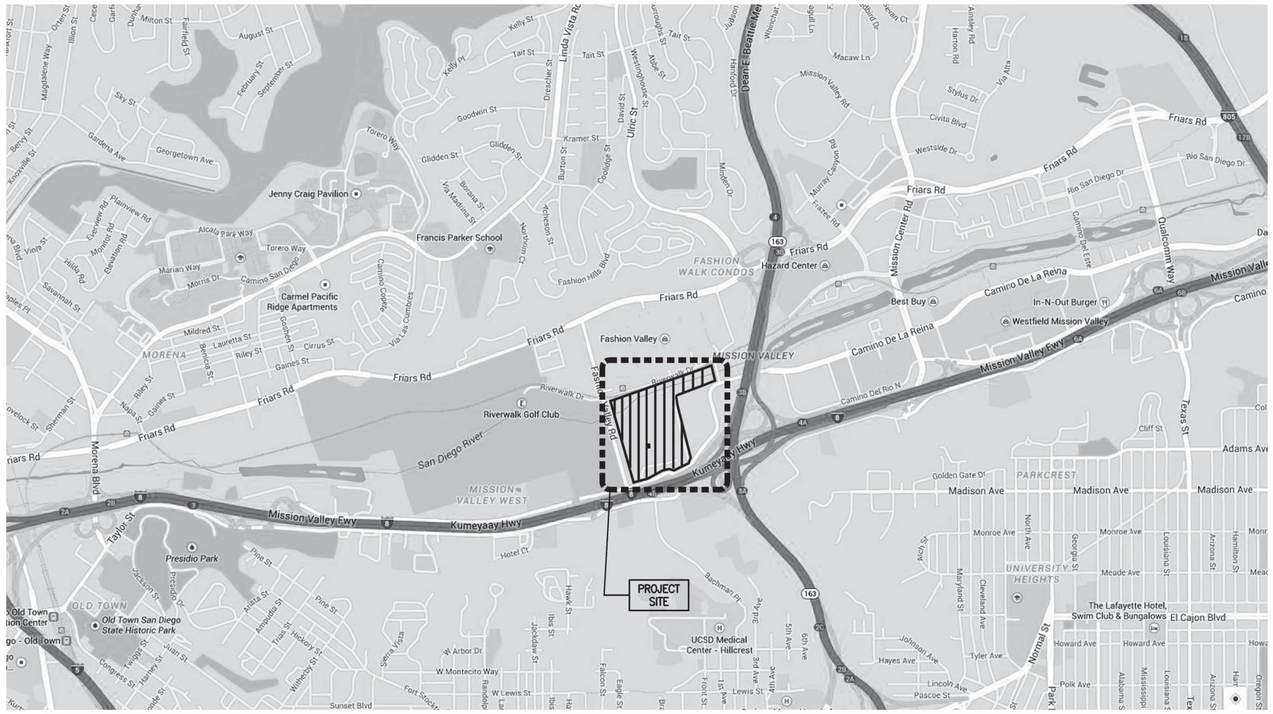


VICINITY MAP

Project Management Initials (As Required)
Designer: Checked: Approved:
Filename: P:\2014\60329917_TC_LOWE\6900-CAD-GIS\910-CAD-BIM\902-SHEETS\60329917-COVER.DWG
Last Modified by: LECLISE, RION
Last Plotted date: 4/10/2017 1:15 PM

TOWN & COUNTRY RESORT

500 Hotel Circle North San Diego, CA 92108

DEVELOPMENT PLAN PACKAGE - MARCH 2017

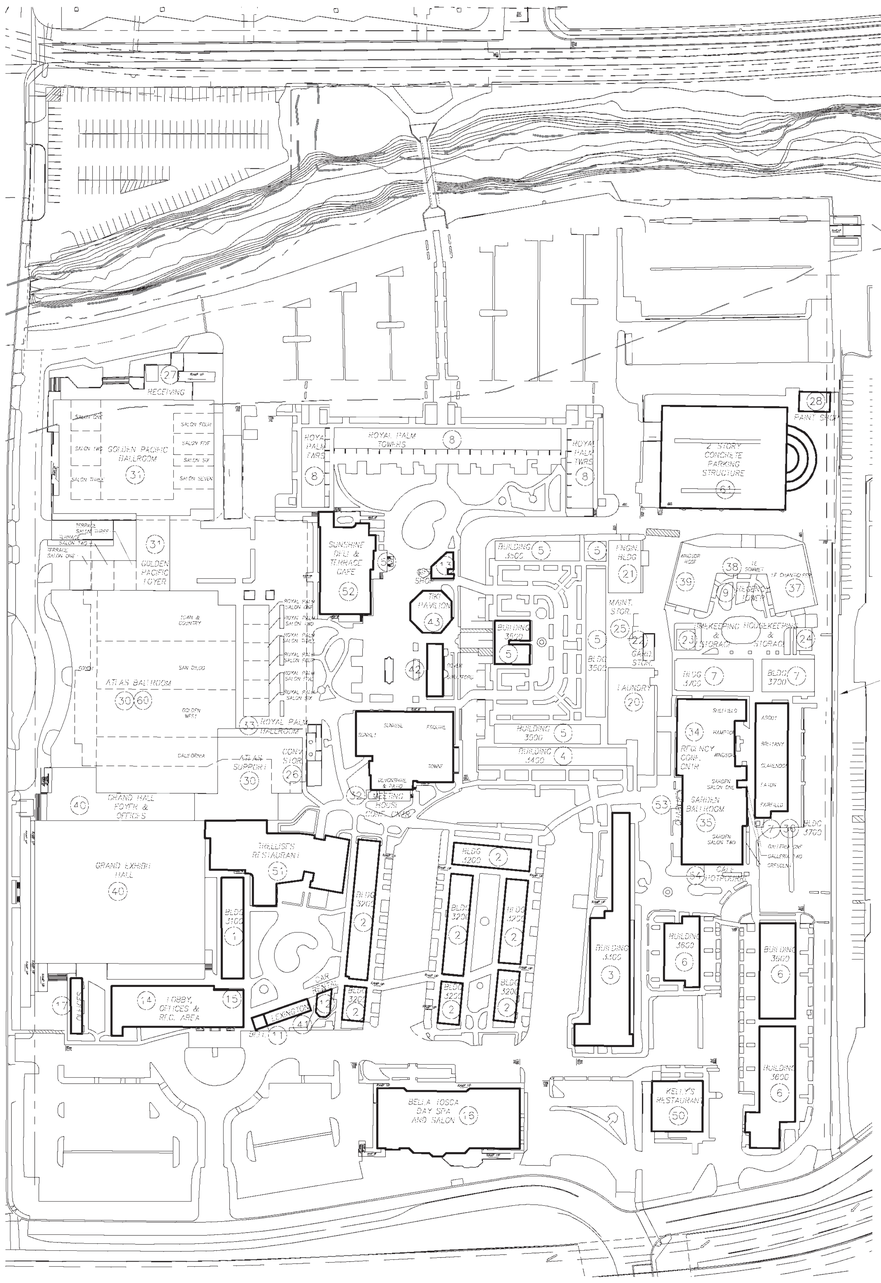
LOWE ENTERPRISES

AECOM

SHEET 1 OF 40

60329917

CITY OF SAN DIEGO PROJECT No. 424475


RECEIVING
SOLANA PACIFIC BALLROOM
GOLDEN PACIFIC FOYER
ROYAL PALM TOWERS
ROYAL PALM TERRACE
2 STORY CONCRETE PARKING STRUCTURE
PAINT SHOP
SUNSHINE DELI & TERRACE CAFE
TIKI PAVILION
MAINT. STOR.
BUILDING 3500
BUILDING 3600
LANAI GIFT SHOP
CARRIAGE STALL
LAUNDRY
BUILDING 3700
REGENCY CONFERENCE CENTER
LE CHANTICLEER & WINDSOR ROSE RESTAURANTS
LE SOMMET RESTAURANT
BREAKFAST
LUNCH
DINNER
REGENCY CONF. CENTER
SAHARA BALLROOM
SAHARA SALON ONE
SAHARA SALON TWO
GARDEN BALLROOM
ATLAS BALLROOM
ROYAL PALM BALLROOM
CONV. STOR.
GRAND HALL NORTH & OFFICES
GRAND EXHIBIT HALL
THRILLISTON RESTAURANT
BUILDING 3100
BUILDING 3200
BUILDING 3300
BUILDING 3400
BUILDING 3500
BUILDING 3600
BUILDING 3700
BUILDING 1600
BUILDING 3900
BUILDING 3800
BUILDING 4000
BUILDING 4100
BUILDING 4200
BUILDING 4300
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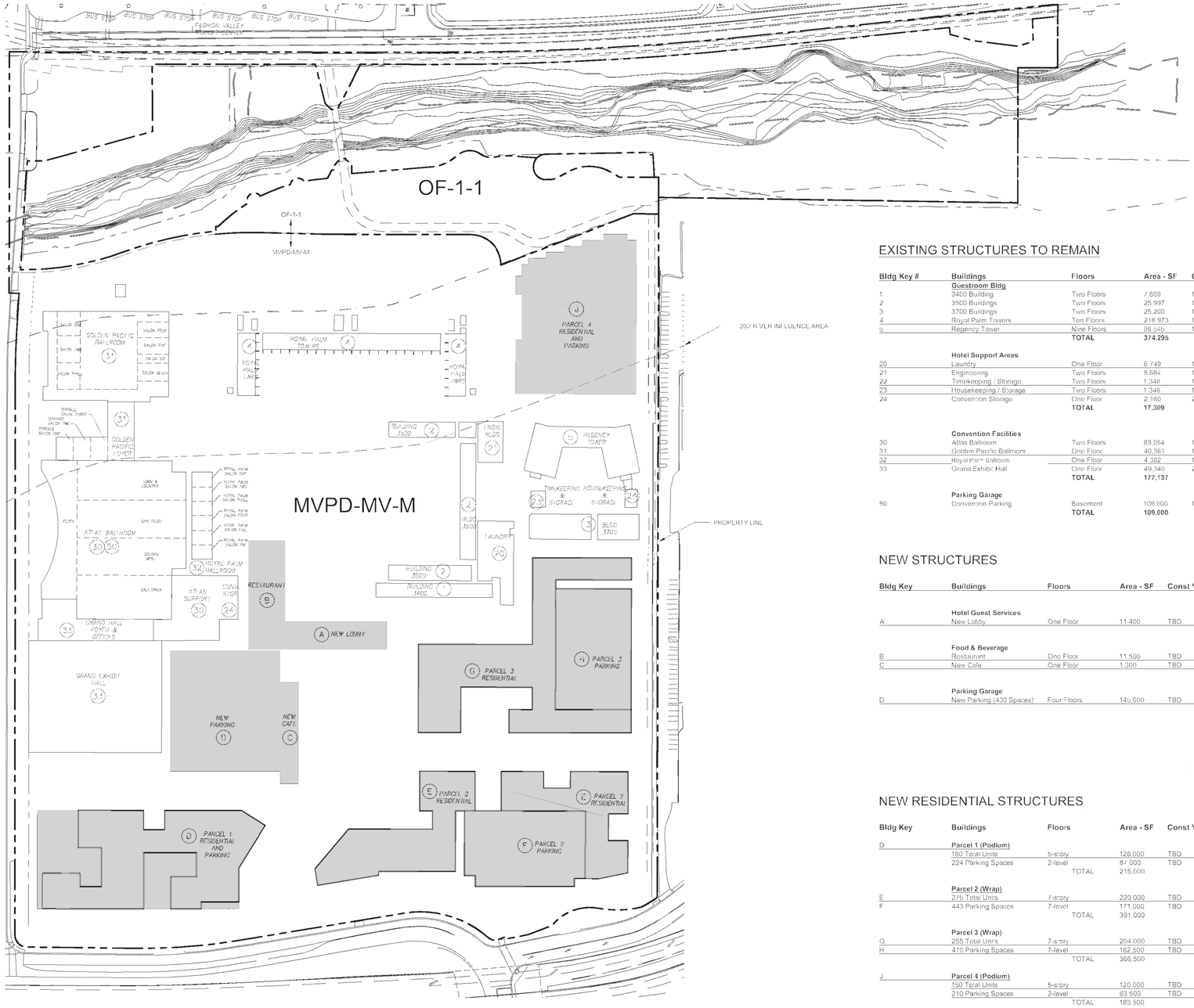
BUILDING



EXISTING STRUCTURES TO REMAIN

Bldg Key #	Buildings	Floors	Area - SF	Const YR	(N)Use	(N)Occu.	Const Type
	Guestroom Bldg						
1	3400 Building	Two Floors	7,600	1956	Hotel	R-2	TYPE V
2	3500 Buildings	Two Floors	25,997	1958	Hotel	R-2	TYPE V
3	3700 Buildings	Two Floors	25,200	1968	Hotel	R-2	TYPE V
4	Royal Palm Towers	Ten Floors	216,973	1969	Hotel	R-2	TYPE I
5	Regency Tower	Nine Floors	99,545	1969	Hotel	R-2	TYPE I
		TOTAL	**374,295**				
	Hotel Support Areas						
20	Laundry	One Floor	6,749	1979	Laundry	F-1	TYPE V
21	Engineering	Two Floors	5,884	1979	Office	B	TYPE V
22	Timekeeping / Storage	Two Floors	1,348	1985	Storage	S-1	TYPE V
23	Housekeeping / Storage	Two Floors	1,348	1985	Housekeeping	F-1	TYPE V
24	Convention Storage	One Floor	2,180	2005	Storage	S-1	TYPE II
		TOTAL	**17,309**				
	Convention Facilities						
30	Atlas Ballroom	Two Floors	83,054	1970	Ballroom	A-3	TYPE II
31	Golden Pacific Ballroom	One Floor	40,381	1970	Ballroom	A-3	TYPE II
32	Royal Palm Ballroom	One Floor	4,382	1953	Conference	A-3	TYPE V
33	Grand Exhibit Hall	One Floor	49,340	2007	Exhibition Hall	A-3	TYPE I
		TOTAL	**177,137**				
	Parking Garage						
50	Convention Parking	Basement	109,000	1970	Parking	S-2	TYPE II
		TOTAL	**109,000**				
					TOTAL		677,741

NEW STRUCTURES

Bldg Key	Buildings	Floors	Area - SF	Const YR	Use	Occupancy	Const Type
	Hotel Guest Services						
A	New Lobby	One Floor	11,400	TBD	Lobby	A-3	TYPE V
	Food & Beverage						
B	Restaurant	One Floor	11,500	TBD	Restaurant	A-2	TYPE V
C	New Cafe	One Floor	1,300	TBD	Restaurant	A-2	TYPE V
	Parking Garage						
D	New Parking (430 Spaces)	Four Floors	145,600	TBD	Parking	S-2	TYPE II
					TOTAL		169,800
					HOTEL TOTAL		847,541

NEW RESIDENTIAL STRUCTURES

Bldg Key	Buildings	Floors	Area - SF	Const YR	Use	Occupancy	Const Type
D	**Parcel 1 (Podium)**						
	160 Total Units	5-story	128,000	TBD	Residential	R-2	TYPE III
	224 Parking Spaces	2-level	87,000	TBD	Parking	R-2	TYPE I
		TOTAL	215,000				
E	**Parcel 2 (Wrap)**						
	275 Total Units	7-story	220,000	TBD	Residential	R-2	TYPE III
F	443 Parking Spaces	7-level	171,000	TBD	Parking	R-2	TYPE I
		TOTAL	391,000				
G	**Parcel 3 (Wrap)**						
	255 Total Units	7-story	204,000	TBD	Residential	R-2	TYPE III
H	410 Parking Spaces	7-level	162,500	TBD	Parking	R-2	TYPE I
		TOTAL	366,500				
J	**Parcel 4 (Podium)**						
	160 Total Units	5-story	120,000	TBD	Residential	R-2	TYPE III
	210 Parking Spaces	2-level	63,500	TBD	Parking	R-2	TYPE I
		TOTAL	183,500				
					TOTAL		1,156,181
					DEVELOPMENT TOTAL		2,003,722

LEGEND

PROPOSED NEW BUILDING

EXISTING BUILDING FOOTPRINT

PROPERTY LINE

GENERAL NOTES:

1. GROSS FLOOR AREA IS USED FOR THIS CALCULATION.
2. BUILDING FOOT PRINT SHOWN IN RESIDENTIAL PARCEL 1, 2, 3 & 4 IS FOR ILLUSTRATION PURPOSE ONLY.
3. REFERENCE SHEET DP-12S FOR DETAILED PARKING REQUIREMENTS AND PROPOSED PARKING PLAN.

LEGAL DESCRIPTION

THE BOUNDARY OF THOSE PORTIONS OF LOT 4 OF PARTITION OF PUEBLO LOT 1105 REFEREE'S MAP NO. 1029, TOGETHER WITH THAT PORTION OF LOT 2 MAP 3755, TOGETHER WITH LOT 1 MAP 6274, TOGETHER WITH LOTS 1 AND 2 MAP 5671, DESCRIBED IN DEED RECORDED JUNE 3, 2014 AS DOCUMENT NO. 2014-0226692, OF OFFICIAL RECORDS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

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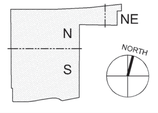
San Diego, CA 92108

PROJECT

Town & Country

500 Hotel Circle North
San Diego, CA 92108

KEY PLAN



SHEET NUMBER 3 OF 40

G-02

SHEET TITLE

PROPOSED DEVELOPMENT SUMMARY

	March 2017	DPP SUBMITTAL
	Nov 2016	DPP SUBMITTAL

AECOM

PROJECT NUMBER 60329917

ISSUE CITY PROJECT No. 424475

	Aug 2016	DPP SUBMITTAL
	July 2016	DPP SUBMITTAL
	May 2016	DPP SUBMITTAL
	Jan 2016	MIR RESUBMITTAL
	Sept 2015	MIR RESUBMITTAL
	3.24.15	MIR SUBMITTAL

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RIVER PATHWAY ALIGNMENT IS CONCEPTUAL
ACTUAL ALIGNMENT TO BE DETERMINED
DURING FINAL PARK DESIGN

RIVER WALK DRIVE

CONCEPTUAL RIVER PATHWAY

BRIDGE EASEMENT OVER RIVER

RECONSTRUCT BRIDGE

SAN DIEGO RIVER

Habitat Area

MATCHLINE - SEE BELOW

10'-0" (4' MAXIMUM BALCONY/TERRACE
ENCROACHMENT INTO SETBACK)

RIVER PATHWAY ALIGNMENT IS CONCEPTUAL
ACTUAL ALIGNMENT TO BE DETERMINED
DURING FINAL PARK DESIGN

PRIVATE DRIVE E

EX. FLOODWAY

PLANTING AREA (TYP)
BUILDING OVERHANGS SIDEWALK

ROYAL PALM TOWERS
10-STORY HOTEL UNITS
FF=33.50'
H=89.3'

GOLDEN PACIFIC BALLROOM
1-STORY
FF=31.76'
H=13.5'

FOYER
1-STORY
FF=31.50'
H=13.6'

RAMP

PROPOSED PRIVATE DRIVE E

10'-0"

PARCEL 4

PROPOSED PRIVATE DRIVE E

ENG. BLDG
2-STORY
FF=28.87'
H=20.9'

REGENCY TOWER
9-STORY
FF=27.65'
H=82.5'

BLDG 3500
2-STORY
FF=28.51'
H=17.0'

BUILDING 3700
2-STORY
FF=27.54'
H=17.6'

UTILITY & HOUSEKEEPING
2-STORY
FF=27.61'
H=17.8'

LAUNDRY
1-STORY
FF=28.48'
H=17.1'

BUILDING 3400
2-STORY
FF=28.60'
H=18.2'

PALM COURT TERRACE
1-STORY MEETING ROOMS
FF=31.51'
H=13.8'

ATLAS BALLROOM
2-STORY OVER SINGLE LEVEL PARKING GARAGE
H=24.1'
FF=31.06'

BACK OF HOUSE WORK AREA

NEW RESTAURANT
1-STORY
FF=34.50'
H=22.0'

MATCHLINE - SEE DRAWING DP-01S

MATCHLINE - SEE DRAWING DP-01S

MATCHLINE - SEE ABOVE

FASHION VALLEY ROAD

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- PROPERTY LINE / TM BOUNDARY
- LIMIT OF REGULATORY FLOODWAY
- MULTI-HABITAT PLANNING LINE
- RESIDENTIAL BUILDING SETBACK
- PROPOSED NEW BUILDING
- EXISTING BUILDING FOOTPRINT
- CONCEPTUAL RIVER PATHWAY EASEMENT (14')
- RECREATIONAL EASEMENT/PARK AREA

GENERAL NOTES

1. REFUSE & RECYCLING AREAS WILL BE ACCOMMODATED ON EACH RESIDENTIAL SITE.
2. BUILDING FOOTPRINT SHOWN IN RESIDENTIAL PARCEL 1, 2, 3 & 4 IS FOR ILLUSTRATIVE PURPOSES ONLY.
3. EASEMENTS: REFER TO PROPOSED VESTING TM, SHEET 4 FOR MORE INFORMATION.
4. ALL DIMENSIONS ARE SHOWN IN FEET.
5. SEE SHEET 34 FOR ACRES AND BOUNDS.

0 40' 80'
1" = 40'

March 2017	DPP SUBMITTAL
Nov 2016	DPP SUBMITTAL

KEY PLAN

N NE NORTH

SHEET NUMBER 4 OF 40

DP-01N

SHEET TITLE

SITE PLAN
Proposed Site Plan - North

PROJECT NUMBER	60329917
ISSUE	CITY PROJECT No. 424475

Aug 2016	DPP SUBMITTAL
July 2016	DPP SUBMITTAL
May 2016	DPP SUBMITTAL
Jan 2016	MIR RESUBMITTAL
Sept 2015	MIR RESUBMITTAL
3.24.15	MIR SUBMITTAL

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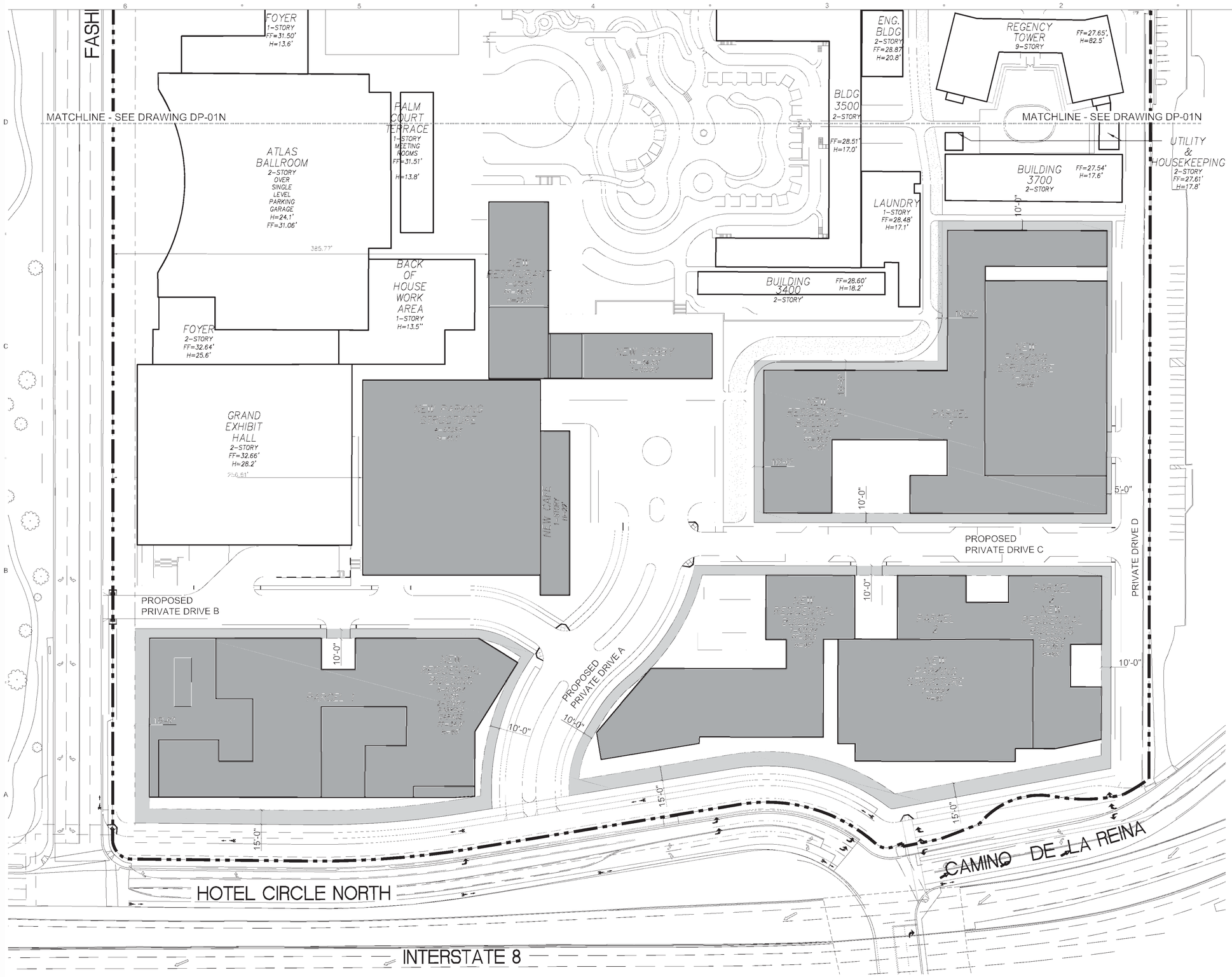

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- PROPERTY LINE / TM BOUNDARY
- LIMIT OF REGULATORY FLOODWAY
- SETBACK LINE
- RESIDENTIAL BUILDING SETBACK
- PROPOSED NEW BUILDING
- EXISTING BUILDING FOOTPRINT

GENERAL NOTES:

1. REFUSE & RECYCLING AREAS WILL BE ACCOMMODATED ON EACH RESIDENTIAL SITE.
2. BUILDING FOOT PRINT SHOWN IN RESIDENTIAL PARCEL 1, 2, 3 & 4 IS FOR ILLUSTRATIVE PURPOSES ONLY.
3. EASEMENTS, REFER TO PROPOSED MAPPING. SHEET 34 FOR MORE INFORMATION.
4. ALL DIMENSIONS ARE SHOWN IN FEET.
5. SEE SHEET 34 FOR METES AND BOUNDS.

0 40' 80'
1" = 40'

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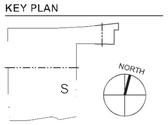
KEY PLAN



SHEET NUMBER 5 OF 40

DP-01S

SHEET TITLE
SITE PLAN
Proposed Site Plan - South

March 2017	DPP SUBMITTAL
Nov 2016	DPP SUBMITTAL

AECOM

PROJECT NUMBER 60329917

ISSUE CITY PROJECT No. 424475

Aug 2016	DPP SUBMITTAL
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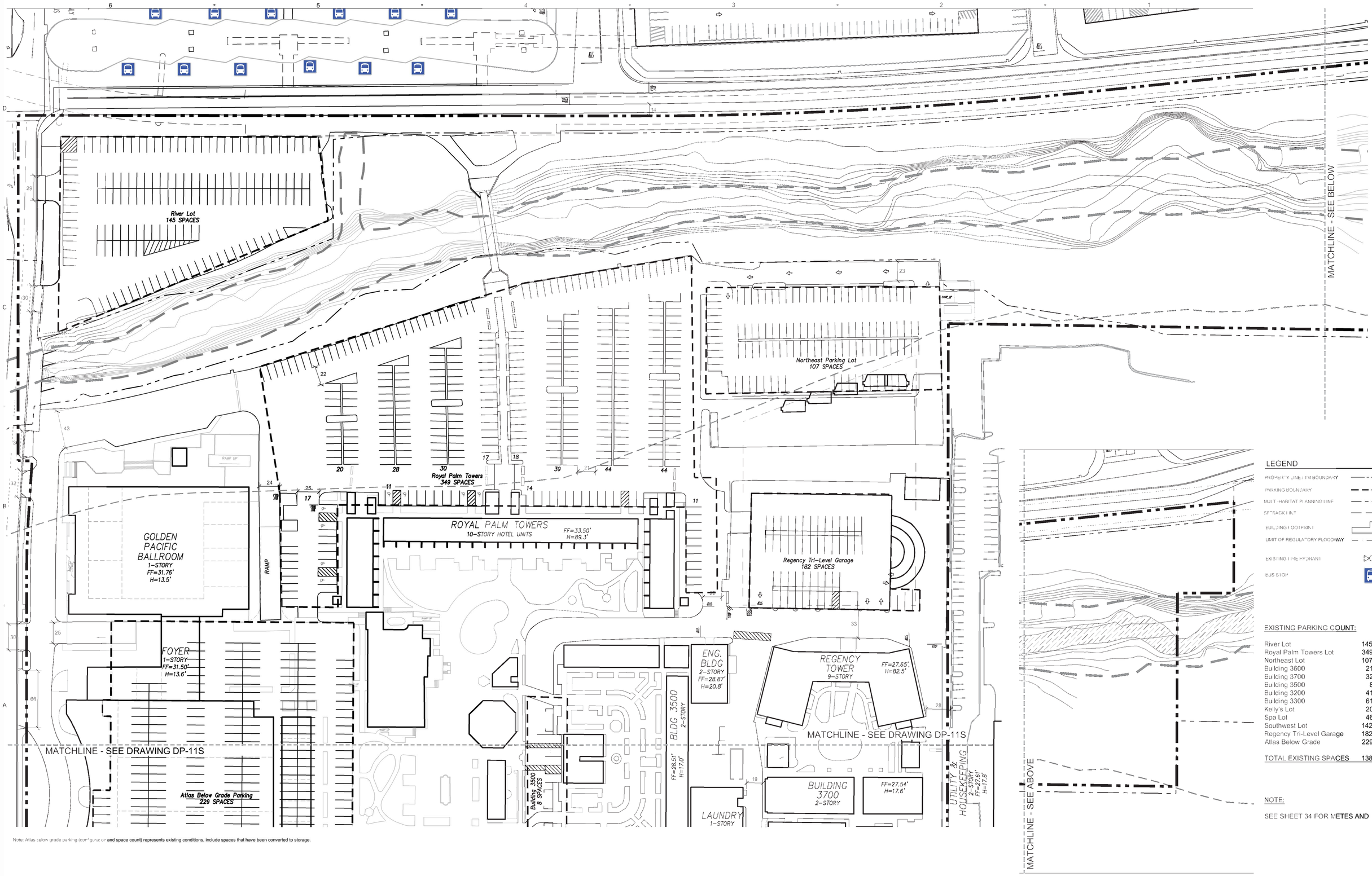

Note: Atlas below grade parking (configuration and space count) represents existing conditions, include spaces that have been converted to storage.

LEGEND

- PROPERTY LINE / TM BOUNDARY
- PARKING BOUNDARY
- MULTI-HABITAT PLANNING LINE
- SETBACK LINE
- BUILDING FOOTPRINT
- LIMIT OF REGULATORY FLOODWAY
- EXISTING FIRE HYDRANT
- BUS STOP

EXISTING PARKING COUNT:

		H/C
River Lot	145	0
Royal Palm Towers Lot	349	10
Northeast Lot	107	0
Building 3600	21	0
Building 3700	32	2
Building 3500	8	4
Building 3200	41	4
Building 3300	61	0
Kelly's Lot	20	3
Spa Lot	46	2
Southwest Lot	142	4
Regency Tri-Level Garage	182	2
Atlas Below Grade	229	0
TOTAL EXISTING SPACES	1383	31

NOTE:

SEE SHEET 34 FOR METES AND BOUNDS.

0 40' 80'
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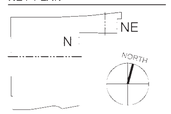
KEY PLAN



SHEET NUMBER 6 OF 40

DP-11N

SHEET TITLE
STREET + PARKING PLAN
Existing Site plan - North

March 2017	DPP SUBMITTAL
Nov 2016	DPP SUBMITTAL

AECOM

PROJECT NUMBER 60329917

ISSUE CITY PROJECT No. 424475

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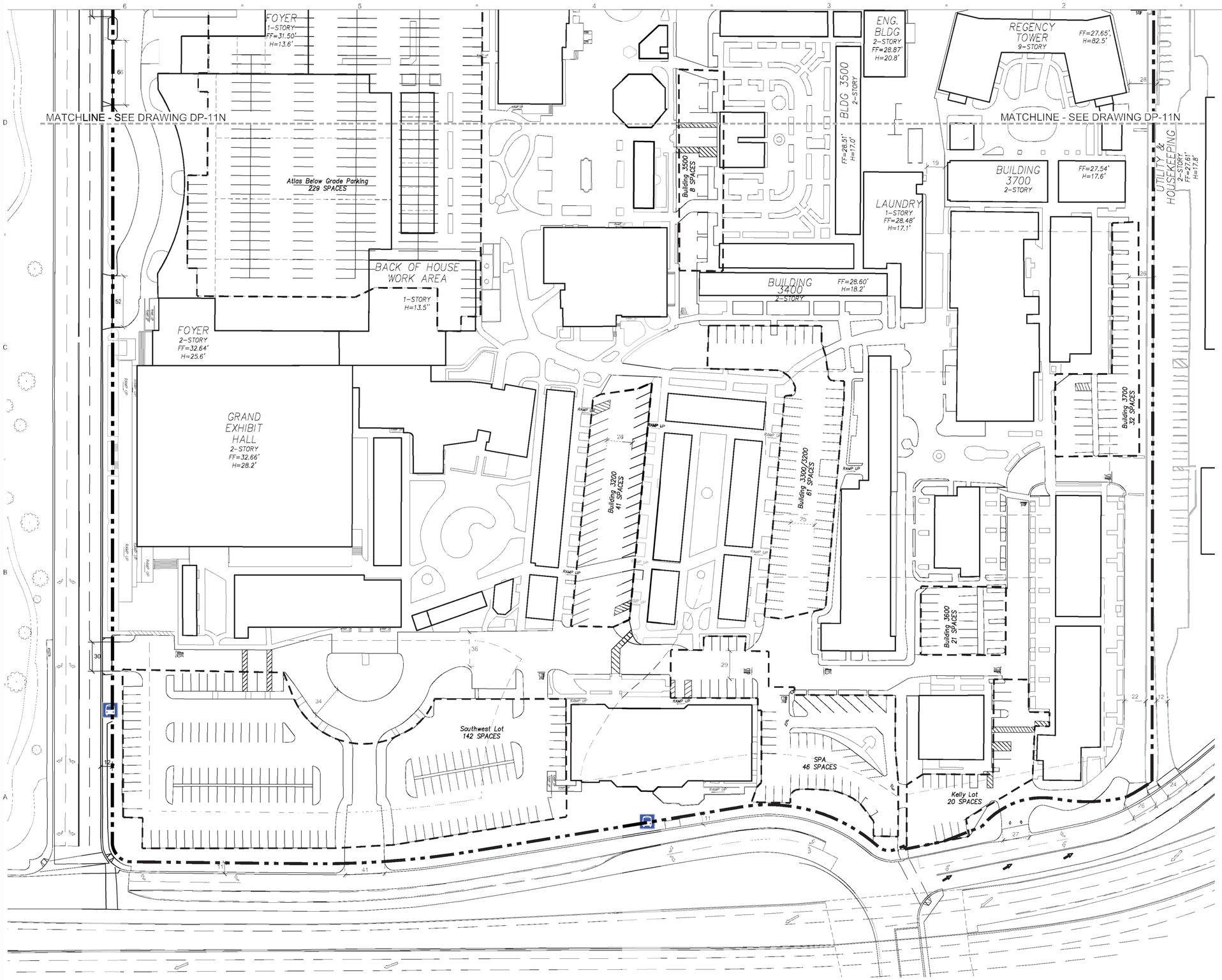

LEGEND

- PROPERTY LINE / TM BOUNDARY
- PARKING BOUNDARY
- SETBACK LINE
- BUILDING FOOTPRINT
- EXISTING FIRE HYDRANT
- BUS STOP

EXISTING PARKING COUNT:

		H/C
River Lot	145	0
Royal Palm Towers Lot	349	10
Northeast Lot	107	0
Building 3600	21	0
Building 3700	32	2
Building 3500	8	4
Building 3200	41	4
Building 3300	61	0
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Spa Lot	46	2
Southwest Lot	142	4
Regency Tri-Level Garage	182	2
Atlas Below Grade	229	0
TOTAL EXISTING SPACES	1383	31

NOTE:

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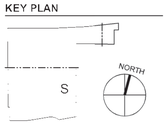
San Diego, CA 92108

KEY PLAN



SHEET NUMBER 7 OF 40

DP-11S

SHEET TITLE
STREET + PARKING PLAN
Existing Site plan - South

	March 2017	DPP SUBMITTAL
	Nov 2016	DPP SUBMITTAL

AECOM

PROJECT NUMBER 60329917

ISSUE CITY PROJECT No. 424475

	Aug 2016	DPP SUBMITTAL
	July 2016	DPP SUBMITTAL
	May 2016	DPP SUBMITTAL
	Jan 2016	MIR RESUBMITTAL
	Sept 2015	MIR RESUBMITTAL
	3.24.15	MIR SUBMITTAL

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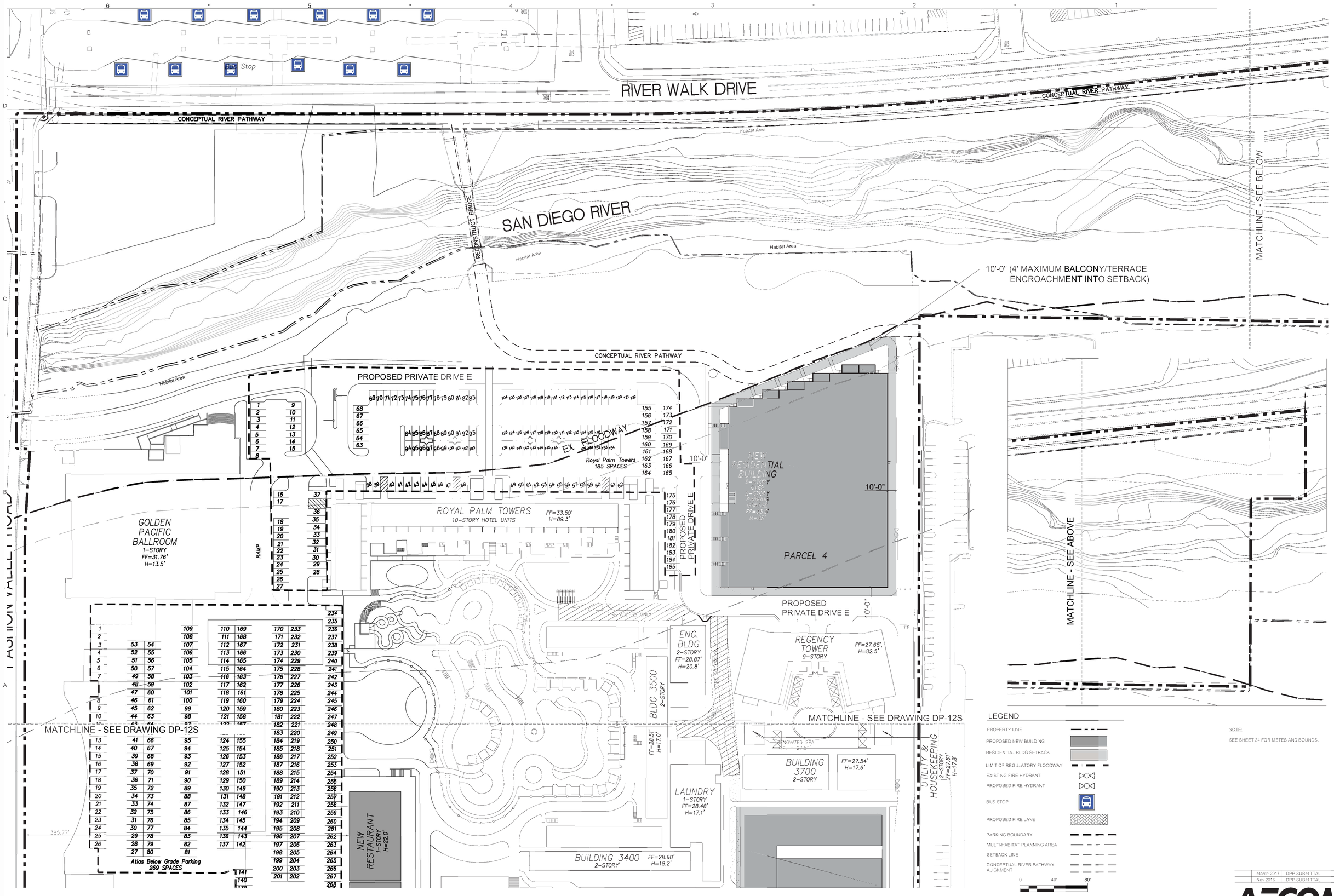

NOTE:
SEE SHEET 34 FOR METES AND BOUNDS.

