

RHODES CROSSING PLANNED DEVELOPMENT PERMIT (PDP), SITE DEVELOPMENT PERMIT (SDP), CONDITIONAL USE PERMIT (CUP), VESTING TENTATIVE MAP, STREET VACATION AND EASEMENT ABANDONMENT

LEGAL DESCRIPTION
THE NE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 14 SOUTH RANGE 3 WEST OF SAN BERNARDINO MERIDIAN.
ASSESSOR'S PARCEL NUMBERS
306-042-02, 05, 07 AND 09 308-581-02 AND 03
LAMBERT COORDINATES
288-1725
EASEMENT NOTES
EASEMENTS SHOWN HEREON ARE COMPUTED FROM RECORD DATA ADJUSTED TO FIELD BOUNDARIES WHERE APPROPRIATE. THEY MAY OR MAY NOT CONFORM TO EXISTING INSTALLED UTILITIES.

LEGEND
PROJECT BOUNDARY
RIGHT-OF-WAY
LOT LINE NO SCALE
EXISTING COMMUNITY LINE
PROPOSED COMMUNITY LINE
SHEET NUMBER: 3, 5

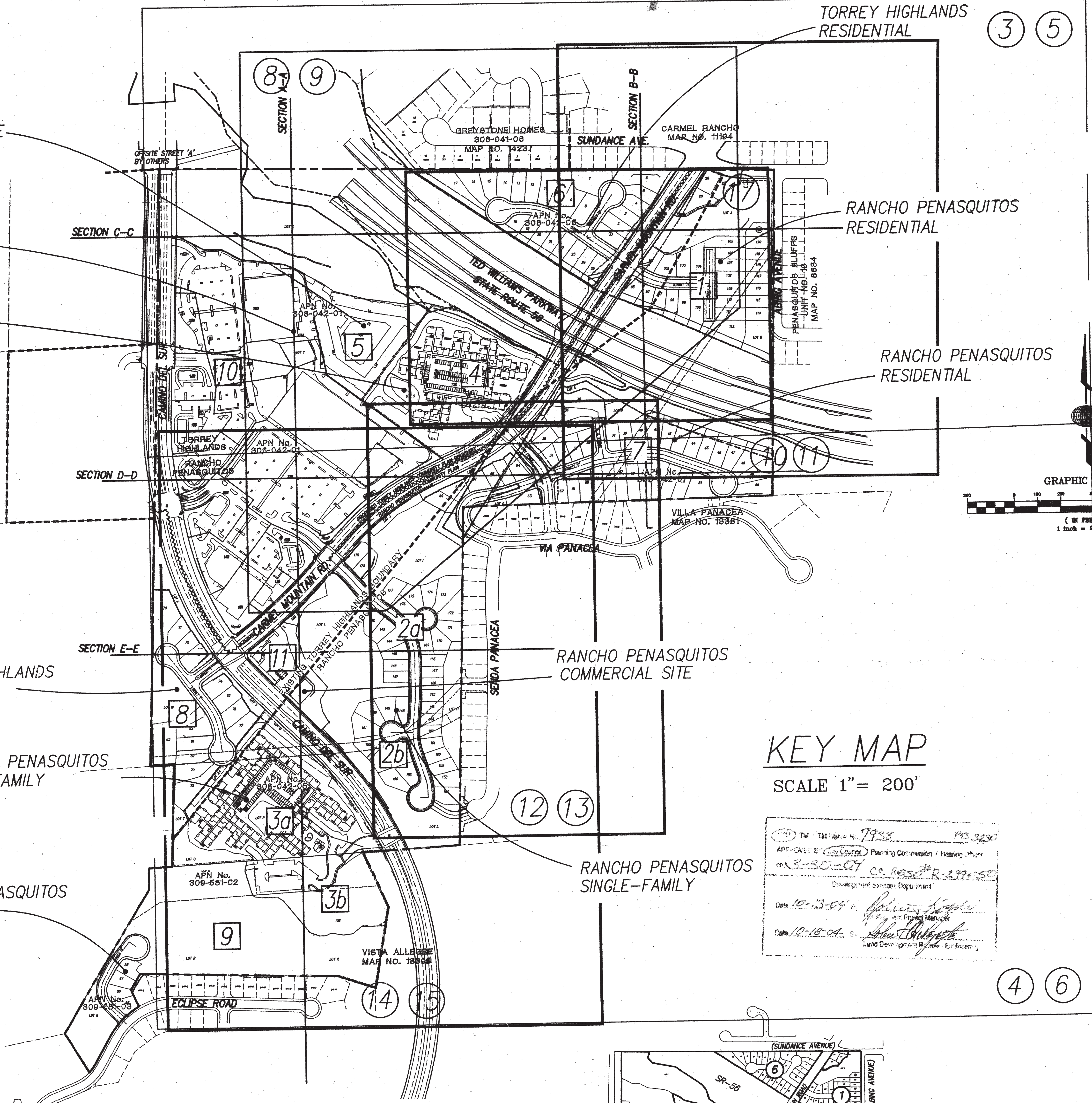
DEVELOPMENT PLANNING AREA NO. 5
SUBDIVISION UNIT NO. 1
(SEE FINAL MAPPING UTILIZATION PLAN BELOW)

DEVELOPMENT SUMMARY: RHODES CROSSING
1. SUMMARY OF REQUEST:
A PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, VESTING TENTATIVE MAP, AND STREET VACATION AND EASEMENT ABANDONMENT FOR 150 SINGLE-FAMILY AND 584 MULTI-FAMILY DWELLING UNITS, 257,200 SQUARE FEET OF RESIDENTIAL COMMERCIAL AREA AND 273,855 SQUARE FEET OF SELF-STORAGE.
2. STREET ADDRESS:
CARMEL MOUNTAIN ROAD BETWEEN SUNDANCE AVE. AND MA PANACEA
3. SITE AREA:
TOTAL SITE AREA (GROSS): 115.30 AC
(GROSS-LESS SR-56, CAMINO DEL SUR & CARMEL MTN. RD. ROW);
NET SITE AREA: 108.35 AC, 4,719,621 SQ. FT.
(NET SITE AREA EXCLUDES REQUIRED PUBLIC LOCAL STREETS AND PUBLIC DEDICATIONS)
4. COVERAGE DATA:
TOTAL BUILDING AREA (GROUND AREA): 21.88 AC, 952,960 SQ. FT.
TOTAL LANDSCAPE/OPEN SPACE AREA: 61.11 AC, 2,681,882 SQ. FT.
TOTAL HARDSCAPE/PAVED AREA: 24.63 AC, 1,046,815 SQ. FT.
FLOOR AREA RATIO (FAR): 0.45
GROSS FLOOR AREA (GFA): 2,113,371
5. DENSITY:
MAXIMUM DWELLING UNITS ALLOWED PER ZONE: N/A
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 734 (150 SINGLE FAMILY & 584 MULTI-FAMILY)
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 734 (150 SINGLE FAMILY & 584 MULTI-FAMILY)

6. YARD/SETBACK:
FRONT YARD: REQUIRED: 10'-15' PROPOSED: 10'-20'
STREET SIDE YARD: REQUIRED: 10' PROPOSED: 10'
INTERIOR YARD(S): REQUIRED: 4'-10' PROPOSED: 5'-10'
REAR YARD: REQUIRED: 0'-10' PROPOSED: 0'-10'
7. PARKING (RESIDENTIAL):
TOTAL NUMBER OF SPACES REQUIRED BY ZONE: 1376
TOTAL NUMBER OF SPACES PROVIDED ON SITE: 1376
PARKING (COMMERCIAL):
ONE SPACE PER 202 SQ. FT. GFA = 1273 SPACES

SHEET SUMMARY
SHEET 1 COVER SHEET
SHEET 2 SIGHTINGS
SHEET 3 EXISTING CONDITIONS-(NORTH)
SHEET 4 EXISTING CONDITIONS-(SOUTH)
SHEET 5 STEEP SLOPE ANALYSIS-(NORTH)
SHEET 6 STEEP SLOPE ANALYSIS-(SOUTH)
SHEET 7 CROSS SECTIONS AND DETAILS
SHEET 8 AREAS 4, 5, & 10 GRADING AND UTILITIES
SHEET 9 AREAS 4, 5, & 10 SITE PLAN
SHEET 10 AREAS 1, 6 & 7 GRADING AND UTILITIES
SHEET 11 AREAS 1, 6 & 7 SITE PLAN
SHEET 12 AREAS 2a, 2b, & 11 GRADING AND UTILITIES
SHEET 13 AREAS 2a, 2b, & 11 SITE PLAN
SHEET 14 AREAS 3a, 3b, 8 & 9 GRADING AND UTILITIES
SHEET 15 AREAS 3a, 3b, 8 & 9 SITE PLAN
SHEET 16 PRELIMINARY BEST MANAGEMENT PRACTICES (CONSTRUCTION & POST CONSTRUCTION)
SHEET 17 STREET VACATION AND EASEMENT ABANDONMENTS
SHEET 18-37 LANDSCAPE PLANS
SHEET 38 FENCING AND WALL PLAN
SHEET 39-65 COMMERCIAL ARCHITECTURE
SHEET 66-72 SELF STORAGE ARCHITECTURE
SHEET 73-88 MULTIFAMILY ARCHITECTURE

DEVELOPMENT PLANNING AREA	LANDUSE	NET ACREAGE	No. OF UNITS
1	SINGLE FAMILY	6.91 AC	28
2a & 2b	SINGLE-FAMILY	17.35 AC	342
3a	MULTI-FAMILY	7.98 AC	362
3b	PRIVATE PASSIVE PARK AREA	3.54 AC	0
4	MULTI-FAMILY	6.88 AC	242
5	SELF-STORAGE	3.32 AC	273,855 S.F.
6	SINGLE FAMILY	6.13 AC	28
7	SINGLE FAMILY	8.73 AC	40
8	SINGLE FAMILY	5.26 AC	14
9	SINGLE FAMILY	8.75 AC	4
10	COMMERCIAL	31.43 AC	250,000 SQ. FT.
11	COMMERCIAL	1.67 AC	2,200 SQ. FT.
			150 TOTAL DWELLING UNITS (SINGLE FAMILY)
			584 TOTAL DWELLING UNITS (MULTI-FAMILY FAMILY)
			257,200 S.F. TOTAL COMMERCIAL
			273,855 S.F. TOTAL SELF STORAGE



KEY MAP
SCALE 1" = 200'

APPLICANT: Keith B. Rhodes Living Trust
DATE: 10-13-04
DATE: 10-18-04

- GENERAL NOTES**
- TORREY HIGHLANDS**
 - COMMERCIAL
 - 250,000 SF OF COMMERCIAL SPACE LOTS 128 THROUGH 140
 - 273,855 SQUARE FOOT SELF STORAGE DEVELOPMENT LOT 127
 - RESIDENTIAL
 - 342 MULTI-FAMILY UNITS (AREA 4) LOT 122
 - SINGLE FAMILY RESIDENTIAL (AREA 1) LOTS 85 & 86 AND 101 & 102
 - SINGLE FAMILY RESIDENTIAL (AREA 2) LOTS 178 THROUGH 179
 - SINGLE FAMILY RESIDENTIAL (AREA 6) LOTS 1 THROUGH 26 & 28
 - SINGLE FAMILY RESIDENTIAL (AREA 8) LOTS 7 THROUGH 83
 - SELF STORAGE
 - COMMERCIAL DEVELOPMENT LOTS Y & Z
 - MULTIFAMILY (AREA 4) LOT 5
 - SINGLE FAMILY RESIDENTIAL (AREA 8) LOTS W & T
 - EMERGENCY ACCESS LOT
 - MULTI-FAMILY RESIDENTIAL (AREA 3a) LOT AA
 - SLOPE LOTS
 - SINGLE-FAMILY RESIDENTIAL (AREAS 2): LOTS J & K
 - SINGLE FAMILY RESIDENTIAL (AREA 6): LOTS V & X
 - RANCHO PENASQUITOS**
 - COMMERCIAL
 - 7,200 SF OF COMMERCIAL SPACE LOT 141
 - RESIDENTIAL
 - 342 MULTI-FAMILY UNITS (AREA 3a) LOT 125
 - PASSIVE PRIVATE PARK AREA (AREA 3b) LOT 126
 - SINGLE-FAMILY UNITS (AREA 2) LOTS 142 THROUGH 177
 - SINGLE FAMILY RESIDENTIAL (AREA 1) LOTS 87 THROUGH 100, AND 103 THROUGH 121, LOT 113 INTENTIONALLY OMITTED
 - SINGLE FAMILY RESIDENTIAL (AREA 6) LOTS 27 THROUGH 36, 38-48, LOT 37 INTENTIONALLY OMITTED
 - SINGLE FAMILY RESIDENTIAL (AREA 7) LOTS 29-36 & 39-48, LOT 37 INTENTIONALLY OMITTED
 - SINGLE FAMILY RESIDENTIAL (AREA 9) LOTS 85 THROUGH 88, LOT 84, 89 THROUGH 94 INTENTIONALLY OMITTED
 - SELF STORAGE
 - MULTIFAMILY (AREAS 3a & 3b): LOTS P & Q
 - SINGLE FAMILY RESIDENTIAL (AREAS 2): LOTS H, L & I
 - SINGLE FAMILY RESIDENTIAL (AREA 1): LOTS A & B
 - SINGLE FAMILY RESIDENTIAL (AREA 7): LOTS C, D, & G
 - SINGLE FAMILY RESIDENTIAL (AREA 9) LOT R
 - SLOPE LOTS
 - SINGLE FAMILY RESIDENTIAL (AREA 7) LOTS E & F
 - MULTI-FAMILY AREA (AREA 3a): LOTS U & O

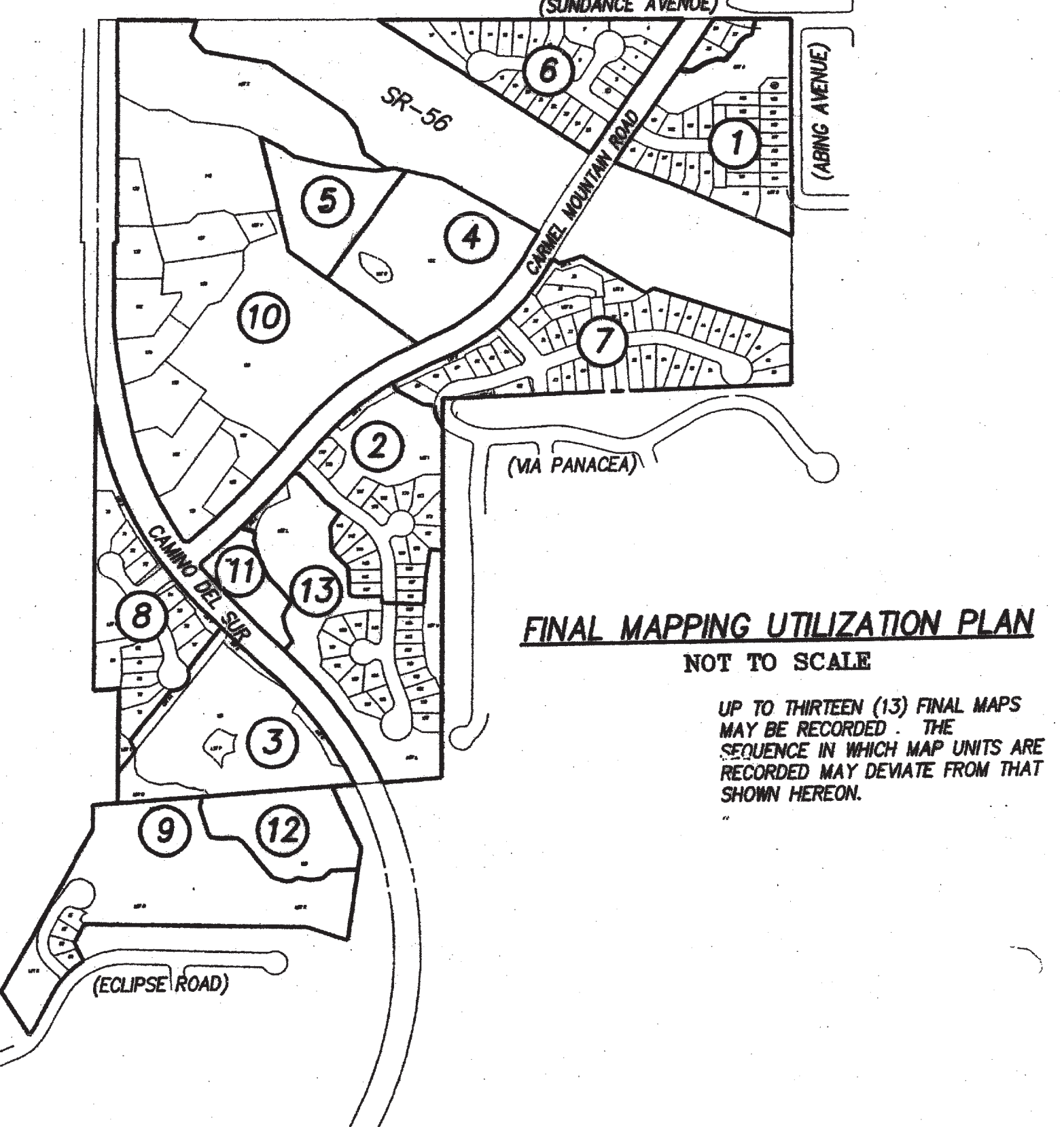
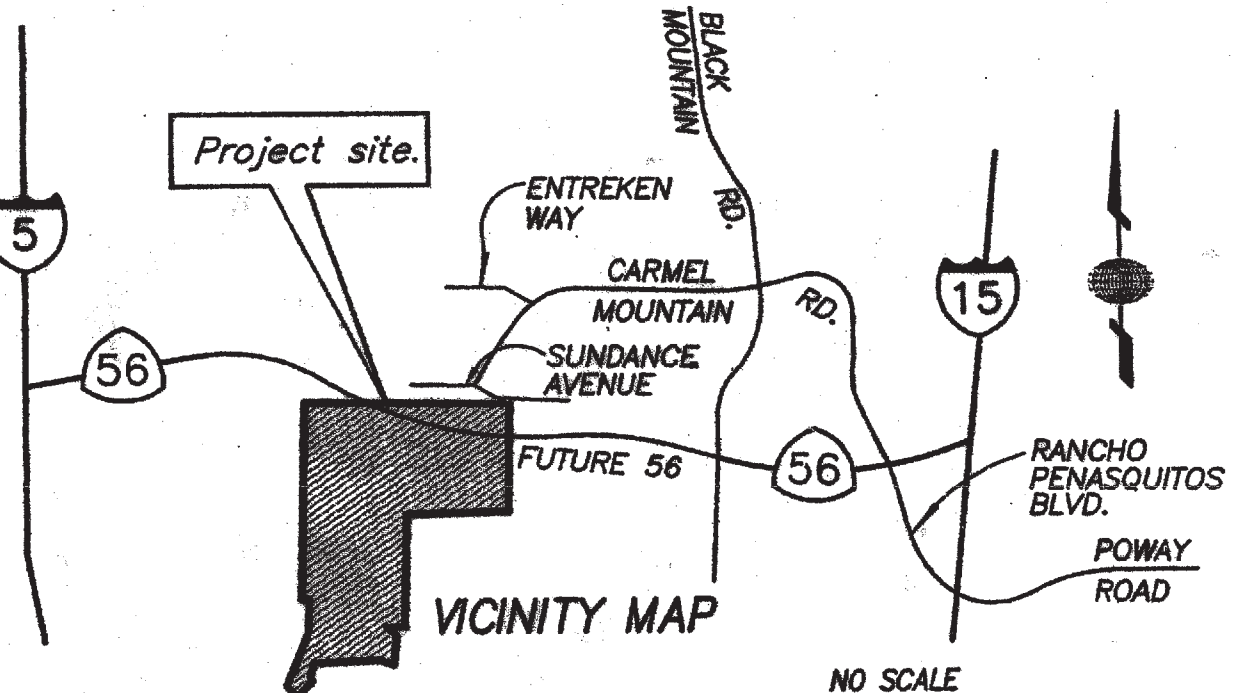
CONDOMINIUM PRO NOTE
THIS IS TO AFFIRM THAT THE DESIGN OF THIS SUBDIVISION PROMOTES TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES IN ACCORDANCE WITH THE PROVISION OF SECTION 66473.1 OF THE STATE SUBDIVISION MAP ACT.
SETBACKS
SEE INDIVIDUAL SITE PLAN SHEETS
OPEN SPACE NOTES
1. OPEN SPACE EASEMENTS SHALL BE GRANTED OVER LOTS A, B, C, D, H, L, P, Q, R, S, I, Y & Z
2. BUILDING RESTRICTED EASEMENTS SHALL BE GRANTED OVER LOTS E, F, G, J, K, U, V & X

GRADING
1. TOTAL AREA OF SITE: 115.30 ACRES (LESS SR-56, CARMEL MTN. RD., & CAMINO DEL SUR ROWS)
2. TOTAL AMOUNT OF SITE TO BE GRADELESS ROW AND SLOPES FOR CARMEL MTN. RD., CAMINO DEL SUR & SR56: 88.6 AC (82.3 AC INCLUDING REGRADING OF PORTIONS OF EXIST CARMEL MTN. RD., CAMINO DEL SUR & SR56 SLOPES)
3. PERCENT OF TOTAL SITE GRADED: 75.18
4. AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER: 2.6 AC
5. 100% OF THE EXISTING SLOPES STEEPER THAN 25% ARE PROPOSED TO BE GRADED
6. PERCENT OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER: 1.8%
7. AMOUNT OF CUT: 1,127,850 CUBIC YARDS
8. AMOUNT OF FILL: 1,127,850 CUBIC YARDS
9. MAXIMUM HEIGHT OF FILL SLOPES: 62 FEET 2:1 SLOPE RATIO
10. MAXIMUM HEIGHT OF CUT SLOPES: 27 FEET 2:1 RATIO
11. AMOUNT OF IMPORT/EXPORT SOIL: 0.0 CUBIC YARD
12. RETAINING/CORB WALLS: 17 MAX HT; HOW MANY: 4134 LF
13. INTERNAL SIDEYARD RETAINING WALLS ARE NOT SHOWN HEREON BUT WOULD BE REQUIRED BASED UPON FINAL BUILDING FOOT PRINTS, PROVIDED HEIGHT DOES NOT EXCEED 3 FEET PROPOSED HEIGHT.

