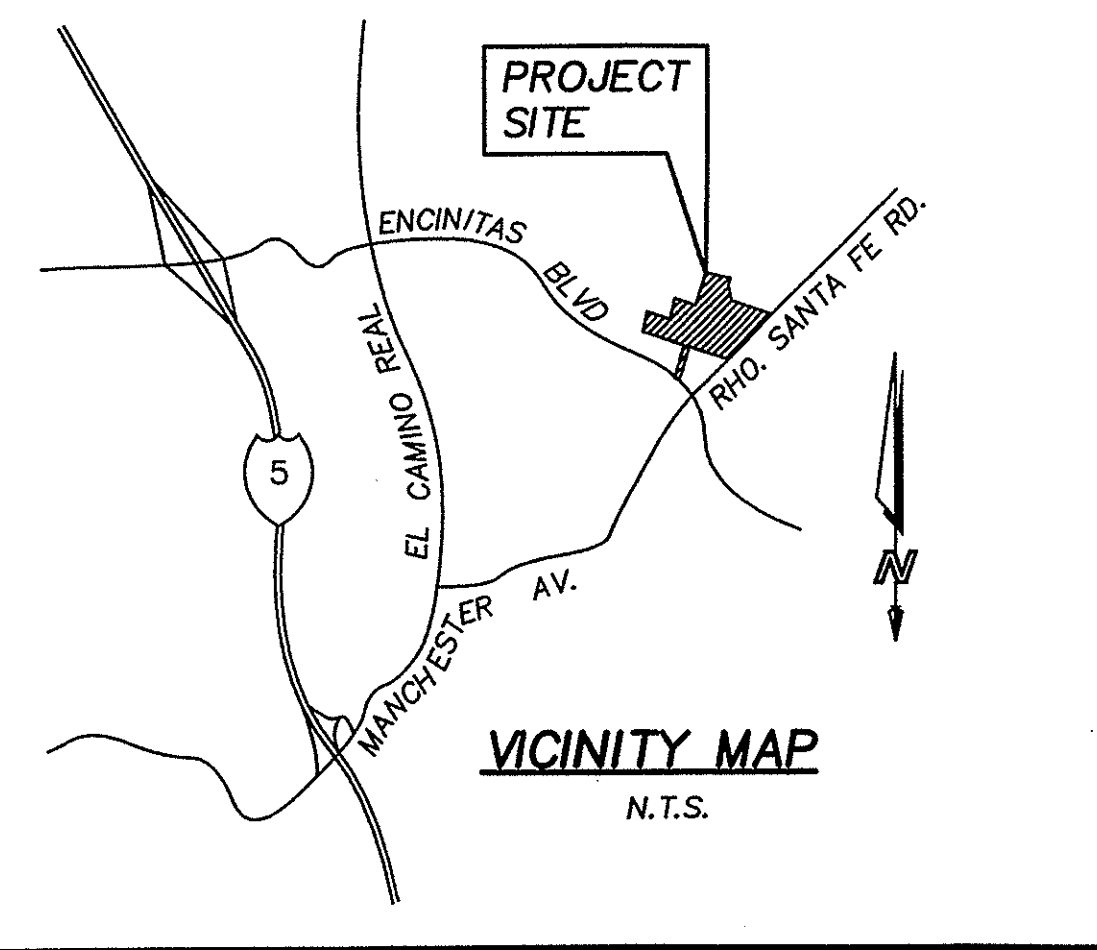


# SITE PLAN

## OLIVENHAIN TOWN CENTER

### CITY OF ENCINITAS, CALIFORNIA



#### GENERAL NOTES

- TOTAL GROSS SITE AREA: 8.44 ACRES
- TOTAL GROSS SITE AREA: 8.27 ACRES
- TOTAL NUMBER OF LOTS: 16 (14 NUMBERED & 2 LETTERED) (13 SFR, 1 MIXED USE, 1 PVT REC & 1 ACCESS)
- TOTAL NUMBER OF RESIDENTIAL UNITS: 18 (13 SFD & 5 SFA)
- EXISTING ZONE: RR-2
- EXISTING USE: RESIDENTIAL/VACANT
- PROPOSED ZONE: RR-2
- PROPOSED USE: LOW INCOME DENSITY BONUS MIXED-USE
- MINIMUM LOT SIZE: 3,055 SF (LOT A)
- MAXIMUM LOT SIZE: 11,411 SF (LOT 14)
- AVE. LOT SIZE: 22,990 SF
- TAX RATE AREA: 19365
- THOMAS BROTHERS COORDINATES: 1147, 07
- LABERT COORDINATES: 318-1695
- PROPOSED IMPROVEMENTS AND EROSION CONTROL TO BE CONSTRUCTED BY SUBDIVIDER.
- SOURCE OF UTILITIES/SERVICES:
  - SEWER: CARDFIT SANITATION DISTRICT
  - WATER: OLIVENHAIN MUNICIPAL WATER DISTRICT
  - GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC
  - TELEPHONE: PACIFIC BELL
  - CABLE TV: ADDELPHI COMMUNICATIONS
  - FIRE PROTECTION: ENCINITAS FIRE DEPARTMENT
  - SCHOOLS: SAN DIEGO UNION HIGH SCHOOL DISTRICT
  - ENCINITAS UNION SCHOOL DISTRICT
  - STORM DRAIN: PRIVATELY MAINTAINED
  - SWPC: PRIVATELY MAINTAINED
- ASSESSOR'S PARCEL NUMBERS: 259-231-27, 28, 30, 31, 32, 66, 81 & 82

