

REVISIONS	BY

CITY OF SANTEE

T.M. No: 2020-01

LEGEND

EXISTING CONTOURS	
LOT LINES	
CURB & GUTTER	
SUBDIVISION BOUNDARY	
PROPOSED SEWER MAIN	
PROPOSED WATER MAIN	
PROPOSED RETAINING WALL	
PROPOSED RCP STORM DRAIN	
PROPOSED BROW DITCH	
LOT NUMBER	LOT 11
PAD ELEVATION	PAD 415
PROPOSED FIRE HYDRANT	
PROPOSED STREET LIGHT	
PROPOSED FILL SLOPE (2:1)	
PROPOSED CUT SLOPE (2:1)	

- ### GENERAL NOTES:
- GROSS AREA : 2.46 Ac
 - NET AREA: 1.84 Ac
 - MINIMUM LOT SIZE ALLOWED: 6,000 SqFt
 - MINIMUM NET LOT SIZE PROPOSED: 6,663 SqFt
 - TOTAL NUMBER OF LOTS: 13
 - UPON CONSTRUCTION OF THE PROPOSED IMPROVEMENTS, ALL BUILDING PADS WILL BE FREE OF STORM WATER OVERFLOW.
 - TOPOGRAPHY: SAN-LO AERIAL SURVEYS - DATED: 04-06-04, VERIFIED BY BOUNDARY SURVEY BY IDY SURVEYING SEPT 2018, HORIZONTAL AND VERTICAL CONTROL: PT. 2062, ROS 11252
 - EXISTING USE OF PROPERTY: SINGLE FAMILY RESIDENCE
 - PROPOSED USE OF PROPERTY: (12) SINGLE FAMILY DWELLINGS
 - SEWAGE DISPOSAL AND DOMESTIC WATER SERVICE: PADRE DAM MUNICIPAL WATER DISTRICT
 - PROJECT WILL BE DEVELOPED IN ONE PHASE
 - PRESENT AVERAGE SLOPE OF THE PROPERTY: 7.8%

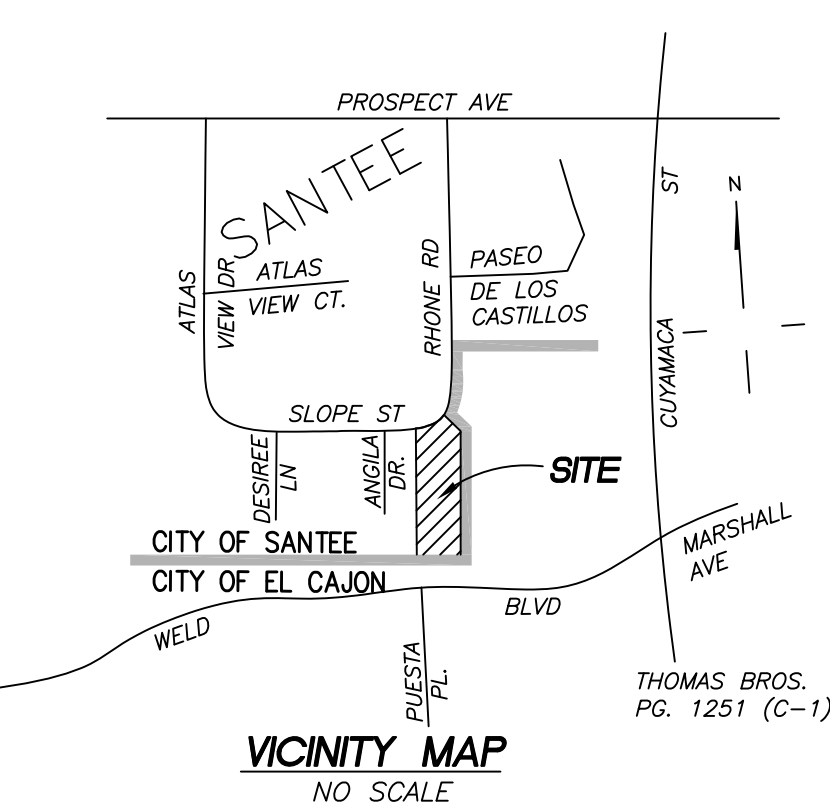
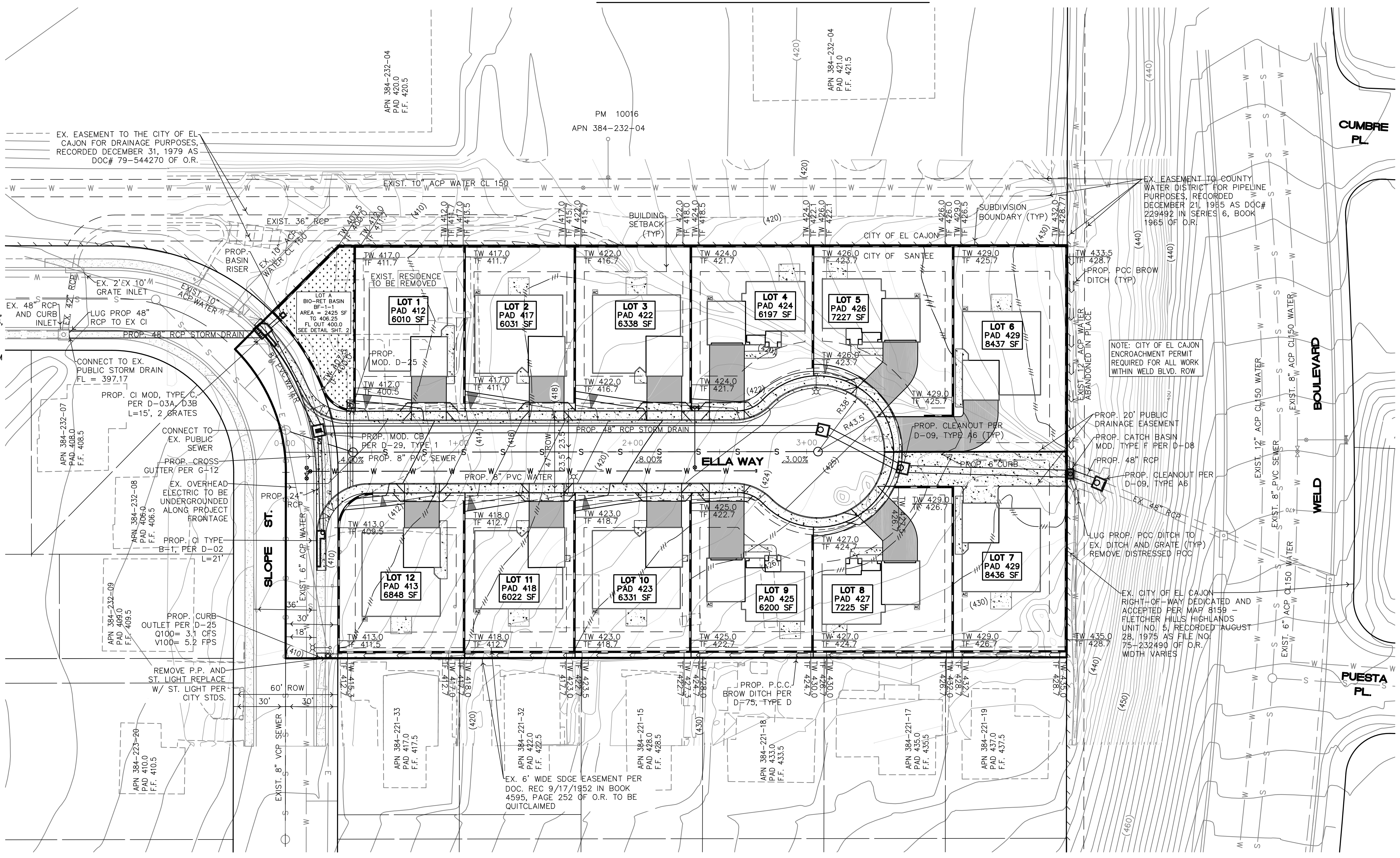
- ### DISTRICTS
- SCHOOLS: HIGH SCHOOL: GROSSMONT UNIFIED SCHOOL DISTRICT
ELEMENTARY SCHOOL: SANTEE SCHOOL DISTRICT
- SEWER: PADRE DAM MUNICIPAL WATER DISTRICT
- WATER: PADRE DAM MUNICIPAL WATER DISTRICT
- FIRE: CITY OF SANTEE FIRE DISTRICT
- STREET LIGHTS:
LANDSCAPE MAINTENANCE

- ### NOTE:
- PARK FEES - DEVELOPER INTENDS TO PAY PARK FEE IN LIEU OF PARK DEDICATION
 - SITE DRAINAGE - ALL PROPOSED LOTS TO DRAIN TO STREET VIA GRASS SWALE AROUND EACH HOME
 - EARLY GRADING PERMIT IS REQUESTED
 - PRIOR TO ISSUANCE OF A GRADING PERMIT, A STORMWATER QUALITY MANAGEMENT PLAN WITH APPROPRIATE EROSION CONTROL DEVICES & BMP WILL BE PREPARED & SUBMITTED FOR APPROVAL.

ZONING

USE REGULATION	R2
DENSITY	2-5
LOT SIZE	6,000
LOT WIDTH	60'
LOT DEPTH	90'
FLAG LOT FRONTAGE	25'
HEIGHT	35'
COVERAGE	40%
SETBACK (F,EX,IN,R)	20,10,5,15

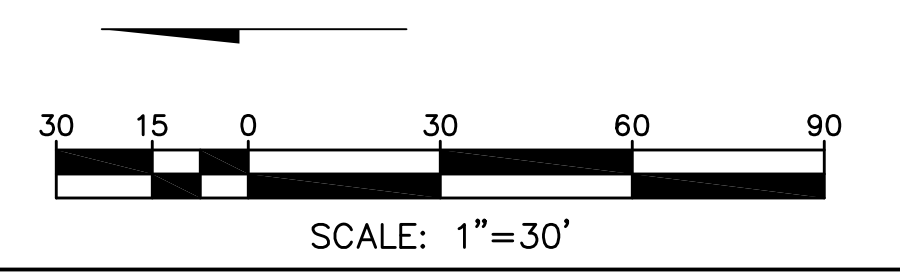
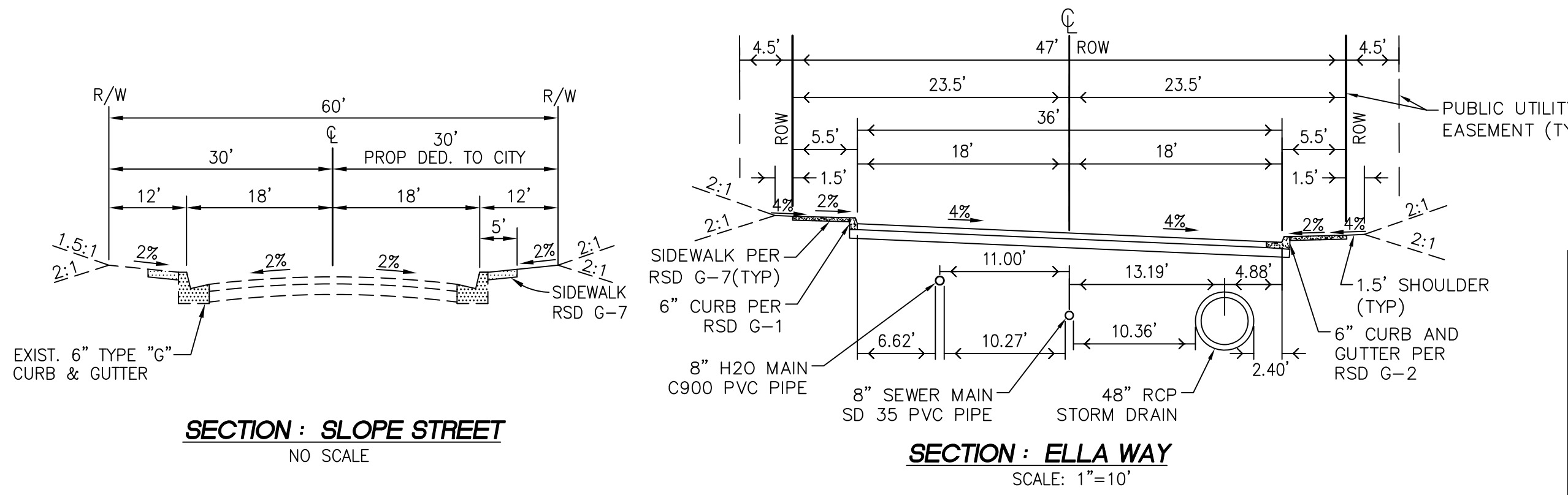
TOTAL NUMBER OF DWELLINGS: 12
TOTAL NUMBER OF LOTS: 13
MAX ALLOWABLE DWELLINGS: 12
AVERAGE SLOPE OF PROPERTY: 7.8%



ENGINEER OF WORK
THOMAS H. KOERNER
 7361 MISSION TRAILS DR., #114
 SANTEE, CA 92071
 (619) 541-9857



BY: THOMAS H. KOERNER R.C.E. 65317 DATE: _____



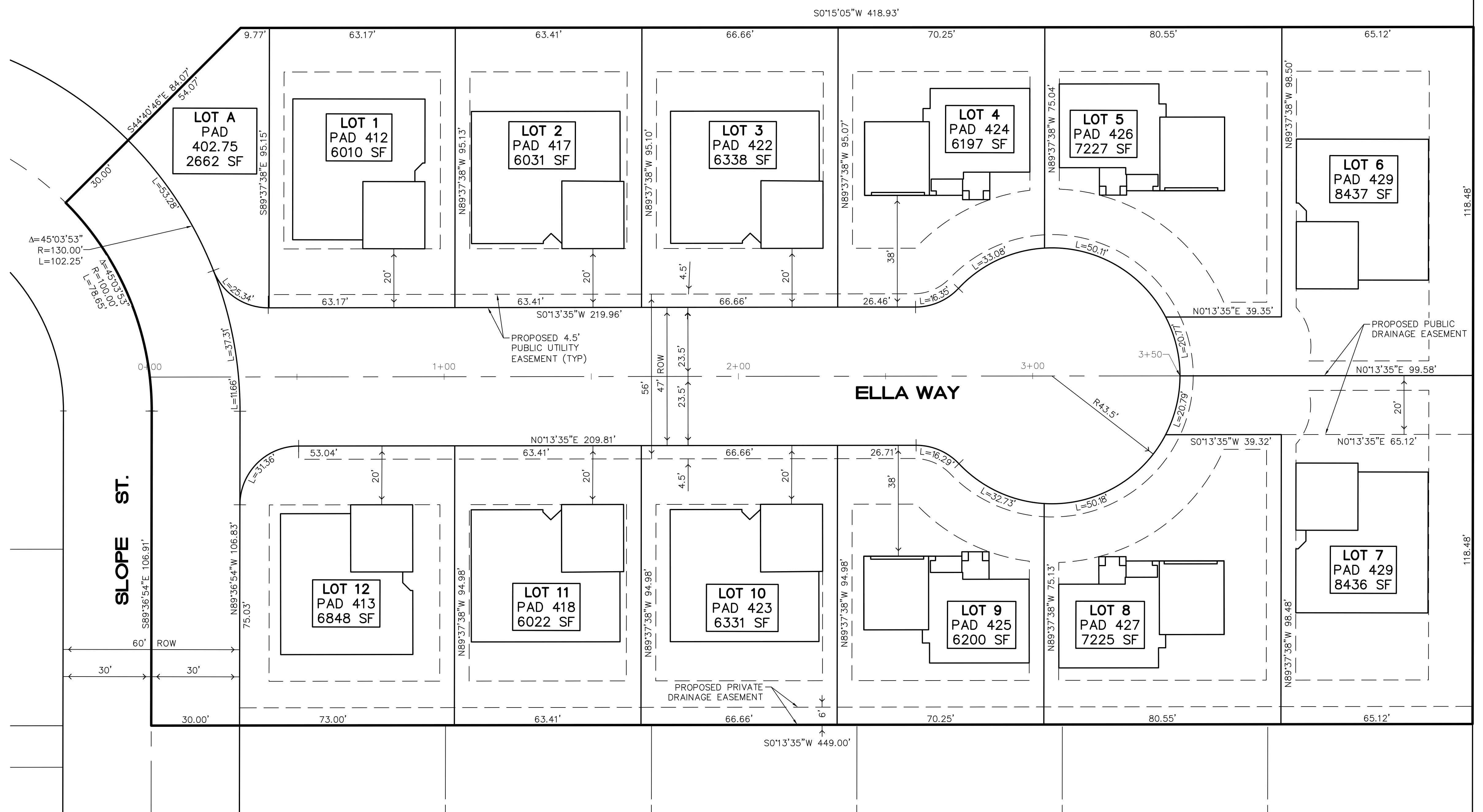
OWNER PERMITTEE	LEGAL DESCRIPTION
SLOPE INVESTMENTS L.P., A CALIFORNIA LIMITED PARTNERSHIP 1000 PIONEER WAY. EL CAJON, CA 92020 (619) 441-1463	A PORTION OF TRACT "B" OF GODBOLD SUBDIVISION, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP OF THERE OF NO. 2303, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO FEBRUARY 21, 1946, AND DESCRIBED IN QUITCALIM DEED RECORDED JANUARY 16, 2018 AS INSTRUMENT NO. 2018-0015682, O.R.
SIGN: _____ DATE: _____	APN: 384-232-03

CITY OF SANTEE
T.M. No: 2020-01

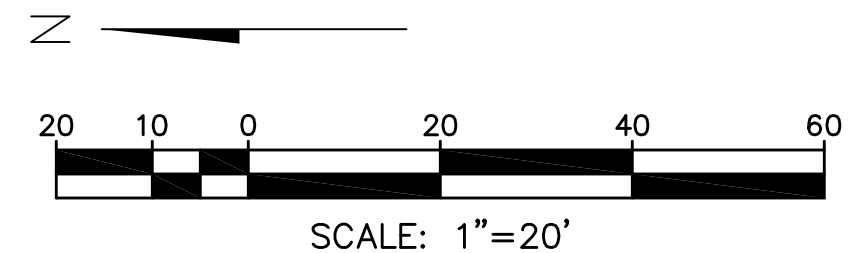
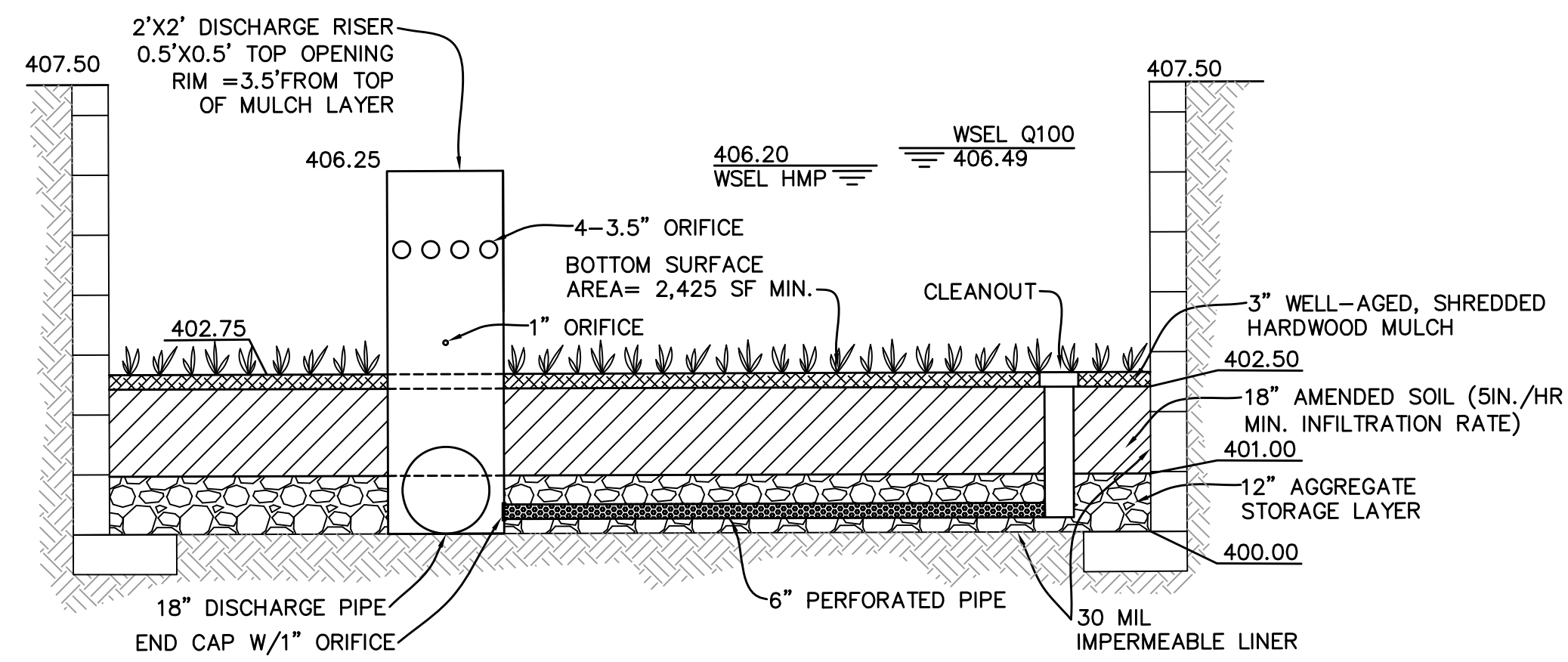
DATE	2-19-2024
SCALE	1"=30'
DRAWN	BCW
JOB	SLOPE
SHEET	1
OF	2 SHEETS

CITY OF SANTEE T.M. No: 2020-01

REVISIONS	BY



STRUCTURAL BMP: BIOFILTRATION BASIN (BF-1-1) (BF-1)
NOT TO SCALE



OWNER PERMITTEE	LEGAL DESCRIPTION
SLOPE INVESTMENTS L.P., A CALIFORNIA LIMITED PARTNERSHIP 1000 PIONEER WAY. EL CAJON, CA 92020 (619) 441-1463 SIGN: _____ DATE: _____	A PORTION OF TRACT "B" OF GODBOLD SUBDIVISION, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP OF THERE OF NO. 2303, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO FEBRUARY 21, 1946, AND DESCRIBED IN QUITCALIM DEED RECORDED JANUARY 16, 2018 AS INSTRUMENT NO. 2018-0015682, O.R. APN: 384-232-03



