FOX POINT FARMS

CULTIVATING COMMUNITY THROUGH AGRICULTURE

SCHEMATIC DESIGN PACKAGE

T0.0

COVER SHEET

PREPARED BY:

NOLEN COMMUNITIES

STARCK Architecture + Planning

SCHMIDT DESIGN GROUP

PASCO LARET SUITER & ASSOCIATES
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MULTI-3524-2019/CPP-3525-2019/SUB-3526-2019/ USE-3527-2019/DR-3528-2019/CDPNF-3529-2019

FOX POINT FARMS

1150 QUAIL GARDENS DR, ENCINITAS, CA

LEGEND

PROPERTY BOUNDARY	
RIGHT-OF-WAY	
PROPOSED PARCEL LINE	
ADJACENT PROPERTY LINE	
PARCEL NUMBER	LOT 4
PARCEL AREA	5,000 SF
CENTERLINE OF ROAD	
PROPOSED SETBACKS	
EXIISTING UTILITY EASEMENT	

EXISTING EASMENTS

EASEMENT PER PRELIMINARY TITLE REPORT PROVIDED BY CHICAGO TITLE COMPANY DATED NOVEMBER 26, 2019

(4) EASEMENT FOR ROAD PURPOSES TO SAN DIEGUITO IRRIGATION DISTRICT RECORDED NOVEMBER 22, 1972, AS DOC. NO. 313296 OF O.R. TO BE VACATED

(5) EASEMENT FOR PUBLIC UTILITIES TO SAN DIEGO GAS & ELECTRIC COMPANY RECORDED AUGUST 20, 1974, AS DOC. NO. 1974-225952 OF O.R. TO BE VACATED

(6) EASEMENT FOR PUBLIC UTILITIES TO SAN DIEGO GAS & ELECTRIC COMPANY RECORDED SEPTEMBER 13, 1978, AS DOC. NO. 1978-390077 OF O.R. TO BE VACATED

(7) EASEMENT FOR ROAD PURPOSES TO THE COUNTY OF SAN DIEGO RECORDED MARCH 24, 1988, AS DOC. NO. 1988-134724 OF O.R. TO BE VACATED

(11) EASEMENT FOR INGRESS AND EGRESS PURPOSES TO R.E.L.S. INC. RECORDED SEPTEMBER 29, 1944, AS DOC. NO. 1994-0578948 AND RE-RECORDED OCTOBER 12,1995, AS DOC. NO. 1995-0461451, BOTH OF O.R. TO BE VACATED

(12) EASEMENT FOR DRAINAGE PURPOSES TO R.E.L.S. INC. RECORDED SEPTEMBER 29, 1994, AS DOC. NO. 1994-0578948 AND RE-RECORDED OCTOBER 12, 1995, AS DOC. NO. 1995 1995-0461451, BOTH OF O.R. TO BE VACATED

(20a) EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES TO THE CITY OF ENCINITAS PER MAP NO. 13356 RECORDED SEPTEMBER 4, 1996, AS FILE NO. 1996-448340 OF O.R.

(20b) EASEMENT FOR PEDESTRIAN ACCESS PURPOSES TO THE CITY OF ENCINITAS PER MAP NO. 13356 RECORDED SEPTEMBER 4, 1996, AS FILE NO. 1996-448340 OF O.R.

(20c) EASEMENT FOR PRIVATE WATER LINE PURPOSES RESERVED FOR FUTURE GRANT PER MAP NO. 13356 RECORDED SEPTEMBER 4, 1996, AS FILE NO. 1996-448340. TO BE VACATED

(25) EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO SAN DIEGO GAS & ELECTRICITY COMPANY RECORDED JANUARY 29, 1998, AS DOC. NO. 1998-0046663 OF O.R. (PARCEL A SHOWN, PARCEL B & C DOES NOT AFFECT PROPERTY)

(26) EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO SAN DIEGO SAN DIEGO GAS & ELECTRIC COMPANY RECORDED JANUARY 29, 1998, AS DOC. NO. 1998-0046797 OR O.R. (PARCEL A SHOWN, PARCEL B NOT PLOTTABLE)

(30) EASEMENT FOR LANDSCAPE MAINTENANCE PURPOSES TO THE CITY OF ENCINITAS RECORDED DECEMBER 17, 2002, AS DOC. NO. 2002-01153620 OF O.R.

PROPOSED EASEMENTS

1. PROPOSED PUBLIC EASEMENT FOR PRIVATE ROADS TO THE CITY OF ENCINITAS
2. PROPOSED SEWER EASEMENT TO THE ENCINITAS SANITARY DISTRICT
3. PROPOSED WATER EASEMENT TO THE SAN DIEGUITO WATER DISTRICT
4. PROPOSED PEDESTRIAN ACCESS EASEMENT TO THE CITY OF ENCINITAS
5. PROPOSED PRIVATE DRAINAGE EASEMENT

UTILITIES

WATER	SAN DIEGUITO WATER DISTRICT
FIRE	ENCINITAS FIRE PROTECTION DISTRICT
SEWER	ENCINITAS SANITARY DISTRICT
ELEMENTARY SCHOOL	ENCINITAS UNION SCHOOL DISTRICT
HIGH SCHOOL	SAN DIEGUITO UNION SCHOOL DISTRICT

SOLAR STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY THE SUBDIVISION ORDINANCE. ALL PARCELS TO HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE PARCEL.

CALIFORNIA LAMBERT COORDINATES

CALIF COORD. INDEX 326-1683

DENSITY CALCULATIONS

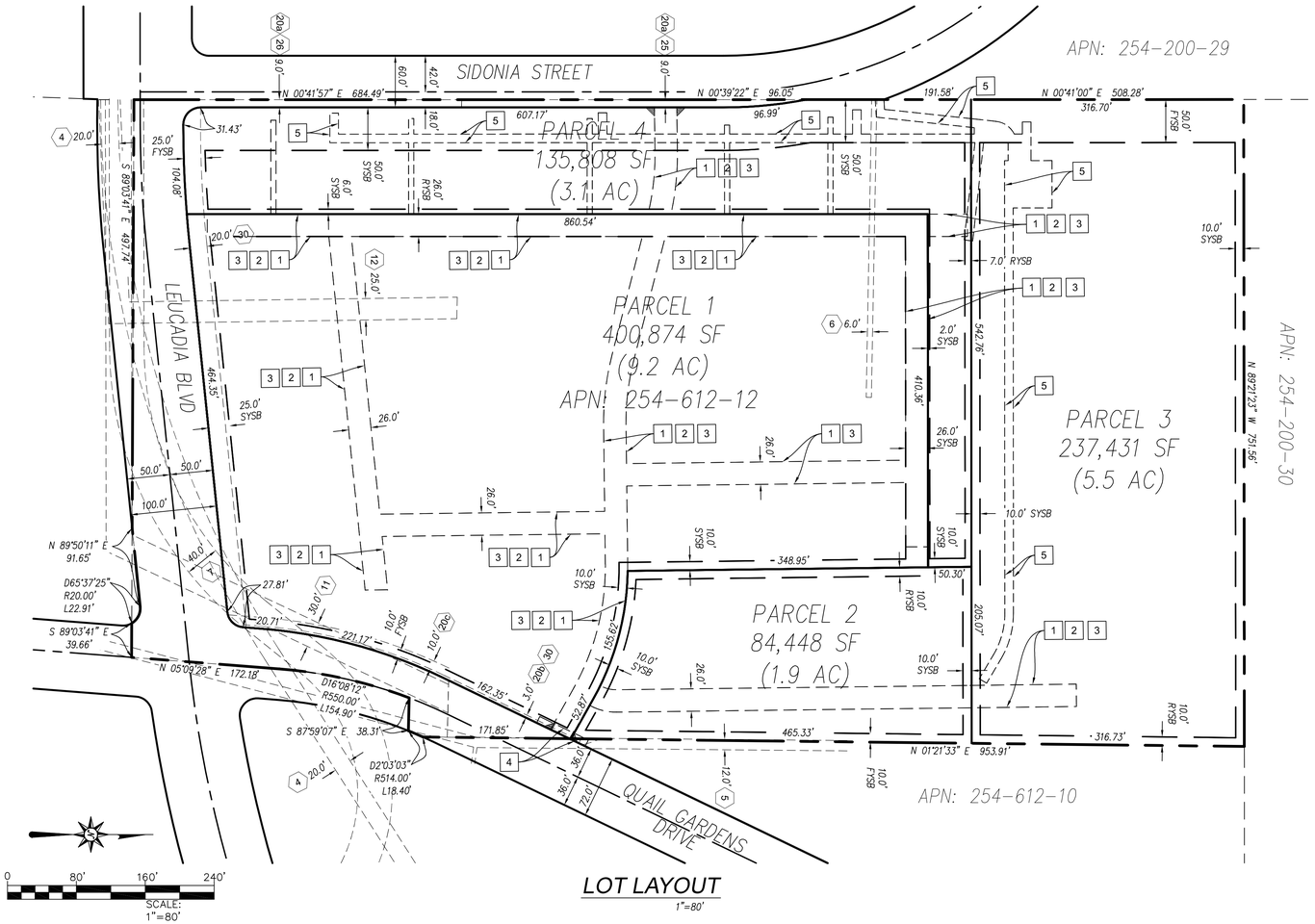
PER ORDINANCE 2019-04, AND ENCINITAS RANCH SPECIFIC PLAN AMMENDMENTS,

DEVELOPABLE NET ACREAGE = 9.858 AC

9.858 AC X 25.36 DU/AC = 250 DU

AREA CALCULATIONS

GROSS AREA	= 935,599 SF (21.47 AC)
EXIST PUBLIC ROAD	= 77,037 SF (1.77 AC)
NET AREA	= 858,562 SF (19.71 AC)
IMPERVIOUS AREA	= 401,350 SF (9.21 AC)
PERVIOUS AREA	= 457,212 SF (10.50 AC)
PERCENT IMPERVIOUS	= 46.7%
SLOPE ANALYSIS	
0% - 25%	= 828,839 SF (19.03 AC)
25% - 40%	= 13,922 SF (0.32 AC)
40% +	= 15,801 SF (0.36 AC)



LOT LAYOUT

1"=80'

ZONE REQUIREMENTS	R-30	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4
NET LOT AREA (SF)	30,000	400,874	84,448	237,431	135,808
LOT WIDTH	100	860	465	316	132
LOT DEPTH	150	437	205	751	914
FRONT YARD SETBACK	10	10	10	50	25
SIDE YARD SETBACK	10/10	10/26	10/10	10/10	2/50
REAR YARD SETBACK	10	26	10	10	7
45' SETBACK PER ERSP	–	25'	–	–	25'
30' LDZ SETBACK PER ERSP*	–	35'	–	–	35'
13' LDZ SETBACK PER ERSP*	–	27'	–	–	–
BUILDING FOOTPRINT	–	143,961	4,501	2,262	59,596
LOT COVERAGE	65%	35.9%	5.3%	1.0%	43.9%

*MEASURED FROM THE EDGE OF PAVEMENT

= REQUESTED CONCESSION OR WAIVER UNDER DENSITY BONUS

GRADING/EARTHWORK

TOTAL AREA DISTURBED: ± 858,562 SF (19.41 AC)
CUT VOLUME: ± 28,000 C.Y.
FILL VOLUME: ± 26,500 C.Y.

EXPORT VOLUME: ± 1,500 C.Y.

MAX CUT: ± 9.3
MAX FILL: ± 6.9

CONDOMINIUM NOTE

PARCELS 1 AND 4 OF THIS SUBDIVISION ARE CONDOMINIUM PARCELS AS DEFINED IN SECTION 1351 AND/OR 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, AND THIS MAP IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THERE WILL BE A MAXIMUM OF 4 CONDOMINIUM UNITS ON PARCEL 1 AND 53 DWELLING UNITS ON PARCEL 4. PARCEL 2 OF THIS SUBDIVISION IS A COMMERCIAL LOT AND PARCEL 3 IS AGRICULTURAL OPEN SPACE.

