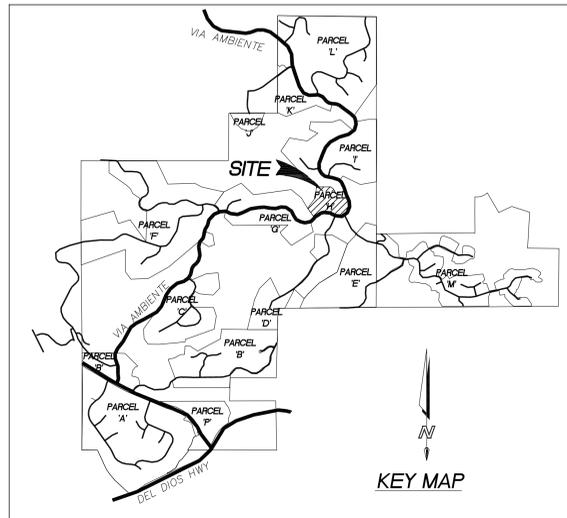


SHEET 1 OF 6 SHEETS
"D" SITE PLAN S05-044
RANCHO CIELO PARCEL "H"



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.

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.

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	---
BRUSH MANAGEMENT LINE	---
LOT NUMBER	1
UNIT NUMBER	T
PAD ELEVATION	PAD 1119
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	---
INDICATES TOP OF WALL ELEVATION	---
INDICATES FINISHED GROUND ELEVATION	---
INDICATES TOP OF BERM ELEVATION	---
INDICATES PAVEMENT ELEVATION	---
INDICATES FINISH GRADE ELEVATION	---
INDICATES FLOW LINE ELEVATION	---

GENERAL NOTES

- TOTAL GROSS AREA: 14.418 ACRES NET AREA: 14.418 ACRES
- TOTAL NUMBER OF LOTS: 1 LOT
- LOT 1 - RESIDENTIAL, PORTION OF LOT 1 - OPEN SPACE
- TOTAL NUMBER OF DWELLING UNITS: 31
- 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: EDA
- GENERAL PLAN LAND USE DESIGNATION: 21
- COMMUNITY PLAN: SAN DIEGO/10
- PROPOSED LAND USE: 31 CONDOMINIUM UNITS
- PROPOSED TAX RATE AREA: 74180

LEGAL DESCRIPTION

LOT 203 OF COUNTY OF SAN DIEGO TRACT NO. 4229-4, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12905, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 18, 1991.

ASSESSOR'S PARCEL NO. 'S	EXISTING ZONE	PROPOSED ZONE
264-410-02	RV-3	RV-3

PUBLIC UTILITIES/DISTRICTS:

SEWER	OLIVENHAIN MUNICIPAL WATER DISTRICT
WATER	OLIVENHAIN MUNICIPAL WATER DISTRICT
STORM DRAIN	COUNTY OF SAN DIEGO
TELEPHONE	PACIFIC TELEPHONE
GAS AND ELECTRIC	SODGE
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)

CONDOMINIUM NOTE

LOT 1 OF THIS SITE PLAN IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE MAXIMUM NUMBER OF CONDOMINIUM DWELLING UNITS IS 31.

GRADING PLAN NOTE

THIS PLAN IS PROVIDED TO ALLOW FOR A FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

GRADING QUANTITIES

CUT	78,500 C.Y.
FILL	88,000 C.Y.
IMPORT	9,500 C.Y.

SHEET INDEX:

SHEET 1	TITLE SHEET
SHEET 2	SITE PLAN
SHEET 3	LANDSCAPE - SITE PLAN
SHEET 4	LANDSCAPE - TYPICAL LOT
SHEET 5	ARCHITECTURAL ELEVATIONS
SHEET 6	ARCHITECTURAL ELEVATIONS

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 92087
 TEL: (858) 756-5667

ZONING INFORMATION

APN 264-410-02	EXISTING	PROPOSED
USE REGULATIONS	RV-3	RV-3
NEIGHBORHOOD REGULATIONS	A	A
DENSITY	3	3
LOT SIZE	-	-
BUILDING TYPE	L	L
MAXIMUM FLOOR AREA	-	-
FLOOR AREA RATIO	-	-
HEIGHT	P	H
LOT COVERAGE	-	60%
SETBACK	V	V
OPEN SPACE	A	A
SPECIAL AREA REGULATIONS	P	D

LOT AREA

LOT NO.	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
1	628,048	14.42	628,048	14.42