ENGINEER OF WORK
 KOERNER ENGINEERING
 7361 MISSION TRAILS DR., #114
 SANTEE, CA 92071
 (619) 541-9857

BY: THOMAS H. KOERNER R.C.E. 65317 DATE: _____

CITY OF SANTEE
 T.M. No: 2020-01

PRELIMINARY GRADING PLAN - SLOPE STREET SUBDIVISION

REVISIONS	BY

CITY OF SANTEE
T.M. No: 2020-01

PRELIMINARY GRADING PLAN
SLOPE STREET SUBDIVISION

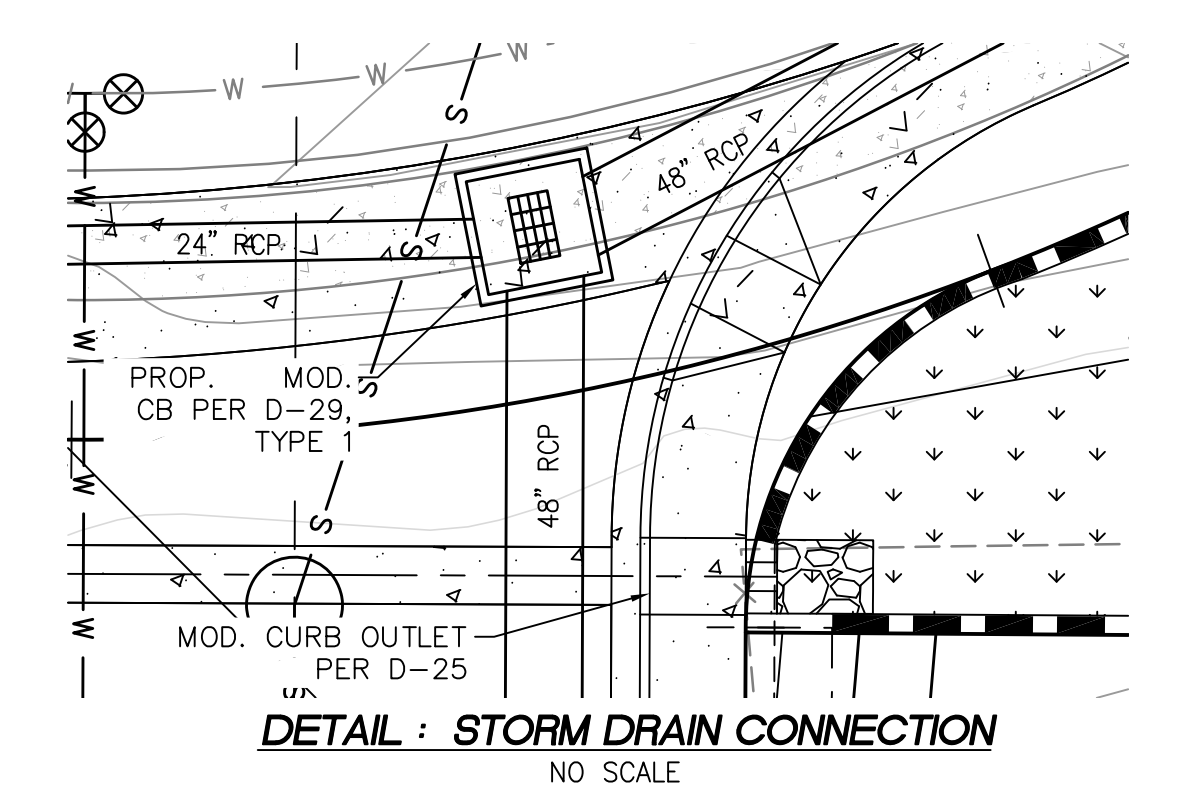
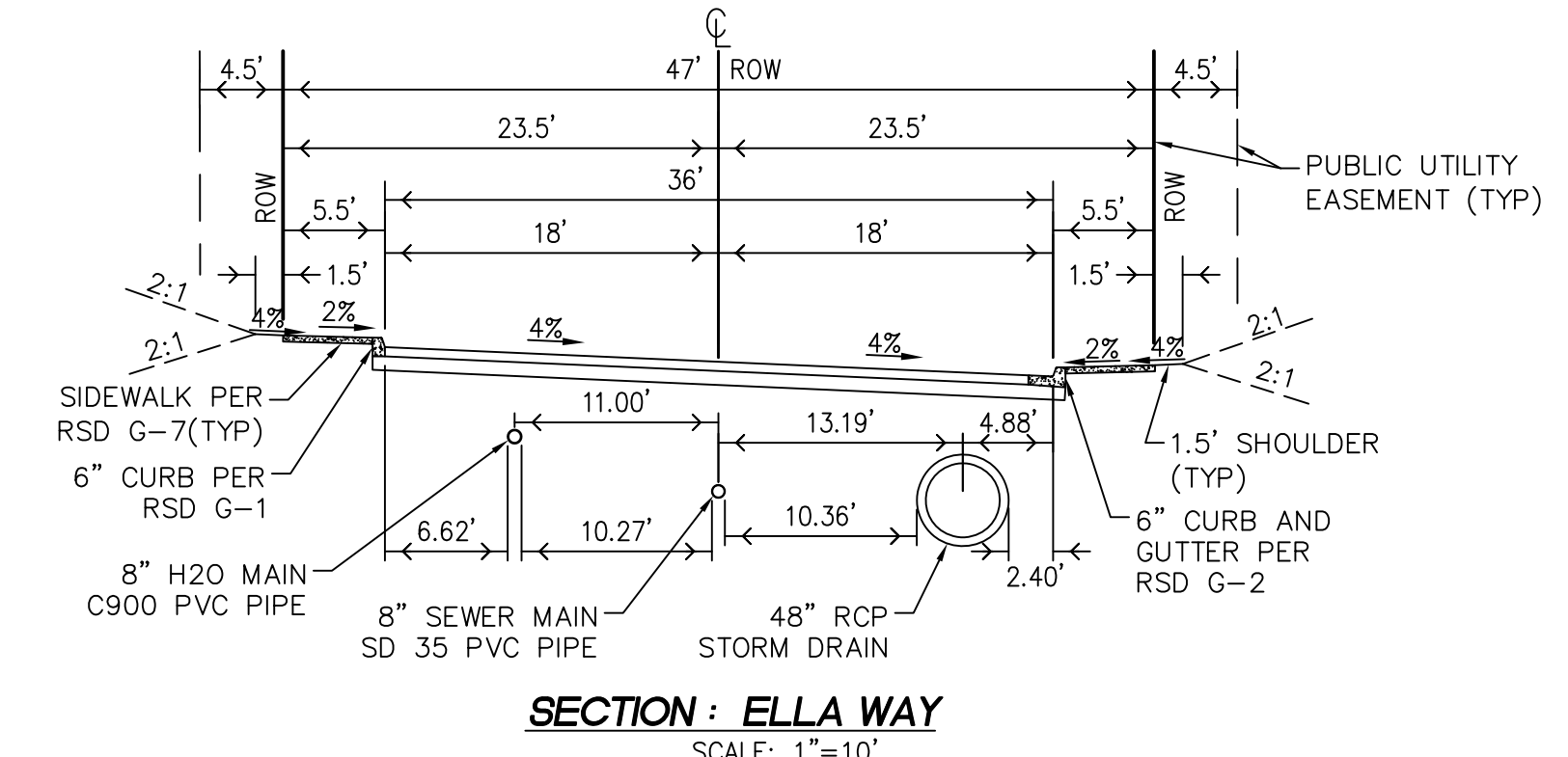
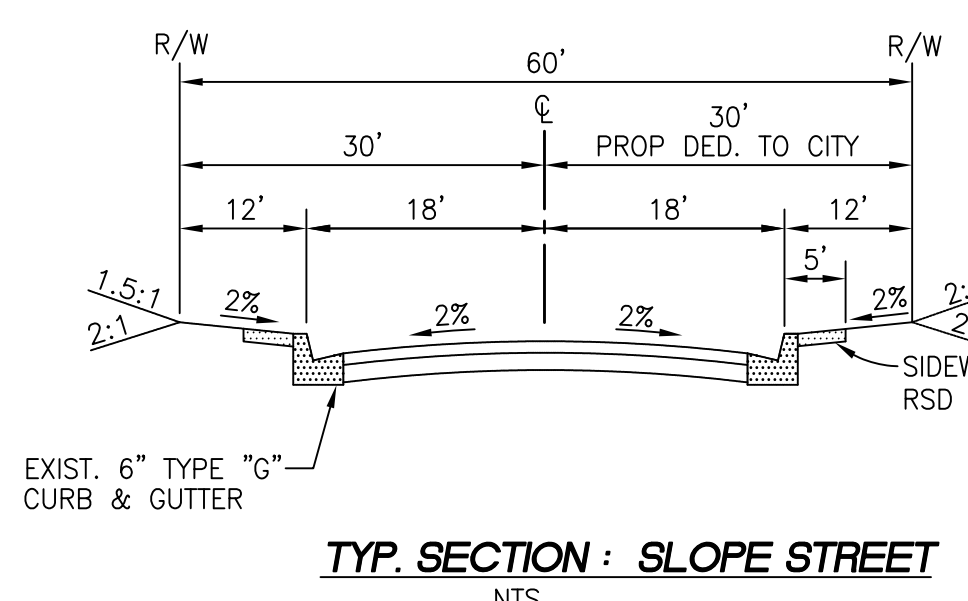
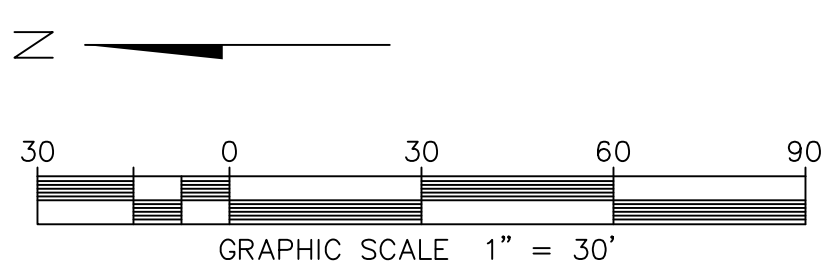
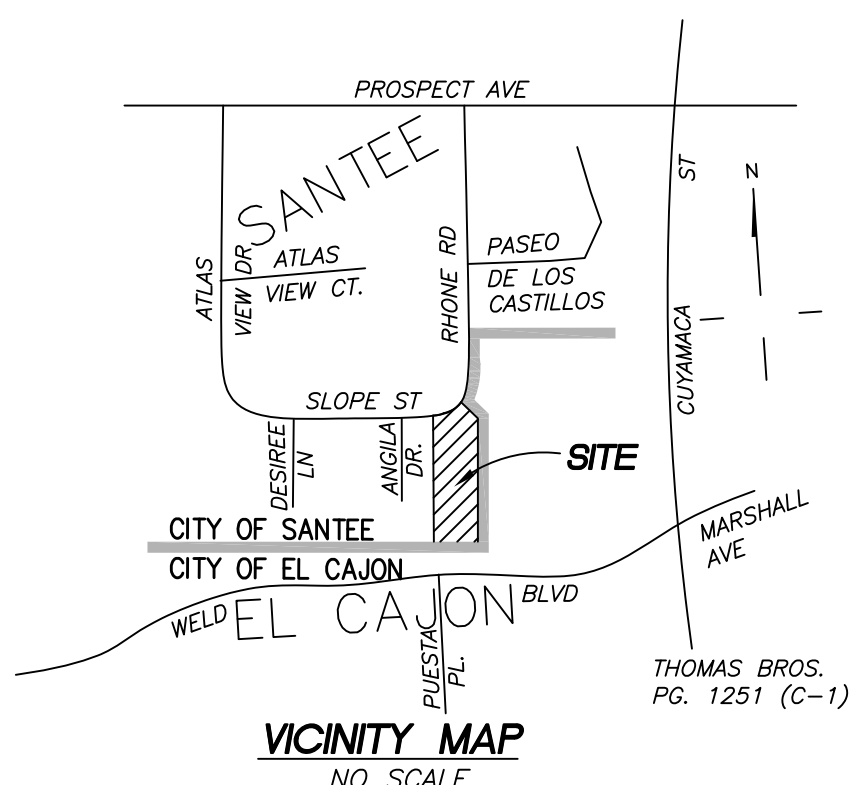
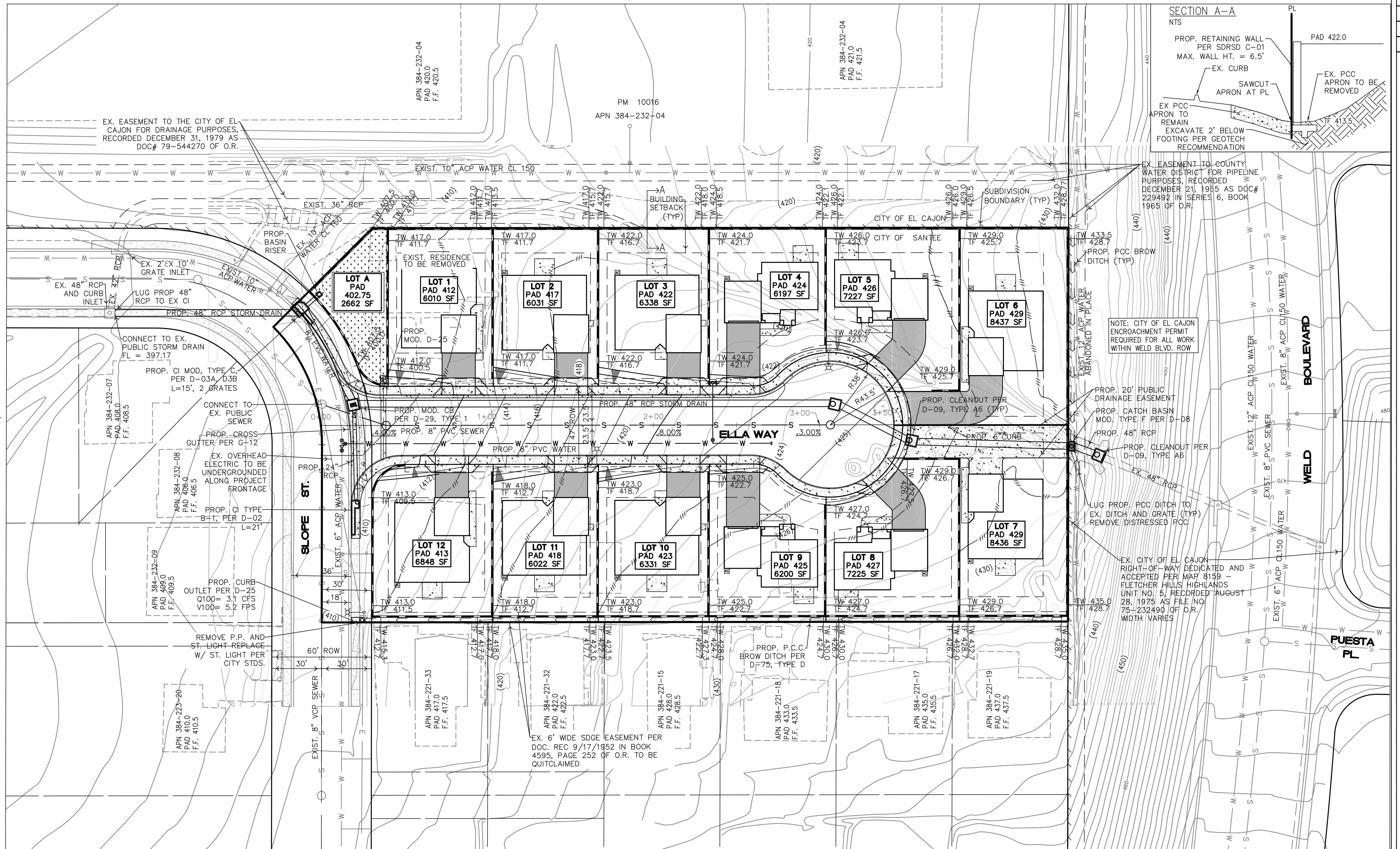
DATE	2-19-2024
SCALE	1" = 30'
DRAWN	BCW
JOB	SLOPE
SHEET	1
OF	1 SHEETS

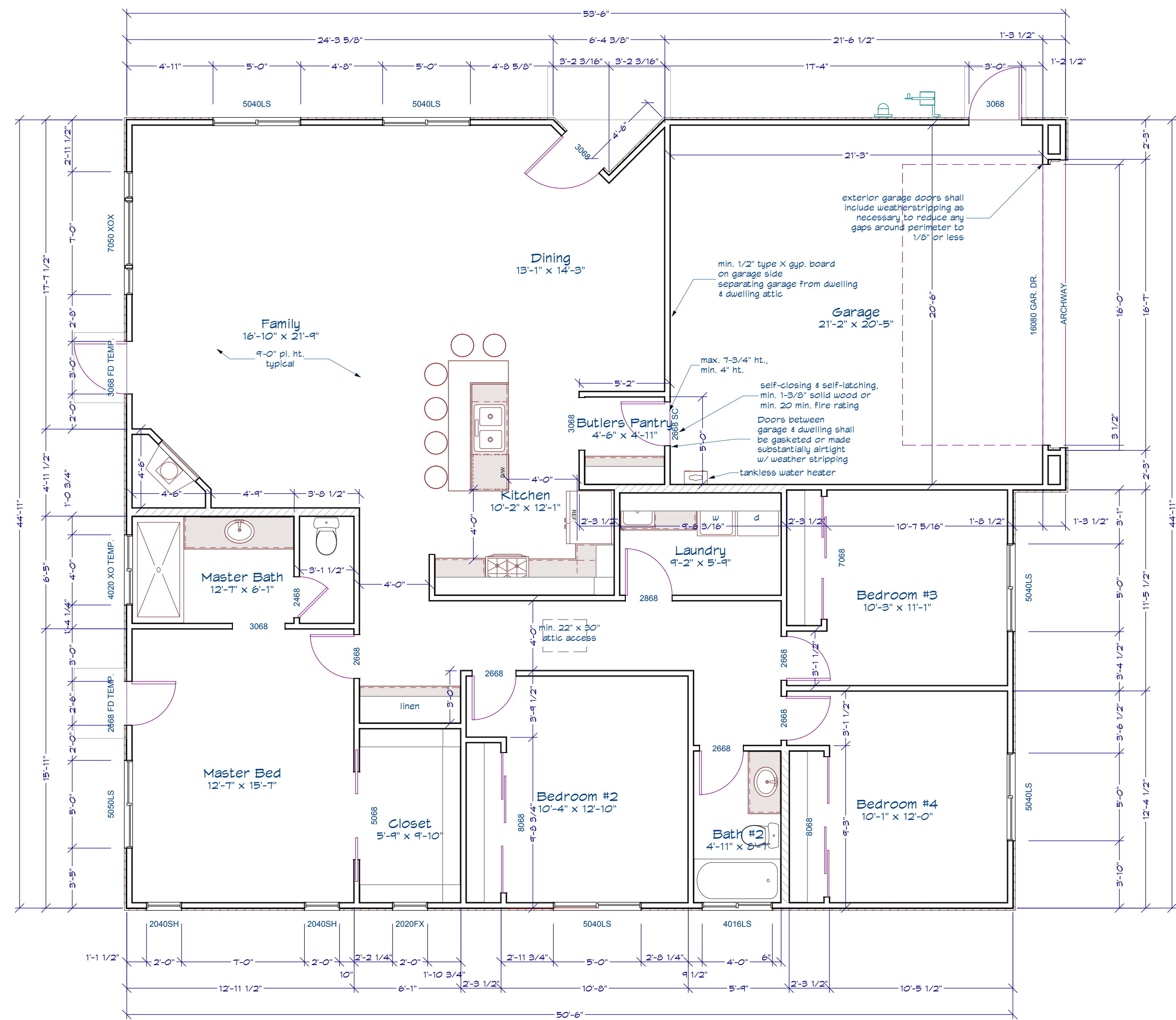
OWNER/ APPLICANT:
SLOPE INVESTMENTS, L.P.
1000 PIONEER WAY
EL CAJON, CA 92020
(619) 441-1463

- LEGAL DESCRIPTION:
PORTION OF TRACT B OF GODBOLD'S SUBDIVISION, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2303, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 21, 1946.
- ASSESSOR'S PARCEL NUMBER 384-232-03
- TOTAL NUMBER OF LOTS PROPOSED 12 SINGLE FAMILY LOTS
- TOTAL GROSS/NET ACREAGE = 2.46 ACRES
- EXISTING ZONING R-2 (6,000 SF MIN.)
- PROPOSED ZONING NO CHANGE
- EXISTING ZONING OF ADJACENT PROPERTIES IS R-2
- LAND USE DESIGNATION SINGLE FAMILY RESIDENTIAL
- PRESENT USE OF PROPERTY IS SINGLE FAMILY RESIDENCE
- PROPOSED USE OF PROPERTY IS AN 12 LOT SUBDIVISION.
- FIRE PROTECTION: SANTEE FIRE PROTECTION DISTRICT
- SEWER & WATER: PADRE DAM MUNICIPAL WATER DISTRICT
- HIGH SCHOOL: GROSSMONT UNION HIGH SCHOOL DISTRICT
- ELEMENTARY SCHOOL: SANTEE ELEMENTARY SCHOOL DISTRICT
- STREET LIGHTING: CITY OF SANTEE
- TOPOGRAPHIC DATA WAS PROVIDED BY SAN-LO AERIAL SURVEYS AND VERIFIED BY FIELD SURVEY BY IDY SURVEYING SEPT. 2018. HORIZONTAL AND VERTICAL CONTROL PER ROS 11252
- FINISHED FLOOR ELEVATION SHALL BE 0.5' ABOVE PAD GRADE.

EARTHWORK QUANTITIES

EXCAVATION	3150 CY
EMBANKMENT	3150 CY
EXPORT	0 CY





PROPOSED FLOOR PLAN 1

SQUARE FOOTAGE:	
FIRST FLOOR	1,851 SQ. FT.
GARAGE	481 SQ. FT.

NO.	DESCRIPTION	BY	DATE
1	CORRECTIONS	JL	8/16/2021

SHEET TITLE:
PROPOSED FLOOR PLANS

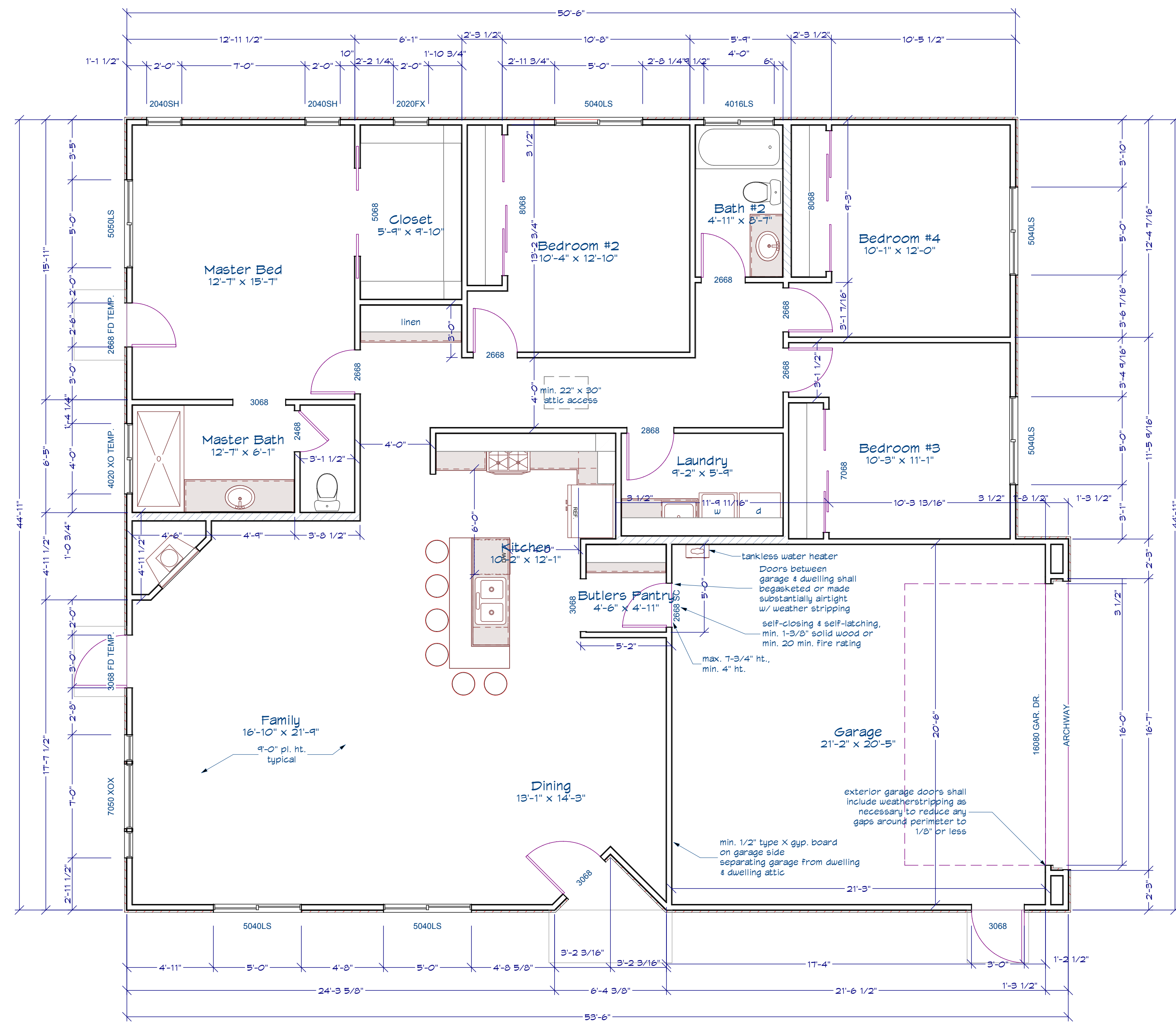
PROJECT DESCRIPTION:
SLOPE ST PLAN 1

DRAWINGS BY:
NEW WEST INVESTMENT GROUP, INC.
505 N. HIGHTS AVE. EL CAY, CA 95020

DATE:
8/16/2021

SCALE:
1/4" = 1'-0"

SHEET:
A-1



PROPOSED FLOOR PLAN 1 MIRRORED

SQUARE FOOTAGE:	
FIRST FLOOR	1,851 SQ. FT.
GARAGE	481 SQ. FT.

