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# Regional Location

PASSERELLE

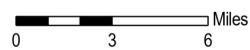
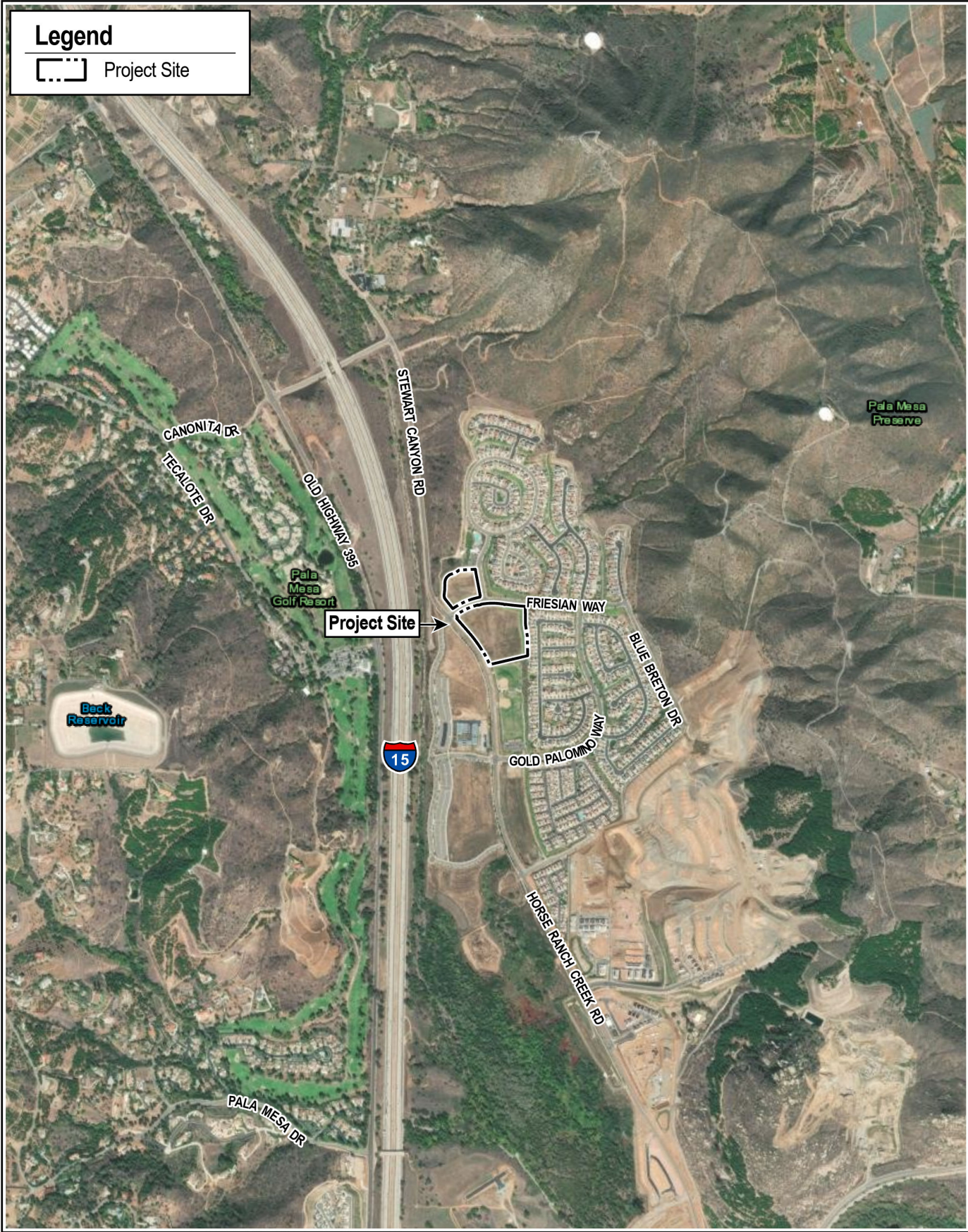


FIGURE 1

Source: SanGIS Data, 2019

February 2024



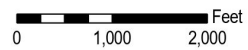
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**USGS Map**  
PASSERELLE



Aerial Source: ESRI USGS National Basemap, 2018

**FIGURE 3**

February 2024



A.



B.



C.





A.



B.



C.





A.



B.



C.





A.



B.



C.





A.



B.



C.





A.



B.



C.

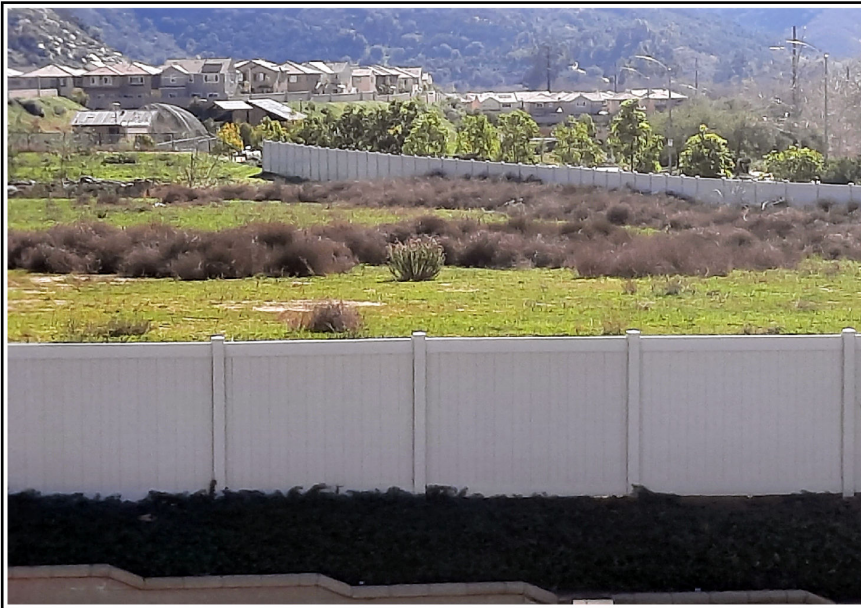




A.



B.



C.





A.



B.



C.

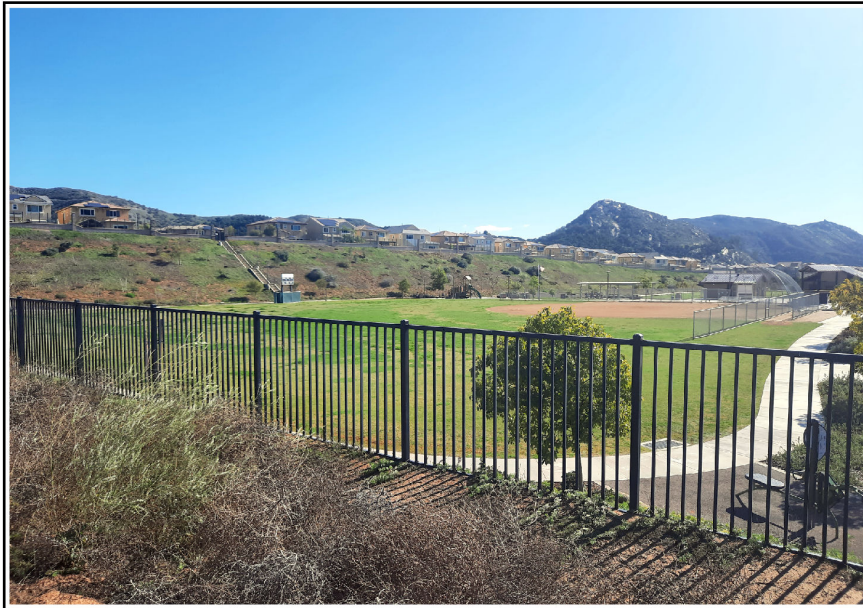




A.



B.



C.





A.

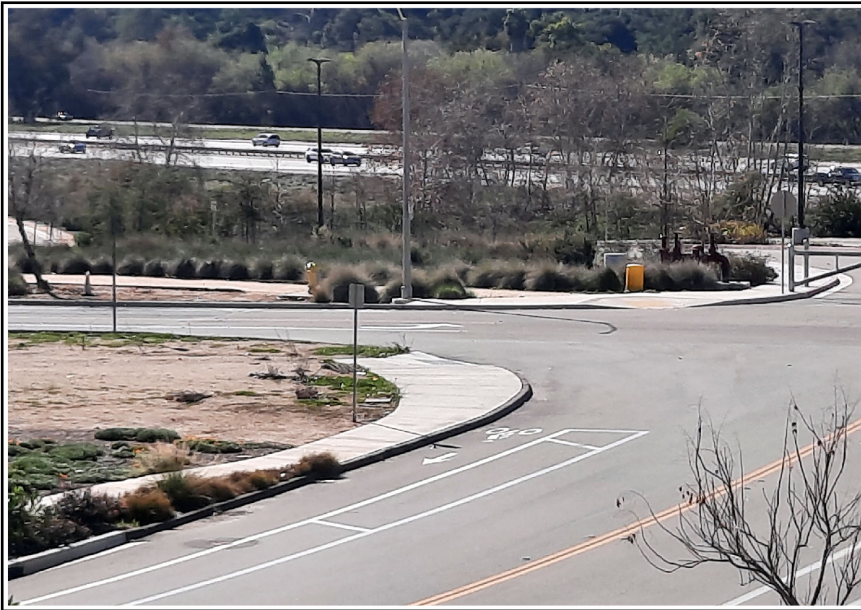


B.



