COUNTY OF SAN DIEGO TRACT 5615

PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
"B" DESIGNATOR - SITE PLAN

OCEAN BREEZE RANCH

LEGAL DESCRIPTION:

PARCEL A: (APN: 124-150-34-00 AND 24-150-35-00)

THAT PORTION OF SECTIONS 11, 14, 15, 21 AND 22 TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTION OF MONSERATE RANCHO ACCORDING TO MAP THEREOF NO. 821 AND MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS RECORDED IN BOOK 1, PAGE 108 OF PATENTS, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PARCEL B: (APN'S: 127-230-59-00, 127-191-20-00, 127-271-01-00, 127-271-02-00, 126-060-78-00, 125-131-49-00, 125-131-48-00, 125-131-54-00, 124-150-28-00, 124-150-34-00, 124-150-35-00 AND 125-080-21-00.

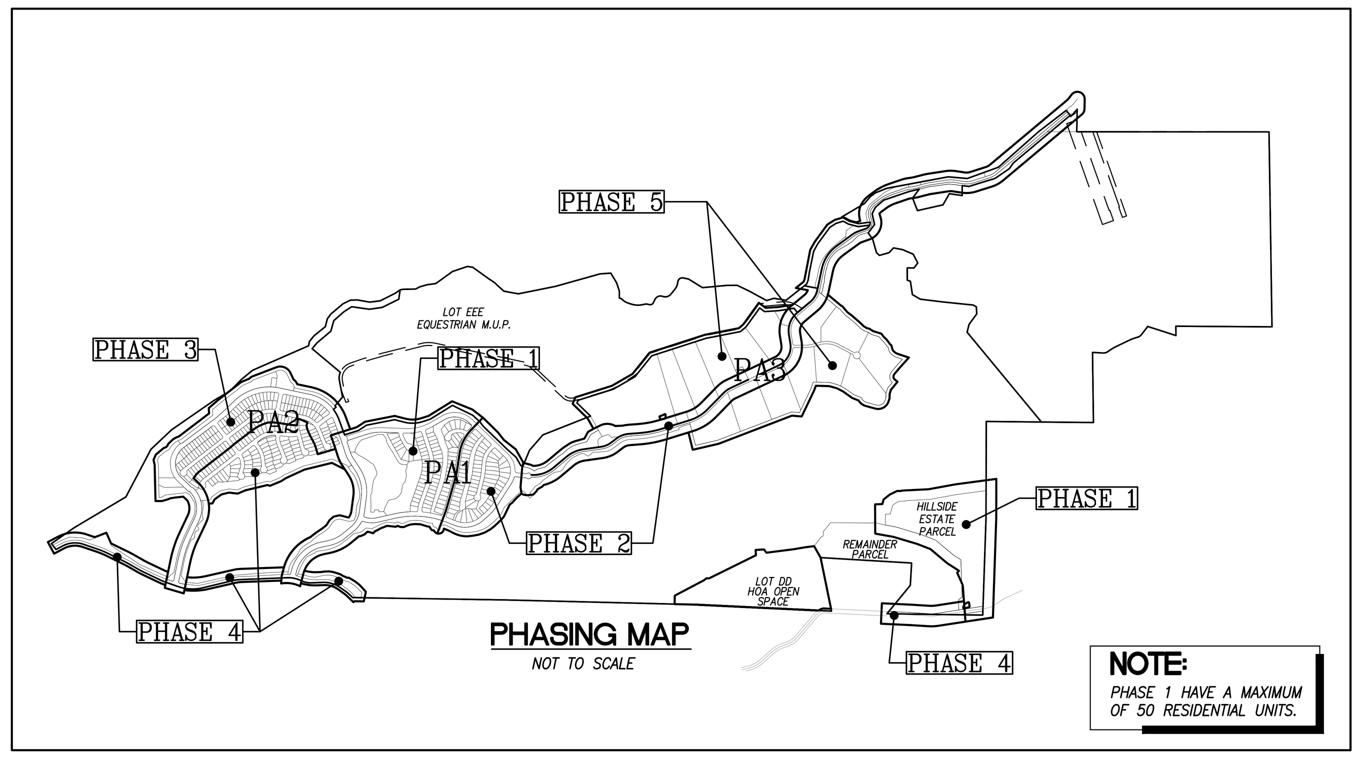
THOSE PORTIONS OF SECTIONS 11, 14, 15, 20, 21, 22 AND 23 TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTION OF MONSERATE RANCHO ACCORDING TO MAP THEREOF NO. 821 AND MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS RECORDED IN BOOK 1, PAGE 108 OF PATENTS, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PARCEL C: (APN'S: 125-131-48-00, 125-131-54-00, 1125-080-21-00 AND 124-150-35-00)

THOSE PORTIONS OF SECTIONS 14 AND 15, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTION OF MONSERATE RANCHO ACCORDING TO MAP THEREOF NO. 821 AND MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS RECORDED IN BOOK 1, PAGE 108 OF PATENTS, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

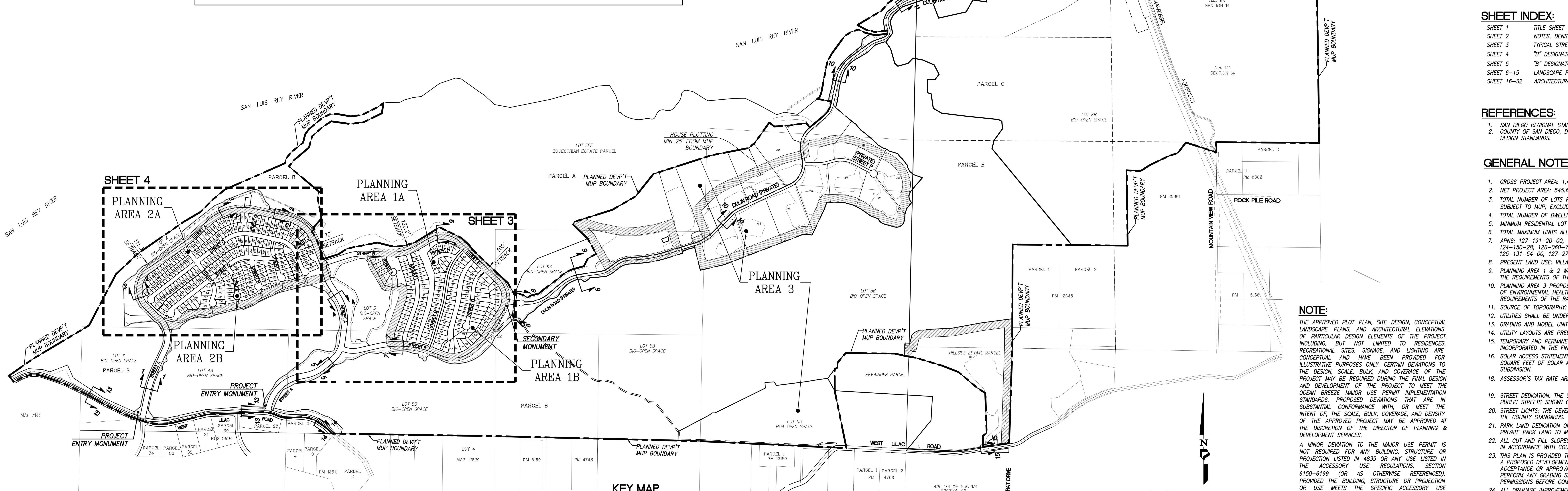
PUBLIC UTILITIES/DISTRICTS:

SEWER	RAINBOW MUNICIPAL WATER DISTRICT
WATER	RAINBOW MUNICIPAL WATER DISTRICT
STORM DRAIN	COUNTY OF SAN DIEGO
TELEPHONE	AT & T
TV	COX COMMUNICATIONS
GAS AND ELECTRIC	SAN DIEGO GAS AND ELECTRIC
LAW ENFORCEMENT	COUNTY OF SAN DIEGO SHERIFF
FIRE	NORTH COUNTY FIRE PROTECTION (NORTH COUNTY)
SCHOOL K-12	BONSALL UNIFIED SCHOOL DISTRICT



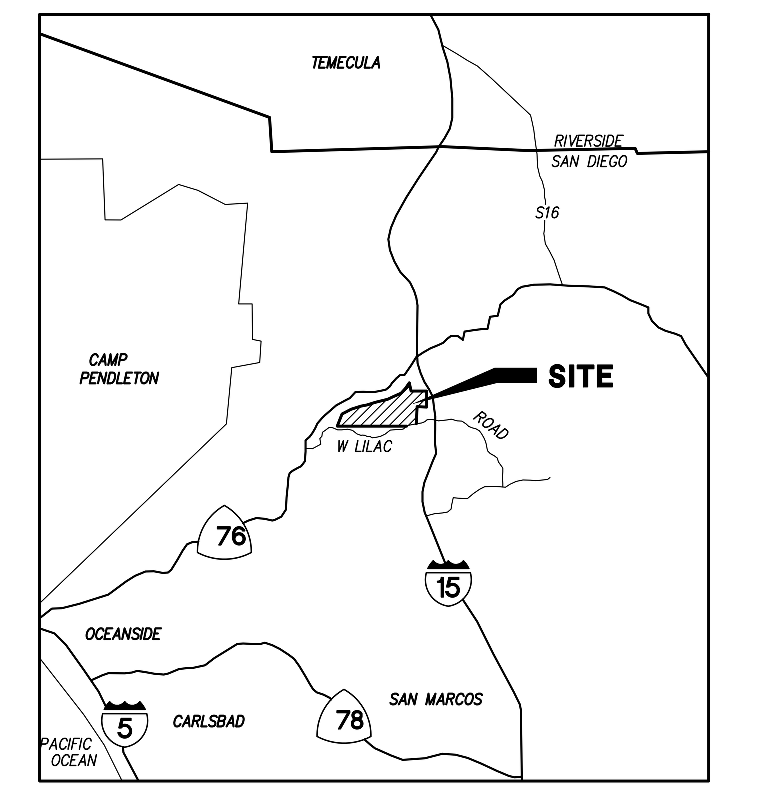
PHASING MAP
NOT TO SCALE

NOTE:
PHASE 1 HAVE A MAXIMUM OF 50 RESIDENTIAL UNITS.



KEY MAP
SCALE: 1"=500'

0 250 500 1000 1500
GRAPHICAL SCALE
SCALE: 1" = 500'



VICINITY MAP
NOT TO SCALE

PROJECT ADDRESS:

5820 WEST LILAC ROAD
BONSALL, CA 92003

SHEET INDEX:

REFERENCES:

1. SAN DIEGO REGIONAL STANDARD DRAWINGS (SDRSD).
2. COUNTY OF SAN DIEGO, DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS.

GENERAL NOTES:

1. GROSS PROJECT AREA: 1,402.52 ACRES
2. NET PROJECT AREA: 545.64 ACRES
3. TOTAL NUMBER OF LOTS FOR PLANNED DEVELOPMENT: 453 (REMAINDER PARCEL NOT SUBJECT TO MUP; EXCLUDED)
4. TOTAL NUMBER OF DWELLING UNITS FOR PLANNED DEVELOPMENT: 396
5. MINIMUM RESIDENTIAL LOT SIZE: 4,500 SF
6. TOTAL MAXIMUM UNITS ALLOWED PER DENSITY CALCULATION=402 DU
7. APNS: 127-191-20-00, 127-230-59-00, 127-271-02-00, 125-131-49-00, 124-150-28, 126-060-78-00, 124-150-34-00, 124-150-35-00, 125-131-48-00, 125-131-54-00, 127-271-01-00 AND 125-080-21-00
8. PRESENT LAND USE: VILLAGE, SEMI-RURAL AND RURAL
9. PLANNING AREA 1 & 2 WATER SEWER SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RAINBOW MUNICIPAL WATER DISTRICT.
10. PLANNING AREA 3 PROPOSED SEPTIC INSTALLED IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL HEALTH AND WATER SYSTEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RAINBOW MUNICIPAL WATER DISTRICT.
11. SOURCE OF TOPOGRAPHY: PROJECT DESIGN CONSULTANTS FLOWN ON 08-04-2015
12. UTILITIES SHALL BE UNDERGROUND AND EASEMENT PROVIDED AS NECESSARY.
13. GRADING AND MODEL UNITS MAY BE CONSTRUCTED PRIOR TO FINAL MAP RECORDATION.
14. UTILITY LAYOUTS ARE PRELIMINARY AND MAY BE MODIFIED DURING FINAL DESIGN.
15. TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE FINAL DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
16. SOLAR ACCESS STATEMENT: ALL LOTS WITH THE SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
18. ASSESSOR'S TAX RATE AREA: LOT XX-57025, LOT ZZ AND AAA-57123, AND ALL OTHER LOTS-57128
19. STREET DEDICATION: THE SUBDIVIDER WILL DEDICATE ON THE SUBDIVISION MAP ALL PUBLIC STREETS SHOWN ON THE TENTATIVE MAP.
20. STREET LIGHTS: THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS.
21. PARK LAND DEDICATION ORDINANCE: DEDICATION AND DEVELOPMENT OF PUBLIC AND PRIVATE PARK LAND TO MEET PARK LAND DEDICATION REQUIREMENTS.
22. ALL CUT AND FILL SLOPES WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED IN ACCORDANCE WITH COUNTY STANDARDS.
23. THIS PLAN IS PROVIDED TO ALLOW FOR 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 PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.
24. ALL DRAINAGE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS AND SHALL BE MAINTAINED BY THE COUNTY. STORM DRAIN OUTSIDE THE PUBLIC RIGHT-OF-WAY TO BE MAINTAINED BY HOME OWNERS ASSOCIATION EXCEPT WHERE INDICATED ON PLANS.
25. DUE TO THE TYPE OF HOUSING AND CLUSTERED LOT LAYOUTS WITHIN THE COMMUNITY, THE FOLLOWING ACCESSORY STRUCTURES ARE ALLOWED TO BE BUILT WITH A PROPERTY LINE SETBACK OF FIVE (5) FEET OR MORE: LIVING OR GUEST QUARTERS, STORAGE BUILDINGS, DETACHED GARAGES, CARPORTS, BBQ'S, FIRE PITS, FIREPLACES, GAZEBOS AND TRELLISES.
26. THE COMMUNITY HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL COMMUNITY TRAILS (OUTSIDE OF THE DEDICATED PARK AND PUBLIC RIGHT OF WAY).
27. THE FOLLOWING ACCESSORY STRUCTURES ARE ALLOWED TO BE BUILT UP TO THE PROPERTY LINE: (6-FOOT WALLS/FENCES OF ANY TYPE), HARDSCAPE SURFACES, POOLS, JACUZZI'S, FOUNTAINS, AND PONDS.

NOTE:

THE APPROVED PLOT PLAN, SITE DESIGN, CONCEPTUAL LANDSCAPE PLANS, AND ARCHITECTURAL ELEVATIONS OF PARTICULAR DESIGN ELEMENTS OF THE PROJECT, INCLUDING, BUT NOT LIMITED TO RESIDENCES, RECREATIONAL SITES, SIGNAGE, AND LIGHTING ARE CONCEPTUAL AND HAVE BEEN PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. CERTAIN DEVIATIONS TO THE DESIGN, SCALE, BULK, AND COVERAGE OF THE PROJECT MAY BE REQUIRED DURING THE FINAL DESIGN AND DEVELOPMENT OF THE PROJECT TO MEET THE OCEAN BREEZE MAJOR USE PERMIT IMPLEMENTATION STANDARDS. PROPOSED DEVIATIONS THAT ARE IN SUBSTANTIAL CONFORMANCE WITH, OR MEET THE INTENT OF, THE SCALE, BULK, COVERAGE, AND DENSITY OF THE APPROVED PROJECT MAY BE APPROVED AT THE DISCRETION OF THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES.

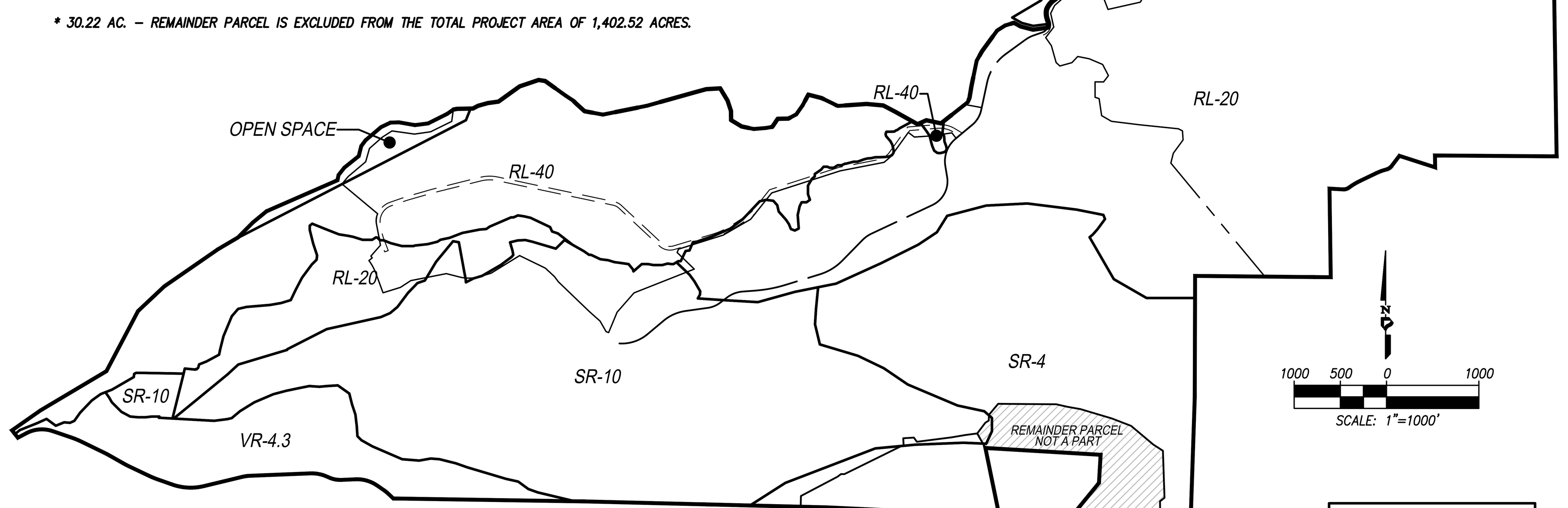
A MINOR DEVIATION TO THE MAJOR USE PERMIT IS NOT REQUIRED FOR ANY BUILDING, STRUCTURE OR PROJECTION LISTED IN 4835 OR ANY USE LISTED IN THE ACCESSORY USE REGULATIONS, SECTION 6150-6199 (OR AS OTHERWISE REFERENCED), PROVIDED THE BUILDING, STRUCTURE OR PROJECTION OR USE MEETS THE SPECIFIC ACCESSORY USE SETBACKS IN THE MAJOR USE PERMIT AND MEETS ALL OTHER CONDITIONS AND RESTRICTIONS IN THE MAJOR USE PERMIT.

THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES IS AUTHORIZED, AT HIS DISCRETION, TO ALLOW CHANGES TO THE PROJECT WITHOUT REQUIRING A MINOR DEVIATION TO THE MAJOR USE PERMIT PROVIDED COUNTY STAFF DETERMINES THAT NO NEW SIGNIFICANT IMPACT WILL BE CREATED OR NO INCREASE IN A PREVIOUSLY IDENTIFIED SIGNIFICANT ENVIRONMENTAL EFFECT WILL OCCUR AS A RESULT OF THE REQUESTED CHANGE(S).

DENSITY CALCULATIONS:

LAND USE	AREA (AC)	DU/AC	DU
VILLAGE RESIDENTIAL (VR-4.3)	71.20	4.3	306.16
RURAL LANDS (RL-20)	557.22	0.05	27.86
RURAL LANDS (RL-40)	218.01	0.025	5.45
SEMI-RURAL (SR-4)			
<25%	129.13	0.25	32.28
25-50%	48.94	0.125	6.12
50%+	17.98	0.0625	1.12
SUB-TOTAL	196.05		39.52
SEMI-RURAL (SR-10)			
<25%	151.44	0.10	15.14
25-50%	144.21	0.05	7.21
50%+	23.86	0.05	1.19
SUB-TOTAL	319.51		23.55
OPEN SPACE (RECREATION)	10.31	0	0
GRAND TOTAL	**1372.30***		**402**

* 30.22 AC. - REMAINDER PARCEL IS EXCLUDED FROM THE TOTAL PROJECT AREA OF 1,402.52 ACRES.



LAND USE AND DENSITY CALCULATIONS

LEGEND:

FUEL MODIFICATION ZONE (FMZ)	
20' BUILDING SETBACK LINE (BSL)	
4" THICK D.G. TRAIL (WIDTH VARIES)	
LOT LINE	
LOT NUMBER	XX
PAD ELEVATION	XXXX
PLANNING AREA BOUNDARY	
PROJECT BOUNDARY	
PROPOSED CENTERLINE	
PROPOSED CURB & GUTTER	
PROPOSED RIGHT OF WAY	
PROPOSED EASEMENT	
PROPOSED SIDEWALK	
PROPOSED FIRE HYDRANT	
PROPOSED STREET LIGHT	
PROPOSED DRIVEWAY	
PROPOSED SEWER	S
PROPOSED WATER	W
PROPOSED FORCE MAIN	FM
PROPOSED STORM DRAIN	
PARCEL LINE	
EXIST. 100-YR COUNTY FLOODWAY	
100-YR FLOODPLAIN	
OAK ROOT PROTECTION ZONE	
BIO-OPEN SPACE FENCING AND SIGNAGE	
TRAIL EASEMENT	

NOTES

1. THE "B" DESIGNATOR-SITE PLAN PERTAINS TO PLANNING AREAS 1 AND 2.
2. THE CONCEPTUAL LANDSCAPING PLAN HAS BEEN SUBMITTED SEPARATELY.
3. ALL LIGHTING WILL BE LOW PRESSURE SODIUM, SHIELDED HORIZONTALLY AND DIRECTED DOWNWARDLY.
4. FOR FURTHER DETAILS ON WALLS, REFER TO THE CONCEPTUAL LANDSCAPE PLANS.
5. ACCESSORY STRUCTURES ARE PERMITTED IN ACCORDANCE WITH SECTION 4835 OF THE ZONING ORDINANCE.

WORK ITEMS:

1A	EXIST. FENCES TO REMAIN IN PLACE.
1B	EXIST. FENCES TO BE REMOVED.
1C	EXIST. FENCES TO BE RELOCATED
2A	EXIST. BUILDING TO BE DEMOLISHED/REMOVED. (5 EA)
3	EXIST. LIGHT TO BE REMOVED.
4A	EXIST. POWER POLE TO REMAIN AND/OR BE ABANDONED.
4B	EXIST. POWER POLE TO BE REMOVED.
9	EXIST. WELL AND PUMP HOUSE TO BE ABANDONED AND CAPPED.

BASIS OF BEARING:

THE BASIS OF BEARING IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 GRID BEARING BETWEEN G.P.S. STATION NO. SDGPS-02 AND G.P.S. STATION SDGPS-03 PER ROS 14310.
S 72°07'52" E

BENCHMARK:

ELEVATIONS ARE BASED UPON A 2" BRASS DISC STAMPED "CALIFORNIA DEPARTMENT OF TRANSPORTATION SDGPS-03 NE 15/76 AND 1980" AS LOCATED ON ROS 21563.
ELEVATION: 308.26 NAVD 88

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

BY: JAMES CONRAD — DATE: 09-05-2019

OWNER REPRESENTATIVE:

JAMES CONRAD
1550 S. COAST HIGHWAY, SUITE 201
LAGUNA BEACH, CA 92651
TEL: (949) 497-0200

CONTACT:

PETE FAGRELL
HELIOS PROPERTY SOLUTIONS, LLC
P.O. BOX 1211
BONSALL, CA 92003
TEL: (760) 533-7621

ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101
TEL: 619-235-6471

REGISTERED PROFESSIONAL ENGINEER
GREGORY M. SHIELDS
No. 42951
Exp. 03-31-20
CIVIL
STATE OF CALIFORNIA

GREGORY M. SHIELDS, R.C.E. 42951	DATE 09/05/2019	REGISTRATION EXPIRES 03-31-20	DESIGNED BY: SC	PM REVIEW: DR/GS	SURVEY REVIEW:

NO.	REVISIONS	DATE	BY
5	SIXTH SUBMITTAL	09-06-2019	PDC
4	FIFTH SUBMITTAL	08-20-2019	PDC
3	FOURTH SUBMITTAL	06-07-2019	PDC
2	THIRD SUBMITTAL	12-14-2018	PDC
1	SECOND SUBMITTAL	05-23-2018	PDC
	ORIGINAL SUBMITTAL	09-28-2017	PDC

COUNTY OF SAN DIEGO TRACT 5615
"B" DESIGNATOR - SITE PLAN
PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
OCEAN BREEZE RANCH

PROJECT DESIGN CONSULTANTS
Planning I Landscape Architecture I Engineering I Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

LOT AREA TABLE

PLANNING AREA 1 - RESIDENTIAL LOTS				
LOT	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
1	23,369	0.5365	11,842	0.2719
2	8,626	0.1980	8,626	0.1980
3	10,778	0.2474	10,660	0.2447
4	11,880	0.2727	11,459	0.2631
5	6,973	0.1601	6,579	0.1510
6	6,826	0.1567	6,507	0.1494
7	7,451	0.1711	7,324	0.1681
8	10,609	0.2435	10,609	0.2435
9	8,343	0.1915	5,641	0.1295
10	5,670	0.1302	5,300	0.1217
11	5,523	0.1268	5,289	0.1214
12	5,313	0.1220	5,255	0.1206
13	5,271	0.1210	5,271	0.1210
14	5,442	0.1249	5,442	0.1249
15	5,620	0.1290	5,581	0.1281
16	5,833	0.1339	5,599	0.1285
17	5,922	0.1360	5,610	0.1288
18	5,922	0.1360	5,610	0.1288
19	5,922	0.1360	5,610	0.1288
20	5,902	0.1355	5,570	0.1279
21	5,806	0.1333	5,494	0.1261
22	5,775	0.1326	5,502	0.1263
23	5,775	0.1326	5,521	0.1267
24	5,775	0.1326	5,502	0.1263
25	5,754	0.1321	5,481	0.1258
26	5,754	0.1321	5,442	0.1249
27	6,276	0.1441	5,866	0.1347
28	7,940	0.1823	6,483	0.1488
29	7,244	0.1663	6,624	0.1521
30	6,637	0.1524	6,470	0.1485
31	6,171	0.1417	6,039	0.1386
32	6,146	0.1411	5,865	0.1346
33	6,032	0.1385	5,759	0.1322
34	5,912	0.1357	5,624	0.1291
35	5,794	0.1330	5,532	0.1270
36	5,639	0.1295	5,403	0.1240
37	5,702	0.1309	5,470	0.1256
38	5,792	0.1330	5,544	0.1273
39	5,696	0.1308	5,467	0.1255
40	5,867	0.1347	5,625	0.1291
41	6,286	0.1443	6,022	0.1382
42	6,712	0.1541	6,453	0.1481
43	7,100	0.1630	6,957	0.1597
44	7,050	0.1618	7,011	0.1610
45	6,938	0.1593	6,398	0.1469
46	5,990	0.1375	5,990	0.1375
47	6,117	0.1404	5,985	0.1374
48	6,137	0.1409	5,843	0.1341
49	5,880	0.1350	5,450	0.1251
50	7,045	0.1617	6,022	0.1382
51	8,532	0.1959	8,532	0.1959
52	7,656	0.1758	7,553	0.1734
53	8,524	0.1957	8,408	0.1930
54	8,699	0.1997	8,382	0.1924
55	7,656	0.1758	7,498	0.1721
56	7,494	0.1720	7,316	0.1680
57	7,072	0.1624	6,897	0.1583
58	8,797	0.2020	8,656	0.1987
59	6,228	0.1430	6,189	0.1421
60	6,567	0.1508	6,567	0.1508
61	8,879	0.2038	7,030	0.1614
62	7,025	0.1613	6,458	0.1483
63	6,525	0.1498	6,156	0.1413
64	6,206	0.1425	5,851	0.1343
65	6,030	0.1384	5,755	0.1321
66	6,167	0.1416	5,910	0.1357
67	6,562	0.1506	6,280	0.1442
68	6,107	0.1402	5,791	0.1329
69	5,948	0.1365	5,689	0.1306
70	6,049	0.1389	5,727	0.1315
71	6,265	0.1438	5,838	0.1340
72	6,540	0.1501	5,961	0.1368
73	6,897	0.1583	6,144	0.1410
74	7,279	0.1671	6,430	0.1476
75	7,573	0.1739	6,624	0.1521
76	8,343	0.1915	7,456	0.1712
77	7,557	0.1735	6,522	0.1497
78	7,147	0.1641	6,186	0.1420

79	8,648	0.1985	7,622	0.1750
80	7,807	0.1792	6,911	0.1587
81	7,186	0.1650	6,528	0.1499
82	7,019	0.1611	6,459	0.1483
83	6,989	0.1604	6,572	0.1509
84	6,748	0.1549	6,449	0.1480
85	6,724	0.1544	6,450	0.1481
86	6,835	0.1569	6,591	0.1513
87	6,748	0.1549	6,458	0.1483
88	6,341	0.1456	6,075	0.1395
89	6,253	0.1435	5,968	0.1370
90	6,258	0.1437	5,911	0.1357
91	6,375	0.1463	5,985	0.1374
92	6,550	0.1504	6,064	0.1392
93	7,052	0.1619	6,544	0.1502
94	7,277	0.1671	6,758	0.1551
95	7,236	0.1661	6,754	0.1551
96	7,177	0.1648	6,781	0.1557
97	7,300	0.1676	6,981	0.1603
98	8,986	0.2063	7,206	0.1654
99	8,388	0.1926	6,887	0.1581
100	7,682	0.1764	7,383	0.1695
101	7,459	0.1712	7,074	0.1624
102	7,104	0.1631	6,712	0.1541
103	6,848	0.1572	6,494	0.1491
104	6,353	0.1458	6,052	0.1389
105	6,212	0.1426	5,885	0.1351
106	6,362	0.1461	6,074	0.1394
107	6,606	0.1517	6,314	0.1449
108	6,483	0.1488	6,104	0.1401
109	6,351	0.1458	6,037	0.1386
110	6,399	0.1469	6,106	0.1402
111	6,845	0.1571	6,548	0.1503
112	6,191	0.1421	5,821	0.1336
113	7,277	0.1671	7,088	0.1627
114	8,391	0.1926	8,202	0.1883
115	11,328	0.2601	11,002	0.2526
116	7,620	0.1749	4,978	0.1143
117	8,461	0.1942	5,531	0.1270
118	9,078	0.2084	5,874	0.1348
119	10,252	0.2354	6,500	0.1492
120	11,783	0.2705	7,334	0.1684
121	10,870	0.2495	7,210	0.1655
122	10,195	0.2340	6,740	0.1547
123	10,232	0.2349	6,901	0.1584
124	9,234	0.2120	7,101	0.1630
125	8,865	0.2035	7,228	0.1659
126	11,257	0.2584	7,703	0.1768
127	8,808	0.2022	8,225	0.1888
128	9,998	0.2295	9,411	0.2160
129	10,224	0.2347	10,224	0.2347
130	9,609	0.2206	9,609	0.2206
131	8,865	0.2035	8,765	0.2012
132	6,909	0.1586	6,221	0.1428
133	6,343	0.1456	5,621	0.1290
134	6,096	0.1399	5,245	0.1204
135	6,010	0.1380	5,122	0.1176
136	6,020	0.1382	5,114	0.1174
137	6,370	0.1462	5,462	0.1254
138	6,541	0.1502	5,465	0.1255
139	6,482	0.1488	5,350	0.1228
140	8,334	0.1913	7,277	0.1671
141	10,421	0.2392	7,848	0.1802
142	11,580	0.2658	7,975	0.1831
143	11,502	0.2640	7,862	0.1805
144	9,563	0.2195	7,093	0.1628
TOTAL	1,065,571	24.46	951,873	21.85

PLANNING AREA 2 - RESIDENTIAL LOTS				
LOT	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
145	5,220	0.1198	5,077	0.1166
146	5,149	0.1182	5,018	0.1152
147	4,996	0.1147	4,888	0.1122
148	4,975	0.1142	4,848	0.1113
149	4,954	0.1137	4,827	0.1108
150	4,933	0.1132	4,827	0.1108
151	4,912	0.1128	4,786	0.1099
152	4,891	0.1123	4,786	0.1099
153	4,871	0.1118	4,746	0.1090
154	4,850	0.1113	4,725	0.1085
155	4,829	0.1109	4,720	0.1084
156	4,808	0.1104	4,700	0.1079
157	5,192	0.1192	4,828	0.1108
158	5,435	0.1248	5,160	0.1185
159	5,027	0.1154	4,883	0.1121
160	5,218	0.1198	5,037	0.1156
161	5,383	0.1236	5,216	0.1197
162	5,351	0.1228	5,163	0.1185
163	5,478	0.1258	5,290	0.1214
164	5,606	0.1287	5,420	0.1244
165	5,733	0.1316	5,524	0.1268
166	6,036	0.1386	5,916	0.1358
167	6,035	0.1385	5,978	0.1372
168	6,047	0.1388	5,976	0.1372
169	6,045	0.1388	5,868	0.1347
170	6,028	0.1384	5,689	0.1306
171	5,996	0.1376	5,602	0.1286
172	5,823	0.1337	5,383	0.1236
173	5,763	0.1323	5,311	0.1219
174	5,689	0.1306	5,183	0.1190
175	5,609	0.1288	5,128	0.1177
176	6,655	0.1528	5,971	0.1371
177	6,227	0.1430	5,613	0.1289
178	5,520	0.1267	4,995	0.1147
179	5,520	0.1267	4,979	0.1143
180	5,520	0.1267	5,003	0.1149
181	5,520	0.1267	4,982	0.1144
182	5,520	0.1267	4,986	0.1145
183	5,412	0.1242	4,916	0.1129
184	5,346	0.1227	4,838	0.1111
185	5,821	0.1336	5,401	0.1240
186	5,783	0.1328	5,407	0.1241
187	5,770	0.1325	5,451	0.1251
188	5,735	0.1317	5,481	0.1258
189	5,655	0.1298	5,541	0.1272
190	6,066	0.1393	5,915	0.1358
191	6,900	0.1584	6,467	0.1485
192	4,800	0.1102	4,708	0.1081
193	4,800	0.1102	4,800	0.1102
194	7,103	0.1631	6,306	0.1448
195	5,107	0.1172	4,703	0.1080
196	5,069	0.1164	4,556	0.1046
197	5,421	0.1244	4,850	0.1113
198	6,611	0.1518	5,691	0.1306
199	7,056	0.1620	6,157	0.1413
200	6,012	0.1380	4,847	0.1113
201	5,517	0.1267	5,418	0.1244
202	4,818	0.1106	4,742	0.1089
203	4,702	0.1079	4,608	0.1058
204	4,792	0.1100	4,693	0.1077
205	4,999	0.1148	4,916	0.1129
206	5,206	0.1195	5,098	0.1170
207	5,256	0.1207	5,256	0.1207
208	6,393	0.1468	6,102	0.1401
209	5,977	0.1372	5,892	0.1353
210	5,970	0.1371	5,949	0.1366
211	6,282	0.1442	6,282	0.1442
212	5,347	0.1228	5,347	0.1228
213	5,038	0.1157	4,996	0.1147
214	4,905	0.1126	4,803	0.1103
215	4,905	0.1126	4,824	0.1107
216	4,905	0.1126	4,824	0.1107
217	4,959	0.1138	4,858	0.1115
218	4,960	0.1139	4,916	0.1129
219	5,419	0.1244	4,827	0.1108
220	6,925	0.1590	5,816	0.1335
221	6,028	0.1384	5,896	0.1354
222	6,030	0.1384	6,008	0.1379
223	6,027	0.1384	6,027	0.1384
224	6,023	0.1383	6,023	0.1383
225	6,026	0.1383	5,959	0.1368
226	6,027	0.1384	5,916	0.1358
227	5,675	0.1303	5,587	0.1283
228	5,292	0.1215	5,205	0.1195
229	5,198	0.1193	5,091	0.1169

