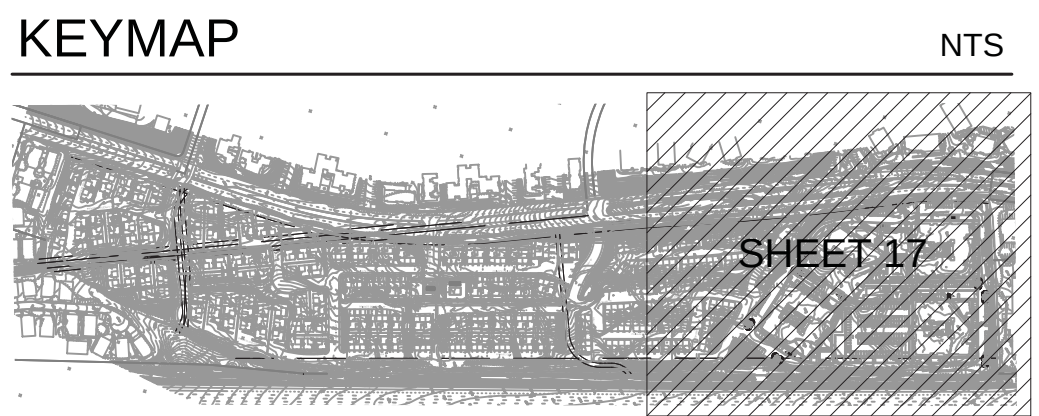
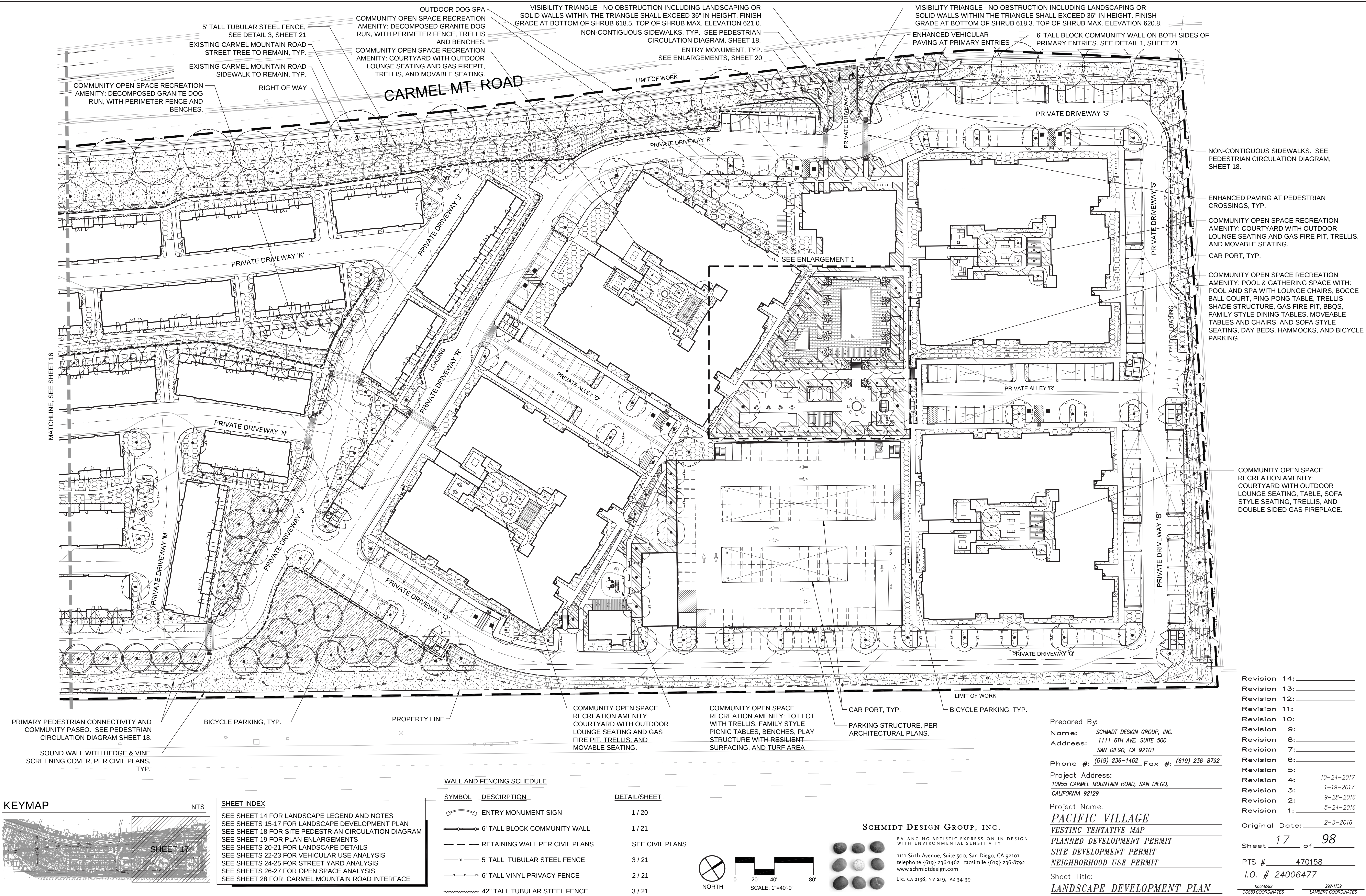


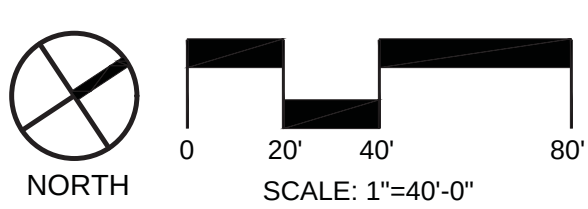


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SEE SHEETS 15-17 FOR LANDSCAPE DEVELOPMENT PLAN
SEE SHEET 18 FOR SITE PEDESTRIAN CIRCULATION DIAGRAM
SEE SHEET 19 FOR PLAN ENLARGEMENTS
SEE SHEETS 20-21 FOR LANDSCAPE DETAILS
SEE SHEETS 22-23 FOR VEHICULAR USE ANALYSIS
SEE SHEETS 24-25 FOR STREET YARD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

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	
1 / 20	
1 / 21	
SEE CIVIL PLANS	
3 / 21	
2 / 21	
3 / 21	



