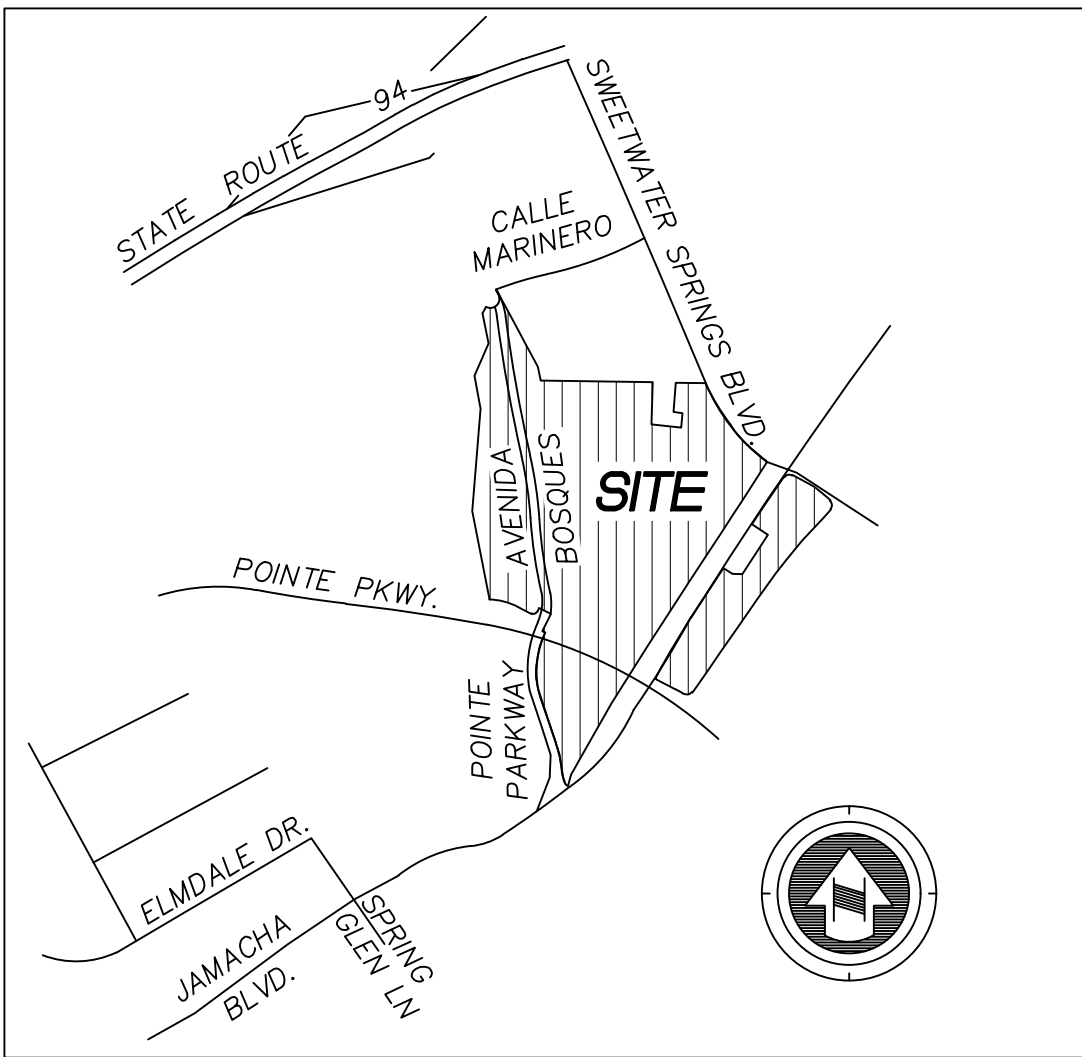


COUNTY OF SAN DIEGO TRACT TM 5608

SITE PLAN, PLOT PLAN
SWEETWATER VISTAS



INDEX MAP
SCALE: 1"=200'



