



SHEET INDEX

CIVIL

- C1 TITLE SHEET
- C2 SITE PLAN
- C3 EXISTING TOPO & EASEMENTS
- C4 FIRE EXHIBIT
- C5 OPEN SPACE EXHIBIT
- C6 CONCEPTUAL GRADING PLAN & UTILITIES

ARCHITECTURE

- A1 UNIT PLANS
- A2 BLDG A COMPOSITE PLAN
- A3 BLDG B & C COMPOSITE PLANS
- A4 BLDG A ELEVATIONS
- A4.1 BLDG A ELEVATIONS
- A5 BLDG B ELEVATIONS
- A5.1 BLDG B ELEVATIONS
- A6 BLDG C ELEVATIONS
- A6.1 BLDG C ELEVATIONS
- A7 LEASING / RECREATION BUILDING
- A8 LEASING / REC ELEVATIONS
- A9 TRASH ENCLOSURE

LANDSCAPE

- L1 LANDSCAPE CONCEPT PLAN
- L2 LANDSCAPE NOTES & DETAILS

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED	38,800 SF
97 DU X 400 SF =	38,800 SF
PROVIDED	46,738 SF
COMMON	38,758 SF
PRIVATE	7,980 SF

PARKING SUMMARY

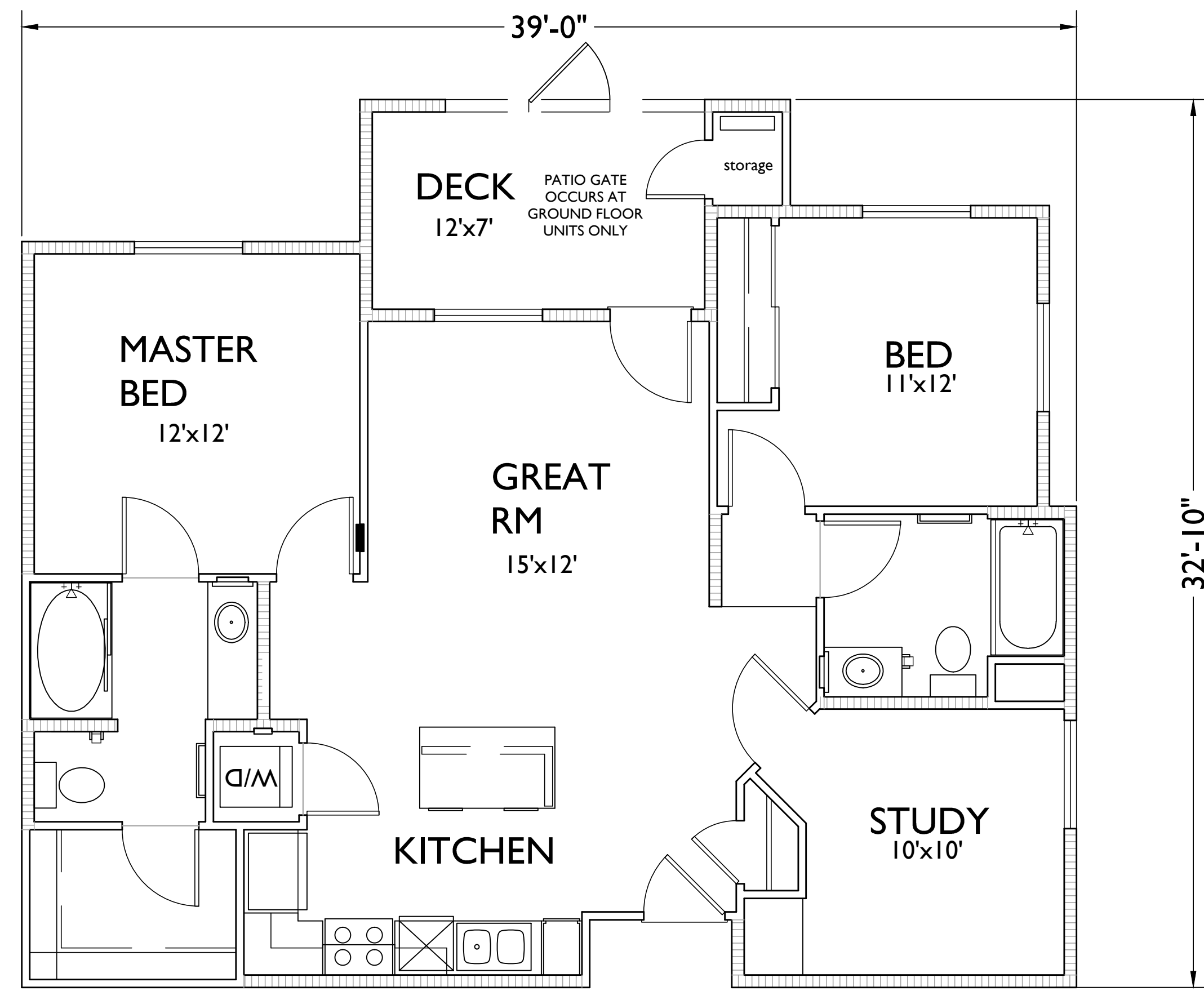
REQUIRED	163 SP (1.68 SP/DU)
63 - 1 BDR UNITS @ 1.5/ =	95 SP
34 - 2 BDR UNITS @ 2.0/ =	68 SP
PROVIDED	181 SP (1.86 SP/DU)
CARPORTS	58 SP
OPEN	123 SP

PROJECT SUMMARY

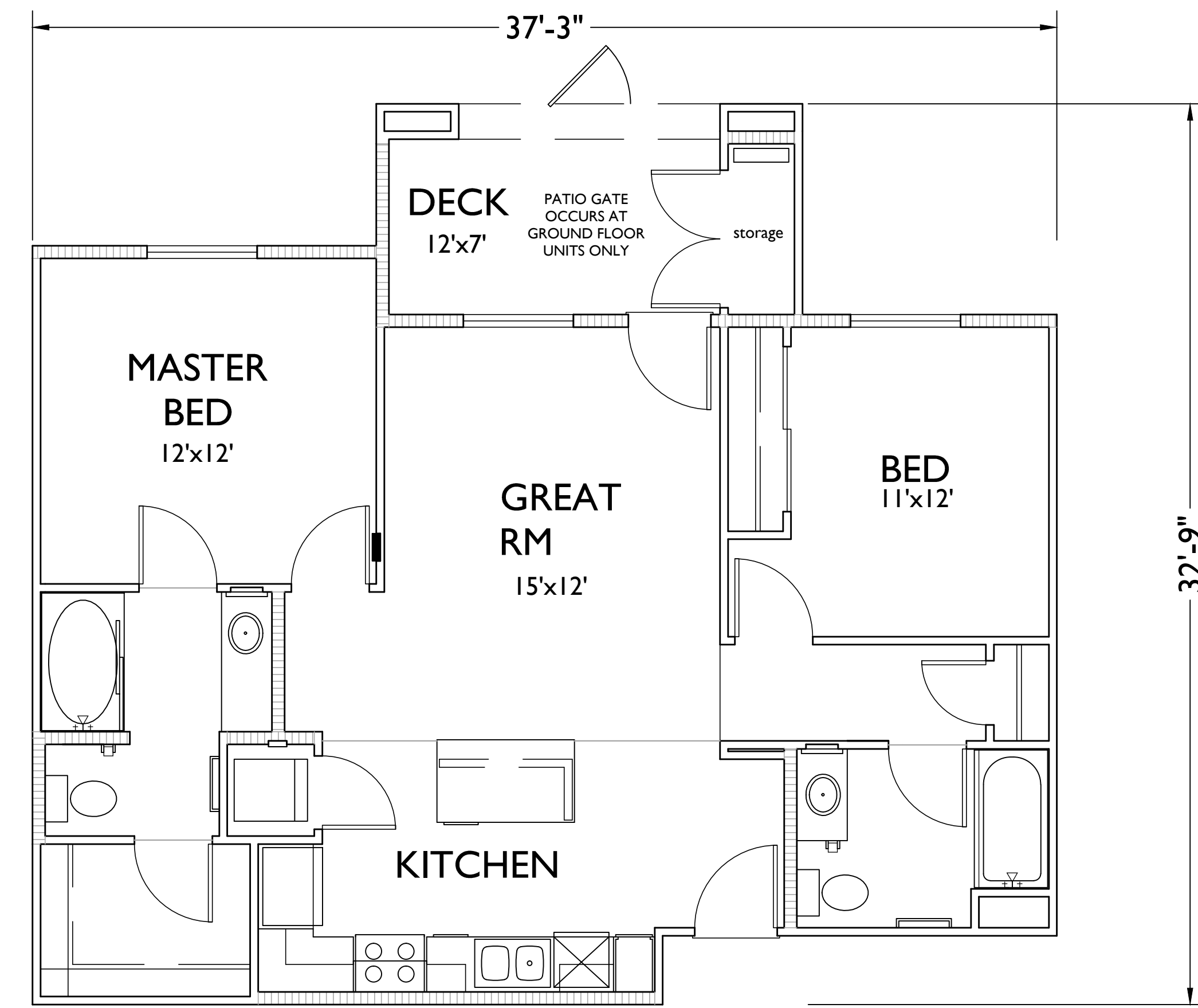
LOCATION	3875 MAIN STREET CHULA VISTA, CA APN 629-130-22
PROPOSED ZONING	R-3
TOTAL SITE AREA	4.681 ACRES
PROPOSED PROJECT	3-STORY APARTMENTS
TOTAL UNITS	97 RESIDENCES
DENSITY	20.7 DU/AC
TOTAL FLOOR AREA	128,361 SF

UNIT MIX

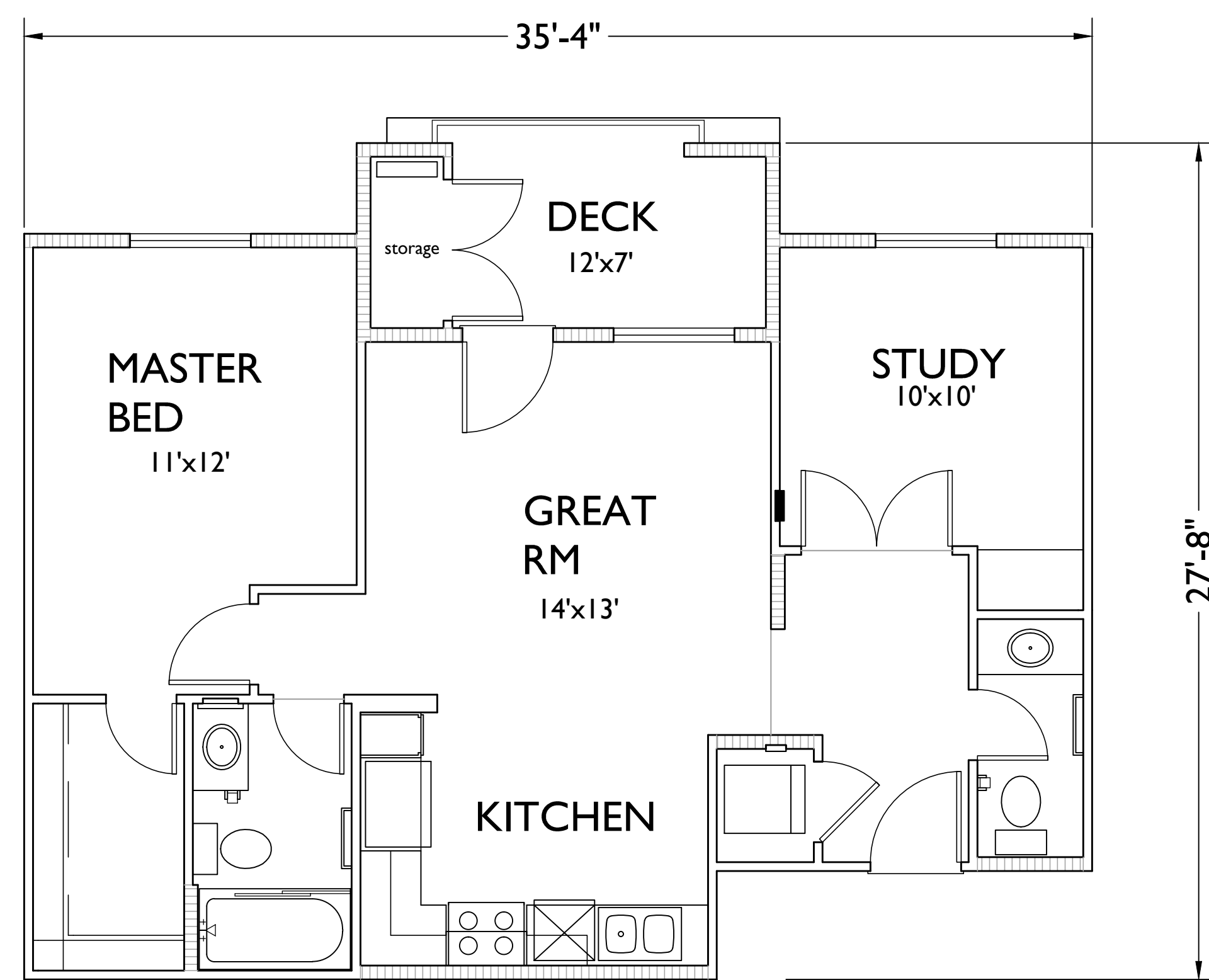
33	PLAN 1	1B+/1B	700 SF
30	PLAN 2	1B+/1.5B	750 SF
30	PLAN 3	2B/2B	850 SF
4	PLAN 4	2B+/2B	950 SF
97	TOTAL UNITS		



