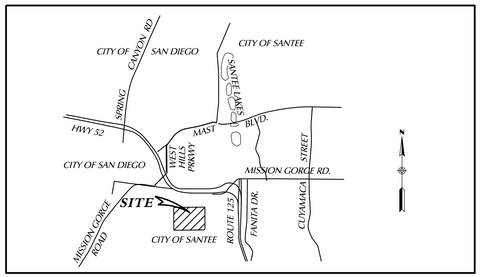
SITE PLAN NO. 2020-02
LAUREL HEIGHTS SITE MULTIFAMILY



VICINITY MAP

NO SCALE

LEGEND

PROJECT BOUNDARY
LOT LINE
PAD ELEVATION PE 384.0
RESIDENTIAL BLDG NUMBER (5)
RESIDENTIAL UNIT NUMBER 1
SLOPE (2:1 MAX.)
STREET GRADIENT 2%
BROW DITCH
RETAINING WALL
TOP OF WALL ELEVATION TW
FINISHED SURFACE ELEVATION FS
PARKING SPACES (5)
TUBULAR STEEL FENCE
VINYL FENCE
BLACK VINYL CHAINLINK FENCE

EXISTING PAVEMENT

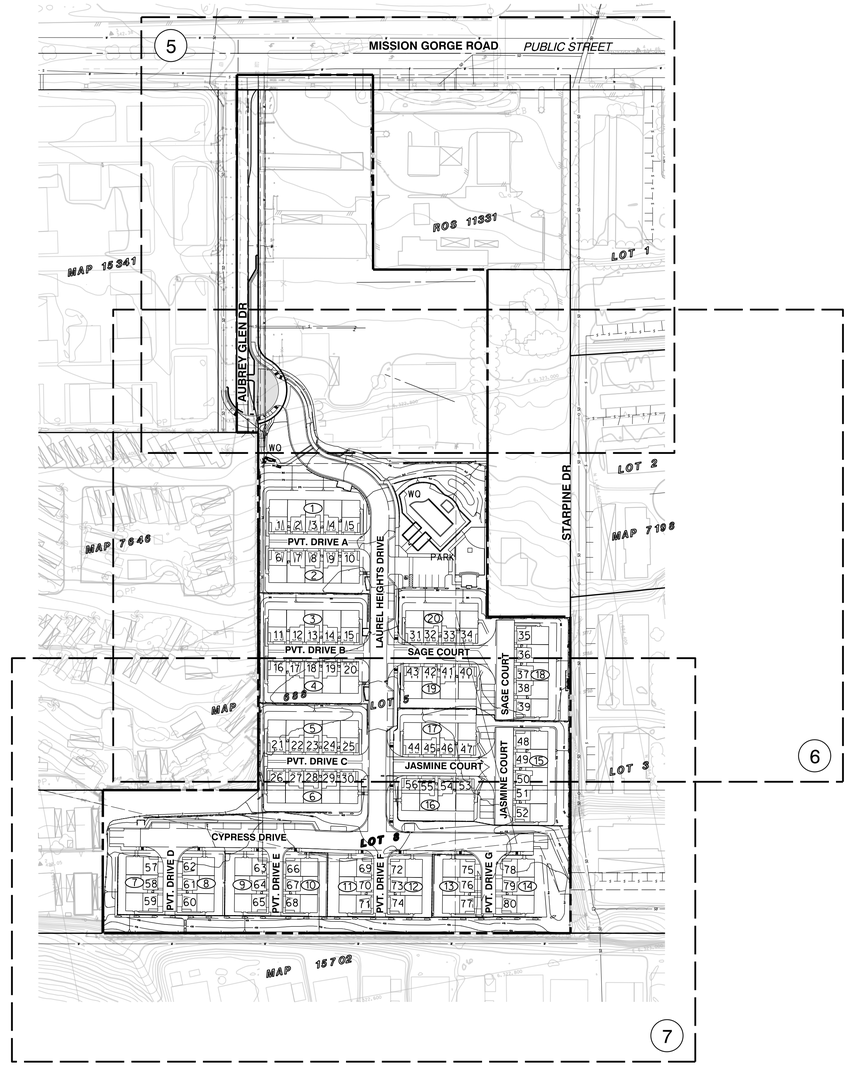
DEVELOPMENT SUMMARY

1. GROSS PROJECT AREA: 9.9 AC
2. NET PROJECT AREA: 7.3 AC
3. NUMBER OF EXISTING LOTS: 3
4. NUMBER OF RESIDENTIAL DU'S - 80
   PLAN 1: 12
   PLAN 2: 28
   PLAN 3: 40
5. DENSITY = 11 DU/AC (80 DU/7.3 AC)
6. EXISTING GENERAL PLAN DESIGNATION: R7
7. EXISTING/PROPOSED ZONING: R7 (7-14 DU/AC)
8. PRESENT LAND USE: VACANT
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 80 DU = 8,000 SF
    PROVIDED: 30,600 SF
12. COMMON OPEN SPACE
    REQUIRED: 150 SF/DU X 80 DU = 12,000 SF
    PROVIDED: 17,000 SF (PARK = 10,600 SF)
13. PARKING
    RESIDENTAIL PARKING (GARAGE)
        REQUIRED: 2 SPACES / DU X 80 DU'S = 160 SPACES
        PROVIDED: 160 SPACES
    GUEST PARKING:
        REQUIRED: 1 SPACE / 4 DU'S = 20 SPACES
        PROVIDED: 27 SPACES
    PARK PARKING
        REQUIRED:
        PROVIDED: 4 SPACES + 1 ADA SPACE
14. LOT COVERAGE

    NET AREA: 7.3 AC (318,498 SF)
    (DEVELOPED LOT)

    BUILDING FOOTPRINT:
    3-PLEX (3,412.5 SF) X 8: 27,300 SF
    4-PLEX (4,552.5 SF) X 4: 18,210 SF
    5-PLEX (5,692.5 SF) X 8: 45,540 SF
    TOTAL BUILDING FOOTPRINT: 91,050 SF

    LOT COVERAGE: (91,050/318,498) = 28.6% < 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.

LEGAL DESCRIPTION

PARCEL 1: APN: 386-300-29

ALL THOSE PORTIONS OF LOTS 5 AND 8 IN BLOCK "F", REVISED MAP OF PART OF FANITA RANCHO, ACCORDING TO MAP THEREOF NO. 688, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1891, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE SOUTH 79°30' EAST ALONG THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 160.50 FEET; THENCE SOUTH 10°30' WEST PARALLEL WITH THE EASTERLY LINE OF SAID LOT A DISTANCE OF 272.25 FEET; THENCE SOUTH 79°30' EAST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 