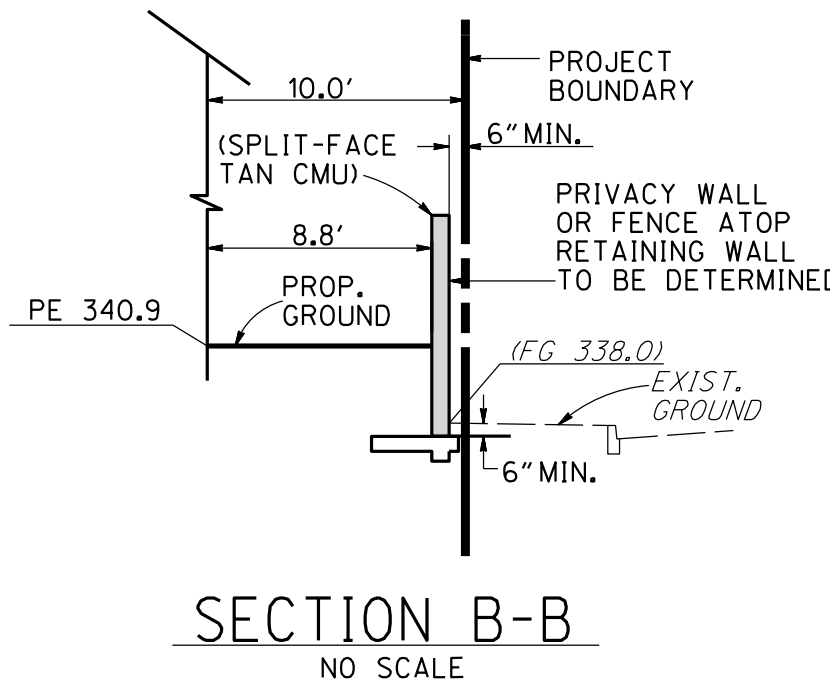
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER



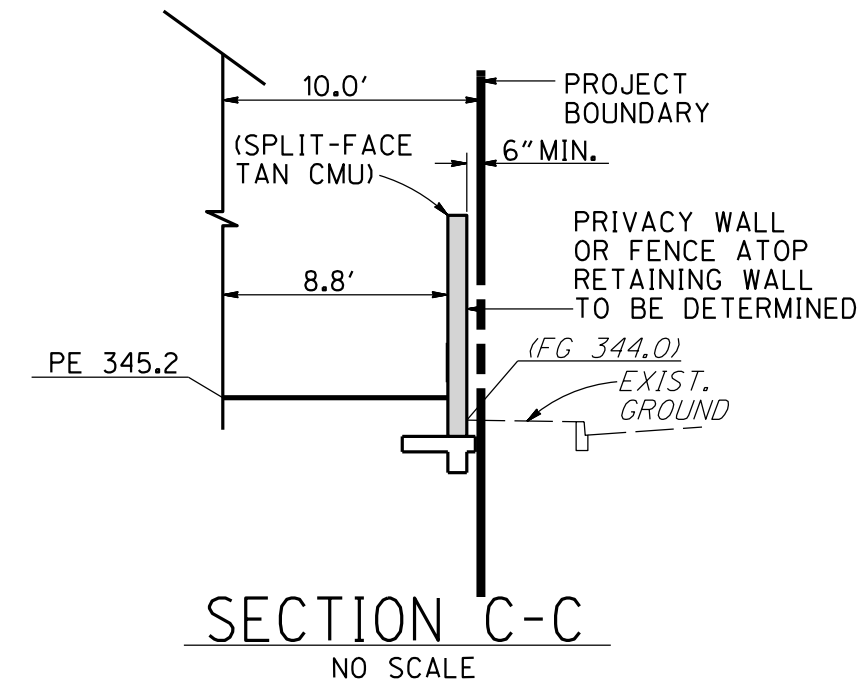
4" ROLLED CURB & GUTTER DETAIL (PVT)
NOT TO SCALE