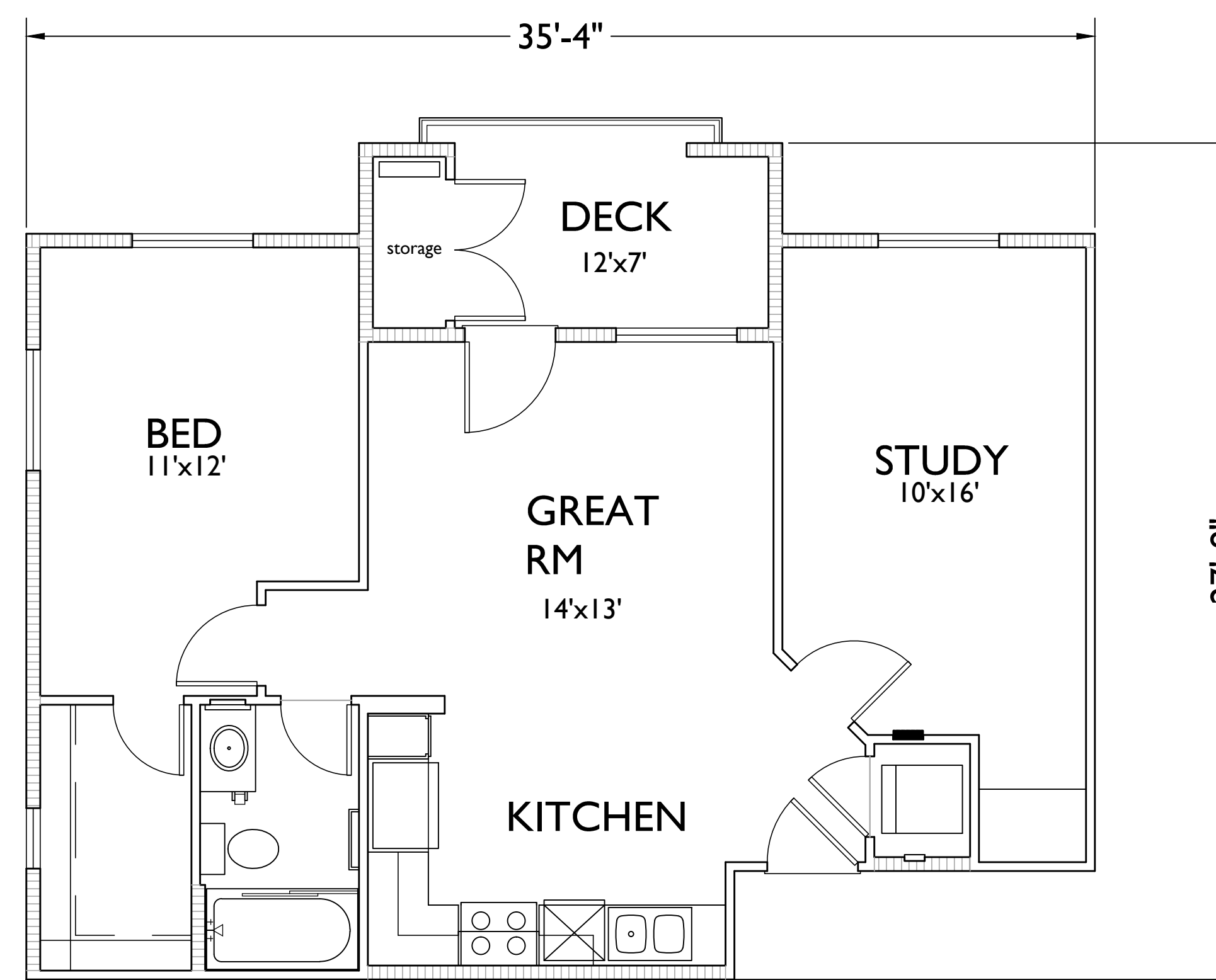
PLAN 4
2 BED+/2BA
950 SF



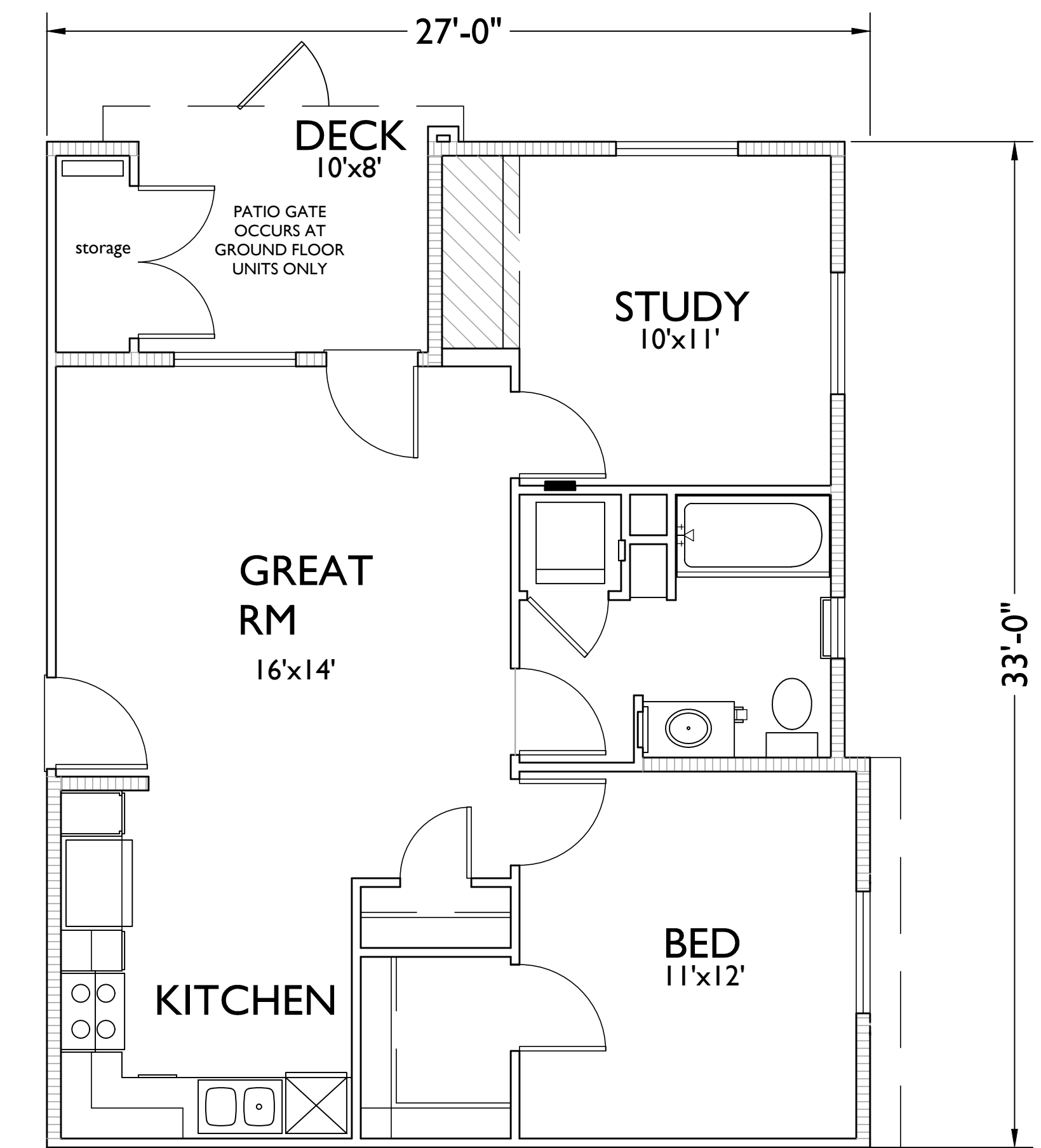
PLAN 3
2 BED+/2BA
850 SF



PLAN 2
1 BED+/1.5BA
750 SF



PLAN 1b
1 BED+/1BA
700 SF

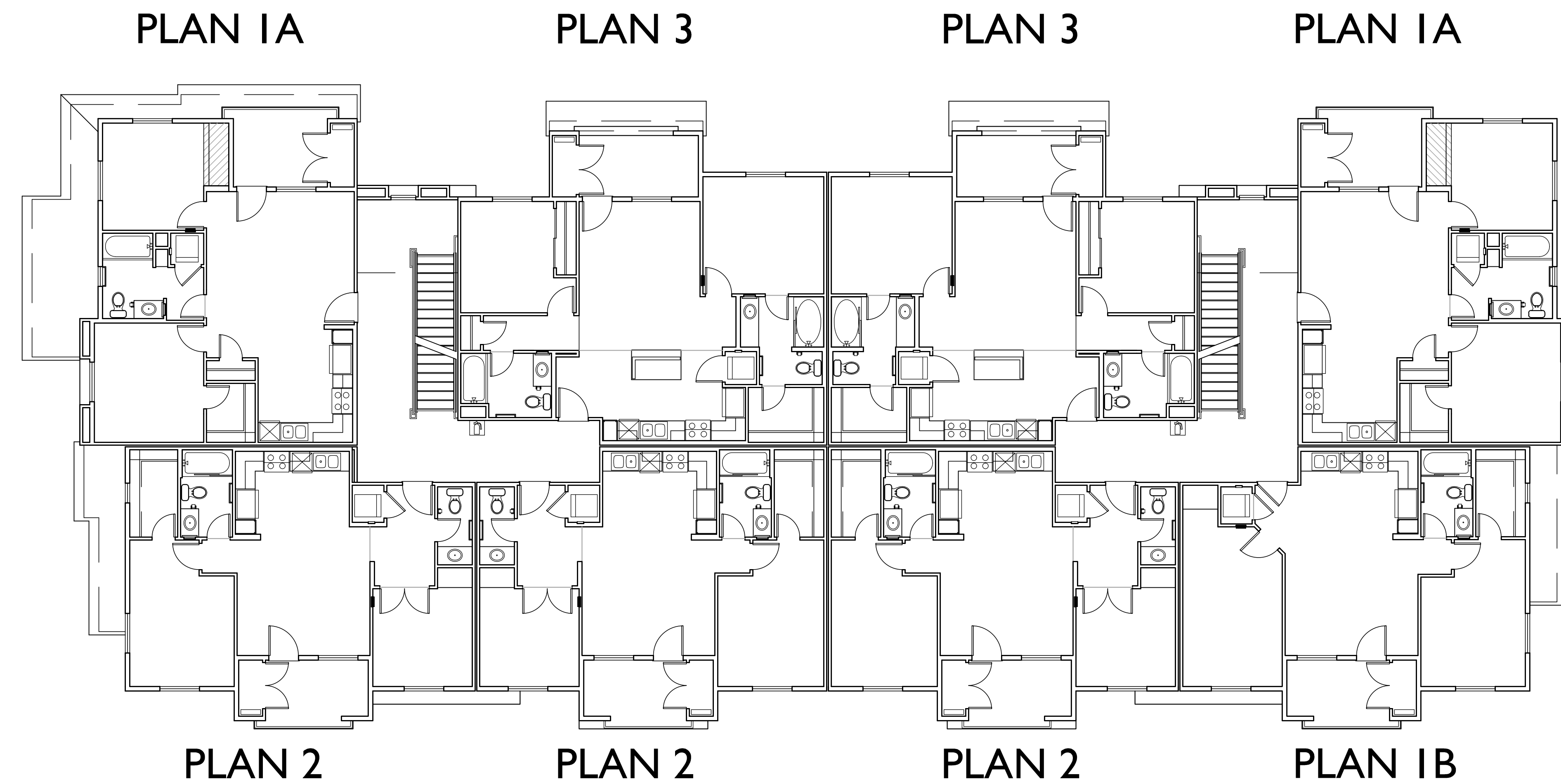


PLAN 1a
1 BED+/1BA
725 SF

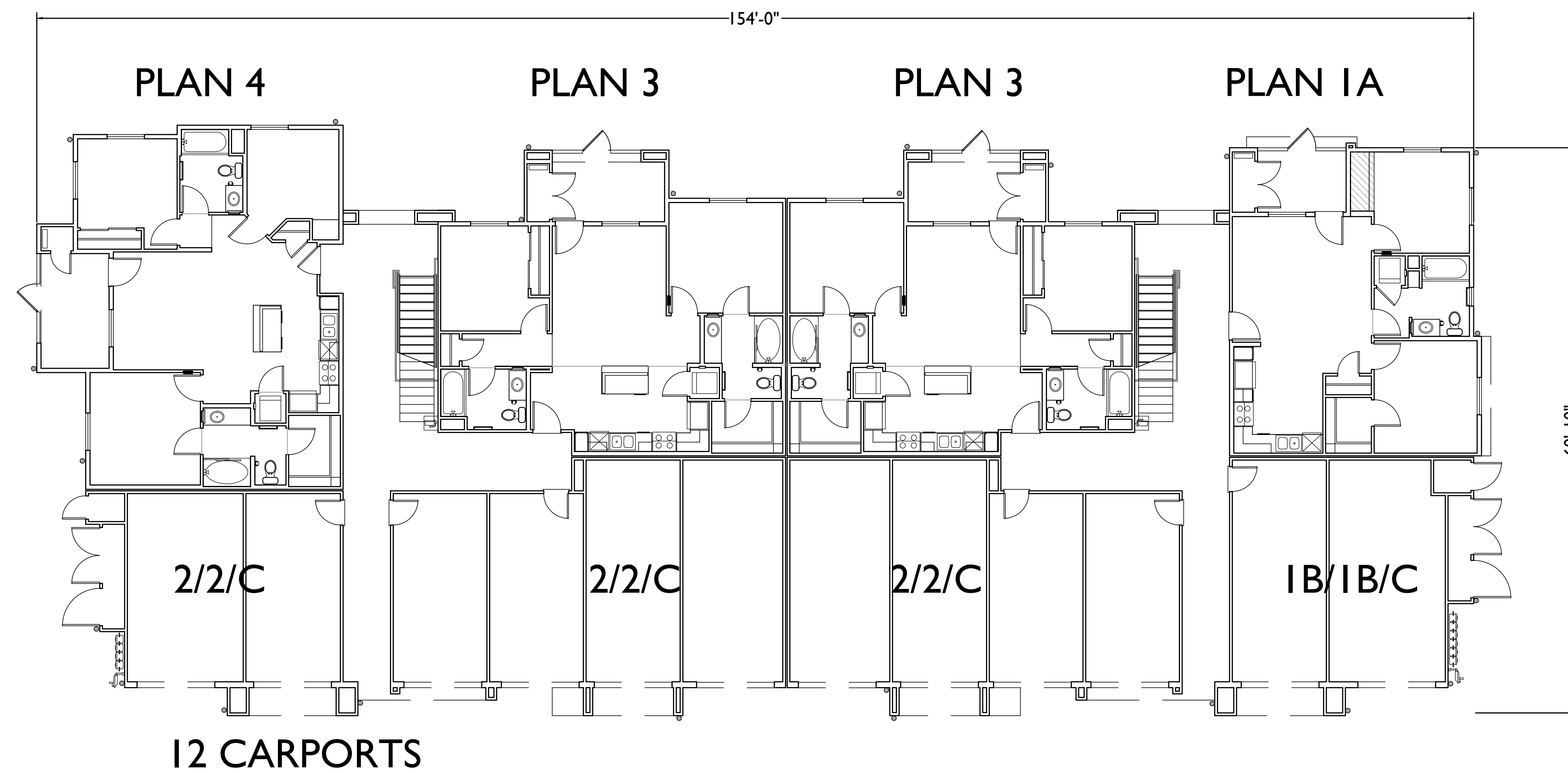
CHULA VISTA, CA

UNIT FLOOR PLANS

TYPE VA CONSTRUCTION
NFPA 13R SPRINKLER SYSTEM
STONE CREEK CASITAS



2ND & 3RD FLOOR



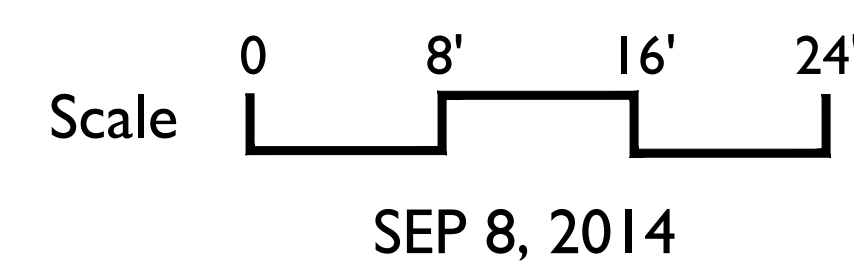
1ST FLOOR
BUILDING A

CHULA VISTA, CA

BUILDING A COMPOSITE PLANS

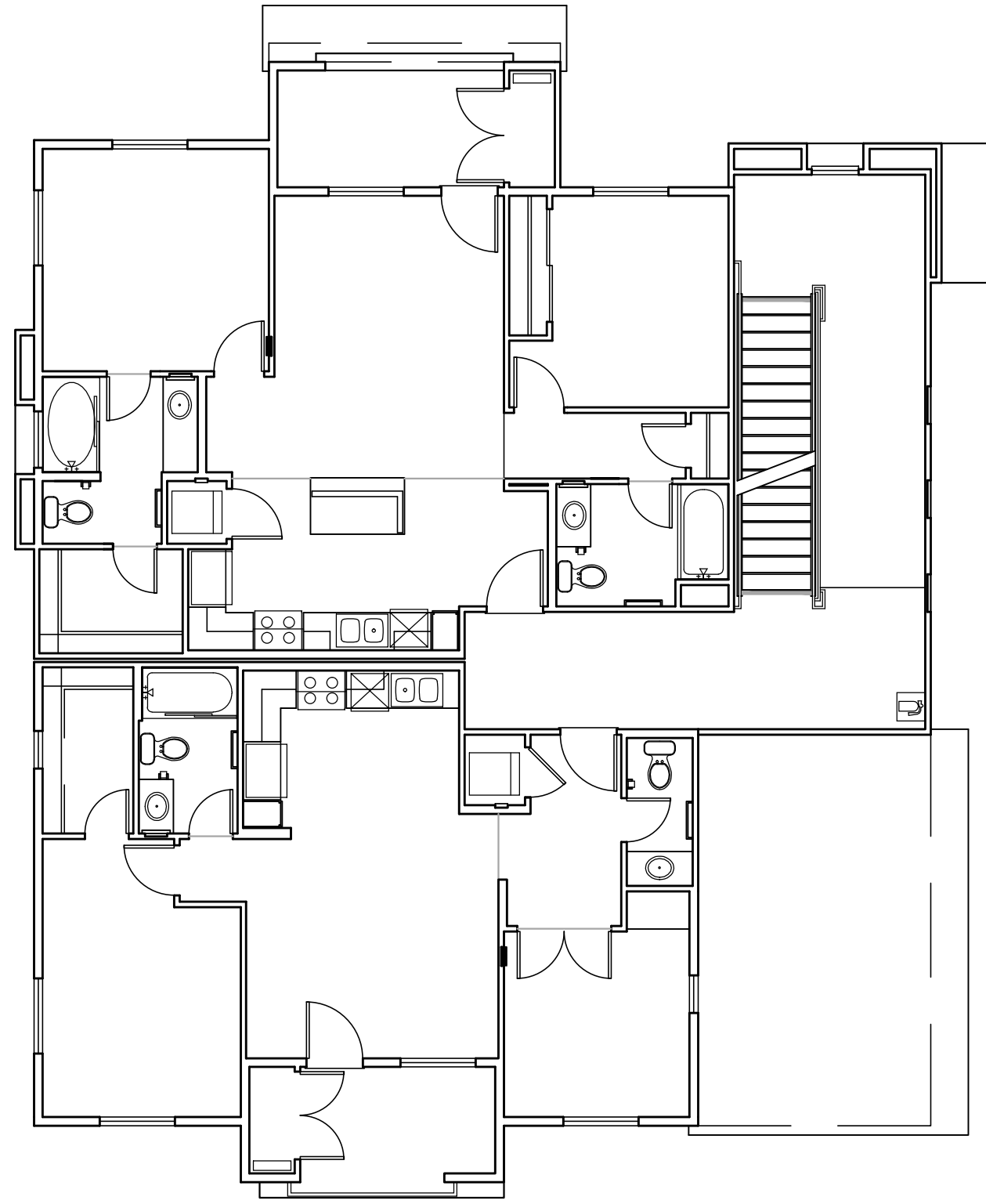
TYPE VA CONSTRUCTION
NFPA 13R SPRINKLER SYSTEM
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PLAN 3

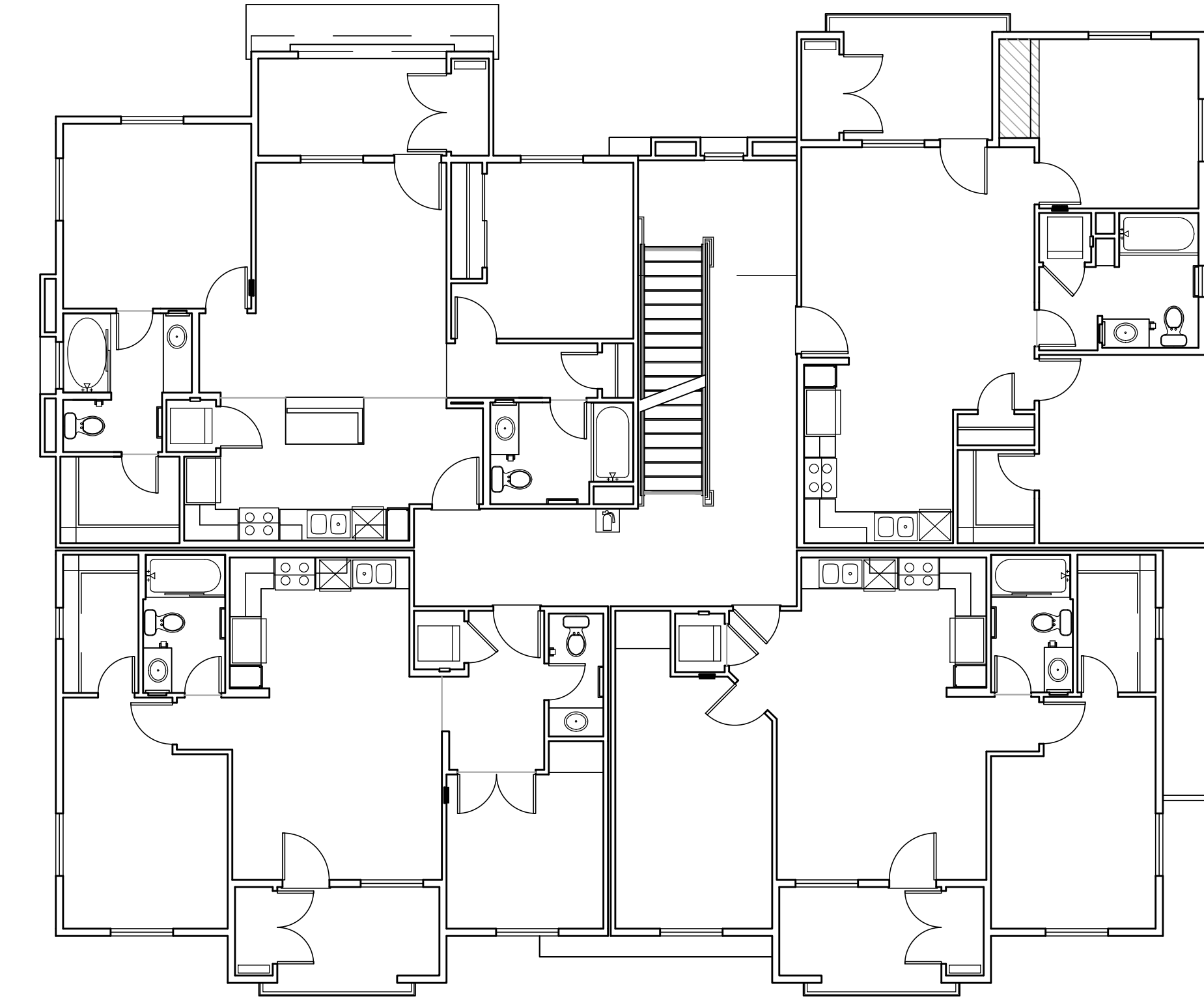


PLAN 2

2ND & 3RD FLOOR

PLAN 3

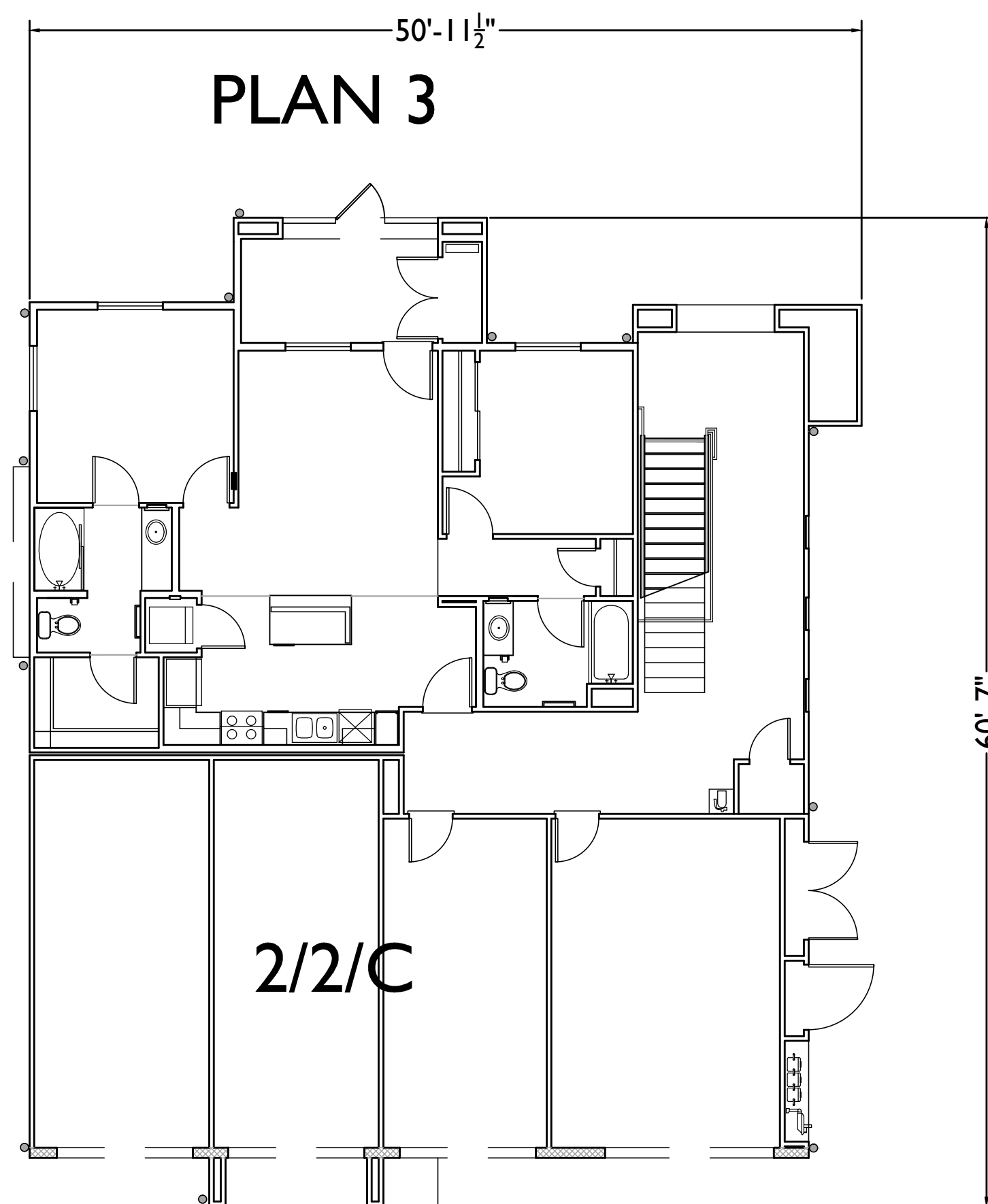
PLAN 1A



PLAN 2

PLAN 1B

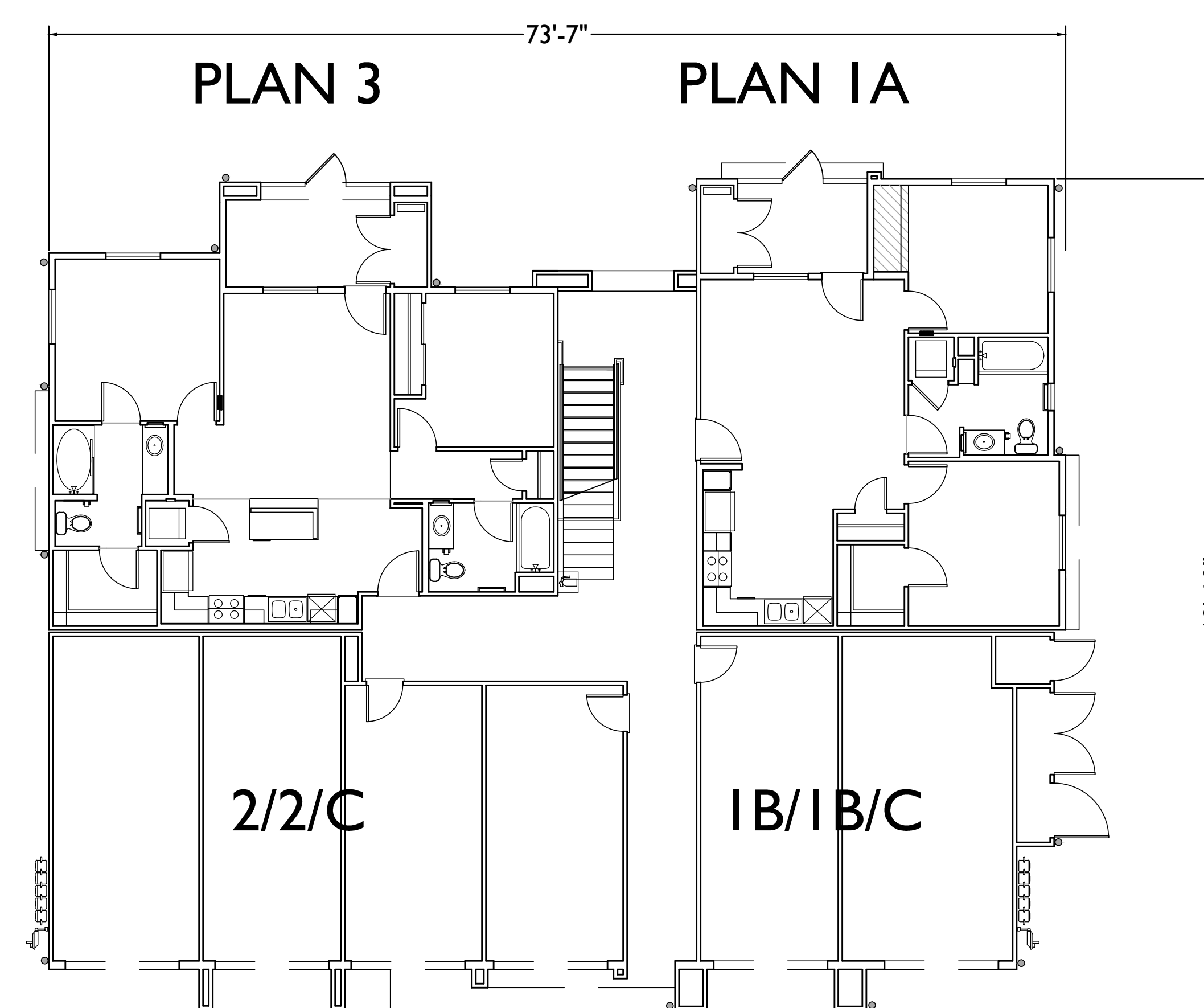
2ND & 3RD FLOOR



4 CARPORTS
BUILDING C

2ND & 3RD FLOOR

1ST FLOOR



6 CARPORTS

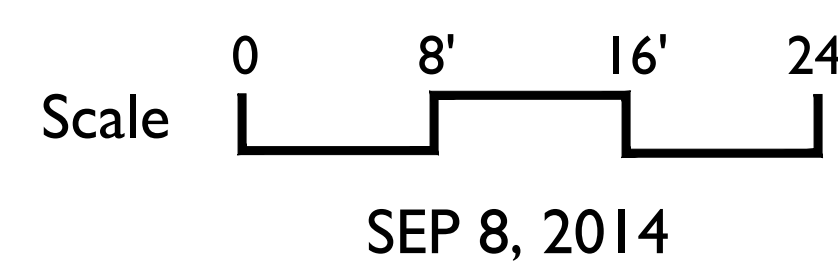
BUILDING B

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BUILDING B & C COMPOSITE PLANS

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- MATERIAL SCHEDULE**
- 1 ROOF - CONCRETE ROOF TILE (TUSCAN BLEND)
 - 2a WALLS - STUCCO (HYMNOS)
 - 2b WALLS - STUCCO (WHITE WOOD)
 - 3 VENEER - CULTURED STONE (SPRING)
 - 4 COVERED PATIO
 - 5 RECESSED WINDOW WITH BUILT UP SILL
 - 6 RAIL - DECORATIVE METAL (REPLANTED)
 - 7 DECORATIVE METAL (REPLANTED)
 - 8 ACCENT CORBEL EAVES (CHOCOLATE BROWNIE)
 - 9 DECORATIVE SHUTTER (BRUNO)

LEFT ELEVATION

COLOR SCHEME A
TYPE VA CONSTRUCTION
NFPA 13R SPRINKLER SYSTEM



CHULA VISTA, CA

BUILDING A ELEVATIONS

FRONT ELEVATION
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Scale 0 4' 8' 12'
 SEP 8, 2014

SUMMA
 ARCHITECTURE

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A4



- MATERIAL SCHEDULE**
- 1 ROOF - CONCRETE ROOF TILE (TUSCAN BLEND)
 - 2a WALLS - STUCCO (HYMNOS)
 - 2b WALLS - STUCCO (WHITE WOOD)
 - 3 VENEER - CULTURED STONE (SPRING)
 - 4 COVERED PATIO
 - 5 RECESSED WINDOW WITH BUILT UP SILL
 - 6 RAIL - DECORATIVE METAL (REPLANTED)
 - 7 DECORATIVE METAL (REPLANTED)
 - 8 ACCENT CORBEL EAVES (CHOCOLATE BROWNIE)
 - 9 DECORATIVE SHUTTER (BRUNO)

RIGHT ELEVATION

COLOR SCHEME A
TYPE VA CONSTRUCTION
NFPA 13R SPRINKLER SYSTEM

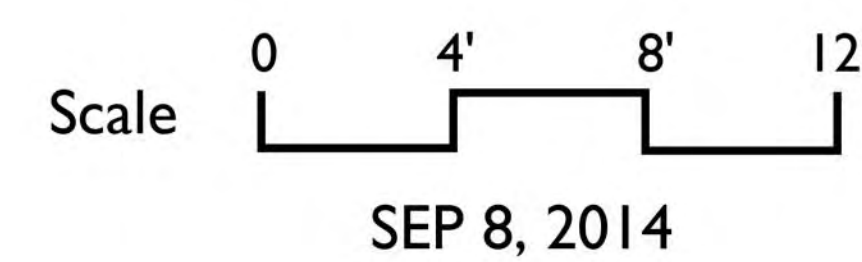


CHULA VISTA, CA

BUILDING A ELEVATIONS

REAR ELEVATION
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RIGHT ELEVATION



FRONT ELEVATION

MATERIAL SCHEDULE

- 1 ROOF - CONCRETE ROOF TILE (TUSCAN BLEND)
- 2a WALLS - STUCCO (HYMNOS)
- 2b WALLS - STUCCO (WHITE WOOD)
- 3 VENEER - CULTURED STONE (SPRING)
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- 9 DECORATIVE SHUTTER (BRUNO)

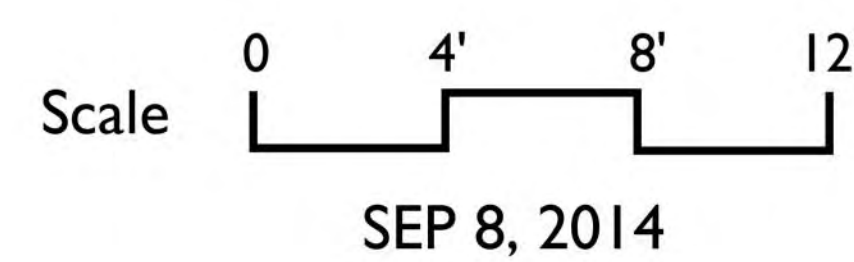
COLOR SCHEME B

TYPE VA CONSTRUCTION
 NFPA 13R SPRINKLER SYSTEM
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BUILDING B ELEVATIONS

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RIGHT ELEVATION



REAR ELEVATION

MATERIAL SCHEDULE

- 1 ROOF - CONCRETE ROOF TILE (TUSCAN BLEND)
- 2a WALLS - STUCCO (HYMNOS)
- 2b WALLS - STUCCO (WHITE WOOD)
- 3 VENEER - CULTURED STONE (SPRING)
- 4 COVERED PATIO
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- 9 DECORATIVE SHUTTER (BRUNO)

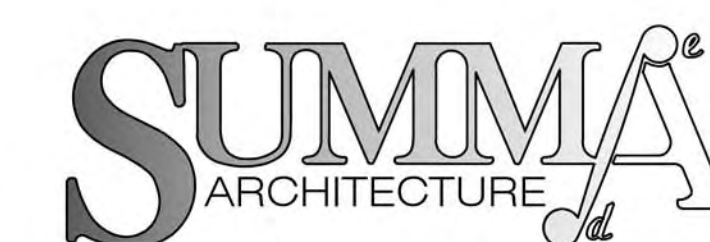
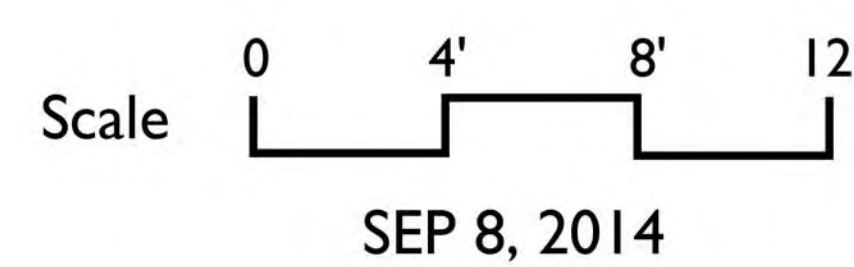
COLOR SCHEME B

TYPE VA CONSTRUCTION
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A5.1



LEFT ELEVATION



FRONT ELEVATION

MATERIAL SCHEDULE

- 1 ROOF - CONCRETE ROOF TILE (ADOBE BLEND)
- 2a WALLS - STUCCO (TIA MARIA)
- 2b WALLS - STUCCO (MUSEUM)
- 3 VENEER - CULTURED STONE (SPRING)
- 4 COVERED PATIO
- 5 RECESSED WINDOW WITH BUILT UP SILL
- 6 RAIL - DECORATIVE METAL (REPLANTED)
- 7 DECORATIVE METAL (REPLANTED)
- 8 ACCENT CORBEL EAVES (CHOCOLATE BROWNIE)
- 9 DECORATIVE SHUTTER (BRUNO)

COLOR SCHEME C

TYPE VA CONSTRUCTION

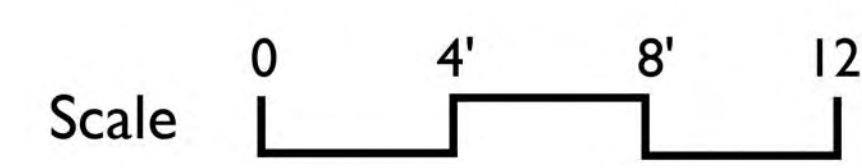
NFPA 13R SPRINKLER SYSTEM

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BUILDING C ELEVATIONS

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RIGHT ELEVATION



REAR ELEVATION

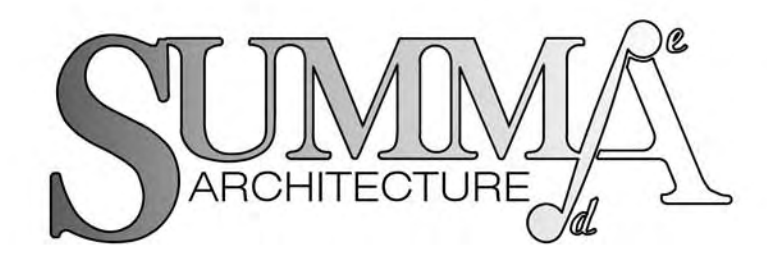
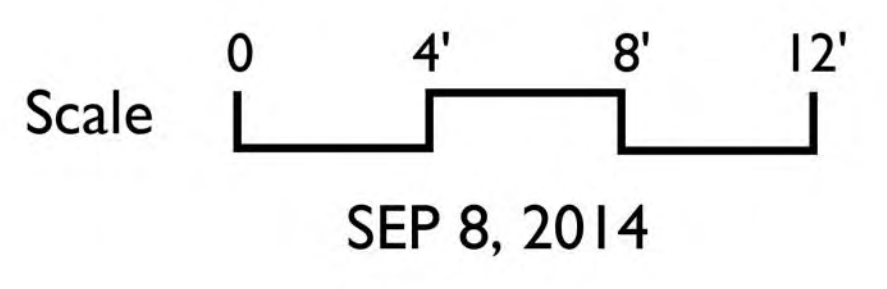
- MATERIAL SCHEDULE
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COLOR SCHEME C
 TYPE VA CONSTRUCTION
 NFPA 13R SPRINKLER SYSTEM
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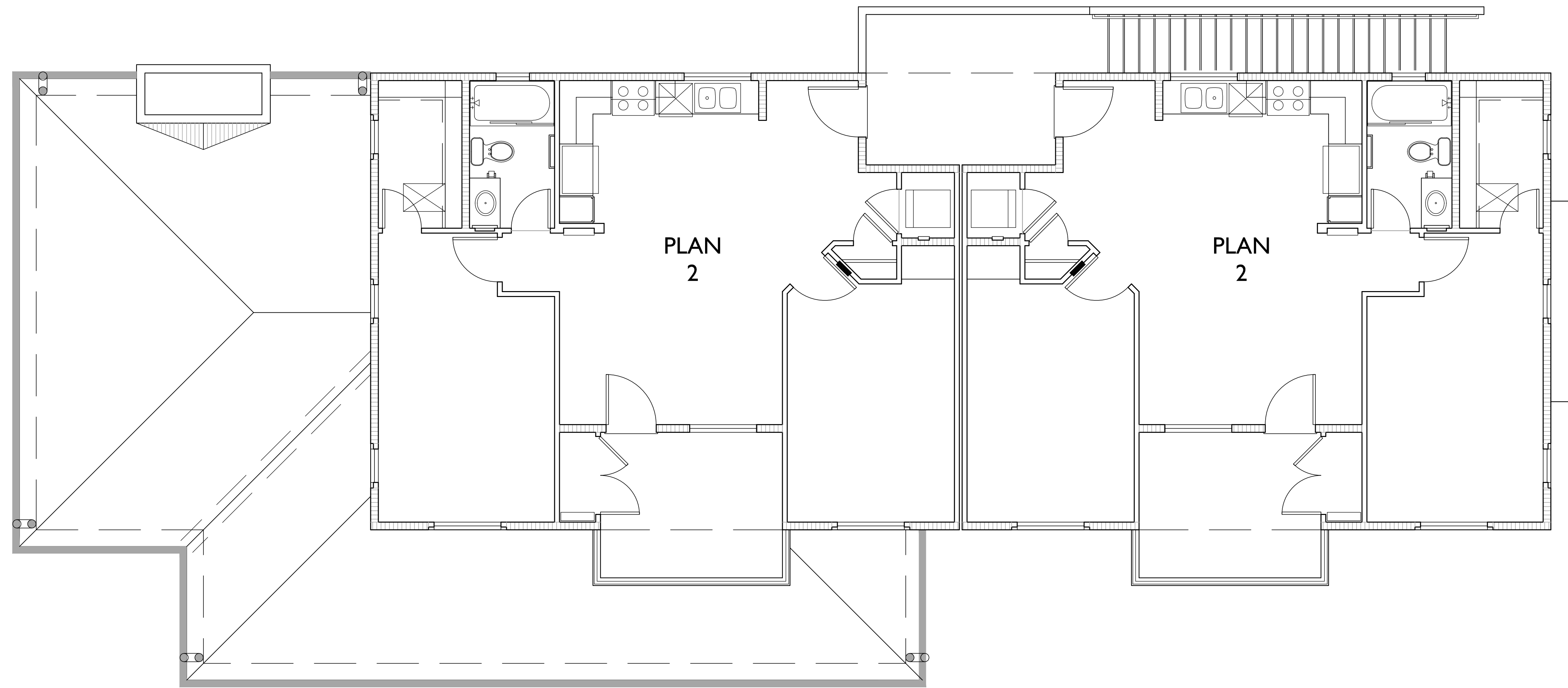
BUILDING C ELEVATIONS

