# 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, 126-080-78-00, 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.

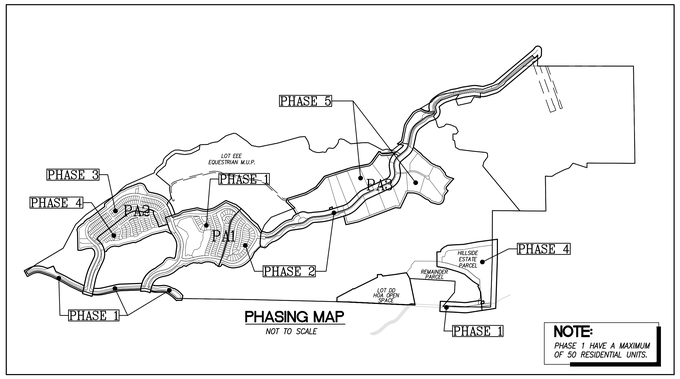
THOSE PORTIONS OF SECTIONS 11, 14, 15, 20, 21, 22 AND 23 TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTION OF MONSERATE RANCHO ACCORDING TO MAP THEREOF NO. 821 AND MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY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

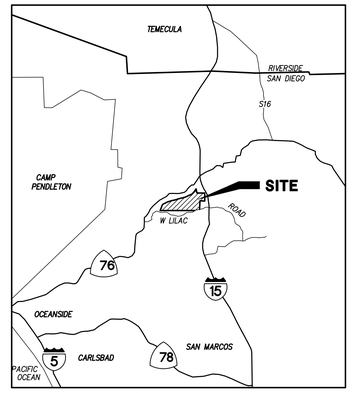
### PUBLIC UTILITIES/DISTRICTS:

| | |
|---|---|
| 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.




***VICINITY MAP***
NOT TO SCALE

### PROJECT ADDRESS:

5820 WEST LILAC ROAD
BONSALL, CA 92003

### SHEET INDEX:


| | |
|---|---|
| SHEET 1 | TITLE SHEET |
| SHEET 2 | NOTES, DENSITY CALCULATION AND AREA TABLES |
| SHEET 3 | TYPICAL STREET SECTIONS AND DETAILS |
| SHEET 4 | "B" DESIGNATOR-SITE PLAN (1"=60' SCALE) |
| SHEET 5 | "B" DESIGNATOR-SITE PLAN (1"=60' SCALE) |
| SHEET 6-15 | LANDSCAPE PLANS |
| SHEET 16-32 | ARCHITECTURAL PLANS |


### 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, 126-080-78-00, 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).

PLANNING AREA 3 IS NOT SUBJECT TO THE ARCHITECTURAL PRODUCT TYPES FOR PLANNING AREA 1 AND PLANNING AREA 2. TO ENSURE CONFORMANCE WITH THE SPECIAL AREA 'B' DESIGNATOR A SITE PLAN MODIFICATION OR WAIVER WILL BE REQUIRED AT THE DISCRETION OF THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES. A MINOR DEVIATION TO THE PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2016-MUP-16-012 WILL BE REQUIRED FOR PLANNING AREA 3'S SINGLE FAMILY RESIDENCES.




**KEY MAP**
SCALE: 1"=500'




GRAPHICAL SCALE
SCALE: 1" = 500'

### 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.

### 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
- PROPOSED TRAIL EASEMENT
- PROPOSED DRAINAGE AND SEWER EASEMENTS

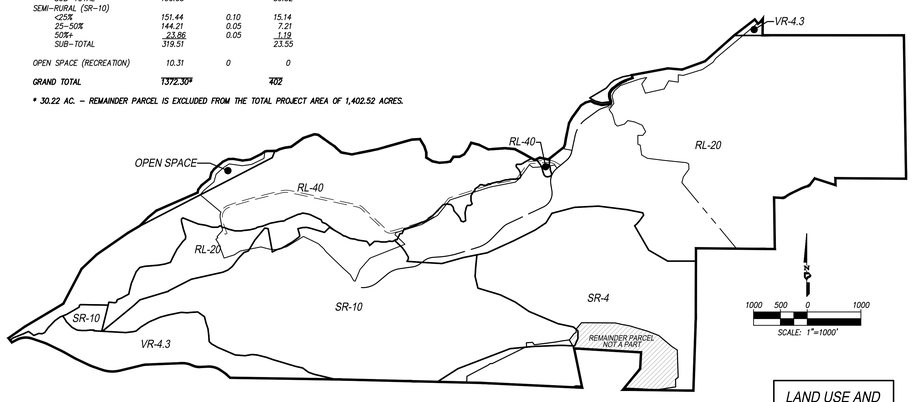
### WORK ITEMS:

- 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.

### 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

### 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 — 11/06/2019 DATE

### 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 | REGISTRATION EXPIRES 03-31-20 | DESIGNED BY: | PM REVIEW: | SURVEY REVIEW: |
|---|---|---|---|---|---|
| | 11/06/2019 | | SC | DR/GS | |

| NO. | REVISIONS | DATE | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| 6 | SEVENTH SUBMITTAL | 11-06-2019 | PDC |
| 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



File Name P:\4192\Engr\DWG_Plans\Entitlement\Plot Plan-B Designator\4192-PLOT PLAN-SHT01.dwg, Date Last Plotted: 11/7/2019 9:02:29 AM,

# 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 | | |

| 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 |

| 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 |

| 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

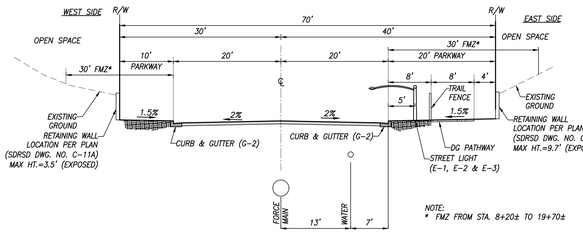
381 LOTS x 600 SF/LOT = 228,600 SF ~ 5.2 AC.

### 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.

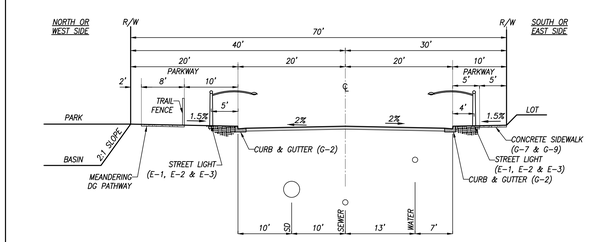
### GROUP OPEN SPACE PROVIDED (PARKS)

P



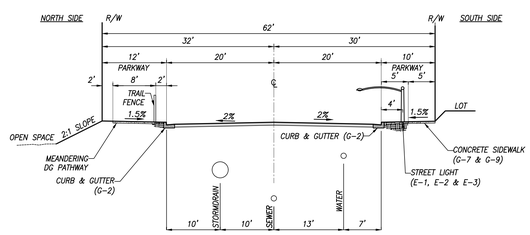

## SECTION 1-1: STREET A (PUBLIC)

(STA. 8+00± TO STA. 21+90±)
RESIDENTIAL COLLECTOR ROAD
DESIGN SPEED=30 MPH, MAX ADT=2,000
NOT TO SCALE



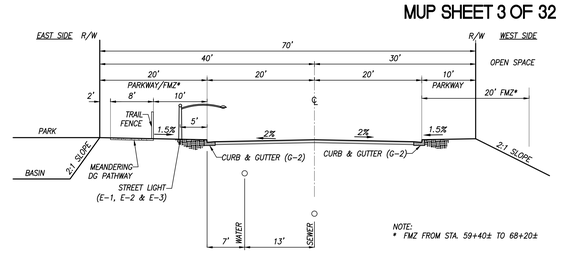

## SECTION 2-2: STREET A (PUBLIC)

(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



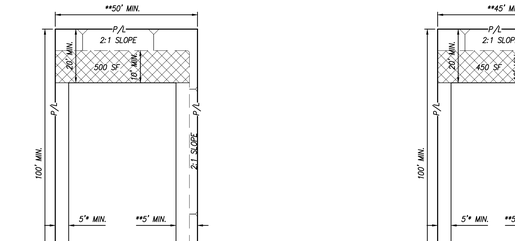

## SECTION 3-3: STREET A (PUBLIC)

(STA. 29+20± TO STA. 35+70±)
RESIDENTIAL COLLECTOR ROAD
DESIGN SPEED=30 MPH, MAX ADT=2,000
NOT TO SCALE



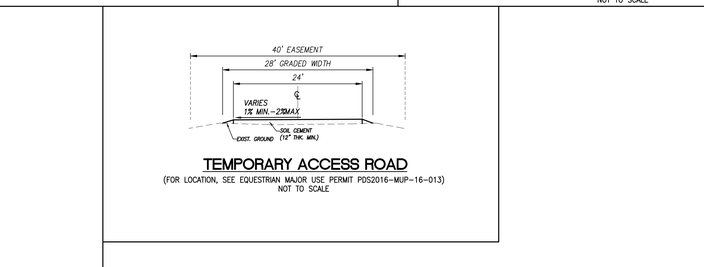

## SECTION 4-4: STREET A (PUBLIC)

(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



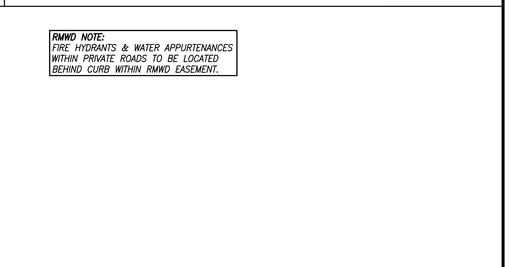

## SECTION 6-6: STREET 'B' (PUBLIC)

(STA. 10+00± TO STA. 38+00±)
RESIDENTIAL ROAD
DESIGN SPEED=30 MPH, MAX ADT=1,500
NOT TO SCALE



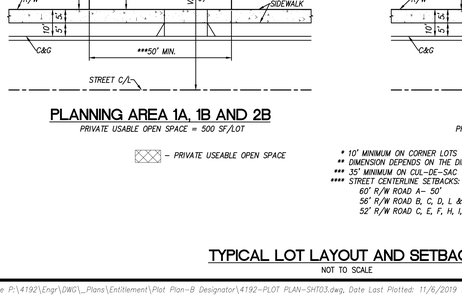

## SECTION 7-7: STREET 'B' (PUBLIC)

(STA. 38+00± TO STA. 62+80±)
RESIDENTIAL ROAD
DESIGN SPEED=30 MPH, MAX ADT=1,500
NOT TO SCALE



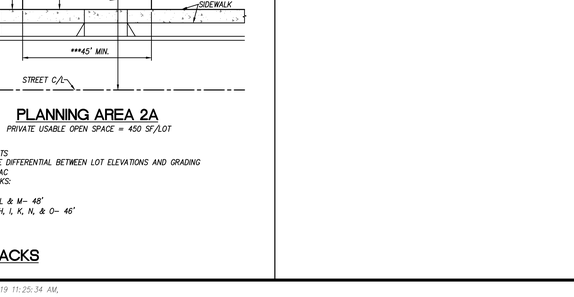

## PORTION OF STREETS C, D AND E (PUBLIC)
## STREETS G, J, L AND M (PUBLIC)

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

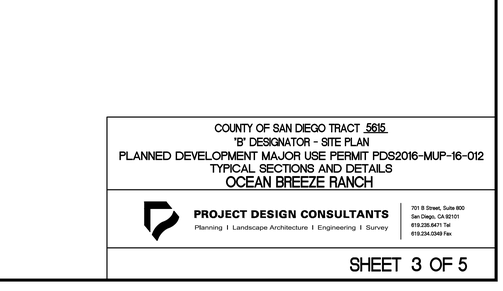
SEE RMWD NOTE BELOW




## 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
NOT TO SCALE

SEE RMWD NOTE BELOW

***DESIGN SPEED=30 MPH, MAX PROJECTED ADT=200
*** DESIGN SPEED=15 MPH (STA. 155+62± TO STA. 165+70±)




## 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 I Landscape Architecture I Engineering I Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax



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SEE SHEET 5

LOT EEE EQUESTRIAN M.U.P.

