

Scripps Ranch Planning Group

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DRAFT MEETING MINUTES

Thursday, July 2, 2009 at 7:00 p.m.

Scripps Ranch Community Library - Community Room
10301 Scripps Lake Drive, San Diego, CA 92131
(858) 538-8158

- I. Welcome!
 - A. Call to order: 7:09pm
 - B. Roll Call: Tamar Silverstein, Gordon Boerner, Paul Vaughan, Marvin Miles, Mike Butcher, Marc Sorensen, Todd Philips (Chair), John Lowe, Bob Petering, John Lyons, John Gardner, Karen Ringel, Mike Page.
Excused Absent: Mike Asaro, Bob Ilko, Jim Paterniti
Absent: Natalia Moorhead, Julie Ellis, Marina Sragovicz, Marc Brody
 - C. Modifications to Agenda: None
- II. Non-Agenda Public Comment: None
- III. Announcements
 - A. Councilman Carl DeMaio (Kelly Batten)
 - i. State of the District on 21Jul09 at Marshall Middle School
 - ii. The Water Conservation workshop held at SR Library was successful. The Purple Pipe (Reclaimed Water) will be connected to SRHS & Mira Mesa HS from the current water conservation project.
 - iii. Brush Management Plan discussions continue with the Mayor's Office, including potential tagging of the trees by an arborist with community input/appeal opportunities through SRCA.
 - B. Miramar Ranch North Planning Committee (Bill Crooks) Not present.
- IV. Approval of Minutes
 - A. June 4, 2009 Minutes approval tabled until next month.
- V. Information Reports, Presentations & Discussion
 - A. Chairperson's Report:
On 8Jul09 Korean Calvary Church Project to be heard; SRPG voted 19-0-0 to approve project previously.
 - B. City FEMA Grant – Brush Management (G. Boerner): More information to come next month as discussion is ongoing with the City re: Cal Fire Code requirements and contractor execution.
- VI. Action Items
 - A. Erma Road Project (A. Jones)
Open for Public Comment 16Jul09; hoping for September 09 for potential Planning Commission vote. Plan is to rezone to Multi-Family to build 95 condo units, less than previous developer's Planning Commission-allowed entitlement of 117 units. 2 garage spaces per unit plus 45 guest parking spaces outside of garages. There will be a Private pick-up service of trash/recycling.

M/S by:Lyons/Sorensen

Approve=Unanimous

Motion: Community Plan Amendment to Re-designate Property, Rezone property, Grant a Plan Development Permit, and Tenant Subdivision Mapping, in addition to a Deed Restriction stipulating parking garages can only be used for vehicles, and \$60k fair share contribution toward widening SR Blvd/Erma intersection to accommodate u-turns.

VII. Committee Reports

A. SR LMD-MAD (M. Sorensen) – Update

New Budget has begun; not as bad as initial forecast. Giant Grove Area Trails have been closed due to certain safety hazards. The City, UCSD & UC Riverside are investigating pesticide treatment to potentially mitigate lerp stress on trees, although drought and the fire has also caused stress. Marc explained the City's new Fee Structures for large groups and/or fundraising events held on City Park land.

B. MCAS Miramar (J. Paterniti/J. Lias) – Update

No MCAS explanation for previously inquired-about boom incident, although several noted hearing anecdotally that it was planned bombings on south side of Camp Pendleton, with atmospheric conditions contributing to distance from occurrence audibility. Advised of 31Jul09 Change of Command.

C. CPC (T. Philips) – No Update

VIII. Adjournment: 8:30pm

**Note time-specific items.*

PROJECT DATA SHEET		
PROJECT NAME:	Project No. 137944 – ERMA ROAD PROJECT	
PROJECT DESCRIPTION:	Vesting Tentative Map for 95 multi-family residential condominium units.	
COMMUNITY PLAN AREA:	Scripps Miramar Ranch Community Plan	
DISCRETIONARY ACTIONS:	VTM, Rezone, Plan Amendment, Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial Office to High-Medium Density Residential	
<u>ZONING INFORMATION:</u>		
ZONE: CO-1-2 to RM-2-5		
HEIGHT LIMIT: 40' / 38'9"		
LOT SIZE: 170,755 s.f. (3.9 acre) existing (no changes proposed)		
FLOOR AREA RATIO: 1.35 maximum / .95 proposed		
FRONT SETBACK: 15'/20' / Varies: 11'3" – 20' proposed (see attachment B)		
SIDE SETBACK: 28'10" / Varies: 15'11" - 27' proposed (see attachment B)		
STREETSIDE SETBACK: N/A		
REAR SETBACK: 15' / 27' proposed		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential/RM-2-5	Residential
SOUTH:	Commercial/CC-1-3	Commercial
EAST:	Commercial/CO-1-2	Commercial
WEST:	Commercial/CO-1-2	Commercial
VARIANCES REQUESTED:	Front and side yard setbacks; retaining walls	
COMMUNITY PLANNING GROUP RECOMMENDATION:		

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
PERMIT INTAKE, MAIL STATION 501

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON DEC 05, 2006
DOCUMENT NUMBER 2006-0861974
GREGORY J. SMITH, COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 12:59 PM

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER 42-3532

SITE DEVELOPMENT PERMIT NO. 153465
SCRIPPS WISTERIA PROJECT 53037
CITY COUNCIL

This Site Development Permit No. 153465 is granted by the City Council of the City of San Diego to Western Pacific Housing, Inc., Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504. The 3.92-acre site is located at 9889 Erma Road in the CO-1-2 zone of the Scripps Miramar Ranch Community Plan. The project site is legally described as Parcel 2 of Parcel Map 10259.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct 114 residential condominium units (including three shopkeep units and twelve affordable units), and 35,258 sq. ft. of office use (including thirty commercial condominium units), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 16, 2006, on file in the Development Services Department.

The project or facility shall include:

- a. A mixed-use development consisting of 114 residential condominium units (including three shopkeeper units and twelve affordable units) and 35,258 sq. ft. of office use (including thirty commercial condominium units) within four buildings over subterranean parking (Bldg A – Offices; Bldg B – Live-work (Shopkeeper) condominium units; Bldg C – residential condominiums; Bldg D – residential condominiums, community room, exercise room);
- b. Deviations from the regulations for height and residential uses on the ground floor within the front 50 percent of the lot;
- c. The project will meet the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code) requirements by selling at least 10 percent of the units (twelve affordable units required) to, and at prices affordable to,

ORIGINAL

households earning no more than 100 percent Area Median Income [AMI];

- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking facilities;
- f. 4,000 sq. ft. of common open space which includes a water feature, barbeques and a fire pit;
- g. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site;
- h. An encroachment of two private 12-inch storm drains in Erma Road.

STANDARD REQUIREMENTS:

1. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

5. The utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. At all bus stops within the project area, if any, the applicant shall be responsible for installing sidewalk improvements where needed to comply with Americans with Disability Act [ADA] requirements and in accordance with standards contained in the City of San Diego Street Design Manual.

AFFORDABLE HOUSING REQUIREMENTS:

11. The applicant shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Ch. 14, Art.2, Div. 13 of the Land Development Code) by selling at least 10 percent of the units (twelve units) at prices affordable to households earning no more than 100 percent Area Median Income [AMI].

12. Prior to receiving the first residential building permit, the applicant must enter into an agreement with the San Diego Housing Commission to assure that the affordable units are built, sold at restricted prices, and occupied by eligible households.

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of a Building Permit, a grading permit is required. All grading shall conform to the City of San Diego Municipal Code in a manner satisfactory to the City Engineer. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material.

14. An updated geotechnical report will be required as grading plans are developed for the project. The geotechnical consultant must review, sign and stamp the grading plans as part of the plan review and grading permit issuance process. A Final As-Built Report is required within fifteen days of completion of grading operations.

15. Additional geotechnical information such as verification of as-graded or existing soil conditions needed for design of structure foundations will be subject to approval prior to issuance of building permits.

16. Prior to issuance of a Grading Permit, the owner shall obtain a letter of permission for the proposed storm drain connection to the private storm drain located on the adjacent property at the projects southerly property line or redirect the drainage to the public storm drain system located in Erma Road.

17. Prior to final inspection of the Building Permit, the owner shall obtain a Public Right-of-Way Permit for the private storm drain connection in Erma Road and to replace the existing driveway opening adjacent to the site along Erma Road with City standard curb, gutter and sidewalk. An Encroachment Maintenance and Removal Agreement is required for the proposed private drainage pipes located in the Erma Road public right-of-way.

18. This project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.

LANDSCAPE REQUIREMENTS:

19. An Encroachment Maintenance and Removal Agreement will be required for the landscape maintenance within the public Right-of-Way.

20. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land, shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. All

plans shall be in substantial conformance to this permit (including Environmental conditions and Exhibit "A.")

21. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the City Manager for approval. Improvement plans shall take into account a 40 sq-ft area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

22. In the event that a foundation only permit is requested by the Permittee or subsequent Owner, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A" Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'

23. Prior to issuance of any construction permits for structures, complete Landscape Planting and Irrigation Construction documents consistent with the Landscape Standards shall be submitted to the City Manager for approval. The Landscape Construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC section 142.0403(b)5.

24. Prior to issuance of a Certificate of Occupancy, or the performance of a Final Inspection, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape and obtain all required landscape inspections. A No Fee Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

25. All required landscape shall be maintained in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

26. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within thirty days of damage and prior to issuance of a Certificate of Occupancy.

27. The Permittee or subsequent owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Establishment Maintenance Agreement or other approved entity. In this case, a Landscape Establishment Maintenance Agreement application form shall be submitted for review by a Landscape Planner.

PLANNING/DESIGN REQUIREMENTS:

28. No fewer than 369 off-street parking spaces of which eight spaces are accessible parking spaces, thirteen motorcycle spaces, and seventy-two bicycle spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with requirements of the Land Development Code and shall not be converted for any other use unless otherwise authorized by the City Manager.
29. Commercial office uses shall be limited to those uses that generate no more than twenty-two average daily trips [ADT] per 1,000 square feet of office space, based on the City of San Diego Trip Generation Manual. Any future commercial uses which would generate more than twenty-two ADT per 1,000 square feet shall require an amendment to this permit.
30. The first floor of the shopkeeper units shall be used for commercial office use only. The commercial use envisioned for this space would include real estate, insurance, accounting, law, drafting, architectural, engineering and other similar business and professional office type uses.
31. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.
32. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.
33. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Permittee.
34. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.
35. All signs associated with this development shall be consistent with sign criteria established by citywide sign regulations.

36. The applicant shall post a copy of the approved discretionary permit or Tentative Map in the sales office for consideration by each prospective buyer.
37. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the Municipal Code.
38. Prior to the issuance of any building permits, complete outdoor lighting information shall be submitted to the Development Services Department, Land Development Review Division, for review and approval. Complete lighting information shall include a plan view photometric analysis indicating an isofoot candle plot and a point by point plot to include all areas within the private property and to extend a minimum of 50 feet beyond the property line, construction details as necessary to direct installation of the outdoor lighting system, manufacturers name, visors, prisms, lenses and reflectors and a lighting plan locating each fixture in plan view and a legend. The outdoor lighting system shall be designed, manufactured and installed to allow shading, adjusting, and shielding of the light source so all outdoor lighting is directed to fall only onto the same premises as light sources are located.
39. Prior to the issuance of any occupancy permit, a night inspection shall be required to verify compliance of the outdoor lighting system. No light shall be directed to fall outside the property line. Light levels along the perimeter of the property shall be measured no higher than three footcandles. Light levels throughout the development shall be the least practical level necessary to effectively illuminate the operation. Sky glow or light halo shall be reduced to the greatest extent practical and in no case shall initial light levels be measured exceeding eight footcandles anywhere within the site. The Owner/Permittee, or an authorized representative, shall provide an illuminance meter to measure light levels as required to establish conformance with the conditions of this Permit during the night inspection. Night inspections may be required additional fees as determined by the City Manager.
40. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.
41. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.
42. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences, or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.
43. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, mechanical ventilator, or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment

and appurtenances are contained within a completely enclosed architecturally integrated structure whose top and sides may include grillwork, louvers, and latticework.

44. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A."

45. Prior to issuance of the first occupancy permit for the residential structures, the applicant shall obtain the final shell building inspection sign-off for the office building.

46. Owner/Developer shall provide a kiosk or bulletin board that displays information on transit use, carpooling, and other forms of ridesharing for both office and residential tenants.

WATER REQUIREMENTS:

47. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway, and the disconnection at the water main of all existing unused services adjacent to the site, in a manner satisfactory to the Water Department Director and the City Engineer.

48. Prior to the issuance of any building permits, the Owner/Permittee shall grant adequate water easements for all public water facilities that are not located within fully improved public rights-of-way, satisfactory to the Water Department Director.

49. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond the design and construction of reclaimed water irrigation service(s), in a manner satisfactory to the Water Department Director and the City Engineer.

50. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) on each water service (domestic, fire, and irrigation), in a manner satisfactory to the Water Department Director, the City Engineer, and the Cross Connection Supervisor in the Customer Support Division of the Water Department.

51. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.

52. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities shall be modified at final engineering to comply with standards.

WASTEWATER REQUIREMENTS:

53. No grading or improvements, including sewer laterals, shall be installed in or over any public sewer easement prior to the applicant obtaining an Encroachment Maintenance and Removal Agreement. The applicant will provide evidence of an existing Encroachment Maintenance and Removal Agreement, or provide a new one for all encroachments within any public sewer easements prior to issuance of any engineering or building permits.

54. Prior to reusing any sewer laterals the applicant shall obtain a plumbing permit showing that the existing facility is of adequate size to serve the project. In addition, the applicant shall film the laterals and demonstrate that they are in good condition, or obtain a permit for replacement of existing laterals.

55. Prior to the issuance of a building permit, the developer shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each condominium will have its own sewer lateral or provide CC&R's for the operation and maintenance of on site private sewer mains that serve more than one ownership.

56. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

57. The developer shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

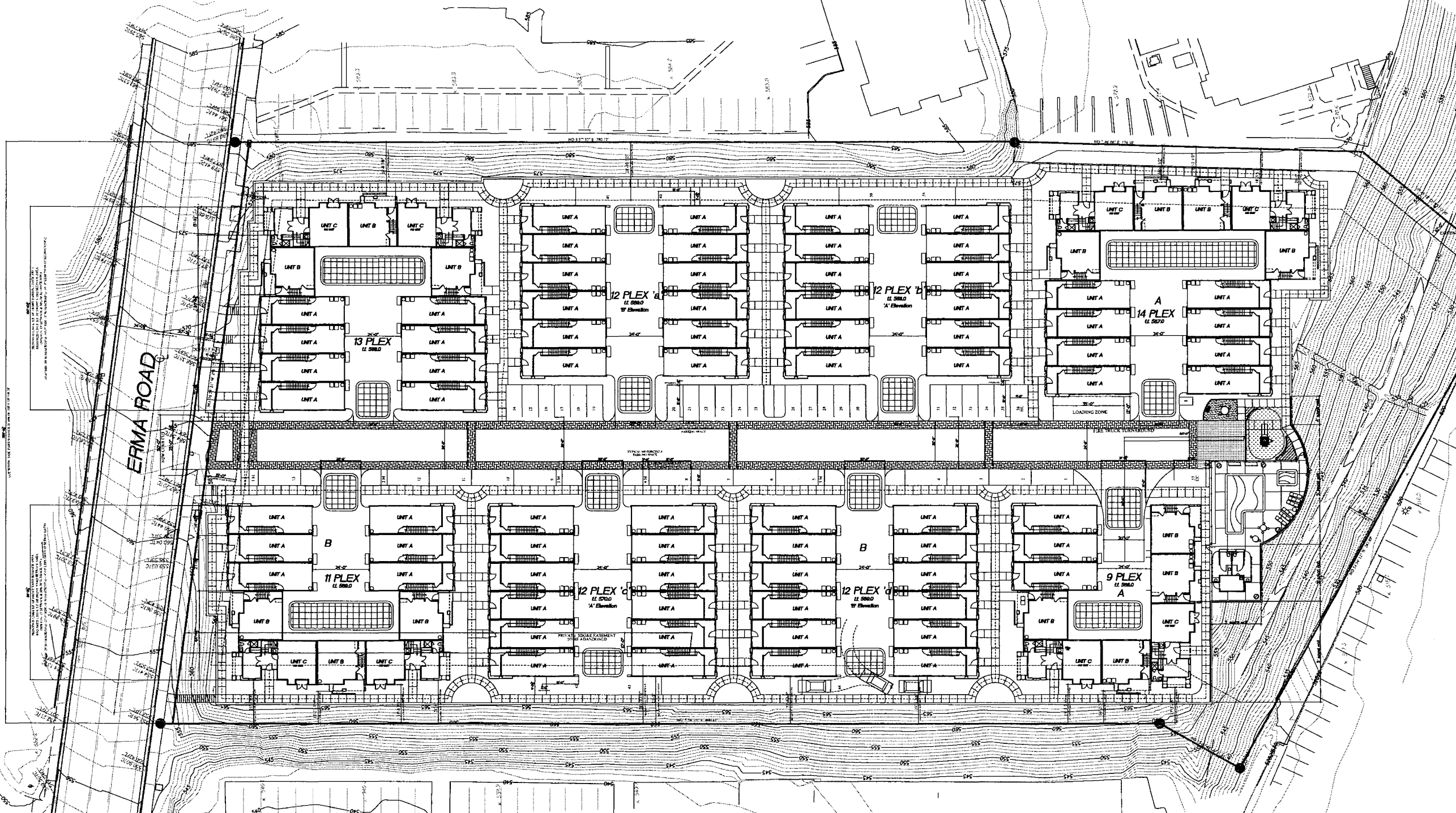
STORMWATER REQUIREMENTS:

58. Prior to the issuance of any construction permit, the subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.

59. Prior to the issuance of any construction permit, the subdivider shall incorporate any construction Best Management Practices [BMP's] necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

60. Prior to the issuance of any construction permit the subdivider shall incorporate and show the type and location of all post-construction BMP's on the final construction drawings, in accordance with the approved Water Quality Technical Report.

61. Development of this project shall comply with all requirements of State Water Resources Control Board [SWRCB] Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01[NPDES General Permit No. CAS000002 and CAS0108758], Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan [SWPPP] and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent [NOI] shall be filed with the SWRC.



DEVELOPMENT SUMMARY TABLE

Development Permits/Requested Approvals
 Community Plan Amendment to change land use designation from Professional Office to Residential.
 Reason to change zone from CO-1-2 to RM-2-5.
 Planned Development Permit.
 The applications shall be consolidated as a Process Five Decision with the City Council acting as decision maker after Planning Commission recommendation hearing.
 Planned Development Permit

Proposed Use/Scope of work
 95 multi-family dwellings - 3 story with garage and surface parking
 Loading Facility
 Fitness Facility

Deviations
 Front & Side Yard Setback (see illustration SHEET 2)
Proposed Density
 RM-2-5 allows 1,500 s.f. per a.c., therefore the project promotes of 170,755 s.f. allows density of 114 dwelling units / proposed 95 units @ 24.23 dw/acre

Setbacks
 Front yard 15/20' (see 1.31.044(x)(1))
 Sideyard 28.5' (10% of lot width)
 Rearyard 15'
 See Sheet 2 for deviations

Site Walls
 See Civil Plans for details

Proposed Height
 ALLOWABLE: 40' / PROPOSED: 38' 9 1/4" from finished grade

Building Coverage N/A
 No maximum building coverage
 Building Footprint = 56,190 s.f. = 32.90% of lot

F.A.R.
 ALLOWABLE / F.A.R. = 1.35
 Total allowable F.A.R. = 228,207 s.f.
 Residential F.A.R. = 171,906 s.f. = 75% of max. F.A.R.
 car F.A.R. = 57,301 s.f. = 25% of max. F.A.R.
 PROPOSED / Residential 121,268 s.f. Garages 41,018 s.f.
 Total 162,804 s.f. (garages are 25% of the total)

Material storage, refuse and recycling
 Required/unit - 192 cu. ft. recycle & 192 cu. ft. refuse
 Provided/unit - 237.5 cu. ft. recycle & 237.5 cu. ft. of refuse
 Required/unit - 240 sq. ft. storage (see floor plans for performance)

Usable Open Space
 Required = 18,050 sq. ft. (18,758 sq. ft. area used for noise study)
 Total provided = 41,364 sq. ft. (See Sheet 2, J & 4 for defined area)
 includes private ext. open space & common open space

Common Open Space
 Required = 2,375 sq. ft.
 Total provided = 18,277 sq. ft. (See Sheet 2 for defined area)

Private Exterior Open Space
 Required = 4,275 sq. ft.
 75% of all units to have a min. of 60 s.f.
 Total provided = 62,871 sq. ft. (See Unit Plans Sheets J & 4)
 73 Plan 'A' @ 89 s.f. & 14 Plan 'B' @ 75 s.f.

Type of Construction
 Type V-B Sprinklered (NFPA 13)

Occupancy Class
 R-2

Existing Use/ Year Built
 Vacant Lot

site data:
 170,755 S.F. GROSS
 3,920 GROSS ACRES
 114 units @ 1,500 ALLOWABLE DENSITY RM 2-5
 229,207 ALLOWABLE F.A.R. @ 1.35
 171,906 RESIDENTIAL F.A.R. (75% OF MAX F.A.R.)
 57,301 RESERVED FOR CARS F.A.R. (25% OF MAX F.A.R.)
 --- INDICATES ACCESSIBLE ROUTE OF TRAVEL
 & PEDESTRIAN CIRCULATION
 THE SITE IS NOT WITHIN THE AIRPORT OVERLAY ZONE
 NO BUS STOPS EXIST ADJACENT TO THE PROPERTY

building data:
 95 UNITS PROVIDED
 CONSTRUCTION TYPE: TYPE V-B W/ NFPA R13 SPRINKLERS
 OCCUPANCY CLASSIFICATION: R-2

a 73 2 BEDROOM/2.5 BA @ 1,268 S.F.	92,564 S.F.
b 14 2 BEDROOM + DEN /2.5 BA @ 1,197 S.F.	16,758 S.F.
c 8 3 BEDROOM/3.5 BA @ 1,538 S.F.	12,464 S.F.
TOTAL:	121,786 S.F.

grading data:
 total amount of site to be graded: 152,542 sq. ft.
 percent of total site graded: 89.3%
 amount of site with 25 percent slopes or greater: 38,200 sq. ft.
 percent of total site with 25 percent slopes or greater: 23 %
 amount of site within hillside review: 0 sq. ft.
 percent of total site within hillside review: 0 %
 amount of cut: 17,000 c.y.*
 amount of fill: 17,000 c.y.*
 maximum height of fill slope(s): 49 ft. 1.5:1 slope ratio
 maximum height of cut slope(s): 0 ft. slope ratio
 amount of export soil: 0 c.y.
 retaining walls: how many: (portion of building) 2
 maximum height: 790 feet
 maximum length: 19 feet
 * does not include remedial grading
 ** regrading of the existing fill slope at south end of the existing slope ratio

bench mark
 brass plug at the south west corner of
 Hubert street & Erma street
 elev. 539.882 m.s.l.

