

# 8504 FANITA DRIVE

## CITY OF SANTEE

### TENTATIVE MAP TM2021-02

#### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1**  
THE SOUTH 171.50 FEET OF THE EAST 310.20 FEET OF LOT 9 IN BLOCK "D" OF FANITA RANCHO, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 688, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, OCTOBER 22, 1891, EXCEPTING THEREFROM THE WEST 120.00 FEET OF THE SOUTH 161.50 FEET OF SAID LAND, ALSO EXCEPTING THE SOUTH 161.50 FEET OF THE EAST 10.00 OF SAID LAND.

**PARCEL 2**  
AN EASEMENT FOR INGRESS AND EGRESS AND FOR PUBLIC AND PRIVATE UTILITY PURPOSES OVER, UNDER AND ALONG AND ACROSS THAT PORTION OF THE NORTHERLY 40.00 FEET OF THE SOUTHERLY 211.50 FEET OF SAID LOT 9, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:  
BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 9, DISTANT THEREON SOUTH 89°49'30" WEST, 310.56 FEET FROM THE SOUTHEASTERLY CORNER THEREOF; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 8, NORTH 00°01'40" EAST, TO THE INTERSECTION WITH THE NORTHERLY LINE OF SAID SOUTHERLY 211.50 FEET.

#### ASSESSOR'S PARCEL NUMBER

386-690-38-00

#### OWNER/APPLICANT

TA DEVELOPMENT, LLC  
7710 BALBOA AVENUE, SUITE 210C  
SAN DIEGO, CA 92111

BY: *Taha* DATE: AUGUST 18, 2022

#### FIRE PROTECTION

CITY OF SANTEE

#### SEWAGE DISPOSAL

PADRE DAM MUNICIPAL WATER DISTRICT

#### WATER SUPPLY

PADRE DAM MUNICIPAL WATER DISTRICT

#### SCHOOL DISTRICT

SANTEE SCHOOL DISTRICT & GROSSMONT UNION HIGH SCHOOL DISTRICT

#### POWER

SAN DIEGO GAS & ELECTRIC

#### TELEPHONE

COX COMMUNICATION

#### EXISTING & PROPOSED USE:

MEDIUM DENSITY RESIDENTIAL

#### EXISTING & PROPOSED ZONING:

R7

#### GROSS SITE AREA: 29,964 SF = 0.69 ACRES

NET RESIDENTIAL	16,700 SF
LOT A - PRIVATE EASEMENT	8,599 SF
LOT B - OPEN SPACE	1,205 SF
LOT C - PARKING	768 SF
LOT D - EXISTING PRIVATE EASEMENT	2,692 SF

#### TOTAL NUMBER OF LOTS: 12

LOT NO.	DESCRIPTION
1 - 8	DETACHED RESIDENTIAL
A	PRIVATE ROAD & DRAINAGE
B	OPEN SPACE
C	PARKING
D	EXISTING PRIVATE EASEMENT

#### EARTHWORK QUANTITY

CUT	550 CU. YD.
FILL	600 CU. YD.

#### SOURCE OF TOPOGRAPHY

AUGUST, 2021, ALTA LAND SURVEYING

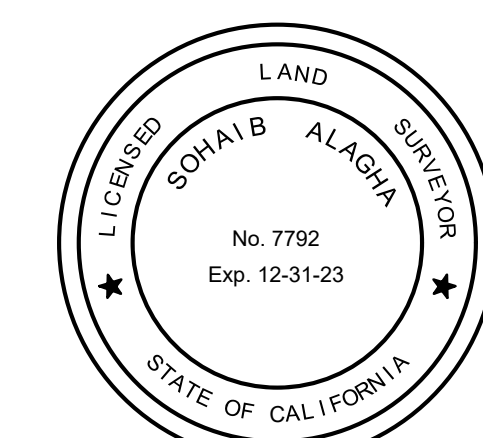
#### SITE ADDRESS.

8504 FANITA DRIVE, SANTEE, CA 92071

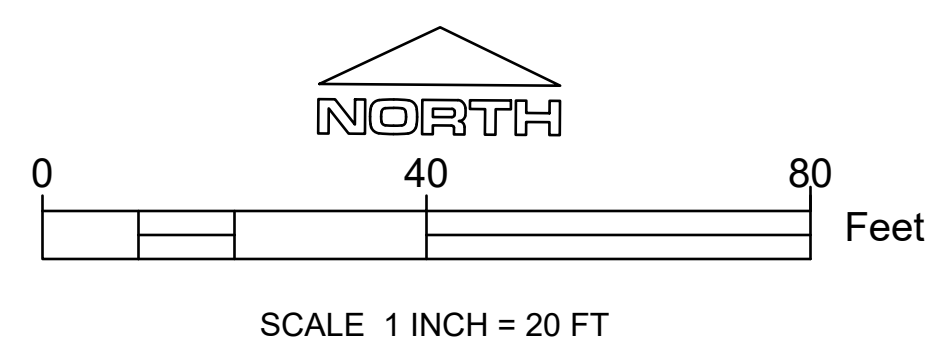
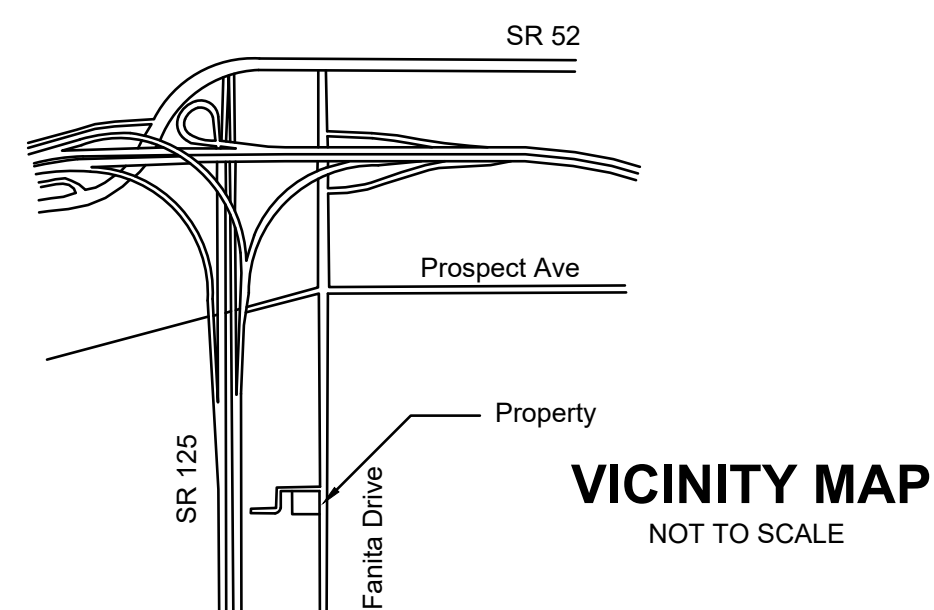