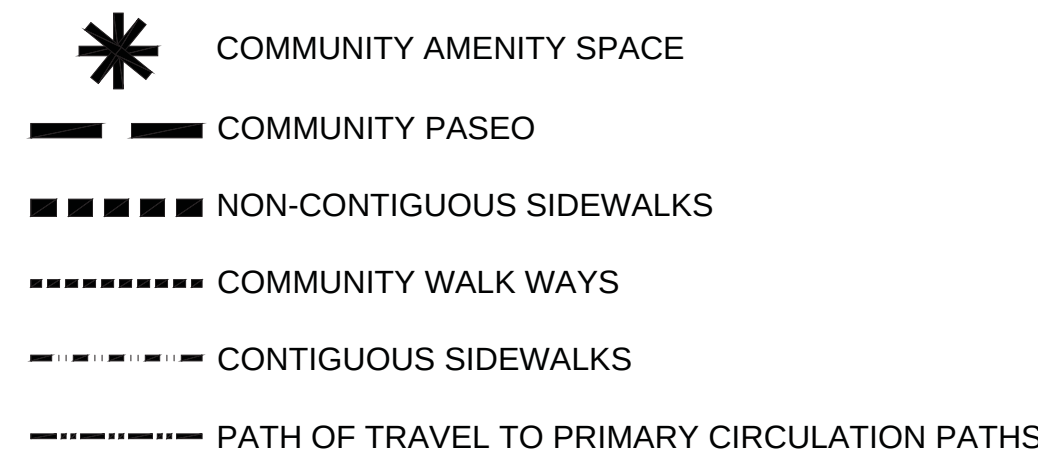
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10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,
CALIFORNIA 92129
Project Name:
PACIFIC VILLAGE
VESTING TENTATIVE MAP
PLANNED DEVELOPMENT PERMIT
SITE DEVELOPMENT PERMIT
NEIGHBORHOOD USE PERMIT
Sheet Title:
LANDSCAPE DEVELOPMENT PLAN

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1932-6299 CCS83 COORDINATES	292-1739 LAMBERT COORDINATES



PRIMARY PEDESTRIAN CIRCULATION LENGEND

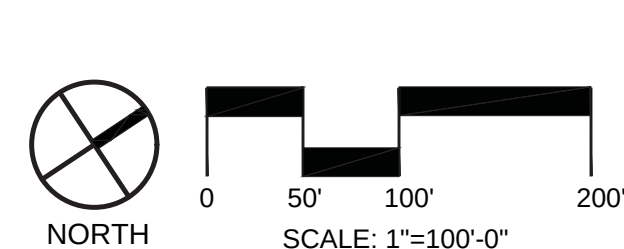


PEDESTRIAN CIRCULATION NOTES

1. ENHANCED PAVING SHALL BE PROVIDED AT PEDESTRIAN STREET CROSSINGS.
2. PRIMARY PEDESTRIAN CIRCULATION SHALL BE AN ACCESSIBLE PATH OF TRAVEL AND PROVIDE CONNECTIVITY TO CARMEL MOUNTAIN ROAD AND ALL COMMUNITY AMENITY SPACES.
3. SEE SHEETS 15-17 FOR ADDITIONAL AMENITY SPACE INFORMATION.
4. NON-CONTIGUOUS WALKWAYS AND PEDESTRIAN PASEOS SHALL FEATURE ENHANCED PAVEMENT SCORING.

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

Sheet Title:

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Revision 2: 9-28-2016

Revision 1: 5-24-2016

Original Date: 2-3-2016

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1932-6299 292-1739

[illegible]

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

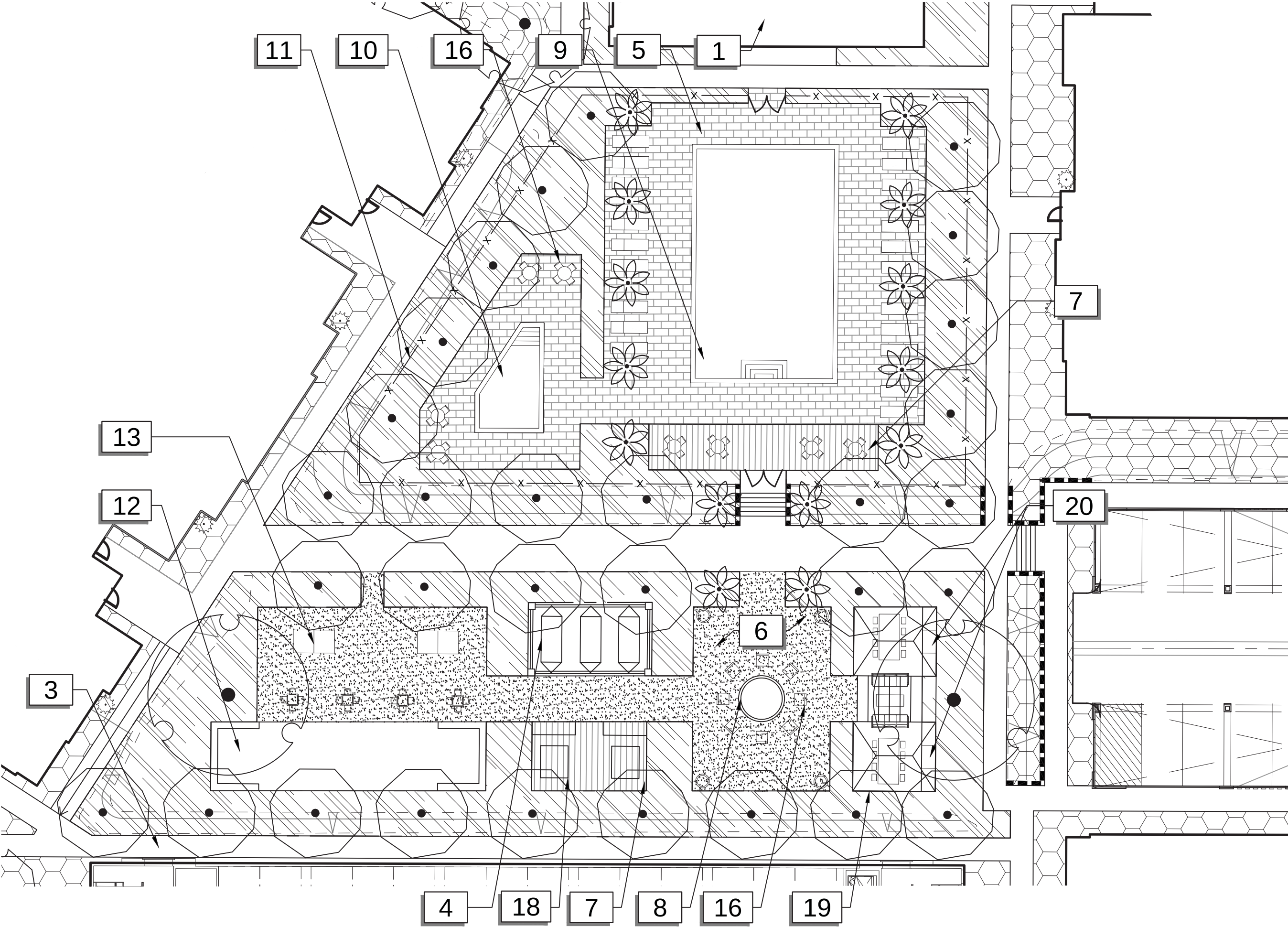
STREET TREE CARMEL MOUNTAIN R.O.W.
FRAXINUS UHDEI / SHAMEL ASH - PROPOSED - 40' H