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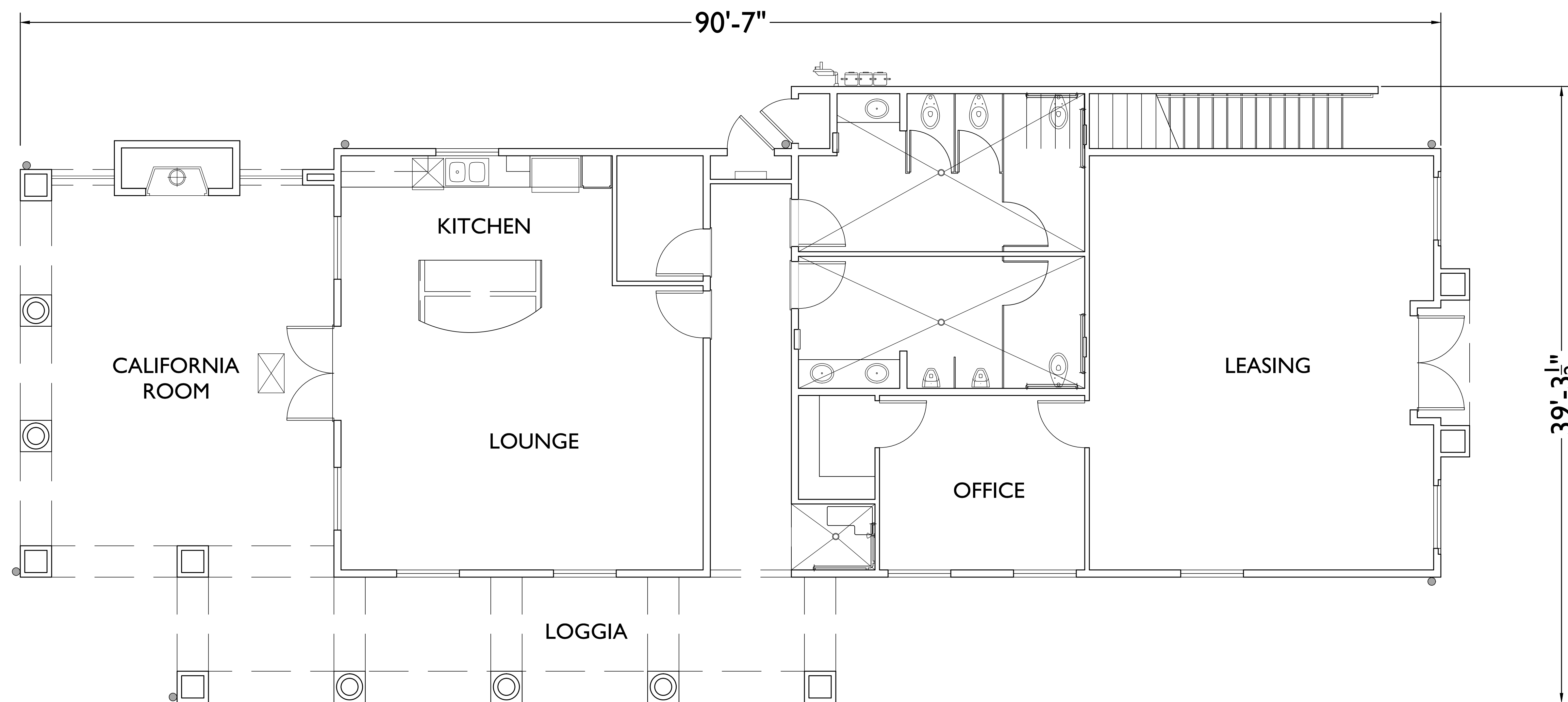


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A6.1



2ND FLOOR



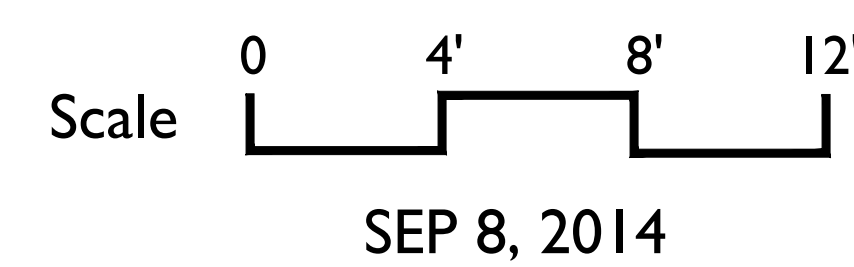
1ST FLOOR

CHULA VISTA, CA

LEASING / RECREATION BUILDING

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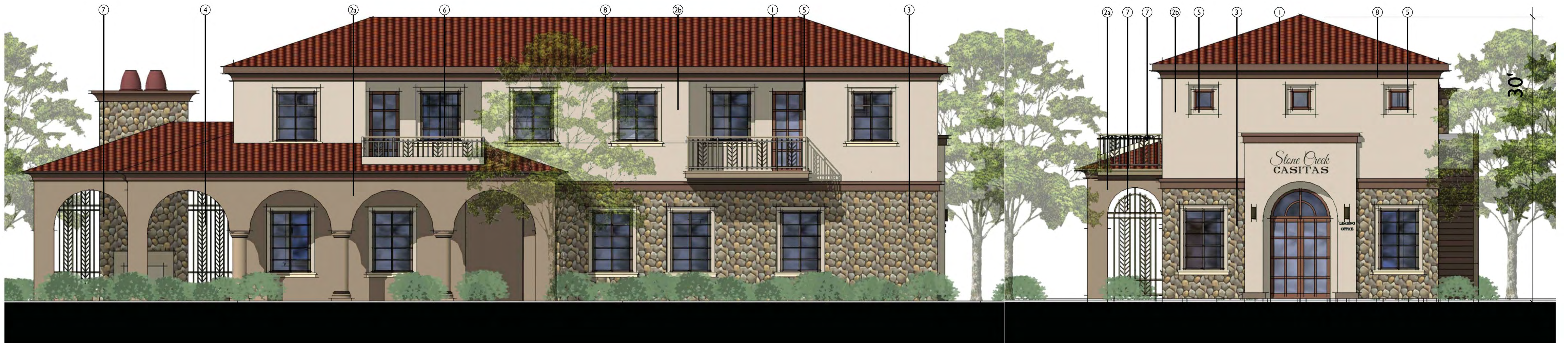
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A7



RIGHT ELEVATION

REAR ELEVATION



LEFT ELEVATION

FRONT ELEVATION

MATERIAL SCHEDULE

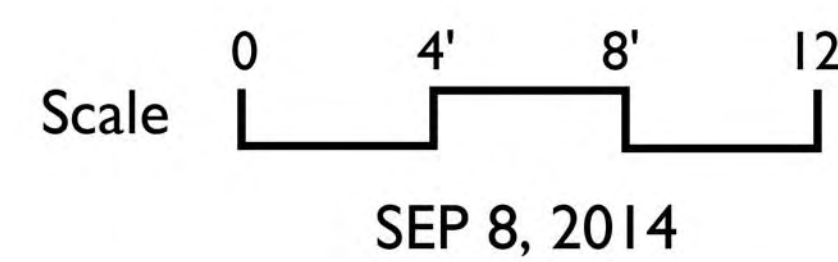
- 1 ROOF - CONCRETE ROOF TILE (TUSCAN BLEND)
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- 2b WALLS - STUCCO (WHITE WOOD)
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COLOR SCHEME A
 TYPE VA CONSTRUCTION
 NFPA 13R SPRINKLER SYSTEM
STONE CREEK CASITAS

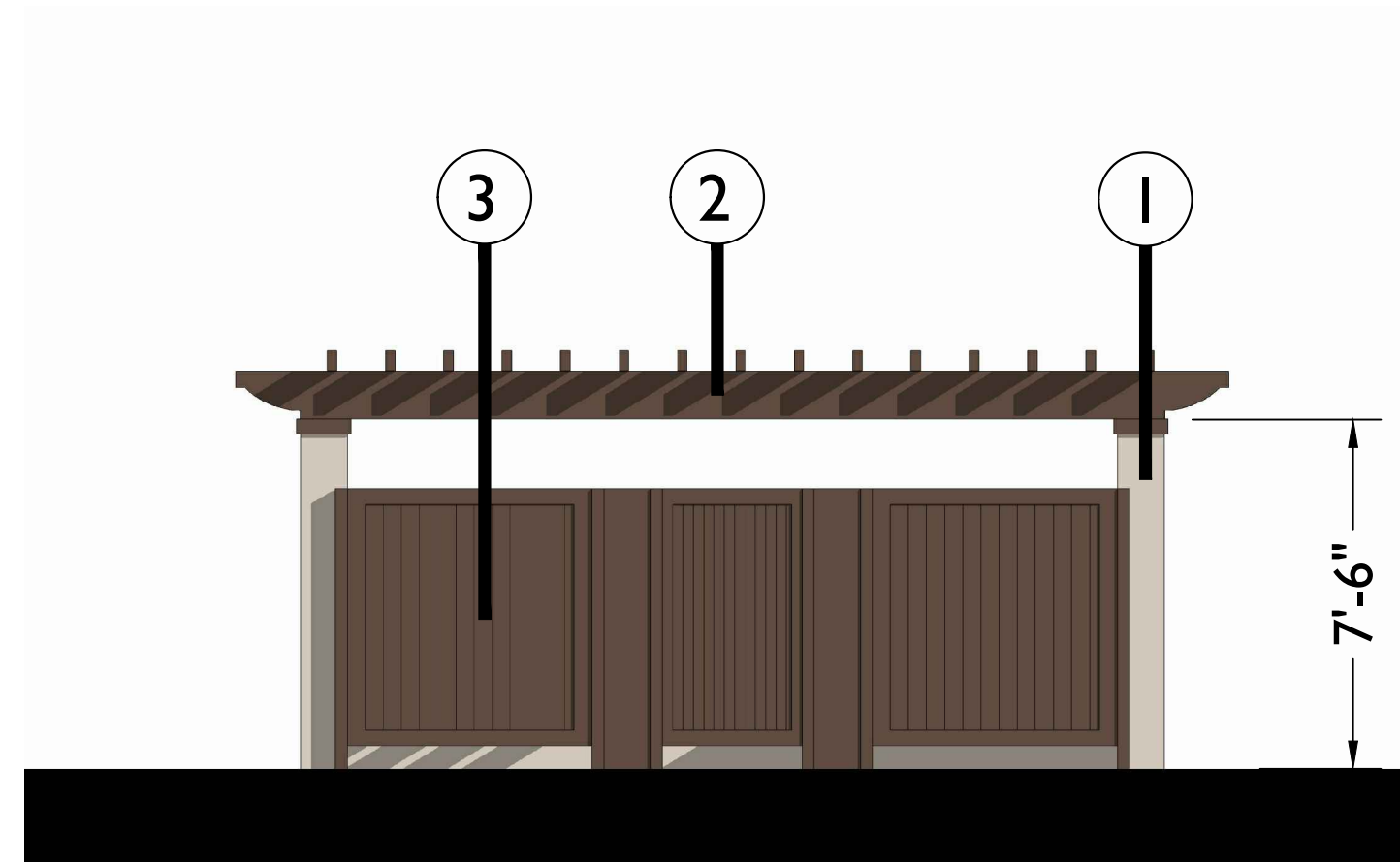
CHULA VISTA, CA

BUILDING ELEVATIONS

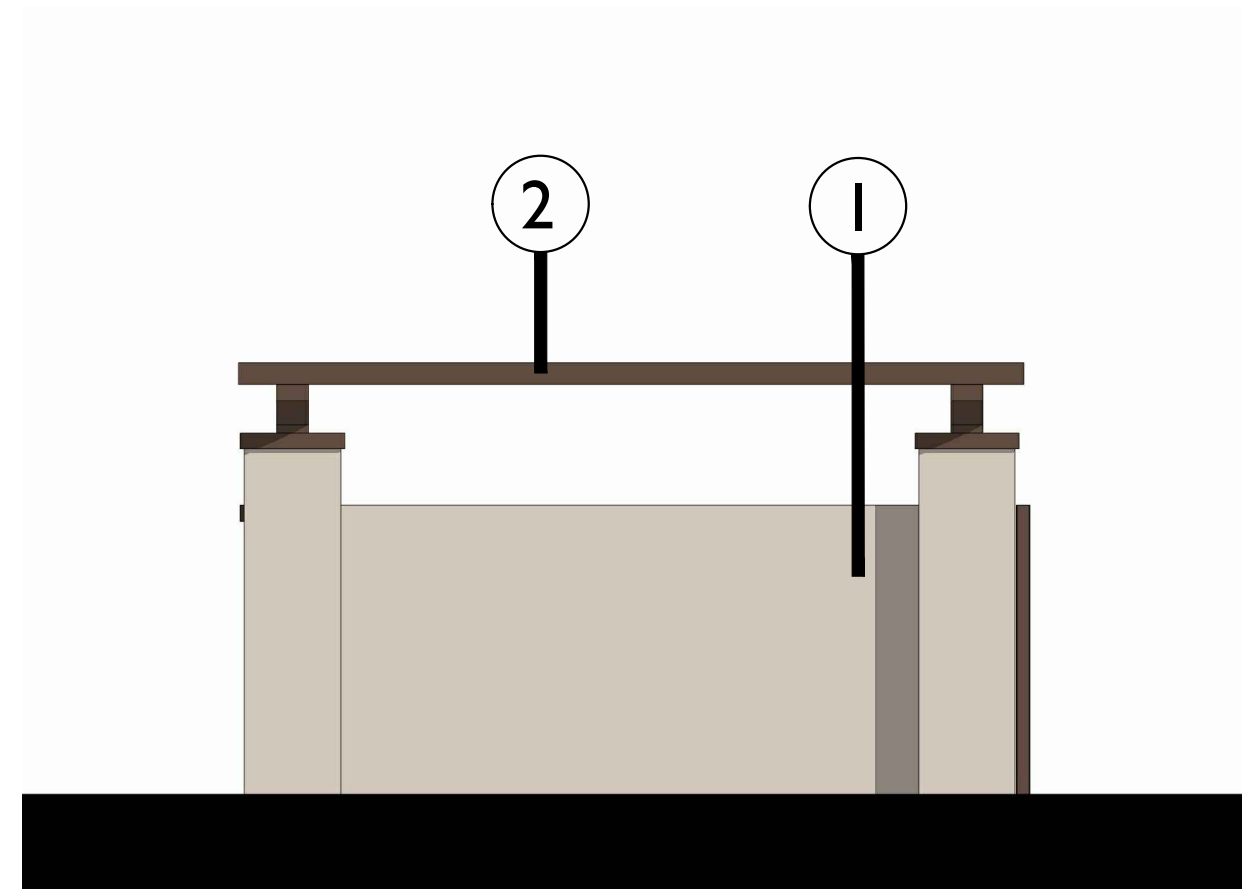
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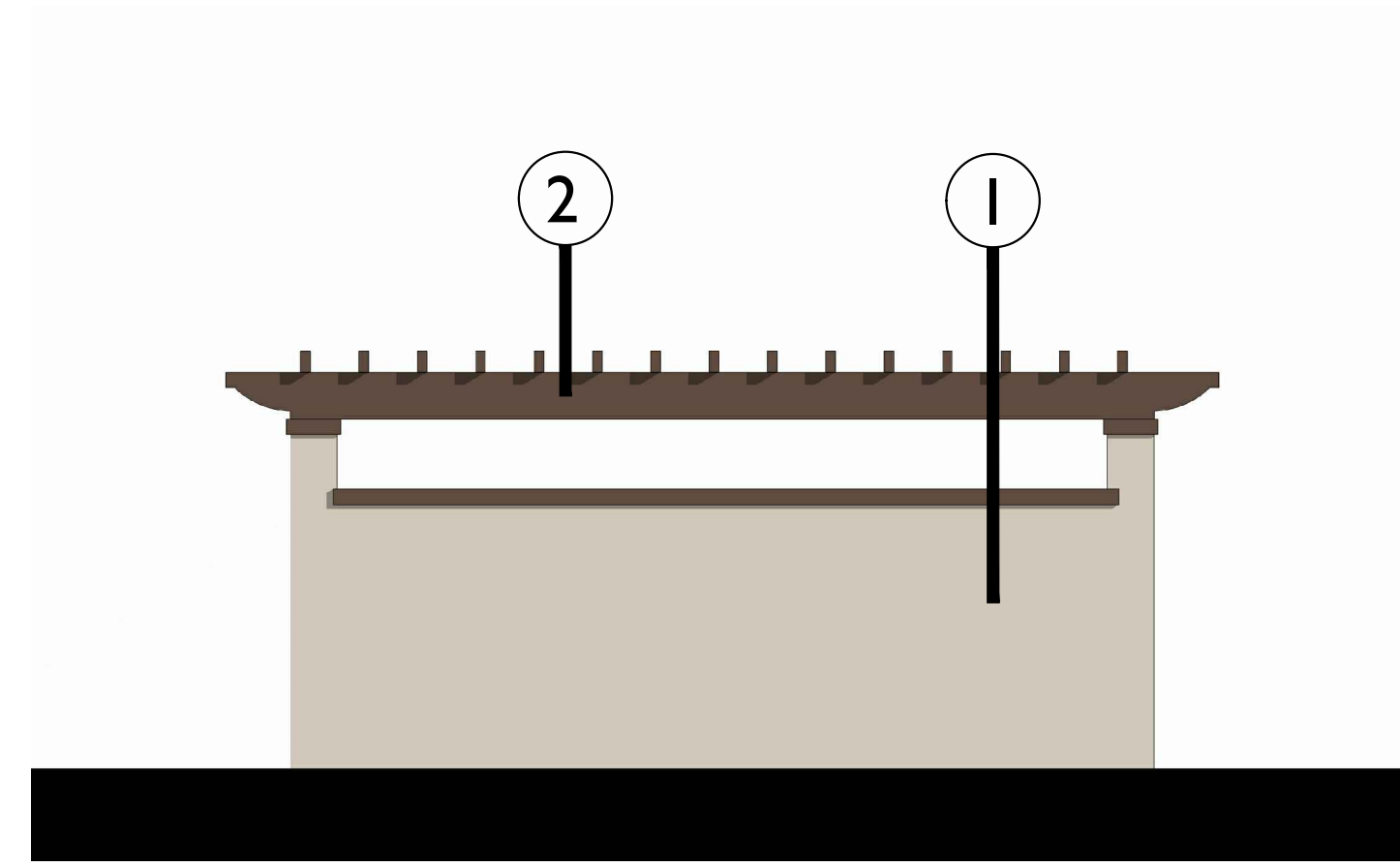
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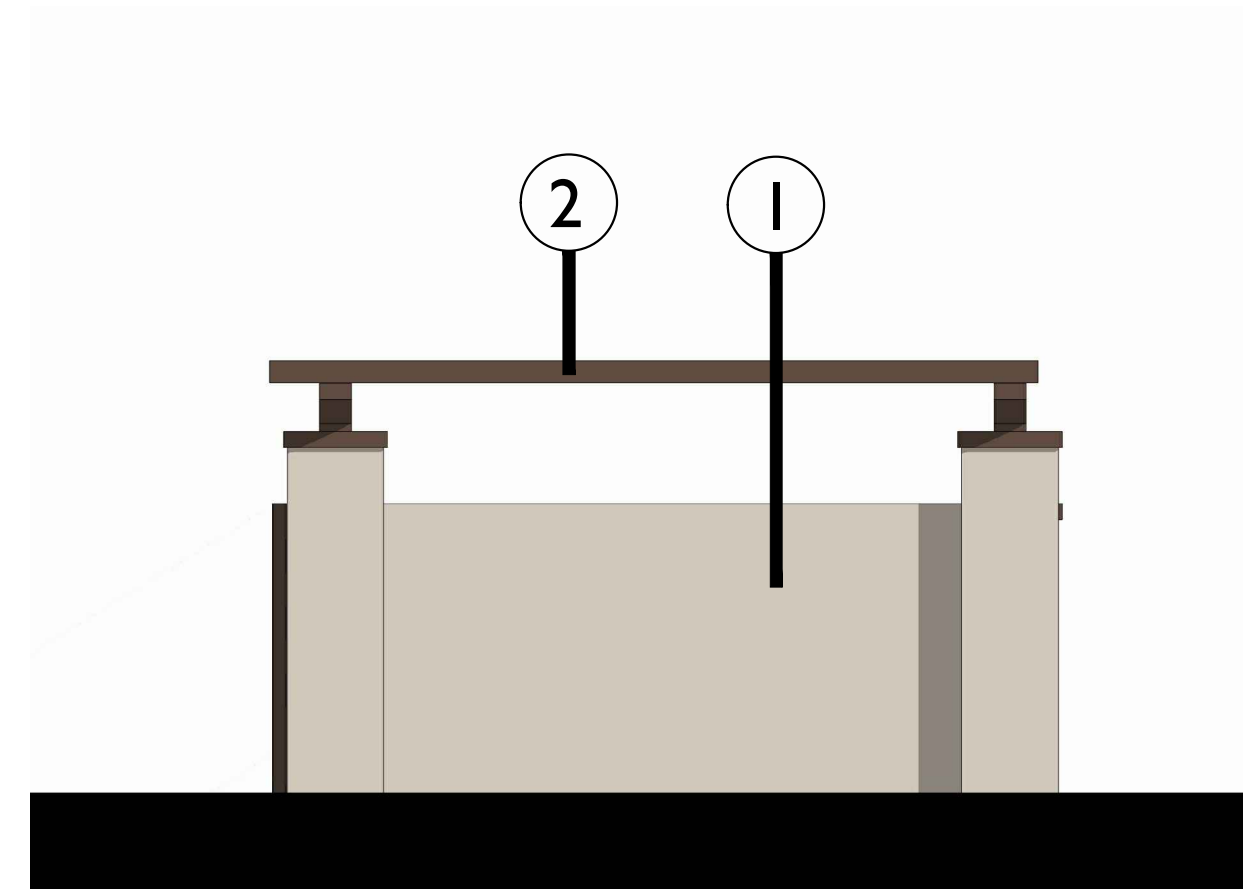
FRONT ELEVATION