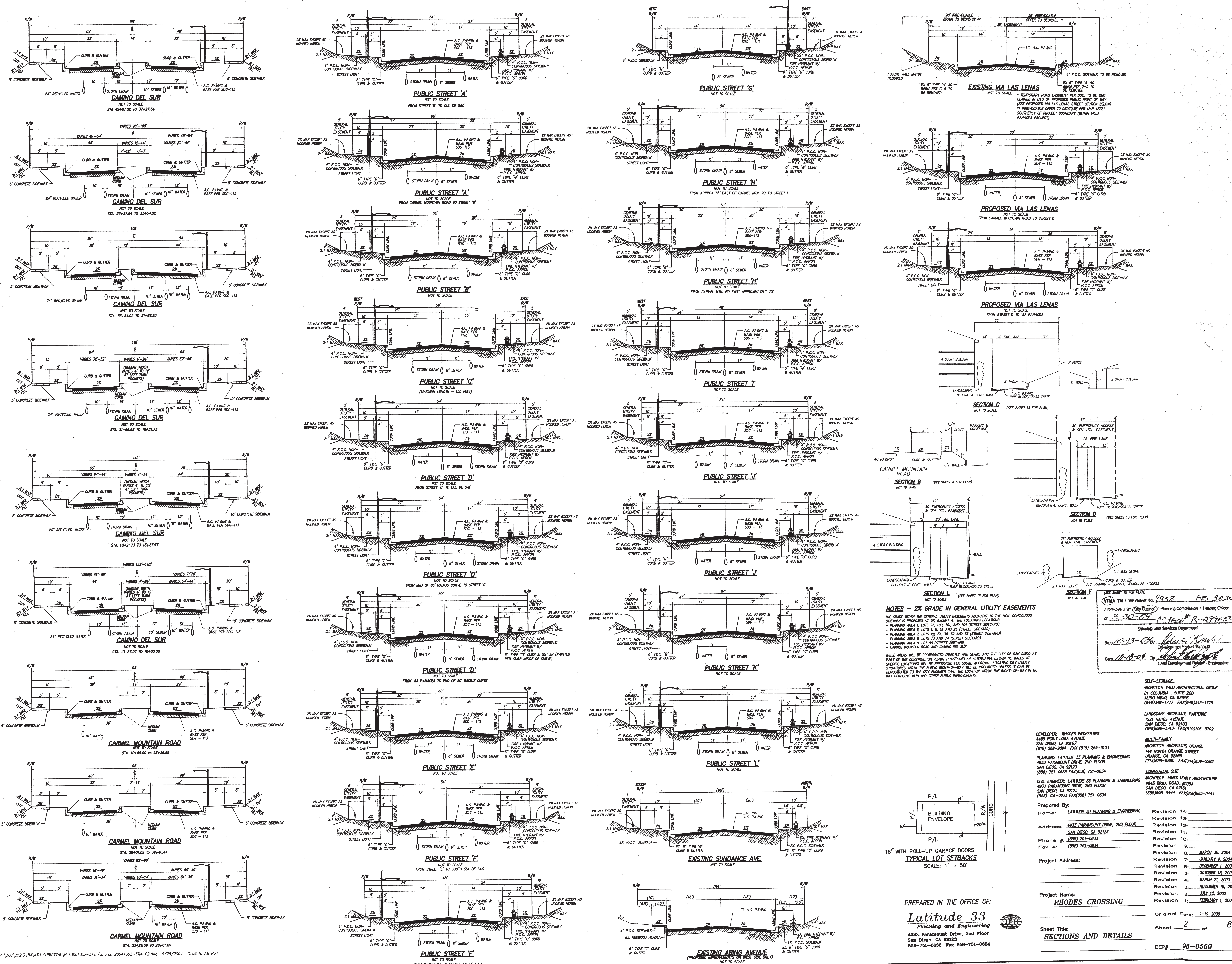
LANDSCAPE ARCHITECT: PARTNER
1221 HAYES AVENUE
SAN DIEGO, CA 92163
(619)298-3713 FAX(619)298-3702
MULTI-FAMILY
ARCHITECT: ARCHITECTS ORANGE
144 NORTH ORANGE STREET
ORANGE, CA 92668
(714)639-9880 FAX(714)639-5286
COMMERCIAL SITE
ARCHITECT: JAMES LEARY ARCHITECTURE
9845 ERMA ROAD, #200A
SAN DIEGO, CA 92131
(658)955-0444 FAX(658)955-0444

OWNER/APPLICANT:
Name: Keith B. Rhodes Living Trust
Address: 4833 PARAMOUNT DRIVE, 2ND FLOOR
SAN DIEGO, CA 92123
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Prepared By: **Latitude 33 Planning & Engineering**
Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8: MARCH 30, 2004
Revision 7: JANUARY 9, 2004
Revision 6: DECEMBER 1, 2003
Revision 5: OCTOBER 13, 2003
Revision 4: MARCH 21, 2003
Revision 3: NOVEMBER 18, 2002
Revision 2: JULY 12, 2002
Revision 1: FEBRUARY 1, 2001
Original Date: 1-19-2000
Sheet 1 of 88
Sheet Title: COVER SHEET / KEY MAP - VESTING TENTATIVE MAP
DEP# 98-0559



UP TO THIRTEEN (13) FINAL MAPS MAY BE REQUIRED. THE SEQUENCE IN WHICH MAP UNITS ARE RECORDED MAY DEVIATE FROM THAT SHOWN HEREON.
DATE: 9/6/04
KEITH L. KEETER
NO. 31138 EXP. 08-30-2004



NOTES - 2% GRADE IN GENERAL UTILITY EASEMENTS

THE GRADE WITHIN THE GENERAL UTILITY EASEMENTS ADJACENT TO THE NON-CONTIGUOUS SIDEWALK IS PROPOSED AT 2% EXCEPT AT THE FOLLOWING LOCATIONS:

- PLANNING AREA 7, LOTS 96, 100, AND 104 (STREET SIDEWALK)
- PLANNING AREA 6, LOTS 18, 18 AND 24 (STREET SIDEWALK)
- PLANNING AREA 7, LOTS 30, 31, 34, 42 AND 43 (STREET SIDEWALK)
- PLANNING AREA 8, LOTS 23 AND 24 (STREET SIDEWALK)
- PLANNING AREA 8, LOT 25 (STREET SIDEWALK)
- CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR

THESE AREAS WILL BE COORDINATED DIRECTLY WITH SOGREAH AND THE CITY OF SAN DIEGO AS PART OF THE CONSTRUCTION PHASE AND AN ALTERNATIVE DESIGN (E WALLS AT SPECIFIC LOCATIONS) WILL BE PRESENTED FOR SOGREAH APPROVAL. LOCATING DRY UTILITY STRUCTURES WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE PROHIBITED UNLESS IT CAN BE DEMONSTRATED TO THE CITY ENGINEER THAT THE LOCATION WITHIN THE RIGHT-OF-WAY IN NO WAY CONFLICTS WITH ANY OTHER PUBLIC IMPROVEMENTS.

SELF-STORAGE

ARCHITECT: WALLI ARCHITECTURAL GROUP
 81 COLUMBIA, SUITE 200
 ALISO VIEJO, CA 92656
 (949)348-1777 FAX(949)348-1778

LANDSCAPE ARCHITECT: PARTNER
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MULTI-FAMILY

ARCHITECT: ARCHITECTS STREET
 144 NORTH ORANGE STREET
 ORANGE, CA 92668
 (714)839-9860 FAX(714)839-5286

COMMERCIAL SITE

ARCHITECT: JAMES LEARY ARCHITECTURE
 8945 EMMA ROAD, #205A
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CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
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Prepared By: **LATITUDE 33 PLANNING & ENGINEERING**

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 Fax #: (658) 751-0634**

Project Address: _____

Project Name: **RHODES CROSSING**

Sheet: **SECTION AND DETAILS**

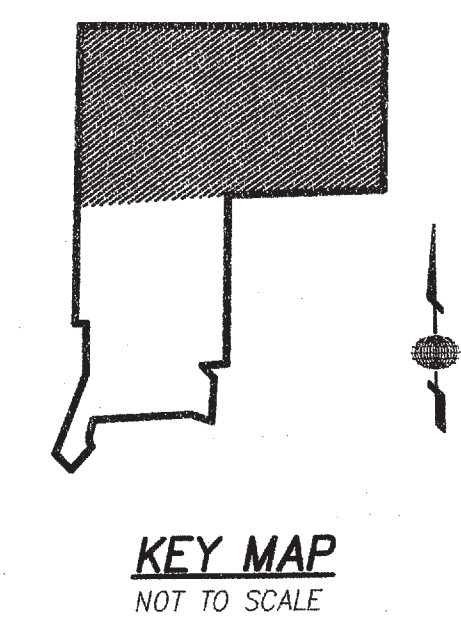
Scale: 1" = 50'

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	MARCH 30, 2004
Revision 7:	JANUARY 9, 2004
Revision 6:	DECEMBER 1, 2003
Revision 5:	OCTOBER 13, 2003
Revision 4:	MARCH 25, 2003
Revision 3:	NOVEMBER 18, 2002
Revision 2:	JULY 12, 2002
Revision 1:	FEBRUARY 1, 2001

Original Date: 1-19-2000

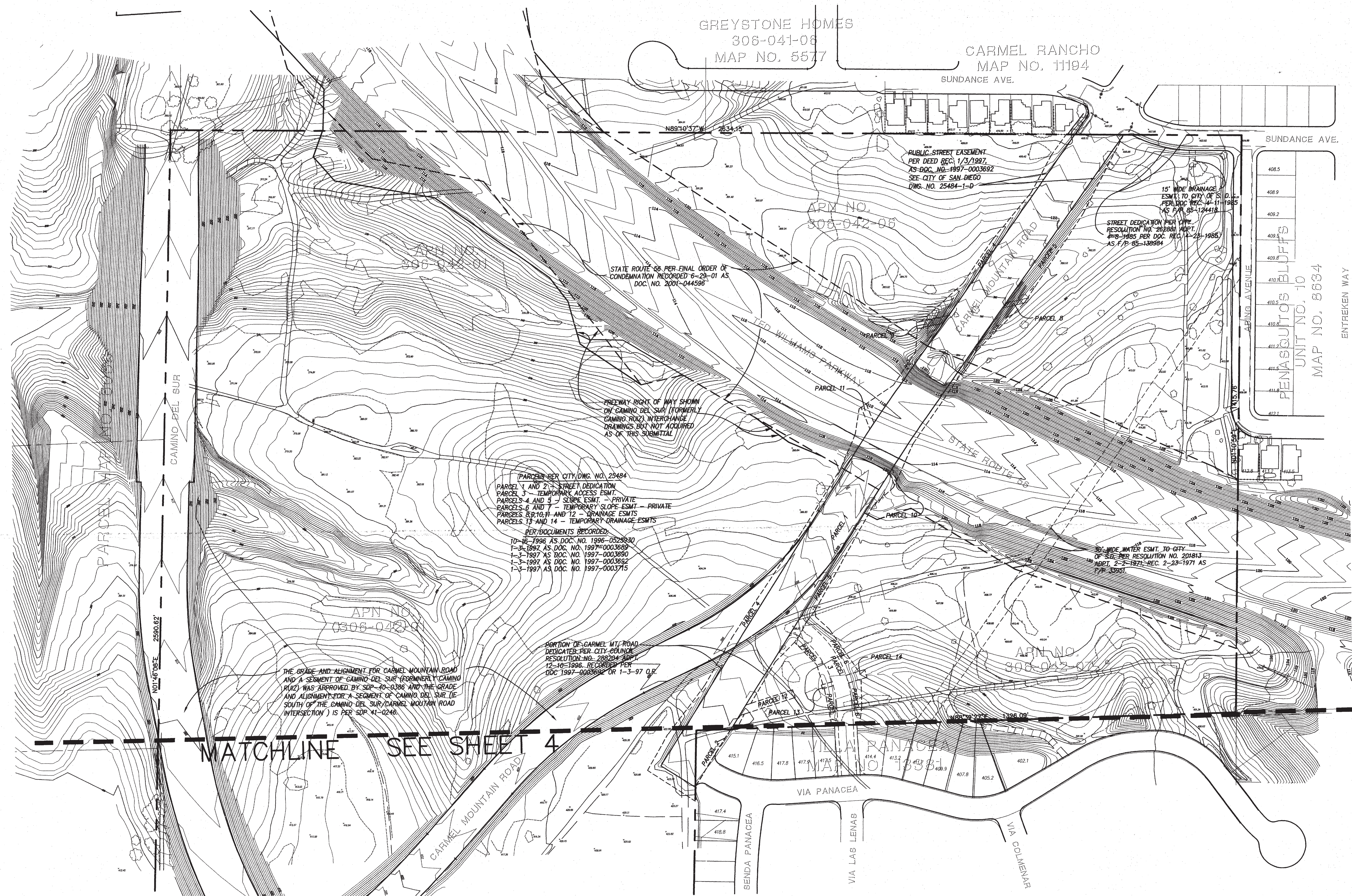
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DEP# 98-0559



- LEGEND**
- PROJECT BOUNDARY: - - - - -
 - EXISTING EASEMENT: - · - · -
 - RIGHT-OF-WAY: - - - - -
 - EXISTING CONTOUR: ~ ~ ~ ~ ~
 - EXISTING TREE: ○ ○ ○ ○ ○
 - EXISTING FENCE: - · - · -

FOR EASEMENTS TO BE ABANDONED AND STREET VACATION SEE SHEET 17



MATCHLINE SEE SHEET 4

SELF-STORAGE
 ARCHITECT: WALLI ARCHITECTURAL GROUP
 81 COLUMBIA, SUITE 200
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 (949)349-1777 FAX(949)349-1778

LANDSCAPE ARCHITECT: PARTIERRE
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DEVELOPER: RHODES PROPERTIES
 4485 POINT LOMA AVENUE
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ARCHITECT: ARCHITECTS ORANGE
 144 NORTH ORANGE STREET
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COMMERCIAL SITE ARCHITECT: JAMES LEARY ARCHITECTURE
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 Fax #: (858) 751-0634

Project Address: _____

Project Name: **RHODES CROSSING**

Sheet Title: **EXISTING CONDITIONS TOPOGRAPHY (NORTH)**

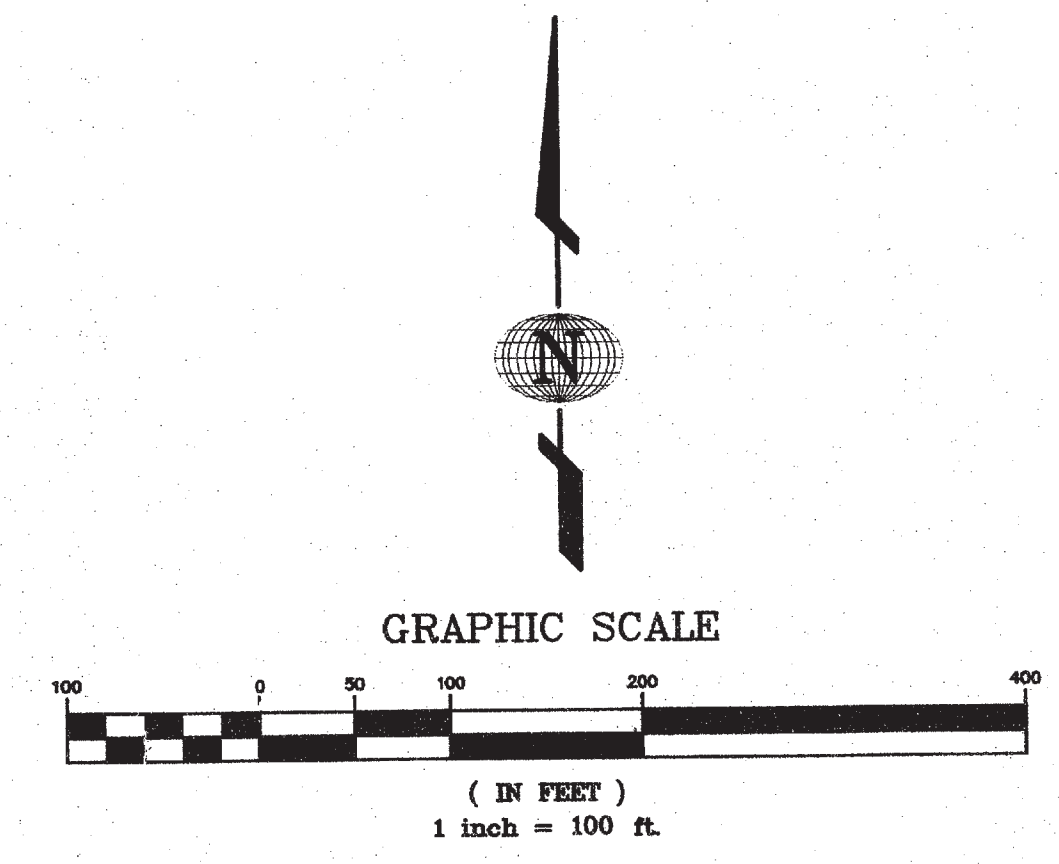
Sheet 3 of 88

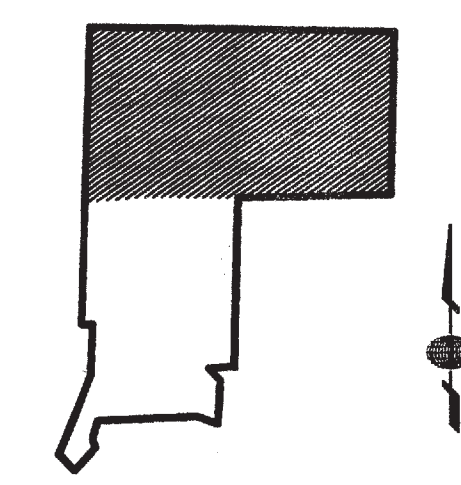
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Revision 1:	FEBRUARY 1, 2001

Original Date: 1-19-2000

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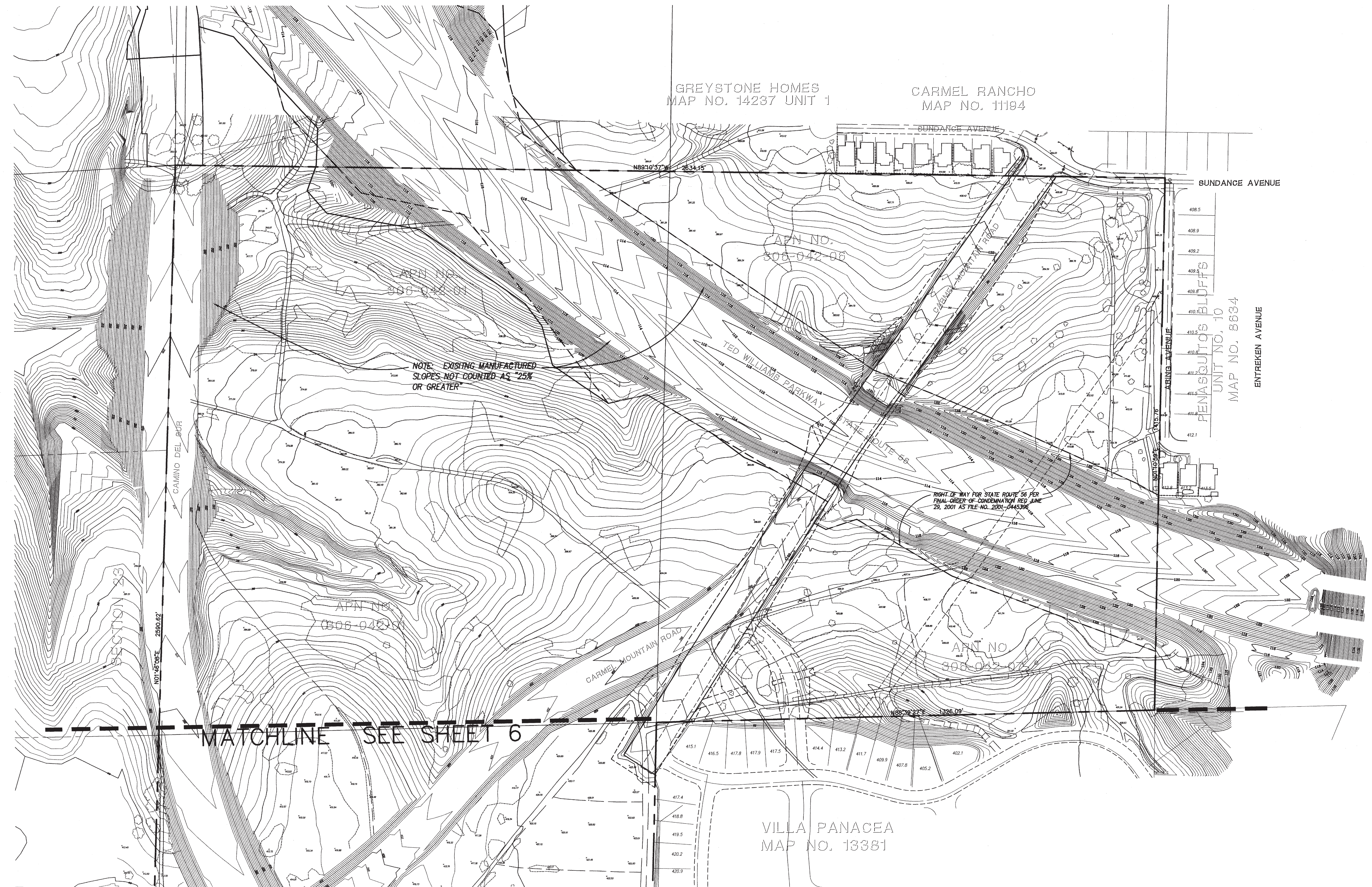
KEY MAP
NOT TO SCALE

LEGEND

PROJECT BOUNDARY	---
RIGHT-OF-WAY	----
EXISTING CONTOUR
EXISTING TREE	○
EXISTING FENCE	—●—
0% TO 25% SLOPE	▨
25% SLOPE AND GREATER	▩

AREA SUMMARY (NORTH AND SOUTH)

0% TO 25% SLOPE	99.44%
25% SLOPE AND GREATER	0.56%
TOTAL	100%



MATCHLINE SEE SHEET 6

SELF-STORAGE
 ARCHITECT: WALLI ARCHITECTURAL GROUP
 81 COLUMBIA, SUITE 200
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COMMERCIAL SITE
 ARCHITECT: JAMES LEARY ARCHITECTURE
 3845 ERMA ROAD, #205A
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DEVELOPER: RHODES PROPERTIES
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 (619) 269-9094 FAX(619) 269-9103

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Prepared By: _____

Name: LATITUDE 33 PLANNING & ENGINEERING	Revision 14: _____
Address: 4933 PARAMOUNT DRIVE, 2ND FLOOR	Revision 13: _____
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Fax #: (658) 751-0634	Revision 11: _____
Project Address: _____	Revision 10: _____
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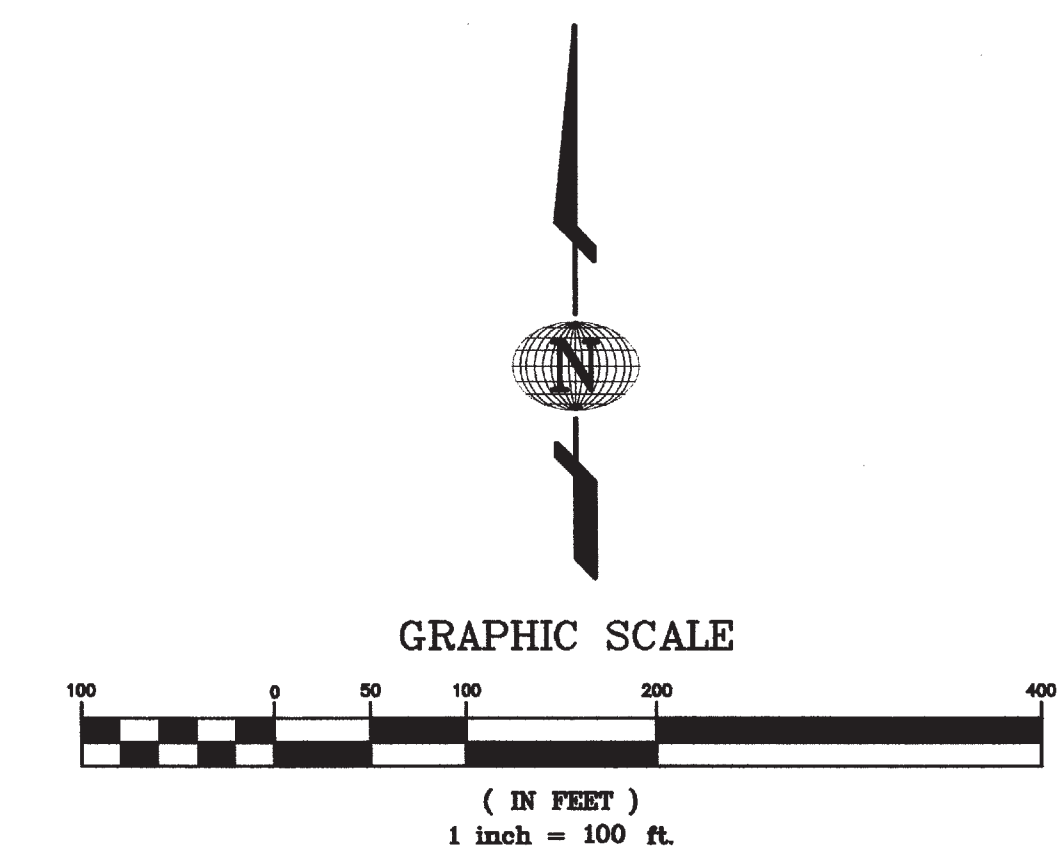
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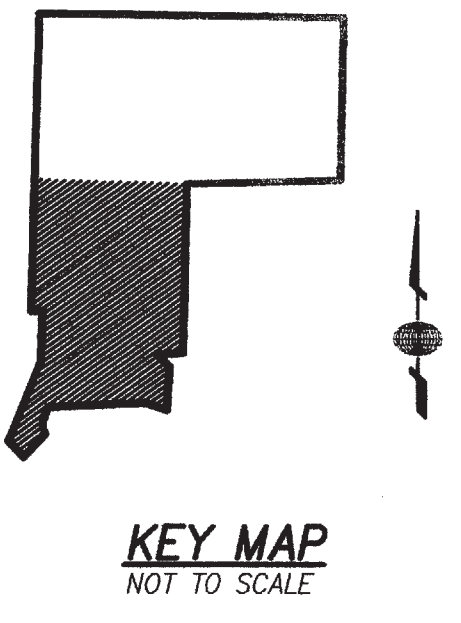
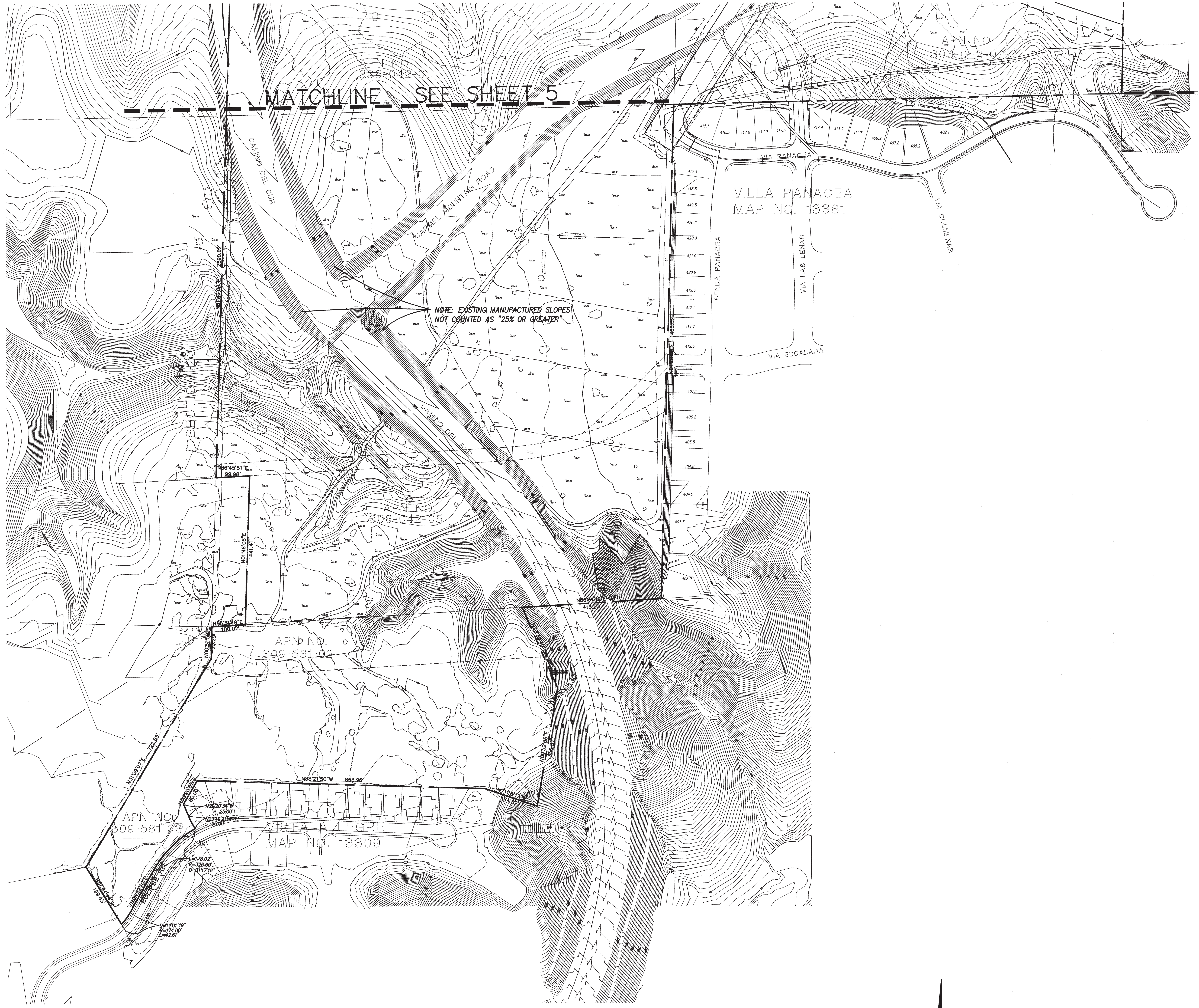
Sheet Title: **SLOPE ANALYSIS (NORTH)**