THOMAS BROS PG 1291-E1
VICINITY MAP
NO SCALE

TOPOGRAPHY

AERIAL TOPOGRAPHY BY:
ROBERT J. LUNG & ASSOCIATES
2832 WALNUT AVENUE, SUITE E
TUSTIN, CA 92780
(714)832-2077
FLIGHT DATE: 09-02-2014

PROPOSED GRADING

CUT: 129,000 CY
FILL: 129,000 CY
ENGINEER'S ESTIMATE ONLY, NOT FOR
BID PURPOSES

PROPOSED IMPROVEMENTS

PROPOSED IMPROVEMENTS INCLUDE THE
CONSTRUCTION OF PUBLIC SEWER, WATER AND
STORM DRAIN SYSTEMS, AND A PUBLIC ROAD AS
INDICATED ON THESE PLANS.

OWNER/APPLICANT

SWEETWATER VISTAS LLC
1620 FIFTH AVENUE, SUITE 400
SAN DIEGO, CALIFORNIA 92101
(619)906-4352

ENGINEER

FUSCOE ENGINEERING SAN DIEGO, INC. 6390
GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
(858)554-1500

LEGAL DESCRIPTION

PORTIONS OF SECTIONS 11, 12, 13, 14, 24, AND 25, TOWNSHIP ELEVEN SOUTH,
RANGE 3 WEST, SBM TOGETHER WITH PORTIONS OF SECTIONS 18, 19, AND 30,
TOWNSHIP ELEVEN SOUTH, RANGE 2 WEST, SBM IN THE COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA.

SOLAR ACCESS NOTE

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF
SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT/COMMERCIAL UNIT ALLOWED BY
THIS SUBDIVISION.

SPECIAL ASSESSMENT ACT STATEMENT:

THE SUBDIVIDER MAY MAKE A REQUEST TO THE BOARD OF SUPERVISORS FOR
PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR
CONSTRUCTION OF MAJOR UTILITY AND TRANSPORTATION INFRASTRUCTURE.

STREET LIGHT STATEMENT:

THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD
STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE
PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

OUTDOOR LIGHTING STATEMENT:

PRIOR TO ISSUANCE OF BUILDING PERMIT AN OUTDOOR LIGHTING PLAN SHALL BE
APPROVED.

PARK LAND DEDICATION STATEMENT:

THE SUBDIVIDER INTENDS TO COMPLY WITH THE PARK LANDS DEDICATION
ORDINANCE BY THE PAYMENT OF FEES AS ALLOWED AND REQUIRED BY THE
ORDINANCE.

CONDOMINIUM STATEMENT:

PORTIONS OF THIS MAP ARE A CONDOMINIUM PROJECT AS DEFINED BY SECTION
1350 OF THE STATE OF CALIFORNIA CIVIL CODES, THE MAXIMUM NUMBER OF
CONDOMINIUM UNITS PROPOSED IS 218.

SHEET INDEX

TITLE SHEET / GENERAL NOTES 1
SITE PLAN 2

WATER AND SEWER

WATER:
OTAY MUNICIPAL WATER DISTRICT
2554 SWEETWATER SPRINGS BLVD.
SPRING VALLEY, CA 91978
(619)670-2222

SEWER:
COUNTY OF SAN DIEGO SANITATION DISTRICT
5500 OVERLAND AVENUE SUITE 315
SAN DIEGO, CA 92123
(858)514-4900

SCHOOL DISTRICTS

LA MESA-SPRING VALLEY
SCHOOL DISTRICT
4750 DATE AVENUE
LA MESA, CA 91942
(619)668-5700

GROSSMONT UNION
HIGH SCHOOL DISTRICT
PO BOX 1043
LA MESA, CA 91944
(619)644-8000

FIRE DISTRICT

SAN MIGUEL FIRE PROTECTION DISTRICT
2850 VIA ORANGE WAY
SPRING VALLEY, CA 91978
(619)670-0500

GROSS/NET AREA

52.0 ACRES

NUMBER OF LOTS

MULTIFAMILY RESIDENTIAL 3
OPEN SPACE 4

OWNER/DEVELOPER

SWEETWATER VISTAS LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
BY: DOUGLAS WILSON COMPANIES,
A CALIFORNIA CORPORATION,
ITS MANAGER
1620 FIFTH AVENUE, SUITE 400
SAN DIEGO, CALIFORNIA 92101
(619)906-4352