Legal description
 parcel 2 of parcel map no. 10259 in the city of
 San Diego, county of San Diego, state of
 California, filed in the office of the county
 recorder of San Diego county,
 July 21, 1980 as the No. 80-228150 of official
 records, A.P.M. 319-180-43

owner/applicant
 H.G. Fenton Company
 7577 Mission Valley Road, Suite 200
 San Diego, CA 92108
 619-400-0120

president date
existing zoning
 CO-1-2 (commercial-office)
proposed zoning
 Residential - Multi-Family RM 2-5

areas
 gross lot area: 170,755 s.f. (3.920 acres)
 buildings area: 121,786 s.f. (2.79 acres)

coordinate index
 road 27: 274-1735
 road 83: 1915163
 a 6296651

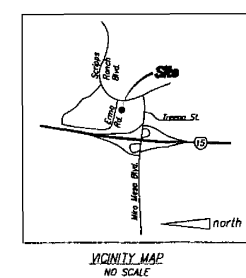
setbacks
 front yard: 15 ft. for 50% of building envelope
 remainder to observe 20'
 side yard: 5 feet or 10% premises width, whichever is greater
 rear yard: 15 ft.
 max. structure height: 40 ft.

assessor's parcel number
 319-180-43

aerial topography
 the existing topography as shown on this plan was compiled
 by National Engineering and by son-to aerial surveys, job no.
 12906. Dates map 5, 2006

fire department notes
 Provide fire access roadway signs or red curbs in accordance
 with FDPS Policy A-02-1
 Post indicator boxes, fire department connections, and fire
 alarm bell are to be located on the address/access side of
 the structure. UFG 1001.4
 An illuminated directory will be provided as part of this
 project.
 Provide building address numbers, stable and legible from the street
 or road fronting the property per FDPS Policy J-02-4 (UFG 901.4.4)

- notes:**
1. this is a map of a residential condominium project as defined in section 1350 of the state of California civil code
 2. minimum lot size: 6000 s.f.
 3. total number of lots: 1. total number of units: 95
 4. drainage is by surface flow to the proposed private storm drain system in the parking areas. the private storm drain system will be connected to the existing public storm drain system in Erma road and a private storm drain along the south.
 5. manufactured slopes shall be hydroseeded with native plant vegetation, graded pad areas shall be hydroseeded to prevent erosion in the event total construction of buildings does not occur within 30 days following grading.
 6. see the water quality technical report for storm water mitigation.
 7. proposed onsite sewer and water will be private.
 8. the permittee or designer shall incorporate any construction best management practices (BMPs) necessary to comply with chapter 14, article 2, division 1 (grading regulations) of the land development code, into the construction plans and/or specifications, satisfactory to the city engineer, prior to the issuance of any construction permits.
 9. adjacent land uses: residential to east and north, commercial to west and south
 10. districts: sewer, water, fire and schools - city of San Diego
 11. per mts website, the nearest bus stop is on mesa mesa blvd., west of I-15
 12. Provide building address numbers, stable and legible from the street or road fronting the property per FDPS Policy J-02-4 (UFG 901.4.4)
 13. the noise barriers shall be constructed using no less than 0.5-inch pleated free of any cracks, holes or gaps, or an equivalent material. A qualified acoustician shall verify that noise levels do not exceed 65 dB(A) ONE for required usable open space areas (see Mitigated Negative Declaration No. 137944, Section V, Mitigation, Monitoring and Reporting Program for additional information).



Owner/Applicant
 H.G. Fenton Company
 7577 Mission Valley Road, Suite 200
 San Diego, CA 92108
 619-400-0120
 ATTN: Allen Jones

Architect
 The McKinley Associates, Inc.
 1818 First Avenue Suite 200
 San Diego, CA 92108
 619-238-1134
 ATTN: Kirk McKinley

Landscape
 ONA Inc.
 9669 Business Park Avenue, Suite 103
 San Diego, CA 92121
 619-578-2600
 ATTN: Denis Y. Oltusz

Civil
 Stuart Engineering
 7525 Metropolitan Drive, Suite 308
 San Diego, CA 92121
 619-298-0910
 ATTN: Stuart Peuce

Prepared By:
 Name: The McKinley Associates, Inc.
 Address: 1818 First Avenue
 San Diego, California 92101
 Phone #: (619) 238-1134

Project Address:
 9899 Erma Road
 San Diego, CA 92131

Project Name:
 Erma Road

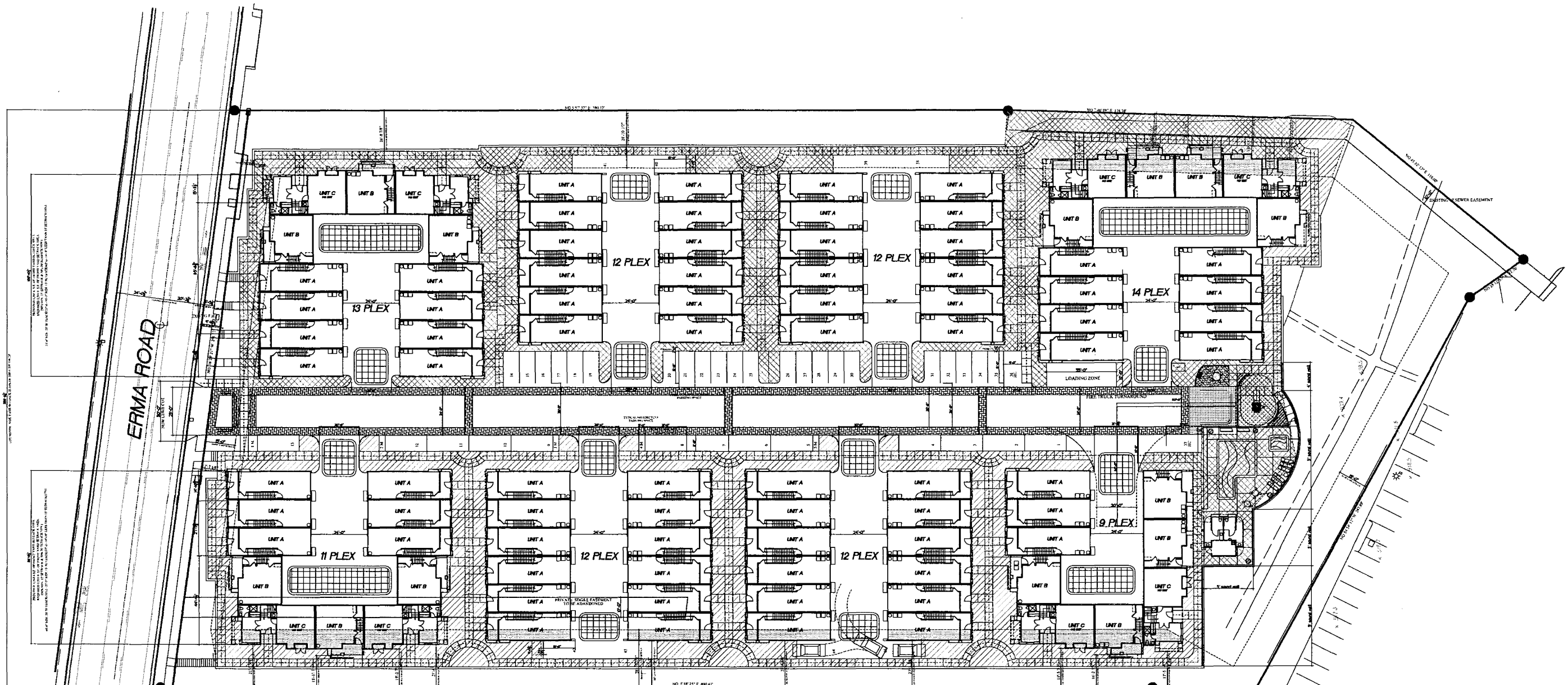
Sheet Title:
 Architectural Site Plan

Original Date:
 December 10, 2008

Sheet
 1 of 26

DEP#:





site data:

----- INDICATES ACCESSIBLE ROUTE OF TRAVEL & PEDESTRIAN CIRCULATION

Setbacks
 Front yard 15' (20' sec. 131.044)(c)(1)
 Sideyard 28.5' (1/8" of lot width)
 Rearyard 15'

Building Setback Deviations
 As noted

Site Wall Deviations
 See Civil Drawings

Usable Open Space [Symbol] + [Symbol] + [Symbol]
 Required = 18,000 sq. ft. 18,758 sq. ft. area used for these study
 190 s.f. per unit
 Total provided = 41,364 sq. ft. (See Sheet 2, 3 & 4 for defined area)
 includes private ext. open space & common open space

Common Open Space [Symbol] + [Symbol]
 Required = 2,375 sq. ft.
 Total provided = 38,277 sq. ft. (See Sheet 2 for defined area)

Private Exterior Open Space [Symbol]
 Required = 4,275 sq. ft.
 75% of all units to have a min. of 60 s.f.
 Total provided = 6,087 sq. ft. (See Unit Plan Sheets 3 & 4)
 73 Plan 'A' @ 69 s.f. & 14 Plan 'B' @ 75 s.f.

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 San Diego, CA 92108
 619-238-1134
 ATTN: Kirk McKinley

Landscape
 OMA Inc.
 9556 Business Park Avenue, Suite 103
 San Diego, CA 92131
 619-578-2600
 ATTN: Dennis T. Olouf

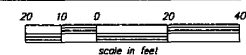
Civil
 Stuart Engineering
 7525 Metropolitan Drive, Suite 308
 San Diego, CA 92101
 619-298-1010
 ATTN: Stuart Pearce



Prepared By:
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 Address: 1818 First Avenue
 San Diego, California 92101
 Phone #: (619) 238-1134
Project Address:
 9889 Erma Road
 San Diego, CA 92131
Project Name:
 Erma Road

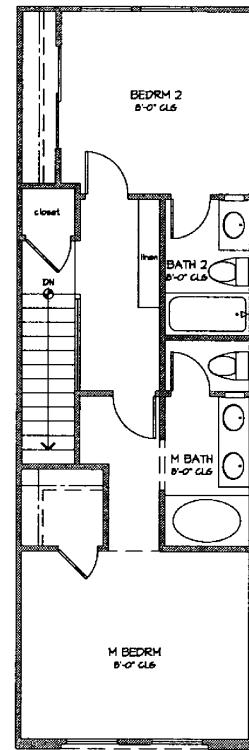
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Revision 9	
Revision 8	
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Revision 2	
Revision 1	

Erma Road - Pedestrian Circulation and Setback Deviations
 H.G. Fenton Company

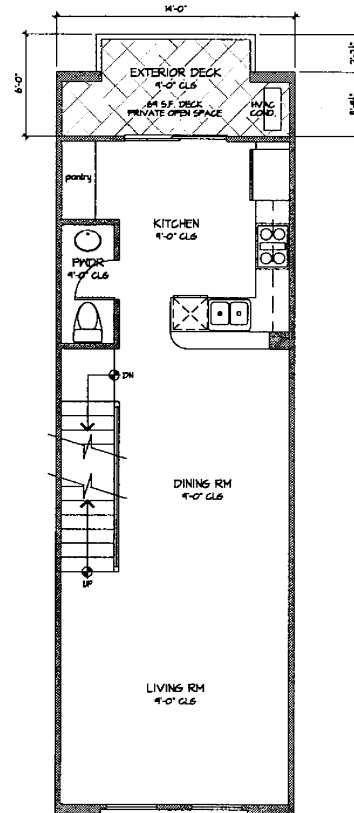


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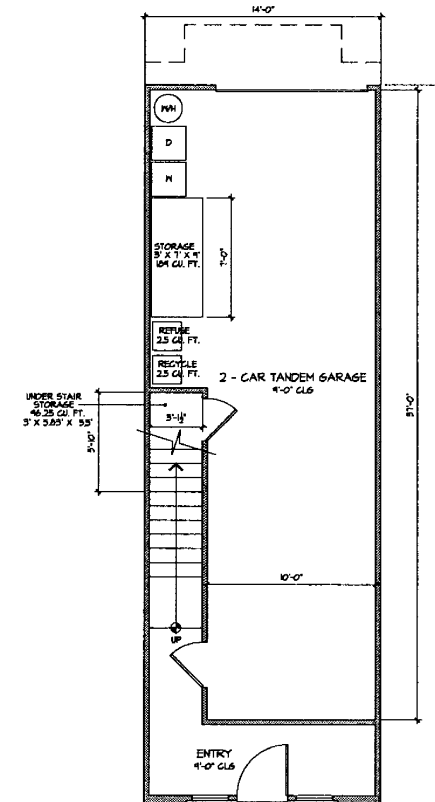
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Sheet 2 **of** 26
DEP#:



UNIT A
THIRD FLOOR PLAN



UNIT A
SECOND FLOOR PLAN

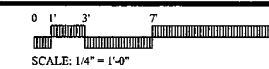


UNIT A
FIRST FLOOR PLAN

UNIT A: 2 BEDRM, 2.5 BATH
 FIRST FLOOR: 152 SQ. FT.
 SECOND FLOOR: 554 SQ. FT.
 THIRD FLOOR: 562 SQ. FT.
 TOTAL: 1,268 SQ. FT.
 GARAGE: 436 SQ. FT.
 DECK: 49 SQ. FT.
 STORAGE: 285.25 CU. FT.

Erma Road - Unit Floor Plan A

H.G. Fenton Company



Prepared By:
 Name: The McKinley Associates, Inc.
 Address: 1818 First Avenue
 San Diego, California 92101
 Phone #: (619) 238-1134

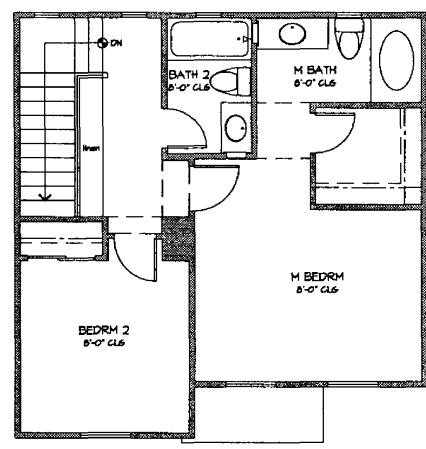
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 9889 Erma Road
 San Diego, CA 92131

Project Name:
 Erma Road

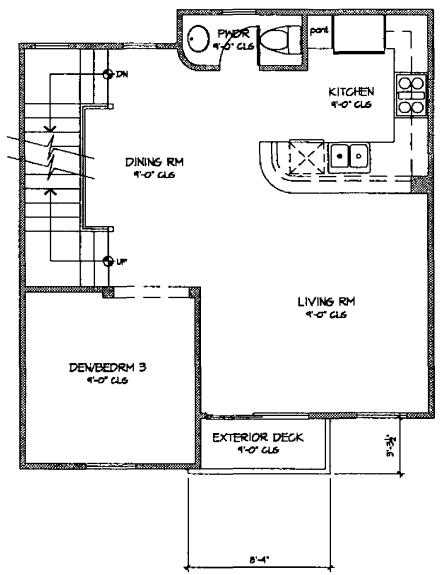
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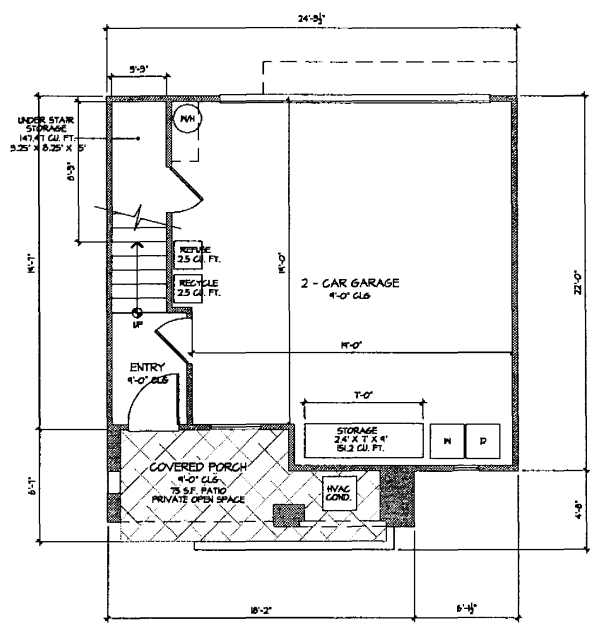
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 Sheet 3 of 26
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UNIT B
THIRD FLOOR PLAN



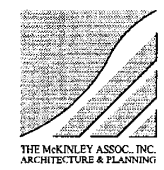
UNIT B
SECOND FLOOR PLAN



UNIT B
FIRST FLOOR PLAN

UNIT B: 2 BEDRM/DEN, 2.5 BATH
 FIRST FLOOR: 83 SQ. FT.
 SECOND FLOOR: 596 SQ. FT.
 THIRD FLOOR: 518 SQ. FT.
 TOTAL: 1,197 SQ. FT.
 GARAGE: 425 SQ. FT.
 DECK: 25 SQ. FT.
 PORCH: 75 SQ. FT.
 STORAGE: 298.67 CU. FT.

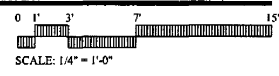
Erma Road - Unit Floor Plan B
 H.G. Fenton Company

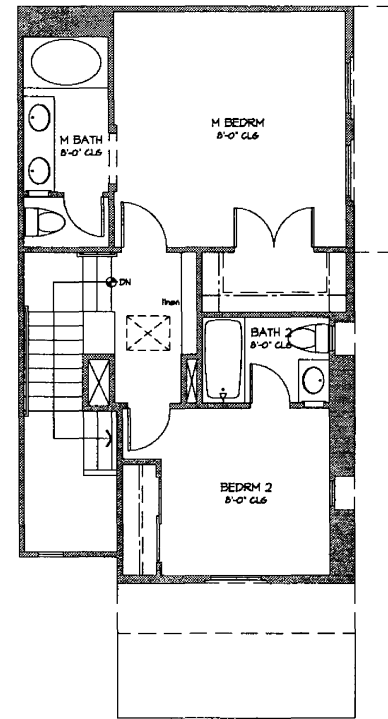


Prepared By: The McKinley Associates, Inc.
 Name: 1818 First Avenue
 Address: San Diego, California 92101
 Phone #: (619) 238-1134
 Project Address: 9889 Erma Road
 San Diego, CA 92131
 Project Name: Erma Road

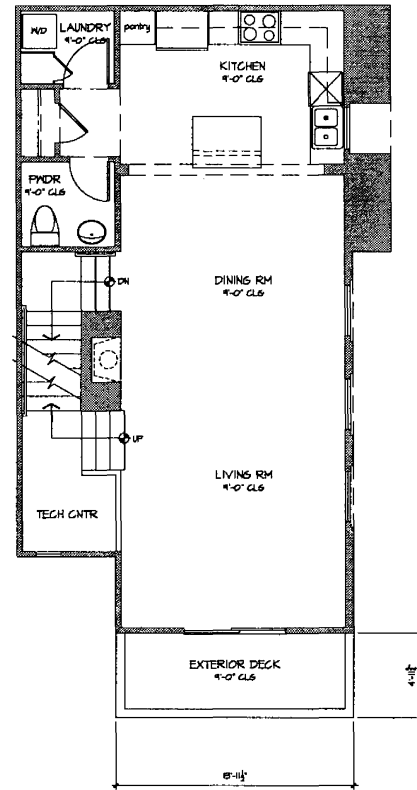
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Revision 6:	_____
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Revision 4:	City of San Diego comments 3/18/09
Revision 3:	City of San Diego comments 3/17/09
Revision 2:	City of San Diego comments 2/19/09
Revision 1:	_____

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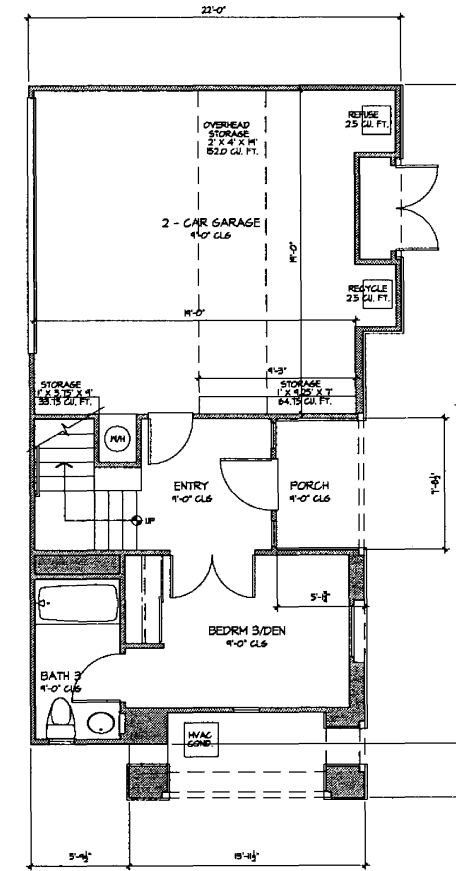




UNIT C
THIRD FLOOR PLAN



UNIT C
SECOND FLOOR PLAN



UNIT C
FIRST FLOOR PLAN

UNIT C: 3 BEDRM, 3.5 BATH
 FIRST FLOOR: 304 SQ. FT.
 SECOND FLOOR: 702 SQ. FT.
 THIRD FLOOR: 552 SQ. FT.
 TOTAL: 1,558 SQ. FT.
 GARAGE: 405 SQ. FT.
 DECK: 69 SQ. FT.
 PORCH: 40 SQ. FT.
 STORAGE: 250.25 CU. FT.

Erma Road - Unit Floor Plan C
 H.G. Fenton Company

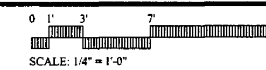


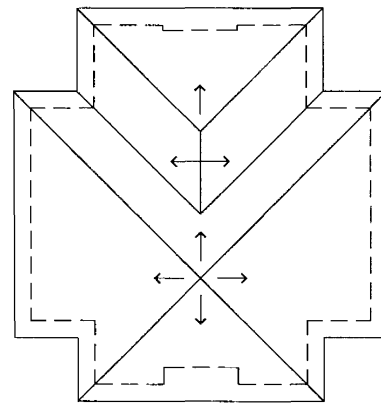
Prepared By: The McKinley Associates, Inc.
 Name: 1818 First Avenue
 Address: San Diego, California 92101
 Phone #: (619) 238-1134
 Project Address: 9889 Erma Road
 San Diego, CA 92131
 Project Name: Erma Road

Revision 14	_____
Revision 13	_____
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Revision 11	_____
Revision 10	_____
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Revision 3	City of San Diego comments 5/18/09
Revision 2	City of San Diego comments 3/17/09
Revision 1	_____

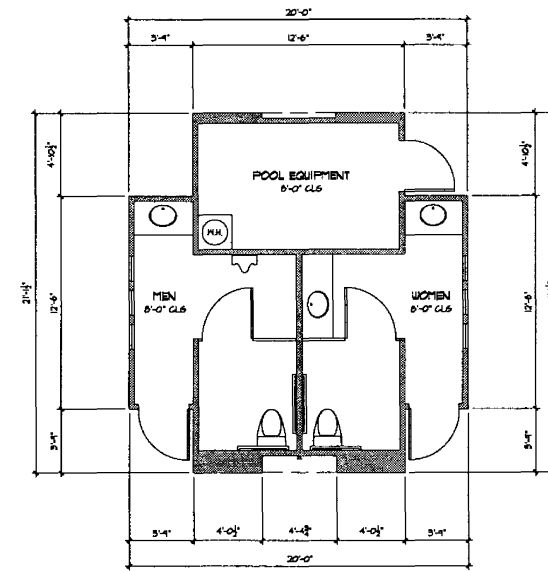
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Original Date: December 10, 2008
 Sheet 5 of 26
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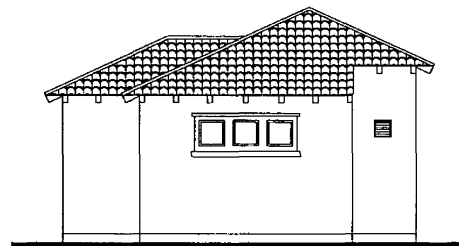


ROOF PLAN

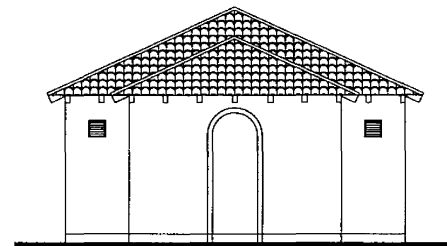


FIRST FLOOR PLAN

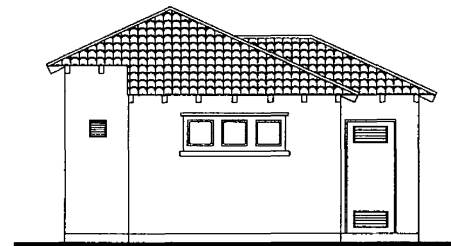
FIRST FLOOR: 342 SQ. FT.



