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VESTED TENTATIVE MAP NO. 3273796
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3273795
SITE DEVELOPMENT PERMIT PMT -3398899

COLLECTION AT CACTUS

SAN DIEGO, CA

RESI ARCHITECTURE, INC
23231 SOUTH POINTE DR.
LAGUNA HILLS, CA. 92653
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PROJECT INFO

ZONING:	RM 2-5, RM 3-7, CC 3-6
SITE ADRESS:	7020 AIRWAY RD., SAN DIEGO, CA 92154
SPECIFIC PLAN:	OTAY MESA CENTRAL VILLAGE
APN:	646-103-0100
CONSTRUCTION TYPE:	2, 3, AND 4 STORY OF TYPE V-A ON GRADE
OCCUPANCY:	R-2, B, A-3, U, S-2
OVERLAY ZONE DESIGNATIONS:	OTAY MESA CENTRAL VILLAGE SPECIFIC PLANNING AREA, COMMUNITIES OF CONCERN, BROWN FIELD AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE, TRANSIT PRIORITY AREA, AFFORDABLE HOUSING PARKING DEMAND HIGH, ALUCP AIRPORT INFLUENCE AREA (AIA) BROWN FIELD - REVIEW AREA 1, ALUCP SAFETY ZONE, BROWN FIELD-SAFETY ZONE 6, FAA PART 77 NOTICING AREA, VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFSZ)
GEOLOGICAL HAZARD CATEGORY:	53
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL
TRANSIT STOPS:	NONE ADJACENT
LEGAL DESCRIPTION:	REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF. EXCEPTING THEREFROM THAT PORTION DESCRIBED IN FINAL ORDER OR CONDEMNATION RECORDED JULY 13, 2007 AS INSTRUMENT NO. 2007-0469983 OF OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED OCTOBER 12, 2010 AS INSTRUMENT NO. 2010-0547452 OF OFFICIAL RECORDS.
PROJECT DESCRIPTION:	PROCESS 4 VESTING TENTATIVE MAP, SITE DEVELOPMENT PERMIT, AND NEIGHBORHOOD DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF 985 MULTIFAMILY RESIDENTIAL UNITS, INCLUDING 83 DEED RESTRICTED AFFORDABLE HOUSING UNITS, 17,452 SF OF LEASING/AMENITY SPACE, AND A PUBLIC PARK ON APPROXIMATELY 29 ACRES WITHIN PLANNING AREAS 10-14 OF THE OTAY MESA VILLAGE CENTRAL SPECIFIC PLAN. AFFORDABLE HOUSING DENSITY BONUS IS REQUESTED PURSUANT TO SDMC SECTION 143.0720 AND CALIFORNIA GOVERNMENT CODE SECTION 65915.

REQUESTED WAIVERS PER STATE DENSITY BONUS LAW

PLANNING AREA 10 REQUESTED WAIVERS		
CODE SECTION(S)	REQUIREMENT	PROPOSED
SDMC 131.0540(c)(1)	GROUND FLOOR RESTRICTIONS - RESIDENTIAL USE AND RESIDENTIAL PARKING ARE PROHIBITED ON THE GROUND FLOOR IN THE FRONT 30 FEET OF THE LOT	NO COMMERCIAL SPACE PROPOSED
SDMC 131.0552, SDMC 131.0554	TRANSPARENCY AND BUILDING ARTICULATION REQUIREMENTS OF BASE ZONE CC 3-6	PROPOSED UNIT DESIGN TRANSPARENCY VARIES PER BUILDING PER FRONTAGE TYPE. BUILDING ARTICULATION IS BASED ON CVSP POLICY 2.5-54.
CVSP 3.4.3	PRIVATE EXTERIOR OPEN SPACE - MIN. 50 SF OF PRIVATE EXTERIOR OPEN SPACE PER DU WITH A MIN. DIMENSION OF 4 FT	±8,288 SF OF PRIVATE EXTERIOR OPEN SPACE PROPOSED IN THE FORM OF BALCONIES/PATIOS IN TOWNHOME UNITS 1, 2, 3, 4, 5, AND 6
SDMC 142.0525	MOTORCYCLE PARKING - 0.1 SPACE PER DU; 14 SPACES REQUIRED	0 SPACES PROPOSED
SDMC 142.1010(a)	LOADING AREA REQUIREMENTS PER TABLE 142-10B; 2 LOADING SPACES REQUIRED	NO LOADING AREA PROPOSED
SDMC 142.0403	REMAINING YARD LANDSCAPE REQUIREMENTS	REMAINING YARD AREA DEFICIENCIES FOR BUILDINGS 3,8, AND 11.

PLANNING AREA 11 REQUESTED WAIVERS		
CODE SECTION(S)	REQUIREMENT	PROPOSED
CVSP 3.4.3	PRIVATE STORAGE REQUIREMENTS - 240 CUBIC FT PER DU	308 OF THE PROPOSED UNITS WILL INCLUDE ENCLOSED PERSONAL STORAGE CLOSETS LOCATED ON DECKS/PATIOS AT AN AVG. SIZE OF 82 CU FT. 118 OF PROPOSED UNITS WILL HAVE ACCESS TO A PERSONAL GARAGE WHICH TENANT CAN UTILIZE FOR ADDITIONAL STORAGE.
CVSP 3.4.3	MAXIMUM STRUCTURE HEIGHT - 45 FT	PROPOSED MAX. BUILDING HEIGHT OF ±60'-6".
SDMC 142.0525	MOTORCYCLE PARKING - 0.1 SPACE PER DU; 33 SPACES REQUIRED	0 SPACES PROPOSED
SDMC 142-05C	BICYCLE PARKING - 0.4 SPACE/DU FOR 1-BEDROOM UNITS, 0.5 SPACE/DU FOR 2-BEDROOM UNITS, AND 0.6 SPACE/DU FOR 3-4 BEDROOM UNITS; 86 SPACES REQUIRED	5 SPACES PROPOSED
SDMC 142.1010(a)	LOADING AREA REQUIREMENTS PER TABLE 142-10B; 2 LOADING SPACES REQUIRED	NO LOADING AREA PROPOSED

PLANNING AREA 12 REQUESTED WAIVERS		
CODE SECTION(S)	REQUIREMENT	PROPOSED
CVSP 3.4.3	PRIVATE STORAGE REQUIREMENTS - 240 CUBIC FT PER DU	340 OF PROPOSED UNITS WILL INCLUDE ENCLOSED PERSONAL STORAGE CLOSETS LOCATED ON DECKS/PATIOS AT AN AVG. SIZE OF 82 CU FT. 132 OF PROPOSED UNITS WILL HAVE ACCESS TO A PERSONAL GARAGE WHICH TENANT CAN UTILIZE FOR ADDITIONAL STORAGE.
CVSP 3.4.3	MAXIMUM STRUCTURE HEIGHT - 45 FT	PROPOSED MAXIMUM BUILDING HEIGHT OF ±57'-1"
SDMC 142.0525	MOTORCYCLE PARKING - 0.1 SPACE PER DU; 35 SPACES REQUIRED	6 SPACES PROPOSED
SDMC 142.0560(b)	OFF-STREET PARKING SPACE PARALLEL TO AISLE (INTERIOR SPACE) MINIMUM DIMENSION 8' WIDE X 21' LONG	7' WIDE X 21' LONG PARALLEL PARKING SPACES WITH A 24' WIDE DRIVE AISLE
SDMC 142-05C	BICYCLE PARKING - 0.4 SPACE/DU FOR 1-BEDROOM UNITS, 0.5 SPACE/DU FOR 2-BEDROOM UNITS, AND 0.6 SPACE/DU FOR 3-4 BEDROOM UNITS; 93 SPACES REQUIRED	5 SPACES PROPOSED
SDMC 142.1010(a)	LOADING AREA REQUIREMENTS PER TABLE 142-10B; 2 LOADING SPACES REQUIRED	NO LOADING AREA PROPOSED

PLANNING AREA 13 REQUESTED WAIVERS		
CODE SECTION(S)	REQUIREMENT	PROPOSED
CVSP 3.4.3	MINIMUM STREET SIDE SETBACK - 10 FT	BUILDING 20 ALONG STREET D EXTENDS WITHIN 1'-4" OF THE PROPERTY LINE AT THE CLOSEST POINT
CVSP 3.4.3	PRIVATE EXTERIOR OPEN SPACE - MIN. 50 SF OF PRIVATE EXTERIOR OPEN SPACE PER DU WITH A MIN. DIMENSION OF 4 FT	±13,346 SF OF PRIVATE EXTERIOR OPEN SPACE PROPOSED IN THE FORM OF BALCONIES/PATIOS IN TOWNHOME UNITS 1, 2, 3, 4, 5, AND 6
SDMC 142.0525	MOTORCYCLE PARKING - 0.1 SPACE PER DU; 18 SPACES REQUIRED	0 SPACES PROPOSED
SDMC 142.1010(a)	LOADING AREA REQUIREMENTS PER TABLE 142-10B; 2 LOADING SPACES REQUIRED	NO LOADING AREA PROPOSED
SDMC 142.0403	REMAINING YARD LANDSCAPE REQUIREMENTS	REMAINING YARD AREA DEFICIENCIES FOR BUILDINGS 3,9, 10, 14, 15, 21, AND 22.

PLANNING AREA 10 INFO

ZONING:	CC 3-6
SPECIFIC PLAN:	OTAY MESA CENTRAL VILLAGE
SITE AREA:	±5.49 ACRES (NET)
UNITS:	139 UNITS
DENSITY:	25.32 DU / ACRE
CONSTRUCTION TYPE:	2 & 3 STORY OF TYPE V-A ON GRADE
FAR CALCULATION:	292,158 S.F. (FLOOR AREA) / 239,312 S.F. (SITE AREA) = 1.22
TRANSPORTATION AMENITIES:	NONE, REFER TO SHEET GN002

PLANNING AREA 11 INFO

ZONING:	RM 2-5
SPECIFIC PLAN:	OTAY MESA CENTRAL VILLAGE
SITE AREA:	±8.41 ACRES (NET)
UNITS:	324 UNITS
DENSITY:	38.53 DU / ACRE
CONSTRUCTION TYPE:	4 STORY OF TYPE V-A ON GRADE
FAR CALCULATION:	418,412 S.F. (FLOOR AREA) / 366,380 S.F. (SITE AREA) = 1.14
TRANSPORTATION AMENITIES:	DELIVERY SUPPORT AREA, REFER TO SHEET GN002

PLANNING AREA 12 INFO

ZONING:	RM 2-5
SPECIFIC PLAN:	OTAY MESA CENTRAL VILLAGE
SITE AREA:	±8.89 ACRES (NET)
UNITS:	348 UNITS
DENSITY:	39.15 DU / ACRE
CONSTRUCTION TYPE:	4 STORY OF TYPE V-A ON GRADE
FAR CALCULATION:	418,412 S.F. (FLOOR AREA) / 387,379 S.F. (SITE AREA) = 1.08
TRANSPORTATION AMENITIES:	DELIVERY SUPPORT AREA, REFER TO SHEET GN002

PLANNING AREA 13 INFO

ZONING:	RM 3-7
SPECIFIC PLAN:	OTAY MESA CENTRAL VILLAGE
SITE AREA:	±6.46 ACRES (NET)
UNITS:	174 UNITS
DENSITY:	26.93 DU / ACRE
CONSTRUCTION TYPE:	2 & 3 STORY OF TYPE V-A ON GRADE
FAR CALCULATION:	362,667 S.F. (FLOOR AREA) / 281,397.6 S.F. (SITE AREA) = 1.29
TRANSPORTATION AMENITIES:	BICYCLE REPAIR STATION, REFER TO SHEET GN002

DENSITY BONUS AND AFFORDABLE CALCULATIONS

	PLANNING AREA 10	PLANNING AREA 11	PLANNING AREA 12	PLANNING AREA 13	PROJECT TOTAL
BASE DENBITY	228	281	272	200	981
PROPOSED PROJECT BASE UNITS	145	281	272	174	872
PROPOSED BONUS UNITS	0	43	70	0	113
TOTAL PROPOSED UNITS	145	324	342	174	985
MARKET RATE UNITS	145	280	298	174	897
AFFORDABLE UNITS	0	44	**44**	**0**	**88**

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PROJECT TEAM

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VICINITY MAP

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5TH SUBMITTAL	06/25/2025
6TH SUBMITTAL	10/03/2025
7TH SUBMITTAL	02/10/2026
8TH SUBMITTAL	03/02/2026

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PROPOSED PLANNING AREA 10

PARKING SUMMARY

*THE PROJECT IS LOCATED WITHIN A TRANSIT PRIORITY AREA AND THERE ARE NO MIN. PARKING REQUIREMENTS FOR THIS MULTIFAMILY DEVELOPMENT PER SDMC 142.0525(A), TABLE 142-05C

PARKING PROVIDED	
OPEN STANDARD STALLS	15
GARAGE STALLS	278
TOTAL PARKING PROVIDED	293
PARKING RATIO (PER UNIT)	2.11

ACCESSIBLE PARKING SUMMARY OF PARKING PROVIDED		
PARKING TYPE	REQUIRED	PROVIDED
UNASSIGNED @ 15 STALLS	5% OF TOTAL = 1 STALLS	2 STALLS (2 VAN)
GARAGE STALLS @ 278 STALLS	2% OF TOTAL = 6 STALLS	6 STALLS (6 VAN)

*1 PER EVERY 8 ACCESSIBLE STALLS SHALL BE VAN ACCESSIBLE PER CBC 1109A.8.6

EV PARKING SUMMARY OF PARKING PROVIDED		
PARKING TYPE	REQUIRED	PROVIDED
EVSE (READY)	40% OF TOTAL = 117 STALLS	250 STALLS
EV CHARGERS	10% OF TOTAL = 29 STALLS	30 STALLS
ACCESSIBLE	*1 PER 25 STALLS = 2 STALLS*	*2 STALLS*

UNIT SUMMARY (PA-10)

PLAN	BED/BATH	NET S.F.	NO. OF UNITS	UNIT S.F. TOTAL	UNIT MIX
TH-1	2 BED / 2.5 BA	±1381	6	8,286	
TH-2	2 BED / 2.5 BA	±1260	6	7,560	
TH-3	2 BED / 2.5 BA	±1360	15	20,400	
TH-5	2 BED / 2.5 BA	±1360	32	43,520	
		2 BR SUBTOTAL	59	79,766	42%
TH-4	3 BED / 2 BA	±1892	15	28,380	
TH-6	3 BED / 2.5 BA	±1526	32	48,832	
TH-7	3 BED / 2.5 BA	±1335	9	12,015	
TH-8	3 BED / 2.5 BA	±1631	10	16,310	
		3 BR SUBTOTAL	66	105537	47%
TH-9	4 BED / 2.5 BA	±1871	14	26,194	
		4 BR SUBTOTAL	14	26,194	10%
TOTAL			139	211,497	100%

BUILDING AREA SUMMARY (PA-10)

BLDG. TYPE A - ALT 1	RESIDENTIAL (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	1,741	3,792	5,533
2ND FLOOR	5,600	0	5,600
3RD FLOOR	5,400	0	5,400
TOTAL	12,741	3,792	16,533

BLDG. TYPE A - ALT 2	RESIDENTIAL (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	1,211	2,872	4,083
2ND FLOOR	4,142	0	4,142
3RD FLOOR	4,054	0	4,054
TOTAL	9,407	2,872	12,279

BLDG. TYPE B - ALT 1	RESIDENTIAL (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	1,267	5,366	6,633
2ND FLOOR	6,791	0	6,791
3RD FLOOR	7,080	0	7,080
TOTAL	15,138	5,366	20,504

BLDG. TYPE B - ALT 2	RESIDENTIAL (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	1,033	4,316	5,349
2ND FLOOR	5,448	0	5,448
3RD FLOOR	5,735	0	5,735
TOTAL	12,216	4,316	16,532

BLDG. TYPE B - ALT 3	RESIDENTIAL (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	566	2,199	2,765
2ND FLOOR	2,759	0	2,759
3RD FLOOR	3,047	0	3,047
TOTAL	6,372	2,199	8,571

BLDG. TYPE C - ALT 2	RESIDENTIAL (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	3,687	2,922	6,609
2ND FLOOR	6,477	0	6,477
TOTAL	10,164	2,922	13,086

BLDG. TYPE C - ALT 3	RESIDENTIAL (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	2,549	1,987	4,536
2ND FLOOR	4,486	0	4,486
TOTAL	7,035	1,987	9,022

BLDG. TYPE C - ALT 5	RESIDENTIAL (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	2,018	1,551	3,569
2ND FLOOR	3,611	0	3,611
TOTAL	5,629	1,551	7,180

TOTAL BUILDING AREA SUMMARY (PA-10)

TOTAL BLDG. AREA ON PA - 10	RESIDENTIAL (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
TH BLDG. A - ALT 1 (3X)	38,220	11,376	49,596
TH BLDG. A - ALT 2 (3X)	28,221	8,616	36,837
TH BLDG. B - ALT 1 (4X)	60,552	21,464	82,016
TH BLDG. B - ALT 2 (2X)	24,432	8,632	33,064
TH BLDG. B - ALT 3 (2X)	12,744	4,398	17,142
TH BLDG. C - ALT 2 (2X)	20,328	5,844	26,172
TH BLDG. C - ALT 3 (1X)	7,035	1,987	9,022
TH BLDG. C - ALT 4 (1X)	12,977	3,789	16,766
TH BLDG. C - ALT 5 (3X)	16,890	4,653	21,543
TOTAL	221,399	70,759	292,158

BIKE PARKING SUMMARY

BIKE PARKING REQUIRED = 0 BIKE PARKING PROVIDED = 5

* BICYCLE RACKS ARE NOT REQUIRED FOR A DWELLING UNIT WITH A GARAGE ACCESSIBLE ONLY BY RESIDENTS OF THE DWELLING UNIT PER SDMC SECTION 142-05C, FOOTNOTE 5.

OPEN SPACE

SEE SHEET GN005 OPEN SPACE CALCULATIONS AND SUMMARY

TRANSPORTATION AMENITIES

AMENITIES PROVIDED ON PA-11, 12, AND 13.
NOTES:
1. ALL DELIVERIES WILL BE MADE DIRECTLY TO TOWNHOME ADDRESSES.

PROPOSED PLANNING AREA 11

PARKING SUMMARY

*THE PROJECT IS LOCATED WITHIN A TRANSIT PRIORITY AREA AND THERE ARE NO MIN. PARKING REQUIREMENTS FOR THIS MULTIFAMILY DEVELOPMENT PER SDMC 142.0525(A), TABLE 142-05C

PARKING PROVIDED	
OPEN STANDARD STALLS	148
CARPORT STALLS	118
GARAGE STALLS	118
TOTAL PARKING PROVIDED	384
PARKING RATIO (PER UNIT)	1.19

ACCESSIBLE PARKING SUMMARY OF PARKING PROVIDED		
PARKING TYPE	REQUIRED	PROVIDED
OPEN STALLS @ 142 STALLS	2% OF TOTAL = 3 STALLS	5 STALLS (0 VAN)
UNASSIGNED @ 6 STALLS	5% OF TOTAL = 1 STALLS	1 STALLS (0 VAN)
CARPORT STALLS @ 118 STALLS	2% OF TOTAL = 3 STALLS	4 STALLS (0 VAN)
GARAGE STALLS @ 118 STALLS	2% OF TOTAL = 3 STALLS	3 STALLS (3 VAN)

*1 PER EVERY 8 ACCESSIBLE STALLS SHALL BE VAN ACCESSIBLE PER CBC 1109A.8.6

EV PARKING SUMMARY OF PARKING PROVIDED		
PARKING TYPE	REQUIRED	PROVIDED
EVSE (READY)	40% OF TOTAL = 154 STALLS	155 STALLS
EV CHARGERS	10% OF TOTAL = 39 STALLS	40 STALLS
ACCESSIBLE	*1 PER 25 STALLS = 2 STALLS*	*2 STALLS*

UNIT SUMMARY (PA-11)

PLAN	BED/BATH	NET S.F.	NO. OF UNITS	UNIT S.F. TOTAL	UNIT MIX
P1.0	1BED / 1BA	±758	168	127,344	52%
P1.1	1BED / 1BA	±777	8	6,216	2%
		1 BR SUBTOTAL	176	133,560	54%
P2.0	2 BED / 2 BA	±1082	30	32,460	9%
P2.1	2 BED / 2 BA	±1038	72	74,736	22%
P2.1 ALT	2 BED / 2 BA	±1088	12	13,056	4%
P2.2	2 BED / 2 BA	±1152	6	6,912	2%
P2.2 ALT	2 BED + MEZZ / 2 BA	±1340	2	2,680	1%
P2.3	2 BED + MEZZ / 2 BA	±1370	10	13,700	3%
P2.4	2 BED / 2 BA	±1196	6	7,176	2%
P2.4 ALT	2 BED + MEZZ / 2 BA	±1490	2	2,980	1%
		2 BR SUBTOTAL	140	153700	43%
P3.0	3 BED / 2 BA	±1355	8	10,840	2%
		3 BR SUBTOTAL	8	10,840	2%
TOTAL			324	298,100	100%

BUILDING AREA SUMMARY (PA-11)

BLDG. TYPE A	RESIDENTIAL (S.F.)	CIRC/UTILITY (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	17,808	5,288	8,713	31,809
2ND FLOOR	27,761	5,040	0	32,801
3RD FLOOR	27,761	5,040	0	32,801
4TH FLOOR	29,208	5,040	0	34,248
TOTAL	102,538	20,408	8,713	131,659

BLDG. TYPE B	RESIDENTIAL (S.F.)	CIRC/UTILITY (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	8,833	3,158	6,060	18,051
2ND FLOOR	15,975	2,792	0	18,767
3RD FLOOR	15,975	2,792	0	18,767
4TH FLOOR	14,781	2,819	0	17,600
TOTAL	55,564	11,561	6,060	73,185

BLDG. TYPE E	TOTAL
1ST FLOOR	5,112
2ND FLOOR	4,330
TOTAL	9,442

TOTAL BUILDING AREA SUMMARY (PA-11)

TOTAL BLDG. AREA ON PA-11	RESIDENTIAL (S.F.)	GARAGE (S.F.)	CIRC/UTILITY (S.F.)	LEASING/ AMEN. (S.F.)	TOTAL (S.F.)
BLDG. A (2X)	205,078	17,426	40,814	0	263,318
BLDG. B (2X)	111,126	12,120	23,122	0	146,368
BLDG. E (1X)	0	0	0	9442	9,442
TOTAL	316,204	29,546	63,936	9,442	419,128

BIKE PARKING SUMMARY

BIKE PARKING REQUIRED			
UNIT TYPE	BIKE PARKING REQUIRED PER DWELLING UNIT	NO. OF UNITS WITH NO PRIVATE GARAGE ACCESS*	STALLS REQUIRED
1 BEDROOM	0.4	176	70
2 BEDROOM	0.5	20	10
3 BEDROOM	0.6	8	5
TOTAL BIKE PARKING REQUIRED			85

* BICYCLE RACKS ARE NOT REQUIRED FOR A DWELLING UNIT WITH A GARAGE ACCESSIBLE ONLY BY RESIDENTS OF THE DWELLING UNIT PER SDMC SECTION 142-05C, FOOTNOTE 5.