Sheet 5 of 88

DEP# 98-0559

PREPARED IN THE OFFICE OF:
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 658-751-0633 Fax 658-751-0634





LEGEND

- PROJECT BOUNDARY: - - - - -
- RIGHT-OF-WAY: -
- EXISTING CONTOUR: ~ ~ ~ ~ ~
- EXISTING TREE: (tree symbol)
- EXISTING FENCE: - x - x - x -
- EXISTING WALL: - = - = - = -
- 0% - 25% SLOPE: (white box)
- 25% SLOPE AND GREATER: (hatched box)

AREA SUMMARY (NORTH AND SOUTH)

0% TO 25% SLOPE	99.44%
25% SLOPE AND GREATER	0.56%
TOTAL	100%

SELF-STORAGE
 ARCHITECT: VALLI ARCHITECTURAL GROUP
 81 COLUMBIA - SUITE 200
 ALISO VIEJO, CA 92656
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LANDSCAPE ARCHITECT: PARTIERRE
 1221 HAYES AVENUE
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DEVELOPER: RHODES PROPERTIES
 4495 POINT LOMA AVENUE
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 (619) 269-9094 FAX (619) 269-9103

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CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
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 SAN DIEGO, CA 92123
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ARCHITECT: ARCHITECTS ORANGE
 144 NORTH ORANGE STREET
 ORANGE, CA 92666
 (714)639-9860 FAX(714)639-5286

MULTI-FAMILY (NORTH)
 ARCHITECT: ARCHITECTS ORANGE
 144 NORTH ORANGE STREET
 ORANGE, CA 92666
 (714)639-9860 FAX(714)639-5286

COMMERCIAL SITE
 ARCHITECT: JAMES LEARY ARCHITECTURE
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SAN DIEGO, CA 92123

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Fax #: (658) 751-0634

Project Address: _____

Project Name: RHODES CROSSING

Sheet Title: SLOPE ANALYSIS (SOUTH)

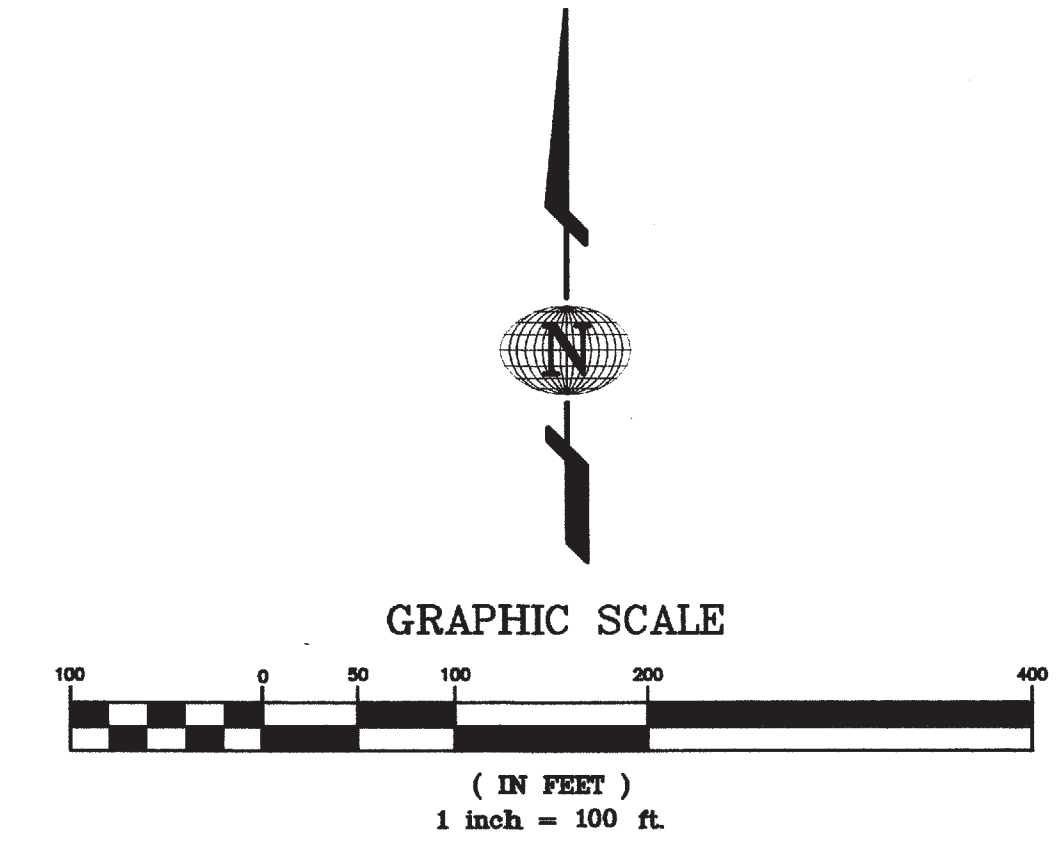
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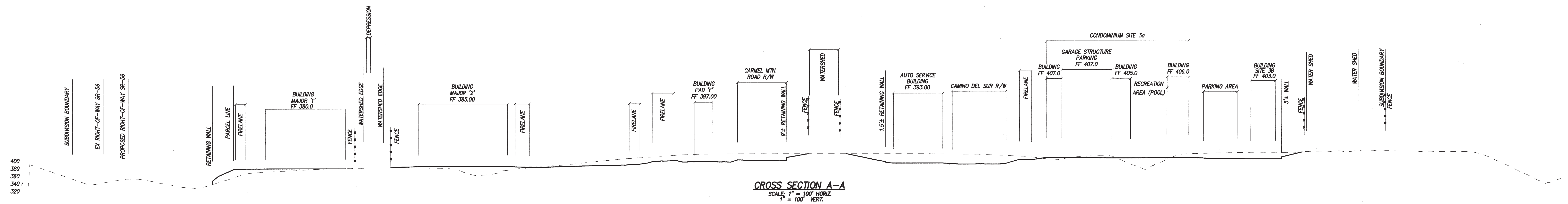
Sheet 6 of 88

DEP# 98-0559

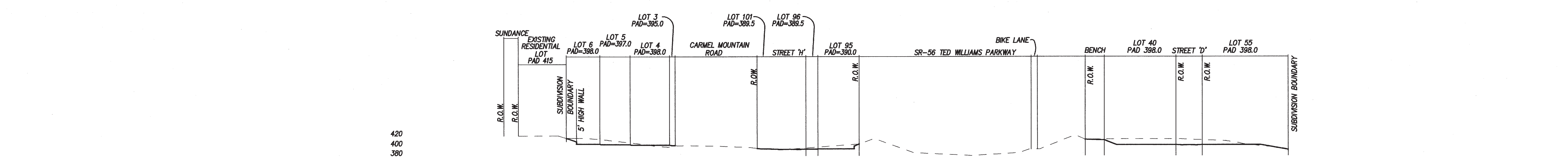
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Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	DECEMBER 1, 2003
Revision 5:	OCTOBER 13, 2003
Revision 4:	MARCH 21, 2003
Revision 3:	NOVEMBER 16, 2002
Revision 2:	JULY 12, 2002
Revision 1:	FEBRUARY 1, 2001

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Latitude 33
 Planning and Engineering
 4933 Paramount Drive, 2nd Floor
 San Diego, CA 92123
 858-751-0633 Fax 858-751-0634

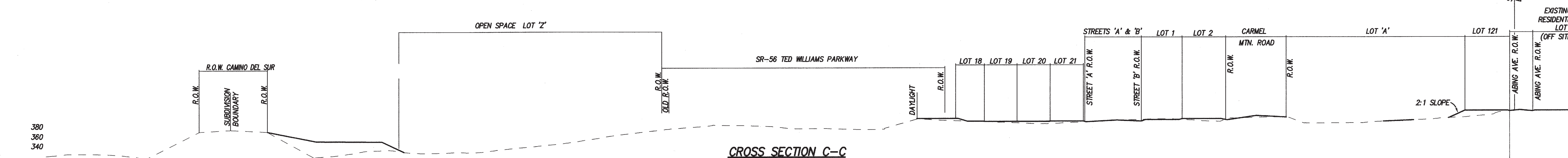




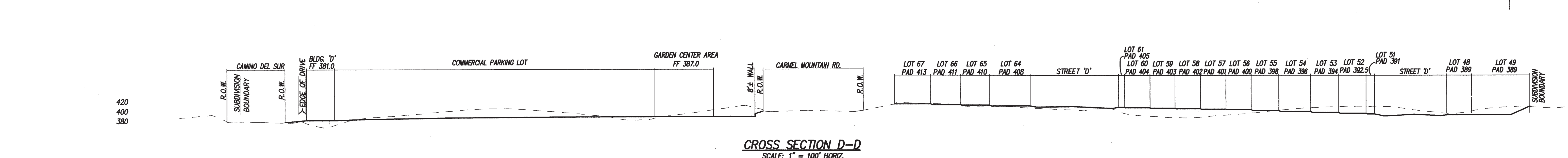
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1" = 100' VERT.



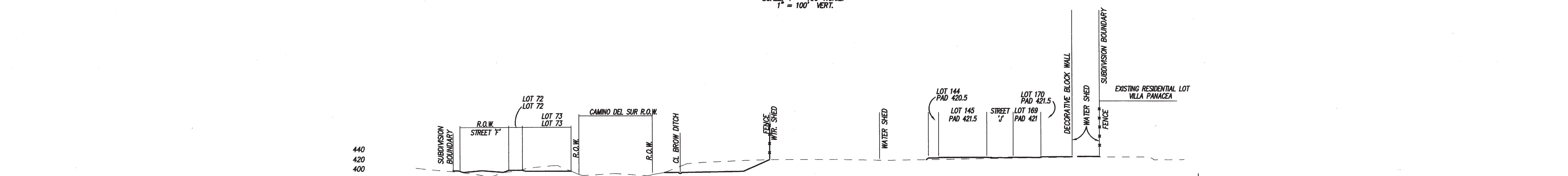
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1" = 100' VERT.



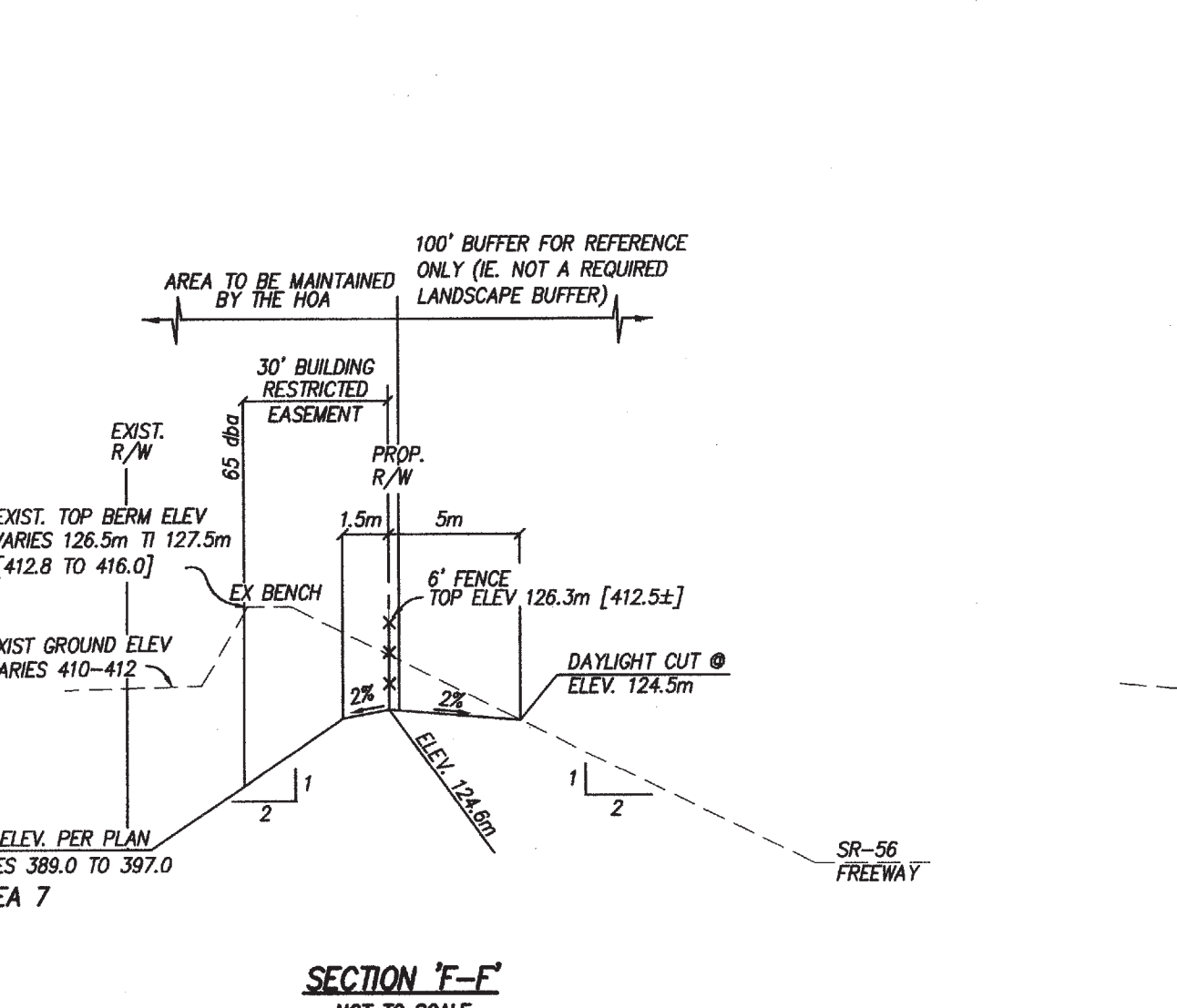
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1" = 100' VERT.



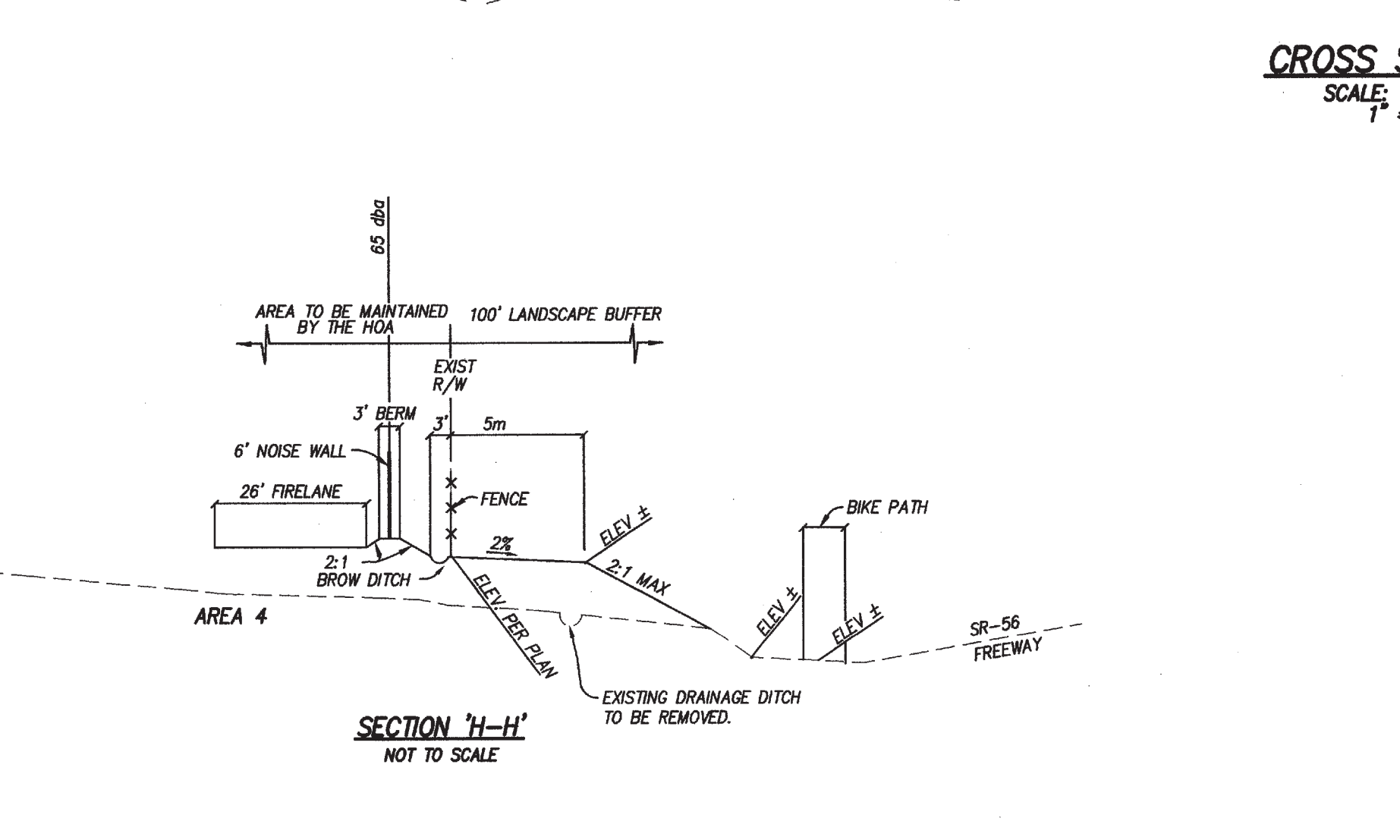
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1" = 100' VERT.



