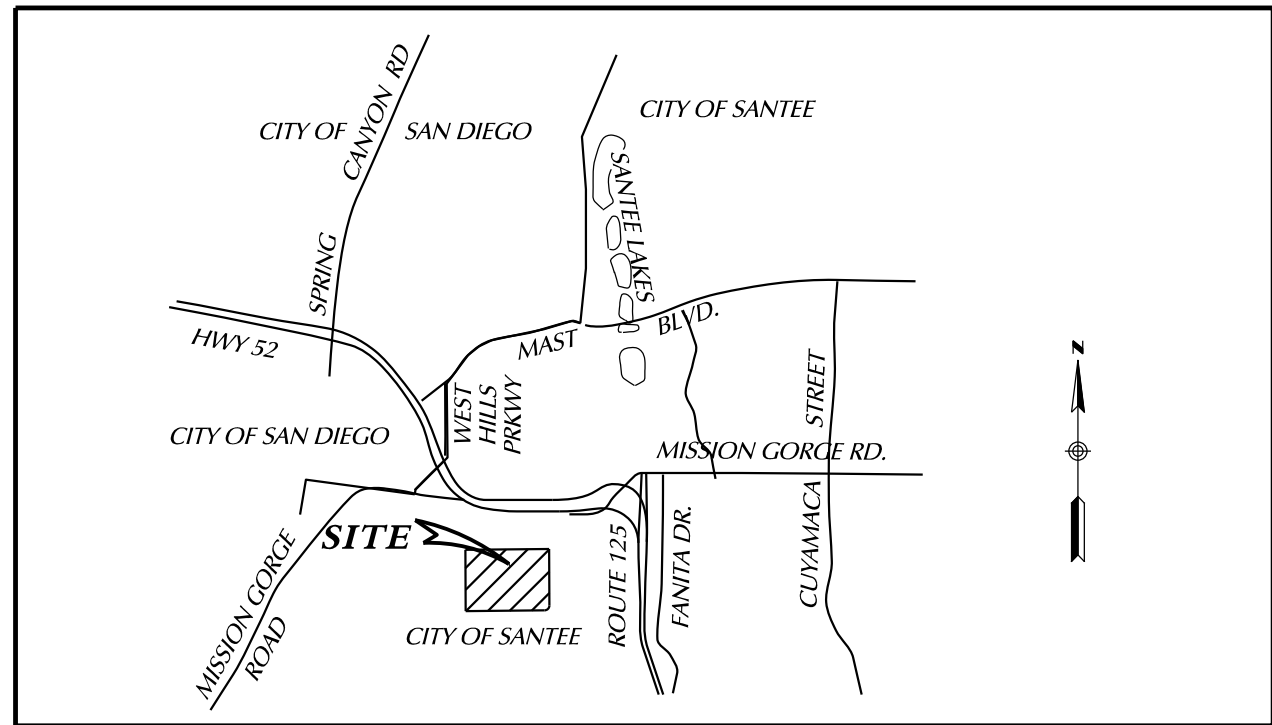


TM NO. 2020-02/DR 2020-04
LAUREL HEIGHTS SITE MULTIFAMILY



VICINITY MAP

NO SCALE

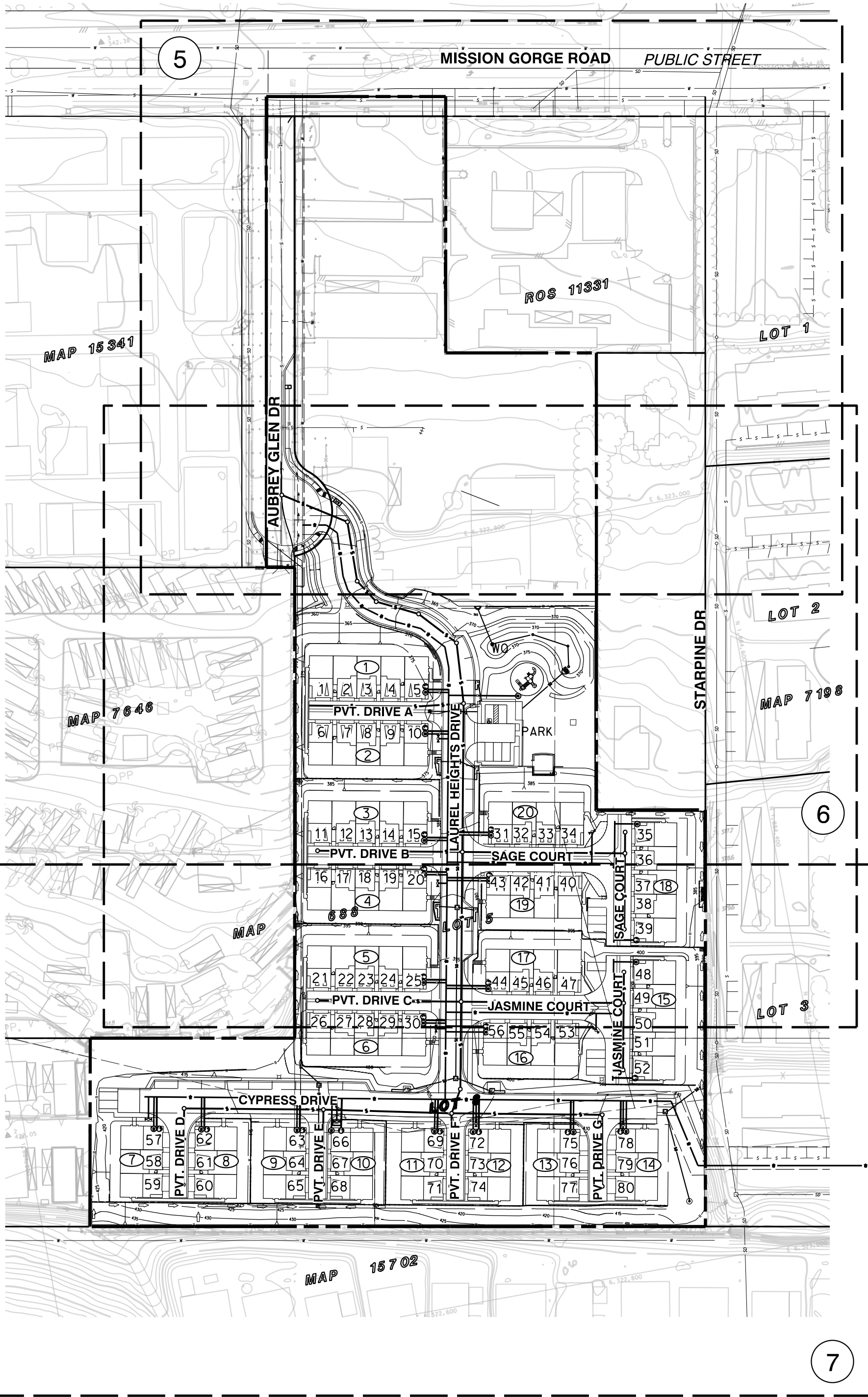
LEGEND

PROJECT BOUNDARY	---
EXIST TOPO CONTOUR	~~~~~
LOT LINE	---
PAD ELEVATION	PE 384.0
RESIDENTIAL BLDG NUMBER	⑤
RESIDENTIAL UNIT NUMBER	1
SD CLEANOUT	□
SD INLET	□
PVT STORM DRAIN	SD
PVT SEWER MAIN (8")	S
PVT SEWER MANHOLE	○
SEWER MANHOLE	○
WATER MAIN (8")	W
FIRE HYDRANT	⊕
WATER SERVICE AND METER	⊕
SLOPE (2:1 MAX.)	▽ 2% ▽
STREET GRADIENT	↗ 2% ↘
STREET ELEVATION	350.4
BROW DITCH	⇨
RETAINING WALL	---
TOP OF WALL ELEVATION	TW
FINISHED SURFACE ELEVATION	FS
PARKING SPACES	⑤
EXISTING CONCRETE	□
EXISTING PAVEMENT	■

QUANTITIES

DEVELOPMENT SUMMARY

- GROSS PROJECT AREA: 9.9 AC
- NET PROJECT AREA: 7.3 AC
- NUMBER OF EXISTING LOTS: 3
- NUMBER OF RESIDENTIAL DU'S - 80
PLAN 1: 12
PLAN 2: 28
PLAN 3: 40
- DENSITY = 11 DU/AC (80 DU/7.3 AC)
- EXISTING GENERAL PLAN DESIGNATION: R7
- EXISTING/PROPOSED ZONING: R7 (7-14 DU/AC)