BIKE PARKING PROVIDED	
TOTAL BIKE PARKING PROVIDED	5

OPEN SPACE

SEE SHEET GN005 OPEN SPACE CALCULATIONS AND SUMMARY

TRANSPORTATION AMENITIES

DELIVERY SUPPORT AREA = 1 TOTAL POINT PER 4 TOTAL POINTS REQUIRED FOR THE WHOLE PROJECT
NOTES:
1. DELIVERY SUPPORT MUST OFFER AT LEAST ONE OF THE FOLLOWING: (1) CLOSED LOCKERS, (2) TEMPORARY STORAGE FOR PACKAGES, LAUNDRY, AND OTHER DELIVERIES, OR (3) TEMPORARY REFRIGERATION FOR GROCERIES

PROPOSED PLANNING AREA 12

PARKING SUMMARY

*THE PROJECT IS LOCATED WITHIN A TRANSIT PRIORITY AREA AND THERE ARE NO MIN. PARKING REQUIREMENTS FOR THIS MULTIFAMILY DEVELOPMENT PER SDMC 142.0525(A), TABLE 142-05C

PARKING PROVIDED	
OPEN STANDARD STALLS	182
OPEN PARALLEL STALLS	20
CARPORT STALLS	173
GARAGE STALLS	132
TOTAL PARKING PROVIDED	507
TOTAL MOTORCYCLE PARKING PROVIDED	6
PARKING RATIO (PER UNIT)	1.46

ACCESSIBLE PARKING SUMMARY OF PARKING PROVIDED		
PARKING TYPE	REQUIRED	PROVIDED
OPEN STALLS @ 197 STALLS	2% OF TOTAL = 4 STALLS	6 STALLS (1 VAN)
UNASSIGNED @ 5 STALLS	5% OF TOTAL = 1 STALLS	1 STALLS (1 VAN)
CARPORT STALLS @ 173 STALLS	2% OF TOTAL = 4 STALLS	5 STALLS (2 VAN)
GARAGE STALLS @ 132 STALLS	2% OF TOTAL = 3 STALLS	3 STALLS (1 VAN)

*1 PER EVERY 8 ACCESSIBLE STALLS SHALL BE VAN ACCESSIBLE PER CBC 1109A.8.6

EV PARKING SUMMARY OF PARKING PROVIDED		
PARKING TYPE	REQUIRED	PROVIDED
EVSE (READY)	40% OF TOTAL = 203 STALLS	227 STALLS
EV CHARGERS	10% OF TOTAL = 51 STALLS	61 STALLS
ACCESSIBLE	*1 PER 25 STALLS = 3 STALLS*	*3 STALLS*

UNIT SUMMARY (PA-12)

PLAN	BED/BATH	NET S.F.	NO. OF UNITS	UNIT S.F. TOTAL	UNIT MIX
P1.0	1BED / 1BA	±758	158	119,764	45%
		1 BR SUBTOTAL	158	119,764	45%
P2.0	2 BED / 2 BA	±1082	51	55,182	15%
P2.1	2 BED / 2 BA	±1038	90	93,420	26%
P2.1 ALT	2 BED / 2 BA	±1088	12	13,056	3%
P2.3	2 BED + MEZZ / 2 BA	±1501	17	25,517	5%
P2.4	2 BED / 2 BA	±1196	6	7,176	2%
P2.4 ALT	2 BED + MEZZ / 2 BA	±1490	2	2,980	1%
		2 BR SUBTOTAL	178	197331	51%
P3.0	3 BED / 2 BA	±1355	12	16,260	3%
		3 BR SUBTOTAL	12	16,260	3%
TOTAL			348	333,355	100%

BUILDING AREA SUMMARY (PA-12)

BLDG. TYPE A	RESIDENTIAL (S.F.)	CIRC/UTILITY (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	17,808	5,288	8,713	31,809
2ND FLOOR	27,761	5,040	0	32,801
3RD FLOOR	27,761	5,040	0	32,801
4TH FLOOR	29,208	5,040	0	34,248
TOTAL	102,538	20,408	8,713	131,659

BLDG. TYPE A - ALT	RESIDENTIAL (S.F.)	CIRC/UTILITY (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	18,620	5,621	8,713	32,954
2ND FLOOR	28,476	5,477	0	33,953
3RD FLOOR	28,476	5,477	0	33,953
4TH FLOOR	29,923	5,477	0	35,400
TOTAL	105,495	22,052	8,713	136,260

BLDG. TYPE C	RESIDENTIAL (S.F.)	CIRC/UTILITY (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	11,375	4,736	9,439	25,550
2ND FLOOR	22,318	4,175	0	26,493
3RD FLOOR	22,318	4,175	0	26,493
4TH FLOOR	21,547	3,931	0	25,478
TOTAL	77,558	17,017	9,439	104,014

BLDG. TYPE D	RESIDENTIAL (S.F.)	CIRC/UTILITY (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	10,931	3,482	5,807	20,220
2ND FLOOR	17,499	3,352	0	20,851
3RD FLOOR	17,499	3,352	0	20,851
4TH FLOOR	19,229	3,246	0	22,475
TOTAL	65,158	13,432	5,807	84,397

BLDG. TYPE E	TOTAL
1ST FLOOR	5,112
2ND FLOOR	4,330
TOTAL	9,442

TOTAL BUILDING AREA SUMMARY (PA-12)

TOTAL BLDG. AREA ON PA-12	RESIDENTIAL (S.F.)	GARAGE (S.F.)	CIRC/UTILITY (S.F.)	LEASING/ AMEN. (S.F.)	TOTAL (S.F.)
BLDG. A (1X)	102,539	8,713	20,407	0	131,659
BLDG. A ALT (1X)	105,496	8,713	22,051	0	136,260
BLDG. C (1X)	77,558	9,439	17,016	0	104,013
BLDG. D (1X)	65,158	5,807	13,432	0	84,397
BLDG. E (1X)	0	0	0	9442	9,442
TOTAL	350,751	32,672	72,906	9,442	465,771

BIKE PARKING SUMMARY

BIKE PARKING REQUIRED			
UNIT TYPE	BIKE PARKING REQUIRED PER DWELLING UNIT	NO. OF UNITS WITH NO PRIVATE GARAGE ACCESS*	STALLS REQUIRED
1 BEDROOM	0.4	158	63
2 BEDROOM	0.5	45	23
3 BEDROOM	0.6	20	12
TOTAL BIKE PARKING REQUIRED			98

* BICYCLE RACKS ARE NOT REQUIRED FOR A DWELLING UNIT WITH A GARAGE ACCESSIBLE ONLY BY RESIDENTS OF THE DWELLING UNIT PER SDMC SECTION 142-05C, FOOTNOTE 5.

BIKE PARKING PROVIDED	
TOTAL BIKE PARKING PROVIDED	5

OPEN SPACE

SEE SHEET GN005 OPEN SPACE CALCULATIONS AND SUMMARY

TRANSPORTATION AMENITIES

DELIVERY SUPPORT AREA = 1 TOTAL POINT PER 4 TOTAL POINTS REQUIRED FOR THE WHOLE PROJECT
NOTES:
1. DELIVERY SUPPORT MUST OFFER AT LEAST ONE OF THE FOLLOWING: (1) CLOSED LOCKERS, (2) TEMPORARY STORAGE FOR PACKAGES, LAUNDRY, AND OTHER DELIVERIES, OR (3) TEMPORARY REFRIGERATION FOR GROCERIES

PROPOSED PLANNING AREA 13

PARKING SUMMARY

*THE PROJECT IS LOCATED WITHIN A TRANSIT PRIORITY AREA AND THERE ARE NO MIN. PARKING REQUIREMENTS FOR THIS MULTIFAMILY DEVELOPMENT PER SDMC 142.0525(A), TABLE 142-05C

PARKING PROVIDED	
OPEN STANDARD STALLS	33
OPEN PARALLEL STALLS	0
GARAGE STALLS	348
TOTAL PARKING PROVIDED	381
PARKING RATIO (PER UNIT)	2.19

ACCESSIBLE PARKING SUMMARY OF PARKING PROVIDED		
PARKING TYPE	REQUIRED	PROVIDED
UNASSIGNED @ 33 STALLS	5% OF TOTAL = 2 STALLS	2 STALLS (2 VAN)
GARAGE STALLS @ 348 STALLS	2% OF TOTAL = 7 STALLS	7 STALLS (7 VAN)

*1 PER EVERY 8 ACCESSIBLE STALLS SHALL BE VAN ACCESSIBLE PER CBC 1109A.8.6

EV PARKING SUMMARY OF PARKING PROVIDED		
PARKING TYPE	REQUIRED	PROVIDED
EVSE (READY)	40% OF TOTAL = 152 STALLS	320 STALLS
EV CHARGERS	10% OF TOTAL = 38 STALLS	39 STALLS
ACCESSIBLE	*1 PER 25 STALLS = 2 STALLS*	*2 STALLS*

UNIT SUMMARY (PA-13)

PLAN	BED/BATH	NET S.F.	NO. OF UNITS	UNIT S.F. TOTAL	UNIT MIX
TH-1	2 BED / 2.5 BA	±1381	8	11,048	
TH-2	2 BED / 2.5 BA	±1260	8	10,080	
TH-3	2 BED / 2.5 BA	±1360	37	50,320	
TH-5	2 BED / 2.5 BA	±1360	32	43,520	
		2 BR SUBTOTAL	85	114,968	49%
TH-4	3 BED / 2 BA	±1892	37	70,004	
TH-6	3 BED / 2.5 BA	±1526	32	48,832	
TH-7	3 BED / 2.5 BA	±1335	8	10,680	
TH-8	3 BED / 2.5 BA	±1631	6	9,786	
		3 BR SUBTOTAL	83	139302	48%
TH-9	4 BED / 2.5 BA	±1871	6	11,226	
		4 BR SUBTOTAL	6	11,226	3%
TOTAL			174	265,496	100%

BUILDING AREA SUMMARY (PA-13)

BLDG. TYPE A - ALT 1	RESIDENTIAL (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	1,741	3,792	5,533
2ND FLOOR	5,600	0	5,600
3RD FLOOR	5,400	0	5,400
TOTAL	12,741	3,792	16,533

BLDG. TYPE A - ALT 3	RESIDENTIAL (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	2,260	4,722	6,982
2ND FLOOR	7,059	0	7,059
3RD FLOOR	6,747	0	6,747
TOTAL	16,066	4,722	20,788

BLDG. TYPE A - ALT 4	RESIDENTIAL (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	1,580	2,761	4,341
2ND FLOOR	4,367	0	4,367
3RD FLOOR	4,035	0	4,035
TOTAL	9,982	2,761	12,743

BLDG. TYPE A - ALT 5	RESIDENTIAL (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	2,108	3,683	5,791
2ND FLOOR	5,825	0	5,825
3RD FLOOR	5,382	0	5,382
TOTAL	13,315	3,683	16,998

BLDG. TYPE B - ALT 1	RESIDENTIAL (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	1,267	5,366	6,633
2ND FLOOR	6,791	0	6,791
3RD FLOOR	7,080	0	7,080
TOTAL	15,138	5,366	20,504

BLDG. TYPE B - ALT 2	RESIDENTIAL (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	1,033	4,316	5,349
2ND FLOOR	5,448	0	5,448
3RD FLOOR	5,735	0	5,735
TOTAL	12,216	4,316	16,532

BLDG. TYPE B - ALT 3	RESIDENTIAL (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	566	2,199	2,765
2ND FLOOR	2,759	0	2,759
3RD FLOOR	3,047	0	3,047
TOTAL	6,372	2,199	8,571

BLDG. TYPE C - ALT 2	RESIDENTIAL (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	3,687	2,922	6,609
2ND FLOOR	6,477	0	6,477
TOTAL	10,164	2,922	13,086

BLDG. TYPE C - ALT 4	RESIDENTIAL (S.F.)	GARAGE (S.F.)	TOTAL (S.F.)
1ST FLOOR	4,750	3,789	8,539
2ND FLOOR	8,227	0	8,227
TOTAL	12,977	3,789	16,766

BLDG. TYPE F	TOTAL
TOTAL	2,065

TOTAL BUILDING AREA SUMMARY (PA-13)

TOTAL BLDG. AREA ON PA-13	RESIDENTIAL (S.F.)	GARAGE (S.F.)	LEAS./AMEN. (S.F.)	TOTAL (S.F.)
TH BLDG. A - ALT 1 (6X)	76,440	22,752	0	99,192
TH BLDG. A - ALT 3 (2X)	32,132	9,444	0	41,576
TH BLDG. A - ALT 4 (1X)	9,982	2,761	0	12,743
TH BLDG. A - ALT 5 (2X)	26,630	7,366	0	33,996
TH BLDG. B - ALT 1 (4X)	60,552	21,464	0	82,016
TH BLDG. B - ALT 2 (2X)	24,432	8,632	0	33,064
TH BLDG. B - ALT 3 (2X)	12,744	4,398	0	17,142
TH BLDG. C - ALT 2 (2X)	20,328	5,844	0	26,172
TH BLDG. C - ALT 4 (1X)	12,977	3,789	0	16,766
BLDG. F (1X)	0	0	2,065	2,065
TOTAL	276,217	86,450	2,065	364,732

BIKE PARKING SUMMARY

* BICYCLE RACKS ARE NOT REQUIRED FOR A DWELLING UNIT WITH A GARAGE ACCESSIBLE ONLY BY RESIDENTS OF THE DWELLING UNIT PER SDMC SECTION 142-05C, FOOTNOTE 5.

BIKE PARKING REQUIRED = 0 BIKE PARKING PROVIDED = 5

OPEN SPACE

SEE SHEET GN005 OPEN SPACE CALCULATIONS AND SUMMARY

TRANSPORTATION AMENITIES

BICYCLE REPAIR STATION = 2 TOTAL POINTS PER 4 TOTAL POINTS REQUIRED FOR THE WHOLE PROJECT
NOTES:
1. ALL DELIVERIES WILL BE MADE DIRECTLY TO TOWNHOME ADDRESSES.
2. ON-SITE BICYCLE REPAIR STATION MUST BE LOCATED IN A WELL-LIT AREA, NEAR THE STREET FRONTAGE AND MUST INCLUDE, AT A MINIMUM, A BIKE PUMP AND BASIC REPAIR AND MAINTENANCE TOOLS FOR BICYCLES (SUCH AS ENGLISH AND METRIC ALLEN WRENCHES, PEDAL WRENCH, HEADSET WRENCH, TIRE LEVERS, AND SCREWDRIVERS).

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23099 COLLECTION AT CACTUS
SAN DIEGO, CA

4TH SUBMITTAL	04/09/2025
5TH SUBMITTAL	06/25/2025
6TH SUBMITTAL	10/03/2025
7TH SUBMITTAL	02/10/2026

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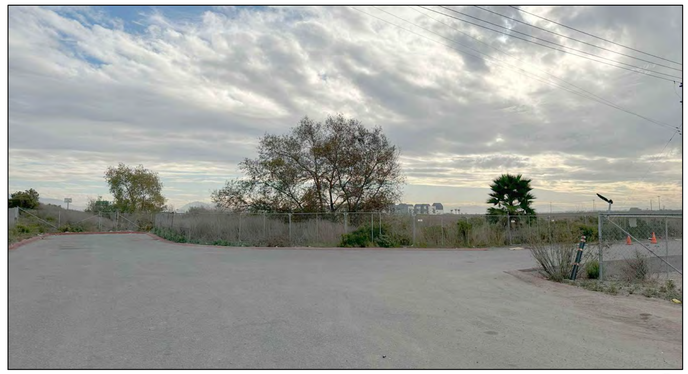
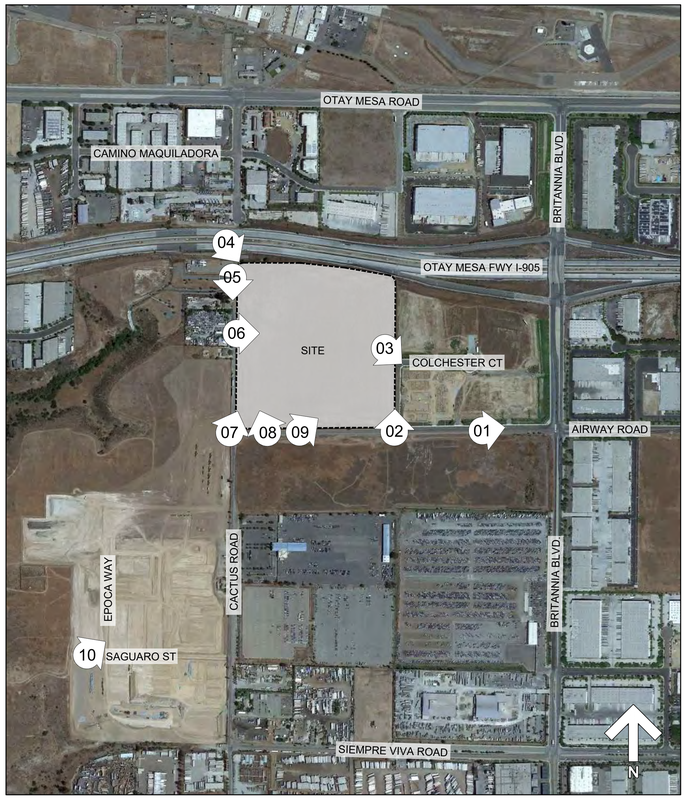
VIEW LOOKING NORTHEAST FROM EPOCA WAY 10

VIEW LOOKING EAST FROM CACTUS ROAD 06



VIEW LOOKING SOUTHEAST FROM CACTUS ROAD 04

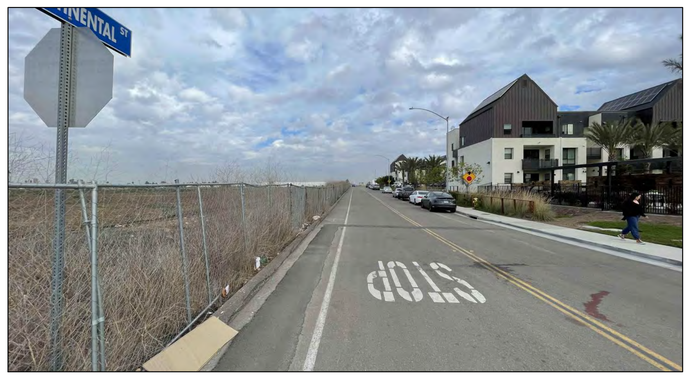
VIEW LOOKING NORTHEAST FROM AIRWAY ROAD 09



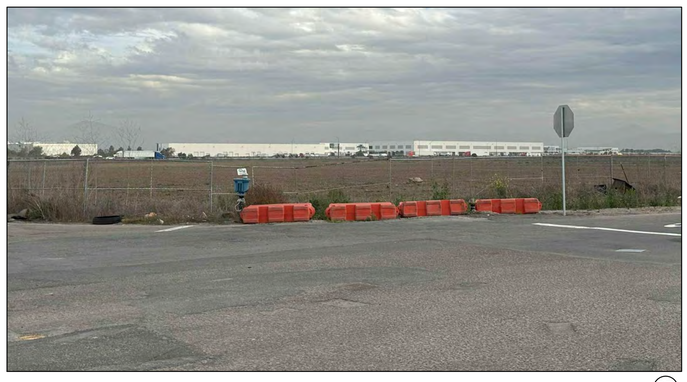
VICINITY MAP

VIEW LOOKING SOUTHEAST ON COLCHESTER COURT 03

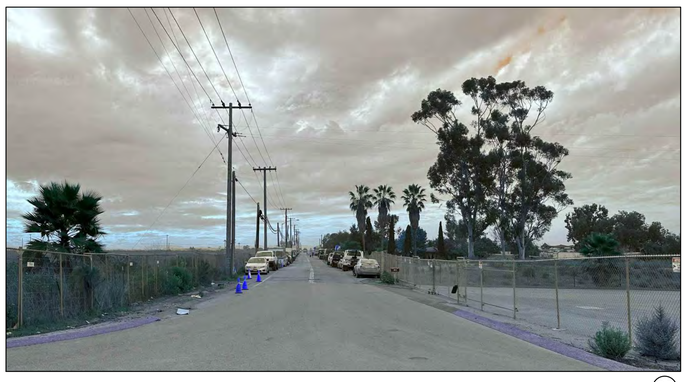
VIEW LOOKING NORTHWEST FROM AIRPORT ROAD 08



VIEW LOOKING NORTH FROM INTERSECTION OF CONTINENTAL STREET AND AIRWAY ROAD 02



VIEW LOOKING NORTHEAST FROM INTERSECTION OF CACTUS ROAD AND AIRWAY ROAD 07



VIEW LOOKING SOUTH FROM CACTUS ROAD 05

VIEW LOOKING EAST FROM AIRWAY ROAD 01

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23099 COLLECTION AT CACTUS
SAN DIEGO, CA

4TH SUBMITTAL	04/09/2025
5TH SUBMITTAL	06/25/2025
6TH SUBMITTAL	10/03/2025
7TH SUBMITTAL	02/10/2026

GN003
SITE PHOTO CONTEXT

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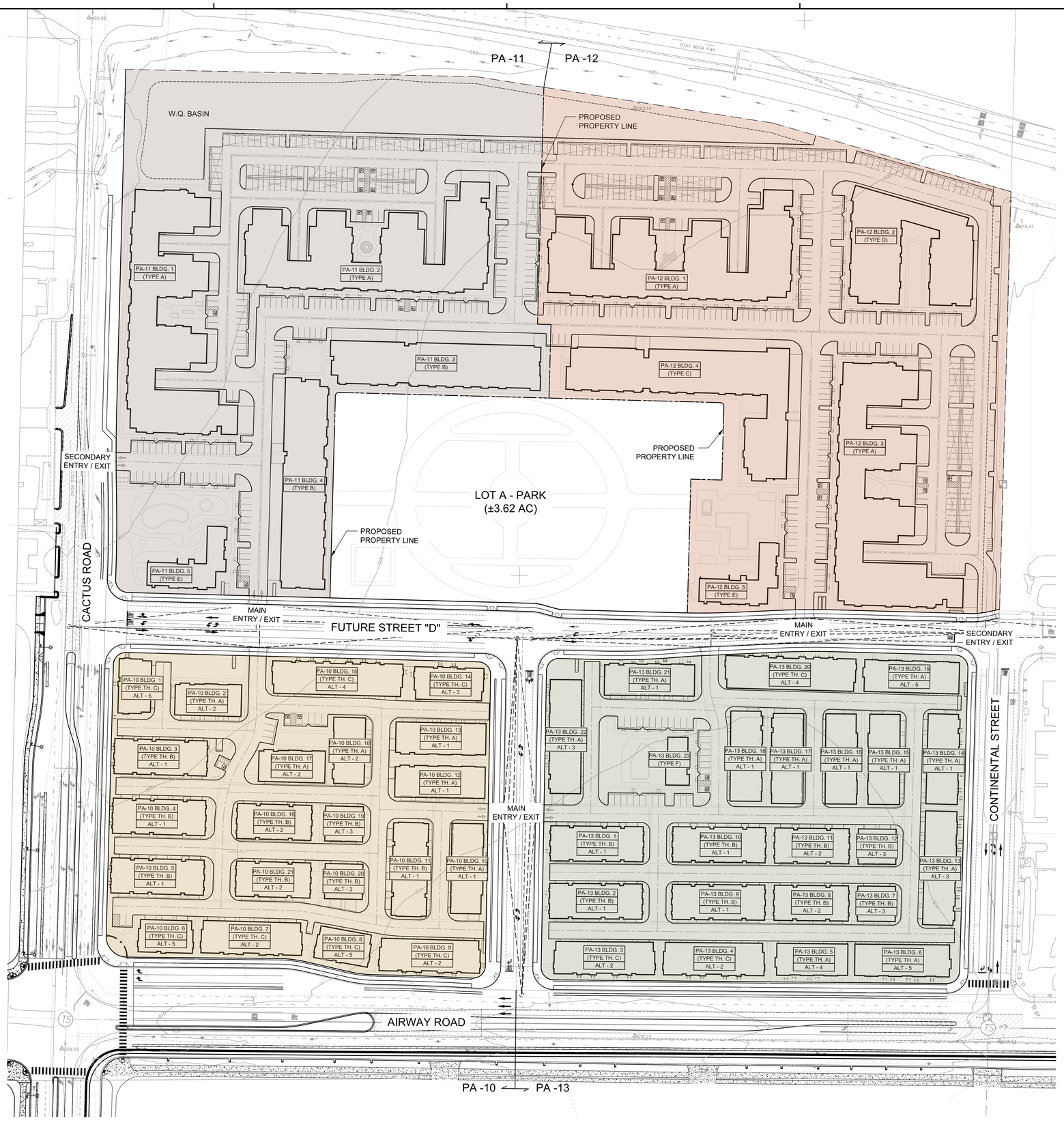

