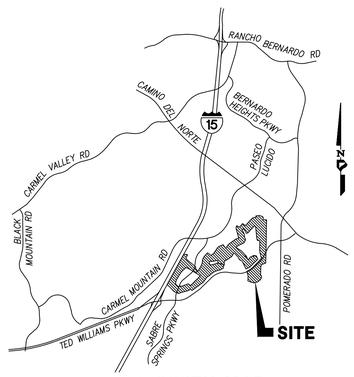
APPENDIX T

Vesting Tentative Map

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452



VICINITY MAP
NO SCALE

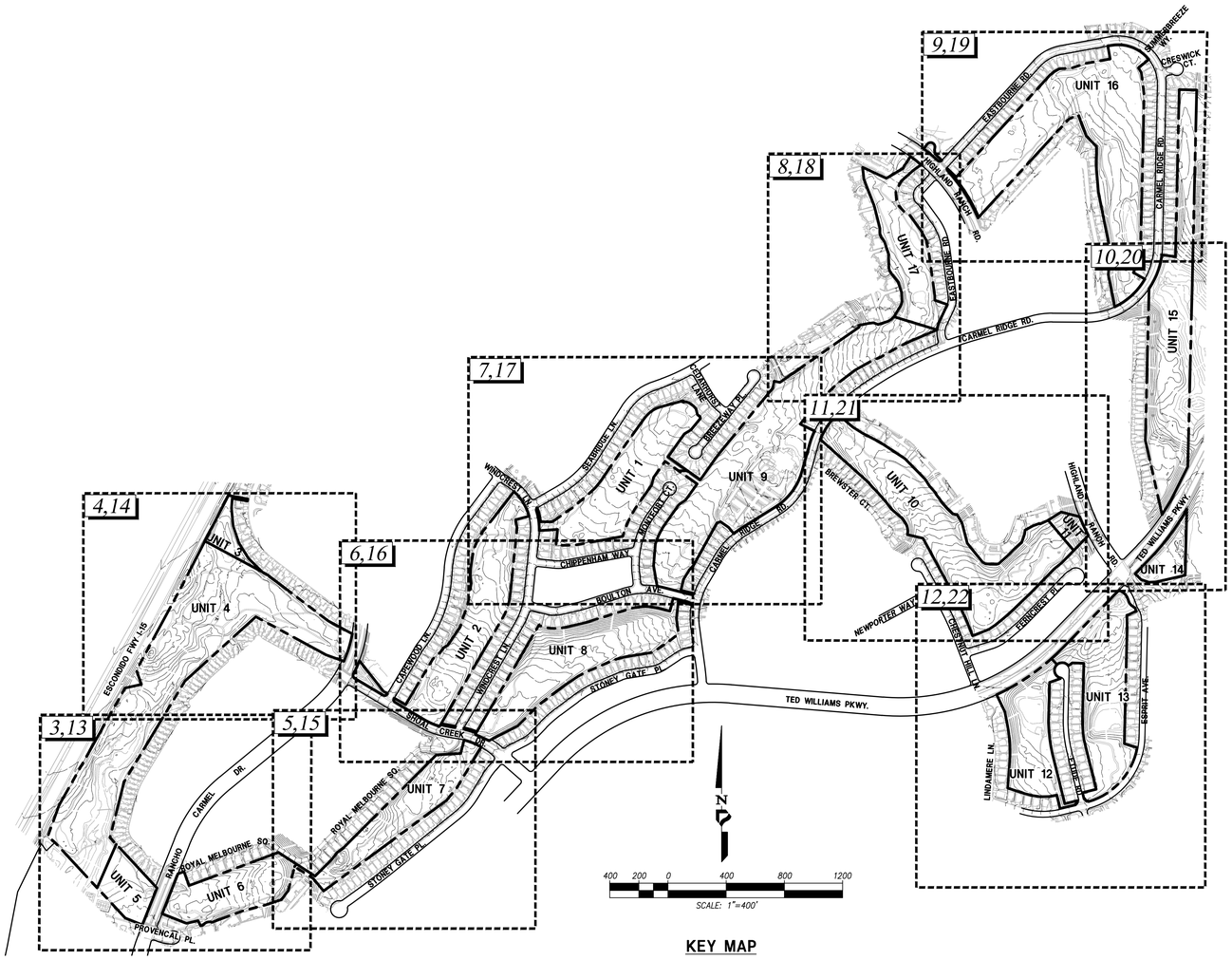
LEGEND

EXISTING

- EXISTING STREET CENTERLINE
- EXISTING RIGHT-OF-WAY
- EXISTING CURB AND GUTTER
- EXISTING CONTOUR — 500
- EXISTING FENCE — x — x —
- EXISTING TREE
- EXISTING STORM DRAIN PIPE
- EXISTING DRAINAGE INLET
- EXISTING SEWER — S —
- EXISTING SEWER MANHOLE
- EXISTING WATER — W —
- EXISTING FORCE MAIN — FM —

PROPOSED

- FINAL MAP BOUNDARY LINES IN PHASES
- PROPOSED RIGHT-OF-WAY
- PROPOSED 24' DRIVEWAY (SDG-160)
- PROPOSED CENTERLINE ELEVATIONS 490.0
- PROPOSED FLOWLINE ELEVATIONS 490.0 FL
- PROPOSED DIRECTIONAL FLOW 1.0 %
- PROPOSED CONTOUR — 500
- EXISTING FEMA FLOODPLAIN
- BRUSH MANAGEMENT ZONE 2
- EXTENDED RIPARIAN PROTECTION AREA THINNING ZONE
- PROPOSED BUILDING SETBACK
- PROPOSED DAYLIGHT
- PROPOSED SLOPE (2:1)
- PROPOSED STORM DRAIN PIPE
- PROPOSED SD HEADWALL (D-41A, D-41B)
- PROPOSED SD RISER
- PROPOSED CURB INLET (SDD-116)
- PROPOSED STORM DRAIN CLEAN OUT (D-09)
- PROPOSED BROW DITCH (SDD-106)
- PROPOSED SEWER MAIN (SDS-102, 103, 105, 107, 108, 110)
- PROPOSED SEWER MANHOLE (SDS-107)
- PROPOSED WATER MAIN (SDW-110, 148, 151, WP-05, 07)
- PROPOSED ST. LIGHT (SDE-101, ST. DESIGN MANUAL)
- PROPOSED SIGHT VISIBILITY TRIANGLE (MUNICIPAL CODE 113.0273)
- PROPOSED DISTURBANCE LIMITS — D —
- WATER EASEMENT VACATION
- PROPOSED CURB RAMP (SDG-134, 136, & 139)
- PERMISSIBLE ENCROACHMENTS INTO BUFFER LOTS



KEY MAP

OWNER

PACS ENTERPRISES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
14050 CARMEL RIDGE ROAD
SAN DIEGO, CA 92128

KEVIN HWANG _____ DATE _____

APPLICANT

NUWI CMR, LLC
16935 W. BERNARDO DRIVE, STE. 260
SAN DIEGO, CA 92127

JASON HAN _____ DATE _____

ARCHITECTURAL PLANNER

DIEGO VELASCO
CITYTHINKERS
1050 ISLAND AVE., #409
SAN DIEGO, CA 92101
(619) 602-1699

LANDSCAPE ARCHITECT

MIG, INC.
3231 GRANADA AVENUE
SAN DIEGO, CA 92104
(619) 682-3841

ARCHITECT OF WORK

ERICK VAN WECHEL
SUMMA ARCHITECTURE
5256 S. MISSION ROAD, STE. 404
BONSALL, CA 92003
(760) 724-1198

SIGNED: _____ DATE: _____
PRINTED NAME: _____ REG. EXP.: _____

GEOTECHNICAL

GEOCON, INCORPORATED
6960 FLANDERS DRIVE
SAN DIEGO, CA 92121-2974

SIGNED: _____ DATE: _____
PRINTED NAME: DAVE EVANS C.E.G NO.: ____
DISCIPLINE: GEOTECHNICAL REG. EXP.: _____

ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS
701 'B' STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101
(619) 235-6471

I GREGORY M. SHIELDS DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION BECAUSE PER SECTION 77.15(a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

GREGORY M. SHIELDS R.C.E. 42951 DATE
REGISTRATION EXPIRES 03/31/2022

STREET TREE NOTE:

IMPROVEMENT PLANS SUCH AS DRIVEWAYS, UTILITIES, DRAINS, AND WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT.

STREET LIGHT NOTE

APPLICANT SHALL INSTALL CURRENT CITY STANDARD STREET LIGHTS AT THE PROPERTY LINES, ADJACENT TO THE SITE ON DRIVEWAY ENTRANCES TO UNITS 1, 2, 5, 6, 8-10, 16, AND 17.

GENERAL NOTES

ZONING
EXISTING: AR-1-1, RS-1-13, RS-1-14, RM-1-1, RM 2-5 AND RM-3-7
PROPOSED: AR-1-1, CC-2-1, OP-1-1, RM-1-1, RM-1-3, RM-2-4, RM-2-5, RM-2-6 AND RM-3-7

OVERLAY ZONING INFORMATION
- *AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE*

NAD 27 AND NAD 83 COORDINATE INDEX
NAD 27 = 295-1747
NAD 83 = 1935-6308

GROSS SITE AREA
164.54 AC

GRADED SITE AREA
LIMITS OF DISTURBANCE:
74.2 AC IN UNITS 1, 2, 5 THROUGH 11, 13, 16 & 17.

LIMITS OF GRADING:
68.6 AC IN UNITS 1, 2, 5 THROUGH 11, 13, 16 & 17.

DEVELOPMENT ACREAGE:
53.2 AC IN UNITS 1, 2, 5, 6, 8 THROUGH 10, 16 AND 17.
NOTE: SEE SHEET 2 FOR LAND USE DESIGNATIONS

BULLET POINT NARRATIVE

- *THE PROJECT SITE CONSISTS OF APPROXIMATELY 164.54 ACRES OF THE FORMER CARMEL MOUNTAIN RANCH GOLF COURSE AND CLUBHOUSE, LOCATED IN THE CARMEL MOUNTAIN RANCH COMMUNITY PLAN AREA.*
- *THE CURRENT LAND USE DESIGNATION IS PRIVATE RECREATION (GOLF COURSE). THE PROJECT PROPOSED TO AMEND THE CARMEL MOUNTAIN RANCH COMMUNITY PLAN TO DESIGNATE THE PROPERTY FROM PRIVATE RECREATIONAL TO LOW-MEDIUM AND MEDIUM DENSITY RESIDENTIAL, OPEN SPACE, AND COMMUNITY COMMERCIAL.*
- *MOST OF THE PARCELS ARE ZONED AR-1-1, ALTHOUGH SOME SMALL PARCELS ASSOCIATED WITH THE CART PATHS, CART TUNNELS, MAINTENANCE YARD AND CLUBHOUSE ARE ZONED RS-1-13, RS-1-14, RM-1-1, RM 2-5 AND RM 3-7. THE PROJECT PROPOSES TO REZONE THE PROPERTY TO A VARIETY OF ZONES INCLUDING RM-1-1, RM-1-3, RM-2-4, RM-2-5, RM-2-6, RM-3-7, AR-1-1, AND CC-2-1. SOME PARCELS WILL RETAIN THEIR AR-1-1 ZONING.*
- *THE PROJECT PROPOSES TO DEVELOP APPROXIMATELY 53.2 ACRES (32%) OF THE PROPERTY INTO 1,200 MULTI-FAMILY RESIDENTIAL UNITS IN TOWNHOUSE AND STACKED FLAT CONFIGURATION. EACH DEVELOPMENT AREA WILL INCLUDE A MINIMUM 50FT. SETBACK FROM EXISTING ADJOINING DEVELOPMENT: THIS SETBACK IS PROPOSED TO RETAIN ITS AR-1-1 ZONING. APPROXIMATELY 103.1 ACRES (63%) WILL BE DESIGNATED AS OPEN SPACE, AND 7.9 ACRES (5%) WILL BE DESIGNATED AS PUBLIC PARKS.*
- *WHEREAS THE MAP PROPOSES THE SUBDIVISION OF A 164.54 ACRE SITE INTO 10 LOTS FOR 1200 CONDOMINIUM UNITS, 1 COMMERCIAL ART LOT, 3 LOTS FOR PUBLIC PARKS, AND 34 LOTS FOR OPEN SPACE.*
- *THE PROJECT PROPOSES TO DEVELOP AT LEAST 15% OF UNITS AS ON-SITE AFFORDABLE HOUSING IN ACCORDANCE WITH CHAPTER 14 OF THE SAN DIEGO MUNICIPAL CODE*
- *THE PROJECT PROPOSES A MASTER PLANNED DEVELOPMENT PERMIT IN ACCORDANCE WITH MUNICIPAL CODE 143.0480 WITH DESIGN GUIDELINES THAT WILL PROVIDE THE STANDARD OF REVIEW FOR FUTURE CONSTRUCTION PERMITS. THE PROJECT WILL BE PHASED.*
- *MULTIPLE FINAL MAPS TO BE RECORDED.*
- *SEVERAL AREAS OF THE FORMER GOLF COURSE ARE NOT PROPOSED FOR RESIDENTIAL DEVELOPMENT, BUT WILL BE HELD AS OPEN SPACE WITH AMENITIES. INCLUDES TRAIL DEVELOPMENT: ADAPTIVE REUSE OF EXISTING CART PATHS.*
- *THE PROJECT IS WITHIN THE TRANSIT PRIORITY AREA DUE TO ITS PROXIMITY TO THE SABRE SPRINGS PENASQUITOS TRANSIT CENTER.*
- *THE PROJECT WILL REQUIRE THE FOLLOWING PROCESS FIVE APPROVALS AND PERMITS: CARMEL MOUNTAIN RANCH COMMUNITY PLAN AMENDMENT, GENERAL PLAN AMENDMENT, REZONE, AND SITE DEVELOPMENT PERMIT FOR REZONE WITHIN AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE*
- *PROPOSED DEVIATIONS: SEE DESIGN GUIDELINES AND TABLE ON SHEET 35*
  - *EXCEED BUILDING HEIGHT LIMITS: FROM 30' HEIGHT LIMIT TO 37' FOR ZONES RM-1-1 & RM-1-3*
    FROM 40' HEIGHT LIMIT TO 48' FOR ZONES RM-2-4, RM-2-5, RM-2-6, RM-3-7
  - *REDUCE STREET FRONTAGE TO 0' IN CC-2-1 ZONE*
  - *REDUCE MIN. LOT AREA AND MIN. DIMENSIONS IN AR-1-1 ZONE: MIN. LOT AREA TO 0.1 AC.; MIN. LOT WIDTH TO 50'; MIN LOT DEPTH TO 50'; MIN. STREET FRONTAGE TO 50'.*
- *SETBACKS: SEE MPDP EXHIBIT A AND VTM SHEET 35*
- *PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.*
- *THERE ARE CURRENTLY EXISTING BUS STOPS WITHIN THE VICINITY OF THIS PROJECT. PROJECT DOES NOT PROPOSE ANY NEW BUS STOPS.*
- *PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).*
- *THERE ARE NO OVERHEAD ELECTRICAL UTILITIES FRONTING THE PROPERTY.*
- *TYPE OF CONSTRUCTION: VA AND VB*
- *OCCUPANCY CLASSIFICATION PER THE CALIFORNIA BUILDING CODE: R-2 AND R-3*
- *GEOLOGY HAZARD CATEGORIES:*
  CATEGORY 23: FRIARS, NEUTRAL OR FAVORABLE GEOLOGIC STRUCTURE
  CATEGORY 27: OTAY, SWEETWATER, AND OTHERS
  CATEGORY 32: LOW POTENTIAL - FLUCTUATING GROUNDWATER MINOR DRAINAGES
  CATEGORY 53: LEVEL OR SLOPING TERRAIN, UNFAVORABLE GEOLOGIC STRUCTURE, LOW TO MODERATE RISK.
- *PROPOSED PUBLIC WATER EASEMENTS AT PROPOSED DRIVEWAY ENTRANCES AND IN UNIT 9.*
- *PROPOSED RIGHT-OF-WAY DEDICATION AT UNITS 1, 2, 5, 6, 8, 9, 10, & 16*
- *PROPOSED CITY OF SAN DIEGO-WATER EASEMENT VACATION IN UNIT 9*
- *LANDSCAPE SQUARE FOOTAGE FOR WATER CONSERVATION PURPOSES: 1,935,650 SF.*
- *THE SUBDIVIDER SHALL UNDERGROUND PROPOSED PUBLIC UTILITY SYSTEMS AND SERVICE FACILITIES IN ACCORDANCE WITH THE SAN DIEGO MUNICIPAL CODE AND WITH APPROPRIATE PERMITS.*
- *PARKING NOTE: LOTS 1, 2, 8, 9, 10, 16, AND 17 SHALL COMPLY WITH LDC SECTION 142.0560 FOR PARKING REQUIREMENTS, EXCEPT THAT FOR LOTS 5 AND 6 (AFFORDABLE HOUSING) REDUCTIONS PER LDC SECTION 142.0527 OR PARKING STANDARDS TPA REDUCTIONS PER LDC SECTION 142.0528 SHALL APPLY. PARKING SPACES SHALL COMPLY AT ALL TIMES WITH THE SDMC AND SHALL NOT BE CONVERTED FOR ANY OTHER USE UNLESS OTHERWISE AUTHORIZED BY THE APPROPRIATE CITY DECISION MAKER IN ACCORDANCE WITH THE SDMC.*
  PARKING WILL CONFORM WITH SDMC 142.0525(c)(1)(A): ALL RESIDENTIAL UNITS SHALL PROVIDE GUEST/COMMON PARKING SPACES ON SITE FOR EACH UNIT/HOLE AT A RATE OF 20% IF LESS THAN 200 UNITS AND/OR 15% IF MORE THAN 200 UNITS IN ADDITION TO THE PROVIDED PARKING SPACES
- *THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS IS 1,200 COMPRISED OF 9 MULTI-FAMILY CONDOMINIUM LOTS (LOT 1 OF UNITS 1, 2, 5, 6, 8-10, 16, 17)*

EXISTING LEGAL DESCRIPTION*

PARCEL 1 OF PARCEL MAP NO. 15309
PARCELS 1 AND 2 OF PARCEL MAP NO. 15726
PARCEL 1 OF PARCEL MAP NO. 15727
PARCELS 1 AND 2 OF PARCEL MAP NO. 15758
PARCEL 4 OF PARCEL MAP NO. 15862
PARCELS 1 AND 2 OF PARCEL MAP NO. 16314
PARCELS 1 AND 2 OF PARCEL MAP NO. 16337
PARCEL 1 OF PARCEL MAP NO. 16479
PARCELS 1, 2, 3 OF PARCEL MAP NO. 16647
PARCEL 1 OF PARCEL MAP NO. 16893
PARCEL A OF MAP NO. 11906
*SEE SHEET 36 FOR COMPLETE LEGAL DESCRIPTION

APNS

313-043-09, 313-040-79, 313-040-60, 313-040-80, 313-040-62, 313-031-32, 313-031-28, 313-043-01, 313-040-71, 313-043-02, 313-541-10, 313-043-03, 313-660-43, 313-653-40, 313-704-01, 313-621-29, 313-704-02

EASEMENTS/ENCUMBRANCES

SEE SHEETS 37 THROUGH 39

EXISTING AND PROPOSED USES

EXISTING: GOLF COURSE AND CLUBHOUSE

PROPOSED: RESIDENTIAL MULTI-UNIT, OPEN SPACE, AND COMMERCIAL. ONE THOUSAND TWO HUNDRED (1,200) RESIDENTIAL UNITS AND THIRTY-FOUR (34) OPEN SPACE LOTS, THREE (3) PARKS LOTS, AND TWO (2) COMMERCIAL LOTS

FOR THE PROPOSED SUBDIVISION MAPS IN PHASES, SEE SHEETS 3-12

SHEET INDEX

COVER SHEET 1
SECTIONS AND DETAILS 2
VESTING TENTATIVE MAP 3-12
GRADING & UTILITY PLAN 13-22
SITE SECTIONS 23-28
EXISTING TOPOGRAPHY MAP/UNDERLYING LEGAL DESCRIPTIONS 29-31
STEEP SLOPES 32-34
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EASEMENT AND ENCUMBRANCE PLAN 37-39
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LANDSCAPE & REVEGETATION PLANS 43-58
ESL EXHIBIT 59

SOURCE OF TOPOGRAPHY

AERIAL TOPOGRAPHY BY ROBERT J. LUNG & ASSOCIATES
DATED: JUNE, 2018.
CONTOURS AT 1' INTERVAL

ROBERT J. LUNG & ASSOCIATES
2832 WALNUT AVENUE, SUITE E
TUSTIN, CA 92680
714-832-2077

REFERENCE DRAWINGS

20010-D, 20783-D, 21634-D, 22088-D, 22569-D, 22745-D, 22838-D, 22917-D, 22939-D, 23107-D, 23141-D, 23266-D, 23805-D, 23958-D, 24084-D, 24088-D, 24274-D, 24434-D, 24488-D, 24520-D, 24565-D, 24906-D, 25131-D, 26514-D, 33919-D

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, 1991.35 EPOCH GRID BEARING BETWEEN 1ST ORDER G.P.S. STATION NOS. 105 AND 106 PER RECORD OF SURVEY NO. 14492.
I.E. NORTH 48°11'42" WEST
THE COMBINED SCALE FACTOR AT G.P.S. STATION NO. 106 IS 0.9999422.
DISTANCES SHOWN HEREON ARE GRID DISTANCES. GRID DISTANCE = GROUND DISTANCE x COMBINED SCALE FACTOR.
BEARINGS FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

BENCHMARK

CITY OF SAN DIEGO BRASS PLUG IN TOP OF INLET AT THE NORTHEAST CORNER OF RANCHO CARMEL DRIVE AND SHOAL CREEK DRIVE.
ELEVATION: 589.611' M.S.L. (N.G.V.D. 29)
L.C. COORDINATES: 292-1741

GRADING TABULATIONS

TOTAL AMOUNT OF ON-SITE TO BE GRADED: AREA 68.6 AC; % OF TOTAL SITE 41.7%
AMOUNT OF CUT (INCLUDES REMEDIAL): 1,017,150 CUBIC YARDS; MAXIMUM DEPTH OF CUT: 25 FT.
AMOUNT OF FILL (INCLUDES REMEDIAL & LOT SPOILS): 1,017,150 CUBIC YARDS; MAXIMUM DEPTH OF FILL: 21 FT.
MAXIMUM HEIGHT OF CUT: 25 FT; 2:1 SLOPE RATIO; CUT SLOPE 2:1 SLOPE RATIO
AMOUNT OF IMPORT/EXPORT SOIL: 0 CUBIC YARDS
RETAINING WALLS: LENGTH 185 FT; MAXIMUM HEIGHT 9 FT (MEASURED FROM TOP OF WALL TO FINISH GRADE)

REQUIRED PERMITS:

REZONE - REZONE OF RESIDENTIAL PORTION OF SITE FROM AR-1-1 TO OP-1-1, RM-1-1, RM-1-3, RM-2-4, RM-2-5, RM-2-6 AND RM-3-7; FROM RS-1-13, RS-1-14, RM-2-5, RM-3-7, RM-1-1 TO AR-1-1; FROM RS-1-14 TO RM-2-5;

VESTING TENTATIVE MAP (VTM) - VTM TO SUBDIVIDE LOTS AND CREATE CONDOMINIUM UNITS;

SITE DEVELOPMENT PERMIT (SDP) - DUE TO THE PRESENCE OF ENVIRONMENTALLY SENSITIVE LANDS (STEEP HILLSIDES, SENSITIVE BIOLOGICAL RESOURCES, AND WETLANDS), AND REZONE WITHIN AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE;

MASTER PLANNED DEVELOPMENT PERMIT (MPDP) - TO EXCEED BUILDING HEIGHT LIMITS WITHIN THE RM-1-1, RM-1-3, RM-2-4, RM-2-5, RM-2-6, & RM-3-7 ZONES AND REDUCE PROPERTY SETBACKS TO OFT FOR LOTS ABUTTING OPEN SPACE LOTS

PREPARED BY:
NAME: PROJECT DESIGN CONSULTANTS
ADDRESS: 701 'B' STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101
PHONE #: (619) 235-6471

PROJECT ADDRESS:
14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
COVER SHEET

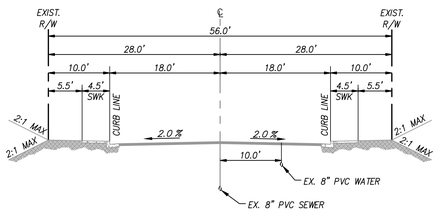
REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
REVISION 07:
REVISION 06: JUNE 16, 2021
REVISION 05: SEPTEMBER 4, 2020
REVISION 04: JULY 24, 2020
REVISION 03: JUNE 10, 2020
REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020
ORIGINAL DATE: NOVEMBER 14, 2019
SHEET 1 OF 59
DEP #

REGISTERED PROFESSIONAL ENGINEER — GREGORY M. SHIELDS — No. 42951 — Exp. 03-31-22 — CIVIL — STATE OF CALIFORNIA

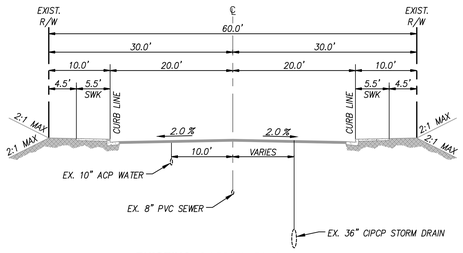
PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

THE TRAILS AT CARMEL MOUNTAIN RANCH

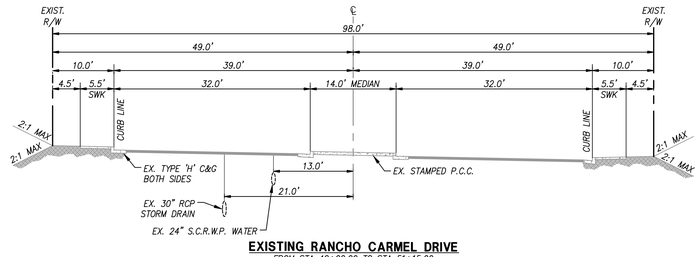
REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452



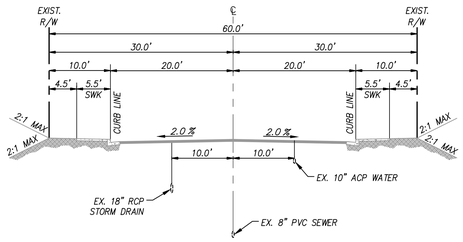
EXISTING EASTBOURNE ROAD
WEST OF HIGHLAND RANCH RD.
PER DWG 24088-D
NOT TO SCALE



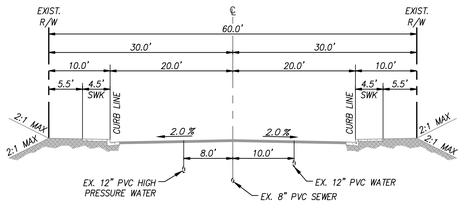
EXISTING CARMEL RIDGE ROAD
FROM STA 40+00.00 – STA 49+00.00
PER DWG 22745-D
NOT TO SCALE



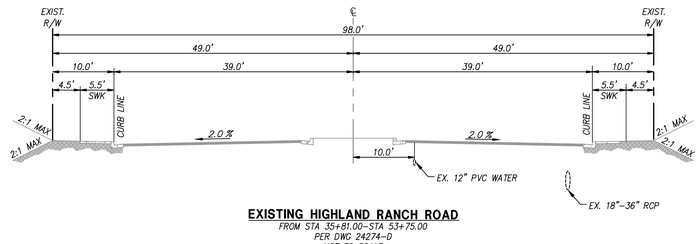
EXISTING RANCHO CARMEL DRIVE
FROM STA 42+00.00 TO STA 51+15.00
PER DWG 22917-D
NOT TO SCALE



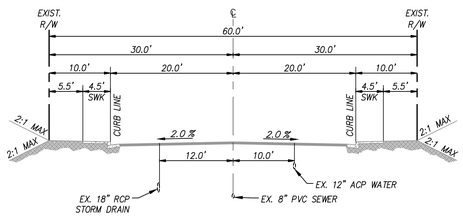
EXISTING EASTBOURNE ROAD
EAST OF HIGHLAND RANCH RD.
PER DWG 22745-D
NOT TO SCALE



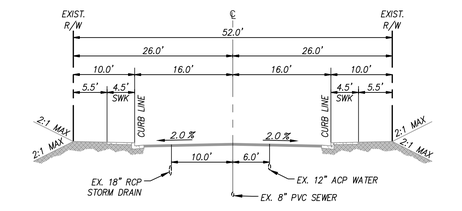
EXISTING CARMEL RIDGE ROAD
WEST OF HIGHLAND RANCH ROAD
PER DWG 24088-D
NOT TO SCALE



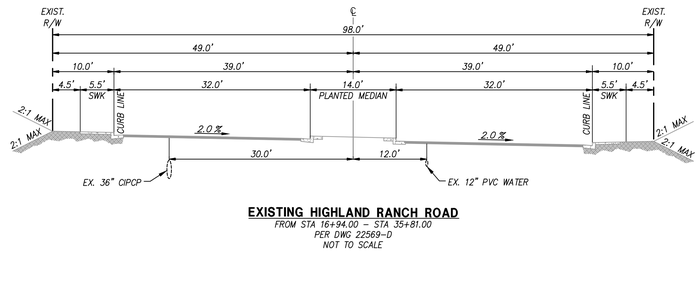
EXISTING HIGHLAND RANCH ROAD
FROM STA 35+81.00-STA 53+75.00
PER DWG 24274-D
NOT TO SCALE



EXISTING WINDCREST LANE
PER DWG 23805-D
NOT TO SCALE

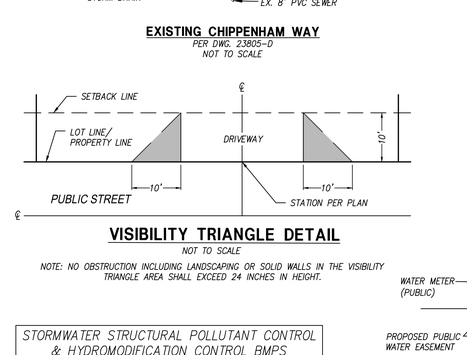


EXISTING CHIPPENHAM WAY
PER DWG. 23805-D
NOT TO SCALE

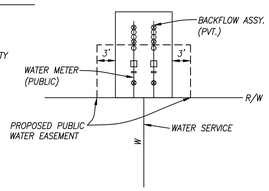


EXISTING HIGHLAND RANCH ROAD
FROM STA 16+94.00 – STA 35+81.00
PER DWG 22569-D
NOT TO SCALE

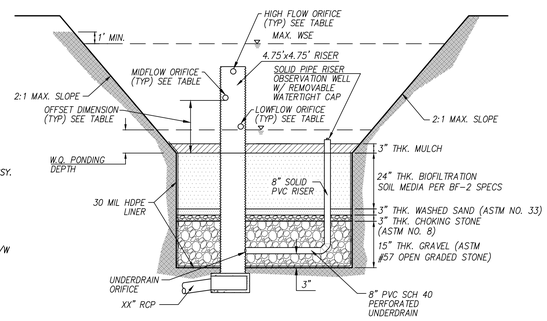
EXISTING BOULTON AVENUE
PER DWG. 23805-D
NOT TO SCALE



VISIBILITY TRIANGLE DETAIL
NOT TO SCALE
NOTE: NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY TRIANGLE AREA SHALL EXCEED 24 INCHES IN HEIGHT.



PUBLIC WATER EASEMENTS AT DRIVEWAY ENTRANCES
NOT TO SCALE



BIOFILTRATION BF-1 POLLUTANT CONTROL/ HYDROMODIFICATION/DETENTION BASIN (TYP.)
NOT TO SCALE

LAND USE / ZONING TABLE											
LOT NO.	DWELLING UNITS	DEVELOPMENT (AC.)	BUFFER (AC.)	PARK (AC.)	OPEN SPACE (AC.)	TOTAL (AC.)	PROPOSED LAND USE	PROPOSED ZONE	DENSITY	PROPOSED EASMENTS	OWNER/ MAINTENANCE
UNIT 1						**8.72**					
1	66	5.1					LOW MED RES	RM-1-1	12.9	RECREATION*	SUB HOA
2					0.78		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	SUB HOA
3			1.2				OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	SUB HOA
4			1.64				OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	SUB HOA
UNIT 2						**9.91**					
1	87	4.16					LOW MED RES	RM-1-3	20.9		SUB HOA
2					2.67		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
3			1.3				OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	SUB HOA
4			1.37				OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	SUB HOA
5					0.41		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	SUB HOA
UNIT 3						**1.36**					
1					1.36		OPEN SPACE	AR-1-1		BUILDING RESTRICTION	MASTER HOA
UNIT 4						**25.27**					
1					25.27		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
UNIT 5						**2.76**					
1	78	2.29					MEDIUM RES	RM-2-6	34.1	RECREATION*	OWNER
2			0.47				OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER
UNIT 6						**5.83**					
1	128	3.42					MEDIUM RES	RM-3-7	37.4		OWNER
2			1.13				OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER
3			1.28				OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER
UNIT 7						**6.45**					
1				3.38			OPEN SPACE	OP-1-1		IOD TO CITY OF SD	CITY PARKS & REC
2					3.07		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
UNIT 8						**10.92**					
1	98	6.9					LOW MED RES	RM-1-1	14.2	RECREATION*	SUB HOA
2					0.48		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	SUB HOA
3			1.93				OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	SUB HOA
4			1.61				OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	SUB HOA
UNIT 9						**19.75**					
1	300	11.1					LOW MED RES	RM-2-5	27.0	RECREATION*	OWNER
2					1.57		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER
3					3.87		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
4			1.77				OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER
5			0.88				OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER
6			0.56				OPEN SPACE	AR-1-1		BUILDING RESTRICTION	OWNER
UNIT 10						**15.34**					
1	200	10.07					LOW MED RES	RM-2-4	19.9	RECREATION*	SUB HOA
2			2.24				OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	SUB HOA
3			3.03				OPEN SPACE	AR-1-1		BUILDING RESTRICTION	SUB HOA
UNIT 11						**0.9**					
1					0.9		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
UNIT 12						**6.07**					
1					6.07		OPEN SPACE, LOW RES	AR-1-1, RS-1-13		BUILDING RESTRICTION, RECREATION*	MASTER HOA
UNIT 13						**9.26**					
1				1.9			OPEN SPACE	OP-1-1		IOD TO CITY OF SD	CITY PARKS & REC
2					7.36		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
UNIT 14						**1.86**					
1		1.86					PRIVATE COMMERCIAL REC	RS-1-13			OWNER
UNIT 15						**13.6**					
1					13.6		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
UNIT 16						**19.94**					
1	123	4.75					LOW MED RES	RM-2-5	25.9	RECREATION*	OWNER
2				2.59			OPEN SPACE	OP-1-1		IOD TO CITY OF SD	CITY PARKS & REC
3			1.23				OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER
4			1.13				OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER
5					10.11		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
6					0.13		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	MASTER HOA
UNIT 17						**6.27**					
1	120	3.29					MEDIUM RES	RM-3-7	36.5		OWNER
2		0.27					COMMUNITY COMMERCIAL	CC-2-1			OWNER
3					0.46		OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER-LOT 1
4			1.25				OPEN SPACE	AR-1-1		BUILDING RESTRICTION	OWNER-LOT 1
5			1				OPEN SPACE	AR-1-1		BUILDING RESTRICTION, RECREATION*	OWNER-LOT 1
TOTALS	1200	53.21	25.02	7.87	78.11	**164.21**					
PUBLIC R.O.W. DEDICATION						**0.33**					
PROJECT TOTAL						**164.54**					

DEVIATIONS: SEE SHEET 35 FOR PROPOSED DEVIATIONS

*ALL TRAILS IN RECREATION EASEMENTS TO BE PRIVATELY OWNED & MAINTAINED

STORMWATER STRUCTURAL POLLUTANT CONTROL & HYDROMODIFICATION CONTROL BMPS (LIST ALL FROM SWQMP)			
DESCRIPTION/TYPE OF STRUCTURAL BMP	PLAN SHEET #	STRUCTURAL BMP ID#	BOTTOM AREA (S.F.)
BIOFILTRATION BF-1 POLLUTANT CONTROL/ HYDROMOD BASIN	17	1	7614
BIOFILTRATION BF-1 POLLUTANT CONTROL/ HYDROMOD BASIN	16	2	7784
BIOFILTRATION BF-1 POLLUTANT CONTROL/ HYDROMOD BASIN	13	5	4045
BIOFILTRATION BF-1 POLLUTANT CONTROL/ HYDROMOD BASIN	13	6	5834
BIOFILTRATION BF-1 POLLUTANT CONTROL/ HYDROMOD BASIN	15,16	8	9529
BIOFILTRATION BF-1 POLLUTANT CONTROL/ HYDROMOD BASIN	16,17	9	8913
BIOFILTRATION BF-1 POLLUTANT CONTROL/ HYDROMOD BASIN	21	11	14666
BIOFILTRATION BF-1 POLLUTANT CONTROL/ HYDROMOD BASIN	19	16	5615
BIOFILTRATION BF-1 POLLUTANT CONTROL/ HYDROMOD BASIN	18	17	5449
BIOFILTRATION BF-1 POLLUTANT CONTROL/ HYDROMOD BASIN	17,18	18	4914

BMP BASIN TABLE						
UNIT	LOT	DESCRIPTION	AREA (SF)	AREA (AC)	OWNED BY:	MAINTAINED BY:
1	1,3	BASIN	7,614	0.17	HOA	HOA
2	1,3	BASIN	7,784	0.18	HOA	HOA
5	1,2	BASIN	4,045	0.09	HOA	HOA
6	1,2	BASIN	5,834	0.13	HOA	HOA
8	1,3	BASIN	9,529	0.22	HOA	HOA
9	1,5	BASIN	8,913	0.20	HOA	HOA
	1	BASIN	4914	0.11	HOA	HOA
10	1,3	BASIN	14,666	0.34	HOA	HOA
16	1	BASIN	5,615	0.13	HOA	HOA
17	1	BASIN	5,449	0.12	HOA	HOA
		SUBTOTAL:	1.69			

BIOFILTRATION ORIFICE DESIGN									
BIOFILTRATION BMP#	UNDERDRAIN ORIFICE (IN)	LOW FLOW ORIFICE		MID FLOW ORIFICE		HIGH FLOW ORIFICE		OVERFLOW WEIR/RISER	
		DIA. (IN)	OFFSET (FT)*	DIA. (IN)	OFFSET (FT)*	DIA. (IN)	OFFSET (FT)*	DIA. (IN) OR SIZE (FTXFT)	OFFSET (FT)*
1	3	2.0	0.50	2.0	2.00	–	–	4.75X4.75	4.50
2	3	3.0	0.50	2-4IN	2.50	–	–	4.75X4.75	4.50
5	2	1.0	1.00	1.0	2.00	–	–	4.75X4.75	3.00
6	4.5	4.0	0.50	3-3IN	2.00	–	–	4.75X4.75	3.75
8	3	3.0	0.50	4.0	2.00	–	–	4.75X4.75	4.25
9	4	4.0	0.50	3-3IN	2.00	–	–	4.75X4.75	3.50
11	3	1.5	0.50	3.0	3.00	3.0	5.00	4.75X4.75	6.00
16	3	3.0	0.50	–	–	–	–	4.75X4.75	4.25
17	3	3.0	0.50	4.0	2.50	–	–	4.75X4.75	4.50
18	4	2.0	0.50	3.0	2.50	–	–	4.75X4.75	3.75

*OFFSET DIMENSIONS ARE DISTANCE FROM ORIFICE IE/WEIR TOP TO THE BOTTOM OF BASIN SURFACE LAYER (MULCH BOTTOM)

PROJECT DESIGN CONSULTANTS
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REGISTERED PROFESSIONAL ENGINEER
GREGORY M. SHIELDS
No. 42951
Exp. 03-31-22
CIVIL
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PROJECT ADDRESS:
14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
SECTIONS AND DETAILS

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
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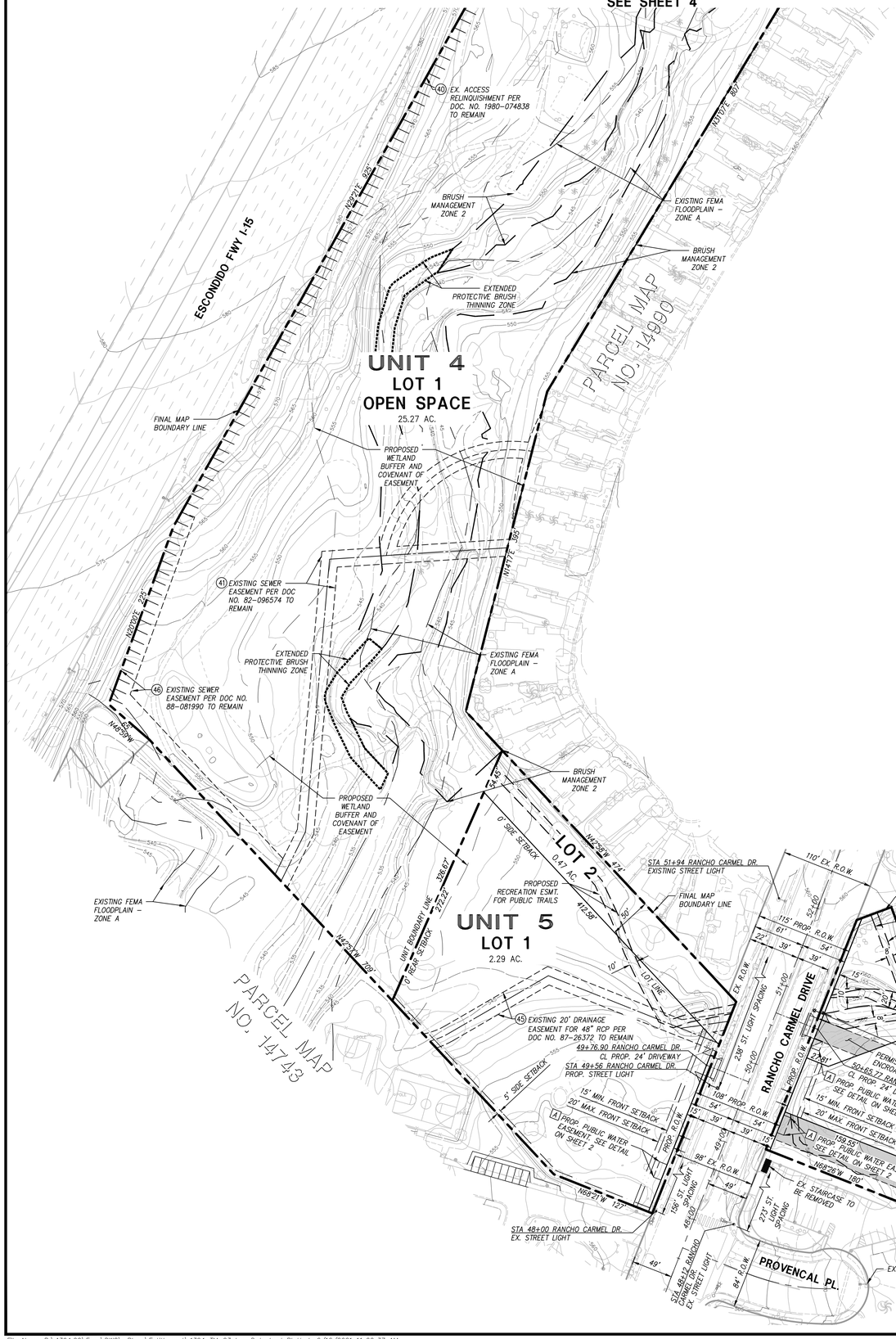
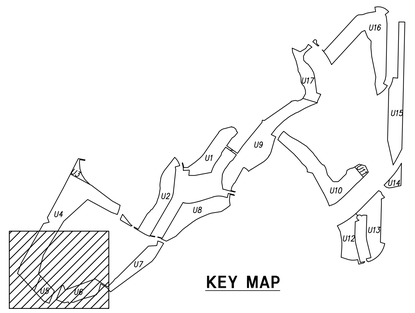
REVISION 03: JUNE 10, 2020
REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020
ORIGINAL DATE: NOVEMBER 14, 2019
SHEET 2 OF 59
DEP #

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

SEE SHEET 4





KEY MAP

STREET LIGHT NOTE:

ALL EXISTING AND PROPOSED STREET LIGHTS ALONG UNIT FRONTAGES SHALL MEET THE SPACING & LUMINAIRE REQUIREMENTS OUTLINED IN SECTION 4 OF THE CITY OF SAN DIEGO STREET DESIGN MANUAL.

LEGEND:

- EXISTING STREET CENTERLINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- (#) EXISTING EASEMENT ITEM NO. PER SHEETS 38-39
- [XX] PROPOSED EASEMENT ITEM NO. PER SHEETS 38-39
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- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
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- PROPOSED WETLAND BUFFER AND COVENANT OF EASEMENT
- EXISTING FEMA FLOODPLAIN LINE
- 500 EXISTING CONTOUR
- PROPOSED 24' DRIVEWAY
- EXISTING ACCESS RELINQUISHMENT PER DOC. NO. 1980-074838
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PERMISSIBLE ENCROACHMENTS INTO BUFFER LOTS

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VESTING TENTATIVE MAP

60 30 0 60 120 180
SCALE: 1"=60'

PREPARED BY:
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THE TRAILS AT CARMEL MOUNTAIN RANCH

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VESTING TENTATIVE MAP

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ORIGINAL DATE: NOVEMBER 14, 2019

SHEET 3 OF 59
DEP #

THE TRAILS AT CARMEL MOUNTAIN RANCH

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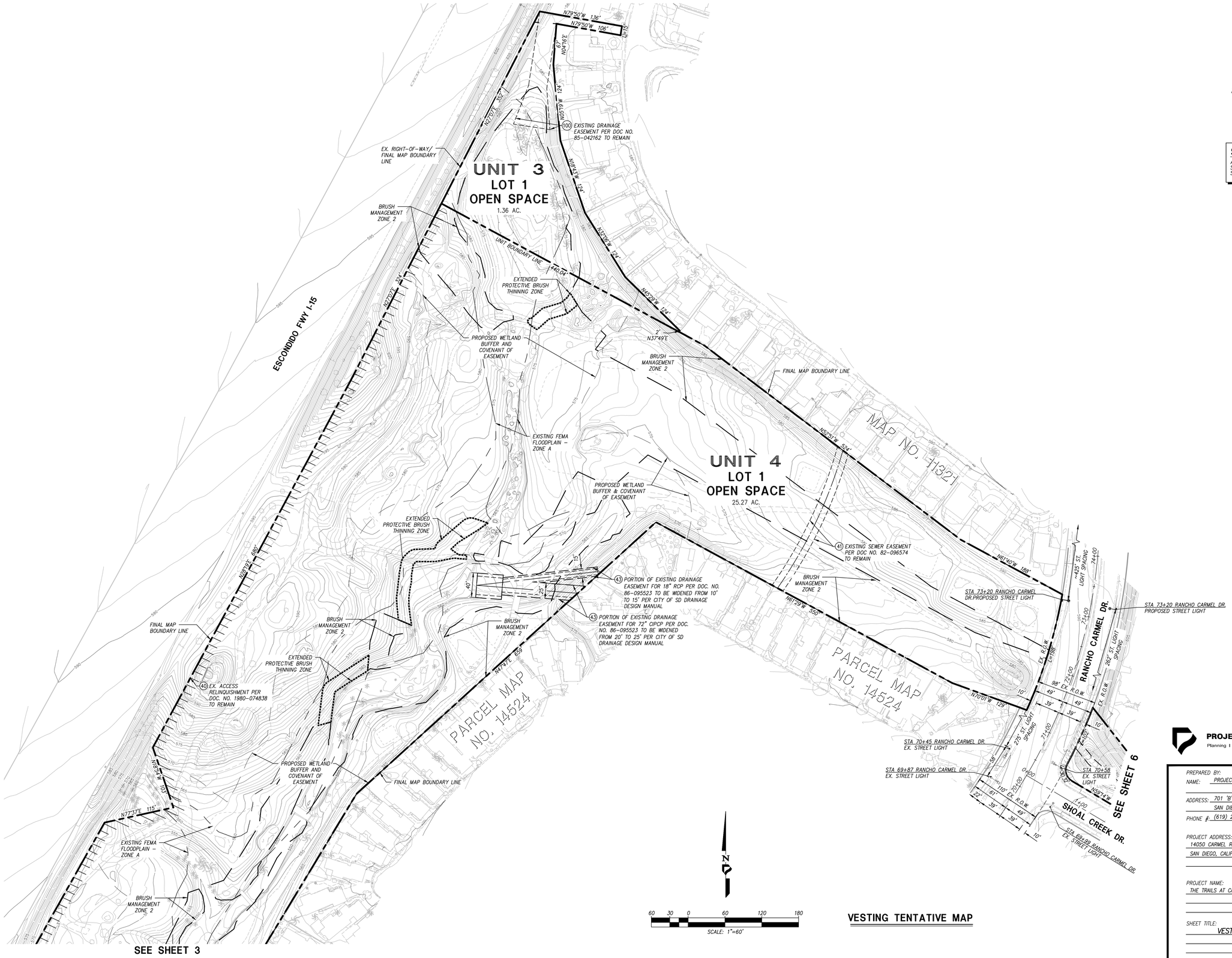

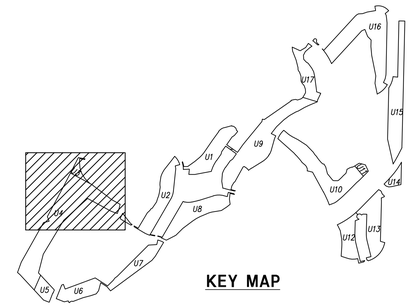

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- EXISTING ACCESS RELINQUISHMENT PER DOC. NO. 1980-074838
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT

REGISTERED PROFESSIONAL ENGINEER GREGORY M. SHIELDS No. 42951 Exp. 03-31-22 CIVIL STATE OF CALIFORNIA

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VESTING TENTATIVE MAP

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SAN DIEGO, CALIFORNIA 92128

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THE TRAILS AT CARMEL MOUNTAIN RANCH

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ORIGINAL DATE: NOVEMBER 14, 2019
SHEET 4 OF 59
DEP #

File Name P:\4394.00\Engr\DWG_Plans\Entitlement\4394_TM_04.dwg, Date Last Plotted: 6/16/2021 11:02:39 AM,

THE TRAILS AT CARMEL MOUNTAIN RANCH

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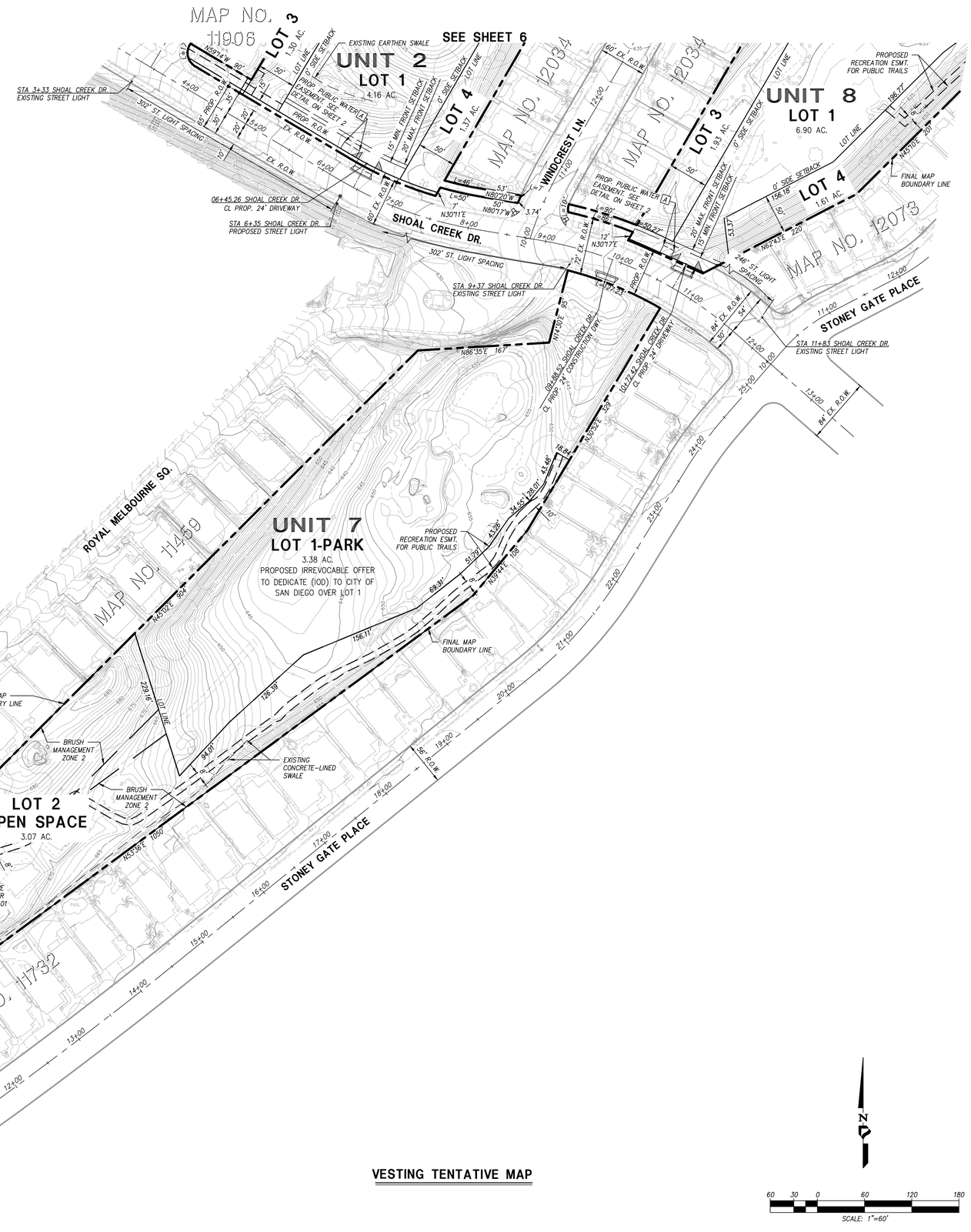

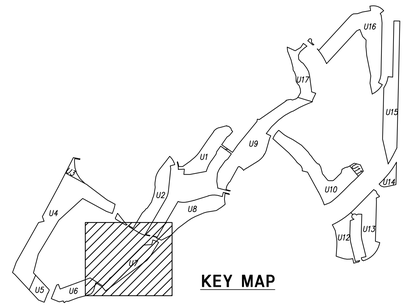

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VESTING TENTATIVE MAP

N

60 30 0 60 120 180

SCALE: 1"=60'

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THE TRAILS AT CARMEL MOUNTAIN RANCH

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DEP #

THE TRAILS AT CARMEL MOUNTAIN RANCH

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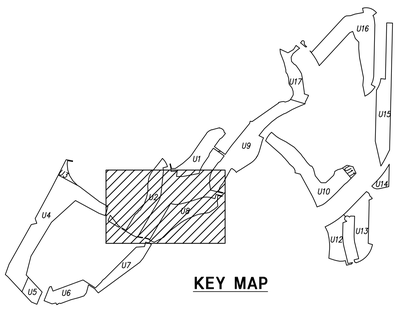

KEY MAP

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SEE SHEET 7

SEE SHEET 4

RANCHO CARMEL DRIVE

STA. 73+20 RANCHO CARMEL DRIVE PROPOSED STREET LIGHT

EX. ACCESS ESMT. PER MAP NO. 11681 TO REMAIN

FINAL MAP BOUNDARY LINE

UNIT 2 - LOT 5 OPEN SPACE 0.41 AC.