LEFT ELEVATION

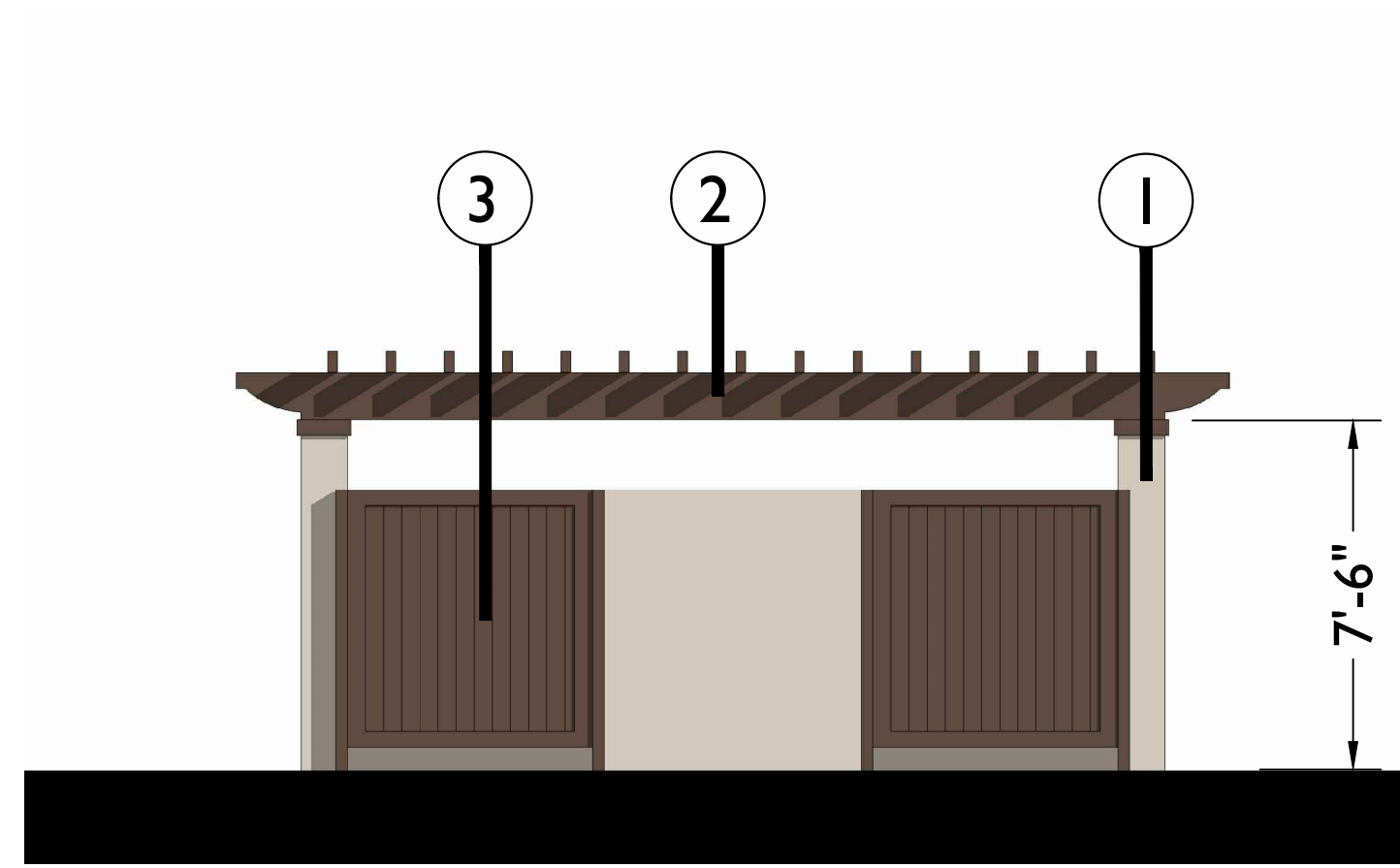
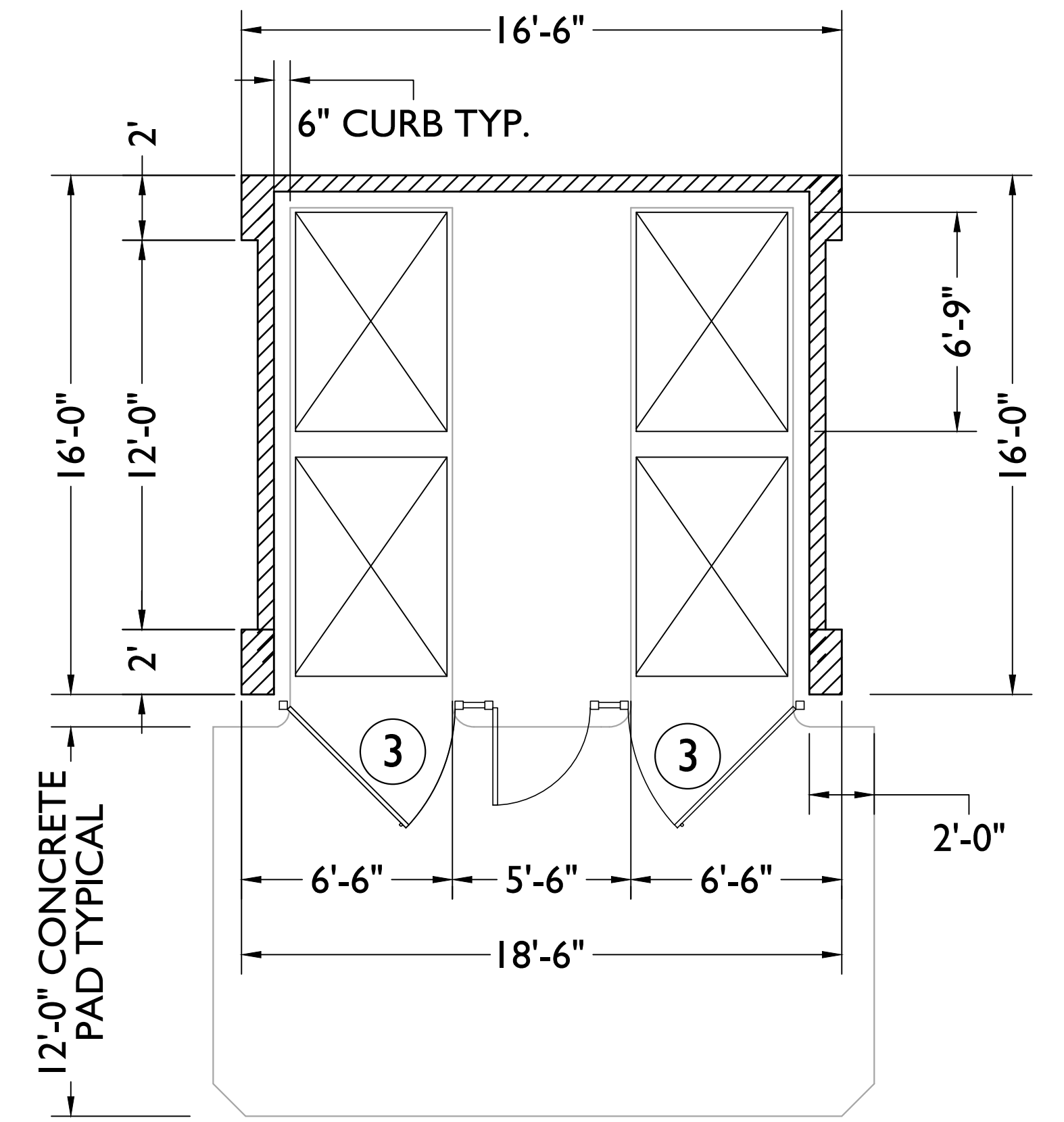


REAR ELEVATION

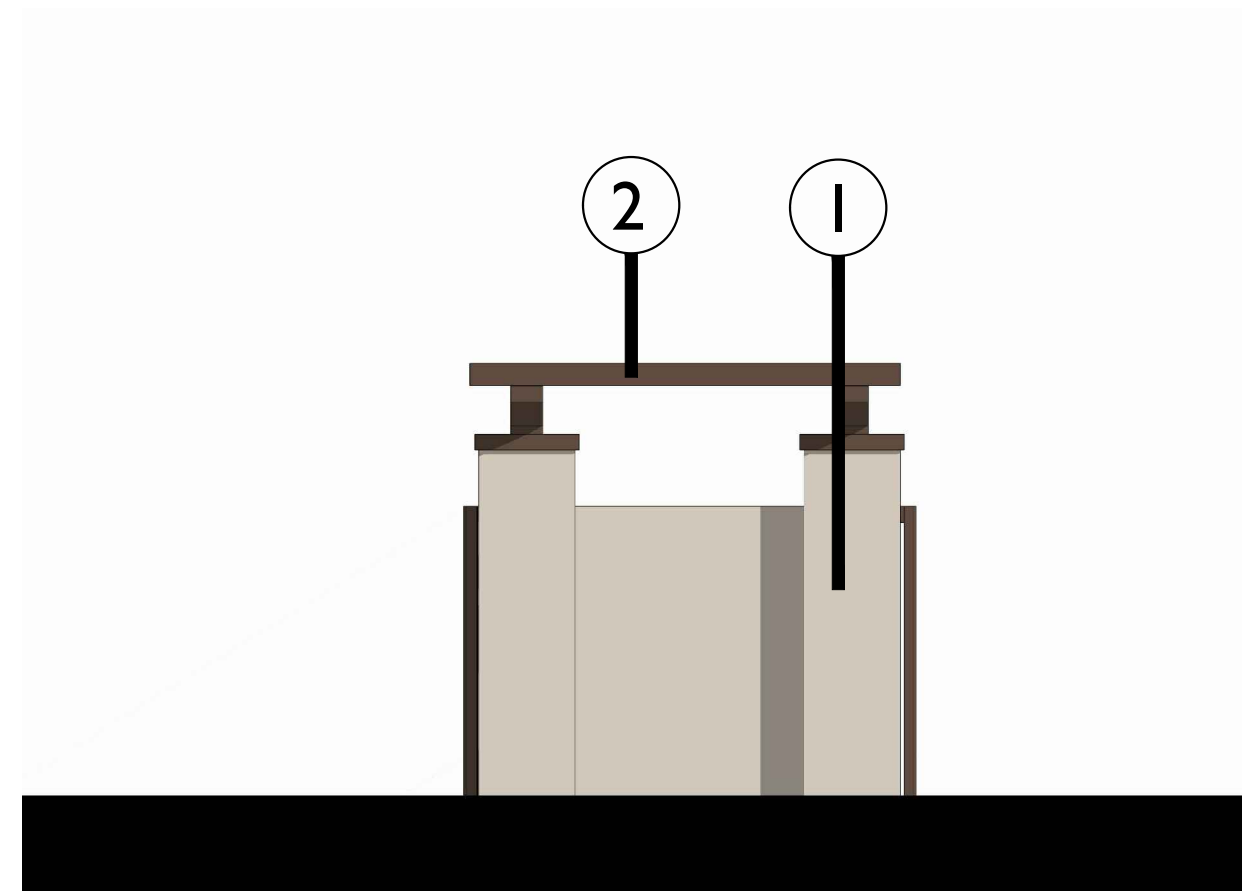


RIGHT ELEVATION

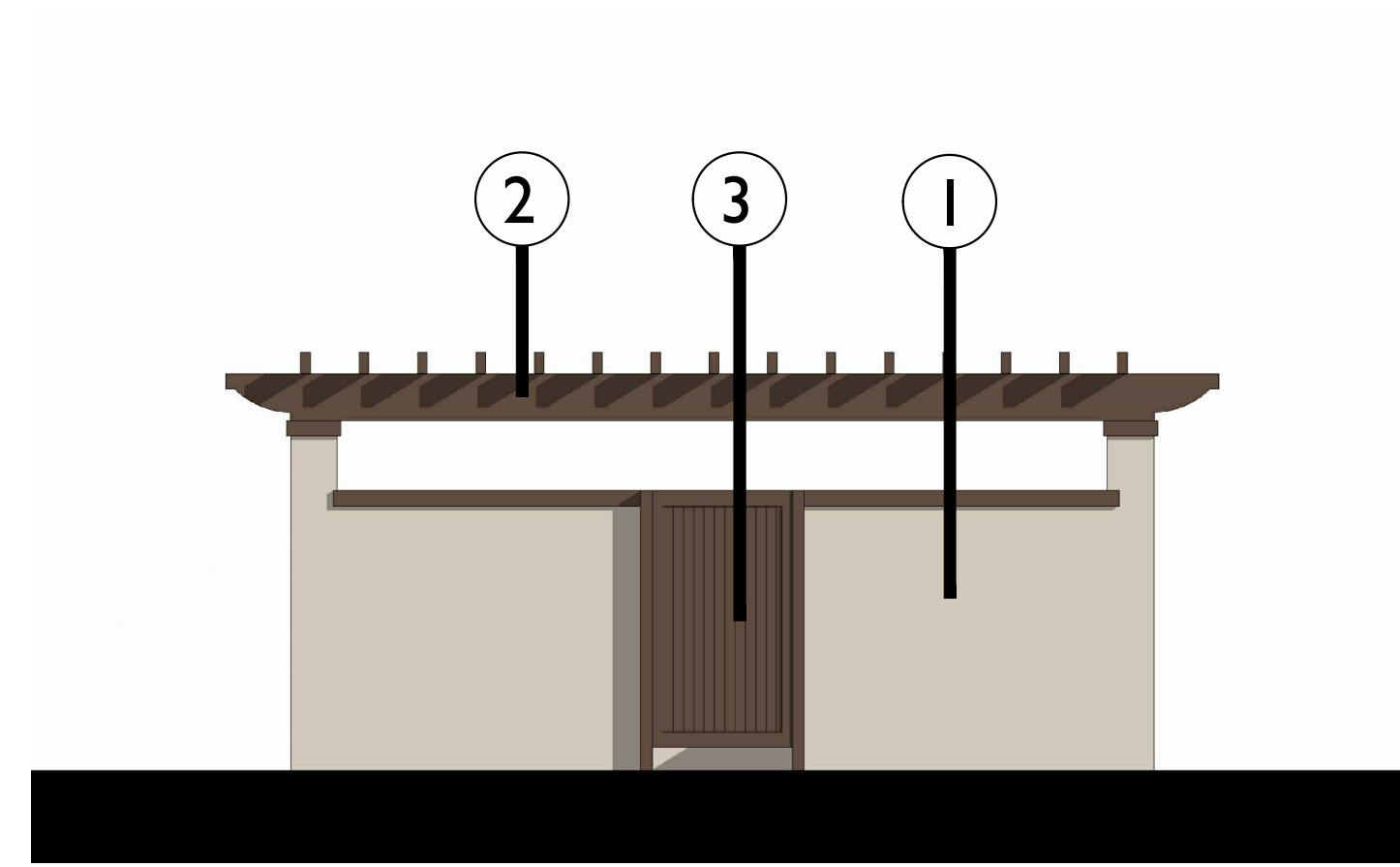
4 BIN



FRONT ELEVATION



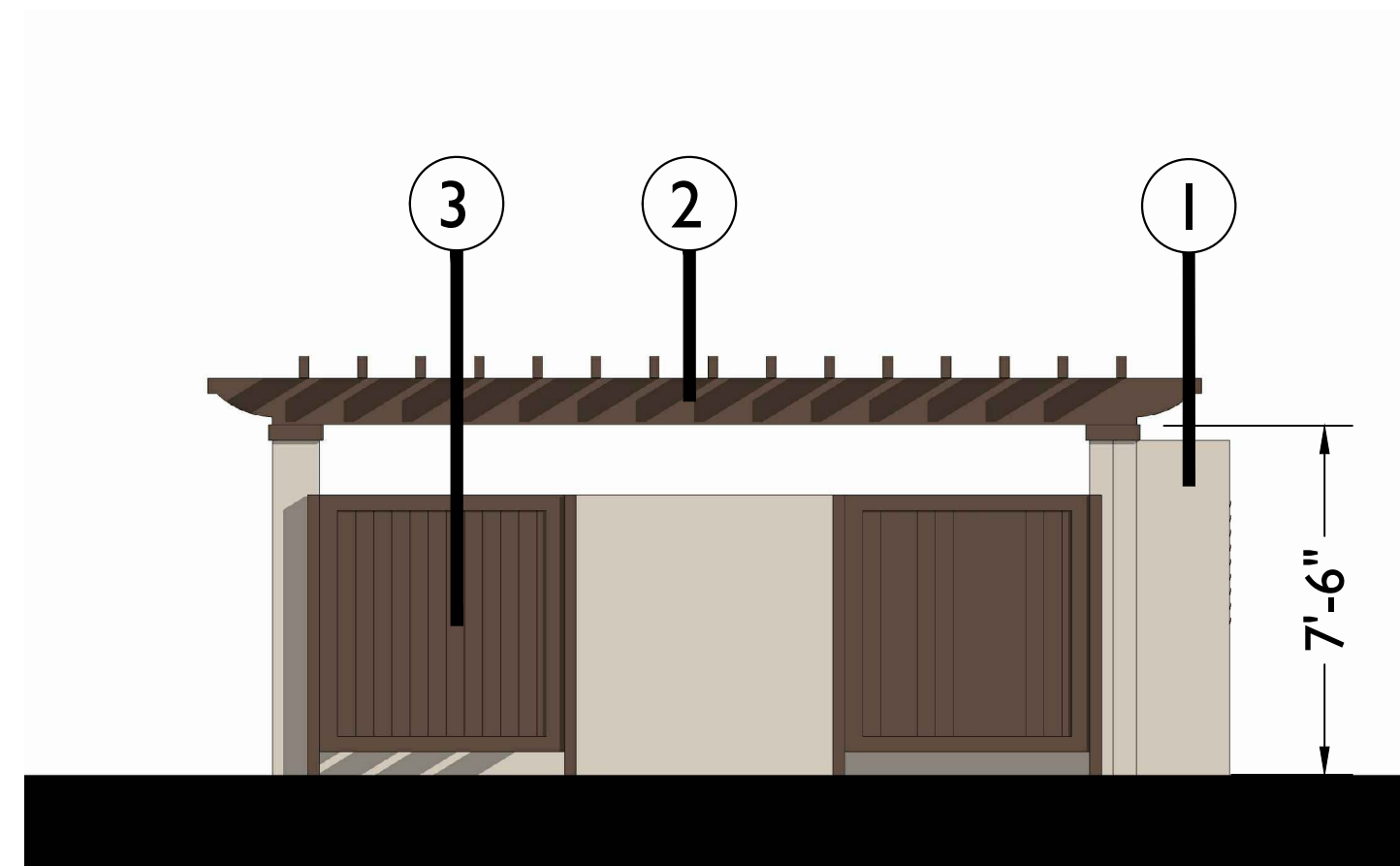
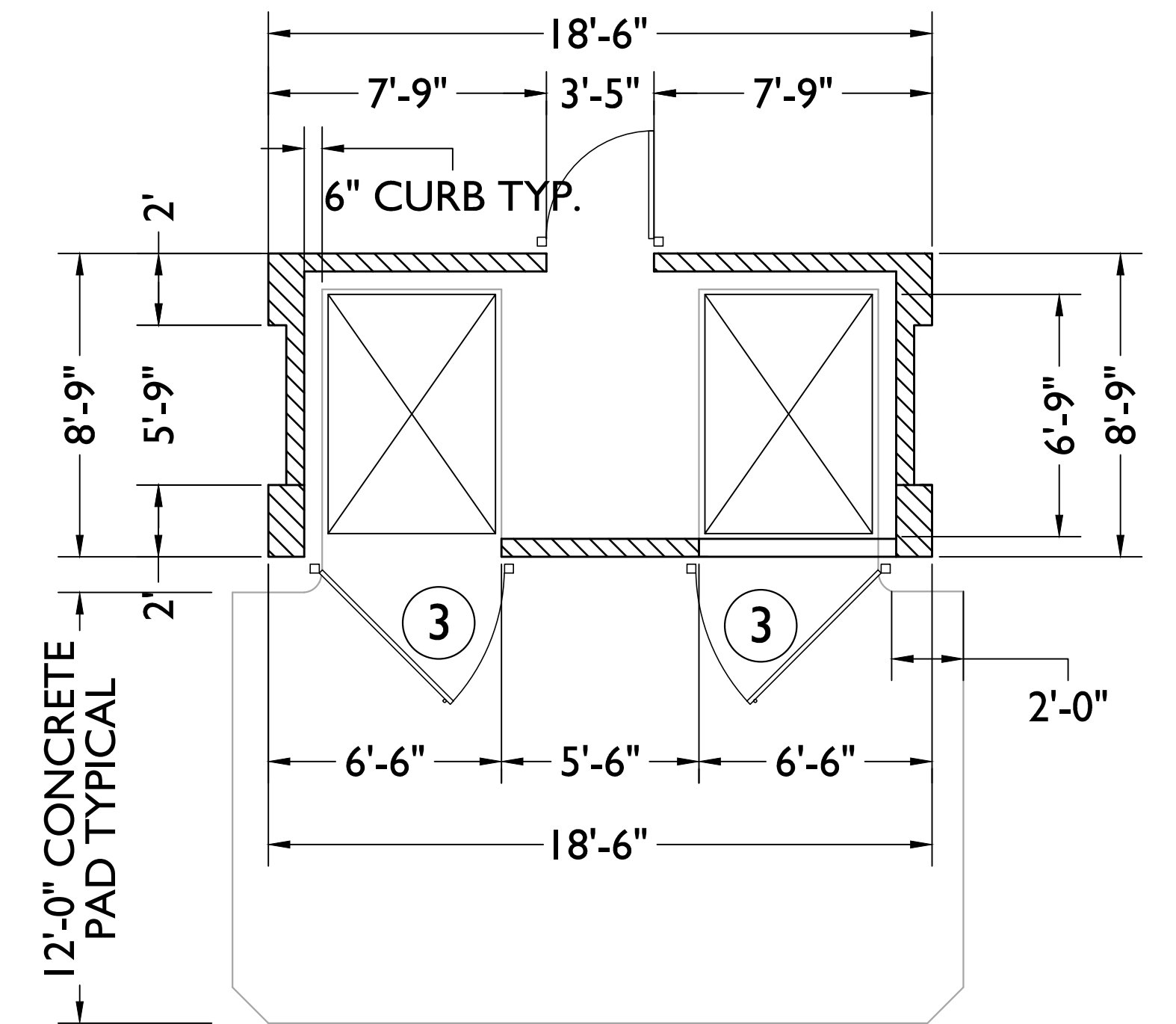
RIGHT ELEVATION



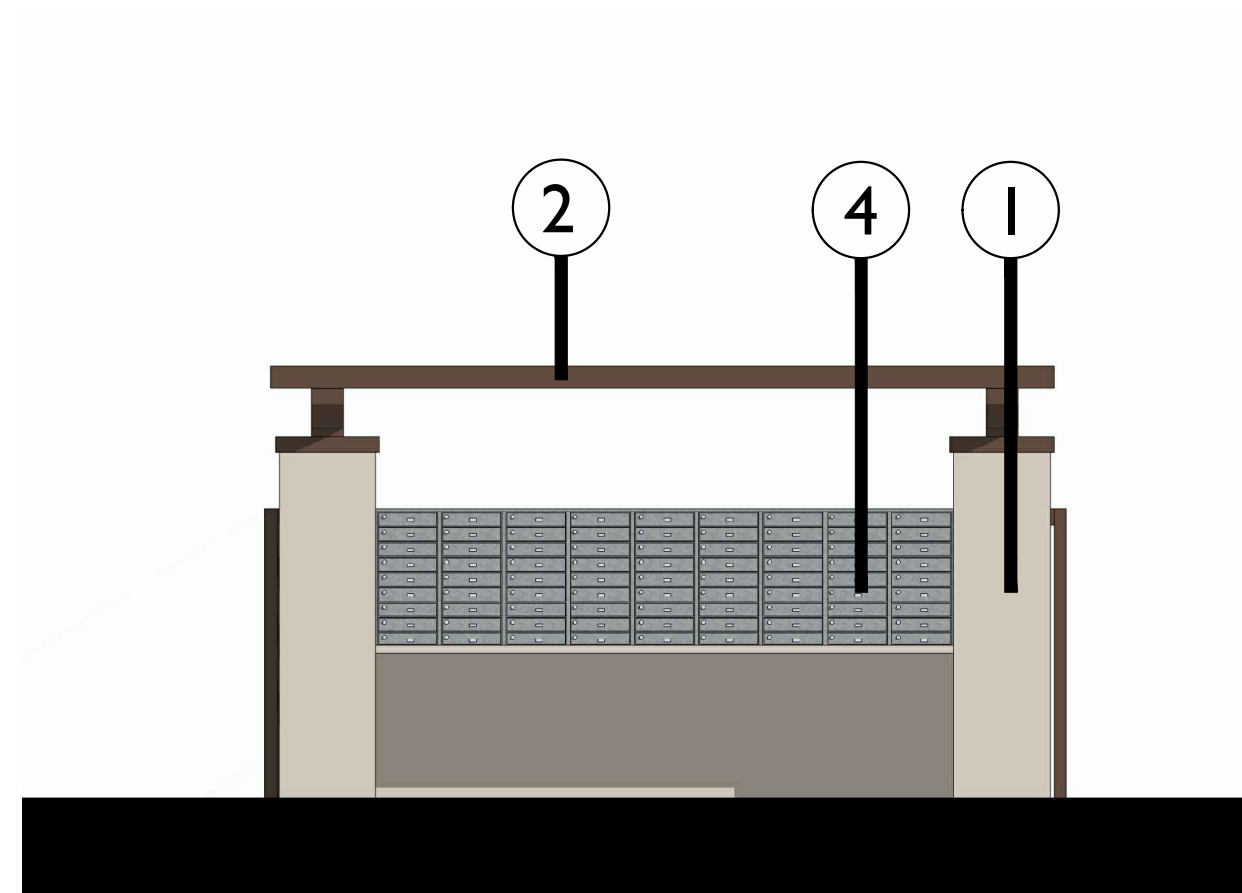
REAR ELEVATION

2 BIN

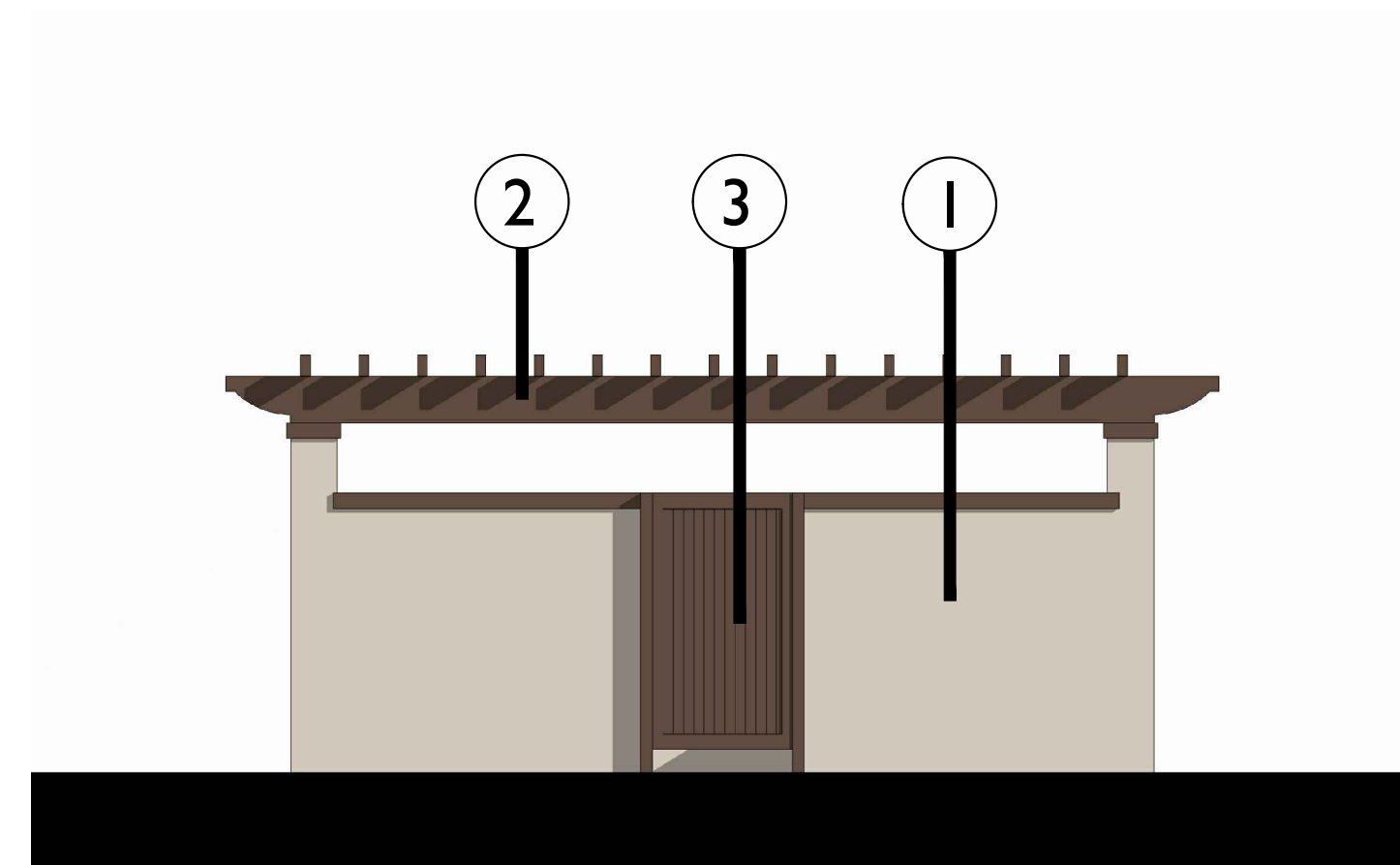
- MATERIAL SCHEDULE
- 1 6x CONC. MASONRY WALL W/ STUCCO FINISH
 - 2 TRELLIS W/ INTEGRATED SOLID METAL COVER
 - 3 METAL SWINGING DOORS W/ J BOLTS TO SECURE
 - 4 METAL GROUPED MAIL BOXES