#### DEVELOPMENT SUMMARY

TENTATIVE MAP FOR THE SUBDIVISION OF THE PROPERTY IN 16 LOTS (14 NUMBERED AND 2 LETTERED) TO CREATE THE OLIVENHAIN TOWN CENTER CONSISTING OF 13 RESIDENTIAL LOTS AND 1 INCOME QUALIFYING STATE DENSITY BONUS MIXED USE AREA WITH 14 UNITS (6 COMMERCIAL CONDOMINIUM UNITS, 5 RESIDENTIAL CONDOMINIUM UNITS (INCLUDING 2 INCOME QUALIFYING UNITS & 1 CITY INCLUSIONARY UNIT) AND 3 RESTAURANT UNITS).

#### APPLICANT

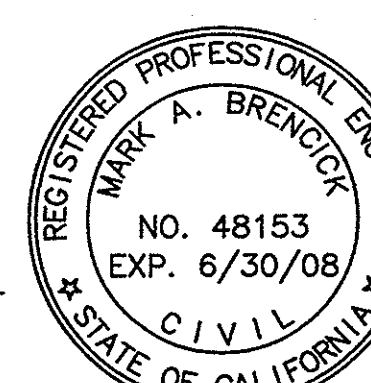
ACCRETE INVESTMENTS, INC.  
3655 NOBEL DRIVE, STE 690  
SAN DIEGO, CA 92122  
TEL: (858) 546-0700

*Randy Goodson* 7/17/08  
RANDY GOODSON DATE

#### ENGINEER OF WORK

LANDMARK CONSULTING  
4555 GONZALES AVENUE, STE. 200  
SAN DIEGO, CA 92121  
(858) 587-8070

MARK A. BRENNICK R.C.E. 48153  
EXP. 6-30-2008 DATE



#### TOPO

EXISTING CONTOUR INTERVAL IS 2 FEET. SOURCE: ROBERT J. LUNG AND ASSOCIATES FLOWN 10/08/02 AS W 981919.

#### BENCH MARK

COUNTY OF SAN DIEGO BENCHMARK - A STREET CL MONUMENT AT STA 168+10.94 ENCINITAS BLVD; ELEVATION = 75.114

#### REFERENCE PLANS

- IMPROVEMENT & GRADING FOR TBM 19487, DWG. L-1363
- PLAN FOR THE IMPROVEMENT OF ENCINITAS BLVD, TBM 18288
- SEWER EXTENSION, ENCINITAS BLVD, W/O STA. FE RD., FILE NO. P.C. 1301
- SAN MARCOS RD. AND MANCHESTER AVE-RHO STA. FE RD. R.S. 458-96, DWG. 11-10204