Terry R. Plowden
TERRY R. PLOWDEN
SENIOR MANAGING DIRECTOR

ASSESSOR'S
PARCEL NUMBERS:

505-672-03, 505-672-07, 505-672-09,
505-672-10, 505-672-23, 505-672-37

GENERAL PLAN /
REGIONAL CATEGORY

SPECIFIC PLAN AREA/VILLAGE

COMMUNITY
PLAN

SPRING VALLEY

TAX
RATE

8.3213

LEGEND

ITEMS	STD. DWGS.	SYMBOL
* WATER	(W - 21)	---
FIRE HYDRANT	(W - 10)	---
* SEWER	(S - 4)	---
SEWER MANHOLE	(S - 2)	○
STORM DRAIN	(D - 60)	---
CURB INLET	(D - 2)	□
STORM DRAIN CLEANOUT	(D - 9)	□
HEADWALL	(D - 34, D - 35)	---
STREET LIGHT	(E - 1)	---
STREET SECTION		---
TRACT BOUNDARY		---
EASEMENT		---
RESIDENTIAL LOT		---
OPEN SPACE LOT		---
LOT LINE		---
PHASE BOUNDARY		---
BRUSH MANAGEMENT EASEMENT		---
6" CONC. CURB & GUTTER	(G - 2)	---
TRAIL		---
DECOMPOSED GRANITE PATHWAY		---

NOTE:
SAN DIEGO COUNTY DESIGN STANDARDS DS-1 THROUGH DS-16, DS-20A AND
DS-20B APPLY TO THIS PROJECT.
* SEWER- ALL PIPELINES ARE RECOMMENDED AS 8-INCH UNLESS OTHERWISE NOTED.
* WATER- ALL PIPELINES ARE RECOMMENDED AS 8-INCH UNLESS OTHERWISE NOTED.

MINIMUM PROPOSED LOT SIZE: 6,000 s.f.

TOTAL NUMBER OF DWELLING UNITS: 218

DESIGN STANDARDS:

1. STANDARDS FOR PUBLIC ROADWAY DESIGN WITHIN THIS PROJECT SHALL CONFORM
WITH THE COUNTY OF SAN DIEGO PUBLIC ROAD STANDARDS.
2. STANDARDS FOR PUBLIC ROADWAY CROSS SECTIONS WITHIN THIS PROJECT SHALL
COMPLY WITH THE TYPICAL SECTIONS SHOWN ON SHEET 2 OF THIS MAP. ELEMENTS
SUCH AS PAVEMENT WIDTH, MEDIAN WIDTH, MEDIAN CURBING, CROSS FALL, SIDEWALK
WIDTH AND LOCATION MAY VARY FROM THE COUNTY OF SAN DIEGO PUBLIC ROAD
STANDARDS.

EXISTING ZONING:

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OPEN SPACE	-A																																																																																																																																																																																																		
SPECIAL AREA REGULATIONS	B																																																																																																																																																																																																		

ENGINEER OF WORK

FUSCOE ENGINEERING
6390 GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
(858)554-1500