March 2017	DPP SUBMITTAL
Nov 2016	DPP SUBMITTAL

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PROJECT

Town & Country
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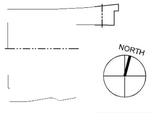
San Diego, CA 92108

KEY PLAN



SHEET NUMBER 8 OF 40

DP-12N

SHEET TITLE

STREET + PARKING PLAN
Proposed Site plan - North

AECOM

PROJECT NUMBER 60329917

ISSUE CITY PROJECT No. 424475

Aug 2016	DPP SUBMITTAL
July 2016	DPP SUBMITTAL
May 2016	DPP SUBMITTAL
Jan 2016	MR RESUBMITTAL
Sept 2015	MR RESUBMITTAL
3.24.15	MR SUBMITTAL

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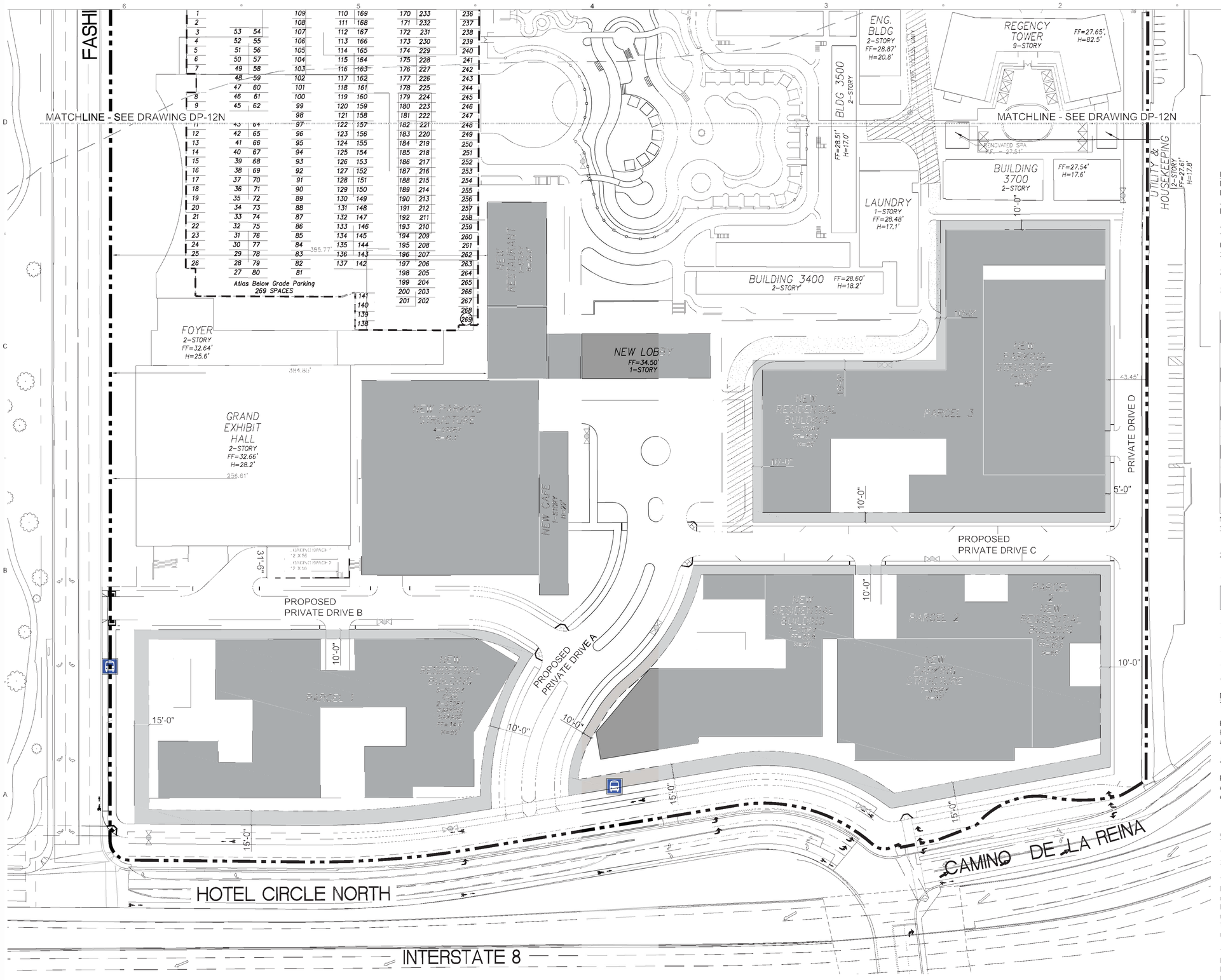

LEGEND

- PROPOSED PROPERTY LINE
- LIMIT OF REGULATORY FLOODWAY
- SETBACK LINE
- PROPOSED RESIDENTIAL PARCEL
- RESIDENTIAL BLDG SETBACK
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- BUS STOP
- PROPOSED FIRE LANE

NOTE:
SEE SHEET 34 FOR METES AND BOUNDS.

PARKING SPACES FOR HOTEL/CONVENTION CENTER

Name	Spaces Required	Spaces Provided	H/C Required	H/C Provided
Royal Palm Towers	-	185	-	8
Atlas Below Grade	-	269	-	0
New Parking Structure	-	467	-	8
TOTAL	856	921	16	16

NOTES:
1. THE TOTAL DEMAND FOR HOTEL/CONVENTION CENTER PARKING WAS CALCULATED USING CITY OF SAN DIEGO SHARED PARKING REGULATIONS.
2. PARKING SPACES FOR HOTEL/CONVENTION CENTER (PER SDMC SECTION CHAPTER 14, ARTICLE DIVISION 5, TABLE 142-05G)
3. REFERENCE TRAFFIC IMPACT ANALYSIS (PAGE 105) TABLE 13-1 PROPOSED MINIMUM PARKING REQUIRED (HOTEL) FOR SHARED PARKING INFORMATION.

PARKING SPACES FOR RESIDENTIAL DEVELOPMENT

Unit Type	Dwelling Units (DU)	Rate per DU	Spaces Required	Spaces Provided	H/C spaces Required [2%]	H/C Spaces Provided
Studio	48 DU	1.25	60			
1BD/1BA	64 DU	1.25	80			
2BD/2BA	48 DU	1.75	84			
Parcel 1 Total	**160 DU**		**224**	**224**	4	4
Studio	83 DU	1.25	104			
1BD/1BA	110 DU	1.25	137			
2BD/2BA	82 DU	1.75	144			
Parcel 2 Total	**275 DU**		**385**	**443**	8	8
Studio	77 DU	1.25	96			
1BD/1BA	102 DU	1.25	127			
2BD/2BA	76 DU	1.75	133			
Parcel 3 Total	**255 DU**		**356**	**410**	7	7
Studio	45 DU	1.25	56			
1BD/1BA	60 DU	1.25	75			
2BD/2BA	45 DU	1.75	79			
Parcel 4 Total	**150 DU**		**210**	**210**	4	4
GRAND TOTAL	840 DU		1,175	1,287	23	23

NOTES:
1. PARKING SPACES REQUIRED (1.4/UNIT) IS A COMPOSITE RATE CALCULATED USING THE NUMBER OF EACH UNIT TYPE AND THE CITY RATES (1.25/STUDIO, 1.25/ONE BEDROOM, 1.75/TWO BEDROOM) FOR REQUIRED SPACES.
2. PARKING SPACES FOR RESIDENTIAL DEVELOPMENT (PER SDMC SECTION CHAPTER 14, ARTICLE DIVISION 5, TABLE 142-05C)

PARKING SPACES FOR RESIDENTIAL DEVELOPMENT (Continued)

Parcel	DU	Motorcycle Required [0.1/ DU]	Motorcycle Provided	Bicycle Required [0.5/DU]	Bicycle Provided
Parcel 1	160 DU	16	16	80	80
Parcel 2	275 DU	28	28	138	138
Parcel 3	255 DU	26	26	128	128
Parcel 4	150 DU	15	15	75	75
TOTAL	840 DU	85	85	421	421

MINIMUM OFF-STREET PARKING SPACES DIMENSIONS

Type of Space	Required Single Space Dimensions	Required Tandem Space Dimensions
Parking Space Unobstructed Retail sales uses and eating and drinking establishments	8'-3" wide x 18' long	8'-0" wide x 36' long
All Other Uses	8'-0" wide x 18' long	
Parking space abuts a wall, column, or other immovable obstacle	One side abutting obstacle: 9'-0" wide x 18' long	One side abutting obstacle: 9'-0" wide x 36' long
	Two sides abutting obstacle: 9'-6" wide x 18' long	Two sides abutting obstacle: 9'-6" wide x 36' long

OFF-STREET FREIGHT LOADING SPACES

The project is in the MVPD-MV-M zone and Off-Street Loading Spaces shall be provided per SDMC Section 1514.0403(d) and Table 1514-04B.

The existing Hotel/Convention Center is currently being served by a Receiving Area with 2 freight loading spaces located on the north side of the Golden Pacific Ballroom (See Sheet G-01). The proposed project is served by a new screened loading dock with 2 freight loading spaces (12 feet by 55 feet with unlimited vertical clearance) located on the south side of the Grand Exhibit Hall. (See Sheet LP-01S for landscape and wall screening of the new loading dock). The existing Hotel/Convention Center (excluding parking structures) is being reduced from 736,757 gross square feet to 592,941 gross square feet. Given the reduction of 143,816 gross square feet, the new loading dock is more than adequate to serve the needs of the reduced Hotel/Convention Center.

The off-street loading spaces for the residential lots shall be provided within the parking structure of each building out of view of the public right-of-way. Each required off-street loading space shall have a minimum length of 35 feet, a minimum width of 12 feet and a vertical clearance of 14 feet, including entrances and exits.

Lot 1	128,000 gross square feet residential building	1 Space Required	1 Space Provided
Lot 2	220,000 gross square feet residential building	2 Spaces Required	2 Spaces Provided
Lot 3	204,000 gross square feet residential building	2 Spaces Required	2 Spaces Provided
Lot 4	120,000 gross square feet residential building	1 Space Required	1 Space Provided

0 40' 80'
1" = 40'

March 2017	DPP SUBMITTAL
Nov 2016	DPP SUBMITTAL

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KEY PLAN

SHEET NUMBER 9 OF 40

DP-12S

SHEET TITLE
STREET + PARKING PLAN
Proposed Site plan - South

AECOM
PROJECT NUMBER 60329917

ISSUE	CITY PROJECT No. 424475
Aug 2016	DPP SUBMITTAL
July 2016	DPP SUBMITTAL
May 2016	DPP SUBMITTAL
Jan 2016	MIR RESUBMITTAL
Sept 2015	MIR RESUBMITTAL
3.24.15	MIR SUBMITTAL

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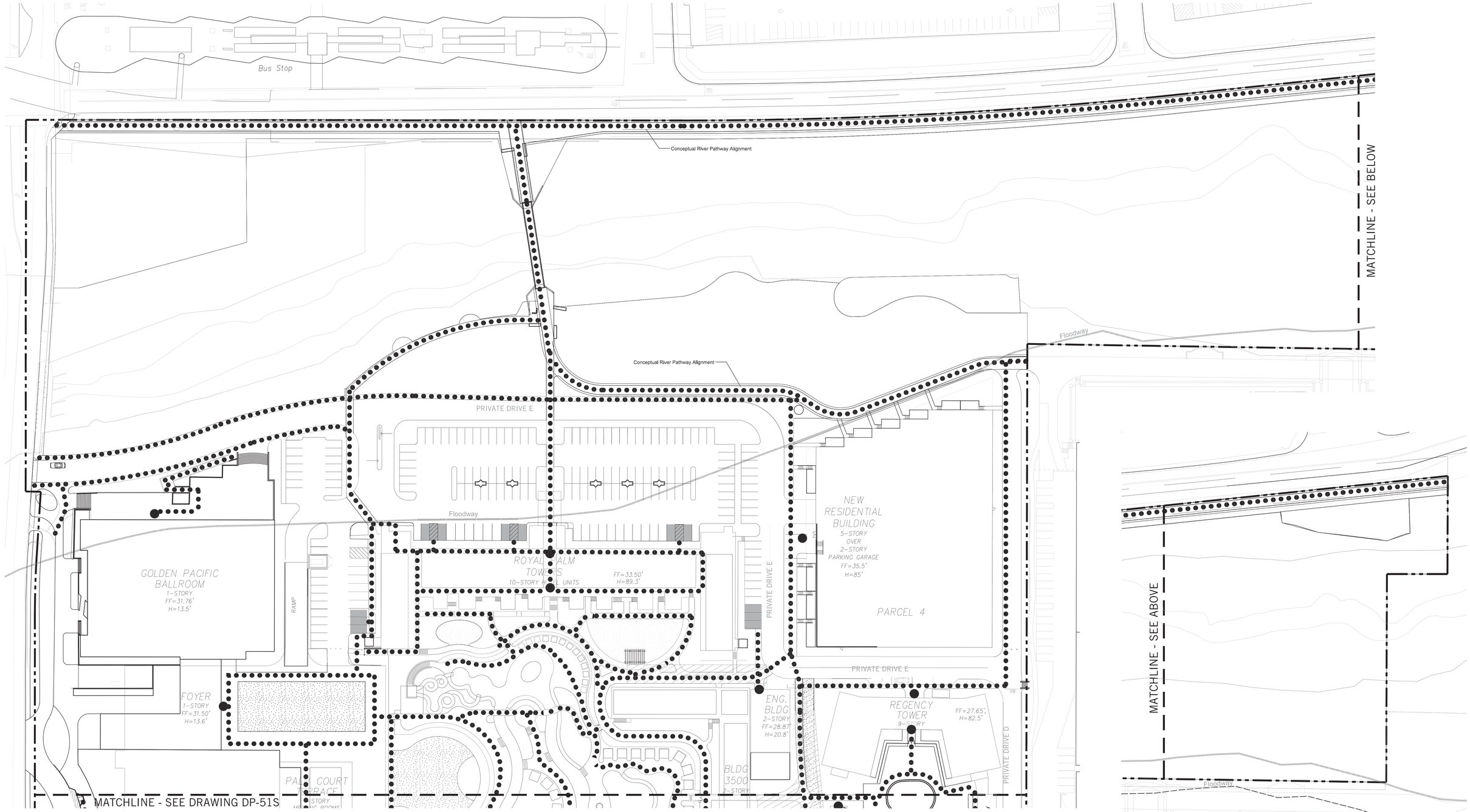

NOTES

1. Residential Building Footprint for illustrative purposes only.
2. All residential units have accessible path of travel through unit entry and interior corridors.

LEGEND

Accessible Parking Stall Locations in Conformance with ADA Requirements

Accessible Path of Travel. All Ramps to Comply with ADA and City of San Diego Standards

Accessible Major Entrance to Building (Existing and Proposed)

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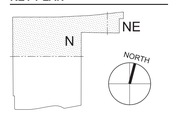


SHEET NUMBER 10 OF 40

DP-51N

SHEET TITLE

DISABLED ACCESSIBILITY PLAN - North

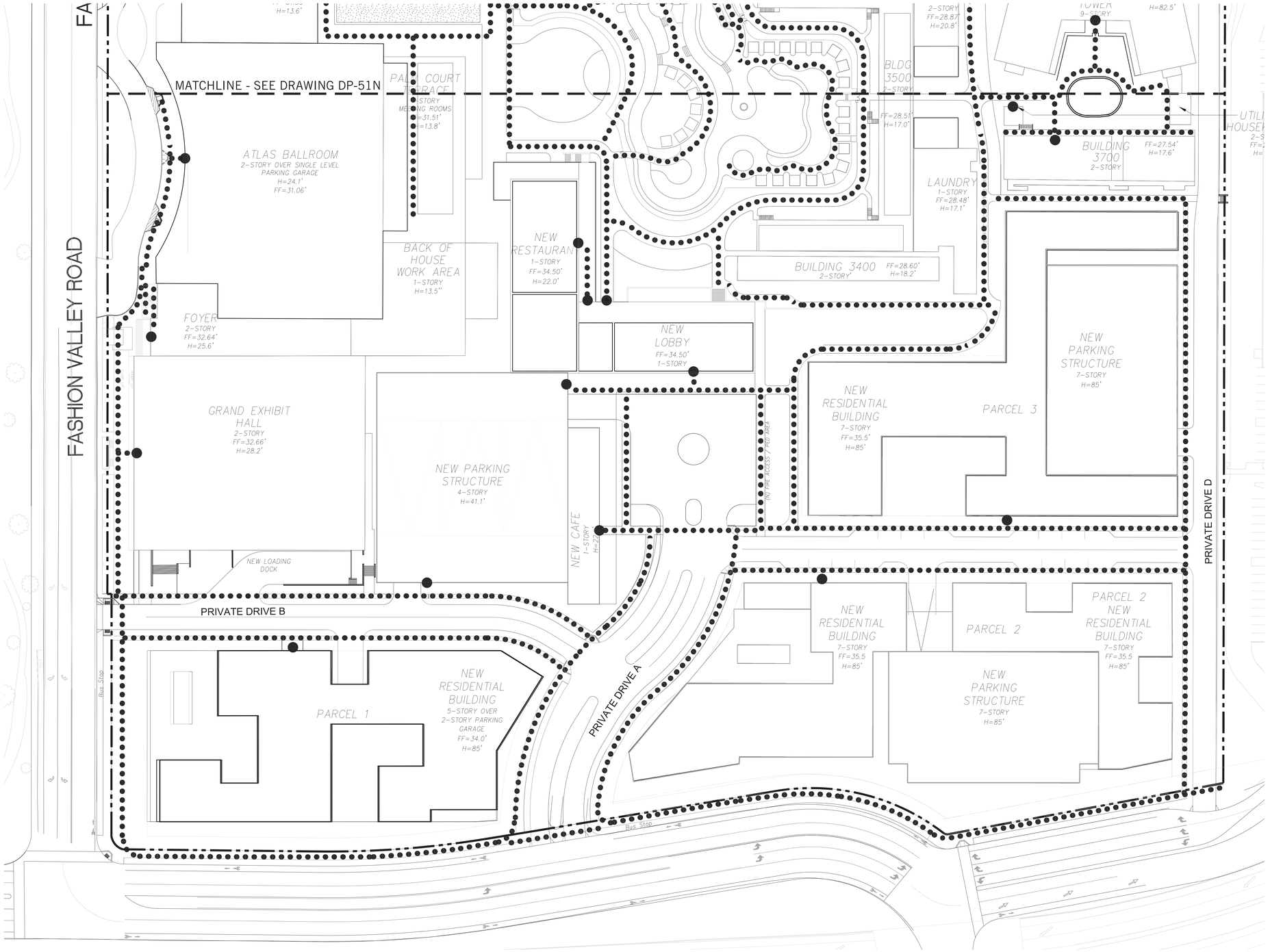
Nov 2016	DPP SUBMITTAL

AECOM

PROJECT NUMBER 60329917

ISSUE CITY PROJECT No. 424475

Aug 2016	MIR RESUBMITTAL
July 2016	MIR RESUBMITTAL
May 2016	MIR RESUBMITTAL
Jan 2016	MIR RESUBMITTAL
Sept 2015	MIR RESUBMITTAL
03.24.15	MIR SUBMITTAL



LEGEND

Accessible Parking Stall Locations in Conformance with ADA Requirements

Accessible Path of Travel. All Ramps to Comply with ADA and City of San Diego Standards

Accessible Major Entrance to Building (Existing and Proposed)

NOTES

1. Residential Building Footprint for illustrative purposes only.
2. Shade Structures will be incorporated into the top deck of all Parking Structures to meet all City Vehicular Use Area shade requirements.

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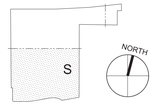
KEY PLAN



SHEET NUMBER 11 OF 40

DP-51S

SHEET TITLE

DISABLED ACCESSIBILITY PLAN - South

Nov 2016	DPP SUBMITTAL

AECOM

PROJECT NUMBER 60329917

ISSUE CITY PROJECT No. 424475

Aug 2016	MIR RESUBMITTAL
July 2016	MIR RESUBMITTAL
May 2016	MIR RESUBMITTAL
Jan 2016	MIR RESUBMITTAL
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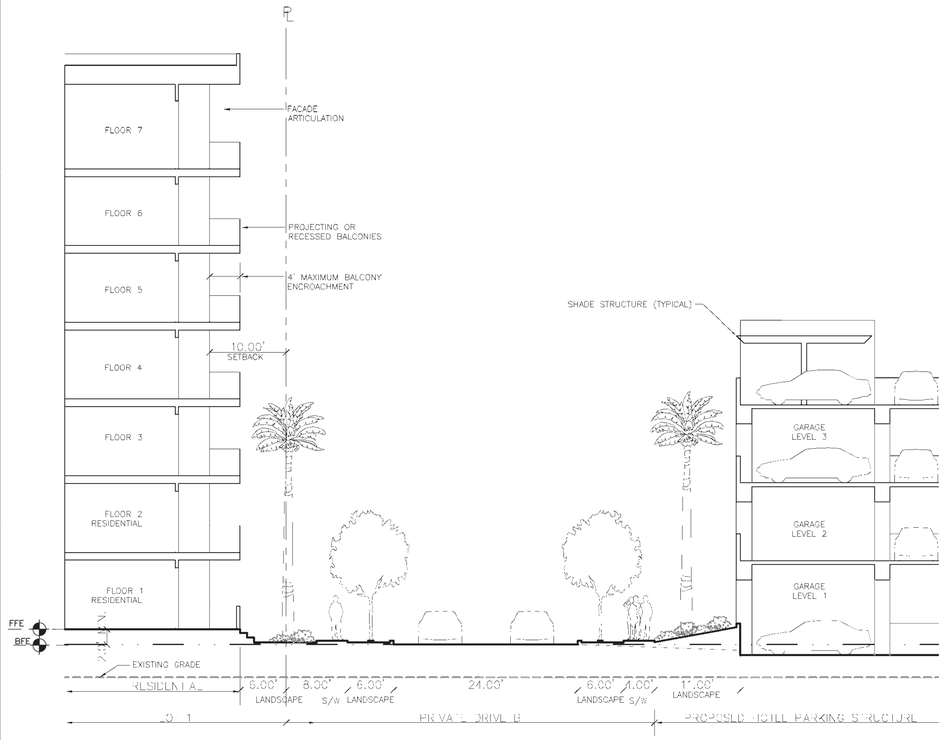
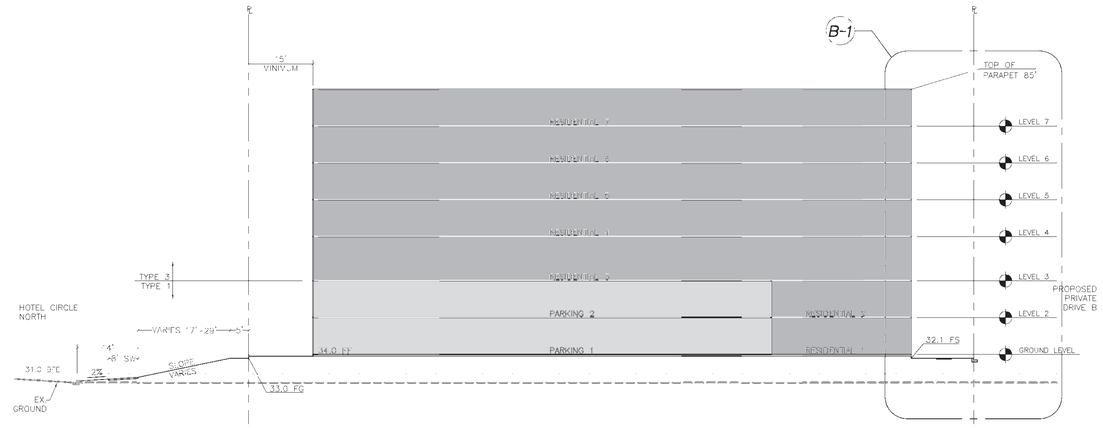
03.24.15	MIR SUBMITTAL



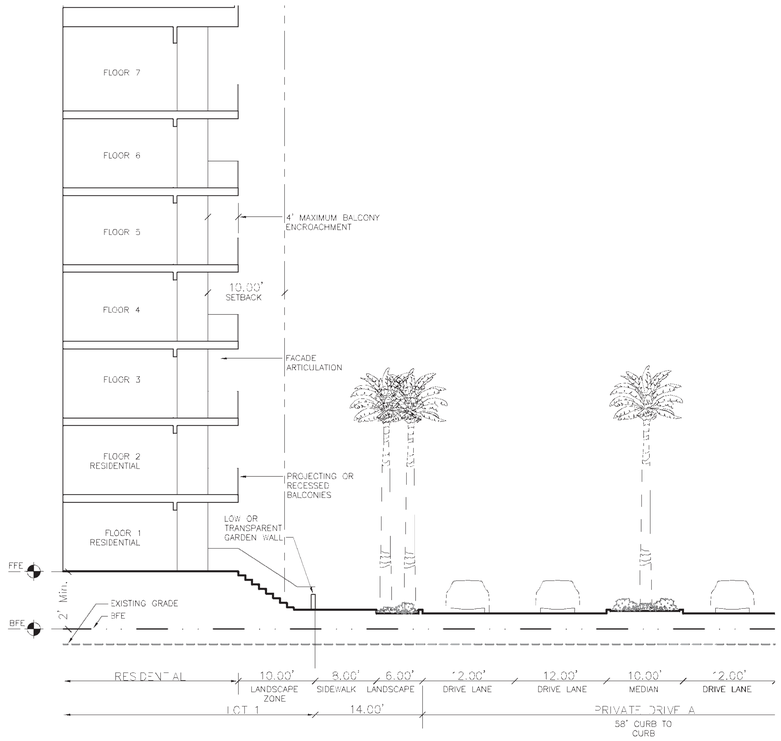
B-1 PARCEL 1 DETAIL SECTION

SCALE 1/8" = 1'-0"



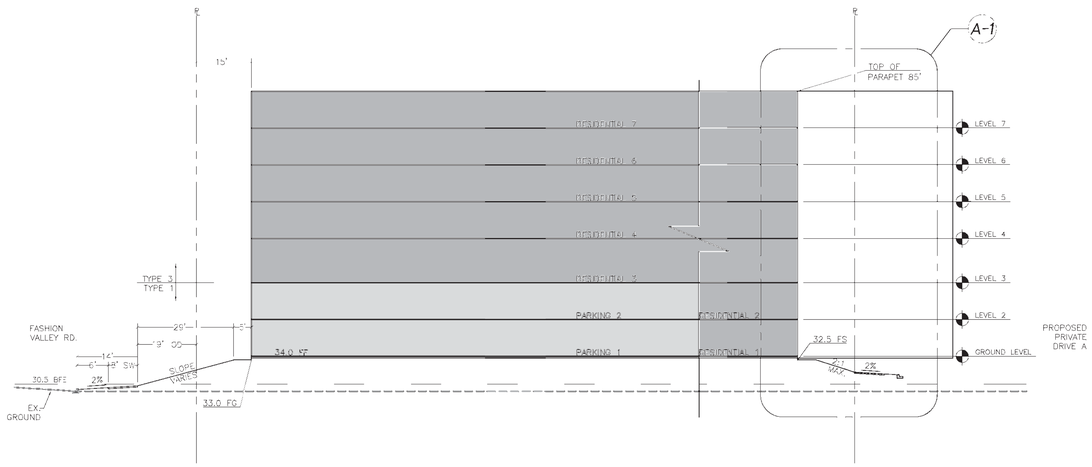
BB PARCEL 1 SECTION N-S

SCALE 1" = 200'-0"



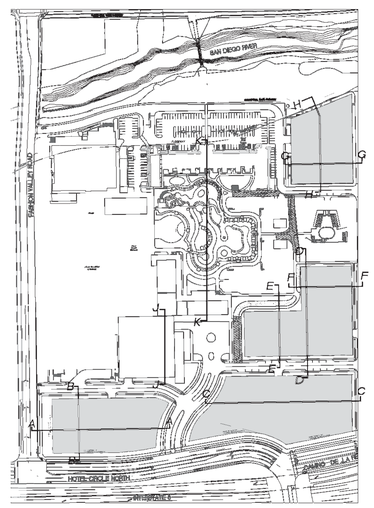
A-1 PARCEL 1 DETAIL SECTION

SCALE 1/8" = 1'-0"



AA PARCEL 1 SECTION E-W

SCALE 1" = 200'-0"



NOTES / SUMMARY

BUILDING SHOWN IN RESIDENTIAL PARCELS 1, 2, 3 & 4 IS FOR ILLUSTRATION PURPOSE ONLY

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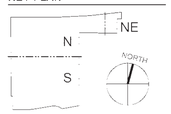

SHEET NUMBER 12 OF 40

DP-61

SHEET TITLE

SITE SECTIONS

March 2017	DPP SUBMITTAL
Nov 2016	DPP SUBMITTAL

AECOM

PROJECT NUMBER 60329917

ISSUE CITY PROJECT No. 424475

Aug 2016	DPP SUBMITTAL
July 2016	DPP SUBMITTAL
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3.24.15	MIR SUBMITTAL

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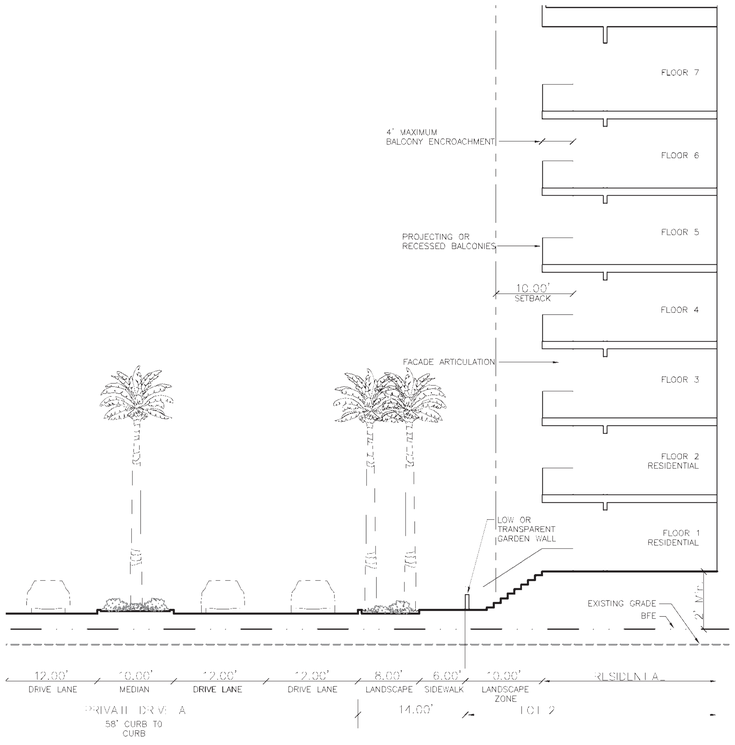
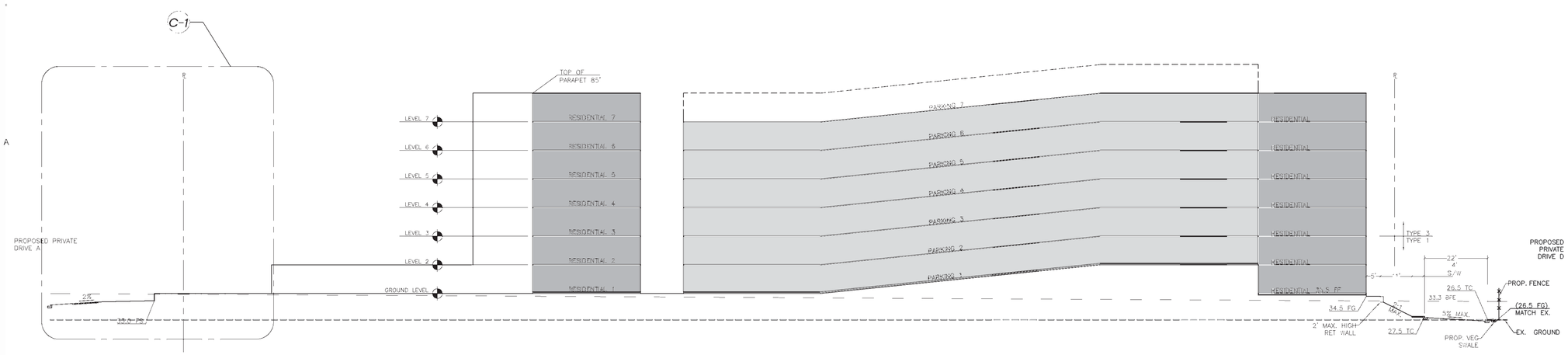
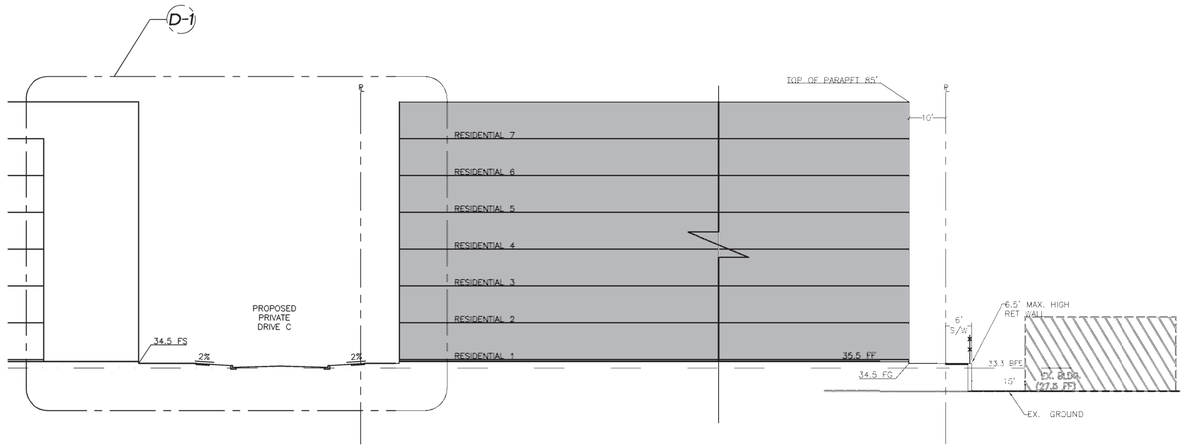


C-1 PARCEL 2 DETAIL SECTION

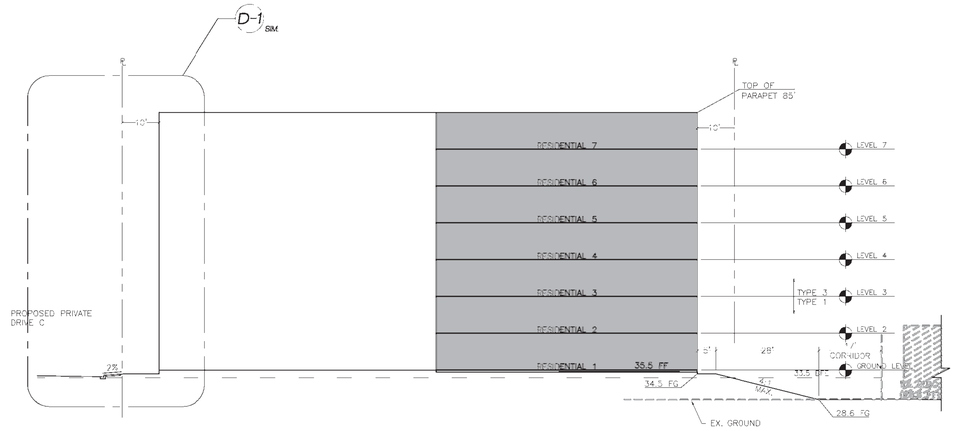
SCALE: 1/8" = 1'-0"


C-1
TOP OF PARAPET 85'
LEVEL 7
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
GROUND LEVEL
RESIDENTIAL 7
RESIDENTIAL 6
RESIDENTIAL 5
RESIDENTIAL 4
RESIDENTIAL 3
RESIDENTIAL 2
RESIDENTIAL 1
PARKING 7
PARKING 6
PARKING 5
PARKING 4
PARKING 3
PARKING 2
PARKING 1
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL



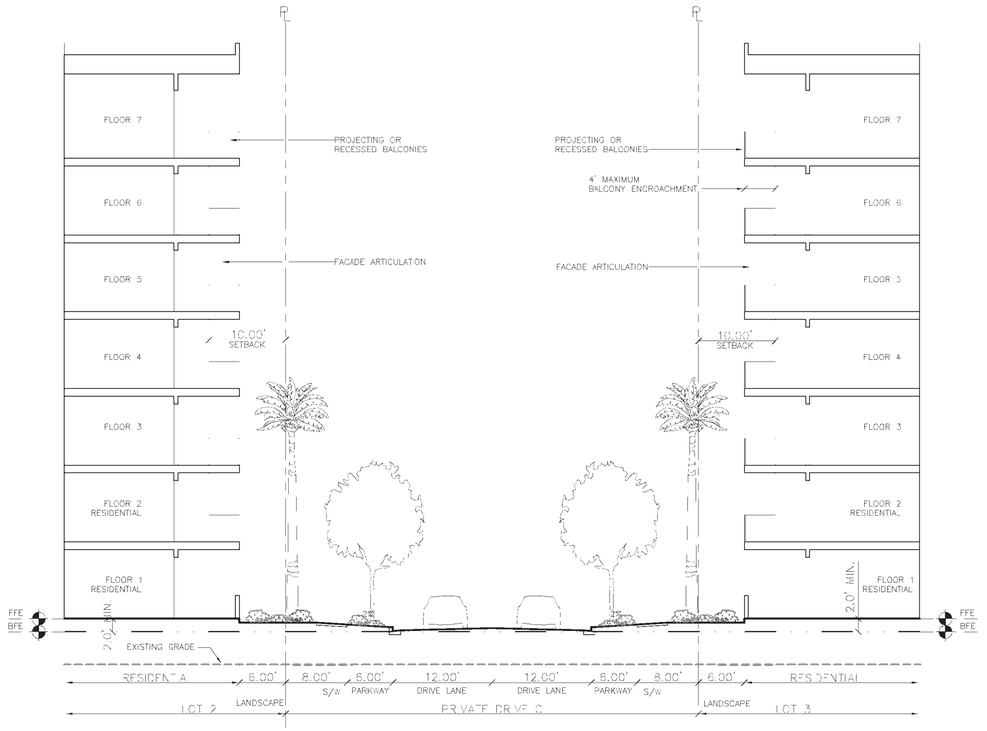
DD PARCEL 3 SECTION N-S

SCALE 1" = 20'-0"



EE PARCEL 3 SECTION N-S

SCALE 1" = 20'-0"



D-1 PARCEL 3 DETAIL SECTION

SCALE 1/8" = 1'-0"

NOTES / SUMMARY

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	Nov 2016	DPP SUBMITTAL

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PROJECT

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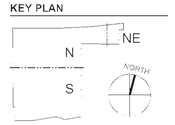
San Diego, CA 92108