#### GRADING QUANTITIES

CUT: 72,300 CY FILL: 37,700 CY EXPORT: 41,600

#### NOTES

- THE LOCATION OF WALLS, FENCES AND HEDGES, AND THE INDICATION OF THEIR HEIGHT AND TYPE OF CONSTRUCTION MATERIALS ARE SHOWN ON THE LANDSCAPE PLANS SHEET L5.
- THE REFUSE COLLECTION ENCLOSURES ARE LOCATED INSIDE EACH BUILDING WITHIN THE MIXED USE AREA.
- THE LOCATION AND CALCULATIONS OF AREAS PROPOSED TO SATISFY LANDSCAPING REQUIREMENTS, AND LANDSCAPING REQUIRED FOR PARKING AREAS ARE SHOWN ON THE LANDSCAPE PLANS SHEET L1.
- THE LOCATIONS AND DIMENSIONS FOR BUILDINGS SHOWN ON LOTS 11-13 ARE FOR PICTORIAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

#### CONDOMINIUM MAP STATEMENT

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODES, THE MAXIMUM NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 5 AND COMMERCIAL CONDOMINIUM UNITS IS 6, FOR A TOTAL OF 11 UNITS.

#### LEGAL DESCRIPTION

APN 259-231-28: PARCEL 1 OF PARCEL MAP NO. 1268 REC. 02/01/1973, TOGETHER WITH A PORTION OF 4TH STREET, AND A PORTION OF LOT 27 OF MAP NO. 948 REC. 08/27/1988  
 APN 259-231-30: A PORTION OF BLOCK 19 OF MAP NO. 326 REC. 07/08/1885  
 APN 259-231-31: A PORTION OF BLOCK 19 OF MAP NO. 326 REC. 07/08/1885  
 APN 259-231-32: A PORTION OF BLOCK 20 OF MAP NO. 326 REC. 07/08/1885, TOGETHER WITH PORTIONS OF 5TH STREET AND "C" STREET  
 APN 259-231-66: PARCEL 2 OF PARCEL MAP NO. 9689 REC. 02/07/1980  
 APN 259-231-81: PARCEL 1 OF PARCEL MAP NO. 18977 REC. 04/13/2001  
 APN 259-231-82: PARCEL 2 OF PARCEL MAP NO. 18977 REC. 04/13/2001

#### OWNERS

APN 259-231-28: OLIVENHAIN TOWN CENTER 5.6, LP, A CALIFORNIA LIMITED PARTNERSHIP  
 APN 259-231-30: OLIVENHAIN TOWN CENTER 5.6, LP, A CALIFORNIA LIMITED PARTNERSHIP  
 APN 259-231-31: DAVID R. GAFFNEY AND RICA D. GAFFNEY, HUSBAND AND WIFE AS JOINT TENANTS  
 APN 259-231-32: OLIVENHAIN TOWN CENTER 5.6, LP, A CALIFORNIA LIMITED PARTNERSHIP  
 APN 259-231-66: ROCK REALTY II LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP  
 APN 259-231-81: OWNER 1 - RUPERT L. KESSLER, JR., AS TRUSTEE OF THE RUPERT L. KESSLER, JR. 1994 CHARITABLE REMAINDER TRUST AS TO AN UNDIVIDED 1/2 INTEREST  
 OWNER 2 - RAYMOND M. CHAVEZ, AS TRUSTEE OF THE RAYMOND M. CHAVEZ 1994 CHARITABLE REMAINDER TRUST AS TO AN UNDIVIDED 1/2 INTEREST  
 APN 259-231-82: OWNER 1 - RUPERT L. KESSLER, JR., AS TRUSTEE OF THE RUPERT L. KESSLER, JR. CHARITABLE REMAINDER TRUST AS TO AN UNDIVIDED 1/2 INTEREST  
 OWNER 2 - RAYMOND M. CHAVEZ, AS TRUSTEE OF THE RAYMOND M. CHAVEZ 1994 CHARITABLE REMAINDER TRUST AS TO AN UNDIVIDED 1/2 INTEREST