ROBERT A. CHASE RCE 41903 DATE 6/6/17

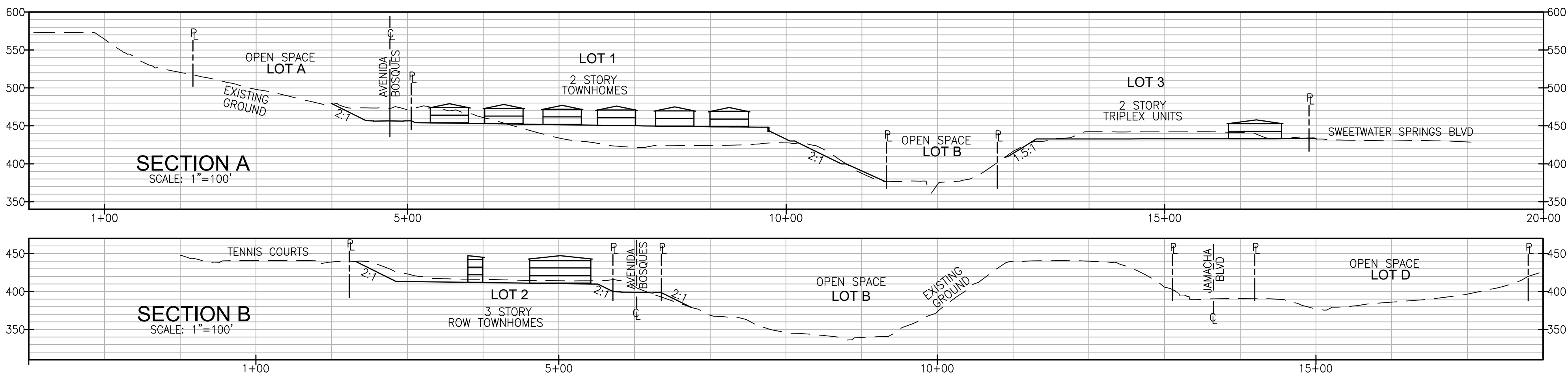


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SHEET 1 OF 2

NO.	DATE	REVISION

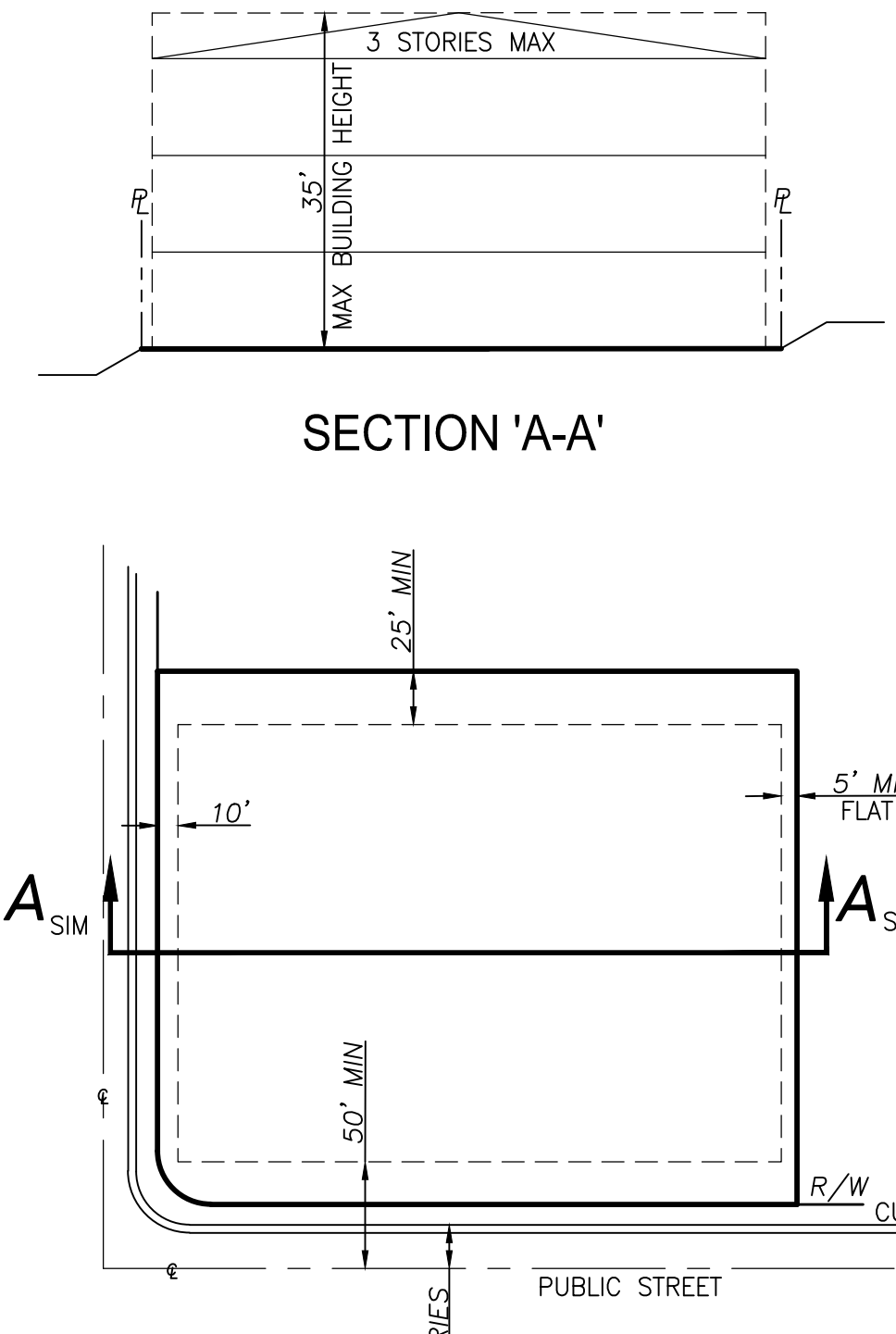
COUNTY OF SAN DIEGO
TRACT TM 5608
SITE PLAN, PLOT PLAN
SWEETWATER VISTAS



