EXISTING TREE LEGEND

NUM.	TREE SPECIES	CALIPER	HEIGHT	SPREAD	FATE
1	EUCALYPTUS SIDEROXYLON	18"	25'	20'	DEMO
2	EUCALYPTUS SIDEROXYLON	14"	20'	10'	DEMO
3	EUCALYPTUS SIDEROXYLON	18"	25'	20'	DEMO
4	EUCALYPTUS SIDEROXYLON	18"	25'	20'	DEMO
5	EUCALYPTUS SIDEROXYLON	18"	25'	20'	DEMO
6	MYOPORUM LAETUM	16"	15'	15'	DEMO
7	EUCALYPTUS SIDEROXYLON	18"	18'	20'	DEMO
8	EUCALYPTUS SIDEROXYLON	16"	25'	20'	DEMO
9	EUCALYPTUS SIDEROXYLON	12"	18'	12'	DEMO
10	EUCALYPTUS SIDEROXYLON	12"	15'	12'	DEMO
11	SCHINUS TEREBINTHEFOLIUS	30"	18'	20'	DEMO
12	EUCALYPTUS SIDEROXYLON	12"	20'	15'	DEMO
13	EUCALYPTUS SIDEROXYLON	9"	15'	10'	DEMO
14	EUCALYPTUS SIDEROXYLON	14"	20'	15'	DEMO
15	EUCALYPTUS SIDEROXYLON	12"	20'	12'	DEMO
16	EUCALYPTUS SIDEROXYLON	12"	18'	12'	DEMO
17	EUCALYPTUS SIDEROXYLON	12"	18'	12'	DEMO
18	EUCALYPTUS SIDEROXYLON	18"	25'	20'	DEMO
19	EUCALYPTUS SIDEROXYLON	16"	25'	15'	DEMO
20	EUCALYPTUS SIDEROXYLON	18"	20'	15'	DEMO
21	EUCALYPTUS SIDEROXYLON	18"	20'	15'	DEMO
22	EUCALYPTUS SIDEROXYLON	16"	20'	15'	DEMO
23	EUCALYPTUS SIDEROXYLON	18"	20'	15'	DEMO
24	EUCALYPTUS SIDEROXYLON	16"	22'	15'	DEMO
25	EUCALYPTUS SIDEROXYLON	18"	20'	15'	DEMO
26	EUCALYPTUS SIDEROXYLON	24"	30'	25'	DEMO
27	PINUS CANARIENSIS	8"	20'	15'	DEMO
28	PINUS CANARIENSIS	12"	25'	15'	DEMO
29	PINUS CANARIENSIS	10"	20'	15'	DEMO
30	PINUS CANARIENSIS	12"	20'	15'	DEMO
31	PINUS CANARIENSIS	12"	20'	15'	DEMO
32	PINUS CANARIENSIS	12"	20'	15'	DEMO
33	EUCALYPTUS SIDEROXYLON	24"	30'	25'	DEMO
34	EUCALYPTUS SIDEROXYLON	16"	25'	20'	DEMO
35	EUCALYPTUS SIDEROXYLON	12"	20'	10'	DEMO
36	EUCALYPTUS SIDEROXYLON	12"	20'	10'	DEMO
37	EUCALYPTUS SIDEROXYLON	20"	20'	15'	DEMO
38	EUCALYPTUS SIDEROXYLON	10"	18'	10'	DEMO
39	EUCALYPTUS SIDEROXYLON	12"	15'	10'	DEMO
40	EUCALYPTUS SIDEROXYLON	16"	20'	15'	DEMO
41	EUCALYPTUS SIDEROXYLON	18"	20'	15'	DEMO
42	EUCALYPTUS SIDEROXYLON	14"	20'	15'	DEMO
43	EUCALYPTUS SIDEROXYLON	18"	18'	15'	DEMO
44	EUCALYPTUS SIDEROXYLON	18"	25'	20'	DEMO
45	EUCALYPTUS SIDEROXYLON	18"	20'	15'	DEMO
46	EUCALYPTUS SIDEROXYLON	24"	25'	20'	DEMO
47	EUCALYPTUS SIDEROXYLON	12"	20'	12'	DEMO
48	EUCALYPTUS SIDEROXYLON	20"	25'	20'	DEMO
49	EUCALYPTUS SIDEROXYLON	12"	20'	10'	DEMO
50	EUCALYPTUS SIDEROXYLON	12"	20'	10'	DEMO
51	EUCALYPTUS SIDEROXYLON	18"	25'	20'	DEMO
52	EUCALYPTUS SIDEROXYLON	14"	20'	15'	DEMO
53	EUCALYPTUS SIDEROXYLON	12"	20'	15'	DEMO
54	EUCALYPTUS SIDEROXYLON	18"	25'	18'	DEMO
55	EUCALYPTUS SIDEROXYLON	18"	25'	20'	DEMO
56	EUCALYPTUS SIDEROXYLON	18"	25'	20'	DEMO
57	EUCALYPTUS SIDEROXYLON	14"	25'	20'	DEMO
58	EUCALYPTUS SIDEROXYLON	16"	20'	15'	DEMO
59	EUCALYPTUS SIDEROXYLON	14"	25'	20'	DEMO
60	EUCALYPTUS SIDEROXYLON	12"	25'	10'	DEMO
61	EUCALYPTUS SIDEROXYLON	18"	25'	20'	DEMO
62	EUCALYPTUS SIDEROXYLON	14"	25'	20'	DEMO
63	EUCALYPTUS SIDEROXYLON	30"	15'	15'	DEMO
64	EUCALYPTUS SIDEROXYLON	18"	25'	20'	DEMO
65	MYOPORUM LAETUM	8"	12'	15'	DEMO
66	EUCALYPTUS SIDEROXYLON	26"	30'	25'	DEMO
67	PINUS TORREYANA	18"	20'	15'	DEMO
68	PINUS TORREYANA	12"	20'	15'	DEMO
69	PINUS TORREYANA	14"	20'	15'	DEMO
70	PINUS TORREYANA	16"	20'	15'	DEMO
71	PINUS TORREYANA	14"	20'	15'	DEMO
72	PINUS TORREYANA	16"	20'	15'	DEMO