C.





A.



B.

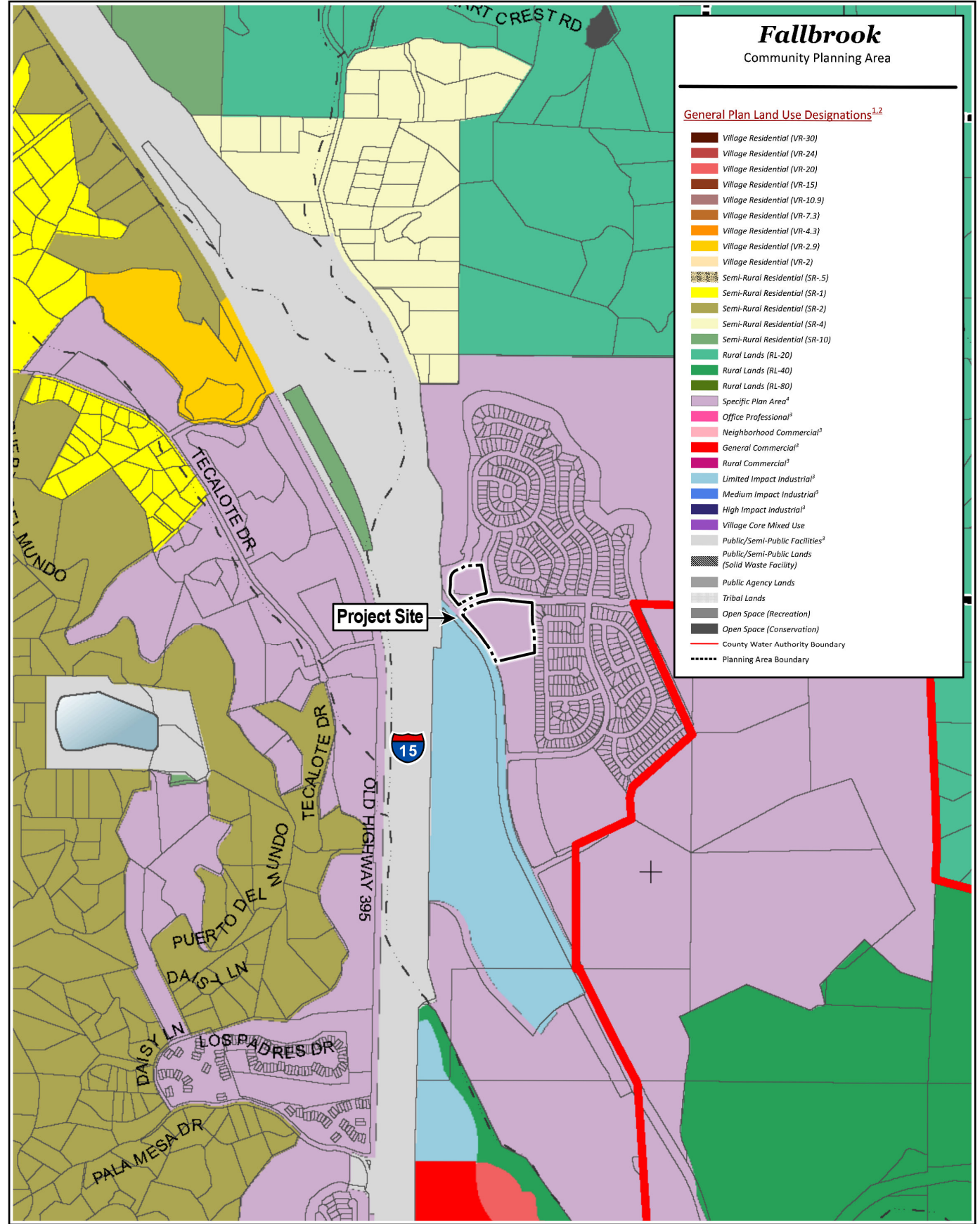


C.