NO.	DESCRIPTION	BY	DATE
1	CORRECTIONS	JL	8/16/2021

SHEET TITLE:
PROPOSED FLOOR PLANS

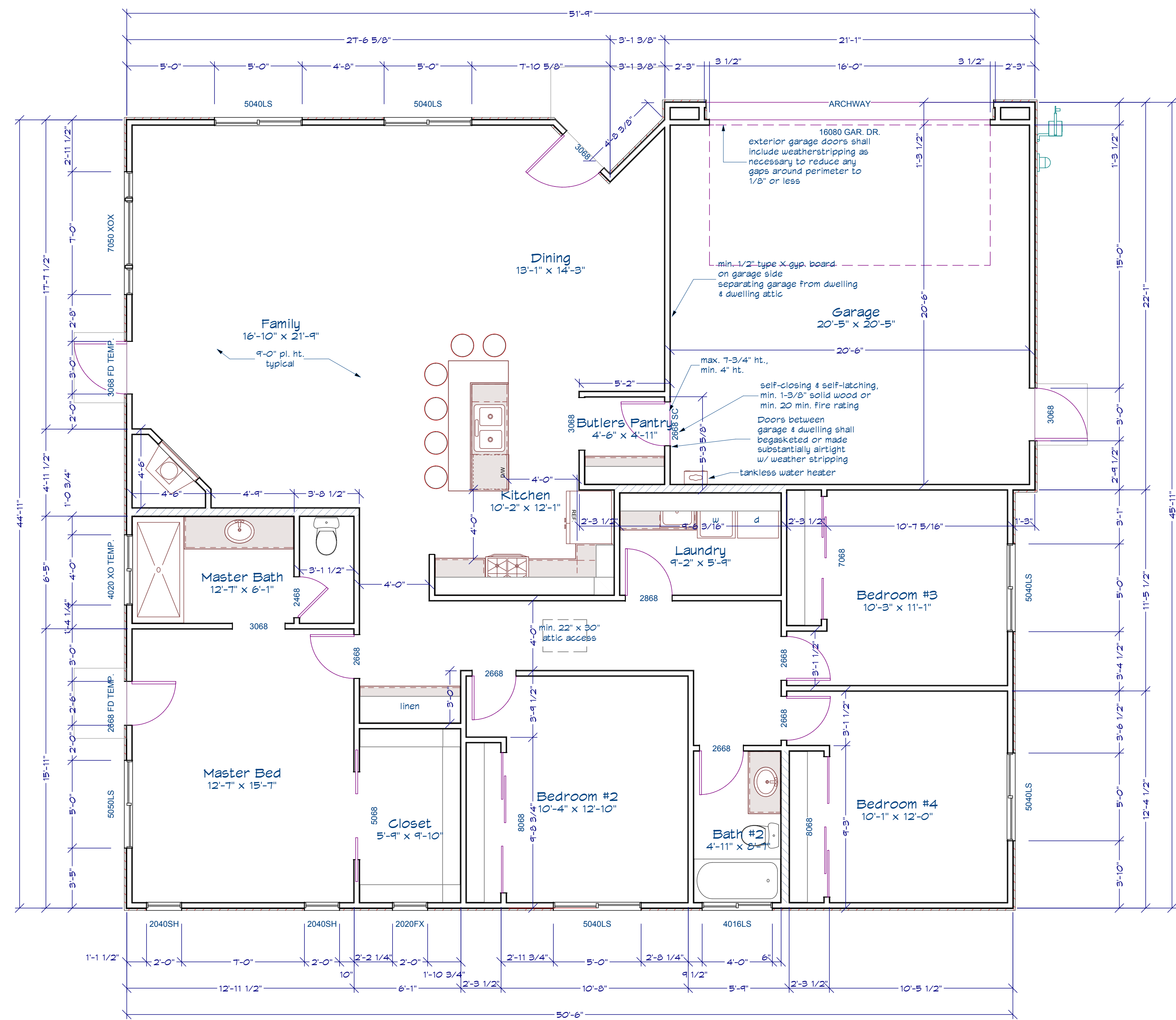
PROJECT DESCRIPTION:
SLOPE ST PLAN 1R

DRAWINGS BY:
NEW WEST INVESTMENT GROUP, INC.
505 N. WILSON AVENUE, EL CERRILLO, CA 94530

DATE:
8/16/2021

SCALE:
1/4" = 1'-0"

SHEET:
A-1b



PROPOSED FLOOR PLAN 2

SQUARE FOOTAGE:	
FIRST FLOOR	1,851 SQ. FT.
GARAGE	465 SQ. FT.

NO.	DESCRIPTION	BY	DATE
1	CORRECTIONS	JL	8/16/2021

SHEET TITLE:
PROPOSED FLOOR PLANS

PROJECT DESCRIPTION:
SLOPE ST PLAN 2

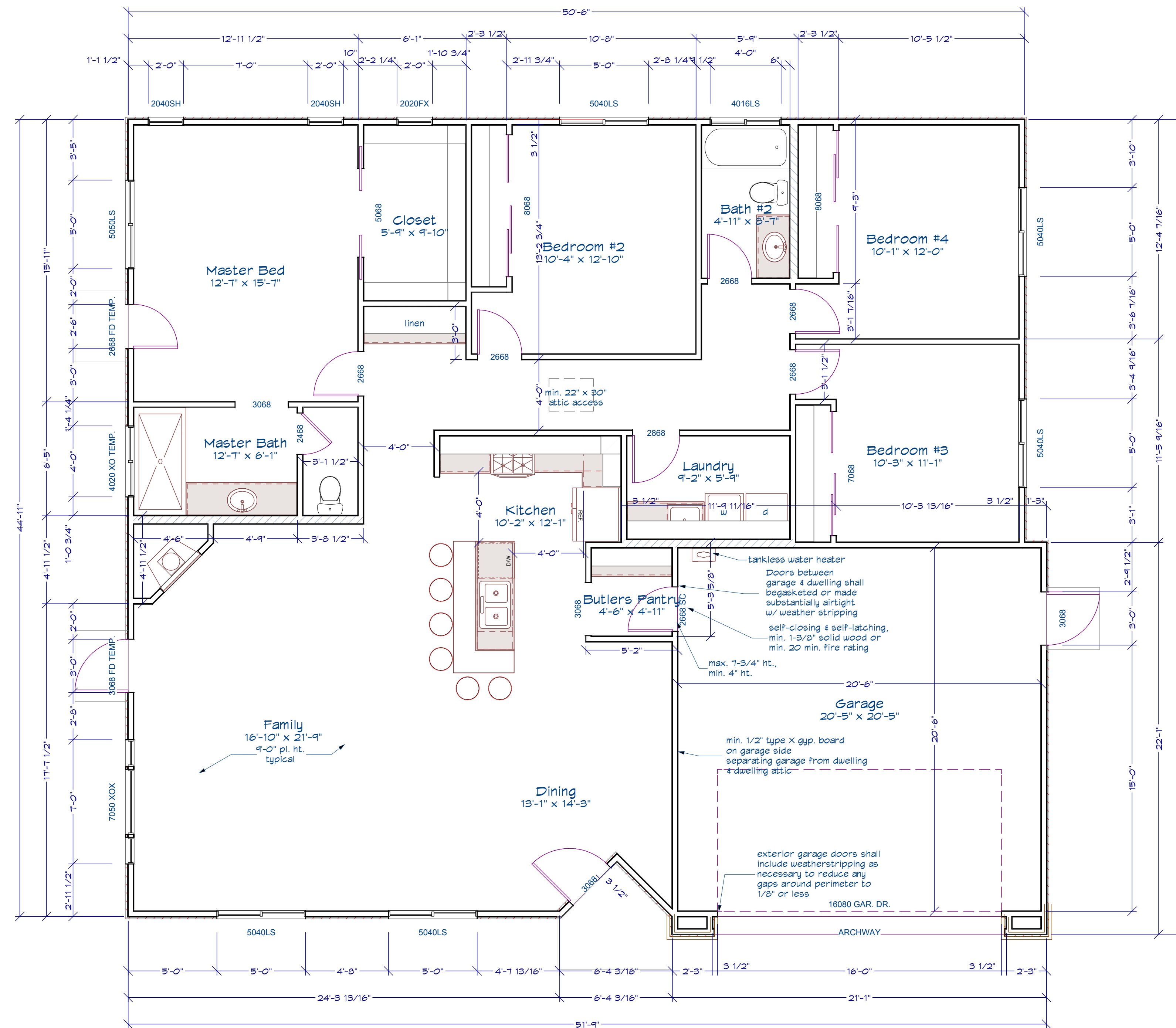
DRAWINGS BY:

NEW WEST INVESTMENT GROUP, INC.
505 N. DUTCHMAN AVE. EL CERRILLO, CA 94530

DATE:
8/16/2021

SCALE:
1/4" = 1'-0"

SHEET:
A-2



PROPOSED FLOOR PLAN 2 MIRRORED

SQUARE FOOTAGE:	
FIRST FLOOR	1,851 SQ. FT.
GARAGE	465 SQ. FT.

NO.	DESCRIPTION	BY	DATE
1	CORRECTIONS	JL	8/16/2021

SHEET TITLE:
PROPOSED FLOOR PLANS

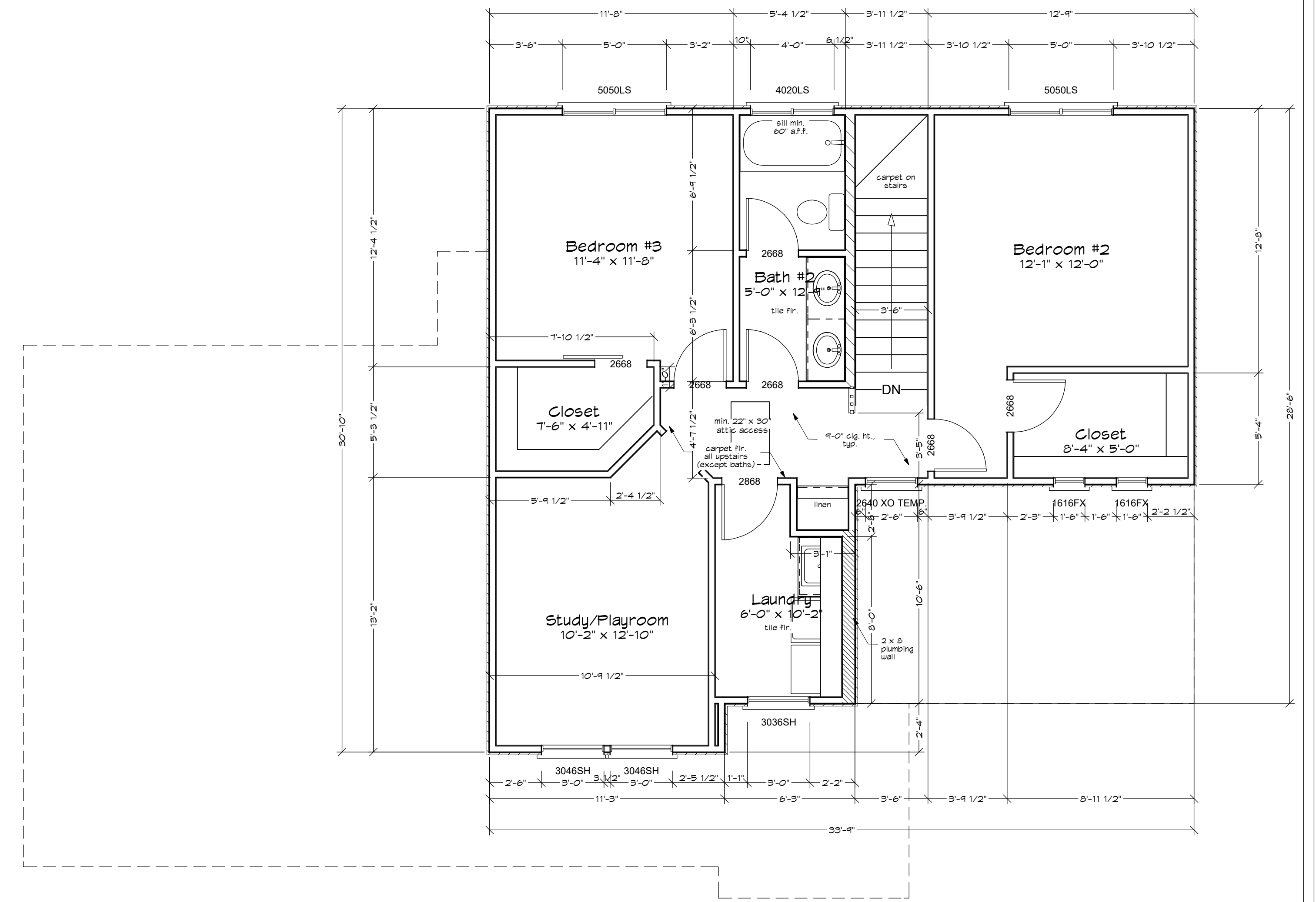
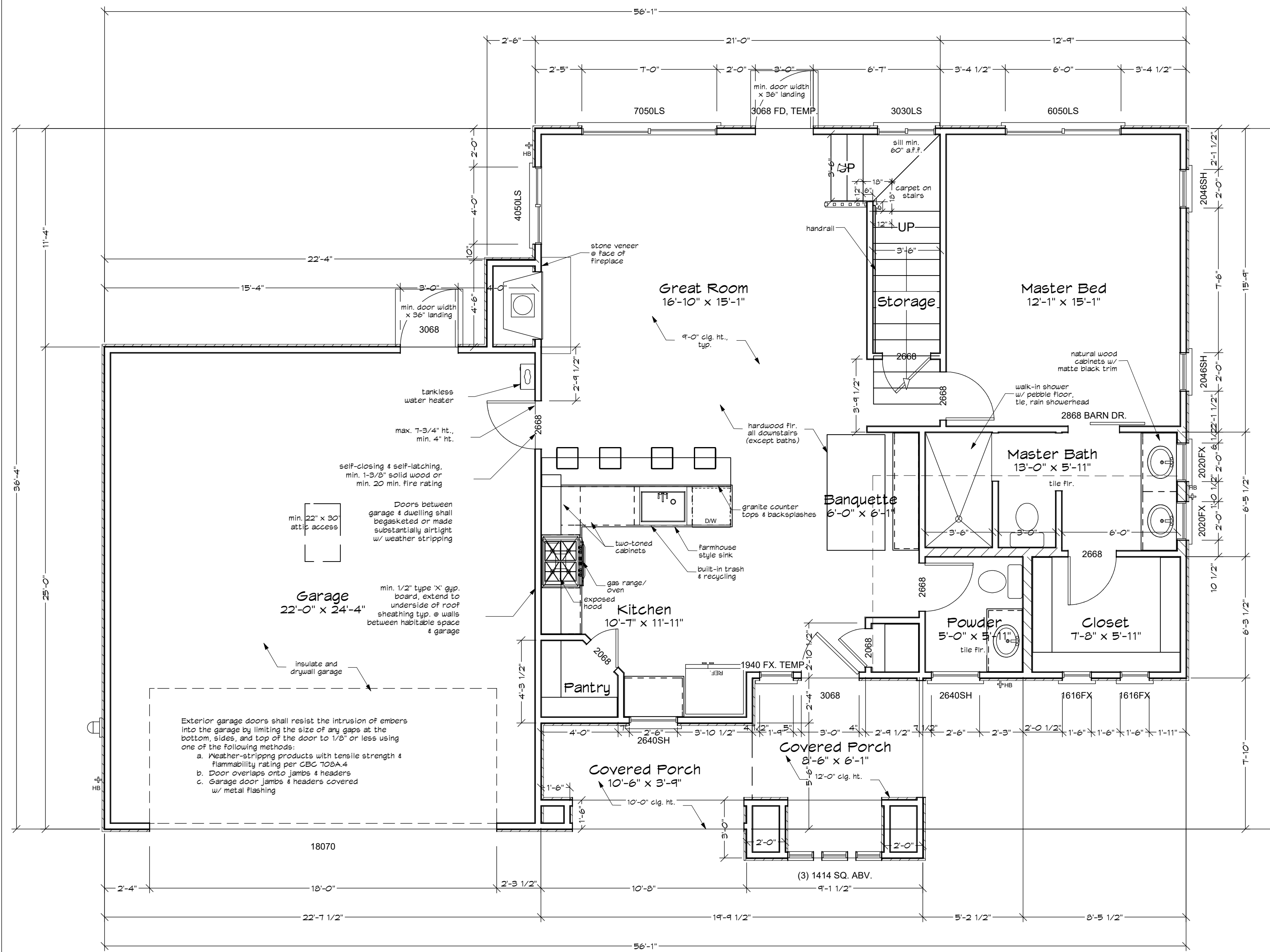
PROJECT DESCRIPTION:
SLOPE ST PLAN 2R

DRAWINGS BY:
NEW WEST INVESTMENT GROUP, INC.
505 N. HIGHTS AVE. EL CERRILLO, CA 94530

DATE:
8/16/2021

SCALE:
1/4" = 1'-0"

SHEET:
A-2b



PROPOSED FLOOR PLAN - PLAN 3

WALLS LEGEND

	2 x 4 STUD WALL @ 16" O.C.
	2 x 6 STUD WALL @ 16" O.C.

SQUARE FOOTAGE:

FIRST FLOOR	999 SQ. FT.
SECOND FLOOR	771 SQ. FT.
TOTAL	1,770 SQ. FT.
GARAGE	558 SQ. FT.
FRONT PORCH	144 SQ. FT.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED FLOOR PLAN

PROJECT DESCRIPTION:
SLOPE ST PLAN 3

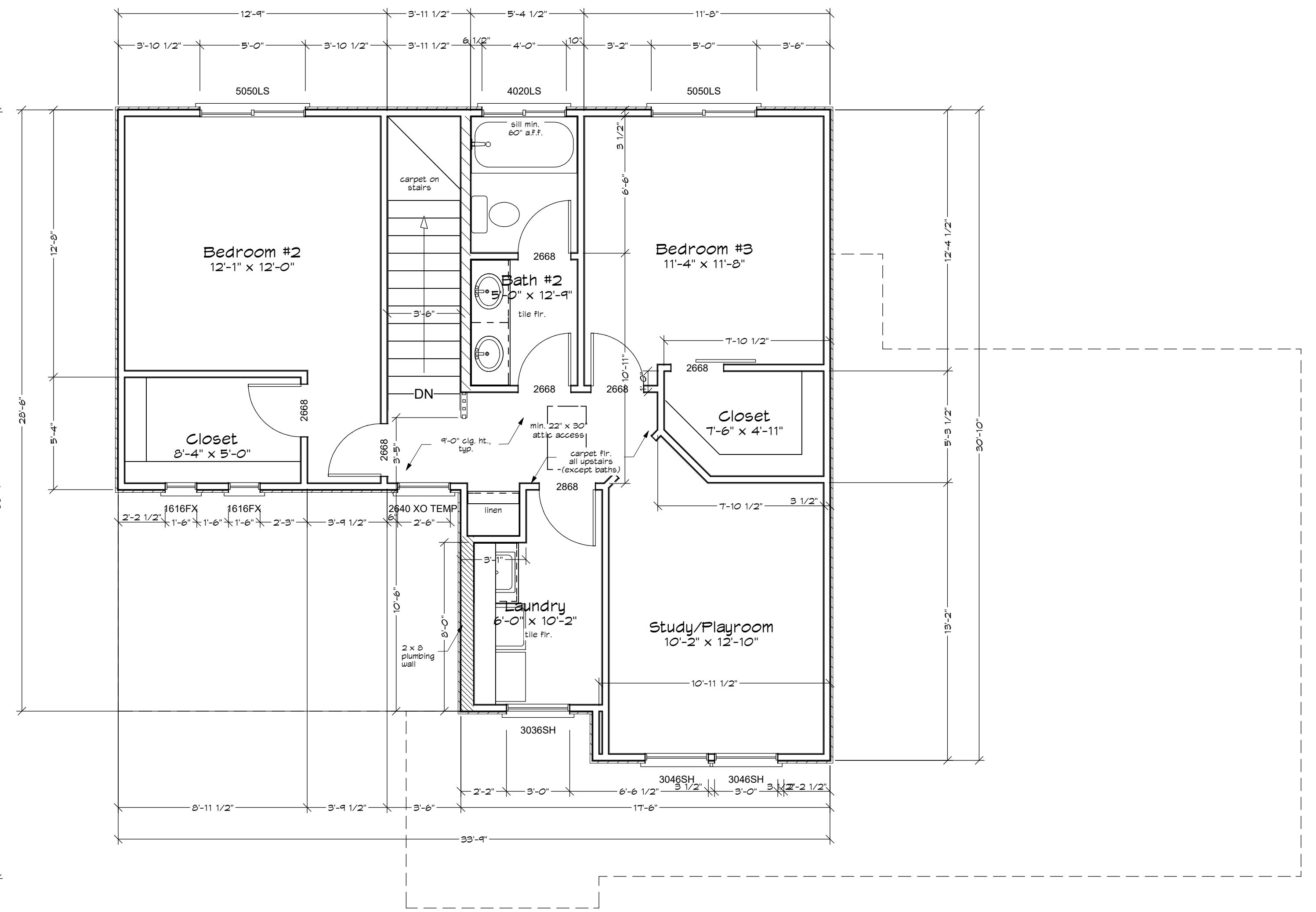
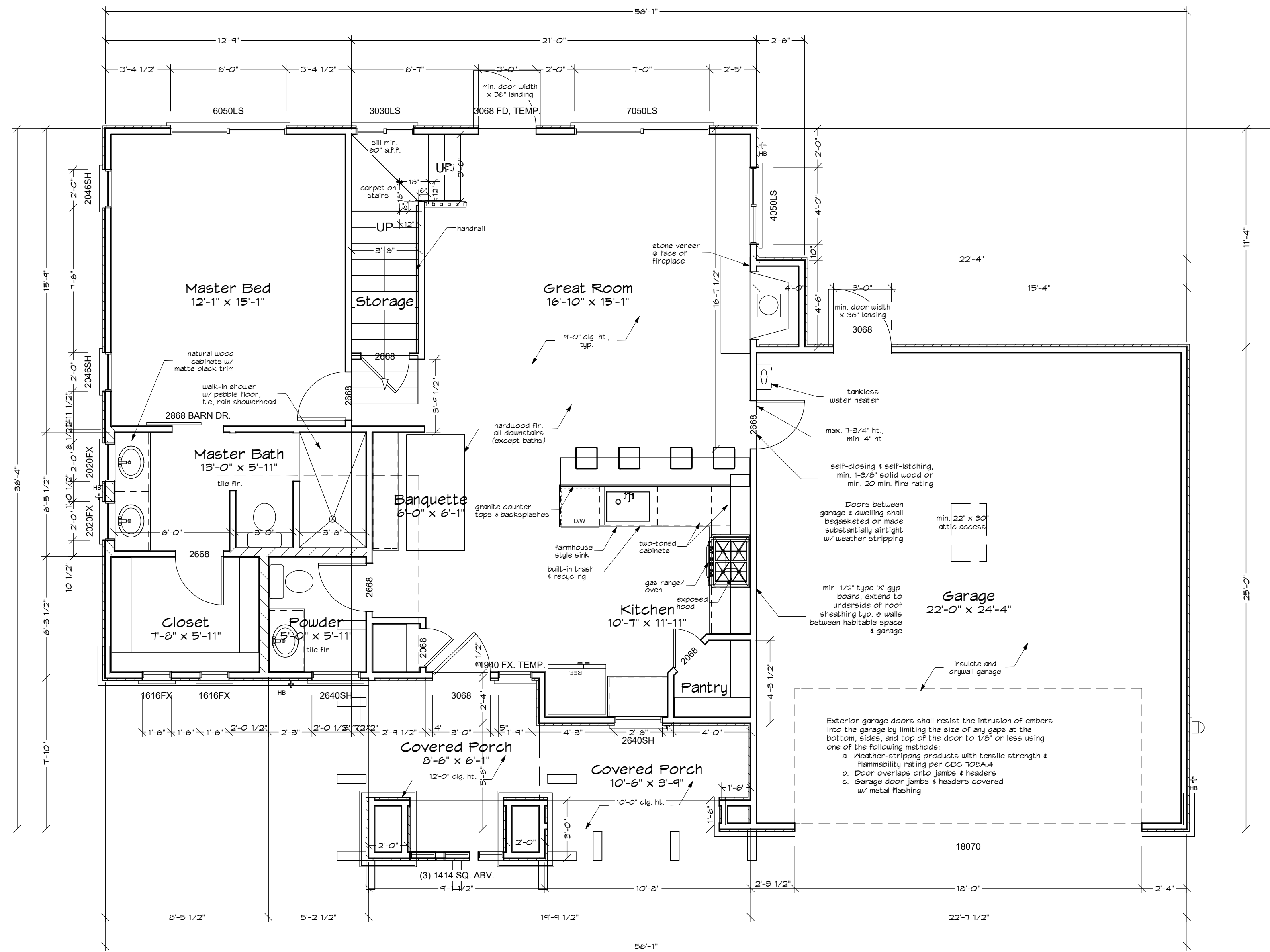
DRAWINGS PROVIDED BY:

NEW WEST INVESTMENT GROUP, INC.
VAN HORN AVENUE ELIZONDA, CA 95020

DATE:
3/11/2024

SCALE:
1/4" = 1'-0"

SHEET:
A-3



PROPOSED FLOOR PLAN - PLAN 3R (MIRRORED)

WALLS LEGEND

	2 x 4 STUD WALL @ 16" O.C.
	2 x 6 STUD WALL @ 16" O.C.