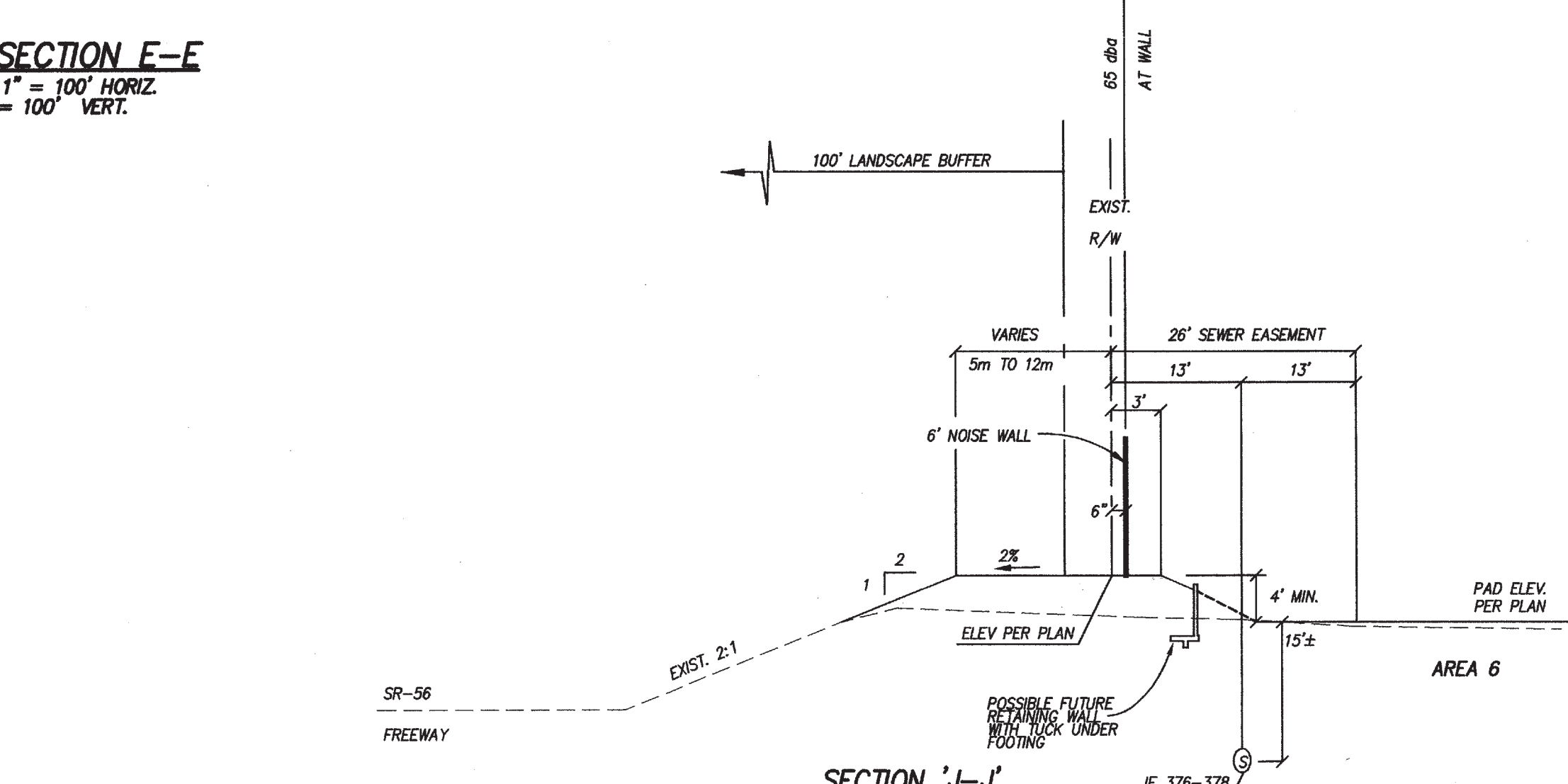
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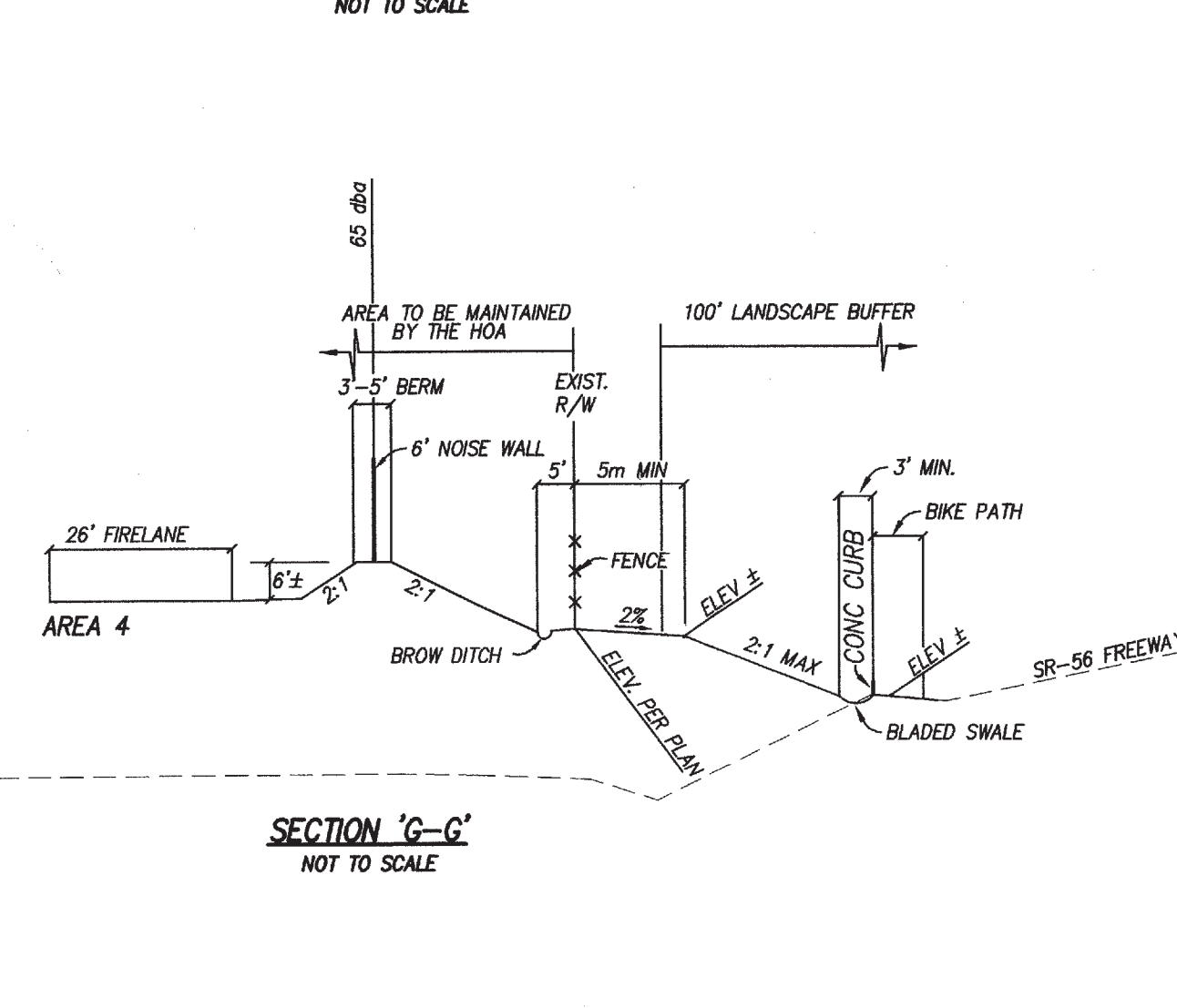
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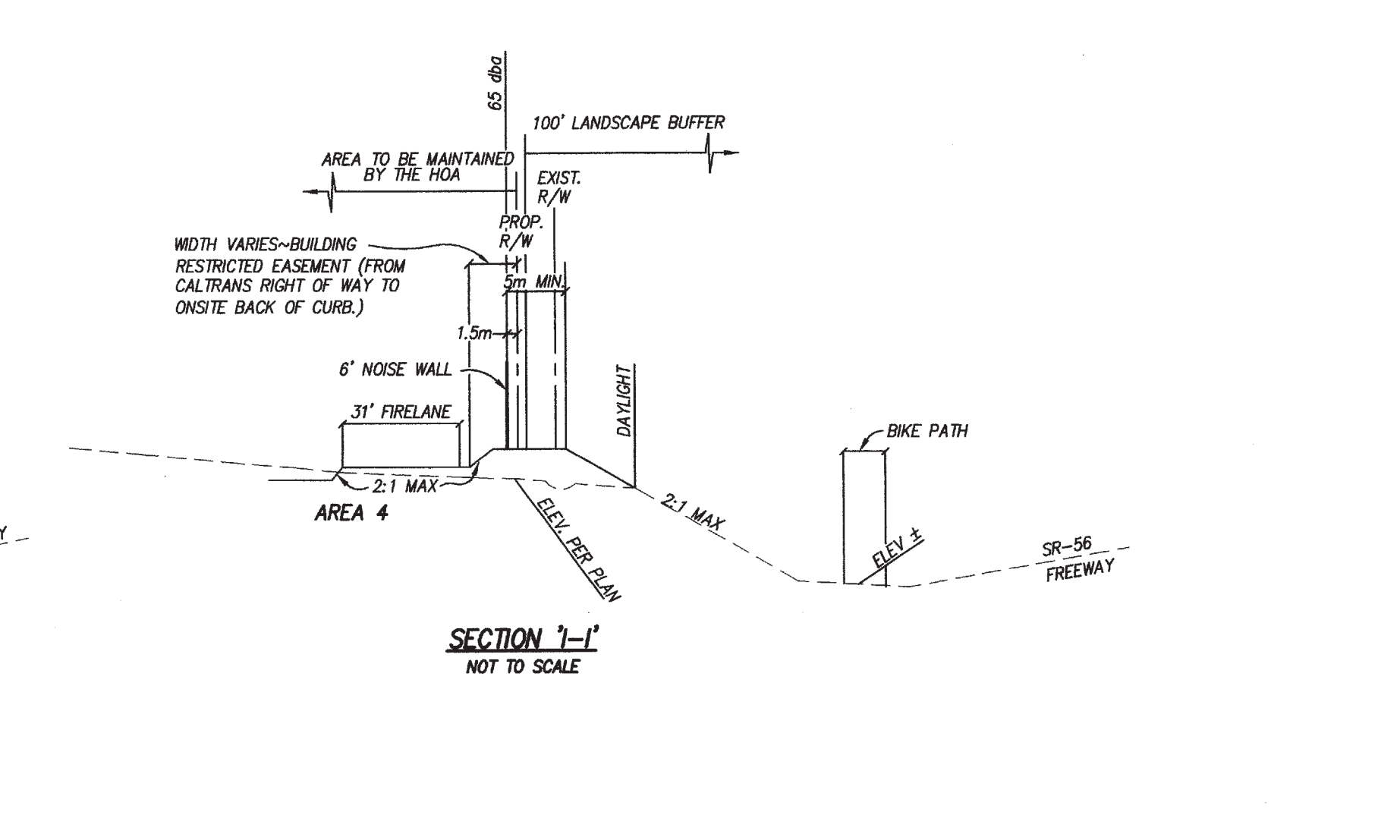
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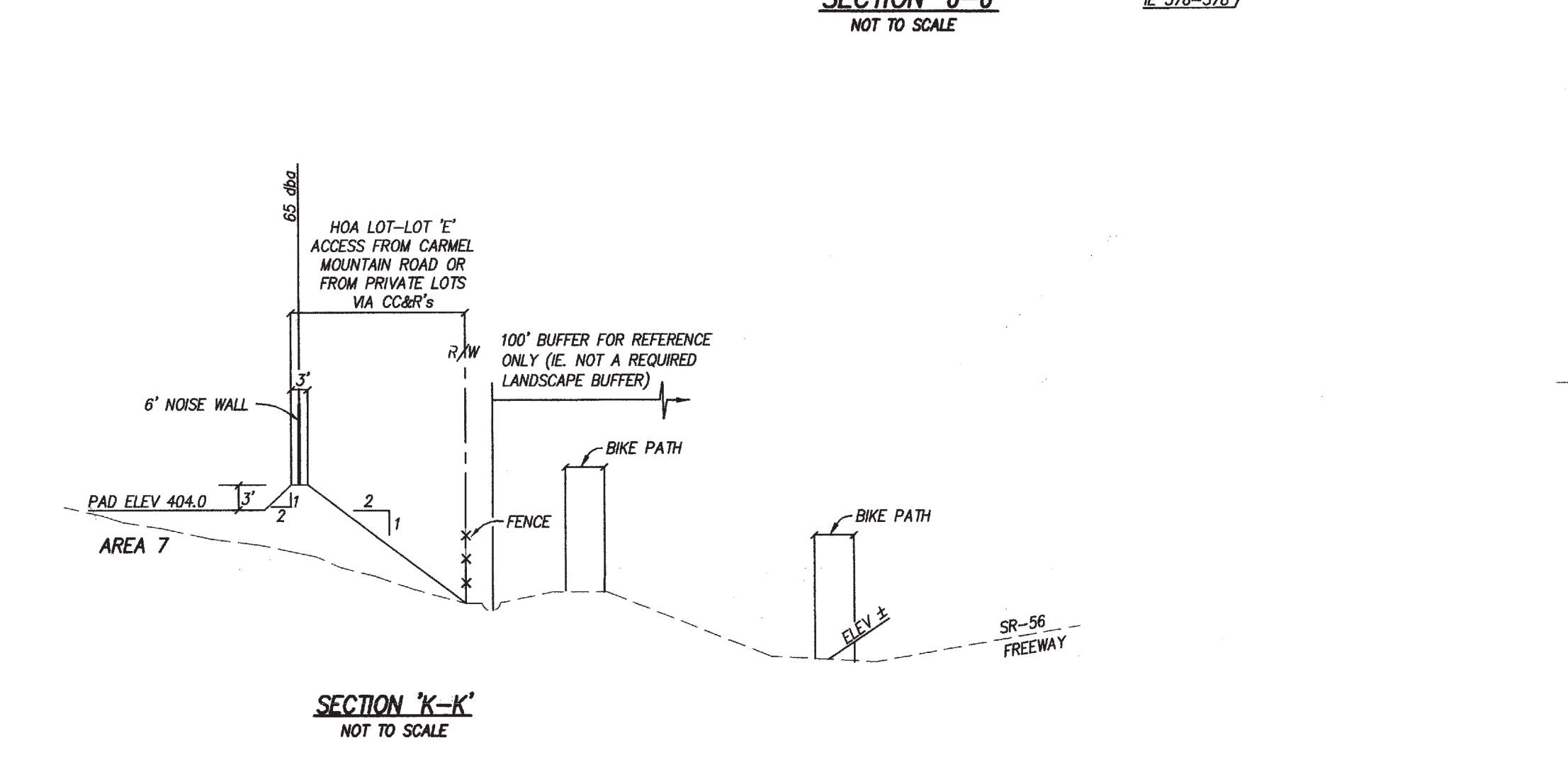
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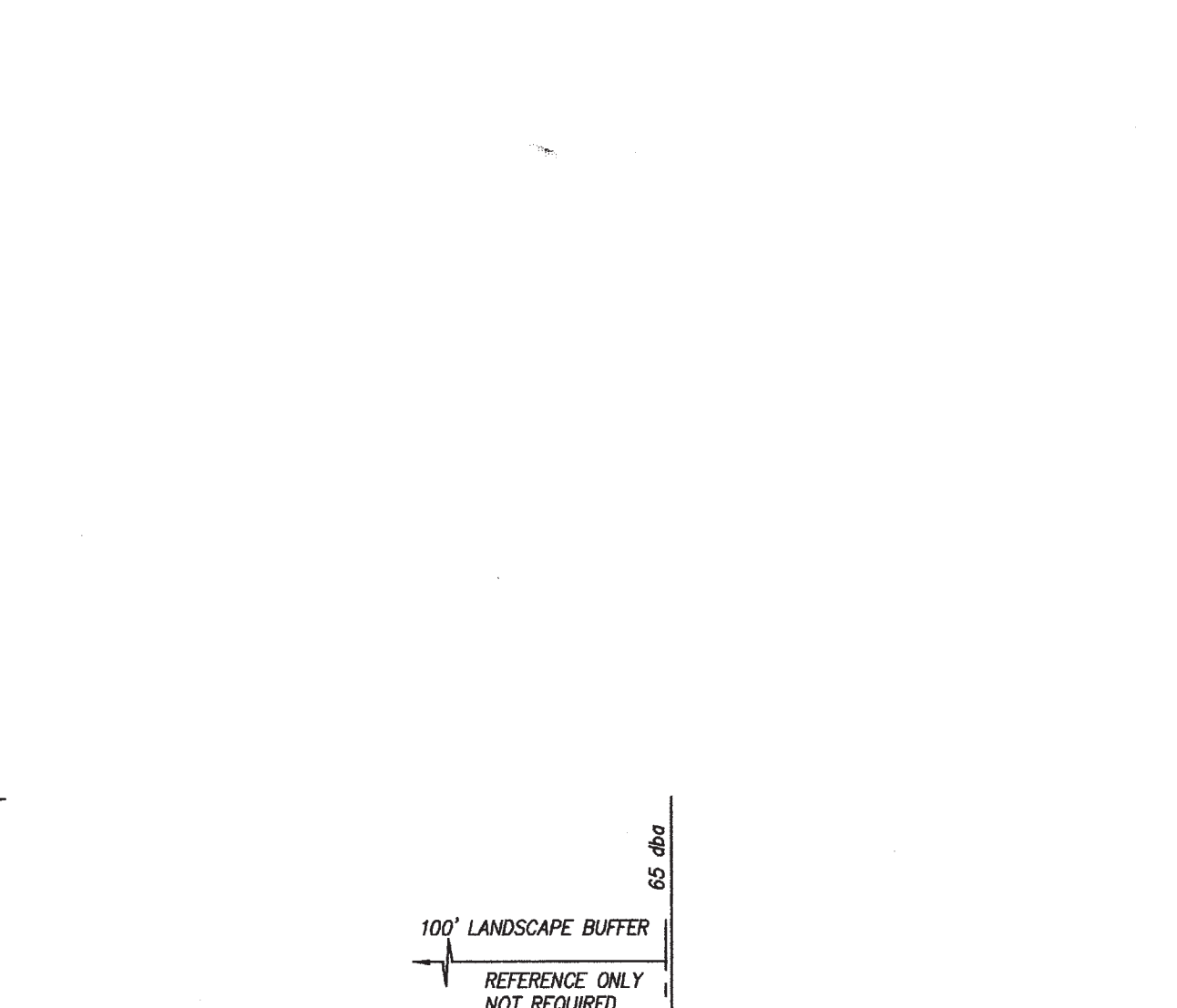
SECTION G-G
NOT TO SCALE



SECTION J-J
NOT TO SCALE



SECTION K-K
NOT TO SCALE



SECTION L-L
NOT TO SCALE

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COMMERCIAL SITE
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9845 ERMA ROAD, #205A
SAN DIEGO, CA 92131
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DEVELOPER: RHODES PROPERTIES
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Prepared By: LATITUDE 33 PLANNING & ENGINEERING

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Project Address: _____

Project Name: RHODES CROSSING

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	<u>MARCH 30, 2004</u>
Revision 7:	_____
Revision 6:	<u>DECEMBER 1, 2003</u>
Revision 5:	<u>OCTOBER 13, 2003</u>
Revision 4:	<u>MARCH 23, 2003</u>
Revision 3:	<u>NOVEMBER 18, 2002</u>
Revision 2:	<u>JULY 12, 2002</u>
Revision 1:	<u>FEBRUARY 1, 2001</u>

Original Date: 1-19-2000

Sheet Title: CROSS SECTIONS

Sheet 7 of 88

DEP# 98-0559

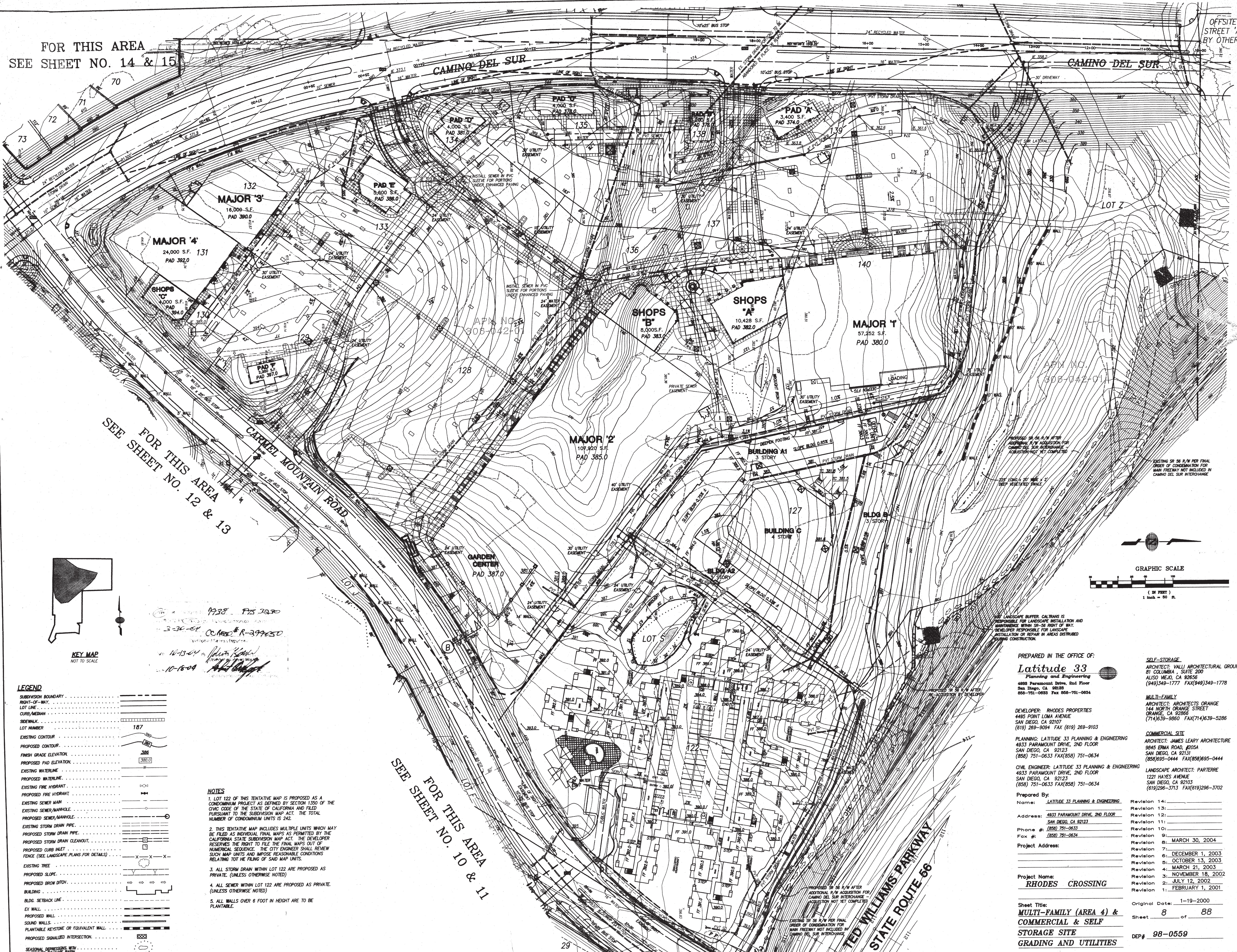
NOTES

1. BASED ON THE RHODES CROSSING ENVIRONMENTAL NOISE ASSESSMENT DATED DECEMBER 13, 2002. THE 60 DBA CONTOUR IS LOCATED AT THE PROPOSED SOUND WALL OR WITHIN THE PRIVATE PROPERTY. IF THE 60 DBA IS WITHIN THE PRIVATE PROPERTY, A BUILDING RESTRICTIVE EASEMENT IS PROPOSED AND SOUND ATTENUATION MEASURES (SOUND WALL) WILL BE PROVIDED WITHIN SAID EASEMENT.

2. BASED ON THE SR-56 ENVIRONMENTAL IMPACT REPORT, THE 100' LANDSCAPE BUFFER IS LIMITED TO THE NORTH CITY FUTURE ORLANDING AREA (I.E. WEST OF CARMEL MOUNTAIN ROAD). THEREFORE, THE 100' LANDSCAPE BUFFER IS ONLY SHOWN WEST OF CARMEL MOUNTAIN ROAD. HOWEVER, A 100' SETBACK DIMENSION WAS ADDED ADJACENT TO SITE 7 FOR INFORMATION AND REFERENCE PURPOSES ONLY.

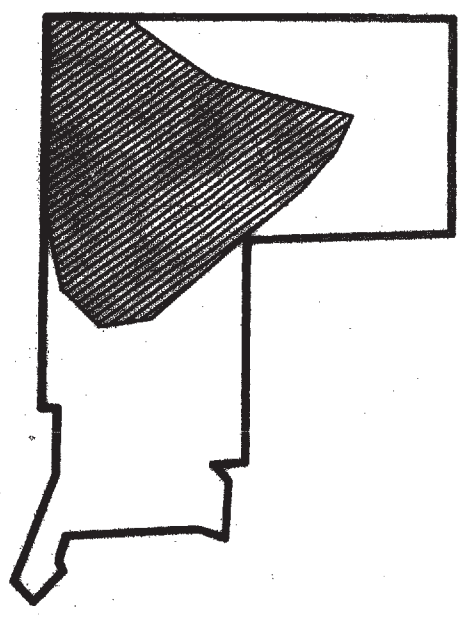
FOR THIS AREA
SEE SHEET NO. 14 & 15

OFFSITE
STREET 'A'
BY OTHERS



FOR THIS AREA
SEE SHEET NO. 12 & 13

FOR THIS AREA
SEE SHEET NO. 10 & 11



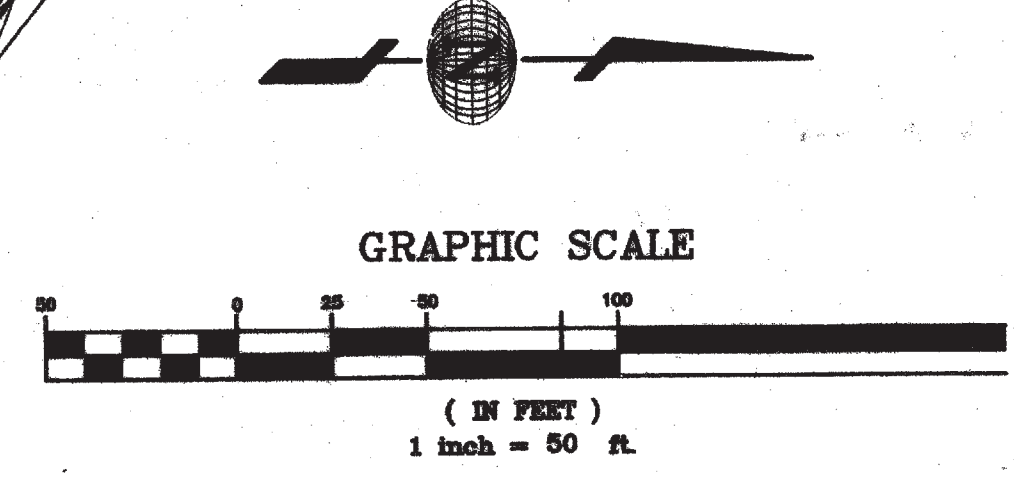
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3-26-01 C-100 #R-299650
12-13-04 [Signature]
10-18-09 [Signature]

LEGEND

SUBDIVISION BOUNDARY	---
RIGHT-OF-WAY	---
LOT LINE	---
CURB/MEDIAN	---
SIDEWALK	---
LOT NUMBER	187
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
FINISH GRADE ELEVATION	---
PROPOSED PAD ELEVATION	---
EXISTING WATERLINE	---
PROPOSED WATERLINE	---
EXISTING FIRE HYDRANT	---
PROPOSED FIRE HYDRANT	---
EXISTING SEWER MAIN	---
EXISTING SEWER/MANHOLE	---
PROPOSED SEWER/MANHOLE	---
EXISTING STORM DRAIN PIPE	---
PROPOSED STORM DRAIN PIPE	---
PROPOSED STORM DRAIN CLEANOUT	---
PROPOSED CURB INLET	---
FENCE (SEE LANDSCAPE PLANS FOR DETAILS)	---
EXISTING TREE	---
PROPOSED SLOPE	---
PROPOSED BROW DITCH	---
BUILDING	---
BLDG. SETBACK LINE	---
EX WALL	---
PROPOSED WALL	---
SOUND WALLS	---
PLANTABLE KEYSTONE OR EQUIVALENT WALL	---
PROPOSED SIGNALIZED INTERSECTION	---
SEASONAL DEPRESSIONS WITH WATCHED DRAINAGE BASIN	---

NOTES

- LOT 122 OF THIS TENTATIVE MAP IS PROPOSED AS A CONDOMINIUM PROJECT AS DEFINED BY SECTION 1350 OF THE CIVIC CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS IS 242.
- THIS TENTATIVE MAP INCLUDES MULTIPLE UNITS WHICH MAY BE FILED AS INDIVIDUAL FINAL MAPS AS PERMITTED BY THE CALIFORNIA STATE SUBDIVISION MAP ACT. THE DEVELOPER 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.
- ALL STORM DRAIN WITHIN LOT 122 ARE PROPOSED AS PRIVATE. (UNLESS OTHERWISE NOTED)
- ALL SEWER WITHIN LOT 122 ARE PROPOSED AS PRIVATE. (UNLESS OTHERWISE NOTED)
- ALL WALLS OVER 6 FOOT IN HEIGHT ARE TO BE PLANTABLE.