PROPOSED RECREATION ESMT. FOR PUBLIC TRAILS

STA 72+00 RANCHO CARMEL DR. EXISTING STREET LIGHT

STA 00+60 SHOAL CREEK DR. EXISTING STREET LIGHT

273' ST. LIGHT SPACING

CAPEWOOD LANE

PROPOSED RECREATION ESMT. FOR PUBLIC TRAILS

LOT 2 OPEN SPACE 2.67 AC.

MAP NO. 11906

UNIT 2 LOT 1 4.16 AC.

LOT 3 1.30 AC.

LOT 4 1.37 AC.

MAP NO. 12034

WINDCREST LANE

FINAL MAP BOUNDARY LINE

PROPOSED 15' DRAINAGE ESMT. FOR EX 24" SD PER CITY OF SD DRAINAGE DESIGN MANUAL

380.59' 0' SIDE SETBACK

870.89'

0' SIDE SETBACK

EXISTING EARTHEN SWALE

PROP. PUBLIC WATER EASEMENT, SEE DETAIL ON SHEET 2

15' MIN. FRONT SETBACK

20' MAX. FRONT SETBACK

REMOVE & REPLACE EX. CURB RAMPS

06+44.69 SHOAL CREEK DR. CL PROP. 24' DRIVEWAY

STA 06+35 SHOAL CREEK DR. PROPOSED STREET LIGHT

SHOAL CREEK DR.

302' ST. LIGHT SPACING

STA 09+37 SHOAL CREEK DR. EXISTING STREET LIGHT

09+88.52 SHOAL CREEK DR. CL PROP. 24' DRIVEWAY

UNIT 7 LOT 1 PARK 3.38 AC.

SEE SHEET 5

MAP NO. 12034

CHIPPENHAM WAY

BOULTON AVE.

MONTFORT CT.

FINAL MAP BOUNDARY LINE

LOT 2 OPEN SPACE 1.57 AC.

PROPOSED WETLAND BUFFER AND COVENANT OF EASEMENT

UNIT 9 LOT 1 11.10 AC.

LOT 5 0.88 AC.

EXISTING CONCRETE-LINED SWALE

PROPOSED 15' DRAINAGE ESMT. PER CITY OF SD DRAINAGE DESIGN MANUAL

LOT 2 OPEN SPACE 0.48 AC.

LOT 3 1.93 AC.

UNIT 8 LOT 1 6.90 AC.

PROPOSED RECREATION ESMT. FOR PUBLIC TRAILS

LOT 4 1.61 AC.

MAP NO. 12073

STONEY GATE PLACE

STA 11+83 SHOAL CREEK DR. EXISTING STREET LIGHT

LEGEND:

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- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- (F) EXISTING EASEMENT ITEM NO. PER SHEETS 38-39
- XX PROPOSED EASEMENT ITEM NO. PER SHEETS 38-39
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- PROPOSED LOT LINE
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- EXISTING FEMA FLOODPLAIN LINE
- 500 EXISTING CONTOUR
- PROPOSED 24' DRIVEWAY
- EXISTING ACCESS RELINQUISHMENT PER DOC. NO. 1980-074838
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED CURB RAMP

VESTING TENTATIVE MAP

N

60 30 0 60 120 180

SCALE: 1"=60'

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SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
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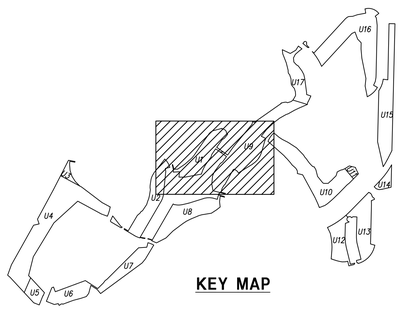

KEY MAP

STREET LIGHT NOTE:
ALL EXISTING AND PROPOSED STREET LIGHTS ALONG UNIT FRONTAGES SHALL MEET THE SPACING & LUMINAIRE REQUIREMENTS OUTLINED IN SECTION 4 OF THE CITY OF SAN DIEGO STREET DESIGN MANUAL.

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- 500 EXISTING CONTOUR
- PROPOSED 24' DRIVEWAY
- EXISTING ACCESS RELINQUISHMENT PER DOC. NO. 1980-074838
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PERMISSIBLE ENCROACHMENTS INTO BUFFER LOTS

UNIT 1
LOT 1
5.10 AC.

UNIT 2
LOT 1
4.16 AC.

LOT 2
OPEN SPACE
2.67 AC.

LOT 2
OPEN SPACE
0.78 AC.

LOT 2
OPEN SPACE
1.57 AC.

LOT 3
OPEN SPACE
3.87 AC.

LOT 3
1.20 AC.

LOT 4
1.64 AC.

LOT 4
1.63 AC.

LOT 4
1.37 AC.

LOT 4
1.77 AC.

LOT 5
0.88 AC.

LOT 6
0.56 AC.

UNIT 9
LOT 1
11.10 AC.

MAP NO. 1906

MAP NO. 12034

MAP NO. 12053

MAP NO. 12298

SEABRIDGE LN.

WINDCREST LANE

CHIPPENHAM WAY

BOULTON AVE.

MONTFORT CT.

CEDARHURST LN.

BREEZEWAY PL.

CARMEL RIDGE RD.

PROPOSED RECREATION ESMT. FOR PUBLIC TRAILS

FINAL MAP BOUNDARY LINE

LOT LINE

PROPOSED WETLAND BUFFER AND COVENANT OF EASEMENT

PROPOSED 15' DRAINAGE ESMT. FOR EX. 18" RCP PER CITY OF SD DRAINAGE DESIGN MANUAL

(57) EXISTING GENERAL UTILITY EASEMENT PER DOC. NO. 88-579989 TO REMAIN

(72) EXISTING 15' WATER EASEMENT PER DOC. NO. 88-579989 TO BE WIDENED TO 24'

(28) EXISTING WATER EASEMENT PER DOC. NO. 91-0588826 TO BE VACATED

(26) EXISTING 15' WATER EASEMENT PER PM 15309 TO BE WIDENED TO 24'

EX. 8" PVC WATER PER DWG. 24434-D

PROPOSED 24' WATER EASEMENT

EXISTING WATER EASEMENT PER DOC. NO. 91-0588826 TO BE VACATED

PROPOSED RECREATION ESMT. FOR PUBLIC TRAILS

EXISTING CONCRETE-LINED SWALE

PROJECT BOUNDARY

PERMISSIBLE DRIVEWAY ENCROACHMENT INTO BUFFER LOT

[A] PROP. PUBLIC WATER EASEMENT. SEE DETAIL ON SHEET 2

STA 22+96 WINDCREST LN. EXISTING STREET LIGHT

STA 25+56 WINDCREST LN. PROPOSED STREET LIGHT

STA 26+60 WINDCREST LN. EXISTING STREET LIGHT

STA 20+26 WINDCREST LN. EXISTING STREET LIGHT

STA 21+52 CARMEL RIDGE RD. EXISTING STREET LIGHT

STA 25+55 CARMEL RIDGE RD. EXISTING STREET LIGHT

STA 27+58 CARMEL RIDGE RD. PROPOSED STREET LIGHT

STA 29+95 CARMEL RIDGE RD. EXISTING STREET LIGHT

STA 32+00 CARMEL RIDGE RD. PROPOSED STREET LIGHT

STA 33+54 CARMEL RIDGE RD. EXISTING STREET LIGHT

STA 35+75 CARMEL RIDGE RD. EXISTING STREET LIGHT

SEE SHEET 6

SEE SHEET 8

VESTING TENTATIVE MAP

SCALE: 1"=60'

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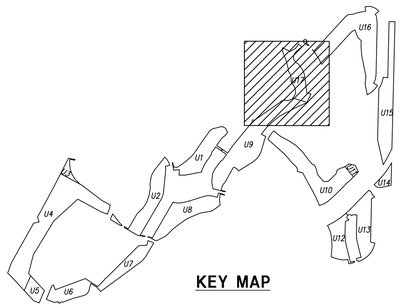

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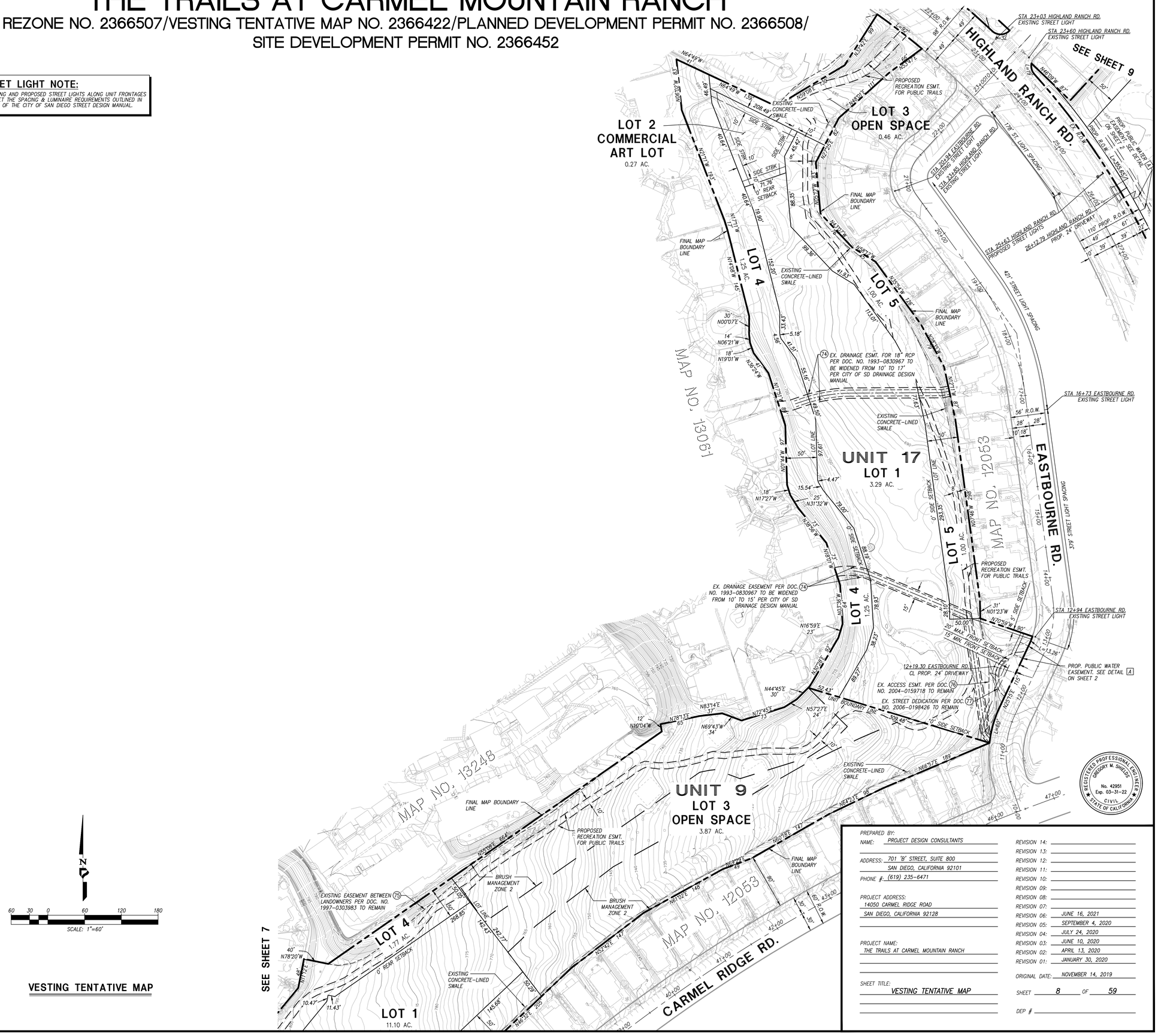
- PROPOSED 24' DRIVEWAY
- EXISTING ACCESS RELINQUISHMENT PER DOC. NO. 1980-074838
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT



VESTING TENTATIVE MAP

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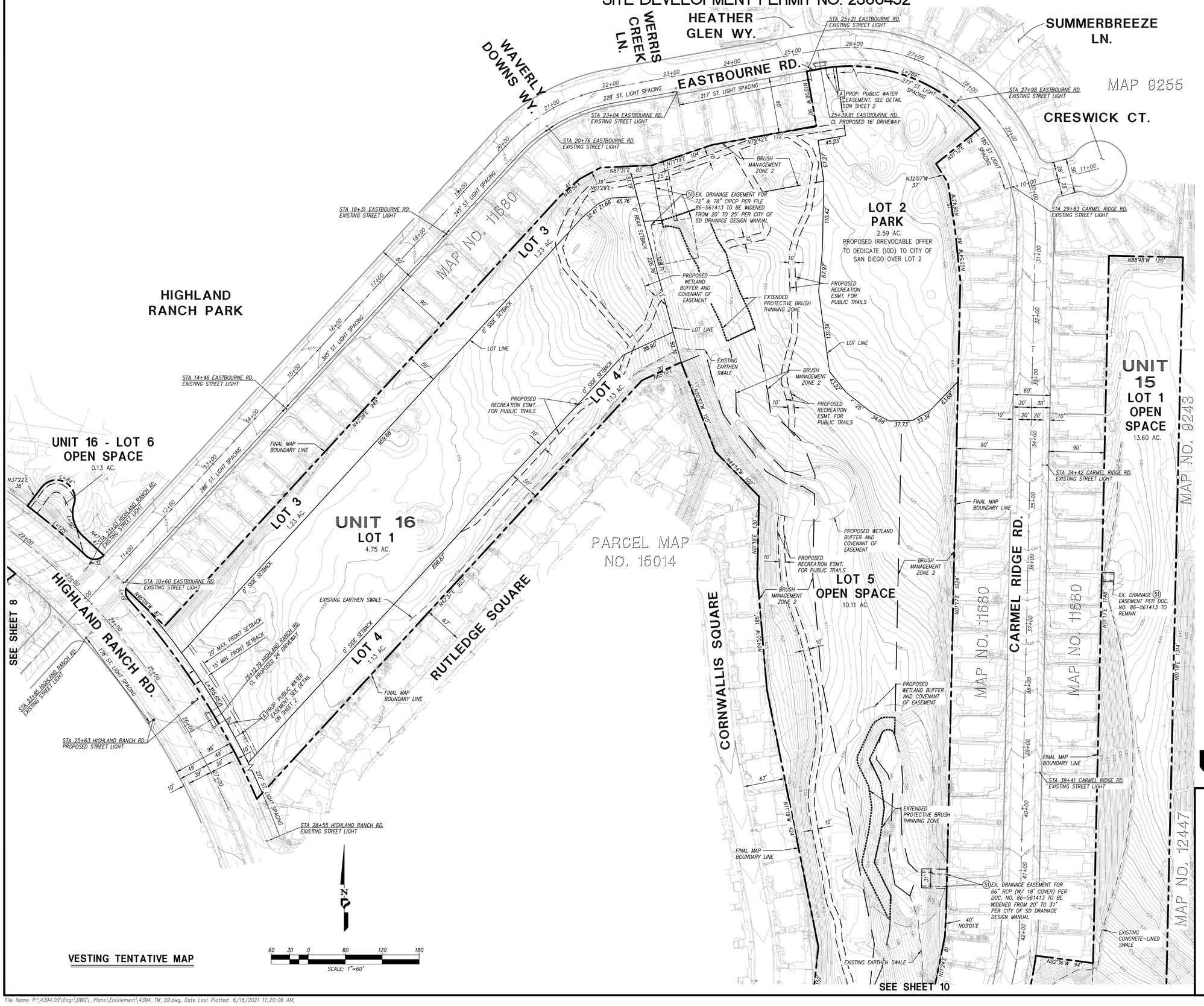

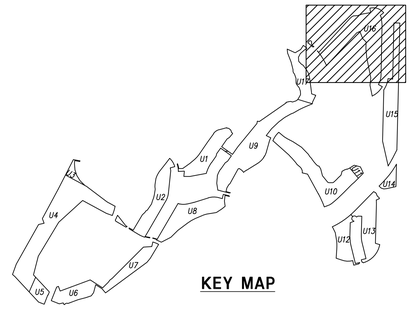

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- EXISTING ACCESS RELINQUISHMENT PER DOC. NO. 1980-074838
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT

VESTING TENTATIVE MAP

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THE TRAILS AT CARMEL MOUNTAIN RANCH

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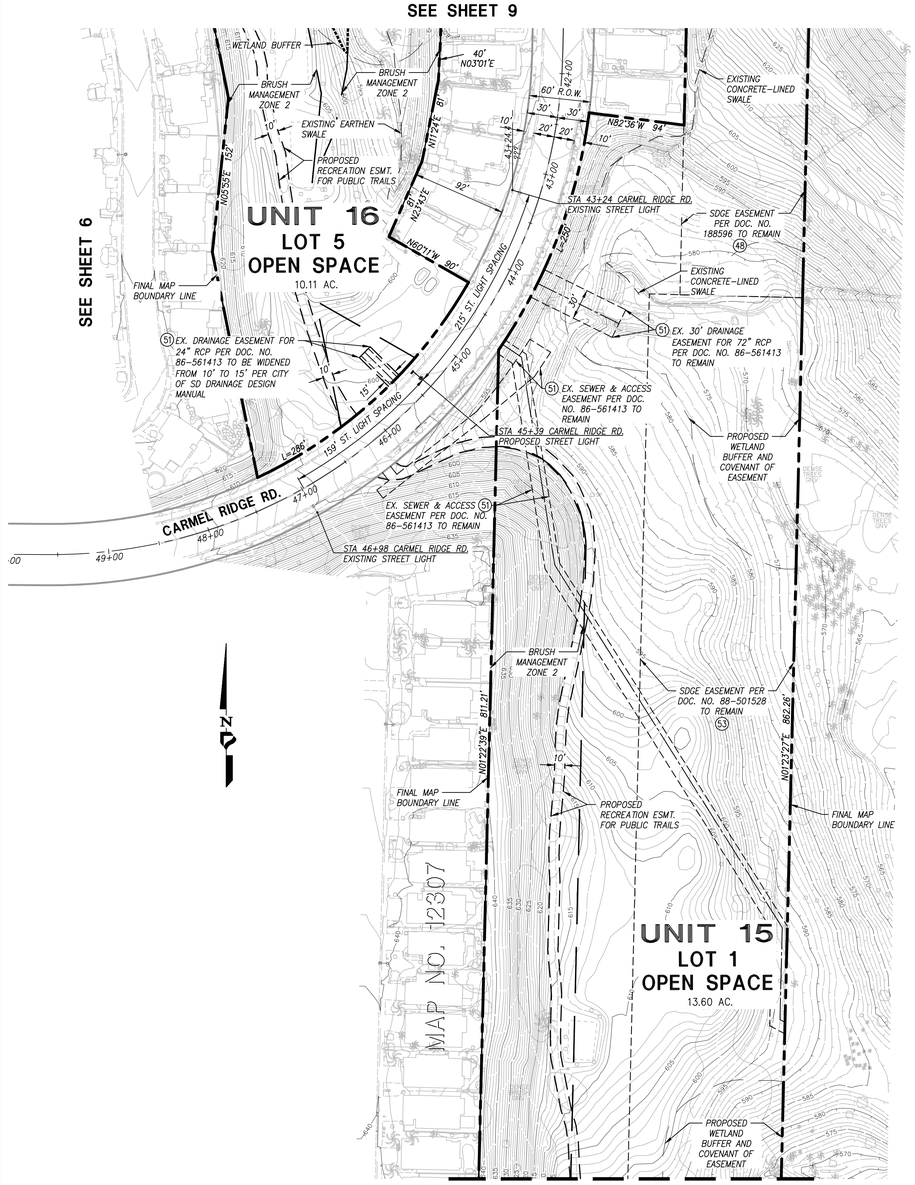

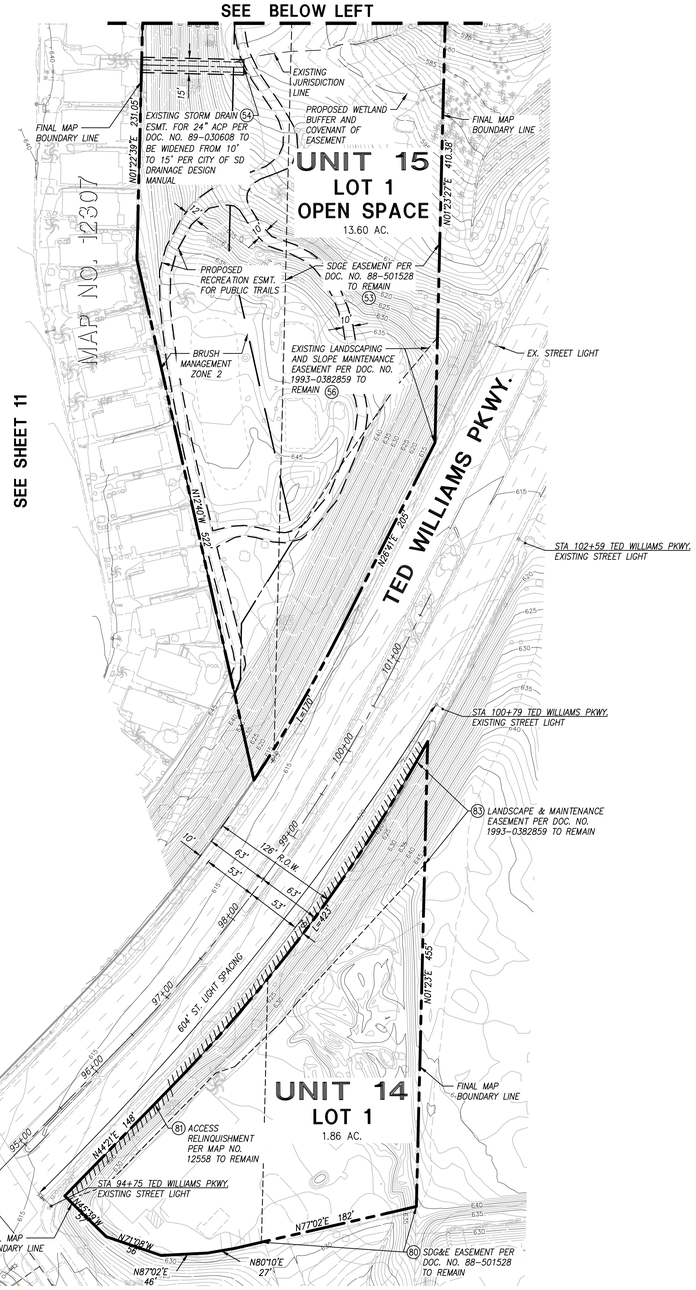

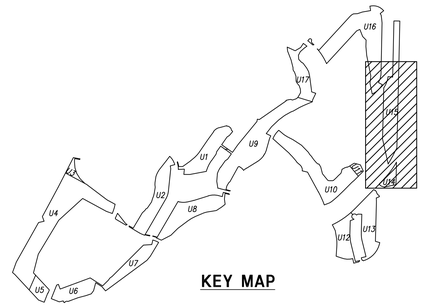

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- EXISTING ACCESS RELINQUISHMENT PER MAP NO. 12558
- EXISTING STREET LIGHT
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60 30 0 60 120 180

SCALE: 1"=60'

VESTING TENTATIVE MAP

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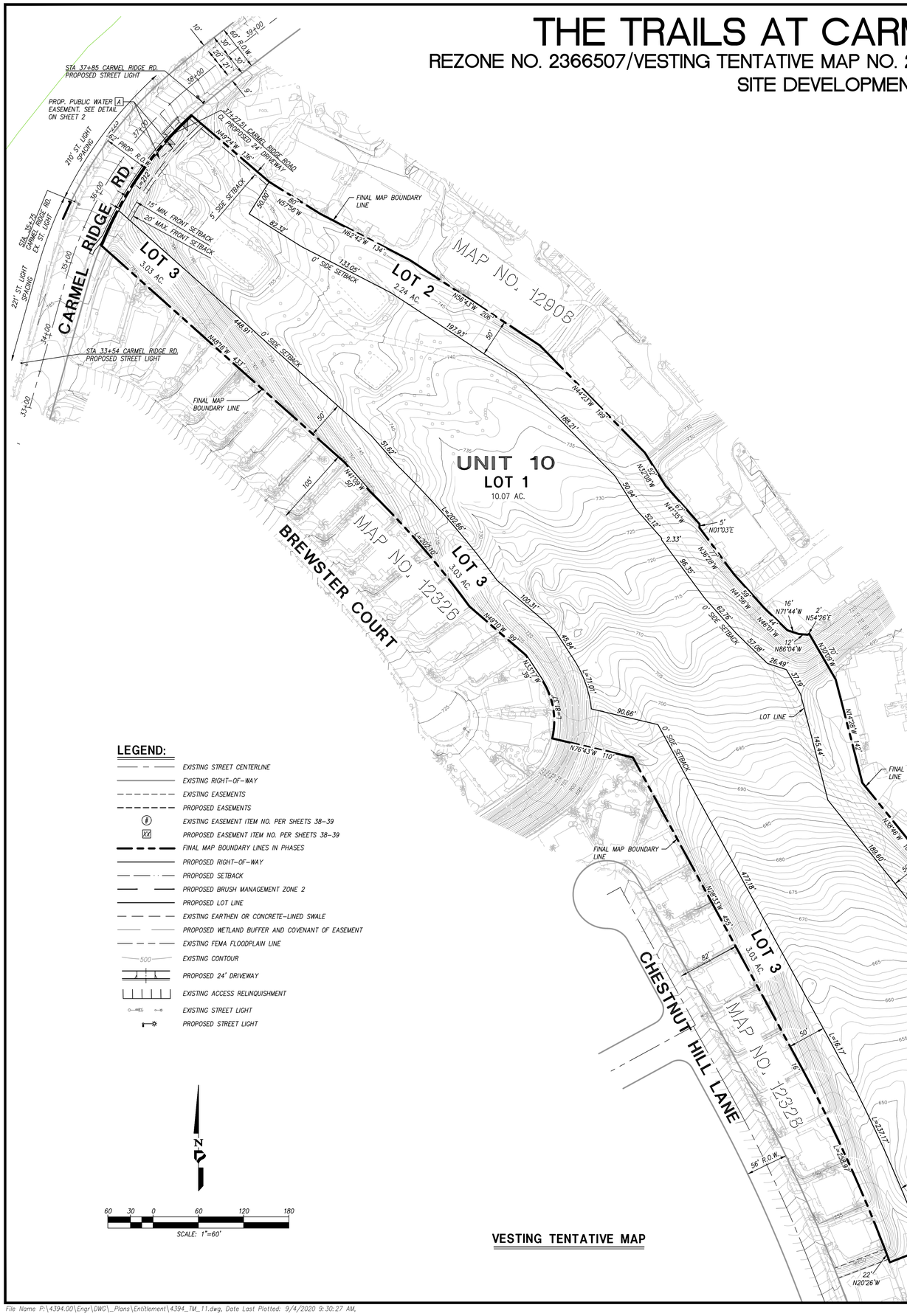

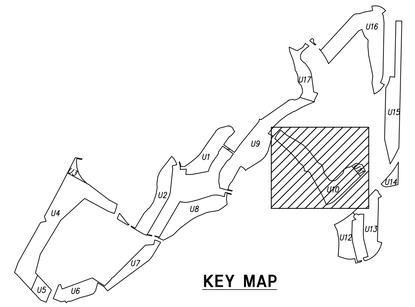

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- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT

VESTING TENTATIVE MAP

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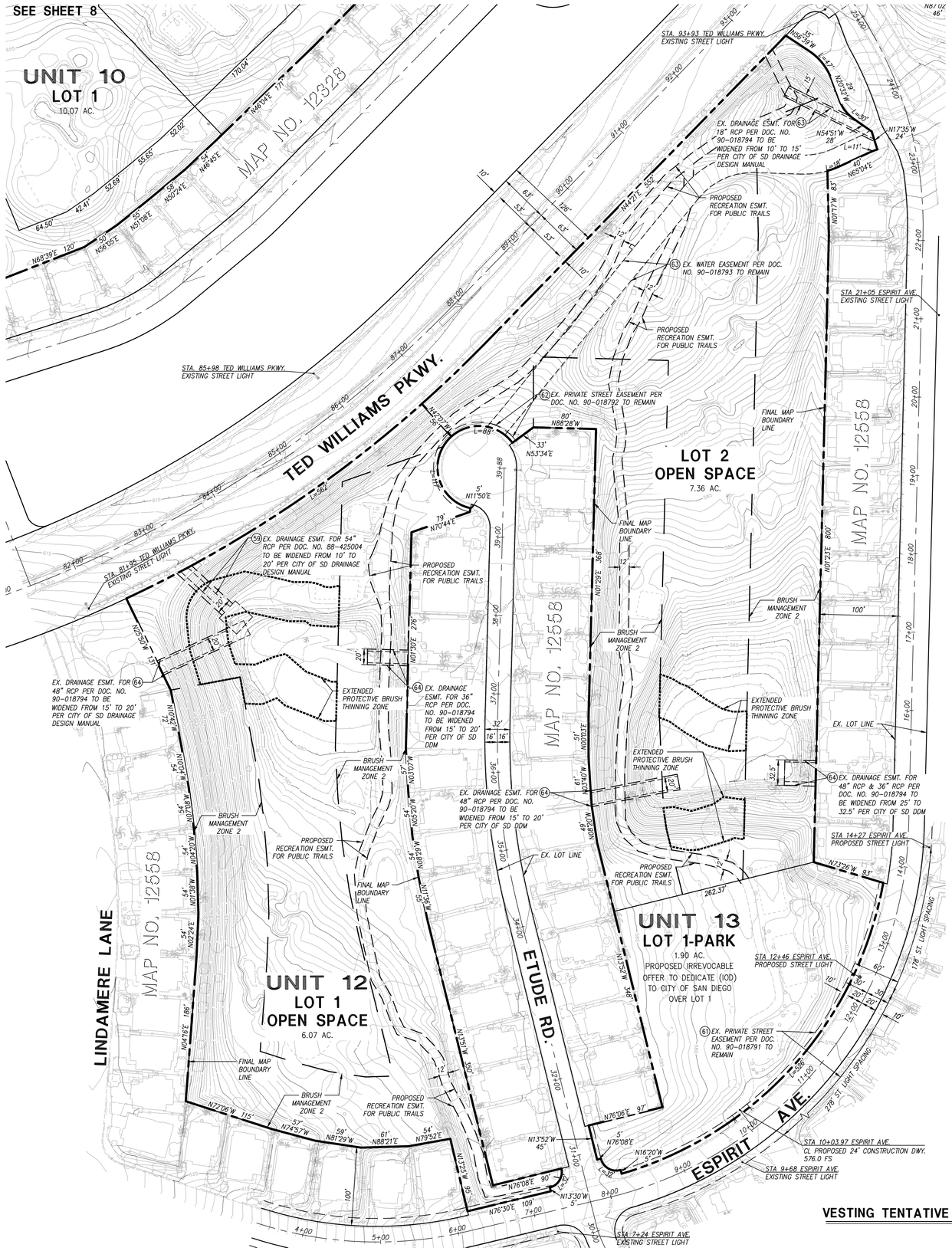

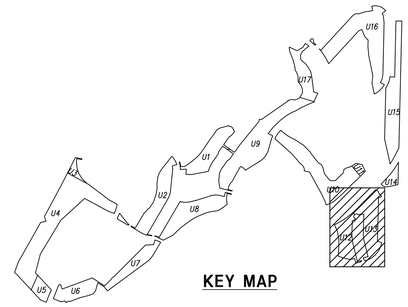

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- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- (#) EXISTING EASEMENT ITEM NO. PER SHEETS 38-39
- (XX) PROPOSED EASEMENT ITEM NO. PER SHEETS 38-39
- FINAL MAP BOUNDARY LINES IN PHASES
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED BRUSH MANAGEMENT ZONE 2
- EXTENDED PROTECTIVE BRUSH THINNING ZONE
- PROPOSED LOT LINE
- EXISTING EARTHEN OR CONCRETE-LINED SWALE
- PROPOSED WETLAND BUFFER AND COVENANT OF EASEMENT
- EXISTING FEMA FLOODPLAIN LINE
- 500 EXISTING CONTOUR
- PROPOSED 24' DRIVEWAY
- EXISTING ACCESS RELINQUISHMENT PER DOC. NO. 1980-074838
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT

60 30 0 60 120 180

SCALE: 1"=60'

VESTING TENTATIVE MAP

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PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
VESTING TENTATIVE MAP

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
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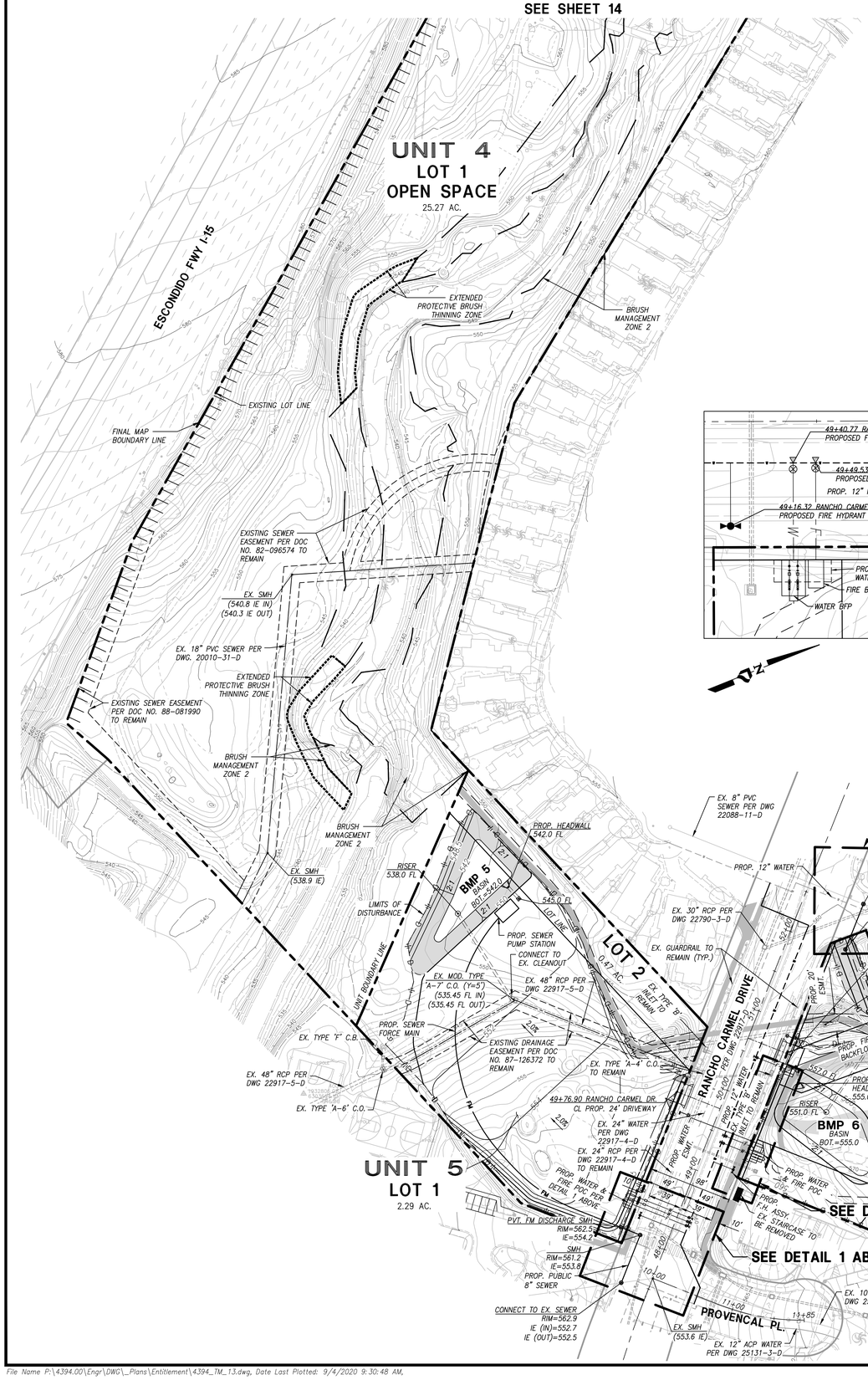
ORIGINAL DATE: NOVEMBER 14, 2019
SHEET 12 OF 59
DEP #

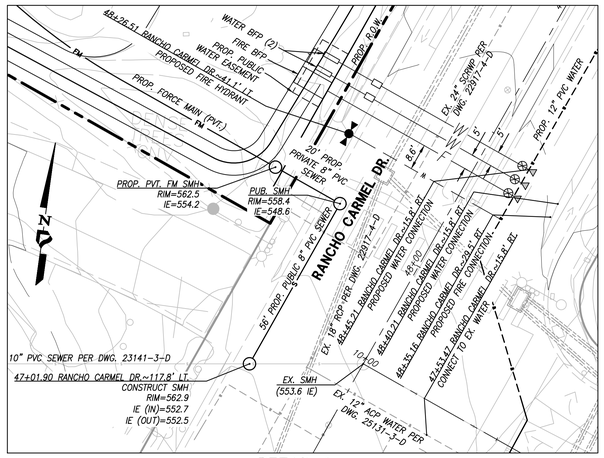
THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

SEE SHEET 14



SITE AND GRADING PLAN



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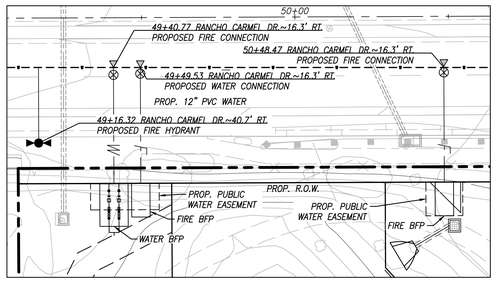

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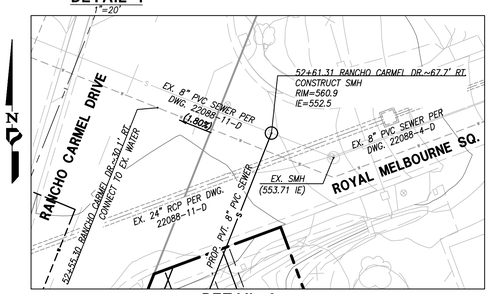

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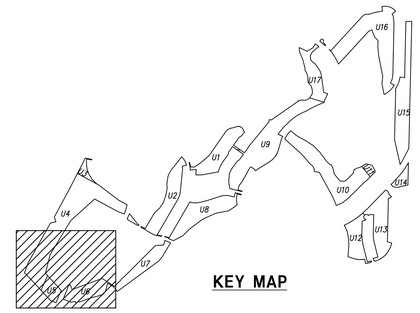

KEY MAP

WATER AND SEWER NOTES:

1. ALL PROPOSED WATER AND SEWER FACILITIES WITHIN THE PUBLIC ROW OR PUBLIC EASEMENT (PUBLIC AND PRIVATE) MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CITY OF SAN DIEGO'S CURRENT WATER AND SEWER FACILITY DESIGN GUIDELINES, REGULATIONS, STANDARDS, AND PRACTICES PERTAINING THERETO.
2. ALL PROPOSED PRIVATELY MAINTAINED WATER AND SEWER FACILITIES LOCATED WITHIN A SINGLE LOT OR PRIVATE EASEMENT MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CURRENT CALIFORNIA PLUMBING CODE.
3. ALL WATER SERVICES TO THE SITE (EXCEPTING SINGLE FAMILY DOMESTIC SERVICE LINES, AND SINGLE FAMILY DOMESTIC/FIRE COMBINED SERVICE LINES WHERE THE RESIDENTIAL FIRE SPRINKLER SYSTEM UTILIZES PASSIVE PURGE DESIGN) MUST PASS THROUGH A PRIVATE ABOVE GROUND BACK FLOW PREVENTION DEVICE (BFPD). BFPD'S ARE TO BE LOCATED ABOVE GROUND, ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE, AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY.
4. ALL PROPOSED SEWER LATERAL & MAIN CONNECTIONS TO THE CITY'S SEWER MAIN ARE TO BE PRIVATE AND REQUIRE AN EMRA EXCEPT WHERE NOTED ON PLANS.

STORM WATER NOTES:

1. AT THE STORM DRAIN DISCHARGE LOCATION, A SUITABLE ENERGY DISSIPATER IS TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.
2. NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATION.
3. MULTIPLE STORM WATER DISCHARGE LOCATIONS WILL BE USED TO MIMIC THE EXISTING DRAINAGE PATTERN.
4. ALL EXISTING PUBLIC STORM DRAIN EASEMENTS WITHIN PROJECT BOUNDARIES SHALL BE WIDENED BASED ON CURRENT CITY OF SAN DIEGO DRAINAGE DESIGN STANDARDS.

NOTES:

1. FILL PLACED IN THE SFHA FOR THE PURPOSE OF CREATING A BUILDING PAD MUST BE COMPACTED TO 95% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST FILL METHOD ISSUED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM STANDARD D-698). GRANULAR FILL SLOPES MUST HAVE ADEQUATE PROTECTION FOR A MINIMUM FLOOD WATER VELOCITY OF FIVE FEET PER SECOND.
2. AN EMRA WILL BE REQUIRED FOR ALL PRIVATE STORM DRAINS, LANDSCAPING AND IRRIGATION WITHIN THE PUBLIC RIGHT-OF-WAY.
3. THIS PROJECT WILL IMPLEMENT GREEN STREET ELEMENTS FOR THAT AREA THAT CAN BE REFERENCED WITH THE SWQMP.
4. IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITTEE SHALL CONSTRUCT A NEW METER ABOVE GROUND WITHIN THE PUBLIC ROW, OR AN ADEQUATELY SIZED PUBLIC WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
5. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
6. ALL DAMAGED IMPROVEMENTS TO BE REPLACED ALONG SITE FRONTAGES WILL BE DETERMINED DURING FINAL ENGINEERING.
7. ANY STREET LIGHTS ALONG SITE FRONTAGES TO BE UPGRADED PER CITY STANDARDS WILL BE DETERMINED DURING FINAL ENGINEERING.