SQUARE FOOTAGE:

FIRST FLOOR	999 SQ. FT.
SECOND FLOOR	111 SQ. FT.
TOTAL	1,110 SQ. FT.
GARAGE	558 SQ. FT.
FRONT PORCH	144 SQ. FT.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED FLOOR PLAN

PROJECT DESCRIPTION:
SLOPE ST PLAN 3R

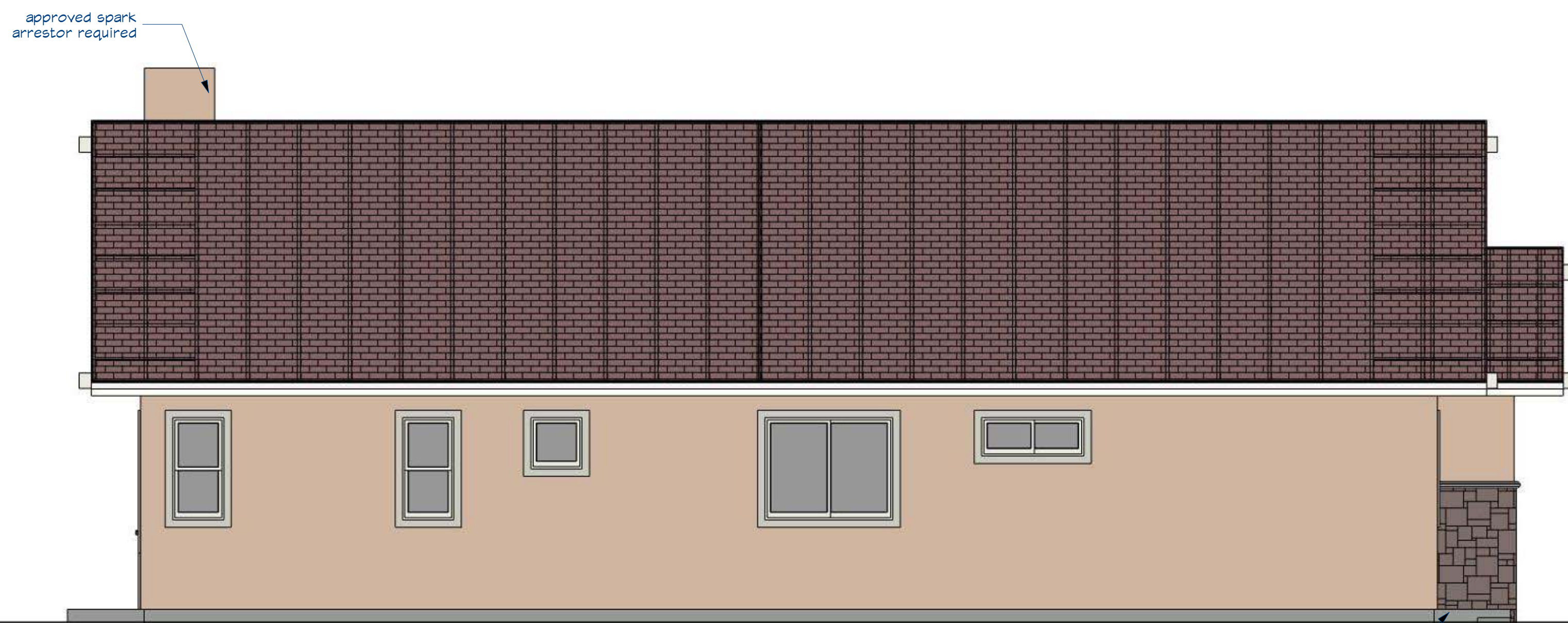
DRAWINGS PROVIDED BY:

NEW WEST INVESTMENT GROUP, INC.
WASHINGTONTIAWA ELECTIONS DIVISION 08/18/03

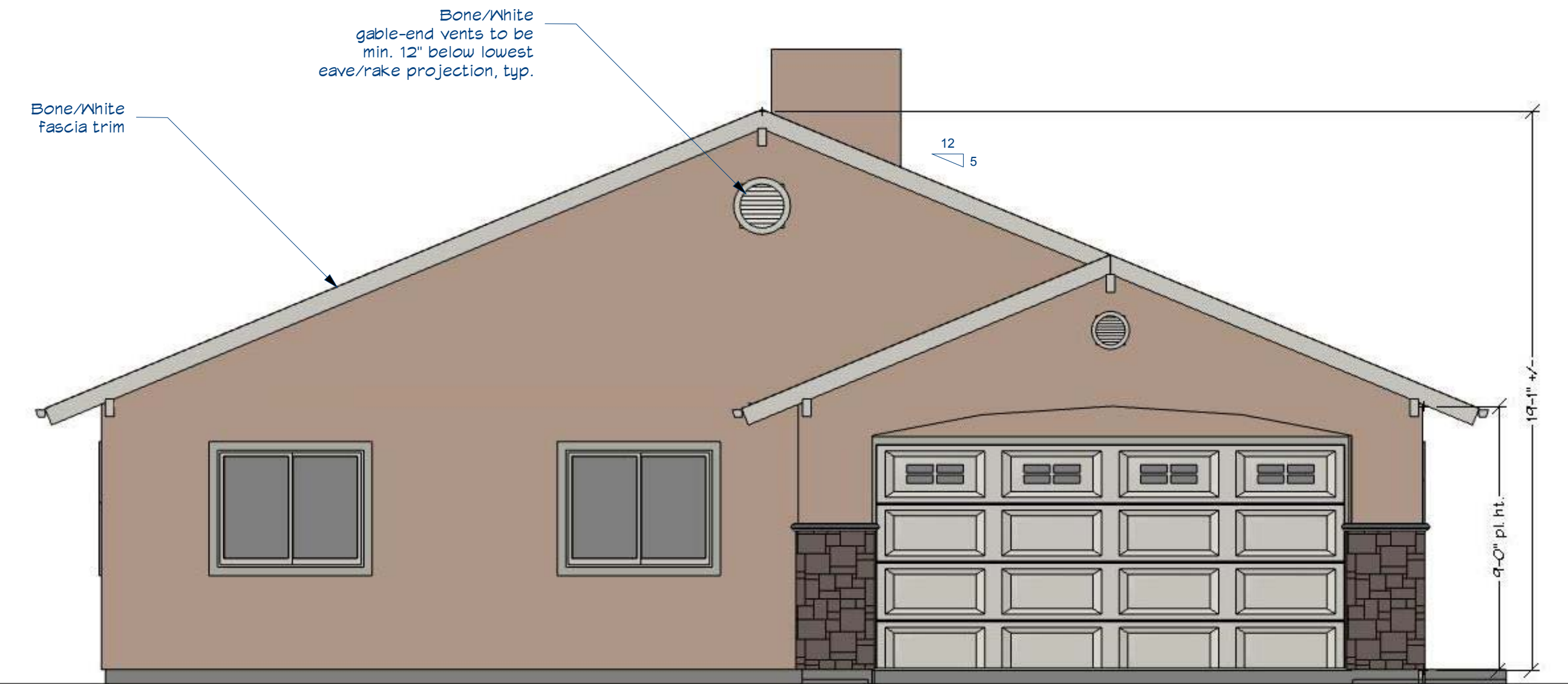
DATE:
3/11/2024

SCALE:
1/4" = 1'-0"

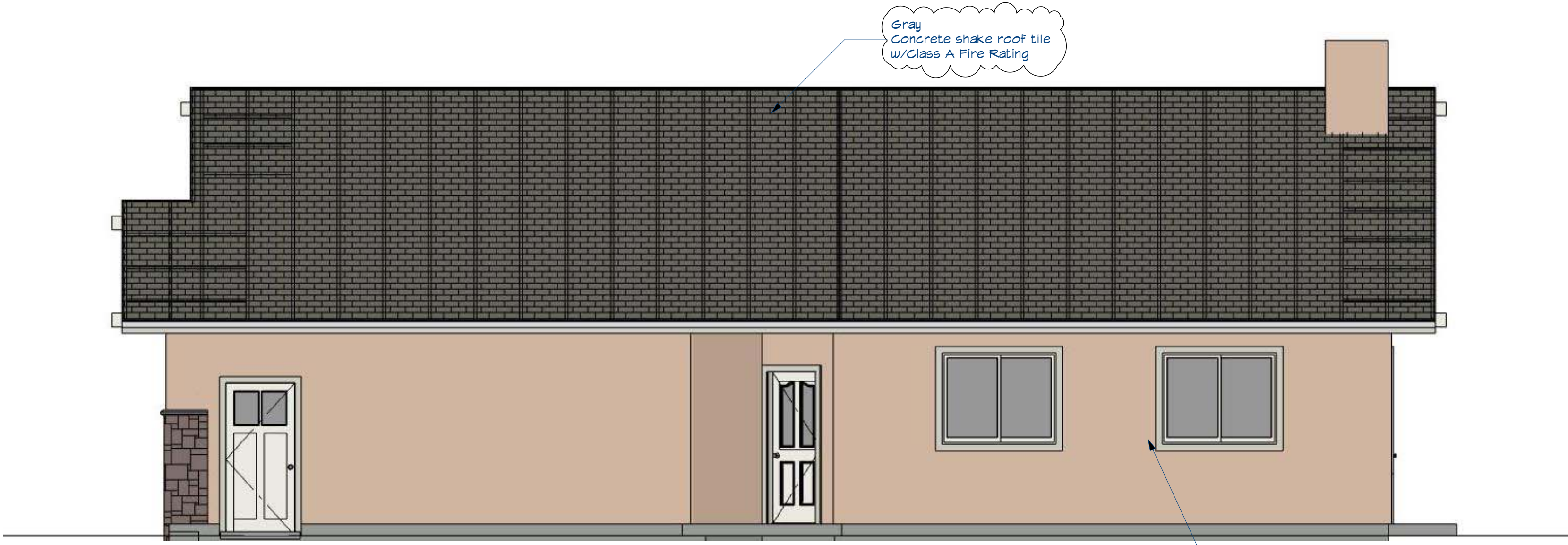
SHEET:
A-3B



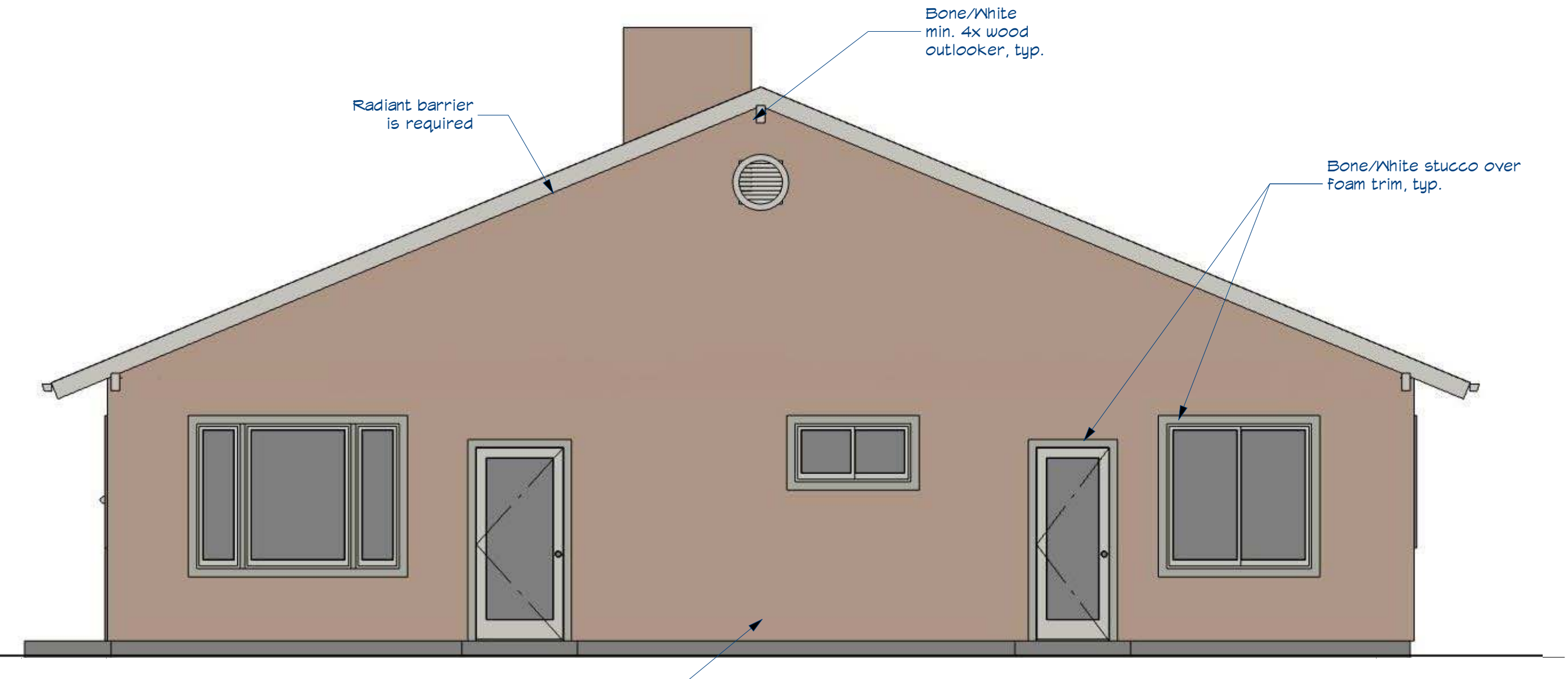
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

NO.	DESCRIPTION	BY	DATE
1	CORRECTIONS	JL	8/16/2021

SHEET TITLE:
PROPOSED ELEVATIONS

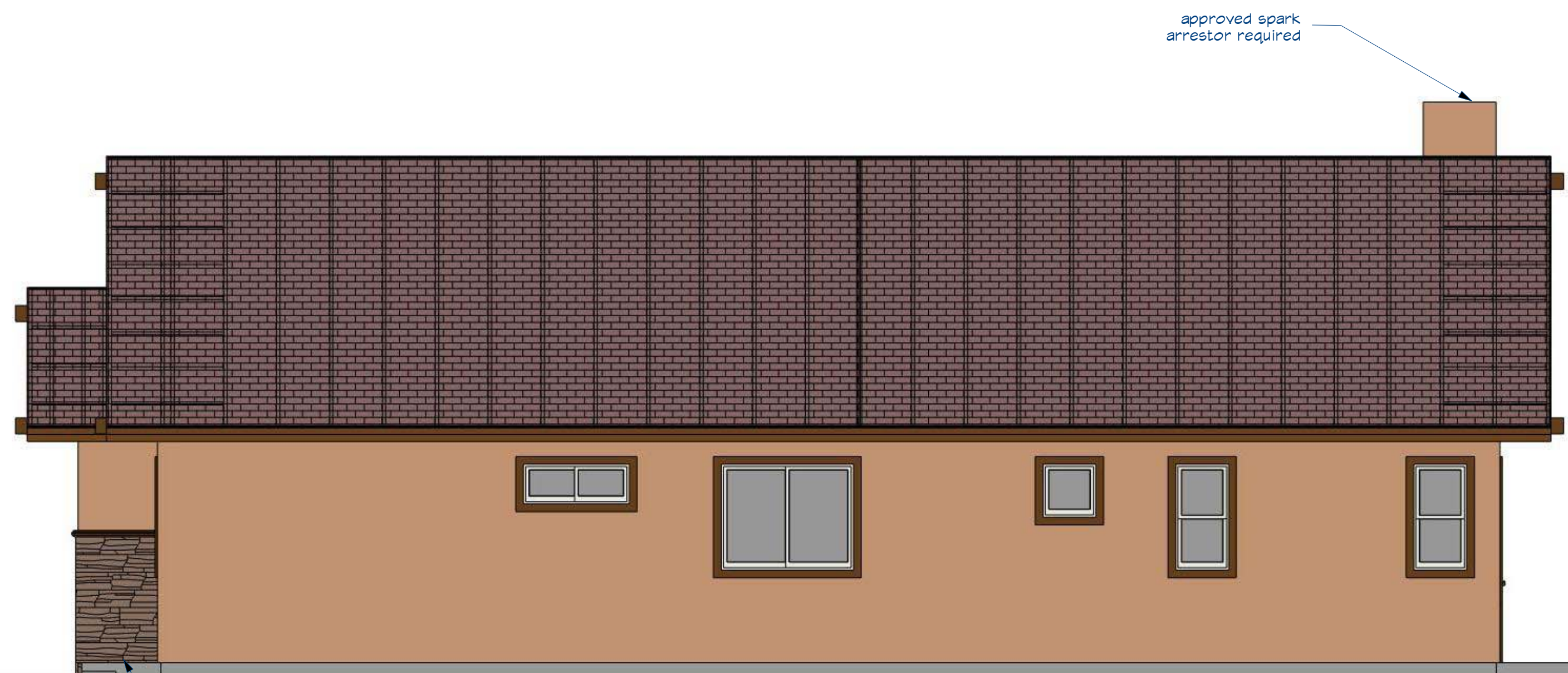
PROJECT DESCRIPTION:
SLOPE ST PLAN 1

DRAWINGS BY:
NEW WEST INVESTMENT GROUP, INC.
505 N. HIGHLAND AVENUE, EL CERRILLO, CA 94530

DATE:
8/16/2021

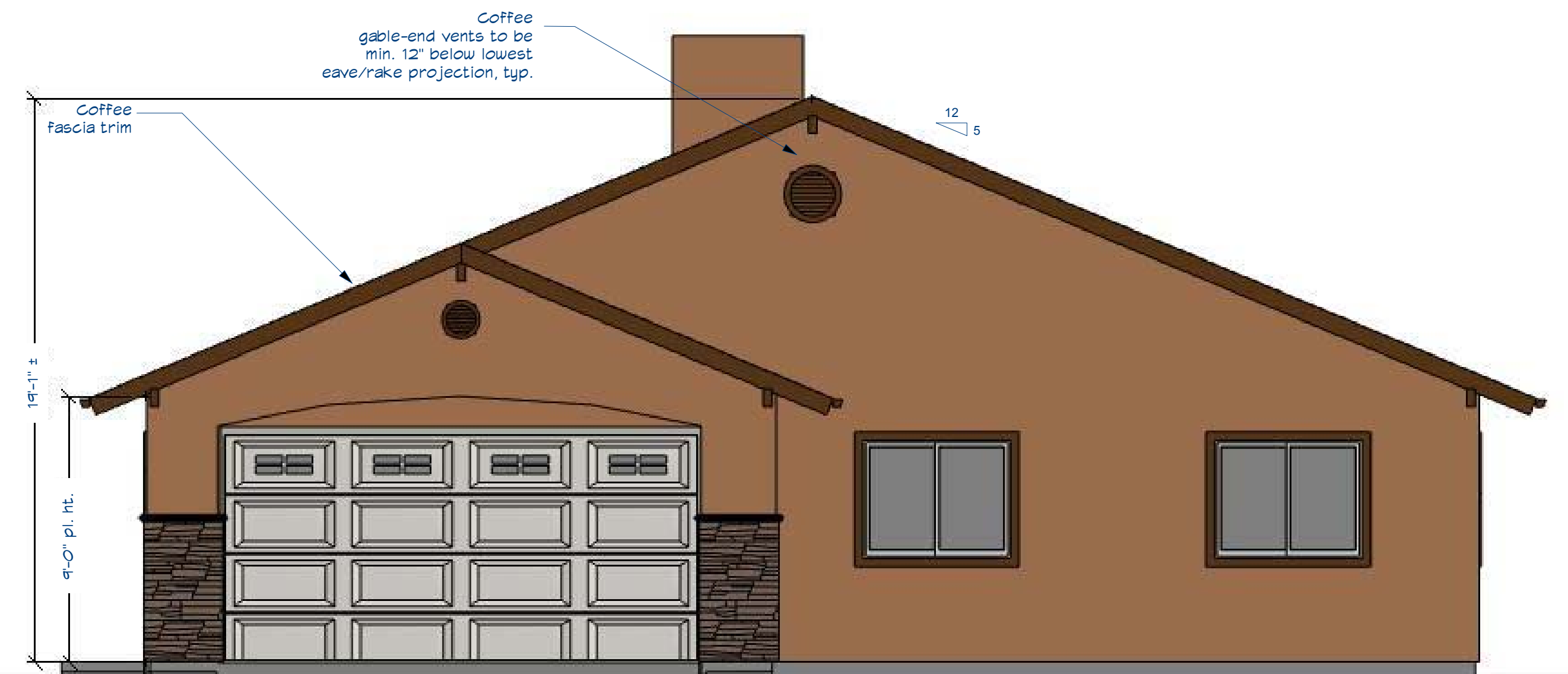
SCALE:
1/4" = 1'-0"

SHEET:
A-3.1



PROPOSED SIDE ELEVATION

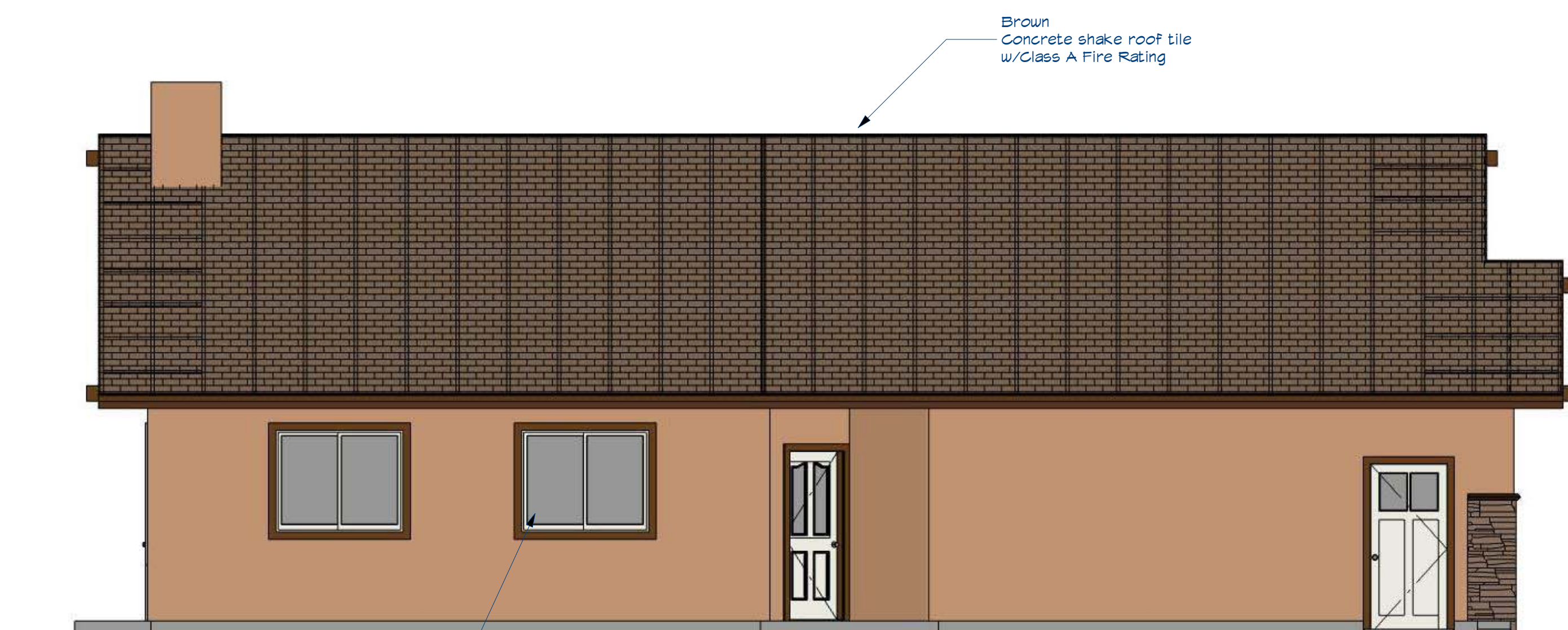
Brown Drystack Stone veneer



PROPOSED FRONT ELEVATION

19'-1" ±
9'-0" pl. ht.

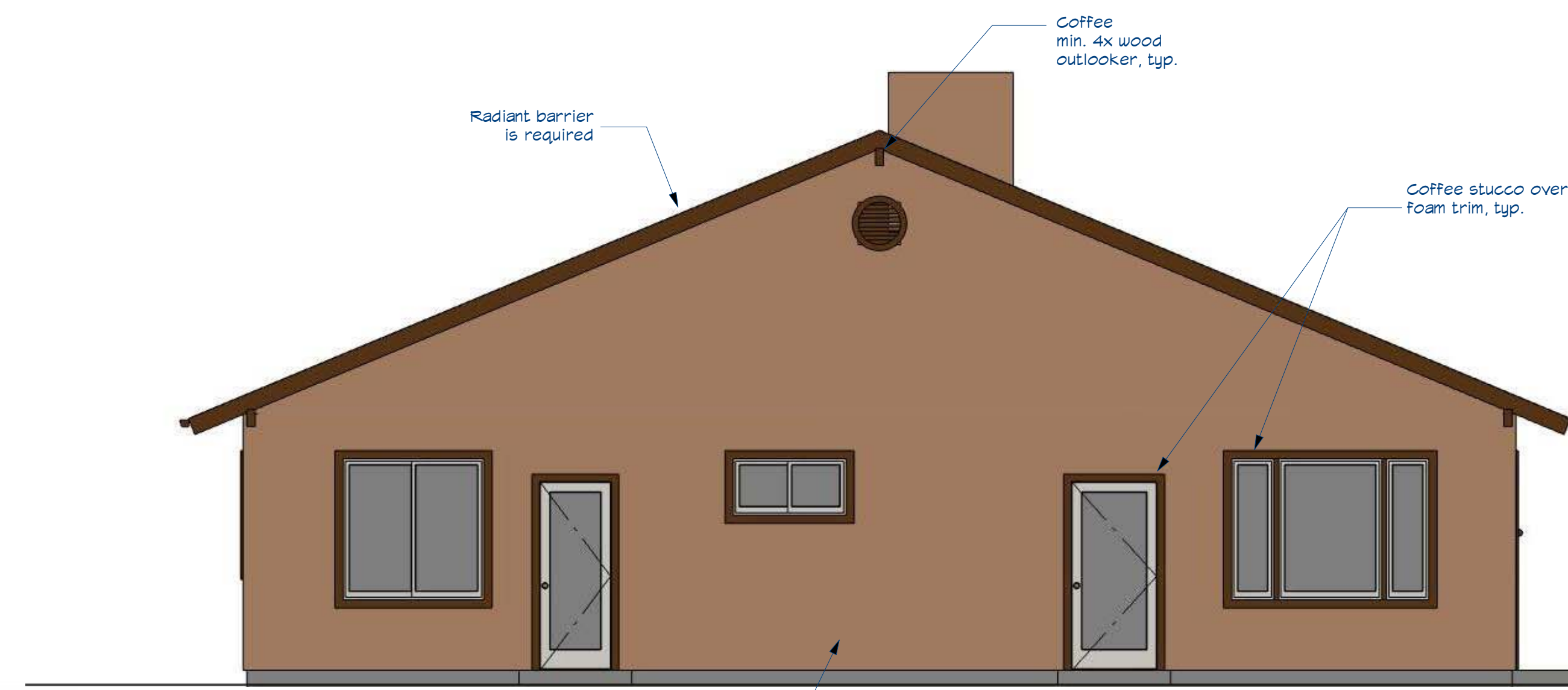
12
5



PROPOSED SIDE ELEVATION

Brown Concrete shake roof tile w/Glass A Fire Rating

White, Vinyl, dual-glazed, Low-E windows, w/ min. one tempered pane & welded corners & metal reinforcement in the interlock area, typ.



