

TENTATIVE MAP, SITE DEVELOPMENT PLAN, PLANNED DEVELOPMENT PERMIT

**CANDLELIGHT**  
CITY OF SAN DIEGO, CALIFORNIA

ENGINEER/APPLICANT:  
**Schwern & Assoc.**  
Civil Engineering • Planning  
Engineered Construction  
814 Morena Blvd., Ste. 101, San Diego, CA 92110  
Phone (619) 220-4969 Fax (619) 220-7029  
*Walter T. Schwern*  
WALTER T. SCHWERN PCE 22139  
1/19/16

**BENCHMARK**  
STANDARD BRASS DISK IN WELL MONUMENT AT CENTERLINE INTERSECTION OF OTAY MESA ROAD AND HERITAGE ROAD ELEVATION: 504.468 MSL.

**BASIS OF BEARINGS**  
WILL BE COMPLETED WITH THE FINAL MAP.

**PROJECT TEAM**

CIVIL ENGINEER/APPLICANT:  
SCHWERN & ASSOC.  
814 MORENA BLVD.  
# 101  
SAN DIEGO, CA 92101  
(619) 220-4969

ENVIRONMENTAL CONSULTANT:  
ALDEN ENVIRONMENTAL, INC.  
3245 UNIVERSITY AVE., #1188,  
SAN DIEGO, CA 92104  
(619) 284-3815

LANDSCAPE ARCHITECT:  
GREGG STOCKWELL & ASSOC.,  
INC.  
P.O. BOX 1056  
POWAY, CA 92074  
(658) 748-3350

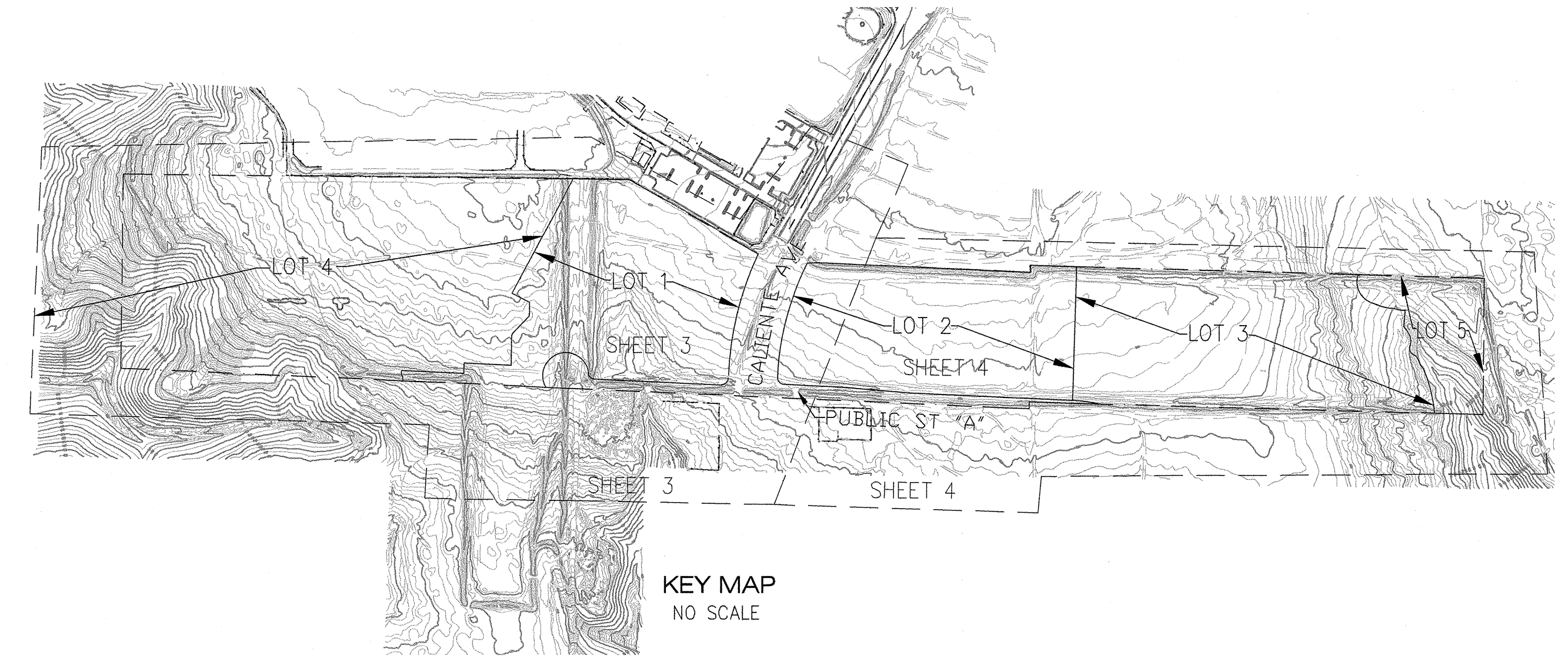
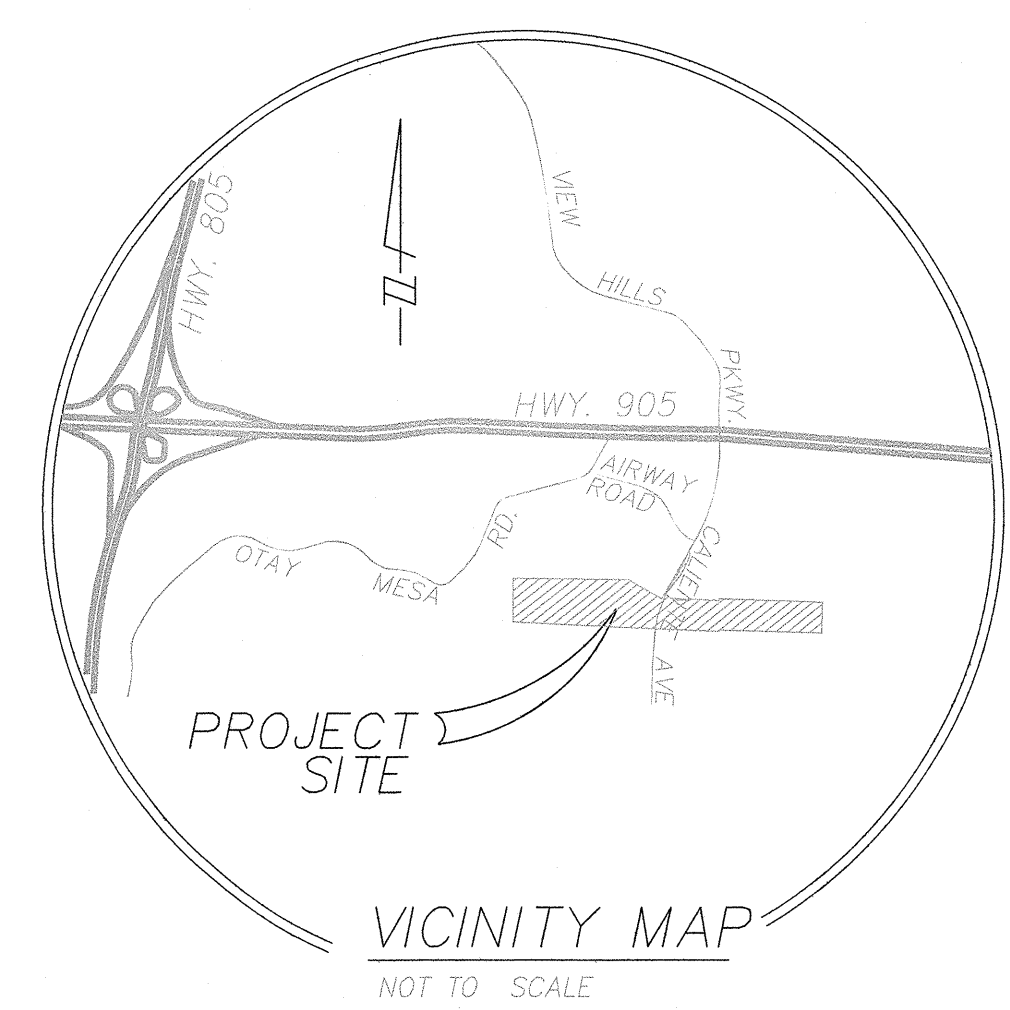
TRAFFIC ENGINEER:  
LEO ESPELET  
KIMLEY-HORN  
401 B STREET, STE 600  
SAN DIEGO, CA 92101

WATER RESOURCES:  
SBO INC. PLANNING,  
ENGINEERING, SURVEYING  
3990 RUFFIN ROAD, STE. 120  
SAN DIEGO, CA 92123  
(658) 560-1141

CLEM ABRAMS, CANDLELIGHT LLC

**LEGEND**

- EXISTING EASEMENT
- SUBDIVISION BOUNDARY
- PROPOSED LOTLINE/ROW
- CENTERLINE
- SETBACK
- WATERSHED AREA
- VP, VP/BASIN WITH SHRIMP
- MHPA LINE
- PRO. WATER LINE
- EX. WATER LINE
- PRO. SEWER LINE/SFM
- EX. SEWER LINE
- FIRE HYDRANT
- EXIST. CONTOUR LINE
- 530
- SLOPE INDICATOR
- PROPOSED FENCING, PER PLANS
- PRO DRIVEWAY
- PRO SDWK, CURB, GTR(TYPE H)
- PRO MEDIAN
- REMOVE PORTION OF EX. MEDIAN CURB RAMP
- PROPOSED STORM DRAIN
- PRO. FUTURE PUMP STATION
- PROPOSED CURB INLET & PIPING PER D-01
- PROPOSED CURB INLET PIPING
- PROPOSED HEADWALL
- PROPOSED SEWER PLUGS
- PRO. ZONE 1 BRUSH MANAGEMENT
- MHPA
- CITY MAINT. ACCESS EASEMENT
- EXISTING SURVEY MONUMENT
- AS NOTED
- TRAFFIC SIGNAL WITH STREET LIGHT
- PRO STREET LIGHT
- EX. STREET LIGHT
- RELINQUISHMENT OF ACCESS RIGHTS
- ROCK RIP RAP
- ELECTRIC CHARGING STATION PARKING SPACES
- PRO. IRREVOCABLE OFFER TO DEDICATE FOR STREET PURPOSES



**SHEET INDEX**

- SHEET 1 - TENTATIVE MAP COVER SHEET AND STREET SECTIONS
- SHEET 2 - SEWER SCHEMATIC, CALIENTE AVE PROFILE, CALIENTE AVE DETAIL
- SHEET 3 - LOTS 1 & 4 (WESTERN PRESERVE), PLAN VIEW & CONCEPT GRADING OF WEST 1/2 OF PROJECT
- SHEET 4 - LOTS 2, 3 & 5 (EASTERN PRESERVE), PLAN VIEW & CONCEPT GRADING OF EAST 1/2 OF PROJECT
- SHEET 5 - TOPOGRAPHY
- SHEET 6 - BRUSH MANAGEMENT EXHIBIT & STORM WATER DRAINAGE DETAILS WITH BMP'S
- SHEET 7-8 - CONCEPT LANDSCAPING

**PUBLIC UTILITIES**

WATER .....CITY OF SAN DIEGO  
SEWER .....CITY OF SAN DIEGO  
FIRE AND POLICE .....CITY OF SAN DIEGO  
GAS & ELECTRICITY .....SDG&E  
TELEPHONE .....AT&T OR COX  
SCHOOL DISTRICTS .....SWEETWATER UNION HIGH SCHOOL DISTRICT  
SCHOOL DISTRICTS .....SAN YSIDRO SCHOOL DISTRICT

**LEGAL DESCRIPTION**

PARCEL A1:  
A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18, SOUTH RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL C1:  
A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL C2:  
THE NORTHERLY 400.00 FEET OF SOUTHERLY 420.00 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 32.

**DEVELOPMENT SUMMARY**

THE PROPOSED DEVELOPMENT IS A FIVE LOT SUBDIVISION FOR THE INTENDED USE OF MULTI FAMILY DEVELOPMENT. TOTAL ACREAGE IS 44.19. LOT 1= 7.72 AC, LOT 2= 7.15 AC, LOT 3= 8.87 AC, TOTALING 23.74 AC. DISCRETIONARY ACTIONS BEING REQUESTED AT THIS TIME ARE FOR A SITE DEVELOPMENT PERMIT, AND TENTATIVE MAP. TWO ENVIRONMENTAL PRESERVES ARE BEING PROPOSED TOTALING 17.95 ACRES: LOT 4=15.85 & LOT 5 =2.10 AC + ROADS =2.50. THE AFORESAID SITE DEVELOPMENT PERMIT IS FOR THE FIVE LOTS: THREE RESIDENTIAL LOTS, TWO ENVIRONMENTAL PRESERVE LOTS & PUBLIC ROADWAYS.

**REQUIRED DATA**

EXISTING ZONING: RM-2-5  
PROPOSED ZONING: RM-2-5 (29 DU/AC.)  
AREA: 49.19 (TOTAL OWNERSHIP, INCLUDING 5.0 AC LEGAL PARCEL B-NOT INCLUDED IN THIS TENTATIVE MAP APPLICATION)  
AREA TO BE SUBDIVIDED: 24.19 ACRES  
ENVIRONMENTAL PRESERVES: 2 TOTALING 17.95 AC  
PROPOSED NUMBER OF LOTS: 5 (INCLUDING 2 PRESERVES)  
LAMBERT COORDINATES: 146N, 1765.5E  
ASSESSOR'S PARCEL NUMBERS:  
645-060-32/35/38, 645-080-08  
TYPE OF CONSTRUCTION: TYPE V RATED  
OCCUPANCY CLASSIFICATION: MULTI-FAMILY RESIDENTIAL  
PROPOSED USE: RESIDENTIAL (CONDOMINIUMS)  
EXISTING USE: VACANT ACREAGE

**OTHER**

FOR TYPICAL STREET SECTIONS OF CALIENTE AVE. AND PUBLIC STREET "A" SEE THIS SHEET.

**LANDSCAPE NOTE:**

NO TREES WILL BE INSTALLED WITHIN 10 FEET OF WATER OR SEWER FACILITIES.  
NO INVASIVE PLANTS WILL BE USED.  
NO RECYCLED WATER IS AVAILABLE. SYSTEM WILL BE SET UP TO CONVERT TO RECYCLED WATER ONCE AVAILABLE.

