

PROJECT INFO

Waivers Requested			
Requirement	Required	Proposed	SDMC
Setback: Min. Front Yard	Min. 15' / Standard 20' (50%) bldg.	8'-0"	Section 131.0431(d) Table 131-04G
Height: Max Retaining Wall (Side yard)	(2) Retaining walls w/ a Max 6 feet height.	One reatining wall w/ height between 6'-20'	Section 142.0340(d)
Loading Spaces	(2) Spaces (35 feet by 12 feet by 14 feet)	0 Spaces	Section 142.1010(a)

Mobility Choices VMT Reduction Measures		
Category	Measures	Points
Pedestrian Measures	The Project will provide signal pedestrian countdown heads at all applicable pedestrian crossings of the Bernardo Center Drive / Bernardo Plaza Court intersection	2
Bicycle Supportive Measures	The Project will provide an on-site bicycle repair station.	1.5
	The Project will provide short-term bicycle parking spaces that are available to the public, at least 10% beyond minimum requirements. Per SDMC 142-05C footnote 5, bicycle racks are not required for a dwelling unit with a garage accessible only by residents of the dwelling unit. All of the Project’s proposed dwelling units will include a 2-car garage with direct, private access. Therefore, the Project is required to provide 0 short-term spaces. The Project will provide 10 short-term spaces.	3
Other Measures	The Project will provide on-site multi-modal information kiosks.	2
Total Points Provided		8.5
Points Required		8

Transportation Amenities - Per VMT Reductions - Appendix 'T'	
Item	Points
Transit Subsidies	3
Bicycle Repair Station	2
Transit and Rideshare Information Kiosk	1
Private Outdoor Fitness Loop	1
Total Points Provided	7
Points Required	6

NOTE: REFER TO SHT. 2 OF 34 (ARCHITECTURAL SITE PLAN) AND SHT. 31 OF 34 (LANDSCAPE CONSTRUCTION PLAN) FOR MORE INFORMATION REGARDING TRANSPORTATION AMENITIES.

SEE SHT. 2 OF 34 (ARCHITECTURAL SITE PLAN) FOR ADDITIONAL PROJECT AND SITE INFORMATION AND SUMMARIES, INCLUDING UNIT AND BUILDING TYPE SUMMARIES.

THIS PROJECT IS PROPOSING 122 TOTAL DWELLING UNITS. THIRTEEN (13) OF THOSE DWELLING UNITS WILL BE PROVIDED AT 10% AFFORDABLE AT A MEDIAN INCOME LEVEL 100% AMI. REFER TO SHT. 2 OF 34 (ARCHITECTURAL SITE PLAN) FOR THE LOCATION OF THOSE UNITS.

DEVELOPER INFORMATION

KB HOME
9915 MIRA MESA BLVD. #100
SAN DIEGO, CA 92131
CONTACT: JOHN ABBOD
PHONE: (760)550-1957
EMAIL:JABBOUD@KBHOME.COM

CONSULTANT INFORMATION

ARCHITECTURE:

KTGY ARCHITECTURE & PLANNING
17911 VON KARMAN AVENUE, SUITE 200
IRVINE, CA 92614
CONTACT: JUAN FLORES
PHONE: (949) 851-2133
EMAIL: JFLORES@KTGY.COM

LANDSCAPE ARCHITECTURE:

SCHMIDT DESIGN GROUP
1310 ROSECRANS STREET, SUITE G
SAN DIEGO, CA 92106
CONTACT: MELISSA JOHNSON
PHONE: (619) 236-1462
EMAIL: MJOHNSON@SCHMIDTDESIGN.COM

CIVIL:

LATITUDE 33
10731 TREENA STREET
SAN DIEGO, CA 92131
CONTACT: SAUL LLANES
PHONE: (858) 751-0633
EMAIL: SAUL.LLANES@LATITUDE33.COM

ARCHITECTURAL SHEET INDEX

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35 OF 35	LANDSCAPE PLANTING PLAN

SUBMITTAL LOG	
DATE	DESCRIPTION
09/06/2024	1ST PLANNING REVIEW
07/09/2025	2ND PLANNING REVIEW
10/24/2025	3RD PLANNING REVIEW
01/30/2026	4TH PLANNING REVIEW



CITY VIEW

11818 BERNARDO PLAZA CT.
SAN DIEGO, CA

CITY VIEW RANCHO BERNARDO - PRJ-1123397
GENERAL PLAN/COMMUNITY PLAN AMENDMENT PMT-3320457
REZONE PMT-3320459
VESTING TENTATIVE MAP PMT-3320460



17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KB Home
9915 Mira Mesa Blvd. #100
San Diego, Ca. 92131

CITY VIEW

SAN DIEGO, CA. # 20231033
April 23, 2026

SCHEMATIC DESIGN

CITY VIEW RANCHO BERNARDO - PRJ-1123397
GENERAL PLAN/COMMUNITY PLAN AMENDMENT PMT-3320457
REZONE PMT-3320459
VESTING TENTATIVE MAP PMT-3320460

TITLE SHEET

SHEET
1 OF 35

LEGEND

X

#

—

BUILDING TYPE

—

BUILDING NUMBER

#

#

—

UNIT NUMBER

A

←

—

AFFORDABLE UNIT (13 UNITS OF THE 122 PROPOSED WILL BE PROVIDED AT 10% AFFORDABLE AT A MEDIAN INCOME LEVEL 100% AMI.)

SETBACK LINE

BOUNDARY LINE

■ ■ ■

TRASH/RECYCLE/ORGANICS BIN

UNIT MIX SUMMARY							
LEGEND	PLAN TYPE	DESCRIPTION	# OF UNITS	MIX	GROSS S.F. CONDITIONED	GARAGE S.F.	DECK / PORCH
	PLAN 1	2 BD / 2.5 BA / TANDEM	25 UNITS	20%	1,259 SF	430 SF	71 SF
	PLAN 2	2 BD / 2.5 BA / TANDEM	25 UNITS	20%	1,331 SF	495 SF	69 SF
	PLAN 3	4 BD / 3.5 BA / SxS	25 UNITS	20%	2,002 SF	467 SF	73 SF
	PLAN 4	4 BD / 3.5 BA / SxS	28 UNITS	23%	2,049 SF	476 SF	124 SF
	PLAN 5	4 BD / 3.5 BA / SxS	19 UNITS	16%	2,267 SF	507 SF	97 SF
TOTAL			122 UNITS	100%			

BUILDING AREA CALCULATIONS							
COMPOSITE TYPE	PLEX	OCCUPANCY TYPE	TYPE OF CONSTRUCTION	FIRE SPRINKLER TYPE	No. OF STORIES	# OF BUILDINGS ON SITE	CONDITONED, GARAGE, & DECK FLOOR AREA PER BLDG.
A1	3-PLEX	R2 / U	TYPE V-B	NFPA 13	3	2	6,526 SF
B1	4-PLEX	R2 / U	TYPE V-B	NFPA 13	3	3	9,175 SF
B2	4-PLEX	R2 / U	TYPE V-B	NFPA 13	3	2	10,933 SF
C1	5-PLEX	R2 / U	TYPE V-B	NFPA 13	3	1	9,852 SF
C2	5-PLEX	R2 / U	TYPE V-B	NFPA 13	3	3	13,475 SF
D1	6-PLEX	R2 / U	TYPE V-B	NFPA 13	3	2	12,501 SF
D2	6-PLEX	R2 / U	TYPE V-B	NFPA 13	3	2	16,124 SF
E1	7-PLEX	R2 / U	TYPE V-B	NFPA 13	3	4	15,150 SF
F1	8-PLEX	R2 / U	TYPE V-B	NFPA 13	3	3	17,692 SF
GRAND TOTAL						22	283,646 SF

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Loading Spaces	(2) Spaces (35 feet by 12 feet by 14	0 Spaces	Section 142.1010(a)

SITE INFORMATION:

ADDRESS:

11818 BERNARDO PLAZA CT.

SITE AREA:

GROSS SITE AREA:

DEVELOPMENT AREA:

±5.52 AC (240,491 S.F.)

±5.4 AC (SITE MINUS R.O.W. EASEMENT)

UNITS PROPOSED:

DENSITY PROPOSED:

122 UNITS

22.6 DU/AC

DEVELOPMENT STANDARDS:

ZONING:

RM-2-5

SETBACKS:

FRONT YARD:

SIDE YARD:

STREET SIDE:

REAR SETBACK:

15'-0" MIN.

5'-0" MIN. OR 10% OF LOT WIDTH

10'-0" OR 10% OF THE LOT

15'-0"

BUILDING HEIGHT:

40'-0" MAX

PRIVATE OPEN SPACE:

60 S.F. / UNIT (MIN 6'-0" DIM) FOR 75% OF UNITS

ALL PLAN TYPES MEET THESE REQUIREMENTS VIA PRIVATE 2ND FLOOR DECKS, WHICH EQUATES TO 100% OF THE PROPOSED UNITS. SEE UNIT PLAN SHEETS FOR DIMS AND SHADED AREAS.

COMMON OPEN SPACE:

25 S.F. / UNIT, MIN. 300 S.F. (MIN. 12'-0" x 15'-0")

PARKING:

REQUIRED

0 SPACES REQUIRED PER SDMC 142.0525, TBL. 142-05C (TRANSIT PRIORITY AREA)

PROVIDED:

GARAGES:

2BD X 2 SPACES

+3BD X 2 SPACES

50 X 2=

72 X 2=

100 SPACES

144 SPACES

SUB-TOTAL=

244 GARAGE SPACES

OPEN SPACES:

STANDARD ACCESSIBLE*

VAN ACCESSIBLE*

GRAND TOTAL:

14 SPACES

2 SPACES

1 SPACE

261 SPACES (2.14 / UNIT)

(*) 3 TOTAL ACCESSIBLE SPACES REQUIRED, INCLUDING (2) STANDARD AND (1) VAN ACCESSIBLE

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ktgy

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REZONE PMT-3320459
VESTING TENTATIVE MAP PMT-3320460

0 15 30 60

ARCHITECTURAL SITE PLAN

SHEET
2 OF 35

MATERIALS LEGEND

- 1

Stucco
- 2

Spanish 'S' Roof Tile
- 3

Stucco Recess /Reveal at Windows/Doors
- 4

Gable End Faux Vent Recess
- 5

Exposed Decorative Truss Tails
- 6

Decorative Fiberglass Entry Door
- 7

Vinyl Windows
- 8

Metal Window Planter Box
- 9

Stucco Over Foam Trim at Arch

10

Sloped Stucco Shelf

11

Foam Trim w/ Stucco Finish

12

Bay Wdw. w/ Fiber Cement Panel Bds. & Fiber Cement Trim

13

Simulated Wood Corbel

14

Stucco Decorative Foam Corbel

15

Decorative Shutters

16

Stucco Decorative Foam Sill Trim

17

Canvas Awning w/ Metal Brackets

18

3" Recessed Accent Ceramic Tile Surround

19

Metal Railling

20

Decorative Exterior Lights & Raised Number Address

21

Sectional Metal Garage Door

22

Metal Utility Door

23

Stucco Finial / Faux Chimney

24

Panelized Wood Guardrail w/ 4x Wd. Post

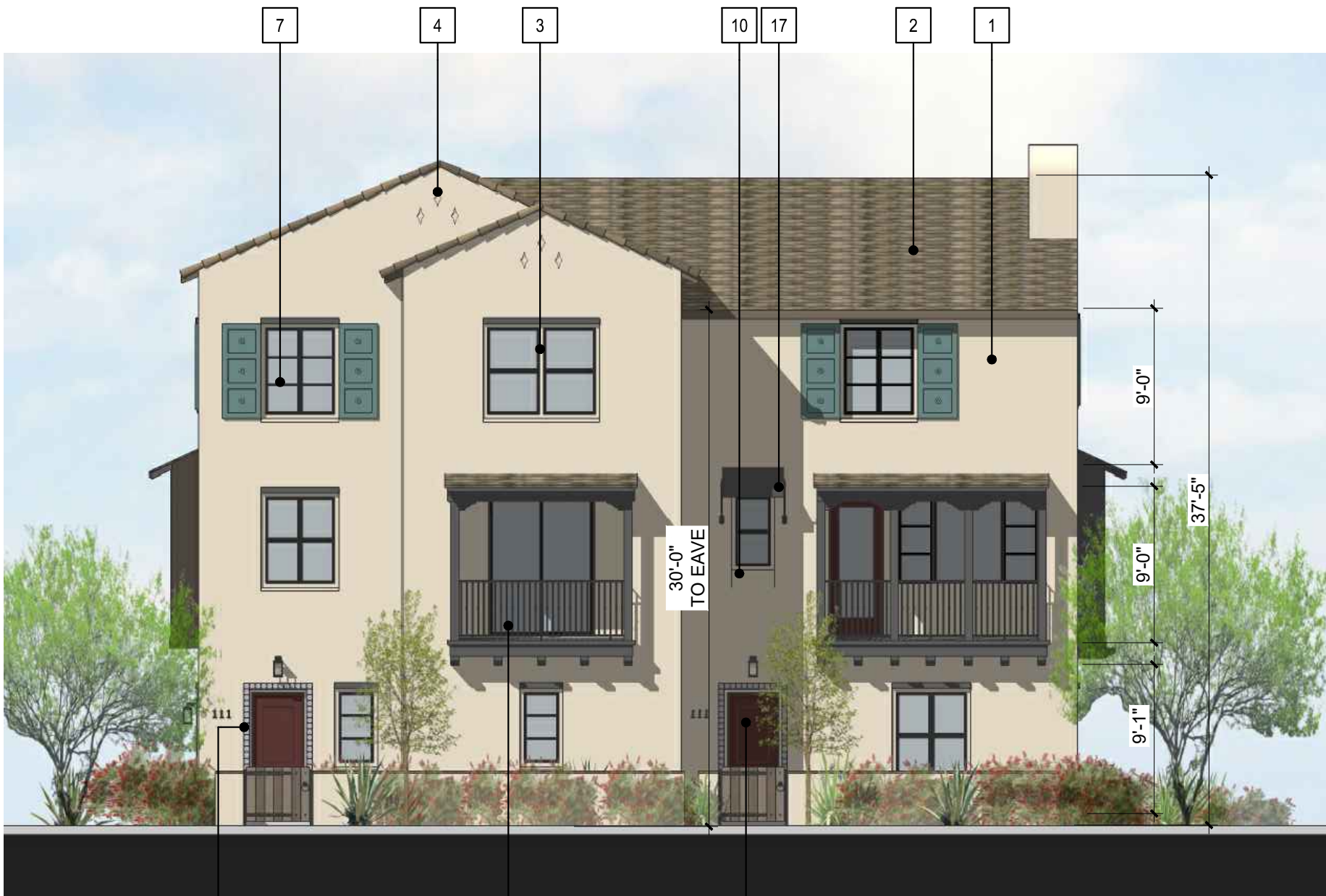
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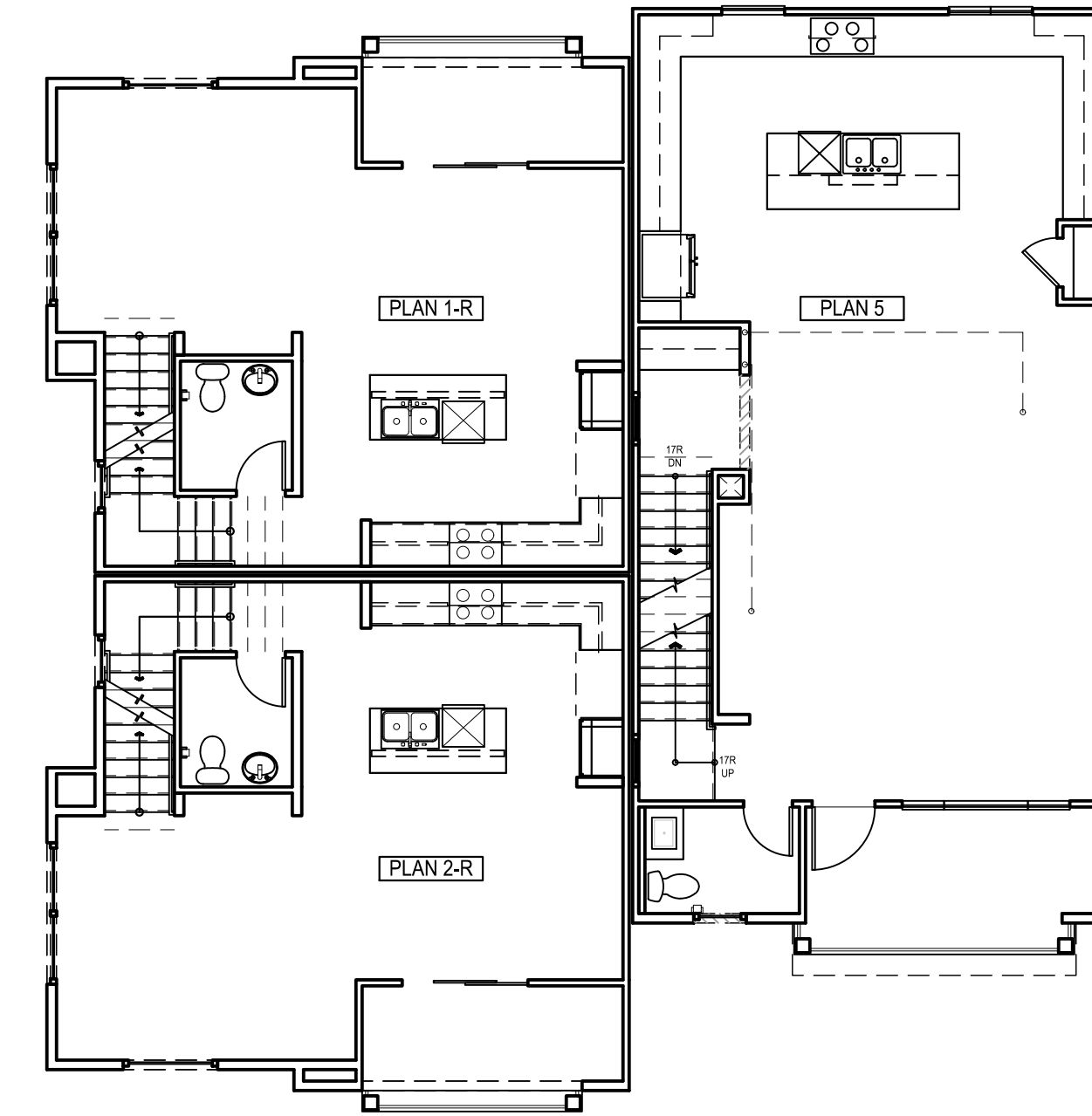
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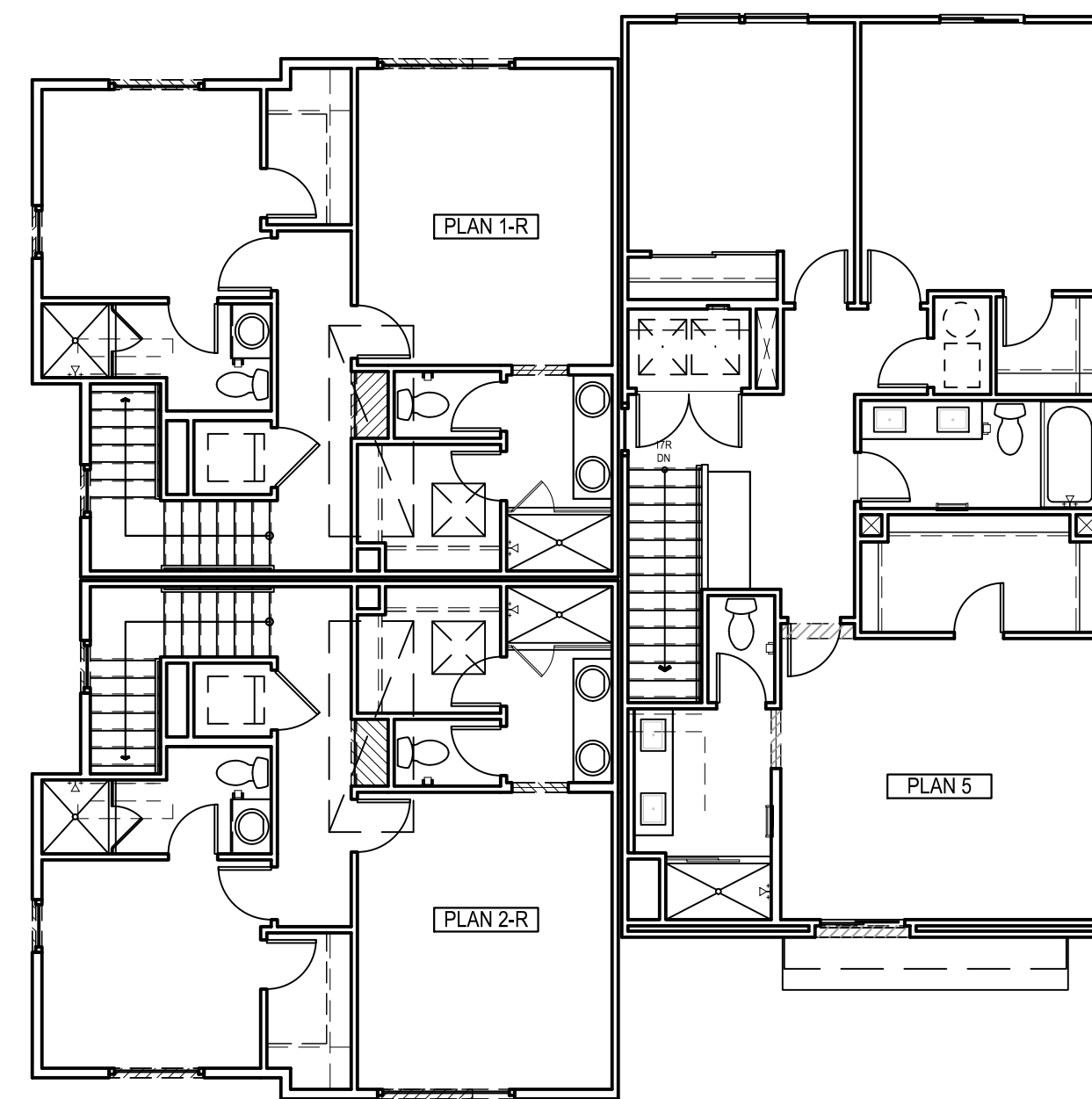
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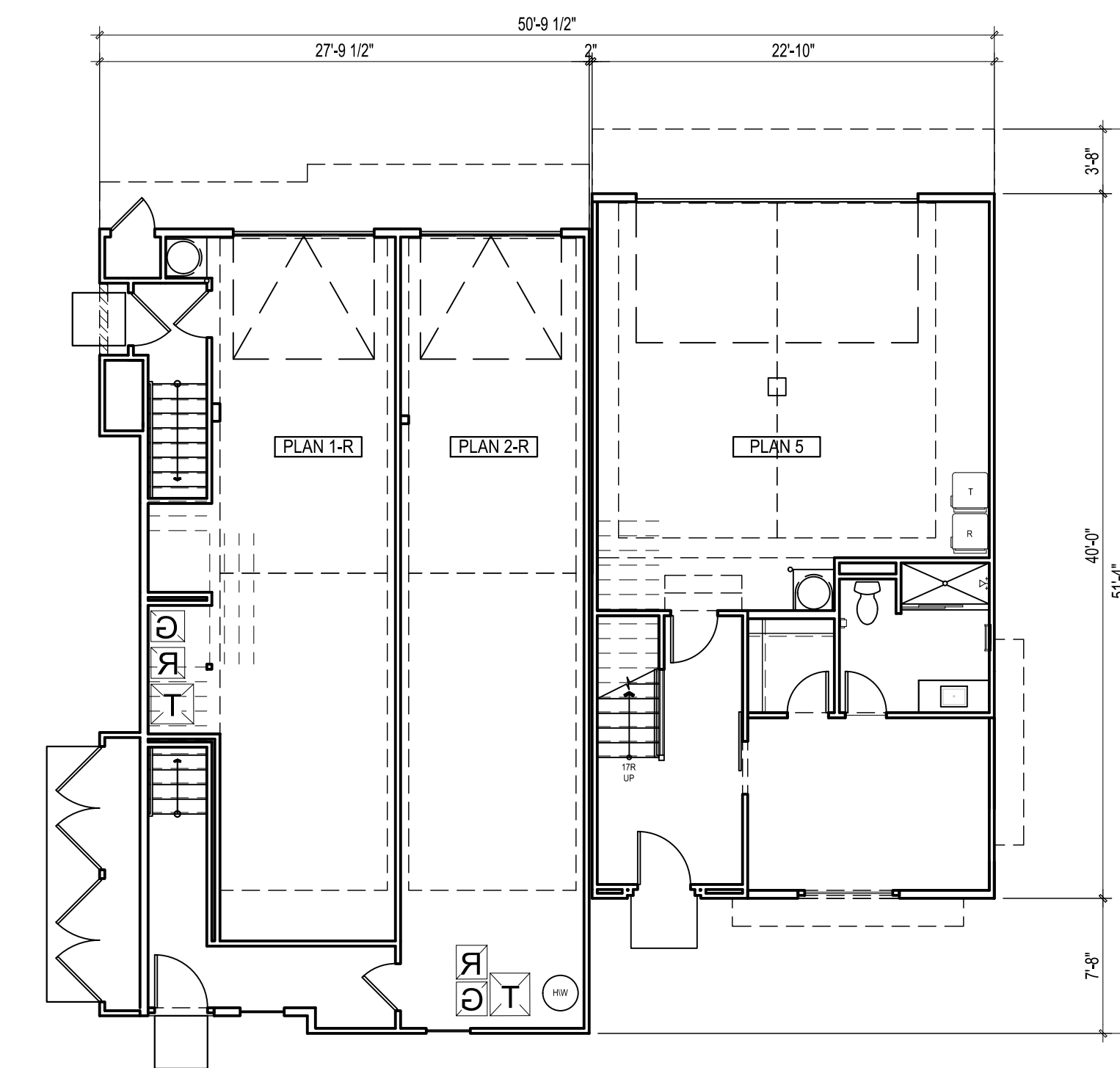
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SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

MATERIALS LEGEND

- 1

Stucco
- 2

Spanish 'S' Roof Tile
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Stucco Recess /Reveal at Windows/Doors
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Sectional Metal Garage Door

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Metal Utility Door

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Stucco Finial / Faux Chimney

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Panelized Wood Guardrail w/ 4x Wd. Post



RIGHT



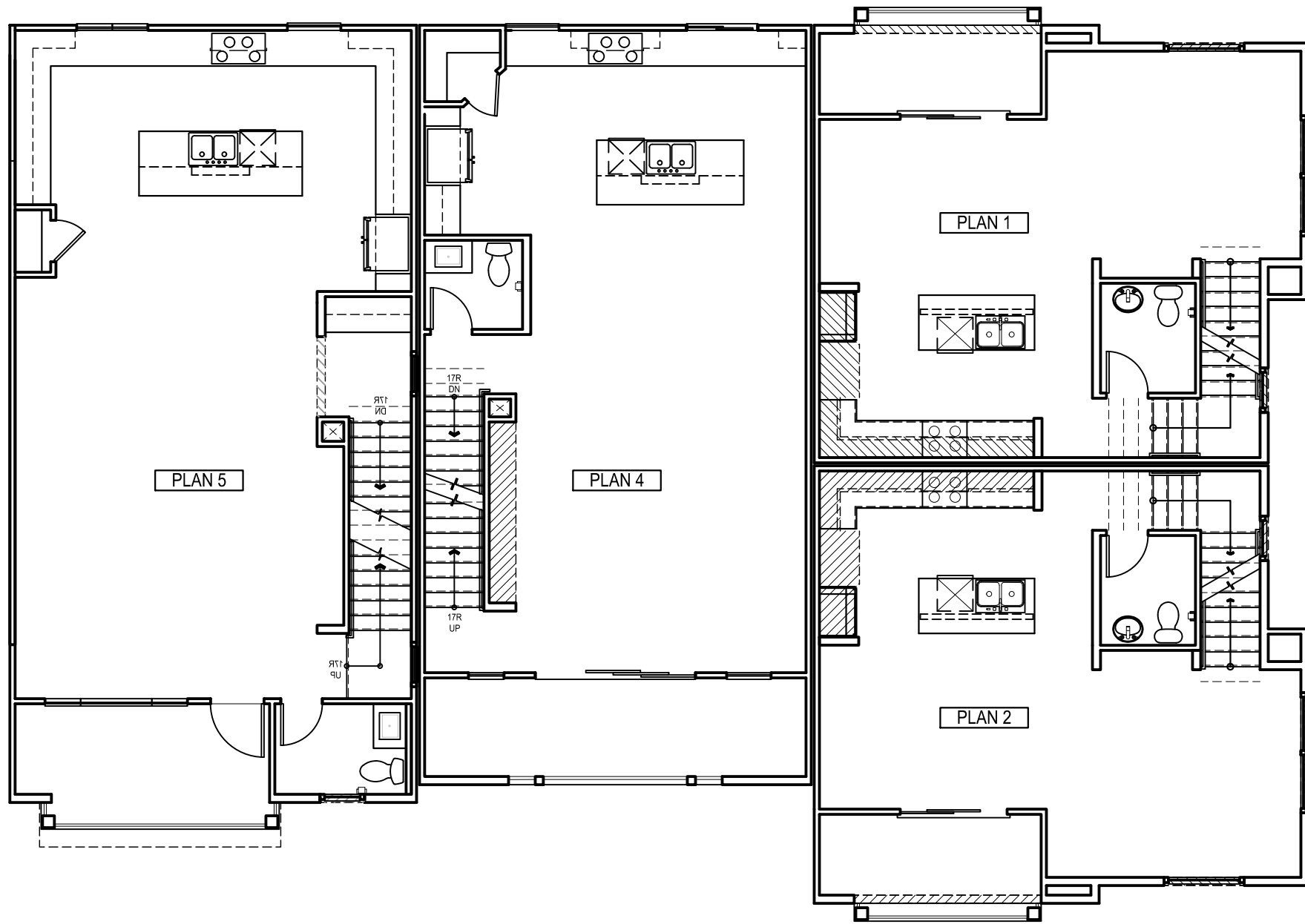
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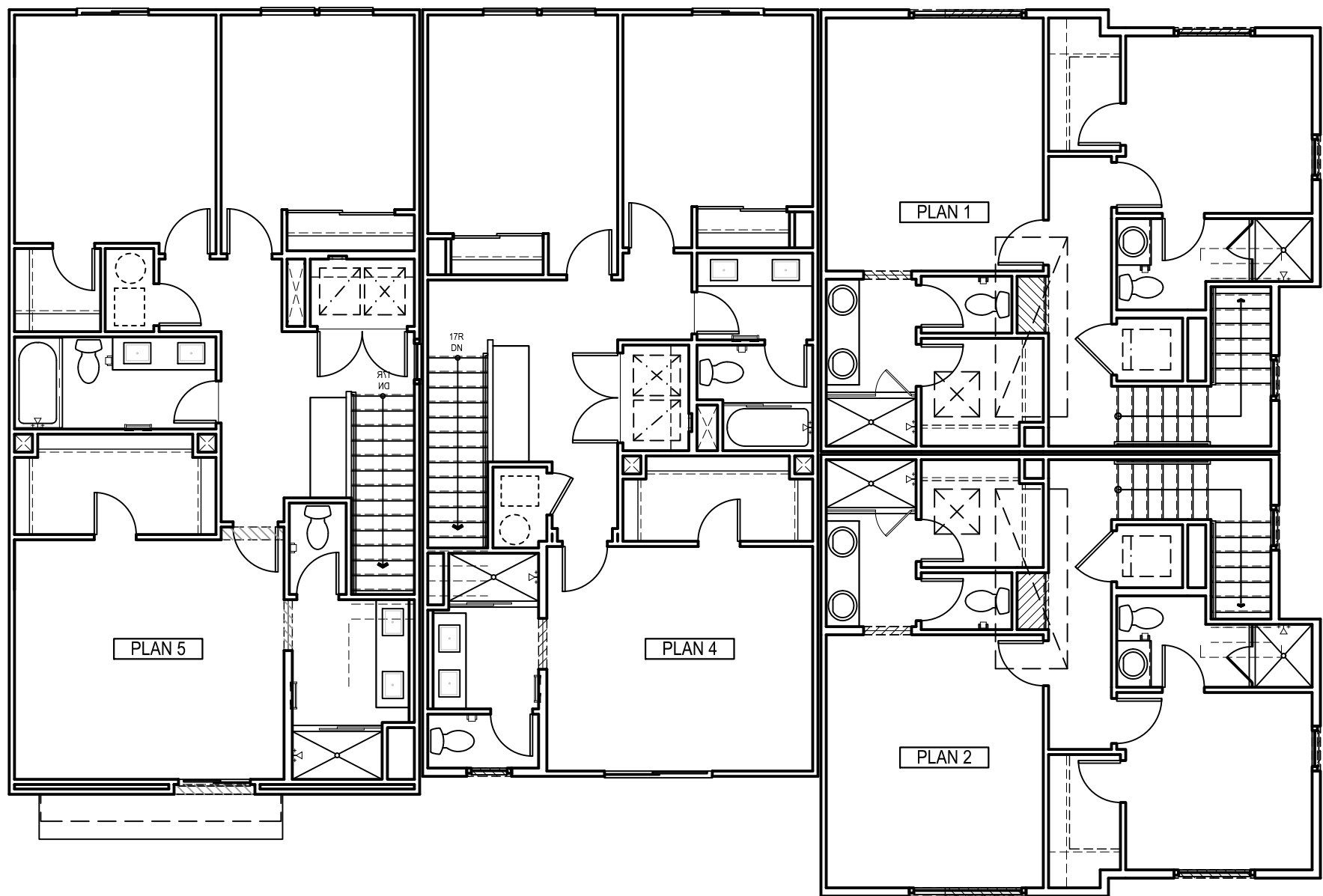
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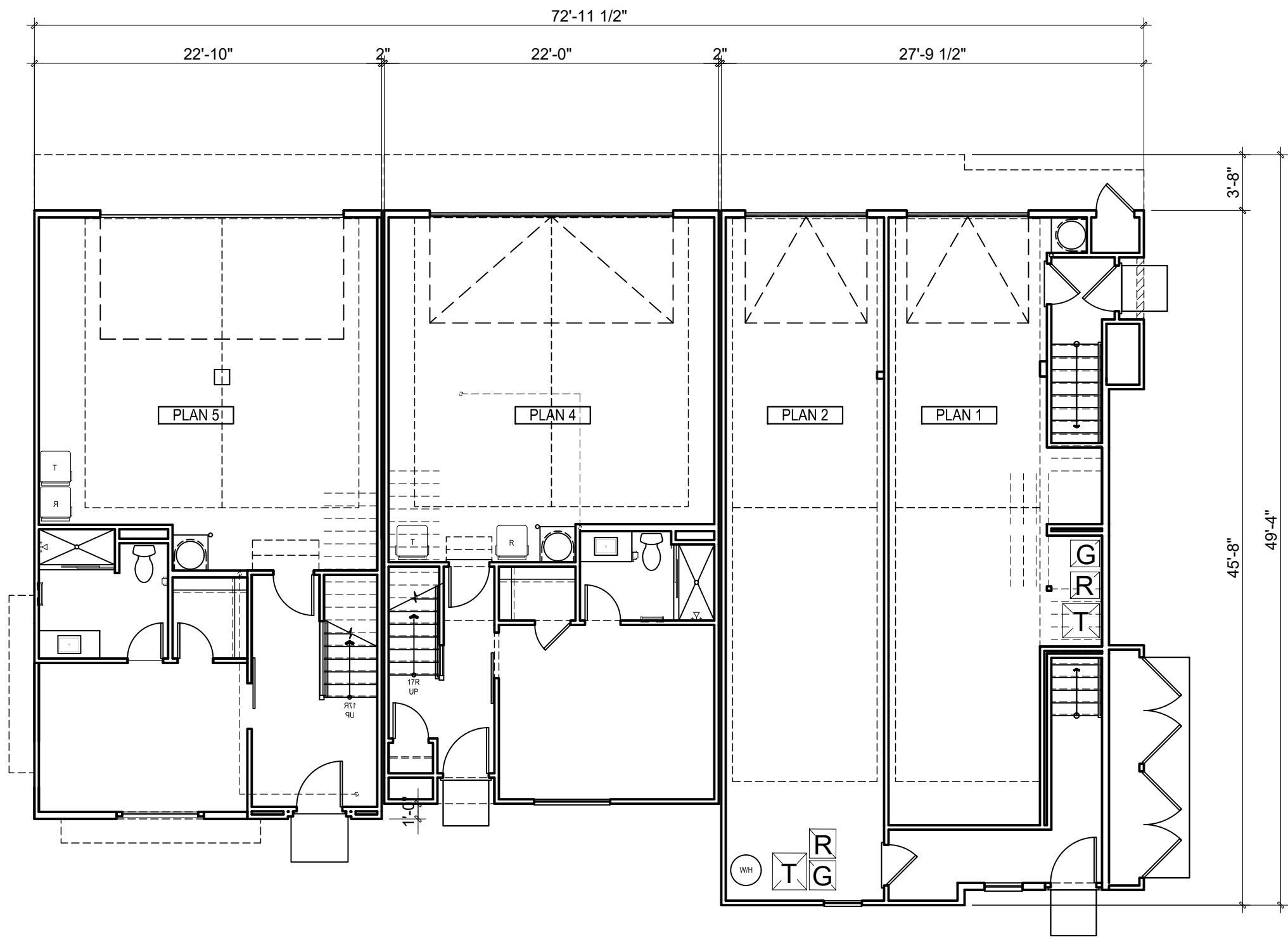
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SECOND FLOOR PLAN