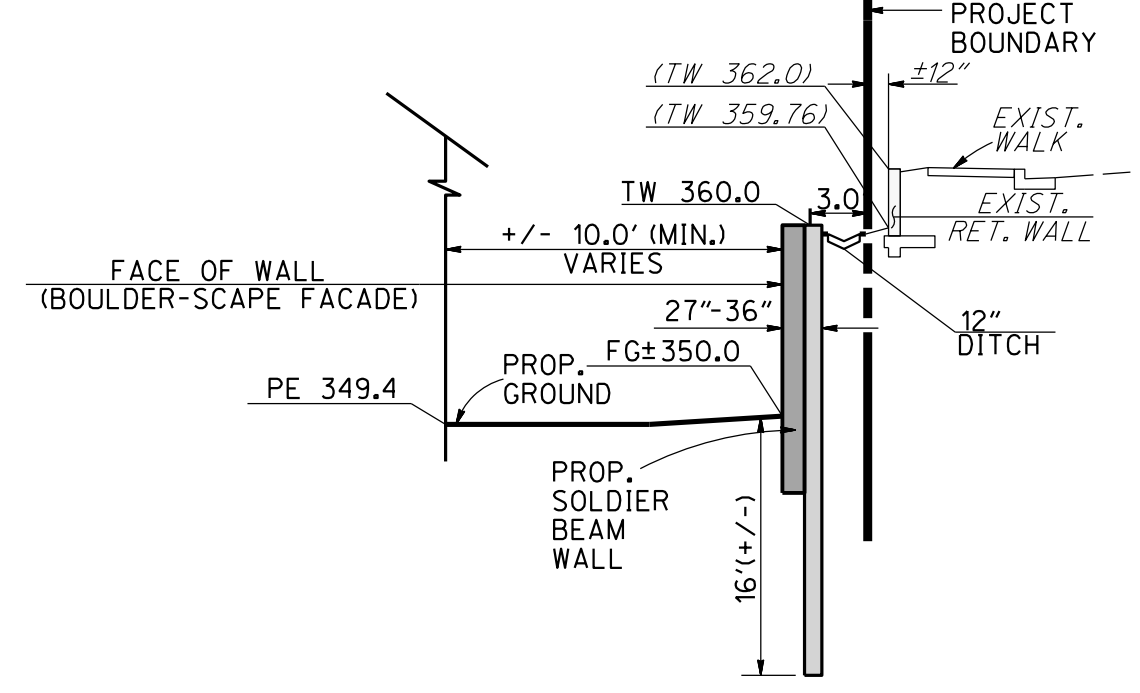
SECTION A-A
NO SCALE



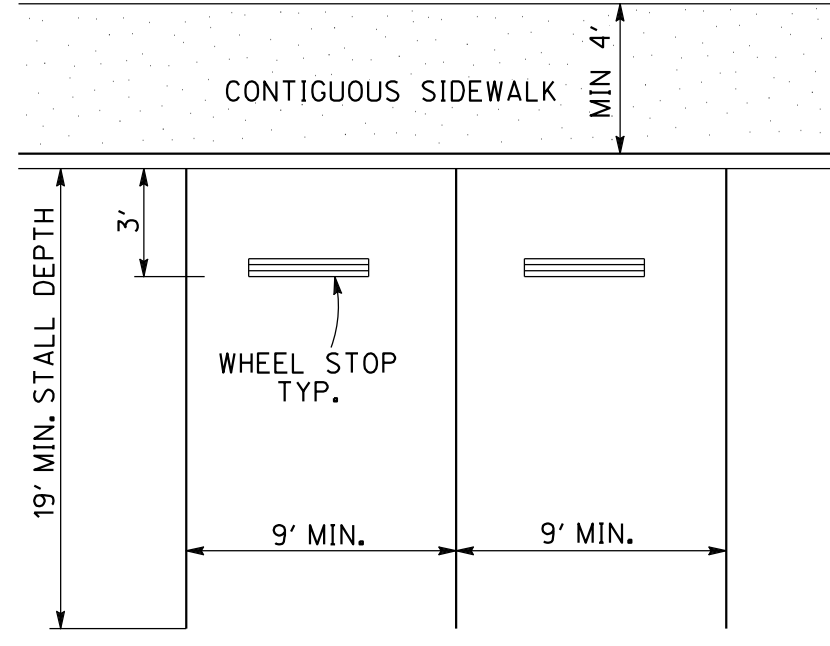
SECTION B-B
NO SCALE



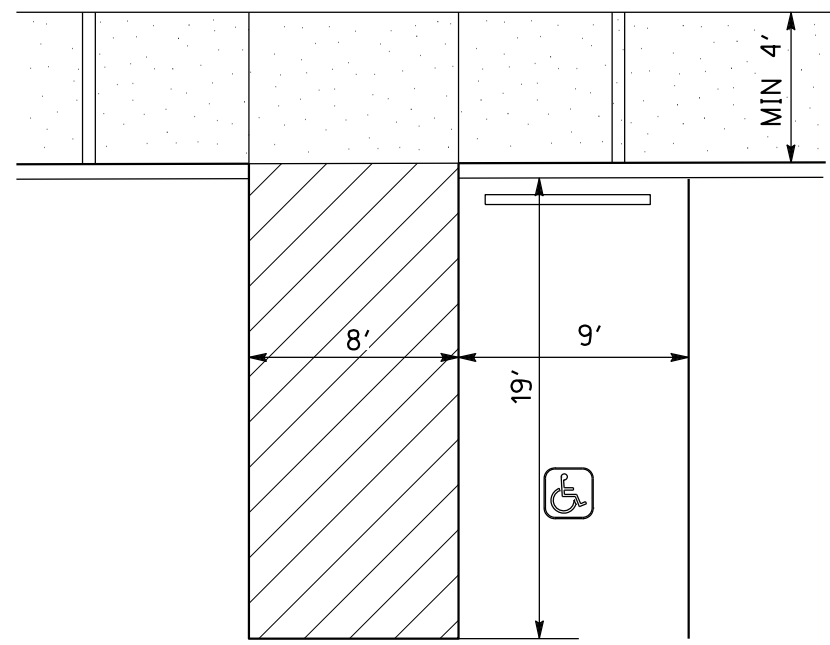
SECTION C-C
NO SCALE



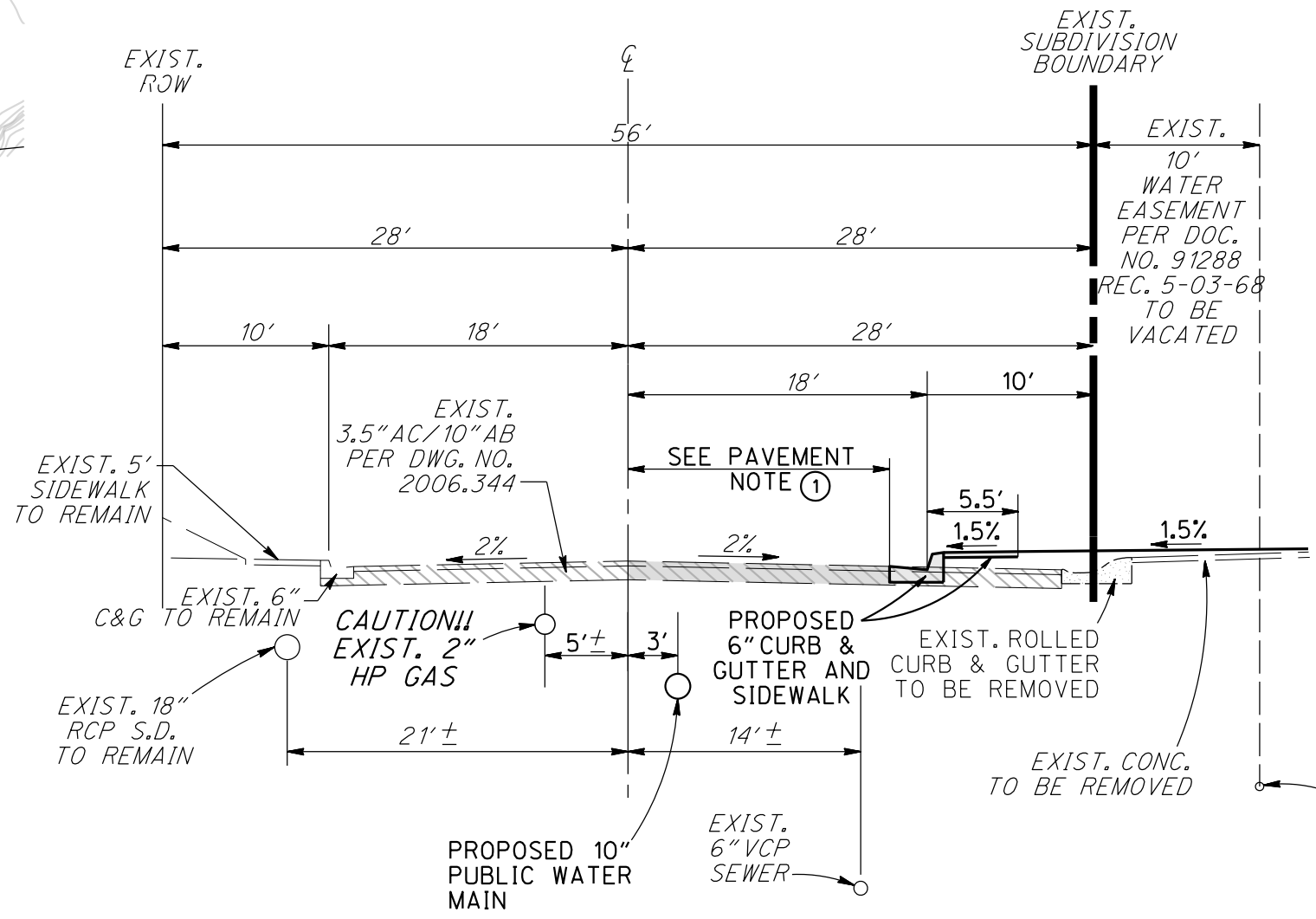
SECTION D-D
NO SCALE



TYPICAL PARKING STALL
NO SCALE

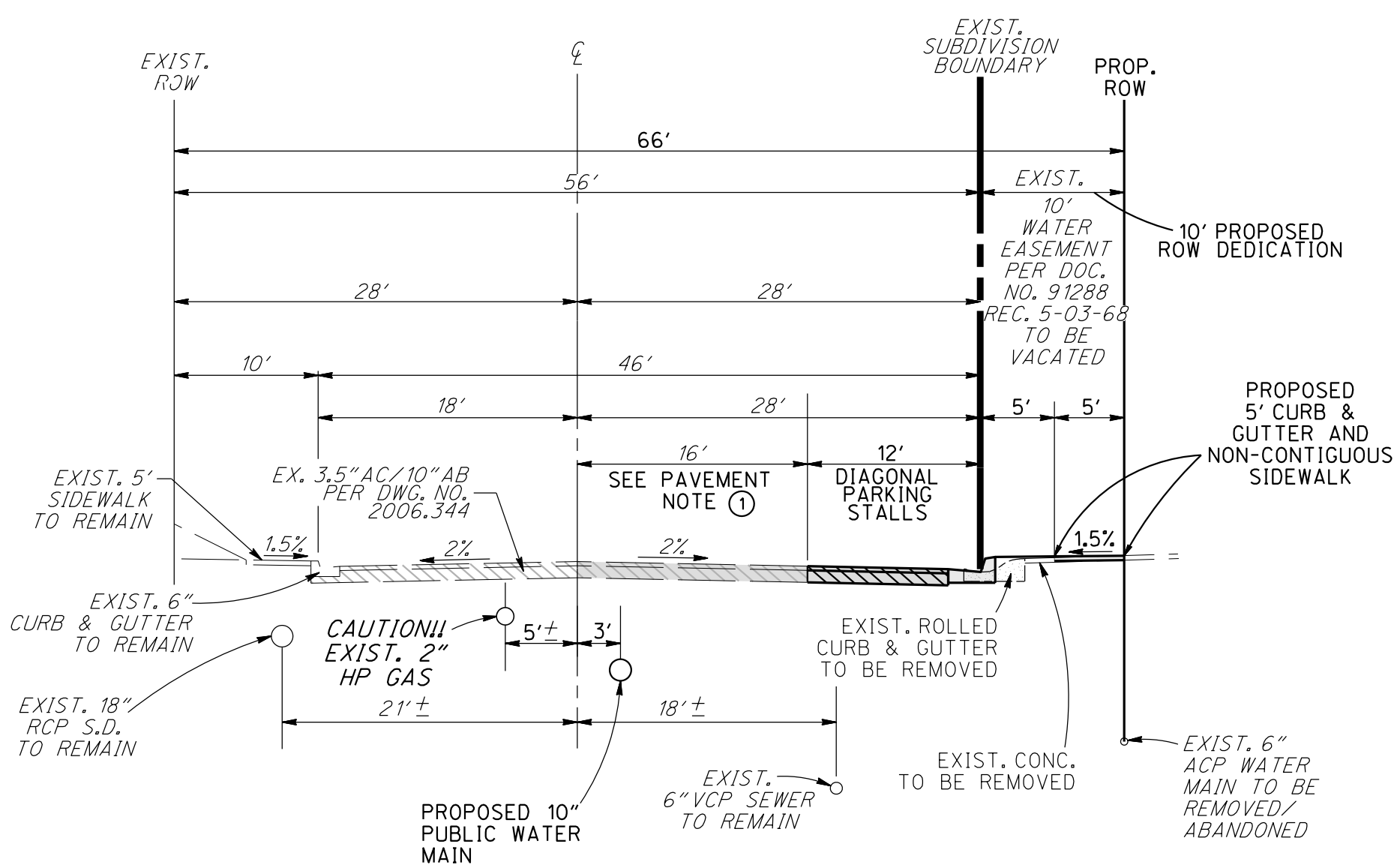


DISABLED PARKING STALL(S)
NO SCALE

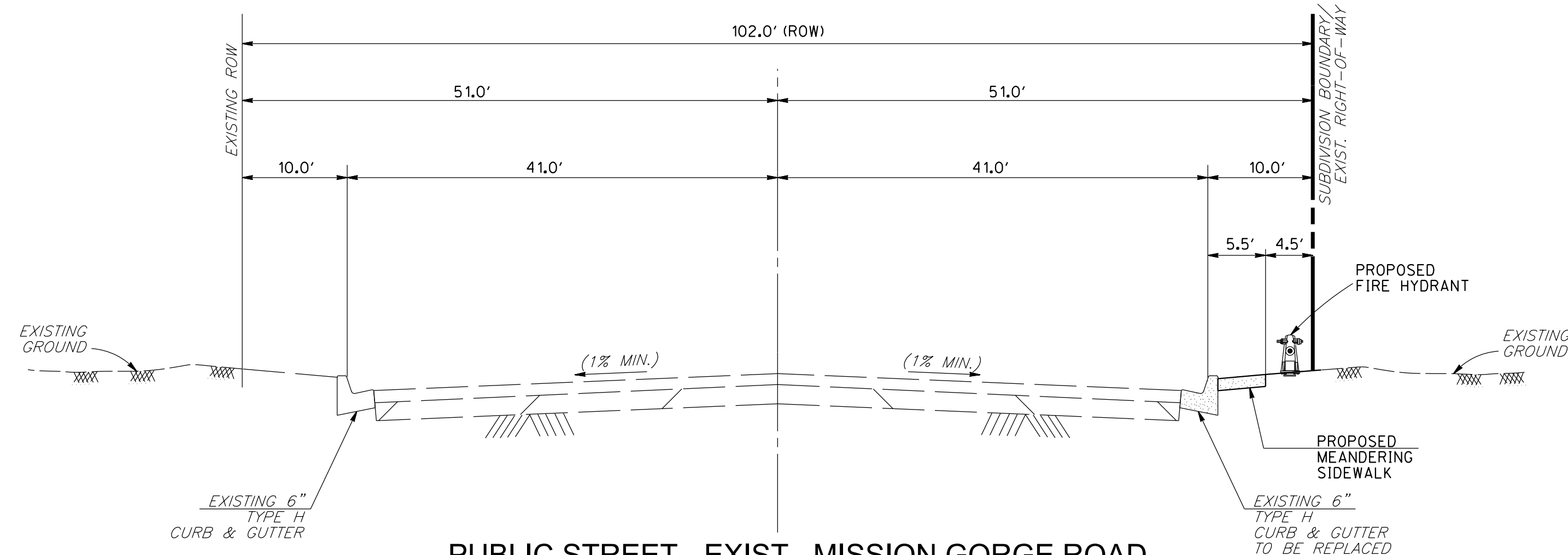


EXIST. AUBREY GLEN DRIVE
10+86.80 - 11+73.89
SCALE: 1\"/>

① PAVEMENT NOTE:
PAVEMENT RESTORATION SHALL BE UP
TO STREET CENTERLINE OR BEYOND IF
ADDITIONAL PAVEMENT IS DISTURBED
DUE TO UTILITY INSTALLATIONS