**GRADING TABULATIONS:**

GRADING PROPOSED FOR LOTS 1-3:  
AMOUNT OF CUT = 26,400 CUBIC YARDS  
AMOUNT OF FILL = 26,400 CUBIC YARDS  
MAXIMUM HEIGHT OF CUT = 3'. MAXIMUM HEIGHT OF FILL = 3'.  
THE AMOUNT OF AREA TO BE GRADED IS 100% OF LOTS 1, 2 & 3 & ROADS.  
AREA OF SLOPES EXCEEDING 25% IS 0.0 ACRES  
SLOPE ANALYSIS:  
SLOPES LESS THAN 25% = 23.83 AC (100%)  
SLOPES 25% TO 35% = 0.0 AC (0.0%)  
SLOPES GREATER THAN 35% = 0.0 AC (0.0%)  
GRADING NOTE: NO IRRIGATION RUN OFF SHALL DRAIN INTO THE PUBLIC RIGHT OF WAY, STREET, DRIVEWAYS OR ADJACENT PROPERTIES. NO CONNECTION SHALL BE MADE TO ANY STORM WATER SYSTEM WITHOUT PROPER BMP'S.  
AREAS/ACRES TO BE GRADED: CALIENTE AVENUE = 1.20 AC,  
PUBLIC STREET "A" = 1.30AC, LOT 1 = 7.81 AC, LOT 2 = 7.15 AC, LOT 3=8.87 AC

**CONDOMINIUM NOTE:**

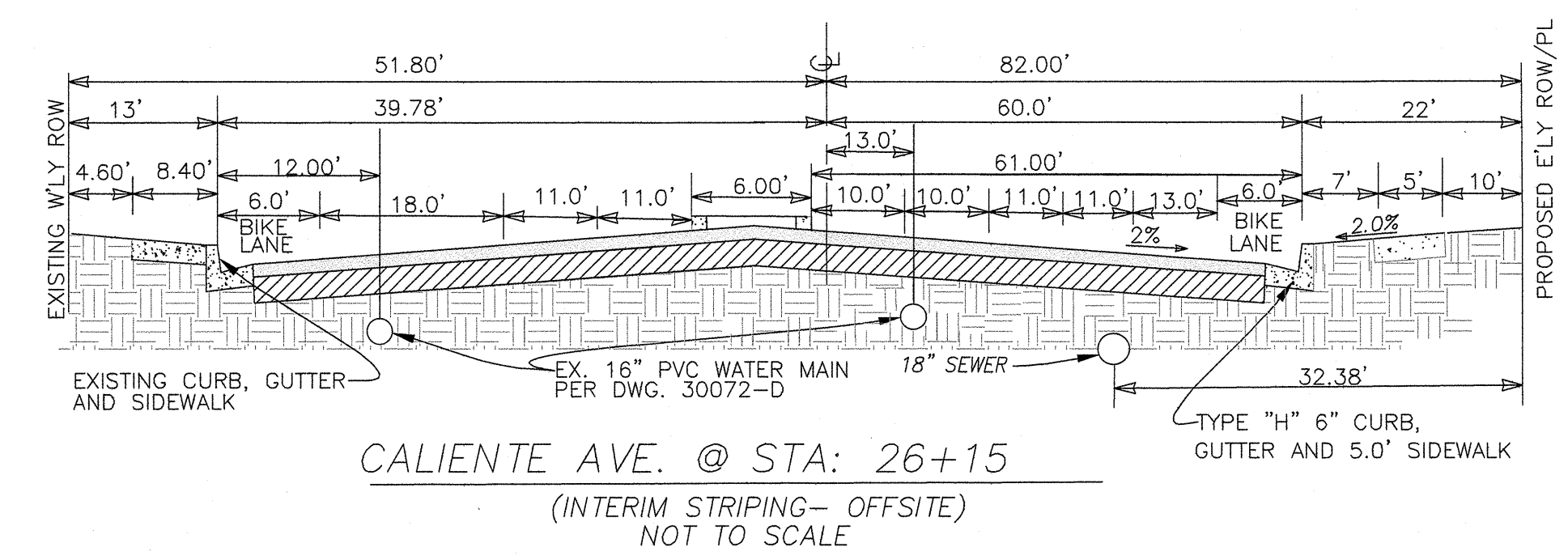
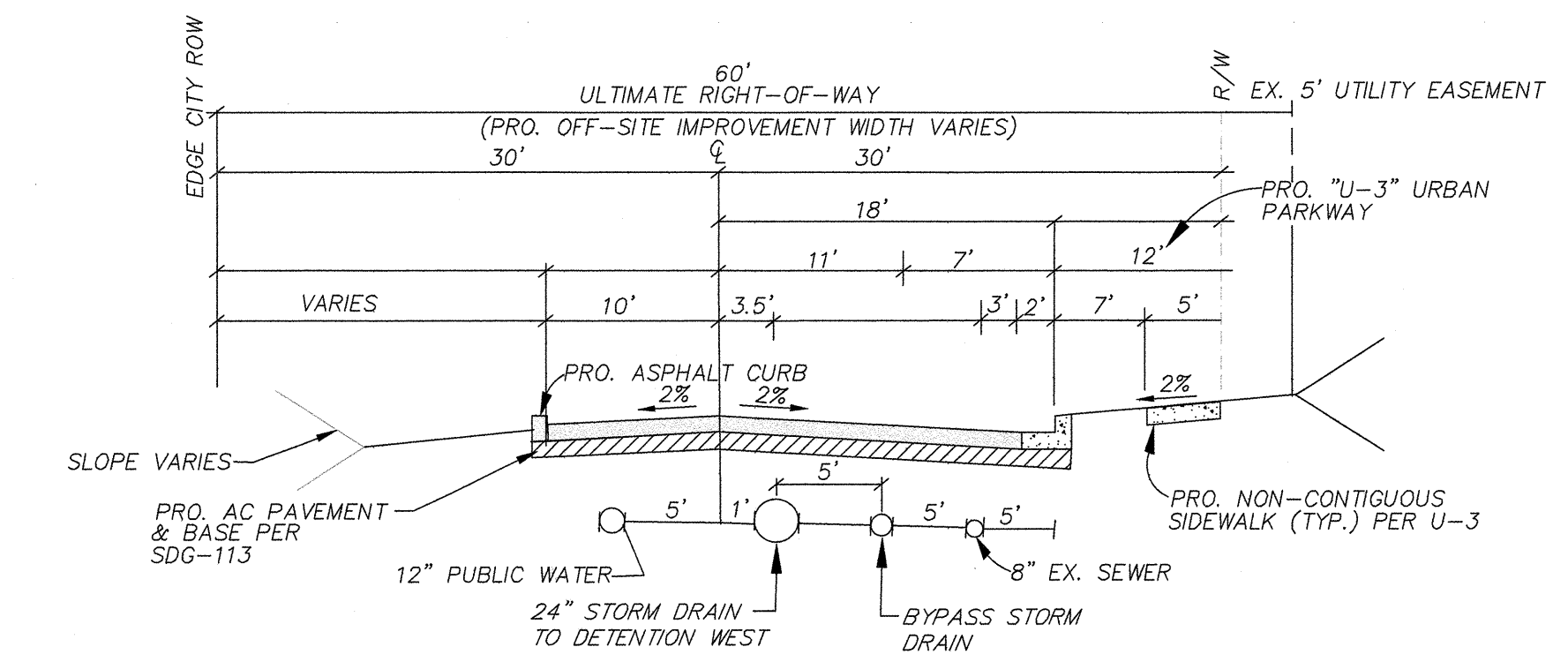
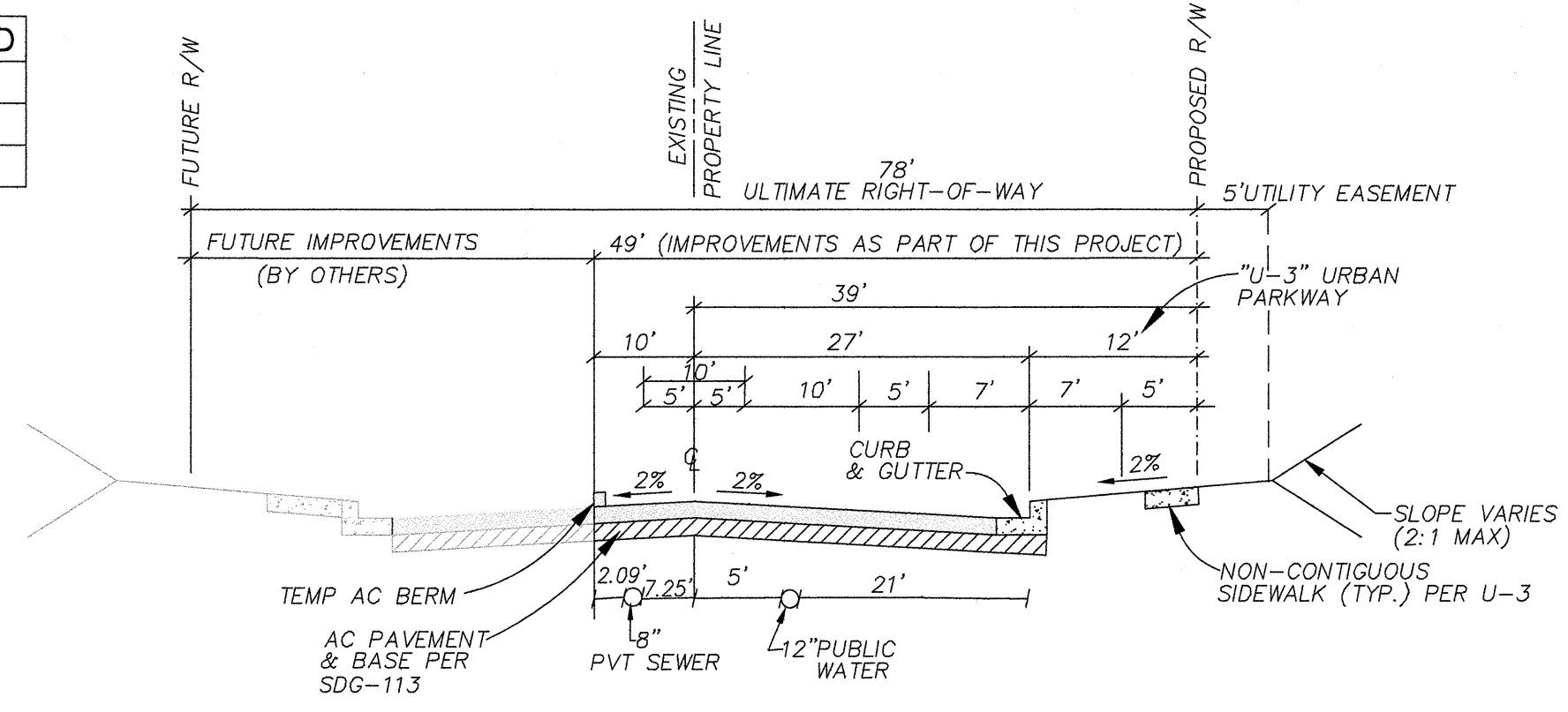
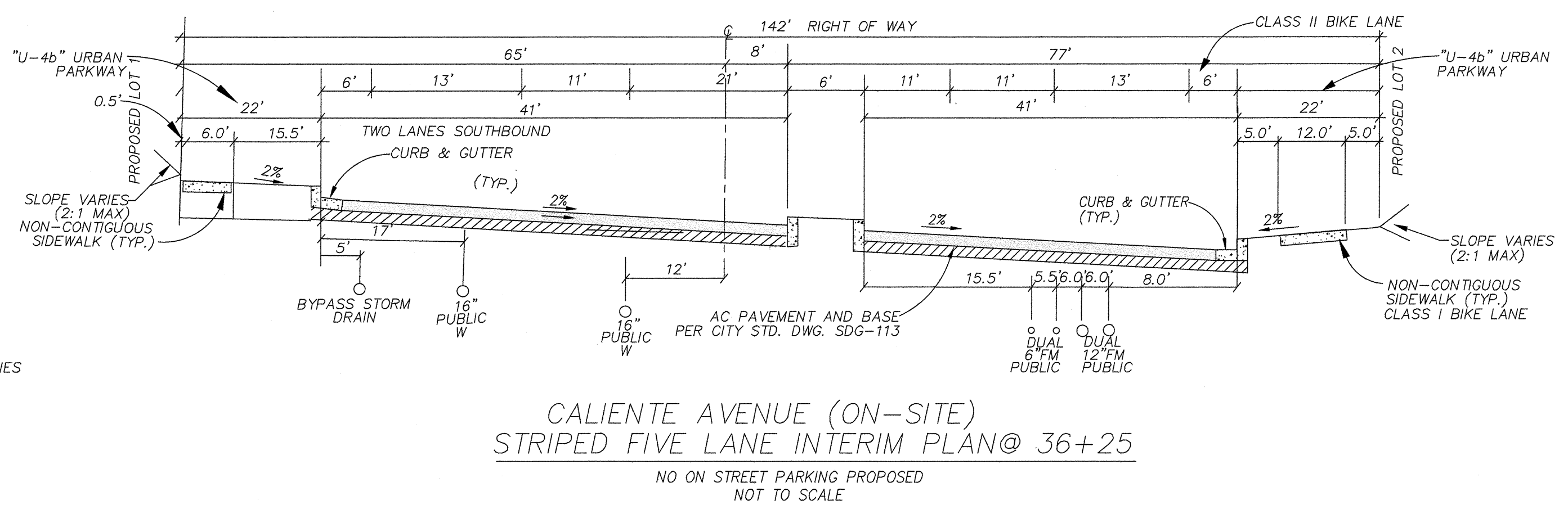
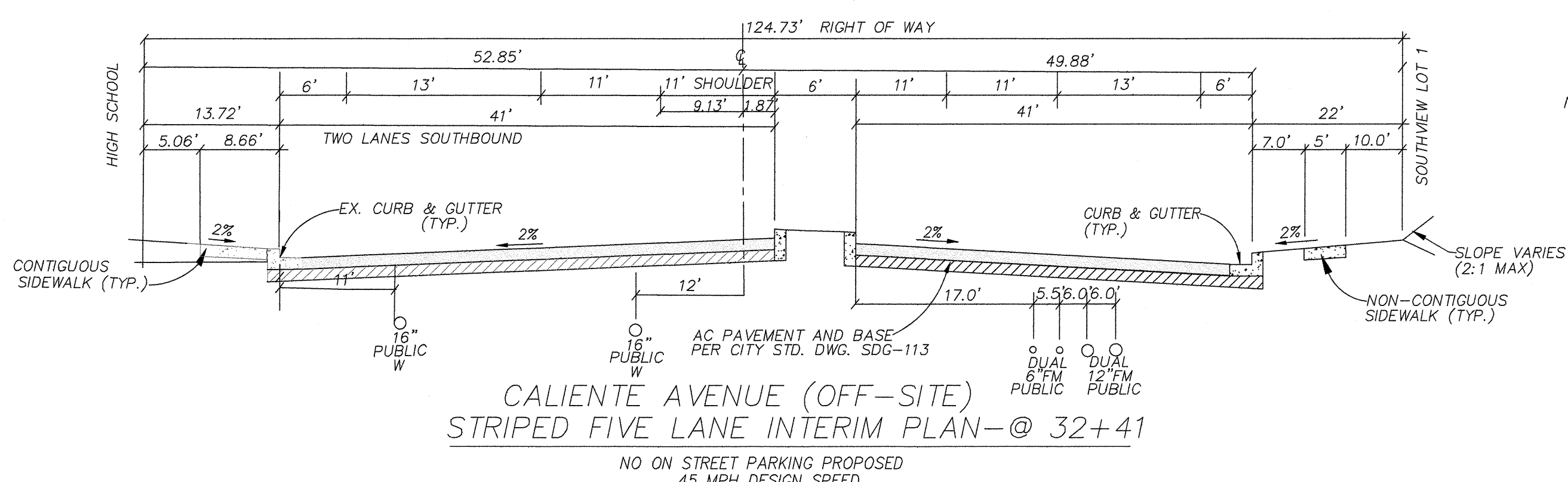
THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1425 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. A MAXIMUM OF 476 RESIDENTIAL CONDOMINIUMS ON THE THREE LOT SUBDIVISION IS PROPOSED. MAXIMUM ALLOWED PER ZONING IS AS FOLLOWS: LOT 1=224 DU, LOT 2 =208, AND LOT 3 = 258. TOTAL ALLOWED PER ZONING = 690.