160 FEET; THENCE SOUTH 10°30' WEST PARALLEL WITH SAID EASTERLY LINE, 271 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING PARALLEL WITH SAID EASTERLY LINE, SOUTH 10°30' WEST 214.31 FEET; THENCE SOUTH 79°30' EAST 115 FEET TO SAID EASTERLY LINE; THENCE SOUTH 10°30' WEST ALONG SAID EASTERLY LINE OF LOT 5 AND ALONG THE SOUTHERLY PROLONGATION THEREOF A DISTANCE OF 442.44 FEET TO A POINT SOUTH 10°30' WEST 200 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 5; THENCE NORTH 79°30' WEST PARALLEL WITH THE COMMON LINE BETWEEN SAID LOTS 5 AND 8 A DISTANCE OF 350.50 FEET TO THE MOST SOUTHEASTERLY CORNER OF LAND DESCRIBED IN DEED TO DONNA HOPKINS SEEWALD, RECORDED APRIL 22, 1960AS DOCUMENT NO. 83969 OF OFFICIAL RECORDS; THENCE AT RIGHT ANGLES AND ALONG THE BOUNDARY OF SAID SEEWALD LAND, NORTH 10°30' EAST 100 FEET; THENCE AT RIGHT ANGLES NORTH 79°30' WEST 85 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 5; THENCE NORTH 10°30' EAST ALONG SAID SOUTHERLY PROLONGATION, 100 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 5; THENCE LEAVING THE BOUNDARY OF SAID SEEWALD LAND AND CONTINUING NORTH 10°30' EAST ALONG THE WESTERLY LINE OF SAID LOT A DISTANCE OF 456.75 FEET TO A LINE BEARING NORTH 79°30' WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 79°30' EAST PARALLEL WITH SAID NORTHERLY LINE OF LOT 5 A DISTANCE OF 320.50 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2: APN: 386-300-13

ALL THAT PORTION OF LOT 8 IN BLOCK "F" OF THE REVISED MAP OF THAT PART OF FANITA RANCHO, ACCORDING TO MAP THEREOF NO. 688, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1891, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 5, IN SAID BLOCK "F", BEING ON THE NORTHERLY LINE OF SAID LOT 8; THENCE NORTH 79°30' WEST, ALONG SAID NORTHERLY LINE OF LOT 8, A DISTANCE OF 217.5 FEET; THENCE SOUTH 10°30' WEST, AT RIGHT ANGLES, 200 FEET; THENCE SOUTH 79°30' EAST PARALLEL WITH SAID NORTHERLY LINE OF LOT 8, A DISTANCE OF 302.5 FEET; THENCE NORTH 10°30' EAST, 100 FEET; THENCE NORTH 79°30' WEST, 85 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 5; THENCE NORTH 10°30' EAST, ALONG SAID SOUTHERLY PROLONGATION, 100 FEET TO THE POINT OF BEGINNING.