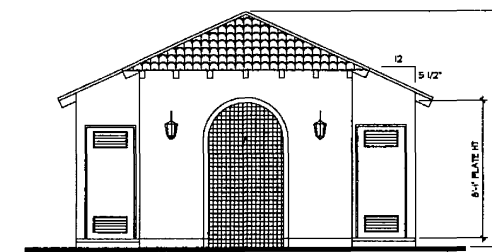
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

Erma Road - Pool Building
H.G. Fenton Company



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING



Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134
Project Address:
9889 Erma Road
San Diego, CA 92131
Project Name:
Erma Road

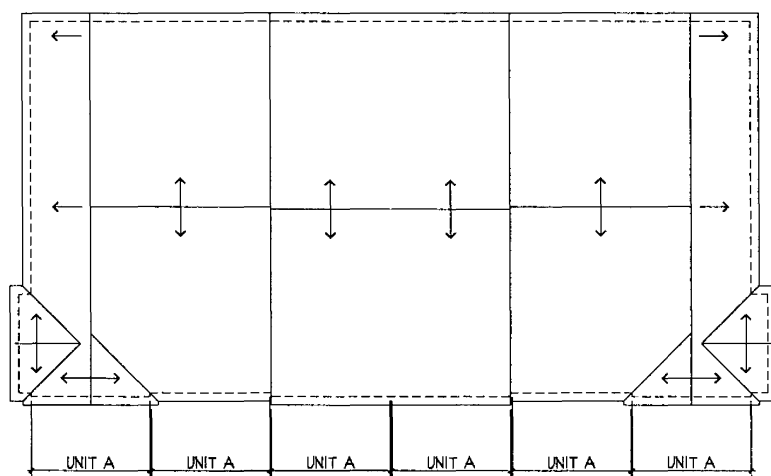
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Revision 2:	2. City of San Diego comments 3/17/09
Revision 1:	

Sheet Title:
1/4" Unit Plans - Pool Building

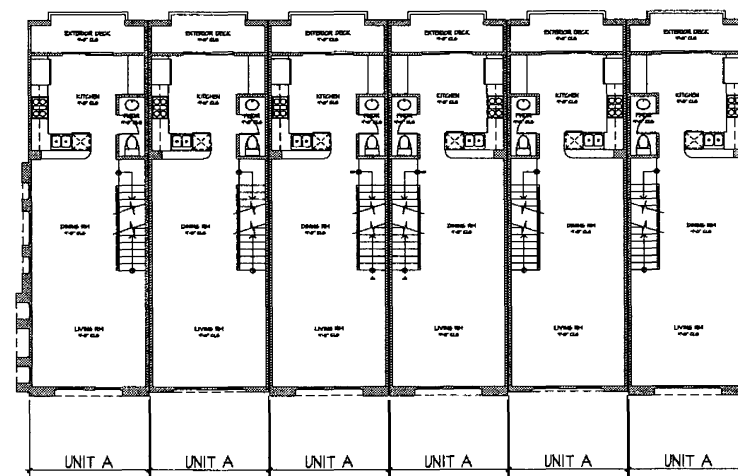
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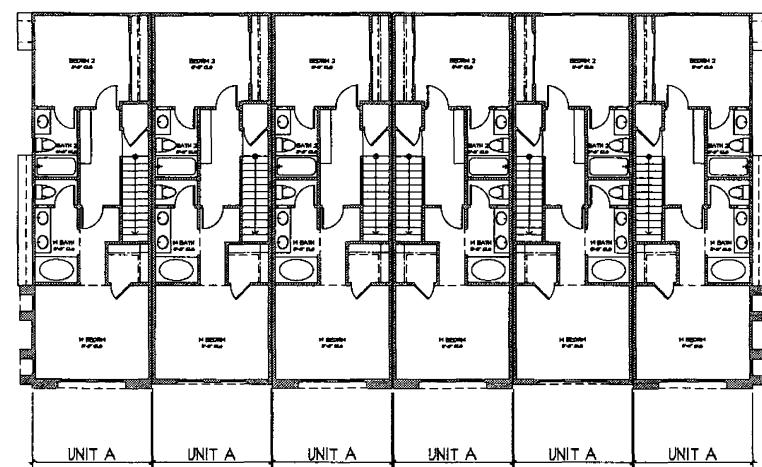
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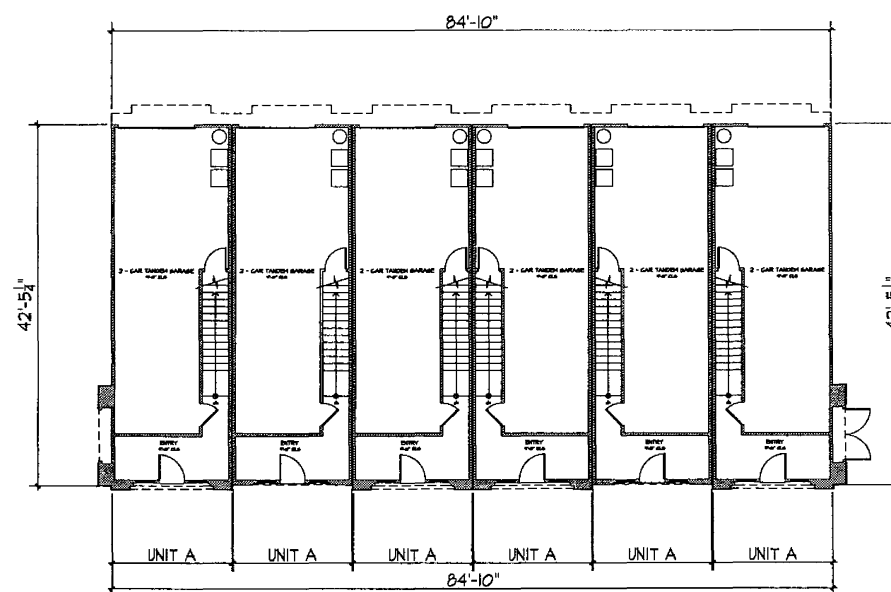
ROOF PLAN



SECOND FLOOR PLAN

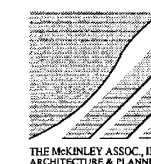


THIRD FLOOR PLAN



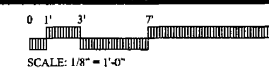
FIRST FLOOR PLAN

Erma Road - Six Plex
H.G. Fenton Company



Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134
Project Address:
9889 Erma Road
San Diego, CA 92131
Project Name:
Erma Road

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
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Revision 4:	_____
Revision 3:	City of San Diego comments 5/18/09
Revision 2:	City of San Diego comments 3/17/09
Revision 1:	_____



Sheet Title:
1/8" Building Plans - Six Plex

Original Date:
Sheet 7 of 26
DEP#: _____



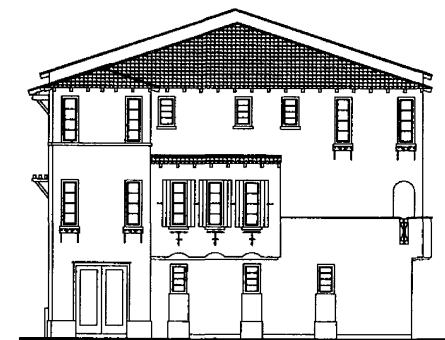
EAST/WEST ELEVATION A



NORTH/SOUTH ELEVATION A



NORTH/SOUTH ELEVATION A



EAST/WEST ELEVATION B



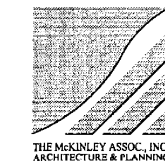
NORTH/SOUTH ELEVATION B



NORTH/SOUTH ELEVATION B

Erma Road - Six Plex BUILDINGS ARE PAIRED TO CREATE TWELVE PLEXES AS INDICATED ON THE SITE PLAN

H.G. Fenton Company

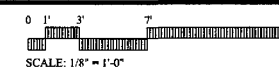


Prepared By:
 Name: The McKinley Associates, Inc.
 Address: 1518 First Avenue
 San Diego, California 92101
 Phone #: (619) 238-1134

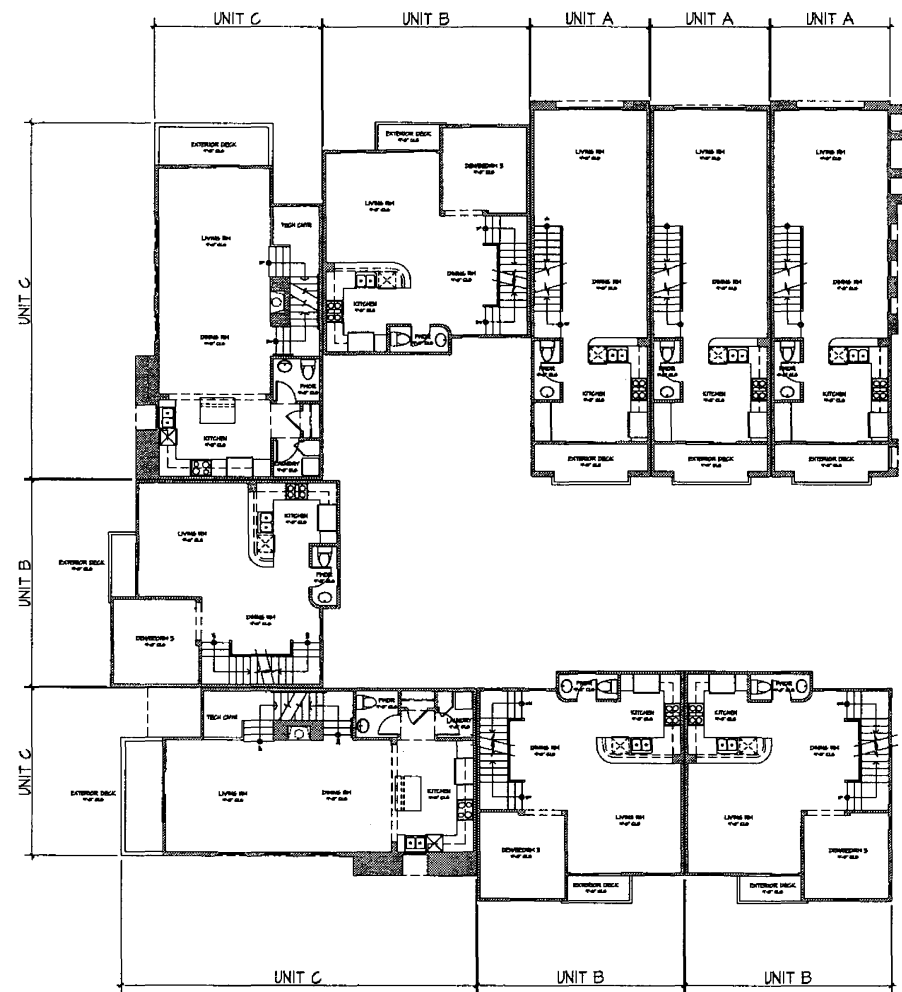
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 San Diego, CA 92131

Project Name:
 Erma Road

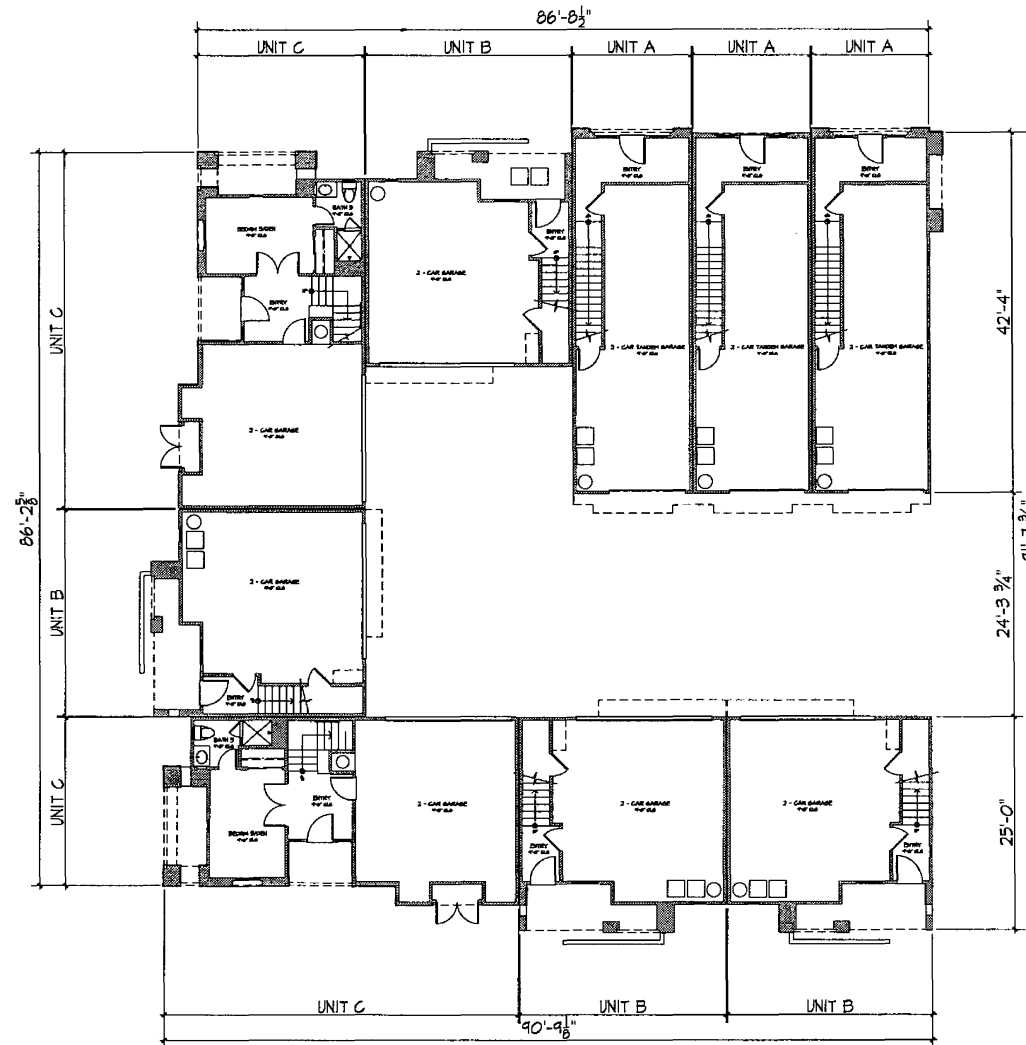
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Revision 3:	City of San Diego comments 3/27/09
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Sheet Title:
 1/8" Building Elevations - Six Plex
 Original Date: December 10, 2008
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 DEP#:

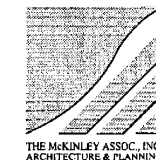


SECOND FLOOR PLAN



FIRST FLOOR PLAN

Erma Road - Nine Plex
H.G. Fenton Company

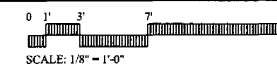


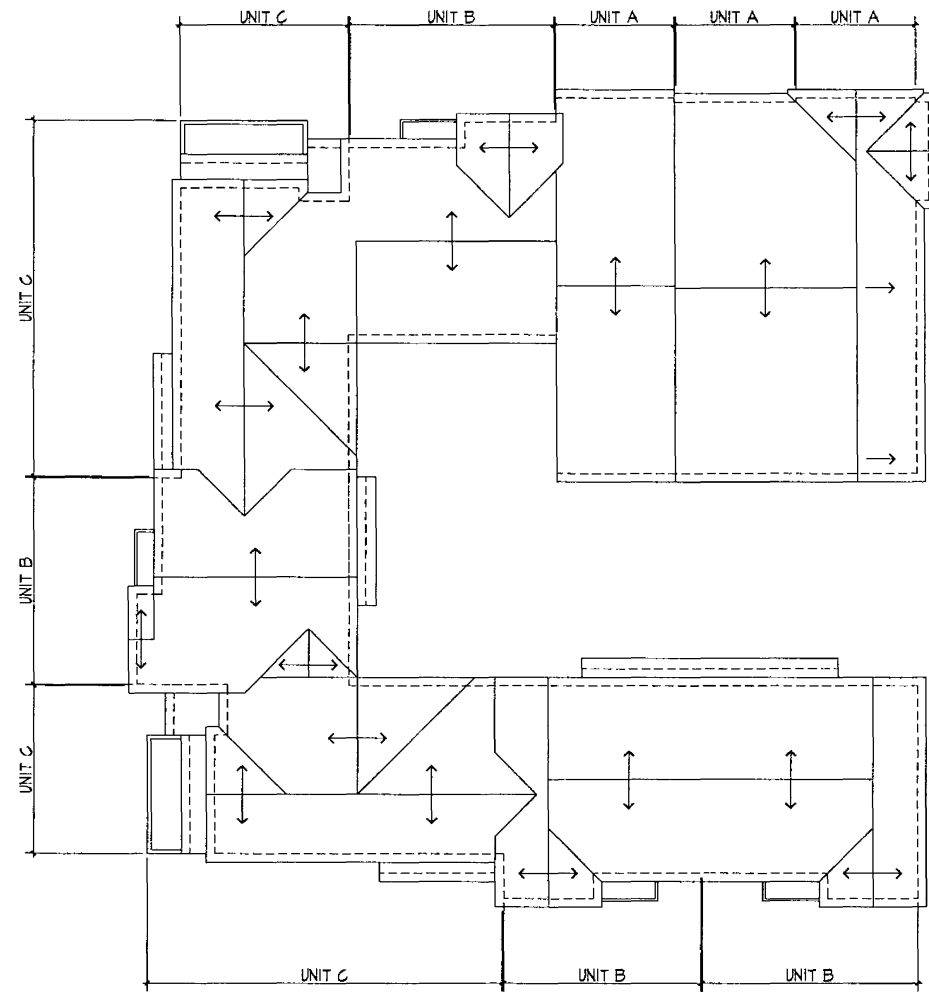
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Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134
Project Address:
9889 Erma Road
San Diego, CA 92131
Project Name:
Erma Road

Revision 14:	
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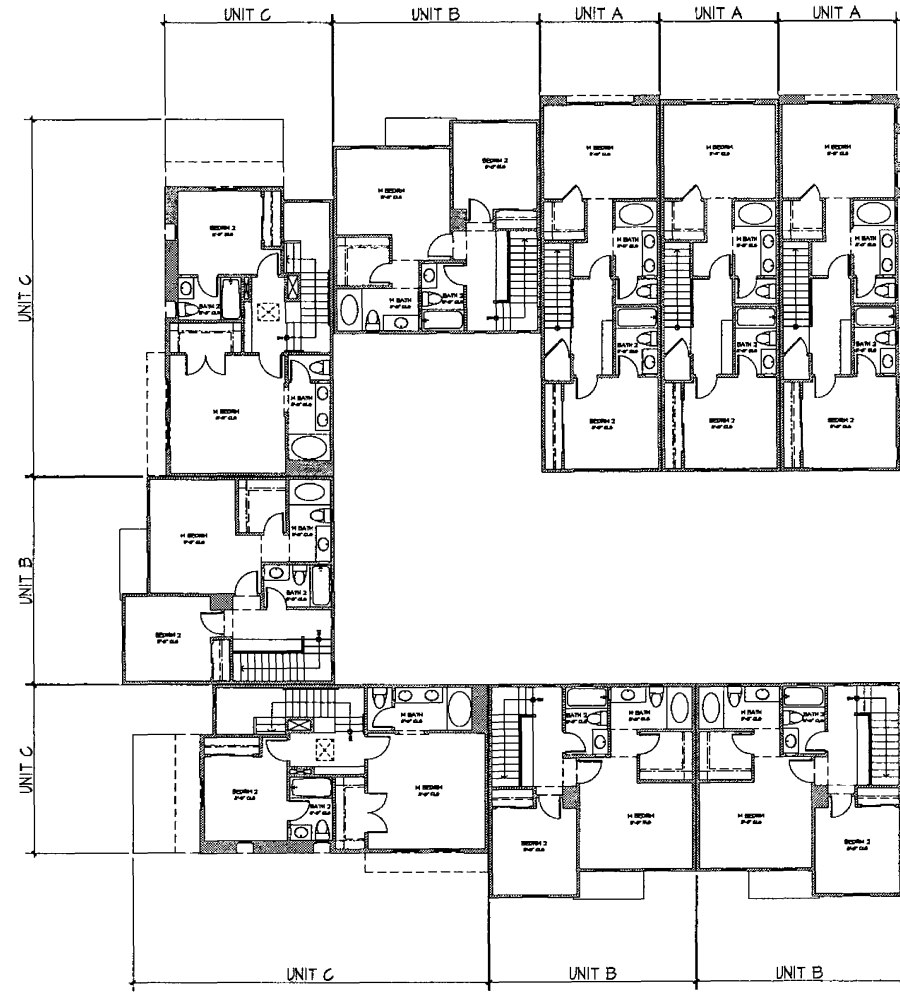
Sheet Title:
1/8" Building Plans - Nine Plex

Original Date: December 10, 2008
Sheet 9 of 26
DEP#:





ROOF PLAN



THIRD FLOOR PLAN

Erma Road - Nine Plex
 H.G. Fenton Company



Prepared By:
 Name: The McKinley Associates, Inc.
 Address: 1818 First Avenue
 San Diego, California 92101
 Phone #: (619) 238-1134
 Project Address:
 9889 Erma Road
 San Diego, CA 92131
 Project Name:
 Erma Road

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
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Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	City of San Diego comments 5/18/08
Revision 2:	City of San Diego comments 3/17/09
Revision 1:	_____

0 1' 3' 7' 15'
 SCALE: 1/8" = 1'-0"

Sheet Title:
 1/8" Building Plans - Nine Plex

Original Date: December 10, 2008
 Sheet 10 of 26
 DEP#: _____



WEST ELEVATION



SOUTH ELEVATION

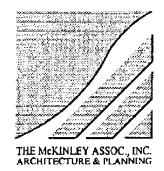


NORTH ELEVATION



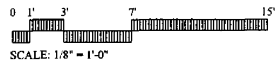
EAST ELEVATION

Erma Road - Nine Plex
H.G. Fenton Company

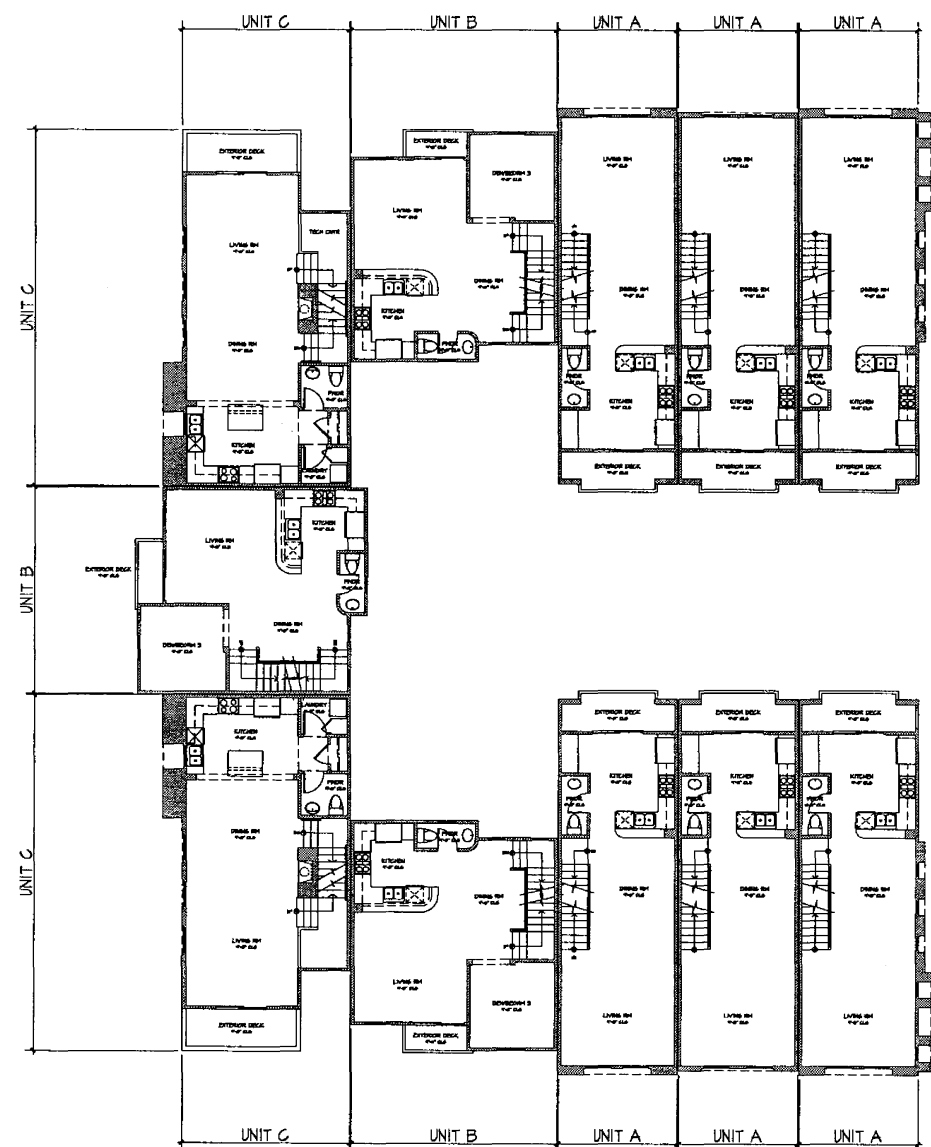


Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
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Phone #: (619) 238-1134
Project Address:
9869 Erma Road
San Diego, CA 92131
Project Name:
Erma Road