- PRESENT LAND USE: VACANT
- PROPOSED LAND USE: RESIDENTIAL
- SETBACKS:
FRONT: 20 FT
INTERIOR SIDE: 10 FT
EXTERIOR SIDE: 10 FT
REAR: 10 FT
- PRIVATE OPEN SPACE
REQUIRED: 100 SF/DU X 80 DU = 8,000 SF
PROVIDED: 30,600 SF
- COMMON OPEN SPACE
REQUIRED: 150 SF/DU X 80 DU = 12,000 SF
PROVIDED: 17,000 SF (PARK = 10,600 SF)
- PARKING
RESIDENTIAL 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
- 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

GRAPHIC SCALE 1" = 100'

TOPOGRAPHY

TOPO SOURCE: TOPO SOURCE RICK ENGINEERING COMPANY
FLOWN: JULY 26, 2019
DATUM: NGVD 29

BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS THE BRASS DISK IN WELL MONUMENT, NO STAMPING, AT THE CENTERLINE INTERSECTION OF MISSION GORGE ROAD AND FANITA DRIVE, PER ROS 11252. ELEVATION = 331.37, NGVD 29 DATUM

BASIS OR BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY RTK G.P.S. MEASUREMENTS TAKEN ON JULY 25, 2019 AT POINT *1002 AND POINT *2003 AS SHOWN HEREON, PER RECORD OF SURVEY MAP No 11252.