THIRD FLOOR PLAN



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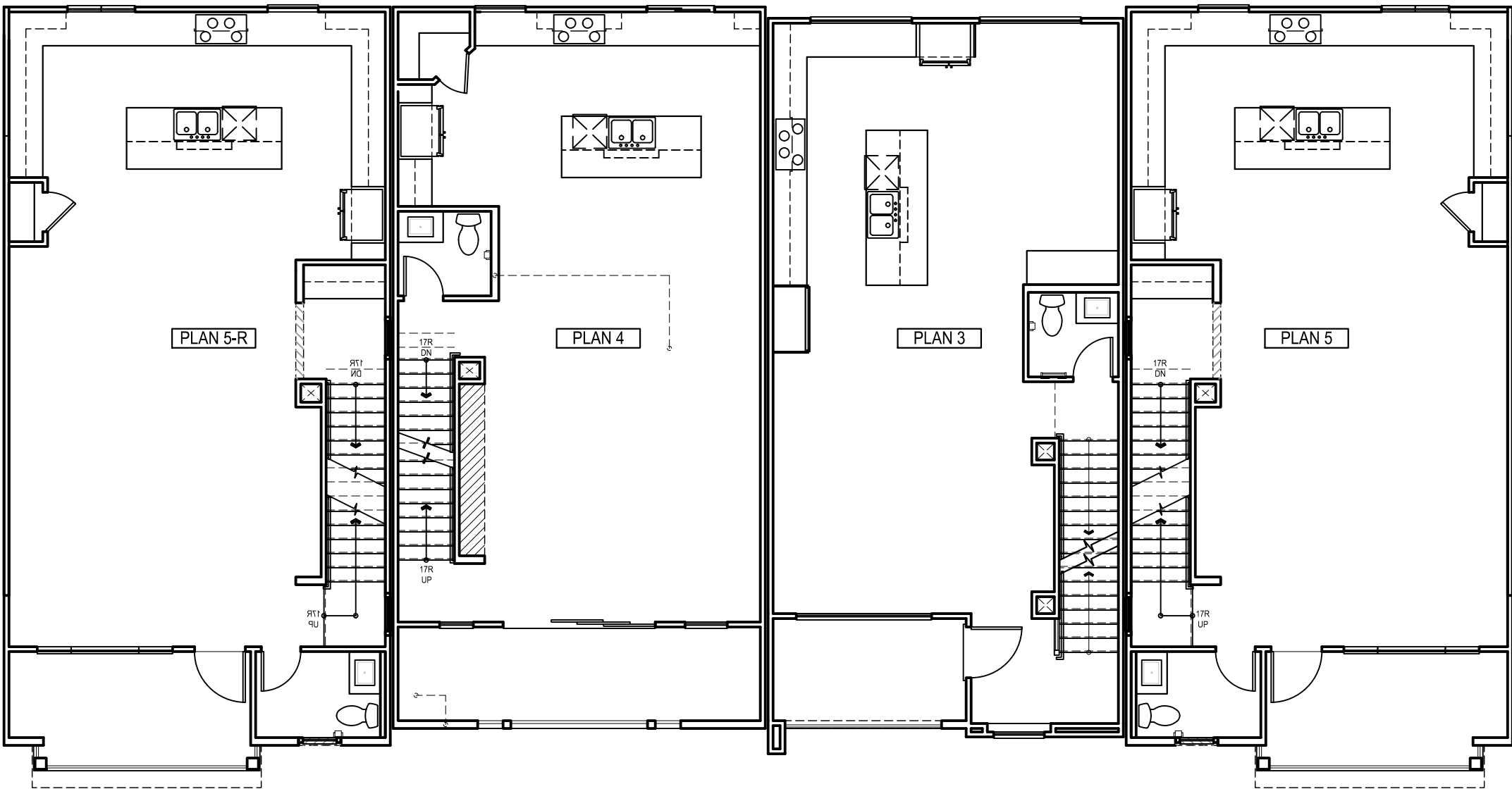
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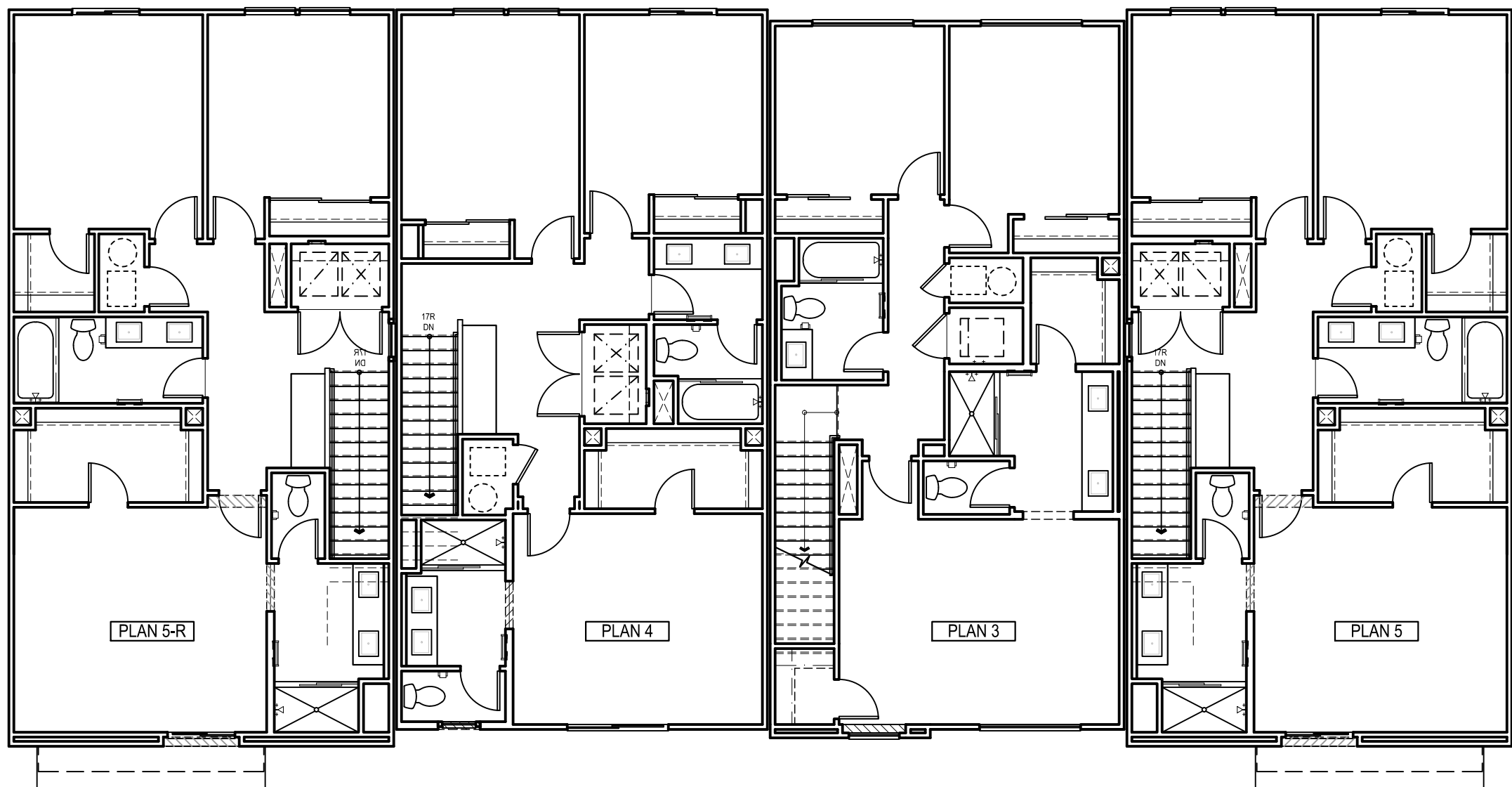
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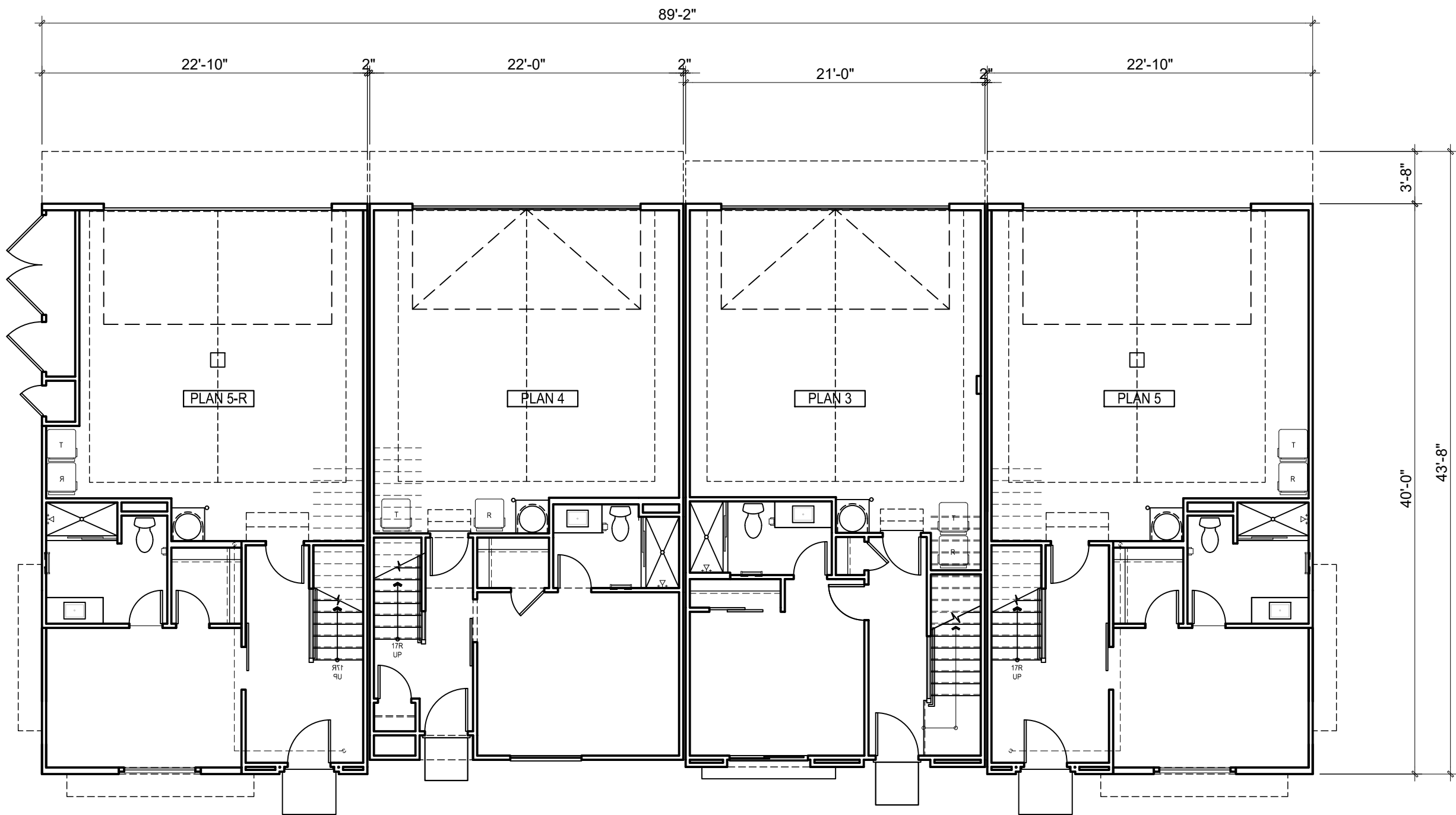
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SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

MATERIALS LEGEND

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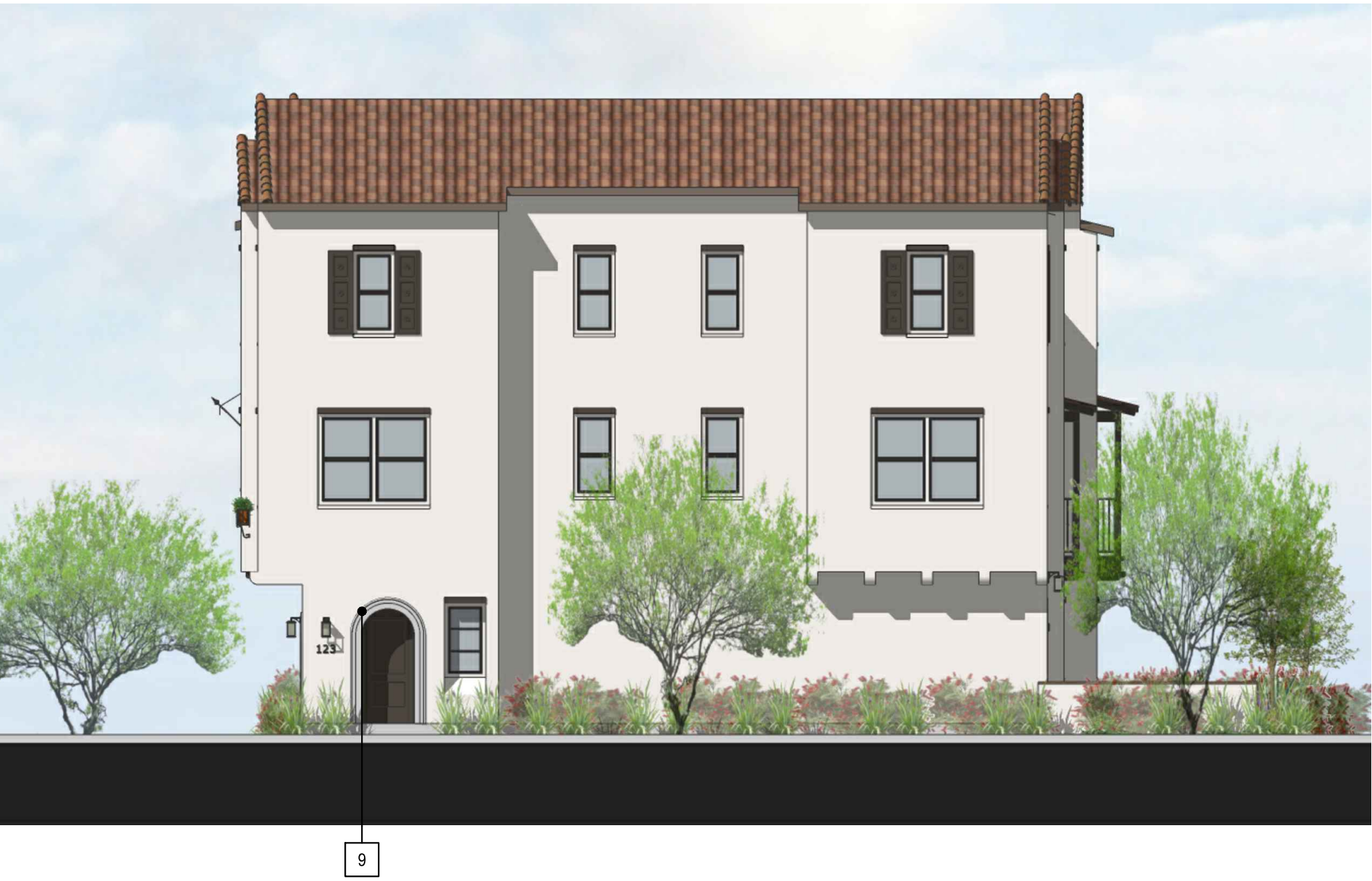
Panelized Wood Guardrail w/ 4x Wd. Post



RIGHT



REAR



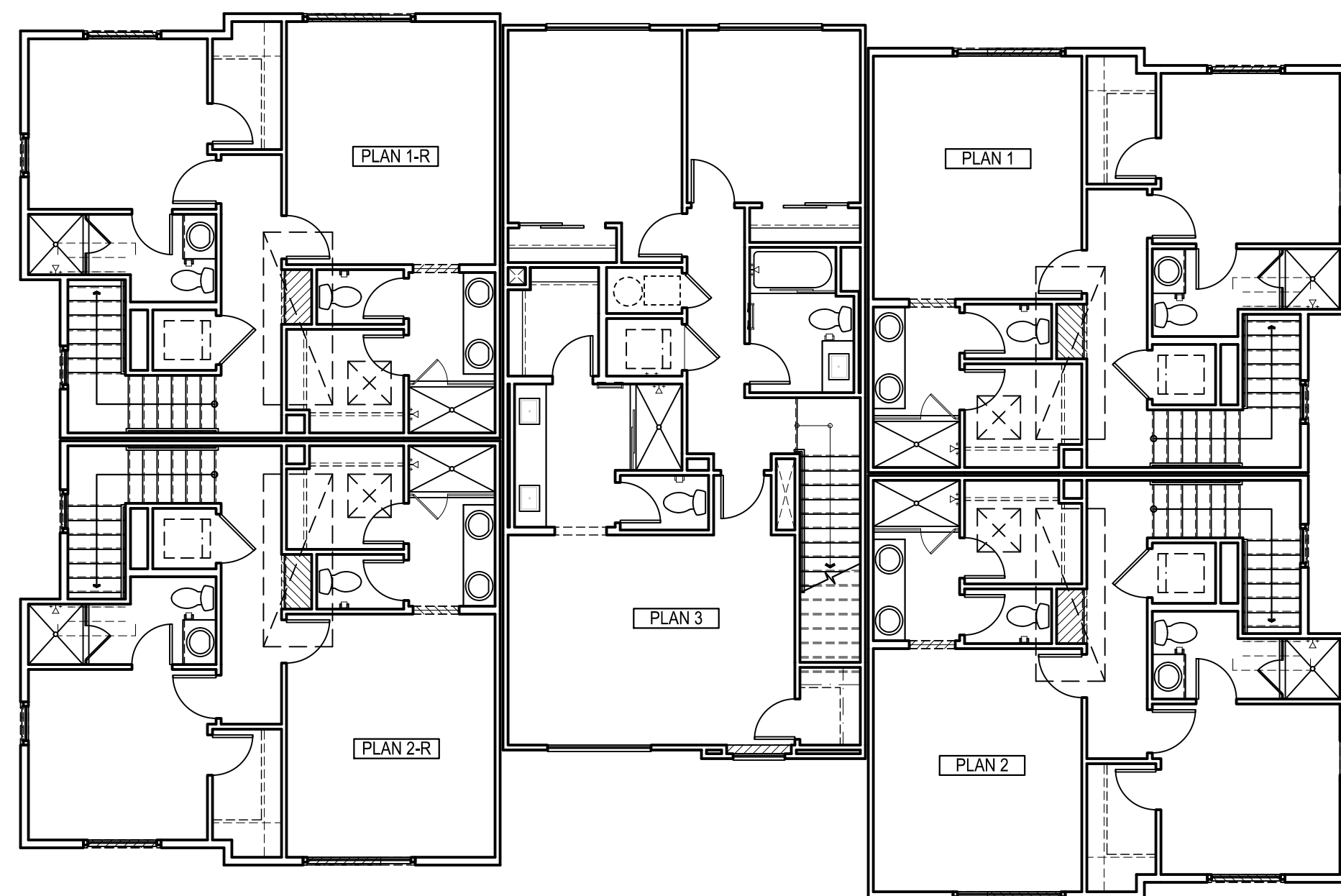
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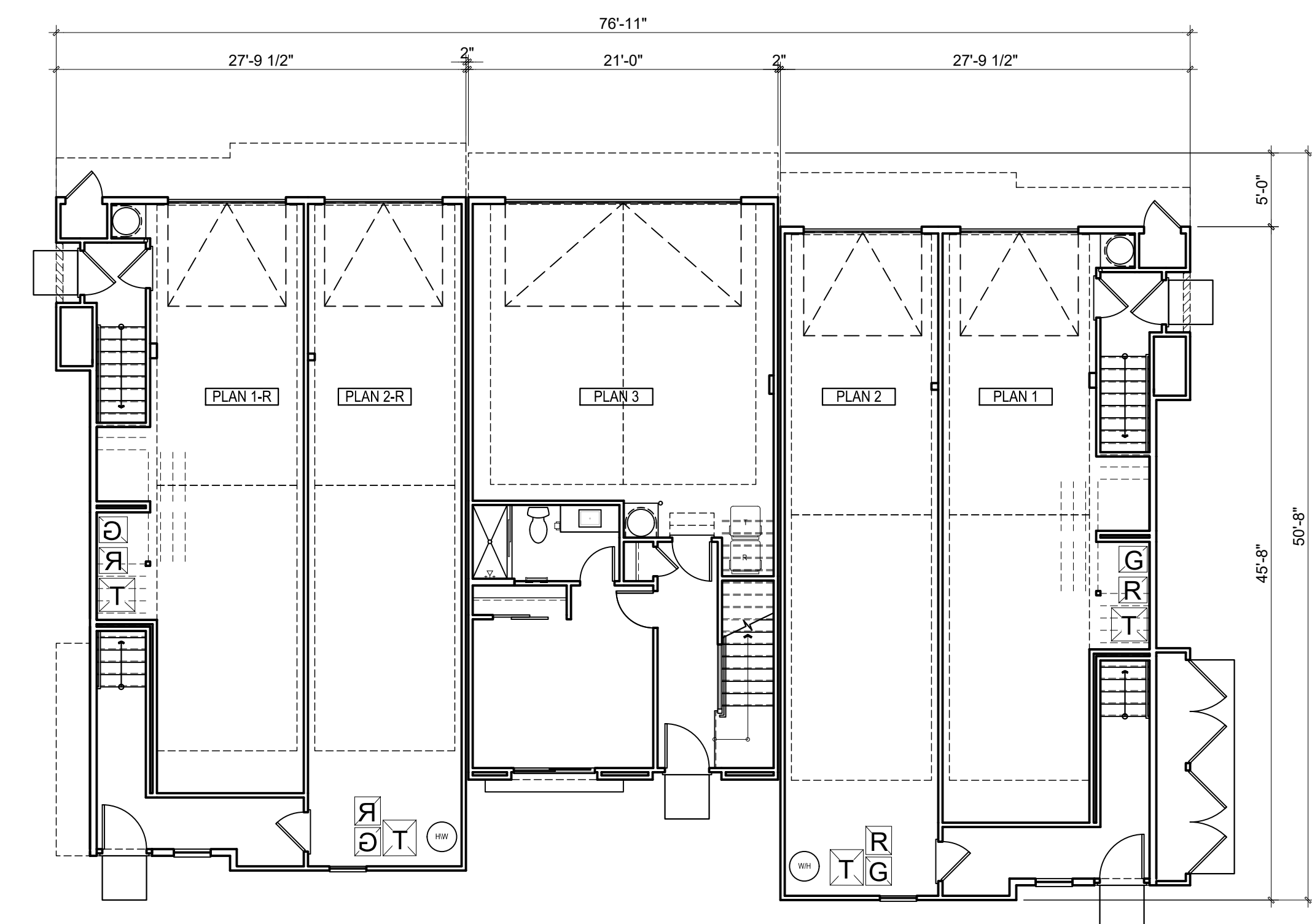
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SECOND FLOOR PLAN



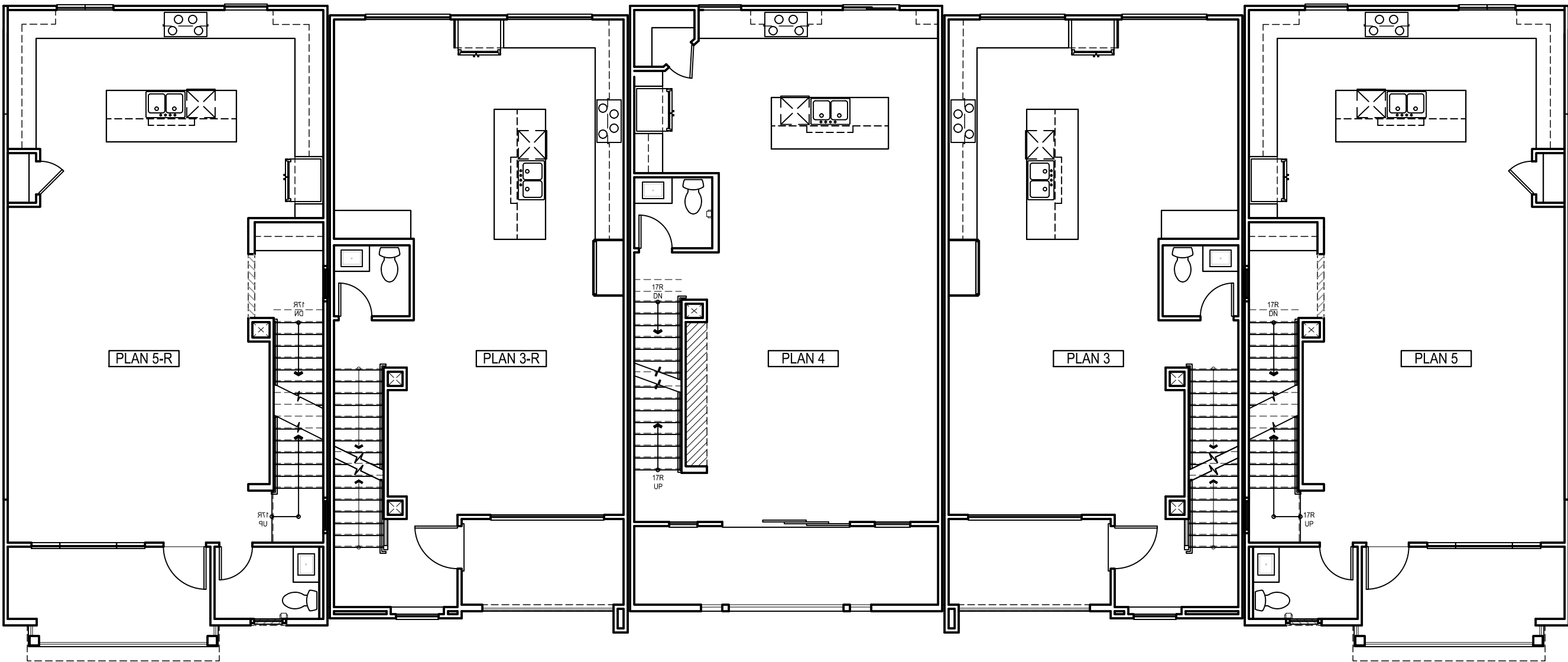
THIRD FLOOR PLAN



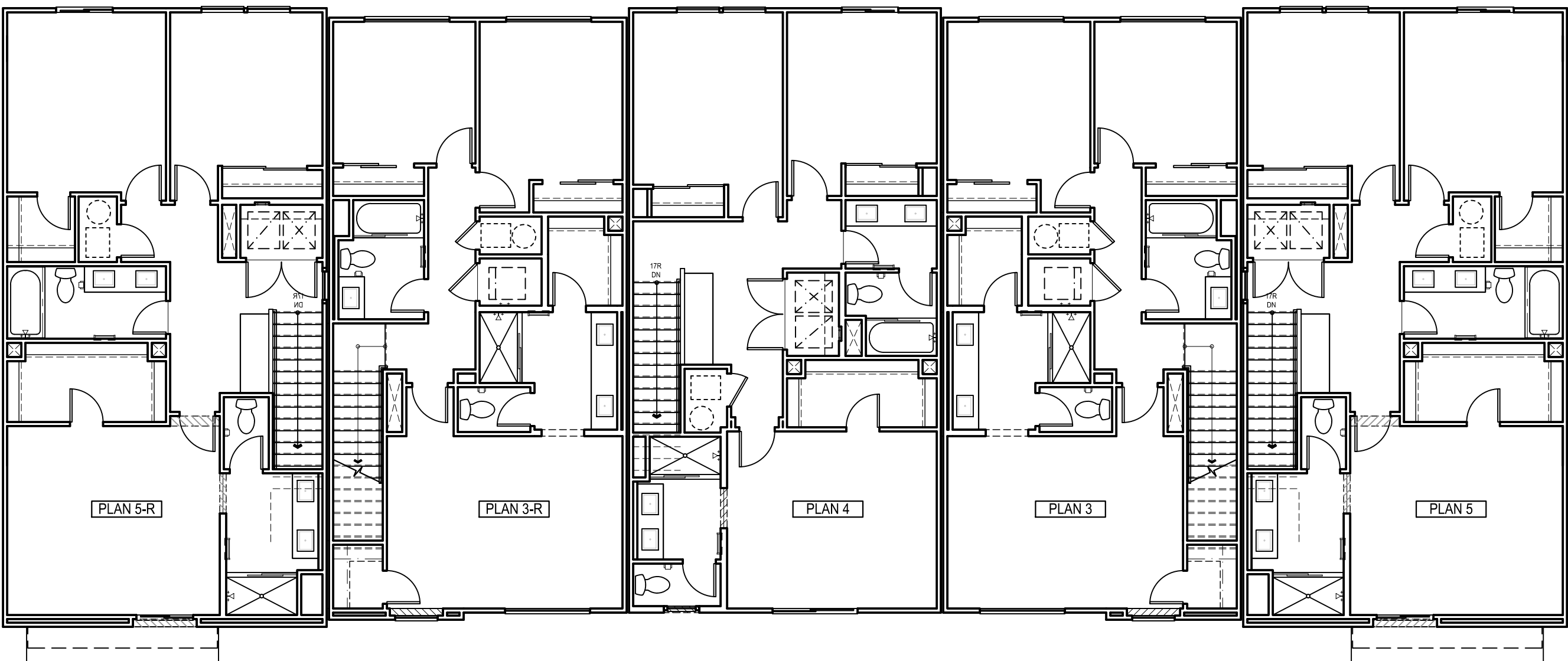
FIRST FLOOR PLAN

1	Stucco	10	Sloped Stucco Shelf	19	Metal Railling
2	Spanish 'S' Roof Tile	11	Foam Trim w/ Stucco Finish	20	Decorative Exterior Lights & Raised Number Address
3	Stucco Recess /Reveal at Windows/Doors	12	Bay Wdw. w/ Fiber Cement Panel Bds. & Fiber Cement Trim	21	Sectional Metal Garage Door
4	Gable End Faux Vent Recess	13	Simulated Wood Corbel	22	Metal Utility Door
5	Exposed Decorative Truss Tails	14	Stucco Decorative Foam Corbel	23	Stucco Finial / Faux Chimney
6	Decorative Fiberglass Entry Door	15	Decorative Shutters	24	Panelized Wood Guardrail w/ 4x Wd. Post
7	Vinyl Windows	16	Stucco Decorative Foam Sill Trim		
8	Metal Window Planter Box	17	Canvas Awning w/ Metal Brackets		
9	Stucco Over Foam Trim at Arch	18	3" Recessed Accent Ceramic Tile Surround		

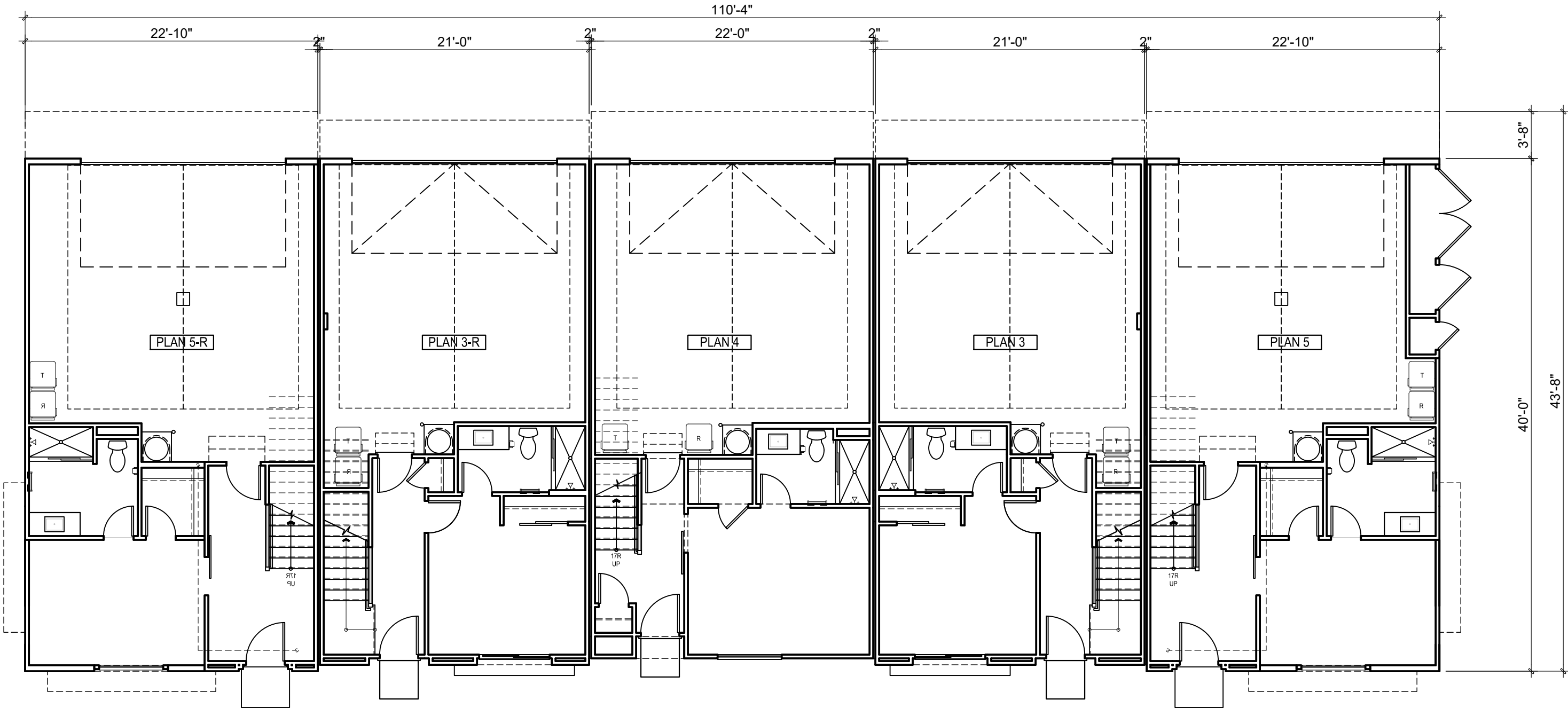




SECOND FLOOR PLAN



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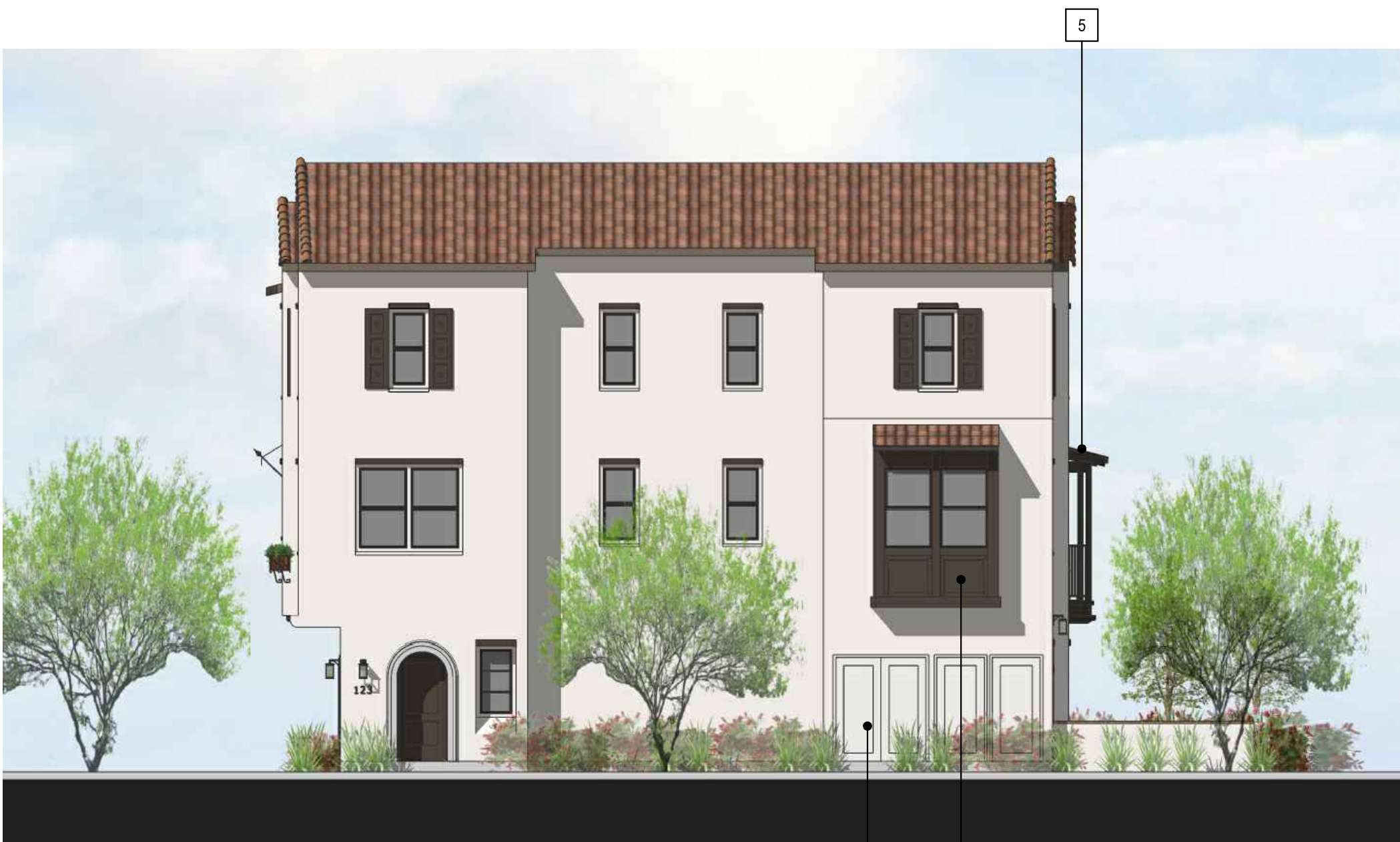
Panelized Wood Guardrail w/ 4x Wd. Post