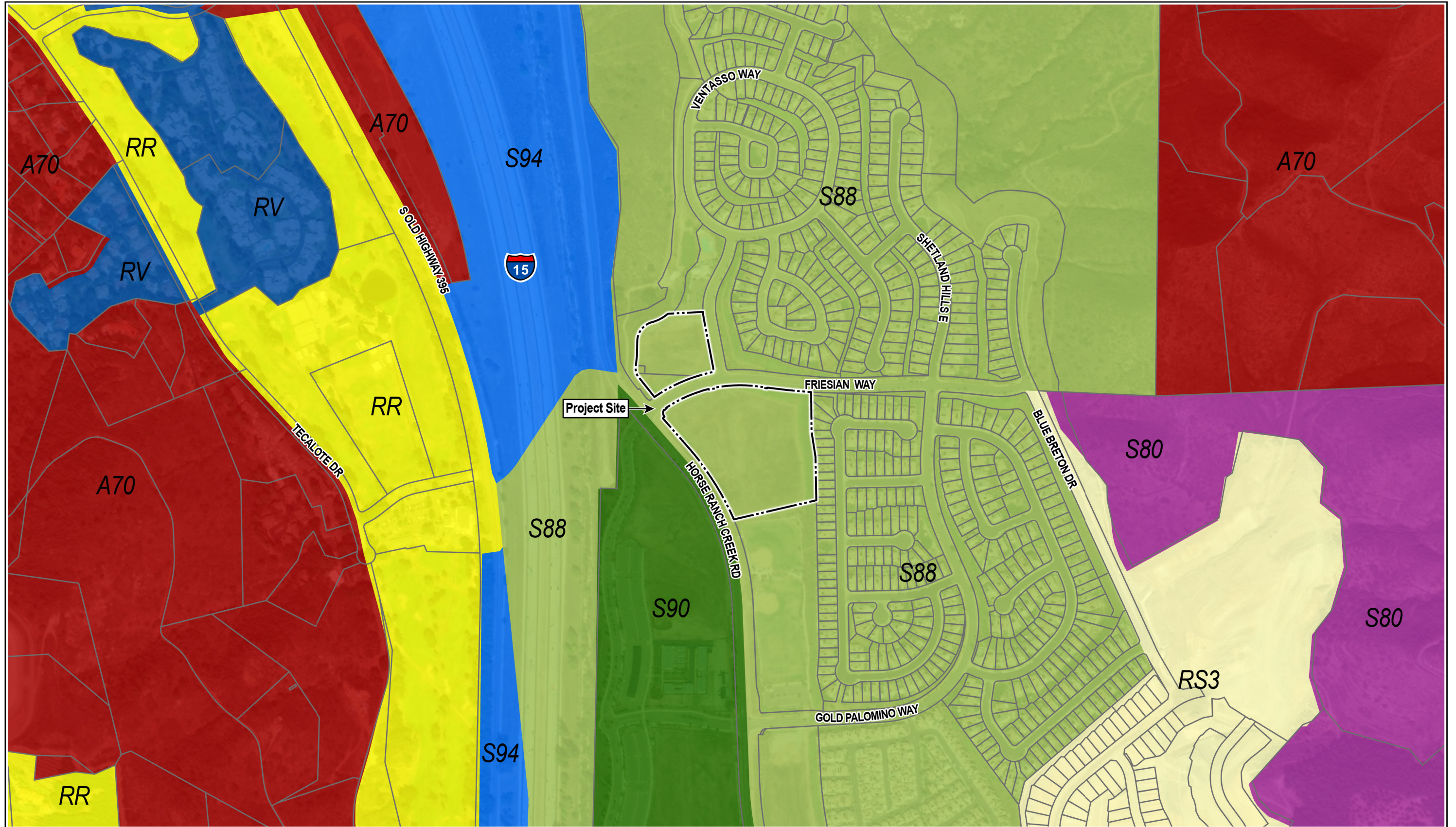


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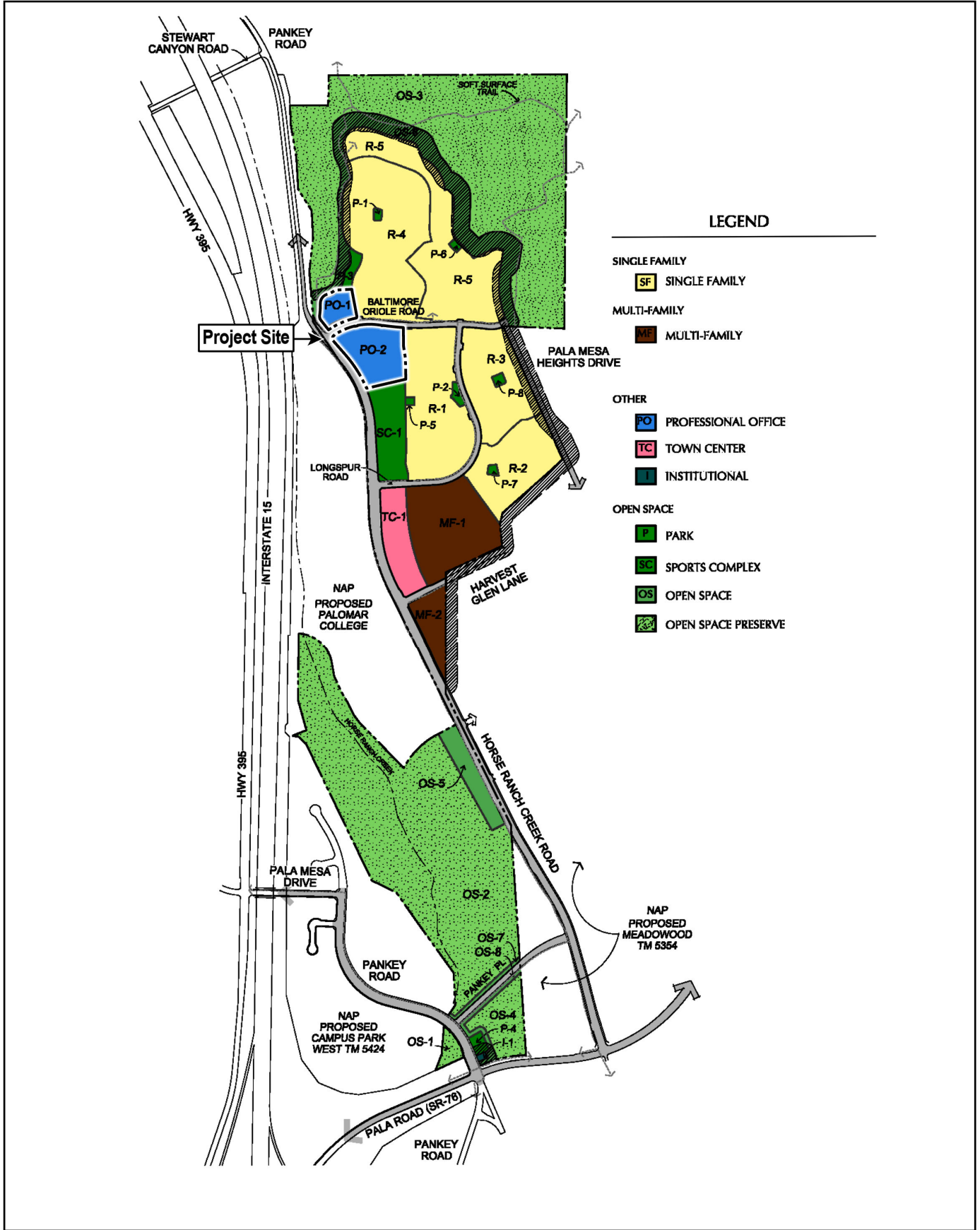


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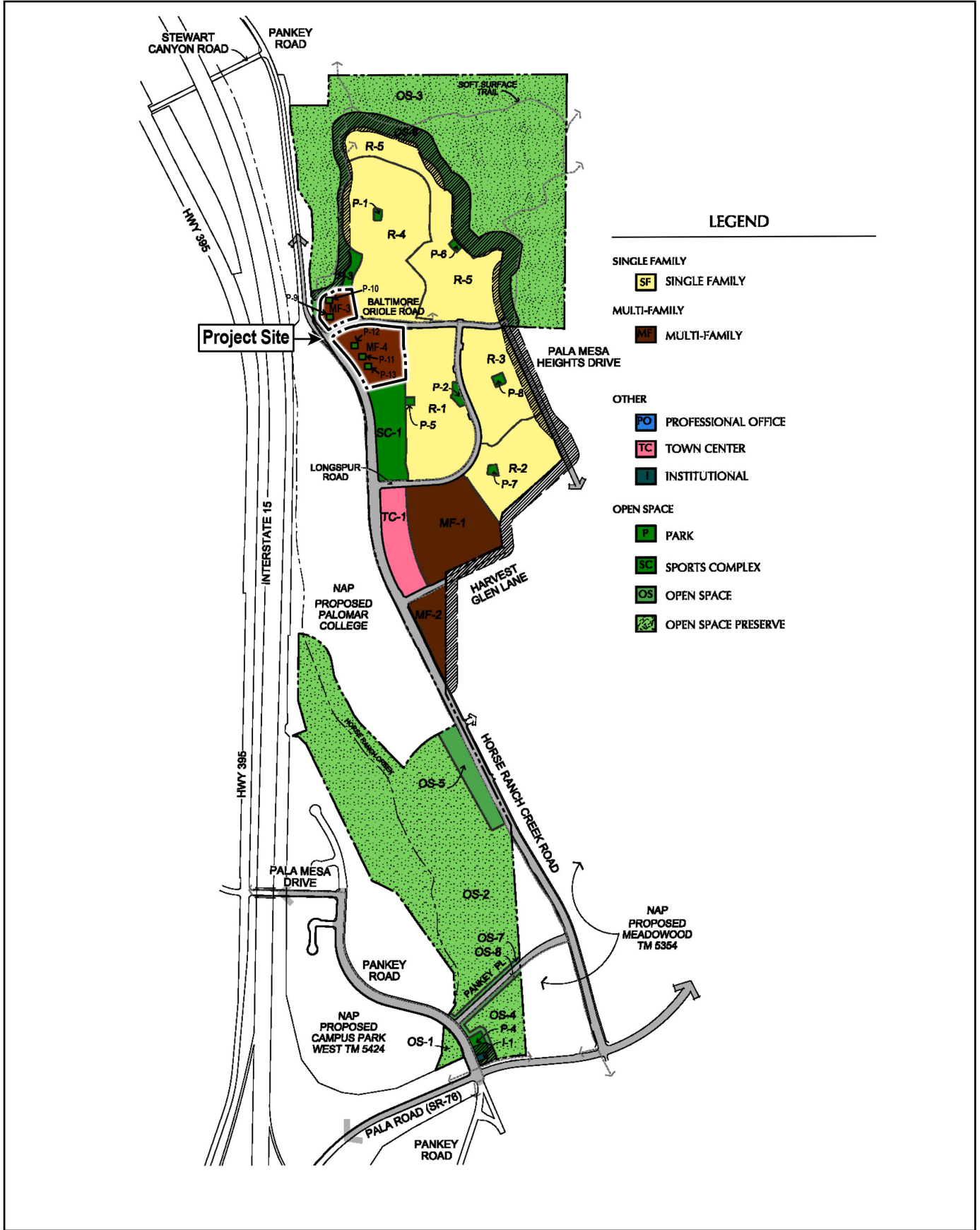