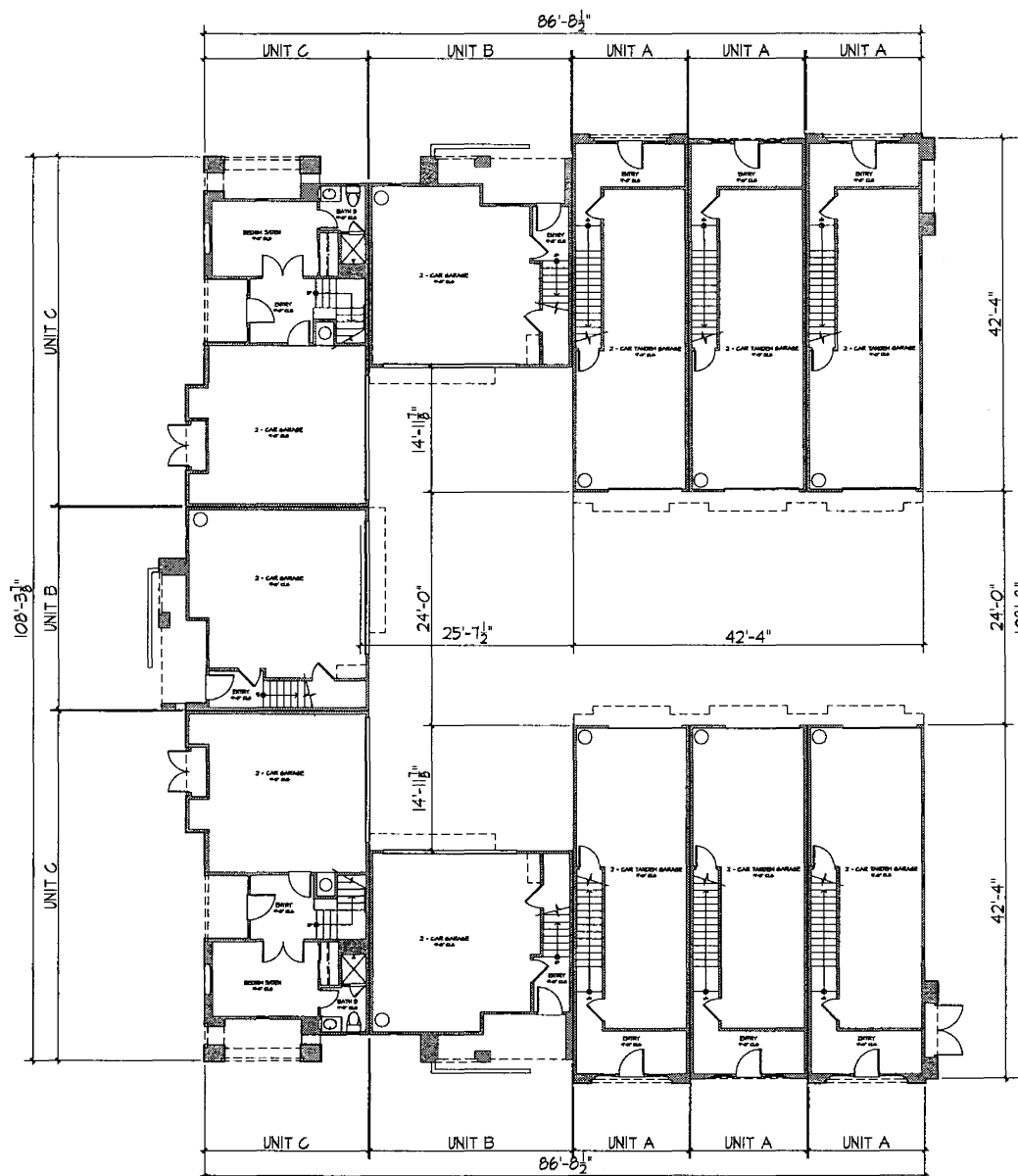
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Revision 2:	City of San Diego comments 3/17/09
Revision 1:	_____



Sheet Title:
1/8" Building Elevations - Nine Plex
Original Date: December 10, 2008
Sheet 11 of 26
DEP#: _____

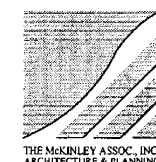


SECOND FLOOR PLAN



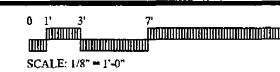
FIRST FLOOR PLAN

Erma Road - Eleven Plex
 H.G. Fenton Company



Prepared By:
 Name: The McKinley Associates, Inc.
 Address: 1818 First Avenue
 San Diego, California 92101
 Phone #: (619) 238-1134
 Project Address:
 9889 Erma Road
 San Diego, CA 92131
 Project Name:
 Erma Road

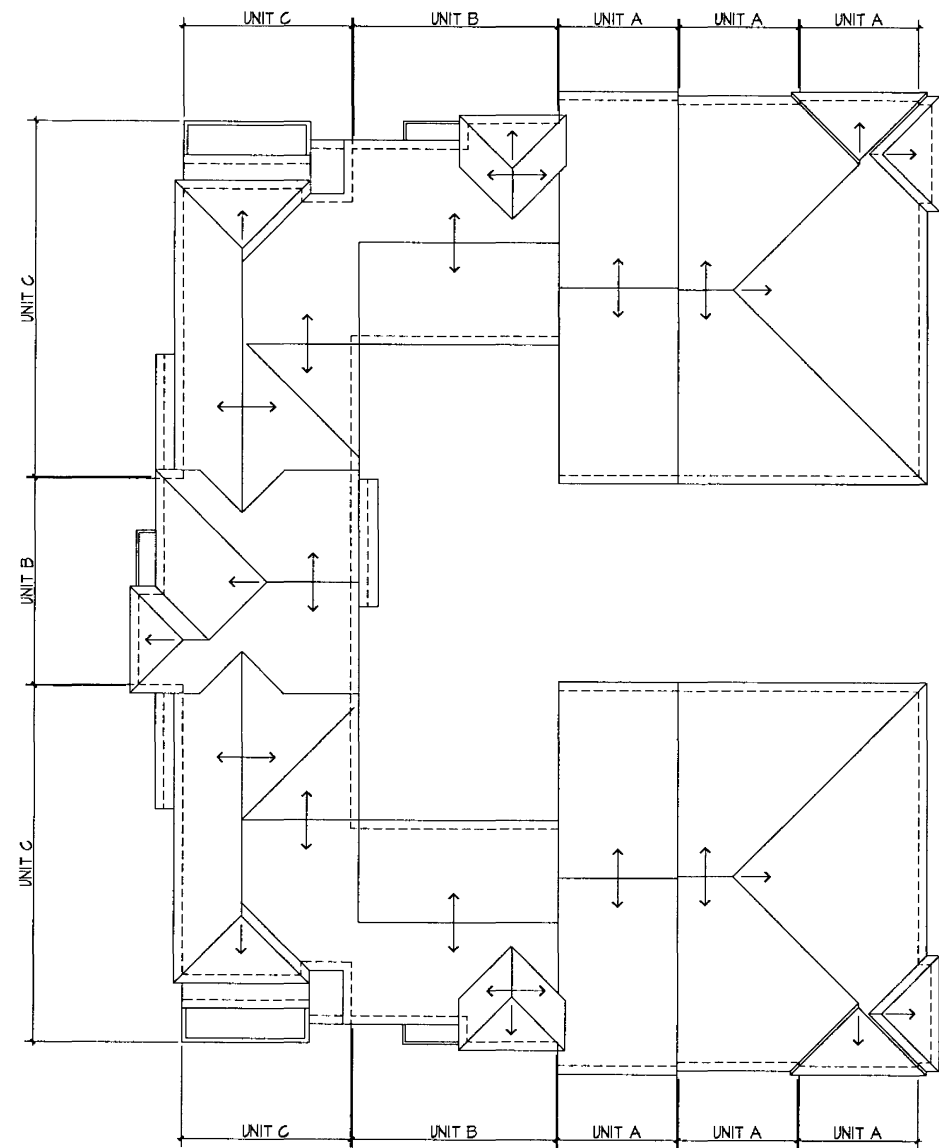
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Revision 3:	City of San Diego comments 5/18/08
Revision 2:	City of San Diego comments 3/17/09
Revision 1:	_____



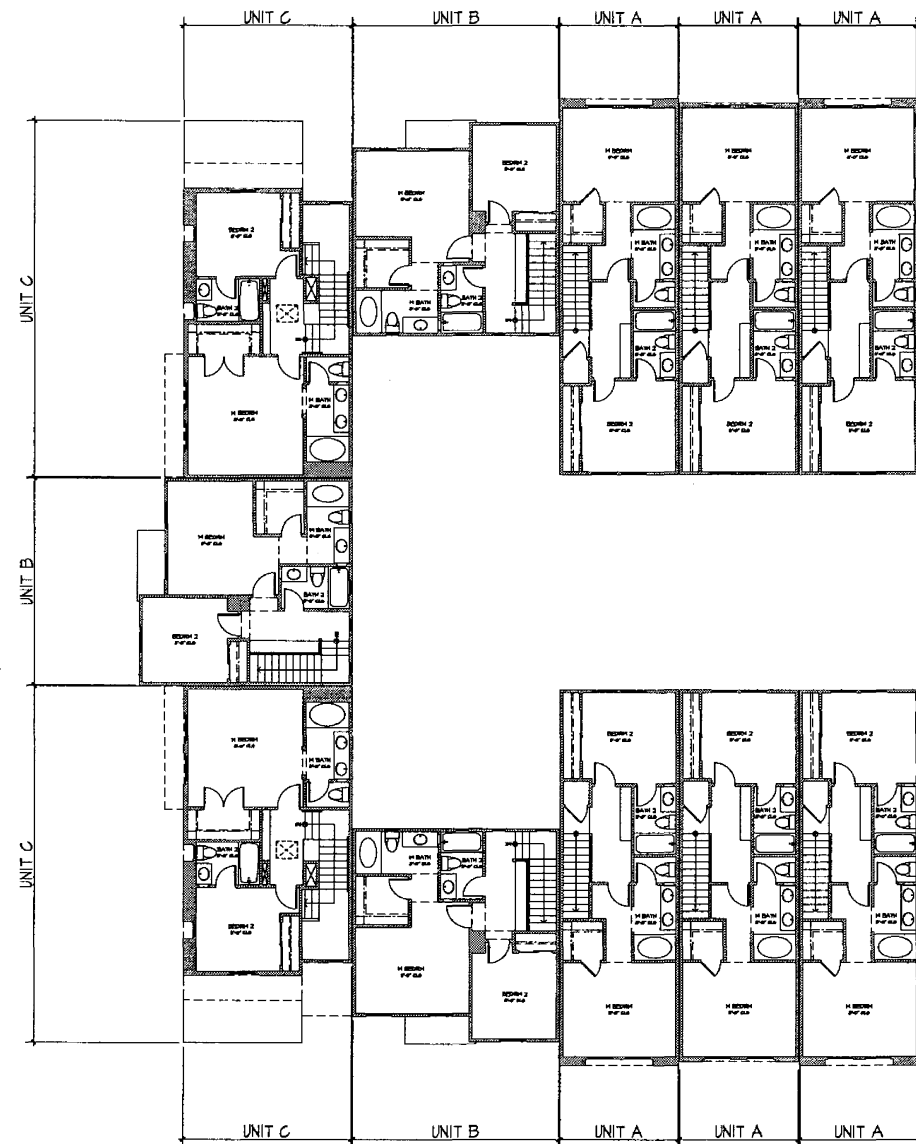
Sheet Title:
 1/8" Building Plans - ElevenPlex

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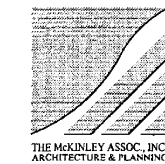


ROOF PLAN



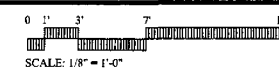
THIRD FLOOR PLAN

Erma Road - Eleven Plex
 H.G. Fenton Company



Prepared By:
 Name: The McKinley Associates, Inc.
 Address: 1818 First Avenue
 San Diego, California 92101
 Phone #: (619) 238-1134
 Project Address:
 9889 Erma Road
 San Diego, CA 92131
 Project Name:
 Erma Road

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
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Sheet Title:
 1/8" Building Plans - Eleven Plex

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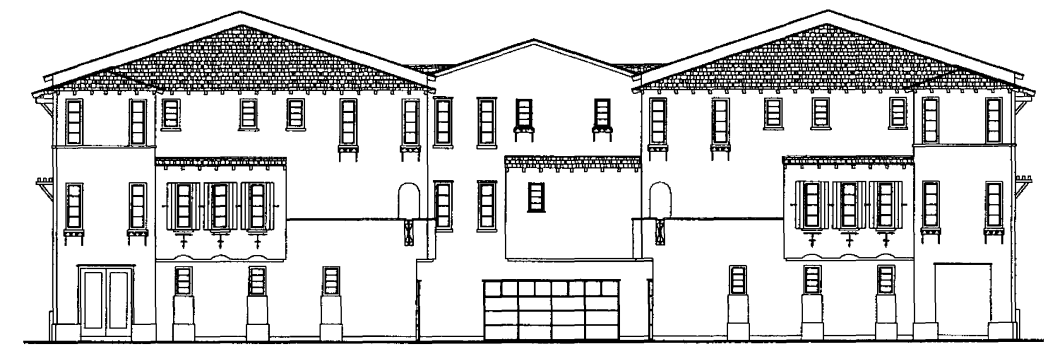
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

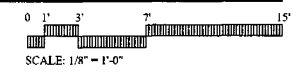
Erma Road - Eleven Plex
H.G. Fenton Company

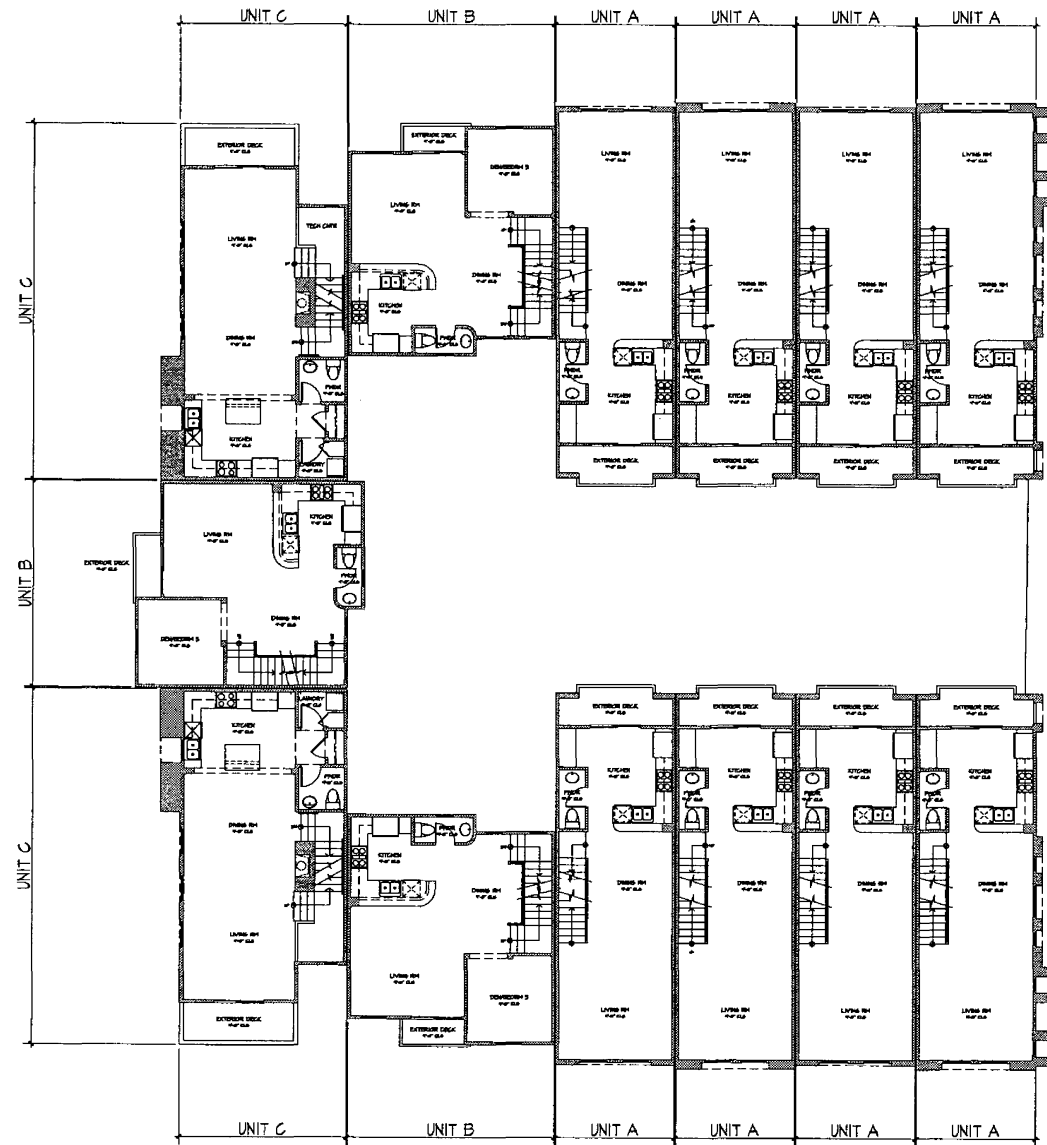


Prepared By: _____
 Name: The McKinley Associates, Inc.
 Address: 1818 First Avenue
 San Diego, California 92101
 Phone #: (619) 238-1134
 Project Address:
 9889 Erma Road
 San Diego, CA 92131
 Project Name:
 Erma Road

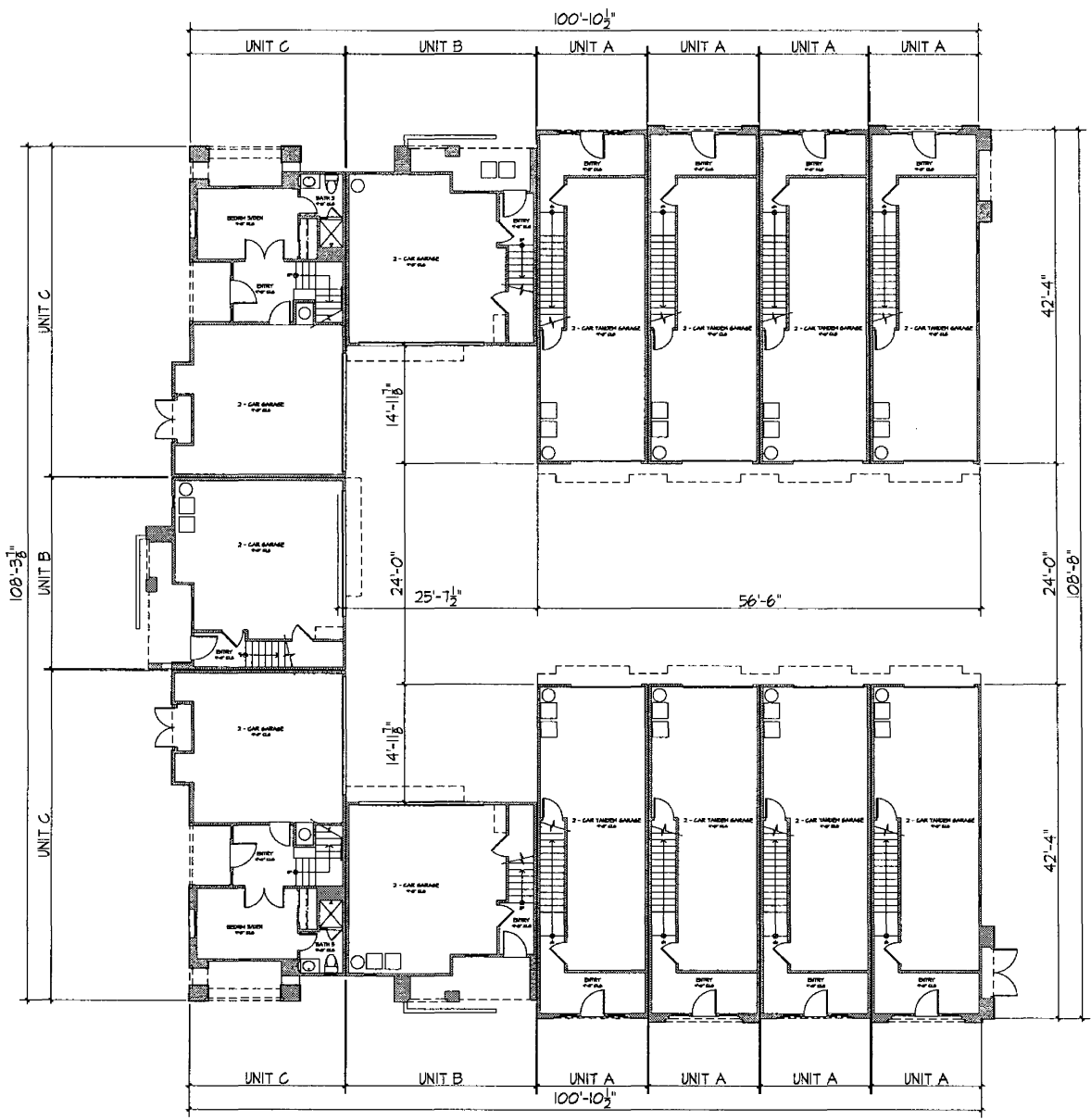
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Sheet Title: 1/8" Building Elevations - Eleven Plex
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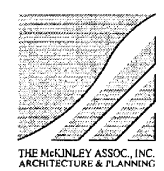