PARCEL A

PLANNING AREA BOUNDARY

HOA LOT E OPEN SPACE

PARCEL LINE

EXIST. 100-YR FLOODPLAIN

PROPOSED 100-YR INUNDATION FOR DRAINAGE BASIN OVER 25 ACRES

36' DRAINAGE EASEMENT TO COUNTY

2-72" STORM DRAIN (PUBLIC)

STREET 'B' (PUBLIC)

STREET 'A' (PUBLIC)

STREET 'K' (PUBLIC)

STREET 'L' (PUBLIC)

STREET 'M' (PUBLIC)

STREET 'B' NORTH (PUBLIC)

STREET 'B' SOUTH (PUBLIC)

HOA LOT D OPEN SPACE

HOA LOT F OPEN SPACE

HOA LOT G OPEN SPACE

HOA LOT H OPEN SPACE

HOA LOT I PARK (PRIVATE)

HOA LOT J OPEN SPACE

HOA LOT K OPEN SPACE

HOA LOT A BASIN

LOT C PARK (PUBLIC)

LOT B BIO-OPEN SPACE

LOT AA BIO-OPEN SPACE

LOT BB BIO-OPEN SPACE

LOT KK BIO-OPEN SPACE

HOA LOT TT OPEN SPACE

HOA LOT EE OPEN SPACE

DULIN ROAD (PRIVATE)

PLANNING AREA 1A

PLANNING AREA 1B

PLANNING AREA 3

PARCEL B

100' WETLAND RPO BUFFER

100' LBZ

PROP. 8' TRAIL W/IN PROP. 15' WIDE PUBLIC TRAIL EASEMENT

20' NON-MOTORIZED EASEMENT

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.
- 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 | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax



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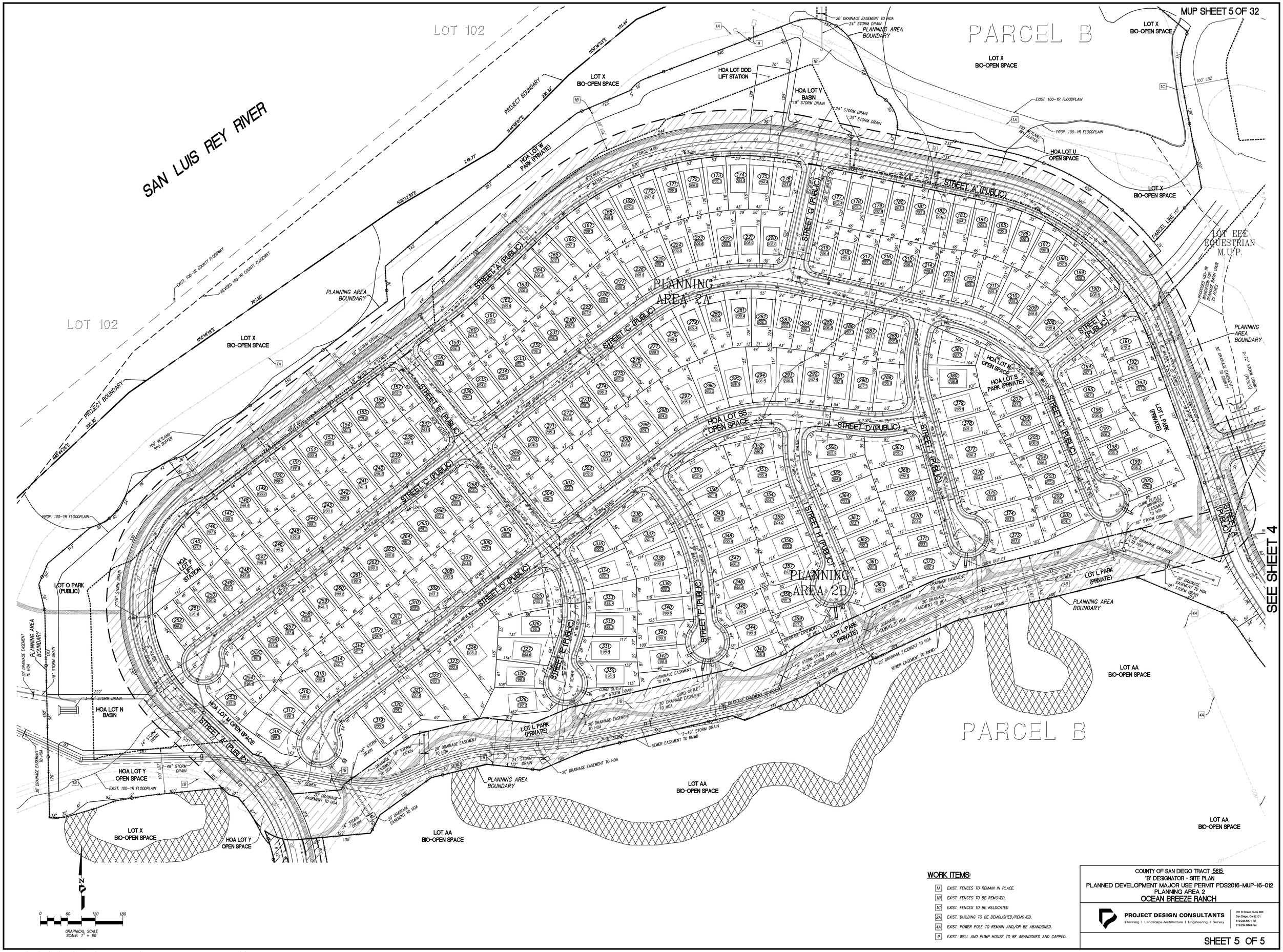


## WORK ITEMS:

| | |
|---|---|
| 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 | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax



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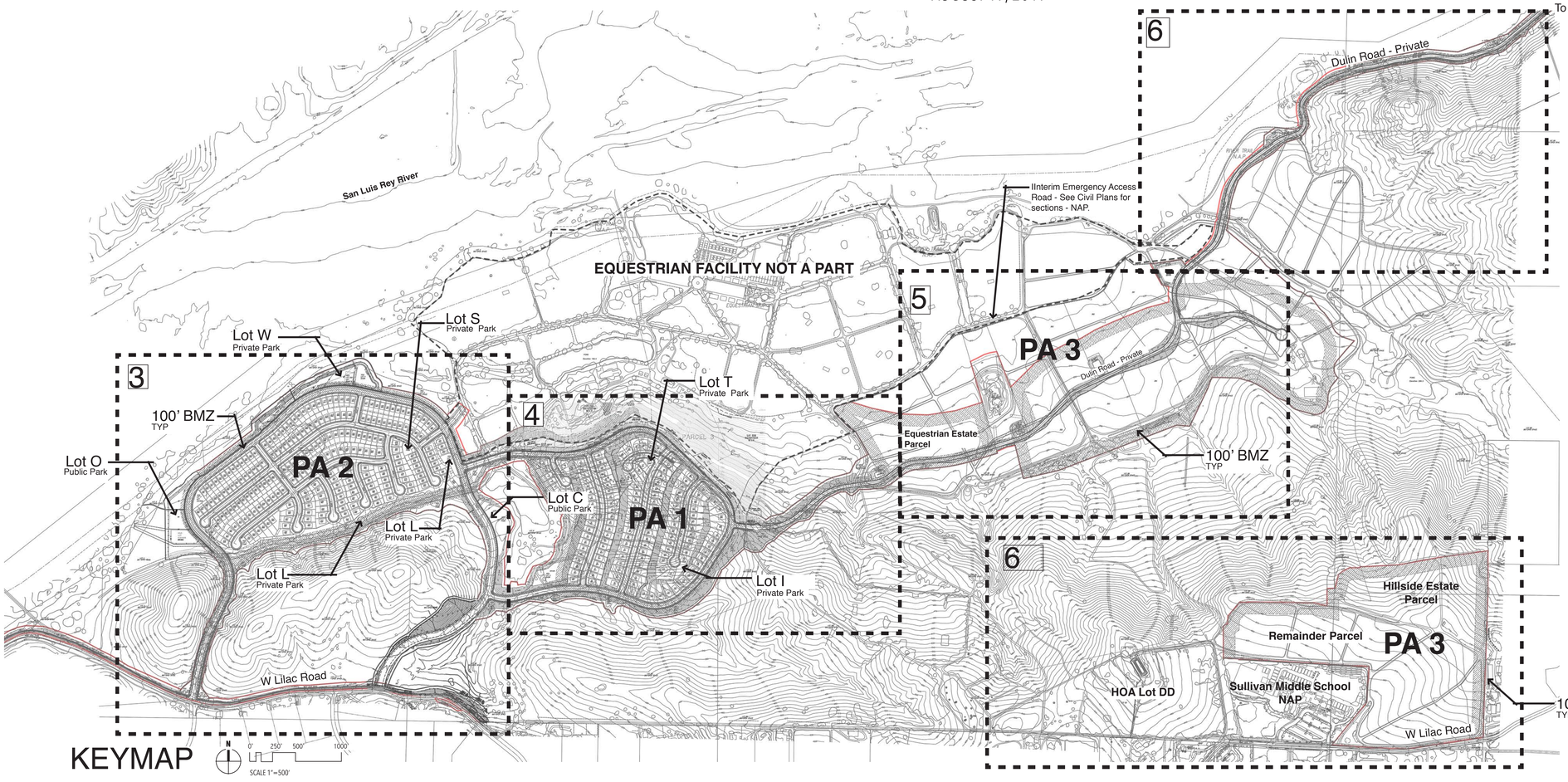
# COUNTY OF SAN DIEGO TRACT 5615

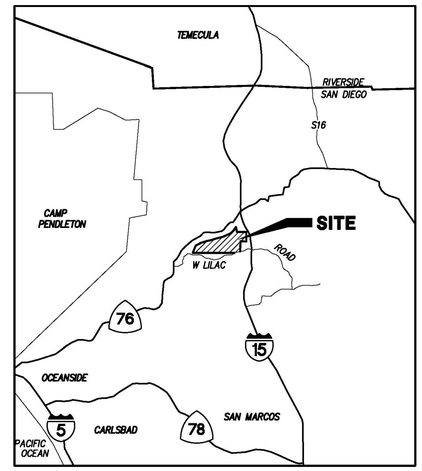
## CONCEPTUAL LANDSCAPE PLAN FOR:

# OCEAN BREEZE RANCH

MUP #PDS2016-MUP-16-012

AUGUST 19, 2019




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 O Public Park | 28 |
| 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 |
| Lot S Private Park | 8 |
| Lot T Private Park | 4 |

## LANDSCAPE SHEET INDEX


| SHEETS | PLANS |
|---|---|
| L1 | LANDSCAPE TITLE SHEET |
| L2 | LANDSCAPE NOTES AND LEGEND |
| L3-6 | LANDSCAPE CONCEPT PLAN |
| L7 | LANDSCAPE PARKS CONCEPT |
| L8 | LANDSCAPE STREET SECTIONS |
| L9 | WALL AND FENCE PLAN |
| L10 | GATE - TRAIL/PATHWAY CONCEPT PLAN |


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

**Landscape Title Sheet**

MUP #PDS2016-MUP-16-012

**August 19, 2019**

# 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

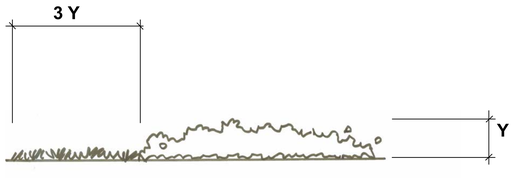
CAN BE CLEARED IN CONFORMANCE WITH ZONE A REQUIREMENTS OR MODIFIED PER THE FOLLOWING:

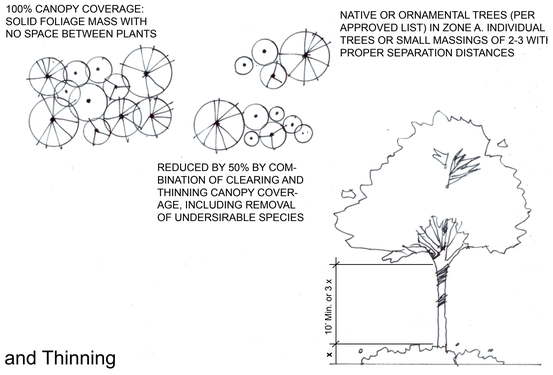
- FUEL VOLUME TO BE REMOVED OR THINNED BY 50%.
- TEMPORARY IRRIGATION USED ONLY TO ESTABLISH FIRE-RESISTIVE LANDSCAPING.
- ALL GRASSES AND WEEDS WILL BE MOWED OR WEED-WHIPPED (NO PULLING OR ROOT REMOVAL) TO A 4 IN. HT. BY JUNE 1ST OF EACH YEAR OR WHEN FUEL IS CURED (WHICHEVER IS FIRST).
- VEGETATIVE 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.



