

DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST:
A. SITE DEVELOPMENT PERMIT, A VESTING TENTATIVE MAP, A NEIGHBORHOOD USE PERMIT, A PLANNED DEVELOPMENT PERMIT, AND AN EASEMENT VACATION FOR 600 DWELLING UNITS.
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
2. LOT SUMMARY:
LOT 1 = 99 SINGLE FAMILY DWELLING CLUSTER
LOT 2 = 105 TRIPLEX
LOT 3 = 120 3-STORY TOWN HOUSES
LOT 4 = 276 APARTMENTS (INCLUDING 60 AFFORDABLE UNITS)
3. EXISTING ZONING IS: RM-1-1
PROPOSED ZONING IS: RM-1-1
4. EXISTING STRUCTURES BUILT IN 1970
5. STREET ADDRESS:
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO, CALIFORNIA, 92129
6. TOTAL SITE AREA (GROSS): 41.45 AC. 1,805,562 S.F.
7. COVERAGE DATA:
FLOOR AREA RATIO (FAR): REQUIRED: 0.75 PROPOSED 0.67
GROSS FLOOR AREA (GFA): 1,211,010 S.F.
*SEE GROSS FLOOR AREA BREAKDOWN AND SUMMARY TABLES FOR MORE INFORMATION
8. GEOLOGIC HAZARD CATEGORY: 53 & 32
9. SETBACKS: (ZONE: RM-1-1)
MIN. FRONT YARD: REQUIRED: 15' PROPOSED > 15'
STANDARD: 20' PROPOSED > 20'
MIN. SIDE YARD: REQUIRED: 5' PROPOSED 5' OR
STANDARD: 8' 10% OF LOT WIDTH

MIN. STREET SIDE YARD: REQUIRED: 10' PROPOSED: N/A
MIN. REAR YARD: REQUIRED: 15' PROPOSED: 21'
10. * MAX HEIGHT: REQUIRED: 30' PROPOSED: 39'-8"
* SEE RM-1-1 REGULATION TABLE FOR DEVIATION REQUESTED
11. REFER TO LANDSCAPE SHEETS FOR THE LANDSCAPE AREA SQUARE FOOTAGE FOR WATER CONSERVATION PURPOSES.

GROSS FLOOR AREA BREAKDOWN (PER PRODUCT AND TYPE)			
PRODUCT/ PLAN TYPE	GFA (SF)	# OF UNITS	TOTAL GFA
Cluster Product			
Plan 1	2,231	30	66,930
Plan 2	2,446	35	85,610
Plan 3	2,461	34	83,674
Triplex Product			
Plan 1	2,123	35	74,305
Plan 2	2,170	35	75,950
Plan 3	2,555	35	89,425
Town House Product			
Plan 1	2,145	38	81,510
Plan 2	2,353	38	89,414
Plan 3	2,535	22	55,770
Plan 4	2,718	22	59,796
E-Urban Product			
A1	750	95	71,250
A2	756	16	12,096
B1	1046	48	50,208
B2	1184	24	28,416
B2-ALT	1160	24	27,840
C1	1473	45	66,285
C2	1336	24	32,064
GROSS FLOOR AREA SUMMARY TABLE			
Total SF Cluster Product		236,214	
Total Triplex Product		239,680	
Total Town House Product		286,490	
Total E-Urban (Including Common Areas)		347,520	
Club/Leasing		10,500	
Maintenance		2,406	
Storage		5,400	
Garage		82,800	
TOTAL PROJECT GFA (SF)		1,211,010	

GRADING

1. TOTAL AMOUNT OF SITE TO BE GRADED: 39.9 ACRES
2. PERCENT OF TOTAL SITE GRADED: 96%
3. AMOUNT OF CUT: 115,000 CUBIC YARDS.
4. AMOUNT OF FILL: 115,000 CUBIC YARDS. IMPORT: 0 CY
5. MAXIMUM HEIGHT OF FILL SLOPE(S): 17 FEET 2:1 SLOPE RATIO
6. MAXIMUM HEIGHT OF CUT SLOPE(S): 22 FEET 2:1 SLOPE RATIO.
7. AMOUNT OF EXPORT SOL: 0 CUBIC YARDS.
8. RETAINING/CRIB WALLS: HOW MANY: 28
- MAXIMUM LENGTH: 980 FEET
- MAXIMUM HEIGHT: 10 FEET
- NOTE: ADDITIONAL WALLS UNDER 3' IN HEIGHT MAY BE REQUIRED IN RESIDENTIAL PAD AREAS BASED ON FINAL HOUSE PLOTTING
- * THERE ARE NO STEEP SLOPES AS DEFINED BY THE SAN DIEGO MUNICIPAL CODE STEEP HILLSIDE GUIDELINES, SITE IS FULLY DEVELOPED.

GENERAL NOTES

1. GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
2. TELEPHONE: PACIFIC BELL TELEPHONE COMPANY
3. CABLE TELEVISION: SOUTHWESTERN CABLE TELEVISION
- SEWER: CITY OF SAN DIEGO
- WATER: CITY OF SAN DIEGO
4. DRAINAGE SYSTEM: AS REQUIRED BY CITY ENGINEER
5. FIRE: CITY OF SAN DIEGO
6. SCHOOL DISTRICT: POWAY UNIFIED SCHOOL DISTRICT
7. ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND.
8. CONTOUR INTERVAL: 2'-FEET
- SOURCE: PHOTO GEODETIC CORPORATION
- DATE: 03-20-2015
9. FIELD VERIFIED BY: ALYSON CONSULTING
- DATE VERIFIED: 05-2015
10. ALL PROPOSED SLOPES ARE 2:1 MAX. UNLESS NOTED OTHERWISE.
11. GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN.
12. LOT DIMENSIONS AND SETBACK DIMENSIONS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION IN FINAL DESIGN.
13. ALL EXISTING BUILDINGS AND STRUCTURES SHALL BE REMOVED.

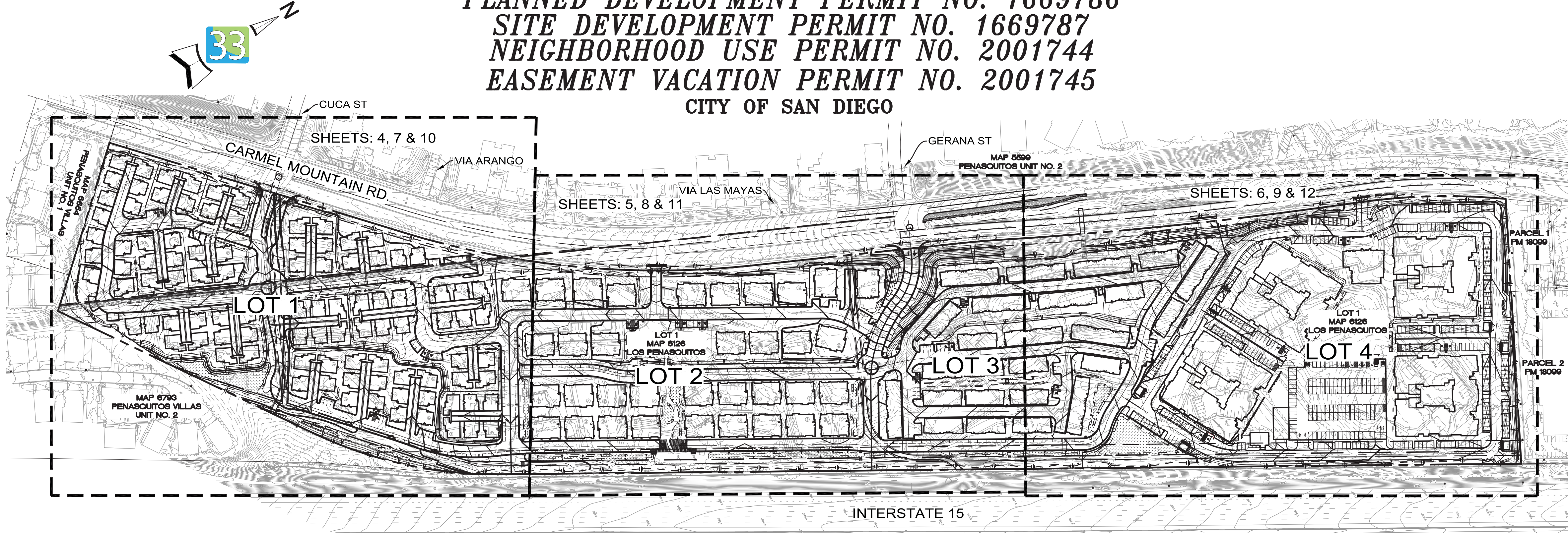
MAPPING NOTE

A FINAL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR THE EXPIRATION OF THE VESTING TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE DOCUMENT.

BENCHMARK

BRASS PLUG ON THE SOUTHWEST CORNER OF CARMEL MOUNTAIN ROAD AND PENASQUITOS DRIVE PER THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK. ELEVATION 618.875

PACIFIC VILLAGE
VESTING TENTATIVE MAP NO. 1669785
PLANNED DEVELOPMENT PERMIT NO. 1669786
SITE DEVELOPMENT PERMIT NO. 1669787
NEIGHBORHOOD USE PERMIT NO. 2001744
EASEMENT VACATION PERMIT NO. 2001745
CITY OF SAN DIEGO



SOLAR ACCESS NOTE

THIS IS TO AFFIRM THAT THE DESIGN OF THIS SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES IN ACCORDANCE WITH THE PROVISION OF SECTION 66473.1 OF THE STATE SUBDIVISION MAP ACT.

NOTES

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
2. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1.
3. TEMPORARY STREET SIGNS ARE REQUIRED IN ACCORDANCE WITH UFS 901.4.5.
4. PROVIDE AN ILLUMINATED DIRECTORY IN ACCORDANCE WITH FHPS POLICY I-00-6 FOR MULTI FAMILY SITE.
5. THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE MAP UNITS WHICH MAY BE FILED AS INDIVIDUAL FINAL MAPS AS PERMITTED BY THE CALIFORNIA STATE SUBDIVISION MAP ACT. THE DEVELOPER ALSO RESERVES THE RIGHT TO FILE THE FINAL MAPS OUT OF NUMERICAL SEQUENCE. THE CITY ENGINEER SHALL REVIEW SUCH MAP UNITS AND IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF SAID MAP UNITS.
6. AT NO TIME WILL THE DEVELOPER REQUEST, OR THE CITY PERMIT, WATER METERS WITHIN ANY VEHICULAR USE AREA TO SERVE THIS DEVELOPMENT.
7. EXISTING OVERHEAD UTILITIES WITHIN THE PROJECT BOUNDARY OR ABUTTING PUBLIC RIGHT-OF-WAY SHALL BE PLACED UNDERGROUND.
8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
9. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER 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.
10. NO TREES OR SHRUBS EXCEEDING THREE (3) FEET IN HEIGHT IN MATURITY SHALL BE INSTALLED WITHIN TEN (10) FEET OF ANY PUBLIC SEWER FACILITIES.
11. NO STRUCTURES OR LANDSCAPING SHALL BE INSTALLED IN OR OVER ANY SEWER EASEMENT PRIOR TO THE APPLICANT OBTAINING A MAINTENANCE AND ENCROACHMENT REMOVAL AGREEMENT.
12. THIS PROJECT SHALL COMPLY WITH ALL CURRENT STREET LIGHTING STANDARDS ACCORDING TO THE CITY OF SAN DIEGO STREET DESIGN MANUAL (DOCUMENT NO. 297376, FILED NOVEMBER 25, 2002) AND THE AMENDMENT TO COUNCIL POLICY 200-18 APPROVED BY CITY COUNCIL ON FEBRUARY 26, 2002 (RESOLUTION R-296141) SATISFACTORY TO THE CITY ENGINEER.
13. ALL LOCAL STREETS WITH GRADE BREAKS GREATER THAN 1% SHALL HAVE VERTICAL CURVES IN ACCORDANCE WITH THE CITY'S STREET DESIGN MANUAL.
14. PRIOR TO THE APPROVAL OF ANY PUBLIC IMPROVEMENT PLANS, THE DEVELOPER WILL BE REQUIRED TO REVISE AND OBTAIN WATER DEPARTMENT APPROVAL OF THE LENNAR WATER STUDY. THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING ALL WATER FACILITIES, AS REQUIRED BY THE APPROVED WATER STUDY, NECESSARY TO SERVE THIS DEVELOPMENT. WATER FACILITIES SHOWN ON THE APPROVED VESTING TENTATIVE MAP MAY REQUIRE MODIFICATION BASED ON THE ACCEPTED WATER STUDY.
15. AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR AND PRIOR TO PROPOSED IMPROVEMENTS OF ANY KIND, INCLUDING LANDSCAPE, HARDSCAPE (I.E. MEDIANS, CURBS, ETC.) AND ENRICHED PAVING, TO BE INSTALLED IN OR OVER EASEMENT.
16. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE DEVELOPER SHALL ASSURE, BY PERMIT AND BOND, THE DESIGN AND CONSTRUCTION OF ALL PUBLIC SEWER FACILITIES NECESSARY TO SERVE THIS DEVELOPMENT.
17. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A TECHNICAL REPORT THAT WILL BE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER, BASED ON THE STORM WATER STANDARDS IN EFFECT AT THE TIME OF THE CONSTRUCTION PERMIT ISSUANCE.
18. DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL STORM WATER CONSTRUCTION REQUIREMENTS OF THE STATE CONSTRUCTION GENERAL PERMIT, ORDER NO. 2009-0009DWO, OR SUBSEQUENT ORDER, AND THE MUNICIPAL STORM WATER PERMIT, ORDER NO. R9-2007-0001, OR SUBSEQUENT ORDER, IN ACCORDANCE WITH ORDER NO. 2009-0009DWO, OR SUBSEQUENT ORDER, 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.
19. PRIOR TO ISSUANCE OF A GRADING OR A CONSTRUCTION PERMIT, A COPY OF THE NOTICE OF INTENT (NOI) WITH A VALID WASTE DISCHARGE ID NUMBER (WQID#) 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 OR PORTIONS OF THE SITE CHANGES PRIOR TO FILING 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 11.C OF ORDER NO. 2009-0009-DWO, AND A COPY SHALL BE SUBMITTED TO THE CITY.
20. ALL PROPERTY CORNERS WILL BE SET AND A FOUR LOT FINAL MAP WILL BE FILED UPON APPROVAL OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

ASSESSOR'S PARCEL NUMBERS

313-030-15-00

LEGAL DESCRIPTION

LOT 1 OF PENASQUITOS VILLAGE IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6126, FILLED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 12, 1968.

OWNER/APPLICANT

SIGNATURE _____ DATE _____

CERTIFICATION

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

1. I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;
2. I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS;
3. I HAVE TAKEN THE THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION; MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;
5. SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW;
6. IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED; AND THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM SUBMITTAL REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4.

BRAD SONNENBURG

SIGNATURE _____ DATE _____

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND 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 IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

GIOVANNI POSILLICO
R.C.E 66332

DATE _____

SHEET SUMMARY

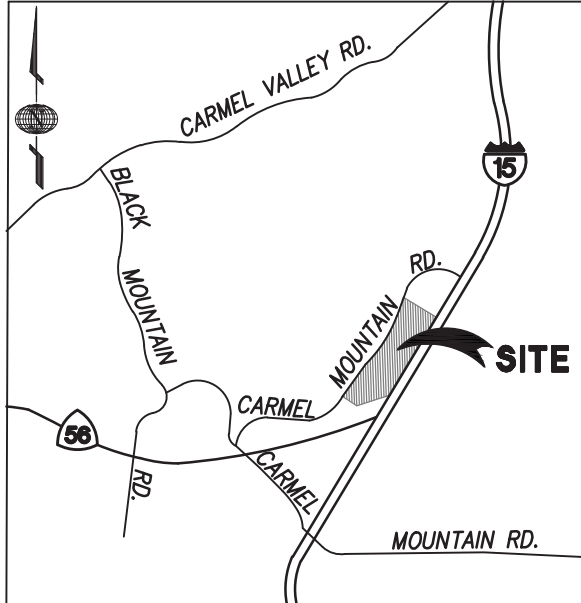
- SHEET 1 COVER SHEET
- SHEET 2 SITE CROSS SECTIONS
- SHEET 3 STREET CROSS SECTIONS AND DETAILS
- SHEET 4-6 TOPOGRAPHY & DEMO
- SHEET 7-9 DRAINAGE & GRADES
- SHEET 10-12 SITE PLAN
- SHEET 13 SETBACK EXHIBIT
- SHEET 14-28 LANDSCAPE ARCHITECT
- SHEET 29-64 KTOY ARCHITECT
- SHEET 65-97 HUMPHREYS ARCHITECT
- SHEET 98 FINANCIAL TENTATIVE PARCEL MAP



latitudo33
PLANNING & ENGINEERING
9968 Hibert Street 2nd Floor, San Diego, CA 92131
Tel 658.751.0633

LEGEND

- PROPERTY LINE/TM BOUNDARY
- SLOPES 2:1 MAX. (TYP.)
- DAYLIGHT LINE
- PROPOSED RETAINING WALL
- PROPOSED TRAFFIC SIGNAL
- PROPOSED CURB & GUTTER
- PARKING SPOT
- BIO-RETENTION BASIN (SEE DETAIL SHEET 3)
- EX. STORM DRAIN
- EX. SEWER
- EX. WATER
- EX. CONTOUR
- EX. RIP RAP
- EX. RETAINING WALL
- EX. CURB & GUTTER PARKING SPOT
- EX STREET LIGHT



VICINITY MAP

PARKING SUMMARY															
	BEDROOM COUNT	# OF UNITS	BASIC PARKING RATIOS*	BASIC REQUIRED PARKING	REQUIRED % COMMON AREA PARKING	REQUIRED DUE TO LACK OF 20' DRIVEWAY	TOTAL GARAGE PARKING PROVIDED	TOTAL SURFACE PARKING PROVIDED	ACCESSIBLE PARKING REQUIRED	MOTORCYCLE PARKING REQUIRED	BICYCLE PARKING REQUIRED				
SF CLUSTER TRIPLEX	4	99	2.25	222.75	N/A	99	198	114	25 (INC. 5 VAN ACCESS SPACES)	9.9	N/A				
	2	35	2.00	70	45.5	N/A	210	90		10.5	N/A				
	3	35	2.25	78.75											
TOWNHOUSES	4	35	2.25	78.75	50.5	N/A	240	60		12.0	N/A				
	2	70	2.00	140											
	3	25	2.25	56.25											
4	25	2.25	56.25												
E-URBAN	1	87	1.50	130.5	60.3	N/A	226	306		21.6	104.7				
	2	75	2.00	150											
	3	54	2.25	121.5											
AFFORDABLE	1	24	1.00	24	VISITOR 9 STAFF 3									6.0	29.1
	2	21	1.30	27.3											
	3	15	1.75	26.25											
600 TOTAL DWELLING UNITS				1182.3	168.3	99	874	570	25	60.0	133.8				
				1449.6 TOTAL REQUIRED SPACES			1444 TOTAL SPACES PROVIDED		40 PROVIDED	60 PROVIDED	134 PROVIDED				

* RATIOS ARE BASED ON TABLE 142-05C AND TABLE 142-05D FOR THE AFFORDABLE UNITS

DEVIATIONS REQUESTED			
REGULATION #	REGULATION REQUIREMENT	DEVIATION REQUEST/PROPOSED REQUIREMENT	LOTS REQUESTING DEVIATIONS
MAX. STRUCTURE HEIGHT (TABLE 131-04G)	30'	39'-8"	1, 3-4
FENCE REGULATIONS 142.0310(d)	SOLID FENCE> 6' IN 15' REAR SETBACK	12' SOUND WALL WITHIN 15' SETBACK	1-4
PARKING REGULATIONS	1450 SPACES	1444 SPACES	1, 3-4

CONDOMINIUM NOTE

LOTS 1, 2, & 3 OF THIS VESTING TENTATIVE MAP ARE CONDOMINIUM PROJECTS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS IS: 324

Prepared By:
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SAN DIEGO, CA 92131
Phone #: (858) 751-0633 Fax #: (858) 751-0634
Project Address:
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO, CALIFORNIA 92129
Project Name:
PACIFIC VILLAGE
VESTING TENTATIVE MAP
PLANNED DEVELOPMENT PERMIT
SITE DEVELOPMENT PERMIT
NEIGHBORHOOD USE PERMIT
Sheet Title:

COVER SHEET

OWNER:
CALIFORNIA PROPERTIES VILLAGE
1025 KANE CONOURSE, SUITE 215
BAY HARBOR ISLANDS, FL 33154
305-438-7390

SUBDIVIDER:
LENNAR HOMES OF CALIFORNIA, INC.
25 ENTERPRISE, SUITE 300
ALISO VIEJO, CA 92656
949-349-8000

PLANNING AND CIVIL ENGINEER:
LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
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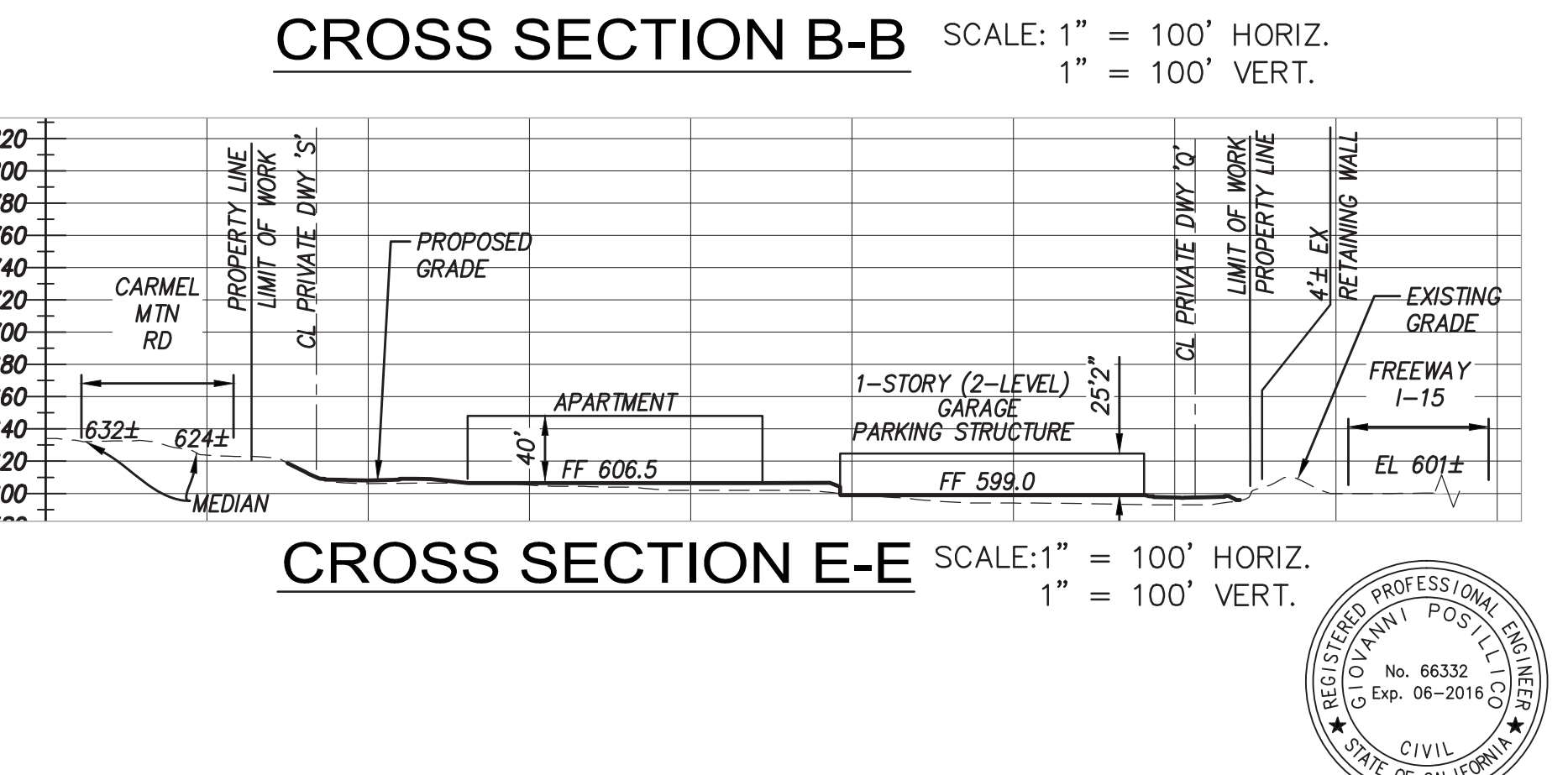
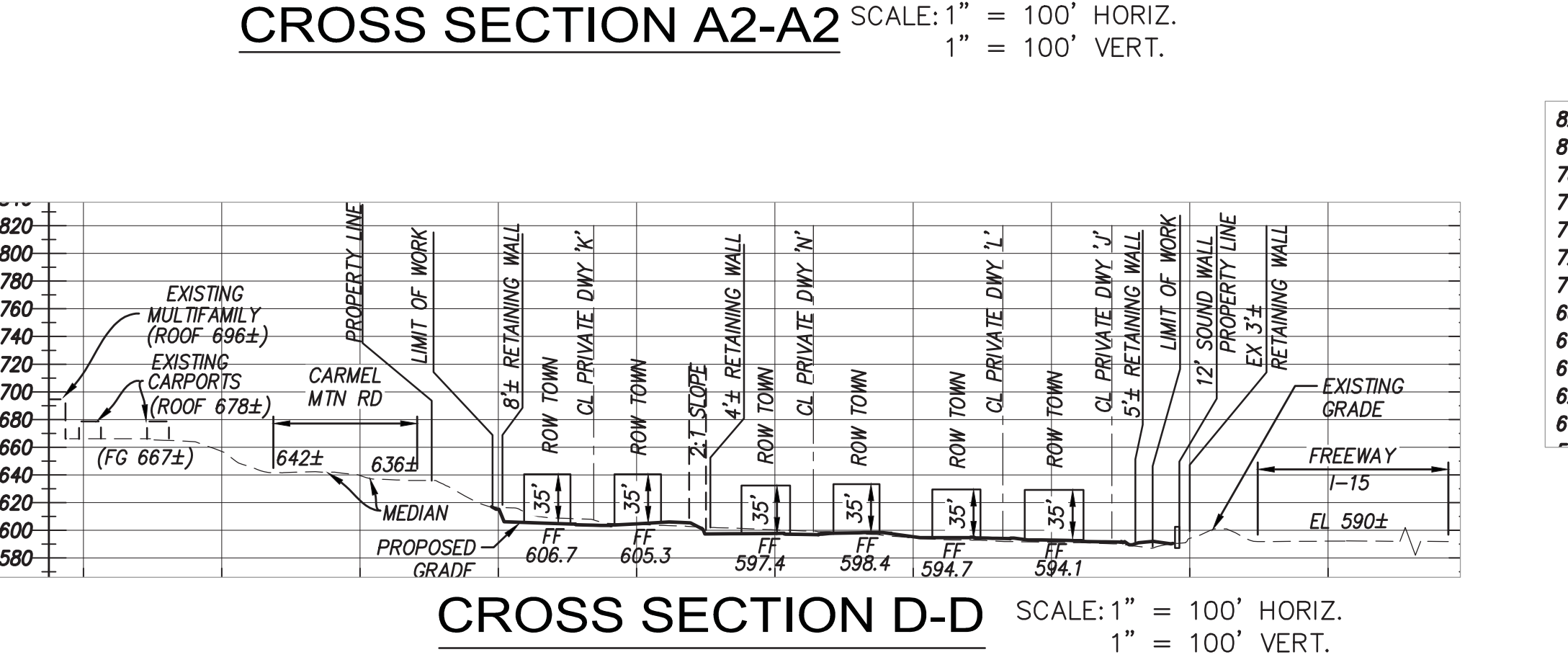
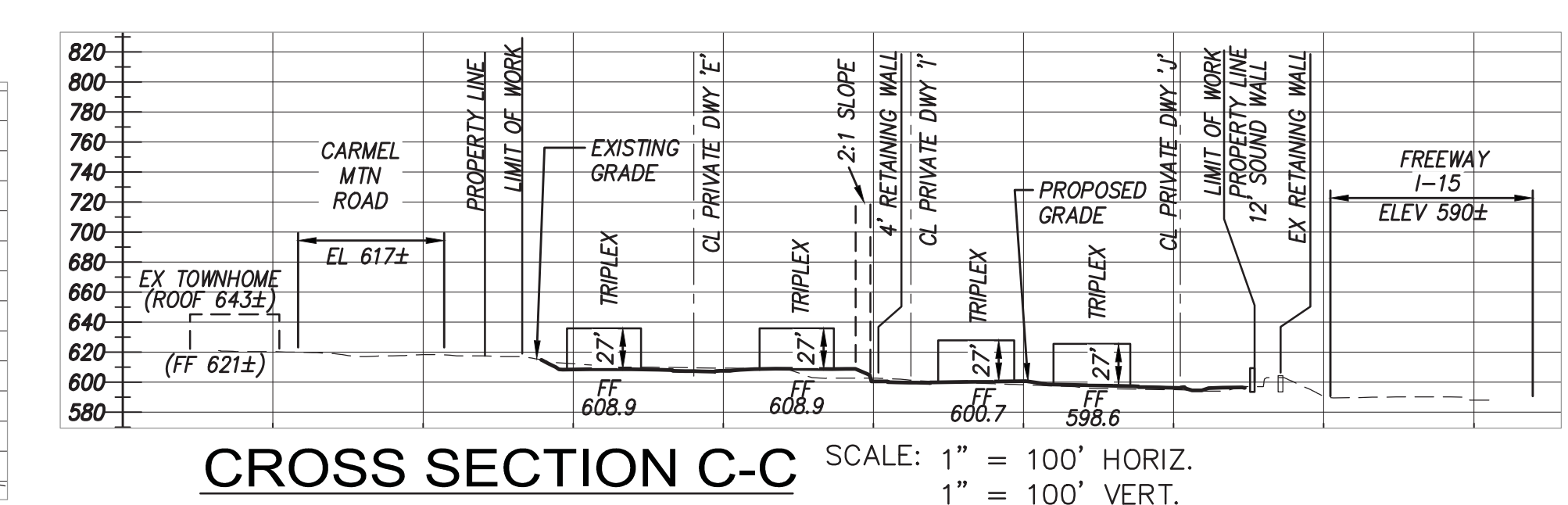
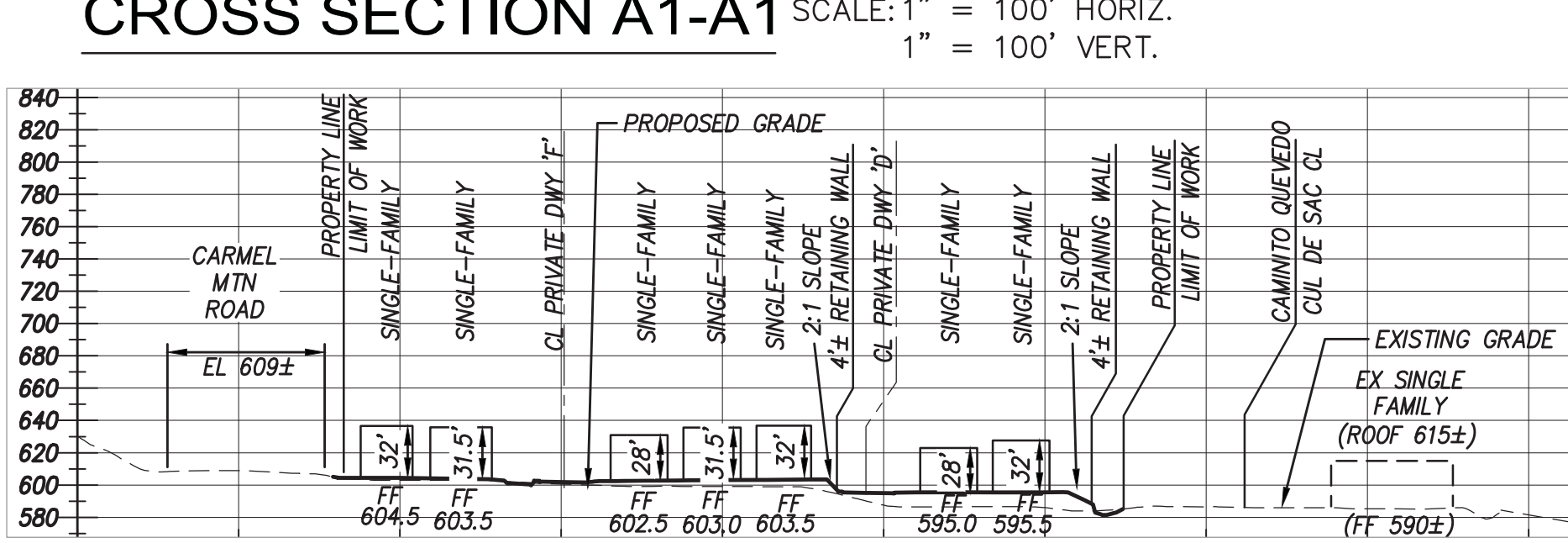
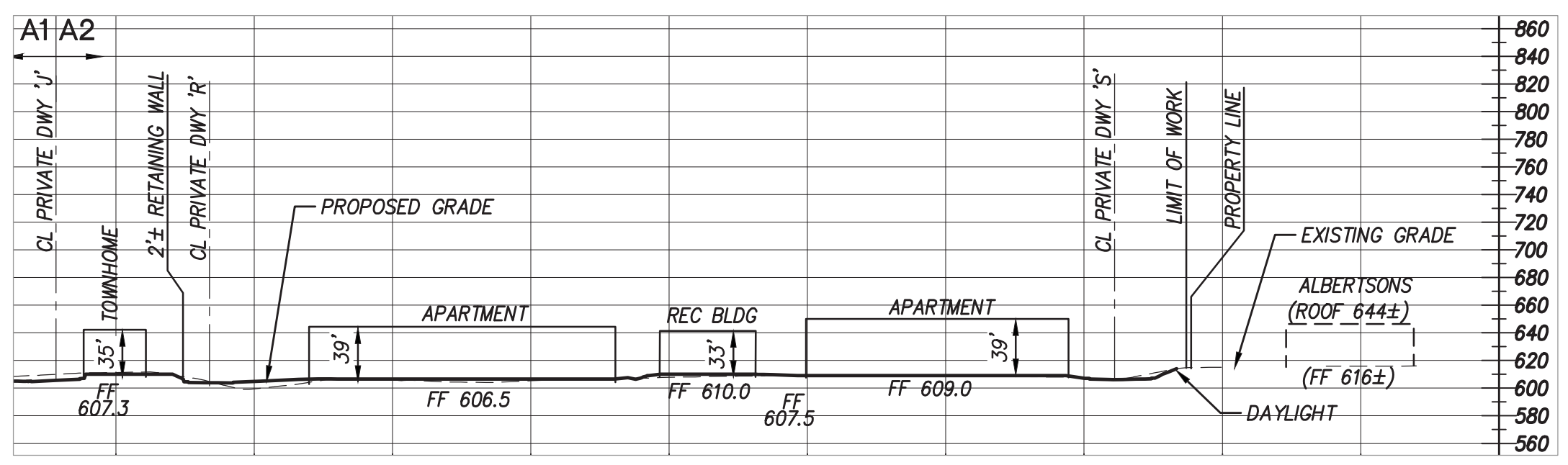
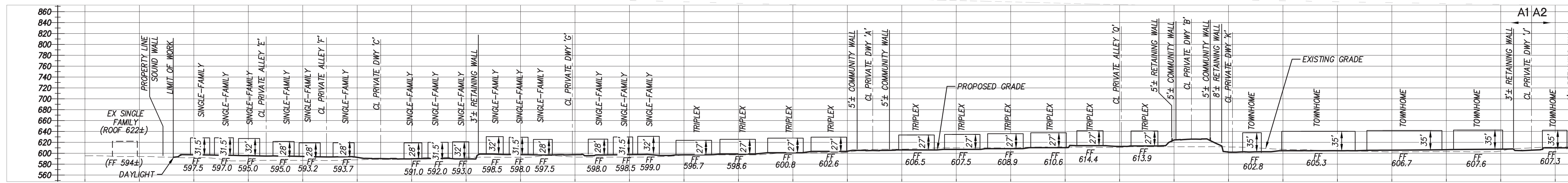
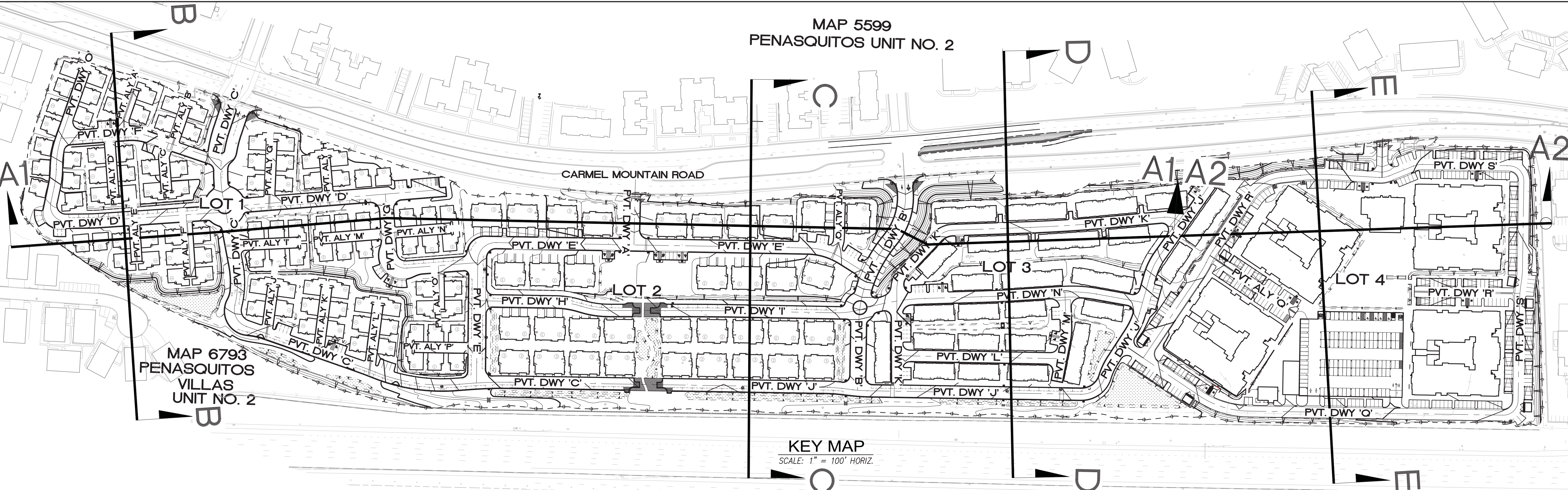
LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 6TH AVE #500
SAN DIEGO, CA 92101
619-236-1462

ARCHITECT:
HUMPHREYS PARTNERS ARCHITECTS
2350 SE BRISTOL STREET #310
NEWPORT BEACH, CA 92660
949-955-9400

ARCHITECT:
KTOY GROUP, INC.
17922 FITCH
IRVINE, CA 92614
949-851-2133

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: 10-24-2017
Revision 2: 9-28-2016
Revision 1: 5-24-2016
Original Date: 2-3-2016