**TOPOGRAPHY:**

TOPOGRAPHY FOR THIS TENTATIVE MAP PERFORMED ON 1-08-2004 BY DAVID W. ANGLER, HUNSAKER AND ASSOC. 9707 Naples St. San Diego, CA 92121-2954

**UTILITY TABLE**

UTILITY	PROVIDER	UNDERGROUND
GAS & ELECTRICITY	SDG&E	UNDERGROUND
CABLE/INTERNET	COX	UNDERGROUND
TELEPHONE	AT&T OR COX	UNDERGROUND



PREPARED BY: Schwern & Assoc.

#	REVISIONS	DATE	BY
1.	1ST SUBMITTAL	3/27/12	SA
2.	2nd SUBMITTAL	11/20/12	SA
3.	3rd SUBMITTAL	04/24/12	SA
4.	4TH SUBMITTAL	07/12/13	SA
5.	5TH SUBMITTAL	09/19/13	SA
6.	6TH SUBMITTAL	11/13/14	SA
7.	7TH SUBMITTAL	7/15/15	SA
8.	8TH SUBMITTAL	8/24/15	SA
9.	9TH SUBMITTAL	12/31/17	SBO
10.	10TH SUBMITTAL	01/11/18	SBO
11.			
12.			
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14.			

PROJECT ADDRESS:  
CALIENTE AVE. SOUTH OF OTAY MESA ROAD,  
NEAR THE INTERSECTION OF AIRWAY ROAD.

DEEP #PROJECT #: 40329  
WORK ORDER #: TENTATIVE MAP #114999

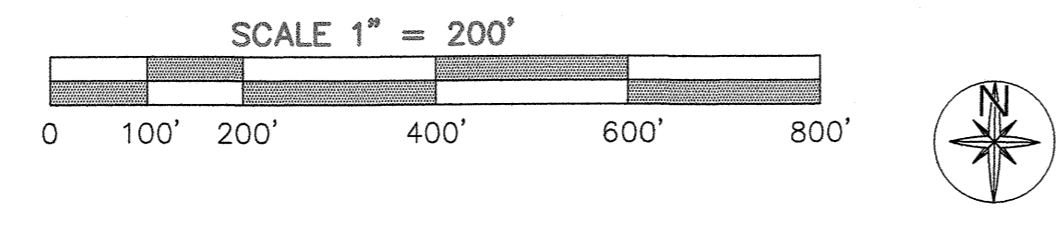
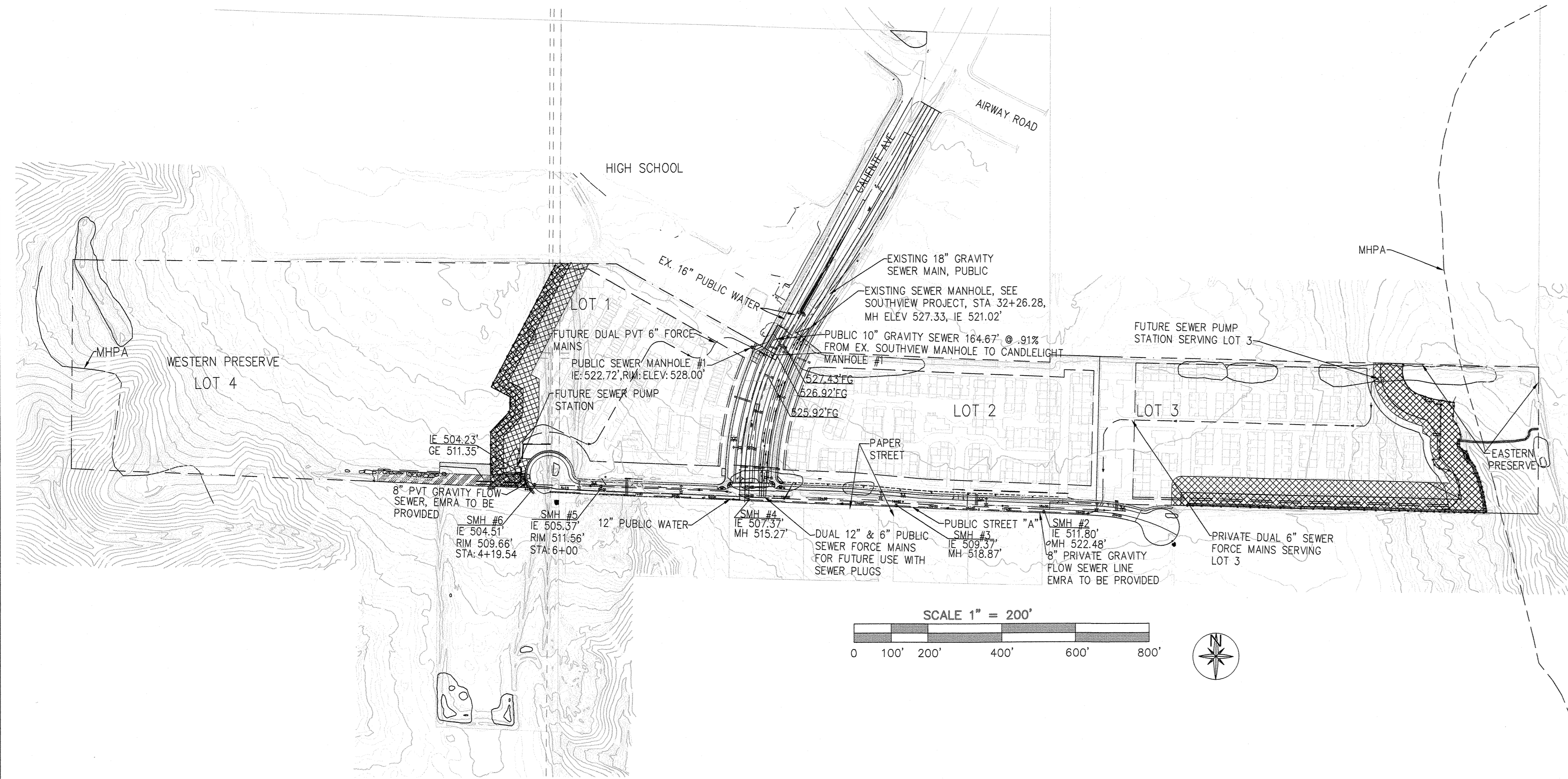
TENTATIVE MAP, SDP SITE/GRADING COVER SHEET & STREET SECTIONS

**CANDLELIGHT**  
CITY OF SAN DIEGO, CALIFORNIA

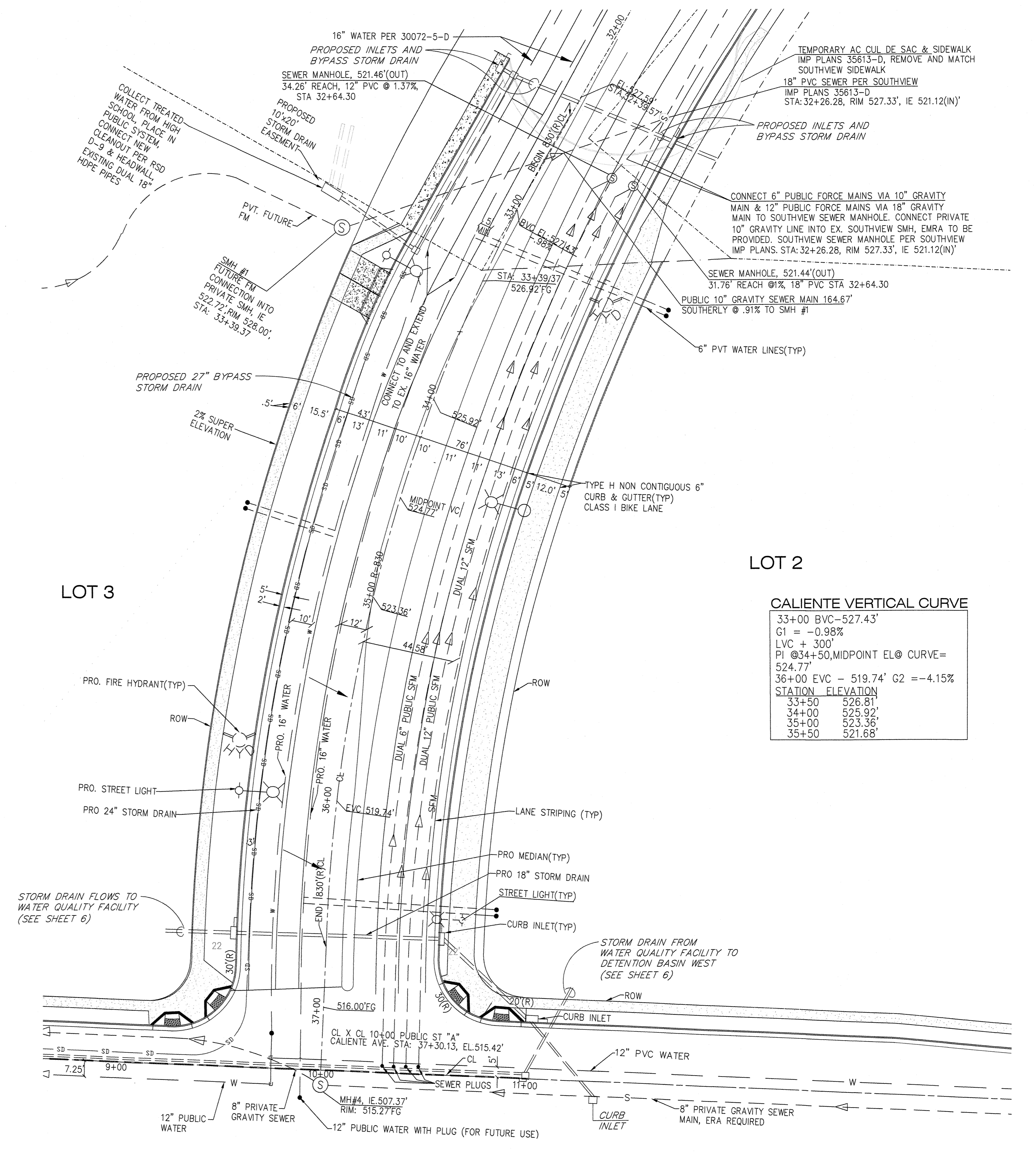
SHEET **S-1** OF **S-8**

TENTATIVE MAP, and SDP SITE/GRADING PLAN  
**CANDLELIGHT**  
CITY OF SAN DIEGO, CALIFORNIA

SEWER SCHEMATIC

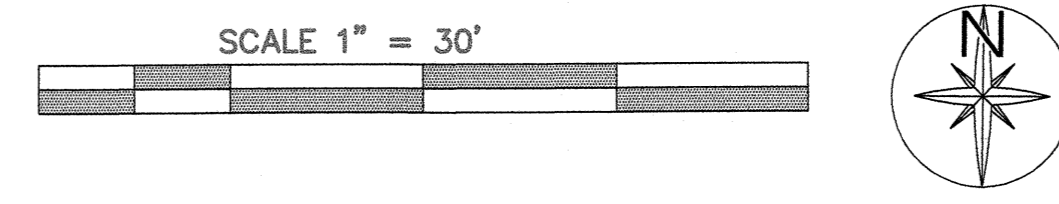
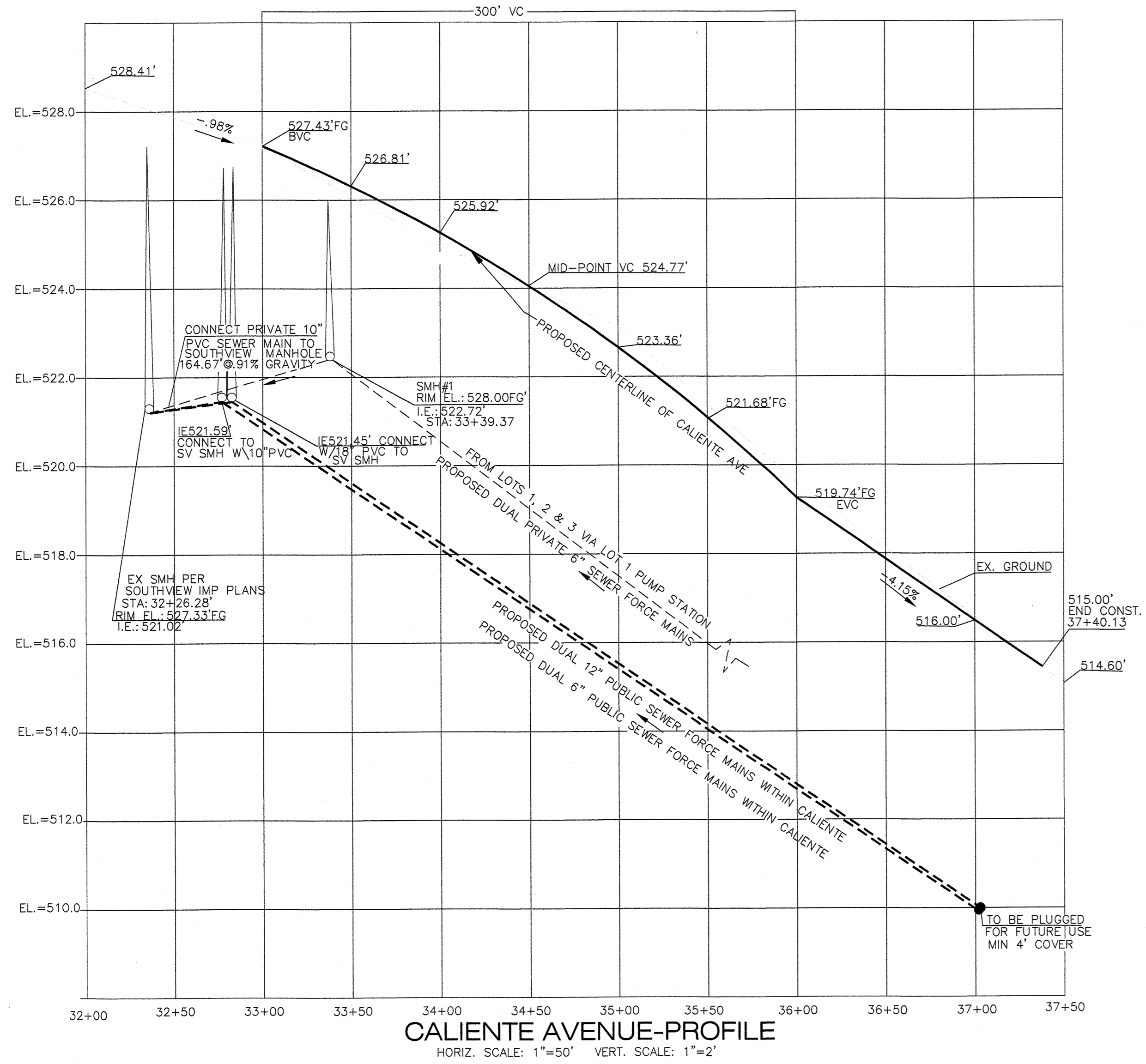