RIGHT



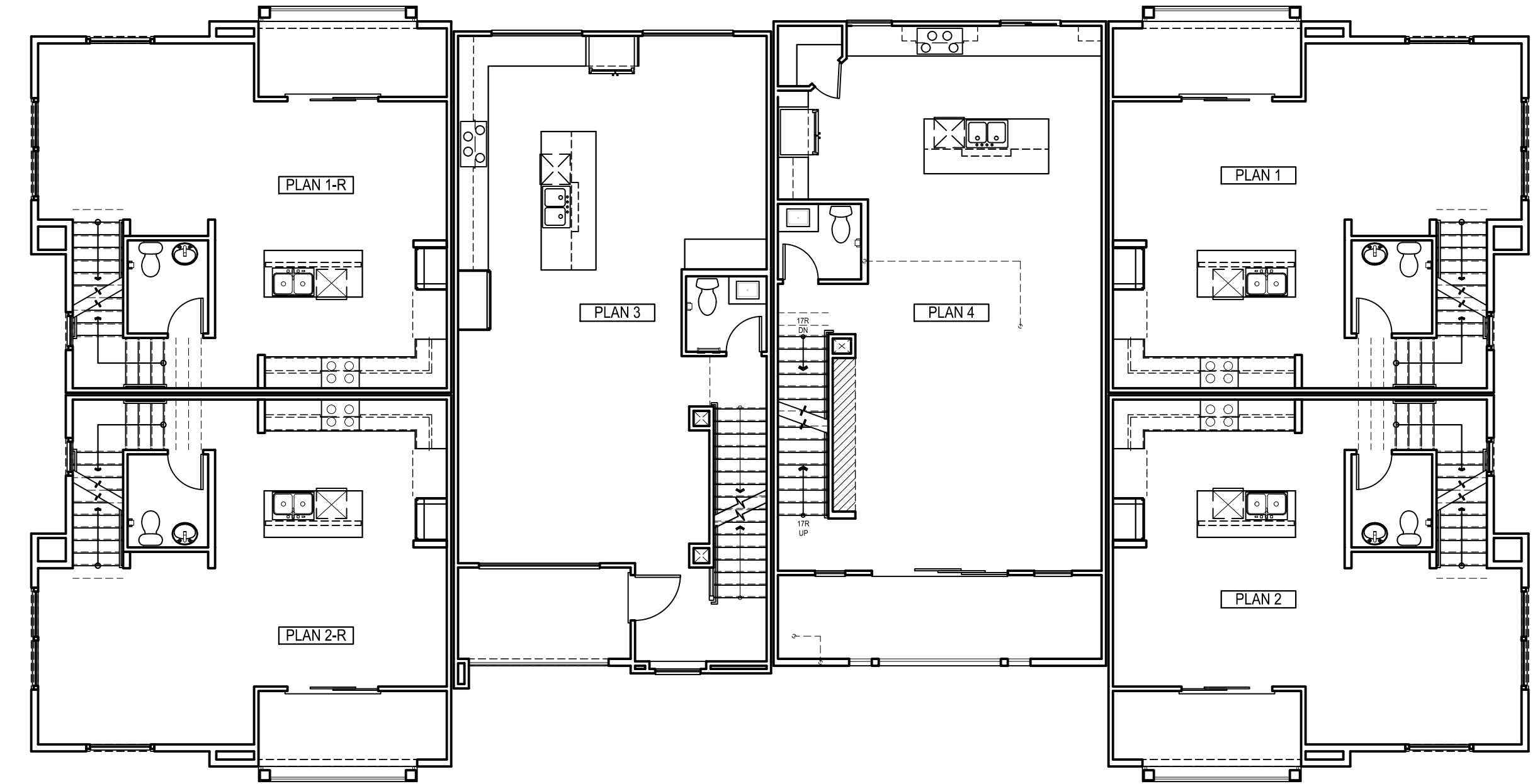
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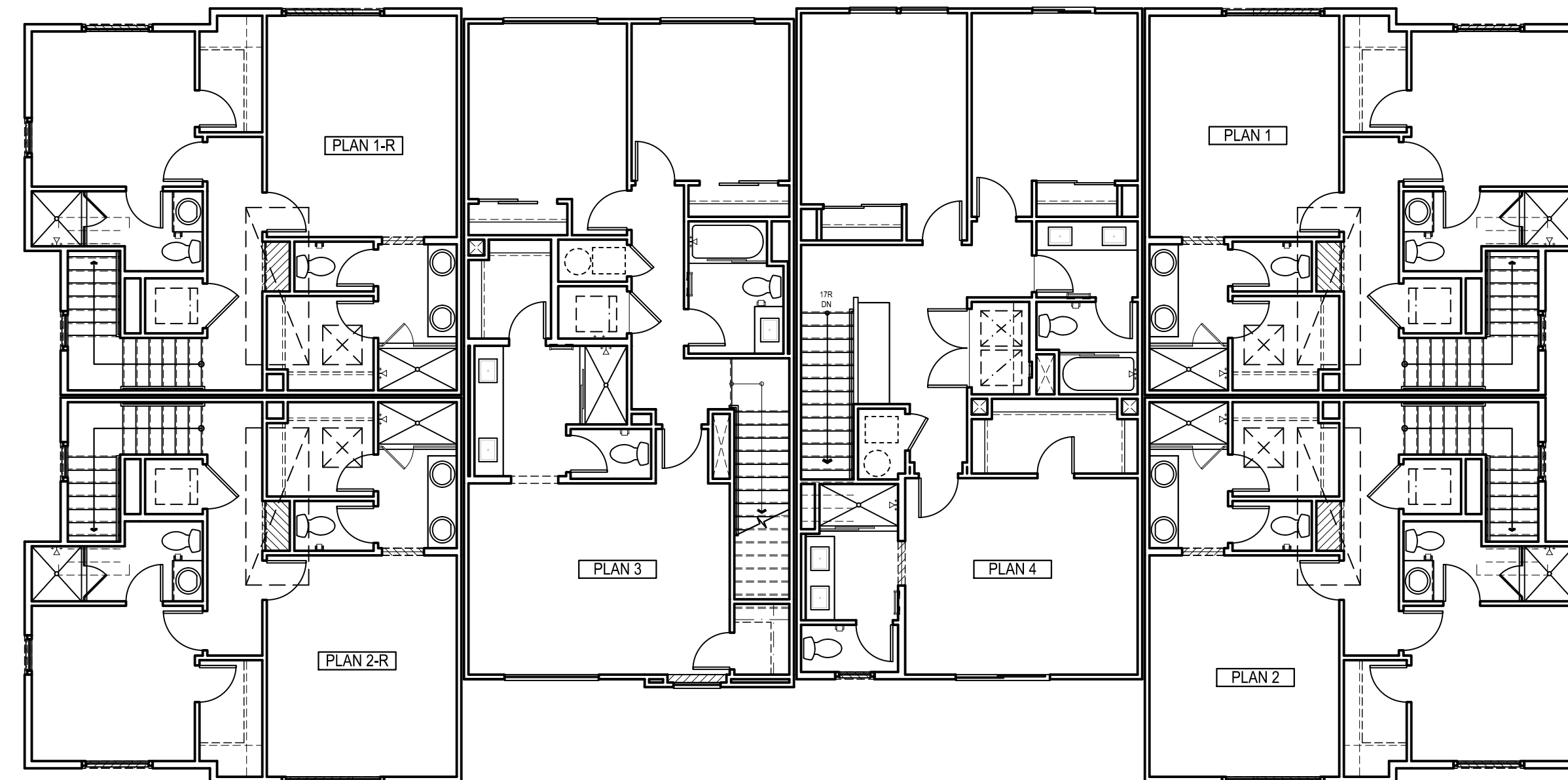
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FRONT

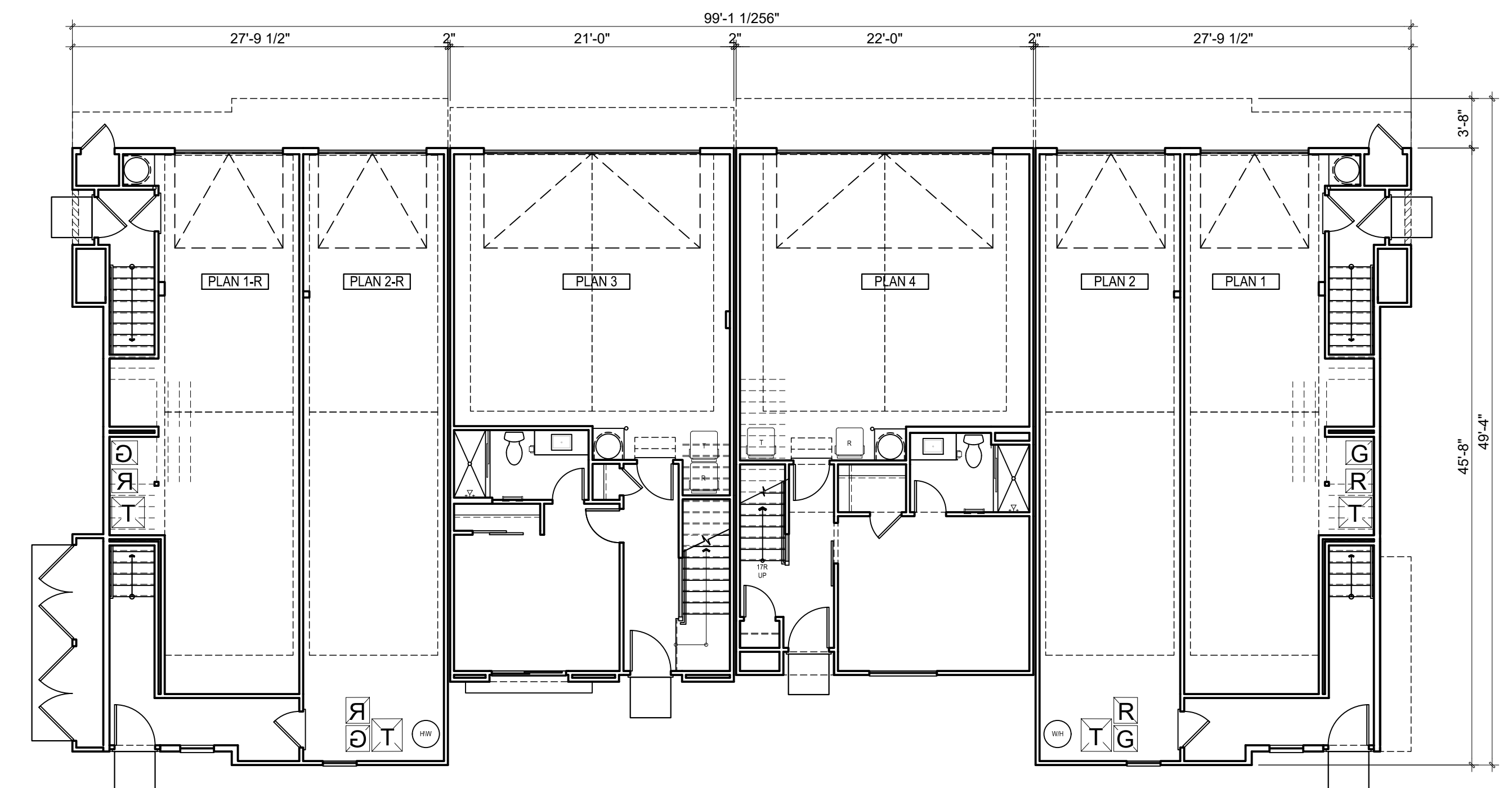


SECOND FLOOR PLAN



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Panelized Wood Guardrail w/ 4x Wd. Post

RIGHT



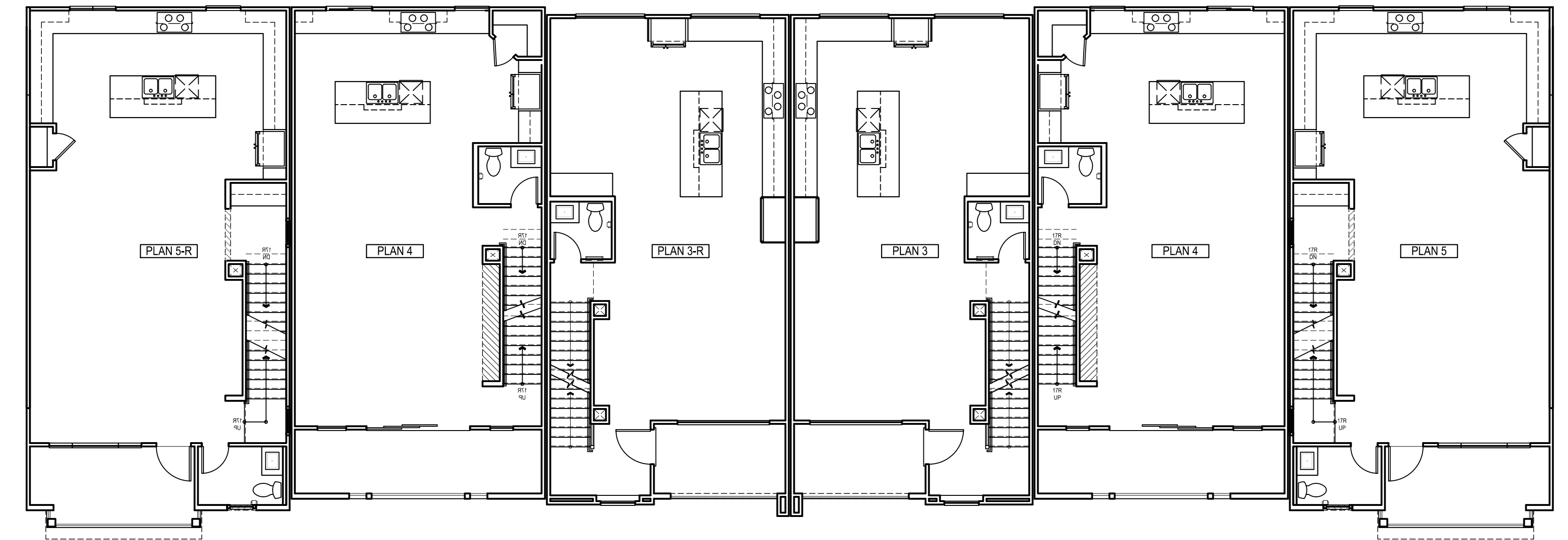
REAR



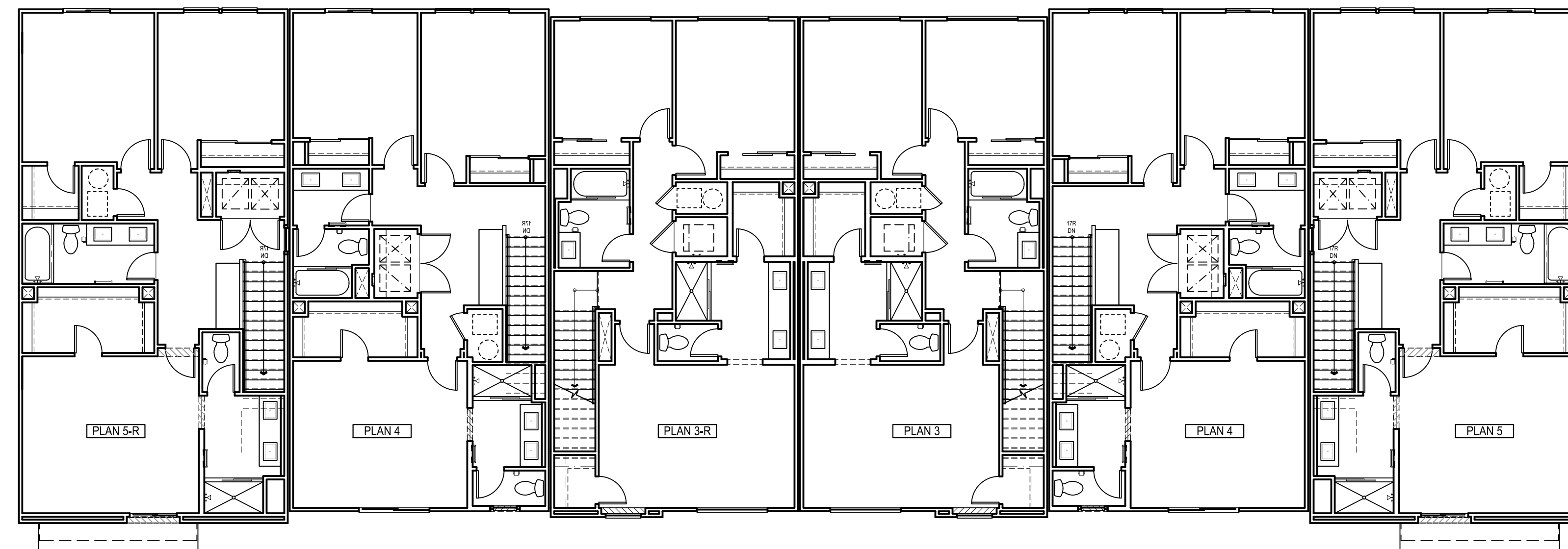
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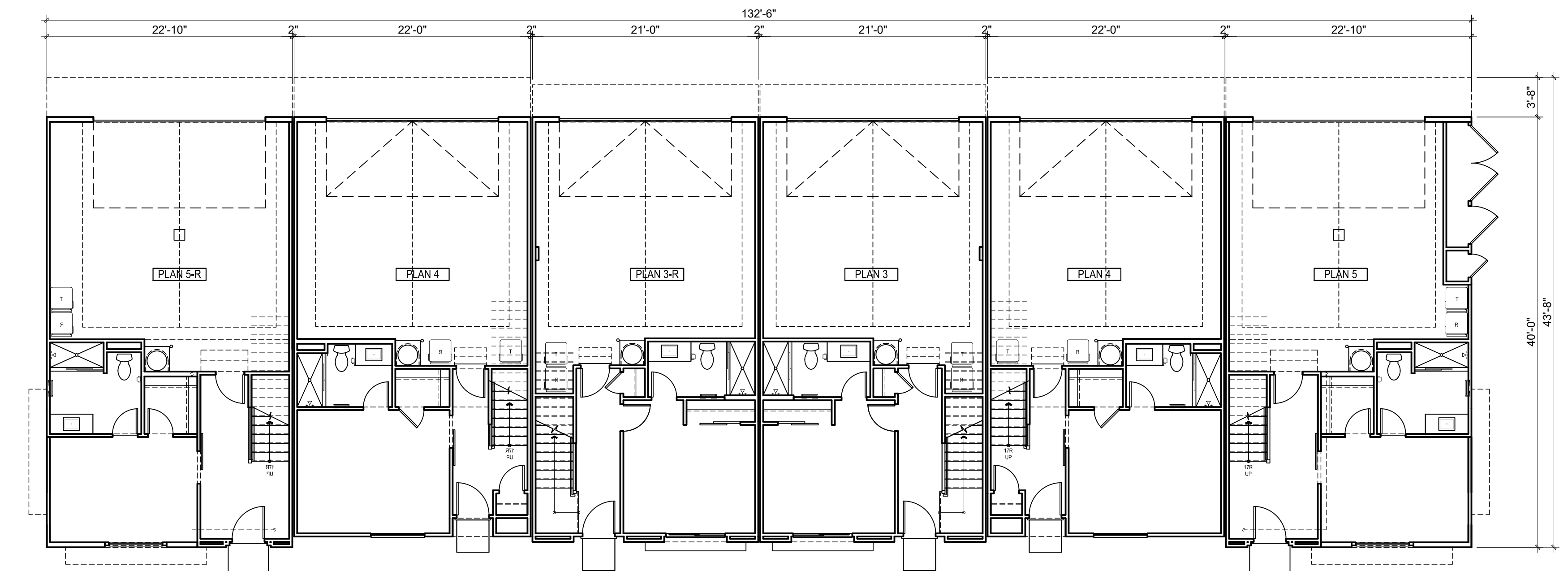
FRONT



SECOND FLOOR PLAN



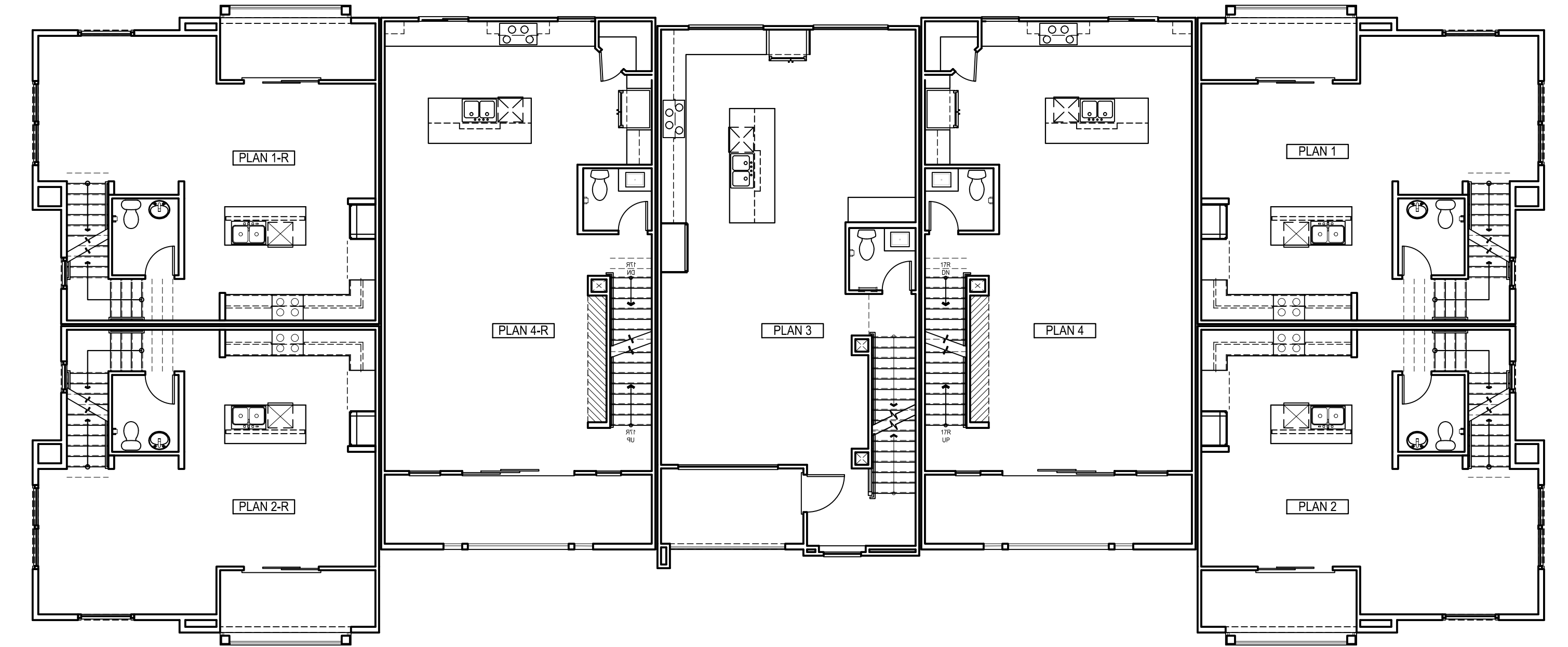
THIRD FLOOR PLAN



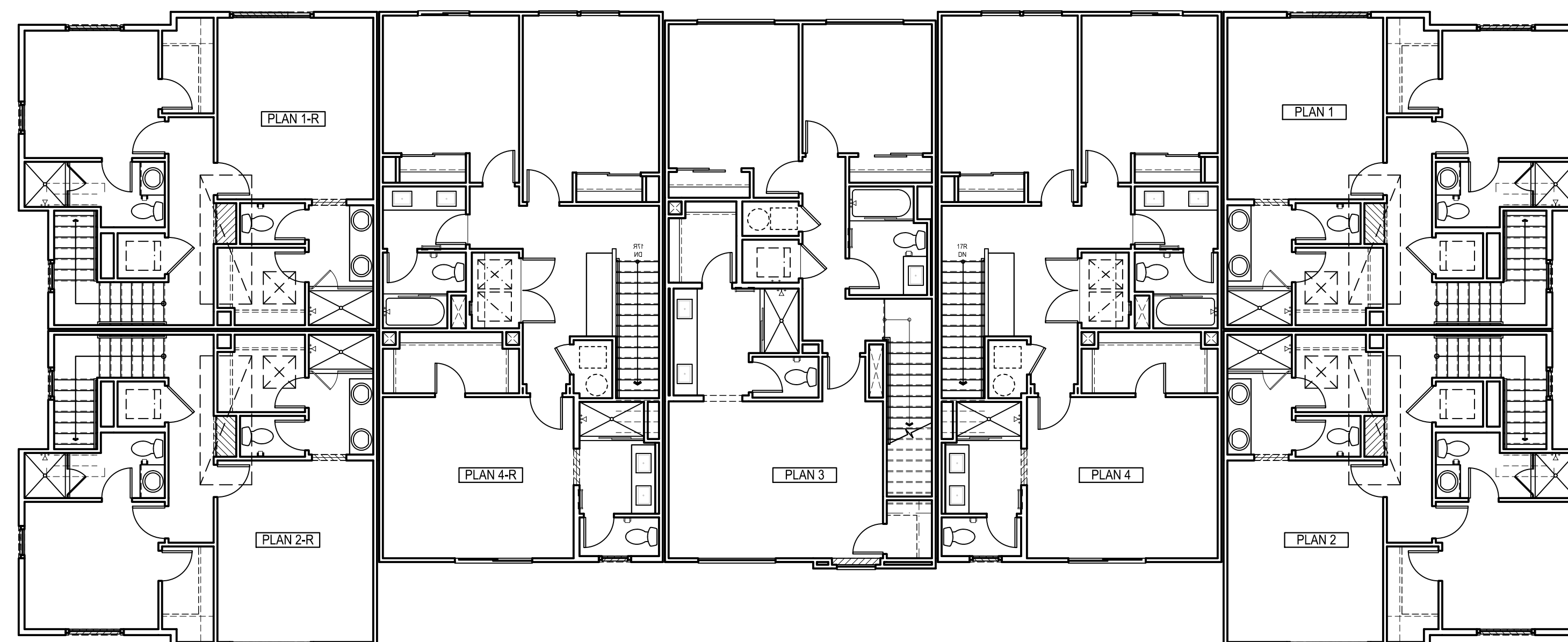
FIRST FLOOR PLAN

1	Stucco	10	Sloped Stucco Shelf	19	Metal Railling
2	Spanish 'S' Roof Tile	11	Foam Trim w/ Stucco Finish	20	Decorative Exterior Lights & Raised Number Address
3	Stucco Recess /Reveal at Windows/Doors	12	Bay Wdw. w/ Fiber Cement Panel Bds. & Fiber Cement Trim	21	Sectional Metal Garage Door
4	Gable End Faux Vent Recess	13	Simulated Wood Corbel	22	Metal Utility Door
5	Exposed Decorative Truss Tails	14	Stucco Decorative Foam Corbel	23	Stucco Finial / Faux Chimney
6	Decorative Fiberglass Entry Door	15	Decorative Shutters	24	Panelized Wood Guardrail w/ 4x Wd. Post
7	Vinyl Windows	16	Stucco Decorative Foam Sill Trim		
8	Metal Window Planter Box	17	Canvas Awning w/ Metal Brackets		
9	Stucco Over Foam Trim at Arch	18	3" Recessed Accent Ceramic Tile Surround		

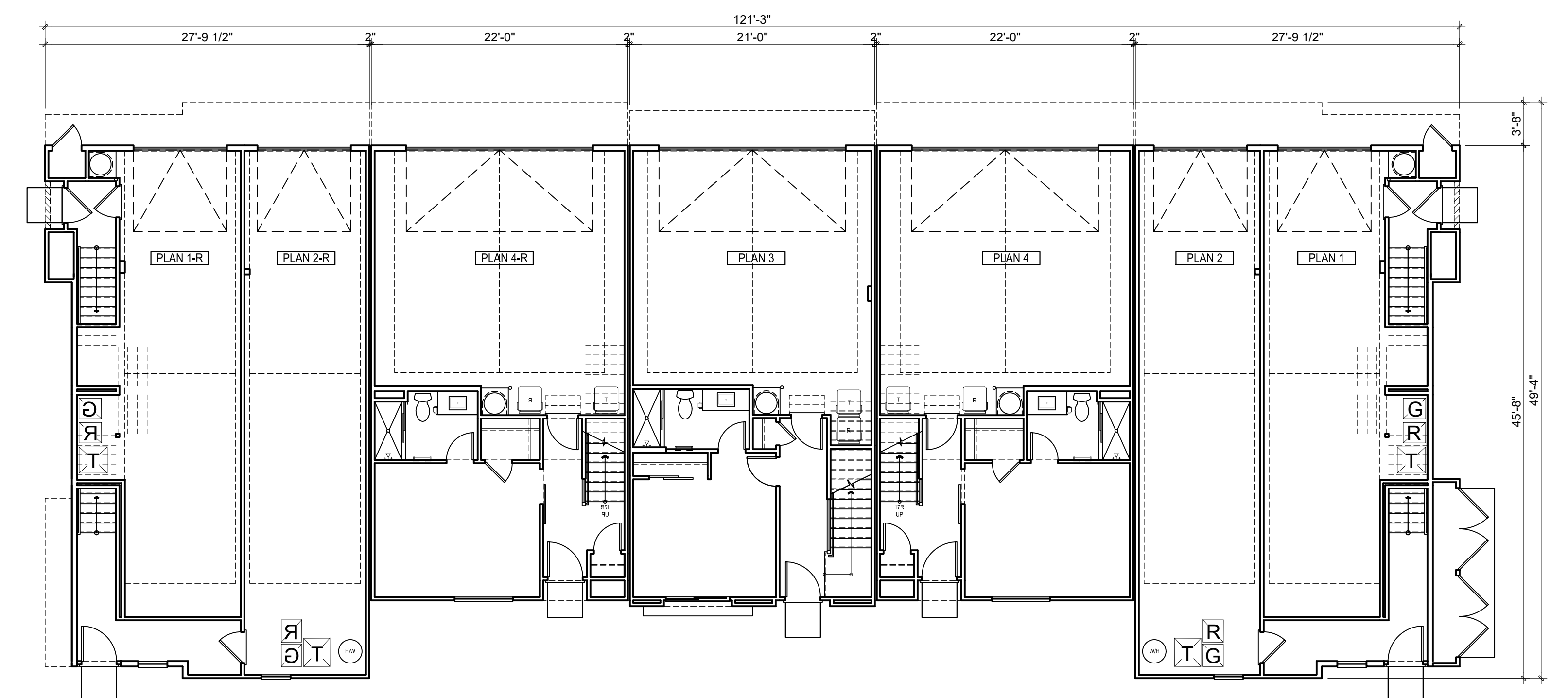




SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

MATERIALS LEGEND

- 1

Stucco
- 2

Spanish 'S' Roof Tile
- 3

Stucco Recess /Reveal at Windows/Doors
- 4

Gable End Faux Vent Recess
- 5

Exposed Decorative Truss Tails
- 6

Decorative Fiberglass Entry Door
- 7

Vinyl Windows
- 8

Metal Window Planter Box
- 9

Stucco Over Foam Trim at Arch

10

Sloped Stucco Shelf

11

Foam Trim w/ Stucco Finish

12

Bay Wdw. w/ Fiber Cement Panel Bds. & Fiber Cement Trim

13

Simulated Wood Corbel

14

Stucco Decorative Foam Corbel

15

Decorative Shutters

16

Stucco Decorative Foam Sill Trim

17

Canvas Awning w/ Metal Brackets

18

3" Recessed Accent Ceramic Tile Surround

19

Metal Railling

20

Decorative Exterior Lights & Raised Number Address

21

Sectional Metal Garage Door

22

Metal Utility Door

23

Stucco Finial / Faux Chimney

24

Panelized Wood Guardrail w/ 4x Wd. Post

RIGHT



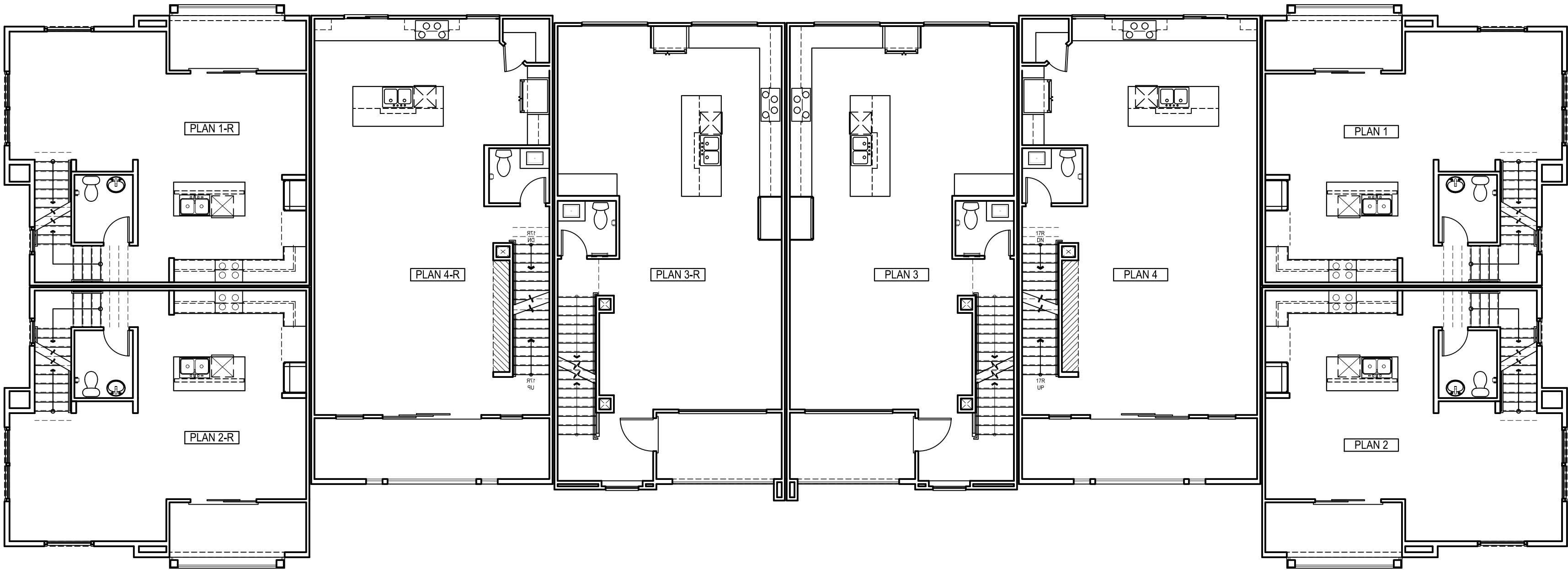
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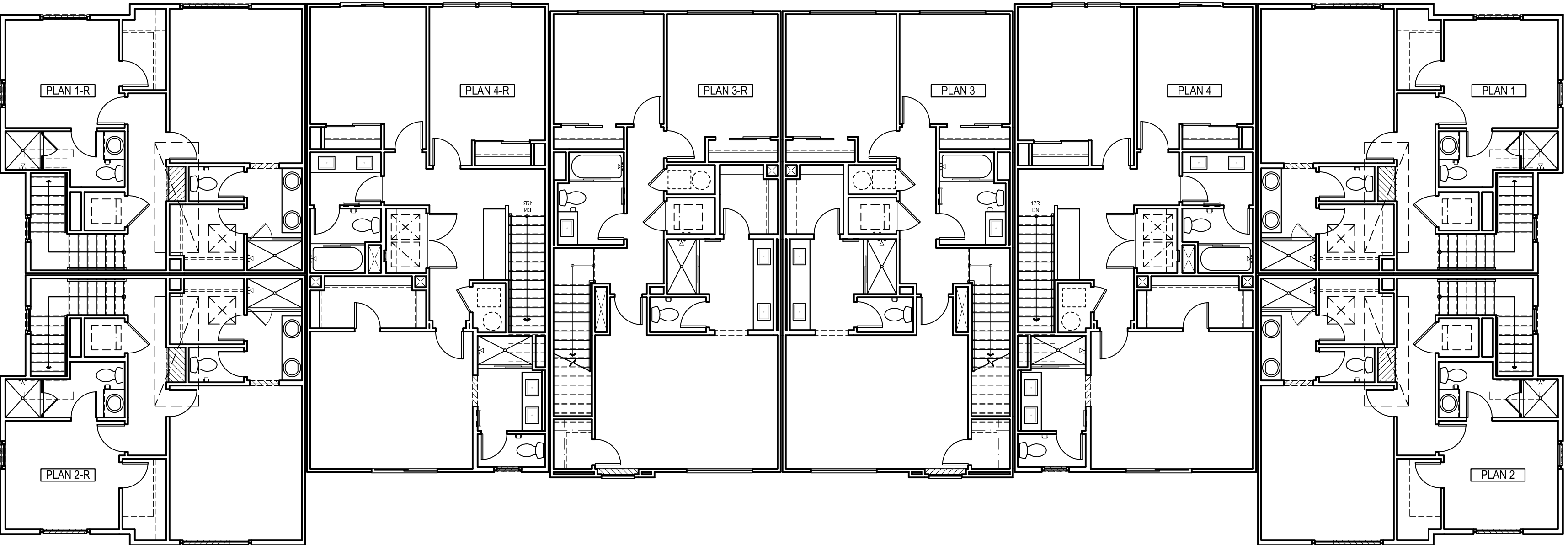
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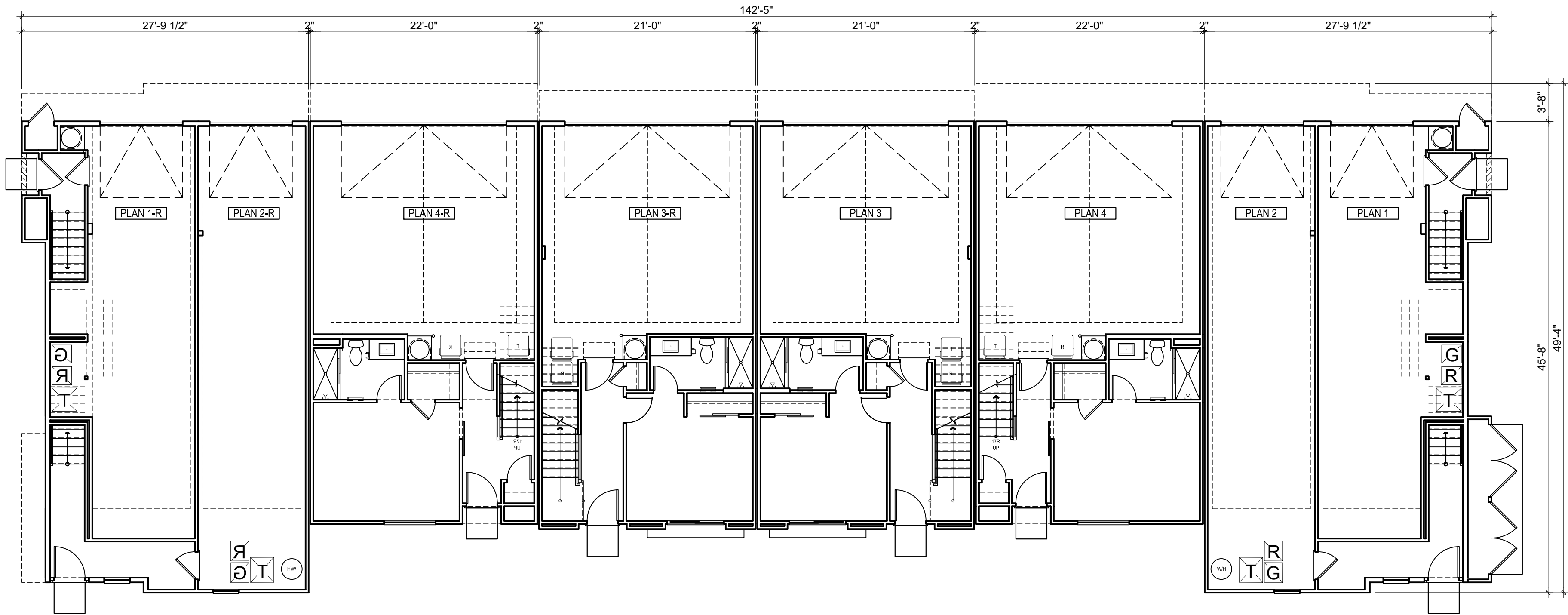
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SECOND FLOOR PLAN