230	5,058	0.1161	4,975	0.1142
231	4,962	0.1139	4,861	0.1116
232	4,824	0.1107	4,745	0.1089
233	4,797	0.1101	4,701	0.1079
234	4,819	0.1106	4,721	0.1084
235	4,819	0.1106	4,741	0.1088
236	5,334	0.1225	5,097	0.1170
237	5,569	0.1278	5,265	0.1209
238	5,095	0.1170	4,992	0.1146
239	5,115	0.1174	5,012	0.1151
240	5,136	0.1179	5,032	0.1155
241	5,157	0.1184	5,053	0.1160
242	5,178	0.1189	5,094	0.1169
243	5,199	0.1194	5,094	0.1169
244	5,220	0.1198	5,135	0.1179
245	5,241	0.1203	5,156	0.1184
246	5,262	0.1208	5,155	0.1183
247	5,282	0.1213	5,197	0.1193
248	5,158	0.1184	5,051	0.1160
249	4,871	0.1118	4,799	0.1102
250	4,692	0.1077	4,597	0.1055
251	4,692	0.1077	4,597	0.1055
252	4,702	0.1079	4,626	0.1062
253	5,282	0.1213	4,866	0.1117
254	6,671	0.1531	6,273	0.1440
255	5,876	0.1349	5,495	0.1261
256	5,410	0.1242	5,081	0.1166
257	5,290	0.1214	4,941	0.1134
258	5,291	0.1215	4,988	0.1145
259	5,289	0.1214	4,957	0.1138
260	5,290	0.1214	4,961	0.1139
261	5,290	0.1214	4,976	0.1142
262	5,290	0.1214	4,940	0.1134
263	5,290	0.1214	4,971	0.1141
264	5,290	0.1214	4,963	0.1139
265	5,290	0.1214	5,003	0.1149
266	5,290	0.1214	5,051	0.1160
267	5,290	0.1214	5,140	0.1180
268	5,899	0.1354	5,650	0.1297
269	6,199	0.1423	5,616	0.1289
270	5,130	0.1178	5,029	0.1154
271	5,076	0.1165	4,975	0.1142
272	5,076	0.1165	4,996	0.1147
273	5,076	0.1165	4,975	0.1142
274	5,077	0.1166	4,976	0.1142
275	5,097	0.1170	4,996	0.1147
276	5,174	0.1188	5,091	0.1169
277	5,554	0.1275	5,399	0.1239
278	6,189	0.1421	6,047	0.1388
279	6,326	0.1452	6,326	0.1452
280	6,363	0.1461	6,363	0.1461
281	6,332	0.1454	6,332	0.1454
282	6,162	0.1415	5,900	0.1354
283	6,043	0.1387	5,764	0.1323
284	5,430	0.1247	5,056	0.1161
285	5,354	0.1229	5,184	0.1190
286	5,252	0.1206	5,150	0.1182
287	5,130	0.1178	5,110	0.1173
288	5,962	0.1369	5,624	0.1291
289	6,831	0.1568	6,337	0.1455
290	5,791	0.1329	5,764	0.1323
291	5,983	0.1374	5,983	0.1374
292	6,112	0.1403	6,112	0.1403
293	6,674	0.1532	6,532	0.1500
294	7,088	0.1627	6,711	0.1541
295	7,348	0.1687	6,781	0.1557
296	7,057	0.1620	6,446	0.1480
297	7,000	0.1607	6,456	0.1482
298	6,444	0.1479	5,969	0.1370
299	6,028	0.1384	5,616	0.1289
300	6,056	0.1390	5,647	0.1296
301	6,078	0.1395	5,667	0.1301
302	6,099	0.1400	5,683	0.1305
303	6,014	0.1381	5,606	0.1287
304	7,060	0.1621	6,384	0.1466
305	6,269	0.1439	5,644	0.1296
306	5,783	0.1328	5,677	0.1303
307	5,777	0.1326	5,777	0.1326
308	5,772	0.1325	5,772	0.1325
309	5,768	0.1324	5,725	0.1314
310	5,763	0.1323	5,657	0.1299
311	5,758	0.1322	5,652	0.1298
312	5,753	0.1321	5,627	0.1292
313	5,748	0.1320	5,643	0.1295
314	5,893	0.1353	5,787	0.1329
315	6,009	0.1379	5,902	0.1355
316	6,026	0.1383	5,940	0.1364

317	6,025	0.1383	5,928	0.1361
318	6,653	0.1527	6,590	0.1513
319	5,151	0.1183	5,058	0.1161
320	5,190	0.1191	5,096	0.1170
321	6,289	0.1444	6,152	0.1412
322	8,206	0.1884	8,037	0.1845
323	8,378	0.1923	8,204	0.1883
324	10,994	0.2524	10,994	0.2524
325	9,901	0.2273	9,531	0.2188
326	7,382	0.1695	6,892	0.1582
327	6,842	0.1571	6,232	0.1431
328	5,996	0.1376	5,255	0.1206
329	7,865	0.1806	7,027	0.1613
330	6,512	0.1495	6,380	0.1465
331	6,949	0.1595	6,824	0.1567
332	5,946	0.1365	5,847	0.1342
333	6,772	0.1555	6,605	0.1516
334	6,916	0.1588	6,661	0.1529
335	6,998	0.1607	6,576	0.1510
336	6,581	0.1511	6,361	0.1460
337	6,278	0.1441	6,134	0.1408
338	6,431	0.1476	6,261	0.1437
339	6,486	0.1489	6,338	0.1455
340	6,152	0.1412	6,003	0.1378
341	5,973	0.1371	5,840	0.1341
342	6,166	0.1416	6,017	0.1381
343	6,535	0.1500	6,378	0.1464
344	5,368	0.1232	5,012	0.1151
345	5,538	0.1271	5,221	0.1199
346	5,966	0.1370	5,499	0.1262
347	5,628	0.1292	5,179	0.1189
348	5,660	0.1299	5,198	0.1193
349	6,130	0.1407	5,578	0.1281
350	6,331	0.1453	5,733	0.1316
351	7,583	0.1741	6,788	0.1558
352	6,460	0.1483	6,460	0.1483
353	6,543	0.1502	6,369	0.1462
354	5,501	0.1263	5,363	0.1231
355	5,614	0.1289	5,474	0.1257
356	6,111	0.1403	5,474	0.1257
357	6,736	0.1546	6,551	0.1504
358	6,009	0.1379	5,846	0.1342
359	6,219	0.1428	6,163	0.1415
360	6,166	0.1416	6,010	0.1380
361	5,743	0.1318	5,419	0.1244
362	5,920	0.1359	5,622	0.1291
363	6,111	0.1403	5,859	0.1345
364	6,303	0.1447	5,974	0.1371
365	6,814	0.1564	6,572	0.1509
366	7,669	0.1761	7,384	0.1695
367	7,184	0.1649	6,899	0.1584
368	6,115	0.1404	6,019	0.1382
369	5,976	0.1372	5,866	0.1347
370	5,838	0.1340	5,730	0.1315
371	5,704	0.1309	5,600	0.1286
372	6,061	0.1391	5,979	0.1373
373	6,020	0.1382	5,805	0.1333
374	6,055	0.1390	5,656	0.1298
375	7,659	0.1758	7,369	0.1692
376	7,218	0.1657	6,858	0.1574
377	6,557	0.1505	6,215	0.1427
378	6,066	0.1393	5,712	0.1311
379	5,815	0.1335	5,469	0.1256
380	6,587	0.1512	6,258	0.1437
381	6,785	0.1558	6,490	0.1490
TOTAL	1,384,256	31.78	1,326,198	30.45

PLANNING AREA 3 - RESIDENTIAL LOTS		
LOT	GROSS AREA (SF)	GROSS AREA (AC)
382	269,224	6.18
383	259,606	5.96
384	262,178	6.02
385	235,724	5.41
386	217,896	5.00
387	230,362	5.29
388	240,113	5.51
389	229,879	5.28
390	250,356	5.75
391	294,589	6.76
392	267,764	6.15
393	269,518	6.19
394	315,202	7.24
395	831,710	19.09
TOTAL	4,174,121	95.82

PUBLIC PARKS					
LOCATION	LOT DESIGNATION	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
PA-1	C	122,256	2.81	54,013	1.24
PA-2	O	73,104	1.68	45,424	1.04
TOTAL		195,360	4.48	99,437	2.28

PRIVATE PARKS					
LOCATION	LOT DESIGNATION	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
PA-1	I	22,176	0.51	11,338	0.26
PA-2	L	305,635	7.02	190,313	4.37
PA-2	S	8,748	0.20	8,585	0.20
PA-1	T	6,243	0.14	5,068	0.12
PA-2	W	146,047	3.35	53,696	1.23
TOTAL		488,849	11.22	269,000	6.18

BIO- OPEN SPACE		
LOT DESIGNATION	GROSS AREA (SF)	GROSS AREA (AC)
B	393,838	9.04
X	2,104,840	48.32
AA	2,487,045	57.09
BB	17,302,836	397.22
KK	325,888	7.48
RR	13,820,589	317.28
yy	168,483	3.87
AAA	53,649	1.23
BBB	81,384	1.87
CCC	149,527	3.43
TOTAL	36,738,552	846.83

PUBLIC ROADS		
ROAD NAME	NET AREA (SF)	NET AREA (AC)
A	512,455	11.76
B	320,809	7.36
C	144,925	3.33
D	92,911	2.13
E	45,628	1.05
F	24,750	0.57
G	13,159	0.30
H	23,857	0.55
I	30,770	0.71
J	12,888	0.30
K	17,409	0.40
L	64,955	1.49
M	73,529	1.69
N	20,654	0.47
O	44,317	1.02
W. LILAC RD.	224,036	5.14
TOTAL	1,667,052	38.27

PRIVATE ROADS		
ROAD NAME	NET AREA (SF)	NET AREA (AC)
P	35,546	0.82
DULIN	329,961	7.57
TOTAL	365,507	8.39

HOA LOTS				
LOT DESIGNATION	LOCATION	USE	GROSS AREA (SF)	GROSS AREA (AC)
A	PA-1	BASIN	170,261	3.91
D	PA-1	HOA OPEN SPACE	68,676	1.58
E	PA-1	HOA OPEN SPACE	160,741	3.69
F	PA-1	HOA OPEN SPACE	19,648	0.45
G	PA-1	HOA OPEN SPACE	114,548	2.63
H	PA-1	HOA OPEN SPACE	71,927	1.65
J	PA-1	HOA OPEN SPACE	261,616	6.01
K	PA-1	HOA OPEN SPACE	139,034	3.19
M	PA-2	HOA OPEN SPACE	13,903	0.32
N	PA-2	BASIN	35,144	0.81
P	PA-2	HOA LIFT STATION	10,192	0.23
Q	PA-2	HOA OPEN SPACE	4,043	0.09
R	PA-2	HOA OPEN SPACE	2,687	0.06
U	PA-2	HOA OPEN SPACE	28,753	0.66
V	PA-2	BASIN	47,093	1.08
Y	PA-2	HOA OPEN SPACE	73,256	1.68
Z	PA-2	HOA OPEN SPACE	29,796	0.68
CC	PA-3	HOA OPEN SPACE	23,963	0.55
DD	PA-3	HOA OPEN SPACE	1,233,030	28.31
EE	PA-3	HOA OPEN SPACE	142,895	3.28
FF	PA-3	BASIN	25,685	0.59
GG	PA-3	HOA OPEN SPACE	243,526	5.59
HH	PA-3	BASIN	16,350	0.38
II	PA-3	BASIN	21,703	0.50
JJ	PA-3	BASIN	42,650	0.98
LL	PA-3	BASIN	23,576	0.54
MM	PA-3	HOA OPEN SPACE	31,237	0.72
NN	PA-3	BASIN	6,947	0.16
OO	PA-3	HOA OPEN SPACE	37,847	0.87
PP	PA-3	BASIN	11,285	0.26
QQ	PA-3	HOA OPEN SPACE	40,722	0.93
SS	PA-3	HOA OPEN SPACE	129,954	2.98
TT	PA-3	HOA OPEN SPACE	106,475	2.44
UU	W. LILAC RD.	HOA OPEN SPACE	98,992	2.27
VV	W. LILAC RD.	HOA OPEN SPACE	43,992	1.01
WW	W. LILAC RD.	HOA OPEN SPACE	62,262	1.43
XX	W. LILAC RD.	HOA OPEN SPACE	9,248	0.21
ZZ	PA-3	HOA OPEN SPACE	11,271	0.26
DDD	PA-2	HOA LIFT STATION	8,837	0.20
TOTAL			3,614,928.00	83.19

OTHER PARCELS			
LOT DESIGNATION	USE	GROSS AREA (SF)	GROSS AREA (AC)
396	HILLSIDE ESTATE	1,055,734	24.24
EEE	EQUESTRIAN FACILITY	8,869,463	203.61
TOTAL		9,925,197.00	227.85

OPEN SPACE CALCULATIONS

REQUIRED PRIVATE OPEN SPACE

381 LOTS x 600 SF/LOT = 228,600 SF ~ 5.2 AC.

PRIVATE OPEN SPACE PROVIDED

PLANNING AREA 1A = 76 LOTS x 500 SF/LOT = 38,000 SF ~ 0.87 AC.
PLANNING AREA 1B = 68 LOTS x 500 SF/LOT = 34,000 SF ~ 0.78 AC.
PLANNING AREA 2A = 144 LOTS x 500 SF/LOT = 72,000 SF ~ 1.65 AC.
PLANNING AREA 2B = 93 LOTS x 450 SF/LOT = 41,850 SF ~ 0.96 AC.
SUB-TOTAL 4.26 AC.

GROUP OPEN SPACE PROVIDED (PARKS)

PLANNING AREA 1: LOT I = 0.51 AC.
PLANNING AREA 2: LOT L = 7.02 AC.
PLANNING AREA 2: LOT S = 0.20 AC.
PLANNING AREA 2: LOT T = 0.14 AC.
PLANNING AREA 2: LOT W = 3.35 AC.
SUB-TOTAL 11.22 AC.

TOTAL OPEN SPACE PROVIDED

4.26 + 11.22 = 15.48 AC. PROVIDED > 5.2 AC. REQUIRED

REQUIRED CONSERVATION/GROUP OPEN SPACE

VR: 71.20 AC x 25% = 17.80 AC.
SR: 545.78 AC x 40% = 218.31 AC.
RL: 775.23 AC x 80% = 620.18 AC.
TOTAL 856.29 AC.

GROUP OPEN SPACE (PARKS) PROVIDED

PLANNING AREA 1: LOT C = 2.81 AC.
PLANNING AREA 2: LOT L = 7.02 AC.
PLANNING AREA 2: LOT O = 1.68 AC.
PLANNING AREA 1: LOT I = 0.51 AC.
PLANNING AREA 2: LOT S = 0.20 AC.
PLANNING AREA 1: LOT T = 0.14 AC.
PLANNING AREA 2: LOT W = 3.35 AC.
SUB-TOTAL 15.71 AC.

GROUP OPEN SPACE (CONSERVATION) PROVIDED

LOT B = 9.04 AC.
LOT X = 48.32 AC.
LOT AA = 57.09 AC.
LOT BB = 397.22 AC.
LOT KK = 7.48 AC.
LOT RR = 317.28 AC.
LOT AAA = 1.23 AC.
LOT BBB = 1.87 AC.
LOT CCC = 3.43 AC.
SUB-TOTAL 846.83 AC.

PROVIDED TOTAL CONSERVATION/GROUP OPEN SPACE

15.71 + 846.83 = 862.54 AC. PROVIDED > 856.29 AC. REQUIRED

REQUIRED USABLE OPEN SPACE/PRIVATE OPEN SPACE

DENSITY REQ.'S FOR OPEN SPACE	USABLE OPEN SPACE PER LOT	TOTAL SQFT.
VR: 306.16 LOTS	400 SF/LOT	122,464 SF
SR: 63.07 LOTS	1,000 SF/LOT	63,070 SF
RL: 33.31 LOTS	4,000 SF/LOT	133,240 SF
TOTAL SQFT.		318,774 SF
TOTAL ACRES REQUIRED	7.32 ACRES ARE REQUIRED FOR PRIVATE OPEN SPACE	
TOTAL ACRES PROPOSED	4.26 ACRES ARE PROPOSED FOR PRIVATE OPEN SPACE	
	3.06 ACRES REQUIRED TO BE SUBSTITUTED FROM CONSERVATION/GROUP USEABLE SPACE	

CONSERVATION AND GROUP OPEN SPACE	REQ. ACRES
VR: 71.20 AC x 25% =	17.80 AC.
SR: 545.78 AC x 40% =	218.31 AC.
RL: 775.23 AC x 80% =	620.18 AC.
TOTAL AC.	856.29 AC.
CONSERVATION AND GROUP OPEN SPACE	**PROP. ACRES**
PA 1 & 2 PRIVATE PARKS	11.22 AC.
PA 1, 2, & 3 PUBLIC PARKS	4.48 AC.
PROP. GROUP USEABLE SPACE (BIO-OPEN SPACE/ CONSERVATION SPACE)	846.83 AC.
TOTAL AC.	862.53 AC

PLANNED DEVELOPMENT RESIDENTIAL ZONING

PLANNING AREA 1A & 1B		
USE REGULATIONS		***
ANIMAL REGULATIONS		
DEVELOPMENT REGULATIONS	DENSITY	–
	LOT SIZE	5,000 SF
	BUILDING TYPE	B
	MAXIMUM FLOOR AREA	–
	FLOOR AREA RATIO	–
	HEIGHT	G
	LOT COVERAGE	–
	SETBACK	V
	OPEN SPACE	–
SPECIAL AREA REGULATIONS		C,F

PLANNING AREA 2A & 2B			
USE REGULATIONS		***	***
ANIMAL REGULATIONS			
DEVELOPMENT REGULATIONS	DENSITY	–	–
	LOT SIZE	4,500 SF	5,000 SF
	BUILDING TYPE	B	B
	MAXIMUM FLOOR AREA	–	–
	FLOOR AREA RATIO	–	–
	HEIGHT	G	G
	LOT COVERAGE	–	–
	SETBACK	V	V
	OPEN SPACE	–	–
SPECIAL AREA REGULATIONS		C,F	C,F

PLANNING AREA 3		
USE REGULATIONS		***
ANIMAL REGULATIONS		
DEVELOPMENT REGULATIONS	DENSITY	–
	LOT SIZE	5 AC
	BUILDING TYPE	B
	MAXIMUM FLOOR AREA	–
	FLOOR AREA RATIO	–
	HEIGHT	G
	LOT COVERAGE	–
	SETBACK	V
	OPEN SPACE	–
SPECIAL AREA REGULATIONS		C,F

EQUESTRIAN FACILITY		
USE REGULATIONS		A70,S80
ANIMAL REGULATIONS		D,M
DEVELOPMENT REGULATIONS	DENSITY	–
	LOT SIZE	4 AC. MIN
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	–
	FLOOR AREA RATIO	–
	HEIGHT	G
	LOT COVERAGE	–
	SETBACK	C,W
	OPEN SPACE	–
SPECIAL AREA REGULATIONS		C,F

*** GENERAL PLAN POLICY LU 1-8 PERMITS CHANGES IN DENSITY FOR A PROJECT WITH PARCELS THAT HAVE MORE THAN ONE DESIGNATION, ONLY WHEN APPROVED BY MAJOR USE PERMIT. PURSUANT TO THIS POLICY, UNDERLYING LAND USE DESIGNATION AND ZONING ARE NOT MODIFIED.

LOT SUMMARY						
DESCRIPTION	GROSS AREA (AC)	NO. OF LOTS (RESIDENTIAL)	NO. OF DWELLING UNITS	DWELLING UNITS PER ACRE	MINIMUM LOT SIZE	NO. OF LOTS (HOA)
PLANNING AREA 1	67.41*	144	144	2.1		10
PLANNING AREA 1A		76	76		5,000 SF	
PLANNING AREA 1B		68	68		5,000 SF	
PLANNING AREA 2	66.69*	237	237	3.6		13
PLANNING AREA 2A		144	144		4,500 SF	
PLANNING AREA 2B		93	93		5,000 SF	
PLANNING AREA 3	153.47**	14	14	0.09	5 ACRES	17
HILLSIDE ESTATE	24.24	1	1			
REMAINDER PARCEL	30.22					
LOT EEE (EQUESTRIAN FACILITY)	203.61					
TOTAL	545.64	396	396			40

* AREA INCLUDES HOA LETTERED LOTS ** AREA INCLUDES HOA LETTERED LOTS AND 1 ESTATE LOT (19.09 ACRES)

EQUESTRIAN M.U.P LOT: 203.61 ACRES

BIO-OPEN SPACE LOTS: (AREAS ON SHEET 3)
LOT B, X, AA, BB, KK, RR, YY, AAA, BBB & CCC

LETTERED LOTS: (AREAS ON SHEET 3)
PLANNING AREA 1: LOTS A, C THRU K AND T
PLANNING AREA 2: LOTS L THRU S, U THRU W, Y, Z AND DDD
PLANNING AREA 3: LOTS CC THRU JJ, LL THRU QQ, SS, TT, YY AND ZZ
WEST LILAC ROAD: LOT UU THRU XX

EXISTING ZONING	APN	127-191-20-00	127-230-59-00	127-271-02-00	125-131-49-00	124-150-28-00	126-060-78-00	124-150-34-00	124-150-35-00	125-131-48-00	125-131-54-00	127-271-01-00	125-080-21-00
USE REGULATIONS		A70/RV	A70	A70	A70	A70	A70/RV	A70/S80	A70	A70	A70	A70	RV
ANIMAL REGULATIONS		L/M	L	L	L	M	L	M	M	M	M	L	M
DEVELOPMENT REGULATIONS	DENSITY	–	–	–	–	–	–	–	–	–	–	–	–
	LOT SIZE	4AC/6000	2AC/4AC	2AC	4AC	4AC	4AC/6000	4AC/8AC	4AC	4AC	4AC	2AC	4AC
	BUILDING TYPE	C/K	C	C	C	C	C	C	C	C	C	C	K
	MAXIMUM FLOOR AREA	–	–	–	–	–	–	–	–	–	–	–	–
	FLOOR AREA RATIO	–	–	–	–	–	–	–	–	–	–	–	–
	HEIGHT	G	G	G	G	G	G	G	G	G	G	G	G
	LOT COVERAGE	–	–	–	–	–	–	–	–	–	–	–	–
	SETBACK	C/W	C	C	W	W	C/W	C/W	C/W	C/W	C/W	C	C
	OPEN SPACE	–	–	–	–	–	–	–	–	–	–	–	–
SPECIAL AREA REGULATIONS		B,C,F	C	–	–	C,F	B,C,F	C,F	C,F	B	F	–	B

PLANNED DEVELOPMENT REGULATIONS

PLANNING AREA 1A & 1B	
LOT SIZE	5,000 SF
LOT DIMENSION	50'X100'
HOUSING TYPE	SINGLE FAMILY DETACHED
SETBACKS: FRONT YARD	52' R/W-46', 56' R/W-48'
INTERIOR SIDE YARD	5'
REAR YARD	20'
PARKING	288
BUIDLDING HEIGHT	35'

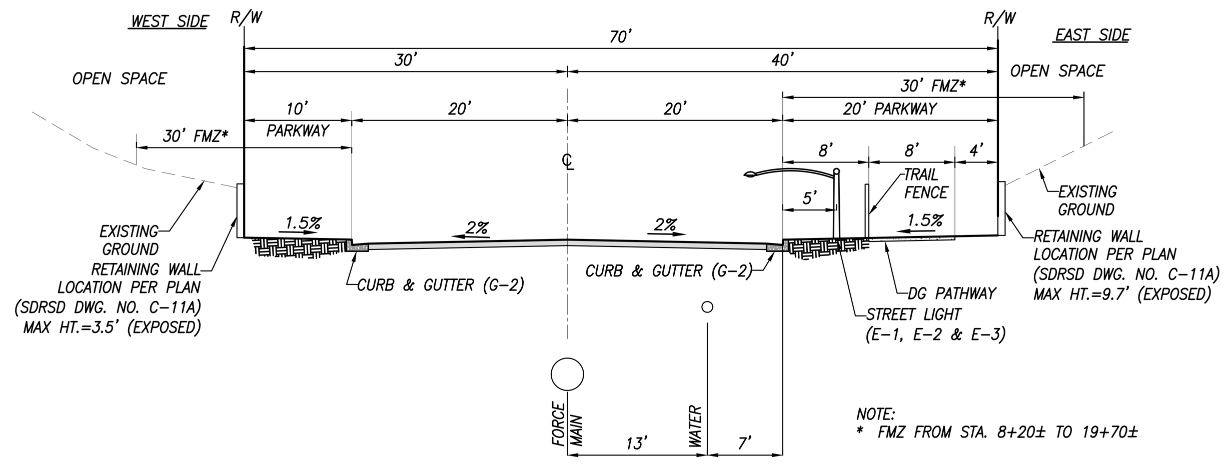
PLANNING AREA 2A	
LOT SIZE	4,500 SF
LOT DIMENSION	45'X100'
HOUSING TYPE	SINGLE FAMILY DETACHED
SETBACKS: FRONT YARD	52' R/W-46', 56' R/W-48' 60' R/W-50'
INTERIOR SIDE YARD	5'
REAR YARD	20'
PARKING	288
BUIDLDING HEIGHT	35'

PLANNING AREA 3	
LOT SIZE	5 AC
LOT DIMENSION	VARIES
HOUSING TYPE	SINGLE FAMILY DETACHED
SETBACKS: FRONT YARD	40'
INTERIOR SIDE YARD	5'
REAR YARD	20'
PARKING	28
BUIDLDING HEIGHT	35'

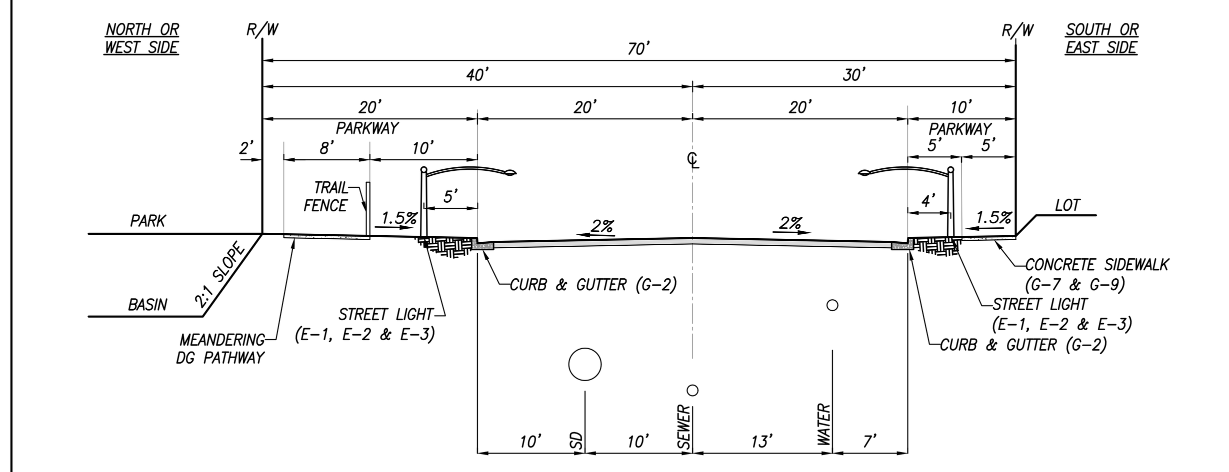
PLANNING AREA 2B	
LOT SIZE	5,000 SF
LOT DIMENSION	50'X100'
HOUSING TYPE	SINGLE FAMILY DETACHED
SETBACKS: FRONT YARD	52' R/W-46', 56' R/W-48'
INTERIOR SIDE YARD	5'
REAR YARD	20'
PARKING	186
BUIDLDING HEIGHT	35'

COUNTY OF SAN DIEGO TRACT 5615
"B" DESIGNATOR - SITE PLAN
PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
LOT AREA TABLE
OCEAN BREEZE RANCH

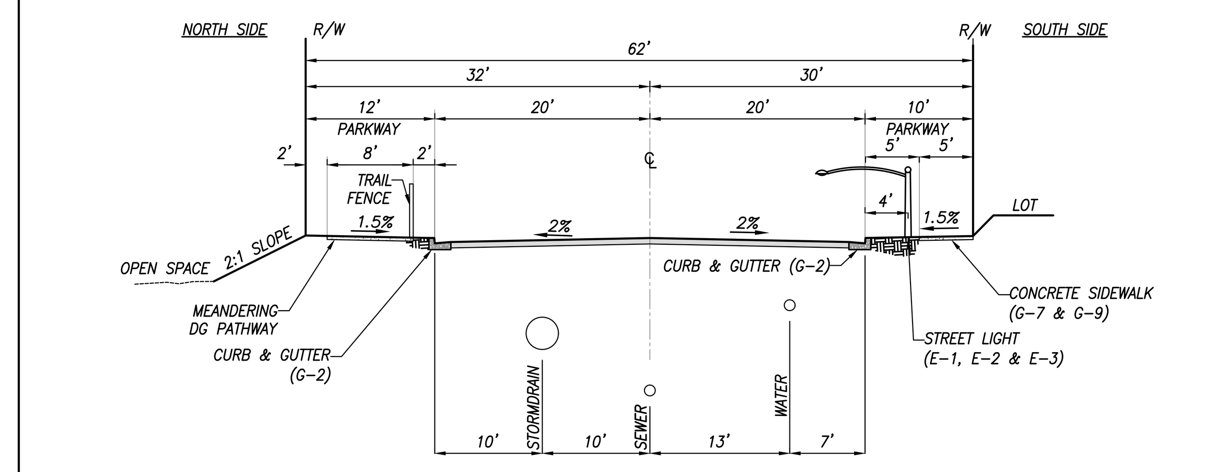
PROJECT DESIGN CONSULTANTS
Planning I Landscape Architecture I Engineering I Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax



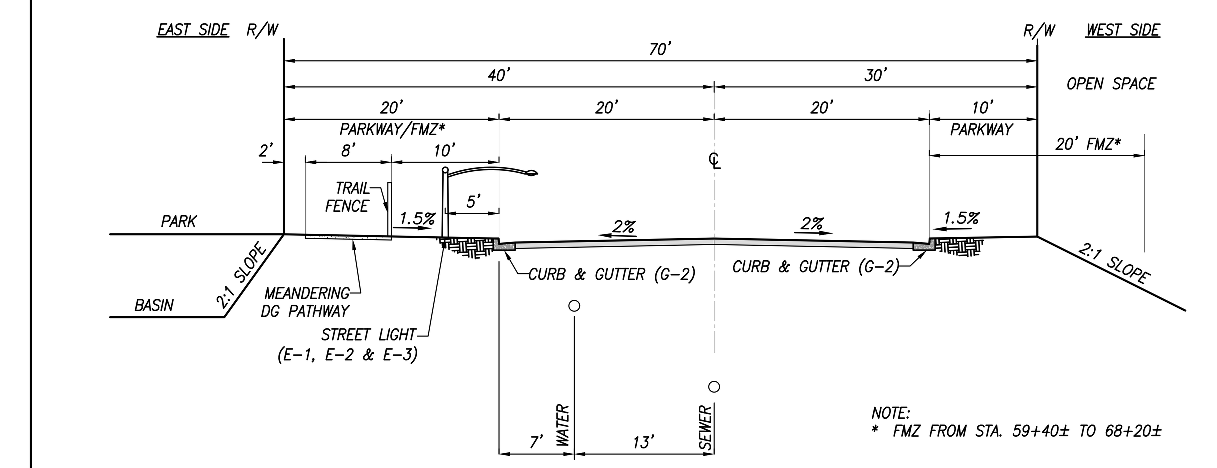
SECTION 1-1: STREET A (PUBLIC)
(STA. 8+00± TO STA. 21+90±)
RESIDENTIAL COLLECTOR ROAD
DESIGN SPEED=30 MPH, MAX ADT=2,000
NOT TO SCALE



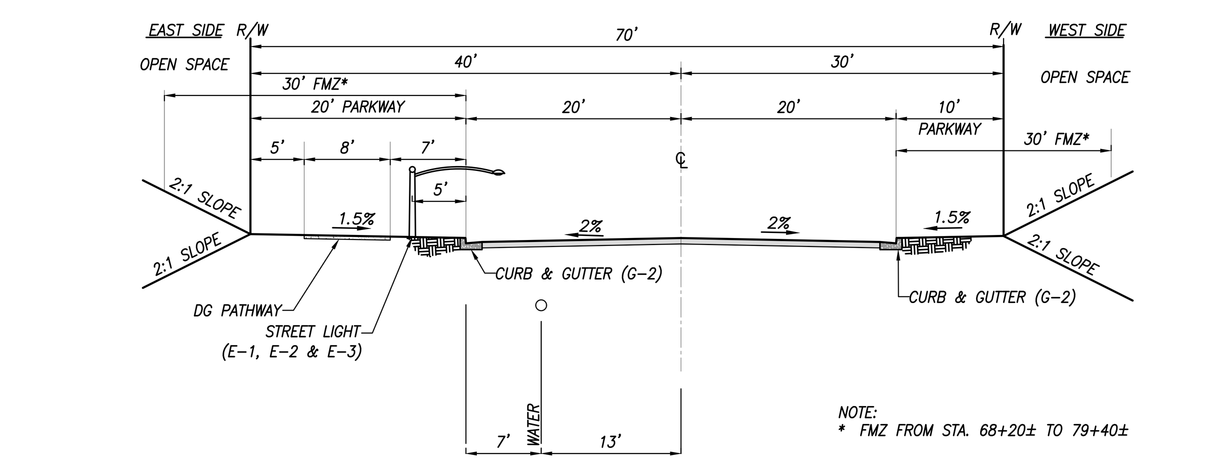
SECTION 2-2: STREET A (PUBLIC)
(STA. 21+90± TO 29+20±; 35+70± TO STA. 56+60±)
RESIDENTIAL COLLECTOR ROAD
DESIGN SPEED=30 MPH, MAX ADT=2,000
NOT TO SCALE



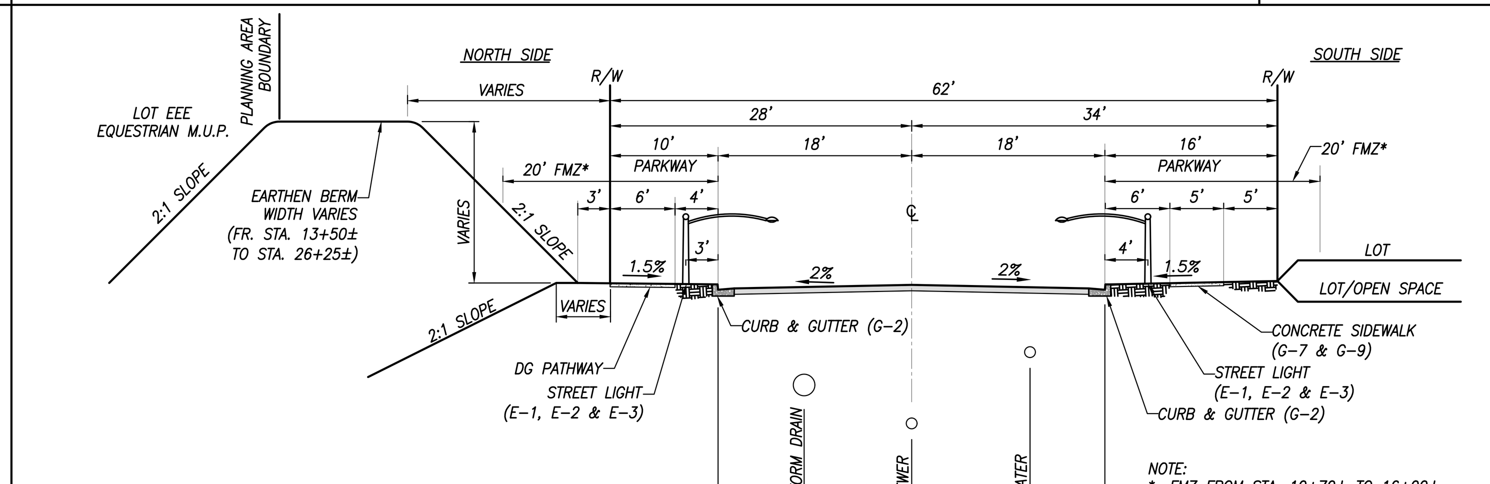
SECTION 3-3: STREET A (PUBLIC)
(STA. 29+20± TO STA. 35+70±)
RESIDENTIAL COLLECTOR ROAD
DESIGN SPEED=30 MPH, MAX ADT=2,000
NOT TO SCALE



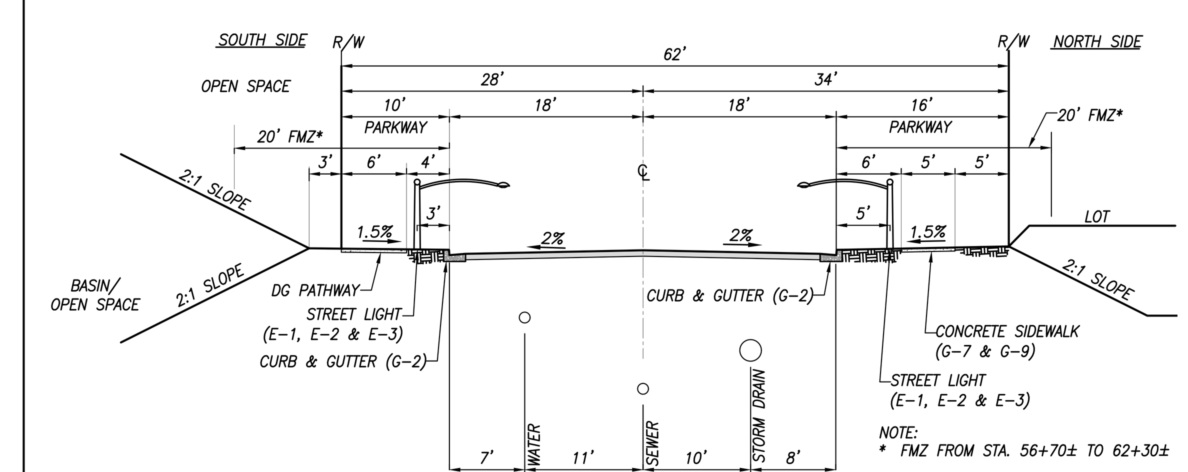
SECTION 4-4: STREET A (PUBLIC)
(STA. 56+60± TO STA. 68+20±)
RESIDENTIAL COLLECTOR ROAD
DESIGN SPEED=30 MPH, MAX ADT=2,000
NOT TO SCALE



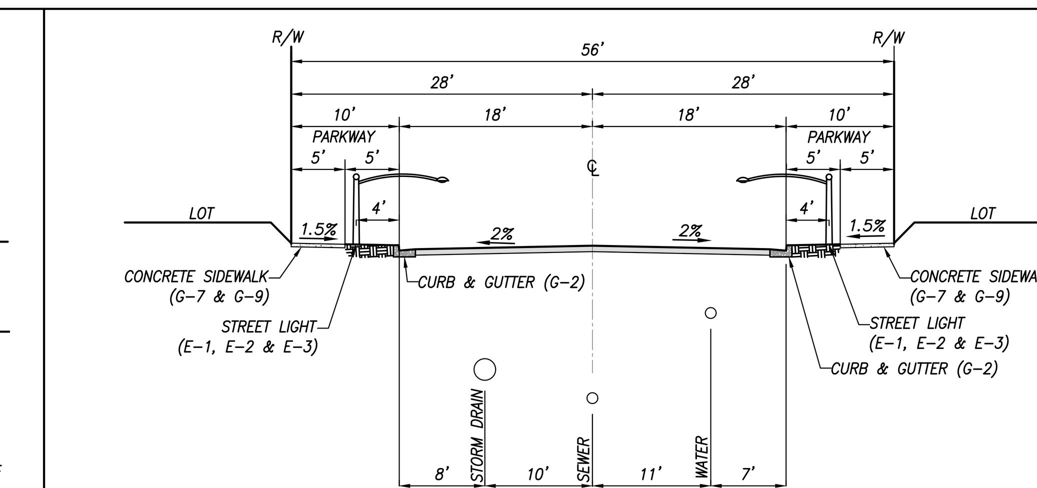
SECTION 5-5: STREET A (PUBLIC)
(STA. 68+20± TO STA. 81+78±)
RESIDENTIAL COLLECTOR ROAD
DESIGN SPEED=30 MPH, MAX ADT=2,000
NOT TO SCALE