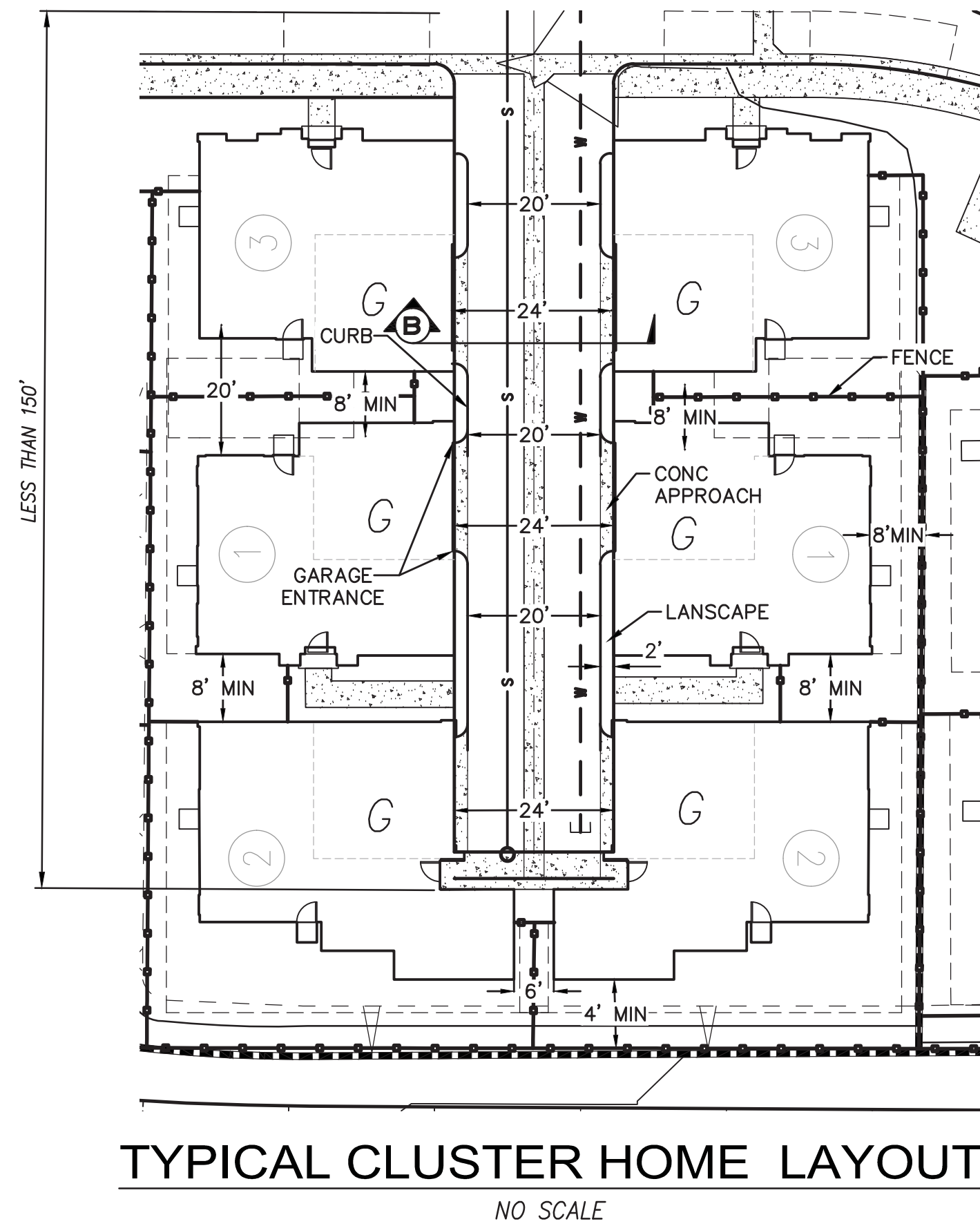
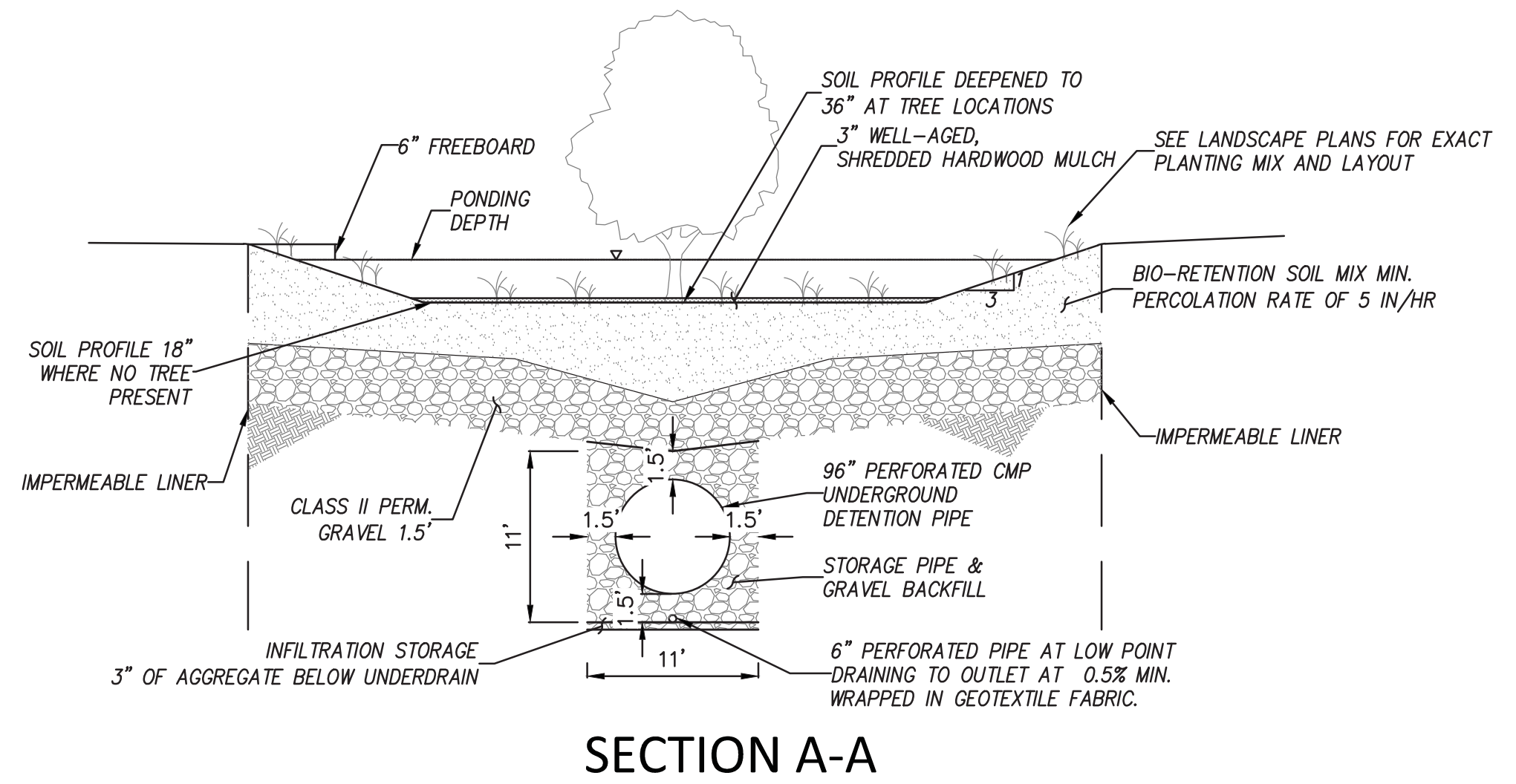
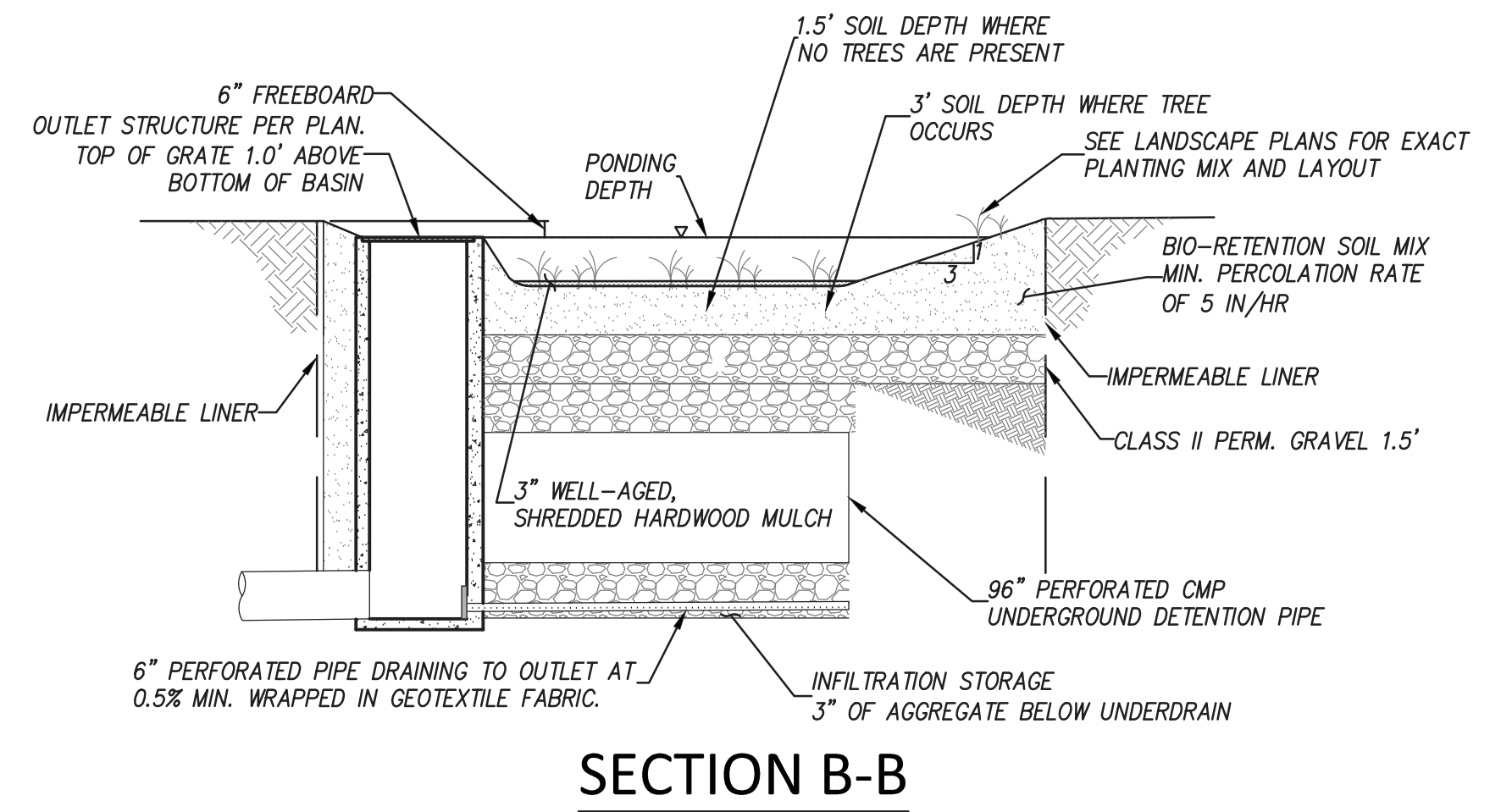
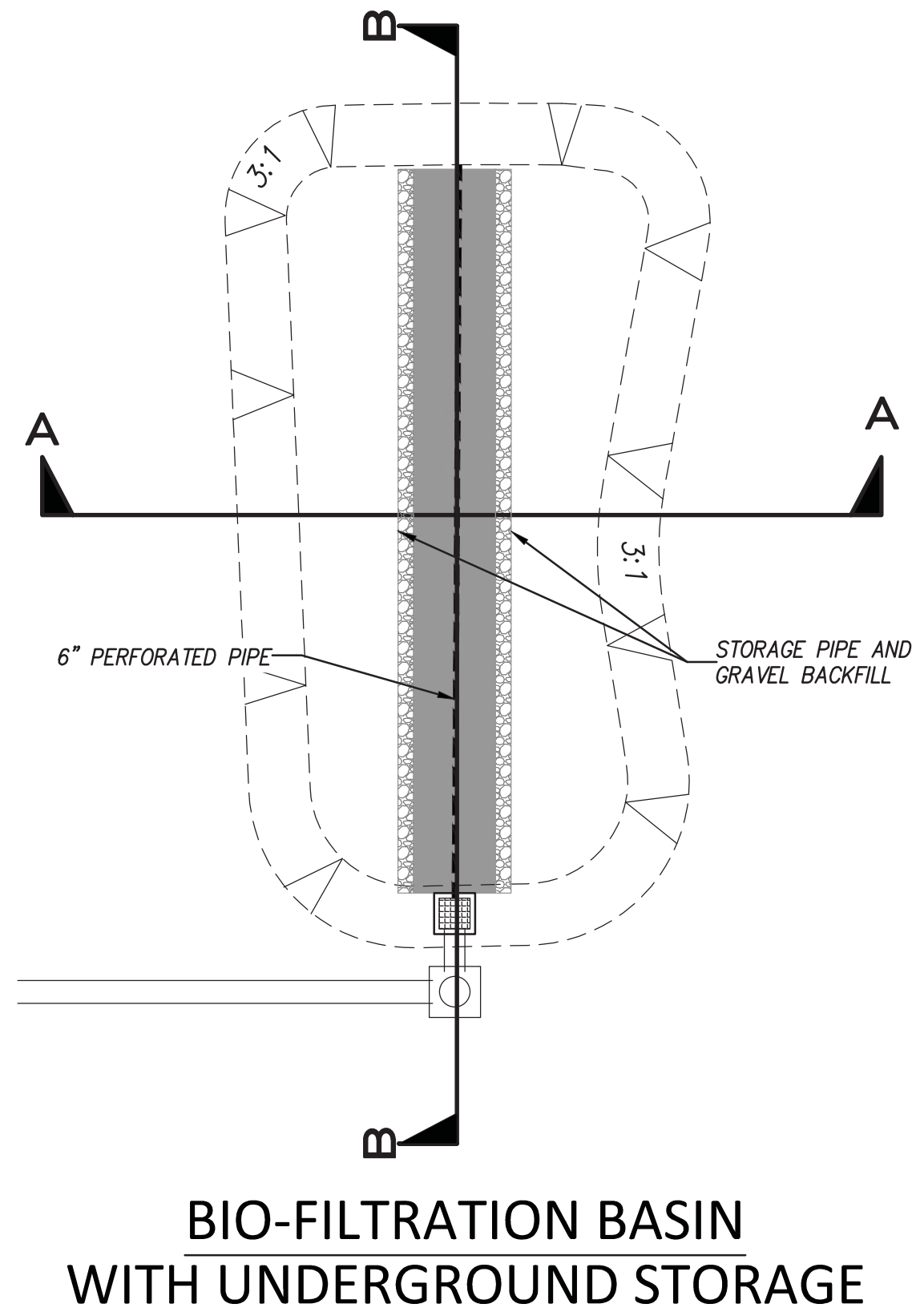
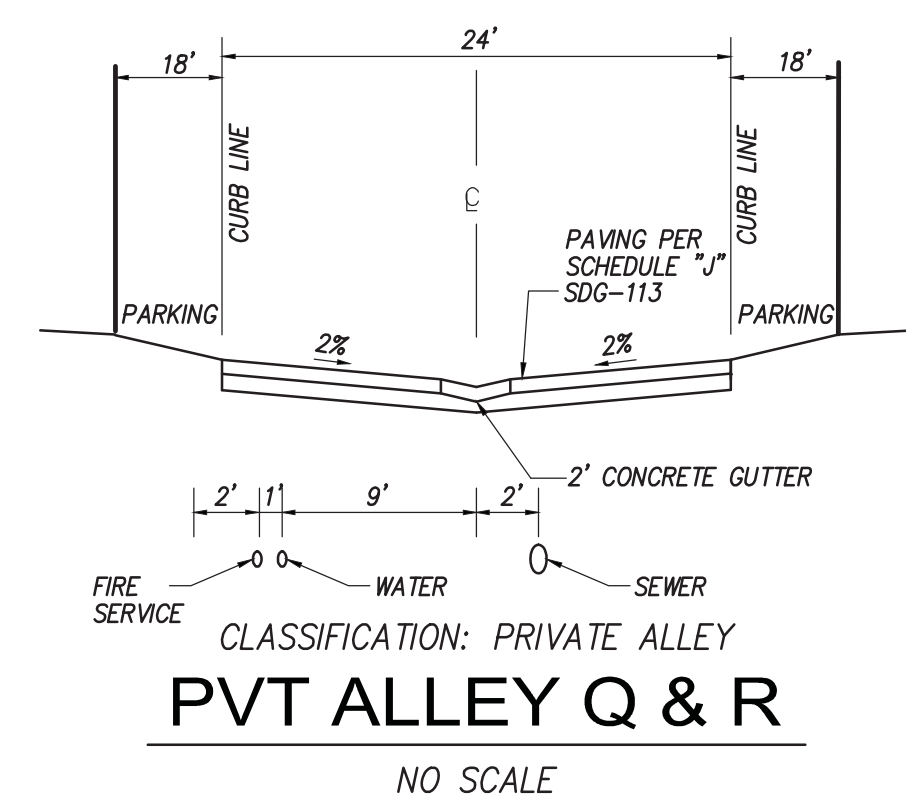
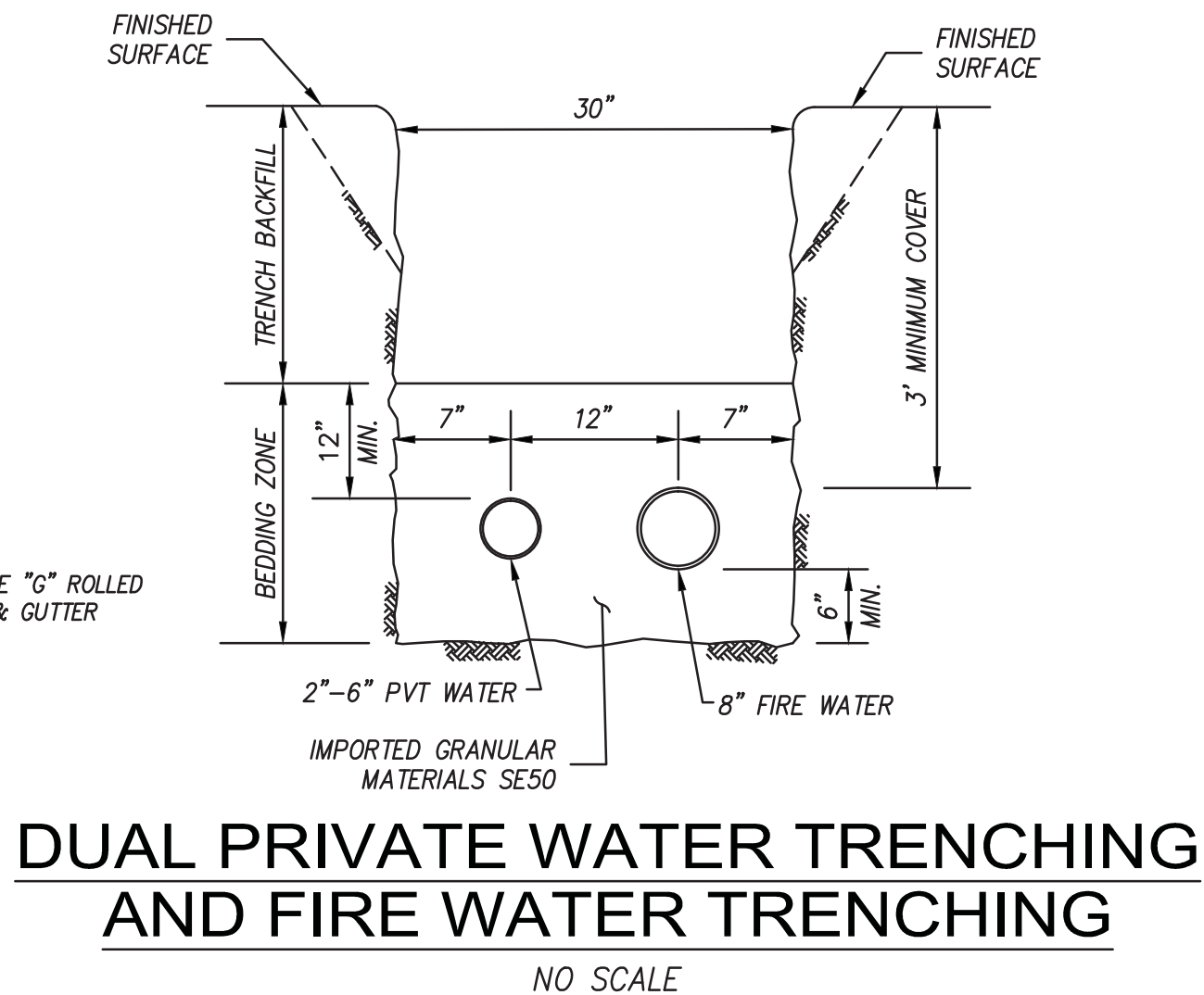
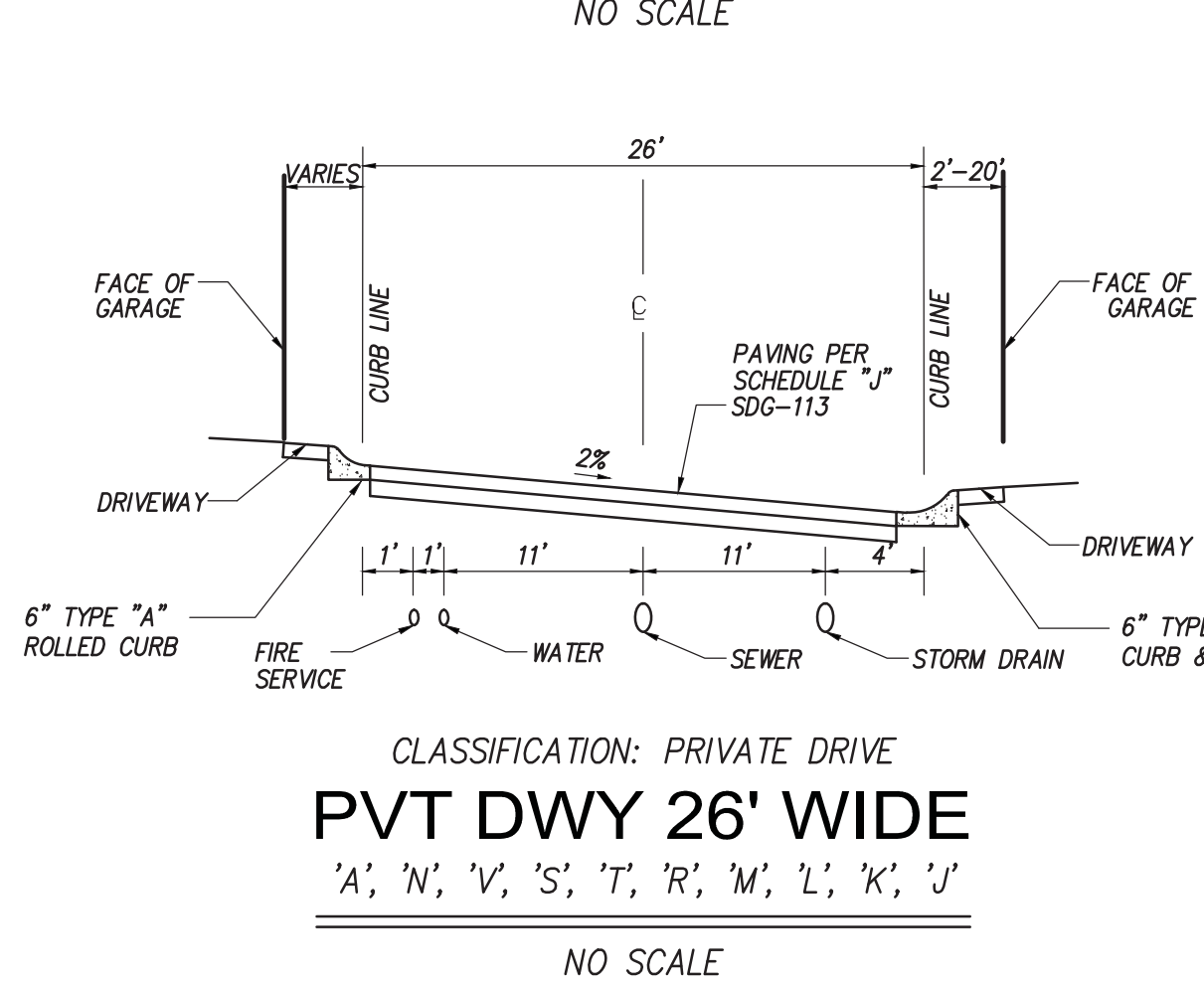
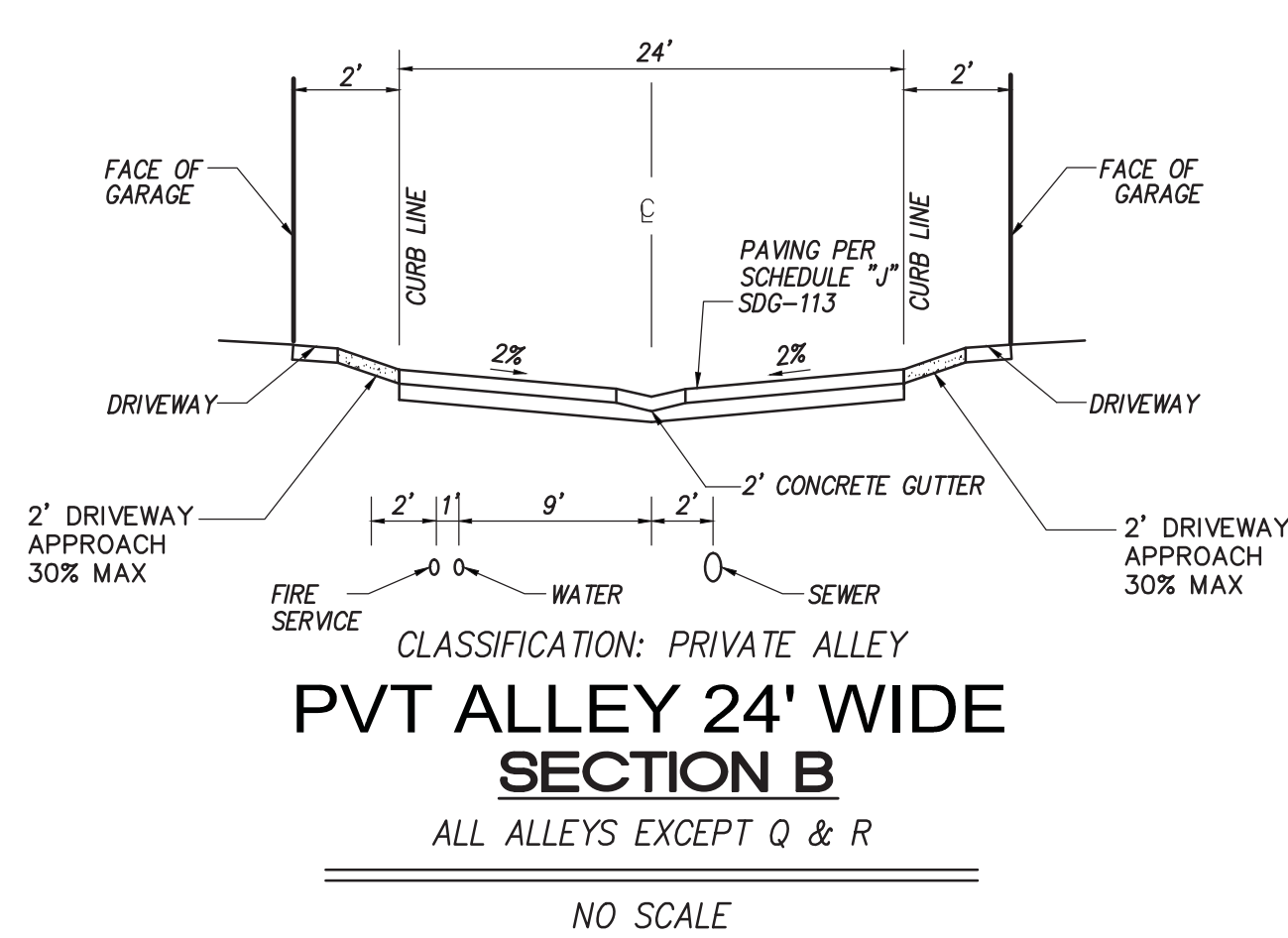
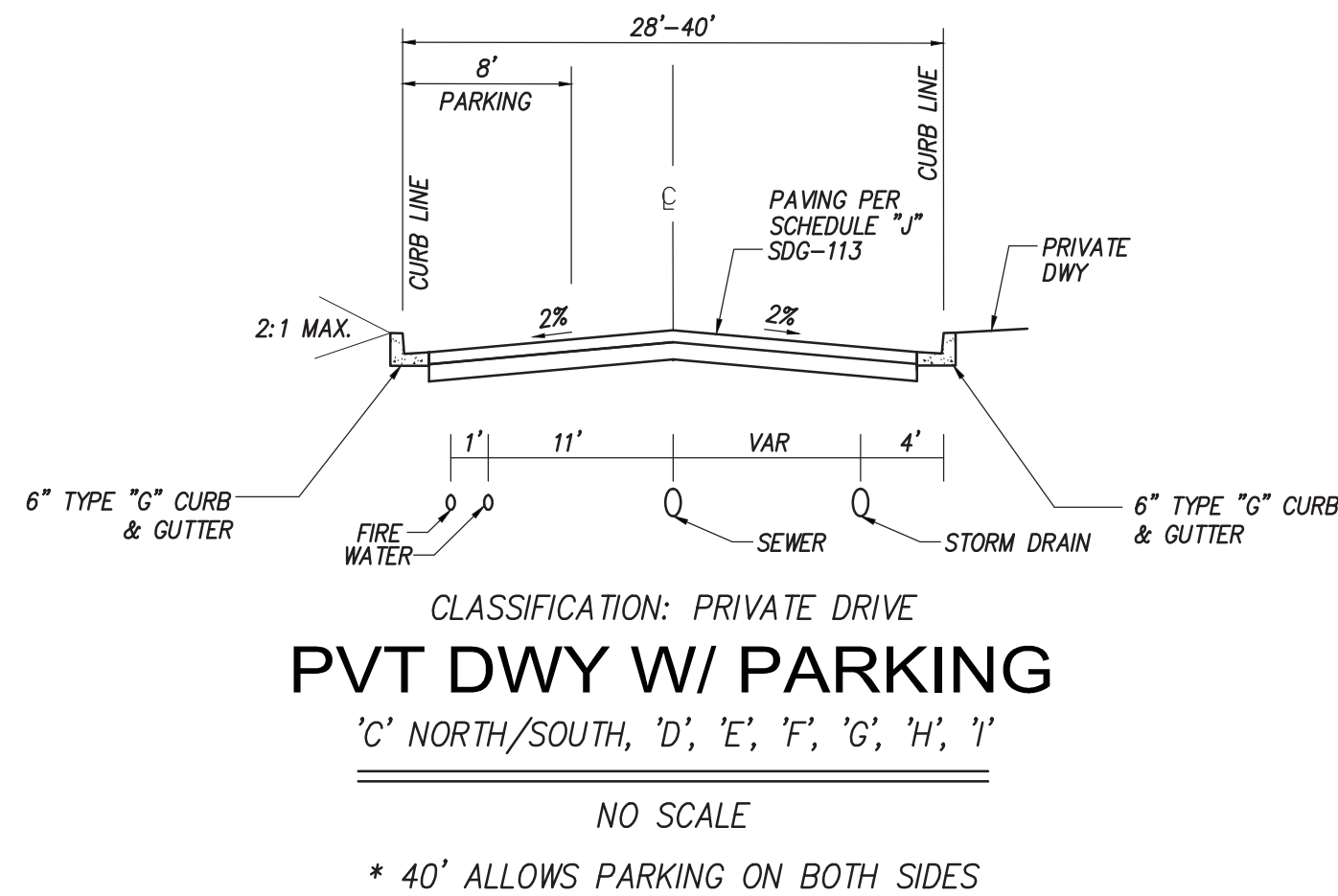
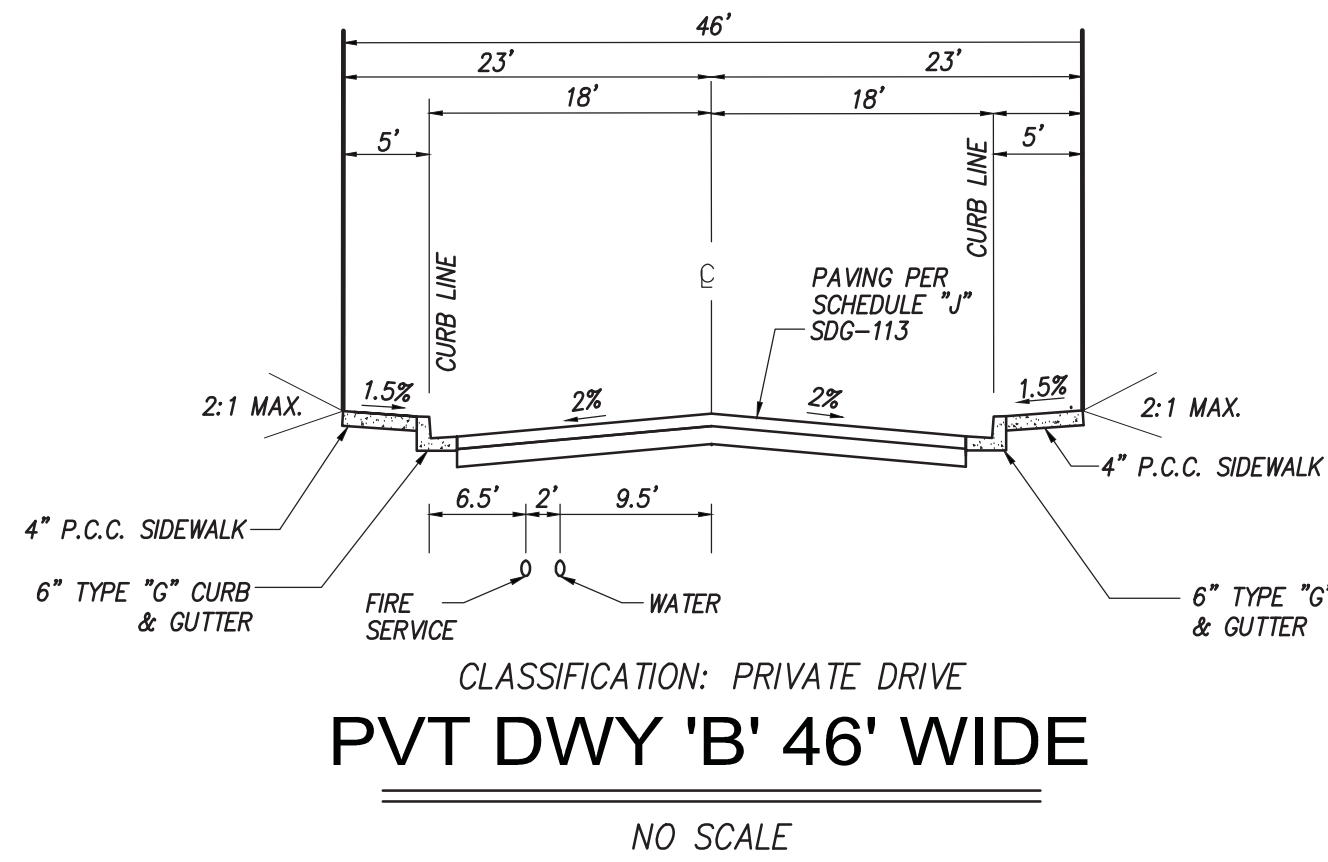
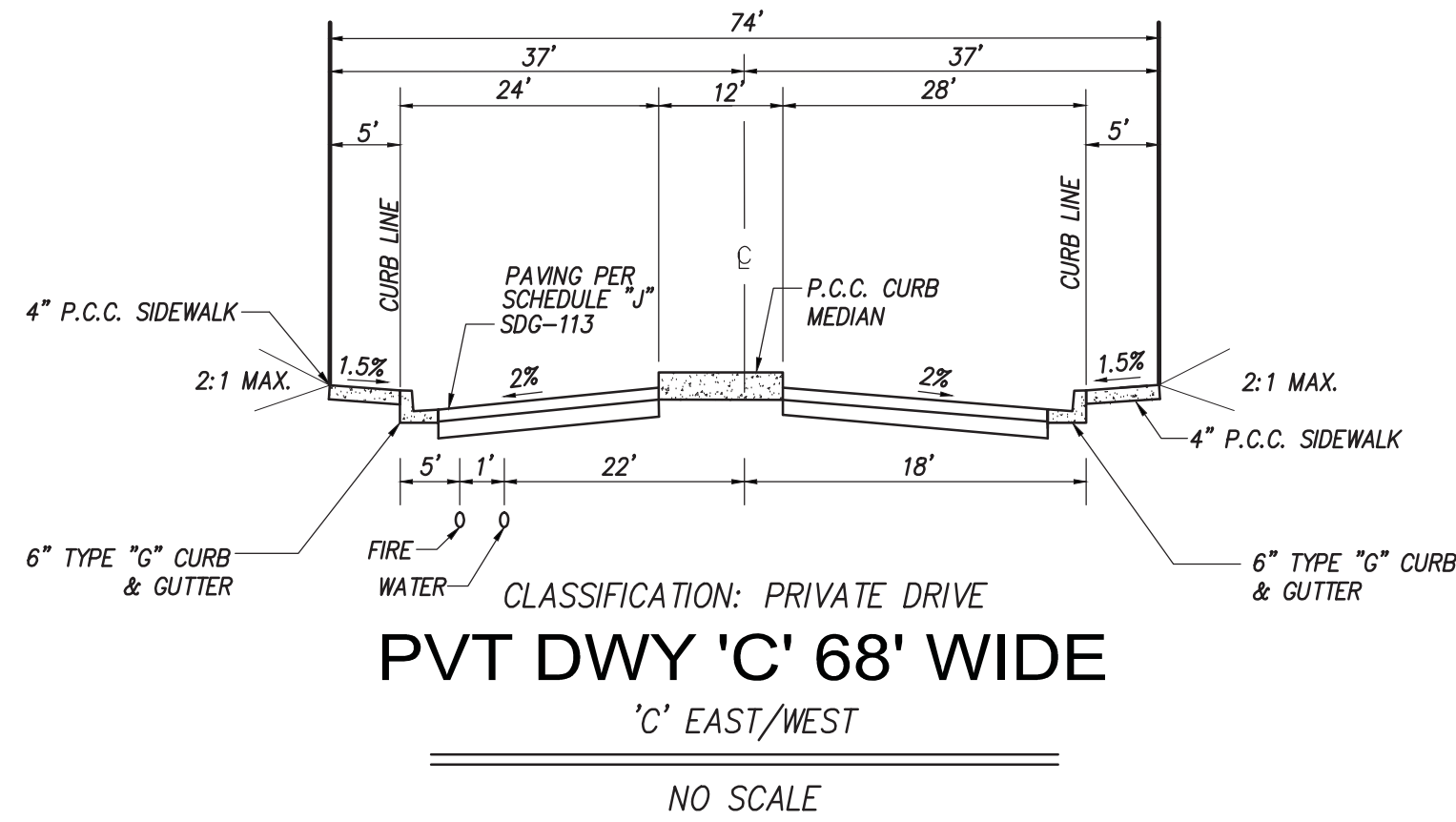
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PTS # 470158
I.O. # 24006477
1932-6299
CCS83 COORDINATES
292-1739
LAMBERT COORDINATES