SIGHT DISTANCE NOTE:

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

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- PROPOSED DRIVEWAY CENTERLINE
- PROPOSED LOT LINE
- PROPOSED DAYLIGHT LINE
- PROPOSED DISTURBANCE LIMITS
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- PROPOSED CONTOUR
- PROPOSED BROW DITCH
- PROPOSED SLOPE
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- PROPOSED SEWER MANHOLE (PVT.)
- PROPOSED SEWER MANHOLE RIM & IE (PVT.)
- PROPOSED STORM DRAIN (PVT.)
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- PROPOSED STORM DRAIN INLET (PVT.)
- PROPOSED HEADWALL (PVT.)
- SIGHT VISIBILITY TRIANGLE PER DETAIL ON SHT. 2
- PROPOSED 24' DRIVEWAY

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PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

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DEP #

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THE TRAILS AT CARMEL MOUNTAIN RANCH

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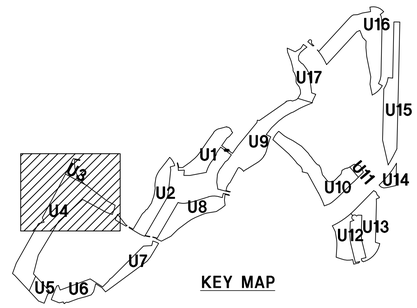
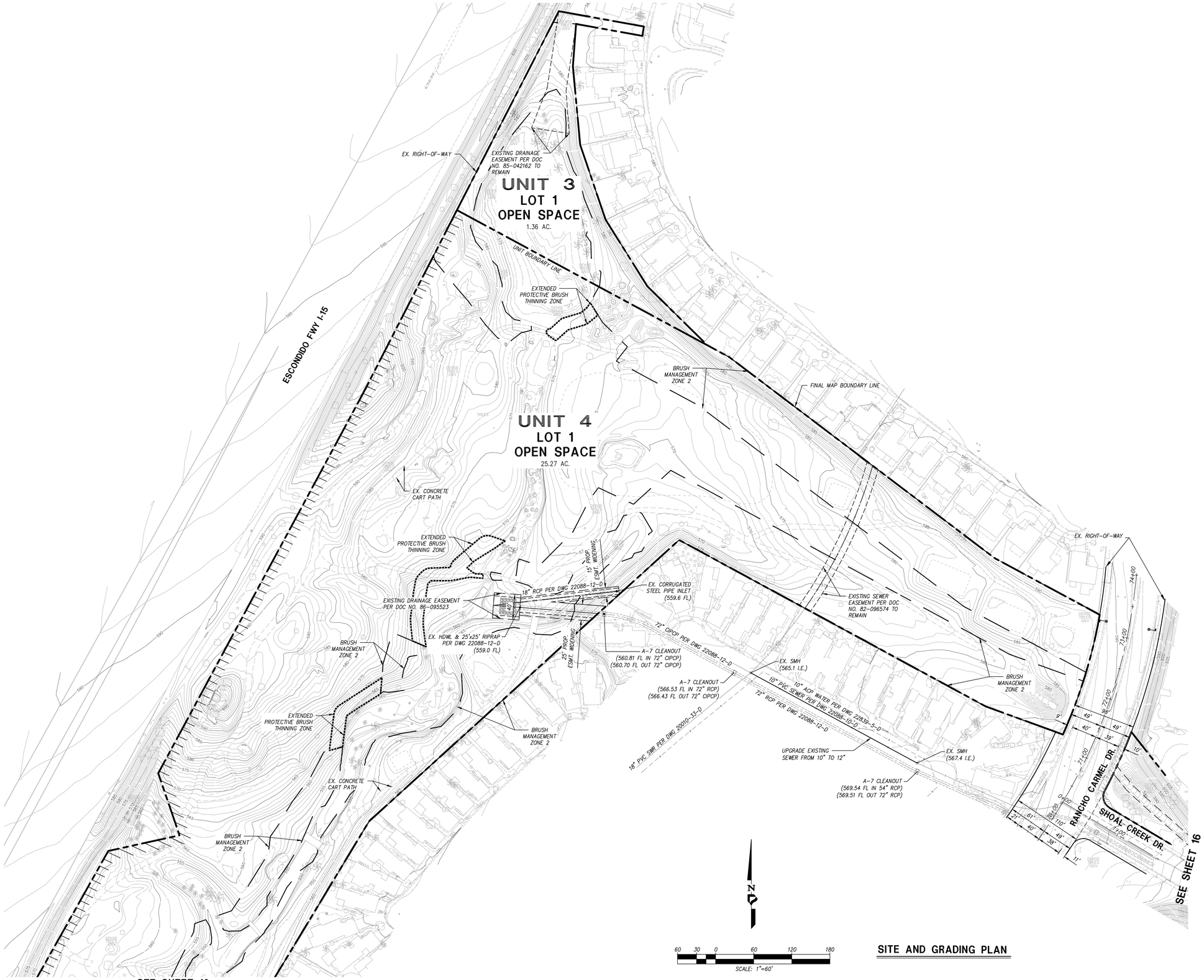
SITE DEVELOPMENT PERMIT NO. 2366452



KEY MAP



SITE AND GRADING PLAN

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- 710 — PROPOSED CONTOUR
- PROPOSED BROW DITCH
- PROPOSED SLOPE
- PROPOSED RETAINING WALL
- 700.0 FG / 700.0 — PROPOSED FINISH GRADE / PROPOSED FINISH SURFACE
- W — PROPOSED 12" WATER LINE (PVT.)
- S — PROPOSED 8" SEWER LINE (PVT.)
- PROPOSED SEWER MANHOLE (PVT.)
- RIM 705.0 IE 700.0 — PROPOSED SEWER MANHOLE RIM & IE (PVT.)
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- PROPOSED STORM DRAIN INLET (PVT.)
- PROPOSED HEADWALL (PVT.)
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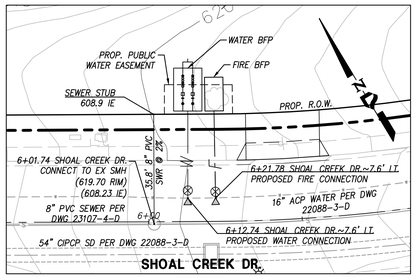

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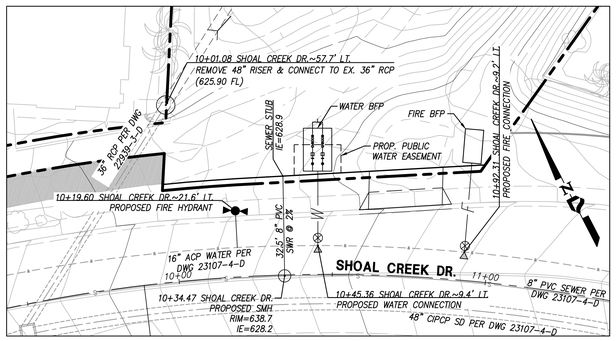

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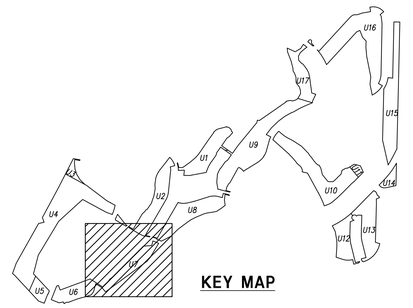
SITE AND GRADING PLAN



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- SIGHT VISIBILITY TRIANGLE PER DETAIL ON SHT. 2
- PROPOSED 24' DRIVEWAY

N

60 30 0 60 120 180
SCALE: 1"=60'

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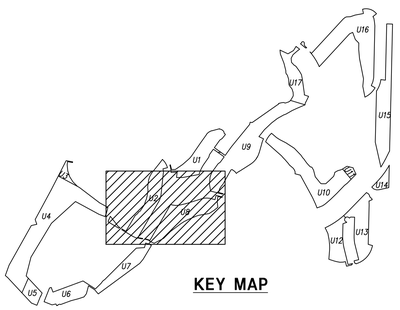

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- PROPOSED CURB RAMP

SITE AND GRADING PLAN

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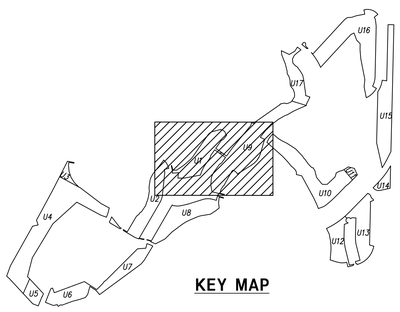

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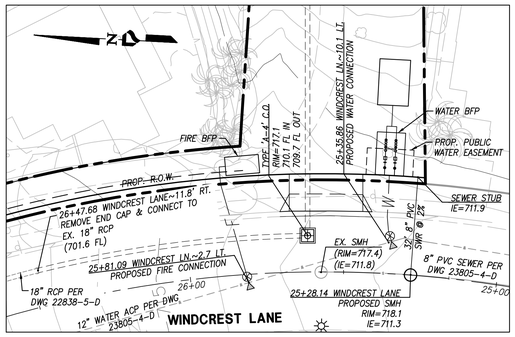

DETAIL 1
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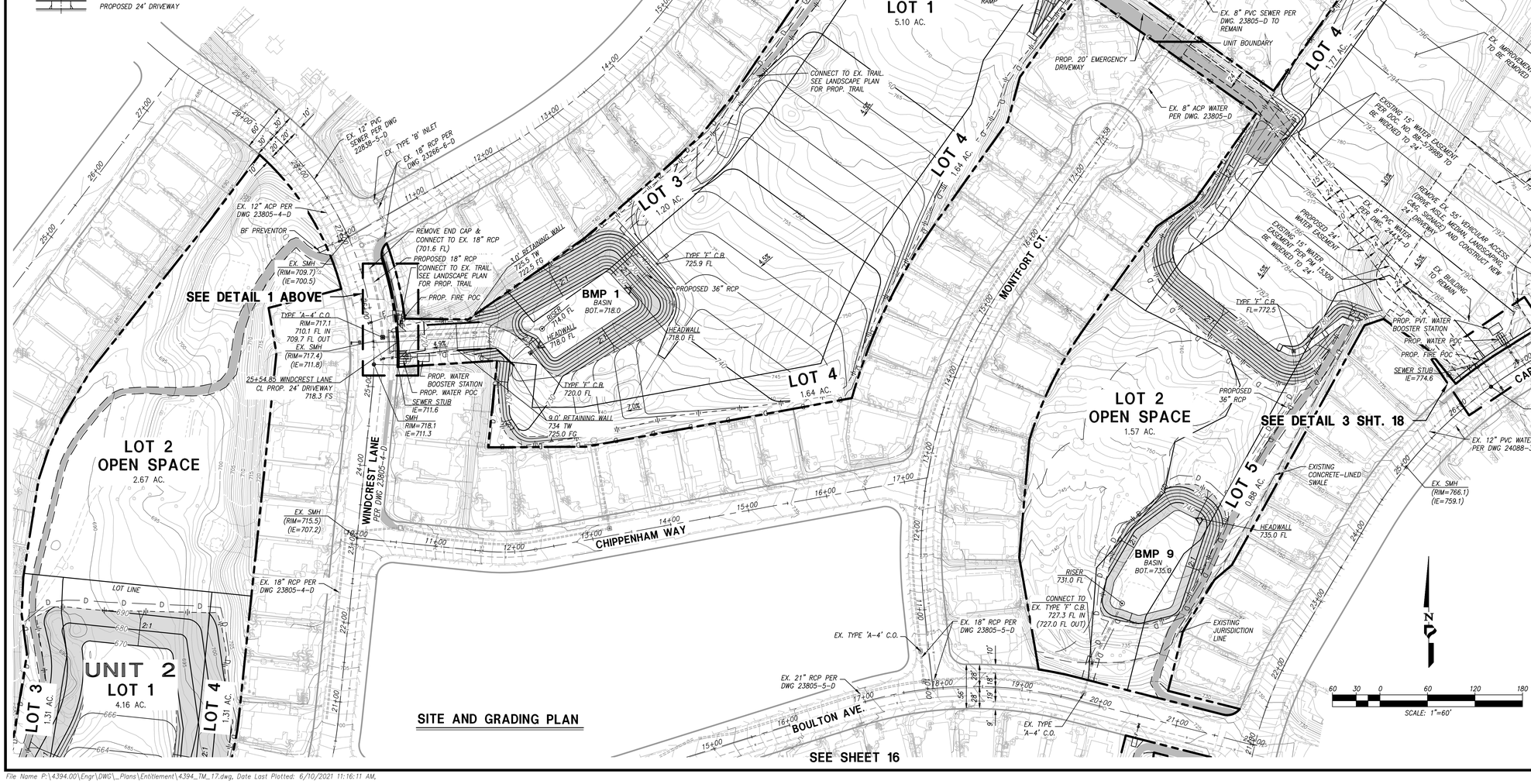

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14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

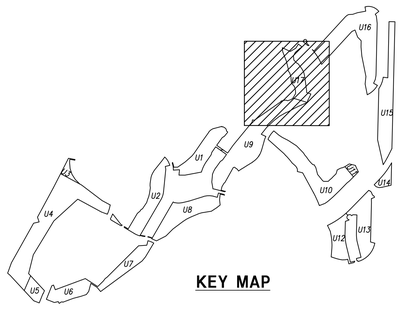
PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
GRADING AND UTILITY PLAN

REVISION 14:	
REVISION 13:	
REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 09:	
REVISION 08:	
REVISION 07:	
REVISION 06:	JUNE 16, 2021
REVISION 05:	SEPTEMBER 4, 2020
REVISION 04:	JULY 24, 2020
REVISION 03:	JUNE 10, 2020
REVISION 02:	APRIL 13, 2020
REVISION 01:	JANUARY 30, 2020
ORIGINAL DATE:	NOVEMBER 14, 2019
SHEET	17 OF 59
DEP #	

THE TRAILS AT CARMEL MOUNTAIN RANCH

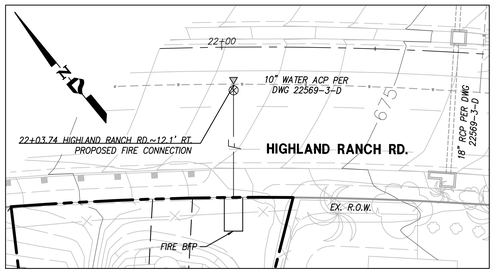
REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452



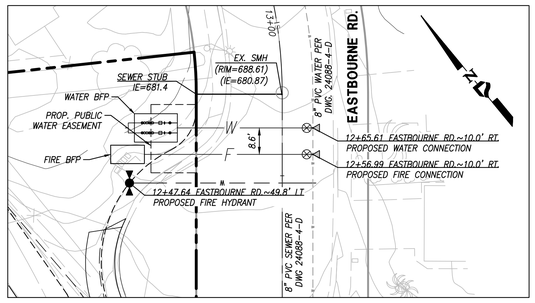
KEY MAP

LEGEND:

- EXISTING STREET LEGAL CENTERLINE
- EXISTING RIGHT-OF-WAY
- FINAL MAP BOUNDARY LINES IN PHASES
- PROPOSED RIGHT-OF-WAY
- PROPOSED DRIVEWAY CENTERLINE
- PROPOSED LOT LINE
- PROPOSED DAYLIGHT LINE
- D — PROPOSED DISTURBANCE LIMITS
- EXISTING EARTHEN OR CONCRETE-LINED SWALE
- PROPOSED BRUSH MANAGEMENT ZONE 2
- 710 — EXISTING CONTOUR
- 710 — PROPOSED CONTOUR
- PROPOSED BROW DITCH
- PROPOSED SLOPE
- 700.0 FG 700.0 — PROPOSED RETAINING WALL
- PROPOSED FINISH GRADE
- PROPOSED FINISH SURFACE
- W — PROPOSED 12" WATER LINE (PVT.)
- S — PROPOSED 8" SEWER LINE (PVT.)
- PROPOSED SEWER MANHOLE (PVT.)
- RIM 705.0 IE 700.0 — PROPOSED SEWER MANHOLE RIM & IE (PVT.)
- PROPOSED STORM DRAIN (PVT.)
- PROPOSED STORM DRAIN CLEANOUT (PVT.)
- PROPOSED STORM DRAIN INLET (PVT.)
- PROPOSED HEADWALL (PVT.)
- SIGHT VISIBILITY TRIANGLE PER DETAIL ON SHT. 2
- PROPOSED 24' DRIVEWAY



DETAIL 1
1"=20'



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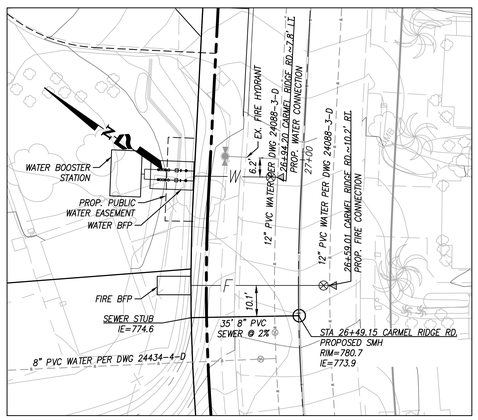
1"=20'



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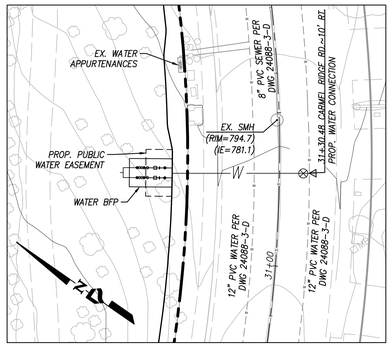

DETAIL 4
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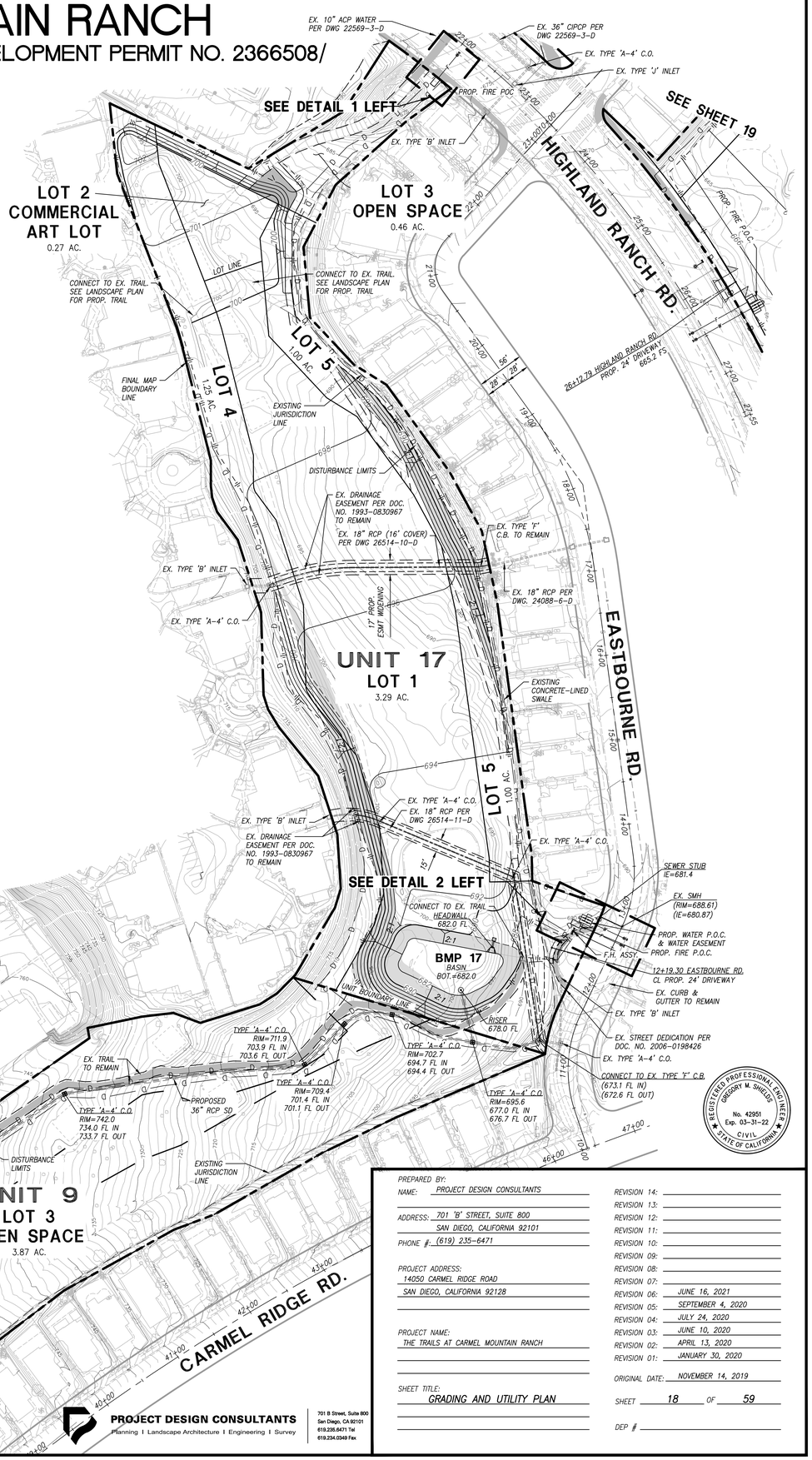

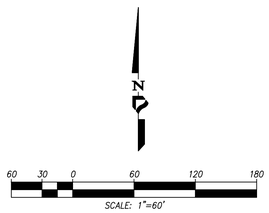

SITE AND GRADING PLAN

REGISTERED PROFESSIONAL ENGINEER
GREGORY M. SHIELDS
No. 42951
Exp. 03-31-22
CIVIL
STATE OF CALIFORNIA

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PHONE #: (619) 235-6471

PROJECT ADDRESS:
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SHEET 18 OF 59
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THE TRAILS AT CARMEL MOUNTAIN RANCH

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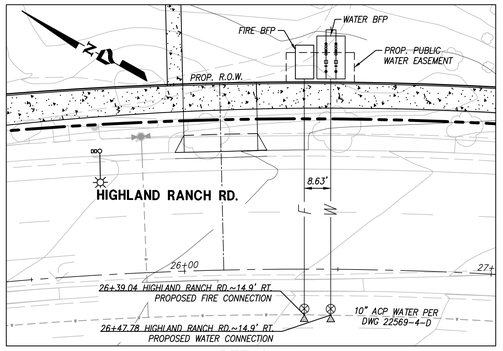
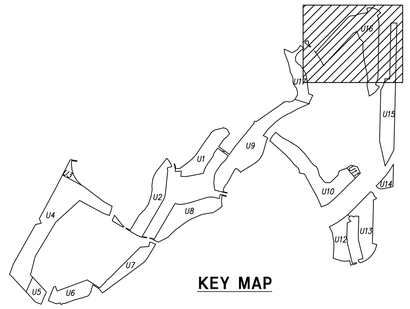
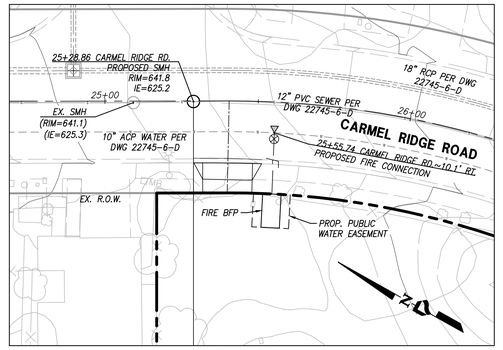


DETAIL 1
1"=20'



KEY MAP



DETAIL 2
1"=20'

SITE AND GRADING PLAN

LEGEND:

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- PROPOSED DAYLIGHT LINE
- PROPOSED DISTURBANCE LIMITS
- EXISTING EARTHEN OR CONCRETE-LINED SWALE
- PROPOSED BRUSH MANAGEMENT ZONE 2
- EXTENDED PROTECTIVE BRUSH THINNING ZONE
- 710 EXISTING CONTOUR
- 710 PROPOSED CONTOUR
- PROPOSED BROW DITCH
- PROPOSED SLOPE
- PROPOSED RETAINING WALL
- 700.0 FG / 700.0 PROPOSED FINISH GRADE
- PROPOSED FINISH SURFACE
- PROPOSED 12" WATER LINE (PVT.)
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- PROPOSED SEWER MANHOLE (PVT.)
- RIM 705.0 / IE 700.0 PROPOSED SEWER MANHOLE RIM & IE (PVT.)
- PROPOSED STORM DRAIN (PVT.)
- PROPOSED STORM DRAIN CLEANOUT (PVT.)
- PROPOSED STORM DRAIN INLET (PVT.)
- PROPOSED HEADWALL (PVT.)
- SIGHT VISIBILITY TRIANGLE PER DETAIL ON SHT. 2
- PROPOSED 24' DRIVEWAY

REGISTERED PROFESSIONAL ENGINEER GREGORY M. SHIELDS No. 42951 Exp. 03-31-22 CIVIL STATE OF CALIFORNIA

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SHEET 19 OF 59
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THE TRAILS AT CARMEL MOUNTAIN RANCH

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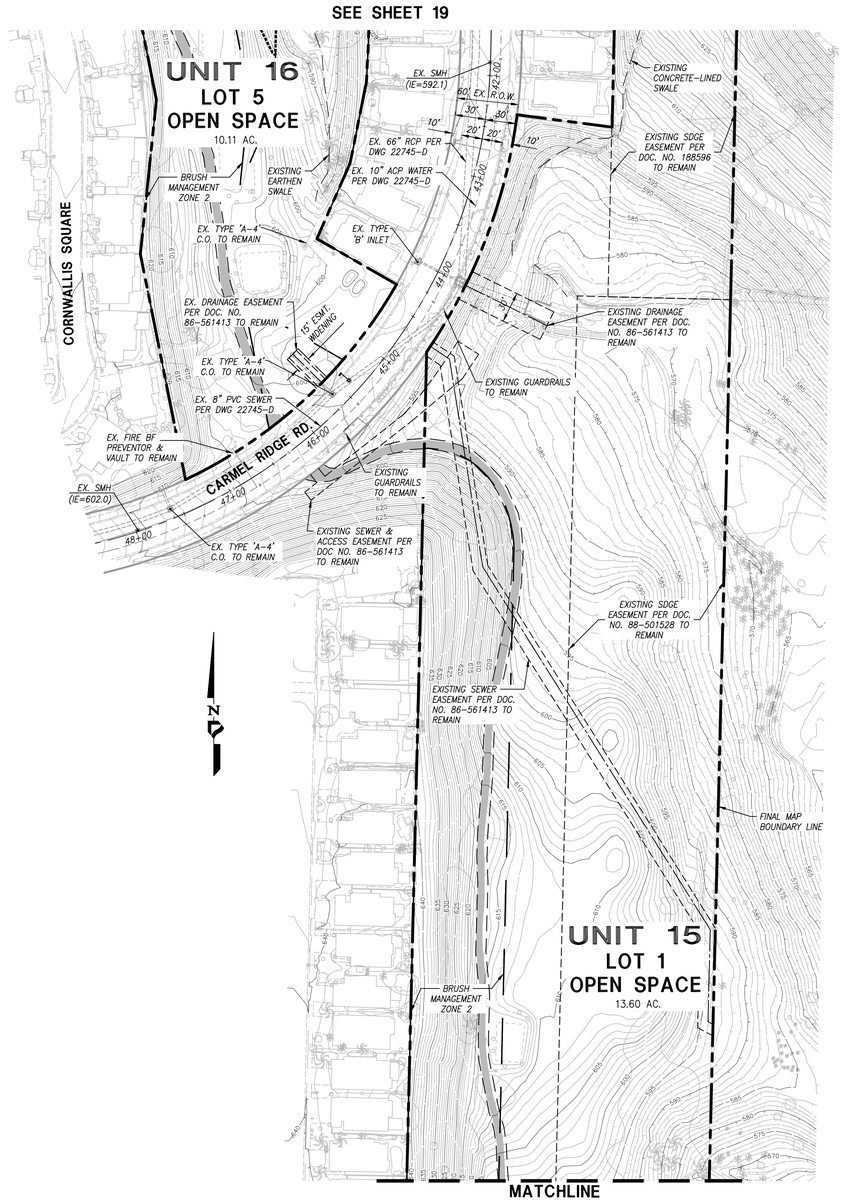
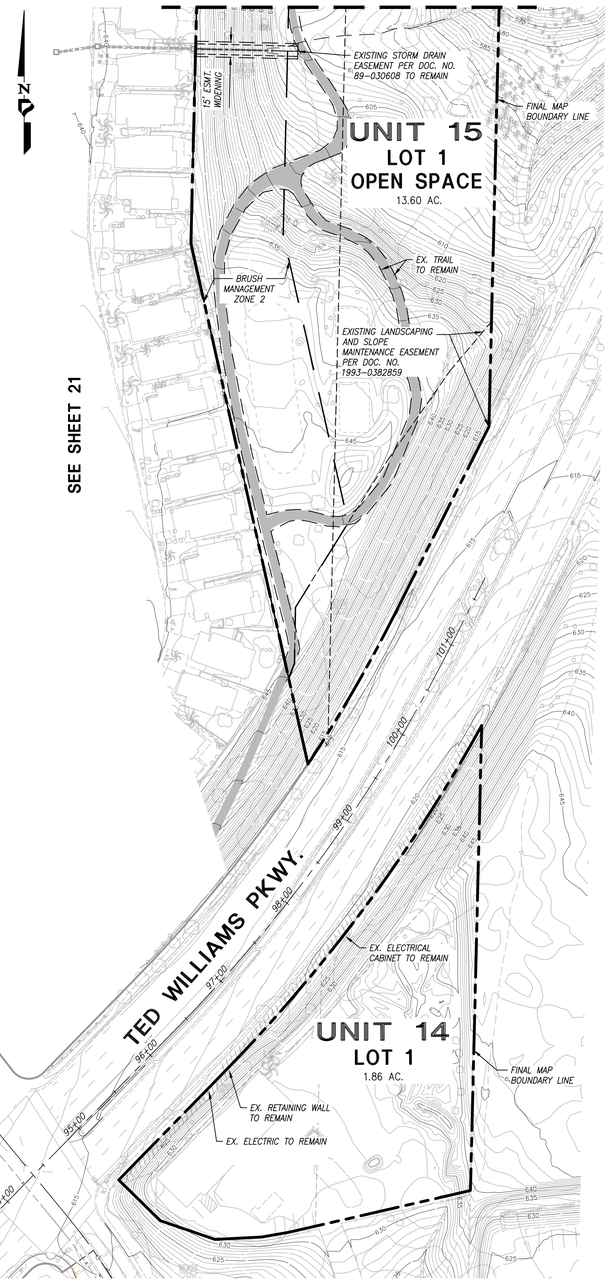
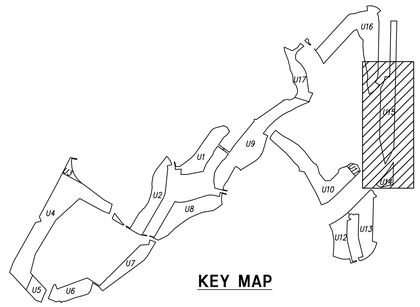
SITE DEVELOPMENT PERMIT NO. 2366452







60 30 0 60 120 180
SCALE: 1"=60'

LEGEND:

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REGISTERED PROFESSIONAL ENGINEER — GREGORY M. SHIELDS — No. 42951 Exp. 03-31-22 CIVIL — STATE OF CALIFORNIA

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SHEET 20 OF 59
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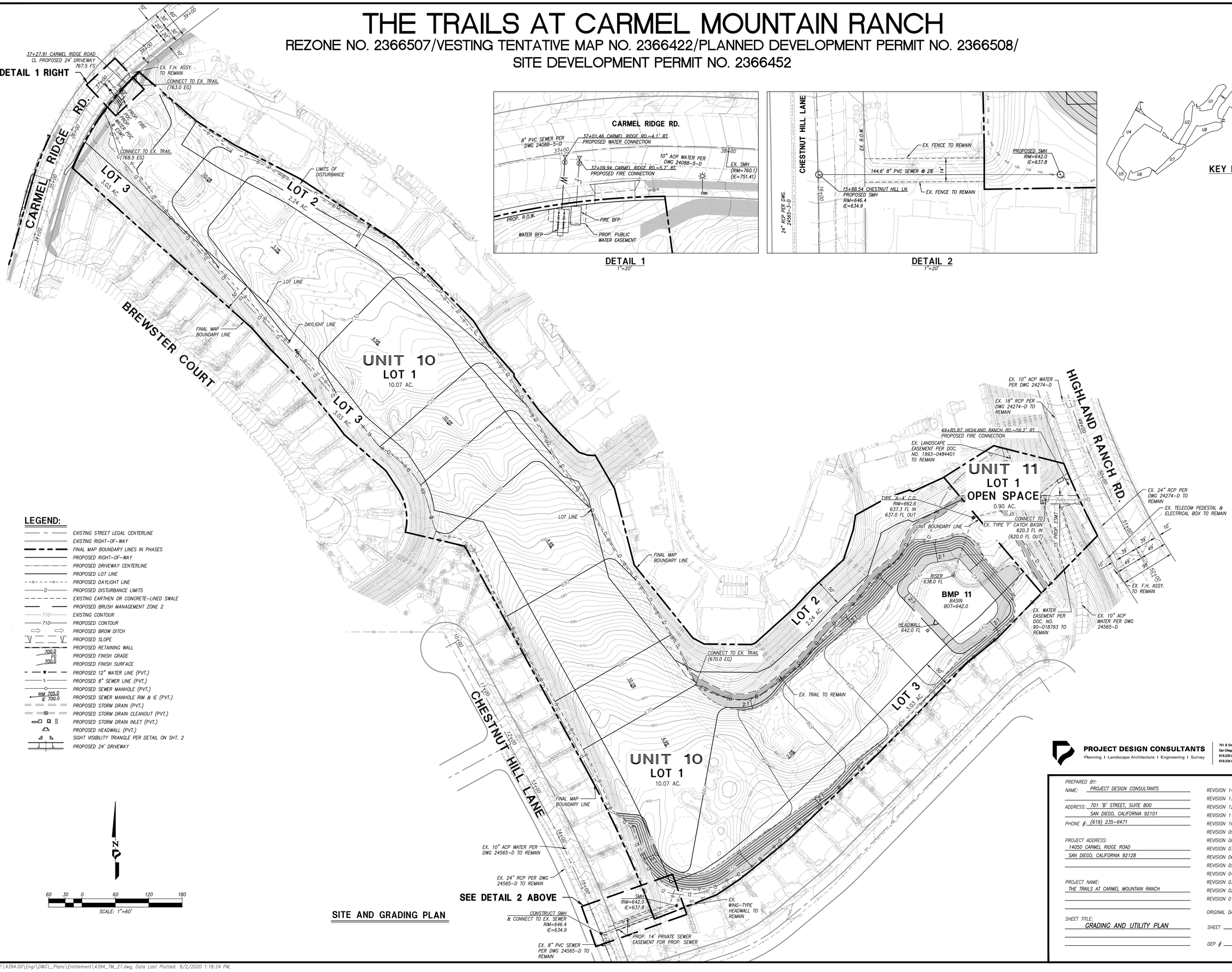
SITE AND GRADING PLAN

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452



DETAIL 1
1"=20'

DETAIL 2
1"=20'

KEY MAP

LEGEND:

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- SIGHT VISIBILITY TRIANGLE PER DETAIL ON SHT. 2
- PROPOSED 24' DRIVEWAY

N

60 30 0 60 120 180

SCALE: 1"=60'

SITE AND GRADING PLAN

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ORIGINAL DATE: NOVEMBER 14, 2019
SHEET 21 OF 59
DEP #

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THE TRAILS AT CARMEL MOUNTAIN RANCH

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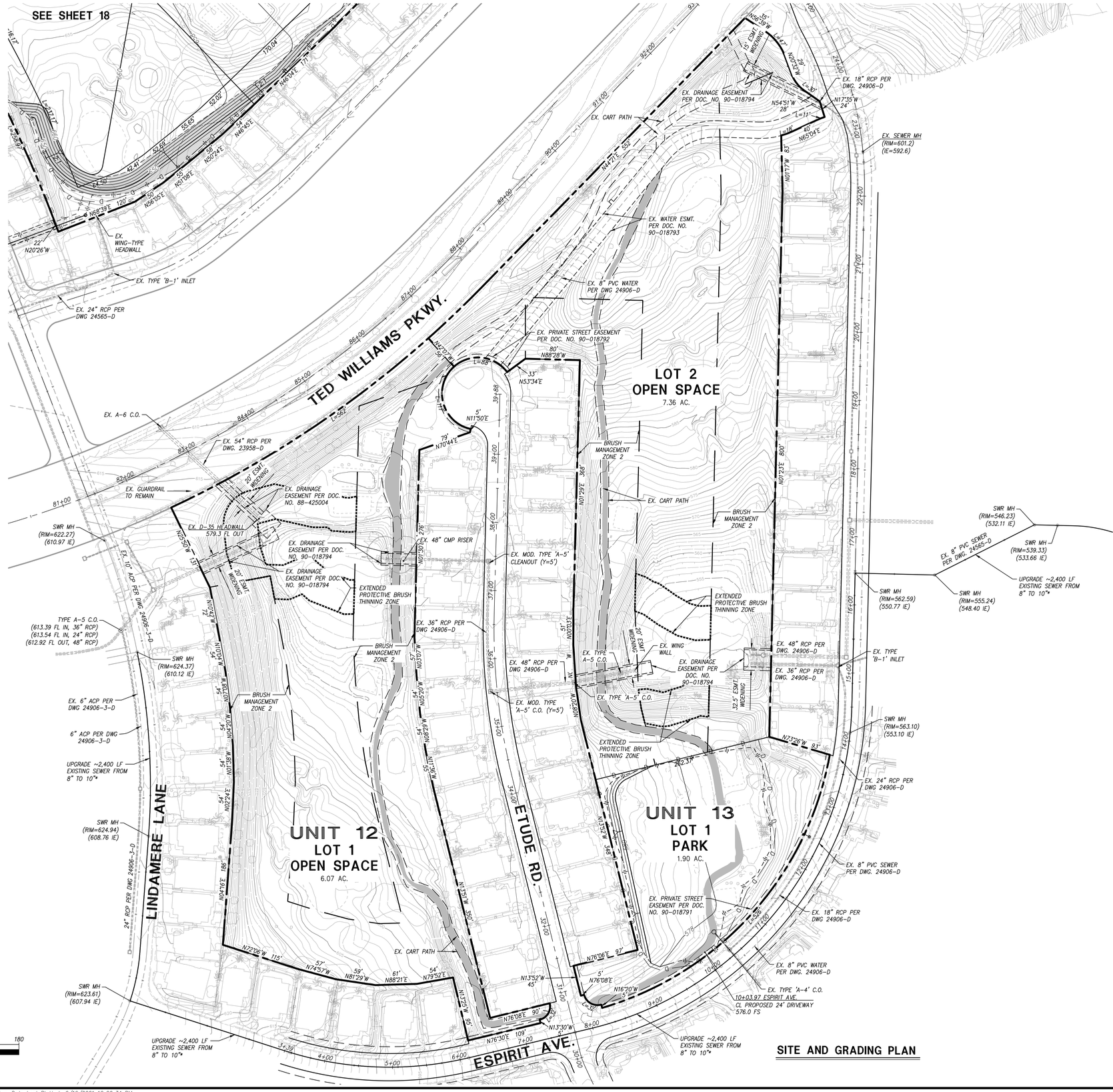

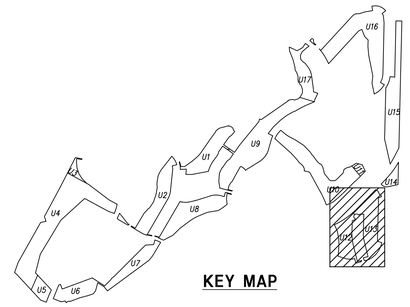

KEY MAP

NOTE:
PROPOSED SEWER UPGRADE NOT REQUIRED IF UNIT 10 HAS LESS THAN 165 DWELLING UNITS. REFER TO SEWER STUDY FOR THE TRAILS AT CARMEL MOUNTAIN RANCH PROJECT DATED OCTOBER 23, 2020 BY DEXTER WILSON ENGINEERING, INC.

LEGEND:

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REGISTERED PROFESSIONAL ENGINEER GREGORY M. SHIELDS No. 42951 Exp. 03-31-22 CIVIL STATE OF CALIFORNIA

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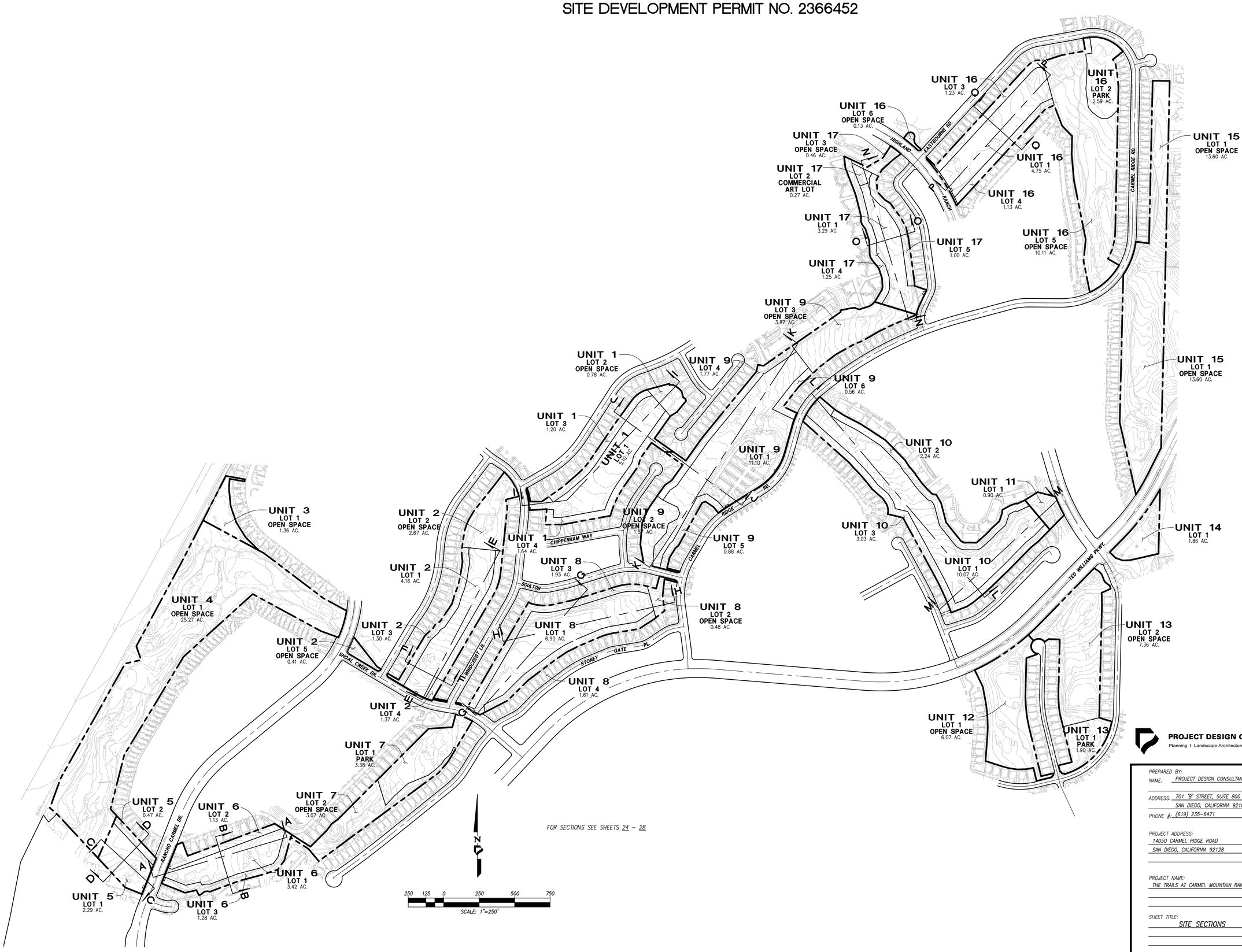

FOR SECTIONS SEE SHEETS 24 – 28

PROJECT DESIGN CONSULTANTS
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CIVIL
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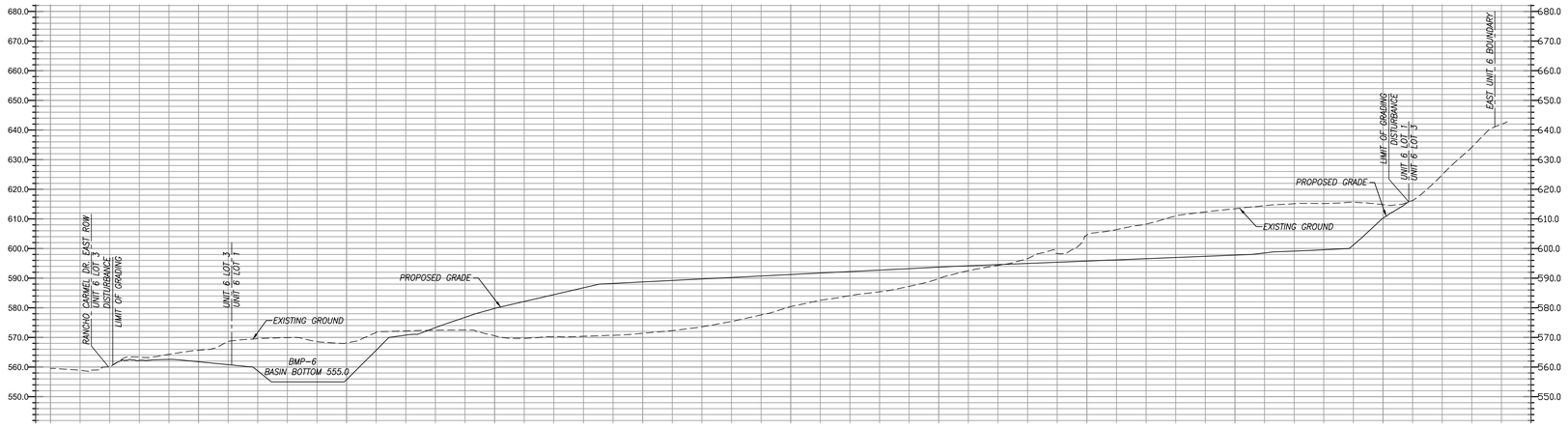
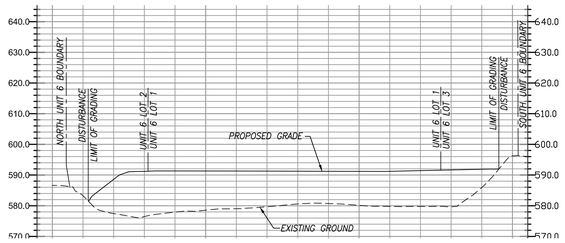


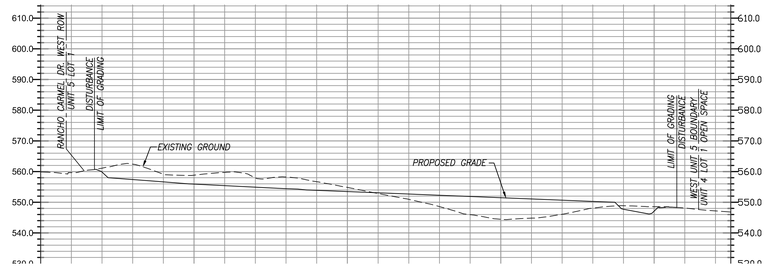
SECTION A-A

SCALE: 1"=40' HORIZ., 1"=20' VERT.



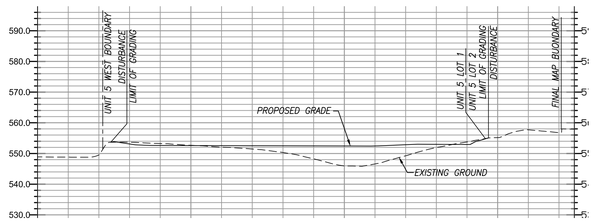
SECTION B-B

SCALE: 1"=40' HORIZ., 1"=20' VERT.



SECTION C-C

SCALE: 1"=40' HORIZ., 1"=20' VERT.



SECTION D-D

SCALE: 1"=40' HORIZ., 1"=20' VERT.

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PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
SITE SECTIONS

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
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REVISION 06: JUNE 16, 2021
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REVISION 03: JUNE 10, 2020
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REVISION 01: JANUARY 30, 2020
ORIGINAL DATE: NOVEMBER 14, 2019

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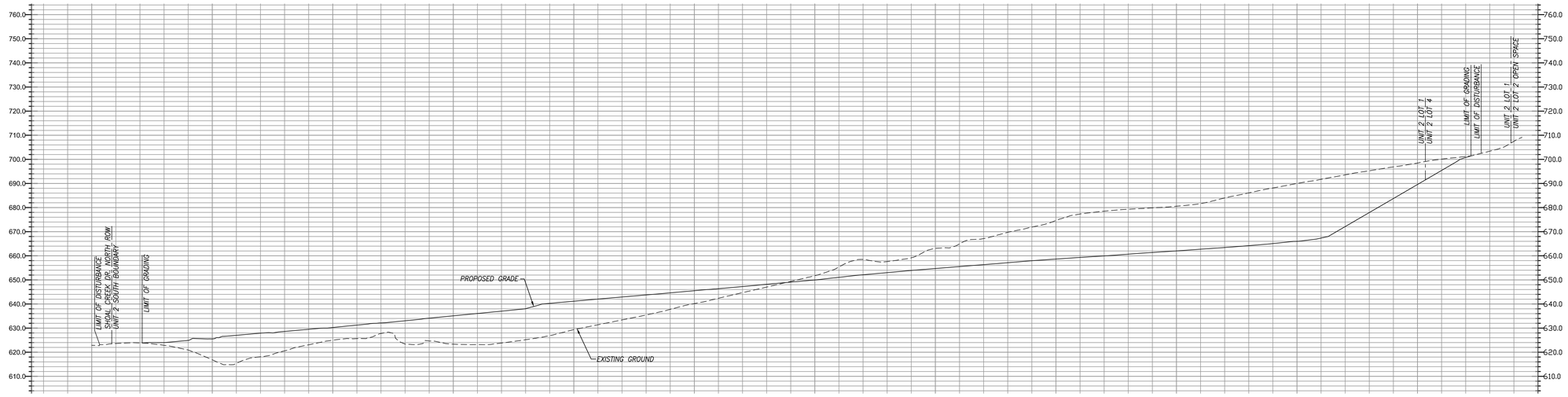
DEP #

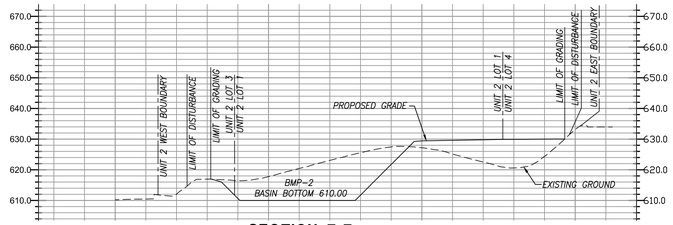
THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452



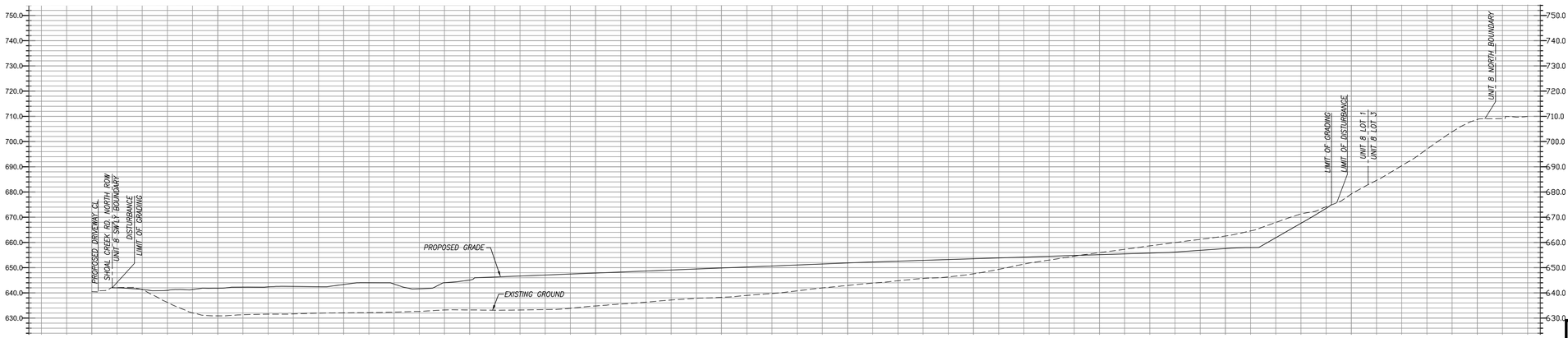
SECTION E-E

SCALE: 1"=40' HORIZ., 1"=20' VERT.



SECTION F-F

SCALE: 1"=40' HORIZ., 1"=20' VERT.



SECTION G-G

SCALE: 1"=40' HORIZ., 1"=20' VERT.