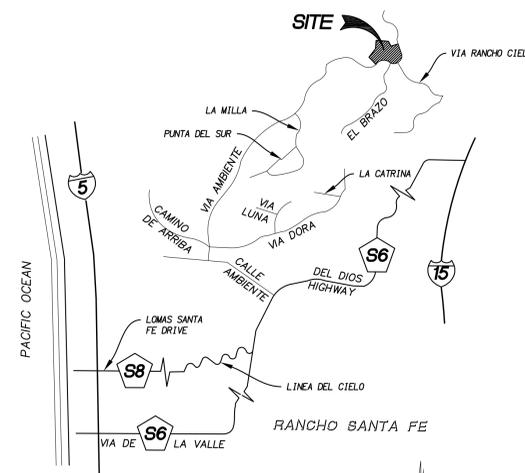
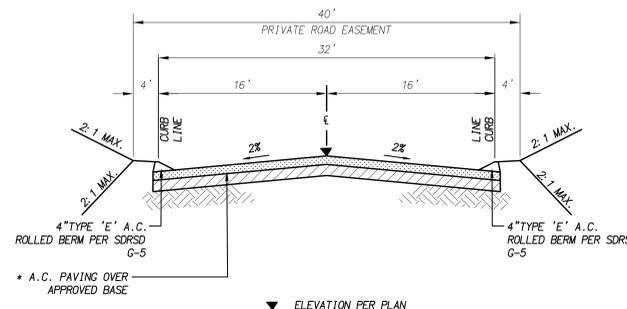
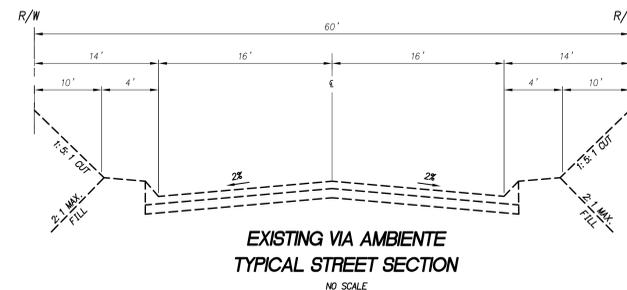
OPEN SPACE AREA

EXISTING O.S. AREA (SF)	EXISTING O.S. AREA (AC)	*PROPOSED O.S. AREA (SF)	*PROPOSED O.S. AREA (AC)
232,321	5.36	232,321	5.36

* BRUSH MANAGEMENT ZONE 'B' CAN OCCUR WITHIN OPEN SPACE AREA

DENSITY CALCULATION

PROPOSED DENSITY = 31 DU/ 14.418 AC = 2.2 DU/ AC
 ALLOWABLE DENSITY = 3.0 DU/AC



R A N C H O C I E L O
 P A R C E L " H "