EXIST. AUBREY GLEN DRIVE
11+89.85 - 14+19.88
SCALE: 1\"/>



PUBLIC STREET - EXIST. MISSION GORGE ROAD
STREET CLASSIFICATION: 4-LANE MAJOR
NOT TO SCALE

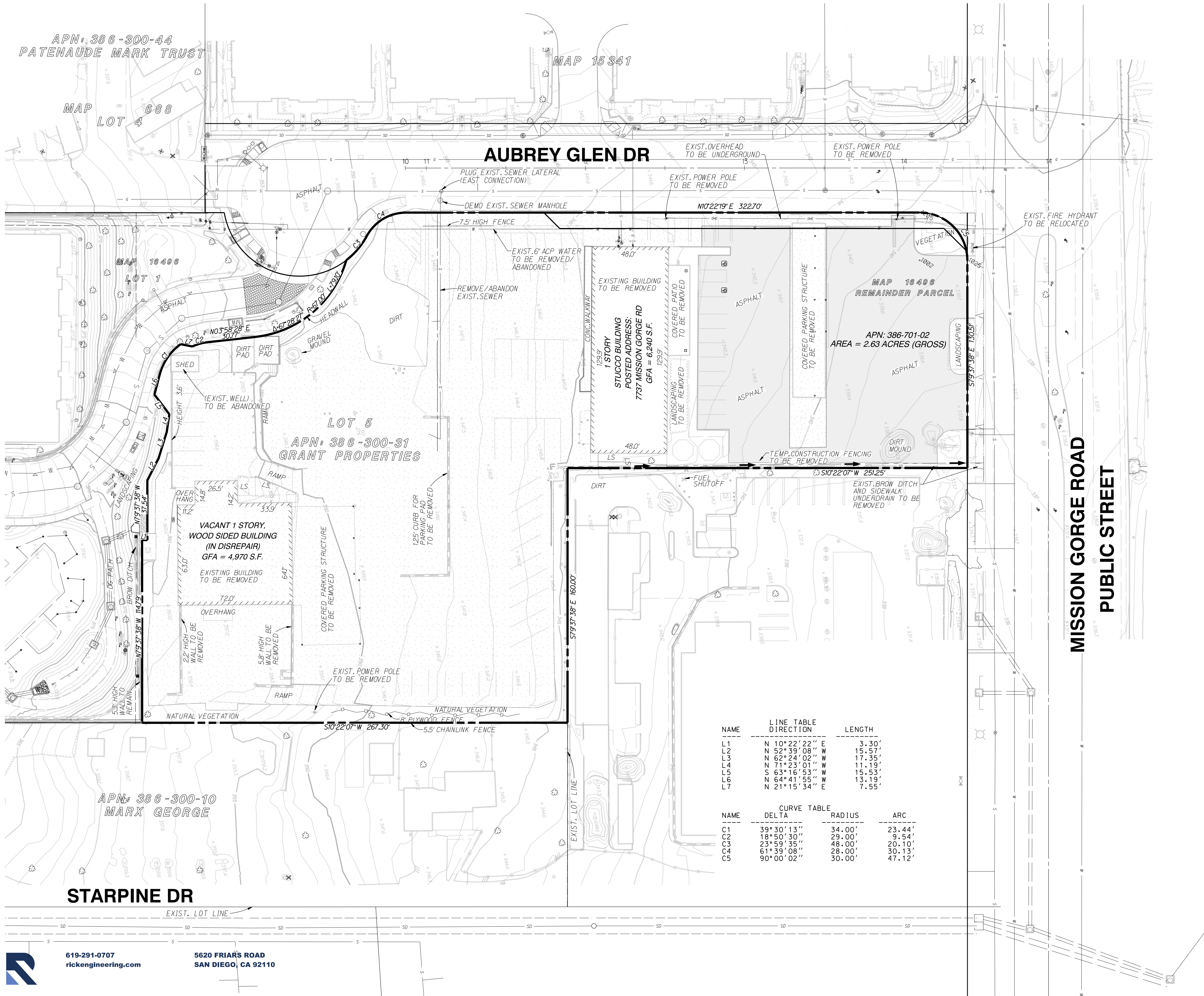


RICK

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rickengineering.com

5620 FRIAR'S ROAD
SAN DIEGO, CA 92110

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER



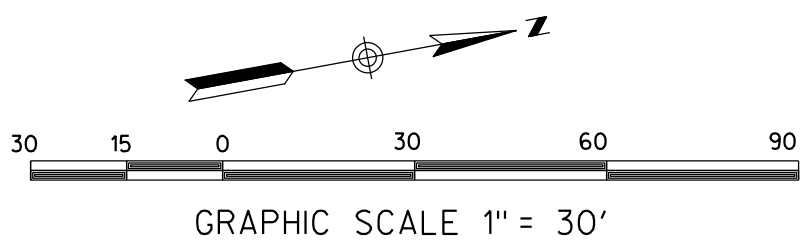
TOPOGRAPHIC LEGEND

- | | | | |
|--|-----------------------|--|---------------------|
| | BUILDING | | GUY WIRE |
| | CONCRETE | | LIGHT POLE |
| | FENCE | | MANHOLE STORM DRAIN |
| | CHAINLINK FENCE | | MANHOLE SEWER |
| | WOOD FENCE | | MANHOLE TELEPHONE |
| | BLOCK WALL | | PULL BOX |
| | BOLLARD | | POWER POLE |
| | BACKWATER VALVE | | POWER POLE W/ RISER |
| | CLEAN OUT | | SEWER CLEANOUT |
| | CATCH BASIN | | SIGN (SINGLE) |
| | ELECTRIC METER | | TRAFFIC PULLBOX |
| | ELECTRIC RISER | | CABLE TV PEDESTAL |
| | ELECTRIC TRANSFORMER | | UNKNOWN VAULT |
| | FIRE HYDRANT | | WATER METER |
| | GFA GROUND FLOOR AREA | | WATER VALVE |

TOTAL EXISTING BUILDING AREA: 11,210 SQ. FT.
TOTAL IMPERVIOUS AREA: 2.17 AC

LEGEND

- EXISTING CONCRETE
- EXISTING PAVEMENT



GRAPHIC SCALE 1" = 30'

TM NO. 2024-0003/
DR 2024-0005
EXISTING TOPOGRAPHY

TOWNSEND

City of Santee, California

APN: 386-300-44
PATENAUE MARK TRUST

MAP 15341

MAP LOT 4 688

AUBREY GLEN DR

MAP 16496
LOT 5

LOT 5
APN: 386-300-31
GRANT PROPERTIES

APN: 386-300-10
MARX GEORGE

STARPINE DR

MISSION GORGE ROAD
PUBLIC STREET

POSSIBLE ENCROACHMENT NOTES

- A BLOCK WALL CORNER LIES 0.5'± SW'LY OF PROPERTY LINE
B CHAINLINK FENCE LIES 0.7'± EASTERLY OF PROPERTY LINE
C FENCE CROSSES PROPERTY LINE
D CHAINLINK FENCE CORNER LIES 2.6'± SW'LY OF PROPERTY CORNER
E OFFSITE FENCE LIES 0.3'± EASTERLY OF PROPERTY LINE
F OFFSITE FENCE LIES 0.9'± EASTERLY OF PROPERTY LINE
G FENCE CROSSES PROPERTY LINE AND LIES 1.4'± EASTERLY OF PROPERTY LINE
H END OF FENCE LIES 0.8'± EASTERLY OF PROPERTY LINE
I FENCE LIES 0.3'± WESTERLY OF PROPERTY LINE
J FENCE LIES 1.5'± EASTERLY OF PROPERTY CORNER
K FENCE LIES 0.6'± SW'LY OF PROPERTY CORNER
L FENCE LIES 0.5'± NW'LY OF PROPERTY CORNER
M END OF FENCE LIES 0.3'± NE'LY OF PROPERTY LINE

LEGEND

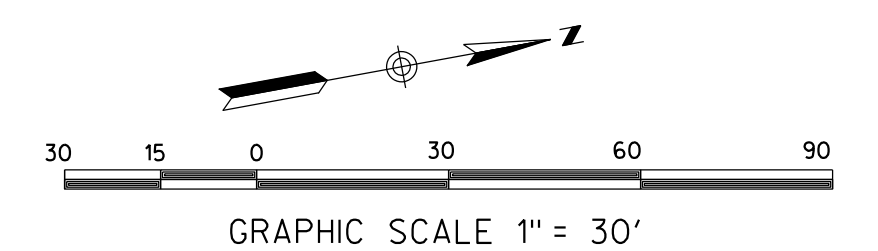
- Ⓢ TITLE REPORT ITEM
Ⓐ EMERGENCY ACCESS EASEMENT PER MAP 16496
PROPOSED STREET DEDICATION