PUBLIC UTILITIES

WATER (PUBLIC)	PADRE DAM MUNICIPAL DISTRICT
STORM DRAIN (PRIVATE)	CITY OF SANTEE
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
SEWER (PRIVATE)	PADRE DAM MUNICIPAL DISTRICT

NOTE

THERE IS A POTENTIAL FOR ABESTOS-CONTAINING BUILDING MATERIALS AND OR LEAD-BASED PAINT. FURTHER TESTING IS REQUIRED PRIOR TO RENOVATION OR DEMOLITION.

ENGINEER OF WORK

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

KAREN S. VAN ERT DATE
R.C.E. NO. 56991
EXP. 6-30-2021

OWNER/SUBDIVIDER

CORNERSTONE COMMUNITIES
4365 EXECUTIVE DR, SUITE 600
SAN DIEGO, CA 92121
(858) 458-9700

URE KRETOWICZ DATE

SHEET INDEX

SHEET 1	TITLE
SHEET 2	KEY MAP, DETAILS & STREET SECTIONS
SHEET 3	DETAILS
SHEET 4	SITE NORTH TO MISSION GORGE ROAD (NOT A PART)
SHEET 5	SITE NORTH
SHEET 6	SITE SOUTH
SHEET 7	OPEN SPACE EXHIBIT

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

NO.	REVISIONS	DATE	BY
1	1ST SITE PLAN SUBMITTAL	1/14/21	REC
2	2ND SITE PLAN SUBMITTAL	2/25/21	REC
3	3RD SITE PLAN SUBMITTAL	3/11/21	REC

SITE PLAN NO. 2020-2
LAUREL HEIGHTS SITE
City of Santee, California

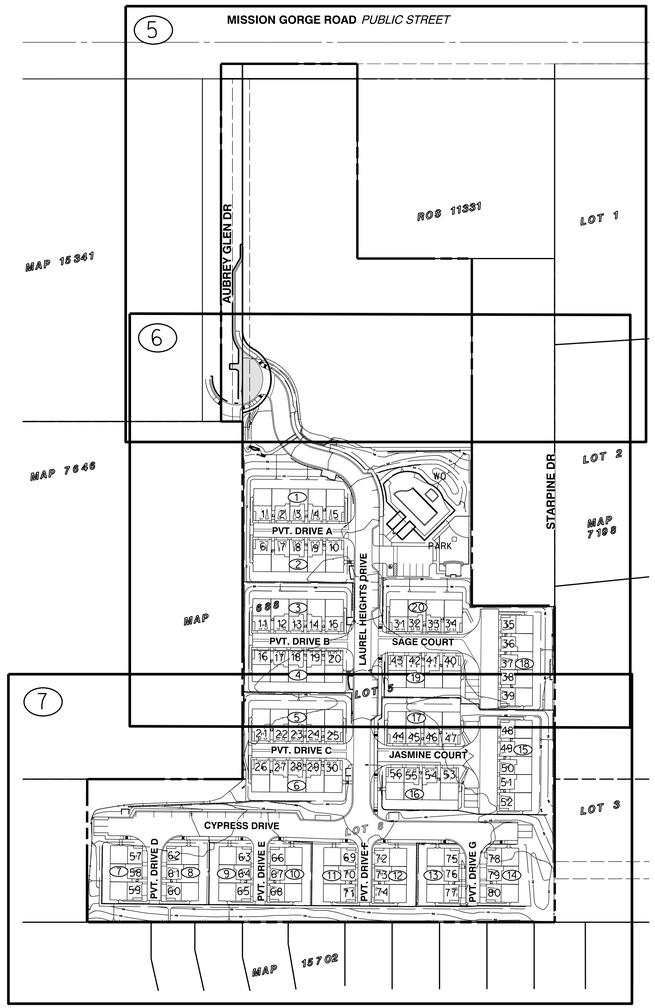
1 OF 7

RICK ENGINEERING COMPANY
San Diego
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165
rickengineering.com
Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