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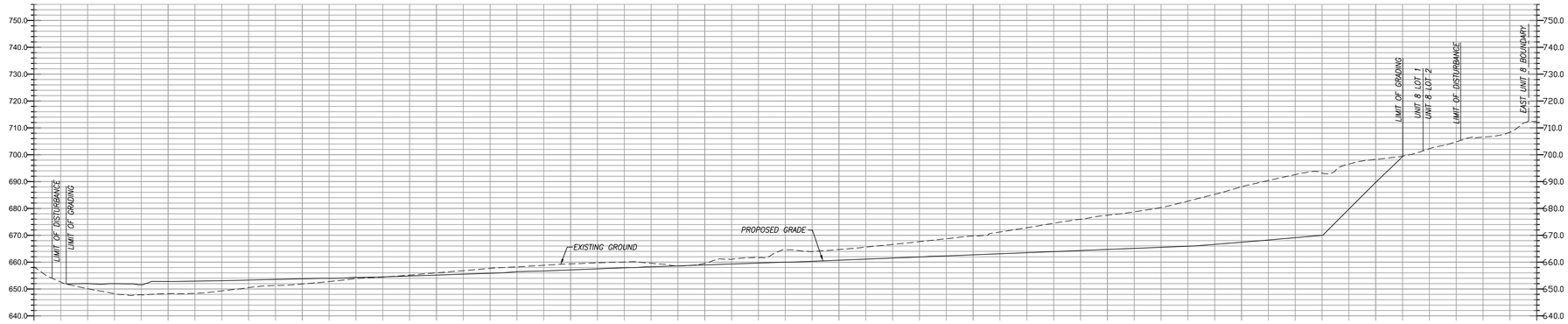
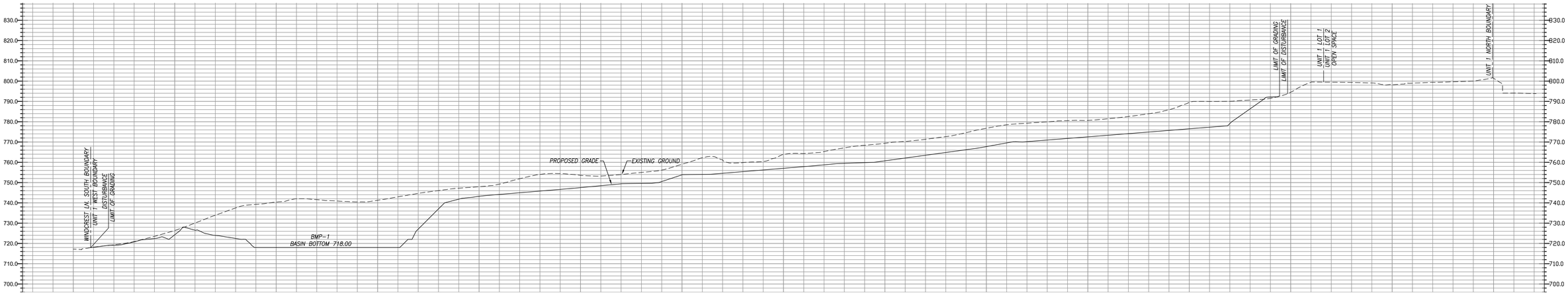
THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452



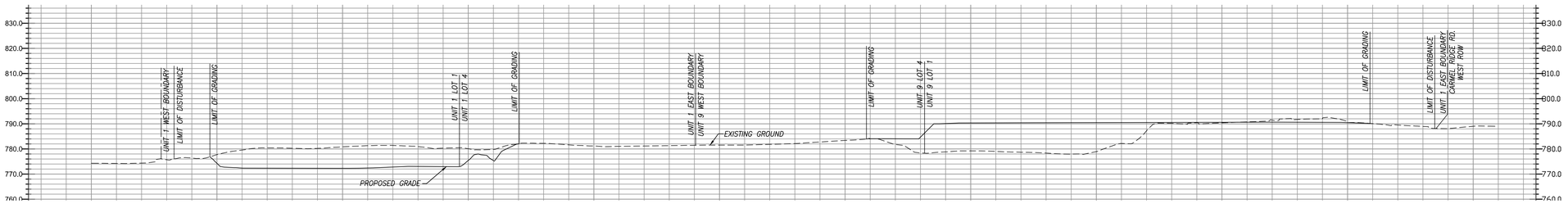
SECTION H-H

SCALE: 1"=40' HORIZ., 1"=20' VERT.



SECTION I-I

SCALE: 1"=40' HORIZ., 1"=20' VERT.



SECTION J-J

SCALE: 1"=40' HORIZ., 1"=20' VERT.

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THE TRAILS AT CARMEL MOUNTAIN RANCH

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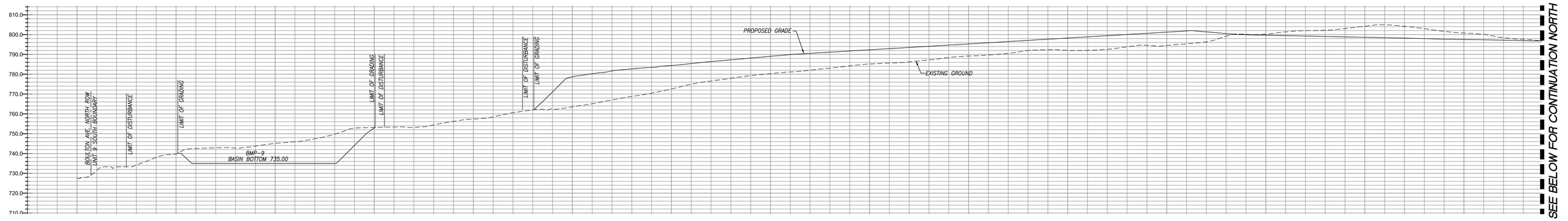
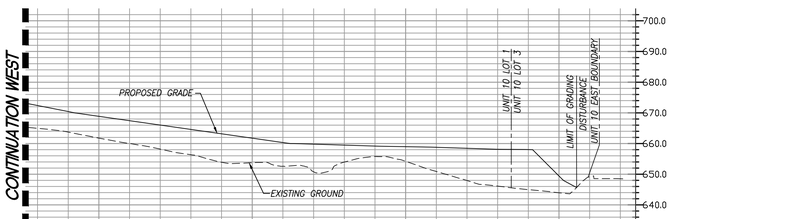


SECTION K-K

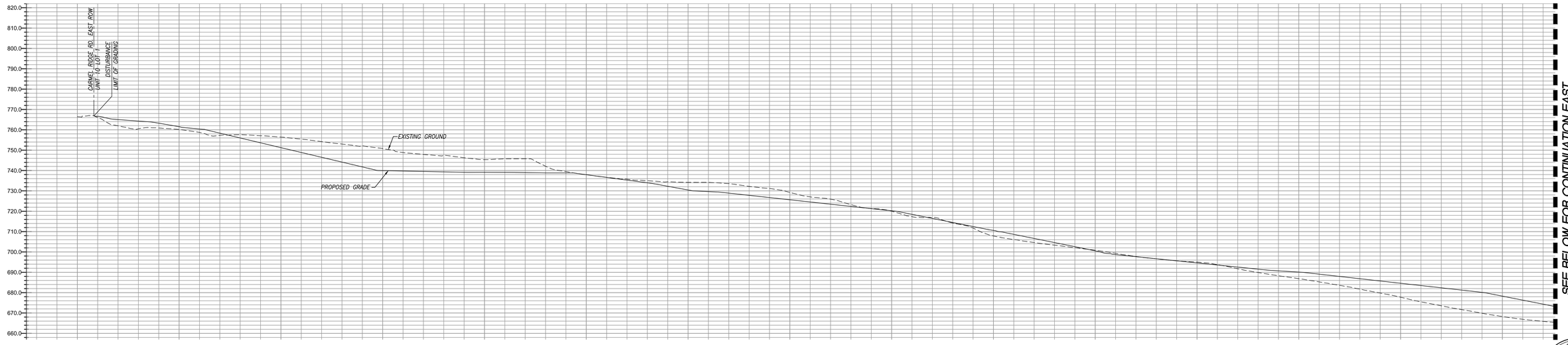
SCALE: 1"=40' HORIZ., 1"=20' VERT.

SEE ABOVE FOR CONTINUATION SOUTH



SECTION K-K

SCALE: 1"=40' HORIZ., 1"=20' VERT.



SECTION L-L

SCALE: 1"=40' HORIZ., 1"=20' VERT.

SEE ABOVE FOR CONTINUATION WEST

SECTION L-L

SCALE: 1"=40' HORIZ., 1"=20' VERT.

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PROJECT NAME:
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REVISION 01: JANUARY 30, 2020
ORIGINAL DATE: NOVEMBER 14, 2019
SHEET 27 OF 59
DEP #

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THE TRAILS AT CARMEL MOUNTAIN RANCH

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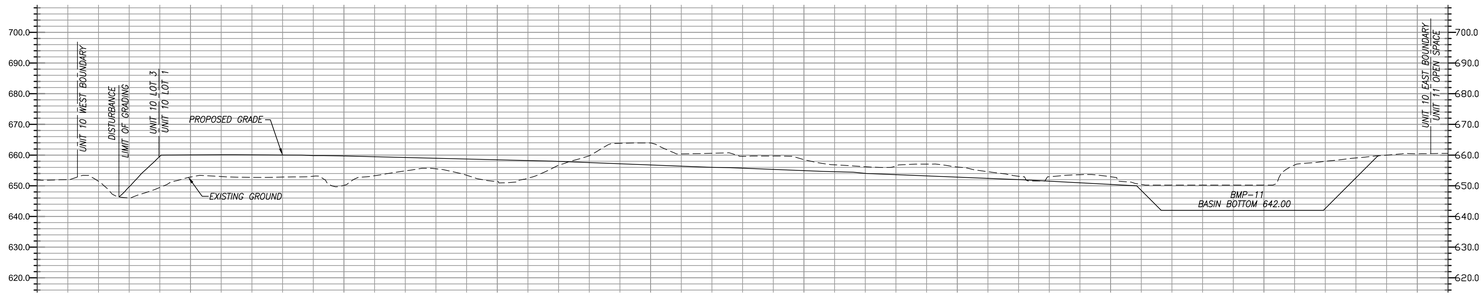
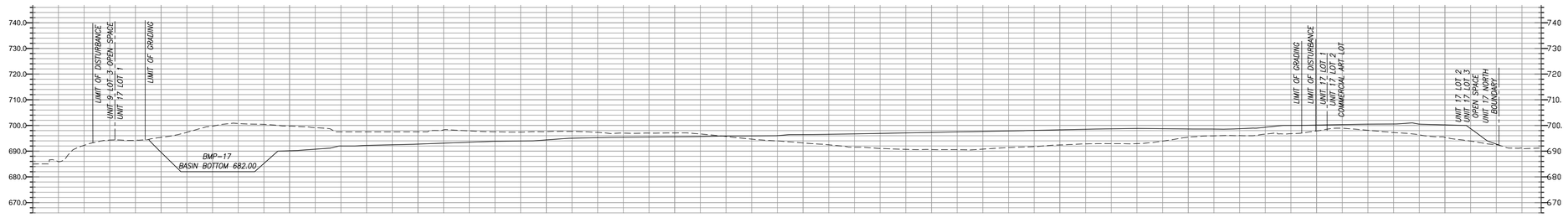


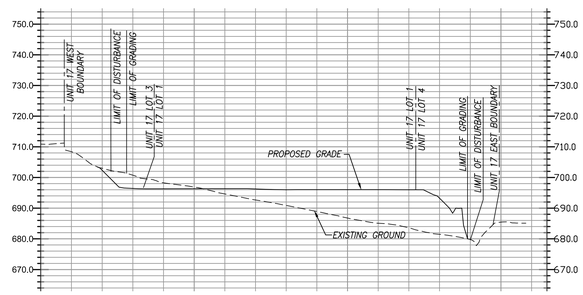
SECTION M-M

SCALE: 1"=40' HORIZ., 1"=20' VERT.



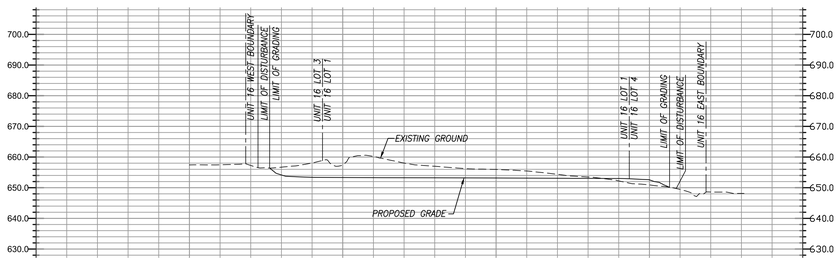
SECTION N-N

SCALE: 1"=40' HORIZ., 1"=20' VERT.



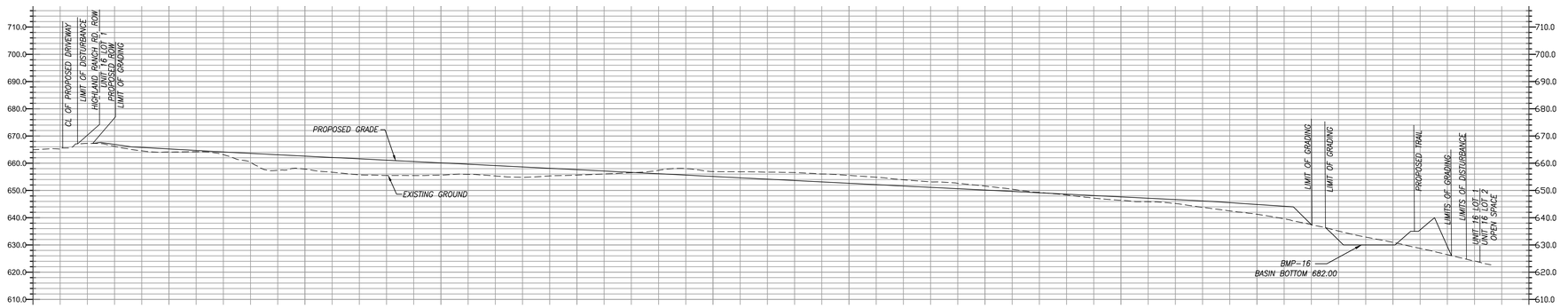
SECTION O-O

SCALE: 1"=40' HORIZ., 1"=20' VERT.



SECTION Q-Q

SCALE: 1"=40' HORIZ., 1"=20' VERT.



SECTION P-P

SCALE: 1"=40' HORIZ., 1"=20' VERT.

REGISTERED PROFESSIONAL ENGINEER
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PROJECT ADDRESS:
14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
SITE SECTIONS

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REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020
ORIGINAL DATE: NOVEMBER 14, 2019

SHEET 28 OF 59

DEP #

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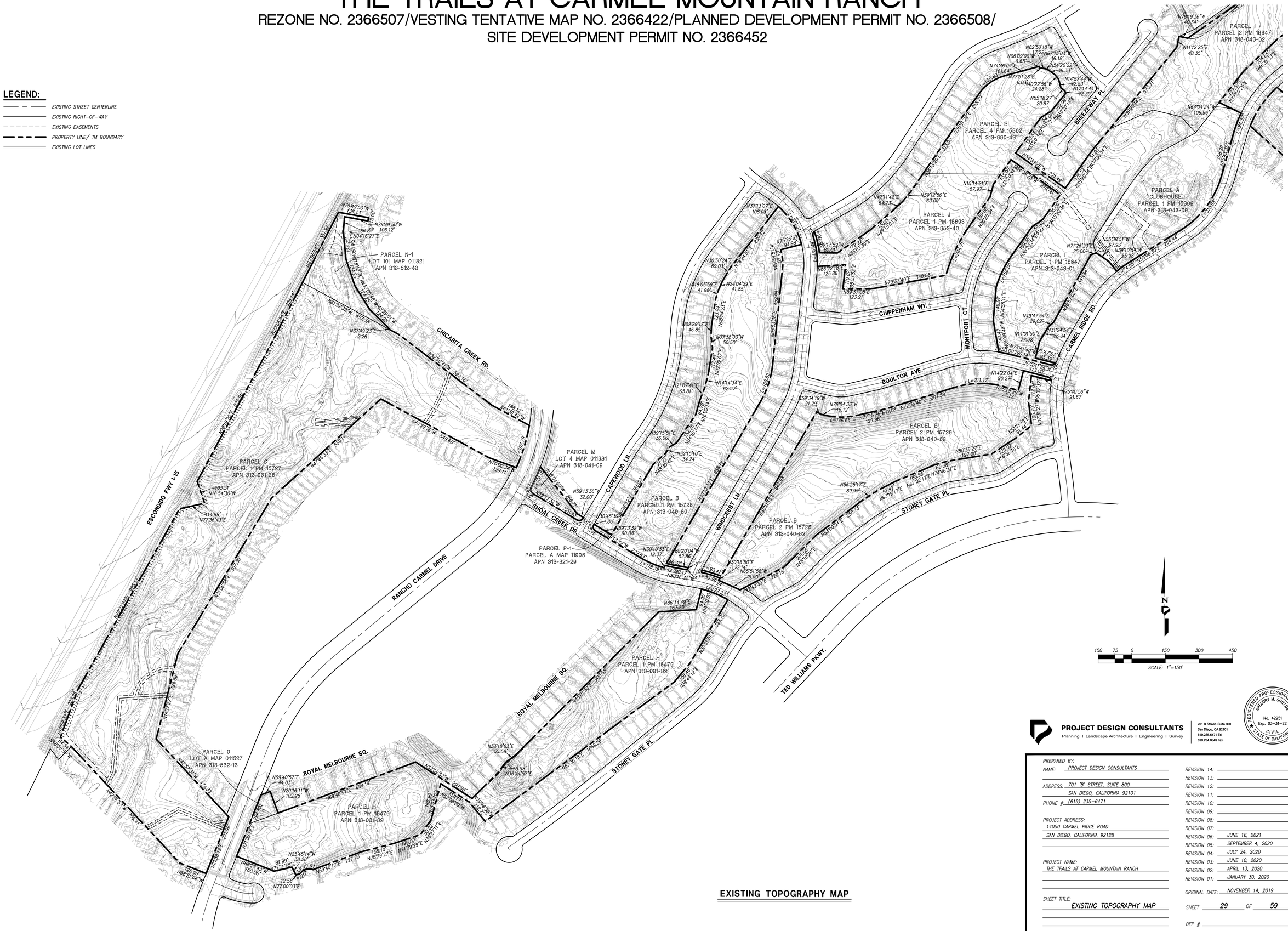
THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

LEGEND:

- EXISTING STREET CENTERLINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENTS
- PROPERTY LINE/ TM BOUNDARY
- EXISTING LOT LINES



EXISTING TOPOGRAPHY MAP

PROJECT DESIGN CONSULTANTS
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619.234.0349 Fax

REGISTERED PROFESSIONAL ENGINEER
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PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
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SHEET 29 OF 59
DEP #

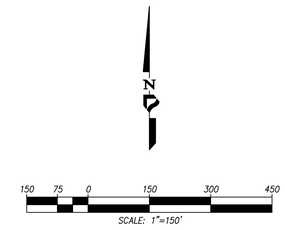
THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

LEGEND:

- EXISTING STREET CENTERLINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENTS
- PROPERTY LINE/ TM BOUNDARY
- EXISTING LOT LINES





EXISTING TOPOGRAPHY MAP

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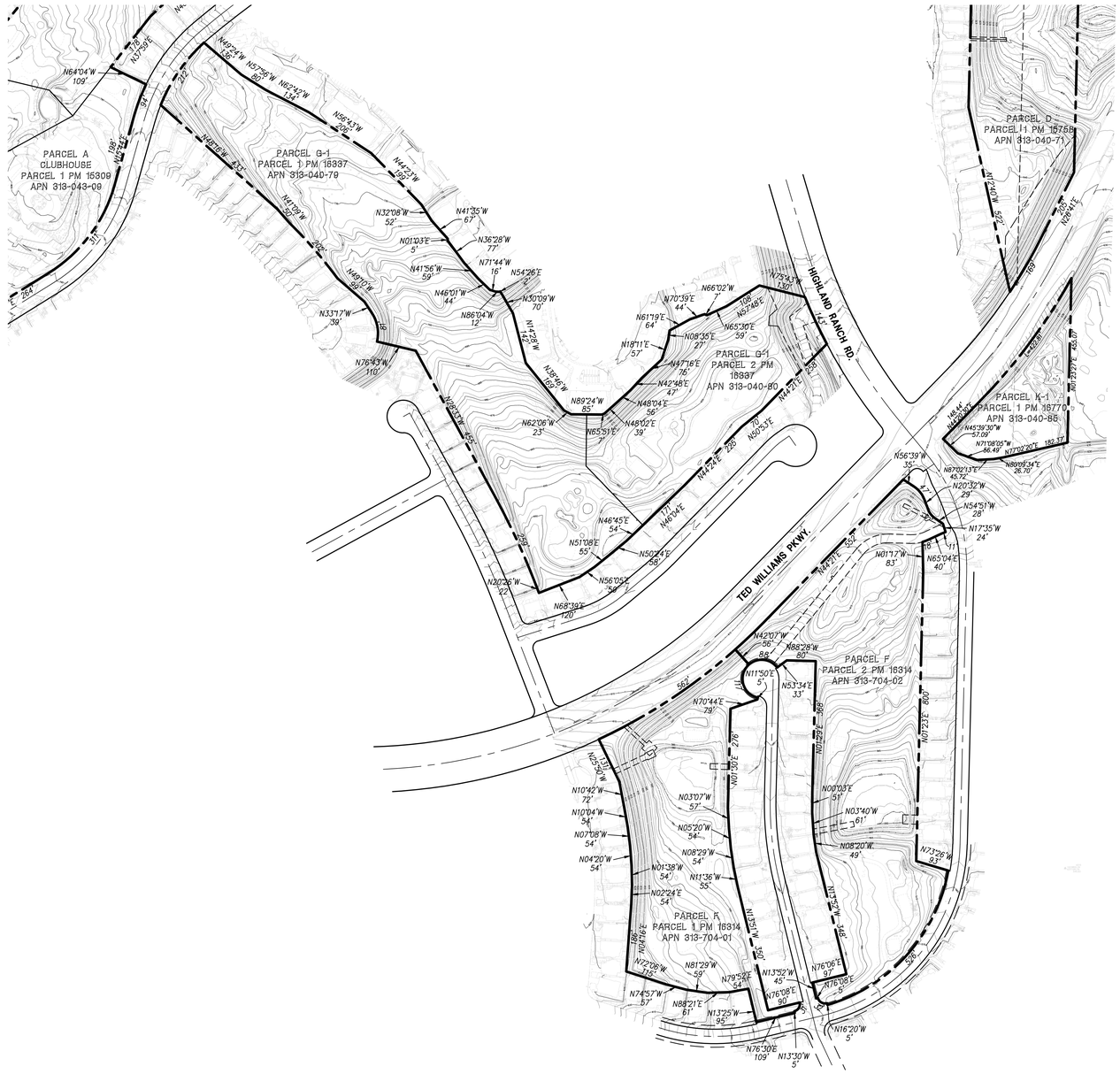

LEGEND:

- EXISTING STREET CENTERLINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENTS
- PROPERTY LINE/ TM BOUNDARY
- EXISTING LOT LINES

N

150 75 0 150 300 450

SCALE: 1"=150'

EXISTING TOPOGRAPHY MAP

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THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

UNIT 1 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	8.19	
SLOPES GREATER THAN 25%	0.52	

UNIT 2 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	8.35	
SLOPES GREATER THAN 25%	1.61	

UNIT 3 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	0.97	
SLOPES GREATER THAN 25%	0.39	

UNIT 4 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	20.71	
SLOPES GREATER THAN 25%	4.59	

UNIT 5 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	2.60	
SLOPES GREATER THAN 25%	0.16	

UNIT 6 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	4.60	
SLOPES GREATER THAN 25%	1.27	

UNIT 7 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	4.78	
SLOPES GREATER THAN 25%	1.67	

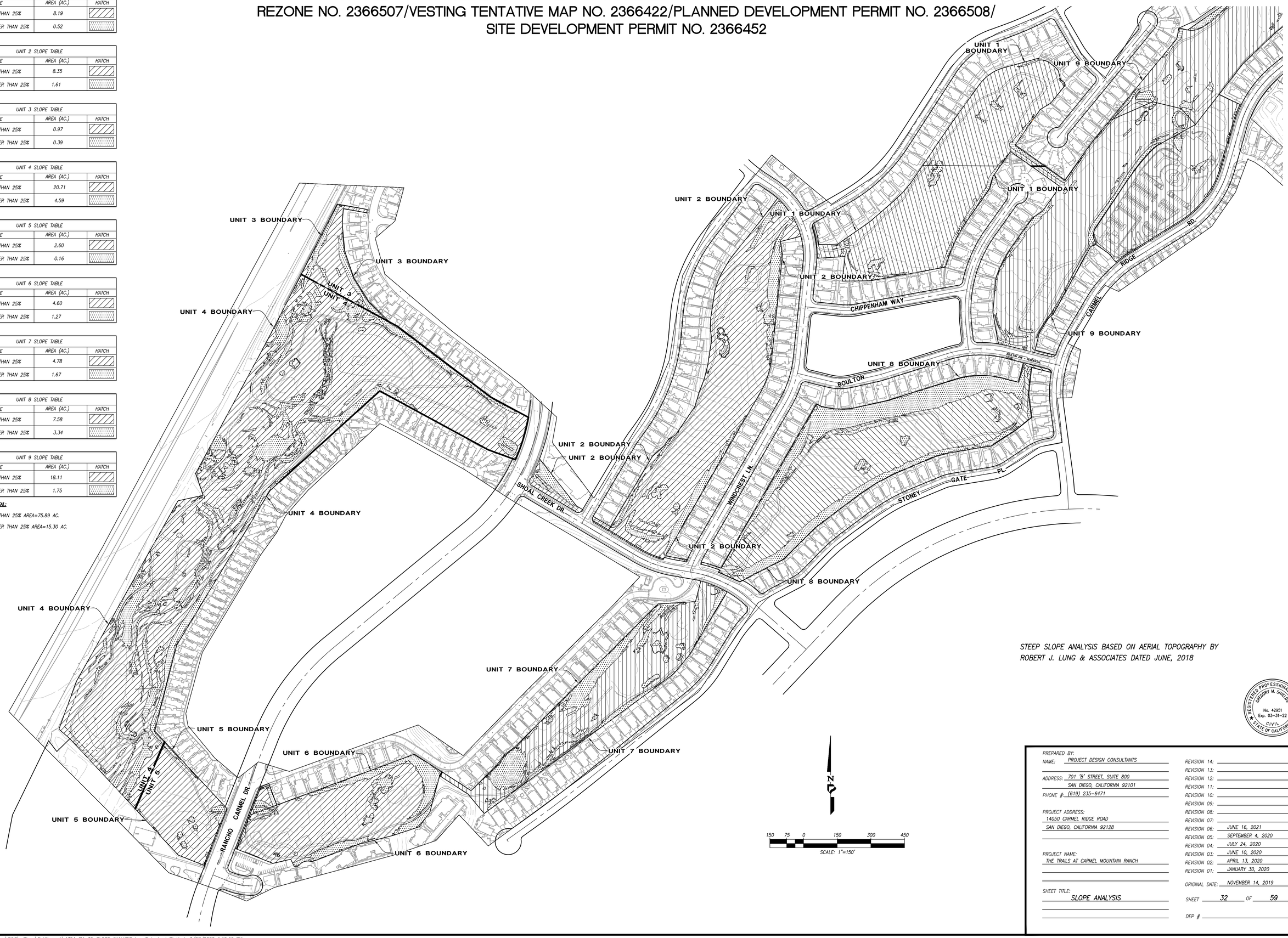
UNIT 8 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	7.58	
SLOPES GREATER THAN 25%	3.34	

UNIT 9 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	18.11	
SLOPES GREATER THAN 25%	1.75	

UNITS 1-9 TOTAL:

SLOPES LESS THAN 25% AREA=75.89 AC.

SLOPES GREATER THAN 25% AREA=15.30 AC.



STEEP SLOPE ANALYSIS BASED ON AERIAL TOPOGRAPHY BY ROBERT J. LUNG & ASSOCIATES DATED JUNE, 2018

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DEP #

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

UNIT 15 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	9.37	
SLOPES GREATER THAN 25%	4.23	

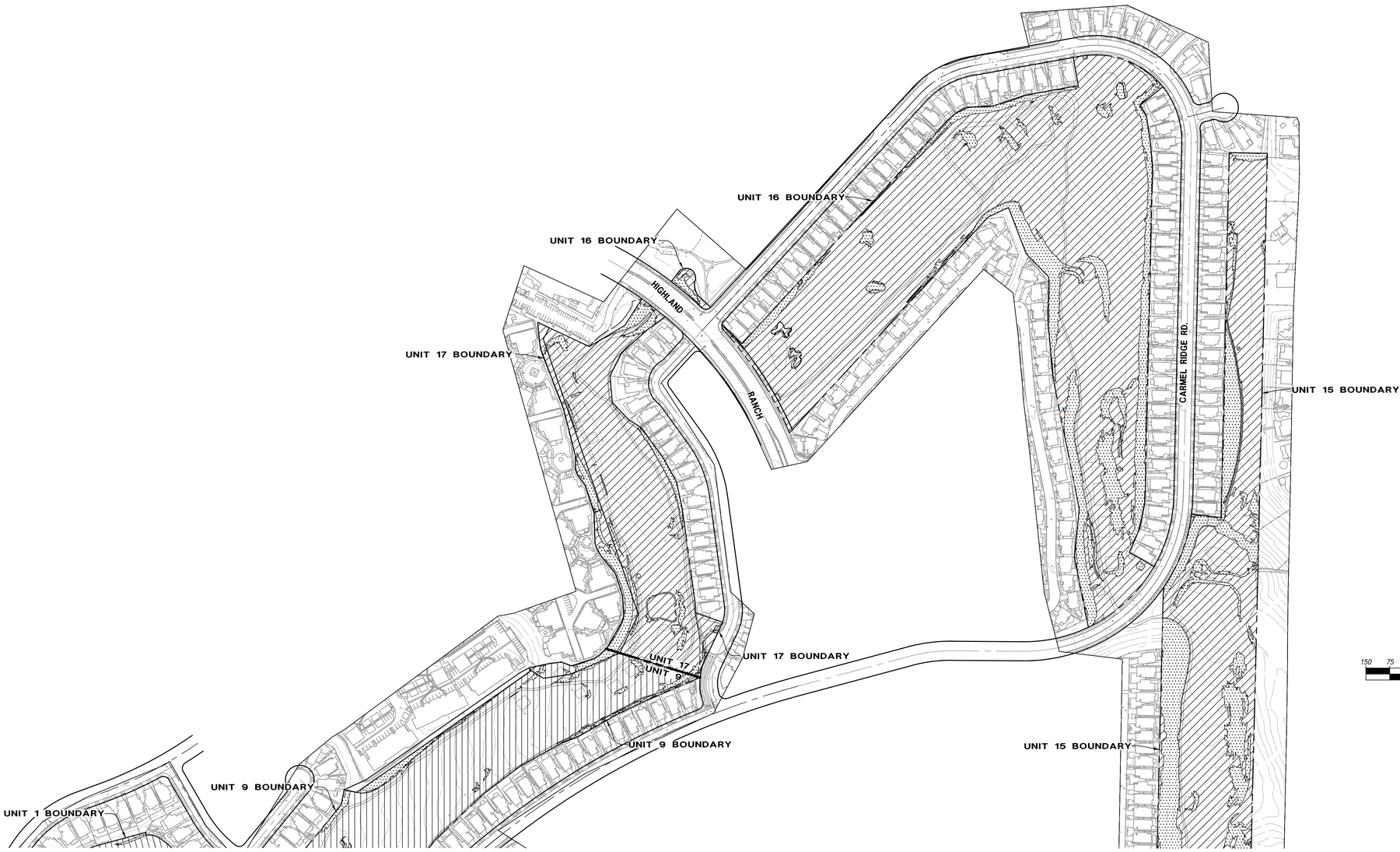
UNIT 16 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	16.81	
SLOPES GREATER THAN 25%	3.23	

UNIT 17 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	5.39	
SLOPES GREATER THAN 25%	0.88	

UNITS 15–17 TOTAL:

SLOPES LESS THAN 25% AREA=75.89 AC.

SLOPES GREATER THAN 25% AREA=15.30 AC.



N

150 75 0 150 300 450

SCALE: 1"=150'

REGISTERED PROFESSIONAL ENGINEER
GREGORY M. SINCLAIR
No. 42951
Exp. 03-31-22
CIVIL
STATE OF CALIFORNIA

STEEP SLOPE ANALYSIS BASED ON AERIAL TOPOGRAPHY BY ROBERT J. LUNG & ASSOCIATES DATED JUNE, 2018

PREPARED BY:
NAME: PROJECT DESIGN CONSULTANTS

ADDRESS: 701 'B' STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101

PHONE #: (619) 235-6471

PROJECT ADDRESS:
14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
SLOPE ANALYSIS

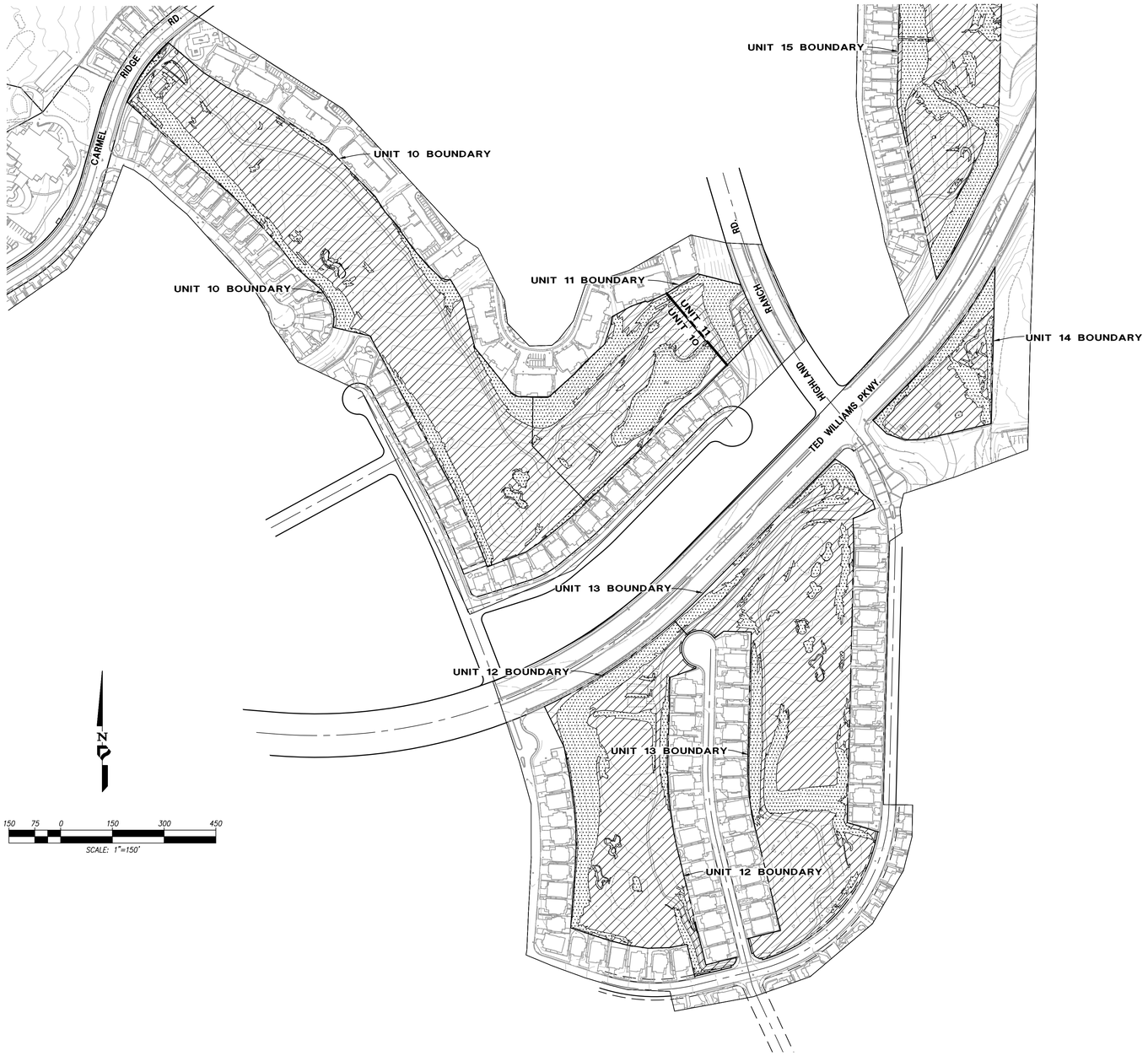
REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
REVISION 07:
REVISION 06: JUNE 16, 2021
REVISION 05: SEPTEMBER 4, 2020
REVISION 04: JULY 24, 2020
REVISION 03: JUNE 10, 2020
REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020
ORIGINAL DATE: NOVEMBER 14, 2019

SHEET 33 OF 59

DEP #

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452



UNIT 10 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	12.59	
SLOPES GREATER THAN 25%	2.75	

UNIT 11 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	0.45	
SLOPES GREATER THAN 25%	0.46	

UNIT 12 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	4.18	
SLOPES GREATER THAN 25%	1.89	

UNIT 13 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	7.43	
SLOPES GREATER THAN 25%	1.83	

UNIT 14 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	1.19	
SLOPES GREATER THAN 25%	0.67	

UNITS 10–14 TOTAL:

SLOPES LESS THAN 25% AREA=25.84 AC.

SLOPES GREATER THAN 25% AREA=7.60 AC.

UNITS 1–17 TOTAL:

SLOPES LESS THAN 25% AREA=133.30 AC.

SLOPES GREATER THAN 25% AREA=31.24 AC.

STEEP SLOPE ANALYSIS BASED ON AERIAL TOPOGRAPHY BY ROBERT J. LUNG & ASSOCIATES DATED JUNE, 2018

REGISTERED PROFESSIONAL ENGINEER
GREGORY M. SHIELDS
No. 42951
Exp. 03-31-22
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PREPARED BY:
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THE TRAILS AT CARMEL MOUNTAIN RANCH

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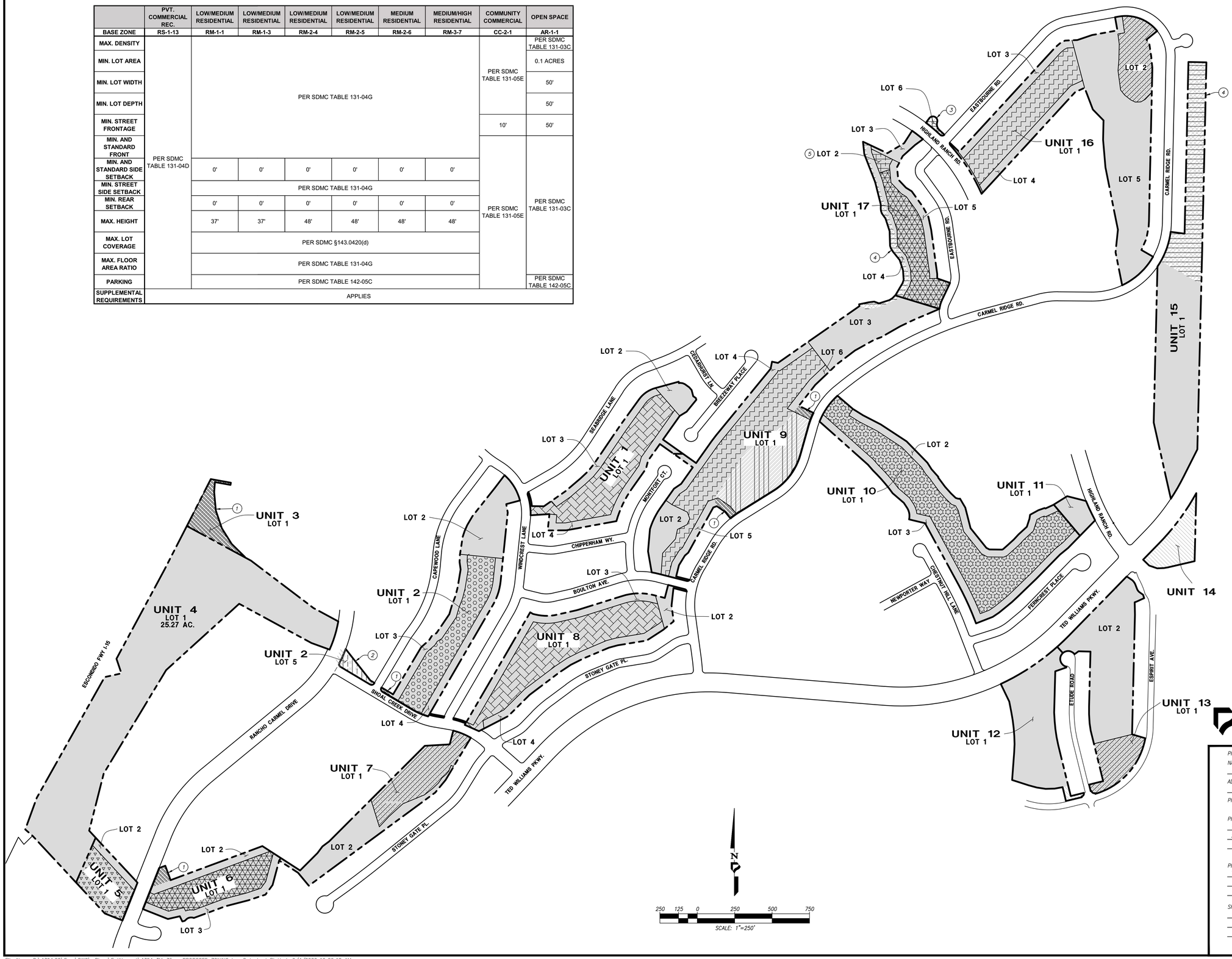
DEP #

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

	PVT. COMMERCIAL REC.	LOW/MEDIUM RESIDENTIAL	LOW/MEDIUM RESIDENTIAL	LOW/MEDIUM RESIDENTIAL	LOW/MEDIUM RESIDENTIAL	MEDIUM RESIDENTIAL	MEDIUM/HIGH RESIDENTIAL	COMMUNITY COMMERCIAL	OPEN SPACE
BASE ZONE	RS-1-13	RM-1-1	RM-1-3	RM-2-4	RM-2-5	RM-2-6	RM-3-7	CC-2-1	AR-1-1
MAX. DENSITY	PER SDMC TABLE 131-04D	PER SDMC TABLE 131-04G						PER SDMC TABLE 131-05E	PER SDMC TABLE 131-03C
MIN. LOT AREA									0.1 ACRES
MIN. LOT WIDTH									50'
MIN. LOT DEPTH									50'
MIN. STREET FRONTAGE								10'	50'
MIN. AND STANDARD FRONT								PER SDMC TABLE 131-05E	PER SDMC TABLE 131-03C
MIN. AND STANDARD SIDE SETBACK		0'	0'	0'	0'	0'	0'		
MIN. STREET SIDE SETBACK		PER SDMC TABLE 131-04G							
MIN. REAR SETBACK		0'	0'	0'	0'	0'	0'		
MAX. HEIGHT		37'	37'	48'	48'	48'	48'		
MAX. LOT COVERAGE		PER SDMC §143.0420(d)							
MAX. FLOOR AREA RATIO		PER SDMC TABLE 131-04G							
PARKING		PER SDMC TABLE 142-05C							PER SDMC TABLE 142-05C
SUPPLEMENTAL REQUIREMENTS	APPLIES								



LEGEND

- EXISTING ZONE AR-1-1 (AGRICULTURAL-RESIDENTIAL)
- EXISTING ZONE RS-1-13 (RESIDENTIAL-SINGLE UNIT)
- EXISTING ZONE RS-1-14 (RESIDENTIAL-SINGLE UNIT)
- EXISTING ZONE RM-1-1 (RESIDENTIAL-MULTIPLE UNIT)
- EXISTING ZONE RM-2-5 (RESIDENTIAL-MULTIPLE UNIT)
- EXISTING ZONE RM-3-7 (RESIDENTIAL-MULTIPLE UNIT)
- PROPOSED REZONE FROM EXISTING AR-1-1 ZONE (AGRICULTURAL-RESIDENTIAL) TO OP-1-1 (OPEN SPACE - PARK), (AREA = 7.87 AC)
- PROPOSED REZONE FROM EXISTING AR-1-1 ZONE (AGRICULTURAL-RESIDENTIAL) TO RM-1-1 (RESIDENTIAL-MULTIPLE UNIT), (AREA = 12.01 AC)
- PROPOSED REZONE FROM EXISTING AR-1-1 ZONE (AGRICULTURAL-RESIDENTIAL) TO RM-1-3 (RESIDENTIAL-MULTIPLE UNIT), (AREA = 4.16 AC)
- PROPOSED REZONE FROM EXISTING AR-1-1 ZONE (AGRICULTURAL-RESIDENTIAL) TO RM-2-4 (RESIDENTIAL-MULTIPLE UNIT), (AREA = 10.07 AC)
- PROPOSED REZONE FROM EXISTING AR-1-1 ZONE (AGRICULTURAL-RESIDENTIAL) TO RM-2-5 (RESIDENTIAL-MULTIPLE UNIT), (AREA = 11.50 AC)
- PROPOSED REZONE FROM EXISTING AR-1-1 ZONE (AGRICULTURAL-RESIDENTIAL) TO RM-2-6 (RESIDENTIAL-MULTIPLE UNIT), (AREA = 2.29 AC)
- PROPOSED REZONE FROM EXISTING AR-1-1 ZONE (AGRICULTURAL-RESIDENTIAL) TO RM-3-7 (RESIDENTIAL-MULTIPLE UNIT), (AREA = 6.71 AC)
- PROPOSED REZONE FROM EXISTING RS-1-14 ZONE (RESIDENTIAL-SINGLE UNIT) TO RM-2-5 (RESIDENTIAL-MULTIPLE UNIT), (AREA = 4.35 AC)
- (1) PROPOSED REZONE FROM EXISTING RS-1-14 ZONE (RESIDENTIAL-SINGLE UNIT) TO AR-1-1 (AGRICULTURAL-RESIDENTIAL), (AREA = 1.90 AC)
- (2) PROPOSED REZONE FROM EXISTING RM-2-5 ZONE (RESIDENTIAL-MULTIPLE UNIT) TO AR-1-1 (AGRICULTURAL-RESIDENTIAL), (AREA = 0.41 AC)
- (3) PROPOSED REZONE FROM EXISTING RM-3-7 ZONE (RESIDENTIAL-MULTIPLE UNIT) TO AR-1-1 (AGRICULTURAL-RESIDENTIAL), (AREA = 0.13 AC)
- (4) PROPOSED REZONE FROM EXISTING RM-1-1 ZONE (RESIDENTIAL-MULTIPLE UNIT) TO AR-1-1 (AGRICULTURAL-RESIDENTIAL), (AREA = 5.55 AC)
- (5) PROPOSED REZONE FROM EXISTING AR-1-1 ZONE (AGRICULTURAL-RESIDENTIAL) TO CC-2-1 (COMMUNITY-COMMERCIAL), (AREA = 0.27 AC)

- EXISTING STREET LEGAL CENTERLINE
- EXISTING RIGHT-OF-WAY
- PROPERTY BOUNDARY
- PROPOSED LOT LINE

PROPOSED ZONING PLAN

PROJECT DESIGN CONSULTANTS
Planning I Landscape Architecture I Engineering I Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

REGISTERED PROFESSIONAL ENGINEER
GREGORY M. SHIELDS
No. 42951
Exp. 03-31-22
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STATE OF CALIFORNIA

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PHONE #: (619) 235-6471

PROJECT ADDRESS:
14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
PROPOSED ZONING PLAN

REVISION 14:
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REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
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ORIGINAL DATE: NOVEMBER 14, 2019
SHEET 35 OF 59
DEP #

File Name P:\4394.00\Engr\DWG_Plans\Entitlement\4394_TM_35 - PROPOSED ZONING.dwg, Date Last Plotted: 9/4/2020 10:26:18 AM,

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

LEGAL DESCRIPTION

PARCEL A: (APN: 313-043-09-00)

PARCEL 1 OF PARCEL MAP NO. 15309, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 21, 1988 AS FILE NO. 88-354721 AND AS CORRECTED BY CERTIFICATE OF CORRECTION RECORDED JULY 29, 1994 AS FILE NO. 1994-0468755, BOTH OF OFFICIAL RECORDS.

PARCEL B: (APN'S: 313-040-60-00 AND 313-040-62-00)

PARCELS 1 AND 2 OF PARCEL MAP NO. 15726, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 6, 1989 AS FILE NO. 89-356828 OF OFFICIAL RECORDS.

PARCEL C: (APN: 313-031-28-00)

PARCEL 1 OF PARCEL MAP NO. 15727, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 6, 1989 AS FILE NO. 89-356829 OF OFFICIAL RECORDS.

PARCEL D-1: (APN: 313-040-71-00 AND 313-541-10-00)

PARCELS 1 AND 2 OF PARCEL MAP NO. 15758, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 10, 1989 AS FILE NO. 89-429034 OF OFFICIAL RECORDS.