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Prepared By:
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Fax #: **(619) 751-0634**
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RHODES CROSSING

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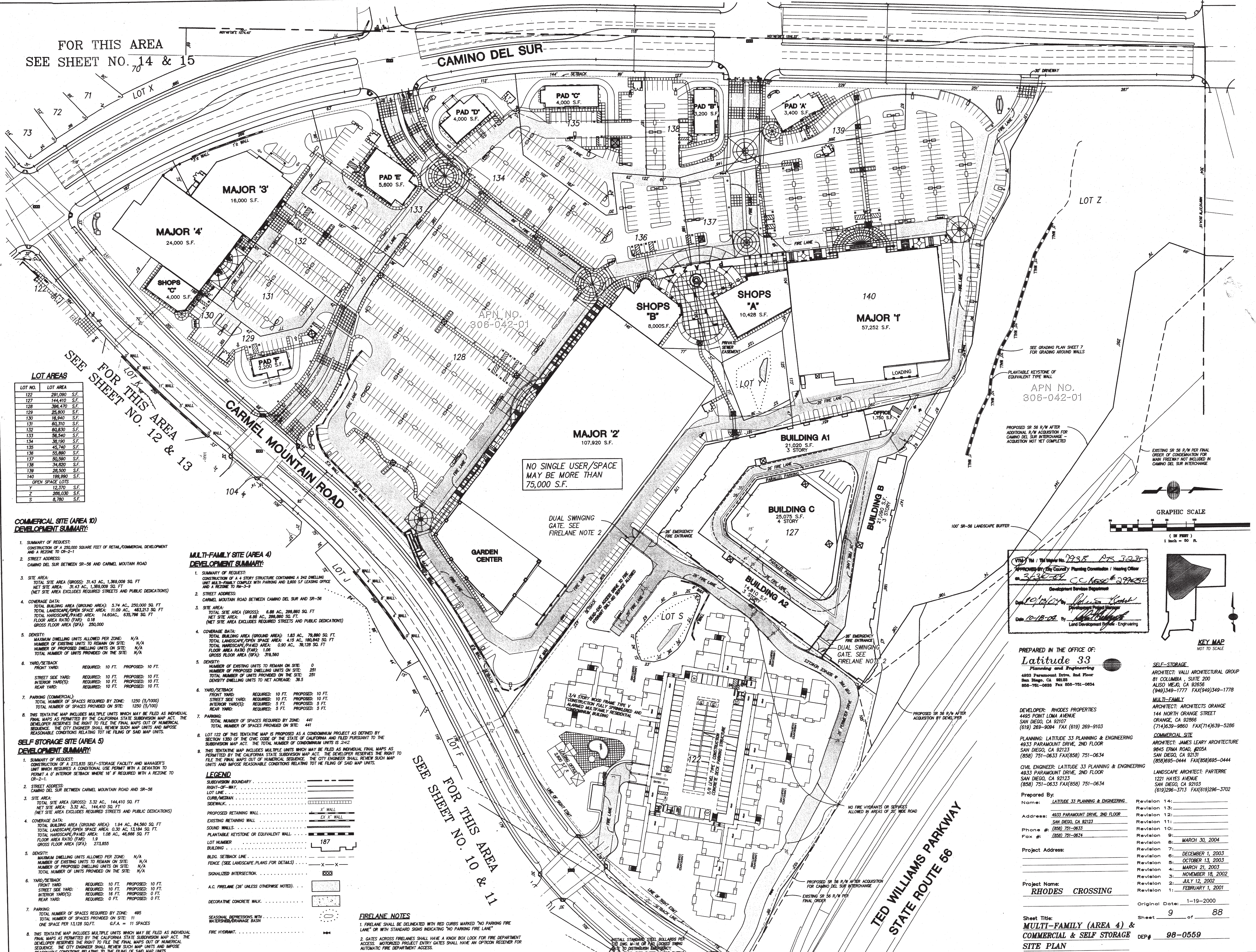
LANDSCAPE ARCHITECT: PARTERRE
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SAN DIEGO, CA 92103
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Revision 14:	
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Revision 1:	FEBRUARY 1, 2001

Original Date: 1-19-2000
Sheet **8** of **88**
DEP# **98-0559**

FOR THIS AREA
SEE SHEET NO. 14 & 15

CAMINO DEL SUR



LOT AREAS

LOT NO.	LOT AREA
122	291,000 S.F.
127	144,410 S.F.
128	306,470 S.F.
129	25,800 S.F.
130	16,940 S.F.
131	62,310 S.F.
132	80,830 S.F.
133	56,540 S.F.
134	38,190 S.F.
135	45,740 S.F.
136	55,000 S.F.
137	50,590 S.F.
138	34,820 S.F.
139	28,500 S.F.
140	192,900 S.F.
Y	12,370 S.F.
Z	286,030 S.F.
S	8,780 S.F.

**COMMERCIAL SITE (AREA 10)
DEVELOPMENT SUMMARY:**

- SUMMARY OF REQUEST:**
CONSTRUCTION OF A 250,000 SQUARE FEET OF RETAIL/COMMERCIAL DEVELOPMENT AND A REZONE TO CR-2-1
- STREET ADDRESS:**
CAMINO DEL SUR BETWEEN SR-56 AND CARMEL MOUNTAIN ROAD
- SITE AREA:**
TOTAL SITE AREA (GROSS): 31.43 AC., 1,364,000 SQ. FT.
NET SITE AREA: 31.43 AC., 1,369,009 SQ. FT.
(NET SITE AREA EXCLUDES REQUIRED STREETS AND PUBLIC DEDICATIONS)
- COVERAGE DATA:**
TOTAL BUILDING AREA (GROUND AREA): 5.74 AC., 250,000 SQ. FT.
TOTAL LANDSCAPE/OPEN SPACE AREA: 11.09 AC., 483,293 SQ. FT.
TOTAL HARDSCAPE/PAVED AREA: 14.60 AC., 635,706 SQ. FT.
FLOOR AREA RATIO (FAR): 0.18
GROSS FLOOR AREA (GFA): 250,000
- DENSITY:**
MAXIMUM DWELLING UNITS ALLOWED PER ZONE: N/A
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: N/A
NUMBER OF PROPOSED DWELLING UNITS ON SITE: N/A
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: N/A
- YARD/SETBACK:**
FRONT YARD: REQUIRED: 10 FT. PROPOSED: 10 FT.
STREET SIDE YARD: REQUIRED: 10 FT. PROPOSED: 10 FT.
REAR YARD(S): REQUIRED: 10 FT. PROPOSED: 10 FT.
INTERIOR YARD(S): REQUIRED: 10 FT. PROPOSED: 10 FT.
- PARKING (COMMERCIAL):**
TOTAL NUMBER OF SPACES REQUIRED BY ZONE: 1250 (5/1000)
TOTAL NUMBER OF SPACES PROVIDED ON SITE: 1250 (5/1000)
- THIS TENTATIVE MAP INCLUDES MULTIPLE UNITS WHICH MAY BE FILED AS INDIVIDUAL FINAL MAPS AS PERMITTED BY THE CALIFORNIA STATE SUBDIVISION MAP ACT. THE DEVELOPER 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.**

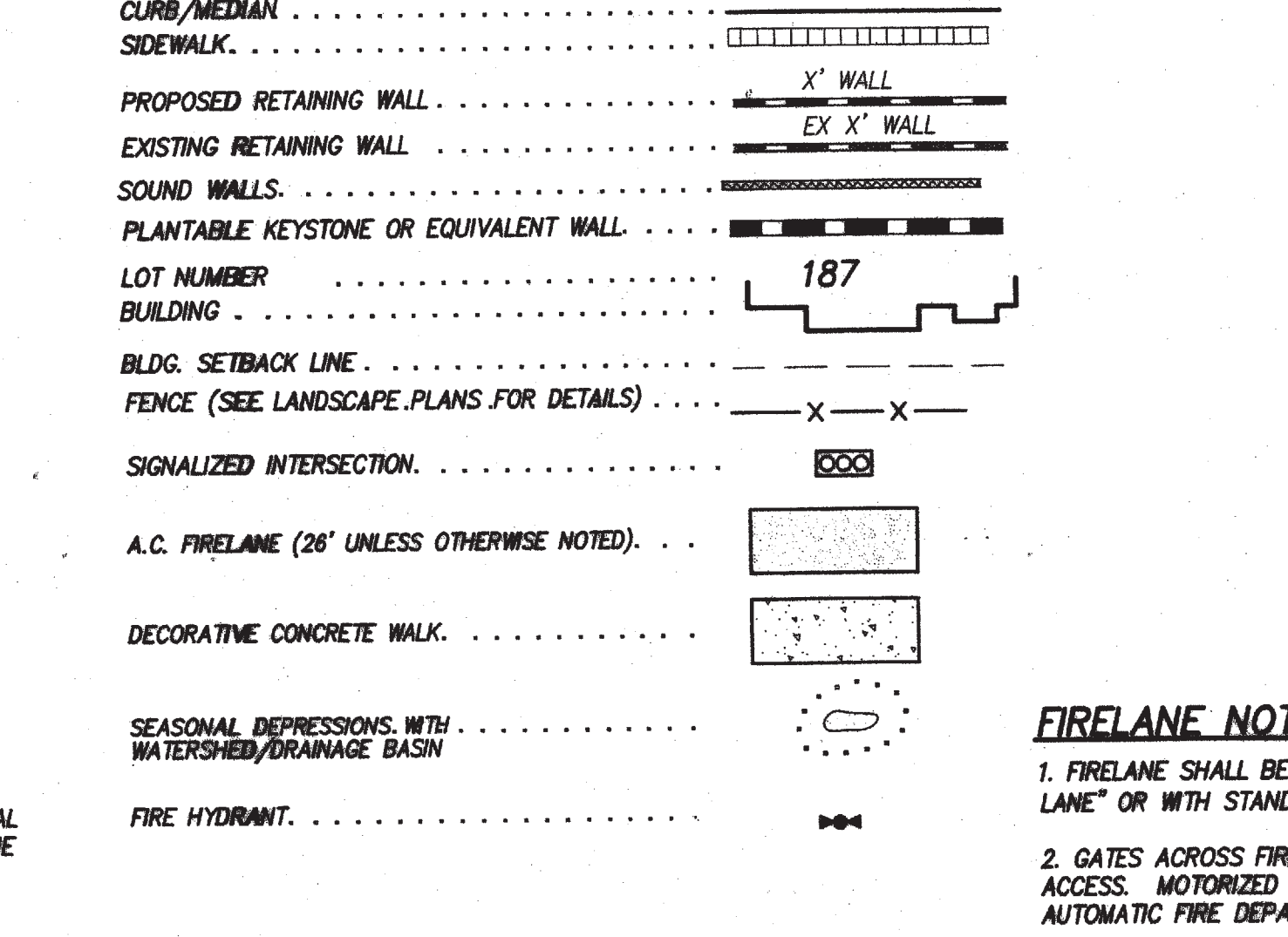
**SELF STORAGE SITE (AREA 5)
DEVELOPMENT SUMMARY:**

- SUMMARY OF REQUEST:**
CONSTRUCTION OF A 273,850 SELF-STORAGE FACILITY AND MANAGER'S UNIT WHICH REQUIRES A CONDITIONAL USE PERMIT WITH A DEVATION TO PERMIT A OF INTERIOR SETBACK WHERE 15' IF REQUIRED WITH A REZONE TO CR-2-1.
- STREET ADDRESS:**
CAMINO DEL SUR BETWEEN CARMEL MOUNTAIN ROAD AND SR-56
- SITE AREA:**
TOTAL SITE AREA (GROSS): 3.32 AC., 144,410 SQ. FT.
NET SITE AREA: 3.32 AC., 144,410 SQ. FT.
(NET SITE AREA EXCLUDES REQUIRED STREETS AND PUBLIC DEDICATIONS)
- COVERAGE DATA:**
TOTAL BUILDING AREA (GROUND AREA): 1.94 AC., 84,580 SQ. FT.
TOTAL LANDSCAPE/OPEN SPACE AREA: 0.30 AC., 13,184 SQ. FT.
TOTAL HARDSCAPE/PAVED AREA: 1.08 AC., 46,896 SQ. FT.
FLOOR AREA RATIO (FAR): 1.9
GROSS FLOOR AREA (GFA): 273,850
- DENSITY:**
MAXIMUM DWELLING UNITS ALLOWED PER ZONE: N/A
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: N/A
NUMBER OF PROPOSED DWELLING UNITS ON SITE: N/A
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: N/A
- YARD/SETBACK:**
FRONT YARD: REQUIRED: 10 FT. PROPOSED: 10 FT.
STREET SIDE YARD: REQUIRED: 10 FT. PROPOSED: 10 FT.
REAR YARD(S): REQUIRED: 10 FT. PROPOSED: 10 FT.
INTERIOR YARD(S): REQUIRED: 0 FT. PROPOSED: 0 FT.
- PARKING:**
TOTAL NUMBER OF SPACES REQUIRED BY ZONE: 465
TOTAL NUMBER OF SPACES PROVIDED ON SITE: 11
ONE SPACE FOR 151 SQ. FEET G.F.A. = 11 SPACES
- THIS TENTATIVE MAP INCLUDES MULTIPLE UNITS WHICH MAY BE FILED AS INDIVIDUAL FINAL MAPS AS PERMITTED BY THE CALIFORNIA STATE SUBDIVISION MAP ACT. THE DEVELOPER 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.**

**MULTI-FAMILY SITE (AREA 4)
DEVELOPMENT SUMMARY:**

- SUMMARY OF REQUEST:**
CONSTRUCTION OF A 4 STORY STRUCTURE CONTAINING A 242 DWELLING UNIT MULTI-FAMILY COMPLEX WITH PARKING AND 2,600 SF LEASING OFFICE AND A REZONE TO RM-3-4
- STREET ADDRESS:**
CARMEL MOUNTAIN ROAD BETWEEN CAMINO DEL SUR AND SR-56
- SITE AREA:**
TOTAL SITE AREA (GROSS): 6.88 AC., 300,880 SQ. FT.
NET SITE AREA: 6.88 AC., 300,880 SQ. FT.
(NET SITE AREA EXCLUDES REQUIRED STREETS AND PUBLIC DEDICATIONS)
- COVERAGE DATA:**
TOTAL BUILDING AREA (GROUND AREA): 1.83 AC., 79,880 SQ. FT.
TOTAL LANDSCAPE/OPEN SPACE AREA: 4.15 AC., 184,842 SQ. FT.
TOTAL HARDSCAPE/PAVED AREA: 0.90 AC., 38,128 SQ. FT.
FLOOR AREA RATIO (FAR): 1.08
GROSS FLOOR AREA (GFA): 378,560
- DENSITY:**
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 242
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 242
DENSITY DWELLING UNITS TO NET ACREAGE: 36.5
- YARD/SETBACK:**
FRONT YARD: REQUIRED: 10 FT. PROPOSED: 10 FT.
STREET SIDE YARD: REQUIRED: 10 FT. PROPOSED: 10 FT.
REAR YARD(S): REQUIRED: 5 FT. PROPOSED: 5 FT.
INTERIOR YARD(S): REQUIRED: 5 FT. PROPOSED: 5 FT.
- PARKING:**
TOTAL NUMBER OF SPACES REQUIRED BY ZONE: 441
TOTAL NUMBER OF SPACES PROVIDED ON SITE: 441
- LOT 122 OF THIS TENTATIVE MAP IS PROPOSED AS A CONDOMINIUM PROJECT AS DEFINED BY SECTION 1300 OF THE CIVIC CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS IS 242.**
- THIS TENTATIVE MAP INCLUDES MULTIPLE UNITS WHICH MAY BE FILED AS INDIVIDUAL FINAL MAPS AS PERMITTED BY THE CALIFORNIA STATE SUBDIVISION MAP ACT. THE DEVELOPER 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.**

LEGEND



FIRELANE NOTES

- FIRELANE SHALL BE DELINEATED WITH RED CURBS MARKED "NO PARKING FIRE LANE" OR WITH STANDARD SIGNS INDICATING "NO PARKING FIRE LANE"
- GATES ACROSS FIRELANES SHALL HAVE A KNOX BOX LOCK FOR FIRE DEPARTMENT ACCESS. MOTORIZED PROJECT ENTRY GATES SHALL HAVE AN OPTICON RECEIVER FOR AUTOMATIC FIRE DEPARTMENT ACCESS.

NO SINGLE USER/SPACE
MAY BE MORE THAN
75,000 S.F.

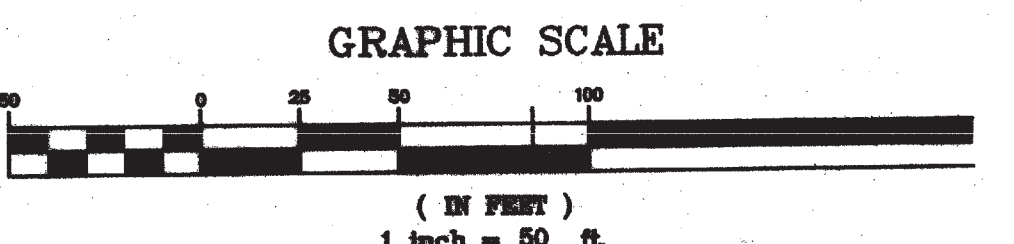
DUAL SWINGING
GATE. SEE
FIRELANE NOTE 2

SEE FOR THIS AREA
SHEET NO. 10 & 11

APN NO.
306-042-01

PROPOSED SR 56 R/W AFTER
ADDITIONAL R/W ACQUISITION FOR
CAMINO DEL SUR INTERCHANGE -
ACQUISITION NOT YET COMPLETED

EXISTING SR 56 R/W PER FINAL
ORDER OF CONDEMATION FOR
MAIN FREEWAY NOT INCLUDED IN
CAMINO DEL SUR INTERCHANGE



VTL 7th / 1st Major No. 1938 AS 3230
APPROVED BY City Council / Planning Commission / Hearing Officer
3/26/04 CC No. 27202
Development Services Department
Date: 10/12/04 By: [Signature]
Land Development Engineer - Engineering

PREPARED IN THE OFFICE OF:
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RHODES CROSSING

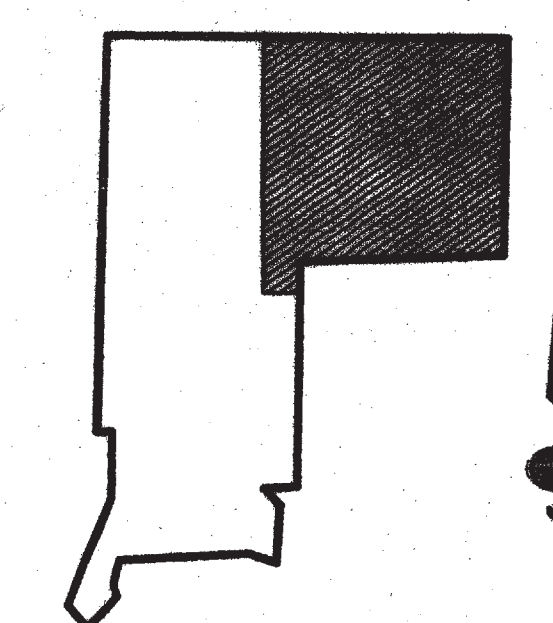
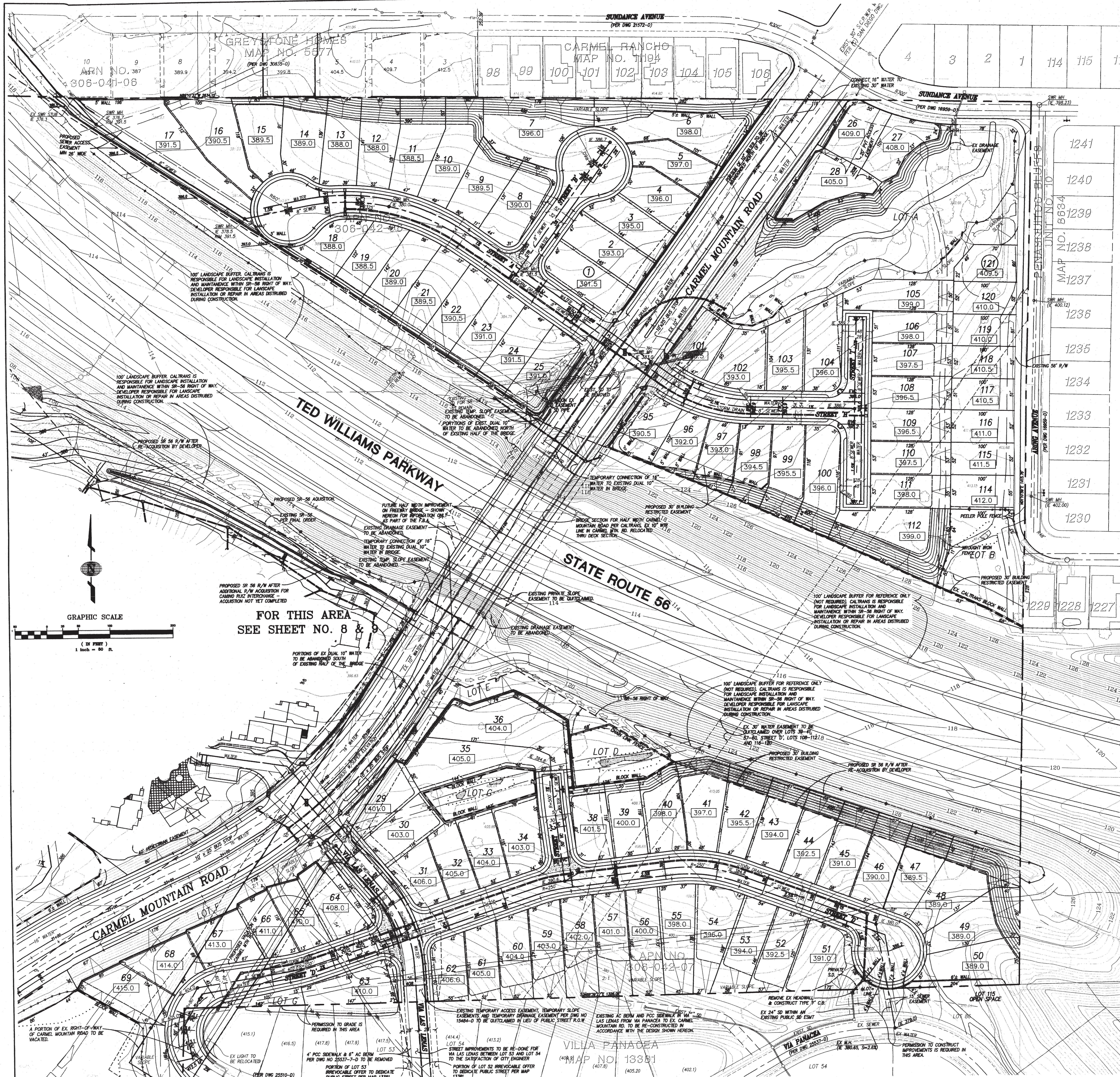
SELF-STORAGE
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1221 HAYES AVENUE
SAN DIEGO, CA 92103
(619)296-3713 FAX(619)296-3702

Revision 14:	1-19-2000
Revision 13:	9 of 88
Revision 12:	DEP# 98-0559
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	MARCH 30, 2004
Revision 7:	
Revision 6:	DECEMBER 1, 2003
Revision 5:	OCTOBER 13, 2003
Revision 4:	MARCH 21, 2003
Revision 3:	NOVEMBER 18, 2002
Revision 2:	JULY 12, 2002
Revision 1:	FEBRUARY 1, 2001



LEGEND

PROJECT BOUNDARY	---
RIGHT-OF-WAY	---
LOT LINE	---
CURB/MEDIAN	---
LINE OF SIGHT	---
LOT NUMBER	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
FINISH GRADE ELEVATION	---
PROPOSED PAD ELEVATION	---
EXISTING WATERLINE	---
PROPOSED WATERLINE	---
EXISTING FIRE HYDRANT	---
PROPOSED FIRE HYDRANT	---
EXISTING SEWER MANHOLE	---
PROPOSED SEWER MANHOLE	---
EXISTING STORM DRAIN PIPE	---
PROPOSED STORM DRAIN PIPE	---
PROPOSED STORM DRAIN CLEANOUT	---
PROPOSED CURB INLET	---
EXISTING TREE	---
FENCE (SEE LANDSCAPE PLANS FOR DETAILS)	---
PROPOSED SLOPE	---
PROPOSED BROW DITCH	---
EX WALL	---
SOUND WALLS	---
RETAINING WALL	---
DECORATIVE BLOCK WALL (SEE LANDSCAPE PLANS FOR DETAILS)	---
BUILDING	---
BLDG SETBACK LINE	---
PROPOSED SIGNALIZED INTERSECTION	---
SEASONAL DEPRESSIONS WITH WATERSHED/DRAINAGE BASIN	---
PROPOSED SR-56 ACQUISITION	---
PROPOSED TO BE ACQUIRED BACK FROM STATE OF CALIFORNIA AS EXCESS RIGHT OF WAY	---

- NOTES**
- THIS TENTATIVE MAP INCLUDES MULTIPLE UNITS WHICH MAY BE FILED AS INDIVIDUAL FINAL MAPS AS PERMITTED BY THE CALIFORNIA STATE SUBDIVISION MAP ACT. THE DEVELOPER 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.
 - ALL PUBLIC RESIDENTIAL STREETS WITH GRADE BREAKS GREATER THAN 1% SHALL HAVE VERTICAL CURVES IN ACCORDANCE WITH THE CITY OF SAN DIEGO STREET DESIGN MANUAL.
 - NO MORE THAN 40% OF THE LOT FRONTAGE ON EACH RESIDENTIAL LOT MAY BE ALLOCATED TO DRIVEWAY CURB OPENING. THE MINIMUM SIZE DRIVEWAY IS 12' (18' CURB OPENING).
 - WALLS OVER 6 FOOT IN HEIGHT ARE TO BE PLANTABLE.