EXISTING EASEMENTS

ITEM NO.	RECORDING DATE	DOCUMENT NO.	DESCRIPTION	REMARKS
③	07-27-1960	152040	10' WIDE SEWER EASEMENT TO SANTEE COUNTY WATER DIST. TO BE VACATED	PLOTTED
④	07-24-1961	126209	12' WIDE SDG&E EASEMENT TO BE QUITCLAIMED	PLOTTED
⑤	12-03-1963	214129	3' WIDE ESMT. FOR WATER PIPE LINES IN FAVOR OF ORVILLE KOENIGSBERG, ET UX.	PLOTTED
⑥	05-31-1968	91288	10' WIDE ESMT. FOR WATER LINES GRANTED TO SANTEE COUNTY WATER DISTRICT TO BE VACATED	PLOTTED LIMITS OF VACATION
⑧	07-10-1984	1984-257861	6' WIDE SDG&E EASEMENT TO BE QUITCLAIMED	PLOTTED
11	02-22-2022	MAP 16496	VISIBILITY EASEMENT EXIST. GAS & ELECTRIC ESMT.	PLOTTED AS ⑪ IT IS ASSUMED THAT THE GAS & ELEC. ESMT. REFERRED TO IN THIS SCHEDULE B ITEM IS THE NON-PLOTTABLE SDG&E ESMT. DOC. NO. 85-205135 LISTED ON SHEET 5 OF MAP 16496
12	02-22-2022	MAP 16496	NO DEVELOPMENT RIGHTS	INFORMATION, SEE TITLE REPORT FOR MORE DETAILS
	02-22-2022	MAP 16496	APPROVED FOR 80 RESIDENTIAL CONDOS	INFORMATION, SEE TITLE REPORT OR MAP FOR MORE DETAILS

NAME	LINE TABLE DIRECTION	LENGTH
L1	N 10°22'22" E	3.30'
L2	N 52°39'08" W	15.57'
L3	N 62°24'02" W	17.35'
L4	N 71°23'01" W	11.19'
L5	S 63°16'53" W	15.53'
L6	N 64°41'55" W	13.19'
L7	N 21°15'34" E	7.55'

NAME	CURVE TABLE DELTA	RADIUS	ARC
C1	39°30'13"	34.00'	23.44'
C2	18°50'30"	29.00'	9.54'
C3	23°59'35"	48.00'	20.10'
C4	61°39'08"	28.00'	30.13'
C5	90°00'02"	30.00'	47.12'



GRAPHIC SCALE 1" = 30'

TM NO. 2024-0003/
DR 2024-0005
BOUNDARY AND ENCUMBRANCES

TOWNSEND

City of Santee, California

5
OF
15

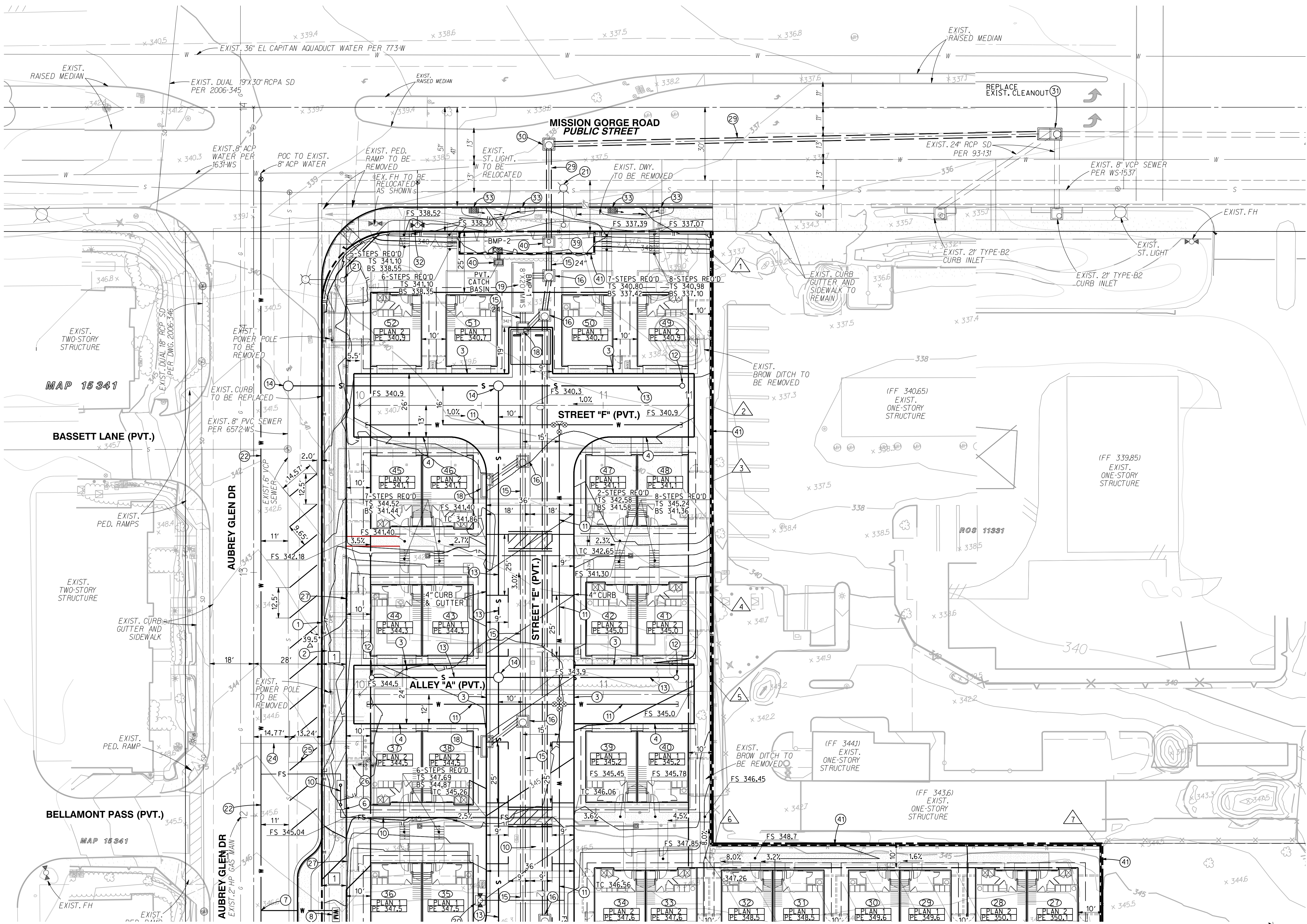


619-291-0707
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5620 FRIARS ROAD
SAN DIEGO, CA 92110

RICK

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER



CONSTRUCTION NOTES

- 1 PROPOSED 6" CURB & GUTTER PER RSD G-02 (PUBLIC)
- 2 PROPOSED 5' SIDEWALK PER RSD G-07 (PUBLIC)
- 3 PROPOSED 4" ROLLED CURB. SEE DETAIL, SHT. 3 (PVT.)
- 4 PROPOSED 0" CURB (PVT.)
- 5 PROPOSED SIDEWALK PER RSD G-07 (PVT.)
- 6 PROPOSED FIRE SERVICE W/ RPDA (PVT.)
- 7 PROPOSED DOMESTIC WATER LATERAL (PVT.)
- 8 PROPOSED DOMESTIC WATER METER ASSEMBLY
- 9 PROPOSED DOMESTIC WATER RP DEVICE (PVT.)
- 10 PROPOSED FIRE SERVICE (PVT.)
- 11 PROPOSED DOMESTIC WATER (PVT.)
- 12 PROPOSED SEWER CLEANOUT (PVT.)
- 13 PROPOSED SEWER MAIN (PVT.)
- 14 PROPOSED SEWER MANHOLE (PVT.)
- 15 PROPOSED 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, PER DET. SHT. 15.
- 18 PROPOSED PVT. STORM DRAIN TYPE-A CURB INLET PER RSD D-01. PROVIDE "NO DUMPING" STENCILING, PER DETAIL SHT. 15.
- 19 PROPOSED S.D. WATER QUALITY TREATMENT DEVICE (PVT.) (MODULAR WETLAND SYSTEM) (BMP-1) SEE SHEET 15 FOR DETAILS
- 20 PROPOSED FIRE HYDRANT (PVT.)
- 21 PROPOSED STREET LIGHT (PW-20) (PUBLIC)
- 22 PROPOSED 10" PVC WATER MAIN (PUBLIC)
- 23 PROPOSED TYPE F CATCH BASIN PER RSD D-07 (PVT.)
- 24 EXIST. GAS LATERAL TO BE REMOVED. CAP AT MAIN.
- 25 EXIST. SEWER LATERAL TO BE REMOVED. CAP AT MAIN.
- 26 EXIST. WATER LATERAL TO BE REMOVED. CAP AT MAIN.
- 27 EXIST. 6" ACP WATER MAIN TO BE REMOVED/ABANDONED
- 29 PROPOSED 24" RCP STORM DRAIN (PUBLIC)
- 30 PROPOSED STORM DRAIN CLEANOUT PER RSD D-09 (TYPE-A) (PUBLIC)
- 31 PROPOSED STORM DRAIN CLEANOUT PER RSD D-10 (TYPE-B9) (PUBLIC)
- 32 PROPOSED FIRE HYDRANT PER WAS. STD. WF-02
- 33 PROPOSED "GREEN STREET ELEMENT" SEE DETAILS, SHEET 15
- 34 PROPOSED BROW DITCH PER RSD D-75
- 35 CURB OUTLET PER RSD D-25A
- 36 LIGHTED DIRECTORY (SEE LANDSCAPE PLANS FOR DETAILS)
- 37 PET WASTE STATIONS (SEE LANDSCAPE PLANS FOR DETAILS)
- 38 SITE MAILBOX LOCATION (SEE LANDSCAPE PLANS FOR DETAILS)
- 39 PROPOSED BIOFILTRATION BASIN (BMP-2) PER DETAIL, SHT. 15
- 40 PRIVATE 24" CATCH BASIN, PROVIDE "NO DUMPING" STENCILING PER DETAIL, SHT. 15
- 41 PROPOSED PVT. TAN SPLIT-FACE CMU RETAINING WALL
- 42 PROPOSED PRIVATE SHORING WALL WITH BOULDER-SCAPE FACADE FINISH.