PARCEL D-2:

AN EASEMENT FOR CONSTRUCTION, MAINTENANCE AND REPAIR OF A GOLF CART PATH FOR USE BY GOLF CARTS, GOLF COURSE MAINTENANCE EQUIPMENT, AND PEDESTRIAN GOLF COURSE USERS OVER, ALONG AND ACROSS THAT PORTION OF PARCEL "B" OF CARMEL MOUNTAIN RANCH UNIT 14, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12307 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL "B" SOUTH 01° 23' 20" WEST 75.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE SOUTH 01° 23' 20" WEST 21.29 FEET; THENCE LEAVING SAID LINE SOUTH 71° 20' 21" WEST 117.50 FEET; THENCE NORTH 18° 39' 39" WEST 11.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF CARMEL RIDGE ROAD, SAID POINT BEING ON THE ARC OF A 530.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 37° 08' 08" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 43' 59" A DISTANCE OF 25.28 FEET; THENCE LEAVING SAID CURVE AND RIGHT-OF-WAY NORTH 71° 20' 21" EAST 101.02 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL D-3:

AN EASEMENT FOR CONSTRUCTION, MAINTENANCE AND REPAIR OF A GOLF CART PATH FOR USE BY

GOLF CARTS, GOLF COURSE MAINTENANCE EQUIPMENT, AND PEDESTRIAN GOLF COURSE USERS, OVER, ALONG AND ACROSS THAT PORTION OF PARCEL "C" OF CARMEL MOUNTAIN RANCH UNIT 14, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 12307, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "C", SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF NORTH CITY PARKWAY; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "C" NORTH 12° 40' 18" WEST 74.75 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 26° 21' 58" WEST 285.16 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF NORTH CITY PARKWAY; THENCE LEAVING SAID POINT SOUTH 53° 14' 23" WEST 187.49 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF HIGHLAND RANCH ROAD, SAID POINT BEING ON THE ARC OF A NONTANGENT 1,351.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 52° 15' 07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 50' 54" A DISTANCE OF 20.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 53° 14' 23" EAST 182.91 FEET; THENCE NORTH 26° 21' 58" EAST 305.05 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL "C"; THENCE ALONG SAID LINE SOUTH 12° 40' 18" EAST 31.75 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL E: (APN: 313-660-43-00)

PARCEL 4 OF PARCEL MAP NO. 15862, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 9, 1989 AS FILE NO. 89-610623 OF OFFICIAL RECORDS.

PARCEL F: (APN'S: 313-704-01-00 AND 313-704-02-00)

PARCELS 1 AND 2 OF PARCEL MAP NO. 16314, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 6, 1990 AS FILE NO. 90-650551 OF OFFICIAL RECORDS.

PARCEL G-1: (APN'S: 313-040-79-00 AND 313-040-80-00)

PARCELS 1 AND 2 OF PARCEL MAP NO. 16337, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 20, 1990 AS FILE NO. 90-676623 OF OFFICIAL RECORDS.

PARCEL G-2:

AN EASEMENT FOR CONSTRUCTION, MAINTENANCE AND REPAIR OF A GOLF CART PATH FOR USE BY GOLF CARTS, GOLF COURSE MAINTENANCE EQUIPMENT, AND PEDESTRIAN GOLF COURSE USERS OVER, ALONG AND ACROSS THAT PORTION OF LOT 124 OF CARMEL MOUNTAIN RANCH 20-B UNIT 3, ACCORDING TO MAP THEREOF NO. 12328, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AS FILED IN THE OFFICE OF THE COUNTY RECORDER FEBRUARY 28, 1989 AS FILE NO. 89-102263, SHOWN ON EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 124; THENCE SOUTH 44° 20' 30" WEST, 135.60 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 124 TO THE MOST WESTERLY CORNER OF SAID LOT 124 AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHWESTERLY LINE SOUTH 40° 06' 13" EAST, 83.54 FEET TO THE WESTERLY LINE OF THAT CERTAIN WATER, DRAINAGE AND EMERGENCY ACCESS EASEMENT AS GRANTED PER SAID MAP NO. 12328; THENCE LEAVING SAID WESTERLY LINE SOUTH 85° 58' 54" EAST, 24.00 FEET TO THE EASTERLY LINE OF SAID WATER, DRAINAGE AND EMERGENCY ACCESS EASEMENT; THENCE ALONG

SAID EASTERLY LINE NORTH 4° 01' 06" EAST, 23.05 FEET TO THE BEGINNING OF A TANGENT 150.00 FOOT RADIUS CURVE TO THE LEFT, CONCAVE WESTERLY; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 39' 38" A DISTANCE OF 56.71 FEET; THENCE TANGENT TO SAID CURVE NORTH 17° 38' 32" WEST, 48.28 FEET TO AN INTERSECTION OF THE EASTERLY LINE OF SAID WATER, DRAINAGE AND EMERGENCY ACCESS EASEMENT WITH THE NORTHWESTERLY LINE OF SAID LOT 124; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 44° 20' 30" WEST, 27.19 FEET TO AN INTERSECTION OF SAID NORTHWESTERLY LINE WITH THE WESTERLY LINE OF SAID WATER, DRAINAGE AND EMERGENCY ACCESS EASEMENT; THENCE ALONG SAID WESTERLY LINE SOUTH 17° 38' 32" EAST, 35.51 FEET TO THE BEGINNING OF A TANGENT 126.00 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE WESTERLY; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 39' 38" A DISTANCE OF 47.63 FEET; THENCE TANGENT TO SAID CURVE SOUTH 4° 01' 06" WEST, 4.20 FEET TO THE BEGINNING OF A NON TANGENT 30.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, A RADIAL TO SAID POINT BEARS SOUTH 23° 31' 46" WEST; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 22' 01" A DISTANCE OF 13.81 FEET; THENCE TANGENT TO SAID CURVE NORTH 40° 06' 13" WEST, 57.66 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 124; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 44° 20' 30" WEST, 10.05 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL G-3:

AN EASEMENT FOR CONSTRUCTION, MAINTENANCE AND REPAIR OF A GOLF CART PATH FOR USE BY GOLF CARTS, GOLF COURSE MAINTENANCE EQUIPMENT, AND PEDESTRIAN GOLF COURSE USERS, OVER, ALONG AND ACROSS ALL THAT PORTION OF LOT 124 OF CARMEL MOUNTAIN RANCH 20-B UNIT 3, ACCORDING TO THE MAP THEREOF NO. 12328, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS FILED IN THE OFFICE OF THE COUNTY RECORDER FEBRUARY 28, 1989 AS FILE NO. 89-102263 OF OFFICIAL RECORDS, SHOWN ON EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 124; THENCE ALONG NORTHERLY LINE OF SAID LOT 124 SOUTH 44° 20' 30" WEST, 4.96 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY LINE SOUTH 30° 13' 07" EAST, 84.95 FEET TO THE BEGINNING OF A TANGENT 455.00 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 10' 53" A DISTANCE OF 112.62 FEET; THENCE TANGENT TO SAID CURVE SOUTH 16° 02' 14" EAST, 26.62 FEET TO THE BEGINNING OF A TANGENT 23.00 FOOT RADIUS CURVE TO THE LEFT, CONCAVE NORTHERLY; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 117° 38' 33" A DISTANCE OF 47.22 FEET; THENCE TANGENT TO SAID CURVE NORTH 46° 19' 13" EAST, 8.87 FEET TO A POINT ON THE ARC OF A 1449.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, A RADIAL TO SAID POINT BEARS SOUTH 52° 17' 18" WEST, SAID ARC BEING THE SOUTHWESTERLY RIGHT OF WAY OF HIGHLAND RANCH ROAD, 98.00 FEET WIDE; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 23' 61" A DISTANCE OF 10.05 FEET; THENCE LEAVING SAID ARC SOUTH 46° 19' 13" WEST, 21.85 FEET TO THE BEGINNING OF A TANGENT 32.00 FOOT RADIUS CURVE TO THE LEFT, CONCAVE EASTERLY; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76° 48' 26" A DISTANCE OF 42.90 FEET; THENCE TANGENT TO SAID CURVE SOUTH 30° 29' 13" EAST 11.58 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF NORTH CITY PARKWAY, 126.00 FEET WIDE; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 44° 20' 30" WEST, 13.47 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 30° 29' 13" WEST, 43.92 FEET; THENCE NORTH 16° 02' 14" WEST, 74.02 FEET TO THE BEGINNING OF A TANGENT 445.00 FOOT RADIUS CURVE TO THE LEFT, CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 10' 63" A DISTANCE OF 110.14 FEET; THENCE TANGENT TO SAID CURVE NORTH 30° 13' 07" WEST, 82.19 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 124; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 44° 20' 30" EAST, 10.37 FEET TO THE TRUE POINT OF THE BEGINNING.

PARCEL H: (APN: 313-031-32-00)

PARCEL 1 OF PARCEL MAP NO. 16479, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 23, 1991 AS FILE NO. 91-0244449 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION CONT.

PARCEL I-1: (APN'S: 313-043-01-00 THROUGH 313-043-03-00)

PARCELS 1, 2, AND 3 OF PARCEL MAP NO. 16647, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 26, 1991 AS FILE NO. 91-0496493 OF OFFICIAL RECORDS.

PARCEL I-2:

AN EASEMENT FOR MAINTENANCE PURPOSES OVER A PORTION OF PARCEL 1 OF PARCEL MAP NO. 17185, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 23, 1993, AS SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENT AND AGREEMENT BETWEEN LANDOWNERS, RECORDED JULY 28, 1993 AS FILE NO. 1993-0484403 OF OFFICIAL RECORDS.

PARCEL J: (APN: 313-653-40-00)

PARCEL 1 OF PARCEL MAP 16893, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 9, 1992 AS FILE NO. 1992-0429857 OF OFFICIAL RECORDS.

PARCEL K-1: (APN: 313-040-85-00)

PARCEL 1 OF PARCEL MAP NO. 16770, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 13, 1992 AS FILE NO. 1992-0080539 OF OFFICIAL RECORDS.

PARCEL K-2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 16770, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 13, 1992 AS FILE NO. 1992-0080539 OF OFFICIAL RECORDS, SHOWN AND DELINEATED ON SAID PARCEL MAP AS "ACCESS EASEMENT".

PARCEL L: (APN: 313-540-26-00)

PARCEL 7 OF PARCEL MAP NO. 14678, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 12, 1987 AS FILE NO. 87-079344 OF OFFICIAL RECORDS.

PARCEL M: (APN: 313-041-09-00)

LOT 4 OF CARMEL MOUNTAIN RANCH UNIT NO. 15, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11681, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 17, 1986.

PARCEL N-1: (APN: 313-512-43-00)

LOT 101, OF CARMEL MOUNTAIN RANCH UNIT NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN

DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11321, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 11, 1985.

PARCEL N-2:

AN EASEMENT FOR A GOLF CART PATH OVER AND ACROSS ALL THAT PORTION OF LOT 31 OF CARMEL MOUNTAIN RANCH 20-B UNIT 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12326, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1989, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 31 OF CARMEL MOUNTAIN RANCH 20-B UNIT 1, MAP NO. 12326, SAID POINT BEING ON THE ARC OF A 470.00 FOOT RADIUS CURVE CONCAVE EASTERLY, A RADIAL TO SAID POINT BEARS NORTH 68° 05' 16" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6° 10' 54" A DISTANCE OF 50.71 FEET; THENCE TANGENT TO SAID CURVE SOUTH 15° 43' 50" WEST, 79.44 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 66° 25' 19" A DISTANCE OF 23.19 FEET; THENCE NORTH 15° 43' 50" EAST, 97.77 FEET TO THE BEGINNING OF A TANGENT 458.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5° 38' 2" A DISTANCE OF 45.08 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 31; THENCE NORTH 48° 15' 26" WEST, 12.78 FEET TO THE POINT OF BEGINNING.

PARCEL O: (APN: 313-532-13-00)

LOT A OF CARMEL MOUNTAIN RANCH UNIT NO. 5A, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11527, FILED IN THE OFFICE OF THE COUNTY RECORDER, JUNE 4, 1986 AMENDED PURSUANT TO THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED AUGUST 27, 2009 AS INSTRUMENT NO. 2009-0481831 OF OFFICIAL RECORDS.

PARCEL P-1: (APN: 313-621-29-00)

LOT A OF CARMEL MOUNTAIN RANCH UNIT NO. 16, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11906, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 1, 1987.

PARCEL P-2:

AN EASEMENT 10.00 FEET IN WIDTH FOR A GOLF CART PATH OVER AND ACROSS ALL THAT PORTION OF LOT 7 OF THE RE-SUBDIVISION OF CARMEL MOUNTAIN RANCH UNITS 4 AND 36, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12516, RECORDER DECEMBER 13, 1989, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY BEING 5.00 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE EASTERLY CORNER OF LOT 1 OF SAID CARMEL MOUNTAIN RANCH UNITS 4 AND 36, MAP NO. 11915, FORMED BY THE COURSES NORTH 53°35'42" EAST, 37.96 FEET AND NORTH 39°46'36" WEST, 112.69 FEET; THENCE NORTH 39°46'36" WEST, ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID CARMEL MOUNTAIN RANCH UNITS 4 AND 36, 101.07 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE ARC OF A NON-TANGENT 125.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL TO SAID POINT BEARS SOUTH 4°35'43" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°39'17" A DISTANCE OF 49.42 FEET; THENCE TANGENT TO SAID CURVE NORTH 62° 45' 00" WEST, 43.92 FEET TO THE BEGINNING OF A 41.50 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'00" A DISTANCE OF 63.92 FEET; THENCE TANGENT TO SAID CURVE SOUTH 29°00'00" WEST, 30.39 FEET TO THE BEGINNING OF A TANGENT 240.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°42'06" A DISTANCE OF 15.51 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID LOT 1, SAID POINT LYING SOUTH 15°02'17" WEST 117.55 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 1.

THE SIDELINE OF SAID 10.00 FOOT EASEMENT SHALL BE LENGTHENED OR SHORTENED TO TERMINATE IN THE EASTERLY AND WESTERLY BOUNDARIES OF SAID LOT 1.

PARCEL P-3:

A NON-EXCLUSIVE EASEMENT FOR THE FLIGHT AND RETRIEVAL OF GOLF BALLS OVER, ALONG AND ACROSS THOSE CERTAIN ADJACENT RESIDENTIAL PROPERTIES, ADJACENT TO PARCELS A THROUGH S ABOVE DESCRIBED, AS RESERVED, STIPULATED AND DEFINED IN THOSE CERTAIN NOTICES OF ANNEXATIONS RECORDED AUGUST 18, 1987 AS FILE NO. 87-466012, NOVEMBER 3, 1987 AS FILE NO. 87-619616, JANUARY 26, 1988 AS FILE NO. 88-036226, AUGUST 17, 1988 AS FILE NOS. 88-406935 AND 88-406936, AUGUST 25, 1988 AS FILE NO. 88-426282, AUGUST 24, 1989 AS FILE NO. 89-454476, NOVEMBER 2, 1989 AS FILE NO. 89-598292, DECEMBER 28, 1989 AS FILE NO. 89-706852, JANUARY 22, 1990 AS FILE NO. 90-035710, JANUARY 8, 1991 AS FILE NO. 91-0009408, FEBRUARY 14, 1989 AS FILE 89-077693, MAY 21, 1991 AS FILE NO. 91-0239321, DECEMBER 21, 1989 AS FILE NO. 89-619745, JUNE 19, 1991 AS FILE NOS. 91-0293982 AND 91-0295287, JUNE 19, 1991 AS FILE NO. 91-0293984, AUGUST 20, 1991 AS FILE NO. 91-0426055, AUGUST 20, 1991 AS FILE NO. 91-0426056, NOVEMBER 26, 1991 AS FILE NOS. 91-0611561 AND 91-0611562, MAY 13, 1992 AS FILE NO. 1992-0290269, MAY 15, 1992 AS FILE NO. 1992-0297196, MAY 15, 1992 AS FILE NO. 1992-0298817, MAY 15, 1992 AS FILE 1992-0298522, 1992-0298817 AND 1992-0298818, MAY 18, 1992 AS FILE NO. 1992-0299957, MAY 18, 1992 AS FILE NO. 1992-0299958, JUNE 30, 1992 AS FILE NO. 1992-0409519, AUGUST 17, 1992 AS FILE NO. 1992-0518488, AUGUST 31, 1992 AS FILE NO. 1992-0553933, OCTOBER 20, 1992 AS FILE NO. 1992-0666789, NOVEMBER 20, 1992 AS FILE NO. 1992-0747972, MARCH 4, 1994 AS FILE NO. 1994-0146373, JUNE 10, 1994 AS FILE NO. 1994-0375687, AND VARIOUS OTHER ANNEXATIONS TO BE NAMED, ALL OF OFFICIAL RECORDS OF SAN DIEGO COUNTY.

PARCEL Q: (APN: 313-690-25-00)

LOT 11 OF CARMEL MOUNTAIN RANCH UNIT 19, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13061, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 12, 1993 (THE "PROPERTY"), AMENDED PURSUANT TO THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED JULY 18, 1997 AS INSTRUMENT NO. 1997-0341627 OF OFFICIAL RECORDS.

PARCEL R: (APN: 313-690-26-00)

LOT 12 OF CARMEL MOUNTAIN RANCH UNIT 19, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13061, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 12, 1993 (THE "PROPERTY"), AMENDED PURSUANT TO THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED JULY 18, 1997 AS INSTRUMENT NO. 1997-0341627 OF OFFICIAL RECORDS.

PROJECT DESIGN CONSULTANTS
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REGISTERED PROFESSIONAL ENGINEER
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PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
LEGAL DESCRIPTION

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
REVISION 07:
REVISION 06: JUNE 16, 2021
REVISION 05: SEPTEMBER 4, 2020
REVISION 04: JULY 24, 2020
REVISION 03: JUNE 10, 2020
REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020
ORIGINAL DATE: NOVEMBER 14, 2019

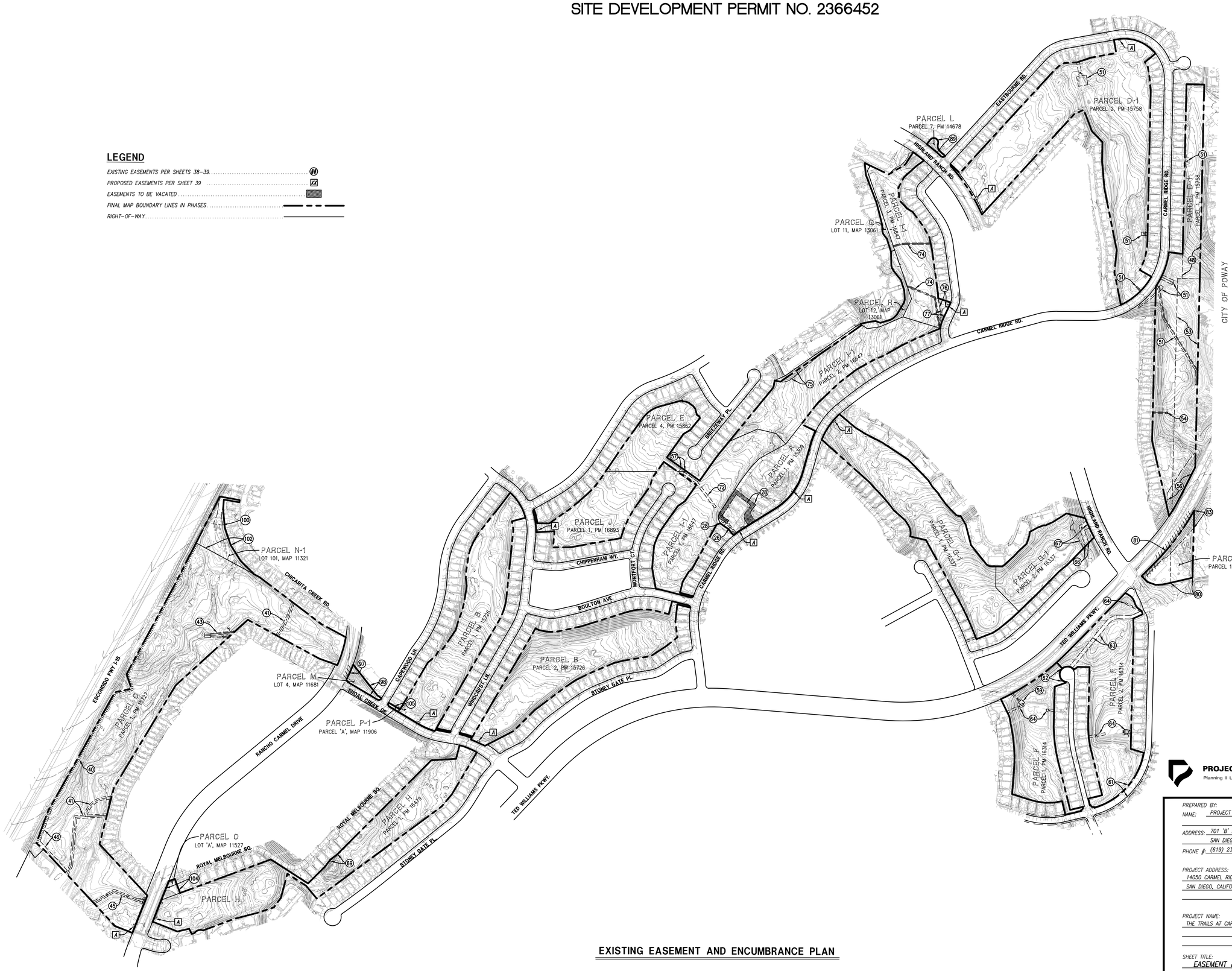
SHEET 36 OF 59
DEP #

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

LEGEND

- EXISTING EASEMENTS PER SHEETS 38-39
- PROPOSED EASEMENTS PER SHEET 39
- EASEMENTS TO BE VACATED
- FINAL MAP BOUNDARY LINES IN PHASES
- RIGHT-OF-WAY



EXISTING EASEMENT AND ENCUMBRANCE PLAN

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PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
EASEMENT & ENCUMBRANCE PLAN

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
REVISION 07:
REVISION 06: JUNE 16, 2021
REVISION 05: SEPTEMBER 4, 2020
REVISION 04: JULY 24, 2020
REVISION 03: JUNE 10, 2020
REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020
ORIGINAL DATE: NOVEMBER 14, 2019
SHEET 37 OF 59
DEP #

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

ENCUMBRANCE EASEMENTS NOTES

NOTE:

(H) INDICATES EXISTING PLOTTABLE EASEMENTS. SEE SHEET 37 FOR LOCATIONS.

# INDICATES EXISTING NON-PLOTTABLE EASEMENTS/ENCUMBRANCES WHOSE LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION.

XX INDICATES PROPOSED GENERAL UTILITY EASEMENTS PER DETAIL ON SHEET 2. SEE SHEET 37 FOR PROPOSED LOCATIONS.

EASEMENTS/ENCUMBRANCES	STATUS OF EASEMENT
THIS EASEMENT SUMMARY IS BASED ON PRELIMINARY REPORT ORDER NO. NHSC-5605987 (06) ISSUED BY FIRST AMERICAN TITLE COMPANY DATED OCTOBER 16, 2019. ENCUMBRANCE ITEMS SUCH AS TAXES, LIENS, RIGHTS AND CLAIMS APPEARING IN SAID POLICY AS ITEMS NO. 1-24 HAVE BEEN REVIEWED AND ARE NOT CONSIDERED SURVEY RELATED, AND THEREFORE HAVE NOT BEEN SHOWN HEREON.	
25 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED ENCROACHMENT REMOVAL AGREEMENT" RECORDED JULY 21, 1988 AS INSTRUMENT NO. 88-354545 OF OFFICIAL RECORDS.	
(26) AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: WATER AND INCIDENTAL PURPOSES.	EASEMENT TO REMAIN
27 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED ENCROACHMENT REMOVAL AGREEMENT" RECORDED OCTOBER 17, 1991 AS INSTRUMENT NO. 91-0537801 OF OFFICIAL RECORDS.	
(28) AN EASEMENT FOR WATER FACILITIES AND ACCESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 14, 1991 AS INSTRUMENT NO. 91-0588826 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF SAN DIEGO AFFECTS: A PORTION OF THE LAND	EASEMENT TO BE VACATED
29 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED NEIGHBORHOOD USE PERMIT NO. 310685 CRICKET - CARMEL MOUNTAIN RANCH COUNTRY CLUB CITY MANAGER PTS NO. 95872" RECORDED JULY 10, 2006 AS INSTRUMENT NO. 2006-0483917 OF OFFICIAL RECORDS.	
30 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NEIGHBORHOOD USE PERMIT NO. 410764 PLANNED DEVELOPMENT PERMIT NO. 331982 CINGULAR - CARMEL MOUNTAIN RANCH COUNTRY CLUB PLANNING COMMISSION PROJECT NO. 101102" RECORDED AUGUST 15, 2007 AS INSTRUMENT NO. 2007-0544252 OF OFFICIAL RECORDS.	
31 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED NEIGHBORHOOD USE PERMIT NO. 681416 T-MOBILE - CLUBHOUSE PROJECT NO. 180611 DEVELOPMENT SERVICES DEPARTMENT" RECORDED DECEMBER 16, 2009 AS INSTRUMENT NO. 2009-0634634 OF OFFICIAL RECORDS.	
32 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED CONDITIONAL USE PERMIT NO. 1209009 NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1218077 VERIZON WIRELESS CARMEL MOUNTAIN COUNTRY CLUB PROJECT NO. 345524 HEARING OFFICER" RECORDED MAY 9, 2014 AS INSTRUMENT NO. 2014-0190481 OF OFFICIAL RECORDS.	
33 A LEASE DATED NOVEMBER 27, 2013, EXECUTED BY PACS ENTERPRISES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS LESSOR AND VERIZON WIRELESS (VAW) LLC, DBA VERIZON WIRELESS AS LESSEE, RECORDED AUGUST 12, 2014 AS INSTRUMENT NO. 2014-0344635 OF OFFICIAL RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.	
34 A RIGHT OF FIRST REFUSAL IN FAVOR OF VERIZON WIRELESS (VAW) LLC, DBA VERIZON WIRELESS AS CONTAINED IN OR DISCLOSED BY A DOCUMENT RECORDED AUGUST 12, 2014 AS INSTRUMENT NO. 2014-0344635 OF OFFICIAL RECORDS.	
THE FOLLOWING MATTERS AFFECT PARCEL B:	
35 AN EASEMENT FOR UNDERGROUND FACILITIES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATION FACILITIES AND THE RIGHT OF INGRESS,EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 27, 1984 AS INSTRUMENT NO. 84-441656 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY AFFECTS: A PORTION OF THE LAND THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.	EASEMENT TO REMAIN
(36) INTENTIONALLY DELETED	
(37) INTENTIONALLY DELETED	
38 AN EASEMENT FOR EITHER OR BOTH PIPELINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 8, 1986 AS INSTRUMENT NO. 86-452789 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY AFFECTS: A PORTION OF THE LAND THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.	EASEMENT TO REMAIN
(39) INTENTIONALLY DELETED	
THE FOLLOWING MATTERS AFFECT PARCEL C	
(40) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM INTERSTATE 15 HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED MARCH 5, 1980 AS INSTRUMENT NO. 80-074838 OF OFFICIAL RECORDS.	EASEMENT TO REMAIN
(41) AN EASEMENT FOR SEWER MAIN OR MAINS AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 1982 AS INSTRUMENT NO. 82-096574 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF SAN DIEGO AFFECTS: A PORTION OF THE LAND	EASEMENT TO REMAIN
42 AN EASEMENT FOR UNDERGROUND FACILITIES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATION FACILITIES AND THE RIGHT OF INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 27, 1984 AS INSTRUMENT NO. 84-441656 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY AFFECTS: A PORTION OF THE LAND THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.	EASEMENT TO REMAIN
(43) AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED MARCH 12, 1986 AS INSTRUMENT NO. 86-095523 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF SAN DIEGO AFFECTS: A PORTION OF THE LAND	EASEMENT TO REMAIN
44 AN EASEMENT FOR EITHER OR BOTH PIPELINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 8, 1986 AS INSTRUMENT NO. 86-452789 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY AFFECTS: A PORTION OF THE LAND THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.	EASEMENT TO REMAIN
(45) AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED MARCH 11, 1987 AS INSTRUMENT NO. 87-126372 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF SAN DIEGO AFFECTS: A PORTION OF THE LAND	EASEMENT TO REMAIN

EASEMENTS/ENCUMBRANCES (CONT.)	STATUS OF EASEMENT
(46) AN EASEMENT FOR UNDERGROUND PIPELINE FOR SANITARY SEWER DRAINAGE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 23, 1988 AS INSTRUMENT NO. 88-081990 OF OFFICIAL RECORDS. IN FAVOR OF: CAMINO BERNARDO ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP AFFECTS: A PORTION OF THE LAND	EASEMENT TO REMAIN (PRIVATE)
47 AN EASEMENT FOR MAINTAINING, REPAIRING AND REPLACING THE MONUMENTS AND IMPROVEMENTS AND INCIDENTAL PURPOSES, RECORDED AUGUST 8, 1991 AS INSTRUMENT NO. 91-0402893 OF OFFICIAL RECORDS. IN FAVOR OF: CARMEL MOUNTAIN RANCH RESIDENTIAL COMMUNITY ASSOCIATION, A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION AFFECTS: A PORTION OF THE LAND THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.	EASEMENT TO REMAIN (PRIVATE)
THE FOLLOWING MATTERS AFFECT PARCEL D-1	
(48) AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 2, 1962 AS INSTRUMENT NO. 188596 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY AFFECTS: A PORTION OF THE LAND	EASEMENT TO REMAIN
49 AN EASEMENT FOR UNDERGROUND FACILITIES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATION FACILITIES AND THE RIGHT OF INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 27, 1984 AS INSTRUMENT NO. 84-441656 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY AFFECTS: A PORTION OF THE LAND THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.	EASEMENT TO REMAIN
50 AN EASEMENT FOR POLES, WIRES, CABLES AND UNDERGROUND FACILITIES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATION FACILITIES, OVERHEAD AND/OR UNDERGROUND AND THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MAY 7, 1985 AS INSTRUMENT NO. 85-159773 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION AFFECTS: A PORTION OF THE LAND THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.	EASEMENT TO REMAIN
(51) AN EASEMENT FOR DRAINAGE, WATER, SEWER AND INCIDENTAL PURPOSES, RECORDED DECEMBER 4, 1986 AS INSTRUMENT NO. 86-561413 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION AFFECTS: A PORTION OF SAID LAND	EASEMENT TO REMAIN
52 AN EASEMENT FOR EITHER OR BOTH PIPELINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 8, 1986 AS INSTRUMENT NO. 86-452789 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY AFFECTS: A PORTION OF THE LAND THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.	EASEMENT TO REMAIN
(53) AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 3, 1988 AS INSTRUMENT NO. 88-501528 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY AFFECTS: A PORTION OF THE LAND	EASEMENT TO REMAIN
(54) AN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 19, 1989 AS INSTRUMENT NO. 89-030608 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF SAN DIEGO AFFECTS: A PORTION OF THE LAND	EASEMENT TO REMAIN
55 ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION INCLUDING BUT NOT LIMITED TO DRAINAGE AND INCIDENTAL PURPOSES AFFECTING SAID LAND.	
(56) AN EASEMENT FOR SLOPE MAINTENANCE, LANDSCAPING, LANDSCAPE MAINTENANCE, SLOPE STABILIZATION AND EROSION CONTROL AND INCIDENTAL PURPOSES IN FAVOR OF CARMEL MOUNTAIN RANCH RESIDENTIAL COMMUNITY ASSOCIATION, A CALIFORNIA NON PROFIT MUTUAL BENEFIT CORPORATION, RECORDED JUNE 17, 1993 AS FILE NO. 1993-0382859 OF OFFICIAL RECORDS, OVER A PORTION OF PARCEL D, LOCATED ALONG NORTH CITY PARKWAY, WITH OTHER PROPERTY.	EASEMENT TO REMAIN (PRIVATE)
THE FOLLOWING MATTERS AFFECT PARCEL E:	
(57) AN EASEMENT FOR GENERAL UTILITY, INCLUDING ANY OR ALL APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 10, 1988 AS INSTRUMENT NO. 88-579989 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF SAN DIEGO AFFECTS: A PORTION OF THE LAND	EASEMENT TO REMAIN
THE FOLLOWING MATTERS AFFECT PARCEL F:	
58 AN EASEMENT FOR EITHER OR BOTH PIPELINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 8, 1986 AS INSTRUMENT NO. 86-452789 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY AFFECTS: A PORTION OF THE LAND THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.	EASEMENT TO REMAIN
(59) AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED AUGUST 25, 1988 AS INSTRUMENT NO. 88-425004 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF SAN DIEGO AFFECTS: PARCEL 1	EASEMENT TO REMAIN
60 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED DECEMBER 8, 1988 AS INSTRUMENT NO. 88-630992 OF OFFICIAL RECORDS.	

EASEMENTS/ENCUMBRANCES (CONT.)	STATUS OF EASEMENT
(61) AN EASEMENT FOR PRIVATE STREET PURPOSES WHICH PURPOSES SHALL INCLUDE CONSTRUCTION AND MAINTAINING THEREON PRIVATE STREETS, WHICH MAY INCLUDE ISLAND LANDSCAPING AND VEHICULAR PARKING, FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, INSTALLING, CONSTRUCTING AND MAINTAINING SEWER AND WATER MAINS, FIRE HYDRANTS, WATER METERS, STORM DRAINS AND INCIDENTALS TO SAID FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE REPAIR, MAINTENANCE AND ALTERATION OF ANY UTILITY EQUIPMENT OR FACILITIES SITUATED IN OR ON SAID EASEMENT AND ALSO THE RIGHT OF INGRESS AND EGRESS OF EMERGENCY VEHICLES FOR ACCESS TO THIS PROPERTY OR OTHER ADJACENT LANDS FOR EMERGENCY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF SAN DIEGO, RECORDED JANUARY 11, 1990 AS INSTRUMENT NO. 90-018791 OF OFFICIAL RECORDS.	EASEMENT TO REMAIN (PRIVATE)
(62) AN EASEMENT FOR PRIVATE STREET PURPOSES WHICH PURPOSES SHALL INCLUDE CONSTRUCTION AND MAINTAINING THEREON PRIVATE STREETS, WHICH MAY INCLUDE ISLAND LANDSCAPING AND VEHICULAR PARKING, FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, INSTALLING, CONSTRUCTING AND MAINTAINING SEWER AND WATER MAINS, FIRE HYDRANTS, WATER METERS, STORM DRAINS AND INCIDENTALS TO SAID FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE REPAIR, MAINTENANCE AND ALTERATION OF ANY UTILITY EQUIPMENT OR FACILITIES SITUATED IN OR ON SAID EASEMENT AND ALSO THE RIGHT OF INGRESS AND EGRESS OF EMERGENCY VEHICLES FOR ACCESS TO THIS PROPERTY OR OTHER ADJACENT LANDS FOR EMERGENCY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF SAN DIEGO, RECORDED JANUARY 11, 1990 AS FILE NO. 90-018792 OF OFFICIAL RECORDS.	EASEMENT TO REMAIN (PRIVATE)
(63) AN EASEMENT TO CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE AND REPAIR WATER FACILITIES INCLUDING ANY OR ALL APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, TOGETHER WITH INGRESS AND EGRESS OF EMERGENCY VEHICLES FOR ACCESS TO ADJACENT OR NEARBY LANDS FOR EMERGENCY AND INCIDENTAL PURPOSES, RECORDED JANUARY 11, 1990 AS INSTRUMENT NO. 90-018793 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF SAN DIEGO AFFECTS: PARCEL 2	EASEMENT TO REMAIN
(64) AN EASEMENT FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 11, 1990 AS INSTRUMENT 90-018794 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF SAN DIEGO AFFECTS: A PORTION OF THE LAND	EASEMENT TO REMAIN
THE FOLLOWING MATTERS AFFECT PARCEL G-1:	
(65) ENCROACHMENT AS DISCLOSED BY AN ENCROACHMENT REMOVAL AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND CARMEL MOUNTAIN RANCH ASSOCIATION, OWNER, RECORDED DECEMBER 8, 1988 AS FILE NO. 88-630992, OF OFFICIAL RECORDS, RELATING TO THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF PRIVATE GOLF CART UNDERCROSSING AND IRRIGATION DRAINS.	EASEMENT TO REMAIN
(66) AN EASEMENT FOR WATER AND DRAINAGE FACILITIES, TOGETHER WITH INGRESS AND EGRESS OF EMERGENCY VEHICLES FOR ACCESS TO THIS OR OTHER ADJACENT OR NEARBY LANDS FOR EMERGENCY PURPOSES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1989 AS INSTRUMENT NO. 89-069795 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF SAN DIEGO AFFECTS: PARCEL 2	EASEMENT TO REMAIN
(67) AN EASEMENT FOR INSTALLING, PLANTING, IRRIGATING, MAINTAINING AND REPLACING THE LANDSCAPING ON THE SLOPES AND INCIDENTAL PURPOSES, RECORDED JULY 28, 1993 AS INSTRUMENT NO. 1993-0484401 OF OFFICIAL RECORDS. IN FAVOR OF: CARMEL MOUNTAIN RANCH RESIDENTIAL COMMUNITY ASSOCIATION, A NONPROFIT MUTUAL BENEFIT CORPORATION AFFECTS: A PORTION OF THE LAND SAID INSTRUMENT ADDITIONALLY CONTAINS COVENANTS AND AGREEMENTS REGARDING THE USES THEREOF.	EASEMENT TO REMAIN (PRIVATE)
THE FOLLOWING MATTERS AFFECT PARCEL H:	
68 AN EASEMENT FOR EITHER OR BOTH PIPELINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 8, 1986 AS INSTRUMENT NO. 86-452789 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY AFFECTS: A PORTION OF THE LAND THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. THE ROUTE OR LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE RECORD.	EASEMENT TO REMAIN
(69) AN EASEMENT FOR EXCLUSIVE USE AND THE RIGHT TO GRANT PORTIONS OF SAID EASEMENT TO THE FUTURE HOMEOWNERS OF LOTS 15-20 OF MAP NO. 11459 AND INCIDENTAL PURPOSES, RECORDED JUNE 9, 1987 AS INSTRUMENT NO. 87-320401 OF OFFICIAL RECORDS. IN FAVOR OF: BARRATT AMERICAN INCORPORATED, A DELAWARE CORPORATION AFFECTS: A PORTION OF THE LAND	EASEMENT TO REMAIN (PRIVATE)
THE FOLLOWING MATTERS AFFECT PARCEL I-1:	
70 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 8, 1986 AS INSTRUMENT NO. 86-452789 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY AFFECTS: A PORTION OF THE LAND THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.	EASEMENT TO REMAIN
71 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED JANUARY 8, 1987 AS INSTRUMENT NO. 87-007169 OF OFFICIAL RECORDS.	
(72) AN EASEMENT FOR WATER FACILITIES AND GENERAL UTILITY, INCLUDING ANY OR ALL APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 10, 1988 AS INSTRUMENT NO. 88-579989 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF SAN DIEGO AFFECTS: A PORTION OF THE LAND	EASEMENT TO REMAIN
73 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF EASEMENT AND AGREEMENT BETWEEN LANDOWNERS" RECORDED JULY 28, 1993 AS INSTRUMENT NO. 1993-0484403 OF OFFICIAL RECORDS.	
(74) AN EASEMENT FOR DRAIN FACILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 10, 1993 AS INSTRUMENT NO. 1993-0830967 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION AFFECTS: PARCEL 3	EASEMENT TO REMAIN

EASEMENTS/ENCUMBRANCES (CONT.)	STATUS OF EASEMENT
(75) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF EASEMENTS AND AGREEMENT BETWEEN LANDOWNERS" RECORDED JUNE 27, 1997 AS INSTRUMENT NO. 1997-0303983 OF OFFICIAL RECORDS. AFFECTS: PARCEL 2	EASEMENT TO REMAIN (PRIVATE)
(76) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED FEBRUARY 27, 2004 AS INSTRUMENT NO. 2004-0159718 OF OFFICIAL RECORDS. AFFECTS: PARCEL 3	EASEMENT TO REMAIN
(77) AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED MARCH 22, 2006 AS INSTRUMENT NO. 2006-0198426 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF SAN DIEGO, A MUNICIPAL CORPORATION AFFECTS: PARCEL 3 OF PARCEL I-1	EASEMENT TO REMAIN
78 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT" RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0814796 OF OFFICIAL RECORDS.	
THE FOLLOWING MATTERS AFFECT PARCEL J:	
79 AN EASEMENT FOR EITHER OR BOTH PIPELINES, UNDERGROUND CONDUITS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 8, 1986 AS INSTRUMENT NO. 86-452789 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY AFFECTS: A PORTION OF THE LAND THE ROUTE OR LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE RECORD.	EASEMENT TO REMAIN
THE FOLLOWING MATTERS AFFECT PARCEL K-1:	
(80) AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 3, 1988 AS INSTRUMENT NO. 88-501528 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY AFFECTS: WITHIN A STRIP OF LAND 150.00 FEET IN WIDTH	EASEMENT TO REMAIN
(81) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM TED WILLIAMS PARKWAY HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP NO. 12558.	EASEMENT TO REMAIN
82 AN EASEMENT FOR CABLE TV FACILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 18, 1990 AS INSTRUMENT NO. 90-566883 OF OFFICIAL RECORDS. IN FAVOR OF: AMERICAN TELEVISION AND COMMUNICATIONS CORPORATION, DBA SOUTHWESTERN CABLE TV AFFECTS: A PORTION OF THE LAND THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. A DOCUMENT RECORDED JUNE 3, 1994 AS INSTRUMENT NO. 1994-0363221 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO TIME WARNER ENTERTAINMENT, L.P.	EASEMENT TO REMAIN
(83) AN EASEMENT FOR SLOPE MAINTENANCE, LANDSCAPING, LANDSCAPE MAINTENANCE, SLOPE STABILIZATION AND EROSION CONTROL AND INCIDENTAL PURPOSES, RECORDED JUNE 17, 1993 AS INSTRUMENT NO. 1993-0382859 OF OFFICIAL RECORDS. IN FAVOR OF: CARMEL MOUNTAIN RANCH RESIDENTIAL COMMUNITY ASSOCIATION, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION AFFECTS: AS DESCRIBED THEREIN	EASEMENT TO REMAIN (PRIVATE)
84 A LEASE DATED APRIL 29, 2011, EXECUTED BY PACS ENTERPRISES, A CALIFORNIA LIMITED LIABILITY CORPORATION AS LESSOR AND T-MOBILE WEST CORPORATION, A SUBSIDIARY OF T-MOBILE USA INC., A DELAWARE CORPORATION AS LESSEE, RECORDED JULY 21, 2011 AS INSTRUMENT NO. 2011-0370821 OF OFFICIAL RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.	
85 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NEIGHBORHOOD USE PERMIT NO. 827874 T-MOBILE MAINTENANCE YARD PROJECT NO. 230512 DEVELOPMENT SERVICES DEPARTMENT" RECORDED NOVEMBER 23, 2011 AS INSTRUMENT NO. 2011-0628938 OF OFFICIAL RECORDS.	
THE FOLLOWING MATTERS AFFECT PARCEL L:	
86 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 40-011-0" RECORDED DECEMBER 17, 1981 AS INSTRUMENT NO. 81-394831 OF OFFICIAL RECORDS.	
87 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 40-011-1" RECORDED DECEMBER 30, 1981 AS INSTRUMENT NO. 81-406511 OF OFFICIAL RECORDS.	
88 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 84-0489" RECORDED DECEMBER 3, 1984 AS INSTRUMENT NO. 84-449942 OF OFFICIAL RECORDS.	
(89) AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: BUILDING RESTRICTED AND INCIDENTAL PURPOSES.	EASEMENT TO REMAIN
90 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED JANUARY 8, 1987 AS INSTRUMENT NO. 87-007169 OF OFFICIAL RECORDS.	
91 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED JANUARY 8, 1987 AS INSTRUMENT NO. 87-007170 OF OFFICIAL RECORDS.	
92 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED JANUARY 8, 1987 AS INSTRUMENT NO. 87-007172 OF OFFICIAL RECORDS.	

EASEMENTS/ENCUMBRANCES (CONT.)	STATUS OF EASEMENT
THE FOLLOWING MATTERS AFFECT PARCEL M:	
93 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED JANUARY 3, 1985 AS INSTRUMENT NO. 85-001329 OF OFFICIAL RECORDS.	
94 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED JANUARY 3, 1985 AS INSTRUMENT NO. 85-001330 OF OFFICIAL RECORDS.	
95 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT REGARDING MITIGATION MEASURES" RECORDED AUGUST 11, 1986 AS INSTRUMENT NO. 86-341236 OF OFFICIAL RECORDS.	
96 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED DECEMBER 24, 1986 AS INSTRUMENT NO. 86-609176 OF OFFICIAL RECORDS.	
(97) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM RANCHO CARMEL DRIVE, HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP.	EASEMENT TO REMAIN
(98) AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: BUILDING RES

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

ENCUMBRANCE EASEMENTS NOTES

NOTE:

(H) INDICATES EXISTING PLOTTABLE EASEMENTS. SEE SHEET 37 FOR LOCATIONS.

# INDICATES EXISTING NON-PLOTTABLE EASEMENTS/ENCUMBRANCES WHOSE LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION.

[XX] INDICATES PROPOSED GENERAL UTILITY EASEMENTS PER DETAIL ON SHEET 2. SEE SHEET 37 FOR PROPOSED LOCATIONS.

EASEMENTS/ENCUMBRANCES	STATUS OF EASEMENT
THE FOLLOWING MATTERS AFFECT PARCELS Q AND R:	
106A AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 8, 1986 AS INSTRUMENT NO. 86-452789 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.	EASEMENT TO REMAIN
106B THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 90-1148" RECORDED JANUARY 27, 1992 AS INSTRUMENT NO. 1992-042115 OF OFFICIAL RECORDS.	EASEMENT TO REMAIN
106C THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED AUGUST 12, 1993 AS INSTRUMENT NO. 1993-0524995 OF OFFICIAL RECORDS.	EASEMENT TO REMAIN
106D THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED AUGUST 12, 1993 AS INSTRUMENT NO. 1993-0524997 OF OFFICIAL RECORDS.	EASEMENT TO REMAIN
106E THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION: THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THIS IS A MAP OF A PLANNED RESIDENTIAL DEVELOPMENT PROJECT AS DEFINED IN CHAPTER X, ARTICLE 1, DIVISION 9 OF THE SAN DIEGO MUNICIPAL CODE.	EASEMENT TO REMAIN
106F AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: DRAINAGE AND INCIDENTAL PURPOSES.	EASEMENT TO REMAIN
106G THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT AND NOTICE OF ANNEXATION FOR THE CARMEL MOUNTAIN RANCH RESIDENTIAL COMMUNITY ASSOCIATION (WINDHAM AT CARMEL MOUNTAIN IN RANCH-PHASE 7)" RECORDED MARCH 11, 1996 AS INSTRUMENT NO. 1996-0118784 OF OFFICIAL RECORDS.	EASEMENT TO REMAIN
THE FOLLOWING MATTERS AFFECT ALL PARCELS:	
107 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONDITIONAL USE PERMIT NO. 84-0114" RECORDED MAY 23, 1984 AS INSTRUMENT NO. 84-192331 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JULY 22 , 1985 AS INSTRUMENT NO. 85-260050 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 9, 1988 AS INSTRUMENT NO. 88-389653 OF OFFICIAL RECORDS.	EASEMENT TO REMAIN
108 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED DECEMBER 10, 1985 AS INSTRUMENT NO. 85-464528 OF OFFICIAL RECORDS.	EASEMENT TO REMAIN
109 THE EFFECT OF RESOLUTION NO. 47-87 OF THE POWAY UNIFIED SCHOOL DISTRICT WHICH INCURS A SPECIAL TAX LEVY FOR SCHOOL FACILITIES RECORDED JUNE 17, 1987 AS FILE NO. 87-337778 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID INSTRUMENT FOR FURTHER PARTICULARS. THE FACT THAT THE POWAY UNIFIED SCHOOL DISTRICT ASSESSMENT DOES NOT AFFECT PROPERTIES WHICH ARE USED AS A GOLF COURSE.	EASEMENT TO REMAIN
110 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF EASEMENTS AND AGREEMENT BETWEEN LANDOWNERS" RECORDED JULY 28, 1993 AS INSTRUMENT NO. 1993- 0484402 OF OFFICIAL RECORDS. AFFECTS: PARCELS A THROUGH P	EASEMENT TO REMAIN
111 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND AGREEMENT BETWEEN LANDOWNERS" RECORDED AUGUST 13, 1993 AS INSTRUMENT NO. 1993-0529303 OF OFFICIAL RECORDS.	EASEMENT TO REMAIN
112 A LEASE DATED MAY 12, 2005, EXECUTED BY CARMEL MOUNTAIN GOLF COURSE PARTNERS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS LESSOR AND NEW CINGULAR WIRELESS PCS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS LESSEE, RECORDED JUNE 13, 2006 AS INSTRUMENT NO. 2006-0417418 OF OFFICIAL RECORDS. AFFECTS: THE LAND AND OTHER PROPERTY. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.	EASEMENT TO REMAIN
113 A LEASE DATED JULY 14, 2006, EXECUTED BY CARMEL MOUNTAIN GOLF COURSE PARTNERS, A CALIFORNIA LIMITED LIABILITY COMPANY AS LESSOR AND CRICKET COMMUNICATIONS, INC., A DELAWARE CORPORATION AS LESSEE, RECORDED JULY 26, 2006 AS INSTRUMENT NO. 2006-0526133 OF OFFICIAL RECORDS. AFFECTS: PARCELS A THROUGH P, AND OTHER PROPERTY DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.	EASEMENT TO REMAIN
114 INTENTIONALLY DELETED	EASEMENT TO REMAIN
115 A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $4,500,000.00 RECORDED DECEMBER 22, 2010 AS INSTRUMENT NO. 2010-0709328 OF OFFICIAL RECORDS. DATED: DECEMBER 21, 2010 TRUSTOR: PACS ENTERPRISES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY TRUSTEE: STEWART TITLE OF CALIFORNIA INC BENEFICIARY: OPEN BANK AFFECTS: THE LAND AND OTHER PROPERTY. A DOCUMENT ENTITLED "ASSIGNMENT OF RENTS" RECORDED DECEMBER 22, 2010 AS INSTRUMENT NO. 2010- 0709329 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST RECORDED DECEMBER 22, 2010 AS INSTRUMENT NO. 2010-0709328 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT" RECORDED DECEMBER 22, 2010 AS INSTRUMENT NO. 2010-0709330 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT" RECORDED DECEMBER 14, 2011 AS INSTRUMENT NO. 2011-0671631 OF OFFICIAL RECORDS. AFFECTS: PARCEL K-1 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUBORDINATION, CONSENT, NON- DISTURBANCE, AND ATTORNMENT AGREEMENT" RECORDED AUGUST 12, 2014 AS INSTRUMENT NO. 2014- 0344636 OF OFFICIAL RECORDS. AFFECTS: PARCEL A	EASEMENT TO REMAIN
116 A LEASE DATED JUNE 15, 2011, EXECUTED BY PACS ENTERPRISE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS LESSOR AND CRICKET COMMUNICATIONS, INC., A DELAWARE CORPORATION AS LESSEE, RECORDED AUGUST 22, 2011 AS INSTRUMENT NO. 2011-0430158 OF OFFICIAL RECORDS. AFFECTS: PARCELS A THROUGH P, AND OTHER PROPERTY DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.	EASEMENT TO REMAIN

EASEMENTS/ENCUMBRANCES (CONT.)	STATUS OF EASEMENT
117 A LEASE DATED DECEMBER 19, 2005, EXECUTED BY PACS ENTERPRISE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS LESSOR AND CRICKET COMMUNICATIONS, INC., A DELAWARE CORPORATION AS LESSEE, RECORDED AUGUST 22, 2011 AS INSTRUMENT NO. 2011-0430159 OF OFFICIAL RECORDS. AFFECTS: PARCELS B THROUGH P, AND OTHER PROPERTY DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.	EASEMENT TO REMAIN
117A AN OPTION IN FAVOR OF NUVI CMR, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS CONTAINED IN OR DISCLOSED BY A DOCUMENT RECORDED AUGUST 21, 2019 AS INSTRUMENT NO. 2019-0355625 OF OFFICIAL RECORDS. AFFECTS: PARCELS A THROUGH J AND L THROUGH P	EASEMENT TO REMAIN
118 RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY. AFFECTS: PARCELS A THROUGH P	EASEMENT TO REMAIN
119 ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.	EASEMENT TO REMAIN
120 ANY EASEMENTS AND/OR SERVITUDES AFFECTING EASEMENT PARCEL(S) D-2, D-3, G-2, G-3, I-2, K-2, N-2, P-2 AND P-3 HEREIN DESCRIBED.	EASEMENT TO REMAIN
121 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.	EASEMENT TO REMAIN
122 RIGHTS OF PARTIES IN POSSESSION.	EASEMENT TO REMAIN

PROPOSED EASEMENTS:

[A] AN EASEMENT FOR WATER FACILITIES PER DETAIL ON SHEET 2.