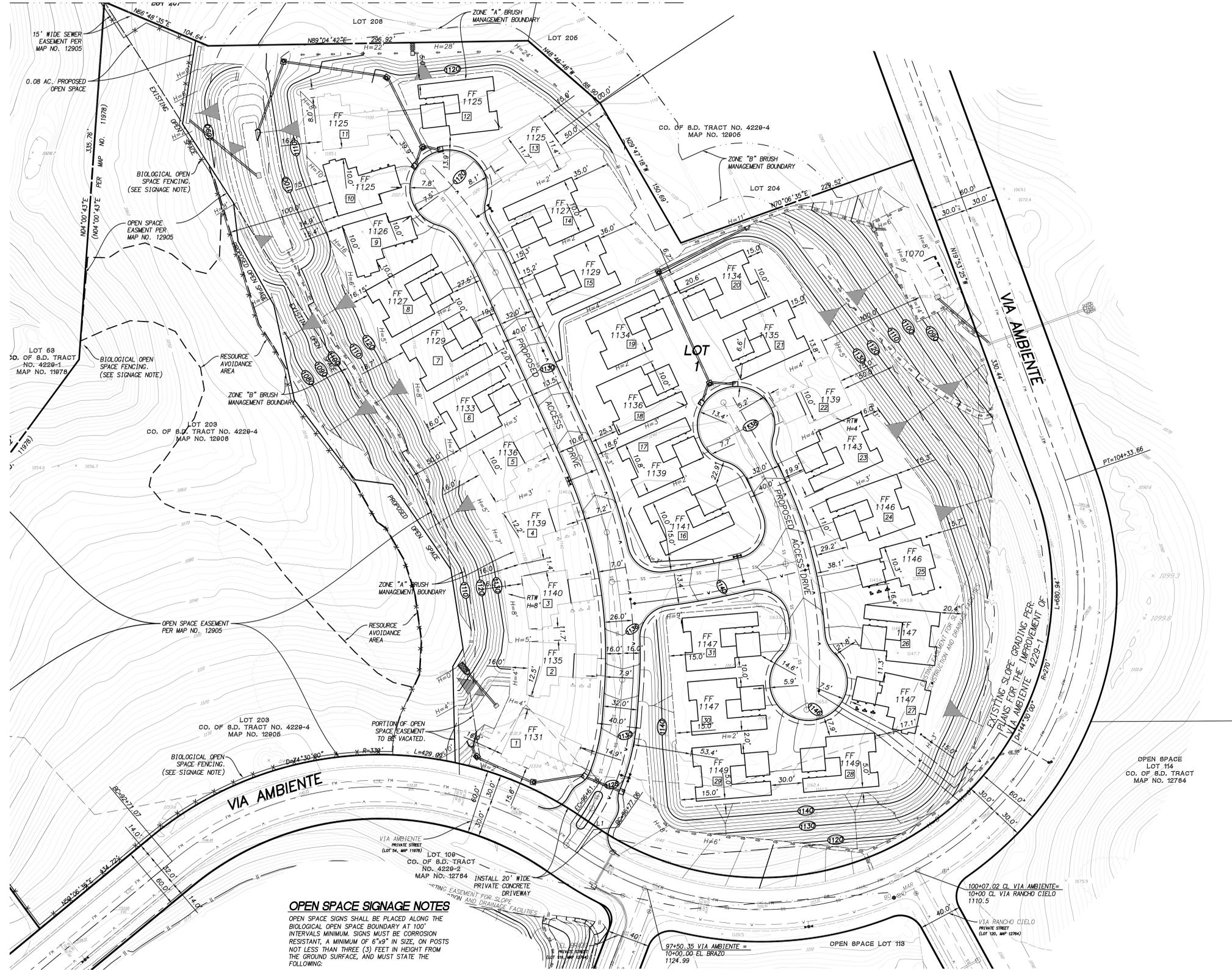
ENGINEER OF WORK

FUSCOE ENGINEERING - SAN DIEGO, INC.
 6390 GREENWICH DRIVE, STE. 170
 SAN DIEGO, CA 92122
 (858)254-1500

ROBERT A. CHASE RCE 41903 DATE



RANCHO CIELO PARCEL "H" SITE PLAN

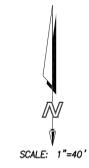


LEGEND

ITEMS	SYMBOL
TRACT BOUNDARY	---
RIGHT OF WAY	---
LOT LINE	---
CUT/FILL SLOPE 1.5:1 OR AS NOTED	---/---
EXISTING CONTOUR	---(ELEVATION)---
PROPOSED CONTOUR	---(ELEVATION)---
DAYLIGHT LINE	---(ELEVATION)---
BRUSH MANAGEMENT LINE	---
LOT NUMBER	1
UNIT NUMBER	PAD 1119
PAD ELEVATION	---
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	---
INDICATES TOP OF WALL ELEVATION	TW 1120
INDICATES FINISHED GROUND ELEVATION	FG 1112
INDICATES TOP OF BERM ELEVATION	TB 1115.5
INDICATES PAVEMENT ELEVATION	P 1115.2
INDICATES FINISH GRADE ELEVATION	FG 1116.3
INDICATES FLOW LINE ELEVATION	FL 1116

- NOTE:**
SAN DIEGO COUNTY DESIGN STANDARDS DS-1 THROUGH DS-16, DS-20A AND DS-20B APPLY TO THIS PROJECT.
- 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 21' TALL AS DESIGNATED ON THE PLAN.

NOTE: THIRTY ONE CARRIER MODEL JH4000J5 J-TON HVAC UNITS OR EQUIVALENT SIZED UNITS WITH A SINGLE SOUND POWER LEVEL OF 88.0 DBA OR LESS.