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

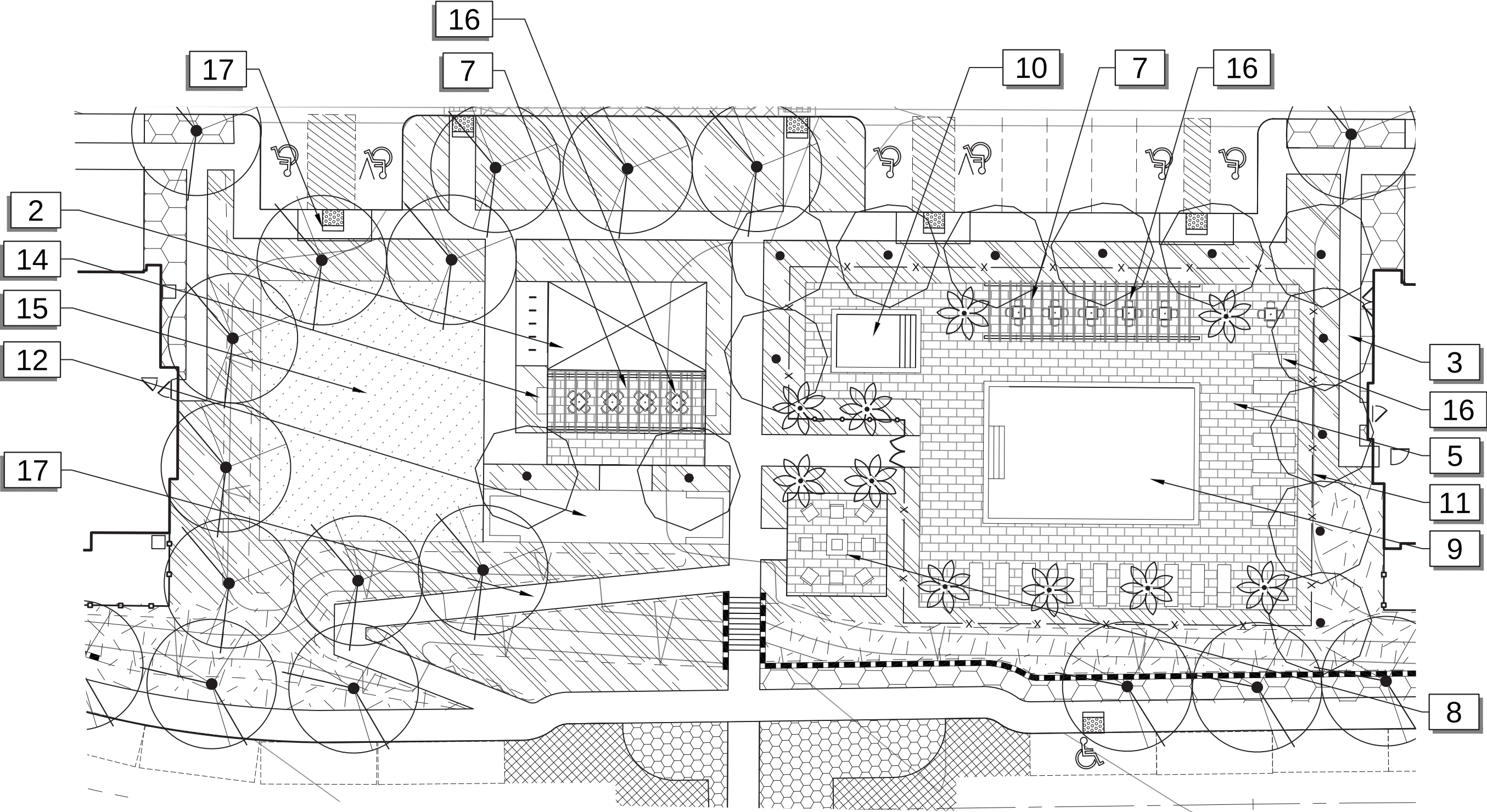
VERTICAL ACCENT TREE
JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER - 20' H

PALM
PHOENIX DACTYLIFERA / DATE PALM - 30' H

BIORETENTION TREE
CERCIS OCCIDENTALIS - 15' H / WESTERN REDBUD
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE - 40' H



ENLARGEMENT 1 - COMMUNITY POOL & GATHERING SPACE



ENLARGEMENT 2 - COMMUNITY POOL & GATHERING SPACE

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NORTH
0 10' 20' 40'
SCALE: 1"=20'-0"

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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.
PITTIOSPORUM 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
TEUCURIUM CHAMAEDESSY / GERMANDER - 2' H/3' O.C.
WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY - 4'H/4'

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.
PITTIOSPORUM CRASSIFOLIUM 'COMPACTUM' / DWARF KARO - 3' H/5' O.C.
PITTIOSPORUM TENUIFOLIUM / TAWHIWHI - 15' H/5' O.C.
RHAPHIOLEPIS UMBELLATA SOUTHERN MOON / SOUTHERN MOON HAWTHORN - 6' H/6' 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'

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.
PITTIOSPORUM TENUIFOLIUM / TAWHIWHI - 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

TURF RECREATION AREA

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

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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:
PLAN ENLARGEMENTS