DETAIL CALIENTE AVENUE



LOT 2  
CALIENTE VERTICAL CURVE

33+00 BVC	-527.43'
G1	= -0.98%
LVC + 300'	
PI @34+50, MIDPOINT EL @ CURVE	= 524.77'
36+00 EVC	= 519.74' G2 = -4.15%
STATION ELEVATION	
33+50	526.81'
34+00	525.92'
35+00	523.36'
35+50	521.68'



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WALTER T. SCHWERIN PCE 22139

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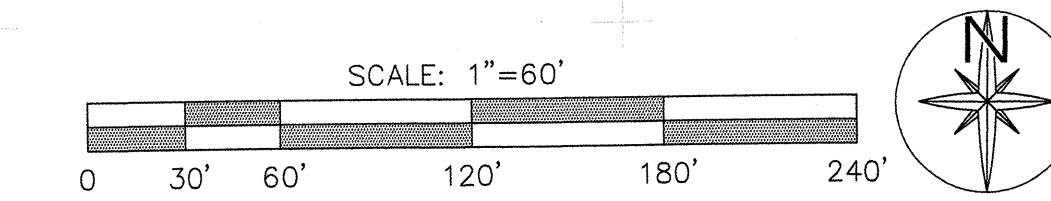
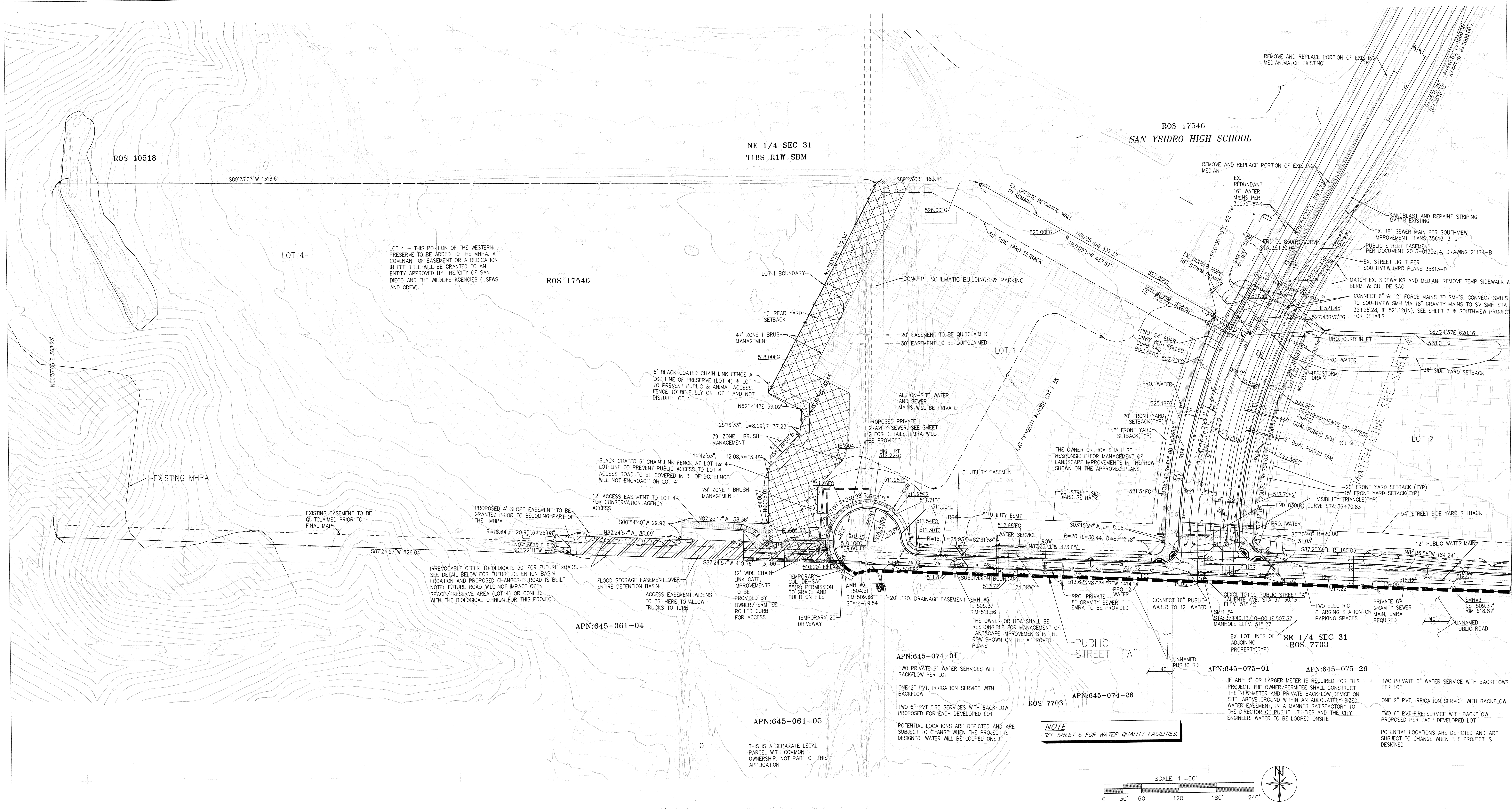
PROJECT ADDRESS:  
CALIENTE AVE., SOUTH OF OTAY MESA ROAD,  
NEAR THE INTERSECTION OF AIRWAY ROAD.

DEP #: PROJECT # 40329  
WORK ORDER #:

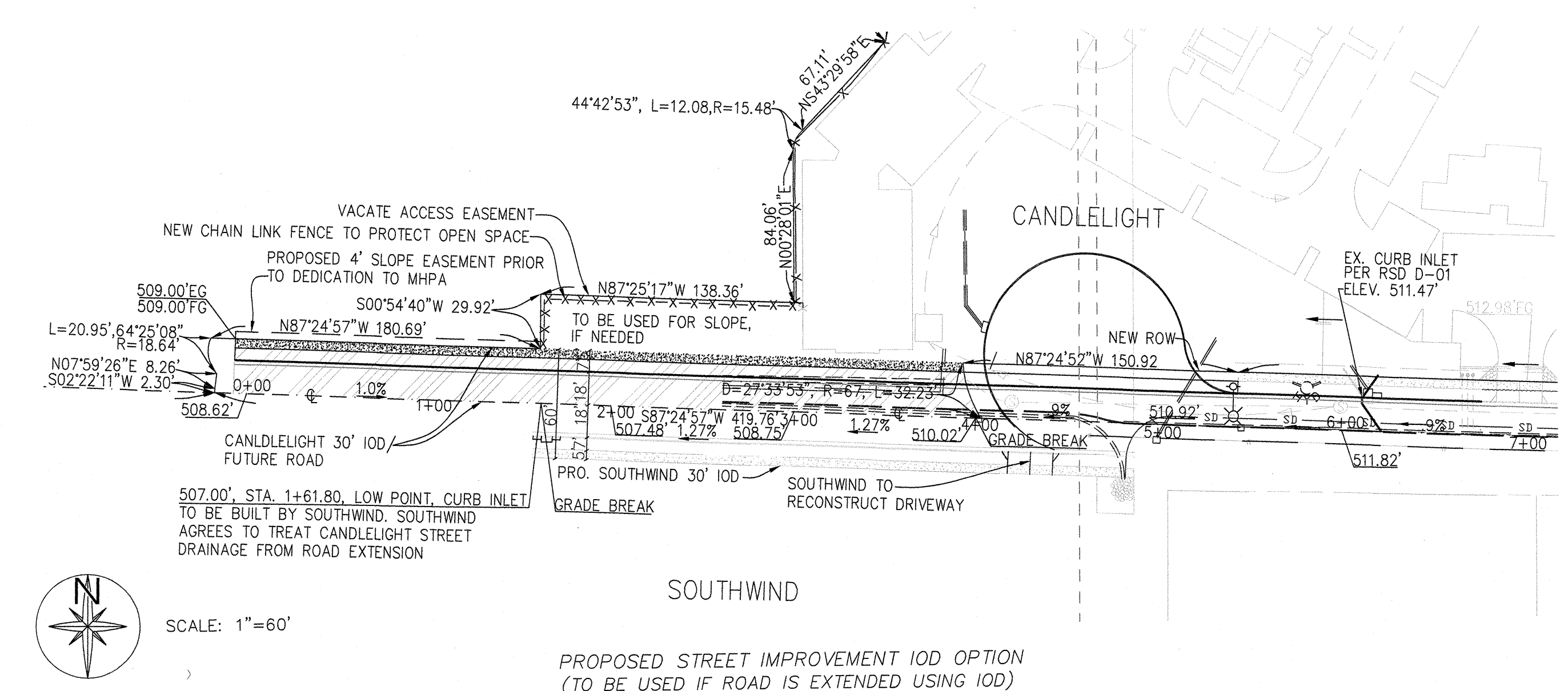


SCHEMATIC, DETAIL CALIENTE AVE  
CALIENTE AVE PROFILE, SEWER  
**CANDLELIGHT**  
CITY OF SAN DIEGO, CALIFORNIA

SHEET  
S-2  
OF  
S-8



NOTE  
SEE SHEET 6 FOR WATER QUALITY FACILITIES.



#	REVISIONS	DATE	BY
1.	1ST SUBMITTAL	3/27/12	SA
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4.	4TH SUBMITTAL	07/12/13	SA
5.	5TH SUBMITTAL	09/9/13	SA
6.	6TH SUBMITTAL	11/13/14	SA
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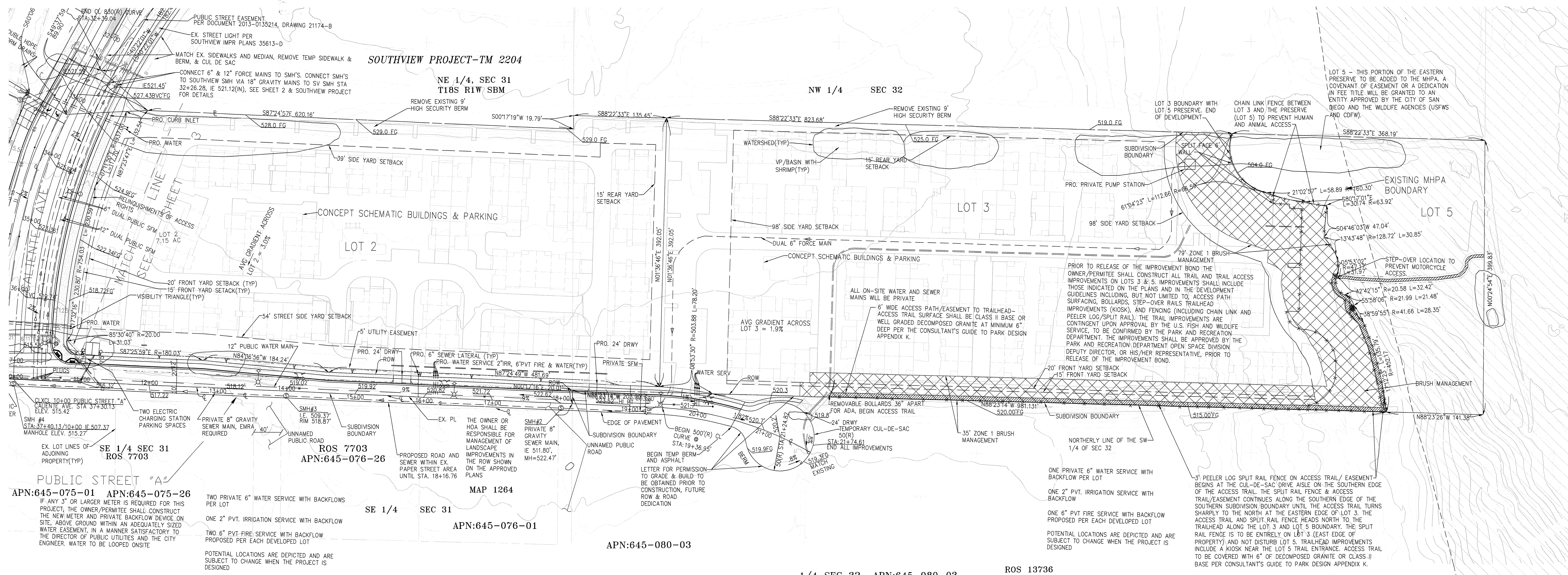
PROJECT ADDRESS:  
CANDLELIGHT AVE. SOUTH OF OTAY MESA ROAD,  
NEAR THE INTERSECTION OF AIRWAY ROAD.

