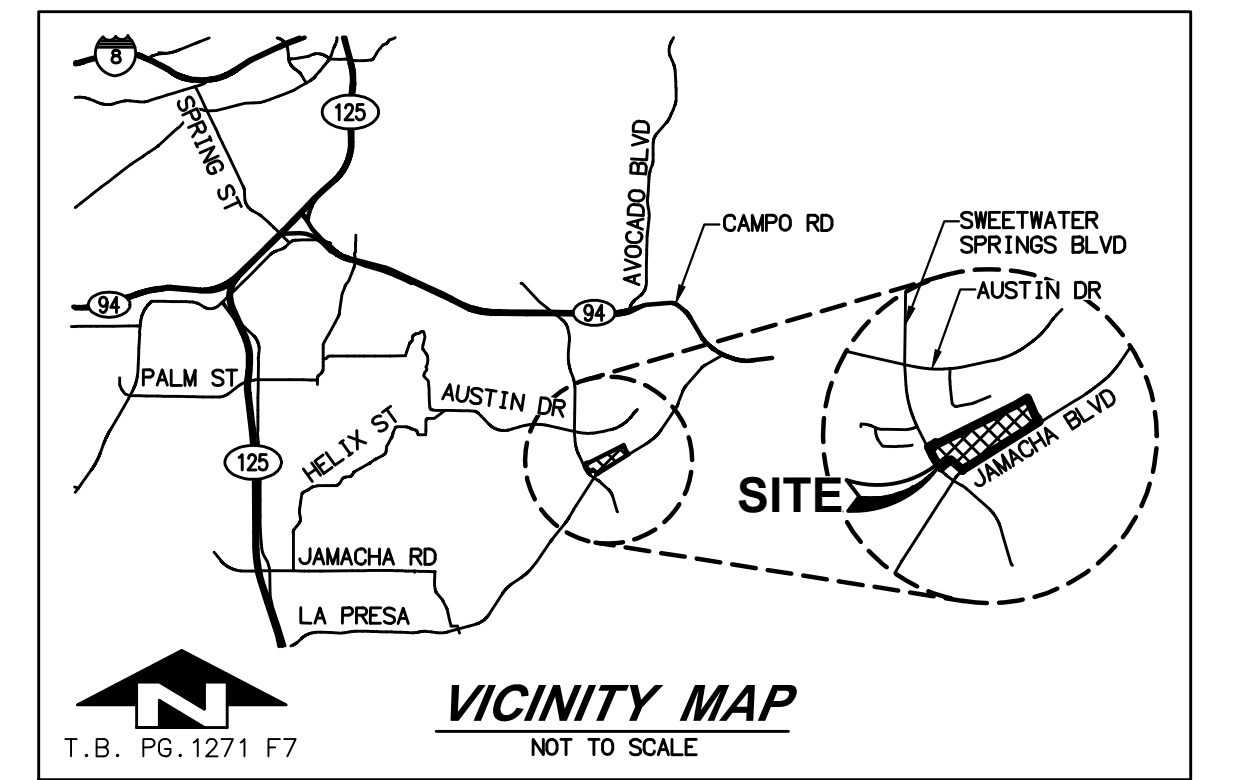


SITE PLAN STP 14-015



LEGAL DESCRIPTION:
PORTION OF LOTS 24-31 IN SWEETWATER SPRINGS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP NO. 576, RECORDED JANUARY 11, 1889.

PROJECT ADDRESS: 2657 SWEETWATER SPRINGS BLVD, SPRING VALLEY, CA.
ASSESSOR PARCEL NUMBER: 505-231-36

SITE AREA:
GROSS: 17.87 AC
NET: 17.14 AC (PUBLIC STREET A 0.73 AC.)

TOTAL NUMBER OF LOTS PROPOSED: 2
LOT 1: PUBLIC PARK
LOT 2: CONDOMINIUM UNITS

TOTAL NUMBER OF CONDOMINIUM UNITS PROPOSED:
122 - WITH EXCLUSIVE USE AREA OF 2,380 S.F. (MINIMUM 45'x53' TYPICAL)

PARKING SUMMARY:
RESIDENTIAL
REQUIRED: 280 (122x2-244 + GUEST 1 PARKING PER 5 DU=25)
PROVIDED: 513 (244 GARAGE, 244 DRIVEWAY & 25 PRIVATE ACCESS DRIVE)