PROPOSED REAR ELEVATION

Radiant barrier is required

Coffee min. 4x wood outlooker, typ.

Coffee stucco over foam trim, typ.

Lt. Brown Stucco

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED ELEVATIONS

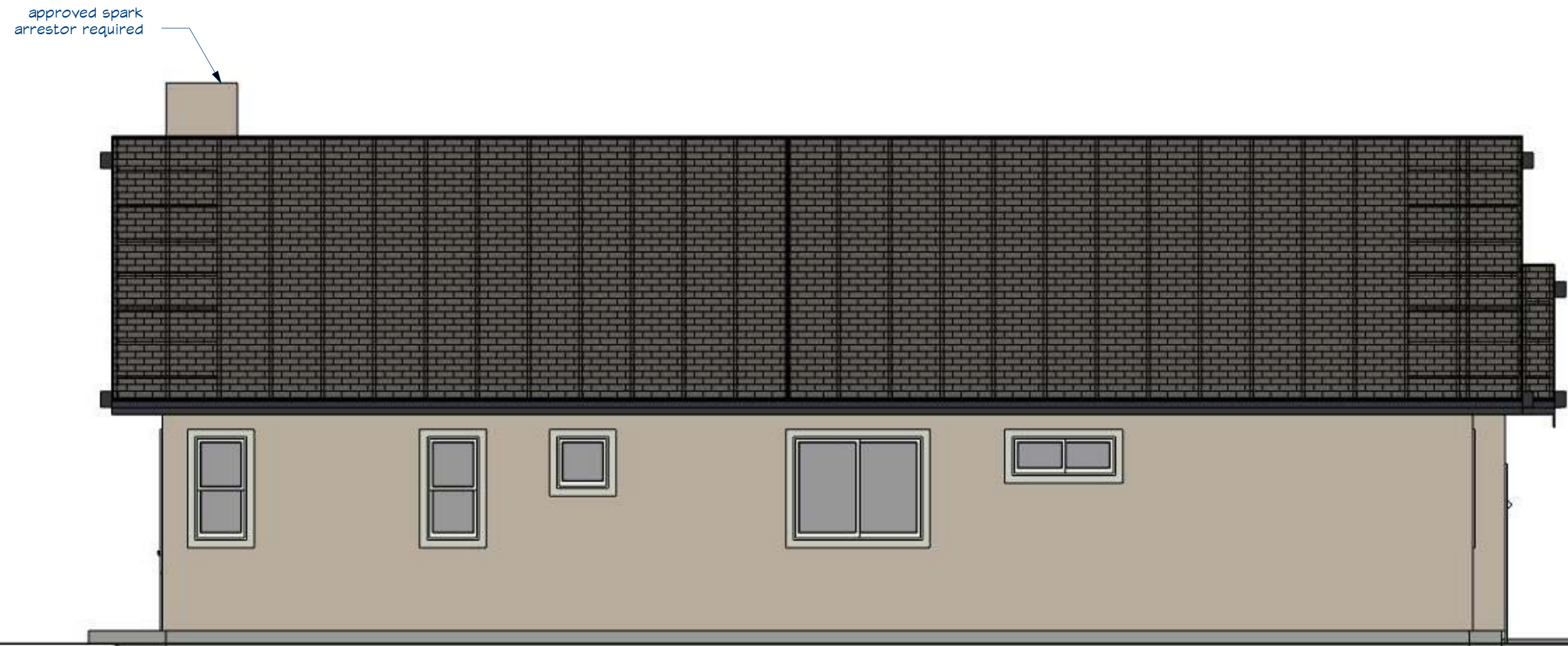
PROJECT DESCRIPTION:
SLOPE ST PLAN 1R

DRAWINGS BY:
NEW WEST INVESTMENT GROUP, INC.
505 N. HUNTERS AVENUE, EL CERRILLO, CA 94530

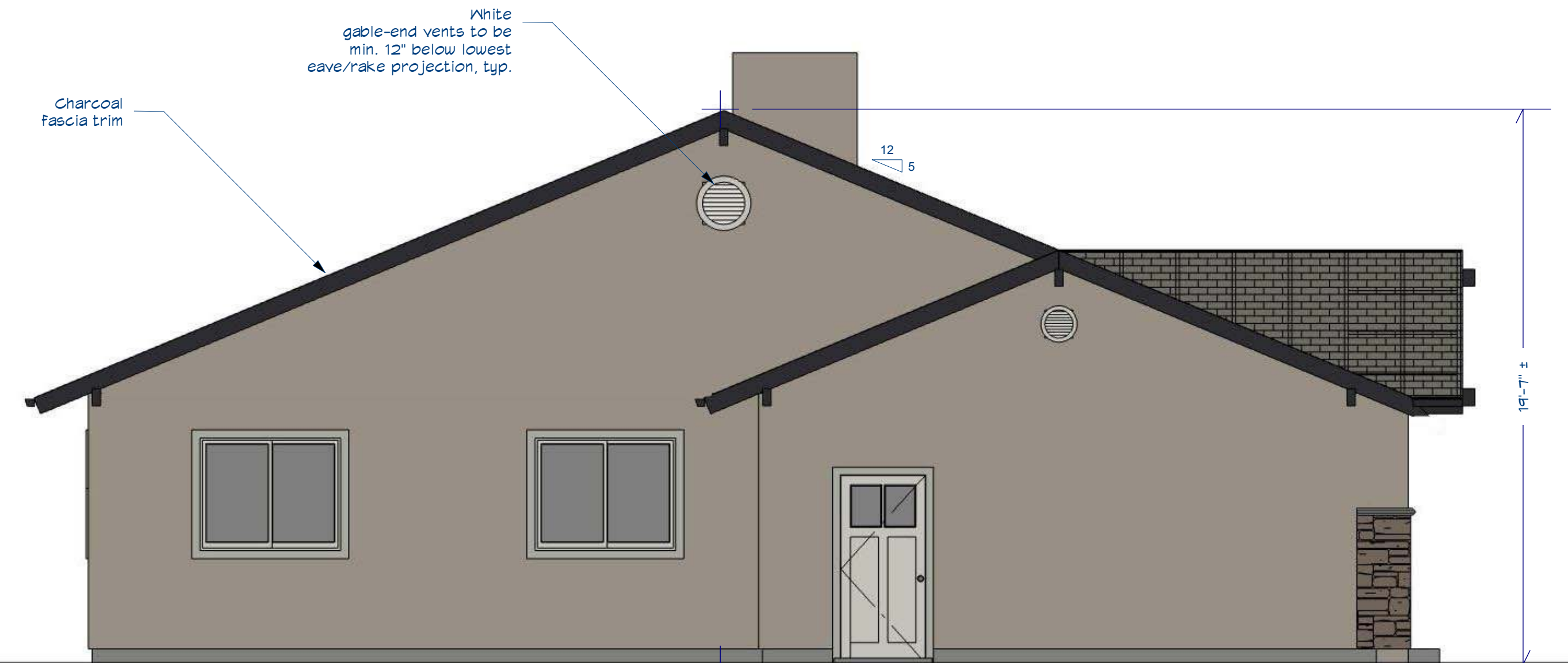
DATE:
8/16/2021

SCALE:
1/4" = 1'-0"

SHEET:
A-4



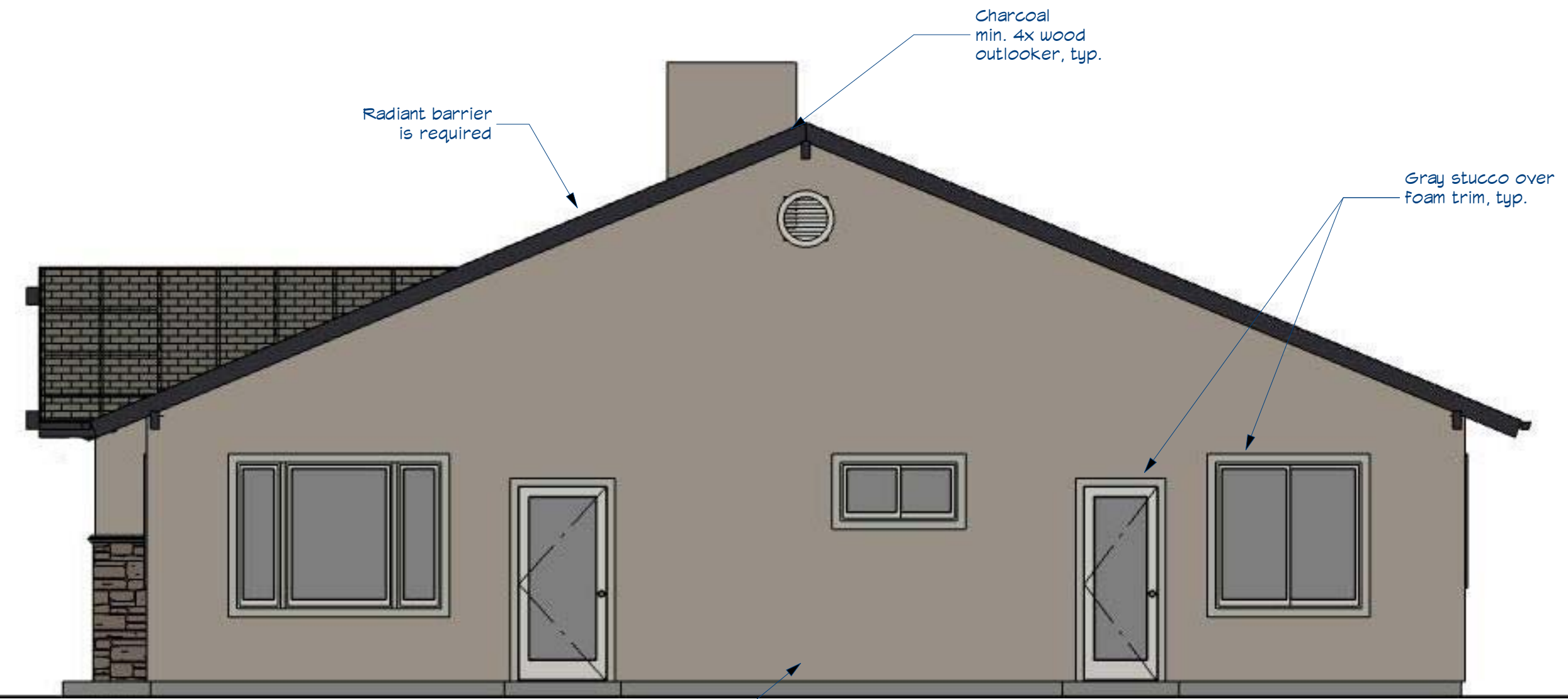
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

Gray Country LedgeStone Stone veneer

White Vinyl, dual-glazed, Low-E windows, w/ min. one tempered pane & welded corners & metal reinforcement in the interlock area, typ.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED ELEVATIONS

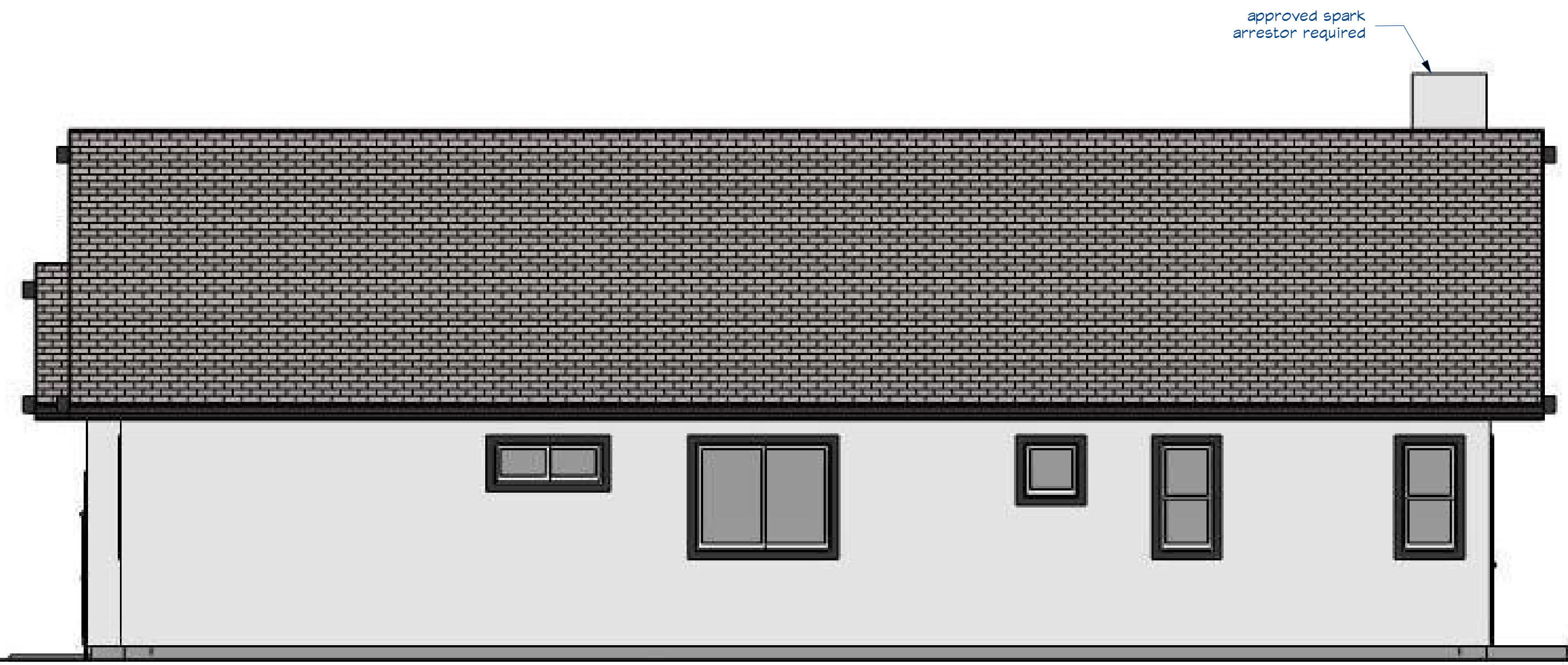
PROJECT DESCRIPTION:
SLOPE ST PLAN 2

DRAWINGS BY:
NEW WEST INVESTMENT GROUP, INC.
505 N. HUNTERS AVE. EL CERRILLO, CA 94530

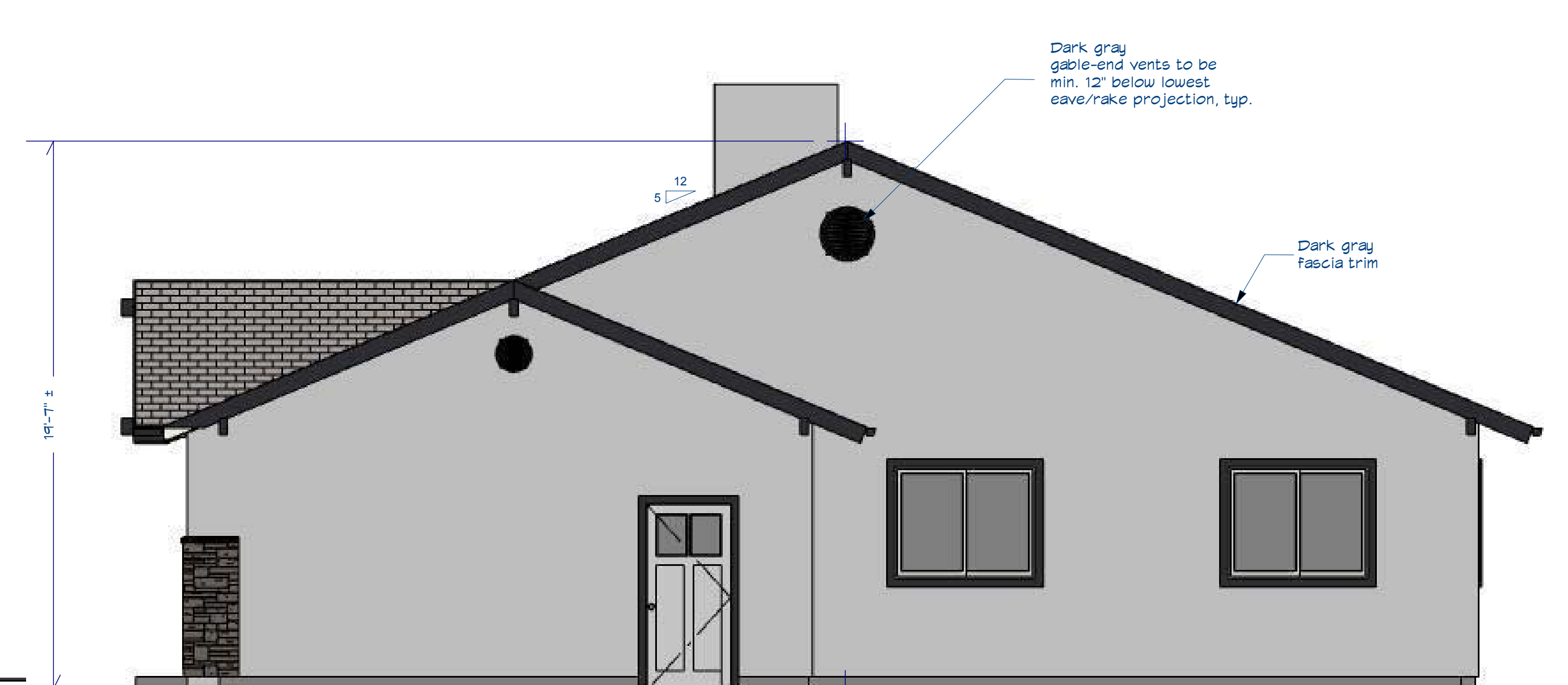
DATE:
8/16/2021

SCALE:
1/4" = 1'-0"

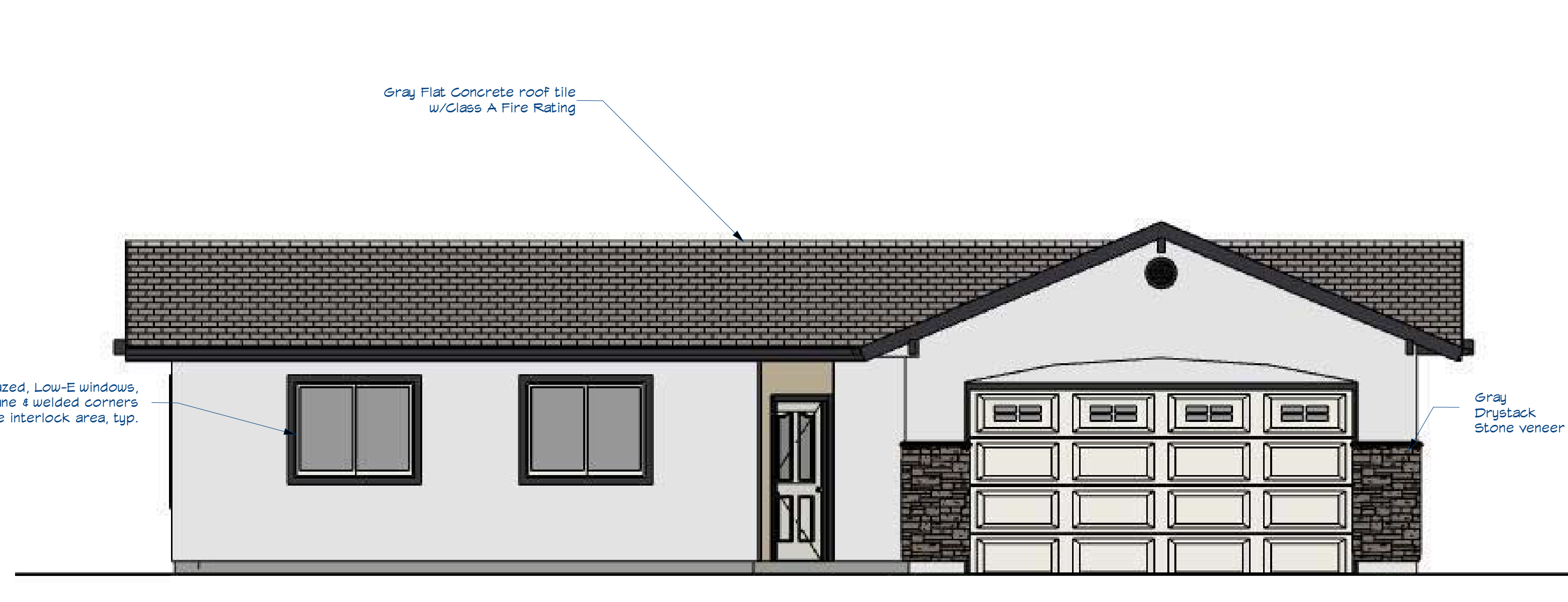
SHEET:
A-5



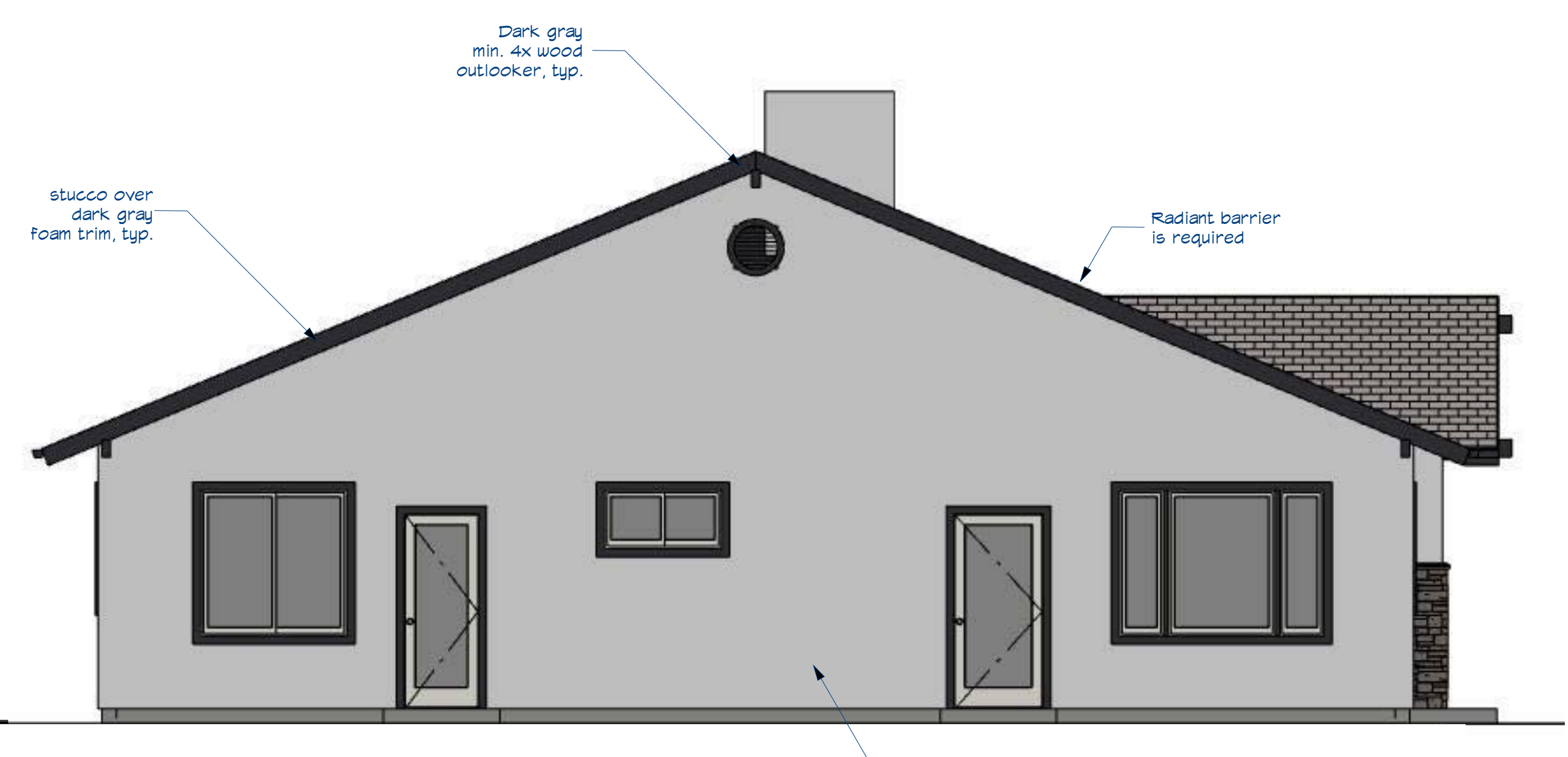
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