DEP #: PROJECT # 40329  
WORK ORDER #

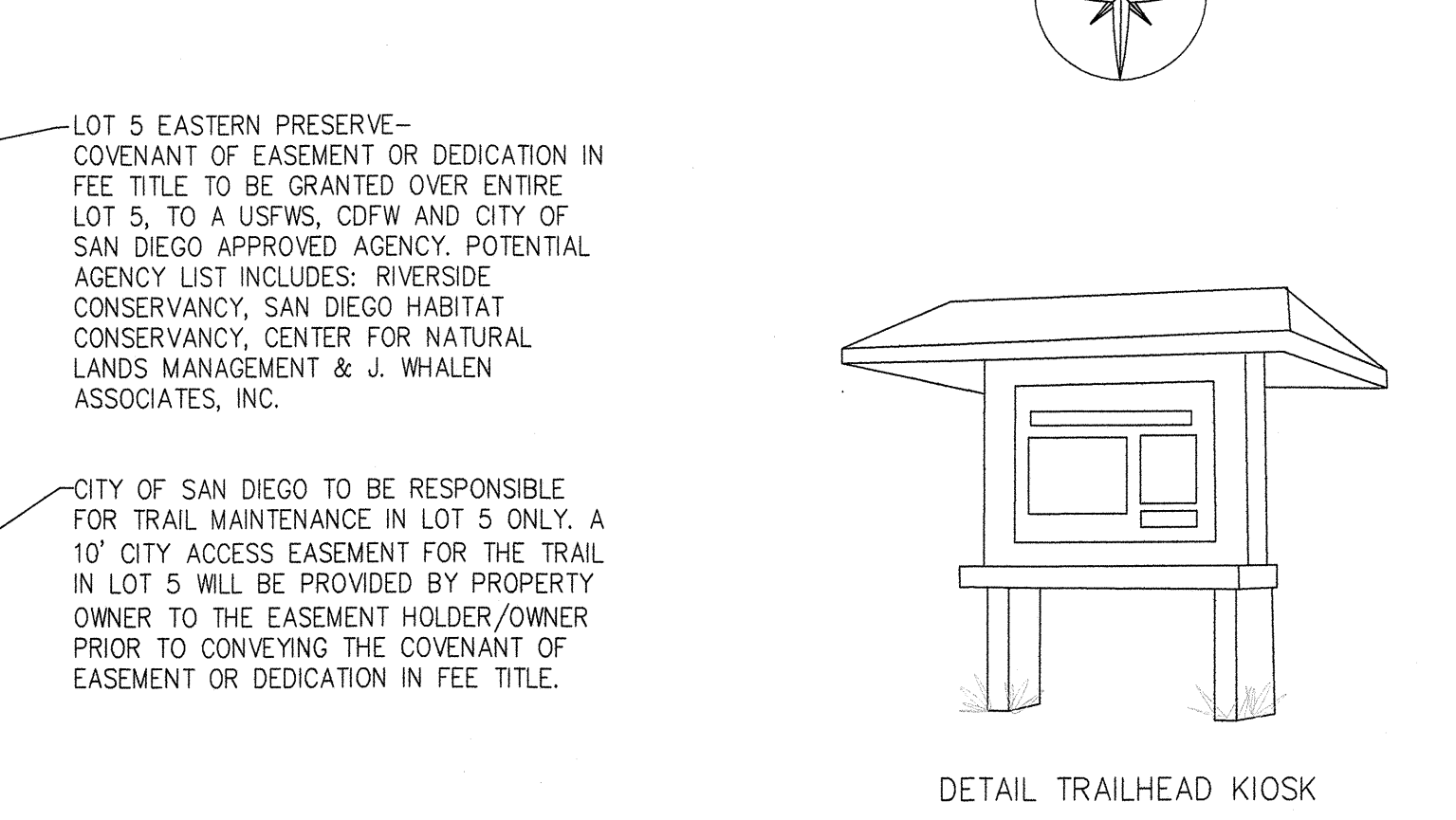
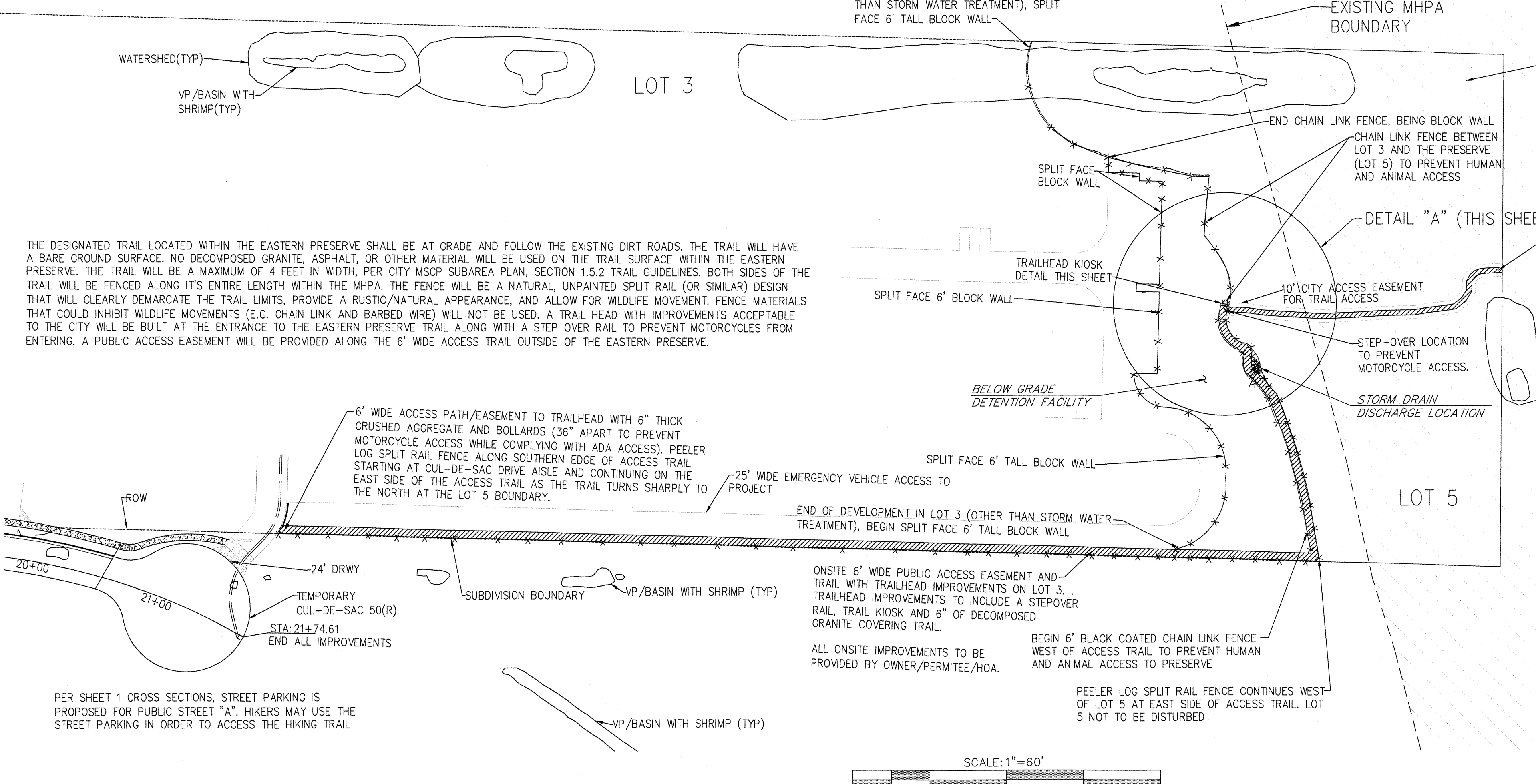
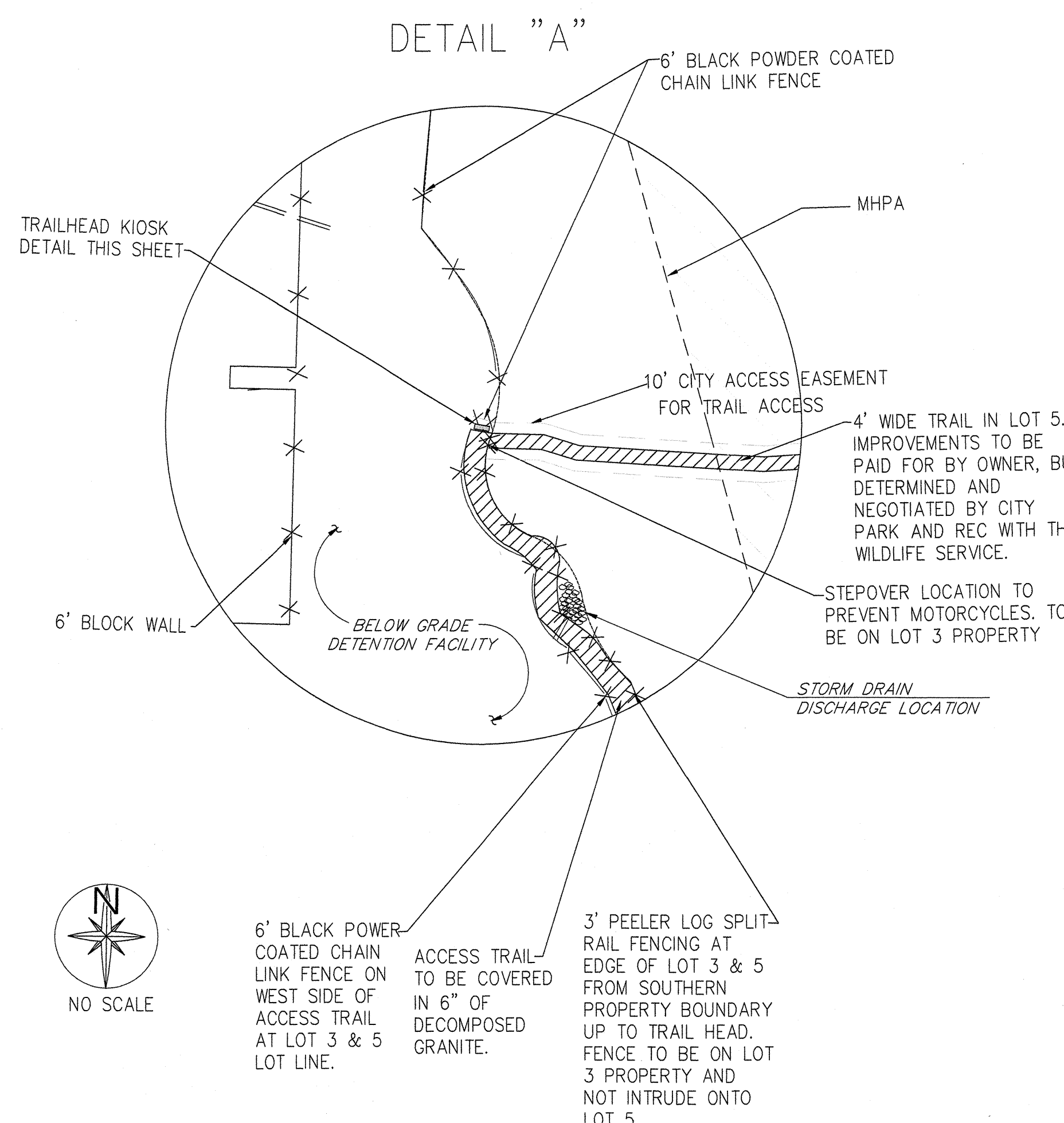
LOT 1 & 4 (WESTERN PRESERVE)  
**CANDLELIGHT**  
CITY OF SAN DIEGO, CALIFORNIA

SHEET  
S-3  
OF  
S-8

# CANDLELIGHT



DETAIL- ACCESS TRAIL, PRESERVE TRAIL AND FENCING



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7.	7TH SUBMITTAL	7/15/15	SA
8.	8TH SUBMITTAL	8/24/15	SA
9.	9TH SUBMITTAL	12/3/17	SBO
10.	10TH SUBMITTAL	01/11/18	SBO
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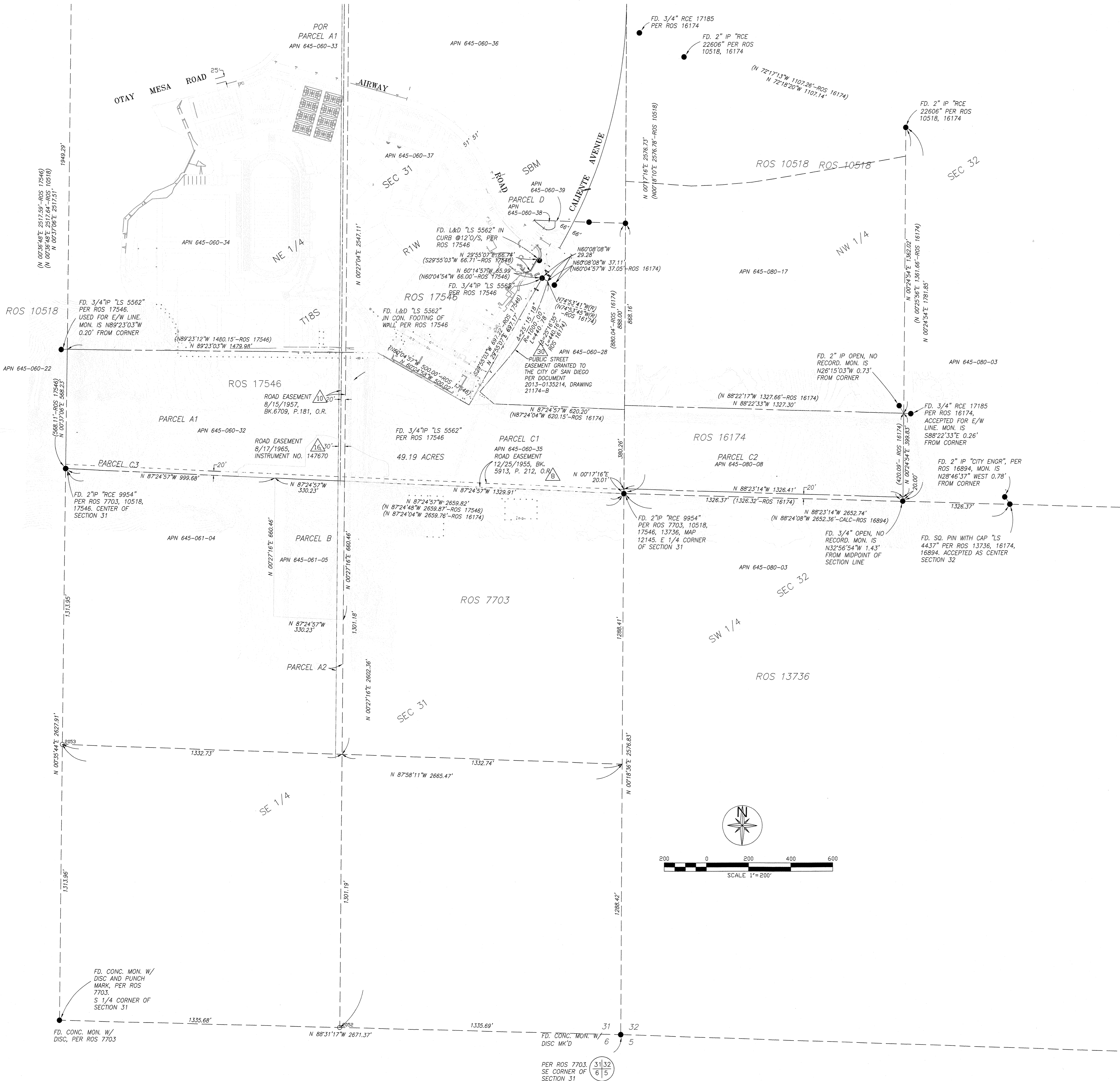
PROJECT ADDRESS:  
CALISTO AVE, SOUTH OF STAY MESA ROAD,  
NEAR THE INTERSECTION OF AIRWAY ROAD.