PUBLIC PARK
PASSIVE REQUIRED: 7 PARKING SPACES (6 STANDARD + 1 ACCESSIBLE PARKING)
AMPHITHEATER REQUIRED: 22 PARKING SPACES (20 STANDARD + 2 ACCESSIBLE PARKING)
TOTAL PROVIDED: 29 PARKING SPACES (26 STANDARD + 3 ACCESSIBLE PARKING)

GROUP USABLE OPEN SPACE (ZONING ORD. SEC. 4900):
REQUIRED: 18,300 SF (122 LOTS x 150 SF)
PROVIDED: 18,300 SF

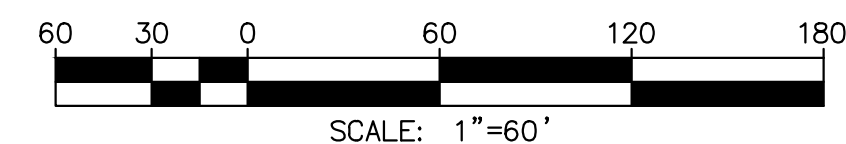
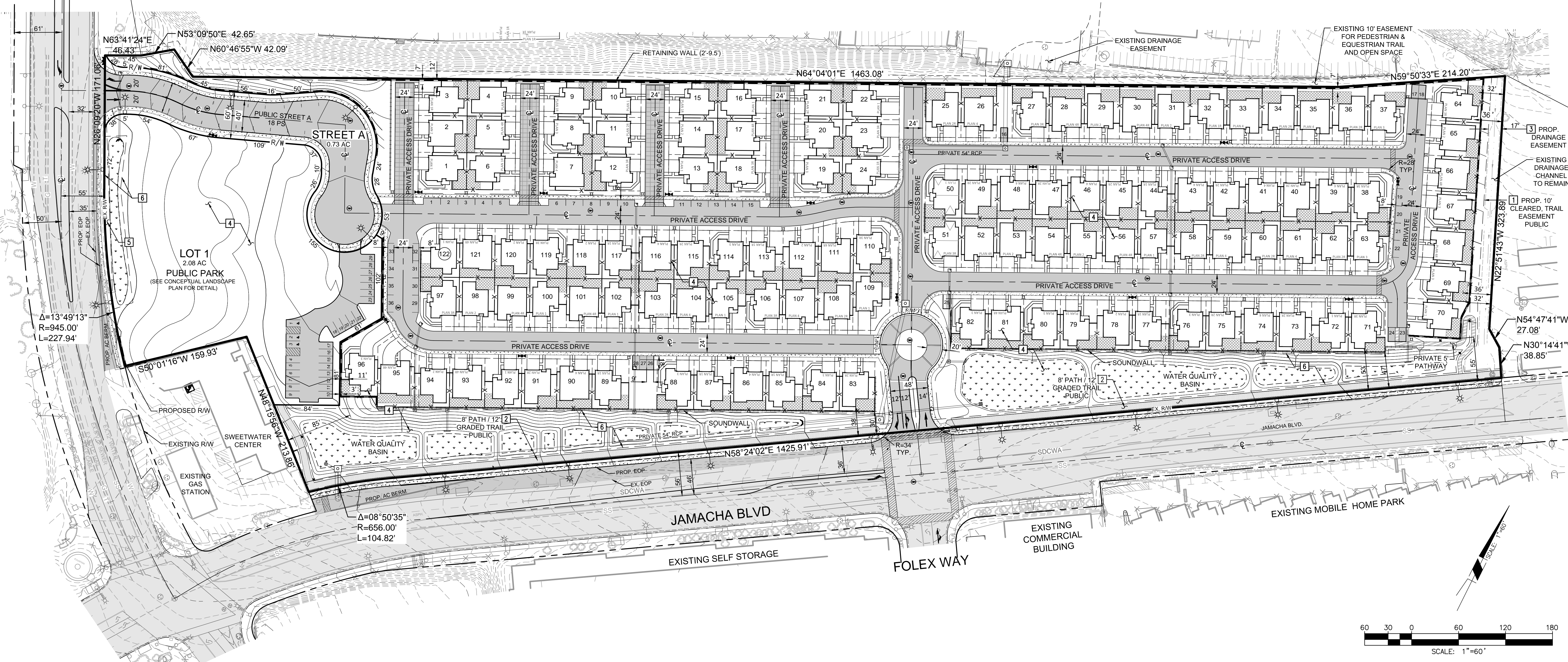
PRIVATE USABLE OPEN SPACE (ZONING ORD. SEC. 4900):
REQUIRED: 42,700 SF (122 LOTS x 350 SF)
PROVIDED: 42,700 SF

- GENERAL NOTES:
- STREET LIGHTS: LOCATION OF ALL PRIVATE STREET LIGHTS PROPOSED TO BE INSTALLED WITHIN THE SUBDIVISION, OR A STATEMENT INDICATING THE INTENT OF THE DEVELOPER TO COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY
 - ASSOCIATED PERMITS - SEE GENERAL PLAN AMENDMENT GPA-14-003, REZONE REZ-14-003 AND TENTATIVE MAP CONDOMINIUM TM-5588.
 - SEE CONCEPTUAL LANDSCAPE SHEET#4 FOR PUBLIC PARK DESIGN.
 - SEE PRELIMINARY GRADING PLAN FOR RETAINING WALL LOCATIONS.