Key:

1 REMOVE

KEY PLAN

0 25' 50' 100'

1" = 50'-0"

SCALE AT FULL SIZE (E1 SHEET)

Prepared By:

Name: GroundLevel Landscape Architecture

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San Diego, CA 92103

Phone #: (619) 325-1990

Fax #: (619) 325-1997

Project Address:

Southwest Corner Of Intersection At
Del Mar Heights Road & El Camino Real.

Project Name:

One Paseo

Sheet Title:

L-5 EXISTING TREE PLAN

REVISION LOG

No.	Description	Date
-	CITY COUNCIL APPROVAL	2/26/2015
1	AMENDMENT FIRST SUBMITTAL	10/19/2015
2	AMENDMENT SECOND SUBMITTAL	12/8/2015
6	MINOR CORRECTION	06/22/2016

SHEET 05 OF 9

DEP#

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BUILDINGS TO INCORPORATE SOUND ATTENUATION AT THE PODIUM LEVEL(S) THAT ARE OPEN TO THE PRIVATE AMENITY AREAS

DEL MAR HEIGHTS ROAD (EXISTING)

BUILDINGS TO INCORPORATE SOUND ATTENUATION AT THE PODIUM LEVEL(S) THAT ARE OPEN TO THE PRIVATE AMENITY AREAS

65 CNEL LINE AT GRADE LEVEL PRIOR TO PLACEMENT OF BUILDINGS AND SOUND ATTENUATION WALLS AS NOTED

HIGH BLUFF DRIVE

Property line

PARKING - RETAIL A

PRIVATE DRIVEWAY 'A'

PVT. DWY. 'B'

PVT. DWY. 'C'

PRIVATE DRIVEWAY 'G'

PRIVATE DRIVEWAY 'D'

PRIVATE DRIVEWAY 'F'

PARKING - OFFICE B

PVT. DWY. 'H'

PVT. DWY. 'E'

EL CAMINO REAL

65 CNEL LINE AT GRADE LEVEL PRIOR TO PLACEMENT OF BUILDINGS AND SOUND ATTENUATION WALLS AS NOTED

Open Space Tabulations:

Symbol	Type	Total All Phases
	USEABLE OPEN SPACE AT GROUND LEVEL OR PODIUM ROOF-TOP	282,233 sf
	NON-USEABLE OPEN SPACE AT GROUND LEVEL OR PODIUM ROOF-TOP	196,922 sf
TOTAL OPEN SPACE		479,155 sf
TOTAL NUMBER OF DWELLING UNITS		608
TOTAL OPEN SPACE / DWELLING UNIT		788.08 sf

KEY PLAN

0 25' 50' 100'

1" = 50'-0"

SCALE AT FULL SIZE (E1 SHEET)

Prepared By:

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Project Name:

One Paseo

Sheet Title:

L-6 OPEN SPACE PLAN AND TABULATIONS

REVISION LOG

No.	Description	Date
-	CITY COUNCIL APPROVAL	2/26/2015
1	AMENDMENT FIRST SUBMITTAL	10/19/2015
2	AMENDMENT SECOND SUBMITTAL	12/8/2015
4	FINAL REVISIONS	01/20/2016
6	MINOR CORRECTION	06/22/2016