SECOND FLOOR PLAN



FIRST FLOOR PLAN

Erma Road - Thirteen Plex
H.G. Fenton Company

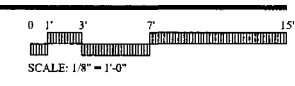


Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134

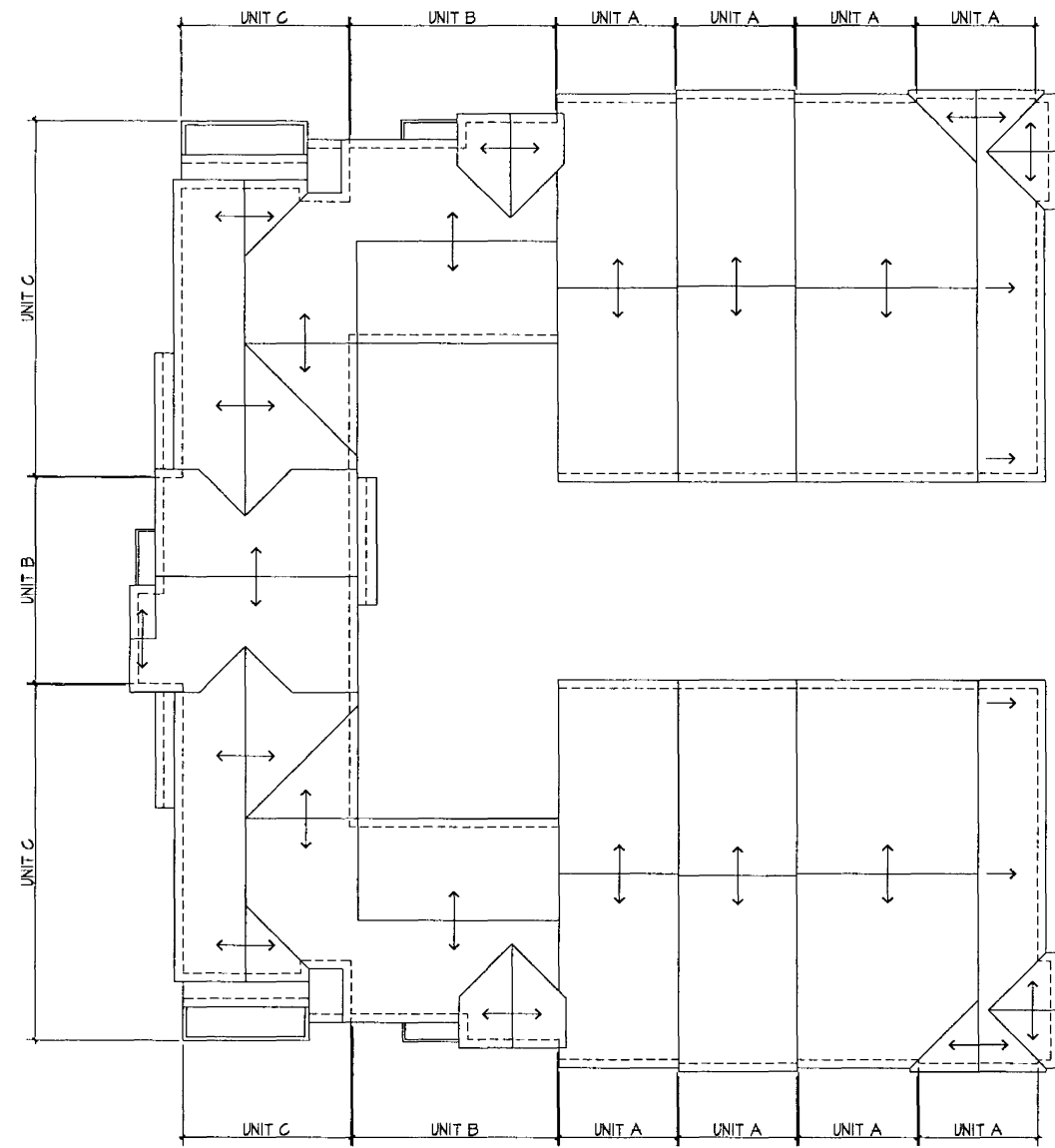
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9889 Erma Road
San Diego, CA 92131

Project Name:
Erma Road

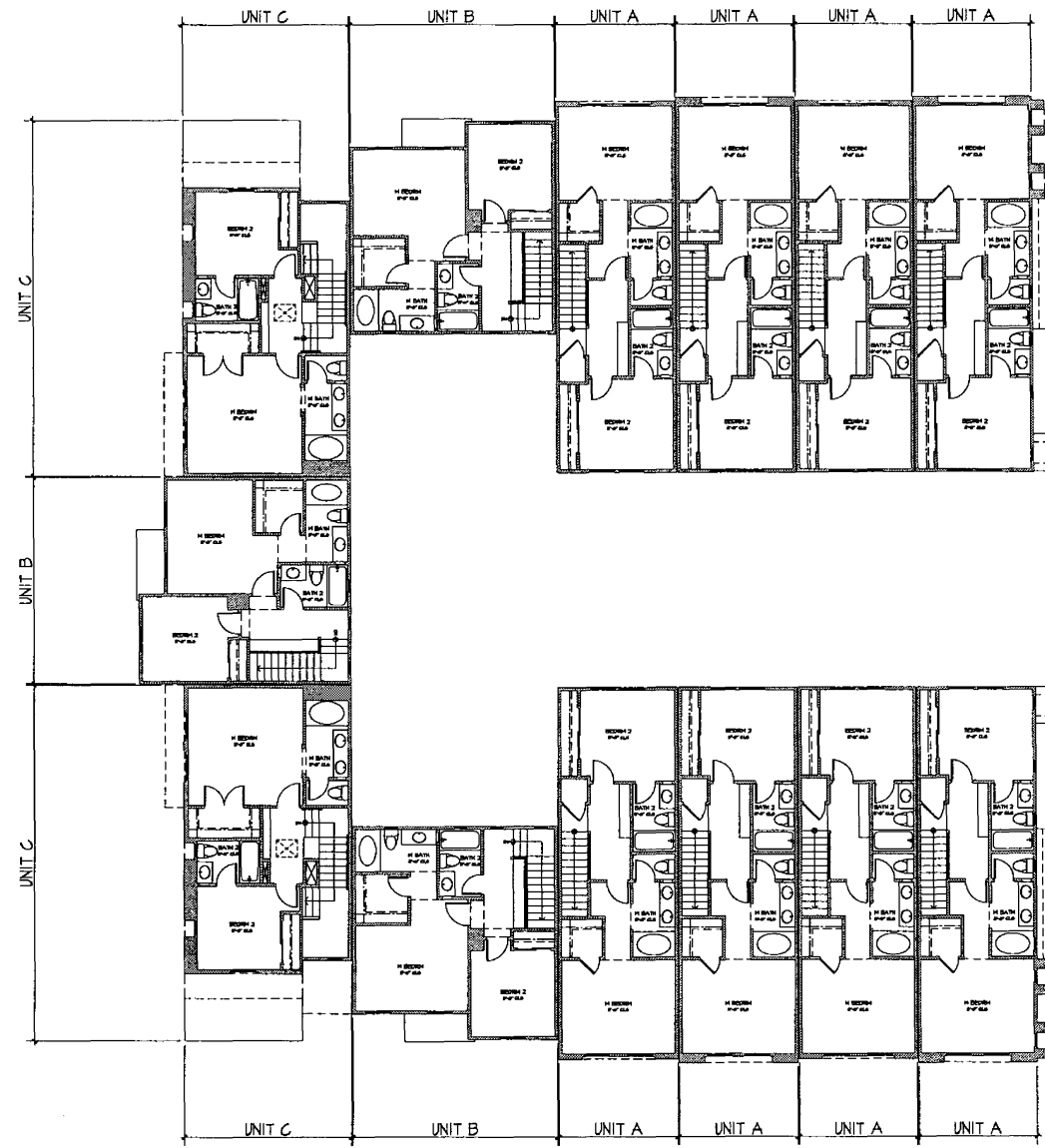
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1/8" Building Plans - Thirteen Plex
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ROOF PLAN



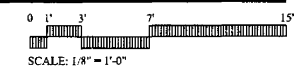
THIRD FLOOR PLAN

Erma Road - Thirteen Plex
 H.G. Fenton Company



Prepared By:
 Name: The McKinley Associates, Inc.
 Address: 1818 First Avenue
 San Diego, California 92101
 Phone #: (619) 238-1134
 Project Address:
 9889 Erma Road
 San Diego, CA 92131
 Project Name:
 Erma Road

Revision 14:	
Revision 13:	
Revision 12:	
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Revision 10:	
Revision 9:	
Revision 8:	
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NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



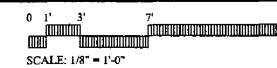
WEST ELEVATION

Erma Road - Thirteen Plex
H.G. Fenton Company

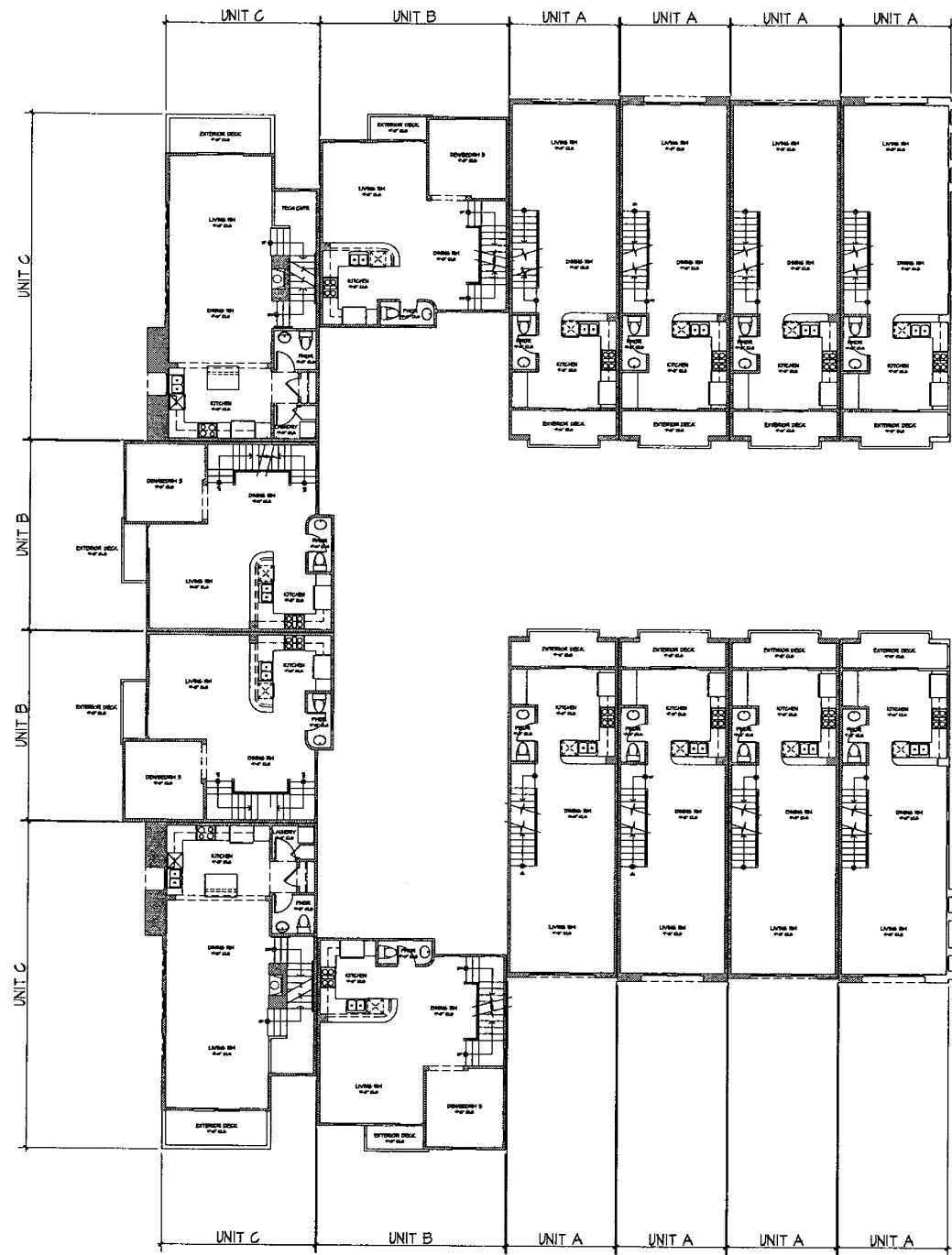


Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134
Project Address:
9889 Erma Road
San Diego, CA 92131
Project Name:
Erma Road

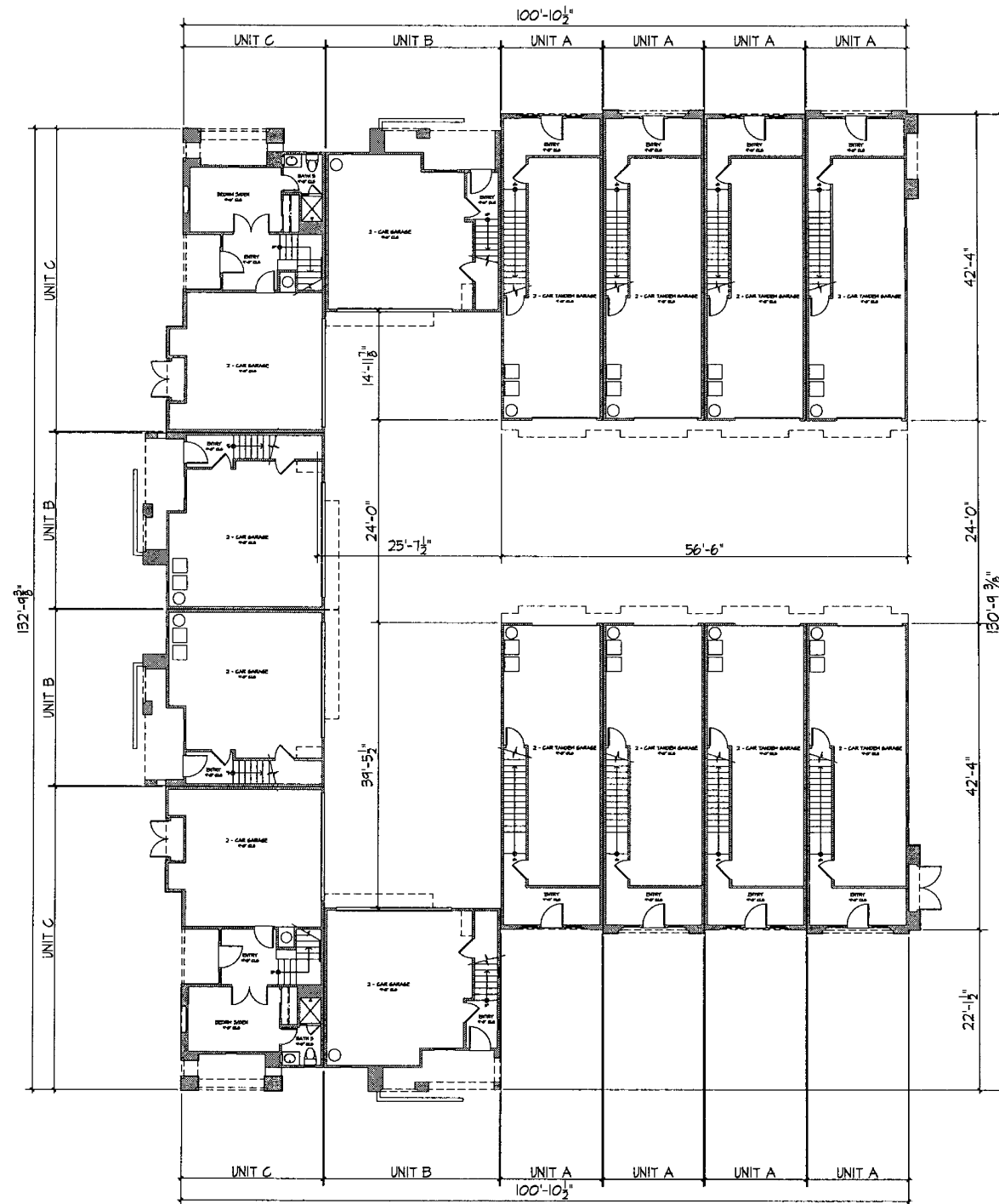
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Revision 4:	
Revision 3:	City of San Diego comments 5/18/08
Revision 2:	City of San Diego comments 3/17/09
Revision 1:	



Sheet Title:
1/8" Building Elevations - Thirteen Plex
Original Date: December 10, 2008
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DEP#:



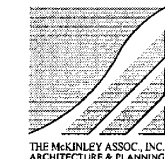
SECOND FLOOR PLAN



FIRST FLOOR PLAN

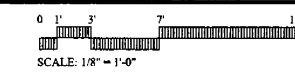
Erma Road - Fourteen Plex

H.G. Fenton Company

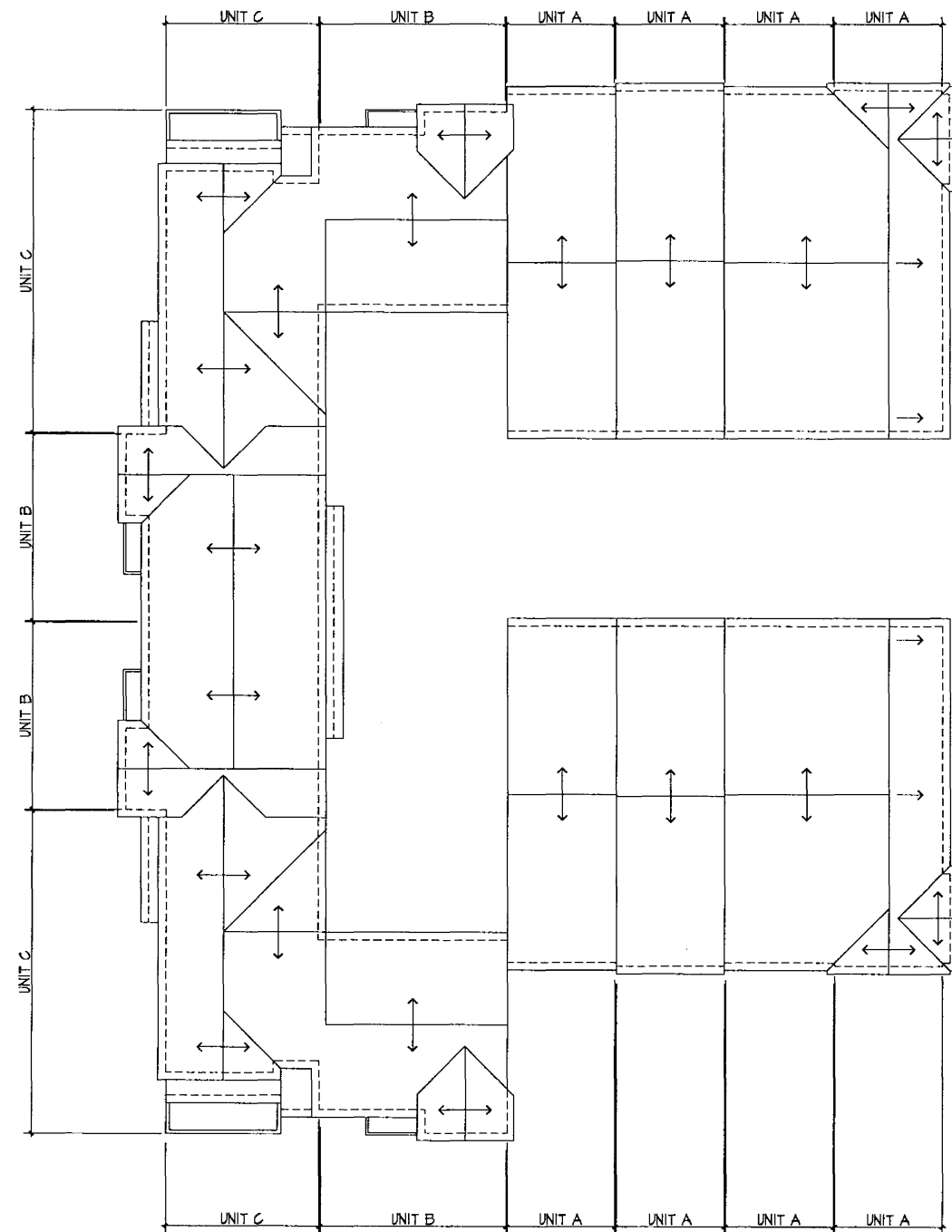


Prepared By:
 Name: The McKinley Associates, Inc.
 Address: 1818 First Avenue
 San Diego, California 92101
 Phone #: (619) 238-1134
 Project Address:
 9889 Erma Road
 San Diego, CA 92131
 Project Name:
 Erma Road

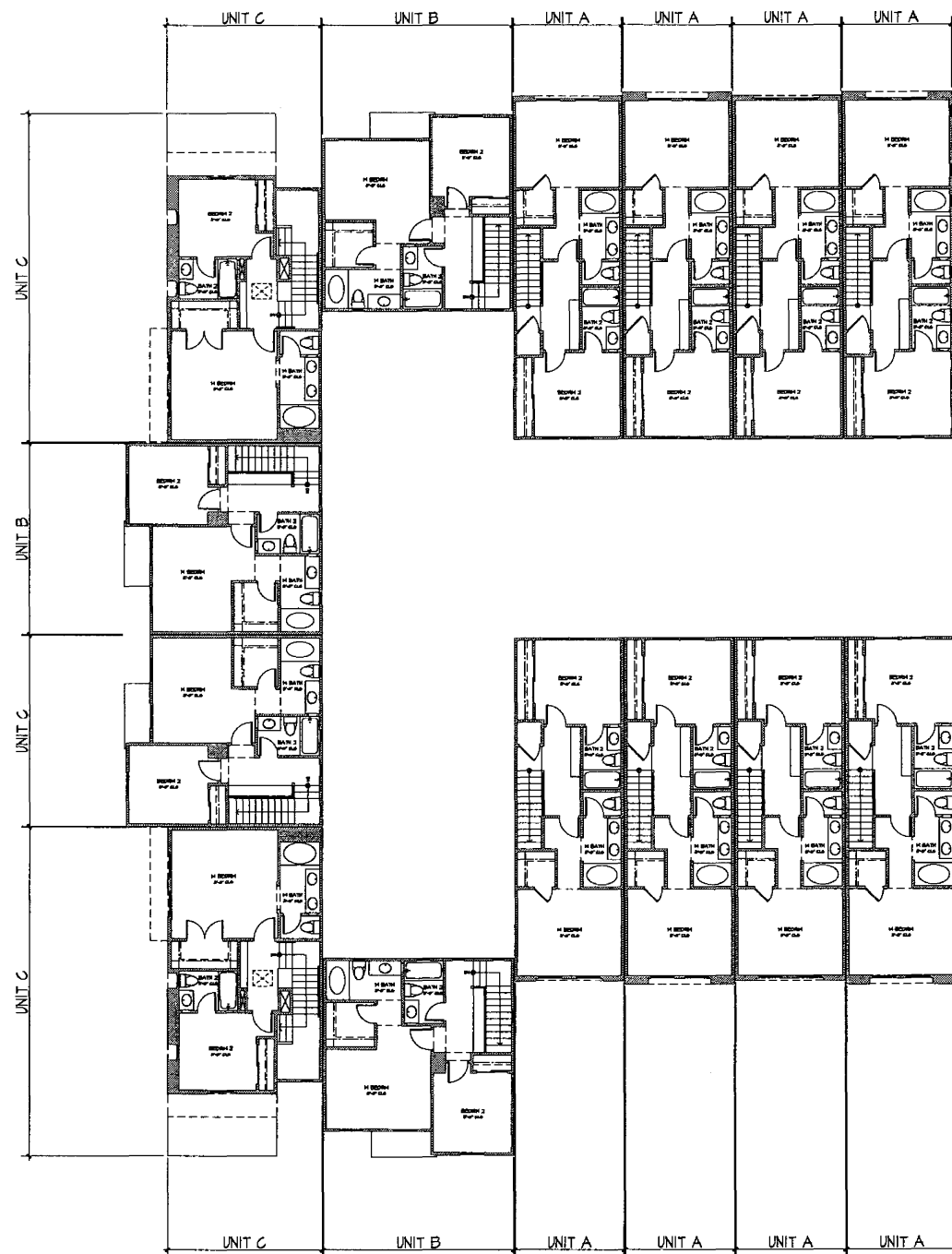
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Revision 5:	
Revision 4:	City of San Diego comments 5/18/09
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Revision 1:	