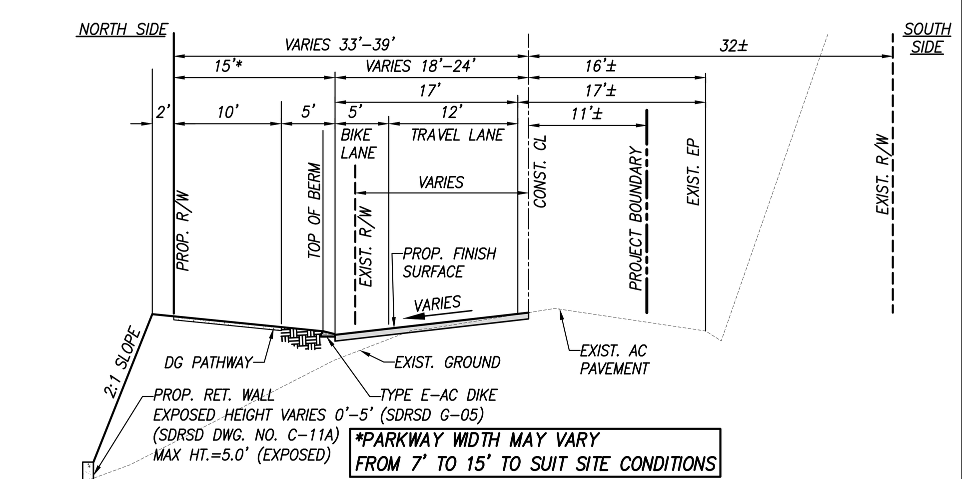
SECTION 6-6: STREET 'B' (PUBLIC)
(STA. 10+00± TO STA. 38+00±)
RESIDENTIAL ROAD
DESIGN SPEED=30 MPH, MAX ADT=1,500
NOT TO SCALE



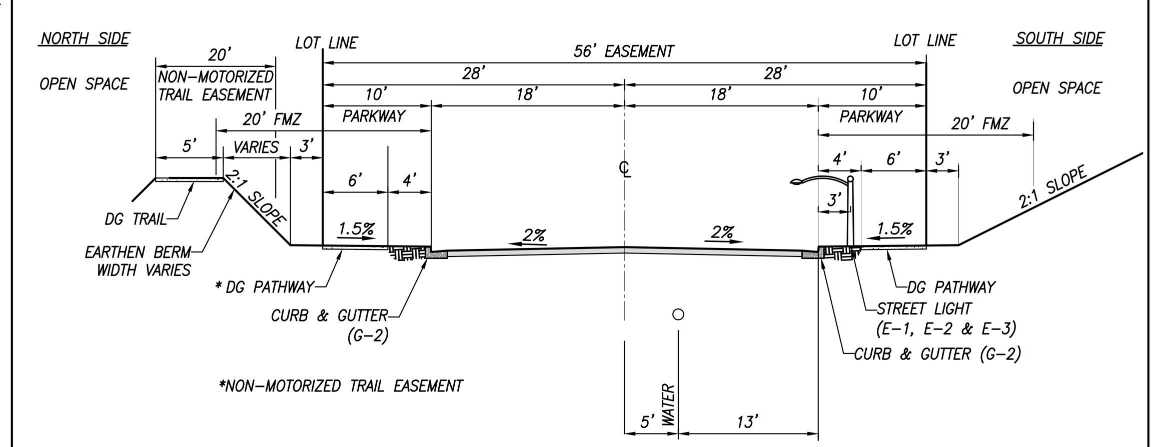
SECTION 7-7: STREET 'B' (PUBLIC)
(STA. 38+00± TO STA. 62+80±)
RESIDENTIAL ROAD
DESIGN SPEED=30 MPH, MAX ADT=1,500
NOT TO SCALE



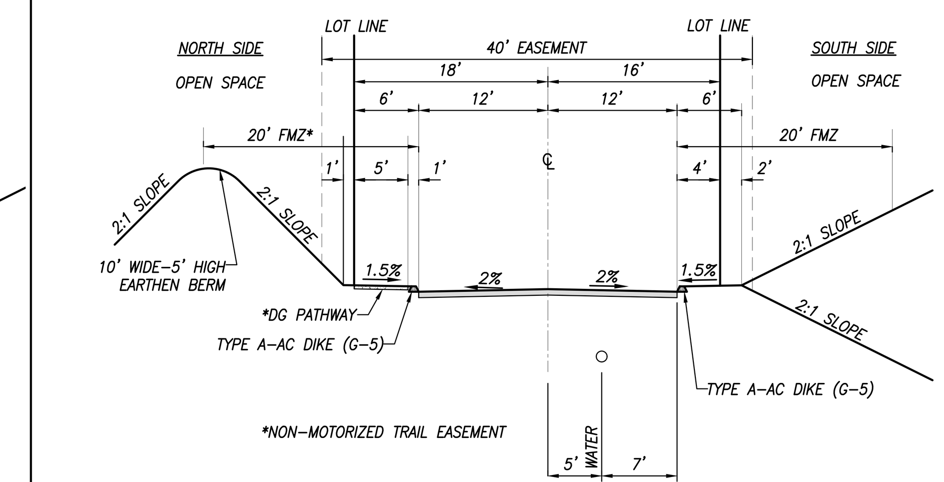
PORTION OF STREETS C, D AND E (PUBLIC)
STREETS G, J, L AND M (PUBLIC)
RESIDENTIAL ROAD
DESIGN SPEED=30 MPH, MAX ADT=1,500
NOT TO SCALE



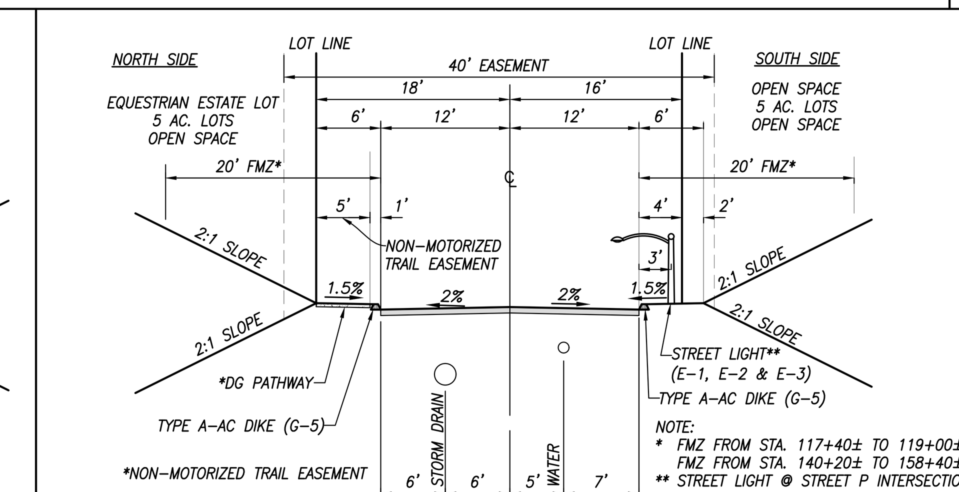
SECTION 14-14: LILAC ROAD (PUBLIC)
(STA. 83+90± TO STA. 93+80±)
LIGHT COLLECTOR ROAD
DESIGN SPEED=40 MPH, MAX ADT=6,300
NOT TO SCALE



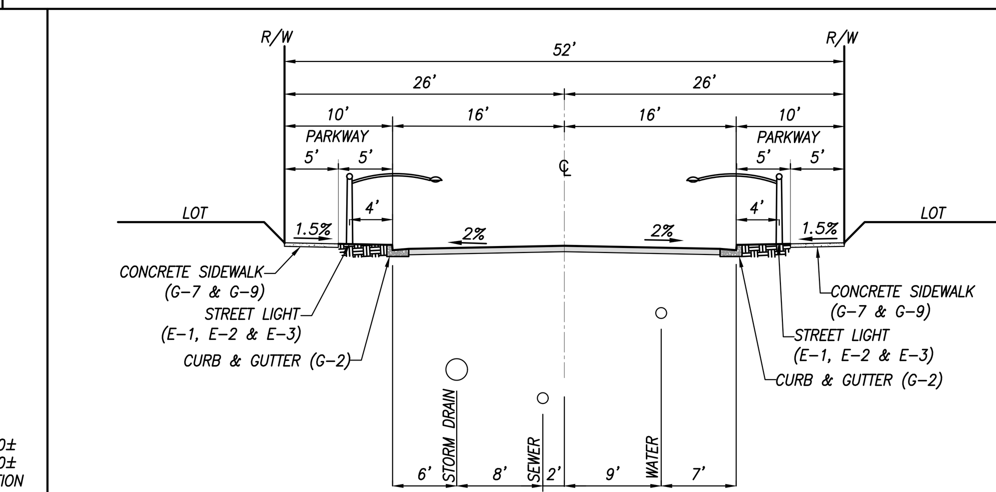
SECTION 8-8: DULIN ROAD (PRIVATE)
(STA. 93+50± TO STA. 94+90±; ROUNDABOUT @ 95+20±)
RESIDENTIAL ROAD
DESIGN SPEED=30 MPH, MAX PROJECTED ADT=200
NOT TO SCALE
SEE RMWD NOTE BELOW



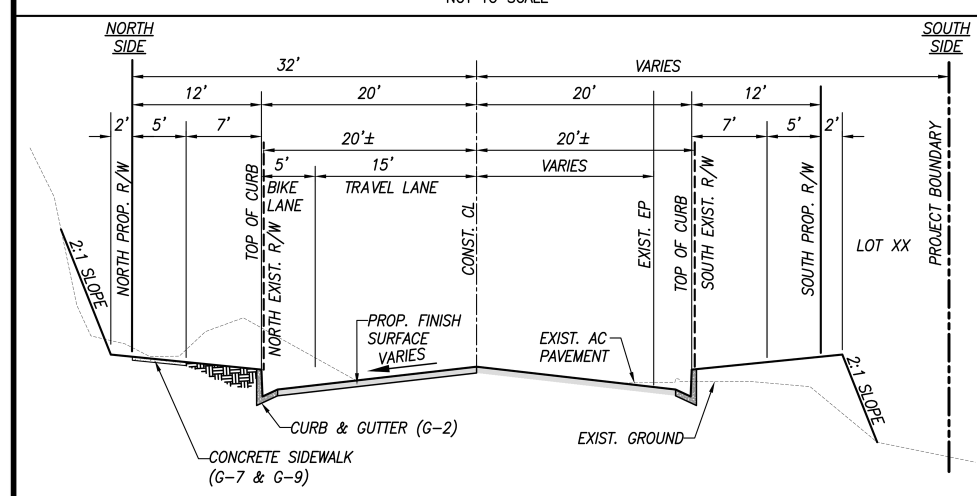
SECTION 9-9: DULIN ROAD (PRIVATE)
(STA. 95+20± TO STA. 106+30±)
RESIDENTIAL ROAD
DESIGN SPEED=30 MPH, MAX PROJECTED ADT=200
NOT TO SCALE
SEE RMWD NOTE BELOW



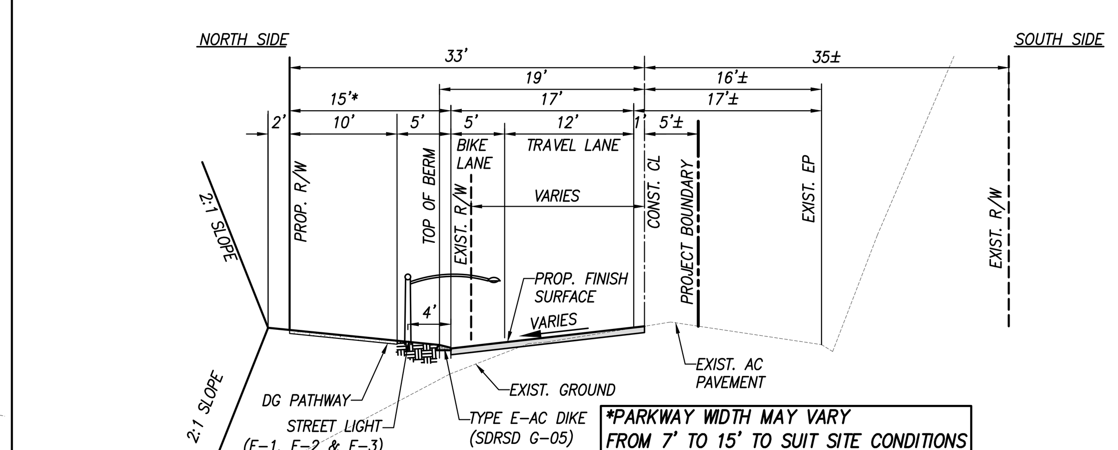
SECTION 10-10: DULIN ROAD (PRIVATE)
(STA. 106+30± TO STA. 155+60; STA. 155+60± TO STA. 158+40± (R/W TRANSITION)
RESIDENTIAL ROAD
DESIGN SPEED=30 MPH, MAX PROJECTED ADT=200
NOT TO SCALE
SEE RMWD NOTE BELOW



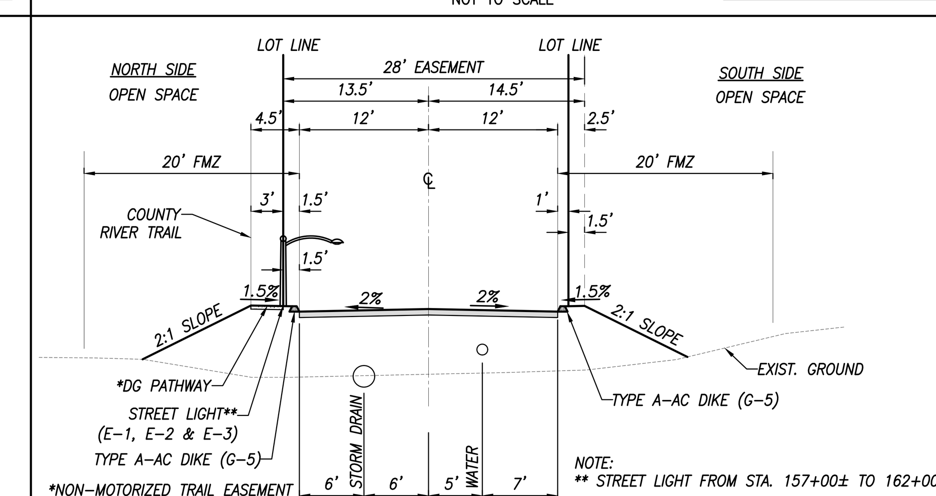
PORTION OF STREETS C, D AND E (PUBLIC)
STREETS F, H, I, K, N AND O (PUBLIC)
RESIDENTIAL CUL-DE-SAC
DESIGN SPEED=30 MPH, MAX ADT=400
NOT TO SCALE



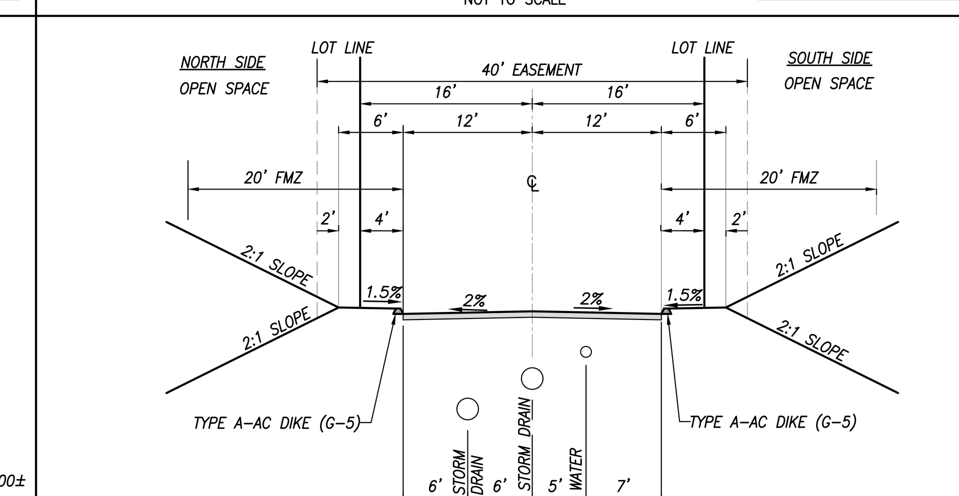
SECTION 15-15: LILAC ROAD (PUBLIC)
(EAST OF SULLIVAN MIDDLE SCHOOL EASTERLY PROJECT BOUNDARY)
LIGHT COLLECTOR ROAD
DESIGN SPEED=40 MPH, MAX ADT=6,300
NOT TO SCALE



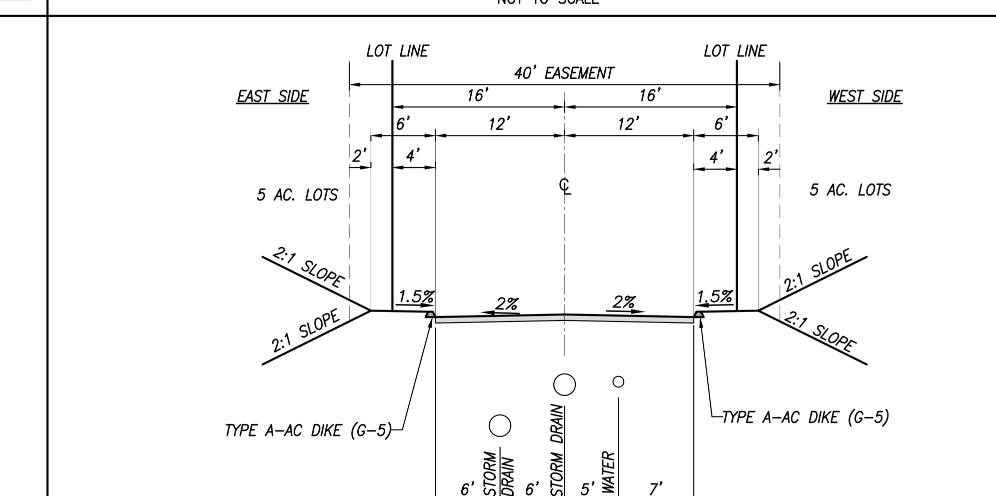
SECTION 13-13: LILAC ROAD (PUBLIC)
(STA. 50+00± TO STA. 83+90±)
LIGHT COLLECTOR ROAD
DESIGN SPEED=40 MPH, MAX ADT=6,300
NOT TO SCALE



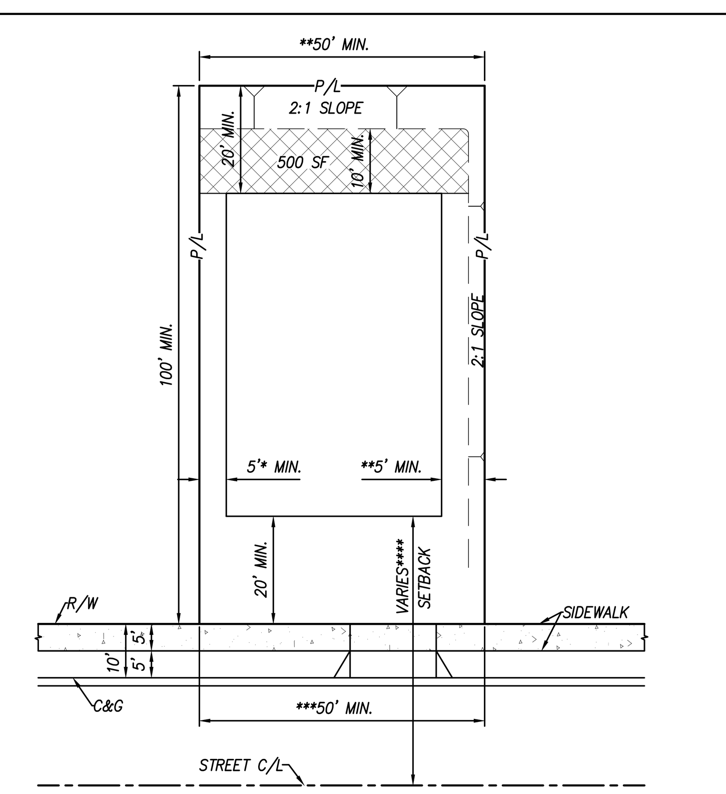
SECTION 11-11: DULIN ROAD (PRIVATE)
(STA. 158+40± TO STA. 165+70±)
RESIDENTIAL ROAD
***DESIGN SPEED=30 MPH, MAX PROJECTED ADT=200 *** DESIGN SPEED=15 MPH (STA. 155+62± TO STA. 165+70±)
NOT TO SCALE
SEE RMWD NOTE BELOW



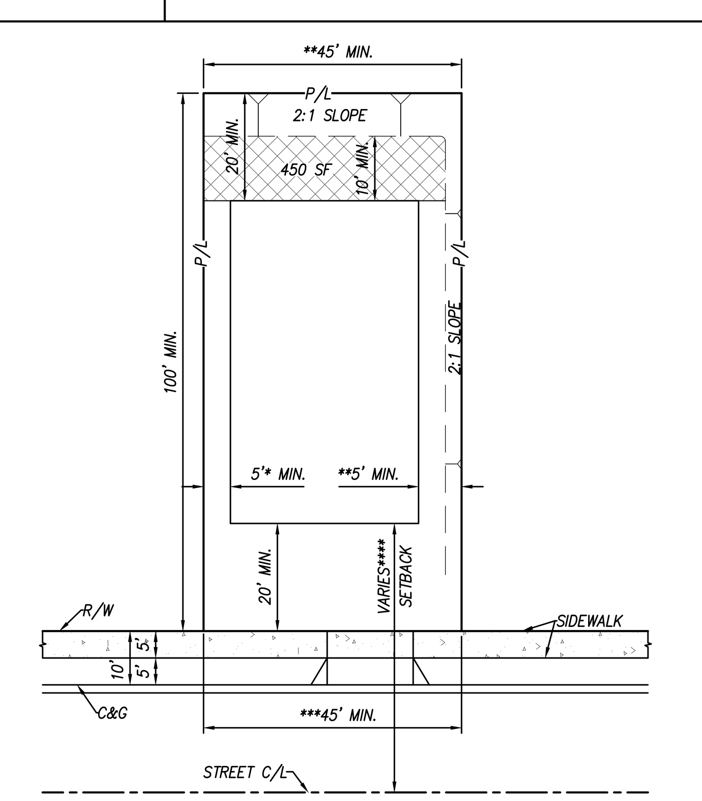
SECTION 12-12: DULIN ROAD (PRIVATE)
(STA. 165+70± TO STA. 193+80±)
RESIDENTIAL ROAD
DESIGN SPEED=30 MPH, MAX PROJECTED ADT=200
NOT TO SCALE
SEE RMWD NOTE BELOW



STREET P (PRIVATE)
RESIDENTIAL CUL-DE-SAC
DESIGN SPEED=25 MPH, MAX PROJECTED ADT=75
NOT TO SCALE
SEE RMWD NOTE BELOW



PLANNING AREA 1A, 1B AND 2B
PRIVATE USABLE OPEN SPACE = 500 SF/LOT

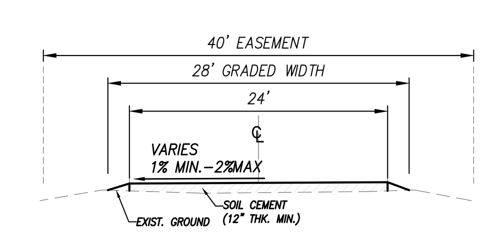


PLANNING AREA 2A
PRIVATE USABLE OPEN SPACE = 450 SF/LOT

= PRIVATE USEABLE OPEN SPACE

* 10' MINIMUM ON CORNER LOTS
** DIMENSION DEPENDS ON THE DIFFERENTIAL BETWEEN LOT ELEVATIONS AND GRADING
*** 35' MINIMUM ON CUL-DE-SAC
**** STREET CENTERLINE SETBACKS:
60' R/W ROAD A- 50'
56' R/W ROAD B, C, D, L & M- 48'
52' R/W ROAD C, E, F, H, I, K, N, & O- 46'

TYPICAL LOT LAYOUT AND SETBACKS
NOT TO SCALE

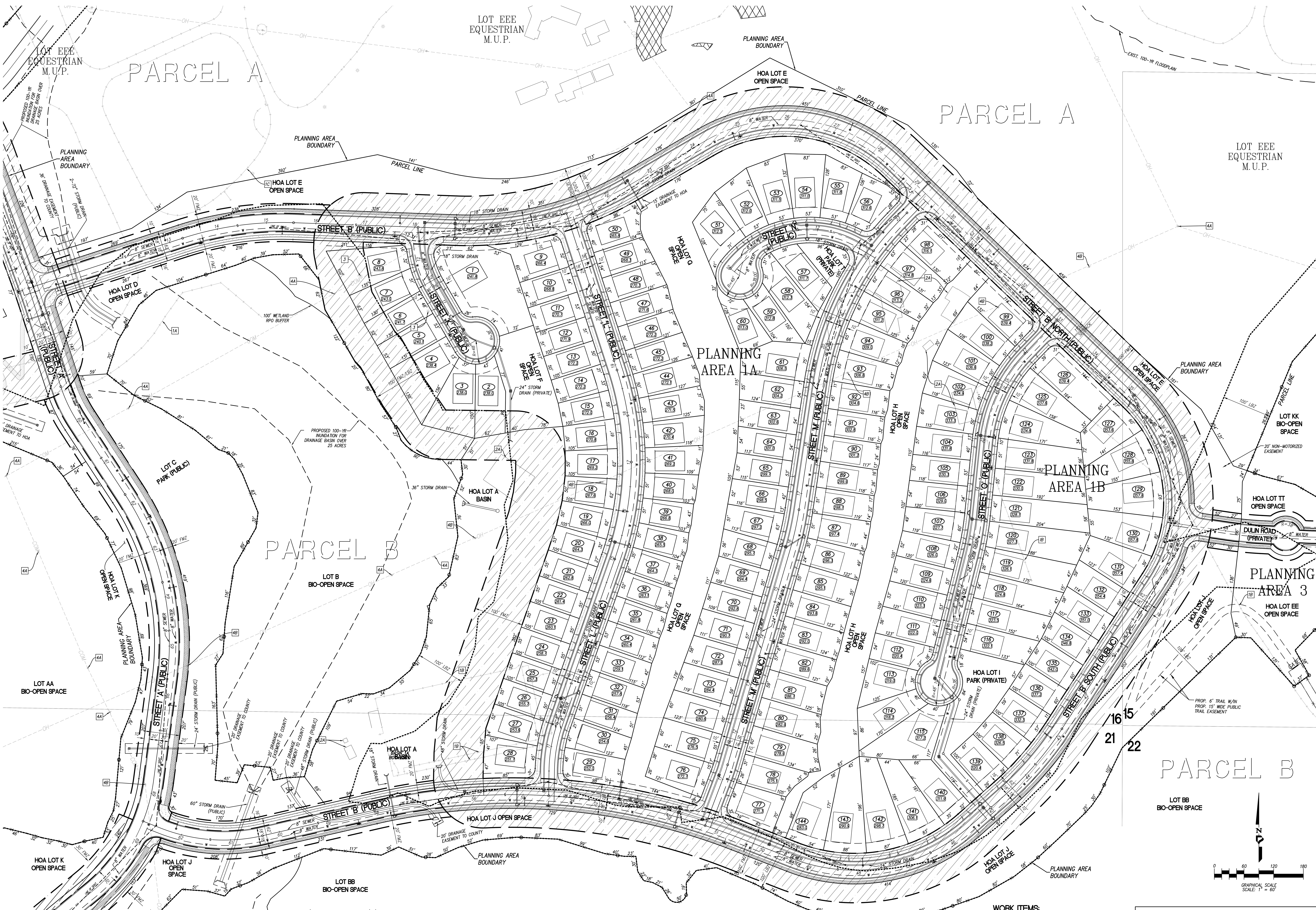


TEMPORARY ACCESS ROAD
(FOR LOCATION, SEE EQUESTRIAN MAJOR USE PERMIT PDS2016-MUP-16-013)
NOT TO SCALE

RMWD NOTE:
FIRE HYDRANTS & WATER APPURTENANCES WITHIN PRIVATE ROADS TO BE LOCATED BEHIND CURB WITHIN RMWD EASEMENT.

COUNTY OF SAN DIEGO TRACT 5615
"B" DESIGNATOR - SITE PLAN
PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
TYPICAL SECTIONS AND DETAILS
OCEAN BREEZE RANCH

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax



WORK ITEMS:

1A	EXIST. FENCES TO REMAIN IN PLACE.
1B	EXIST. FENCES TO BE REMOVED.
1C	EXIST. FENCES TO BE RELOCATED
2A	EXIST. BUILDING TO BE DEMOLISHED/REMOVED.
3	EXIST. LIGHT TO BE REMOVED.
4A	EXIST. POWER POLE TO REMAIN AND/OR BE ABANDONED.
4B	EXIST. POWER POLE TO BE REMOVED.

COUNTY OF SAN DIEGO TRACT 5615
"B" DESIGNATOR - SITE PLAN
PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
PLANNING AREA 1
OCEAN BREEZE RANCH

PROJECT DESIGN CONSULTANTS
Planning I Landscape Architecture I Engineering I Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

0 60 120 180
GRAPHICAL SCALE
SCALE: 1" = 60'

WORK ITEMS:

- 1A EXIST. FENCES TO REMAIN IN PLACE.
- 1B EXIST. FENCES TO BE REMOVED.
- 1C EXIST. FENCES TO BE RELOCATED
- 2A EXIST. BUILDING TO BE DEMOLISHED/REMOVED.
- 4A EXIST. POWER POLE TO REMAIN AND/OR BE ABANDONED.
- 9 EXIST. WELL AND PUMP HOUSE TO BE ABANDONED AND CAPPED.

COUNTY OF SAN DIEGO TRACT 5615
"B" DESIGNATOR - SITE PLAN
PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012
PLANNING AREA 2
OCEAN BREEZE RANCH

PROJECT DESIGN CONSULTANTS
Planning I Landscape Architecture I Engineering I Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

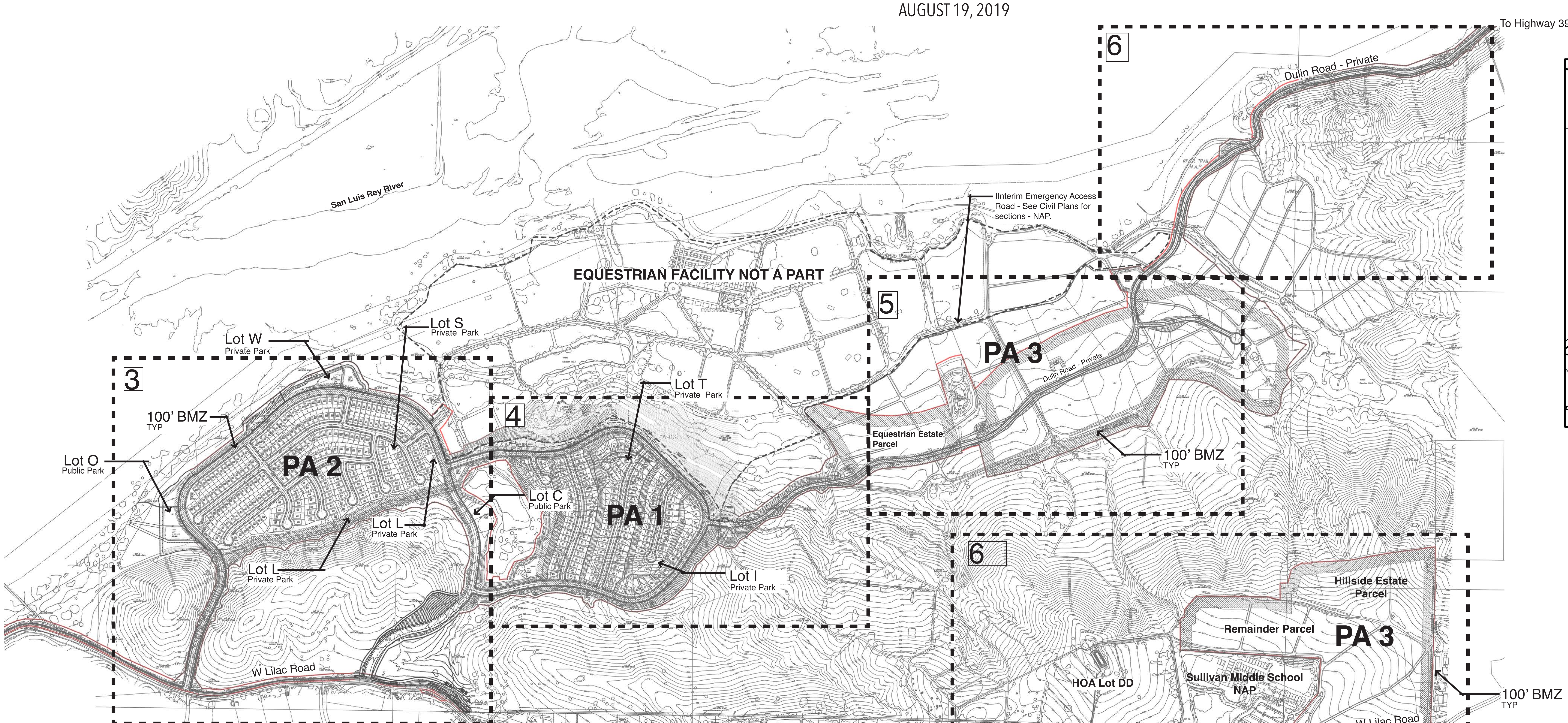
COUNTY OF SAN DIEGO TRACT 5615

CONCEPTUAL LANDSCAPE PLAN FOR:

OCEAN BREEZE RANCH

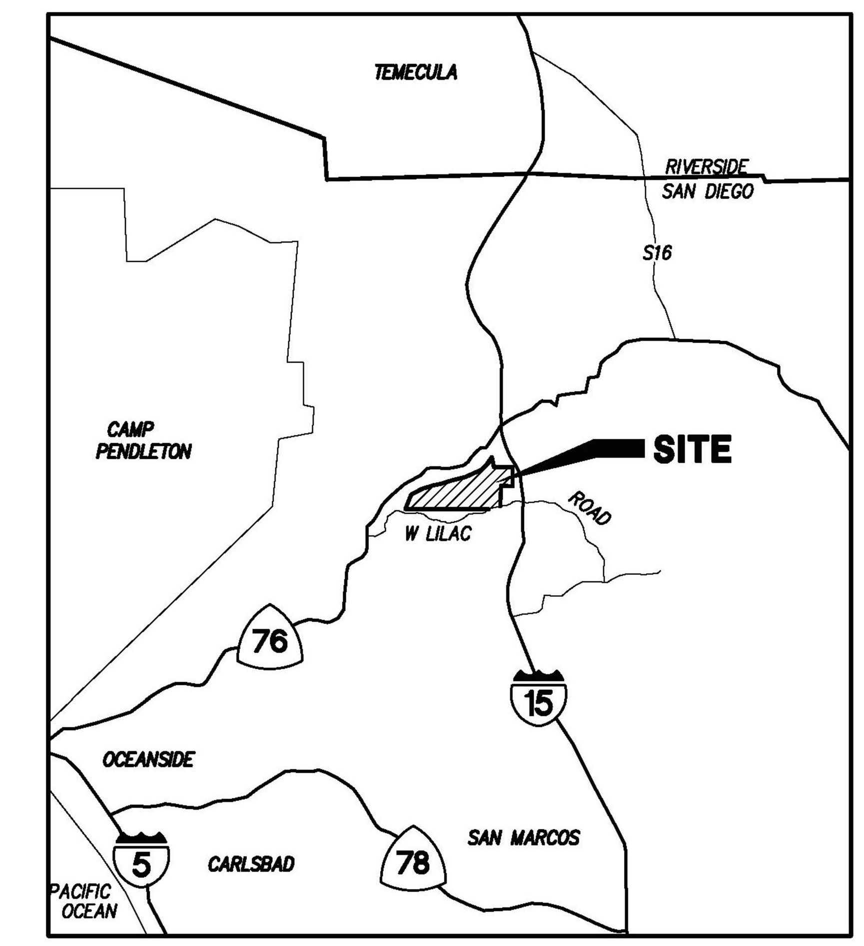
MUP #PDS2016-MUP-16-012

AUGUST 19, 2019



KEYMAP

SCALE 1"=500'



VICINITY MAP NTS

NOTE: MAJOR USE PERMIT

The approved plot plan, site design, conceptual landscape plans, and architectural elevations of particular design elements of the project, including, but not limited to residences, recreational sites, signage, and lighting are conceptual and have been provided for illustrative purposes only. Certain deviations to the design, scale, bulk, and coverage of the project may be required during the final design and development of the project to meet the Ocean Breeze Major Use Permit implementation standards. Proposed deviations that are in substantial conformance with, or meet the intent of, the scale, bulk, coverage, and density of the approved project may be approved at the discretion of the Director of Planning & Development Services.

A Minor Deviation to the Major Use Permit is not required for any building, structure or projection listed in 4835 or any use listed in the Accessory Use Regulations, Section 6150-6199 (or as otherwise referenced), provided the building, structure or projection or use meets the specific accessory use setbacks in the Major Use Permit and meets all other conditions and restrictions in the Major Use Permit.

The Director of Planning & Development Services is authorized, at his discretion, to allow changes to the project without requiring a Minor Deviation to the Major Use Permit provided County staff determines that no new significant impact will be created or no increase in a previously identified significant environmental effect will occur as a result of the requested change(s).

Tree Planting Summary **Total Conceptual Tree Planting - 2,371+/-**

Per the County Climate Action Plan - All new residential Lots will be required to plant 2 trees per lot. The following is an estimate of the approximate number trees to be planted within the project. This will be revised and updated during the development of the final Landscape Documentation Package.

Project phasing for landscape development to be determined.