IN FAVOR OF: THE CITY OF SAN DIEGO
AFFECTS: A PORTION OF THE LAND

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

REGISTERED PROFESSIONAL ENGINEER
GREGORY M. SHIELDS
No. 42951
Exp. 03-31-22
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
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SAN DIEGO, CALIFORNIA 92101
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PROJECT ADDRESS:
14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
ENCUMBRANCE EASEMENTS NOTES

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
REVISION 07:
REVISION 06: JUNE 16, 2021
REVISION 05: SEPTEMBER 4, 2020
REVISION 04: JULY 24, 2020
REVISION 03: JUNE 10, 2020
REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020
ORIGINAL DATE: NOVEMBER 14, 2019

SHEET 39 OF 59

DEP #

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

TREE NOTE:

ALL EXISTING AND PROPOSED TREE BRANCHES TO HAVE A MINIMUM VERTICAL CLEARANCE OF 8' FROM FACE OF CURB TO LOWEST HANGING TREE BRANCH. SEE LANDSCAPE SHEETS FOR PROPOSED PARKWAY TREES.

AASHTO TABLE 9-6: DESIGN INTERSECTION SIGHT DISTANCE CASE B1, LEFT TURN FROM STOP (t_g = 7.5 SECONDS)

DESIGN SPEED, V_{major} (MPH)	STOPPING SIGHT DISTANCE (FT)	INTERSECTION SIGHT DISTANCE, ISD*, FOR PASSENGER CARS (FT)
15	80	170
20	115	225
25	155	280
30	200	335
35	250	390
40	305	445
45	360	500
50	425	555
55	495	610
60	570	665

*ISD = $1.47V_{major}t_g$

**FOR MINOR ROAD APPROACH GRADES - IF THE APPROACH GRADE IS AN UPGRADE THAT EXCEEDS 3%, ADD 0.2t_g FOR EACH PERCENT GRADE

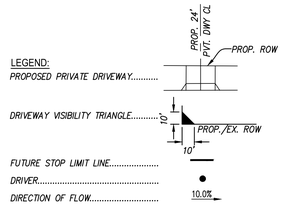
AASHTO TABLE 9-8: DESIGN INTERSECTION SIGHT DISTANCE CASE B2, RIGHT TURN FROM STOP (t_g = 6.5 SECONDS)

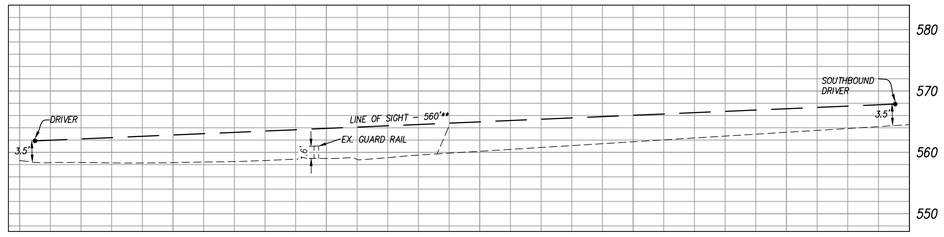
DESIGN SPEED, V_{major} (MPH)	STOPPING SIGHT DISTANCE (FT)	INTERSECTION SIGHT DISTANCE, ISD*, FOR PASSENGER CARS (FT)
15	80	145
20	115	195
25	155	240
30	200	290
35	250	335
40	305	385
45	360	430
50	425	480
55	495	530
60	570	575

*ISD = $1.47V_{major}t_g$

**FOR MINOR ROAD APPROACH GRADES - IF THE APPROACH GRADE IS AN UPGRADE THAT EXCEEDS 3%, ADD 0.1t_g FOR EACH PERCENT GRADE

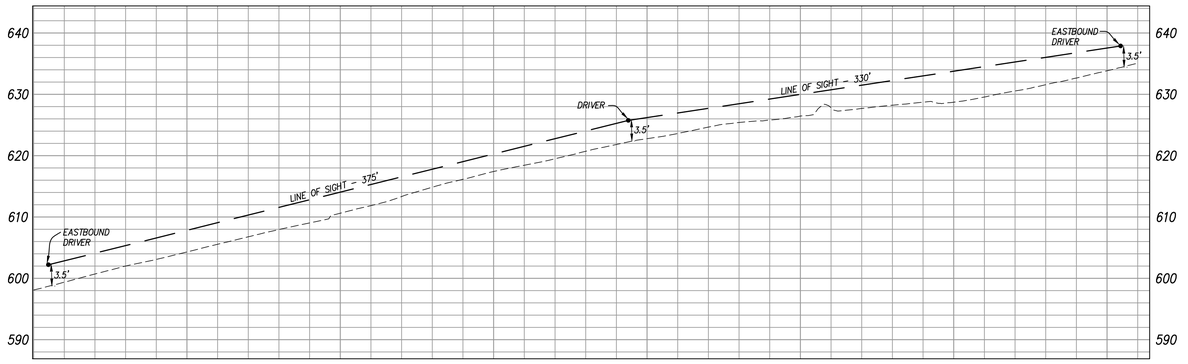
LEGEND:
PROPOSED PRIVATE DRIVEWAY.....
DRIVEWAY VISIBILITY TRIANGLE.....
FUTURE STOP LIMIT LINE.....
DRIVER.....
DIRECTION OF FLOW.....





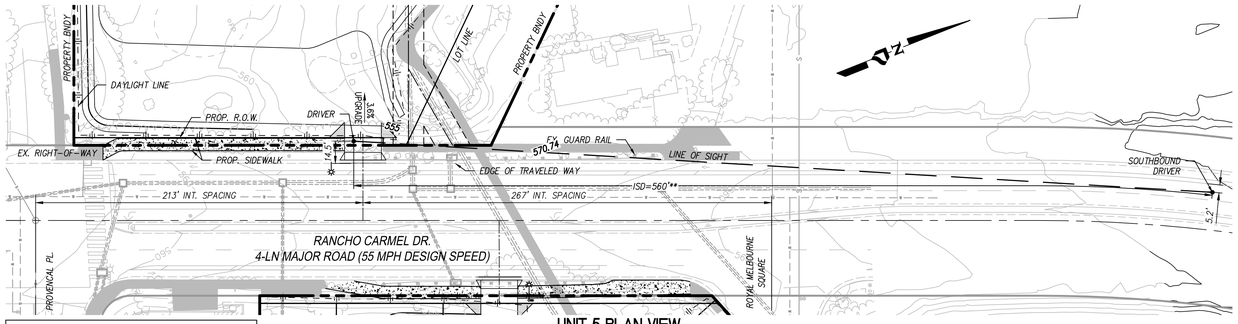
UNIT 5 PROFILE VIEW

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



UNIT 2 PROFILE VIEW

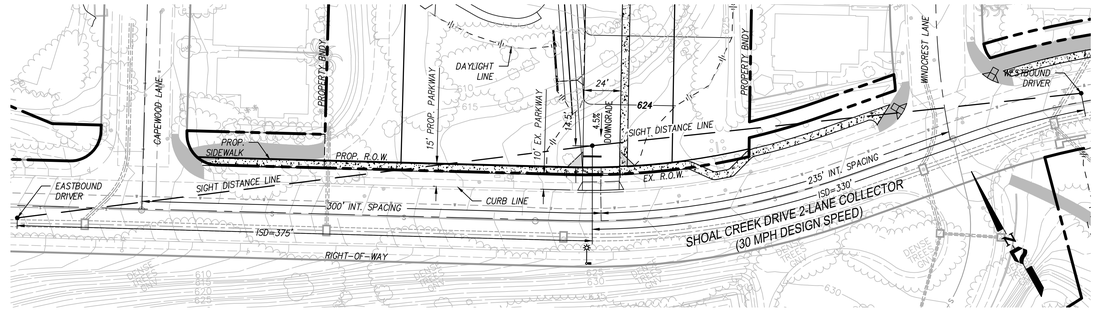
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



UNIT 5 PLAN VIEW

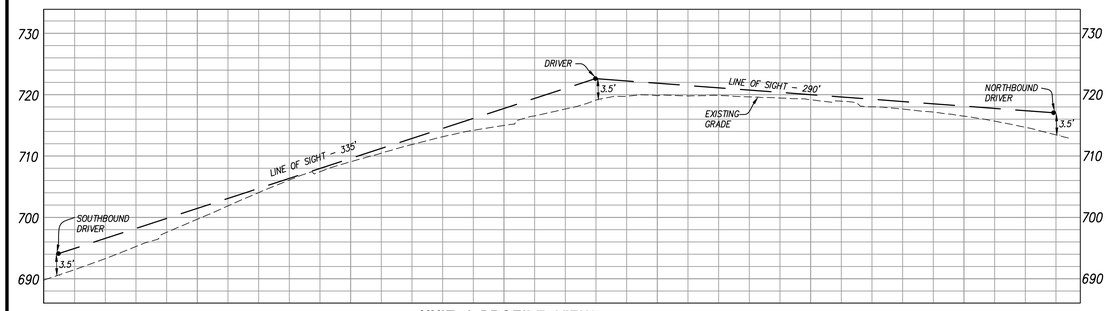
SCALE: 1" = 40'

**MINOR APPROACH SLOPE = 3.6% UPGRADE
t_g = 6.5s + (0.1s X 3.6%) = 6.86s
ISD = $1.47V_{major}t_g$ = 1.47(55MPH)(6.85s) = 554.8' ~ 560'



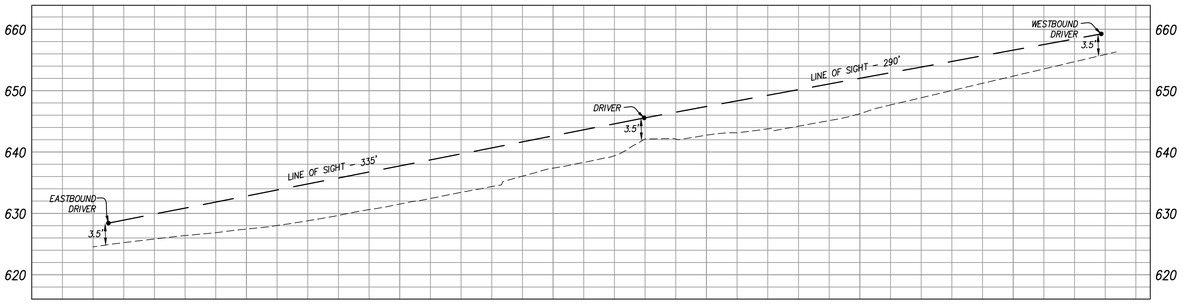
UNIT 2 PLAN VIEW

SCALE: 1" = 40'



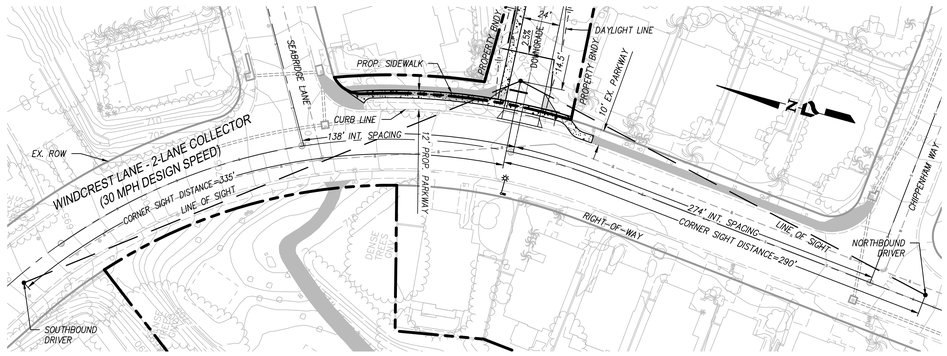
UNIT 1 PROFILE VIEW

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



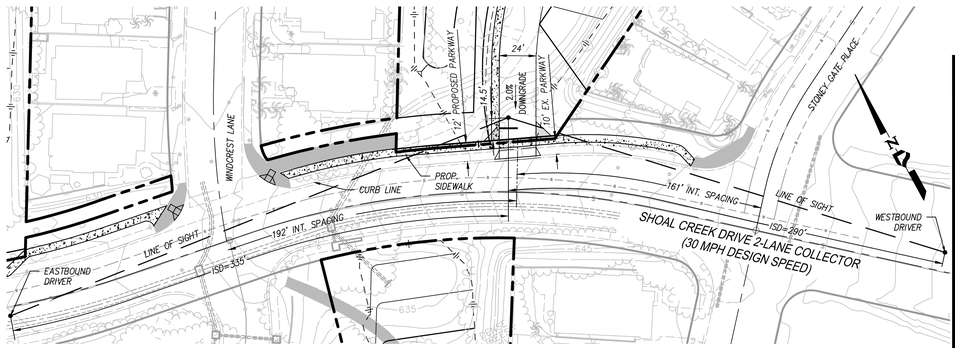
UNIT 8 PROFILE VIEW

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



UNIT 1 PLAN VIEW

SCALE: 1" = 40'



UNIT 8 PLAN VIEW

SCALE: 1" = 40'

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PROJECT ADDRESS:
14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
SIGHT DISTANCE PLAN

REVISION 14:
REVISION 13:
REVISION 12:
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REVISION 10:
REVISION 09:
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REVISION 03: JUNE 10, 2020
REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020
ORIGINAL DATE: NOVEMBER 14, 2019

SHEET 40 OF 59
DEP #

TREE NOTE:

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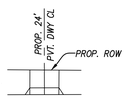
THE TRAILS AT CARMEL MOUNTAIN RANCH

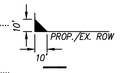
REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

LEGEND:

PROPOSED PRIVATE DRIVEWAY.....

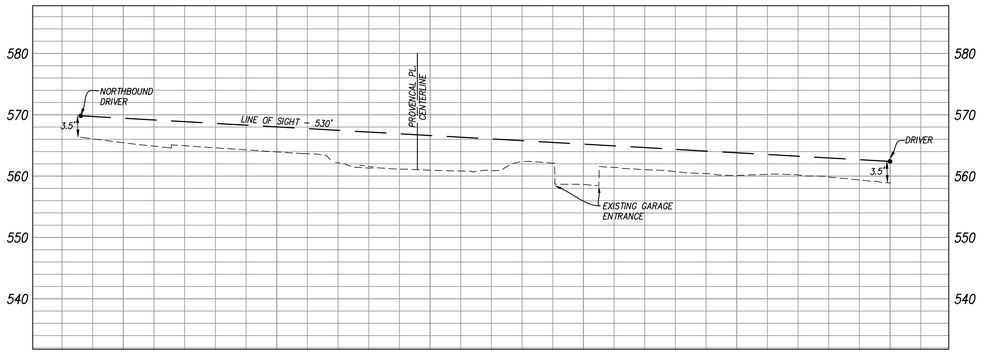


DRIVEWAY VISIBILITY TRIANGLE.....



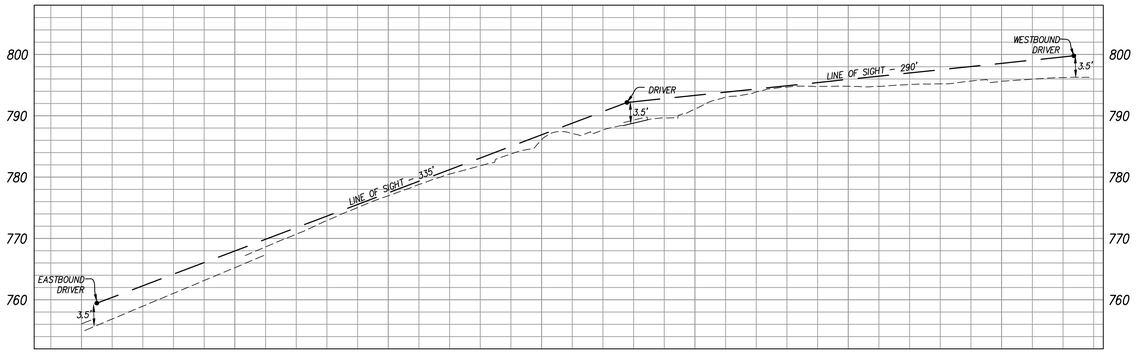
FUTURE STOP LIMIT LINE.....

DRIVER.....



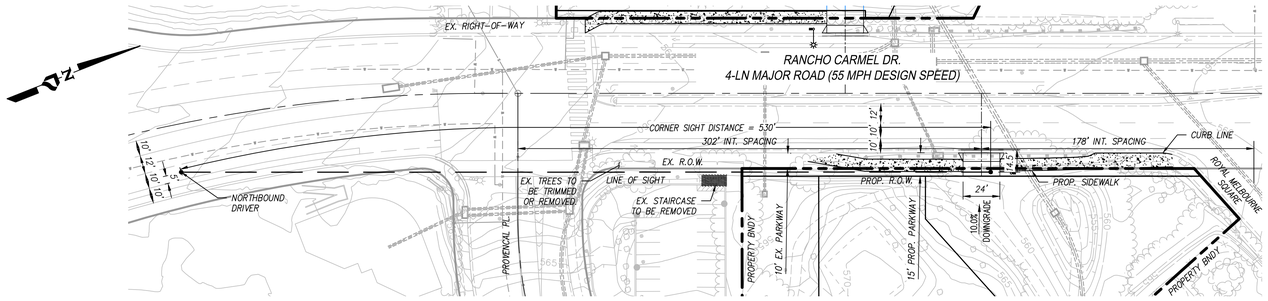
UNIT 6 PROFILE VIEW

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



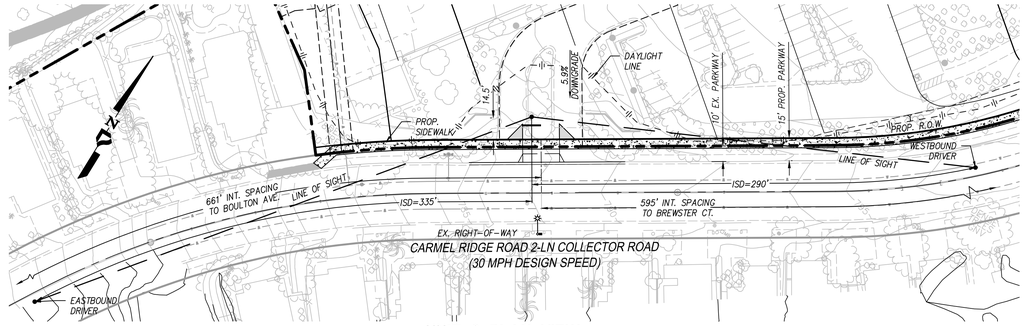
UNIT 9 PROFILE VIEW

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



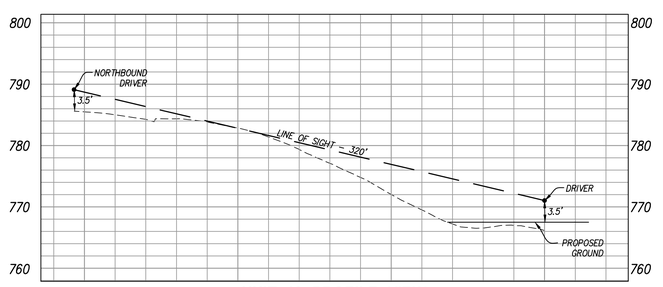
UNIT 6 PLAN VIEW

SCALE: 1" = 40'



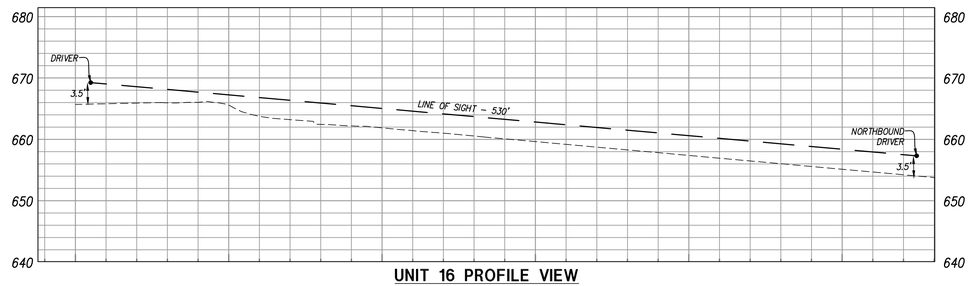
UNIT 9 PLAN VIEW

SCALE: 1" = 40'



UNIT 10 PROFILE VIEW

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



UNIT 16 PROFILE VIEW

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

AASHTO TABLE 9-6: DESIGN INTERSECTION SIGHT DISTANCE CASE B1, LEFT TURN FROM STOP (t_g = 7.5 SECONDS)

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60	570	665

*ISD = $1.47V_{major}t_g$

**FOR MINOR ROAD APPROACH GRADES -- IF THE APPROACH GRADE IS AN UPGRADE THAT EXCEEDS 3%, ADD 0.2s FOR EACH PERCENT GRADE

AASHTO TABLE 9-8: DESIGN INTERSECTION SIGHT DISTANCE CASE B2, RIGHT TURN FROM STOP (t_g = 6.5 SECONDS)

DESIGN SPEED, V_{major} (MPH)	STOPPING SIGHT DISTANCE (FT)	INTERSECTION SIGHT DISTANCE, ISD*, FOR PASSENGER CARS (FT)
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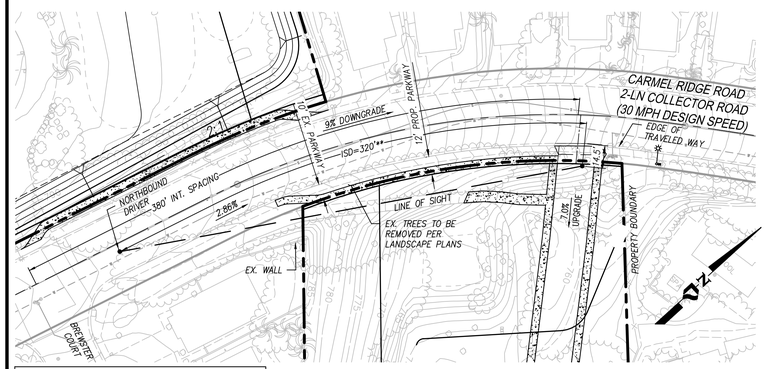
45	360	430
50	425	480
55	495	530
60	570	575

*ISD = $1.47V_{major}t_g$

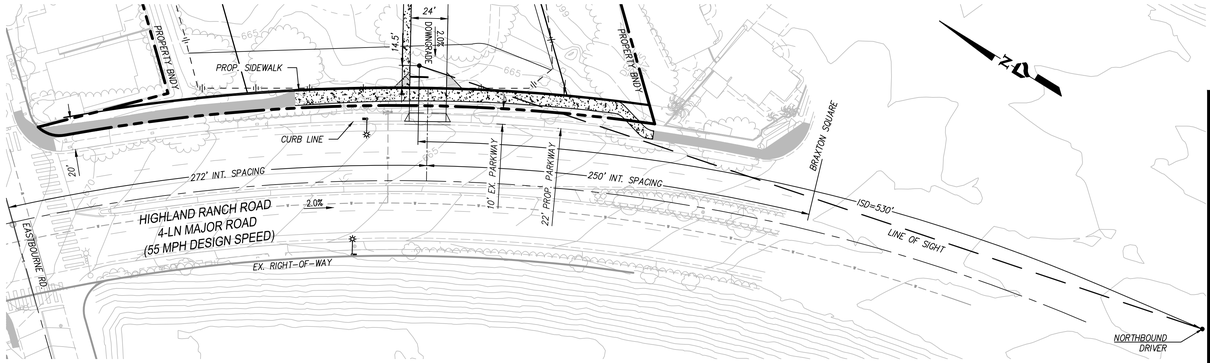
**FOR MINOR ROAD APPROACH GRADES -- IF THE APPROACH GRADE IS AN UPGRADE THAT EXCEEDS 3%, ADD 0.1s FOR EACH PERCENT GRADE



UNIT 10 PLAN VIEW

SCALE: 1" = 40'

****MINOR APPROACH SLOPE = 7% UPGRADE**
t_g = 6.5s + (0.1s X 7%) = 7.2s
ISD = $1.47V_{major}t_g$ = 1.47(30MPH)(7.2s) = 317.52' ~ 320'



UNIT 16 PLAN VIEW

SCALE: 1" = 40'

40 20 0 40 80 120

SCALE: 1"=40'

SIGHT DISTANCE PLAN

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ORIGINAL DATE: NOVEMBER 14, 2019
SHEET 41 OF 59
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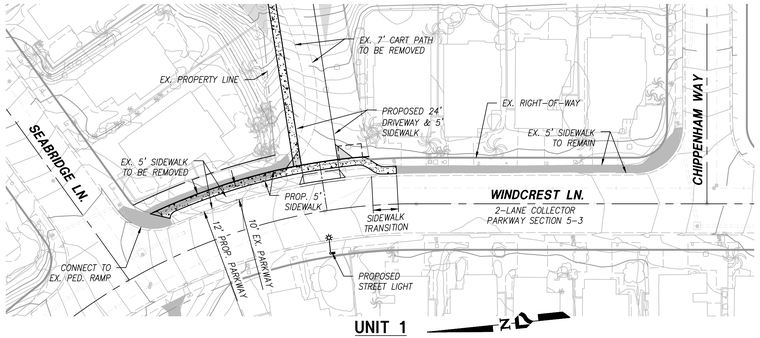
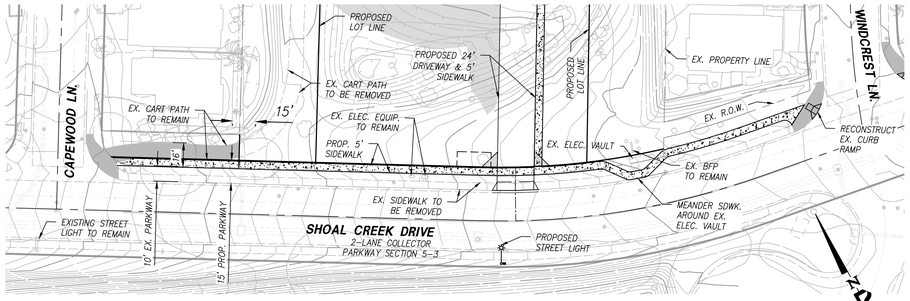
THE TRAILS AT CARMEL MOUNTAIN RANCH

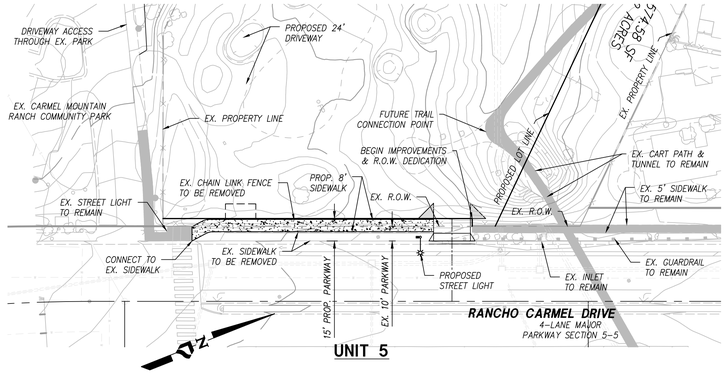
REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452



UNIT 1

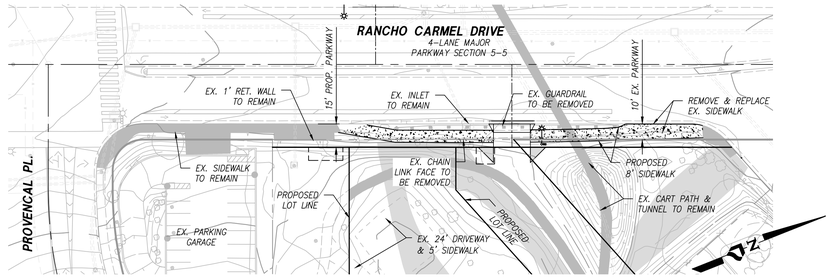


UNIT 2

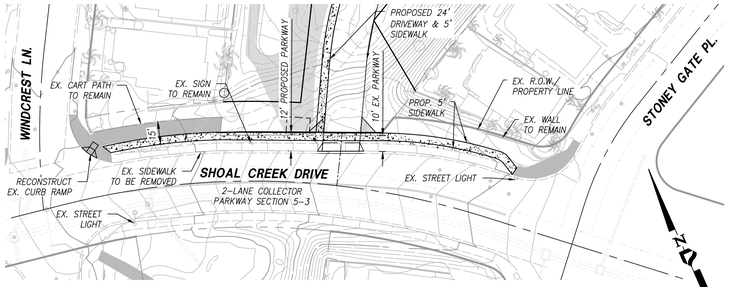


UNIT 5

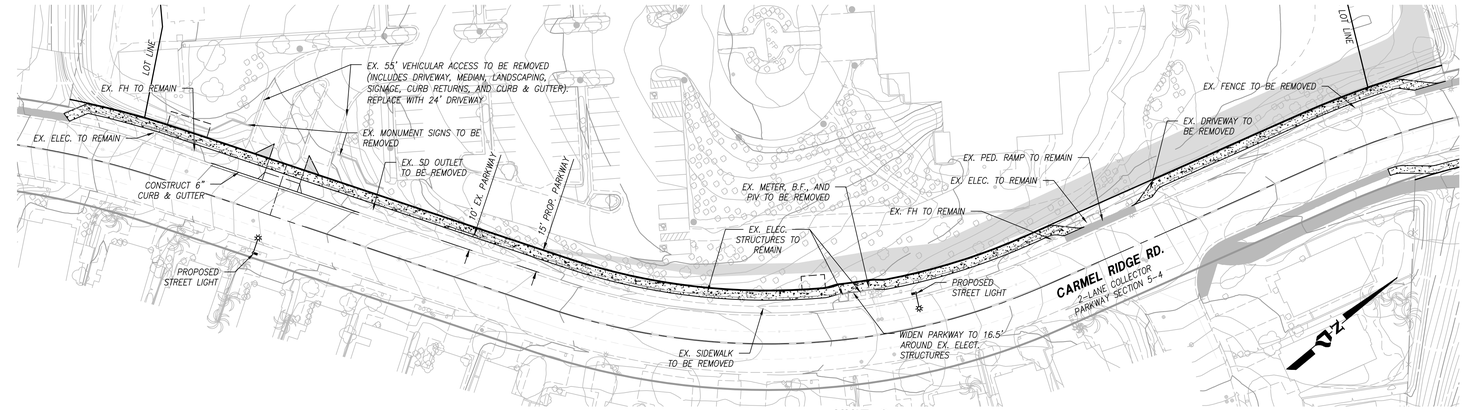
FRONTAGE IMPROVEMENT PLAN



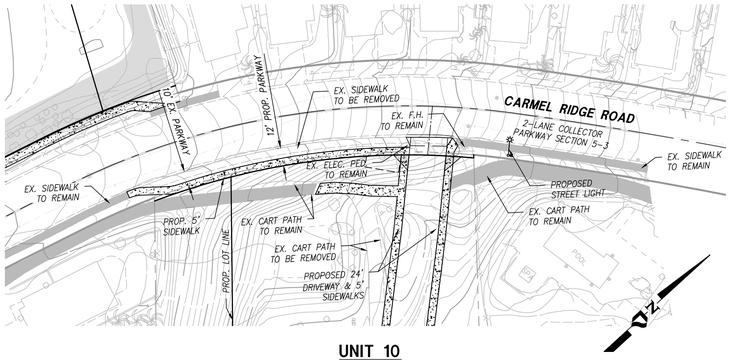
UNIT 6



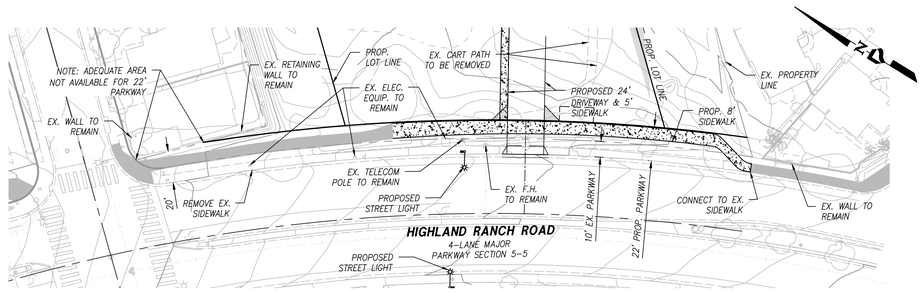
UNIT 8



UNIT 9



UNIT 10



UNIT 16

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ORIGINAL DATE: NOVEMBER 14, 2019

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DEP #

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WUCOLS	HEIGHT	SPREAD	CA NATIVE
ACCENT TREES (MATURE SIZE: 5' - 50' HEIGHT X 5' - 40' SPREAD)								
	ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	30'	LOW	40' - 50'	20' - 40'	
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	24" BOX	15'	VERY LOW	25'	15' - 20'	X
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	15'	LOW	10' - 20'	10' - 20'	X
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	15'	VERY LOW	15' - 30'	10' - 20'	X
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	20'	MED	25'	25'	
	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE TREE	5 GALLON	20'	LOW	15' - 25'	15' - 20'	
	RHUS OVATA	SUGAR BUSH	5 GALLON	10'	VERY LOW	5' - 10'	5' - 10'	X
SCREENING TREES (MATURE SIZE: 15' - 80' HEIGHT X 10' - 35' SPREAD)								
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	15'	VERY LOW	15' - 30'	10' - 20'	X
	PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	30'	LOW	50' - 80'	20' - 35'	
	SAMBUCUS MEXICANA	BLUE ELDERBERRY	5 GALLON	20'	LOW	20' - 30'	20' - 30'	X
	PRUNUS LYONII	CATALINA CHERRY	5 GALLON	25'	LOW	25' - 35'	20' - 30'	X
SHADE TREES (MATURE SIZE: 25' - 60' HEIGHT X 10' - 70' SPREAD)								
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24" BOX	30'	MED	40' - 50'	20' - 30'	
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	25'	MED	25' - 35'	25' - 35'	
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	25'	MED	30' - 50'	10' - 30'	
	ULMUS PARVIFOLIA	CHINESE EVERGREEN ELM	24" BOX	40'	MED	40' - 60'	50' - 70'	
LARGE SHADE / SPECIMEN TREES (MATURE SIZE: 20' - 90' HEIGHT X 10' - 100' SPREAD)								
	CALOCEDRUS DECURRENS	INCENSE CEDAR	24" BOX	20'	MED	70' - 90'	10' - 15'	X
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	40'	MED	30' - 80'	20' - 50'	X
	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	24" BOX	40'	MED	30' - 70'	30' - 50'	X
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	40'	VERY LOW	20' - 70'	20' - 70'	X
STREET TREES								
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	20'	MED	25'	25'	
	LAURUS NOBILIS	SWEET BAY	24" BOX	20'	LOW	15' - 40'	15' - 30'	
	QUERCUS ILEX	HOLLY OAK	24" BOX	40'	LOW	30' - 60'	30' - 60'	
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	25'	MED	30' - 50'	10' - 30'	
	ULMUS PARVIFOLIA	CHINESE EVERGREEN ELM	24" BOX	40'	MED	40' - 60'	50' - 70'	
	EXISTING TREE TO REMAIN, PROTECT IN PLACE							

SPECIES	COMMON NAME	BULK#'S/ ACRE	MIN % PLS
ORNAMENTAL NATIVE AND EROSION CONTROL SEED MIX			
ACHILLEA MILLEFOLIUM	YARROW	1.00	85
ACMISPON GLABER	DEERWEED	6.00	76
BROMUS CARINATUS 'CUCAMONGA'	CUCAMONGA BROME	20.00	86
CAMISSONIOPSIS CHEIRANTHIFOLIA	BEACH EVENING PRIMROSE	1.00	86
CLARKIA BOTTAE	PUNCHBOWL GODETIA	1.00	74
COLLINSIA HETEROPHYLLA	CHINESE HOUSES	3.00	83
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	2.00	83
FESTUCA MICROSTACHYS	SMALL FESCUE	16.00	90
LASTHENIA CALIFORNICA	DWARF GOLDFIELDS	0.50	68
LAYIA PLATYGLOSSA	TIDY TIPS	0.50	77
LUPINUS BICOLOR	BICOLOR LUPINE	1.00	83
LUPINUS NANUS	SKY LUPINE	2.00	83
MIMULUS AURANTIACUS LONGIFLORUS	STICKY MONKEYFLOWER	1.00	3
MIMULUS AURANTIACUS PUNICEUS	MISSION RED MONKEYFLOWER	1.00	3
MUHLENBERGIA MICROSPERMA	LITTLESEED MUHLY	2.00	48
NEMOPHILA MACULATA	FIVESPOT	3.00	83
SISYRINCHIUM BELLUM	BLUE EYED GRASS	2.00	78
TRIFOLIUM CILIATUM	FOOTHILL/TREE CLOVER	4.00	86
		TOTAL: 67.00	

NOTE:
MIN. % PLS (PURE LIVE SEED) = SEED PURITY X GERMINATION RATE

SPECIES	COMMON NAME	BULK#'S/ ACRE
BRUSH MANAGEMENT SEED MIX		
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	3.00
LASTHENIA CALIFORNICA	CALIFORNIA GOLDFIELDS	0.50
LOTUS SCOPARIUS	DEERWEED	4.00
ERIOPHYLUUM CONFERTIFLORUM	YELLOW YARROW	1.00
ENCELIA CALIFORNICA	CALIFORNIA BRITTLEBUSH	1.00
SISYRINCHIUM BELLUM	WESTERN BLUE EYED GRASS	2.00
PLANTAGO ERECTA	CALIFORNIA PLANTAIN	3.00
CLARKIA BOTTAE	PUNCH BOWL GODETIA	1.00
NASSELLA PULCHRA	PURPLE NEEDLEGRASS	4.00
CAMISSONIA CHEIRANTHIFOLIA	BEACH EVENING-PRIMROSE	2.00
		TOTAL: 21.5

EXTENDED PROTECTIVE BRUSH THINNING ZONE

HYDROSEEDING PROCEDURES

1. SEED MIXES SHALL BE SPECIFIED BY THE PURE LIVE SEED OF EACH SPECIES.
2. FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 POUNDS PER ACRE EXCEPT WHEN USED IN CONJUNCTION WITH STRAW MULCH, WHEN IT SHALL BE APPLIED AT A MINIMUM RATE OF 400 POUNDS PER ACRE.
3. A WETTING AGENT CONSISTING OF 95 PERCENT ALKYL POLYETHYLENE GLYCOL ETHER SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS.
4. EQUIPMENT USED FOR APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENEOUSLY MIX THE SLURRY. THE SLURRY MIX SHALL BE DYED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WUCOLS	HEIGHT	SPREAD	CA NATIVE	REMARKS
RIPARIAN AREAS									
	COMAROSTAPHYLIS DIVERSIFOLIA	SUMMER HOLLY	1 GALLON	10'	VERY LOW	10' - 20'	5' - 10'	X	
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GALLON	12"	VERY LOW	1'	1'	X	
	HETEROMELES ARBUTIFOLIA	TOYON	1 GALLON	12'	VERY LOW	6' - 30'	10' - 15'	X	
	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GALLON	2'	LOW	1'	2'	X	
	MIMULUS AURANTIACUS VAR. PUNICEUS	RED BUSH MONKEYFLOWER	1 GALLON	3'	VERY LOW	1' - 2'	1' - 3'	X	
	NEMOPHILA MENZIESII	BABY BLUE EYES	1 GALLON	6"	LOW	6"	6"	X	
	OENOTHERA ELATA SP. HOOKERI	HOOKER'S EVENING PRIMROSE	1 GALLON	5'	LOW	5'	5'	X	
	PENSTEMON SPECTABILIS	SHOWY PENSTEMON	1 GALLON	4'	LOW	2' - 4'	3' - 4'	X	
	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	1 GALLON	20'	VERY LOW	30' - 45'	20'	X	
	ROSA CALIFORNICA	CALIFORNIA WILDROSE	1 GALLON	8'	LOW	8' - 10'	10'	X	
	SAMBUCUS MEXICANA	BLUE ELDERBERRY	1 GALLON	20'	LOW	20' - 30'	20' - 30'	X	
	SALIX LASIOLEPIS	ARROYO WILLOW	1 GALLON	15'	HIGH	7' - 35'	15'	X	
	SISYRINCHIUM BELLUM	BLUE EYED GRASS	1 GALLON	6"	LOW	1' - 2'	3"	X	
NATURALIZED SLOPES (ADJACENT TO OPEN SPACE VEGETATION)									
	ARTEMESIA CALIFORNICA	CALIFORNIA SAGEBRUSH	1 GALLON	4'	VERY LOW	1' - 8'	4'	X	
	COMAROSTAPHYLIS DIVERSIFOLIA	SUMMER HOLLY	1 GALLON	10'	VERY LOW	10' - 20'	5' - 10'	X	
	ENCELIA FARINOSA	BRITTLEBUSH	1 GALLON	4'	VERY LOW	3'	4'	X	
	ERIOGONUM PARVIFOLIUM	COASTAL BUCKWHEAT	1 GALLON	4'	VERY LOW	1' - 2'	4'	X	
	HETEROMELES ARBUTIFOLIA	TOYON	1 GALLON	10'	VERY LOW	6' - 30'	10' - 15'	X	
	LAYIA PLATYGLOSSA	COMMON TIDY TIPS	1 GALLON	12"	LOW	1' - 2'	1' - 2'	X	
	LUPINUS BICOLOR	MINIATURE LUPINE	1 GALLON	12"	LOW	1'	1'	X	
	LUPINUS SUCCULENTUS	SUCCULENT LUPINE	1 GALLON	3'	LOW	2' - 4'	3'	X	
	QUERCUS DUMOSA	NUTTALL'S SCRUB OAK	1 GALLON	10'	VERY LOW	3' - 10'	8' - 10'	X	
	RHAMNUS CALIFORNICA	COFFEEBERRY	1 GALLON	8'	VERY LOW	5' - 10'	10'	X	
	RHUS OVATA	SUGAR BUSH	5 GALLON	8'	VERY LOW	5' - 10'	5' - 10'	X	
	SALVIA APIANA	WHITE SAGE	1 GALLON	8'	VERY LOW	3' - 5'	3' - 8'	X	
	YUCCA WHIPPLEI	FOOTHILL YUCCA	1 GALLON	3'	VERY LOW	3'	3'	X	
TRANSITION AND NEIGHBORHOOD SLOPES (MANUFACTURED SLOPES WITH PERMANENT IRRIGATION)									
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GALLON	4'	MED	1'	4' - 6'	X	
	CALYCANTHUS OCCCIDENTALIS	SPICE BUSH	1 GALLON	8'	MED	3' - 12'	3' - 12'	X	
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GALLON	6'	LOW	1'	6' - 8'	X	
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GALLON	6'	LOW	4' - 6'	4' - 6'		
	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	1 GALLON	8'	VERY LOW	3' - 6'	12'	X	
	RHAMNUS CALIFORNICA	COFFEEBERRY	1 GALLON	8'	VERY LOW	5' - 10'	10'	X	
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GALLON	6'	LOW	2'	4' - 8'		
	SALVIA 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	5 GALLON	4'	VERY LOW	3'	4'	X	
	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	5 GALLON	3'	LOW	1' - 2'	3'	X	
	YUCCA WHIPPLEI	FOOTHILL YUCCA	5 GALLON	3'	VERY LOW	3'	3'	X	
HYDROMODIFICATION/DETENTION BASINS									
	ALOE 'MOONGLOW'	MOONGLOW ALOE	5 GALLON	2'	LOW	2' - 3'	2'		LANDSCAPE POSITION: BASIN SIDE SLOPES
	ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GALLON	2'	VERY LOW	2' - 3'	2'	X	LANDSCAPE POSITION: BASIN BOTTOM AND SIDE SLOPES
	CAREX PRAEGRACILIS	FIELD SEDGE	1 GALLON	2'	MED	1'	2'		LANDSCAPE POSITION: BASIN BOTTOM
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GALLON	6'	LOW	1'	6' - 8'	X	LANDSCAPE POSITION: BASIN SIDE SLOPES
	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GALLON	3'	LOW	2'	2' - 3'	X	LANDSCAPE POSITION: BASIN BOTTOM AND SIDE SLOPES
	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GALLON	2'	LOW	1'	2'	X	LANDSCAPE POSITION: BASIN SIDE SLOPES
	JUNCUS MEXICANUS	MEXICAN RUSH	1 GALLON	3'	MED	2'	2'	X	LANDSCAPE POSITION: BASIN BOTTOM
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GALLON	3'	LOW	2' - 3'	2' - 3'		LANDSCAPE POSITION: BASIN SIDE SLOPES
	MUHLENBERGIA RIGENS	DEERGRASS	1 GALLON	4'	LOW	4' - 5'	4'	X	LANDSCAPE POSITION: BASIN SIDE SLOPES
	ROSA CALIFORNICA	CALIFORNIA WILDROSE	5 GALLON	8'	LOW	8' - 10'	10'	X	LANDSCAPE POSITION: BASIN SIDE SLOPES
PARKWAYS									
	ALOE 'BLUE ELF'	BLUE ELF ALOE	5 GALLON	2'	LOW	1' - 2'	1' - 2'		
	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GALLON	2'	LOW	2' - 4'	1' - 2'		
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GALLON	2'	LOW	1' - 4'	3'	X	
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GALLON	2'	MOD	1' - 2'	1' - 2'		
	LANTANA 'NEW GOLD'	'NEW GOLD' LANTANA	1 GALLON	2'	LOW	8" - 15"	3' - 6'		
	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GALLON	3'	LOW	1' - 2'	3'	X	

MANUFACTURED SLOPES LOCATED WITHIN PROPOSED LIMITS OF DISTURBANCE SHALL BE PLANTED WITH THE TRANSITION AND NEIGHBORHOODS SLOPES PLANT PALETTE AS PART OF FUTURE DEVELOPMENT. PERMANENT IRRIGATION IS REQUIRED.

LANDSCAPE DESIGN STATEMENT

THE TRAILS AT CARMEL MOUNTAIN RANCH WILL BE A HILLSIDE COMMUNITY THAT BLENDS SEAMLESSLY IN WITH THE EXISTING CARMEL MOUNTAIN RANCH NEIGHBORHOOD THROUGH THE USE OF A CALIFORNIA NATIVE AND DROUGHT-TOLERANT PLANT PALETTE THAT IS PREDOMINANTLY CONSISTENT WITH THE ESTABLISHED COMMUNITY PLAN PALETTE. PROPOSED PLANTING AND REVEGETATION AREAS INCLUDE DISTURBANCE AND GRADING AREAS AND AREAS THAT LIE WITHIN THE FORMER GOLF COURSE FAIRWAYS. EXISTING UNDISTURBED, NATURALIZED SLOPES WILL BE PRESERVED.

A KEY LANDSCAPE FEATURE INCLUDES THE PRESERVATION OF EXISTING GOLF CART PATHS THAT WILL BE RETAINED AND AUGMENTED WITH NEW PAVED TRAILS, TYPICALLY 6' - 8' IN WIDTH, IN ORDER TO PROVIDE COMPLETE CONNECTIVITY THROUGH THE PROJECT AREA FOR EXISTING AND NEW RESIDENTS. EXISTING GOLF CART PATH TUNNELS WILL REMAIN TO PROVIDE PEDESTRIAN AND BIKE CONNECTIONS. THE EXISTING AND PROPOSED TRAILS WILL CONNECT USERS DIRECTLY WITH A VARIETY OF OPEN SPACE AMENITIES RANGING FROM PASSIVE OPEN SPACE TO ACTIVE RECREATIONAL USES SUCH AS PLAYGROUNDS AND GATHERING AREAS.