KEY PLAN



SHEET NUMBER 14 OF 40

DP-63

SHEET TITLE

SITE SECTIONS

AECOM

PROJECT NUMBER 60329917

ISSUE CITY PROJECT No. 424475

Aug 2016	DPP SUBMITTAL
July 2016	DPP SUBMITTAL
May 2016	DPP SUBMITTAL
Jan 2016	MIR RESUBMITTAL
Sept 2015	MIR RESUBMITTAL
3.24.15	MIR SUBMITTAL

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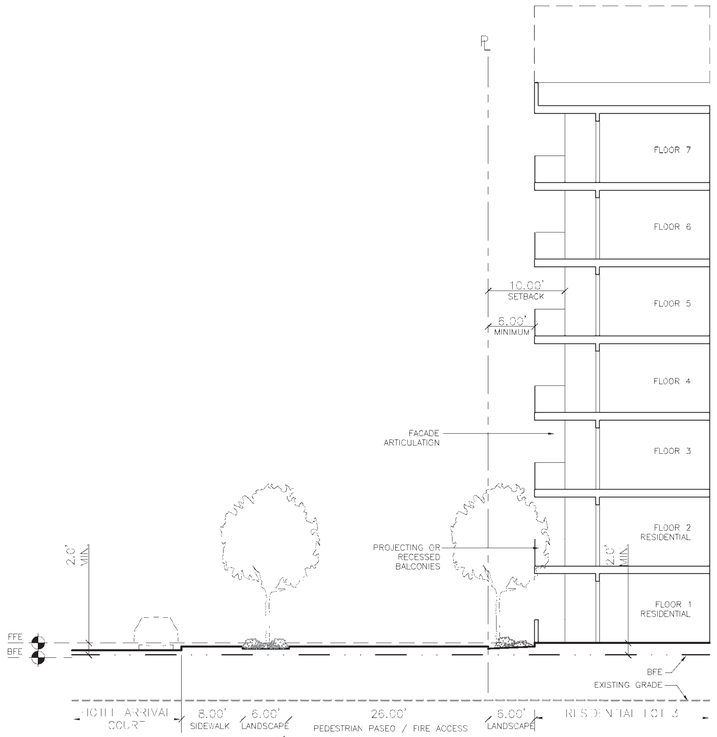
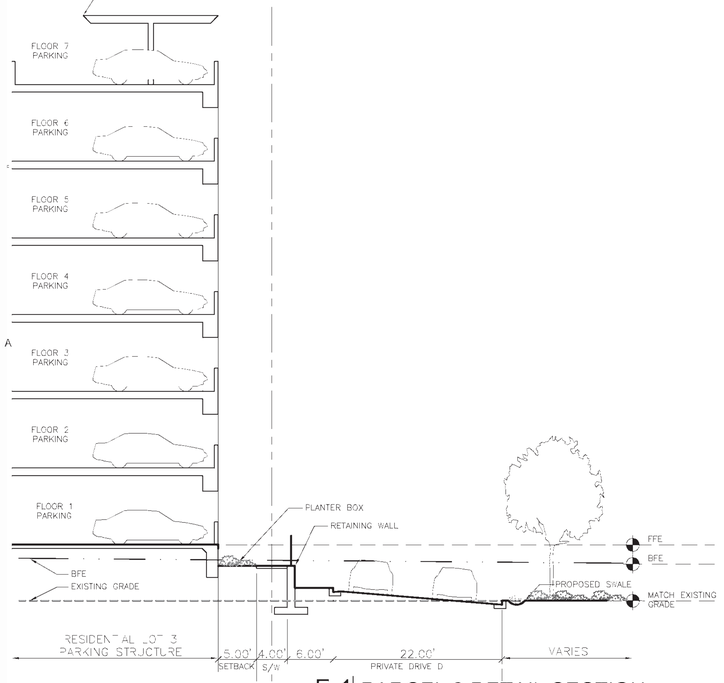


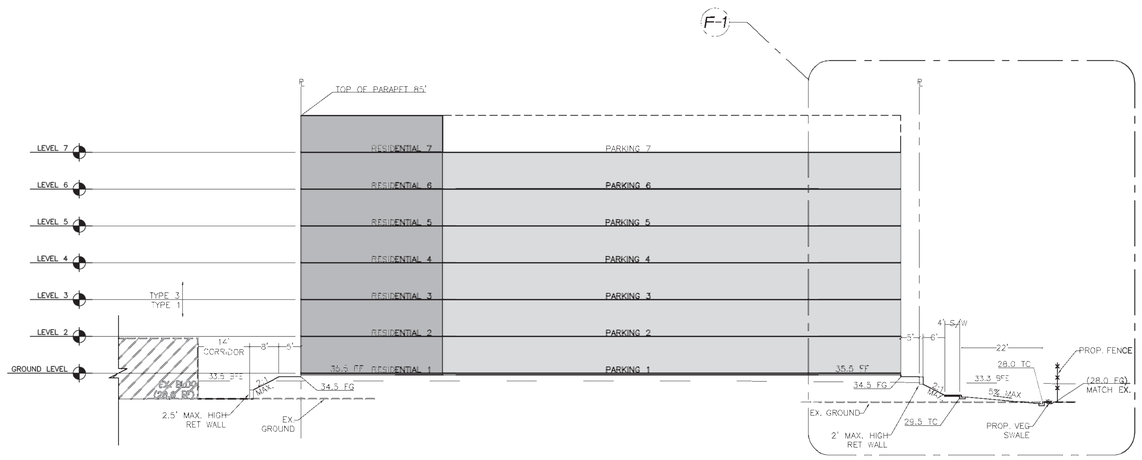
L-1 PARCEL 3 DETAIL SECTION

SCALE: 1/8" = 1'-0"



F-1 PARCEL 3 DETAIL SECTION

SCALE: 1/8" = 1'-0"

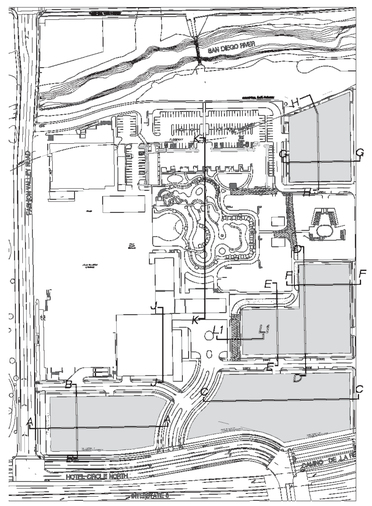


FF PARCEL 3 SECTION E-W

SCALE: 1" = 200'-0"

NOTES / SUMMARY

BUILDING SECTION SHOWN IN RESIDENTIAL PARCEL 1, 2, 3 & 4 S FOR ILLUSTRATION PURPOSE ONLY



March 2017	DPP SUBMITTAL
Nov 2016	DPP SUBMITTAL

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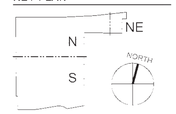

SHEET NUMBER 15 OF 40

DP-64

SHEET TITLE

SITE SECTIONS

AECOM

PROJECT NUMBER 60329917

ISSUE	CITY PROJECT No. 424475
Aug 2016	DPP SUBMITTAL
July 2016	DPP SUBMITTAL
May 2016	DPP SUBMITTAL
Jan 2016	MIR RESUBMITTAL
Sept 2015	MIR RESUBMITTAL
3.24.15	MIR SUBMITTAL

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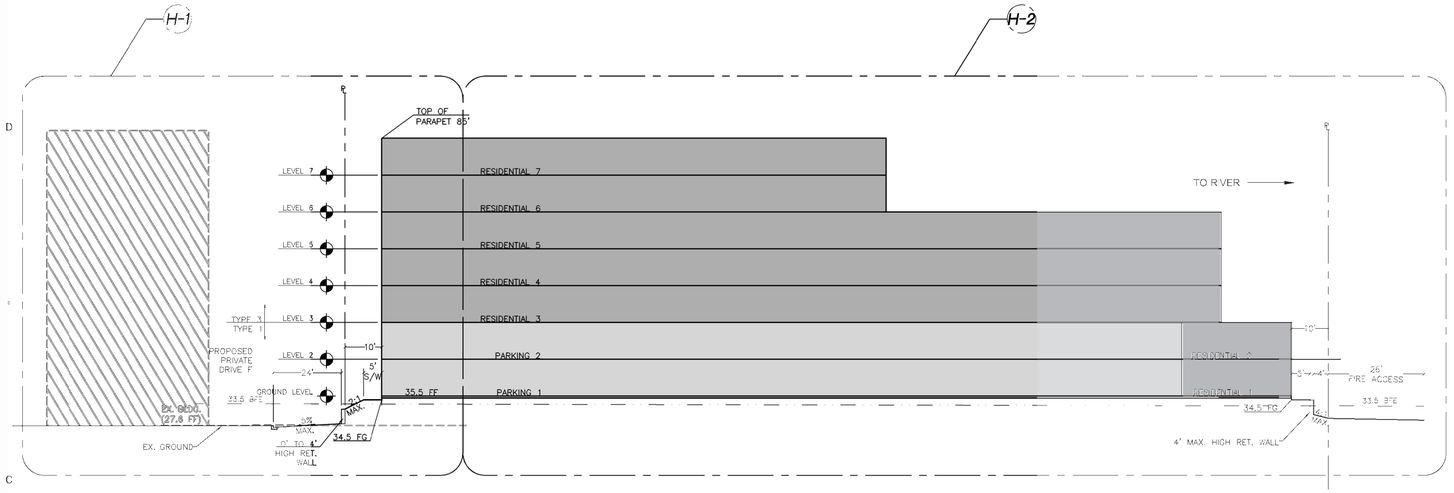
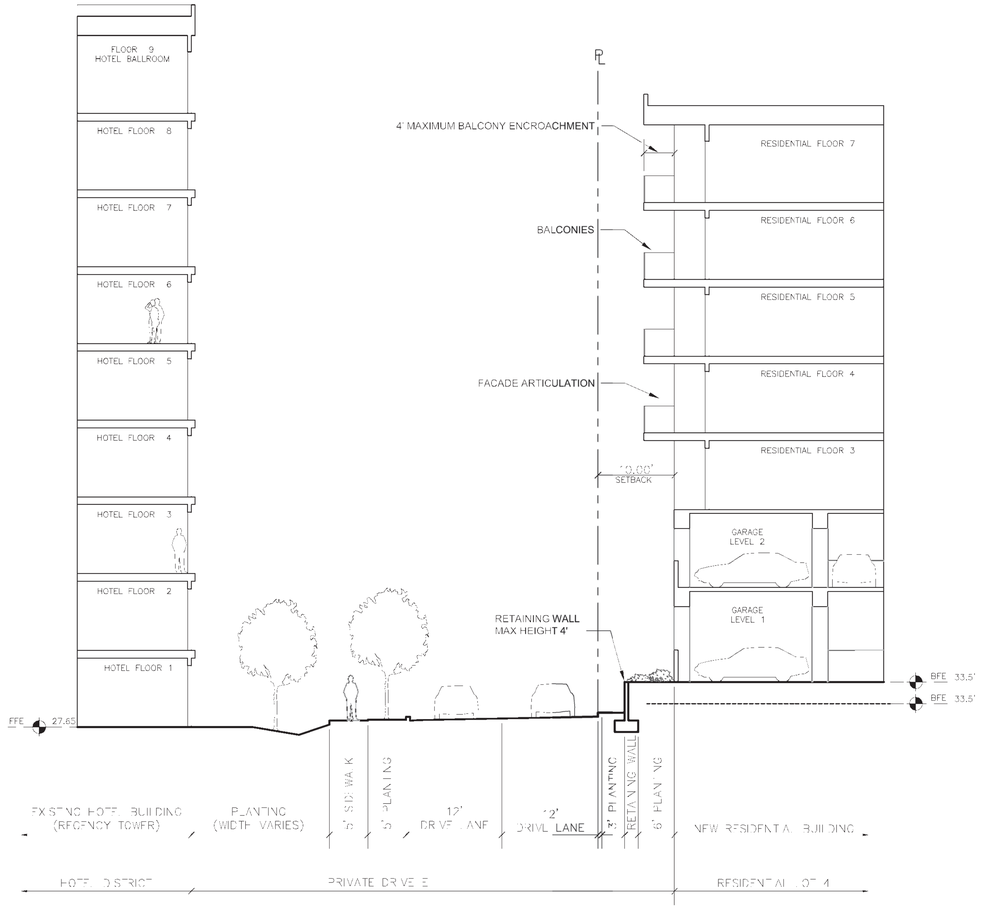


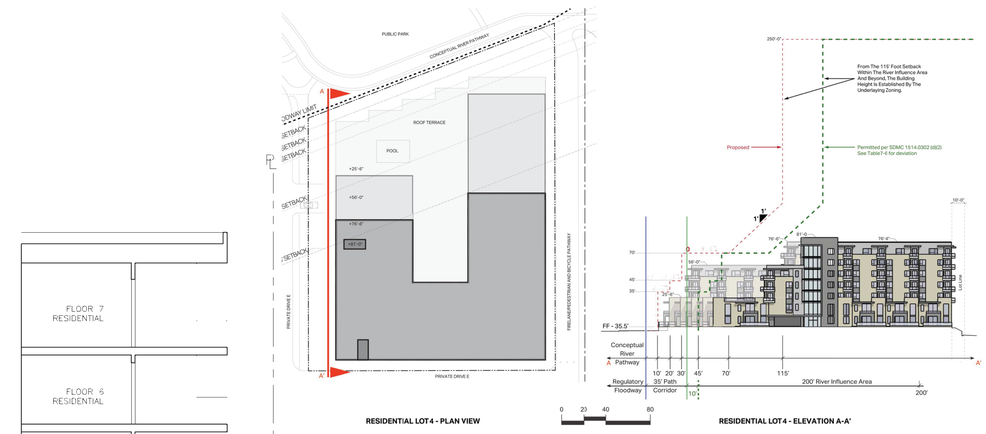
HH | PARCEL 4 SECTION N-S

SCALE: 1" = 200'-0"



H-1 | PARCEL 4 DETAIL SECTION

SCALE: 1/8" = 1'-0"

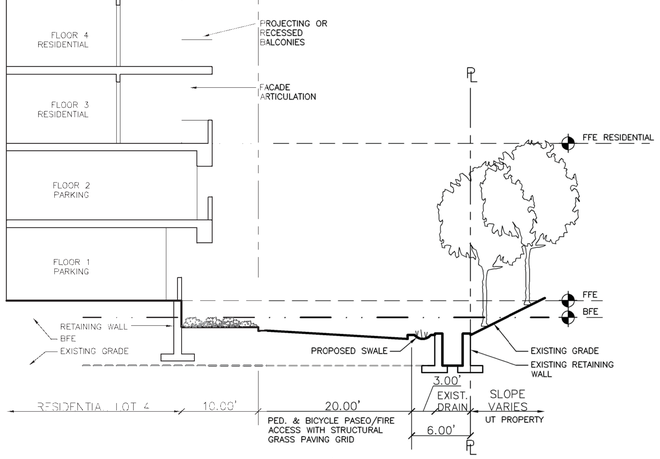


H-2 | CONCEPTUAL PARCEL 4 DETAIL SECTION

SCALE: NO SCALE

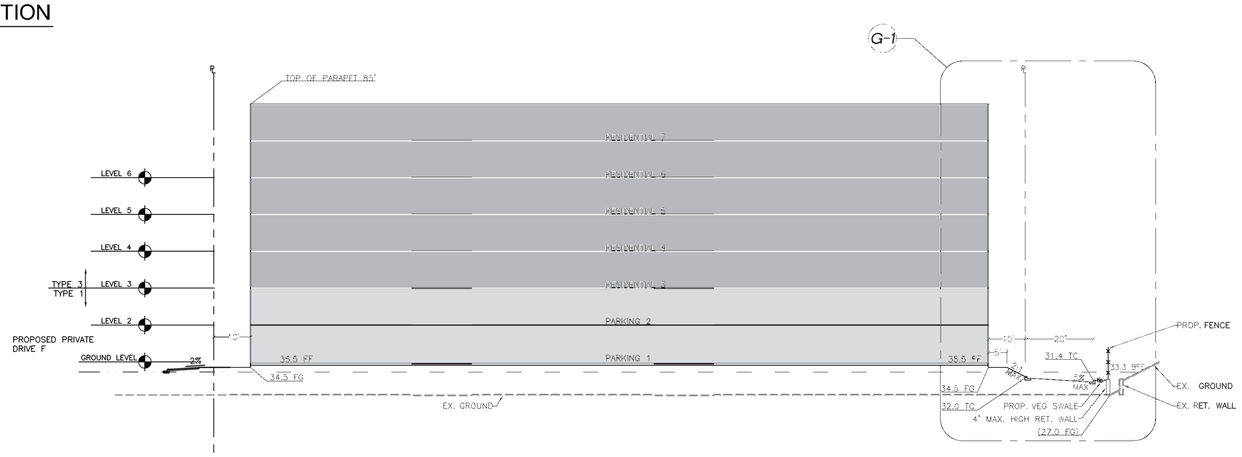
NOTES / SUMMARY

BUILDING SECTION SHOWN IN RESIDENTIAL PARCEL 1, 2, 3 & 4 IS FOR ILLUSTRATION PURPOSE ONLY



G-1 | PARCEL 4 DETAIL SECTION

SCALE: 1/8" = 1'-0"



GG | PARCEL 4 SECTION E-W

SCALE: 1" = 200'-0"



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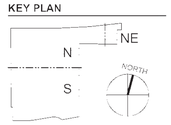
KEY PLAN



SHEET NUMBER	16 OF 40
DP-65	
SHEET TITLE	
SITE SECTIONS	

March 2017	DPP SUBMITTAL
Nov 2016	DPP SUBMITTAL

AECOM

PROJECT NUMBER 60329917

ISSUE CITY PROJECT No. 424475

Aug 2016	DPP SUBMITTAL
July 2016	DPP SUBMITTAL
May 2016	DPP SUBMITTAL
Jan 2016	MIR RESUBMITTAL
Sept 2015	MIR RESUBMITTAL
3.24.15	MIR SUBMITTAL

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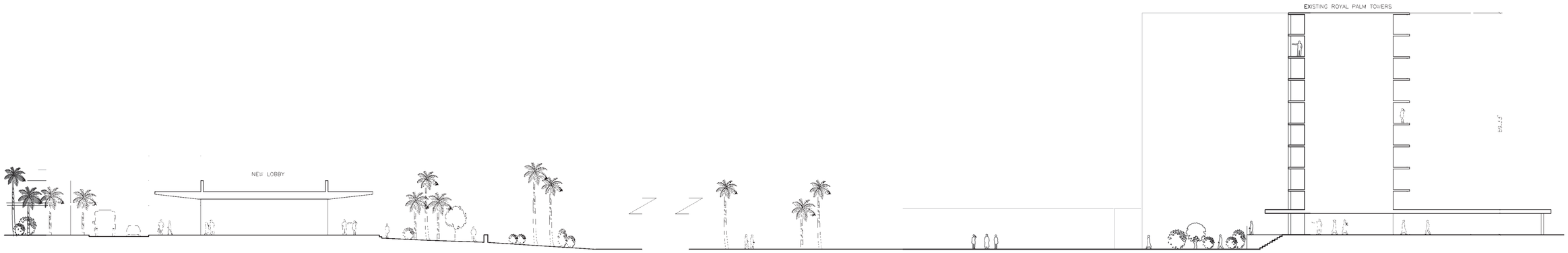
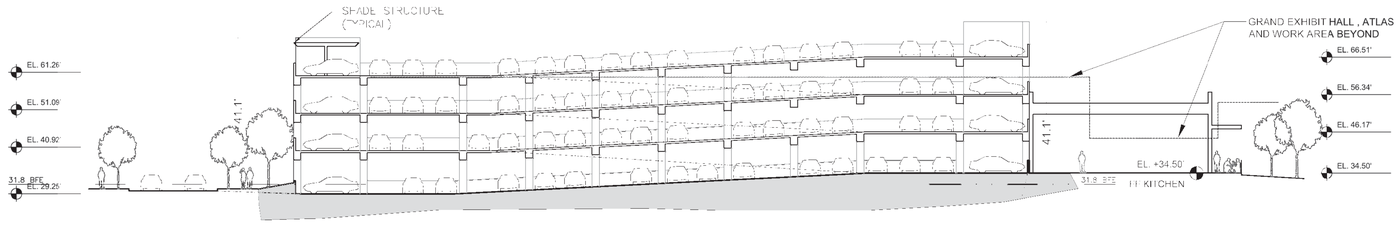


KK | SITE SECTION N-S

SCALE: 1" = 200'-0"



JJ | NEW PARKING SECTION N-S

SCALE: 1" = 200'-0"

NOTES / SUMMARY

BUILDING SHOWN IN RESIDENTIAL PARCEL 1, 2, 3 & 4 IS FOR ILLUSTRATION PURPOSE ONLY



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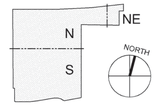

SHEET NUMBER 17 OF 40

DP-66

SHEET TITLE

SITE SECTIONS

AECOM

PROJECT NUMBER 60329917

ISSUE CITY PROJECT No. 424475

Aug 2016	DPP SUBMITTAL
July 2016	DPP SUBMITTAL
May 2016	DPP SUBMITTAL
Jan 2016	MIR RESUBMITTAL
Sept 2015	MIR RESUBMITTAL
3.24.15	MIR SUBMITTAL

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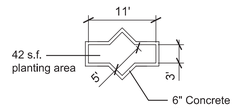
Planter Detail



NOTES

1. Residential Building Footprint for illustrative purposes only.

2. Refer to Sheet LP-02 for Landscape Legend and additional planting and maintenance notes

3. Vegetation shall be selected and maintained in such a manner as to allow immediate access to hydrants, valves, Fire Dept. connections, pull stations,extinguishers, sprinkler risers, alarm control panels, rescue windows, and other devices or areas used for fire fighting purposes. Vegetation or building features shall not obstruct address numbers or inhibit the functioning of alarm bells, horns, or strobes.

4. All new plant material in the San Diego River Park Corridor and Transitional Areas are to be non-invasive low water use species and selected to complement the native plants in the River Corridor through color, texture and forms. Plant materials within the River Influence Area should frame and enhance views of the River Corridor Area, to conform with the San Diego River Park Master Plan

5. Shade Structures will be incorporated into the top deck of all Parking Structures to meet all City Vehicular Use Area shade requirements.

6. Plant material depicted within Public Park is conceptual. Species, Quantities, and Placement of all plant material within Public Park will be determined through final park design.

7. All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.

8. 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
Intersection (intersecting curb lines of two streets) - 25 feet

9. Maintenance:
All required landscape areas shall be maintained by the Property Owner. Landscape and Irrigation areas in the public right-of-way shall be maintained by the Property 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 permit.

10. A minimum root zone of 40 sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet per SDMC 142.0403(b)(5).

11. Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of the travel way per the SDMC 142.0403(b)(10).

12. Existing trees to remain on site within the area of work will be protected in place. The following protection measures will be provided:
a. A bright yellow or orange temporary fence will be placed around existing trees at the drip line.
b. Stockpiling, topsoil disturbance, vehicle use, and material storage of any kind is prohibited within the drip line.
c. A tree watering schedule will be maintained and documented during construction.
d. All damaged trees will be replaced with one of equal or greater size.

13. Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC 142.0411.

14. Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball.

15. If any required landscape indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Dept within 30 day of damage.

0 20 40 80

Nov 2016	DPP SUBMITTAL

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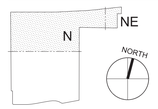


SHEET NUMBER 18 OF 40

LP-01N

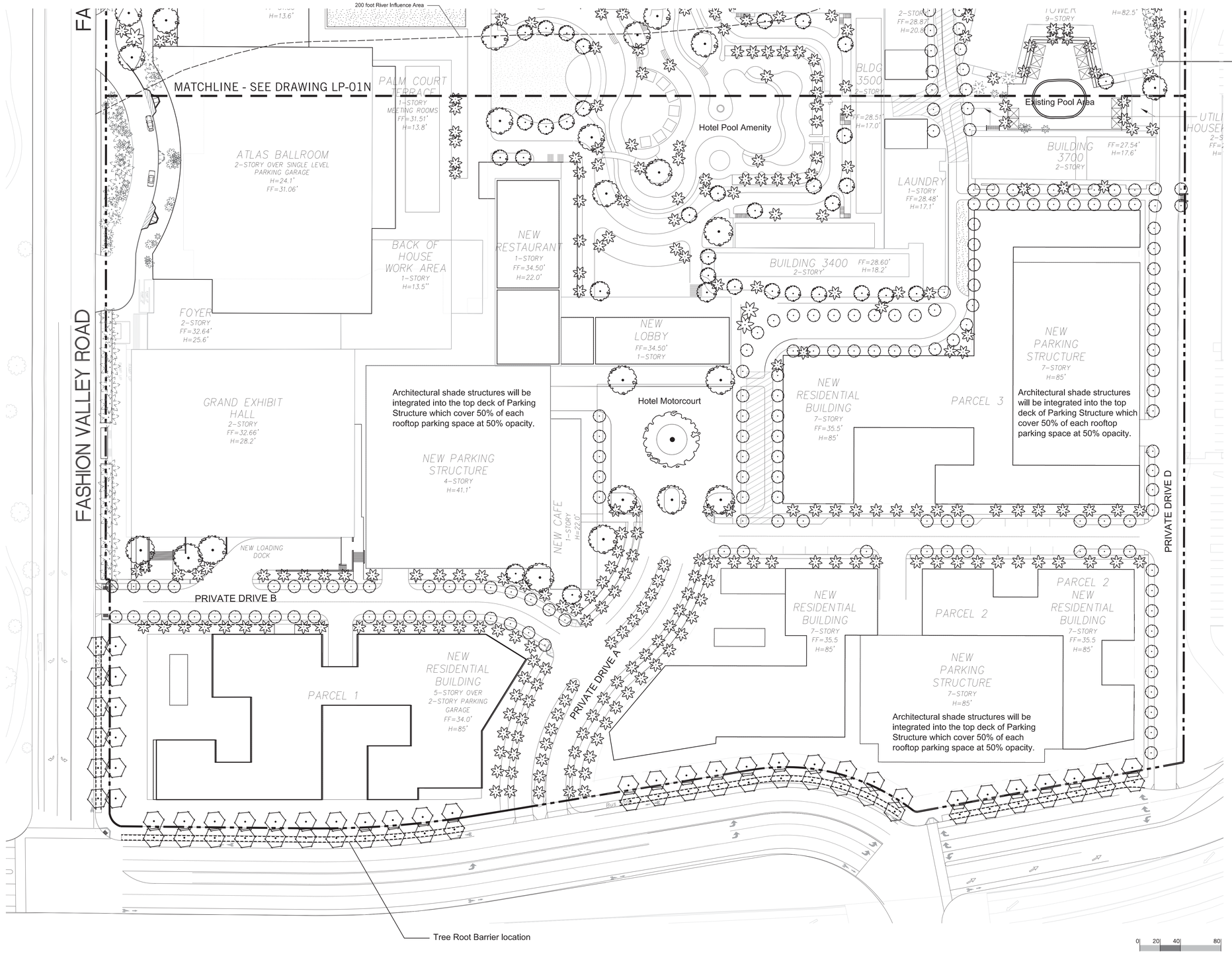
SHEET TITLE
LANDSCAPE PLAN - North

AECOM

PROJECT NUMBER 60329917

ISSUE CITY PROJECT No. 424475

Aug 2016	MIR RESUBMITTAL
July 2016	MIR RESUBMITTAL
May 2016	MIR RESUBMITTAL
Jan 2016	MIR RESUBMITTAL
Sept 2015	MIR RESUBMITTAL
03.24.15	MIR SUBMITTAL



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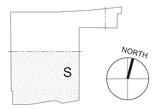
San Diego, CA 92108

KEY PLAN



SHEET NUMBER 19 OF 40

LP-01S

SHEET TITLE
LANDSCAPE PLAN - South

Nov 2016	DPP SUBMITTAL

AECOM

PROJECT NUMBER 60329917

ISSUE CITY PROJECT No. 424475

Aug 2016	MIR RESUBMITTAL
July 2016	MIR RESUBMITTAL
May 2016	MIR RESUBMITTAL
Jan 2016	MIR RESUBMITTAL
Sept 2015	MIR RESUBMITTAL
03.24.15	MIR SUBMITTAL

PLANTING LEGEND

San Diego River Park Corridor and transitional areas including active park and the parking lots
Conceptual design pending Final Park Design per City Council Policy 600-33 for community notification and input for city-wide park development
All plant material is native to Vegetation Communities: Coastal and Valley Freshwater Marsh, and Southern Cottonwood-Willow Riparian Forest
All plant material to assist in Storm water treatment

Trees						TRANSITIONAL
Symbol	Spacing	Botanical Name	Common Name	Percentage of container size	Mature height/ spread	Form and function
	Per plan	Alnus rhombifolia	White Alder	100% 24" Box	40'/30'	Canopy, to shade parking lot
	Per plan	Platanus racemosa	California Sycamore	100% 24" Box	60'/30'	Canopy, to shade parking lot
	Per plan	Populus fremontii	Southern cottonwood	100% 24" Box	50'/30'	Canopy, to shade parking lot
	Per plan	Quercus agrifolia	Coast Live Oak	100% 24" Box	40'/30'	Canopy, to shade parking lot
Shrubs, Groundcover and Grasses						**TRANSITIONAL**
	Seed	Agrostis pallens	San Diego Bent Grass	10 lbs./AC	3"/3"	River Park Meadow
	3' O.C.	Artemisia californica	California Sage	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	3' O.C.	Baccharis pilularis	Coyote Bush	30% 1 Gal; 70% 4" Pots	1'/5'	Spreading, evergreen
	Seed	Bouteloua gracilis	Blue grama grass	5 lbs./AC	3"/3"	River Park Meadow
	3' O.C.	Ceanothus griseus	California Lilac	30% 1 Gal; 70% 4" Pots	2'/6'	Spreading, evergreen
	2' O.C.	Dendromecon rigida	Bush Poppy	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	3' O.C.	Encelia californica	California Encelia	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	2' O.C.	Erigeron glaucus	Compact Beach Aster	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	3' O.C.	Eriogonum fasciculatum	Flat-top Buckwheat	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	Seed	Festuca idahoensis	Idaho fescue	5 lbs./AC	3"/3"	River Park Meadow
	Seed	Festuca rubra	Creeping red fescue	20 lbs./AC	3"/3"	River Park Meadow
	2' O.C.	Galvezia speciosa	Bush Island Snapdragon	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	5' O.C.	Heteromeles arbutifolia	Toyon	40% 1 Gal; 60% 4" Pots;	8'/12'	Large, evergreen screen
	2' O.C.	Iris douglasiana	Pacific Coast Iris	30% 1 Gal; 70% 4" Pots	1'/1'	Low flowering perennial
	2' O.C.	Juncus patens	Rush	30% 1 Gal; 70% 4" Pots	1'/1'	Low spreading evergreen
	2' O.C.	Keckiella cordifolia	Heart-Leaved Penstemon	30% 1 Gal; 70% 4" Pots	2'/2'	Low flowering perennial
	3' O.C.	Leymus triticoides	Creeping Wildrye	30% 1 Gal; 70% 4" Pots;	3'/5'	Grass
	3' O.C.	Lonicera subspicata	San Diego Honeysuckle	30% 1 Gal; 70% 4" Pots	N/A	Low flowering vine
	5' O.C.	Malosma laurina	Laurel Sumac	40% 1 Gal; 60% 4" Pots;	6'/10'	Large, evergreen screen
	2' O.C.	Mimulus cardinalis	Scarlet Monkey Flower	30% 1 Gal; 70% 4" Pots	2'/4'	Low shrub, seasonal flower
	2' O.C.	Mimulus puniceus	Monkeyflower	30% 1 Gal; 70% 4" Pots;	2'/4'	Low shrub, seasonal flower
	3' O.C.	Mirabilis californica	Wishbone Bush	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	Seed	Muhlenbergia microsperma	Little Seed Muhly	4 lbs./AC	3"/3"	River Park Meadow
	2' O.C.	Muhlenbergia rigens	Deer Grass	30% 1 Gal; 70% 4" Pots;	2'/2'	Grass
	Seed	Poa secunda	Sandberg bluegrass	5 lbs./AC	3"/3"	River Park Meadow
	5' O.C.	Prunus ilicifolia	Holly-Leaf Cherry	30% 1 Gal; 70% 4" Pots	8'/12'	Large, evergreen screen
	5' O.C.	Prunus lyonii	Catalina Island Cherry	30% 1 Gal; 70% 4" Pots	8'/12'	Large, evergreen screen
	3' O.C.	Rhamnus californica	California Coffeeberry	30% 1 Gal; 70% 4" Pots	5'/5'	Large, evergreen screen
	5' O.C.	Rhus integrifolia	Lemonade Berry	40% 1 Gal; 60% 4" Pots;	6'/10'	Large, evergreen screen
	3' O.C.	Ribes indecorum	White-Flowered Currant	30% 1 Gal; 70% 4" Pots	3'/5'	Low shrub, seasonal flower
	3' O.C.	Rosa californica	California Wild Rose	30% 1 Gal; 70% 4" Pots;	3'/5'	Low shrub, seasonal flower
	3' O.C.	Salvia apicra	White Sage	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	3' O.C.	Salvia millifera	Black Sage	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	2' O.C.	Sisyrinchium bellum	Blue-Eyed Grass	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	3' O.C.	Viguiera lanata	Woolly-Leaf Sunflower	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	5' O.C.	Vitis girdiana	Wild Grape	30% 1 Gal; 70% 4" Pots	N/A	Climbing vine
	3' O.C.	Woodwardia fimbriata	Giant Chain Fern	30% 1 Gal; 70% 4" Pots	3'/3'	Evergreen

IRRIGATION AND MAINTENANCE NOTES

Each of the newly established areas (River, Resort, and Residential) within the proposed project will install and maintain an automatic irrigation system including dedicated meters to provide for long-term health of plant material with the minimal use of irrigation water. The Town and Country Resort will be responsible for the irrigation system and plant material associated with the hotel and the River Park. The independent homeowners associations will be responsible for the irrigation system and plant material on their property.

HYDROSEEDING PROCEDURES

4.4-1 Seed mixes shall be specified by the pure live seed of each species.
4.4-2 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.
4.4-3 A wetting agent consisting of 95 percent alkyl polyethylene glycol ether shall be applied as per manufacturers" recommendations.
4.4-4 Equipment used for the application of slurry shall have a built-in agitation system to suspend and homogeneously mix the slurry. The slurry mix shall be dyed

LANDSCAPE DESIGN STATEMENT

The design influences for the project are the revitalization of the San Diego River ecosystem, the introduction of a new public park along the river, and the mid-century design of the Town and Country resort. These are evident in the proposed forms, materials, and the approach to community development with public open space and natural habitat.

The proposed landscape for the project is an opportunity to:

- Revegetate and expand the habitat and character of the San Diego River;
- Redefine and enhance the resort experience; and
- Create a residential community within Mission Valley that provides all the required public parkland within the project area.

The landscape design of the Town and Country project is intended to meet the criteria established by the Mission Valley Community Plan, Mission Valley Planned District Ordinance, Town & Country Master Plan, and current codes.

Proposed site amenities include:

- San Diego River Park Pathway and four waystations with lighting, picnic tables, seating, and interpretive signage. Each waystation is located at a public entrance to the Pathway aligned with the adjacent resort and residential community development. Items are pending community input during design of the Public Park.
- Southern Willow/Cottonwood habitat revegetation, monitoring, maintenance and protection within the combined MHPA and wetland buffer. A 42" high two-rail peeled-pole fence will secure the perimeter of the habitat area. Access is provided for maintenance of river gage and drainage structures.
- Public park land.
- Improved public right-of-way including sidewalks, street trees and understory plants, maintained by the adjacent property owners (Resort or Homeowners Associations.
- Private outdoor space within and maintained by the residential Homeowners Associations.

Three plant palettes are defined for the distinct areas:

- River - native species of the Southern Willow/Cottonwood habitat the transitional parkland adjacent to the habitat area will include native trees, low shrubs, groundcover and lawns that are horticulturally suited for active park use.
- Resort Mediterranean evergreen and flowering species
- Residential Street trees, shrubs and groundcover to define pedestrian scale open spaces and accommodate recreational uses.

The public landscape of the residential community is a framework of circulation corridors defined by planted setback area, sidewalks, parkway planting buffer along the streets. The area between the property boundary and the residential building façade varies in width to accommodate the required building setback and architectural articulation. It will be planted and maintained to meet the proposed design guidelines. The ground plane and understory vegetation is proposed to provide an attractive landscape useful to the daily lives of residents and to collect, cleanse and reuse an amount of the projected storm water runoff.

The plant palettes and automatic irrigation systems are designed to be within the Water Budget as defined by the City Code.

No invasive exotic species (as defined by the California Invasive Plant Council) will be planted in the project. Mature palm trees will be transplanted on-site outside the River zone. The street tree palette follows the Mission Valley Community Plan.

The entire project will meet ADA criteria.