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Project Address:
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CALIFORNIA 92129
Project Name:
PACIFIC VILLAGE
VESTING TENTATIVE MAP
PLANNED DEVELOPMENT PERMIT
SITE DEVELOPMENT PERMIT
NEIGHBORHOOD USE PERMIT
Sheet Title:

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	10-24-2017
Revision 2:	9-28-2016
Revision 1:	5-24-2016
Original Date:	2-3-2016
Sheet	2 of 98
PTS #	470158
I.O. #	24006477
1932-6299 CCS83 COORDINATES	292-1739 LAMBERT COORDINATES



**PARKING SPACE
TYPICAL DIMENSIONS**



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10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,
CALIFORNIA 92129
Project Name:
PACIFIC VILLAGE
VESTING TENTATIVE MAP
PLANNED DEVELOPMENT PERMIT
SITE DEVELOPMENT PERMIT
NEIGHBORHOOD USE PERMIT

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
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Revision 8:	
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Revision 4:	
Revision 3:	10-24-2017
Revision 2:	9-28-2016
Revision 1:	5-24-2016
Original Date:	2-3-2016
Sheet	3 of 98
PTS #	470158
I.O. #	24006477
1932-6299 CCS83 COORDINATES	292-1739 LAMBERT COORDINATES

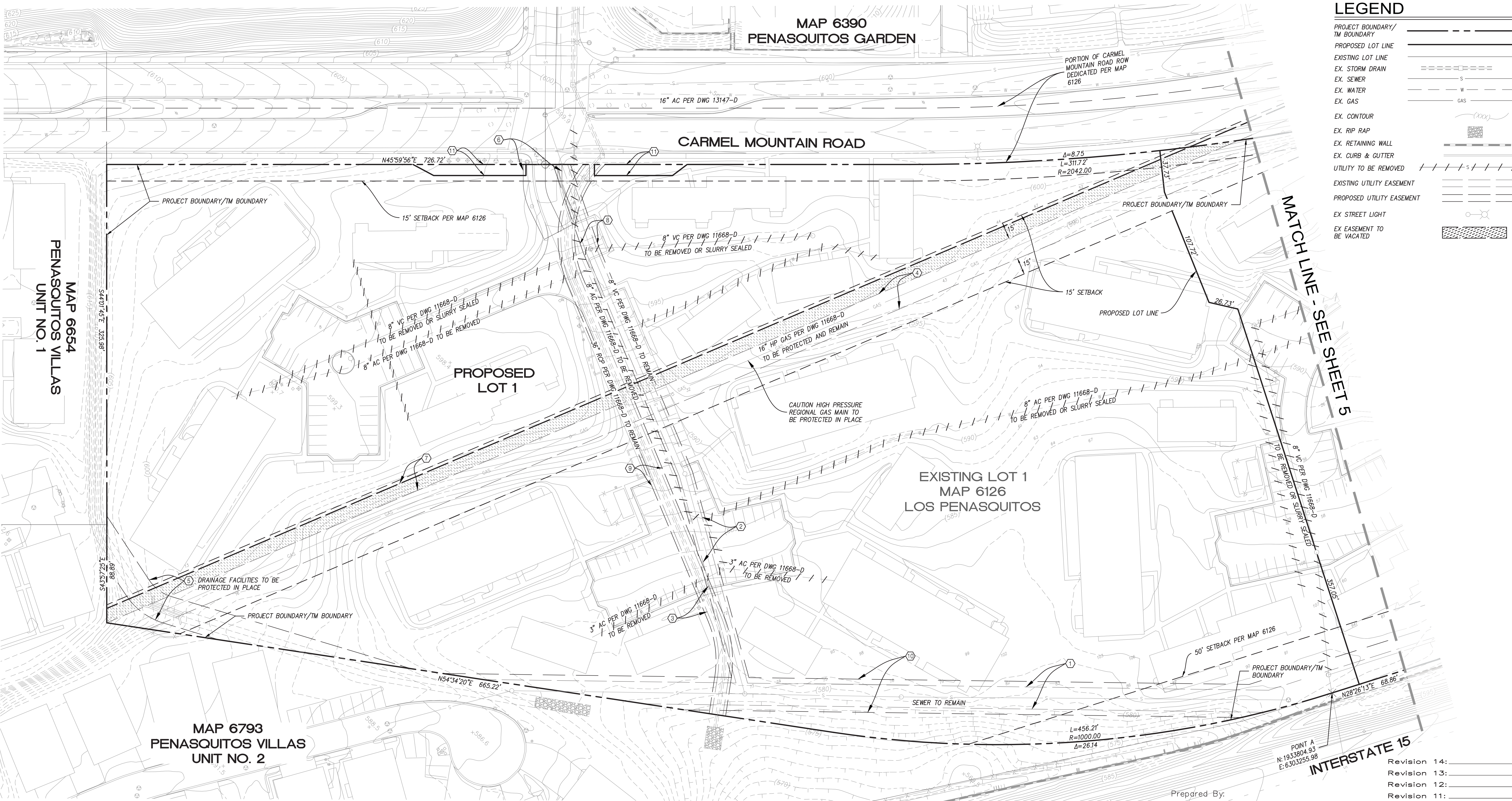


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**STREET CROSS SECTIONS
AND DETAILS**

LEGEND

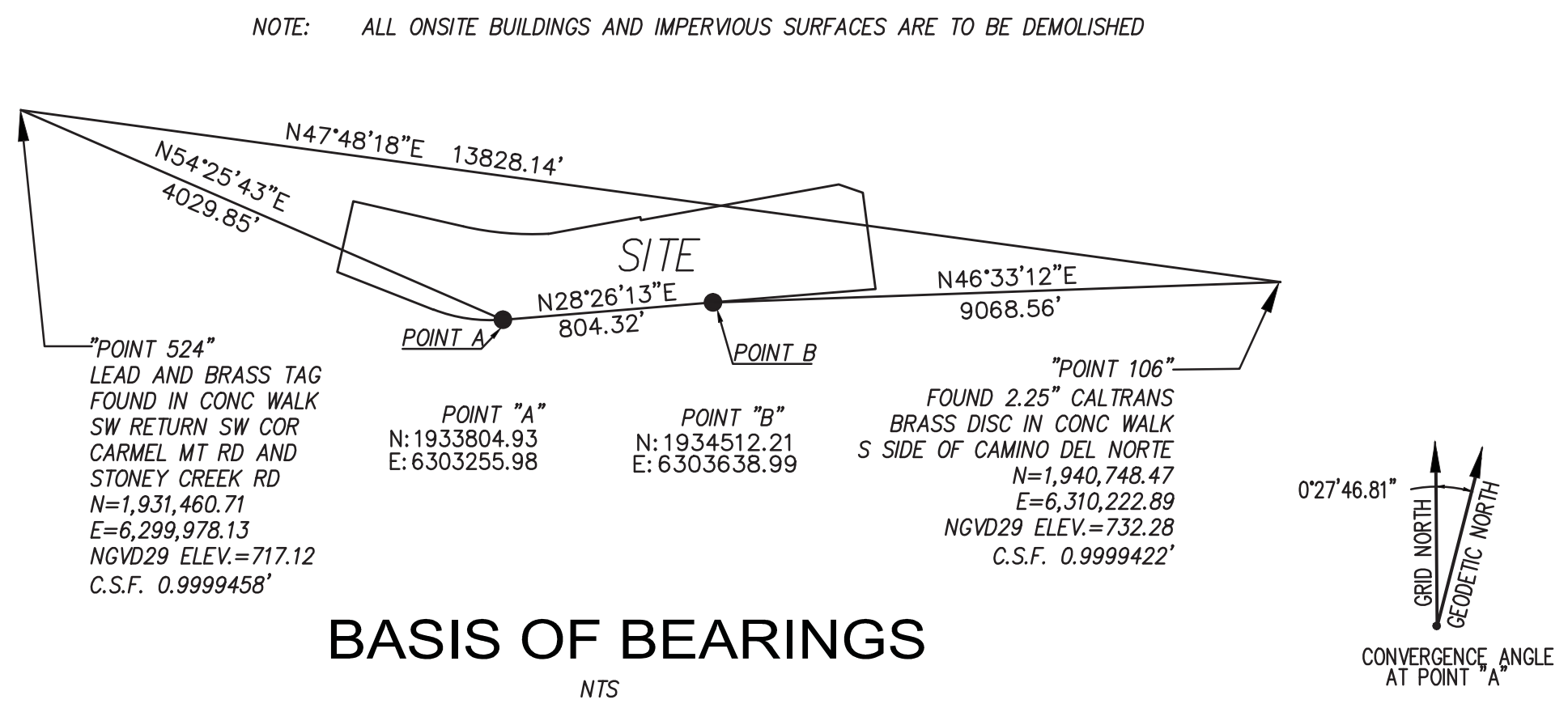
PROJECT BOUNDARY/TM BOUNDARY	---
PROPOSED LOT LINE	---
EXISTING LOT LINE	---
EX. STORM DRAIN	---
EX. SEWER	---
EX. WATER	---
EX. GAS	---
EX. CONTOUR	---
EX. RIP RAP	---
EX. RETAINING WALL	---
EX. CURB & GUTTER	---
UTILITY TO BE REMOVED	---
EXISTING UTILITY EASEMENT	---
PROPOSED UTILITY EASEMENT	---
EX STREET LIGHT	---
EX EASEMENT TO BE VACATED	---



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM CCS83, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY STATIC G.P.S. MEASUREMENTS TAKEN ON 05/20/15 AT POINTS "A" & "B" AS SHOWN HEREON. THE POINTS WERE ADJUSTED TO G.P.S. STATION CONTROL POINT 524 AND G.P.S. STATION CONTROL POINT 106 PER ROS 14492. N 47°48'18" E BEARING A-B: QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