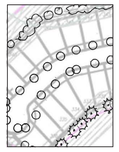
## Collector Loop Road Landscape

***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 | Victiorian 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 |



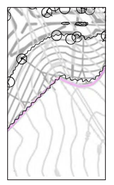
## Park Landscape

***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
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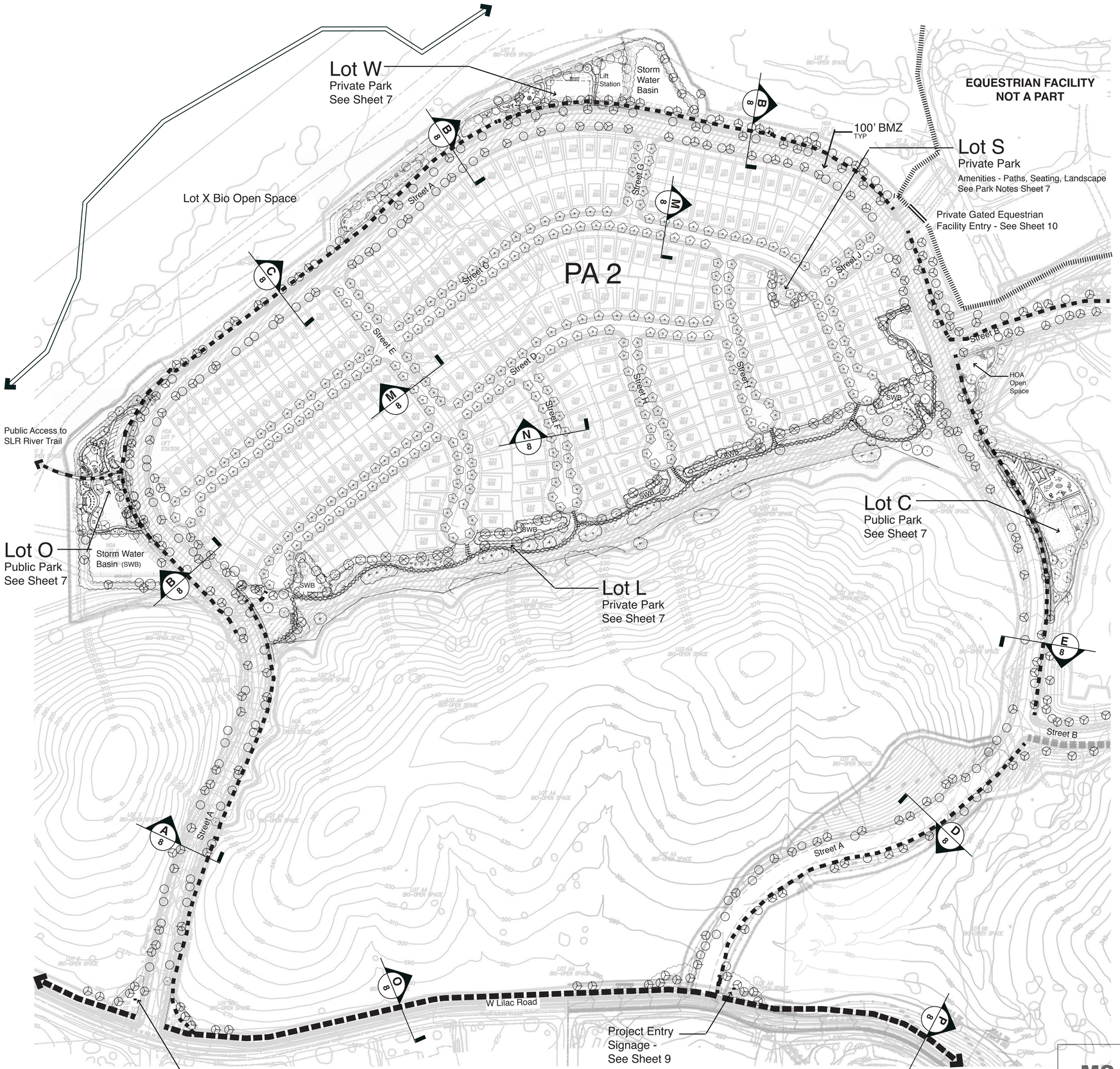
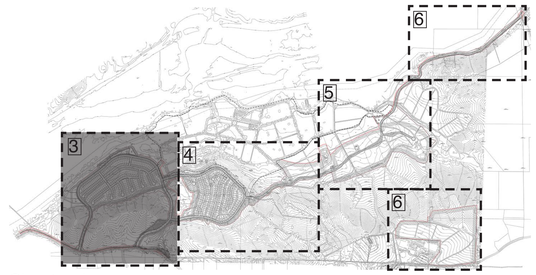
TRACT 5615 TENTATIVE MAP
OCEAN BREEZE RANCH
TM PLAN

**Notes & Legends**

MUP #PDS2016-MUP-16-012

**August 19, 2019**




Sheet Index

## Legend

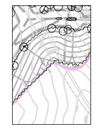
- Future Public SLR River Trail (By County)
- DG Pathway Public (8 FT Street A, 6 FT Street B)
- DG Pathway Private (5 ft - Dulin Road)
- DG Trail (Privately Maintained Open to Public)
- West Lilac Road Public DG Pathway
  8' Public Trail within 15' esmt (Privately Maintained Open to Public)
- Brush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

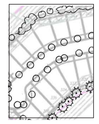
See Sections - Sheet 8 for Pathway and Trail widths

## LANDSCAPE CONCEPT LEGEND

See Sheet 2 for Plant List

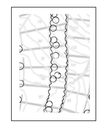

Collector Loop Road Landscape


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/or HOA and no longer the responsibility of the developer.

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

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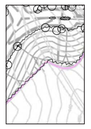
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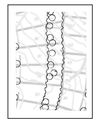
Park Landscape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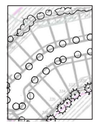
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Storm Water Basins

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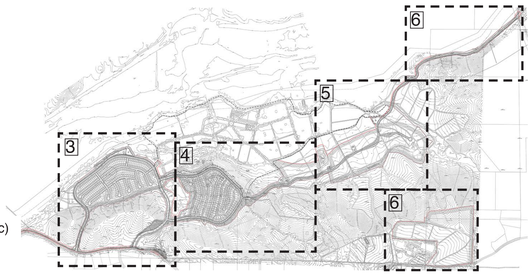


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EQUESTRIAN FACILITY NOT A PART

Lot T
Private Park
Amenities - Paths, Seating, Landscape.
See Park Notes Sheet 7

EQUESTRIAN FACILITY NOT A PART

Equestrian Estate Parcel

395

Street B

Street N

Street L

Street M

Street O

Storm Water Basin

100' BMZ TYP

Bio-Open Space

Dulin Road Private

Gated Private Pedestrian and Vehicle PA 3 Estate Entry
See Sheet 10

Secondary Entry Sign Location

Lot BB
Bio-Open Space

8' Trail Within 15' Wide Public Trail Easement
See Civil Plans for Easement
- Along Existing Graded Access
Open Wire Fence on Each Side

Lot I
Private Park
See Sheet 7

Lot BB
Bio-Open Space

See Sheet 6

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

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SHEET **L4** of **L-10**

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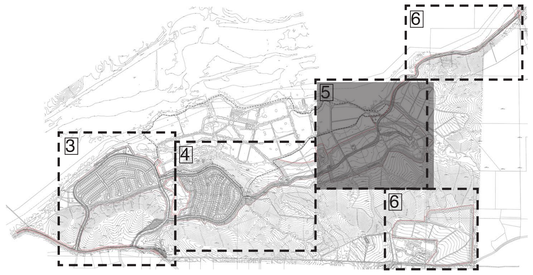
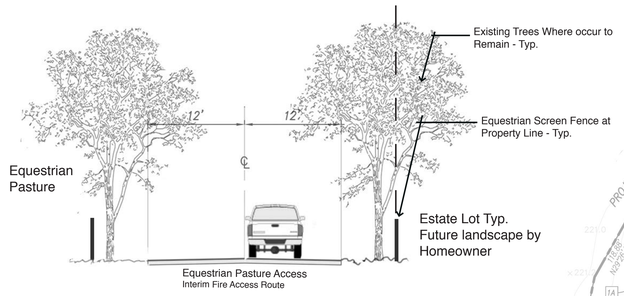
- DG Pathway Private (5 ft - Dulin Road)
- DG Trail (Privately Maintained Open to Public)
- West Lilac Road Public DG Pathway
- 8' Public Trail (Privately Maintained Open to Public)
- Brush Management Zone

See Sections - Sheet 8 for Pathway and Trail widths




Sheet Index



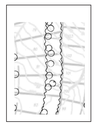

A Equestrian MUP Edge at Estate Lots
NTS

## LANDSCAPE CONCEPT LEGEND

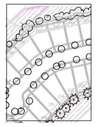
See Sheet 2 for Plant List



Naturalized Transition Landscape/Exterior Slopes



Interior Slopes



Neighborhood Streets



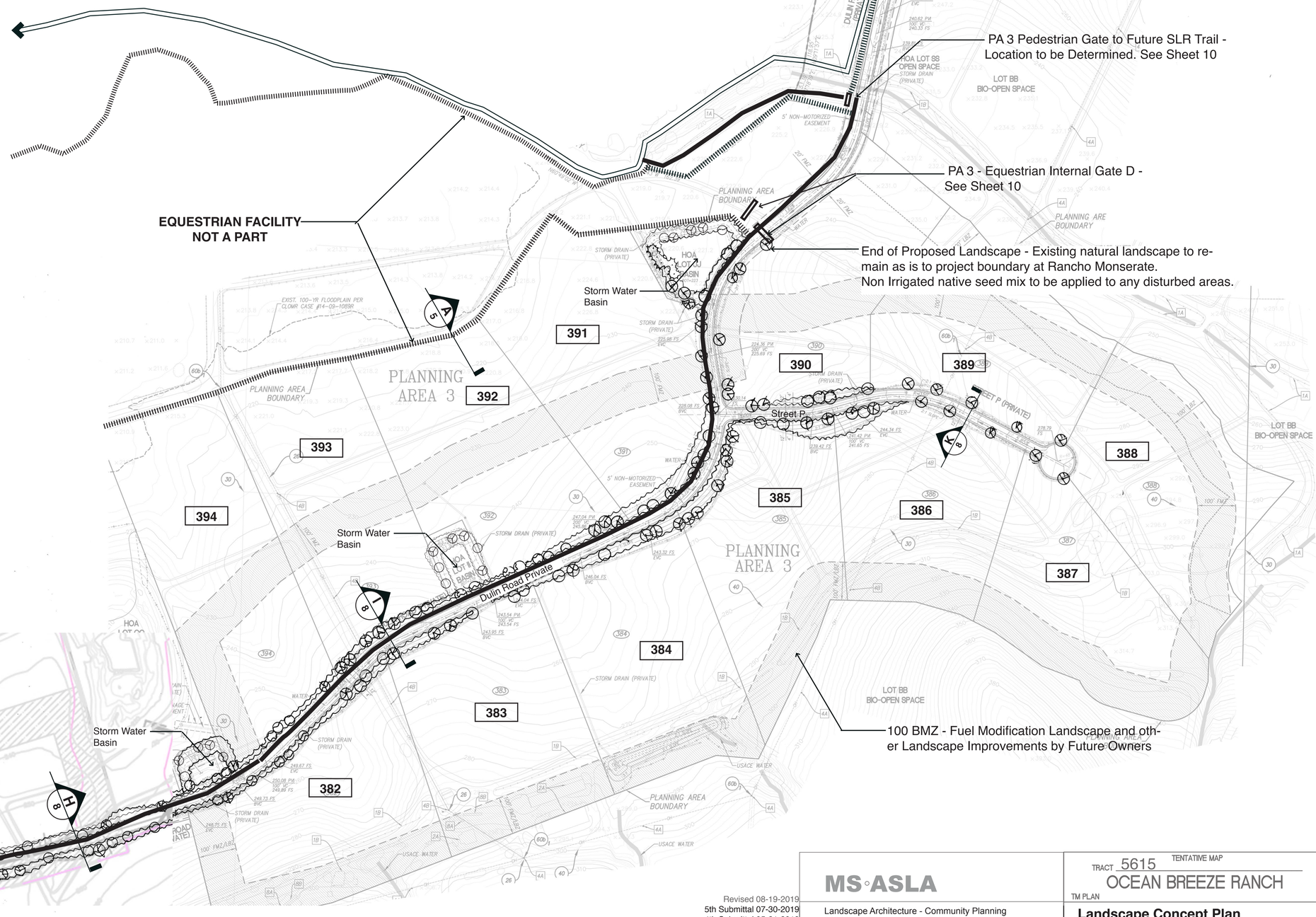
Storm Water Basins
SWB

## 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




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

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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

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TRACT 5615 TENTATIVE MAP
OCEAN BREEZE RANCH
TM PLAN

**Landscape Concept Plan**
MUP #PDS2016-MUP-16-012

**August 19, 2019**

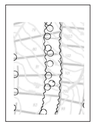
SHEET **L5** of **L-10**

## LANDSCAPE CONCEPT LEGEND

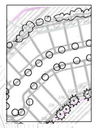
See Sheet 2 for Plant List



Naturalized Transition Landscape/Exterior Slopes



Interior Slopes



Neighborhood Streets



Storm Water Basins

## 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

8' Trail Within 15' Wide Trail Easement
See Civil Plans for Easement
Trail Along Existing Graded Access Road
Open Wire Fence on Each Side

100 BMZ - Fuel Modification Landscape and other Landscape Improvements by Future Owners

Hillside Estate Parcel
396

Remainder Parcel

Existing Natural Landscape to Remain

Non Irrigated native seed mix to be applied to any disturbed areas. Temporary Irrigation may be used for establishment

Existing Natural Landscape to Remain

Sullivan Middle School - NAP

8' Trail Within 15' Wide Public Trail Easement
See Civil Plans for Easement
Trail Along Existing Graded Access
Open Wire Fence on Each Side

West Lilac Road

Vehicle Gate with Permanently Open Pedestrian Access to Traill

PA 3 Secondary Private Gate Access.

