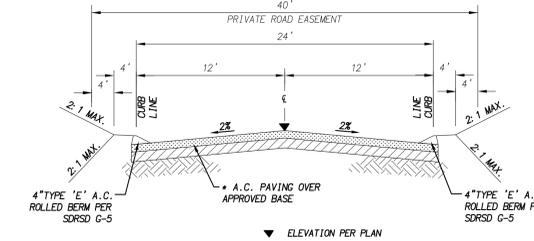
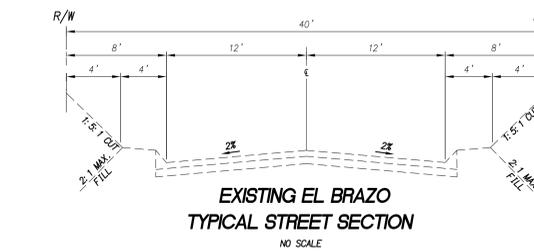
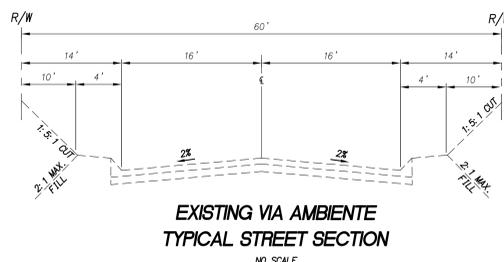
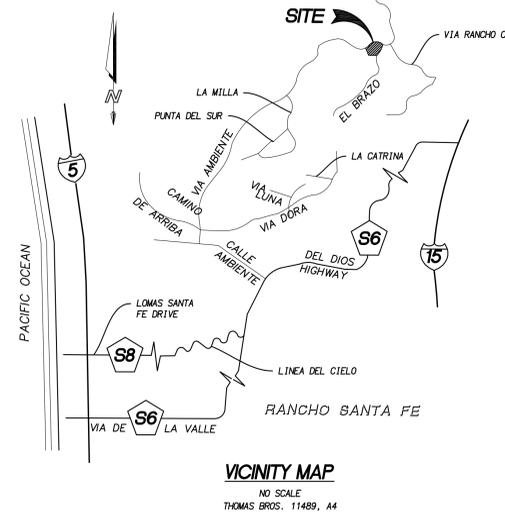
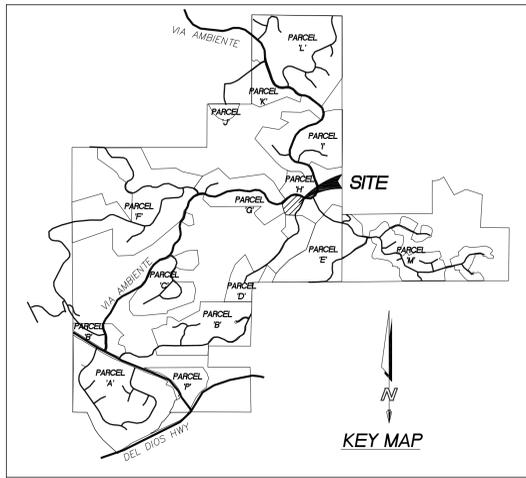


"V" SETBACK DESIGNATOR SITE PLAN S05-043

RANCHO CIELO VILLAGE CENTER



GENERAL NOTES

- TOTAL GROSS AREA: 5.590 ACRES NET AREA: 5.590 ACRES
- TOTAL NUMBER OF LOTS: 8 LOTS
- 7 - RESIDENTIAL LOTS, 1 - PRIVATE ROAD
- TOTAL NUMBER OF DWELLING UNITS: 7
- ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- EXISTING AERIAL TOPOGRAPHY WAS PREPARED BY SAN-LO AERIAL SURVEYS, FLOWN 10-23-98. (CONTOURS SHOWN ON PLAN ARE 2 FOOT INTERVAL).
- LAMBERT COORDINATES: 322-1719
- ALL PUBLIC STORM DRAIN SHOWN ON THIS TM NOT WITHIN PUBLIC STREET WILL BE GRANTED A DRAINAGE EASEMENT WHICH ENCOMPASSES THE DRAINAGE FACILITIES DEDICATED TO THE COUNTY FLOOD CONTROL DISTRICT.
- GENERAL PLAN REGIONAL CATEGORY: SEMI-RURAL
- GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN
- COMMUNITY PLAN: SAN DIEGUITO
- PROPOSED LAND USE: 7 SINGLE FAMILY RESIDENTIAL LOTS
- PROPOSED TAX RATE AREA: 74180

LEGAL DESCRIPTION

LOT 109 OF COUNTY OF SAN DIEGO 711ACT NO. 4229-2, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12764, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 9, 1991.