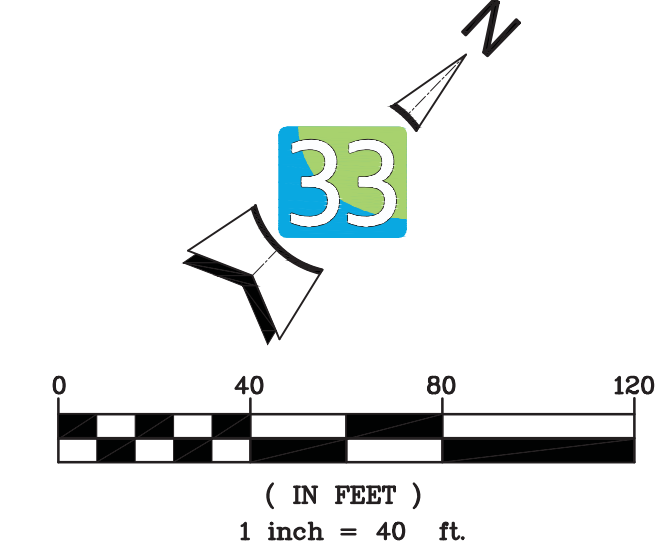
THE COMBINED SCALE FACTOR AT POINT "A" IS 0.9999458
GRID DISTANCE=GROUND DISTANCE X COMBINED SCALE FACTOR.
ELEVATION AT POINT "A" IS 583.43 (NGVD 29)



BASIS OF BEARINGS

EASEMENT LEGEND

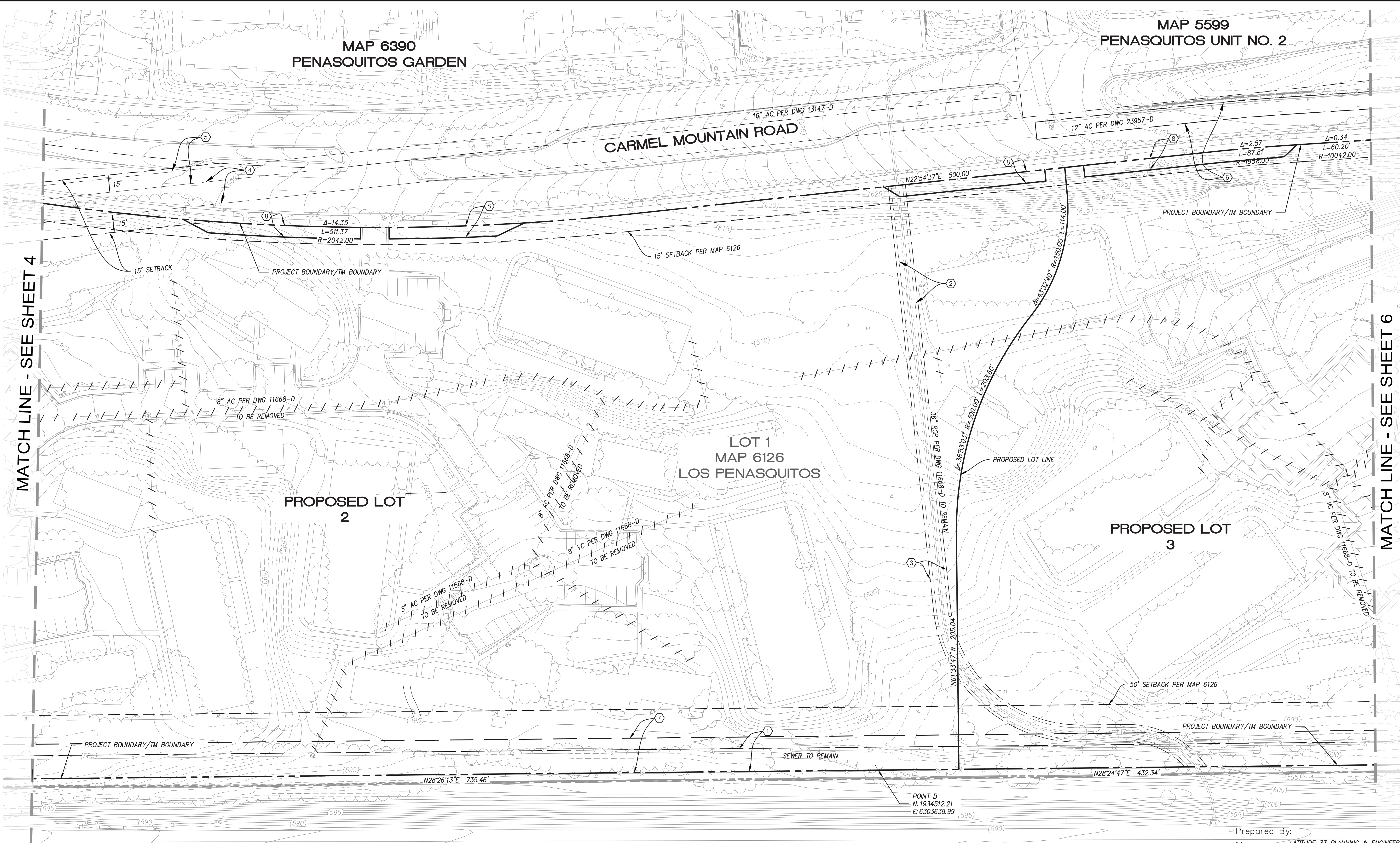
- INDICATES 20' SEWER EASEMENT PER CITY DWG 11942-2D, FILE NO 116206, SERIES 6, BOOK 1965, O.R.
- INDICATES EXISTING 10' SEWER EASEMENT PER MAP 6126
- INDICATES EXISTING 10' DRAINAGE EASEMENT PER MAP 6126
- INDICATES 20' SDG&E CO EASEMENT PER BOOK 3221, PAGE 10 O.R.
- INDICATES 25' DRAINAGE EASEMENT PER MAP 6126
- INDICATES 35' ELECTRICAL EASEMENT FOR ELECTRICAL FACILITIES AND INCIDENTAL PURPOSES PER DOC NO 100484 REC MARCH 4, 1988
- INDICATES 12' ROAD EASEMENT FOR SEWER, ROAD AND INCIDENTAL PURPOSES, PER DOC NO 116206 REC JUNE 29, 1965. A PORTION OF WHICH IS TO BE VACATED PURSUANT TO SUBDIVISION MAP ACT SECTION 66434 (g)
- INDICATES PROPOSED 15' SEWER EASEMENT
- INDICATES PROPOSED 15' DRAINAGE EASEMENT
- INDICATES PROPOSED 30' SEWER EASEMENT
- INDICATES 10' PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF SAN DIEGO



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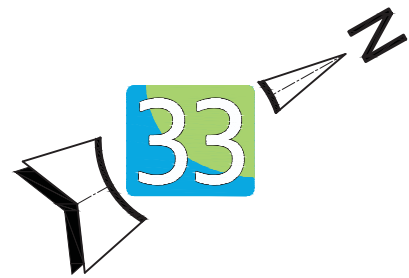
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NEIGHBORHOOD USE PERMIT
Sheet Title:
TOPOGRAPHIC MAP/ DEMO PLAN/
LOTS & EASEMENTS

Revision 14:	
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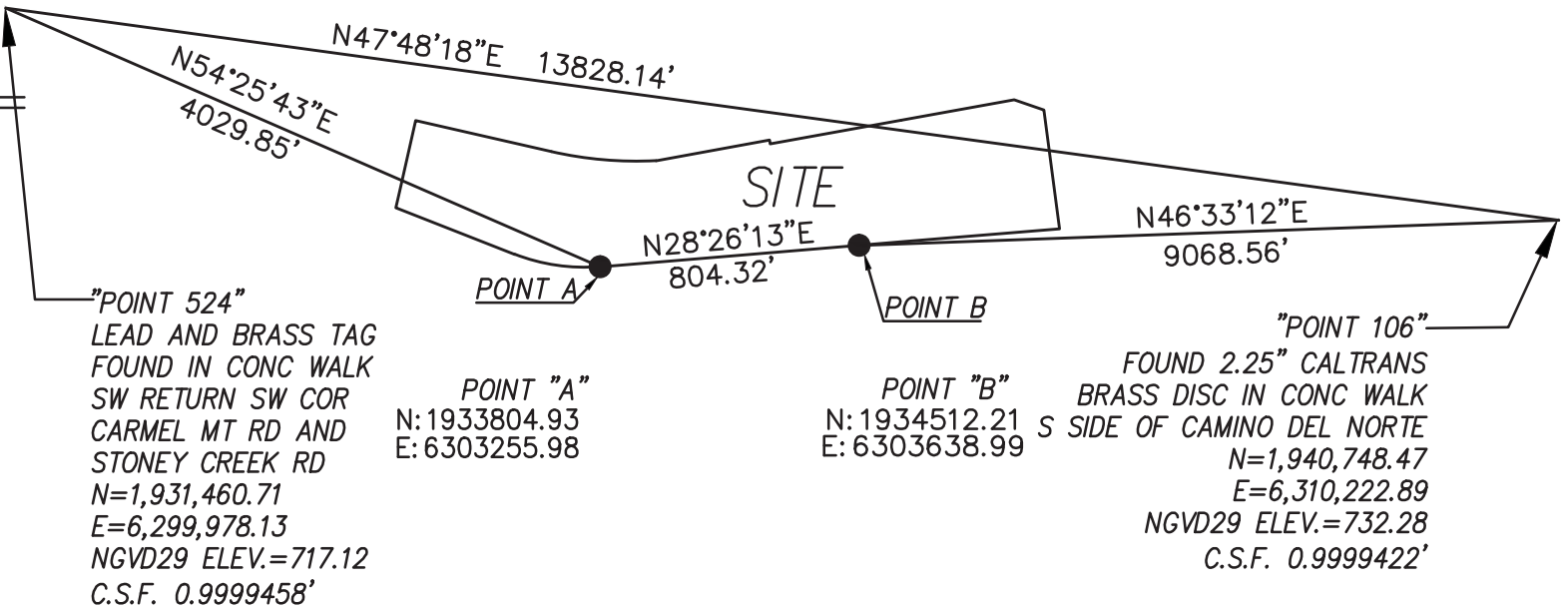
LEGEND

PROJECT BOUNDARY/TM BOUNDARY	---
PROPOSED LOT LINE	---
EXISTING LOT LINE	---
EX. STORM DRAIN	S
EX. SEWER	W
EX. WATER	---
EX. GAS	GAS
EX. CONTOUR	---
EX. RIP RAP	---
EX. RETAINING WALL	---
EX. CURB & GUTTER	---
UTILITY TO BE REMOVED	---
EXISTING UTILITY EASEMENT	---
PROPOSED UTILITY EASEMENT	---
EX STREET LIGHT	---



BASIS OF BEARINGS:

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QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.
THE COMBINED SCALE FACTOR AT POINT "A" IS 0.9999458
GRID DISTANCE=GROUND DISTANCE X COMBINED SCALE FACTOR.
ELEVATION AT POINT "A" IS 583.43 (NGVD 29)



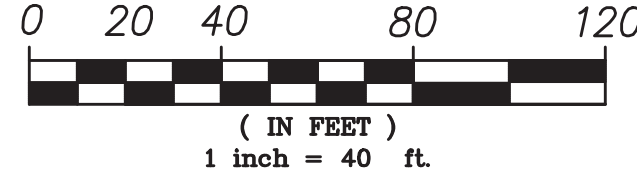
BASIS OF BEARINGS

NTS

NOTE: ALL ONSITE BUILDINGS AND IMPERVIOUS SURFACES ARE TO BE DEMOLISHED

EASEMENT LEGEND

- ① INDICATES 20' SEWER EASEMENT PER CITY DWG 11942-20, FILE NO. 116206, SERIES 6, BOOK 1965, O.R.
- ② INDICATES 10' WIDE DRAINAGE EASEMENT PER MAP 6126
- ③ INDICATES PROPOSED 15' WIDE DRAINAGE EASEMENT
- ④ INDICATES 20' SD&E CO EASEMENT PER BOOK 3221, PAGE 10 O.R.
- ⑤ INDICATES 12' ROAD EASEMENT FOR SEWER, ROAD AND INCIDENTAL PURPOSES, PER DOC NO 116206 REC JUNE 29, 1965
- ⑥ INDICATES WATER EASEMENT PER DOC NO. 116207 RECORDED JUNE 29, 1965
- ⑦ INDICATES PROPOSED 30' SEWER EASEMENT
- ⑧ INDICATES 10' PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF SAN DIEGO



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PACIFIC VILLAGE
VESTING TENTATIVE MAP
PLANNED DEVELOPMENT PERMIT
SITE DEVELOPMENT PERMIT
NEIGHBORHOOD USE PERMIT

Sheet Title:
TOPOGRAPHIC MAP/ DEMO PLAN/
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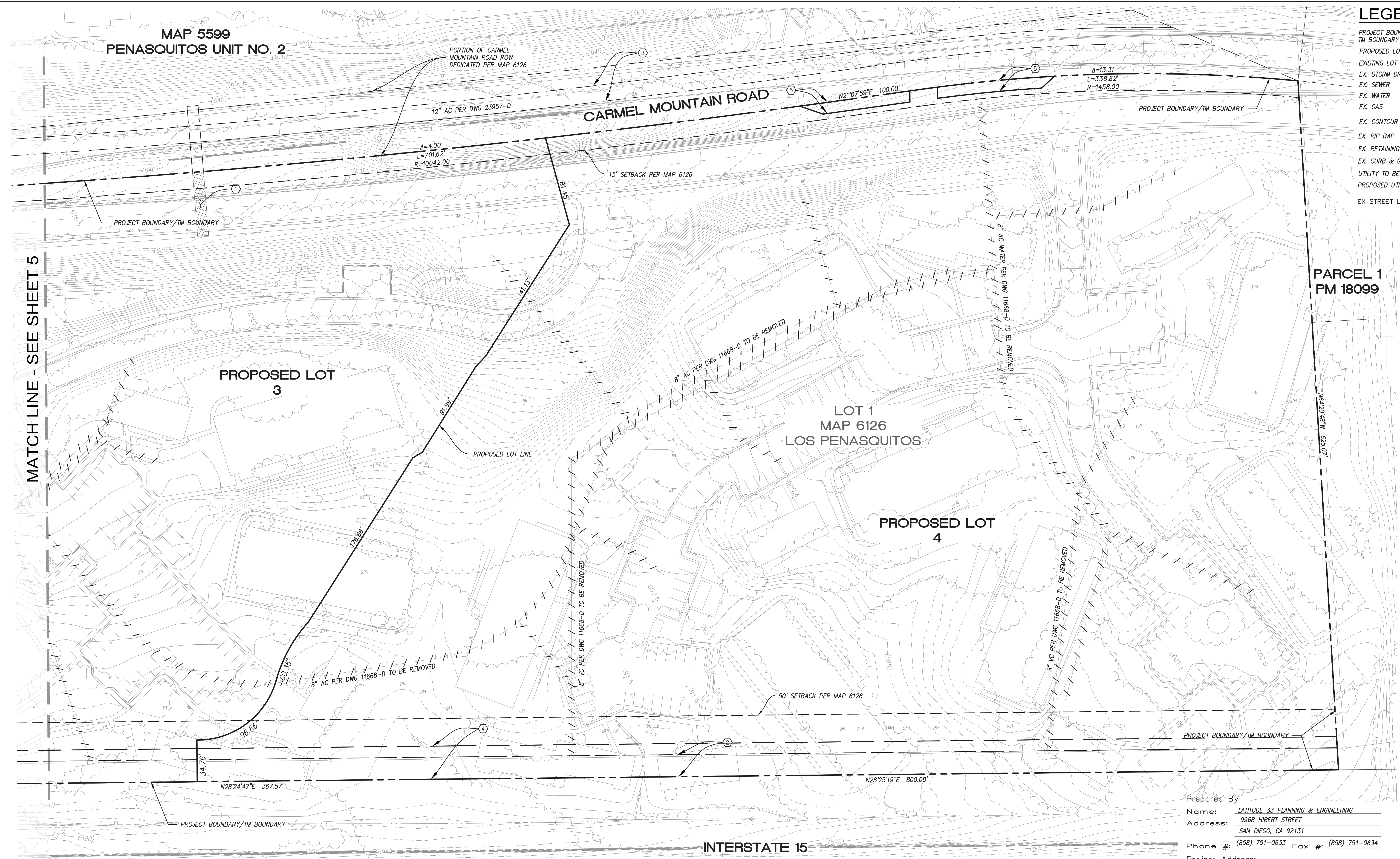
Original Date: 2-3-2016

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PTS # 470158

I.O. # 24006477

1932-6299 292-1739
CCS83 COORDINATES LAMBERT COORDINATES



LEGEND	
PROJECT BOUNDARY/TM BOUNDARY	---
PROPOSED LOT LINE	---
EXISTING LOT LINE	---
EX. STORM DRAIN	---
EX. SEWER	---
EX. WATER	---
EX. GAS	---
EX. CONTOUR	---
EX. RIP RAP	---
EX. RETAINING WALL	---
EX. CURB & GUTTER	---
UTILITY TO BE REMOVED	---
PROPOSED UTILITY EASEMENT	---
EX STREET LIGHT	---

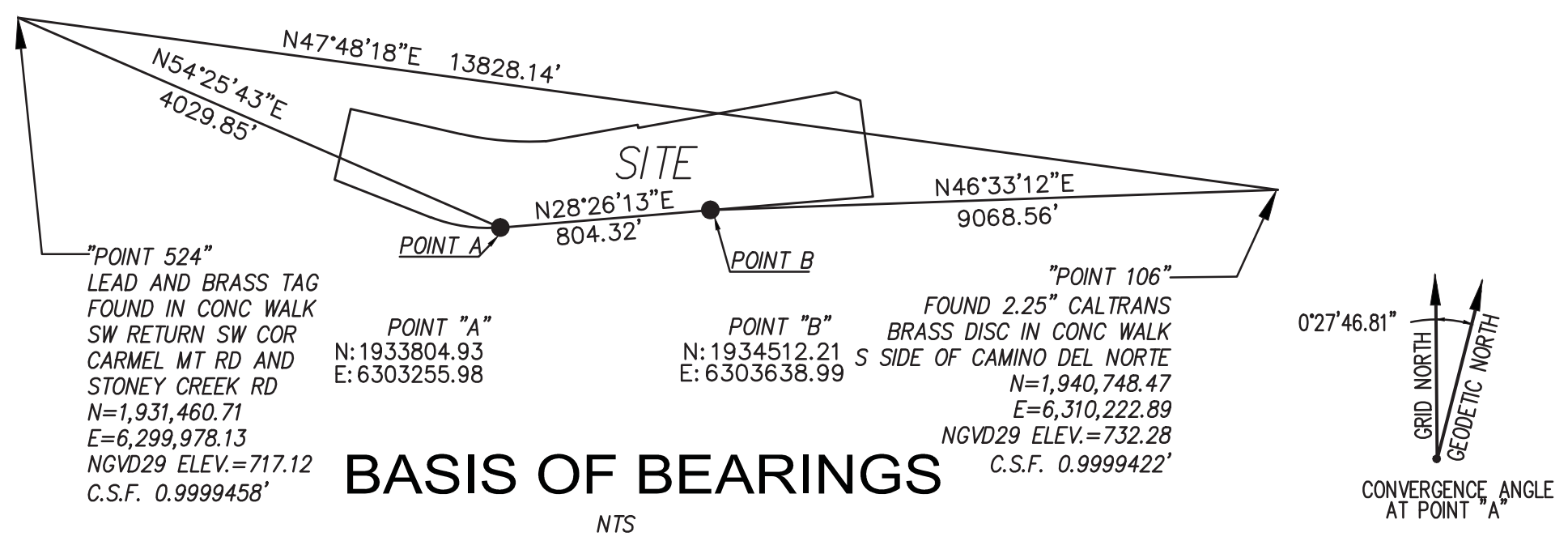
MATCH LINE - SEE SHEET 5

PARCEL 1
PM 18099



BASIS OF BEARINGS:

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GRID DISTANCE=GROUND DISTANCE X COMBINED SCALE FACTOR.
ELEVATION AT POINT "A" IS 583.43 (NGVD 29)



BASIS OF BEARINGS

**INTERSTATE 15
EASEMENT LEGEND**

- NOTE: ALL ONSITE BUILDINGS AND IMPERVIOUS SURFACES ARE TO BE DEMOLISHED
- ① INDICATES 10' WIDE DRAINAGE EASEMENT PER DOC NO. 116207 RECORDED JUNE 29, 1965. A PORTION OF WHICH IS TO BE VACATED PURSUANT TO SUBDIVISION MAP ACT SECTION 66434 (g)
 - ② INDICATES 20' SEWER EASEMENT PER CITY DWG 11942-2D, FILE NO. 116206, SERIES 6, BOOK 1965, O.R.
 - ③ INDICATES WATER EASEMENT PER DOC NO. 116207 RECORDED JUNE 29, 1965
 - ④ INDICATES PROPOSED 30' SEWER EASEMENT
 - ⑤ INDICATES 10' PEDESTRIAN ACCESS EASEMENT GRANTED TO CITY OF SAN DIEGO
- (IN FEET)
1 inch = 40 ft.