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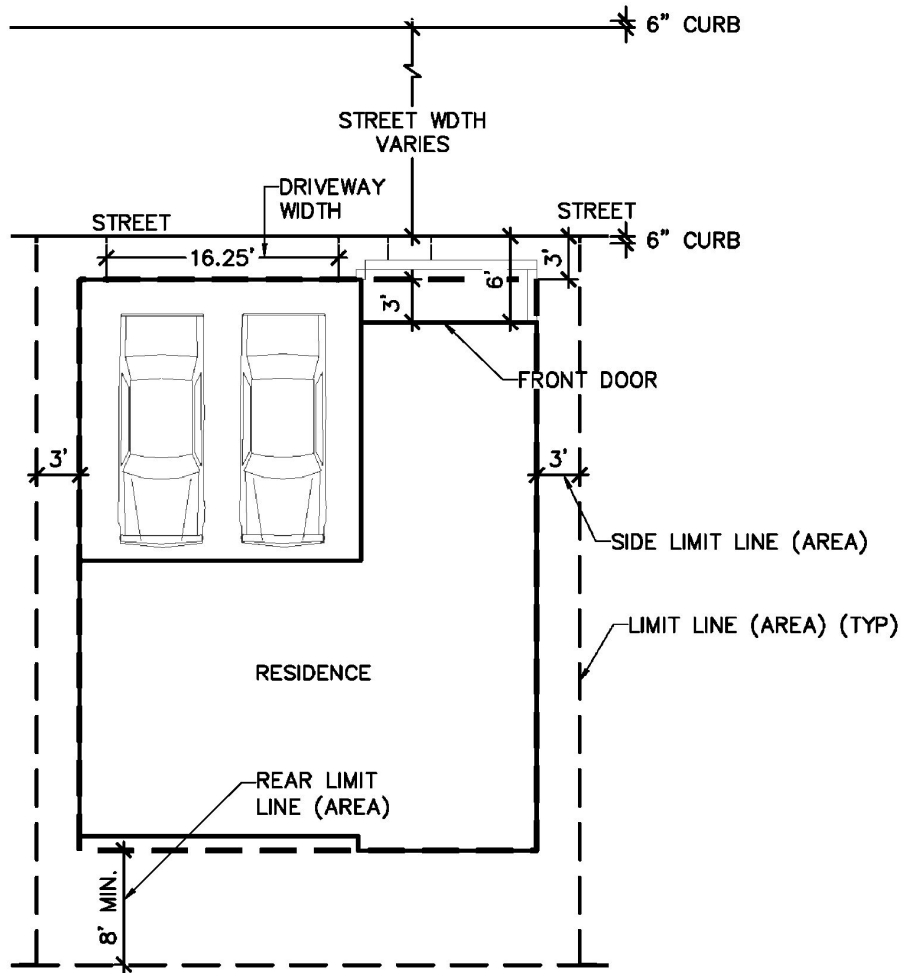
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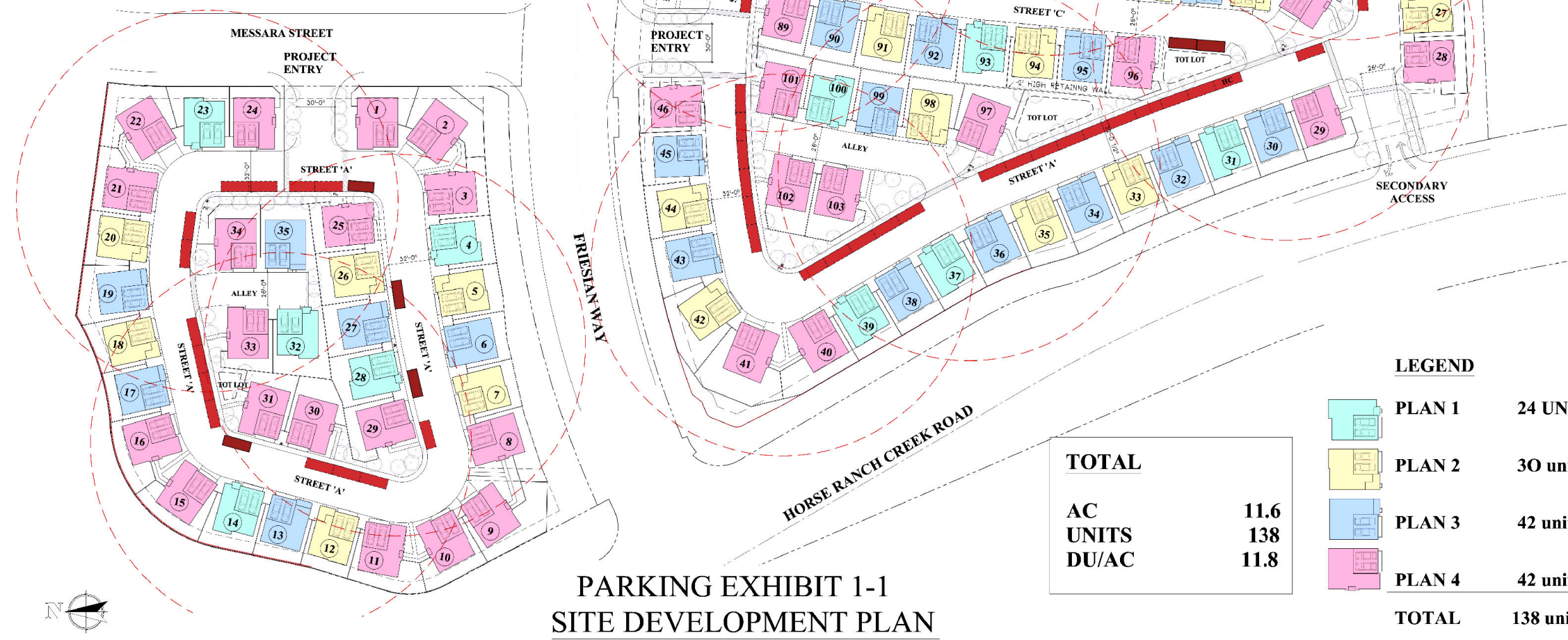
**TYPICAL SETBACKS:**

- GARAGE DOOR: 3 FEET FROM STREET
- FRONT YARD: 6 FEET FROM LIMIT LINE
- SIDE YARD: 3 FOOT SIDE YARD LIMIT
- REAR YARD: 8 FEET

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NORTH PARCEL	
AC	2.7
UNITS	35
DU/AC	12.9
Parking Summary	
<b>Unit</b>	
Required	2 per unit
Provided	2 in garage
<b>Guest</b>	
Required	.2 /unit or 7
Provided	.5 /unit or 18
EV Device	one in each garage
Bike Sto	in garage
Bike Rack	located at Tot Lot
HC Parking	one space

SOUTH PARCEL	
AC	8.9
UNITS	103
DU/AC	11.5
Parking Summary	
<b>Unit</b>	
Required	2 per unit
Provided	2 in garage
<b>Guest</b>	
Required	.2 /unit or 20.6
Provided	.4 /unit or 47
EV Device	one in each garage
Bike Sto	in garage
Bike Rack	one space
HC Parking	one space



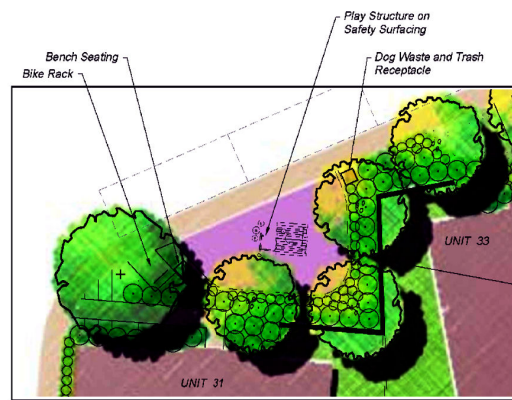
**PARKING EXHIBIT 1-1**  
**SITE DEVELOPMENT PLAN**  
 SCALE: 1" = 40'-0"

<b>TOTAL</b>	
AC	11.6
UNITS	138
DU/AC	11.8

LEGEND	
	PLAN 1 24 UNITS
	PLAN 2 30 units
	PLAN 3 42 units
	PLAN 4 42 units
<b>TOTAL</b>	<b>138 units</b>

02.27.25

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**Tot Lot Enlargement - North Parcel**  
Scale: 1" = 10'-0"

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

- PDS2017-LP-12-040K5 (PHASE I SLOPES)
- PDS2017-LP-12-041K6 (PHASE II SLOPES)
- PDS2015-LP-12-045K2 (UNIT II PROMENADE STREETSCAPES)
- PDS2012-LP-12-060 (PHASE II HOA REC CENTER)
- PDS2017-LP-12-061K2 (PHASE I HOA COMMON)
- PDS2017-LP-12-068K3 (PHASE II HOA COMMON)
- PDS2017-LP-13-003K1 (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
<b>Ratio: 2 Trees / Unit</b>	

Landscape Concept Plan  
**Passerelle**  
August 14, 2023

HOWARD ASSOCIATES  
landscape architecture  
1951 Fourth Avenue  
Suite 302  
San Diego, CA 92101 619 718 9660  
julie@howardassoc.com  
Sheet 1 of 4



**FENCING LEGEND**

SYMBOL	DESCRIPTION
—	6' HT. TAN VINYL YARD FENCE & GATE
—	6' HT. TUBULAR STEEL VEM FENCE
—	2-RAIL VINYL FENCE
—	42" HT. CABLE GUARD RAIL AT TOP OF CIVIL ENGINEER'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 5-RAIL VINYL FENCE

Landscape Concept Plan  
**Passerelle**  
 August 14, 2023

FLA 2681  
**HOWARD ASSOCIATES**  
 landscape architecture  
 1951 Fourth Avenue  
 Suite 303  
 San Diego CA 92101 619 718 9660  
 julio@howardassoc.com  
 Sheet 2 of 4

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**Conceptual Landscape Plan – 2**  
 PASSERELLE

NOT TO SCALE Source: Howard Associates (8/14/23)