WALL ELEVATION TABLE

XX	TW	BW
1	341.0	337.0
2	341.5	338.5
3	341.0	339.8
4	345.1	342.0
5	345.5	342.9
6	348.5	344.5
7	350.5	343.5

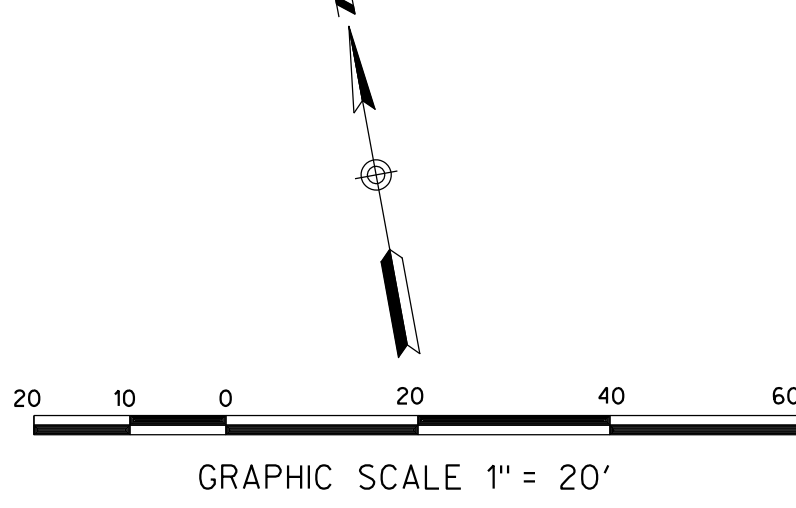
EASEMENT TABLE

- 1 EXIST. 10' PADRE DAM MUNICIPAL WATER DISTRICT EASEMENT TO BE VACATED.

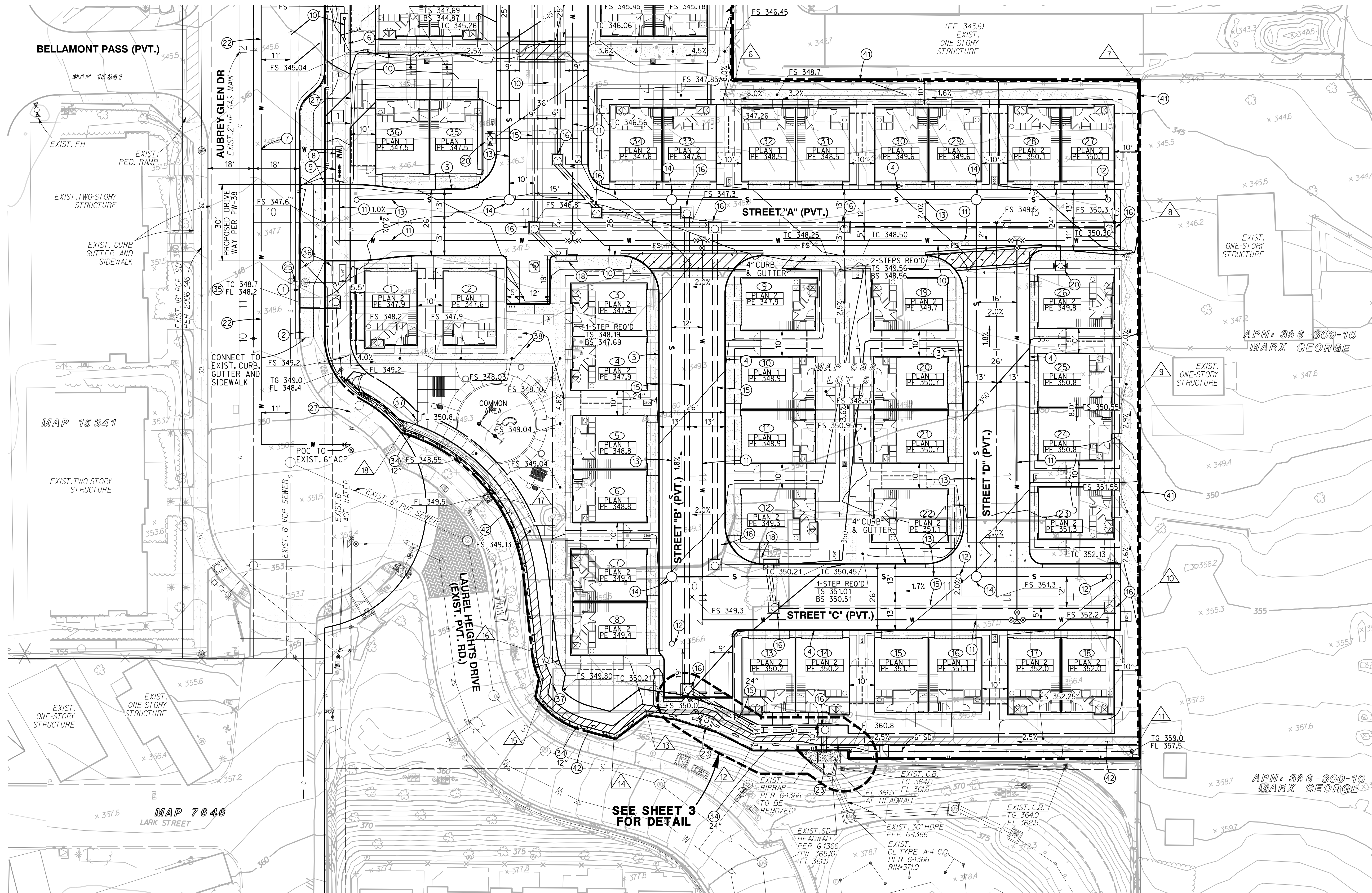
PDMWD EASEMENT NOTE:
ALL DISTRICT FACILITIES, I.E. WATER MAINS, FIRE HYDRANTS, WATER METERS, BLOW OFF VALVES, AIR/VAC VALVES, AND ALL RELATED APPURTENANCES SHOWN HEREON WITHIN PRIVATE PROPERTY ARE TO BE LOCATED WITHIN A UTILITY EASEMENT DEDICATED TO PADRE DAM MUNICIPAL WATER DISTRICT FOR ACCESS AND MAINTENANCE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

SEE SHEET 7

PAVEMENT NOTE:
AUBREY GLEN DRIVE
REPAIR OR REPLACE FAILED OR INADEQUATE PAVEMENT TO STREET CENTERLINE, OR BEYOND IF PAVEMENT IS DISTURBED DUE TO UTILITY INSTALLATION. GRADE AS NECESSARY FOR TRANSITIONS AND STREET CROWN.



SEE SHEET 6



CONSTRUCTION NOTES

- 1) PROPOSED 6" CURB & GUTTER PER RSD G-02 (PUBLIC)
- 2) PROPOSED 5' SIDEWALK PER RSD G-07 (PUBLIC)
- 3) PROPOSED 4" ROLLED CURB. SEE DETAIL, SHT. 3 (PVT.)
- 4) PROPOSED 0" CURB (PVT.)
- 5) PROPOSED SIDEWALK PER RSD G-07 (PVT.)
- 6) PROPOSED FIRE SERVICE W/ RPDA (PVT.)
- 7) PROPOSED DOMESTIC WATER LATERAL (PVT.)
- 8) PROPOSED DOMESTIC WATER METER ASSEMBLY
- 9) PROPOSED DOMESTIC WATER RP DEVICE (PVT.)
- 10) PROPOSED FIRE SERVICE (PVT.)
- 11) PROPOSED DOMESTIC WATER (PVT.)
- 12) PROPOSED SEWER CLEANOUT (PVT.)
- 13) PROPOSED SEWER MAIN (PVT.)
- 14) PROPOSED SEWER MANHOLE (PVT.)
- 15) PROPOSED 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, PER DET. SHT. 15.
- 18) PROPOSED PVT. STORM DRAIN TYPE-A CURB INLET PER RSD D-01. PROVIDE "NO DUMPING" STENCILING, PER DETAIL SHT. 15.
- 19) PROPOSED S.D. WATER QUALITY TREATMENT DEVICE (PVT.) (MODULAR WETLAND SYSTEM) (BMP-1) SEE SHEET 15 FOR DETAILS
- 20) PROPOSED FIRE HYDRANT (PVT.)
- 21) PROPOSED STREET LIGHT (PW-20) (PUBLIC)
- 22) PROPOSED 10" PVC WATER MAIN (PUBLIC)
- 23) PROPOSED TYPE F CATCH BASIN PER RSD D-07 (PVT.)
- 24) EXIST. GAS LATERAL TO BE REMOVED. CAP AT MAIN.
- 25) EXIST. SEWER LATERAL TO BE REMOVED. CAP AT MAIN.
- 26) EXIST. WATER LATERAL TO BE REMOVED. CAP AT MAIN.
- 27) EXIST. 6" ACP WATER MAIN TO BE REMOVED/ABANDONED
- 29) PROPOSED 24" RCP STORM DRAIN (PUBLIC)
- 30) PROPOSED STORM DRAIN CLEANOUT PER RSD D-09 (TYPE-A) (PUBLIC)
- 31) PROPOSED STORM DRAIN CLEANOUT PER RSD D-10 (TYPE-B9) (PUBLIC)
- 32) PROPOSED FIRE HYDRANT PER WAS. STD. WF-02
- 33) PROPOSED "GREEN STREET ELEMENT" SEE DETAILS, SHEET 15
- 34) PROPOSED BROW DITCH PER RSD D-75
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- 42) PROPOSED PRIVATE SHORING WALL WITH BOULDER-SCAPE FACADE FINISH.