Public pedestrian access to SLR Trail is to be outside of property fence and gate.

Rancho Monserate

Proposed County San Luis Rey River Trail (NAP) Exact location to be determined by others

Dulin Rd

Existing Natural Landscape to Remain

Non Irrigated native seed mix to be applied to any disturbed areas.
Temporary Irrigation may be used for establishment

Project Secondary Entry Signage - See Sheet 9

Gate Access See Sheet 10

## NOTES

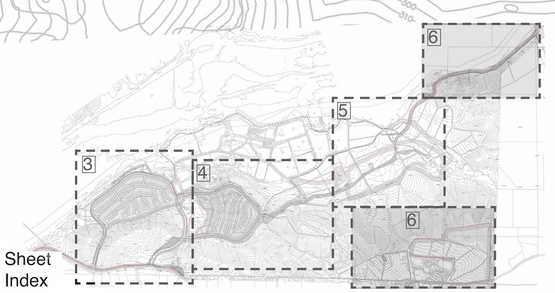
1. Temporary irrigation may be required to establish plantings in graded areas, or any areas that may be disturbed during development and not planned for permanent irrigation

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

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

Sheet Index

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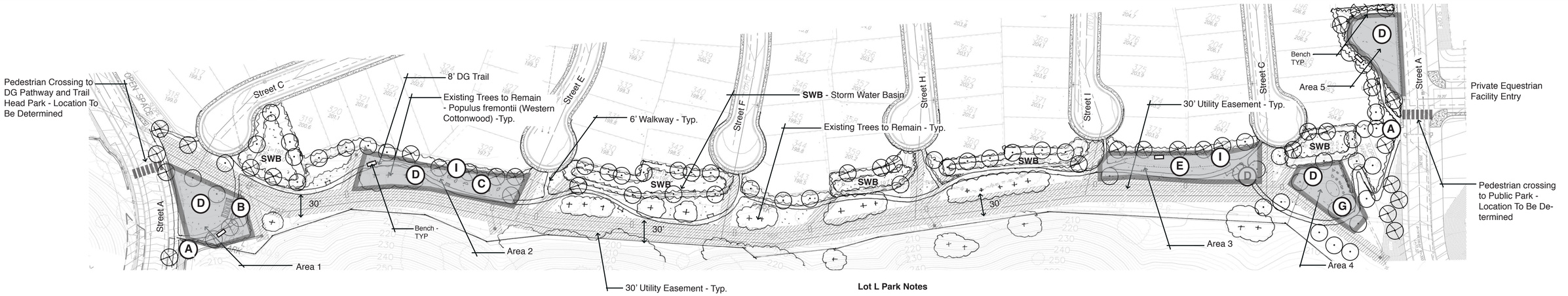
SHEET **L6** of **L-10**




## Lot L- Pivate Linear Park

N 0' 30' 60' 120' SCALE 1"=60'

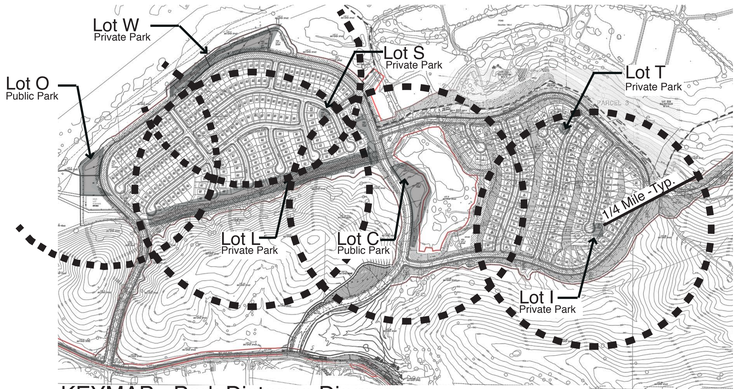
**Linear Park - PLDO Active Rec Use Areas**

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**

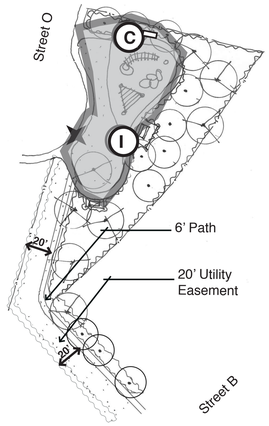
1. For Existing Trees to Remain - see landscape notes sheet L-2 for notes on development of a tree protection plan that will be required to protect trees during construction on Final Landscape Development Plans.
2. Storm drain will be maintained by HOA.
3. Exisitng Overhead Lines within the Residential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

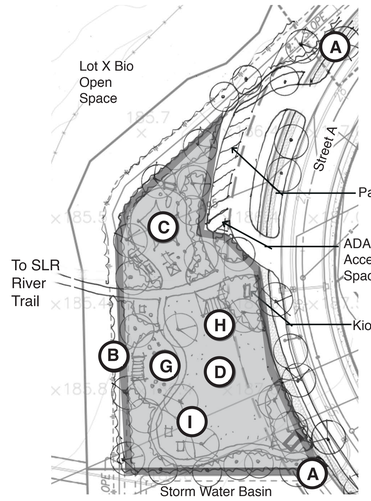


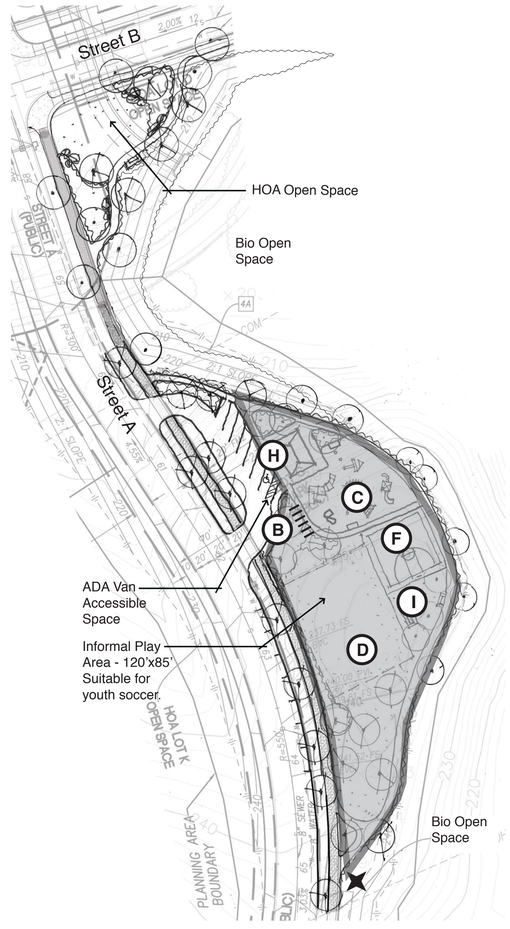

## KEYMAP - Park Distance Diagram (1/4 Mile Radius)

N 0' 300' 600' 1200' SCALE 1"=600'

Areas of Active Recreational Uses - Excludes Utility Easements




## Park Plan Notes

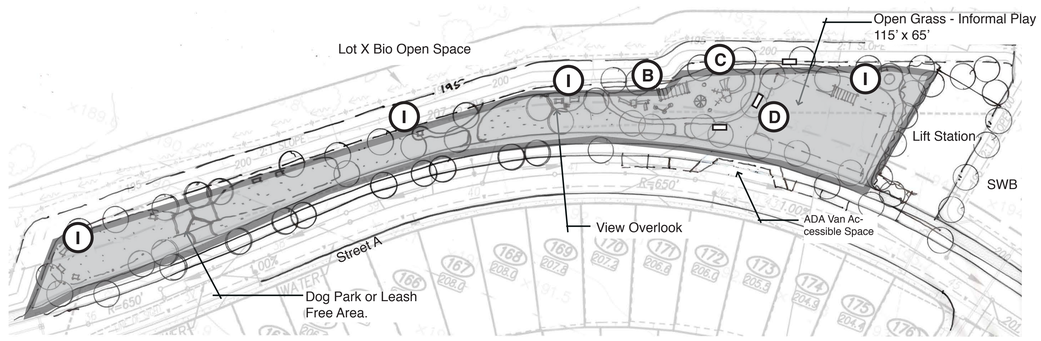
1. Park planting shall avoid/or reduce using plant types that drop plant material (seeds, flowers, pods) that may impede or limit ADA path of travel.
2. Parks shall incorporate ADA component(s) to the proposed play equipment structure.
3. Wood Chips/Rubberized surfacing (or a combination of) shall be 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

## Lot I - Private Pocket Park

N 0' 20' 40' 80' SCALE 1"=40'

## Lot O - Public Trail Head Park

N 0' 25' 50' 100' SCALE 1"=50'




## Lot W Private Park

N 0' 25' 50' 100' SCALE 1"=50'

## Lot C Public Neighborhood Park

N 0' 25' 50' 100' SCALE 1"=50'

## 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.

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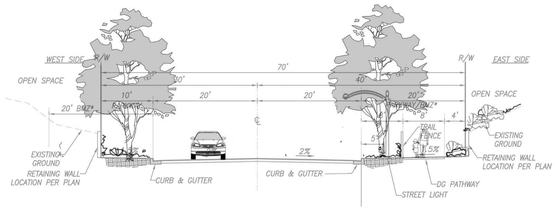
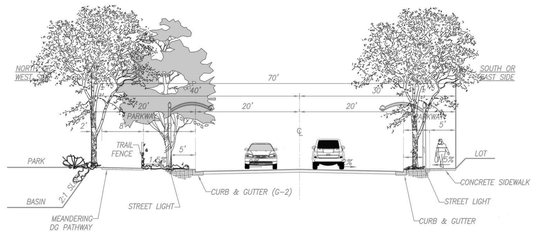
TRACT 5615 TENTATIVE MAP
OCEAN BREEZE RANCH
TM PLAN

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

**August 19, 2019**




A Street A (Public) - Entry
NTS




B Street A (Public)
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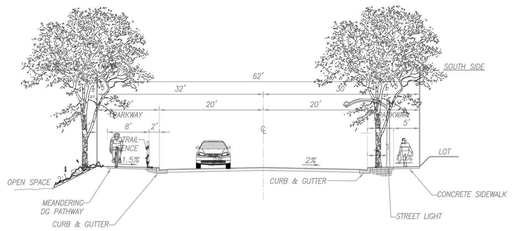
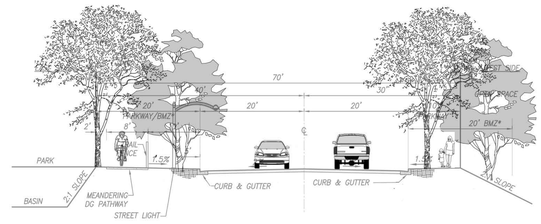
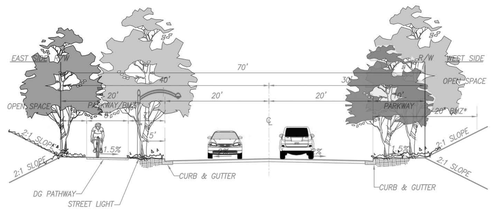


