

FIGURE 10-8 - CARROLL CANYON CREEK ENHANCEMENTS

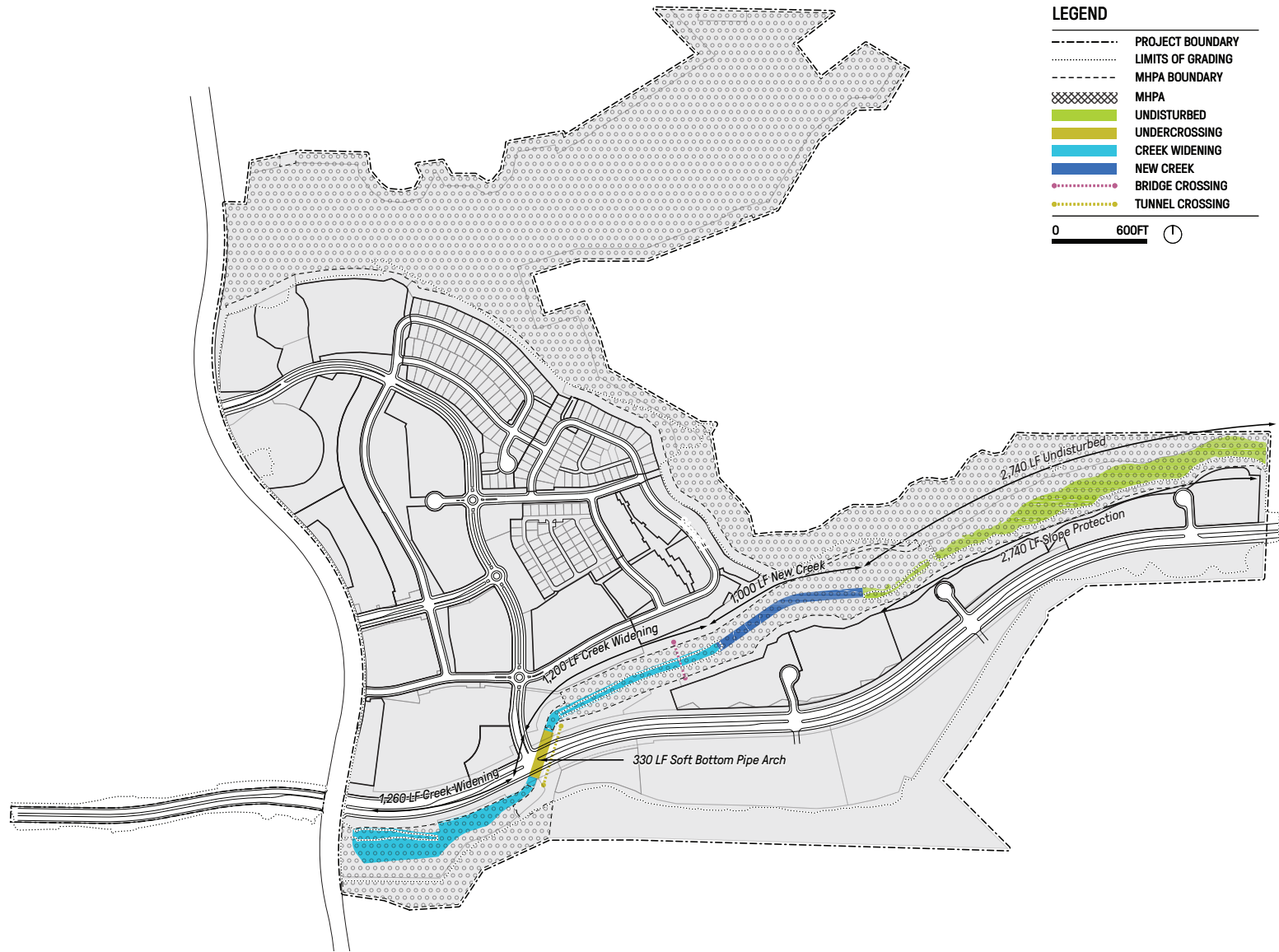
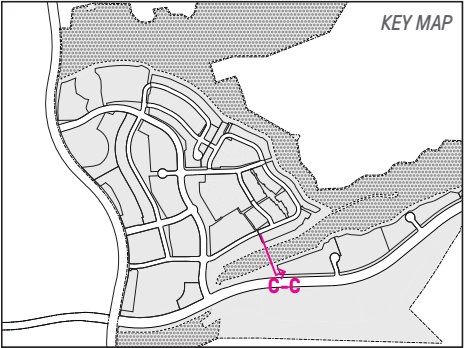


FIGURE 10-9 - CARROLL CANYON CREEK - EXAMPLE CROSS-SECTION "C-C"*



* Section "C-C" corresponds to 3Roots San Diego VTM, Sheet 30.
 ** Channel habitat per 3Roots San Diego Biological Technical Report.

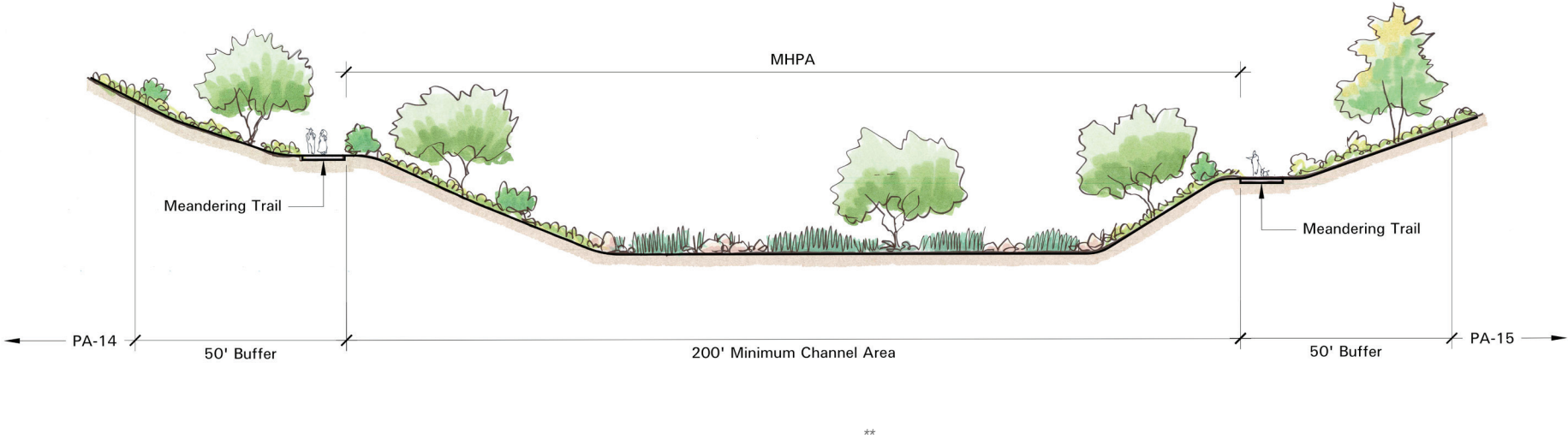
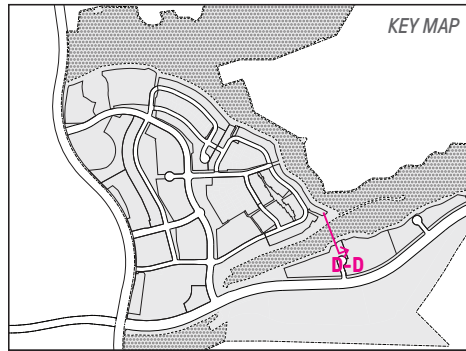


FIGURE 10-10 - CARROLL CANYON CREEK - EXAMPLE CROSS-SECTION "D-D"*



* Section "D-D" corresponds to 3Roots San Diego VTM, Sheet 30.
 ** Channel habitat per 3Roots San Diego Biological Technical Report.

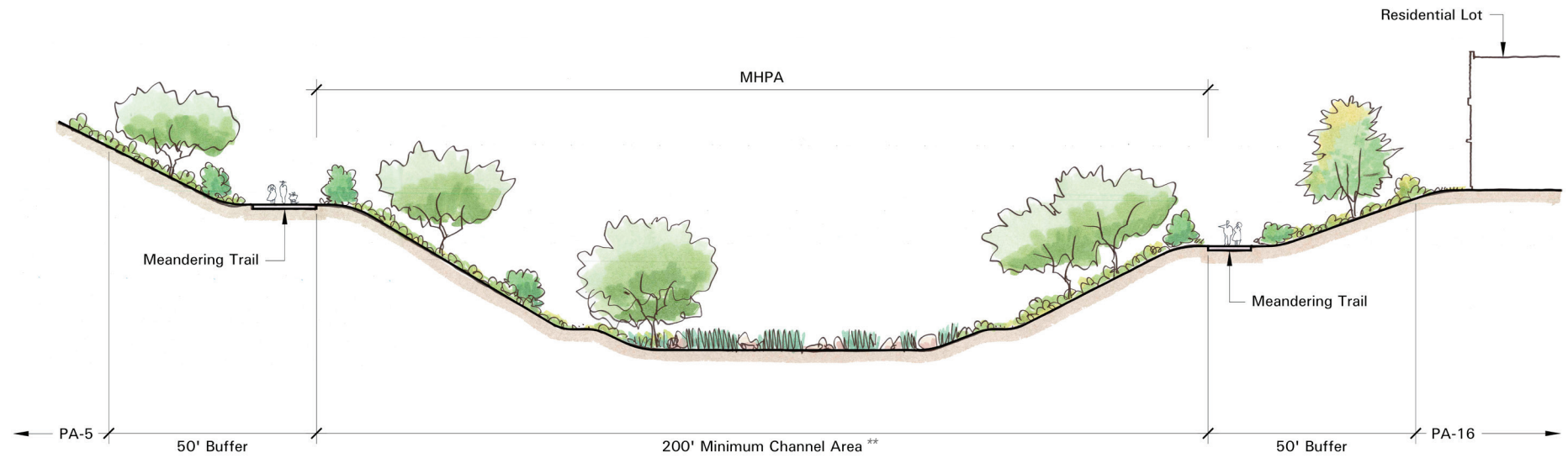


FIGURE 10-11 - OPEN SPACE



TABLE 10-4 - ACREAGE, OWNERSHIP, AND MAINTENANCE OF OPEN SPACE AREAS

<i>Description</i>	<i>Acres</i>	<i>Ownership</i>	<i>Maintenance</i>	<i>Notes</i>
City Owned MHPA	111.77	City	City	-
<i>Subtotal City Owned MHPA</i>	<i>111.77</i>			
HOA Owned MHPA - Type 1	24.04	HOA	†	Covenant of Easement
HOA Owned MHPA - Type 2	0.92	HOA	HOA	Covenant of Easement
HOA Owned MHPA w/ BMZ Zone 2 ‡	13.41	HOA	HOA	Covenant of Easement
<i>Subtotal HOA Owned MHPA</i>	<i>38.37</i>			
<i>Subtotal All MHPA</i>	<i>150.14</i>			
City Owned Open Space	0.09	City	City	-
HOA Owned Open Space	31.06	HOA	HOA	-
<i>Subtotal All Open Space</i>	<i>31.15</i>			
<i>Total All MHPA and Open Space</i>	<i>181.29</i>			

Notes:

† Lots to be owned and maintained by a non-profit open space manager, conservancy, or HOA pursuant to HRMP and/or HMP.