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VESTING TENTATIVE MAP
PLANNED DEVELOPMENT PERMIT
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**TOPOGRAPHIC MAP/ DEMO PLAN/
LOTS & EASEMENTS**

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I.O. # <u>24006477</u>	
1932-6299 CCS83 COORDINATES	292-1739 LAMBERT COORDINATES

LEGEND

PROJECT BOUNDARY	
SLOPES 2:1 MAX. (TYP.)	
DAYLIGHT LINE	
EXISTING LOT LINE	
PROPOSED LOT LINE	
PROPOSED RETAINING WALL	
FINISHED FLOOR ELEVATION	FF 660.0
EX. STORM DRAIN	
EX. SEWER	
EX. WATER	
EX. CONTOUR	
EX. RIP RAP	
EX. RETAINING WALL	
EX. CURB & GUTTER	
PROPOSED HDPE STORM DRAIN	
PROPOSED STREET SLOPE	1.0%
PROPOSED CURB & GUTTER	
PROPOSED CURB INLET	
PROPOSED HEADWALL	
PROPOSED A-4 CLEANOUT	
PROPOSED 24" X 24" GRATE INLET	
BIO-FILTRATION BASIN (SEE DETAIL SHEET 3)	
PROPOSED FINISHED SURFACE ELEVATION	660.0 FS
FENCE PER LANDSCAPE ARCHITECTURE PLANS	
PROPOSED SIDEWALK UNDERDRAIN & RIP RAP OUTLET	
RETAINING WALL HEIGHT	H=1'
PARKING SPOTS	
VISIBILITY TRIANGLES	
SOUNDWALL SEE SHEET 2 FOR DETAIL	
MODIFIED ADA RAMP	
PROPOSED BROW DITCH	
MOTORCYCLE 5' X 3' SPOTS (NUMBER INDICATES SPOTS PER CLUSTER)	
PROPOSED TRASH ENCLOSURE	
LOADING AREA 35' X 12'	

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Revision 1:	5-24-2016

Original Date: 2-3-2016

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PTS # 470158

I.O. # 24006477

1932-6299 292-1739
CCS83 COORDINATES LAMBERT COORDINATES

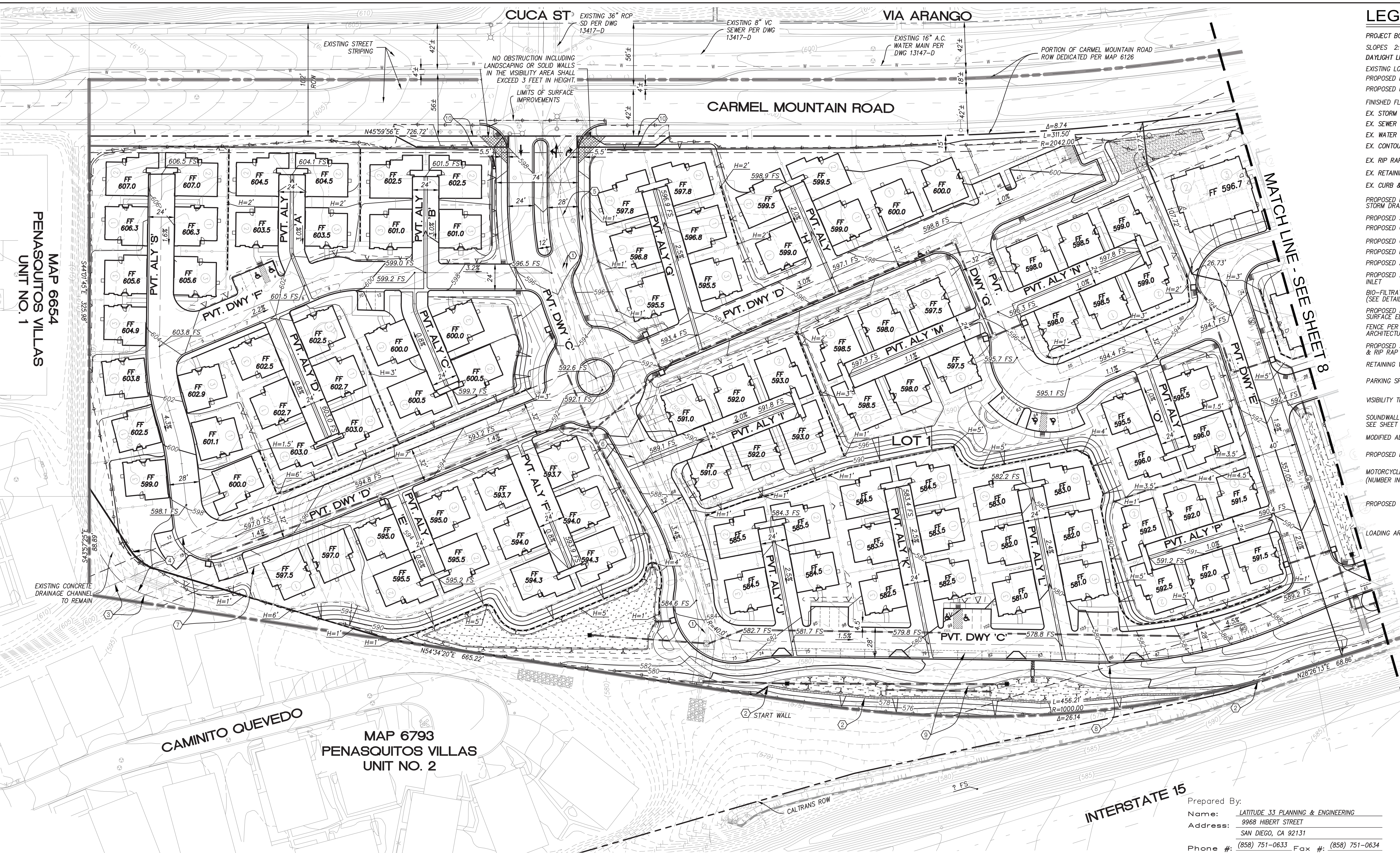
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VESTING TENTATIVE MAP
PLANNED DEVELOPMENT PERMIT
SITE DEVELOPMENT PERMIT
NEIGHBORHOOD USE PERMIT

Sheet Title:

GRADING AND DRAINAGE PLAN

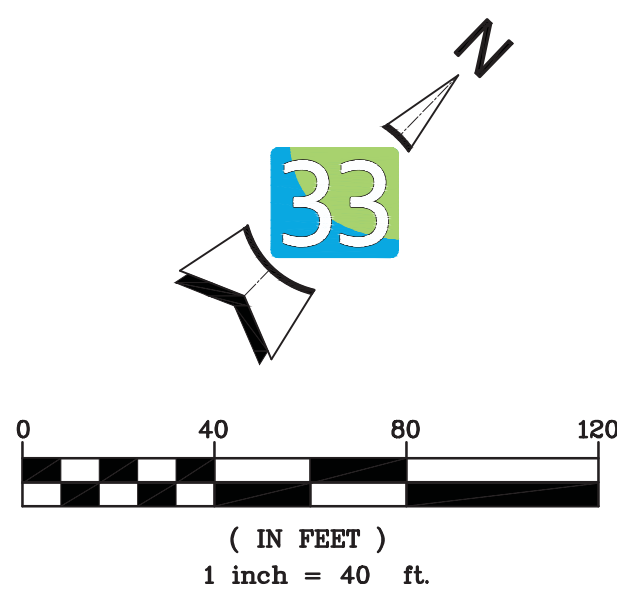


NOTES

- EXISTING STORM DRAIN TO REMAIN.
- PROPOSED 12" SOUNDWALL. SEE DETAIL SHEET 3
- INDICATES 20' SD&E CO EASEMENT PER BOOK 3221, PAGE 10 O.R.
- INDICATES 25' DRAINAGE EASEMENT PER MAP 6126
- INDICATES PROPOSED 15' SEWER EASEMENT
- INDICATES PROPOSED 15' DRAINAGE EASEMENT
- EXISTING 15' SETBACK FROM SD&E EASEMENT
- 50' SETBACK PER MAP 6126
- INDICATES PROPOSED 30' SEWER EASEMENT
- INDICATES 10' PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF SAN DIEGO

DRAINAGE NOTES

- ALL STORM DRAIN PIPES SHOWN ON PLAN ARE PRIVATE HDPE TO BE SIZED DURING CONSTRUCTION DRAININGS.
- AT THE STORM WATER DISCHARGE LOCATIONS WITHIN THE PROJECT SITE, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.



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MAP 6390
PENASQUITOS GARDEN

LEGEND

PROJECT BOUNDARY	
SLOPES 2:1 MAX. (TYP.)	
DAYLIGHT LINE	
EXISTING LOT LINE	
PROPOSED LOT LINE	
PROPOSED RETAINING WALL	
FINISHED FLOOR ELEVATION	FF 660.0
EX. STORM DRAIN	
EX. SEWER	
EX. WATER	
EX. CONTOUR	
EX. RIP RAP	
EX. RETAINING WALL	
EX. CURB & GUTTER	
PROPOSED HDPE STORM DRAIN	
PROPOSED STREET SLOPE	1.0%
PROPOSED CURB & GUTTER	
PROPOSED CURB INLET	
PROPOSED HEADWALL	
PROPOSED A-4 CLEANOUT	
PROPOSED 24" X 24" GRATE INLET	
BIO-FILTRATION BASIN (SEE DETAIL SHEET 3)	
PROPOSED FINISHED SURFACE ELEVATION	660.0 FS
FENCE PER LANDSCAPE ARCHITECTURE PLANS	
PROPOSED SIDEWALK UNDERDRAIN & RIP RAP OUTLET	
RETAINING WALL HEIGHT	H=1'
PARKING SPOTS	
VISIBILITY TRIANGLES	
SOUNDWALL SEE SHEET 2 FOR DETAIL	
MODIFIED ADA RAMP	
PROPOSED BROW DITCH	
MOTORCYCLE 5' X 3' SPOTS (NUMBER INDICATES SPOTS PER CLUSTER)	
PROPOSED TRASH ENCLOSURE	
LOADING AREA 35' X 12'	

MATCH LINE - SEE SHEET 7

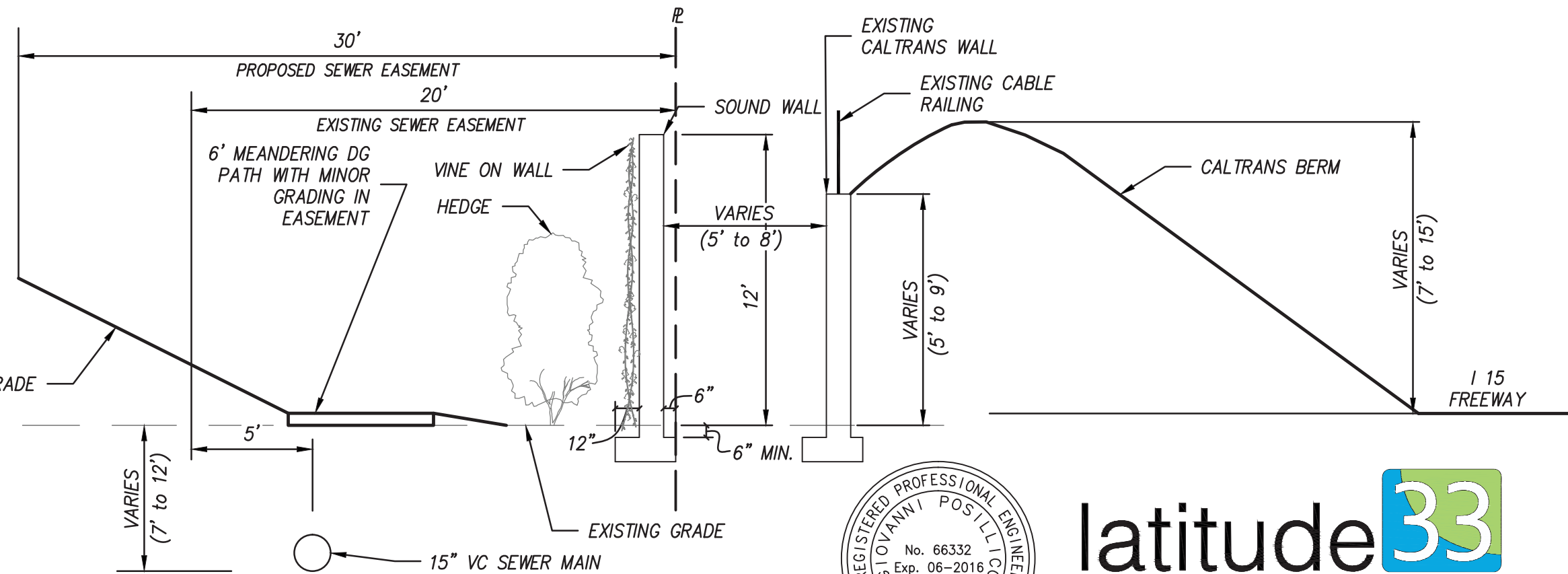
MATCH LINE - SEE SHEET 9

NOTES

- VEHICLE TURN AROUND STRIP TO PROHIBIT PARKING
- GRASS CRETE FIRE ACCESS
- REMOVABLE BOLLARDS
- MOUNTABLE CURB ALONG FIRE ACCESS FRONTAGE
- EXISTING STORM DRAIN TO REMAIN
- INDICATES 20' SEWER EASEMENT PER CITY DWG 11942-2D, FILE NO. 116206, SERIES 6, BOOK 1965, O.R.
- INDICATES PROPOSED 15' WIDE DRAINAGE EASEMENT
- INDICATES 20' SDG&E CO EASEMENT PER BOOK 3221, PAGE 10 O.R.
- INDICATES WATER EASEMENT PER DOC NO. 116207 RECORDED JUNE 29, 1965
- EXISTING 15' SETBACK FROM SDG&E EASEMENT
- 50' SETBACK PER MAP 6126
- INDICATES PROPOSED 30' SEWER EASEMENT
- PROPOSED 12" SOUNDWALL. SEE DETAIL SHEET 3
- INDICATES 10' PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF SAN DIEGO

DRAINAGE NOTES

- ALL STORM DRAIN PIPES SHOWN ON PLAN ARE PRIVATE HDPE TO BE SIZED DURING CONSTRUCTION DRAWINGS.
- AT THE STORM WATER DISCHARGE LOCATIONS WITHIN THE PROJECT SITE, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.



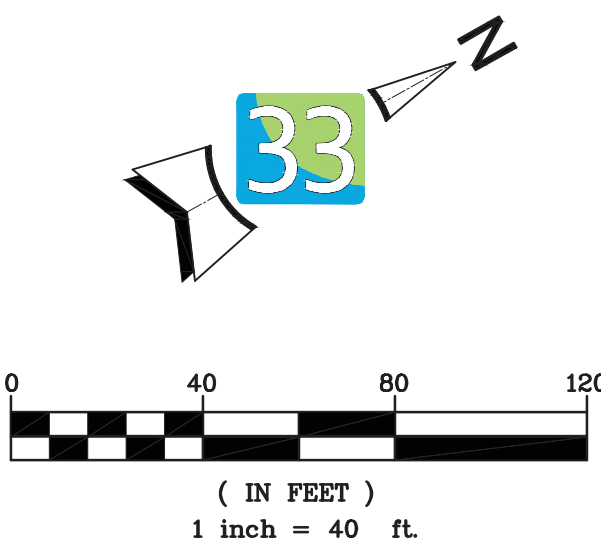
SECTION A-A
NO SCALE

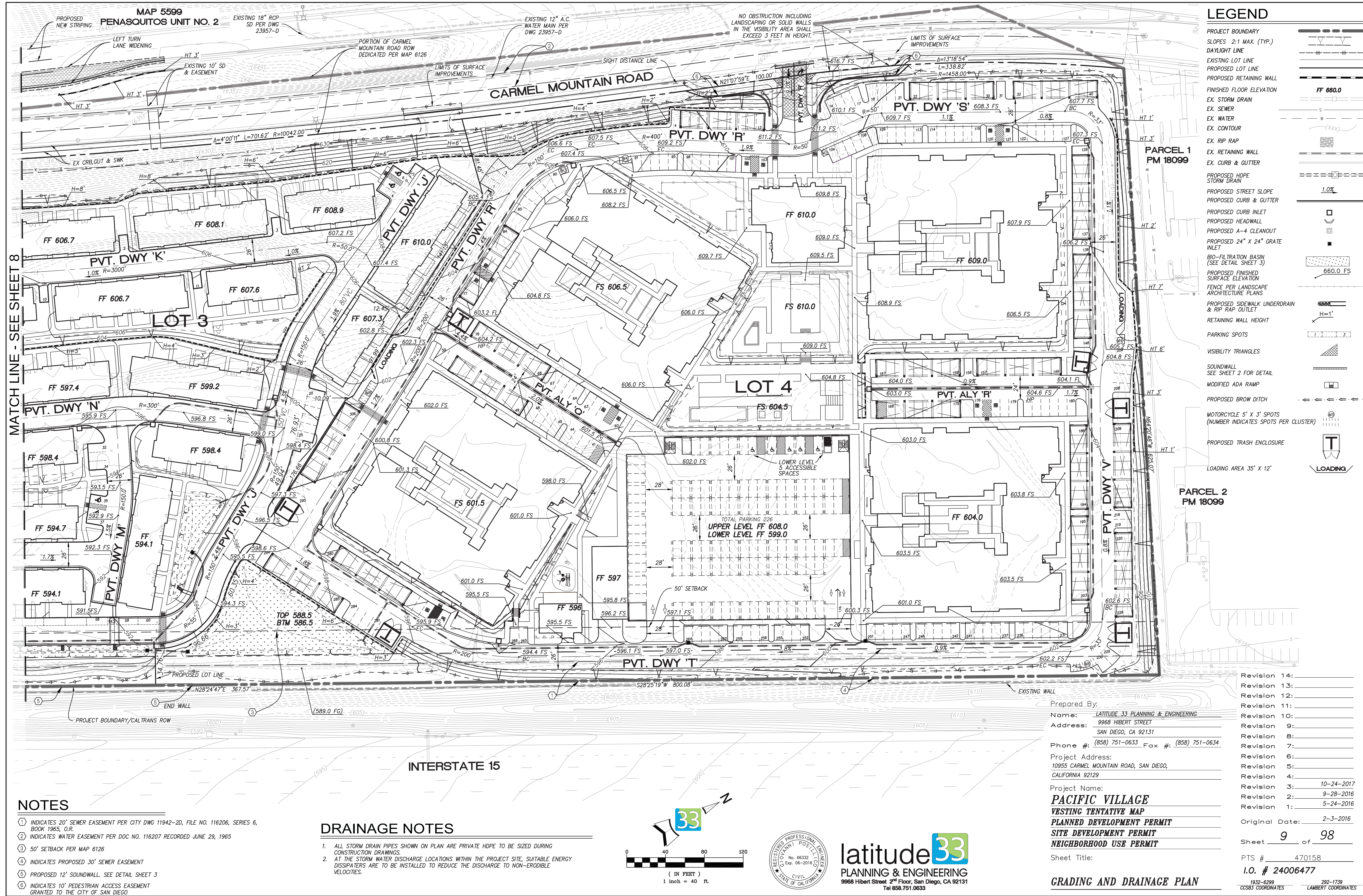


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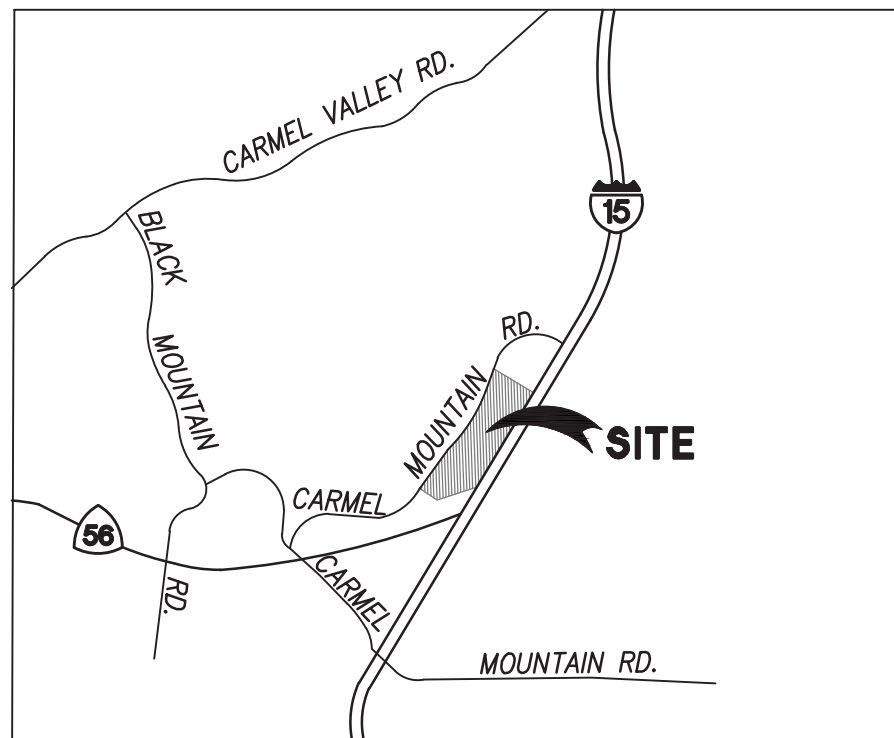
LEGEND

PROJECT BOUNDARY	SLOPES 2:1 MAX. (TYP.)
DAYLIGHT LINE	
EXISTING LOT LINE	
PROPOSED LOT LINE	
LOT NUMBER	5
EX. STORM DRAIN	
EX. SEWER	
EX. WATER	
EX. STREET LIGHT	
EX. CONTOUR	
EX. RIP RAP	
EX. RETAINING WALL	
EX. CURB & GUTTER	
BIO-FILTRATION BASIN (SEE DETAIL SHEET 3)	
PROPOSED STORM DRAIN (SEE GRADING AND DRAINAGE PLAN)	
PROPOSED PRIVATE 8" SEWER (2'-6" SIZE TO BE DETERMINED AT PLUMBING PERMIT)	
PROPOSED PRIVATE 8" FIRELINE	
PROPOSED JOINT TRENCH PRIVATE WATER & FIRE LINE PER DETAIL SHEET 3	
PROPOSED STREET LIGHT	
FIRE HYDRANT ASSEMBLY	
WATER MASTER SERVICE / METER	
FIRE SERVICE AND BACKFLOW	
EXISTING TRAFFIC SIGNAL	
PROPOSED CURB & CUTTER	
PROPOSED CURB INLET	
PROPOSED RETAINING WALL	
FENCE PER LANDSCAPE ARCHITECTURE PLANS	
PROPOSED CURB RAMP	
PARKING SPOT	
ACCESSIBLE PARKING VAN ACCESSIBLE WHERE NOTED "V"	
PROPOSED FINISHED FLOOR ELEVATION	FF 495.0
PROPOSED TRASH ENCLOSURE	

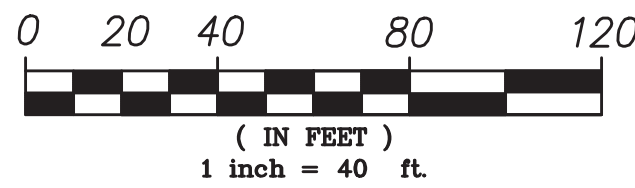
UTILITY NOTES

- ALL ONSITE WATER, SEWER AND STORM DRAIN FACILITIES WILL BE PRIVATE UNLESS NOTED OTHERWISE. PUBLIC EASEMENTS SHALL BE PROVIDED FOR ALL PUBLIC UTILITIES, INCLUDING WATER METERS ON PRIVATE PROPERTY. BACKFLOW DEVICES SHALL BE OUTSIDE OF PUBLIC EASEMENTS & R/W. PRIVATE WATER AND SEWER FACILITIES SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK
- IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
- NO TREES OR SHRUBS EXCEEDING 3' IN HEIGHT AT MATURITY SHALL BE INSTALLED OR RETAINED WITHIN 10' OF ANY SEWER FACILITIES AND 5' OF ANY WATER FACILITIES.
- PROVIDE STREET LIGHTS ALONG ALL PRIVATE DRIVES PER THE SAN DIEGO STREET DESIGN MANUAL.
- ALL FIRE SERVICE LINES WITHIN THE DEVELOPMENT SHALL BE NO LESS THAN 8" IN DIAMETER.