SCOPE OF WORK

THE PROJECT PROPOSES TO SUBDIVIDE AN EXISTING LEGAL LOT INTO 4 PARCELS CONSISTING OF 53 FOR-SALE RESIDENTIAL CONDOMINIUMS, 197 FOR-RENT MULTIFAMILY RESIDENTIAL UNITS, AMENITY SPACES, AGRICULTURAL USES AND BUILDINGS, A RESTAURANT AND MULTI-USE EVENT/EDUCATION SPACE. THE PROJECT SEEKS APPROVAL OF A DENSITY BONUS TENTATIVE MAP, MAJOR USE PERMIT, DESIGN REVIEW PERMIT AND COASTAL DEVELOPMENT PERMIT. SITE IMPROVEMENTS WILL CONSIST OF GRADING, INSTALLATION OF PUBLIC AND PRIVATE UTILITIES, AND LANDSCAPING AND FLATWORK ASSOCIATED WITH THIS TYPE OF USE.

VICINITY MAP

NTS

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORDED OWNERS OF THE PROPERTY SHOWN ON THE ATTACHED TENTATIVE MAP AND THAT SAID MAP SHOWS THE ENTIRE CONTIGUOUS OWNERSHIP. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS OF WAY.

OWNER: _____

ROBERT J. ECHTER
R.E.L.S., INC.
1150 QUAIL GARDENS DRIVE, ENCINITAS, CA 92024

SUBDIVIDER'S CERTIFICATE

THE SUBDIVIDER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY OF ENCIINITAS AND ITS AGENTS, OFFICERS, AND EMPLOYEES FROM ANY CLAIM ACTION, OR PROCEEDING AGAINST THE CITY OF ENCINITAS OR ITS AGENTS, OFFICERS OR EMPLOYEES, TO ATTACK, SET ASIDE, VOID, OR ANNUL AN APPROVAL FROM THE CITY OF ENCINITAS CONCERNING THE SUBDIVISION WHEN SUCH ACTION IS BROUGHT WITHIN THE TIME PERIOD SPECIFIED IN GOV. CODE SECTION 66499.37. THIS CERTIFICATION IS CONDITIONED UPON THE CITY OF ENCINITAS PROVIDING PROMPT NOTICE TO THE SUBDIVIDER AS PROVIDED FOR BY THE ACT (GOV. CODE 66474.9)

SUBDIVIDER: _____

BRIAN GROVER AND SEAN KILKENNY
NOLEN COMMUNITIES, LLC
1680 N. COAST HIGHWAY 101, #51, ENCINITAS, CA 92024

ABBREVIATED LEGAL DESCRIPTION

PARCEL 54 OF LOT LINE ADJUSTMENT NO. 98-181 BA IN THE CITY OF ENCINITAS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO CERTIFICATE OF COMPLIANCE DOC. NO. 1999-0036120, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 22, 1996 (MORE FULLY DESCRIBED IN GRANT DEED RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDED AS DOCUMENT NO. 1999-0036121).

SITE ADDRESS

1150 QUAIL GARDENS DR.
ENCINITAS, CA 92024

DEMO INFORMATION

AREA OF EX. STRUCTURES LOCATED ONSITE = 608,900 SF
AREA OF EX. STRUCTURES TO BE REMOVED = 608,900 SF

TOPOGRAPHY

PREPARED BY: PASCO LARET SUITER & ASSOCIATES
DATED: 10/01/2019

ZONING INFORMATION

TOTAL PARCELS:	4 PARCELS
GENERAL PLAN DESIGNATION:	ENCINITIAS RANCH SPECIFIC PLAN RESIDENTIAL (25-30 DU/AC)
ZONING REGULATIONS:	ENCINITAS RANCH SPECIFIC PLAN AGRICULTURAL, PUBLIC/SEMI-PUBLIC AND R-30 OVERLAY ZONE
HEIGHT	PER CODE 30.16.010 B6
PARCEL COVERAGE:	65%
MINIMUM PARCEL SIZE:	30,000 SF
PRESENT USE:	AGRICULTURAL
PROPOSED USE:	1 AGRICULTURAL PARCEL 2 RESIDENTIAL PARCEL 53 FOR SALE TOWN HOMES 197 FOR LEASE MULTIFAMILY UNITS

MINIMUM NET PARCEL SIZE:	85,207 SF	1.96 ACRES
MAXIMUM NET PARCEL SIZE:	538,691 SF	12.37 ACRES
AVERAGE NET PARCEL SIZE:	429,281 SF	9.86 ACRES

APN: 254-612-12

SETBACKS

	R-30	MIN PROPOSED
FRONT YARD (FYSB):	10'	10'
REAR YARD (RYSB):	10'	7'
STREET SIDE YARD (SYSB):	10'	10'
INTERIOR SIDE YARD (SYSB):	10'	2'

ACCESS

QUAIL GARDENS DRIVE AND SIDONIA ST, BOTH PUBLIC ROADS

PREPARED BY

PREPARED BY:
PASCO LARET SUITER & ASSOCIATES, INC.
535 N. HIGHWAY 101, SUITE A
SOLANA BEACH, CA 92075
(858)259-8212

ENGINEER OF WORK

TYLER LAWSON, RCE 80356 — DATE 03-02-2020

REGISTERED PROFESSIONAL ENGINEER — TYLER G LAWSON — No. 80356 — Exp. 12/31/20 — CIVIL — STATE OF CALIFORNIA

OWNER

R.E.L.S., INC.
1150 QUAIL GARDENS DRIVE
ENCINITAS, CA 92024
760.436.0188

APPLICANT

NOLEN COMMUNITIES
1680 N. COAST HIGHWAY 101, #51
ENCINITAS, CA 92024
858.336.9337

CONSULTANTS

CIVIL ENGINEER:
PASCO LARET SUITER & ASSOCIATES
535 N HIGHWAY 101, SUITE A
SOLANA BEACH, CA 92075
858.259.8212

ARCHITECT:
STEINBERG HART
320 LAUREL STREET
SAN DIEGO, CA 92101
619.239.9292

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1310 ROSECRANS STREET, SUITE G
SAN DIEGO, CA 92106
619.236.1462

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PRELIMINARY UTILITY PLAN	C1.3
PRELIMINARY OFFISTE IMPROVEMENT PLAN	C1.4
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DETAILS AND SECTIONS	C1.6
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GENERAL

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SHEET INDEX

PREPARED BY:

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T1.3

SAMPLE RESIDENTIAL RENDERINGS

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PRELIMINARY GRADING PLAN

FOX POINT FARMS, ENCINITAS, CA

SHEET C1.2

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT-OF-WAY
- PROPOSED 1" DOMESTIC WATER SERVICE PER WS-09
- PROPOSED FIRE SERVICE
- PROPOSED 4" SEWER LATERAL PER SS-01
- S — PROPOSED 8" SEWER PVC MAIN
- W — PROPOSED 8" PVC WATER MAIN
- JT — PROPOSED 24"X42" JOINT TRENCH
- PROPOSED ADAPTABLE UNIT
- PROPOSED ADA PATH OF TRAVEL
- SIGHT DISTANCE TRIANGLES
- PROPOSED MANHOLE PER SM-02
- PROPOSED RETAINING WALL
- PROPOSED FIRE HYDRANT PER WF-01
- PROPOSED PVC STORM DRAIN (SIZE PER PLAN)
- PROPOSED DRAINAGE STRUCTURE (SIZE PER PLAN)
- PROPOSED HEADWALL PER D-34
- PROPOSED CURB OUTLET PER D-25
- PROPOSED BIOFILTRATION BASIN
- PROPOSED BASIN ACCESS PATH
- PROPOSED DG PARKING AND LANDSCAPE
- PROPOSED PERVIOUS PAVERS
- PROPOSED LIMITS OF AC OVERLAY
- PROPOSED LIMITS OF TRENCHING
- PROPOSED RIPRAP PER D-40
- PROPOSED CURB RAMP PER G-27
- 320 — EXISTING CONTOUR
- W — EXISTING WATER MAIN PER PLAN
- S — EXISTING SEWER MAIN PER PLAN
- EXISTING STORM DRAIN PER PLAN
- RW — EXISTING RELAIMED WATER MAIN PER PLAN

PRELIMINARY GRADING PLAN

SCALE: 1"=50'

0 50' 100' 150'

SCALE: 1"=50'

GENERAL NOTES

1. PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED TO THE SATISFACTION OF THE CITY INSPECTOR.
2. EXISTING SURVEY MONUMENTS SHALL BE PROTECTED IN PLACE. ANY MONUMENT THAT IS DISTURBED OR DESTROYED SHALL BE REPLACED BY A LICENSED LAND SURVEYOR WHO SHALL FILE A CORNER RECORD OR RECORD OF SURVEY WITH THE COUNTY.
3. ALL EXISTING ONSITE STRUCTURES TO BE DEMOLISHED.
4. REFER TO LANDSCAPE PLAN FOR ONSITE TREES TO BE REMOVED. ADDITIONALLY, ANY LANDSCAPE WORK WITHIN THE RIGHT-OF-WAY SHALL BE MONITORED BY THE PARKS AND RECREATION DEPARTMENT.
5. LANDSCAPE DEVELOPEMENT ZONE (LDZ) SETBACKS ARE MEASURED FROM THE FACE OF CURB

ABBREVIATIONS

FF = FINISH FLOOR
FG = FINISH GRADE
FS = FINISH SURFACE
TC = TOP OF CURB
FL = FLOW LINE
TG = TOP OF GRATE
IE = INVERT ELEVATION
TW = TOP OF WALL
BW = BOTTOM OF WALL
HP = HIGH POINT
LP = LOW POINT

EASEMENT NOTES

1. PROPOSED PEDESTRIAN ACCESS EASEMENT TO THE CITY OF ENCINITAS
2. PROPOSED PRIVATE DRAINAGE EASEMENT

PREPARED BY:

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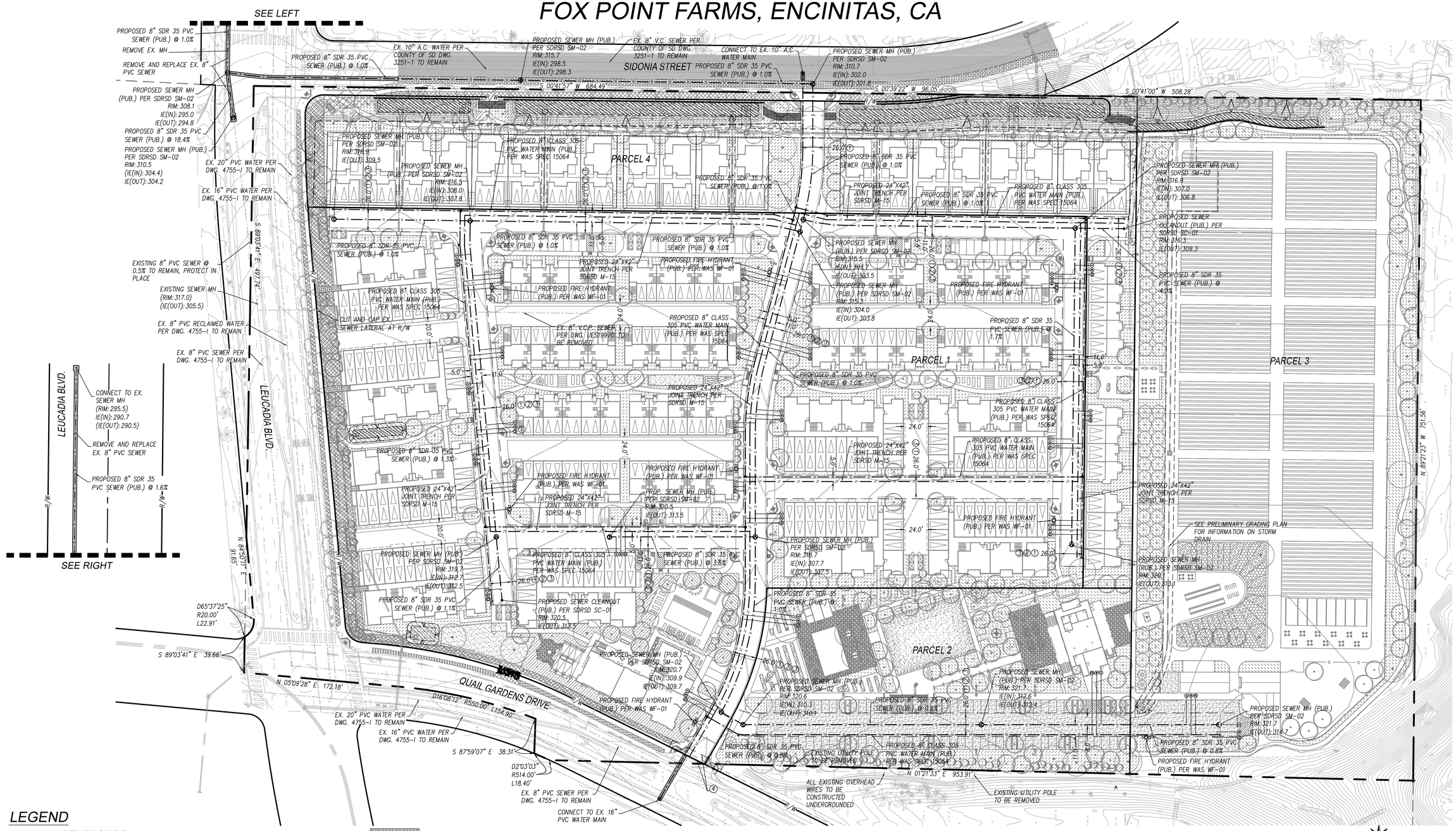
PRELIMINARY UTILITY PLAN

FOX POINT FARMS, ENCINITAS, CA

SHEET C1.3



LEGEND

- SUBDIVISION BOUNDARY
- RIGHT-OF-WAY
- PROPOSED 1" DOMESTIC WATER SERVICE PER WS-09
- PROPOSED FIRE SERVICE
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- EXISTING STORM DRAIN PER PLAN
- RW — EXISTING RELAIMED WATER MAIN PER PLAN

PRELIMINARY UTILITY PLAN

SCALE: 1"=50'

GENERAL NOTES

1. NEW AND MODIFIED SEWER MANHOLES SHALL BE LINED WITH AN APPROVED EPOXY LINING SYSTEM AND SHALL BE SPARK TESTED FOR PINHOLES AND HOLIDAYS.
2. A GENERAL UTILITY EASEMENT SHALL BE PROVIDED FOR WATER METERS, SEWER CLEANOUTS, AND DRY UTILITY STRUCTURES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENT.
3. EXACT LOCATION OF PROPOSED ONSITE MECHANICAL AND ELECTRICAL EQUIPMENT NOT KNOWN AT THIS TIME. ALL GROUND-MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE SCREENED TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT.

EASEMENT NOTES

1. 26' PUBLIC EASEMENT FOR PRIVATE STREETS GRANTED TO THE CITY OF ENCINITAS
2. 26' SEWER EASEMENT GRANTED TO THE ENCINITAS SANITARY DISTRICT
3. 26' WATER EASEMENT GRANTED TO THE SAN DIEGUITO WATER DISTRICT
4. PROPOSED PEDESTRIAN EASEMENT GRANTED TO THE CITY OF ENCINITAS

0 50' 100' 150'

SCALE: 1"=50'

PREPARED BY:

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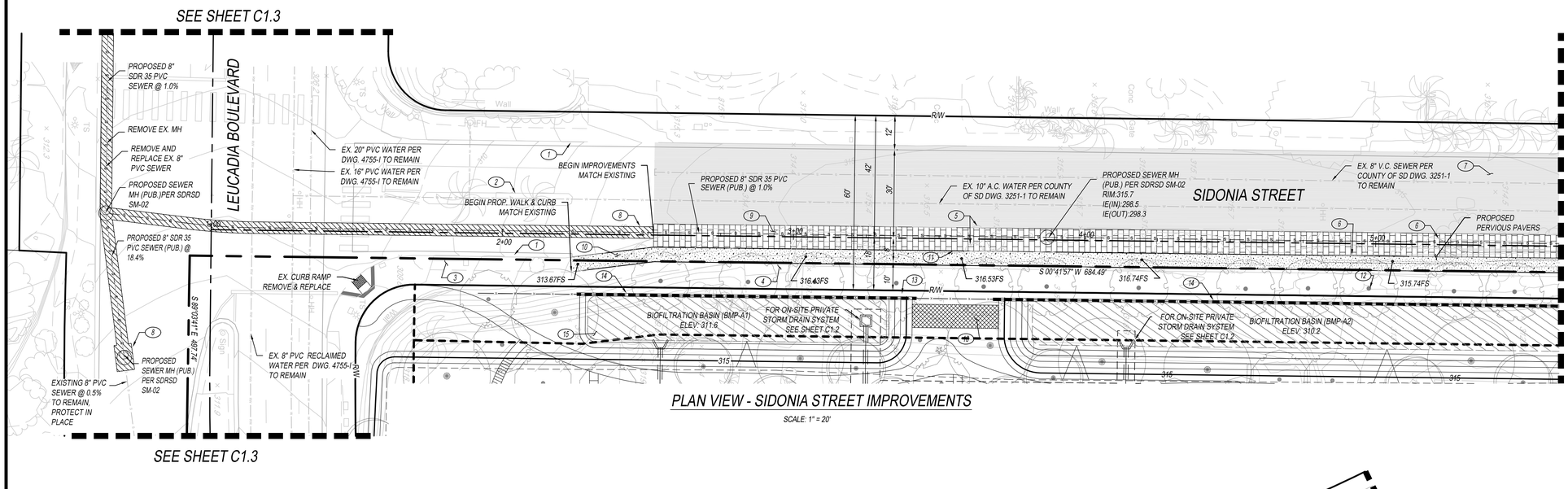
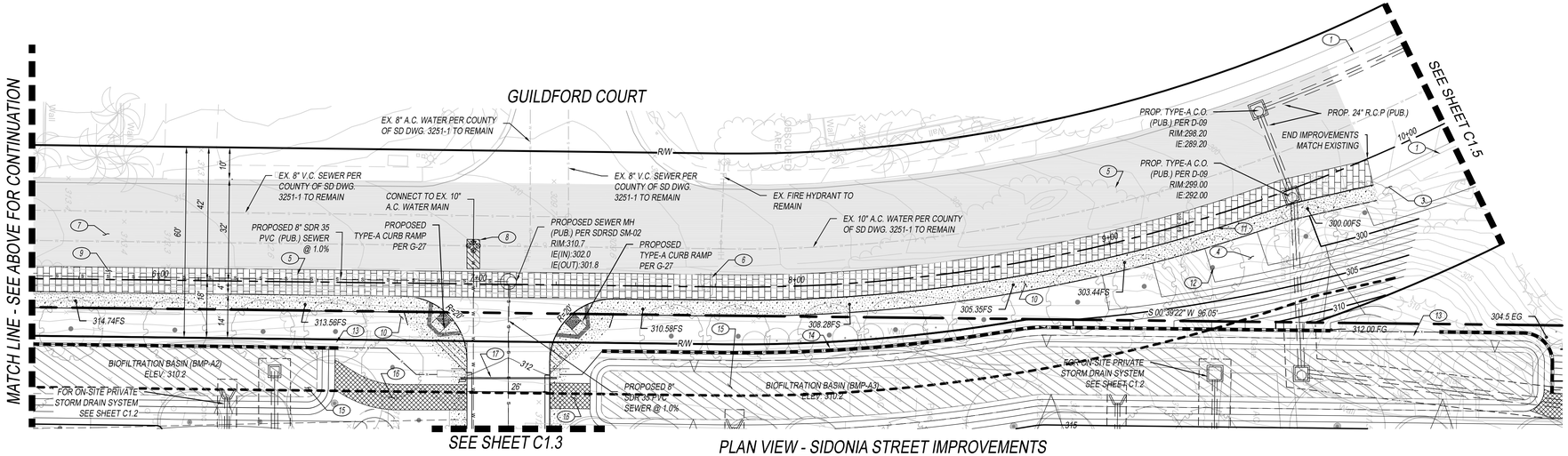
PRELIMINARY IMPROVEMENT PLAN

SIDONIA STREET, ENCINITAS, CA



PLAN VIEW - SIDONIA STREET IMPROVEMENTS

SCALE: 1" = 20'



PLAN VIEW - SIDONIA STREET IMPROVEMENTS

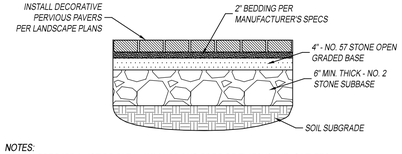
SCALE: 1" = 20'

LEGEND

- SUBJECT PROPERTY / SUBDIVISION BOUNDARY
- EXISTING RIGHT-OF-WAY / ADJACENT LOT LINE
- CENTERLINE OF ROAD
- EXISTING EASEMENT
- PROPOSED SETBACKS
- PROPOSED PRIVATE ROAD CENTERLINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED PERVIOUS PAVERS
- PROPOSED ASPHALT GRIND & OVERLAY
- PROPOSED LIMITS OF TRENCHING
- PROPOSED BASIN ACCESS PATH
- PROPOSED 6" PCC CURB
- PROPOSED CONTIGUOUS SIDEWALK
- EXISTING SEWER MAIN (SIZE PER PLAN)
- EXISTING WATER MAIN (SIZE PER PLAN)
- EXISTING STORM DRAIN (SIZE PER PLAN)
- PROPOSED SEWER MAIN (SIZE PER PLAN)
- PROPOSED SEWER MANHOLE
- PROPOSED WATER MAIN (SIZE PER PLAN)
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN CLEANOUT
- PROPOSED STREET TREE PER LANSCAPE PLAN

CONSTRUCTION NOTES

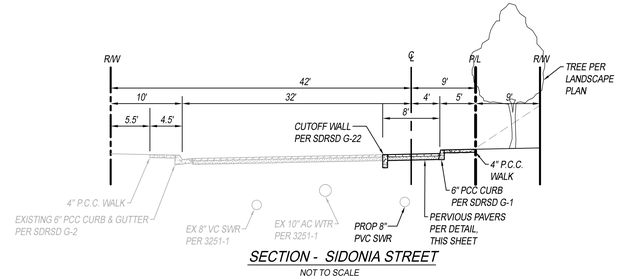
1. EXISTING CURB & GUTTER TO REMAIN (TYP)
2. EXISTING MEDIAN TO REMAIN (TYP)
3. EXISTING WALK TO REMAIN (TYP)
4. EXISTING DRIVEWAY TO BE REMOVED
5. EXISTING TREE TO BE REMOVED (TYP)
6. EXISTING BROW DITCH TO BE REMOVED (TYP)
7. PROPOSED AC GRIND & OVERLAY
8. PROPOSED TRENCH LIMITS
9. PROPOSED PERVIOUS PAVERS
10. PROPOSED PCC WALK
11. PROPOSED 6" CURB
12. PROPOSED STREET TREE PER LANDSCAPE PLAN (TYP)
13. PROPOSED FENCE (PVT) PER LANDSCAPE PLAN (TYP)
14. PROPOSED RETAINING WALL (PVT)
15. PROPOSED BMP BASIN (PVT)
16. PROPOSED MAINTENANCE ACCESS PATH
17. PROPOSED FIRE ACCESS GATE AND KNOX BOX (PER LANDSCAPE PLANS)