3111 CAMINO DEL RIO NORTH  
SUITE 421  
SAN DIEGO, CA 92108  
TEL. (619) 528-2240

*Signature*



AUGUST 18, 2022  
SOHAIB ALAGHA DATE

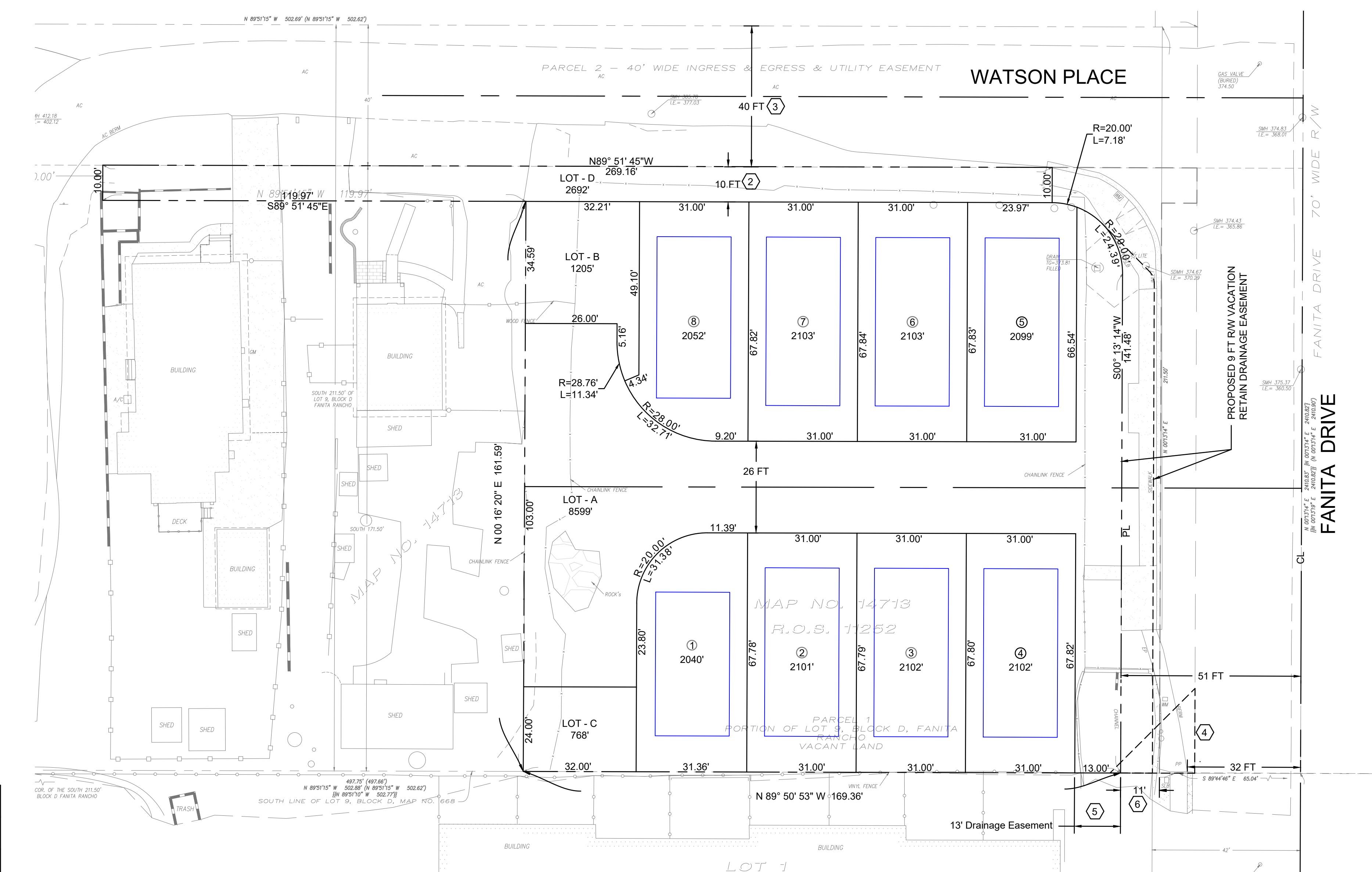


#### ZONING & LAND USE REQUIREMENTS

	REQUIRED	PROPOSED
DENSITY RANGE (DU/GROSS ACRE)	7-14	11.6
MAXIMUM LOT COVERAGE	55%	MAX. 47%
OFF STREET PARKING	2 SPACES/DU	2 SPACES/DU
VISITOR PARKING	2 SPACES	2 SPACES
GREEN BUILDING	TIER 2	TIER 2
FRONT SETBACK	10 FT	10 FT
SIDE SETBACK	5 FT	5 FT
REAR SETBACK	10 FT	10 FT
PRIVATE OPEN SPACE	100 S.F. / UNIT	AVG. 1096 S.F./UNIT
COMMON OPEN SPACE	150 S.F. / UNIT	150.6 S.F. / UNIT