THE SITE PLAN SATISFY THE REQUIREMENTS AS SET FORTH IN THE

- "B" SPRING VALLEY COMMUNITY DESIGNATOR GUIDELINES
- "V" VARIABLE SETBACK REGULATIONS

ALL STREET LIGHTS (9), TRAFFIC SIGNAL (2), ROAD SIGNS AND APPURTENANCES ALONG JAMACHA BLVD AND SWEETWATER SPRINGS BLVD TO BE RELOCATED AS NEEDED TO ACCOMMODATE PROPOSED ROAD WIDENING.



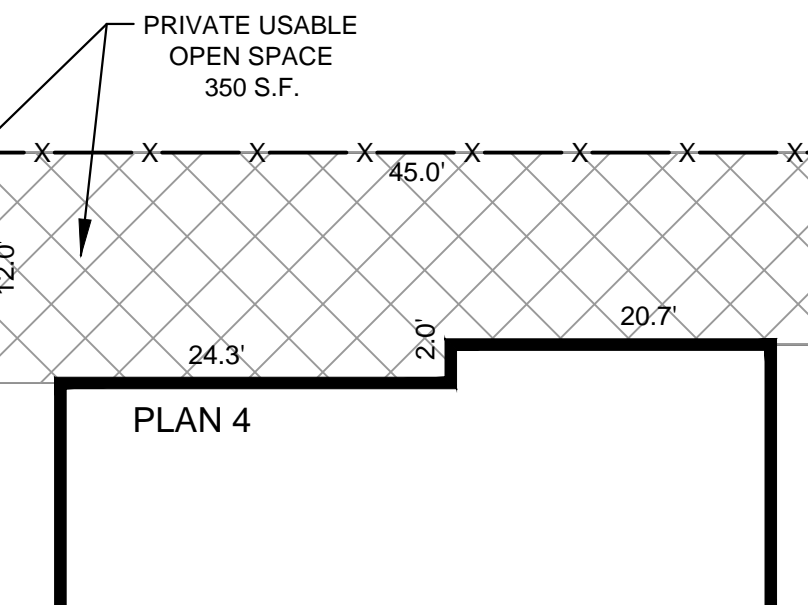
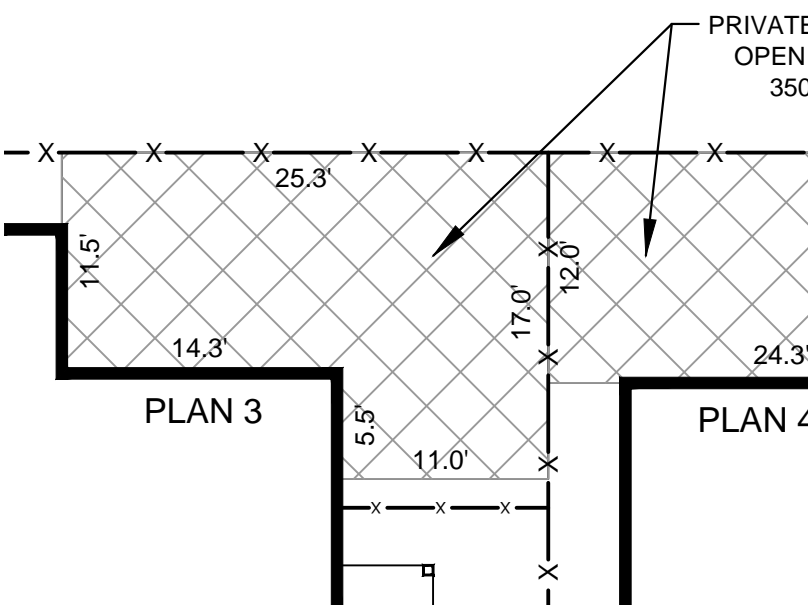
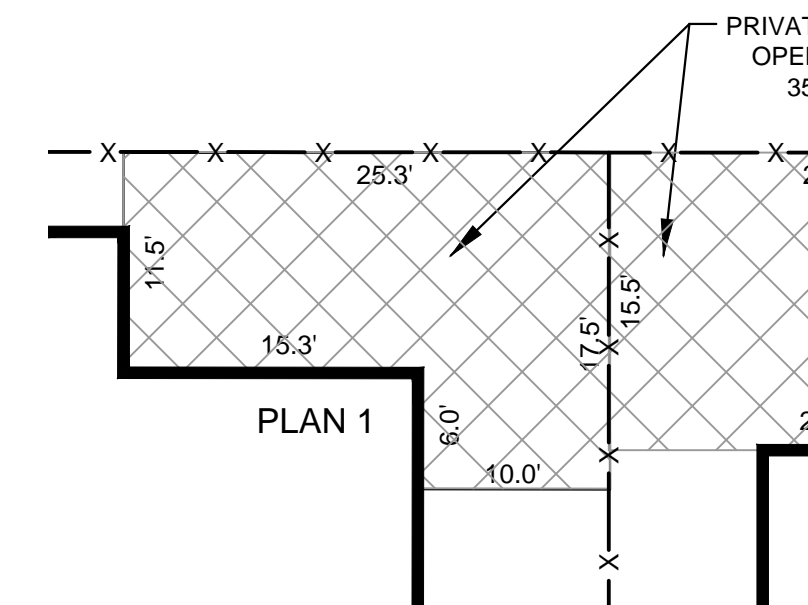
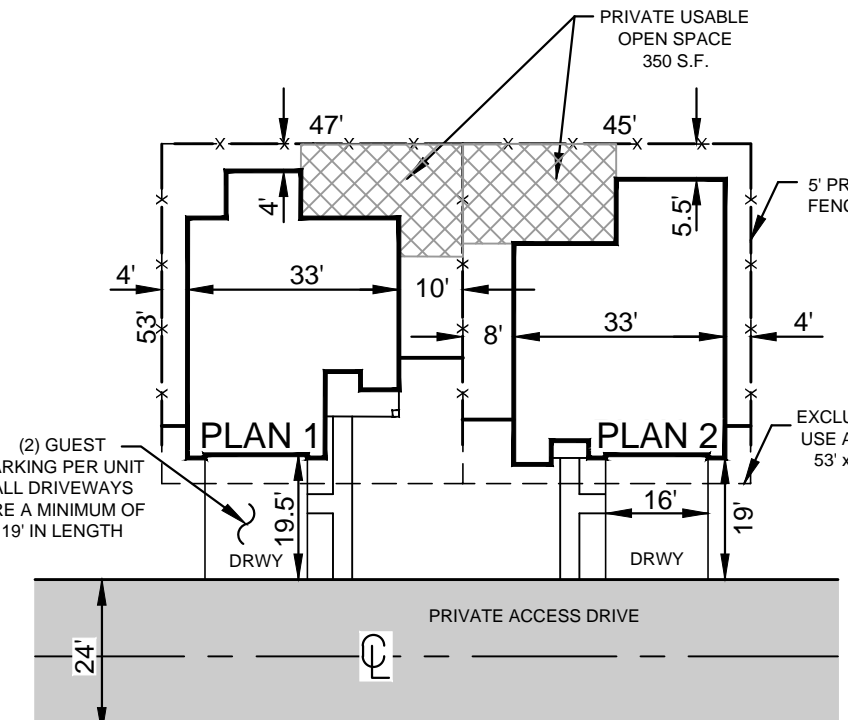
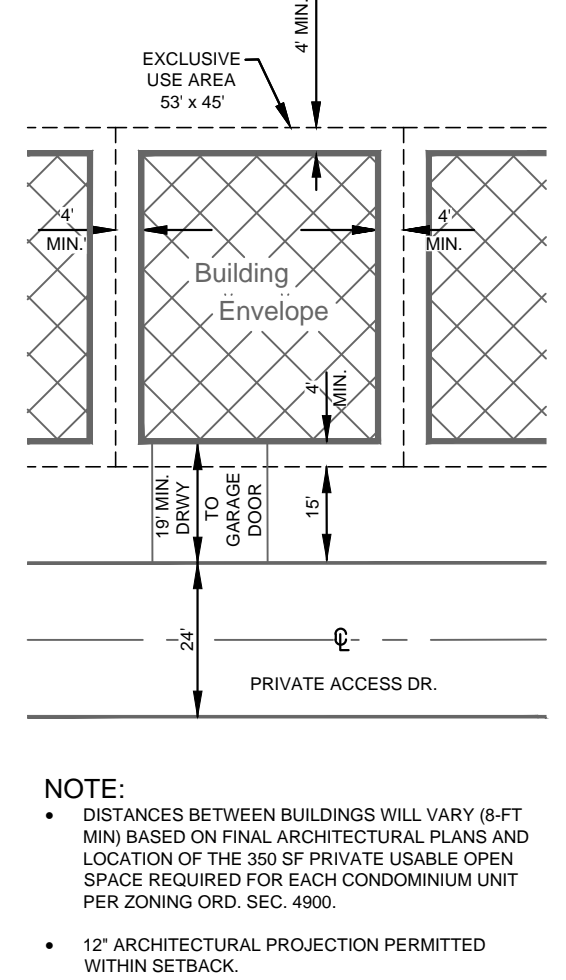
PROPOSED EASEMENTS