BEARING AND DISTANCE *1002 TO *2003: N 79°37'38"W 1356.91' GRD

QUOTED BEARINGS FROM REFERENCE MAPS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

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: 49,000 FILL: 23,000 EXPORT: 26,000

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

R2: LOW/MEDIUM DENSITY RESIDENTIAL (2-5 DU/AC.)

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

R14: MEDIUM/HIGH DENSITY RESIDENTIAL (14-22 DU/AC.)

GC GENERAL COMMERCIAL

NOTE

THERE IS A POTENTIAL FOR ASBESTOS-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
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	EXISTING TOPO
SHEET 4	BOUNDARY & ENCUMBRANCES
SHEET 5	SITE NORTH TO MISSION GORGE ROAD (NOT A PART)
SHEET 6	SITE NORTH
SHEET 7	SITE SOUTH
SHEET 8	FIRE ACCESS EXHIBIT

GENERAL NOTES

- ASSESSORS PARCEL NUMBERS: 386-300-29, 386-300-13, AND 386-300-31
- PUBLIC WATER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WATER AGENCY STANDARDS (WAS).
- PRIVATE SEWER SYSTEM TO BE MAINTAINED BY THE HOA.
- 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.
- PRIVATE SEWER MAINS ARE 8" MINIMUM P.V.C. UNLESS OTHERWISE SHOWN.
- EVIDENCE SHALL BE PROVIDED OF HAVING OBTAINED GRADING RIGHTS ON ADJACENT PROPERTY WHERE REQUIRED.
- UTILITIES SHALL BE UNDERGROUND. EASEMENTS TO BE PROVIDED AS NECESSARY.
- FIRE HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF SANTEE FIRE DEPARTMENT DESIGN STANDARDS.
- GRADING MAY BE BUILT PRIOR TO FINAL MAP RECORDATION.
- GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN SUBJECT TO SUBSTANTIAL CONFORMANCE APPROVAL BY THE CITY OF SANTEE.
- STORM DRAIN AND SEWER SHOWN IS PRELIMINARY AND IS SUBJECT TO MODIFICATION WITH FINAL DESIGN.
- TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
- GRADING REQUESTED TO BEGIN PRIOR TO FINAL MAP RECORDATION.
- TRASH COLLECTION TO BE CURB SIDE.

LEGAL DESCRIPTION

NOTE: THE DIMENSIONS SHOWN HEREON ARE OF RECORD PER CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 24, 1977 AS F/P 77-067143, O.R.

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 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.

PARCEL 3: APN: 386-300-31
ALL THAT PORTION OF LOT 5 IN BLOCK "F" OF THE REVISED MAP OF THAT PART OF FANITA RANCHO, ACCORDING TO THE 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; THENCE NORTH 79°30' WEST PARALLEL WITH SAID NORTHERLY LOT LINE, 320.50 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 5; THENCE NORTH 10°30' EAST ALONG SAID WESTERLY LINE 543.25 FEET TO SAID NORTHWESTERLY CORNER OF SAID LOT AND THE POINT OF BEGINNING.

TOGETHER WITH:
THE EASTERLY 30 FEET OF THE NORTHERLY ONE-HALF OF LOT 4 IN BLOCK "F" OF THE 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 ON OCTOBER 22, 1891.

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 DISTRICT SANTEE ELEMENTARY SCHOOL DISTRICT
SEWER (PRIVATE)	PADRE DAM MUNICIPAL WATER DISTRICT