DEP #: PROJECT #: 40329  
WORK ORDER #:

LOT 2, 3 & 5(PRESERVE)  
**CANDLELIGHT**  
CITY OF SAN DIEGO, CALIFORNIA

SHEET  
**S-4**  
OF  
**S-8**

CANDLELIGHT TOPOGRAPHY



- ENCUMBRANCES**
4. EASEMENTS FOR INGRESS AND EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES THERETO OVER, UNDER, ALONG AND ACROSS THE EASEMENT PARCEL(S) HEREIN DESCRIBED AS GRANTED AND/OR RESERVED IN VARIOUS DEEDS OF RECORD.  
AFFECTS: PARCELS A2 AND C3
  6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: THE COUNTY OF SAN DIEGO  
PURPOSE: PUBLIC ROAD PURPOSES  
RECORDED: SEPTEMBER 17, 1899 IN BOOK 280, PAGE 93 OF DEEDS  
AFFECTS: AN AREA 40 FEET WIDE, 20 FEET ON EACH SIDE OF THE SECTION LINE (NOT PLOTTED HEREON-OFFSITE EASEMENT NOT WITHIN PROJECT BOUNDARY)
  8. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)  
PURPOSE: INGRESS AND EGRESS  
RECORDED: DECEMBER 21, 1955 AS DOCUMENT NO. 166106, IN BOOK 5913, PAGE 212 OF OFFICIAL RECORDS  
AFFECTS: PARCEL C1.  
(PORTIONS OF THIS EASEMENT RELY UPON THE LOCATION OF ITEM 6A (ABOVE) WHICH IS NOT PLOTTABLE, AND THEREFORE PORTION OF THIS EASEMENT ARE ALSO NOT PLOTTABLE.)
  10. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: NORIYUKI TAKASHIMA AND LILLY YURI TAKASHIMA  
PURPOSE: ROAD PURPOSES  
RECORDED: AUGUST 13, 1957, IN BOOK 6709, PAGE 181 OF OFFICIAL RECORDS  
(PORTIONS OF THIS EASEMENT RELY UPON THE LOCATION OF ITEM 6A (ABOVE) WHICH IS NOT PLOTTABLE, AND THEREFORE PORTION OF THIS EASEMENT ARE ALSO NOT PLOTTABLE.)
  13. AN AGREEMENT TO WHICH REFERENCE IS HEREBY MADE FOR FULL PARTICULARS BY AND BETWEEN: THE CITY OF SAN DIEGO AND OWNERS  
REGARDING: ENCROACHMENT REMOVAL  
RECORDED: APRIL 25, 1958 IN BOOK 7054, PAGE 13 OF OFFICIAL RECORDS, QUITCLAIMED BY DOC 2011-0169662  
AFFECTS: PARCEL C2.  
(NOT PLOTTED)
  16. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: H.W. VOETH AND MARY M. VOETH, HUSBAND AND WIFE, AS JOINT TENANTS  
PURPOSE: ROAD PURPOSES  
RECORDED: AUGUST 17, 1965 AS FILE NO. 147670 OF OFFICIAL RECORDS  
AFFECTS: THE EAST 30 FEET OF PARCEL A1  
(PLOTTED HEREON)
  20. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT RECORDED: OCTOBER 15, 1988 AS FILE NO. 1988-068445 OF OFFICIAL RECORDS  
AFFECTS: PARCEL A1 ADJACENT TO AIRWAY ROAD AND OTAY MESA ROAD  
(NOT PLOTTED)
  30. PUBLIC STREET EASEMENT GRANTED TO THE CITY OF SAN DIEGO, MARCH 1, 2013, PER DOCUMENT 2013-0135214 REGARDING: ROAD EASEMENT  
RECORDED: MARCH 1, 2013  
AFFECTS: PARCEL C1, CALIENTE AVENUE

**TOPOGRAPHY SOURCE:**

TOPOGRAPHY DATED 1-08-2004 BY DAVID W. AMBLER, HUNSAKER & ASSOC.

**BENCHMARK:**

STANDARD BRASS DISK IN WELL MONUMENT AT CENTERLINE INTERSECTION OF OTAY MESA ROAD AND HERITAGE ROAD ELEVATION: 504.468 MSL

PREPARED BY:	#	REVISIONS	DATE	BY	
<b>Schwerin &amp; Assoc.</b> Civil Engineering • Planning Engineered Construction 814 Morena Blvd., Ste 101, San Diego, Ca 92110 Phone (619) 220-4999 Fax (619) 220-7029 Walter T. Schwerin P.E. R2139 WALTER T. SCHWERIN P.E. R2139 1/19/18	1	1ST SUBMITTAL	3/27/12	SA	
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	3	3RD SUBMITTAL	04/23/13	SA	
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	5	5TH SUBMITTAL	09/9/13	SA	
	6	6TH SUBMITTAL	11/13/14	SA	
	7	7TH SUBMITTAL	7/15/15	SA	
	8	8TH SUBMITTAL	8/24/15	SA	
	9	9TH SUBMITTAL	12-3-17	SBO	
	10	10TH SUBMITTAL	01/11/18	SBO	
	11				
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	14				

PROJECT ADDRESS:  
CALIENTE AVE., SOUTH OF AIRWAY ROAD,  
SOUTH OF SAN YSIDRO HIGH SCHOOL

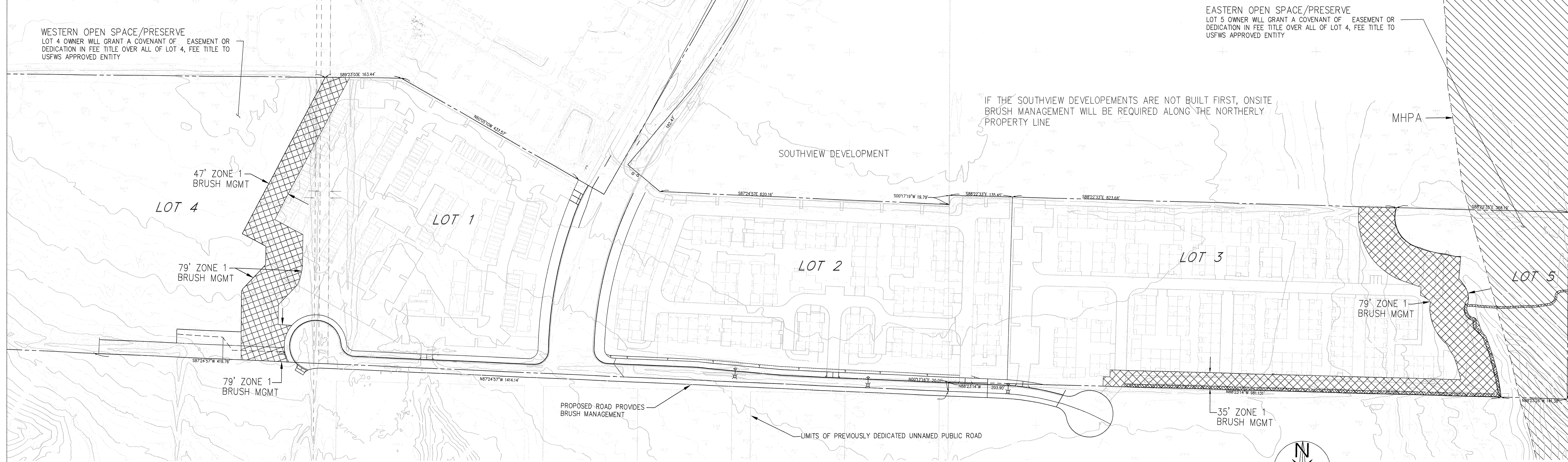
DEP #: PROJECT # 40329  
WORK ORDER #:



SITE TOPOGRAPHY  
**CANDLELIGHT**  
CITY OF SAN DIEGO, CALIFORNIA

SHEET  
S-5  
OF  
S-8

CANDLELIGHT PROPOSED BRUSH MANAGEMENT



EASTERN OPEN SPACE/PRESERVE  
LOT 5 OWNER WILL GRANT A COVENANT OF EASEMENT OR DEDICATION IN FEE TITLE OVER ALL OF LOT 4, FEE TITLE TO USFWS APPROVED ENTITY

IF THE SOUTHVIEW DEVELOPMENTS ARE NOT BUILT FIRST, ONSITE BRUSH MANAGEMENT WILL BE REQUIRED ALONG THE NORTHERLY PROPERTY LINE

**LEGEND:**

- SETBACKS
- LOTLINE
- PROPOSED ROW
- PROPOSED CURB
- BRUSH MGMT ZONE 1
- MHPA

**NOTE:**

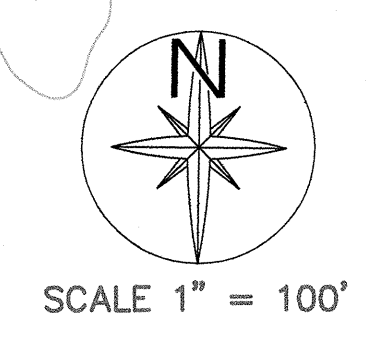
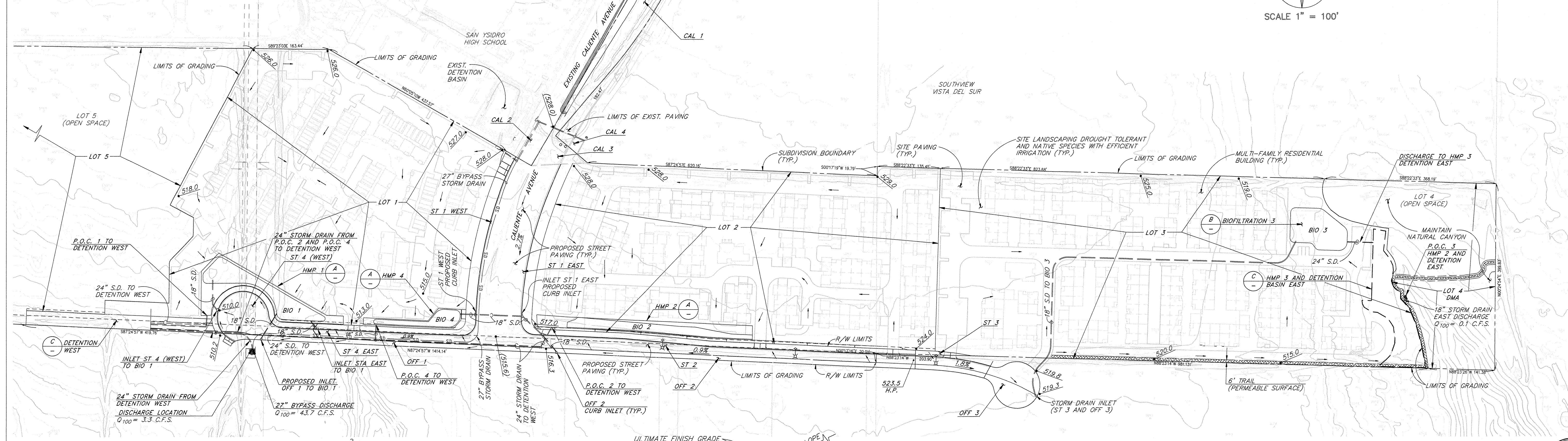
IT SHALL BE THE RESPONSIBILITY OF THE OWNER/PERMITEE TO SCHEDULE A PRE-CONSTRUCTION MEETING ON SITE WITH THE CONTRACTOR AND THE DEVELOPMENT SERVICES DEPARTMENT TO DISCUSS AND OUTLINE THE IMPLEMENTATION OF THE BRUSH MANAGEMENT PROGRAM.

**BRUSH MANAGEMENT ZONES**

BRUSH MANAGEMENT ZONES FOR THIS PROJECT ARE BASED ON A STANDARD 35-FT ZONE ONE WITH 65-FT ZONE TWO. FINAL CONFIGURATION OF BRUSH MANAGEMENT ZONES SHALL BE ESTABLISHED IN CONJUNCTION WITH FINAL LAYOUT OF RESIDENTIAL STRUCTURES, EXERCISING ZONE REDUCTION PROVISIONS SET FORTH UNDER 142.0412(F), WHERE COMPOSITE BRUSH MANAGEMENT ZONE(S) ARE LESS THAN STANDARD MINIMUMS. ALTERNATIVE COMPLIANCE MEASURES SHALL BE IMPLEMENTED PER 142.0412(1) THROUGH (1) TO INCLUDE:

- UPGRADED OPENINGS WITH DUAL-GLAZED, DUAL-TEMPERED PANES ALONG BRUSH SIDE OF STRUCTURES PLUS A 10-FT PERPENDICULAR RETURN ALONG ADJACENT WALL FACES, (TYP.)

WATER QUALITY, DETENTION AND STORM DRAIN



**LEGEND**

- SUBDIVISION BOUNDARY
- BYPASS STORM DRAIN
- PROPOSED STORM DRAIN
- DIRECTION OF DRAINAGE
- 6' TRAIL (PERMEABLE SURFACE)
- EXISTING CONTOUR

**NOTE:**

ALL STORM DRAIN IS 18" DIAMETER UNLESS NOTED OTHERWISE.

**NOTE:**

SEE PROJECT SWAMP AND DRAINAGE STUDY ADDENDUM #1 FOR ADDITIONAL DETAILS.