COLOR LEGEND

- PLANNING AREA 10
- PLANNING AREA 11
- PLANNING AREA 12
- PLANNING AREA 13

PA-11 SHEET INDEX	
A003	ENLARGED SITE PLAN - PA-11
A006	FIRE ACCESS PLAN
A007	TRASH MANAGEMENT PLAN
A008	BLDG. A - FLOOR PLANS
A009	BLDG. A - FOURTH FLOOR AND ROOF PLAN
A010	BLDG. A - EXTERIOR ELEVATIONS
A012	BLDG. B - FLOOR PLANS AND ROOF PLAN
A013	BLDG. B - EXTERIOR ELEVATIONS
A019	BLDG. E - FLOOR PLANS AND ROOF PLAN
A020	BLDG. E - EXTERIOR ELEVATIONS
A032	UNIT PLANS
A033	UNIT PLANS
A034	UNIT PLANS
A040	MATERIAL BOARD

PA-12 SHEET INDEX	
A004	ENLARGED SITE PLAN - PA-12
A006	FIRE ACCESS PLAN
A007	TRASH MANAGEMENT PLAN
A008	BLDG. A - FLOOR PLANS
A009	BLDG. A - FOURTH FLOOR AND ROOF PLAN
A011	BLDG. A - EXTERIOR ELEVATIONS
A014	BLDG. C - FLOOR PLANS
A015	BLDG. C - FOURTH FLOOR AND ROOF PLAN
A016	BLDG. C - EXTERIOR ELEVATIONS
A017	BLDG. D - FLOOR PLANS AND ROOF PLAN
A018	BLDG. D - EXTERIOR ELEVATIONS
A019	BLDG. E - FLOOR PLANS AND ROOF PLAN
A021	BLDG. E - EXTERIOR ELEVATIONS
A032	UNIT PLANS
A033	UNIT PLANS
A034	UNIT PLANS
A040	MATERIAL BOARD

PA-10 SHEET INDEX	
A002	ENLARGED SITE PLAN - PA-10
A006	FIRE ACCESS PLAN
A007	TRASH MANAGEMENT PLAN
A022	TOWNHOME BLDG. A - FLOOR PLANS AND ROOF PLAN
A023	TOWNHOME BLDG. A - EXTERIOR ELEVATIONS
A025	TOWNHOME BLDG. B - FLOOR PLANS AND ROOF PLAN
A026	TOWNHOME BLDG. B - EXTERIOR ELEVATIONS
A028	TOWNHOME BLDG. C - FLOOR PLANS AND ROOF PLAN
A029	TOWNHOME BLDG. C - EXTERIOR ELEVATIONS
A035	UNIT PLANS
A036	UNIT PLANS
A037	UNIT PLANS
A038	UNIT PLANS
A039	UNIT PLANS
A040	MATERIAL BOARD

PA-13 SHEET INDEX	
A005	ENLARGED SITE PLAN - PA-13
A006	FIRE ACCESS PLAN
A007	TRASH MANAGEMENT PLAN
A022	TOWNHOME BLDG. A - FLOOR PLANS AND ROOF PLAN
A024	TOWNHOME BLDG. A - EXTERIOR ELEVATIONS
A025	TOWNHOME BLDG. B - FLOOR PLANS AND ROOF PLAN
A027	TOWNHOME BLDG. B - EXTERIOR ELEVATIONS
A028	TOWNHOME BLDG. C - FLOOR PLANS AND ROOF PLAN
A030	TOWNHOME BLDG. C - EXTERIOR ELEVATIONS
A031	BLDG. F - FLOOR PLAN AND ROOF PLAN
A035	UNIT PLANS
A036	UNIT PLANS
A037	UNIT PLANS
A038	UNIT PLANS
A039	UNIT PLANS
A040	MATERIAL BOARD

OVERALL SITE PLAN KEY MAP 1

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

N

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23099 # **COLLECTION AT CACTUS**
SAN DIEGO, CA

4TH SUBMITTAL	04/09/2025
5TH SUBMITTAL	06/25/2025
6TH SUBMITTAL	10/03/2025
7TH SUBMITTAL	02/10/2026

GN004
OVERALL SITE PLAN KEY MAP

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OPEN SPACE CALCULATION

REQUIRED OPEN SPACE

OPEN SPACE REQUIRED PER CENTRAL VILLAGE SPECIFIC PLAN		
COMMON OPEN SPACE - 25 S.F. PER UNIT		
PLANNING AREA	TOTAL NO. OF UNITS	S.F. REQUIRED
PA-10	139 UNITS	3,475 SF
PA-11	324 UNITS	8,100 SF
PA-12	348 UNITS	8,700 SF
PA-13	174 UNITS	4,350 SF
TOTAL COMMON OPEN SPACE REQUIRED		24,625 SF
PRIVATE OPEN SPACE - 50 S.F. PER UNIT		
PLANNING AREA	TOTAL NO. OF UNITS	S.F. REQUIRED
PA-10	139 UNITS	6,950 SF
PA-11	324 UNITS	16,200 SF
PA-12	348 UNITS	17,400 SF
PA-13	174 UNITS	8,700 SF
TOTAL PRIVATE OPEN SPACE REQUIRED		49,250 SF
TOTAL SITE OPEN SPACE REQUIRED		73,875 SF

PROVIDED OPEN SPACE

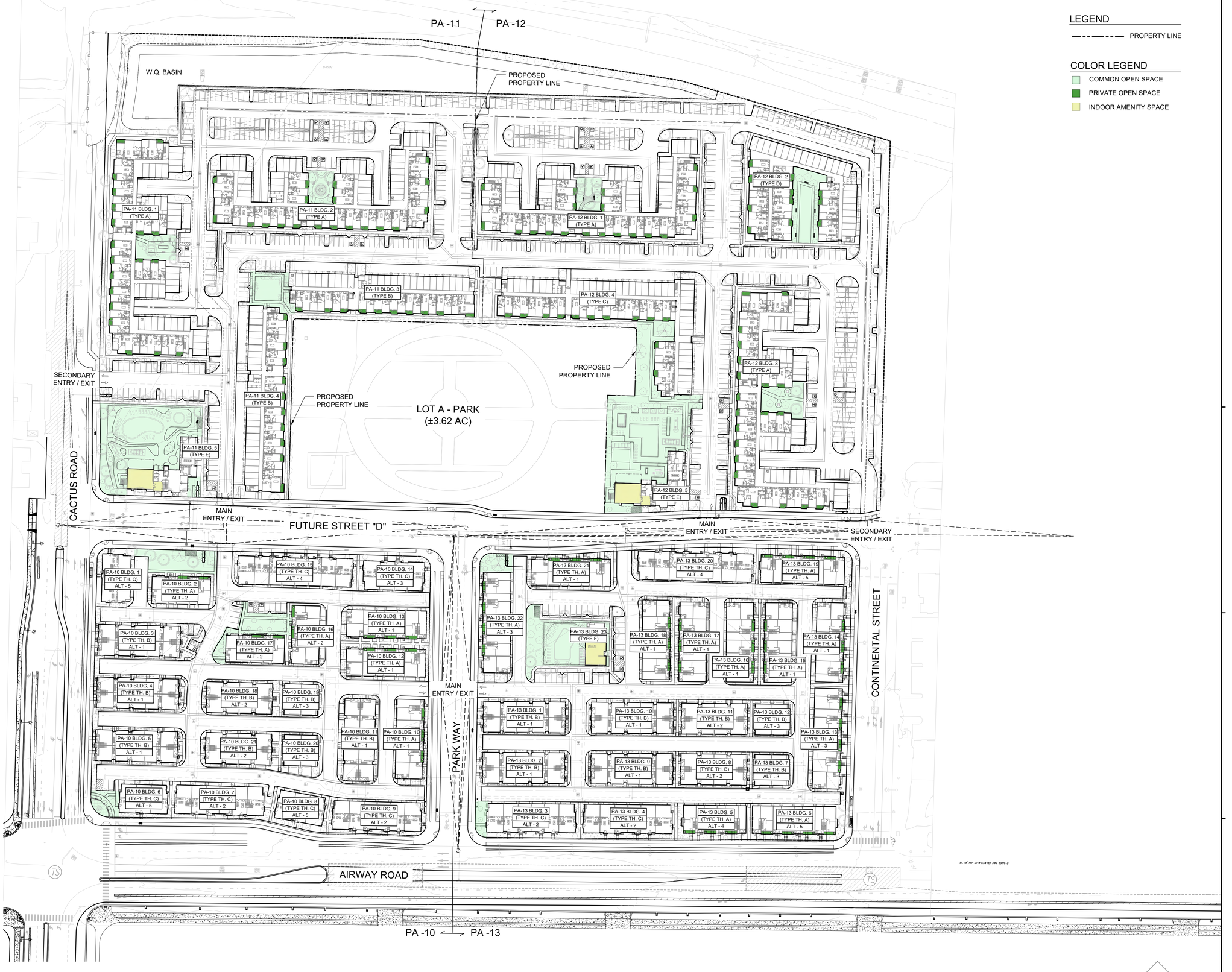
PROVIDED OPEN SPACE - PLANNING AREA 10	
COMMON OPEN SPACE	10,467 SF
PRIVATE OPEN SPACE - BALCONY & PATIO	8,288 SF
PA-10 TOTAL OPEN SPACE PROVIDED	18,755 SF

PROVIDED OPEN SPACE - PLANNING AREA 11		
COMMON OPEN SPACE		26,740 SF
INDOOR AMENITY SPACE	FITNESS	1,352 SF
	RESIDENTS LOBBY	223 SF
	GAME ROOM	1,578 SF
	GOLF SIMULATOR	272 SF
	LOGGIA	640 SF
	CONFERENCE	237 SF
	BUSINESS CENTER	1,087 SF
INDOOR AMENITY SPACE SUBTOTAL		5,389 SF
PRIVATE OPEN SPACE - BALCONY & PATIO		22,217 SF
PA-11 TOTAL OPEN SPACE PROVIDED		54,346 SF

PROVIDED OPEN SPACE - PLANNING AREA 12		
COMMON OPEN SPACE		34,785 SF
INDOOR AMENITY SPACE	FITNESS	1,352 SF
	RESIDENTS LOBBY	223 SF
	GAME ROOM	1,578 SF
	GOLF SIMULATOR	272 SF
	LOGGIA	640 SF
	CONFERENCE	237 SF
	BUSINESS CENTER	1,087 SF
INDOOR AMENITY SPACE SUBTOTAL		5,389 SF
PRIVATE OPEN SPACE - BALCONY & PATIO		23,791 SF
PA-12 TOTAL OPEN SPACE PROVIDED		63,965 SF

PROVIDED OPEN SPACE - PLANNING AREA 13		
COMMON OPEN SPACE		13,346 SF
INDOOR AMENITY SPACE	CLUBHOUSE	1,300 SF
INDOOR AMENITY SPACE SUBTOTAL		1,300 SF
PRIVATE OPEN SPACE - BALCONY & PATIO		13,366 SF
PA-13 TOTAL OPEN SPACE PROVIDED		28,012 SF

TOTAL SITE OPEN & AMENITY SPACE PROVIDED	165,078 SF



LEGEND

PROPERTY LINE

COLOR LEGEND

- COMMON OPEN SPACE
- PRIVATE OPEN SPACE
- INDOOR AMENITY SPACE

SITE PLAN - OPEN SPACE 1

SCALE: 1" = 60"

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23099 # **COLLECTION AT CACTUS**
SAN DIEGO, CA

4TH SUBMITTAL	04/09/2025
5TH SUBMITTAL	06/25/2025
6TH SUBMITTAL	10/03/2025
7TH SUBMITTAL	02/10/2026

GN005
OPEN SPACE EXHIBIT

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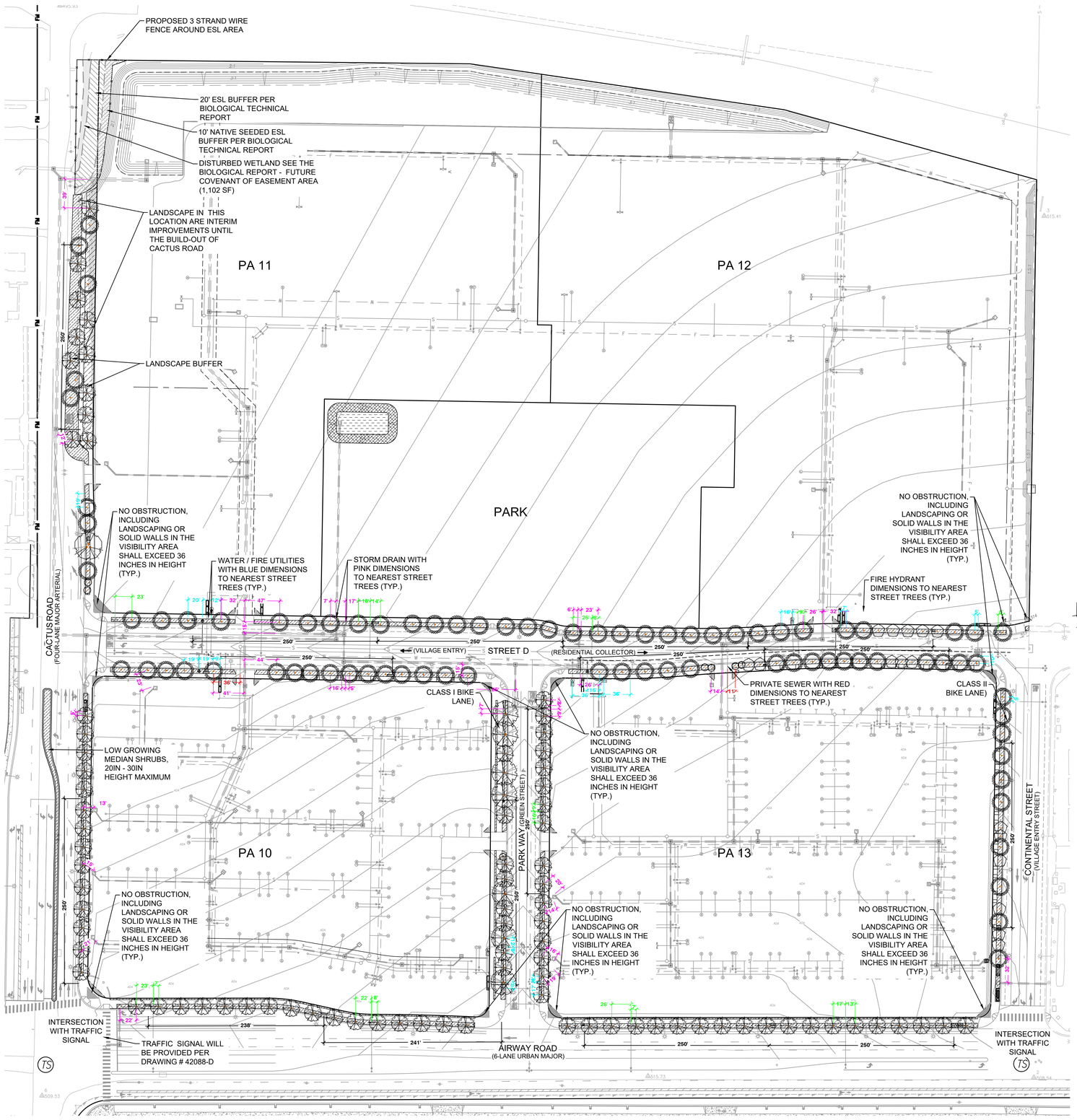

VTM CONCEPTUAL LANDSCAPE PLAN

GRAPHICAL SCALE
SCALE: 1" = 60'

LANDSCAPE DESIGN STATEMENT:

PLANT MATERIALS SPECIFIED FOR USE ON THIS PROJECT WILL BE FROM THE PALETTE OF STREET TREES PROVIDED BY THE OTAY MESA COMMUNITY PLAN STREET TREE LIST. THE PLANS ALSO COMPLY WITH THE POLICIES OF THE CENTRAL VILLAGE SPECIFIC PLAN AND THE VILLAGE-WIDE PLANT PALETTE. THE PALETTE OF LANDSCAPE PLANT MATERIALS WILL PROVIDE VARIATIONS OF FOLIAGE, BARK, AND FLOWER FORM, TEXTURE, AND COLOR. THESE VARIATIONS WILL CONFORM WITH THE AESTHETIC OF THE EXISTING SURROUNDING LANDSCAPE. LANDSCAPE PLANTING AREAS WILL BE GRADED TO ASSURE POSITIVE SURFACE DRAINAGE. ONSITE SOILS WILL BE AMENDED TO COMPLY WITH THE RECOMMENDATION OF A CERTIFIED SOILS TESTING LABORATORY. ALL SLOPE ASPECTS 2:1 OR STEEPER SHALL RECEIVE JUTE MATTING (OR PER THE RECOMMENDATION BY THE GEO-TECHNICAL ENGINEER).

GRADING NOTES:

1. PERMANENT REVEGETATION - 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 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL

2. TEMPORARY REVEGETATION - GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 CALENDAR DAYS SHALL BE TEMPORARILY REVEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. TEMPORARY IRRIGATION SYSTEMS MAY BE USED TO ESTABLISH THE VEGETATION.

3. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.

4. INTERIM BINDER NOTE: GRADED, DISTURBED OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX AND INTERIM BINDER / TACKIFIER AS NEEDED BETWEEN APRIL 2ND AND AUGUST 31ST FOR DUST-EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1ST AND APRIL 1ST.

MAINTENANCE NOTE:

ALL REQUIRED COMMON LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF WEEDS, DEBRIS, AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. BROKEN, DAMAGED, DISEASED, DEAD, OR REMOVED PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE CONDITIONS OF THE PERMIT OR WITHIN 30 DAYS OR A FINAL LANDSCAPE INSPECTION. SEVERE PRUNING OR 'TOPPING' OF TREES IS NOT PERMITTED.

ALL REQUIRED LANDSCAPE AREAS AND IRRIGATION IN P/ROW SHALL BE MAINTAINED BY ABUTTING PROPERTY HOMEOWNERS ASSOCIATION. THE LANDSCAPE AREAS AND IRRIGATION SHALL BE MAINTAINED FREE OF WEEDS, DEBRIS, AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. BROKEN, DAMAGED, DISEASED, DEAD, OR REMOVED PLANT MATERIAL SHALL BE SATISFACTORILY TREATED/REPLACED PER THE CONDITIONS OF THE PERMIT OR WITHIN 30 DAYS OR A FINAL LANDSCAPE INSPECTION. SEVERE PRUNING OR 'TOPPING' OF TREES IS NOT PERMITTED.

PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

TREES NOTE:

ALL TREES SHALL HAVE A 40-SQ.FT. ROOT ZONE TREE AREA. FOR STREET TREES WITHIN THE PUBLIC RIGHT-OF-WAY THE 40-SQ.FT. TREE ROOT ZONE AREA SHALL MEET THE MINIMUM SEPARATION DISTANCE REQUIREMENTS PER SDMC 142.04019 OR IF CONFLICTS ARISE THE STREET TREES SHALL BE LOCATED ON THE PRIVATE PROPERTY WITHIN 10 FEET OF THE PROPERTY LINE ALONG THAT STREET FRONTAGE.

ALL TREES SHALL BE MAINTAINED SO THEY ARE NOT IN CONTACT WITH STRUCTURES.

IRRIGATION:

ORNAMENTAL LANDSCAPE AREAS WILL BE SERVED BY A PERMANENT, AUTOMATIC MULTIPLE- VALVE IRRIGATION SYSTEM. THIS SYSTEM WILL USE LOW PRECIPITATION HEADS, SEGREGATED BASED ON PLANT MATERIAL TYPE AND ASPECT, AND BE DESIGNED TO MINIMIZE OVERSPRAY ONTO ANY NATIVE AREAS, HARDSCAPE SURFACE. RECYCLED WATER MAY BE USED, IF AVAILABLE.

NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. NO IMPROVEMENTS, INCLUDING ENHANCED PAVING, IRRIGATION AND LANDSCAPING, SHALL BE INSTALLED IN OR OVER ANY EASEMENT PRIOR TO THE APPLICANT OBTAINING AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT.
3. PERMANENT MONUMENT SIGNAGE MAYBE PROPOSED BY THE DEVELOPER.
4. MINIMUM 24-INCH BOX SIZE STREET TREES SHALL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY. TREE PLANTING AREAS SHALL HAVE A MINIMUM 40 SQUARE FEET OF AIR-AND-WATER, PERMEABLE AREA.
5. INSTALL ALL APPROVED LANDSCAPE AND OBTAIN ALL REQUIRED LANDSCAPE INSPECTION FORMS. COPIES OF THESE APPROVED DOCUMENTS MUST BE SUBMITTED TO THE CITY.
6. IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS, AND WATER/SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE CITY.
7. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WHICH WRAP AROUND THE ROOT BALL ARE NOT PERMITTED
8. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
9. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY MAY BE LOCATED WITHIN TEN FEET OF ANY SEWER FACILITIES.
10. PER SDMC 143.0143(d) DISTURBED PORTIONS OF THE SITE IN 25 PERCENT (4 HORIZONTAL FEET TO 1 VERTICAL FOOT) OR GREATER SLOPES SHALL BE REVEGETATED OR RESTORED IN ACCORDANCE WITH CHAPTER 14, ARTICLE 2, DIVISION 4 (LANDSCAPE REGULATIONS).
11. PLEASE NOTE PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
12. OPEN SPACE TO BE CONSISTENT WITH SECTION 143.0420 MUNICIPAL CODE.