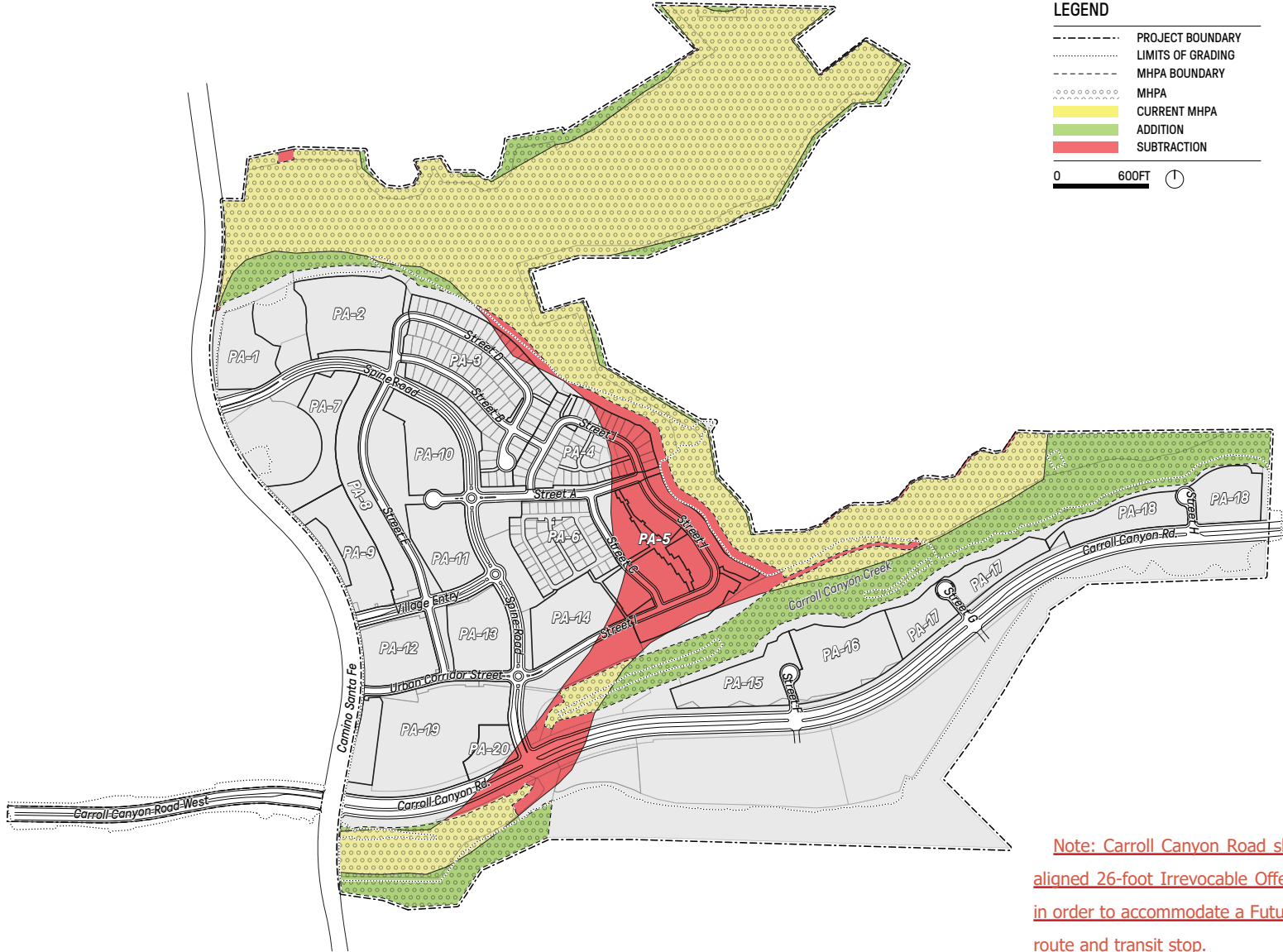
‡ Brush Management Zone 2 is not a part of mitigation area as per Figure 3b of the Habitat Reclamation and Mitigation Plan.

* Dedicated Open Spaces includes MHPA realignment.

** Final Acres TBD based upon engineering.

*** Areas within OR-1-1 Zone include water quality basins, brush management zones, SDGE easements, and enhanced landscaping.

FIGURE 10-12 - EXISTING AND PROPOSED MHPA AREAS



Note: Carroll Canyon Road shall provide a center-aligned 26-foot Irrevocable Offer of Dedication (IOD) in order to accommodate a Future Rapid Transit (BRT) route and transit stop.

FIGURE 10-13 - "LETTERED LOTS" (BRUSH MANAGEMENT ZONE, ENHANCED LANDSCAPING AREAS, AND POP-UP RETAIL)

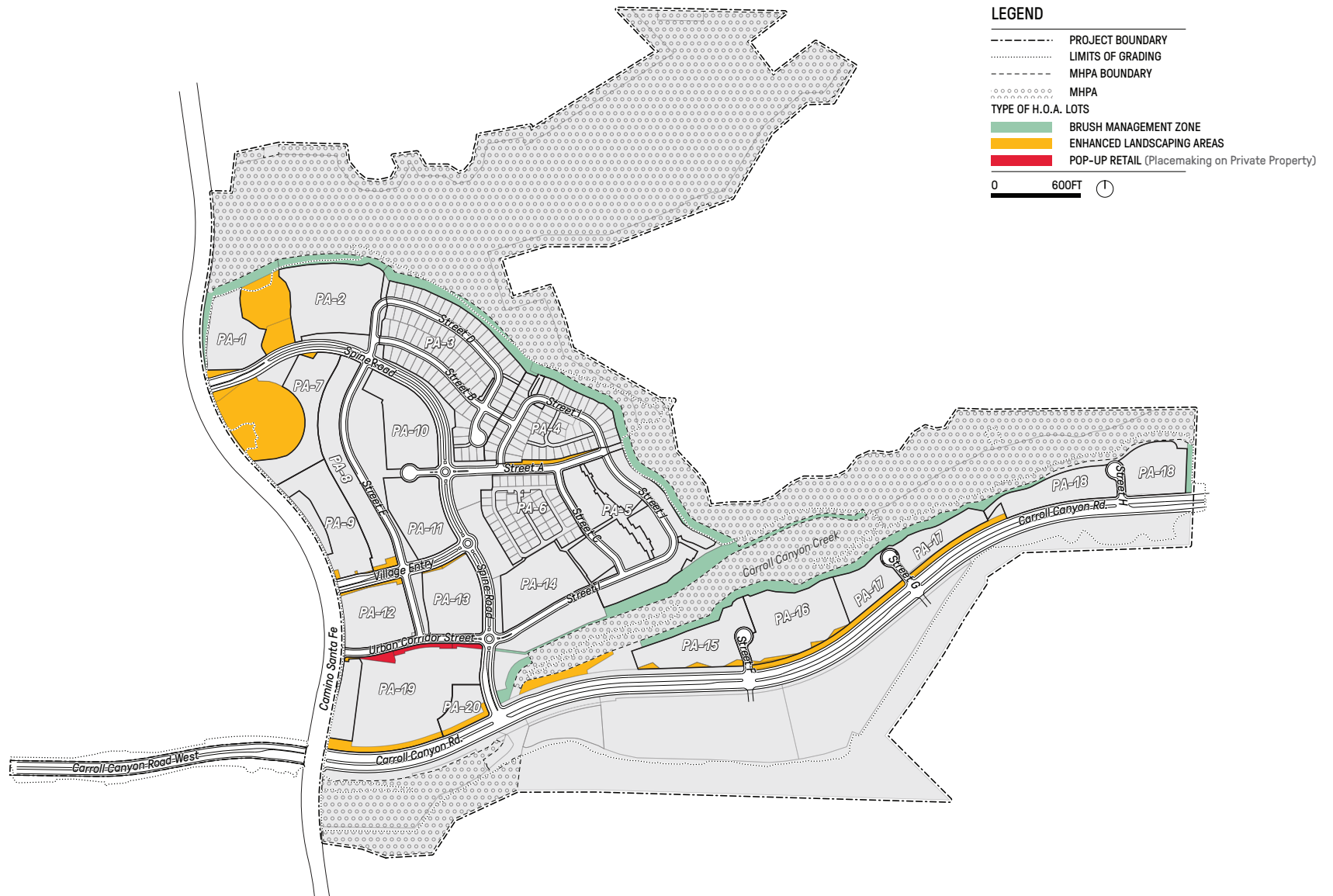
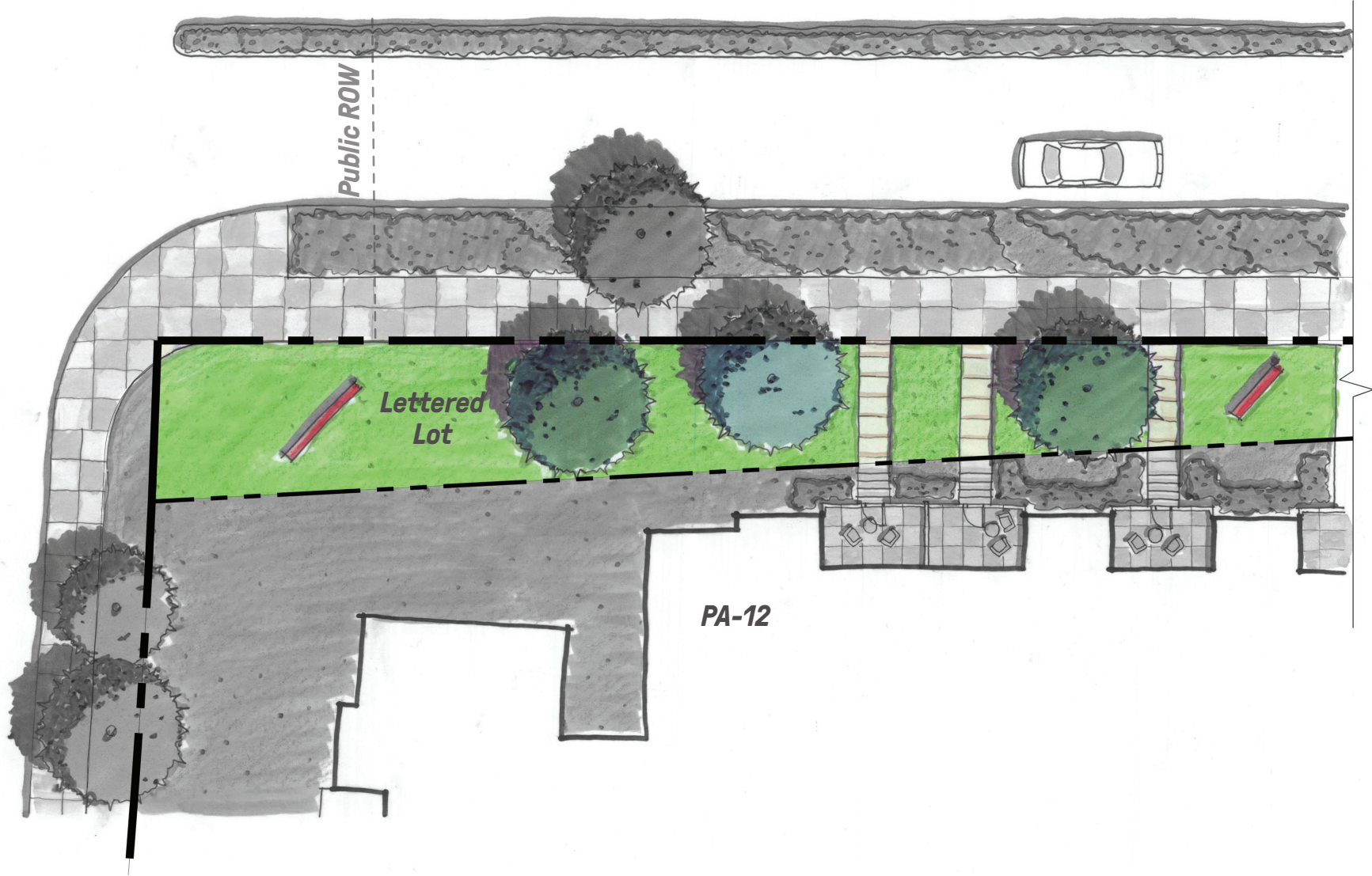


