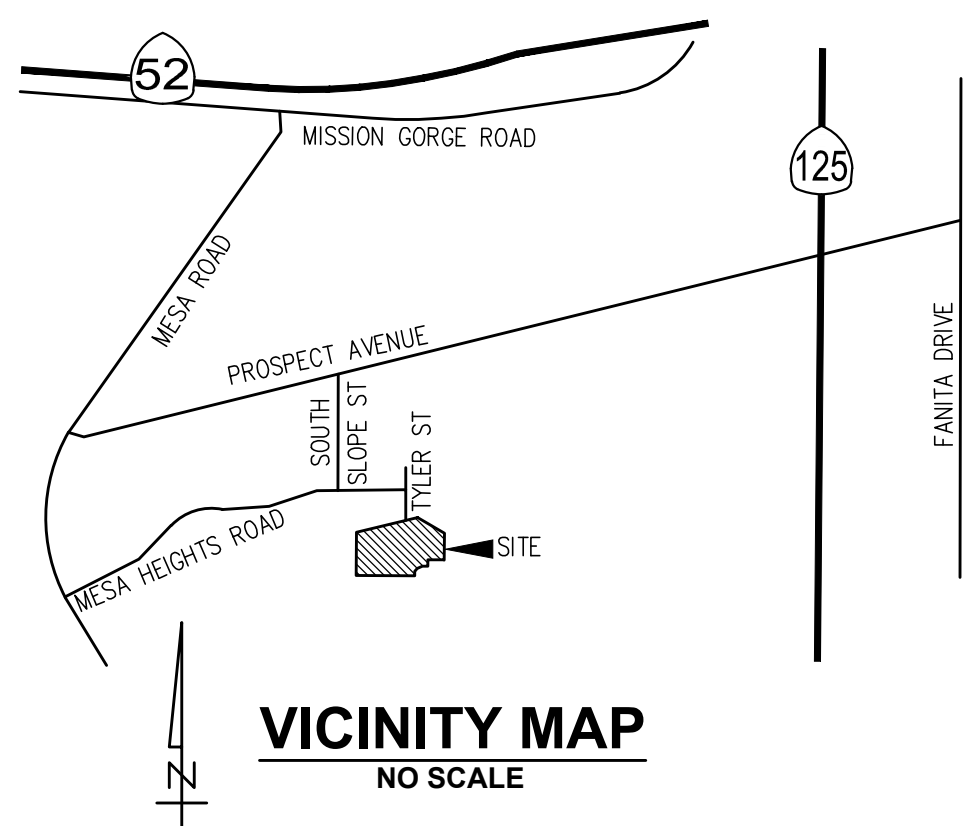


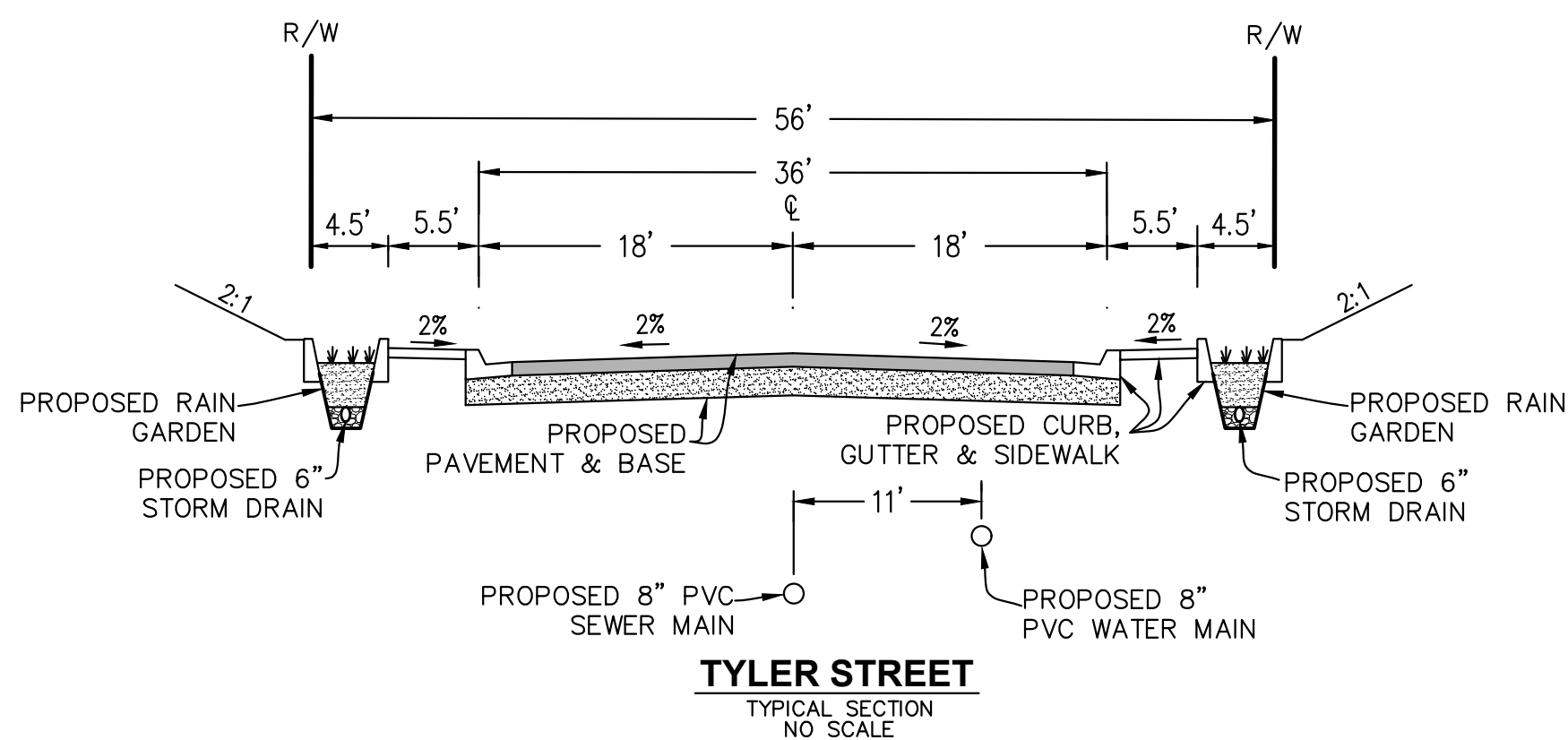
TENTATIVE MAP 2017-01 TYLER STREET PROJECT