WALL ELEVATION TABLE

XX	TW	BW	XX	TW	BW
1	341.0	337.0	14	361.5	349.0
8	350.5	346.5	15	359.5	349.0
9	350.5	349.5	16	357.5	349.0
10	355.0	351.8	17	350.5	349.0
11	359.0	352.1	18	350.0	349.0
12	361.7	350.3			
13	361.0	349.0			

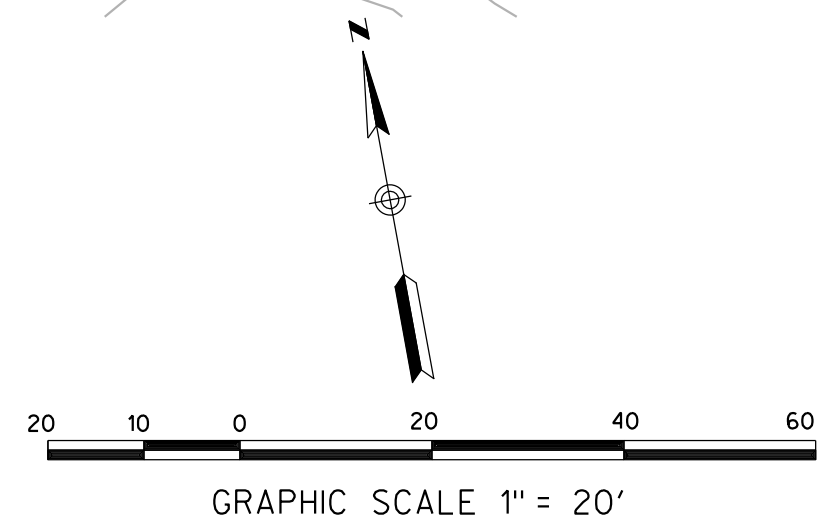
EASEMENT TABLE

- 1) EXIST. 10' PADRE DAM MUNICIPAL WATER DISTRICT EASEMENT TO BE VACATED.

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.

PAVEMENT NOTE:

AUBREY GLEN DRIVE
REPAIR OR REPLACE FAILED OR INADEQUATE PAVEMENT TO STREET CENTERLINE, OR BEYOND IF PAVEMENT IS DISTURBED DUE TO UTILITY INSTALLATION. GRADE AS NECESSARY FOR TRANSITIONS AND STREET CROWN.





A graphic scale bar labeled "GRAPHIC SCALE 1" = 20'". The bar has markings at 20, 10, 0, 20, 40, and 60 feet. Above the bar, a north arrow points towards the top of the page, and a line with a cross symbol indicates the survey line.

XX	TW	BW
1	341.0	337.0
2	341.5	338.5
3	341.0	339.8
4	345.1	342.0
5	345.5	342.9
6	348.5	344.5
7	350.5	343.5

**TM NO. 2024-0003/
DR 2024-0005**
SITE PLAN - NORTH

TOWNSEND

City of Santee, California



RICK

619-291-0707
rickengineering.com

**5620 FRIARS ROAD
SAN DIEGO, CA 92110**

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

SEE SHEET 8

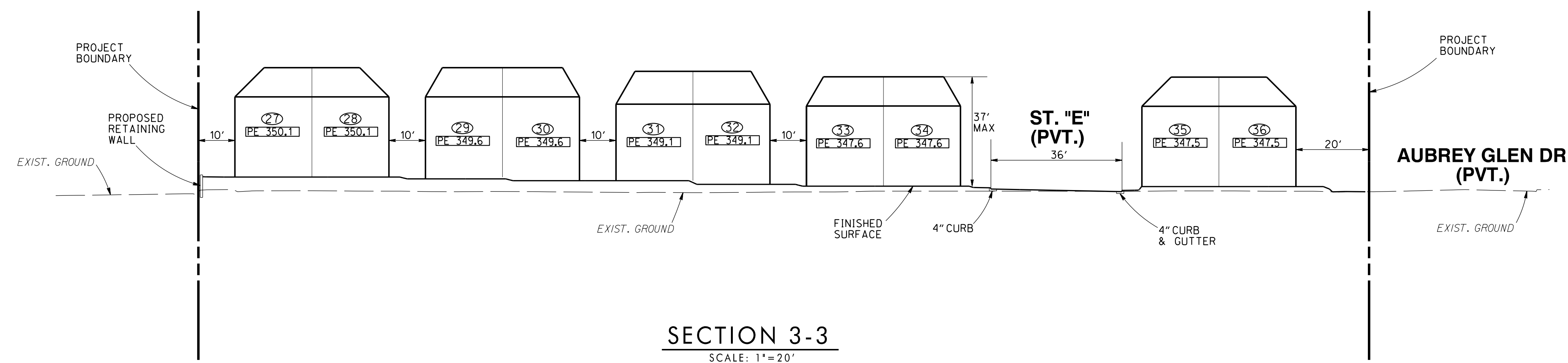
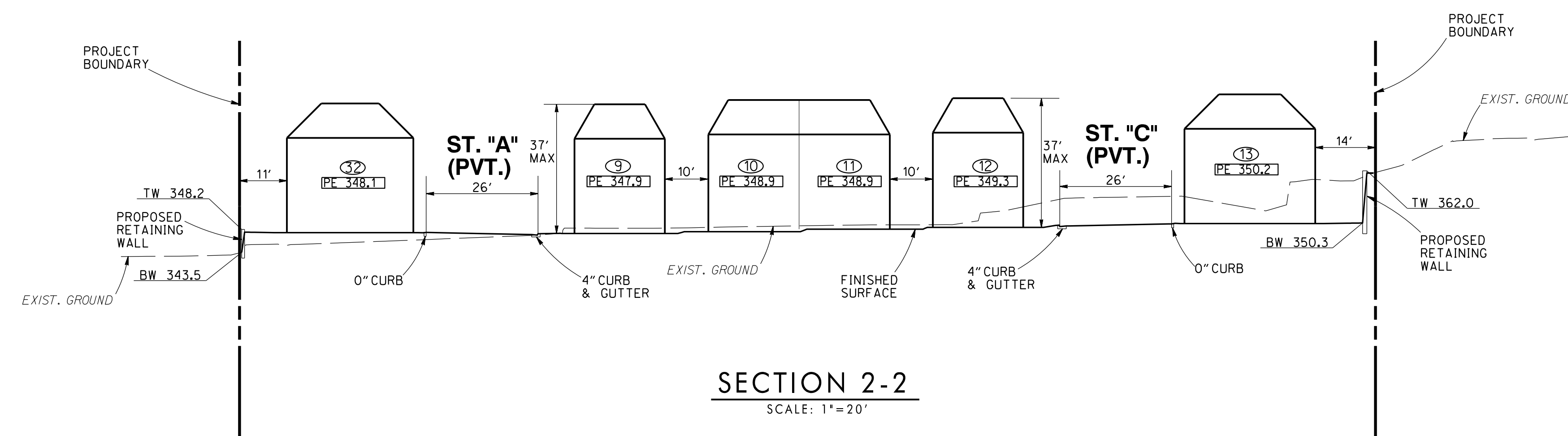
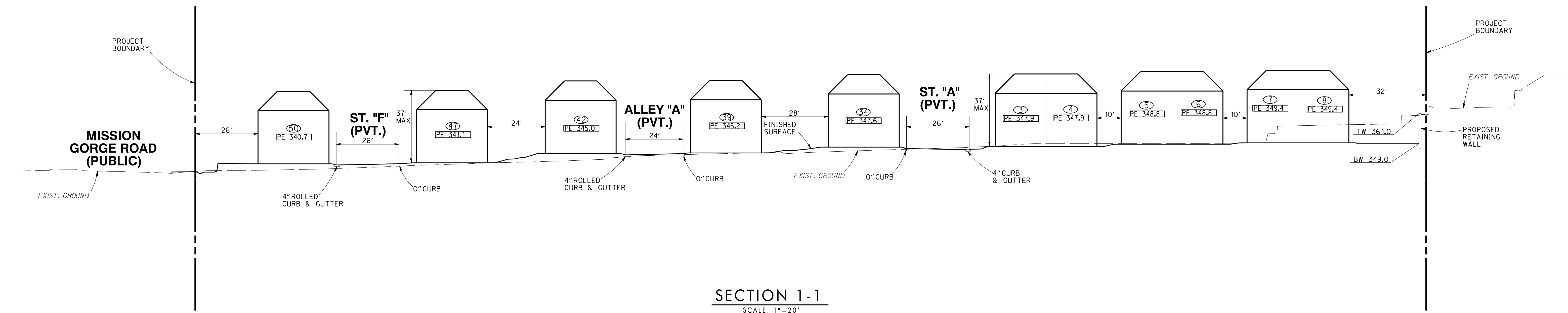


WALL ELEVATION TABLE

XX	TW	BW
6	348.5	344.5
7	350.5	343.5
8	350.5	346.5
9	350.5	349.5
10	355.0	351.8
11	359.0	352.1
12	361.7	350.3
13	361.0	349.0
14	361.5	349.0
15	359.5	349.0
16	357.5	349.0
17	350.5	349.0
18	350.0	349.0

APN: 386-300-10
MARX GEORGE







619-291-0707
rickengineering.com

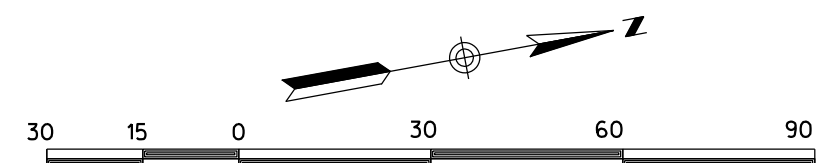
5620 FRIARS ROAD
SAN DIEGO, CA 92110

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER



LEGEND

	COMMON OPEN SPACE	5,490 SF
	PRIVATE OPEN SPACE	11,302 SF



GRAPHIC SCALE 1" = 30'