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 5441 & ER 86-06-026B)

DATA TABLE

L1	N55°23'25"W	15.90'
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ENGINEER OF WORK
FUSCOE ENGINEERING - SAN DIEGO, INC.
6390 GREENWICH DRIVE, SUITE 170
SAN DIEGO, CA 92122
(858)554-1500



NO.	DATE	REVISION

ROBERT A. CHASE RCE 41903 DATE

RANCHO CIELO PARCEL "H" LANDSCAPE PLAN

PLANTING LEGEND

SYMBOL	CATEGORY/DESCRIPTION	PERCENTAGE/SIZE
TREES		
	EVERGREEN/DECIDUOUS TREE SUCH AS (10'-30' SPREAD) PLATANUS RACEMOSA QUERCUS AGRIFOLIA** RHUS LANCEA**	CALIFORNIA SYCAMORE COAST LIVE OAK AFRICAN SUMAC 50% - 24" BOX 50% - 15 GALLON
SHRUBS		
	SHRUBS (24" HIGH MIN) SUCH AS: LANTANA MONTEVIDENSIS MYOPORUM PARVIFOLIUM PHORMIUM TENAX PITTOSPORIUM SP. AGAVE AMERICANA BACCHARIS PILLULARIS CISTUS ANTARCTICA CISTUS PURPUREUS CEANOTHUS G. H. 'YANKEE POINT' COTONEASTER SP. DODONAEA VISCOSEA ECHINOPASTOSUM ENCHELIA CALIFORNICA HETEROMELES ARBUTIFOLIA** LAURUS NOBILIS LIGUSTRUM TEXANUM NERIUM OLEANDER PHORMIUM TENAX PITTOSPORIUM CRASSIFOLIUM RHUS INTEGRIFOLIA** RHUS LAURINA WESTRINGIA FRUTICOSA	TRAILING LANTANA DWARF MYOPORUM PHORMIUM TENAX PITTOSPORIUM VARIEGATED AGAVE COYOTE BUSH KANGAROO VINE ROCKROSE CEANOTHUS COTONEASTER HOP BUSH PRIDE OF MADEIRA COAST SUNFLOWER TOYON SWEET BAY TEXAS PRIVET OLEANDER NEW ZEALAND FLAX PITTOSPORIUM LEMONADE BERRY LAUREL SUMAC COAST ROSEMARY 50% - 1 GALLON 50% - 5 GALLON
GROUNDCOVER		
	EVERGREEN SHRUBS & GROUNDCOVER SUCH AS: BACTYLIS GLOMERATA BROMUS CARINATUS BACCH. PIL. 'TWIN PEAKS'	BERBER ORCHARD GRASS CALIFORNIA BROME DWARF COYOTE BUSH 0% = TURF PERCENTAGE OF OVERALL LANDSCAPED AREA 0 SF = TURF AREA XXXXX SF = GROUNDCOVER AREA XXXXX SF - TOTAL LANDSCAPE AREA
HYDROSEED MIX - IRRIGATED		
	BACCHARIS P. SPP 'CONSANGUINEA' CEANOTHUS CYANEUS (SCARIFIED) ENCHELIA CALIFORNICA GNAPHALIUM CALIFORNICUM HAPLOPAPPUS VENETUS LASTHENIA CHRYSOSTOMA LOTUS SCOPARIUS LUPINUS SUCCULENTUS MIMULUS PUNICEUS NASSELLA PUCHRA NEMOPHILLA MENZIESI PLANTAGO INULARIS RIBES SPECIOSUM (SCARIFIED) ROSA CALIFORNICA	CHAPARRAL BROOM NBN COASTAL DAISY CALIFORNIA EVERLASTING GOLDENBRUSH GOLDFIELDS DEERWEED ARROYO LUPINE RED MONKEY FLOWER PURPLE NEEDLE GRASS BABY BLUE EYES NBN FLUCHIA FLOWERING GOOSEBERRY CALIFORNIA WILD ROSE

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

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 GROUNDCOVERS.
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 NEED AND DEBRIS FREE CONDITION.
12. ALL LANDSCAPING SHALL BE MAINTAINED BY PROPERTY OWNERS ASSOCIATION.