Residential						
Street Trees		**Street Trees**				
	20' - 30' O.C.	Jacaranda mimosifolia	Jacaranda Tree	100% 24" Box	30'/ 25'	Colorful Deciduous Round Headed
	20' - 30' O.C.	Koelreuteria bipinnata	Goldenrain Tree	100% 24" Box	30'/30'	Colorful Deciduous Round Headed
	20' - 30' O.C.	Lophostemon confertus	Brisbane Box	100% 24" Box	40'/20'	Evergreen Upright
	20' - 30' O.C.	Olea europa 'Wilsoni'	Fruitless Olive	100% 24" Box	25'/25'	Evergreen, Small
	20' - 30' O.C.	Tipuana tipu	Tipu Tree	100% 24" Box	50'/30'	Colorful Deciduous Round Headed
	20' - 30' O.C.	Washingtonia robusta	Mexican Fan Palm	100% Transplanted On-site	100'/10'	Vertical, accent
	Per Plan	Phoenix dactylifera	Date Palm	100% 20' bth	60' / 20'	Vertical, accent
Shrubs, Groundcover		**Shrubs, Groundcover**				**Low or Very Low water use, WULCOLS**
	2'-6" O.C.	Abutilon palmeri	Indian Mallow	100% 1 Gal	2'/3'	Low shrub, evergreen, flower
	2'-6" O.C.	Aesculus californica	California Buckeye	100% 1 Gal	4'/3'	Hedge, evergreen
	3' O.C.	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Bush	30% 1 Gal; 70% 4" Pots	1'/5'	Spreading, evergreen
	2'-6" O.C.	Bougainvillea 'La Jolla'	No Common Name	100% 1 Gal	12'/3'	Vine, evergreen
	3' O.C.	Ceanothus griseus horizontalis 'Yankee Point'	California Lilac	30% 1 Gal; 70% 4" Pots	2'/6'	Spreading, evergreen
	2' O.C.	Dianella revoluta	Flax Lily	100% 1 Gal	2'/3'	Ornamental grass
	2'-6" O.C.	Dietes 'Orange Drop'	Orange Drop Fortnight Lily	100% 1 Gal	2'/3'	Low shrub, evergreen, flower
	1' O.C.	Echeveria spp.	Hens and Chickens	30% 1 Gal; 70% 4" Pots	1'	Spreading, evergreen
	2' O.C.	Eriogonum fasciculatum 'dana point'	Hybrid Dwarf Buckwheat	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	5' O.C.	Heteromeles arbutifolia	Toyon	40% 1 Gal; 60% 4" Pots	8'/12'	Large, evergreen screen
	2' O.C.	Heuchera maxima	Island Alum Root	30% 1 Gal; 70% 4" Pots	1'/2'	Low shrub, evergreen, flower
	2' O.C.	Keckiella antirrhinoides	Yellow Penstemon	30% 1 Gal; 70% 4" Pots	2'/3'	Low shrub, evergreen, flower
	2' O.C.	Kniphofia uvaria hybrids	Red Hot Poker	100% 1 Gal	3'/3'	Ornamental grass
	2'-6" O.C.	Leptospermum laevigatum	Tea Tree	100% 1 Gal	4'/3'	Hedge, evergreen
	3' O.C.	Leymus triticoides	Creeping Wildrye	30% 1 Gal; 70% 4" Pots	3'/5'	Ornamental grass
	2'-6" O.C.	Ligustrum lucidum	Glossy Privet	100% 1 Gal	4'/3'	Hedge, evergreen
	2' O.C.	Lonicera interrupta	Chaparral Honeysuckle	100% 1 Gal	2'/3'	Low shrub, evergreen, flower
	5' O.C.	Malosma laurina	Laurel Sumac	40% 1 Gal; 60% 4" Pots	6'/10'	Large, evergreen screen
	2' O.C.	Mimulus cardinalis	Scarlet Monkey Flower	30% 1 Gal; 70% 4" Pots	2'/4'	Low shrub, seasonal flower
	2' O.C.	Muhlenbergia rigens	Deergrass	30% 1 Gal; 70% 4" Pots	2'/2'	Ornamental grass
	3' O.C.	Phormium tenax	New Zealand Flax	100% 1 Gal	3'/5'	Large, evergreen screen
	2'-6" O.C.	Prunus ilicifolia lyonii	Catalina Cherry	100% 1 Gal	4'/3'	Hedge, evergreen
	2'-6" O.C.	Raphiolepis indica 'Clara'	India Hawthorn	100% 1 Gal	3'/3'	Low shrub, seasonal flower
	5' O.C.	Rhus integrifolia	Lemonade Berry	40% 1 Gal; 60% 4" Pots	6'/10'	Large, evergreen screen
	3' O.C.	Rosa californica	California Wild Rose	30% 1 Gal; 70% 4" Pots	3'/5'	Low shrub, seasonal flower
	2' O.C.	Salvia ''Dara''s Choice''	Sonoma sage	30% 1 Gal; 70% 4" Pots	1'/2'	Low shrub, evergreen, flower
	3' O.C.	Salvia 'winifred gilman'	Winifred Gilman Sage	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	3' O.C.	Salvia clevelandii 'allen chickering'	Allen Chickering Sage	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	3' O.C.	Salvia greggii 'salmon'	Salmon Autumn Sage	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	3' O.C.	Salvia greggii 'white'	White Autumn Sage	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	3' O.C.	Salvia leucophylla	Hybrid Purple Sage	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	3' O.C.	Salvia mellifera 'repens'	Prostrate Black Sage	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	3' O.C.	Salvia mellifera 'tera seca'	Tera Seca Sage	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
Resort						
Trees						**Low or Very Low water use, WULCOLS**
Symbol	Spacing	Botanical Name	Common Name	Percentage of container size	Mature height/ spread	Form and function
	Per plan	Erythrina spp.	Coral Tree	100% 24" Box	40'/40'	Canopy, flowering
	Per plan	Ficus spp.	Fig Tree	100% 24" Box	40'/40'	Canopy, evergreen
	Per plan	Koelreuteria bipinnata	Goldenrain Tree	100% 24" Box	30'/30'	Colorful Deciduous Round Headed
	Per plan	Olea europa 'Wilsoni'	Fruitless Olive	100% 24" Box	25'/25'	Evergreen, Small
	Per plan	Platanus racemosa	California Sycamore	100% 24" Box	60'/30'	Canopy
	Per plan	Strelitzia spp.	Giant Bird of Paradise	100% 24" Box	15'/8'	Vertical, accent
	Per plan	Tipuana tipu	Tipu Tree	100% 24" Box	50'/30'	Colorful Deciduous Round Headed
	Per plan	Washingtonia robusta	Mexican Fan Palm	100% Transplanted On-site	100'/10'	Vertical, accent
	Per Plan	Syagrus romanzoffianum	Queen Palm	50% Transplanted On-site / 50% 20' bth	40' / 20'	Vertical, accent
	Per Plan	Phoenix dactylifera	Date Palm	100% 20' bth	60' / 20'	Vertical, accent
Shrubs, Groundcover						
	2' O.C.	Agave attenuata	Foxtail Agave	100% 1 Gal	1'/1'	Evergreen garden
	2' O.C.	Aloe arborescens	Torch Aloe	100% 1 Gal	1'/1'	Evergreen garden
	2' O.C.	Aloe striata	Coral Aloe	100% 1 Gal	1'/1'	Evergreen garden
	2'-6" O.C.	Alyogyne huegelii	Blue Hibiscus	100% 1 Gal	2'/3'	Low shrub, evergreen, flower
	2'-6" O.C.	Bougainvillea 'La Jolla'	No Common Name	100% 1 Gal	12'/3'	Vine, evergreen
	2'-6" O.C.	Caesalpinia mexicana	Mexican Bird of Paradise	100% 1 Gal	2'/3'	Shrub, evergreen, flower
	2' O.C.	Camellia japonica 'Elegans Splendor'	Japanese Camellia	100% 1 Gal	3'/3'	Low shrub, seasonal flower
	3' O.C.	Ceanothus griseus horizontalis 'Yankee Point'	California Lilac	30% 1 Gal; 70% 4" Pots	2'/6'	Spreading, evergreen
	2'-6" O.C.	Dietes 'Orange Drop'	Orange Drop Fortnight Lily	100% 1 Gal	2'/3'	Low shrub, evergreen, flower
	2' O.C.	Dryopteris arguta	Coastal Wood Fern	30% 1 Gal; 70% 4" Pots	2'/3'	Low shrub, evergreen
	2' O.C.	Epilobium spp.(Zauschneria)	California Fuchsia	100% 1 Gal	1'/2'	Low shrub, evergreen, flower
	2'-6" O.C.	Myrsine africana	African Boxwood	100% 1 Gal	4'/3'	Hedge, evergreen
	2'-6" O.C.	Nandina domestica	HeavenlyBamboo	100% 1 Gal	4'/3'	Hedge, evergreen
	2' O.C.	Oenothera speciosa (O. berlandieri)	Mexican Evening Primrose	100% 1 Gal	2'/3'	Low shrub, evergreen, flower
	2' O.C.	Pellaea andromedifolia	Coffee Fern	30% 1 Gal; 70% 4" Pots	1'/2'	Low shrub, evergreen, flower
	2' O.C.	Penstemonspp.	Penstemon	100% 1 Gal	2'/3'	Low shrub, evergreen, flower
	2' O.C.	Polypodium californicum	California polypody	100% 1 Gal	1'/2'	Low shrub, evergreen, flower
	2'-6" O.C.	Portulacaria afra	Elephant's Food	100% 1 Gal	4'/3'	Hedge, evergreen
	30" O.C.	Raphiolepis indica 'Clara'	India Hawthorn	100% 1 Gal	3'/3'	Low shrub, seasonal flower
	5' O.C.	Rhus integrifolia	Lemonade Berry	40% 1 Gal; 60% 4" Pots	6'/10'	Large, evergreen screen
	3' O.C.	Rosa californica	California Wild Rose	30% 1 Gal; 70% 4" Pots	3'/5'	Low shrub, seasonal flower
	3' O.C.	Salvia 'winifred gilman'	Winifred Gilman Sage	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	3' O.C.	Salvia clevelandii 'allen chickering'	Allen Chickering Sage	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	3' O.C.	Salvia greggii 'salmon'	Salmon Autumn Sage	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	3' O.C.	Salvia greggii 'white'	White Autumn Sage	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	3' O.C.	Salvia leucophylla 'pt. Sal spreader'	Hybrid Purple Sage	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	3' O.C.	Salvia mellifera 'repens'	Prostrate Black Sage	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	3' O.C.	Salvia mellifera 'tera seca'	Tera Seca Sage	30% 1 Gal; 70% 4" Pots	3'/3'	Low shrub, seasonal flower
	2' O.C.	Strelitzia reginae var juncea	Narrow-leafed Bird of Paradise	100% 1 Gal	3'/3'	Low shrub, evergreen, flower
	2' O.C.	Verbena gooddingii (Glandularia gooddingii)	Goodding Verbena	30% 1 Gal; 70% 4" Pots	1'/2'	Low shrub, evergreen, flower
	2'-6" O.C.	Westringia glabra	Violet Westringia	100% 1 Gal	4'/3'	Hedge, evergreen

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KEY PLAN

SHEET NUMBER 20 OF 40

LP-02

SHEET TITLE
LANDSCAPE LEGEND AND NOTES

Mar 2017	DPP SUBMITTAL
Nov 2016	DPP SUBMITTAL

AECOM
PROJECT NUMBER 60329917

ISSUE CITY PROJECT No. 424475

Aug 2016	MIR RESUBMITTAL
July 2016	MIR RESUBMITTAL
May 2016	MIR RESUBMITTAL
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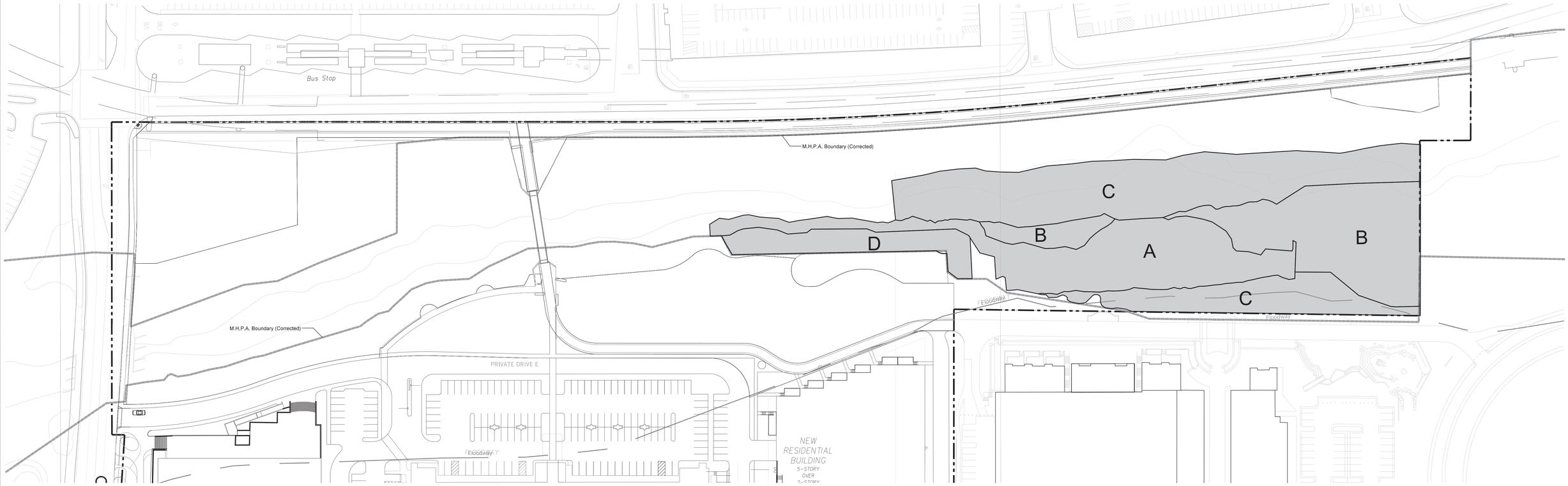

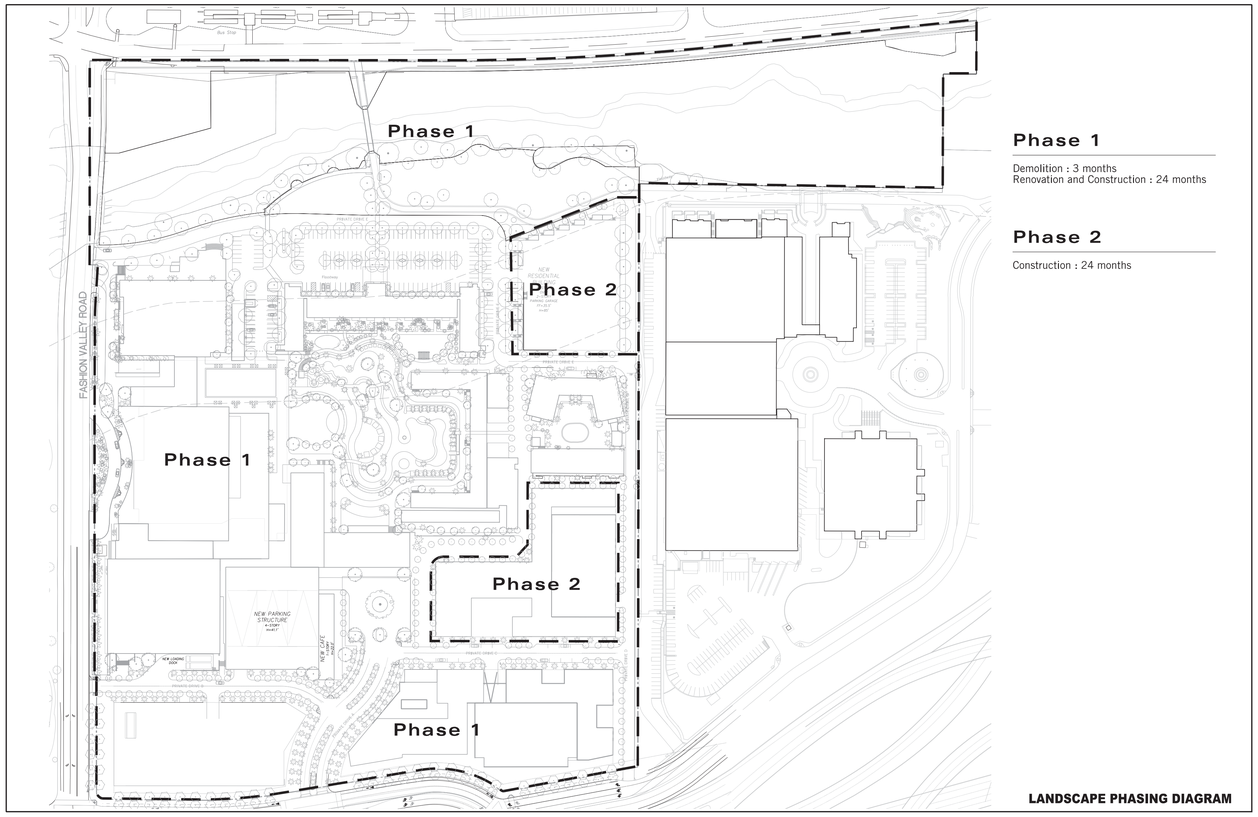

Phase 1

Demolition : 3 months
Renovation and Construction : 24 months

Phase 2

Construction : 24 months

LANDSCAPE PHASING DIAGRAM

0 25 50 100

Legend

Symbol	Description
——— ·	Multi-Habitat Preservation Area
— - —	Property Line

Restoration and Enhancement
Mitigation for Previous Site Development Permit 400602 *

Symbol	Description
— — — —	Area within which required restoration and enhancement must occur. **
A	Restoration (fill area)
B	Restoration (1:1 mitigation area)
C	Enhancement (2:1 mitigation area) ***
D	Restoration (buffer zone)

* Per the Conceptual Mitigation Plan associated with SDP #400602 (RECON 2012), restoration and enhancement will begin at the upstream end on the southern bank and move downstream until the mitigation acreage (i.e., 2.76 acres) is fulfilled.

** The area within which required restoration and enhancement must occur is 5.5 acres. SDP #400602 requires 2.76 acres of restoration and enhancement within this area. This includes restoration of temporary fill areas (0.61 acre), restoration for mitigation (0.64 acre), enhancement for mitigation (1.28 acres), and planting a 30-foot average upland buffer zone (0.23 acre).

*** The enhancement area depicted on this figure (Area C) is an approximation. A discrete 1.28-acre enhancement are a was not identified by RECON (2012); therefore, for the purposes of displaying enhancement requirements of SDP #400602, a 1.28-acre area was created based on the assumption that enhancement will start on the south and east end of the river and move downstream until the acreage requirement is fulfilled (RECON 2012)

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CLIENT

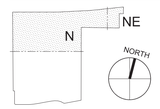
Hotel Circle Property, LLC
500 Hotel Circle North
San Diego, CA 92108

PROJECT

Town & Country

500 Hotel Circle North
San Diego, CA 92108

KEY PLAN



SHEET NUMBER 21 OF 40

LP-03

SHEET TITLE

SITE DEVELOPMENT PERMIT #400602 RESTORATION AND ENHANCEMENT AREA

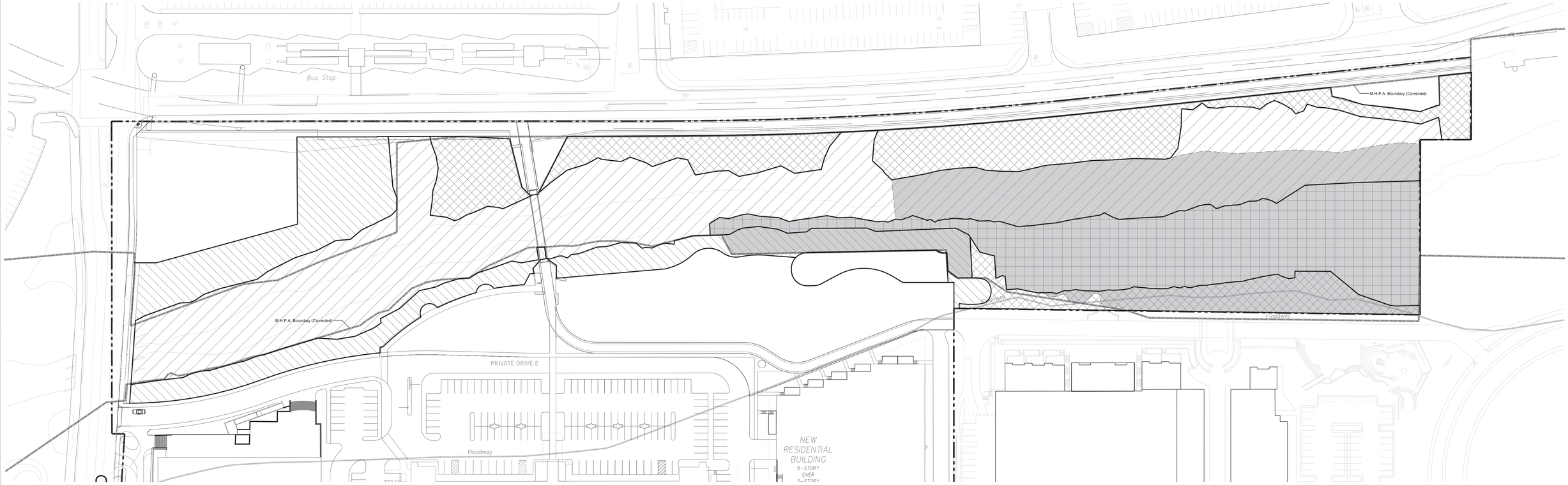
Nov 2016	DPP SUBMITTAL

AECOM

PROJECT NUMBER 60329917

ISSUE CITY PROJECT No. 424475

Aug 2016	MIR RESUBMITTAL
July 2016	MIR RESUBMITTAL
May 2016	MIR RESUBMITTAL
Jan 2016	MIR RESUBMITTAL
Sept 2015	MIR RESUBMITTAL
03.24.15	MIR SUBMITTAL



Legend

Symbol	Description
	Restoration and Enhancement Areas
	Multi-Habitat Preservation Area
	Property Line
	Required Restoration / Enhancement Area for Previous Site Development Permit *

* SDP #400602 requires 2.76 acres of restoration and enhancement within this area. This includes restoration of temporary fill areas (0.61 acre), restoration for mitigation (0.64 acre), enhancement for mitigation (1.28 acres), and planting a 30-foot average upland buffer zone (0.23 acre). Per the Conceptual Mitigation Plan associated with SDP #400602 (RECON 2012), restoration and enhancement will begin at the upstream end on the southern bank and move downstream until the mitigation acreage i.e., 2.76 acres) is fulfilled. See LP-03 for details regarding restoration and enhancement required by SDP #400602.

Proposed Habitat Restoration and Enhancement

Symbol	Description
	Oak Riparian Woodland (Restoration) - 1.74 acres
	Coastal Sage Scrub (Restoration) - 1.37 acres
	Southern Cottonwood Willow Riparian Forest (Enhancement) - 3.53 acres
	Southern Cottonwood Willow Riparian Forest (Restoration) - 1.46 acres

DESIGN GUIDELINES
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LANDSCAPE
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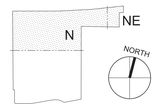
KEY PLAN


SHEET NUMBER 22 OF 40

LP-04

SHEET TITLE
PROJECT RESTORATION AND ENHANCEMENT PLAN

Nov 2016	DPP SUBMITTAL

AECOM

PROJECT NUMBER 60329917

ISSUE CITY PROJECT No. 424475

Aug 2016	MIR RESUBMITTAL
July 2016	MIR RESUBMITTAL
May 2016	MIR RESUBMITTAL
Jan 2016	MIR RESUBMITTAL
Sept 2015	MIR RESUBMITTAL
03.24.15	MIR SUBMITTAL

CONTAINER PLANT PALETTE – SOUTHERN COTTONWOOD-WILLOW RIPARIAN FOREST

Scientific name	Common name	Container size	Spacing (feet on center)	Plants per acre
Artemisia douglasiana	Douglas mugwort	4 inch -1 gallon	15	188
Artemisia palmeri	Palmer's sagewort	4 inch -1 gallon	15	188
Baccharis salicifolia	Mulefat	liners/1 gallon rooted cuttings	13	250
Iva hayesiana	San Diego marsh elder	4 inch -1 gallon	12	313
Juncus acutus	Spike rush	4 inch -1 gallon	15	188
Platanus racemosa	California sycamore	1 gallon	19	125
Pluchea odorata	Salt-marsh fleabane	4 inch -1 gallon	15	188
Populus fremontii ssp. *fremontii*	Fremont cottonwood	liners/1 gallon rooted cuttings	19	125
Salix gooddingii	Black willow	liners/1 gallon rooted cuttings	13	250
Salix lasiolepis	Arroyo willow	liners/1 gallon rooted cuttings	13	250
		Total	5	2065

Notes for Southern Cottonwood-Willow Riparian Container Plants:

1. Plants will be propagated from material collected from coastal San Diego County (within 25 miles of the coast). Nursery stock may also be used if determined appropriate by the Restoration Specialist.[1]
2. Only the Restoration Specialist[1] may approve potential substitutions or quantity adjustments.
3. The average container plant spacing is given based on the total plants-per-acre. However, plants will be placed in various configurations to mimic onsite conditions.

TARGET SEED LIST – SOUTHERN COTTONWOOD-WILLOW RIPARIAN FOREST

Scientific name	Common name	PLS pounds/acre
Anemopsis californica	Yerba mansa	1
Artemisia douglasiana	Mugwort	0.25
Artemisia palmeri	San Diego sagewort	0.25
Carex praegracilis	Field sedge	3
Carex spissa	San Diego sedge	3
Leymus triticoides	Beardless wildrye	14
Lonicera subspicata	Wild honeysuckle	0.25
Mimulus guttatus	Common monkeyflower	0.25
Rubus ursinus	California blackberry	0.25
Sambucus mexicana	Blue elderberry	0.25
Urtica dioica	Stinging nettle	0.25

Notes for Southern Cottonwood-Willow Riparian Seed List:

1. PLS = Pure Live Seed = seed purity x germination rate
2. Seed will be collected from coastal San Diego County (within 25 miles of the coast).
3. Only the Restoration Specialist[1] may approve substitutions and quantity adjustments.

CONTAINER PLANT PALETTE – UPLAND COASTAL SAGE SCRUB[1]

Scientific Name	Common Name	Container Size	Spacing (feet on center)	Plants per acre
Artemisia californica	California sagebrush	4 inch -1 gallon	9	500
Baccharis salicifolia	Mulefat	liners/1 gallon rooted cuttings	13	250
Encelia californica	California encelia	4 inch -1 gallon	13	250
Eriogonum fasciculatum	California buckwheat	4 inch -1 gallon	12	300
Elymus triticoides	Beardless wild rye	plugs	17	150
Mimulus aurantiacus	Bush monkeyflower	4 inch -1 gallon	15	200
Muhlenbergia rigens	Deergrass	4 inch -1 gallon	15	200
Nassella pulchra	Purple needlegrass	4 inch -1 gallon	10	400
Salix gooddingii	Black willow	liners/1 gallon rooted cuttings	13	250
Salix lasiolepis	Arroyo willow	liners/1 gallon rooted cuttings	13	250
Salvia mellifera	Black sage	4 inch -1 gallon	15	200
Sisyrinchium bellum	Blue-eyed grass	4 inch	12	300
		Total	4	3,250

Notes for Upland Coastal Sage Scrub Container Plants:

1. Plants will be propagated from material collected from coastal San Diego County (within 25 miles of the coast). Nursery stock may also be used if determined appropriate by the Restoration Specialist.[Error! Reference source not found.]
2. Only the Restoration Specialist[Error! Bookmark not defined.] may approve potential substitutions or quantity adjustments.
3. The average container plant spacing is given based on the total plants-per-acre. However, plants will be placed in various configurations to mimic onsite conditions.

TARGET SEED LIST – UPLAND COASTAL SAGE SCRUB

Scientific name	Common name	PLS pounds/acre
Amsinckia menziesii	Rancher's fireweed	11
Artemisia douglasiana	Mugwort	0.25
Bahiopsis laciniata	San Diego County viguiera	0.25
Encelia californica	California encelia	0.5
Eriogonum fasciculatum	California buckwheat	0.25
Eschscholzia californica	California poppy	1
Hemizonia fasciculata	Tarplant	4.5
Isocoma menziesii	Coast goldenbush	0.25
Lotus scoparius	Deerweed	0.25
Mimulus aurantiacus	Bush monkeyflower	0
Mimulus guttatus	Common monkeyflower	0.25
Nassella pulchra	Purple needlegrass	1.25
Salvia apiana	White sage	0.25
Salvia mellifera	Black sage	0.25
Sambucus mexicana	Blue elderberry	0.25

Notes for Upland Coastal Sage Scrub Target Seed List:

1. PLS = Pure Live Seed = seed purity x germination rate
2. Seed will be collected from coastal San Diego County (within 25 miles of the coast).
3. Only the Restoration Specialist[Error! Bookmark not defined.] may approve substitutions and quantity adjustments.

CONTAINER PLANT PALETTE – COAST LIVE OAK RIPARIAN WOODLAND

Scientific Name	Common Name	Container Size	Spacing (feet on center)	Plants per acre
Artemisia californica	California sagebrush	4 inch -1 gallon	17	150
Baccharis salicifolia	Mulefat	liners/1 gallon rooted cuttings	13	250
Eriogonum fasciculatum	California buckwheat	4 inch -1 gallon	24	75
Elymus triticoides	Beardless wild rye	plugs	21	100
Mimulus aurantiacus	Bush monkeyflower	4 inch -1 gallon	30	50
Muhlenbergia rigens	Deergrass	4 inch -1 gallon	21	100
Nassella pulchra	Purple needlegrass	4 inch -1 gallon	21	100
Platanus racemosa	California sycamore	1 gallon	34	38
Populus fremontii ssp. *fremontii*	Fremont cottonwood	liners/1 gallon rooted cuttings	34	38
Quercus agrifolia	Coast live oak	1 gallon	34	38
Salix gooddingii	Black willow	liners/1 gallon rooted cuttings	13	25
Salix lasiolepis	Arroyo willow	liners/1 gallon rooted cuttings	13	25
Sambucus mexicana	Blue elderberry	4 inch -1 gallon	30	50
		Total	8	1,039

Notes for Coast Live Oak Riparian Woodland Container Plants:

1. Plants will be propagated from coastal San Diego County (within 25 miles of the coast). Nursery stock may also be used if determined appropriate by the Restoration Specialist.[Error! Reference source not found.]
2. Only the Restoration Specialist[Error! Bookmark not defined.] may approve potential substitutions or quantity adjustments.
3. The average container plant spacing is given based on the total plants-per-acre. However, plants will be placed in various configurations to mimic onsite conditions.

TARGET SEED LIST – COAST LIVE OAK RIPARIAN WOODLAND

Scientific name	Common name	PLS pounds/acre
Artemisia californica	California sagebrush	0.25
Artemisia douglasiana	Mugwort	0.25
Baccharis pilularis	Coyote brush	0.25
Bromus carinatus	California brome	27
Eriophyllum confertiflorum	Golden yarrow	0.25
Eriogonum fasciculatum	California Buckwheat	0.25
Eschscholzia californica	California poppy	1.25
Hordeum californica	California barley	1.25
Isocoma menziesii	Coast goldenbush	0.25
Mimulus aurantiacus	Bush monkeyflower	0.25
Mimulus guttatus	Common monkeyflower	0.25
Muhlenbergia rigens	Deergrass	0.25
Nassella pulchra	Purple needlegrass	5
Sambucus mexicana	Blue elderberry	0.25

Notes for Coast Live Oak Riparian Woodland Target Seed List:

1. PLS = Pure Live Seed = seed purity x germination rate
2. Seed will be collected from coastal San Diego County (within 25 miles of the coast).
3. Only the Restoration Specialist[Error! Bookmark not defined.] may approve substitutions and quantity adjustments.

General Notes:

1. This plan provides specifications for native riparian and upland habitat restoration and enhancement along the San Diego River corridor proposed as part of the Town & Country Project. This plan incorporates requirements of Site Development Permit (SDP) #400602 which was issued to abate previous code violations committed by a previous owner and the associated *Conceptual Mitigation Plan for the Town and Country Hotel Interim Parking Lot Expansion Project* (RECON 2012). This plan expands upon existing requirements of SDP #400602 and in some cases makes minor modifications to the restoration and enhancement goals of certain areas along the river. These changes reflect a more holistic approach to restoration and enhancement within the site. Restoration and enhancement acreages required by SDP #400602 will be met despite these minor modifications. Requirements of SDP #400602 are depicted on Attachment A. The proposed restoration and enhancement plan described herein is depicted on Attachment B.
2. Existing requirements to abate previous code violations consist of the following (refer to Attachment A):
   - Total area requiring restoration and enhancement per SDP #400602 is 2.76 acres:
     - Restore 0.61 acre that was impacted by the temporary fill from an illegal parking lot expansion. This restoration would not count towards the mitigation requirement. Work in this area will generally consist of installation of container plants, seeding, and maintenance and monitoring.
     - Restore 0.64 acre of riparian habitat on the south side of the San Diego River to meet the 1:1 mitigation requirement. Work in this area will generally consist of removal of exotic species (e.g. eucalyptus), protection of existing native species, installation of container plants, seeding, and maintenance and monitoring.
     - Enhance 1.28 acres of riparian habitat along the San Diego River to meet the 2:1 mitigation requirement. Enhancement opportunities include removal of non-native plant species and revegetation with native plant species similar to adjacent areas along the San Diego River channel within the area depicted on the site plan for enhancement.
     - Plant a 30-foot average (0.23 acre) coastal sage scrub buffer zone.
   - Maintain and monitor all enhancement and restoration areas for 5 years.
3. Proposed restoration and enhancement of the current redevelopment plan consist of the following (refer to Attachment B):
   - Total area proposed for restoration and enhancement by the Project is 7.50 acres:
     - Restore 1.46 acres of southern cottonwood-willow riparian forest in existing degraded areas. Work will generally consist of removal of exotic species (e.g. eucalyptus), protection of existing native species, installation of container plants, seeding, and maintenance and monitoring.
     - Enhance 3.53 acres of existing southern cottonwood-willow riparian forest. Enhancement opportunities include removal of non-native plant species and revegetation with native plant species similar to adjacent areas along the San Diego River channel.
     - Restore 1.74 acres of coast live oak riparian woodland in existing degraded areas. Work will generally consist of removing exotic trees, installing oak riparian woodland or riparian forest plant species, and implementing maintenance and monitoring.
     - Restore 0.77 acre of coastal sage scrub in existing disturbed areas. Work will generally consist of removing exotic species, installing coastal sage scrub plant species, and implementing maintenance and monitoring.
   - Proposed restoration and enhancement exceeds existing requirements by approximately 4.74 acres acres (i.e., of the 7.50 acres of total restoration/enhancement proposed by the Project, 2.76 acres are required by SDP #400602 and 4.74 acres are proposed in addition to SDP requirements).
   - Maintain and monitor all enhancement and restoration areas for 5 years.
4. An as-built plan will be submitted to the City of San Diego within 90 days following completion of implementation describing site preparation (including dates of site preparation), container plantings/seeding, any significant problems encountered or necessary changes made in the field, and photographs of the restoration activities and the site after it is planted and seeded.
5. The Owner/Restoration Entity will retain a Restoration Specialist, Installation and Maintenance Contractor, and Monitoring Biologist to implement this plan. The Restoration Specialist will have a minimum of two years of experience in upland and riparian habitat restoration, understand upland and riparian plant communities, and have expertise in upland and riparian plant and wildlife identification and ecology. The Monitoring Biologist may be the Restoration Specialist or a biologist with a minimum of two years of experience in upland and riparian habitat restoration monitoring.
6. Split-rail fencing will be located at the border of all restoration and enhancement areas to prevent intrusion into the river corridor. Signs will be attached to the fence that describe the area as a habitat restoration site, state that trespassers will be liable for any damage caused, and list the project contact.
7. The following table provides the general schedule for implementation, maintenance, and monitoring:

SCHEDULE OF IMPLEMENTATION, MAINTENANCE, AND MONITORING

TASK	SUBTASK	SUBTASK SCHEDULE
Implementation Years 0-1	Seed collection	Harvest at time of seed maturity.
	Trash removal	Sept 15-Feb
	Clearing and non-native plant removal	Sept 15-Feb 1
	Erosion control	Sept 15-Feb 1
	Site Protection	Sept 15-Feb 1
	Irrigation installation	Sept 15-Feb 1
	Planting	Nov 1-Feb 1
	Seeding	Nov 1-Feb 1
Maintenance Years 1-5 (for Mitigation Areas) Years 1-3 (for Additional Restoration and Enhancement Areas)	Weed Control	Monthly during the wet season (Nov-Apr) and quarterly during the dry season (May-Oct) or as-needed to prevent weeds from setting seed.
	Remedial Planting and Seeding	Nov 1-Feb 1 as needed.
	Irrigation	As needed, remove during year 3.
	Trash removal	Quarterly or as needed.
	Site Protection	Quarterly or as needed.
Monitoring Will begin immediately following construction and continue through the maintenance and monitoring period. The maintenance and monitoring period will be up to 5 years for the Mitigation Areas and up to 3 years for Additional Restoration and Enhancement Areas.	Qualitative Monitoring	120-day establishment period - bi-monthly Year 1 - monthly Years 2 through end of monitoring - quarterly
	Quantitative Monitoring	Annually, starting year 2.

Site Preparation Notes:

1. Prior to planting and seeding, all weeds, trash and debris will be removed from restoration areas.
2. The Installation and Maintenance Contractor will install and maintain appropriate erosion control materials (e.g. straw wattles).
3. The target non-native weed species for removal include giant reed (*Arundo donax*), salt cedar (*Tamarisk* spp.), pepper tree (*Schinus* spp.), nasturtium (*Tropaeolum majus*), and any other perennial or annual invasive weed species that appears on the California Invasive Plant Council (Cal-IPC) list of invasive plants.
4. Large non-native trees, such as peppertrees, will be completely removed from the site while the stumps may be left in place to decompose. Several treatments may be necessary to effectively kill unwanted plants and deplete the seed bank.
5. Removal of non-native trees and shrubs will be completed outside the bird breeding season (March 15 to September 15).
6. Herbicide application will be overseen by a licensed Pest Control Advisor and applied by a Certified Pest Control Applicator.

Irrigation Notes:

1. The Installation and Maintenance Contractor will provide water to the restoration site sufficient to achieve success standards, and in keeping with the recommended schedule. The Owner will provide the Installation and Maintenance Contractor with potential point-of-connection locations, pipe sizes, and water pressure.
2. Mitigation sites will be designed to have saturated soils and adequate water under natural seasonal conditions; irrigation will be used only to assure survival of container plantings until root systems are well enough developed to access groundwater in the dry season.
3. Supplemental water will be applied by a temporary irrigation system. Master valves, backflow preventers, main lines, zone valves, and controllers must be located outside the MHPA or as near as possible to the edge of the MHPA. These components may be buried if necessary to protect them from damage. Within the MHPA, delivery pipes, heads, and other delivery components must be installed above grade, and removed when no longer needed. The system should be installed over the entire restoration site and be designed to minimize runoff and the creation of rills and gullies.
4. Alternative irrigation strategies, such as gravity fed systems, or manual watering from hose bibs or water truck are acceptable if approved by the Owner and the Restoration Ecologist. Performance criteria must be achieved, regardless of irrigation methods.

Container Planting Notes:

1. Prior to planting, the Restoration Specialist will confirm the planting limits in the field and flag the boundary.
2. The Restoration Specialist will confirm and document with photos that the site is free of actively growing weeds before planting and seeding.
3. Specific planting patterns for container plants will mimic those found in adjacent native areas. For example, mulefat (*Baccharis salicifolia*) is more prominent in the outer, dryer areas of the riparian corridor whereas willows (*Salix* spp.) more often occur in the wetter areas at the center of the riparian corridor where they can tap into the water table during the dry season.
4. The Restoration Specialist and Installation and Maintenance Contractor will coordinate the layout for plant material in ecologically appropriate locations and natural groupings. The Restoration Specialist will direct all planting, and may place flags, directly place containers, or direct the Installation and Maintenance Contractor on the placement of plants. In general, container plants will be installed in a manner that mimics natural plant distribution (e.g., random and/or aggregate distributions rather than uniform rows).
5. Plants will be supplied by licensed nursery or equivalent source acceptable to the Restoration Specialist.
6. Plants will be in healthy condition (disease free) and not root-bound. Plants will be inspected and approved in the field by the Restoration Specialist before their installation. The Installation and Maintenance Contractor will replace rejected plant material at no additional cost to the Owner. Plants will not be installed that are root-bound, stunted, pest-infected, diseased, or unacceptable for other reasons.
7. The top 10 inches of soil will be moist (from natural conditions or watering) before plant installation.
8. Temporary irrigation will be installed prior to or in conjunction with the container plantings so that all container plants are watered immediately after installation.

Seeding Notes:

1. The riparian restoration sites will be seeded with locally-collected native species. Seed may be applied by hand seeding and raking into the soil to a depth of approximately ¼ inch to ensure good seed to soil contact. Hand seeding allows for the most precise seed application.
2. Hydroseeding with a Bonded Fiber Matrix (BFM) is acceptable if additional erosion control protection is needed.

Enhancement Notes:

1. Enhancement will include removal of target non-native species (Cal-IPC list) and replacement with native species as necessary within the entire enhancement area.
2. Enhancement areas will undergo trash removal and non-native species removal procedures described above under site preparation.
3. Replacement plant species will be determined at the discretion of the Restoration Specialist and may include container plants and/or seed mixes.
4. General maintenance measures discussed below, including weed control, maintenance of replacement plants, and trash removal will apply to enhancement areas.