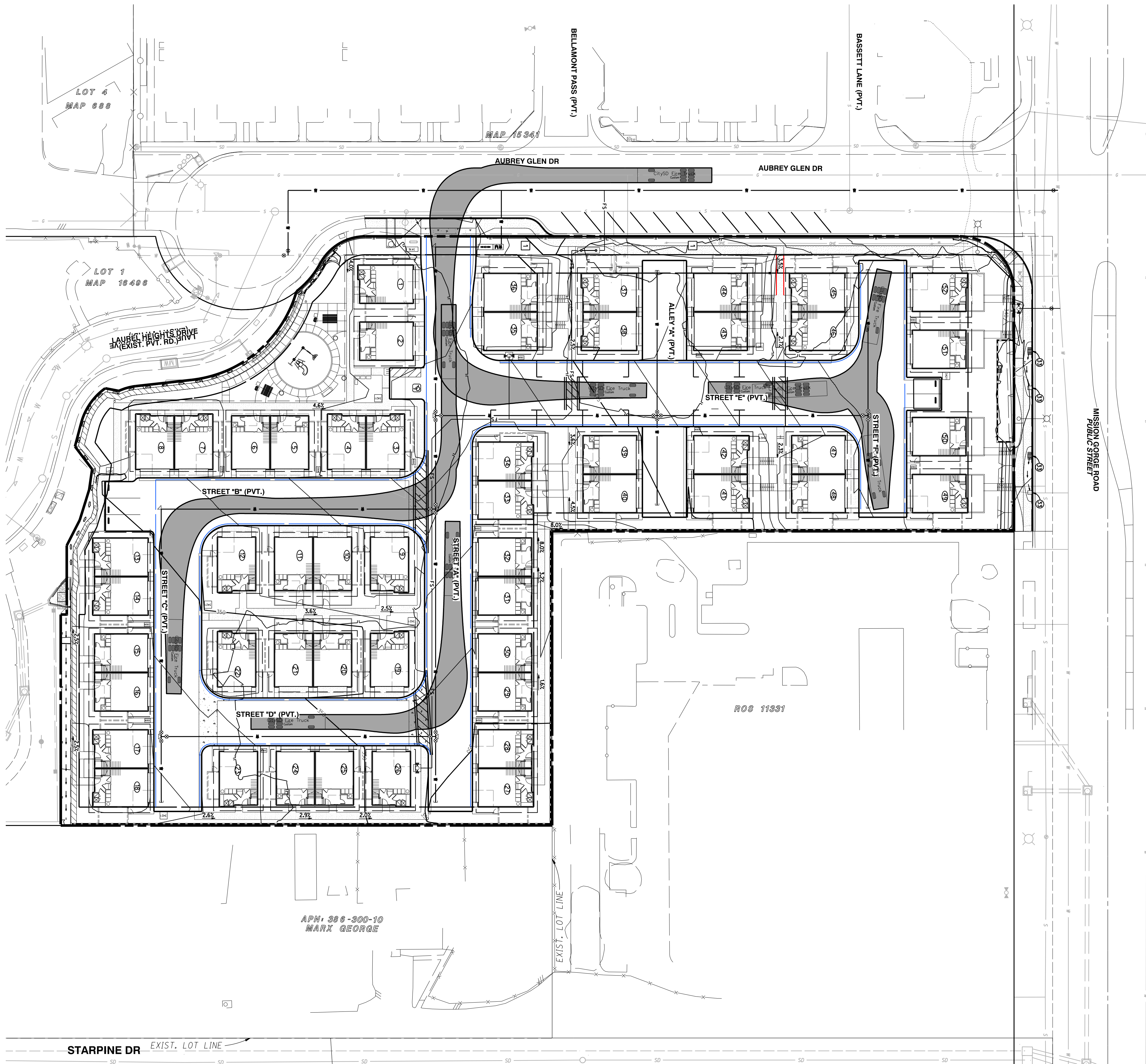
TM NO. 2024-0003/
DR 2024-0005
OPEN SPACE EXHIBIT

TOWNSEND

City of Santee, California

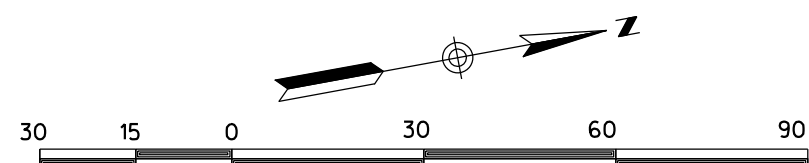
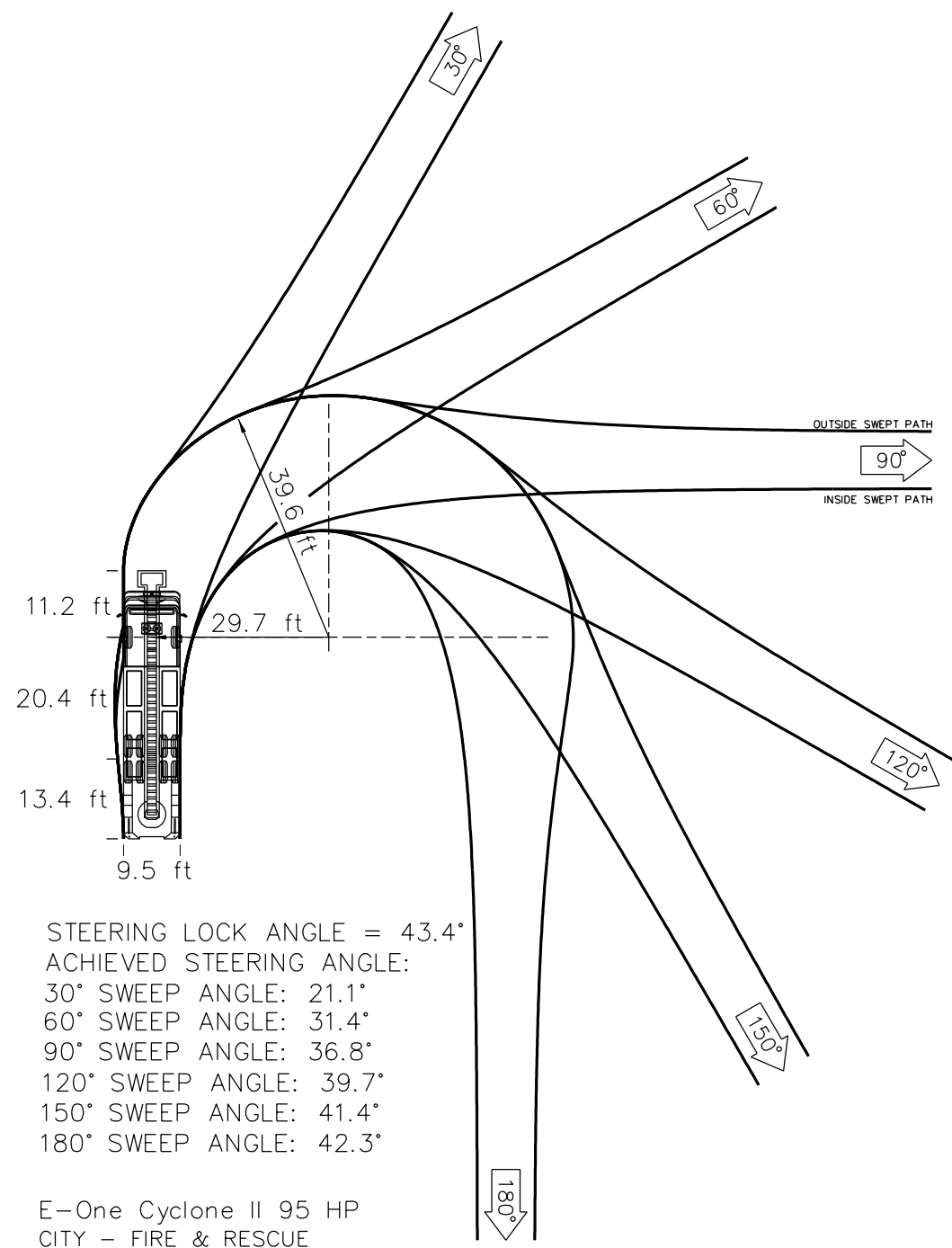
FIRE LANE NOTE

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-LEU 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.