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Revision 4: 10-24-2017

Revision 3: 1-19-2017

Revision 2: 9-28-2016

Revision 1: 5-24-2016

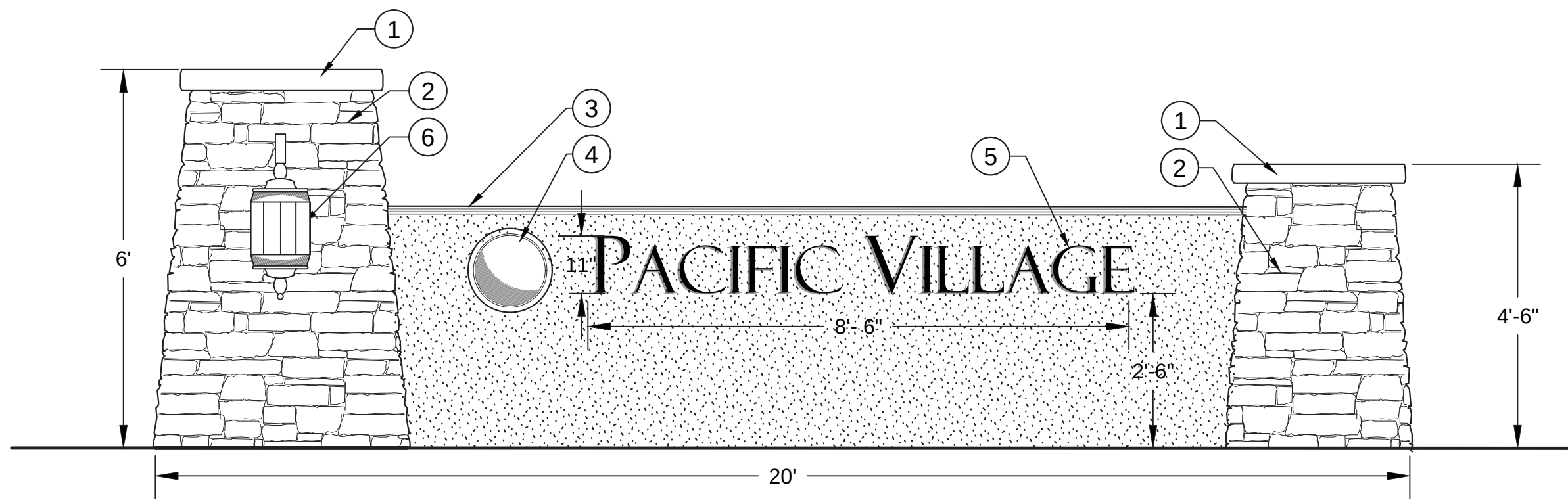
Original Date: 2-3-2016

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1932-6289 282-1739
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LEGEND:

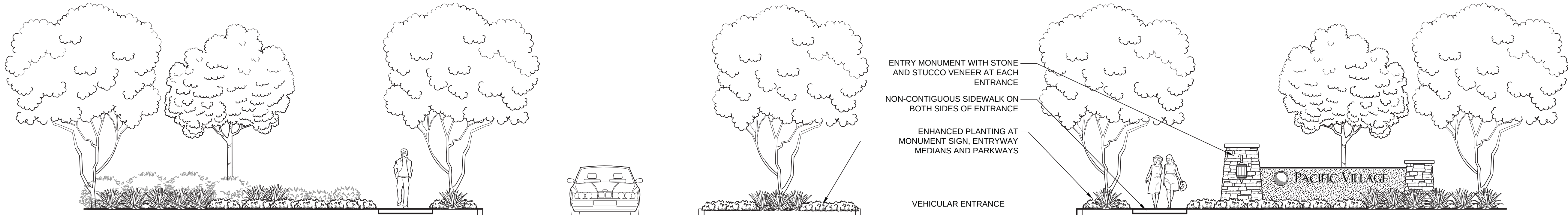
- 1 PRECAST MASONRY CAP
- 2 CMU COLUMN WITH STONE VENEER
- 3 CMU WALL WITH STUCCO SMOOTH FINISH VENEER AND ROLLED CAP
- 4 COMMUNITY LOGO
- 5 PIN MOUNT LETTERS FEATURING COMMUNITY NAMES
- 6 DECORATIVE SCONCE

NOTES:

- 1. SIGN HEIGHT NOT TO EXCEED 6 FT.
- 2. SIGN COPY NOT TO EXCEED 20 SQ.FT.
- 3. SIGNS SHALL BE LOCATED OUTSIDE OF VISIBILITY TRIANGLE AT ALL ENTRANCES, PER PLAN.
- 4. ONE SIGN SHALL BE LOCATED AT EACH ENTRANCE, PER PLAN, WITH A MINIMUM OFFSET OF 6 FT. FROM RIGHT OF WAY.

1 MONUMENT SIGN - ENLARGEMENT

1/2" = 1'-0"

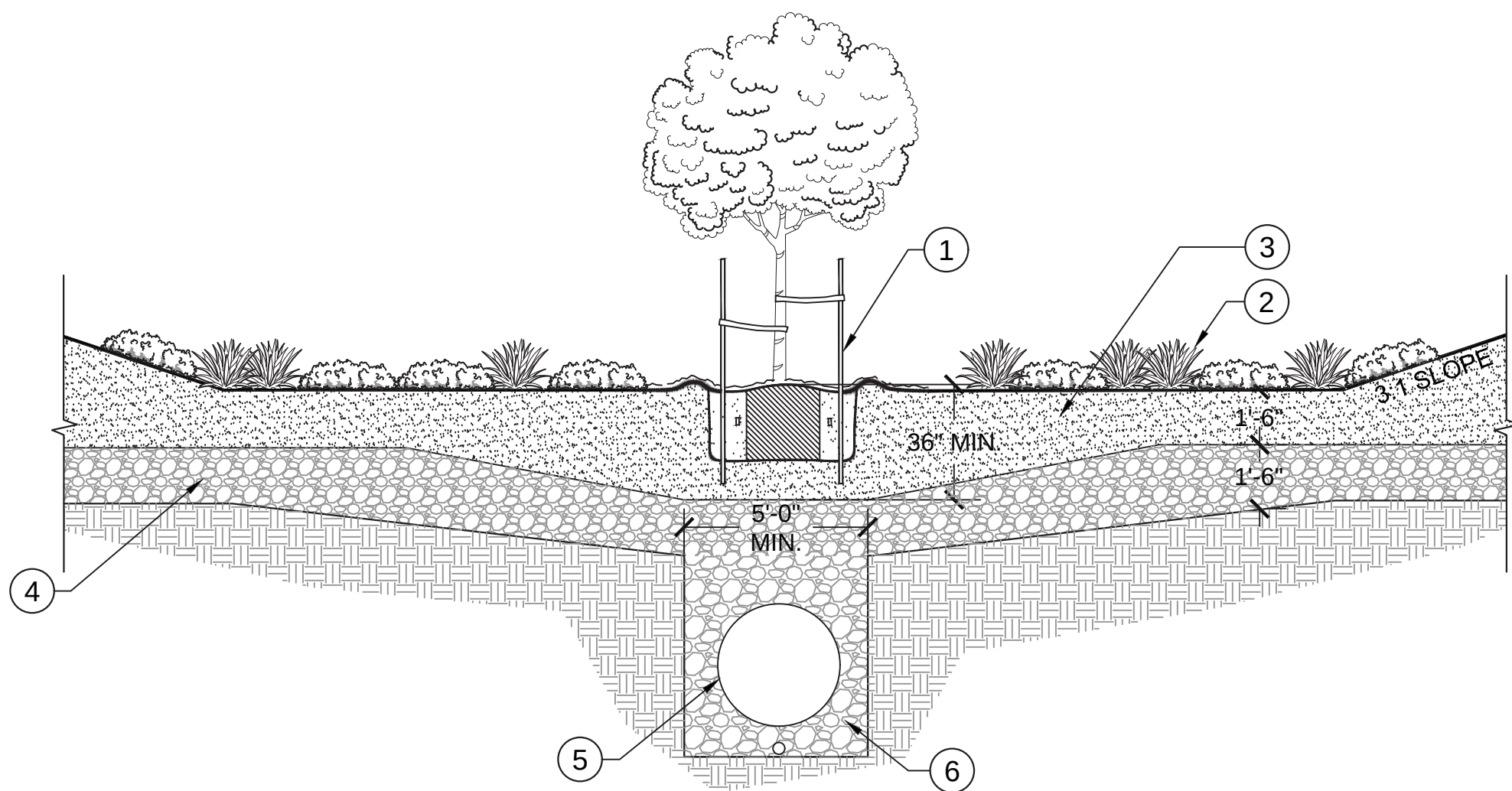


NOTES:

- 1. NO VISUAL OBSTRUCTIONS, INCLUDING SIGNS, WALLS, TREES OR LANDSCAPING EXCEEDING 36" SHALL BE LOCATED WITHIN THE SIGHT VISIBILITY TRIANGLES.
- 2. ONE SIGN SHALL BE LOCATED AT EACH ENTRANCE, PER PLAN, WITH A MINIMUM OFFSET OF 6 FT. FROM RIGHT OF WAY.