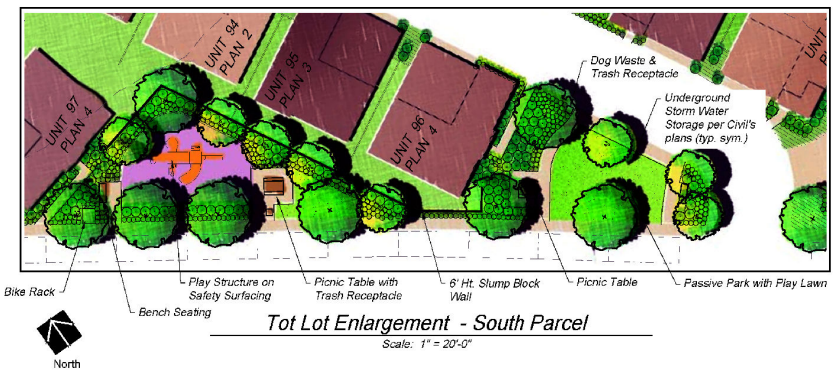


**PLANTING LEGEND**

BOTANICAL NAME	COMMON NAME	INCOLS	ZONE 4
EXISTING TREES TO REMAIN			
<b>TREE WELL TREES: 24" BOX</b>			
PLATANUS ACERIFOLIA	LONDON PLANE TREE	M	
QUERCUS AGRIFOLIA	COAST LIVE OAK	L	
<b>SLOPE TREES: 5-15 GAL</b>			
HETEROMELES ARBUTIFOLIA	TOYON	L	
PRUNUS LYONII	CATALINA CHERRY	L	
QUERCUS AGRIFOLIA	COAST LIVE OAK	L	
RHUS LANGEA	AFRICAN SUMAC	L	
<b>SMALL ACCENT TREES: 24" BOX</b>			
CERCIS C. MERLOT	MERLOT REDBUD	M	
CITRUS SPP.	CITRUS	M	
LASERSTROEMIA SPP.	GRAPE MYRTLE	M	
MAGNOLIA SPP.	MAGNOLIA	M	
RHAPHIOLEPIS 'MAJESTIC BEAUTY'	INDIAN HAWTHORN	M	
<b>ACCENT TREES: 24" BOX</b>			
ARBUTUS 'MARINA'	MARINA ARBUTUS	L	
GEUERA PARVIFLORA	AUSTRALIAN WILLOW	M	
LASERSTROEMIA 'TUSCARORA'	TUSCARORA GRAPE MYRTLE	M	
LOPHOSTEMON CONFERTUS	BRISBANE BOX	M	
<b>GRADED SLOPES SHRUBS: 1 GAL</b>			
ALOE ARBORESCENS	TORCH ALOE	L	
ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	L	
ENCHELIA CALIFORNICA	CALIFORNIA BRITTLEBRUSH	L	
HESPERALOE PARVIFLORA	RED YUCCA	L	
RHAMNUS SPP.	BUCKTHORN	L	
ROSA CALIFORNICA	CALIFORNIA WILDROSE	L	
<b>GRADED SLOPE GROUND COVER: FLATS @ 12" O.C.</b>			
MYOPORUM 'PUTAH CREEK'	CREEPING MYOPORUM	L	
<b>SCREENING SHRUBS: 5 GAL</b>			
ARBUTUS 'COMPACTA'	STRAWBERRY TREE SHRUB	L	
HETEROMELES ARBUTIFOLIA	TOYON	L	
TEGOMA 'ORANGE JUBILEE'	ORANGE FLOWER BUSH	L	
WESTRINGIA F. 'BLUE GEM'	COAST ROSEMARY	L	
<b>ORNAMENTAL SHRUBS: 1-5 GAL</b>			
ALOE SPP.	ALOE SPECIES	L	
AGAVE SPP.	AGAVE SPECIES	L	
ANISOZANTHOS HYB.	MONKEY PAW	L	
CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	L	
CISTUS SPP.	CISTUS SPECIES	L	
DIANELLA R. 'LITTLE REV'	FLAX LILY	L	
MULLENBERGIA CAPILLARIS	PINK MUHLY GRASS	L	
MYRTUS C. 'COMPACTA'	DWARF MYRTLE	L	
WESTRINGIA F. 'BLUE GEM'	COAST ROSEMARY	L	
WESTRINGIA F. 'MUNDI'	COAST ROSEMARY	L	
<b>ORNAMENTAL GROUND COVER: FLATS @ 1 GAL</b>			
CAREX TUMULICOLA	BERKELEY SEDGE	L	
CRASSULA O. 'GOLLUM'	GOLLUM JADE	L	
HESPERALOE PARVIFLORA	RED YUCCA	L	
ILEX V. 'STOKES' DWARF'	DWARF YAPON HOLLY	L	
JUNCUS PATENS	GRAY RUSH	L	
LIPPIA NODIFLORA	KURAFIA	L	
MYOPORUM 'PUTAH CREEK'	CREEPING MYOPORUM	L	
SENECIO CYLINDRICUS	NARROW-LEAF CHALKSTICKS	L	
SENECIO SERPENS	BLUE CHALKSTICKS	L	
VERBENA L. 'DE LA MINA'	DE LA MINA VERBENA	L	
<b>ACTIVE USE LAWN: SOD</b>			
DWARF MARATHON FESCUE	SOD	H	
<b>BIOFILTRATION BASIN GRASSES: 1 GAL @ 12" O.C.</b>			
CAREX TUMULICOLA	FOOTHILL SEDGE	L	
JUNCUS F. 'CANYON GREY'	GRAY RUSH	L	

**FENCING LEGEND**

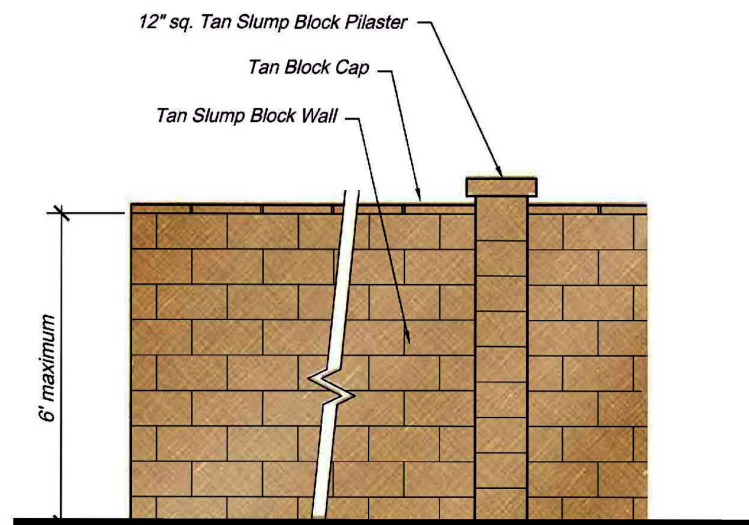
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-----	EXISTING 3-RAIL VINYL FENCE



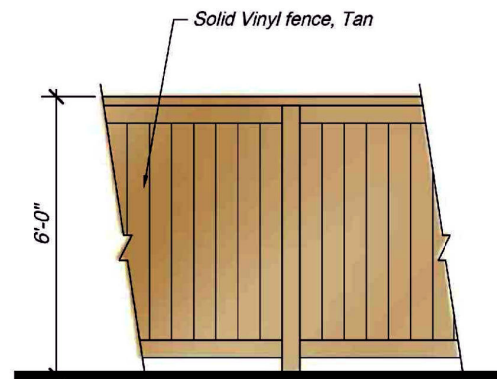
Landscape Concept Plan  
**Passerelle**  
 August 14, 2023

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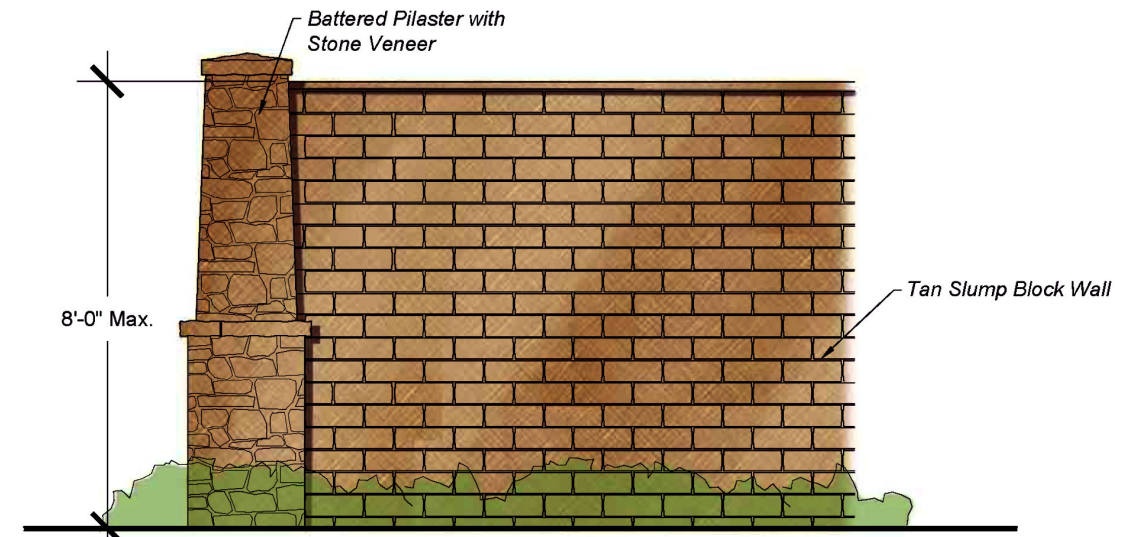
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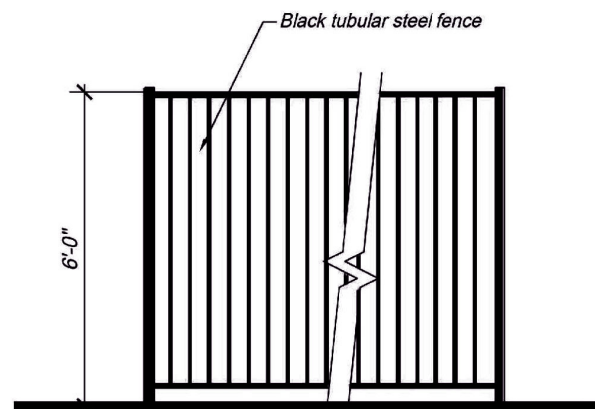
Masonry Wall  
Preliminary Concept