Maintenance Program:

1. The maintenance program will include weed control, replanting and reseeding, site protection (building and maintaining fences or other), debris removal, and other tasks as required for the site to grow and achieve the success criteria.
2. Maintenance measures will be conducted by maintenance personnel who are experienced in caring for native plant communities.
3. Exotic species will be removed by hand, mechanical weed cutters, or herbicide applications by maintenance workers familiar with and trained to distinguish weeds from native species. During the first and second years, weeding will be performed as needed to keep weeds from producing seeds and to control weed competition during the establishment period of native plants. Weeds will be killed or removed before seed sets.
4. The tolerance of aggressive non-native perennial species such as giant reed and pampas grass will be zero percent throughout the maintenance and monitoring period.
5. Pruning of any native vegetation or removal of deadwood and leaf litter will not be allowed in the restoration areas, unless the area is within a fuel management zone and brush control is required by fire department regulations.
6. Watering will occur on an as-needed basis during the first two years, or longer, until the plants have become well established. Water use is expected to be highest during the first growing season, tapering off gradually until no supplemental water is necessary.
7. The Installation and Maintenance Contractor will maintain the irrigation systems in proper working order and will monitor the irrigation program to make adjustments when needed. Irrigation should be checked on a bi-weekly basis to ensure all broken sprinkler heads and major repair issues are identified and addressed in a timely manner.
8. Trash will be removed from the sites by hand on a quarterly basis, or as necessary. Within the context of restoration, trash consists of all man-made materials, equipment, or debris left within the restoration areas that are not serving a function related to restoration.
9. The restoration area will be replanted or reseeded with appropriate species or species that did not produce adequate seed during the first year, if necessary. This process will be repeated every year as needed to increase species diversity and cover and to improve long-term plant community stability. Additional seeds will be hand broadcast early in the rainy season (October to December).
10. Plants which may have died will be replaced with appropriate container sized plants. Slow-growing species that were not prepared in time for the initial planting will be planted from containers only if natural recruitment is not occurring at a rate to replace these individuals.

Monitoring Program:

1. The Restoration Specialist or Monitoring Biologist will qualitatively and quantitatively monitor all restoration and enhancement areas for 5 years following the installation of the plant materials.
2. The 5-year monitoring requirement in the mitigation restoration areas may be reduced before the end of the fifth year for areas that meet the fifth year criteria and the irrigation has been terminated for the last two years.
3. Annual reports summarizing the monitoring results will be submitted to the City of San Diego per permit conditions by the Restoration Specialist within two months of the end of each monitoring year. The quantitative monitoring section will include project methods, data summary analysis, comparison to performance standards discussion, reporting remedial actions, recommendations, and photo-documentation. Each annual report will compare findings of the current year with those in previous years.
4. Reference sites will be selected by the Restoration Specialist or Monitoring Biologist. Reference sites will contain existing mature undisturbed plant communities of the same community type being restored. A minimum of three transects will be sampled per habitat type to determine plant species composition, diversity, density, and percent cover.
5. Qualitative monitoring will include evaluation of the following:
   a. Overall site conditions.
   b. Potential issues, including vandalism, irrigation problems, and invasive plant encroachment.
   c. Container plant survival and vigor.
   d. Rate of natural recruitment.
6. Quantitative monitoring will be performed to measure development of vegetation in the restoration areas and to document that the restoration areas achieve the success criteria as defined by the performance standards. Beginning in Year 2, permanent vegetation sampling stations will be established within the restoration area to measure year-to-year changes in shrub or tree cover, density, and diversity following the protocol of the California Native Plant Society (CNPS) Plant Communities Project sampling method based on a 50-meter point transect centered on a 5x50-meter plot. Vegetation sampling will include the following:
   a. Vegetation will be sampled by the point method at 0.5-meter intervals along the 50-meter transect to determine cover.
   b. The sampler will note the species encountered and classify its growth form (i.e., herb, shrub, or tree) at each interval. In addition, each shrub-sized individual of each perennial species growing in the 5x50-meter plot will be counted to determine shrub density and diversity. All annuals present in the 5x50-meter plot will be noted.
   c. Sampling will be conducted in the spring within each plant community to be restored so that the maximum species diversity is recorded.
   d. At least one plot per three acres will be established in each plant community of a specific restoration area to determine vegetation cover, plant community composition, vegetation density, and plant diversity of each area.
   e. A photograph will be taken from each sample endpoint (toward the plot) each time the site is monitored to record the progress of mitigation over the monitoring period.
   f. Vegetation sampling data will be compared to baseline data collected at reference sites in nearby native plant communities. Results will objectively demonstrate if the restoration areas approach the community characteristics of the reference habitat.

Performance Standards:

1. The restoration and enhancement effort will be considered successful when the performance standards have been met. If the minimum levels for any one of the measurements described below are not achieved in any year, the Restoration Specialist will implement remedial actions, such as replanting container stock, to reach the following year's performance standards.
2. The restored habitat must sustain itself for a minimum of two years in the absence of significant maintenance measures. Significant maintenance measures include replanting or seeding, eradication of major weed infestations, irrigation, and erosion repairs.
3. Other maintenance measures (such as minor weed control) may continue until the end of the monitoring period.
4. To be successful, the restoration and enhancement areas will achieve the following general standards:
   a. The site will be free of aggressive non-native perennial species throughout the maintenance and monitoring period.
   b. The site will sustain itself with minimal maintenance and no irrigation for two growing seasons.
   c. The cover tolerance of weeds and non-native annual grasses, as identified by the Restoration Specialist, will be no more than 5 percent of the total cover.
5. Restoration area performance standards described below for achieving a percentage of cover, diversity (species composition), and species dominance similar to mature habitats will be based on reference area values for southern cottonwood-willow riparian and coastal sage scrub habitats. Coast live oak woodland restoration areas will likely still be in a transitional stage at the conclusion of the 5 year monitoring period, and therefore, will not be comparable to mature coast live oak woodland reference areas.

SOUTHERN COTTONWOOD-WILLOW RIPARIAN FIVE-YEAR PERFORMANCE STANDARDS

Year	Container Plant Survival (%)[a, b]	Total Native Plant Cover (%)	Density (% of reference area)	Diversity (% of reference area)
1	80	--	--	--
2	100	50	50	60
3	100	60	60	75
4	100	70	70	75
5	100	80	80	75

[a] Survival percentage for years 2-5 applies to number of container plants that survived in the previous year.
[b] Natural recruitment may be considered when evaluating container plant survival.

COASTAL SAGE SCRUB FIVE-YEAR PERFORMANCE STANDARDS

Year	Container Plant Survival (%)[a, b]	Total Native Plant Cover (%)	Density (% of reference area)	Diversity (% of reference area)
1	80	--	--	--
2	100	40	50	60
3	100	50	60	75
4	100	60	70	85
5	100	70	80	90

[a] Survival percentage for years 2-5 applies to number of container plants that survived in the previous year.
[b] Natural recruitment may be considered when evaluating container plant survival.

COAST LIVE OAK RIPARIAN WOODLAND
FIVE-YEAR PERFORMANCE STANDARDS

Year	Container Plant Survival (non-coast live oak species %/coast live oak % only)[a, b]	Total Native Plant Cover (%)	Height Standards for *Quercus agrifolia*[c]
1	80/80	--	--
2	100/100	30	--
3	100/100	40	3 feet
4	100/90	50	4 feet
5	100/100	60	5 feet

[a] Survival percentage for years 2-5 applies to number of container plants that survived in the previous year.
[b] Natural recruitment may be considered when evaluating container plant survival.
[c] Height standards are general guidelines. Overall health and growth of trees will be considered.

Remedial Program:

1. If the restoration on the project site does not meet the standards established above, the Restoration Specialist will develop remedial measures, probably to include reseeding or replanting certain areas.
2. After remedial measures have been implemented, maintenance and monitoring will be conducted according to the steps in this plan until the restoration site meets the performance standards.
3. If the weed cover tolerance is exceeded, additional weed control will be proposed. This may include additional site visits for weed control; a change in weed control methods, or other remedial measures. These remedial measures will be determined by the Restoration Specialist.
4. The Owner will be responsible for reasonably funding the contingency procedures necessary for completion of the mitigation success as determined by the City of San Diego.

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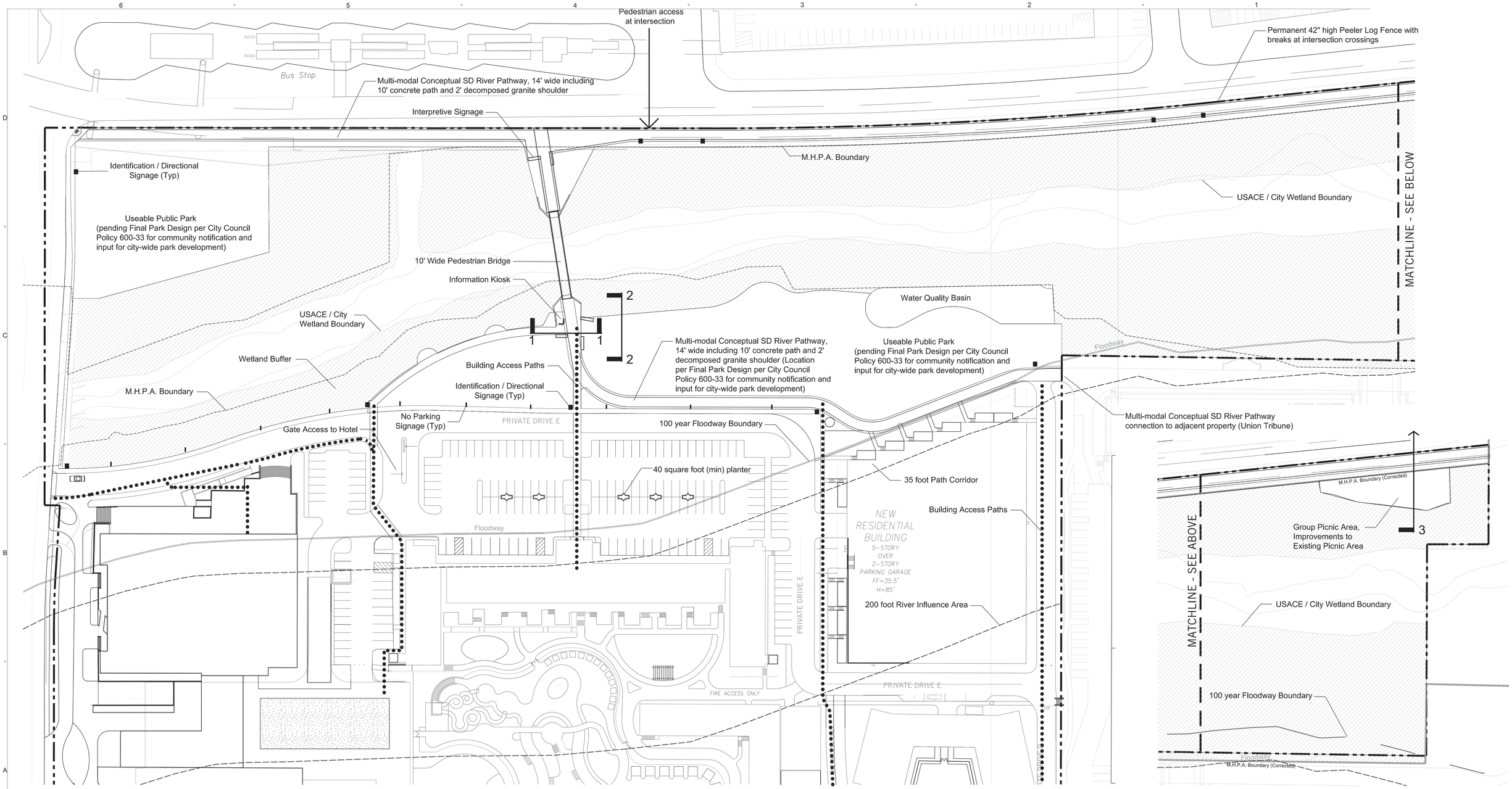
KEY PLAN
NORTH

SHEET NUMBER 23 OF 40
LP-05
SHEET TITLE
REVEGETATION NOTES

Nov 2016	DPP SUBMITTAL

AECOM
PROJECT NUMBER 60329917
ISSUE CITY PROJECT No. 424475

Aug 2016	MIR RESUBMITTAL
July 2016	MIR RESUBMITTAL
May 2016	MIR RESUBMITTAL
Jan 2016	MIR RESUBMITTAL
Sept 2015	MIR RESUBMITTAL
03.24.15	MIR SUBMITTAL



Notes:

1. The San Diego River Park Master Plan defines the River Corridor Area to include the 100-Year Floodway and the 35' wide Path Corridor abutting the Floodway limits on both sides of the river. The River Influence Area is defined as the 200' zone beyond the River Corridor Area. Due to existing site constraints and the location of the Floodway limits (totally off-site and running through Fashion Valley Mall on the north side of the river), the Town and Country Master Plan proposes the conceptual alignment of the San Diego River Pathway to be located within 100-Year Floodway but outside the MHPA and Wetland Buffer habitat areas. This will facilitate the connection to off-site proposed River Pathway segments. Also located within the Floodway is the proposed park, and a water quality basin to provide compatible uses adjacent to the river habitat area. Additional Master Plan elements remaining within the Floodway are a portion of the existing hotel surface parking (to be reconfigured and improved), and small portions of two existing buildings to remain.
2. The proposed park acreage meets the City's General Plan standard for population-based parks.
3. The finished grade for the useable park-land will not exceed ten percent and is unconstrained by roads, utilities, structures or easements.
4. All improvements shown outside the Master Plan area along Riverwalk Drive are pending an agreement with the City.
5. The River Pathway alignment and park components will be determined through the City Council Policy 600-33 for community notification and input for city-wide park development.
6. Site Furniture - (A) Site Furniture, such as picnic table(s), trash and recycling receptacles, bicycle racks, shade structures, benches, interpretive signs, and drinking fountains, shall be designed and constructed in accordance with the San Diego River Park Master Plan Design Guidelines as implemented by the Mission Valley Planned Development Ordinance (MVPDO) and the Town & Country Master Plan. (B) Site furniture shall incorporate the San Diego River Park logo as illustrated in the San Diego River Park Master Plan Design Guidelines. (C) Lots that do not have picnic areas or overlooks shall include along the River Pathway a minimum of one piece of site furniture for every 200 linear feet of River Pathway.
7. Trash and Recycling Receptacles: Locate in close proximity to picnic areas, overlooks, seating areas, path intersections and access points to the river and must be accessible to maintenance vehicles. Receptacles should contain hood covers to prevent rummaging by animals. Trash and recycling receptacles should be located side-by-side.
8. Fencing along the MHPA (required per the Town and Country Mitigation Plan) can be removed when mitigation is accepted and sufficient vegetation has been established to prevent trespassing as acceptable to the City Manager.
9. 42" height Peeler log fencing will be installed at the edge of, or outside the Habitat Area.
10. Lighting. All lighting within 100 feet of the River Corridor Area shall be shielded and directed away from the River Corridor Area.
11. Creative elements such as leaf or animal imprints appropriate to each reach may be included in the San Diego River Pathway paving material.
12. Information Kiosk to be the standard design approved by the City of San Diego Park and Recreation Department with information including:
- River park map indication precise location of kiosk with the park
- Detailed local map, depicting precise location of kiosk, location of parking areas, shade shelters, drinking fountains, interpretive and scenic overlook areas, and all other kiosk location in either direction, with associated distances shown in miles
- Emergency contact numbers
- River Park logo
- Any other pertinent information, such as seasonal fire warnings, community events that focus on the river, etc.

13. Interpretive Signs will be constructed of durable panels on galvanized metal posts with information including:
- Geography and Geology
- Cultural and Historical Resources
- Ecology
- Restoration
- Native plant and Wildlife
- Historic Water Resources
- River Park logo

14. Identification/Directional Signs (will be located at all points of access and decision, including intersections and street crossings that are connected to the River Corridor Area) will be mounted at 7 feet above the finish grade on galvanized metal posts or combined with other required sign or light posts. Information will include the River Park logo and name of the open space as well as directional information.
15. No-Parking Signs shall be placed every 100 feet facing traffic at a height of 7 feet
16. Post sign at the entrance to Private Drive E and Riverwalk Drive with an approved sign. Sign shall read "NO PARKING FIRE LANE" in letters of 1" or greater in height.
17. Building facades that front the River Corridor Area or building facades that front a street that abuts and runs parallel to the River Corridor Area shall provide building transparency in accordance with the following:
a. The amount of transparency, measured as the visible light transmittance (VLT), shall be at least 0.65
b. Commercial and Mixed Use Zones.
(i) A minimum of 50 percent of the total facade shall be transparent; and
(ii) A minimum of 70 percent of the ground floor shall be transparent.
c. Industrial Zones. A minimum of 25 percent of the total facade shall be transparent.
18. Building Reflectivity. Building facades that front the River Corridor Area shall not include materials with a visible light reflectivity (VLR) factor greater than 10 percent.
19. The new Pedestrian / Bicycle only Bridge (at location of the existing bridge) will be 10'-0" wide (min.) and designed and installed to conform to the San Diego River Park Master Plan, Section 4.3.2.7 Bridges - page 101 (as implemented by the MVPDO).
20. Where it will not conflict with the requirements of the habitat protection and enhancement, plant material will be composed to provide views to the river at least 50 percent of the river side of the River Pathway. On the river side of the River Pathway and within 10 feet of the non-river side of the River Pathway: (i) Trees shall have a canopy clearance of 8 feet above the finished grade of the River Pathway,and (ii) all other plant materials shall not exceed 30 inches above the finished grade of the River Pathway.
21. Provide permanent 42-inch height peeler log fence along Riverwalk Drive as part of off-site improvements to be provided pending an agreement with the City.
22. Any improvements within the floodway will not impact floodplain per Hydrology and Hydraulics Study. Improvements will be permanently anchored to resist forces of floodwater.

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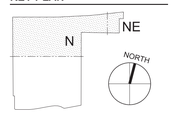

SHEET NUMBER 24 OF 40

LP-06A

SHEET TITLE
SDRP - River Corridor and River Influence Areas

Nov 2016	DPP SUBMITTAL

AECOM

PROJECT NUMBER 60329917

ISSUE CITY PROJECT No. 424475

Aug 2016	MIR RESUBMITTAL
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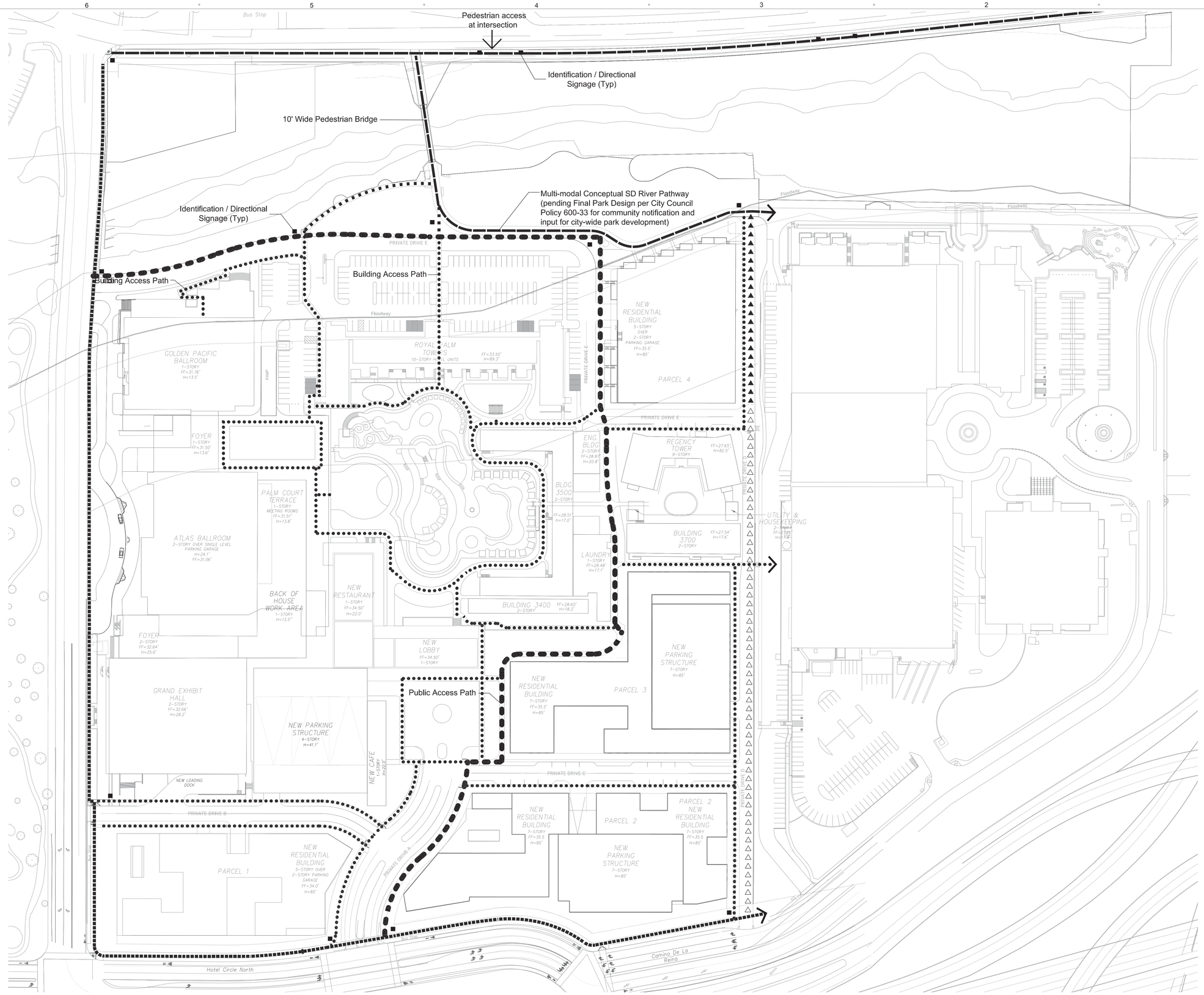
May 2016	MIR RESUBMITTAL
Jan 2016	MIR RESUBMITTAL
Sept 2015	MIR RESUBMITTAL
03.24.15	MIR SUBMITTAL



Legend

Symbol	Description
	Conceptual Alignment of San Diego River Pathway (Multi-Use)
	Public Access Corridor (Pedestrian Only) Refer to VTM for Easement Information
	Plan Area Edge Sidewalk
	Public Walkways (Pedestrian Only)
	Park Trails
	Class I Public Access Bikeway
	Class III Public Access Bikeway

Notes

1. River Pathway alignment depicted is conceptual. Population- based parks are designed through a community design, review and approval process consistent with Council Policy 600-33.

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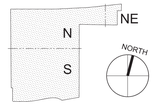

SHEET NUMBER 24 OF 40

LP-06B

SHEET TITLE
SDRP - Access Plan

Nov 2016	DPP SUBMITTAL

AECOM

PROJECT NUMBER 60329917

ISSUE CITY PROJECT No. 424475

Aug 2016	MIR RESUBMITTAL
July 2016	MIR RESUBMITTAL
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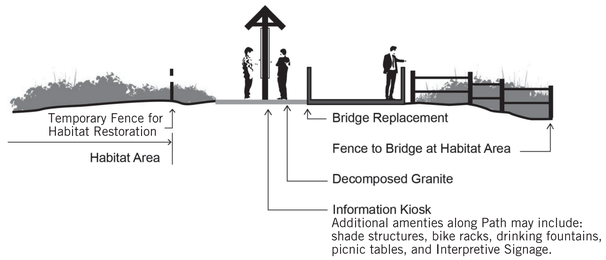
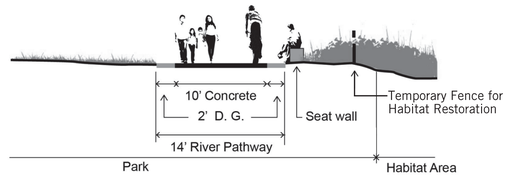
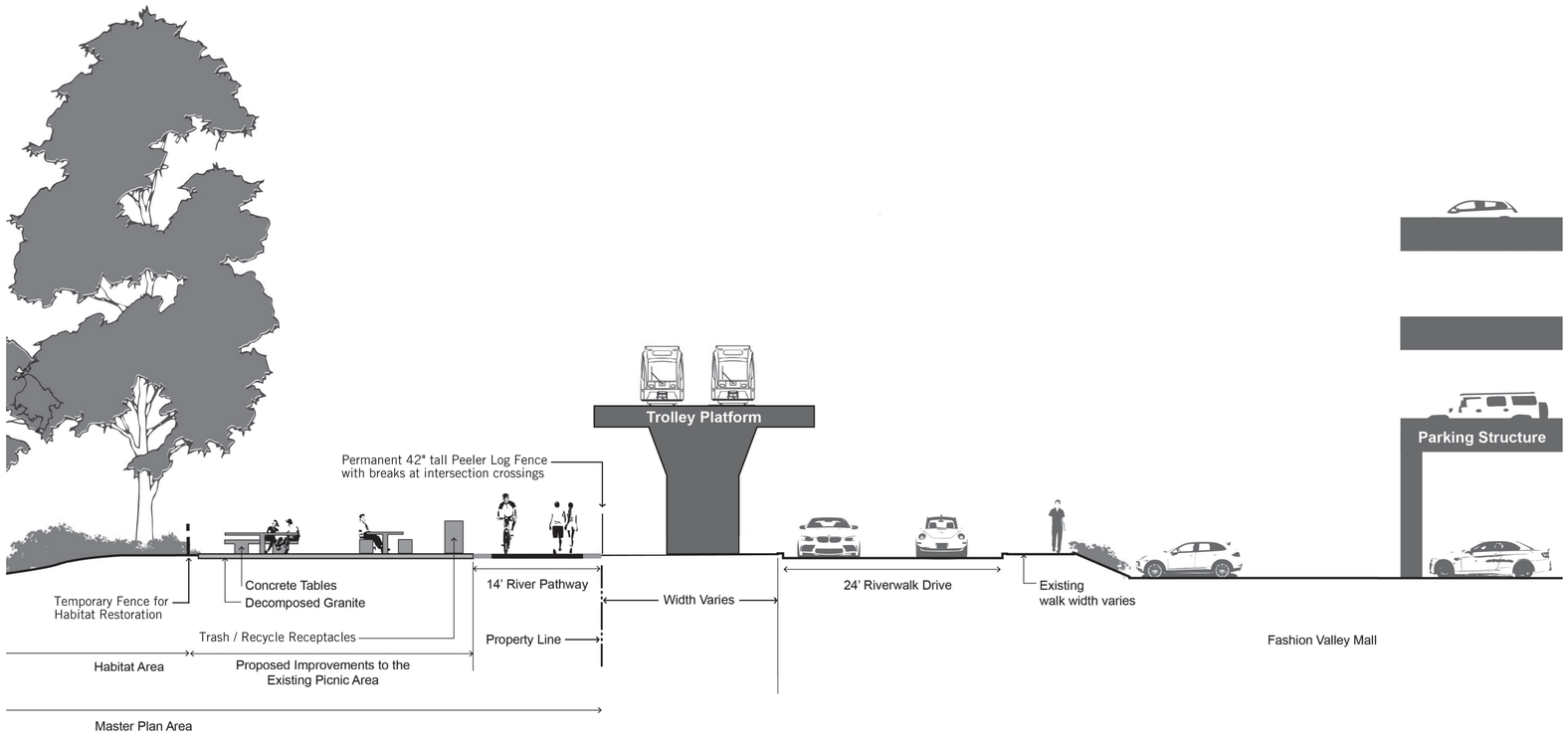


Section 1 - Conceptual Amenities Along the River Pathway
(pending Final Park Design per City Council Policy 600-33 for community notification and input for city-wide park development)



Section 2 - River Pathway



Section 3 - Conceptual Improvements to the Existing Picnic Area along the River Pathway adjacent to Riverwalk Drive
(pending Final Park Design per City Council Policy 600-33 for community notification and input for city-wide park development)

Note - Refer to Sheet LP-06A for section locations

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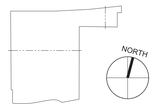
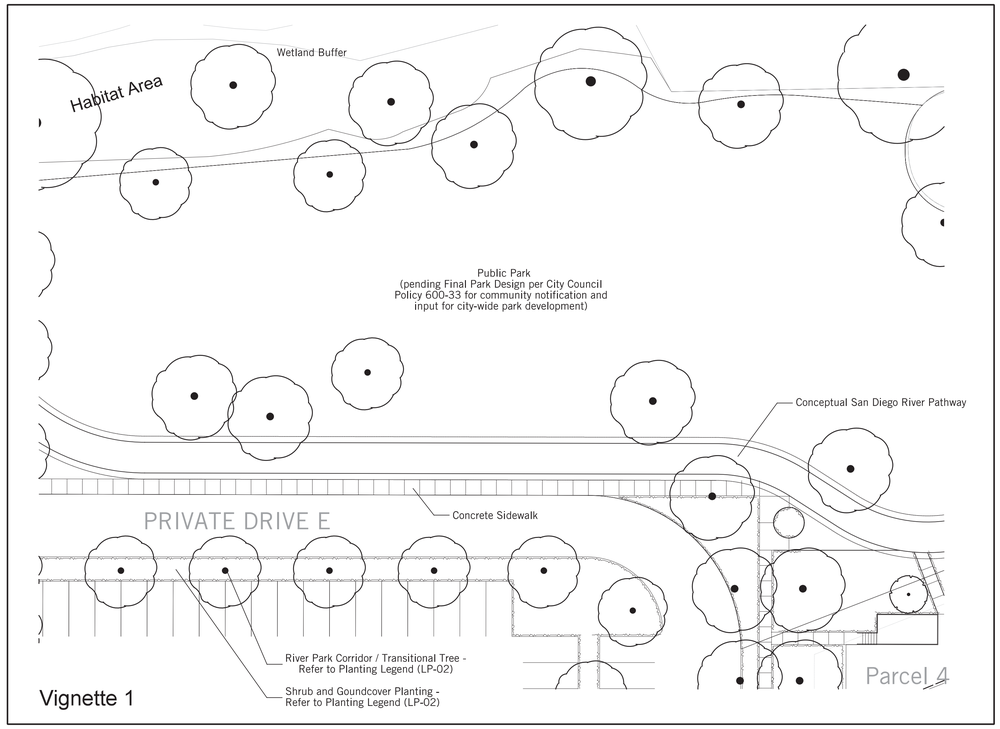


SHEET NUMBER 25 OF 40
LP-07
SHEET TITLE
SDRP - River Park Landscape Sections

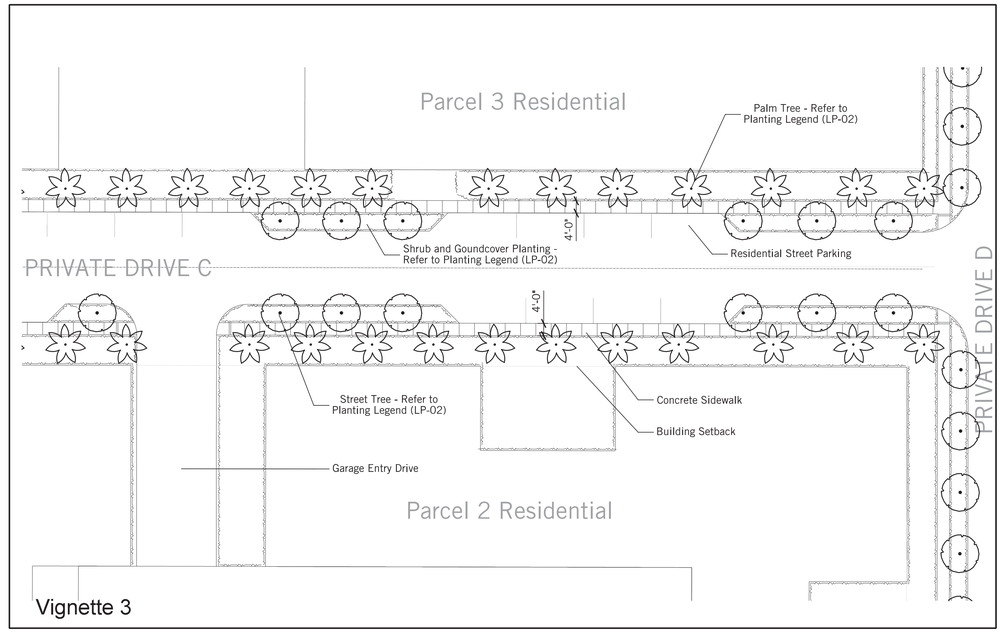
Nov 2016	DPP SUBMITTAL

AECOM
PROJECT NUMBER 60329917

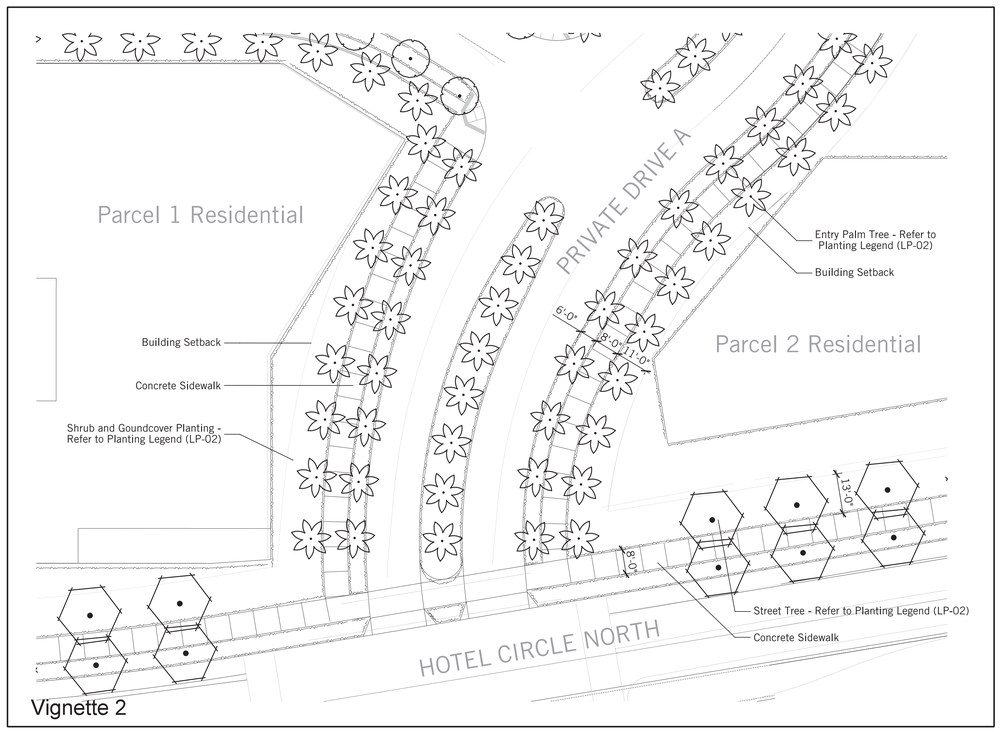
ISSUE	CITY PROJECT No. 424475
Aug 2016	MIR RESUBMITTAL
July 2016	MIR RESUBMITTAL
May 2016	MIR RESUBMITTAL
Jan 2016	MIR RESUBMITTAL
Sept 2015	MIR RESUBMITTAL
03.24.15	MIR SUBMITTAL



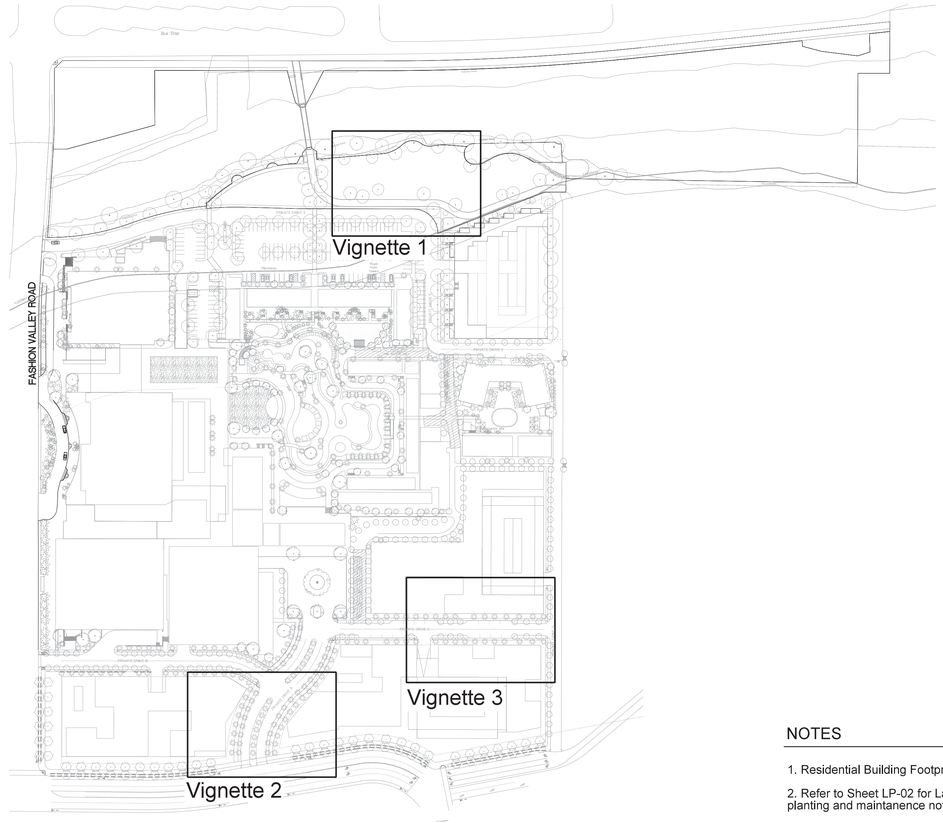
Vignette 1



Vignette 3



Vignette 2



Key Map

NOTES

1. Residential Building Footprint for illustrative purposes only.

2. Refer to Sheet LP-02 for Landscape Legend and additional planting and maintanence notes

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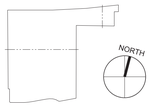