ASSESSOR'S PARCEL NO

EXISTING_ZONE	PROPOSED_ZONE
264-382-16	C-36
	RV-3

PUBLIC UTILITIES/DISTRICTS:

SEWER	OLIVENHAIN MUNICIPAL WATER DISTRICT
WATER	OLIVENHAIN MUNICIPAL WATER DISTRICT
STORM DRAIN	PRIVATE - HDA MAINTAINED
TELEPHONE	PACIFIC TELEPHONE
GAS AND ELECTRIC	SDG&E
CABLE T.V.	COX CABLE
POLICE	COUNTY SHERIFF
FIRE	RANCHO SANTA FE FIRE PROTECTION DISTRICT
SCHOOL	ESCONDIDO UNION SCHOOL DISTRICT (ELEMENTARY, JR. HIGH, AND HIGH SCHOOL)

PARK LAND DEDICATION STATEMENT

SEE AMENDED SPECIFIC PLAN FOR RANCHO CIELO PARK LAND DEDICATIONS.

SPECIAL ASSESSMENT ACT STATEMENT

NO REQUEST WILL BE MADE

SOLAR ACCESS NOTE

THE LOT WITHIN THIS SUBDIVISION HAS A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

SHEET INDEX:

SHEET 1	TITLE SHEET AND SITE PLAN
SHEET 2	LANDSCAPE PLAN

STREET LIGHT STATEMENT

THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

IMPROVEMENT STATEMENT

APPLICANT WILL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS FOR THE INSTALLATION OF IMPROVEMENTS.

NOTES:

- TRASH AND RECYCLABLE MATERIAL PICKUP TO BE PROVIDED AS INDIVIDUAL CURBSIDE PICKUP FOR EACH RESIDENCE.
- ALL RETAINING WALLS SHALL BE MODULAR SEGMENTAL CONCRETE SYSTEMS, RANGING IN HEIGHT FROM 1' TO 3' TALL AS DESIGNATED ON THE PLAN.

OWNER / SUBDIVIDER

OWNER'S CERTIFICATE (OWNER AND SUBDIVIDER):
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE MAP.

RANCHO CIELO ESTATES, LTD.
PO BOX 2303
RANCHO SANTA FE, CA 92067
TEL: (858) 756-5667

DENSITY CALCULATION

PROPOSED DENSITY = 7 DU / 5.590 AC = 1.3 DU / AC
ALLOWABLE DENSITY = 3.0 DU / AC

OPEN SPACE / LBZ AREA

EXISTING O.S. AREA (SF)	EXISTING LBZ AREA (AC)	PROPOSED LBZ AREA (SF)	PROPOSED LBZ AREA (AC)
49,810	1.14	86,263	1.98

* BRUSH MANAGEMENT ZONE 'B' CAN OCCUR WITHIN LBZ (LIMITED BUILDING ZONE).
DRAINAGE PIPE, HEADWALL, RIPRAP & BROW DITCH CAN ALSO OCCUR WITHIN OPEN SPACE AREA.

LEGEND

ITEMS	SYMBOL
TRACT BOUNDARY	---
RIGHT OF WAY	---
LOT LINE	---
CUT/FILL SLOPE 1.5:1 OR AS NOTED	---/---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
DAYLIGHT LINE	---
LOT NUMBER	1
PAD ELEVATION	1168.0
PAD AREA (ACRES)	0.51 AC
EXISTING STORM DRAIN	---
PROPOSED STORM DRAIN (PVT.)	---
PROPOSED SEWER MAIN (PVT.)	---
PROPOSED WATER MAIN (PVT.)	---
PROPOSED FIRE HYDRANT ASSEMBLY	---
EXISTING FIRE HYDRANT ASSEMBLY	---
EXISTING CONCRETE BROW DITCH	---
PROPOSED CONCRETE BROW DITCH	---
INDICATES DIRECTION OF FLOW	---
RETAINING WALL	---
OPEN SPACE FENCING	---
DECOMPOSED GRANITE TRAIL	---
INDICATES FLOW LINE ELEVATION	FL 1116
BRUSH ZONE "A" BOUNDARY	---
BRUSH ZONE "B" BOUNDARY	---