SHEET 06 OF 9

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DEL MAR HEIGHTS ROAD

DEL MAR HEIGHTS ROAD

HIGH BLUFF DRIVE

Property line

Property line

PARKING - RETAIL A

PRIVATE DRIVEWAY 'A'

PVT. DWY. 'B'

PVT. DWY. 'C'

PRIVATE DRIVEWAY 'G'

PRIVATE DRIVEWAY 'D'

PVT. DWY. 'H'

PARKING - OFFICE B

PRIVATE DRIVEWAY 'F'

PRIVATE DRIVEWAY 'E'

PVT. DWY. 'E'

Property line

EL CAMINO REAL

EL CAMINO REAL

Public Gathering Space / Civic Uses Tabulations:

PUBLIC GATHERING SPACE/ CIVIC USES AREA REQUIRED

TOTAL SITE AREA REQUIRED:	982,451 SQ. FT.(22.55 ACRES) X 10%		98,245 SQ. FT. (2.26 ACRES)
AREA PROVIDED:		11%	107,339 SQ. FT. (2.46 ACRES)

*PUBLIC GATHERING SPACE/CIVIC USES TABULATIONS ARE BASED ON THE NET SITE AREA AFTER STREET DEDICATIONS

KEY PLAN

0 25' 50' 100'

1" = 50'-0"

SCALE AT FULL SIZE (E1 SHEET)

Prepared By:

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Project Address:

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Del Mar Heights Road & El Camino Real.

Project Name:

One Paseo

Sheet Title:

L-7 PUBLIC GATHERING SPACE/ CIVIC USES EXHIBIT

REVISION LOG

No.	Description	Date
-	CITY COUNCIL APPROVAL	2/26/2015
1	AMENDMENT FIRST SUBMITTAL	10/19/2015
2	AMENDMENT SECOND SUBMITTAL	12/8/2015
4	FINAL REVISIONS	01/20/2016
6	MINOR CORRECTION	06/22/2016

SHEET 07 OF 9

DEP#

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SEE ARCHITECTURAL PLANS FOR SHADE STRUCTURES ON ROOFTOPS OF PARKING STRUCTURE

DEL MAR HEIGHTS ROAD

DEL MAR HEIGHTS ROAD

Property line

Property line

HIGH BLUFF DRIVE

PRIVATE DRIVEWAY 'A'

PARKING - RETAIL A

PVT. DWY. 'B'

EL CAMINO REAL

PVT. DWY. 'C'

PRIVATE DRIVEWAY 'G'

PRIVATE DRIVEWAY 'F'

PARKING - OFFICE B

PRIVATE DRIVEWAY 'D'

PVT. DWY. 'H'

PVT. DWY. 'E'

Property line

EL CAMINO REAL

PRIVATE DRIVEWAY 'E'

SEE ARCHITECTURAL PLANS FOR SHADE STRUCTURES ON ROOFTOPS OF PARKING STRUCTURE

Legend: LANDSCAPE AREAS

- STREET YARD
- REMAINING YARD
- PLAZA AREA
- VEHICULAR USE AREA
- PRIVATE AMENITY OPEN SPACE
- PRIVATE DRIVEWAY FRONTAGE

*Landscape Calculations**

STREET YARD

PLANTING AREA REQUIRED:			
TOTAL AREA:	252,735 SF	X 25% =	63,184 SF
PLANTING AREA PROVIDED:			149,527 SF
EXCESS AREA PROVIDED:			86,343 SF
PLANTING POINTS REQUIRED:			
TOTAL AREA:	252,735 SF	X 0.05 =	12,637 PTS
PLANTING POINTS PROVIDED:			12,650 PTS
EXCESS POINTS PROVIDED:			13 PTS

PLAZAS

PLANTING AREA REQUIRED:			
TOTAL AREA:	95,822 SF	X 15% =	14,373 SF
PLANTING AREA PROVIDED:			32,485 SF
EXCESS AREA PROVIDED:			18,112 SF
PLANTING POINTS REQUIRED:			
TOTAL AREA:	95,822 SF	X 0.02 =	1,916 PTS
PLANTING POINTS PROVIDED:			3,150 PTS
EXCESS POINTS PROVIDED:			1,234 PTS

VEHICULAR USE AREA WITHIN STREET YARD

PLANTING AREA REQUIRED:			
TOTAL AREA:	7,942 SF	X 5% =	397 SF
PLANTING AREA PROVIDED:			611 SF
EXCESS AREA PROVIDED:			214 SF
PLANTING POINTS REQUIRED:			
TOTAL AREA:	7,942 SF	X 0.05 =	397 PTS
PLANTING POINTS PROVIDED:			536 PTS
EXCESS POINTS PROVIDED:			139 PTS