J-19137A

© 2021 Rick Engineering Company

\\Gis-fi\Clients-Complete\Rick\19000\19137A_Laurel\CIVIL\Sheets\SITEMAP\SP19137A_Site2_SITEMAP(01-SITE).dwg
Layout: 1 Plotted By: Kreto, Ure Date: 10-JUN-2021 14:39



KEY MAP

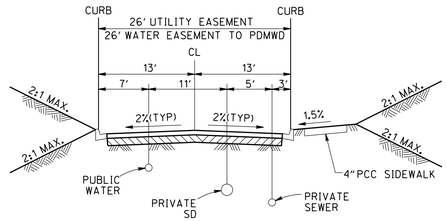
100 50 0 100 200 300

GRAPHIC SCALE 1" = 100'

KEY MAP LEGEND

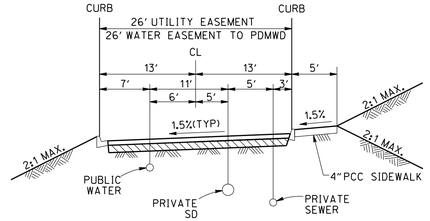
KEY MAP: SHEET

KEY MAP: SHEET NUMBER 3



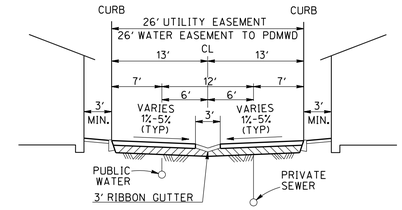
LAUREL HEIGHTS DRIVE (PRIVATE ROAD)

(NO PARKING)
NOT TO SCALE



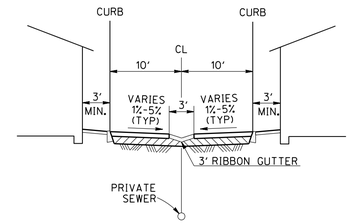
CYPRESS DRIVE (PRIVATE ROAD)

NOT TO SCALE



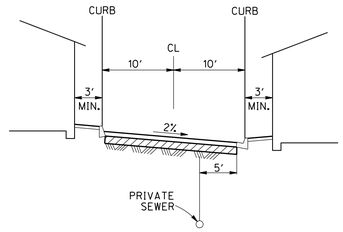
SAGE COURT AND JASMINE COURT (PRIVATE DRIVEWAYS)

NOT TO SCALE



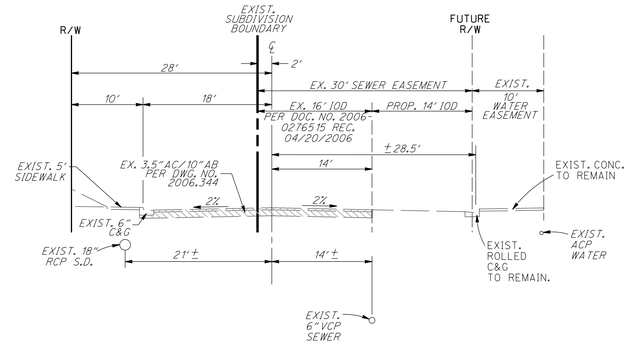
PRIVATE DRIVEWAYS (A THRU C)

NOT TO SCALE



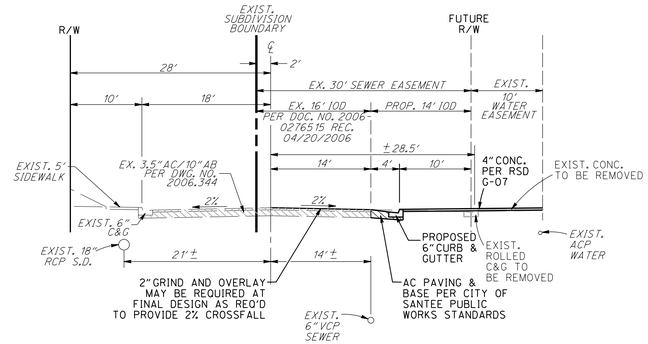
PRIVATE DRIVEWAYS (D THRU G)

NOT TO SCALE



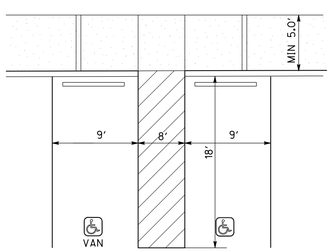
EXIST. AUBREY GLEN DRIVE

SCALE: 1"= 10'