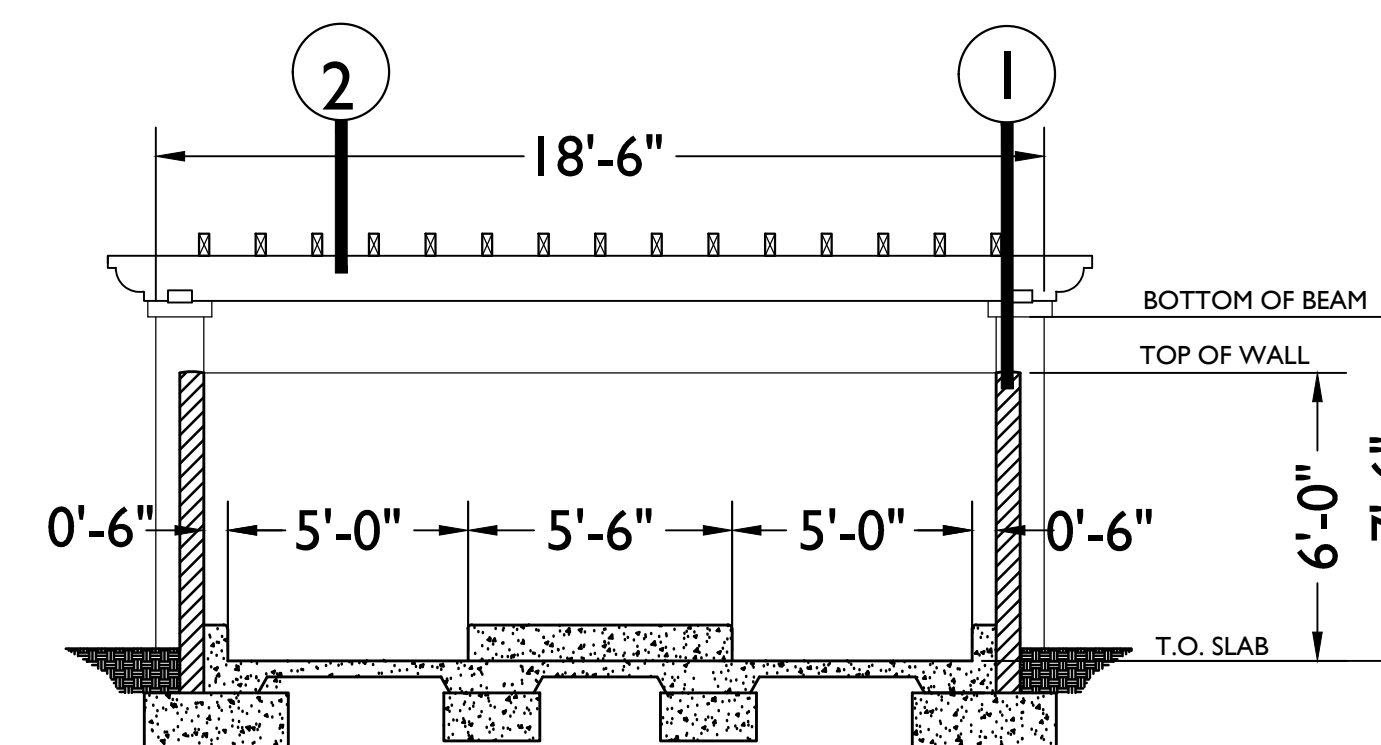
FRONT ELEVATION



RIGHT ELEVATION

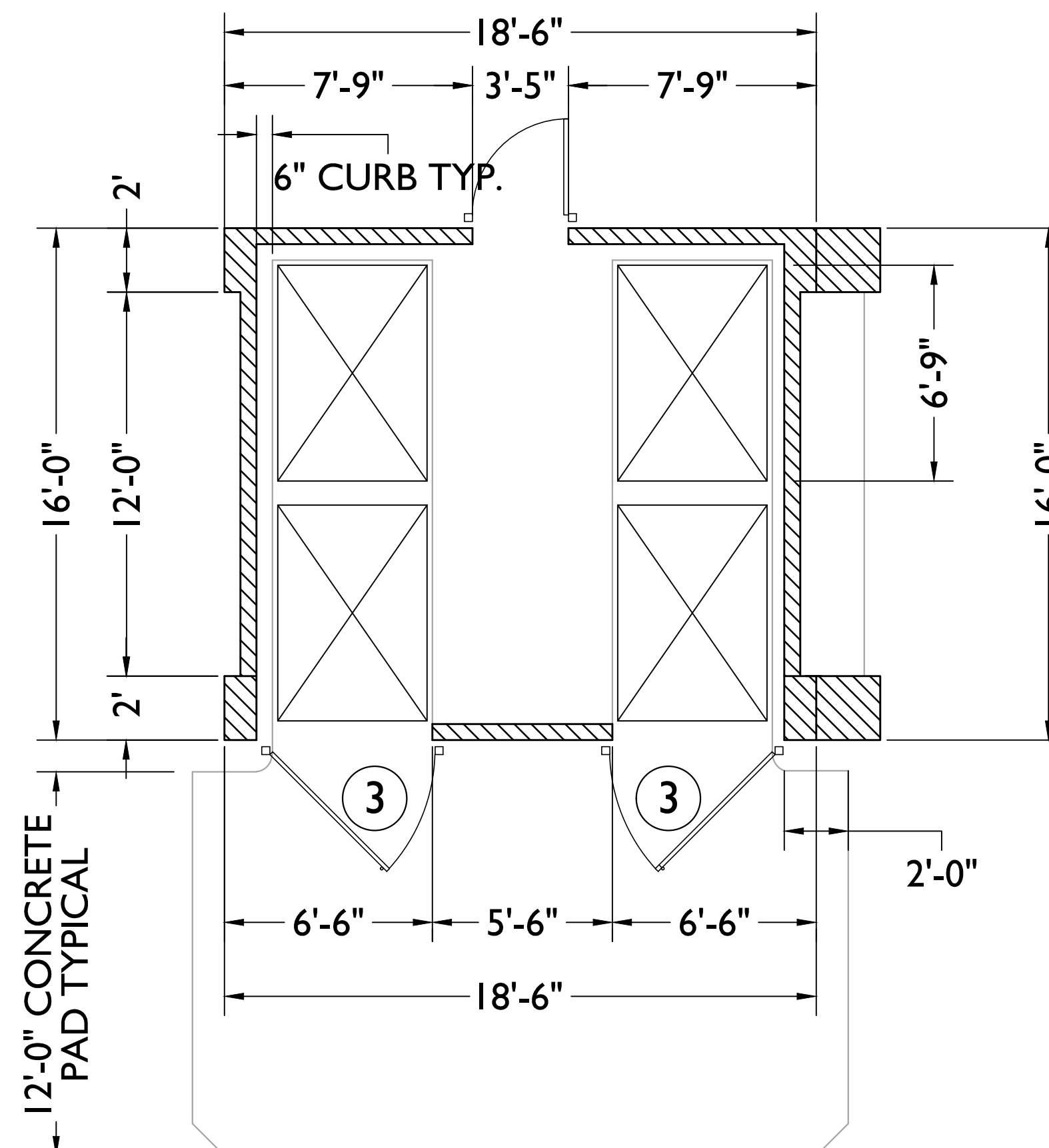


REAR ELEVATION



TYP. SECTION

4 BIN WITH MAILBOXES

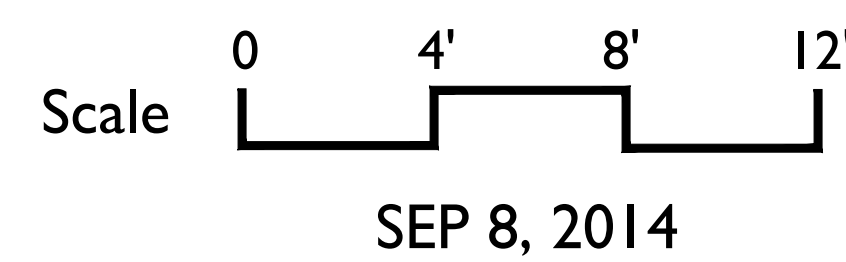


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TRASH ENCLOSURE

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ARCHITECTURE

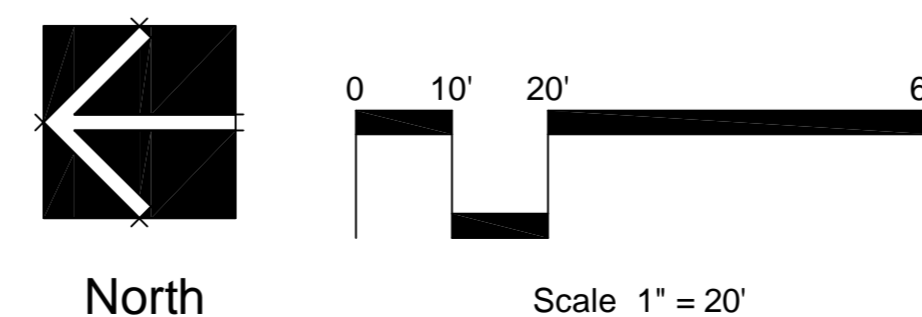
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A9

Landscape Concept Plan



Stone Creek
CASITAS

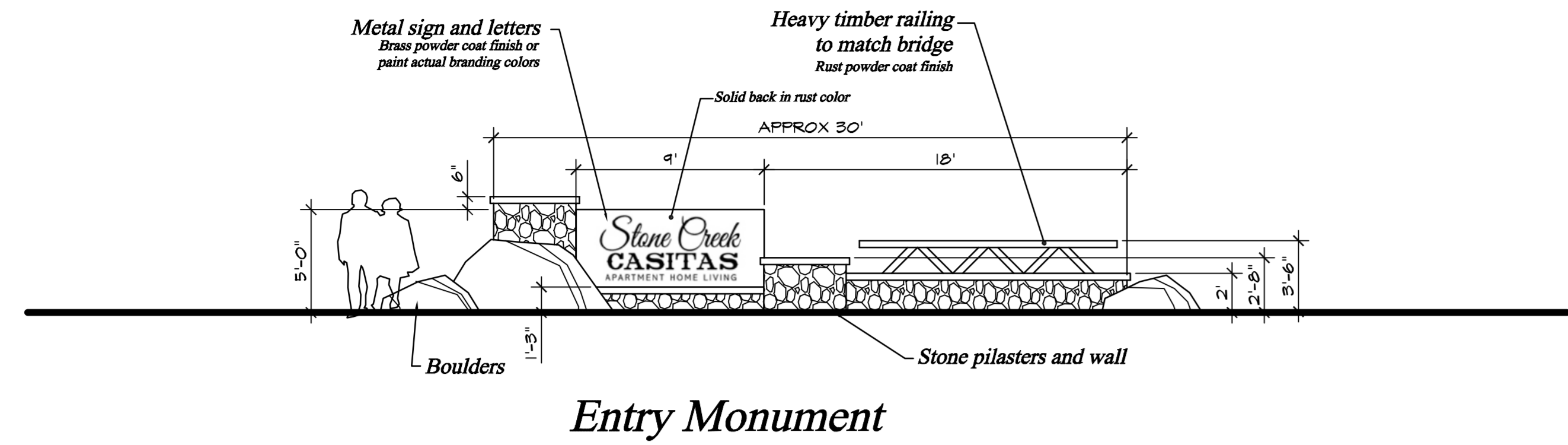


Note:
See Sheet 2 for
Planting Legend

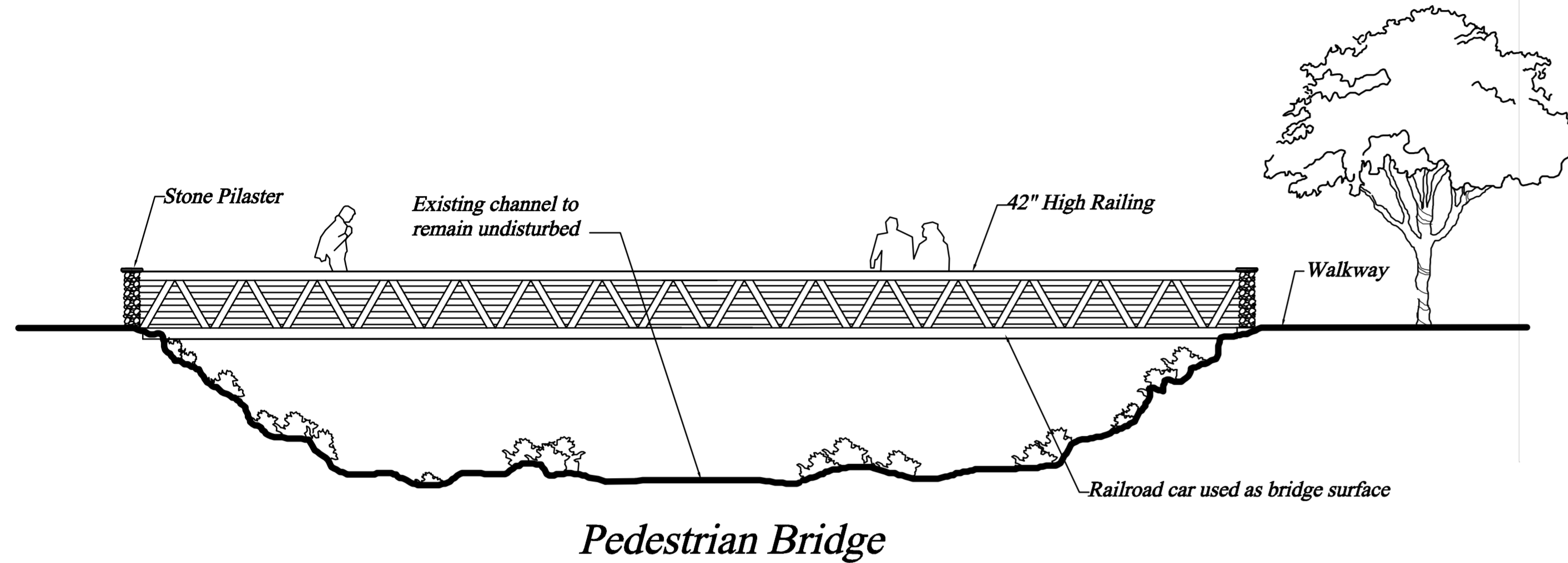
Landscape Area Summary:

Total Site Area:	4.68 acres
Landscaped Area:	2.41 acres
Landscape Percentage:	52 %

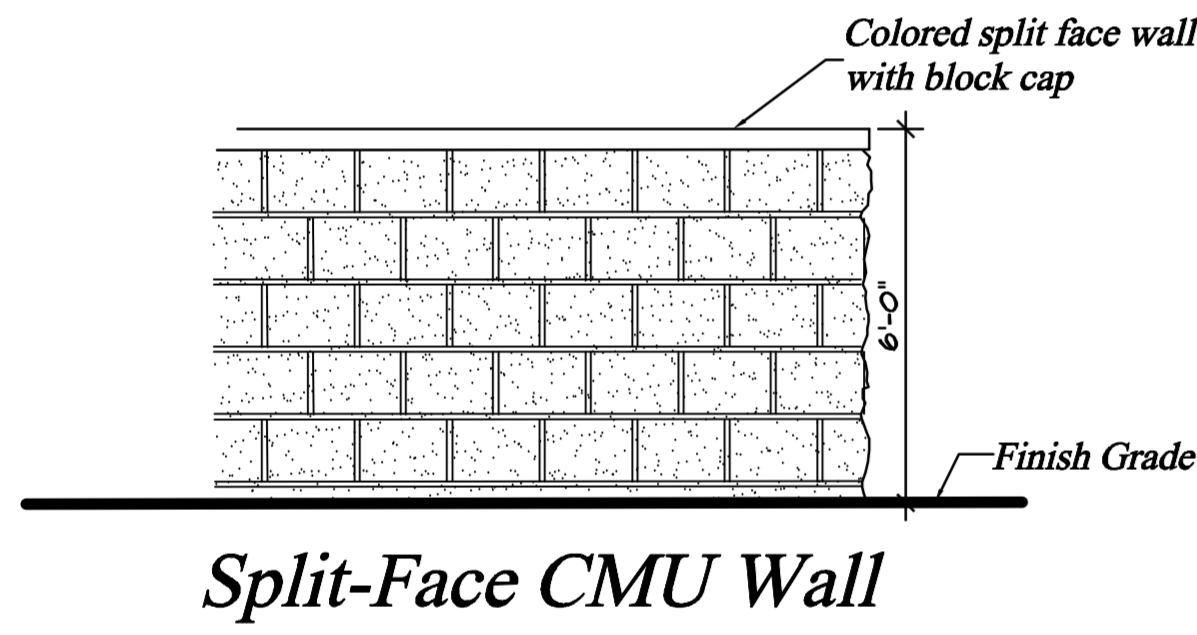
HOWARD
ASSOCIATES
landscape architecture
2442 second avenue
san diego ca 92101 619 718 9660



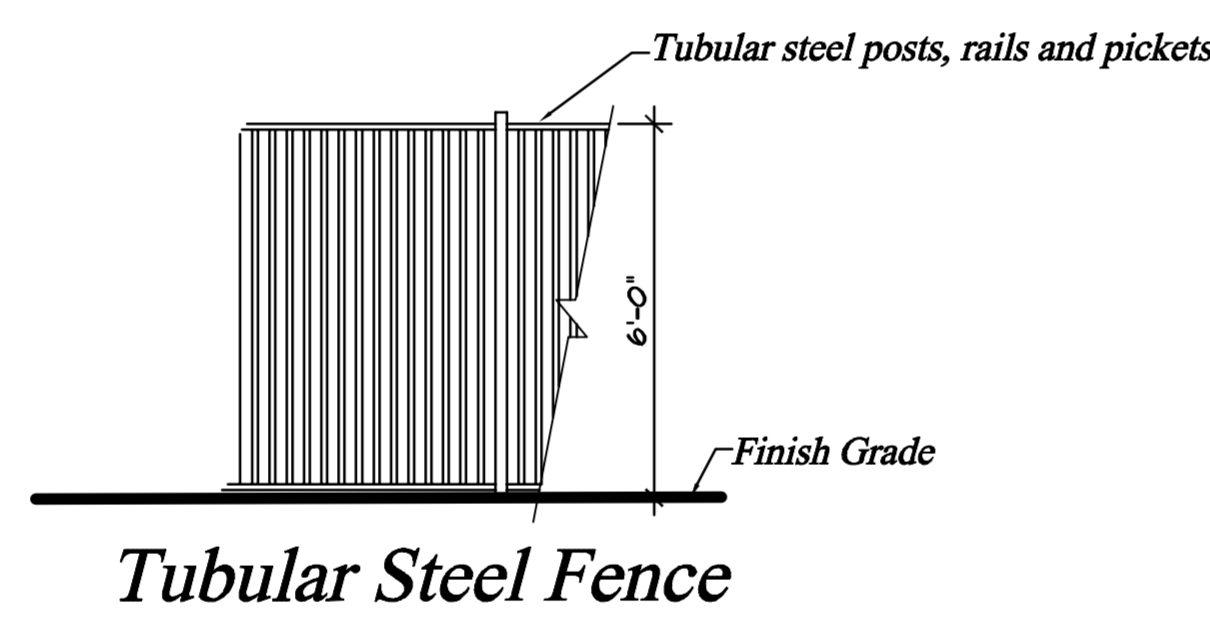
Entry Monument



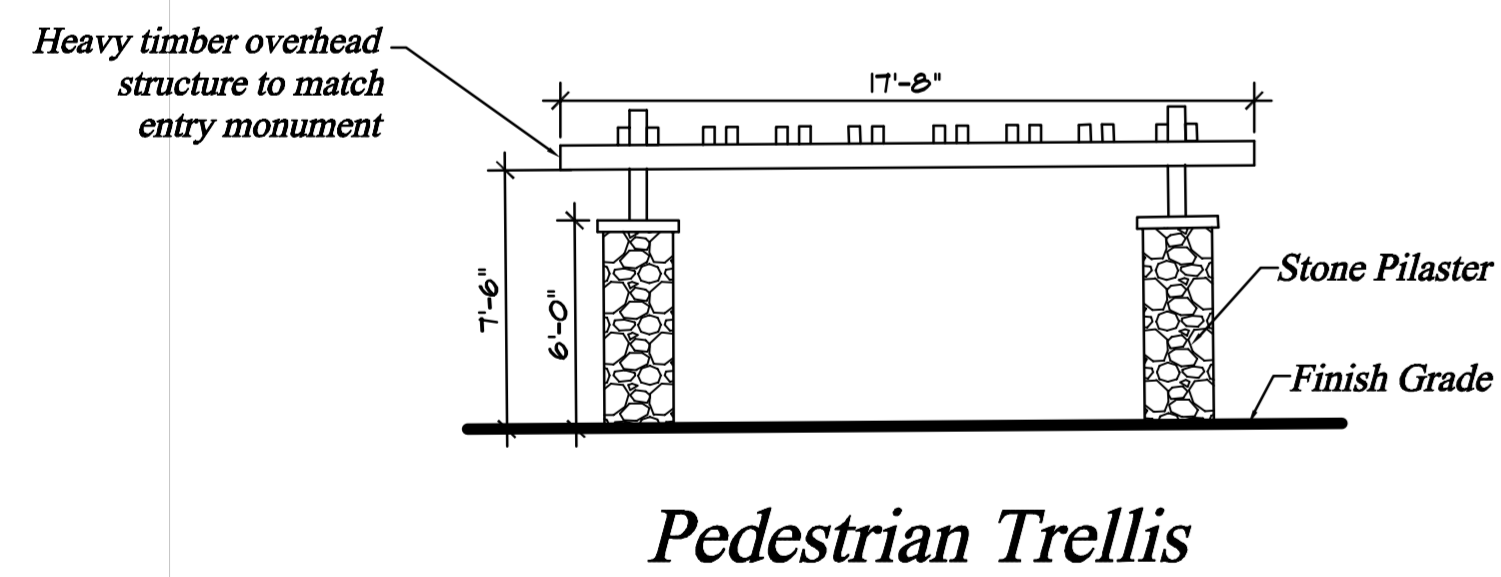
Pedestrian Bridge



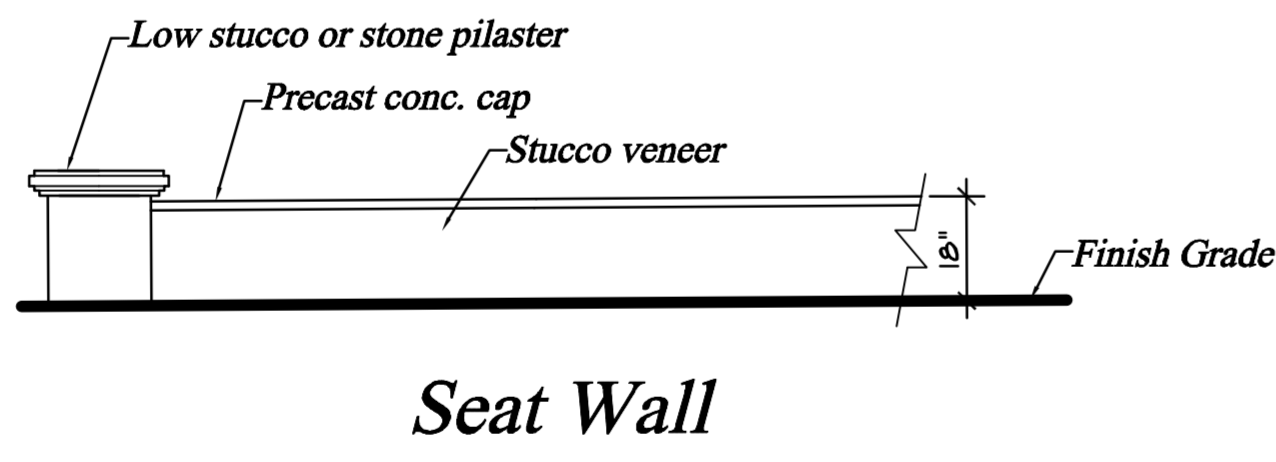
Split-Face CMU Wall



Tubular Steel Fence



Pedestrian Trellis



Seat Wall

DESIGN OBJECTIVE

Incorporating a design with an importance of the California surroundings, using drought-tolerant planting, succulents and dry river streams a native landscape can be created to complement the architecture while creating a sense of identity for the project. Emphasis is placed on the pedestrian experience - from the trellis that announces entry into pedestrian paseo, through the active recreation center, to meandering walks overlooking with riparian stream corridor and the connection from the railroad car bridge. All recreational amenities are clustered along the riparian open space to take advantage of the natural character of the site. The active recreation area provides outdoor patios with barbecues, seating areas, turf areas, and a wading pool with beach entry. Dry stream river beds are placed along the paseo to lead down to the flood plain and stream, where picnic tables and benches provide gathering spaces.

IRRIGATION METHODS

The irrigation system shall be designed using low-volume rotator heads and drip emission devices, preventing runoff and overspray. The valve circuits shall be regulated by means of a smart controller.

INVASIVE SPECIES NOTE

Note: No non-native invasive plant species shall be used, per Appendix N of the MSCP Subarea Plan, California Exotic pest Plant Council List A-1, and California Invasive Plant Council (Cal-IPC).

GROUND COVER/BARK MULCH NOTE

All storm water treatment basins shall be planted with Carex pansa. All slopes shall be planted with ground covers per legend. All areas flatter than 6:1 gradient shall receive either a 2" layer of decorative rock or a 3" layer of bark mulch.

MAINTENANCE NOTE

Note: All landscaped areas will be maintained by the owner.

DESIGN COMPLIANCE NOTE

The landscape design as shown complies with the City of Chula Vista Design Manual and Landscape Manual.