#### LEGENDS

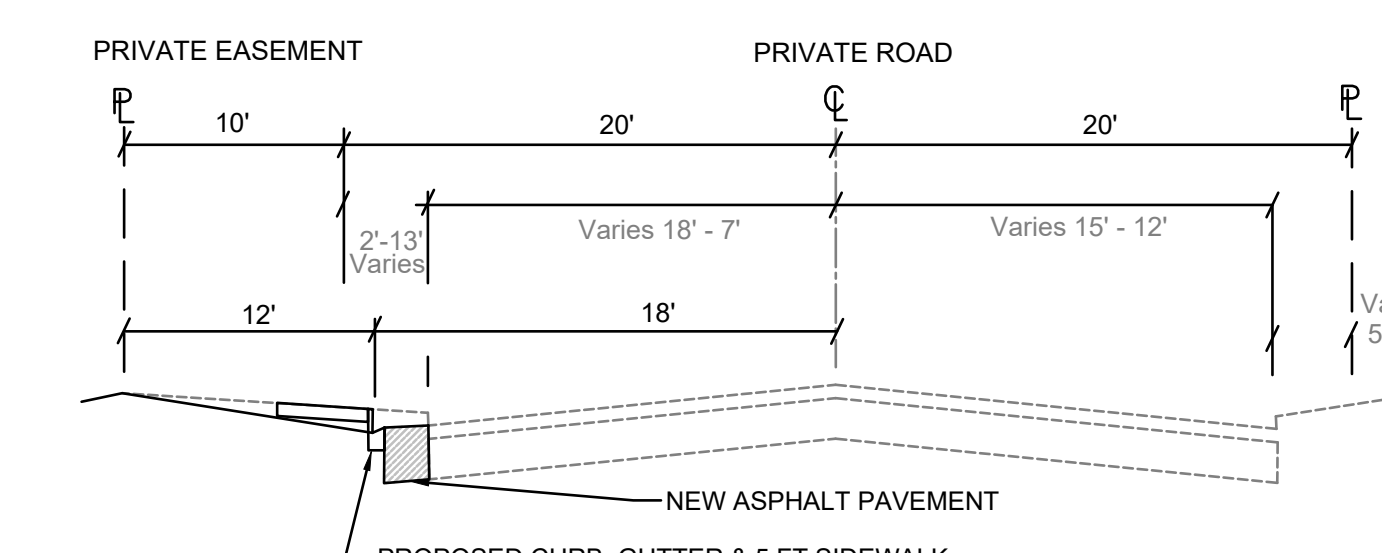
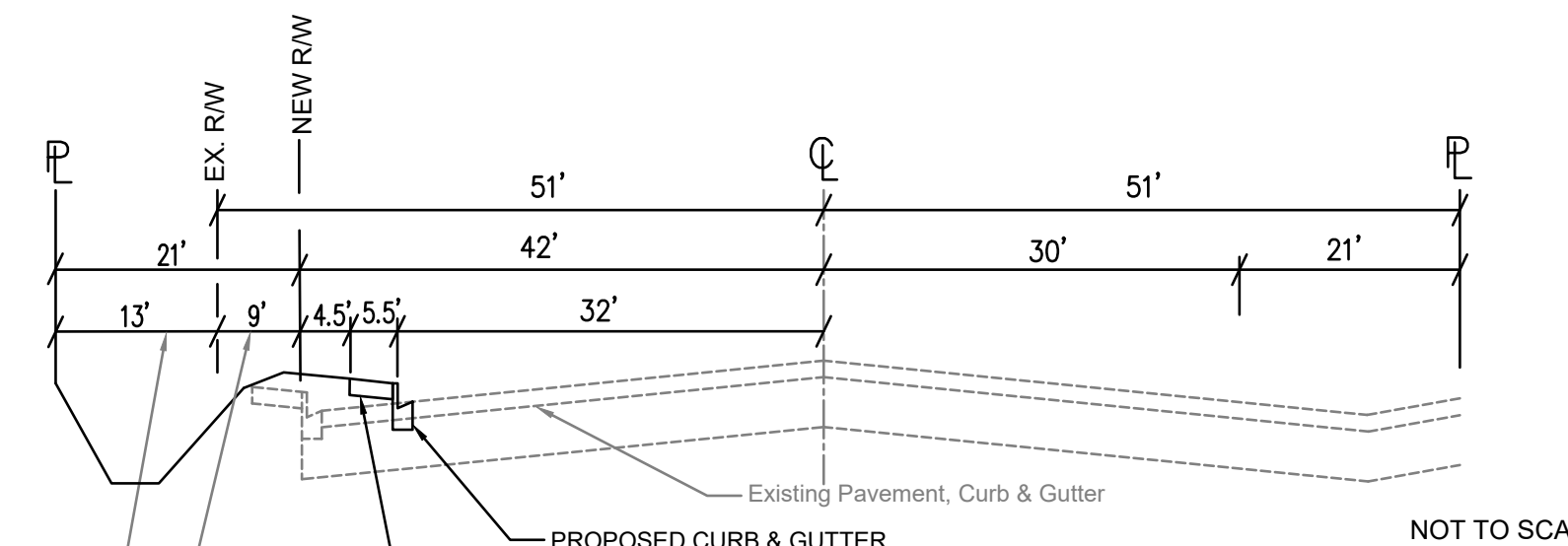
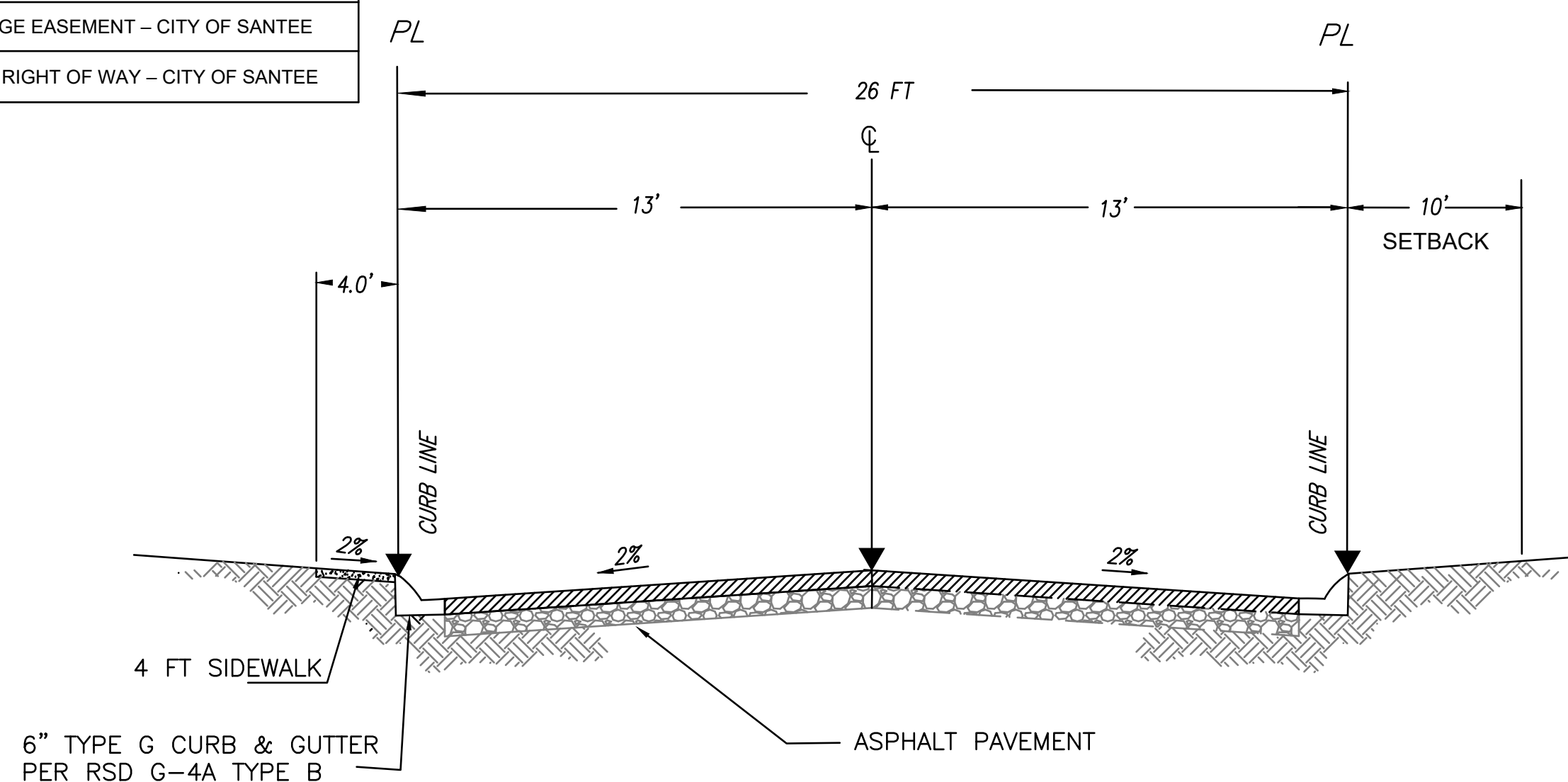
	EXISTING	PROPOSED
PROPERTY LINE	---	---
RIGHT OF WAY	R/W	R/W
CENTER LINE	---	---
FENCE	X	□
SEWER	SS	SS
DRAINAGE	---	---
WATER METER	w	W
OVERHEAD UTILITY	oh	oh
GAS LINE	GAS	GAS
ASPHALT PAVEMENT	N/A	█
CONCRETE PAVEMENT	N/A	█