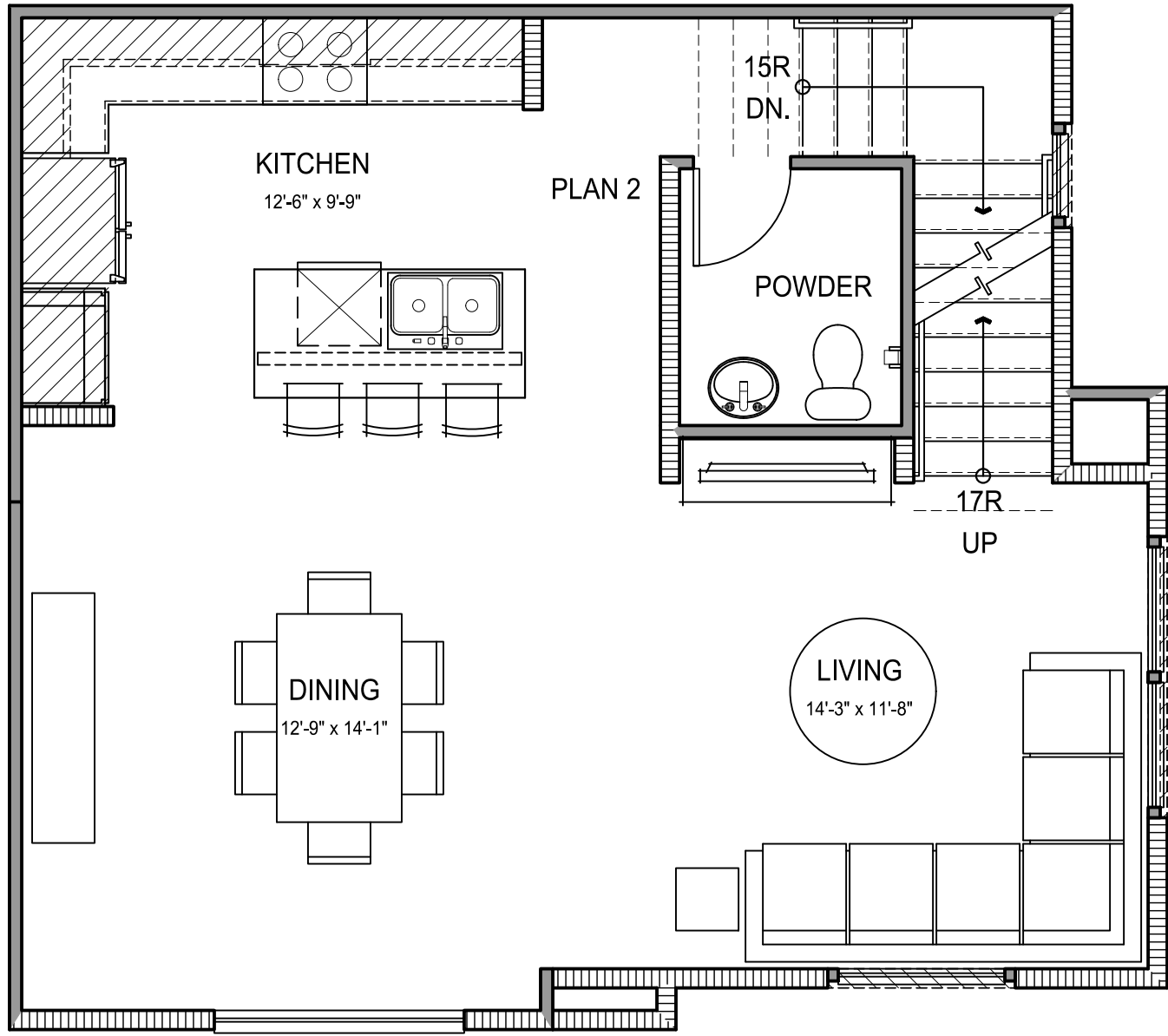


THIRD FLOOR PLAN



FIRST FLOOR PLAN

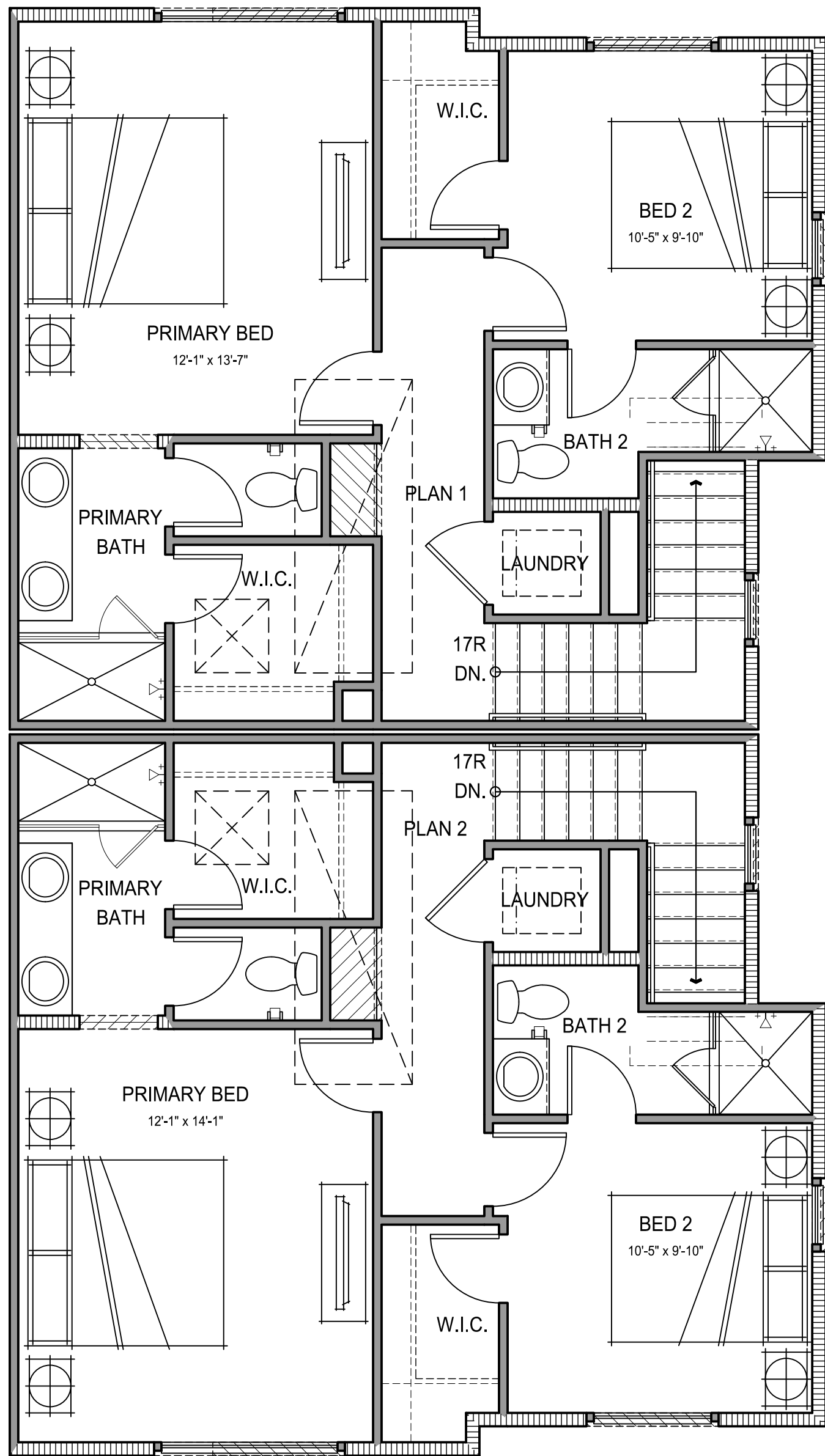
PLAN 1 GROSS SF		PLAN 2 GROSS SF	
2 BD / 2.5 BA		2 BD / 2.5 BA	
1ST FLOOR	83 SQ. FT.	1ST FLOOR	153 SQ. FT.
2ND FLOOR	581 SQ. FT.	2ND FLOOR	582 SQ. FT.
3RD FLOOR	596 SQ. FT.	3RD FLOOR	596 SQ. FT.
TOTAL CONDITIONED SPACE	1259 SQ. FT.	TOTAL CONDITIONED SPACE	1331 SQ. FT.
PORCH	-	PORCH	-
DECK	71 SQ. FT.	DECK	89 SQ. FT.
GARAGE	430 SQ. FT.	GARAGE	495 SQ. FT.



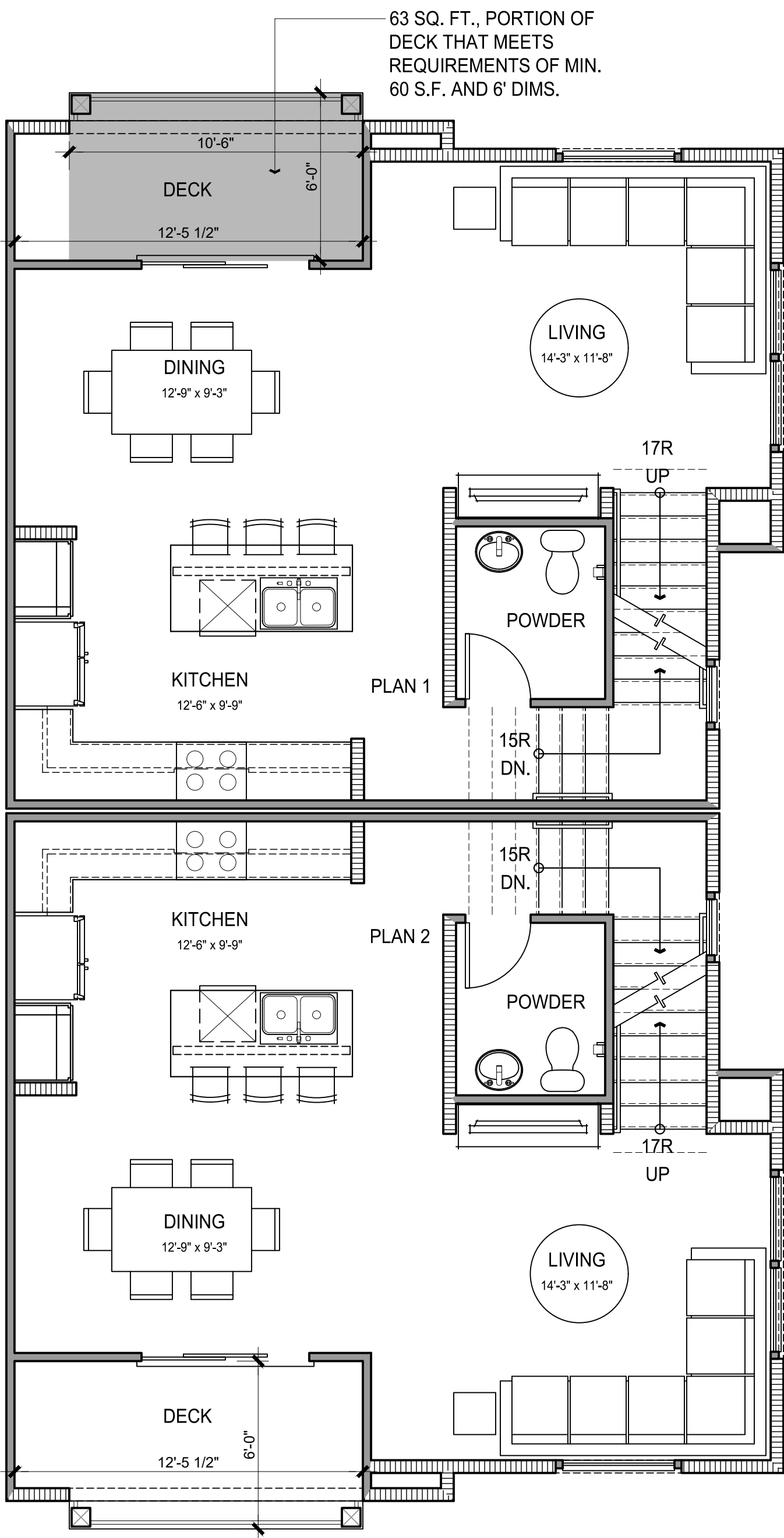
PLAN 2B GROSS SF	
2 BD / 2.5 BA	
1ST FLOOR	153 SQ. FT.
2ND FLOOR	646 SQ. FT.
3RD FLOOR	596 SQ. FT.
TOTAL CONDITIONED SPACE	1394 SQ. FT.
PORCH	-
DECK	-
GARAGE	495 SQ. FT.

THIS 2ND FLOOR TO OCCUR AT UNITS # 29 & 33 ONLY (FREEWAY FACING). FIRST & 3RD FLRS. TO BE THE SAME AS BASE PLAN

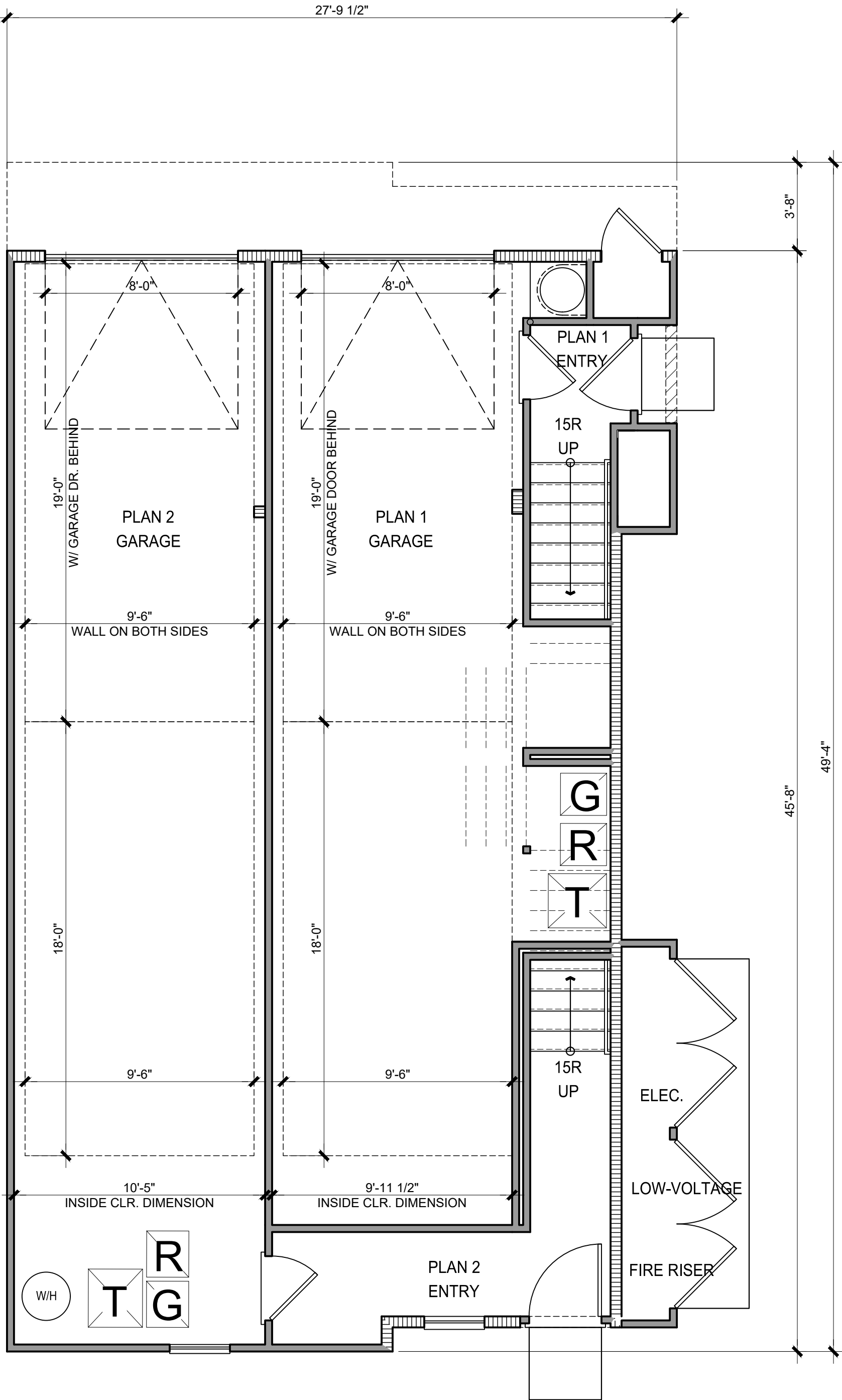
PLAN 2 SECOND FLOOR PLAN ALT



THIRD FLOOR PLAN



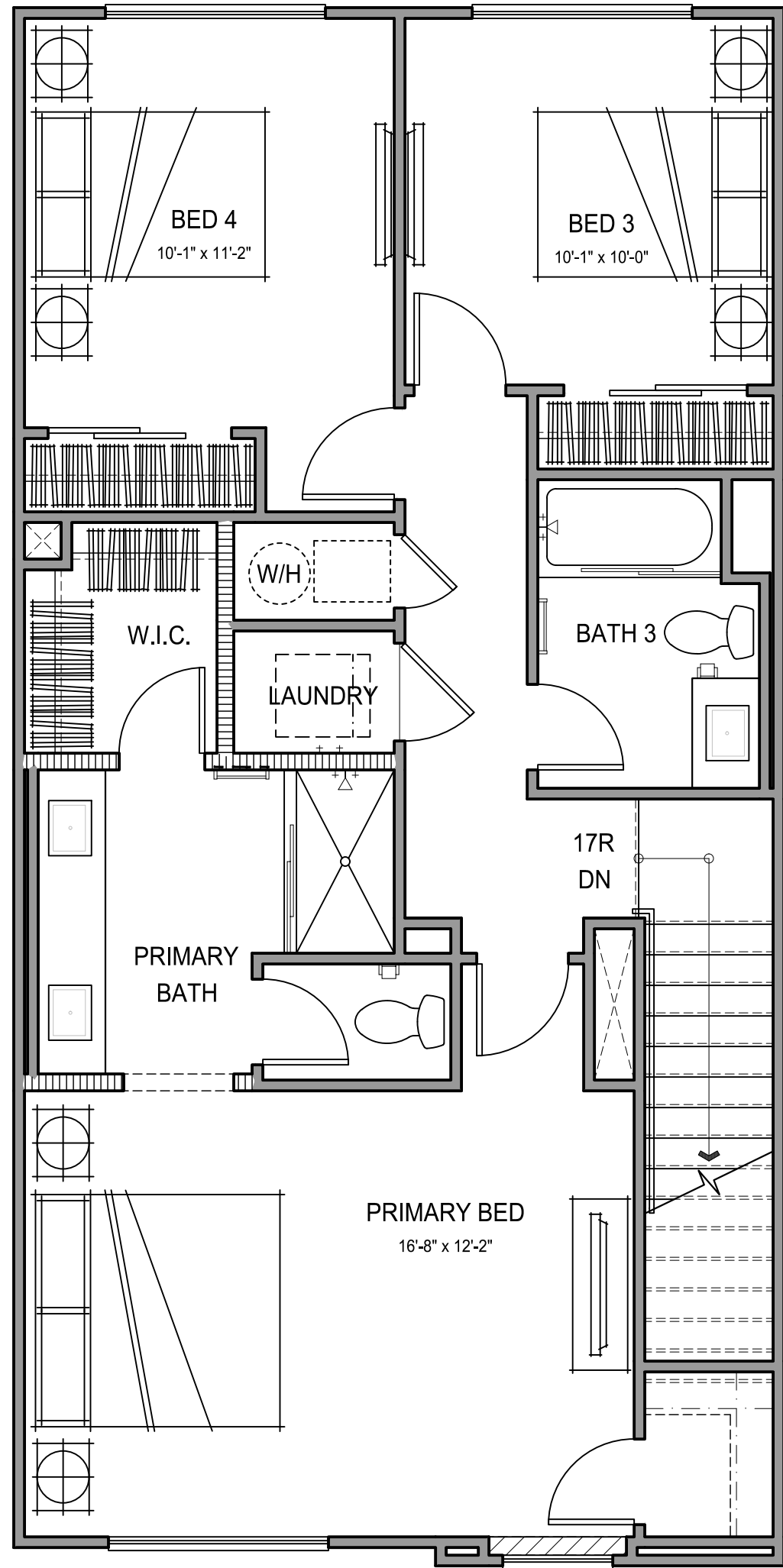
SECOND FLOOR PLAN



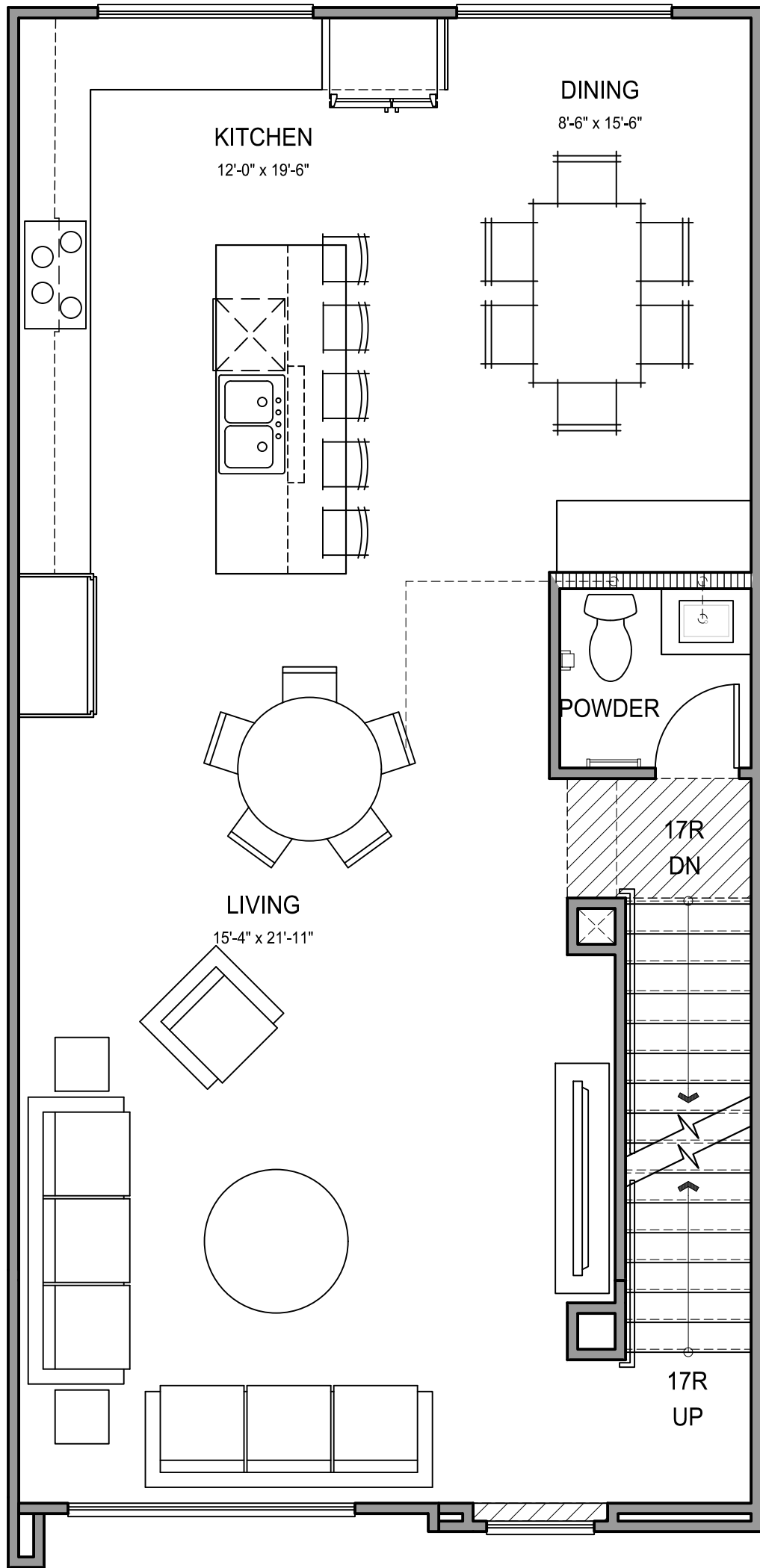
Per Footnote 5 of SDMC Section 142.0525(a), Table 142-05C, bicycle racks are not required for a dwelling unit with a garage accessible only by residents of the dwelling unit.

FIRST FLOOR PLAN

PLAN 3B GROSS SF	
4 BD / 3.5 BA	
1ST FLOOR	365 SQ. FT.
2ND FLOOR	884 SQ. FT.
3RD FLOOR	829 SQ. FT.
TOTAL CONDITIONED SPACE	2078 SQ. FT.
PORCH	-
DECK	73 SQ. FT.
GARAGE	467 SQ. FT.



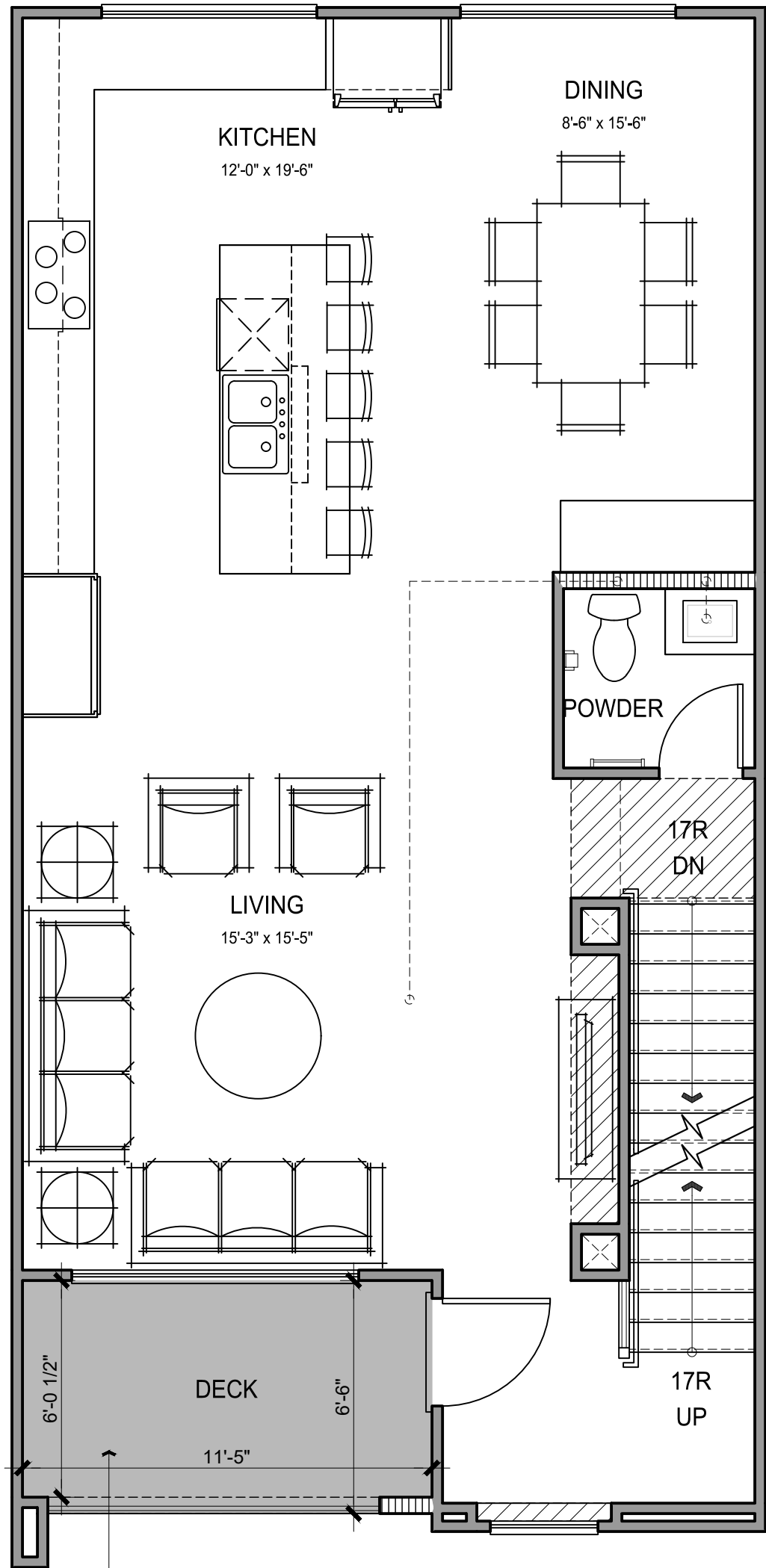
THIRD FLOOR PLAN



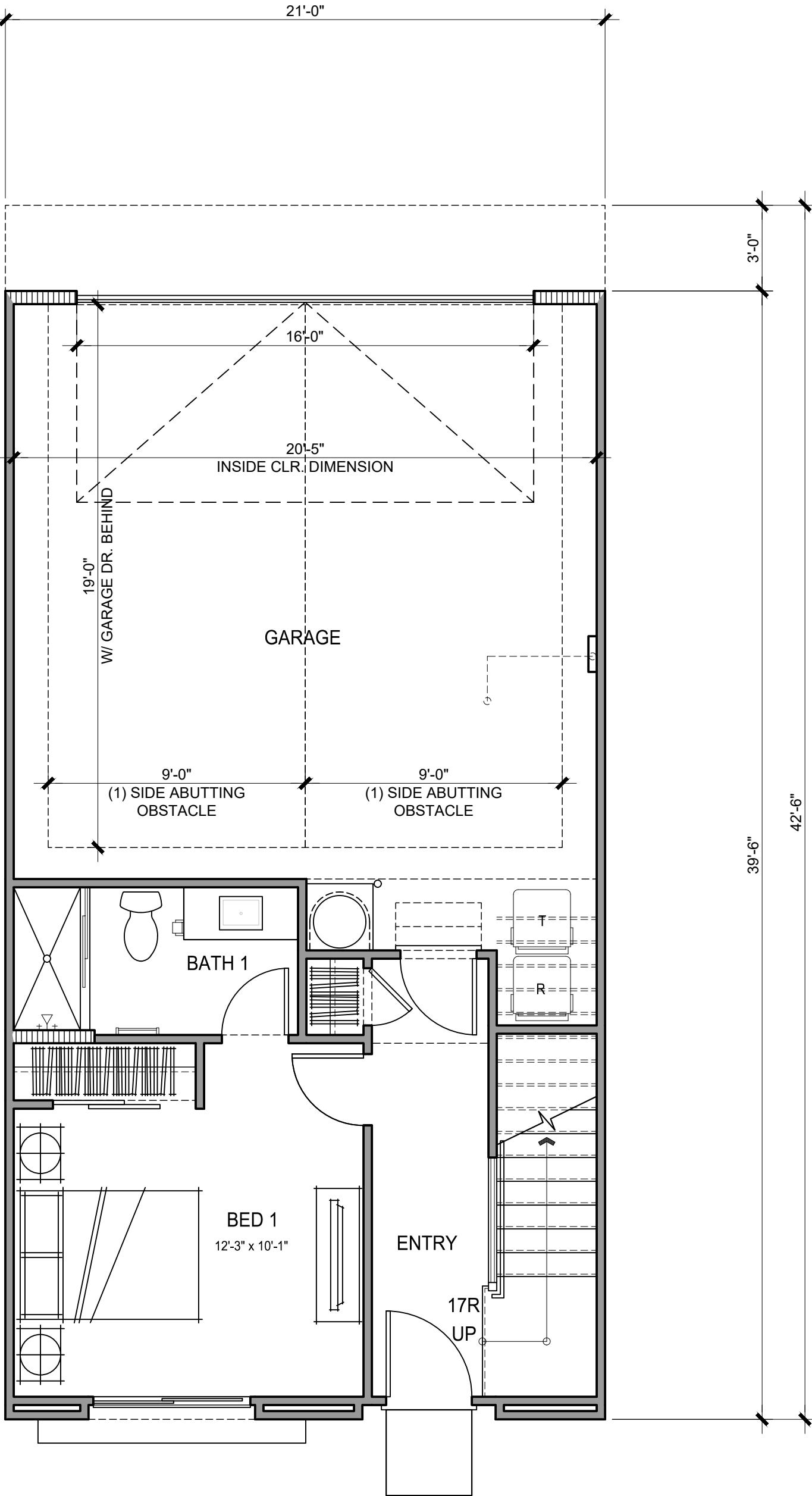
PLAN 3B GROSS SF	
4 BD / 3.5 BA	
1ST FLOOR	365 SQ. FT.
2ND FLOOR	884 SQ. FT.
3RD FLOOR	829 SQ. FT.
TOTAL CONDITIONED SPACE	2078 SQ. FT.
PORCH	-
DECK	-
GARAGE	467 SQ. FT.

THIS 2ND FLOOR TO OCCUR AT UNITS # 18, 19, 24, 25 & 31 ONLY (FREEWAY FACING). FIRST & 3RD FLRS. TO BE THE SAME AS BASE PLAN

SECOND FLOOR PLAN - ALT



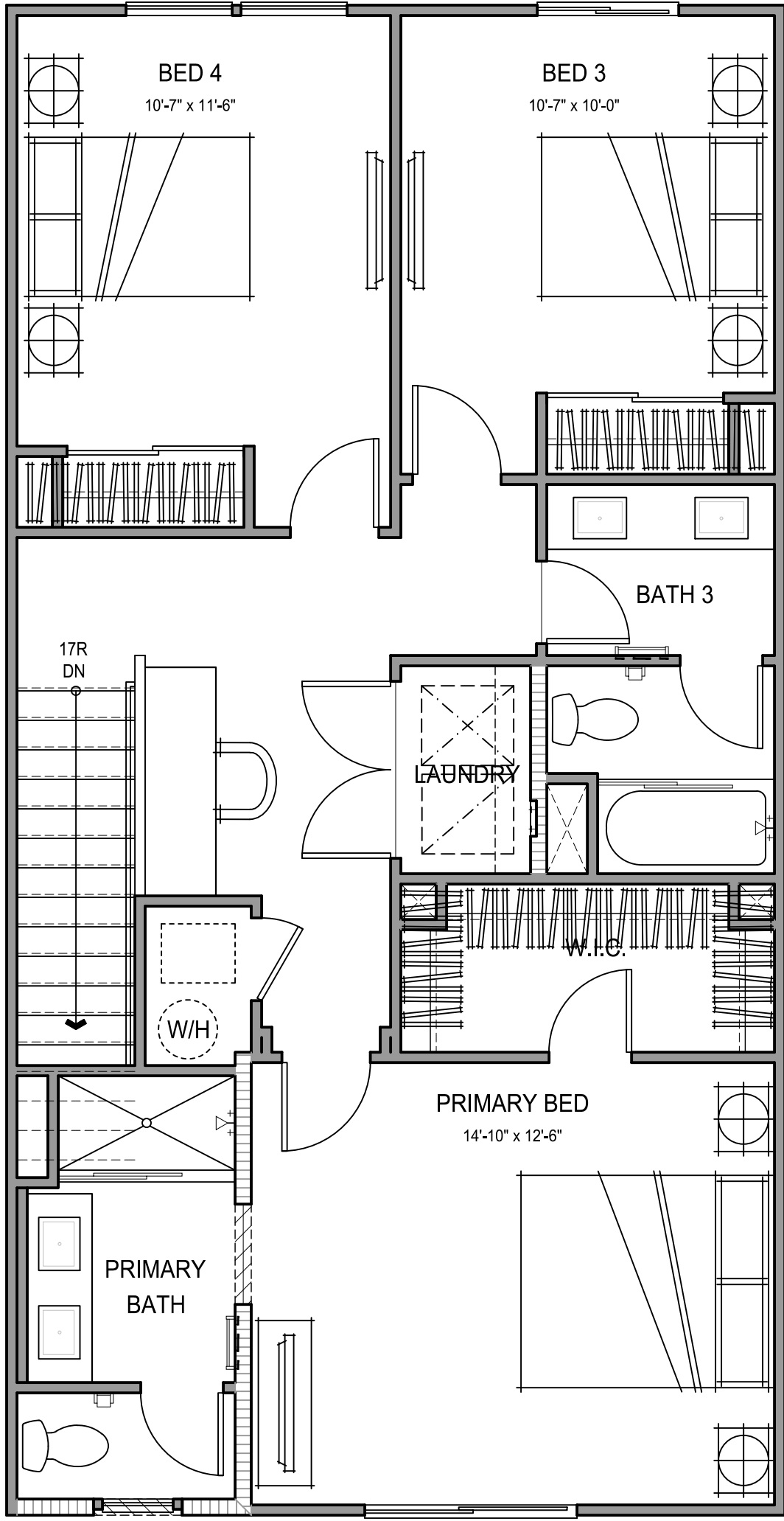
SECOND FLOOR PLAN



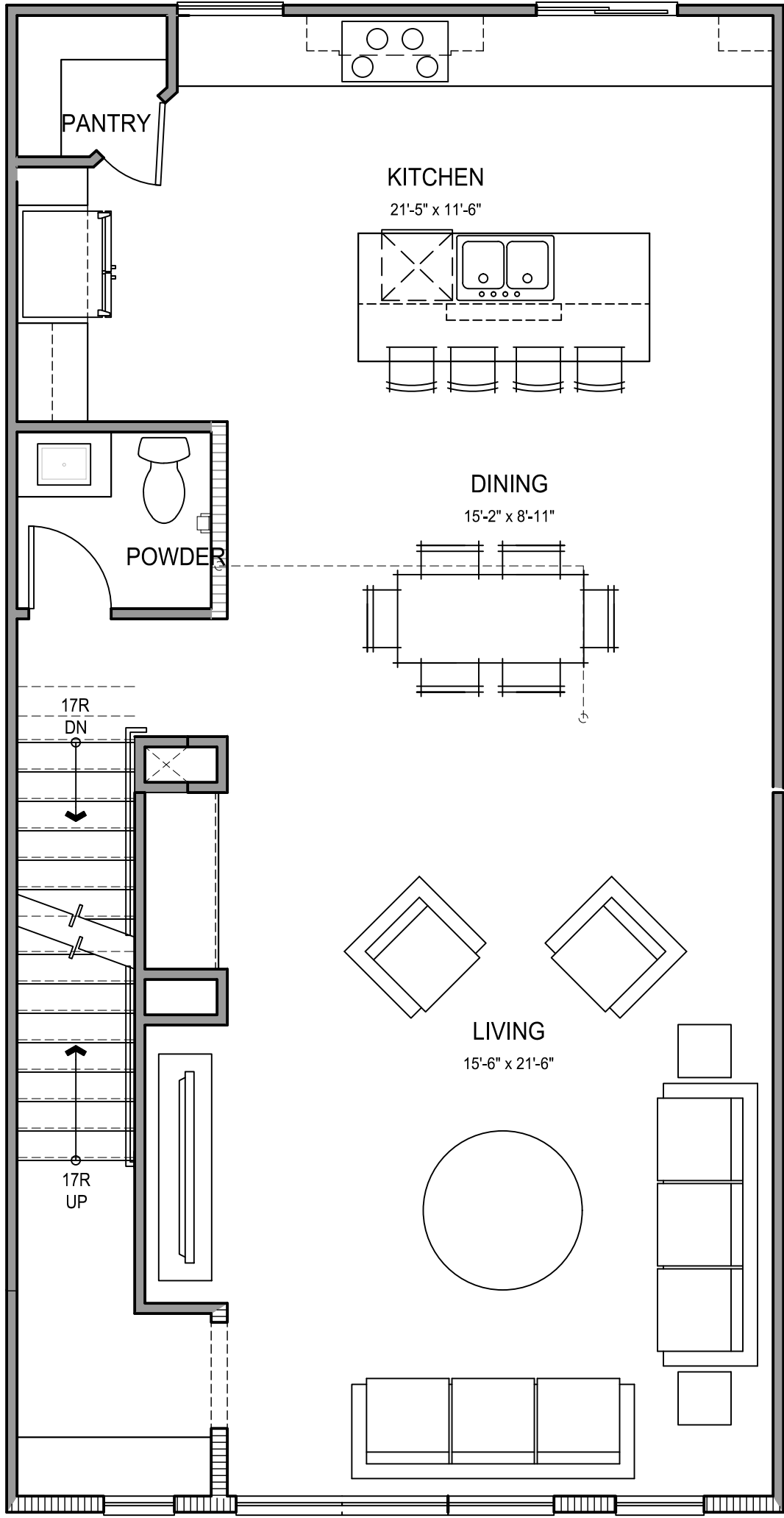
Per Footnote 5 of SDMC Section 142.0525(a), Table 142-05C, bicycle racks are not required for a dwelling unit with a garage accessible only by residents of the dwelling unit.