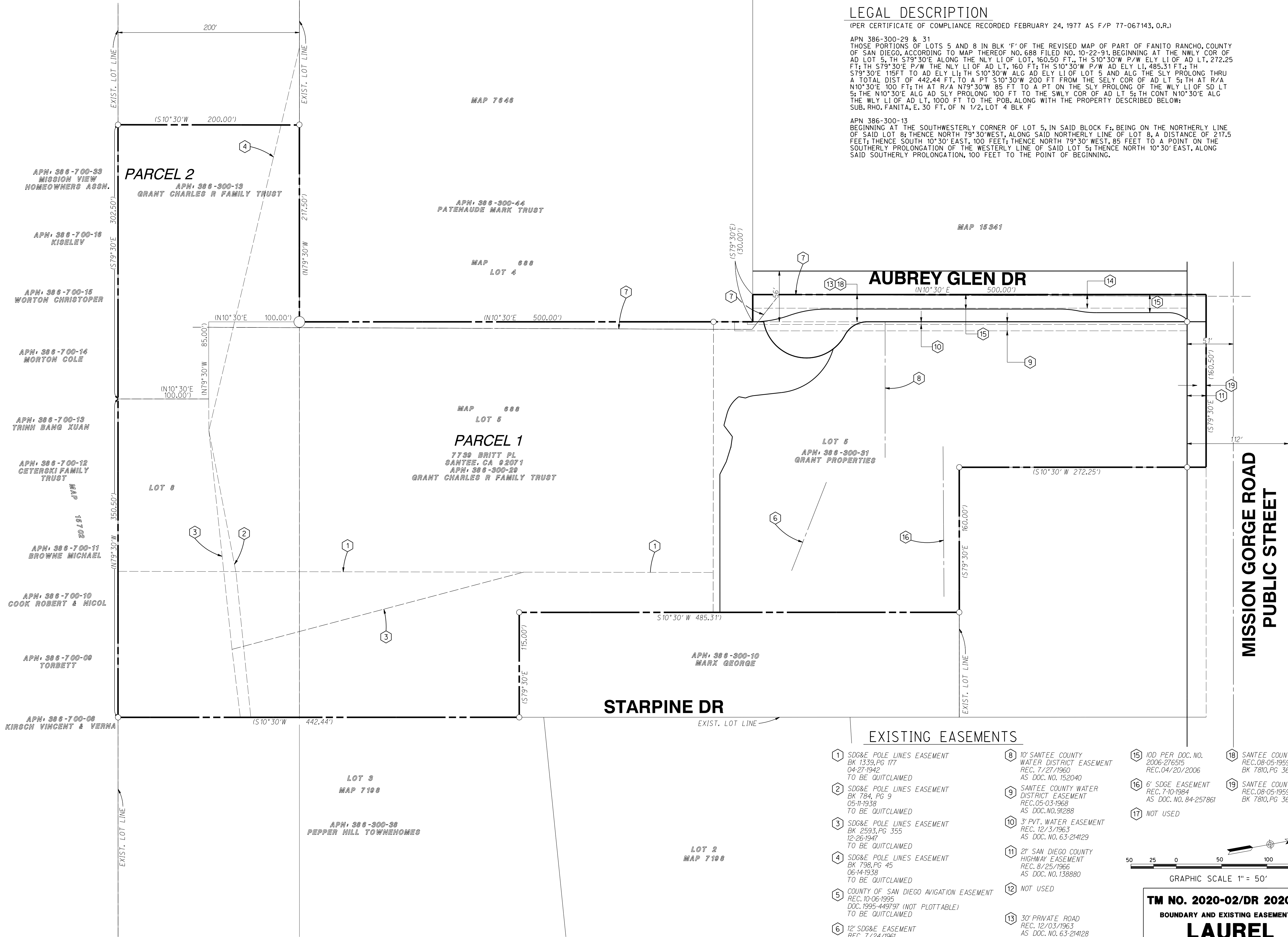
NO.	REVISIONS	DATE	BY
1	1ST TM SUBMITTAL	09/18/20	REC
2	2ND TM SUBMITTAL	01/14/21	REC
3	3RD TM SUBMITTAL	03/11/21	REC
4	4TH TM SUBMITTAL	04/20/21	REC

TM NO. 2020-02/DR 2020-04

LAUREL HEIGHTS SITE

City of Santee, California

1 OF 8



LEGAL DESCRIPTION

(PER CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 24, 1977 AS F/P 77-067143, O.R.)

APN 386-300-29 & 31
THOSE PORTIONS OF LOTS 5 AND 8 IN BLK 'F' OF THE REVISED MAP OF PART OF FANITO RANCHO, COUNTY OF SAN DIEGO, ACCORDING TO MAP THEREOF NO. 688 FILED NO. 10-22-91, BEGINNING AT THE NWLY COR OF AD LOT 5, TH S79°30'E ALONG THE NLY LI OF LOT, 160.50 FT., TH S10°30'W P/W ELY LI OF AD LT, 272.25 FT; TH S79°30'E P/W THE NLY LI OF AD LT, 160 FT; TH S10°30'W P/W AD ELY LI, 485.31 FT.; TH S79°30'E 115FT TO AD ELY LI; TH S10°30'W ALG AD ELY LI OF LOT 5 AND ALG THE SLY PROLONG THRU A TOTAL DIST OF 442.44 FT. TO A PT S10°30'W 200 FT FROM THE SELY COR OF AD LT 5; TH AT R/A N10°30'E 100 FT; TH AT R/A N79°30'W 85 FT TO A PT ON THE SLY PROLONG OF THE WLY LI OF SD LT 5; THE N10°30'E ALG AD SLY PROLONG 100 FT TO THE SWLY COR OF AD LT 5; TH CONT N10°30'E ALG THE WLY LI OF AD LT, 1000 FT TO THE POB, ALONG WITH THE PROPERTY DESCRIBED BELOW:
SUB. RHO, FANITA, E. 30 FT. OF N 1/2, LOT 4 BLK F

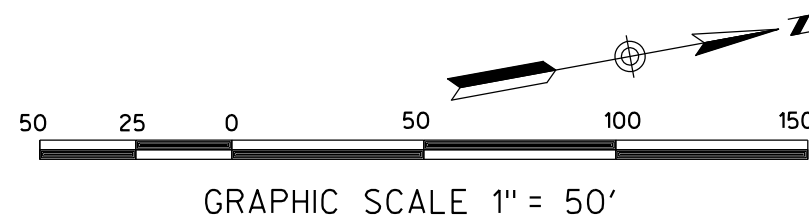
APN 386-300-13
BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 5, IN SAID BLOCK F, BEING ON THE NORTHERLY LINE OF SAID LOT 8; THENCE NORTH 79°30' WEST, ALONG SAID NORTHERLY LINE OF LOT 8, A DISTANCE OF 217.5 FEET; THENCE SOUTH 10°30' EAST, 100 FEET; THENCE NORTH 79°30' WEST, 85 FEET TO A POINT ON THE SOUTHERLY 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.