#### EXISTING EASEMENTS

NUMBER	DOCUMENT	DISPOSITION	DESCRIPTION
1	EAS 1022-56	TO REMAIN	SDG&E EASEMENT
2	EAS 7179-578	TO REMAIN	PRIVATE ROAD EASEMENT
3	EAS 1960-45460	TO REMAIN	PRIVATE EASEMENT
4	EAS 1978-473780	TO REMAIN	FANITA STREET EASEMENT
5	EAS 1985-329027	TO REMAIN	DRAINAGE EASEMENT - CITY OF SANTEE
6	EAS 1985-329028	TO REMAIN	STREET RIGHT OF WAY - CITY OF SANTEE

LOT	PARCEL AREA (SF)	PAD AREA (SF)	COVERAGE
1	2,040	956	46.85%
2	2,101	1,003	47.73%
3	2,102	1,003	47.70%
4	2,102	1,003	47.70%
5	2,099	1,003	47.77%
6	2,103	1,003	47.68%
7	2,103	1,003	47.68%
8	2,052	956	46.58%
A	8,599		PRIVATE EASEMENT
B	1,205		OPEN SPACE
C	768		PARKING
D	2,692		EXISTING PRIVATE EASEMENT



PRIVATE ROAD (B)

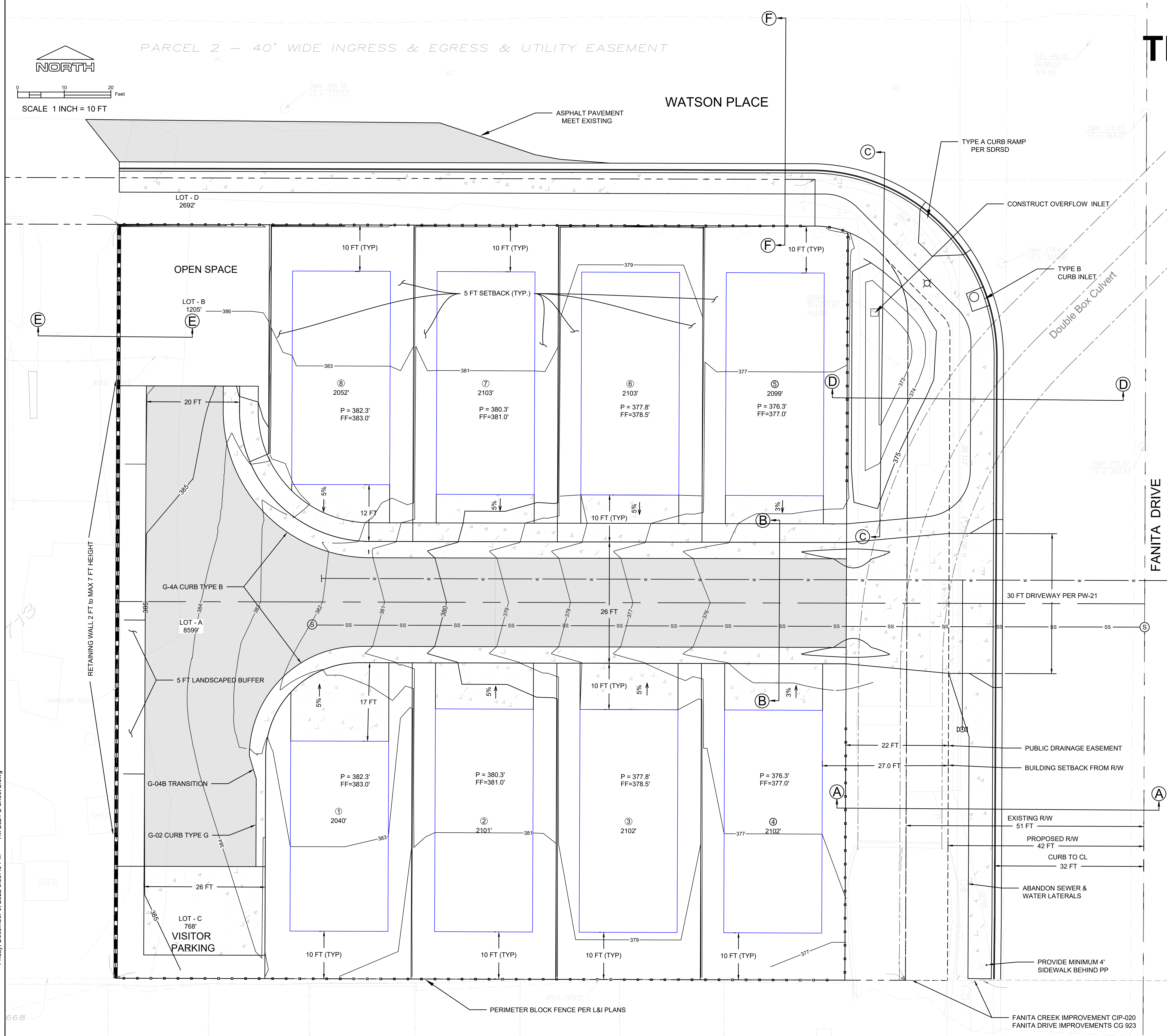
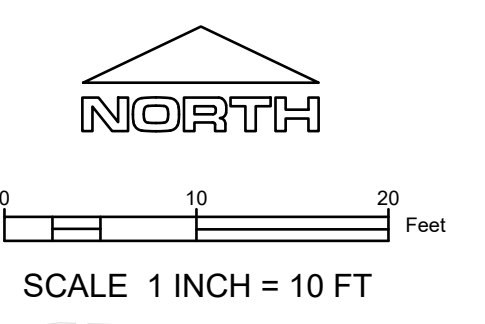
WATSON PLACE (F)

Friday, December 9, 2022 7:01:25 PM TM 2021-2 Sheet 1.dwg



# TENTATIVE MAP TM2021-02

PARCEL 2 - 40' WIDE INGRESS & EGRESS & UTILITY EASEMENT

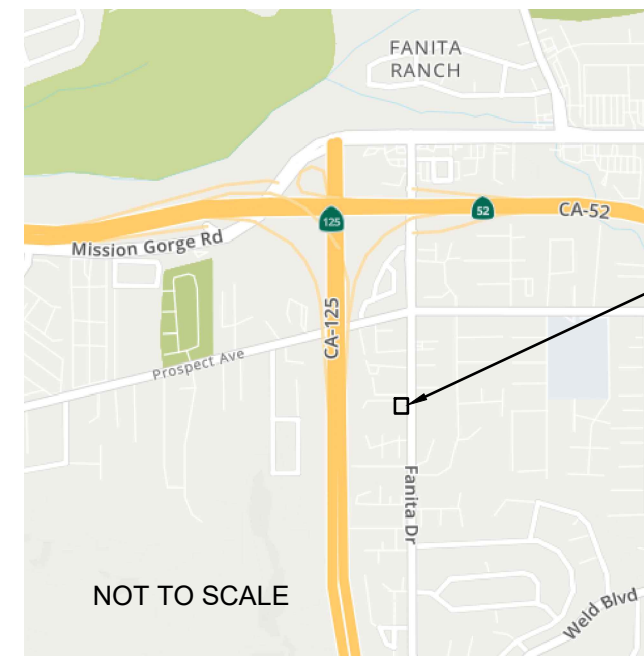


**BASIN-1 / POC-1 / DMA B-2**

AREA REQUIRED	AREA PROVIDED	VOLUME REQUIRED	VOLUME PROVIDED
121 SQ-FT	125 SQ-FT	170 CUBIC-FEET	217 CUBIC-FEET

Friday, December 9, 2022 6:59:48 PM TM 2021-2 Sheet 2.dwg





PROJECT LOCATION



SCALE 1 INCH = 10 FT

# SITE PLAN

## PLANNED RESIDENTIAL DEVELOPMENT

### FANITA DRIVE VILLAS

**ADDRESS**

8504 FANITA DRIVE  
SANTEE, CA 92071

**APN**

386-690-38-00

**OWNER/APPLICANT**

TA DEVELOPMENT, LLC  
7710 BALBOA AVENUE, SUITE 210C  
SAN DIEGO, CA 92111

**BUILDING CODE**

2019 CBC

**OCCUPANCY**

TYPE "R-3"

**ZONE**

R7 / MEDIUM DENSITY RESIDENTIAL

**GOVERNING AGENCIES**

CITY OF SANTEE / PADRE DAM SEWER & WATER

**SCOPE OF WORK**

8 TWO STORY SINGLE FAMILY RESIDENCES WITH ATTACHED GARAGES

**GROSS SITE AREA: 29,964 SF = 0.69 ACRES**

NET RESIDENTIAL	16,470 SF
LOT A - PRIVATE EASEMENT	8,696 SF
LOT B - OPEN SPACE	1,222 SF
LOT C - PARKING	884 SF
LOT D - EXISTING PRIVATE EASEMENT	2,692 SF

**TOTAL NUMBER OF LOTS: 12**

LOT NO.	DESCRIPTION
1 - 8	DETACHED RESIDENTIAL
A	PRIVATE ROAD & DRAINAGE
B	OPEN SPACE
C	PARKING
D	EXISTING PRIVATE EASEMENT