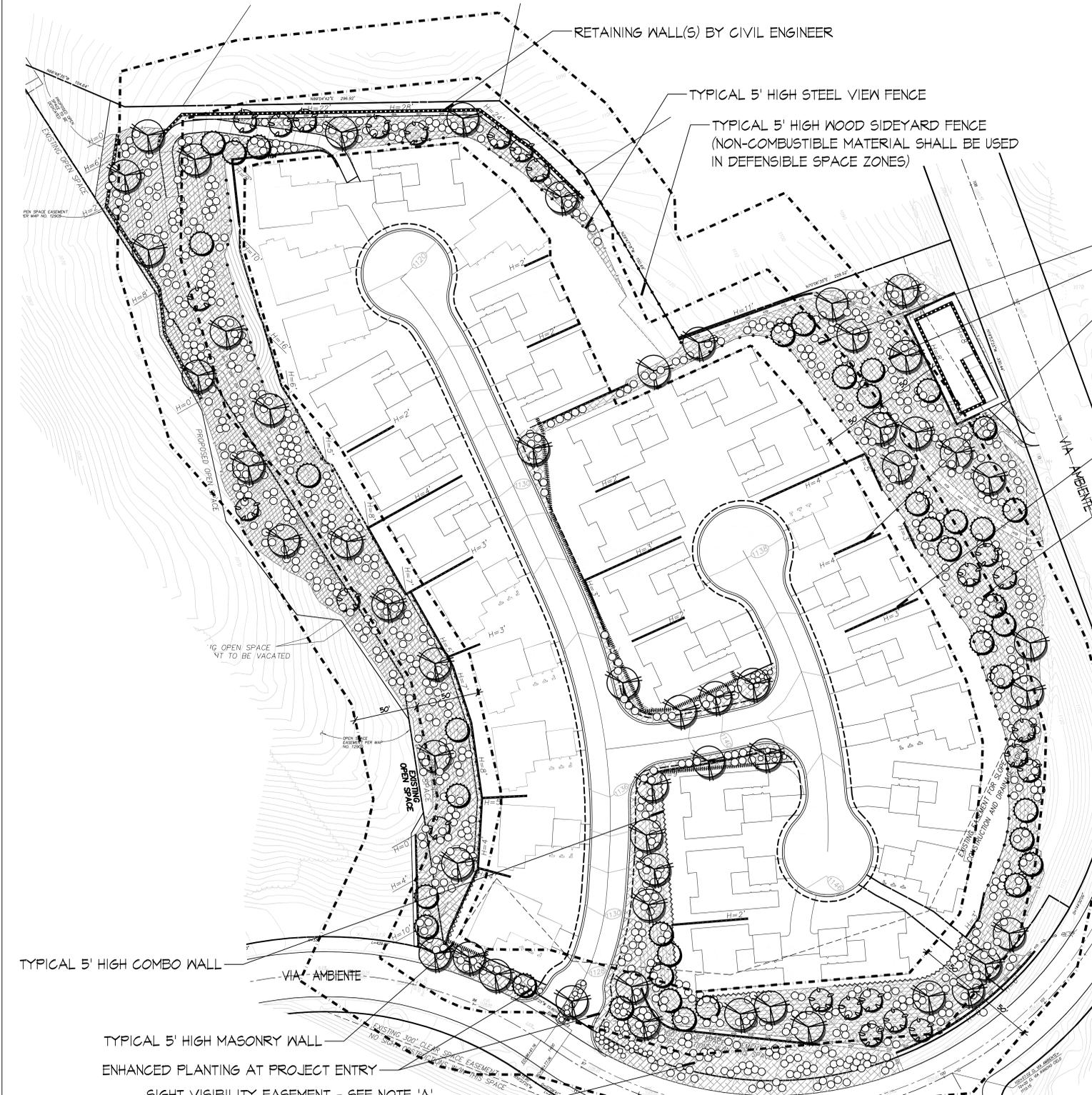
PROPOSED BMPs NOTE:
ALL MANUFACTURED SLOPES SHALL BE SPRAYED WITH A BONDED FIBER MATRIX (BFM) AFTER GRADING TO PREVENT EROSION.

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

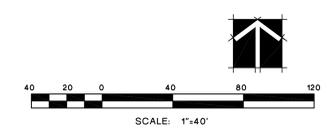
Botanical Name	Common Name	Plant Form
1. Acacia species •	Acacia	Shrub/Tree
2. Adenostema fasciculatum	Chamise	Shrub
3. Adenostema sparsifolium	Red Shank	Shrub/Tree
4. Artemisia californica	California Sagebrush	Shrub
5. Bamboos	Bamboo	Shrub
6. Cedrus species	Cedar	Tree
7. Cupressus species	Cypress	Tree
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.



SIGHT VISIBILITY EASEMENT - SEE NOTE 'A'
REFER TO CIVIL ENGINEERING PLANS FOR ACTUAL LIMITS.
ALL PROPOSED SHRUBS TO BE 30" OR LESS IN MATURE HEIGHT



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 8 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.