NOTES:
- ALL AGGREGATE MUST BE CLEAN/WASHED AND FREE OF FINES (SAND, SILT, ETC.)
- THE PAVERS SHALL NOT BE SEALED ONCE THE VOID FILLER HAS BEEN ADDED
- EACH COURSE SHALL BE VIBRATORY COMPACTED BEFORE PLACEMENT OF NEXT COURSE
- NO IMPERVIOUS LINER OR FILTER FABRIC TO BE USED
- SPECIAL APPROVAL REQUIRED FOR USE IN HIGHLY EXPANSIVE SOIL - SUBDRAIN MAY BE REQUIRED

PERVIOUS PAVER DETAIL

NOT TO SCALE



SECTION - SIDONIA STREET

NOT TO SCALE

0 20 40 60

GRAPHIC SCALE: 1" = 20'

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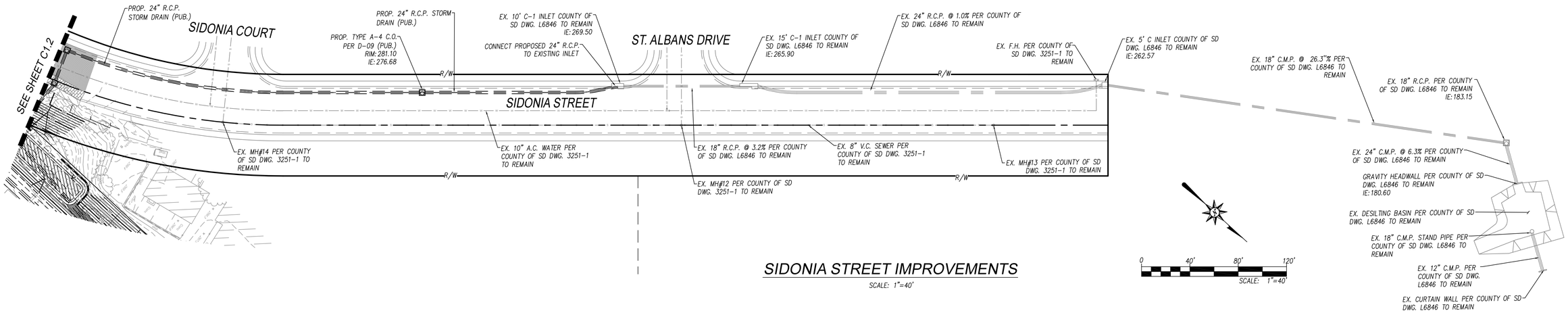
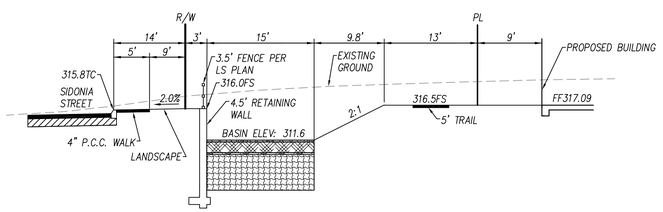
PRELIMINARY IMPROVEMENT PLAN

SIDONIA STREET, ENCINITAS, CA



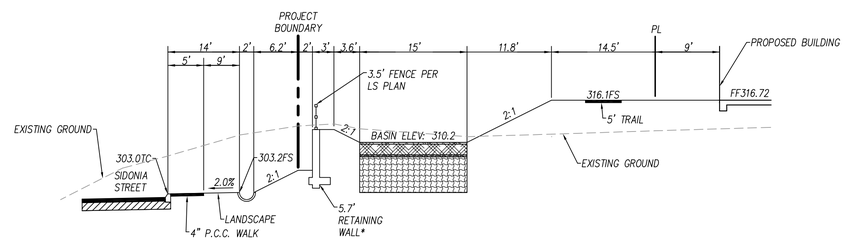
SIDONIA STREET IMPROVEMENTS

SCALE: 1"=40'



SECTION A

NTS

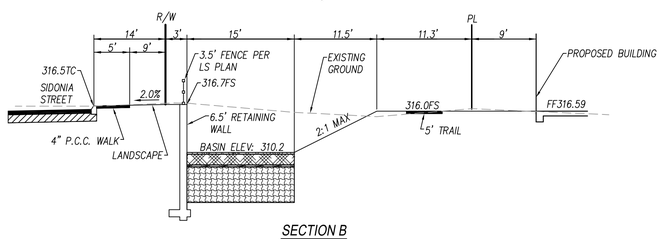


SECTION C

NTS

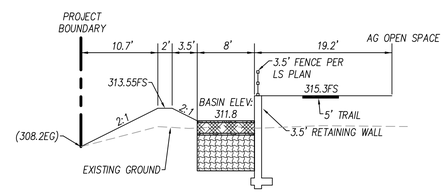
*RETAINING WALLS TO BE DESIGNED TO ADDRESS ADDITIONAL STORM WATER SURCHARGE (TYP)

NTS



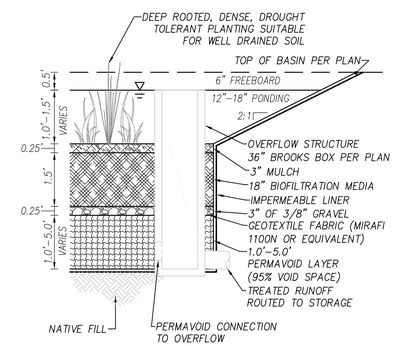
SECTION B

NTS



SECTION D

NTS



TYPICAL BASIN DETAIL

NTS

NOTE:

1. BIOFILTRATION "ENGINEERED SOIL" LAYER SHALL BE EVENLY MIXED COMPOSITION OF WASHED SAND, SANDY LOAM TOPSOIL, AND HUMIC COMPOST. THE MIX SHALL CONTAIN 65% SAND, 20% TOPSOIL, AND 15% COMPOST OR HARDWOOD MULCH IN ACCORDANCE WITH COUNTY OF SAN DIEGO LID BIOSWALE MEDIA BI065 CUT SHEET

2. STORAGE LAYER SHALL BE A MINIMUM OF 6" BUT MAY BE DEEPENED TO INCREASE THE INFILTRATION AND STORAGE ABILITY OF THE DETAIL

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT-OF-WAY
- PROPOSED 1" DOMESTIC WATER SERVICE PER WS-09
- PROPOSED FIRE SERVICE
- PROPOSED 4" SEWER LATERAL PER SS-01
- S — PROPOSED 8" SEWER PVC MAIN
- W — PROPOSED 8" PVC WATER MAIN
- JT — PROPOSED 24"X42" JOINT TRENCH
- PROPOSED MANHOLE PER SM-02
- PROPOSED RETAINING WALL
- PROPOSED FIRE HYDRANT PER WF-01
- PROPOSED PVC STORM DRAIN (SIZE PER PLAN)
- PROPOSED DRAINAGE STRUCTURE (SIZE PER PLAN)
- PROPOSED HEADWALL PER D-34
- PROPOSED CURB OUTLET PER D-25
- PROPOSED BIOFILTRATION BASIN
- PROPOSED PERVIOUS PAVERS
- PROPOSED LIMITS OF AC OVERLAY
- PROPOSED LIMITS OF TRENCHING
- PROPOSED RIPRAP PER D-40
- PROPOSED CURB RAMP PER G-27
- 320 — EXISTING CONTOUR
- W — EXISTING WATER MAIN PER PLAN
- S — EXISTING SEWER MAIN PER PLAN
- EXISTING STORM DRAIN PER PLAN
- RW — EXISTING RELAIMED WATER MAIN PER PLAN

GENERAL NOTES

1. PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED TO THE SATISFACTION OF THE CITY INSPECTOR.
2. EXISTING SURVEY MONUMENTS SHALL BE PROTECTED IN PLACE. ANY MONUMENT THAT IS DISTURBED OR DESTROYED SHALL BE REPLACED BY A LICENSED LAND SURVEYOR WHO SHALL FILE A CORNER RECORD OR RECORD OF SURVEY WITH THE COUNTY.
3. ALL EXISTING ONSITE STRUCTURES TO BE DEMOLISHED.
4. REFER TO LANDSCAPE PLAN FOR ONSITE TREES TO BE REMOVED. ADDITIONALLY, ANY LANDSCAPE WORK WITHIN THE RIGHT-OF-WAY SHALL BE MONITORED BY THE PARKS AND RECREATION DEPARTMENT.

ABBREVIATIONS

FF = FINISH FLOOR
FG = FINISH GRADE
FS = FINISH SURFACE
TC = TOP OF CURB
FL = FLOW LINE
TG = TOP OF GRATE
IE = INVERT ELEVATION
TW = TOP OF WALL
BW = BOTTOM OF WALL
HP = HIGH POINT
LP = LOW POINT

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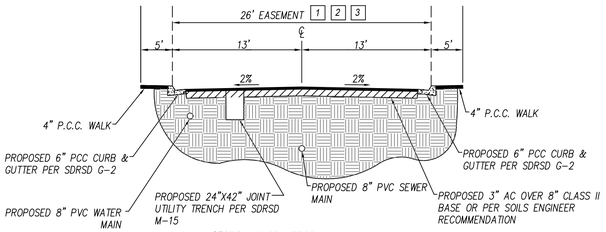
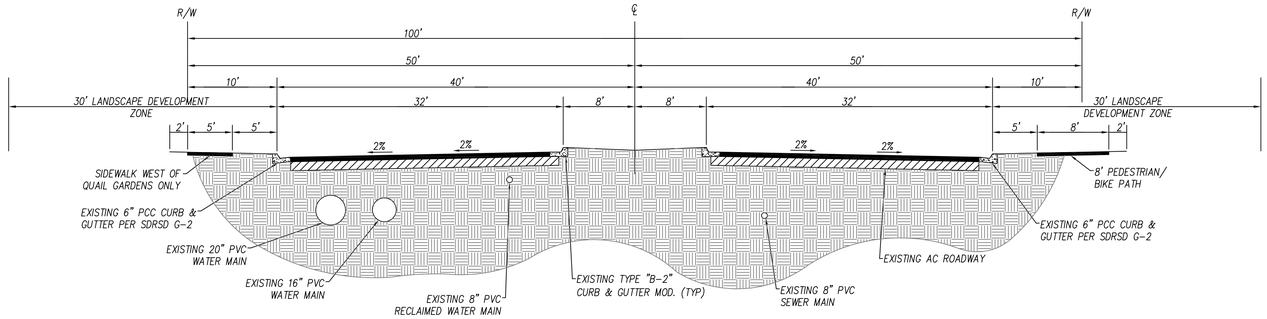
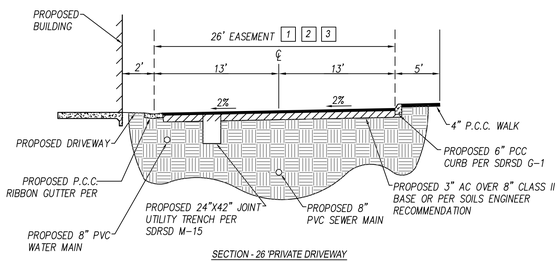


