

Tot Lot Enlargement - North Parcel

Scale: 1" = 10'-0"

LANDSCAPE PLAN NUMBERS FOR EXISTING ADJACENT STREETSCAPE, SLOPES AND COMMON AREAS:

PDS2017-LP-12-040W5 (PHASE I SLOPES)
 PDS2017-LP-12-041W3 (PHASE II SLOPES)
 PDS2015-LP-12-045W2 (UNIT II PROMENADE STREETSCAPES)
 PDS2012-LP-12-060 (PHASE II HOA REC CENTER)
 PDS2017-LP-12-061W2 (PHASE I HOA COMMON)
 PDS2017-LP-12-066W3 (PHASE II HOA COMMON)
 PDS2017-LP-13-003W1 (SPORTS PARK/EQUESTRIAN STAGING AREA)

FENCING LEGEND

SYMBOL	DESCRIPTION
—	6' HT. TAN VINYL YARD FENCE & GATE
— · — · — ·	6' HT. TUBULAR STEEL VIEW FENCE
— ○ — ○ — ○	2-RAIL VINYL FENCE
— · — · — ·	42" HT. CABLE GUARD RAIL AT TOP OF CIVIL ENG'S RETAINING WALL
—	6' HT. TAN SLUMP BLOCK WALL WITH 16" TAN SLUMP BLOCK PILASTERS
— · — · — ·	6' HT. TAN SLUMP BLOCK WALL WITH SLURRY COAT AND BATTERED STONE PILASTERS
— · — · — ·	8' HT. TAN SLUMP BLOCK SOUND WALL WITH BATTERED STONE PILASTERS
—	TAN SLUMP BLOCK RETAINING WALL PER CIVIL ENGINEER'S PLANS.
— · — · — ·	EXISTING TUBULAR STEEL FENCE PER SPORTS PARK PLANS.
— ○ — ○ — ○	EXISTING 3-RAIL VINYL FENCE



WATER CONSERVATION IN LANDSCAPING ORDINANCE SECTION 86.709 (b)(10):

THE PROJECT INCLUDES A MINIMUM OF (2) TREES PER DWELLING UNIT

138 HOMES = 276 TREES MIN.

TREES ARE LOCATED IN HOA COMMON AREAS, OUTSIDE THE PUBLIC ROW.

Total Minimum Number of Proposed Trees	276
Total Number of Units	138
	Ratio: 2 Trees / Unit

REFERENCE EVAPOTRANSPIRATION (ETo) 51.1

Hydrozone # / Planting (a) Description	Plant Factor (PF)	Irrigation (b) Method	Irrigation Efficiency (c) (IE)	ETAF (PF/IE)	Landscape Area In Square Feet	ETAF x Area (d) (ETWU)	Estimated Total Water Use (ETWU)	
Regular Landscape Areas								
1-trees, shrubs, g.c. slopes	0.3	Rotator	0.75	0.40	45,406	18,162	575,421	
2-Trees, shrubs, g.c.	0.3	Drip-sub	0.9	0.33	34,100	11,367	360,119	
3-Turf	0.7	Drip-sub	0.75	0.93	3,900	3,640	115,322	
4-Trees, shrubs, g.c.	0.5	Drip-sub	0.9	0.56	2,400	1,333	42,243	
					Totals	85,806	34,502	1,093,105
Special Landscape Areas								
					1.0		0	
					1.0		0	
					1.0		0	
					1.0		0	
					Totals	0	0	0
Estimated Total Water Use (ETWU) Total							1,093,105	
Maximum Water Allowance (MAWA)(e)							1,141,772	
Irrigation Efficiency (IE) Average**							0.24	

**Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).

ETAF CALCULATIONS

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas and 0.45 or below for non-residential areas. *Provide Totals based on information calculated in Worksheet above.*

Regular Landscape Areas			All Landscape Areas		
Total ETAF x Area (B) =	Totals		Total ETAF x Area (B+D) =	Totals	
34,502			34,502		
Total Area (A) =	85,806		Total Area (A+C) =	85,806	
Average ETAF (B) ÷ (A) =	0.40		Site wide ETAF (B+D) ÷ (A+C) =	0.40	