NO.	DESCRIPTION	BY	DATE
1	CORRECTIONS	JL	8/16/2021

SHEET TITLE:
PROPOSED ELEVATIONS

PROJECT DESCRIPTION:
SLOPE ST PLAN 2R

DRAWINGS BY:
NEW WEST INVESTMENT GROUP, INC.
505 N. HUNTERS AVE. EL CERRILLO, CA 94530

DATE:
8/16/2021

SCALE:
1/4" = 1'-0"

SHEET:
A-6



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED ELEVATIONS

PROJECT DESCRIPTION:
SLOPE ST PLAN 3

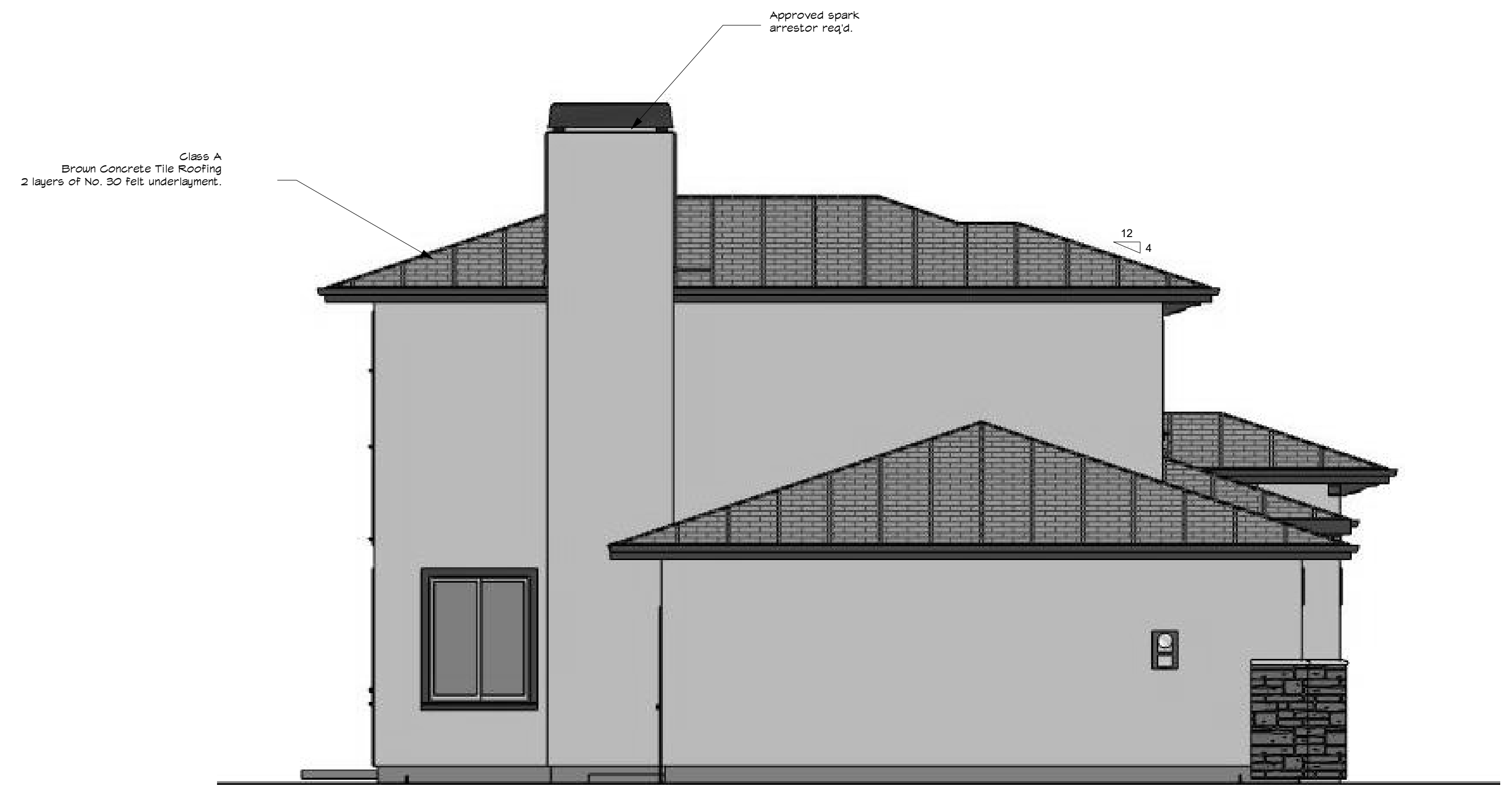
DRAWINGS PROVIDED BY:

NEW WEST INVESTMENT GROUP, INC.
WASHINGTON STATE LICENSE # 0000000000

DATE:
3/11/2024

SCALE:
1/4" = 1'-0"

SHEET:
A-7



PROPOSED LEFT ELEVATION



PROPOSED RIGHT ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED ELEVATIONS

PROJECT DESCRIPTION:
SLOPE ST PLAN 3

DRAWINGS PROVIDED BY:

NEW WEST INVESTMENT GROUP, INC.
WASHINGTON STATE LICENSING # 0000000000

DATE:

3/11/2024

SCALE:

1/4" = 1'-0"

SHEET:

A-8



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED ELEVATIONS

PROJECT DESCRIPTION:
**SLOPE ST
PLAN 3R**

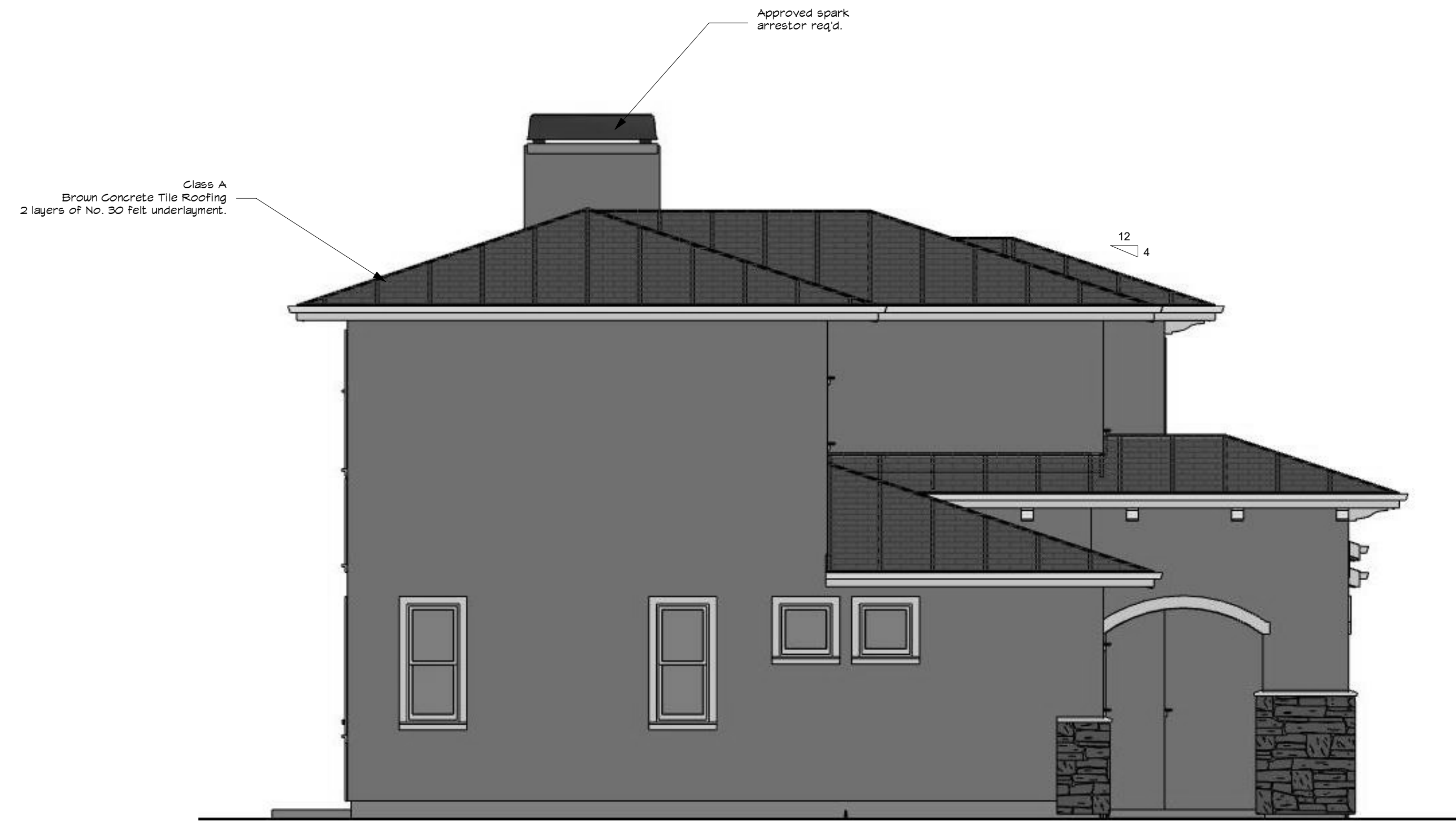
DRAWINGS PROVIDED BY:

NEW WEST INVESTMENT GROUP, INC.
WASHINGTON STATE LICENSE # 0000000000

DATE:
3/11/2024

SCALE:
1/4" = 1'-0"

SHEET:
A-9



PROPOSED LEFT ELEVATION



PROPOSED RIGHT ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED ELEVATIONS

PROJECT DESCRIPTION:
**SLOPE ST
PLAN 3R**

DRAWINGS PROVIDED BY:

NEW WEST INVESTMENT GROUP, INC.
WASHINGTON STATE LICENSE # 00018400

DATE:

3/11/2024

SCALE:

1/4" = 1'-0"

SHEET:

A-10

PLANT SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	MATURE HT X SP	DETAIL	WUCOLS CLASSIF.	PLANT SYMBOL	SHRUBS	SIZE	QTY	MATURE HT X SP	DETAIL	WUCOLS CLASSIF.
TREES													
	LAGERSTROEMIA INDICA "TUSCARORA" CRAPE MYRTLE	24" BOX	11	25'X25'	E / 3	LOW		CISTUS PURPUREUS ORCHID ROCKROSE	5 GAL	25	3'X3'	D / 3	LOW
	ARBUTUS UNEDO "MARINA" STRAWBERRY TREE (STANDARD)	24" BOX	8	20'X20'	E / 3	LOW		LIGUSTRUM JAPONICUM "TEXANUM" JAPANESE PRIVET	5 GAL	49	5'X4'	D / 3	LOW
	RHUS LANCEA - STANDARD AFRICAN SUMAC TREE	24" BOX	5	25'X25'	E / 3	LOW		ANZIGOZANTHOS FLAVIDUS KANGAROO PAW (RED & YELLOW)	5 GAL	42	2'X2'	D / 3	LOW
BIO-FILTRATION BASIN													
	JUNCUS PATENS CALIFORNIA GRAY RUSH		1 GAL. 18" O.C. TRIANG. SPACING		F / 3			CALLISTEMON CIT. "LITTLE JOHN" DWARF BOTTLEBRUSH	5 GAL	71	4'X4'	D / 3	LOW
GROUND COVER - (SLOPES)													
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK CREEPING MYOPORUM		QTY+ AS NECESSARY - PLANT 1 GAL AT 24" O.C. TRIANGULAR SPACING. (TYP.)		F / 3			MYRTUS COMMUNIS "COMPACTA" DWARF MYRTLE	5 GAL	36	4'X4'	D / 3	LOW
	ARTIFICIAL TURF - 11,860 SQ. FT.		"SYN LAWN" (OR EQUAL) - (INSTALL OVER WEED FABRIC)					NERIUM OLEANDER "PETITE PINK" DWARF OLEANDER	5 GAL	31	3'X3'	D / 3	LOW
	2" DECOMPOSED GRANITE OVER WEED FABRIC - (COLOR BY OWNER)							LANTANA "GOLD MOUND" GOLD MOUND LANTANA	1 GAL	45	2'X4'	D / 3	LOW
								LANTANA MONTEVIDENSIS PURPLE LANTANA	1 GAL	25	2'X4'	D / 3	LOW
								SALVIA LEUCANTHA MEXICAN BUSH SAGE	5 GAL	41	4'X4'	D / 3	LOW

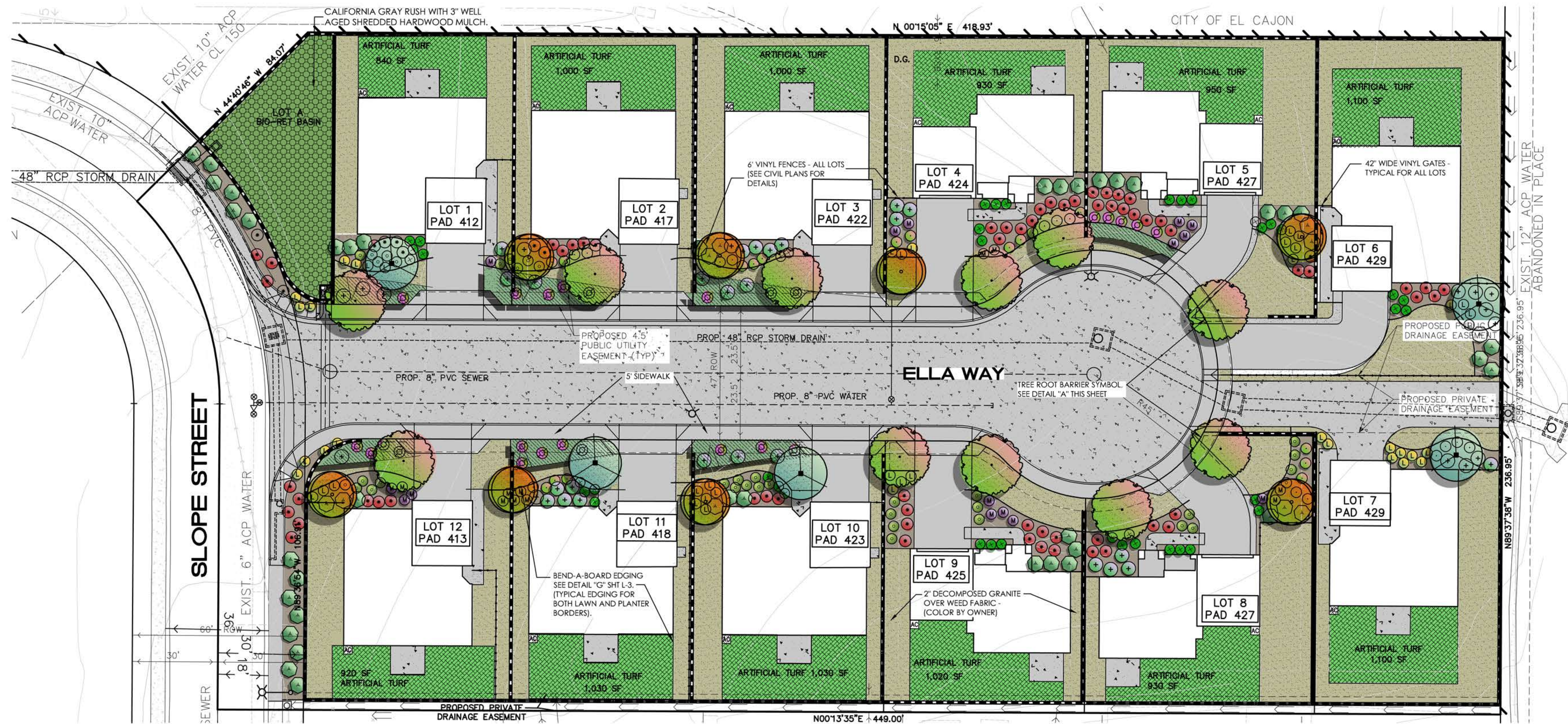
LANDSCAPE DATA

LANDSCAPE PLANTING AREA = 9,864 SF

LANDSCAPE BIO-DETECTION AREA = 2,425 SF

TOTAL LANDSCAPE AREA = 12,289 SF

MULCH NOTE:
ALL REQUIRED PLANTING AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH FOREST FINES MULCH TO A DEPTH OF 3 INCHES.



9463 SLOPE STREET, SANTEE, CA 92071

ILLUSTRATIVE LANDSCAPE PLAN



NORTH

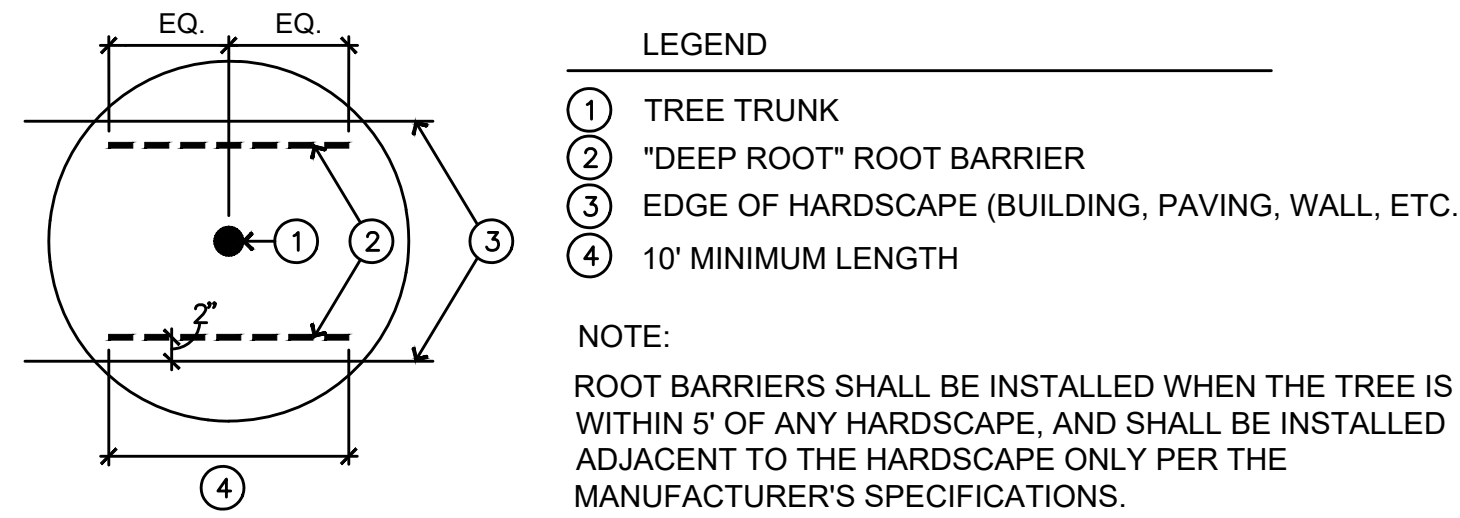
SCALE: 1" = 20'-0"

Hutter Designs, Inc.
 Landscape Architects
 2725 Collier Avenue
 San Diego, Ca 92116
 T: (619) 337-4044



LANDSCAPE MAINTENANCE

THE LANDSCAPE UPKEEP OF ALL EXTERIOR SPACES IS THE RESPONSIBILITY OF SLOPE STREET SUBDIVISION, WHICH WILL CONTRACT WITH A LANDSCAPE MAINTENANCE COMPANY FOR ON-GOING LANDSCAPE MAINTENANCE. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.



A ROOT BARRIER DETAIL

SOIL MANAGEMENT

PROVIDE SOILS TEST OF CHEMICAL AND AGRICULTURAL ANALYSIS BY AN INDEPENDENT AGRONOMIC SOILS TESTING LABORATORY. REPRESENTATIVE SOIL SAMPLES SHALL BE TAKEN IN THE FIELD AND A WRITTEN REPORT SHALL BE PREPARED BY THE AGRONOMIST AND SHALL INCLUDE RECOMMENDATIONS FOR SOIL AMENDMENTS, APPLICATION RATES FOR SOIL PREPARATION FERTILIZATION, AND PLANTING BACKFILL MIX.

PROVIDE TWO COPIES OF THE ANALYSIS TO THE LANDSCAPE ARCHITECT.

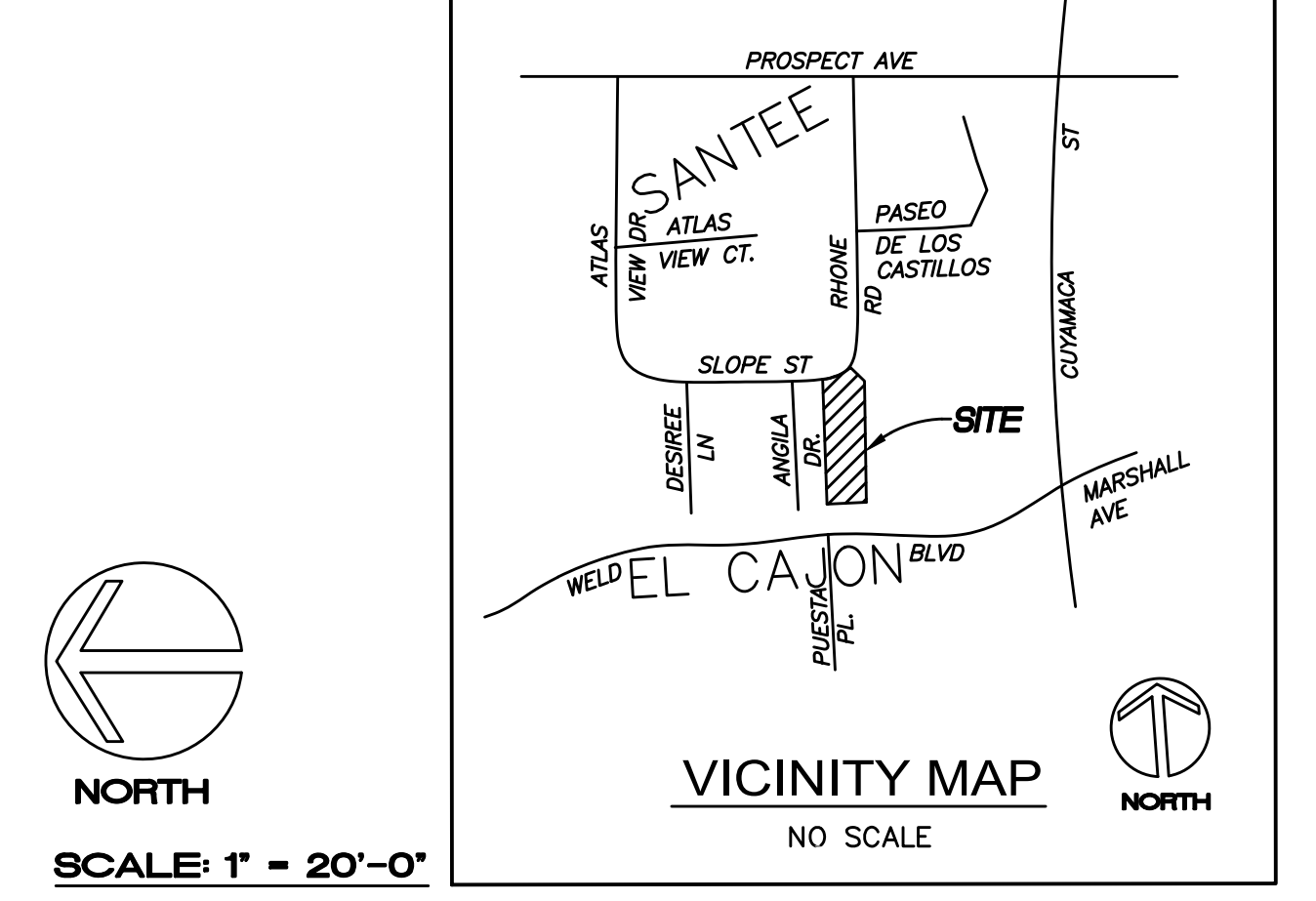
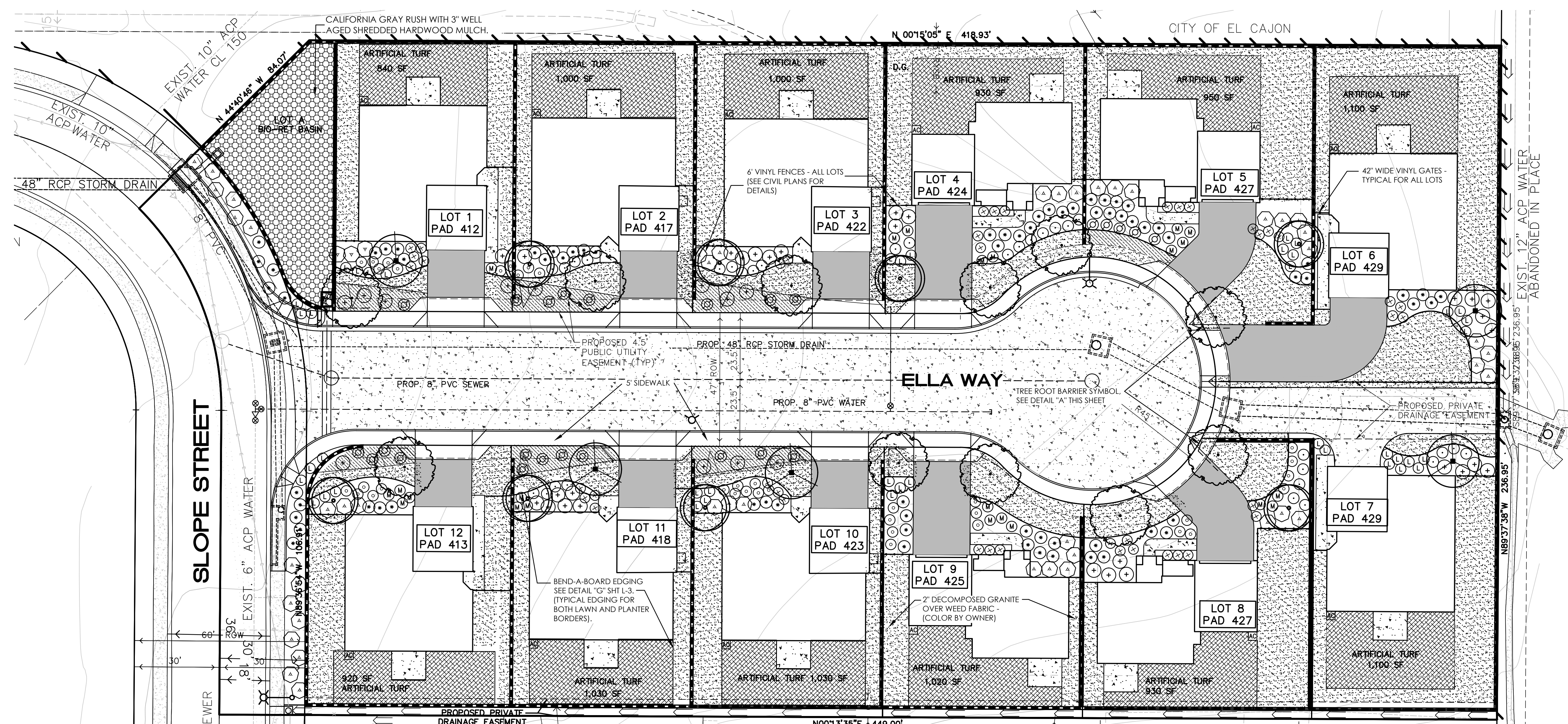
PLANT SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	MATURE HT X SP	DETAIL	WUCOLS CLASSIF.
TREES						
	LAGERSTROEMIA INDICA "TUSCARORA" GRAPE MYRTLE	24" BOX	11	25'X25'	E / 3	LOW
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	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL. 18" O.C. TRIANG. SPACING			F / 3	
GROUND COVER - (SLOPES)						
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK CREEPING MYOPORUM	QTY+ AS NECESSARY - PLANT 1 GAL AT 24" O.C. TRIANGULAR SPACING. (TYP).			F / 3	
	ARTIFICIAL TURF - 11,860 SQ. FT.	"SYN LAWN" (OR EQUAL) - (INSTALL OVER WEED FABRIC				
	2" DECOMPOSED GRANITE OVER WEED FABRIC - (COLOR BY OWNER)					