FIGURE 10-14 - EXAMPLE OF ENHANCED LANDSCAPING ON LETTERED LOT IN PA-12

Lettered lot that includes enhanced landscaping within a planning area on a HOA owned and maintained lot.



11



WALL & FENCE STRATEGY

11.1 Introduction

Throughout the 3Roots San Diego Master Plan, the various walls and fences will serve to visually connect the various planning areas together. A variety of conditions exist that require privacy, views, security, sound attenuation and access. The walls are diagrammed according to their functional requirements. A visual library of possible solutions is also provided to serve as a starting point for the eventual selection of wall and fence materials and design. The design intent is that the builders will collectively determine the design of each wall or fence type to provide consistency throughout the site. It should be noted that walls and fences that are integral to the architecture of specific products in conditions such as balconies, patios or parts of clustered residential product are not included in this chapter.

FIGURE 11-1 - PA-1 WALL & FENCE DIAGRAM

MAP KEY

- 6' Sound Wall
- 42" Semi-Public Wall



KEY MAP

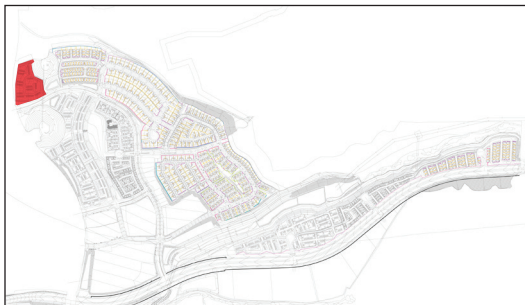


FIGURE 11-2 - PA-2 WALL & FENCE DIAGRAM

MAP KEY

- 6' Public Wall
- 6' Semi-Public Wall
- 6' Private Fence
- 6' View Fence (Metal)
- 4' View Fence (Metal) on 2' Wall
- 42" Semi-Public Wall
- Gate
- Brush Management Zone
Verify combustibility requirements

KEY MAP

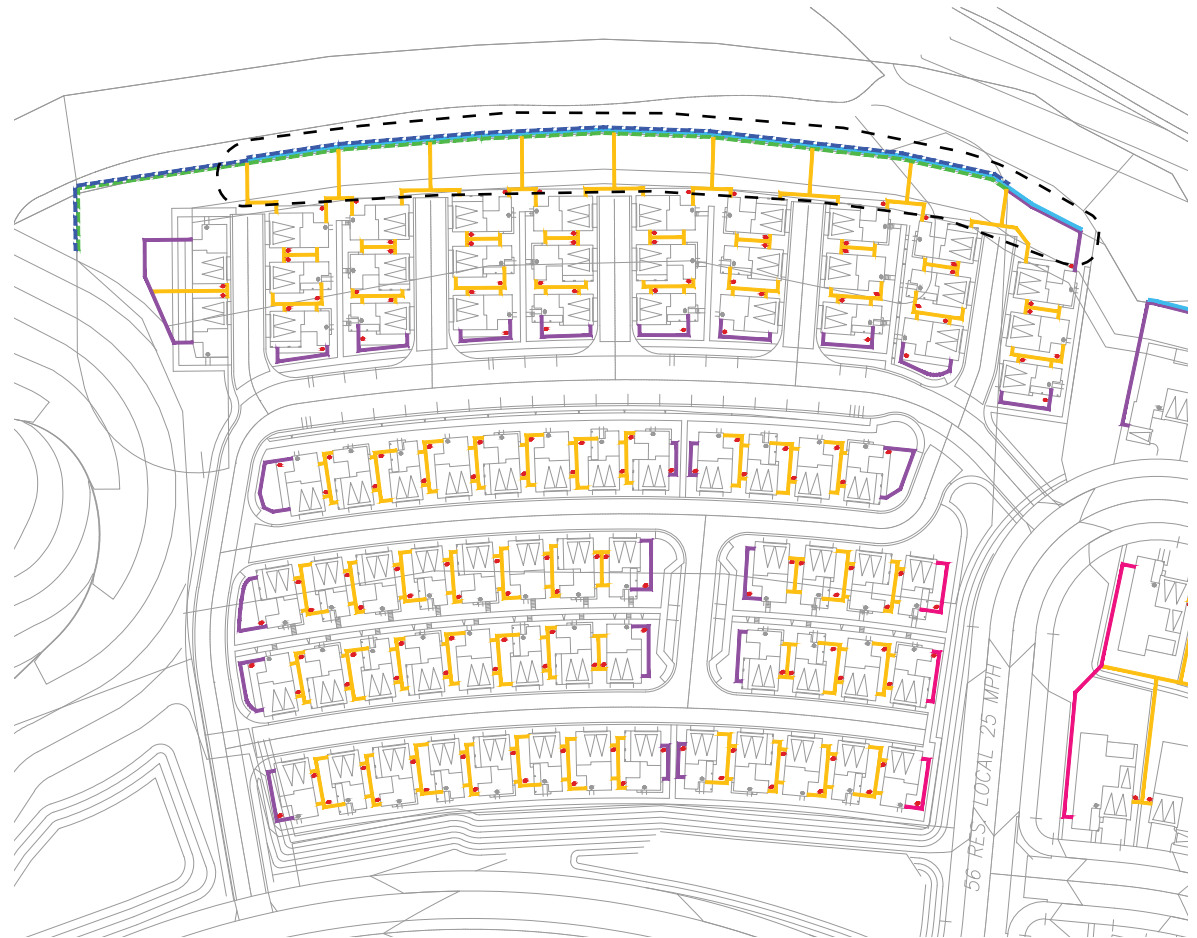
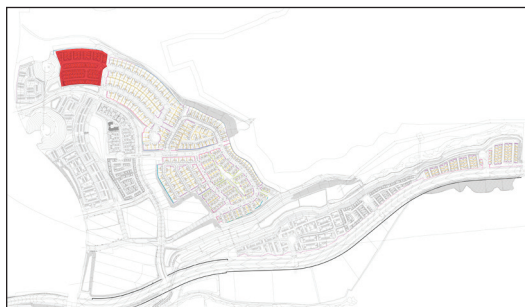


FIGURE 11-3 - PA-3 WALL & FENCE DIAGRAM

MAP KEY

- 6' Public Wall
- 6' Semi-Public Wall
- 6' Private Fence
- 6' View Fence (Metal)
- 4' View Fence (Metal) on 2' Wall
- 4' View Fence (Glass) on 2' Wall
- Gate
- Brush Management Zone
Verify combustibility requirements

KEY MAP

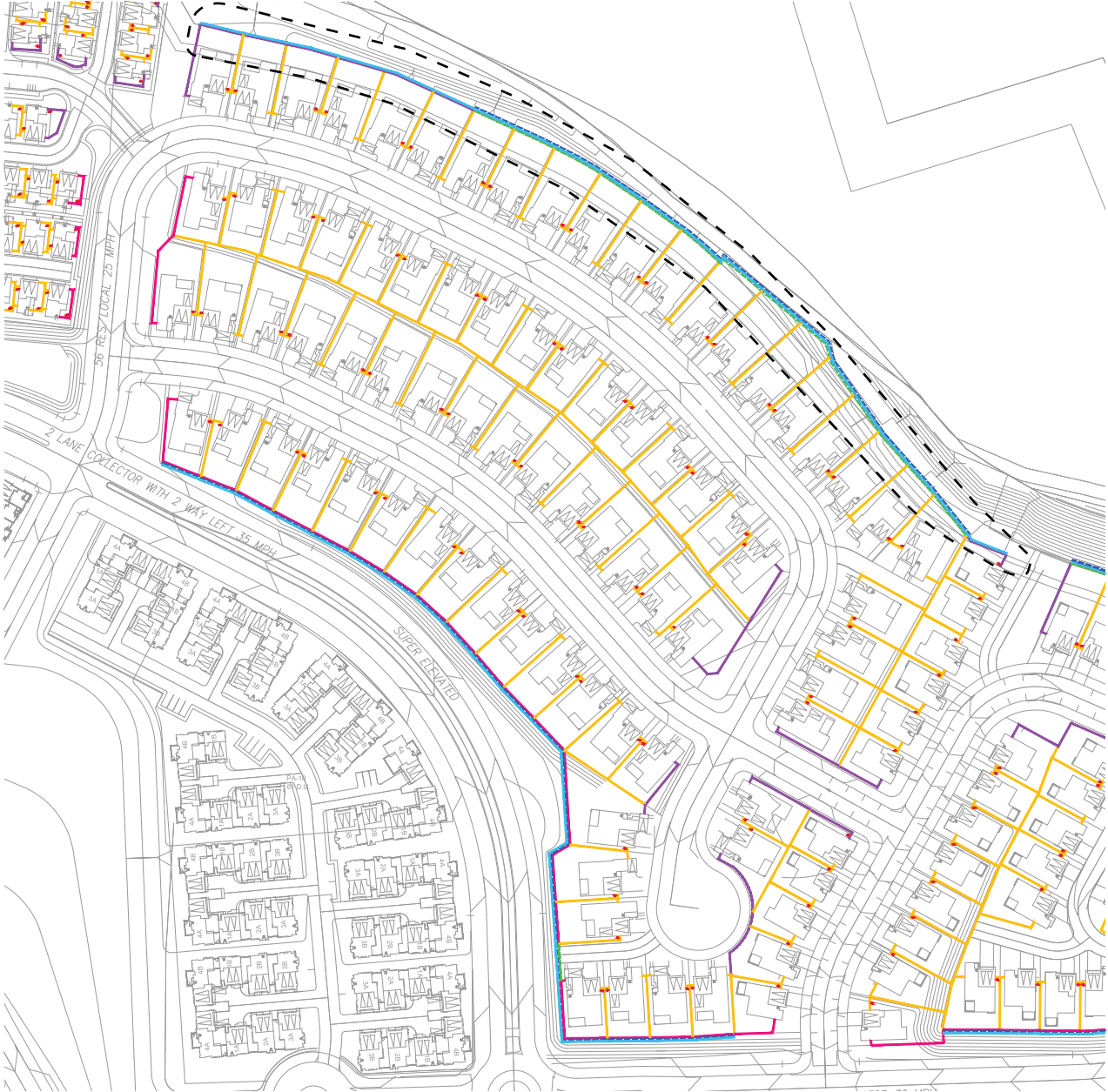
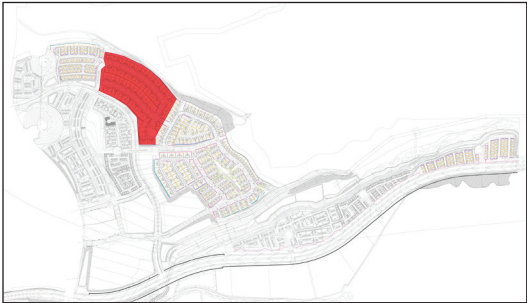