**ZONING & LAND USE REQUIREMENTS**

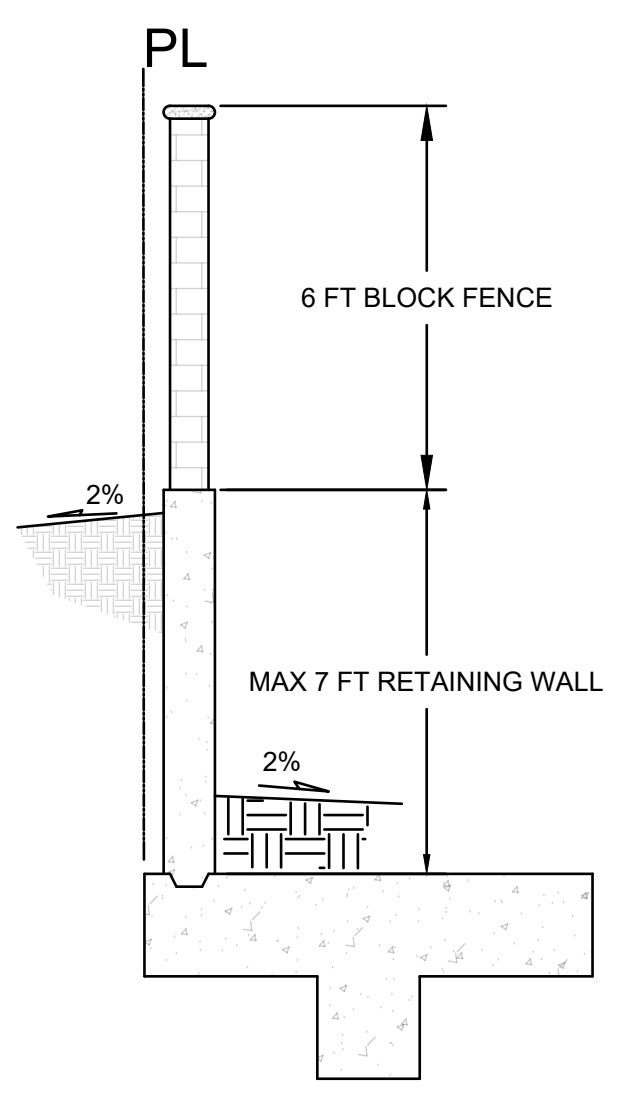
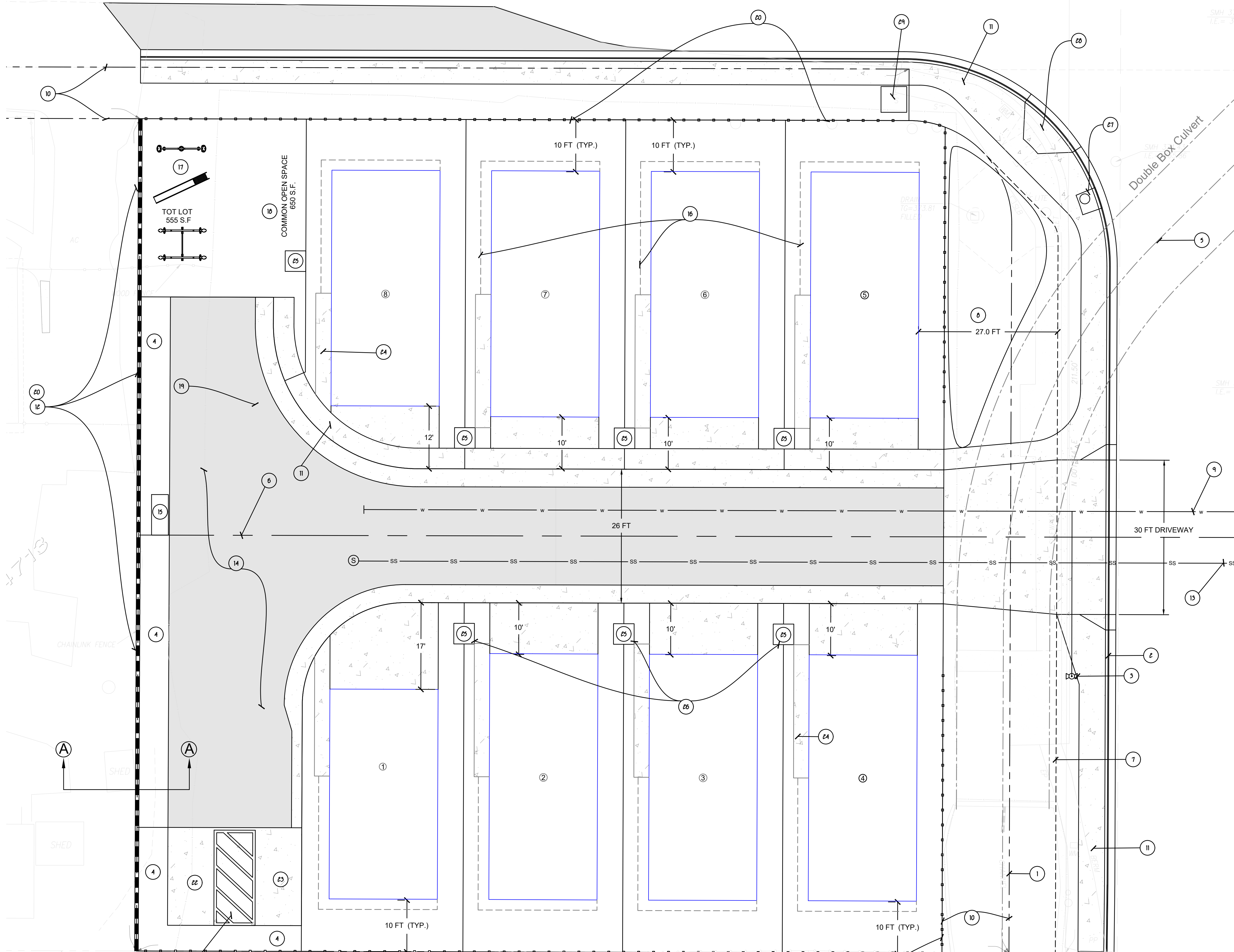
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**LEGENDS**