- UTILITY ABANDONMENT/RELOCATION**
- EXISTING 18" RCP (SD 'D') STORM DRAIN IN CARMEL MOUNTAIN ROAD (STA 474+65.4) AND EXISTING 24" RCP STORM DRAIN IN CARMEL MOUNTAIN ROAD (STA 474+65.4) TO BE REMOVED (SD 'C'). REFER TO DWG NO. 25510-D
 - EXISTING 18" RCP (SD 'E') STORM DRAIN IN VA LAS LENAS (STA 7+37.4) TO BE REMOVED. REFER TO DWG NO. 25510-D
 - EXISTING DUAL 10" WATER MAINS IN THE CARMEL MOUNTAIN ROAD BRIDGE TO REMAIN. THE PROPOSED 16" WATER IS TO BE CONSTRUCTED IN CARMEL MOUNTAIN ROAD NORTH AND SOUTH OF THE EXISTING BRIDGE.

STREET VACATION AND EASEMENT ABANDONMENT
 SEE SHEET 17 FOR VACATIONS AND ABANDONMENTS.

PREPARED IN THE OFFICE OF:

Latitude 33
 Planning and Engineering
 4833 PARAMOUNT DRIVE, 2ND FLOOR
 SAN DIEGO, CA 92123
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APPROVED BY (City Council) Planning Commission / Hearing Officer
 On 3-30-04 cc. 1850 #299650
 Date 10/13/04 by *Bliss Kamb*
 Date 12-18-02 by *Land Development*

DEVELOPER: RHODES PROPERTIES
 4485 POINT LOMA AVENUE
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PLANNING: LATITUDE 33 PLANNING & ENGINEERING
 4833 PARAMOUNT DRIVE, 2ND FLOOR
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CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
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LANDSCAPE ARCHITECT: PARTERRE
 1221 HAYES AVENUE
 SAN DIEGO, CA 92103
 (619) 296-3713 FAX(619) 296-3702

Prepared By: **LATITUDE 33 PLANNING & ENGINEERING**

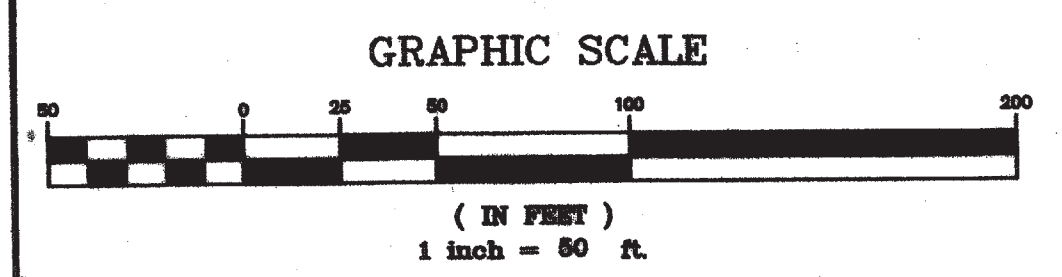
Name:	LATITUDE 33 PLANNING & ENGINEERING	Revision 14:	
Address:	4833 PARAMOUNT DRIVE, 2ND FLOOR SAN DIEGO, CA 92123	Revision 13:	
Phone #:	(619) 751-0633	Revision 12:	
Fax #:	(619) 751-0634	Revision 11:	
Project Address:		Revision 10:	
		Revision 9:	MARCH 30, 2004
		Revision 8:	
		Revision 7:	DECEMBER 1, 2003
		Revision 6:	OCTOBER 13, 2003
		Revision 5:	MARCH 21, 2003
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		Revision 1:	

Original Date: 1-19-2000
 Sheet **10** of **88**

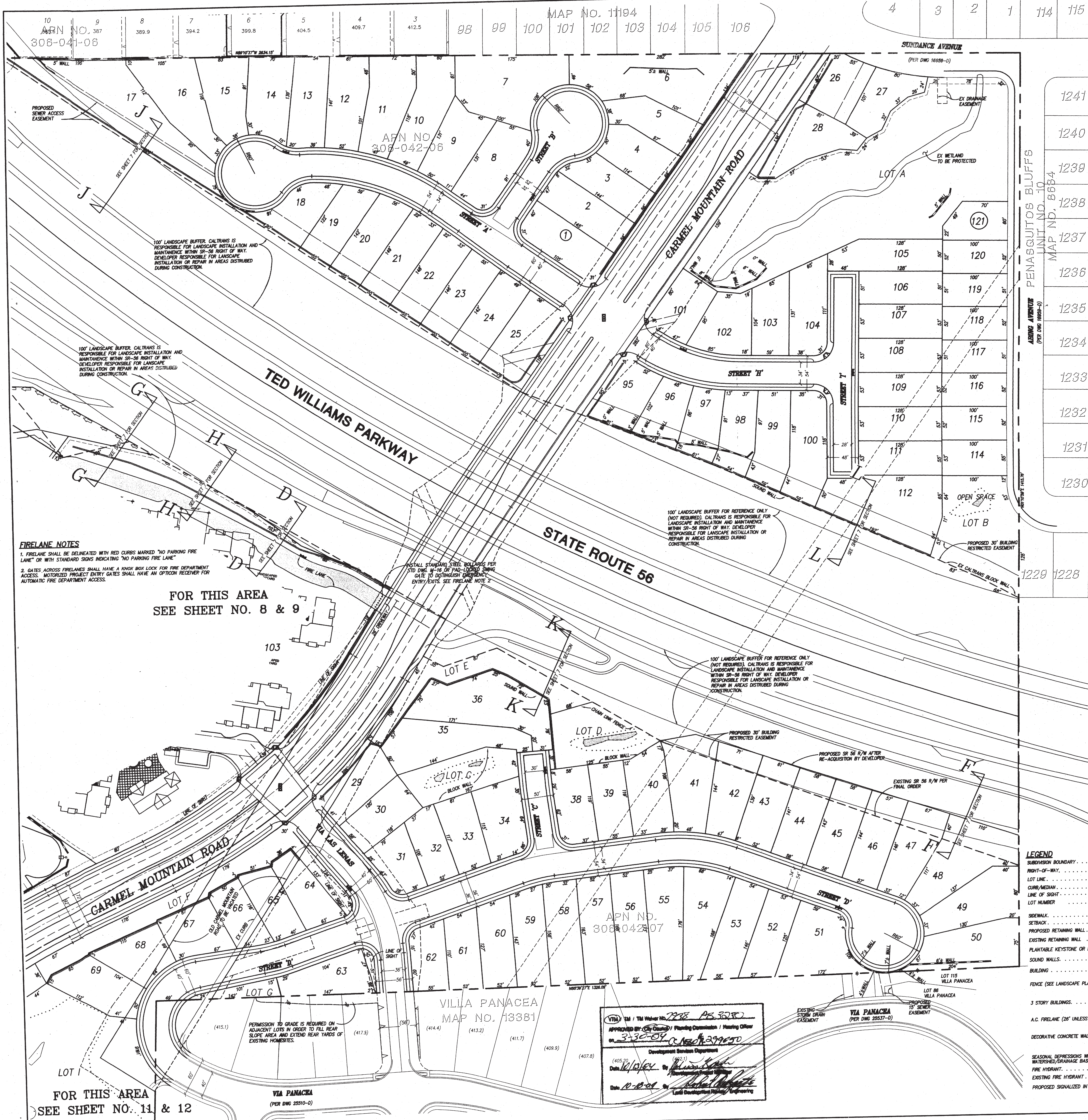
Project Name: **RHODES CROSSING**

Sheet Title: **SINGLE FAMILY RESIDENTIAL (AREAS 1, 6 & 7) GRADING AND UTILITIES**

DEP# **98-0559**



FOR THIS AREA
 SEE SHEET NO. 8 & 9



LOT AREAS		LOT AREAS	
LOT NO.	LOT AREA	LOT NO.	LOT AREA
1	8,590 S.F.	55	8,400 S.F.
2	6,170 S.F.	56	8,090 S.F.
3	7,500 S.F.	57	8,820 S.F.
4	7,500 S.F.	58	8,380 S.F.
5	7,500 S.F.	59	7,940 S.F.
6	18,240 S.F.	60	7,010 S.F.
7	14,680 S.F.	61	8,160 S.F.
8	9,140 S.F.	62	5,590 S.F.
9	8,380 S.F.	63	7,800 S.F.
10	10,060 S.F.	64	6,770 S.F.
11	9,790 S.F.	65	6,060 S.F.
12	8,270 S.F.	66	5,780 S.F.
13	8,000 S.F.	67	7,150 S.F.
14	6,350 S.F.	68	7,030 S.F.
15	8,270 S.F.	69	6,390 S.F.
16	11,230 S.F.	70	7,870 S.F.
17	23,370 S.F.	71	6,190 S.F.
18	7,500 S.F.	72	6,220 S.F.
19	7,500 S.F.	73	6,890 S.F.
20	8,040 S.F.	74	8,250 S.F.
21	8,200 S.F.	75	9,880 S.F.
22	6,100 S.F.	76	6,830 S.F.
23	7,920 S.F.	77	7,490 S.F.
24	7,780 S.F.	78	6,980 S.F.
25	10,550 S.F.	79	8,390 S.F.
26	7,520 S.F.	80	8,920 S.F.
27	6,610 S.F.	81	8,280 S.F.
28	10,130 S.F.	82	6,530 S.F.
29	8,040 S.F.	83	6,780 S.F.
30	7,140 S.F.	84	6,780 S.F.
31	5,820 S.F.	85	6,780 S.F.
32	5,880 S.F.	86	6,780 S.F.
33	6,550 S.F.	87	16,850 S.F.
34	7,800 S.F.	88	OMITTED
35	11,570 S.F.	89	5,500 S.F.
36	15,070 S.F.	90	5,200 S.F.
37	NOT USED	91	5,200 S.F.
38	6,790 S.F.	92	5,100 S.F.
39	6,840 S.F.	93	5,200 S.F.
40	8,270 S.F.	94	5,100 S.F.
41	10,380 S.F.	95	5,200 S.F.
42	6,300 S.F.	96	5,420 S.F.
43	6,320 S.F.	97	5,420 S.F.
44	6,220 S.F.	98	5,420 S.F.
45	6,320 S.F.	99	5,420 S.F.
46	6,280 S.F.	100	82,640 S.F.
47	8,750 S.F.	101	18,730 S.F.
48	13,100 S.F.	102	8,810 S.F.
49	8,290 S.F.	103	11,550 S.F.
50	10,320 S.F.	104	11,710 S.F.
51	10,220 S.F.	105	15,970 S.F.
52	7,190 S.F.	106	2,380 S.F.
53	8,470 S.F.	107	6,800 S.F.
54	8,300 S.F.	108	212,660 S.F.

MULTI-FAMILY SITE (AREA 1) DEVELOPMENT SUMMARY:

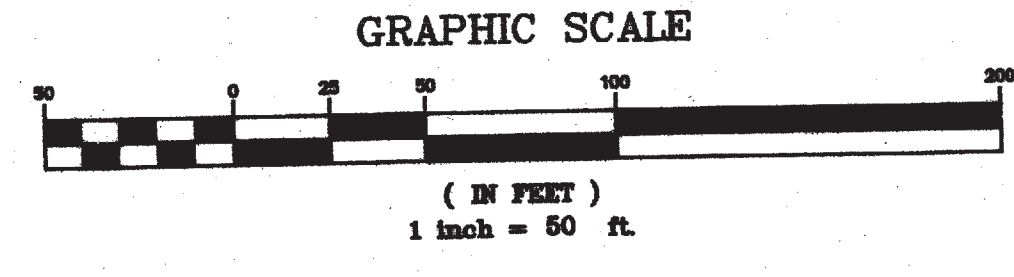
- SUMMARY OF REQUEST: CONSTRUCTION OF 26 SINGLE FAMILY DETACHED DWELLING UNITS AND REZONE TO RS-1-14
- STREET ADDRESS: EAST OF CARMEL MOUNTAIN ROAD BETWEEN SUNDAVE AVENUE AND SR-56
- SITE AREA: TOTAL SITE AREA (GROSS): 7.86 AC., 333,624 SQ. FT. NET SITE AREA: 6.51 AC., 281,440 SQ. FT. (NET SITE AREA EXCLUDES REQUIRED STREETS AND PUBLIC DEDICATIONS)
- COVERAGE DATA: TOTAL BUILDING AREA (GROUND AREA): 1.49 AC., 64,800 SQ. FT. TOTAL LANDSCAPE/OPEN SPACE AREA: 4.46 AC., 194,340 SQ. FT. TOTAL HARDSCAPE/PAVED AREA: 0.56 AC., 24,300 SQ. FT. FLOOR AREA RATIO (FAR): 0.38 GROSS FLOOR AREA (GFA): 108,216
- DENSITY: NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0 NUMBER OF PROPOSED DWELLING UNITS ON SITE: 26 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 26 DENSITY DWELLING UNITS TO NET ACREAGE: 3.5
- YARD/SETBACK: FRONT YARD: REQUIRED: 15' PROPOSED: 15' FROM FRONT LOADED GARAGE 10' LIVING AREA + SIDE LOADED GARAGE STREET SIDE YARD: REQUIRED: 10 FT. PROPOSED: 10 FT. INTERIOR YARD(S): REQUIRED: 4 FT. PROPOSED: 4 FT. REAR YARD: REQUIRED: 5 FT. PROPOSED: 5 FT.
- PARKING (RESIDENTIAL): TOTAL NUMBER OF SPACES REQUIRED BY ZONE: 54 TOTAL NUMBER OF SPACES PROVIDED ON SITE: 54
- THIS TENTATIVE MAP INCLUDES MULTIPLE UNITS WHICH MAY BE FILED AS INDIVIDUAL FINAL MAPS AS PERMITTED BY THE CALIFORNIA STATE SUBDIVISION MAP ACT. THE DEVELOPER 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.

DEVELOPMENT SUMMARY: TORREY HIGHLANDS (AREA 6)

- SUMMARY OF REQUEST: CONSTRUCTION OF 28 SINGLE FAMILY DETACHED DWELLING UNITS AND REZONE TO RS-1-14
- STREET ADDRESS: WEST OF CARMEL MOUNTAIN ROAD NORTH OF SR-56
- SITE AREA: TOTAL SITE AREA (GROSS): 2.50 AC., 108,667 S.F. NET SITE AREA: 1.13 AC., 49,078 S.F. (NET SITE AREA EXCLUDES REQUIRED STREETS AND PUBLIC DEDICATIONS)
- COVERAGE DATA: TOTAL BUILDING AREA (GROUND AREA): 1.55 AC., 67,500 S.F. TOTAL LANDSCAPE/OPEN SPACE AREA: 4.00 AC., 174,357 S.F. TOTAL HARDSCAPE/PAVED AREA: 0.58 AC., 25,218 S.F. FLOOR AREA RATIO (FAR): 0.45 GROSS FLOOR AREA (GFA): 121,500
- DENSITY: NUMBER OF EXISTING UNITS TO REMAIN ON SITE: N/A NUMBER OF PROPOSED DWELLING UNITS ON SITE: 28 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 28
- YARD/SETBACK: FRONT YARD: REQUIRED: 15' PROPOSED: 15' FROM FRONT LOADED GARAGE 10' LIVING AREA + SIDE LOADED GARAGE STREET SIDE YARD: REQUIRED: 10 FT. PROPOSED: 10 FT. INTERIOR YARD(S): REQUIRED: 4 FT. PROPOSED: 4 FT. REAR YARD: REQUIRED: 5 FT. PROPOSED: 5 FT.
- PARKING (RESIDENTIAL): TOTAL NUMBER OF SPACES REQUIRED BY ZONE: 56 SPACES TOTAL NUMBER OF SPACES PROVIDED ON SITE: 56
- THIS TENTATIVE MAP INCLUDES MULTIPLE UNITS WHICH MAY BE FILED AS INDIVIDUAL FINAL MAPS AS PERMITTED BY THE CALIFORNIA STATE SUBDIVISION MAP ACT. THE DEVELOPER 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.

DEVELOPMENT SUMMARY: RANCHO PENASQUITOS (AREA 7)

- SUMMARY OF REQUEST: CONSTRUCTION OF 40 SINGLE FAMILY DETACHED DWELLING UNITS AND REZONE TO RS-1-14
- STREET ADDRESS: EAST OF CARMEL MOUNTAIN ROAD SOUTH OF SR-56
- SITE AREA: TOTAL SITE AREA (GROSS): 11.04 AC., 480,861 S.F. NET SITE AREA: 8.73 AC., 380,076 S.F. (NET SITE AREA EXCLUDES REQUIRED STREETS AND PUBLIC DEDICATIONS)
- COVERAGE DATA: TOTAL BUILDING AREA (GROUND AREA): 2.82 AC., 123,000 S.F. TOTAL LANDSCAPE/OPEN SPACE AREA: 5.08 AC., 221,076 S.F. TOTAL HARDSCAPE/PAVED AREA: 0.83 AC., 36,000 S.F. FLOOR AREA RATIO (FAR): 0.54 GROSS FLOOR AREA (GFA): 205,000
- DENSITY: MAXIMUM DWELLING UNITS ALLOWED PER ZONE: N/A NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 48 NUMBER OF PROPOSED DWELLING UNITS ON SITE: 40 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 40 DENSITY DWELLING UNITS TO NET ACREAGE: 4.6
- YARD/SETBACK: FRONT YARD: REQUIRED: 15' PROPOSED: 15' FROM FRONT LOADED GARAGE 10' LIVING AREA + SIDE LOADED GARAGE STREET SIDE YARD: REQUIRED: 10 FT. PROPOSED: 10 FT. INTERIOR YARD(S): REQUIRED: 4 FT. PROPOSED: 4 FT. REAR YARD: REQUIRED: 5 FT. PROPOSED: 5 FT.
- PARKING (RESIDENTIAL): TOTAL NUMBER OF SPACES REQUIRED BY ZONE: 80 SPACES TOTAL NUMBER OF SPACES PROVIDED ON SITE: 80
- THIS TENTATIVE MAP INCLUDES MULTIPLE UNITS WHICH MAY BE FILED AS INDIVIDUAL FINAL MAPS AS PERMITTED BY THE CALIFORNIA STATE SUBDIVISION MAP ACT. THE DEVELOPER 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.



PREPARED IN THE OFFICE OF:
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DEVELOPER: RHODES PROPERTIES
 4485 POINT LOMA AVENUE
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LANDSCAPE ARCHITECT: PARTERRE
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Prepared By:
 Name: LATITUDE 33 PLANNING & ENGINEERING
 Address: 4833 PARAMOUNT DRIVE, 2ND FLOOR
 SAN DIEGO, CA 92123
 Phone #: (619) 269-9034
 Fax #: (619) 269-9034

Project Address: _____
Project Name: RHODES CROSSING

Sheet Title: SINGLE FAMILY RESIDENTIAL (AREAS 1, 6 & 7) **SITE PLAN**

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: MARCH 30, 2004
 Revision 7: _____
 Revision 6: DECEMBER 1, 2003
 Revision 5: OCTOBER 13, 2003
 Revision 4: MARCH 21, 2003
 Revision 3: NOVEMBER 18, 2002
 Revision 2: JULY 12, 2002
 Revision 1: FEBRUARY 1, 2001

Original Date: 1-19-2000
 Sheet 11 of 88
 DEP# 98-0559

VIA PANACEA
 MAP NO. 13381
 APN NO. 30604207
 APPROVED BY: [Signature]
 Planning Commission / Planning Officer
 Date: 1-19-2001

FOR THIS AREA
 SEE SHEET NO. 8 & 9

FOR THIS AREA
 SEE SHEET NO. 11 & 12

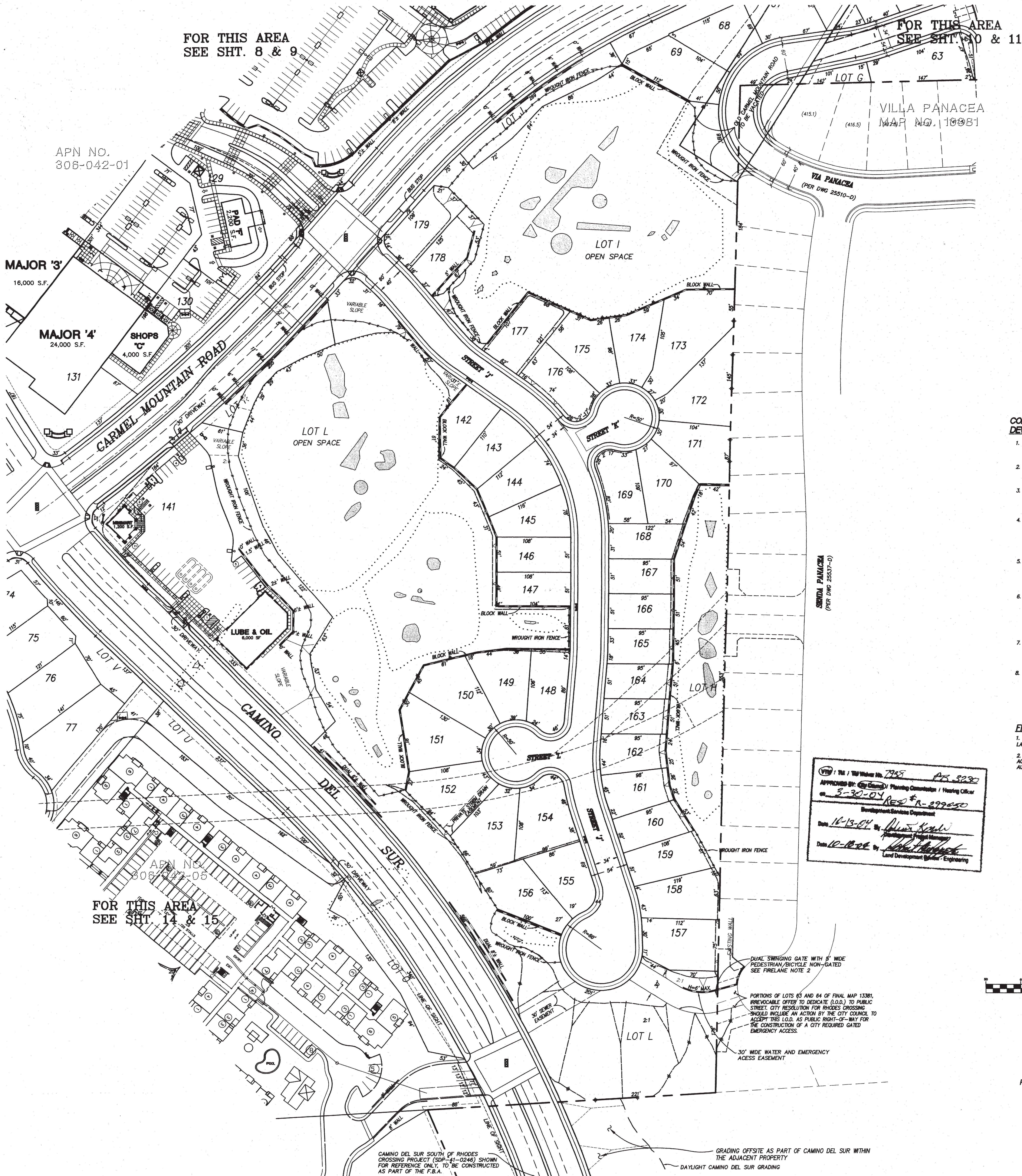
FOR THIS AREA
SEE SHT. 8 & 9

FOR THIS AREA
SEE SHT. 10 & 11

APN NO.
308-042-01

MAJOR '3'
16,000 S.F.