REMAINING YARD

PLANTING AREA REQUIRED:			
TOTAL AREA:	9,538 SF	X 30% =	2,861 SF
PLANTING AREA PROVIDED:			5,508 SF
EXCESS AREA PROVIDED:			2,647 SF
PLANTING POINTS REQUIRED:			
TOTAL AREA:	9,538 SF	X 0.05 =	477 PTS
PLANTING POINTS PROVIDED:			1,773 PTS
EXCESS POINTS PROVIDED:			1,296 PTS

PRIVATE AMENITY OPEN SPACE

PLANTING AREA REQUIRED:			
TOTAL AREA:	70,513 SF	X 5% =	3,526 SF
PLANTING AREA PROVIDED:			32,237 SF
EXCESS AREA PROVIDED:			28,711 SF
PLANTING POINTS REQUIRED:			
TOTAL AREA:	70,513 SF	X 0.02 =	1,410 PTS
PLANTING POINTS PROVIDED:			1,417 PTS
EXCESS POINTS PROVIDED:			7 PTS

VEHICULAR USE AREA NOT IN STREET YARD

PLANTING AREA REQUIRED:			
TOTAL AREA:	8,374 SF	X 3% =	251 SF
PLANTING AREA PROVIDED:			796 SF
EXCESS AREA PROVIDED:			545 SF
PLANTING POINTS REQUIRED:			
TOTAL AREA:	8,374 SF	X 0.03 =	251 PTS
PLANTING POINTS PROVIDED:			527 PTS
EXCESS POINTS PROVIDED:			276 PTS

PRIVATE DRIVEWAYS

TREES REQUIRED:			
FRONTAGE LENGTH: 6,507 LF	/ 40 =	163	TREES
TREES PROVIDED:		168	TREES
EXCESS TREES PROVIDED:		5	TREES

* Landscape Calculations are based on the new proposed property line that takes into account the future R.O.W. dedication.

KEY PLAN

0 25' 50' 100'

1" = 50'-0"

SCALE AT FULL SIZE (E1 SHEET)

Prepared By:

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Project Address:

Southwest Corner Of Intersection At
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Project Name:

One Paseo

Sheet Title:

L-8 LANDSCAPE CALCULATIONS PLAN

REVISION LOG

No.	Description	Date
-	CITY COUNCIL APPROVAL	2/26/2015
1	AMENDMENT FIRST SUBMITTAL	10/19/2015
2	AMENDMENT SECOND SUBMITTAL	12/8/2015
4	FINAL REVISIONS	01/20/2016
6	MINOR CORRECTION	06/22/2016

SHEET 08 OF 9

DEP#

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Section 1 - Contiguous sidewalk with retaining wall - 10-0" max.

scale: 1/8" = 1'-0"

Section 2 - Contiguous sidewalk with retaining wall < 6'

scale: 1/8" = 1'-0"

Off-site Proposed Landscape Improvements

Plant Material Legend

Flowering Entry Accent Trees - 36" box, such as:
- LAGERSTROEMIA X FAURIEI / CRAPE MYRTLE
- TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE
- CERCIS 'FOREST PANSY' / PURPLE-LEAF REDBUD
- SPATHODEA CAMPANULATA / AFRICAN TULIP TREE

Informal Street Trees - informally spaced, 60% 36" box and 40% 48" box, such as:
- ARBUTUS 'MARINA' / MARINA MADRONE
- KOELREUTERIA BIPINNATA / CHINESE FLAME TREE
- PISTACHIA CHINENSIS / CHINESE PISTACHE
- PLATANUS RACEMOSA / CALIFORNIA SYCAMORE *

* NOT TO BE USED WITHIN SITE VISIBILITY EASEMENTS

Existing Trees to Remain
SEE EXISTING TREE PLAN FOR IDENTIFICATION

Perimeter Shrubs - 60% 1 gallon, 30% 5 gallon & 10% groundcover from flats with an average spacing of 42" o.c., such as:

MEDIUM TO TALL SHRUBS:
- ARBUTUS UNEDO 'COMPACTA' / DWF STRAWBERRY TREE
- BOUGAINVILLEA SPP. / BOUGAINVILLEA (SHRUB-FORM)
- CALLISTEMON SPP. / BOTTLEBRUSH
- RHAPHIOLEPIS UMBELLATUM / YEDDO HAWTHORN
- PHORMIUM TENAX / NEW ZEALAND FLAX
- PITTOSPORUM TENUIFOLIUM HYBRIDS / HYBRID KOHUHU

SMALL SHRUBS & LOW ACCENTS:
- ABELIA PROSTRATA / DWARF ABELIA
- CEANOTHUS SPP. / CARMEL CREEPER
- HEMEROCALLIS SPP. / DAYLILY
- LANTANA SPP. / LANTANA
- LOMANDRA LONGIFOLIA / DWARF MAT RUSH
- SENECIO SPP. / SENECIO
- TRACHELOSPERMUM SPP. / STAR JASMINE