2 ENTRANCE ELEVATION AT CARMEL MOUNTAIN ROAD

3/16" = 1'-0"



LEGEND:

- 1 TREE PLANTING WITH 36" DEEPENED SOIL PROFILE AT ALL TREE LOCATIONS.
- 2 BIOSWALE PLANTING, SEE PLANTING PLANS FOR ADDITIONAL INFORMATION.
- 3 BIO-RETENTION SOIL MIX, SEE CIVIL PLANS. SOIL PROFILE TO BE 18" WHERE NO TREES ARE PRESENT.
- 4 CLASS II PERM. GRAVEL, SEE CIVIL PLANS.
- 5 PERFORATED UNDERGROUND DETENTION PIPE, SEE CIVIL PLANS.
- 6 STORAGE PIPE AND GRAVEL BACKFILL, SEE CIVIL PLANS

3 TREE PLANTING IN BIOSWALE

1/4" = 1'-0"

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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:

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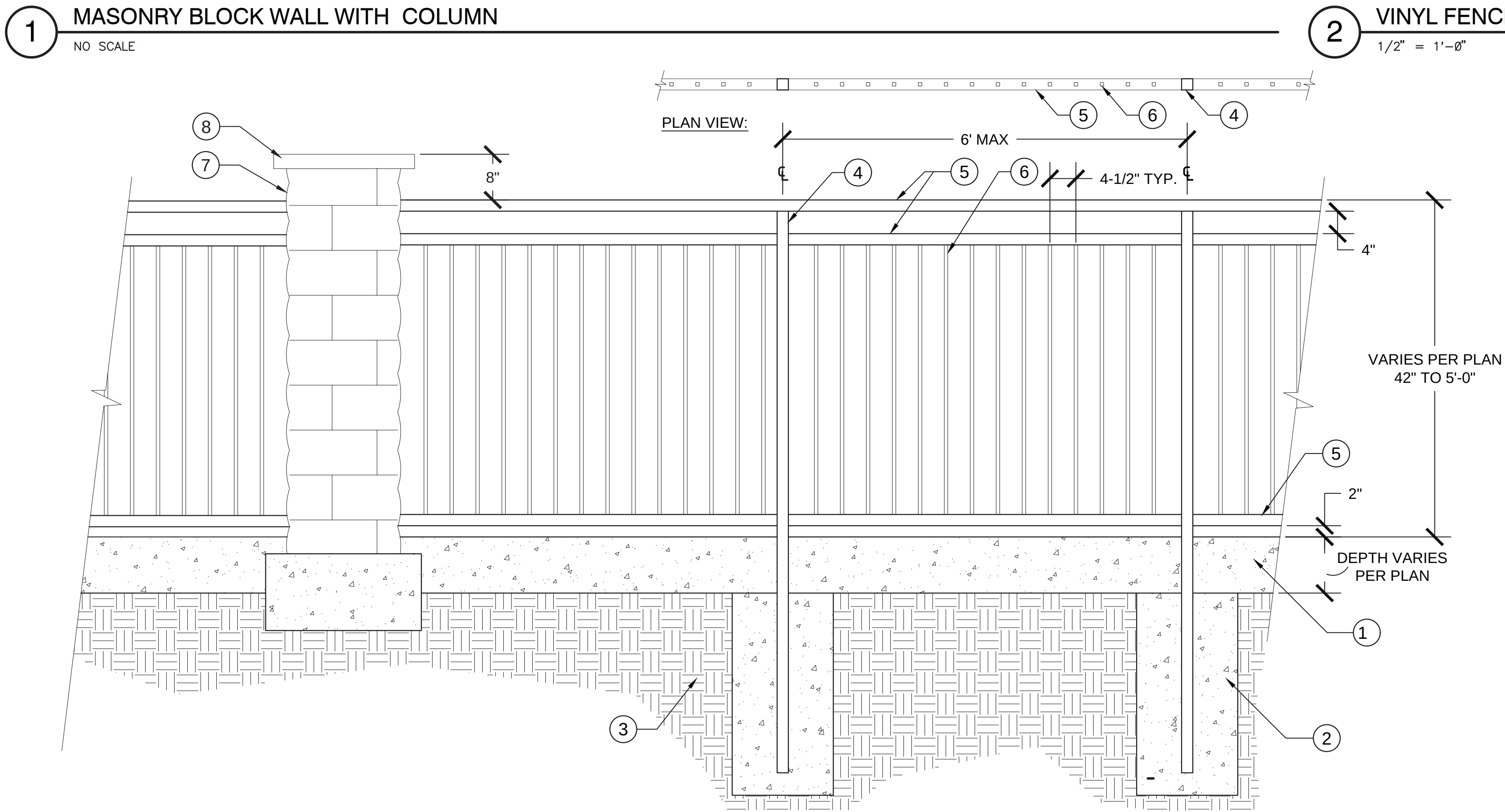
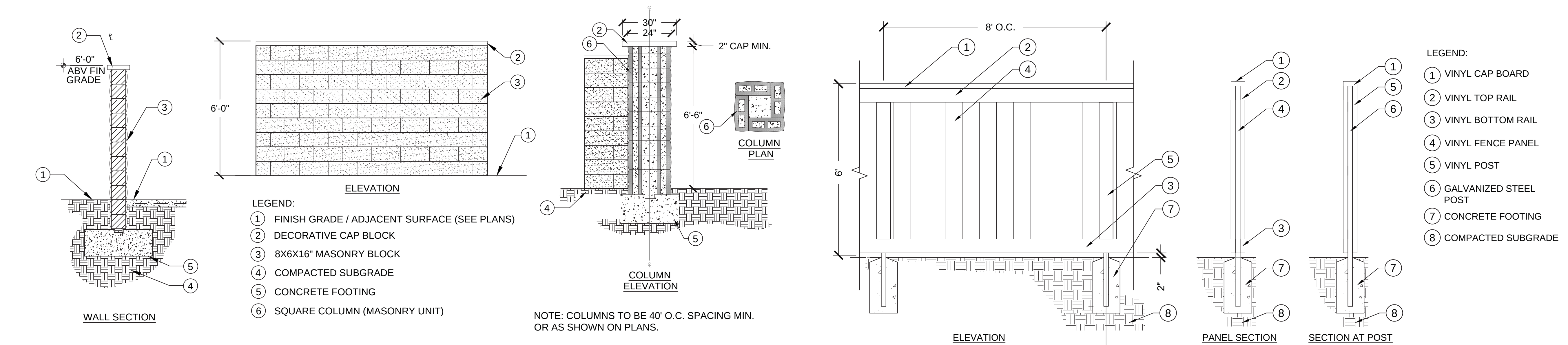
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1932-6299 292-1739