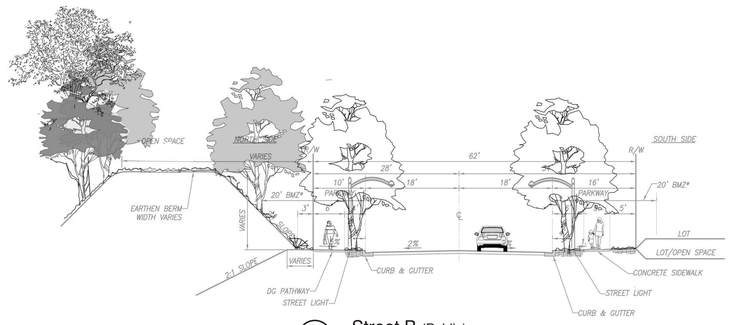

C Street A (Public)
NTS



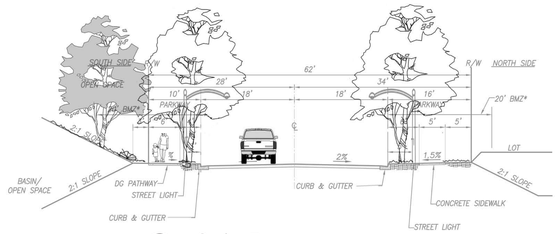

D Street A (Public)
NTS




E Street A (Public)
NTS




F Street B (Public)
NTS




G Street B (Public)
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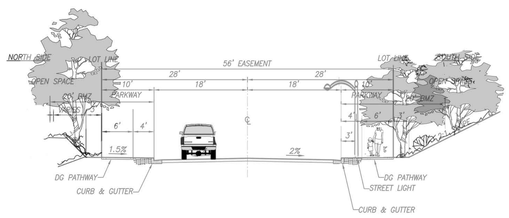


H Street B (Public)
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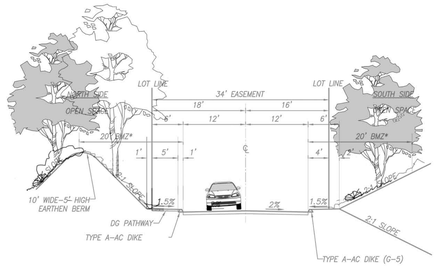
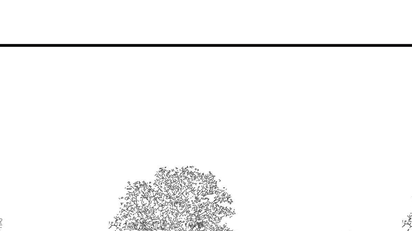


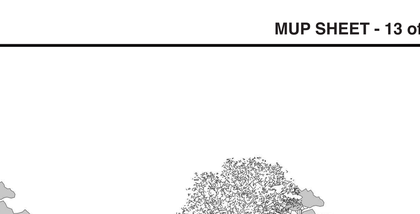

I Dulin Road (Private)
NTS



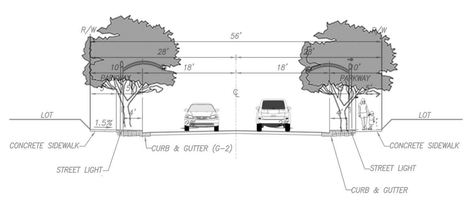

J Dulin Road (Private)
NTS



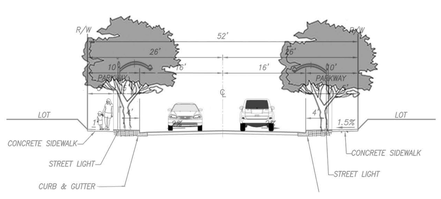

K Street P (Private)
NTS




L Dulin Road (Private)
NTS




M Residential Street (Public)
NTS




N Residential Street - Cul De Sac (Public)
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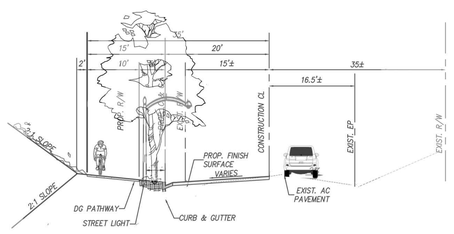
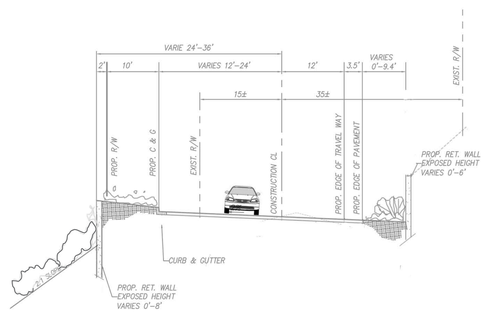



O West Lilac Road (Public)
NTS




P West Lilac Road (Public)
NTS

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**Landscape Sections**

MUP #PDS2016-MUP-16-012

**August 19, 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:

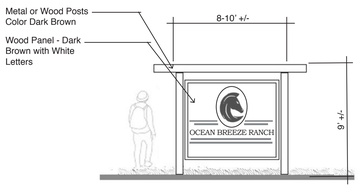
1. All signage, wall and gate design shall conform to the Bonsall Design Guidelines and reflect the rural character of the community.

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.

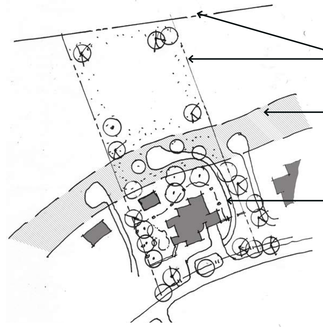
4. Equestrian/Residential Lots must comply with signage and fencing in the current zoning ordinance.

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

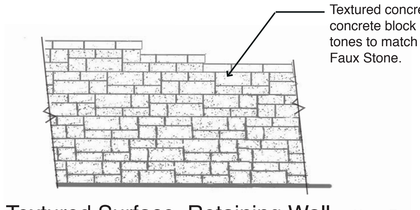


Ranch Fence (Open View, Split Rail or 3 Strand Wire)

100' Brush Management Zone - Varies see Plan

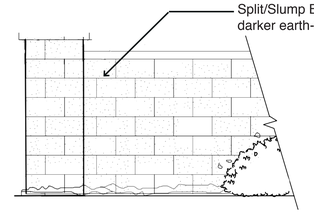
Privacy Wall or Metal Fence



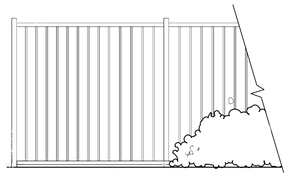
Textured concrete block or variegated concrete block - darker brown earth tones to match hillside. Alternate Faux Stone.

Textured Surface Retaining Wall - Along Entry Road

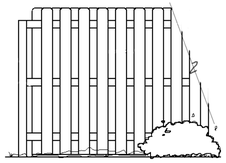


Split/Slump Block or equal, darker earth-tones

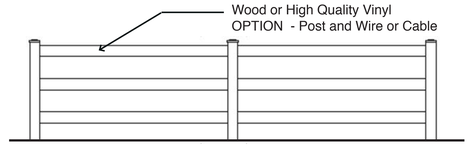
Masonry Privacy Wall



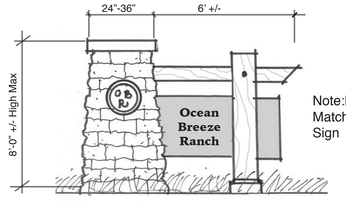
Open View Fence - Metal



Wood Screen Fence

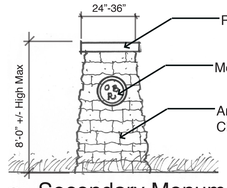



Cable/Wire/Rail Fence

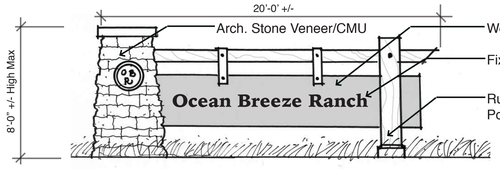



Note:Materials Match Primary Sign

Secondary Monument Sign (option)




Secondary Monument Sign (option)




Primary Monument Sign

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

TRACT 5615 TENTATIVE MAP
OCEAN BREEZE RANCH
TM PLAN
**Wall & Fence Plan**
MUP #PDS2016-MUP-16-012
**August 19, 2019**
SHEET **L9** of **L-10**

## 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

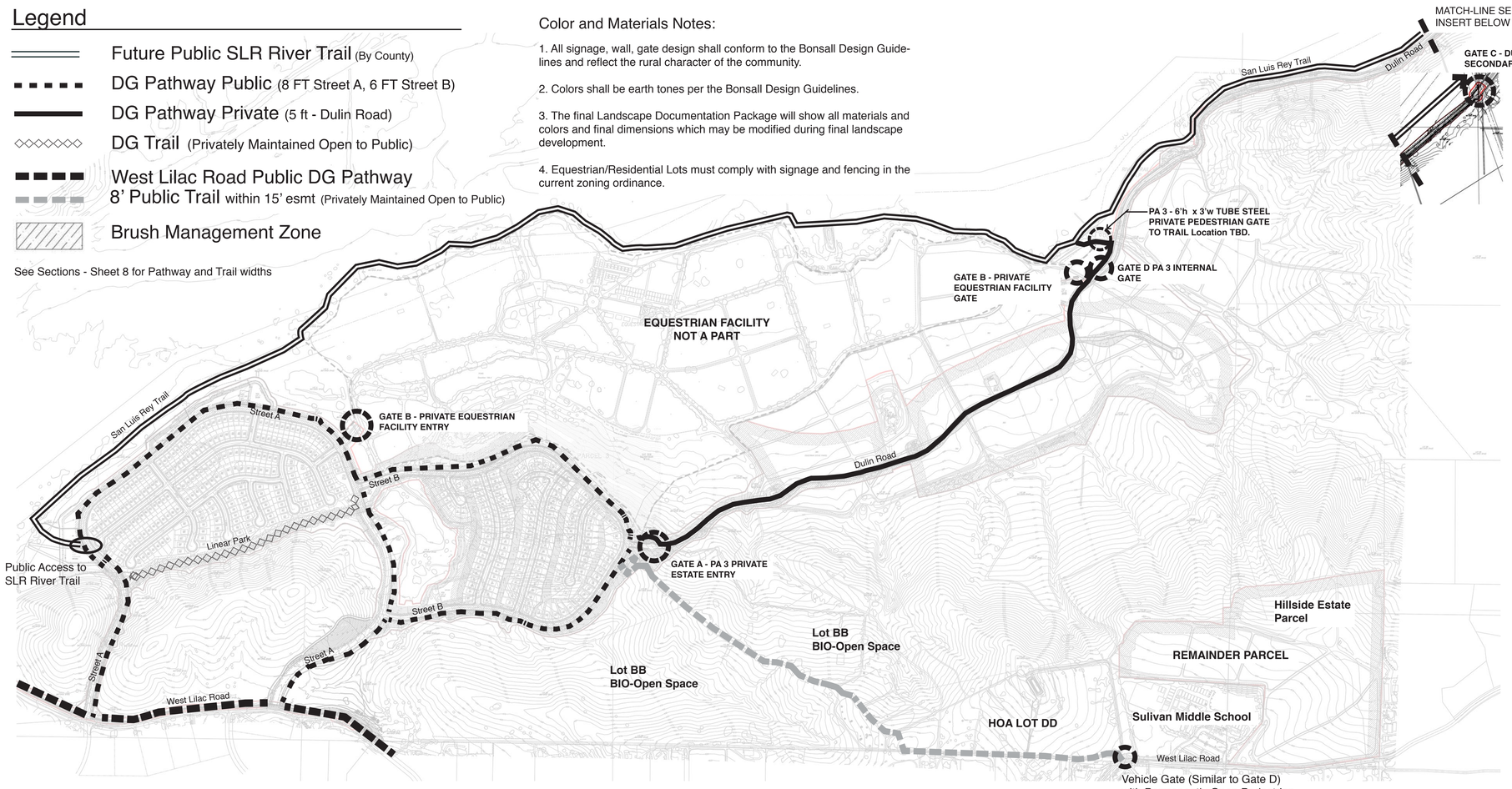
## Color and Materials Notes:

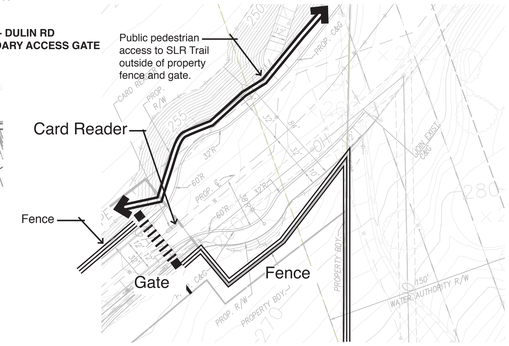
1. All signage, wall, gate design shall conform to the Bonsall Design Guidelines and reflect the rural character of the community.