Parkway & Median Shrubs - 60% 1 gallon, 40% 5 gallon with an average spacing of 42" o.c., such as:

SMALL SHRUBS & LOW ACCENTS:
- CEANOTHUS SPP. / CARMEL CREEPER
- HEMEROCALLIS SPP. / DAYLILY
- LANTANA SPP. / LANTANA
- LOMANDRA LONGIFOLIA / DWARF MAT RUSH
- SENECIO SPP. / SENECIO
- TRACHELOSPERMUM SPP. / STAR JASMINE

Key:

1 PROTECT TO REMAIN

1 REMOVE

Off-site Existing Trees Plan

OFF SITE EXISTING TREE LEGEND

NUM.	TREE SPECIES	CALIPER	HEIGHT	SPREAD	FATE
73	PLATANUS RACEMOSA	18"	35'	15'	PROTECT
74	PLATANUS RACEMOSA	16"	35'	15'	PROTECT
75	PLATANUS RACEMOSA	18"	35'	15'	PROTECT
76	PLANTAUS RACEMOSA	6"	25'	10'	PROTECT
77	PLATANUS RACEMOSA	10"	30'	15'	PROTECT
78	PINUS PINEA	24"	30'	20'	PROTECT
79	PLATANUS RACEMOSA	18"	35'	20'	PROTECT
80	PINUS PINEA	22"	30'	20'	PROTECT
81	PINUS PINEA	24"	30'	30'	PROTECT
82	PINUS PINEA	24"	25'	20'	PROTECT
83	PINUS PINEA	26"	30'	30'	PROTECT
84	PINUS PINEA	30"	25'	30'	PROTECT
85	PINUS PINEA	24"	25'	30'	PROTECT
86	PINUS PINEA	22"	30'	25'	PROTECT
87	PINUS PINEA	24"	30'	25'	PROTECT
88	PINUS PINEA	22"	30'	25'	PROTECT
89	PINUS PINEA	22"	30'	25'	PROTECT
90	PINUS CANARIENSIS	14"	35'	20'	DEMO
91	PINUS CANARIENSIS	12"	35'	20'	DEMO
92	PINUS CANARIENSIS	12"	40'	20'	DEMO
93	PINUS CANARIENSIS	10"	35'	15'	DEMO
94	PINUS CANARIENSIS	12"	30'	15'	DEMO
95	PINUS CANARIENSIS	12"	30'	15'	DEMO
96	PINUS PINEA	18"	25'	25'	DEMO
97	PINUS PINEA	18"	25'	25'	DEMO
98	PINUS PINEA	24"	25'	25'	DEMO
99	PINUS PINEA	4"	10'	8'	DEMO
100	PINUS PINEA	4"	10'	8'	DEMO
101	MYOPORUM LAETUM	6"	20'	8'	DEMO
102	PINUS PINEA	4"	8'	8'	DEMO

SCALE AT FULL SIZE (E1 SHEET)

Prepared By:

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Project Address:
Southwest Corner Of Intersection At
Del Mar Heights Road & El Camino Real.

Project Name:
One Paseo

Sheet Title:
L-9 OFF-SITE LANDSCAPE PLAN

REVISION LOG

No.	Description	Date
-	CITY COUNCIL APPROVAL	2/26/2015
1	AMENDMENT FIRST SUBMITTAL	10/19/2015
2	AMENDMENT SECOND SUBMITTAL	12/8/2015
4	FINAL REVISIONS	01/20/2016
5	MINOR CHANGES	02/05/2016
6	MINOR CORRECTION	06/22/2016

SHEET 09 OF 9

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ONE PASEO

VESTING TENTATIVE MAP NO. 1579190

KEY MAP

100 0 100 200 300
1"=100'

LINE TABLE

NAME	DIRECTION	LENGTH
L1	S 8°46'45" E	63.74
L2	N 67°25'11" E	95.32

CURVE TABLE

NAME	DELTA	RADIUS	ARC
C1	90°00'00"	20.00	31.42
C2	90°00'00"	40.00	113.00
C3	47°45'43"	30.00	22.81
C4	47°45'43"	30.00	22.81
C5	161°57'11"	2000.00	56.90
C6	100°00'00"	20.00	36.65
C7	21°35'11"	2000.00	77.87
C8	21°35'11"	2000.00	77.87