RIGHT-OF-WAY LEGEND (IRRIGATED)

SITE TREES — MATURE HEIGHT + SPREAD

STREET TREES (30% - 40%) — *100% 24" BOX*
FORM/FUNCTION: SHADE, SEASONAL COLOR, MEDIUM TO LARGE CANOPY — *QUANTITY: 140-155*

ALBIZIA JULIBRISSIN	SILK TREE	30'X30'
CHILOPSIS LINEARIS	DESERT WILLOW	30'X30'
KOELREUTERIA PANICULATA	GOLDEN RAIN	30'X40'
CALLISTEMON CITRINUS	LEMON BOTTLE BRUSH	30'x30'
CALODENDRUM CAPENSE	CAPE CHESTNUT	40'X40'
GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	30'X30'
PISTACIA CHINENSIS	CHINESE PISTACHE	40'X40'
TABEBUIA IMPETIGINOSA	PINK TRUMPET TREE	35'X35'

ACCENT TREES (45% - 55%) — *100% 24-INCH BOX OR LARGER*
FORM/FUNCTION: SMALL TO MEDIUM EVERGREEN OR DECIDUOUS ACCENT TREES — *QUANTITY: 25-35*

LAGERSTROMIA INDICA	CRAPE MYRTLE SPP.	20'x20'
CHITALPA TASHKENTENSIS	CHITALPA	30'x30'
OLEA EUROPAEA "SWAN HILL"	OLIVE "SWAN HILL"	30'X20'
JACARANDA MIMOSIFOLIA	JACARANDA	30'X30'

SITE SHRUBS / GROUNDCOVERS — MATURE HEIGHT + SPREAD

QUANTITY: 3,203

SHRUBS (40% - 60%)

ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	10' x 10'
CISTUS x PURPEUS	ORCHID ROCKROSE	4' x 6'
EURPHORBIA CHARACIAS 'WULFENII'	MEDITERRANEAN SPURGE	4' x 4'
OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	8' x 8'
SALVIA CLEVELANDII	CLEVELAND SAGE	6' x 6'
TEUCRIUM FRUTICANS	BUSH GERMANDER	6' x 8'

GROUNDCOVERS (40% - 60%)

BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	2' x 8'
CEANOTHUS THYRSIFOLIA 'YANKEE POINT'	YANKEE POINT WILD LILAC	2' x 10'
DYMONDIA MARGARETAE	SILVER CARPET	2" x 2'
IVA HAYESIANA	POVERTY WEED	2' x 5'
LIPPIA NODIFLORA	KURAPIA	2" x 5'
VERBENA RIGIDA	SANDPIPER VERBENA	1' x 3'

DETENTION BASIN (TEMPORARILY IRRIGATED)
BASINS TO BE LINED WITH 18" MEDIUM DEPTH.

STORM WATER BASIN (BOTTOM)

PLANT MATERIAL	COMMON NAME	SIZE
CAREX PRAEGRACILLIS	CALIFORNIA FIELD SEDGE	LINERS
CAREX SPISSA	SAN DIEGO SEDGE	LINERS
MUHLENBERGIA RIGENS	DEERGRASS	LINERS

STORM WATER BASIN (SLOPES)

PLANT MATERIAL	COMMON NAME	SIZE
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	LINERS
BOUTELOUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMA	LINERS
MUHLENBERGIA DUBIA	PINE MUHLY	LINERS
MUHLENBERGIA EMERSLEYI 'EL TORO'	EL TORO BULL GRASS	LINERS

SLOPES (TEMPORARY IRRIGATION) HYDROSEED MIX
THE SLOPE AREAS TO BE HYDROSEEDED WITH A MIX OF NATIVE PLANT MATERIAL FOR SOIL EROSION PURPOSES. 50% OF SEED MIX TO BE PLANT MATERIAL THAT IS 24" OR LESS TO MEET BRUSH MANAGEMENT GUIDELINES. (INCLUDES ADDITIONAL ESL BUFFER PLANTINGS)

COASTAL SAGE SCRUB HYDROSEED MIX

PLANT MATERIAL	COMMON NAME	LB/AC	% PURITY/ GERMINATION RECOMMENDED
ACMISPON GLABER	DEERWEED	6	90 / 60
ARTEMESIA CALIFORNICA	CALIFORNIA SAGEBRUSH	2	15 / 50
DIAPLACUS AUR. 'PUNICEUS'	REDMONKEY FLOWER	2	2 / 55
ENCELIA CALIFORNICA	BUSH SUNFLOWER	7	40 / 60
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	6	30 / 60
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1	98 / 75
LUPINUS BICOLOR	MINIATURE LUPINE	8	98 / 80
STIPA PULCHRA	PURPLE NEEDLE GRASS	8	90 / 60

MIN. TREE SEPARATION DISTANCE:

TRAFFIC SIGNAL, STOP SIGN	20 FEET
UDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAYS	10 FEET
INTERSECTIONS	25 FEET
SEWERS	10 FEET

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23099 COLLECTION AT CACTUS
SAN DIEGO, CA

2ND SUBMITTAL	08/09/2024
3RD SUBMITTAL	11/25/2024
4TH SUBMITTAL	04/09/2025
5TH SUBMITTAL	06/25/2025
6TH SUBMITTAL	10/08/2025

CONCEPTUAL LANDSCAPE PLAN

L1

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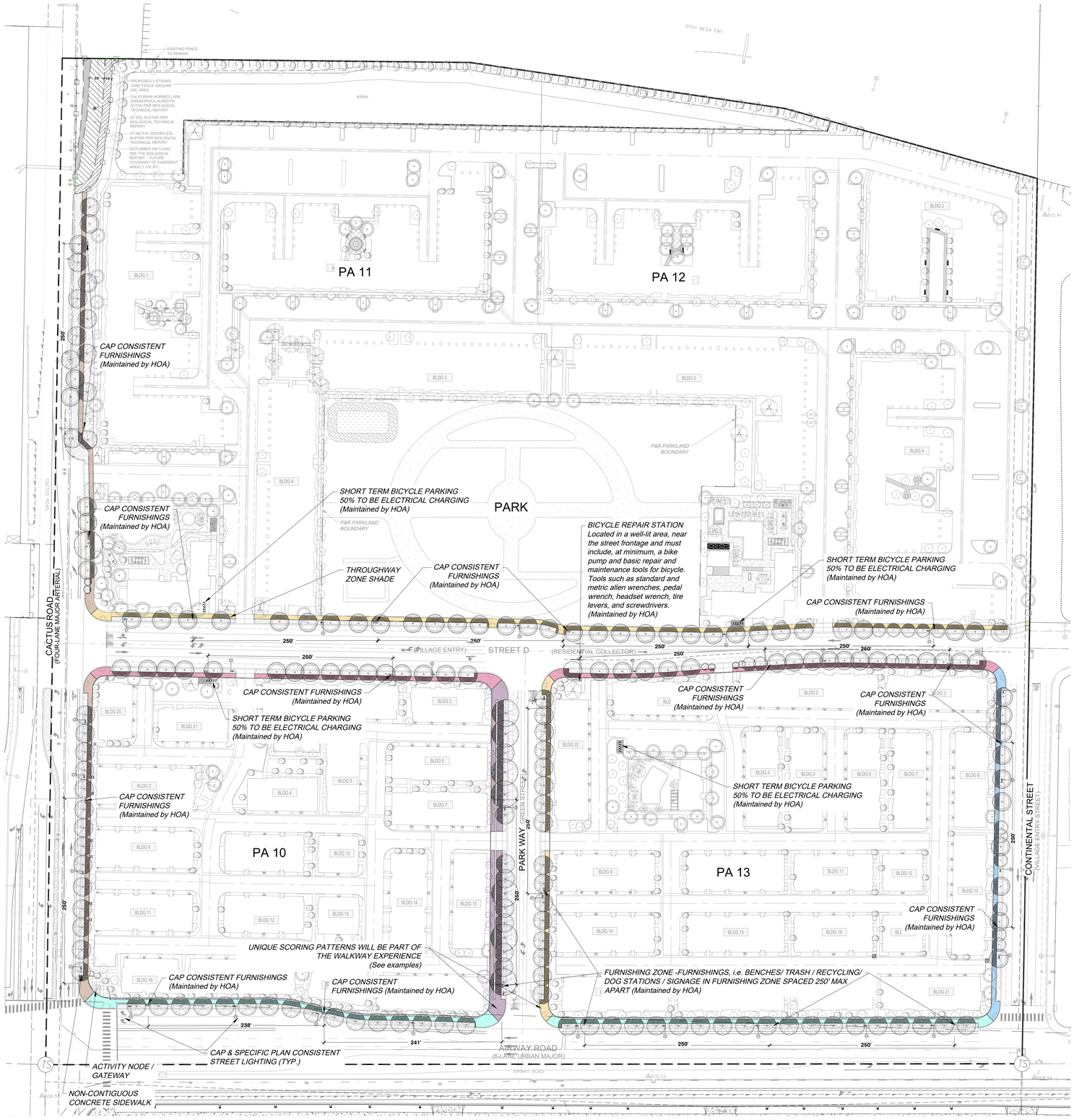
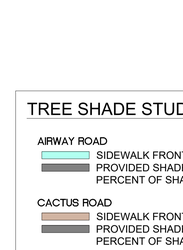
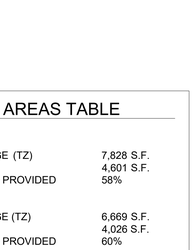


TREE SHADE STUDY AREAS TABLE

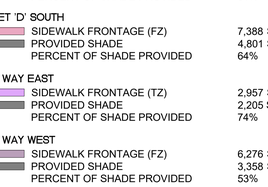
AIRWAY ROAD		
	SIDEWALK FRONTAGE (TZ)	7,828 S.F.
	PROVIDED SHADE	4,601 S.F.
	PERCENT OF SHADE PROVIDED	58%
CACTUS ROAD		
	SIDEWALK FRONTAGE (TZ)	6,669 S.F.
	PROVIDED SHADE	4,026 S.F.
	PERCENT OF SHADE PROVIDED	60%
STREET 'D' NORTH		
	SIDEWALK FRONTAGE (TZ)	7,476 S.F.
	PROVIDED SHADE	4,616 S.F.
	PERCENT OF SHADE PROVIDED	61%
STREET 'D' SOUTH		
	SIDEWALK FRONTAGE (FZ)	7,388 S.F.
	PROVIDED SHADE	4,801 S.F.
	PERCENT OF SHADE PROVIDED	64%
PARK WAY EAST		
	SIDEWALK FRONTAGE (TZ)	2,957 S.F.
	PROVIDED SHADE	2,205 S.F.
	PERCENT OF SHADE PROVIDED	74%
PARK WAY WEST		
	SIDEWALK FRONTAGE (FZ)	6,276 S.F.
	PROVIDED SHADE	3,358 S.F.
	PERCENT OF SHADE PROVIDED	53%
CONTINENTAL		
	SIDEWALK FRONTAGE (FZ)	3,182 S.F.
	PROVIDED SHADE FROM 49 TREES	1,695 S.F.
	PERCENT OF SHADE PROVIDED	53%

POTENTIAL UNIQUE SCORING PATTERNS EXAMPLES

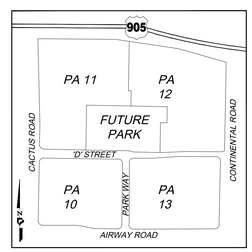




CURVED OR STRAIGHT SCORING, WITH POTENTIALLY COLORED CONCRETE AND ENHANCED CONCRETE FINISH



ENLARGEMENT OF SCORE LINES IN ENHANCED CONCRETE FINISH



SITE MAP
NOT TO SCALE

GRAPHICAL SCALE
SCALE: 1" = 60'

VTM CLIMATE ACTION PLAN CONSISTENCY EXHIBIT

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6TH SUBMITTAL	10/08/2025

CAP CONSISTENCY EXHIBIT

L2

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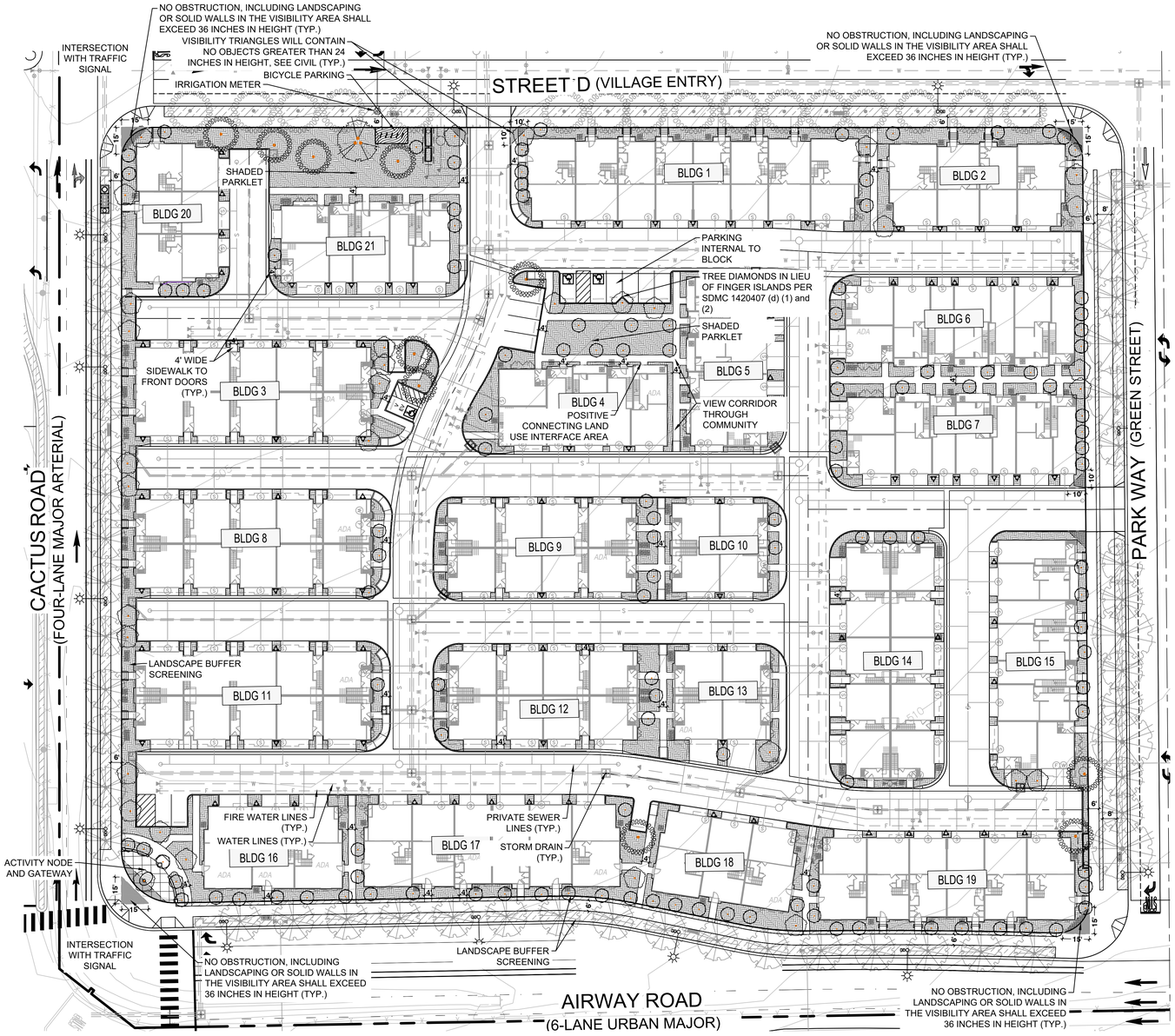
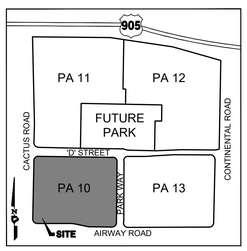


PA 10 CONCEPTUAL LANDSCAPE PLAN



SITE MAP
NOT TO SCALE

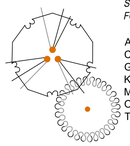
0 15 30 60 90
GRAPHICAL SCALE
SCALE: 1" = 30'

SITE LEGEND (IRRIGATED)

DESIGN STATEMENT

PA 10 WILL BE PLANTED WITH DROUGHT TOLERANT NATIVE AND NATURALIZED PLANTS THAT ARE ALSO SAFE FOR CHILDREN AND PETS. PLANTING SELECTION WILL PROVIDE SHADE, PRIVACY SCREENING AND WILL BE AESTHETICALLY PLEASING, BLENDING IN WITH THE ADJACENT AIRWAY AND CACTUS ROADS, STREET "D" AND THE PARKWAY PLANTINGS. BY COMBINING A VARIETY OF TEXTURALLY RICH TREES WITH GROUPINGS OF FLOWERING SHRUBS AND GROUNDCOVERS, THIS NEIGHBORHOOD'S LANDSCAPE WILL REINFORCE CLEAR AND INTERCONNECTED CIRCULATION WHILE PROVIDING VISUAL INTEREST ALONG THE CONNECTING WALKS. A SMALL PASSIVE RECREATION AREA WILL BE PROVIDED. PLANT SCREENING OF THE STORM BASIN WILL BE PROVIDED. THIS SITE PROVIDES A FOCAL GATEWAY AT THE CORNER OF AIRWAY AND CACTUS ROAD AS A MEMORABLE GATHERING SPACE, CONSISTENT WITH THE OTAY MESA CENTRAL VILLAGE SPECIFIC PLAN DESIGN PRINCIPLES. THE LINED STORM BASIN IN THIS PLANNING AREA WILL BE PLANTED WITH NATIVE SHRUBS AND WATER FILTERING SPECIES. ACCEPTABLE SPECIES INCLUDE BUT ARE NOT LIMITED TO:

SITE TREES — **MATURE HEIGHT + SPREAD**



SITE TREES (30% - 40 — 100% 24-INCH BOX OR LARGER
FORM/FUNCTION: SHADE, SEASONAL COLOR, MEDIUM TO LARGE CANOPY
QUANTITY: 20-40

ALBIZIA JULIBRISSIN	SILK TREE (AIRWAY/CACTUS RD.)	30'X30'
CALODENDRUM CAPENSE	CAPE CHESTNUT	40'X40"
GEIJERA PARVIFLORA	AUST. WILLOW (AIRWAY/CACTUS RD.)	30'X30'
KOELREUTERIA BIPINNATA	CHINESE FLAME (AIRWAY/CACTUS RD.)	30'X30"
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	45'x25'
OAK SPP.	OAK TREE	40'X50'
TIPUANA TIPU	TIPU TREE	35'X35'

ACCENT TREES (45% - 55%) — 100% 24-INCH BOX OR LARGER
FORM/FUNCTION: SMALL, MEDIUM, AND LARGE EVERGREEN OR DECIDUOUS ACCENT AND SCREENING TREES
QUANTITY:110-135

ARBUTUS MARINA	MARINA MADRONE	35' x 30'
CASSIA LEPTOPHYLLA	GOLDEN MEDALLION	15'x15'
CERCIS OCCIDENTALIS	WESTERN REDBUD	15'x15'
LAGERSTROEMIA INDICA	CRAPE MYRTLE SPP.	15'x15'
JACARANDA MIMOSIFOLIA	JACARANDA (AIRWAY/CACTUS RD.)	30'x25'
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	30'x40'
PISTACIA CHINENSIS	CHINESE PISTACHE	40'X40'
PODOCARPUS HENKELII	LONG-LEAFED YELLOWWOOD	18'-15'
MAGNOLIA GRANDIFLORA 'KAY PARRIS'	KAY PARRIS SOUTHERN MAGNOLIA	12'X9'

VERTICAL ACCENT *100% 24-INCH BOX OR LARGER*
FORM/FUNCTION: UPRIGHT EVERGREEN SHRUBS/ COLUMNAR TREES
QUANTITY:80-100

CUPRESSUS S.VIRENS 'MONSHEL'	TINY TOWER ITALIAN CYPRESS	20'x3'
ILEX CRENTA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	7'x2.5'
ILEX VOMITORIA 'WILL FLEMING'	WILL FLEMING YAUPON HOLLY	12'x2'
PODOCARPUS HENKELII	LONG LEAFED YELLOWWOOD	15'x10'

SITE SHRUBS / GROUNDCOVERS — **MATURE HEIGHT + SPREAD**

SHRUBS (40% - 60%) *QUANTITY: 3,729*

ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	10' x 10'
ARTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	6' x 8'
OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	8' x 8'
SALVIA CLEVELANDII	CLEVELAND SAGE	6' x 6'
TEUCRIUM FRUTICANS	BUSH GERMANDER	6' x 8'

GROUNDCOVERS (40% - 60%)

BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	2' x 8'
CEANOTHUS THYRSIFOLIA 'YANKEE POINT'	YANKEE POINT WILD LILAC	2' x 10'
DYMONDIA MARGARETAE	SILVER CARPET	2" x 2'
IVA HAYESIANA	POVERTY WEED	2' x 5'
LIPPIA NODIFLORA	KURAPIA	2" x 5'
VERBENA RIGIDA	SANDPIPER VERBENA	1' x 3'

VINES (>1%)

BOUGAINVILLA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLA	4'x5'
DISTICTIS 'RIVERS'	ROYAL TRUMPET VINE	5'x5'
JASMINUM POLYANTHUM	PINK JASMINE	5'x4'
TRACHELOSPERMUM JASMINIODES	STAR JASMINE	5'x5'
TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	4'x8'

Collection at Cactus PA10- MAWA / ETWU

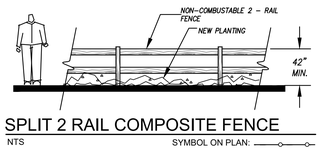
Irrigation Point of Connection (P.O.C.) # 1

A	B	C	D	E	F	G	H	I	J
Controller #	Hydrozone #	Valve Circuit #	Irrigation Method (Code)	Plant Factor (average) (PF)	Hydrozone Area (sf) [HA]	% of Total Landscaped Area	PF x HA	IE	PF x HA / IE
A	TREES	1	BUBBLER	0.5	6,560	16.1%	3,280.0	0.85	3,858.8
	SHRUBS	2	DRIP	0.4	34,165	83.9%	13,666.0	0.9	15,184.4
	BASIN	3	MP ROTATOR	0.5	0	0.0%	0.0	0.75	0.0
				SLA		0.0%	0.0	1.0	0.0
				TOTAL	**40,725**	100.0%			**19,043.3**

Maximum Applied Water Allowance (MAWA)	LA= 40,725
MAWA Formula: {Eto)(0.62)[(0.55 x LA) + (0.3 x SLA)] + (47)(0.62)[(0.55X)(714)] + (0.3x (714))]	
Maximum Applied Water Allowance =	**652,699.6** gallons per year

Estimated Total Water Use (ETWU)	
ETWA Formula: (ETo)(0.62)[(PFXHA/IE)+SLA]	
ETWU Formula: (Eto)(0.62)[Total of Column J + Cell F9)	
Estimated total Water Use =	**554,920.8** gallons per year

Eto =	**47.0**
LA =	**40,725.0**
SLA =	**0.0**
Percentage Allowance Used:	**85.02%**
MAWA - ETWU = (gallons)	**97,778.7**
Efficiency=	**0.89**



SPLIT 2 RAIL COMPOSITE FENCE
NTS — SYMBOL ON PLAN:

NOTE: NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 36 INCHES IN HEIGHT.

LANDSCAPE DESIGN OBJECTIVES:

PLANT MATERIALS SPECIFIED FOR USE ON THIS PROJECT WILL BE FROM THE PALETTE OF PLANTS KNOWN TO PERFORM WELL IN THIS CLIMATIC ZONE AND AMENDED SOIL TYPE. THE PALETTE OF LANDSCAPE PLANT MATERIALS WILL PROVIDE VARIATIONS OF FOLIAGE, BARK, AND FLOWER FORM, TEXTURE, AND COLOR. THESE VARIATIONS WILL BE USED TO BLEND IN WITH EXISTING SURROUNDING LANDSCAPE TREATMENTS ESPECIALLY AT PERIMETER SLOPES. LANDSCAPE PLANTING AREAS WILL BE GRADED TO ASSURE POSITIVE SURFACE DRAINAGE. ONSITE SOILS WILL BE AMENDED TO COMPLY WITH THE RECOMMENDATION OF A CERTIFIED SOILS TESTING LABORATORY. ALL SLOPE ASPECTS 2:1 OR STEEPER SHALL RECEIVE JUTE MATTING (OR PER THE RECOMENDATION BY THE GEO-TECHNICAL ENGINEER).

GRADING NOTES:

1. PERMANENT REVEGETATION - 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 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL

2. TEMPORARY REVEGETATION - GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 CALENDAR DAYS SHALL BE TEMPORARILY REVEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. TEMPORARY IRRIGATION SYSTEMS MAY BE USED TO ESTABLISH THE VEGETATION.

3. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.