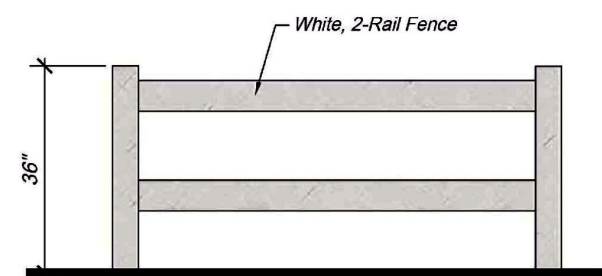
Vinyl Fence  
Preliminary Concept



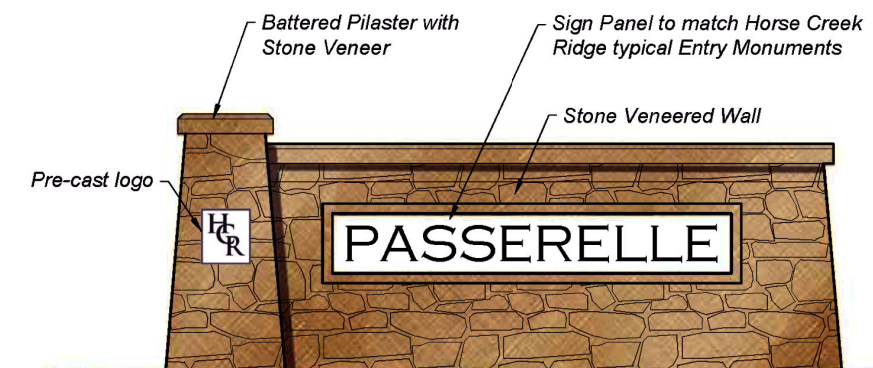
Sound Wall  
Preliminary Concept



Tubular Steel View Fence  
Preliminary Concept

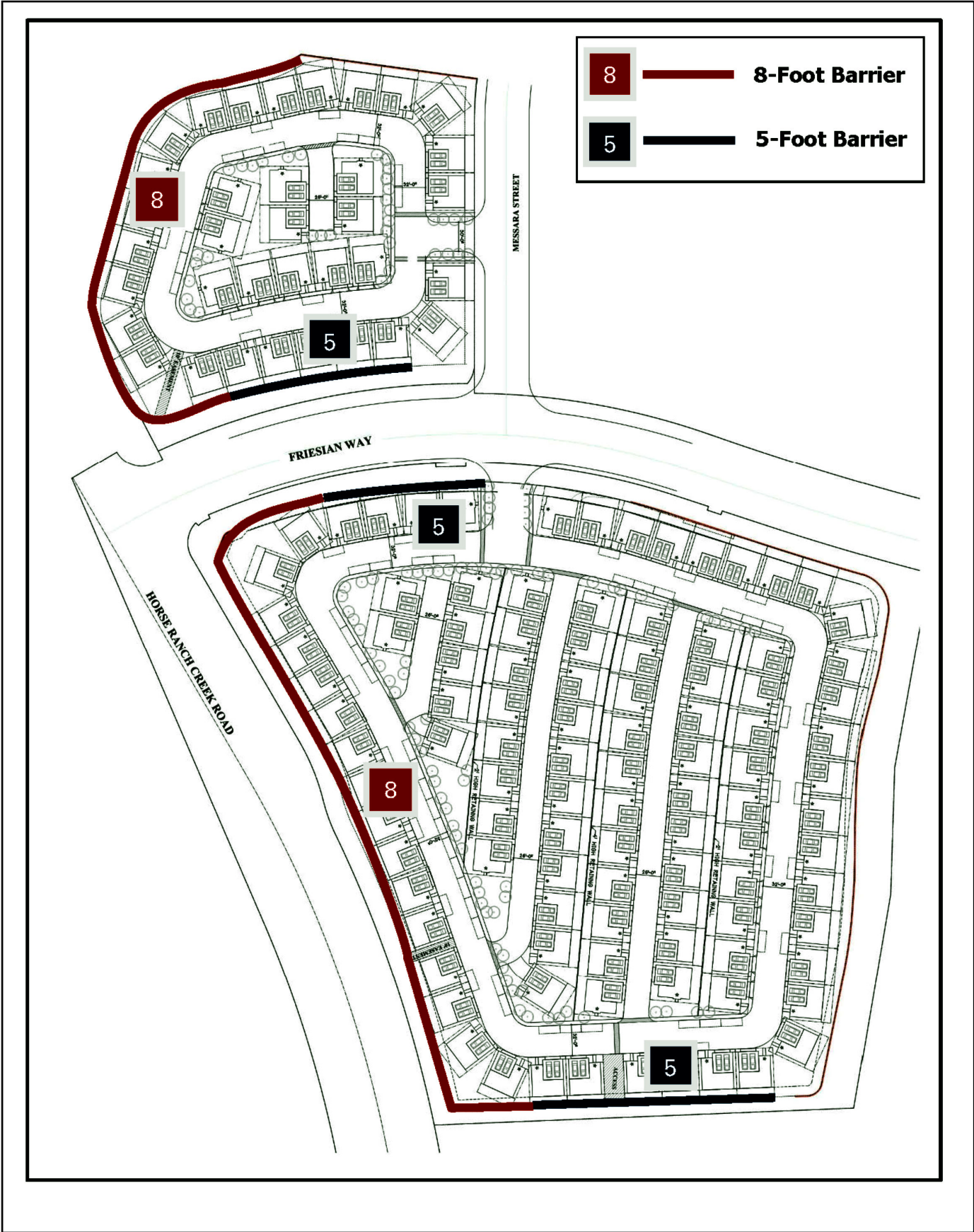


2-Rail Equestrian Theme Fence  
Preliminary Concept



Neighborhood Entry Monument  
Preliminary Concept

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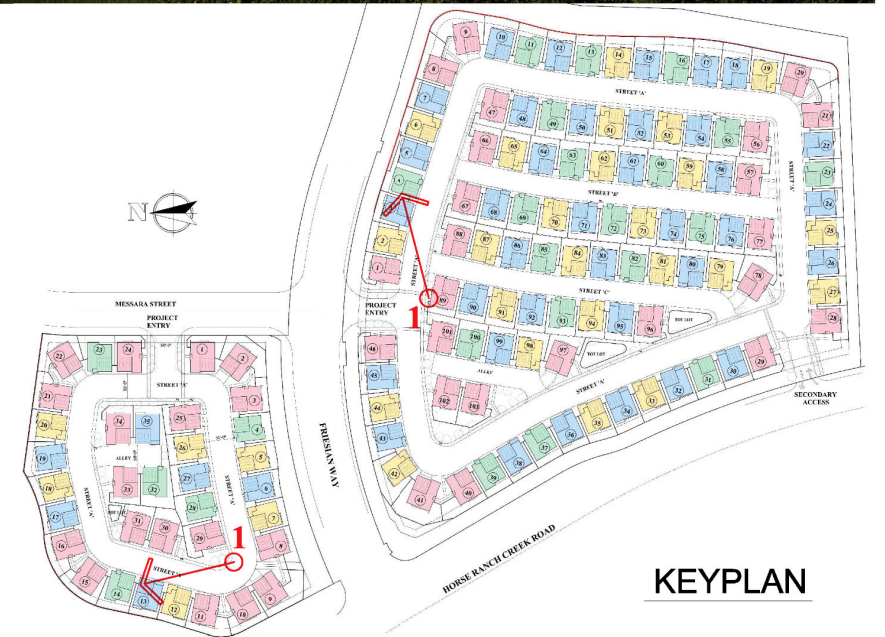


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TYPICAL STREET SCENE @ NORTH & SOUTH PARCEL