PROPERTY LINE	---
BLOCK WALL FENCE	□
ASPHALT PAVEMENT	▒
CONCRETE PAVEMENT	░
SEWER	SS
WATER	W

LOT	PARCEL AREA (SF)	PAD AREA (SF)	COVERAGE
1	2,040	956	46.85%
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- KEY NOTES**
- EXISTING PROPERTY LINE
  - NEW CONCRETE DRIVEWAY.
  - PROPOSED FIRE HYDRANT AT BACK OF SIDEWALK
  - 5 FT LANDSCAPED STRIP
  - EXISTING UNDERGROUND BOX CULVERTS
  - DRIVEWAY CENTERLINE
  - PROPOSED R/W LINE
  - FANITA DRIVE SETBACK
  - NEW WATER LINE
  - EXISTING EASEMENT
  - NEW SIDEWALK
  - RETAINING WALL (SEE TM)
  - SEWER LINE
  - ASPHALT PAVEMENT
  - MAIL BOXES
  - 2 FT PROJECTION (TYP.)
  - ENCLOSED 555 S.F. TOT LOT
  - 650 S.F COMMON OPEN SPACE
  - ROLLED CURB TYPE-B
  - DECORATIVE 6 FT BLOCK WALL
  - 8'-0" ACCESSIBLE PARKING STALL
  - 9' WIDE BY 19' LONG PARKING STALL
  - 9' WIDE BY 19' LONG PARKING STALL
  - PAVED WALKWAY (TYP.)
  - STREET TREE (SEE LANDSCAPE PLAN L-1)
  - TREE WELL
  - CURB INLET
  - PEDESTRIAN RAMP
  - 5x5' CONCRETE TRANSFORMER PAD





**ATTACHMENT 1a / 2a DMA/BMP/HMA EXHIBIT  
8504 FANITA DRIVE TENTATIVE MAP**

**PROJECT NOTES**

**CRITICAL COURSE SEDIMENT:**

THE PROJECT SITE HAS NO CRITICAL COURSE SEDIMENT YIELD AREAS TO BE PROTECTED. SEE SWQMP ATTACHMENT 2C FOR MAP.

**GROUNDWATER:**

NO GROUNDWATER WAS ENCOUNTERED PER THE GEOTECHNICAL REPORT. GROUND WATER ESTIMATED TO BE GREATER THAN 20' HYDROLOGIC SOIL GROUP: SOIL TYPE C.

**STRUCTURAL BMPs:**

A SINGLE BIOFILTRATION BF-1 BASIN IS PROPOSED FOR WATER QUALITY TREATMENT & HYDROMODIFICATION.