4. INTERIM BINDER NOTE: GRADED, DISTURBED OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX AND INTERIM BINDER / TACKIFIER AS NEEDED BETWEEN APRIL 2ND AND AUGUST 31ST FOR DUST-EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1ST AND APRIL 1ST.

MAINTENANCE NOTE:

ALL REQUIRED COMMON LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF WEEDS, DEBRIS, AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. BROKEN, DAMAGED, DISEASED, DEAD, OR REMOVED PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE CONDITIONS OF THE PERMIT OR WITHIN 30 DAYS OR A FINAL LANDSCAPE INSPECTION. SEVERE PRUNING OR 'TOPPING' OF TREES IS NOT PERMITTED.

ALL REQUIRED LANDSCAPE AREAS AND IRRIGATION IN P/ROW SHALL BE MAINTAINED BY ABUTTING PREMISE OWNER. THE LANDSCAPE AREAS AND IRRIGATION SHALL BE MAINTAINED FREE OF WEEDS, DEBRIS, AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. BROKEN, DAMAGED, DISEASED, DEAD, OR REMOVED PLANT MATERIAL SHALL BE SATISFACTORILY TREATED/REPLACED PER THE CONDITIONS OF THE PERMIT OR WITHIN 30 DAYS OR A FINAL LANDSCAPE INSPECTION. SEVERE PRUNING OR 'TOPPING' OF TREES IS NOT PERMITTED.

PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

TREES NOTE:

ALL TREES SHALL HAVE A 40-SQ.FT. ROOT ZONE TREE AREA. FOR STREET TREES WITHIN THE PUBLIC RIGHT-OF-WAY THE 40-SQ.FT. TREE ROOT ZONE AREA SHALL MEET THE MINIMUM SEPARATION DISTANCE REQUIREMENTS PER SDMC 142.04019 OR IF CONFLICTS ARISE THE STREET TREES SHALL BE LOCATED ON THE PRIVATE PROPERTY WITHIN 10 FEET OF THE PROPERTY LINE ALONG THAT STREET FRONTAGE.

ALL TREES SHALL BE MAINTAINED SO THEY ARE NOT IN CONTACT WITH STRUCTURES.

CLIMATE ACTION PLAN CONSISTENCY TREES			
AREA	SITE SF.	# TREES REQUIRED	#TREES PROVIDED
PA10	239,312	96	164

PER SDMC 143.1415 TWO TREES SHALL BE PROVIDED ON THE PREMISES FOR EVERY 5,000 SQ.FT. OF LOT AREA, WITH A MINIMUM OF ONE TREE PER PREMISES.

MINIMUM TREE SEPARATION DISTANCE:

TRAFFIC SIGNAL, STOP SIGN	20 FEET
UDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAYS	10 FEET
INTERSECTIONS	25 FEET
SEWERS	10 FEET

IRRIGATION:

ORNAMENTAL LANDSCAPE AREAS WILL BE SERVED BY A PERMANENT, AUTOMATIC MULTIPLE- VALVE IRRIGATION SYSTEM. THIS SYSTEM WILL USE LOW PRECIPITATION HEADS, SEGREGATED BASED ON PLANT MATERIAL TYPE AND ASPECT, AND BE DESIGNED TO MINIMIZE OVERSPRAY ONTO ANY NATIVE AREAS, HARDSCAPE SURFACE. RECYCLED WATER MAY BE USED, IF AVAILABLE.

NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. NO IMPROVEMENTS, INCLUDING ENHANCED PAVING, IRRIGATION AND LANDSCAPING, SHALL BE INSTALLED IN OR OVER ANY EASEMENT PRIOR TO THE APPLICANT OBTAINING AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT.
3. PERMANENT MONUMENT SIGNAGE MAYBE PROPOSED BY THE DEVELOPER.
4. MINIMUM 24-INCH BOX SIZE STREET TREES SHALL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY. TREE PLANTING AREAS SHALL HAVE A MINIMUM 40 SQUARE FEET OF AIR-AND-WATER, PERMEABLE AREA.
5. INSTALL ALL APPROVED LANDSCAPE AND OBTAIN ALL REQUIRED LANDSCAPE INSPECTION FORMS. COPIES OF THESE APPROVED DOCUMENTS MUST BE SUBMITTED TO THE CITY.
6. IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS, AND WATER/SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE CITY.
7. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WHICH WRAP AROUND THE ROOT BALL ARE NOT PERMITTED
8. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
9. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY MAY BE LOCATED WITHIN TEN FEET OF ANY SEWER FACILITIES.
10. PER SDMC 143.0143(d) DISTURBED PORTIONS OF THE SITE IN 25 PERCENT (4 HORIZONTAL FEET TO 1 VERTICAL FOOT) OR GREATER SLOPES SHALL BE REVEGETATED OR RESTORED IN ACCORDANCE WITH CHAPTER 14, ARTICLE 2, DIVISION 4 (LANDSCAPE REGULATIONS).
11. PLEASE NOTE PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
12. OPEN SPACE TO BE CONSISTENT WITH SECTION 143.0420 MUNICIPAL CODE.

DEVELOPER INSTALLED LANDSCAPE AREAS

SITE LANDSCAPE	30,826 SF	(AREA INCLUDES SHRUBS AND TREES)
BASIN	6,330 SF	
TOTAL:	37,156 SF	

RESI ARCHITECTURE, INC
23231 SOUTH POINTE DR.
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CHRIS WEIMHOLT
(949) 802-7374

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SAN DIEGO, CA

2ND SUBMITTAL	08/09/2024
3RD SUBMITTAL	11/25/2024
4TH SUBMITTAL	04/09/2025
5TH SUBMITTAL	06/25/2025
6TH SUBMITTAL	10/08/2025

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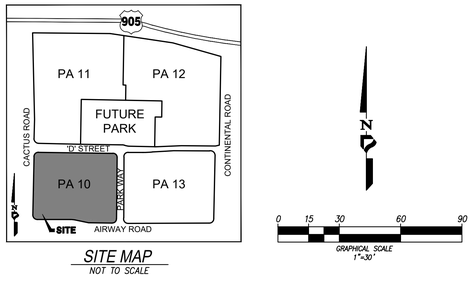

SITE MAP
NOT TO SCALE

PA 10 LANDSCAPE CALCULATIONS - STREET YARD

STREET YARD

STREET YARD PLANTING AREA

BUILDING WALL LINE

STREET YARD

Street Yard Area: 23,544 sf

Planting Area Required (50% of area): 11,772 sf

Planting Area Provided: 15,988 sf

Planting Area Excess Provided: 4,216 sf

Plant Points Required (0.05 Points per street yard area): 1,177 pts

Plant Points Provided (50% are to be Trees): 3,702 pts

Plant Points Excess Provided: 2,525 pts

POINTS	QTY	SIZE/SPACING
1,922 PTS	1,922	1 GAL 3' O.C. Spacing
1,780 PTS	89	24" BOX Trees - Spacing Per Plan

City of San Diego Development Services
1222 First Ave., MS-501
San Diego, CA 92101

Landscape Calculations Worksheet
Multiple Dwelling Unit Residential & Residential Components of Mixed-Use Development

FORM DS-6
August 2020

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

STREET YARD (§142.0404 - §142.0405] – All Multiple Dwelling Unit Residential Development

- Planting area in the *public right-of-way* is not counted towards fulfillment of the required *street yard* planting area.

Planting Area Required	Planting Area Provided	Excess Area Provided
PA 10 Total Area (a) 23,544 sq. ft. x 50% = (b) 11,772 sq. ft.	(c) 15,988 sq. ft.	(c-b) 4,216 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area (a) 23,544 sq. ft. x 0.05 = (d) 1,177 points	(e) 3,702 points	(e-d) 2,525 points
	Plant Points Achieved with Trees (50%)	
	1,780 points	

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PROJECT DESIGN CONSULTANTS
a Bowman company
Project Design Consultants
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PA 10 LANDSCAPE CALCULATIONS

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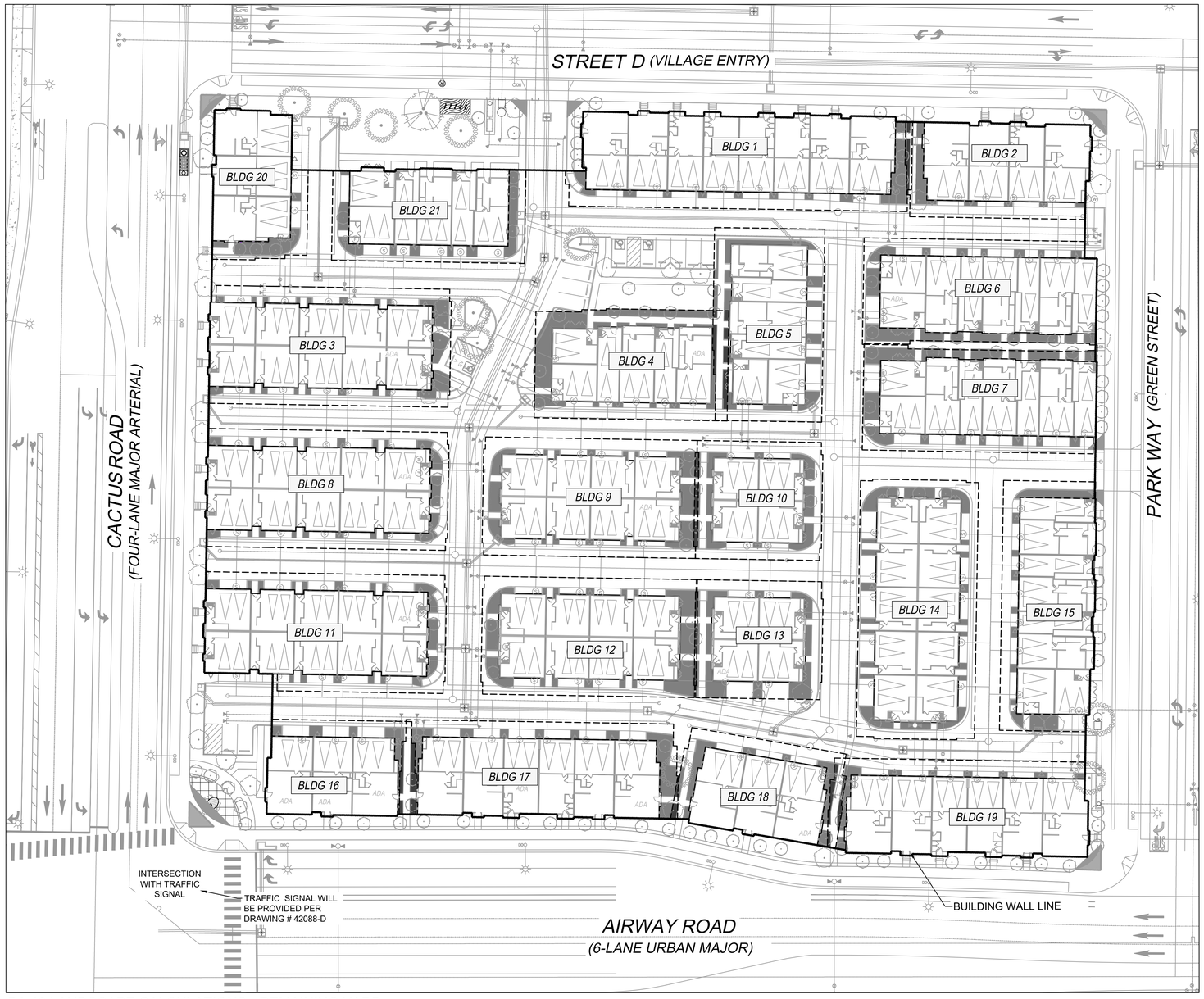
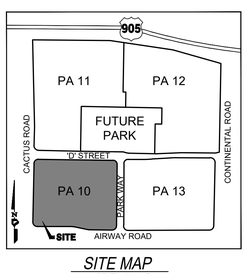
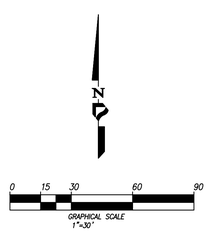


PA 10 LANDSCAPE CALCULATIONS - REMAINING YARD



SITE MAP
NOT TO SCALE



REMAINING YARD [§142.0404 - §142.0405] – 5 Dwelling Units or More

Option 1:
A minimum of 30 percent of the total area within a 10-foot offset from the *structural envelope* of each residential *structure* shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area _____ sq. ft. x 30% = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area _____ sq. ft. x 0.05 = _____ sq. ft.	_____ points	_____ points
	Plant Points Achieved with Trees (50%)	
	_____ points	

PA 10 LANDSCAPE REMAINING YARD CALCULATIONS

REMAINING YARD (10' OFFSET PER MPDP DS-6)

REMAINING YARD PLANTING

BUILDING WALL LINE

A WAIVER TO THE LANDSCAPE REQUIREMENTS FOR PA 10 DUE TO REMAINING YARD AREA DEFICIENCIES FOR BUILDINGS 3,8, AND 11 IS REQUESTED.

PA 10 - BUILDING 1

PLANTING POINT EXCESS HAS BEEN USED TO SATISFY AREA DEFICIENCY PER SDMC 142.0405(a)(3)

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 2,607 sq. ft. x 30% = 782 sq. ft.	712 sq. ft.	-70 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 2,607 sq. ft. x 0.05 = 130 sq. ft.	235 points	105 points
	Plant Points Achieved with Trees (50%)	
75 @ 1 gal shrubs = 75 pts 7 @ 15 gal vines = 70 pts 2 @ 24" box trees = 40 pts 1 @ 36" box trees = 50 pts	90 points	

PA 10 - BUILDING 2

PLANTING POINT EXCESS HAS BEEN USED TO SATISFY AREA DEFICIENCY PER SDMC 142.0405(a)(3)

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 1,552 sq. ft. x 30% = 465 sq. ft.	396 sq. ft.	-69 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 1,552 sq. ft. x 0.05 = 77 sq. ft.	159 points	89 points
	Plant Points Achieved with Trees (50%)	
39 @ 1 gal shrubs = 39 pts 3 @ 15 gal vines = 30 pts 2 @ 24" box trees = 40 pts 1 @ 36" box trees = 50 pts	90 points	

PA 10 - BUILDING 3

REQUESTING WAIVER FOR BUILDING (3)

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 3,445 sq. ft. x 30% = 1,033 sq. ft.	723 sq. ft.	-310 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 3,445 sq. ft. x 0.05 = 173 sq. ft.	535 points	362 points
	Plant Points Achieved with Trees (50%)	
75 @ 1 gal shrubs = 75 pts 6 @ 15 gal vines = 60 pts 0 @ 24" box trees = 000 pts 4 @ 48" box trees = 400 pts	400 points	

PA 10 - BUILDING 4

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 3,230 sq. ft. x 30% = 969 sq. ft.	1,477 sq. ft.	508 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 3,230 sq. ft. x 0.05 = 161 sq. ft.	401 points	240 points
	Plant Points Achieved with Trees (50%)	
161 @ 1 gal shrubs = 161 pts 4 @ 15 gal vines = 40 pts 5 @ 24" box trees = 100 pts 2 @ 36" box trees = 100 pts	200 points	

PA 10 - BUILDING 5

PLANTING POINT EXCESS HAS BEEN USED TO SATISFY AREA DEFICIENCY PER SDMC 142.0405(a)(3)

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 3,225 sq. ft. x 30% = 967 sq. ft.	931 sq. ft.	-36 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 3,225 sq. ft. x 0.05 = 161 sq. ft.	245 points	84 points
	Plant Points Achieved with Trees (50%)	
Excess Planting Points make up for planting area deficiency. 105 @ 1 gal shrubs = 105 pts 4 @ 15 gal vines = 40 pts 2 @ 36" box trees = 100 pts	100 points	

PA 10 - BUILDING 6

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 3,200 sq. ft. x 30% = 960 sq. ft.	1,071 sq. ft.	111 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 3,200 sq. ft. x 0.05 = 160 sq. ft.	294 points	134 points
	Plant Points Achieved with Trees (50%)	
114 @ 1 gal shrubs = 114 pts 6 @ 15 gal vines = 60 pts 6 @ 24" box trees = 120 pts	120 points	

PA 10 - BUILDING 7

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 3,259 sq. ft. x 30% = 947 sq. ft.	1,183 sq. ft.	236 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 3,259 sq. ft. x 0.05 = 163 sq. ft.	317 points	154 points
	Plant Points Achieved with Trees (50%)	
137 @ 1 gal shrubs = 137 pts 6 @ 15 gal vines = 60 pts 6 @ 24" box trees = 120 pts	120 points	

PA 10 - BUILDING 8

REQUESTING WAIVER FOR BUILDING (8)

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 3,477 sq. ft. x 30% = 1,043 sq. ft.	635 sq. ft.	-499 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 3,477 sq. ft. x 0.05 = 174 sq. ft.	328 points	154 points
	Plant Points Achieved with Trees (50%)	
68 @ 1 gal shrubs = 68 pts 6 @ 15 gal vines =60 pts 2 @ 36" box trees = 100 pts 1 @ 36" box trees = 100 pts	200 points	

PA 10 - BUILDING 9

PLANTING POINT EXCESS HAS BEEN USED TO SATISFY AREA DEFICIENCY PER SDMC 142.0405(a)(3)

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 3,670 sq. ft. x 30% = 1,101 sq. ft.	901 sq. ft.	-200 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 3,670 sq. ft. x 0.05 = 183 sq. ft.	395 points	212 points
	Plant Points Achieved with Trees (50%)	
105 @ 1 gal shrubs = 105 pts 4 @ 15 gal vines = 40 pts 5 @ 36" box trees = 250 pts	250 points	

PA 10 - BUILDING 10

PLANTING POINT EXCESS HAS BEEN USED TO SATISFY AREA DEFICIENCY PER SDMC 142.0405(a)(3)

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 2,570 sq. ft. x 30% = 771 sq. ft.	731 sq. ft.	-40 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 2,570 sq. ft. x 0.05 = 128 sq. ft.	295 points	167 points
	Plant Points Achieved with Trees (50%)	
85 @ 1 gal shrubs = 85 pts 2 @ 15 gal vines = 20 pts 2 @ 24" box trees = 40 pts 3 @ 36" box trees = 150 pts	190 points	

PA 10 - BUILDING 11

REQUESTING WAIVER FOR BUILDING (11)

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 3,028 sq. ft. x 30% = 908 sq. ft.	558 sq. ft.	-350 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 3,028 sq. ft. x 0.05 = 151 sq. ft.	152 points	1 points
	Plant Points Achieved with Trees (50%)	
52 @ 1 gal shrubs = 52 pts 5 @ 15 gal vines = 50 pts 1 @ 36" box trees = 50 pts	50 points	

PA 10 - BUILDING 12

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 3,632 sq. ft. x 30% = 1,089 sq. ft.	1,194 sq. ft.	105 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 3,632 sq. ft. x 0.05 = 181 sq. ft.	317 points	136 points
	Plant Points Achieved with Trees (50%)	
137 @ 1 gal shrubs = 137 pts 2 @ 15 gal vines = 20 pts 8 @ 24" box trees = 160 pts	160 points	

PA 10 - BUILDING 13

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 2,532 sq. ft. x 30% = 759 sq. ft.	862 sq. ft.	103 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 2,532 sq. ft. x 0.05 = 126 sq. ft.	254 points	128 points
	Plant Points Achieved with Trees (50%)	
94 @ 1 gal shrubs = 94 pts 2 @ 15 gal vines = 20 pts 7 @ 24" box trees = 140 pts	140 points	

PA 10 - BUILDING 14

PLANTING POINT EXCESS HAS BEEN USED TO SATISFY AREA DEFICIENCY PER SDMC 142.0405(a)(3)

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 4,202 sq. ft. x 30% = 1,260 sq. ft.	965 sq. ft.	-295 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 4,202 sq. ft. x 0.05 = 210 sq. ft.	505 points	295 points
	Plant Points Achieved with Trees (50%)	
105 @ 1 gal shrubs = 105 pts 6 @ 36" box trees = 300 pts 1 @ 48" box trees = 100 pts	400 points	

PA 10 - BUILDING 15

PLANTING POINT EXCESS HAS BEEN USED TO SATISFY AREA DEFICIENCY PER SDMC 142.0405(a)(3)

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 2,356 sq. ft. x 30% = 706 sq. ft.	577 sq. ft.	-129 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 2,356 sq. ft. x 0.05 = 126 sq. ft.	268 points	142 points
	Plant Points Achieved with Trees (50%)	
Excess Planting Points make up for planting area deficiency. 68 @ 1 gal shrubs = 68 pts 6 @ 15 gal vines = 60 pts 2 @ 24" box trees = 40 pts 2 @ 36" box trees = 100 pts	140 points	

PA 10 - BUILDING 16

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 1,328 sq. ft. x 30% = 398 sq. ft.	478 sq. ft.	80 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 1,328 sq. ft. x 0.05 = 66 sq. ft.	122 points	56 points
	Plant Points Achieved with Trees (50%)	
52 @ 1 gal shrubs = 52 pts 3 @ 15 gal vines = 30 pts 2 @ 24" box trees = 40 pts	40 points	

PA 10 - BUILDING 17

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 2,606 sq. ft. x 30% = 781 sq. ft.	1,004 sq. ft.	223 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 2,606 sq. ft. x 0.05 = 130 sq. ft.	255 points	125 points
	Plant Points Achieved with Trees (50%)	
105 @ 1 gal shrubs = 105 pts 5 @ 15 gal vines = 50 pts 5 @ 24" box trees = 100 pts	100 points	

PA 10 - BUILDING 18

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 1,918 sq. ft. x 30% = 575 sq. ft.	686 sq. ft.	111 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 1,918 sq. ft. x 0.05 = 96 sq. ft.	185 points	89 points
	Plant Points Achieved with Trees (50%)	
75 @ 1 gal shrubs = 75 pts 2 @ 15 gal vines = 20 pts 2 @ 24" box trees = 40 pts 1 @ 36" box trees = 50 pts	90 points	

PA 10 - BUILDING 19

PLANTING POINT EXCESS HAS BEEN USED TO SATISFY AREA DEFICIENCY PER SDMC 142.0405(a)(3)

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 1,945 sq. ft. x 30% = 583 sq. ft.	468 sq. ft.	-115 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 1,945 sq. ft. x 0.05 = 97 sq. ft.	222 points	125 points
	Plant Points Achieved with Trees (50%)	
Excess Planting Points make up for planting area deficiency. 52 @ 1 gal shrubs = 52 pts 50 @ 15 gal vines = 50 pts 1 @ 24" box trees = 20 pts 2 @ 36" box trees = 100 pts	120 points	

PA 10 - BUILDING 20

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 1,012 sq. ft. x 30% = 304 sq. ft.	401 sq. ft.	97 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 1,012 sq. ft. x 0.05 = 50 sq. ft.	119 points	69 points
	Plant Points Achieved with Trees (50%)	
39 @ 1 gal shrubs = 39 pts 2 @ 15 gal vines = 20 pts 3 @ 24" box trees = 60 pts	60 points	

PA 10 - BUILDING 21

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 2,045 sq. ft. x 30% = 613 sq. ft.	621 sq. ft.	8 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 2,045 sq. ft. x 0.05 = 102 sq. ft.	212 points	110 points
	Plant Points Achieved with Trees (50%)	
52 @ 1 gal shrubs = 52 pts 5 @ 15 gal vines = 50 pts 3 @ 24" box trees = 60 pts 1 @ 36" box trees = 50 pts	110 points	

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23099 COLLECTION AT CACTUS
SAN DIEGO, CA