Sheet Title:
 1/8" Building Plans - Fourteen Plex
 Original Date: December 10, 2008
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ROOF PLAN



THIRD FLOOR PLAN

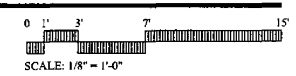
Erma Road - Fourteen Plex

H.G. Fenton Company



Prepared By:
 Name: The McKinley Associates, Inc.
 Address: 1815 First Avenue
 San Diego, California 92101
 Phone #: (619) 238-1134
 Project Address:
 9899 Erma Road
 San Diego, CA 92131
 Project Name:
 Erma Road

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
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Sheet Title:
 1/8" Building Plans - Fourteen Plex
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 DEP#: _____



NORTH ELEVATION



EAST ELEVATION

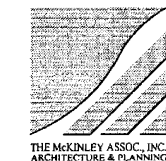


SOUTH ELEVATION



WEST ELEVATION

Erma Road - Fourteen Plex
 H.G. Fenton Company



Prepared By: The McKinley Associates, Inc.
 Name: 1818 First Avenue
 Address: San Diego, California 92101
 Phone #: (619) 238-1134

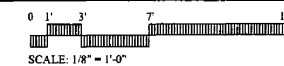
Project Address:
 9889 Erma Road
 San Diego, CA 92131

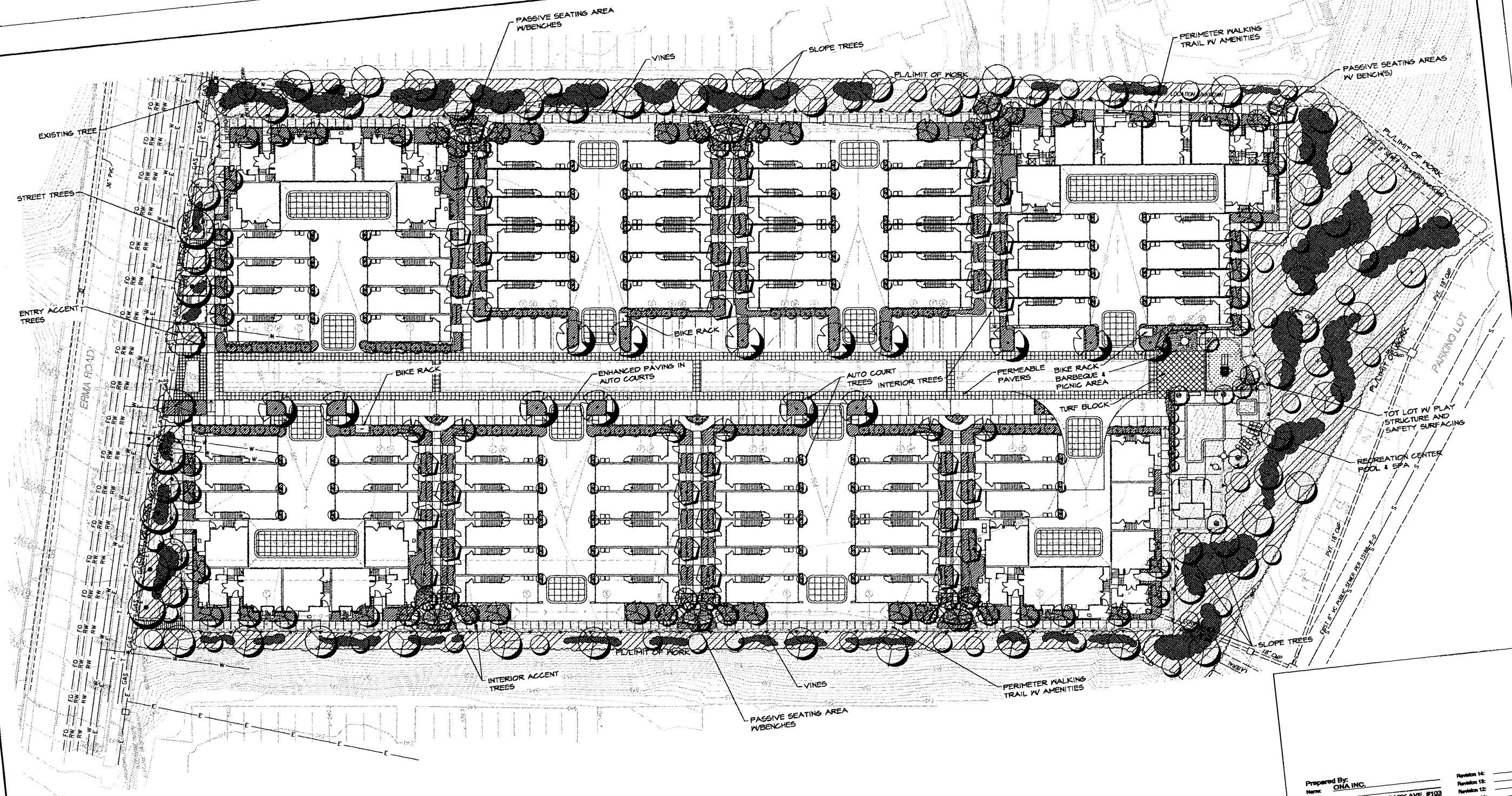
Project Name:
 Erma Road



Sheet Title:
 1/8" Building Elevations - Fourteen Plex

Revision 14: _____
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 Revision 12: _____
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 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
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 Revision 5: _____
 Revision 4: _____
 Revision 3: City of San Diego comments 5/18/09
 Revision 2: City of San Diego comments 3/17/09
 Revision 1: _____

Original Date: December 10, 2008
 Sheet 20 of 26
 DEP#:



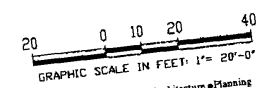


LANDSCAPE ARCHITECT
 STATE OF CALIFORNIA

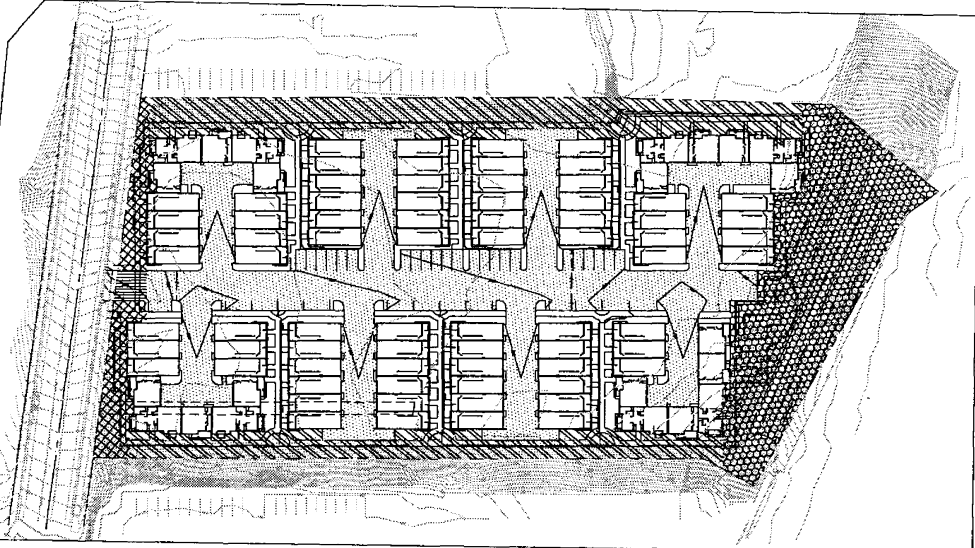
Landscape Architecture & Planning
 9666 Businesspark Park
 9666 Businesspark Ave. Suite 103
 San Diego, CA 92131-1046
 858.578.2800 fax 858.578.7292

Prepared By:	ONA INC.	Revision 14:	
Name:		Revision 13:	
Address:	8088 BUSINESSPARK AVE. #103 SAN DIEGO, CA 92131	Revision 12:	
Phone #:	858.578.2800	Revision 11:	
Project Address:		Revision 10:	
8089 ERMA ROAD		Revision 9:	
SAN DIEGO, CA 92131		Revision 8:	
Project Name:		Revision 7:	
ERMA ROAD		Revision 6:	
Sheet Title:	LANDSCAPE CONCEPT PLAN	Revision 5:	5-18-09
		Revision 4:	3-17-09
		Revision 3:	12-10-08
		Revision 2:	
		Revision 1:	9-29-08
		Original Date:	9-29-08
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PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	COMMENTS	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT & SPREAD	APPROXIMATE SPACING QUANTITY
TREES										
STREET TREES										
EUCALYPTUS RUDIS	FLOODED GUM	24" BOX (100%)	60' HT. X 40' SP.	NEEPING/VERTICAL/EVERGREEN	6					12' O.C. - 245 EA.
GEILERA PARVIFOLIA	AUSTRALIAN MILLOM	24" BOX (100%)	30' HT. X 20' SP.	VERTICAL/EVERGREEN						
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX (100%)	45' HT. X 25' SP.	VERTICAL/EVERGREEN						
ENTRY ACCENT TREES										
ERYTHRINA CORALLOIDES	NAKED CORAL TREE	36" BOX (100%)	30' HT. X 30' SP.	BROAD-DOME/DECIDUOUS	2					
OLEA EUROPAEA	EUROPEAN OLIVE	36" BOX (100%)	30' HT. X 25' SP.	BROAD-DOME/EVERGREEN						18' O.C.
CHITALPA TASHKENTENSIS	CATALPA	36" BOX (100%)	30' HT. X 25' SP.	BROAD-DOME/DECIDUOUS						18' O.C.
LASERSTROEMIA INDICA	GRAPE MYRTLE	36" BOX (100%)	25' HT. X 12' SP.	SMALL BROAD-DOME/DECIDUOUS						18' O.C.
INTERIOR TREES										
ARBUS ULMARIA	NCN	24" BOX (100%)	35' HT. X 30' SP.	PYRAMIDAL/EVERGREEN	80					5' O.C. - 864 EA.
BETULA PENDULA	EUROPEAN WHITE BIRCH	24" BOX (100%)	35' HT. X 20' SP.	NEEPING VERTICAL/DECIDUOUS						
ERIOBOTRYA DEFLEXA	BRONZE LOGJIAT	24" BOX (100%)	30' HT. X 30' SP.	SMALL BROAD-DOME/EVERGREEN						
GEILERA PARVIFOLIA	AUSTRALIAN MILLOM	24" BOX (100%)	30' HT. X 20' SP.	NEEPING VERTICAL/EVERGREEN						
MAGNOLIA GRANDIFLORA	DMARF SOUTHERN MAGNOLIA	24" BOX (100%)	25' HT. X 15' SP.	VERTICAL/EVERGREEN						
PITTOSPORUM TENIFOLIUM	SILVER SHEEN	24" BOX (100%)	20' HT. X 20' SP.	VERTICAL/EVERGREEN						
INTERIOR ACCENT TREES										
CHITALPA TASHKENTENSIS	PINK DAWN CHITALPA	24"-36" BOX (50%/50%)	30' HT. X 30' SP.	SMALL BROAD-DOME/DECIDUOUS	31					
LASERSTROEMIA HYBRID	GRAPE MYRTLE	24"-36" BOX (50%/50%)	30' HT. X 30' SP.	SMALL BROAD-DOME/EVERGREEN						
PRUNUS GERASIFERA	'KRAITER VESUVIUS'	24"-36" BOX (50%/50%)	18' HT. X 12' SP.	PYRAMIDAL/DECIDUOUS						
PYRUS KAWAKAWA	EVERGREEN PEAR	24"-36" BOX (50%/50%)	30' HT. X 30' SP.	SMALL BROAD-DOME/EVERGREEN						
SLOPE TREES (5 GALLON)										
CERCIS OCCIDENTALIS	WESTERN REDBUD	18" HT. X 18" SP.	24" BOX (75% / 25%)	NEEPING BROAD-DOME/DECIDUOUS	103					
EUCALYPTUS POLYANTHEMOS	SILVER DOLLAR GUM	75" HT. X 45' SP.	24" BOX (75% / 25%)	VERTICAL/EVERGREEN						12' O.C.
EUCALYPTUS RUDIS	FLOODED GUM	60" HT. X 40' SP.	24" BOX (75% / 25%)	VERTICAL/EVERGREEN						18' O.C.
EUCALYPTUS SIDEROXYLON	ROSEA'	70" HT. X 25' SP.	24" BOX (75% / 25%)	BROAD-DOME/EVERGREEN						12' O.C.
FINUS CANARIENSIS	CANARY ISLAND PINE	70" HT. X 35' SP.	24" BOX (75% / 25%)	VERTICAL/EVERGREEN						18' O.C.
FINUS ELDARGICA	AFGHAN PINE	70" HT. X 25' SP.	24" BOX (75% / 25%)	BROAD-DOME/EVERGREEN						18' O.C.
AUTO COURT TREES (24" BOX - 36" BOX (90% / 10%))										
KOELREUTERIA BIFIDNATA	CHINESE FLAME TREE	40" HT. X 30' SP.	(24" - 36" BOX (90%/10%))	BROAD-DOME/DECIDUOUS	15					
PODOCARPUS HENKELLII	LONG LEAFED YELLOW WOOD	20" HT. X 15' SP.	(24" - 36" BOX (90%/10%))	COLUMNAR/EVERGREEN						
RHAPIDOLEPIS MAJESTIC BEAUTY'	INDIAN HANTHORN	25" HT. X 10' SP.	(24" - 36" BOX (90%/10%))	VERTICAL/EVERGREEN						
EXISTING TREE TO REMAIN										
FINUS ELDARGICA	AFGHAN PINE		EST. HT. 45' / EST. SP. 20' / CALIPER SIZE 16"							



LANDSCAPE PLANT POINT EXHIBIT

SCALE=1"=750'

GENERAL NOTES

- NON-SHOODGRADEABLE TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING PAVES, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS SHALL NOT BE WRAPPED AROUND THE ROOTBALL.
- ALL TREES SHALL BE PROVIDED WITH 40 SQ. FEET ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION (WIDTH) FOR THIS AREA SHALL BE 5 FEET, MEASURED FROM THE INSIDE FACE OF THE CURB.
- ALL EXISTING LANDSCAPING TO REMAIN SHALL BE PROTECTED IN PLACE. SHOULD ANY SAID LANDSCAPING BE DAMAGED OR REMOVED DURING THE COURSE OF DEMOLITION/CONSTRUCTION, IT SHALL BE REPAIRED OR REPLACED IN LIKE AND KIND TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT.
- MINIMUM TREE SEPARATION DISTANCES:
TRAFFIC SIGNALS (STOP SIGNS) 20 FEET
UNDERGROUND UTILITIES 5 FEET
ABOVE GROUND UTILITIES 10 FEET
DRIVEWAYS (ENTRIES) 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF 2 STREETS) 25 FEET
MINIMUM DISTANCE TO ANY SEWER LINE IS TYPICALLY 10 FEET.
- ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES, SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04P (142-04H) LAND DEVELOPMENT CODE (LDC) AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
- GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 40 DAYS SHALL BE TEMPORARILY REVEGETATED WITH A NON-IRRIGATED HYDRATED MIX, GROUNDCOVER OR EQUIVALENT MATERIAL.
- ALL PLANTING PROVIDED ON THE FACE OF THE WALL WILL SCREEN 80% OF THE WALL WITHIN TWO YEARS.
- ALL PLANT MATERIAL SHALL BE INSTALLED WITH A PERMANENT, BELOW-GRADE IRRIGATION SYSTEM. THE SYSTEM SHALL BE AUTOMATIC, ELECTRICALLY CONTROLLED, AND DESIGNED TO PROVIDE WATER TO ALL REQUIRED PLANTINGS TO MAINTAIN THEM IN A HEALTHY, DISEASE-RESISTANT CONDITION.
- IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142-2405 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
- AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- THE TYPE OF IRRIGATION SYSTEM UTILIZED FOR THIS PROJECT WILL CONSIST OF AN AUTOMATIC CONTROLLER, PVC PIPE, SPRAY/ROTOR SYSTEM WITH LOW GALLONAGE IRRIGATION HEADS. THE WATER CONSERVING PRINCIPLES WILL BE APPLIED IN THE DESIGN AS FOLLOWS:
1. AN AUTOMATIC IRRIGATION CONTROLLER THAT HAS THE CAPABILITY OF BEING SET FOR MULTIPLE RUN TIMES IN ONE DAY FOR EACH STATION, THEREBY REDUCING RUN-OFF BY ONLY APPLYING THE AMOUNT OF WATER THAT THE SOIL CAN ABSORB AT ANY ONE TIME. IN ADDITION, THE IRRIGATION MANAGER CAN SET THE RUN TIMES TO REFLECT THE CURRENT C.I.M.I.S. DATA.
2. THE USE OF A RAIN SWITCH TO OVERRIDE THE CURRENT CONTROLLER PROGRAMMING IN THE EVENT OF UNPREDICTABLE WEATHER CHANGES THAT MAY TEMPORARILY REDUCE WATERING REQUIREMENTS.
3. IRRIGATION HEAD LAYOUT WILL BE APPROXIMATELY 'HEAD TO HEAD' MEANING THAT EACH SPRINKLER COVERAGE RADIIUS REACHES TO THE NEXT IRRIGATION HEAD IN THE SYSTEM, THIS PROVIDING THE BEST DISTRIBUTION UNIFORMITY (DU) POSSIBLE.
4. MATCHED PRECIPITATION RATE NOZZLES WILL BE UTILIZED. BY MATCHING PRECIPITATION RATE, IT IS MEANT THAT THE DESIGNER CAN MIX IN THE SAME IRRIGATION STATION NOZZLES WITH VARYING SPRAY PATTERNS (E.G. 40 DES., 80 DES., 360 DES.) AND ACROSS DIFFERENT SETS OF SPRAY HEADS (12 FOOT RADIIUS HEADS) WHILE STILL MAINTAINING EVEN PRECIPITATION RATES THROUGHOUT THE AREA AGAIN PROVIDING BETTER DISTRIBUTION UNIFORMITY.
5. ANTI-DRAIN VALVES WILL BE UTILIZED WITHIN THE BODY OF THE SPRINKLER HEAD WHERE LOW HEAD DRAINAGE CAN BE EXPECTED. BY PREVENTING LOW HEAD DRAINAGE WATER LOSS, POOLING, AND EROSION CAN BE MINIMIZED.
6. LOW PRECIPITATION RATE NOZZLES WILL BE UTILIZED TO REDUCE THE AMOUNT OF FLOW IN COMPARISON TO CONVENTIONAL OR STANDARD GALLONAGE NOZZLES WHICH EMT

LEGEND

	TOTAL SQ. FT.	REQ. SQ. FT.	PLAN SQ. FT.	REQ. PTS.	PLAN PTS.
STREET YARD	5,904	2,752	3,751	245	1,220 TREE / 174 SHRUB
SIDE YARD	28,280	N/A	N/A	N/A	N/A
REAR YARD	24,990	N/A	N/A	N/A	N/A
REMAINING YARD + SIDE YARD + REAR YARD	59,270	N/A	40 / TREE	1 TREE / EACH SIDE AND REAR OF BLDG.	
VEHICULAR USE AREA	42,112	1,263	4,444	1,263	1,040 TREES / 144 SHRUB
INSIDE OF STREET YARD	584	24	220	24	24

CONSIDERABLY MORE WATER IN THE SAME AMOUNT OF TIME), DECREASING THE PROBABILITY OF WATER WASTE BY RUN-OFF.
1. IRRIGATION STATIONS (THE AREAS THAT ONE VALVE SERVES) WILL BE SEPARATED TO CONSERVE WATER AS FOLLOWS. SLOPES ARE SEPARATED FROM THE FLAT AREAS, SLOPES ARE SEPARATED INTO TOP AND BOTTOM. ALL THESE AREAS LISTED HAVE DIFFERENT WATERING REQUIREMENTS AND RUN TIMES ARE TO BE SCHEDULED INDIVIDUALLY TO REFLECT CURRENT C.I.M.I.S. DATA AND THE RUN-OFF CHARACTERISTIC OF EACH STATION BY THE OWNER OR IRRIGATION MANAGER.
12. MAINTENANCE. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

LANDSCAPE CONCEPT
THE LANDSCAPE PLAN COMPLEMENTS, ENHANCES AND INTEGRATES THE SITE TO ITS SURROUNDINGS LANDSCAPE OF GROVED TREES WHICH EXEMPLIFIES SCRIPPS RANCH. THE STREETSIDE LANDSCAPING IS A COMBINATION OF VERTICAL AND BROAD DOME TREES WITH AN UNDERSTORY OF SHRUBS AND GROUNDCOVER THAT PROVIDE A NATURAL STREET PRESENCE FOR THE PROJECT. SMALL TO MEDIUM EVERGREEN, DECIDUOUS AND FLOWERING TREES ARE USED TO SCREEN AND SOFTEN THE VEHICLE USE AREAS.
THE LANDSCAPE PALETTE FOR THE INTERIOR LANDSCAPE AREAS PROVIDE, A PASSIVE ATMOSPHERE FOR PEDESTRIAN CIRCULATION AND SEATING AREAS, AND A SAFE ATMOSPHERE FOR AN ACTIVE RECREATION FACILITY. THE LANDSCAPE AREAS WILL INCLUDE BIO-SWALES TO BE USED FOR STORM WATER RUN-OFF.
SLOPE PLANTINGS WILL COMPLEMENT AND BLEND WITH THE EXISTING LANDSCAPE AROUND THE SITE PERIMETER. IT WILL ALSO SOFTEN AND UNITE THE RETAINING WALLS WITH THE USE OF TREE, SHRUBS, AND BOTH CASCADING AND CLIMBING VINES.
THE PLANTING PALETTE FOR THE SITE INCLUDES TREES, SHRUBS, VINES AND GROUNDCOVER THAT ARE NATIVE OR DROUGHT TOLERANT. THE IRRIGATION WILL BE DESIGNED FOR THE USE OF RECLAIMED WATER AVAILABLE AT THE SITE.
THE LANDSCAPE INCLUDING BUT NOT LIMITED TO STREETSIDE, INTERIOR SPACES, SLOPES AND PARKING AREAS WILL BE MAINTAINED AND STANDARDS SET FORTH BY THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE UNLESS MODIFIED BY REQUIREMENTS OF THIS.