SHEET NUMBER 26 OF 40

LP-08

SHEET TITLE

Landscape Vignettes

Nov 2016	DPP SUBMITTAL

AECOM

PROJECT NUMBER 60329917

ISSUE CITY PROJECT No. 424475

Aug 2016	MIR RESUBMITTAL
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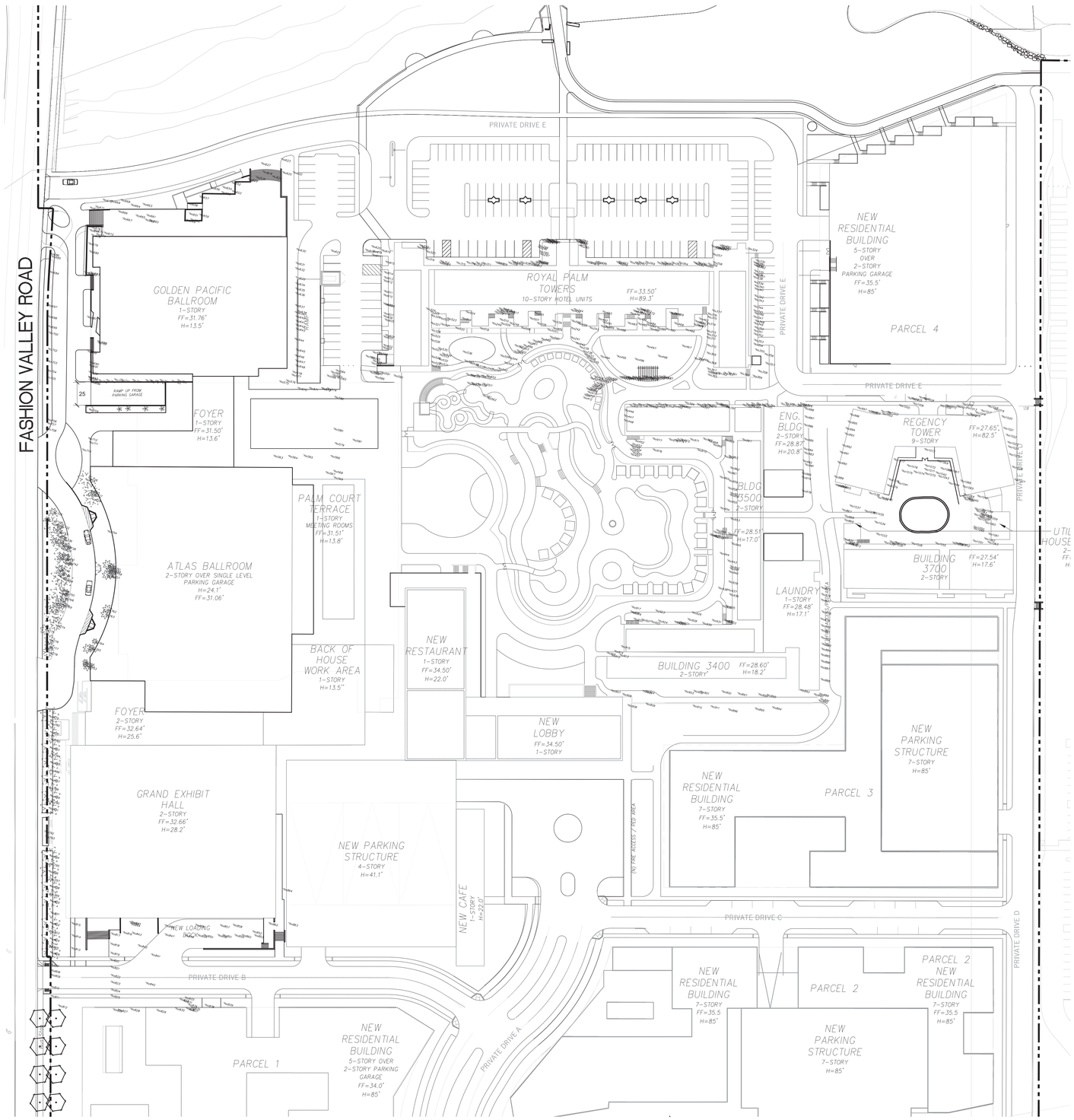
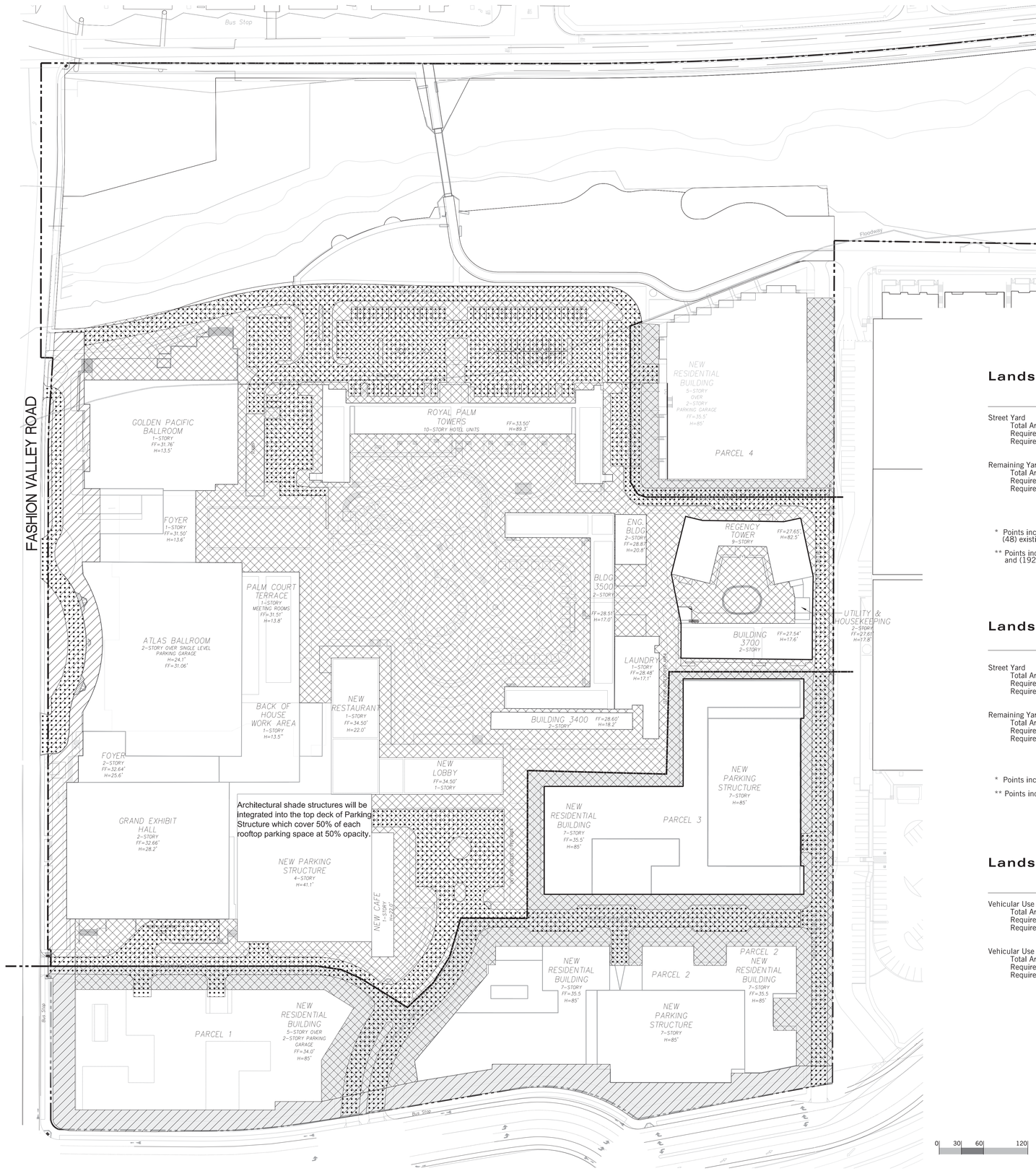
03.24.15	MIR SUBMITTAL



Tree Number	Type	4.0' AGL Caliper	Drip Line Diameter
250	Palm	6"	4.0
251	Palm	8"	11.9
252	Palm	8"	20.0
253	Palm	4"X2	4.1
254	Palm	10"	18.0
255	Palm	6"	4.0
256	Palm	4"	5.0
257	Palm	8"	5.7
258	Palm	8"	6.5
259	Deciduous	6"X2	8.1
260	Palm	4"	3.0
261	Palm	10"	8.0
262	Palm	8"	5.0
263	Palm	4"	2.5
264	Palm	6"	9.0
265	Palm	8"	4.5
266	Palm	8"	6.5
267	Palm	8"	5.5
268	Palm	8"	5.5
269	Palm	8"	10.0
270	Palm	8"	5.0
271	Palm	8"	7.0
272	Palm	8"	7.0
273	Deciduous	5"	4.0
274	Deciduous	4"X3	15.0
275	Deciduous	4"	2.0
276	Palm	8"	11.0
277	Palm	6"	8.0
278	Palm	6"	4.0
279	Palm	16"	12.0
280	Palm	4"X2	6.0
281	Palm	8"	16.0
282	Palm	4"X3	4.0
283	Palm	12"	16.0
284	Palm	8"	16.0
285	Palm	5"	6.0
286	Palm	4"X3	6.0
287	Palm	4"	11.0
288	Palm	6"	18.0
289	Palm	4"X3	6.5
290	Palm	4"X5	18.0
291	Palm	8"	20.0
292	Palm	4"X2	4.0
293	Palm	6"	4.5
294	Palm	6"X2	6.0
295	Palm	5"X2	7.0
296	Deciduous	8"	8.0
297	Deciduous	10"	15.0
298	Deciduous	8"	13.0
299	Deciduous	4"	10.0
300	Deciduous	4"	7.0
301	Palm	4"X2	6.0
302	Palm	16"	12.0
303	Palm	3"X4	4.0
304	Palm	3"X4	4.0
305	Palm	8"	9.0
306	Palm	8"	13.0
307	Palm	20"	16.0
308	Palm	6"	13.0
309	Palm	8"	11.0
310	Palm	8"	7.0
311	Palm	8"	13.0
312	Palm	8"	13.0
313	Deciduous	4"	12.0
314	Palm	8"	7.0
315	Palm	14"	12.0
316	Palm	8"	6.0
317	Palm	6"	4.0
318	Palm	8"	4.0
319	Palm	8"	6.0
320	Palm	10"	6.5
321	Palm	8"	14.0
322	Palm	12"	12.0
323	Palm	8"	17.0
324	Palm	6"X3	6.0
325	Palm	6"X3	5.0
326	Palm	6"X3	6.0
327	Palm	6"X2	5.5
328	Palm	6"X2	7.2
329	Evergreen	12"	20.0
330	Palm	8"	6.0
331	Palm	8"	5.0
332	Palm	8"	5.0
333	Palm	6"	6.0
334	Palm	4"	4.5
335	Palm	6"	2.0
336	Palm	6"	3.5
337	Palm	8"	5.0
338	Deciduous	8"	5.0
339	Palm	10"	4.5
340	Palm	4"	8.0
341	Palm	10"	4.0
342	Palm	8"	5.0
343	Palm	4"X4	3.5
344	Palm	4"	3.0
345	Palm	6"X3	4.0
346	Palm	6"	5.0
347	Palm	6"X2	5.0
348	Palm	10"	5.5
349	Palm	4"	4.5
350	Palm	4"	11.0
351	Palm	8"	7.0
352	Palm	4"X3	5.0
353	Palm	4"	10.0
354	Palm	8"X3	9.5
355	Palm	10"	7.0
356	Palm	10"	8.5
357	Palm	10"	7.0
358	Palm	6"	7.0
359	Deciduous	14"	15.0
360	Deciduous	8"X9	12.0
361	Deciduous	6"X7	11.0
362	Deciduous	6"X12	11.0
363	Palm	16"	20.0
364	Palm	6"X2	5.0
365	Palm	6"X4	10.0
366	Deciduous	12"	14.0
367	Palm	6"X3	9.0
368	Palm	8"X2	6.0
369	Palm	8"X4	8.0
370	Palm	8"X4	8.0
371	Palm	6"X3	7.0
372	Deciduous	10"	8.0
373	Palm	4"X5	6.0
374	Palm	6"X3	7.0
375	Palm	6"X4	7.0
376	Palm	4"X4	5.0
377	Palm	6"X3	7.5
378	Evergreen	6"X4	17.0
379	Deciduous	8"	12.5
380	Deciduous	6"	13.5
381	Deciduous	4"	13.0
382	Deciduous	8"	13.0
383	Palm	7"	13.0
384	Palm	8"	18.0
385	Palm	10"	13.5
386	Evergreen	8"X6	11.0
387	Palm	10"	11.5
388	Deciduous	4"	9.5
389	Palm	14"	12.5
390	Deciduous	10"	11.5
391	Palm	14"	12.0
392	Deciduous	8"	13.0
393	Deciduous	4"	4.0
394	Deciduous	8"X8	14.0
395	Palm	12"	12.0
396	Deciduous	8"	10.0
397	Palm	12"	12.0
398	Deciduous	8"	10.5
399	Deciduous	8"	6.0
400	Palm	12"	13.0
401	Palm	14"	12.0
402	Palm	12"	12.0
403	Evergreen	4"X3	10.0
404	Deciduous	8"	9.0
405	Palm	12"	13.0
406	Palm	12"	12.0
407	Deciduous	10"	11.0
408	Evergreen	6"X7	13.0
410	Deciduous	6"	11.0
411	Palm	12"	14.0
412	Deciduous	20"	22.0
413	Palm	6"X3	9.0
414	Deciduous	8"	6.5
415	Deciduous	8"	14.0
416	Deciduous	8"	14.0
417	Deciduous	8"	14.0
418	Deciduous	8"	14.0
419	Deciduous	8"	14.0
420	Deciduous	8"	14.0
421	Deciduous	12"	14.0
422	Deciduous	8"	13.9
423	Deciduous	8"	14.0
424	Deciduous	10"	14.0
425	Deciduous	8"	14.0
426	Deciduous	10"X2	14.0
427	Deciduous	12"	14.0
428	Deciduous	12"	14.0
429	Deciduous	6"	14.0
430	Deciduous	8"	14.0
431	Deciduous	12"	14.0
432	Deciduous	10"	14.0
433	Deciduous	6"	15.0
434	Deciduous	8"	15.0
435	Deciduous	8"	15.0
436	Deciduous	10"	14.0
437	Deciduous	10"	14.0
438	Deciduous	8"	14.0
439	Deciduous	10"	14.0
440	Deciduous	8"	14.0
441	Deciduous	10"	14.0
442	Deciduous	12"	14.0
443	Deciduous	10"	14.0
444	Deciduous	12"	14.0
445	Deciduous	14"	14.0
446	Evergreen	6"	8.0
447	Evergreen	8"X7	8.1
448	Evergreen	6"X7	10.0
449	Palm	10"X2	6.5
450	Palm	8"	9.0
451	Palm	10"X3	11.0
452	Deciduous	10"	17.5
453	Palm	12"	8.0
454	Palm	12"	8.0
455	Palm	14"	8.0
456	Palm	6"X3	8.0
457	Evergreen	6"X8	10.0
458	Palm	6"X2	6.5
459	Palm	10"	12.0
460	Palm	10"	7.9
461	Palm	12"	8.1
462	Deciduous	10"	29.0
463	Palm	4"X5	12.0
464	Palm	4"X4	14.0
465	Palm	8"	8.0
466	Palm	6"	9.0
467	Palm	12"	20.0
468	Palm	12"	20.0
469	Palm	4"	6.0
470	Deciduous	14"	9.0
471	Palm	4"X2	5.0
472	Palm	6"X3	7.0
473	Palm	10"	7.9
474	Palm	5"X3	5.0
475	Palm	4"X3	5.9
476	Palm	5"X2	8.5
477	Palm	5"X2	5.0
478	Palm	10"	8.0
479	Palm	6"X3	8.0
480	Palm	4"X2	10.0
481	Palm	8"X3	16.0
482	Palm	7"X2	11.0
483	Palm	6"X2	9.0
484	Palm	18"	23.0
485	Palm	6"X3	10.0
486	Evergreen	4"X20	15.0
487	Palm	12"	20.0
488	Palm	6"	8.0
489	Palm	6"	8.0
490	Palm	4"	8.0
491	Palm	8"	20.0
492	Palm	8"	20.0
493	Deciduous	12"	8.0
494	Deciduous	20"	23.0
495	Deciduous	18"	23.0
496	Evergreen	5"X23	17.0
497	Palm	14"	19.0
498	Deciduous	18"	24.0
499	Palm	14"	18.5
500	Palm	12"	8.0
501	Palm	10"	8.0
502	Palm	10"	8.1
503	Palm	10"	8.0
504	Palm	6"X3	5.2
505	Palm	6"	6.0
506	Palm	12"	11.0
507	Palm	8"	20.0
508	Palm	6"X2	15.0
509	Palm	6"X2	6.0
510	Evergreen	4"X19	15.0
511	Palm	12"	8.0
512	Palm	4"X3	6.0
513	Palm	6"X2	6.0
514	Palm	4"X2	6.0
515	Palm	5"X3	6.0
516	Palm	4"X3	5.0
517	Palm	4"X3	5.0
518	Palm	6"	10.0
519	Palm	8"	20.0
520	Palm	6"X2	10.0
521	Palm	8"	12.0
522	Palm	8"	7.0
523	Palm	10"	9.0
524	Palm	12"	9.0
525	Deciduous	12"	9.0
526	Palm	6"X3	6.0
527	Palm	6"X2	8.0
528	Palm	5"X3	5.0
529	Deciduous	14"	10.0
530	Palm	6"X2	7.0
531	Palm	6"	9.0
532	Palm	12"	8.0
533	Palm	18"	10.0
534	Evergreen	6"X3	10.0
535	Palm	12"	8.0
536	Deciduous	18"	23.0
537	Palm	6"X3	9.0
538	Palm	6"X3	8.0
539	Palm	6"X4	7.0
540	Palm	6"X3	8.0
541	Palm	6"X2	6.0
542	Palm	6"X2	6.0
543	Palm	6"X3	6.0
544	Palm	6"X2	6.0
545	Palm	6"X2	6.0
546	Palm	6"X3	6.0
547	Palm	6"X3	6.0
548	Palm	6"X3	6.0
549	Palm	6"X3	6.0
550	Palm	6"	6.0
551	Deciduous	18"	27.0
552	Palm	6"X2	7.0
553	Palm	6"X4	6.0
554	Palm	8"X3	6.0
555	Palm	6"X2	6.0
556	Palm	8"X3	8.0
557	Palm	6"	8.0
558	Evergreen	5"X6	8.0
559	Palm	6"	10.0
560	Evergreen	5"X4	8.0
561	Evergreen	4"X18	13.0
562	Evergreen	12"	16.0
563	Palm	8"X2	18.0
564	Palm	8"X3	15.0
565	Palm	6"	14.0
566	Palm	8"X3	12.0
567	Palm	6"	8.0
568	Palm	5"	8.0
569	Palm	5"	8.0
570	Palm	8"X3	10.0
571	Palm	8"X2	20.0
572	Palm	8"X5	10.0
573	Palm	6"	16.0
574	Palm	4"	12.0
575	Deciduous	18"	20.0
576	Deciduous	4"X3	16.0
577	Deciduous	4"X4	15.0
578	Evergreen	3"	8.0
579	Palm	8"X3	20.0
580	Palm	8"X3	20.0
581	Evergreen	6"X27	16.0
582	Evergreen	8"X2	18.0
583	Evergreen	6"X2	7.7
584	Evergreen	6"X3	8.0
585	Evergreen	6"X3	10.0
586	Deciduous	16"	24.0
587	Deciduous	16"	22.0
588	Evergreen	4"X12	14.0
589	Deciduous	12"	17.0
590	Palm	18"	8.0
591	Deciduous	12"	20.0
592	Deciduous	18"	17.0
593	Palm	12"	8.0
594	Deciduous	8"X3	13.0
595	Palm	12"	7.5
596	Evergreen	4"X6	11.0
597	Palm	10"X2	5.5
598	Evergreen	6"X4	15.0
601	Palm	16"	6.0
602	Palm	16"	6.0
603	Palm	18"	5.0
604	Evergreen	3"X2	7.0
605	Evergreen	4"	3.0
606	Palm	12"	7.5
607	Evergreen	4"	6.0
608	Evergreen	4"	4.0
609	Palm	14"	9.0
610	Palm	16"	7.0
611	Evergreen	4"X2	7.0
612	Palm	14"	8.0
613	Palm	16"	8.0
614	Palm	6"	3.0
615	Evergreen	4"	7.0
616	Deciduous	14"X2	22.0
617	Palm	8"	13.0
618	Evergreen	4"	13.0
619	Palm	6"	7.0
620	Palm	6"	5.0
621	Palm	8"X35	18.0
622	Palm	12"	16.0
623	Palm	10"	18.0
624	Evergreen	8"X3	10.0
625	Palm	12"X12	8.0
626	Palm	8"X12	11.0
627	Palm	6"X2	9.0
628	Evergreen	6"X2	9.0
629	Palm	12"	17.0
627	Palm	10"	12.0
630	Evergreen	4"X5	7.0
631	Palm	10"	10.0
632	Deciduous	4"X3	7.0
633	Evergreen	4"X10	10.0
634	Deciduous	4"	6.0
635	Deciduous	3"X2	6.0
636	Palm	10"	14.0
637	Deciduous	6"X4	12.0
638	Evergreen	4"X2	6.0
639	Evergreen	4"X3	5.1
640	Deciduous	2"X2	5.0
641	Deciduous	6"	6.0
642	Palm	8"	13.0
643	Deciduous	6"	10.5
644	Palm	20"	11.0
645	Deciduous	6"X2	8.0
646	Palm	8"	9.5
647	Deciduous	6"X3	8.0
648	Deciduous	3"X3	4.0
649	Palm	14"	12.0
650	Palm	12"	12.0
651	Palm	16"	12.0
652	Palm	12"	20.0
653	Evergreen	8"X4	10.0
654	Deciduous	10"X4	26.0
655	Evergreen	8"X3	12.0
656	Palm	12"	15.9
657	Palm	6"X15	15.0
658	Deciduous	10"X3	20.0
659	Palm	12"X8	8.2
660	Palm	14"	13.0
661	Palm	16"	10.0
662	Palm	16"	10.0
663	Deciduous	8"	14.0
664	Palm	10"X6	14.0
665	Palm	8"	8.0
666	Deciduous	6"X2	18.0
667	Palm	10"	8.0
668	Palm	10"	21.0
669	Palm	10"X2	13.0
670	Palm	8"	21.0
671	Evergreen	6"X28	18.0
672	Evergreen	18"	14.0
673	Palm	8"X8	17.0
674	Deciduous	2"X8	11.0
675	Palm	10"	9.0
676	Palm	12"	10.0
677	Palm	12"	11.0
678	Deciduous	4"X3	9.0
679	Palm	12"X5	8.0
680	Palm	6"	6.0
681	Palm	10"	8.5
682	Deciduous	4"X3	10.1
683	Palm	8"	8.0
684	Palm	10"	16.0
685	Palm	10"	16.0
686	Palm	12"	18.0
687	Palm	4"X3	17.0
688	Palm	8"	6.0
689	Palm	10"	10.0
690	Palm	8"	8.0
691	Palm	8"	8.0
692	Palm	8"	6.0
693	Palm	12"	10.0
694	Deciduous	6"X3	15.0
695	Palm	14"	12.0
696	Palm	12"	7.0
697	Palm	10"	6.0
698	Palm	6"	8.0
699	Palm	8"	12.0
700	Palm	16"	12.0
702	Palm	6"X4	12.0
703	Palm	6"	8.0
704	Palm	8"X4	15.0
705	Palm	16"	10.0
706	Palm	12"	10.0
707	Palm	12"	8.0
708	Palm	14"	12.0
709	Deciduous	4"X7	6.0
710	Deciduous	4"X23	13.0
711	Palm	6"	4.5
712	Palm	10"	5.0
713	Palm	6"	6.0
714	Deciduous	12"X2	17.0
715	Palm	8"	8.0
716	Deciduous	6"X6	16.0
717	Deciduous	4"X7	12.0
718	Deciduous	6"X4	20.0
719	Palm	6"	7.0
720	Deciduous	6"X3	15.0
721	Deciduous	6"X3	17.0
722	Deciduous	8"	14.0
723	Deciduous	8"X5	14.0
724	Palm	18"	9.5
725	Palm	6"	9.0
726	Deciduous	4"	10.0
727	Palm	4"X2	9.0
728	Palm	18"	10.0
729	Palm	10"X3	14.0
730	Palm	8"	5.0
731	Palm	16"X3	23.0
732	Palm	5"	8.0
733	Palm	12"X3	12.0
734	Palm	14"	10.0
736	Palm	5"	6.0
737	Palm	12"X9	12.0
735	Palm	8"X4	14.0
738	Palm	4"X2	9.0
739	Palm	14"	10.0
740	Evergreen	6"X26	30.0
741	Palm	6"X3	10.0
742	Palm	6"X2	10.0
743	Palm	16"	10.0
744	Palm	6"X3	5.0
745	Palm	8"X12	18.0
746	Palm	8"X10	18.0
747	Palm	10"	10.0
748	Palm	16"	10.0
749	Evergreen	4"X12	24.0
750	Palm	6"	9.0
751	Palm	16"X3	24.0
752	Palm	18"	9.0
753	Palm	12"	10.0
754	Palm	4"X2	6.0
755	Palm	16"	10.0
756	Palm	16"	10.0
757	Palm	8"	9.0
758	Palm	3"	9.0
759	Palm	4"	11.0
760	Palm	8"	7.0
761	Palm	4"	8.0
762	Palm	4"X2	6.0
763	Palm	8"X2	10.0
764	Palm	6"	9.0
765	Palm	5"X2	9.0
766	Palm	4"X2	10.0
767	Palm	6"X3	10.0
768	Palm	8"X3	10.0
769	Palm	10"	10.0
770	Palm	14"	12.0
771	Palm	12"X12	18.0
772	Palm	8"X3	11.0
773	Palm	12"X3	18.0
774	Palm	6"X3	14.0
775	Palm	10"	7.0
776	Palm	10"X5	12.0
777	Palm	6"	10.0
778	Palm	10"X2	14.0
779	Palm	14"	20.0
780	Evergreen	4"X3	8.0
781	Palm	12"	16.0
782	Evergreen	4"X5	10.0
783	Palm	12"	22.0
784	Evergreen	4"X3	10.0
785	Palm	12"	18.0
786	Evergreen	4"X4	9.0
787	Palm	12"	28.0
788	Evergreen	4"X3	10.0
789	Palm	14"	24.0
790	Evergreen	4"X4	9.0
791	Palm	10"	24.0
792	Evergreen	4"X7	10.0
793	Evergreen	5"X4	12.0
794	Palm	16"	28.1
795	Evergreen	4"X5	9.1
796	Palm	12"	22.0
797	Evergreen	4"	8.0
798	Palm	12"	18.0
799	Evergreen	5"X2	9.0
800	Palm	12"	24.0
801	Evergreen	5"X12	13.0
802	Palm	12"	28.0
803	Evergreen	4"X4	10.0
804	Palm	12"	19.0
805	Evergreen	4"X4	9.0
806	Palm	12"	28.0
807	Evergreen	5"X10	11.0
808	Palm	6"X4	11.5
809	Palm	12"	22.0
810	Evergreen	6"X6	15.0
811	Palm	12"	24.0
812	Palm	18"X2	16.0
813	Palm	12"	16.0
814	Palm	10"	11.0
815	Palm	12"	21.0
816	Evergreen	5"X3	8.0
817	Evergreen	5"X7	12.0
818	Palm	6"X3	12.0
819	Palm	5"X3	14.0
820	Palm	14"	9.9
821	Palm	6"X4	14.0
822	Palm	6"X3	13.0
823	Palm	18"	1.0
824	Palm	10"	17.0
825	Palm	8"X3	14.0
826	Evergreen	6"X9	19.0
827	Palm	14"	18.0
828	Evergreen	5"X26	17.0
829	Palm	18"	15.0
830	Palm	16"	12.0
831	Deciduous	18"	18.0
832	Palm	4"	6.0
833	Palm	4"	3.0
834	Palm	16"	11.0
835	Palm	16"	10.0
836	Palm	18"	10.0
837	Palm	6"X3	10.0
838	Deciduous	8"	16.0
839	Deciduous	8"	18.0
840	Deciduous	6"	14.0
841	Palm	16"	12.0
842	Palm	16"X2	20.0
843	Evergreen	4"X5	14.0
844	Palm	6"	6.0
845	Palm	6"	10.0
846	Palm	8"	7.0
847	Palm	6"	8.0
848	Palm	8"	12.0
849	Palm	18"	12.0
850	Palm	16"	12.0
851	Palm	16"	12.0
852	Palm	16"	12.0
853	Palm	14"	12.0
854	Palm	6"	10.0
855	Palm	10"	14.0
856	Palm	10"	10.0
857	Palm	16"	10.0
858	Palm	12"	22.0
859	Palm	10"	10.0
860	Palm	8"	10.0
862	Palm	6"	9.0
863	Palm	10"	28.0
864	Palm	10"	28.0
861	Deciduous	8"	12.0
865	Deciduous	10"	12.0
866	Palm	6"	21.5
867	Deciduous	12"	13.0
868	Deciduous	18"	17.0
869	Palm	10"X3	11.0
870	Deciduous	18"	20.0
871	Palm	6"X3	8.0
872	Palm	14"	13.0
873	Palm	16"	12.5
874	Deciduous	4"X3	8.0
875	Deciduous	8"	10.0
876	Deciduous	5"X5	12.0
877	Deciduous	8"	12.0
878	Deciduous	12"	11.0
879	Evergreen	4"X4	12.0
880	Deciduous	10"	13.0
881	Evergreen	4"X3	10.0
882	Deciduous	10"X2	12.0
883	Evergreen	5"	11.0
884	Deciduous	8"	13.0
885	Evergreen	4"X2	11.0
886	Deciduous	8"	14.0
887	Evergreen	5"X5	15.0
888	Evergreen	5"X7	18.0
889	Evergreen	3"X5	13.0
890	Evergreen	3"X7	12.0
891	Palm	6"	9.0
892	Palm	6"	21.0
893	Evergreen	3"X7	10.0
894	Deciduous	15"	13.0
895	Deciduous	16"	15.0
896	Deciduous	28"	22.0
897	Evergreen	6"X13	18.0
898	Palm	16"	12.0
899	Deciduous	4"	10.0
900	Palm	10"	19.0
901	Palm	16"	10.0
902	Palm	14"	10.0
903	Palm	16"	15.0
904	Palm	12"	15.0
905	Palm	14"	12.0
906	Palm	16"	9.0
907	Palm	14"	16.0
908	Deciduous	8"	11.0
909	Deciduous	3"	7.0
910	Deciduous	6"	7.0
911	Deciduous	4"X2	8.0
912	Palm	10"	17.0
913	Palm	14"	18.0
914	Evergreen	4"X10	18.0
915	Evergreen	6"X12	29.0
916	Palm	10"X3	13.0
917	Palm	12"	11.0
918	Palm	14"	16.0
919	Palm	8"	12.0
920	Deciduous	12"X2	20.0
921	Evergreen	6"X14	22.0
922	Palm	14"	15.0
923	Deciduous	14"	26.0
924	Deciduous	8"	19.0
925	Palm	16"	17.0
926	Palm	12"	10.0
927	Palm	16"	10.0
928	Deciduous	4"X2	18.0
929	Deciduous	12"X2	26.0
930	Palm	14"	12.0
931	Deciduous	5"X2	23.0
932	Palm	14"	20.0
933	Palm	6"	10



Landscape Calculations - Commercial (Resort)

Street Yard

Total Area :	37,240 SF				
Required Planting Area (25% of Area) :	9,310	Planting Area Provided :	12,650 SF	Excess Area Provided :	3,340 SF
Required Plant Points (.05 x Area):	1,862	Points Provided :	4,240 *	Excess Points Provided :	2,378

Remaining Yard

Total Area :	385,000 SF				
Required Planting Area (30% of Area) :	115,500 SF	Planting Area Provided :	129,050 SF	Excess Area Provided :	13,550 SF
Required Plant Points (.05 x Area) :	19,250	Points Provided :	21,080 **	Excess Points Provided :	1,830

Street Yard

Remaining Yard

* Points include (2) proposed 24" box trees (40 pts), (17) existing 20'+ bth Feather Palms (1,020 pts), (40) existing 20'+ bth Fan Palms (1,200 pts), (48) existing 60" average bth Feather Palms (720 pts), and (84) existing 24"+ Shrubs (1,260 pts)

** Points include (214) proposed 24" box trees (4,280 pts), (188) relocated 20'+ Fan Palms (5,640 pts), (108) existing non-native trees (5,400 pts), and (192) existing 20+ fan palms (5,760 pts)

Landscape Calculations - Residential

Street Yard

Total Area :	57,050 SF				
Required Planting Area (50% of Area) :	28,525	Planting Area Provided :	42,100 SF	Excess Area Provided :	13,575 SF
Required Plant Points (.05 x Area):	2,852	Points Provided :	3,230 *	Excess Points Provided :	378

Remaining Yard

Total Area :	127,830 SF				
Required Planting Area (12 trees x 40) :	480 SF	Planting Area Provided :	53,850 SF	Excess Area Provided :	53,370 SF
Required Plant Points (4 bldgs x 60) :	240	Points Provided :	5,800 **	Excess Points Provided :	5,560

Street Yard

Remaining Yard

* Points include (40) proposed 24" box trees (800 pts) and (2,430) proposed 1 gal shrubs (1 gal at 24" o.c.) (2,430 pts)

** Points include (110) proposed 24" box trees (2,200 pts) and (120) relocated 20'+ Fan Palms (3,600 pts)

Landscape Calculations - Vehicular Use Area

Vehicular Use Area Inside Street Yard

Total Area :	15,667 SF				
Required Planting Area (5% of Area) :	784 SF	Planting Area Provided :	7,475 SF	Excess Area Provided :	6,691 SF
Required Plant Points (.05 x Area) :	784	Points Provided :	1,090	Excess Points Provided :	306

Vehicular Use Area Outside Street Yard

Total Area :	160,845 SF				
Required Planting Area (3% of Area) :	4,825 SF	Planting Area Provided :	17,572 SF	Excess Area Provided :	12,747 SF
Required Plant Points (.03 x Area) :	4,825	Points Provided :	7,260	Excess Points Provided :	2,435

Vehicular Use Area

NOTES

1. Residential Building Footprint for illustrative purposes only.

DESIGN GUIDELINES
TCA Architects
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www.burton-studio.com

TRAFFIC
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858 300 8810 fax
www.LLGEngineers.com

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858 832 1402
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858 597 0335 fax
www.fuscoe.com

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San Diego, CA 92101
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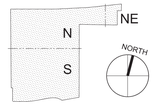
www.aecom.com

PLANNER
AECOM
TECHNICAL SERVICES, INC.
515 S. Flower Street, 8th Floor
Los Angeles, CA 90071
213 593 8100 tel
213 593 8608 fax
www.aecom.com

CLIENT
Hotel Circle Property, LLC
500 Hotel Circle North
San Diego, CA 92108

PROJECT
Town & Country
500 Hotel Circle North
San Diego, CA 92108

KEY PLAN



SHEET NUMBER 28 OF 40

LP-10

SHEET TITLE
LANDSCAPE CALCULATIONS

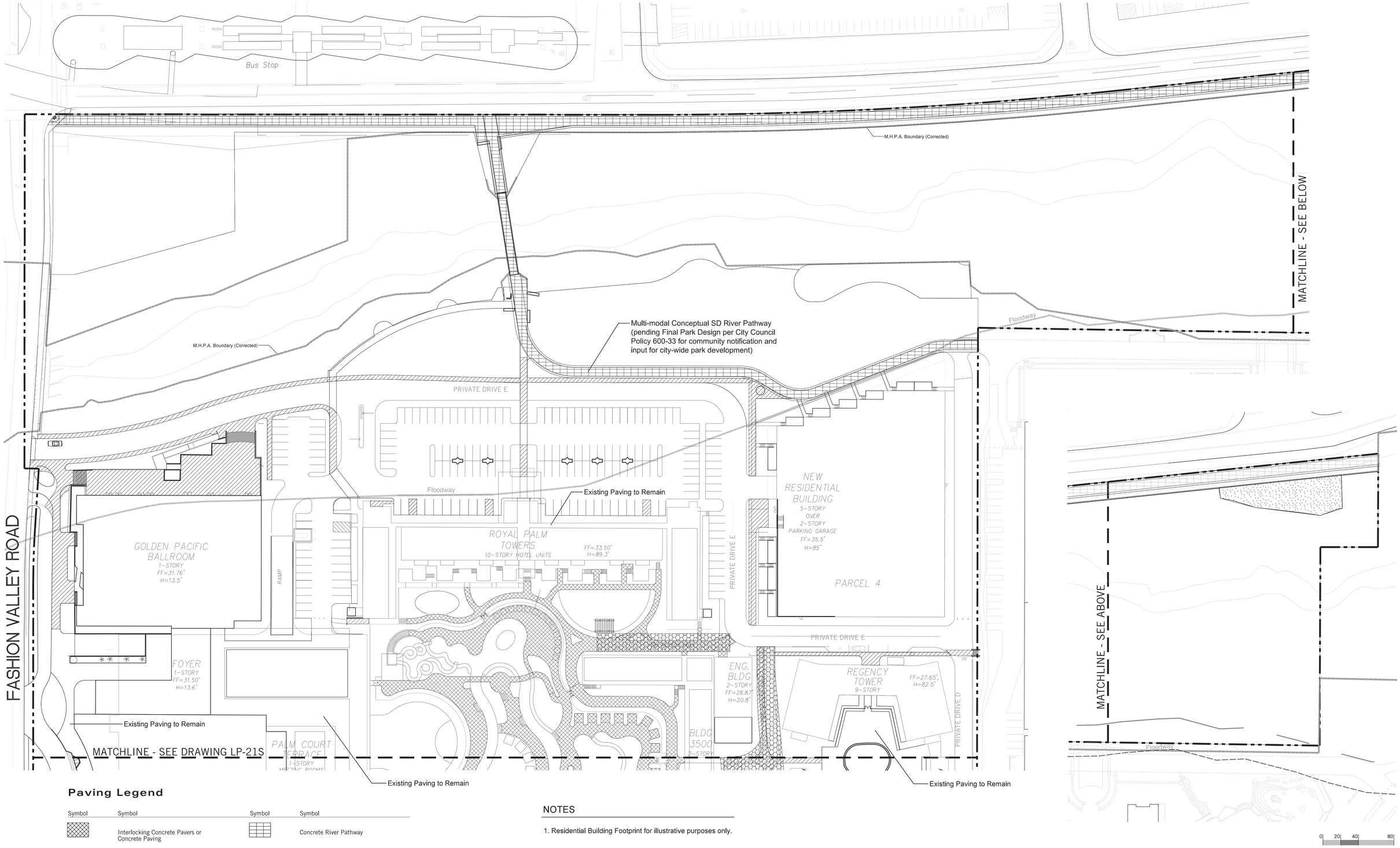
Nov 2016	DPP SUBMITTAL

AECOM

PROJECT NUMBER 60329917

ISSUE CITY PROJECT No. 424475

Aug 2016	MIR RESUBMITTAL
July 2016	MIR RESUBMITTAL
May 2016	MIR RESUBMITTAL
Jan 2016	MIR RESUBMITTAL
Sept 2015	MIR RESUBMITTAL
03.24.15	MIR SUBMITTAL



Paving Legend

Symbol	Symbol	Symbol	Symbol
	Interlocking Concrete Pavers or Concrete Paving		Concrete River Pathway
	Concrete Paving		Asphalt Paving or Stabilized Decomposed Granite
	Asphalt Paving		Grasspave Firelane (designed to meet all SDFRD requirements)

NOTES

1. Residential Building Footprint for illustrative purposes only.

CONSULTANTS

DESIGN GUIDELINES
TCA Architects
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www.TCA-arch.com

LANDSCAPE
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PROJECT
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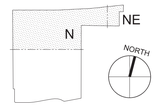
KEY PLAN



SHEET NUMBER 29 OF 40

LP-21N

SHEET TITLE

PAVING PLAN - North

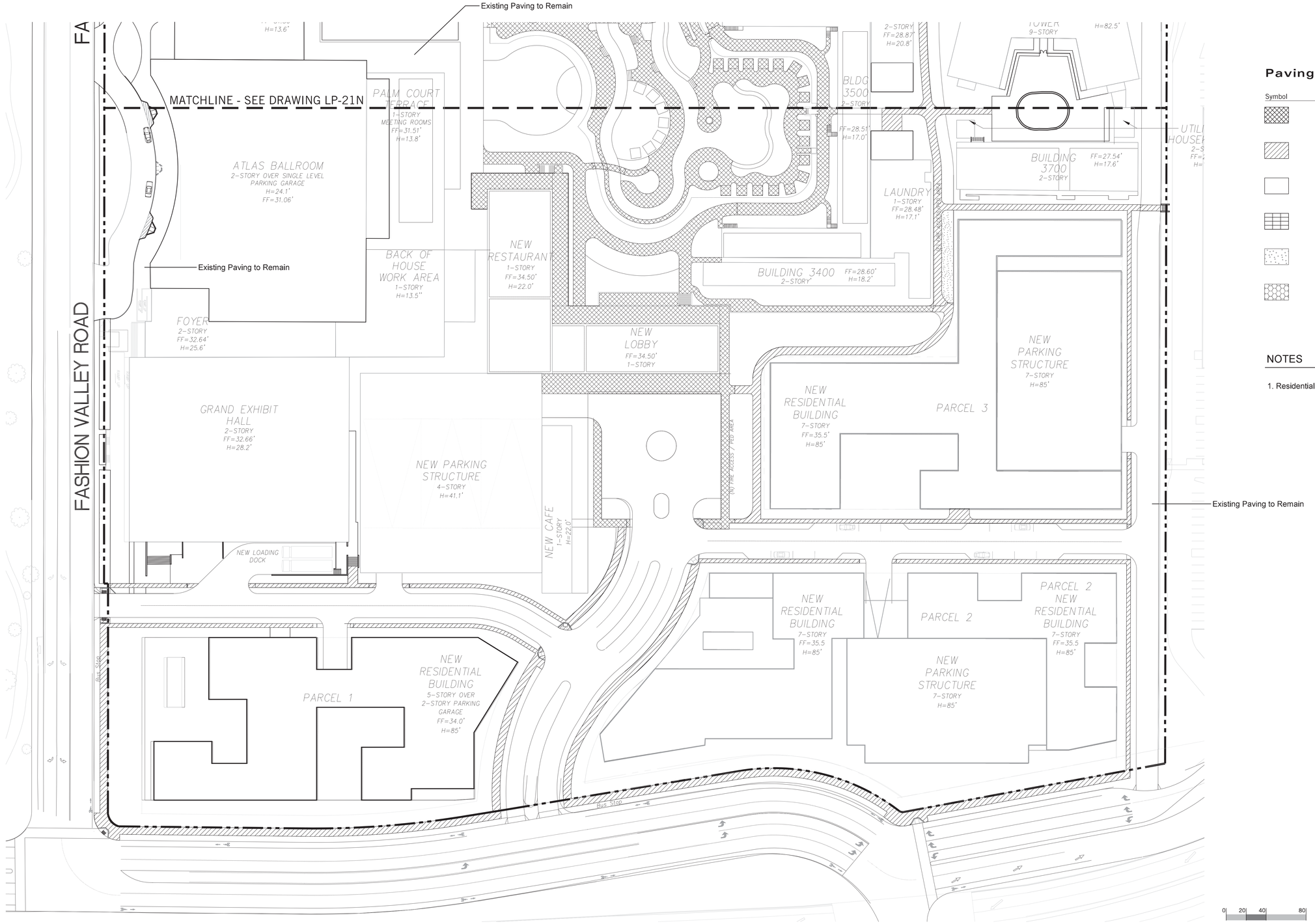
Nov 2016	DPP SUBMITTAL

AECOM

PROJECT NUMBER 60329917

ISSUE CITY PROJECT No. 424475

Aug 2016	MIR RESUBMITTAL
July 2016	MIR RESUBMITTAL
May 2016	MIR RESUBMITTAL
Jan 2016	MIR RESUBMITTAL
Sept 2015	MIR RESUBMITTAL
03.24.15	MIR SUBMITTAL