WEST PORTION OF SITE TO BIOFILTRATION 4

DMA	TREATMENT
OFF 2	DRAINS TO BIOFILTRATION 4
ST 2	DRAINS TO BIOFILTRATION 4
CAL 3	DRAINS TO BIOFILTRATION 4
CAL 4	DRAINS TO BIOFILTRATION 4
ST 1 EAST	DRAINS TO BIOFILTRATION 4
CAL 2	DRAINS TO BIOFILTRATION 4
ST 1 WEST	DRAINS TO BIOFILTRATION 4
TO HMP 4 TO DETENTIONING	

**TO BIOFILTRATION 1**

DMA	TREATMENT
ST 4 EAST	DRAINS TO BIOFILTRATION 1
OFF 1	DRAINS TO BIOFILTRATION 1
ST 4 WEST	DRAINS TO BIOFILTRATION 1
LOT 1	DRAINS TO BIOFILTRATION 1
TO HMP 1 TO DETENTION WEST	

**TO BIOFILTRATION 2**

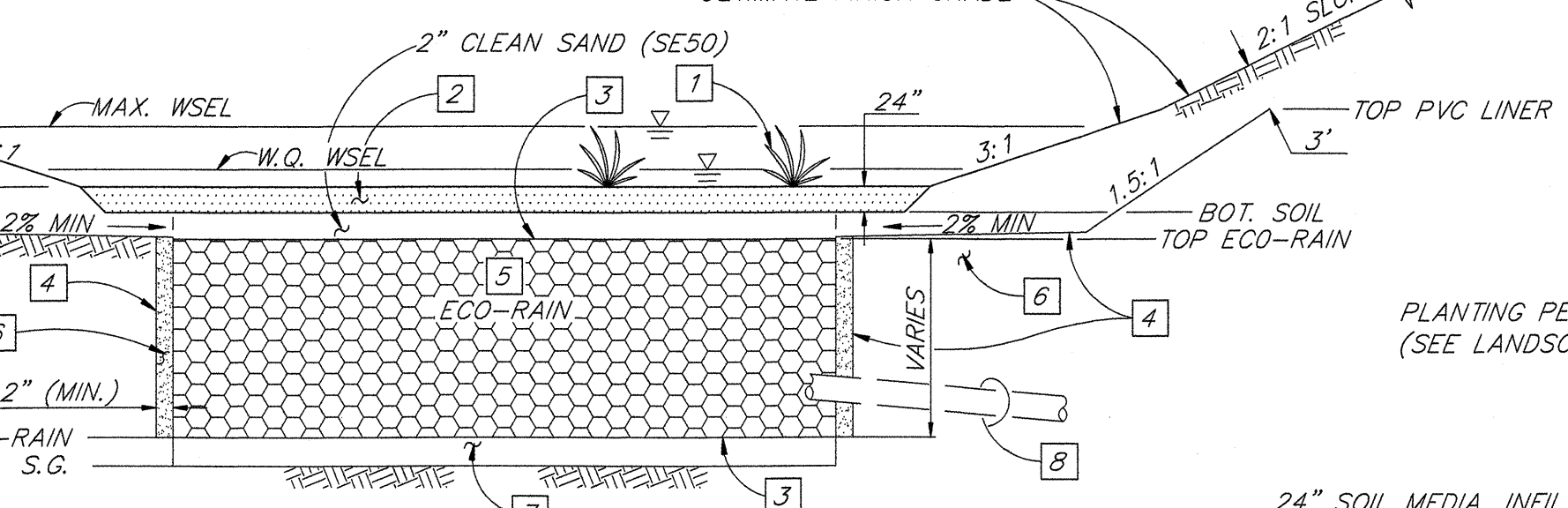
DMA	TREATMENT
LOT 2	DRAINS TO BIOFILTRATION 2 THEN TO HMP 2 TO DETENTION WEST

EAST PORTION OF SITE

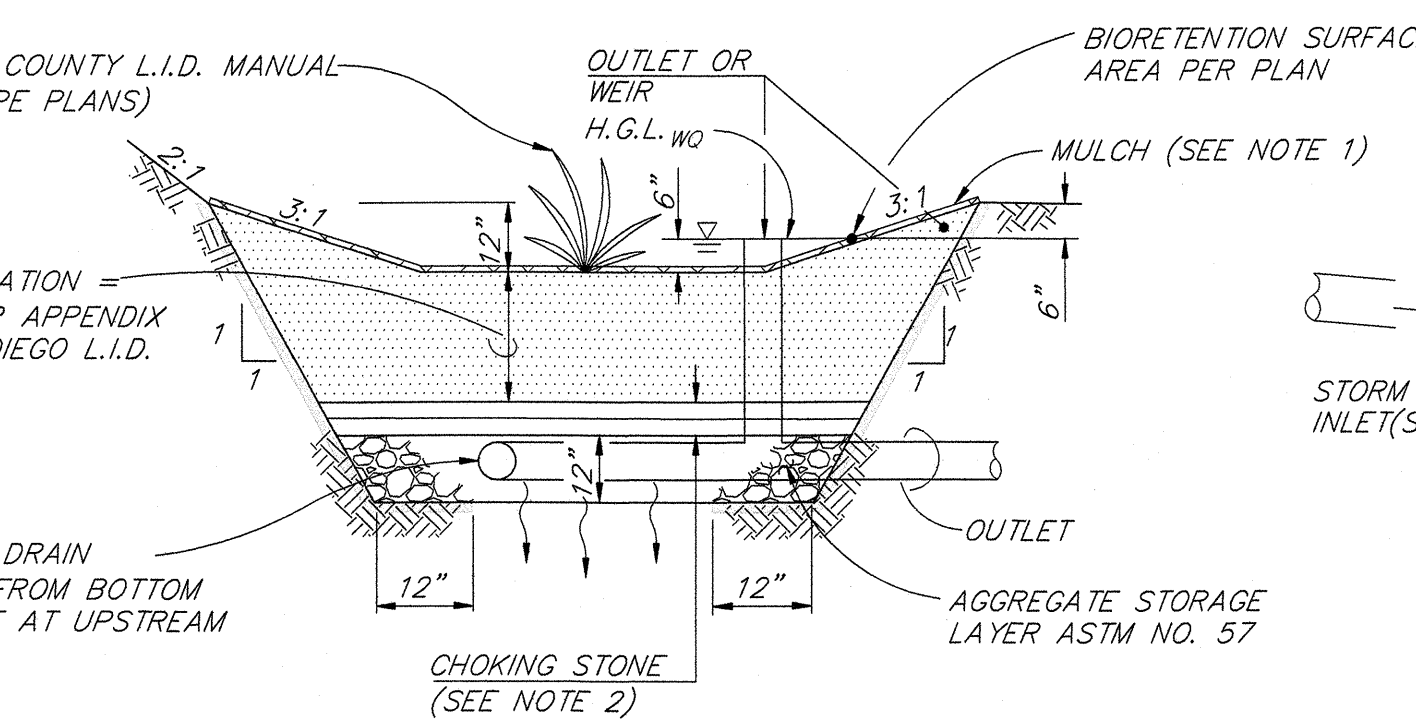
DMA	TREATMENT/TYPE
ST 3	DRAINS TO BIOFILTRATION 3
OFF 3	DRAINS TO BIOFILTRATION 3
LOT 3	DRAINS TO BIOFILTRATION 3
TO BIOFILTRATION 3 TO HMP 3/DETENTION EAST	

**REMAINDER AREAS**

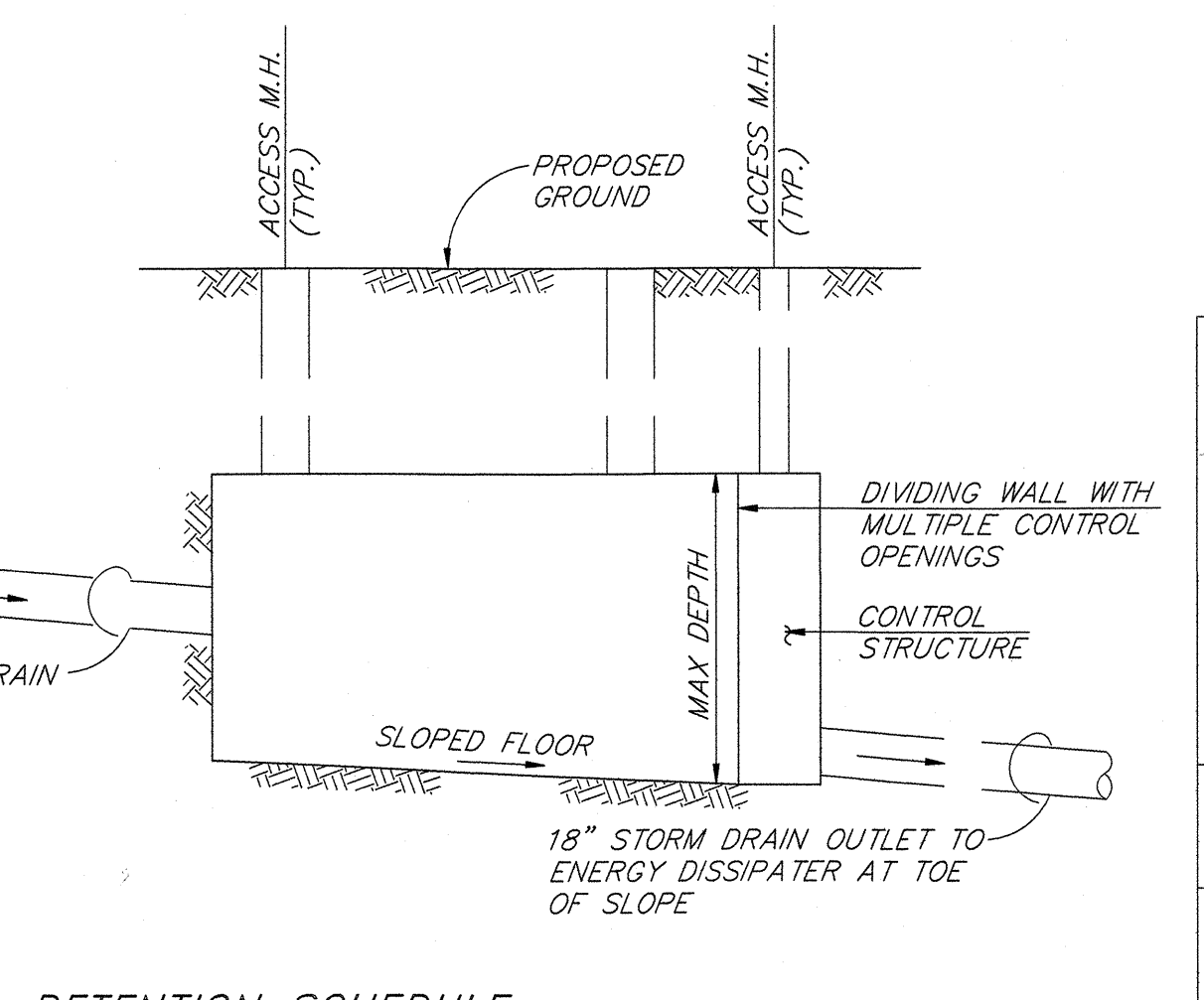
DMA	TREATMENT/TYPE
DETENTION WEST/ACCESS	SELF RETAINING
TRAIL (LOT 3)	SELF RETAINING
LOT 4	OPEN SPACE - SELF MITIGATING
LOT 5	OPEN SPACE - SELF MITIGATING
CAL 1 EXIST. STREET BYPASS STORM DRAIN (NOT A PART)	



- NOTES**
- PLANTING PALETTE PER COUNTY L.I.D. MANUAL (SEE LANDSCAPE CONSTRUCTION DRAWINGS).
  - 24" SOIL MEDIA (BSM SPECIFICATION PER APPENDIX G OF COUNTY OF SAN DIEGO L.I.D. HANDBOOK JUNE 2014)
  - GEOTEXTILE STORAGE SYSTEM SHALL BE FULLY WRAPPED WITH PERMEABLE GEOTEXTILE MIRAFI 140N, PER MANUFACTURER'S RECOMMENDATIONS.
  - 30 MIL P.V.C. LINER SHALL BE FULLY WATER-TIGHT. ALL JOINTS SHALL OVERLAP 12" MIN. AND BE SEALED. LINER SHALL BE SEALED WITH MASTIC TO ALL STRUCTURES. ALL PENETRATIONS SHALL BE SEALED. INSTALL ON SIDES ONLY. BOTTOM SHALL BE UNLINED.
  - ECO-RAIN™ SPACE STORAGE SYSTEM. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
  - BACKFILL WITH CLEAN SAND OR GRAVEL MATERIALS OR A MIX OF BOTH, FREE FROM LUMPS AND DEBRIS OR SHARP MATERIALS. COMPACT FILL IN LIFTS LESS THAN 12 INCHES TO 85% COMPACTION. SEE MANUFACTURER'S RECOMMENDATIONS.
  - BEDDING PER MANUFACTURER'S RECOMMENDATIONS TO OUTLET CONTROL STRUCTURE.
- (A) COMPOSITE BASIN 1, 2 & 4 NOT TO SCALE



- NOTES**
- INSTALL 3" WELL AGED SHREDDED HARDWOOD MULCH THAT HAS BEEN STOCKED PILED OR STORED FOR AT LEAST 12 MONTHS. MULCH MUST BE NON-FLOATING.
  - CHOKING STONE TO BE 3" CLEAN AND WASHED SAND (ASTM NO. 33) OVER 3" LAYER OF ASTM NO. 8 STONE.
- (B) DETAIL ~ BIOFILTRATION BASIN 3 NOT TO SCALE



**DETENTION SCHEDULE**

STRUCTURE	DETENTION VOLUME (C.F.)	MAX DEPTH (FT.)	HMP VOLUME (C.F.)	HMP DEPTH
EAST	78,000	5.6	76,354	5.5
WEST	82,000	6.0	NONE	N/A

(C) DETAIL ~ UNDERGROUND HMP/DETENTION STRUCTURE NOT TO SCALE

**SB&O**  
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3900 Ruffin Road, Suite 120  
San Diego, Ca 92123  
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858-565-8157 Fax

REGISTERED PROFESSIONAL ENGINEER  
ALLEN L. BUTCHER  
No. 47107  
Exp. 9-30-19  
CIVIL  
STATE OF CALIFORNIA

1/19/18  
ALLEN BUTCHER P.E. 47107

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Engineered Construction  
814 Morena Blvd., Ste 101, San Diego, Ca 92110  
Phone (619) 220-4969 Fax (619) 220-7029  
Walter T. Schwern P.E. 22139

#	REVISIONS	DATE	BY
1.	1ST SUBMITTAL	3/27/12	SA
2.	2ND SUBMITTAL	11/20/12	SA
3.	3RD SUBMITTAL	04/23/13	SA
4.	4TH SUBMITTAL	07/12/13	SA
5.	5TH SUBMITTAL	09/9/13	SA
6.	6TH SUBMITTAL	11/13/14	SA
7.	7TH SUBMITTAL	7/15/15	SA
8.	8TH SUBMITTAL	8/24/15	SA
9.	9TH SUBMITTAL	12/3/17	SBO
10.	10TH SUBMITTAL	01/11/18	SBO
11.			
12.			
13.			
14.			