MAJOR '4'
24,000 S.F.



LEGEND

- SUBDIVISION BOUNDARY: - - - - -
- RIGHT-OF-WAY: - - - - -
- LOT LINE: - - - - -
- CURB/MEDIAN: - - - - -
- SIDEWALK: - - - - -
- PROPOSED RETAINING WALL: - - - - -
- SOUND WALLS: - - - - -
- EXISTING RETAINING WALL (SEE LANDSCAPE PLANS FOR DETAILS): - - - - -
- FENCE (SEE LANDSCAPE PLANS FOR DETAILS): - - - - -
- PROPOSED PAD ELEVATION: - - - - -
- 3 STORY BUILDINGS (OTHERWISE 4 STORY WITHOUT SHADING): [Hatched Box]
- 2 STORY BUILDINGS (OTHERWISE 4 STORY WITHOUT SHADING): [Solid Black Box]
- A.C. FIRELANE (26' UNLESS OTHERWISE NOTED): [Dashed Line]
- DECORATIVE CONCRETE WALK: [Dotted Line]
- POOL WITH WATER SHED: [Wavy Line]
- FIRE HYDRANT: [Circle with Cross]

KEY MAP
NOT TO SCALE

LOT AREAS

LOT NO.	LOT AREA	LOT NO.	LOT AREA
141	72,820 S.F.	164	4,860 S.F.
142	5,920 S.F.	165	4,850 S.F.
143	6,370 S.F.	166	4,850 S.F.
144	6,740 S.F.	167	4,850 S.F.
145	6,130 S.F.	168	5,270 S.F.
146	6,510 S.F.	169	6,220 S.F.
147	5,910 S.F.	170	7,300 S.F.
148	6,480 S.F.	171	7,730 S.F.
149	7,220 S.F.	172	9,080 S.F.
150	8,280 S.F.	173	12,250 S.F.
151	8,550 S.F.	174	6,550 S.F.
152	8,480 S.F.	175	7,400 S.F.
153	8,300 S.F.	176	6,460 S.F.
154	8,070 S.F.	177	7,470 S.F.
155	6,440 S.F.	178	7,060 S.F.
156	7,620 S.F.	179	6,650 S.F.
157	7,800 S.F.	OPEN SPACE LOTS	
158	7,260 S.F.	H	37,030 S.F.
159	6,290 S.F.	I	116,880 S.F.
160	6,250 S.F.	J	6,850 S.F.
161	5,440 S.F.	K	7,800 S.F.
162	5,270 S.F.	L	237,720 S.F.
163	4,860 S.F.	PUBLIC R.O.W.	
			72,820 S.F.

**COMMERCIAL SITE (AREA 1)
DEVELOPMENT SUMMARY:**

- SUMMARY OF REQUEST:
CONSTRUCTION OF A 7,200 SQUARE FEET OF COMMERCIAL DEVELOPMENT (GAS STATION) WHICH REQUIRES A CONDITIONAL USE PERMIT AND REZONE TO CC-1-3
- STREET ADDRESS:
EASTERN INTERSECTION OF CAMINO DEL SUR AND CARMEL MOUNTAIN ROAD
- SITE AREA:
TOTAL SITE AREA (GROSS): 1.67 AC., 72,802 SQ. FT.
NET SITE AREA: 1.57 AC., 72,802 SQ. FT.
(NET SITE AREA EXCLUDES REQUIRED STREETS AND PUBLIC DEDICATIONS)
- COVERAGE DATA:
TOTAL BUILDING AREA (GROUND AREA): 0.17 AC., 7,200 SQ. FT.
TOTAL LANDSCAPE/OPEN SPACE AREA: 0.77 AC., 33,491 SQ. FT.
TOTAL HARDSCAPE/PAVED AREA: 0.74 AC., 32,111 SQ. FT.
FLOOR AREA RATIO (FAR): 0.10
GROSS FLOOR AREA (GFA): 7,200
- DENSITY:
MAXIMUM DWELLING UNITS ALLOWED PER ZONE: N/A
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: N/A
NUMBER OF PROPOSED DWELLING UNITS ON SITE: N/A
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: N/A
- YARD/SETBACK:
FRONT YARD: REQUIRED: 10 FT. PROPOSED: 10 FT.
STREET SIDE YARD: REQUIRED: 10 FT. PROPOSED: 10 FT.
INTERIOR YARD(S): REQUIRED: 10 FT. PROPOSED: 10 FT.
REAR YARD: REQUIRED: 10 FT. PROPOSED: 10 FT.
- PARKING (COMMERCIAL):
TOTAL NUMBER OF SPACES REQUIRED BY ZONE: 23
TOTAL NUMBER OF SPACES PROVIDED ON SITE: 23
- THIS TENTATIVE MAP INCLUDES MULTIPLE UNITS WHICH MAY BE FILED AS INDIVIDUAL FINAL MAPS AS PERMITTED BY THE CALIFORNIA STATE SUBDIVISION MAP ACT. THE DEVELOPER 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.

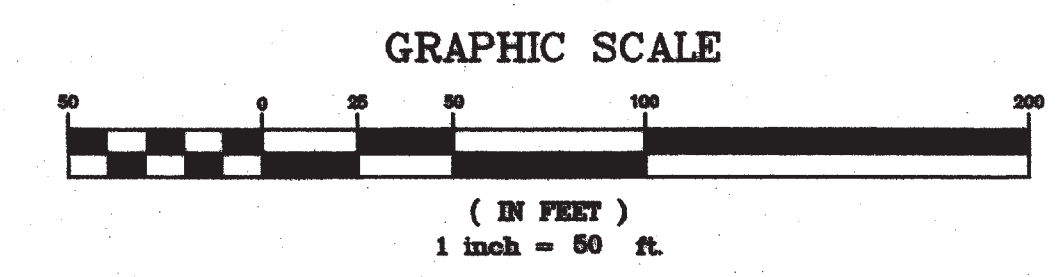
FIRELANE NOTES

- FIRELANE SHALL BE DELINEATED WITH RED CURBS MARKED "NO PARKING FIRE LANE" OR WITH STANDARD SIGNS INDICATING "NO PARKING FIRE LANE"
- GATES ACROSS FIRELANES SHALL HAVE A KNOX BOX LOCK FOR FIRE DEPARTMENT ACCESS. MOTORIZED PROJECT ENTRY GATES SHALL HAVE AN OPTION RECEIVER FOR AUTOMATIC FIRE DEPARTMENT ACCESS.

**SINGLE-FAMILY SITE (AREA 2)
DEVELOPMENT SUMMARY:**

- SUMMARY OF REQUEST:
CONSTRUCTION OF 38 SINGLE FAMILY DWELLING UNITS AND REZONE TO RS-1-14
- STREET ADDRESS:
CARMEL MOUNTAIN ROAD BETWEEN CAMINO DEL SUR AND SR-56
- SITE AREA:
TOTAL SITE AREA (GROSS): 17.35 AC., 755,908 SQ. FT.
NET SITE AREA: 15.88 AC., 683,077 SQ. FT.
(NET SITE AREA EXCLUDES REQUIRED STREETS AND PUBLIC DEDICATIONS)
- COVERAGE DATA:
TOTAL BUILDING AREA (GROUND AREA): 1.74 AC., 76,000 SQ. FT.
TOTAL LANDSCAPE/OPEN SPACE AREA: 0.92 AC., 40,000 SQ. FT.
TOTAL HARDSCAPE/PAVED AREA: 0.92 AC., 40,000 SQ. FT.
FLOOR AREA RATIO (FAR): 0.19
GROSS FLOOR AREA (GFA): 133,000
- DENSITY:
MAXIMUM DWELLING UNITS ALLOWED PER ZONE: 88
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 38
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 38
DENSITY DWELLING UNITS TO NET ACREAGE: 2.19
- YARD/SETBACK:
FRONT YARD: REQUIRED: 15' PROPOSED: 18' FRONT LOADED GARAGE
STREET SIDE YARD: REQUIRED: 10 FT. PROPOSED: 10' LIVING AREA + SIDE LOADED GARAGE
INTERIOR YARD(S): REQUIRED: 4 FT. PROPOSED: 4 FT.
REAR YARD: REQUIRED: 5 FT. PROPOSED: 5 FT.
- PARKING:
TOTAL NUMBER OF SPACES REQUIRED BY ZONE: 76
TOTAL NUMBER OF SPACES PROVIDED ON SITE: 76

APPROVED BY: [Signature]
DATE: 10-13-04
APPROVED BY: [Signature]
DATE: 10-13-04



PREPARED IN THE OFFICE OF:
Latitude 33
Planning and Engineering
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DEVELOPER: RHODES PROPERTIES
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PLANNING: LATITUDE 33 PLANNING & ENGINEERING
4933 PARAMOUNT DRIVE, 2ND FLOOR
SAN DIEGO, CA 92123
(619) 552-0033 FAX(619) 552-0756

CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
4933 PARAMOUNT DRIVE, 2ND FLOOR
SAN DIEGO, CA 92123
(619) 751-0633 FAX(619) 751-0634

LANDSCAPE ARCHITECT: PARTIERRE
1221 HAYES AVENUE
SAN DIEGO, CA 92103
(619)296-3713 FAX(619)296-3702

MULTI-FAMILY
ARCHITECT: ARCHITECTS ORANGE
144 NORTH ORANGE STREET
ORANGE, CA 92666
(714) 639-9880 FAX (714) 639-5286

COMMERCIAL SITE
ARCHITECT: JAMES LEARY ARCHITECTURE
9845 ERMA ROAD, #205A
SAN DIEGO, CA 92131
(858)695-0444 FAX(858)695-0444

Prepared By: **LATITUDE 33 PLANNING & ENGINEERING**

Name: **4933 PARAMOUNT DRIVE, 2ND FL.**
SAN DIEGO, CA 92123

Address: **4933 PARAMOUNT DRIVE, 2ND FL.**
SAN DIEGO, CA 92123

Phone #: **(858) 751-0633**

Fax #: **(858) 751-0634**

Project Address: _____

Project Name: **RHODES CROSSING**

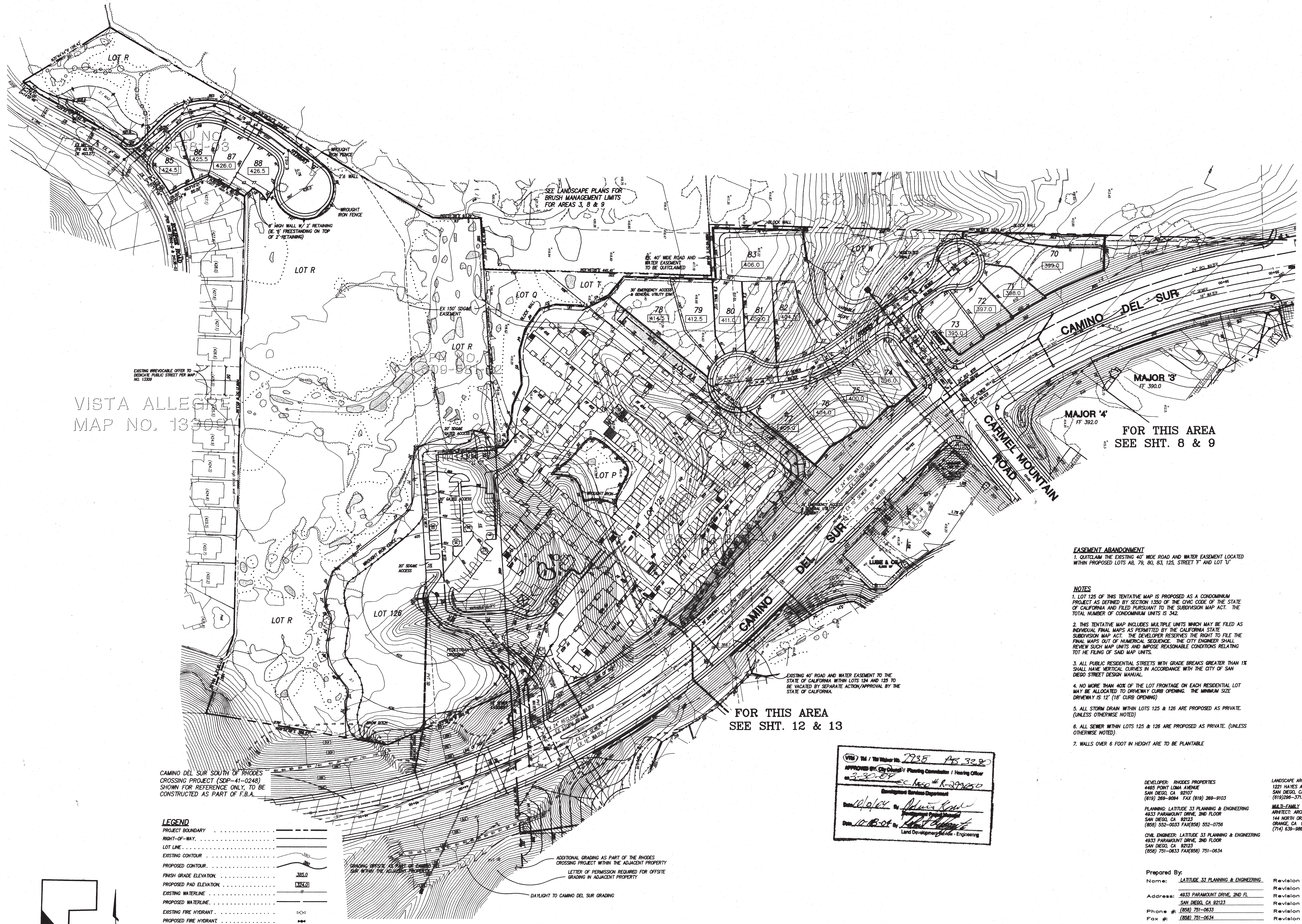
Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	MARCH 30, 2004
Revision 7:	JANUARY 9, 2004
Revision 6:	DECEMBER 1, 2003
Revision 5:	OCTOBER 13, 2003
Revision 4:	MARCH 21, 2003
Revision 3:	NOVEMBER 18, 2002
Revision 2:	JULY 12, 2002
Revision 1:	FEBRUARY 1, 2001

Sheet Title:
**SINGLE-FAMILY (AREA 2a & 2b)
& SMALL COMMERCIAL
(AREA 11) SITE PLAN**

Original Date: 1-19-2000

Sheet **13** of **88**

DEP# **98-0559**



VISTA ALLEGRE
MAP NO. 13300

SEE LANDSCAPE PLANS FOR
BRUSH MANAGEMENT LIMITS
FOR AREAS 3, 8 & 9

FOR THIS AREA
SEE SHT. 8 & 9

FOR THIS AREA
SEE SHT. 12 & 13

CAMINO DEL SUR SOUTH OF RHODES
CROSSING PROJECT (SDP-41-0248)
SHOWN FOR REFERENCE ONLY, TO BE
CONSTRUCTED AS PART OF F.B.A.

LEGEND

PROJECT BOUNDARY	---
RIGHT-OF-WAY	----
LOT LINE	----
EXISTING CONTOUR
PROPOSED CONTOUR
FINISH GRADE ELEVATION	385.0
PROPOSED PAD ELEVATION	384.0
EXISTING WATERLINE	---
PROPOSED WATERLINE	---
EXISTING FIRE HYDRANT	●
PROPOSED FIRE HYDRANT	●
EXISTING SEWER MAIN	---
EXISTING SEWER MANHOLE	○
PROPOSED SEWER MANHOLE	○
EXISTING STORM DRAIN PIPE	---
PROPOSED STORM DRAIN PIPE	---
PROPOSED STORM DRAIN CLEANOUT	---
PROPOSED CURB INLET	□
EXISTING TREE	○
PROPOSED SLOPE	▽
SOUND WALLS	---
PROPOSED WALL	---
FENCE (SEE LANDSCAPE PLANS FOR DETAILS)	---

ADDITIONAL GRADING AS PART OF THE RHODES
CROSSING PROJECT WITHIN THE ADJACENT PROPERTY
LETTER OF PERMISSION REQUIRED FOR OFFSITE
GRADING IN ADJACENT PROPERTY

DATILIGHT TO CAMINO DEL SUR GRADING

VPL / TM / Title No. 7935 45 328
APPROVED BY: City Council / Planning Commission / Hearing Officer
3-30-04
Development Services Department
Date: 10-15-04
Land Development / Planning - Engineering

EASEMENT ABANDONMENT
1. QUITCLAIM THE EXISTING 40' WIDE ROAD AND WATER EASEMENT LOCATED WITHIN PROPOSED LOTS 78, 80, 83, 125, STREET 'F' AND LOT 'U'

- NOTES**
1. LOT 125 OF THIS TENTATIVE MAP IS PROPOSED AS A CONDOMINIUM PROJECT AS DEFINED BY SECTION 1330 OF THE CIVIC CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS IS 342.
 2. THIS TENTATIVE MAP INCLUDES MULTIPLE UNITS WHICH MAY BE FILED AS INDIVIDUAL FINAL MAPS AS PERMITTED BY THE CALIFORNIA STATE SUBDIVISION MAP ACT. THE DEVELOPER 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.
 3. ALL PUBLIC RESIDENTIAL STREETS WITH GRADE BREAKS GREATER THAN 1% SHALL HAVE VERTICAL CURVES IN ACCORDANCE WITH THE CITY OF SAN DIEGO STREET DESIGN MANUAL.
 4. NO MORE THAN 40% OF THE LOT FRONTAGE ON EACH RESIDENTIAL LOT MAY BE ALLOCATED TO DRIVEWAY CURB OPENING. THE MINIMUM SIZE DRIVEWAY IS 12' (16' CURB OPENING).
 5. ALL STORM DRAIN WITHIN LOTS 125 & 126 ARE PROPOSED AS PRIVATE. (UNLESS OTHERWISE NOTED)
 6. ALL SEWER WITHIN LOTS 125 & 126 ARE PROPOSED AS PRIVATE. (UNLESS OTHERWISE NOTED)
 7. WALLS OVER 6 FOOT IN HEIGHT ARE TO BE PLANTABLE

DEVELOPER: RHODES PROPERTIES
4485 POINT LOMA AVENUE
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LANDSCAPE ARCHITECT: PARTIERRE
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(619)298-3715 FAX(619)298-3702

MULTI-FAMILY ARCHITECTS ARCHITECTS ORANGE
144 NORTH ORANGE STREET
ORANGE, CA 92668
(714) 839-9860 FAX (714) 839-5286

Prepared By: _____
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SAN DIEGO, CA 92123
Phone #: (858) 751-0633
Fax #: (858) 751-0634

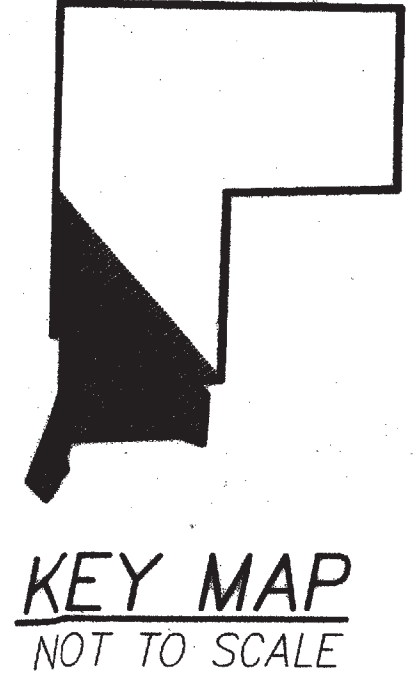
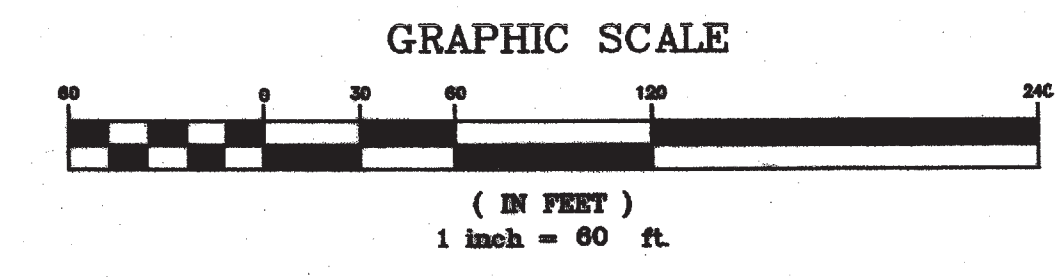
Project Address: _____

Project Name: RHODES CROSSING

Sheet Title: SINGLE FAMILY RESIDENTIAL (AREAS 8 & 9) & MULTI-FAMILY (AREA 3a & b) GRADING AND UTILITIES

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	MARCH 30, 2004
Revision 7:	MARCH 22, 2004
Revision 6:	DECEMBER 1, 2003
Revision 5:	OCTOBER 13, 2003
Revision 4:	MARCH 21, 2003
Revision 3:	NOVEMBER 18, 2002
Revision 2:	JULY 12, 2002
Revision 1:	FEBRUARY 1, 2001

PREPARED IN THE OFFICE OF:
Latitude 33
Planning and Engineering
4833 Paramount Drive, 2nd Floor
San Diego, CA 92123
858-751-0633 Fax 858-751-0634



FIRELINE NOTES

1. FIRELINE SHALL BE DELINEATED WITH RED CURBS MARKED "NO PARKING FIRE LINE" OR WITH STANDARD SIGNS MARKING "NO PARKING FIRE LINE"
2. GATES ACROSS FIRELINES SHALL HAVE A KNOW-BLOCK FOR FIRE DEPARTMENT ACCESS. MOTORIZED PROJECT ENTRY GATES SHALL HAVE AN OPEN RECEIVER FOR AUTOMATIC FIRE DEPARTMENT ACCESS.