PLANT LEGEND

Botanical Name - Common name - WUCOLS Zone

Entry Accent Trees - 24" box size minimum

- Bauhinia X. blakeana - Hong Kong Orchid - M
- Prunus blieriana - Purpleleaf Plum - M

Foundation Trees - 24" box size minimum

- Arbutus 'Marina' - No Common Name - M
- Magnolia 'Little Gem' - Dwarf Magnolia - M

Parking Lot Trees - 15 gallon minimum

- Rhus lancea - African Sumac - M

Street Trees - 15 gallon minimum

- Tristania conferta - Brisbane Box - M

Open Space Trees - 24" box size minimum

- Cercis c. 'Forest Pansy' - Eastern Redbud - L
- Lagerstroemia 'Zuni' - Crape Myrtle - M
- Liriodendron tulipifera - Tulip Tree - M
- Tipuana tipu - Tipu Tree - M

Pedestrian Accent Trees - 15 gallon minimum

- Jacaranda mimosifolia - Jacaranda Tree - M
- Cercidium 'Desert Museum' - Palo Verde - L

Channel Slope Trees - 24" box size minimum

- Platanus racemosa - California Sycamore - M
- Quercus agrifolia - Coast Live Oak - L

Small Space Trees - 15 gallon minimum

- Podocarpus "Henkelii" - Long Leaf Yellowwood - M

SHRUB PLANTINGS

Ornamental Shrubs - 1 gallon-5 gallon size

- Agave attenuata - Foxtail Agave - L
- Agave victoriae 'Reginae' - Queen Victoria Agave - L
- Aloe X. spinosissima - Spider Aloe - L
- Alyogyne huegelii - Blue Hibiscus - L
- Asparagus D. 'Myers' - Myers Asparagus Fern - M
- Beaucarnia recurvata - Bottle Palm - L
- Brugmansia I. 'Frosty Pink' - Angel's Trumpet - M
- Bougainvillea 'Rosenka' - Bougainvillea - L
- Bougainvillea 'Torch Glow' - Bougainvillea - L
- Buxus S. 'Green Tower' - Green Tower Boxwood - M
- Euphorbia T. 'Sticks on Fire' - Pencilbush - L
- Furcraea F. medio-picta - Mauritius Hemp - L
- Helictotrichon sempervirens - Blue Oat Grass - M
- Justicia brandegeana - Shrimp Plant - M
- Kalanchoe beharensis - Felt Plant - L
- Lantana 'Gold Mound' - Lantana - L
- Leucadendron S. 'Summer Red' - Red Cone Bush - L
- Muhlenbergia capillaris - Pink Muhly - M
- Nandina D. 'Compacta' - Dwarf Heavenly Bamboo - L
- Pelargonium 'Chocolate Mint' - Scented Geranium - M
- Pennisetum 'Rubrum' - Red Fountain Grass - L
- Phormium rubrum - New Zealand Flax - M
- Phormium 'Tiny Tiger' - New Zealand Flax - M
- Phormium 'Yellow Wave' - Dwarf New Zealand Flax - M
- Pittosporum T. 'Silver Sheen' - Kohuhu - M
- Salvia 'Winifred Gilman' - Cleveland Sage - L
- Sansevieria 'Moon Glow' - Mother-In-Law's-Tongue - M

Ornamental Ground Cover - Flats/1 gallon size

- Aloe 'Blue Elf' - Blue Elf Aloe - L
- Liriope M. 'Big Blue' - Big Blue Lily Turf - M
- Senecio serpens - Chalk Sticks - L

Turf

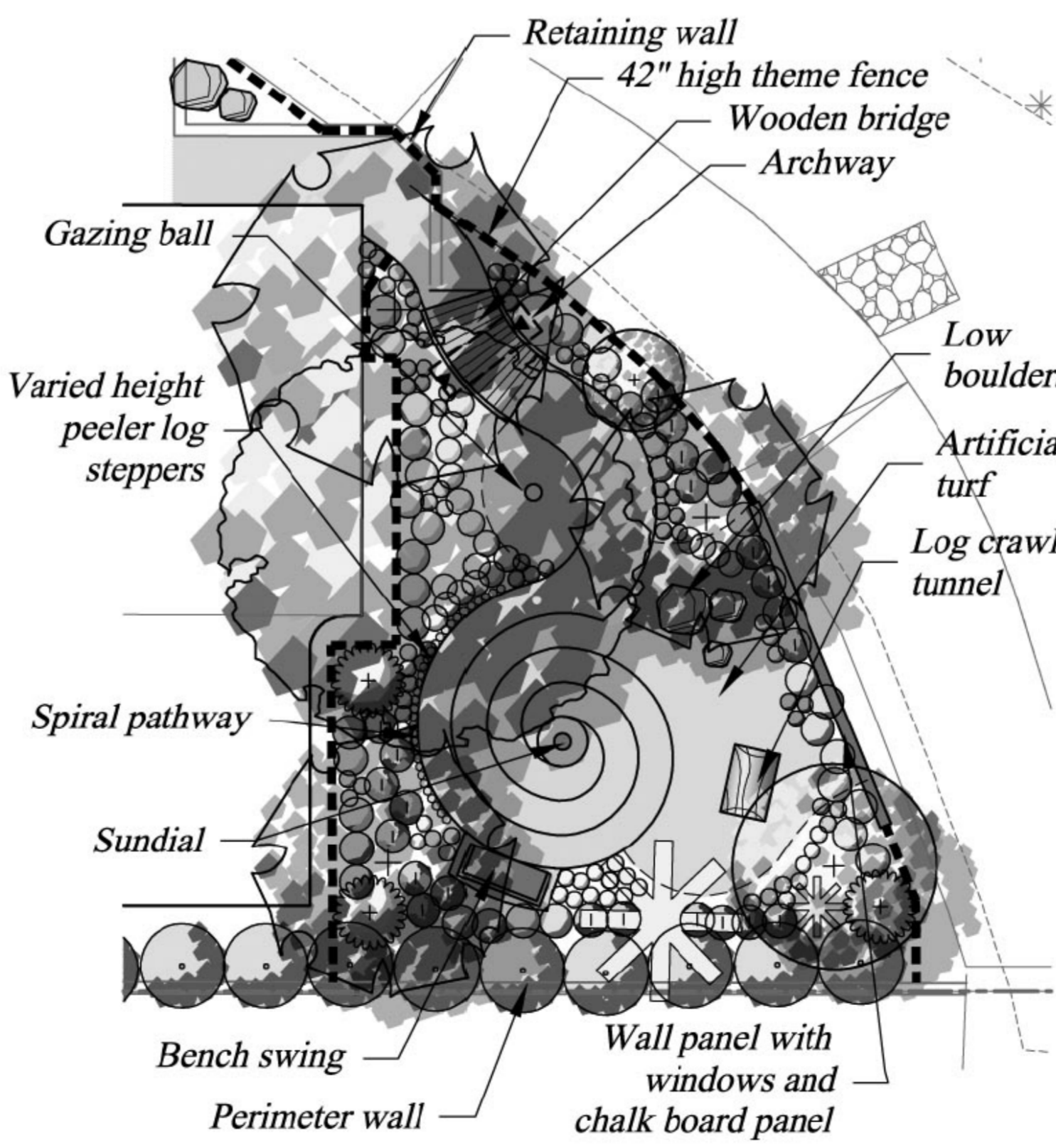
- 'Marathon' Dwarf Fescue - H

Slope Shrubs - 1 gallon size

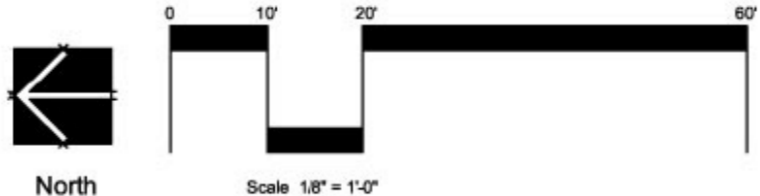
- Atriplex spp. - Saltbush - L
- Ceanothus spp. - California Wild Lilac - L
- Heteromeles arbutifolia - Toyon - L
- Muhlenbergia rigens - Deer Grass - L
- Rhamnus californica - Coffeeberry - L
- Salvia spp. - Sage - L

Slope Ground Cover - Flats/1 gallon size

- Achillea millefolium - Yarrow - L
- Baccharis spp. - Dwarf Coyote Brush - L
- Ceanothus spp. - California Wild Lilac - L
- Rosmarinus 'Prostratus' - Prostrate Rosemary - L
- Salvia spp. - Sage - L



Children's Garden



Landscape Notes and Details

Stone Creek Casitas

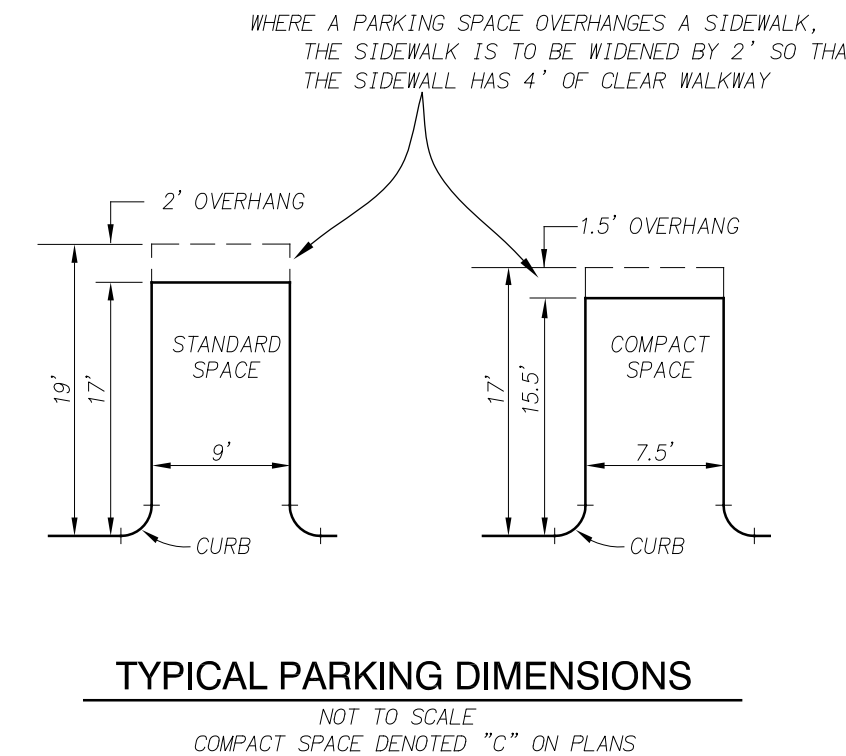
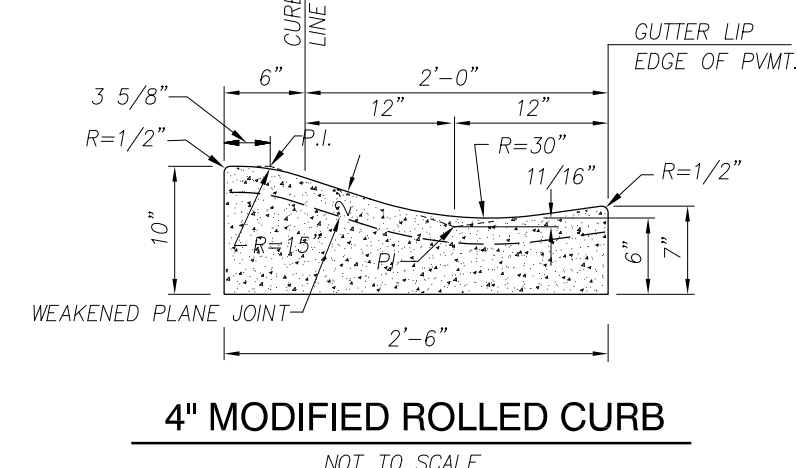
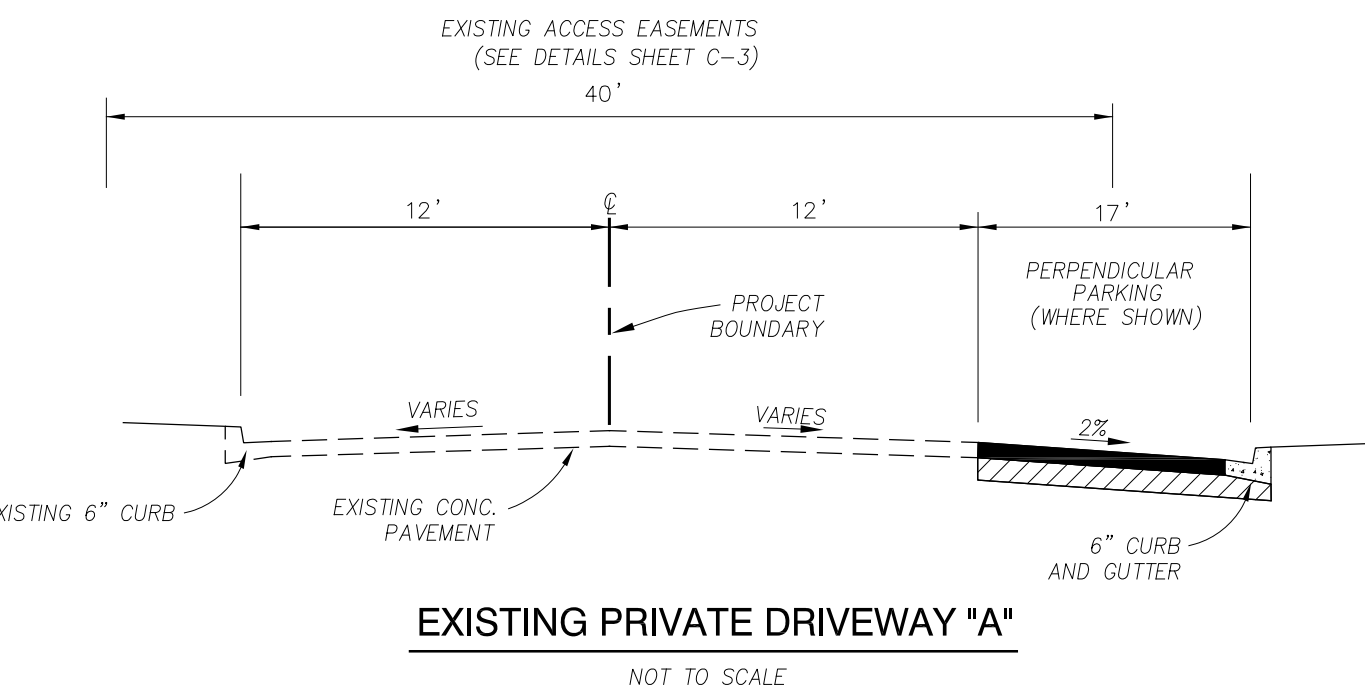
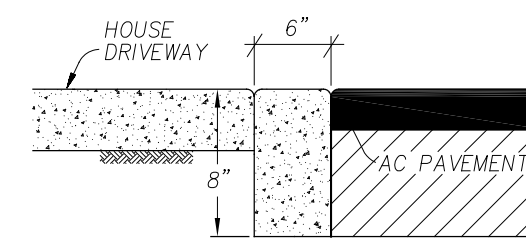
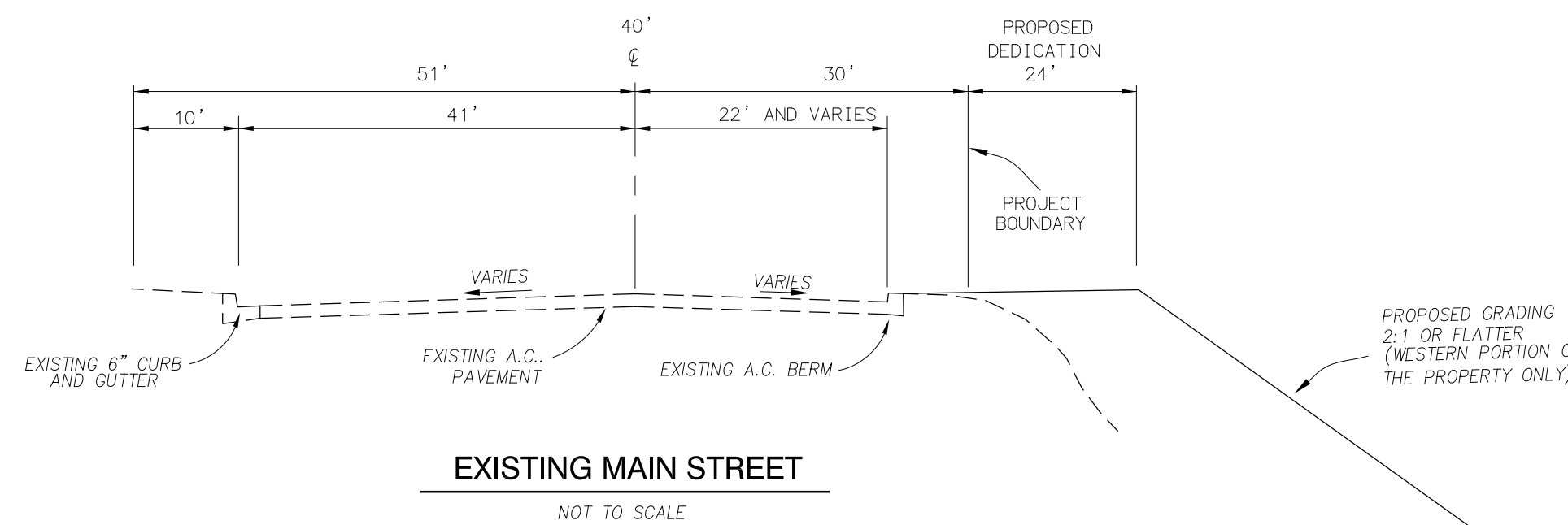
I am familiar with and agree to comply with the requirements for landscape improvement plans as described in Chapter 20.12 of the municipal code. I have prepared this plan in compliance with those regulations. I certify that the plan implements the regulations to provide efficient landscape water use.

Julie Howard
 Howard Associates, Inc. RLA 2681 Date 5/14/14

HOWARD ASSOCIATES
 landscape architecture
 2442 second avenue
 san diego ca 92101 619 718 9660

DRC - 13-33 DESIGN REVIEW/SITE PLAN/CONCEPTUAL GRADING PLAN STONE CREEK CASITAS

City of Chula Vista, California



LEGEND

- PROJECT BOUNDARY:
- EXISTING TOPO CONTOUR:
- GRADE ELEVATION: $Ff=578.4$
- PAD ELEVATION: $P=578.9$
- SLOPE (2:1 MAX):
- PERCENT OF GRADE: 2%
- STREET ELEVATION: 578.2
- EXIST. SEWER MAIN:
- PROP. SEWER MAIN:
- EXIST. WATER MAIN:
- PROP. WATER MAIN:
- EXIST. FIRE HYDRANT:
- PROP. FIRE HYDRANT:
- EXIST. STREET LIGHT:
- PROP. STREET LIGHT:
- EXIST. STORM DRAIN:
- PROP. STORM DRAIN:
- BIO RETENTION BASIN:
- EASEMENT LINE:
- ELECTRIC TRANSFORMER:
- RIPRAP SLOPE PROTECTION:
- PERMEABLE PAVERS:
- SOLAR SHADE STRUCTURE:

GENERAL NOTES

1. ASSESSOR'S PARCEL NUMBER: 629-130-22
2. GROSS LOT AREA: 4.681 AC
3. TOTAL NUMBER OF UNITS: 97
4. DENSITY: 20.7 DU/AC (97 UNITS / 4.681 AC = 20.7)
5. TOTAL FLOOR AREA: 148,361 SF
6. EXISTING ZONING: ILP
7. EXISTING LAND USE DESIGNATION: HIGH DENSITY RESIDENTIAL (18-27 DU/AC)
8. PROPOSED ZONING: R-3 ALL RESIDENTIAL DEVELOPMENT STANDARDS ARE ESTABLISHED BY APPROVAL OF DESIGN REVIEW SITE PLAN
9. PRESENT LAND USE: VACANT
10. PROPOSED LAND USE: MULTIFAMILY RESIDENTIAL
11. WATER SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE CALIFORNIA WATER DISTRICT. ON SITE WATER SYSTEMS SHALL BE PRIVATE.
12. ALL ON-SITE STORM DRAINS SHALL BE PRIVATELY MAINTAINED.
13. SANITARY SEWER TO BE PROVIDED AND CONNECTED TO CITY OF CHULA VISTA SEWERS. ON-SITE SEWER SYSTEMS SHALL BE PRIVATE.
14. STREET TREE DEPOSITS SHALL BE PAID IN ACCORDANCE WITH ORDINANCE NO. 1369 AND NO. 1687 OF THE CITY OF CHULA VISTA.
15. DRY AND NET UTILITIES SHALL BE UNDERGROUND. EASEMENTS TO BE PROVIDED AS NECESSARY.
16. SUBDIVIDER TO PROVIDE APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE CITY ENGINEER FOR PUBLIC RIGHT-OF-WAY.
17. SLOPE PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF CHULA VISTA LANDSCAPE MANUAL AND THE MONTECITO VILLAGE DESIGN PLAN DESIGN GUIDELINES.
18. GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH ORDINANCE NO. 1797 (AS AMENDED BY ORDINANCE NO. 1877) OF THE CITY OF CHULA VISTA.
19. ALL WORK WITHIN PUBLIC RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS AND THE DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF CHULA VISTA.
20. FIRE HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHULA VISTA DESIGN STANDARD NO. 8.
21. PRELIMINARY GEOTECHNICAL FEASIBILITY REPORT PREPARED BY: ADVANCED GEOTECHNICAL SOLUTIONS, REPORT NO. 1308-03-B-2.
22. GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN.
23. TRASH PILES SHALL BE IN DUMPSTERS TWICE A WEEK.
24. SOURCE OF TOPOGRAPHY: AERIAL TOPOGRAPHY PREPARED BY PHOTO GEODETIC PROJECT NO. 434613. PROJECT DATUM: NAVD 88

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF SAN DIEGO, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY, APPROVED FEBRUARY 25, 1870.

GRADING QUANTITIES

CUT: 2,600 C.Y. FILL: 13,100 C.Y.
IMPORT: 10,500 C.Y.

PUBLIC UTILITIES

SEWER	CITY OF CHULA VISTA
WATER	SWEETWATER AUTHORITY
STORM DRAIN	PRIVATE H.O.A.
TELEPHONE	PRACTICE BELL
GAS AND ELECTRIC	SODGE
CABLE T.V.	COX CABLE, ULTRONICS
POLICE & FIRE	CITY OF CHULA VISTA