FIRST FLOOR PLAN

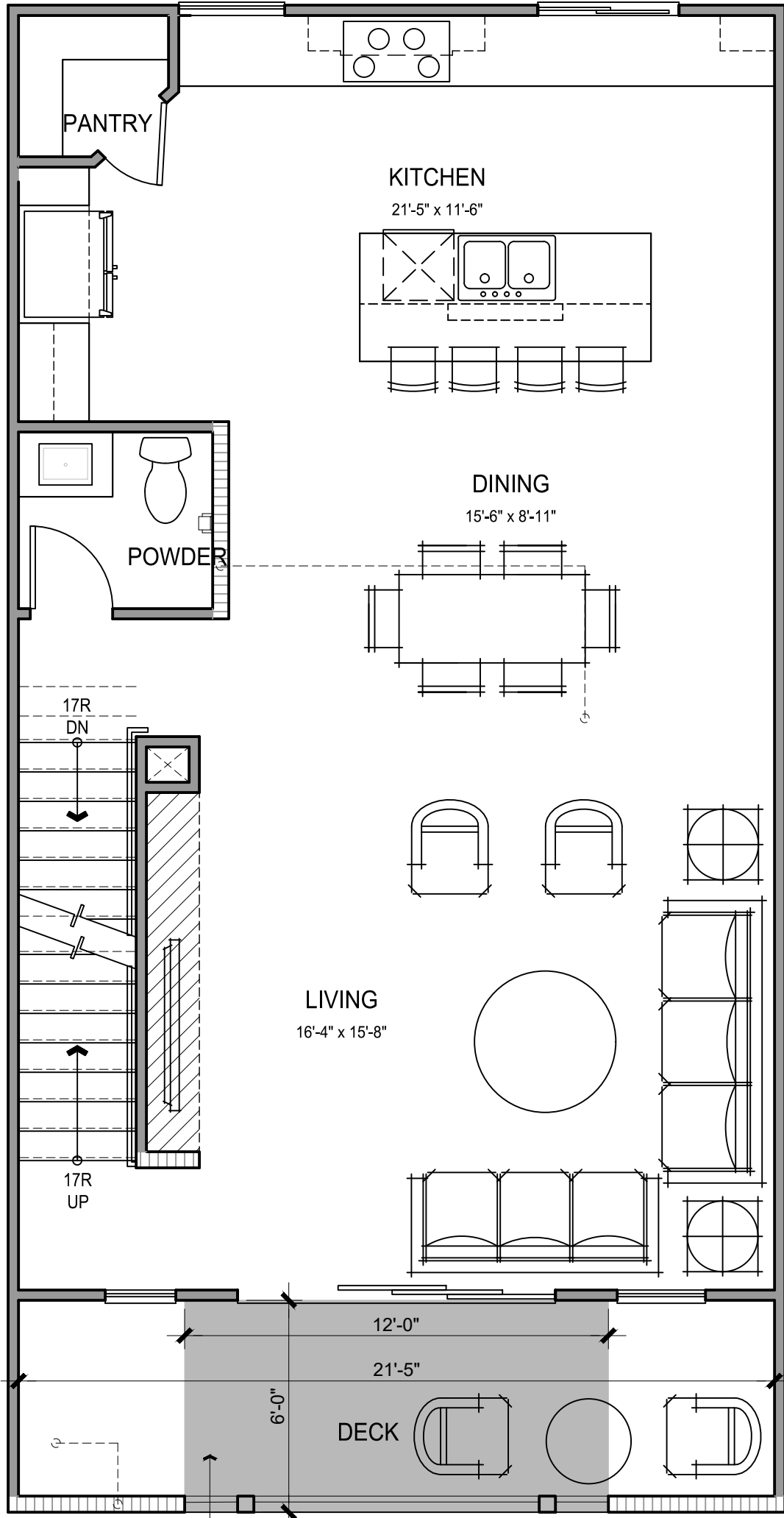
PLAN 4 GROSS SF	
4 BD / 3.5 BA	
1ST FLOOR	382 SQ. FT.
2ND FLOOR	807 SQ. FT.
3RD FLOOR	875 SQ. FT.
TOTAL CONDITIONED SPACE	2064 SQ. FT.
PORCH	-
DECK	124 SQ. FT.
GARAGE	476 SQ. FT.



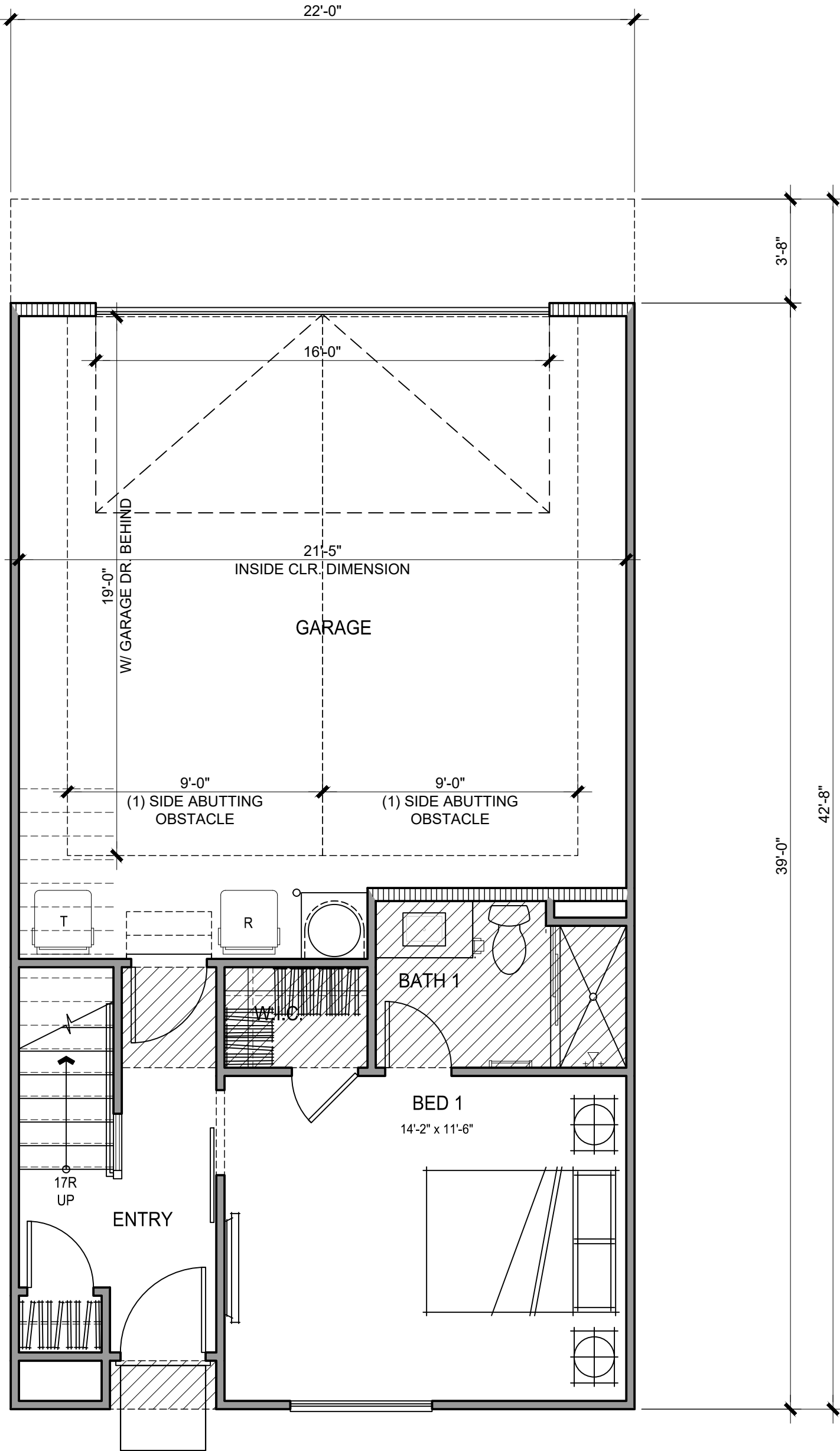
THIRD FLOOR PLAN



SECOND FLOOR PLAN - ALT



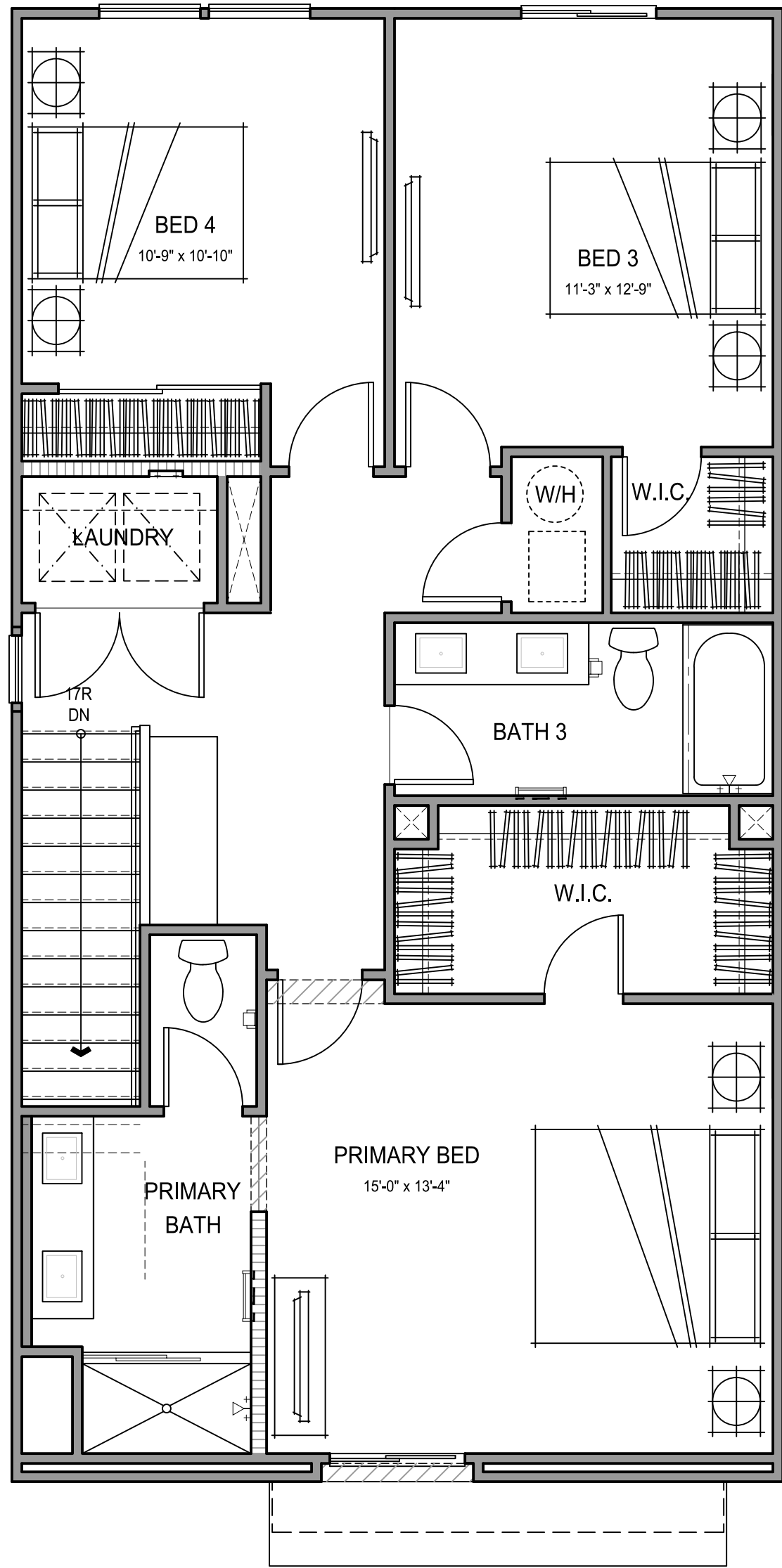
SECOND FLOOR PLAN



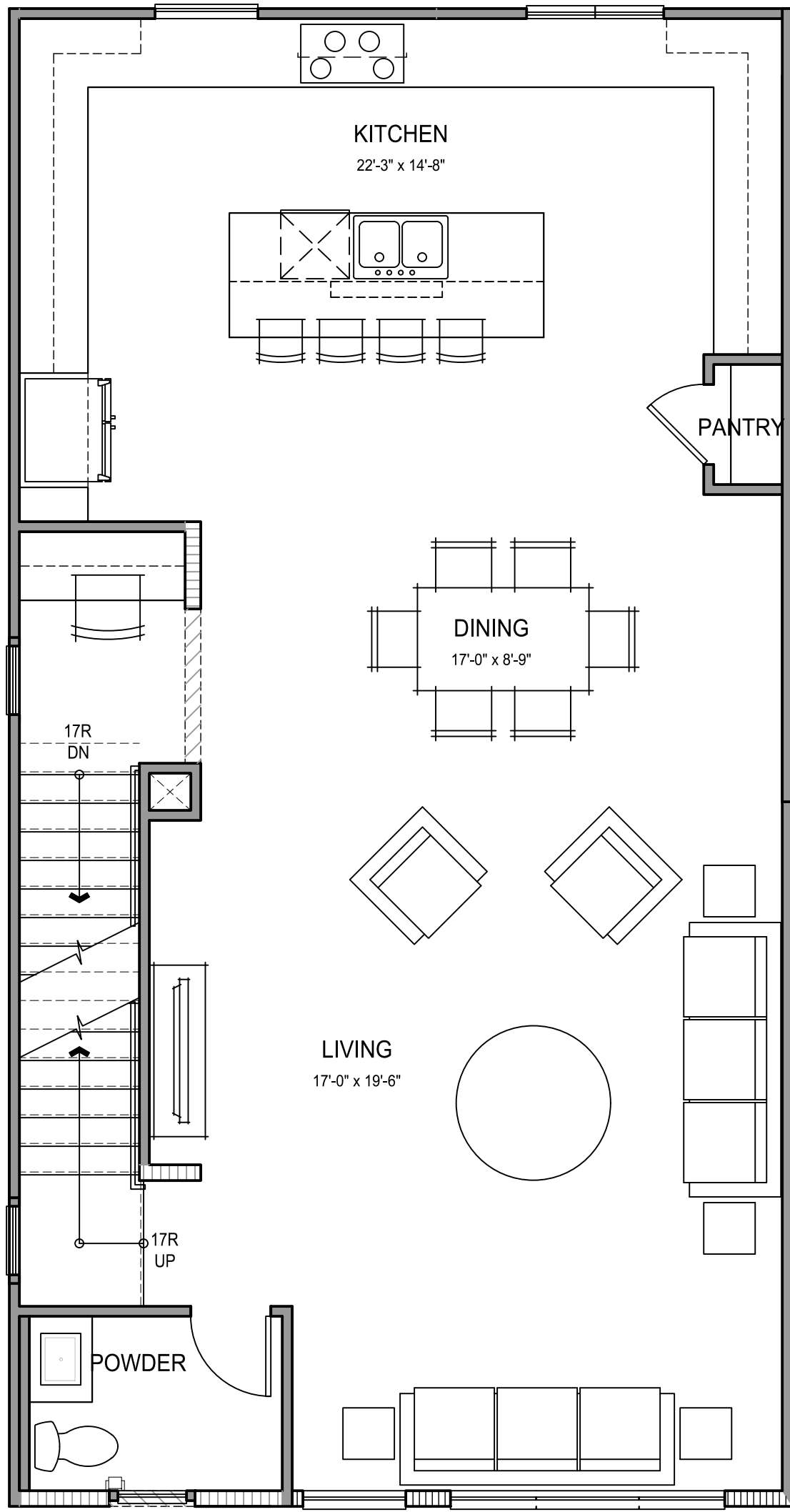
FIRST FLOOR PLAN

Per Footnote 5 of SDMC Section 142.0525(a), Table 142-05C, bicycle racks are not required for a dwelling unit with a garage accessible only by residents of the dwelling unit.

PLAN 5 GROSS SF	
4 BD / 3.5 BA	
1ST FLOOR	415 SQ. FT.
2ND FLOOR	916 SQ. FT.
3RD FLOOR	936 SQ. FT.
TOTAL CONDITIONED SPACE	2267 SQ. FT.
PORCH	-
DECK	97 SQ. FT.
GARAGE	507 SQ. FT.



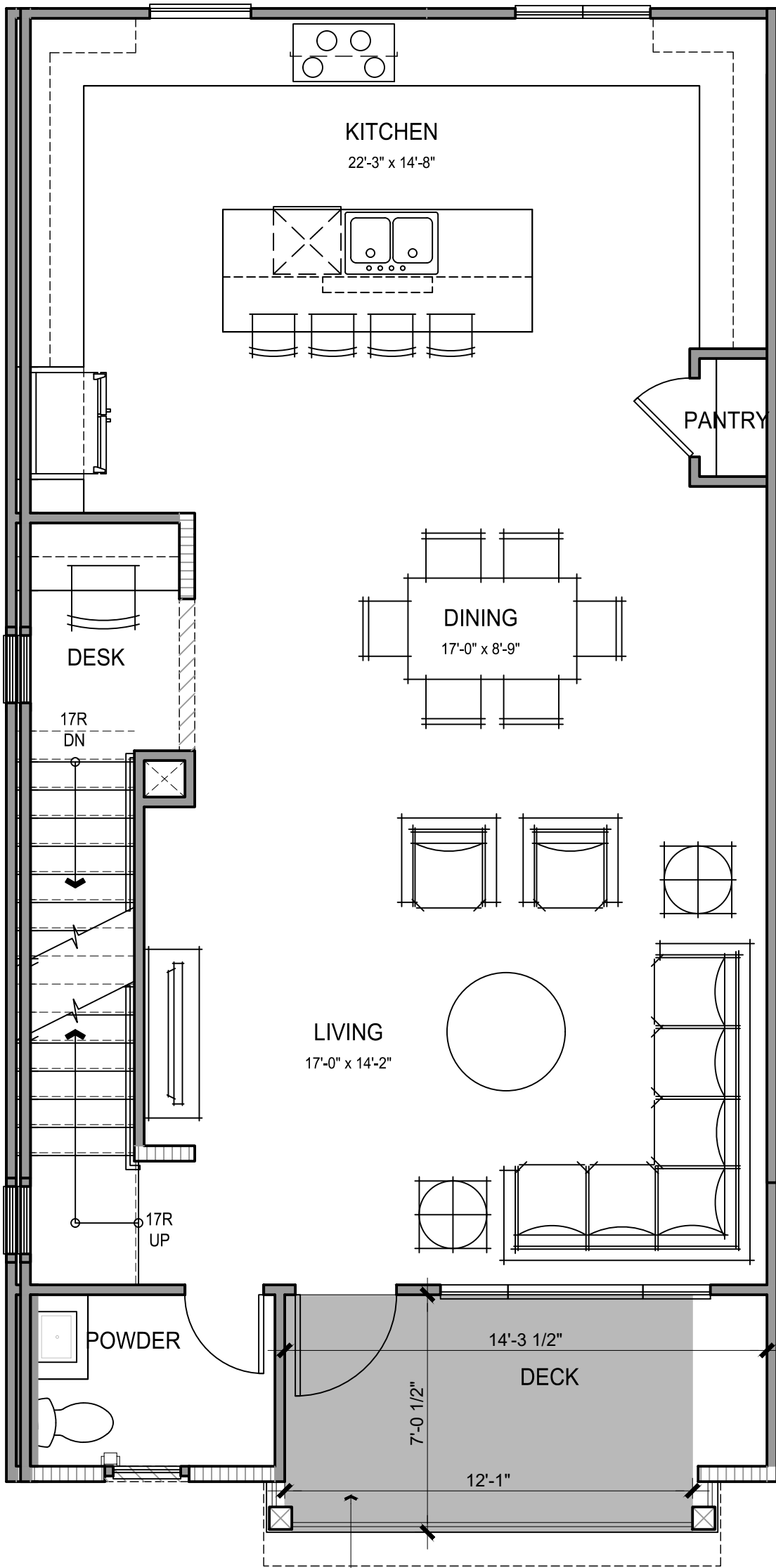
THIRD FLOOR PLAN



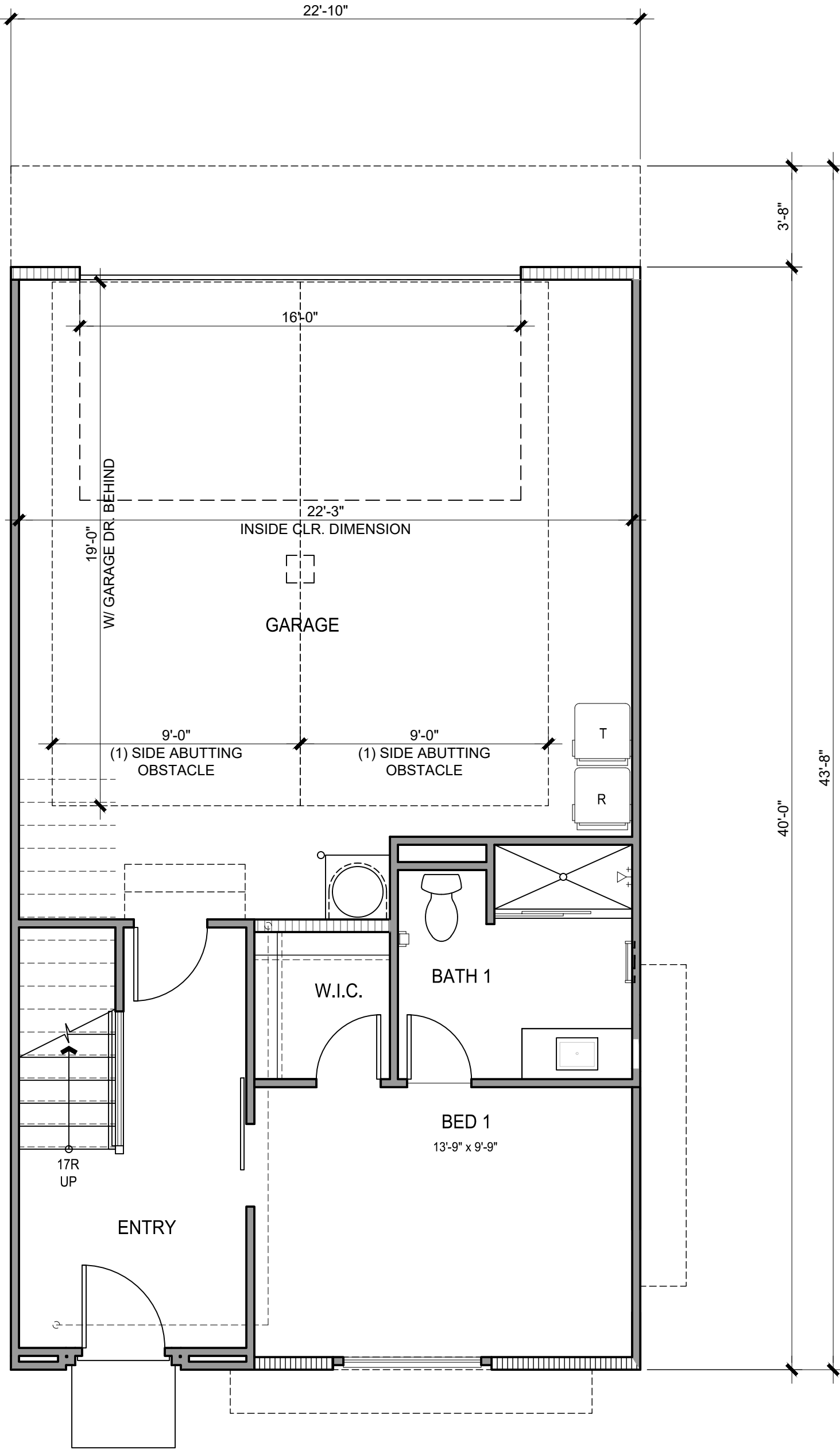
PLAN 5B GROSS SF	
4 BD / 3.5 BA	
1ST FLOOR	415 SQ. FT.
2ND FLOOR	997 SQ. FT.
3RD FLOOR	936 SQ. FT.
TOTAL CONDITIONED SPACE	2348 SQ. FT.
PORCH	-
DECK	-
GARAGE	507 SQ. FT.

THIS 2ND FLOOR TO OCCUR AT UNITS # 16, 21, 22, & 27 ONLY (FREEWAY FACING). FIRST & 3RD FLRS. TO BE THE SAME AS BASE PLAN

SECOND FLOOR PLAN - ALT



SECOND FLOOR PLAN



Per Footnote 5 of SDMC Section 142.0525(a), Table 142-05C, bicycle racks are not required for a dwelling unit with a garage accessible only by residents of the dwelling unit.

FIRST FLOOR PLAN

CITY VIEW - TENTATIVE MAP EXHIBIT

GENERAL NOTES

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).
2. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1.
3. TEMPORARY STREET SIGNS ARE REQUIRED IN ACCORDANCE WITH UFS 901.4.5.
4. PROVIDE AN ILLUMINATED DIRECTORY IN ACCORDANCE WITH FHPS POLICY I-00-6 FOR MULTI FAMILY SITE.
5. THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE MAP UNITS WHICH MAY BE FILED AS INDIVIDUAL FINAL MAPS AS PERMITTED BY THE CALIFORNIA STATE SUBDIVISION MAP ACT. THE DEVELOPER ALSO RESERVES THE RIGHT TO FILE THE FINAL MAPS OUT OF NUMERICAL SEQUENCE. THE CITY ENGINEER SHALL REVIEW SUCH MAP UNITS AND IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF SAID MAP UNITS.
6. AT NO TIME WILL THE DEVELOPER REQUEST, OR THE CITY PERMIT, WATER METERS WITHIN ANY VEHICULAR USE AREA TO SERVE THIS DEVELOPMENT.
7. EXISTING OVERHEAD UTILITIES WITHIN THE PROJECT BOUNDARY OR ABUTTING PUBLIC RIGHT-OF-WAY SHALL BE PLACED UNDERGROUND.
8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
9. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
10. NO TREES OR SHRUBS EXCEEDING THREE (3) FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN (10) FEET OF ANY PUBLIC SEWER FACILITIES.
11. NO STRUCTURES OR LANDSCAPING SHALL BE INSTALLED IN OR OVER ANY SEWER EASEMENT PRIOR TO THE APPLICANT OBTAINING A MAINTENANCE AND ENCRoACHMENT REMOVAL AGREEMENT.
12. THIS PROJECT SHALL COMPLY WITH ALL CURRENT STREET LIGHTING STANDARDS ACCORDING TO THE CITY OF SAN DIEGO STREET DESIGN MANUAL (DOCUMENT NO. 297376, FILED NOVEMBER 25, 2002) AND THE AMENDMENT TO COUNCIL POLICY 200-18 APPROVED BY CITY COUNCIL ON FEBRUARY 26, 2002 (RESOLUTION R-296141) SATISFACTORY TO THE CITY ENGINEER.
13. ALL LOCAL STREETS WITH GRADE BREAKS GREATER THAN 1% SHALL HAVE VERTICAL CURVES IN ACCORDANCE WITH THE CITY'S STREET DESIGN MANUAL.
14. PRIOR TO THE APPROVAL OF ANY PUBLIC IMPROVEMENT PLANS, THE DEVELOPER WILL BE REQUIRED TO REVISE AND OBTAIN WATER DEPARTMENT APPROVAL OF THE LENNAR WATER STUDY. THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING ALL WATER FACILITIES, AS REQUIRED BY THE APPROVED WATER STUDY, NECESSARY TO SERVE THIS DEVELOPMENT. WATER FACILITIES SHOWN ON THE APPROVED VESTING TENTATIVE MAP MAY REQUIRE MODIFICATION BASED ON THE ACCEPTED WATER STUDY.
15. AN ENCRoACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR AND PRIOR TO PROPOSED IMPROVEMENTS OF ANY KIND, INCLUDING LANDSCAPE, HARDSCAPE (I.E. MEDIANS, CURBS, ETC.) AND ENRICHED PAVING, TO BE INSTALLED IN OR OVER EASEMENT.
16. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE DEVELOPER SHALL ASSURE, BY PERMIT AND BOND, THE DESIGN AND CONSTRUCTION OF ALL PUBLIC SEWER FACILITIES NECESSARY TO SERVE THIS DEVELOPMENT.
17. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A TECHNICAL REPORT THAT WILL BE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER, BASED ON THE STORM WATER STANDARDS IN EFFECT AT THE TIME OF THE CONSTRUCTION PERMIT ISSUANCE.
18. DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL STORM WATER CONSTRUCTION REQUIREMENTS OF THE STATE CONSTRUCTION GENERAL PERMIT, ORDER NO. 2009-0009DWO, OR SUBSEQUENT ORDER, AND THE MUNICIPAL STORM WATER PERMIT, ORDER NO. 69-2007-0001, OR SUBSEQUENT ORDER, IN ACCORDANCE WITH ORDER NO. 2009-0009DWO, OR SUBSEQUENT ORDER, A RISK LEVEL DETERMINATION SHALL BE CALCULATED FOR THE SITE AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED CONCURRENTLY WITH THE COMMENCEMENT OF GRADING ACTIVITIES.
19. PRIOR TO ISSUANCE OF A GRADING OR A CONSTRUCTION PERMIT, A COPY OF THE NOTICE OF INTENT (NOI) WITH A VALID WASTE DISCHARGE ID NUMBER (WDID#) SHALL BE SUBMITTED TO THE CITY OF SAN DIEGO AS A PROOF OF ENROLLMENT UNDER THE CONSTRUCTION GENERAL PERMIT. WHEN OWNERSHIP OF THE ENTIRE SITE OR PORTIONS OF THE SITE CHANGES PRIOR TO FILING OF THE NOTICE OF TERMINATION (NOT), A REVISED NOI SHALL BE SUBMITTED ELECTRONICALLY TO THE STATE WATER RESOURCES BOARD IN ACCORDANCE WITH THE PROVISIONS AS SET FORTH IN SECTION II.C OF ORDER NO. 2009-0009-DWO AND A COPY SHALL BE SUBMITTED TO THE CITY.

FIRE DEPARTMENT NOTES

1. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FPD POLICY A-14-1.
2. FIRE SAFTY DURING CONSTRUCTION AND DEMOLITION SHALL BE IN ACCORDANCE WITH SDFR STANDARD NUMBER A-3.
3. PROPOSED BUILDINGS TO BE FIRE SPRINKLED.
4. FIRE HYDRANTS SHALL COMPLY WITH SDFR STANDARD NUMBER A-3 FOR ON-SITE FIRE HYDRANTS.
5. FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE MARKERS.

WORK TO BE DONE

THE PUBLIC IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED ACCORDING TO THE FOLLOWING STANDARD SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

DOCUMENT NO.	DESCRIPTION
PWP1010119-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2018 EDITION
PWP1010119-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2018 EDITION
PWP1010119-04	CITYWIDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS, 2018 EDITION
PWP1060121-10	CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES REVISION 6(CA MUTCD REV6), 2014 EDITION
PWP1030119-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2018 EDITION

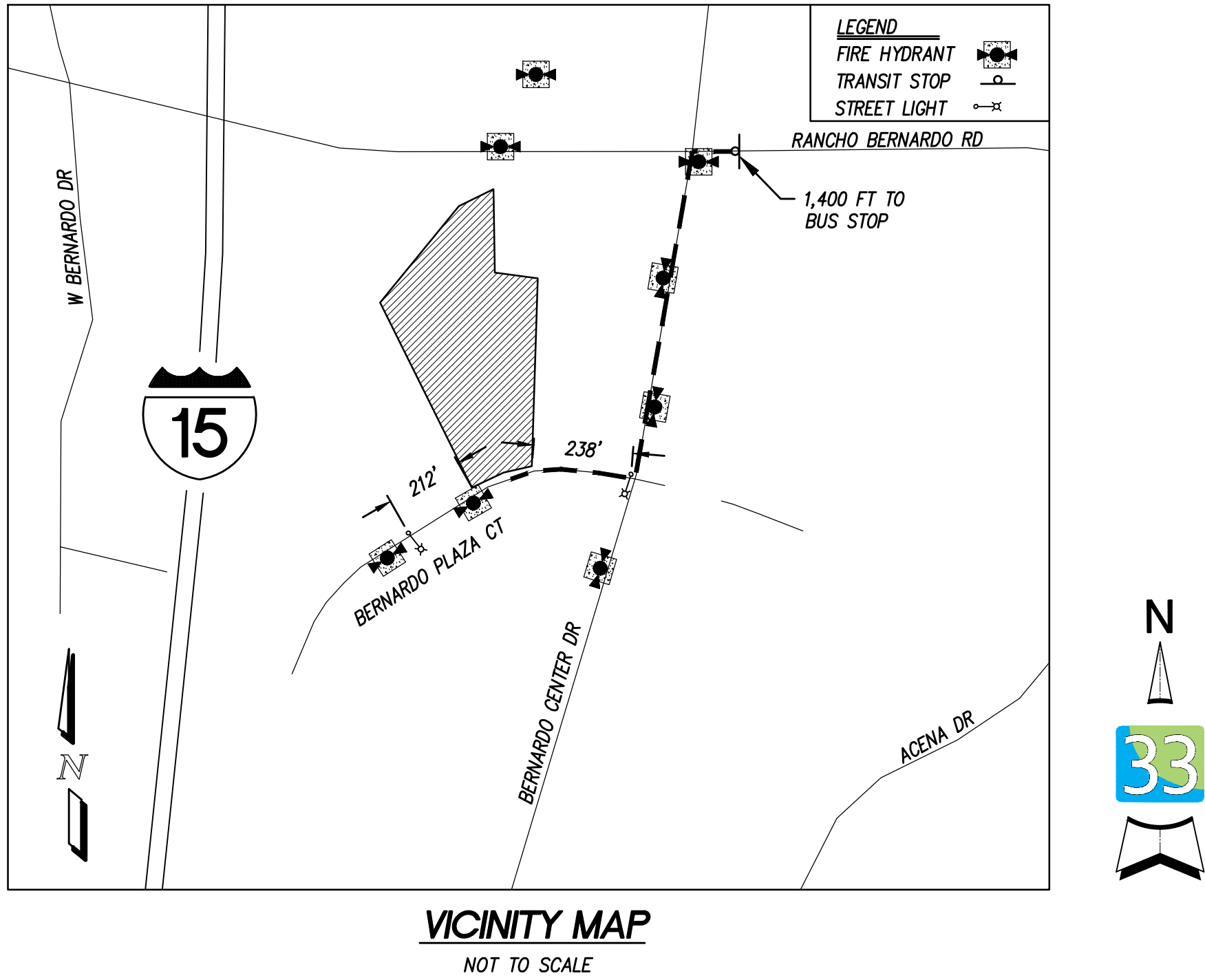
STANDARD DRAWINGS:

DOCUMENT NO.	DESCRIPTION
PWP1010119-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2018 EDITION
PWP1030119-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, 2018 EDITION

REFERENCE DRAWINGS

DOCUMENT NO.	DESCRIPTION
13243-D	BERNARDO CENTER DRIVE IMPROVEMENT PLANS - ADJACENT TO BERNARDO CENTER NO.3
13789-D	BERNARDO CENTER IMPROVEMENT EAST OF U.S. 395 (15) SOUTH OF RANCHO BERNARDO ROAD
14778-D	BERNARDO PLAZA COURT AND BERNARDO PLAZA DRIVE IN BERNARDO TOWN CENTER UNIT NO. 1
15119-D	PLANS & PROFILES FOR THE IMPROVEMENTS IN & ADJOINING BERNARDO TOWN CENTER UNIT NO. 2
15446-D	BERNARDO TOWN CENTER UNIT NO. 5 IMPROVEMENT PLANS
15973-D	BERNARDO TOWN CENTER UNIT NO. 7 IMPROVEMENT PLANS
REFERENCED MAPS:	
MAP NO. 07077, MAP NO. 07601, MAP NO. 07890, PM 3201, PM 7890,	
REFERENCED RECORD OF SURVEYS:	
ROS 6081, ROS 07915, ROS 17888	

CITY OF SAN DIEGO
LAND USE PERMIT - PMT-3320457
REZONE -PMT- 3320459
VESTED TENTATIVE MAP - PMT-3320460



DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

Lin Patel 4/23/2026
D.O. POSILLICO DATE
R.C.E. 66332 EXPIRES: 06/26

CERTIFICATION

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

1. I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;
2. I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS;
3. I HAVE TAKEN THE THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION;
4. MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;
5. SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW;
6. IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED; AND
7. THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM SUBMITTAL REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4.