PLANT SYMBOL	SHRUBS	SIZE	QTY	MATURE HT X SP	DETAIL	WUCOLS CLASSIF.
	CISTUS PURPUREUS ORCHID ROCKROSE	5 GAL	25	3'X3'	D / 3	LOW
	LIGUSTRUM JAPONICUM "TEXANUM" JAPANESE PRIVET	5 GAL	49	5'X4'	D / 3	LOW
	ANZIGOANTHOS FLAVIDUS KANGAROO PAW (RED & YELLOW)	5 GAL	42	2'X2'	D / 3	LOW
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	LANTANA MONTEVIDENSIS PURPLE LANTANA	1 GAL	23	2'X4'	D / 3	LOW
	SALVIA LEUCANTHA MEXICAN BUSH SAGE	5 GAL	41	4'X4'	D / 3	LOW

LANDSCAPE DATA

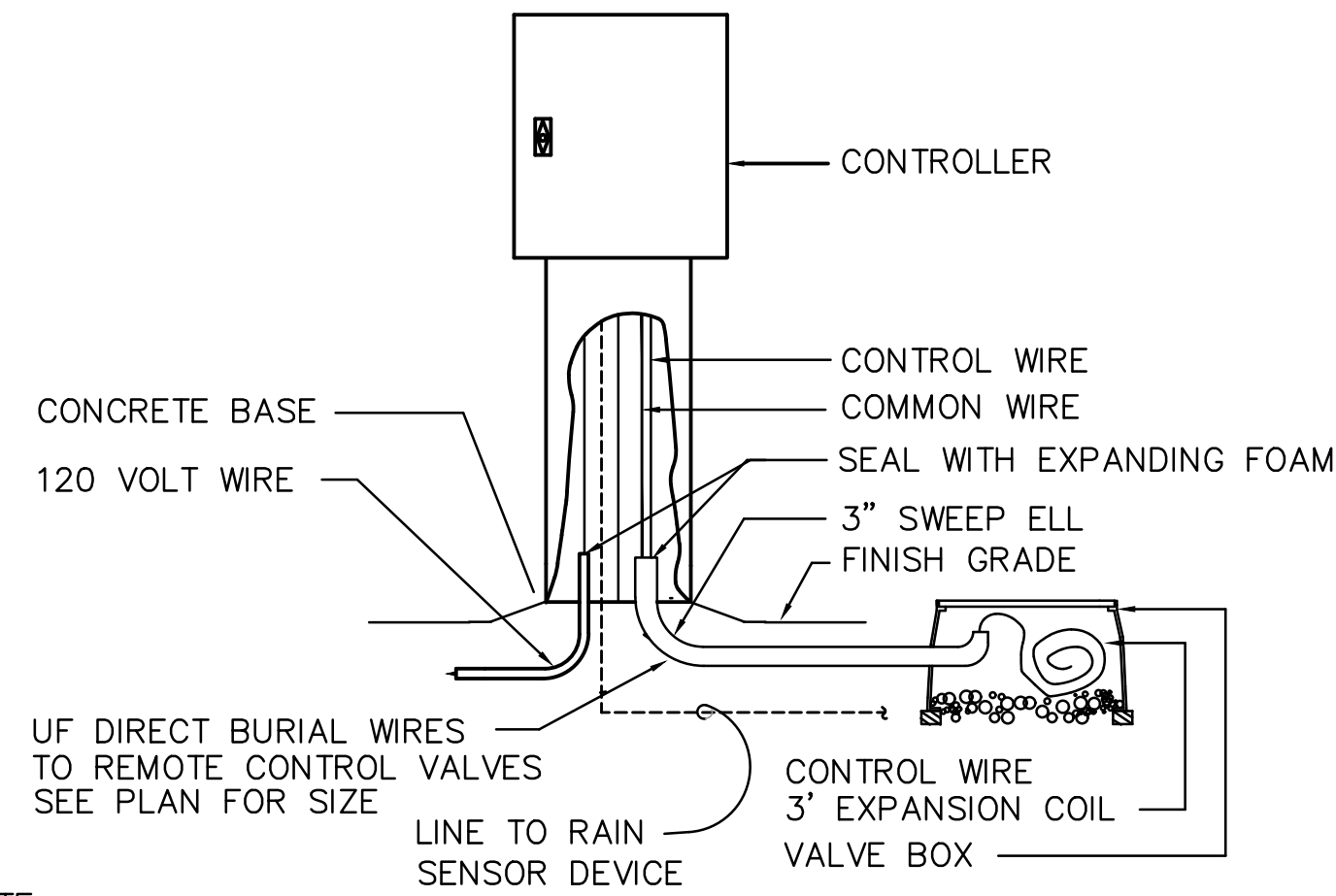
LANDSCAPE PLANTING AREA = 9,864 SF
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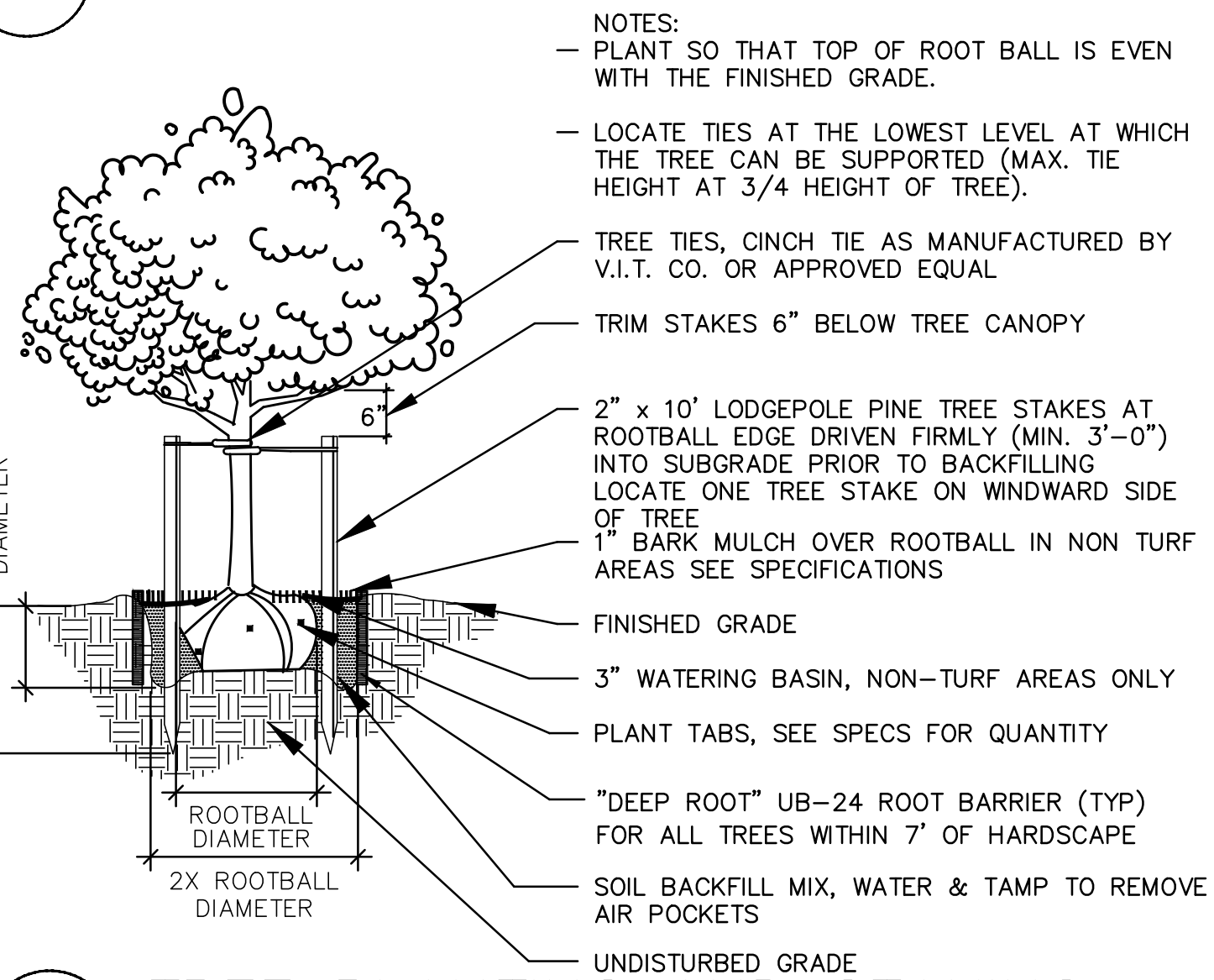
LANDSCAPE ARCHITECT DECLARATION:
 I, STEVEN HUTTER HAVE COMPLIED WITH THE CRITERIA OF THE LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
 ALL PROPOSED PLANTS ARE IN CONFORMANCE TO THE COUNTY OF SAN DIEGO'S SUGGESTED PLANT LIST FOR A DEFENSIBLE SPACE.

SHEET INDEX:	SHEET No.
Planting Plan	1
Irrigation Plan	2
Planting / Irrigation Details	3
Drip Irrigation Details	4
Planting / Irrigation Specifications	5



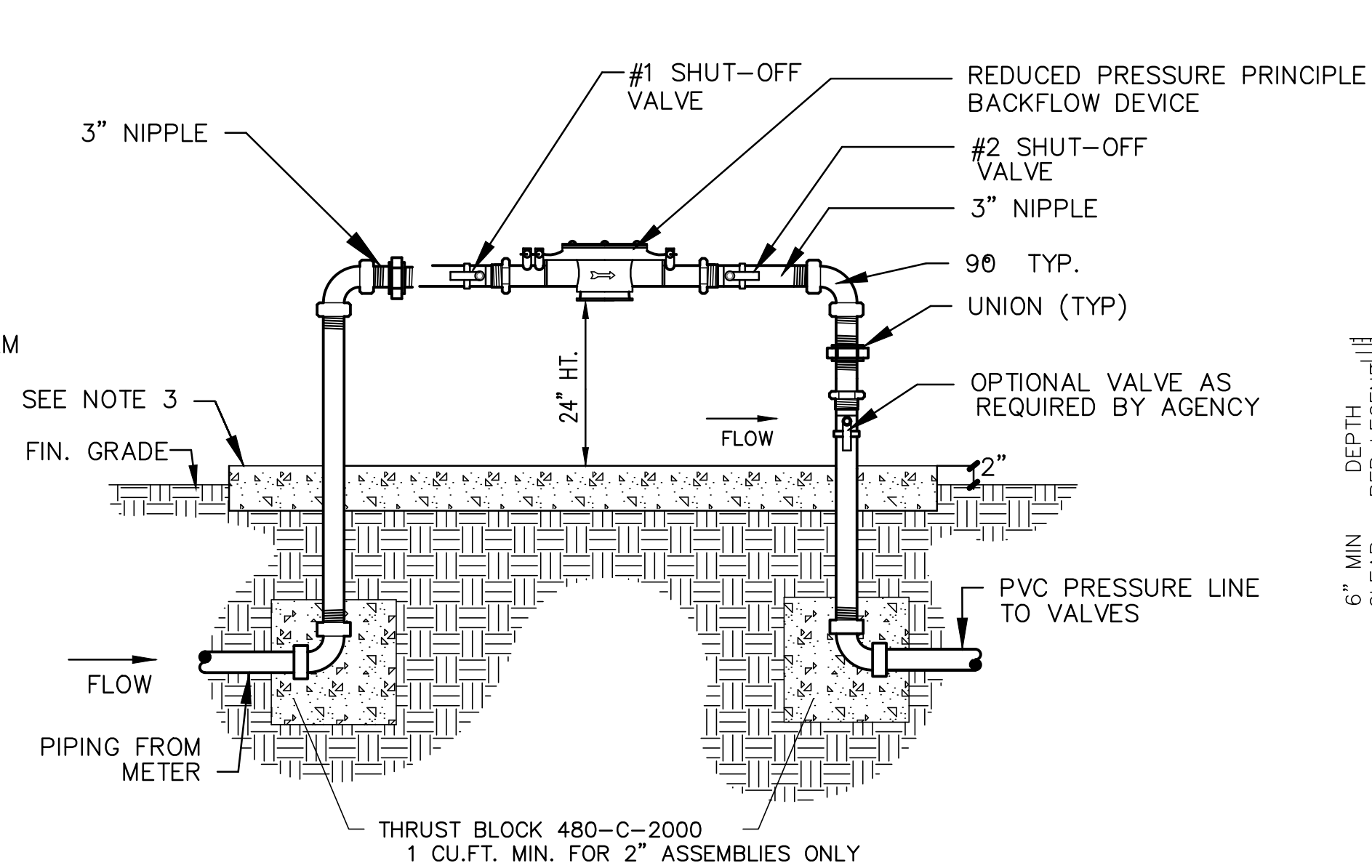
- NOTE:
- SEE MANUFACTURER'S MANUAL FOR MOUNTING INSTRUCTIONS AND LAYOUT.
 - ALL WIRING TO BE INSTALLED AS PER LOCAL CODE.
 - ALL CONTROL WIRES SHALL BE LABELED TO MATCH VALVE AND CONTROLLER SEQUENCE NUMBER.
 - SIZE CONTROL WIRE SWEEPS TO ACCOMMODATE ALL CONTROL AND SPARE WIRES.
 - ALL DIRECT BURIAL WIRE SHALL BE 600V, UF, UL, APPROVED, 14 GAUGE MIN. PILOT WIRE, 12 GAUGE MIN. FOR COMMON GROUND RETURN WIRE

A WALL MOUNT CONTROLLER

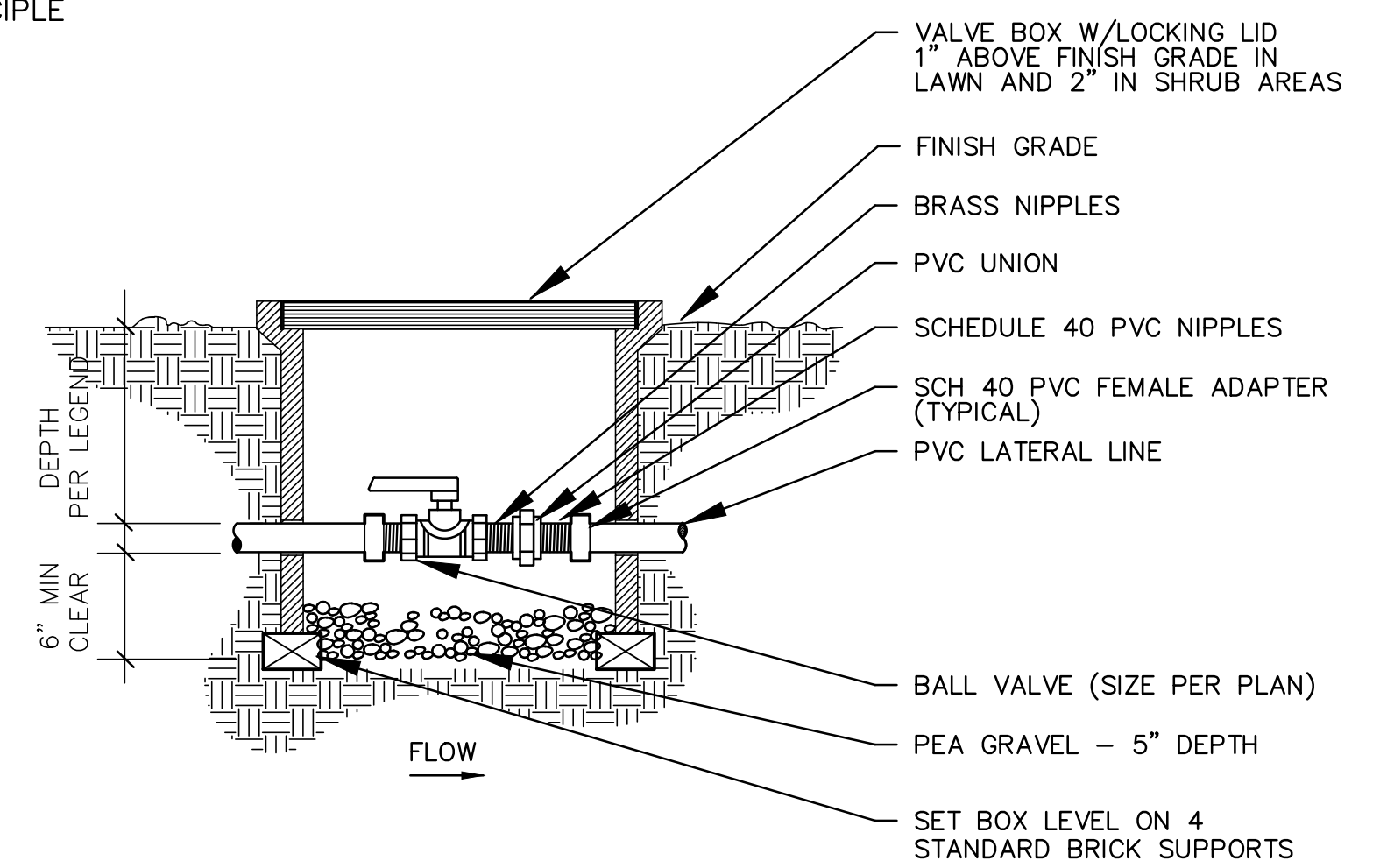


NOTE:
ALL MULCH SHALL HAVE A CLEARANCE FROM TRUNKS OF 1 TO 2 INCHES (TYP)

D TREE PLANTING AND STAKING
SCALE: N.T.S.



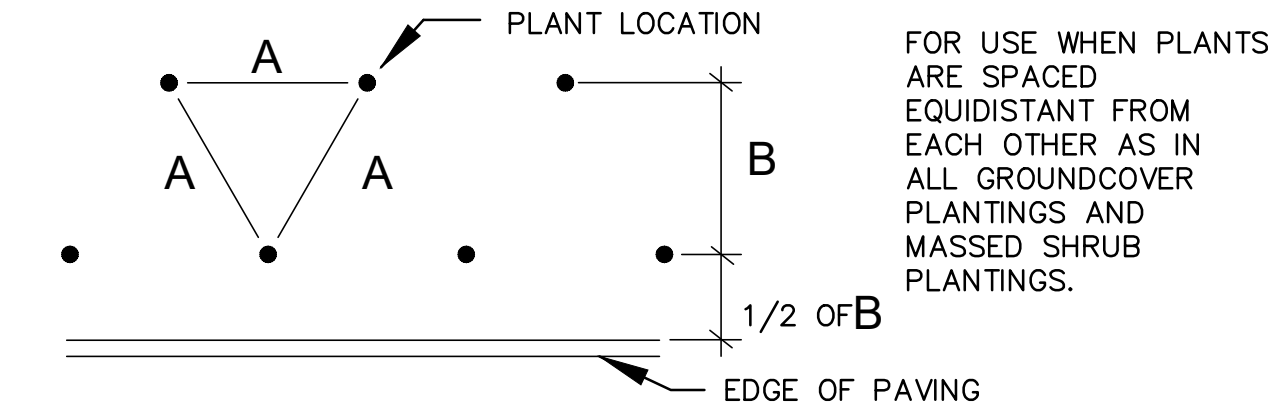
B BACKFLOW PREVENTER ASSEMBLY PER SWA #15-A



C BALL VALVE
SCALE: N.T.S.

SPACING 'A'	SPACING 'B'	PLANTS/SQ. FT.
6" O.C.	5.20"	4.60
8" O.C.	6.93"	2.60
9" O.C.	7.79"	1.78
10" O.C.	8.66"	1.66
12" O.C.	10.40"	1.15
15" O.C.	13.00"	0.738
18" O.C.	15.60"	0.512
24" O.C.	20.80"	0.290
30" O.C.	26.00"	0.185
36" O.C.	30.00"	0.116

SEE PLANT LEGEND FOR MAXIMUM TRIANGULAR SPACING "A". THE CHART IS TO BE USED TO DETERMINE THE NUMBER OF GROUND COVER PLANTS REQUIRED IN A GIVEN AREA.

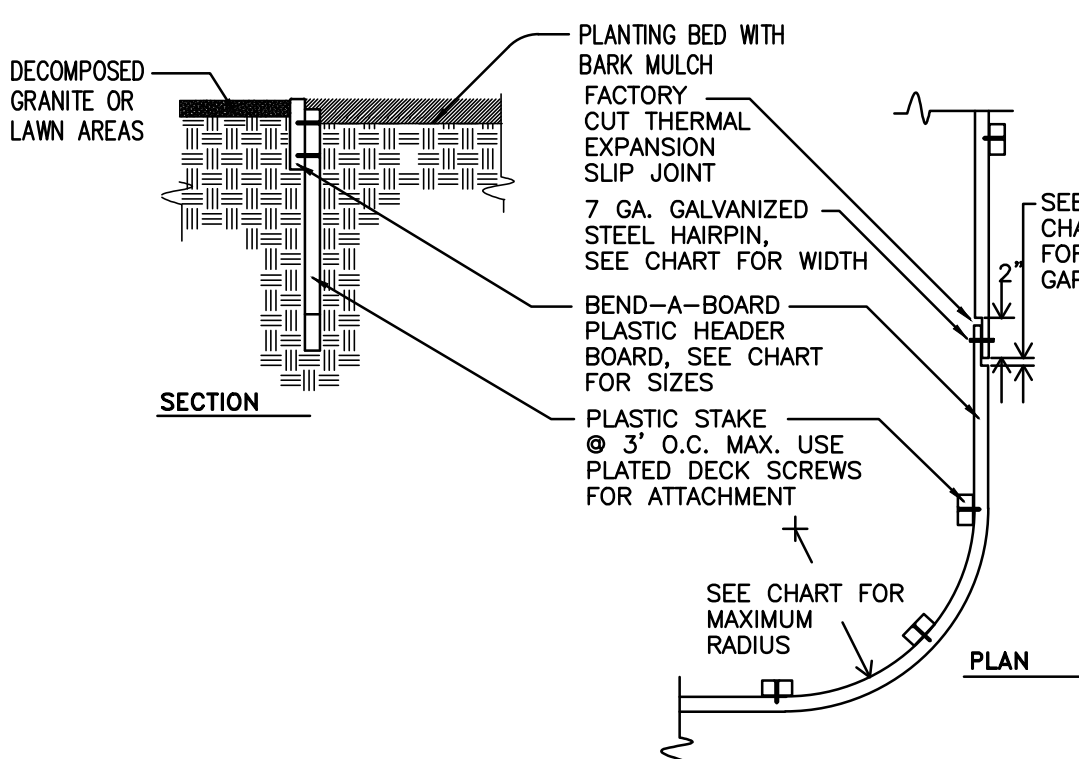


F SHRUB/GROUNDCOVER SPACING
SCALE: N.T.S.