AREA	Approximate Number of Trees
PA 1	
Residential Lots - 144	288 (2 Per lot)
Street A	75
Street B	205
Streets K-O	200
PA 1 Subtotal	768
PA 2	
Residential Lots - 237	474 (2 Per lot)
West Lilac Frontage	50 (Note - Existing trees and native landscape occur on this road)
Street A	250
Streets C-J	300
PA 2 Subtotal	1072

AREA	Approximate Number of Trees		
PA 3			
Residential Lots - 15	30 (2 Per lot)		
Dulin Road	35 (Note - Portions of road remain undisturbed, native)		
West Lilac Frontage	20 (Note - Existing trees and native landscape occur on this road)		
PA 3 Subtotal	85		
Lot L Private Park	63	Lot S Private Park	8
Lot O Public Park	28	Lot T Private Park	4
Lot W Private Park	60		
Lot C Private Park	30		
Lot I Private Park	10		
Parks Subtotal	203		
Slopes/Basins	225		
HOA Open Space	18		

LANDSCAPE SHEET INDEX

Revised 08-19-2019
5th Submittal 07-30-2019
4th Submittal 05-21-2019
3rd Submittal 12-10-2018
2nd Submittal 5-23-2018
Original Submittal 9-28-2016

MS◦ASLA
Landscape Architecture - Community Planning
305 North Coast Highway Suite T
Laguna Beach, CA 92651
949-375-2523

TENTATIIVE MAP
TRACT 5615
OCEAN BREEZE RANCH
TM PLAN
Landscape Title Sheet
MUP #PDS2016-MUP-16-012
August 12, 2019
SHEET **L1** of **L-10**

BRUSH MANAGEMENT NOTES AND DETAILS

WITHIN THE OCEAN BREEZE RANCH, BRUSH MANAGEMENT ZONES A AND B WILL BE THOUGHTFULLY AND STRATEGICALLY IMPLEMENTED TO BLEND THE PROPOSED SITE ELEMENTS INTO THE NATURAL HILLSIDES, PROVIDE A LOGICAL AND DEFENSIBLE PERIMETER FOR FIRE, EROSION, AND OTHER NATURALLY OCCURRING HAZARDS, AND REHABILITATE DISTURBED TRANSITION ZONES FROM THE NATURAL ENVIRONMENT TO THE BUILT.

REFER TO THE LATEST FIRE PROTECTION PLAN PREPARED BY FIREWISE 2000 , SPECIFICALLY DEFENSIBLE SPACE AND VEGETATION MANAGEMENT.

ZONE A

- CLEAR ALL UNDESIRABLE NON-NATIVE VEGETATION (APPENDIX 'B')
- NO PLANTING OF UNDESIRABLE NON-NATIVE VEGETATION (APPENDIX 'B')
- PLANT APPROVED VEGETATION (APPENDIX 'A') IN SINGLES/CLUSTERS
- NO PYROPHYTES CAN BE PLANTED. EXCEPTION: NON-FIRE-RESISTIVE TREES (CONIFERS, PEPPERS, EUCALYPTUS, & ACACIA) CAN BE PLANTED AND MAINTAINED (WITH PRIOR FIRE MARSHALL APPROVAL) IF LOCATED SO THAT THERE IS 50' MIN. MATURE CANOPY CLEARANCE FROM STRUCTURES.
- NO DENSE PLANT MASSES ADJACENT TO STRUCTURES OR UNDER TREES
- TREES ALLOWED IF THEY ARE PRUNED TO MAINTAIN 10' VERTICAL SEPARATION ABOVE UNDERLYING SHRUBS/GROUNDCOVER OR 3X THE HEIGHT OF THE UNDERSTORY OR 10' (WHICHEVER IS GREATER).
- THREE CLUSTERS OF 3 MAXIMUM WITH 10' MATURE CANOPY SEPARATION (LESS THAN 20% SLOPE) OR 20' (MORE THAN 20% SLOPE).
- MATURE CANOPY WILL BE 10' MINIMUM FROM BUILDING EAVES AND NOT OVERHANG ANY STRUCTURES.
- MULCH, CHIPS, OTHER SMALL CUTTINGS MAY BE EVENLY SPREAD TO A MAXIMUM DEPTH OF 4" AND WILL BE 50' MIN FROM BUILDINGS.

ZONE B

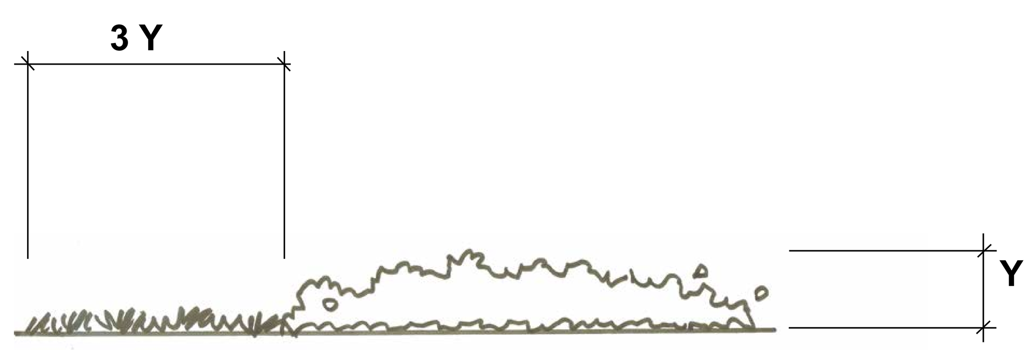
CAN BE CLEARED IN CONFORMANCE WITH ZONE A REQUIREMENTS OR MODIFIED PER THE FOLLOWING:

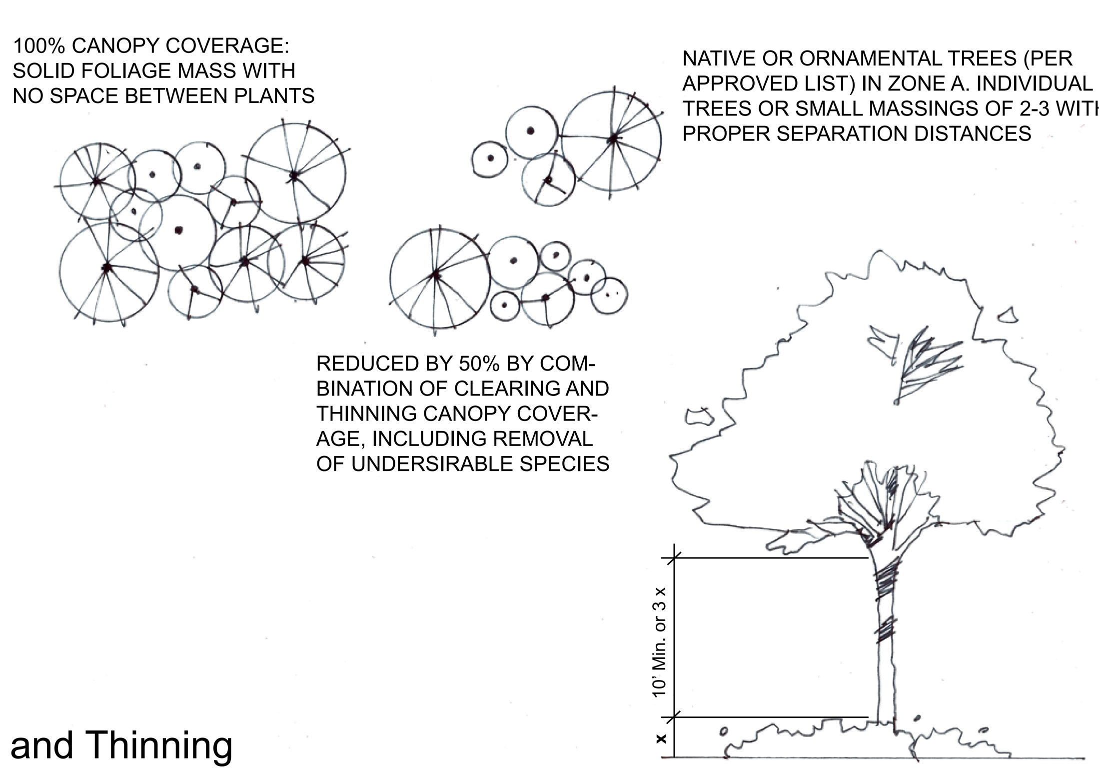
- FUEL VOLUME TO BE REMOVED OR THINNED BY 50%.
- TEMPORARY IRRIGATION USED ONLY TO ESTABLISH FIRE-RESISTIVE LANDSCAPING.
- ALL GRASSES AND WEEDS WILL BE MOWED OR WEED-WHIPPED (NO PULLING OR ROOT REMOVAL) TO A 4 IN. HT. BY JUNE 1ST OF EACH YEAR OR WHEN FUEL IS CURED (WHICHEVER IS FIRST).
- VEGETATIVE DEBRIS/TRIMMINGS WILL BE REMOVED FROM SITE OR CONVERTED TO MULCH (EVENLY SPACED WITH 4" MAX. DEPTH).
- VEGETATION WITHIN 30' OF NEW ROADS WILL BE MODIFIED/REDUCED TO 50% OF FULL COVERAGE AREA.
- NONE OF THE FOLLOWING WILL BE PERMITTED TO GROW IN THIS ZONE
  - ARTEMISIA CALIFORNICA, CALIFORNIA SAGEBRUSH
  - ERIOGONUM FASCICULATUM, FLAT-TOPPED BUCKWHEAT
  - SALVIA MELLIFERA, BLACK SAGE

MAINTENANCE

YEAR-ROUND MAINTENANCE WILL INCLUDE THE FOLLOWING:

- PRUNE AND THIN TREES AROUND STRUCTURES TO A PROPER CANOPY SEPARATION.
- BRANCHES OVERHANGING ROOFS WILL BE REMOVED.
- TRASH AND COMBUSTIBLE DEBRIS WILL BE CLEARED FROM GUTTERS, ROOFS, AND AROUND STRUCTURES.
- IRRIGATION SYSTEMS WILL BE MAINTAINED IN FULL WORKING CONDITION.





Pruning and Thinning

LANDSCAPE NOTES

ALL NEW LANDSCAPING SHALL CONFORM TO THE FOLLOWING DOCUMENTS:

- COUNTY OF SAN DIEGO WATER EFFICIENT LANDSCAPE DESIGN MANUAL
- APPROVED FINAL PROJECT FIRE PROTECTION PLAN FOR FUEL MODIFICATION BY FIREWISE 2000
- COUNTY OF SAN DIEGO WATER CONSERVATION IN LANDSCAPE ORDINANCE
- BONSALL DESIGN GUIDELINES

1. ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES WILL BE PERMANENTLY RE-VEGETATED AND IRRIGATED PER THE PERMANENT RE-VEGETATION AND IRRIGATION REQUIREMENTS AS PER COUNTY OF SAN DIEGO LANDSCAPE REGULATION.
2. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS AND GROUNDCOVERS AND IRRIGATION SYSTEM DESIGN.
3. FINAL LANDSCAPE PLANS SHALL SHOW SIGHT LINE DISTANCE. ALL LANDSCAPE SHALL BE MAINTAINED WITH NO STRUCTURES HIGHER THAN 30" OR PLANT MATERIAL HIGHER THAN 24" AT MATURITY WITHIN THE CLEAR LINE OF SIGHT AREA.
4. BRUSH MANAGEMENT ZONES ARE SHOWN ON A SEPARATE EXHIBIT ENTITLED "FIRE PROTECTION PLAN".
5. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE COUNTY OF SAN DIEGO LANDSCAPE REGULATION AND ALL OTHER APPLICABLE REGIONAL AND STATE STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
6. AN ENCROACHMENT PERMIT, AND/OR AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT SHALL BE REQUIRED FOR ALL LANDSCAPE IMPROVEMENTS WITHIN THE PUBLIC RIGHT'S OF WAY.
7. DG PATHWAYSWITH LONGITUDINAL SLOPES OVER 8% SHALL NOT BE ALLOWED WITHOUT DRAINAGE/RUNOOF CONSIDERATION. MAXIMUM CROSS SLOPE SHALL BE 5%.
8. STREET TREES: STREET TREES SHALL BE PROVIDED WITHIN THE PUBLIC RIGHT-OF-WAY AREA, BETWEEN THE CURB AND PROPERTY LINE, AT NO LESS THAN TWENTY FIVE FEET. ALL STREET TREES MUST BE A MINIMUM SIZE OF 24-INCH BOX. ALL PLANT MATERIAL SHALL COMPLY WITH COUNTY OF SAN DIEGO, UTILITY COMPANY RESTRICTIONS AND SAN DIEGO COUNTY FIRE AUTHORITY SPACING AND SETBACK REQUIREMENTS.
9. MINIMUM STREET TREE SEPARATION DISTANCE:

IMPROVEMENT:	STREET TREE:
TRAFFIC SIGNALS (STOP SIGN)	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY	
STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS (INTERSECTING	
CURB LINES OF TWO STREETS)	25 FEET
SEWER MAINS AND SEWER	
LATERALS	10 FEET

10. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. PLANTS SHALL BE GROUPED IN HYDROZONES, WHICH ARE GROUPINGS OF PLANTS WITH SIMILAR WATERING NEEDS. IRRIGATION SHALL BE CALIBRATED TO THE WATER NEEDS OF EACH HYDROZONE TO AVOID OVER AND UNDER WATERING. LOW-WATER NATIVE PLANTS AND ORNAMENTALS WILL BE USED WHENEVER POSSIBLE, SUPPLEMENTARY IRRIGATION MAY STILL BE NEEDED TO MAINTAIN THESE PLANTS. THE TYPE OF IRRIGATION SYSTEM USED SHALL BE BASED ON PLANT TYPE AND WATER USE. RE-VEGETATED AREAS MAY USE TEMPORARY IRRIGATION FOR ESTABLISHMENT IF NEEDED.
11. MAINTENANCE: LANDSCAPE WITHIN THE ROW REQUIRES AN "ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT" WITH THE COUNTY. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER CONDITION AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT. ALL SLOPES AND DRAINAGE EASEMENTS SHALL BE PRIVATELY MAINTAINED. MAINTENANCE RESPONSIBILITIES ARE DIVIDED INTO THE FOLLOWING:

RESPONSIBLE ENTITY:	AREA(S) RESPONSIBLE FOR:
INDIVIDUAL PROPERTY OWNER	RESIDENTIAL PROPERTIES, BRUSH MANAGEMENT ZONE A
HOMEOWNERS ASSOCIATION	HOA COMMON AREAS, BRUSH MANAGEMENT ZONES B,
	PRIVATE STREETS, PRIVATE PARKS, ENTRY SIGNAGE LANDSCAPE.
PUBLIC AGENCY MAINTENANCE	PUBLIC STREETS, PUBLIC PARKS

12. PROFESSIONAL LANDSCAPE MAINTENANCE COMPANIES SHALL BE ENCOURAGED TO DEVELOP A COMPOST PROGRAM AND THE PROJECT SHALL ENCOURAGE HOMEOWNERS TO USE THE RECYCLING GUIDES PROVIDED BY THE COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS SHOWN ON THEIR "RECYCLING GUIDES" WEB-PAGE.
13. VOLATILE AND INVASIVE SPECIES SHALL NOT BE PLANTED WITHIN THE BRUSH MANAGEMENT ZONE AND ADJACENT TO OPEN SPACE ELEMENTS/LOTS.
14. NO STRUCTURES OR LANDSCAPING OF ANY KIND, INCLUDING ENHANCED PAVING, SHALL BE INSTALLED IN OR OVER ANY EASEMENT PRIOR TO THE APPLICANT OBTAINING AN ENCROACHMENT REMOVAL AGREEMENT.
15. REFER TO THE BIOLOGICAL OPEN SPACE MAPS AND DOCUMENTS FOR PLANT RESTRICTIONS AND SETBACKS IN THOSE ZONES.
16. FINAL LANDSCAPE PLANS FOR ALL SLOPES SHALL PROVIDE ADEQUATE PLANTING ON ALL SLOPES TO MITIGATE THE VISUAL IMPACT TO SURROUNDING PROPERTIES BEYOND THE MINIMUM REQUIREMENTS OF THE COUNTY GRADING ORDINANCE FOR SLOPE PLANTING.
17. ALL PRIVATE AND PUBLIC PARKS SHALL INCLUDE SPACE FOR RECYCLING CONTAINERS.
18. EXISITNG OVERHEAD LINES WITHIN THE RESIDENTIAL MUP WILL BE REMOVED AND SERVICE WILL BE PROVIDED VIA NEW UNDERGROUND SYSTEMS.

EXISTING TREES TO REMAIN

1. EXISTING TREES TO REMAIN NOTED ON THESE PLANS ARE CONCEPTUAL ONLY. FINAL DEVELOPMENT PLANS WILL INCLUDE IDENTIFICATION, DETAILS OF EXISITNG VEGETATION TO REMAIN AND METHODS OF PROTECTION.
2. UPON DEVELOPMENT OF THE FINAL ENGINEERING PLANS AND LANDSCAPE DOCUMENTATION PLANS, EXISTING TREES TO REMAIN SHALL BE NOTED ON THE PLANS BY A TREE SURVEY.
3. FINAL DEVELOPMENT PLANS SHALL INCLUDE A TREE PROTECTION PLAN / AND OR REPORT DEVELOPED BY A ISA-CERTIFIED ARBORIST OR AN ASCA-REGISTERED ARBORIST.
4. THE REPORT SHALL INCLUDE A DESCRIPTION OF EACH TREE TO REMAIN INDICATING ITS GENUS SPECIES, DIAMETER AT BREAST HEIGHT (DBH), CONDITION RATINGS, AND PROTECTION AND MAINTENANCE RECOMMENDATIONS FOR ALL PROTECTED TREES TO REMAIN.
5. THE REPORT SHALL NOTE PROTECTIVE FENCING TYPE AT THE TREE PROTECTION ZONE (TPZ) FOR EACH TREE TO REMAIN – INCLUDING PROTECTED TREES ON ADJACENT LOTS WITH CANOPIES EXTENDING INTO OR NEAR THE WORK AREAS.
6. THE FINAL ARBORIST REPORT IS TO BECOME PART OF THE FINAL LANDSCAPE DOCUMENTATION PLAN SET.

WATER DELIVERY SYSTEM AND IRRIGATION NOTES

THE IRRIGATION SYSTEM UTILIZED FOR THIS PROJECT WILL CONNECT INTO THE EXISTING POTABLE WATER MAINLINE. THE SYSTEM WILL CONSIST OF AN AUTOMATIC CONTROLLER, PVC PIPE, SPRAY/ROTARY/ROTOR SYSTEMS AND/OR DRIP IRRIGATION WITH LOW GALLONAGE IRRIGATION HEADS. POTABLE WATER WILL BE EFFICIENTLY USED TO WATER THE LANDSCAPE. WATER CONSERVING PRINCIPLES WILL BE APPLIED IN THE DESIGN AS FOLLOWS:

1. ALL IRRIGATION SYSTEMS SHALL BE COMPLIANT WITH THE WATER EFFICIENT LANDSCAPE DESIGN MANUAL AND THE COUNTY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS.
2. THE PROJECT SHALL PROVIDE FOR A DUAL DISTRIBUTION SYSTEM FOR ALL LANDSCAPED AREAS IN ANTICIPATION OF A FUTURE RECLAIMED WATER SYSTEM.
3. AUTOMATIC IRRIGATION CONTROLLERS WITH THE CAPABILITY OF BEING SET FOR MULTIPLE RUN TIMES IN ONE DAY FOR EACH STATION, THEREBY REDUCING RUN-OFF BY SUPPLYING ONLY THE AMOUNT OF WATER THAT THE SOIL CAN ABSORB AT ONE TIME. IN ADDITION, THE IRRIGATION MANAGER WILL HAVE THE ABILITY TO ADJUST RUN TIMES BASED ON C.I.M.I.S. DATA.
4. THE USE OF A RAIN SHUT-OFF SWITCH TO OVERRIDE THE CURRENT CONTROLLER SCHEDULE IN THE EVENT THAT WEATHER TEMPORARILY REDUCES THE WATER REQUIREMENTS.
5. IRRIGATION HEAD LAYOUT WILL BE APPROXIMATELY "HEAD TO HEAD" MEANING THAT EACH SPRINKLER'S COVERAGE RADIUS REACHES TO THE NEXT IRRIGATION HEAD IN THE SYSTEM. THIS WILL PROVIDE A BETTER DISTRIBUTION UNIFORMITY (DU) TO COVER ALL LANDSCAPE AREAS WITH THE SAME AMOUNT OF WATER, THUS MINIMIZING OVER WATER IN SOME AREAS OR UNDER WATERING IN OTHERS.
6. MATCHED PRECIPITATION RATE NOZZLES (10 FOOT, 12 FOOT, ETC.) ON THE SAME REMOTE CONTROL VALVE WHILE STILL MAINTAINING EQUAL WATER DISTRIBUTION. THIS ALSO ADDS TO AN INCREASED DISTRIBUTION UNIFORMITY (DU).
7. ANTI-DRAIN VALVES WILL BE USED IN SPRINKLER BODIES WHERE LOW HEAD DRAINAGE MAY OCCUR. BY PREVENTING THIS, THINGS SUCH AS POOLING AND EROSION WILL BE MINIMIZED.
8. LOW PRECIPITATION RATE NOZZLES WILL BE USED IN THE DESIGN TO REDUCE WATER FLOW (IN COMPARISON TO CONVENTIONAL OR STANDARD GALLONAGE NOZZLES WHICH EMIT CONSIDERABLY MORE WATER IN THE SAME AMOUNT OF TIME), DECREASING THE PROBABILITY OF WATER WASTE BY RUN-OFF.
9. IRRIGATION STATIONS (AREA THAT ONE REMOTE CONTROL VALVE WILL SERVE) WILL BE SEPARATED TO CONSERVE WATER AS FOLLOWS:
   a. SLOPE AREAS WILL BE SEPARATED FROM FLAT AREAS.
   b. TOP AND BOTTOM OF SLOPES WILL BE ON SEPARATE SYSTEMS.
   c. DIFFERING MICRO-CLIMATE AREAS WILL BE ON DIFFERENT STATIONS.
   d. ALL TREES SHALL BE IRRIGATED BY SEPARATE VALVES FROM ALL OTHER SURROUNDING VEGETATION WHERE FEASIBLE. SEE SECTION 86.709 (H) OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE.

   ALL AREAS LISTED HAVE DIFFERENT WATERING REQUIREMENTS AND RUN TIMES WILL BE INDIVIDUALLY DETERMINED BASED ON CURRENT C.I.M.I.S. DATA, SOIL CHARACTERISTICS, AND SITE GRADING BY THE OWNER OR IRRIGATION MANAGER.

LANDSCAPE CONCEPT LEGEND

The plant material listed below is not intended to be a complete list, but rather offer a representation of the plants suitable for the project. Final plant selection and container sizes will be submitted during the final Landscape Documentation Package process. No non-native invasive plant species shall be used, per Appendix H and J in the County Water Efficient Landscape Manual and California Exotic Pest Plant Council List A-1, and the California Invasive Plant Council (Cal-IPC).

All proposed plantings shall be compliant with Section 4.7 of the projects' approved Fire Protection Plan.

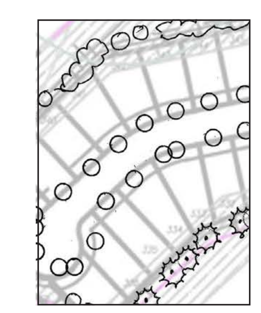
Collector Loop Road Landscape

Trees **-** 75% 24" Box, 25% 15 gallon

Arbutus menziesii	Madrone
Olea europea - "Fruitless"	Fruitless Olive
Platanus racemosa	California sycamore
Quercus agrifolia	Coast Live Oak
Umbellularia californica	Bay Laurel

Shrubs and Ground Covers – 40% 1 Gallon, 30% 5 Gallon, 30% Flats

Aloe species*	Aloe
Arctostphylus species*	Manzanita - Approved Varieties Only
Baccharis species*	Baccharis
Callistemon "little john"	NCN
Ceanothus species*	California Lilac - Approved Varieties Only
Cistus purpurpureus	Orchid Rockrose
Muhlenbergia rigens	Deer Grass
Nolina species*	Nolina
Opuntia species*	Cactus
Rosmarinus Officinalis**	Rosemary
Salvia cultivars*	Sage - Approved Varieties Only



Neighborhood Streets

Trees **-** 100% 24" Box

Agonis flexuosa	Peppermint Willow
Arbutus unedo 'marina'	Marina Strawberry Tree
Geijera parviflora	Australian Willow
Pistacia chinensis	Chinese Pistache
Pittosporum undulatum	Victorian Box
Quercus ilex	Holly Oak
Quercus virginiana	Southern Live Oak
Rhus lancea	African Sumac

Shrubs and Ground Covers – 100% Flats

Aloe species*	Aloe
Arctostphylus species*	Manzanita
Baccharis species*	Baccharis
Ceanothus g. horizontalis	Carmel Creeper - Approved Varieties Only
Dymondia margaretae	Silver Carpet
Festuca glauca 'Elijah Blue'	Elijah Blue Fescue
Sedum species and hybrids	Stonecrop

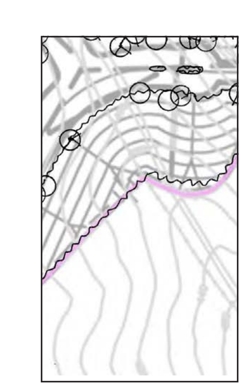
Park Landscape

Trees **-** 10% 36" Box, 70% 24" Box, 20% 15 Gallon

Alnus rhombifolia	White Alder
Cercis occidentalis	Western Redbud
Chitalpa tashkentensis	Chitalpa
Cinnamomum camphora	Camphor Tree
Fraxinum species	Evergreen Ash
Lagerstroemia indica	Crape Myrtle
Platanus racemosa	California Sycamore
Quercus species	Oak
Umbellularia californica	Bay Laurel

Shrubs and Ground Covers – 40% 1 Gallon, 30% 5 Gallon, 30% Flats

Aloe species*	Aloe
Arctostphylus species*	Manzanita
Baccharis species*	Baccharis
Callistemon "little john"	NCN
Cistus purpurpureus	Orchid Rockrose
Muhlenbergia rigens	Deer Grass
Nolina species*	Nolina
Opuntia species*	Cactus
Rosmarinus species**	Rosemary Approved Varieties Only
Salvia cultivars*	Sage - Approved Varieties Only



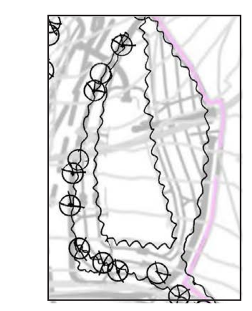
Naturalized Transition Landscape/Exterior Slopes

Trees and Shrubs – Trees 100% 15 gallon, Shrubs 100% 1 Gallon

Arbutus unedo 'Marina'	Strawberry Tree
Heteromeles arbutifolia	Toyon
Lophostemon confertus	Brisbane Box
Platanus racemosa	California Sycamore
Quercus agrifolia	Coast Live Oak
Quercus engelmannii	Mesa Oak
Rhus ovata	Sugar Bush
Rhus integrifolia	Lemonade Berry

Hydroseed Mix for Slopes (Final mix to be determined by location and soil)

Atriplex canescans	Saltbush
Baccharis piluaris	Coyote Bush
Eriophyllum Confertiflorum	Golden Yarrow
Encelia californica	Bush Sunflower
Eschscholzia californicus	California Poppy
Lupinus Succukentus	Arroyo Lupine
Mimulus sp.	Monkeyflower
Nassella pulchra	Purple Needlegrass
Plantago erecta	California Plantain
Vulpia microstachys	Three Week Fescue



Storm Water Basins (SWB) - Native Species

Trees **-** 20% 24" Box, 80% 15 gallon

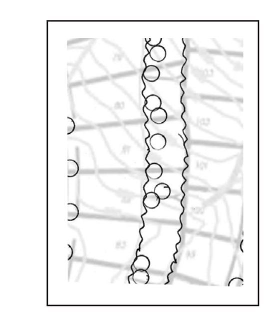
Aesculus californica	California Buckeye
Platanus racemosa	California Sycamore
Salix species*	Willow
Sambucus mexicana	Blue Elderberry
Umbellularia californica	California Bay

Shrubs/ Ground Covers - 20% 1 Gallon, 80% Flats

Baccharis species*	Baccharis
Rhamnus californica	Coffeeberry
Ribes species	Currant/Gooseberry
Rosa californica	California Rose
Salvia cultivars*	Sage - Approved Varieties Only

Grasses – 100% Flats or Seed

Carex spp*	Sedge
Elymus spp*	NCN
Festuca californica	California Fescue
Festuca mairei	Atlas Fescue
Iris douglasiana	Douglas Iris
Juncus patens	Common Rush
Juncus textills	Basket Rush
Muhlenbergia rigens	Deer Grass



Interior Slopes

Trees **-** 50% 24" Box, 50% 15 gallon

Aesculus californica	California Buckeye
Arbutus unedo 'Marina'	Strawberry Tree
Cercis occidentallis	Western redbud
Sambucus mexicana	Blue Elderberry
Arctostaphylos spp*	Manzinita
Quercus engelmanii	Engelmann Oak

Shrubs/ Ground Covers - 20% 1 Gallon, 80% Flats

Baccharis species*	Baccharis
Ceanothus species*	California Lilac
Dendromecon Harfordii	Bush Poppy
Feijoa sellowiana	Pineapple Guava
Garrya elliptica	Silk Tassel Bush
Heteromeles arbutifolia	Toyon
Rosmarinus species**	Rosemary - Approved Varieties Only
Rhamnus californica	Coffeeberry
Ribes species*	Currant/Gooseberry
Rosa californica	California Rose
Rhus integrifolia	Lemonade Berry
Salvia cultivars*	Sage - Approved Varieties Only

* There are many native/drought tolerant plants with multiple species available that will do well here. Rather than list multiple plants, the variety should be appropriate for use in the region and the specific micro-climate and landscape use. Selections should based on fuel mod criteria, locally available, and resistant to pest and disease prevalent in the area.

** These Plant species are acceptable on a limited basis (maximum 30% of the area) in wet Fuel Modification Zones

Revised 08-19-2019
5th Submittal 07-30-2019
4th Submittal 05-21-2019
3rd Submittal 12-10-2018
2nd Submittal 5-23-2018
Original Submittal 9-28-2016

MS◦ASLA
Landscape Architecture - Community Planning
305 North Coast Highway Suite T
Laguna Beach, CA 92651
949-375-2523

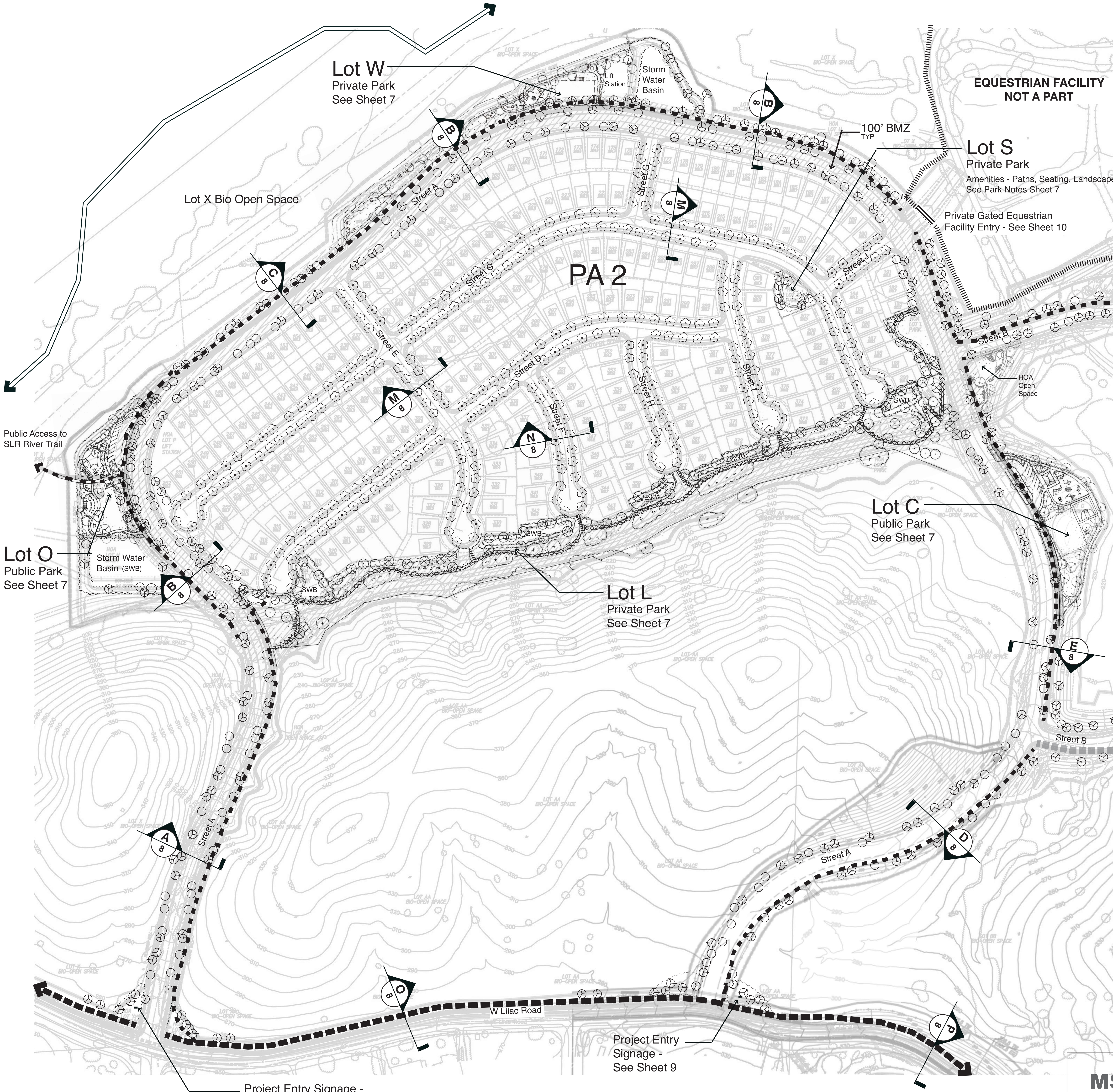
TENTATIVE MAP
TRACT 5615
OCEAN BREEZE RANCH
TM PLAN

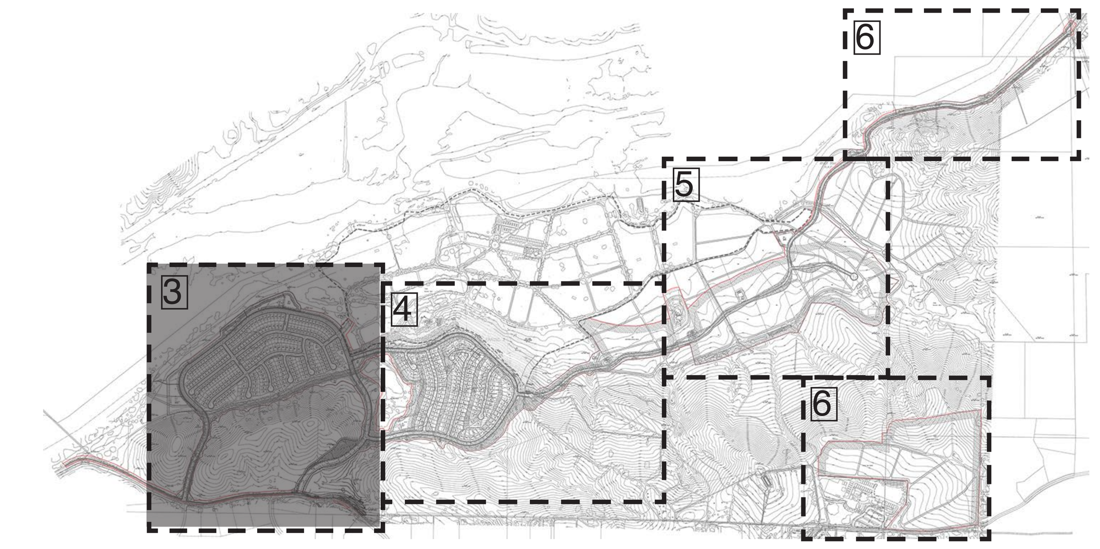
Notes & Legends

MUP #PDS2016-MUP-16-012

August 12, 2019

SHEET **L2** of **L-10**





Sheet Index

Legend

- Future Public SLR River Trail (By County)
- DG Pathway Public (8 FT Street A, 6 FT Street B)
- DG Pathway Private (5 ft - Dulin Road)
- DG Trail (Privately Maintained Open to Public)
- West Lilac Road Public DG Pathway
- 8' Public Trail within 15' esmt (Privately Maintained Open to Public)
- Brush Management Zone

See Sections - Sheet 8 for Pathway and Trail widths

LANDSCAPE CONCEPT LEGEND

See Sheet 2 for Plant List

- Collector Loop Road Landscape
- Naturalized Transition Landscape/Exterior Slopes
- Neighborhood Streets
- Storm Water Basins (SWB)
- Park Landscape
- Interior Slopes

NOTES

All slopes over 3' in vertical height within individual residential lots will be similarly planted and irrigated from landscape documentation package plans submitted during review of grading permit application. The developer will plant, irrigate, and maintain these slopes until such time as others purchase and build upon the lot. At that time irrigation point of connections will be converted over to the individual lot owner/HOA and no longer the responsibility of the developer.