#### ABBREVIATIONS

- |                                 |                               |
|---------------------------------|-------------------------------|
| BDY - BOUNDARY                  | SUBDIVISION BOUNDARY          |
| BVC - BEAM VERTICAL CURVE       | LOT LINE                      |
| CB - CURB INLET                 | LOT NUMBER                    |
| COMB - COMMERCIAL               | PAD ELEVATION                 |
| C&G - CURB & GUTTER             | FINISHED FLOOR ELEVATION      |
| D.G. - DECOMPOSED GRANITE TRAIL | PROPOSED STORM DRAIN          |
| DRWY - DRIVEWAY                 | EXISTING CONTOUR              |
| EOP - EDGE OF PAVEMENT          | PROPOSED CONTOUR              |
| ENTR - ENTRANCE                 | SLOPES                        |
| ESMT - EASEMENT                 | 2:1 FILL (MAX); 2:1 CUT (MAX) |
| EVC - END VERTICAL CURVE        | PROP GRASSED LINE/BIO SWALE   |
| EX/EXIST - EXISTING             | PROPOSED D&O TRAIL            |
| FG - FINISHED GRADE             | PROPOSED RET WALL             |
| FH - FIRE HYDRANT               | PROPOSED PLANTABLE WALL       |
| FND - FOUNDATION                | PROPOSED CURB INLET           |
| FS - FINISHED SURFACE           | PROPOSED SD CO                |
| GAR - GARAGE                    | PROPOSED TRAFFIC ARROW        |
| GFF - GARAGE FINISHED FLOOR     | PROPOSED PED RAMP             |
| GRD - GROUND                    | PLAN BUILDING                 |
| H.HT - HEIGHT                   | PLAN BOUNDING                 |
| HC - HANDICAP PARKING           | EX. WTR                       |
| IE - INVERT ELEVATION           | EX. SWR                       |
| LA - LANDSCAPE ARCHITECT        | PROPOSED 6" PVC WTR           |
| MF - MULTI FAMILY RESIDENCE     | PROPOSED 4" PVC WTR           |
| OVHG - OVERHANG                 | PROPOSED 4" SWR MH            |
| P - PAD ELEVATION               | EX. SWR MH                    |
| PA - PLANTER AREA               | PROPOSED FH                   |
| PL - PROPERTY LINE              | EX. FH                        |
| PM - POINT OF VERT INTER        | AC PMWT OVERLAY               |
| PLTR - PLANTER                  | PROPOSED AC PMWT              |
| PRK - PROPOSED                  | PROPOSED DG WALKWAY           |
| PRVT - PRIVATE                  | PROPOSED R/W ACQUISITION      |
| PWT - PAVEMENT                  | PROPOSED PCC                  |
| R - RADIUS                      | PROPOSED BMP LOCATION         |
| RET - RETAINING WALLS           | BROW DITCH                    |
| R-GUT - RIBBON GUTTER           | PROPOSED DRIVEWAY             |
| R/W OR RW - RIGHT-OF-WAY        | FIRE ACCESS                   |
| SDMK - SIDEWALK                 | PARKING SPACE NUMBER          |
| SDCO - STORM DRAIN CLEANOUT     | PR. BUILDING LETTER           |
| SF - SQUARE FOOTAGE             | PR. STAIRS                    |
| SMH - SEWER MANHOLE             | PR. DAYLIGHT FILL             |
| SFR - SINGLE FAMILY RESIDENCE   |                               |
| ST - STREET                     |                               |
| SWR - SEWER                     |                               |
| TYP - TYPICAL                   |                               |
| UD - UNDER DRAIN                |                               |
| UND - UNDERGROUND               |                               |
| WTR - WATER                     |                               |

#### TYPICAL SFR LOT

NOT TO SCALE



#### MIXED USE AREA INFO (LOT 14)

BLDG #	REST. (SF)*	COMM. (SF)	RES. (SF)	# SFA
A	-	8,438	-	-
B	-	8,438	-	-
C	-	2,784	3,271	2
D	-	4,667	4,672	3
E	4,708	-	-	-
F	2,183	-	-	-
G	1,701	-	-	-
TOTAL	8,600	24,528	7,943	5