DATA TABLE:

L1	N65°23'25"W	15.90'
C1	D=14°02'58"	R=370'
	L=90.73'	R=330'
C2	D=07°08'41"	R=41.15'
	L=83°08'50"	R=22.00'
C3	D=83°08'50"	R=22.00'
	L=31.93'	

OPEN SPACE SIGNAGE NOTES

OPEN SPACE SIGNS SHALL BE PLACED ALONG THE BIOLOGICAL OPEN SPACE BOUNDARY AT 100' INTERVALS MINIMUM. SIGNS MUST BE CORROSION RESISTANT, A MINIMUM OF 6"X9" IN SIZE, ON POSTS NOT LESS THAN THREE (3) FEET IN HEIGHT FROM THE GROUND SURFACE, AND MUST STATE THE FOLLOWING:

SENSITIVE ENVIRONMENTAL RESOURCES AREA RESTRICTED BY EASEMENT

APPROVED ENTRY WITHOUT EXPRESS WRITTEN PERMISSION FROM THE COUNTY OF SAN DIEGO IS PROHIBITED. TO REPORT A VIOLATION OR FOR MORE INFORMATION ABOUT EASEMENT RESTRICTIONS AND EXCEPTIONS CONTACT THE COUNTY OF SAN DIEGO, DEPARTMENT OF PLANNING AND LAND USE.
REFERENCE: (TM 5440 & ER 86-06-0268)

ZONING INFORMATION

APN 264-382-16	EXISTING	PROPOSED
USE REGULATIONS	C-36	RV-3
ANIMAL REGULATIONS	0	A
REGULATIONS		
DENSITY	29	3
LOT SIZE	-	-
BUILDING TYPE	Y	L
MAXIMUM FLOOR AREA	-	-
FLOOR AREA RATIO	-	-
HEIGHT	G	G
LOT COVERAGE	-	60%
SETBACK	0	V
OPEN SPACE	A	A
SPECIAL AREA REGULATIONS	-	-

LOT AREA

LOT NO.	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
1	0.403	17,536	0.403
2	0.502	21,860	0.502
3	0.581	25,301	0.581
4	0.659	28,726	0.659
5	0.676	16,797	0.386
6	1.00	12,926	0.297
7	1.44	14,726	0.338
A	0.33	N/A	N/A

RANCHO CIELO VILLAGE CENTER

ENGINEER OF WORK

FUSCOE ENGINEERING - SAN DIEGO, INC.
6390 GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
(619) 554-1500