FIGURE 11-4 - PA-4 WALL & FENCE DIAGRAM

MAP KEY

- 6' Public Wall
- 6' Semi-Public Wall
- 6' Private Fence
- 6' View Fence (Metal)
- 4' View Fence (Metal) on 2' Wall
- 4' View Fence (Glass) on 2' Wall
- Gate
- Brush Management Zone
Verify combustibility requirements

KEY MAP

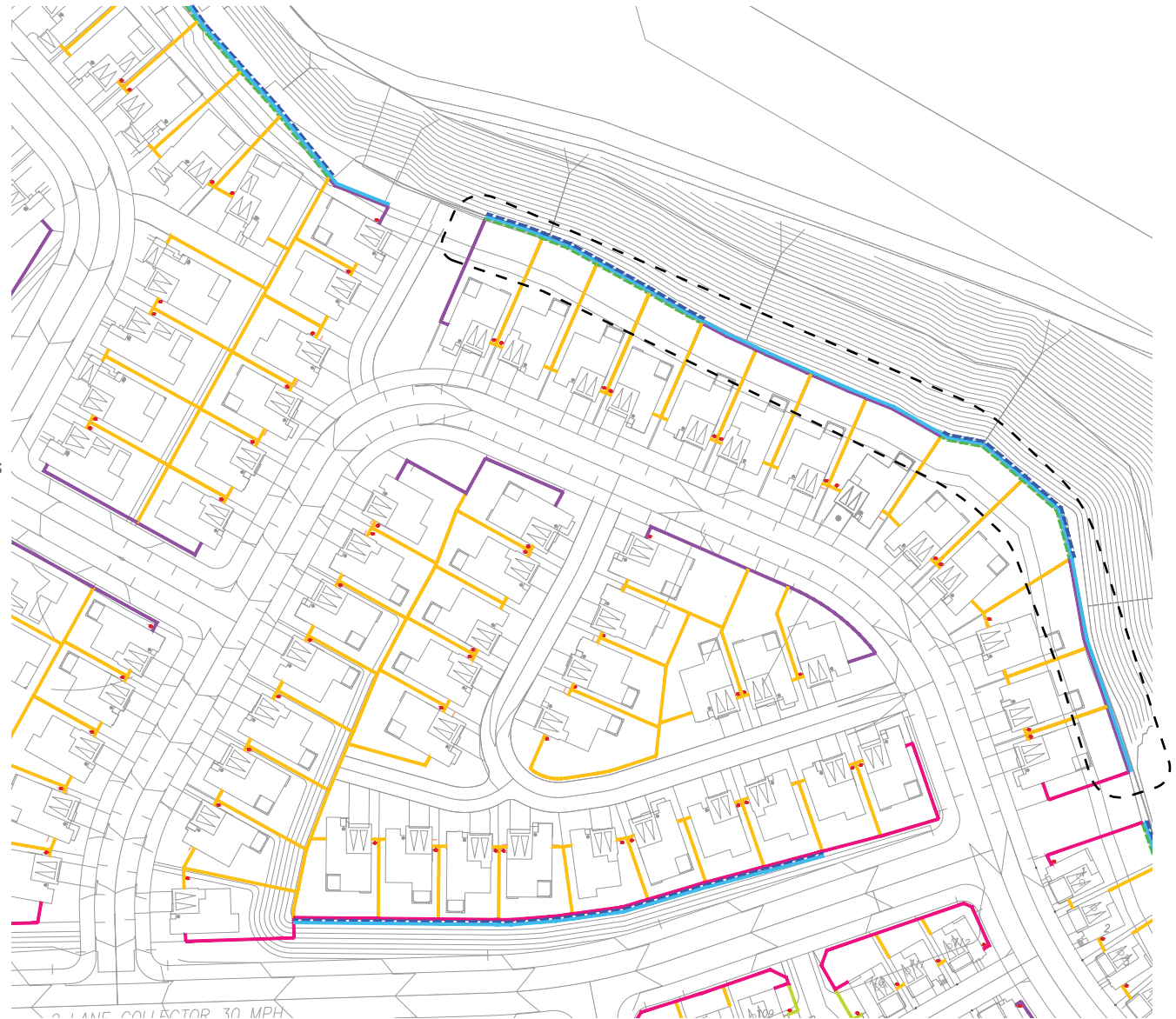
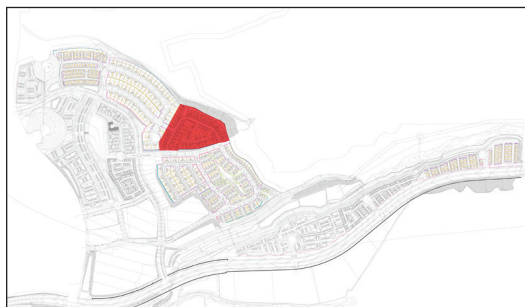


FIGURE 11-5 - PA-5 WALL & FENCE DIAGRAM

MAP KEY

- 6' Public Wall
- 6' Semi-Public Wall
- 6' Private Fence
- 6' View Fence (Metal)
- 4' View Fence (Metal) on 2' Wall
- 4' View Fence (Glass) on 2' Wall
- 42" Semi-Public Wall
- Gate
- Brush Management Zone
Verify combustibility requirements

KEY MAP

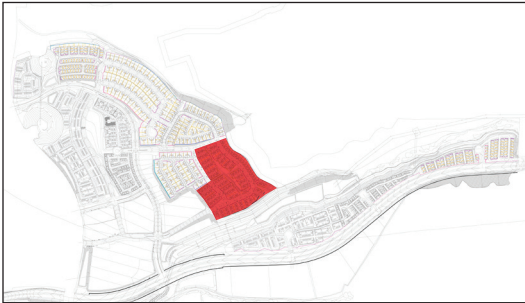


FIGURE 11-6 - PA-6 WALL & FENCE DIAGRAM

MAP KEY

- 6' Public Wall
- 6' Semi-Public Wall
- 6' Private Fence
- 6' View Fence (Metal)
- 4' View Fence (Metal) on 2' Wall
- 4' View Fence (Glass) on 2' Wall
- 42" Semi-Public Wall
- Gate