PLANTING NOTES

1. REFER TO THE PLANT LIST FOR PLANT SIZES.
2. IN ALL AREAS TO BE PLANTED, ALL UNDERGROUND UTILITIES SHALL BE LOCATED BEFORE START OF WORK.
3. ALL GRADES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING OF ANY PLANT MATERIALS.
4. 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 WILL NOT BE WRAPPED AROUND THE ROOTBALL. ROOT BARRIERS SHALL BE BLACK INJECTION MOLDED OR 0.085" WALL THICKNESS IN MODULES 24 INCHES LONG BY 24 INCHES DEEP; MANUFACTURED WITH A MINIMUM OF 50% POST-CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS; RECYCLABLE.
5. ALL LANDSCAPE AND IRRIGATION SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY LANDSCAPE REGULATIONS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
6. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE MASTER HOME OWNERS ASSOCIATION, SUBASSOCIATION, OR OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PLANT.
7. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 8 FEET ABOVE THE WALKWAY GRADE AND SO ALL BRANCHES OVER VEHICULAR TRAVEL-WAYS ARE 14 FEET ABOVE THE GRADE OF THE TRAVEL-WAY.
8. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE VEGETATED AND IRRIGATED.
9. CONTAINER PLANTING SHALL BE PLANTED AT A MINIMUM RATE OF ONE PLANT PER 100 SQUARE FEET OF DISTURBED AREA.
10. ALL SLOPE AREAS 3:1 OR GREATER SHALL BE REINFORCED WITH STRAW MATS AND COVERED WITH BARK MULCH.
11. ALL PLANTING AREAS 100 FEET OR FURTHER FROM AREAS WITH NATIVE OR NATURALIZED VEGETATION SHALL REQUIRE AN AUTOMATIC, BELOW GRADE, PERMANENT IRRIGATION SYSTEM PER TABLE 142-04F OF THE SAN DIEGO MUNICIPAL CODE.
12. ALL PLANTING AREAS WITHIN 100 FEET OF AREAS WITH NATIVE OR NATURALIZED VEGETATION SHALL REQUIRE AN AUTOMATIC, ABOVE GRADE, TEMPORARY IRRIGATION SYSTEM, PER TABLE 142-04F OF THE SAN DIEGO MUNICIPAL CODE.
13. MINIMUM TREE SEPARATION DISTANCE :
    - TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
    - UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
    - ABOVE GROUND UTILITY STRUCTURES - 10 FEET
    - DRIVEWAY (ENTRIES) - 10 FEET (5' FOR RESIDENTIAL STREETS < 25MPH)
    - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
14. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10 FEET OF ANY SEWER AND FIVE FEET OF ANY WATER FACILITIES.
15. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403 (B) (5).
16. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE- RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
17. PERMANENT IRRIGATION SYSTEM SHALL CONSIST OF A COMBINATION OF INDIVIDUAL BUBBLERS FOR TREES, OVERHEAD SPRAY ON SLOPES AND STORM WATER BASINS, AND DRIP IRRIGATION FOR REMAINING PLANTING AREAS.
18. FUTURE PLANTING WILL CONFORM WITH THE COMMUNITY ENVIRONMENT, CONSERVATION AND DESIGN ELEMENT OF THE CARMEL MOUNTAIN RANCH COMMUNITY PLAN.
19. PUBLIC PARKS AT UNITS 7, 13, AND 16 WILL REQUIRE PERMANENT IRRIGATION.
20. BUFFERS ON PARK LOTS TO BE DETERMINED BY FUTURE GENERAL DEVELOPMENT PERMIT PROCESS FOR PUBLIC PARKS.

MIG

LICENSED LANDSCAPE ARCHITECT
STEVEN N LANG NO. 1771
Signature
11/30/2020
Renewal Date
Date
STATE OF CALIFORNIA

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PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
L-0, PLANT LEGEND AND NOTES

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
REVISION 07:
REVISION 06: JUNE 16, 2021
REVISION 05: SEPTEMBER 4, 2020
REVISION 04: JULY 24, 2020
REVISION 03: JUNE 10, 2020
REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020

ORIGINAL DATE: NOVEMBER 14, 2019

SHEET 43 OF 59

DEP #

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

BRUSH MANAGEMENT AREA NOTES

SAN DIEGO MUNICIPAL CODE
142.0412- BRUSH MANAGEMENT

TABLE 142-04H

	STANDARD WIDTH	PROVIDED WIDTH
ZONE ONE	35-FEET	
ZONE TWO	65-FEET	

(F) THE ZONE TWO WIDTH MAY BE DECREASED BY 1 ½ FEET FOR EACH 1 FOOT OF INCREASE IN ZONE ONE WIDTH, HOWEVER, WITHIN THE COASTAL OVERLAY ZONE, A MAXIMUM REDUCTION OF 30 FEET OF ZONE TWO WIDTH IS PERMITTED.

(G) ZONE ONE REQUIREMENTS

(1) THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.

(2) ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE, ONE HOUR FIRE-RATED TYPE IV OR HEAVY TIMBER CONSTRUCTION AS DEFINED IN THE CALIFORNIA BUILDING CODE.

(3) PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.

(4) TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.

(5) PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:

(A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR

(B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.

(6) ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.

(7) ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.

(H) ZONE TWO REQUIREMENTS

(1) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.

(2) NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.

(3) WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.

(4) WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.

(5) THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:

(A) ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, LOW-FUEL, AND FIRE-RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.

(B) NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF FIRE RESISTIVE NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.

(C) ALL NEW ZONE TWO PLANTINGS SHALL IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOWFLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.

SAN DIEGO LANDSCAPE STANDARDS
SECTION III - BRUSH MANAGEMENT

3-1 BRUSH MANAGEMENT - DESCRIPTION

FIRE SAFETY IN THE LANDSCAPE IS ACHIEVED BY REDUCING THE READILY FLAMMABLE FUEL ADJACENT TO STRUCTURES. THIS CAN BE ACCOMPLISHED BY PRUNING AND THINNING OF NATIVE AND NATURALIZED VEGETATION, REVEGETATION WITH LOW FUEL VOLUME PLANTINGS OR A COMBINATION OF THE TWO. IMPLEMENTING BRUSH MANAGEMENT IN AN ENVIRONMENTALLY APPROPRIATE MANNER REQUIRES A REDUCTION IN THE AMOUNT AND CONTINUITY OF HIGHLY FLAMMABLE FUEL WHILE MAINTAINING PLANT COVERAGE FOR SOIL PROTECTION. SUCH A TRANSITION WILL MINIMIZE THE VISUAL, BIOLOGICAL AND EROSION IMPACTS WHILE REDUCING THE RISKS OF WILDLAND FIRES.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

3.2-1 BASIC REQUIREMENTS - ALL ZONES

3.2-1.01 FOR ZONE TWO, PLANTS SHALL NOT BE CUT BELOW SIX INCHES.

3.2-1.02 DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHALL BE REMOVED FROM THE SITE OR IF LEFT, SHALL BE CONVERTED INTO MULCH BY A CHIPPING MACHINE AND EVENLY DISPERSED, NON-IRRIGATED, TO A MAXIMUM DEPTH OF 6 INCHES.

3.2-1.03 TREES AND LARGE TREE FORM SHRUBS (E.G., OAKS, SUMAC, TOYON) WHICH ARE BEING RETAINED SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDER STORY PLANT MATERIAL OR SIX FEET WHICHEVER IS HIGHER. DEAD AND EXCESSIVELY TWIGGY GROWTH SHALL ALSO BE REMOVED.

3.2-1.04 ALL PLANTS OR PLANT GROUPINGS EXCEPT CACTI, SUCCULENTS, TREES AND TREE-FORM SHRUBS SHALL BE SEPARATED BY A DISTANCE THREE TIMES THE HEIGHT OF THE TALLEST ADJACENT PLANTS.

3.2-1.05 MAXIMUM COVERAGE AND AREA LIMITATIONS AS STATED HEREIN SHALL NOT APPLY TO INDIGENOUS NATIVE TREE SPECIES (I.E., PINUS, QUERCUS, PLATANUS, SALIX AND POPULUS).

3.2-2 ZONE 1 REQUIREMENTS - ALL STRUCTURES

3.2-2.01 DO NOT USE, AND REMOVE IF NECESSARY, HIGHLY FLAMMABLE PLANT MATERIALS.

3.2-2.02 TREES SHOULD NOT BE LOCATED ANY CLOSER TO A STRUCTURE THAN A DISTANCE EQUAL TO THE TREE'S MATURE SPREAD.

3.2-2.03 MAINTAIN ALL PLANTINGS IN A SUCCULENT CONDITION.

3.2-2.04 NON-IRRIGATED PLANT GROUPINGS OVER SIX INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 100 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 10 PERCENT OF THE TOTAL ZONE 1 AREA.

3.2-3 ZONE 2 REQUIREMENTS - ALL STRUCTURES

3.2-3.01 INDIVIDUAL NON-IRRIGATED PLANT GROUPINGS OVER 24 INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 400 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 30 PERCENT OF THE TOTAL ZONE 2 AREA.

BRUSH MANAGEMENT MAINTENANCE NOTES

1. GENERAL MAINTENANCE REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, HOWEVER, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE: ZONE 1: YEAR-ROUND MAINTENANCE, ZONE 2: SEASONAL MAINTENANCE. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SCRUB, AND COASTAL SAGE-CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.

2. BRUSH MANAGEMENT ZONE 1 - THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED AND ANY IRRIGATION RUN-OFFSHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.

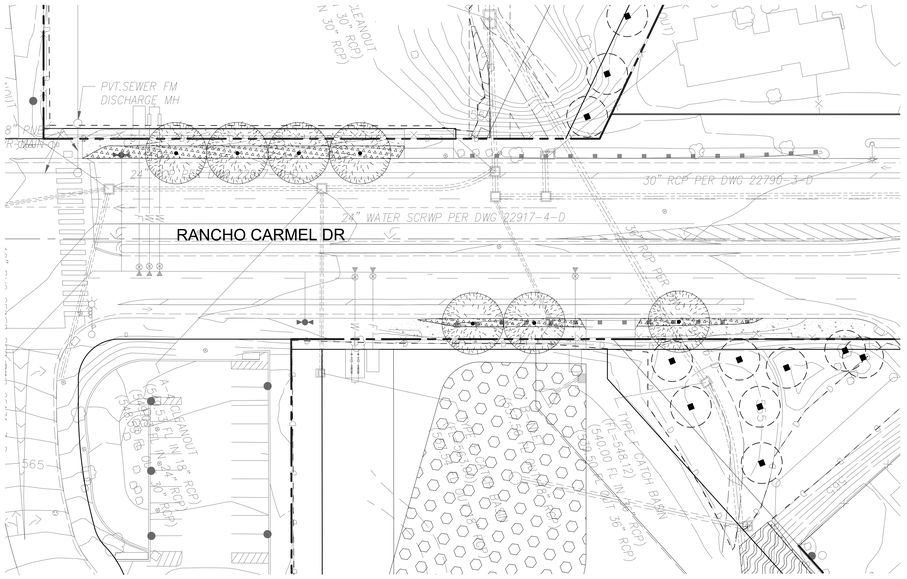
3. BRUSH MANAGEMENT ZONE 2 - SEASONAL MAINTENANCE IN THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS THIS DISTURBS VALUABLE SOIL. THE USE OF WEED TRIMMERS OR OTHER TOOLS WHICH RETAIN SHORT STUBBLE THAT PROTECTS THE SOIL IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE AND DEAD FUEL. ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. RE-INSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUNDCOVERS SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED. DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH.

4. LONG-TERM MAINTENANCE RESPONSIBILITY ~ ALL LANDSCAPING / BRUSH MANAGEMENT WITHIN THE BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE MASTER HOME OWNER'S ASSOCIATION, SUBASSOCIATION, OR OWNER. THE BRUSH MANAGEMENT ZONE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.

5. PRIOR TO MAINTENANCE OF BRUSH MANAGEMENT ZONES, A SURVEY SHALL BE REQUIRED TO DELINEATE AND PERMANENTLY STAKE BRUSH MANAGEMENT ZONE BOUNDARIES. MAINTENANCE OPERATIONS SHOULD NOT EXTEND BEYOND THE BRUSH MANAGEMENT ZONE BOUNDARIES. AROUND RIPARIAN AREAS, MAINTENANCE OPERATIONS SHALL NOT COME WITHIN FIVE FEET OF WETLAND BOUNDARIES.

6. ZONE 2 MAINTENANCE PROCEDURES SHALL BE REQUIRED FOR THE EXTENDED PROTECTIVE BRUSH THINNING ZONE.

STREET TREE AND UTILITY ENLARGEMENTS

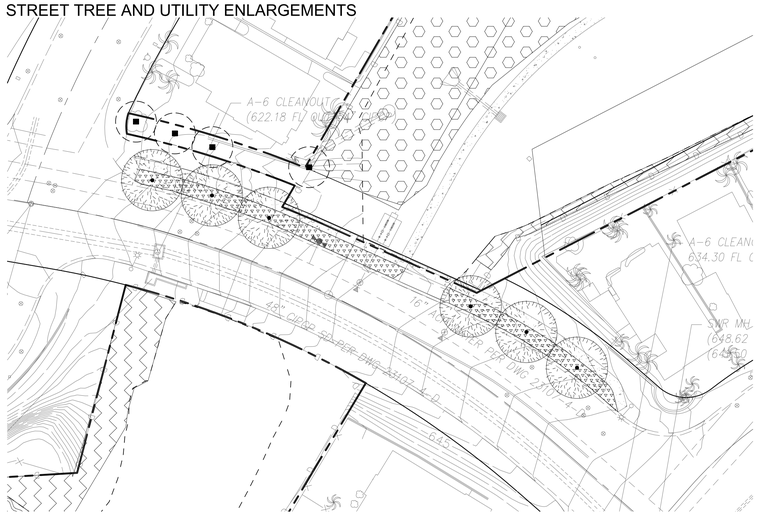


(A) UNITS 5 AND 6

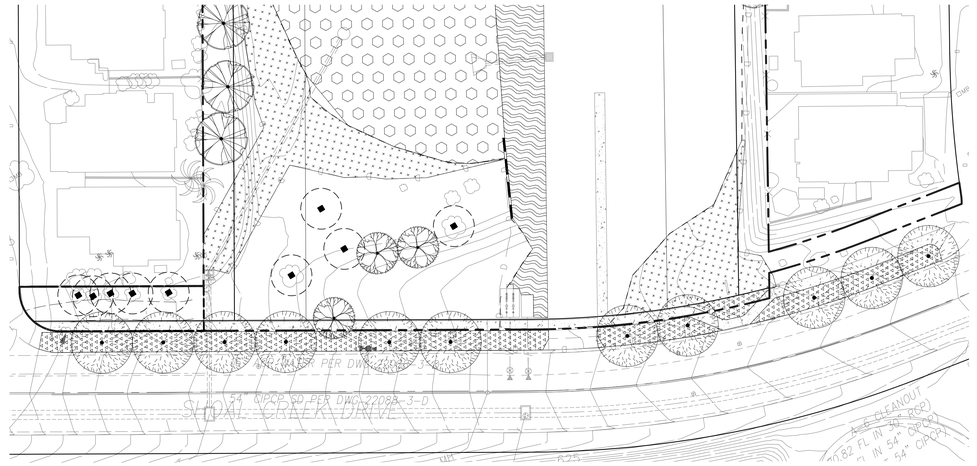


(D) UNIT 1

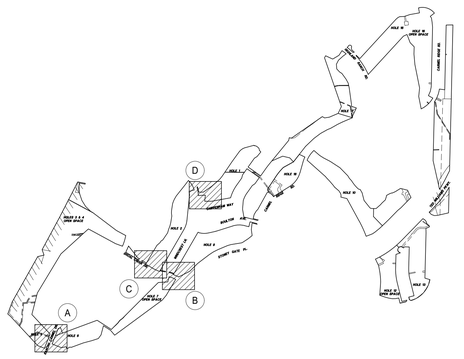
STREET TREE AND UTILITY ENLARGEMENTS



(B) UNIT 8



(C) UNIT 2



KEY MAP

0 15' 30' 60'

MIG

LICENSED LANDSCAPE ARCHITECT
STEVEN H. LANG NO. 5071
Signature
11/30/2020
Renewal Date
STATE OF CALIFORNIA

PREPARED BY:
NAME: PROJECT DESIGN CONSULTANTS
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SAN DIEGO, CALIFORNIA 92101
PHONE #: (619) 235-6471

PROJECT ADDRESS:
14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
L-1, LANDSCAPE DETAILS AND NOTES

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
REVISION 07:
REVISION 06: JUNE 16, 2021
REVISION 05: SEPTEMBER 4, 2020
REVISION 04: JULY 24, 2020
REVISION 03: JUNE 10, 2020
REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020
ORIGINAL DATE: NOVEMBER 14, 2019

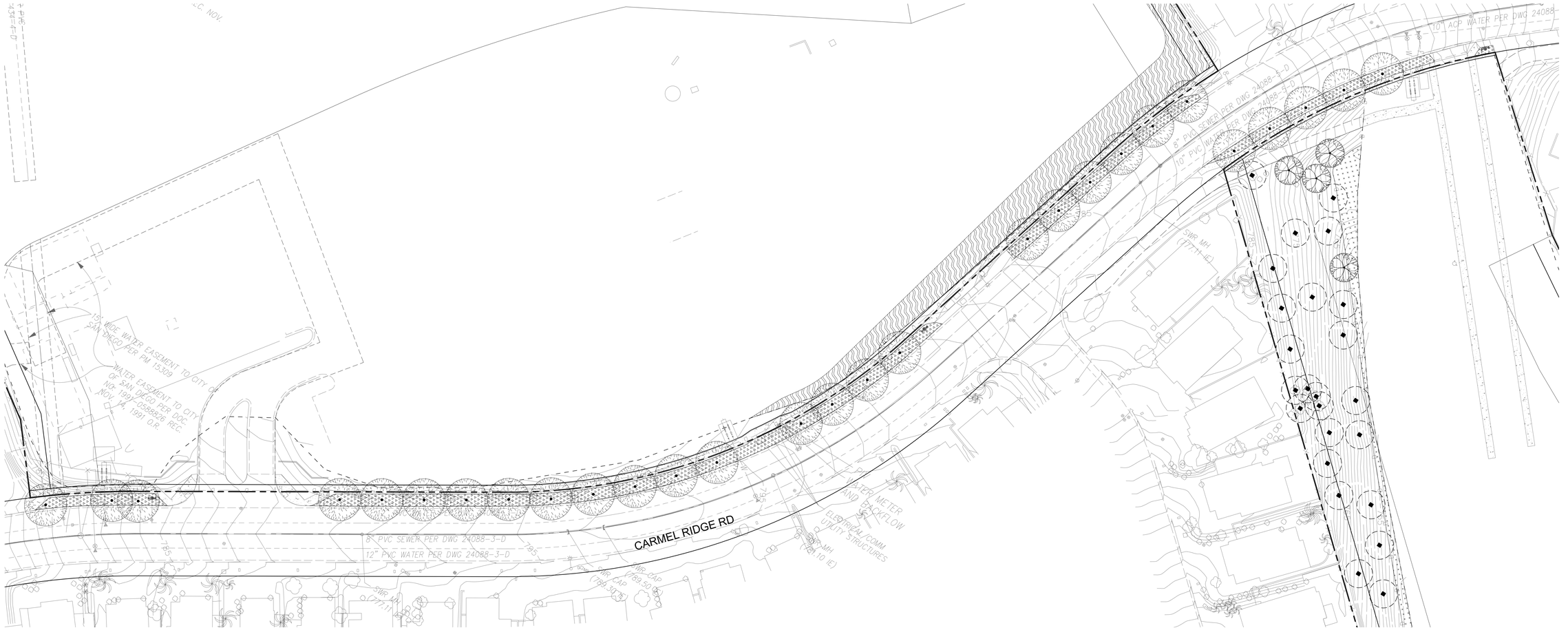
SHEET 44 OF 59

DEP #

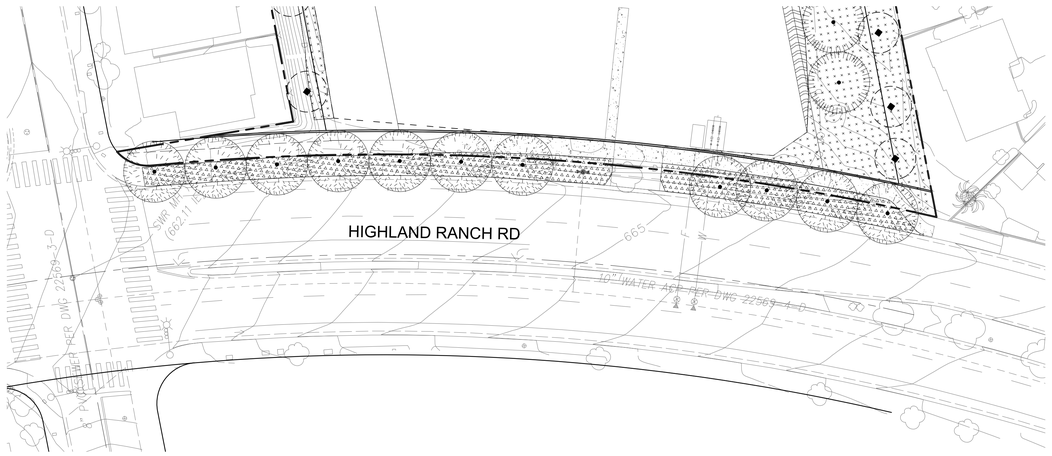
THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

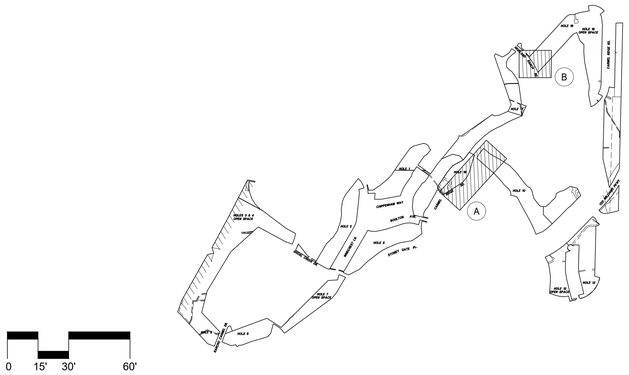
STREET TREE AND UTILITY ENLARGEMENTS



(A) UNITS 9 AND 10



(B) UNIT 16



KEY MAP

MIG

LICENSED LANDSCAPE ARCHITECT
STEVEN W LANG NO. 1711
Signature
11/30/2020
Renewal Date
Date
STATE OF CALIFORNIA

PREPARED BY:
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14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
L-2, LANDSCAPE DETAILS

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
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REVISION 06: JUNE 16, 2021
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REVISION 03: JUNE 10, 2020
REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020

ORIGINAL DATE: NOVEMBER 14, 2019

SHEET 45 OF 59

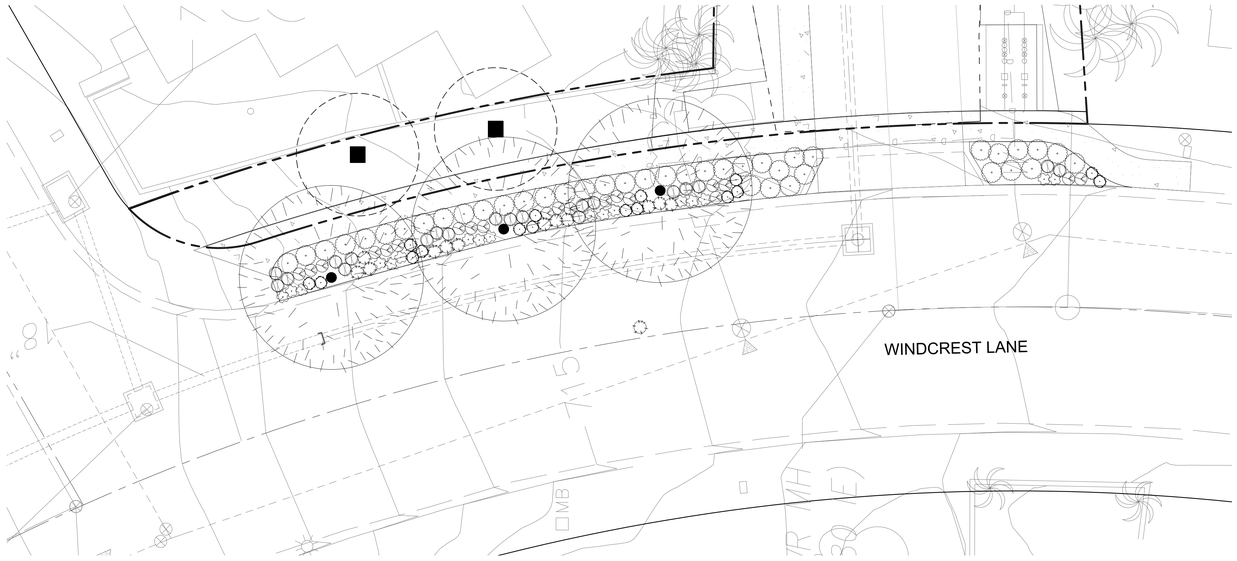
DEP #

File Name Z:\Shared\San Diego\MIG Projects\01 Projects\05523.01 NUWI Carmel Mt Landscape Design\Graphics\CAD\05523.01_LANDSCAPE DETAILS AND NOTES.dwg, Date Last Plotted: 9/2/2020 10:29:16 AM,

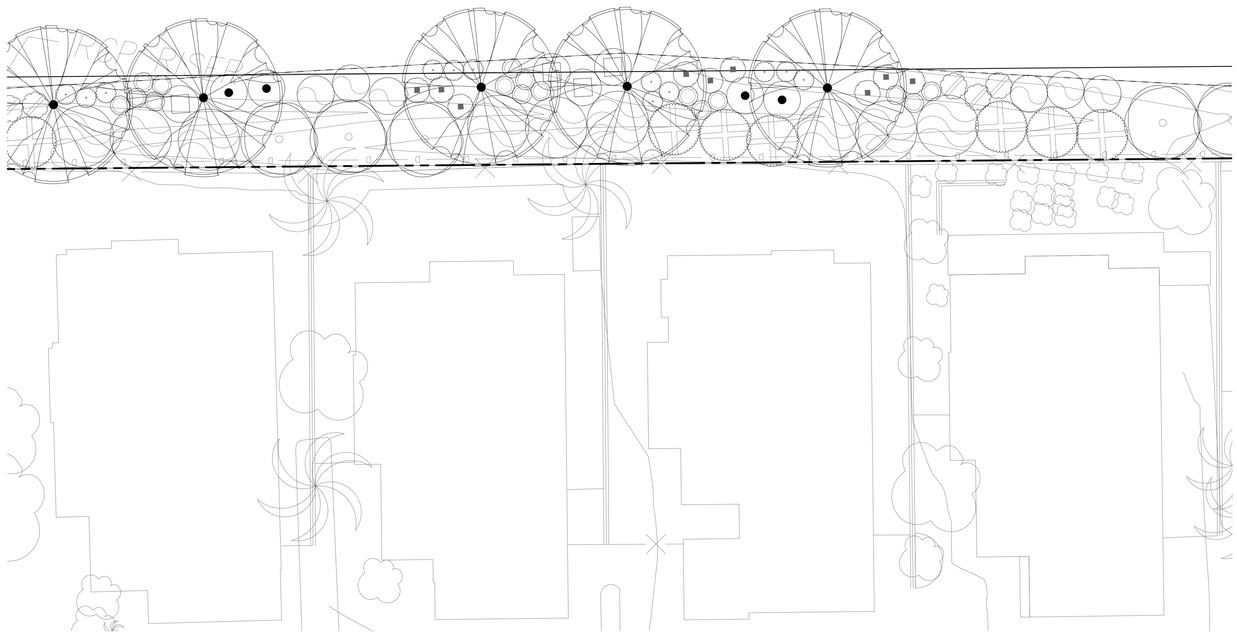
THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

TYPICAL PLANTING ENLARGEMENTS



A PARKWAY PLANTING, TYP.



B TRANSITION AND NEIGHBORHOOD SLOPE PLANTING, TYP.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WUCOLS	HEIGHT	SPREAD	CA NATIVE
	EXISTING TREE TO REMAIN							
SCREENING TREES (MATURE SIZE: 15' - 80' HEIGHT X 10' - 35' SPREAD)								
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	15'	VERY LOW	15' - 30'	10' - 20'	X
	PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	30'	LOW	50' - 80'	20' - 35'	
	SAMBUCUS MEXICANA	BLUE ELDERBERRY	5 GALLON	20'	LOW	20' - 30'	20' - 30'	X
	PRUNUS LYONII	CATALINA CHERRY	5 GALLON	25'	LOW	25' - 35'	20' - 30'	X
STREET TREES								
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	20'	MED	25'	25'	
	LAURUS NOBILIS	SWEET BAY	24" BOX	20'	LOW	15' - 40'	15' - 30'	
	QUERCUS ILEX	HOLLY OAK	24" BOX	40'	LOW	30' - 60'	30' - 60'	
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	25'	MED	30' - 50'	10' - 30'	
	ULMUS PARVIFOLIA	CHINESE EVERGREEN ELM	24" BOX	40'	MED	40' - 60'	50' - 70'	
PARKWAYS								
	ALOE 'BLUE ELF'	BLUE ELF ALOE	5 GALLON	2'	LOW	1' - 2'	1' - 2'	
	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GALLON	2'	LOW	2' - 4'	1' - 2'	
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GALLON	2'	LOW	1' - 4'	3'	X
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GALLON	2'	MOD	1' - 2'	1' - 2'	
	LANTANA 'NEW GOLD'	'NEW GOLD' LANTANA	1 GALLON	2'	LOW	8" - 15"	3' - 6'	
	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GALLON	3'	LOW	1' - 2'	3'	X
TRANSITION AND NEIGHBORHOOD SLOPES (MANUFACTURED SLOPES WITH PERMANENT IRRIGATION)								
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GALLON	4'	MED	1'	4' - 6'	X
	CALYCANTHUS OCCCIDENTALIS	SPICE BUSH	1 GALLON	8'	MED	3' - 12'	3' - 12'	X
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GALLON	6'	LOW	1'	6' - 8'	X
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GALLON	6'	LOW	4' - 6'	4' - 6'	
	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	1 GALLON	8'	VERY LOW	3' - 6'	12'	X
	RHAMNUS CALIFORNICA	COFFEEBERRY	1 GALLON	8'	VERY LOW	5' - 10'	10'	X
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GALLON	6'	LOW	2'	4' - 8'	
	SALVIA 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	5 GALLON	4'	VERY LOW	3'	4'	X
	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	5 GALLON	3'	LOW	1' - 2'	3'	X
	YUCCA WHIPPLEI	FOOTHILL YUCCA	5 GALLON	3'	VERY LOW	3'	3'	X

MIG

LICENSED LANDSCAPE ARCHITECT STEVEN H. KANG NO. 6071 Signature 11/24/2020 Renewal Date STATE OF CALIFORNIA

0 5' 10' 20'

PREPARED BY:
NAME: PROJECT DESIGN CONSULTANTS
ADDRESS: 701 'B' STREET, SUITE 800
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PHONE #: (619) 235-6471

PROJECT ADDRESS:
14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
L-3, LANDSCAPE DETAILS

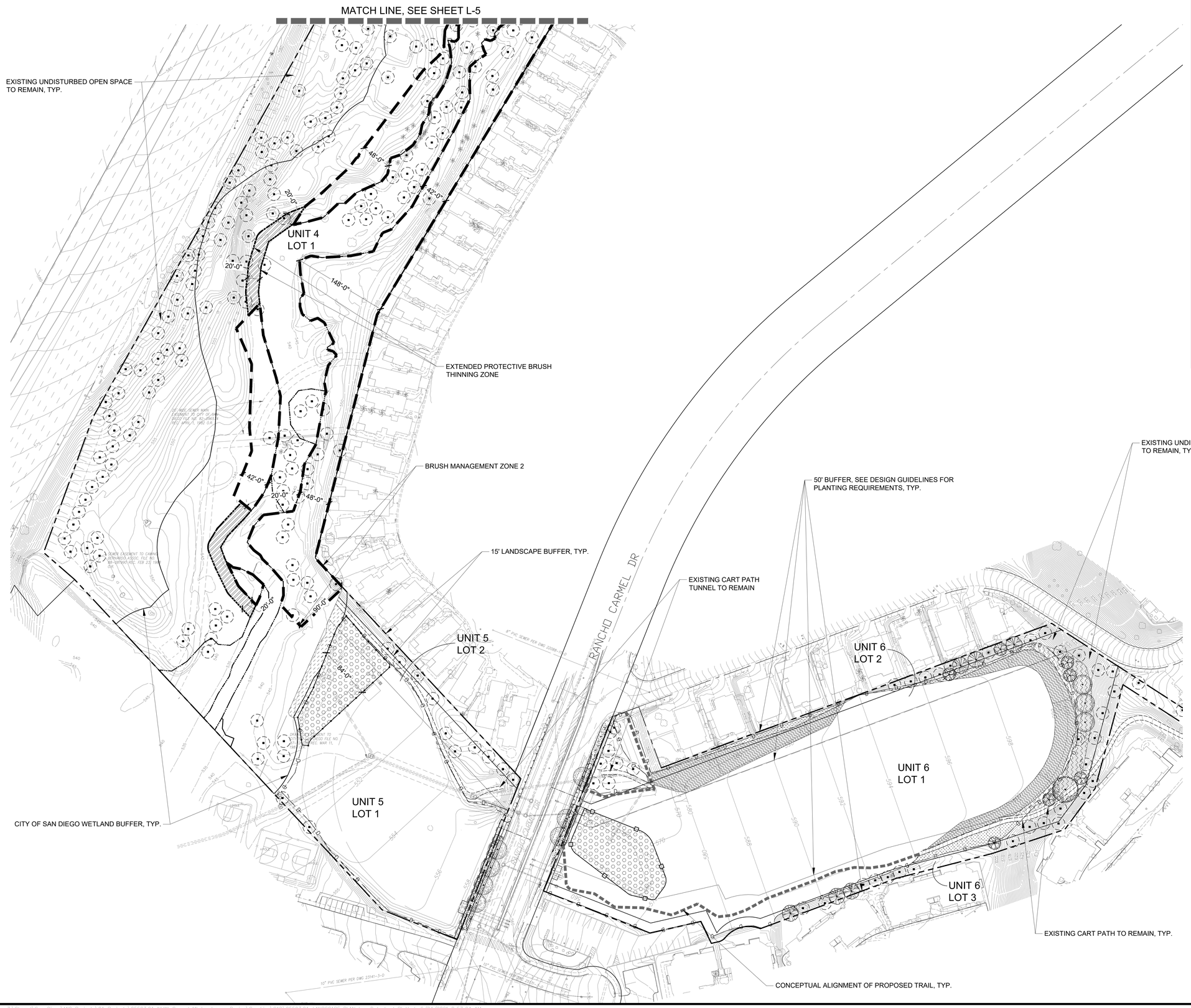
REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
REVISION 07:
REVISION 06: JUNE 16, 2021
REVISION 05: SEPTEMBER 4, 2020
REVISION 04: JULY 24, 2020
REVISION 03: JUNE 10, 2020
REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020
ORIGINAL DATE: NOVEMBER 14, 2019

SHEET 46 OF 59

DEP #

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

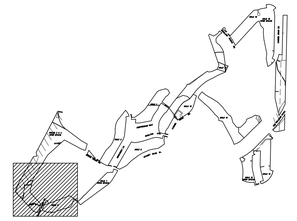


LEGEND

- ACCENT TREE
- SCREENING TREE
- SHADE TREE
- SPECIMEN TREE
- STREET TREE
- EXISTING TREE TO REMAIN
- RIPARIAN AREAS
- NATURALIZED SLOPES
- TRANSITION AND NEIGHBORHOOD SLOPES
- PERMANENT HYDROMODIFICATION/DETENTION BASINS
- MANUFACTURED SLOPES
- PARKWAYS
- ORNAMENTAL NATIVE AND EROSION CONTROL SEED MIX
- BRUSH MANAGEMENT SEED MIX
- EXTENDED PROTECTIVE BRUSH THINNING ZONE
- BRUSH MANAGEMENT ZONE 2
- EXTENDED PROTECTIVE BRUSH THINNING ZONE
- 4' HT. VINYL COATED CHAIN LINK FENCE
- JURISDICTIONAL NON-WETLAND WATERS
- JURISDICTIONAL WETLANDS
- CITY JD WETLAND BUFFER
- 15' LANDSCAPE BUFFER

NOTES:
1. SEE SHEET L-0 FOR PLANT LEGEND AND NOTES
2. SEE SHEETS L-1 - L-3 FOR LANDSCAPE DETAILS AND NOTES

KEY MAP



MIG

LICENSED LANDSCAPE ARCHITECT — DEBORAH A. LANG NO. 5171 — Signature — 11/26/2020 — Renewal Date — STATE OF CALIFORNIA

0 30' 60' 120' NORTH

PREPARED BY:
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PHONE #: (619) 235-6471

PROJECT ADDRESS:
14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
L-4 LANDSCAPE AND REVEGETATION PLAN

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
REVISION 07:
REVISION 06: JUNE 16, 2021
REVISION 05: SEPTEMBER 4, 2020
REVISION 04: JULY 24, 2020
REVISION 03: JUNE 10, 2020
REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020
ORIGINAL DATE: NOVEMBER 14, 2019
SHEET 47 OF 59
DEP #

File Name: Z:\Shares\San Diego\MIG Projects\01 Projects\052301 NWM Carmel Mt Landscape Design\Graphics\CAD\052301_LANDSCAPE PLAN.dwg, Date Last Plotted: 6/24/2021 8:57:04 AM

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452



LEGEND

- ACCENT TREE
- SCREENING TREE
- SHADE TREE
- SPECIMEN TREE
- STREET TREE
- EXISTING TREE TO REMAIN
- RIPARIAN AREAS
- NATURALIZED SLOPES
- TRANSITION AND NEIGHBORHOOD SLOPES
- PERMANENT HYDROMODIFICATION/DETENTION BASINS
- MANUFACTURED SLOPES
- PARKWAYS
- ORNAMENTAL NATIVE AND EROSION CONTROL SEED MIX
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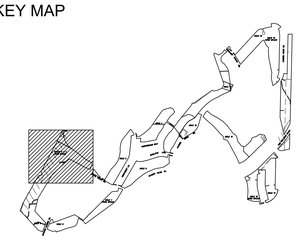
- 4' HT. VINYL COATED CHAIN LINK FENCE
- JURISDICTIONAL NON-WETLAND WATERS
- JURISDICTIONAL WETLANDS
- CITY JD WETLAND BUFFER
- 15' LANDSCAPE BUFFER

NOTES:
1. SEE SHEET L-0 FOR PLANT LEGEND AND NOTES
2. SEE SHEETS L-1 - L-3 FOR LANDSCAPE DETAILS AND NOTES

KEY MAP



MIG

LICENSED LANDSCAPE ARCHITECT STEVEN W. LANG NO. 1771 Signature 11/30/2020 Renewal Date Date STATE OF CALIFORNIA

0 30' 60' 120' NORTH

PREPARED BY:
NAME: PROJECT DESIGN CONSULTANTS
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PHONE #: (619) 235-6471

PROJECT ADDRESS:
14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
L-5 LANDSCAPE AND REVEGETATION PLAN

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
REVISION 07:
REVISION 06: JUNE 16, 2021
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REVISION 04: JULY 24, 2020
REVISION 03: JUNE 10, 2020
REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020

ORIGINAL DATE: NOVEMBER 14, 2019

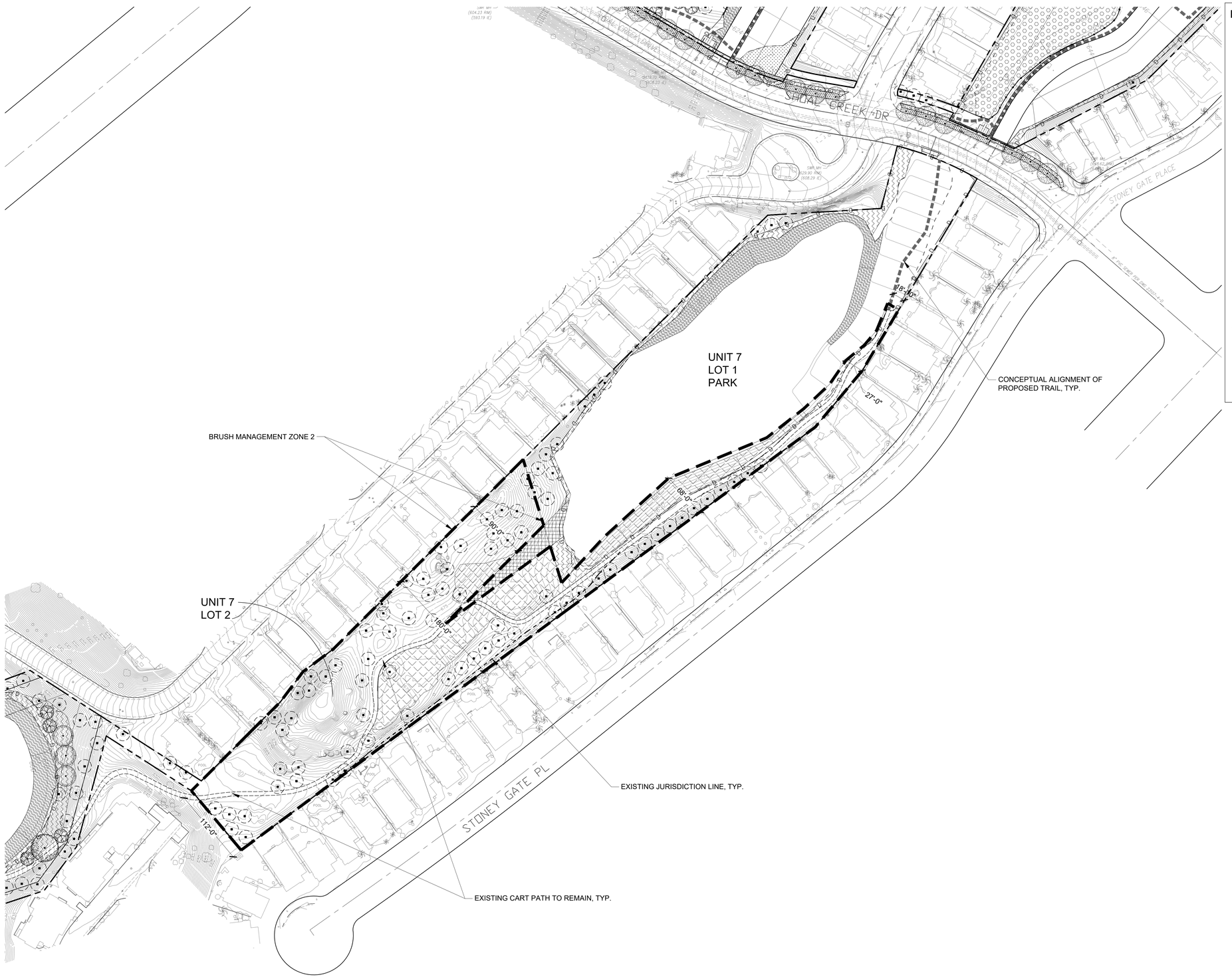
SHEET 48 OF 59

DEP #

File Name Z:\Shared\San Diego\MIG Projects\01 Projects\05523.01 NUWI Carmel Mt Landscape Design\Graphics\CAD\05523.01_LANDSCAPE PLAN.dwg, Date Last Plotted: 6/24/2021 8:57:04 AM,

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452



LEGEND

- ACCENT TREE
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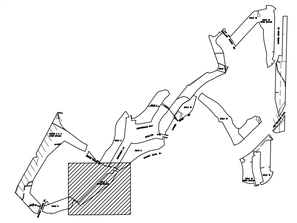
- 4' HT. VINYL COATED CHAIN LINK FENCE
- JURISDICTIONAL NON-WETLAND WATERS
- JURISDICTIONAL WETLANDS
- CITY JD WETLAND BUFFER
- 15' LANDSCAPE BUFFER

NOTES:
1. SEE SHEET L-0 FOR PLANT LEGEND AND NOTES
2. SEE SHEETS L-1 - L-3 FOR LANDSCAPE DETAILS AND NOTES

KEY MAP



MIG

LICENSED LANDSCAPE ARCHITECT STEVEN N LANG NO. 1777 Signature 11/30/2020 Renewal Date Date STATE OF CALIFORNIA

0 30' 60' 120' NORTH

PREPARED BY:
NAME: PROJECT DESIGN CONSULTANTS
ADDRESS: 701 'B' STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101
PHONE #: (619) 235-6471

PROJECT ADDRESS:
14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
L-6 LANDSCAPE AND REVEGETATION PLAN

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
REVISION 07:
REVISION 06: JUNE 16, 2021
REVISION 05: SEPTEMBER 4, 2020
REVISION 04: JULY 24, 2020
REVISION 03: JUNE 10, 2020
REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020

ORIGINAL DATE: NOVEMBER 14, 2019

SHEET 49 OF 59

DEP #

File Name Z:\Shared\San Diego\MIG Projects\01 Projects\05523.01 NUWI Carmel Mt Landscape Design\Graphics\CAD\05523.01_LANDSCAPE PLAN.dwg, Date Last Plotted: 6/24/2021 8:57:04 AM,

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

MATCH LINE, SEE SHEET L-8

LEGEND

- ACCENT TREE
- SCREENING TREE
- SHADE TREE
- SPECIMEN TREE
- STREET TREE
- EXISTING TREE TO REMAIN
- RIPARIAN AREAS
- NATURALIZED SLOPES
- TRANSITION AND NEIGHBORHOOD SLOPES
- PERMANENT HYDROMODIFICATION/DETENTION BASINS
- MANUFACTURED SLOPES
- PARKWAYS
- ORNAMENTAL NATIVE AND EROSION CONTROL SEED MIX
- BRUSH MANAGEMENT SEED MIX
- EXTENDED PROTECTIVE BRUSH THINNING ZONE
- BRUSH MANAGEMENT ZONE 2
- EXTENDED PROTECTIVE BRUSH THINNING ZONE
- 4' HT. VINYL COATED CHAIN LINK FENCE
- JURISDICTIONAL NON-WETLAND WATERS
- JURISDICTIONAL WETLANDS
- CITY JD WETLAND BUFFER
- 15' LANDSCAPE BUFFER

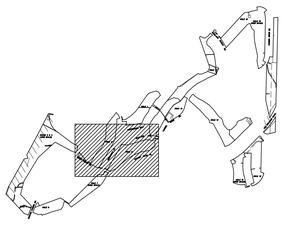
NOTES:
1. SEE SHEET L-0 FOR PLANT LEGEND AND NOTES
2. SEE SHEETS L-1 - L-3 FOR LANDSCAPE DETAILS AND NOTES

UNIT 2 LOT 2
UNIT 2 LOT 3
UNIT 2 LOT 1
UNIT 2 LOT 4
UNIT 2 LOT 5
UNIT 8 LOT 1
UNIT 8 LOT 2
UNIT 8 LOT 3
UNIT 8 LOT 4

15' LANDSCAPE BUFFER,TYP.
EXISTING CART PATH TO REMAIN, TYP.
EXISTING UNDISTURBED OPEN SPACE TO REMAIN, TYP.
EXISTING JURISDICTION LINE, TYP.
CONCEPTUAL ALIGNMENT OF PROPOSED TRAIL, TYP.
50' BUFFER, SEE DESIGN GUIDELINES FOR PLANTING REQUIREMENTS, TYP.