Paving Legend

Symbol	Symbol
	Interlocking Concrete Pavers or Concrete Paving
	Concrete Paving
	Asphalt Paving
	Concrete River Pathway
	Asphalt Paving or Stabilized Decomposed Granite
	Grasspave Firelane (designed to meet all SDFRD requirements)

NOTES

1. Residential Building Footprint for illustrative purposes only

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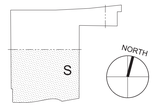


SHEET NUMBER 30 OF 40

LP-21S

SHEET TITLE
PAVING PLAN - South

Nov 2016	DPP SUBMITTAL

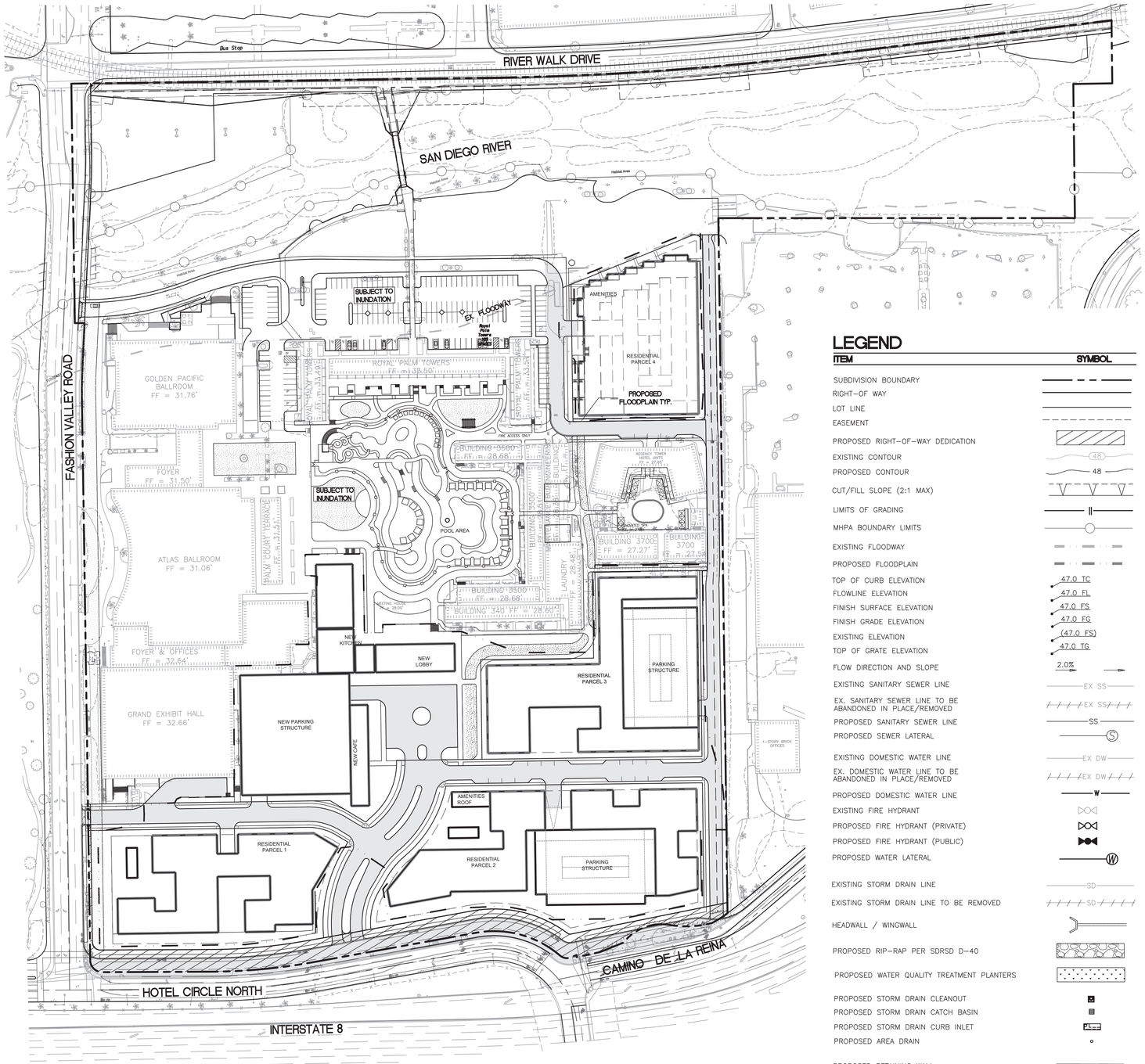
AECOM

PROJECT NUMBER 60329917

ISSUE CITY PROJECT No. 424475

Aug 2016	MIR RESUBMITTAL
July 2016	MIR RESUBMITTAL
May 2016	MIR RESUBMITTAL
Jan 2016	MIR RESUBMITTAL
Sept 2015	MIR RESUBMITTAL
03.24.15	MIR SUBMITTAL

VESTING TENTATIVE MAP NO. 1499943
TOWN & COUNTRY
CITY OF SAN DIEGO



LEGEND

ITEM	SYMBOL
SUBDIVISION BOUNDARY	
RIGHT-OF WAY	
LOT LINE	
EASEMENT	
PROPOSED RIGHT-OF-WAY DEDICATION	
EXISTING CONTOUR	48
PROPOSED CONTOUR	48
CUT/FILL SLOPE (2:1 MAX)	
LIMITS OF GRADING	
MHPA BOUNDARY LIMITS	
EXISTING FLOODWAY	
PROPOSED FLOODPLAIN	
TOP OF CURB ELEVATION	47.0 TC
FLOWLINE ELEVATION	47.0 FL
FINISH SURFACE ELEVATION	47.0 FS
FINISH GRADE ELEVATION	47.0 FG
EXISTING ELEVATION	(47.0 FS)
TOP OF GRATE ELEVATION	47.0 TG
FLOW DIRECTION AND SLOPE	2.0%
EXISTING SANITARY SEWER LINE	EX SS
EX. SANITARY SEWER LINE TO BE ABANDONED IN PLACE/REMOVED	EX SS
PROPOSED SANITARY SEWER LINE	SS
PROPOSED SEWER LATERAL	S
EXISTING DOMESTIC WATER LINE	EX DW
EX. DOMESTIC WATER LINE TO BE ABANDONED IN PLACE/REMOVED	EX DW
PROPOSED DOMESTIC WATER LINE	W
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT (PRIVATE)	
PROPOSED FIRE HYDRANT (PUBLIC)	
PROPOSED WATER LATERAL	W
EXISTING STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE TO BE REMOVED	SD
HEADWALL / WINGWALL	
PROPOSED RIP-RAP PER SDRSD D-40	
PROPOSED WATER QUALITY TREATMENT PLANTERS	
PROPOSED STORM DRAIN CLEANOUT	
PROPOSED STORM DRAIN CATCH BASIN	
PROPOSED STORM DRAIN CURB INLET	
PROPOSED AREA DRAIN	
PROPOSED RETAINING WALL	
6" CONC. CURB	
6" CONC. CURB & GUTTER	
PED RAMP TYPE A	
PED RAMP TYPE E	

CONDOMINIUM STATEMENT

PORTION OF THIS MAP ARE A CONDOMINIUM PROJECT AS DEFINED BY SECTION 4125 OF THE STATE OF CALIFORNIA CIVIL CODES. THE MAXIMUM NUMBER OF RESIDENTIAL CONDOMINIUM UNITS PROPOSED IS 840.

LOT 1: 160
LOT 2: 275
LOT 3: 255
LOT 4: 150

ABBREVIATIONS

AB	AGGREGATE BASE	NO	NUMBER
AC	ASPHALT CONCRETE	NTS	NOT TO SCALE
AD	AREA DRAIN	PA	PLANTING AREA
CB	CATCH BASIN	PED	PEDESTRIAN
CF	CURB FACE	PUB	PUBLIC
CI	CURB INLET	PVT	PRIVATE
CL	CENTERLINE	RW	RECYCLED WATER
CO	CLEANOUT	R/W	RIGHT-OF-WAY
CONC	CONCRETE	STD	STANDARD
C&G	CURB AND GUTTER	SW	SIDEWALK
DWG	DRAWING	TB	THRUST BLOCK
EA	EACH	TBV	TO BE VACATED
EX	EXISTING	TC	TOP OF CURB
FF	FINISH FLOOR	TD	TOP OF DITCH
FL	FLOWLINE	TG	TOP OF GRATE
FS	FINISHED SURFACE	TOP	TOP OF BASIN
FG	FINISHED GRADE	TOE	TOE OF SLOPE
FTG	FOOTING	TS	TOP OF SLOPE
GB	GRADE BREAK	TW	TOP OF WALL
HP	HIGH POINT	TYP	TYPICAL
IE	INVERT ELEVATION		
MAX	MAXIMUM		
MIN	MINIMUM		

TOPOGRAPHY SOURCE

TOPOGRAPHIC INFORMATION SHOWN HEREON IS BY AEROTECH MAPPING PHOTOS DATED MARCH 19TH, 2014.

GRADING QUANTITIES

TOTAL AMOUNT OF SITE TO BE GRADED: 60% OF TOTAL SITE 39.7 AC.
AMOUNT OF CUT: 3,170 CUBIC YARDS
MAXIMUM DEPTH OF CUT: 6 FEET
AMOUNT OF FILL: 133,550 CUBIC YARDS
MAXIMUM DEPTH OF FILL: 10 FEET
MAXIMUM HEIGHT OF FILL SLOPE(S): 8 FEET, 2:1 SLOPE RATIO.
MAXIMUM HEIGHT OF CUT SLOPE(S): 0 FEET 2:1 SLOPE RATIO.
AMOUNT OF IMPORT/EXPORT SOIL: 130,380 CUBIC YARDS.
RETAINING WALLS: TOTAL LENGTH 1,900 FEET
MAXIMUM HEIGHT: 5.5 FEET.

SHEET INDEX

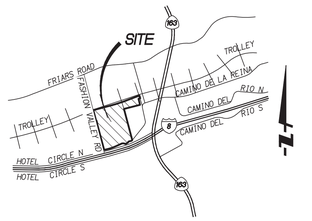
31. TITLE SHEET
32. EXISTING CONDITIONS
33. EXISTING LOTS AND EASEMENTS
34. PROPOSED FINAL MAP
35. PRELIMINARY GRADING PLAN
36. PRELIMINARY GRADING PLAN
37. CONCEPTUAL UTILITY PLAN
38. CONCEPTUAL UTILITY PLAN
39. CROSS SECTIONS
40. FIRE ACCESS

REFERENCE DRAWINGS

- RBF UTILITY PLAN DATED JULY 22, 2004 (EXISTING UTILITIES)
- CITY OF SAN DIEGO DWG# 12997 (HOTEL CIRCLE NORTH IMPROVEMENT PLAN)
- CITY OF SAN DIEGO DWG# 13475-1-D (PLANS FOR THE IMPROVEMENT OF HOTEL CIRCLE AND UNNAMED EASEMENTS IN AND ADJOINING TOWN AND COUNTRY HOTEL)
- CITY OF SAN DIEGO DWG# 14411-L (8" AC WATER MAIN)
- CITY OF SAN DIEGO DWG# 16982-1 (CONSTRUCTION OF TRAFFIC SIGNAL AND SAFETY LIGHTING SYSTEMS AT CAMINO DE LA REINA AND HOTEL CIRCLE NORTH)

MAPPING AND MONUMENTATION

ALL PROPERTY CORNERS WILL BE SET AND A FINAL MAP WILL BE FILED PRIOR TO EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.
EXISTING NUMBER OF PARCELS = 10
PROPOSED NUMBER OF LOTS = 9



VICINITY MAP

NOT TO SCALE

SCALE: 1" = 80'

80 40 0 80 140 220
GRAPHIC SCALE IN FEET

OWNER

HOTEL CIRCLE PROPERTY, LLC
500 HOTEL CIRCLE NORTH
SAN DIEGO, CA 92108

SIGNED

APPLICANT

LOWE ENTERPRISES
5560 OVERLAND AVENUE, SUITE 210
SAN DIEGO, CA 92123
PH:(858) 565-7287

LEGAL DESCRIPTION

THE BOUNDARY OF THOSE PORTIONS OF LOT 4 OF PARTITION OF PUEBLO LOT 1105 REFEREE'S MAP NO. 1029, TOGETHER WITH THAT PORTION OF LOT 2 MAP 3755, TOGETHER WITH LOT 1 MAP 6274, TOGETHER WITH LOTS 1 AND 2 MAP 5671, DESCRIBED IN DEED RECORDED JUNE 3, 2014 AS DOCUMENT NO. 2014-0226692, OF OFFICIAL RECORDS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

TITLE REPORT

PREPARED BY:
CHICAGO TITLE COMPANY
2365 NORTHSIDE DRIVE, SUITE 500
SAN DIEGO, CA 92108
(619) 521-3400
REPORT: 12205385-993-SD2
DATED: JULY 25, 2016

BENCHMARK

FASHION VALLEY ROAD & TOWNE & COUNTRY ELEV. = 30.716 M.S.L. (NGVD29 1970 CITY OF SAN DIEGO ADJUSTMENT)

* EBP @ NORTHERLY CIRCLE DRIVE TO CONVENTION CENTER

ZONING

EXISTING – 11.82 ACRES OF-1-1
27.90 ACRES MVPD-MV-M/SP

PROPOSED – 11.82 ACRES OF-1-1
27.90 ACRES MVPD-MV-M

ENGINEER OF WORK

FUSCOE ENGINEERING INC
6390 GREENWICH DRIVE, SUITE 170
SAN DIEGO, CA 92122
(858) 554-1500

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGES OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS & PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO AND THE SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN."

NICHOLAS PSYHOGIOS
RCE 67697
EXPIRES 6-30-17

DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS PSYHOGIOS No. RCE 67697 EXP. 6-30-17 Civil STATE OF CALIFORNIA

UTILITY COMPANIES

WATER: CITY OF SAN DIEGO
SEWER: CITY OF SAN DIEGO
FIRE: CITY OF SAN DIEGO
GAS & ELECTRIC: SDG&E
TELEPHONE: AT&T

I.O.= 24005875
P.T.S. No. = 424475
CCS3 Coords = 1856-6277
L.C. Coords = 216-1717

REGISTERED PROFESSIONAL ENGINEER NICHOLAS PSYHOGIOS No. RCE 67697 EXP. 6-30-17 Civil STATE OF CALIFORNIA

FUSCOE ENGINEERING
6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 ◦ fax 858.597.0335
www.fuscoe.com

REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1:
ORIGINAL DATE:

VESTING TENTATIVE MAP 1499943 FOR:
TOWN AND COUNTRY
CITY OF SAN DIEGO

PROJECT ADDRESS:
500 HOTEL CIRCLE NORTH
SAN DIEGO, CA 92108

SHEET No. / TITLE:
TITLE SHEET
SHEET 31 OF 40

MARCH 2017

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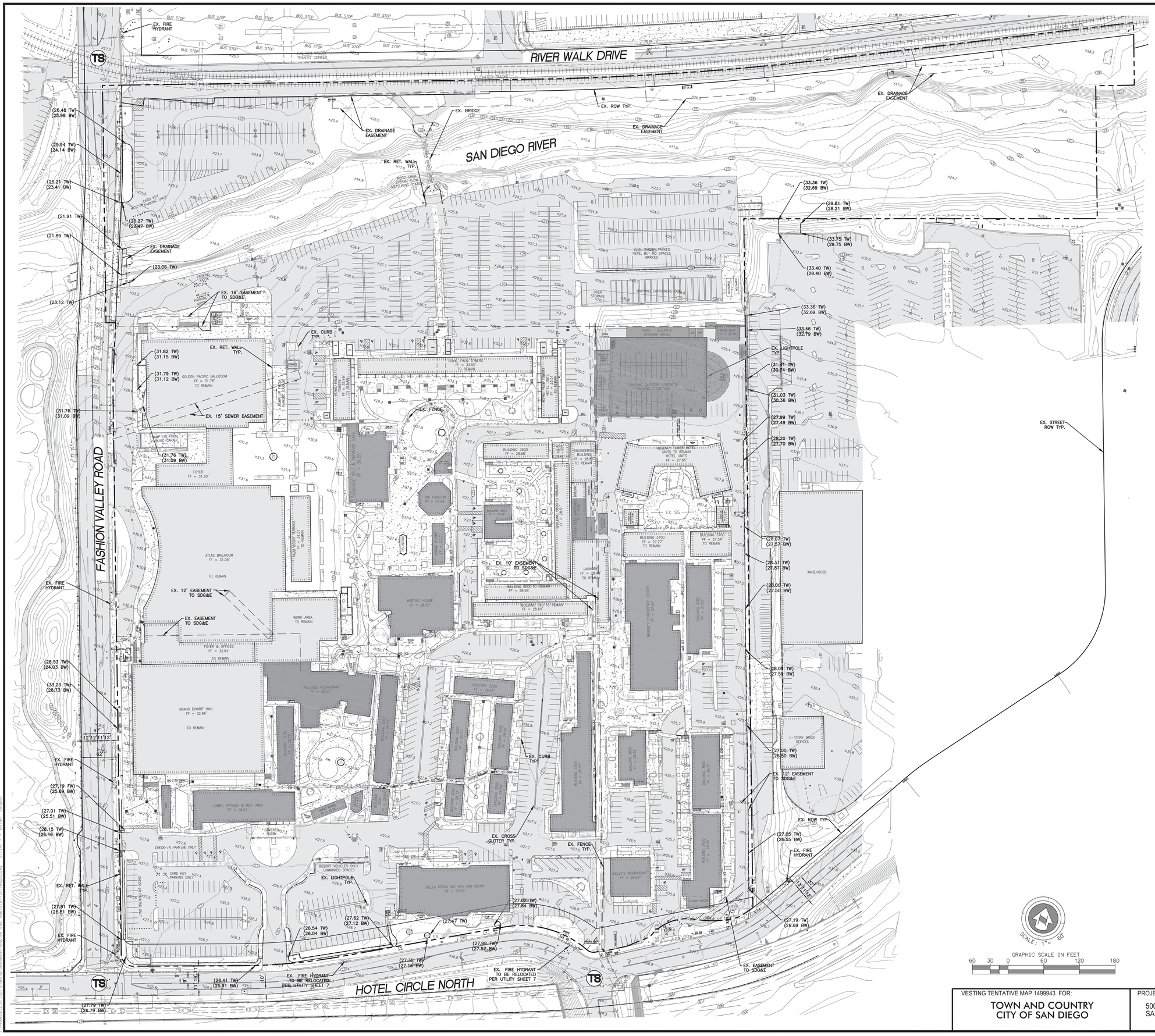

RIVER WALK DRIVE
SAN DIEGO RIVER
FASHION VALLEY ROAD
HOTEL CIRCLE NORTH
EX. FIRE HYDRANT
EX. DRAINAGE EASEMENT
EX. BRIDGE
EX. RET. WALL TYP.
EX. ROW TYP.
EX. 16' EASEMENT TO SDG&E
EX. CURB TYP.
EX. 15' SEWER EASEMENT
EX. FENCE
EX. 12' EASEMENT TO SDG&E
EX. EASEMENT TO SDG&E
EX. 10' EASEMENT TO SDG&E
EX. LIGHTPOLE TYP.
EX. CROSS GUTTER TYP.
EX. FIRE HYDRANT TO BE RELOCATED PER UTILITY SHEET 7
EX. STREET ROW TYP.
EX. 12' EASEMENT TO SDG&E
EX. ROW TYP.
EX. FIRE HYDRANT
EX. EASEMENT TO SDG&E
GOLDEN PACIFIC BALLROOM FF = 31.76' TO REMAIN
FOYER FF = 31.50'
ATLAS BALLROOM FF = 31.06' TO REMAIN
FOYER & OFFICES FF = 32.64' TO REMAIN
WORK AREA TO REMAIN
MEETING HOUSE FF = 28.00'
GRAND EXHIBIT HALL FF = 32.66' TO REMAIN
TRELLISES RESTAURANT FF = 28.33'
LOBBY, OFFICES & REC. AREA FF = 28.61'
ROYAL PALM TOWERS FF = 33.50' TO REMAIN
EXISTING 2-STORY CONCRETE PARKING STRUCTURE
SEMI-TRUCK PARKED HERE, BUT NO SPACES MARKED
OPEN STORAGE
SHIPPING CONTAINERS (X3)
SHED - MULTIPLE STORAGE AREAS
REGENCY TOWER HOTEL UNITS TO REMAIN HOTEL UNITS FF = 27.65'
BUILDING 3500 FF = 28.68' TO REMAIN
BUILDING 3700 FF = 27.27' TO REMAIN
BUILDING 3700 FF = 27.54' TO REMAIN
BUILDING 3500 TO REMAIN FF = 28.68'
BUILDING 3500 TO REMAIN FF = 28.60'
LAUNDRY FF = 28.46' TO REMAIN
REGENCY CONFERENCE CENTER FF = 27.24' TO REMAIN
BUILDING 3700 FF = 27.67' TO REMAIN
WAREHOUSE
1-STORY BRICK OFFICES
BUILDING 3200 FF = 28.57'
BUILDING 3200 FF = 28.37'
BUILDING 3200 FF = 28.37'
BUILDING 3200 FF = 28.54'
BUILDING 3200 FF = 28.54'
BUILDING 3200 FF = 28.57'
BUILDING 3300 FF = 28.35'
BUILDING 3300 FF = 28.35'
BUILDING 3600 FF = 28.21'
BUILDING 3600 FF = 28.21'
BUILDING 3600 FF = 28.21'
BUILDING 3600 FF = 28.21'
BUILDING 3600 FF = 28.24'
BELLA TOSCA DAY SPA AND SALON FF = 28.64'
JOELLY'S RESTAURANT FF = 28.24'
CHECK-IN PARKING ONLY
CARD KEY PARKING ONLY
RESORT VEHICLES ONLY UNMARKED SPACES
TIKI PAVILION FF = 27.94'
SUNSHINE DELI & TERRACE CAFE FF = 30.15'
PUMP HR FROM PARKING GARAGE
PARKING GARAGE FF = 33.57' TO REMAIN
ANNEX ROOMS FF = 31.57' TO REMAIN
ANNEX ROOMS FF = 31.57' TO REMAIN
ANNEX ROOMS FF = 31

APN 437-291-29
OWNER: FASHION VALLEY MALL, LLC

PARCEL 5
PM 17795

RIVER WALK DRIVE

"CED" NO O/S CR 33694
INDICATES DISC "LS 4324"

"LS 6922" PER CR 13526

"LS 7846"

"LS 6922" PER CR 13526

N75°02'36"E 704.58'

Δ=6°01'00" L=525.05' R=5000.00'

N69°00'59"E 509.01'

N14°48'20"W 115.33'

"LS 7846"

"LS 7846"

N74°57'40"E 64.52'

"LS 7846"

N14°48'20"W 649.52'

"LS 4324"

N75°51'51" 594.19'

PARCEL G
PORTION
LOT 4
MAP 1029

PARCEL C
PORTION
LOT 4
MAP 1029

PARCEL A
PORTION
LOT 2
MAP 3755

PARCEL B
PORTION
LOT 4
MAP 1029

PARCEL D
PORTION
LOT 4
MAP 1029

PARCEL E
PORTION
LOT 4
MAP 1029

PARCEL F
PORTION
LOT 4
MAP 1029

PARCEL H
LOT 1
MAP 6274

PARCEL I
LOT 2
MAP 5671

PARCEL I
LOT 1
MAP 5671

MHPA BOUNDARY LIMITS (TYP.)

FOUND STREET MONUMENT PUNCHED NOT STAMPED

399.16'

N14°58'36"W

N75°54'55"W 16.17'

N11°24'12"W 68.76'

Δ=03°34'35" L=60.24 R=965.0

EXISTING FLOODWAY (TYP.)

933.63'

N04°58'47"W

1158.91'

N14°53'27"W

FASHION VALLEY ROAD

HOTEL CIRCLE NORTH

1 P.L. 1105, 10'S'LY OF SOUTH LINE LOT 1 R3 PER MAP 6274

Δ=89°24'35" L=31.21 R=20.0

N75°36'39"E 181.51'

Δ=9°59'51" L=167.95 R=962.52

NO DISC 10.0' O/S

"RCE 1534" 10.0' O/S, PER MAP 6274

N65°36'48"E 278.80'

"RCE 1534" 10.0' O/S, PER MAP 6274

Δ=51°04'50" L=150.17 R=168.44

"LS 7846" 10.0' O/S

Δ=62°48'12" L=18.63 R=17.00

N53°53'26"W 10.78'

N14°49'25"W 3.52'

N53°53'26"E L=61.66

Δ=86°05'42" L=61.66 R=80.00

Δ=24°07'10" L=71.56 R=170

N63°37'22"E 39.73'

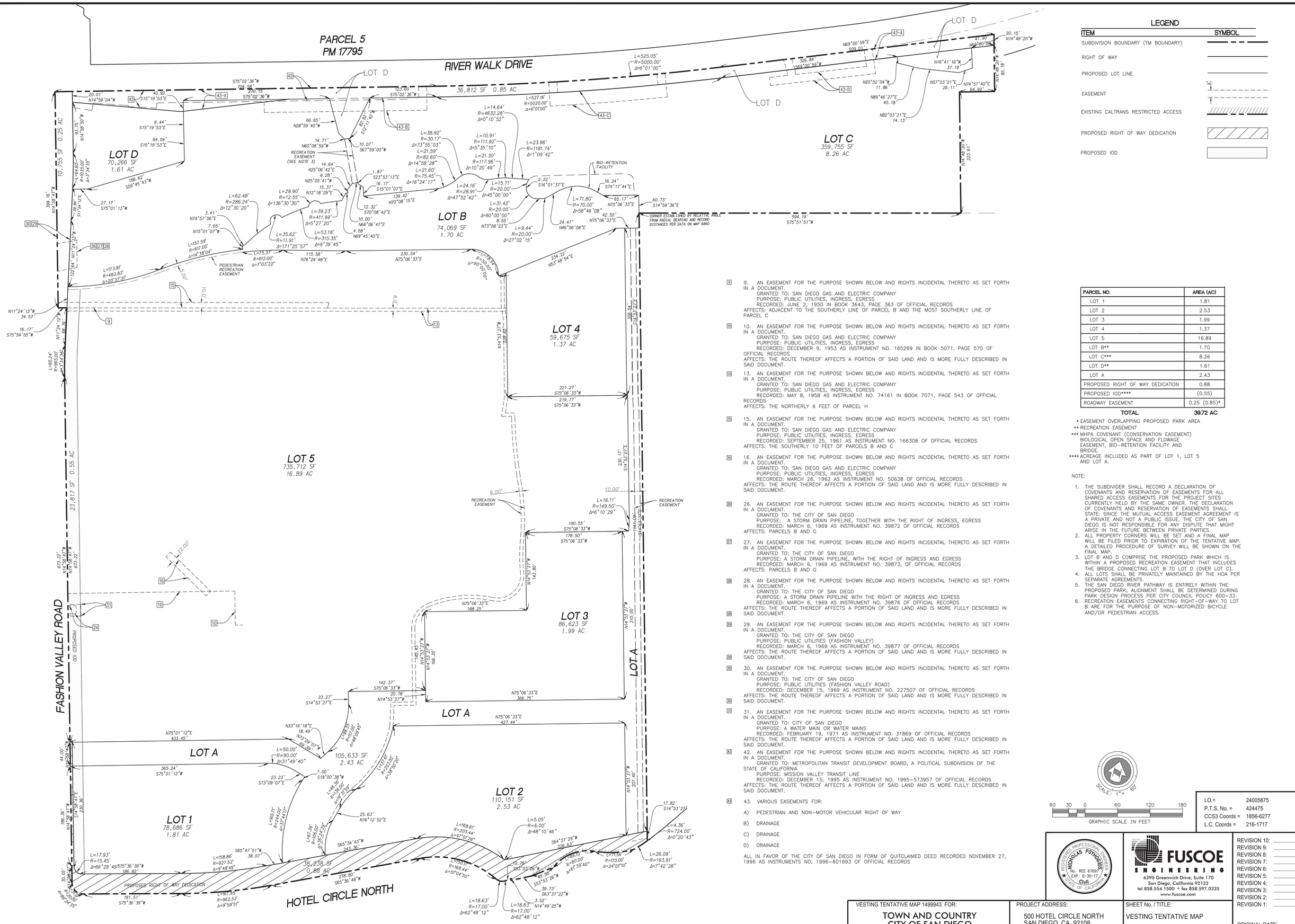
"RCE 9416", 10' O/S PER R4

Δ=7°42'28" L=26.09 R=193.91

"LS 7846"

"LS 7846"

"LS 7846"



LEGEND

ITEM	SYMBOL
SUBDIVISION BOUNDARY (TM BOUNDARY)	
RIGHT OF WAY	
PROPOSED LOT LINE	
EASEMENT	
EXISTING CALTRANS RESTRICTED ACCESS	
PROPOSED RIGHT OF WAY DEDICATION	
PROPOSED IOD	

PARCEL NO.	AREA (AC)
LOT 1	1.81
LOT 2	2.53
LOT 3	1.99
LOT 4	1.37
LOT 5	16.89
LOT B**	1.70
LOT C***	8.26
LOT D**	1.61
LOT A	2.43
PROPOSED RIGHT OF WAY DEDICATION	0.88
PROPOSED IOD****	(0.55)
ROADWAY EASEMENT	0.25 (0.85)*
TOTAL	**39.72 AC**

* EASEMENT OVERLAPPING PROPOSED PARK AREA
** RECREATION EASEMENT
*** MHPA COVENANT (CONSERVATION EASEMENT) BIOLOGICAL OPEN SPACE AND FLOWAGE EASEMENT, BIO-RETENTION FACILITY AND BRIDGE.
**** ACREAGE INCLUDED AS PART OF LOT 1, LOT 5 AND LOT A.

NOTE:

1. THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR ALL SHARED ACCESS EASEMENTS FOR THE PROJECT SITES CURRENTLY HELD BY THE SAME OWNER, THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE. THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN PRIVATE PARTIES.
2. ALL PROPERTY CORNERS WILL BE SET AND A FINAL MAP WILL BE FILED PRIOR TO EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.
3. LOT B AND D COMPRISE THE PROPOSED PARK WHICH IS WITHIN A PROPOSED RECREATION EASEMENT THAT INCLUDES THE BRIDGE CONNECTING LOT B TO LOT D (OVER LOT C).
4. ALL LOTS SHALL BE PRIVATELY MAINTAINED BY THE HOA PER SEPARATE AGREEMENTS.
5. THE SAN DIEGO RIVER PATHWAY IS ENTIRELY WITHIN THE PROPOSED PARK; ALIGNMENT SHALL BE DETERMINED DURING PARK DESIGN PROCESS PER CITY COUNCIL POLICY 600-33.
6. RECREATION EASEMENTS CONNECTING RIGHT-OF-WAY TO LOT B ARE FOR THE PURPOSE OF NON-MOTORIZED BICYCLE AND/OR PEDESTRIAN ACCESS.

9. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: JUNE 2, 1950 IN BOOK 3643, PAGE 363 OF OFFICIAL RECORDS
AFFECTS: ADJACENT TO THE SOUTHERLY LINE OF PARCEL B AND THE MOST SOUTHERLY LINE OF PARCEL C

10. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: DECEMBER 9, 1953 AS INSTRUMENT NO. 165269 IN BOOK 5071, PAGE 570 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

13. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: MAY 8, 1958 AS INSTRUMENT NO. 74161 IN BOOK 7071, PAGE 543 OF OFFICIAL RECORDS
AFFECTS: THE NORTHERLY 6 FEET OF PARCEL H

15. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: SEPTEMBER 25, 1961 AS INSTRUMENT NO. 166308 OF OFFICIAL RECORDS
AFFECTS: THE SOUTHERLY 10 FEET OF PARCELS B AND C

16. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: MARCH 26, 1962 AS INSTRUMENT NO. 50638 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

26. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: THE CITY OF SAN DIEGO
PURPOSE: A STORM DRAIN PIPELINE, TOGETHER WITH THE RIGHT OF INGRESS, EGRESS
RECORDED: MARCH 6, 1969 AS INSTRUMENT NO. 39872 OF OFFICIAL RECORDS
AFFECTS: PARCELS B AND G

27. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: THE CITY OF SAN DIEGO
PURPOSE: A STORM DRAIN PIPELINE, WITH THE RIGHT OF INGRESS AND EGRESS
RECORDED: MARCH 6, 1969 AS INSTRUMENT NO. 39873, OF OFFICIAL RECORDS
AFFECTS: PARCELS B AND G

28. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: THE CITY OF SAN DIEGO
PURPOSE: A STORM DRAIN PIPELINE WITH THE RIGHT OF INGRESS AND EGRESS
RECORDED: MARCH 6, 1969 AS INSTRUMENT NO. 39876 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

29. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: THE CITY OF SAN DIEGO
PURPOSE: PUBLIC UTILITIES (FASHION VALLEY)
RECORDED: MARCH 6, 1969 AS INSTRUMENT NO. 39877 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

30. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: THE CITY OF SAN DIEGO
PURPOSE: PUBLIC UTILITIES (FASHION VALLEY ROAD)
RECORDED: DECEMBER 15, 1969 AS INSTRUMENT NO. 227507 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

31. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: CITY OF SAN DIEGO
PURPOSE: A WATER MAIN OR WATER MAINS
RECORDED: FEBRUARY 19, 1971 AS INSTRUMENT NO. 31869 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

42. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: METROPOLITAN TRANSIT DEVELOPMENT BOARD, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA
PURPOSE: MISSION VALLEY TRANSIT LINE
RECORDED: DECEMBER 15, 1995 AS INSTRUMENT NO. 1995-573957 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

43. VARIOUS EASEMENTS FOR:

A) PEDESTRIAN AND NON-MOTOR VEHICULAR RIGHT OF WAY

B) DRAINAGE

C) DRAINAGE

D) DRAINAGE

ALL IN FAVOR OF THE CITY OF SAN DIEGO IN FORM OF QUITCLAIMED DEED RECORDED NOVEMBER 27, 1996 AS INSTRUMENTS NO, 1996-601693 OF OFFICIAL RECORDS

SCALE: 1"= 60'

60 30 0 60 120 180
GRAPHIC SCALE IN FEET

I.O.=	24005875
P.T.S. No. =	424475
CCS3 Coords =	1856-6277
L.C. Coords =	216-1717

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS FSHARDS
No. RCE 67697
EXP. 6-30-17
Civil
STATE OF CALIFORNIA

FUSCOE ENGINEERING
6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 ◦ fax 858.597.0335
www.fuscoe.com

REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1:
ORIGINAL DATE:

VESTING TENTATIVE MAP 1499943 FOR:
TOWN AND COUNTRY
CITY OF SAN DIEGO

PROJECT ADDRESS:
500 HOTEL CIRCLE NORTH
SAN DIEGO, CA 92108

SHEET No. / TITLE:
VESTING TENTATIVE MAP
SHEET 34 OF 40

MARCH 2017

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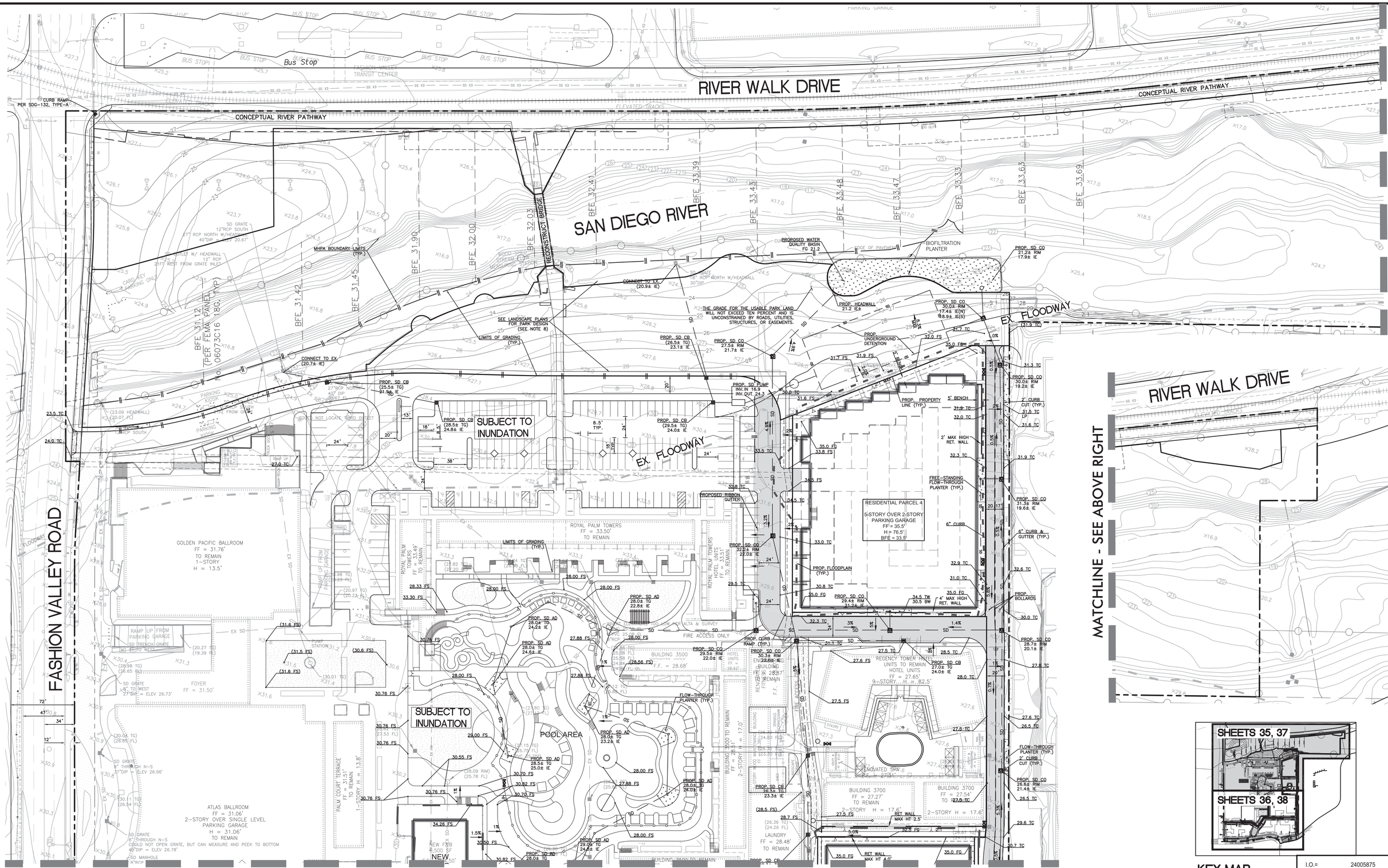

KEY MAP

SCALE: 1" = 500'

STORM WATER NOTES:

1. PRIOR TO THE 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.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
3. DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL STORM WATER CONSTRUCTION REQUIREMENTS OF THE STATE CONSTRUCTION GENERAL PERMIT, ORDER No. 2009-0009DWQ, OR SUBSEQUENT ORDER, AND THE MUNICIPAL STORM WATER PERMIT, ORDER No. R9-2007-0001, OR SUBSEQUENT ORDER. IN ACCORDANCE WITH ORDER No. 2009-0009DWQ, A RISK LEVEL DETERMINATION SHALL BE CALCULATED FOR THE SITE AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED CONCURRENTLY WITH THE COMMENCEMENT OF GRADING ACTIVITIES
4. BE PRIOR TO THE ISSUANCE OF A GRADING OR CONSTRUCTION PERMIT, A COPY OF THE NOTICE OF INTENT (NOI) WITH A VALID WASTE DISCHARGE ID NUMBER (WDID#) SHALL BE SUBMITTED TO THE CITY. OF SAN DIEGO AS A PROOF OF ENROLLMENT UNDER THE CONSTRUCTION GENERAL PERMIT. WHEN OWNERSHIP OF THE ENTIRE SITE OF PORTIONS OF THE SITE CHANGES PRIOR TO FILLING OF THE NOTICE OF TERMINATION (NOT), A REVISED NOI SHALL BE SUBMITTED ELECTRONICALLY TO THE STATE WATER RESOURCES BOARD IN ACCORDANCE WITH THE PROVISIONS AS SET FORTH IN SECTION II. C OF ORDER No. 2009-0009-DWQ AND A COPY SHALL BE SUBMITTED TO THE CITY.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE WATER QUALITY TECHNICAL REPORT WILL BE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER.
6. UNDER SECTION 401 OF THE CWA, THE RWQCB IMPLEMENTS THE WATER QUALITY CERTIFICATION PROCESS FOR ANY ACTIVITY THAT REQUIRES A FEDERAL PERMIT OR LICENSE AND THAT MAY RESULT IN THE DISCHARGE OF POLLUTANTS INTO WATERS OF THE U.S. THE RWQCB REVIEWS THE PROPOSAL TO DETERMINE WHETHER THE ACTIVITY WOULD COMPLY WITH STATE WATER QUALITY OBJECTIVES AND SUBSEQUENTLY, WILL EITHER ISSUE A CERTIFICATION WITH CONDITIONS OR DENY THE CERTIFICATION. ACCORDING TO THE CWA, WATER QUALITY STANDARDS INCLUDE BENEFICIAL USES, WATER QUALITY OBJECTIVES, AND COMPLYING WITH USEPA'S ANTI-DEGRADTION POLICY. AN APPLICATION FOR CWA SECTION 401 WATER QUALITY CERTIFICATION WILL BE SUBMITTED TO RWQCB REGION 9 FOR THE PROPOSAL PROJECT.