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TENTATIVE MAP
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Landscape Concept Plan

MUP #PDS2016-MUP-16-012

August 12, 2019

LANDSCAPE CONCEPT LEGEND

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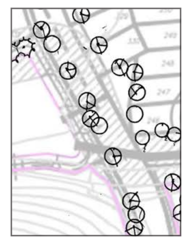
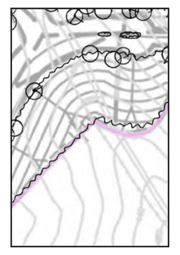

Collector Loop Road Landscape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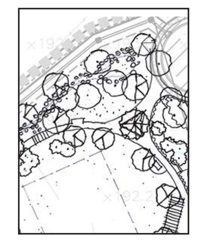
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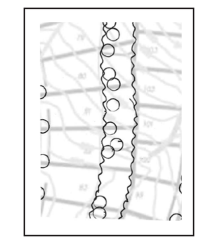
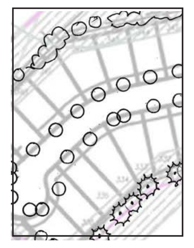

Interior Slopes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Storm Water Basins

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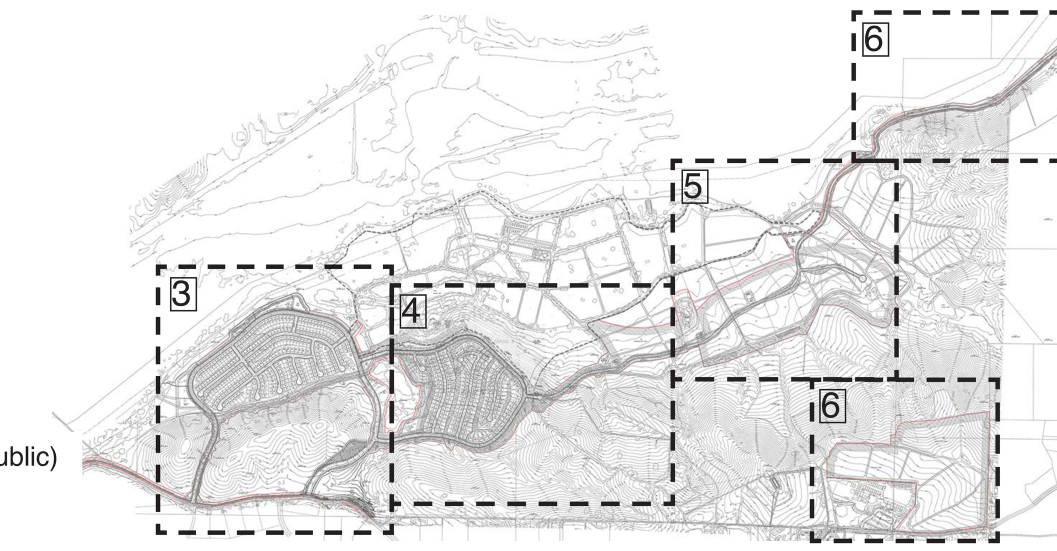
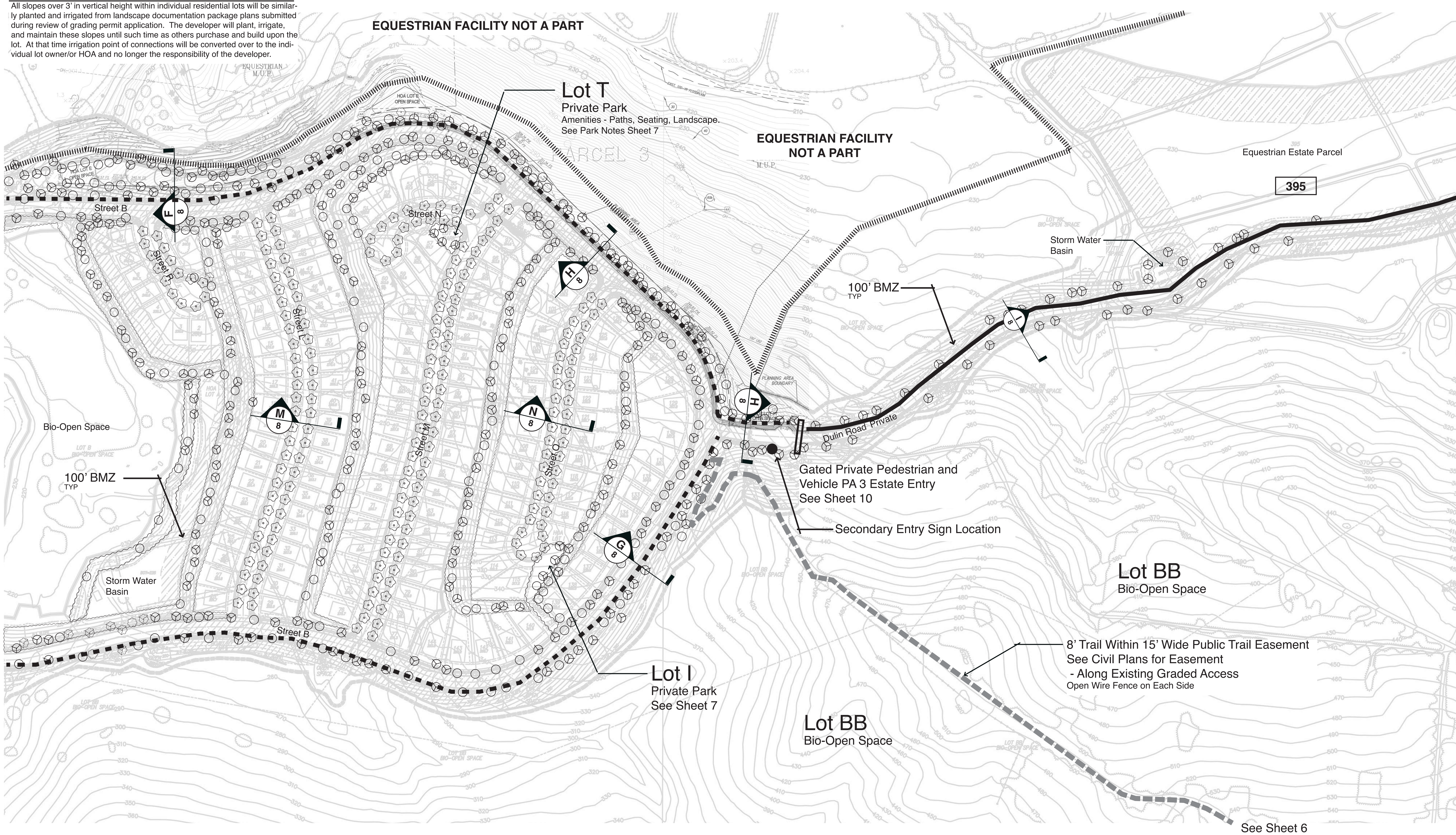
- DG Trail (Privately Maintained Open to Public)
- West Lilac Road Public DG Pathway
- 8' Public Trail within 15' esmt (Privately Maintained Open to Public)
- Brush Management Zone

See Sections - Sheet 8 for Pathway and Trail widths



NOTES

All slopes over 3' in vertical height within individual residential lots will be similarly planted and irrigated from landscape documentation package plans submitted during review of grading permit application. The developer will plant, irrigate, and maintain these slopes until such time as others purchase and build upon the lot. At that time irrigation point of connections will be converted over to the individual lot owner/or HOA and no longer the responsibility of the developer.



0' 50' 100' 200'
SCALE 1"=100'

Revised 08-19-2019
5th Submittal 07-30-2019
4th Submittal 05-21-2019
3rd Submittal 12-10-2018
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TENTATIVE MAP
TRACT 5615
OCEAN BREEZE RANCH
TM PLAN

Landscape Concept Plan

MUP #PDS2016-MUP-16-012

August 12, 2019

SHEET L4 of L-10

Legend

- Future Public SLR River Trail (By County)
- DG Pathway Public (8 FT Street A, 6 FT Street B)
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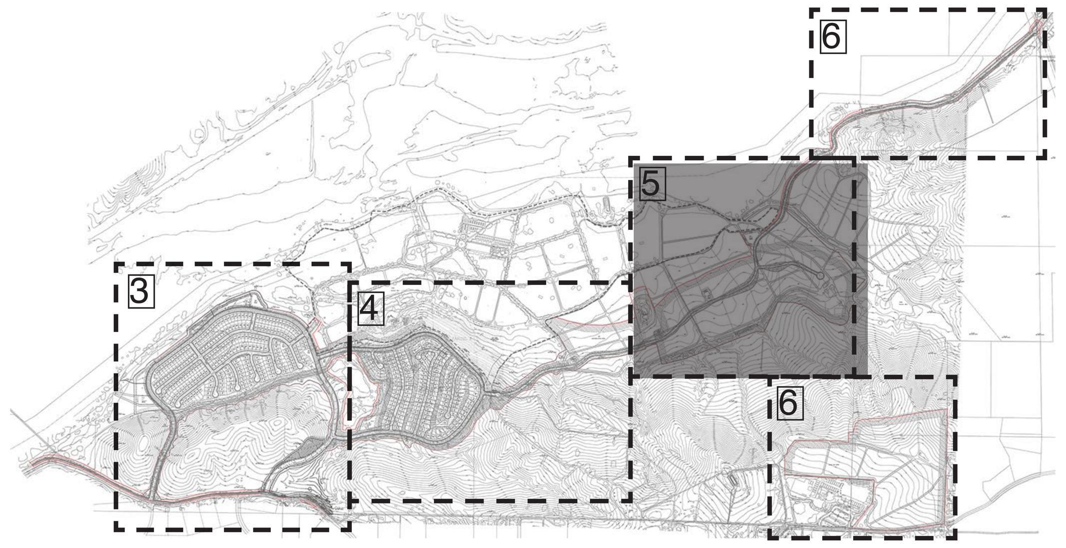
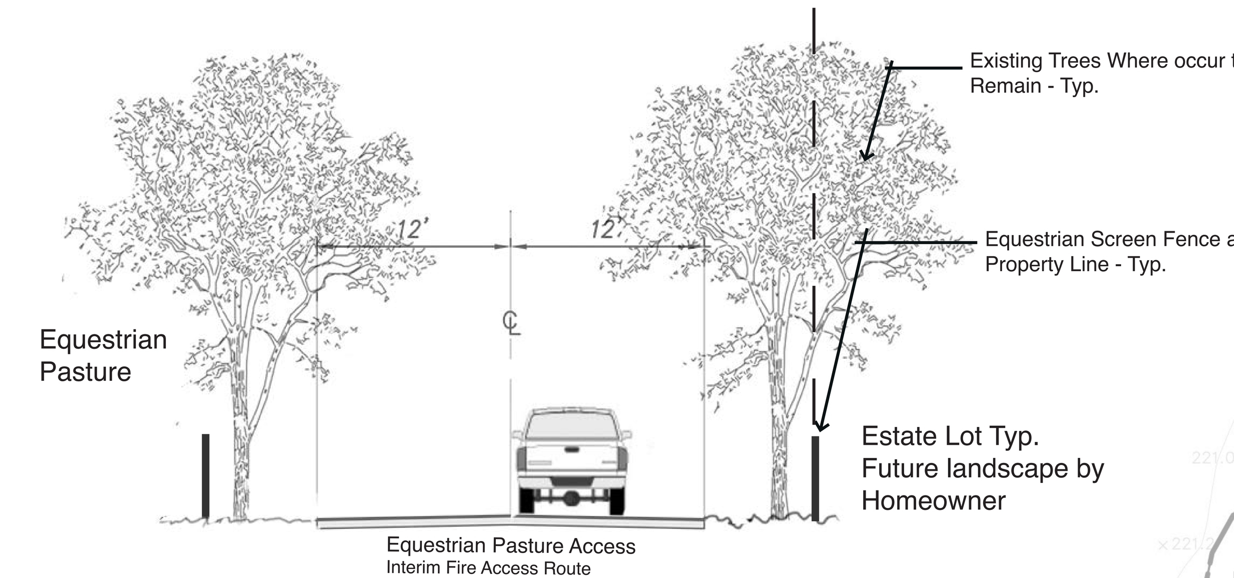


Sheet Index



A Equestrian MUP Edge at Estate Lots
NTS

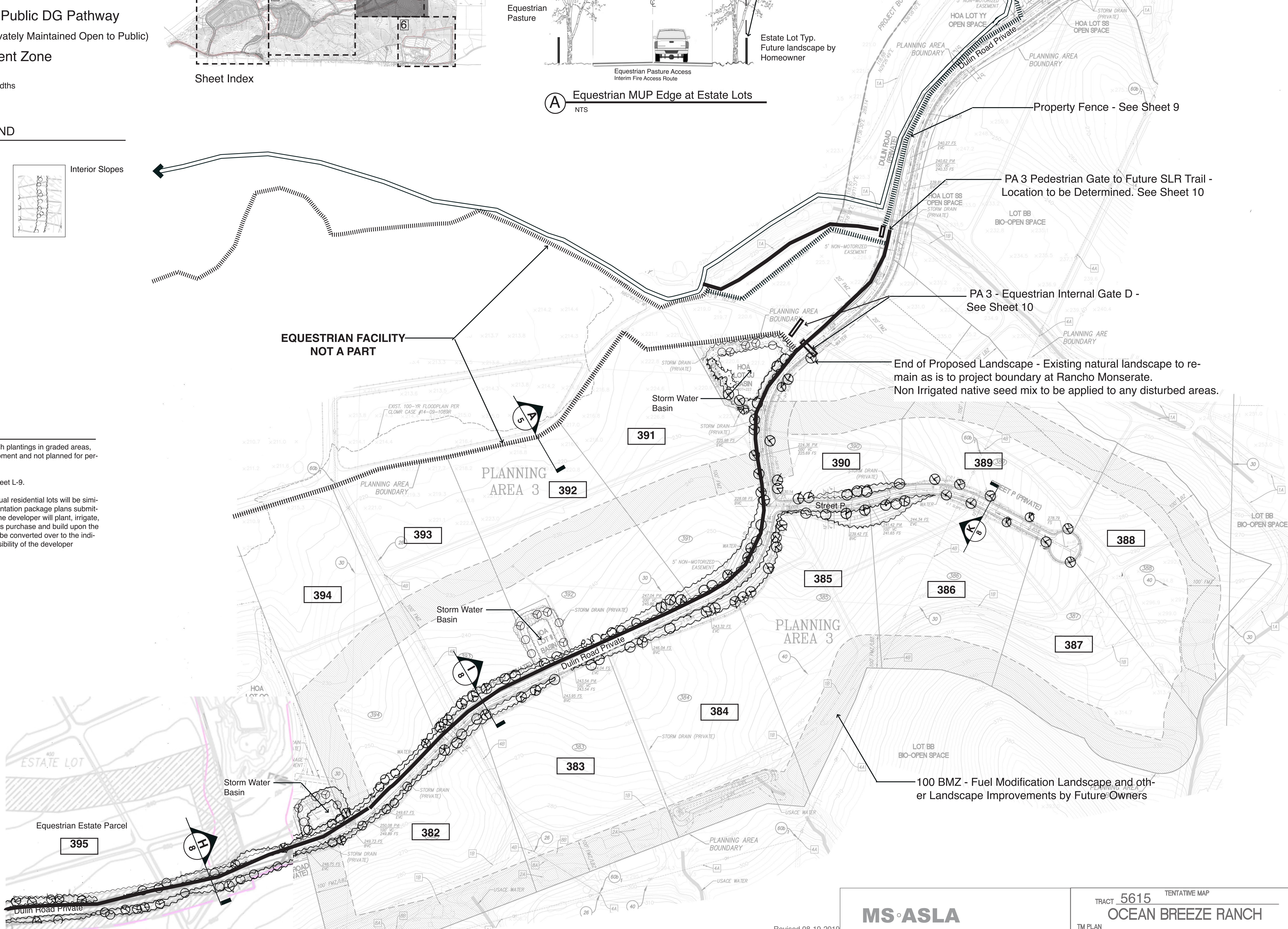
LANDSCAPE CONCEPT LEGEND

See Sheet 2 for Plant List

- Naturalized Transition Landscape/Exterior Slopes
- Interior Slopes
- Neighborhood Streets
- Storm Water Basins
  SWB

NOTES

1. Temporary irrigation may be required to establish plantings in graded areas, or any areas that may be disturbed during development and not planned for permanent irrigation
2. For typical Estate Lot layout and fencing see sheet L-9.
3. All slopes over 3' in vertical height within individual residential lots will be similarly planted and irrigated from landscape documentation package plans submitted during review of grading permit application. The developer will plant, irrigate, and maintain these slopes until such time as others purchase and build upon the lot. At that time irrigation point of connections will be converted over to the individual lot owner/or HOA and no longer the responsibility of the developer



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TRACT 5615 TENTATIVE MAP
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Landscape Concept Plan

MUP #PDS2016-MUP-16-012

August 12, 2019

LANDSCAPE CONCEPT LEGEND

See Sheet 2 for Plant List

- Naturalized Transition Landscape/Exterior Slopes
- Interior Slopes
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Legend

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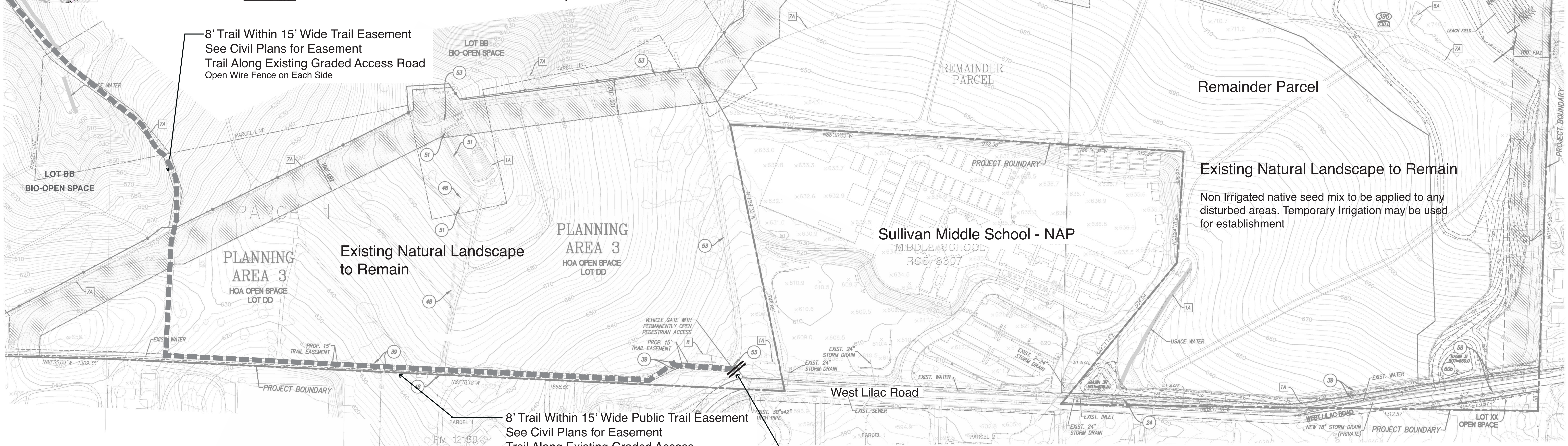

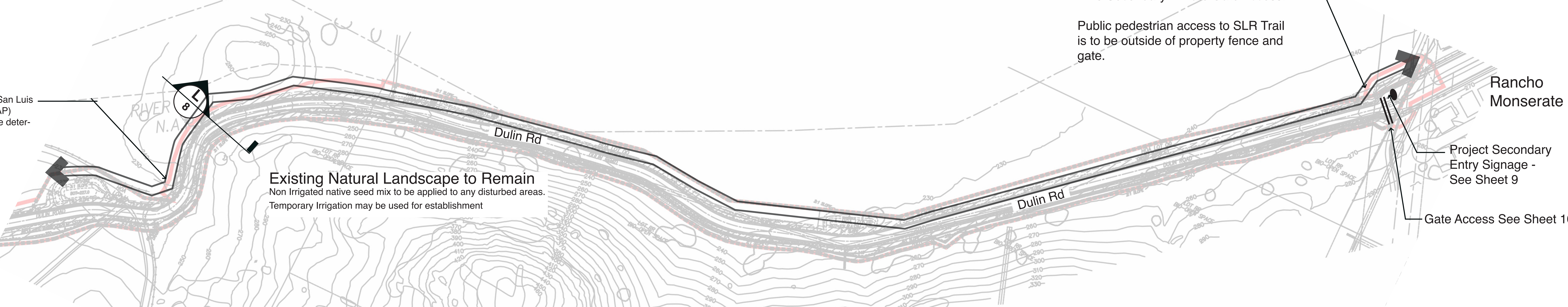

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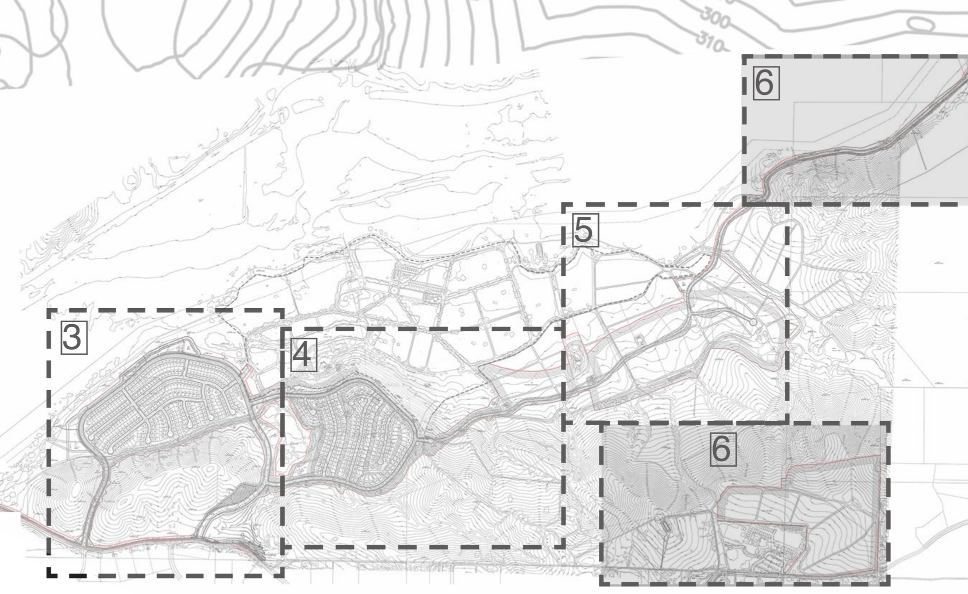
SCALE 1"=100'



Sheet Index

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OCEAN BREEZE RANCH

TM PLAN

Landscape Concept Plan

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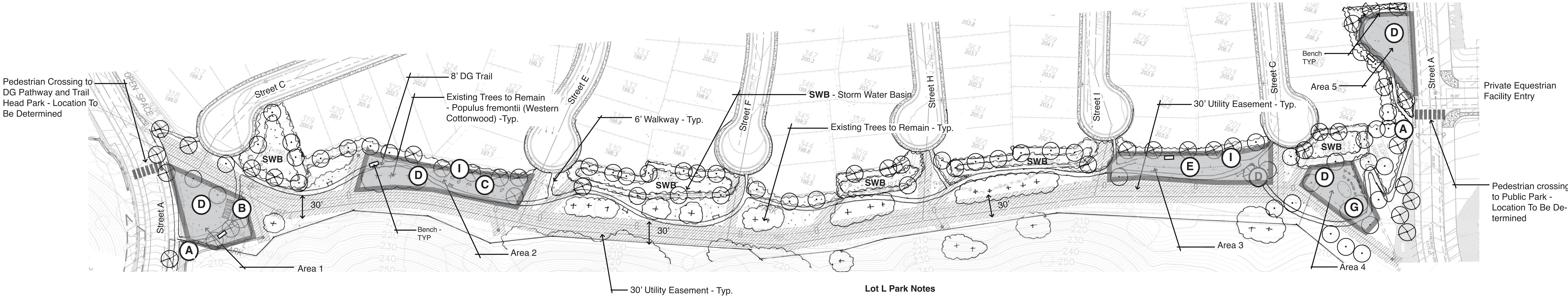
August 12, 2019

SHEET L6 of L-10



Lot L- Private Linear Park

SCALE 1"=60'

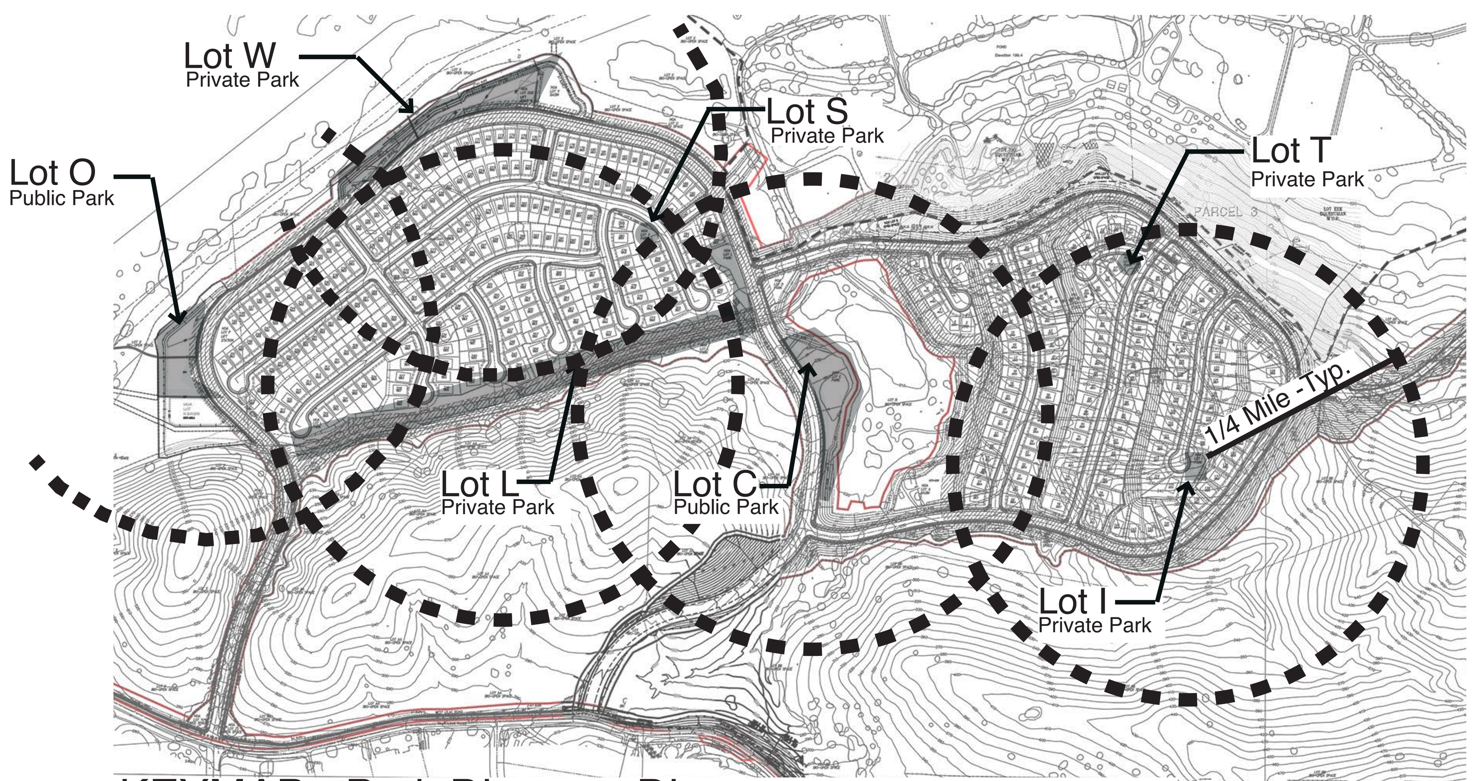
Linear Park - PLDO Active Rec Use Areas

Areas of Active Recreational Uses - Excludes Utility Easements

Area 1 - 10,000 sf
Area 2 - 15,000 sf
Area 3 - 11,700 sf
Area 4 - 5,600 sf
Area 5 - 9,000 sf
Total - 51,300sf +/-

Lot L Park Notes

1. For Existing Trees to Remain - see landscape notes sheet L-2 for notes on development of a tree protection plan that will be required to protect trees during construction on Final Landscape Development Plans.
2. Storm drain will be maintained by HOA.
3. Exisitng Overhead Lines within the Residential MUP will be removed and service will be provided via new underground systems.



KEYMAP - Park Distance Diagram (1/4 Mile Radius)

SCALE 1"=600'

Areas of Active Recreational Uses - Excludes Utility Easements

Park Plan Notes

1. Park planting shall avoid/or reduce using plant types that drop plant material (seeds, flowers, pods) that may impede or limit ADA path of travel.
2. Parks shall incorporate ADA component(s) to the proposed play equipment structure.
3. Wood Chips/Rubberized surfacing (or a combination of) shall be used at all play equipment.
4. All County Public Parks will require DPR themed monument sign(s) to be located at park entrances. Final type and location will need to be approved by DPR during the Final Landscape Documentation package.
5. Roadway crossings are desired between parks where feasible. PDS and DPW to work together to access optimum locations for crossings to connect parks.
6. Tree species with known surface roots shall be restricted form areas of public use.
7. All plant species for parks shall be drought tolerant and resilient to local pests.
8. Buffer Planting along park edges adjacent to Lox X open space shall consist of locally native species to avoid the spread of non native and invasive species int the San Luis Rey River Park and Corridor.
9. San Diego County DPR recommends locally native Quercus species to avoid hybridization along the San Luis Rey River Corridor

Park Plan Legend

- (A) Park Monument Entry Sign - typ.
- (B) Picnic/Seating Area w/ Trellis
- (C) Play Area (Age Separated)
- (D) Open Turf Area*
- (E) Fenced Dog Run
- (F) Half Court Basketball
- (G) Grass Amphitheater*
- (H) Restroom/Maintenance With Park Information Sign
- (I) Picnic Table
- Bench - Typical
- Mini Monument Sign

* Use of Water-wise turf alternatives are suggested. Artificial Turf may be considered on a case by case basis.

Summary Park Acreage Type And Credits

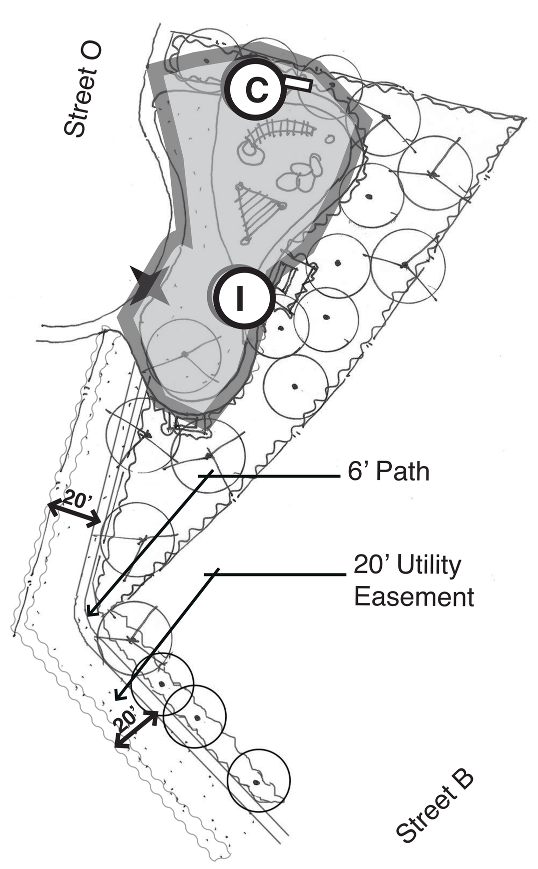
SUMMARY PARK ACREAGE TYPE AND CREDIT

Required	Units	Required sf/du	Required Acres
Bonsall LPPA	396	352.84	3.2

Provided

Lot Number - Park Name	Public or Private	Gross Acres	Net Acres (Per PLDO)		Eligible Recreational Uses
Lot L - Linear Park	Private	7.02	.58	50%	Informal Open Lawn Area, One Group Shade Structure, Three Picnic Tables, Multi Age Play Area, Seating areas, Trails, Dog Run, Amphitheater
Lot C - Neighborhood Park	Public	2.81	0.96	100%	Informal Open Lawn usable for youth soccer, Half Court Basketball, Shade Structure, Three Picnic Tables, Multi Age Children's Play Areas, Seating areas, Trails
Lot O - Trail Head Park	Public	1.68	0.90	100%	Shade Structure, Four Picnic Tables, Multi Age Children's Play Areas, Seating areas, amphitheater, Trails, Kiosk, Open lawn Area
Lot I - Pocket Park	Private	0.51	0.14	50%	Multi Age Children's Play Areas, Seating areas, Informal Lawn Area
Lot S /T- Pocket Parks	Private	0.34	0.16	50%	Seating areas, Open Lawn
Lot W - Neighborhood Park	Private	3.35	0.60	50%	Multi Age Children's Play Areas, Shade structure, Three Picnic Tables, Seating areas, Open Lawn, Dog run or Free Leash Area, View Overlooks
TOTALS		**15.71**	**3.34**		

Net Acres listed for PLDO Credit reflect the 50% deduction.



Lot I - Private Pocket Park

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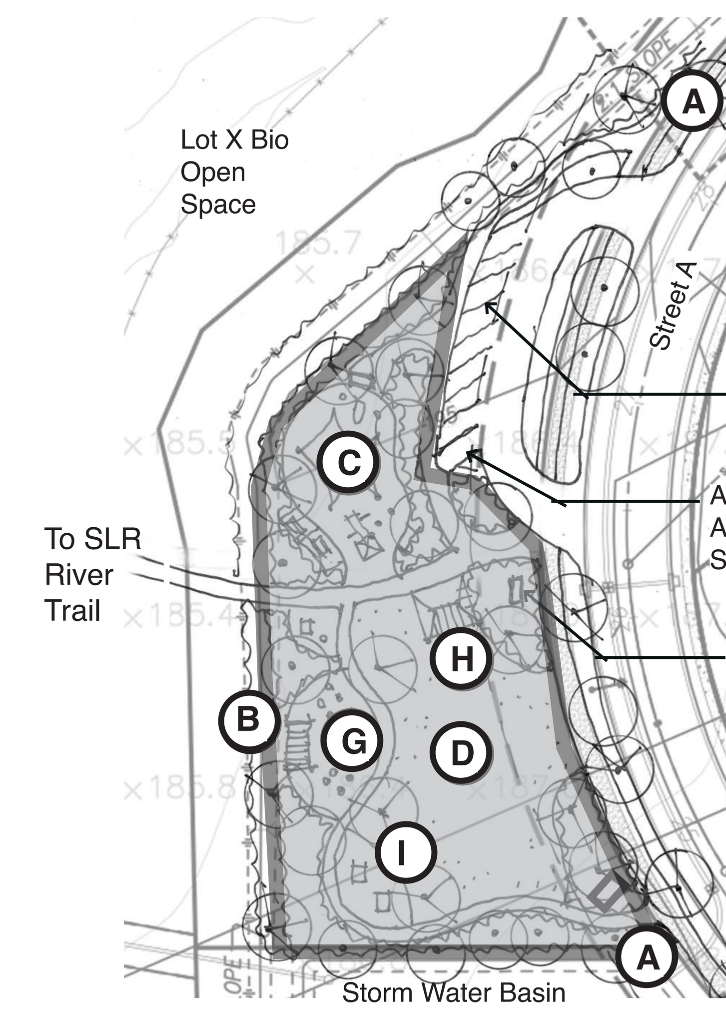
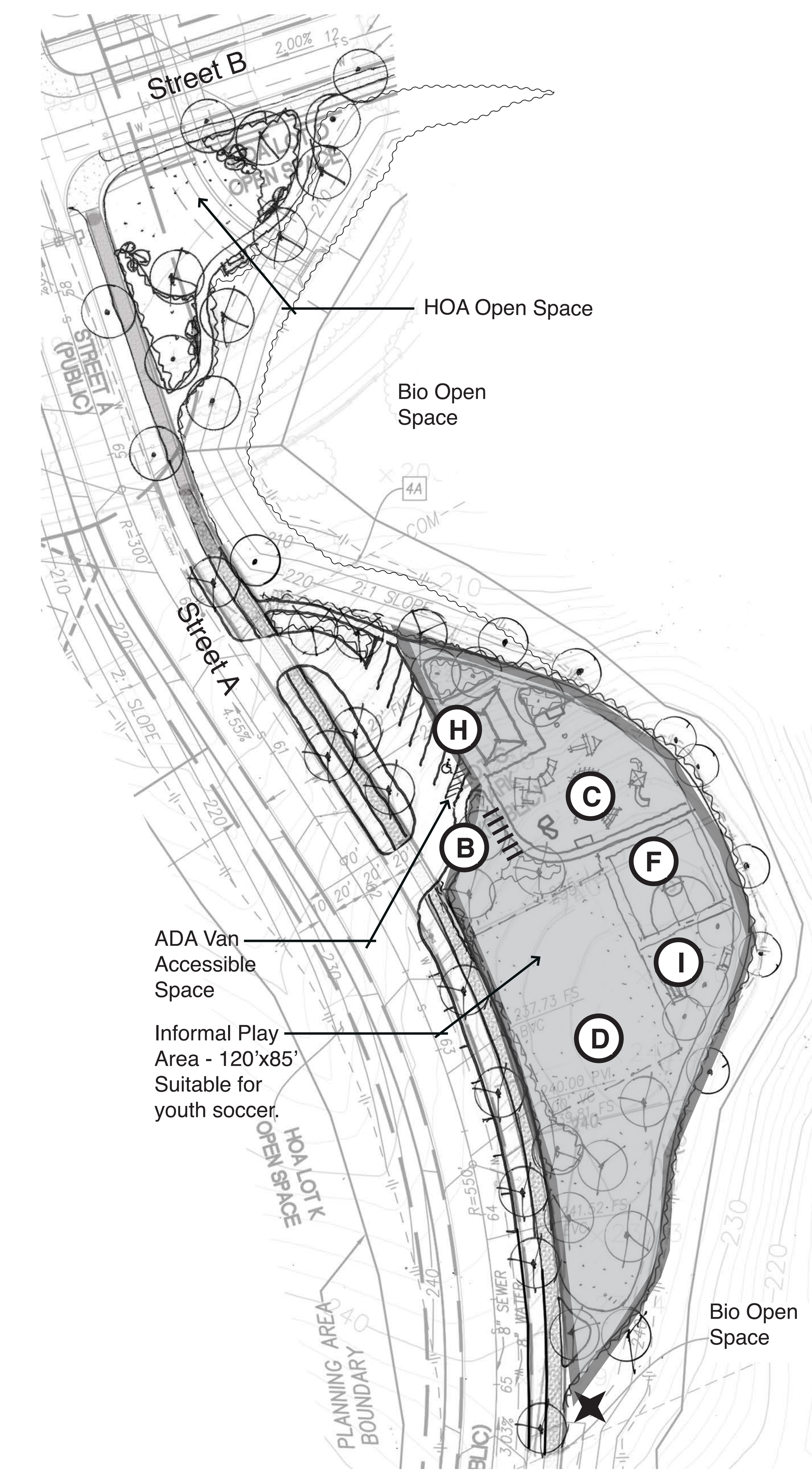