2ND SUBMITTAL	08/09/2024
3RD SUBMITTAL	11/25/2024
4TH SUBMITTAL	04/09/2025
5TH SUBMITTAL	06/25/2025
6TH SUBMITTAL	10/08/2025

PA 10 LANDSCAPE CALCULATIONS

L5

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PA 10 LANDSCAPE CALCULATIONS - VEHICULAR USE AREA

BUILDING WALL LINE

VUA INSIDE STREET YARD

VUA OUTSIDE STREET YARD

VUA INSIDE STREET YARD PLANTING

VUA Inside St. Yard Area: 3,721sf

Planting Area Required (.05 of area): 186 sf

Planting Area Provided: 1,645 sf

Planting Area Excess Provided: 1,459 sf

Plant Points Required (0.05 Points per VUA in st yard area): 186

Plant Points Provided (50% are to be Trees): 398

Plant Points Excess Provided: 212

POINTS	QTY	SIZE/SPACING
188 PTS	188	1 GAL 3' O.C. Spacing
30 PTS	3	15 GAL Vines
180 PTS	9	24" BOX Trees - Spacing Per Plan
100 PTS		36" BOX Trees - Spacing Per Plan
398 PTS		

VUA OUTSIDE STREET YARD PLANTING

VUA Outside St. Yard Area: 66,336 sf

Planting Area Required (.03 of area): 1,990 sf

Planting Area Provided: 7,872 sf

Planting Area Excess Provided: 5,882 sf

Plant Points Required (0.03 Points per VUA outside st yard area): 1,990

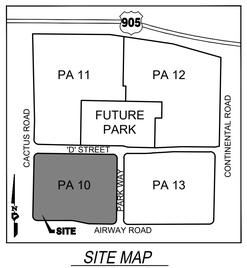
Plant Points Provided (50% are to be Trees): 2,821

Plant Points Excess Provided: 831

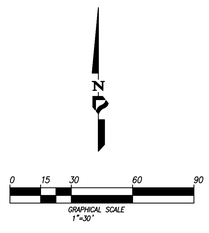
POINTS	QTY	SIZE/SPACING
941 PTS	941	1 GAL 3' O.C. Spacing
830 PTS	83	15 GAL Vines
400 PTS	20	24" BOX Trees - Spacing Per Plan
650 PTS	13	36" BOX Trees - Spacing Per Plan
2,821 PTS		

PA 10
VEHICULAR USE AREA (≥6,000 sf) [§142.0406 - §142.0407]

	Planting Area Required	Planting Area Provided	Excess Area Provided
VUA inside Street Yard	3,721 sq. ft. x 0.05 = 186 sq. ft.	1,645 sq. ft.	1,459 sq. ft.
VUA outside Street Yard	66,336 sq. ft. x 0.03 = 1,990 sq. ft.	7,872 sq. ft.	5,882 sq. ft.
	Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
VUA inside Street Yard	3,721 sq. ft. x 0.05 = 186 points	398 points	212 points
		Plant Points Achieved with Trees (50%)	
		180 points	
VUA outside Street Yard	66,336 sq. ft. x 0.03 = 1,990 sq. ft.	2,821 points	831 points
		Plant Points Achieved with Trees (50%)	
		1,050 points	



SITE MAP
NOT TO SCALE



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PA 10 LANDSCAPE CALCULATIONS

L6

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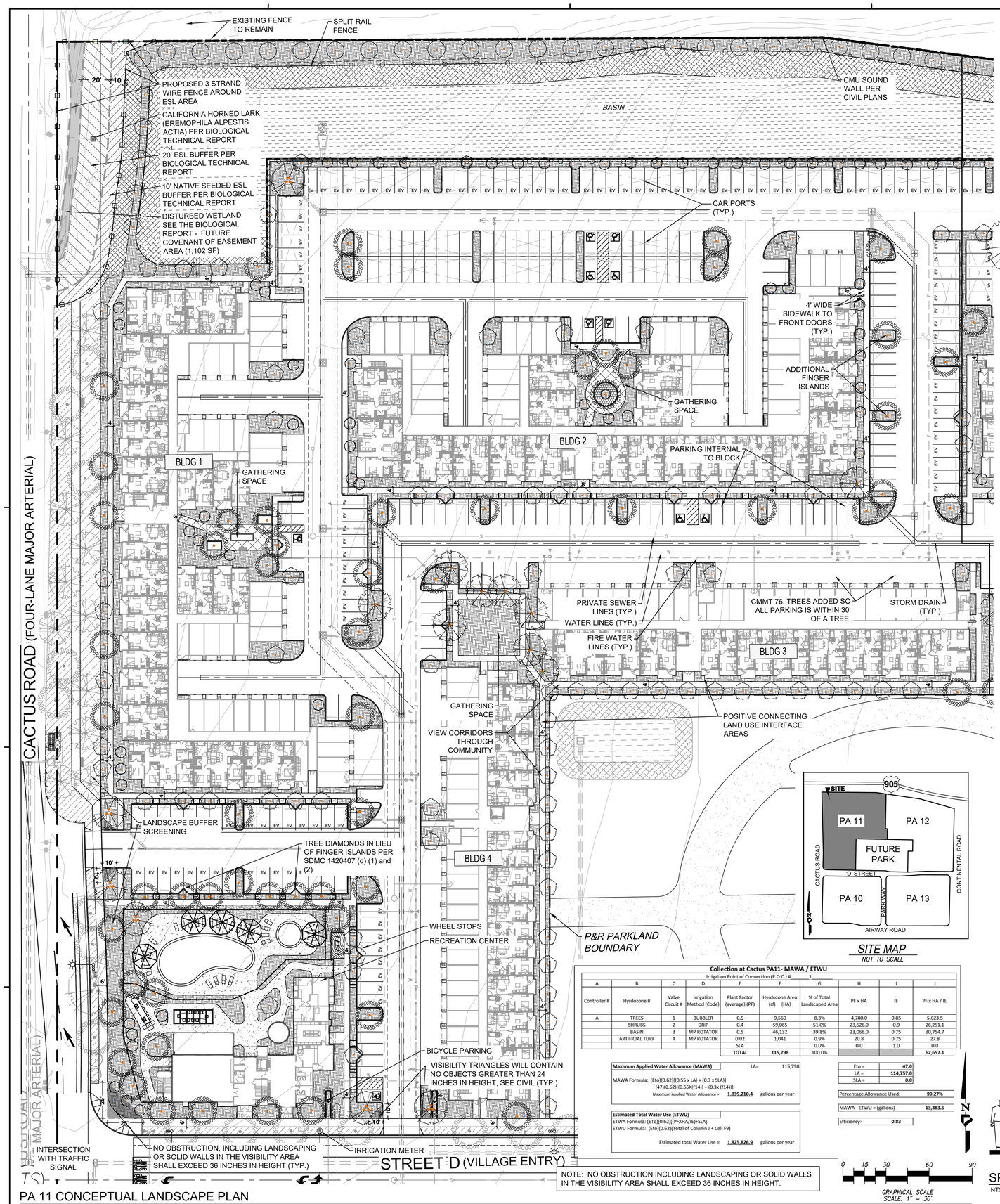


SITE MAP
NOT TO SCALE

Collection at Cactus PA11- MAWA / ETWU

Irrigation Point of Connection (P.O.C.) # 1

A	B	C	D	E	F	G	H	I	J
Controller #	Hyrdozone #	Valve Circuit #	Irrigation Method (Code)	Plant Factor (average) (PF)	Hydrozone Area (sf) (HA)	% of Total Landscaped Area	PF x HA	IE	PF x HA / IE
A	TREES	1	BUBBLER	0.5	9,560	8.3%	4,780.0	0.85	5,623.5
	SHRUBS	2	DRIP	0.4	59,065	51.0%	23,626.0	0.9	26,251.1
	BASIN	3	MP ROTATOR	0.5	46,132	39.8%	23,066.0	0.75	30,754.7
	ARTIFICIAL TURF	4	MP ROTATOR	0.02	1,041	0.9%	20.8	0.75	27.8
				SLA		0.0%	0.0	1.0	0.0
				TOTAL	115,798	100.0%			62,657.1

Maximum Applied Water Allowance (MAWA)	LA= 115,798
MAWA Formula: {Eto}(0.62){(0.55 x LA) + (0.3 x SLA)} {47}(0.62){(0.55X(f14)) + (0.3x (f14))}	
Maximum Applied Water Allowance =	1,839,210.4 gallons per year
Estimated Total Water Use (ETWU)	
ETWA Formula: (ETo)(0.62){(PFXHA/IE)+SLA}	
ETWU Formula: (Eto)(0.62){Total of Column J + Cell F9}	
Estimated total Water Use =	1,825,826.9 gallons per year

Eto =	47.0
LA =	114,757.0
SLA =	0.0
Percentage Allowance Used:	99.27%
MAWA - ETWU = (gallons)	13,383.5
Efficiency=	0.83

NOTE: NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 36 INCHES IN HEIGHT.

GRAPHICAL SCALE
SCALE: 1" = 30'

PA 11 CONCEPTUAL LANDSCAPE PLAN

SITE LEGEND (IRRIGATED)

DESIGN STATEMENT

PA11'S PLANT PALETTE WILL FEATURE A VARIETY OF DROUGHT TOLERANT NATIVE AND NATURALIZED PLANTS THAT ARE ALSO SAFE FOR CHILDREN AND PETS. PLANTS SELECTED WILL PROVIDE SHADE, PRIVACY SCREENING, AND TO BE CONSISTENT WITH THE ADJACENT LANDSCAPE IN STREET 'D" AND CACTUS ROAD. THE NEIGHBORHOOD'S PARKING AREAS WILL BE PLANTED TO REDUCE THE URBAN HEAT ISLAND EFFECT AND PROVIDE VISUAL RELEIF WITH A COMBINATION OF SMALL TO MEDIUM SHRUBS AND SHADE TREES. THE PLANTING WILL REINFORCE A PATTERN OF WAYFINDING TO CONNECT THE PEDESTRIAN CIRCULATION IN CONFORMANCE WITH THE OTAY MESA CENTRAL VILLAGE SPECIFIC PLAN DESIGN PRINCIPLES. TREES, COUPLED WITH GROUPINGS OF FLOWERING SHRUBS, AND GROUNDCOVERS WILL PROVIDE LAYERS OF VISUAL INTEREST. GATHERING SPACES AND INTERIOR COURTYARDS WILL FEATURE SEATING AND OPEN SPACE TO ENCOURAGE SOCIAL INTERACTION FOR THE RESIDENTS. PASSIVE RECREATION AREAS HAVE BEEN PROVIDED TO INCLUDE INFORMAL GATHERING AREAS. THE EXPANSIVE LINED STORM BASIN IN THIS PLANNING AREA WILL BE PLANTED WITH SCREENING LANDSCAPE, NATIVE SHRUBS, AND WATER FILTERING SPECIES. THE RECREATION AREA WILL PROVIDE A CASUAL DESIGN THEME AND PLANTING. ACCEPTABLE SPECIES INCLUDE BUT ARE NOT LIMITED TO:

SITE TREES — MATURE HEIGHT + SPREAD

SITE TREES (30% - 40%) — *100% 24-INCH BOX OR LARGER*
FORM/FUNCTION: SHADE, SEASONAL COLOR, MEDIUM TO LARGE CANOPY — *QUANTITY: 40-60*

ALBIZIA JULIBRISSIN	SILK TREE (CACTUS RD.) 20'X20'
CALODENDRUM CAPENSE	CAPE CHESTNUT 40'X40'
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW (CACTUS RD.) 30'x30'
GRAVILLEA ROBUSTA	SILK OAK 15'X15'
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA 45'x25'
OAK SPP.	OAK TREE 40'X50'
TIPUANA TIPU	TIPU TREE 35'X35'

ACCENT TREES (45% - 55%) — *100% 24-INCH BOX OR LARGER*
FORM/FUNCTION: SMALL, MEDIUM, AND LARGE EVERGREEN OR DECIDUOUS ACCENT TREES — *QUANTITY: 110-125*

ARBUTUS MARINA	MARINA MADRONE 35' x 30'
CASSIA LEPTOPHYLLA	GOLDEN MEDALLION 15'x15'
CERCIS OCCIDENTALIS	WESTERN REDBUD 15'x15'
LAGASTROMIA INDICA	CRAPE MYRTLE SPP. 15'x15'
JACARANDA MIMOSIFOLIA	JACARANDA 30'x25'
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE 30'x40'
PISTACIA CHINENSIS	CHINESE PISTACHE 40'x40'

SCREENING TREES (5%-15%) — *100% 24-INCH BOX OR LARGER*
FORM/FUNCTION: MEDIUM TO LARGE EVERGREEN, SCREENING TREES — *QUANTITY: 40-50*

ACACIA LONGIFOLIA	SYDNEY GOLDEN WATTLE 15'X15'
ACACIA PODALYRIIFOLIA	PEARL ACACIA 15'X15'
PODOCARPUS HENKELII	LONG LEAFED YELLOWWOOD 18'X15'
TRISTANIA LAURINA	ELEGANT BRISBANE 25'x15'
MAGNOLIA GRANDIFLORA 'KAY PARRIS'	KAY PARRIS SOUTHERN MAGNOLIA 12'X9'
HETEROMELES ARBUTIFOLIA	TOYON 12'X10'
RHUS INTEGRIFOLIA	LEMONADE BERRY 8'X10'

VERTICAL ACCENT — *100% 24-INCH BOX OR LARGER*
FORM/FUNCTION: UPRIGHT EVERGREEN SHRUBS/ COLUMNAR TREES — *QUANTITY:80-100*

CUPRESSUS S.VIRENS 'MONSHEL'	TINY TOWER ITALIAN CYPRESS 20'x3'
ILEX CRENTA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY 7'x2.5'
ILEX VOMITORIA 'WILL FLEMING'	WILL FLEMING YAUPON HOLLY 12'x2'
PODOCARPUS HENKELII	LONG LEAFED YELLOWWOOD 15'x10'

SITE SHRUBS / GROUNDCOVERS — MATURE HEIGHT + SPREAD

SHRUBS (40% - 60%) — *QUANTITY :7,920*

ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE 10' x 10'
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA 6' X 8'
OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE 8' x 8'
SALVIA CLEVELANDII	CLEVELAND SAGE 6' x 6'
TEUCRIUM FRUTICANS	BUSH GERMANDER 6' x 8'

GROUNDCOVERS (40% - 60%)

BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH 2' x 8'
CEANOTHUS THYRSIFOLIA 'YANKEE POINT'	YANKEE POINT WILD LILAC 2' x 10'
DYMONDIA MARGARETAE	SILVER CARPET 2" x 2'
IVA HAYESIANA	POVERTY WEED 2' x 5'
LIPPIA NODIFLORA	KURAPIA 2" x 5'
VERBENA RIGIDA	SANDPIPER VERBENA 1' x 3'

VINES (>1%)

BOUGAINVILLA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLA 4'x5'
DISTICTIS 'RIVERS'	ROYAL TRUMPET VINE 5'x5'
JASMINUM POLYANTHUM	PINK JASMINE 5'x4'
TRACHELOSPERMUM JASMINIODES	STAR JASMINE 5'x5'
TECOMARIA CAPENSIS	CAPE HONEYSUCKLE 4'x8'

SLOPES (TEMPORARY IRRIGATION) HYDROSEED MIX

THE SLOPE AREAS TO BE HYDROSEEDED WITH A MIX OF NATIVE PLANT MATERIAL FOR SOIL EROSION PURPOSES. 50% OF SEED MIX TO BE PLANT MATERIAL THAT IS 24" OR LESS TO MEET BRUSH MANAGEMENT GUIDELINES.

COASTAL SAGE SCRUB HYDROSEED MIX

PLANT MATERIAL	COMMON NAME	LB/AC	% PURITY/ GERMINATION RECOMMENDED
ACMISPON GLABER	DEERWEED	6	90 / 60
ARTEMESIA CALIFORNICA	CALIFORNIA SAGEBRUSH	2	15 / 50
DIAPLACUS AUR. 'PUNICEUS'	REDMONKEY FLOWER	2	2 / 55
ENCELIA CALIFORNICA	BUSH SUNFLOWER	7	40 / 60
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	6	30 / 60
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1	98 / 75
LUPINUS BICOLOR	MINIATURE LUPINE	8	98 / 80
STIPA PULCHRA	PURPLE NEEDLE GRASS	8	90 / 60

NOTE: CONTAINER STOCK ARE TO BE PLACED AT A MINIMUM RATE OF ONE PLANT PER 100 S.F. OF DISTURBED AREA.

DETENTION BASIN (TEMPORARILY IRRIGATED)

BASINS TO BE LINED WITH 24" MEDIUM DEPTH.

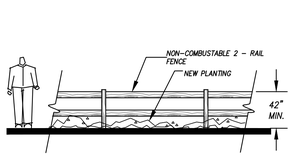
STORM WATER BASIN (BOTTOM)

PLANT MATERIAL	COMMON NAME	SIZE
CAREX PRAEGRACILLIS	CALIFORNIA FIELD SEDGE	LINERS
CAREX SPISSA	SAN DIEGO SEDGE	LINERS
MUHLENBERGIA RIGENS	DEERGRASS	LINERS

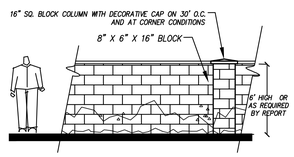
STORM WATER BASIN (SLOPES)

PLANT MATERIAL	COMMON NAME	SIZE
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	LINERS
BOUTELOUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMA	LINERS
MUHLENBERGIA DUBIA	PINE MUHLY	LINERS
MUHLENBERGIA EMERSLEYI 'EL TORO'	EL TORO BULL GRASS	LINERS

PARKS & RECREATION PARKLAND BOUNDARY



SPLIT 2 RAIL COMPOSITE FENCE
NTS SYMBOL ON PLAN:



MASONRY WALL
NTS SYMBOL ON PLAN:

LANDSCAPE DESIGN OBJECTIVES:

PLANT MATERIALS SPECIFIED FOR USE ON THIS PROJECT WILL BE FROM THE PALETTE OF PLANTS KNOWN TO PERFORM WELL IN THIS CLIMATIC ZONE AND AMENDED SOIL TYPE. THE PALETTE OF LANDSCAPE PLANT MATERIALS WILL PROVIDE VARIATIONS OF FOLIAGE, BARK, AND FLOWER FORM, TEXTURE, AND COLOR. THESE VARIATIONS WILL BE USED TO BLEND IN WITH EXISTING SURROUNDING LANDSCAPE TREATMENTS ESPECIALLY AT PERIMETER SLOPES. LANDSCAPE PLANTING AREAS WILL BE GRADED TO ASSURE POSITIVE SURFACE DRAINAGE. ONSITE SOILS WILL BE AMENDED TO COMPLY WITH THE RECOMMENDATION OF A CERTIFIED SOILS TESTING LABORATORY. ALL SLOPE ASPECTS 2:1 OR STEEPER SHALL RECEIVE JUTE MATTING (OR PER THE RECOMENDATION BY THE GEO-TECHNICAL ENGINEER).

GRADING NOTES:

1. PERMANENT REVEGETATION - 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 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL

2. TEMPORARY REVEGETATION - GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 CALENDAR DAYS SHALL BE TEMPORARILY REVEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. TEMPORARY IRRIGATION SYSTEMS MAY BE USED TO ESTABLISH THE VEGETATION.

3. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.

4. INTERIM BINDER NOTE: GRADED, DISTURBED OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX AND INTERIM BINDER / TACKIFIER AS NEEDED BETWEEN APRIL 2ND AND AUGUST 31ST FOR DUST-EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1ST AND APRIL 1ST.

MAINTENANCE NOTE:

ALL REQUIRED COMMON LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF WEEDS, DEBRIS, AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. BROKEN, DAMAGED, DISEASED, DEAD, OR REMOVED PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE CONDITIONS OF THE PERMIT OR WITHIN 30 DAYS OR A FINAL LANDSCAPE INSPECTION. SEVERE PRUNING OR 'TOPPING' OF TREES IS NOT PERMITTED.

ALL REQUIRED LANDSCAPE AREAS AND IRRIGATION IN P/ROW SHALL BE MAINTAINED BY ABUTTING PREMISE OWNER. THE LANDSCAPE AREAS AND IRRIGATION SHALL BE MAINTAINED FREE OF WEEDS, DEBRIS, AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. BROKEN, DAMAGED, DISEASED, DEAD, OR REMOVED PLANT MATERIAL SHALL BE SATISFACTORILY TREATED/REPLACED PER THE CONDITIONS OF THE PERMIT OR WITHIN 30 DAYS OR A FINAL LANDSCAPE INSPECTION. SEVERE PRUNING OR 'TOPPING' OF TREES IS NOT PERMITTED.

PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

TREES NOTE:

ALL TREES SHALL HAVE A 40-SQ.FT. ROOT ZONE TREE AREA. FOR STREET TREES WITHIN THE PUBLIC RIGHT-OF-WAY THE 40-SQ.FT. TREE ROOT ZONE AREA SHALL MEET THE MINIMUM SEPARATION DISTANCE REQUIREMENTS PER SDMC 142.04019 OR IF CONFLICTS ARISE THE STREET TREES SHALL BE LOCATED ON THE PRIVATE PROPERTY WITHIN 10 FEET OF THE PROPERTY LINE ALONG THAT STREET FRONTAGE.

ALL TREES SHALL BE MAINTAINED SO THEY ARE NOT IN CONTACT WITH STRUCTURES.

CLIMATE ACTION PLAN CONSISTENCY TREES			
AREA	SITE SF.	# TREES REQUIRED	#TREES PROVIDED
PA11	366,381	147	239

PER SDMC 143.1415 TWO TREES SHALL BE PROVIDED ON THE PREMISES FOR EVERY 5,000 SQ.FT. OF LOT AREA, WITH A MINIMUM OF ONE TREE PER PREMISES.

MINIMUM TREE SEPARATION DISTANCE:

TRAFFIC SIGNAL, STOP SIGN	20 FEET
UDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAYS	10 FEET
INTERSECTIONS	25 FEET
SEWERS	10 FEET

IRRIGATION:

ORNAMENTAL LANDSCAPE AREAS WILL BE SERVED BY A PERMANENT, AUTOMATIC MULTIPLE- VALVE IRRIGATION SYSTEM. THIS SYSTEM WILL USE LOW PRECIPITATION HEADS, SEGREGATED BASED ON PLANT MATERIAL TYPE AND ASPECT, AND BE DESIGNED TO MINIMIZE OVERSPRAY ONTO ANY NATIVE AREAS, HARDSCAPE SURFACE. RECYCLED WATER MAY BE USED, IF AVAILABLE.

NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. NO IMPROVEMENTS, INCLUDING ENHANCED PAVING, IRRIGATION AND LANDSCAPING, SHALL BE INSTALLED IN OR OVER ANY EASEMENT PRIOR TO THE APPLICANT OBTAINING AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT.
3. PERMANENT MONUMENT SIGNAGE MAYBE PROPOSED BY THE DEVELOPER.
4. MINIMUM 24-INCH BOX SIZE STREET TREES SHALL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY. TREE PLANTING AREAS SHALL HAVE A MINIMUM 40 SQUARE FEET OF AIR-AND-WATER, PERMEABLE AREA.
5. INSTALL ALL APPROVED LANDSCAPE AND OBTAIN ALL REQUIRED LANDSCAPE INSPECTION FORMS. COPIES OF THESE APPROVED DOCUMENTS MUST BE SUBMITTED TO THE CITY.
6. IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS, AND WATER/SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE CITY.
7. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WHICH WRAP AROUND THE ROOT BALL ARE NOT PERMITTED
8. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
9. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY MAY BE LOCATED WITHIN TEN FEET OF ANY SEWER FACILITIES.
10. PER SDMC 143.0143(d) DISTURBED PORTIONS OF THE SITE IN 25 PERCENT (4 HORIZONTAL FEET TO 1 VERTICAL FOOT) OR GREATER SLOPES SHALL BE REVEGETATED OR RESTORED IN ACCORDANCE WITH CHAPTER 14, ARTICLE 2, DIVISION 4 (LANDSCAPE REGULATIONS).
11. PLEASE NOTE PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
12. OPEN SPACE TO BE CONSISTENT WITH SECTION 143.0420 MUNICIPAL CODE.