MAP 6793
PENASQUITOS VILLAS
UNIT NO. 2



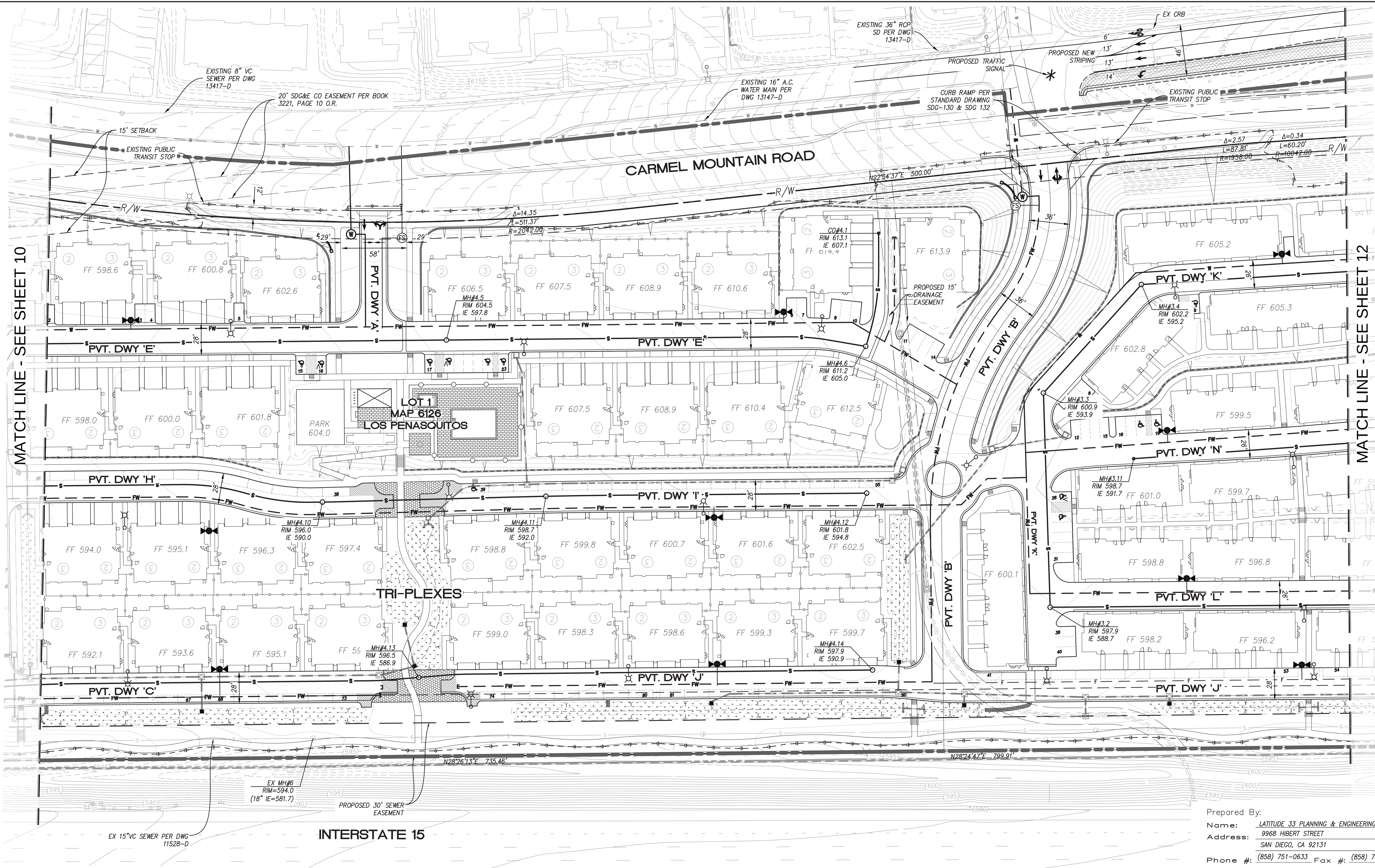
VICINITY MAP



latitude 33
PLANNING & ENGINEERING
9968 Hibert Street 2nd Floor, San Diego, CA 92131
Tel 658.751.0633

Prepared By:
Name: LATITUDE 33 PLANNING & ENGINEERING
Address: 9968 HIBERT STREET
SAN DIEGO, CA 92131
Phone #: (858) 751-0633 Fax #: (858) 751-0634
Project Address:
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,
CALIFORNIA 92129
Project Name:
PACIFIC VILLAGE
VESTING TENTATIVE MAP
PLANNED DEVELOPMENT PERMIT
SITE DEVELOPMENT PERMIT
NEIGHBORHOOD USE PERMIT
Sheet Title:
SITE PLAN

Revision 14:	
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I.O. #	24006477
1932-6299 CCS83 COORDINATES	292-1739 LAMBERT COORDINATES



LEGEND

PROJECT BOUNDARY SLOPES 2:1 MAX. (TYP.)

DAYLIGHT LINE

EXISTING LOT LINE

PROPOSED LOT LINE

LOT NUMBER

EX. STORM DRAIN

EX. SEWER

EX. WATER

EX. STREET LIGHT

EX. CONTOUR

EX. RIP RAP

EX. RETAINING WALL

EX. CURB & GUTTER

BIO-FILTRATION BASIN (SEE DETAIL SHEET 3)

PROPOSED STORM DRAIN (SEE GRADING AND DRAINAGE PLAN)

PROPOSED PRIVATE 8" SEWER (2'-6" SIZE TO BE DETERMINED AT PLUMBING PERMIT)

PROPOSED PRIVATE 8" FIRELINE

PROPOSED JOINT TRENCH PRIVATE WATER & FIRE LINE PER DETAIL SHEET 3

PROPOSED STREET LIGHT

FIRE HYDRANT ASSEMBLY

WATER MASTER SERVICE / METER

FIRE SERVICE AND BACKFLOW

PROPOSED TRAFFIC SIGNAL

PROPOSED CURB & CUTTER

PROPOSED CURB INLET

PROPOSED RETAINING WALL

FENCE PER LANDSCAPE ARCHITECTURE PLANS

PROPOSED CURB RAMP

PARKING SPOT

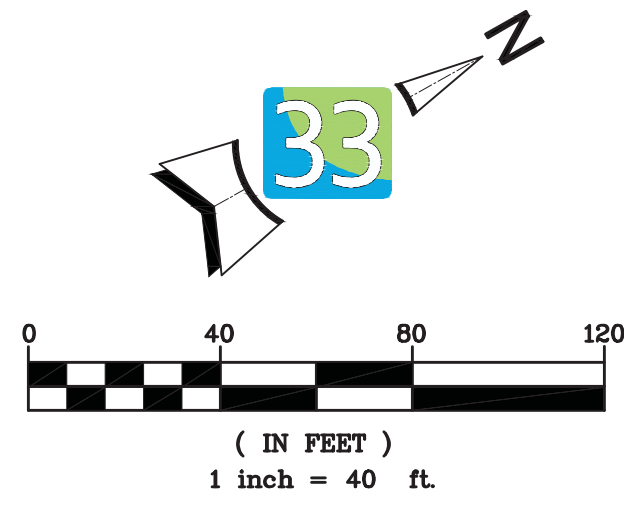
ACCESSIBLE PARKING VAN ACCESSIBLE WHERE NOTED "V"

PROPOSED FINISHED FLOOR ELEVATION FF 495.0

PROPOSED TRASH ENCLOSURE

UTILITY NOTES

1. ALL ONSITE WATER, SEWER AND STORM DRAIN FACILITIES WILL BE PRIVATE UNLESS NOTED OTHERWISE. PUBLIC EASEMENTS SHALL BE PROVIDED FOR ALL PUBLIC UTILITIES, INCLUDING WATER METERS ON PRIVATE PROPERTY. BACKFLOW DEVICES SHALL BE OUTSIDE OF PUBLIC EASEMENTS & R/W. PRIVATE WATER AND SEWER FACILITIES SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.
2. IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
3. NO TREES OR SHRUBS EXCEEDING 3' IN HEIGHT AT MATURITY SHALL BE INSTALLED OR RETAINED WITHIN 10' OF ANY SEWER FACILITIES AND 5' OF ANY WATER FACILITIES.
4. PROVIDE STREET LIGHTS ALONG ALL PRIVATE DRIVES PER THE SAN DIEGO STREET DESIGN MANUAL.
5. ALL FIRE SERVICE LINES WITHIN THE DEVELOPMENT SHALL BE NO LESS THAN 8" IN DIAMETER.



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LEGEND

PROJECT BOUNDARY	2:1 MAX. (TYP.)
DAYLIGHT LINE	
EXISTING LOT LINE	
PROPOSED LOT LINE	
LOT NUMBER	5
EX. STORM DRAIN	
EX. SEWER	
EX. WATER	
EX. STREET LIGHT	
EX. CONTOUR	
EX. RIP RAP	
EX. RETAINING WALL	
EX. CURB & GUTTER	
BIO-FILTRATION BASIN (SEE DETAIL SHEET 3)	
PROPOSED STORM DRAIN (SEE GRADING AND DRAINAGE PLAN)	
PROPOSED PRIVATE 8" SEWER	S
PROPOSED PRIVATE WATER (2"-6" SIZE TO BE DETERMINED AT PLUMBING PERMIT)	W
PROPOSED PRIVATE 8" FIRELINE	F
PROPOSED JOINT TRENCH PRIVATE WATER & FIRE LINE PER DETAIL SHEET 3	FW
PROPOSED STREET LIGHT	
FIRE HYDRANT ASSEMBLY	
WATER MASTER SERVICE / METER	
FIRE SERVICE AND BACKFLOW	
PROPOSED TRAFFIC SIGNAL	
PROPOSED CURB & CUTTER	
PROPOSED CURB INLET	
PROPOSED RETAINING WALL	
FENCE PER LANDSCAPE ARCHITECTURE PLANS	
PROPOSED CURB RAMP	
PARKING SPOT	
ACCESSIBLE PARKING VAN ACCESSIBLE WHERE NOTED "V"	
PROPOSED FINISHED FLOOR ELEVATION	FF 495.0
PROPOSED TRASH ENCLOSURE	

**PARCEL 1
PM 18099**

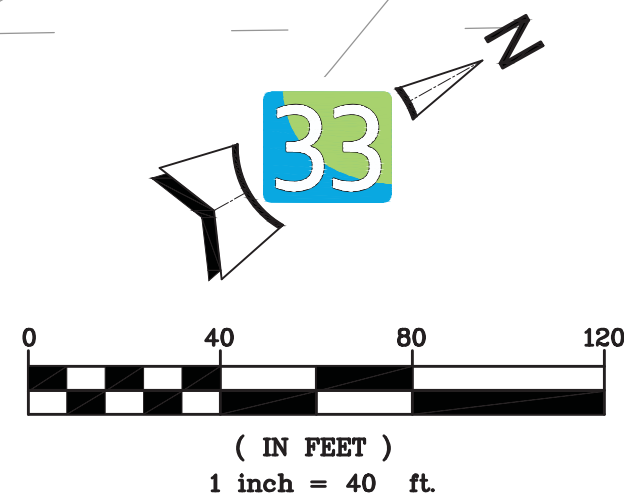
**PARCEL 2
PM 18099**

MATCH LINE - SEE SHEET 11

UTILITY NOTES

- ALL ONSITE WATER, SEWER AND STORM DRAIN FACILITIES WILL BE PRIVATE UNLESS NOTED OTHERWISE. PUBLIC EASEMENTS SHALL BE PROVIDED FOR ALL PUBLIC UTILITIES, INCLUDING WATER METERS ON PRIVATE PROPERTY. BACKFLOW DEVICES SHALL BE OUTSIDE OF PUBLIC EASEMENTS & R/W. PRIVATE WATER AND SEWER FACILITIES SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.
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- PROVIDE STREET LIGHTS ALONG ALL PRIVATE DRIVES PER THE SAN DIEGO STREET DESIGN MANUAL.
- ALL FIRE SERVICE LINES WITHIN THE DEVELOPMENT SHALL BE NO LESS THAN 8" IN DIAMETER.

INTERSTATE 15



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Project Address:
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,
CALIFORNIA 92129

Project Name:
PACIFIC VILLAGE
VESTING TENTATIVE MAP
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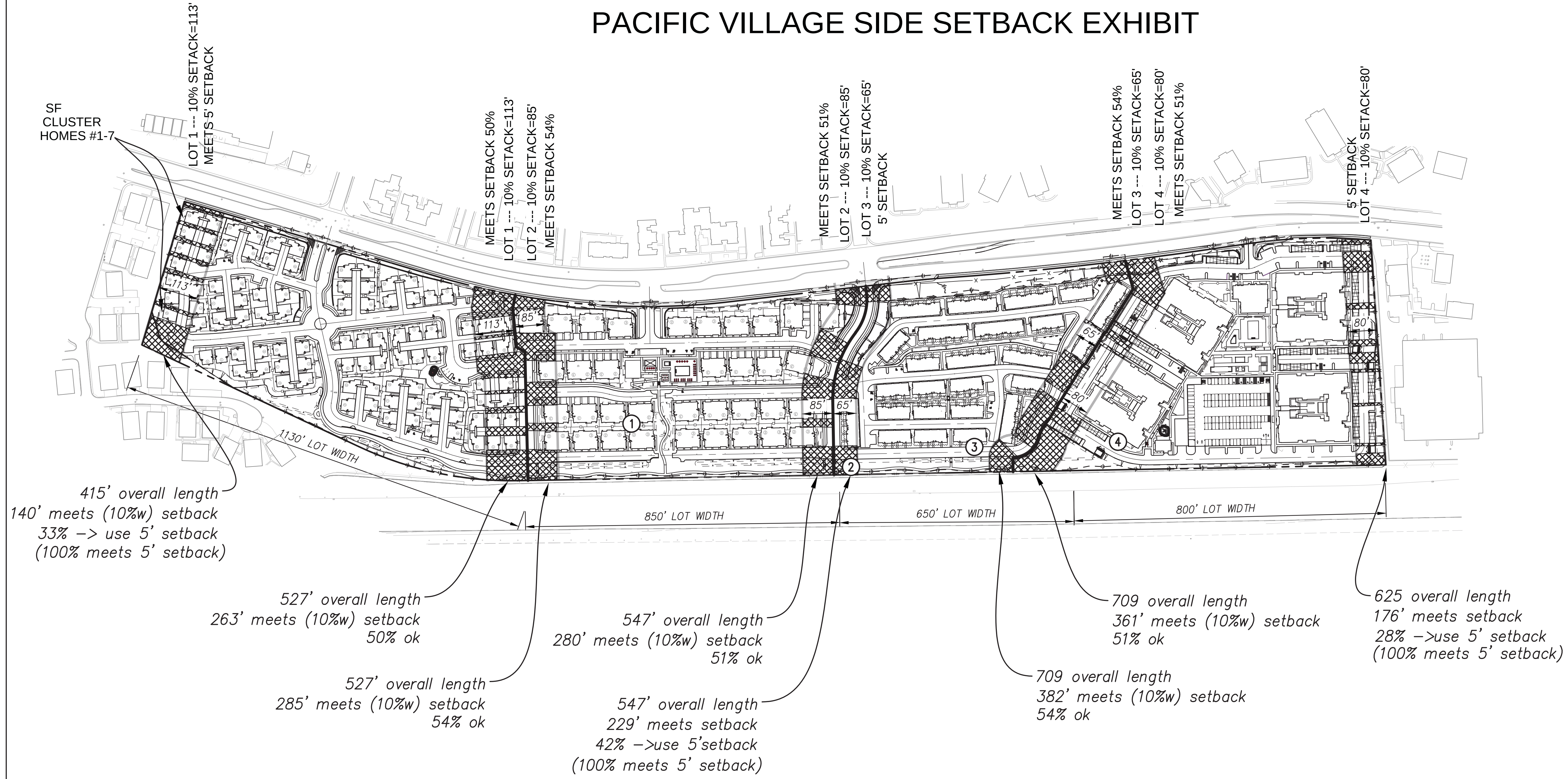
PTS # 470158

I.O. # 24006477

1932-6299
CCS83 COORDINATES

292-1739
LAMBERT COORDINATES

PACIFIC VILLAGE SIDE SETBACK EXHIBIT



OWNER:
CALIFORNIA PROPERTIES VILLAGE
1025 KANE CONCOURSE, SUITE 215
BAY HARBOR ISLANDS, FL 33154
305-438-7390

SUBDIVIDER:
LENNAR HOMES OF CALIFORNIA, INC.
25 ENTERPRISE, SUITE 300
ALISO VIEJO, CA 92656
949-349-8000

PLANNING AND CIVIL ENGINEER:
LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
858-875-1722

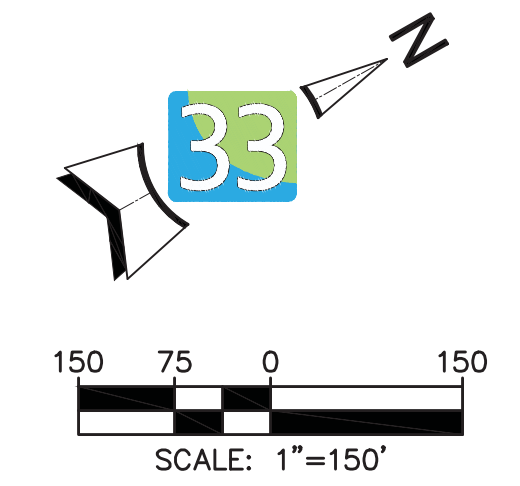
LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 6TH AVE #500
SAN DIEGO, CA 92101
619-236-1462

ARCHITECT:
HUMPHREYS PARTNERS ARCHITECTS
2350 SE BRISTOL STREET #310
NEWPORT BEACH, CA 92660
949-955-9400

ARCHITECT:
KTCY GROUP, INC.
17922 FITCH
IRVINE, CA 92614
949-851-2133

LEGEND

- AREAS THAT MEET 10% LOT WIDTH SETBACK
- 10% LOT WIDTH SETBACK LINE
- LOT LINE



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SAN DIEGO, CA 92131
Phone #: (858) 751-0633 Fax #: (858) 751-0634
Project Address: 10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,
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Project Name: PACIFIC VILLAGE
VESTING TENTATIVE MAP
PLANNED DEVELOPMENT PERMIT
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Sheet Title: SETBACK EXHIBIT

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Sheet <u>13</u> of <u>98</u>	
PTS # <u>470158</u>	
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Tel 858.751.0633

LANDSCAPE DESIGN CONCEPT STATEMENT

THE LANDSCAPE DESIGN COMPLIMENTS THE ARCHITECTURAL STYLING OF THE COMMUNITY WHILE PROVIDING A SERIES OF OPEN SPACE AMENITIES TO MEET THE RECREATIONAL NEEDS OF THE RESIDENTS. THE PLANT PALETTE IS COMPOSED OF DURABLE, ELEGANT, AND LOW WATER USE/DROUGHT TOLERANT PLANTS THAT ARE EASILY MAINTAINED. THE PALETTE IS COMPOSED OF A DIVERSE RANGE OF TEXTURAL AND FLOWERING SPECIES REFLECTIVE OF THE SURROUNDING SPANISH, TUSCAN, AND MEDITERRANEAN ARCHITECTURAL STYLES. EVERGREEN TREES AND SHRUBS ARE PROPOSED TO SOFTEN ARCHITECTURAL FACADE AND SITE WALLS. TREES WILL ALSO BE USED TO CREATE SHADE AND SCALE THROUGHOUT THE COMMUNITY, INCLUDING AT THE VARIOUS AMENITY SPACES.

LANDSCAPING NOTES

1.

A MINIMUM ROOT ZONE OF 40 SQ. FT. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FT. PER SDMC 142.0403(b)(5).
2.

WHERE TREES ARE LOCATED WITHIN. BIORETENTION AREAS, THE BIORETENTION BASIN SHALL FEATURE A DEEPENED SOIL PROFILE OF 36" BENEATH AND AROUND TREE ROOT BALLS. THE ROOT ZONE FOR TREES SHALL BE GREATER THAN 40 SQ. FT. SELECTED TREES FOR BASIN AREAS SHALL BE APPROPRIATE FOR BASIN CONDITIONS.
3.

NO TREES OR SHRUBS WHOSE HEIGHT WILL EXCEED 3 FT. AT MATURITY SHALL BE INSTALLED OR RETAINED WITHIN 5 FT. OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10 FT. OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.
4.

MINIMUM TREE SEPARATION DISTANCE

4.1. TRAFFIC SIGNALS/ STOP SIGNS

20 FT.

4.2. UNDERGROUND UTILITY LINES

5 FT. (10 FT. FOR SEWER)

4.3. ABOVE GROUND UTILITY LINES

10 FT.

4.4. DRIVEWAY ENTRIES

10 FT.

4.5. INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)

25 FT.
5.

NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS WITHIN THE VISIBILITY TRIANGLE SHALL EXCEED 36" IN HEIGHT.

MAINTENANCE RESPONSIBILITY NOTE
UPON COMPLETION OF PROJECT, THE MAJOR ENTRIES, AMENITY SPACES AND INTERIOR PARKWAYS AND SLOPES TO BE MAINTAINED BY HOME OWNERS ASSOCIATION. PRIVATE REAR AND SIDE YARDS TO BE PRIVATELY MAINTAINED BY HOMEOWNERS.

IRRIGATION NOTES

1.

ALL PLANTING AREAS WILL BE IRRIGATED ACCORDING TO HYDROZONES, PLANT TYPE & ENVIRONMENTAL EXPOSURE AND WILL RECEIVE 100% COVERAGE BY MEANS OF AUTOMATICALLY CONTROLLED, ELECTRONICALLY OR SATELLITE OPERATED, UNDERGROUND PIPED PERMANENT SYSTEM.
2.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE AND CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
3.