LEGEND

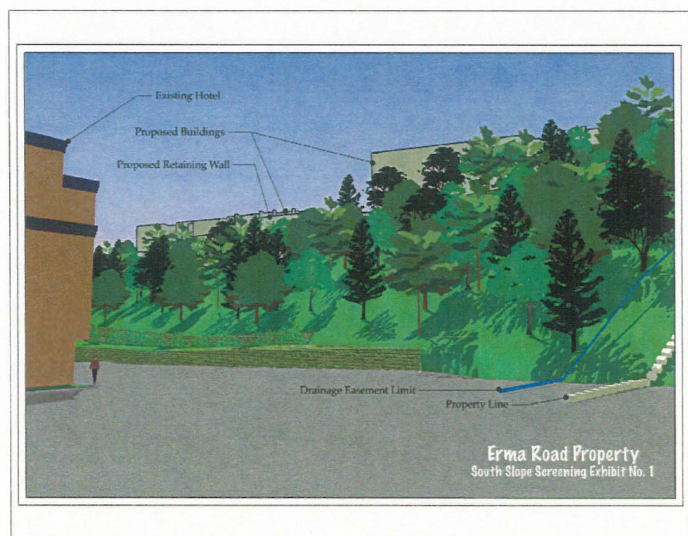
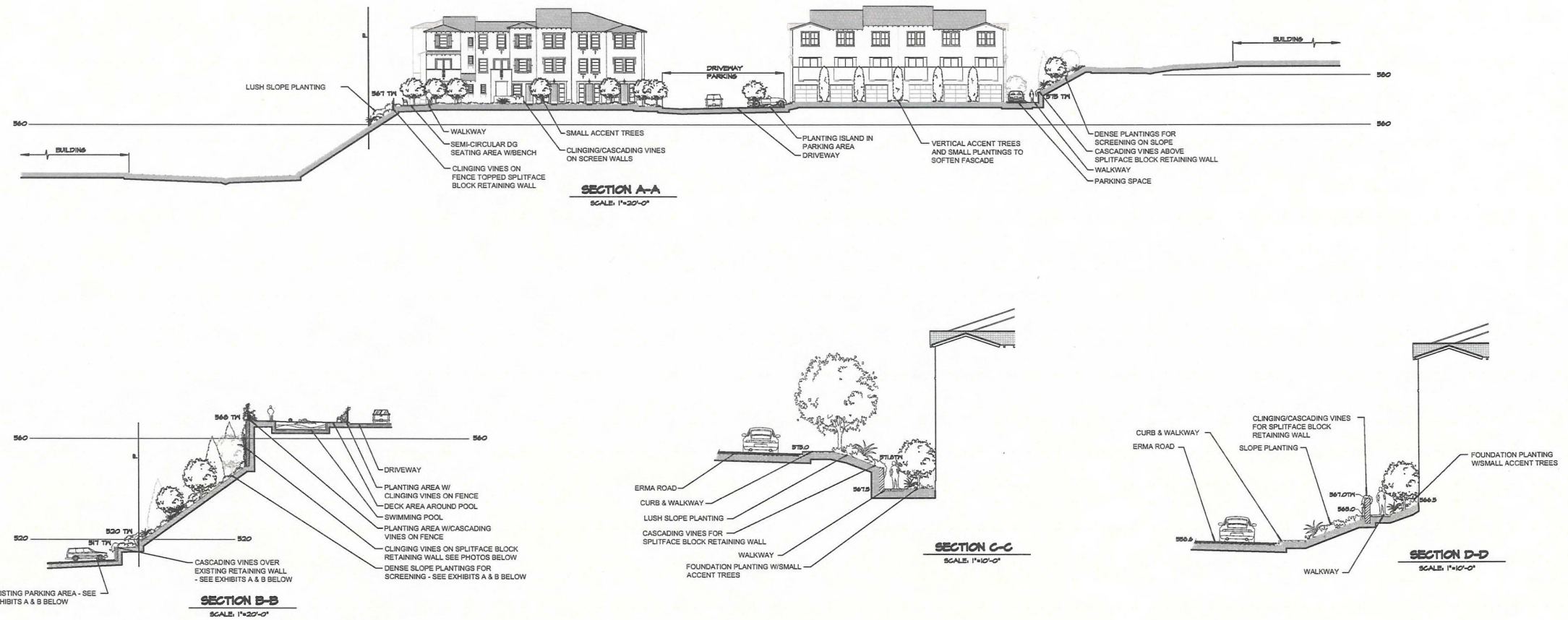
- SHRUBS, VINES, & GROUNDCOVER
- SLOPE SHRUBS
- SLOPE GROUNDCOVER
- INTERIOR FOUNDATION SHRUBS
- VINES
- GROUNDCOVER - FLAT AREAS
- ROOT BARRIER
- DECOMPOSED GRANITE PAVING - STABILIZED



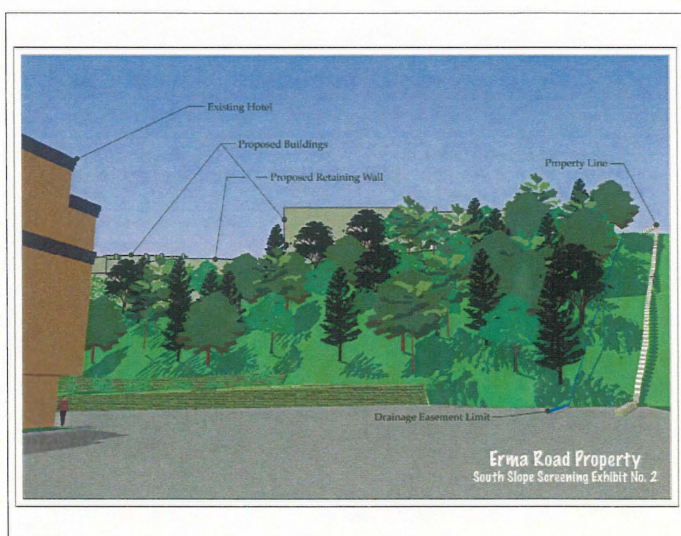
Prepared By: ONA INC.
 Name: ONA INC.
 Address: 8988 BUSINESSPARK AVE #103
SAN DIEGO, CA 92131
 Phone #: 858.578.2600
 Project Address: 9888 ERMA ROAD
SAN DIEGO, CA 92131
 Project Name: ERMA ROAD
 Sheet Title: LANDSCAPE CONCEPT PLAN
LEGEND, PLANT COUNTS & NOTES

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: 5-18-08
 Revision 3: 3-17-08
 Revision 2: 12-10-08
 Original Date: 9-29-08

Drawn 22 of 28
 DEP # _____



PERSPECTIVE A

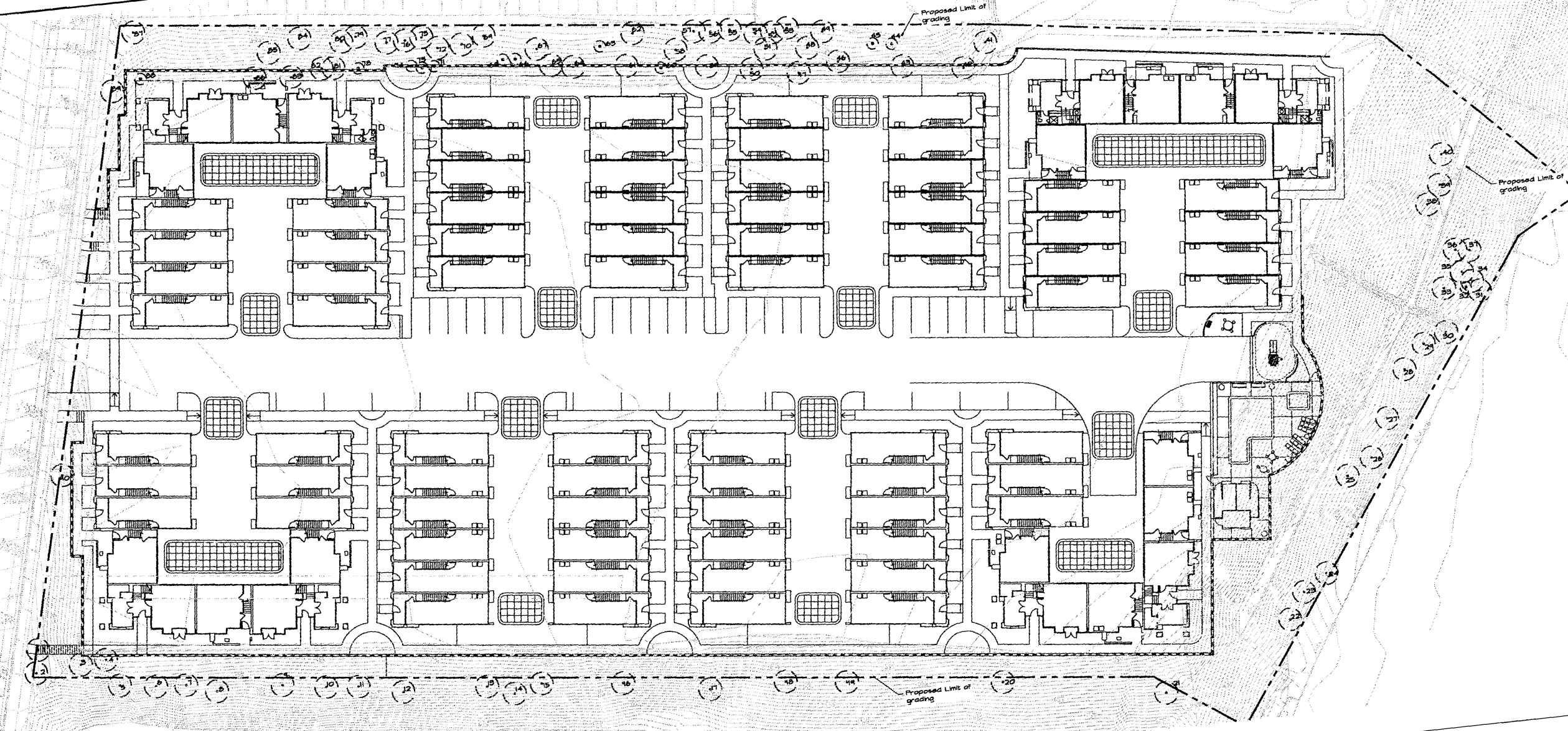


PERSPECTIVE B

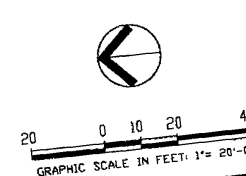


ONA
Landscape Architecture & Planning
Old Grove Business Park
9666 Businesspark Ave., Suite 103
San Diego, CA 92131-1646
858.578.2600 • Fax: 858.578.7292

Prepared By:	ONA INC.	Revision 14:	_____
Name:	ONA INC.	Revision 13:	_____
Address:	9666 BUSINESSPARK AVE. #103	Revision 12:	_____
	SAN DIEGO, CA 92131	Revision 11:	_____
Phone #:	858.578.2600	Revision 10:	_____
Project Address:	_____	Revision 9:	_____
	9889 ERMA ROAD	Revision 8:	_____
	SAN DIEGO, CA 92131	Revision 7:	_____
Project Name:	_____	Revision 6:	_____
	ERMA ROAD	Revision 5:	_____
	_____	Revision 4:	_____
	_____	Revision 3:	5-18-09
	_____	Revision 2:	3-17-09
	_____	Revision 1:	12-10-08
Original Date:	9-29-08		
Sheet Title:	LANDSCAPE CONCEPT PLAN	Sheet	23 of 26
	SECTIONS	DEP #	_____



TREE #/TYPE	CALIPER SIZE	TREE STATUS	TREE #/TYPE	CALIPER SIZE	TREE STATUS	TREE #/TYPE	CALIPER SIZE	TREE STATUS
1 - EUCALYPTUS	4"	TO BE REMOVED	40 - EUCALYPTUS	6 7/8 5 1/4"	TO BE REMOVED	74 - EUCALYPTUS	5"	TO BE REMOVED
2 - EUCALYPTUS	3"	REMAIN	41 - PINE	8"	TO BE REMOVED	80 - EUCALYPTUS	2 1/2"	TO BE REMOVED
3 - EUCALYPTUS	16"	TO BE REMOVED	42 - PINE	1 1/2"	TO BE REMOVED	81 - EUCALYPTUS	1 1/2"	TO BE REMOVED
4 - EUCALYPTUS	14"	TO BE REMOVED	43 - EUCALYPTUS	3 3/4"	TO BE REMOVED	82 - EUCALYPTUS	2 1/2"	TO BE REMOVED
5 - EUCALYPTUS	11"	OFFSITE/REMAIN	44 - EUCALYPTUS	3 3/4"	TO BE REMOVED	83 - EUCALYPTUS	1 1/2 1/4"	TO BE REMOVED
6 - EUCALYPTUS	18"	OFFSITE/REMAIN	45 - EUCALYPTUS	2 1/2"	TO BE REMOVED	84 - EUCALYPTUS	5"	TO BE REMOVED
7 - EUCALYPTUS	18"	OFFSITE/REMAIN	46 - EUCALYPTUS	3"	TO BE REMOVED	85 - EUCALYPTUS	5 1/2"	TO BE REMOVED
8 - EUCALYPTUS	20"	OFFSITE/REMAIN	47 - EUCALYPTUS	2 1/2"	TO BE REMOVED	86 - EUCALYPTUS	6"	TO BE REMOVED
9 - EUCALYPTUS	11"	OFFSITE/REMAIN	48 - EUCALYPTUS	2 1/2"	TO BE REMOVED	87 - EUCALYPTUS	1 1/2"	REMAIN
10 - EUCALYPTUS	12"	OFFSITE/REMAIN	49 - EUCALYPTUS	2 1/2"	TO BE REMOVED	88 - PINE	2 1/2"	TO BE REMOVED
11 - EUCALYPTUS	2"	OFFSITE/REMAIN	50 - EUCALYPTUS	2 1/2"	TO BE REMOVED	89 - PINE	1 1/2"	TO BE REMOVED
12 - EUCALYPTUS	10 1/2"	OFFSITE/REMAIN	51 - EUCALYPTUS	1 1/2"	TO BE REMOVED	90 - EUCALYPTUS	1 1/2"	TO BE REMOVED
13 - EUCALYPTUS	18"	OFFSITE/REMAIN	52 - EUCALYPTUS	2 1/2"	TO BE REMOVED			
14 - EUCALYPTUS	4"	OFFSITE/REMAIN	53 - EUCALYPTUS	3 1/4"	TO BE REMOVED			
15 - EUCALYPTUS	10 1/2"	OFFSITE/REMAIN	54 - EUCALYPTUS	3 1/4"	TO BE REMOVED			
16 - EUCALYPTUS	2 1/2 1/2 6 1/2"	OFFSITE/REMAIN	55 - EUCALYPTUS	3 1/2"	TO BE REMOVED			
17 - EUCALYPTUS	10"	OFFSITE/REMAIN	56 - EUCALYPTUS	2 1/2"	TO BE REMOVED			
18 - EUCALYPTUS	20"	OFFSITE/REMAIN	57 - EUCALYPTUS	1 1/2"	TO BE REMOVED			
19 - EUCALYPTUS	18"	OFFSITE/REMAIN	58 - EUCALYPTUS	2 1/2"	TO BE REMOVED			
20 - PINE	10 1/2"	OFFSITE/REMAIN	59 - EUCALYPTUS	1"	TO BE REMOVED			
21 - PINE	11 1/2"	OFFSITE/REMAIN	60 - EUCALYPTUS	2 1/2"	TO BE REMOVED			
22 - PINE	7"	OFFSITE/REMAIN	61 - EUCALYPTUS	2 1/2 3 1/4 1/2"	TO BE REMOVED			
23 - EUCALYPTUS	16"	TO BE REMOVED	62 - EUCALYPTUS	1"	TO BE REMOVED			
24 - EUCALYPTUS	8 1/16"	TO BE REMOVED	63 - EUCALYPTUS	1"	TO BE REMOVED			
25 - PINE	7"	TO BE REMOVED	64 - EUCALYPTUS	1"	TO BE REMOVED			
26 - PINE	6"	TO BE REMOVED	65 - EUCALYPTUS	1"	TO BE REMOVED			
27 - PINE	10"	TO BE REMOVED	66 - EUCALYPTUS	2 1/2"	TO BE REMOVED			
28 - PINE	8"	TO BE REMOVED	67 - EUCALYPTUS	4 1/2"	TO BE REMOVED			
29 - PINE	8"	TO BE REMOVED	68 - EUCALYPTUS	4 1/2"	TO BE REMOVED			
30 - PINE	14"	TO BE REMOVED	69 - EUCALYPTUS	3"	TO BE REMOVED			
31 - EUCALYPTUS	4 1/2"	TO BE REMOVED	70 - EUCALYPTUS	1 1/2"	TO BE REMOVED			
32 - PINE	4"	TO BE REMOVED	71 - EUCALYPTUS	1 1/2"	TO BE REMOVED			
33 - PINE	11"	TO BE REMOVED	72 - EUCALYPTUS	3 1/4"	TO BE REMOVED			
34 - EUCALYPTUS	16"	TO BE REMOVED	73 - EUCALYPTUS	2 1/2 1/2"	TO BE REMOVED			
35 - EUCALYPTUS	15"	TO BE REMOVED	74 - EUCALYPTUS	1 1/2"	TO BE REMOVED			
36 - EUCALYPTUS	15"	TO BE REMOVED	75 - EUCALYPTUS	1 1/2"	TO BE REMOVED			
37 - PINE	2"	TO BE REMOVED	76 - EUCALYPTUS	1 1/2"	TO BE REMOVED			
38 - EUCALYPTUS	3 1/4"	TO BE REMOVED	77 - EUCALYPTUS	1"	TO BE REMOVED			
39 - EUCALYPTUS	4 1/2"	TO BE REMOVED	78 - EUCALYPTUS	1"	TO BE REMOVED			



Prepared By: ONIA, INC.

Name: ONIA, INC.

Address: 8888 BUSINESSPARK AVE. #103

SAN DIEGO, CA 92131

Phone #: 858.578.2600

Project Address: 8888 ERMA ROAD

SAN DIEGO, CA 92131

Project Name: ERMA ROAD

Sheet Title: EXISTING TREE PLAN

Revision 14: _____

Revision 13: _____

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: 6-18-09

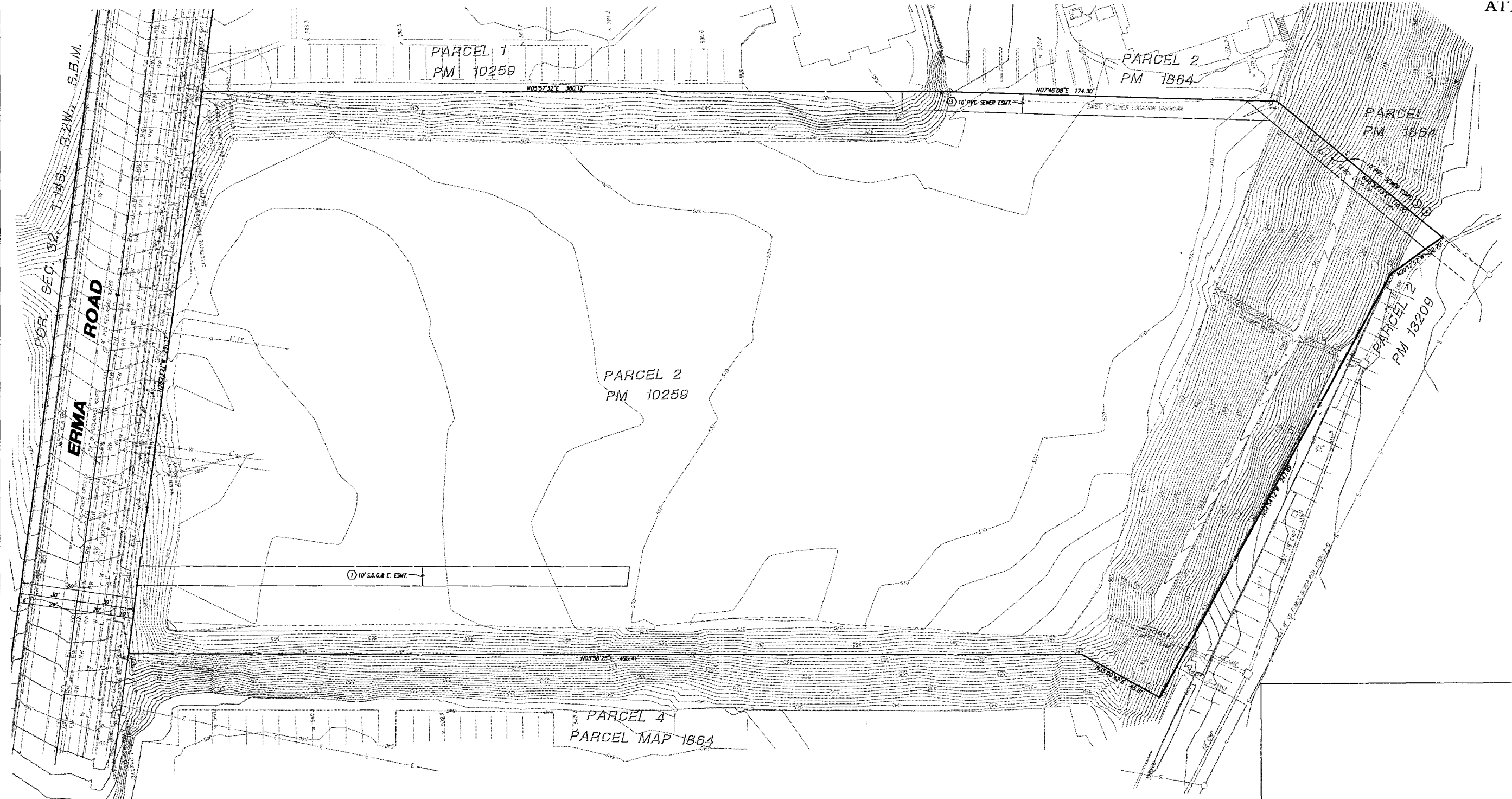
Revision 3: 3-17-09

Revision 2: 12-10-08

Original Date: 9-29-08

Sheet 24 of 28

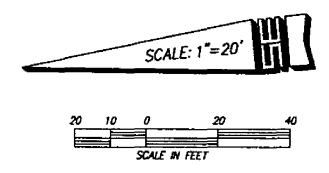
DEP # _____



BENCH MARK
BRASS PLUG AT THE SOUTH EAST CORNER OF
HBERT STREET & TREEMA STREET
ELEV. 539.882 M.S.L.