DEVELOPER INSTALLED LANDSCAPE AREAS

SITE LANDSCAPE	62,186 SF	(AREA INCLUDES SHRUBS AND TREES)
BASIN	19,680 SF	
TOTAL:	81,866 SF	

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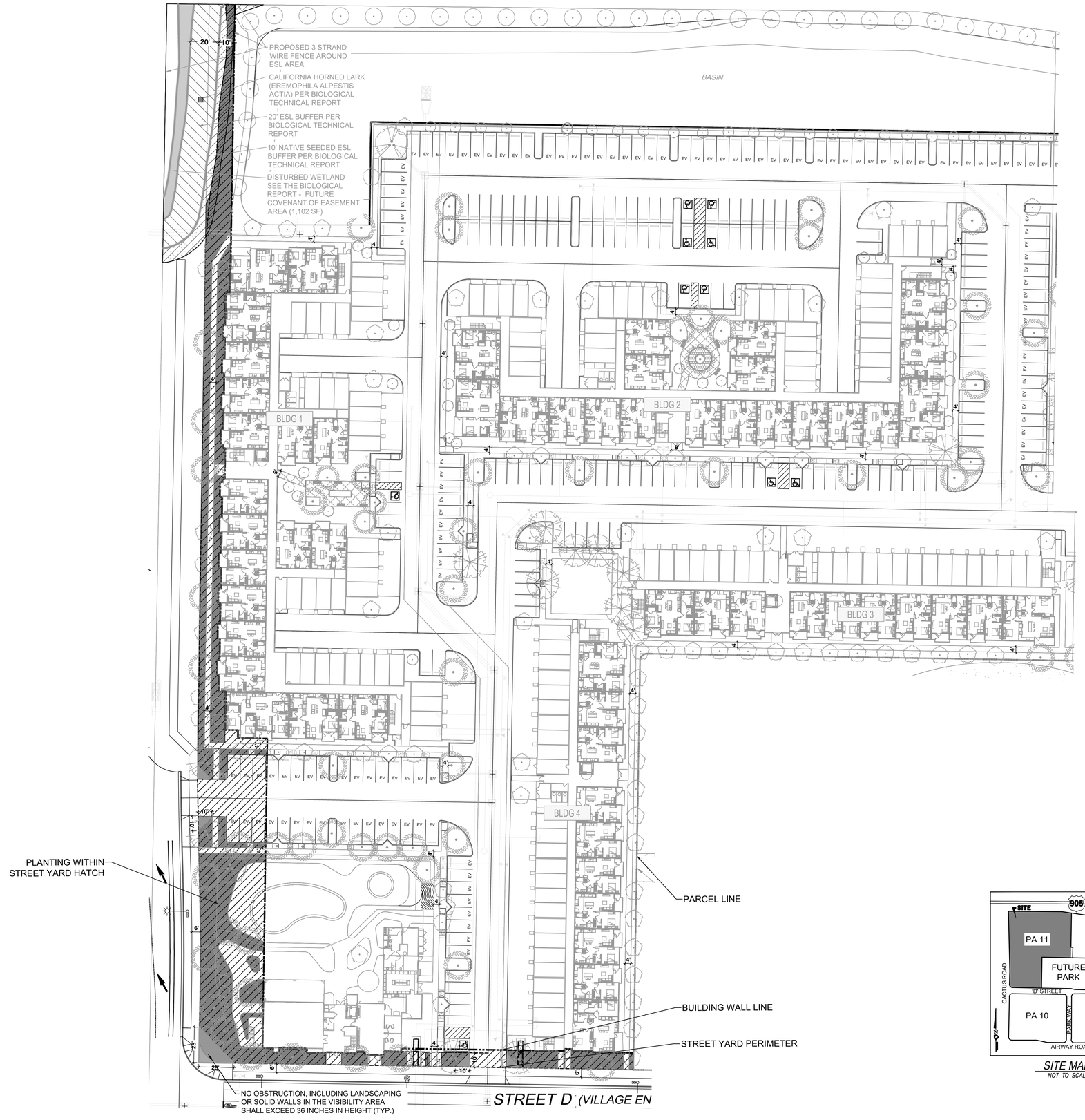


PA 11 LANDSCAPE CALCULATIONS - STREET YARD

STREET YARD

STREET YARD PLANTING AREA

BUILDING WALL LINE

PARCEL LINE

STREET YARD

Street Yard Area: 19,915 sf

Planting Area Required (50% of area): 9,958 sf

Planting Area Provided: 12,976 sf

Planting Area Excess Provided: 3,018 sf

Plant Points Required (0.05 Points per street yard area): 996 pts

Plant Points Provided (50% are to be Trees): 2,410 pts

Plant Points Excess Provided: 1,414 pts

POINTS	QTY	SIZE/SPACING
1,570 PTS	1,570	1 GAL 3' O.C. Spacing
840 PTS	42	24" BOX Trees - Spacing Per Plan

City of San Diego Development Services
1222 First Ave., MS-501
San Diego, CA 92101

Landscape Calculations Worksheet
Multiple Dwelling Unit Residential & Residential Components of Mixed-Use Development

FORM DS-6
August 2020

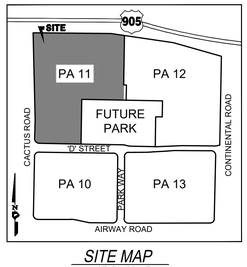
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

STREET YARD [§142.0404 - §142.0405] – All Multiple Dwelling Unit Residential Development

- Planting area in the *public right-of-way* is not counted towards fulfillment of the required *street yard* planting area.

Planting Area Required	Planting Area Provided	Excess Area Provided
PA11 Total Area (a) 21,265 sq. ft. x 50% = (b) 10,633 sq. ft.	(c) 13,096 sq. ft.	(c-b) 2,463 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area (a) 21,265 sq. ft. x 0.05 = (d) 1,064 points	(e) 2,520 points	(e-d) 1,456 points
1,680 @ 1 gal shrubs = 1,680 pts 42 @ 24" box trees = 840 pts	**Plant Points Achieved with Trees (50%)** 840 points 498 req.	



SITE MAP
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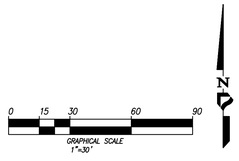

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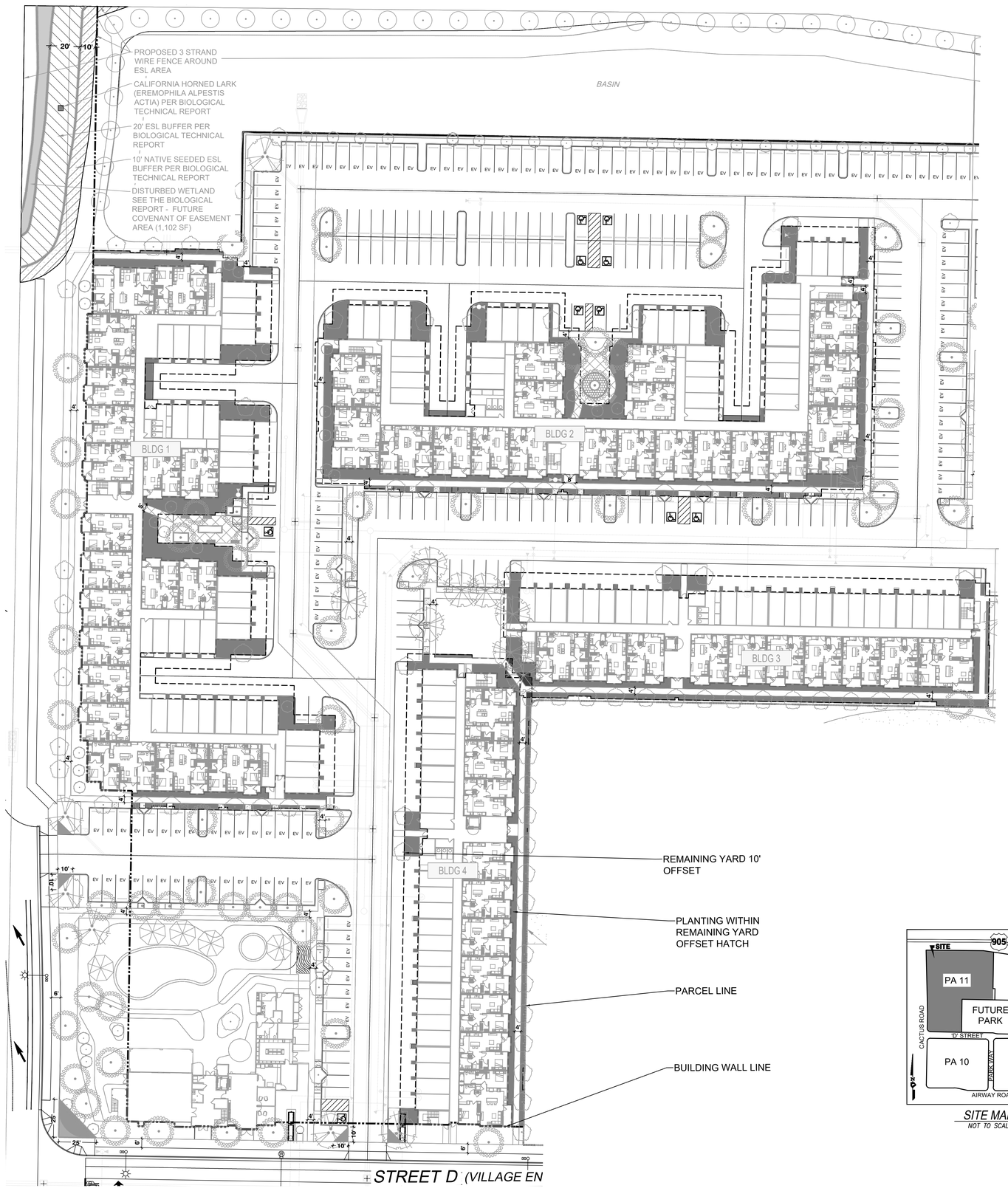


PA 11 LANDSCAPE CALCULATIONS - REMAINING YARD

REMAINING YARD (10' OFFSET PER MPDP DS-6)

REMAINING YARD PLANTING

BUILDING WALL LINE

PARCEL LINE

PA 11 - BUILDING 1

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 11,516 sq. ft. x 30% = 3,455 sq. ft.	5,208 sq. ft.	1,753 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 11,516 sq. ft. x 0.05 = 576 sq. ft.	1,028 points (656 with plants, 372 with trees)	452 points
668 @ 1gal shrubs = 668 pts 18 Trees @ 24" box = 360 pts	**Plant Points Achieved with Trees (50%)**	
	360 points 288 MIN	

PA 11 - BUILDING 2

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 15,491 sq. ft. x 30% = 4,647 sq. ft.	6,886 sq. ft.	2,239 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 15,491 sq. ft. x 0.05 = 775 sq. ft.	1,482 points (882 with plants, 600 with trees)	707 points
882 @ 1gal shrubs = 882 pts 30 Trees @ 24" box = 660 pts	**Plant Points Achieved with Trees (50%)**	
	600 points 387 req.	

PA 11 - BUILDING 3

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 8,080 sq. ft. x 30% = 2,424 sq. ft.	3,627 sq. ft.	1,203 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 8,080 sq. ft. x 0.05 = 404 sq. ft.	849 points (449 with plants, 400with trees	445 points
449 @ 1gal shrubs = 449 pts 20 Trees @ 24" box = 400 pts	**Plant Points Achieved with Trees (50%)**	
	400 points 202 req.	

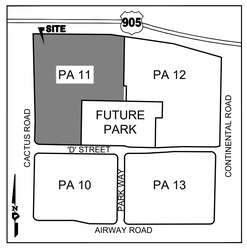
PA 11 - BUILDING 4

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 7,077 sq. ft. x 30% = 2,123 sq. ft.	2,884 sq. ft.	761 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area 7,077 sq. ft. x 0.05 = 354 sq. ft.	630 points (330 with plants, 300with trees	276 points
330 @ 1gal shrubs = 330 pts 15 Trees @ 24" box = 300 pts	**Plant Points Achieved with Trees (50%)**	
	300 points 177 req.	

REMAINING YARD [§142.0404 - §142.0405] – 5 Dwelling Units or More

Option 1:
A minimum of 30 percent of the total area within a 10-foot offset from the *structural envelope* of each residential *structure* shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area _____ sq. ft. x 30% = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area _____ sq. ft. x 0.05 = _____ sq. ft.	_____ points	_____ points
	Plant Points Achieved with Trees (50%)	
	_____ points	



SITE MAP
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0 15 30 60 90
GRAPHICAL SCALE
1"=30'

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PA 11 LANDSCAPE CALCULATIONS

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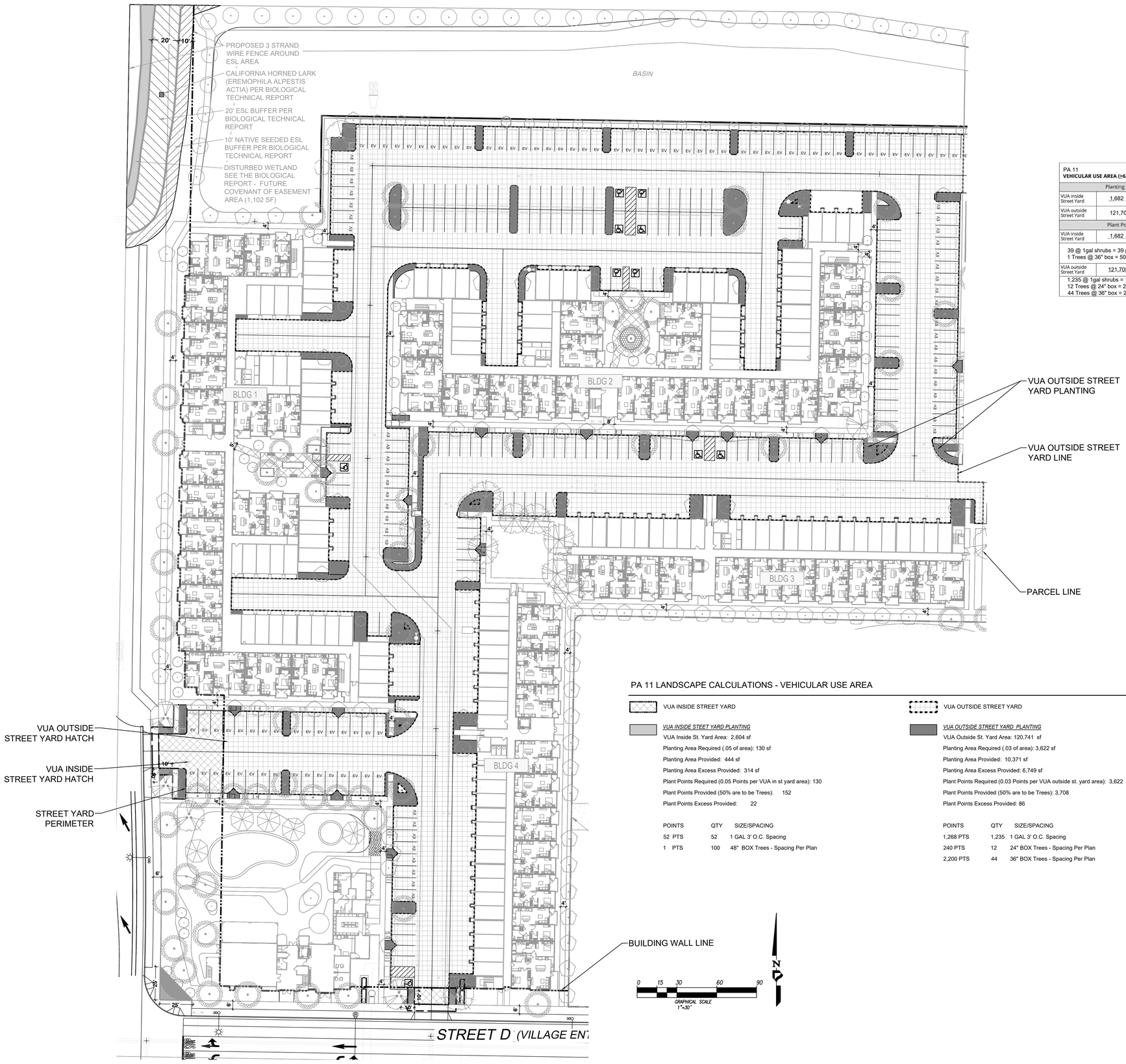


PA 11
VEHICULAR USE AREA (>6,000 sf) [§142.0406 - §142.0407]

Planting Area Required		Planting Area Provided	Excess Area Provided
VUA inside Street Yard	1,682 sq. ft. x 0.05 = 84 sq. ft.	412 sq. ft.	328 sq. ft.
VUA outside Street Yard	121,705 sq. ft. x 0.03 = 3,651 sq. ft.	10,397 sq. ft.	6,746 sq. ft.
Plant Points Required		**Plant Points Provided**	**Excess Points Provided**
VUA inside Street Yard	1,682 sq. ft. x 0.05 = 84 points	89 points	5 points
39 @ 1gal shrubs = 39 pts 1 Trees @ 36" box = 50 pts		Plant Points Achieved with Trees (50%) 50 points	
VUA outside Street Yard	121,705 sq. ft. x 0.03 = 3,651 sq. ft.	3,675 points	24 points
1,235 @ 1gal shrubs = 1,235 pts 12 Trees @ 24" box = 240 pts 44 Trees @ 36" box = 2,200 pts		Plant Points Achieved with Trees (50%) 2,440 points	

PA 11 LANDSCAPE CALCULATIONS - VEHICULAR USE AREA

VUA INSIDE STREET YARD

VUA INSIDE STEET YARD PLANTING

VUA Inside St. Yard Area: 2,604 sf
Planting Area Required (.05 of area): 130 sf
Planting Area Provided: 444 sf
Planting Area Excess Provided: 314 sf
Plant Points Required (0.05 Points per VUA in st yard area): 130
Plant Points Provided (50% are to be Trees): 152
Plant Points Excess Provided: 22

POINTS	QTY	SIZE/SPACING
52 PTS	52	1 GAL 3' O.C. Spacing
1 PTS	100	48" BOX Trees - Spacing Per Plan

VUA OUTSIDE STREET YARD

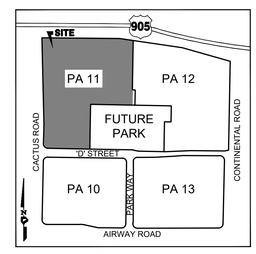
VUA OUTSIDE STREET YARD PLANTING

VUA Outside St. Yard Area: 120,741 sf
Planting Area Required (.03 of area): 3,622 sf
Planting Area Provided: 10,371 sf
Planting Area Excess Provided: 6,749 sf
Plant Points Required (0.03 Points per VUA outside st. yard area): 3,622
Plant Points Provided (50% are to be Trees): 3,708
Plant Points Excess Provided: 86

POINTS	QTY	SIZE/SPACING
1,268 PTS	1,235	1 GAL 3' O.C. Spacing
240 PTS	12	24" BOX Trees - Spacing Per Plan
2,200 PTS	44	36" BOX Trees - Spacing Per Plan

BUILDING WALL LINE
PARCEL LINE

0 15 30 60 90
GRAPHICAL SCALE
1"=30'



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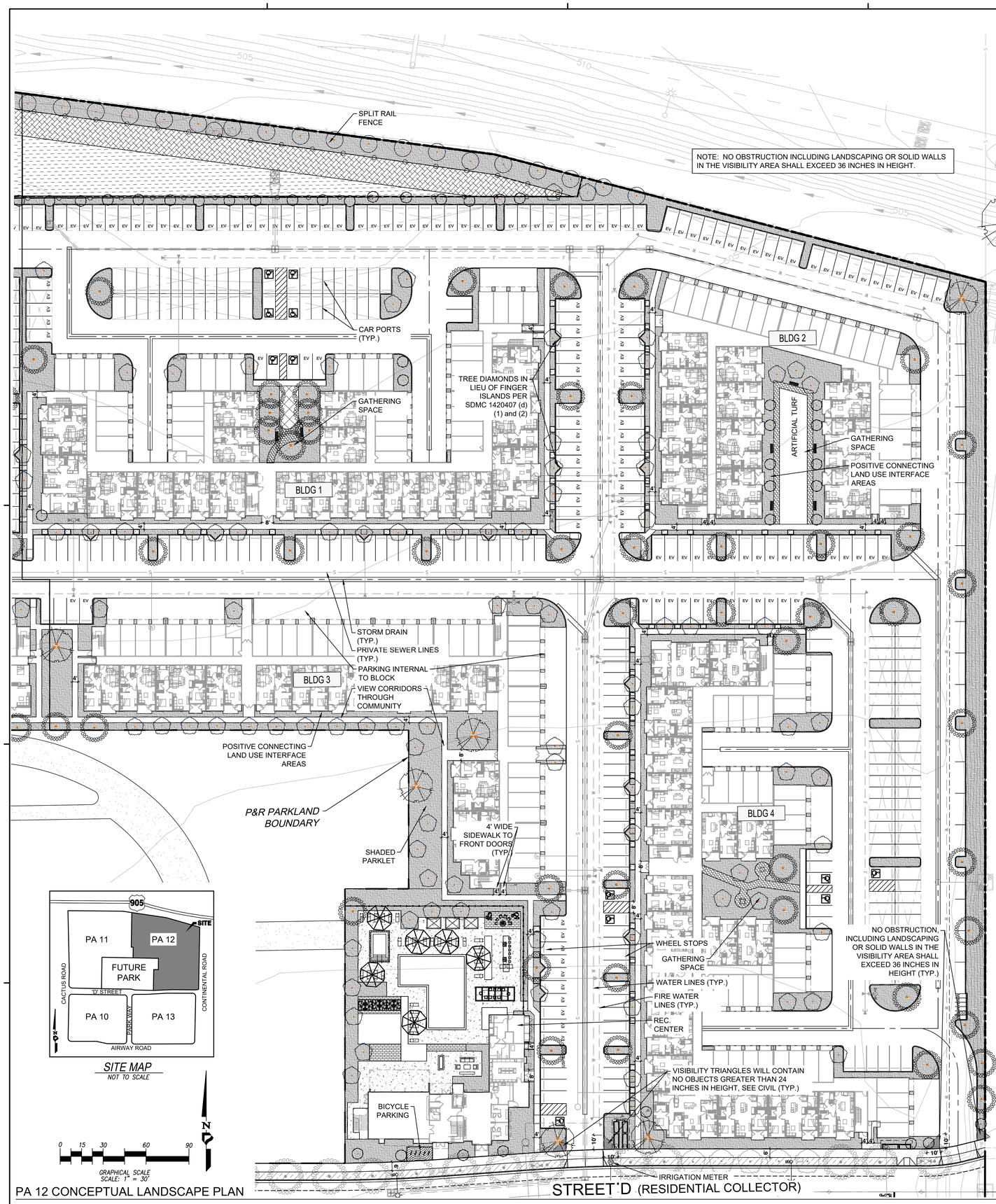