LEGEND

- SEWERHOOD BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- CURB/SEWER
- SEWER
- SOLID RETAINING WALL
- EXISTING RETAINING WALL
- FENCE (SEE LANDSCAPE PLANS FOR DETAILS)
- 3 STORY BUILDING
- A.C. FIRELINE (IF UNLESS OTHERWISE NOTED)
- DECORATIVE CONCRETE WALL
- SEASONAL DEPRESSIONS WITH WATER/DRAINAGE BASIN
- FIRE HYDRANT

DEVELOPMENT SUMMARY: RANCHO FERRISUTOS (AREA 9)

1. SUMMARY OF REQUEST: CONSTRUCTION OF 08 SINGLE FAMILY DETACHED DWELLING UNITS AND A RESIDUE TO RS-1-14
2. STREET ADDRESS: CAMINO DEL SUR SOUTH OF INTERSECTION WITH CARMEL MOUNTAIN ROAD
3. SITE AREA: TOTAL SITE AREA (GROSS): 10.51 AC, 457,789 S.F. NET SITE AREA: 8.99 AC, 362,884 S.F. (NET SITE AREA EXCLUDES REQUIRED STREETS AND PUBLIC DEDICATIONS)
4. COVERAGE DATA: TOTAL BUILDING AREA (GROUND AREA): 0.36 AC, 12,000 S.F. TOTAL LANDSCAPE/OPEN SPACE AREA: 6.53 AC, 415,283 S.F. TOTAL HARDSCAPE/PAVED AREA: 0.08 AC, 3,600 S.F. FLOOR AREA RATIO (FAR): 0.02 GROSS FLOOR AREA (GFA): 20,000
5. DENSITY: MAXIMUM DWELLING UNITS ALLOWED PER ZONE: 84 NUMBER OF EXISTING UNITS TO REMAIN ON SITE: N/A TOTAL NUMBER OF PROPOSED DWELLING UNITS ON SITE: 8 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 8 DENSITY DWELLING UNITS TO NET ACRES: 1.0
6. YARD/SETBACK: FRONT YARD: REQUIRED: 15' PROPOSED: 15' FRONT LOADED GARAGE 10' LANDING AREA + SIDE LOADED GARAGE INTERIOR YARD(S): REQUIRED: 4 FT. PROPOSED: 4 FT. REAR YARD: REQUIRED: 5 FT. PROPOSED: 5 FT.
7. PARKING (RESIDENTIAL): TOTAL NUMBER OF SPACES REQUIRED BY ZONE: 8 TOTAL NUMBER OF SPACES PROVIDED ON SITE: 8

DEVELOPMENT SUMMARY: TORREY HIGHLANDS (AREA 8)

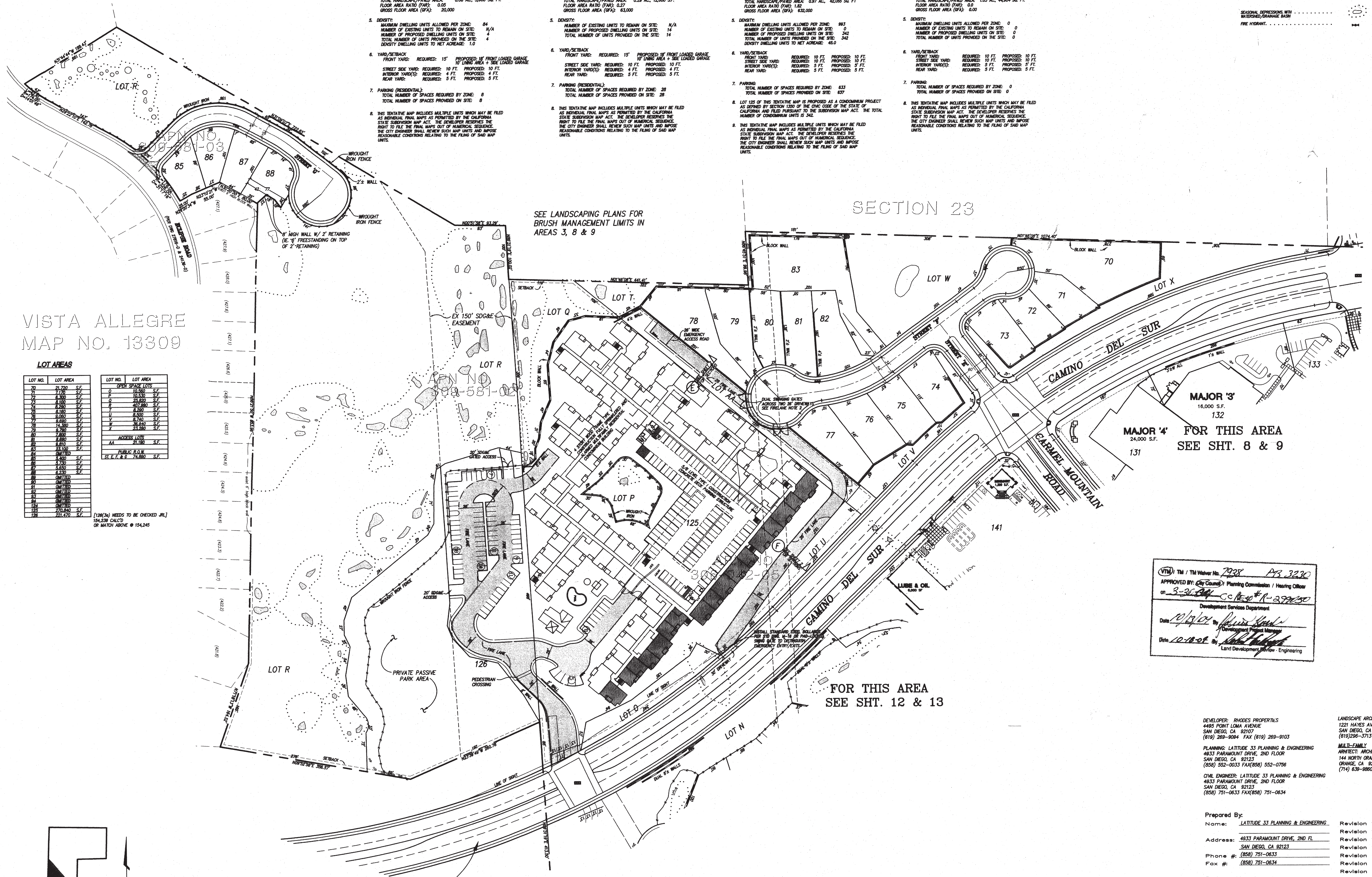
1. SUMMARY OF REQUEST: CONSTRUCTION OF 14 SINGLE FAMILY DETACHED DWELLING UNITS AND A RESIDUE TO RS-1-14
2. STREET ADDRESS: CAMINO DEL SUR SOUTH OF INTERSECTION WITH CARMEL MOUNTAIN ROAD
3. SITE AREA: TOTAL SITE AREA (GROSS): 6.37 AC, 277,343 S.F. NET SITE AREA: 5.39 AC, 226,339 S.F. (NET SITE AREA EXCLUDES REQUIRED STREETS AND PUBLIC DEDICATIONS)
4. COVERAGE DATA: TOTAL BUILDING AREA (GROUND AREA): 0.80 AC, 35,000 S.F. TOTAL LANDSCAPE/OPEN SPACE AREA: 4.17 AC, 181,294 S.F. TOTAL HARDSCAPE/PAVED AREA: 0.29 AC, 12,800 S.F. FLOOR AREA RATIO (FAR): 0.27 GROSS FLOOR AREA (GFA): 63,000
5. DENSITY: MAXIMUM DWELLING UNITS ALLOWED PER ZONE: N/A NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 14 TOTAL NUMBER OF PROPOSED DWELLING UNITS ON SITE: 14 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 14
6. YARD/SETBACK: FRONT YARD: REQUIRED: 15' PROPOSED: 15' FRONT LOADED GARAGE 10' LANDING AREA + SIDE LOADED GARAGE INTERIOR YARD(S): REQUIRED: 4 FT. PROPOSED: 4 FT. REAR YARD: REQUIRED: 5 FT. PROPOSED: 5 FT.
7. PARKING (RESIDENTIAL): TOTAL NUMBER OF SPACES REQUIRED BY ZONE: 28 TOTAL NUMBER OF SPACES PROVIDED ON SITE: 28

MULTI-FAMILY SITE (AREA 3a)

1. SUMMARY OF REQUEST: CONSTRUCTION OF A 4 STORY/CLASS (OTHERWISE INDICATED) 342 DWELLING UNIT MULTI-FAMILY COMPLEX AND A RESIDUE TO RA-3-3
2. STREET ADDRESS: CAMINO DEL SUR SOUTH OF INTERSECTION WITH CARMEL MOUNTAIN ROAD
3. SITE AREA: TOTAL SITE AREA (GROSS): 7.98 AC, 347,440 SQ. FT. NET SITE AREA: 7.98 AC, 347,440 SQ. FT. (NET SITE AREA EXCLUDES REQUIRED STREETS AND PUBLIC DEDICATIONS)
4. COVERAGE DATA: TOTAL BUILDING AREA (GROUND AREA): 3.51 AC, 153,000 SQ. FT. TOTAL LANDSCAPE/OPEN SPACE AREA: 3.50 AC, 152,976 SQ. FT. TOTAL HARDSCAPE/PAVED AREA: 0.97 AC, 42,085 SQ. FT. FLOOR AREA RATIO (FAR): 1.82 GROSS FLOOR AREA (GFA): 632,000
5. DENSITY: MAXIMUM DWELLING UNITS ALLOWED PER ZONE: 863 NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0 TOTAL NUMBER OF PROPOSED DWELLING UNITS ON SITE: 342 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 342 DENSITY DWELLING UNITS TO NET ACRES: 45.0
6. YARD/SETBACK: FRONT YARD: REQUIRED: 10 FT. PROPOSED: 10 FT. STREET SIDE YARD: REQUIRED: 10 FT. PROPOSED: 10 FT. INTERIOR YARD(S): REQUIRED: 5 FT. PROPOSED: 5 FT. REAR YARD: REQUIRED: 5 FT. PROPOSED: 5 FT.
7. PARKING: TOTAL NUMBER OF SPACES REQUIRED BY ZONE: 633 TOTAL NUMBER OF SPACES PROVIDED ON SITE: 637

PRIVATE PASSIVE PARK AREA (AREA 3b)

1. SUMMARY OF REQUEST: CONSTRUCTION OF A PRIVATE PASSIVE PARK AREA AND A RESIDUE TO RS-1-14
2. STREET ADDRESS: CAMINO DEL SUR SOUTH OF INTERSECTION WITH CARMEL MOUNTAIN ROAD
3. SITE AREA: TOTAL SITE AREA (GROSS): 3.54 AC, 154,245 SQ. FT. NET SITE AREA: 3.54 AC, 154,245 SQ. FT. (NET SITE AREA EXCLUDES REQUIRED STREETS AND PUBLIC DEDICATIONS)
4. COVERAGE DATA: TOTAL BUILDING AREA (GROUND AREA): 0.00 AC TOTAL LANDSCAPE/OPEN SPACE AREA: 2.51 AC, 108,341 SQ. FT. TOTAL HARDSCAPE/PAVED AREA: 1.03 AC, 44,804 SQ. FT. FLOOR AREA RATIO (FAR): 0.00 GROSS FLOOR AREA (GFA): 0.00
5. DENSITY: MAXIMUM DWELLING UNITS ALLOWED PER ZONE: 0 NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0 TOTAL NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 0
6. YARD/SETBACK: FRONT YARD: REQUIRED: 10 FT. PROPOSED: 10 FT. STREET SIDE YARD: REQUIRED: 10 FT. PROPOSED: 10 FT. INTERIOR YARD(S): REQUIRED: 5 FT. PROPOSED: 5 FT. REAR YARD: REQUIRED: 5 FT. PROPOSED: 5 FT.
7. PARKING: TOTAL NUMBER OF SPACES REQUIRED BY ZONE: 0 TOTAL NUMBER OF SPACES PROVIDED ON SITE: 0



VISTA ALLEGRE MAP NO. 13309

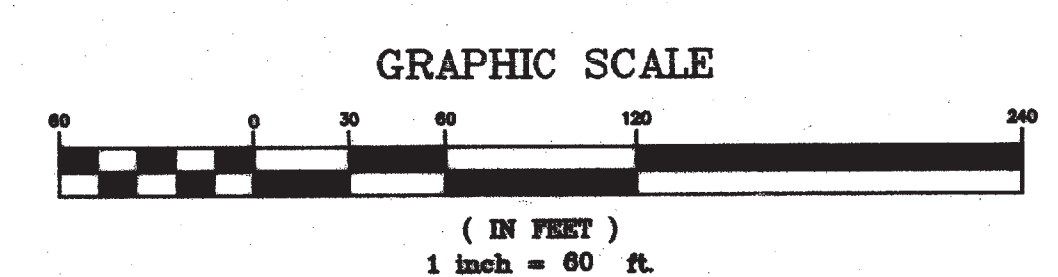
LOT AREAS

LOT NO.	LOT AREA	LOT NO.	LOT AREA
70	21,720 S.F.	80	21,720 S.F.
71	21,720 S.F.	81	21,720 S.F.
72	21,720 S.F.	82	21,720 S.F.
73	21,720 S.F.	83	21,720 S.F.
74	21,720 S.F.	84	21,720 S.F.
75	21,720 S.F.	85	21,720 S.F.
76	21,720 S.F.	86	21,720 S.F.
77	21,720 S.F.	87	21,720 S.F.
78	21,720 S.F.	88	21,720 S.F.
79	21,720 S.F.	89	21,720 S.F.
80	21,720 S.F.	90	21,720 S.F.
81	21,720 S.F.	91	21,720 S.F.
82	21,720 S.F.	92	21,720 S.F.
83	21,720 S.F.	93	21,720 S.F.
84	21,720 S.F.	94	21,720 S.F.
85	21,720 S.F.	95	21,720 S.F.
86	21,720 S.F.	96	21,720 S.F.
87	21,720 S.F.	97	21,720 S.F.
88	21,720 S.F.	98	21,720 S.F.
89	21,720 S.F.	99	21,720 S.F.
90	21,720 S.F.	100	21,720 S.F.
91	21,720 S.F.	101	21,720 S.F.
92	21,720 S.F.	102	21,720 S.F.
93	21,720 S.F.	103	21,720 S.F.
94	21,720 S.F.	104	21,720 S.F.
95	21,720 S.F.	105	21,720 S.F.
96	21,720 S.F.	106	21,720 S.F.
97	21,720 S.F.	107	21,720 S.F.
98	21,720 S.F.	108	21,720 S.F.
99	21,720 S.F.	109	21,720 S.F.
100	21,720 S.F.	110	21,720 S.F.
101	21,720 S.F.	111	21,720 S.F.
102	21,720 S.F.	112	21,720 S.F.
103	21,720 S.F.	113	21,720 S.F.
104	21,720 S.F.	114	21,720 S.F.
105	21,720 S.F.	115	21,720 S.F.
106	21,720 S.F.	116	21,720 S.F.
107	21,720 S.F.	117	21,720 S.F.
108	21,720 S.F.	118	21,720 S.F.
109	21,720 S.F.	119	21,720 S.F.
110	21,720 S.F.	120	21,720 S.F.
111	21,720 S.F.	121	21,720 S.F.
112	21,720 S.F.	122	21,720 S.F.
113	21,720 S.F.	123	21,720 S.F.
114	21,720 S.F.	124	21,720 S.F.
115	21,720 S.F.	125	21,720 S.F.
116	21,720 S.F.	126	21,720 S.F.

VTM / TM Number No. 7238 P/S 3230
 APPROVED BY: (City Council) Planning Commission / Hearing Officer
 on 5-21-04 CC RES # 11-379250
 Development Services Department
 Date 10/14/04 By [Signature]
 Date 12/18/04 By [Signature]
 Land Development / Engineering



CAMINO DEL SUR SOUTH OF RHODES PROJECT (SDP-41-0246) SHOWN FOR REFERENCE ONLY, TO BE CONSTRUCTED AS PART OF THE F.B.A.



PREPARED IN THE OFFICE OF:
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Project Address: 4833 PARAMOUNT DRIVE, 2ND FLOOR SAN DIEGO, CA 92123
 Project Name: RHODES CROSSING

Sheet Title: SINGLE FAMILY RESIDENTIAL (AREAS 8 & 9) & MULTI-FAMILY (AREA 3a & b)
 SITE PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	MARCH 30, 2004
Revision 7:	
Revision 6:	DECEMBER 1, 2003
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Revision 2:	JULY 12, 2002
Revision 1:	FEBRUARY 1, 2001

Original Date: 1-19-2000
 Sheet 15 of 88
 DEP# 98-0559

PARCEL MAP NO. 6088

SECTION 28

GREYSTONE HOMES
306-041-06
MAP NO. 5577

CARMEL RANCHO
MAP NO. 11194
SUNDANCE AVE.

GREYSTONE HOMES
P.M. NO. 14237

CARMEL RANCHO
MAP NO. 11194

APN NO.
306-042-01

APN NO.
306-042-06

PENASQUITOS BLUFFS
UNIT NO. 10
MAP NO. 8684

PARCELS PER CITY DWG. NO. 25484 -1 & 2-D
PARCEL 3 - TEMPORARY ACCESS ESMT.
PARCELS 4 AND 5 - SLOPE ESMT-PRIVATE *
PARCELS 6 AND 7 - TEMPORARY SLOPE ESMT - PRIVATE *
PARCELS 8,9,10,11 AND 12 - DRAINAGE ESMTS
PARCELS 13 AND 14 - TEMPORARY DRAINAGE ESMTS

PER DOCUMENTS RECORDED:
10-16-1996 AS DOC. NO. 1996-0525930
1-3-1997 AS DOC. NO. 1997-0003689
1-3-1997 AS DOC. NO. 1997-0003690
1-3-1997 AS DOC. NO. 1997-0003715

* PARCELS 4-7 ARE PRIVATE EASEMENTS. THESE EASEMENTS WILL BE ABANDONED BY APPROPRIATE PRIVATE ACTION SEPARATE AND APART FROM THE PUBLIC EASEMENTS AND RIGHT-OF-WAYS. THEY ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY.

PARCELS PER DOCUMENT RECORDED 6-29-2001 AS DOC. NO. 2001-0445396

PARCELS 15 AND 16 - DRAINAGE ESMT
PARCELS 17 - SLOPE & DRGN ESMT
PARCELS 18 & 19- TEMP. ACCESS ESMT

APN NO.
306-042-01

VILLA PANACEA
MAP NO. 13381

PARCEL 1-
A PORTION OF RIGHT OF WAY OF CARMEL MOUNTAIN ROAD DEDICATED PER CITY COUNCIL RESOLUTION NO. 28204 ADPT. 12-10-96 RECORDED PER DOC NO. 1997-0003692 ON 01-03-97 O.R. - TO BE VACATED

A PORTION OF RIGHT-OF-WAY OF VIA PANACEA PER SUBDIVISION MAP 13381 RECORDED 12/13/96 AS DOCUMENT # 1996-624937, TO BE VACATED PER THE STREETS AND-HIGHWAY CODE. SEE SEPARATE "B" SHEET. 176

PARCEL 2-
A PORTION OF RIGHT OF WAY OF CARMEL MOUNTAIN ROAD DEDICATED PER CITY COUNCIL RESOLUTION NO. 28204 ADPT. 12-10-96 RECORDED PER DOC NO. 1997-0003692 ON 01-03-97 O.R. TO BE VACATED PER THE STREETS AND HIGHWAY CODE. SEE SEPARATE "B" SHEET.

APN NO.
306-042-01

40' WIDE ROAD AND WATER ESMT. TO STATE OF CALIFORNIA PER DOC. REC. 10-28-1980 AS F/P 80-357586. TO BE ABANDONED BY SEPARATE ACTION APPROVAL BY THE STATE OF CALIFORNIA

30' WIDE WATER ESMT. TO CITY OF S.D. PER RESOLUTION NO. 201813 ADPT. 2-2-1971, REC. 2-23-1971 AS F/P 33951. PORTION WITHIN PROPOSED OPEN SPACE LOT 'H' TO REMAIN AND PORTION WITHIN DEVELOPMENT AREA TO BE ABANDONED.

PUBLIC ROAD EASEMENT (PAPER STREET) TO COUNTY OF SAN DIEGO PER DEED REC. 11/10/1899 IN BOOK 257 PAGE 475 OF DEEDS, WITHIN PROPOSED OPEN SPACE LOT (LOT 'H') TO REMAIN.

APN NO.
306-042-05

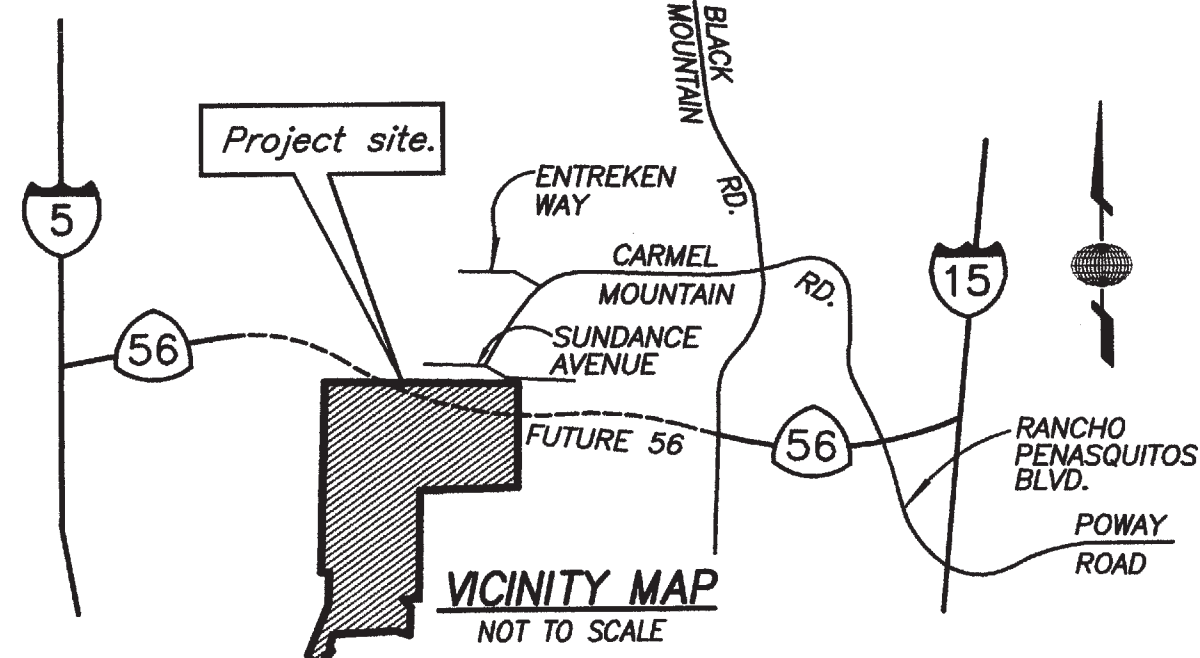
PORTIONS OF LOTS 63 AND 64 OF FINAL MAP 13381, IRREVOCABLE OFFER (I.O.D.) TO DEDICATE TO PUBLIC STREET. CITY RESOLUTION FOR RHODES CROSSING SHOULD INCLUDE AN ACTION BY THE CITY COUNCIL TO ACCEPT THIS I.O.D. AS PUBLIC RIGHT-OF-WAY FOR THE CONSTRUCTION OF A CITY REQUIRED GATED EMERGENCY ACCESS.

APN NO.
309-581-02

lot 37
VISTA ALEGRE
MAP NO. 13309

- LEGEND**
- INDICATED EASEMENTS TO BE ABANDONED
 - INDICATES STREET VACATION OF CARMEL MOUNTAIN ROAD ON-SITE
 - INDICATES STREET VACATION OF CARMEL MOUNTAIN ROAD OFF-SITE (PER THE STREETS AND HIGHWAY CODE)
 - INDICATES STREET VACATION OF VIA PANACEA OFF-SITE (PER THE STREETS AND HIGHWAY CODE)
 - ① FREEWAY RIGHT OF WAY TO BE ACQUIRED BY THE CITY OF SAN DIEGO.
 - ② EXISTING FREEWAY RIGHT OF WAY TO BE RE-ACQUIRED BY ADJACENT PROPERTY OWNER.
 - ③ EXISTING FREEWAY RIGHT OF WAY TO CITY OF SAN DIEGO PER DOC REC. 6/29/01 AS DOC NO 2001-044596
 - ④ FREEWAY RIGHT OF WAY FOR CAMINO DEL SUR INTERCHANGE AS SHOWN ON CALTRANS DRAWINGS BUT NOT ACQUIRED AS OF THE DATE OF THIS DRAWING. THIS AREA TO BE ACQUIRED BY THE CITY OF SAN DIEGO BY SEPARATE DOCUMENT, AND THEN RE-ACQUIRED BY THE ADJACENT PROPERTY OWNER IF THE DEVELOPMENT PROCEEDS.

ALL PUBLIC EASEMENTS AND RIGHTS OF WAY TO BE VACATED SHALL BE DONE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT EXCEPT AS NOTED HEREON.



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		Revision 8:	MARCH 30, 2004
		Revision 7:	
		Revision 6:	
		Revision 5:	
		Revision 4:	JANUARY 8, 2004
		Revision 3:	DECEMBER 1, 2003
		Revision 2:	OCTOBER 13, 2003
		Revision 1:	MARCH 21, 2003
Project Name:	RHODES CROSSING	Original Date:	NOVEMBER 18, 2002

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