\* AREA INCLUDES OUTDOOR DINING AREAS

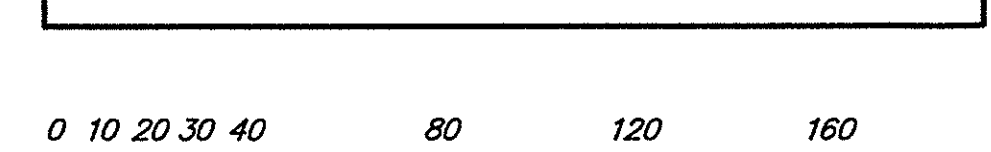
#### SITE SUMMARY

SITE AREA	VALUE
SUBDIVISION AREA	8.44 AC 367,850 SF
MIXED USE LOT	2.56 AC 111,411 SF

MIXED USE (MU) BUILDING AREA	VALUE
COMMERCIAL, RETAIL & OFFICE	24,528 SF
EATING AND DRINKING EST. (INDOOR)	6,580 SF
EATING AND DRINKING EST. (OUTDOOR)	2,010 SF
TOTAL COMM. & REST. BLDG. AREA	33,128 SF
RESIDENTIAL*	7,943 SF
* 5 SINGLE FAMILY RESIDENCES (SFR)	

REQUIRED MU PARKING SPACES	RATIO	VALUE
COMMERCIAL, RETAIL & OFFICE	1/250 SF	99
EATING AND DRINKING EST.	1/100 SF	86
RESIDENTIAL	2.75/DU	14
TOTAL REQUIRED MU PARKING SPACES		199

PARKING SPACES PROVIDED	VALUE
SURFACE SPACES	45
PARKING LEVEL 1	80
PARKING LEVEL 2	75
ON-STREET	21
TOTAL PROVIDED PARKING SPACES	221



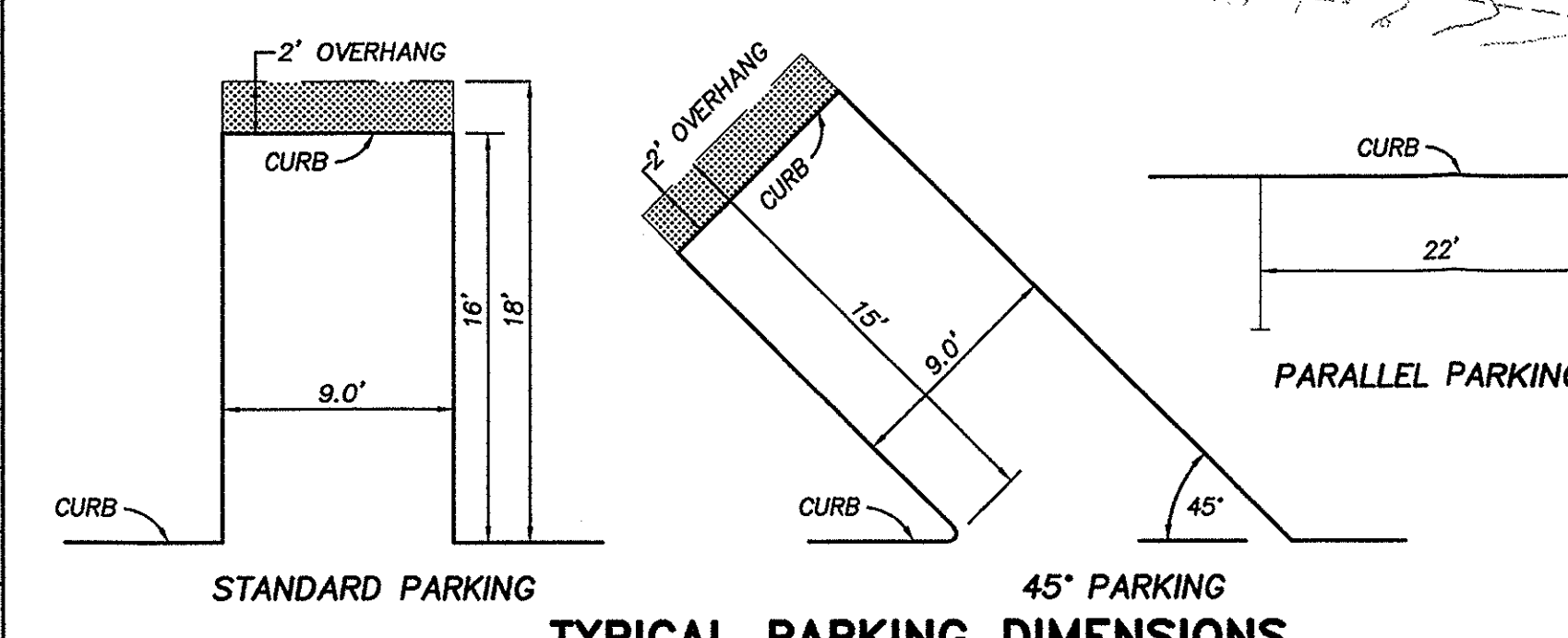
SCALE: 1" = 40'