**SOURCE CONTROL BMPs:**

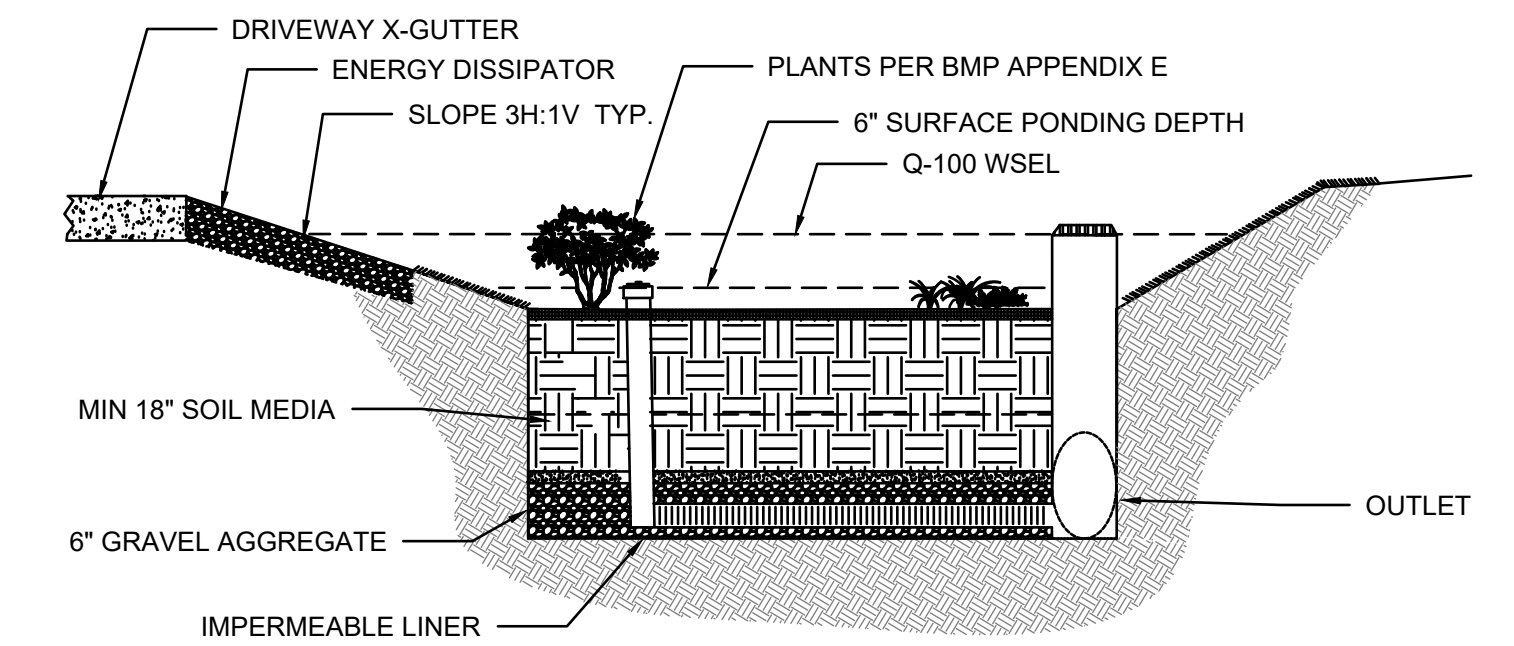
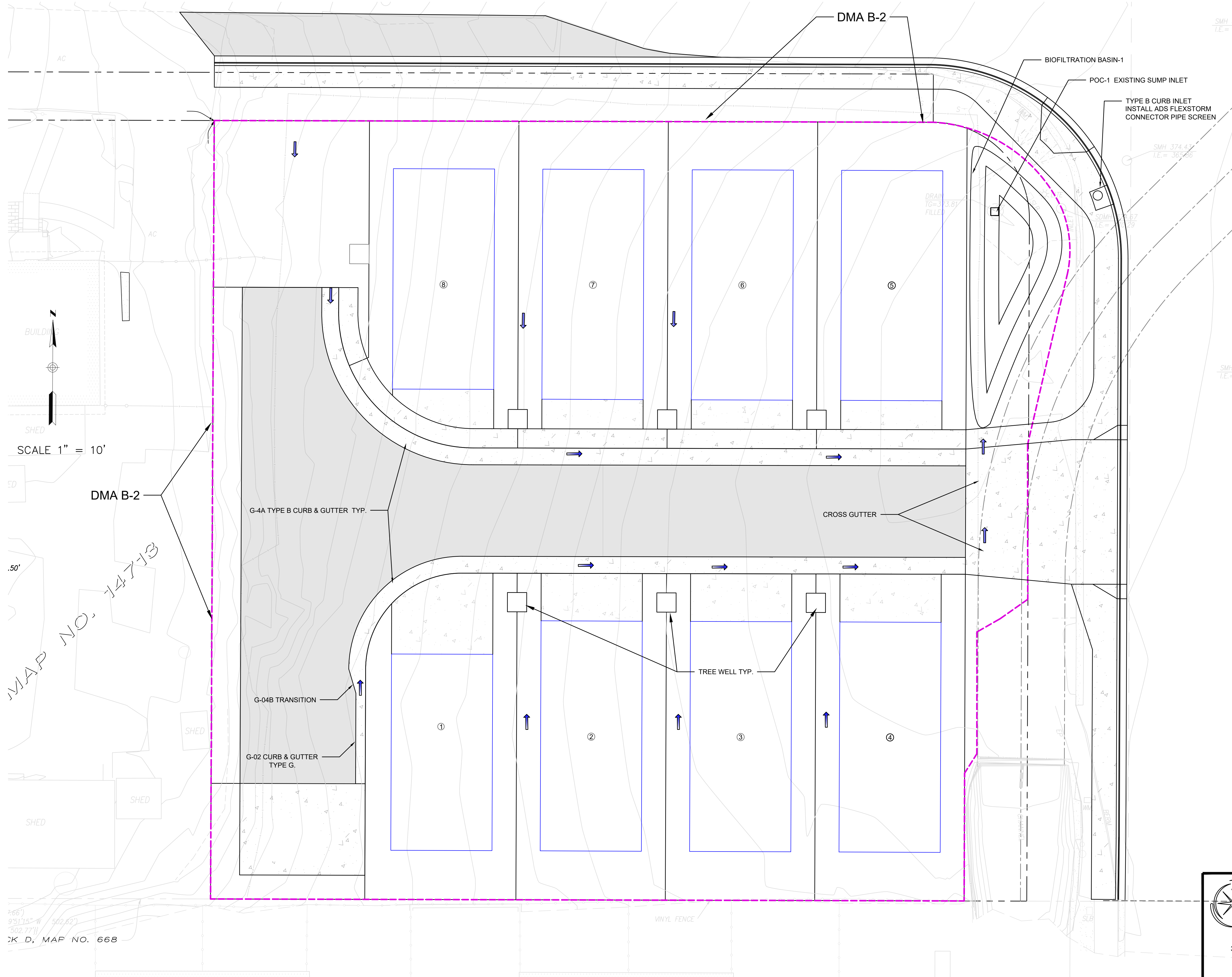
- SC-1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4
  - Smart Irrigation Systems
- SC-2 / SC-6a STORM DRAIN STENCILING OR SIGNAGE
  - Provide stenciling stating "NO DUMPING - DRAINS TO RIVER"
- SC-5 PROTECT TRASH STORAGE AREAS FROM RAINFALL
  - Trash Storage Containers Will Be Required to Have Lids
- SC-6 ON-SITE STORM DRAIN INLETS
  - Maintain Inlets
- SC-6 NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL
  - Provide Integrated Pest Management Information to Owners
- SC-6 LANDSCAPE/OUTDOOR PESTICIDE USE
  - Maintain Landscaping Using Minimum or No Pesticides
- SC-6 PLAZAS, SIDEWALKS AND PARKING LOTS
  - Sweep Streets Regularly

**SITE DESIGN / LID BMPs:**

- SD-3 MINIMIZE IMPERVIOUS AREA
  - Maximize the Amount of Open Space and Landscaping
- SD-4 MINIMIZE SOIL COMPACTION
  - Where Feasible, Use Minimum Compaction
- SD-5 IMPERVIOUS AREA DISPERSION
  - Use Splash Pads at Downspout Discharge Points
- SD-6 RUNOFF COLLECTION
  - Where Possible, Direct Downspout Discharge to Biofiltration Areas