Lin Patel 4/23/2026
SIGNATURE DATE

MAPPING NOTE

A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP, AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

CONDOMINIUM NOTE

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL UNITS IS 122.

OWNER/APPLICANT

RANCHO BERNARDO DAY LLC, AND 1818 BERNARDO LLC, KB HOME CAL MANAGEMENT SERVICES LLC

Lin Patel 4/23/2026
SIGNATURE DATE

GRADING QUANTITIES

GRADED AREA:	5.4	ACRES	MAX CUT DEPTH:	10.7	FT
CUT QUANTITIES:	13,834	CYD	MAX CUT SLOPE RATIO:	2:1 MAX	
FILL QUANTITIES:	14,291	CYD	MAX FILL DEPTH:	18.3	FT
IMPORT/EXPORT:	457	CYD	MAX FILL SLOPE RATIO:	2:1 MAX	

NOTE: GRADING QUANTITIES ARE PRELIMINARY AND DO NOT INCLUDE QUANTITIES FOR EXCAVATIONS FOR UTILITIES OR IMPROVEMENT CROSS-SECTIONS.

GENERAL NOTES

TYPE OF CONSTRUCTION

- TYPE V-B BUILDINGS

ZONING DESIGNATION INCLUDING ALL OVERLAYS

- EXISTING ZONING: CC-2-3
- OVERLAY ZONES: PARKING STANDARDS TRANSIT PRIORITY AREA, TRANSIT PRIORITY AREA, AFFORDABLE HOUSING PARKING DEMAND-HIGH, VERY HIGH FIRE HAZARD SEVERITY ZONE

GEOLOGIC CATEGORY

- 52

WAIVERS REQUESTED			
REQUIREMENT	REQUIRED	PROPOSED	SOWC
SETBACK-MINIMUM FRONT YARD	MINIMUM 15' / STANDARD 20' (50% BLDG)	8'	SECTION 131.0431(d) TABLE 131-04C
HEIGHT: MAXIMUM RETAINING WALL (SIDE YARD)	TWO RETAINING WALLS WITH A MAXIMUM 6 FEET HEIGHT	ONE RETAINING WALL WITH HEIGHT BETWEEN 6'-20'	SECTION 142.0340(d)
LOADING SPACES	2 SPACES (35 FEET BY 12 FEET BY 14 FEET)	0 SPACES	SECTION 142.1010(A)

SITE ADDRESS

11818 BERNARDO PLAZA CT, SAN DIEGO, CA 92128

TOPOGRAPHY SOURCE

THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY BY INLAND AERIAL SURVEYS INC. DATED JUNE 15, 2023, AND SUPPLEMENTED BY A FIELD SURVEY COMPLETED APRIL 2024, AND PROVIDED BY LATITUDE 33 SURVEY.

BENCHMARK

THE BASIS OF ELEVATION FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1929 (NGVD29), ALSO KNOWN AS MEAN SEA LEVEL (MSL). THIS IS DETERMINED LOCALLY BY OBSERVATION OF A SAN DIEGO CITY BENCHMARK, BEING A BRASS PLUG AT THE NORTHEAST CORNER OF THE INTERSECTION OF ADORNO PLACE AND BERNARDO CENTER DRIVE. ELEVATION BEING 531.303 FEET.
DATUM: MEAN SEA LEVEL.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN IN MARCH 2024, AND WERE ESTABLISHED FROM G.P.S. STATION 379 AND G.P.S. STATION 403 PER RECORD OF SURVEY NO. 14492.
THE BEARING FROM G.P.S. STATION 379 TO G.P.S. STATION 403 = NORTH 46° 13' 24" EAST.
QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.
THE COMBINED GRID FACTOR AT G.P.S. STATION 379 IS 0.9999480. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.
ELEVATION AT G.P.S. STATION 379 IS 536.38 (NGVD29 - MSL).

ASSESSORS PARCEL NUMBER

274-7811-400

EXISTING LEGAL DESCRIPTION

PARCEL A:
LOT 31 OF BERNARDO TOWN CENTER UNIT NO. 7, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7890, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1974.

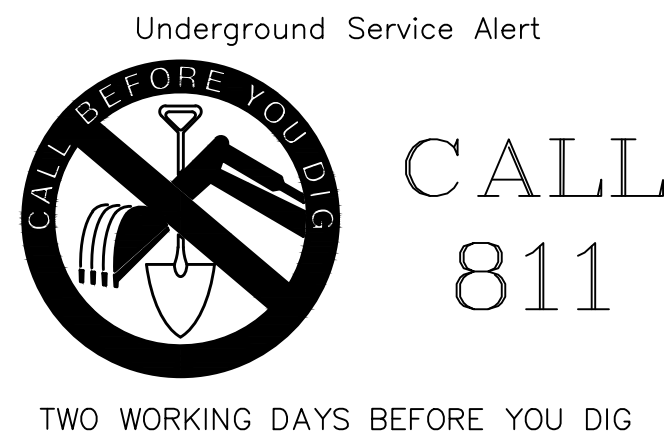
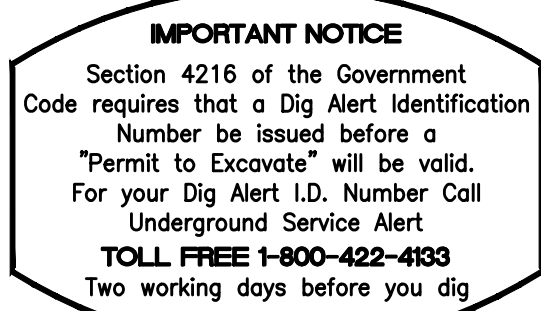
PARCEL B:
A NON-EXCLUSIVE EASEMENT OF ENJOYMENT IN AND TO THE "COMMON AREA", PURSUANT AN SUBJECT TO THE TERMS AND PROVISIONS OF THE "RESTATEMENT OF DECLARATION OF BUILDING RESTRICTIONS AND ARCHITECTURAL CONTROL," RECORDED FEBRUARY 10, 1976, AS INSTRUMENT NO. 76-040172, AS AMENDED BY "FIRST AMENDMENT TO RESTATEMENT OF BUILDING RESTRICTIONS AND ARCHITECTURAL CONTROL," RECORDED JUNE 3, 1976, AS INSTRUMENT NO 76-170427 AND "AMENDMENT TO RESTATEMENT OF BUILDING RESTRICTIONS AND ARCHITECTURAL CONTROL," RECORDED OCTOBER 30, 1978 AS INSTRUMENT NO. 78-468490, ALL OF OFFICIAL RECORDS.

DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST:
 - COMMUNITY PLAN AMENDMENT
 - REZONE
 - A VESTING TENTATIVE MAP
 - THE CONSTRUCTION OF 122 DWELLING UNITS (INCLUDING 13 AFFORDABLE UNITS), AND REMOVAL OF THE EXISTING COMMERCIAL BUILDINGS.
2. LOT SUMMARY:
LOT-1 - 122 TOWNHOME UNITS AND 22 BUILDINGS
3. USE AND ZONING:
EXISTING: USE: OFFICE (LOW-RISE) ZONING: CC-2-3
PROPOSED: USE: MULTI-FAMILY RESIDENTIAL ZONING: RM-2-5
3. EXISTING STRUCTURES BUILT 1980
4. TOTAL SITE AREA (GROSS): ±5.52 AC
5. DEVELOPMENT AREA (SITE MINUS ROW EASEMENT): ±5.4 AC
6. GEOLOGICAL HAZARD CATEGORY: 52
7. SETBACKS: (ZONE: RM-2-5)
FRONT YARD: REQUIRED: 15' MIN / 20' STANDARD (50% BLDG)
PROPOSED UNDER DEVIATION: 8'
SIDE YARD: REQUIRED: 5' MIN OR 10% LOT WIDTH (15')
STREET SIDE YARD: REQUIRED: 10' MIN OR 10% LOT WIDTH (15')
REAR YARD: REQUIRED: 15'
8. HEIGHT LIMIT: 40'
9. REFER TO LANDSCAPE SHEETS FOR THE LANDSCAPE AREA SQUARE FOOTAGE FOR WATER CONSERVATION PURPOSES.

CIVIL PLANS SHEET INDEX

Sheet Number	Sheet Title
25 OF 35	CIVIL NOTES
26 OF 35	EXISTING CONDITIONS & DEMOLITION PLAN
27 OF 35	TM EXHIBIT
28 OF 35	PROPOSED UTILITIES
29 OF 35	PROPOSED UTILITIES
30 OF 35	SITE SECTIONS
31 OF 35	FIRE ACCESS PLAN





LEGEND

- LIMITS OF WORK
- (365) --- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- BUILDING TO BE DEMOLISHED
- SIDEWALK TO BE DEMOLISH
- ▲ ■ ● EXISTING SURVEY MONUMENT TO REMAIN AND BE PROTECTED IN PLACE
- EXISTING MANHOLE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- EXISTING PULL BOX OR CONTROL BOX
- EXISTING STORM DRAIN INLET
- EXISTING BACKFLOW PREVENTER
- EXISTING FIRE DEPT. CONNECTION
- EXISTING POST INDICATOR VALVE
- EXISTING TRAFFIC SIGNAL PULL BOX
- EXISTING ELECTRICAL VAULT
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- DEMOLISH EXISTING UTILITY

PROTECT IN PLACE NOTES

- 1) PROTECT IN PLACE EXISTING PAVEMENT.
- 2) PROTECT IN PLACE EXISTING CURB AND GUTTER.
- 3) PROTECT IN PLACE EXISTING SIDEWALK.
- 4) PROTECT IN PLACE EXISTING STORM DRAIN INLET.
- 5) PROTECT IN PLACE EXISTING SURVEY MONUMENT.
- 6) PROTECT IN PLACE EXISTING SITE WALL.

DEMOLITION NOTES

- 1) DEMOLISH EXISTING BUILDING.
 - 2) DEMOLISH EXISTING CURB.
 - 3) DEMOLISH EXISTING DRIVEWAY.
 - 4) DEMOLISH EXISTING TREES.
 - 5) DEMOLISH EXISTING FIRE HYDRANT, FIRE HYDRANT AND ASSOCIATED WATER LINES TO BE DEMOLISHED AFTER DEMOLITION OF EXISTING BUILDINGS.
 - 6) DEMOLISH EXISTING ASPHALT.
 - 7) DEMOLISH EXISTING RETAINING WALL.
 - 8) DEMOLISH EXISTING LIGHT POST.
 - 9) DEMOLISH GAS METER.
 - 10) DEMOLISH EXISTING VEGETATED AREA.
 - 11) DEMOLISH EXISTING IRRIGATION CONTROL BOX IN IT ENTRITY, AND ASSOCIATED IRRIGATION LINE.
 - 12) DEMOLISH EXISTING WATER METER.
 - 13) DEMOLISH EXISTING TRANSFORMER.
 - 14) DEMOLISH EXISTING PULL ELECTRICAL BOX.
 - 15) DEMOLISH EXISTING SEWER MANHOLE.
 - 16) DEMOLISH EXISTING SWALE.
 - 17) DEMOLISH EXISTING SIDEWALK.
- NOTE: ALL EXISTING SEWER LATERALS AND WATER SERVICES TO THE SITE TO BE TERMINATED AT THE MAINS.

EASEMENTS

- 1) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
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PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
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- 2) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT:
PURPOSE: RESERVED FOR FUTURE STREET
AFFECTS: AS SHOWN ON SAID MAP
RECORDING NO.: MAP NO. 7890
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NON-PLOTTABLE EASEMENTS

- 1) EASEMENT FOR DISTRIBUTION OF ELECTRICITY AND GAS GRANTED TO SDG&E PER FILE/PAGE NO. 79-253192, REC. 6-19-79 D.R. (BLANKET OVER ALL OF LOT 31, MAP 7890 FOR ANY UTILITY FACILITY INSTALLED ON OR BEFORE 6-11-80).

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CALL 811

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CONSTRUCTION NOTES

- ROLLED CURB SDRSD G-4A TYPE B
- CURB & GUTTER SDRSD G-02
- 6" CURB SDRSD G-01
- RIBBON GUTTER SDRSD G-12
- RETAINING WALL
- CONCRETE DRIVEWAY SDRSD G-14A
- PROPOSED BUILDING
- PROPOSED PRIVATE DRIVE
- PROPOSED PRIVATE DRIVE
- MODULAR WETLAND
- ALLEY TYPE CONCRETE DRIVEWAY SDRSD G-14E
- SIDEWALK TO BE CONSTRUCTED TO NEAREST JOINT
- 0" CURB
- 10 X10 SIGHT VISIBILITY TRIANGLE. NO OBSTRUCTION, INCLUDING LANDSCAPING FOR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 36 INCHES IN HEIGHT
- INFORMATION KIOSK
- PROPOSED STREET LIGHT PER SDRSD E-01
- BICYCLE REPAIR LOCATION PER LANDSCAPE PLANS
- STREET TREE PER LANDSCAPE PLAN ON SHEET 34
- RELOCATE EXISTING BACKFLOW
- ADA PARKING PER DETAIL ON SHEET 29
- STANDARD 8'X20' PARKING

SURVEY MONUMENTS

- FOUND LEAD & DISC STAMPED "RCE 10284" AT 8' OFFSET PER MAP 7890.
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- FOUND LEAD & DISC STAMPED "RCE 10284" AT 9.75' OFFSET (MAP 7890 STATES 8' OFFSET).
- FOUND LEAD & TACK AT 8' OFFSET
- FOUND 2" IRON PIPE, DISC ILLEGIBLE. ACCEPTED AS MONUMENT SET PER MAP 7601.
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- FOUND 2" IRON PIPE W/DISC STAMPED "RCE 10284" PER MAP 7601.
- FOUND 3/4" IRON PIPE WITH MAG, NO RECORD. ACCEPTED AS SUBJECT PROPERTY CORNER.
- FOUND 1" IRON PIPE W/DISC STAMPED "DIV HWY" PER MS 875
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LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DWGS.	SYMBOL
EXISTING ROW LINE		EX. R/W
PROPOSED ROW DEDICATION		PROP. R/W
PROPERTY LINE		- P -
MAJOR CONTOUR		600
MINOR CONTOUR		425.00 FS
SPOT ELEVATION		
RETAINING WALL	SEE STRUCTURAL PLANS	
CONCRETE SIDEWALK	SDRSD G-07	
AC PAVEMENT	DETAIL ON SHEET 2	
6" CURB	SDRSD G-01	
6" CURB AND GUTTER	SDRSD G-02	
BUILDING GRADE BREAK		
ROLLED CURB		
CROSS GUTTER	SDRSD G-12	
STORM DRAIN PIPE	SDRSD D-60 (SIZE PER PLAN)	
STORM DRAIN CLEANOUT (PVT.)	SDRSD D-29 (TYPE A-4)	
STORMTRAP VAULT	SEE SHEET C1-02	
MODULAR WETLAND	SEE SHEET C1-02	
PROPOSED TREES PER LANDSCAPE PLAN SEE SHEET 34		
VISIBILITY TRIANGLES		
PROPOSED STREET LIGHT	SDRSD E-01	

EXISTING IMPROVEMENTS

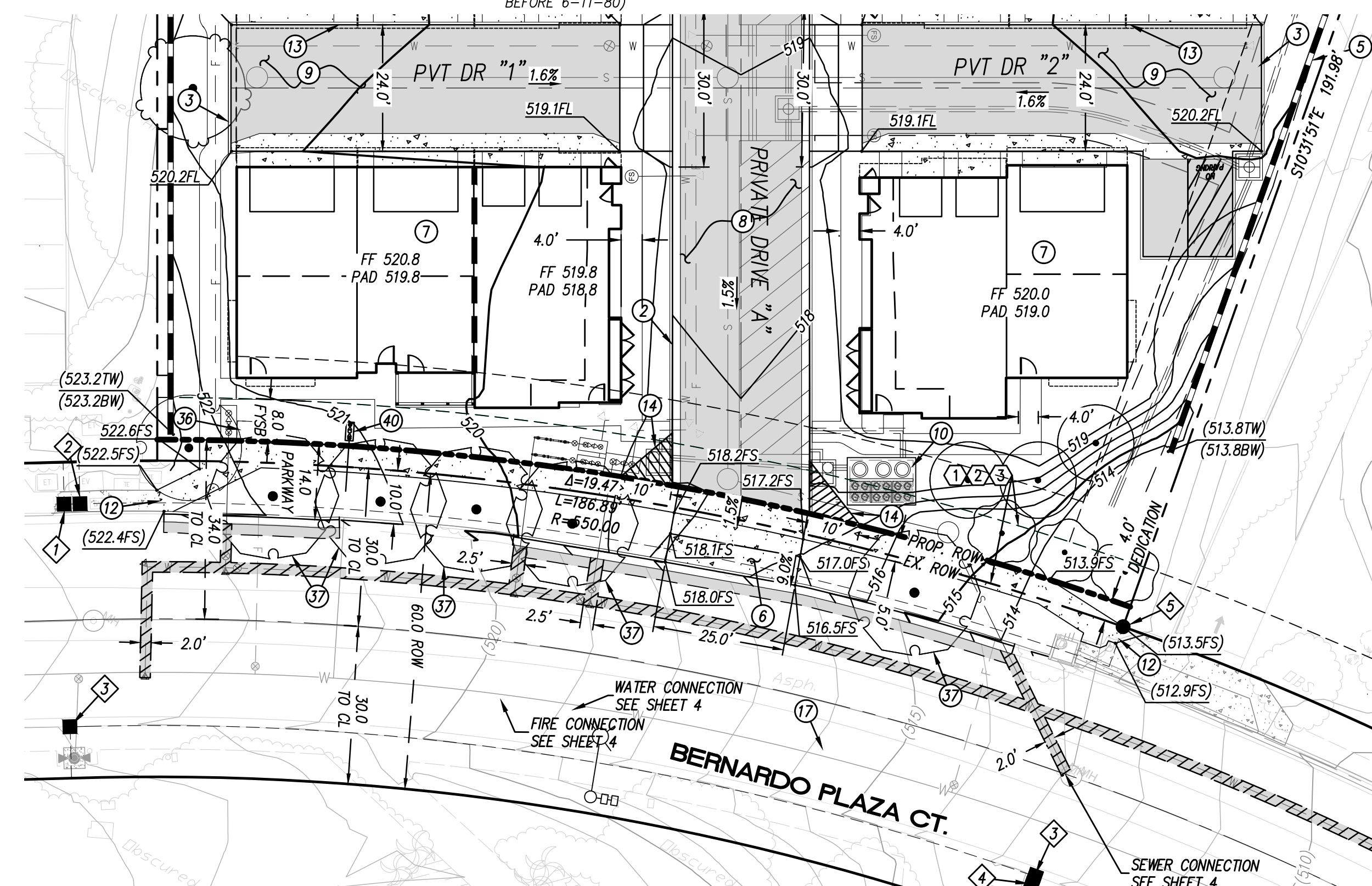
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING WATER GATE VALVE
- EXISTING STORM DRAIN
- EXISTING STORM DRAIN STRUCTURE
- EXISTING CURB & GUTTER
- EXISTING TREES

PROPOSED EASEMENTS

- PRIVATE DRAINAGE EASEMENT
- PUBLIC EASEMENT FOR PRIVATE DRIVES
- GENERAL UTILITY EASEMENT
- FIRE ACCESS EASEMENT

NOTES:

- PER FOOTNOTE 5 OF SDMC SECTION 142.0525(A) TABLE 142-05C, BICYCLE RACKS ARE NOT REQUIRED FOR A DWELLING UNIT WITH GARAGE ACCESSIBLE ONLY BY RESIDENTS OF THE DWELLING UNIT.



ENLARGED VIEW OF RIGHT OF WAY



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CONSTRUCTION NOTES

- 12" SDR-35 PVC STORM DRAIN
- 18" SDR-35 PVC STORM DRAIN
- STORM DRAIN CLEANOUT TYPE A-4
- CURB INLET TYPE B
- 4x13 PLANTED MODULAR WETLAND
- 4x15 PLANTED MODULAR WETLAND WITH CURB INLET
- 8x20 PLANTED MODULAR WETLAND
- STORMTRAP VAULT 1 - 2400 SF X 7' DEEP
- STORMTRAP VAULT 2 - CUMULATIVE 1300 SF X 6' DEEP
- TRENCHING AND CONNECTION OF WATER LATERALS PER SDW-110 & SDW-118
- PROPOSED PRIVATE SEWER LATERAL TRENCHING AND CONNECTION PER SDS-108 & SDS-110
- CONNECT STORM DRAIN LINE TO EXISTING CLEANOUT
- EXISTING CURB INLET
- DUAL 4" WATER METER AND DUAL BACKFLOW PER SDW-157, CONFIGURATION AND EASEMENTS TO BE CONFIRMED IN FINAL ENGINEERING
- 8" FIRE WATER RPDA PER SDW-105
- EXISTING FIRE SERVICE TO BE KILLED AT THE MAIN
- EXISTING WATER SERVICE TO BE RETAINED AND REPURPOSED FOR IRRIGATION
- RELOCATE EXISTING BACKFLOW
- ABANDON EXISTING SEWER LATERAL AT MH, CONTRACTOR TO VERIFY.
- PROPOSED 8" WATER SERVICE CONNECTION TO NEW MAIN
- PROPOSED 8" FIRE SERVICE CONNECTION TO NEW MAIN
- 10"x12" TEE CONNECTION TO EXISTING WATER MAIN

SURVEY MONUMENTS

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LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DIMS.	SYMBOL
EXISTING ROW LINE		EX. R/W
PROPOSED ROW DEDICATION		PROP. R/W
PROPERTY LINE		P
STORM DRAIN PIPE	SDRS D-60 (SIZE PER PLAN)	
STORM DRAIN CLEANOUT (PVT.)	SDRS D-29 (TYPE A-4)	
CURB INLET	SDRS D-02 (TYPE B)	
STORMTRAP VAULT	SIZE PER PLAN	
MODULAR WETLAND	SIZE PER PLAN	
PRIVATE 6" DOMESTIC WATER MAIN	SDW-110	
PRIVATE 8" FIRE WATER MAIN	SDW-110	
8" FIRE RPDA	SDW-105	
6" DOMESTIC WATER BACKFLOW AND WATER METER	SDW-157	
FIRE WATER LATERAL		
FIRE HYDRANT	SDW-104	
PRIVATE 8" SEWER MAIN	SDS-110	
SEWER MANHOLE	SDS-107	
PROPOSED TREES PER LANDSCAPE PLAN		
VISIBILITY TRIANGLES		
EXISTING IMPROVEMENTS		
ITEM		
STORM DRAIN PIPE		
STORM DRAIN CLEANOUT (PVT.)		
CURB INLET		
DOMESTIC WATER MAIN		
SEWER MAIN		
SEWER MANHOLE		

NON-PLOTTABLE EASEMENTS

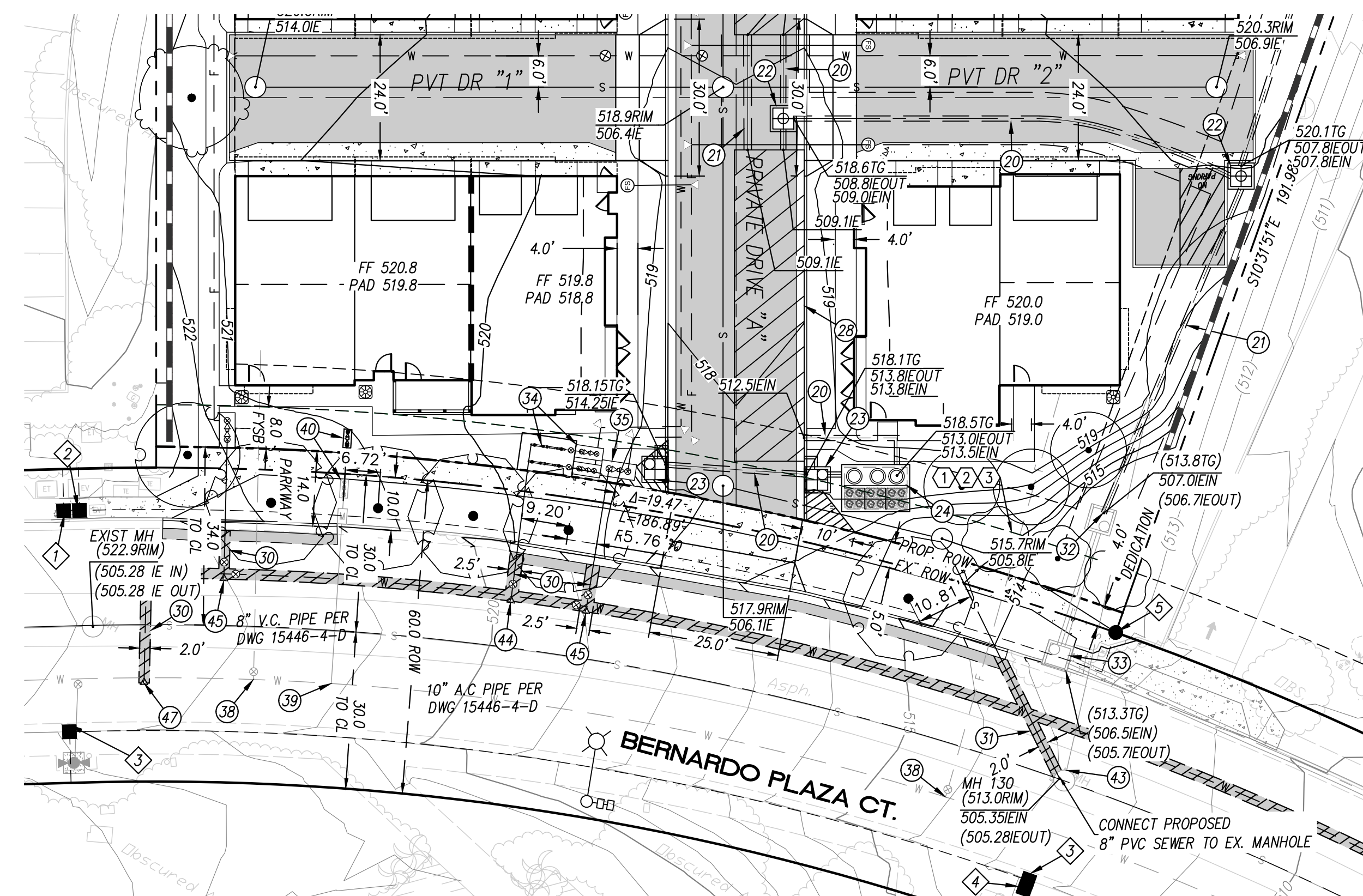
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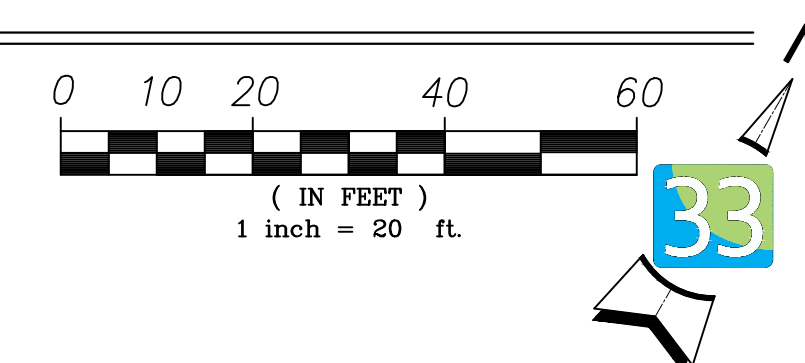
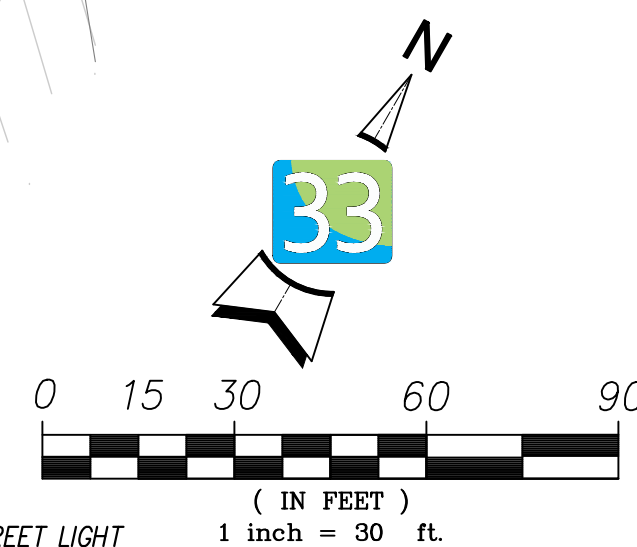
- PRIVATE DRAINAGE EASEMENT
- SAN DIEGO WATER DISTRICT EASEMENT. EXACT DIMENSIONS TO BE DEFINED DURING FINAL ENGINEERING
- PUBLIC EASEMENT FOR PRIVATE DRIVES
- GENERAL UTILITY EASEMENT
- FIRE ACCESS EASEMENT

UTILITY NOTES

- EXISTING SEWER LATERALS TO BE LOCATED AND ABANDONED AT THE PROPERTY LINE.
- ANY EXISTING SEWER CLEANOUT CONNECTED TO AN ABANDONED SEWER LATERAL WHICH LIES WITHIN OR ADJACENT TO A PUBLIC ROW OR EASEMENT SHALL ALSO BE ABANDONED. CLEANOUTS TO BE ABANDONED SHALL BE CUT OUT AND REMOVED WITH THE ASSOCIATED RISER PLUGGED AT LEAST 3 FEET BELOW FINISH GRADE, OR BELOW THE TOP OF CURB, WHICHEVER IS LOWER; AND, A) IN NON-PAVED AREAS, THE REMAINING VOIDS SHALL BE FILLED WITH SUITABLE MATERIAL, COMPACTED TO A RELATIVE COMPACTION OF 90% AND CONCRETE PLUGGED. B) FOR PAVED AREAS, ALL REMAINING VOIDS SHALL BE FILLED WITH CLSM, AND ALL DISTURBED PAVEMENT AND SIDEWALK SHALL BE RESTORED.



ENLARGED PLAN VIEW



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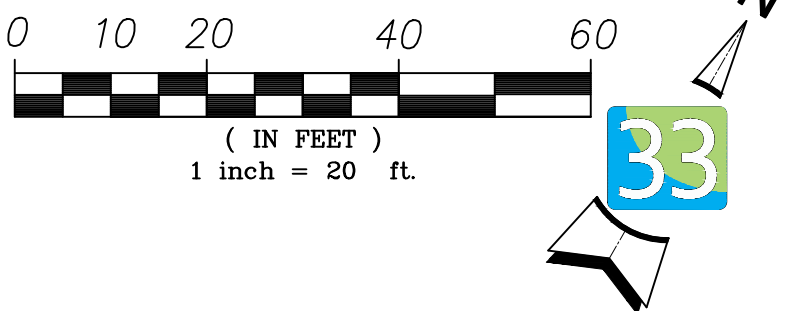
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6" DOMESTIC WATER MAIN	SDW-110	
8" FIRE WATER MAIN	SDW-110	
8" FIRE RPDA	SDW-105	
6" DOMESTIC WATER BACKFLOW AND WATER METER	SDW-157	
FIRE WATER LATERAL		
FIRE HYDRANT	SDW-104	
PUBLIC 8" SEWER MAIN	SDS-110	
SEWER MANHOLE	SDS-107	
PROPOSED TREES PER LANDSCAPE PLAN		
VISIBILITY TRIANGLES		
EXISTING IMPROVEMENTS		
ITEM		SYMBOL
STORM DRAIN PIPE		
STORM DRAIN CLEANOUT (PVT.)		
CURB INLET		
DOMESTIC WATER MAIN		
SEWER MAIN		
SEWER MANHOLE		

CONSTRUCTION NOTES

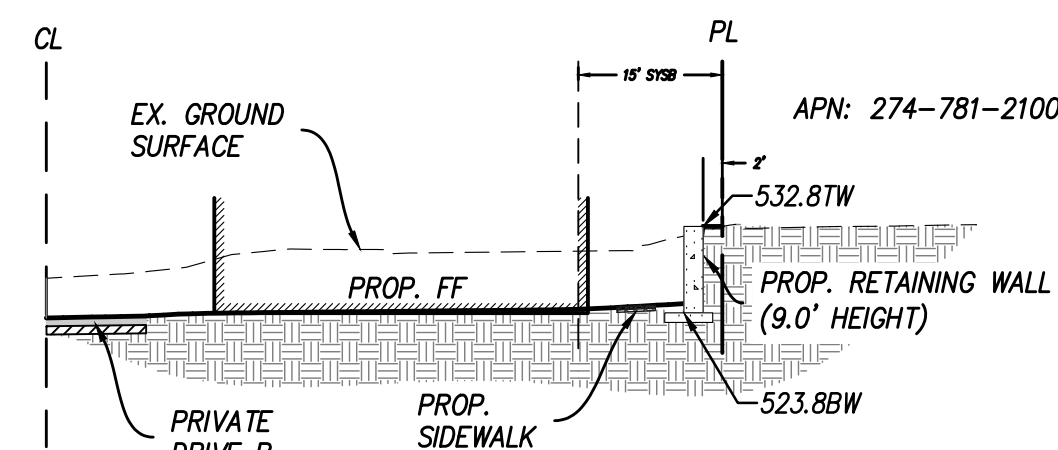
- 20 12" SDR-35 PVC STORM DRAIN
- 21 18" SDR-35 PVC STORM DRAIN
- 22 STORM DRAIN CLEANOUT TYPE A-4
- 23 CURB INLET TYPE B
- 24 4x1.3 PLANTED MODULAR WETLAND
- 26 STORMTRAP VAULT 2 - CUMULATIVE 1300 SF X 6" DEEP
- 30 TRENCHING AND CONNECTION OF WATER LATERALS PER SDW-110 & SDW-118
- 31 PROPOSED PRIVATE SEWER LATERAL TRENCHING AND CONNECTION PER SDS-108 & SDS-110
- 32 CONNECT STORM DRAIN LINE TO EXISTING CLEANOUT
- 33 EXISTING CURB INLET
- 34 DUAL 4" WATER METER AND DUAL BACKFLOW PER SDW-157, CONFIGURATION AND EASEMENTS TO BE CONFIRMED IN FINAL ENGINEERING
- 35 8" FIRE WATER RPDA PER SDW-105
- 36 EXISTING FIRE SERVICE TO BE KILLED AT THE MAIN
- 39 EXISTING WATER SERVICE TO BE RETAINED AND REPURPOSED FOR IRRIGATION
- 40 RELOCATE EXISTING BACKFLOW
- 43 ABANDON EXISTING SEWER LATERAL AT MH, CONTRACTOR TO VERIFY.
- 44 PROPOSED 8" WATER SERVICE CONNECTION TO NEW MAIN
- 45 PROPOSED 8" FIRE SERVICE CONNECTION TO NEW MAIN
- 46 PROPOSED 12" PVC WATER MAIN
- 47 10"x12" TEE CONNECTION TO EXISTING WATER MAIN
- 48 12" HOT TAP TO EXISTING 24" MAIN



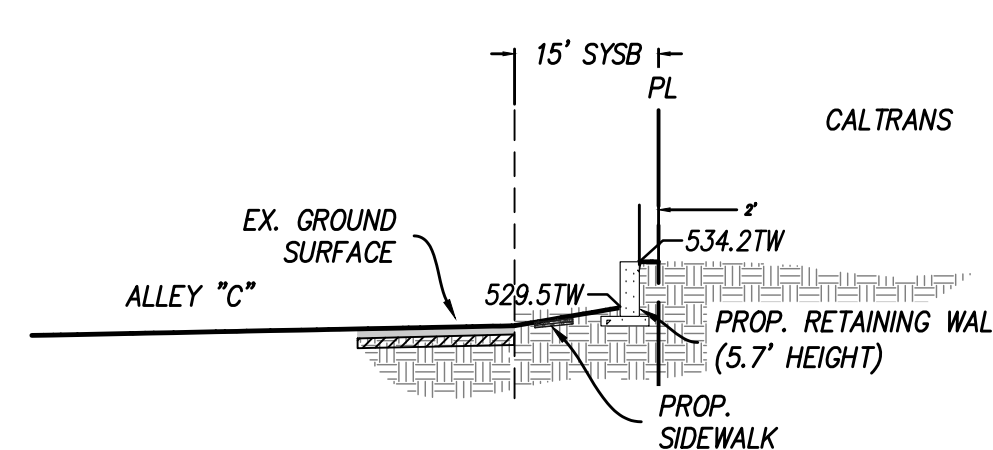
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Underground Service Alert
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CALL 811
TWO WORKING DAYS BEFORE YOU DIG