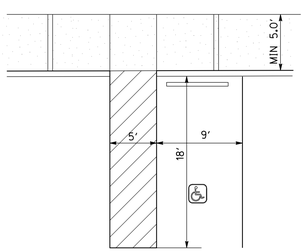
AUBREY GLEN DRIVE AT PROPOSED 6" CURB & GUTTER

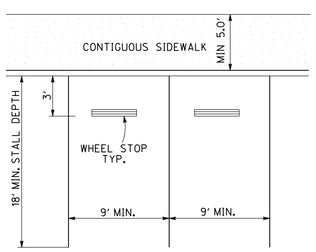
SCALE: 1"= 10'



DISABLED PARKING STALL(S)

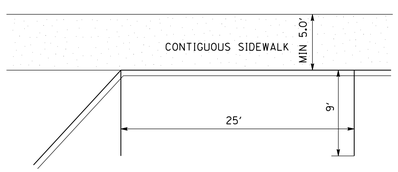
NO SCALE





TYPICAL PARKING STALL FOR PARK SITE

NO SCALE



PARALLEL PARKING STALL(S)

NO SCALE

RICK ENGINEERING COMPANY
San Diego
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX) 619.291.4165
rickengineering.com
Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

J-19137A

© 2021 Rick Engineering Company

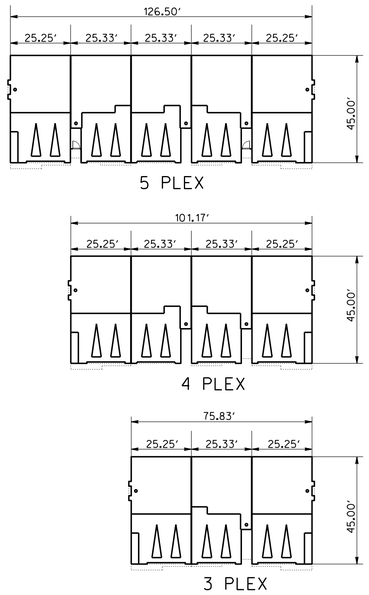
SITE PLAN NO. 2020-2

KEY MAP/DETAILS/STREET SECTIONS

LAUREL HEIGHTS

City of Santee, California

\\Cdc-fs\Dwng_comm\Projects\21800\19137A_Laurel%21Heights%21Sp_Plan_Sheets\Plan%21Sheets\Site%21Plan%21Set_Sections.dgn
Wed, 14 Jul 2021 14:39:10 -07:00 [GMT-7] PDT
10-July-2021 14:39



TYPICAL BUILDINGS

NOT TO SCALE

RICK ENGINEERING COMPANY
San Diego
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165
rickengineering.com
Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