RANCHO CIELO PARCEL "H"

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

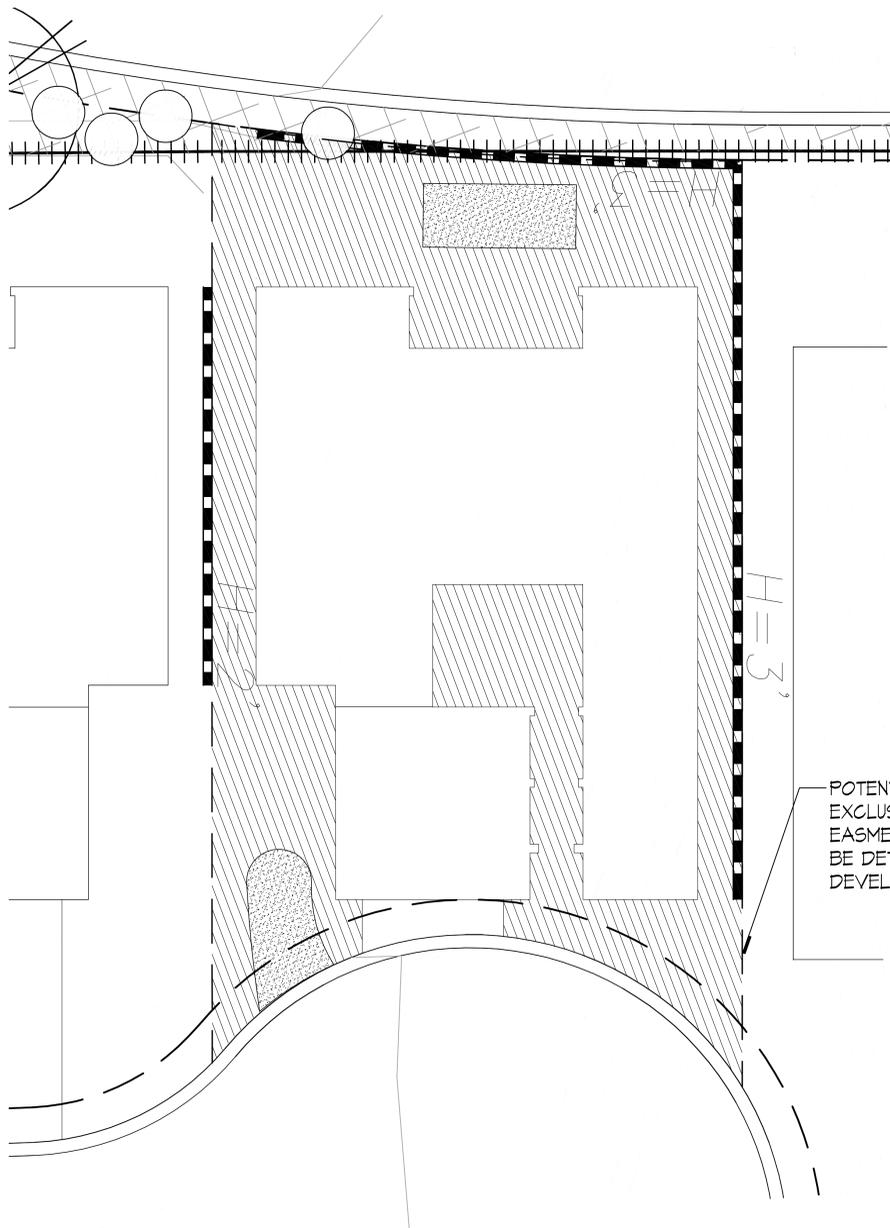
REGISTERED PROFESSIONAL ENGINEER
ROBERT A. CHASE
No. RCE 41903
EXP. 03-31-12
Civil
STATE OF CALIFORNIA