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

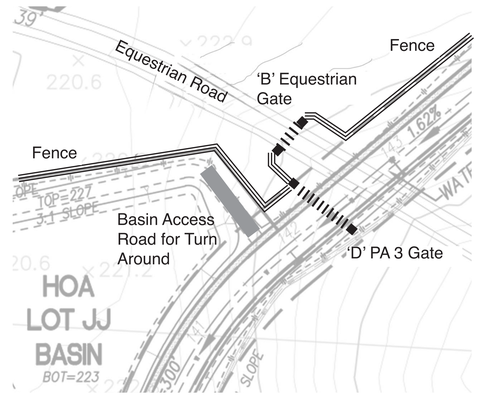
3. The final Landscape Documentation Package will show all materials and colors and final dimensions which may be modified during final landscape development.

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



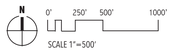



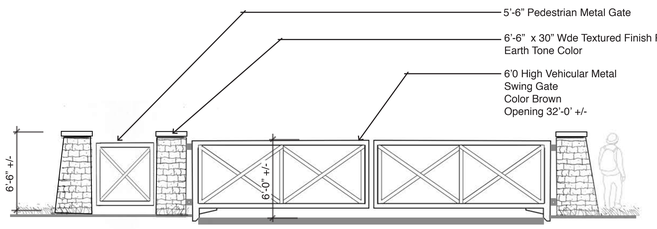

**GATE C - PA 3 DULIN RD. SECONDARY ACCESS GATE**
Scale 1"=40'



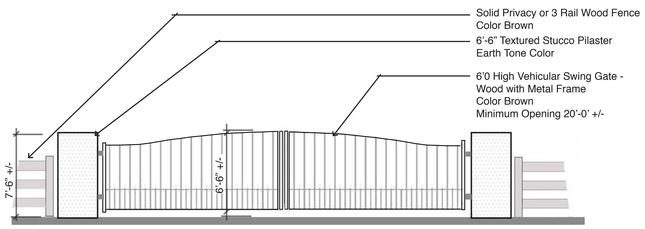

**GATE B/D - EQUESTRIAN FACILITY / PA 3 INTERNAL GATE**
Scale 1"=40'

## KEYMAP

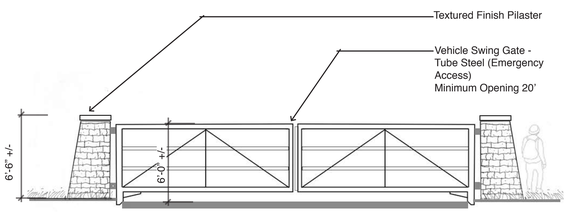


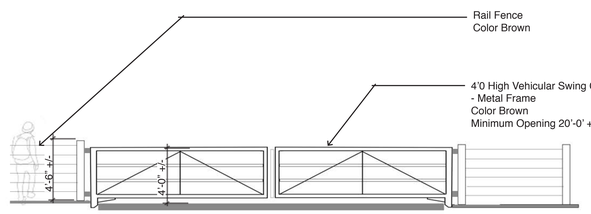

GATE A - PA 3 ESTATE MAIN ENTRY GATE
Scale 1/4"=1'-0"




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




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




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

## 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.

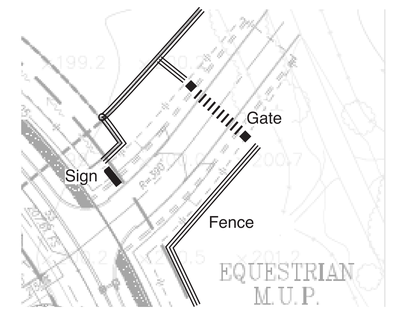
3. The final Landscape Documentation Package will show all materials and colors and final dimensions which may be modified during final landscape development.

## SDCFA Notes:

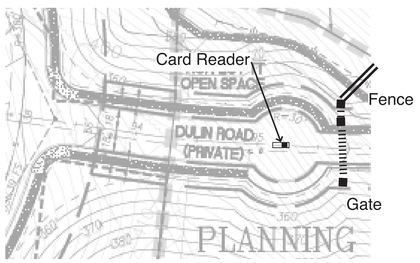
1. A thirty-foot (30') minimum radius turnaround shall be provided at the gated entrance.

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'

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

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305 North Coast Highway Suite T
Laguna Beach, CA 92651
949-375-2523

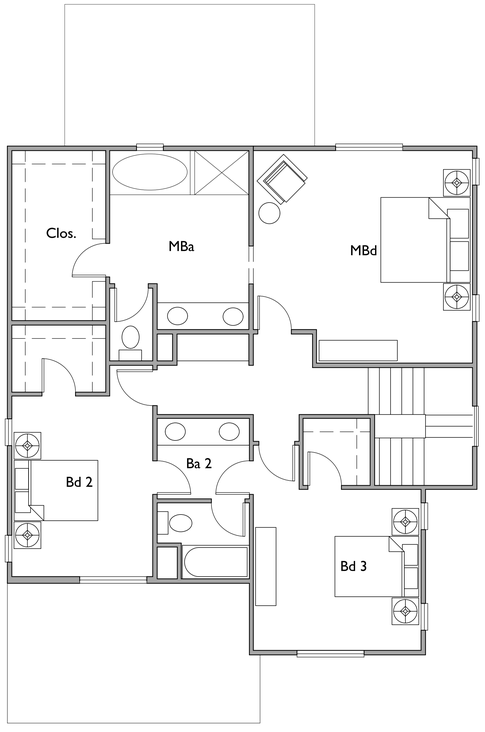
TENTATIVE MAP
TRACT 5615
OCEAN BREEZE RANCH
TM PLAN

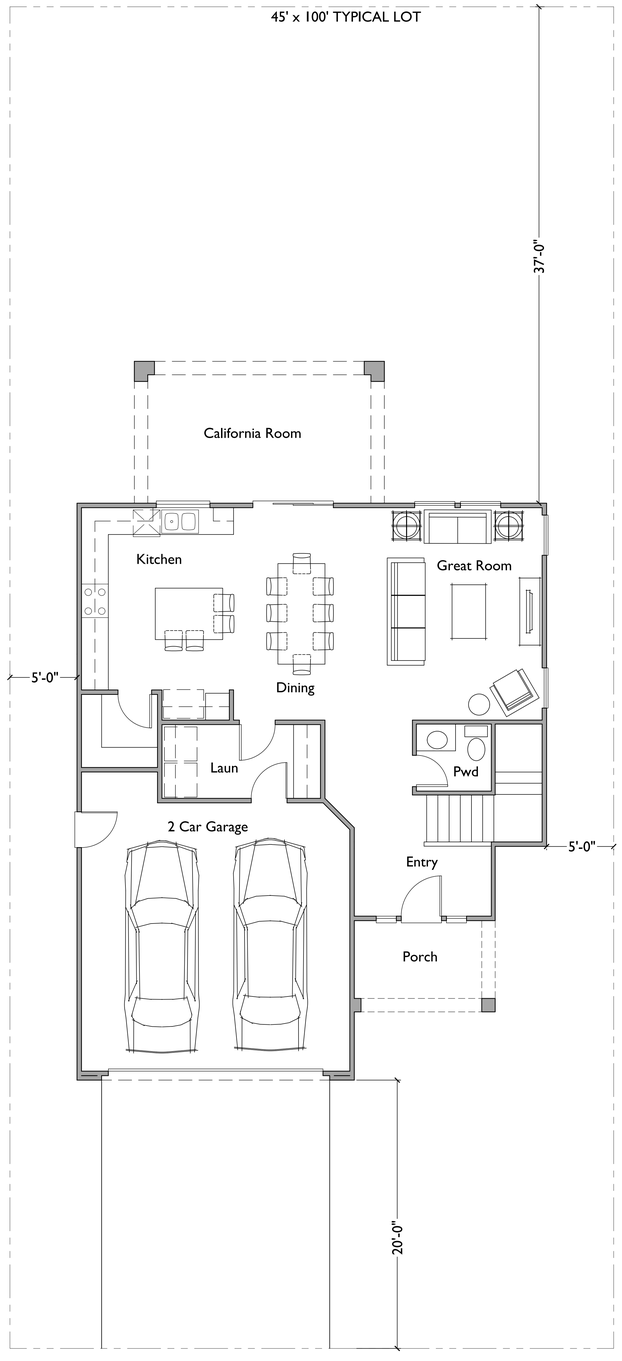
# Gate -Trail/Pathway Concept Plan

MUP #PDS2016-MUP-16-012

August 19, 2019

SHEET L10 of L-10




| 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

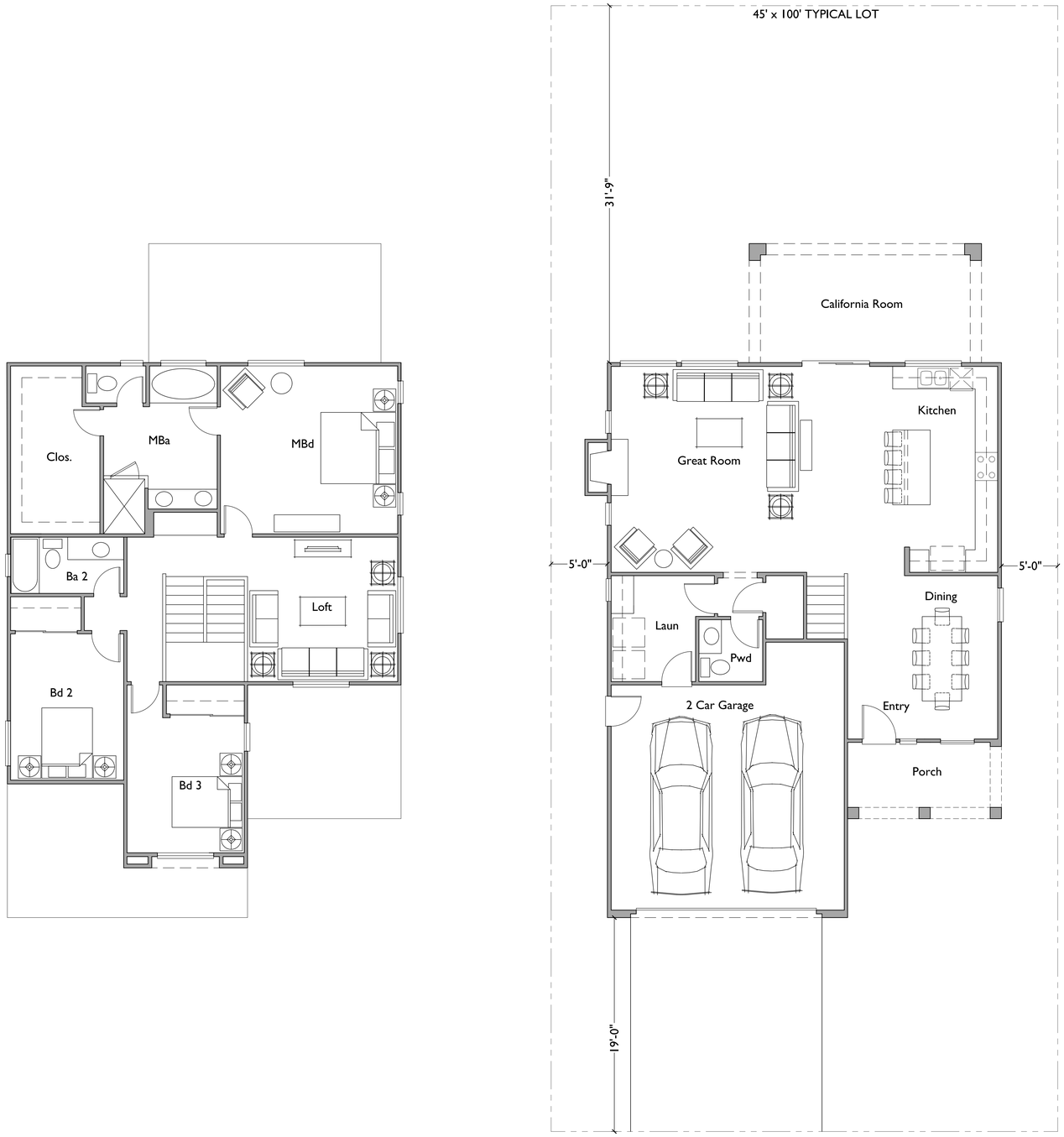
0 2 4 8

NORTH

OCT. 11, 2019

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste. 404 Bonsall, CA 92003
www.summarch.com 760.724.1198