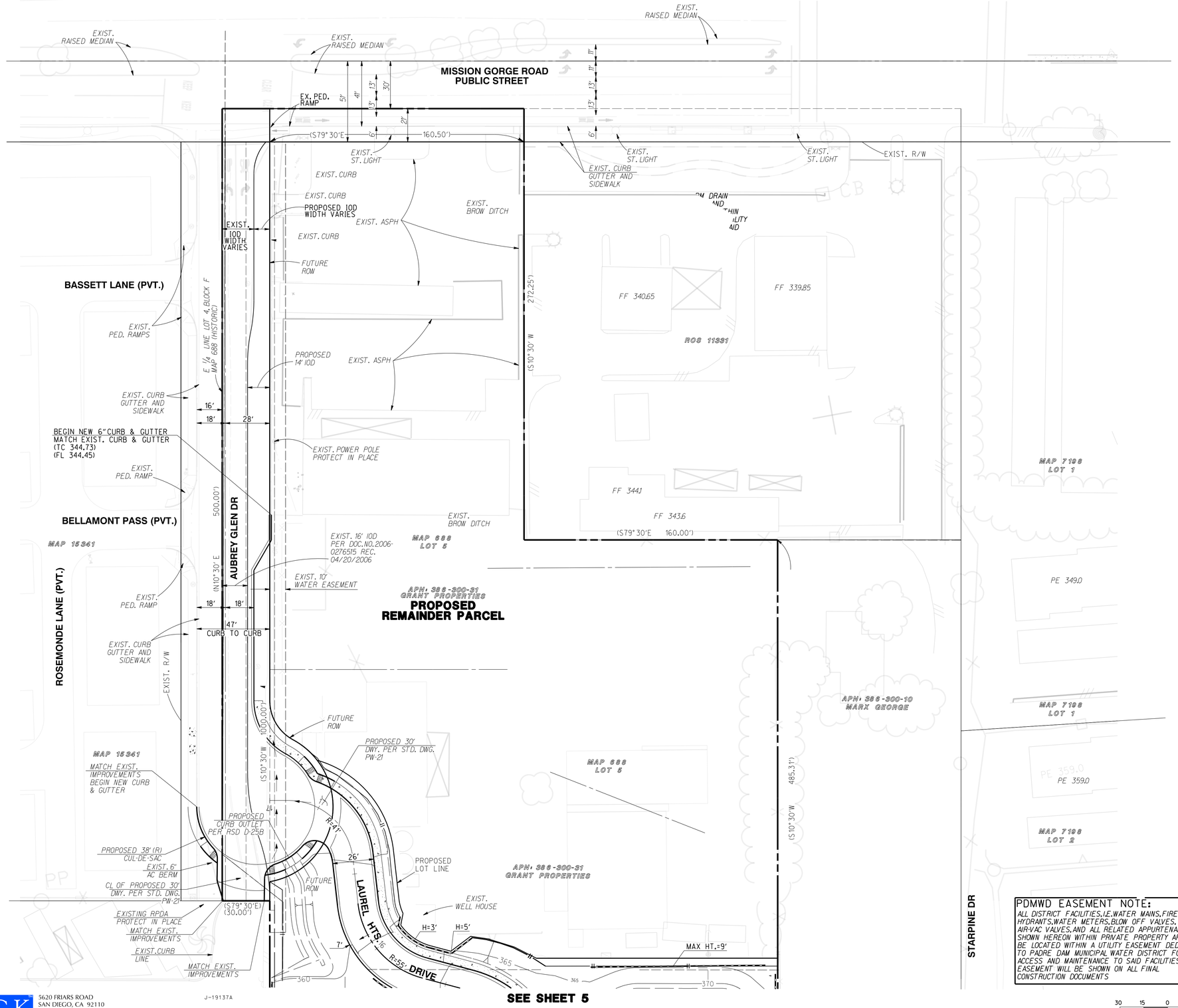
J-19137A

© 2021 Rick Engineering Company

SITE PLAN NO. 2020-2

LAUREL HEIGHTS

City of Santee, California



PROPOSED EASEMENTS

1 WATER EASEMENT TO PDMWD

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

30 15 0 30 60 90
GRAPHIC SCALE 1" = 30'

SITE PLAN NO. 2020-2

LAUREL HEIGHTS

City of Santee, California

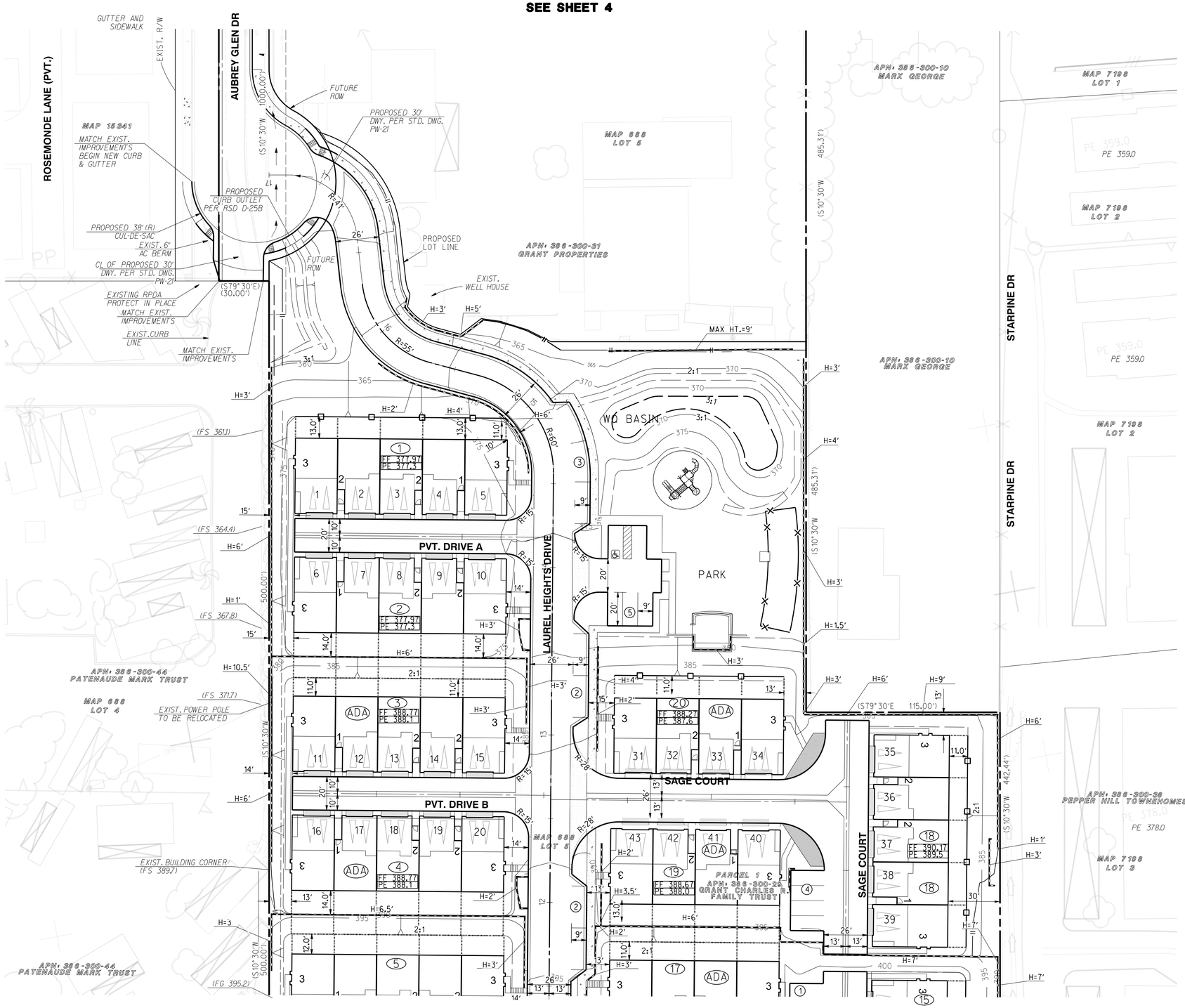
RICK ENGINEERING COMPANY
San Diego
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165
rickengineering.com
Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