BOULTON AVE
BOULTON AVE - RESIDENTIAL LOCAL
SHOAL CREEK DR
STONEY GATE PL
STONEY GATE PLACE
PANIEGO-CARMEL DR

KEY MAP



0 30' 60' 120' NORTH

PREPARED BY:	
NAME:	PROJECT DESIGN CONSULTANTS
ADDRESS:	701 'B' STREET, SUITE 800
	SAN DIEGO, CALIFORNIA 92101
PHONE #:	(619) 235-6471
PROJECT ADDRESS:	
	14050 CARMEL RIDGE ROAD
	SAN DIEGO, CALIFORNIA 92128
PROJECT NAME:	
	THE TRAILS AT CARMEL MOUNTAIN RANCH
SHEET TITLE:	
	L-7 LANDSCAPE AND REVEGETATION PLAN

REVISION 14:	
REVISION 13:	
REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 09:	
REVISION 08:	
REVISION 07:	
REVISION 06:	JUNE 16, 2021
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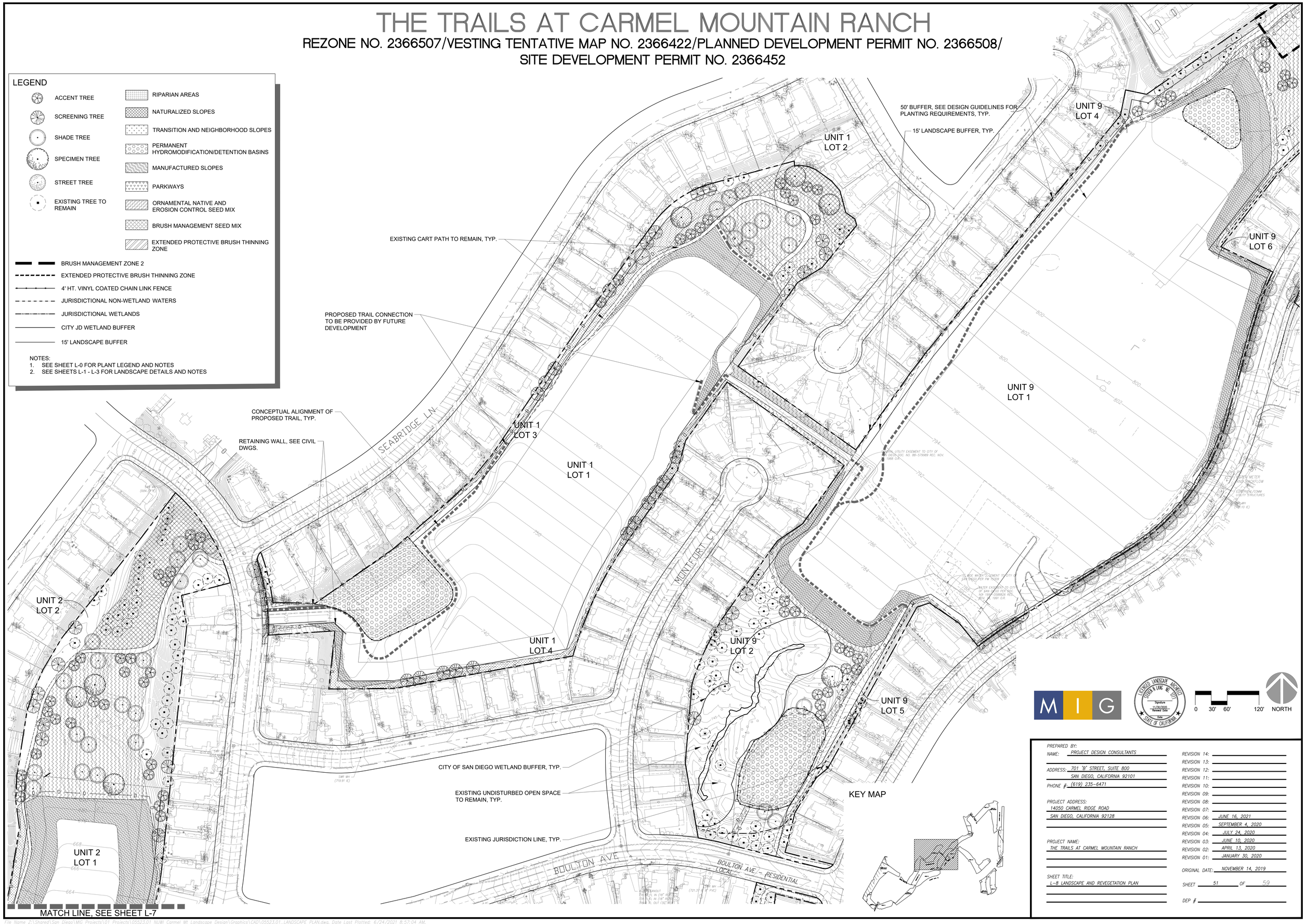
REVISION 03:	JUNE 10, 2020
REVISION 02:	APRIL 13, 2020
REVISION 01:	JANUARY 30, 2020
ORIGINAL DATE:	NOVEMBER 14, 2019
SHEET	50 OF 59
DEP #	

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452



PREPARED BY:
NAME: PROJECT DESIGN CONSULTANTS
ADDRESS: 701 'B' STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101
PHONE #: (619) 235-6471

PROJECT ADDRESS:
14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
L-8 LANDSCAPE AND REVEGETATION PLAN

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
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REVISION 03: JUNE 10, 2020
REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020

ORIGINAL DATE: NOVEMBER 14, 2019

SHEET 51 OF 59

DEP #

File Name Z:\Shared\San Diego\MIG Projects\01 Projects\05523.01 NUWI Carmel Mt Landscape Design\Graphics\CAD\05523.01_LANDSCAPE PLAN.dwg, Date Last Plotted: 6/24/2021 8:57:04 AM,

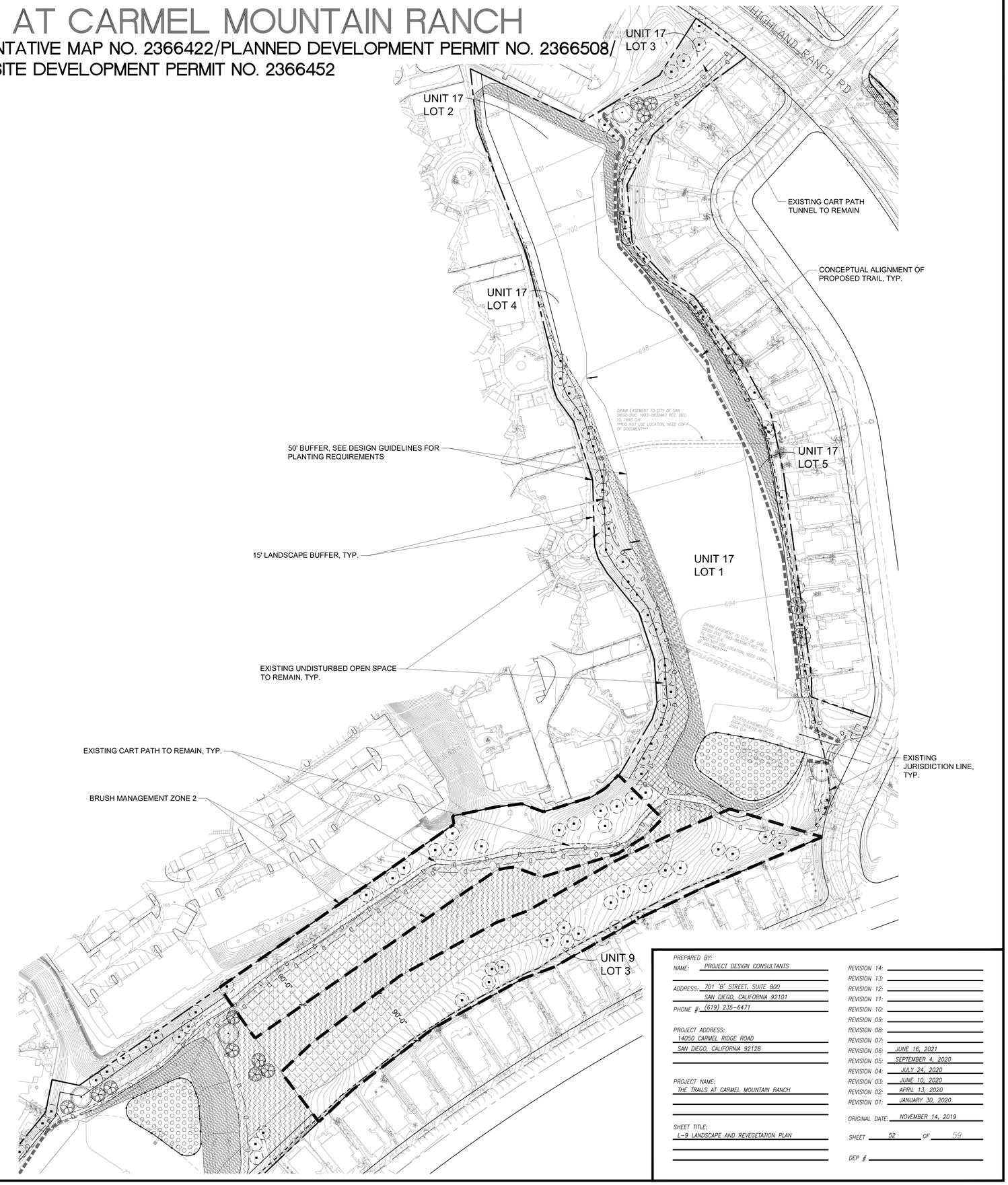
THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

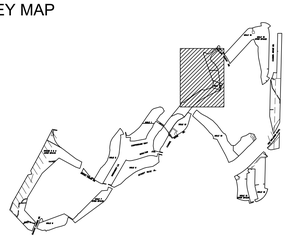
LEGEND

- ACCENT TREE
- SCREENING TREE
- SHADE TREE
- SPECIMEN TREE
- STREET TREE
- EXISTING TREE TO REMAIN
- RIPARIAN AREAS
- NATURALIZED SLOPES
- TRANSITION AND NEIGHBORHOOD SLOPES
- PERMANENT HYDROMODIFICATION/DETENTION BASINS
- MANUFACTURED SLOPES
- PARKWAYS
- ORNAMENTAL NATIVE AND EROSION CONTROL SEED MIX
- BRUSH MANAGEMENT SEED MIX
- EXTENDED PROTECTIVE BRUSH THINNING ZONE
- BRUSH MANAGEMENT ZONE 2
- EXTENDED PROTECTIVE BRUSH THINNING ZONE
- 4' HT. VINYL COATED CHAIN LINK FENCE
- JURISDICTIONAL NON-WETLAND WATERS
- JURISDICTIONAL WETLANDS
- CITY JD WETLAND BUFFER
- 15' LANDSCAPE BUFFER

NOTES:
1. SEE SHEET L-0 FOR PLANT LEGEND AND NOTES
2. SEE SHEETS L-1 - L-3 FOR LANDSCAPE DETAILS AND NOTES



KEY MAP



0 30' 60' 120' NORTH

MIG

LICENSED LANDSCAPE ARCHITECT STEVEN N. LANG NO. 5777 Signature 11/30/2020 Renewal Date STATE OF CALIFORNIA

PREPARED BY:
NAME: PROJECT DESIGN CONSULTANTS
ADDRESS: 701 'B' STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101
PHONE #: (619) 235-6471

PROJECT ADDRESS:
14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
L-9 LANDSCAPE AND REVEGETATION PLAN

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
REVISION 07:
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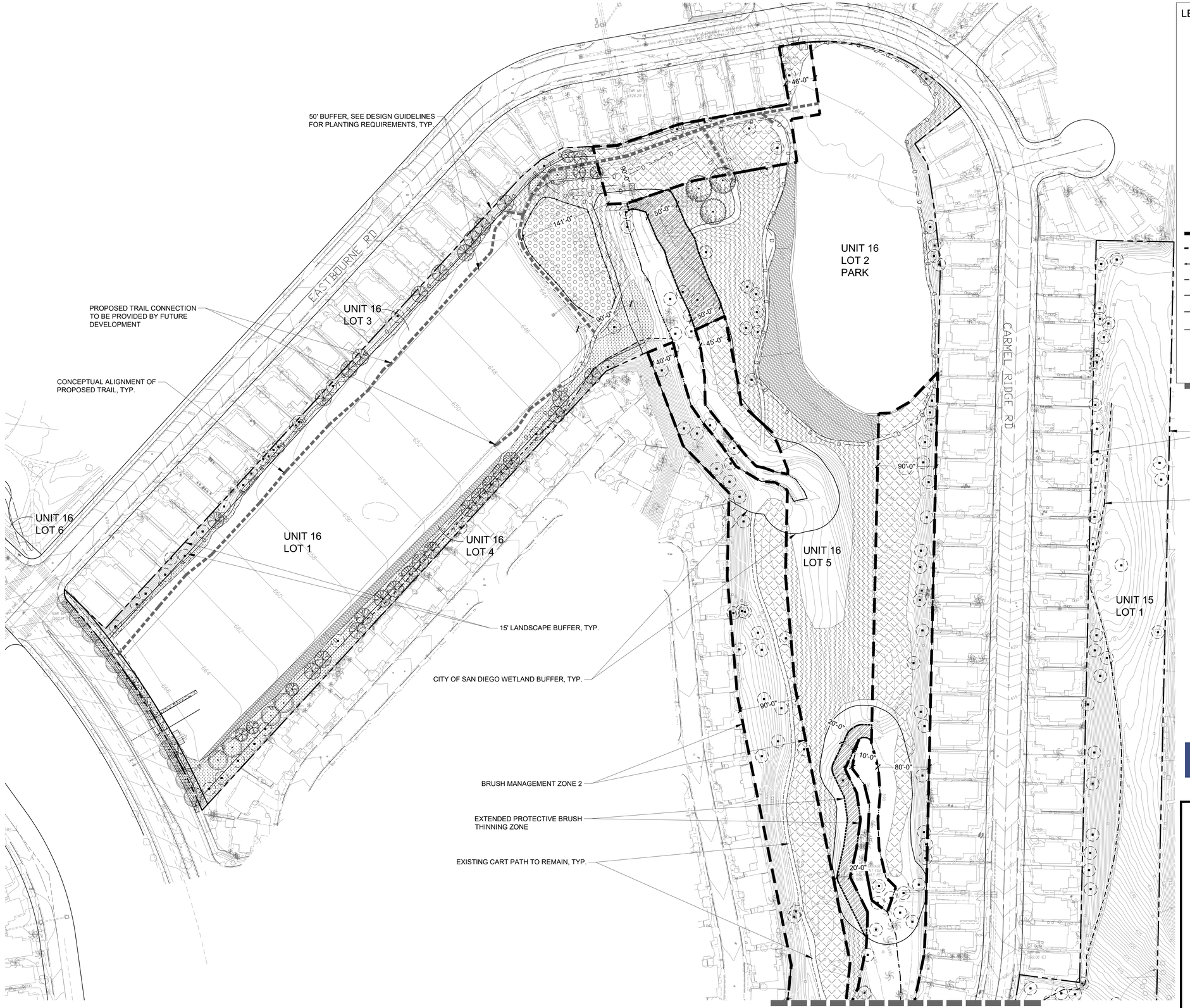
REVISION 03: JUNE 10, 2020
REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020
ORIGINAL DATE: NOVEMBER 14, 2019
SHEET 52 OF 59
DEP #

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452



LEGEND

- ACCENT TREE
- SCREENING TREE
- SHADE TREE
- SPECIMEN TREE
- STREET TREE
- EXISTING TREE TO REMAIN
- RIPARIAN AREAS
- NATURALIZED SLOPES
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- JURISDICTIONAL WETLANDS
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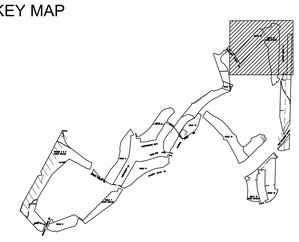
- 15' LANDSCAPE BUFFER

NOTES:
1. SEE SHEET L-0 FOR PLANT LEGEND AND NOTES
2. SEE SHEETS L-1 - L-3 FOR LANDSCAPE DETAILS AND NOTES

SDGE EASEMENT, CONTACT:
SEMPRA ENERGY
LAND MANAGEMENT REPRESENTATIVE
BEACH CITIES DISTRICT
8335 CENTURY PARK COURT, CP12A
SAN DIEGO, CA 92123
(619) 916-7233

EXISTING JURISDICTION LINE, TYP.

KEY MAP



MIG

LICENSED LANDSCAPE ARCHITECT STEVEN W LANG NO. 1771 Signature 11/30/2020 Renewal Date Date STATE OF CALIFORNIA

0 30' 60' 120' NORTH

PREPARED BY:
NAME: PROJECT DESIGN CONSULTANTS
ADDRESS: 701 'B' STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101
PHONE #: (619) 235-6471

PROJECT ADDRESS:
14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
L-10 LANDSCAPE AND REVEGETATION PLAN

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
REVISION 07:
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REVISION 04: JULY 24, 2020
REVISION 03: JUNE 10, 2020
REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020

ORIGINAL DATE: NOVEMBER 14, 2019

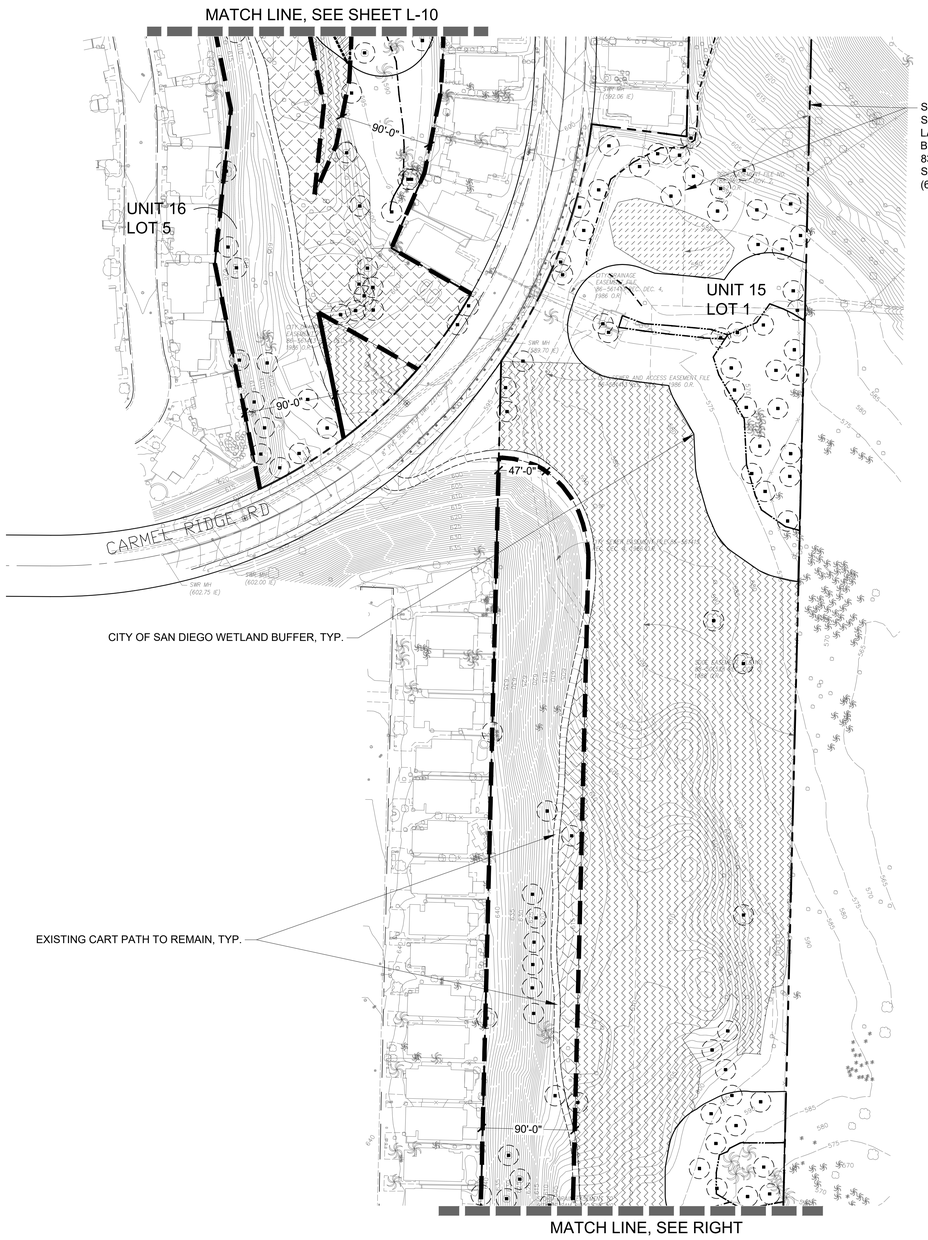
SHEET 53 OF 59

DEP #

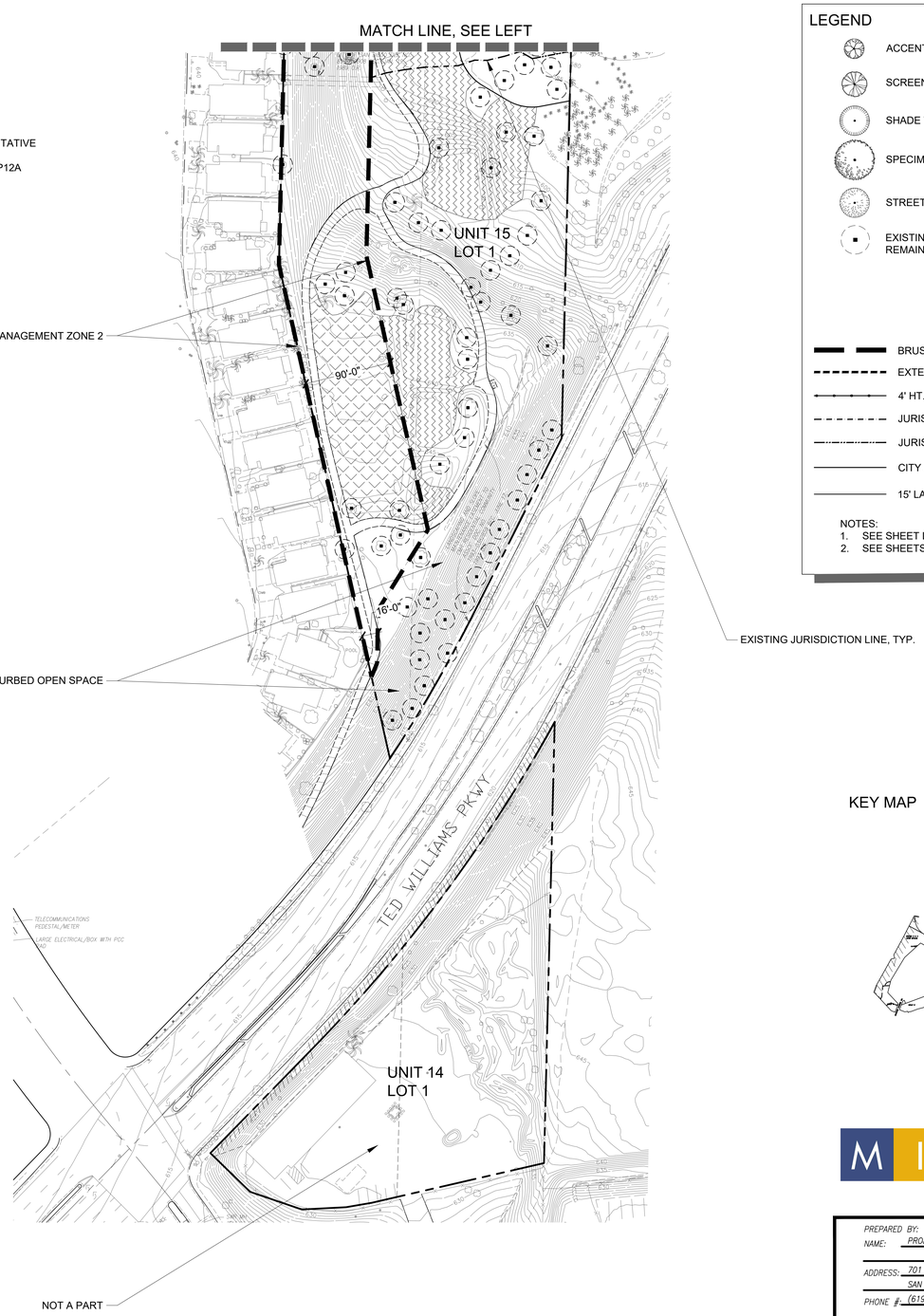
File Name Z:\Shared\San Diego\MIG Projects\01 Projects\05523.01 NUWI Carmel Mt Landscape Design\Graphics\CAD\05523.01_LANDSCAPE PLAN.dwg, Date Last Plotted: 6/24/2021 8:57:04 AM,

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452



SDGE EASEMENT, CONTACT:
SEMPRA ENERGY
LAND MANAGEMENT REPRESENTATIVE
BEACH CITIES DISTRICT
8335 CENTURY PARK COURT, CP12A
SAN DIEGO, CA 92123
(619) 916-7233

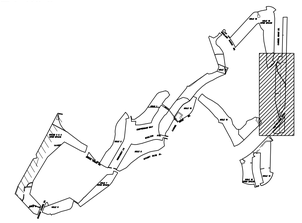


LEGEND

- ACCENT TREE
- SCREENING TREE
- SHADE TREE
- SPECIMEN TREE
- STREET TREE
- EXISTING TREE TO REMAIN
- RIPARIAN AREAS
- NATURALIZED SLOPES
- TRANSITION AND NEIGHBORHOOD SLOPES
- PERMANENT HYDROMODIFICATION/DETENTION BASINS
- MANUFACTURED SLOPES
- PARKWAYS
- ORNAMENTAL NATIVE AND EROSION CONTROL SEED MIX
- BRUSH MANAGEMENT SEED MIX
- EXTENDED PROTECTIVE BRUSH THINNING ZONE
- BRUSH MANAGEMENT ZONE 2
- EXTENDED PROTECTIVE BRUSH THINNING ZONE
- 4' HT. VINYL COATED CHAIN LINK FENCE
- JURISDICTIONAL NON-WETLAND WATERS
- JURISDICTIONAL WETLANDS
- CITY JD WETLAND BUFFER
- 15' LANDSCAPE BUFFER

NOTES:
1. SEE SHEET L-0 FOR PLANT LEGEND AND NOTES
2. SEE SHEETS L-1 - L-3 FOR LANDSCAPE DETAILS AND NOTES

KEY MAP



MIG

LICENSED LANDSCAPE ARCHITECT
STEVEN W LANG NO. 1771
Signature
11/30/2020
Renewal Date
Date
STATE OF CALIFORNIA

0 30' 60' 120' NORTH

PREPARED BY:
NAME: PROJECT DESIGN CONSULTANTS
ADDRESS: 701 'B' STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101
PHONE #: (619) 235-6471

PROJECT ADDRESS:
14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
L-11 LANDSCAPE AND REVEGETATION PLAN

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
REVISION 07:
REVISION 06: JUNE 16, 2021
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REVISION 04: JULY 24, 2020
REVISION 03: JUNE 10, 2020
REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020

ORIGINAL DATE: NOVEMBER 14, 2019

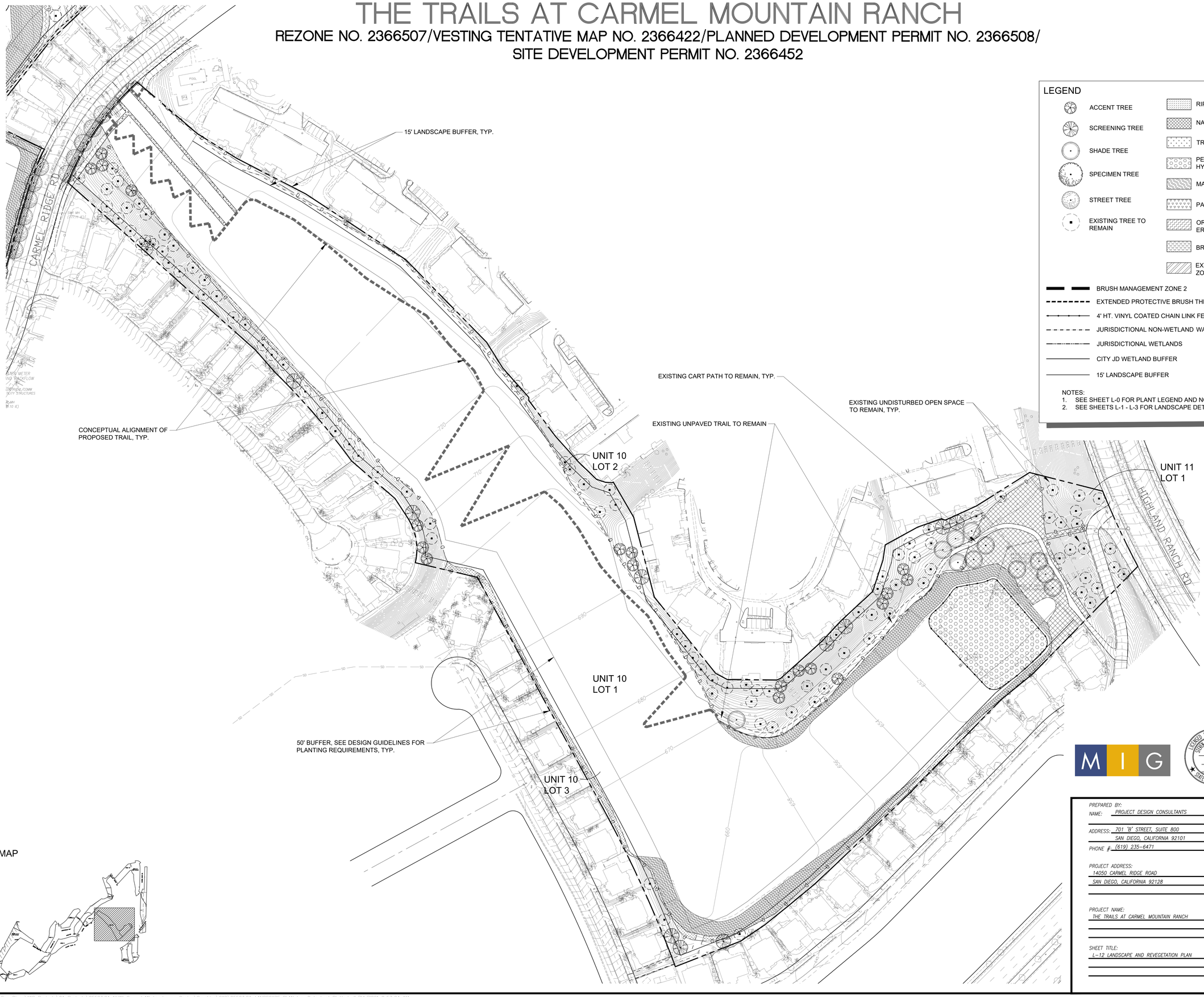
SHEET 54 OF 59

DEP #

File Name Z:\Shared\San Diego\MIG Projects\01 Projects\05523.01 NUWI Carmel Mt Landscape Design\Graphics\CAD\05523.01_LANDSCAPE PLAN.dwg, Date Last Plotted: 6/24/2021 8:57:04 AM,

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452



LEGEND

- ACCENT TREE
- SCREENING TREE
- SHADE TREE
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- EXISTING TREE TO REMAIN
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- JURISDICTIONAL WETLANDS
- CITY JD WETLAND BUFFER
- 15' LANDSCAPE BUFFER

NOTES:
1. SEE SHEET L-0 FOR PLANT LEGEND AND NOTES
2. SEE SHEETS L-1 - L-3 FOR LANDSCAPE DETAILS AND NOTES

KEY MAP

MIG

LICENSED LANDSCAPE ARCHITECT STEVEN W LANG NO. 1771 Signature 11/30/2020 Renewal Date Date STATE OF CALIFORNIA

0 30' 60' 120' NORTH

PREPARED BY:
NAME: PROJECT DESIGN CONSULTANTS
ADDRESS: 701 'B' STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101
PHONE #: (619) 235-6471

PROJECT ADDRESS:
14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
L-12 LANDSCAPE AND REVEGETATION PLAN

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
REVISION 07:
REVISION 06: JUNE 16, 2021
REVISION 05: SEPTEMBER 4, 2020
REVISION 04: JULY 24, 2020
REVISION 03: JUNE 10, 2020
REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020

ORIGINAL DATE: NOVEMBER 14, 2019

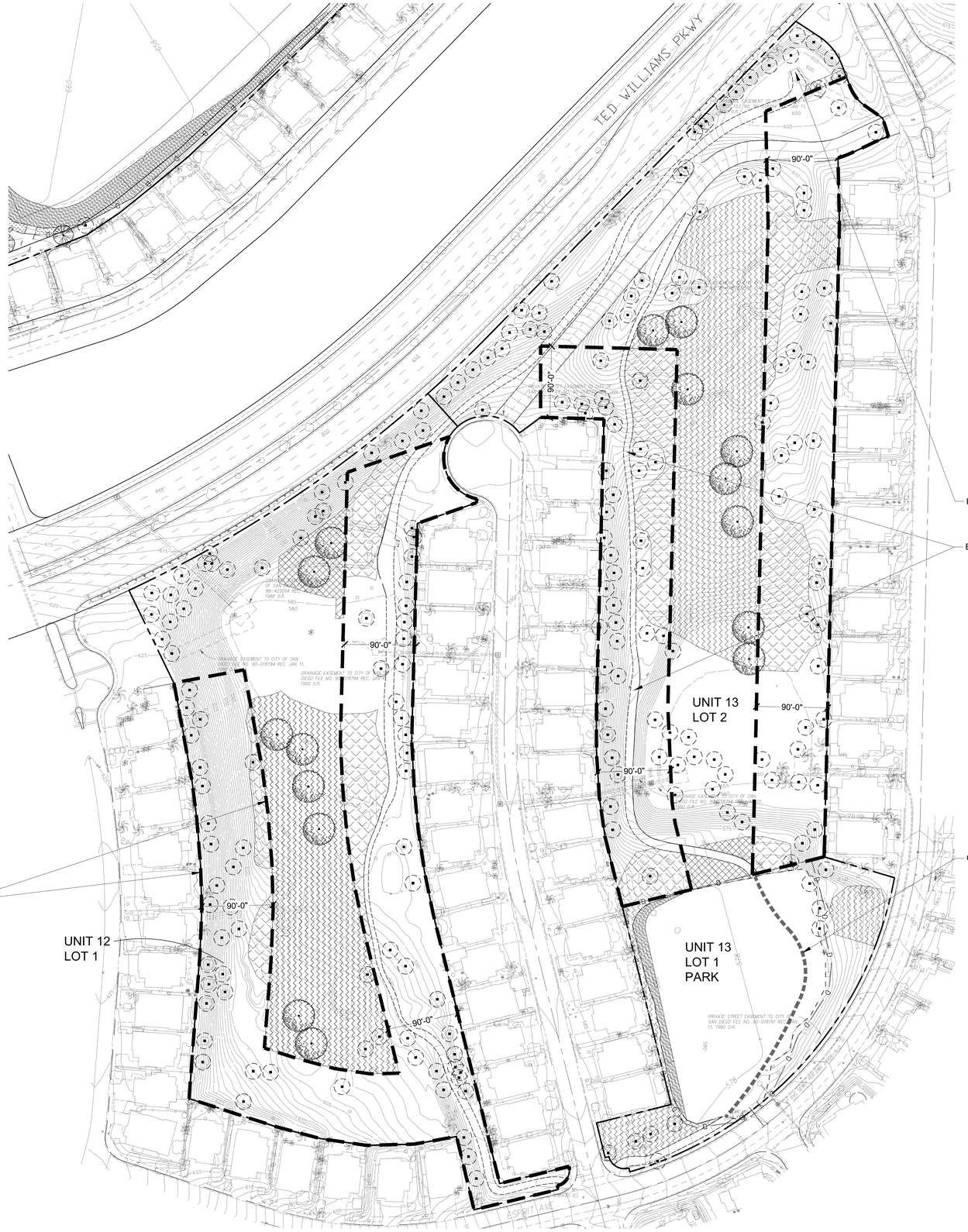
SHEET 55 OF 59

DEP #

File Name Z:\Shared\San Diego\MIG Projects\01 Projects\05523.01 NUWI Carmel Mt Landscape Design\Graphics\CAD\05523.01_LANDSCAPE PLAN.dwg, Date Last Plotted: 6/24/2021 8:57:04 AM,

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452



LEGEND

- ACCENT TREE
- SCREENING TREE
- SHADE TREE
- SPECIMEN TREE
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- EXISTING TREE TO REMAIN
- RIPARIAN AREAS
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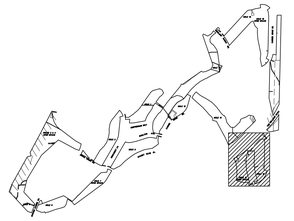
- CITY JD WETLAND BUFFER
- 15' LANDSCAPE BUFFER

NOTES:
1. SEE SHEET L-0 FOR PLANT LEGEND AND NOTES
2. SEE SHEETS L-1 - L-3 FOR LANDSCAPE DETAILS AND NOTES

KEY MAP



MIG

LICENSED LANDSCAPE ARCHITECT
STEVEN W LANG NO. 1771
Signature
11/30/2020
Renewal Date
Date
STATE OF CALIFORNIA

0 30' 60' 120' NORTH

PREPARED BY:
NAME: PROJECT DESIGN CONSULTANTS
ADDRESS: 701 'B' STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101
PHONE #: (619) 235-6471

PROJECT ADDRESS:
14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
L-13 LANDSCAPE AND REVEGETATION PLAN

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
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REVISION 01: JANUARY 30, 2020

ORIGINAL DATE: NOVEMBER 14, 2019

SHEET 56 OF 59

DEP #

File Name Z:\Shared\San Diego\MIG Projects\01 Projects\05523.01 NUWI Carmel Mt Landscape Design\Graphics\CAD\05523.01_LANDSCAPE PLAN.dwg, Date Last Plotted: 6/24/2021 8:57:04 AM,

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

LEGEND

- ACCENT TREE
- SCREENING TREE
- SHADE TREE
- SPECIMEN TREE
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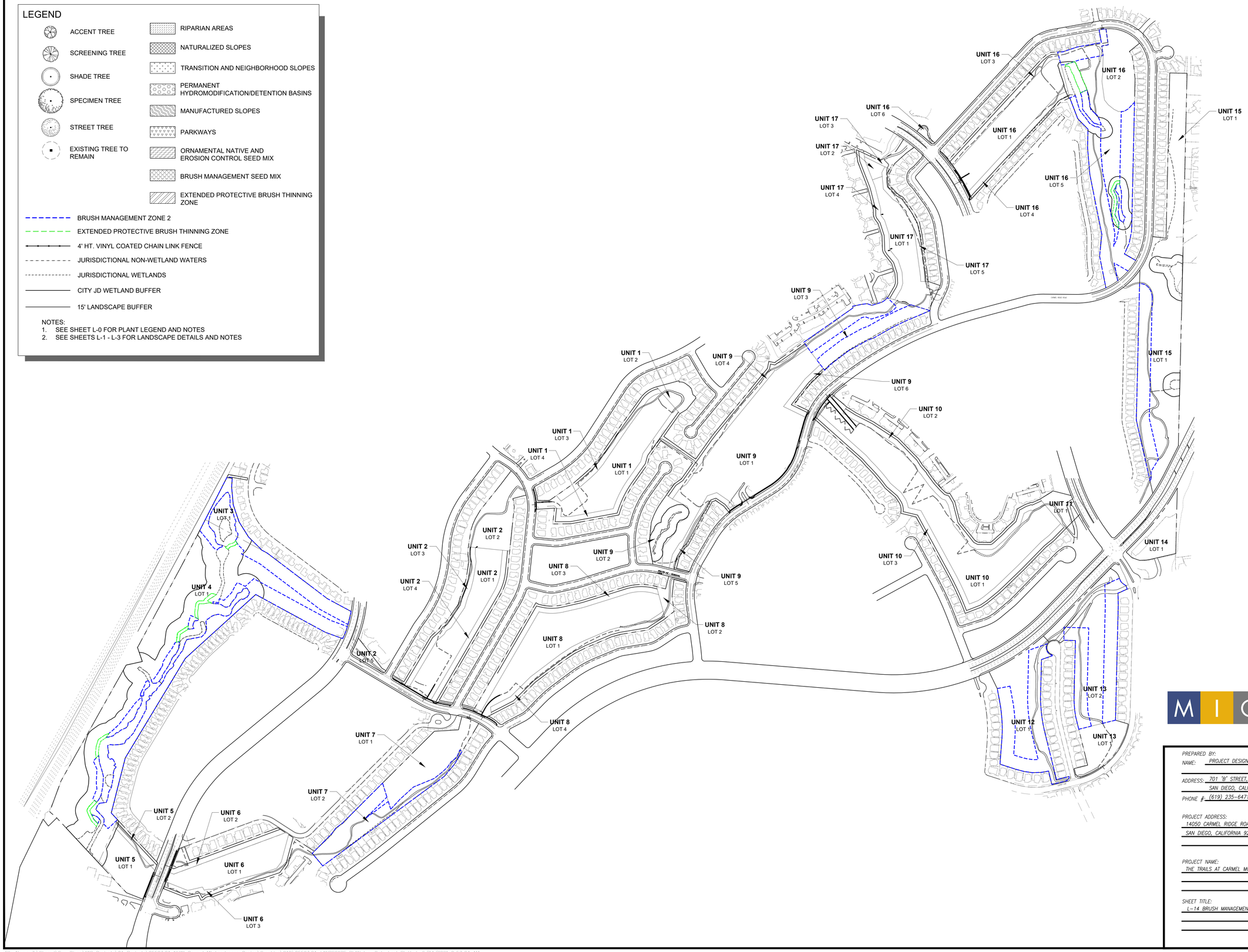
- 15' LANDSCAPE BUFFER

NOTES:
1. SEE SHEET L-0 FOR PLANT LEGEND AND NOTES
2. SEE SHEETS L-1 - L-3 FOR LANDSCAPE DETAILS AND NOTES



MIG

LICENSED LANDSCAPE ARCHITECT STEVEN M LANG NO. 1071 Signature 11/30/2020 Renewal Date Date STATE OF CALIFORNIA

0 125' 250' 500' NORTH

PREPARED BY:
NAME: PROJECT DESIGN CONSULTANTS
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SAN DIEGO, CALIFORNIA 92101
PHONE #: (619) 235-6471

PROJECT ADDRESS:
14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
L-14 BRUSH MANAGEMENT PLAN

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
REVISION 07:
REVISION 06: JUNE 16, 2021
REVISION 05: SEPTEMBER 4, 2020
REVISION 04: JULY 24, 2020
REVISION 03: JUNE 10, 2020
REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020
ORIGINAL DATE: NOVEMBER 14, 2019

SHEET 57 OF 59

DEP #

File Name Z:\Shared\San Diego\MIG Projects\01 Projects\05523.01 NUWI Carmel Mt Landscape Design\Graphics\CAD\05523.01_LANDSCAPE PLAN.dwg, Date Last Plotted: 6/24/2021 8:57:04 AM,

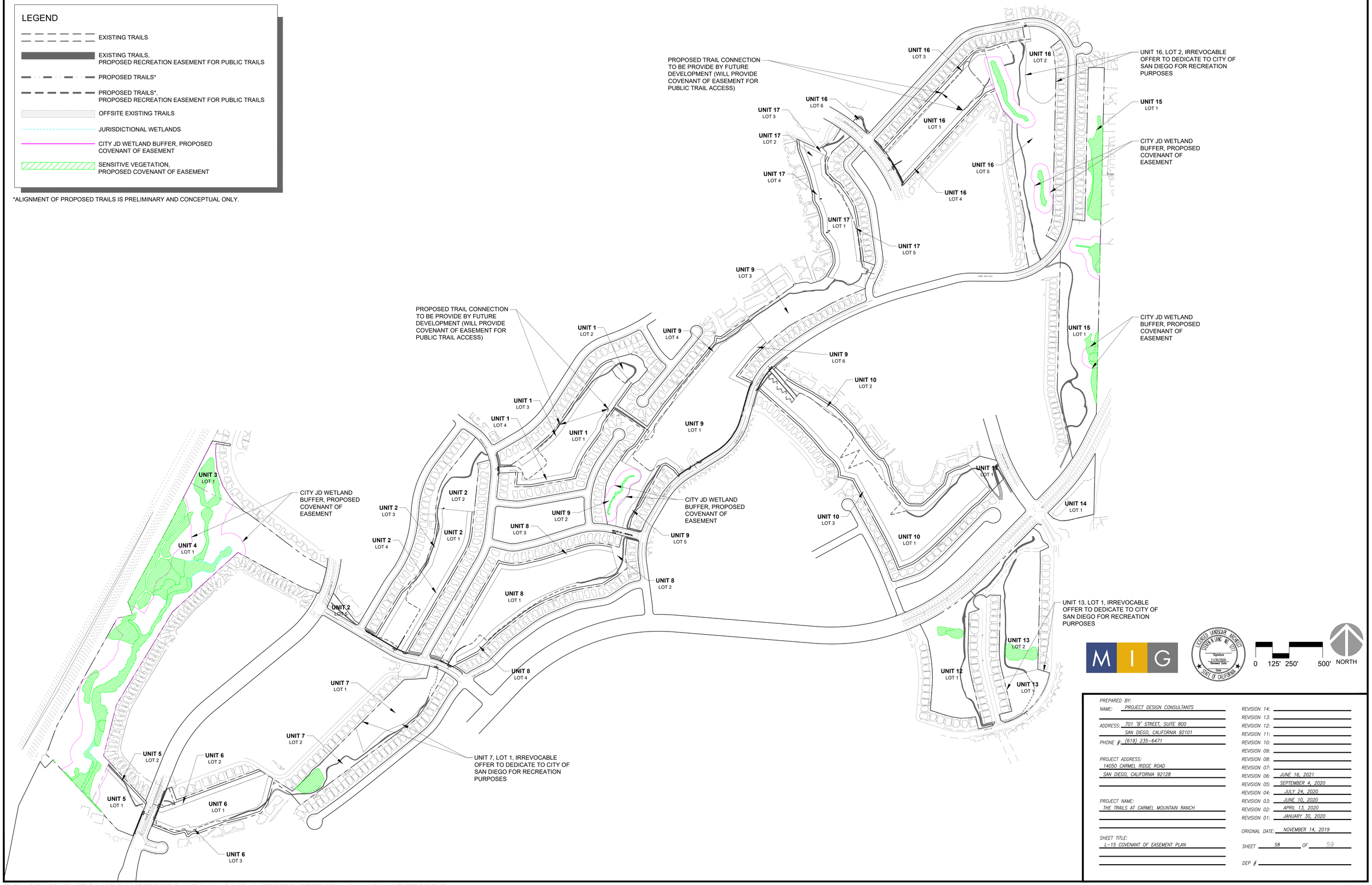
THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

LEGEND

- EXISTING TRAILS
- EXISTING TRAILS, PROPOSED RECREATION EASEMENT FOR PUBLIC TRAILS
- PROPOSED TRAILS*
- PROPOSED TRAILS*, PROPOSED RECREATION EASEMENT FOR PUBLIC TRAILS
- OFFSITE EXISTING TRAILS
- JURISDICTIONAL WETLANDS
- CITY JD WETLAND BUFFER, PROPOSED COVENANT OF EASEMENT
- SENSITIVE VEGETATION, PROPOSED COVENANT OF EASEMENT

*ALIGNMENT OF PROPOSED TRAILS IS PRELIMINARY AND CONCEPTUAL ONLY.



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SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
L-15 COVENANT OF EASEMENT PLAN

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
REVISION 07:
REVISION 06: JUNE 16, 2021
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REVISION 01: JANUARY 30, 2020

ORIGINAL DATE: NOVEMBER 14, 2019

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DEP #

File Name Z:\Shared\San Diego\MIG Projects\01 Projects\05523.01 NUWI Carmel Mt Landscape Design\Graphics\CAD\05523.01_LANDSCAPE PLAN.dwg, Date Last Plotted: 6/24/2021 8:57:04 AM,

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452

- Project Boundary
- Limits of Disturbance
- City of San Diego Wetlands Buffer
- FEMA 100 year flood zone
- Proposed Development Footprint

Brush Management Zone

- Zone 2 Thinning Zone (90-ft wide typically)
- 20-50-ft Extended Protective Brush Thinning Zone

Jurisdictional Wetland Waters

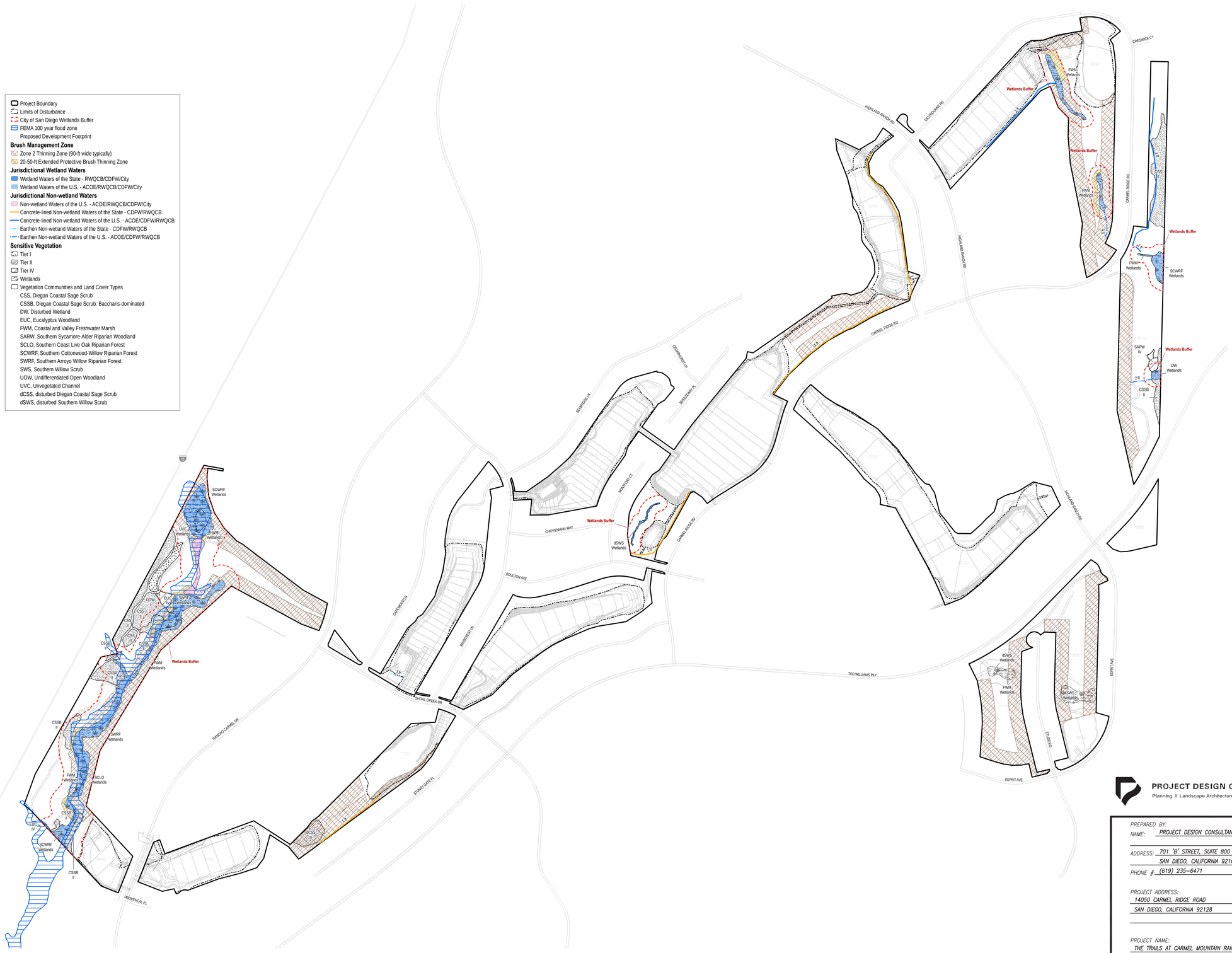
- Wetland Waters of the State - RWQCB/CDFW/City
- Wetland Waters of the U.S. - ACOE/RWQCB/CDFW/City

Jurisdictional Non-wetland Waters

- Non-wetland Waters of the U.S. - ACOE/RWQCB/CDFW/City
- Concrete-lined Non-wetland Waters of the State - CDFW/RWQCB
- Concrete-lined Non-wetland Waters of the U.S. - ACOE/CDFW/RWQCB
- Earthen Non-wetland Waters of the State - CDFW/RWQCB
- Earthen Non-wetland Waters of the U.S. - ACOE/CDFW/RWQCB

Sensitive Vegetation

- Tier I
- Tier II
- Tier IV
- Wetlands
- Vegetation Communities and Land Cover Types
  - CSS, Diegan Coastal Sage Scrub
  - CSSB, Diegan Coastal Sage Scrub: Baccharis-dominated
  - DW, Disturbed Wetland
  - EUC, Eucalyptus Woodland
  - FWM, Coastal and Valley Freshwater Marsh
  - SARW, Southern Sycamore-Alder Riparian Woodland
  - SCLO, Southern Coast Live Oak Riparian Forest
  - SCWRF, Southern Cottonwood-Willow Riparian Forest
  - SWRF, Southern Arroyo Willow Riparian Forest
  - SWS, Southern Willow Scrub
  - UOW, Undifferentiated Open Woodland
  - UVC, Unvegetated Channel
  - dCSS, disturbed Diegan Coastal Sage Scrub
  - dSWS, disturbed Southern Willow Scrub



SOURCE: SANGIS 2019; FEMA; Project Design 2020

DUDEK

0 500 1,000 Feet

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Planning | Landscape Architecture | Engineering | Survey
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SHEET 59 OF 59

DEP #