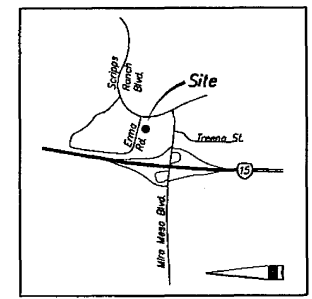
LEGEND

PROJECT BOUNDARY	---
EXIST. CONTOUR	~
EXISTING WATER	W
EXISTING RECLAIMED WATER	RW
EXISTING SEWER	S
EXISTING STORM DRAIN	---
EXISTING GAS	GA5
EXISTING ELECTRIC	E
EXISTING FIBER OPTIC CABLE	FO
EXISTING TELEPHONE	T



EASEMENT

- ① AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 20, 1976 AS INSTRUMENT NO. 76-228240 OF OFFICIAL RECORDS.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: A PORTION OF SAID LAND.
EASEMENT TO BE OBTAINED
- ② AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 27, 1976 AS INSTRUMENT NO. 76-237512 OF OFFICIAL RECORDS.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
EASEMENT TO BE OBTAINED
- ③ AN EASEMENT AND RIGHT OF WAY FOR UNDERGROUND SEWER SERVICE AND INCIDENTAL PURPOSES AS GRANTED BY INSTRUMENT RECORDED FEBRUARY 18, 1983 AS FILE NO. 53377 OF OFFICIAL RECORDS, AND THE RIGHT OF OTHERS TO USE SAID EASEMENT AS CONVEYED OR RESERVED IN VARIOUS OTHER INSTRUMENTS OF RECORD, OVER, UNDER, ALONG, AND ACROSS A PORTION OF PARCEL 2 OF PARCEL MAP NO. 10259 AS RECORDED IN THE COUNTY RECORDER'S OFFICE OF SAN DIEGO COUNTY, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A 10 FOOT WIDE STRIP OF LAND LYING 10 FEET NORTHWESTERLY AND WESTERLY OF THE SOUTHEASTERLY AND EASTERLY PARCEL LINES OF SAID PARCEL 2, SAID PARCEL LINES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 2; THENCE ALONG THE SOUTHEASTERLY AND EASTERLY PARCEL LINES, NORTH 45 DEGREES 37' 37" EAST, 110.00 FEET; THENCE NORTH OF DEGREES 46' 32" EAST, 174.30 FEET; NORTH 05 DEGREES 57' 54" EAST 20.00 FEET TO THE TERMINUS OF THE HEREIN DESCRIBED EASEMENT.
- ④ AN EASEMENT FOR UNDERGROUND SEWER SERVICE AND INCIDENTAL PURPOSES, RECORDED MARCH 24, 1983 AS INSTRUMENT NO. 83-093552 OF OFFICIAL RECORDS.
IN FAVOR OF: SCRIPPS RANCH TERRACE, A CALIFORNIA LIMITED PARTNERSHIP

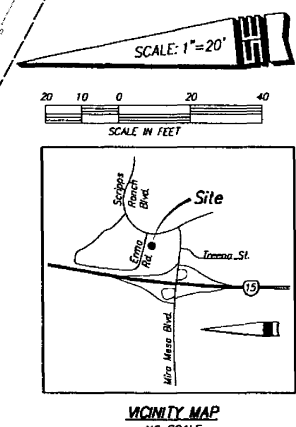
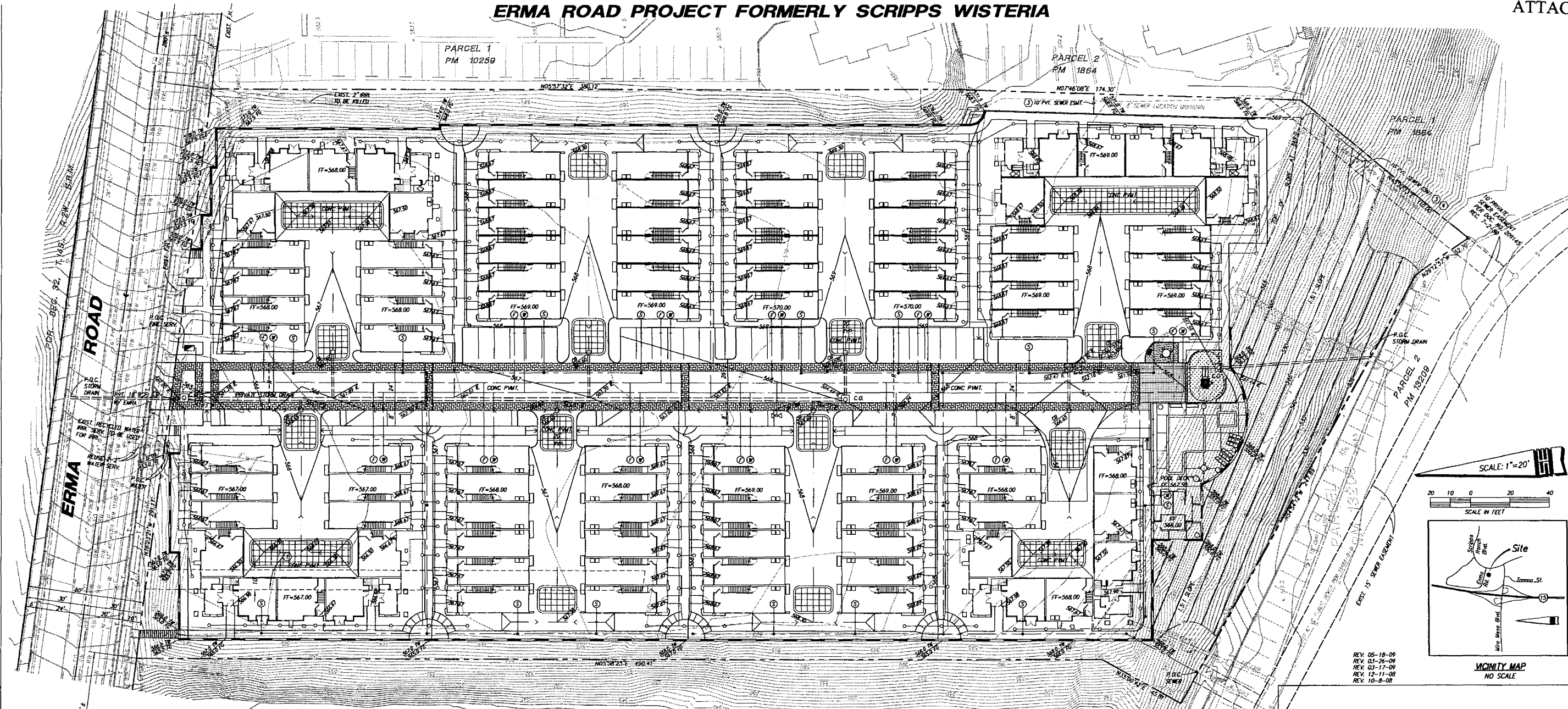


VICINITY MAP
NO SCALE

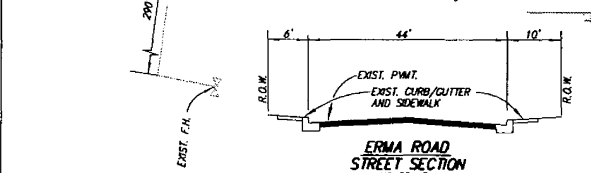


SE STUART ENGINEERING
7525 METROPOLITAN DRIVE, STE. 308
SAN DIEGO, CA 92108 (619) 296-1010
Stuart Peace 05/18/09
STUART PEACE, P.C.E. 27232 DATE 482-07-01

Prepared By: STUART ENGINEERING Revision 14: _____
 Name: STUART ENGINEERING Revision 13: _____
 Address: 7525 METROPOLITAN DR Revision 12: _____
SUITE 308 Revision 11: _____
SAN DIEGO, CA 92108 Revision 10: _____
 Phone #: (619) 296-1010 Revision 9: _____
 Project Address: 9889 ERMA ROAD Revision 8: _____
SAN DIEGO CA 92131 Revision 7: _____
 Project Name: ERMA ROAD PROJECT Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: 5-18-09
 Revision 1: 12-10-08
 Original Date: 7-10-08
 Sheet Title: TOPOGRAPHIC SURVEY Sheet 25 of 26
 DEP# _____



REV. 05-18-09
REV. 03-26-09
REV. 03-17-09
REV. 12-11-08
REV. 10-8-08



GRADING DATA:

TOTAL AMOUNT OF SITE TO BE GRADED:	152,542 SQ. FT.
PERCENT OF TOTAL SITE GRADED:	89 %
AMOUNT OF CUT:	17,000 C.Y.
MAXIMUM DEPTH OF CUT:	3 FT.
AMOUNT OF FILL:	17,000 C.Y.
MAXIMUM DEPTH OF FILL:	49 FT.
MAXIMUM DEPTH OF FILL SLOPE(S):	49 FT. 1.5:1 SLOPE RATIO
MAXIMUM HEIGHT OF CUT SLOPE(S):	0 FT. SLOPE RATIO
AMOUNT OF EXPORT SOIL:	0 C.Y.
RETAINING WALLS:	HOW MANY: 2 MAXIMUM LENGTH: 790 FEET MAXIMUM HEIGHT: 19 FEET

* DOES NOT INCLUDE REMEDIAL GRADING
** REGRADING OF THE EXISTING FILL SLOPE AT SOUTH END AT THE EXISTING SLOPE RATIO

LEGEND

PROJECT BOUNDARY	---
EXIST. CONTOUR	---(ELEVATION)---
PROPOSED CONTOUR	---(ELEVATION)---
FINISH SURFACE ELEVATION (BELOW LINE)	---(ELEVATION)---
PRIVATE PROPOSED WATER SERVICE	---(W)---
PRIVATE PROPOSED SEWER LATERAL	---(S)---
PRIVATE PROPOSED FIRE SERVICE	---(F)---
RETAINING WALL	---(H)---
DIRECTION OF FLOW	--->---
PRIVATE PVC STORM DRAIN > 12"	---(D)---
PRIVATE PVC STORM DRAIN < 12"	---(d)---
PRIVATE BROOKS BOX CATCH BASIN	---(B)---
PRIVATE ATRIUM DRAIN-NDS #76	---(A)---
TYPE A-4 CLEANDOUT	---(C)---
TYPE B CURB INLET	---(I)---
SEWER CLEANDOUT	---(E)---
PRIVATE F.H.	---(P)---
SWALE	---(S)---
P.V.T. BACKFLOW PREVENTER	---(B)---
PEDESTRIAN RAMP	---(R)---
EXISTING WATER	---(W)---
EXISTING SEWER	---(S)---
EXISTING STORM DRAIN	---(SD)---
EXISTING GAS	---(G)---
EXISTING ELECTRIC	---(E)---
EXISTING CABLE TV	---(CATV)---

PARCEL 4
PARCEL MAP 1864

BENCH MARK
BRASS PLUG AT THE SOUTH EAST CORNER OF HUBERT STREET & GREENA STREET
ELEV. 539.882 M.S.L.

LEGAL DESCRIPTION
PARCEL 2 OF PARCEL MAP NO. 10259 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 21, 1980 AS FILE NO. 80-228350 OF OFFICIAL RECORDS.

OWNER/APPLICANT
H.G. FENTON PROPERTY COMPANY
7577 MESSIAH VALLEY ROAD, SUITE 200
SAN DIEGO, CA 92108
619-400-0120

ALLEN JONES DATE
VICE PRESIDENT

EXISTING ZONING
OD 1-2 (COMMERCIAL-OFFICE)
THERE ARE NO OVERLAY ZONES ON THE PROPERTY

PROPOSED ZONING
RM 2-5

AERIAL TOPOGRAPHY
THE EXISTING TOPOGRAPHY AS SHOWN ON THIS PLAN WAS COMPILED BY MASLAND ENGINEERING AND BY SAN-LO AERIAL SURVEYS, JOB NO. 12196 FLOWN MAY 3, 2004.

AREAS
GROSS LOT AREA: 170,755 S.F. (3.920 ACRES)
BUILDINGS AREA: 121,786 S.F. (2.79 ACRES)

COORDINATE INDEX
NAD 22: 274-1735
NAD 83: N 1915193
E 6296657

NOTES:

EXISTING USE
VACANT

PROPOSED USE
RESIDENTIAL CONDOMINIUMS
ASSESSOR'S PARCEL NUMBER
319-180-43

- THIS IS A MAP OF A RESIDENTIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 95.
- MINIMUM LOT SIZE: 6000 S.F.
- TOTAL NUMBER OF UNITS: 95 AS FOLLOWS:
73-2 BEDROOM/2.5 BATHROOM UNITS @ 1,268 SQ. FT. = 92,564 SQ. FT.
14-2 BEDROOM + DEN/2.5 BATHROOM UNITS @ 1,197 SQ. FT. = 16,758 SQ. FT.
8-3 BEDROOM/3.5 BATHROOM UNITS @ 1,558 SQ. FT. = 12,464 SQ. FT.
- DRAINAGE IS BY SURFACE FLOW TO THE PROPOSED PRIVATE STORM DRAIN SYSTEM IN THE PARKING AREAS. THE PRIVATE STORM DRAIN SYSTEM WILL BE CONNECTED TO THE EXISTING PUBLIC STORM DRAIN SYSTEM IN ERMA ROAD AND A PRIVATE STORM DRAIN ALONG THE SOUTH.
- MANUFACTURED SLOPES SHALL BE HYDROSEEDED WITH NAIVE PLANT VEGETATION. GRADED PAVEMENT AREAS SHALL BE HYDROSEEDED TO PREVENT EROSION IN THE EVENT THAT CONSTRUCTION OF BUILDINGS DOES NOT OCCUR WITHIN 30 DAYS FOLLOWING GRADING.
- SEE THE WATER QUALITY TECHNICAL REPORT FOR STORM WATER MITIGATION.
- PROPOSED ON-SITE SEWER, FIRE AND WATER SYSTEMS WILL BE PRIVATE.
- THE PERMITTEE OR DESIGNER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATION) OF THE LAND DEVELOPMENT CODE INTO THE CONSTRUCTION PLANS AND/OR SPECIFICATIONS, SATISFACTORY TO THE CITY ENGINEER, PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.
- ADJACENT LAND USES: RESIDENTIAL TO EAST
COMMERCIAL TO WEST AND SOUTH
- DISTRICTS: SEWER, WATER, FIRE AND SCHOOLS - CITY OF SAN DIEGO
CABLE TV - COT CABLE
- PER MTS WEBSITE, THE NEAREST BUS STOP IS ON MIRA MESA BLVD., WEST OF I-15
- IF A 5" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITTEE SHALL CONSTRUCT THE NEW METER AND BACKFLOW DEVICE ON SITE, ABOVE GROUND WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC UTILITIES AND THE CITY ENGINEER.

EASEMENT

- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 20, 1976 AS INSTRUMENT NO. 76-228240 OF OFFICIAL RECORDS.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: A PORTION OF SAID LAND.
EASEMENT TO BE OBTAINED
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 27, 1976 AS INSTRUMENT NO. 76-237512 OF OFFICIAL RECORDS.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
EASEMENT TO BE OBTAINED
- AN EASEMENT AND RIGHT OF WAY FOR UNDERGROUND SEWER SERVICE AND INCIDENTAL PURPOSES AS GRANTED BY INSTRUMENT RECORDED FEBRUARY 18, 1983 AS FILE NO. 83377 OF OFFICIAL RECORDS, AND THE RIGHT OF OTHERS TO USE SAID EASEMENT AS COMPLETED OR RESERVED IN VARIOUS OTHER INSTRUMENTS OF RECORD, COVER LINES, ALONG AND ACROSS A PORTION OF PARCELS 2 OF PARCEL MAP NO. 10259 AS RECORDED IN THE COUNTY RECORDER'S OFFICE OF SAN DIEGO COUNTY, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A 10 FOOT WIDE STRIP OF LAND LYING 10 FEET NORTHWESTERLY AND WESTERLY OF THE SOUTHEASTERLY AND EASTERLY PARCEL LINES OF SAID PARCEL 2, SAID PARCEL LINES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 2; THENCE ALONG THE SOUTHWESTERLY AND EASTERLY PARCEL LINES, NORTH 45 DEGREES 32' 37" EAST, 110.00 FEET; THENCE NORTH 07 DEGREES 46' 32" EAST, 174.30 FEET; NORTH 05 DEGREES 57' 56" EAST 20.00 FEET TO THE TERMINUS OF THE HEREBY DESCRIBED EASEMENT.
- AN EASEMENT FOR UNDERGROUND SEWER SERVICE AND INCIDENTAL PURPOSES, RECORDED MARCH 24, 1983 AS INSTRUMENT NO. 83-093552 OF OFFICIAL RECORDS.
IN FAVOR OF: SCRIPPS RANCH TERRACE, A CALIFORNIA LIMITED PARTNERSHIP.
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH IN SAID DOCUMENT.

VESTING TENTATIVE MAP PREPARED BY:

SE STUART ENGINEERING
7525 METROPOLITAN DRIVE, STE. 308
SAN DIEGO, CA 92108 (619) 296-1010
05/18/09
STUART PEACE R.C.E. 27232 DATE
REGISTRATION EXPIRES: 5-31-11

DESIGNER: A.N.
DRAWN: J.P.
CHECKED: S.P.
JOB NO.: 482-07-01

Prepared By:
Name: STUART ENGINEERING
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SAN DIEGO, CA 92108
Phone #: (619) 296-1010

Project Address:
9889 ERMA ROAD
SAN DIEGO CA 92131

Project Name:
ERMA ROAD PROJECT

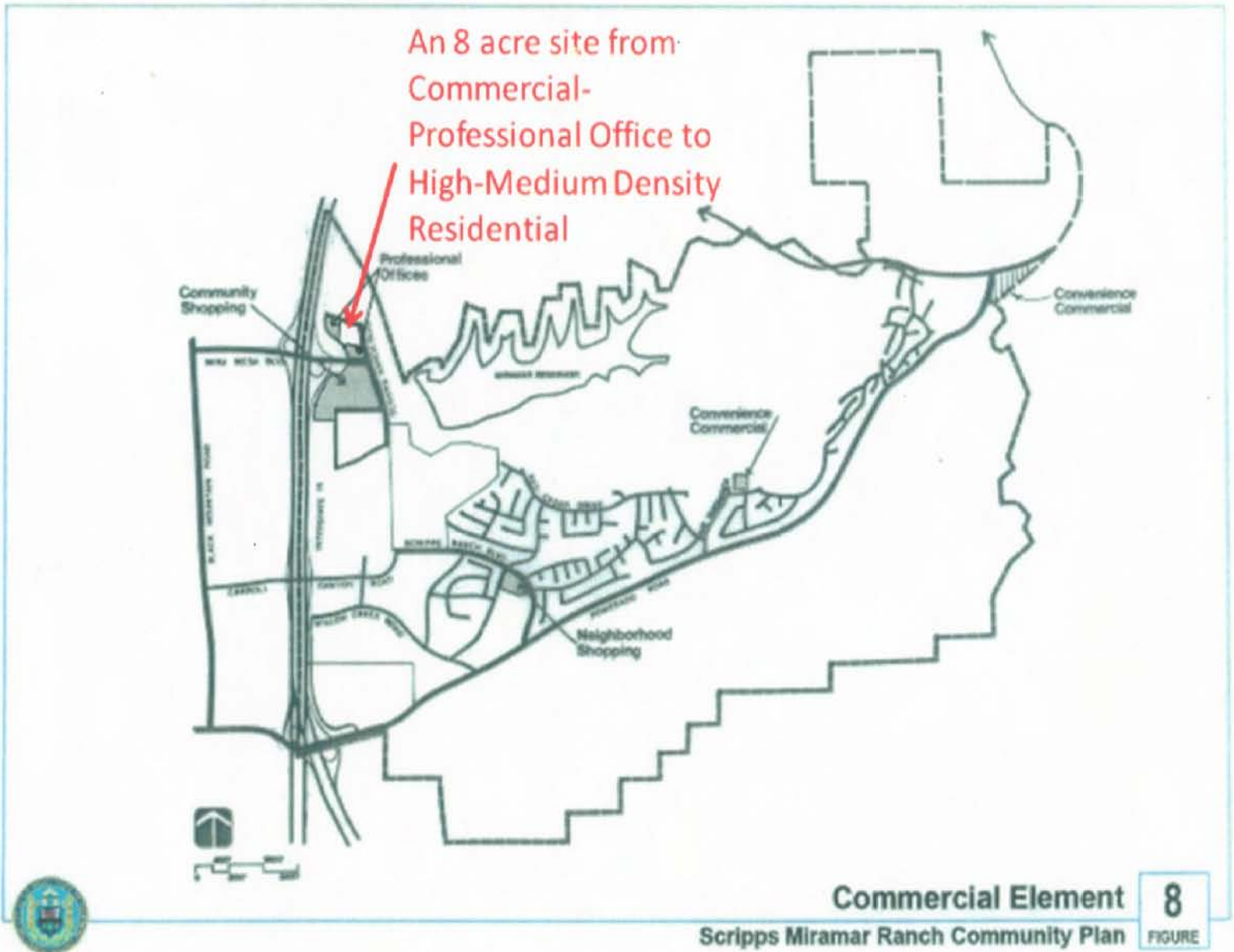
Sheet Title:
PRELIMINARY GRADING/DRAINAGE
PLAN & VESTING
TENTATIVE MAP NO. 571214
PTS NO. 137944

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: 5-18-09
Revision 2: 3-17-09
Revision 1: 12-10-08
Original Date: 7-10-08

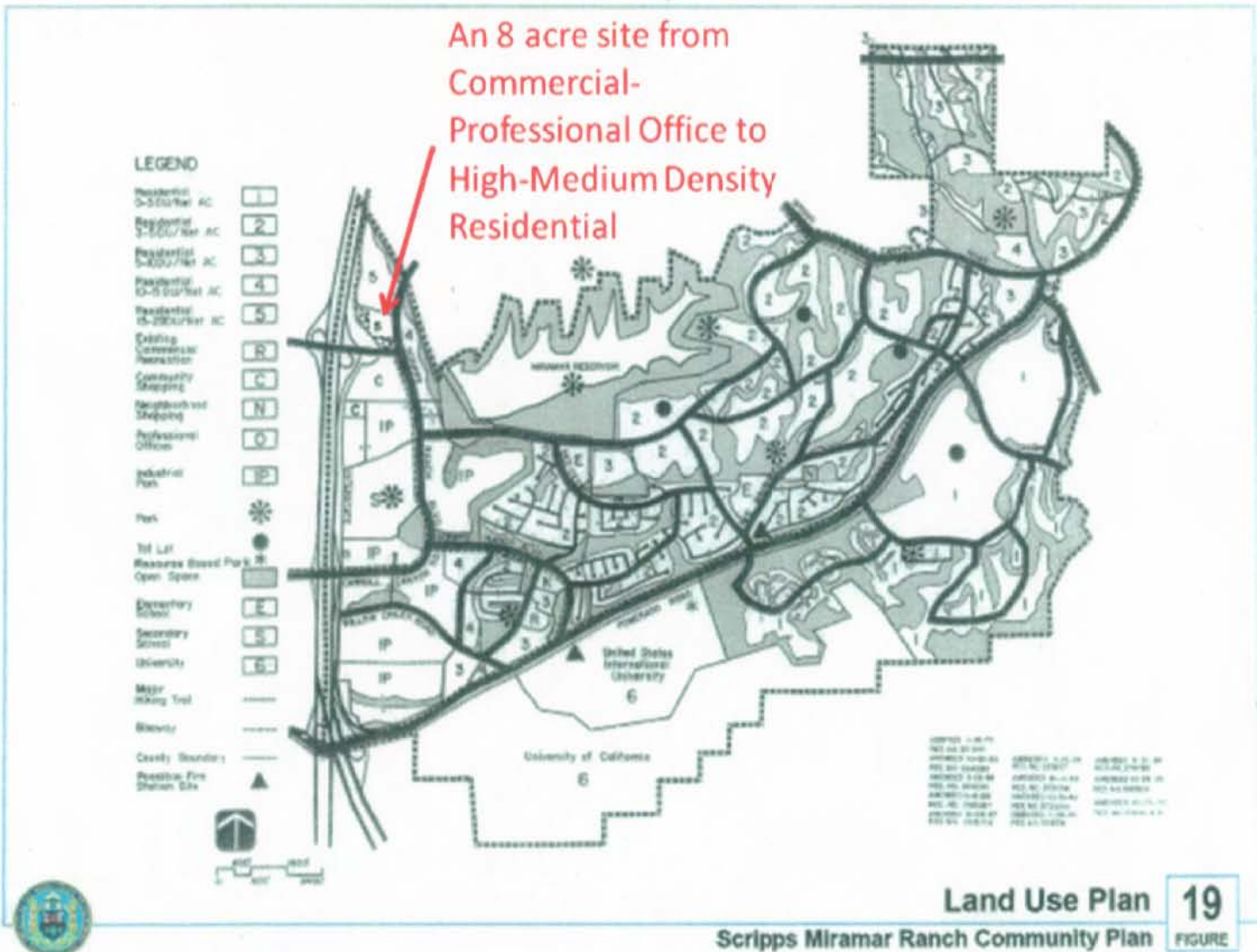
Sheet 26 of 26
DEP# _____

Adjacent Parcels





Commercial Element **8**
Scripps Miramar Ranch Community Plan **FIGURE**



An 8 acre site from
Commercial-
Professional Office to
High-Medium Density
Residential





Prepared By: ZSA, Inc.

Drawn By	REVISIONS	DATE	BY
Checked By	1	01/11/10	ZSA
Approved By	2	01/11/10	ZSA
Project Address	3	01/11/10	ZSA
Client Name	4	01/11/10	ZSA
Project Name	5	01/11/10	ZSA
Sheet Title	6	01/11/10	ZSA
Scale	7	AS SHOWN	ZSA
Sheet No.	8	100	ZSA
Project No.	9	100	ZSA
Drawn By	10	ZSA	
Checked By	11	ZSA	
Approved By	12	ZSA	



INTERIOR COURTYARD ELEVATION



DRIVE LANE ELEVATION



SIDE YARD ELEVATION

ERMA ROAD
HG FENTON COMPANY



05.01.08

Recreation Area

PICNIC/BARBECUE
AREA
TOT LOT W/ PLAY
STRUCTURE AND
SAFETY SURFACING



FENCE
TURF BLOCK
PERMEABLE
PAVERS
POOL & SPA
AREA