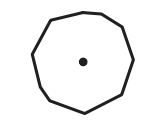
AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

PROPOSED PLANTING LEGEND

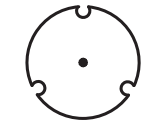
TREES SIZES: 24" BOX (60%), 36" BOX (30%), 48" BOX (10%) / PALMS: 12" B.T.H. MINIMUM TREE SIZE TO BE 24" BOX.



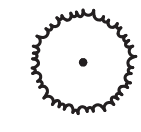
FLOWERING ACCENT TREE
CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE - 25' H
JACARANDA MIMOSIFOLIA / JACARANDA - 30' H
LAGERSTROEMIA INDICA / CRAPE MYRTLE - 25' H
PYRUS KAWAKAMII / EVERGREEN PEAR - 25' H
TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE- 25' H



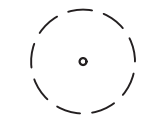
SMALL ACCENT TREES
OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE - 25' H
RHUS LANCEA / AFRICAN SUMAC MULTI-TRUNK - 30' H



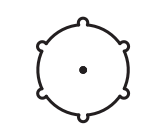
SPECIMEN ACCENT TREE
QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK - 40' H
QUERCUS SUBER / CORK OAK - 40' H



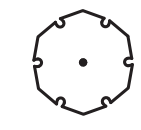
SCREENING SHADE TREE
AGONIS FLEXUOSA / PEPPERMINT TREE - 30' H
CINNAMOMUM CAMPHORA / CAMPHOR TREE - 40' H
CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS - 40' H
PINUS HALEPENSIS / ALLEPO PINE - 40' H
PINUS TORREYANA / TORREY PINE - 40' H
QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK - 40' H
TIPUANA TIPU / TIPU TREE - 40' H



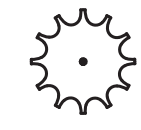
EXISTING STREET TREE CARMEL MOUNTAIN R.O.W.
FRAXINUS UHDEI / SHAMEL ASH - EXISTING - 40' H



STREET TREE CARMEL MOUNTAIN R.O.W.
FRAXINUS UHDEI / SHAMEL ASH - PROPOSED - 40' H



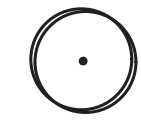
COMMUNITY SHADE TREE
ACACIA PENDULA / WEEPING MYALL - 30' H
ACACIA STENOPHYLLA / SHOESTRING ACACIA - 30' H
AGONIS FLEXUOSA / PEPPERMINT TREE - 30' H
ARBUTUS X 'MARINA' / ARBUTUS MULTI-TRUNK - 30' H
FRAXINUS UHDEI / SHAMEL ASH - 40' H
PODOCARPUS GRACILIOR / FERN PINE - 40' H
TIPUANA TIPU / TIPU TREE - 40' H



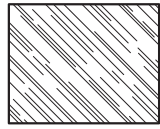
VERTICAL ACCENT TREE
JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER



PALM
PHOENIX DACTYLIFERA / DATE PALM - 30' H

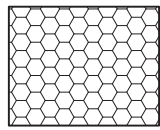


BIORETENTION TREE
CERCIS OCCIDENTALIS - 15' H / WESTERN REDBUD
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE - 40' H
* SEE DETAIL 3, SHEET 20 FOR TREE PLANTING WITHIN BIORETENTION AREAS. SEE ALSO SHEET 3 CIVIL PLANS FOR ADDITIONAL INFORMATION.

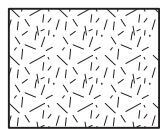


SHRUBS AND GROUNDCOVER

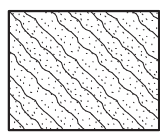
SHRUB AND GROUND COVER SIZES: 5 GALLON (30%), 1 GALLON (70%)
NEIGHBORHOOD ENTRY AND AMENITY SHRUBS AND GROUNDCOVER
AGAVE ATTENUATA 'NOVA' / BLUE CLONE - 3' H/3' O.C.
ALOE SPP. / ALOE SPECIES - 2'-3' H/2' O.C.
BULBINE FRUTESCENS / STALKED BULBINE - 2' H/2' O.C.
CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH - 5' H/4' O.C.
DIANELLA SPP. / FLAX LILY - 3' H/2' O.C.
DIETES VEGETA / AFRICAN IRIS - 3' H/3' O.C.
ECHEVERIA SPP. / ECHEVERIA SPECIES- 1'-2' H/2' O.C.
FURCRAEA FOETIDA 'MEDIOPICTA' / MAURITIUS HEMP - 5' H/8' O.C.
GREVILLEA X 'LONG JOHN' / LONG JOHN GREVILLEA - 12' H/6' O.C.
LANTANA SPP. / LANTANA SPECIES - 2' H/4' O.C.
LAVANDULA SPP. / LAVENDER SPECIES - 2' H/3' O.C.
MISCANTHUS SPP. / SILVERGRASS SPECIES - 4' H/2'-3' O.C.
MUHLENBERGIA DUBIA / PINE MUHLY - 3' H/3' O.C.
PHORMIUM SPP. / NEW ZEALAND FLAX - 4' H/3' O.C.
PITTOSPORUM CRASSIFOLIUM 'COMPACTUM' / DWARF KARO - 3' H/5' O.C.
ROSMARINUS SPP. / ROSEMARY SPECIES -1'-3' H/3' O.C.
SALVIA LEUCANTHA 'SANTA BARBARA' / MEXICAN BUSH SAGE - 2' H/2' O.C.
SENECIO MANDRALISCAE / BLUE FINGER - 1' H/3' O.C.
SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS -1' H/2' O.C.
TAGETES LEMMONII 'COMPACTA' / COMPACT COPPER CANYON DAISY - 3'H/3' O.C
TEUCRIUM CHAMAEDRYS / GERMANDER - 2' H/3' O.C.
WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY - 4'H/4'O.C



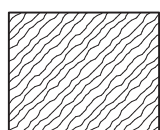
NEIGHBORHOOD FOUNDATION SHRUBS AND GROUNDCOVER
AGAVE ATTENUATA 'NOVA' / BLUE CLONE - 3' H/3' O.C.
BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH - 2' H/6' O.C.
CISTUS X PURPUREUS / ORCHID ROCKROSE - 6' H/4' O.C.
COLEONEMA PULCHRUM 'COMPACTA' / COMPACT BREATH OF HEAVEN - 3' H/4' O.C.
DIANELLA TASMANICA 'VARIEGATA' / FLAX LILY - 2' H/1' O.C.
DIETES VEGETA / AFRICAN IRIS - 3' H/3' O.C.
GALVEZIA SPECIOSA 'FIRECRACKER' / BUSH SNAPDRAGON - 2' H/3' O.C.
HEBE X 'COED' / HEBE 3' H/3' O.C.
LANTANA SPP. / LANTANA SPECIES - 2' H/4' O.C.
LAVANDULA SPP. / LAVENDER SPECIES - 2' H/3' O.C.
MISCANTHUS SPP. / SILVERGRASS SPECIES - 4' H/2'-3' O.C.
PHORMIUM SPP. / NEW ZEALAND FLAX - 4' H/3' O.C.
PITTOSPORUM CRASSIFOLIUM 'COMPACTUM' / DWARF KARO - 3' H/5' O.C.
PITTOSPORUM TENUIFOLIUM / TAWHIWIHI - 15' H/5' O.C.
RHAPHIOLEPIS UMBELLATA SOUTHERN MOON / SOUTHERN MOON HAWTHORN - 6' H/6' O.C.
ROSMARINUS SPP. / ROSEMARY SPECIES -1'-3' H/3' O.C.
TAGETES LEMMONII 'COMPACTA' / COMPACT COPPER CANYON DAISY - 3'H/3' O.C
WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY - 4'H/4'O.C



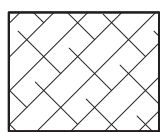
NEIGHBORHOOD SLOPES SHRUBS AND GROUNDCOVER
AGAVE ATTENUATA 'NOVA' / BLUE CLONE - 3' H/3' O.C.
AGAVE WEBERI / WEBER'S AGAVE - 6' H/5' O.C.
BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH - 2' H/6' O.C.
CISTUS X PURPUREUS / ORCHID ROCKROSE - 6' H/4' O.C.
DIETES VEGETA / AFRICAN IRIS - 3' H/3' O.C.
FICUS PUMILA / CREEPING FIG - VINE 20' LONG/6' O.C.
LANTANA SPP. / LANTANA SPECIES - 2' H/4' O.C.
LAVANDULA SPP. / LAVENDER SPECIES - 2' H/3' O.C.
MUHLENBERGIA SP. / DEER GRASS - 3' H/3' O.C.
PITTOSPORUM TENUIFOLIUM / TAWHIWIHI - 15' H/5' O.C.
ROSMARINUS SPP. / ROSEMARY SPECIES -1'-3' H/3' O.C.
TAGETES LEMMONII 'COMPACTA' / COMPACT COPPER CANYON DAISY - 3'H/3' O.C



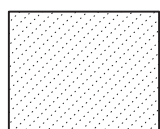
INTERIOR COURTYARD SHRUBS AND GROUNDCOVER
ACANTHUS MOLLIS / BEAR'S BREECH - 4' H/3' O.C.
ASPARAGUS MEYERI / FOXTAIL FERN - 2' H/2' O.C.
DIANELLA SPP. / FLAX LILY - 3' H/2' O.C.
HEBE X 'COED' / HEBE 3' H/3' O.C.
LIRIOPE SPP. / LILY TURF SPECIES - 1' H/1' O.C.
PHILODENDRON XANADU / XANADU PHILODENDRON - 2' H/3' O.C.



BIORETENTION TREATMENT PLANTING
CAREX PRAEGRACILIS / SLENDER SEDGE - 8" H/1' O.C.
CAREX SPISSA / SAN DIEGO SEDGE - 4' H/3' O.C.
JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH - 2' H/2' O.C.
LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH - 3' H/3' O.C.



NATIVE HYDROSEED
ARTEMISIA CALIFORNICA / CALIFORNIA SAGEBRUSH - 3'H
BACCHARIS PILULARIS / DWARF COYOTE BRUSH - 2'H
ENCELIA CALIFORNICA / CALIFORNIA ENCELIA - 3'H
ERIOGONUM FASCICULATUM / COMMON BUCKWHEAT - 3'H
LOTUS SCOPARIUS / CALIFORNIA DEER WEED - 2'H
SALVIA APIANA / WHITE SAGE -3'H
SALVIA MELLIFERA / BLACK SAGE - 4'H



TURF RECREATION AREA
CYNODON DACTYLON 'BULLSEYE' /
BULLSEYE BERMUDA GRASS - SOD
TURF TO BE (100%) SOD

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SEE SHEETS 15-17 FOR LANDSCAPE DEVELOPMENT PLAN
SEE SHEET 18 FOR SITE PEDESTRIAN CIRCULATION DIAGRAM
SEE SHEET 19 FOR PLAN ENLARGEMENTS
SEE SHEETS 20-21 FOR LANDSCAPE DETAILS
SEE SHEETS 22-23 FOR VEHICULAR USE ANALYSIS
SEE SHEETS 24-25 FOR STREET YARD ANALYSIS
SEE SHEETS 26-27 FOR OPEN SPACE ANALYSIS
SEE SHEET 28 FOR CARMEL MOUNTAIN ROAD INTERFACE

SCHMIDT DESIGN GROUP, INC.



BALANCING ARTISTIC EXPRESSION IN DESIGN
WITH ENVIRONMENTAL SENSITIVITY

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Project Address:
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,
CALIFORNIA 92129

Project Name:
PACIFIC VILLAGE
VESTING TENTATIVE MAP
PLANNED DEVELOPMENT PERMIT
SITE DEVELOPMENT PERMIT
NEIGHBORHOOD USE PERMIT

Sheet Title:

LANDSCAPE LEGEND AND NOTES

Revision 14: _____

Revision 13: _____

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: 10-24-2017

Revision 3: 1-19-2017

Revision 2: 9-28-2016

Revision 1: 5-24-2016

Original Date: 2-3-2016

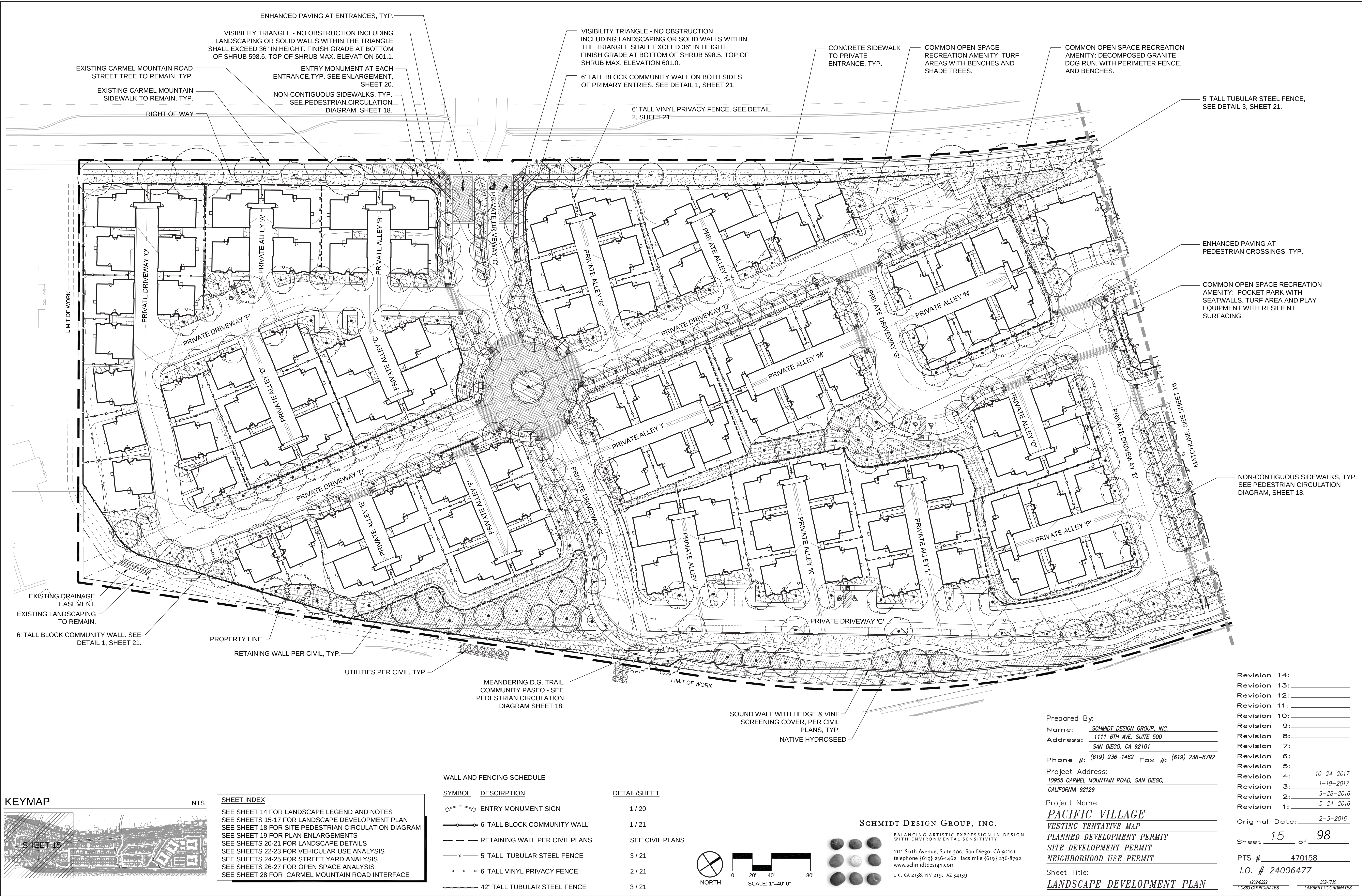
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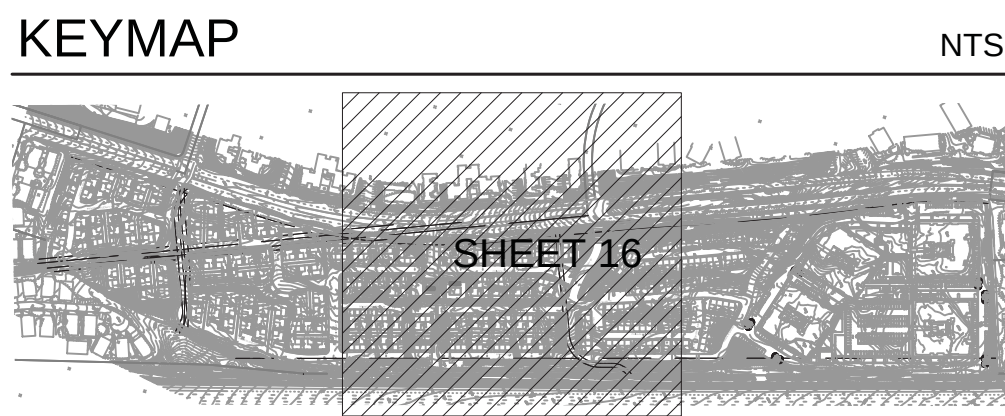
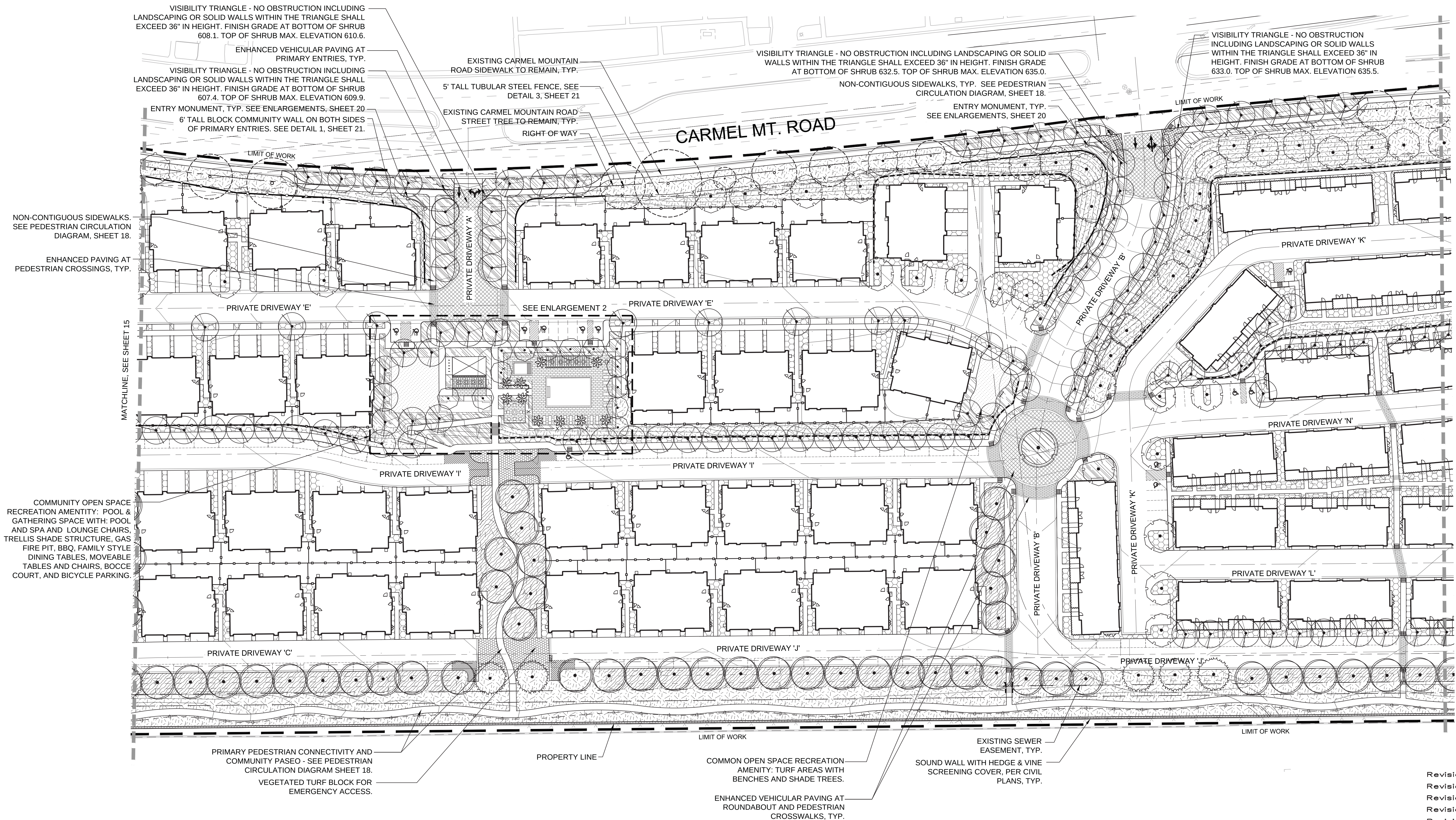
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I.O. # 24006477

1932-6299
CCS83 COORDINATES

292-1739
LAMBERT COORDINATES



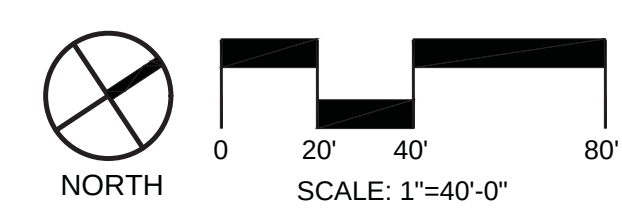


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WALL AND FENCING SCHEDULE	
SYMBOL	DESCRIPTION
	ENTRY MONUMENT SIGN
	6' TALL BLOCK COMMUNITY WALL
	RETAINING WALL PER CIVIL PLANS
	5' TALL TUBULAR STEEL FENCE
	6' TALL VINYL PRIVACY FENCE
	42" TALL TUBULAR STEEL FENCE

DETAIL/SHEET	
ENTRY MONUMENT SIGN	1 / 20
6' TALL BLOCK COMMUNITY WALL	1 / 21
RETAINING WALL PER CIVIL PLANS	SEE CIVIL PLANS
5' TALL TUBULAR STEEL FENCE	3 / 21
6' TALL VINYL PRIVACY FENCE	2 / 21
42" TALL TUBULAR STEEL FENCE	3 / 21



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Revision 14:	_____
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Original Date:	<u>2-3-2016</u>
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