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3 TUBULAR STEEL FENCE
3/4" = 1'-0"

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CALIFORNIA 92129

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

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Original Date: 2-3-2016

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MATCHLINE, SEE SHEET 23

VEHICULAR USE AREA DIAGRAM

VEHICULAR USE AREA CALCULATIONS					
TOTAL VUA AREA	479,341 - SF				
VUA IN STREET YARD	43,372 - SF				
VUA OUTSIDE ST. YARD	435,969 - SF				
PLANTING AREA REQ'D INSIDE ST. YD. (5% TOTAL)	2,169 SF	PROVIDED -->	3,364 SF	EXCESS AREA PROVIDED -->	1,195 SF
PLANTING AREA REQ'D OUTSIDE ST. YD. (3% TOTAL)	13,079 SF	PROVIDED -->	84,807 SF	EXCESS AREA PROVIDED -->	71,728 SF
PLANT POINTS REQUIRED INSIDE ST. YD. (.05xS.F.)	2,169	PROVIDED -->	2,261	EXCESS POINTS -->	92
PLANT POINTS REQUIRED OUTSIDE ST. YD. (.03xS.F.)	13,079	PROVIDED -->	22,630	EXCESS POINTS -->	9,551
POINTS REQUIRED THROUGH TREES INSIDE OF STREET YARD	1085	PROVIDED -->	1300	EXCESS POINTS -->	215
POINTS REQUIRED THROUGH TREES OUTSIDE OF STREET YARD	6,540	PROVIDED -->	6,880	EXCESS POINTS -->	340

- NOTES:
- LANDSCAPE CALCULATIONS BASED UPON CITY OF SAN DIEGO LANDSCAPE REGULATIONS, CHAPTER 14, ARTICLE 2, DIVISION 4 OF LAND DEVELOPMENT CODE.
 - SEE PLANTING PLAN FOR FULL PLANTING SCHEDULE.
 - A MINIMUM OF ONE 24" BOX TREE SHALL BE LOCATED WITHIN 30' OF EACH PARKING SPACE.
 - TREE PLANTERS SHALL PROVIDE A MINIMUM OF 40 SQ.FT. PLANTING AREA, WITH NO DIMENSION LESS THAN 5'.

INSIDE STREET YARD:
TREE POINTS REQUIRED (50%) : 1,085

(8) 48" BOX TREES - 100 POINTS EACH= 800
(10) 36" BOX TREES - 50 POINTS EACH= 500
(480) 5 GALLON SHRUBS - 2 POINTS EACH =961

OUTSIDE STREET YARD:
TREE POINTS REQUIRED (50%) : 6,540

(110) 36" BOX TREES - 50 POINTS EACH = 5,500
(69) 24" BOX TREES - 20 POINTS EACH = 1,380
(8,480) 1 GALLON SHRUBS - 1 POINT EACH = 8,480
(3,635) 5 GALLON SHRUBS - 2 POINTS EACH = 7,270

LEGEND

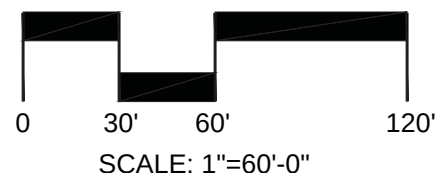
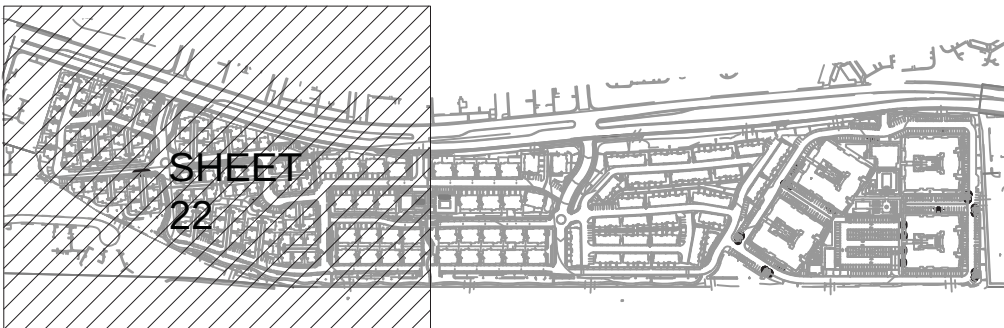
VUA OUTSIDE OF STREET YARD
(406,463 S.F. TOTAL)

VUA PLANTING OUTSIDE OF STREET YARD
(73,958 S.F. TOTAL)

VUA INSIDE OF STREET YARD AREA
(43,372 S.F. TOTAL)

VUA PLANTING INSIDE OF STREET YARD AREA
(3,364 S.F. TOTAL)

KEYMAP



SCHMIDT DESIGN GROUP, INC.

BALANCING ARTISTIC EXPRESSION IN DESIGN
WITH ENVIRONMENTAL SENSITIVITY

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SEE SHEETS 24-25 FOR STREET YARD ANALYSIS
SEE SHEETS 26-27 FOR OPEN SPACE ANALYSIS
SEE SHEET 28 FOR CARMEL MOUNTAIN ROAD INTERFACE

Prepared By:

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Phone #: (619) 236-1462 Fax #: (619) 236-8792

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:

VEHICULAR USE AREA ANALYSIS

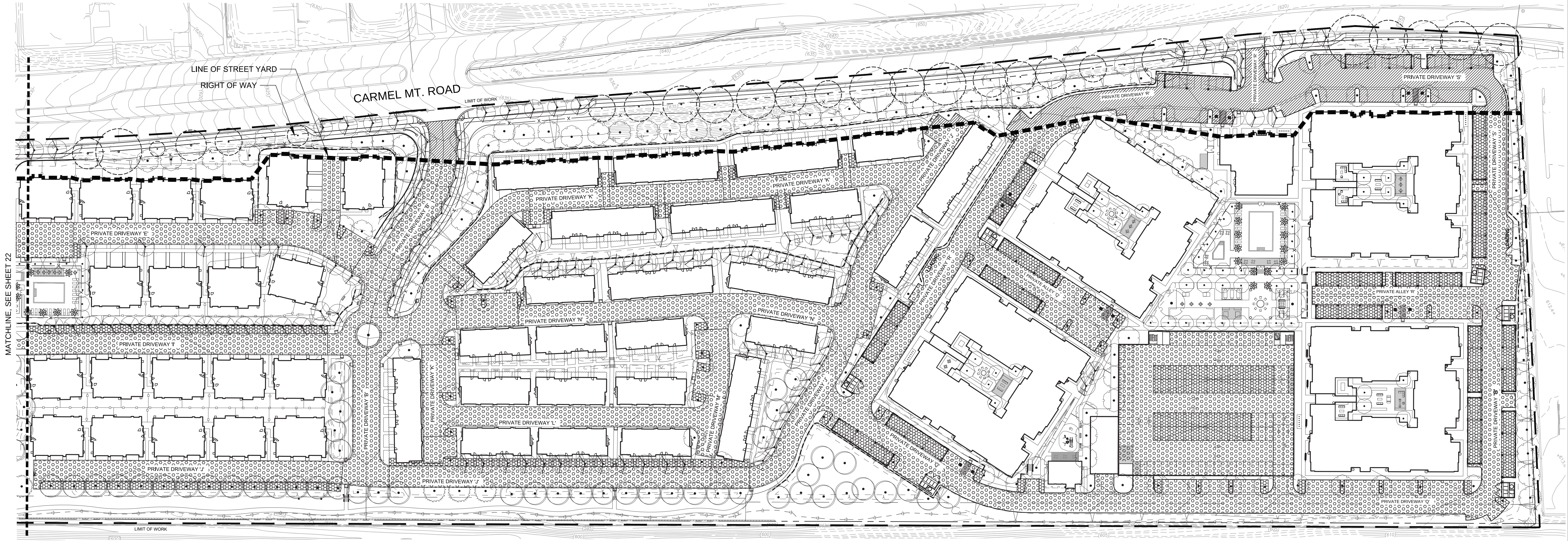
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I.O. # 24006477

1932-6289 282-1739
CCS83 COORDINATES LAMBERT COORDINATES



VEHICULAR USE AREA DIAGRAM

LEGEND

- VUA OUTSIDE OF STREET YARD (406,463 S.F. TOTAL)
- VUA PLANTING OUTSIDE OF STREET YARD (73,958 S.F. TOTAL)
- VUA INSIDE OF STREET YARD AREA (43,372 S.F. TOTAL)
- VUA PLANTING INSIDE OF STREET YARD AREA (3,364 S.F. TOTAL)

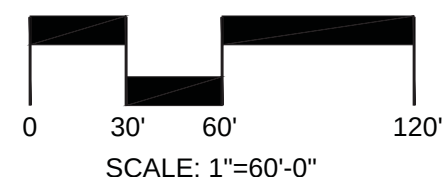
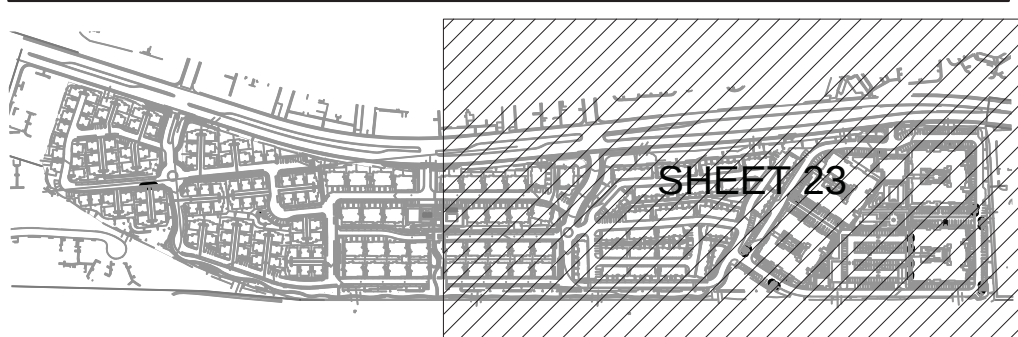
*SEE SHEET 22 FOR VUA CALCULATIONS

LANDSCAPE WATER REQUIREMENTS WORKSHEET - PROJECT WATER USE ANALYSIS									
Project Name: PACIFIC VILLAGE	MAWA	ETWU	Hydrozones					SLA	Total ETWU
			Hydrozone Description	High Water Use Pools/Spas	Moderate Water use Shrubs	Low Water Use Shrubs - Bioretention & Slopes	Low Water Use Shrubs		
Total Landscape Area (Square Feet)	473,243.00		Hydrozone Area S.F.	3,098.00	8,729.00	235,928.00	219,127.00	6,361.00	
Special Landscape Area (SLA)	6,361.00		SLA	NA	NA	NA	NA	6,361.00	
Irrigation Efficiency (IE)	NA		Irrigation Efficiency (IE)	Filler Pipe	Drip	0.81	Rotator Spray	Drip	0.81
Reference Evapotranspiration (Eto)	51.00		Ref ET (Eto)	51.00	51.00	51.00	51.00	51.00	
ET Adjustment Factor (ETAF)	0.55		Plant Factor / Kc	1.0	0.5	0.3	0.3	1.00	
Conversion Factor (inches to Gallons)	0.62		Conversion Factor	0.62	0.62	0.62	0.62		
Eto x .62 x ((ETAF x Land Area) + (.45 x SLA))	8,320,880		Eto x .62 x (PF x HA/IE)+SLA	97,959	170,377	2,984,017	2,566,221	6,361	5,824,935
Total Gallons per year	8,320,680			5,824,935					
Sitewide ETAF	0.39								
This worksheet is based upon San Diego Municipal Code: Land Development Code; Landscape Standards, Appendix E. Anticipated evapotranspiration rates for the site are based on historical averages. Data from the C.I.M.I.S. Station # 150 (Miramar) was used. IE = Drip at 0.81, Rotator Spray at 0.75. Completed by: Schmidt Design Group, Inc. 619-236-1462									

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KEYMAP



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SITE DEVELOPMENT PERMIT
NEIGHBORHOOD USE PERMIT

Sheet Title:

VEHICULAR USE AREA & WATER USE ANALYSIS

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I.O. # 24006477

1932-6299 292-1739
CCS83 COORDINATES LAMBERT COORDINATES



STREET YARD/ REMAINING YARD DIAGRAM

STREET YARD					
TOTAL AREA	185,581				
PLANTING AREA REQUIRED (SQ. FT.)	92,791	PLANTING AREA PROVIDED (SQ. FT.) ----->	142,209	EXCESS AREA PROVIDED (SQ. FT.) ----->	49,418
PLANTING POINTS REQUIRED	9,279	PLANT POINTS PROVIDED - 50% OF REQUIREMENT TO BE ACHIEVED WITH TREES ONLY ----->	31,311	EXCESS POINTS PROVIDED ----->	22,032

REMAINING YARD					
TOTAL AREA	128,744				
PLANTING AREA REQUIRED (SQ. FT.)	5,160	PLANTING AREA PROVIDED (SQ. FT.) ----->	69,788	EXCESS AREA PROVIDED (SQ. FT.) ----->	64,628
PLANTING POINTS REQUIRED	3,840	PLANTING POINTS PROVIDED ----->	17,533	EXCESS POINTS PROVIDED ----->	13,693