FLOODPLAIN NOTES:

1. AREA BELOW PROPOSED FLOOD PLAIN SUBJECT TO INUNDATION.
2. NO CERTIFICATIONS OF OCCUPANCY WILL BE GRANTED OR BONDS RELEASED FOR DEVELOPMENT ASSOCIATED WITH THIS PROJECT UNTIL A LETTER OF MAP REVISION (LOMR) IS OBTAINED FROM FEMA. THE LOMR IS ISSUED BASED UPON AS-BUILT SITE CONDITIONS. THEREFORE THE APPLICANT MUST ALLOW TIME TO COMPLETE THIS PROCESS. THE DEVELOPER MUST PROVIDE ALL DOCUMENTATION, ENGINEERING CALCULATIONS, AND FEES WHICH ARE REQUIRED BY FEMA.
3. NO STRUCTURES EXCEPT THOSE ALLOWED BY SECTION 131.0222 OF THE LAND DEVELOPMENT CODE SHALL BE BUILT WITHIN THE FLOODWAY.
4. THE PROPERTY OWNER SHALL ENTER INTO AN AGREEMENT TO INDEMNIFY, PROTECT AND HOLD HARMLESS CITY, ITS OFFICIALS AND EMPLOYEES FROM ANY AND ALL CLAIMS, DEMANDS, CAUSES OR ACTION, LIABILITY OR LOSS BECAUSE OF, OR ARISING OUT OF FLOOD WATERS.
5. 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.
6. THE DEVELOPER SHALL ENTER INTO AN AGREEMENT WITH THE CITY WAIVING THE RIGHT TO OPPOSE A SPECIAL ASSESSMENT INITIATED FOR THE CONSTRUCTION OF FLOOD CONTROL FACILITIES AND THEIR PERPETUAL MAINTENANCE.
7. THE DEVELOPER SHALL GRANT A FLOWAGE EASEMENT, SATISFACTORY TO THE CITY ENGINEER, OVER PROPERTY WITHIN THE FLOODWAY.
8. ALL IMPROVEMENTS WITHIN FLOODWAY WILL NOT IMPACT RIVER HYDRAULICS PER APPROVED DRAINAGE STUDY. ALL PERMANENT IMPROVEMENTS SHALL BE ADEQUATELY ANCHORED TO RESIST FLOOD WATERS.

SCALE: 1" = 40'

40 20 0 40 80 120

GRAPHIC SCALE IN FEET

I.O.=	24005875
P.T.S. No. =	424475
CCS3 Coords =	1856-6277
L.C. Coords =	216-1717

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ORIGINAL DATE:

VESTING TENTATIVE MAP 1499943 FOR:
TOWN AND COUNTRY
CITY OF SAN DIEGO

PROJECT ADDRESS:
500 HOTEL CIRCLE NORTH
SAN DIEGO, CA 92108

SHEET No. / TITLE:
PRELIMINARY GRADING PLAN
SHEET 35 OF 40

MARCH 2017

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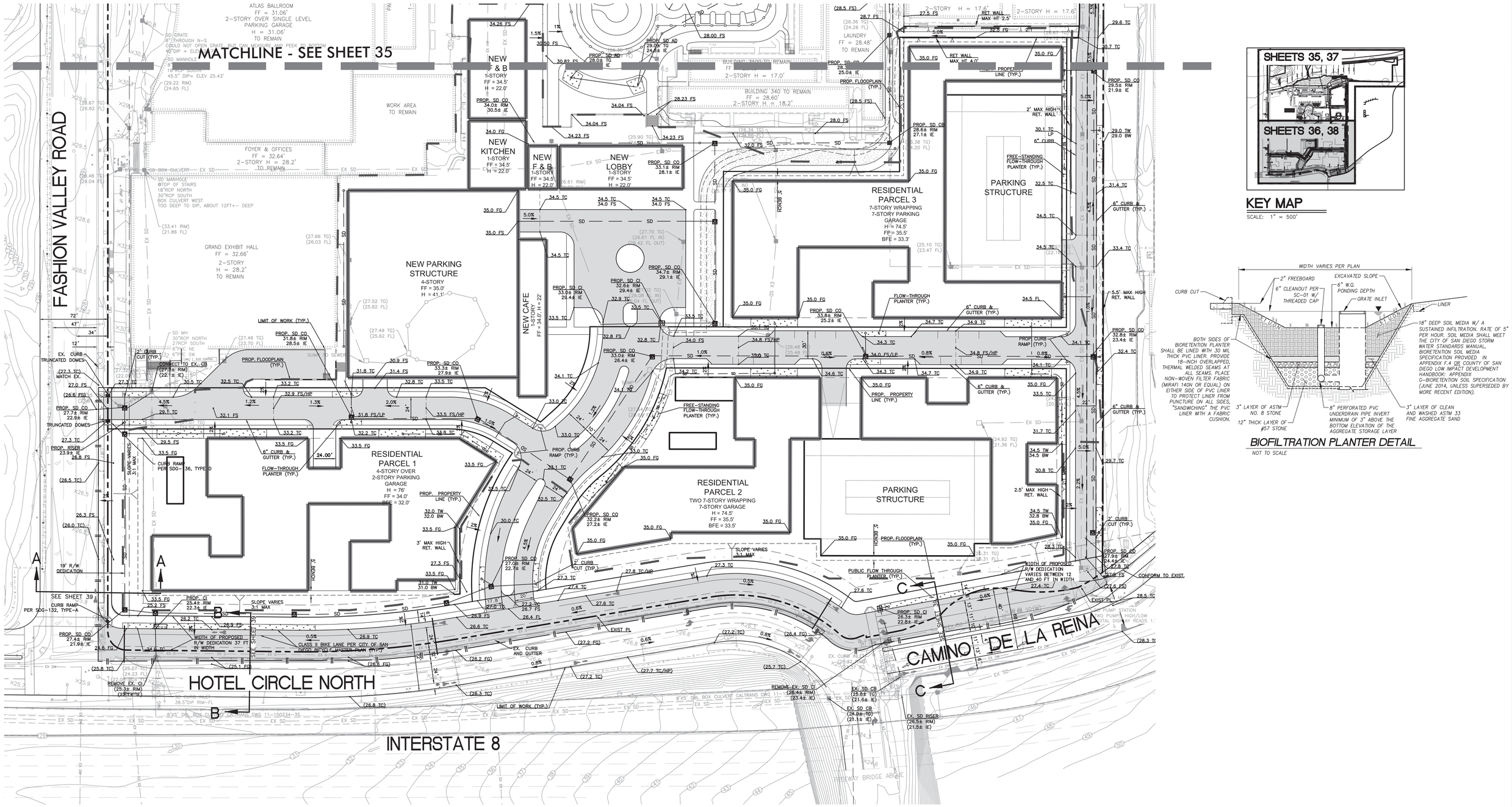

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FLOODPLAIN NOTES:

1. AREA BELOW PROPOSED FLOOD PLAIN SUBJECT TO INUNDATION.
2. NO CERTIFICATIONS OF OCCUPANCY WILL BE GRANTED OR BONDS RELEASED FOR DEVELOPMENT ASSOCIATED WITH THIS PROJECT UNTIL A LETTER OF MAP REVISION (LOMR) IS OBTAINED FROM FEMA. THE LOMR IS ISSUED BASED UPON AS-BUILT SITE CONDITIONS. THEREFORE THE APPLICANT MUST ALLOW TIME TO COMPLETE THIS PROCESS. THE DEVELOPER MUST PROVIDE ALL DOCUMENTATION, ENGINEERING CALCULATIONS, AND FEES WHICH ARE REQUIRED BY FEMA.
3. NO STRUCTURES EXCEPT THOSE ALLOWED BY SECTION 131.0222 OF THE LAND DEVELOPMENT CODE SHALL BE BUILT WITHIN THE FLOODWAY.
4. THE PROPERTY OWNER SHALL ENTER INTO AN AGREEMENT TO INDEMNIFY, PROTECT AND HOLD HARMLESS CITY, ITS OFFICIALS AND EMPLOYEES FROM ANY AND ALL CLAIMS, DEMANDS, CAUSES OR ACTION, LIABILITY OR LOSS BECAUSE OF, OR ARISING OUT OF FLOOD WATERS.
5. 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.
6. THE DEVELOPER SHALL ENTER INTO AN AGREEMENT WITH THE CITY WAIVING THE RIGHT TO OPPOSE A SPECIAL ASSESSMENT INITIATED FOR THE CONSTRUCTION OF FLOOD CONTROL FACILITIES AND THEIR PERPETUAL MAINTENANCE.
7. THE DEVELOPER SHALL GRANT A FLOWAGE EASEMENT, SATISFACTORY TO THE CITY ENGINEER, OVER PROPERTY WITHIN THE FLOODWAY.
8. ALL IMPROVEMENTS WITHIN FLOODWAY WILL NOT IMPACT RIVER HYDRAULICS PER APPROVED DRAINAGE STUDY. ALL PERMANENT IMPROVEMENTS SHALL BE ADEQUATELY ANCHORED TO RESIST FLOOD WATERS.

GENERAL NOTES:

1. PROPOSED ROADWAY IMPROVEMENTS PER TRAFFIC IMPACT ANALYSIS APPENDIX ____.

I.O.=	24005875
P.T.S. No. =	424475
CCS3 Coords =	1856-6277
L.C. Coords =	216-1717

REGISTERED PROFESSIONAL ENGINEER NICHOLAS PSYHOGIOS No. RCE 67697 EXP. 6-30-17 Civil STATE OF CALIFORNIA

FUSCOE ENGINEERING
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REVISION 2: ____
REVISION 1: ____
ORIGINAL DATE: ____

VESTING TENTATIVE MAP 1499943 FOR:
TOWN AND COUNTRY
CITY OF SAN DIEGO

PROJECT ADDRESS:
500 HOTEL CIRCLE NORTH
SAN DIEGO, CA 92108

SHEET No. / TITLE:
PRELIMINARY GRADING PLAN
SHEET 36 OF 40

MARCH 2017

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RIVER WALK DRIVE

CONCEPTUAL RIVER PATHWAY

SAN DIEGO RIVER

RECONSTRUCT BRIDGE

MHPA BOUNDARY LINE (TYP.)

EX. FLOODWAY

SUBJECT TO INUNDATION

FASHION VALLEY ROAD

MATCHLINE - SEE BELOW LEFT

MATCHLINE - SEE ABOVE RIGHT

MATCHLINE - SEE SHEET 38

BIOFILTRATION PLANTER

STONE TO BE NATURAL COLORS

PROP. SEWER LATERAL (TYP.)

PROP. WATER LATERAL (TYP.)

PROP. 12" FIRE WATER (PVT)

PROP. 8" WATER (PVT)

PROP. 8" SEWER @ 0.5% (PVT)

PROP. SWR MH W/ WATERTIGHT COVER 30.0± RIM 25.2± IE

PROP. SWR MH W/ WATERTIGHT COVER 32.5± RIM 27.5± IE

PROP. SWR MH W/ WATERTIGHT COVER 32.0± RIM 26.5± IE

PROP. SWR MH W/ WATERTIGHT COVER 27.6± RIM 25.3± IE

PROP. SWR MH W/ WATERTIGHT COVER 28.2± RIM 24.3± IE

PROP. SWR MH W/ WATERTIGHT COVER 27.5± RIM 24.8± IE

PROP. SWR MH W/ CONNECT TO EXISTING SWR (24.50IE)

PROP. 5' BENCH (TYP.)

PROP. FH (TYP.)

EXIST. FH (TYP.)

EXIST. FIRE HYDRANT TO REMAIN

EXIST. 10" PUBLIC SEWER TO BE PRIVATIZED

EXIST. PUBLIC SWR EASEMENT TO BE VACATED

EMRA TO BE PROVIDED

EXIST. 10" SEWER MAIN

CONNECT TO EX. WATER

PROP. SD SEE SHEETS 5 & 6

REMOVE EXIST. WATER (TYP.)

REMOVE EXIST. SEWER (TYP.)

REPLACE EX. SEWER PUMP

DOM. WATER TO EX. BUILDING

GOLDEN PACIFIC BALLROOM FF = 31.76' TO REMAIN

ROYAL PALM TOWERS FF = 33.50' TO REMAIN

ROYAL PALM TOWERS FF = 33.49' TO REMAIN

ROYAL PALM TOWERS HOTEL UNITS FF = 33.51' TO REMAIN

EXISTING 2-STORY CONCRETE PARKING STRUCTURE

SHIPPING CONTAINERS

SHED - MULTIPLE STORAGE AREAS

SEMI-RAISED PARKING HERE, BUT NO SPACES MARKED

ENGINEERING BUILDING FF = 28.87' TO REMAIN

REGENCY TOWER HOTEL UNITS TO REMAIN HOTEL UNITS FF = 27.65'

BUILDING 3500 FF = 28.48'

BUILDING 3500 FF = 28.61'

BUILDING 3700 FF = 27.27' TO REMAIN

BUILDING 3700 FF = 27.54' TO REMAIN

RENOVATED SPA

LAUNDRY FF = 28.48'

FOYER FF = 31.50'

ATLAS BALLROOM FF = 31.06'

PALM COURT TERRACE FF = 31.51' TO REMAIN

TIKI PAVILION FF = 28.38'

PUMP STATION 31.2

RAMP UP FROM PARKING GARAGE

RAMP UP FROM PARKING GARAGE SD TRENCH GRATE

RAMP DOWN TO LOADING DOCK

RAMP UP

CARD KEY PARKING ONLY

PARKING KIOSK

WOOD SHED STREAM GAGE MEASURING STATION

SD GRATE 12"RCP SOUTH

27" RCP NORTH W/HEADWALL 40"DIP

SD GRATE 18" RCP NORTH W/HEADWALL 30"DIP

SD GRATE 12" RCP SOUTH

SD GRATE 27"DIP N-S

SD GRATE 27"DIP

SD GRATE 24" RCP SOUTH 27"DCP NORTH 40"DIP

SD GRATE TO WEST 27"DIP

SD TRENCH GRATE TO WEST

CURB INLET W/ HEADWALL 12" RCP 21FT WEST FROM GRATE INLET

DO NOT LOCATE THIRD OUTLET

FIRE ACCESS ONLY

PROP. 24.86 FL

(20.27 TO) (19.39 FL)

(30.01 TO) (27.80 FL)

(28.82 TO) (27.53 FL)

(28.09 RIM) (25.75 FL)

(26.36 TO) (24.26 FL)

(26.67 TO) (24.57 FL)

(27.82 TO) (25.82 FL)

(27.80 TO) (27.26 FL)

10" V.C. SWR PER DWG. NO. 13475-2

16" A.C. WTR PER DWG. NO. 13475-2

72'

47'

34'

12'

23' IOD

20'

24'

38'

18'

13'

8.5' TYP.

24'

20.17'

11.0'

5.0'

9.00'

SHEETS 35, 37

SHEETS 36, 38

KEY MAP

SCALE: 1" = 500'

I.O.=	24005875
P.T.S. No. =	424475
CCS3 Coords =	1856-6277
L.C. Coords =	216-1717

SCALE: 1" = 40'

40 20 0 40 80 120

GRAPHIC SCALE IN FEET

NICHOLAS PSYHOGIOS No. RCE 67697 EXP. 6-30-17 Civil STATE OF CALIFORNIA REGISTERED PROFESSIONAL ENGINEER

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VESTING TENTATIVE MAP 1499943 FOR:

TOWN AND COUNTRY
CITY OF SAN DIEGO

PROJECT ADDRESS:

500 HOTEL CIRCLE NORTH
SAN DIEGO, CA 92108

SHEET No. / TITLE:

UTILITY PLAN

SHEET 37 OF 40

REVISION 10:
REVISION 9:
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REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1:

ORIGINAL DATE:

MARCH 2017

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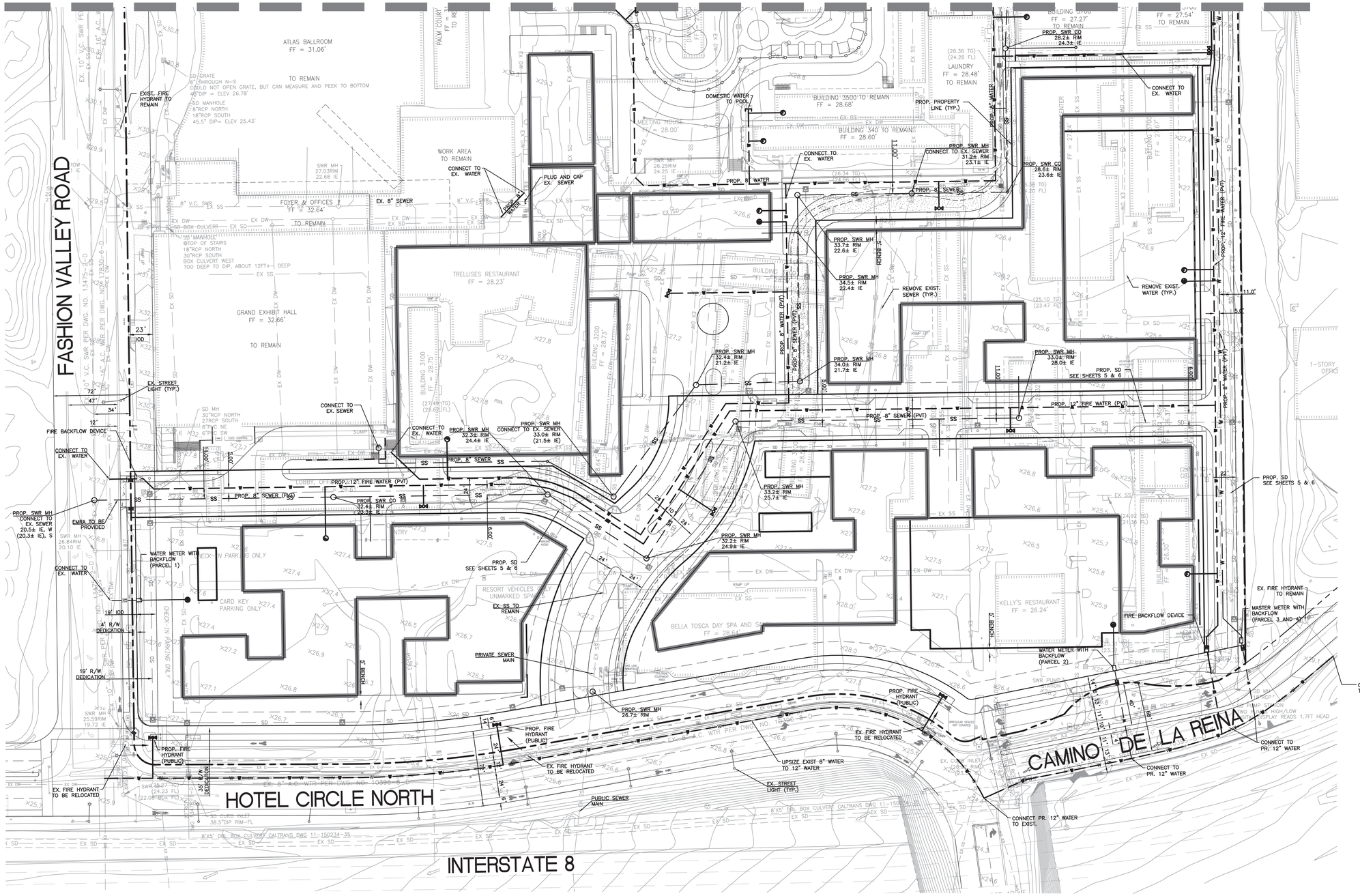
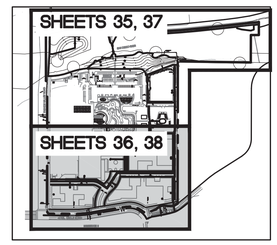
MATCHLINE - SEE SHEET 37





KEY MAP

SCALE: 1" = 500'

SCALE: 1" = 40'

40 20 0 40 80 120

GRAPHIC SCALE IN FEET

I.O.=	24005875
P.T.S. No. =	424475
CCS3 Coords =	1856-6277
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REGISTERED PROFESSIONAL ENGINEER
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ORIGINAL DATE: MARCH 2017

VESTING TENTATIVE MAP 1499943 FOR:

TOWN AND COUNTRY
CITY OF SAN DIEGO

PROJECT ADDRESS:

500 HOTEL CIRCLE NORTH
SAN DIEGO, CA 92108

SHEET No. / TITLE:

UTILITY PLAN

SHEET 38 OF 40

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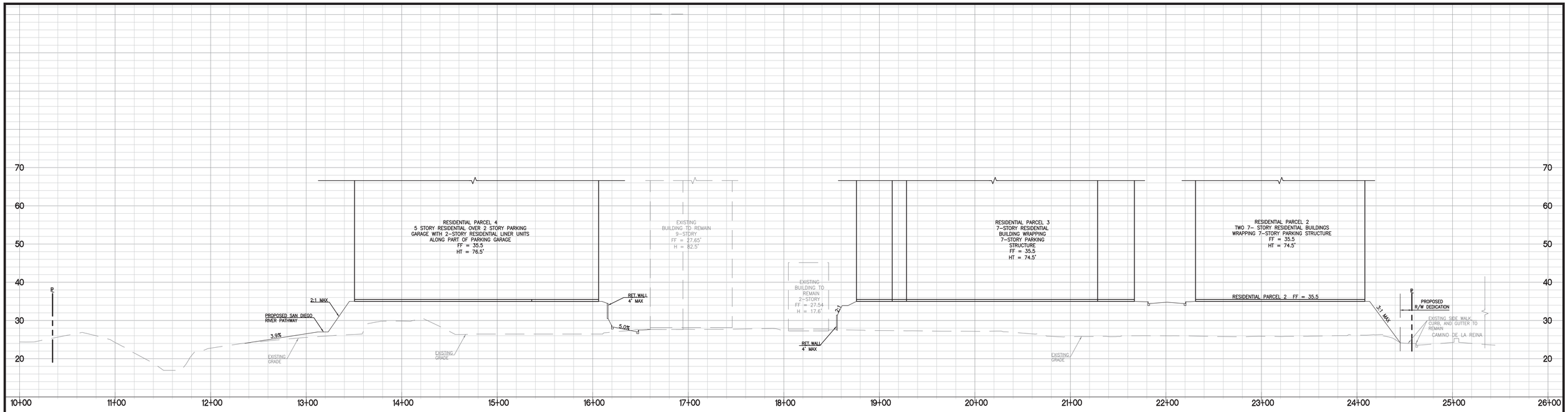
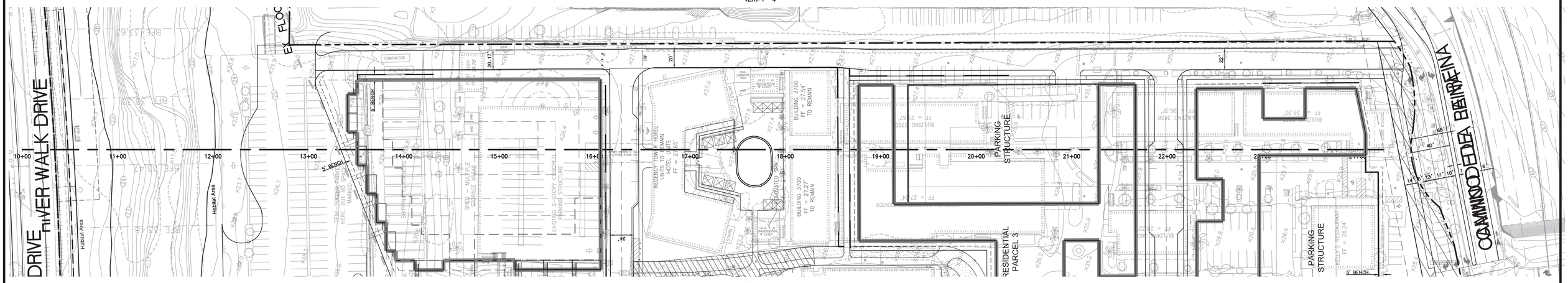


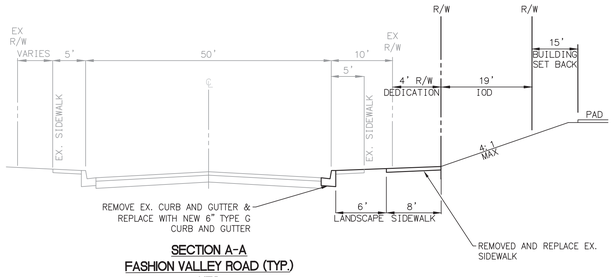
PROFILE

SCALE HORIZ: 1" = 40'
VERT: 1" = 4'

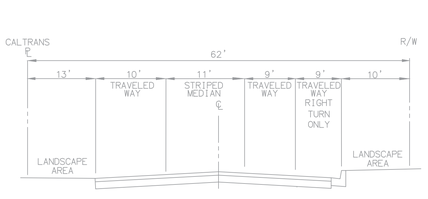


PLAN

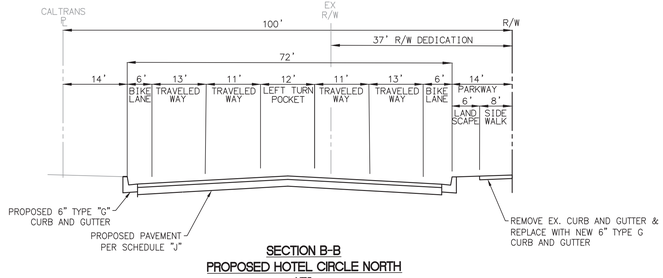
SCALE: 1" = 40'



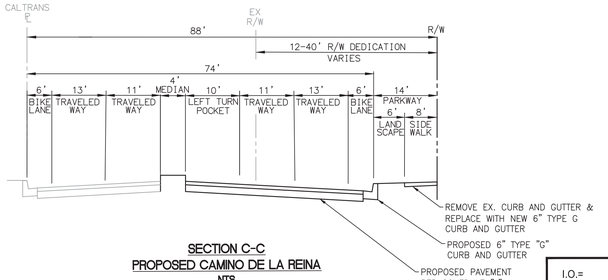
SECTION A-A
FASHION VALLEY ROAD (TYP.)
NTS



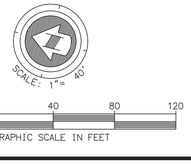
SECTION B-B
EXISTING HOTEL CIRCLE NORTH
NTS



SECTION B-B
PROPOSED HOTEL CIRCLE NORTH
NTS



SECTION C-C
PROPOSED CAMINO DE LA REINA
NTS



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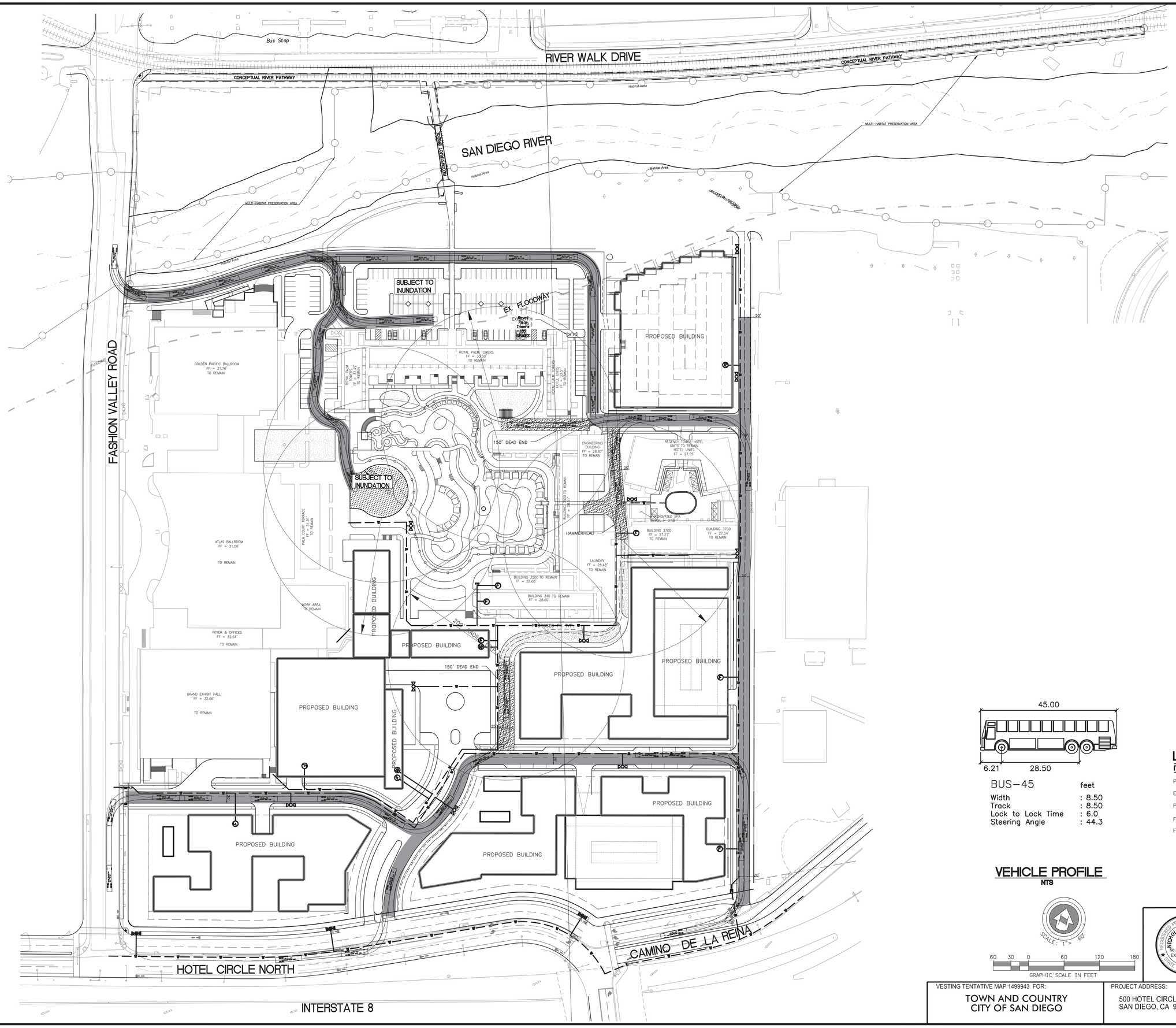
VESTING TENTATIVE MAP 1499943 FOR:
TOWN AND COUNTRY
CITY OF SAN DIEGO

PROJECT ADDRESS:
500 HOTEL CIRCLE NORTH
SAN DIEGO, CA 92108

SHEET No. / TITLE:
CROSS SECTIONS
SHEET 39 OF 40

MARCH 2017



NOTES:

1. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. CFC CA 33.

2. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 – PROVIDE AS A NOTE ON THE FIRE ACCESS PLAN.

3. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. PROVIDE AS A NOTE ON THE FIRE ACCESS PLAN.

4. IF BUILDINGS SHARE THE SAME ADDRESS: PROVIDE THE FOLLOWING NOTE ON THE FIRE ACCESS PLAN: AN ILLUMINATED DIRECTORY, IN ACCORDANCE WITH FHPS POLICY I-00-6, SHALL BE PROVIDED.

5. APPROVED STAIRWAY IDENTIFICATION SIGNS SHALL BE LOCATED AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS IN BUILDINGS FOUR OR MORE STORIES IN HEIGHT. PROVIDE A NOTE ON FIRE ACCESS PLAN.

6. A CLASS I (OR I AND II OR III) STANDPIPE OUTLET CONNECTION IS REQUIRED IN OCCUPANCIES OF 4 OR MORE STORIES AT EVERY FLOOR-LEVEL CONNECTION OF EVERY REQUIRED STAIRWAY ABOVE OR BELOW GRADE. OUTLETS AT STAIRWAYS SHALL BE LOCATED WITHIN THE EXIT ENCLOSURE OR, IN THE CASE OF PRESSURIZED ENCLOSURES, WITHIN THE VESTIBULE OR EXTERIOR BALCONY, GIVING ACCESS TO THE STAIRWAY. THERE SHALL BE AT LEAST 1 OUTLET ABOVE THE ROOF LINE WHEN THE ROOF AS A SLOPE OF LESS THAN 4/12 UNITS HORIZONTAL. IN BLDGS. WHERE MORE THAN 1 STANDPIPE IS PROVIDED, THE STANDPIPES SHALL BE INTERCONNECTED.

7. "STAIRWAYS EXITING DIRECTLY TO THE EXTERIOR OF A BUILDING FOUR OR MORE STORIES IN HEIGHT SHALL BE PROVIDED WITH A MEANS FOR EMERGENCY ENTRY FOR FIRE DEPARTMENT ACCESS."

8. GENERAL STRETCHER REQUIREMENTS– ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE PROVISIONS OF SECTION 3002.4A.

9. NEW BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, SHALL BE PROVIDED WITH A STAIRWAY TO THE ROOF. SUCH STAIRWAY SHALL BE MARKED AT STREET AND FLOOR LEVELS WITH A SIGN INDICATING THAT THE STAIRWAY CONTINUES TO THE ROOF.

10. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10-BC SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR. CFC SEC. 906

11. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. CFC SEC. 804

12. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.

13. CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THIS CODE. REVIEW AND APPROVAL BY THE FIRE CODE SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.

14. FIRE COMMAND CENTER SHALL COMPLY WITH NFPA 72 AND SHALL CONTAIN THE FEATURES LISTED IN CFC 2013, SECTION 508.

15. MINIMUM ROOM SIZE FOR FIRE COMMAND CENTER IS 200 SQUARE FEET IN AREA WITH A MINIMUM DIMENSION OF 10 FT. CFC 508.1.3

16. COMPLETE PLANS AND SPECIFICATIONS FOR THE OPERATION OF ELEVATORS UNDER FIRE OR OTHER EMERGENCY CONDITIONS SHALL BE SUBMITTED TO LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CBC SEC. 3003

17. UPON ACTIVATION OF ANY FIRE PROTECTION OR DETECTION SYSTEM, AN AUTOMATIC VOICE ALARM SHALL SOUND ON THE ALARMING FLOOR, THE FLOOR ABOVE , AND THE FLOOR BELOW. CFC 907.5.2.2

18. EMERGENCY SYSTEMS CONFORMING WITH CFC SECTION 604 AND THE CALIFORNIA ELECTRICAL CODE SHALL BE PROVIDED.
NOTE: FUEL TANKS REQUIRE PLAN CHECK APPROVAL FROM THE TECHNICAL SERVICES SECTION OF THE FIRE-RESCUE DEPARTMENT. OBTAIN PERMIT/TA NUMBER AT 1010 2ND AVE. STE. 300 (619) 533-4477. BUILDING FINAL WILL NOT BE APPROVED UNTIL THE TANK PERMIT HAS BEEN APPROVED.

19. A TWO-WAY COMMUNICATION SYSTEM BETWEEN THE CENTRAL CONTROL STATION AND ELEVATORS, ELEVATOR LOBBIES, EMERGENCY AND STANDBY POWER ROOMS, AND ENTRIES INTO ENCLOSED STAIRWAYS SHALL BE PROVIDED FOR FIRE DEPARTMENT USE. CFC 1007.8

20. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE PER CFC SECTION 510.

21. EVERY BUILDING FOUR STORIES OR MORE IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ON STANDPIPE FOR USE DURING CONSTRUCTION INSTALLED IN ACCORDANCE WITH CFC 3313.1. STANDPIPE SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS. CFC 3313.1.

22. REQUIRED FIRE PUMPS SHALL BE SUPPLIED BY CONNECTIONS TO A MINIMUM OF TWO WATER MAINS LOCATED IN DIFFERENT STREETS. CBC 403.3.2.

BUS-45	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 44.3

LEGEND

ITEM	SYMBOL
PROPOSED FIRE HYDRANT (PRIVATE)	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT (PUBLIC)	
FIRE ACCESS ROAD	
FIRE TURN-AROUND	

VEHICLE PROFILE

NTS

SCALE: 1"= 60'

60 30 0 60 120 180

GRAPHIC SCALE IN FEET

I.O.=	24005875
P.T.S. No. =	424475
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VESTING TENTATIVE MAP 1499943 FOR:
TOWN AND COUNTRY
CITY OF SAN DIEGO

PROJECT ADDRESS:
500 HOTEL CIRCLE NORTH
SAN DIEGO, CA 92108

SHEET No. / TITLE:
FIRE ACCESS

SHEET 40 OF 40

MARCH 2017

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