VICINITY MAP
NO SCALE

LEGEND:

- EXISTING AC PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED RSD G7 PCC SIDEWALK
- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED FUEL MODIFICATION ZONE LIMITS
- EXISTING PROPERTY LINE



TYLER STREET
TYPICAL SECTION
NO SCALE

P/OS

CITY OF SANTEE TRACT NO. 88-08

FANITA RANCHO
R2

LOT 45
MAP 12571
APN 386-670-45

S 00°23'34" W 738.44'

CITY OF SANTEE TRACT NO. 89-04

R2

MAP 12800

LOT B
19.47 ACRES

FANITA RANCHO

R1

CITY OF SANTEE
TRACT NO. 89-04

LOT 16
MAP 12800
APN 386-270-92

LOT 17
MAP 12800
APN 386-270-93

LOT 18
MAP 12800
APN 386-270-70

LOT 19
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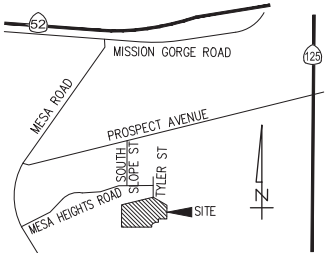
LOT 194
MAP 12800
APN 386-270-246

LOT 195
MAP 12800
APN 386-270-247

NOTES:

1. PROPOSED 30' EASEMENT TO PADRE DAM
2. PROPOSED STORM DRAIN PIPE PER DETAILS
3. PROPOSED BROW DITCH PER RSD D-75
4. PROPOSED RIP RAP PER RSD D-40
5. PROPOSED CURB INLET PER RSD D-02
6. PROPOSED TYPE "F" CATCH BASIN D-07
7. PROPOSED LOCKED GATE
8. PROPOSED PERFORATED PIPE
9. PROPOSED MAILBOX LOCATION
10. PROPOSED CURB AND GUTTER G-01

PRELIMINARY GRADING PLAN
TYLER STREET PROJECT



VICINITY MAP
NO SCALE

LEGEND:

- EXISTING AC PAVEMENT
- PROPOSED THICKENED ASPHALT PAVEMENT OR PCC
- PROPOSED PCC SIDEWALK PER RSD G-7
- PROPOSED BIOFILTRATION BASIN PER BF-1 TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION
- PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED 8" PVC SEWER MAIN
- PROPOSED 8" PVC WATER MAIN
- CUT/FILL LINE
- PROPOSED RETAINING WALL PER RSD C-4
- PROPOSED BROW DITCH
- 2:1 CUT SLOPE
- 2:1 FILL SLOPE
- PROPOSED STORM DRAIN PIPE
- PROPOSED RIP RAP
- PROPOSED CATCH BASIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STREET TREE
- PROPOSED SEWER MANHOLE
- PROPOSED DRAINAGE PATH
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT

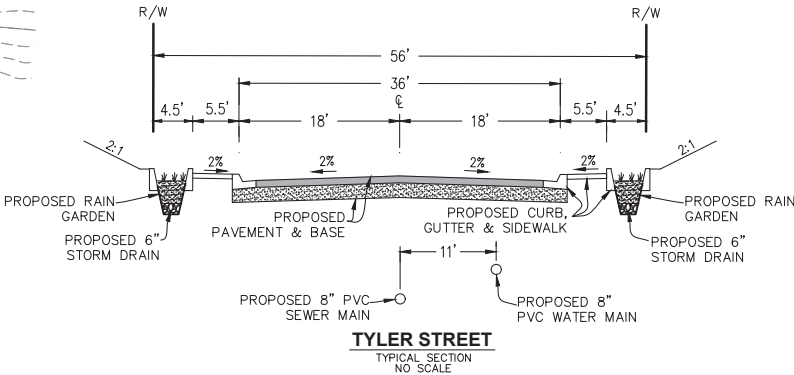
TOPOGRAPHY:

TOPOGRAPHY PROVIDED BY PHOTOGEODETIC, INC.
DATE FLOWN: APRIL 18, 2015

SITE APN'S:

386-290-08, 09, 10, 13, 14, 20, 22, 24, 26.