KEY MAP

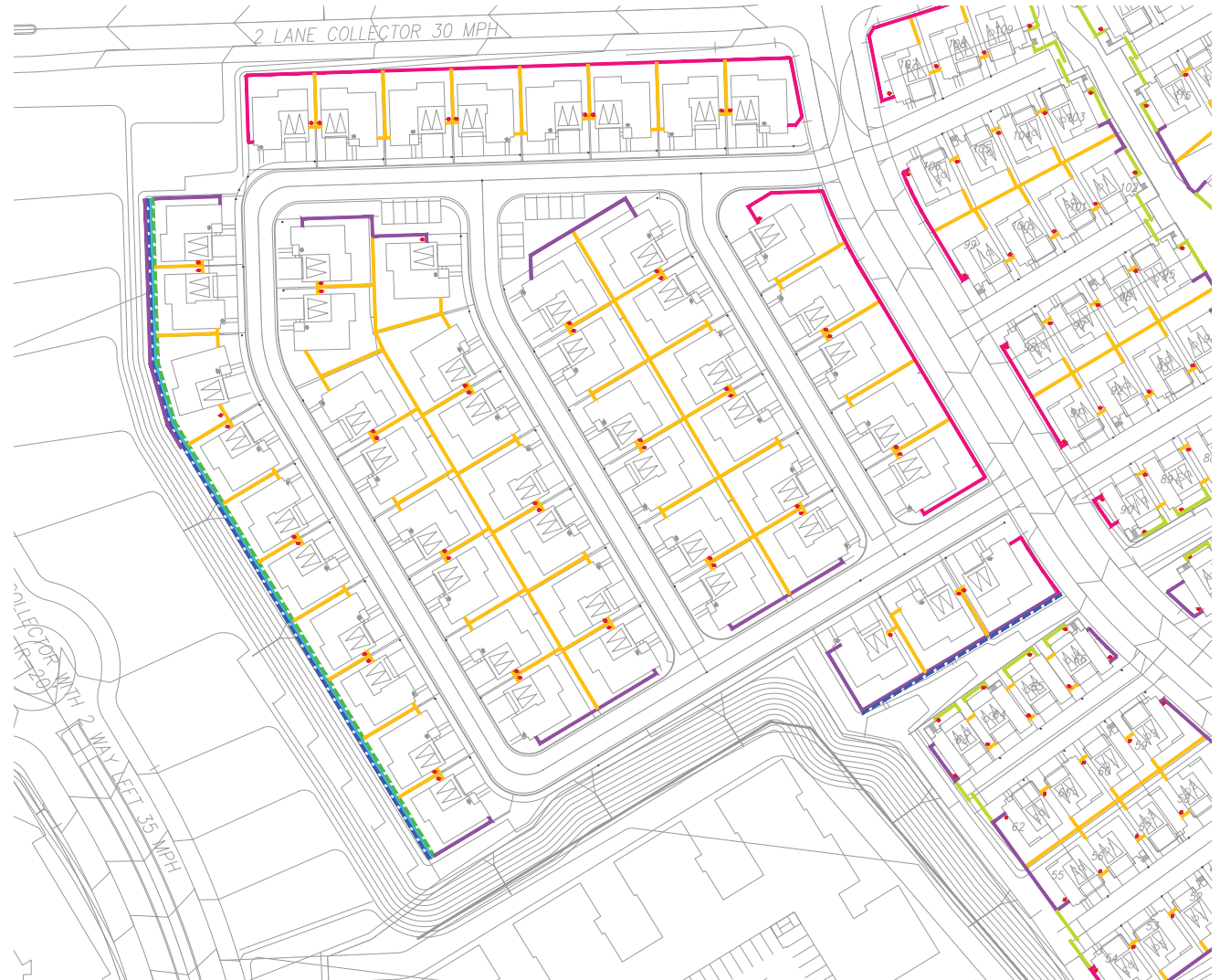
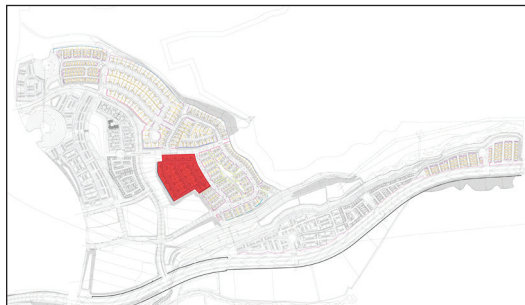
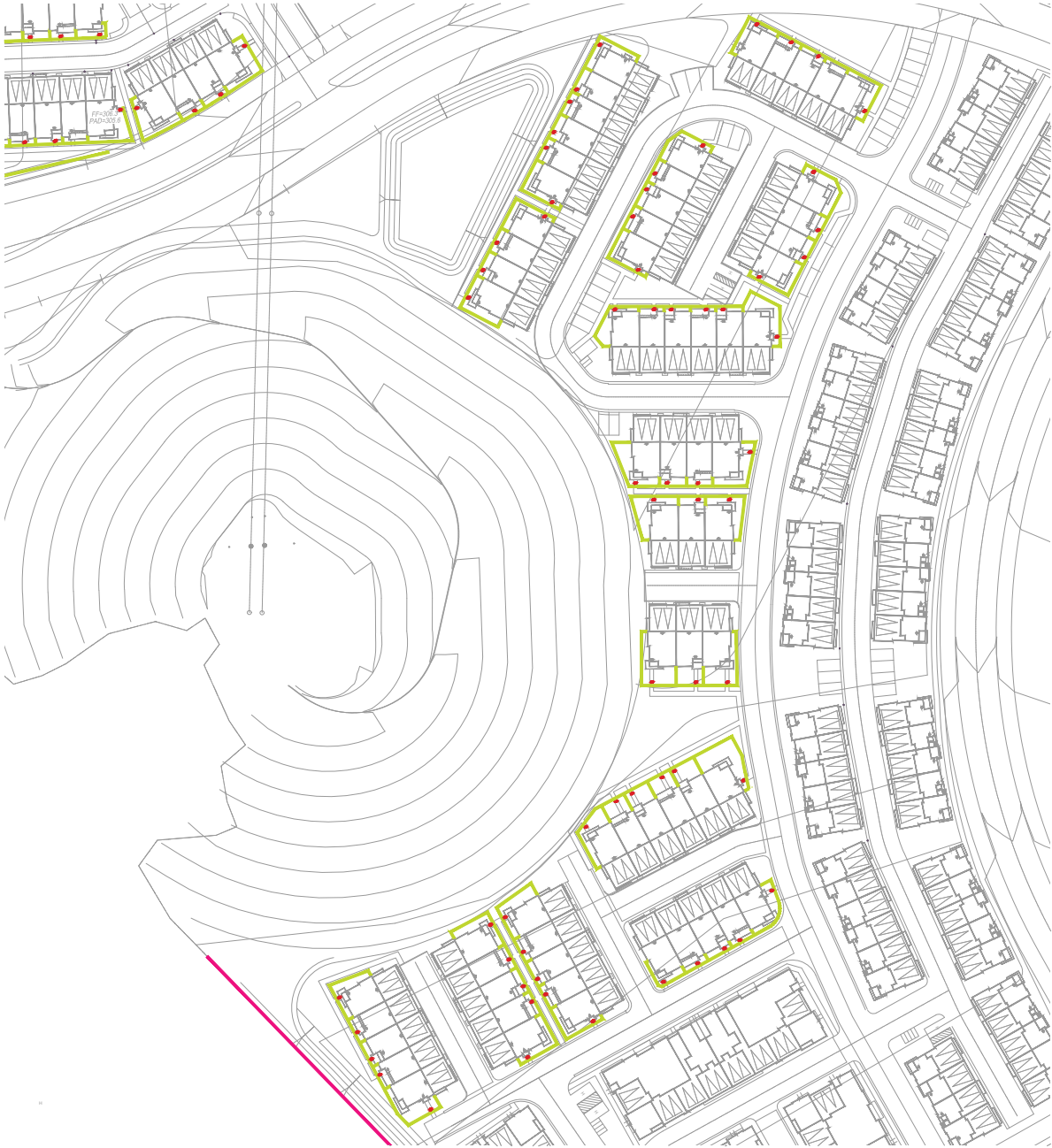


FIGURE 11-7 - PA-7 WALL & FENCE DIAGRAM

MAP KEY

- 6' Public Wall
- 42" Semi-Public Wall



KEY MAP

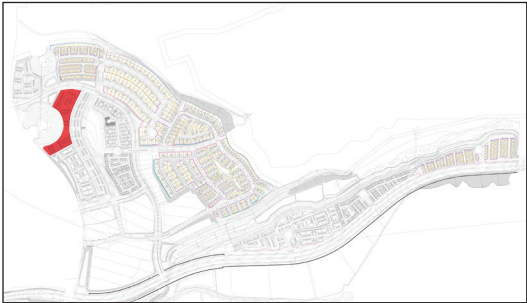
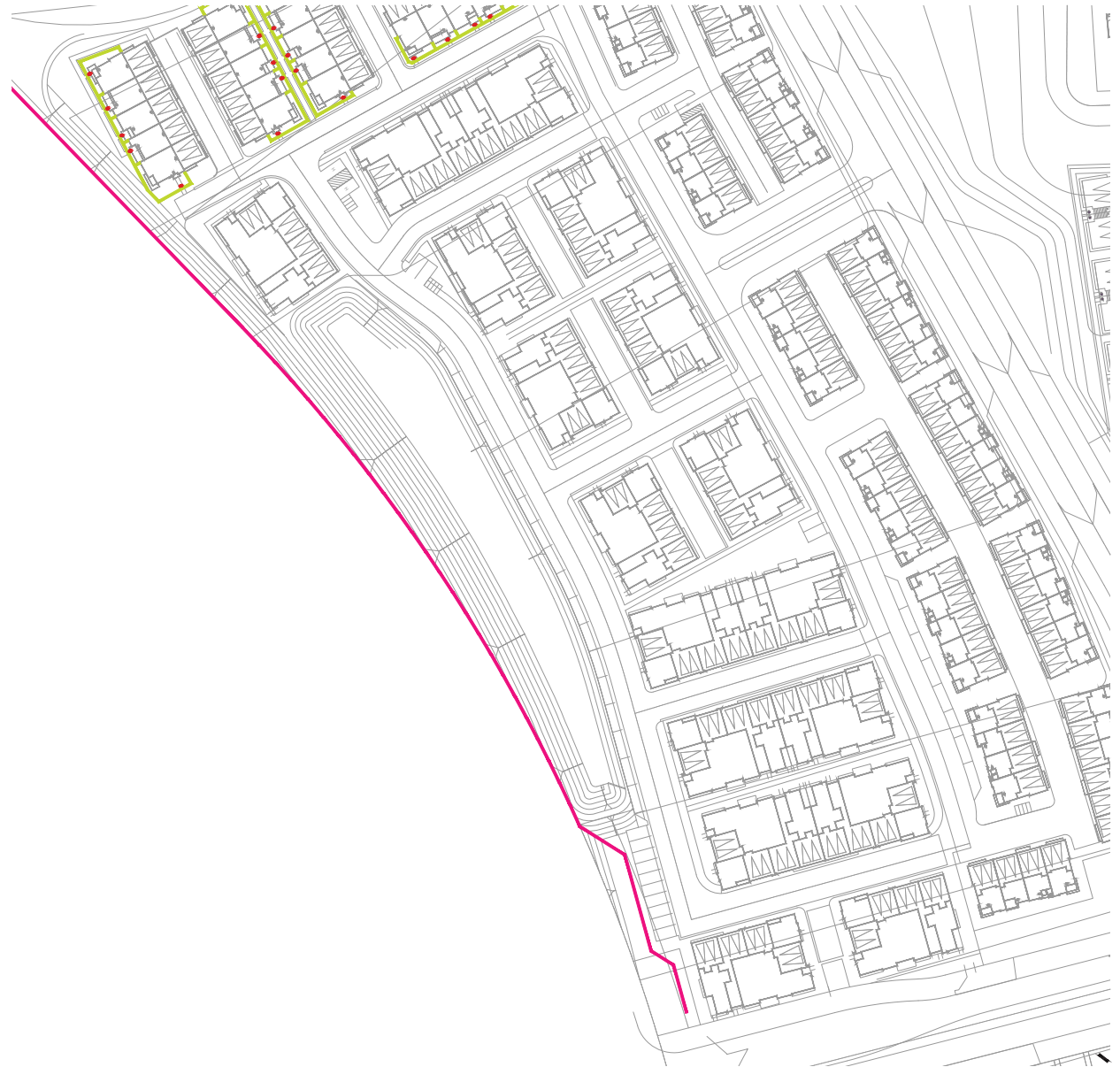


FIGURE 11-8 - PA-8 WALL & FENCE DIAGRAM

MAP KEY

— 6' Public Wall



KEY MAP

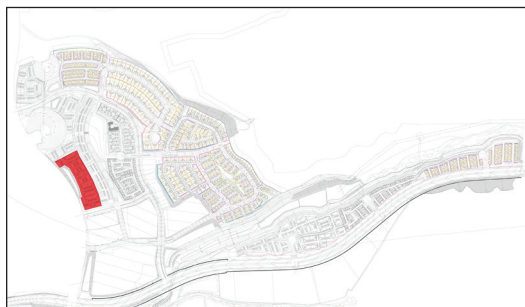


FIGURE 11-9 - PA-12 WALL & FENCE DIAGRAM

MAP KEY

 Art Wall (Maximum Height 20', see Section 8.5 for more information)