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

OCEAN BREEZE RANCH LLC
1550 So. Coast Hwy, Ste 201
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5256 S. Mission Road, Ste. 404 Bonsall, CA 92003
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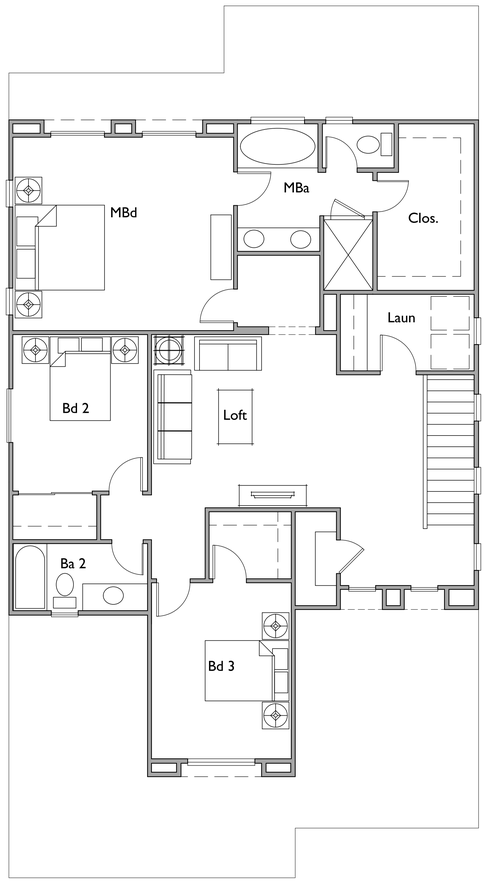
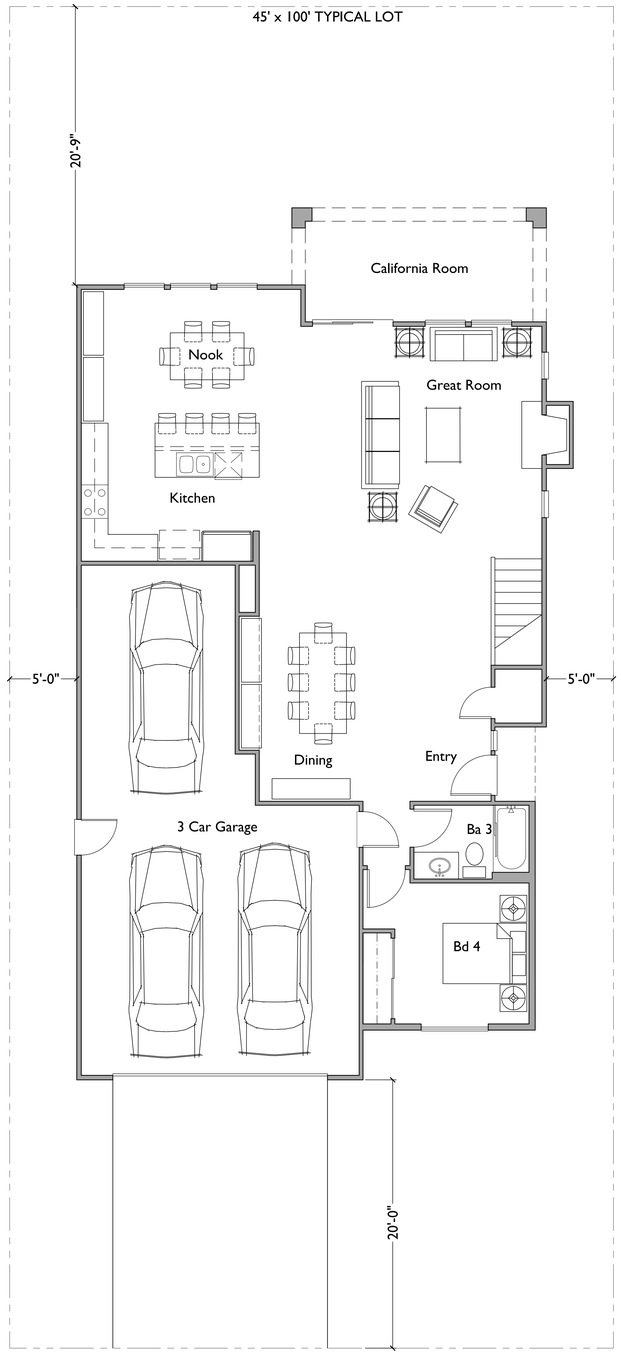
A-2




| 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

OCEAN BREEZE RANCH LLC
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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 | | |

BONSALL, CA

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 | 6 | DECORATIVE - SECTIONAL GARAGE DOOR |
| 2 | WALL - EXTERIOR SAND FINISH STUCCO | 7 | DECORATIVE - LIGHT FIXTURE |
| 3 | TRIM - STUCCO O/ 2X FOAM TRIM | 8 | DECORATIVE - FOAM CORBELS |
| 4 | DECORATIVE - GABLE ACCENT | | |
| 5 | DECORATIVE - POT SHELF | | |

BONSALL, CA

OCEAN BREEZE RANCH

PRODUCT 1 - PLAN 1B ELEVATIONS

OCEAN BREEZE RANCH LLC
1550 So. Coast Hwy, Ste 201
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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

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

0 2 4 8

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OCT. 11, 2019

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5256 S. Mission Road, Ste. 404 Bonsall, CA 92003
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A-6



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

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

0 2 4 8

NORTH

OCT. 11, 2019

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

BONSALL, CA

OCEAN BREEZE RANCH

PRODUCT 1 - PLAN 3A ELEVATIONS

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

0 2 4 8

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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 | | |

BONSALL, CA

OCEAN BREEZE RANCH

PRODUCT 1 - PLAN 3B ELEVATIONS

OCEAN BREEZE RANCH LLC
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0 2 4 8

NORTH

OCT. 11, 2019

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A-9



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



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

BONSALL, CA

# OCEAN BREEZE RANCH

PRODUCT 1 - PERSPECTIVES

OCEAN BREEZE RANCH LLC
1550 So. Coast Hwy, Ste 201
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0 2 4 8

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OCT. 11, 2019

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5256 S. Mission Road, Ste. 404 Bonsall, CA 92003
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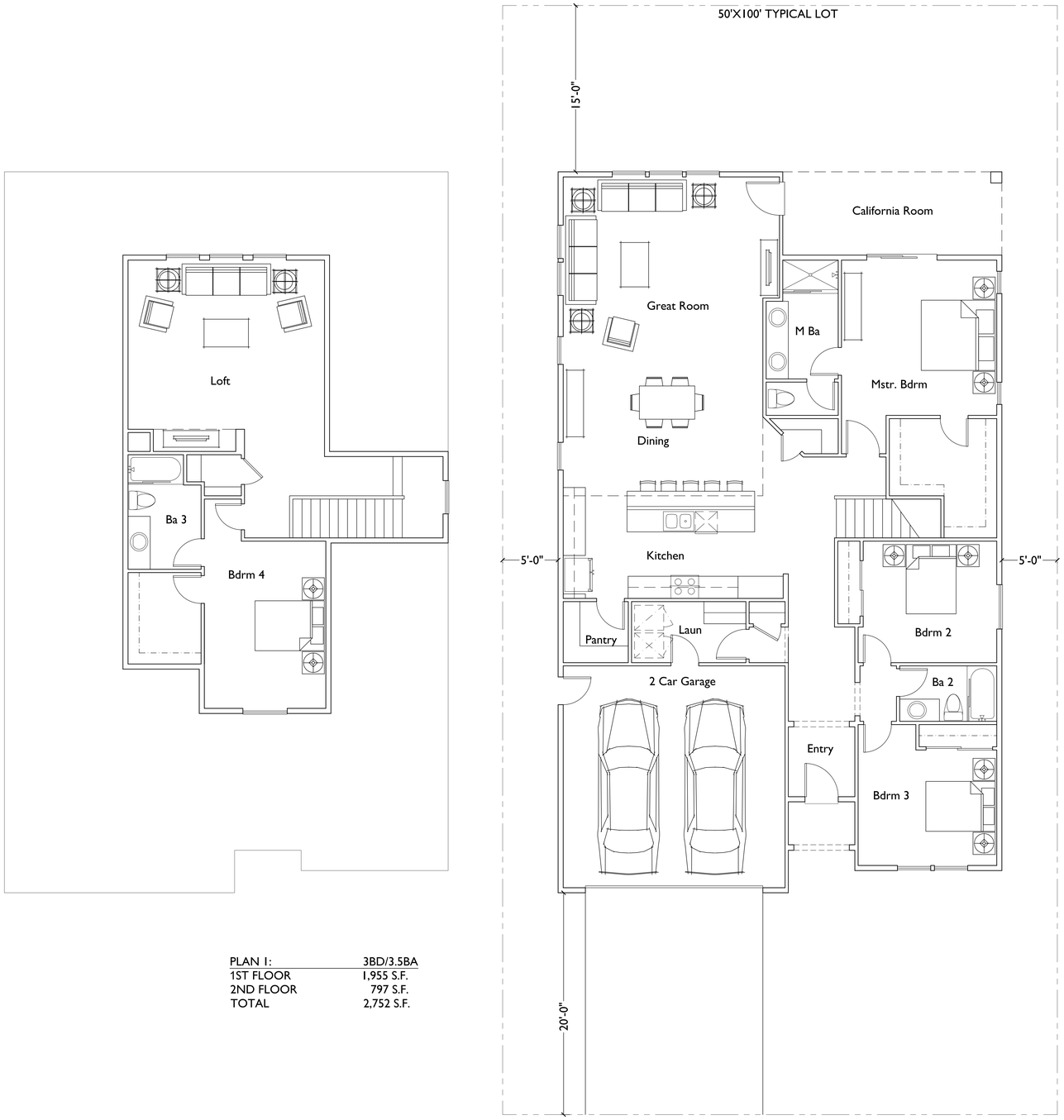
A-10




| 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
1550 So. Coast Hwy, Ste 201
Laguna Beach, CA 92651

0 2 4 8

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OCT 11, 2019

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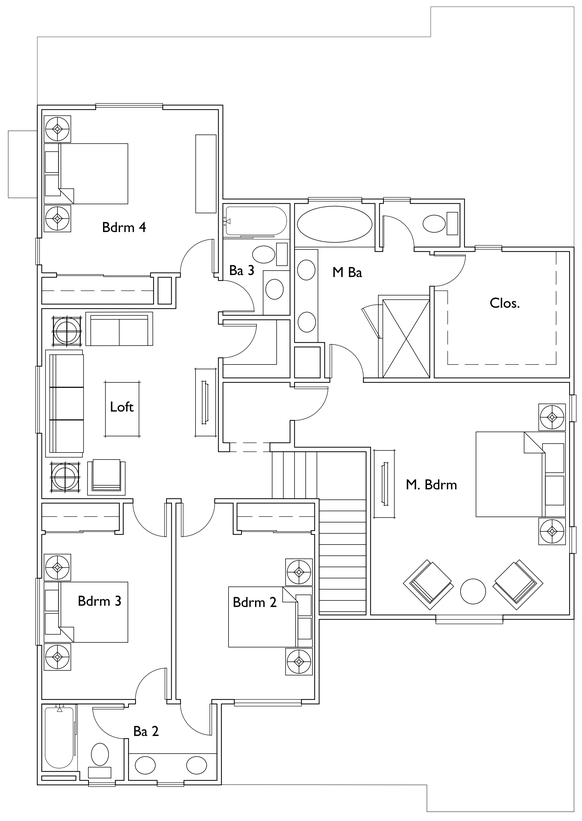
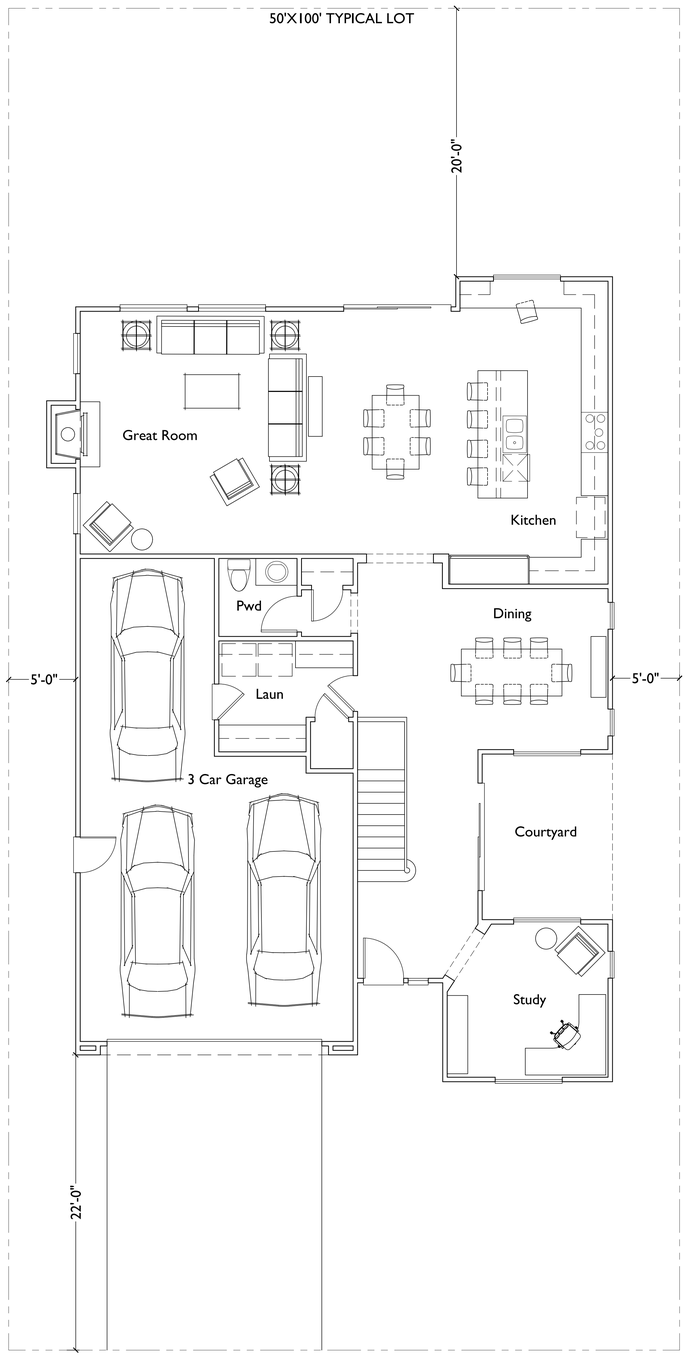
A-11