J-19137A

© 2021 Rick Engineering Company

\\Gis-rl\clients\corporate\CLIENTS\19000\19137A_Laurel Heights\Sheets\Site Plan\19137A_Site Plan_2020-2_SITPL_SITPL_Northern Not to Plan.dwg
Layout: 4 PDMWD EASEMENTS Plotted By: Alex Cruz Date/Time: 10-July-2021 14:39

SEE SHEET 4



SEE SHEET 6

RETAINING WALL NOTE:

THE RETAINING WALL ALONG THE SOUTHERLY BOUNDARY WILL BE A SOIL NAIL TYPE WALL WITH TAN EXTERIOR FINISH. THE PERIMETER WALLS WILL BE COMPRISED OF GEOGRID WITH TAN EXTERIOR FINISH. ALL OTHER INTERIOR WALLS WILL BE COMPRISED OF EITHER GEOGRID OR CMU WITH TAN EXTERIOR FINISH.

N

30 15 0 30 60 90

GRAPHIC SCALE 1" = 30'

SITE PLAN NO. 2020-2

LAUREL HEIGHTS

City of Santee, California

5 OF 7

RICK ENGINEERING COMPANY
San Diego
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165
rickengineering.com
Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

J-19137A

© 2021 Rick Engineering Company

\\Civil-1\dwg.com\projects\C18000\19137A_Laurel\Civil\Sheets\3Half-size\19137A_Half-3_Site Plan_Northern.dgn
Plotted by: rhernandez Date/Time: 10-JUN-2021 14:39

RETAINING WALL NOTE:

THE RETAINING WALL ALONG THE SOUTHERLY BOUNDARY WILL BE A SOIL NAIL TYPE WALL WITH TAN EXTERIOR FINISH. THE PERIMETER WALLS WILL BE COMPRISED OF GEOGRID WITH TAN EXTERIOR FINISH. ALL OTHER INTERIOR WALLS WILL BE COMPRISED OF EITHER GEOGRID OR CMU WITH TAN EXTERIOR FINISH.