gmp
Gillette
Moody
Patterson, Inc.
LANDSCAPE ARCHITECTURE
& PLANNING

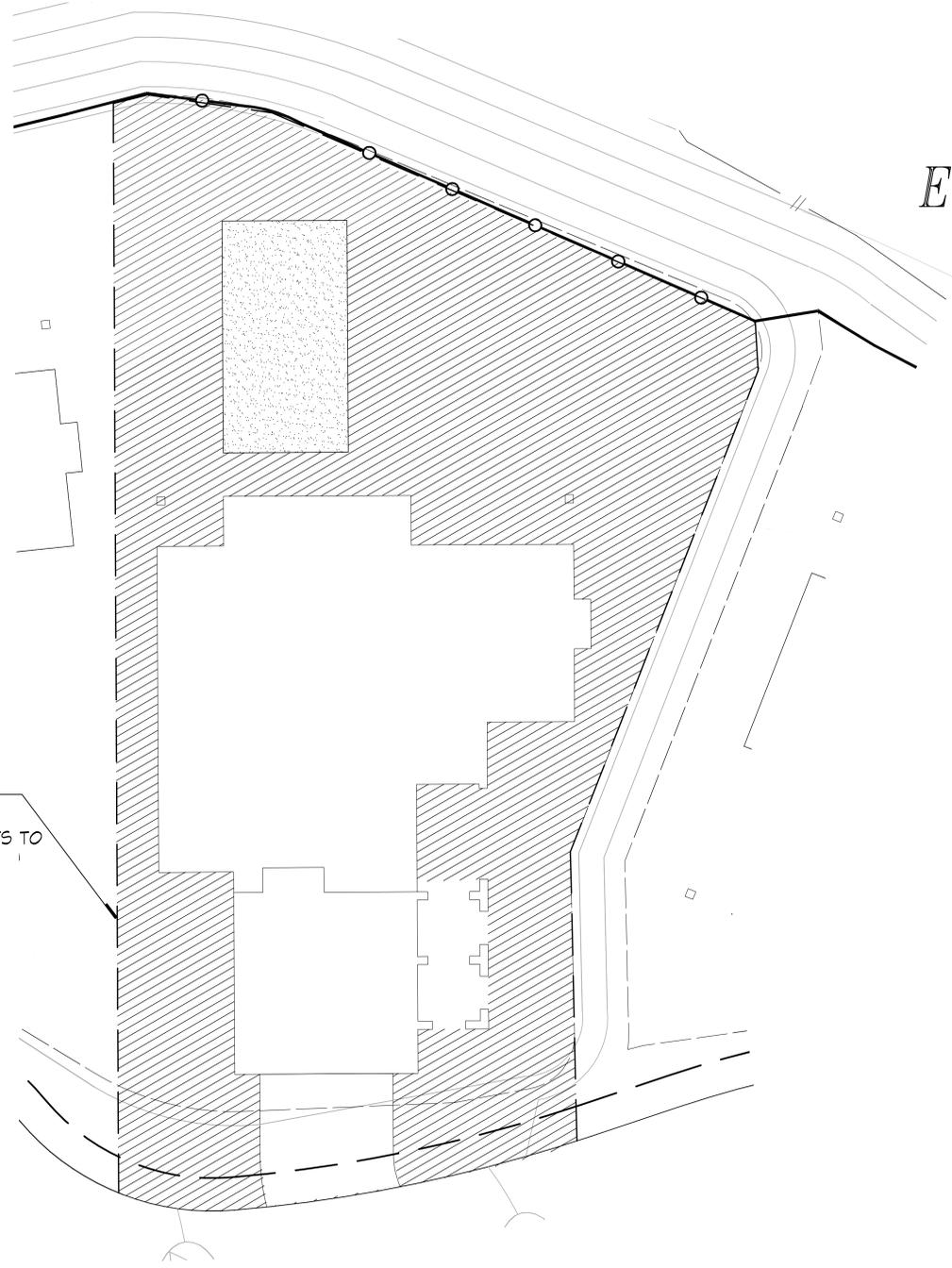
4125 Sorrento Valley Blvd.
Suite D San Diego
California 92121
Tel 858 558 9877
Fax 858 558 9188

ROBERT A. CHASE RCE 41903 DATE

RANCHO CIELO LANDSCAPE PLAN ESTIMATED MAWA & ETWU



TYPICAL LOT - SMALL



TYPICAL LOT - LARGE



LEGEND

-  TURF AREA
-  PLANTING AREA (MEDIUM WATER USE PLANT MATERIAL)

POTENTIAL LIMIT OF EXCLUSIVE USE AREA EASEMENT. FINAL LIMITS TO BE DETERMINED BY DEVELOPER

Rancho Cielo - Typical Lots														
Water Use Calculations														
Water Calculations ⁽¹⁾														
ETWU = Estimated total water use per year (gallons)			$ETWU = (Eto) \cdot (.62) \cdot (Total\ of\ Shrub\ \&\ Turf\ EtWu) = (51 \times .62) \times (Turf\ EtWu + Shrub\ EtWu)$											
MaWa = Maximum Applied Water Allowance (gal./year)			$MaWa = (Eto) \cdot (.62) \cdot [(0.7 \times LA) + (0.3 \times SLA)] = (51 \times .62) \times (.7 \times landscape\ area)$											
Eto = Evapotranspiration Rate per Project Area = .51														
.7 = ET adjustment Factor														
LA = Landscape Area including Special Landscape Area														
.62 = Conversion factor (to gallons per square feet)														
SLA = Portion of the landscaped area identified as Special Landscape Area														
.3 = Additional ET adjustment Factor for Special Landscape Area (1.0-.7=.3)														
LOT	PLAN	ADDRESS	APN #	LOT AREA	BUILDING FOOTPRINT (sf)	HARDSCAPE AREA (sf)	TOTAL LANDSCAPE AREA (sf)	Mulch Area	Shrub Area (med)	Turf Area	Turf ETWU	Shrub ETWU	MAWA	ETWU
MODELS														
Small		xxx	xxx	5,639	2849	n/a	2,790	n/a	2550	240	349	1594	61,754	61,433
Large		xxx	xxx	7,753	2775	n/a	4,978	n/a	4550	428	623	2844	110,183	109,604