AUBREY GLEN DR

STARPINE DR

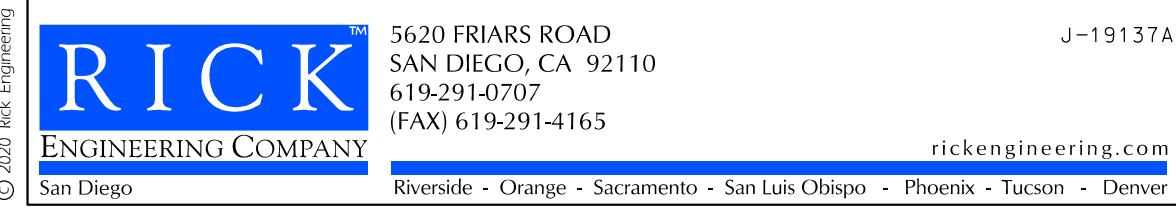
EXISTING EASEMENTS

- | | | | |
|--|--|---|---|
| 1 SDG&E POLE LINES EASEMENT
BK 1339, PG 177
04-27-1942
TO BE QUITCLAIMED | 8 10' SANTEE COUNTY
WATER DISTRICT EASEMENT
REC. 7/27/1960
AS DOC. NO. 152040 | 15 10D PER DOC. NO.
2006-276515
REC. 04/20/2006 | 18 SANTEE COUNTY WATER DISTRICT
REC. 08-05-1959
BK 7810, PG 361 |
| 2 SDG&E POLE LINES EASEMENT
BK 784, PG 9
05-11-1938
TO BE QUITCLAIMED | 9 SANTEE COUNTY WATER
DISTRICT EASEMENT
REC. 05-03-1968
AS DOC. NO. 91288 | 16 6' SDG&E EASEMENT
REC. 7-10-1984
AS DOC. NO. 84-257881 | 19 SANTEE COUNTY WATER DISTRICT
REC. 08-05-1959
BK 7810, PG 360 |
| 3 SDG&E POLE LINES EASEMENT
BK 2593, PG 355
12-26-1947
TO BE QUITCLAIMED | 10 3' PVT. WATER EASEMENT
REC. 12/3/1963
AS DOC. NO. 63-214129 | 17 NOT USED | |
| 4 SDG&E POLE LINES EASEMENT
BK 798, PG 45
06-14-1938
TO BE QUITCLAIMED | 11 2' SAN DIEGO COUNTY
HIGHWAY EASEMENT
REC. 8/25/1966
AS DOC. NO. 138880 | | |
| 5 COUNTY OF SAN DIEGO AVIGATION EASEMENT
REC. 10-06-1995
DOC. 1995-449797 (NOT PLOTTABLE)
TO BE QUITCLAIMED | 12 NOT USED | | |
| 6 12' SDG&E EASEMENT
REC. 7/24/1961
AS DOC. NO. 126209 | 13 30' PRIVATE ROAD
REC. 12/03/1963
AS DOC. NO. 63-214128 | | |
| 7 6' SDG&E EASEMENT
REC. 6/29/1976
AS DOC. NO. 76-202765
TO BE QUITCLAIMED | 14 15' PRIVATE R.O.W.
PER DOC. REC. 10/21/1943
BK. 1580, PG 24 | | |