SITE PLAN NO. 2020-2

LAUREL HEIGHTS

City of Santee, California

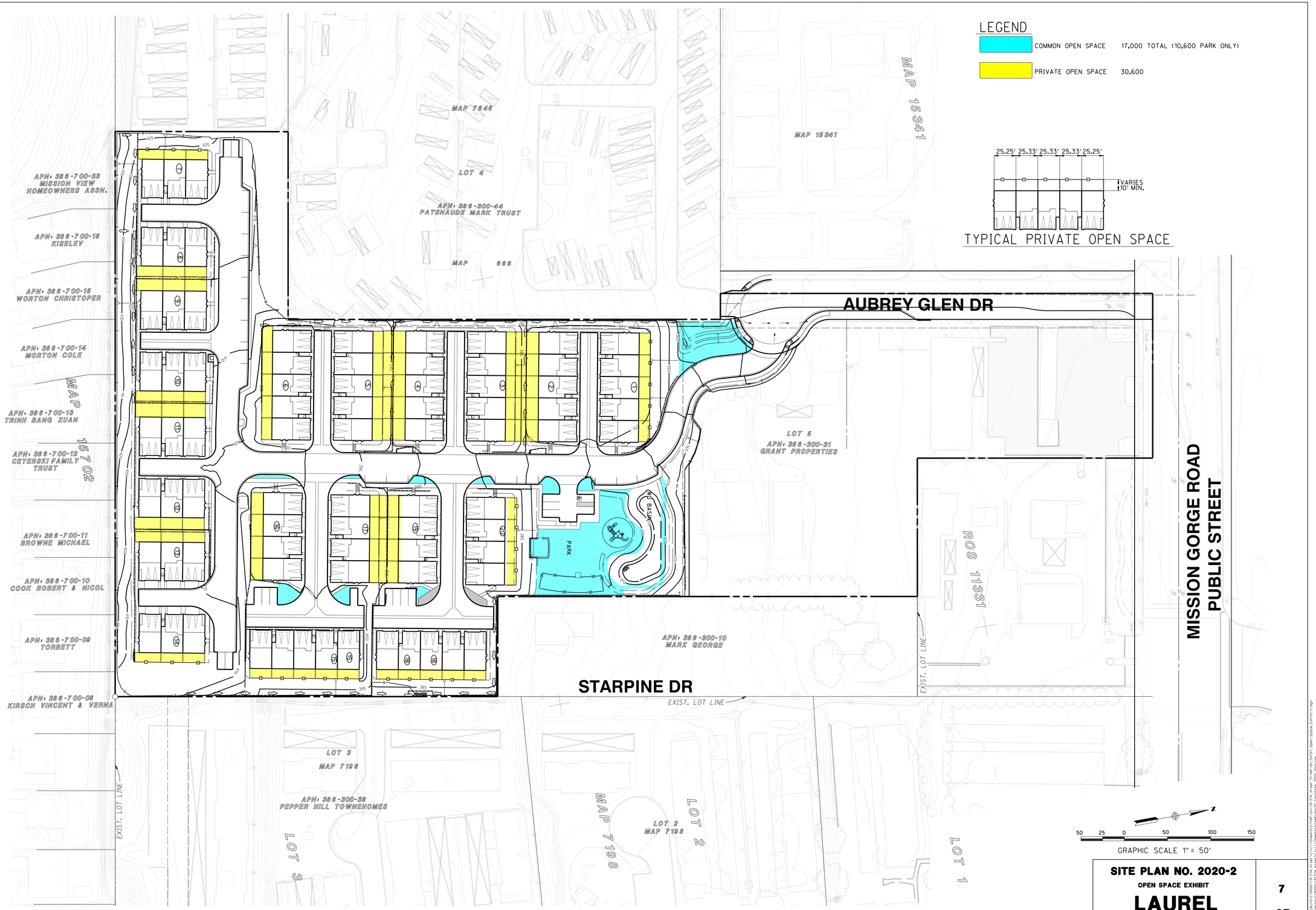
6 OF 7

RICK ENGINEERING COMPANY
San Diego
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165
rickengineering.com
Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

J-19137A

© 2021 Rick Engineering Company

\\Vdc-fs\Drawing_com\jobs\18000\19137A_Laurel\C1(v1)\Sheet(s)\Half (on) 19137A_Laurel - 23 Half (on) 24106_51Ha_Sout.dgn
Plotted by: mwilson, mwilson@rickengineering.com, 10-July-2021 14:39



SITE PLAN NO. 2020-2

OPEN SPACE EXHIBIT

LAUREL HEIGHTS

City of Santee, California

RICK ENGINEERING COMPANY
San Diego
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165
rickengineering.com
Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

J-19137A

© 2021 Rick Engineering Company

\\ldp-rickeng.com\projects\RICK\80000\19137A\Plan\CIVIL\Sheets\SITEPLAN\19137A_Plan-CIVIL-SITEPLAN-2019_Open_Space_Exhibit.dgn
Plotted by: Jeremy Lyons, Plot Date: 10-July-2021 14:39