6390 Greenwich Drive, Suite 170
San Diego, California 92122
Tel 619.554.1500 • Fax 619.554.1500
www.fuscoe.com

NO.	DATE	REVISION

KENNETH T. KOZLIK RCE 71883 DATE

PLANTING LEGEND

SYMBOL	CATEGORY/DESCRIPTION	PERCENTAGE/SIZE
TREES		
	EVERGREEN/DECIDUOUS TREE SUCH AS (10'-30' SPREAD)	
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	QUERCUS AGRIFFOLIA**	COAST LIVE OAK
	RHUS LANCEA**	AFRICAN SUMAC
SHRUBS		
	SHRUBS (24" HIGH MIN) SUCH AS:	
	LANTANA MONTEVIDENSIS	TRAILING LANTANA
	MYOPORUM PARVIFOLIUM	DWARF MYOPORUM
	PHORMIUM TENAX	PHORMIUM TENAX
	PITTOSPORUM SP.	PITTOSPORUM
	AGAVE AMERICANA	VARIEGATED AGAVE
	BACCHARIS PILLULARIS	COYOTE BUSH
	CISSUS ANTARTICA	KANGAROO VINE
	CISTUS PURPUREUS	ROCKROSE
	CEANOTHUS G. H. 'YANKEE POINT'	CEANOTHUS
	COTONEASTER SP.	COTONEASTER
	DODONAEA VISCOSEA	HOP BUSH
	ECHINUM FASTUOSUM	PRIDE OF MADEIRA
	ENGELIA CALIFORNICA	COAST SUNFLOWER
	HETEROMELES ARBUTIFOLIA**	TOYON
	LAURUS NOBILIS	SWEET BAY
	LIGUSTRUM TEXANUM	TEXAS PRIVET
	NERIUM OLEANDER	OLEANDER
	PHORMIUM TENAX	NEW ZEALAND FLAX
	PITTOSPORUM CRASSIFOLIUM	PITTOSPORUM
	RHUS INTEGRIFOLIA**	LEMONADE BERRY
	RHUS LAURINA	LAUREL SUMAC
	WESTRINGIA FRUTICOSA	COAST ROSEMARY
GROUND COVER		
	EVERGREEN SHRUBS & GROUND COVER SUCH AS:	
	BAGTYLIS GLOMERATA	BERBER ORCHARD GRASS
	BROMUS CARINATUS	CALIFORNIA BROME
	BACCH. PIL. 'TWIN PEAKS'	DWARF COYOTE BUSH
	0% = TURF PERCENTAGE OF OVERALL LANDSCAPED AREA	0 SF = TURF AREA
	XX XXXX SF = GROUND COVER AREA	XX XXXX SF = TOTAL LANDSCAPE AREA
HYDROSEED MIX - IRRIGATED		
	BACCHARIS P. SPP. 'CONSANGUINEA'	CHAPARRAL BROOM
	CEANOTHUS CYANEUS (SCARIFIED)	NON
	ENGELIA CALIFORNICA	COASTAL DAISY
	GNAPHALIUM CALIFORNICUM	CALIFORNIA EVERLASTING
	HAPLOPAPPUS VENETUS	GOLDBERUSH
	LASTHENIA CHRYSOSTOMA	GOLDFIELDS
	LOTUS SCOPARIUS	DEERWEED
	LUPINUS SUCULENTUS	ARROYO LUPINE
	MIMULUS FURCATUS	RED MONKEY FLOWER
	NASSELLA PUCHRA	PURPLE NEEDLE GRASS
	NEMOPHILA MENZIESI	BABY BLUE EYES
	PLANTAGO INSULARIS	NON
	RIBES SPECIOSUM (SCARIFIED)	FUCHIA FLOWERING GOOSEBERRY
	ROSA CALIFORNICA	CALIFORNIA WILD ROSE

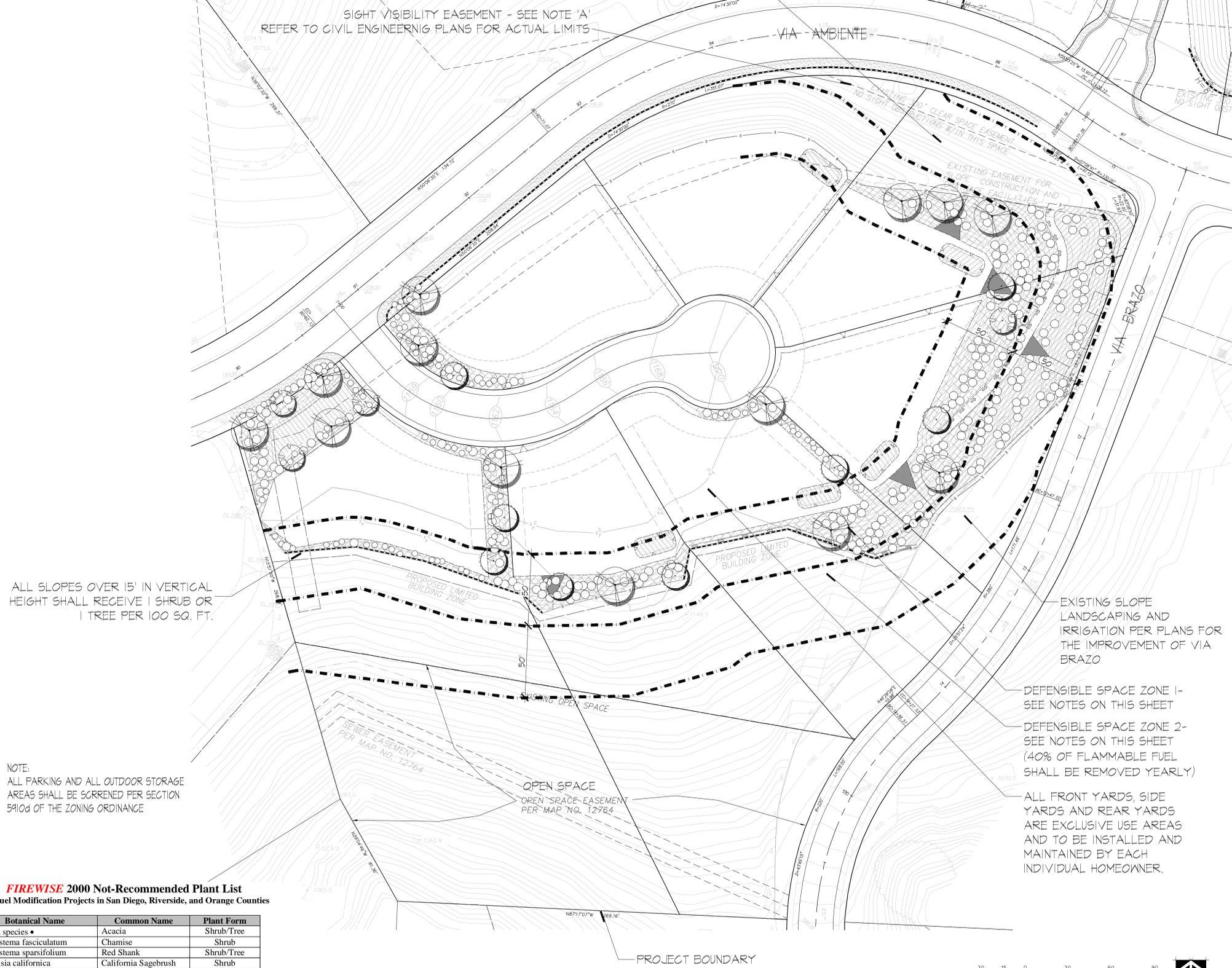
NOTE A:
*DENOTES LANDSCAPING ACCEPTABLE FOR USE WITHIN SIGHT VISIBILITY AREAS. PROPOSED LANDSCAPING WITHIN SIGHT VISIBILITY AREAS SHALL BE PLACED SO AS NOT TO OBSCURE VIEWS WHEN INSTALLED OR AT MATURITY. SHRUBS WITHIN THIS AREA SHALL BE NO TALLER THAN 30" AND TREES SHALL BE TRIMMED UP 6' FROM THE GROUND.