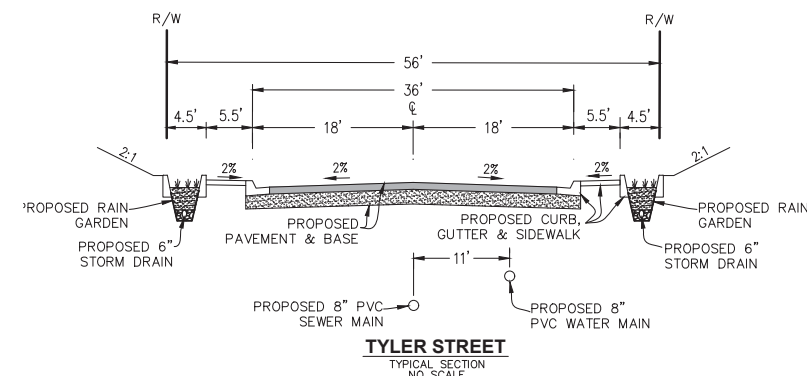
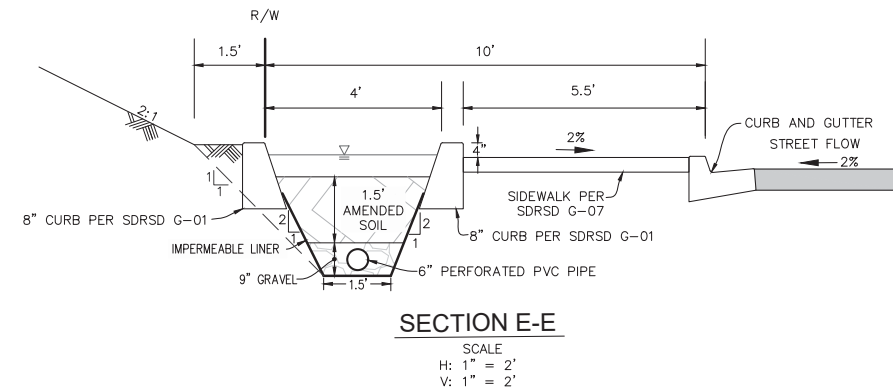
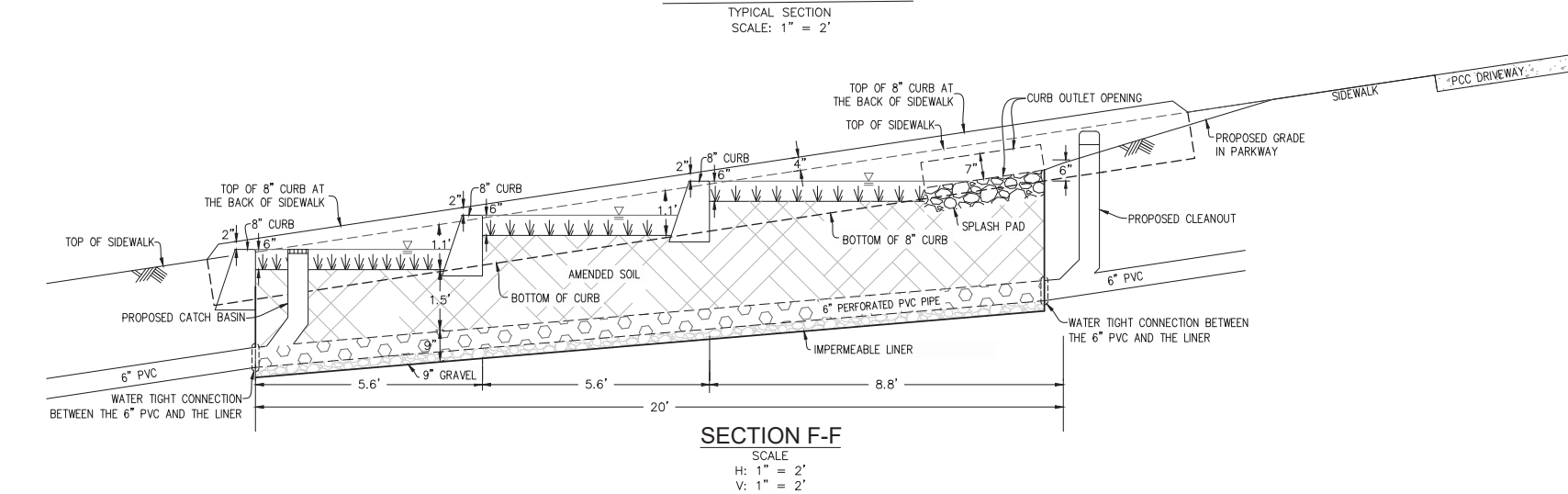
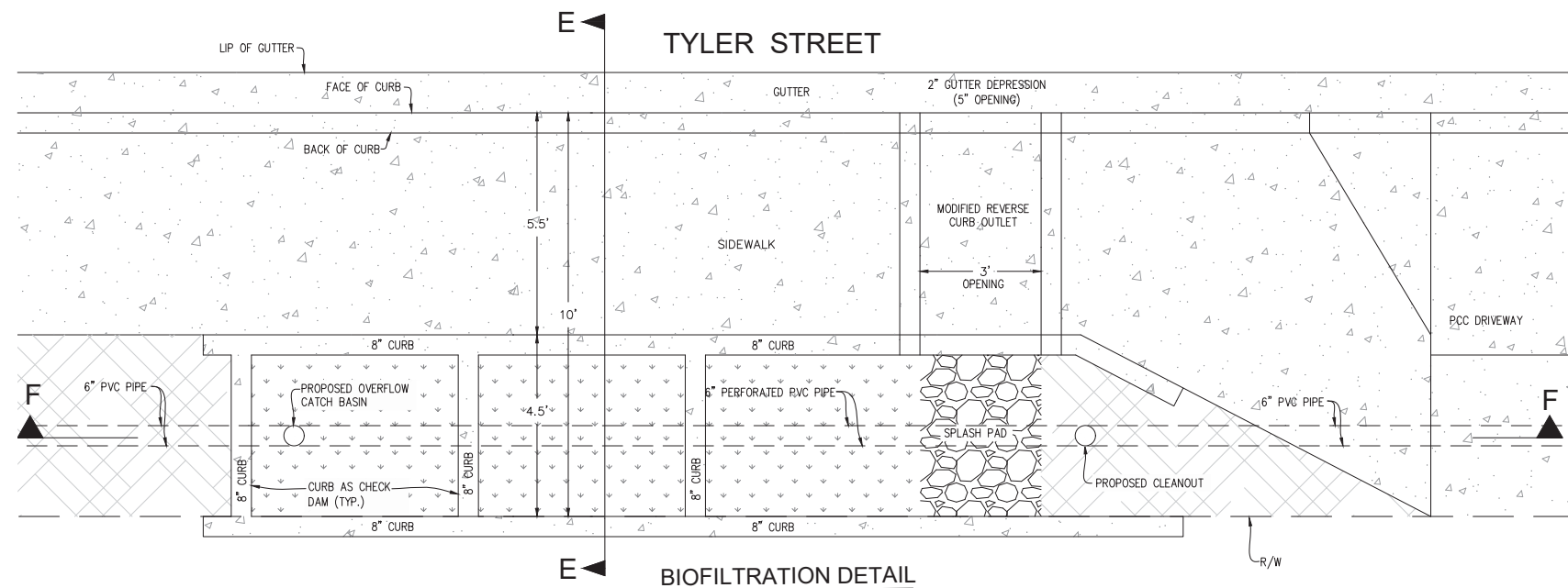
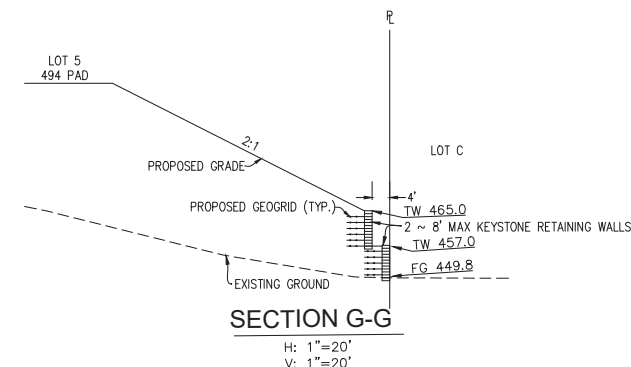
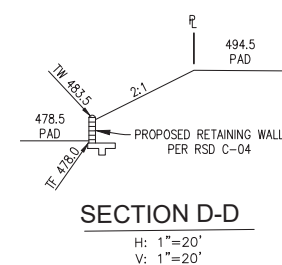