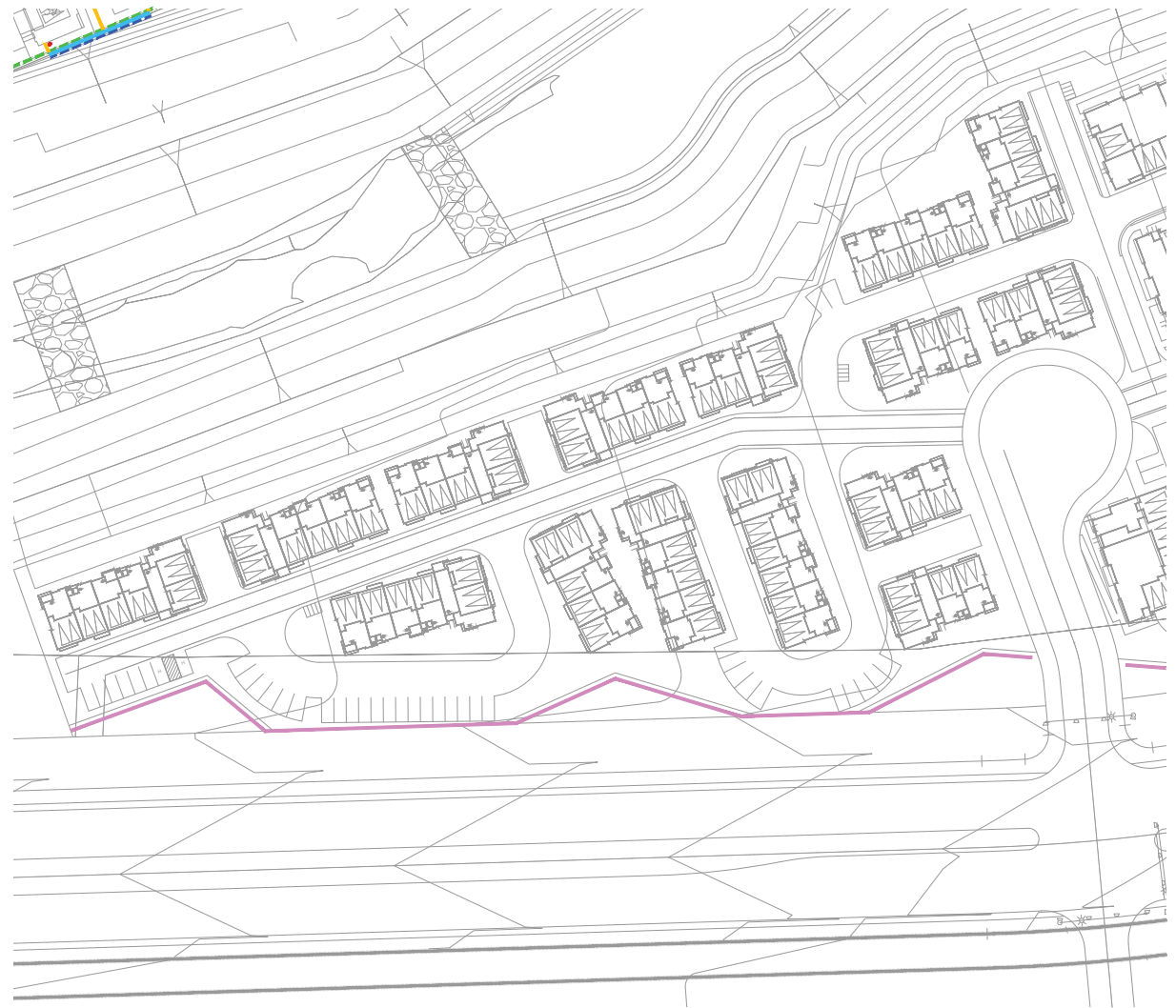
KEY MAP



FIGURE 11-10 - PA-15 WALL & FENCE DIAGRAM

MAP KEY

— 6' Sound Wall



KEY MAP

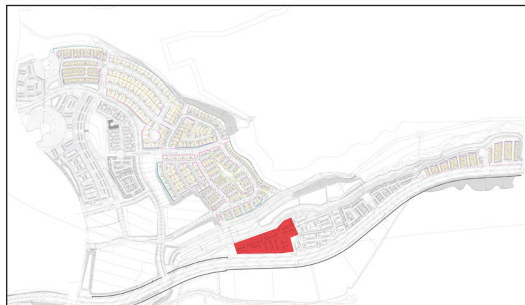


FIGURE 11-11 - PA-16 WALL & FENCE DIAGRAM

MAP KEY

6' Sound Wall



KEY MAP

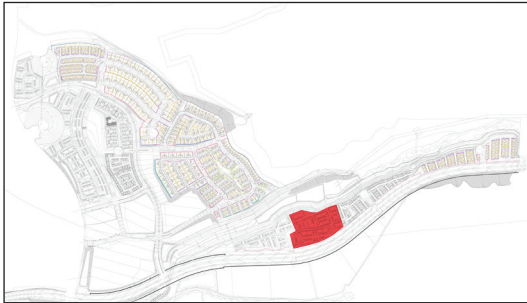


FIGURE 11-12 - PA-17 WALL & FENCE DIAGRAM

MAP KEY

 6' Sound Wall



KEY MAP

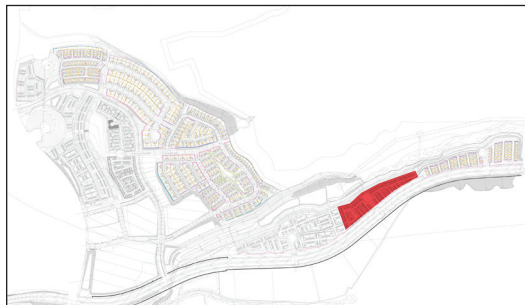





FIGURE 11-13 - PA-18 WALL & FENCE DIAGRAM

MAP KEY

-  6' Sound Wall
-  6' Public Wall
-  6' Semi-Public Wall
-  6' Private Fence
-  Gate

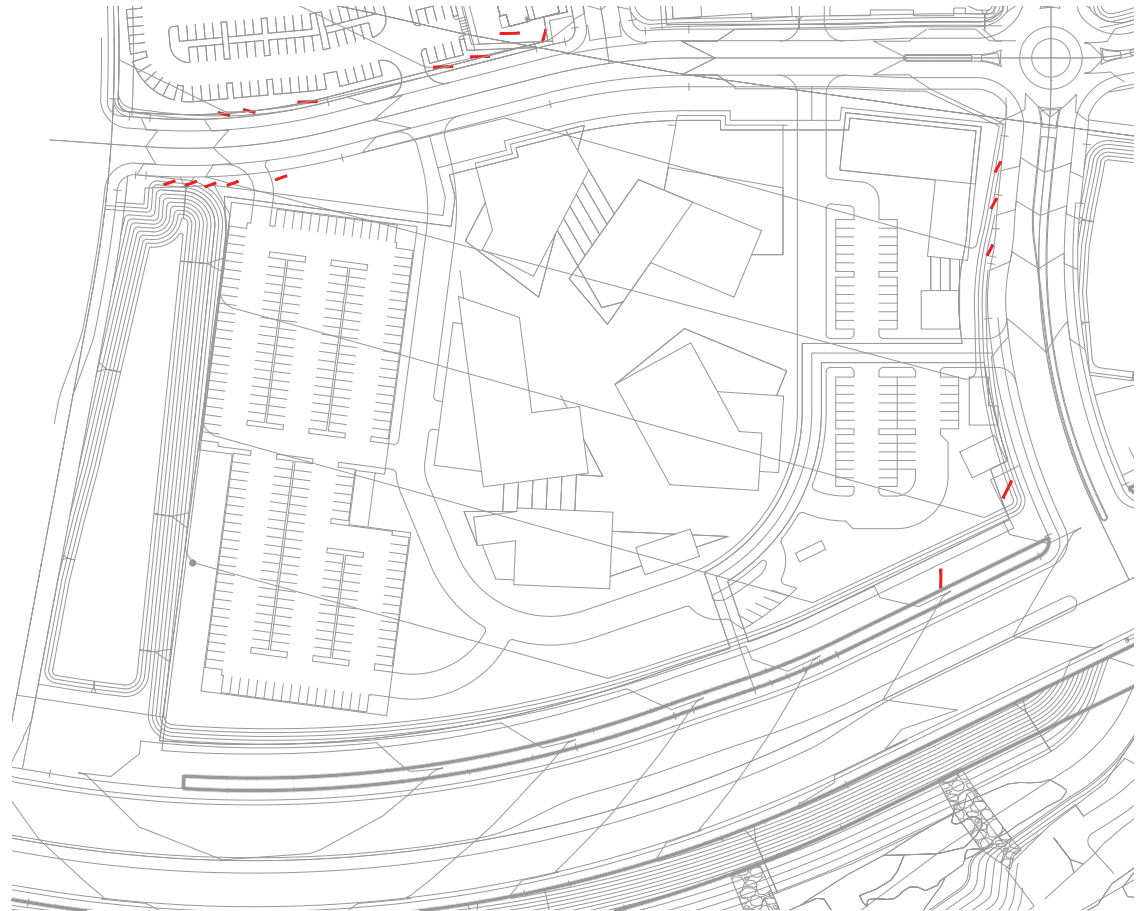
KEY MAP



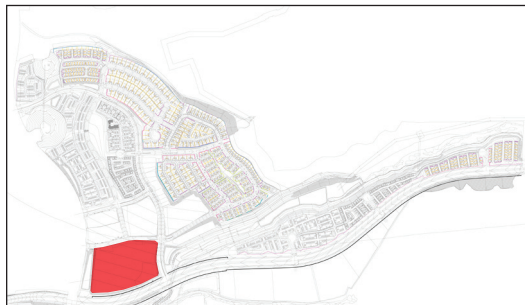
FIGURE 11-14 - PA-19&20 WALL & FENCE DIAGRAM

MAP KEY

 Art Wall (Maximum Height 20', see Section 8.5 for more information)



KEY MAP



FENCE & WALL TYPES

11.2 FENCE & WALL TYPES

Sound Wall: Community walls along Camino Santa Fe and Carroll Canyon Road. These are typically block walls with solid grouting as required by engineering.

6' Public Wall: These are typical community walls that occur along streets at the outside edges of individual planning areas.

6' Semi-Public Wall: These are typical community walls that occur inside individual planning areas.

6' Private Fence: These are the typical property line fences located between individual yards.

6' View Fence: These are found where homes are located at the edge of the site; typical material is metal picket.

4' View Fence on 2' Wall: These can utilize metal pickets or can be glazed.

42" Semi-Public Wall: Low walls located along paseos; similar to 6' Semi-Public Walls.

Note: All images are conceptual in nature and are meant to illustrate the overall aesthetic and possible design approaches and materials for walls and fences throughout. They are subject to change.