NOTE B:
ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 2 INCHES OF ORGANIC MULCH TO FURTHER HELP CONSERVE WATER.

DESIGN OBJECTIVES

1. PLANTING WILL BE DESIGNED TO OBSCURE UNDESIRABLE VIEWS (AUTOMOBILES, STORAGE, UTILITY AREAS, ETC.) AND ADD CHARACTER AND INTEREST TO THE PROJECT.
2. ARCHITECTURAL ELEMENTS OF THE SITE WILL BE RELATED AND ENHANCED WITH PLANTING OF SIMILAR DESIGN CHARACTER.
3. ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
4. COLOR FROM PLANT FOLIAGE, BARK OR FLOWERS WILL BE UTILIZED TO CREATE A FRIENDLY, WARM AND VISUALLY EXCITING LANDSCAPE ENVIRONMENT. THEMATIC COLOR SCHEMES WILL BE UTILIZED IN DEVELOPING PROJECT IDENTITY.
5. ALL OUTDOOR STORAGE, LOADING REFUSE AND UTILITY AREAS WILL BE VISUALLY SCREENED ON ALL SIDES (EXCEPT AT ACCESS POINTS). PLANNING WILL BE USED TO SOFTEN HARD MATERIALS WHERE SUCH ARE USED FOR SCREENING.
6. VEHICULAR ENTRANCES WILL BE IDENTIFIED AND ACCENTED WITH SPECIAL GROUPINGS OF TREES, SHRUBS AND/OR GROUND COVERS.
7. SLOPE PLANTINGS, HYDROSEEDING AND MULCHING PROCESSES ARE INTENDED TO TAKE PLACE DURING THE APPROPRIATE SEASONS OF LATE FALL OR WINTER (NOVEMBER THROUGH FEBRUARY) FOR OPTIMUM RESULTS.
8. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE.
9. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING. THE IRRIGATION SYSTEM SHALL CONSIST OF LOW PRECIPITATION RATE SPRAY HEADS FOR LAWN, GROUND COVER, AND SHRUB PLANTER AREAS. ALL SLOPES SHALL BE IRRIGATED WITH SPRAY AND ROTOR HEADS. MICRO SPRAY HEADS MAY BE USED WHERE REASONABLE.
10. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
11. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
12. ALL LANDSCAPING SHALL BE MAINTAINED BY PROPERTY OWNERS ASSOCIATION.

PROPOSED BMPs NOTE:
ALL MANUFACTURED SLOPES SHALL BE SPRAYED WITH A BONDED FIBER MATRIX (BFM) AFTER GRADING TO PREVENT EROSION.