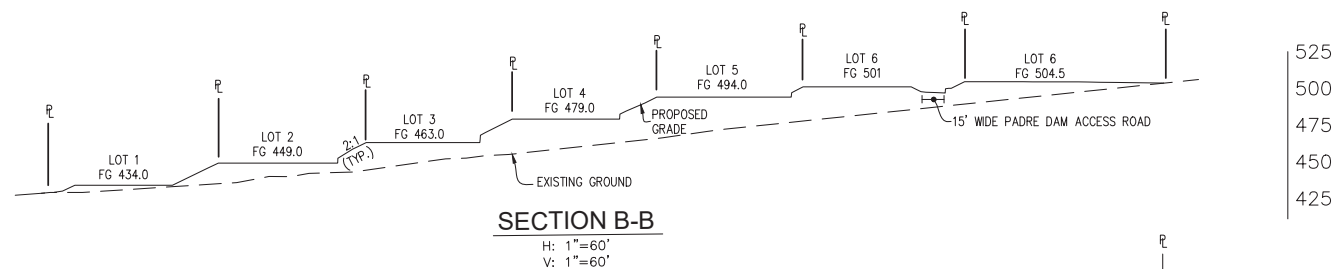
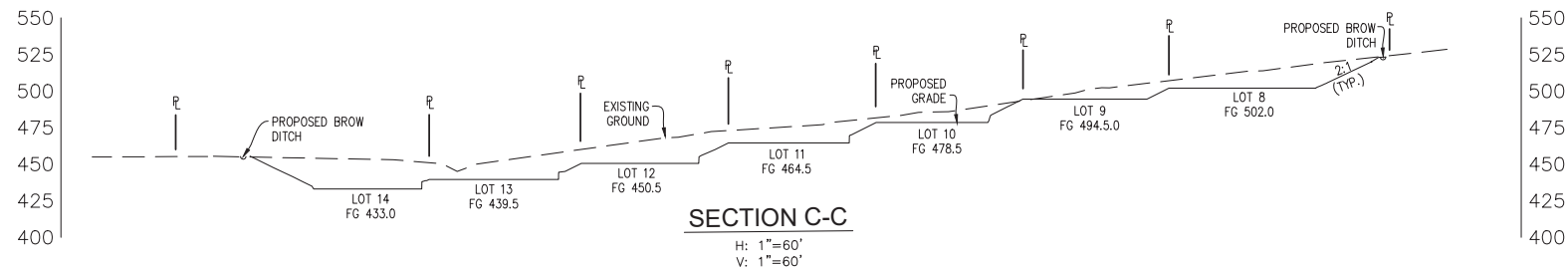
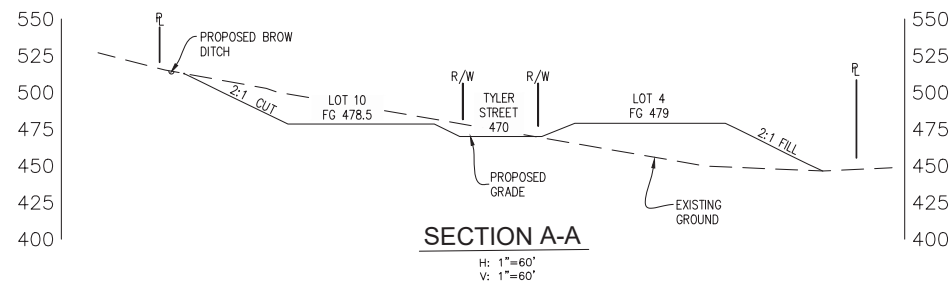
GRADING: CUT = 68,000 CY
BULK = 10,000 CY (7.5% +/-)
FILL = 63,500 CY
EXPORT = 14,500 CY