LEGEND

IMPROVEMENT	SYMBOL
ABUTTERS RIGHTS RELINQUISHED	
SUBDIVISION BOUNDARY	
LOT LINE	
RIGHT-OF-WAY	
CURB & GUTTER	
EASEMENT	
LOT NUMBER	1
PAD ELEVATION	PE=121.3
FINISH CONTOUR	350
ELEVATIONS	350.2
PROPOSED SLOPE	
DAYLIGHT LINE	
STREET GRADE	4.2%
PROPOSED TRAIL	
SEWER MAIN (PRIVATE UNLESS OTHERWISE NOTED)	
SEWER MANHOLE	
WATER MAIN (PRIVATE UNLESS OTHERWISE NOTED)	
WATER VALVE	
FIRE HYDRANT (PRIVATE UNLESS OTHERWISE NOTED)	
STORM DRAIN (18" UNLESS OTHERWISE NOTED)	
A-4 CLEANOUT	
A-6 CLEANOUT	
B INLET	
HEADWALL	
WATER QUALITY SWALE	
EXISTING	
EX SUBDIVISION BOUNDARY	
EX LOT LINE	
EX RIGHT-OF-WAY	
EX EASEMENT	
EX CONTOURS	350
EX SPOT ELEVATION	x
EX FOUND MONUMENT AS NOTED	
EX GUARD POST	
EX SIGN	
EX ELECTRIC	
EX STREET LIGHT	
EX TRAFFIC SIGNAL	
EX OVERHEAD ELECTRIC	
EX POWER POLE	
EX ANCHOR	
EX TELEPHONE	
EX GAS	
EX STORM DRAIN	
EX B INLET	
EX A-4 CLEAN OUT	
EX CURB INLET	
EX HEAD WALL	
EX SEWER	
EX SEWER MANHOLE	
EX WATER	
EX WATER VALVE	
EX FIRE HYDRANT	
EX VALVE UNIDENT	
EX MANHOLE UNIDENT	
EX TREE	
EX PALM TREE	

MAP REFERENCES

PM MAP NOS. 15061, 19130 AND 19394

DEVELOPMENT SUMMARY

1. VESTING TENTATIVE MAP FOR ONE PASEO.
2. A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE VESTING TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.
3. THIS PROJECT IS A MULTI-UNIT SUBDIVISION. ORDER OF FILING FINAL MAPS MAY VARY. MULTIPLE FINAL MAPS WILL BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
4. THIS SUBDIVISION IS A VERTICAL SUBDIVISION WITH LOTS HAVING UPPER AND LOWER VERTICAL LIMITS. SEE NOTE ON SHEET C-5 REGARDING LOTS 1 AND 3.
5. REQUIRED ACTIONS: VESTING TENTATIVE MAP, SITE DEVELOPMENT PERMIT, NEIGHBORHOOD DEVELOPMENT PERMIT, COMMUNITY PLAN AMENDMENT, STREET VACATION, EASEMENT ABANDONMENT, ABUTTER'S RIGHTS REVESTMENT, GRADING PERMIT AND BUILDING PERMIT. THE EASEMENT DEDICATION AND STREET DEDICATION WILL OCCUR WITH THE RECORDATION OF THE FINAL MAP.
6. LEGAL DESCRIPTION:

   PARCELS 1 AND 2 OF PARCEL MAP 15061 RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 16, 1987 AND PARCEL 2 OF PARCEL MAP 19130, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 20, 2002, ALL LOCATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.
7. ASSESSORS PARCEL NUMBERS:

   PARCEL 1 (PM 15061): 304-070-49-00
   PARCEL 2 (PM 15061): 304-070-43-00 AND 304-070-52-00
   PARCEL 2 (PM 19130): 304-070-57-00
8. DATUM AND BENCHMARK:
   THE BENCHMARK IS THE NORTH WEST BRASS PLUG AT THE INTERSECTION OF DEL MAR HEIGHTS ROAD AND HIGH BLUFF DRIVE PER CITY OF SAN DIEGO VERTICAL BENCHMARK BOOK. ELEVATION 251.751, NGVD 29.
9. GROSS ACREAGE: 23.68 ACRES
   NET ACREAGE: 22.56 ACRES
10. NUMBER OF EXISTING PARCELS: 3 PARCELS
11. EXISTING ZONE: CVPD-MC
    PROPOSED ZONE: CVPD-MC
12. UTILITIES: SEWER AND WATER: CITY OF SAN DIEGO
    STORM DRAIN: CITY OF SAN DIEGO
    GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
    TELEPHONE: SBC
    CATV TIME WARNER CABLE CATV
    FIRE CITY OF SAN DIEGO
    SCHOOL DISTRICTS: SOLANA BEACH SCHOOL DISTRICT
    SAN DIEGUITO HIGH SCHOOL DISTRICT
13. COMMUNITY PLAN:
    CARMEL VALLEY COMMUNITY PLAN
14. TOTAL PROPOSED NUMBER OF LOTS: 5 NUMBERED LOTS
    RESIDENTIAL: 2 LOT (4,5)
    RETAIL: 1 LOT (3)
    OFFICE: 2 LOTS (1, 2)
15. SOURCE OF TOPOGRAPHY: RICK ENGINEERING COMPANY - DATED 9/13/07
16. PROJECT TABULATION:

TOTAL AMOUNT OF SITE TO BE GRADED:	23.049 ACRES OF TOTAL SITE
AMOUNT OF SITE PROPOSED WITH 25% SLOPES OR GREATER:	0.35 ACRES OF TOTAL SITE
RAW CUT:	212,600 CUBIC YARDS
RAW FILL:	17,400 CUBIC YARDS
MAXIMUM HEIGHT OF CUT SLOPE(S):	APPROX 14'
MAXIMUM HEIGHT OF FILL SLOPE(S):	APPROX 17'
AMOUNT OF EXPORT SOIL:	195,200 CUBIC YARDS
RETAINING WALL/CRIB WALL:	1700 LINEAR FEET

    NOTE: ALL EXPORT WILL BE DISPOSED OF IN A LEGAL DISPOSAL SITE.
17. MAXIMUM GRADED SLOPES ARE 2:1 EXCEPT WHEN IN ACCORDANCE WITH SECTION 142.0133(b) OF THE LAND DEVELOPMENT CODE. SLOPES LESS THAN 10 FEET IN VERTICAL HEIGHT MAY BE CONSTRUCTED AT A GRADIENT OF 1.5:1. GRADING SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN.
18. LOTS 4 & 5 OF THIS SUBDIVISION ARE RESIDENTIAL CONDOMINIUM PROJECTS AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND ARE FILED PURSUANT TO THE SUBDIVISION MAP ACT. LOT 4 CONTAINS 133 RESIDENTIAL CONDOMINIUMS AND LOT 5 CONTAINS 475 RESIDENTIAL CONDOMINIUMS. TOTAL NUMBER OF RESIDENTIAL CONDOMINIUMS IS 608.
19. NAD '27 LAMBERT COORDINATES: 286-1695
    NAD '83 COORDINATES: 1926-6255.

SHEET INDEX (CIVIL)

SHEET NO.	DESCRIPTION
C-01	TITLE SHEET
C-02	STREET / DRIVEWAY CROSS SECTIONS
C-03	EXISTING TOPOGRAPHY
C-04	EXISTING UTILITIES
C-05	VESTING TENTATIVE MAP
C-06	PROPOSED GRADING PLAN
C-07	PROPOSED DRAINAGE PLAN
C-08	PROPOSED PRIVATE SEWER UTILITIES
C-09	PROPOSED PRIVATE WATER FACILITIES
C-10	DISABLED ACCESS PLAN
C-11	PROPOSED RIGHT OF WAY DEDICATION AND EASEMENT VACATION PLAN
C-12	OFFSITE DEL MAR HEIGHTS ROAD W/ DUAL RIGHT

REVISION LOG

No.	Description	Date
-	CITY COUNCIL APPROVAL	02/23/2015
1	AMENDMENT FIRST SUBMITTAL	10/19/2015
2	AMENDMENT 2nd SUBMITTAL	12/08/2015
3	REV. TO 2nd SUBMITTAL	12/23/2015
4	FINAL REVISIONS	01/20/2016
5	MINOR CHANGES	02/05/2016
6	MINOR CORRECTIONS	06/22/2016

OWNER
KILROY REALTY L.P.
3661 VALLEY CENTRE DRIVE, SUITE 250
SAN DIEGO, CA. 92130
(858) 523-0300

ROBERT LITTLE 10/19/2015 DATE

ENGINEER OF WORK
LEPPERT ENGINEERING CORPORATION
5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
(858) 597-2001

JOHN D. LEPPERT R.C.E. 26283 10/19/2015 DATE

Prepared By:
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Address: 5190 Governor Drive, Suite 205
San Diego, CA 92122
Phone #: (858) 597-2001
Fax #: (858) 597-2009

Project Address:
Southwest Corner Of Intersection At
Del Mar Heights Road & El Camino Real.