(a)		(b)		(c)	
Hydrozone Category	PF- Plant Factor	Irrigation Method	IE- Irrigation Efficiency		
Very Low Water Use	0.0 - 0.1	Filler Pipe for Pools/Spas	1.00		
Low Water Use*	0.2 - 0.3	Drip/Subsurface	0.90		
Moderate Water Use	0.4 - 0.6	Bubblers	0.85		
High Water Use	0.7 - 1.0	Rotors	0.75		
		Rotators	0.70		
		Overhead Spray	0.60		

(d) **ETWU (Annual Gallons Required) =**
 $Eto \times 0.62 \times ETAF \times Area$

(e) **MAWA (Annual Gallons Allowed) =**
 $(Eto)(0.62)[(ETAF \times LA) + ((1- ETAF) \times SLA)]$

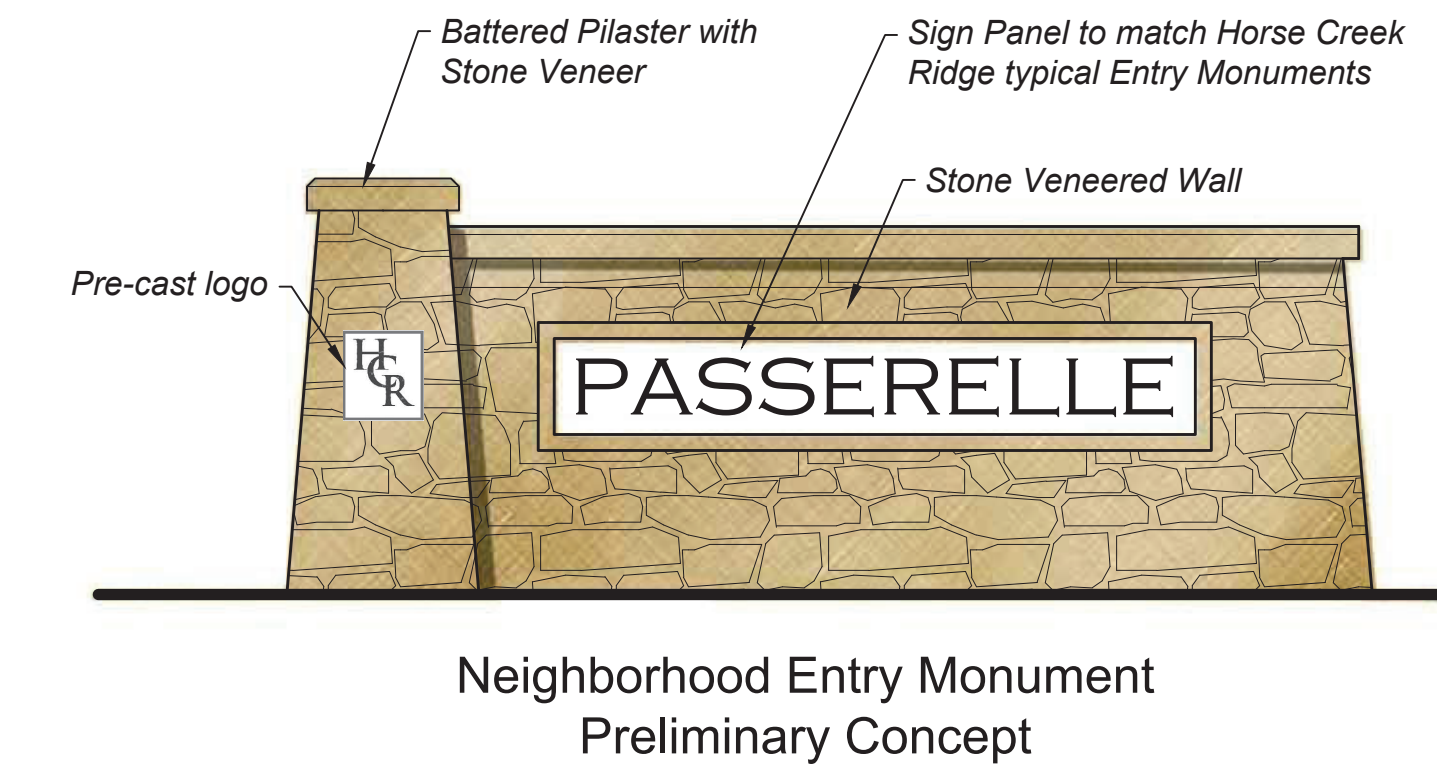
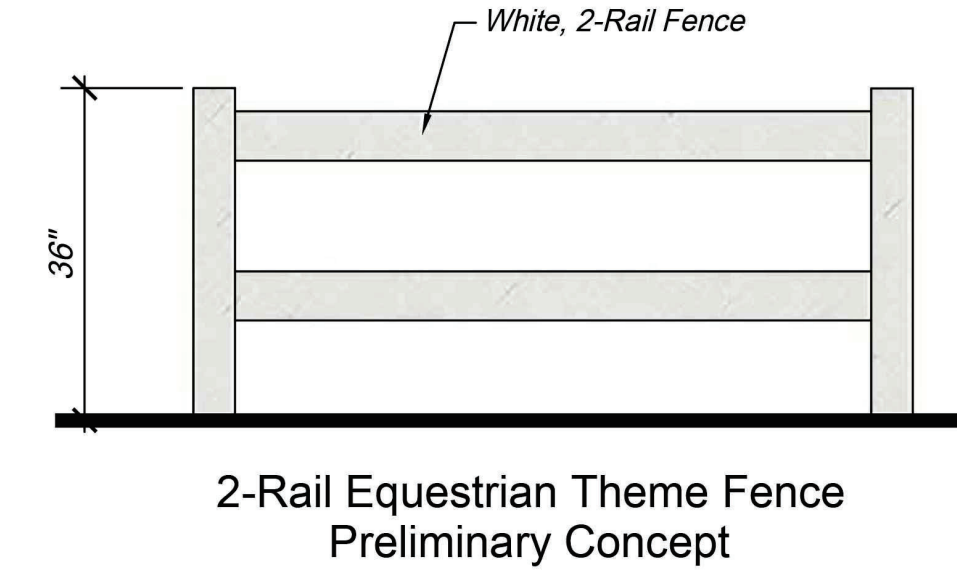
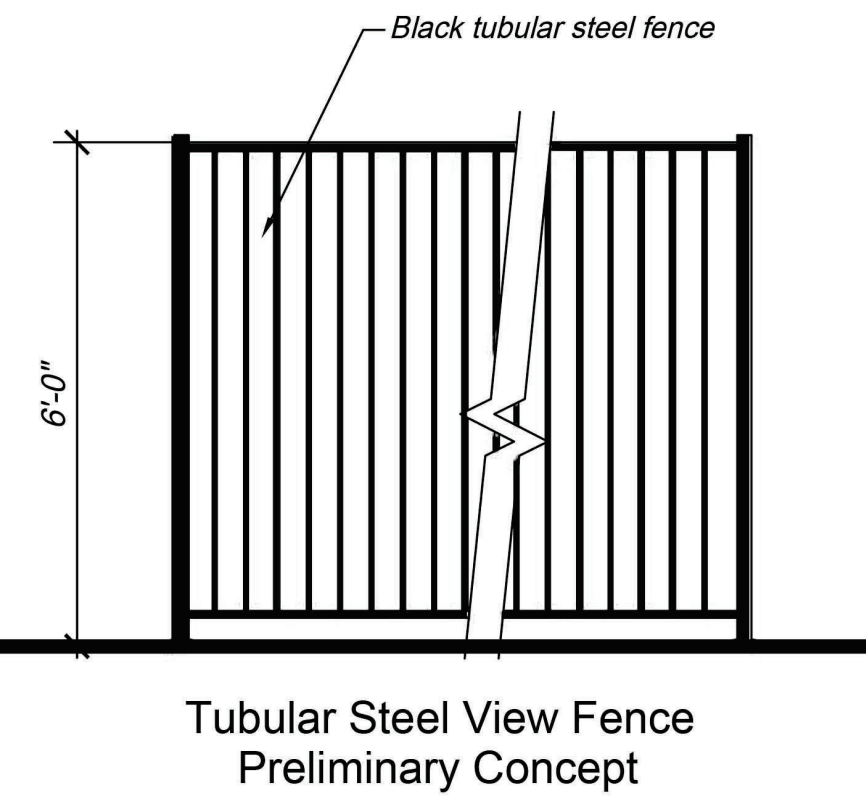