OWNER AND DEVELOPER

STONE CREEK CASITAS, L.L.C.
303 H STREET, SUITE 103
CHULA VISTA, CA 91910
(619) 422-8400

ENGINEER

LUNDSTROM ENGINEERING AND SURVEYING, INC.
5333 MISSION CENTER DRIVE, STE 115
SAN DIEGO, CA 92108
(619) 814-1220



William Lundstrom
12/12/13
DATE
R.C.E. 61630
EXPIRES ON 06/30/15

PARKING SUMMARY REQUIRED

63 1-BEDROOM UNITS @ 1.50	94.5 SPACES
34 2-BEDROOM UNITS @ 2.00	68.0 SPACES
TOTAL	162.5 SPACES

USE 163 SPACES

PROVIDED

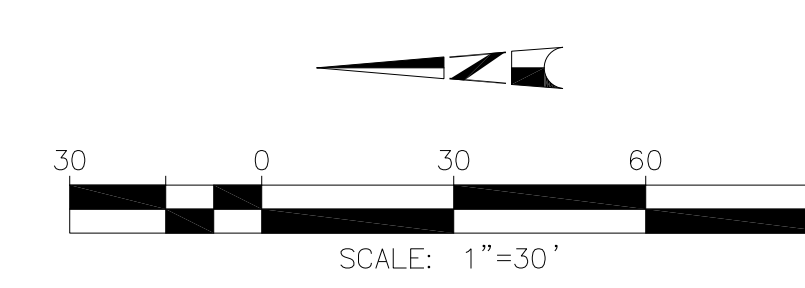
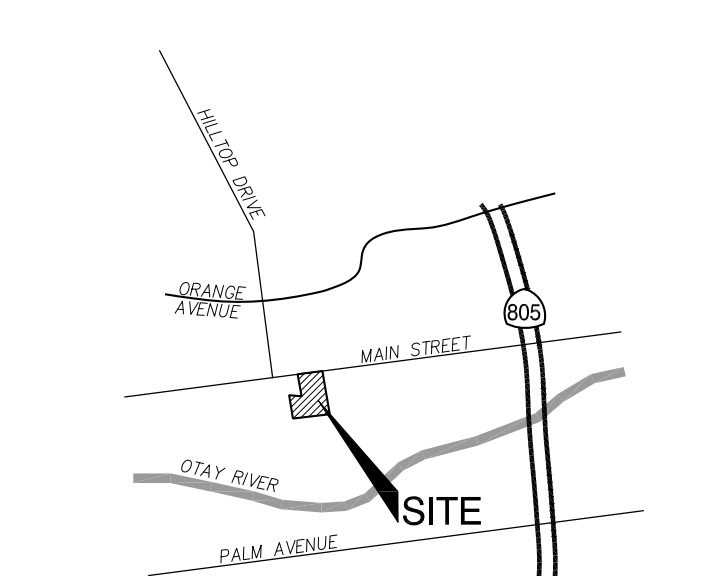
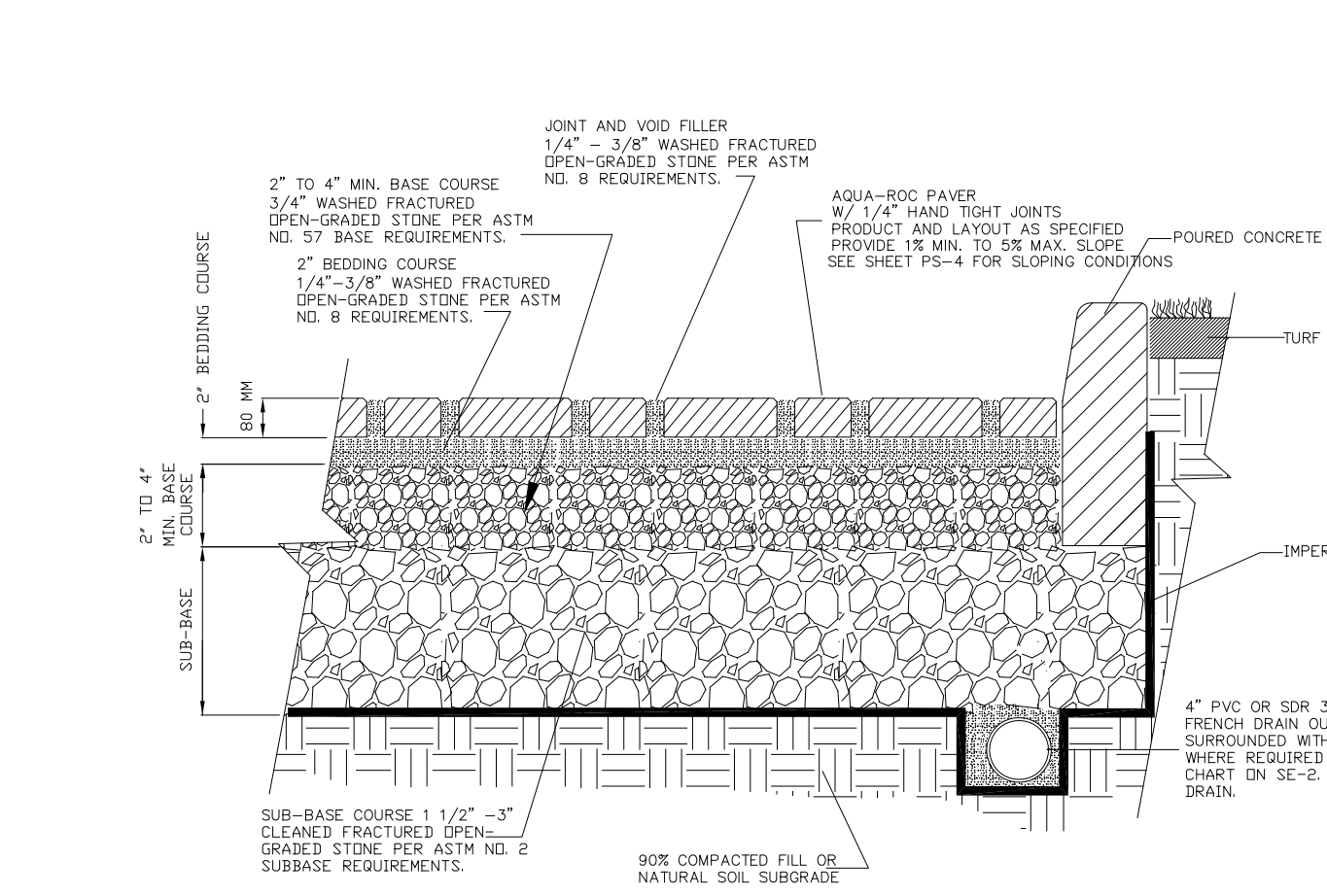
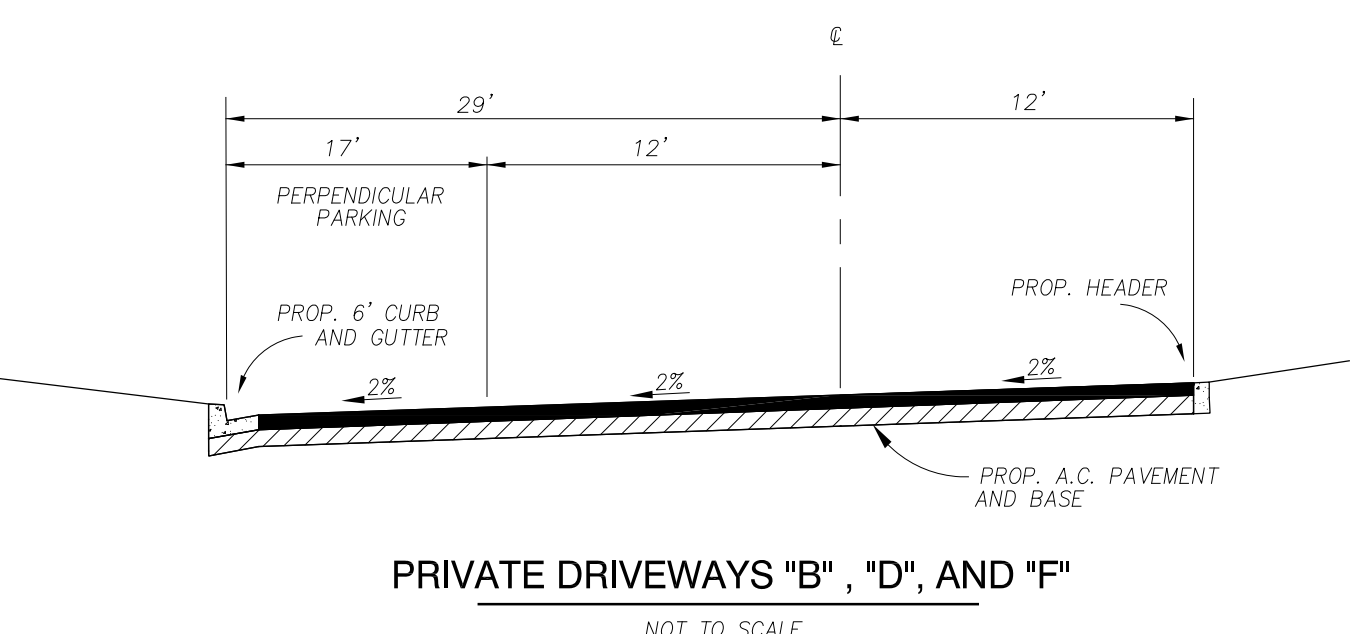
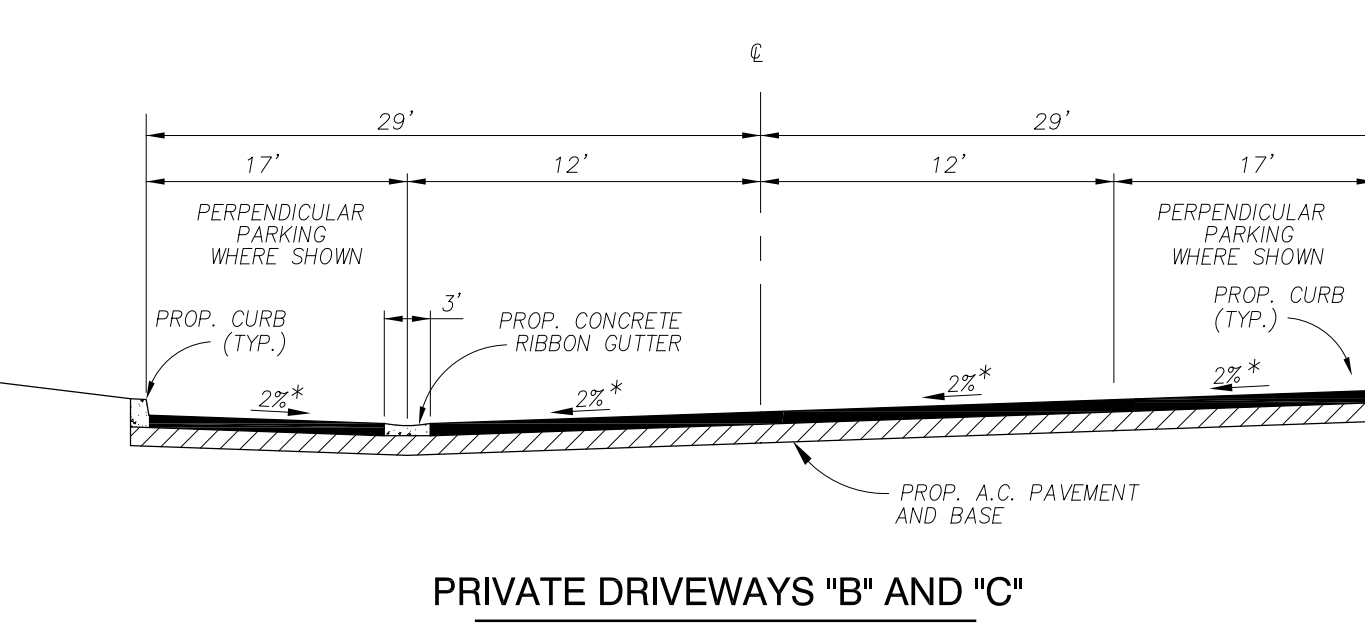
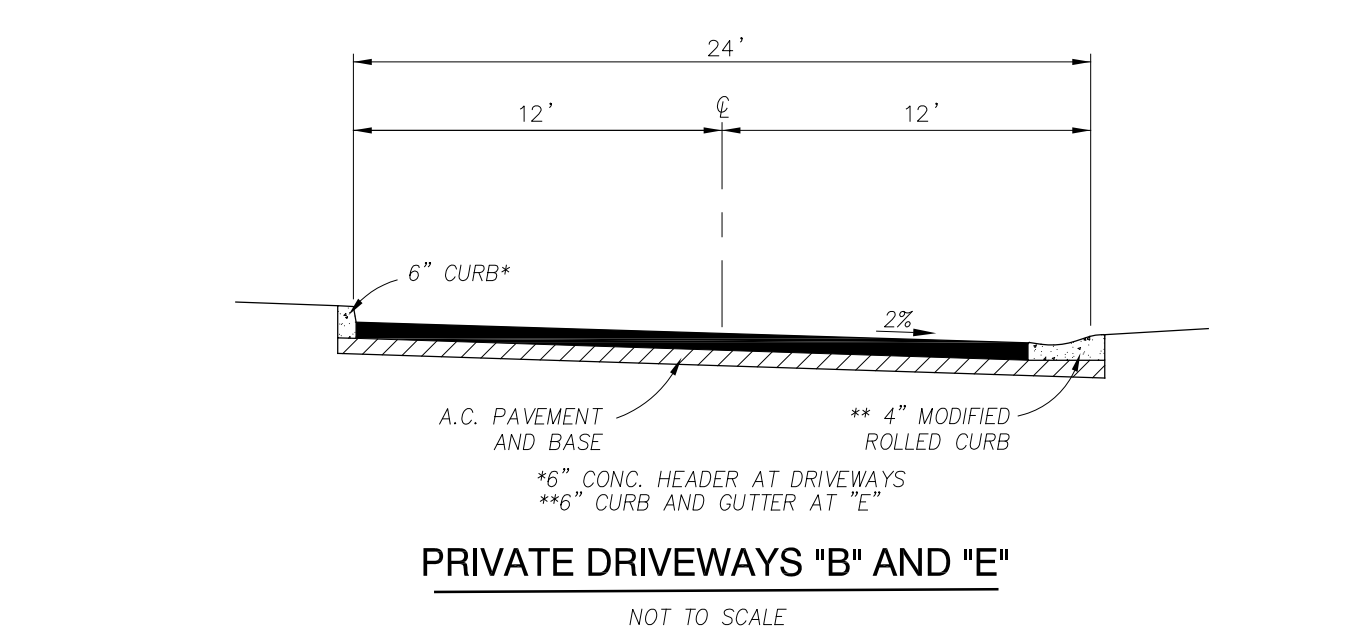
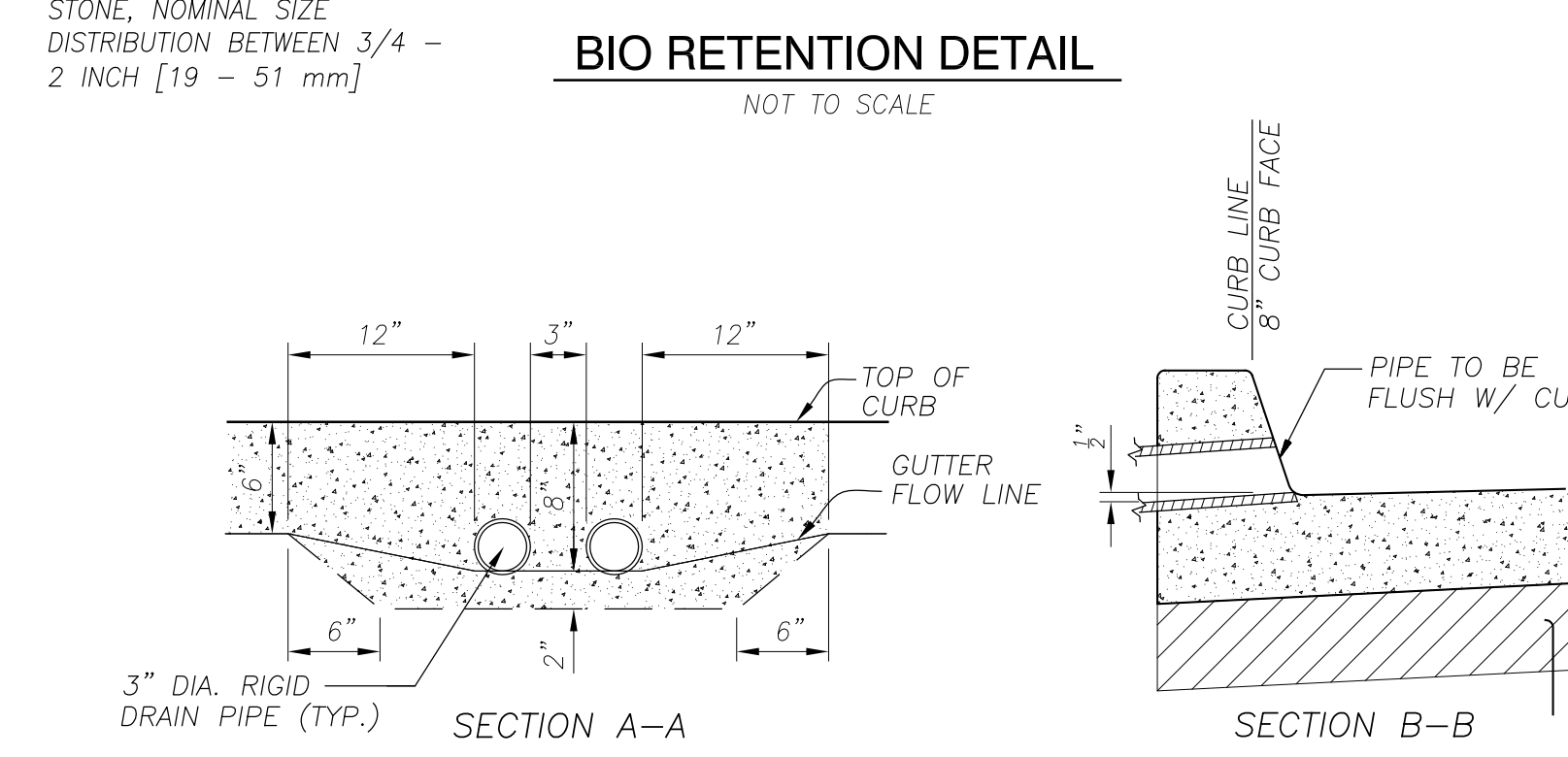
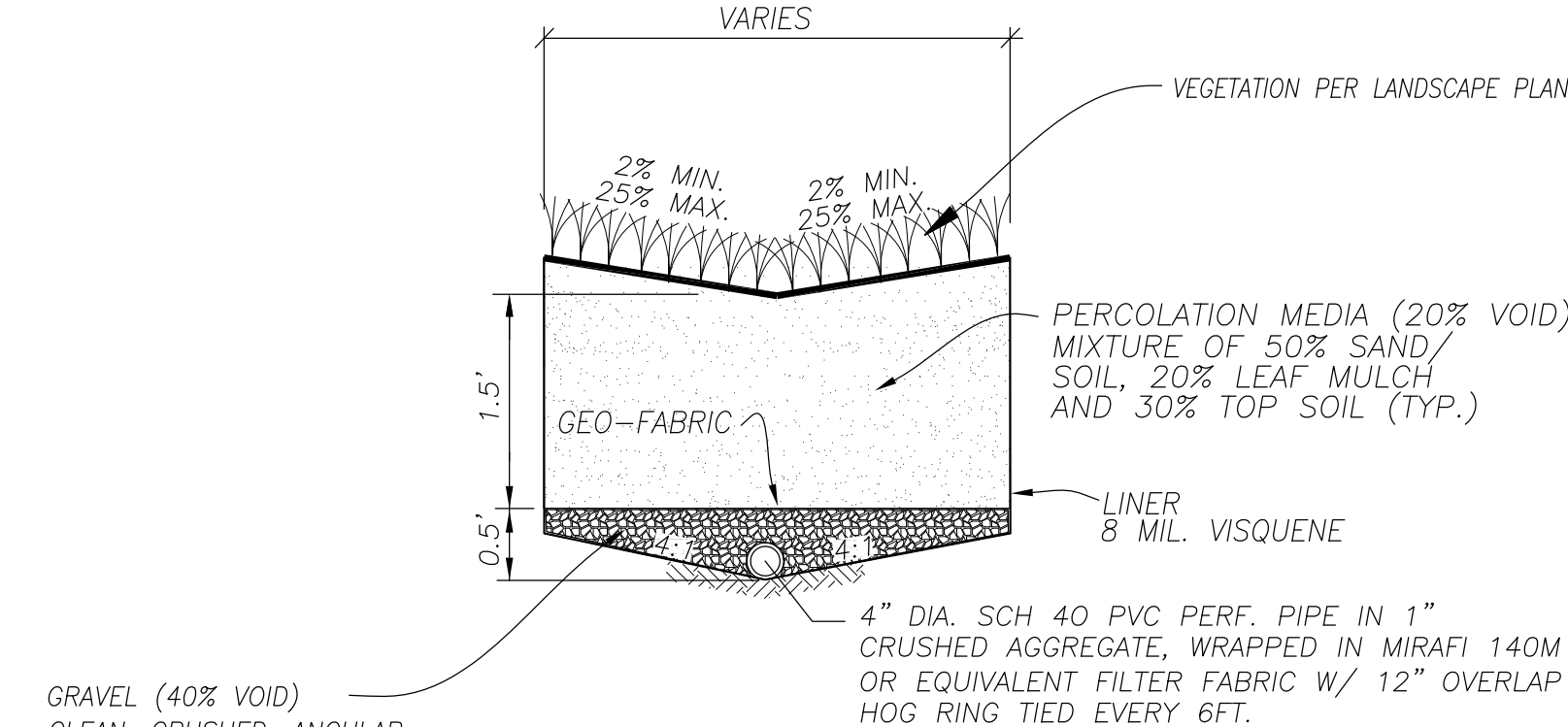
CARPET	58 SPACES
PUBLIC STREET	0 SPACES
COVERED (SOLAR SHADE STRUCTURE)	67 SPACES
OPEN BAY	51 SPACES
DISABLED	5 SPACES
TOTAL	181 SPACES

NOTE: TWO OF THE OPEN SPACES ARE COMPACT SPACES. TWO OF THE DISABLED SPACES ARE COVERED.

AREA SUMMARY

DESCRIPTION	AREA S.F.	AREA AC.	PERCENT
BUILDING COVERAGE	41,086	0.94	20%
STREET COVERAGE	58,030	1.33	28%
MAIN STREET DEDICATION	4,095	0.09	28%
LANDSCAPING *	100,701	2.41	52%
TOTAL SITE AREA	203,912	4.68	100%

* CONSISTS OF 41,190 SF, OR 0.95 ACRES, IN THE CREEK AREA. OF THE CREEK AREA, 34,377 SF IS TO REMAIN NATURAL, AND 6,813 SF IS ROCK CHANNEL PROTECTION.

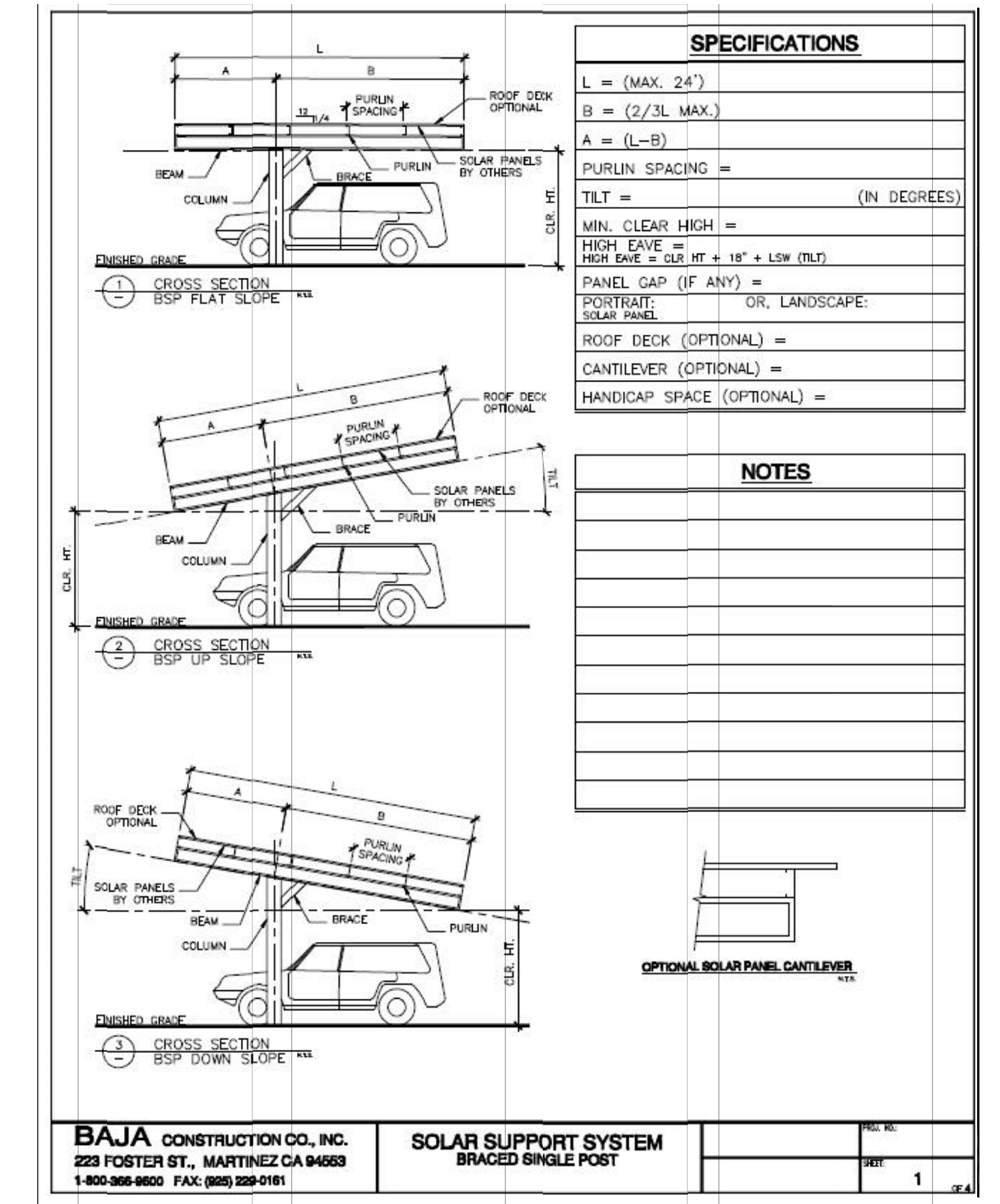
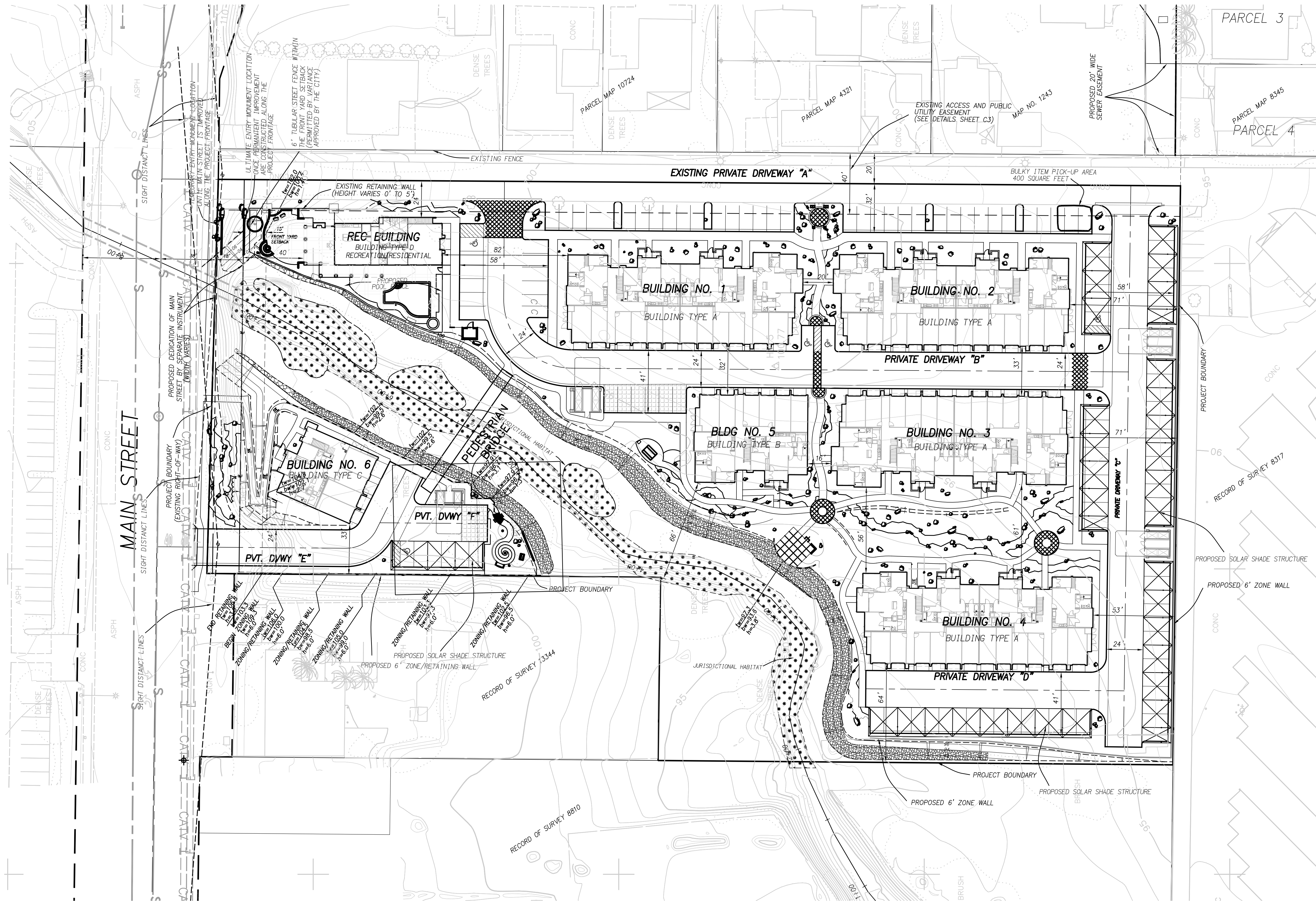


NO.	REVISIONS	DATE	BY
1	INITIAL SUBMITTAL	12-11-13	
2	FIRST RESUBMITTAL	02-18-14	
3	SECOND RESUBMITTAL	05-15-14	
4	THIRD RESUBMITTAL	07-07-14	
5	FOURTH RESUBMITTAL	08-28-14	
6			
7			

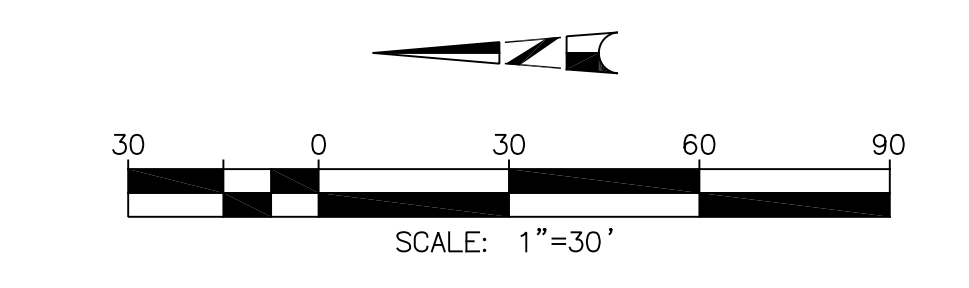
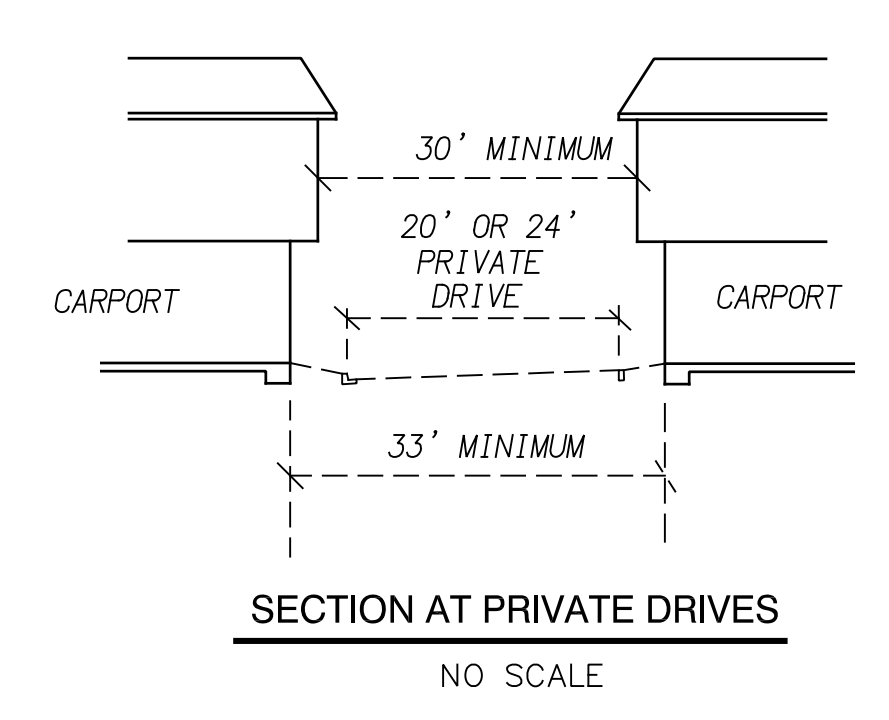
**DRC 13-33
DESIGN REVIEW/SITE PLAN
TITLE SHEET
STONE CREEK CASITAS
City of Chula Vista, California**

C 1

DESIGN REVIEW - STONE CREEK CASITAS



TYPICAL DETAILS
SOLAR SHADE STRUCTURE
NO SCALE
L=19.0'

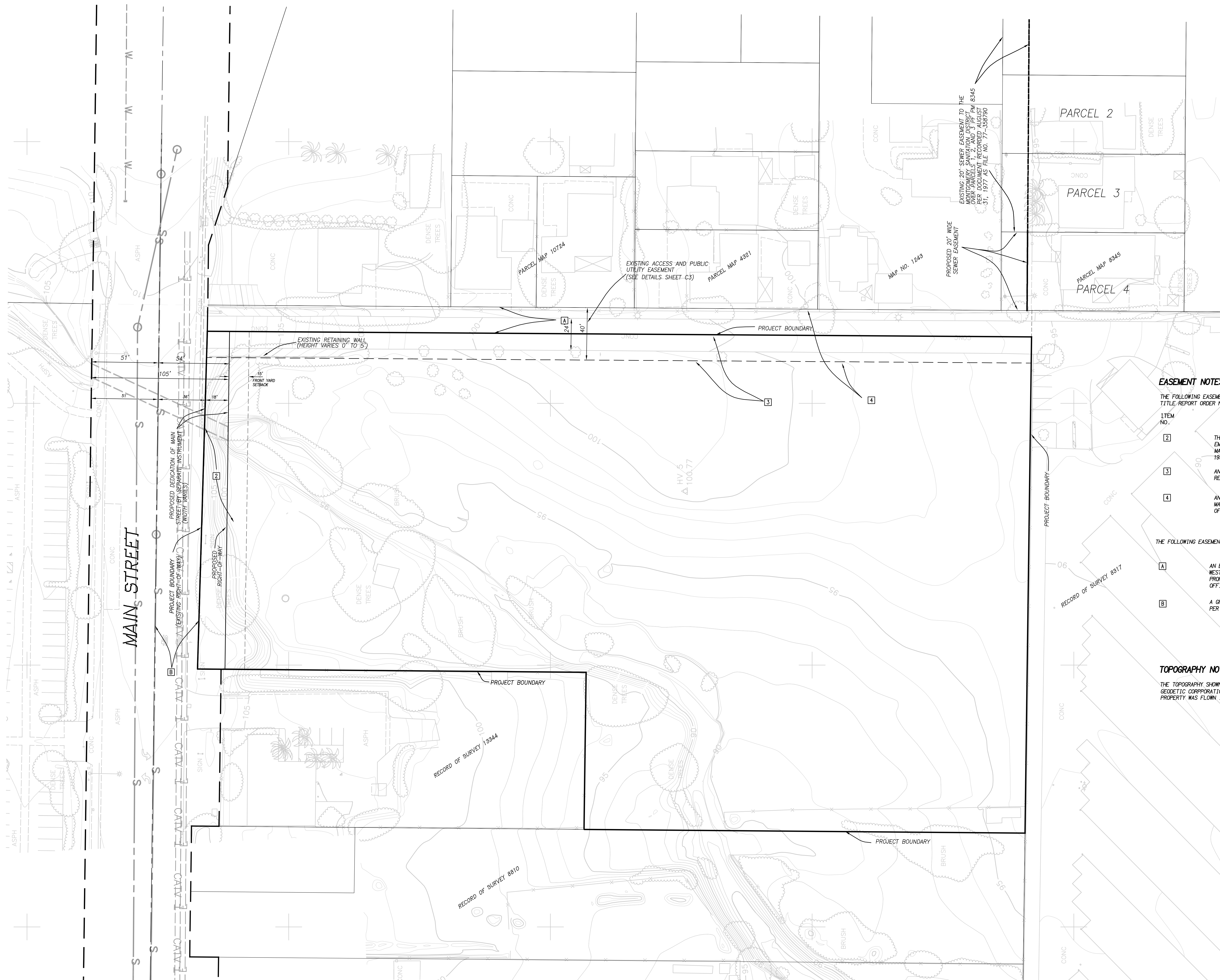


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4	THIRD RESUBMITTAL	07-07-14	
5	FOURTH RESUBMITTAL	09-08-14	
6			
7			

PREPARED BY:
Lundstrom
Engineering and Surveying, Inc.
5333 Mission Center Dr. Ste 115 • San Diego, CA 92108
Phone (619) 814-1220 • Fax (619) 641-5910

DRC 13-31
DESIGN REVIEW/SITE PLAN
SITE PLAN
STONE CREEK CASITAS
City of Chula Vista, California

C2



EASEMENT NOTES

THE FOLLOWING EASEMENT DATA WAS OBTAINED FROM CORINTHIAN TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NO. 69523-PD, DATED AUGUST 9, 2013.