Lawrence W. Walsh 11/2/21
DATE
Walsh Engineering & Surveying, Inc.
607 Aldwych Road, El Cajon, CA 92020
(619) 588-6747 (619) 792-1232 Fax

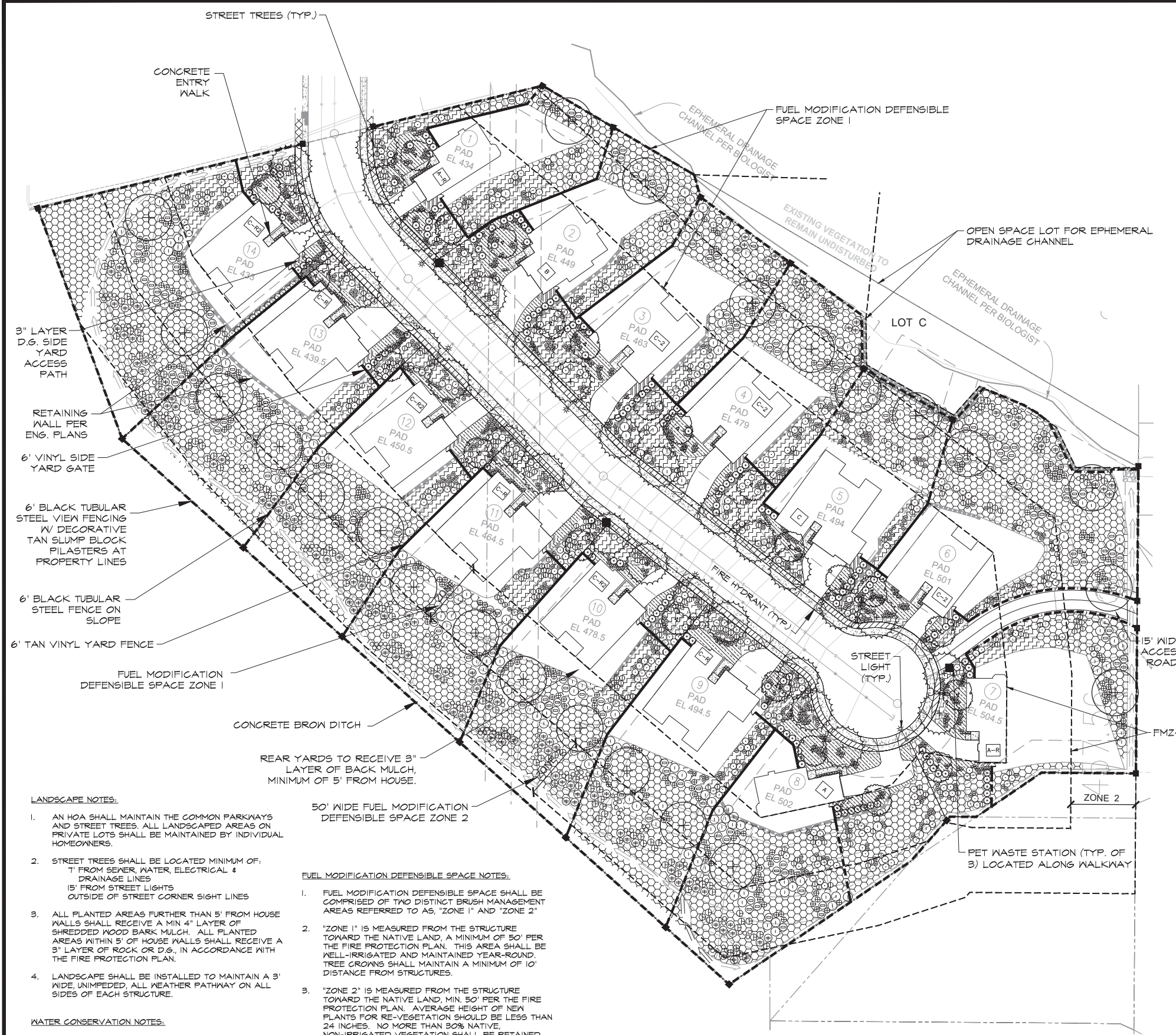


60' 30' 0 60' 120' 180'
SCALE: 1"=60'



Lawrence W. Wahl 11/2/21
LAWRENCE W. WALSH
Walsh Engineering & Surveying, Inc.
607 Aldwych Road, El Cajon, CA 92020
(619) 588-6747 (619) 792-1232 Fax

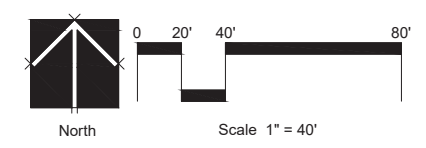




- LANDSCAPE NOTES:**
1. AN HOA SHALL MAINTAIN THE COMMON PARKWAYS AND STREET TREES. ALL LANDSCAPED AREAS ON PRIVATE LOTS SHALL BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.
 2. STREET TREES SHALL BE LOCATED MINIMUM OF:
7' FROM SEWER, WATER, ELECTRICAL & DRAINAGE LINES
15' FROM STREET LIGHTS
OUTSIDE OF STREET CORNER SIGHT LINES
 3. ALL PLANTED AREAS FURTHER THAN 5' FROM HOUSE WALLS SHALL RECEIVE A MIN 4" LAYER OF SHREDDED WOOD BARK MULCH. ALL PLANTED AREAS WITHIN 5' OF HOUSE WALLS SHALL RECEIVE A 3" LAYER OF ROCK OR D.G., IN ACCORDANCE WITH THE FIRE PROTECTION PLAN.
 4. LANDSCAPE SHALL BE INSTALLED TO MAINTAIN A 3' WIDE, UNIMPEDED, ALL WEATHER PATHWAY ON ALL SIDES OF EACH STRUCTURE.

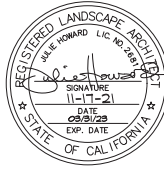
- WATER CONSERVATION NOTES:**
1. ALL SLOPE IRRIGATION SHALL USE HUNTER MP ROTATOR OR GEAR DRIVE ROTOR HEADS WITH A PRECIPITATION RATE OF 0.15"/HR. OR LESS, TO PREVENT RUNOFF AND EROSION.
 2. ALL IRRIGATION CONTROLLERS SHALL BE SMART CONTROLLERS AND HAVE AUTOMATIC RAIN SHUT-OFF DEVICES.
 3. ALL STREET TREES SHALL BE IRRIGATED ON A SEPARATE BUBBLER SYSTEM.
 4. ALL PARKWAY AREAS AND LANDSCAPING WITHIN 24" OF NON-PERMEABLE SURFACES SHALL UTILIZE SUBSURFACE IRRIGATION.

- FUEL MODIFICATION DEFENSIBLE SPACE NOTES:**
1. FUEL MODIFICATION DEFENSIBLE SPACE SHALL BE COMPRISED OF TWO DISTINCT BRUSH MANAGEMENT AREAS REFERRED TO AS, "ZONE 1" AND "ZONE 2"
 2. "ZONE 1" IS MEASURED FROM THE STRUCTURE TOWARD THE NATIVE LAND, A MINIMUM OF 50' PER THE FIRE PROTECTION PLAN. THIS AREA SHALL BE WELL-IRRIGATED AND MAINTAINED YEAR-ROUND. TREE CROWNS SHALL MAINTAIN A MINIMUM OF 10' DISTANCE FROM STRUCTURES.
 3. "ZONE 2" IS MEASURED FROM THE STRUCTURE TOWARD THE NATIVE LAND, MIN. 50' PER THE FIRE PROTECTION PLAN. AVERAGE HEIGHT OF NEW PLANTS FOR RE-VEGETATION SHOULD BE LESS THAN 24 INCHES. NO MORE THAN 30% NATIVE NON-IRRIGATED VEGETATION SHALL BE RETAINED.
 4. DEFENSIBLE SPACE ADJACENT TO ROADWAYS SHALL COVER 30 FEET FROM EACH SIDE OF FIRE APPARATUS ACCESS ROADS AND SHALL BE IMPROVED TO "ZONE 1" STANDARDS.