CURVE TABLE			LINE TABLE	
NO.	DELTA	RADIUS	LENGTH	NO. BEARING DISTANCE
C1	9°46'59"	1050.00'	179.28'	L1 N81°49'49"W 48.00'
C2	5°34'21"	653.64'	63.57'	L2 N26°10'02"W 25.39'
C3	12°27'55"	292.12'	63.55'	L3 N60°56'49"W 3.00'
C4	1°32'24"	1060.00'	28.49'	L4 N26°16'31"E 24.76'
C5	11°25'16"	288.00'	57.41'	L5 N26°16'31"E 22.01'
C6	11°25'16"	318.00'	63.39'	L6 N27°36'37"E 3.00'
C7	88°33'26"	30.00'	46.37'	L7 N62°23'23"W 60.24'
C8	88°39'54"	20.00'	30.95'	L8 N62°23'23"W 21.79'
C9	91°20'06"	20.00'	31.88'	L9 N28°32'40"E 38.25'
C10	102°37'03"	48.00'	85.97'	L10 N89°19'33"W 60.09'
C11	40°28'11"	27.00'	19.07'	L11 N54°37'09"W 5.00'
C12	2°18'44"	1036.00'	41.81'	L12 N28°40'33"E 3.00'
C13	83°17'42"	30.00'	43.61'	L13 N62°29'19"W 67.67'
C14	1°09'53"	1048.00'	21.30'	L14 N48°00'23"W 54.87'
C15	14°28'56"	382.00'	96.56'	L15 N41°59'37"E 3.00'
C16	90°50'53"	30.00'	47.57'	L16 N56°13'39"W 3.00'
C17	1°16'40"	2745.99'	61.24'	L17 N56°55'53"W 55.86'
C18	84°21'24"	30.00'	44.17'	L18 N88°18'00"W 51.70'
C19	1°31'08"	553.00'	14.66'	L19 N63°30'43"W 7.00'
C20	104°17'40"	30.00'	54.61'	L20 N8°19'38"E 49.75'
C21	88°52'40"	30.00'	46.54'	L21 N83°06'16"E 4.12'
C22	7°30'14"	1035.00'	135.55'	L22 N18°59'34"W 17.21'
C23	4°04'38"	1034.50'	73.62'	L23 N18°20'42"W 15.90'
C24	4°21'24"	1976.00'	150.25'	L24 N14°36'08"W 16.15'
C25	1°54'59"	1977.00'	66.13'	L25 N8°25'27"E 13.36'
C26	0°33'48"	1970.00'	19.37'	L26 N20°15'59"E 14.94'
C27	15°50'16"	458.00'	126.60'	L27 N21°25'15"E 10.86'
C28	1°28'42"	208.00'	41.67'	L28 N30°47'55"E 12.73'
C29	4°59'19"	453.00'	39.44'	L29 N35°13'16"E 11.91'
C30	20°59'13"	190.00'	69.60'	L30 N63°10'10"E 7.97'
C31	50°19'26"	20.00'	17.57'	
C32	1°48'53"	1976.00'	62.58'	
C33	1°05'30"	1920.00'	36.58'	
C34	85°52'20"	10.00'	14.99'	