1



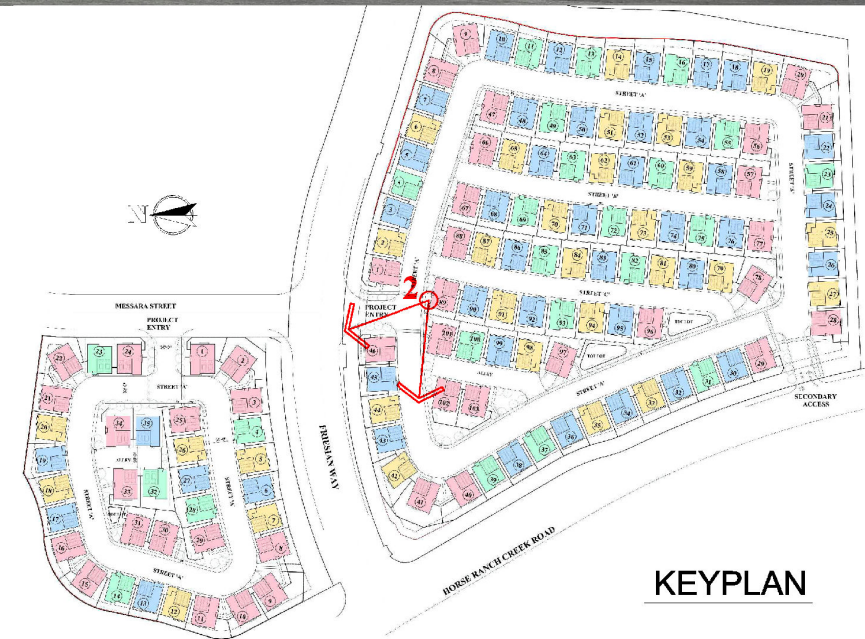
KEYPLAN

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**ENTRY DRIVE AND RESIDENCES @ SOUTH PARCEL**

2



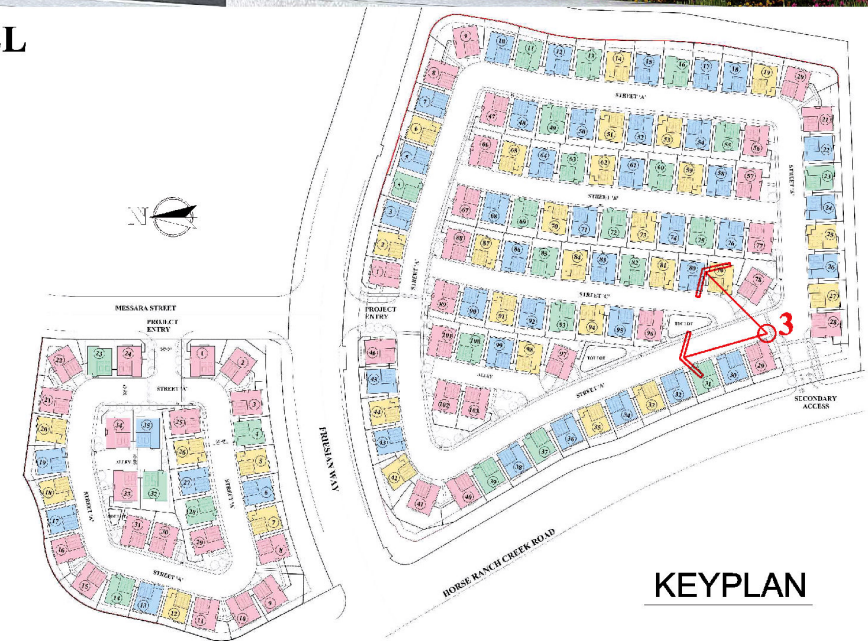
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**RESIDENCES AND PASSIVE PARK @ SOUTH PARCEL**

3

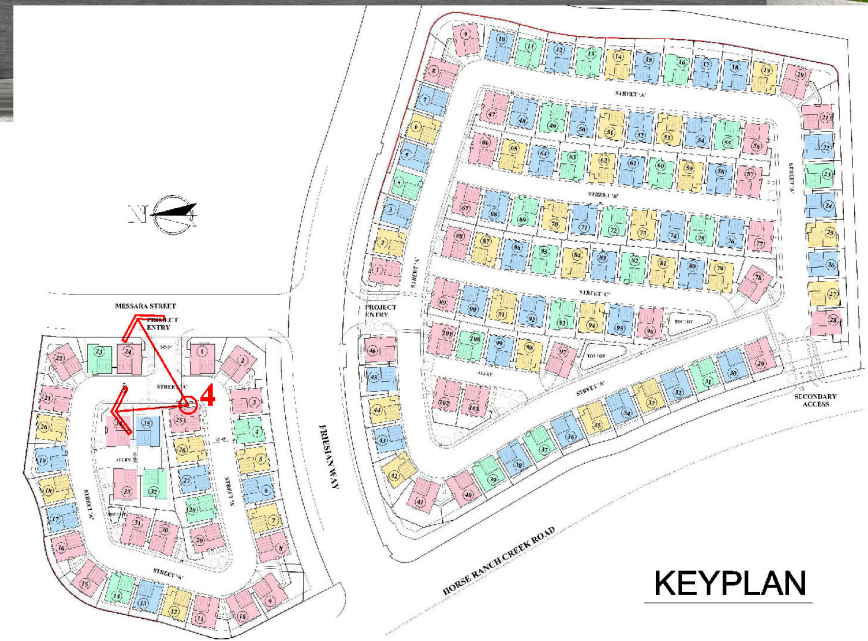


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**ENTRY DRIVE AND RESIDENCES @ NORTH PARCEL**

4



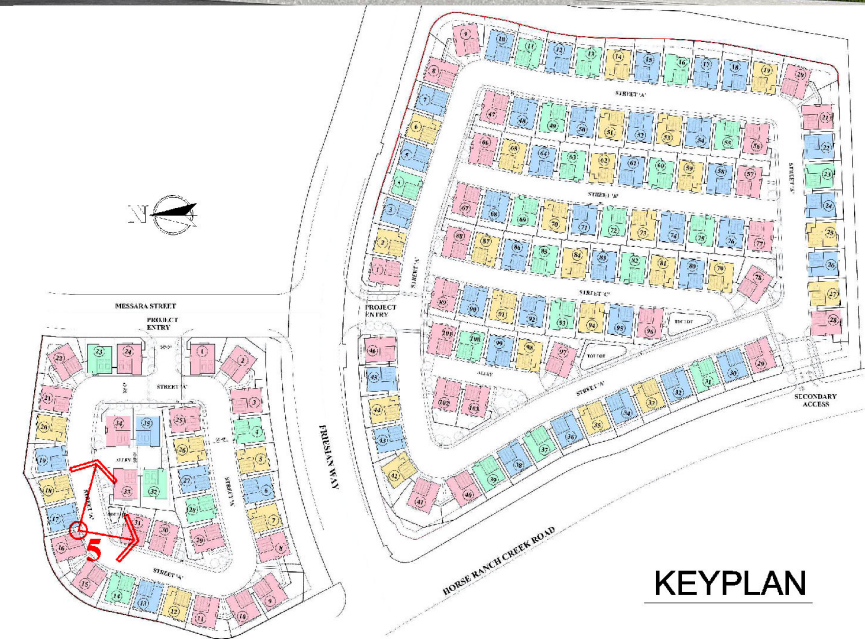
**KEYPLAN**

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**RESIDENCES AND TOT LOT @ NORTH PARCEL**

5



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## PLAN AND ELEVATION PLOTTING

### NORTH PARCEL

Unit Number	Plan Type	Elevation Type	Color Scheme	Architectural Styles
1	4R	C	4	S - Spanish
2	4	S	1	C - Cottage
3	4R	T	7	T- Traditional
4	1	C	5	
5	2R	S	2	
6	3	T	8	
7	2R	S	3	
8	4	C	6	
9	4R	T	9	
10	4	S	1	
11	4R	C	4	
12	2	T	7	
13	3R	S	2	
14	1	C	5	
15	4	T	8	
16	4R	C	6	
17	3	T	9	
18	2R	S	3	
19	3	T	7	
20	2R	C	4	
21	4	S	1	
22	4R	T	8	
23	1R	C	5	
24	4	S	2	
25	4	S	3	
26	2R	T	9	
27	3	C	6	
28	1R	C	4	
29	4	T	7	
30	4	C	5	
31	4R	T	8	
32	1R	S	1	
33	4	C	6	
34	4R	S	2	
35	3	T	9	