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

BONSALL, CA

# OCEAN BREEZE RANCH

PRODUCT 2 - PLAN 2

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

0 2 4 8

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OCT 11, 2019

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5256 S. Mission Road, Ste. 404 Bonsall, CA 92003
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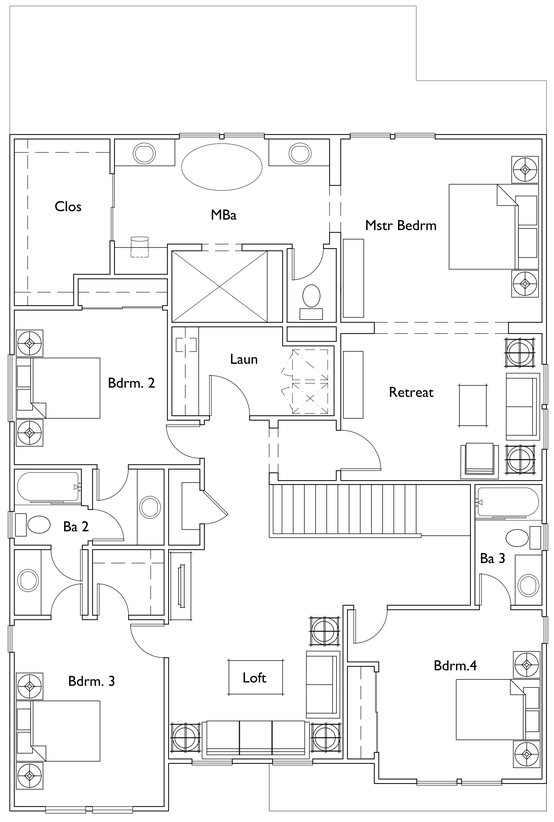
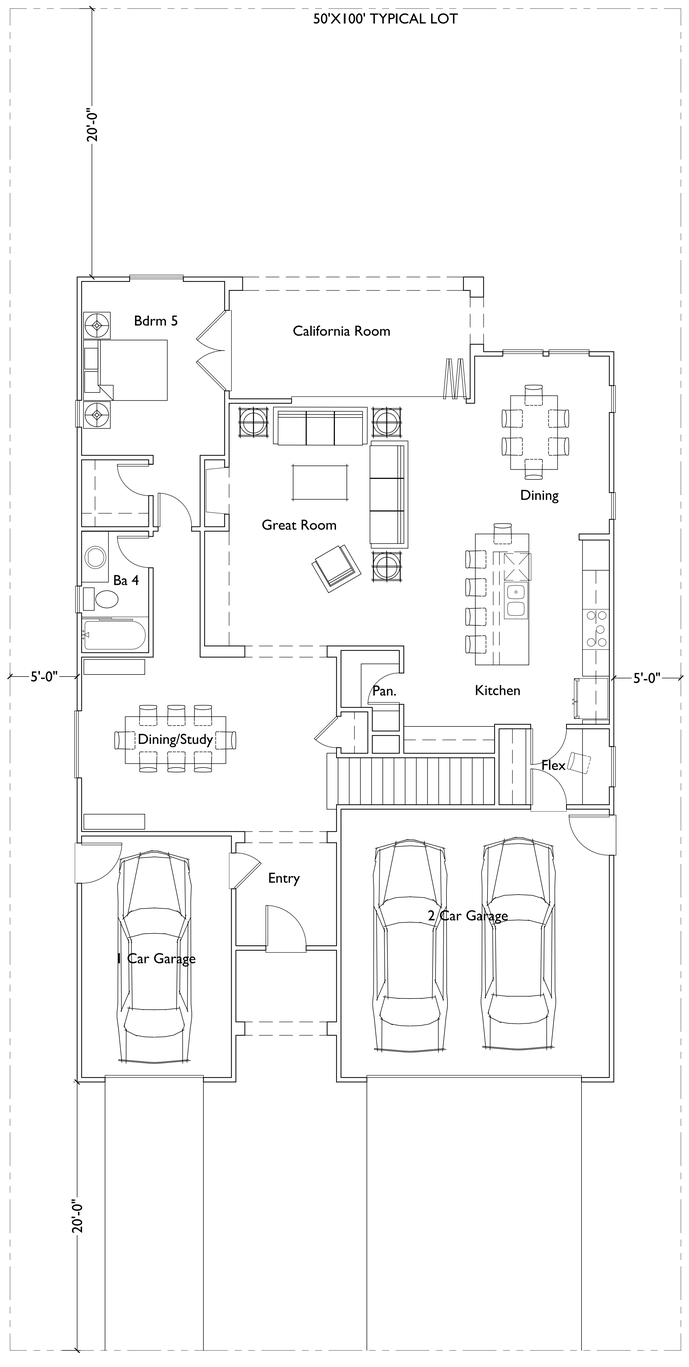
A-12




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

BONSALL, CA

# OCEAN BREEZE RANCH

PRODUCT 2 - PLAN 3

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

0 2 4 8

NORTH

OCT 11, 2019

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste. 404 Bonsall, CA 92003
www.summarch.com 760.724.1198

A-13



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

MATERIAL SCHEDULE

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

BONSALL, CA

OCEAN BREEZE RANCH

PRODUCT 2 - PLAN 1A & 1B

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

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A-14



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 | | |

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OCEAN BREEZE RANCH

PRODUCT 2 - PLAN 2A & 2B

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1550 So. Coast Hwy, Ste 201
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A-15



RIGHT ELEVATION (SPANISH)



RIGHT ELEVATION (CRAFTSMAN)



REAR ELEVATION (SPANISH)



REAR ELEVATION (CRAFTSMAN)



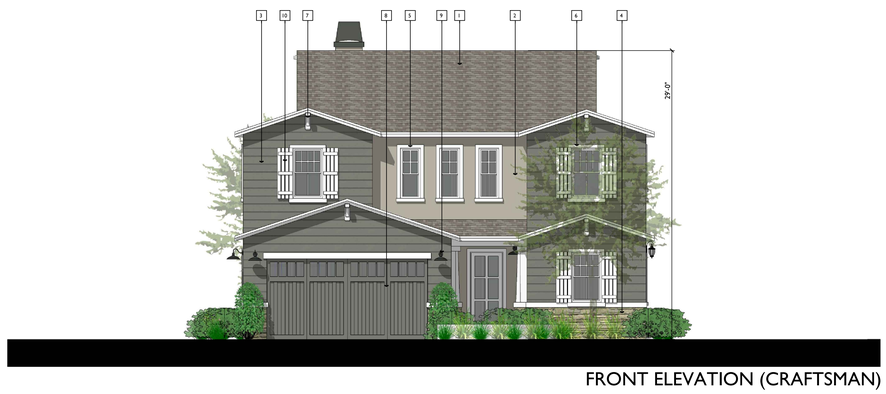
LEFT ELEVATION (SPANISH)



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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OCEAN BREEZE RANCH

PRODUCT 2 - PLAN 3A - CRAFTSMAN

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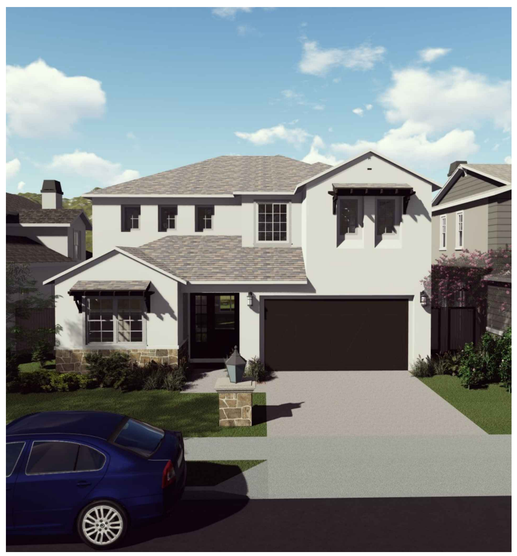
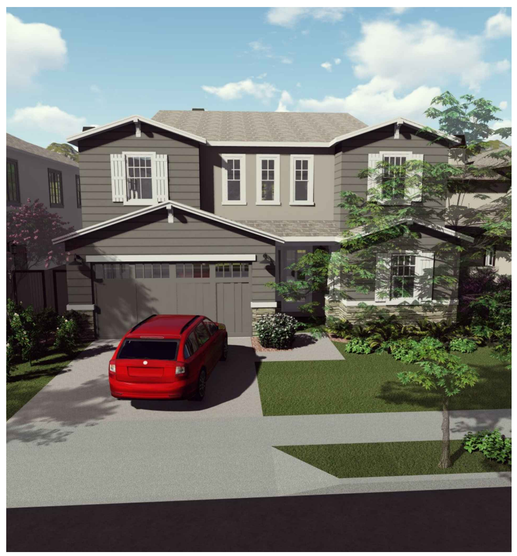


PLAN 2A COTTAGE



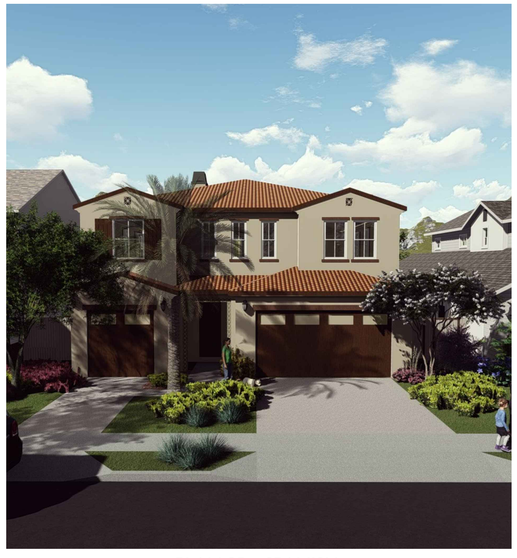
PLAN 3A - CRAFTSMAN



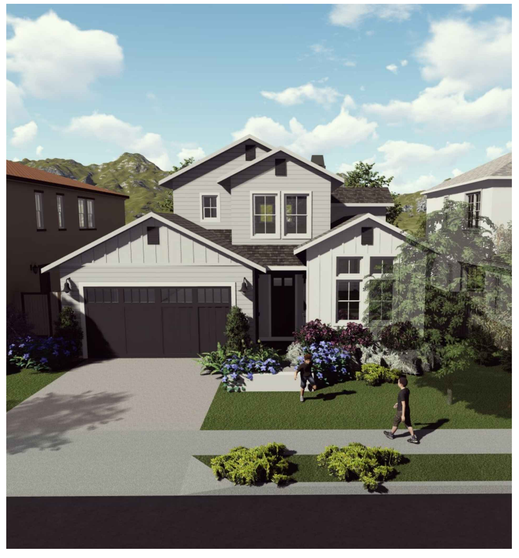
PLAN 1B - RANCH



PLAN 2B - MONTEREY



PLAN 3B - SPANISH



PLAN 1A - FARMHOUSE

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PRODUCT 2 - STREETSCENES

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Laguna Beach, CA 92651

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