6' WALL (SOUND/PUBLIC/SEMI-PUBLIC)



BLOCK WALL WITH STUCCO FINISH

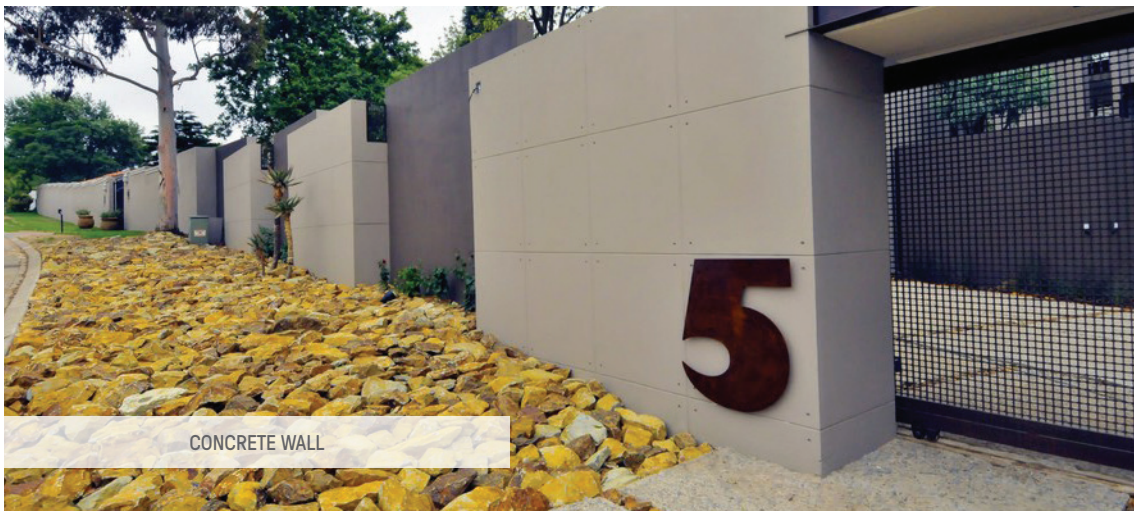


VERTICAL SCORED BLOCK WALL

Note: For reference only. Images subject to change.



VERTICAL SCORED BLOCK WALL



CONCRETE WALL



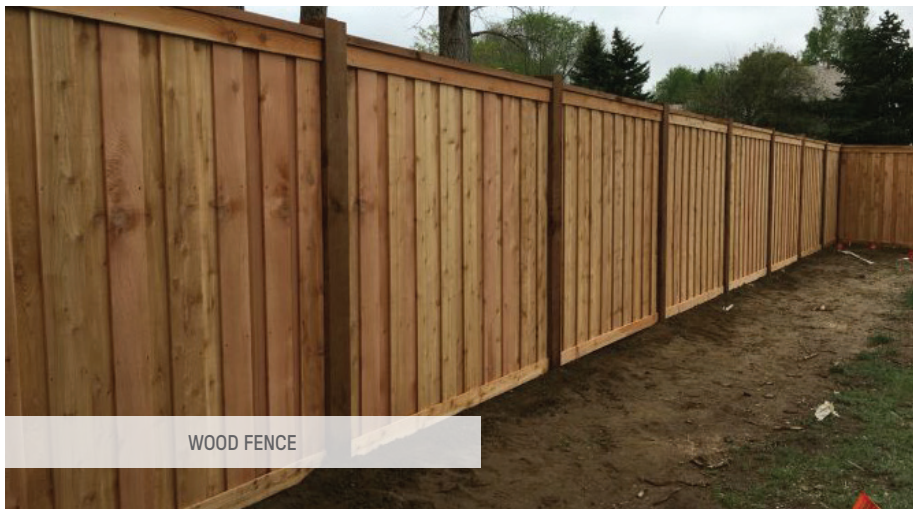
BLOCK WALL AND GATE

6' FENCE (SEMI-PUBLIC/PRIVATE)

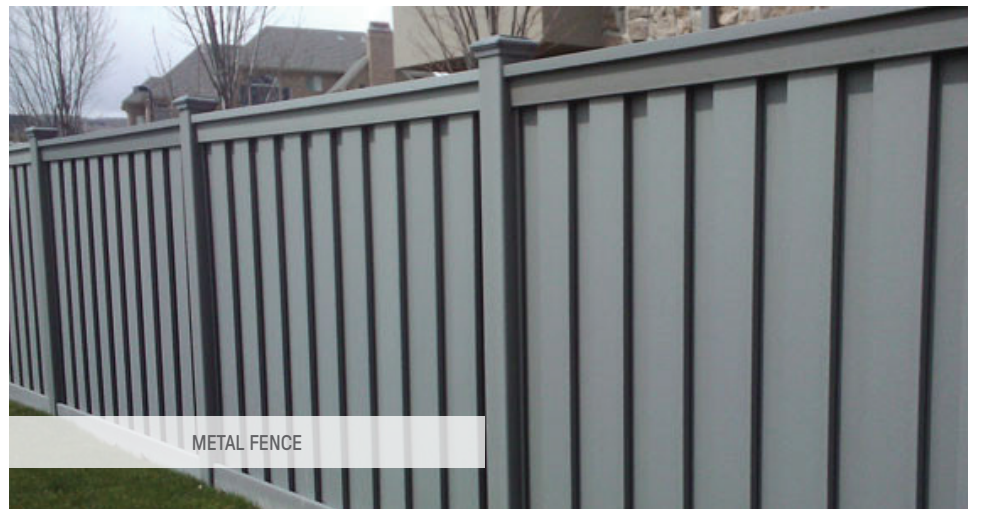


WOOD SLAT FENCE

Note: For reference only. Images subject to change.



WOOD FENCE



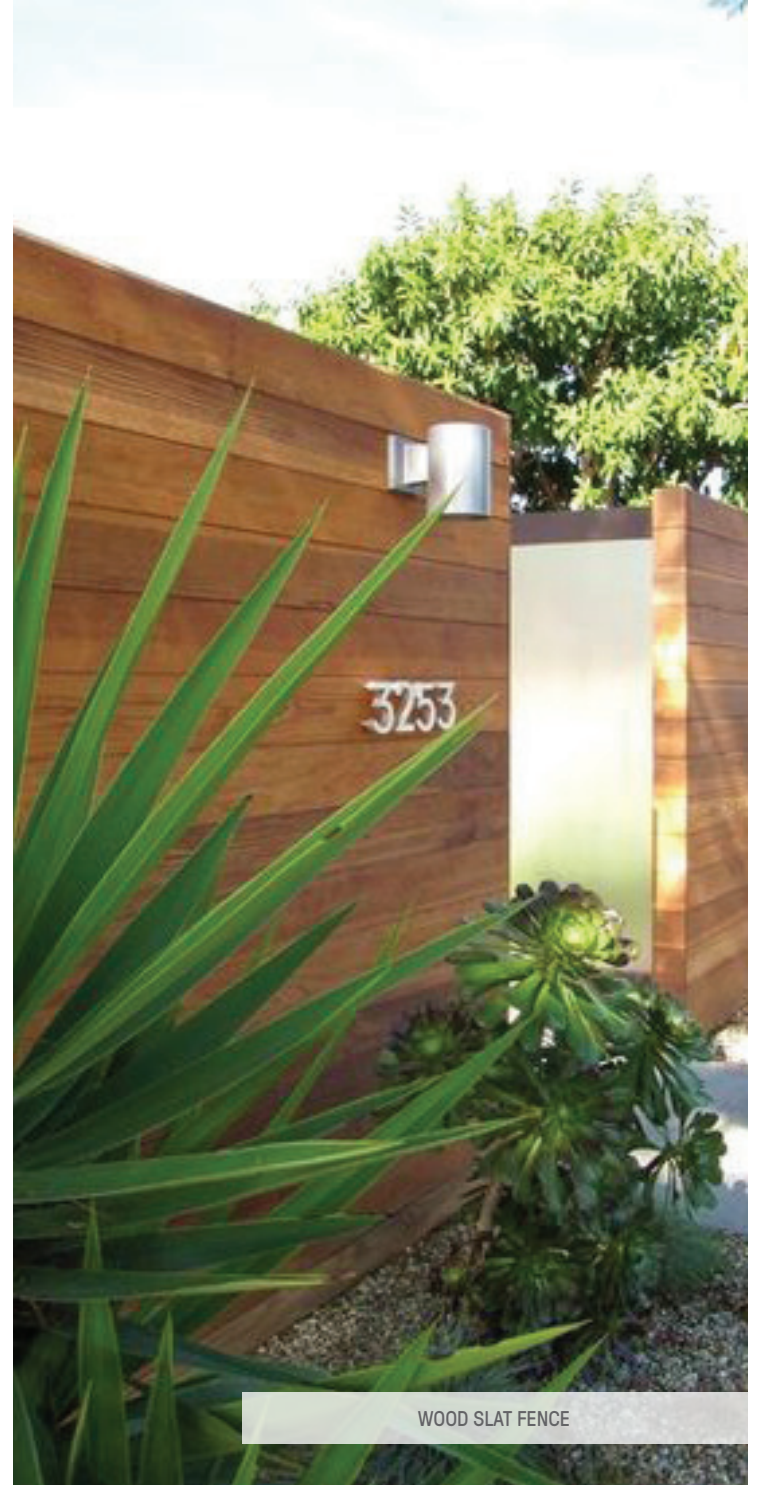
METAL FENCE



WOOD SLAT FENCE



VINYL FENCE



WOOD SLAT FENCE

Note: For reference only images subject to change.

6' FENCE - VIEW



METAL PICKET FENCE



METAL PICKET FENCE



FREESTANDING METAL POST FENCE

Note: For reference only. Images subject to change.

4' VIEW FENCE (METAL) ON 2' WALL



METAL PICKET FENCE ON BLOCK WALL

Note: For reference only. Images subject to change.

4' VIEW FENCE (GLASS) ON 2' WALL



GLAZED FENCE WITH VINYL POST

Note: For reference only. Images subject to change.