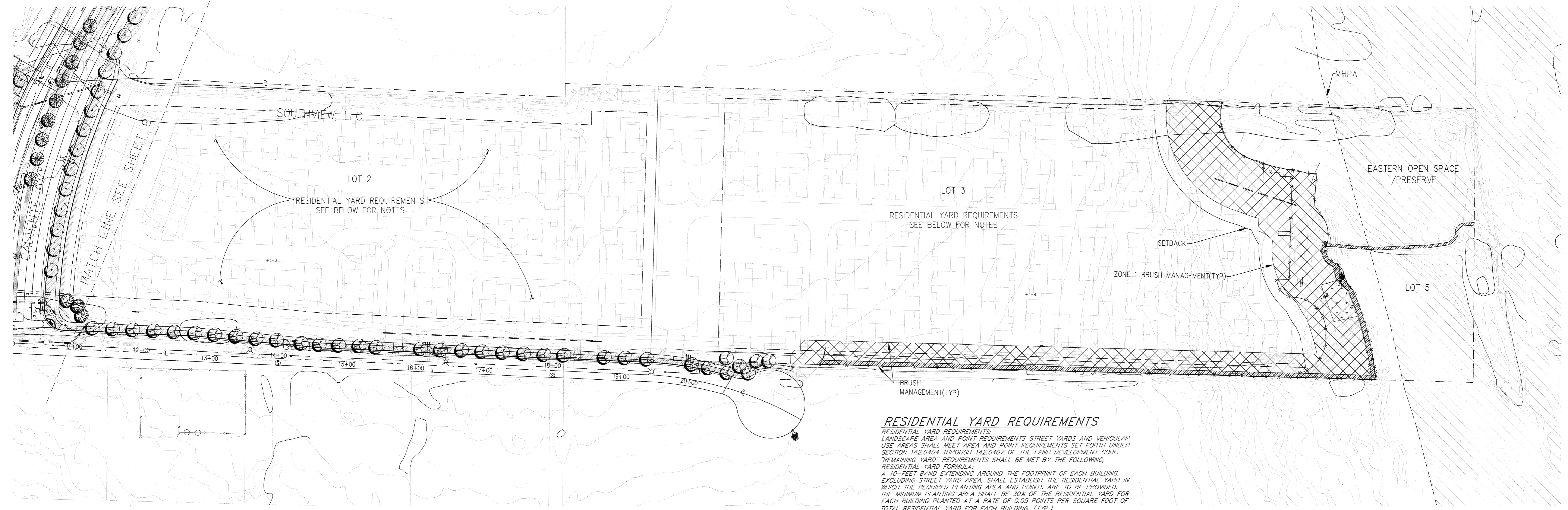
PROJECT ADDRESS:  
CALENTE AVE., SOUTH OF AIRWAY ROAD,  
SOUTH OF SAN YSIDRO HIGH SCHOOL

DEP #: PROJECT # 40329  
WORK ORDER #:

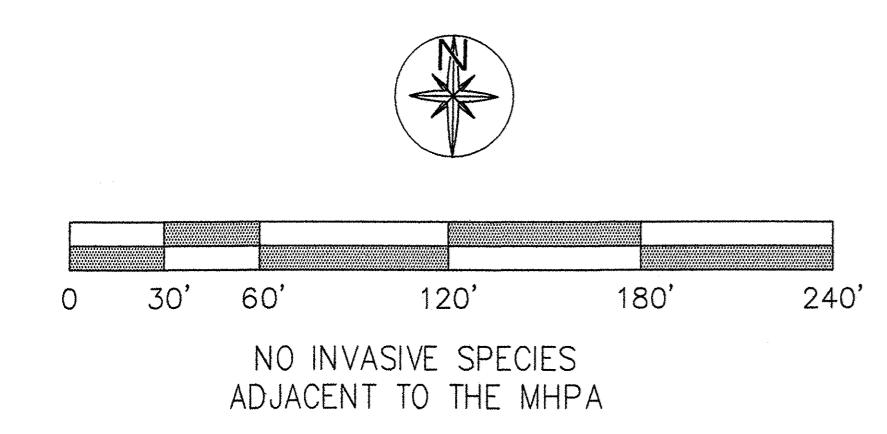
PROPOSED BRUSH MANAGEMENT AND STORM WATER DETAILS  
**CANDLELIGHT**  
CITY OF SAN DIEGO, CALIFORNIA

SHEET S-6 OF S-8

# CANDLELIGHT



**RESIDENTIAL YARD REQUIREMENTS**  
 RESIDENTIAL YARD REQUIREMENTS: LANDSCAPE AREA AND POINT REQUIREMENTS STREET YARDS AND VEHICULAR USE AREAS SHALL MEET AREA AND POINT REQUIREMENTS SET FORTH UNDER SECTION 142.0404 THROUGH 142.0407 OF THE LAND DEVELOPMENT CODE.  
 "REMAINING YARD" REQUIREMENTS SHALL BE MET BY THE FOLLOWING:  
 RESIDENTIAL YARD FORMULA:  
 A 10-FOOT BAND EXTENDING AROUND THE FOOTPRINT OF EACH BUILDING, EXCLUDING STREET YARD AREA, SHALL ESTABLISH THE RESIDENTIAL YARD IN WHICH THE REQUIRED PLANTING AREA AND POINTS ARE TO BE PROVIDED.  
 THE MINIMUM PLANTING AREA SHALL BE 30% OF THE RESIDENTIAL YARD FOR EACH BUILDING PLANTED AT A RATE OF 0.05 POINTS PER SQUARE FOOT OF TOTAL RESIDENTIAL YARD FOR EACH BUILDING, (TYP.)



## PLANT MATERIAL LEGEND

Sym	Street Trees for Caliente Blvd. - 100% 24" box - 30' O.C. Broadheaded / Deciduous + Evergreen -(20'-30' Spread)
Qty.	
(15)	MAGNOLIA GRADIFLORA SOUTHERN MAGNOLIA CERATONIA SILIQUA CAROB TREE PLATANUS RACEMOSA CALIFORNIA SYCAMORE LIQUIDAMBAR STYRACIFLUA AMERICAN SWEETGUM
(9)	Median Trees for Caliente Blvd. (9) 100% 24" box - 30' O.C. Broadheaded / Deciduous + Evergreen -(20'-30" Spread)
	ALNUS RHOMBIFOLIA WHITE ALDER ULMUS PARVIFOLIA CHINESE ELM CERATONIA SILIQUA CAROB TREE
	Shrub planting for Caliente Blvd. - 50% 5 gal. 50% 1 gal.
	ABELIA GRANDIFLORA GLOSSY ABELIA CEANOOTHUS SPP. CEANOOTHUS SPECIES CISTUS PURPUREUS ORCHID ROCKROSE ELEAGNUS PUNGENS SILVERBERRY PITTOSPORUM SPP. MOCK ORANGE SPECIES PHORMIUM TENAX NEW ZEALAND FLAX PHOTINIA FRASERI PHOTINIA ROSEMARINUS SPP. ROSEMARY SPECIES XYLOSMA CONGESTUM SHINY XYLOSMA MYOPORUM PARVIFOLIUM PROSTRATE MYOPORUM

(39)	Street Trees for Public Street A - 100% 24" box - 30' O.C. Broadheaded / Deciduous + Evergreen -(20'-30' Spread)	ALBIZIA JULIBRISSIN SILK TREE BRACHYCHITON ACERIFOLIUS FLAME TREE JACARANDA ACUTIFOLIA JACARANDA KOELREUTERIA PANICULATA GOLDEN RAIN TREE TIPUANA TIPU TIPU TREE TRISTANIA CONFERTA BRISBANE BOX
	Shrub planting for Public Street A - 50% 5 gal. 50% 1 gal.	AGAPANTHUS AFRICANUS LILY-OF-THE-NILE COPROSMA SPP. MIRROR PLANT SPECIES DIETES VEGETA FORTNIGHT LILY ESCALLONIA FRADESI ESCALLONIA LANTANA MONTEVIDENSIS TRAILING LANTANA PITTOSPORUM SPP. MOCK ORANGE SPECIES NANDINA DOMESTICA HEAVENLY BAMBOO PHORMIUM TENAX NEW ZEALAND FLAX RHAPIOLEPIS SPP. INDIA HAWTHORNE SPECIES ROSEMARINUS SPP. ROSEMARY SPECIES VIBURNUM TINUS LAURUSTRINUS MYOPORUM PARVIFOLIUM PROSTRATE MYOPORUM
(3)	Project Entry Trees - 70% 24" box - 30% 36" box Broadheaded / Evergreen -(20'-30' Spread)	CERATONIA SILIQUA CAROB TREE RHUS LANCEA AFRICAN SUMAC LAGERSTROEMIA INDICA CRAPE MYRTLE

ENGINEER/APPLICANT:

**Schwerin & Assoc.**  
 Civil Engineering • Planning  
 Engineered Construction  
 814 Morena Blvd., Ste. 101, San Diego, Ca 92110  
 Phone (619) 220-4969 Fax (619) 220-7029  
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 WALTER T. SCHWERIN RCE 22139  
 11/19/13

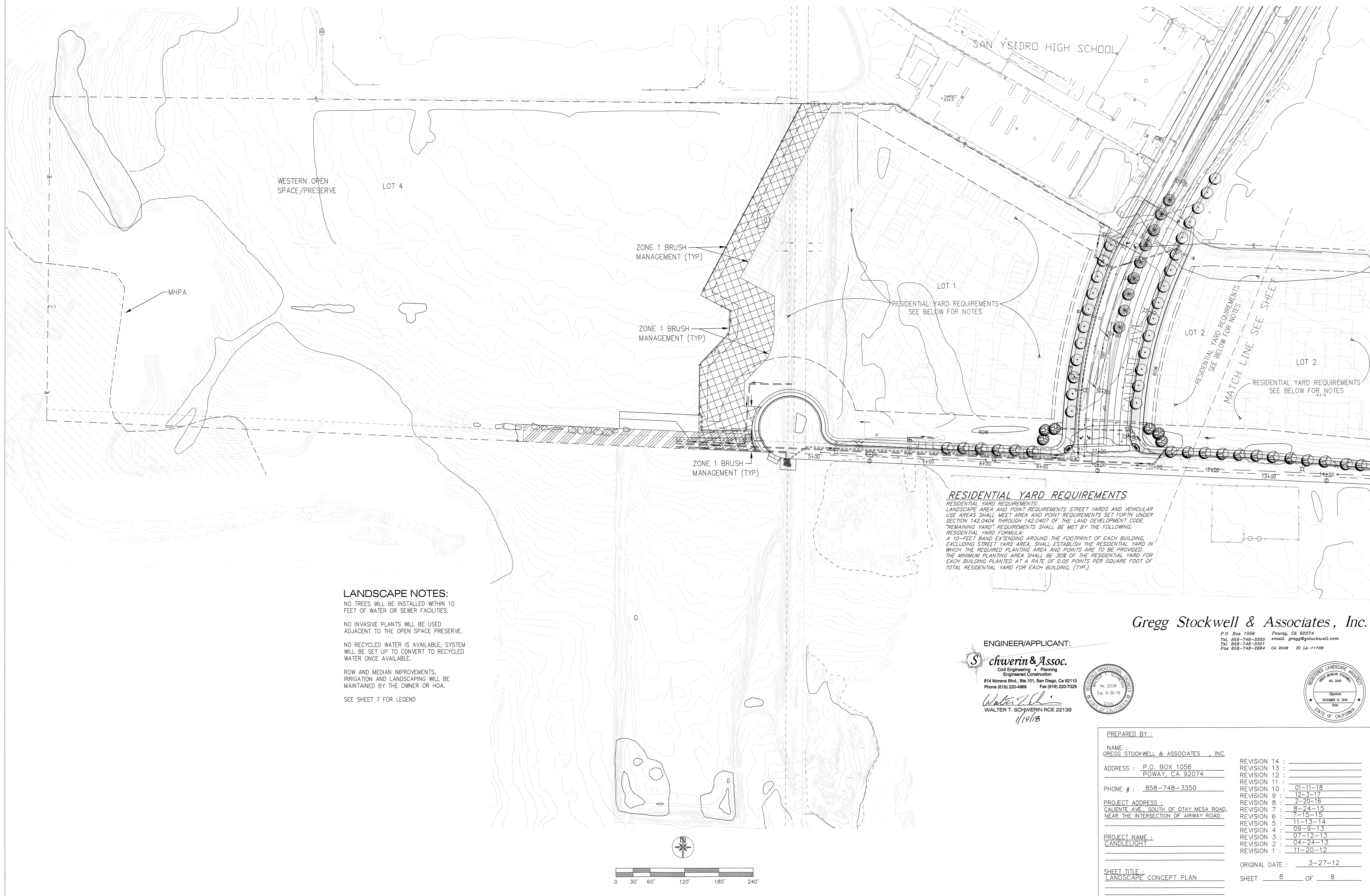
**Gregg Stockwell & Associates, Inc.**  
 LANDSCAPE ARCHITECTURE  
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 Tel. 858-748-3350 email: gregg@stockwell.com  
 Tel. 858-748-3301 Fax 858-748-2884 CA 2048 HI LA-11706

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 NAME : GREGG STOCKWELL & ASSOCIATES, INC.  
 ADDRESS : P.O. BOX 1056 POWAY, CA 92074  
 PHONE # : 858-748-3350  
 PROJECT ADDRESS : CALIENTE AVE., SOUTH OF OTAY MESA ROAD, NEAR THE INTERSECTION OF AIRWAY ROAD.  
 PROJECT NAME : CANDLELIGHT VILLAS EAST  
 SHEET TITLE : LANDSCAPE CONCEPT PLAN

REVISION 14 :	
REVISION 13 :	
REVISION 12 :	
REVISION 11 :	01-11-18
REVISION 10 :	11-3-17
REVISION 9 :	2-20-16
REVISION 8 :	8-24-15
REVISION 7 :	7-15-15
REVISION 6 :	11-13-14
REVISION 5 :	09-9-13
REVISION 4 :	07-12-13
REVISION 3 :	04-24-13
REVISION 2 :	11-20-12
REVISION 1 :	

ORIGINAL DATE : 3-27-12  
 SHEET 7 OF 8

# CANDLELIGHT



**LANDSCAPE NOTES:**  
 NO TREES WILL BE INSTALLED WITHIN 10 FEET OF WATER OR SEWER FACILITIES.  
 NO INVASIVE PLANTS WILL BE USED ADJACENT TO THE OPEN SPACE PRESERVE.  
 NO RECYCLED WATER IS AVAILABLE, SYSTEM WILL BE SET UP TO CONVERT TO RECYCLED WATER ONCE AVAILABLE.  
 ROW AND MEDIAN IMPROVEMENTS, IRRIGATION AND LANDSCAPING WILL BE MAINTAINED BY THE OWNER OR HOA.  
 SEE SHEET 7 FOR LEGEND

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 1/19/18



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REVISION 2 :	11-20-12

ORIGINAL DATE : 3-27-12

SHEET 8 OF 8