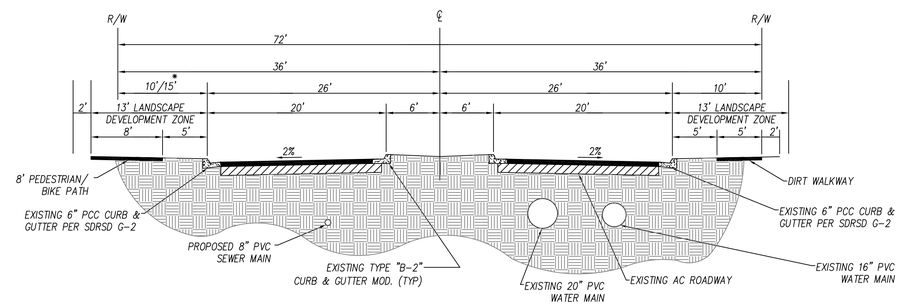
SECTION - 26' PRIVATE DRIVEWAY (CROWNED)
NTS



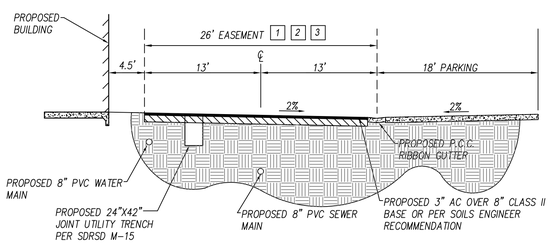
SECTION - EXIST. LEUCADIA BOULEVARD
NTS



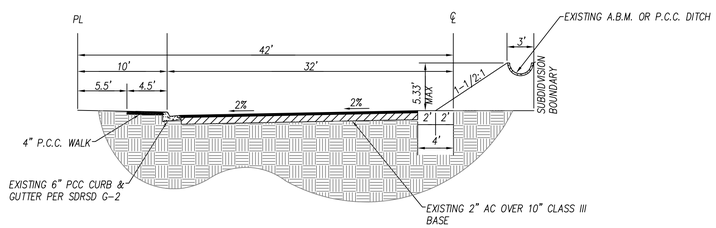
SECTION - 26 'PRIVATE DRIVEWAY
NTS



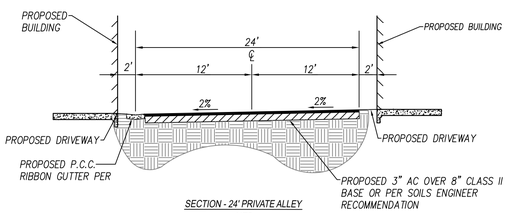
SECTION - EXIST. QUAIL GARDENS DRIVE
NTS



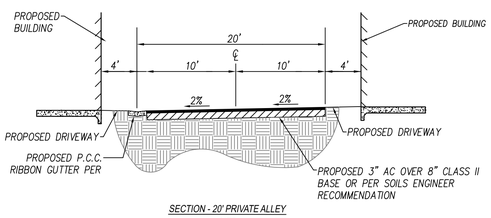
SECTION - 26' PRIVATE DRIVEWAY W/PERPENDICULAR PARKING
NTS



SECTION - EXIST. SIDONIA STREET
NTS



SECTION - 24' PRIVATE ALLEY
NTS



SECTION - 20' PRIVATE ALLEY
NTS

PROPOSED EASEMENTS

1. PROPOSED 26' PUBLIC EASEMENT FOR PRIVATE ROADS TO THE CITY OF ENCINITAS
2. PROPOSED 26' SEWER EASEMENT TO THE ENCINITAS SANITARY DISTRICT
3. PROPOSED 26' WATER EASEMENT TO THE SAN DIEGUITO WATER DISTRICT

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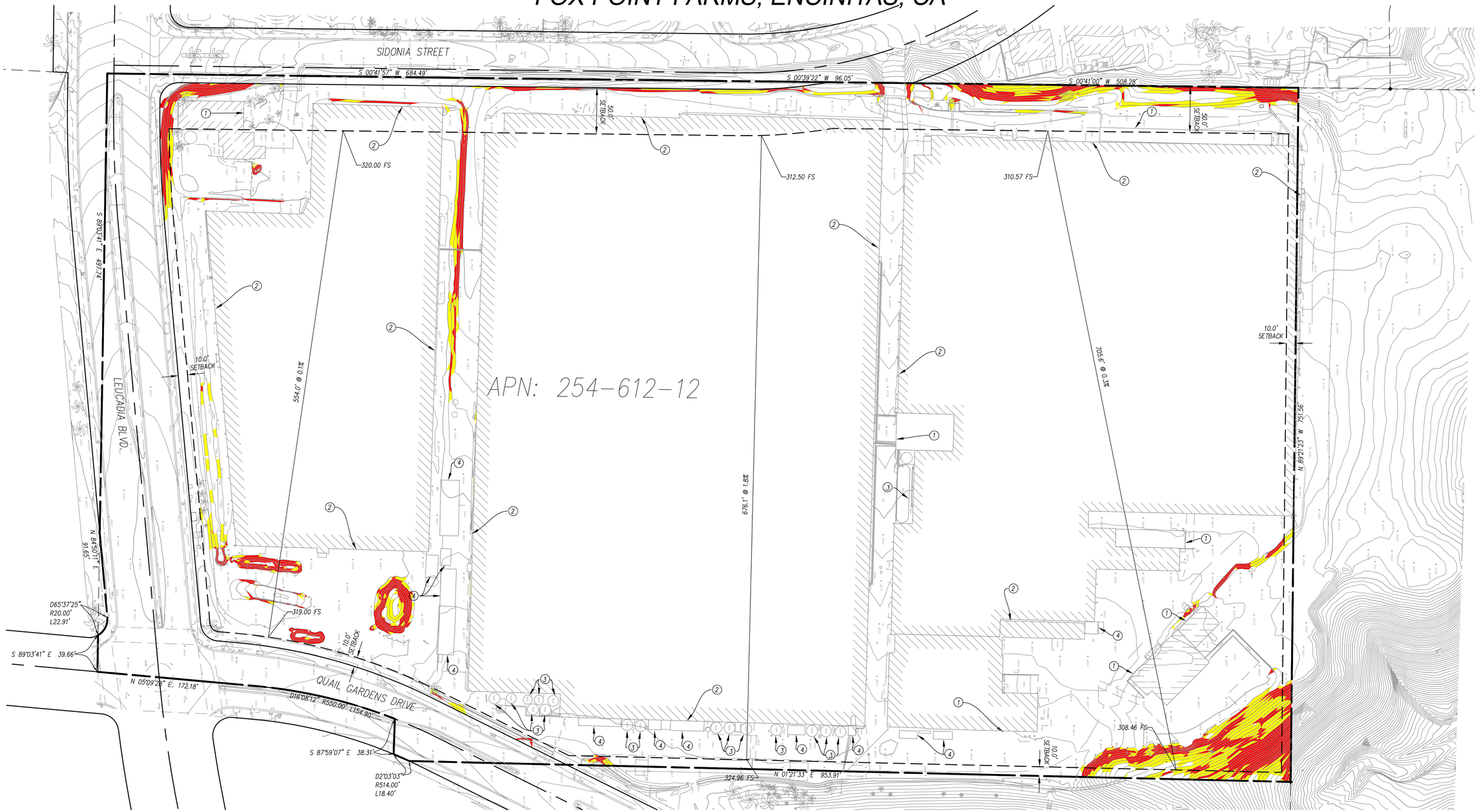
SLOPE ANALYSIS

FOX POINT FARMS, ENCINITAS, CA

SHEET C1.7



TOTAL GROSS LOT AREA = 19.71 ACRES

0% TO 25% SLOPE AREA = 19.03 AC
99.5% OF THE TOTAL SITE AREA

25% TO 40% SLOPE AREA = 0.32 AC
0.5% OF THE TOTAL SITE AREA

GREATER THAN 40% SLOPE AREA = 0.36 AC
0.0% OF THE TOTAL SITE AREA

HILLSIDE INLAND BLUFF OVERLAY NOTE

PER CITY MC SEC 30.34.030, IF MORE THAN 10% OF PARCELS SLOPE EXCEED 25%, PARCEL IS SUBJECT TO HILLSIDE/INLAND BLUFF OVERLAY ZONE REGULATIONS.

SLOPES GREATER THAN 25% = 0.68 AC (4% OF PROJECT SITE). THEREFORE PARCEL IS NOT SUBJECT TO HILLSIDE/INLAND BLUFF OVERLAY ZONE REGULATIONS.

AVERAGE SLOPE

554.0' @ 0.1%
676.1' @ 1.8%
705.6' @ 0.3%

AVERAGE SLOPE = 0.7%

SLOPE ANALYSIS

SCALE: 1"=50'

0 50' 100' 150'

SCALE: 1"=50'

LEGEND

PROPERTY BOUNDARY
RIGHT-OF-WAY
ADJACENT PROPERTY LINE
CENTERLINE OF ROAD
SETBACKS
EXISTING STRUCTURE

DEMO CALCULATIONS

AREA OF EX. STRUCTURES LOCATED ONSITE = 608,900 SF
AREA OF EX. STRUCTURES TO BE REMOVED = 608,900 SF

DEMO NOTES

1. EXISTING BUILDING/STRUCTURE TO BE REMOVED
2. EXISTING GREENHOUSE TO BE REMOVED
3. EXISTING STORAGE TANK TO BE REMOVED
4. EXISTING STORAGE SHED TO BE REMOVED

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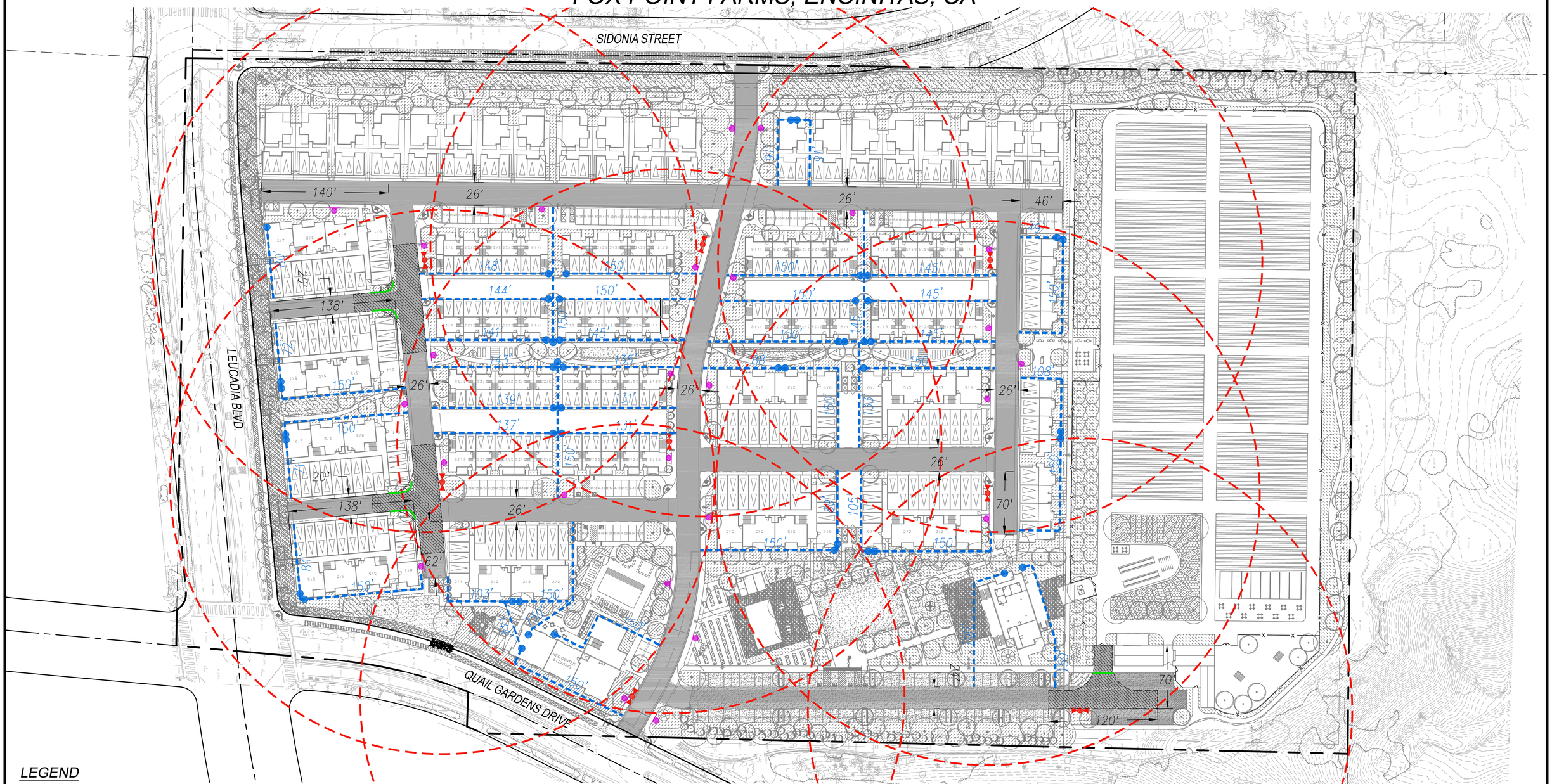
FIRE ACCESS PLAN