PA 12 CONCEPTUAL LANDSCAPE PLAN

SITE LEGEND (IRRIGATED)

DESIGN STATEMENT

THE DESIGN INTENT AND PLANT PALETTE OF PA 11 WILL CONTINUE THROUGH PA 12, CREATING A SEAMLESS FLOW BETWEEN BUILDINGS AND THE ADJACENT PLANNING NEIGHBORHOODS, AS ENCOURAGED IN OTAY MESA'S CENTRAL VILLAGE SPECIFIC PLAN. THIS NETWORK OF GREEN SPACES WILL REINFORCE WAYFINDING, WITH AREAS OF COLORFUL TREES, WHILE OFFERING SHADE TO THE PEDESTRIAN CIRCULATION THROUGH THE NEIGHBORHOOD. THE COMMUNITY WILL BE CONSISTENTLY PLANTED WITH DROUGHT TOLERANT PLANTS PER LANDSCAPE DESIGN STANDARDS AND WILL BE SAFE FOR CHILDREN AND PETS. THE NEIGHBORHOOD'S PARKING AREAS WILL BE PLANTED TO REDUCE THE URBAN HEAT ISLAND EFFECT AND PROVIDE VISUAL RELEIF WITH A COMBINATION OF SMALL TO MEDIUM SHURBS AND SHADE TREES. PLANTING SELECTION WILL PROVIDE PRIVACY SCREENING BLENDING IN WITH THE ADJACENT PA –11 LANDSCAPE. THE COMBINATION OF SMALL TO MEDIUM TEXTURALLY RICH TREES WILL BE COUPLED WITH GROUPINGS OF FLOWERING SHRUBS AESTHETICALLY UNITING THE SITE WITH THE ADJACENT NEIGHBORHOODS AND THE STREET 'D' PARKWAY. GROUNDCOVER WILL BE ADDED TO PROVIDE A THIRD LEVEL OF LAYERING FOR VISUAL INTEREST. LARGE SCALE TREES WILL BE USED AS WAY FINDING AND PROVIDE A SENSE OF PLACE FOR THE PA–12 NEIGHBORHOOD. INTERMITENT GATHERING SPACES AND INTERIOR COURTYARDS HAVE BEEN PROVIDED TO ENCOURAGE SOCIAL INTERACTION AMONGST THE RESIDENTS. VINES AND SHRUBS ARE PROPOSED TO VISUALLY SOFTEN THE MASONRY WALLS AND FENCES. THE RECREATION AREA WILL PROVIDE GEOMETRIC DESIGN ALTERNATIVE. ACCEPTABLE SPECIES INCLUDE BUT ARE NOT LIMITED TO:

SITE TREES — MATURE HEIGHT + SPREAD

SITE TREES (30% - 40%) — *100% 24-INCH BOX OR LARGER*
FORM/FUNCTION: SHADE, SEASONAL COLOR, MEDIUM TO LARGE CANOPY — *QUANTITY: 40-60*

ALBIZIA JULIBRISSIN	20'X20'	SILK TREE	20'X20'
CALODENDRUM CAPENSE	40'X40'	CAPE CHESTNUT	40'X40'
AGONIS FLEXUOSA	30'x20'	PEPPERMINT WILLOW	30'x20'
GRAVILLEA ROBUSTA	15'X15'	SILK OAK	15'X15'
MAGNOLIA GRANDIFLORA	45'x25'	SOUTHERN MAGNOLIA	45'x25'
OAK SPP.	40'X50'	OAK TREE	40'X50'
TIPUANA TIPU	35'X35'	TIPU TREE	35'X35'

ACCENT TREES (45% - 55%) — *100% 24-INCH BOX OR LARGER*
FORM/FUNCTION: SMALL, MEDIUM, AND LARGE EVERGREEN OR DECIDUOUS ACCENT TREES — *QUANTITY: 100-125*

ARBUTUS MARINA		MARINA MADRONE	35' x 30'
CASSIA LEPTOPHYLLA		GOLDEN MEDALLION	15'x15'
CERCIS OCCIDENTALIS		WESTERN REDBUD	15'x15'
LAGASTROMIA INDICA		CRAPE MYRTLE SPP.	15'x15'
JACARANDA MIMOSIFOLIA		JACARANDA	30'x25'
KOELREUTERIA PANICULATA		GOLDEN RAIN TREE	30'x40'
PISTACIA CHINENSIS		CHINESE PISTACHE	40'x40'

SCREENING TREES (5%-15%) — *100% 24-INCH BOX OR LARGER*
FORM/FUNCTION: MEDIUM TO LARGE EVERGREEN, SCREENING TREES — *QUANTITY: 15-25*

ACACIA LONGIFOLIA		SYDNEY GOLDEN WATTLE	15'X15'
ACACIA PODALYRIIFOLIA		PEARL ACACIA	15'X15'
PODOCARPUS HENKELII		LONG LEAFED YELLOWWOOD	18'X15"
TRISTANIA LAURINA		ELEGANT BRISBANE	25'X15'
MAGNOLIA GRANDIFLORA 'KAY PARRIS'		KAY PARRIS SOUTHERN MAGNOLIA	12'X9'
HETEROMELES ARBUTIFOLIA		TOYON	12'X10'
RHUS INTEGRIFOLIA		LEMONADE BERRY	8'X10'

VERTICAL ACCENT — *100% 24-INCH BOX OR LARGER*
FORM/FUNCTION: UPRIGHT EVERGREEN SHRUBS/ COLUMNAR TREES — *QUANTITY:80-100*

CUPRESSUS S.VIRENS 'MONSHEL'		TINY TOWER ITALIAN CYPRESS	20'x3'
ILEX CRENTA 'SKY PENCIL'		SKY PENCIL JAPANESE HOLLY	7'x2.5'
ILEX VOMITORIA 'WILL FLEMING'		WILL FLEMING YAUPON HOLLY	12'x2'
PODOCARPUS HENKELII		LONG LEAFED YELLOWWOOD	15'x10'

SITE SHRUBS / GROUNDCOVERS — MATURE HEIGHT + SPREAD — *QUANTITY: 7,661*

SHRUBS (40% - 60%)

ARBUTUS UNEDO 'COMPACTA'		DWARF STRAWBERRY TREE	10' x 10'
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'		HOWARD MCMINN MANZANITA	6' x 8'
OLEA EUROPAEA 'LITTLE OLLIE'		DWARF OLIVE	8' x 8'
SALVIA CLEVELANDII		CLEVELAND SAGE	6' x 6'
TEUCRIUM FRUTICANS		BUSH GERMANDER	6' x 8'

GROUNDCOVERS (40% - 60%)

BACCHARIS PILULARIS 'PIGEON POINT'		PIGEON POINT COYOTE BRUSH	2' x 8'
CEANOTHUS THYRSIFOLIA 'YANKEE POINT'		YANKEE POINT WILD LILAC	2' x 10'
DYMONDIA MARGARETAE		SILVER CARPET	2" x 2'
IVA HAYESIANA		POVERTY WEED	2' x 5'
LIPPIA NODIFLORA		KURAPIA	2" x 5'
VERBENA RIGIDA		SANDPIPER VERBENA	1' x 3'

VINES (>1%)

BOUGAINVILLA 'BARBARA KARST'		BARBARA KARST BOUGAINVILLA	4'x5'
DISTICTIS 'RIVERS'		ROYAL TRUMPET VINE	5'x5'
JASMINUM POLYANTHUM		PINK JASMINE	5'x4'
TRACHELOSPERMUM JASMINIODES		STAR JASMINE	5'x5'
TECOMARIA CAPENSIS		CAPE HONEYSUCKLE	4'x8'

DETENTION BASIN (TEMPORARILY IRRIGATED)
BASINS TO BE LINED WITH 24" MEDIUM DEPTH.

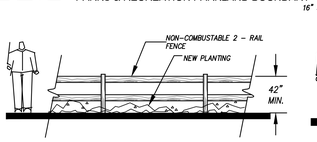
STORM WATER BASIN (BOTTOM)

PLANT MATERIAL	COMMON NAME	SIZE
CAREX PRAEGRACILLIS	CALIFORNIA FIELD SEDGE	LINERS
CAREX SPISSA	SAN DIEGO SEDGE	LINERS
MUHLENBERGIA RIGENS	DEERGRASS	LINERS

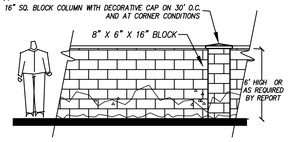
STORM WATER BASIN (SLOPES)

PLANT MATERIAL	COMMON NAME	SIZE
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	LINERS
BOUTELOUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMA	LINERS
MUHLENBERGIA DUBIA	PINE MUHLY	LINERS
MUHLENBERGIA EMERSLEYI 'EL TORO'	EL TORO BULL GRASS	LINERS

PARKS & RECREATION PARKLAND BOUNDARY



SPLIT 2 RAIL COMPOSITE FENCE
NTS SYMBOL ON PLAN:



MASONRY WALL
NTS SYMBOL ON PLAN:

Collection at Cactus PA12- MAWA / ETWU

Irrigation Point of Connection (P.O.C.) # 1

A	B	C	D	E	F	G	H	I	J
Controller #	Hyrdozone #	Valve Circuit #	Irrigation Method (Code)	Plant Factor (average) (PF)	Hydrozone Area (sf) (HA)	% of Total Landscaped Area	PF x HA	IE	PF x HA / IE
A	TREES	1	BUBBLER	0.5	7,960	9.6%	3,980.0	0.85	4,682.4
	SHRUBS	2	DRIP	0.4	59,846	72.2%	23,938.4	0.9	26,598.2
	BASIN	3	MP ROTATOR	0.5	13,247	16.0%	6,623.5	0.75	8,831.3
	ARTIFICIAL TURF	4	MP ROTATOR	0.02	1,800	2.2%	36.0	0.75	48.0
				SLA		0.0%	0.0	1.0	0.0
				TOTAL	**82,853**	100.0%			**40,159.9**

Maximum Applied Water Allowance (MAWA)	LA=	82,853	
MAWA Formula: {Eto}(0.62){(0.55 x LA) + (0.3 x SLA)} (47){(0.62){(0.55X(F14)) + (0.3x (I14))}			
Maximum Applied Water Allowance = **1,299,036.4** gallons per year			
Estimated Total Water Use (ETWU)			
ETWA Formula: {ETo}(0.62){(PFXHA/IE)+SLA}			
ETWU Formula: {Eto}(0.62){Total of Column J + Cell F9}			
Estimated total Water Use = **1,170,259.7** gallons per year			

Eto =	**47.0**
LA =	**81,053.0**
SLA =	**0.0**
Percentage Allowance Used:	**90.09%**
MAWA - ETWU = (gallons)	**128,776.7**
Efficiency=	**0.85**

LANDSCAPE DESIGN OBJECTIVES:

PLANT MATERIALS SPECIFIED FOR USE ON THIS PROJECT WILL BE FROM THE PALETTE OF PLANTS KNOWN TO PERFORM WELL IN THIS CLIMATIC ZONE AND AMENDED SOIL TYPE. THE PALETTE OF LANDSCAPE PLANT MATERIALS WILL PROVIDE VARIATIONS OF FOLIAGE, BARK, AND FLOWER FORM, TEXTURE, AND COLOR. THESE VARIATIONS WILL BE USED TO BLEND IN WITH EXISTING SURROUNDING LANDSCAPE TREATMENTS ESPECIALLY AT PERIMETER SLOPES. LANDSCAPE PLANTING AREAS WILL BE GRADED TO ASSURE POSITIVE SURFACE DRAINAGE. ONSITE SOILS WILL BE AMENDED TO COMPLY WITH THE RECOMMENDATION OF A CERTIFIED SOILS TESTING LABORATORY. ALL SLOPE ASPECTS 2:1 OR STEEPER SHALL RECEIVE JUTE MATTING (OR PER THE RECOMENDATION BY THE GEO-TECHNICAL ENGINEER).

GRADING NOTES:

1. PERMANENT REVEGETATION - 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 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL

2. TEMPORARY REVEGETATION - GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 CALENDAR DAYS SHALL BE TEMPORARILY REVEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. TEMPORARY IRRIGATION SYSTEMS MAY BE USED TO ESTABLISH THE VEGETATION.

3. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.

4. INTERIM BINDER NOTE: GRADED, DISTURBED OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX AND INTERIM BINDER / TACKIFIER AS NEEDED BETWEEN APRIL 2ND AND AUGUST 31ST FOR DUST-EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1ST AND APRIL 1ST.

MAINTENANCE NOTE:

ALL REQUIRED COMMON LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF WEEDS, DEBRIS, AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. BROKEN, DAMAGED, DISEASED, DEAD, OR REMOVED PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE CONDITIONS OF THE PERMIT OR WITHIN 30 DAYS OR A FINAL LANDSCAPE INSPECTION. SEVERE PRUNING OR 'TOPPING' OF TREES IS NOT PERMITTED.

ALL REQUIRED LANDSCAPE AREAS AND IRRIGATION IN P/ROW SHALL BE MAINTAINED BY ABUTTING PREMISE OWNER. THE LANDSCAPE AREAS AND IRRIGATION SHALL BE MAINTAINED FREE OF WEEDS, DEBRIS, AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. BROKEN, DAMAGED, DISEASED, DEAD, OR REMOVED PLANT MATERIAL SHALL BE SATISFACTORILY TREATED/REPLACED PER THE CONDITIONS OF THE PERMIT OR WITHIN 30 DAYS OR A FINAL LANDSCAPE INSPECTION. SEVERE PRUNING OR 'TOPPING' OF TREES IS NOT PERMITTED.

PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

TREES NOTE:

ALL TREES SHALL HAVE A 40-SQ.FT. ROOT ZONE TREE AREA. FOR STREET TREES WITHIN THE PUBLIC RIGHT-OF-WAY THE 40-SQ.FT. TREE ROOT ZONE AREA SHALL MEET THE MINIMUM SEPARATION DISTANCE REQUIREMENTS PER SDMC 142.04019 OR IF CONFLICTS ARISE THE STREET TREES SHALL BE LOCATED ON THE PRIVATE PROPERTY WITHIN 10 FEET OF THE PROPERTY LINE ALONG THAT STREET FRONTAGE.

ALL TREES SHALL BE MAINTAINED SO THEY ARE NOT IN CONTACT WITH STRUCTURES.

CLIMATE ACTION PLAN CONSISTENCY TREES			
AREA	SITE SF.	# TREES REQUIRED	#TREES PROVIDED
PA12	387,378	155	199

PER SDMC 143.1415 TWO TREES SHALL BE PROVIDED ON THE PREMISES FOR EVERY 5,000 SQ.FT. OF LOT AREA, WITH A MINIMUM OF ONE TREE PER PREMISES.

MINIMUM TREE SEPARATION DISTANCE:

TRAFFIC SIGNAL, STOP SIGN	20 FEET
UDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAYS	10 FEET
INTERSECTIONS	25 FEET
SEWERS	10 FEET

IRRIGATION:

ORNAMENTAL LANDSCAPE AREAS WILL BE SERVED BY A PERMANENT, AUTOMATIC MULTIPLE- VALVE IRRIGATION SYSTEM. THIS SYSTEM WILL USE LOW PRECIPITATION HEADS, SEGREGATED BASED ON PLANT MATERIAL TYPE AND ASPECT, AND BE DESIGNED TO MINIMIZE OVERSPRAY ONTO ANY NATIVE AREAS, HARDSCAPE SURFACE. RECYCLED WATER MAY BE USED, IF AVAILABLE.

NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. NO IMPROVEMENTS, INCLUDING ENHANCED PAVING, IRRIGATION AND LANDSCAPING, SHALL BE INSTALLED IN OR OVER ANY EASEMENT PRIOR TO THE APPLICANT OBTAINING AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT.
3. PERMANENT MONUMENT SIGNAGE MAYBE PROPOSED BY THE DEVELOPER.
4. MINIMUM 24-INCH BOX SIZE STREET TREES SHALL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY. TREE PLANTING AREAS SHALL HAVE A MINIMUM 40 SQUARE FEET OF AIR-AND-WATER, PERMEABLE AREA.
5. INSTALL ALL APPROVED LANDSCAPE AND OBTAIN ALL REQUIRED LANDSCAPE INSPECTION FORMS. COPIES OF THESE APPROVED DOCUMENTS MUST BE SUBMITTED TO THE CITY.
6. IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS, AND WATER/SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE CITY.
7. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WHICH WRAP AROUND THE ROOT BALL ARE NOT PERMITTED
8. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
9. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY MAY BE LOCATED WITHIN TEN FEET OF ANY SEWER FACILITIES.
10. PER SDMC 143.0143(d) DISTURBED PORTIONS OF THE SITE IN 25 PERCENT (4 HORIZONTAL FEET TO 1 VERTICAL FOOT) OR GREATER SLOPES SHALL BE REVEGETATED OR RESTORED IN ACCORDANCE WITH CHAPTER 14, ARTICLE 2, DIVISION 4 (LANDSCAPE REGULATIONS).
11. PLEASE NOTE PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
12. OPEN SPACE TO BE CONSISTENT WITH SECTION 143.0420 MUNICIPAL CODE.

DEVELOPER INSTALLED LANDSCAPE AREAS

SITE LANDSCAPE	59,375 SF	(AREA INCLUDES SHRUBS AND TREES)
ARTIFICIAL TURF	2,438 SF	
BASIN	6,088 SF	
TOTAL:	67,901 SF	

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SAN DIEGO, CA

2ND SUBMITTAL	08/09/2024
3RD SUBMITTAL	11/25/2024
4TH SUBMITTAL	04/09/2025
5TH SUBMITTAL	06/25/2025
6TH SUBMITTAL	10/08/2025

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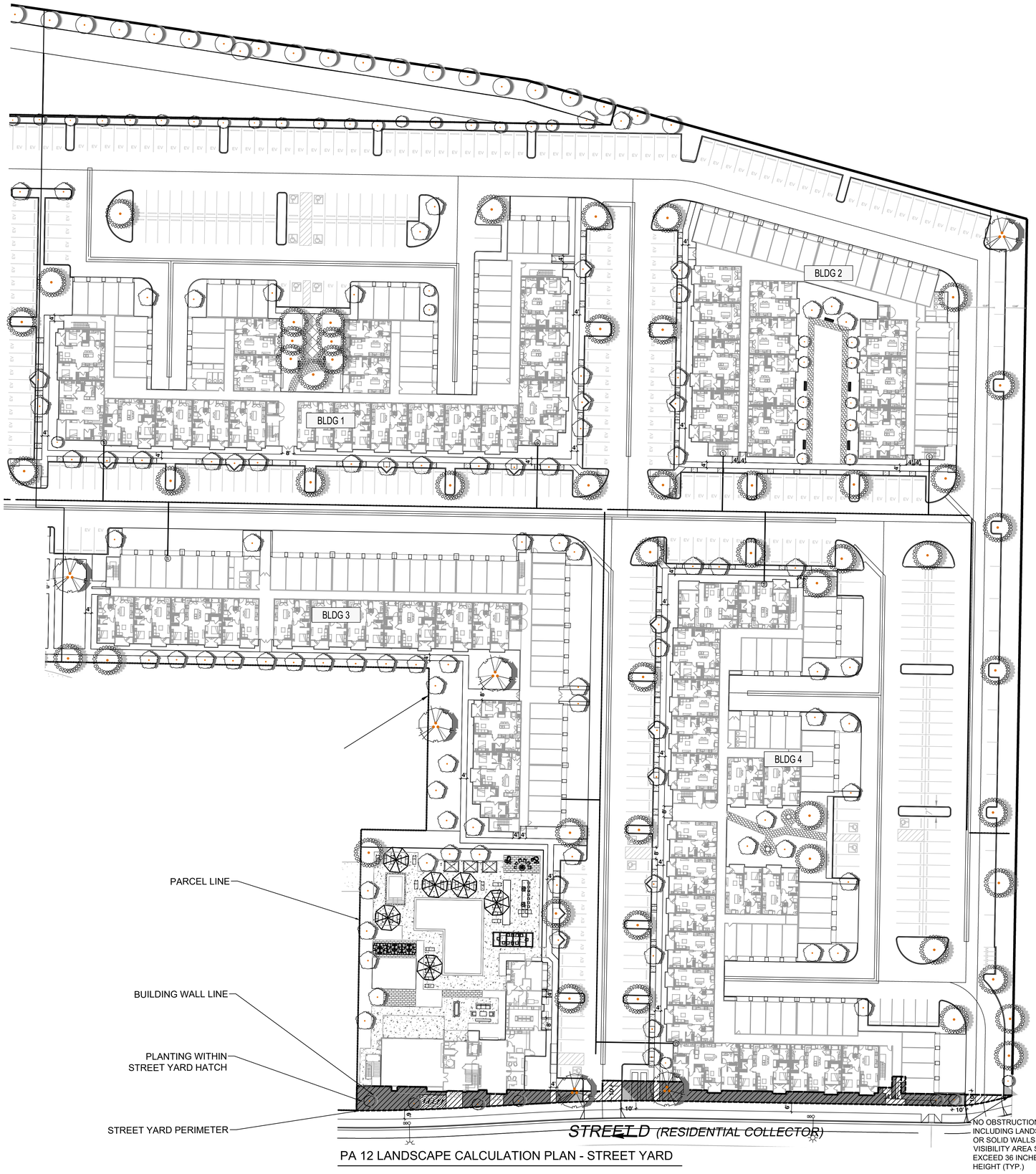


PA 12 LANDSCAPE CALCULATION PLAN - STREET YARD

PA 12 LANDSCAPE CALCULATIONS - STREET YARD

STREET YARD

STREET YARD PLANTING AREA

BUILDING WALL LINE

PARCEL LINE

STREET YARD

Street Yard Area: 4,341 sf

Planting Area Required (50% of area): 2,171 sf

Planting Area Provided: 3,319 sf

Planting Area Excess Provided: 1,149 sf

Plant Points Required (0.05 Points per street yard area): 217 pts

Plant Points Provided (50% are to be Trees): 529 pts

Plant Points Excess Provided: 312 pts

POINTS	QTY	SIZE/SPACING
389 PTS	389	1 GAL 3' O.C. Spacing
140 PTS	7	24" BOX Trees - Spacing Per Plan

Landscape Calculations Worksheet

Multiple Dwelling Unit Residential & Residential Components of Mixed-Use Development

FORM DS-6

August 2020

City of San Diego Development Services
1222 First Ave., MS-501
San Diego, CA 92101

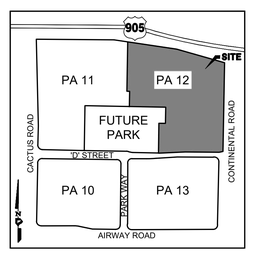
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

STREET YARD (§142.0404 - §142.0405) – All Multiple Dwelling Unit Residential Development

- Planting area in the *public right-of-way* is not counted towards fulfillment of the required *street yard* planting area.

Planting Area Required	Planting Area Provided	Excess Area Provided
PA12 Total Area (a) 4,341 sq. ft. x 50% = (b) 2,171 sq. ft.	(c) 3,319 sq. ft.	(c-b) 1,149 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area (a) 4,341 sq. ft. x 0.05 = (d) 217 points	(e) 529 points (389 POINTS PLANTS, 140 POINTS TREES)	(e-d) 312 points
389 @ 1gal shrubs = 389 pts 7 Trees @ 24" box = 160 pts	Plant Points Achieved with Trees (50%)	
	170 points	



SITE MAP
NOT TO SCALE

0 15 30 60 90
GRAPHICAL SCALE
1" =30'

N

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PA 12 LANDSCAPE CALCULATIONS

L12

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