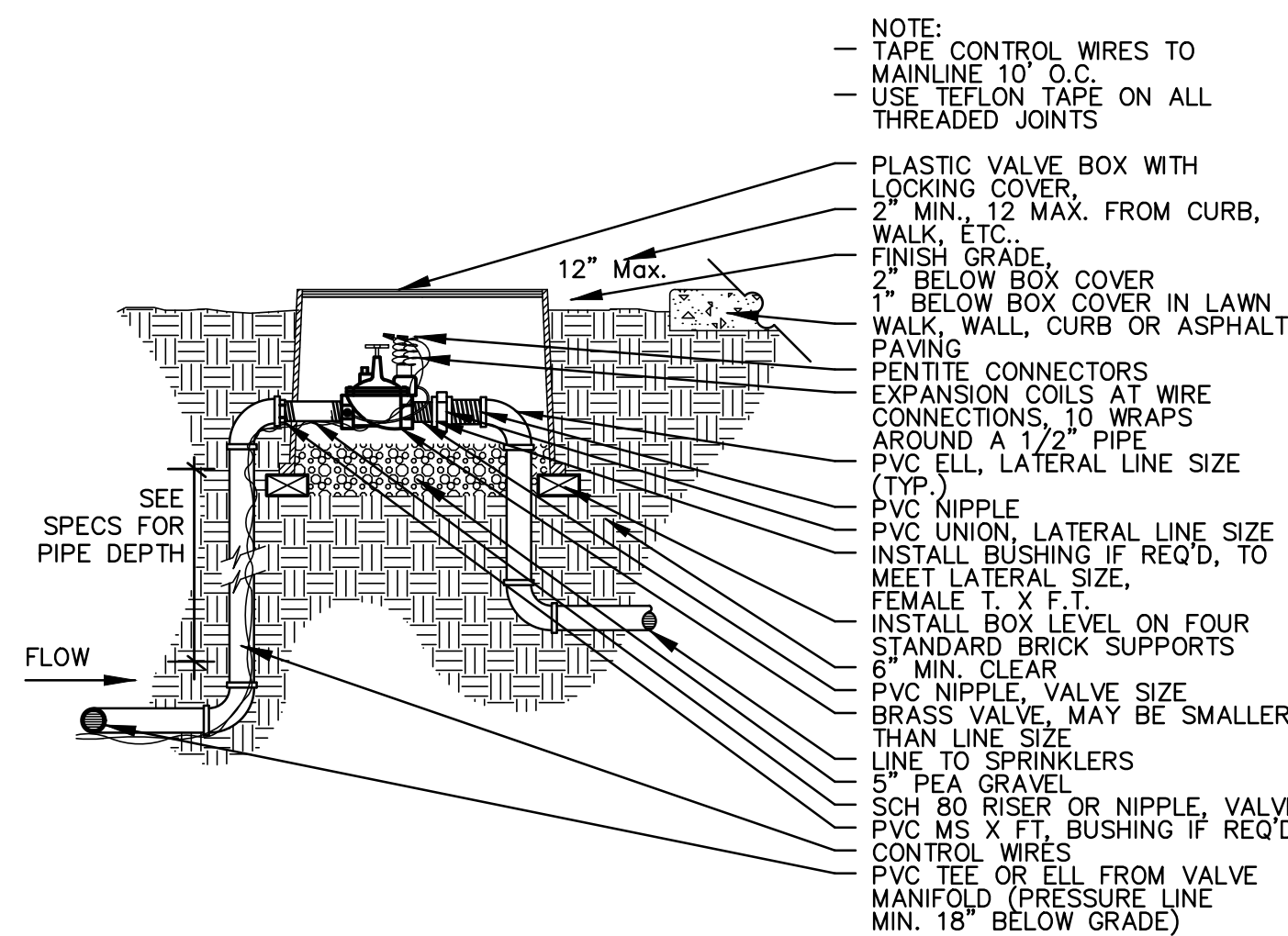
BEND-A-BOARD CHART

HDR. SIZE	ACTUAL DIMENSIONS	MAXIMUM RADIUS POSSIBLE	MAXIMUM CROWN POSSIBLE	RECOMMENDED GAP AT SLIP JOINT
1x4	3 1/2" x 3/4" x 20'	24"	19" / 20'	1/4" - 1/2"
2x4	3 1/2" x 1 1/2" x 20'	36"	16" / 20'	1/2" - 3/4"
1x6	5 1/2" x 3/4" x 20'	24"	9" / 20'	3/4" ID x 13"
2x6	5 1/2" x 1 1/2" x 16'	36"	N/A	3/4" - 1"

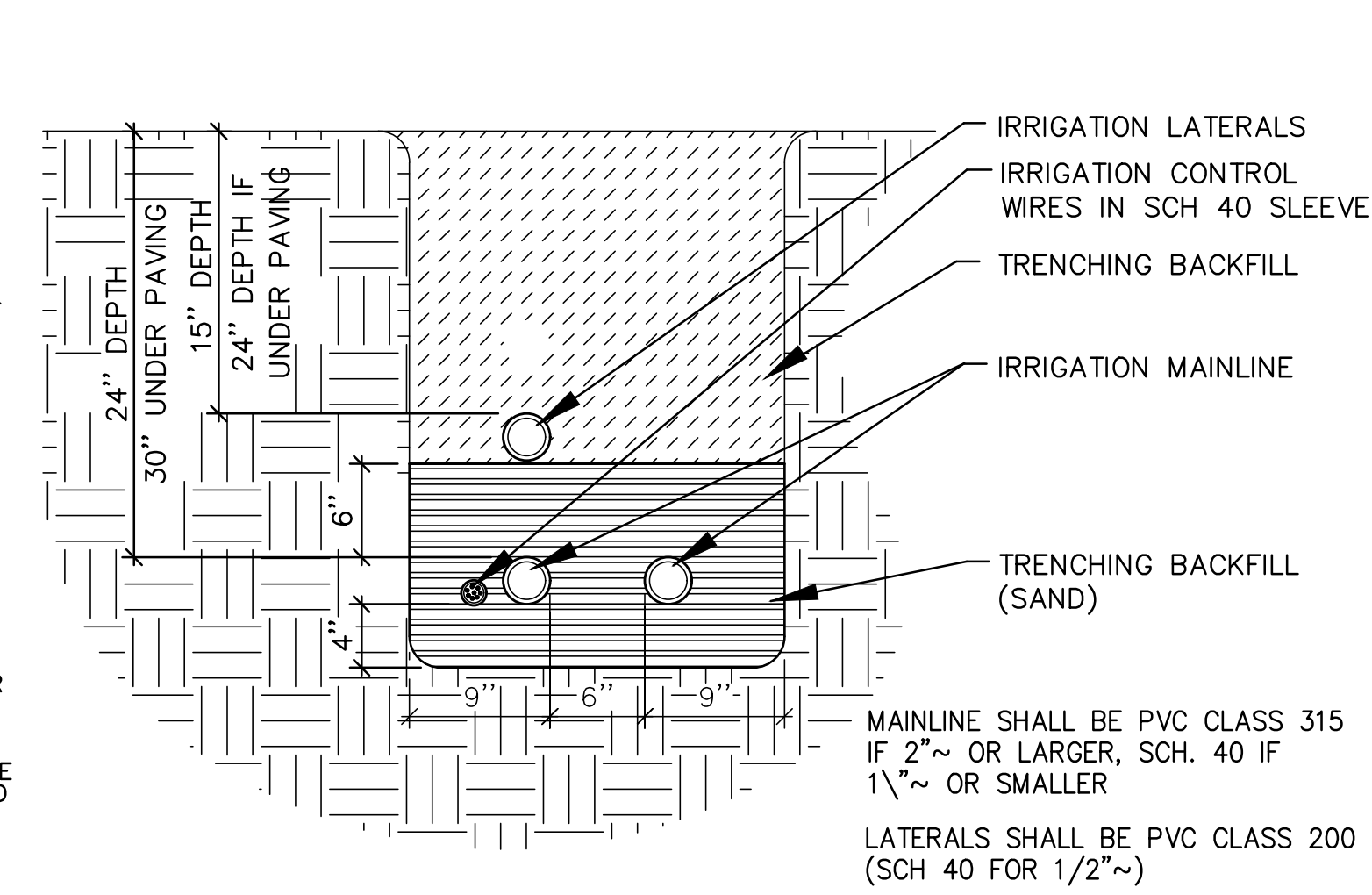
MANUFACTURED BY: EPIC PLASTICS, 1880 GARDEN TRACT RD., RICHMOND, CA PH # (510) 235-9339 - www.epicplastics.com



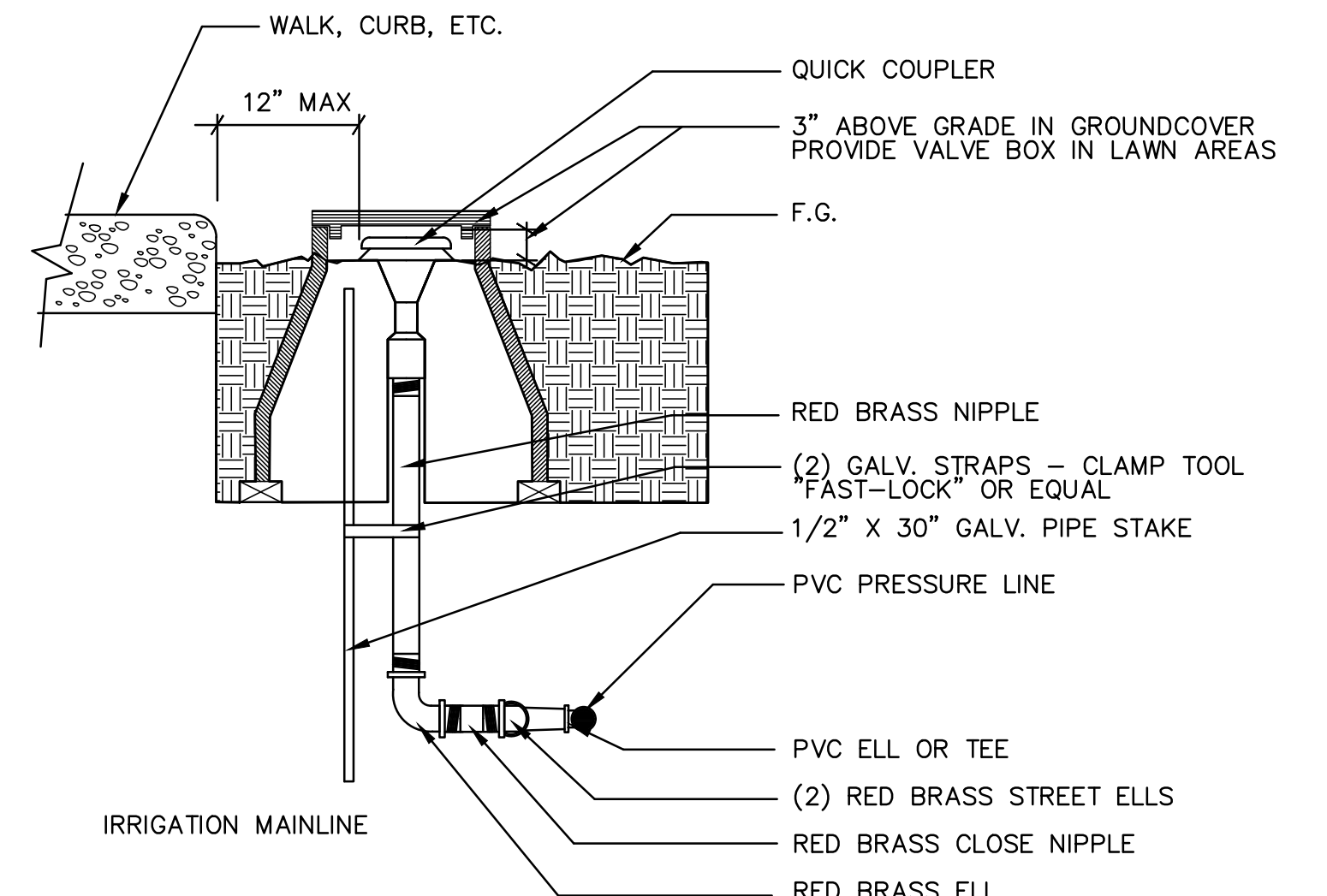
G BEND-A-BOARD EDGING



H REMOTE CONTROL VALVE
SCALE: N.T.S.



I TRENCHING IRRIGATION PIPING



J QUICK COUPLER

IRRIGATION SPECIFICATIONS:

General:

- All of the provisions of the general conditions and the special conditions of the specifications shall apply with the same force and effects as though written in full herein.
- All irrigation materials and procedures shall conform to City of Santee Specifications and Landscape Regulations.

Scope:

- Where possible, existing irrigation systems are to be repaired or retrofitted. This includes mainline, valves, laterals, heads, wiring, etc. All new irrigation components to be compatible with existing equipment - i.e., matched precipitation rates, and not exceeding carrying capacity of pipes or valves..
- The work included in these specifications shall consist of the furnishing of all labor, tools, materials, permits, appliances, taxes, and all other costs necessary for the installation of a sprinkler irrigation system in an acceptable operational condition as herein specified and shown on accompanying drawings.
- The irrigation contractor shall be responsible for full coverage of sprinkler system and shall add such heads if necessary to accomplish full coverage.

Materials:

- Automatic Valves :**
 - All automatic control valves shall be of the type and size as designated on the irrigation plans. Refer to manufacturer for correct operation and maintenance.
- Automatic Controllers :**
 - All automatic controllers shall be of the type and size as designated on the irrigation plans. Refer to manufacturer for correct operation and maintenance.
- Valve Boxes:**
 - All automatic control valves, gate valves, pressure reducing valves, and quick coupling valves shall be installed in suitable valve boxes as shown in irrigation details. All boxes shall be Ametek or approved equal and shall be marked "G.V." or "R.C.V." with station numbers for control valves painted in white (2" HT.) on valve cover by the contractor.
- Control Wiring:**
 - Connection between the automatic controllers and the automatic control valves shall be made with direct burial wire AWG-UF 600 volt. Use black for pilot wire and white for the common wire. Install in accordance with manufacturer's specifications and wire chart. In no case shall wire size be less than no. 14.
 - Wiring shall occupy the same trench and shall be installed along the same route as pressure main-line.
 - Where more than one (1) wire placed in a trench, the wiring shall be taped together at intervals of ten (10) feet.
 - All splices shall be made with Scotch-Lok no. 3577 connector sealing pack, Pen-tite wire connector, or approved equal.

Installation:

- Main-line in the system shall be capped and pressure tested in the presence of the Landscape Architect or the owner at 150 p.s.i. for a period of four (4) hours. Any leaks found shall be corrected by removing the leaking pipe or fitting and installing new materials in it's place.
- Backfill materials shall be approved soil. Unsuitable materials including clods and rocks over one (1) inch in size shall be removed from the premises and disposed of legally at no cost to the owner.
- Depth of the trenches shall be sufficient to provide a minimum cover above the top of the pipe as follows:
 12" over PVC non-pressure lateral lines
 18" over PVC pressure main-lines
 24" over PVC sleeve under paving
- Sprinkler lines shall be tested in place before backfilling for a period of not less than one (1) hour, and shall show no leakage of pressure. During the test period minimum test pressure at the highest point of the section being tested shall be 100 p.s.i.
- The contractor to notify owner/landscape architect of significant discrepancies between plans and existing field conditions. Irrigation overspray on walls, walks, and driveways will not be permitted. Contractor to verify existing static pressure at point of connection.
- When the irrigation system is completed, the contractor shall perform a coverage test in the presence of the Landscape Architect. If the coverage is incomplete and inadequate, the contractor shall be responsible to ensure complete coverage per architect's recommendations.

Guarantee:

- The entire irrigation system shall be guaranteed by the contractor to give complete and satisfactory service as to materials and workmanship for a period of one (1) year from the date of the final acceptance of the work by the owner or the Landscape Architect.
- Should any trouble develops within the specified guarantee period, in the opinion of the owner, is done to inferior materials and workmanship, the trouble shall be corrected, without delay, by the contractor to the satisfaction of and at no expense to the owner.

Site Observations:

- The Landscape Contractor shall request site observations no less than forty-eight (48) hours in advance of the time of required visit.

Required Site Observations:

- IRRIGATION COVERAGE / PRESSURE TESTS
- PLANT MATERIAL INSPECTION / SPOTTING

PLANTING SPECIFICATIONS:

General:

- All of the provisions of the general conditions and the special conditions of the specifications shall apply with the same force and effects as though written in full herein.

Materials:

- Plant materials shall be symmetrical, typical for the variety and species, sound healthy, vigorous, free from plant disease and pests.
- Plant materials shall be symmetrical, typical for the variety and species, sound healthy, vigorous, free from plant disease and shall have healthy normal root systems. Plant materials shall not be pruned prior to delivery, nor be topped off.
- Plant materials not approved are to be removed from the site immediately and replaced with suitable plants. The Landscape Architect and or the owner reserves the right to reject the entire lots of plants represented by defective samples.
- Substitutions for the indicated plant materials will be permitted, provided the substituted materials are approved in advance by the Landscape Architect and or the owner, and the substitutions are made at no additional cost to the owner. Except for the variations so authorized, all substitute plant materials shall conform to the requirements of those indicated or specified.

Ground Preparation and Finish Grading:

- Existing conditions or features, the contractor shall check or locate existing structures, electrical cables or conduits, utility lines, and other existing features or conditions above or below the ground level that might be damaged as a result of his operation. The contractor shall be responsible for repair or replacement at no cost to the owner, or features of conditions damaged through failure to comply with the the above procedures.
- Topsoil if required, shall be imported fertile, friable loam, free from rocks, sticks, obnoxious weeds, roots, or seeds, toxic amounts of either acid or alkaline chemicals or other foreign materials.
- All planting areas finish grades shall be one (1) inch below finish grade of adjacent paved surfaces unless otherwise noted on drawings.

Soil Preparation for Planting Areas:

- Weeding:** The site is to be watered for fifteen (15) days prior to herbicide applications. "Round-Up" herbicide or approved equal to be sprayed on weeds only per manufacturer's directions. Two (2) applications will be required. Planting to commence twelve (12) days after last application.
- Non slope areas - less than 4:1 slope gradient. All planting areas shall be scarified (rip or rototilled) to a depth of six (6) inches below grade with the spacing of the ripper teeth no greater than twelve (12) inches on center prior to placing conditioners and fertilizers. All rocks and debris larger than two (2) inches in diameter shall be removed from the site.
- Slope areas - greater than 4:1 slope gradient. The landscape contractor shall remove all existing vegetation, trash, clippings, and other debris from the site and dispose of it at an approved disposal site. Additionally the contractor shall rake and fine grade all areas to be planted prior to the commencement of planting operations. The contractor shall then apply six (6) pounds for 16-7-12 plus iron fertilizer to all planting areas and rake into the top two (2) inches of soil.

Planting Trees, Shrubs, and Vines:

- Position plants in plant locations indicated on the drawings and secure approval before excavating the pit holes, making necessary adjustments as indicated.
- All pits for plants shall be dug square with bottom level, the length of sides equal to two (2x) times the diameter of the plants and the pit bottom shall be six (6) inches below the ball. Pits shall be backfilled with "prepared backfill soil" to the bottom of the tree ball and the balance of the pit filled with "prepared backfill" thoroughly by water application.
- If unsuitable soil is encountered in excavation, such soil or materials shall be removed and sufficient approved soil for installing plant materials shall be provided.
- Backfill mix as follows for Bidding purposes - to be revised per Soils Report. Prepared soil mix for backfill in pits for trees, shrubs, and vines shall consist of the following amounts per ten (10) cu. yard.
 - 7 cu. yard of native on site soil.
 - 3 cu. yard of nitrogen stabilized wood shavings.
 - 17 lbs. Gro-Power plus soil conditioner fertilizer per cu. yard mix.
 - Other amendments per soil analysis results.

Note: Prior to planting installation, Contractor shall provide a Soils Report for this project for Agricultural Suitability. Soils report shall specify what soil amendments to be provided based on this Soil Management Report.

- If a sandy soil is not present in the bottom of the planting hole, several weep holes shall be augured in the bottom of the pit to a depth of 48" and filled with sand.
- Set the plants in center of the pits, in a vertical position so that crown of plants will be level with the finish grade.
- Basins: All plants shall be set in a watering basin which shall be 4'-0" in diameter for trees over 6'-0" tall, and 2'-0" in diameter for trees and shrubs less than 6'-0" tall. This basin shall be 3 to 4 inches deep. The bottom of the basin shall be at surrounding finish grade.
- All vines shall be removed from the stakes, untied, and securely fastened in an approved manner to the wall, fences, or other surface next to which they are planted.
- Plant Tablets - Plant Tablets shall be Agriform 21 gram.

Provide the following rates:

- 1 gallon container plant materials - 1 tablet
- 5 gallon container plant materials - 2 tablets
- 15 gallon container plant materials - 3 tablets
- 24" box container plant materials - 5 tablets

Planting Ground Covers:

- Pits for flats sized plants to be at least 6"x 6"x 6". Ground cover areas shall be moistened prior to planting. No flat plants shall be planted in dry soil.
- Set plants in center of pits so that crown of plants will be level with the finish grade after settled of soil, then backfill and water.
- Flatted plants shall be well rooted with runners at least 4" long but not more than 6" in length.

Sodded turf:

- Cultivate all turf areas to a depth of six (6) inches. Rocks and debris larger than one (1) inch in diameter which are brought to the surface by cultivation shall be removed from the site.
- Areas to be planted in turf shall be finished to smooth to present a neat and uniform grade prior to installation of sod. The turf areas shall be inspected by the Landscape Architect or the owner to determine the suitability for planting prior to sodding.
- All sodded areas shall be thoroughly watered. Turf areas to be kept continuously moist by watering as often as required.
- All sodded areas shall be rolled with a 200 lbs. roller. All depressions in the finish grade of sod areas shall be filled to conform to adjacent grade.
- Any turf areas that do not show prompt catch of turf shall be re-sodded at ten (10) day intervals until an acceptable stand of turf is re assured.

Tree Staking:

- Stake all new trees per tree staking detail. in the prepared hole and stake 18" into solid ground. Plant the tree as close to the stake as possible without growing the roots. Fasten the trees to the upper end of the stake in at least three (3) places using "cinch ties".
- All trees planted in the turf area shall have "Tree Boots", "Arbor Guard", or equal.

Guarantees and Replacements:

- All shrubs, vines, and ground covers shall be guaranteed by the contractor as to growth and health for a period of ninety (90) days after completion of the specified maintenance period, and or final acceptance by the Landscape Architect or the owner.
- All trees shall be guaranteed by the contractor as to growth and health a period of one (1) year after completion of the specified maintenance period, and or final acceptance by the Landscape Architect or the owner.

Maintenance:

- Maintenance period shall be 30 days after completion of installation and acceptance by the Landscape Architect or the owner. At the end of the 30 days period all areas not accepted by the Landscape Architect, or the owner shall be removed and replaced by the contractor at his own expense.
- Maintain all ground cover areas by watering, weeding, cultivating, replanting, and other necessary operations, keep them free from weeds. Fertilize prior to completion of 30 days maintenance period with Gro-Power plus soil conditioner fertilizer at the rate of 25 lbs. per 1,000 sq. ft.

Hutter Designs, Inc.
 Landscape Architects
 2725 Collier Avenue
 San Diego, Ca 92116
 T: (619) 337-4044



CONSTRUCTION RECORD		REFERENCES	DATE	BY	REVISIONS	ACPTD	LEGAL DESCRIPTION	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
CONTRACTOR		T.M. NO. 2020-01					A PORTION OF TRACT "B" OF GODBOLD SUBDIVISION	HORIZ: 1"=20'-0"	SHH	SHH	HDI		IRRIGATION + PLANTING SPECIFICATIONS FOR:			
INSPECTOR							COUNTY OF SAN DIEGO, STATE OF CALIFORNIA	VERT: N/A	PLANS PREPARED UNDER THE SUPERVISION OF			BY	SLOPE STREET SUBDIVISION		G-XXX	2023-XX
DATE COMPLETED							ACCORDING TO MAP THEREOF NO. 2303.		RCE NO. -	DATE	PROJECT PLANNER		SLOPE STREET SUBDIVISION	(T.M. NO. 2020-01)		SHEET 5 OF 5
							A.P.N. 384-232-03		EXPRES -							