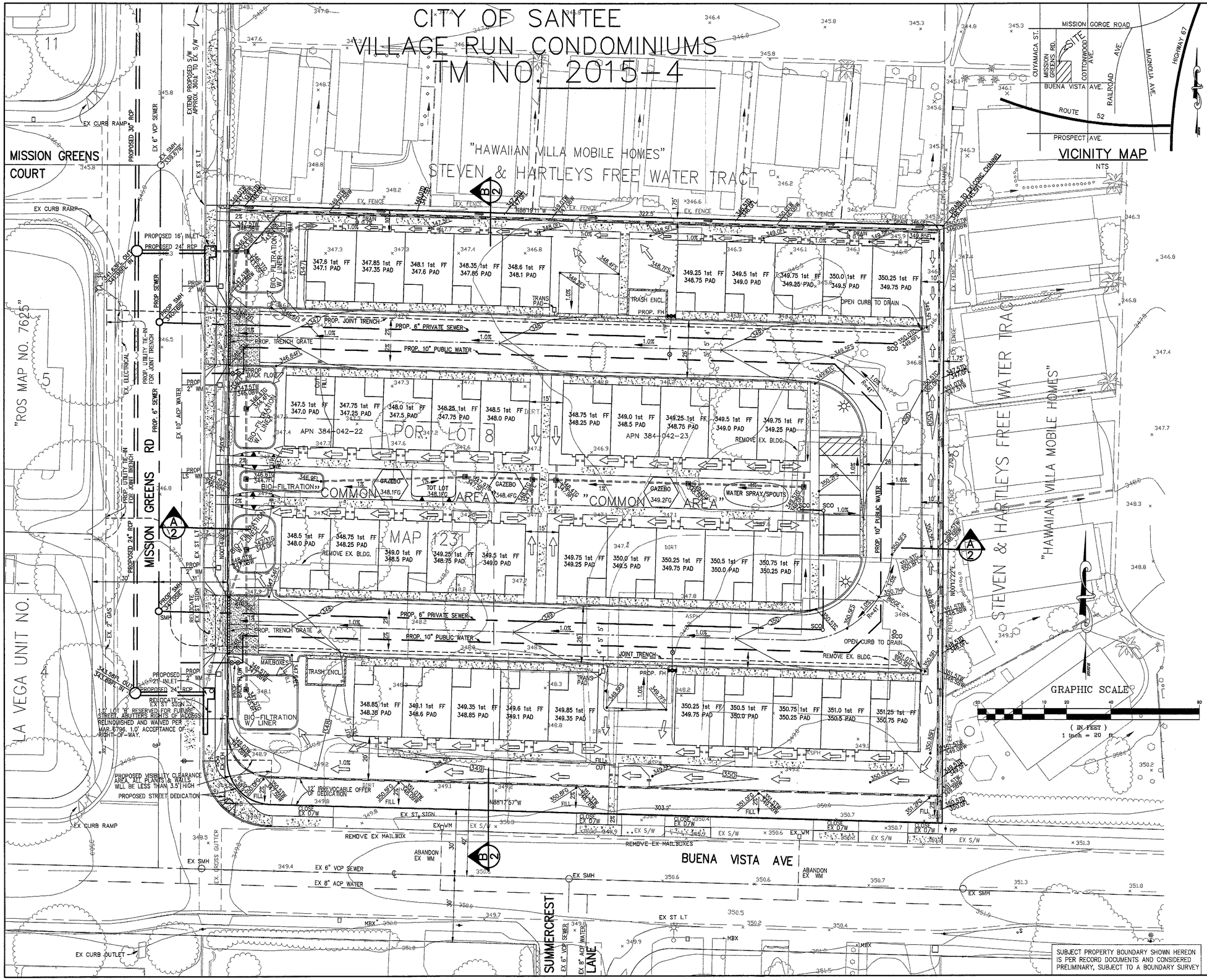
CITY OF SANTEE
VILLAGE RUN CONDOMINIUMS
TM NO. 2015-4



VICINITY MAP

NTS

OWNER'S CERTIFICATE

1. I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS DEVELOPMENT PERMIT.

LEGAL DESCRIPTION: BEING A PORTION OF LOT 8 OF STEVENS AND HARTLEY'S FREE WATER TRACT, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1231, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 31, 1910.