LEGEND

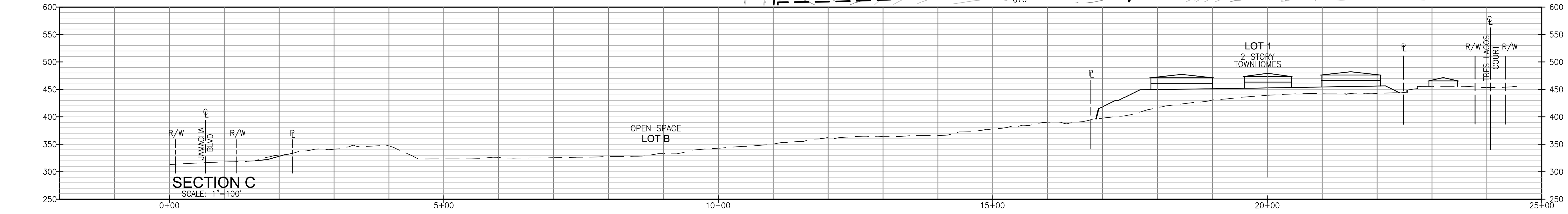
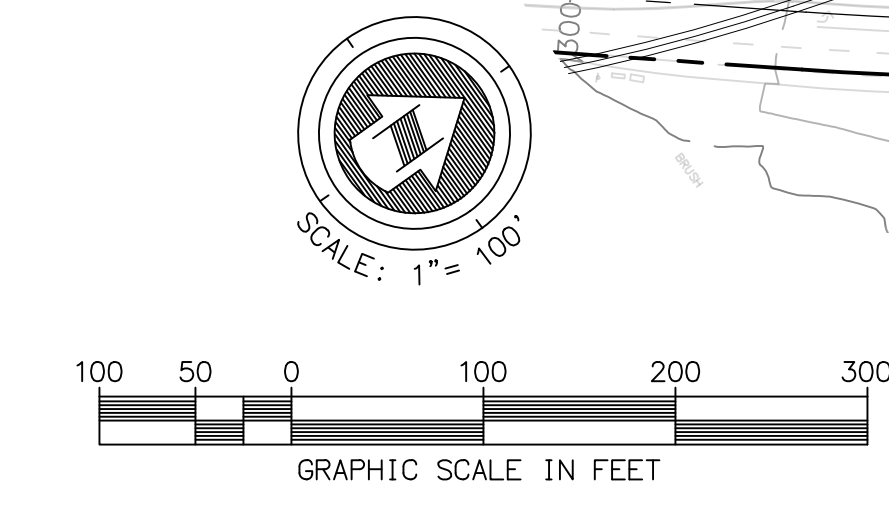
- NON-COMBUSTIBLE VIEW-WALL LOCATIONS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN
- PROPOSED WATER QUALITY BASIN
- PROPOSED GREEN STREET TREE WELL PER COUNTY OF SAN DIEGO GS-1.2
- PROPOSED TRAIL
- PROPOSED DECOMPOSED GRANITE PATHWAY
- PROPOSED BIOLOGICAL FENCING AND SIGNAGE
- PROPOSED 5' TUBULAR STEEL FENCE
- PROPOSED 3.5" TUBULAR STEEL FENCE
- PROPOSED 5' WOOD FENCE
- PROPOSED SPLIT RAIL FENCING
- PROPOSED 5' MASONRY SOUND WALL
- PROPOSED 6' GLASS VIEW FENCE
- GUEST PARKING STALL
- GUEST PARKING STALL (ACCESSIBLE)
- RESIDENT PARKING STALL