Lot O - Public Trail Head Park

SCALE 1"=50'



Lot C Public Neighborhood Park

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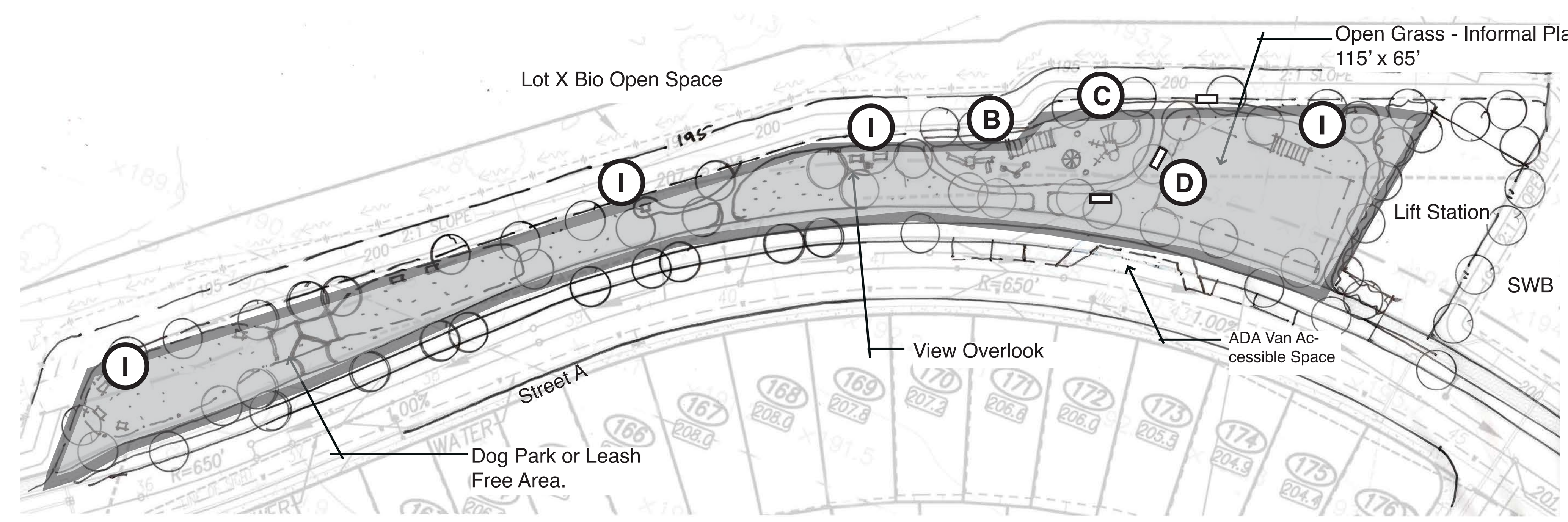

Lot W Private Park

SCALE 1"=50'

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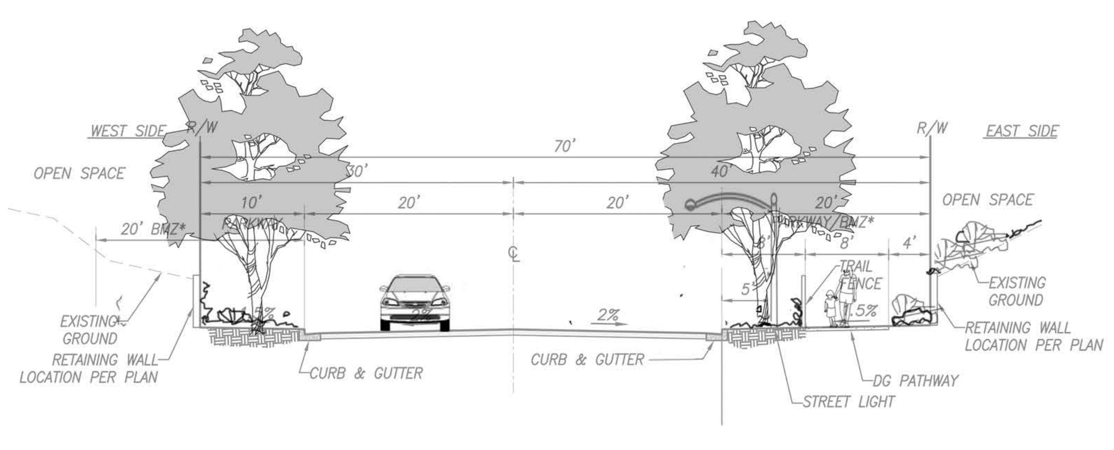
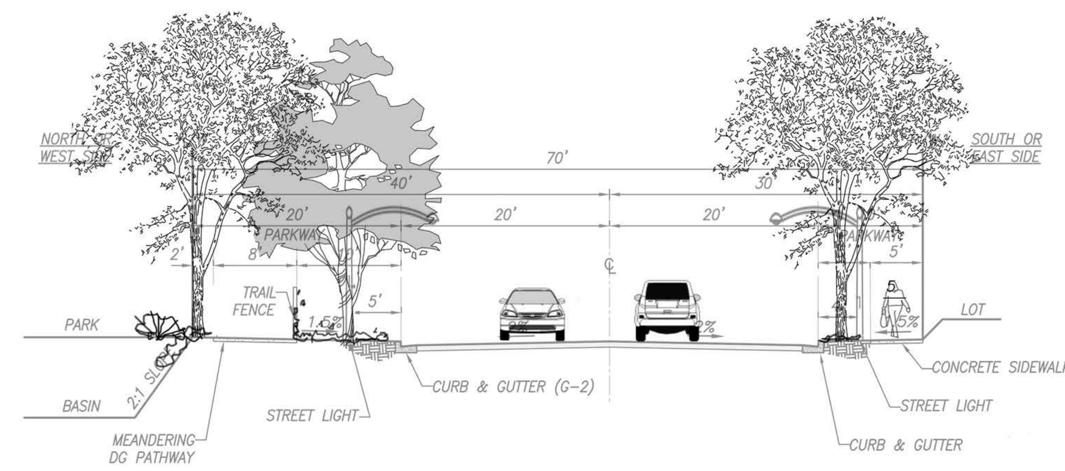
TRACT 5615 TENTATIVE MAP
OCEAN BREEZE RANCH
TM PLAN

Park Concept Plan
MUP #PDS2016-MUP-16-012

August 12, 2019



A Street A (Public) - Entry
NTS



B Street A (Public)
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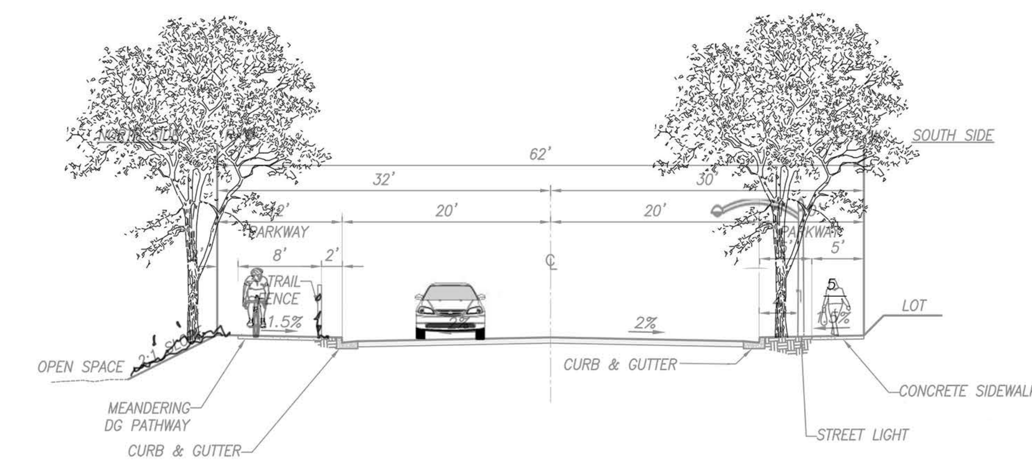

C Street A (Public)
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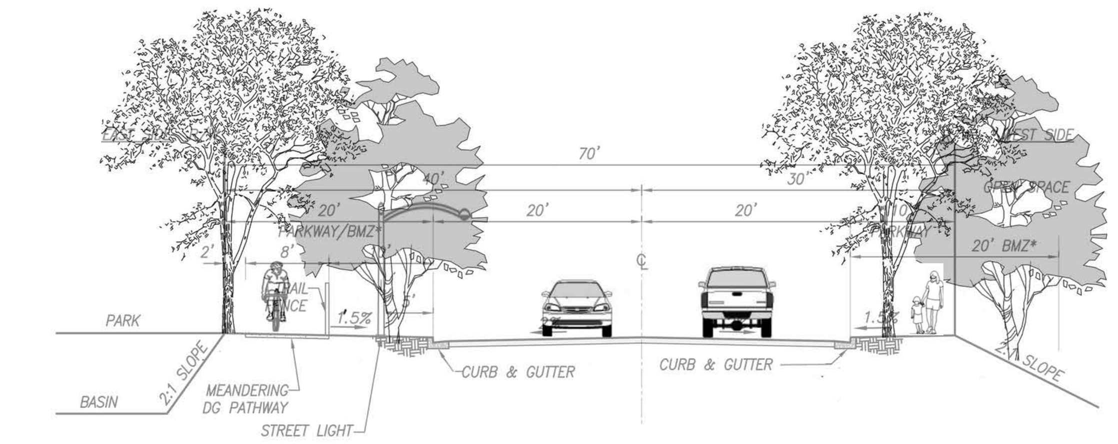

D Street A (Public)
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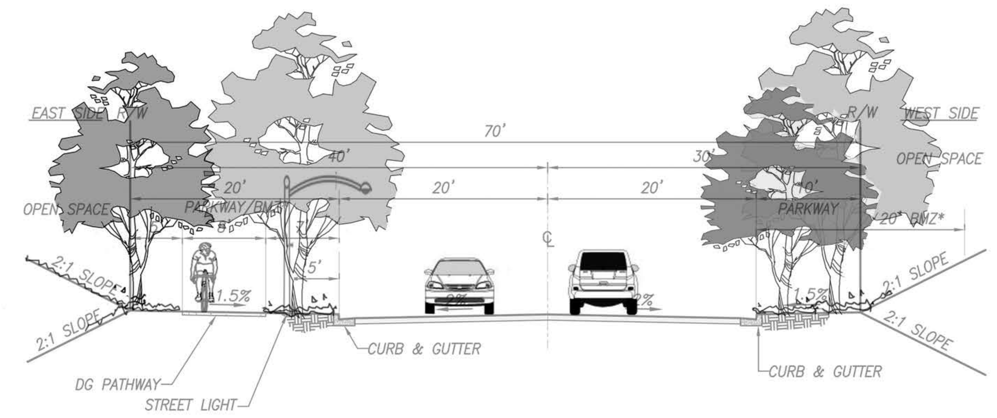
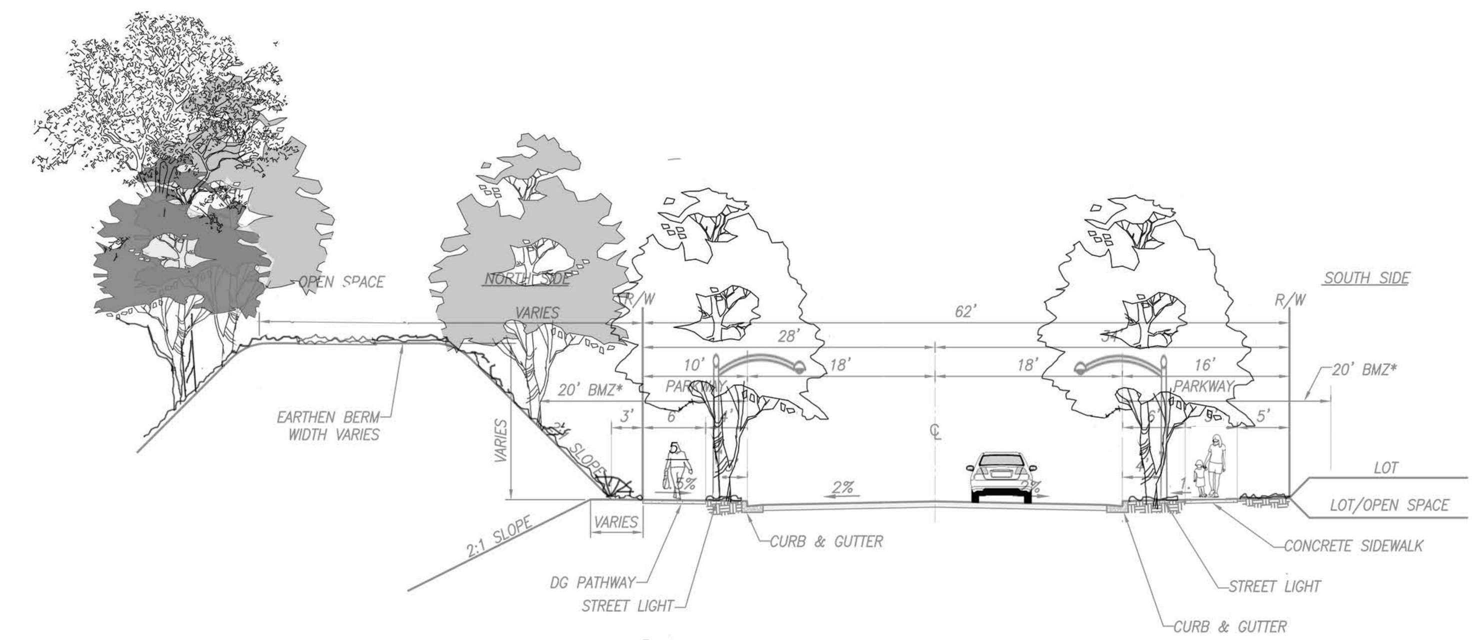
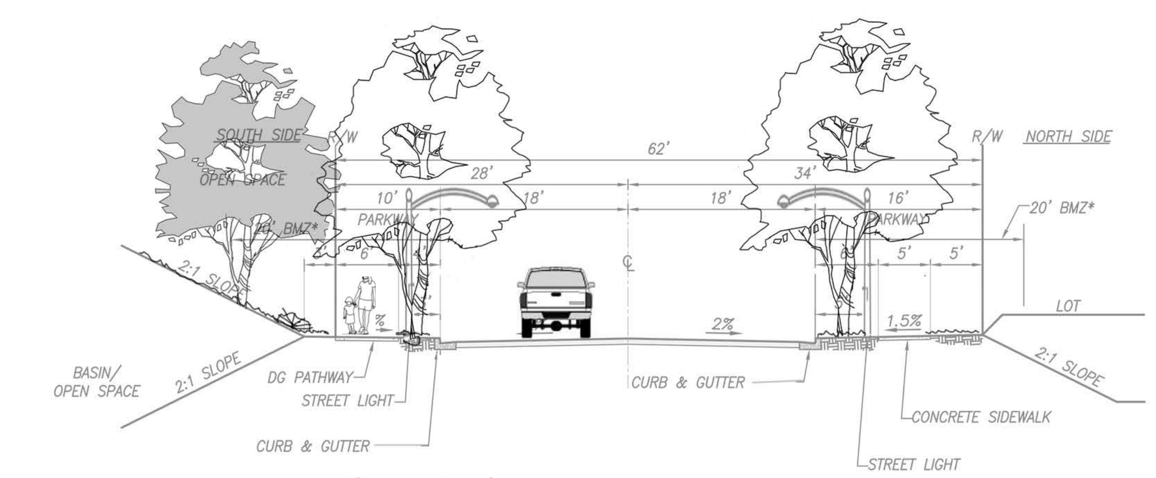


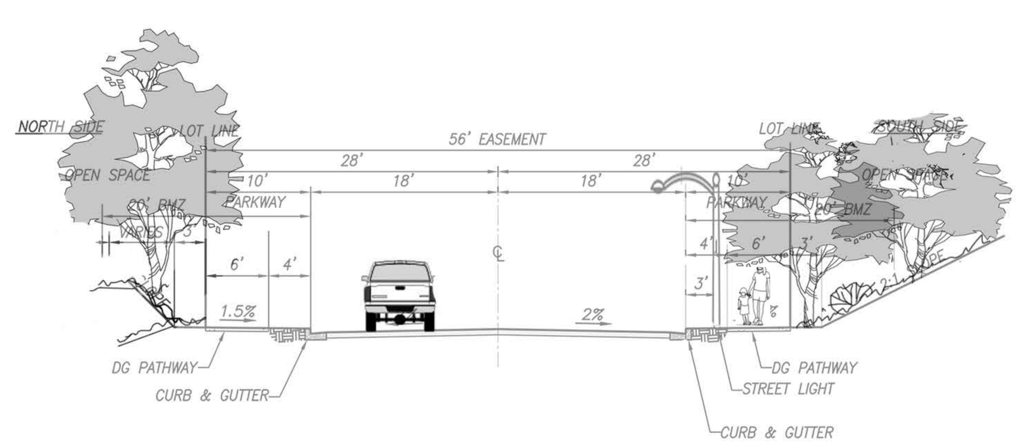
E Street A (Public)
NTS



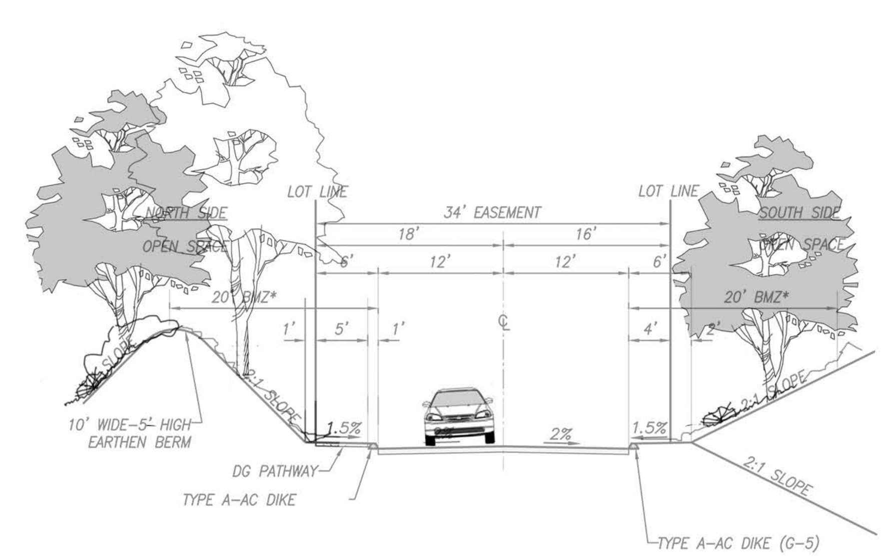
F Street B (Public)
NTS



G Street B (Public)
NTS

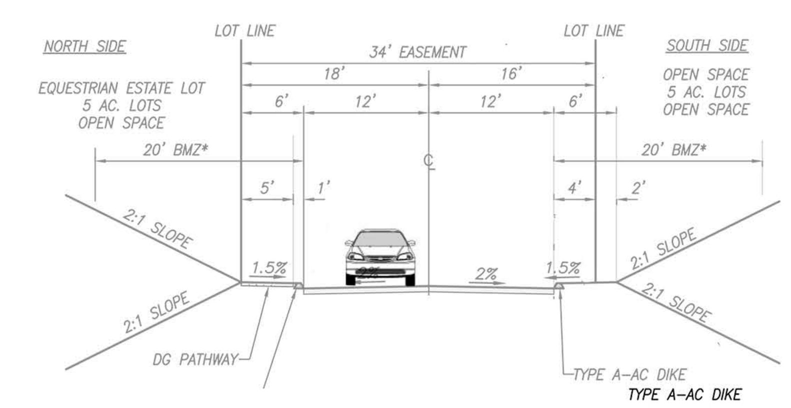


H Street B (Public)
NTS



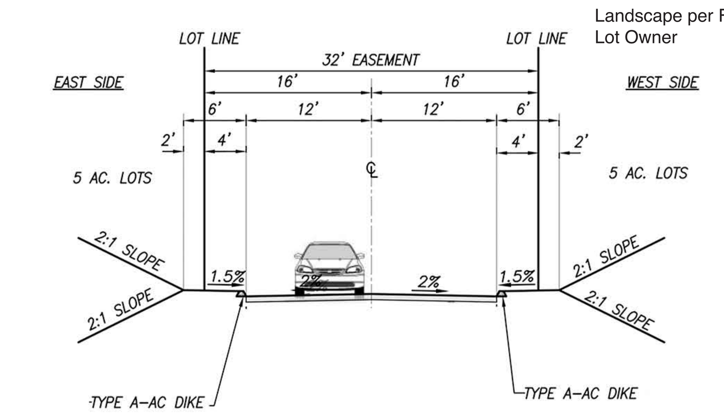
I Dulin Road (Private)
NTS

Existing Vegetation to Remain
Native Erosion Control as Needed



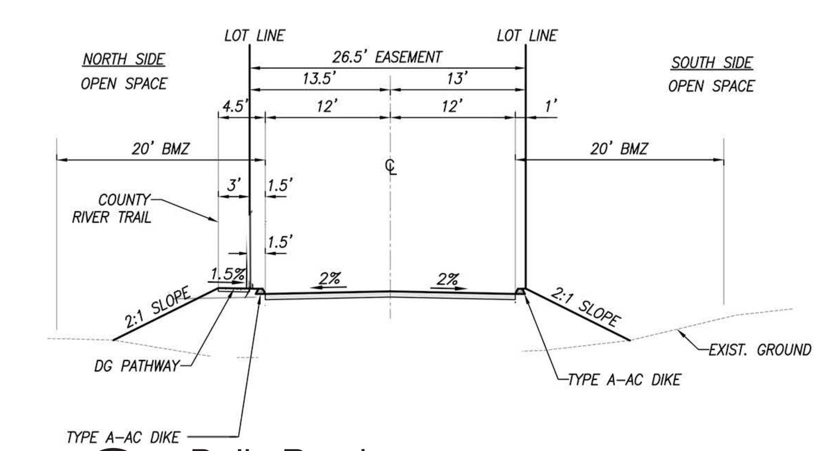
J Dulin Road (Private)
NTS

Landscape per Future
Lot Owner

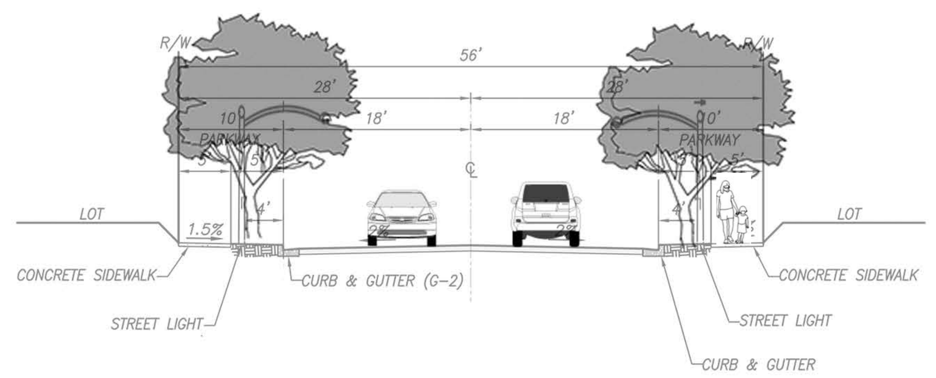


K Street P (Private)
NTS

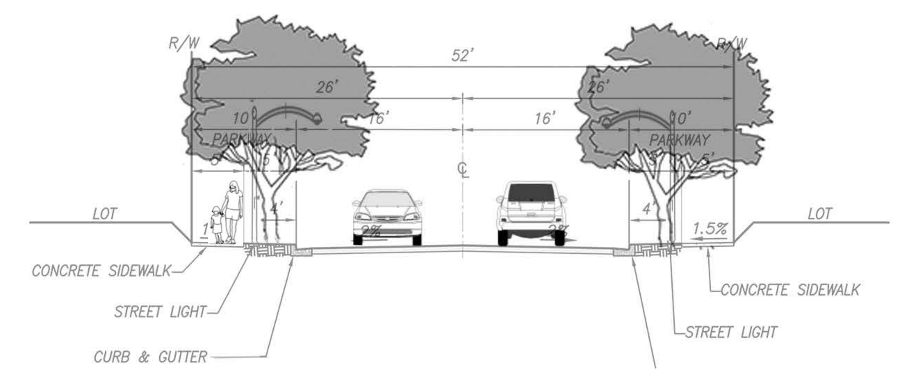
Existing Vegetation to Remain
Native Erosion Control as Needed.
Temporary Irrigation To Establish If Needed.



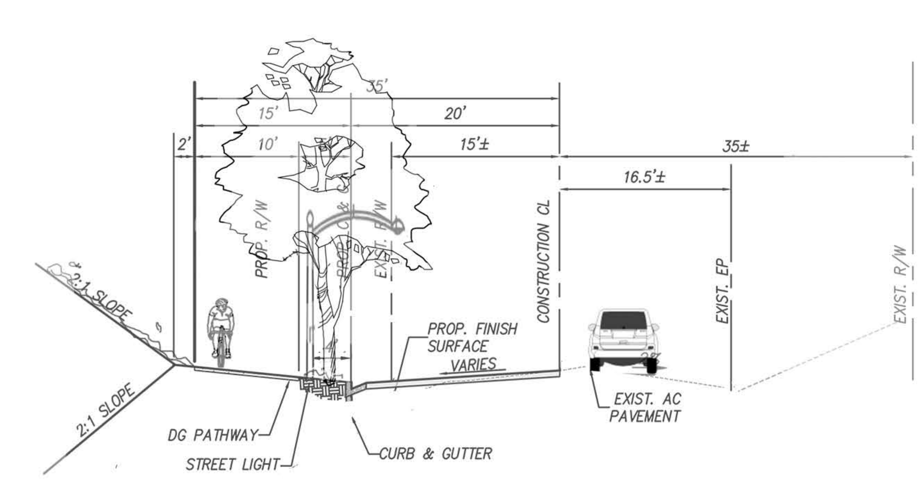
L Dulin Road (Private)
NTS



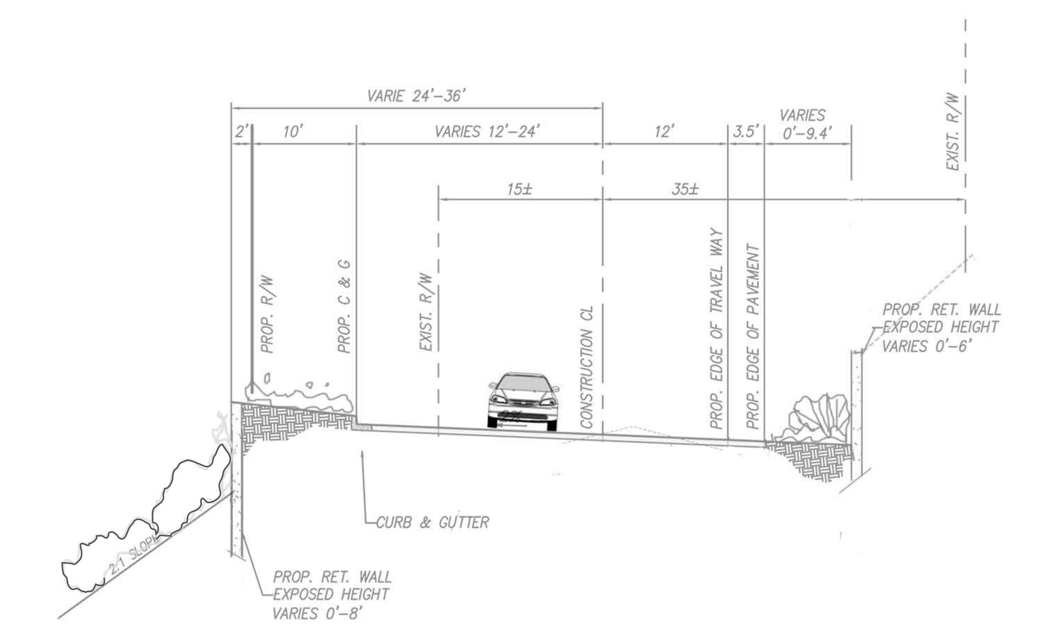
M Residential Street (Public)
NTS



N Residential Street - Cul De Sac (Public)
NTS



O West Lilac Road (Public)
NTS



P West Lilac Road (Public)
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TENTATIVE MAP
TRACT 5615
OCEAN BREEZE RANCH
TM PLAN

Landscape Sections

MUP #PDS2016-MUP-16-012

August 12, 2019

SHEET **L8** of **L-10**

Wall and Fence Legend

- 5'- 0" Masonry Privacy Wall
- 5'- 0" Open View Fence, Brown
- 5'- 0" Wood Screen Fence (non combustible)
- 42" Rail Fence - Pathway
- Primary Entry Monument Sign
- Secondary Entry Monument Sign
- Retaining Wall - Earth Tone Colors
- Post and Wire Trail Fence (Each Side of trail - Wildlife Friendly)
- Gate Location - See Sheet 10 For Concept Elevations

Color and Materials Notes:

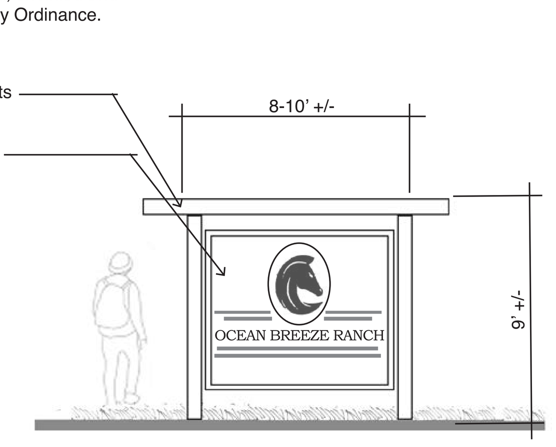
1. All signage, wall and gate design shall conform to the Bonsall Design Guidelines and reflect the rural character of the community.

2. Colors shall be earth tones per the Bonsall Design Guidelines.

3. The final Landscape Documentation Package will show all materials and colors and final dimensions which may be modified during final landscape development.

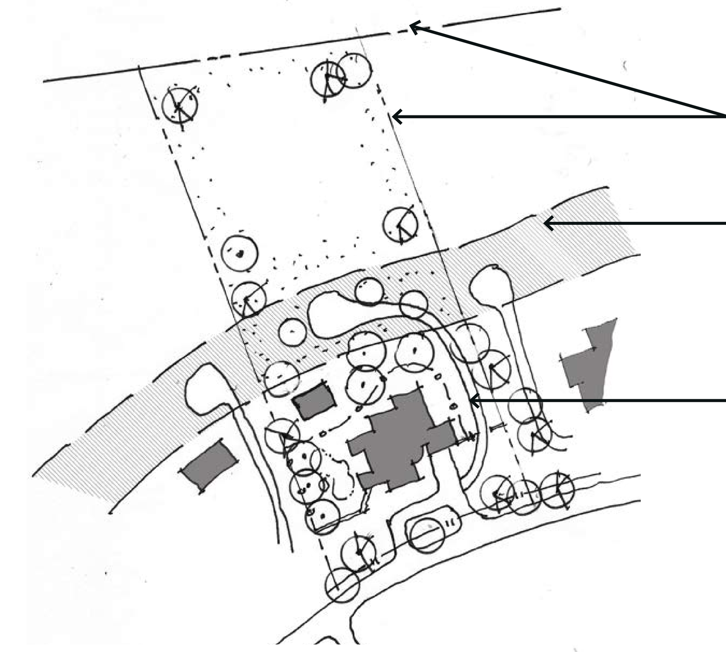
4. Equestrian/Residential Lots must comply with signage and fencing in the current zoning ordinance.

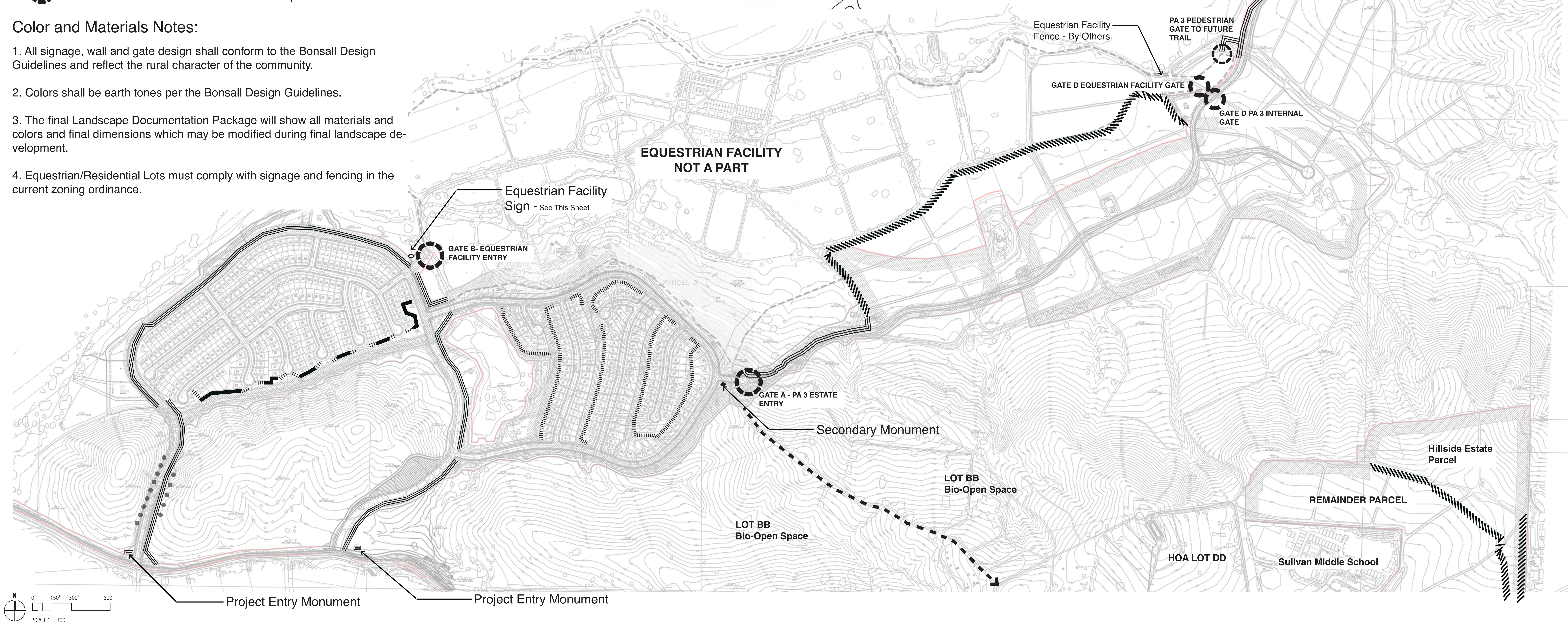
Proposed Signage, if lighted, shall be externally lighted, sheilded and conform to Dark Sky Ordinance.