Hydrozone Information Table ⁽²⁾	
Irr. Method Code	Irr. Efficiency
Turf spray coefficient	0.55
Drip coefficient	0.8
Hydrozone Category ⁽³⁾	Plant Factor
High Water Use	0.8
Mod. Water Use	0.5
Low Water Use	0.2
Very Low Water use	1

- FOOTNOTES**
- ⁽¹⁾ per County of San Diego Department of Planning and Land Use 'Water Efficient Landscape Worksheet' Sec. B
 - ⁽²⁾ per County of San Diego Department of Planning and Land Use 'Water Efficient Landscape Worksheet' Sec. A
 - ⁽³⁾ based on water use of region and per plant species - per Wucols List
 - ^(e) per engineered site plan
 - ^(f) per area takeoffs of building footprint by plan type (provided from architect)
 - ^(g) **Hardscape Area** = sidewalk area per plan type + driveway area per lot (does not include any rear yard paving)
 - ^(h) **Total Landscape Area** = (Total Lot Area - Building Footprint - Hardscape Area)
 - ⁽ⁱ⁾ **Front Yard Landscape** = Front Yard Area Total Per Lot^(*) - Hardscape area per lot
 - ^(j) **Shrub Area** = Front Yard Area Total Per Lot - (Hardscape area per lot + turf area per plan type)
 - ^(k) **Turf Area** = per area takeoffs of front yard turf areas
 - ^(l) **Turf ETWU** = (High Water Use Plant Factor x Turf area) / .55 - see turf spray coefficient at top (only for front yard areas)
 - ^(m) **Shrub ETWU** = (Moderate Water Use Plant Factor x Shrub Area) / .8 - see irrigation efficiency at top (only for front yard areas)
 - ⁽ⁿ⁾ **MaWa** = (Eto) \cdot (.62) \cdot [(0.7 \times LA) + (0.3 \times SLA)] = (51 \times .62) \times (.7 \times total\ landscape\ area)
 - ^(o) **ETWU** = (Eto) \cdot (.62) \cdot (Total\ of\ Shrub\ \&\ Turf\ EtWu) = (51 \times .62) \times (Turf\ EtWu + Shrub\ EtWu)
 - ^(*) Includes total square footage area measured from side property lines to ROW to House and fence/wall returns.

RANCHO CIELO PARCEL "H"

ENGINEER OF WORK
FUSCOE ENGINEERING - SAN DIEGO, INC.
6390 GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
(858)554-1500



4125 Sorrento Valley Blvd.
Suite D San Diego
California 92121
Tel 858 558 8977
Fax 858 558 9188

ROBERT A. CHASE RCE 41903 DATE

FILE NAME: G:\PROJECTS\1015-00 LAND ARCH\CONCEPT\SITE PLAN\1015-TYPICAL LOTS.DWG



PLAN 1 - 2,900 S.F.

PLAN 4 - 3,500 S.F.



PLAN 4 - REAR

PLAN 1 - REAR

MATERIAL SCHEDULE

- CLAY BARREL TILE ROOF
- PRECAST WINDOW SURROUNDS
- RESAWN WINDOW TRIM
- WOOD CORBELS
- HARD TROWEL STUCCO
- DECORATIVE IRON ACCENTS
- LEDGESTONE VENEER
- AGED BRICK VENEER



PLAN 2 - 3,150 S.F.

PLAN 3 - 3,300 S.F.



PLAN 3 - REAR

PLAN 2 - REAR

MATERIAL SCHEDULE

- CLAY BARREL TILE ROOF
- PRECAST WINDOW SURROUNDS
- RESAWN WINDOW TRIM
- WOOD CORBELS
- HARD TROWEL STUCCO
- DECORATIVE IRON ACCENTS
- LEDGESTONE VENEER
- AGED BRICK VENEER