ALL SLOPES OVER 15' IN VERTICAL HEIGHT SHALL RECEIVE 1 SHRUB OR 1 TREE PER 100 SQ. FT.

NOTE:
ALL PARKING AND ALL OUTDOOR STORAGE AREAS SHALL BE SCREENED PER SECTION 5910d OF THE ZONING ORDINANCE

EXISTING SLOPE LANDSCAPING AND IRRIGATION PER PLANS FOR THE IMPROVEMENT OF VIA BRAZO

DEFENSIBLE SPACE ZONE 1- SEE NOTES ON THIS SHEET

DEFENSIBLE SPACE ZONE 2- SEE NOTES ON THIS SHEET (40% OF FLAMMABLE FUEL SHALL BE REMOVED YEARLY)

ALL FRONT YARDS, SIDE YARDS AND REAR YARDS ARE EXCLUSIVE USE AREAS AND TO BE INSTALLED AND MAINTAINED BY EACH INDIVIDUAL HOMEOWNER.

FIRE SAFETY/DEFENSIBLE SPACE NOTES:
THE NOTES BELOW ARE FOR REFERENCE ONLY AND SHALL BE SUPERCEDED BY THE COUNTY OF SAN DIEGO DEFENSIBLE SPACE GUIDELINES.
ALL ZONES, DEAD AND DYING VEGETATION SHALL BE CLEARED FROM ALL ZONES OF DEFENSIBLE SPACE.
ZONE 1: FIRE-RESISTANT, PERMANENTLY IRRIGATED LANDSCAPING SHALL BE USED WITHIN THE FIRST 50' FROM THE STRUCTURE. TREE CANOPIES AT MATURITY SHALL BE NO CLOSER THAN 10' TO STRUCTURE.
ZONE 2: ALL NATIVE PLANTS WITHIN THE REMAINING 50' OF THE 100' DEFENSIBLE SPACE SHALL BE REMOVED. ZONE 2 SHALL BE PERMANENTLY IRRIGATED AND LANDSCAPED WITH A PLANT PALLETTE OF LOW GROWING, LOW FUEL VOLUME PROSTRATE PLANTS (LESS THAN 6 INCHES IN HEIGHT) FROM THE LIST IN APPENDIX 'A'. ZONE 2 SLOPES ADJACENT TO CONDOMINIUMS SHALL BE MAINTAINED BY CHOA. ZONE 2 SLOPES ADJACENT TO SINGLE-FAMILY RESIDENCES SHALL BE MAINTAINED BY PRIVATE HOMEOWNER. ZONE 2 SHALL HAVE VEGETATION CUT TO NO MORE THAN 6" ABOVE GROUND LEVEL ONCE ANNUALLY, PRIOR TO JUNE 1 OF EACH CALENDAR YEAR.

FIREWISE 2000 Not-Recommended Plant List
For Fuel Modification Projects in San Diego, Riverside, and Orange Counties

Botanical Name	Common Name	Plant Form
1. Acacia species •	Acacia	Shrub/Tree
2. Adenostema fasciculatum	Chamise	Shrub
3. Adenostema sparsifolium	Red Shank	Shrub/Tree
4. Artemisia californica	California Sagebrush	Shrub
5. Bamboos	Bamboo	Shrub
6. Cedrus species	Cedar	Tree
7. Cupressus species	Cypress	Tree
8. Eriogonum fasciculatum	Common Buckwheat	Shrub
9. Eucalyptus species	Eucalyptus	Shrub/Tree
10. Juniperus species	Junipers	Succulent
11. Pennisetum	Fountain Grass	Ground cover
12. Pinus species	Pines	Tree
13. Rosmarinus species	Rosemary	Shrub
14. Shinus species	Pepper Trees	Tree
15. Salvia species ••	Sage	Shrub

• Except:
Acacia redolens desert carpet (Desert Carpet ground cover)

•• Except:
Salvia colubariae (chia)
Salvia sonomensis (Creeping Sage)

SPECIES SHOWN ON THE LIST ABOVE SHALL BE CUT BACK TO GROUND LEVEL WHERE THEY OCCUR WITHIN DEFENSIBLE SPACE ZONES.

RANCHO CIELO
VILLAGE CENTER



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FUSCOE ENGINEERING - SAN DIEGO, INC.
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FILE NAME: G:\11-PROJECTS\11-01-02-LANDARCH\CONCEPT\CONCEPT SITE PLAN\11-02-CONCEPT FARGEL VC 4-10-09.DWG