- SD-7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES

**NOTES**

- 1- THE SITE WILL COMPLY WITH FULL TRASH CAPTURE REQUIREMENTS
- 2- USE ADS FLEXSTORM CONNECTOR PIPE SCREEN OR APPROVED EQUAL
- 3- ALL INLET WILL BE LABELED WITH CONCRETE STAMP STATING "NO DUMPING - DRAIN TO RIVER"
- 4- ALL DOWN SPOUTS & HVAC SYSTEMS ARE NOT PERMITTED TO CONNECT TO ANY STORM DRAIN
- 5- ALL STORM DRAIN DISCHARGES MUST DRAIN TO LANDSCAPED AREA OR CONNECTED TO SEWER
- 6- FIRE SUPPRESSION SYSTEM MUST DISCHARGE TO A SEWER CLEAN OUT



**BIOFILTRATION BASIN**

DMA ID	DMA AREA SF	BMP ID	BMP TYPE	UNDER DRAIN DIAMETER INCH	RETENTION REQUIRED CF	RETENTION PROVIDED CF
B-2	26.887	BASIN-1	BIOFILTRATION	4"	3	26

3111 CAMINO DEL RIO NORTH, SUITE 421  
 SAN DIEGO, CA 92108  
 PHONE: (619) 528-2240

**DMA EXHIBIT**

SHEET 1	CITY OF SANTEE	1 SHEETS
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PRIORITY DEVELOPMENT PROJECT BMP PLAN SHEET FOR:  
**8504 FANITA DRIVE TENTATIVE MAP**

Friday, December 9, 2022 7:16:40 PM Post Development DMA-HMP Final.dwg

MAP NO. 14713  
K D, MAP NO. 668