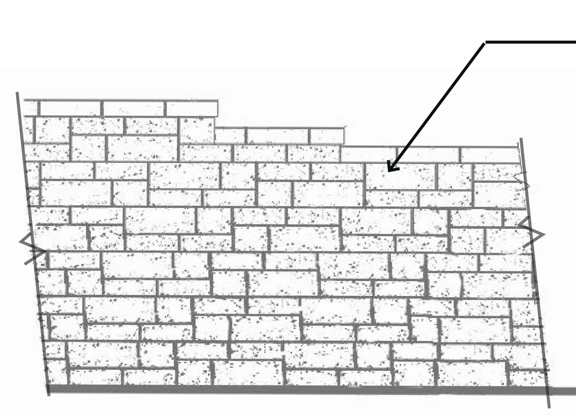


Equestrian Facility Sign
For Information Only - NAP 1/4"=1'-0"

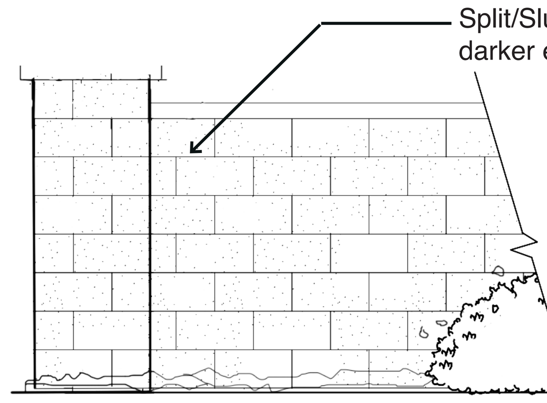
Large Lot Fence Concept



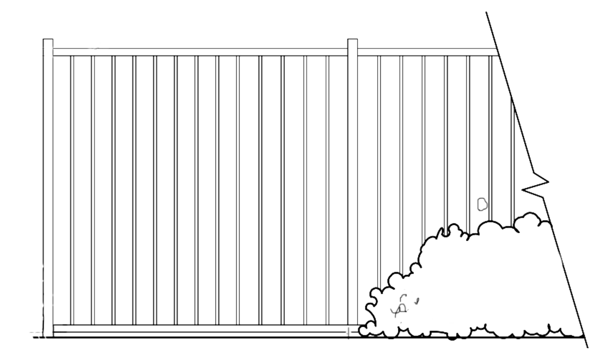




Textured Surface Retaining Wall - Along Entry Road

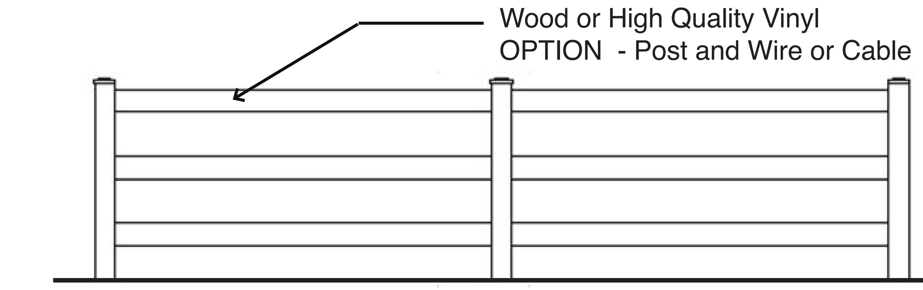


Masonry Privacy Wall

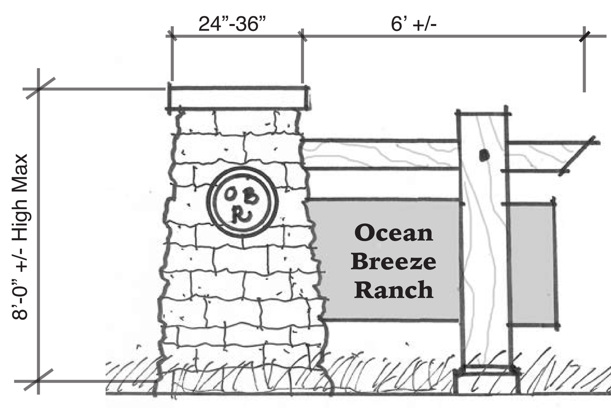


Open View Fence - Metal

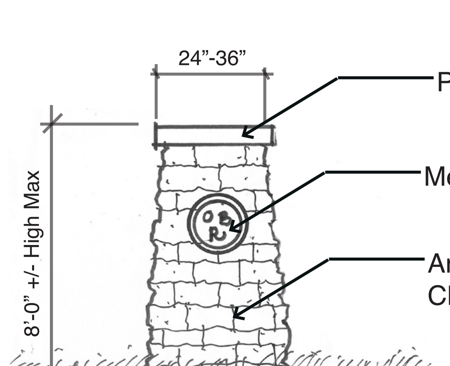
Wood Screen Fence



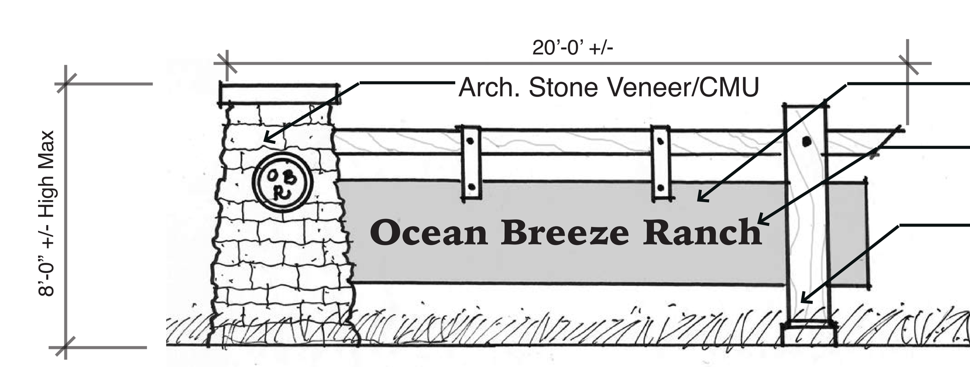
Cable/Wire/Rail Fence



Secondary Monument Sign (option)



Secondary Monument Sign (option)



Primary Monument Sign

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Wall & Fence Plan
MUP #PDS2016-MUP-16-012
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Color and Materials Notes:

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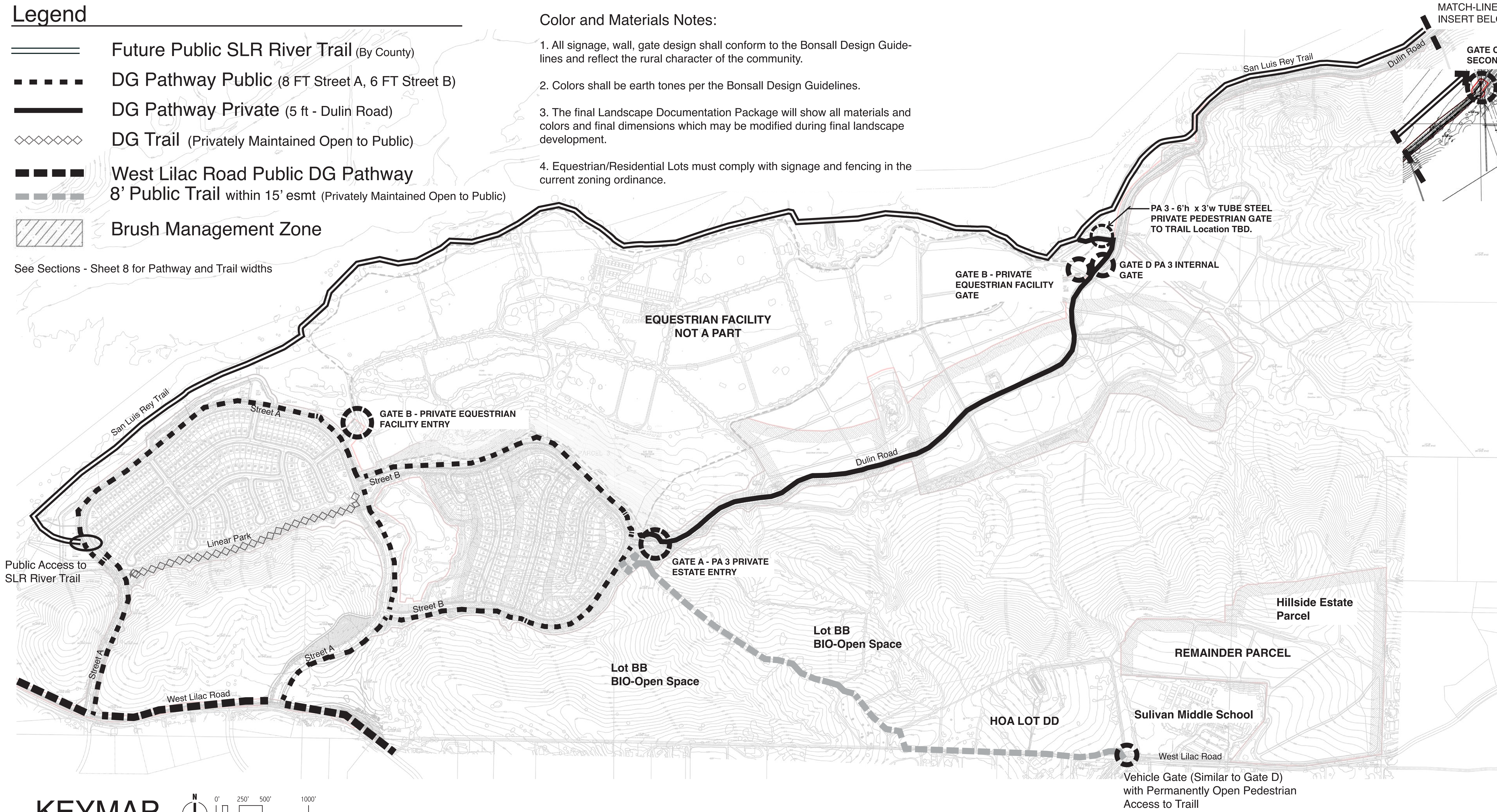
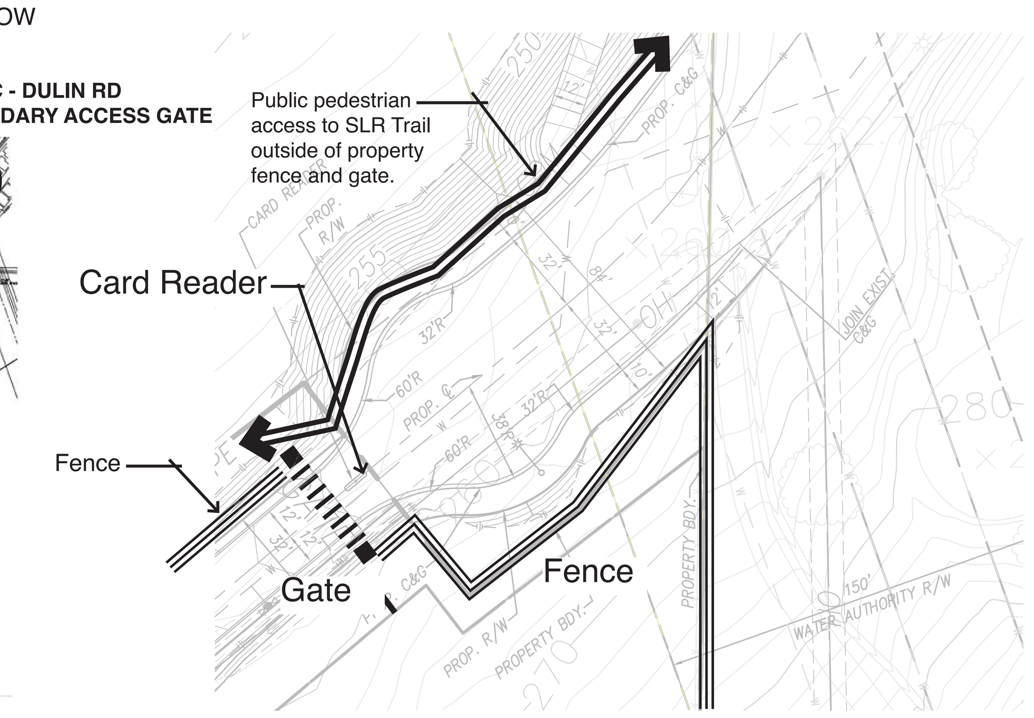
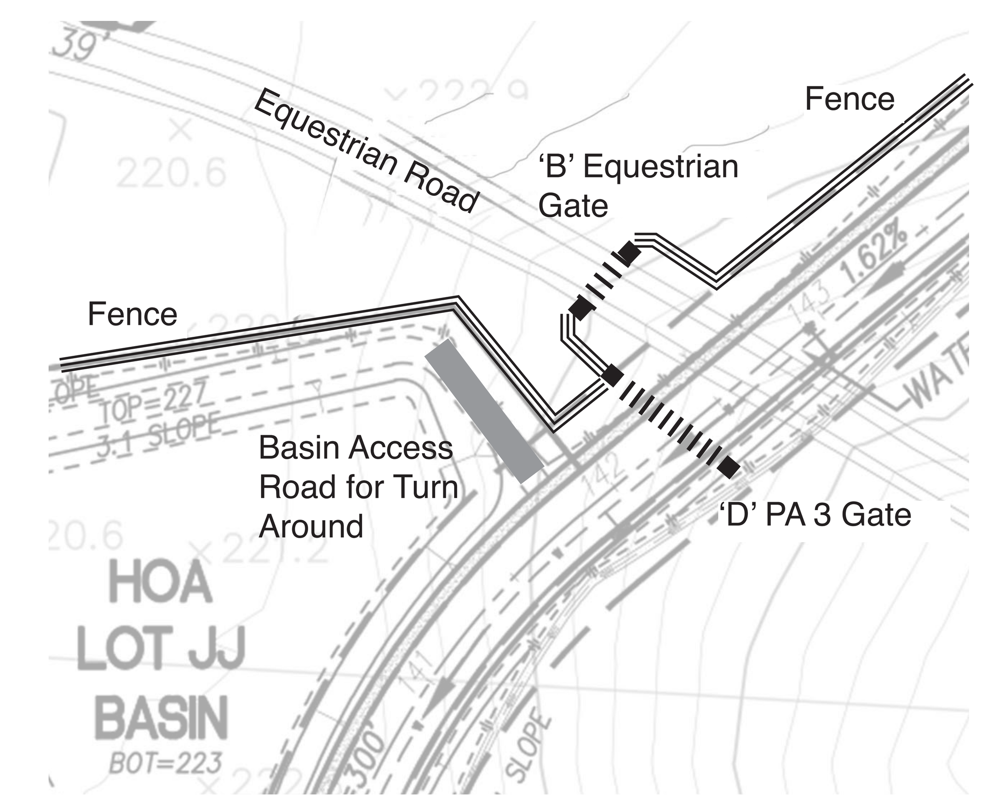


KEYMAP

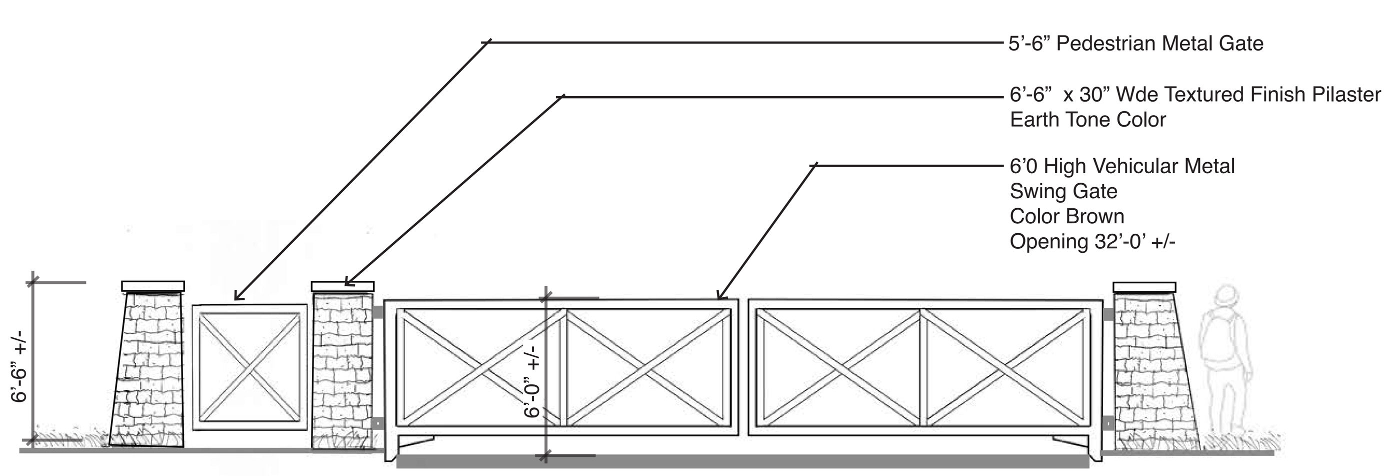
SCALE 1"=500'



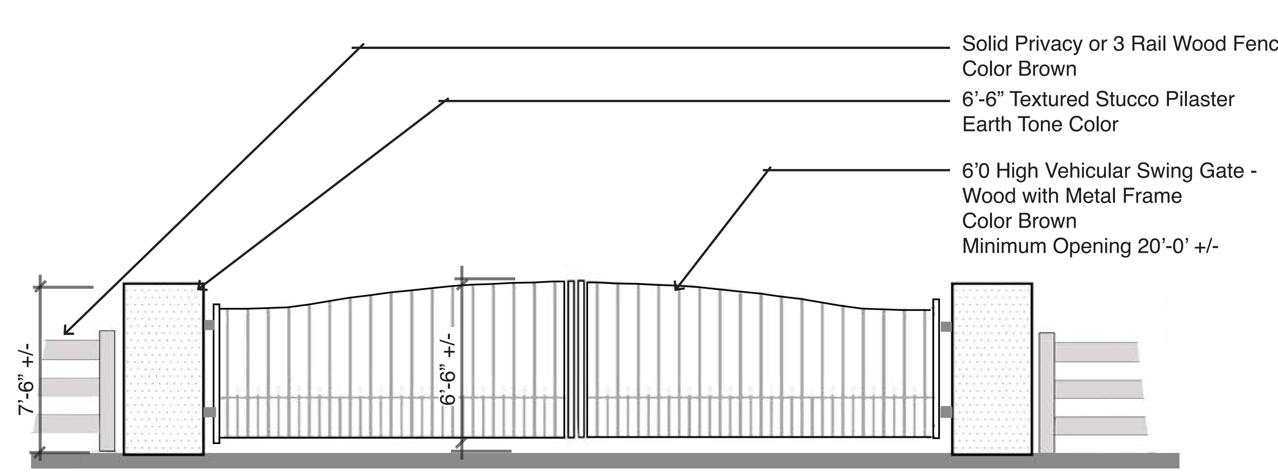
GATE C - PA 3 DULIN RD. SECONDARY ACCESS GATE
Scale 1"=40'



GATE B/D - EQUESTRIAN FACILITY / PA 3 INTERNAL GATE
Scale 1"=40'



GATE A - PA 3 ESTATE MAIN ENTRY GATE
Scale 1/4"=1'-0"



GATE B - EQUESTRIAN FACILITY GATE
Scale 1/4"=1'-0" FOR INFORMATION ONLY - NAP

General Notes:

1. All gates shall conform to the Bonsall Design Guidelines and reflect the rural character of the community.

2. All gates must conform to Zoning Ordinance Section 6708. If gate entry structures are proposed on individual lots, they must conform to section 6708.h.

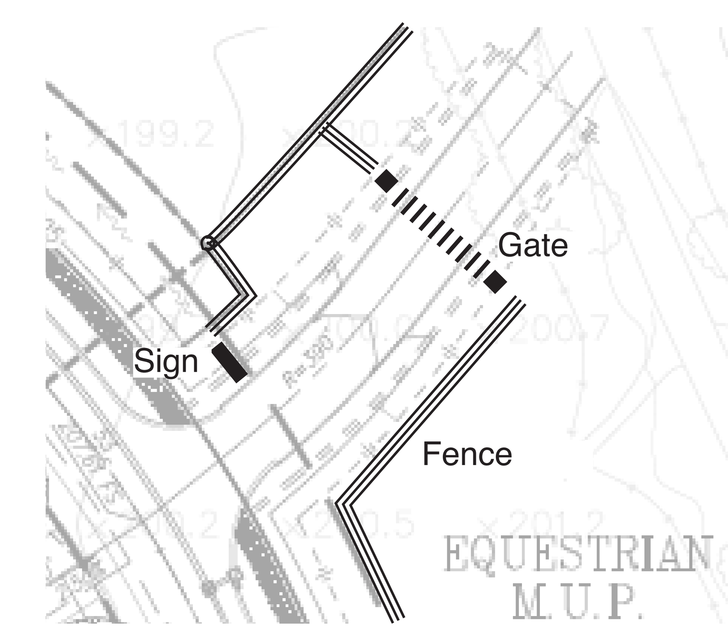
3. The final Landscape Documentation Package will show all materials and colors and final dimensions which may be modified during final landscape development.

SDCFA Notes:

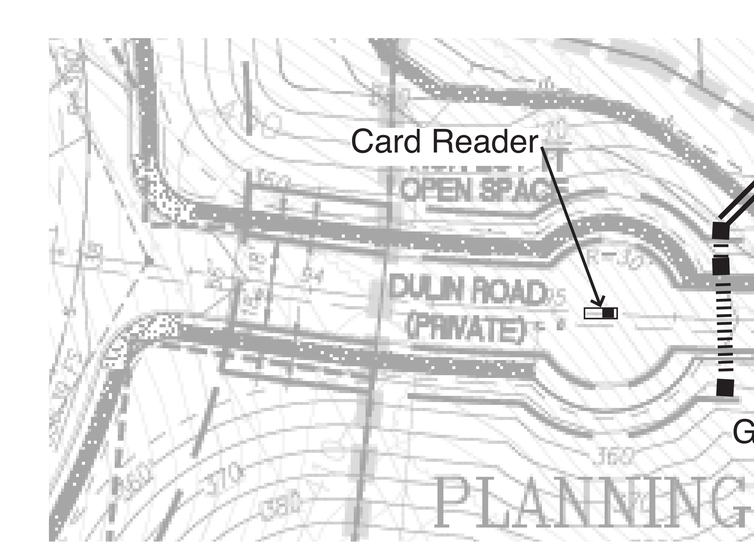
1. A thirty-foot (30') minimum radius turnaround shall be provided at the gated entrance.

2. The gated driveway entrance and card reader location shall be designed according to San Diego County Design Standards (such as DS 17, DS 18 or DS 19) and to the satisfaction of the Director of Public Works.

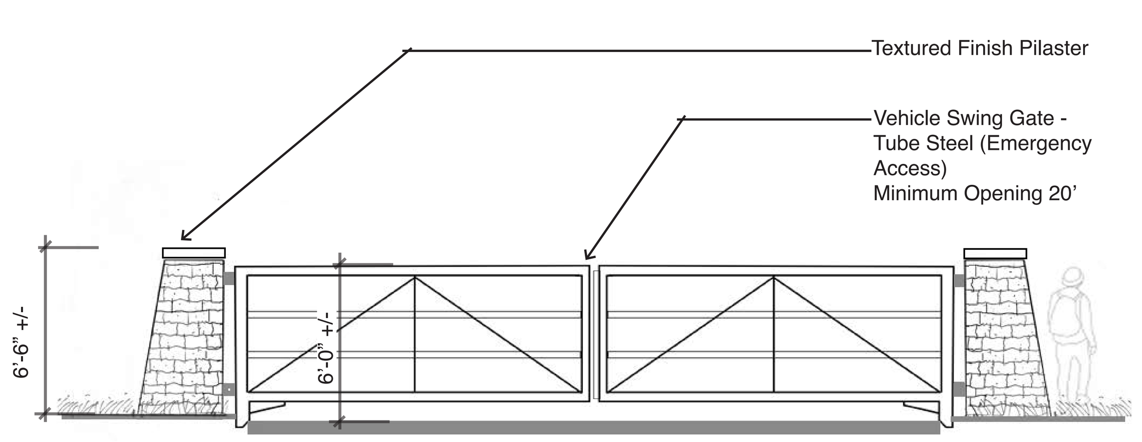
3. Gates shall be designed, placed, installed, and accessory features (such as key boxes, "break-away" devices, automatic openers, etc.) provided to the satisfaction of the Director of Public Works and in accordance with provisions outlined by the San Diego County fire protection district.



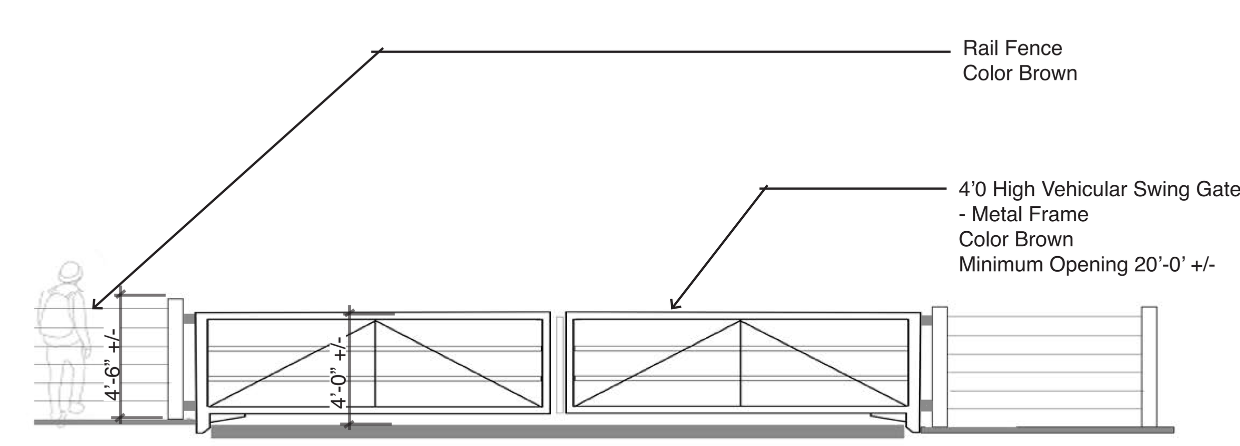
GATE B - EQUESTRIAN FACILITY MAIN GATE
Scale 1"=40' FOR INFORMATION ONLY - NAP



GATE A - PA 3 MAIN ENTRY GATE
Scale 1"=40'



GATE C - DULIN ROAD SECONDARY ACCESS GATE
Scale 1/4"=1'-0"

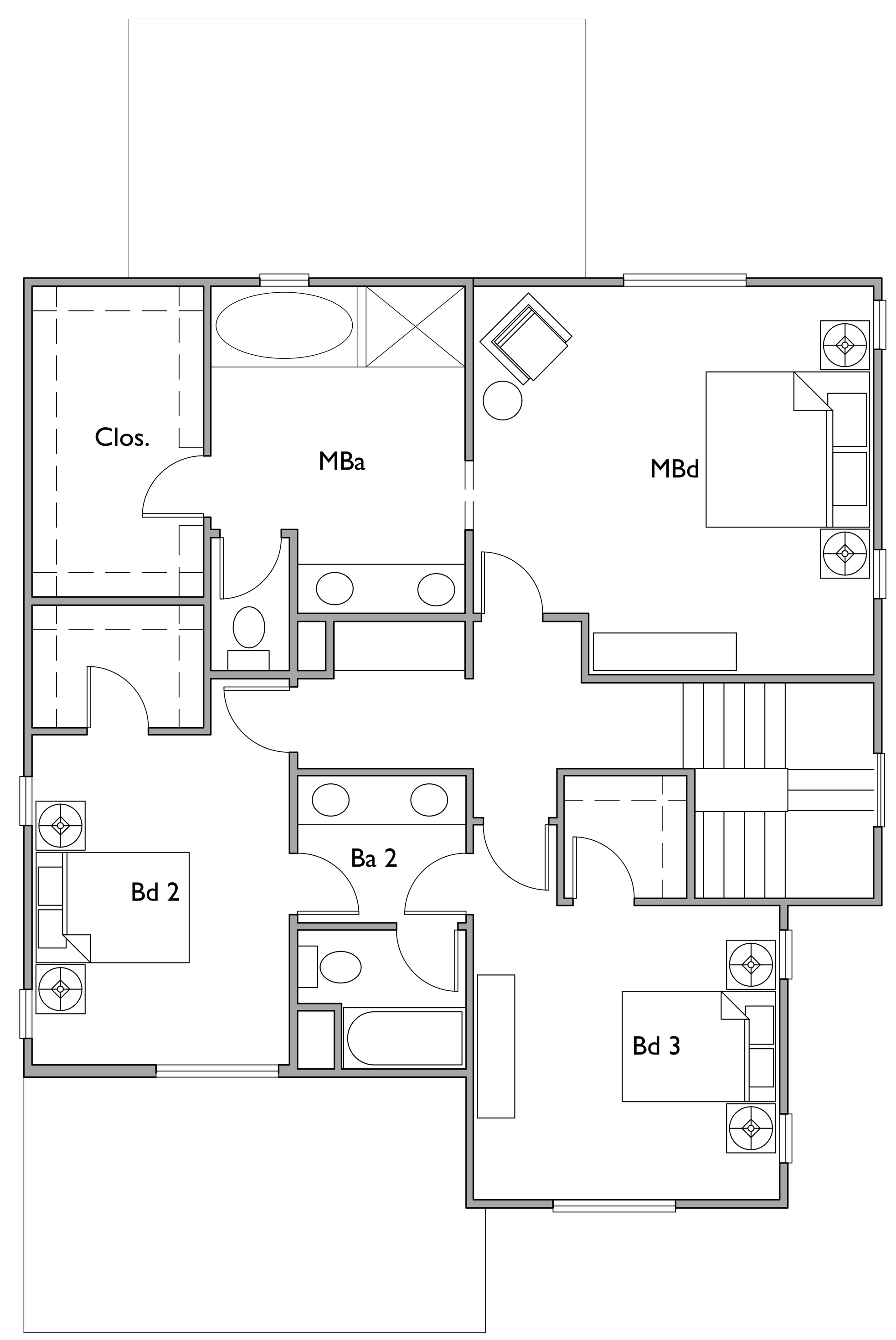


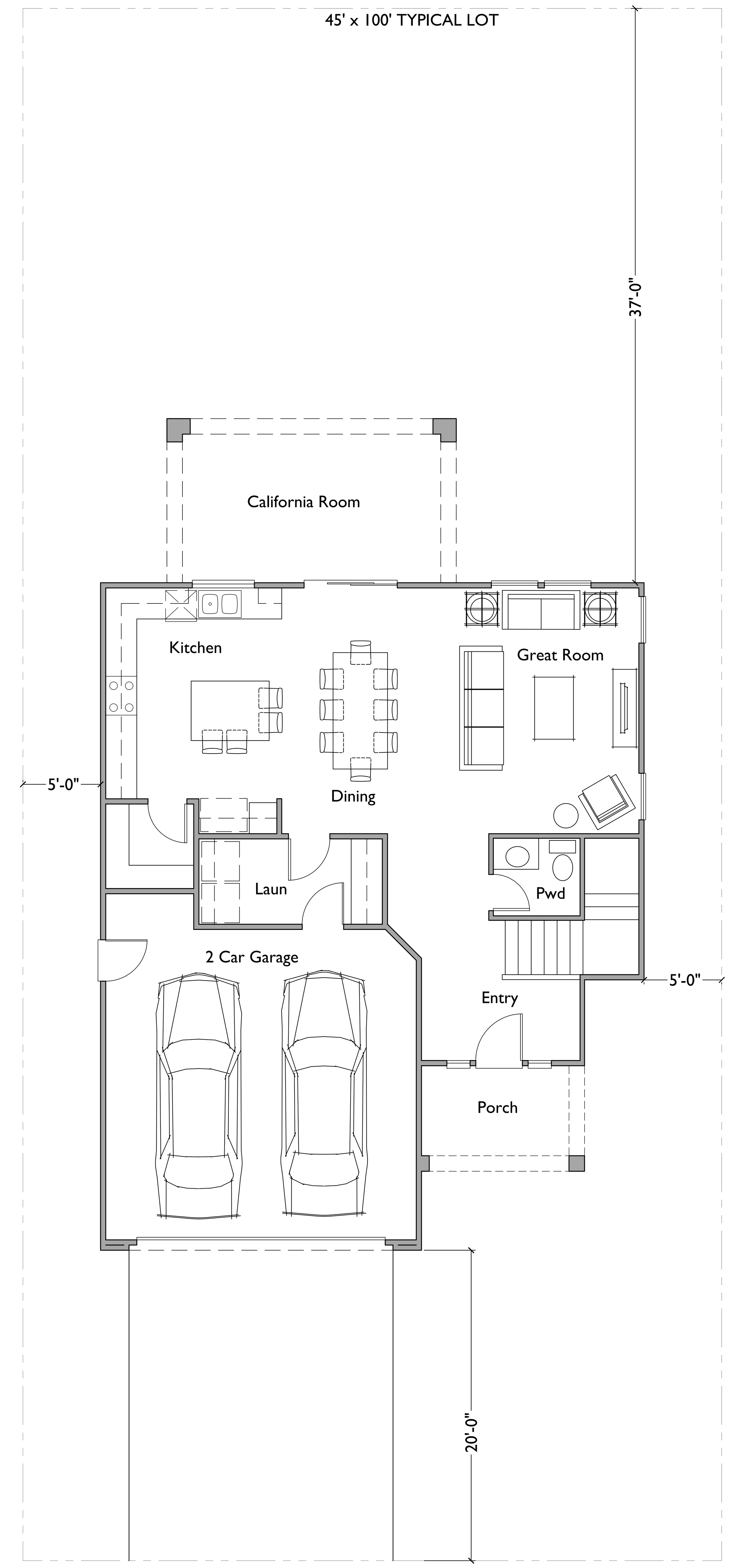
GATE D - PA 3 INTERNAL GATE
Scale 1/4"=1'-0"

Revised 08-19-2019
5th Submittal 07-30-2019
4th Submittal 05-21-2019
3rd Submittal 12-10-2018
2nd Submittal 5-23-2018
Original Submittal 9-28-2016

MS◦ASLA
Landscape Architecture - Community Planning
305 North Coast Highway Suite T
Laguna Beach, CA 92651
949-375-2523

TENTATIVE MAP
TRACT 5615
OCEAN BREEZE RANCH
TM PLAN
Gate -Trail/Pathway Concept Plan
MUP #PDS2016-MUP-16-012
August 12, 2019





PLAN 1:	3BD/2.5BA
1ST FLOOR	865 S.F.
2ND FLOOR	1,135 S.F.
TOTAL LIVABLE	2,000 S.F.

BONSALL, CA

OCEAN BREEZE RANCH

PRODUCT 1 - PLANS 1

OCEAN BREEZE RANCH LLC
1550 So. Coast Hwy, Ste 201
Laguna Beach, CA 92651

0 2 4 8

NORTH

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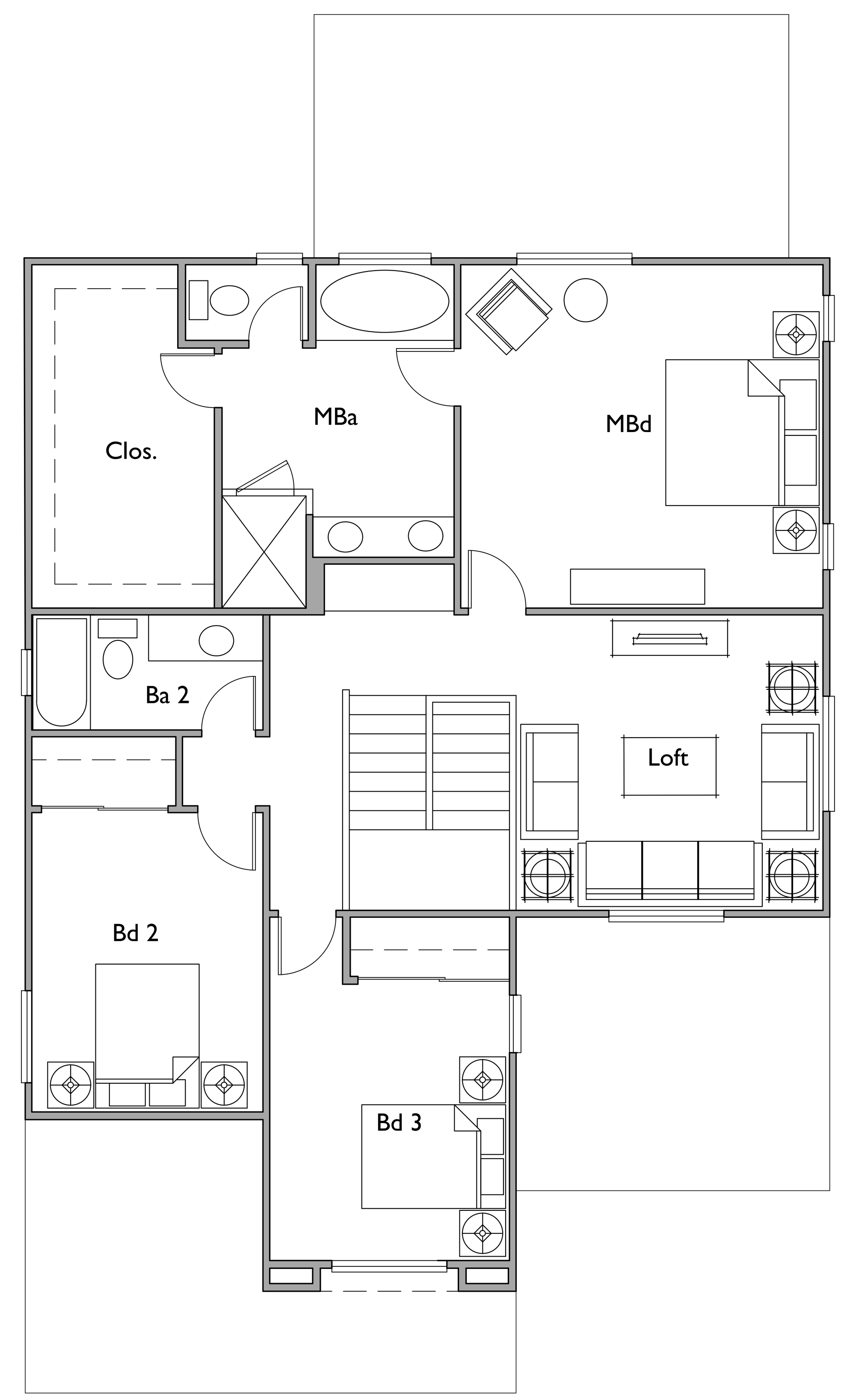
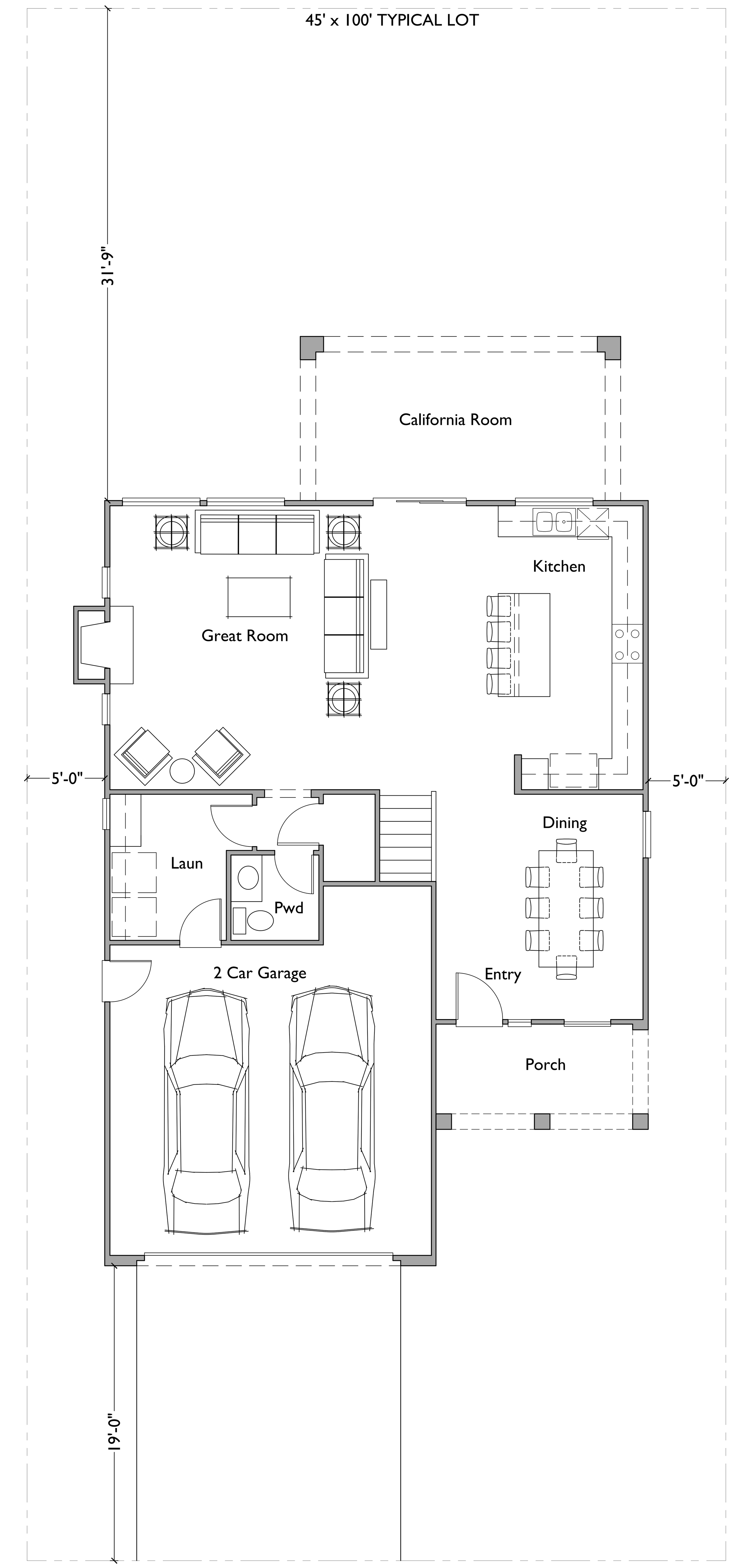
A-1





PLAN 2:	3BD/2.5BA
1ST FLOOR	1,046 S.F.
2ND FLOOR	1,237 S.F.
TOTAL LIVABLE	2,283 S.F.