FOX POINT FARMS, ENCINITAS, CA

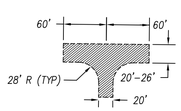


FIRE ACCESS PLAN

SCALE: 1"=50'

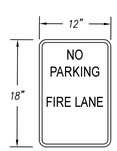
LEGEND

- PROPERTY BOUNDARY
- MOUNTABLE CURB
- HOSE PULL
- FIRE ACCESS ROUTE
- NO PARKING SIGN
- FIRE HYDRANT RADIUS (300')



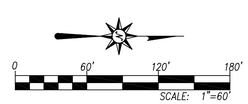
TURNAROUND DETAIL

NTS



NO PARKING SIGN DETAIL

NTS



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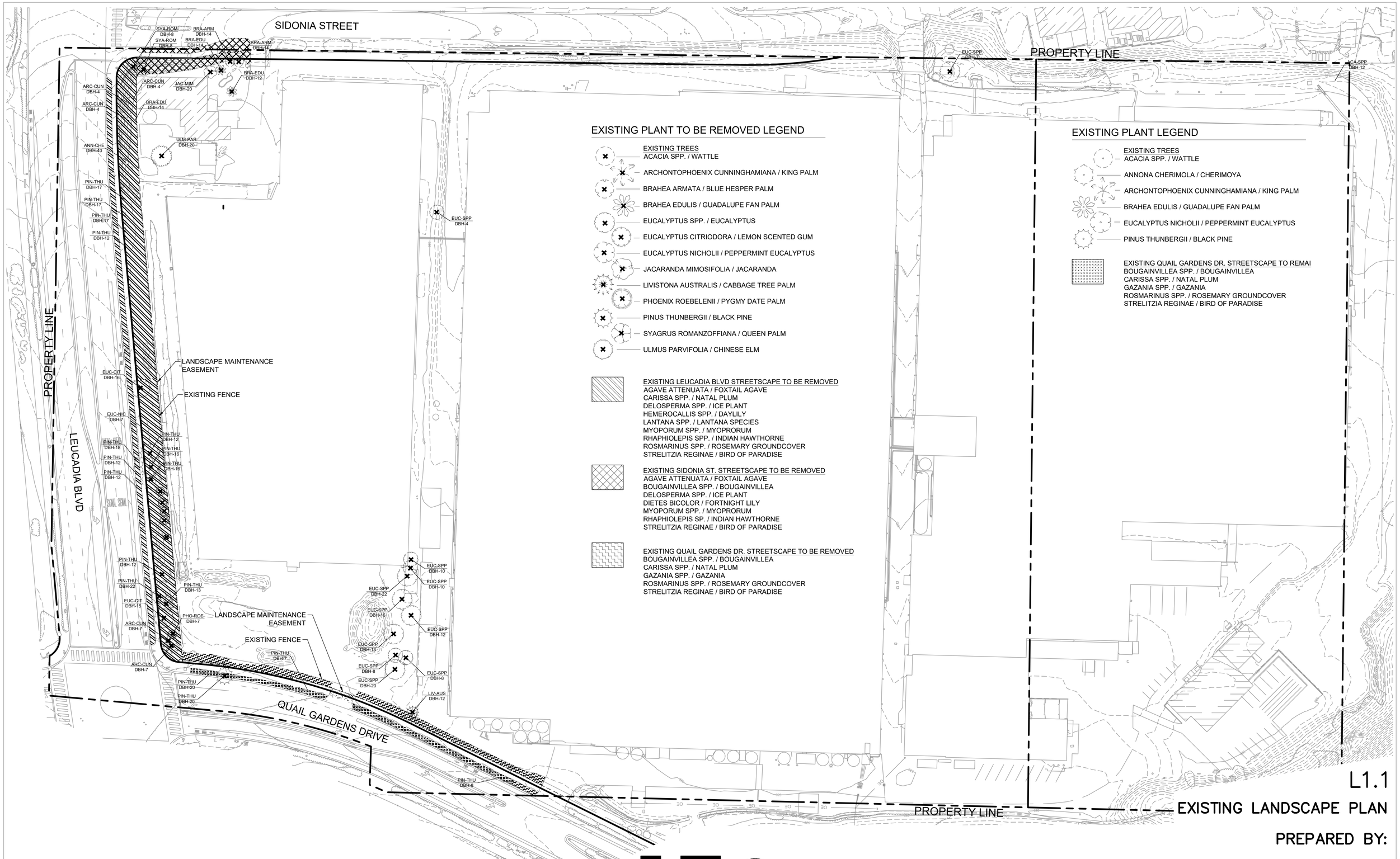

EXISTING PLANT TO BE REMOVED LEGEND

EXISTING TREES
- ACACIA SPP. / WATTLE
- ARCHONTOPHOENIX CUNNINGHAMIANA / KING PALM
- BRAHEA ARMATA / BLUE HESPER PALM
- BRAHEA EDULIS / GUADALUPE FAN PALM
- EUCALYPTUS SPP. / EUCALYPTUS
- EUCALYPTUS CITRIODORA / LEMON SCENTED GUM
- EUCALYPTUS NICHOLII / PEPPERMINT EUCALYPTUS
- JACARANDA MIMOSIFOLIA / JACARANDA
- LIVISTONA AUSTRALIS / CABBAGE TREE PALM
- PHOENIX ROEBELENII / PYGMY DATE PALM
- PINUS THUNBERGII / BLACK PINE
- SYAGRUS ROMANZOFFIANA / QUEEN PALM
- ULMUS PARVIFOLIA / CHINESE ELM

EXISTING LEUCADIA BLVD STREETSCAPE TO BE REMOVED
AGAVE ATTENUATA / FOXTAIL AGAVE
CARISSA SPP. / NATAL PLUM
DELOSPERMA SPP. / ICE PLANT
HEMEROCALLIS SPP. / DAYLILY
LANTANA SPP. / LANTANA SPECIES
MYOPORUM SPP. / MYOPRORUM
RHAPHIOLEPIS SPP. / INDIAN HAWTHORNE
ROSMARINUS SPP. / ROSEMARY GROUNDCOVER
STRELITZIA REGINAE / BIRD OF PARADISE

EXISTING SIDONIA ST. STREETSCAPE TO BE REMOVED
AGAVE ATTENUATA / FOXTAIL AGAVE
BOUGAINVILLEA SPP. / BOUGAINVILLEA
DELOSPERMA SPP. / ICE PLANT
DIETES BICOLOR / FORTNIGHT LILY
MYOPORUM SPP. / MYOPRORUM
RHAPHIOLEPIS SP. / INDIAN HAWTHORNE
STRELITZIA REGINAE / BIRD OF PARADISE

EXISTING QUAIL GARDENS DR. STREETSCAPE TO BE REMOVED
BOUGAINVILLEA SPP. / BOUGAINVILLEA
CARISSA SPP. / NATAL PLUM
GAZANIA SPP. / GAZANIA
ROSMARINUS SPP. / ROSEMARY GROUNDCOVER
STRELITZIA REGINAE / BIRD OF PARADISE

EXISTING PLANT LEGEND

EXISTING TREES
- ACACIA SPP. / WATTLE
- ANNONA CHERIMOLA / CHERIMOYA
- ARCHONTOPHOENIX CUNNINGHAMIANA / KING PALM
- BRAHEA EDULIS / GUADALUPE FAN PALM
- EUCALYPTUS NICHOLII / PEPPERMINT EUCALYPTUS
- PINUS THUNBERGII / BLACK PINE

EXISTING QUAIL GARDENS DR. STREETSCAPE TO REMAI
BOUGAINVILLEA SPP. / BOUGAINVILLEA
CARISSA SPP. / NATAL PLUM
GAZANIA SPP. / GAZANIA
ROSMARINUS SPP. / ROSEMARY GROUNDCOVER
STRELITZIA REGINAE / BIRD OF PARADISE

0 20 40 80
SCALE : 1" = 40'-0"
NORTH

DATE: 2020 05 27

L1.1
EXISTING LANDSCAPE PLAN

PREPARED BY:

NOLEN COMMUNITIES

SCHMIDT DESIGN GROUP

PASCO LARET SUITER & ASSOCIATES
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steinberg hart

LEGEND

1. SITE ACCESS
2. FLOWER FIELDS
3. GREENHOUSE & COMMUNITY EVENT SPACE
4. PARKING WITH DECOMPOSED GRANITE PAVING
5. OUTDOOR EDUCATION AND EVENT PATIO
6. ENHANCED PAVING AT CROSSINGS
7. EMERGENCY ACCESS ONLY (GATE AND KNOX BOX)
8. ENTRY SIGN / WATER TOWER
9. EVENT LAWN
10. COMMUNITY GARDENS
11. FARM TO TABLE DINING AREA
12. COMMUNITY RECREATION CENTER
13. FARM TO TABLE RESTAURANT/FARM STAND
14. DISCOVERY GARDEN
15. FARM OPERATIONS
16. SOCIAL SPACE
17. OUTDOOR COMMUNITY LIBRARY
18. COMMUNITY TRAIL WITH FITNESS NODES
19. WATER QUALITY BASINS
20. BOCCE COURT
21. OUTDOOR FARM ANIMAL AREA
22. ORCHARD / FRUIT TREES
23. DOG RUN AND DOG WASH
24. BIKE RACKS
25. SWING TRELLIS
26. VINE TRELLIS
27. FARM EVENT SEATING
28. SPECIAL EVENT TRELLIS
29. HOOP HOUSE AND NURSERY PREP AREA
30. TRACTOR
31. ANIMAL INTERPRETIVE AREA

L 1.2

CONCEPTUAL LANDSCAPE PLAN

02/27/2020

Fox Point Farms

Scale: 1" = 50'-0"