PROPOSED RESIDENTIAL LOT SUMMARY:

LOT	ACREAGE	DU	DENSITY	(1)		(2)		CHILDREN'S PLAY AREA	
				PRIVATE OPEN SPACE REQUIRED	PRIVATE OPEN SPACE PROVIDED	PUBLIC OPEN SPACE REQUIRED	PUBLIC OPEN SPACE PROVIDED	REQUIRED	PROVIDED
1	8.88	78	8.8	7,800 SF	9,726 SF	7,800 SF	41,000 SF	930 SF	932 SF
2	4.33	65	15.0	6,500 SF	2,558 SF	6,500 SF	16,000 SF	800 SF	852 SF
3	7.04	75	10.7	7,500 SF	30,650 SF	7,500 SF	15,560 SF	990 SF	2,320 SF

- (1) 100 SQUARE FEET PER DWELLING UNIT, 4 FT. MIN. DIMENSION FOR BALCONIES, 8 FT FOR GROUND FLOOR SPACE.
(2) 100 SQUARE FEET PER DWELLING UNIT, INCLUDING AT LEAST 1 CHILDREN'S PLAY AREA OF 400 SF PLUS 10 SF FOR TOTAL DU COUNT ABOVE 25.
- LOT 1:**
2 STORY TOWNHOMES
PLAN 1
22-2 BR & 2.5 BA 1,276 S.F.
PATIO 150 S.F.
PLAN 2
28-3 BR & 2.5 BA 1,397 S.F.
PATIO 114 S.F.
PLAN 3
14-3 BR & 2.5 BA 1,436 S.F.
PATIO 100 S.F.
PLAN 4
14-3 BR & 2.5 BA 1,575 S.F.
PATIO 131 S.F.
RESIDENTIAL PARKING
2 PER UNIT = 130 REQUIRED
.3X65 GUEST SPACES = 20 REQUIRED
TOTAL ACCESSIBLE PARKING = 1
TOTAL PARKING
REQUIRED PARKING = 180
PROVIDED PARKING = 180
- LOT 2:**
3 STORY ROW TOWNHOMES
PLAN 1
12-2 BR & 2.5 BA 1,158 S.F.
DECK 54 S.F.
PLAN 2
19-3 BR & 2.5 BA 1,201 S.F.
DECK 54 S.F.
PLAN 3-ALL END UNITS
34-3 BR & 3 BA 1,255 S.F.
DECK 27 S.F.
RESIDENTIAL PARKING
2 PER UNIT = 150 REQUIRED
.3X75 GUEST SPACES = 23 REQUIRED
TOTAL ACCESSIBLE PARKING = 2
TOTAL PARKING
REQUIRED PARKING = 173
PROVIDED PARKING = 173
- LOT 3:**
2 STORY TRIPLEX UNITS
PLAN 1
25-2 BR & 2BA, 1,119 S.F.
DECK OR PATIO 122 S.F.
PLAN 2
25-2 BR & 2.5 BA 1,258 S.F.
DECK OR PATIO 266 S.F. AVERAGE
PLAN 3
25-3 BR & 2.5 BA 1,482 S.F.
DECK OR PATIO 286 S.F. AVERAGE
RESIDENTIAL PARKING
2 PER UNIT = 150 REQUIRED
.3X75 GUEST SPACES = 23 REQUIRED
TOTAL ACCESSIBLE PARKING = 2
TOTAL PARKING
REQUIRED PARKING = 173
PROVIDED PARKING = 173
- SEE SHEET L-01 OF THE CONCEPTUAL LANDSCAPE PLANS FOR SATISFACTION OF BICYCLE PARKING REQUIREMENTS.



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