### SOUTH PARCEL

Unit Number	Plan Type	Elevation Type	Color Scheme	Architectural Styles
1	4R	C	4	S - Spanish
2	2	S	1	C - Cottage
3	3R	T	7	T- Traditional
4	1	S	2	
5	3R	C	5	
6	2	T	8	
7	3R	S	3	
8	4	C	6	
9	4R	T	9	
10	3R	C	4	
11	1	S	1	
12	3R	T	7	
13	1	C	5	
14	2R	S	2	
15	3	T	8	
16	1R	C	6	
17	3	S	3	
18	3R	C	4	
19	2	S	1	
20	4	T	9	
21	4R	C	5	
22	3	A	3	
23	1	C	6	
24	3R	T	7	
25	2R	C	4	
26	3	S	2	
27	2R	T	8	
28	4	C	5	
29	4R	T	9	
30	3	C	6	
31	1	S	3	
32	3R	T	7	
33	2	C	4	
34	3R	T	8	
35	2	S	1	
36	3R	C	5	
37	1	S	2	
38	3R	T	9	
39	1	S	3	
40	4	T	7	
41	4R	C	6	
42	2	S	1	
43	3R	T	8	
44	2	C	4	
45	3R	T	9	
46	4	S	2	
47	4	T	7	
48	3R	C	5	
49	1	S	3	
50	3R	T	8	
51	2	C	6	
52	3R	S	1	
53	2	T	9	
54	3R	C	4	
55	1	C	5	
56	4R	T	7	
57	4	C	6	
58	3R	S	2	
59	2	T	8	
60	1R	C	4	

Unit Number	Plan Type	Elevation Type	Color Scheme	Architectural Styles
31	1	S	3	S - Spanish
32	3R	T	7	C - Cottage
33	2	C	4	T- Traditional
34	3R	T	8	
35	2	S	1	
36	3R	C	5	
37	1	S	2	
38	3R	T	9	
39	1	S	3	
40	4	T	7	
41	4R	C	6	
42	2	S	1	
43	3R	T	8	
44	2	C	4	
45	3R	T	9	
46	4	S	2	
47	4	T	7	
48	3R	C	5	
49	1	S	3	
50	3R	T	8	
51	2	C	6	
52	3R	S	1	
53	2	T	9	
54	3R	C	4	
55	1	C	5	
56	4R	T	7	
57	4	C	6	
58	3R	S	2	
59	2	T	8	
60	1R	C	4	
61	3	S	3	
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63	1	S	1	
64	3R	C	5	
65	2	T	7	
66	4R	S	2	
67	4	T	9	
68	3R	C	6	
69	1	S	3	
70	2	T	9	
71	3R	S	3	
72	1	C	4	
73	2R	T	7	
74	3	S	1	
75	1R	C	5	
76	3	T	8	
77	4R	S	2	
78	4	C	6	
79	2	S	3	
80	3R	C	4	
81	2	T	9	
82	1R	C	5	
83	3	S	1	
84	2R	T	7	
85	1	C	6	
86	3R	T	8	
87	2	S	2	
88	4R	C	4	
89	4	T	9	
90	3R	C	5	
91	2	S	3	
92	3R	T	7	
93	1R	S	1	
94	2	C	6	
95	3	T	8	
96	4R	S	2	
97	4	S	3	
98	3R	T	9	
99	2	S	1	
100	1	C	4	
101	1R	T	7	
102	4	S	2	
103	4R	C	5	

### PROGRAM SUMMARY

Plan	Br	Ba	Feature	SF	Garage	Plotting	%
1	3	3.5	bonus / bath at 3rd floor	2250	2 car	24	18
2	4	3.5	bonus / bath at 3rd floor	2350	2 car	30	22
3	4	3.5	bonus / bath at 3rd floor	2450	2 car	42	30
4	4	4	bonus / bath at 3rd floor	2575	2 car	42	30
						138	100

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**SITE OVERVIEW @ SOUTH PARCEL**

6



**KEYPLAN**



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**VIEW FROM THE PARK @ SOUTH PARCEL**

7



**KEYPLAN**



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**OVERVIEW @ NORTH PARCEL**

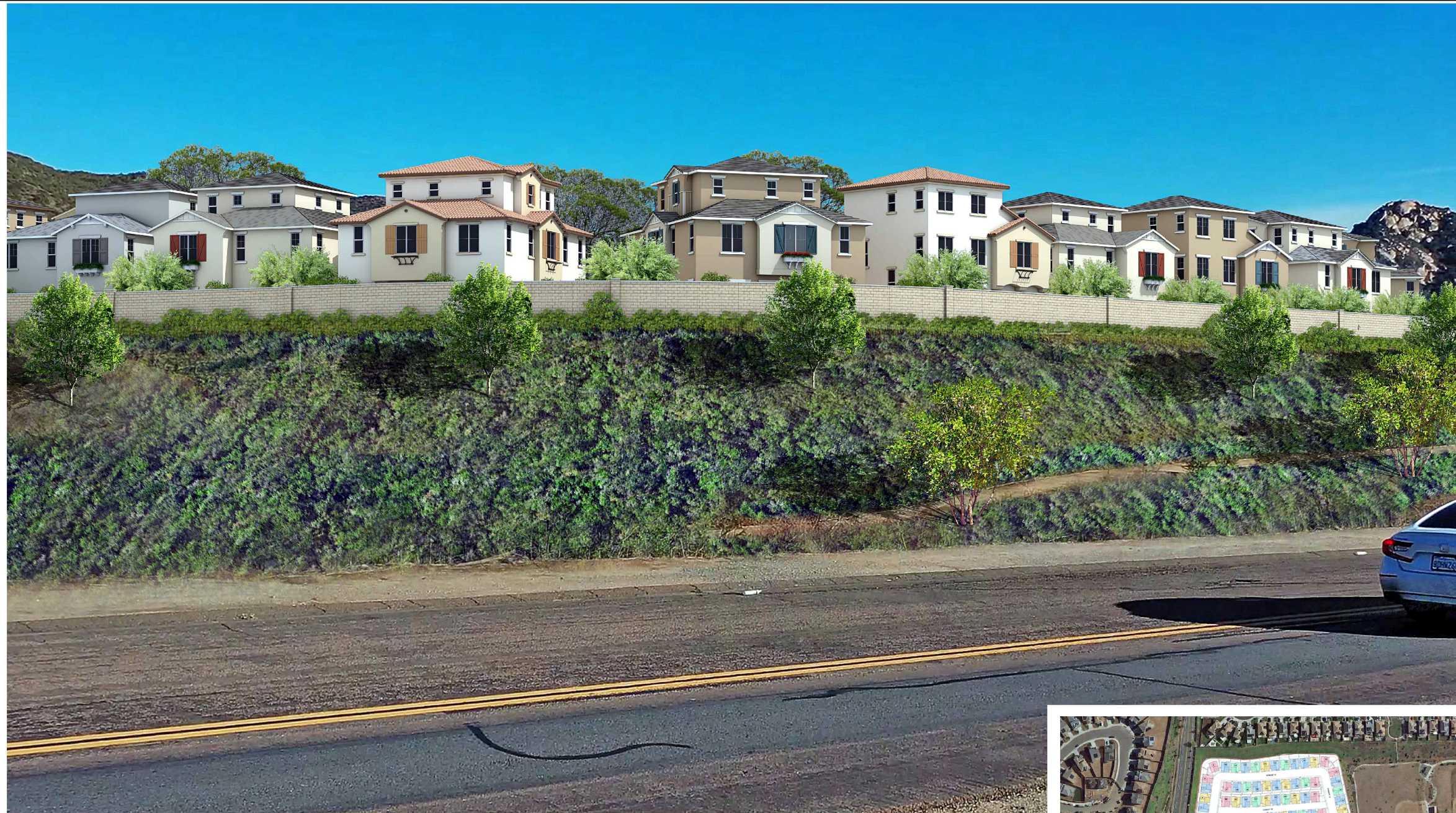
8



**KEYPLAN**



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**VIEW FROM HORSE CREEK RANCH RD @ NORTH PARCEL**

9



**KEYPLAN**



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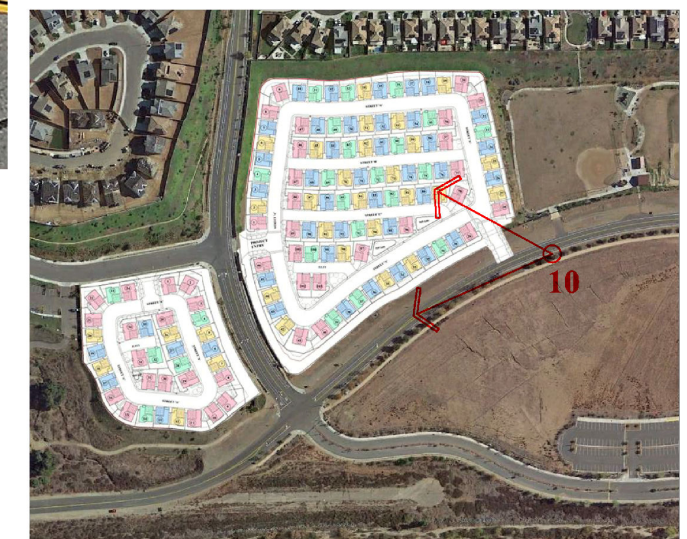


**VIEW FROM HORSE CREEK RANCH RD @ SOUTH PARCEL**

10



KEYPLAN



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**VIEW FROM FREEWAY**

11



**KEYPLAN**

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