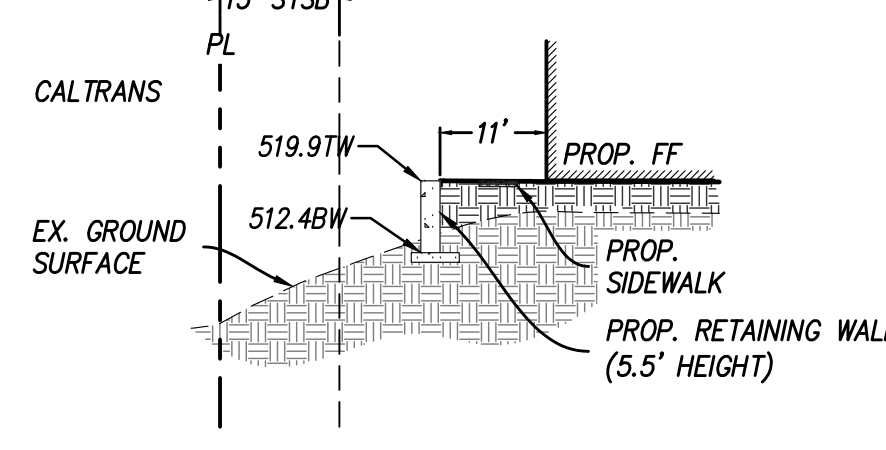




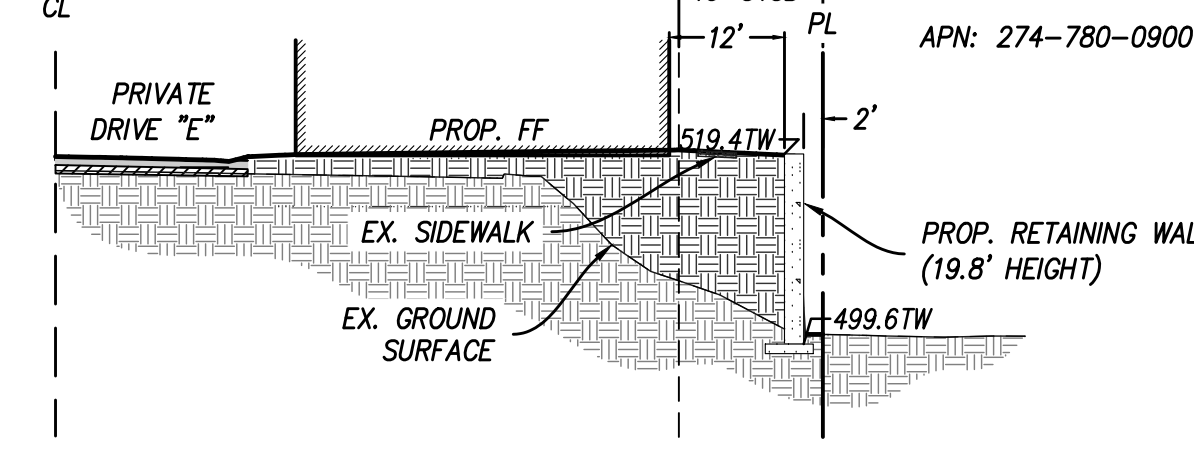
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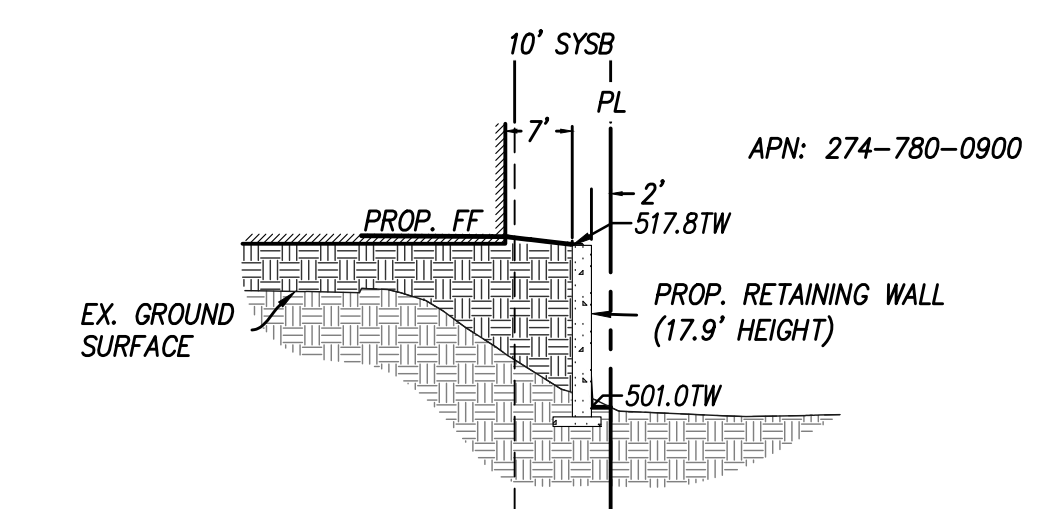
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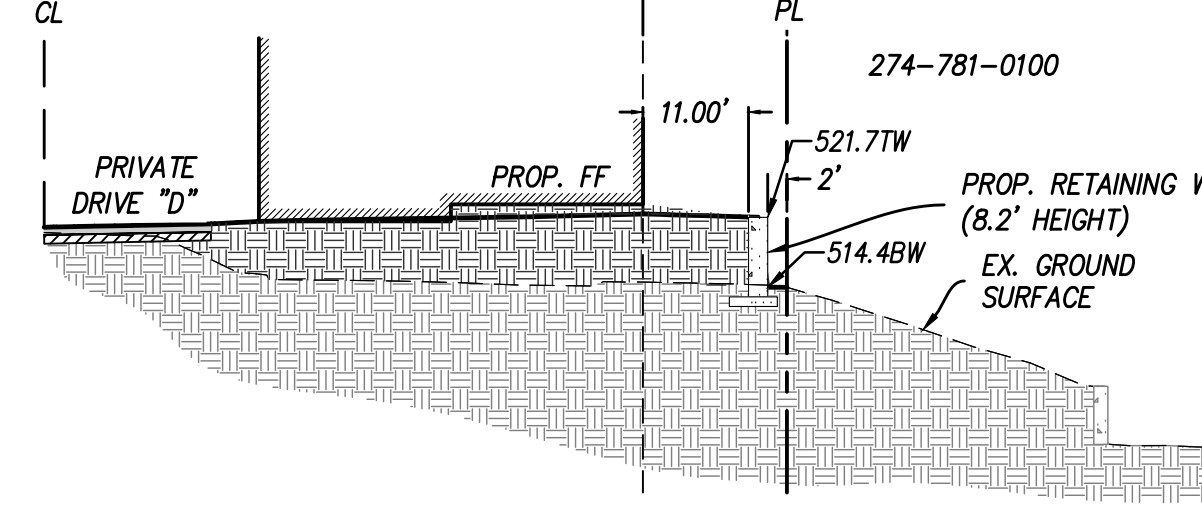
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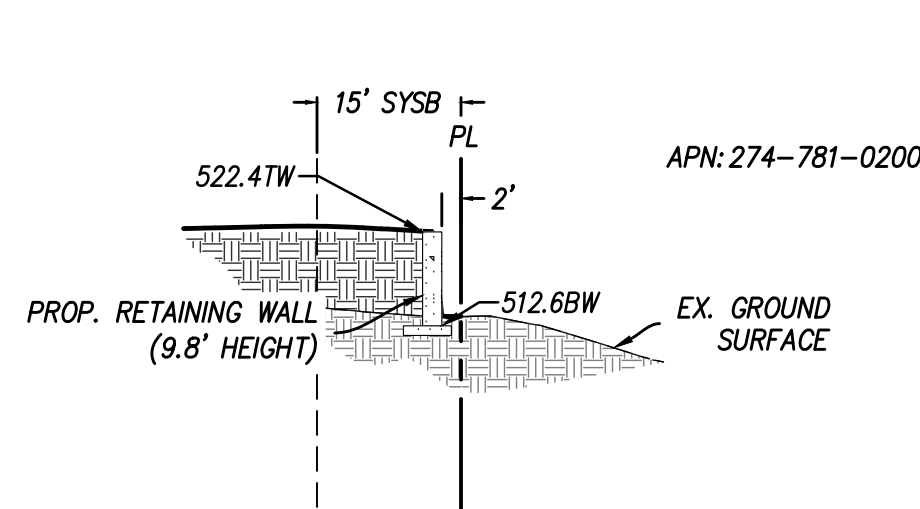
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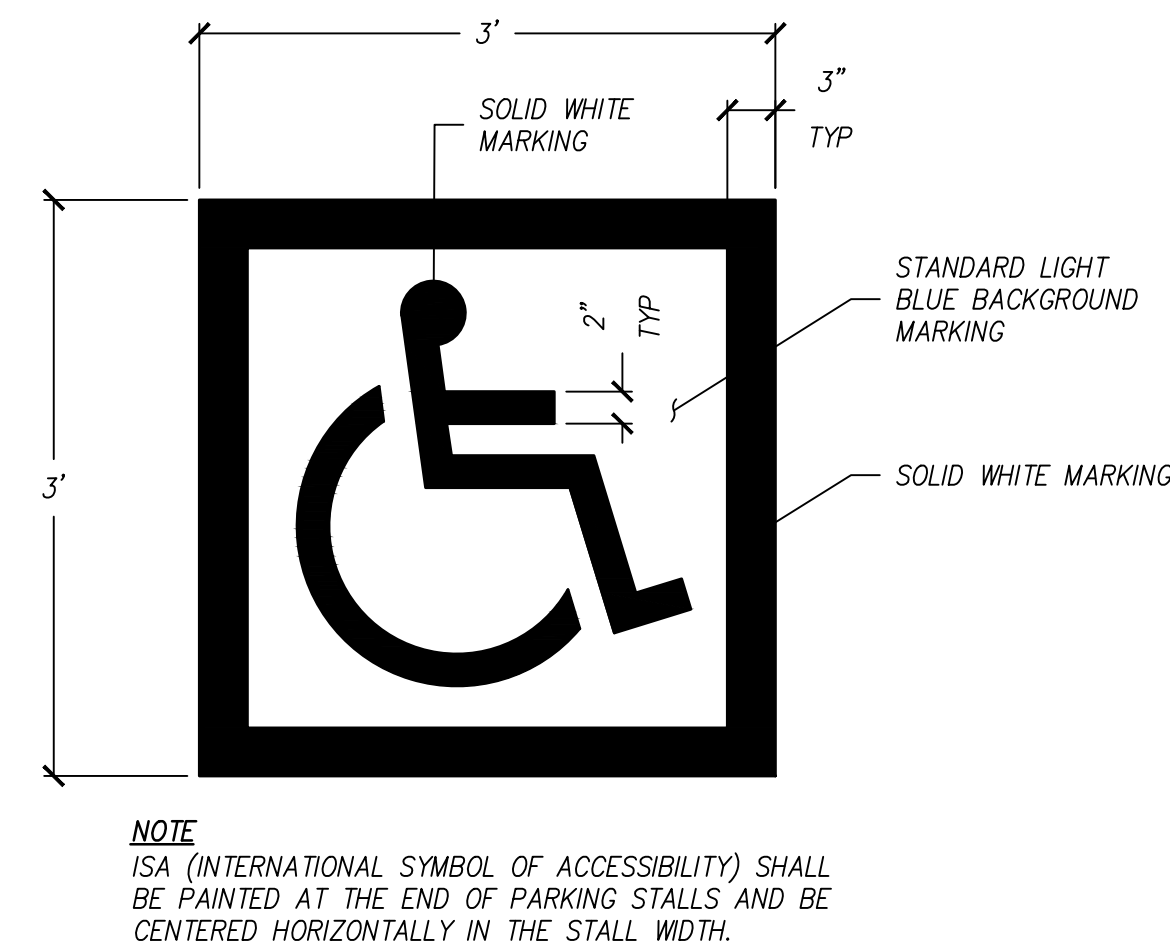
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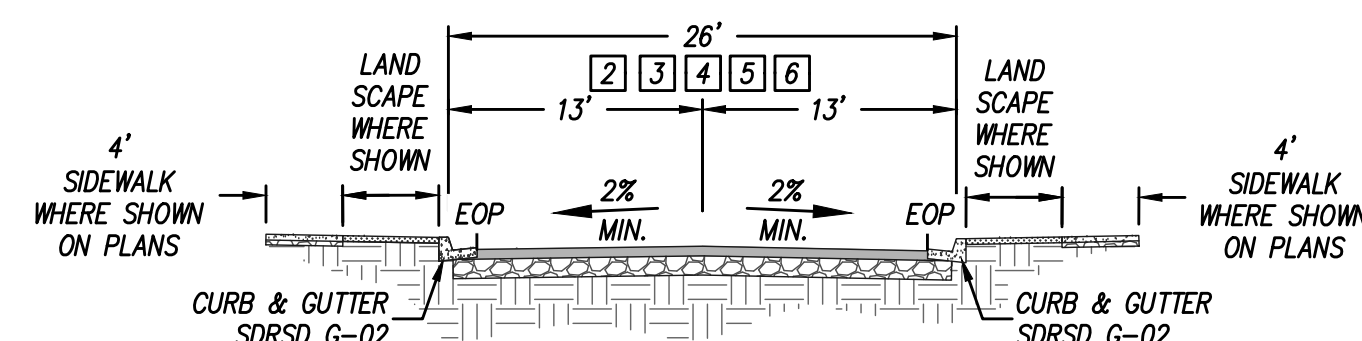
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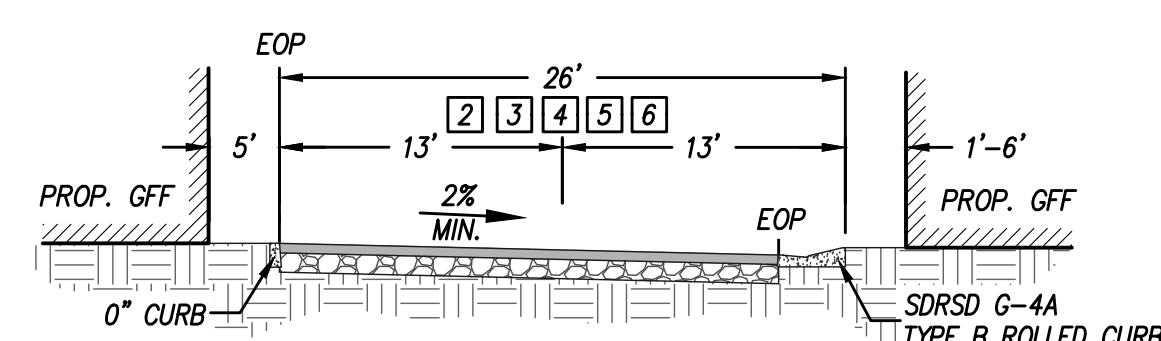
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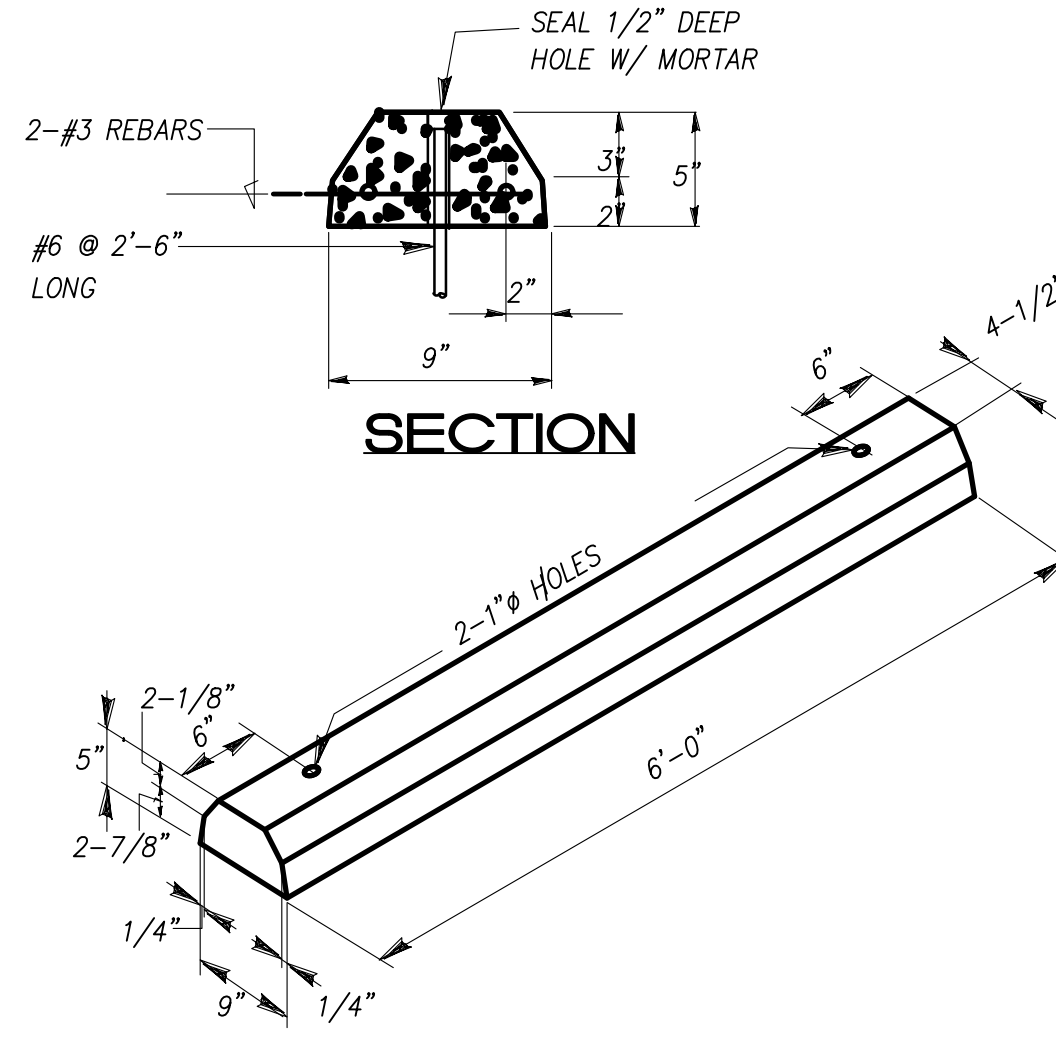
ACCESSIBLE PARKING ISA MARKING
N.T.S.



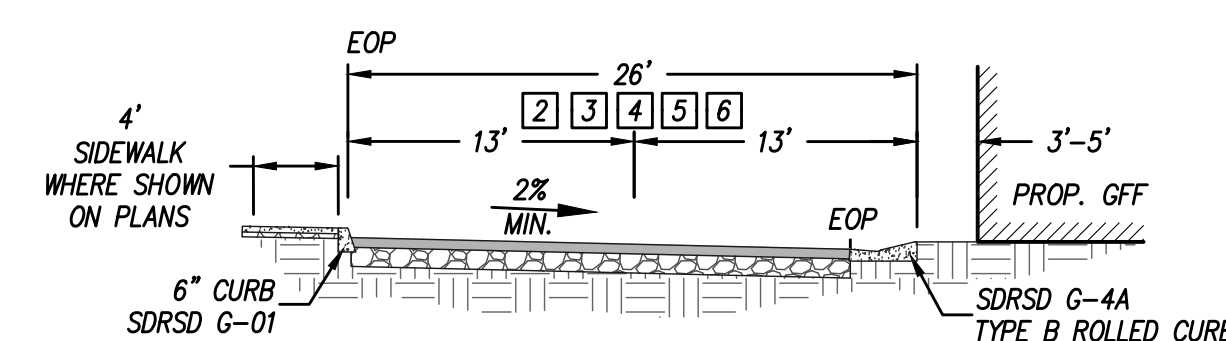
TYPICAL SECTION - PRIVATE DRIVE 'A'
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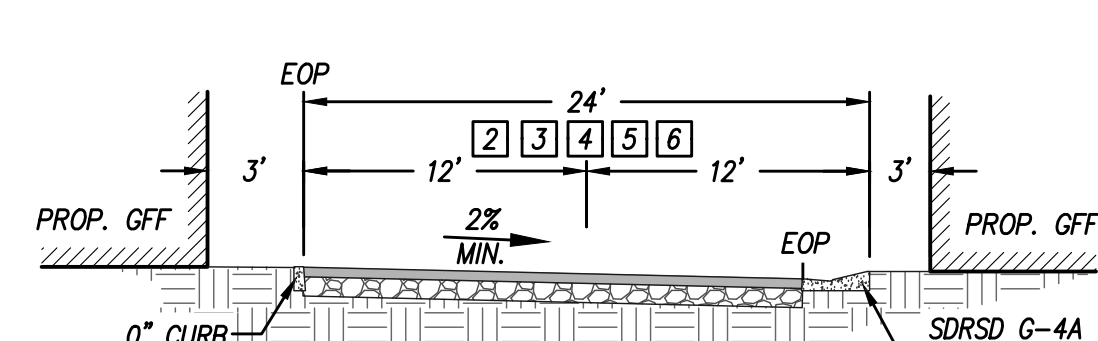
TYPICAL SECTION - PRIVATE DRIVES 'B, D AND 5'
SCALE 1"=10"



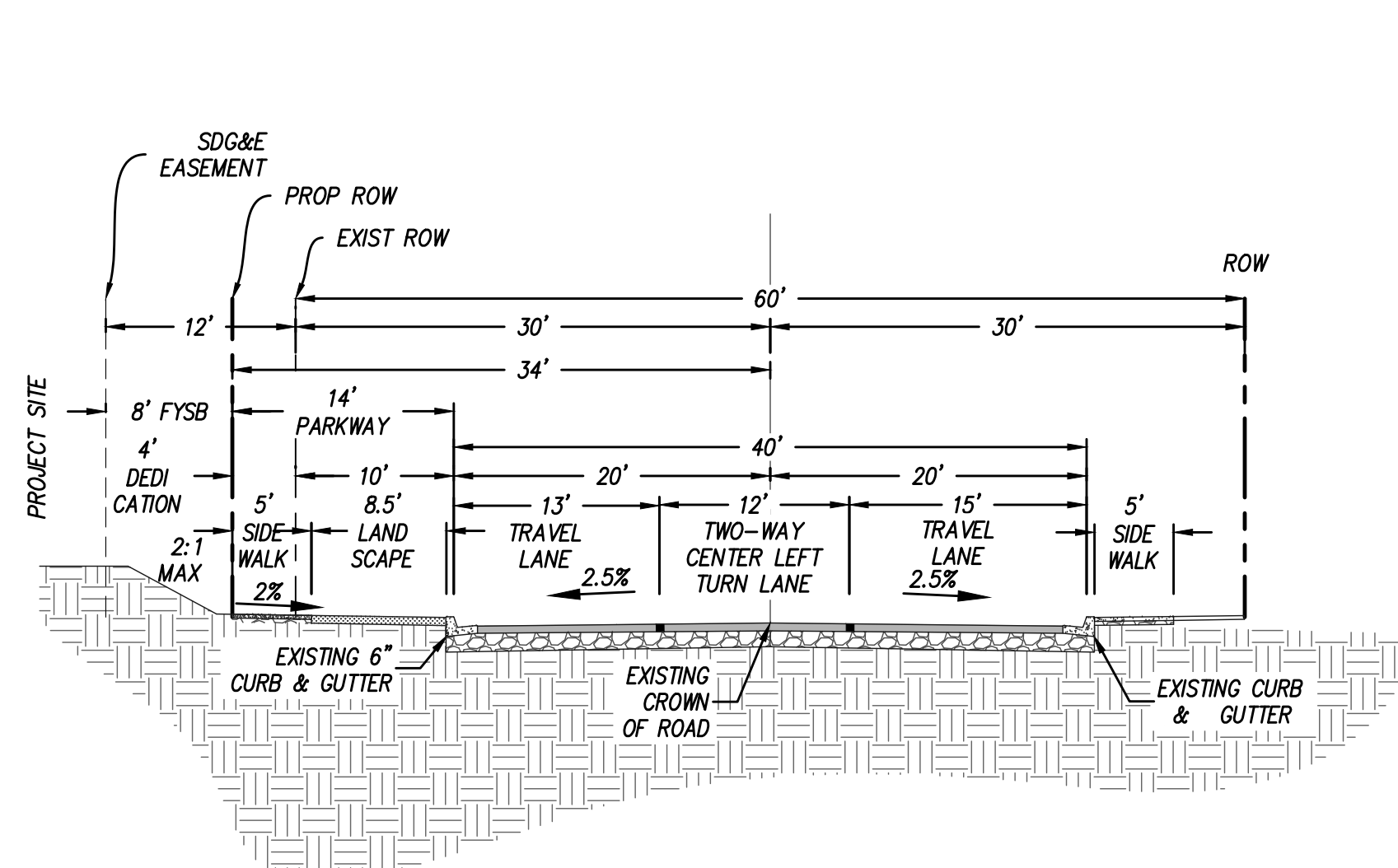
PRECAST CONCRETE WHEEL STOP
N.T.S.



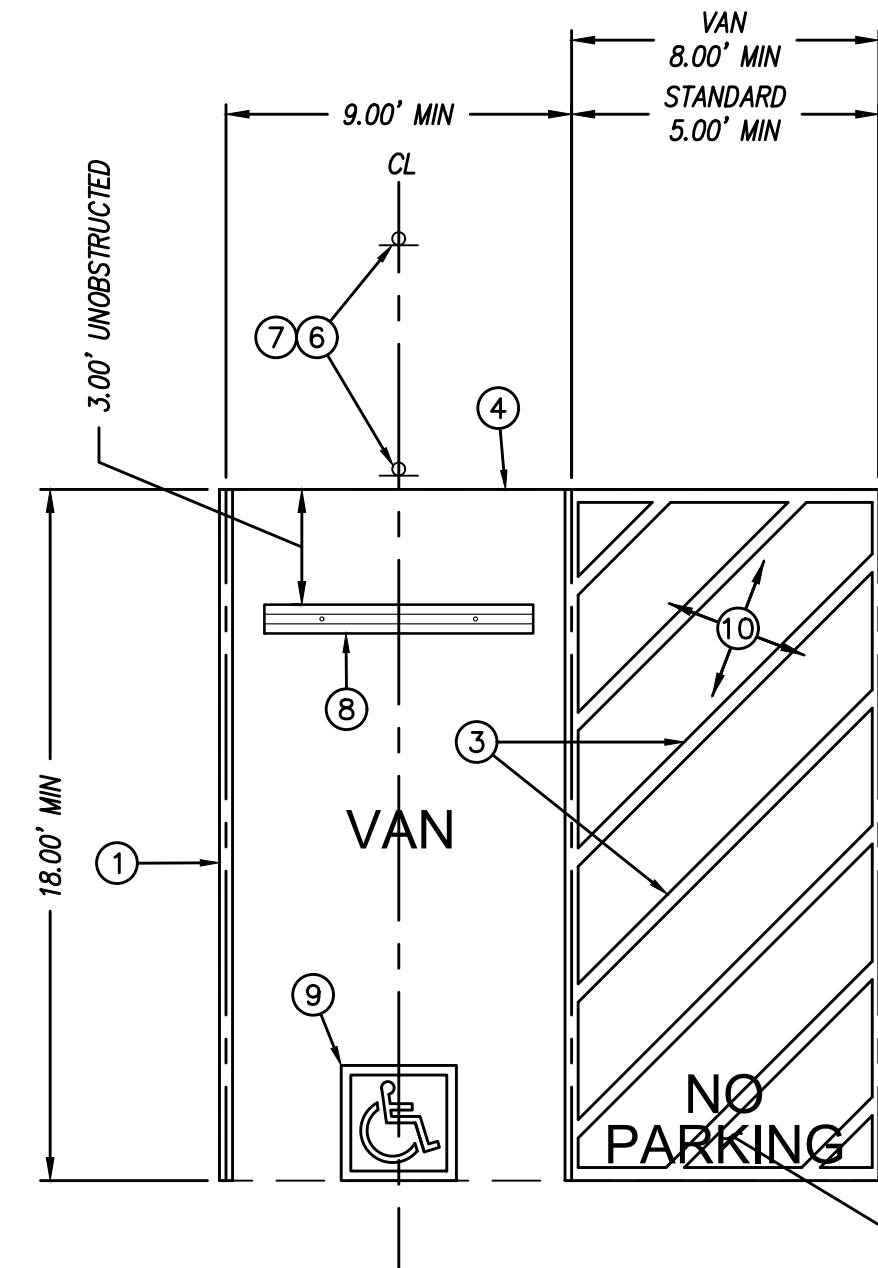
TYPICAL SECTION - PRIVATE DRIVES 'C AND E'
SCALE 1"=10"



TYPICAL SECTION - PRIVATE DRIVES '1-4'
SCALE 1"=10"



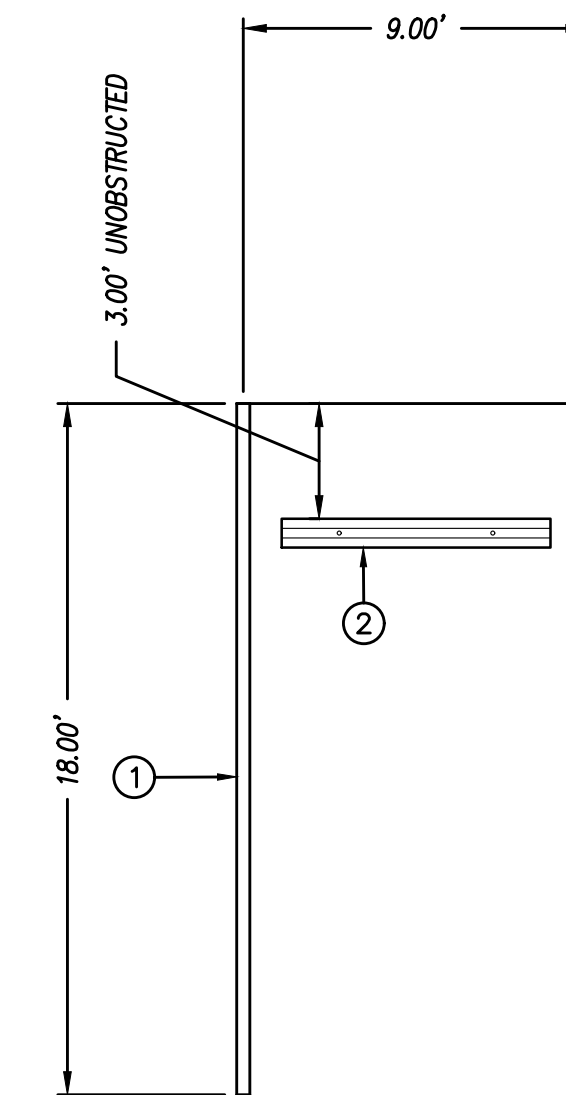
BERNARDO PLAZA COURT - TYPICAL SECTION
SCALE 1"=10"



VAN AND STANDARD
ACCESSIBLE PARKING STALL AND ACCESS AISLE

KEYNOTES:

- 4" BLUE LINE.
- 4" BLUE LINE BORDER.
- 4" HATCHED DIAGONAL LINES AT 36" MAX ON-CENTER (SHOWN AT 30") PAINTED A CONTRASTING COLOR WITH THE PARKING SURFACE IN ACCESS AISLE, WHITE ON ASPHALT CONCRETE, BLUE ON PORTLAND CEMENT CONCRETE. VAN ACCESSIBLE STALL, ACCESS AISLE LOCATED ON PASSENGER SIDE ONLY.
- DRIVE AISLE EDGE TO ALIGN WITH ADJACENT PARKING
- "NO PARKING" STRIPING, WHITE COLOR, 12" LETTER HEIGHT.
- ACCESSIBLE PARKING SIGN AT CURB OR BEHIND SIDEWALK.
- AT VAN ACCESSIBLE STALL INCLUDE (FOR VAN) TO ACCESSIBLE PARKING SIGN.
- WHEEL STOP PER DETAIL THIS SHEET.
- ISA SYMBOL PER DETAIL THIS SHEET.
- 2% MAX (1.5% DESIGN) SLOPE IN ANY DIRECTION IN STALL AND ACCESS AISLE. NO CHANGES IN LEVEL ACROSS ENTIRE STALL/ACCESS AISLE.