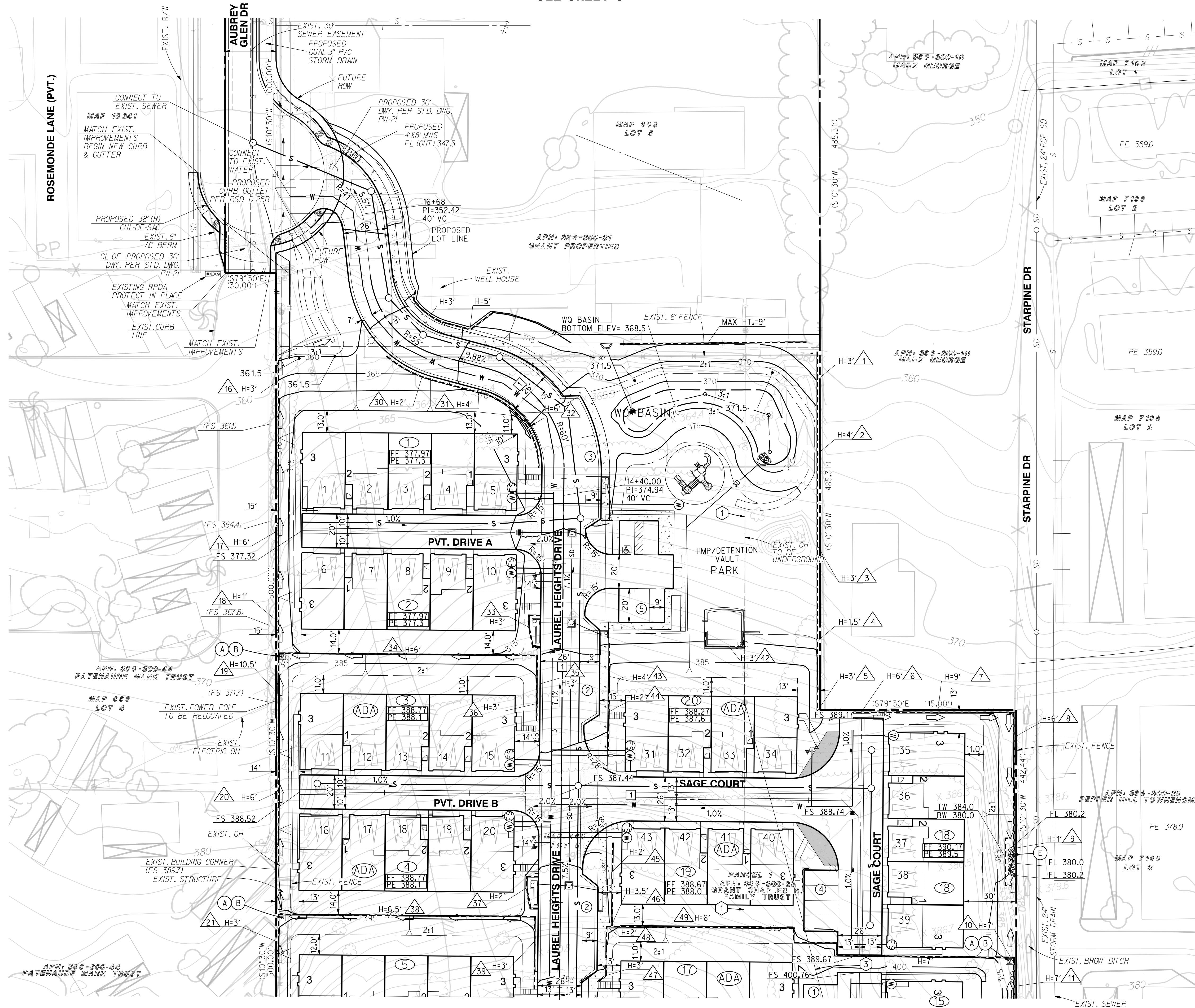


TM NO. 2020-02/DR 2020-04
BOUNDARY AND EXISTING EASEMENTS
LAUREL HEIGHTS
City of Santee, California

4
OF
8



SEE SHEET 5



SEE SHEET 7

WALL ELEVATION TABLE

XX	TW	BW
1	365.1	362.2
2	371.1	366.9
3	375.7	372.4
4	378.2	376.9
5	383.5	381.6
6	385.6	380.2
7	386.2	377.8
8	380.9	376.7
9	380.7	380.4
10	391.2	384.6
11	392.0	385.3
12	392.0	384.0
13	392.0	387.0
14	398.0	395.0
15	401.0	398.6
16	365.9	363.6
17	372.4	368.2
18	372.6	371.7
19	385.5	375.0
20	385.7	380.8
21	395.0	392.0
22	432.7	417.1
23	425.9	417.1
24	424.5	411.4
25	427.9	412.1
26	423.5	405.4
27	418.7	406.0
28	416.0	405.2
29	414.1	410.5
30	366.5	364.1
31	370.8	366.5
32	376.1	370.6
33	379.0	377.6
34	381.0	375.0
35	385.0	381.6
36	386.0	383.0
37	391.5	390.3
38	393.7	387.1
39	396.0	393.1
40	406.0	398.0
41	404.0	398.0
42	381.5	378.0
43	385.0	381.1
44	386.0	383.5
45	389.5	387.5
46	389.0	387.5
47	398.2	395.2
48	393.0	391.0
49	393.5	387.5
50	402.5	398.6
51	406.7	401.0
52	406.0	400.0
53	415.4	411.4
54	416.5	411.4
55	411.5	409.5
56	411.2	408.0
57	411.2	405.3
58	407.0	405.0
59	410.1	405.1
60	408.6	405.1
61	403.0	398.0

EXISTING EASEMENTS

- ① SDG&E POLE LINES EASEMENT
BK 1339, PG 177
04-27-1942
TO BE QUITCLAIMED
- ③ SDG&E POLE LINES EASEMENT
BK 2593, PG 355
12-26-1947
TO BE QUITCLAIMED