0 25 50 100

N

NOLEN COMMUNITIES

SCHMIDT DESIGN GROUP

CONCEPT PLANT LEGEND

TREES	BOTANICAL NAME	COMMON NAME	VERY LOW	LOW	MEDIUM	HIGH
	ON-SITE LARGE TREES (24" BOX MIN.)					
	JUGLANS REGIA	ENGLISH WALNUT			X	
	QUERCUS AGRIFOLIA*	COAST LIVE OAK*	X			
	PLATANUS RACEMOSA*	CALIFORNIA SYCAMORE*			X	
	POPULUS FREMONTII*	WESTERN COTTONWOOD*			X	
	TRISTANIA CONFERTA	BRISBANE BOX			X	
	ON-SITE SMALL TREES (24" BOX)					
	ARBUTUS X `MARINA`	ARBUTUS STANDARD		X		
	CERCIS CANADENSIS `FOREST PANSY` TM	FOREST PANSY REDBUD			X	
	CORYMBIA FICIFOLIA	RED FLOWERING GUM		X		
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW			X	
	PARKINSONIA X `DESERT MUSEUM`	DESERT MUSEUM PALO VERDE	X			
	PRUNUS ILICIFOLIA LYONII*	CATALINA CHERRY*		X		
	PUNICA GRANATUM	POMEGRANATE		X		
	SAMBUCUS NIGRA*	COMMON ELDERBERRY*		X		
	CITRUS GROVE (15 GAL. MIN.)					
	CITRUS X AURANTIIFOLIA `DWARF BEARSS SEEDLESS`	DWARF BEARSS SEEDLESS LIME				X
	CITRUS X LIMON `DWARF MEYER`	MEYER LEMON			X	
	CITRUS X SINENSIS `DWARF VALENCIA`	DWARF VALENCIA ORANGE			X	
	EDIBLE TREES (15 GAL. MIN.)					
	CITRUS KUMQUAT	KUMQUAT			X	
	JUGLANS CALIFORNICA*	SOUTHERN CALIFORNIA BLACK WALNUT*		X		
	MACADAMIA INTEGRIFOLIA	OLD NUT TREE			X	
	PERSEA AMERICANA	AVOCADO			X	
	PRUNUS DULCIS	ALMOND			X	
	SCREENING TREE / HEDGE (15 GAL. MIN.)					
	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH		X		
	HETEROMELES ARBUTIFOLIA 'DAVIS GOLD'*	DAVIS GOLD TOYON*	X			
	MALOSMA LAURINA*	LAUREL SUMAC*	X			
	PODOCARPUS HENKELII	LONG-LEAFED YELLOW WOOD			X	
	PRUNUS ILICIFOLIA LYONII*	CATALINA CHERRY*		X		
	LEUCADIA STREET TREE (5' WIDE PARKWAY)					
	CINNAMOMUM CAMPHORA	CAMPHOR TREE			X	
	FRAXINUS VELUTINA 'MODESTO'	MODESTO ASH			X	
	ULMUS PARVIFOLIA	CHINESE ELM			X	
	SIDONIA STREET TREE (>5' WIDE PARKWAY)					
	CINNAMOMUM CAMPHORA	CAMPHOR TREE			X	
	PLATANUS RACEMOSA*	CALIFORNIA SYCAMORE*			X	

SHRUB AREAS	BOTANICAL NAME	COMMON NAME	VERY LOW	LOW	MEDIUM	HIGH
	REC CENTER PLANTING (50% 5 GAL, 25% 1 GAL, 25% FLATS)					
	ACHILLEA MILLEFOLIUM `PAPRIKA`*	RED YARROW*		X		
	ALOE SPP.	ALOE		X		
	CALANDRINIA GRANDIFLORA	ROCK PURSLANE		X		
	CARISSA MACROCARPA	NATAL PLUM		X		
	DIANELLA TASMANICA `VARIEGATA`	VARIEGATED FLAX LILY		X		
	DUDLEYA BRITTONII*	DUDLEYA*	X			
	FRAGARIA CHILOENSIS*	BEACH STRAWBERRY*		X		
	LANTANA MONTEVIDENSIS	TRAILING LANTANA		X		
	MAHONIA REPENS*	CREEPING MAHONIA*		X		
	OLEA EUROPAEA `LITTLE OLLIE` TM	LITTLE OLLIE OLIVE	X			
	PORTULACARIA AFRA `MINIMA`	DWARF ELEPHANT BUSH	X			
	RHAMNUS CALIFORNICA `EVE CASE`*	CALIFORNIA COFFEEBERRY*		X		
	ROSA `ICEBERG`	WHITE SHRUB ROSE			X	
	RUSCHIA LINEOLATA `NANA`	CARPET OF STARS		X		
	SALVIA LEUCOPHYLLA `POINT SAL SPREADER`*	POINT SAL SPREADER PURPLE LEAF SAGE*	X			
	SAMBUCUS MEXICANA*	MEXICAN ELDERBERRY*		X		
	SESLERIA AUTUMNALIS*	AUTUMN MOOR GRASS*			X	
	SIMMONDSIA CHINENSIS*	JOJOBA*		X		
	ON-SITE PLANTING (40% 5 GAL, 30% 1 GAL, 30% FLATS)					
	ON-SITE SCREENING PLANTS					
	ACCA SELLOWIANA	PINEAPPLE GUAVA, FEIJOA		X		
	ARCTOSTAPHYLOS 'SUNSET*	SUNSET MANZANITA*		X		
	CARISSA MACROCARPA	NATAL PLUM		X		
	HETEROMELES ARBUTIFOLIA*	TOYON*	X			
	LAVATERA ASSURGENTIFLORA*	MALLOW*			X	
	MACFADYENA UNGUIS-CATI*	CATS CLAW*		X		
	MAHONIA AQUIFOLIUM*	OREGON GRAPE*			X	
	MYRICA CALIFORNICA*	WAX MYRTLE*		X		
	OLEA EUROPAEA `LITTLE OLLIE` TM	LITTLE OLLIE OLIVE	X			
	PORTULACARIA AFRA `MINIMA`	DWARF ELEPHANT BUSH	X			
	RHAMNUS CALIFORNICA `EVE CASE`*	CALIFORNIA COFFEEBERRY*		X		
	RHUS INTEGRIFOLIA*	LEMONADE BERRY*	X			
	SALVIA CLEVELANDII `POZO BLUE`*	CLEVELAND SAGE*		X		
	SAMBUCUS MEXICANA*	MEXICAN ELDERBERRY*		X		
	WESTRINGIA FRUTICOSA	COAST ROSEMARY		X		
	ON-SITE LOW PLANTING					
	ABUTILON PALMERI*	INDIAN MALLOW*	X			
	ACHILLEA MILLEFOLIUM `PAPRIKA`*	RED YARROW*		X		
	ARTEMISIA CALIFORNICA `CANYON GREY`*	PROSTRATE CALIFORNIA SAGEBRUSH*		X		
	BULBINE FRUTESCENS	STALKED BULBINE		X		
	DIANELLA REVOLUTA `LITTLE REV`	LITTLE REV FLAX LILY		X		
	GREVILLEA SPP.	GREVILLEA		X		
	LANTANA SPP.	LANTANA SPECIES		X		
	MACFADYENA UNGUIS-CATI*	CATS CLAW*		X		
	MAHONIA REPENS*	CREEPING MAHONIA*		X		
	MUHLENBERGIA DUBIA*	PINE MUHLY*		X		
	ROSA `ICEBERG`	WHITE SHRUB ROSE			X	
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	TRAILING ROSEMARY		X		
	RUSCHIA LINEOLATA `NANA`	CARPET OF STARS		X		
	SALVIA LEUCOPHYLLA `POINT SAL SPREADER`*	POINT SAL SPREADER PURPLE LEAF SAGE*	X			
	SIMMONDSIA CHINENSIS*	JOJOBA*		X		
	WESTRINGIA FRUTICOSA `MUNDI` TM	LOW COAST ROSEMARY		X		

SHRUB AREAS	BOTANICAL NAME	COMMON NAME	VERY LOW	LOW	MEDIUM	HIGH
	ON-SITE ACCENT SUCCULENTS					
	AGAVE PARRYI TRUNCATA	ARTICHOKE AGAVE		X		
	AGAVE X `BLUE FLAME`	BLUE FLAME AGAVE		X		
	ALOE SPP.	ALOE		X		
	BOUGAINVILLEA SPP.	BOUGAINVILLEA		X		
	CALANDRINIA GRANDIFLORA	ROCK PURSLANE		X		
	DUDLEYA BRITTONII*	DUDLEYA*	X			
	BASIN PLANTING (50% 1 GAL, 50% FLATS)					
	BASIN SIDES:					
	ASTER CHILENSIS 'POINT SAINT GEORGE'*	POINT ST GEORGE ASTER*		X		
	IVA HAYESIANA*	SAN DIEGO POVERTY WEED*		X		
	MUHLENBERGIA DUBIA*	PINE MUHLY*		X		
	BASIN BOTTOM:					
	CAREX PRAEGRACILIS*	CALIFORNIA FIELD SEDGE*		X		
	CHONDROPETALUM TECTORUM*	CAPE REED*		X		
	JUNCUS ACUTUS*	SPINY RUSH*			X	
	JUNCUS PATENS*	CALIFORNIA GRAY RUSH*		X		
	BASIN BOTTOM OVERSEED:					
	ACHILLEA MILLEFOLIUM*	YARROW*		X		
	ESCHSCHOLZIA CALIFORNICA*	CALIFORNIA POPPY*	X			
	LUPINUS SPP.*	LUPINE*		X		
	SISYRINCHIUM ANGUSTIFOLIUM*	BLUE-EYED GRASS*		X		
	EDIBLE PLANTS					
	BRASSICA OLERACEA	ORNAMENTAL KALE			X	
	FRAGARIA CHILOENSIS*	BEACH STRAWBERRY*			X	
	OPUNTIA LITTORALIS*	SHORE CACTUS*	X			
	ROSMARINUS SPP.	ROSEMARY SPECIES		X		
	VITIS CALIFORNICA*	CALIFORNIA WILD GRAPE*		X		
	TURF (SOD)					
	CYNODON DACTYLON `BULLSEYE`	BULLSEYE BERMUDA GRASS				X
	STREETSCAPE (100% 1 GAL)					
	AGAVE ATTENUATTA	FOXTAIL AGAVE		X		
	ARCTOSTAPHYLOS 'SUNSET*	SUNSET MANZANITA*		X		
	BACCHARIS PILULARIS*	DWARD COYOTE BUSH*		X		
	BOUGAINVILLEA SPP.	BOUGAINVILLEA		X		
	CARISSA MACROCARPA	GREEN CARPET NATAL PALM		X		
	DIETES BICOLOR	FORTNIGHT LILY		X		
	HETEROMELES ARBUTIFOLIA 'DAVIS GOLD'*	DAVIS GOLD TOYON*	X			
	MAHONIA AQUIFOLIUM*	OREGON GRAPE*			X	
	MALOSMA LAURINA*	LAUREL SUMAC*	X			
	MUHLENBERGIA DUBIA*	PINE MUHLY*		X		
	MYOPORUM SPP	MYOPORUM		X		
	MYRICA CALIFORNICA*	WAX MYRTLE*		X		
	RHAMNUS CALIFORNICA `EVE CASE`*	CALIFORNIA COFFEEBERRY*		X		
	RHAPHIOLEPIS SP.	INDIAN HAWTHORNE		X		
	SALVIA CLEVELANDII `POZO BLUE`*	CLEVELAND SAGE*		X		
	WESTRINGIA FRUTICOSA	COAST ROSEMARY		X		
	ANNUAL FLOWERS					X