STANDARD NON-ACCESSIBLE
PARKING STALL

KEYNOTES:

- PARKING STRIPING PER
- WHEEL STOP WHERE SHOWN ON PLAN, SEE DETAIL THIS SHEET

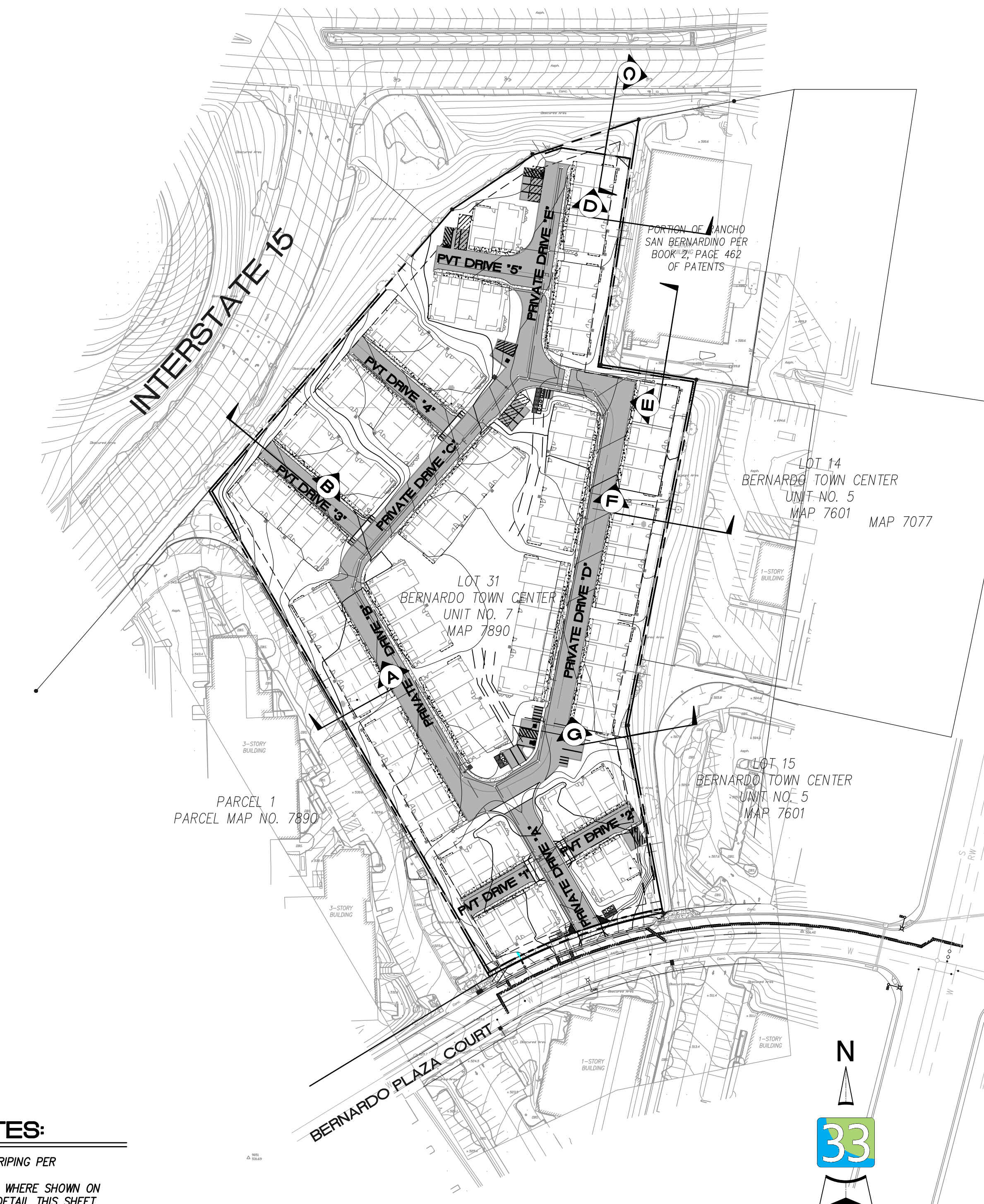
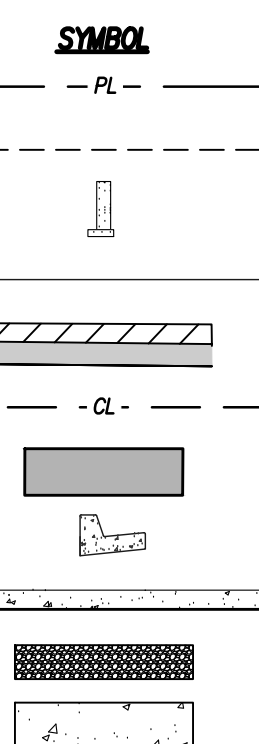
PROPOSED EASEMENTS

- PRIVATE DRAINAGE EASEMENT
- SAN DIEGO WATER DISTRICT EASEMENT
- PUBLIC SEWER EASEMENT
- PUBLIC EASEMENT FOR PRIVATE DRIVES
- GENERAL UTILITY EASEMENT
- FIRE ACCESS EASEMENT

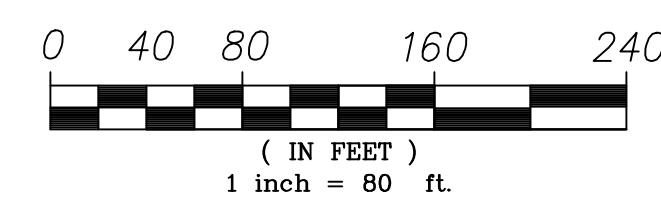
LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DWGS.
PROPERTY LINE	
SETBACK LINE	
PROPOSED RETAINING WALL	
EXISTING GROUND SURFACE	
PROPOSED ROAD	
ROAD CENTER LINE	
PROPOSED AC PAVEMENT	
CURB	SDRSD G-01
RIBBON GUTTER	SDRSD G-12
GRAVEL	
CONCRETE SIDEWALK	SDRSD G-07



KEY MAP
SCALE NOTED



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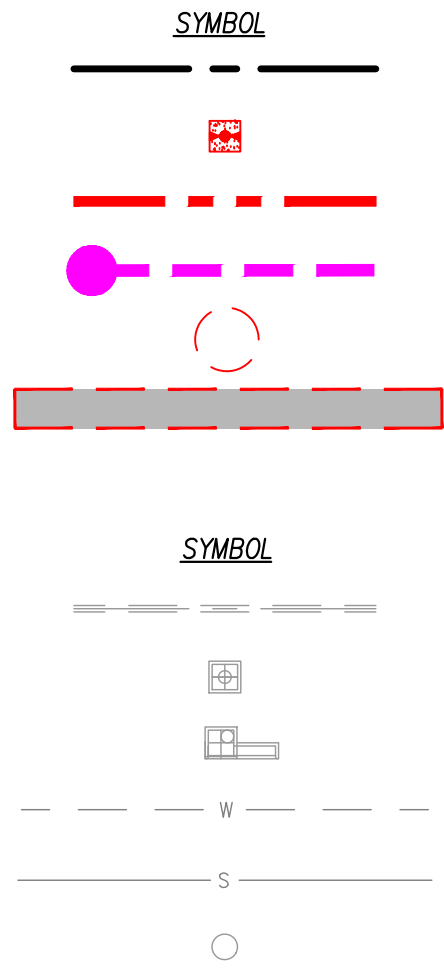
LEGEND

PROPOSED IMPROVEMENTS

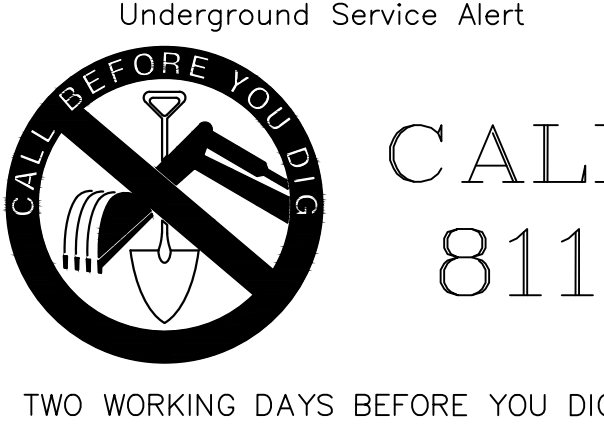
- PROPERTY LINE
- FIRE HYDRANT
- HAMMER HEAD TURN-AROUND
- FIRE HOSE PULL LENGTH (150')
- FIRE HYDRANT COVERAGE (300' RADIUS)
- FIRE ACCESS LANE - AC

EXISTING IMPROVEMENTS

- STORM DRAIN PIPE
- STORM DRAIN CLEANOUT (PVT.)
- CURB INLET
- DOMESTIC WATER MAIN
- SEWER MAIN
- SEWER MANHOLE



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EROSION AND SEDIMENT CONTROL NOTES:

- A. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PREPARE AND SUBMIT FOR APPROVAL AN EROSION CONTROL PLAN IDENTIFYING:
- ADEQUATE PERIMETER BMP LOCATION
 - ADEQUATE SEDIMENT CONTROL BMP LOCATION
 - ADEQUATE TRACKING CONTROL BMP LOCATION
 - ADEQUATE MATERIAL STORAGE CONTROL BMP LOCATION
 - ADEQUATE CONTROL FOR GRADED AREAS
- B. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES IN WORKING ORDER TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT AND UNTIL PERMANENT GROUND COVER AND LANDSCAPING IS ESTABLISHED.
- C. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED BY THE OWNER'S REPRESENTATIVE DUE TO COMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES WHICH MAY ARISE.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- E. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- F. ALL GRAVEL BARS SHALL A CITY-APPROVED MINIMUM RECSGRADE.
- G. ALL EXPOSED DISTURBED AREAS MUST HAVE EROSION PREVENTION CONTROLS PROPERLY INSTALLED INCLUDING BUILDING PADS, UNFINISHED ROADS AND SLOPES. SLOPES LESS THAN 33 3% OR 1:3 (VERTICAL VS. HORIZONTAL) MAY USE PROPERLY DESIGNED AND INSTALLED DE-SILTING BASINS AT ALL DISCHARGE POINTS IN LIEU OF THIS REQUIREMENT.
- H. ADEQUATE PERIMETER PROTECTION BMPs MUST BE INSTALLED AND MAINTAINED.
- I. ADEQUATE SEDIMENT CONTROL BMPs MUST BE INSTALLED AND MAINTAINED.
- J. ADEQUATE BMPs DESIGNED TO CONTROL OFF-SITE SEDIMENT TRACKING MUST BE INSTALLED AND MAINTAINED.
- K. AT A MINIMUM, 25% OF THE MATERIALS NEEDED TO INSTALL STANDBY BMPs NECESSARY TO COMPLETELY PROTECT EXPOSED PORTIONS OF THE SITE FROM EROSION AND PREVENT SEDIMENT DISCHARGES MUST BE STORED ON SITE OR AT AN APPROVED OFF-SITE STAGING AREA.
- L. AN APPROVED 'WEATHER TRIGGERED' RESPONSE PLAN IS MANDATED FOR IMPLEMENTATION IN THE EVENT THAT A PREDICTED STORM EVENT HAS A 50% CHANCE OF RAIN. THE PROPONENT MUST HAVE THE CAPACITY TO DEPLOY THE STANDBY BMPs A MINIMUM OF 24 HOURS PRIOR TO THE PREDICTED STORM EVENT.
- M. THE WEATHER TRIGGERED RESPONSE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, COVERING ALL EXPOSED SOIL AND AREAS IMPACTED BY THE PROJECT WITH VISQUEEN SHEETING.
- N. CLEARED OR GRADED AREAS SHALL NOT BE LEFT EXPOSED AT ANY GIVEN TIME DURING A STORM EVENT AND SHALL BE ADEQUATELY COVERED PRIOR TO A STORM EVENT TO PREVENT EROSION.

LANDSCAPE & IRRIGATION MAINTENANCE NOTES:

- A. THIS SITE WILL BE UTILIZING RECLAIMED WATER. AN AUTOMATIC, WATER-EFFICIENT IRRIGATION SYSTEM SHALL BE PROVIDED TO ESTABLISH AND MAINTAIN LANDSCAPING. IRRIGATION SYSTEMS SHALL MEET THE FOLLOWING DESIGN REQUIREMENTS:
- B. INCLUDE AND INSTALL A CITY-APPROVED ELECTRONICALLY CONTROLLED AUTOMATIC RAIN SHUT-OFF DEVICE. APPROVED DEVICES INCLUDE: W.C.S. 'RAINGUARD', TORO 'RAINSWITCH', AND HILTI 'MINI-CLICK'.
- C. INCLUDE AND INSTALL A CITY-APPROVED MOISTURE SENSING DEVICE. APPROVED DEVICES INCLUDE: W.C.S. 'HYDROVISOR' & RAINBIRD 'AQUA MISTER'.
- D. INCLUDE AND INSTALL LOW PRECIPITATION RATE SPRINKLER NOZZLES. HEADS SHALL BE PLACED TO MINIMIZE OVER SPRAY AND TO REDUCE RUN-OFF OF WATER FROM OVER WATERING.
- E. INCLUDE AND INSTALL AN AUTOMATIC ELECTRIC CONTROLLER THAT SHALL BE SEASONALLY ADJUSTED TO OPERATE THE IRRIGATION SYSTEM WITH THE LEAST PRACTICAL AMOUNT OF WATER APPLIED.
- F. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- G. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER (REGENCY CENTERS).
- H. LANDSCAPE AREAS SHALL BE FREE OF DEBRIS AND LITTER 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 CONDITION OF THE PERMIT.
- I. THE OWNER (REGENCY CENTERS) SHALL ALSO BE RESPONSIBLE FOR MAINTAINING PLANT AND IRRIGATION MATERIAL WITHIN THE RIGHT-OF-WAY.
- J. REQUIRED PER CITY, ROOT BARRIERS: ROOT BARRIER ARE REQUIRED FOR ALL STREET TREES WITHIN 6' OF ANY HARDSCAPE, CURBS OR WALLS. THEY SHALL BE 24" DEEP, 0.8" THICK, AND BE PLACED FLUSHED WITH THE TOP OF ANY ADJACENT HARDSCAPE OR CURB AND BE CENTERED 10' ON EITHER SIDE OF THE TREE (20' LONG TOTAL). SEE CITY DETAIL #716.
- MINIMUM TREE/IMPROVEMENT SEPARATION DISTANCE:
- TRAFFIC SIGNALS/STOP SIGN - 20 FT
 - UNDERGROUND UTILITY LINES - 5 FT
 - ABOVE GROUND UTILITY STRUCTURES - 10 FT
 - DRIVEWAYS - 10 FT
- K. PROTECT ROOTS FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE WETTING & DRYING DURING RE-WATERING. MAINTAIN EXISTING GRADE WITHIN THE DRIP LINE. CUT ROOTS APPROXIMATELY 6" FROM NEW CONSTRUCTION & SEAL CUT WITH WOOD PAINT MADE BY FLINTKOTE OR APPROVED EQUAL.
- L. MAINTAIN & DOCUMENT A TREE-WATERING SCHEDULE DURING CONSTRUCTION.
- M. REPLACE DAMAGED TREES WITH ONE OF EQUAL SIZE.
- N. THERE SHALL BE A MIN. 5'-0" CLEARANCE BETWEEN THE EDGE OF THE MATURE TREE CANOPY AND THE BUILDING.

GENERAL NOTES:

- A. AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC §142.0403(C) FOR PROPER
- B. IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE
- C. SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. IRRIGATION SYSTEM TO BE A COMBINATION OF SPRAY, DRIP & HIGH EFFICIENCY ROTATORS.
- D. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, 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.
- E. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET.
- F. PER SDMC §142.0403(B)(5).
- G. ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC §142.0411.
- H. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
- I. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
- J. WITHIN SITE VISIBILITY TRIANGLES, NO VEGETATION, OTHER THAN TREES, IN THESE AREAS WILL EXCEED 24" IN HEIGHT.

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
	1	NATURAL GREY PEDESTRIAN CONCRETE PAVING WITH MEDIUM BROOM FINISH, TYP.
	2	ENHANCED PEDESTRIAN CONCRETE PAVING, TYP.
	3	DECORATIVE VEHICULAR PAVERS, TYP. COLOR: TBD, FINISH: TBD
	4	RESILIENT SAFETY SURFACING. COLORS: TBD
	5	STABILIZED DECOMPOSED GRANITE PAVING, TYP. COLOR: TBD
	6	ARTIFICIAL TURF AT DOG RUN
	7	DECORATIVE COBBLE. SIZE AND COLOR TBD.
	8	PICNIC TABLE, TYP.
	9	GAME TABLE, TYP.
	10	PLAY STRUCTURE
	11	BARBEQUE ISLAND
	12	60" HT. DOG RUN FENCE
	13	48" HT. PLAYGROUND FENCE
	14	PEDESTRIAN GATE
	15	UNDERGROUND UTILITY VAULT. SEE SHEET 28 OF 34
	16	SHADE STRUCTURE
	17	PRIVATE PATIO FENCING, TYP.
	18	BUILDING OVERHANG, TYP.
	19	MODULAR WETLAND. SEE SHEET 28 OF 34
	20	TRUNCATED DOMES
	21	LANDSCAPE WALL
	22	FITNESS STATIONS WITH SIGNAGE. TOTAL OF 5 FITNESS EQUIPMENT. PART OF VMT MEASURES: FITNESS LOOP. SEE CALLOUT 30 ON THIS SHEET.
	23	BENCH WITH OVERHEAD SHADE
	24	6" CONCRETE MOW CURB
	25	BENCH, TYP.
	26	GUARD RAIL ON RETAINING WALL. SEE SHEET 29 OF 34
	27	RETAINING WALL. SEE SHEET 29 OF 34
	28	BIKE REPAIR STAND WITH AIR PUMP. MODEL: #509-2001. COLOR: TBD. AVAILABLE THROUGH ULINE. PH: (800) 295-5510. PART OF VMT MEASURES. TOTAL (2) 5 CAPACITY BIKE RACKS FOR A TOTAL OF 10 PARKING SPACES (3 POINTS).
	29	3-LOOP WAVE STYLE BIKE RACK - 5 CAPACITY. COLOR: TBD. AVAILABLE THROUGH ULINE. PH: (800) 295-5510. PART OF VMT MEASURES. TOTAL (2) 5 CAPACITY BIKE RACKS FOR A TOTAL OF 10 PARKING SPACES (3 POINTS).
	30	PRIVATE 4-0" FITNESS LOOP. PART OF VMT MEASURES (1 POINT). SEE CALLOUT 1 ON THIS SHEET FOR PAVING MATERIAL.
	31	TRANSIT AND RIDESHARE INFORMATION ON-SITE KIOSK. PART OF TRANSPORTATION AMENITIES (1 POINT)



DESIGN STATEMENT

THE LANDSCAPE VISION FOR BERNARDO PLAZA IS TO PROVIDE A BEAUTIFUL RESIDENTIAL COMMUNITY WITH INTERCONNECTED OPEN SPACES. THE OPEN SPACE AREA IS INTENDED TO PROVIDE BOTH ACTIVE AND PASSIVE USES THROUGHOUT THE COMMUNITY TO PROMOTE HEALTH, WELLNESS, AND COMMUNITY INTERACTION WITHIN THE MULTI-FAMILY HOUSING DEVELOPMENT.

THE MAIN ENTRANCE WELCOMES RESIDENTS WITH DECORATIVE VEHICULAR PAVING, FRAMED WITH COLORFUL CLIMATE APPROPRIATE TREES AND PLANTING. THE DECORATIVE PAVING WILL CONTINUE THROUGHOUT THE SITE TO PROVIDE RESIDENTS SAFE ACCESS FROM THEIR HOMES, ACROSS THE DRIVE LANE, AND INTO THE CENTRAL PLAZA.

A PERIMETER FITNESS LOOP HAS BEEN INTEGRATED INTO THE COMMUNITY TO WRAP THE SITE AND PROVIDE A SAFE AND ACTIVE WALKING PATH FOR RESIDENTS TO EXERCISE. FITNESS EQUIPMENT AREAS HAVE BEEN STRATEGICALLY LOCATED ALONG THE 0.40/MILE PATH TO ENCOURAGE A HEALTHY LIFESTYLE. A FENCED DOG RUN HAS BEEN PROVIDED TO ENCOURAGE DAILY WALKS AND PLAY DATES FURTHERING COMMUNAL GROWTH AND CONNECTIVITY.

AT THE CENTER OF THE SITE, THE MAIN RECREATION AREA INCLUDES THREE MAJOR USES FOR CHILDREN'S PLAY, DINING AND GATHERING, AND FLEXIBLE USE TURF. EACH OF THESE THREE AMENITY AREAS ARE INTERCONNECTED TO ALLOW EASE OF TRAVEL BETWEEN THEM. THE CHILDREN'S PLAY AREA WILL INCLUDE PLAY EQUIPMENT, RESILIENT SURFACING, AND BE FENCED WHILE STILL ALLOWING CHILDREN TO SPILL OUT INTO THE TURF AREA. THE FLEXIBLE TURF AREA IS FRAMED WITH DECORATIVE LANDSCAPING AND WILL PROVIDE AN OPPORTUNITY FOR GAMES, FITNESS, PLAY, ETC. THESE PLAY AREAS WILL HAVE OPEN VIEW SHEDS TOWARDS THE DINING AREA THAT WILL INCLUDE BARBEQUES, PICNIC TABLES AND A SHADE STRUCTURE SET ATOP DECORATIVE PAVING. A SEPARATE LOUNGE AREA NEXT TO THE DINING AREA CREATES A SPACE FOR MORE INTIMATE GATHERING AND DINING.

THE PROPERTY WILL BE LINED WITH SCREENING VINES AND SHRUBS TO THE FILTER THE VIEW INTO AND FROM THE ADJACENT COMMERCIAL AREAS. THE OVERALL LANDSCAPE PLANTING AESTHETIC WILL BE A MIX OF MEDITERRANEAN AND NATIVE PLANTING TO CREATE A BEAUTIFUL AND MEMORABLE COMMUNITY DESTINATION.



LANDSCAPE CALCULATIONS LEGEND

- STREET YARD
- STREET YARD - PLANTING AREA
- REMAINING YARD
- REMAINING YARD - PLANTING AREA
- VEHICULAR USE AREA - OUTSIDE STREET YARD
- VEHICULAR USE AREA - PLANTING AREA OUTSIDE STREET YARD
- VEHICULAR USE AREA - INSIDE STREET YARD
- VEHICULAR USE AREA - PLANTING AREA INSIDE STREET YARD
- THROUGHWAY ZONE
- THROUGHWAY ZONE - SHADE COVERAGE

LANDSCAPE CALCULATIONS LEGEND - STREET YARD

- TOTAL AREA: 3,777 SQ. FT.
- PLANTING AREA PROVIDED: 2,348 SQ. FT.

STREET YARD:
TOTAL AREA REQUIRED: 3,777 SQ. FT. X 50% = 1,888 SQ. FT.
TOTAL AREA PROVIDED: 2,348 SQ. FT. EXCESS AREA PROVIDED: 460 SQ. FT.
PLANT POINTS REQUIRED: 3,777 SQ. FT. X 0.05 = 188 PTS.
PLANT POINTS REQUIRED BY TREES: 94 PTS
TOTAL POINTS PROVIDED: 628 PTS. EXCESS POINTS PROVIDED: 460 PTS.
PLANT POINTS ACHIEVED WITH TREES: 120* POINTS
* (6) 24" BOX TREES X 20 PTS. = 120 PTS.

PLANTING AREA PROVIDED: 2,348 SQ. FT.
PLANT QUANTITY PROVIDED: 2,348 SQ. FT. X 0.18 PLANTS/SQ. FT. *** = 423 PLANTS
SHRUB PLANT POINT SIZE: 20% 5 GAL, 80% 1 GAL
5 GAL SHRUBS REQUIRED: 423 SHRUBS X 20% = 85 SHRUBS X 2 PTS. = 170 PTS.
1 GAL SHRUBS REQUIRED: 423 SHRUBS X 80% = 338 SHRUBS X 1 PTS. = 338 PTS.
TOTAL SHRUB PLANT POINTS: 508 POINTS
*** SEE PLANT QUANTITY FORMULA.

LANDSCAPE CALCULATIONS LEGEND - REMAINING YARD

- TOTAL AREA: 36,249 SQ. FT.
- PLANTING AREA PROVIDED: 12,468 SQ. FT.

REMAINING YARD:
TOTAL AREA REQUIRED: 36,249 SQ. FT. X 20% = 7,250 SQ. FT.
TOTAL AREA PROVIDED: 12,468 SQ. FT. EXCESS AREA PROVIDED: 5,218 SQ. FT.
PLANT POINTS REQUIRED: 36,249 SQ. FT. X 0.05 = 1,813 PTS.
PLANT POINTS REQUIRED BY TREES: 907 PTS.
TOTAL POINTS PROVIDED: 2,853 PTS. EXCESS POINTS PROVIDED: 2,040 PTS.
PLANT POINTS ACHIEVED WITH TREES: 1,160* POINTS
* (58) 24" BOX TREES X 20 PTS. = 1,160 PTS

PLANTING AREA PROVIDED: 12,468 SQ. FT.
PLANT QUANTITY PROVIDED: 12,468 SQ. FT. X 0.18 PLANTS/SQ. FT. *** = 2,244 PLANTS
SHRUB PLANT POINT SIZE: 20% 5 GAL, 80% 1 GAL
5 GAL SHRUBS REQUIRED: 2,244 SHRUBS X 20% = 449 SHRUBS X 2 PTS. = 898 PTS.
1 GAL SHRUBS REQUIRED: 2,244 SHRUBS X 80% = 1,795 SHRUBS X 1 PTS. = 1,795 PTS.
TOTAL SHRUB PLANT POINTS: 2,693 POINTS
*** SEE PLANT QUANTITY FORMULA.

LANDSCAPE CALCULATIONS LEGEND - VEHICULAR USE AREA

- VUA OUTSIDE STREET YARD - TOTAL AREA: 55,213 SQ. FT.
- VUA PLANTING AREA OUTSIDE STREET YARD - TOTAL AREA 3,814 SQ. FT.
- VUA INSIDE STREET YARD - TOTAL AREA: 451 SQ. FT.
- VUA PLANTING AREA INSIDE STREET YARD - TOTAL AREA: 176 SQ. FT.

VUA INSIDE STREET YARD:
PLANTING AREA REQUIRED: 451 SQ. FT. X 0.05 = 23 SQ. FT.
PLANTING AREA PROVIDED: 136 SQ. FT. EXCESS AREA PROVIDED: 113 SQ. FT.

PLANT POINTS REQUIRED: 451 SQ. FT. X 0.05 = 23 PTS.
PLANT POINTS REQUIRED BY TREES: 13 PTS.
TOTAL POINTS PROVIDED: 24 PTS. EXCESS POINTS PROVIDED: 1 PTS.
PLANT POINTS ACHIEVED WITH TREES: 0 POINTS**

PLANTING AREA PROVIDED: 113 SQ. FT.
PLANT QUANTITY PROVIDED: 113 SQ. FT. X 0.18 PLANTS/SQ. FT. *** = 20 PLANTS
SHRUB PLANT POINT SIZE: 20% 5 GAL, 80% 1 GAL
5 GAL SHRUBS REQUIRED: 20 SHRUBS X 20% = 4 SHRUBS X 2 PTS. = 8 PTS.
1 GAL SHRUBS REQUIRED: 20 SHRUBS X 80% = 16 SHRUBS X 1 PTS. = 16 PTS.
TOTAL SHRUB PLANT POINTS: 24 POINTS
*** SEE PLANT QUANTITY FORMULA.

VUA OUTSIDE STREET YARD:
PLANTING AREA REQUIRED: 55,213 SQ. FT. X 0.03 = 1,657 SQ. FT.
PLANTING AREA PROVIDED: 3,814 SQ. FT. EXCESS AREA PROVIDED: 2,157 SQ. FT.

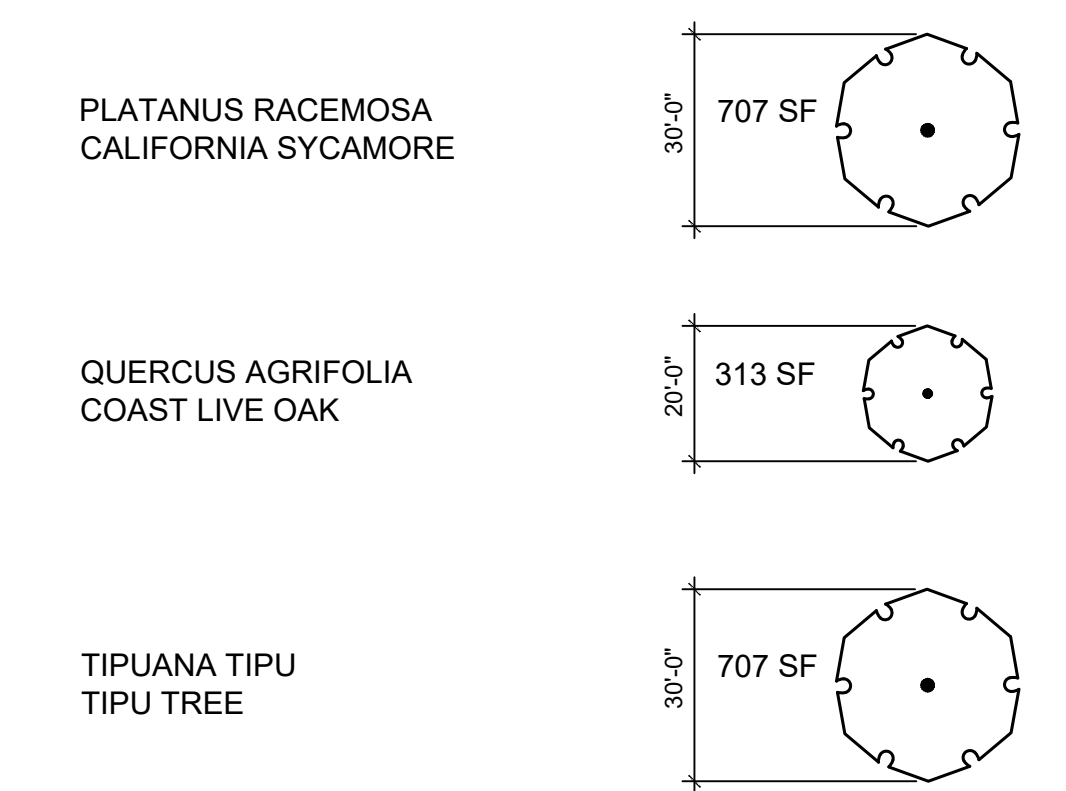
PLANT POINTS REQUIRED: 55,213 SQ. FT. X 0.03 = 1,657 PTS.
PLANT POINTS REQUIRED BY TREES: 850 PTS.
TOTAL POINTS PROVIDED: 1,716 PTS. EXCESS POINTS PROVIDED: 40 PTS.
PLANT POINTS ACHIEVED WITH TREES: 890* POINTS
* (7) 24" BOX TREES X 20 PTS. = 140 PTS.
(15) 36" BOX TREES X 50 PTS. = 750 PTS.

PLANTING AREA PROVIDED: 3,814 SQ. FT.
PLANT QUANTITY PROVIDED: 3,814 SQ. FT. X 0.18 PLANTS/SQ. FT. *** = 687 PLANTS
SHRUB PLANT POINT SIZE: 20% 5 GAL, 80% 1 GAL
5 GAL SHRUBS REQUIRED: 687 SHRUBS X 20% = 138 SHRUBS X 2 PTS. = 276 PTS.
1 GAL SHRUBS REQUIRED: 687 SHRUBS X 80% = 550 SHRUBS X 1 PTS. = 550 PTS.
TOTAL SHRUB PLANT POINTS: 826 POINTS
*** SEE PLANT QUANTITY FORMULA.

ROW STREET TREE CALCULATIONS

STREET FRONTAGE: 159 LF.
STREET TREES REQUIRED: 1 TREE / 30 LF. = 5 TREES
TOTAL STREET TREES PROVIDED: 6 TREES
EXCESS TREES PROVIDED: 1

TREE SPECIES CANOPIES AFTER 10 YEARS



CLIMATE PLAN REGULATIONS LEGEND

- BUILDING TOTAL GROSS FLOOR AREA - 92,126 TOTAL SQ. FT.
- THROUGHWAY ZONE - 943 TOTAL SQ. FT.

MOBILITY AND LAND USE REGULATIONS
LEGEND ENHANCEMENTS TO REDUCE
HEAT ISLAND EFFECT

- THROUGHWAY ZONE - 972 TOTAL SQ. FT.
- SHADE COVERAGE - 537 TOTAL SQ. FT.

TOTAL AREA OF THROUGHWAY ZONE: 972 SQ. FT.
TOTAL AREA OF SHADED AREA PROVIDED BY TREE CANOPIES: 537 SQ. FT.
PERCENT ACHIEVED OF SHADED AREA TO THROUGHWAY ZONE: 55%

RESILIENT INFRASTRUCTURE AND HEALTHY
ECOSYSTEMS REGULATIONS

LOT AREA	240,491 TOTAL SQ. FT.
TREES REQUIRED	240,491 / 5,000 = 48 48 X 2 = 96 TREES
TREES PER PLAN	122 TREES

BICYCLE PARKING REQUIREMENTS

LONG TERM BIKE STORAGE	244 UNIT
SHORT TERM BIKE STORAGE	5 RACKS

PLANT QUANTITY FORMULA

$D = 2/(S^2 \times 3)$, WHERE "D" IS DENSITY IN PLANTS PER SQUARE FOOT AND "S" IS PLANT SPACING PER LINEAR FOOT.

USING AN AVERAGE PLANT SPACING OF 2.5 FEET, PLANT DENSITY IS 0.18 PLANTS PER SQUARE FOOT.

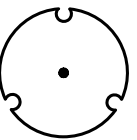
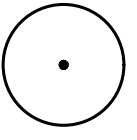
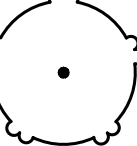
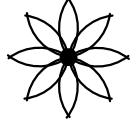
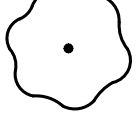
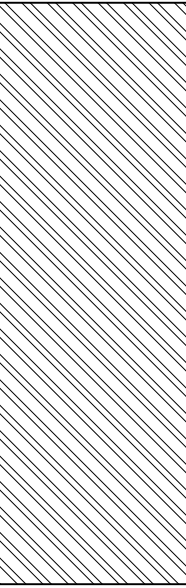
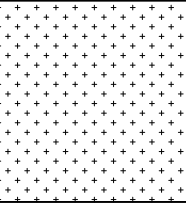
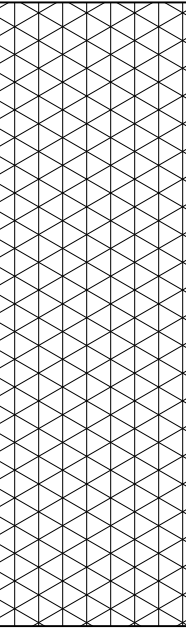
$D = 2/(2.5^2 \times 3) = 2/(6.25 \times 1.73) = 2/10.83 = 0.18 \text{ PLANTS/FT}^2$

$Q = D \times A$, WHERE "Q" IS QUANTITY OF PLANTS, "D" IS DENSITY IN PLANTS PER SQUARE FOOT (0.18 PLANTS/FT²), AND "A" IS PLANTING AREA IN SQUARE FEET.

** DUE TO REQUIRED STORM DRAINAGE INFRASTRUCTURE AND REQUIRED SITE LINES AT THE ENTRY, WE ARE NOT ABLE TO PROVIDE TREES WITHIN THE VUA INSIDE THE STREET YARD. WE HAVE HOWEVER PROVIDED AN ADDITIONAL 253 TREE POINTS IN THE REMAINING YARD, IN ADDITION TO THE STREET TREES THAT PROVIDE AMPLE TREE COVERAGE ALONG THE STREET FRONTAGE AND WITHIN THE STREET YARD OF THE PROJECT.



CONCEPT PLANT SCHEDULE

	ACCENT TREE PLANT MATERIAL BREAKDOWN (80% 24" BOX, 20% 36" BOX) ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD GEUERA PARVIFLORA / AUSTRALIAN WILLOW TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE	MATURE HEIGHT/SPREAD 15' X 15' 25' X 20' 15' X 18' 30' X 20' 25' X 20'	FUNCTION ACCENT TREE ACCENT TREE ACCENT TREE ACCENT TREE ACCENT TREE	CONTAINER SIZE 36" BOX 24" BOX 24" BOX 36" BOX 24" BOX
	SCREEN TREE PLANT MATERIAL BREAKDOWN (85% 24" BOX, 15% 36" BOX) CALOCEDRUS DECURRENS / INCENSE CEDAR LAURUS NOBILIS / SWEET BAY LYONOTHAMNUS FLORIBUNDUS ASPLENIFOLIUS / FERNLEAF CATALINA IRONWOOD PRUNUS ILICIFOLIA LYONII / CATALINA CHERRY	MATURE HEIGHT/SPREAD 50' X 20' 20' X 25' 40' X 30' 30' X 20'	FUNCTION SCREEN TREE SCREEN TREE SCREEN TREE SCREEN TREE	CONTAINER SIZE 24" BOX 24" BOX 36" BOX 24" BOX
	SHADE TREE PLANT MATERIAL BREAKDOWN (100% 36" BOX) PLATANUS RACEMOSA / CALIFORNIA SYCAMORE QUERCUS AGRIFOLIA / COAST LIVE OAK TIPUANA TIPU / TIPU TREE	MATURE HEIGHT/SPREAD 60' X 40' 40' X 40' 50' X 45'	FUNCTION SHADE TREE SHADE TREE SHADE TREE	CONTAINER SIZE 36" BOX 36" BOX 36" BOX
	SUCCULENT TREE PLANT MATERIAL BREAKDOWN (100% 24" BOX) ALOE X 'HERCULES' / HERCULES ALOE YUCCA ROSTRATA / BEAKED YUCCA	MATURE HEIGHT/SPREAD 40' X 15' 16' X 8'	FUNCTION SUCCULENT TREE SUCCULENT TREE	CONTAINER SIZE 24" BOX 24" BOX
	SMALL TREE PLANT MATERIAL BREAKDOWN (100% 24" BOX) CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK CERCOCARPUS BETULOIDES / MOUNTAIN MAHOGANY CHILOPSIS LINEARIS / DESERT WILLOW CUPRESSUS FORBESII / TECATE CYPRESS PRUNUS ILICIFOLIA / HOLLYLEAF CHERRY	MATURE HEIGHT/SPREAD 20' X 15' 20' X 15' 20' X 15' 20' X 15' 30' X 20'	FUNCTION SMALL TREE SMALL TREE SMALL TREE SMALL TREE SMALL TREE	CONTAINER SIZE 24" BOX 24" BOX 24" BOX 24" BOX 24" BOX
	FOUNDATION PLANTING PLANT MATERIAL BREAKDOWN (20% 5 GAL, 80% 1 GAL) AGAVE SPP. / AGAVE SPECIES ALOE SPP. / ALOE BACCHARIS PILULARIS / COYOTE BRUSH HESPERALOE PARVIFLORA / RED YUCCA HETEROMELES ARBUTIFOLIA / TOYON LANTANA SPP. / LANTANA SPECIES PODOCARPUS SPP. / PODOCARPUS RHAMNUS CALIFORNICA / CALIFORNIA COFFEEBERRY RIBES SPP. / GOOSEBERRY SALVIA LEUCOPHYLLA 'POINT SAL SPREADER' / POINT SAL SPREADER PURPLE SAGE SALVIA X 'POZO BLUE' / POZO BLUE SAGE VERBENA LILACINA / LILAC VERBENA WESTRINGIA FRUTICOSA / COAST ROSEMARY	MATURE HEIGHT/SPREAD 1' X 4' 1' X 3' 3' X 8' 4' X 6' 12' X 12' 4' X 6' 8' X 5' 6' X 6' 5' X 5' 3' X 6' 3' X 6' 3' X 3' 5' X 10'	FUNCTION ACCENT ACCENT GROUNDCOVER ACCENT HEDGE ORNAMENTAL SHRUB HEDGE HEDGE ORNAMENTAL SHRUB ORNAMENTAL SHRUB ORNAMENTAL SHRUB ORNAMENTAL SHRUB ORNAMENTAL SHRUB	CONTAINER SIZE 1 GAL 1 GAL 1 GAL 1 GAL 5 GAL 1 GAL 5 GAL 5 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL
	PERIMETER SCREENING PLANT MATERIAL BREAKDOWN (20% 5 GAL, 80% 1 GAL) FICUS PUMILA / CREEPING FIG LIGUSTRUM JAPONICUM / JAPANESE PRIVET PITTOSPORUM TENUIFOLIUM / TAWHIWHI PODOCARPUS SPP. / PODOCARPUS	MATURE HEIGHT/SPREAD 10' X 6' 10' X 8' 6' X 6' 8' X 6'	FUNCTION VINE HEDGE HEDGE HEDGE	CONTAINER SIZE 1 GAL 5 GAL 5 GAL 5 GAL
	ENHANCED LANDSCAPE AREA PLANT MATERIAL BREAKDOWN (20% 5 GAL, 80% 1 GAL) AGAVE SPP. / AGAVE SPECIES ALOE SPP. / ALOE BACCHARIS PILULARIS / COYOTE BRUSH CALLISTEMON X 'LITTLE JOHN' / DWARF BOTTLEBRUSH CARPENTERIA CALIFORNICA / BUSH ANEMONE CISTUS X PURPUREUS / ORCHID ROCKROSE DASYLIRION WHEELERI / GREY DESERT SPOON GALVEZIA SPECIOSA / ISLAND SNAPDRAGON LANTANA SPP. / LANTANA SPECIES PITTOSPORUM SPP. / PITTOSPORUM SPECIES RHAMNUS CALIFORNICA / CALIFORNIA COFFEEBERRY SALVIA SPATHACEA / HUMMINGBIRD SAGE VERBENA LILACINA / LILAC VERBENA WESTRINGIA FRUTICOSA / COAST ROSEMARY	MATURE HEIGHT/SPREAD 1' X 4' 1' X 3' 3' X 8' 3' X 5' 6' X 4' 5' X 5' 4' X 5' 4' X 8' 4' X 6' 6' X 6' 6' X 6' 2' X 4' 3' X 3' 5' X 5'	FUNCTION ACCENT ACCENT GROUNDCOVER ORNAMENTAL SHRUB ORNAMENTAL SHRUB ORNAMENTAL SHRUB ACCENT ORNAMENTAL SHRUB ORNAMENTAL SHRUB HEDGE HEDGE ORNAMENTAL SHRUB ORNAMENTAL SHRUB ORNAMENTAL SHRUB	CONTAINER SIZE 1 GAL 1 GAL 1 GAL 1 GAL 5 GAL 1 GAL 5 GAL 1 GAL 1 GAL 5 GAL 5 GAL 1 GAL 1 GAL 1 GAL
	TURF PLANT MATERIAL BREAKDOWN (SOD) TURF SOD BANDERA / BANDERA HYBRID BERMUDA SOD	MATURE HEIGHT/SPREAD N/A	FUNCTION N/A*	CONTAINER SIZE ROLL*

* NOT COUNTED TOWARDS
PLANT POINTS

MINIMUM TREE SEPARATION DISTANCE	
TRAFFIC SIGNAL / STOP SIGN	20 FEET
SEWER LINES	10 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
UNDERGROUND UTILITY LINES	5 FEET