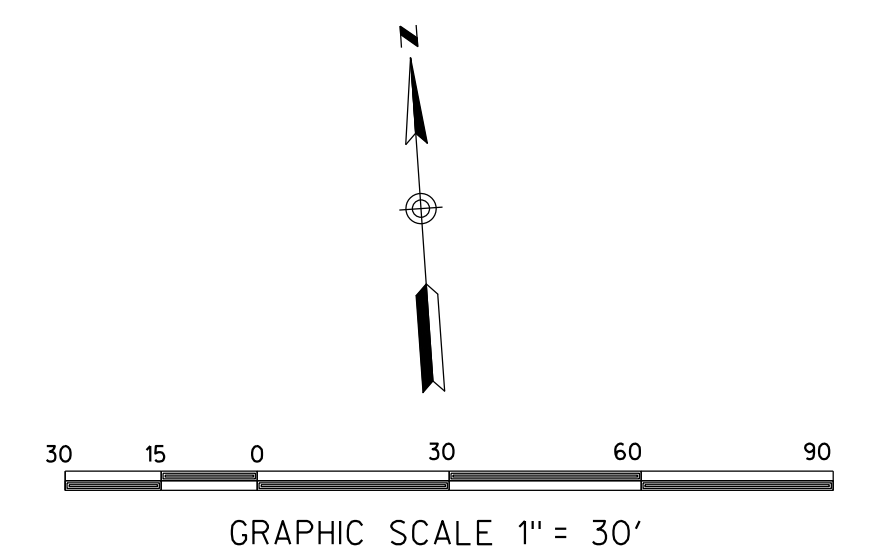
PROPOSED EASEMENTS

- ① WATER EASEMENT TO PDMWD

CONSTRUCTION NOTES

- (A) PIPE TO DITCH CONNECTION
- (B) INSTALL TYPE-F CATCH BASIN
PER RSD D-07
- (C) INSTALL CURB OUTLET
PER RSD D-25B
- (E) 15' X 5' RIP-RAP PAD
PER RSD D-40

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. SAID
EASEMENT WILL BE SHOWN ON ALL FINAL
CONSTRUCTION DOCUMENTS



TM NO. 2020-02/DR 2020-04

TM NORTH SITE
**LAUREL
HEIGHTS**
City of Santee, California

6
OF
8

SEE SHEET 6

EXISTING EASEMENTS

- 1 SDG&E POLE LINES EASEMENT
BK 1339, PG 177
04-27-1942
TO BE QUITCLAIMED
- 2 SDG&E POLE LINES EASEMENT
BK 784, PG 9
05-11-1938
TO BE QUITCLAIMED
- 3 SDG&E POLE LINES EASEMENT
BK 2593, PG 355
12-26-1947
TO BE QUITCLAIMED
- 4 SDG&E POLE LINES EASEMENT
BK 798, PG 45
06-14-1938
TO BE QUITCLAIMED
- 5 COUNTY OF SAN DIEGO AVIGATION EASEMENT
REC. 10-06-1995
DOC. 1995-449797 (NOT PLOTTABLE)
TO BE QUITCLAIMED