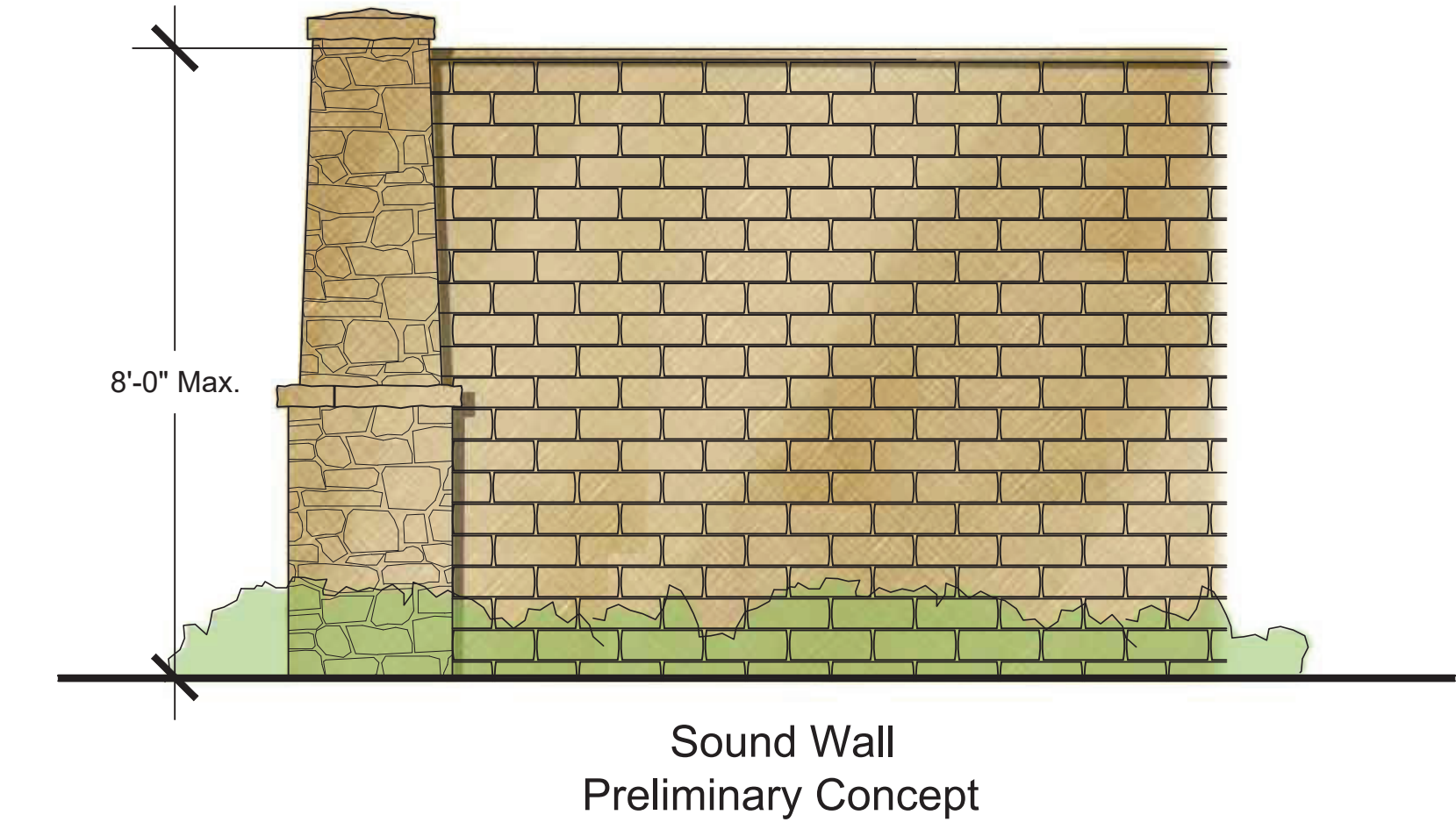
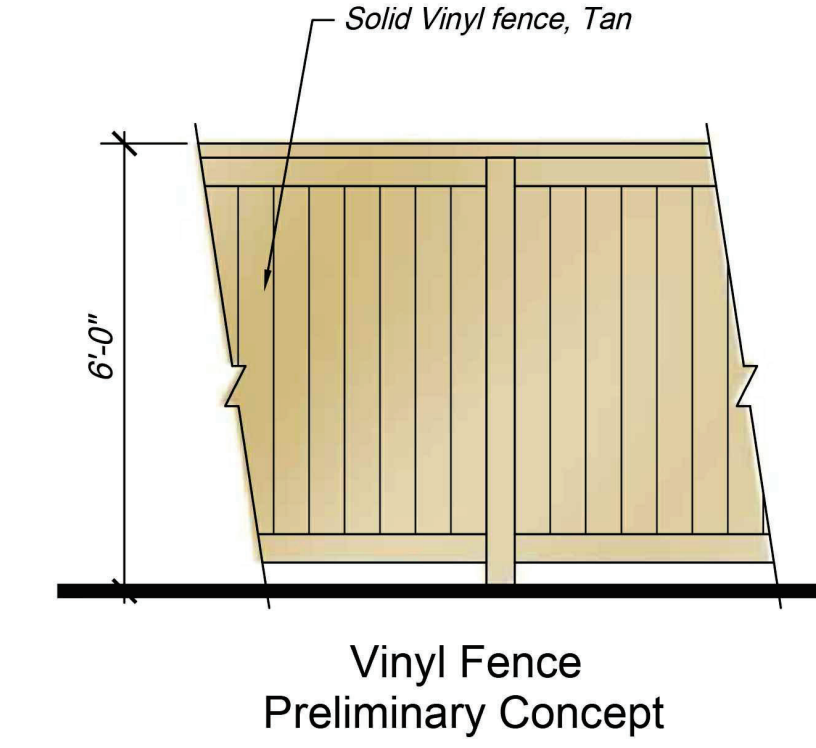
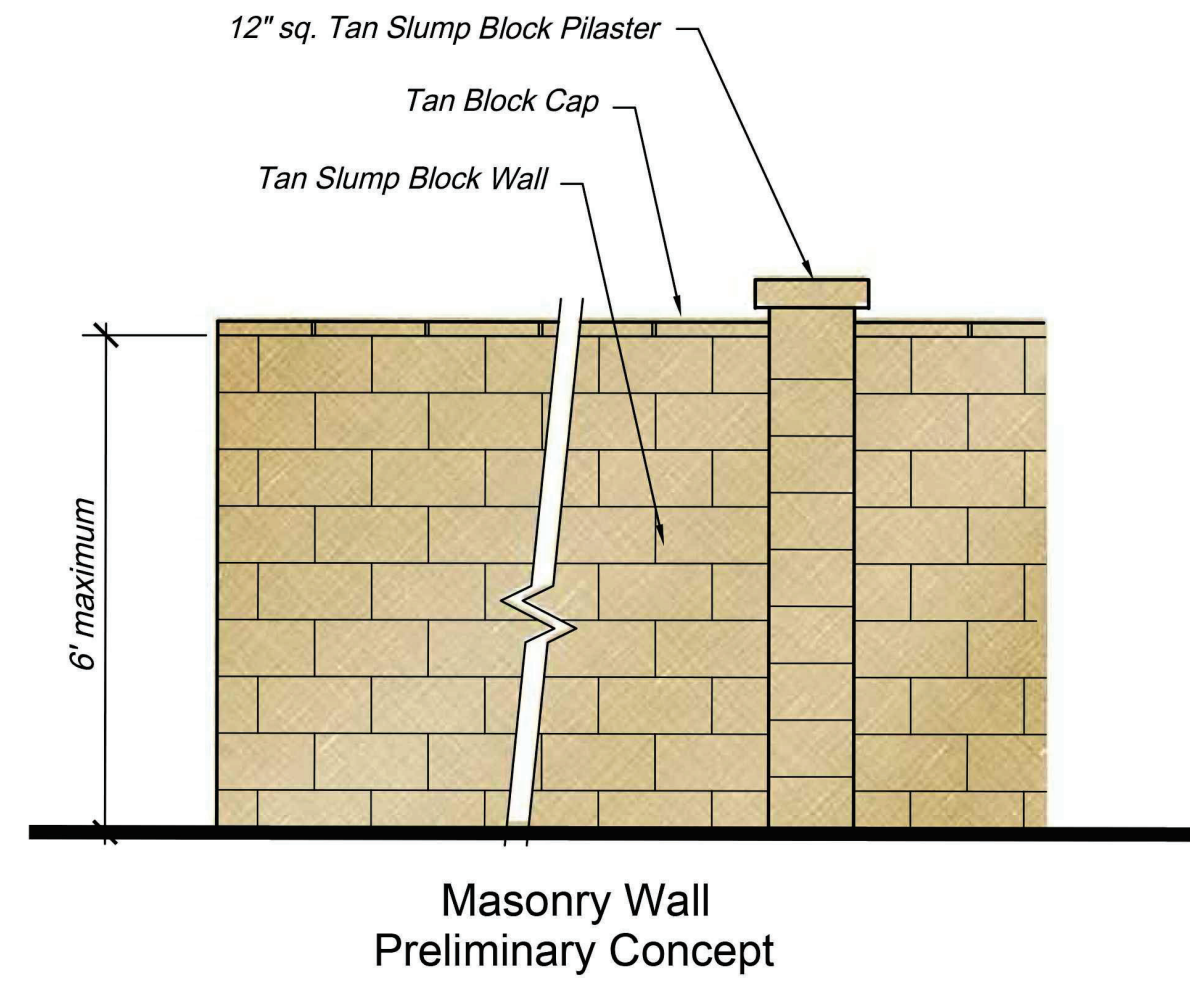
ETo - see Appendix A in Water Efficient Land: (ETO = 51.1) Design Manual.