LEGEND

 FIRE ACCESS



GRAPHIC SCALE 1" = 30'

**TM NO. 2024-0003/
DR 2024-0005**
FIRE ACCESS EXHIBIT (ENGINE)

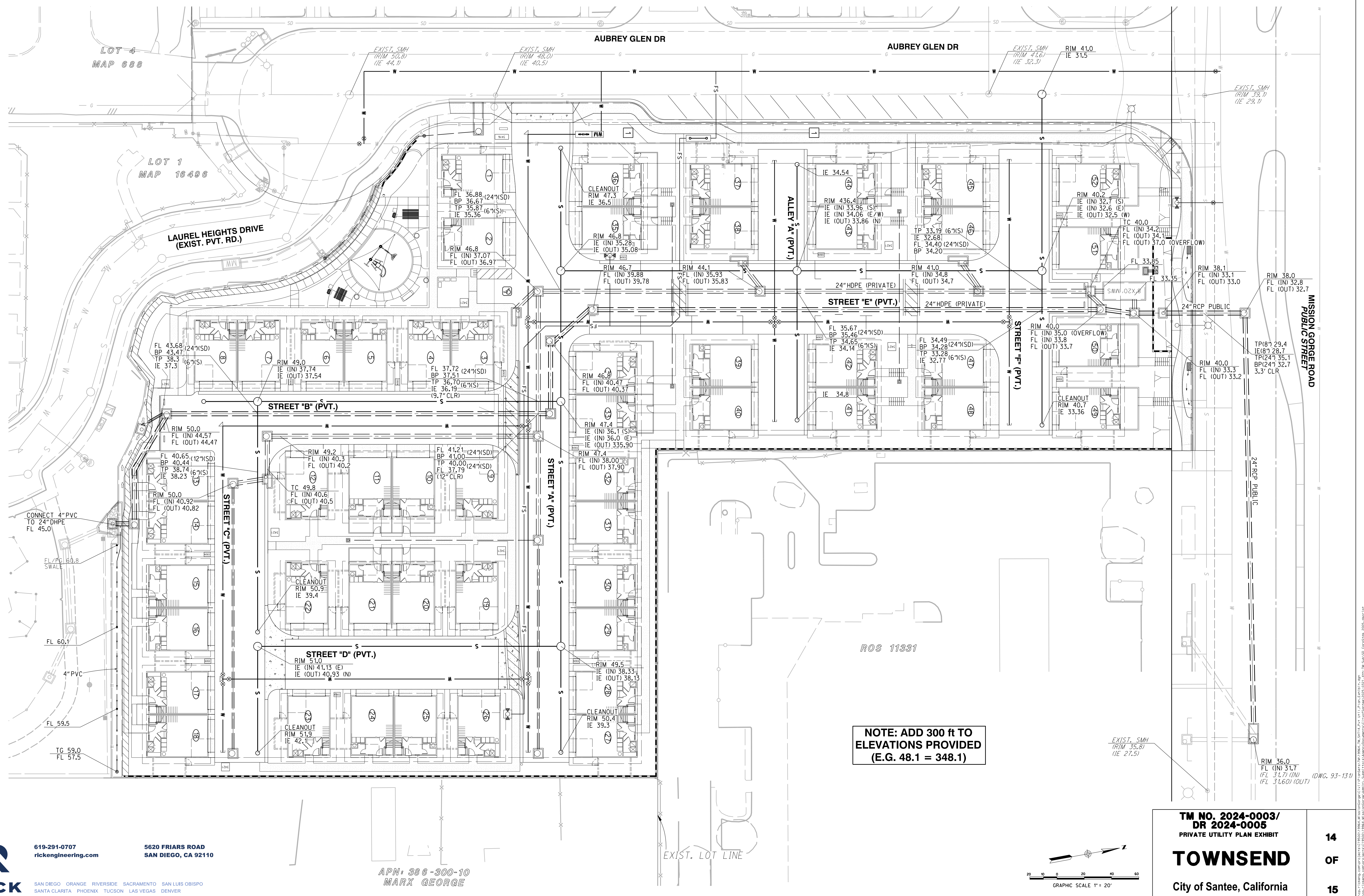
TOWNSEND

City of Santee, California

13

OF

15



RICK

619-291-0707
rickengineering.com

**5620 FRIARS ROAD
SAN DIEGO, CA 92110**

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

APN: 386-300-10
MARX GEORGE

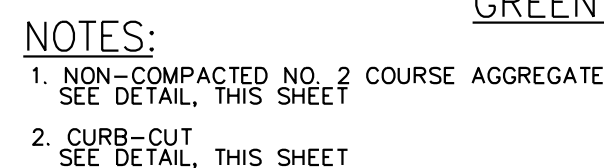
**NOTE: ADD 300 ft TO
ELEVATIONS PROVIDED
(E.G. 48.1 = 348.1)**

**TM NO. 2024-0003/
DR 2024-0005**
PRIVATE UTILITY PLAN EXHIBIT

TOWNSEND

City of Santee, California

14
OF
15



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ONLY AND IS NOT A FINAL CONSTRUCTION CONTRACT

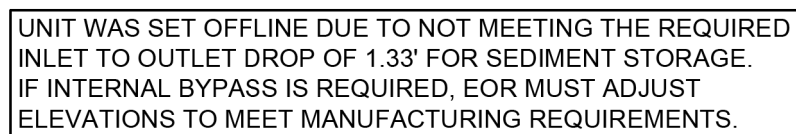


PROPOSAL PACKAGE
MODULAR WETLANDS MWSL08200P -
827143-010
SITE DESIGNATION: BMP 1

COUNT	DESCRIPTION	PART NUMBER	PROVIDED BY	INSTALLED BY
487.70 CF	WETLAND MEDIA (19 BAGS, 14.45 TONS)	BIO-WMEDIA	CONTECH	CONTRACTOR
1	MWSL0820 INTERNALS KIT	MWSINT082059586V	CONTECH	CONTRACTOR
5	DRAINDOWN ASSEMBLY	----	CONTECH	PRECASTER
1	SEALANT FOR JOINTS		PRECASTER	CONTRACTOR
4	30"Ø x 4' FRAME AND COVER, EJ #001810119A02, NV	325-003656	CONTECH	PRECASTER

Notes and information about this drawing is provided in a separate sheet attached to this drawing. For more information, please refer to the separate sheet titled "Notes and Information about this drawing". Copyright © 2010 by the University of California, Berkeley. All rights reserved. This drawing is the property of the University of California, Berkeley. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the University of California, Berkeley. Failure to comply with these rules of the user may result in the user being held liable for any damages, including but not limited to, the cost of the user's time and the cost of the user's equipment.				PROJECT NO: 827143-010 DATE: 11/06/24	
Modular Wetlands MWSL0820OP - 827143-010 AUBREY GLEN SANTEE, CA SITE DESIGNATION: BMP 1				DESIGNED: BCT DRAWN: BCT CHECKED: BCT APPROVED: BCT	
Revisions between the original information and this drawing is based on the original information and the information provided in the separate sheet titled "Notes and Information about this drawing".				SHEET NO: 1 OF 2	
MARK	DATE	REVISION DESCRIPTION	BY		

THIS DOCUMENT IS FOR INFORMATIONAL PURPOSES
ONLY AND IS NOT A FINAL CONSTRUCTION CONTRACT



STRUCTURE DETAILS	
NUMBER OF DELIVERED PIECES (DOES NOT INCLUDE GRADE RINGS/RISERS)	2
MAXIMUM FOOTPRINT	9.33' x 21.33'
DELIVERED HEAVIEST PICK*	52175 LB.
TOP SECTION	30950 LB.
BASE SECTION	52175 LB.

*BASE SECTION SHIPPED WITH
INTERNAL WALLS INSTALLED

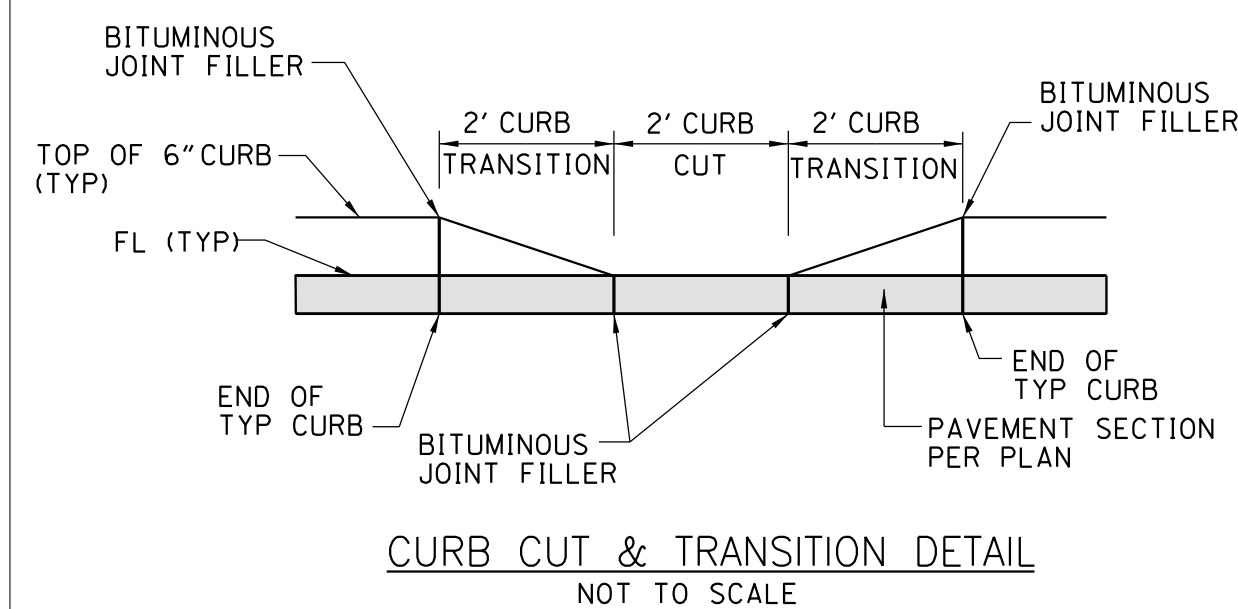


MEDIA CASTINGS; IF REQUIRED, NOT SHOWN				
	designated in the contract. The designator shall be the person responsible for a service to the project owner, engineer and contractor by the design organization (L.C. Contract). Neither the designator, nor any part thereof, may be used, reproduced or modified in any manner without the prior written consent of the contractor. Failure to comply with the owner's own risk and liability expressly disclaims any liability or responsibility for such use. discrepancies between the supplied information upon which the design is based and actual field conditions are encountered. The designator shall be responsible for the design of the work. The designator shall be responsible for the design of the work. The designator shall be responsible for the design of the work.			
MARK	DATE	REVISION	BY	



MODULAR WETLANDS MWSL0820OP - 827143-010
AUBREY GLEN
SANTEE, CA
SITE DESIGNATION: BMP 1

PROJECT No.: 827143	SEQ. No.: 010	DATE: 11/06/24
DESIGNED: BCT	DRAWN: BCT	
CHECKED: BCT	APPROVED: BCT	
SHEET NO.: 2 OF 2		



**TM NO. 2024-0003/
DR 2024-0005**
WQ TREATMENT DETAILS

TOWNSEND

City of Santee, California

15

OF

15