PROPOSED EASEMENTS

- 1 WATER EASEMENT TO PDMWD

WALL ELEVATION TABLE

FOR WALL ELEVATION TABLE
SEE SHEET 6

CONSTRUCTION NOTES

- PIPE TO DITCH CONNECTION
- INSTALL TYPE-F CATCH BASIN
PER RSD D-07
- INSTALL CURB OUTLET
PER RSD D-25B

EXIST. 24" SEWER
& WATER EASEMENT
TO SANTEE COUNTY
WATER DISTRICT
SPER DOC. #248019
REC. 10-27-71

CONNECT TO
EXIST. 10" ACP
PER DWG. 1299-WS

PDMWD EASEMENT NOTE:
ALL DISTRICT FACILITIES, IE 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

TM NO. 2020-02/DR 2020-04

TM SOUTH SITE

**LAUREL
HEIGHTS**

City of Santee, California

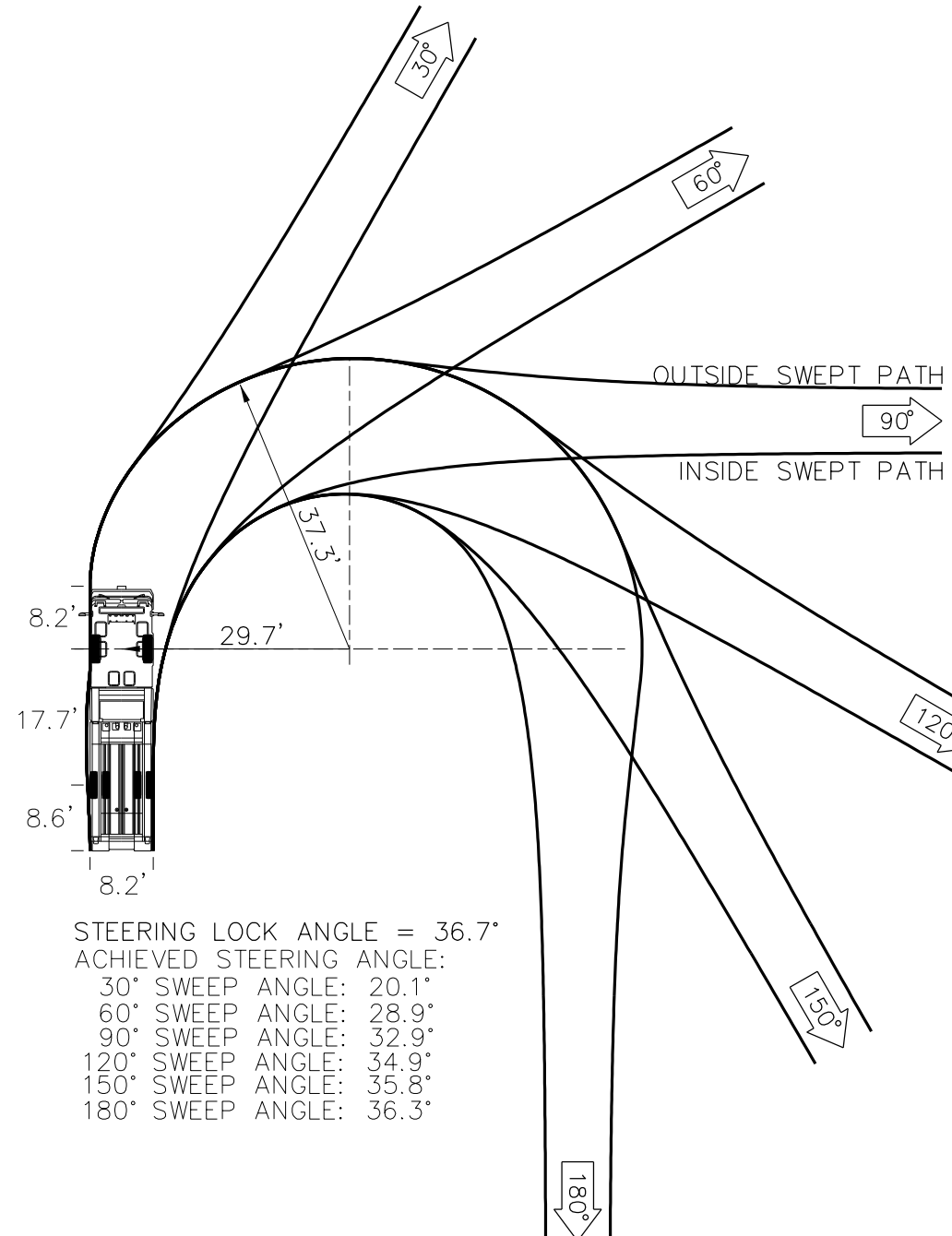
7
OF
8

LEGEND

FIRE ACCESS

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.



Spartan Gladiator 2013
CITY - FIRE & RESCUE

APN: 386-700-33
MISSION VIEW
HOMEOWNERS ASSN.

APN: 386-700-16
KISELEV

APN: 386-700-15
WORTON CHRISTOPHER

APN: 386-700-14
MORTON COLE

APN: 386-700-13
TRINH BANG XUAN

APN: 386-700-12
CETERSKI FAMILY
TRUST

APN: 386-700-11
BROWNE MICHAEL

APN: 386-700-10
COOK ROBERT & NICOL

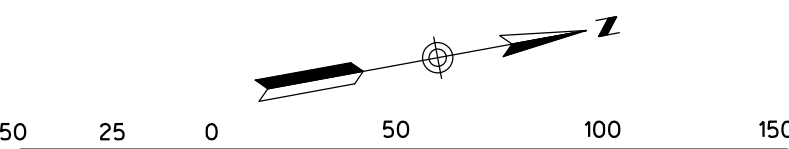
APN: 386-700-09
TORBETT

APN: 386-700-08
KIRSCH VINCENT & VERNA

APN: 386-300-38
PEPPER HILL TOWNHOMES

APN: 386-300-44
PATENAUDE MARK TRUST

① - FIRE NOTE:
AREAS NOTED SHALL BE RESERVED FOR EMERGENCY VEHICLE ACCESS AND HAVE UNOBSTRUCTED VERTICAL CLEARANCE. THESE AREAS SHALL BE CLEARLY MARKED AS FIRE LANES WITH ROLLED CURB AND PAINTED RED WITH APPROPRIATE SIGNAGE. THESE AREAS SHALL ALSO BE DESIGNED TO WITHSTAND IMPOSED LOADS OF APPROXIMATELY 75,000 LBS.



TM NO. 2020-02/DR 2020-04
FIRE ACCESS EXHIBIT
LAUREL HEIGHTS
City of Santee, California

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