BONSALL, CA

OCEAN BREEZE RANCH

PRODUCT 1 - PLANS 2

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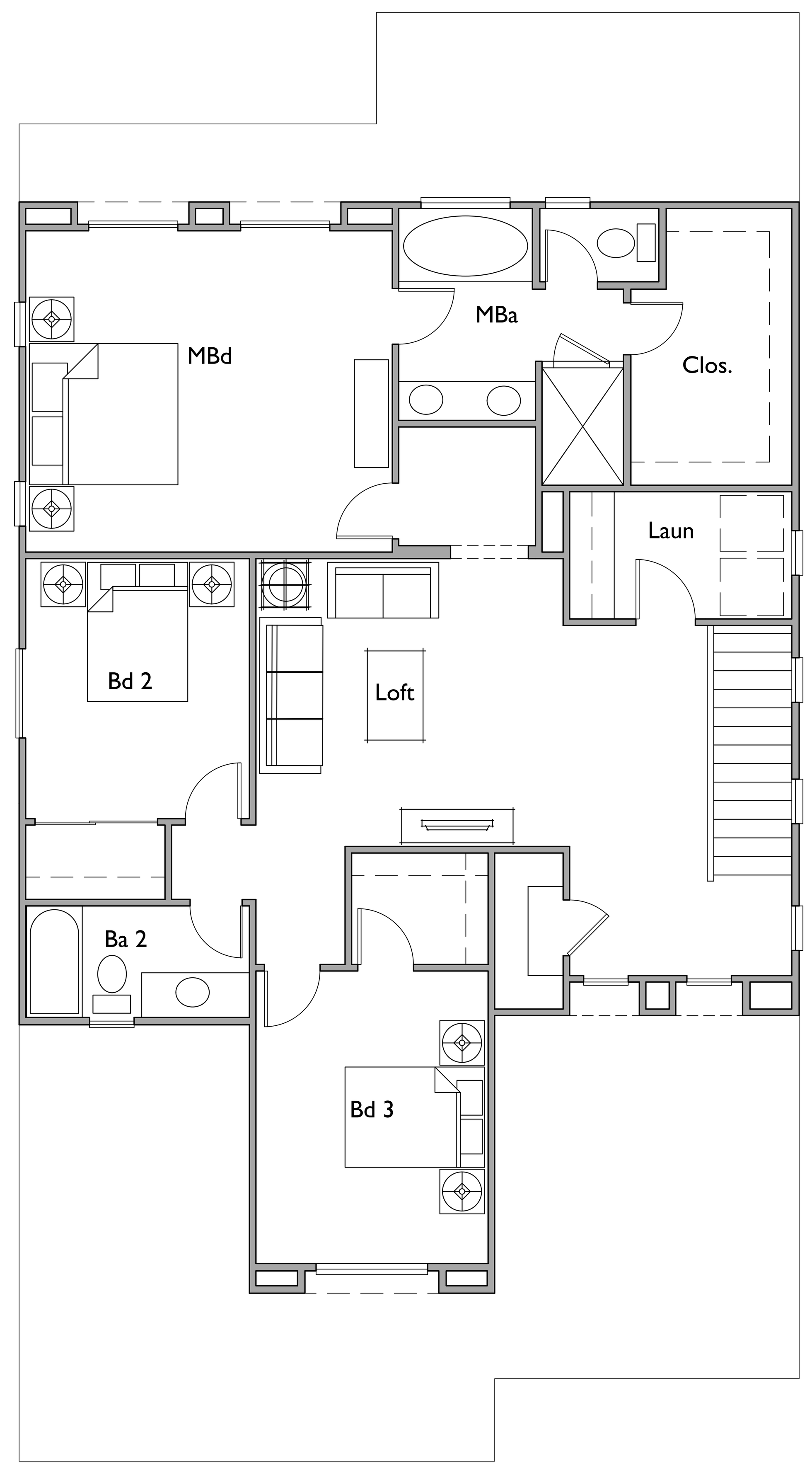
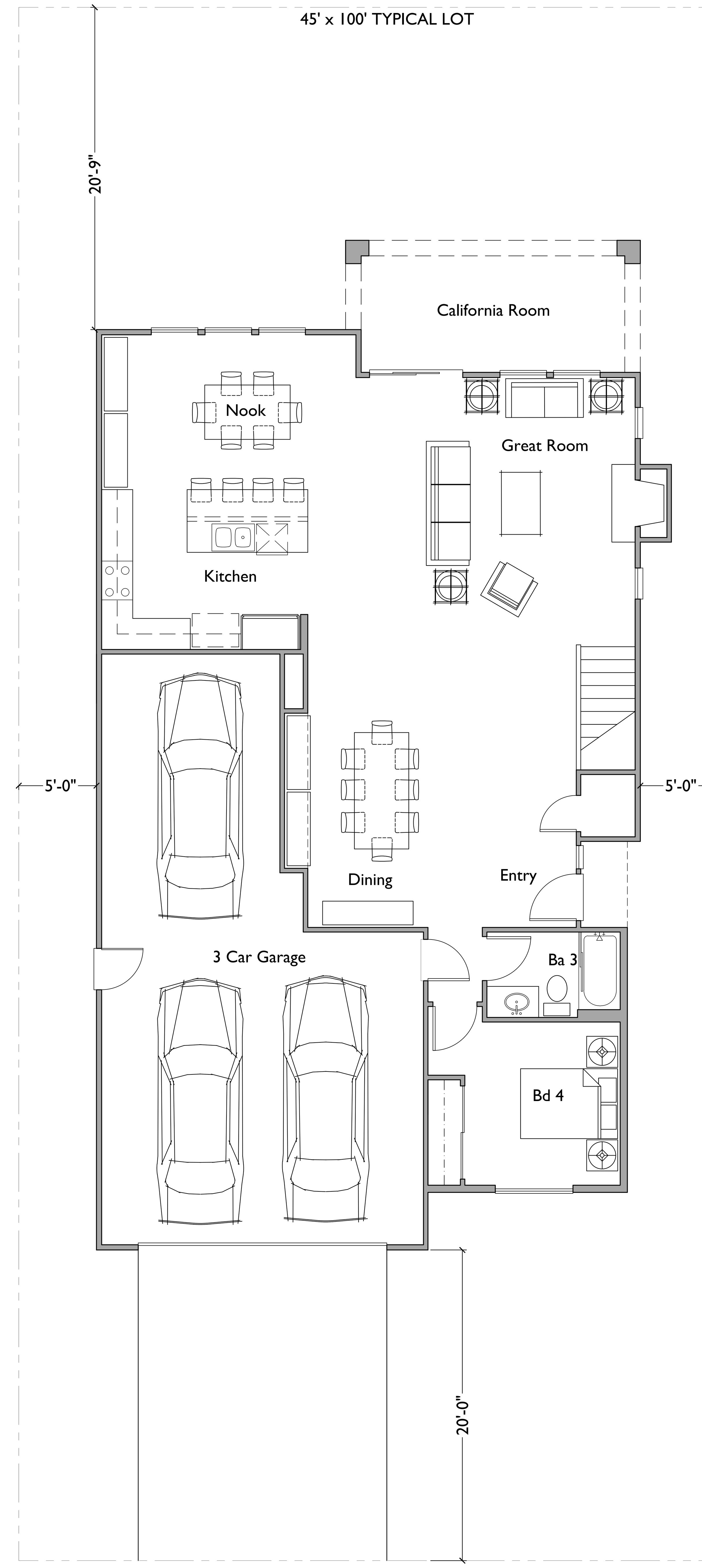
A-2





PLAN 3:	3BD/2.5BA
1ST FLOOR	1,290 S.F.
2ND FLOOR	1,350 S.F.
TOTAL LIVABLE	2,640 S.F.

BONSALL, CA

OCEAN BREEZE RANCH

PRODUCT 1 - PLAN 3

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A-3

RIGHT ELEVATION (TUSCAN)

REAR ELEVATION (TUSCAN)

LEFT ELEVATION (TUSCAN)

FRONT ELEVATION (TUSCAN)

MATERIAL SCHEDULE

1	ROOF - CONCRETE 'S' TILE ROOFING	6	DECORATIVE - RAFTER TAILS
2	WALL - EXTERIOR SAND FINISH STUCCO	7	DECORATIVE - SECTIONAL GARAGE DOOR
3	WALL - STONE VENEER	8	DECORATIVE - LIGHT FIXTURE
4	TRIM - STUCCO O/ 2X FOAM TRIM		
5	DECORATIVE - SHUTTERS		

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OCEAN BREEZE RANCH

PRODUCT 1 - PLAN 1A ELEVATIONS

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A-4

RIGHT ELEVATION (SPANISH)

REAR ELEVATION (SPANISH)

LEFT ELEVATION (SPANISH)

FRONT ELEVATION (SPANISH)

MATERIAL SCHEDULE

1	ROOF - CONCRETE 'S' TILE ROOFING
2	WALL - EXTERIOR SAND FINISH STUCCO
3	TRIM - STUCCO O/ 2X FOAM TRIM
4	DECORATIVE - GABLE ACCENT
5	DECORATIVE - POT SHELF
6	DECORATIVE - SECTIONAL GARAGE DOOR
7	DECORATIVE - LIGHT FIXTURE
8	DECORATIVE - FOAM CORBELS

BONSALL, CA

OCEAN BREEZE RANCH

PRODUCT 1 - PLAN 1B ELEVATIONS

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A-5

RIGHT ELEVATION (CRAFTSMAN)

REAR ELEVATION (CRAFTSMAN)

LEFT ELEVATION (CRAFTSMAN)

FRONT ELEVATION (CRAFTSMAN)

MATERIAL SCHEDULE

1	ROOF - FLAT CONCRETE TILE ROOFING	6	TRIM - STUCCO O/ 2X FOAM TRIM
2	WALL - EXTERIOR SAND FINISH STUCCO	7	TRIM - 2X RESAWN WOOD
3	WALL - HARDIE SHINGLE	8	DECORATIVE - OUTLOOKERS
4	WALL - STONE VENEER	9	DECORATIVE - SHUTTERS
5	WALL - BOARD AND BATTEN	10	DECORATIVE - SECTIONAL GARAGE DOOR
		11	DECORATIVE - LIGHT FIXTURE

BONSALL, CA

OCEAN BREEZE RANCH

PRODUCT 1 - PLAN 2A ELEVATIONS

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RIGHT ELEVATION (FARMHOUSE)

REAR ELEVATION (FARMHOUSE)

LEFT ELEVATION (FARMHOUSE)

FRONT ELEVATION (FARMHOUSE)

MATERIAL SCHEDULE

1	ROOF - FLAT CONCRETE TILE ROOFING	6	DECORATIVE - GABLE ACCENT
2	WALL - EXTERIOR SAND FINISH STUCCO	7	DECORATIVE - SHUTTERS
3	WALL - HORIZONTAL LAP SIDING	8	DECORATIVE - SECTIONAL GARAGE DOOR
4	TRIM - STUCCO O/ 2X FOAM TRIM	9	DECORATIVE - LIGHT FIXTURE
5	TRIM - 2X RESAWN WOOD		

BONSALL, CA

OCEAN BREEZE RANCH

PRODUCT 1 - PLAN 2B ELEVATIONS

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A-7

RIGHT ELEVATION (COTTAGE)

REAR ELEVATION (COTTAGE)

LEFT ELEVATION (COTTAGE)

FRONT ELEVATION (COTTAGE)

MATERIAL SCHEDULE

1	ROOF - FLAT CONCRETE TILE ROOFING
2	WALL - EXTERIOR SAND FINISH STUCCO
3	WALL - STONE VENEER
4	TRIM - STUCCO O/ 2X FOAM TRIM
5	DECORATIVE - SHUTTERS
6	DECORATIVE - RAFTER TAILS
7	DECORATIVE GABLE ACCENT
8	DECORATIVE - SECTIONAL GARAGE DOOR
9	DECORATIVE - LIGHT FIXTURE

BONSALL, CA

OCEAN BREEZE RANCH

PRODUCT 1 - PLAN 3A ELEVATIONS

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A-8

RIGHT ELEVATION (SPANISH)

REAR ELEVATION (SPANISH)

LEFT ELEVATION (SPANISH)

FRONT ELEVATION (SPANISH)

MATERIAL SCHEDULE

1	ROOF - CONCRETE 'S' TILE ROOFING	6	DECORATIVE - RECESSED WINDOW
2	WALL - EXTERIOR SAND FINISH STUCCO	7	DECORATIVE - SECTIONAL GARAGE DOOR
3	TRIM - STUCCO O/ 2X FOAM TRIM	8	DECORATIVE - LIGHT FIXTURE
4	DECORATIVE - SHUTTERS		
5	DECORATIVE GABLE ACCENT		

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OCEAN BREEZE RANCH

PRODUCT 1 - PLAN 3B ELEVATIONS

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PLAN 1B - SPANISH PLAN 2A - CRAFTSMAN PLAN 3A - COTTAGE STREET PERSPECTIVE 2

PLAN 3B - SPANISH PLAN 2B - FARMHOUSE PLAN 1A - TUSCAN STREET PERSPECTIVE 1

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OCEAN BREEZE RANCH

PRODUCT 1 - PERSPECTIVES

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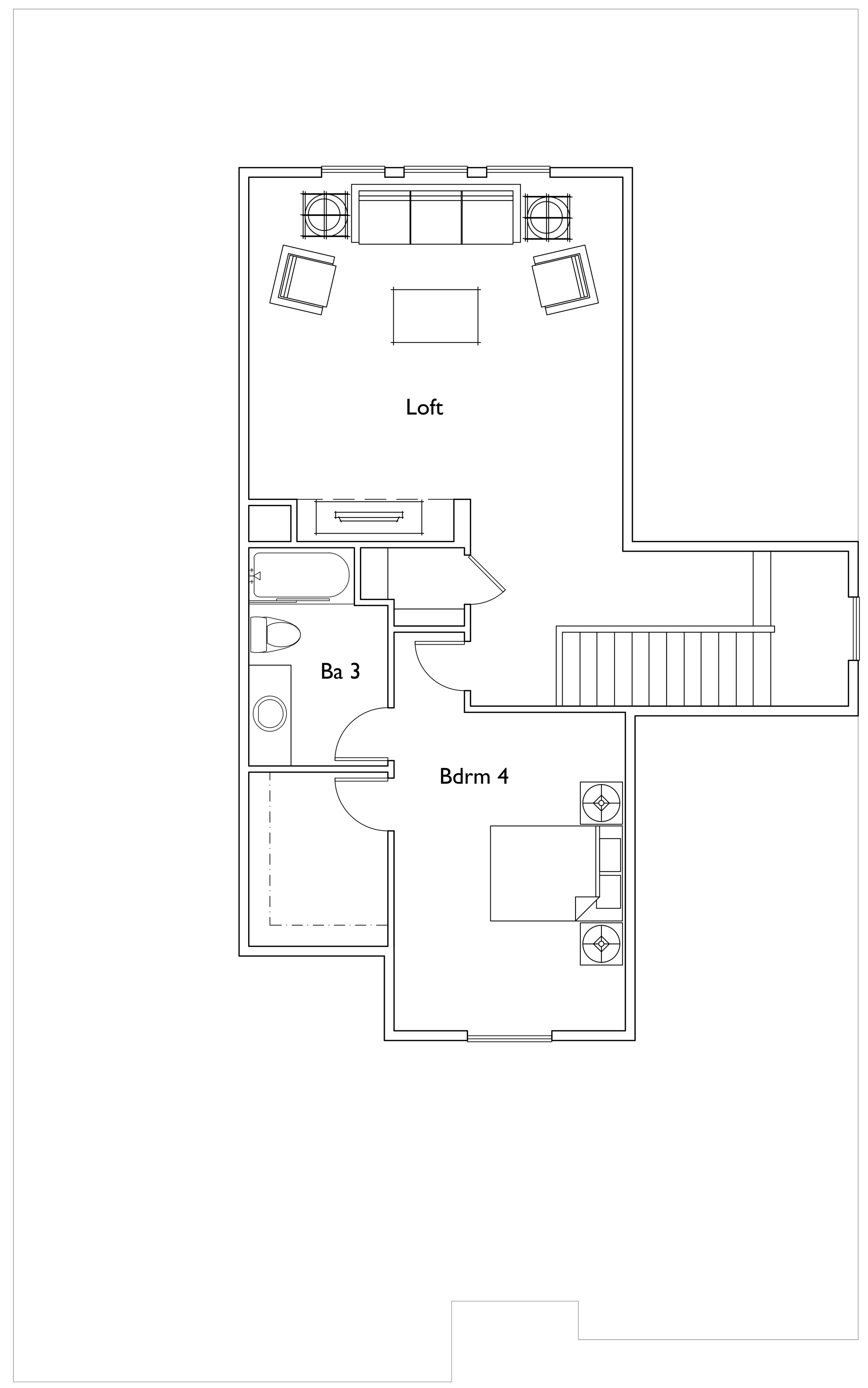
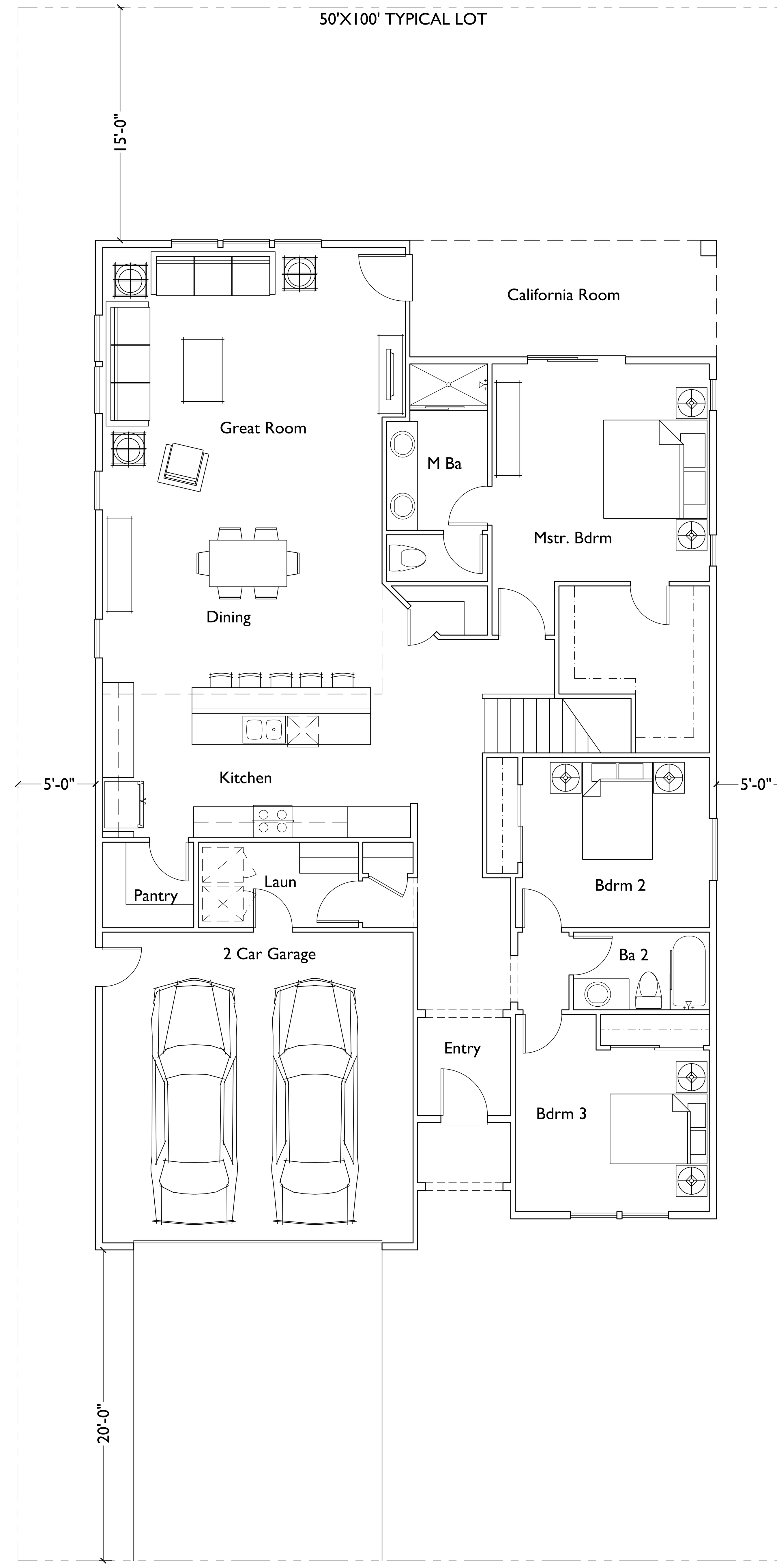
A-10





PLAN 1:	3BD/3.5BA
1ST FLOOR	1,955 S.F.
2ND FLOOR	797 S.F.
TOTAL	2,752 S.F.

BONSALL, CA

OCEAN BREEZE RANCH

PRODUCT 2 - PLAN 1

OCEAN BREEZE RANCH LLC
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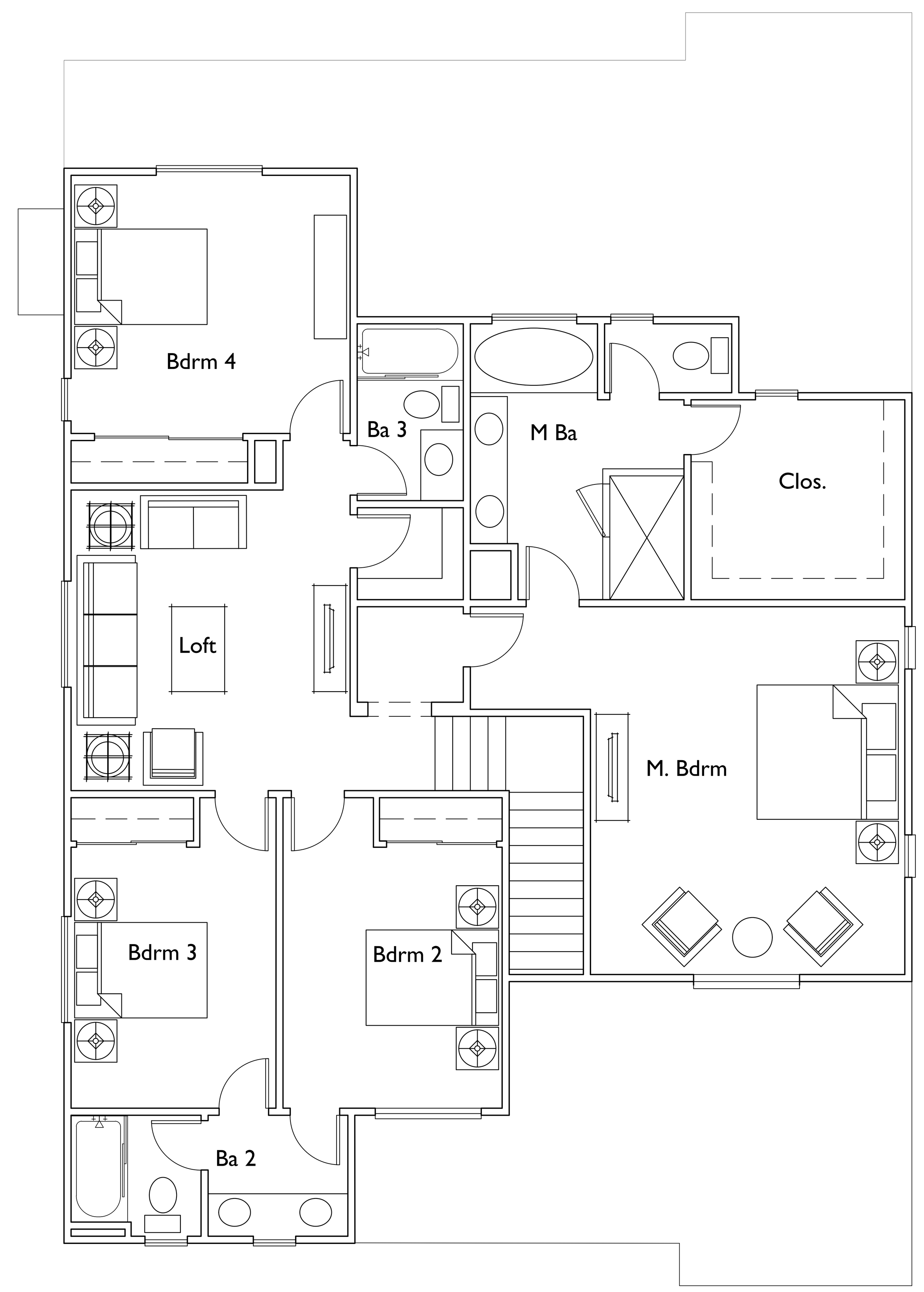
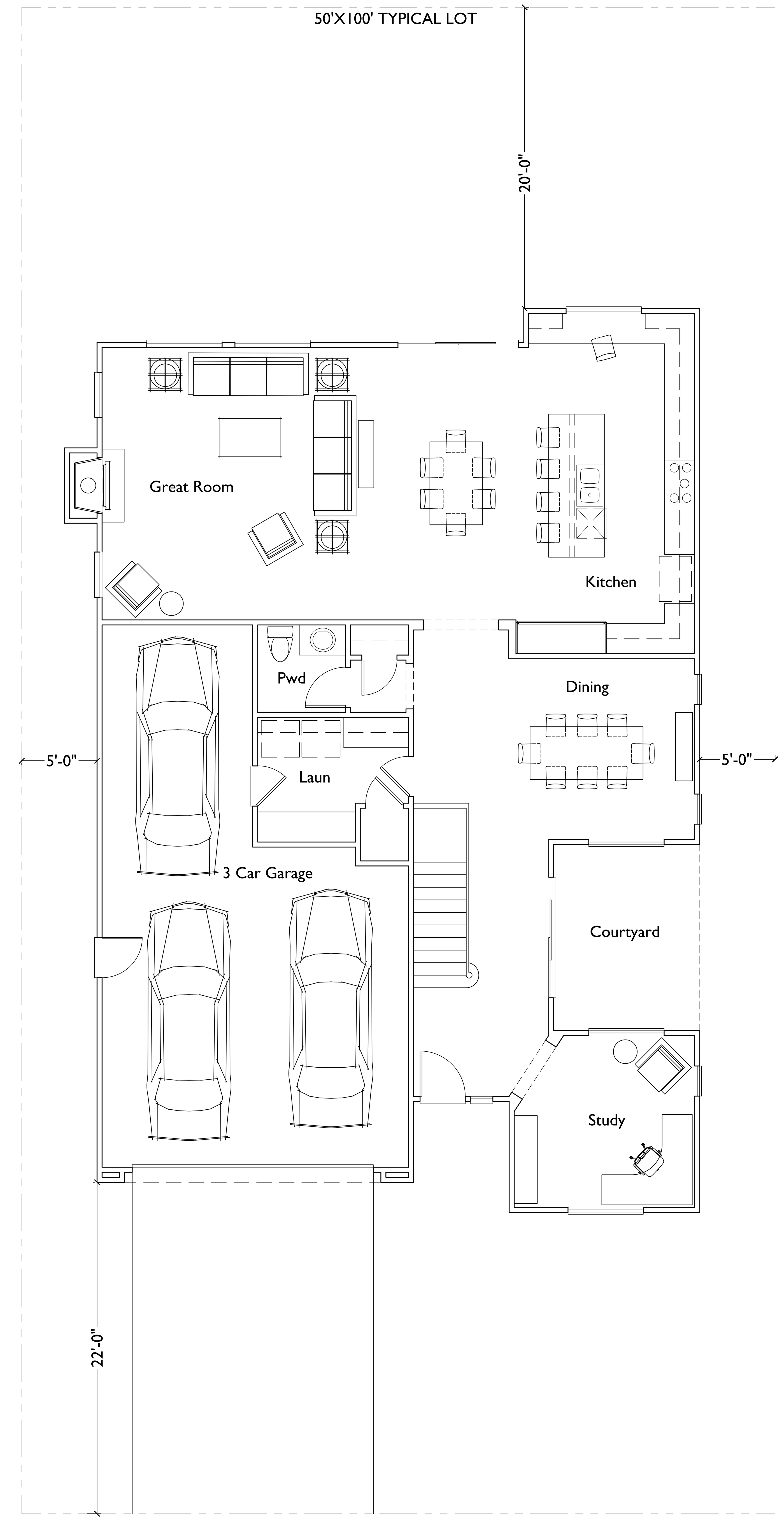
A-11





PLAN 3:	4BD/3.5BA
1ST FLOOR	1,518 S.F.
2ND FLOOR	1,536 S.F.
TOTAL LIVABLE	3,054 S.F.

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PRODUCT 2 - PLAN 2

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A-12

PLAN 3:	4BD/3.5BA
1ST FLOOR	1,464 S.F.
2ND FLOOR	1,936 S.F.
TOTAL LIVABLE	3,400 S.F.

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PRODUCT 2 - PLAN 3

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RIGHT ELEVATION (RANCH)

RIGHT ELEVATION (FARMHOUSE)

REAR ELEVATION (RANCH)

REAR ELEVATION (FARMHOUSE)

LEFT ELEVATION (RANCH)

LEFT ELEVATION (FARMHOUSE)

FRONT ELEVATION (RANCH)

FRONT ELEVATION (FARMHOUSE)

MATERIAL SCHEDULE

1 ROOF - FLAT CONCRETE TILE ROOFING
2 WALL - EXTERIOR SAND FINISH STUCCO
3 WALL - BRICK VENEER
4 TRIM - STUCCO O/ 2X FOAM TRIM
5 DECORATIVE - GABLE BEAM ACCENT
6 DECORATIVE - SHUTTERS
7 DECORATIVE - SECTIONAL GARAGE DOOR
8 DECORATIVE - LIGHT FIXTURE
9 DECORATIVE - WOOD POTSHELF

MATERIAL SCHEDULE

1 ROOF - FLAT CONCRETE TILE ROOFING
2 WALL - EXTERIOR SAND FINISH STUCCO
3 WALL - HORIZONTAL LAP SIDING
4 WALL - BOARD AND BATTEN
5 TRIM - STUCCO O/ 2X FOAM TRIM
6 TRIM - 2X RESAWN WOOD
7 DECORATIVE - GABLE VENT
8 DECORATIVE - SECTIONAL GARAGE DOOR
9 DECORATIVE - LIGHT FIXTURE

BONSALL, CA

OCEAN BREEZE RANCH

PRODUCT 2 - PLAN 1A & 1B

OCEAN BREEZE RANCH LLC
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RIGHT ELEVATION (MONTEREY)

RIGHT ELEVATION (COTTAGE)

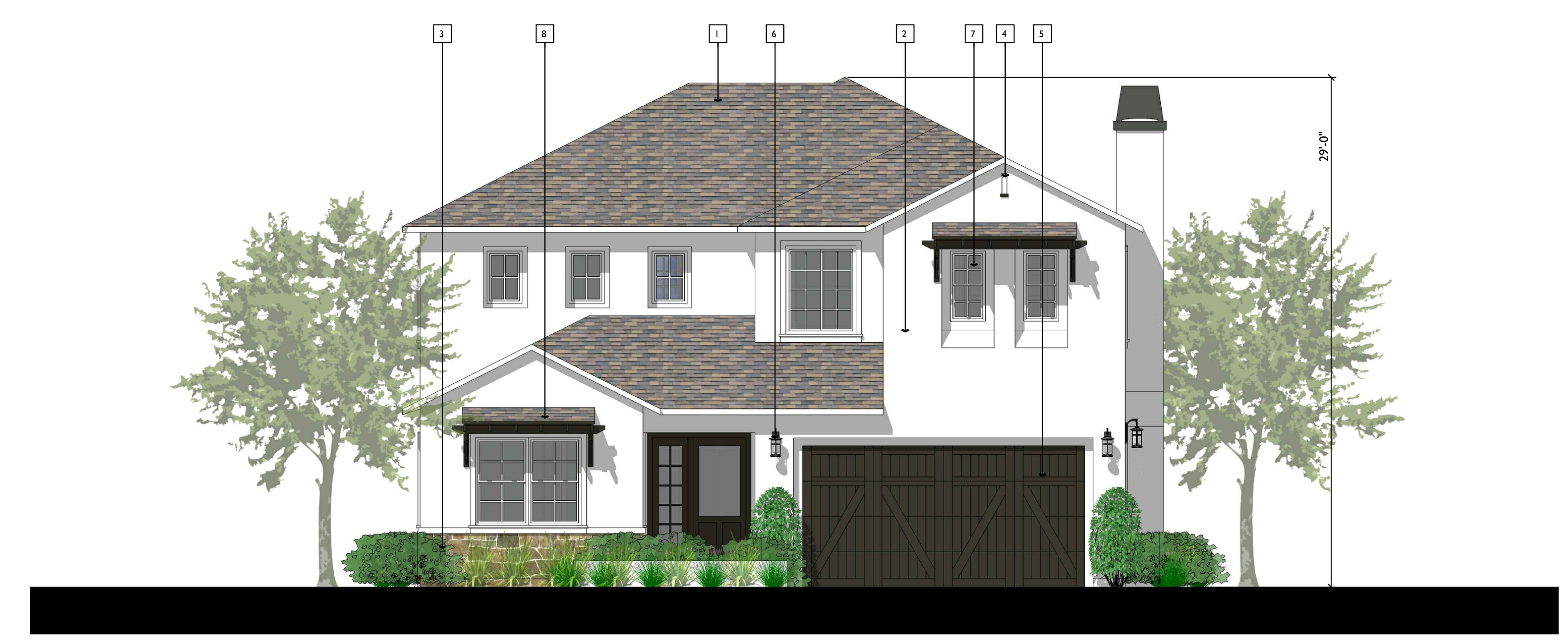
REAR ELEVATION (MONTEREY)

REAR ELEVATION (COTTAGE)

LEFT ELEVATION (MONTEREY)

LEFT ELEVATION (COTTAGE)

FRONT ELEVATION (MONTEREY)



FRONT ELEVATION (COTTAGE)

MATERIAL SCHEDULE

1	ROOF - FLAT CONCRETE TILE ROOFING	7	DECORATIVE - GABLE ACCENT
2	WALL - EXTERIOR SAND FINISH STUCCO	8	DECORATIVE - SECTIONAL GARAGE DOOR
3	WALL - HORIZONTAL LAP SIDING	9	DECORATIVE - LIGHT FIXTURE
4	WALL - BRICK VENEER	10	DECORATIVE - SHUTTERS
5	TRIM - STUCCO O/ 2X FOAM TRIM	11	DECORATIVE - RAILINGS
6	TRIM - 2X RESAWN WOOD	12	DECORATIVE - POTSHELF
		13	DECORATIVE - CORBELS RESAWN WOOD

MATERIAL SCHEDULE

1	ROOF - FLAT CONCRETE TILE ROOFING	6	DECORATIVE - LIGHT FIXTURE
2	WALL - EXTERIOR SAND FINISH STUCCO	7	DECORATIVE - RECESSED WINDOW
3	WALL - STONE VENEER	8	DECORATIVE - AWNING
4	DECORATIVE - GABLE ACCENT		
5	DECORATIVE - SECTIONAL GARAGE DOOR		

BONSALL, CA

OCEAN BREEZE RANCH

PRODUCT 2 - PLAN 2A & 2B

OCEAN BREEZE RANCH LLC
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RIGHT ELEVATION (SPANISH)

RIGHT ELEVATION (CRAFTSMAN)

REAR ELEVATION (SPANISH)

REAR ELEVATION (CRAFTSMAN)

LEFT ELEVATION (SPANISH)

LEFT ELEVATION (CRAFTSMAN)

FRONT ELEVATION (SPANISH)

FRONT ELEVATION (CRAFTSMAN)

MATERIAL SCHEDULE

1	ROOF - CONCRETE 'S' TILE ROOFING	6	DECORATIVE - TILE
2	WALL - EXTERIOR SAND FINISH STUCCO	7	DECORATIVE - SECTIONAL GARAGE DOOR
3	TRIM - STUCCO O/ 2X FOAM TRIM	8	DECORATIVE - LIGHT FIXTURE
4	DECORATIVE - GABLE ACCENT		
5	DECORATIVE - SHUTTERS		

MATERIAL SCHEDULE

1	ROOF - FLAT CONCRETE TILE ROOFING	6	TRIM - 2X RESAN WOOD
2	WALL - EXTERIOR SAND FINISH STUCCO	7	DECORATIVE - GABLE CORBEL
3	WALL - HORIZONTAL LAP SIDING	8	DECORATIVE - SECTIONAL GARAGE DOOR
4	WALL - STONE VENEER	9	DECORATIVE - LIGHT FIXTURE
5	TRIM - STUCCO O/ 2X FOAM TRIM	10	DECORATIVE - SHUTTERS

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PRODUCT 2 - PLAN 3A - CRAFTSMAN

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PLAN 3B - SPANISH

PLAN 2A - COTTAGE PLAN 3A - CRAFTSMAN

PLAN 1A - FARMHOUSE PLAN 2A - COTTAGE

PLAN 2B - MONTEREY PLAN 3B - SPANISH

PLAN 1B - RANCH

PLAN 2A COTTAGE

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