DESCRIPTION
1 10' TRAIL EASEMENT
2 12' PUBLIC TRAIL EASEMENT
3 PRIVATE DRAINAGE EASEMENT
4 NOISE RESTRICTION EASEMENT
5 CLEAR SPACE EASEMENT
6 STORM WATER MAINTENANCE EASEMENT

LEGEND

PROJECT BOUNDARY	WATER QUALITY BASIN
EXIST. EASEMENT	PRIVATE USABLE OPEN SPACE
PROP. EASEMENT	PERMEABLE PAVEMENT
PROP. LOT LINE	PARKING SPACE (8'x22')
EXCLUSIVE USE AREA	PARKING SPACE (9'x18')
CONDO UNIT NUMBER	RETAINING WALL
PROP. FIRE HYDRANT	PROP. STREET LIGHT (PUBLIC)
PROP. SEWER MANHOLE	PROP. STREET LAMP (PRIVATE)
PROP. STORM DRAIN STRUCTURE	EXIST. MANHOLE
PROP. INLET	EXIST. SIGN
PROP. HEADWALL	EXIST. FLAG POLE
EXIST. FIRE HYDRANT	EXIST. TRAFFIC LIGHT
EXIST. FENCE	EXIST. LIGHT POLE
PROP. 5' PRIVACY FENCE	EXIST. BUILDING
PROP. 6' SOUNDWALL	PROP. BUILDING
PROP. SIDEWALK	EXIST. CONTOUR
PRIVATE TRAIL	PROP. CONTOUR
PUBLIC TRAIL	EXIST. 18" SDCWA PIPELINE
EXIST. PAVEMENT	EXIST. AIR VENT (TO BE RELOCATED)
PROP. PAVEMENT	PROP. AIR VENT

ARCHITECTURAL PLAN TYPES AND ELEVATIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT BUILDING PERMIT PHASE. PROVIDED COMPLIANCE WITH BUILDING ENVELOPE/SETBACK REQUIREMENTS AS ILLUSTRATED AND PRIVATE USABLE OPEN SPACE CRITERIA PER COUNTY OF SAN DIEGO, THERE SHALL BE A MINIMUM OF TWO DIFFERENT ARCHITECTURAL PLAN TYPES AND ELEVATIONS FOR EVERY 3 ADJACENT RESIDENCES.



-PLAN VIEW-
BUILDING SETBACKS (MIN.)
N.T.S.

-PLAN VIEW-
TYPICAL UNIT
N.T.S.

-PLAN VIEW-
PRIVATE USABLE OPEN SPACE
N.T.S.

SHEET INDEX

SHEET 1 - TITLE SHEET/PLOT PLAN
SHEET 2 - DETAILS
SHEET 3 - CONCEPTUAL LANDSCAPE PLAN
SHEET 4 - CONCEPTUAL LANDSCAPE PLAN
SHEET 5 - BUILDING PLAN #1
SHEET 6 - BUILDING PLAN #2
SHEET 7 - BUILDING PLAN #3
SHEET 8 - BUILDING PLAN #4

PROPERTY OWNER AND SUBDIVIDER
SAM - SWEETWATER, LLC
20201 SW BIRCH ST., SUITE 100
NEWPORT BEACH, CA 92660
PHONE (949) 252-1122 EXT. 132

PREPARED BY:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124
(858) 614-5000



SWEETWATER PLACE COUNTY OF SAN DIEGO, CA TITLE SHEET/PLOT PLAN

SDC PDS RCVD 07-24-15
TM5588

FILED: 150715 13:49:28 (ADD) PLANNING DIVISION 150715 13:49:28 -SP-01.DWG BUTTS, KIMBERLY 7/15/2015 8:41 AM