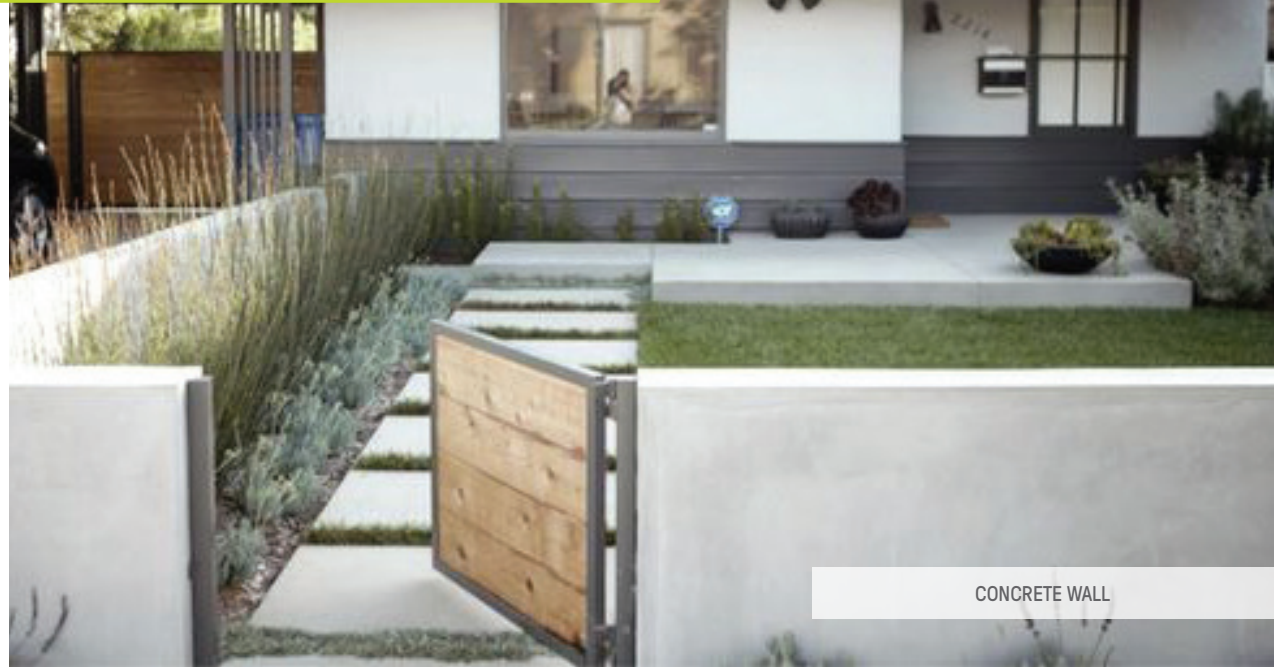


GLAZED FENCE WITH METAL POST OVER BLOCK

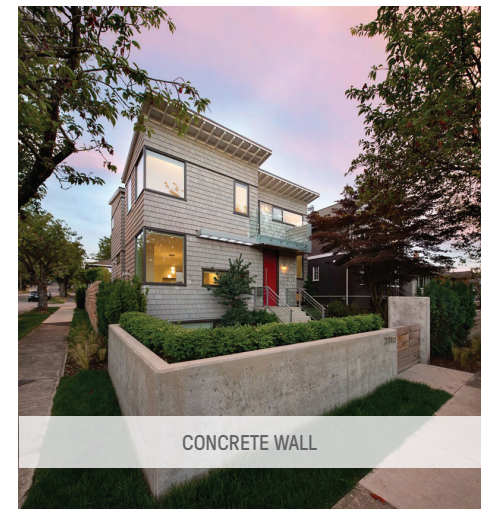
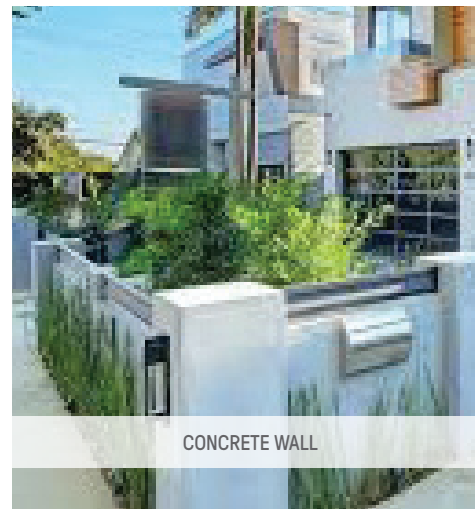


GLAZED FENCE WITH VINYL POST

42" WALL - SEMI-PUBLIC



Note: For reference only. Images subject to change.





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APPENDIX A: TREE CANOPY COVERAGE CALCULATIONS

	From Land Use table	Approximate based upon plans and GIS data available	A x B	C * (12'(min radius))^2 * 3.14	D x 4,3560
	A	B	C	D	E
Use	Acres	Trees with 12 ft diameter canopy or larger per acre apx at full growth	Number of Trees in Land Use area	Area of Trees assuming a min 12' diameter canopy	Conversion from acres to sf
MHPA Open Space - existing + enhancemnts	181	31	5,611	2,537,070	58
Open Space:slopes, basins, bmz	37.5	5	188	84,780	2
Open Space: parks	38.7	15	581	262,479	6
Roads and Parkway	45	15	675	305,208	7
Total Site	412				
	15%	61.8			73
<i>acres of proposed tree canopy</i>					73



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APPENDIX B: PRIVATE EXTERIOR OPEN SPACE CALCULATIONS

RX 1-2

Requirement per code

Total Open Space	1,000 sf/du
Usable Open Space	500 sf/du

PA 3		78 du	Required	Provided	Excess
	Usable Open Space				
	(Private Exterior Open Space + Common Open Space)		39,000 sf	215,607 sf	176,607 sf
	Other areas left as open space		-	56,906 sf	
Total Open Space			78,000 sf	272,514 sf	194,514 sf

PA 4		54 du	Required	Provided	Excess
	Usable Open Space				
	(Private Exterior Open Space + Common Open Space)		27,000 sf	113,644 sf	86,644 sf
	Other areas left as open space		-	34,246 sf	
Total Open Space			54,000 sf	147,890 sf	93,890 sf

PA 6		53 du	Required	Provided	Excess
	Usable Open Space				
	(Private Exterior Open Space + Common Open Space)		26,500 sf	78,581 sf	52,081 sf
	Other areas left as open space		-	35,703 sf	
Total Open Space			53,000 sf	114,284 sf	61,284 sf

RM 2-6

Requirement per code

Total Open Space	155 sf/du
Usable Open Space	155 sf/du
- Private Exterior Open Space	60 sf/0.75du
- Common Open Space	25 sf/du

PA 1		56 du	Required	Provided	Excess
		Porches & Patios at ground level		56 ea 4,123 sf	
		Balconies & Roof Decks at upper floors		0 ea 0 sf	
		Private Exterior Open Space	42 ea 2,520 sf	56 ea 4,123 sf	14 ea 1,603 sf
		Common Open Space	1,400 sf	37,015 sf	35,615 sf
	Usable Open Space		8,680 sf	41,138 sf	32,458 sf
	Other areas left as open space		-	4,051 sf	
Total Open Space			8,680 sf	45,189 sf	36,509 sf

PA 2		78 du	Required	Provided	Excess
		Porches & Patios at ground level		87 ea 53,678 sf	
		Balconies & Roof Decks at upper floors		214 ea 26,117 sf	
		Private Exterior Open Space	59 ea 3,510 sf	301 ea 79,795 sf	243 ea 76,285 sf
		Common Open Space	1,950 sf	80,674 sf	78,724 sf
	Usable Open Space		12,090 sf	160,468 sf	148,378 sf
	Other areas left as open space		-	4,554 sf	
Total Open Space			12,090 sf	165,022 sf	152,932 sf

PA 5		141 du	Required	Provided	Excess
		Porches & Patios at ground level		166 ea	
				122,312 sf	
		Balconies & Roof Decks at upper floors		141 ea	
				20,727 sf	
		Private Exterior Open Space	106 ea	307 ea	201 ea
			6,345 sf	143,039 sf	136,694 sf
		Common Open Space	3,525 sf	23,697 sf	20,172 sf
	Usable Open Space		21,855 sf	166,736 sf	144,881 sf
	Other areas left as open space		-	41,541 sf	
Total Open Space			21,855 sf	208,277 sf	186,422 sf

PA 7		66 du	Required	Provided	Excess
		Porches & Patios at ground level		66 ea	
				4,879 sf	
		Balconies & Roof Decks at upper floors		0 ea	
				0 sf	
		Private Exterior Open Space	50 ea	66 ea	17 ea
			2,970 sf	4,879 sf	1,909 sf
		Common Open Space	1,650 sf	54,840 sf	53,190 sf
	Usable Open Space		10,230 sf	59,719 sf	49,489 sf
	Other areas left as open space		-	1,168 sf	
Total Open Space			10,230 sf	60,887 sf	50,657 sf

PA 8		118 du	Required	Provided	Excess
		Porches & Patios at ground level		76 ea	
				2,920 sf	
		Balconies & Roof Decks at upper floors		88 ea	
				5,628 sf	
		Private Exterior Open Space	89 ea	164 ea	76 ea
			5,310 sf	8,548 sf	3,238 sf
		Common Open Space	2,950 sf	36,669 sf	33,719 sf
	Usable Open Space		18,290 sf	45,217 sf	26,927 sf
	Lettered Lot (Mater HOA)		-	948 sf	
	Other areas left as open space		-	4,118 sf	
Total Open Space			18,290 sf	50,283 sf	31,993 sf

RM 3-9

Requirement per code

Total Open Space	90 sf/du
Usable Open Space	90 sf/du
- Private Exterior Open Space	60 sf/0.75du
- Common Open Space	25 sf/du

PA 12		180 du	Required	Provided	Excess
		Private Exterior Open Space	135 ea	135 ea	0 ea
		(Porches & Balconies at ground level and upper floors)	8,100 sf	12,420 sf	4,320 sf
		Common Open Space	4,500 sf	22,760 sf	18,260 sf
	Usable Open Space		16,200 sf	35,180 sf	18,980 sf
	Other areas left as open space		-	47,156 sf	
Total Open Space			16,200 sf	82,336 sf	66,136 sf

PA 13 (high density)		267 du	Required	Provided	Excess
		Private Exterior Open Space	200 ea	200 ea	0 ea
		(Porches & Balconies at ground level and upper floors)	12,015 sf	25,632 sf	13,617 sf
		Common Open Space	6,675 sf	16,345 sf	9,670 sf
	Usable Open Space		24,030 sf	41,977 sf	17,947 sf
	Other areas left as open space		-	30,756 sf	
Total Open Space			24,030 sf	72,733 sf	48,703 sf

PA 13 (low density)		62 du	Required	Provided	Excess
		Private Exterior Open Space	47 ea	126 ea	80 ea
		(Porches & Balconies at ground level and upper floors)	2,790 sf	5,796 sf	3,006 sf
		Common Open Space	1,550 sf	6,750 sf	5,200 sf
	Usable Open Space		5,580 sf	12,546 sf	6,966 sf
	Other areas left as open space		-	45,682 sf	
Total Open Space			5,580 sf	58,228 sf	52,648 sf

PA 14 (high density)		186 du	Required	Provided	Excess
		Private Exterior Open Space	140 ea	140 ea	0 ea
		(Porches & Balconies at ground level and upper floors)	8,370 sf	17,856 sf	9,486 sf
		Common Open Space	4,650 sf	15,962 sf	11,312 sf
		Usable Open Space	16,740 sf	33,818 sf	17,078 sf
		Other areas left as open space	-	63,016 sf	
Total Open Space			16,740 sf	96,834 sf	80,094 sf

PA 14 (low density)		66 du	Required	Provided	Excess
		Private Exterior Open Space	50 ea	126 ea	77 ea
		(Porches & Balconies at ground level and upper floors)	2,970 sf	8,316 sf	5,346 sf
		Common Open Space	1,650 sf	4,250 sf	2,600 sf
		Usable Open Space	5,940 sf	12,566 sf	6,626 sf
		Other areas left as open space	-	54,233 sf	
Total Open Space			5,940 sf	66,799 sf	60,859 sf

* Private Exterior Open Space - §131.0455(c): At least 75 percent of the dwelling units shall be provided with at least 60 square feet of usable, private, exterior open space abutting the unit with a minimum dimension of 5 feet, including a porch or patio at ground level or balcony or roof deck on upper floors of the building. The open space may be located in required front and rear yards, but shall be no closer than 6 feet to the front property line.