*CALIFORNIA NATIVE PLANT USED TOWARD NATIVE PLANT PERCENTAGE CALCULATION

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
1	SITE ACCESS
2	FLOWER FIELDS
3	GREENHOUSE & COMMUNITY EVENT SPACE
4	PARKING WITH DECOMPOSED GRANITE PAVING, COLOR: DESERT GOLD
5	OUTDOOR EDUCATION AND EVENT PATIO
6	ENHANCED PAVING AT CROSSINGS, MODULINE PAVER WITH HERRINGBONE PATTER, COLOR: MONTECITO
8	ENTRY SIGN / WATER TOWER
9	BIKE RACKS
10	EVENT LAWN
11	COMMUNITY GARDENS
12	FARM TO TABLE DINING AREA
14	BARN & FARM TO TABLE RESTAURANT AND FARM STAND
15	DISCOVERY GARDEN
16	FARM OPERATIONS
17	SOCIAL SPACE
18	OUTDOOR COMMUNITY LIBRARY
19	COMMUNITY TRAIL WITH FITNESS NODES, DECOMPOSED GRANITE, COLOR: DESERT GOLD
20	WATER QUALITY BASINS
21	BOCCE COURT
22	OUTDOOR FARM ANIMAL AREA
23	ORCHARD
24	DOG RUN AND DOG WASH, DECOMPOSED GRANITE COLOR: DESERT GOLD
25	CONCRETE SIDEWALK OVER OLD DRIVEWAY
26	DECOMPOSED GRANITE PAVING, COLOR: DESERT GOLD
27	CONCRETE PAVING
28	POOL AND SPA
29	BBQS AND PICNIC AREA
30	BOULDERS
31	HOOP HOUSE AND NURSERY PREP AREA
32	YOU-PICK FIELDS
33	TRACTOR
34	STAGING AREA
35	SPECIAL EVENT TRELLIS
36	FARM EVENT SEATING
37	ANIMAL INTERPRETIVE AREA
38	VINE ARCH
39	SWING TRELLIS

WALL, FENCE, AND ENCLOSURE SCHEDULE

1	TRASH ENCLOSURE WITH SOLID ROOF	1/L1.12
2	STAINLESS STEEL POST AND GLASS FENCE	2/L1.12
3	GUARDRAIL, PERIMETER AND DOG PARK FENCING	3/L1.12
4	POST AND RAIL FENCE	5/L1.12
5	EMERGENCY ACCESS GATE	6/L1.12
6	ACCENT WALLS WITH STONE VENEER	9/L1.12
7	RETAINING WALL WITH BOARD FORM FINISH	SEE CIVIL
8	FARM FENCE	4/L1.12

ENTRY SIGN LEGEND

A	QUAIL GARDENS DRIVE CISTERN SIGN	A/L-1.10
B	RESTAURANT SIGN	B/L-1.10

EXISTING PLANT LEGEND

EXISTING TREES
- ACACIA SPP. / WATTLE
- ANNONA CHERIMOLA / CHERIMOYA
- ARCHONTOPHOENIX CUNNINGHAMIANA / KING PALM
- BRAHEA EDULIS / GUADALUPE FAN PALM
- EUCALYPTUS NICHOLII / PEPPERMINT EUCALYPTUS
- PINUS THUNBERGII / BLACK PINE

EXISTING QUAIL GARDENS DR. STREETSCAPE TO REMAI
- BOUGAINVILLEA SPP. / BOUGAINVILLEA
- CARISSA SPP. / NATAL PLUM
- GAZANIA SPP. / GAZANIA
- ROSMARINUS SPP. / ROSEMARY GROUNDCOVER
- STRELITZIA REGINAE / BIRD OF PARADISE

PLANTING NOTES

1. PLANT PITS TO BE 2X THE ROOT BALL SIZE.
2. HYDROSEED OR HAND SEEDING SHALL OCCUR CONCURRENT WITH COMPLETION OF PLANTING.
3. MAINTENANCE WHICH INCLUDES BUT IS NOT LIMITED TO WATERING, SUPPORT, FERTILIZING, MULCHING, WEED SUPPRESSION, AND SELECTIVE THINNING SHALL BE PROVIDED FOR THE FIRST FEW YEARS TO ENCOURAGE PLANT STABILITY.

PLANTING CALCULATIONS

7,200 SF OF TURF
9,034 SF OF EDIBLE/FLOWER PLANTING
19,888 SF STREETSCAPE PLANTING
18,209 SF BASIN PLANTING
10,319 SF REC-CENTER PLANTING
151,247 SF OF ON SITE PLANTING
215,897 SF TOTAL

PLANTING AREA REQUIRED
(15% OF 858,562SF NET AREA): 128,784 SF
PLANTING AREA PROPOSED: 215,897 SF
PLANTING AREA MISSING: 0 SF

TREE REQUIREMENT (30 PER 19.71 NET AC):
591 TREES
PROPOSED TREES: 613 TREES

NATIVE PLANTING: APPROXIMATELY 50% OF THE PROPOSED PLANTS ARE NATIVE DROUGHT TOLERANT PLANTING: 70%

PARKING AREA LANDSCAPING

PARKING SPACES PROVIDED: 79 SPACES
1 TREE PER 5 PARKING SPACES: 16 TREES
TREES PROVIDED: 21 TREES

PARKING LANDSCAPE
(15% OF PARKING AREA):
PARKING AREA: 21,101 SF
LANDSCAPE AREA REQUIRED: 3,165 SF
LANDSCAPE PROVIDED: 3,816 SF

LANDSCAPE AREA AS PARKING STALL
($\frac{1}{4}$ PARKING LOT LANDSCAPING):
$\frac{1}{4}$ PARKING LOT LANDSCAPING:763 SF
LANDSCAPING USED AS STALL: 1,001 SF
EXCESS PLANTING AREA: 238 SF

PLANTING AREA REQUIRED: 3,165 SF
TOTAL LANDSCAPE AREA (WITH MAX PARKING STALL PLANTING AREA): 3,578 SF

L1.3
CONCEPTUAL LANDSCAPE LEGEND AND NOTES

PREPARED BY:

NOLEN COMMUNITIES

DATE: 2020 05 27

SCHMIDT DESIGN GROUP

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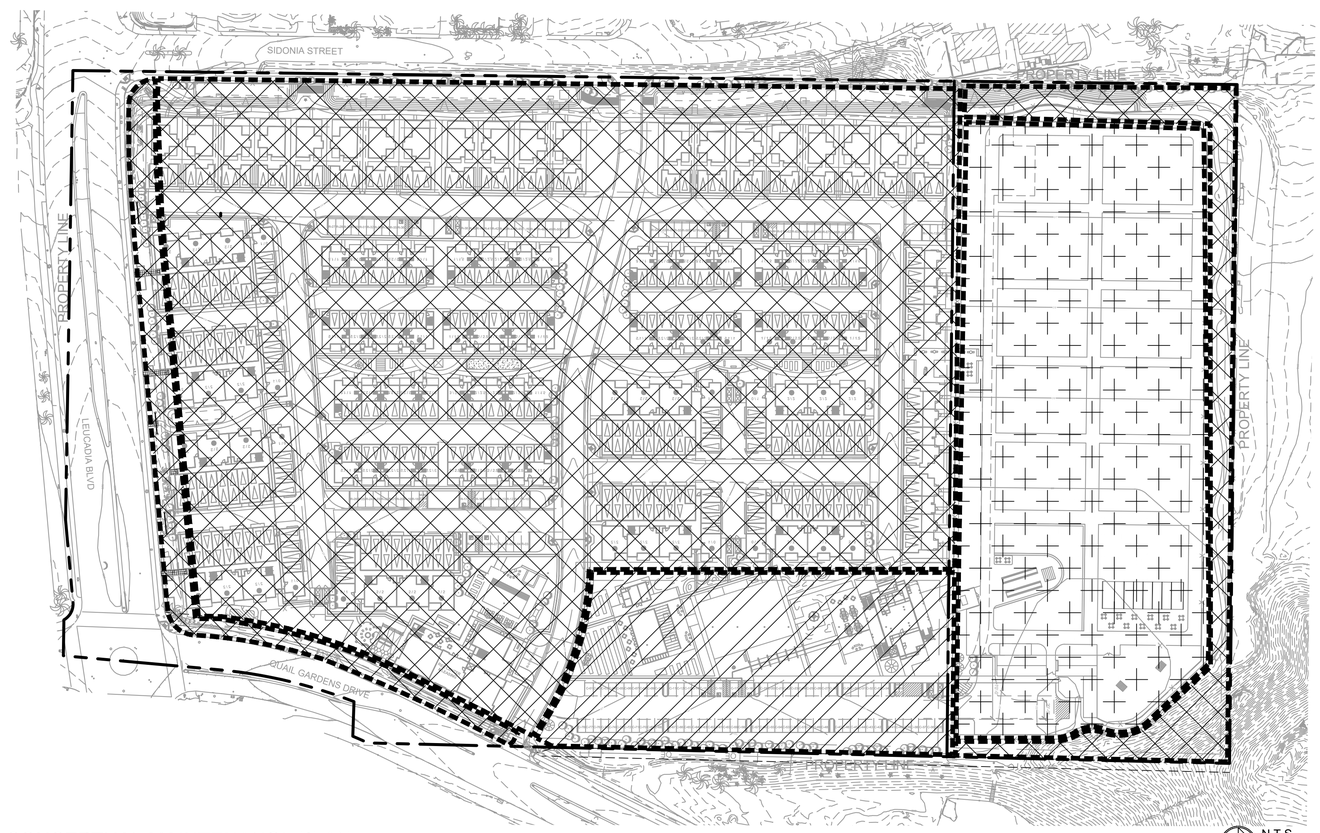
Water Efficient Landscape Calculations

Project Name: Fox Point Farms

Description	MAWA	ETWU	Hydrozones						Total Usage
			Special Landscape Area (Edibles with drip)	High Water Use (Turf with rotators)	Moderate Water Use (rec-center planting with drip)	Low Water Use (Streetscape planting with drip)	Low Water Use (on-site planting with drip)	Low Water Use (Basin planting with rotators)	
Total Landscape Area (Square Feet)	206,863	Hydrozone Area S.F. (HA)	N/A	7,200	10,319	19,888	151,247	18,209	206,863 SqFt
Special Landscape Area (SLA)	9,034	SLA Hydro Area	9,034	N/A	N/A	N/A	N/A	N/A	9,034 SqFt
Irrigation Efficiency (IE)	NA	Irrigation Efficiency (IE)	Irr. Type 1.00	Irr. Type 0.75	Irr. Type 0.80	Irr. Type 0.80	Irr. Type 0.80	Irr. Type 0.75	
Reference Evapotranspiration (Eto)	42.90	Ref ET (Eto)	42.90	42.90	42.90	42.90	42.90	42.90	
Plant Factor (PF) - H=.8/.7, M=.6/.5, L=.4/.3, VL=.2/.1	NA	Plant Factor (PF)	1.0	0.8	0.5	0.3	0.3	0.3	
ET Adjustment Factor (ETAF) for residential projects	0.55	ETAF (PF/IE)	1.00	1.07	0.63	0.38	0.38	0.40	
Conversation Factor (Inches to Gallons)	0.62	Conversation Factor	0.62	0.62	0.62	0.62	0.62	0.62	
		(ETAF x Area)	N/A	7,680.00	6,449.38	7,458.00	56,717.63	7,283.60	85,588.6 SqFt
Eto x .62 x [(ETAF x Land Area) + ((1-ETAF) x SLA)]	3,134,307.0	Eto x .62 x (ETAF x Area)	N/A	204,273	171,540	198,368	1,508,575	193,729	2,276,485.6 Gal/Yr
		ETo x 0.62 x (SLA Area)	240,286.33	0.00	0.00	0.00	0.00	0.00	240,286.3 Gal/Yr
Total Gallons Per Year	3,134,307.0	2,516,771.9							**2,516,771.9 Gal/Yr**
									7.72 A/Yr
		Project Average ETAF	0.4						

Anticipated evapotranspiration rates for the site are based on historical averages. IE = All rotator heads = 0.75; Drip = 0.80
Note: Assumes half of the on-site planting hydrozones/irrigaiton valves will be low water use plant groups, and half will be moderate water use plant groups.
Note: Farm beds within Parcel #3 are not included in calculation.



MAINTENANCE LEGEND

- H.O.A. MAINTENANCE
- FARM
- AGRICULTURE AMENITY AREA

CONCEPTUAL MAINTENANCE PLAN

L1.4

CONCEPTUAL LANDSCAPE MAWA and LEGEND

PREPARED BY:

NOLEN COMMUNITIES

DATE: 2020 05 27

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