Project Name:
ONE PASEO

Sheet Title:
Civil Title Sheet & Notes

SHEET C-01 OF 12

DEP#

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ONE PASEO

VESTING TENTATIVE MAP SECTIONS

NOT USED

SECTION "A"
HIGH BLUFF DRIVE
4 LANE COLLECTOR
NOT TO SCALE

SECTION "B"
HIGH BLUFF DRIVE
4 LANE COLLECTOR
NOT TO SCALE

SECTION "C"
DEL MAR HEIGHTS ROAD
6 LANE PRIME ARTERIAL
NOT TO SCALE

SECTION "D"
DEL MAR HEIGHTS ROAD
6 LANE PRIME ARTERIAL
NOT TO SCALE

SECTION "E"
DEL MAR HEIGHTS ROAD
NOT TO SCALE

SECTION "F"
DEL MAR HEIGHTS ROAD
6 LANE PRIME ARTERIAL
NOT TO SCALE

SECTION "G"
DEL MAR HEIGHTS ROAD
6 LANE PRIME ARTERIAL
NOT TO SCALE

SECTION "H"
DEL MAR HEIGHTS ROAD
6 LANE PRIME ARTERIAL
NOT TO SCALE

SECTION "I"
EL CAMINO REAL
6 LANE URBAN MAJOR
NOT TO SCALE

SECTION "J"
EL CAMINO REAL
6 LANE URBAN MAJOR
NOT TO SCALE

SECTION "K"
EL CAMINO REAL
6 LANE URBAN MAJOR
NOT TO SCALE

SECTION "L"
EL CAMINO REAL
6 LANE URBAN MAJOR
NOT TO SCALE

SECTION "M"
EL CAMINO REAL
6 LANE URBAN MAJOR
NOT TO SCALE

SECTION "N"
EL CAMINO REAL
6 LANE URBAN MAJOR
NOT TO SCALE

SECTION "O"
EL CAMINO REAL
6 LANE URBAN MAJOR
NOT TO SCALE

SECTION P (PVT DWY)
PRIVATE DWY A
NOT TO SCALE

SECTION Q (PVT. DWY)
PRIVATE DWY A
NOT TO SCALE

SECTION R (PVT. DWY)
PRIVATE DWY D
NOT TO SCALE

SECTION S (PVT. DWY)
PRIVATE DWY D
NOT TO SCALE

SECTION T (PVT. DWY)
PRIVATE DWY D
NOT TO SCALE

SECTION U (PVT. DWY)
PRIVATE DWY D
NOT TO SCALE

SECTION V (PVT. DWY)
PRIVATE DWY F
NOT TO SCALE

SECTION W (PVT. DWY)
PRIVATE DWY G
NOT TO SCALE

SECTION X (PVT. DWY)
PRIVATE DWY G
NOT TO SCALE

SECTION Y (PVT. DWY)
PRIVATE DWY H
NOT TO SCALE

SECTION Z (PVT. DWY)
PRIVATE DWY H
NOT TO SCALE

SEE SHEET C-1 FOR SECTION LOCATIONS.

SECTION AA (PVT. DWY)
PRIVATE DWY E
NOT TO SCALE

SECTION BB (PVT. DWY)
PRIVATE DWY E
NOT TO SCALE

SECTION CC PVT. DWY)
PRIVATE DWY C
NOT TO SCALE

SECTION DD PVT. DWY)
PRIVATE DWY B
NOT TO SCALE

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ONE PASEO

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Sections

SHEET *C-02* OF *12*

DEP# _____

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ONE PASEO

EXISTING UTILITIES

EXISTING EASEMENT AND VACATION NOTES

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LINE TABLE

NAME	DIRECTION	LENGTH
L1	S 9°48'40" E	83.74
L2	N 67°25'11" E	95.32

CURVE TABLE

NAME	DELTA	RADIUS	ARC
C1	90°00'00"	20.00	31.42
C2	105°37'08"	60.00	110.60
C3	43°45'42"	30.00	22.91
C4	161°54'17"	60.00	169.55
C5	1°03'15"	2000.00	36.80
C6	105°00'00"	20.00	36.65
C7	1°10'36"	2000.00	41.07
C8	2°13'51"	2000.00	77.87

REVISION LOG

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Project Address:

Southwest Corner Of Intersection At
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Project Name:

ONE PASEO

Sheet Title:

Existing Topography

SHEET C-03 OF 12

DEP#

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ONE PASEO
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Southwest Corner Of Intersection At
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Project Name:

ONE PASEO

Sheet Title:

Existing Utilities

SHEET C-04 OF 12

DEP#

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ONE PASEO

VESTING TENTATIVE MAP

NOTE: THIS IS A VERTICAL SUBDIVISIONS. THE LOT LINE BETWEEN LOTS 1 & 3 WILL HAVE A VERTICAL COMPONENT TO SEPARATE THE SUBTERRANEAN PARKING STRUCTURE BELOW FROM THE RETAIL SHOPS ABOVE.

LOT TABULATION

LOT NO.	USE	LOT AREA (SF)	LOT AREA (ACRES)
1	OFFICE	182,071	4.18
2	OFFICE	75,981	1.74
3	RETAIL	379,196	8.71
4	RESIDENTIAL	106,443	2.44
5	RESIDENTIAL	238,697	5.48

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Project Name:

ONE PASEO

Sheet Title:

Vesting Tentative Map

SHEET C–05 OF 12

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