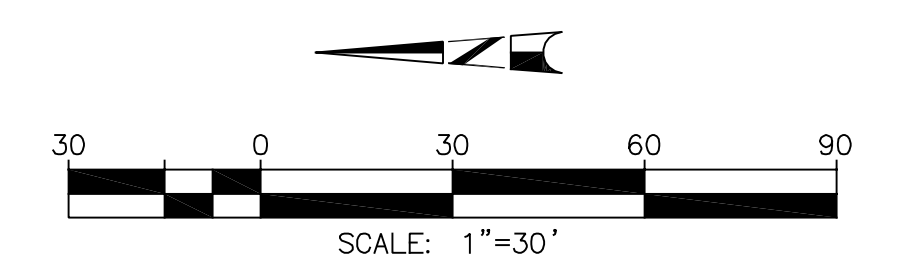
- | ITEM NO. | EASEMENT |
|----------|--|
| 2 | THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID PUBLIC HIGHWAY AS CONTAINED IN THE DEED RECORDED DECEMBER 18, 1959 IN BOOK 8053, PAGE 476 OF OFFICIAL RECORDS. |
| 3 | AN EASEMENT TO ALSO TRANSFER CO. FOR THE PURPOSE OF ROAD AND PUBLIC UTILITY, RECORDED OCTOBER 23, 1973 AS INSTRUMENT NO. 73-295982 OF OFFICIAL RECORDS. |
| 4 | AN AGREEMENT, AND THE TERMS AND CONDITIONS AS CONTAINED THEREIN REGARDING A ROAD MAINTENANCE AGREEMENT RECORDED JANUARY 21, 1974 AS INSTRUMENT NO. 73-015441 OF OFFICIAL RECORDS. |

THE FOLLOWING EASEMENT DATA AFFECTS THE SUBJECT PROPERTY:

- | | |
|---|---|
| A | AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES, OVER, UNDER ALONG AND ACROSS THE WESTERLY 20 FEET OF THE PROPERTY ADJOINING THE EASTERLY BOUNDARY OF THE SUBJECT PROPERTY PER DEED RECORDED NOVEMBER 15, 2013 AS DOCUMENT NO. 2013-0676223 OF OFFICIAL RECORDS. |
| B | A GRANT DEED FOR A PUBLIC HIGHWAY OVER THE NORTHERLY 30' OF THE SUBJECT PROPERTY PER DEED RECORDED DECEMBER 18, 1959 IN BOOK 8053, PAGE 476 OF OFFICIAL RECORDS. |

TOPOGRAPHY NOTES

THE TOPOGRAPHY SHOWN IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY PHOTO GEODETIC CORPORATION AT A SCALE OF 1"=40' WITH A 1' CONTOUR INTERVAL. THE DATE THE PROPERTY WAS FLOWN IS SEPTEMBER 4, 2013.

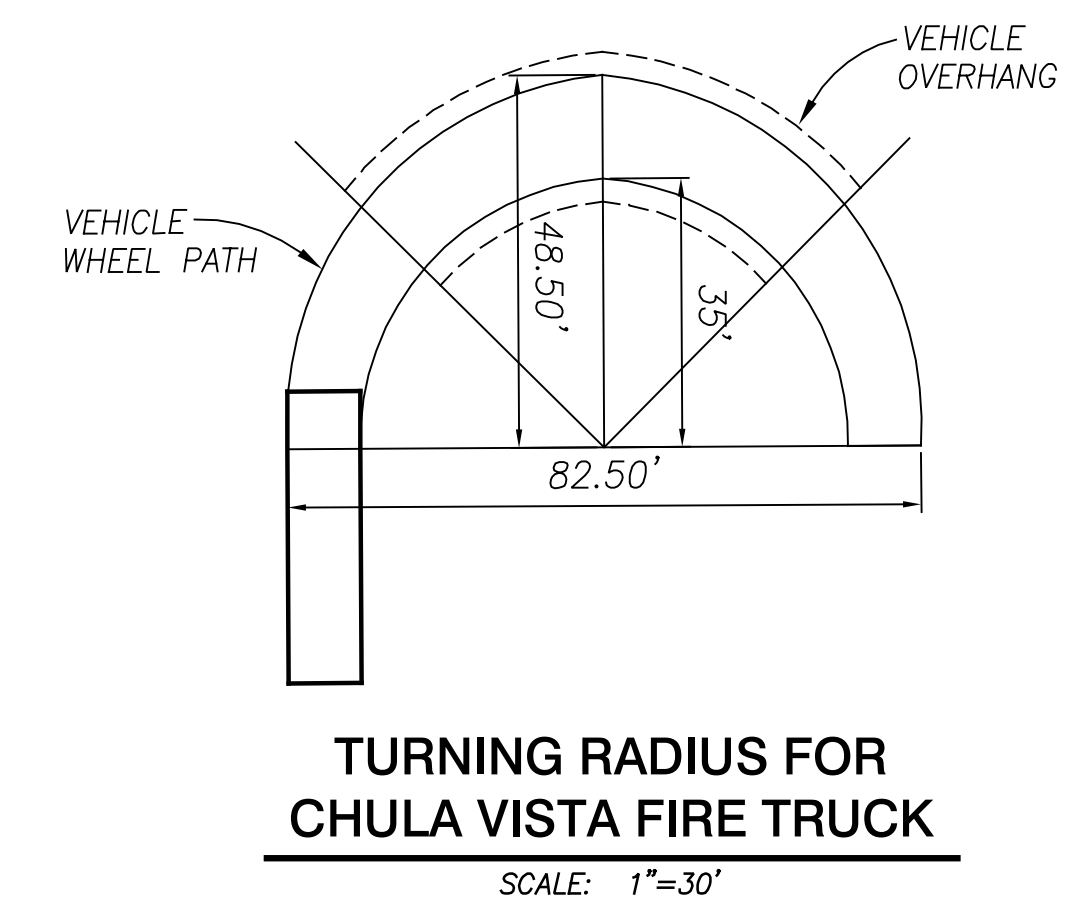
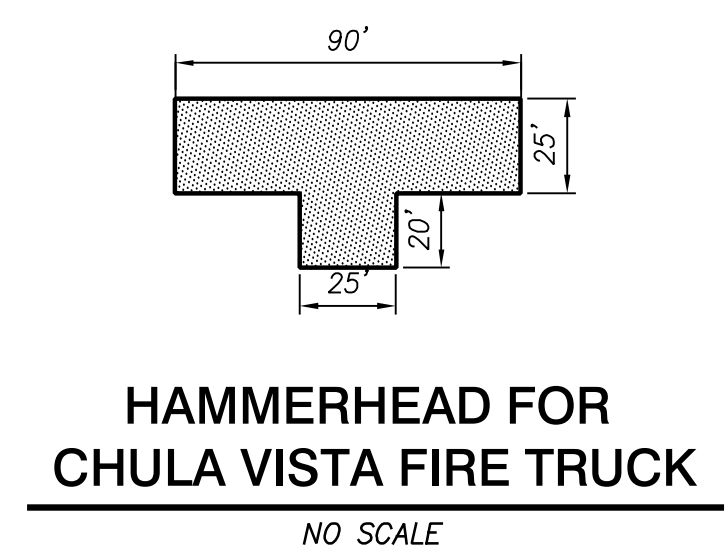
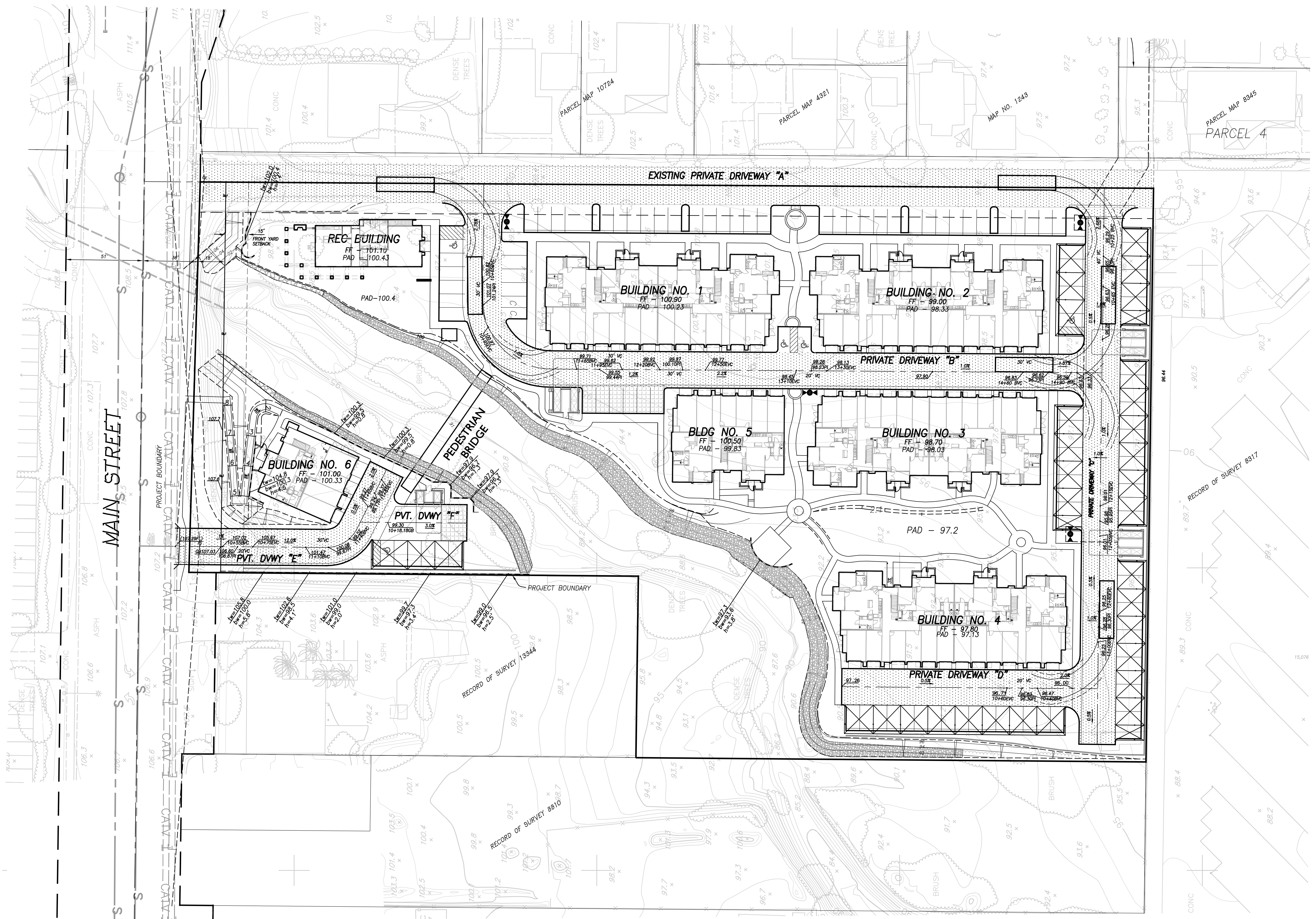


NO.	REVISIONS	DATE	BY
1	INITIAL SUBMITTAL	12-11-13	
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4	THIRD RESUBMITTAL	7-01-14	
5			
6			
7			

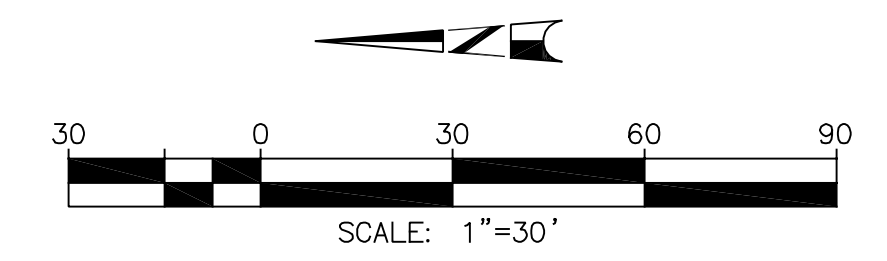
PREPARED BY:
Lundstrom
 Engineering and Surveying, Inc.
5333 Mission Center Dr. Ste 118 • San Diego, CA 92108
 Phone (619) 514-1200 • Fax (619) 641-9100

DRC 13-33
DESIGN REVIEW/SITE PLAN
EXISTING TOPO AND EASEMENTS
STONE CREEK CASITAS
 City of Chula Vista, California

C3



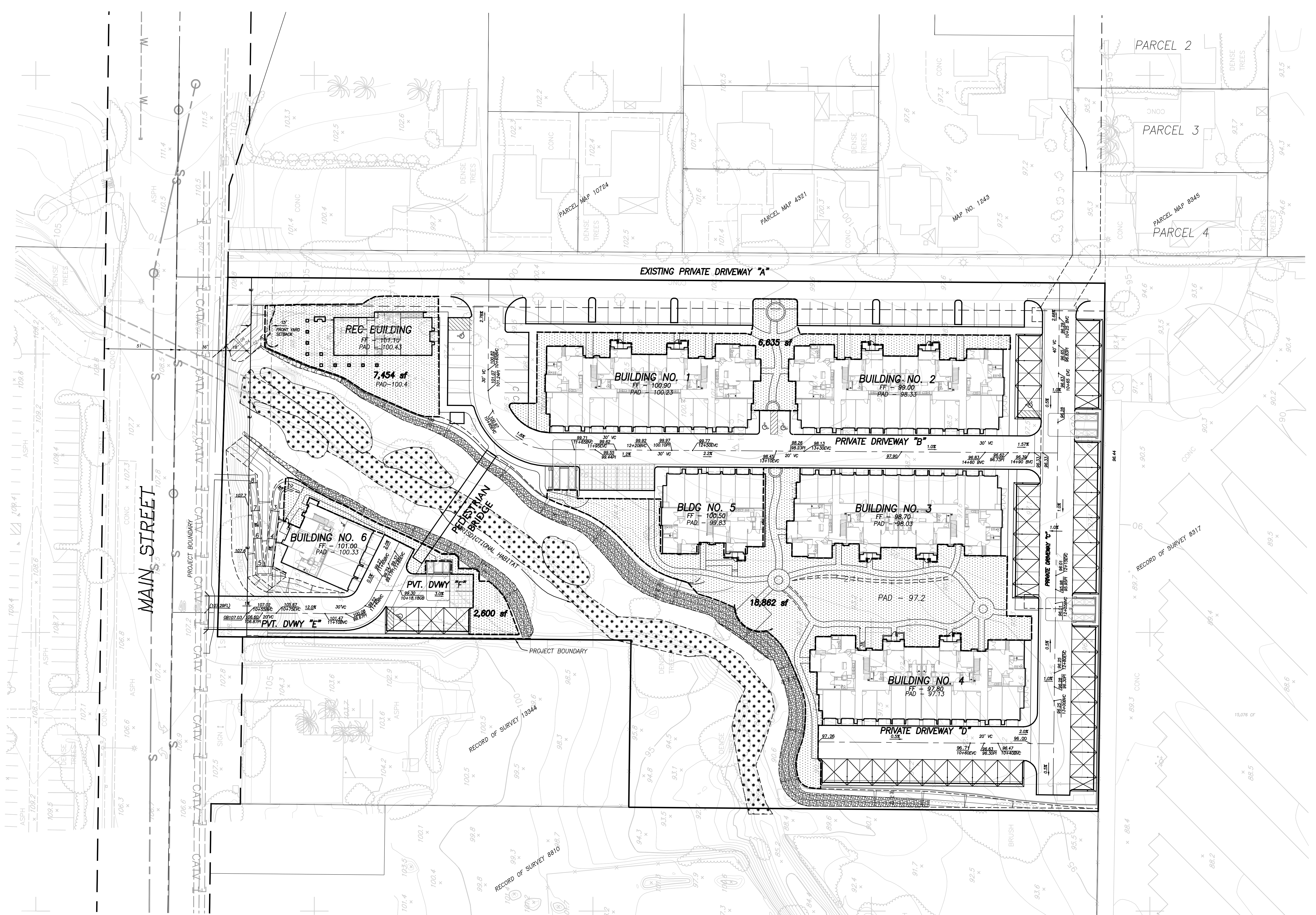
- INDICATES CONCEPTUAL LOCATION OF FIRE HYDRANT. FINAL LOCATION TO BE DETERMINED BY THE CITY OF CHULA VISTA FIRE DEPARTMENT.
- LIGHTED DIRECTORY LOCATION
- EMERGENCY ACCESS ROAD



NO.	REVISIONS	DATE	BY
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4	THIRD RESUBMITTAL	7-07-14	
5			
6			
7			

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Phone: (619) 514-1200 • Fax: (619) 641-9100

DRC 13-33
DESIGN REVIEW/SITE PLAN
FIRE EXHIBIT
STONE CREEK CASITAS
City of Chula Vista, California



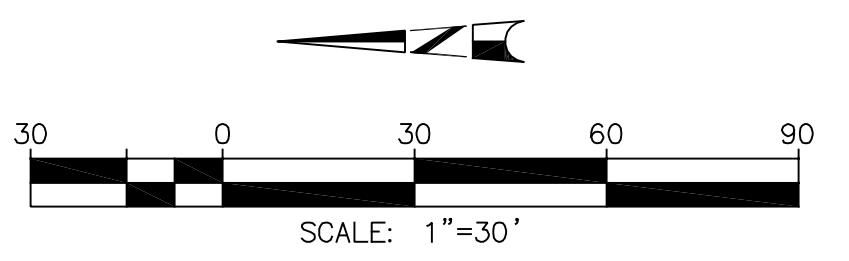
USEABLE OPEN SPACE

REQUIRED	
PER UNIT	TOTAL
400 SF X 97 UNITS	38,800 SF

PROVIDED	
DESCRIPTION	PROVIDED
COMMON OPEN SPACE	35,551 SF
PRIVATE OPEN SPACE	8,148 SF
TOTAL	43,699 SF

PRIVATE OPEN SPACE - BASED ON 84 SF FOR 97 UNITS WITH BALCONIES OR PATIOS

COMMON OPEN SPACE

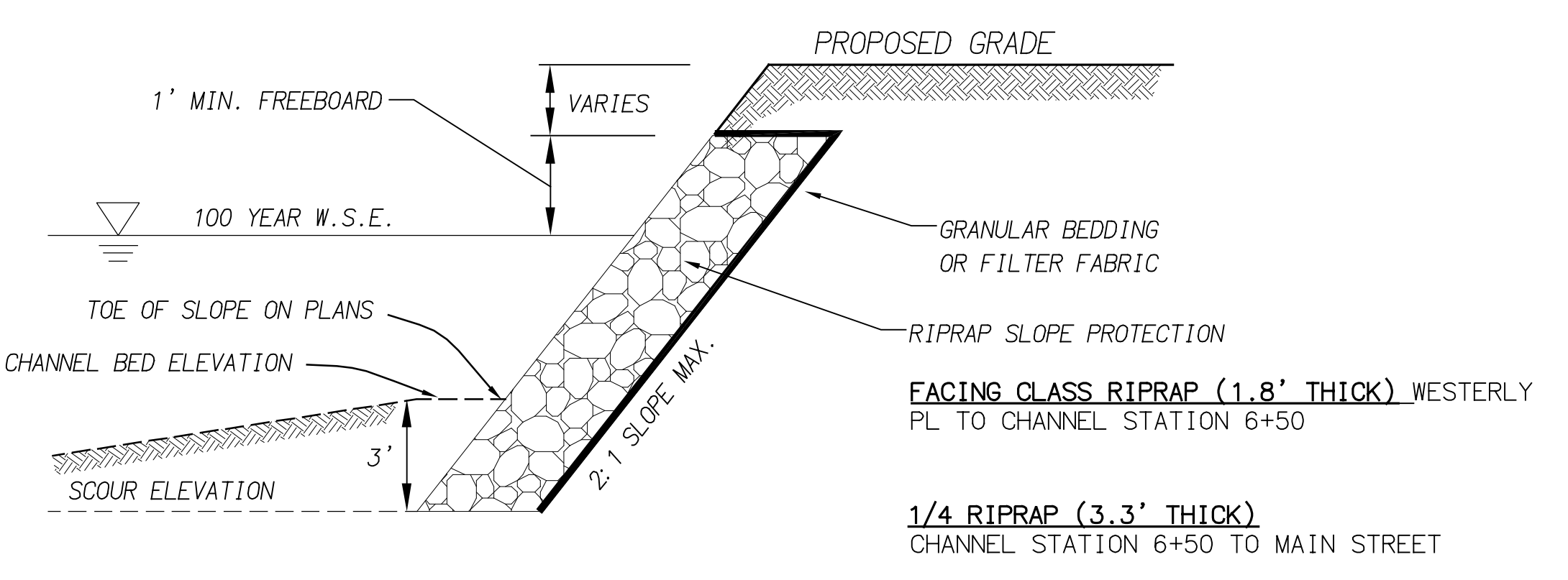
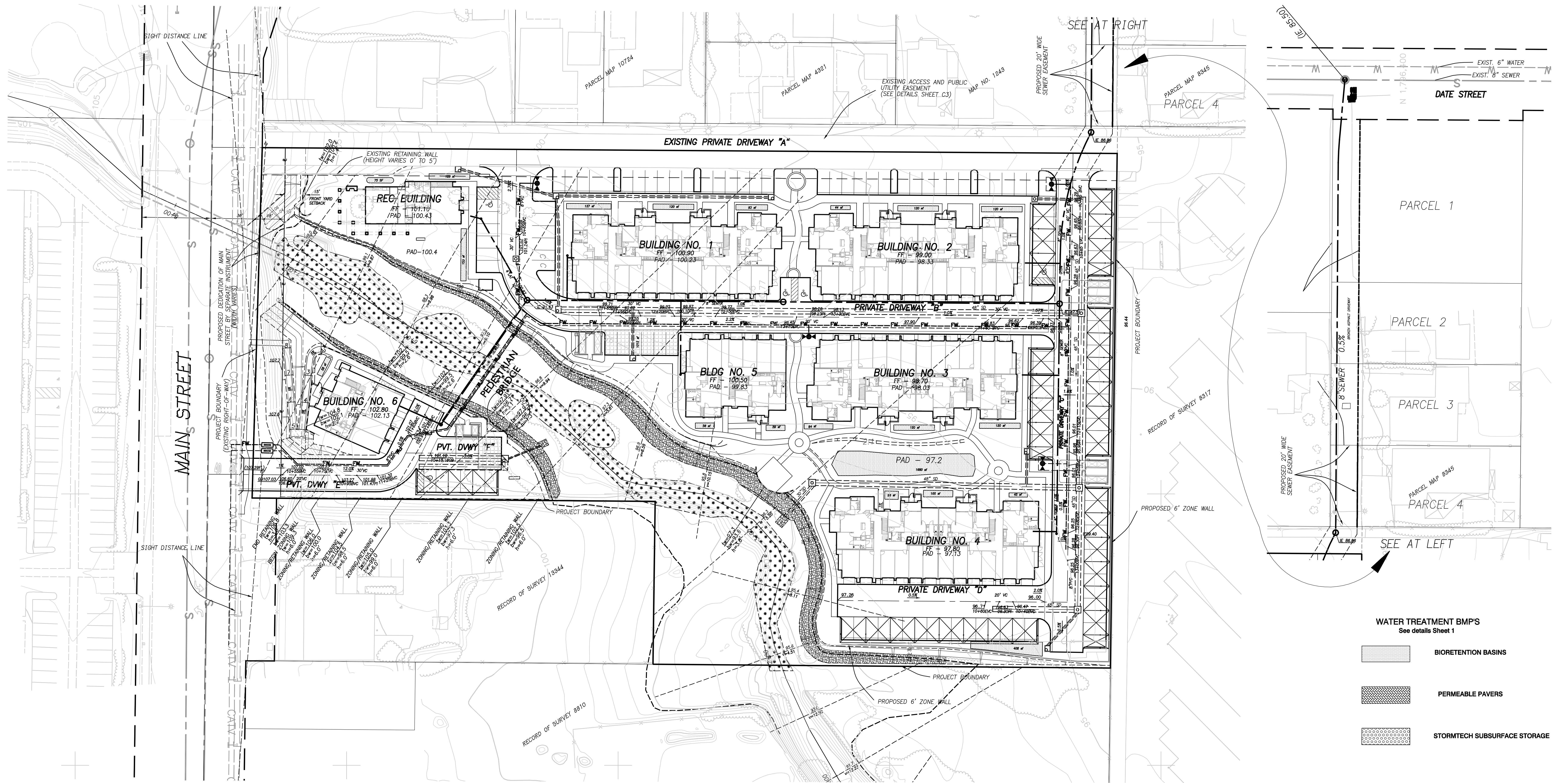


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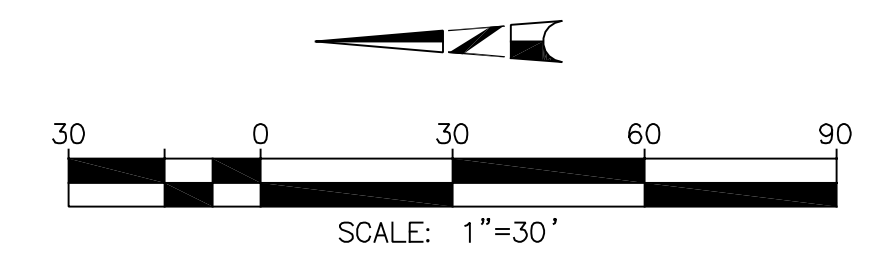
PREPARED BY:
Lundstrom
 Engineering and Surveying, Inc.
 5333 Mission Center Dr. Ste 118 • San Diego, CA 92108
 Phone (619) 514-1200 • Fax (619) 641-9910

DRC 13-33
 DESIGN REVIEW/SITE PLAN
 OPEN SPACE EXHIBIT
 STONE CREEK CASITAS
 City of Chula Vista, California

C5



RIPRAP SLOPE PROTECTION (TYP.)
NO SCALE



NO.	REVISIONS	DATE	BY
1	INITIAL SUBMITTAL	12-11-13	
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4	FOURTH RESUBMITTAL	8-28-14	
5			
6			
7			

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Phone (619) 514-1200 • Fax (619) 641-9910

DRC 13-33
DESIGN REVIEW/SITE PLAN
CONCEPTUAL GRADING AND UTILITIES **C 6**
STONE CREEK CASITAS
City of Chula Vista, California