0.62 is the conversion factor to gallons per sq. ft.

ETAF is Plant Factor/Irrigation Efficiency.

Area is the Landscaped Area for each hydrozone.

LA is the total landscape of all hydrozone areas in sq. ft.
 SLA is the total special landscape area in square feet.
 ETAF is 0.42 for all areas



Typical Lot Layout
 NOT TO SCALE

SAN DIEGO 2020 CONSOLIDATED FIRE CODE- HOME IGNITION ZONE:

4907.4.1 ZONE I IMMEDIATE ZONE 0'-5' MEANING FROM EXTERIOR WALL SURFACE OF THE BUILDING EXTENDING 5 FEET ON A HORIZONTAL PLANE. THIS ZONE SHALL BE CONSTRUCTED OF CONTINUOUS HARDSCAPE OR LIMITED FIRE-RESISTANT PLANTINGS ACCEPTABLE TO THE FAHJ. VEGETATION IN THIS ZONE SHALL NOT EXCEED 6A TO 10A IN HEIGHT AND IRRIGATION IS REQUIRED. REMOVAL OF COMBUSTIBLE MATERIALS SURROUNDING THE EXTERIOR WALL AREA AND MAINTAINING AREA FREE OF COMBUSTIBLE MATERIALS. THE USE OF MULCH AND OTHER COMBUSTIBLE MATERIALS SHALL BE PROHIBITED.

LANDSCAPE NOTES:

- ALL LANDSCAPED AREAS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. PRIVATE REAR YARDS SHALL BE LANDSCAPED AND MAINTAINED BY HOME OWNERS.
- STREET TREES SHALL BE LOCATED MINIMUM OF: 7' FROM SEWER, WATER, ELECTRICAL & DRAINAGE LINES 10' FROM STREET LIGHTS OUTSIDE OF STREET CORNER SIGHT LINES
- ALL PLANTED AREAS WITH LESS THAN 3% SLOPE SHALL RECEIVE A MIN 3" LAYER OF SHREDDED WOOD BARK MULCH. ALL PLANTED AREAS WITHIN 12" OF A HOUSE WALL SHALL RECEIVE A MINIMUM 2" LAYER OF D.G. OR GRAVEL. PROJECT LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS IN CHAPTER 17.24 AND 18.44 OF THE COUNTY MUNICIPAL CODE.
- LANDSCAPING COMPLIES WITH REQUIREMENTS OF THE COUNTY OF SAN DIEGO'S WATER CONSERVATION IN LANDSCAPING ORDINANCE, AND THE WATER EFFICIENT LANDSCAPE DESIGN MANUAL.
- THE PROJECT'S FINAL LANDSCAPE DOCUMENTATION PACKAGE WILL BE COMPLIANT WITH THE COUNTY'S CURRENT CLIMATE ACTION PLAN (CAP) WITH AN MAXIMUM ETAF OF 0.42 AND WILL BE COMPLIANT MEASURE A-2.1 AND SECTION (A.4.6 AND H) OF THE COUNTY'S WATER EFFICIENT LANDSCAPE DESIGN MANUAL
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM UTILIZING A SMART CONTROLLER WITH WEATHER SENSING CAPABILITIES AND RAIN SENSING OVERRIDE, LOW PRECIPITATION RATE ROTORS OR DRIP IRRIGATION.
- NO INVASIVE PLANT SPECIES SHALL BE USED.
- SLOPE AND FUEL MANAGEMENT ZONES (FMZ) SLOPE AREAS SHALL HAVE (I) TREE OR SHRUB PER 100 S.F., PER EROSION CONTROL REQUIREMENTS.
- ALL PLANT MATERIAL WITHIN 5 FT. OF A BUILDING WALL SHALL BE A MAXIMUM 18" HEIGHT AND PERMANENTLY IRRIGATED.
- LANDSCAPING WHEN INSTALLED AND AT MATURITY WILL BE POSITIONED TO AVOID OBSTRUCTING ROADWAY USERS VIEWS OF PEDESTRIAN CROSSINGS, DRIVEWAYS, ROADWAYS, AND OTHER VEHICULAR TRAVEL WAYS, TRAFFIC SIGNS AND TRAFFIC SIGNALS. SIGHT DISTANCE LINES SHALL BE ESTABLISHED BY THE PROJECT CIVIL ENGINEER, AND SHALL BE IDENTIFIED ON THE PLANS.

WATER CONSERVATION NOTES:

- ALL SLOPE IRRIGATION SHALL USE HUNTER MP ROTATOR OR GEAR DRIVE ROTOR HEADS WITH A PRECIPITATION RATE OF 0.75" / HR. OR LESS, TO PREVENT RUNOFF AND EROSION.
- ALL IRRIGATION CONTROLLERS SHALL BE SMART CONTROLLERS AND HAVE AUTOMATIC RAIN SHUT-OFF DEVICES.
- ALL LANDSCAPING WITHIN 24" OF NON-PERMEABLE SURFACES SHALL UTILIZE SUBSURFACE IRRIGATION.
- ALL PLANTING AREAS WITHIN 5 FT. OF BUILDING WALLS TO HAVE A 3" LAYER OF GRAVEL OR DECOMPOSED GRANITE. ALL OTHER PLANTING AREAS FLATTER THAN 3:1 TO RECEIVE A 3" LAYER OF BARK MULCH.
- IN COMPLIANCE WITH THE COUNTY WATER CONSERVATION IN LANDSCAPING ORDINANCE, SECTION 86.709(b)(10), THE PROJECT SHALL INCLUDE 2 TREES PER EACH DWELLING UNIT. THE TREES SHALL BE LOCATED PER PLANS, IN HOA COMMON AREAS, OUTSIDE THE PUBLIC R.O.W

FUEL MODIFICATION NOTE:

- ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 CONSOLIDATED FIRE CODE RELATING TO DEFENSIBLE SPACE, INCLUDING IRRIGATION FUEL MANAGEMENT ZONES, A HOME IGNITION ZONE AND FIRE-RESISTIVE PLANT MATERIAL. SEE TYPICAL LOT LAYOUT EXHIBIT AT LEFT.

Landscape Concept Plan

Passerelle

September 29, 2025