LANDSCAPE CONCEPT PLAN

PLANTING LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HT x SPREAD	WUCOLS ZONE 4
TREES				
STREET TREE - 24" BOX (QTY: 31)				
⊙	LOPHOSTEMON CONFERTUS	BRISBANE BOX	35'x25'	M
FRONT YARD - 24" BOX (QTY: 23)				
⊙	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	25'x20'	L
⊙	LAGERSTROEMIA INDICA	GRAPE MYRTLE	20'x20'	M
⊙	PISTACIA CHINENSIS	CHINESE PISTACHE	30'x20'	M
SLOPE TREE ZONE 1 ONLY - 15 GAL. (QTY: 23)				
⊕	QUERCUS AGRIFOLIA	COAST LIVE OAK	50'x50'	L
⊕	CERCIS OCCIDENTALIS	WESTERN REDBUD	20'x20'	L
⊕	ARBUTUS UNEDO	STRAWBERRY TREE	30'x30'	L
SHRUBS				
SLOPE ZONE 1 - 1 GAL.-5 GAL.				
⊕	CISTUS PUPUREUS	ROCKROSE	4'x4'	L
⊕	RHAMNUS C. 'EVE CASE'	CAL. COFFEEBERRY	7'x7'	L
⊕	ENCELIA FARINOSA	BRITTLEBUSH	4'x4'	L
⊕	GALVEZIA SPECIOSA	ISLAND BUSH SNAPDRAGON	3'x3'	L
SLOPE ZONE 2 - 1 GAL.-5 GAL.				
⊕	CISTUS X SUNSET	ROCKROSE	2'x6'	L
⊕	VERBENA L. 'DE LA MINA'	CEDROS ISLAND VERBENA	2'x3'	L
⊕	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	2'x5'	L
INTERIOR SLOPES - 1 GAL.-5 GAL.				
⊕	GREVILLEA 'NOELLI'	NOELLI GREVILLEA	4'x5'	L
⊕	VERBENA L. 'DE LA MINA'	CEDROS ISLAND VERBENA	2'x3'	L
⊕	GALVEZIA SPECIOSA	ISLAND BUSH SNAPDRAGON	4'x4'	L
⊕	EUPHORBIA 'WULFENII'	MEDITERRANEAN SPURGE	3'x3'	L
FRONT YARDS - 1 GAL.-5 GAL.				
⊕	GREVILLEA 'NOELLI'	NOELLI GREVILLEA	4'x5'	L
⊕	AGAVE DESMETIANA	SMOOTH AGAVE	4'x4'	L
⊕	LEUCOPHYLLUM 'COMPACTA'	COMPACT TEXAS RANGER	4'x4'	L
⊕	TRICHOSTEMA LANATUM	WOOLLEY BLUE CURLS	3'x4'	L
⊕	WESTRINGIA F. 'MUNDI'	LOW COAST ROSEMARY	2'x4'	L
⊕	EUPHORBIA 'WULFENII'	MEDITERRANEAN SPURGE	3'x3'	L
⊕	LANTANA C. 'DALLAS RED'	DALLAS RED LANTANA	3'x3'	L
⊕	DIANELLA REVOLUTA	FLAX LILY	2'x2'	L
⊕	BULBINE 'HALLMARK'	HALLMARK BULBINE	2'x2'	L
GROUNDCOVERS				
SLOPES ZONE 1 & 2 - FLATS @ 12" O.C.				
⊕	BACCHARIS 'PIGEON POINT'	DWARF COYOTE BUSH	1'x10'	L
INTERIOR SLOPES - FLATS @ 12" O.C.				
⊕	MYOPORUM 'PUTAH CREEK'	CREeping MYOPORUM	2'x15'	L
⊕	DELOSPERMA 'ALBA'	WHITE TRAILING ICEPLANT	1'x3'	L
FRONT YARDS - FLATS @ 12" O.C.				
⊕	SENECIO SERPENS	DWARF BLUE CHALKSTICKS	1'x3'	L
⊕	LANTANA MONTEVIDENSIS	TRAILING LANTANA	2'x8'	L
⊕	BACCHARIS 'PIGEON POINT'	DWARF COYOTE BUSH	1'x10'	L
PARKWAYS - 1 GAL. @ 12" O.C.				
⊕	CAREX PANSA	MEADOW SEDGE	1'x1'	M
MULCHED AREAS				
⊕	WOOD BARK MULCH			
RAIN GARDEN BIO-FILTRATION BASINS				
⊕	CAREX SPISSA	SAN DIEGO SEDGE	1'x1'	L
⊕	JUNCUS PATENS	CALIFORNIA GREY RUSH	1'x1'	L
⊕	MUHLENBERGIA RIGENS	DEERGRASS	1'x1'	L



HOWARD ASSOCIATES
landscape architecture

1951 fourth avenue, #302 san diego ca 92101 619 718 9660

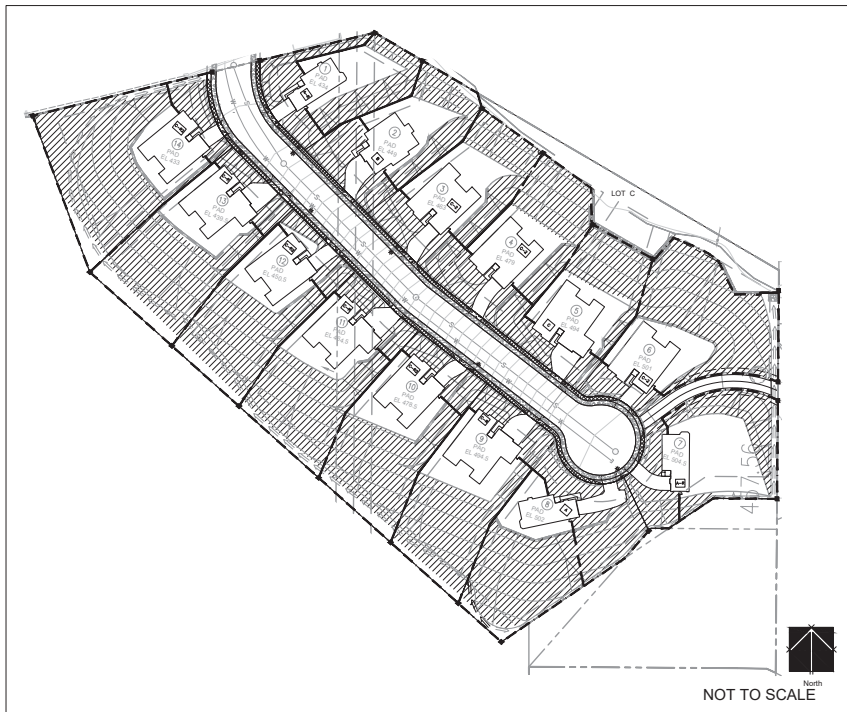
LANDSCAPE CONCEPT PLAN

TYLER STREET
SANTEE, CA

DATE: 11/17/2021
DRAWN BY: JEH /BG
JOB NUMBER: 16051
FILE:
REVISIONS:

1

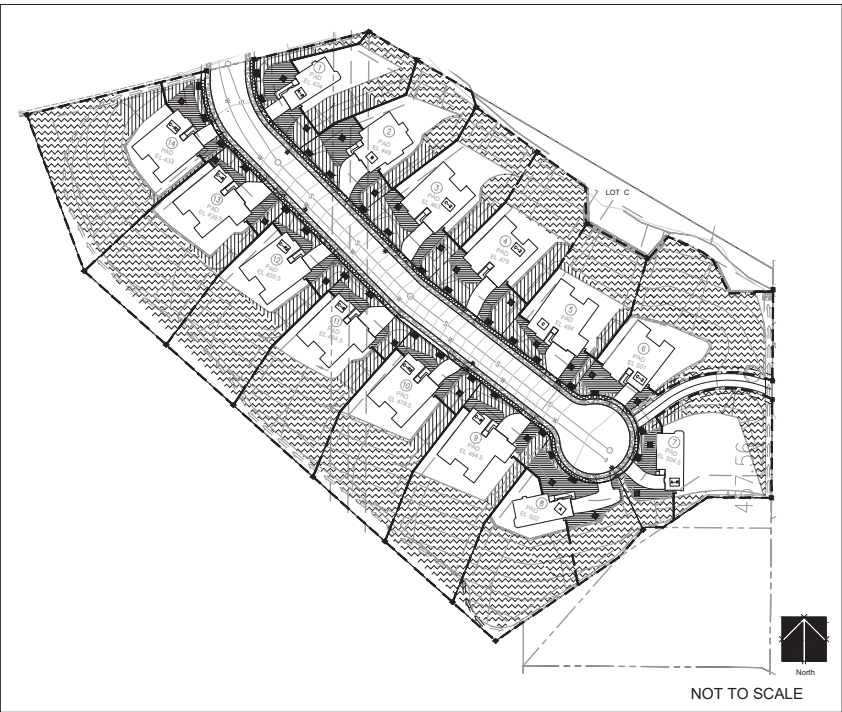
OF 3 SHEETS



MAINTENANCE MAP

MAINTENANCE LEGEND

- AREAS TO BE MAINTAINED BY AN HOA
- AREAS TO BE MAINTAINED BY PRIVATE HOMEOWNERS



HYDROZONE MAP

HYDROZONE LEGEND

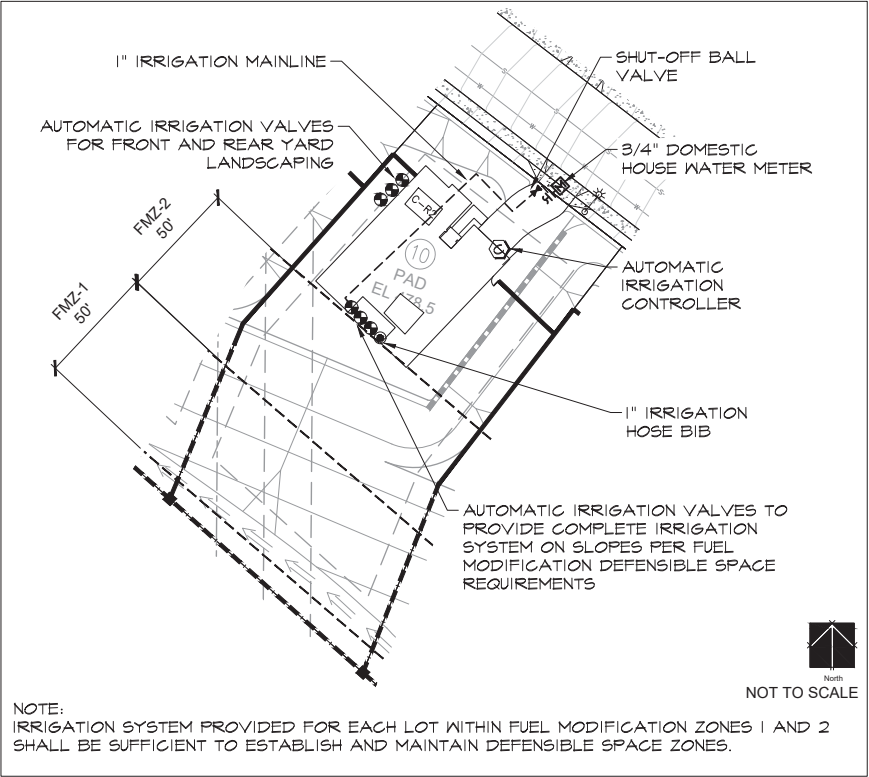
- PARKWAYS TO BE MAINTAINED BY AN HOA
- STREET TREES TO BE MAINTAINED BY PRIVATE HOMEOWNER
- PRIVATE SLOPES TO WITHIN 24" OF ANY IMPERVIOUS SURFACES*
- PRIVATE SLOPES: FUEL MOD ZONE 1 & 2
- PRIVATE FRONT YARDS
- PRIVATE FRONT YARD TREES

IRRIGATION NOTES:

- ALL IRRIGATION WITHIN 24" OF AN IMPERVIOUS SURFACE SHALL BE SUBSURFACE DRIP IRRIGATION.
- SLOPES GREATER THAN 25% SHALL BE NOT BE IRRIGATED WITH AN IRRIGATION SYSTEM WITH AN APPLICATION RATE EXCEEDING 0.75 INCHES PER HOUR.

*NOTE:

PRIVATE SLOPE LANDSCAPING WITHIN 24" OF AN IMPERVIOUS SURFACE SHALL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION.



NOTE: IRRIGATION SYSTEM PROVIDED FOR EACH LOT WITHIN FUEL MODIFICATION ZONES 1 AND 2 SHALL BE SUFFICIENT TO ESTABLISH AND MAINTAIN DEFENSIBLE SPACE ZONES.