OWNERS/SUBDIVIDER: VILLAGE RUN HOMES, LLC
P.O. BOX 1587
LAKESIDE, CA. 92040
(619) 390-7070

4-3-2017
DUANE K. DUBBS II

ENGINEER: DRAPER ENGINEERING
9263 EDGEWOOD DRIVE
LA MESA, CA 91941
(619) 464-6528

REGISTERED PROFESSIONAL ENGINEER JAMES I. DRAPER JR. No. 29121 EXP. 3-31-19 CIVIL STATE OF CALIFORNIA

4-3-2017
JAMES I. DRAPER JR. RCE 29121

2. ASSESSOR'S PARCEL NUMBER: 384-042-22 AND 23.
PROJECT ADDRESS: 9914 & 9936 BUENA VISTA AVE. SANTEE, CA. 92071
3. CALIFORNIA COORDINATE: 242-1773.
4. GROSS AREA OF SUBDIVISION: 2.000 ACRES, 1.912 ACRES NET.
5. GENERAL PLAN AREA: MEDIUM HIGH DENSITY RESIDENTIAL.
6. EXISTING AND PROPOSED ZONING: R-14
7. EXISTING USE: ONE SINGLE FAMILY RESIDENCE & AUTO BODY/GARAGE BUILDING. PROPOSED USE: RESIDENTIAL-MULTIFAMILY.
8. STATUS OF LEGAL ACCESS: MISSION GREENS ROAD AND BUENA VISTA AVENUE.
9. DOMESTIC WATER SERVICE AND SEWAGE DISPOSAL:
PADRE DAM MUNICIPAL WATER DISTRICT
THE NEAREST RECYCLED WATER SYSTEM IS LOCATED 750 FEET TO THE WEST AND WOULD REQUIRE TRENCHING UNDER THE RAIL LINE FOR CONNECTION. THEREFORE, THE USE OF RECYCLED WATER IS NOT LIKELY TO BE REQUIRED.
10. WASTE DISPOSAL (SOLID): EDCO DISPOSAL CORPORATION.
11. LIGHTING DISTRICT: CITY OF SANTEE.
12. FIRE PROTECTION: CITY OF SANTEE.
13. SCHOOLS: SANTEE UNIFIED SCHOOL DISTRICT AND GROSSMONT UNION HIGH SCHOOL DISTRICT.
14. SOURCE OF TOPOGRAPHY: A FLOWN TOPOGRAPHIC SURVEY WAS PERFORMED BY MERCATOR ASSOCIATES, FLOWN ON 7-31-07.
15. NO EXISTING FLOOD HAZARDS.
16. PROPOSED STORM DRAINS: ONSITE-PVC STORM DRAIN; OFFSITE-RCP STORM DRAIN
17. NO EXISTING RAILROADS ON SITE.
18. ALL EXISTING ONSITE STRUCTURES SHOWN ARE TO BE REMOVED.
ALL EXISTING ONSITE PAVING, FENCES, TREES, ETC ARE TO BE REMOVED.
19. THIS IS A MAP OF A RESIDENTIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODE.
20. THE APPLICANT PREFERS TO PAY AN IN LIEU PARK DEDICATION FEE.
21. THE APPLICANT IS REQUESTING EARLY SUBDIVISION GRADING BE APPROVED WITH THE TENTATIVE MAP.
22. NEW UTILITY STRUCTURES SERVING THE PROPERTY SHALL BE LOCATED INTERIOR TO THE PROJECT OFF PUBLIC STREETS AND SCREENED FROM VIEW AND CONFORM TO THE CITY OF SANTEE DESIGN GUIDELINES & SURFACE UTILITY MAINTENANCE. MANUAL.

LEGEND

EXISTING 1' CONTOURS — 348
EXISTING SPOT ELEVATION — × 348.1
EXISTING POWER POLE — PP
EXISTING SEWER MANHOLE — EX SMH
EXISTING SEWER MAIN — S
EXISTING WATER MAIN — W
EXISTING CURB AND GUTTER
EXISTING PROPERTY BOUNDARY
EXISTING DIRECTION OF SURFACE FLOW
PROPOSED 2:1 FILL SLOPE
PROPOSED 2:1 CUT SLOPE
PROPOSED STREET LIGHT (ONSITE)
PROPOSED CMU RETAINING WALL (HEIGHT ON PLANS)
PROPOSED FINISHED GROUND CONTOUR — 340
PROPOSED FINISHED SURFACE CONTOUR — 349
PROPOSED CUT AND FILL LIMITS — FILL / CUT
PROPOSED VEGETATED SWALE
MODIFIED TYPE 'B' BROW DITCH PER D-75 (SEE SHT. 2)
PROPOSED DIRECTION OF SURFACE FLOW
PROPOSED PERVIOUS PAVING
PROPOSED CONCRETE DRIVEWAY G-26
PROPOSED SEWER LATERAL — S
PROPOSED WATER SERVICE — W
PROPOSED ONSITE PVC STORM DRAIN
PROPOSED CATCHBASIN W/ GRATE SCREEN
PROPOSED TRENCH GRATE
PROPOSED OFFSITE RCP STORM DRAIN
PROPOSED CURB INLET W/ TRASH RACK
PROPOSED STORM DRAIN CLEANOUT — SDCO
PROPOSED SEWER AND CLEANOUT — PROP PRIVATE SEWER — SCO
PROPOSED WATER — PROP PRIVATE WATER
PROPOSED WATER METER — PROP 2" WM
PROPOSED BACK FLOW DEVICE

GRADING NOTE:

THE GRADING PLAN SHOWN HEREON IS CONCEPTUAL AND IS NOT SUITABLE FOR CONSTRUCTION PURPOSES. A PRECISE GRADING AND DRAINAGE PLAN BASED ON A TOPOGRAPHIC SURVEY SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.

EXCAVATION: 1,520 CY
FILL: 4,160 CY
IMPORT: 2,640 CY

SUBJECT PROPERTY BOUNDARY SHOWN HEREON IS PER RECORD DOCUMENTS AND CONSIDERED PRELIMINARY, SUBJECT TO A BOUNDARY SURVEY

JOB NO. 16912-1231D7
DWG. NO. 16912.PRJ\5th-grade-sht1