TREE TABULATIONS

STREET YARD:
TREE POINTS REQUIRED (50%) : 4,640

TREE POINTS PROVIDED
(10) 48" BOX TREES - 100 POINTS EACH= 1,000
(78) 36" BOX TREES - 50 POINTS EACH= 3,900

TREE POINTS PROVIDED: 4,900

SHRUBS PROVIDED
(6,095) 5 GALLON SHRUBS - 2 POINTS EACH = 12,190
(14,221) 1 GALLON SHRUBS - 1 POINTS EACH = 14,221

REMAINING YARD:
TREE POINTS REQUIRED (50%) : 1,920

TREE POINTS PROVIDED
TREES WITHIN REMAINING YARD BOUNDARY AT PROPERTY LINE
(10) 36" BOX TREES - 50 POINTS EACH = 500
(13) 24" BOX TREES - 20 POINTS EACH= 260

TREES PROVIDED AT COMMON OPEN SPACE AMENITY AREAS
(42) 36" BOX TREES - 50 POINTS EACH = 2,100
(64) 24" BOX TREES - 20 POINTS EACH = 1,280
(24) 12' BTH FAN PALM TREES - 1.5 POINTS PER FOOT= 432

TOTAL TREE POINTS PROVIDED: 4,572

SHRUBS POINTS PROVIDED WITHIN REMAINING YARD
(2,991) 5 GALLON SHRUBS - 2 POINTS EACH = 5,982
(6,979) 1 GALLON SHRUBS - 1 POINT EACH = 6,979

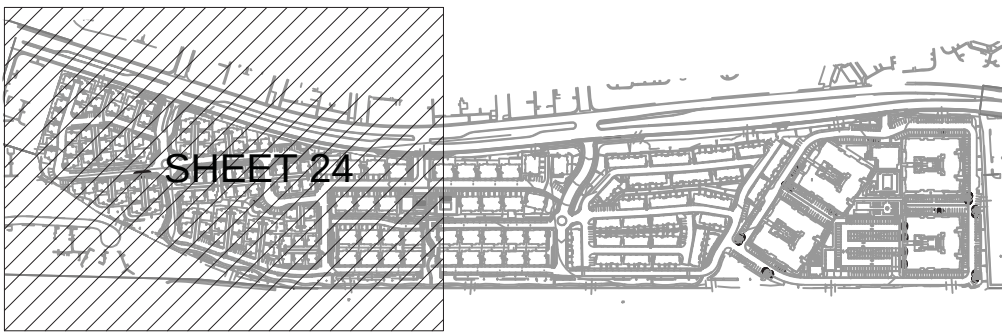
LEGEND

- STREET YARD VEHICULAR AREA
- STREET YARD PLANTING (142,209 S.F. TOTAL)
- REMAINING YARD PLANTING (58,956 S.F. WITHIN REMAINING YARD BOUNDARY AND 69,788 S.F PROVIDED BY COMMON OPEN SPACE AMENITY AREAS: 128,744 S.F TOTAL)
*COMMON OPEN SPACE AMENITY AREAS INCLUDED IN CALCULATIONS FOR REMAINING YARD POINTS. SEE TABULATIONS NOTES FOR ADDITIONAL INFORMATION.

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KEYMAP



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NEIGHBORHOOD USE PERMIT

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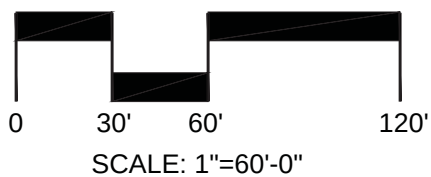
PTS # 470158

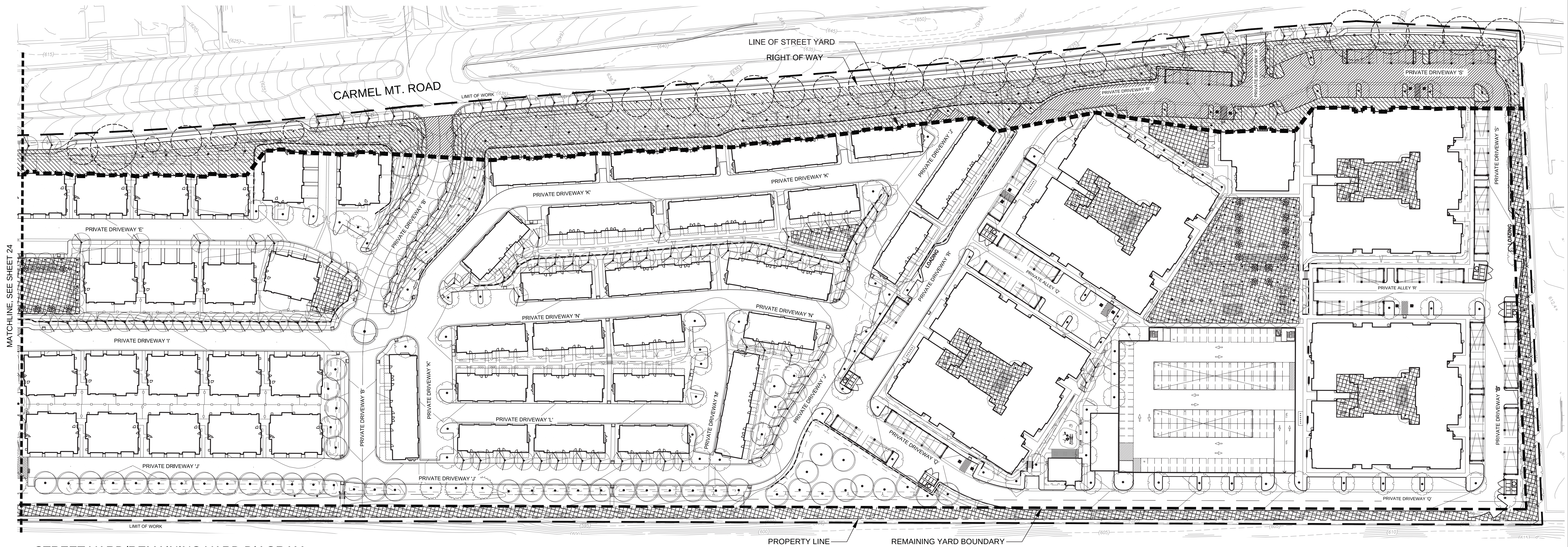
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STREET YARD/REMAINING YARD DIAGRAM

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69,788 S.F. PROVIDED BY COMMON OPEN SPACE
AMENITY AREAS: 128,744 S.F. TOTAL)
*COMMON OPEN SPACE AMENITY AREAS INCLUDED IN
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****SEE SHEET 24 FOR STREET YARD/REMAINING YARD CALCULATIONS**

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KEYMAP NTS

NORTH

SCALE: 1"=60'-0"

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