TYPICAL LOT IRRIGATION SCHEMATIC

California Water Efficient Landscape Worksheet						
Reference Evapotranspiration (ET _a)	51		Project Type	Residential	0.55	
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas						
HOA PARKWAYS	0.3	Drip	0.81	0.37	4865	1802
HOA STREET TREES	0.5	Drip	0.81	0.62	625	386
PRIVATE SLOPES	0.3	Overhead	0.75	0.40	55014	22006
PRIVATE SLOPES: FMZ 1&2	0.3	Overhead	0.75	0.40	123298	49319
PRIVATE FRONT YARDS	0.3	Drip	0.81	0.37	24085	8920
PRIVATE FRONT YARD TREES	0.5	Drip	0.81	0.62	350	216
Totals					208237	82649
Special Landscape Areas						
				1		0
				1		0
				1		0
				1		0
Totals					0	0
					ETWU Total	2613357
					Maximum Allowed Water Allowance (MAWA) ^e	3621450

ETAF Calculations		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.
Regular Landscape Areas		
Total ETAF x Area	82649	
Total Area	208237	
Average ETAF	0.40	

All Landscape Areas	
Total ETAF x Area	82649
Total Area	208237
Average ETAF	0.40

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

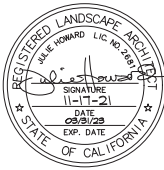
MAWA = (ET_a) (0.62) [(0.55 x LA) + (0.3 x SLA)]
= (51) (0.62) [(0.55 x 208237) + (0.3 x 0)]
= (51) (0.62) (114530.35)
= 3,621,450 GALLONS PER YEAR

ESTIMATED TOTAL WATER USE (ETWU)

ETWU = (ET_a) (0.62) [(PF x HA)/(IE) + SLA]

HOA PARKWAYS = (51) (0.62) [(0.3 x 4865)/(0.81) + 0] = 56,975 GAL/YR
HOA STREET TREES = (51) (0.62) [(0.5 x 625)/(0.81) + 0] = 12,199 GAL/YR
PRIVATE SLOPES = (51) (0.62) [(0.3 x 55014)/(0.75) + 0] = 695,817 GAL/YR
PRIVATE SLOPES FMZ = (51) (0.62) [(0.3 x 123298)/(0.75) + 0] = 1,559,473 GAL/YR
PRIVATE FRONT YARDS = (51) (0.62) [(0.3 x 24085)/(0.81) + 0] = 282,062 GAL/YR
PRIVATE FRONT YARD TREES = (51) (0.62) [(0.5 x 350)/(0.81) + 0] = 6,831 GAL/YR

TOTAL ETWU = 2,613,357 GALLONS PER YEAR
TOTAL MAWA = 3,621,450 GALLONS PER YEAR
ETWU < MAWA



Address Numbers

Address numbers shall be placed near the front door of each unit visible from the street or private drive. Numbers shall be block style, a minimum of 4" in height, black in color (or other approved color), in contrast with their background.

Automatic Residential Fire Sprinkler Systems

The homes are required to be constructed with approved automatic residential fire sprinkler systems installed by a licensed fire sprinkler contractor. Separate plans are required to be submitted to the Fire Department for approval prior to installation. These systems are required to have flow switches, pressure gauges and exterior bells for notification of water flow activation.

Combustible Fencing

Fencing within Fire Hazard Severity Zones and/or Wildland Urban Interface Areas shall consist of noncombustible or approved materials. The closest five (5) feet of fencing to any structure shall be approved noncombustible.

All underground utilities including fire mains, fire hydrants and fire service underground devices shall be installed and approved prior to the delivery of compatible construction materials.

LOT COVERAGE

- LOT 1: 1821 SQ FT, 12.1%
- LOT 2: 2625 SQ FT, 16.4%
- LOT 3: 3473 SQ FT, 19.8%
- LOT 4: 3473 SQ FT, 19.1%
- LOT 5: 3781 SQ FT, 23.2%
- LOT 6: 3473 SQ FT, 13.1%
- LOT 7: 1821 SQ FT, 9.0%
- LOT 8: 1821 SQ FT, 7.3%
- LOT 9: 3781 SQ FT, 17.6%
- LOT 10: 3473 SQ FT, 16.1%
- LOT 11: 3781 SQ FT, 17.6%
- LOT 12: 3473 SQ FT, 16.9%
- LOT 13: 3781 SQ FT, 16.3%
- LOT 14: 3473 SQ FT, 12.7%

REVISIONS	BY
5/29/20	R
11/10/20	R
11/10/21	R



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TYLER STREET, LLC

TYLER STREET RESIDENCES
SANTA FE, CALIFORNIA

DRAWN

CHECKED

DATE

9/29/20

SCALE

1"=30'-0"

JOB NO.

SHEET

1A

OF SHEETS

PLOT PLAN

SEE SHEET 1B FOR TYPICAL LOT CONFIGURATION / LEGEND.

Outdoor fireplaces, barbecues and grills

Outdoor fireplaces, barbecues and grills shall not be built, or installed in Fire Hazard Severity Zones and/or Wildland Urban Interface Areas without plan approval by the Fire Code Official. Portable outdoor fireplaces or other wood burning appliances are strictly prohibited within Fire Hazard Severity Zones and/or Wildland Urban Interface Areas.

Spark arresters

Chimneys serving fireplaces, barbecues, incinerators or decorative heating appliances in which solid or liquid fuel are used, shall be provided with a spark arrester of woven or welded wire screening of 12-gauge standard wire having openings not exceeding 1/4 inch.

Tyler Street Extension

The extension of Tyler Street shall be constructed of Portland Concrete (or other City Engineering Department approved "City street" surface). The surface must support the dynamic load of emergency fire apparatus.

Fire Hydrants Within a Very High Fire Hazard Severity Zone (VHFHSZ)

Fire hydrant system proposed appears to meet the standard for development in Very High Fire Hazard Severity Zones. The two hydrants are required to be public hydrants approved by Pads Dam MWD and capable of flowing 2500 gallons per minute or a fire flow approved by the Fire Chief.

LOT	AREA (SF)	PAD ELEV.
1	15,000	434
2	15,990	449
3	17,477	463
4	18,138	479
5	16,237	494
6	26,450	501
7	20,218	504.5
8	24,919	502
9	21,450	494.5
10	21,463	478.5
11	21,423	464.5
12	20,542	450.5
13	23,178	439.5
14	27,197	433
A	40,364	-
B	848,108	-
C	13,006	-
TOTAL	1,191,161	-
	27.35 AC	-

VICINITY MAP
NO SCALE