#### LOT/AREA SUMMARY

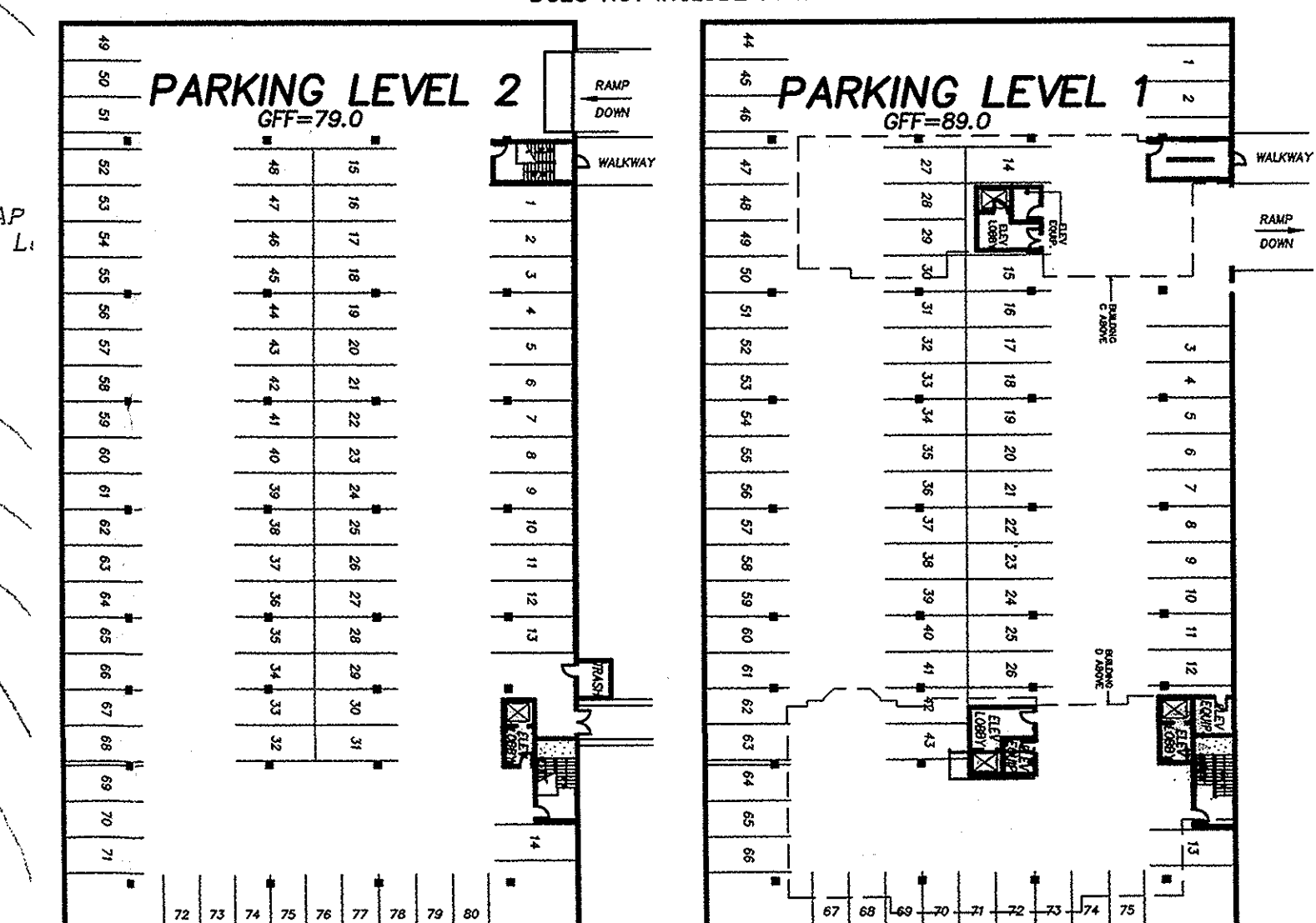
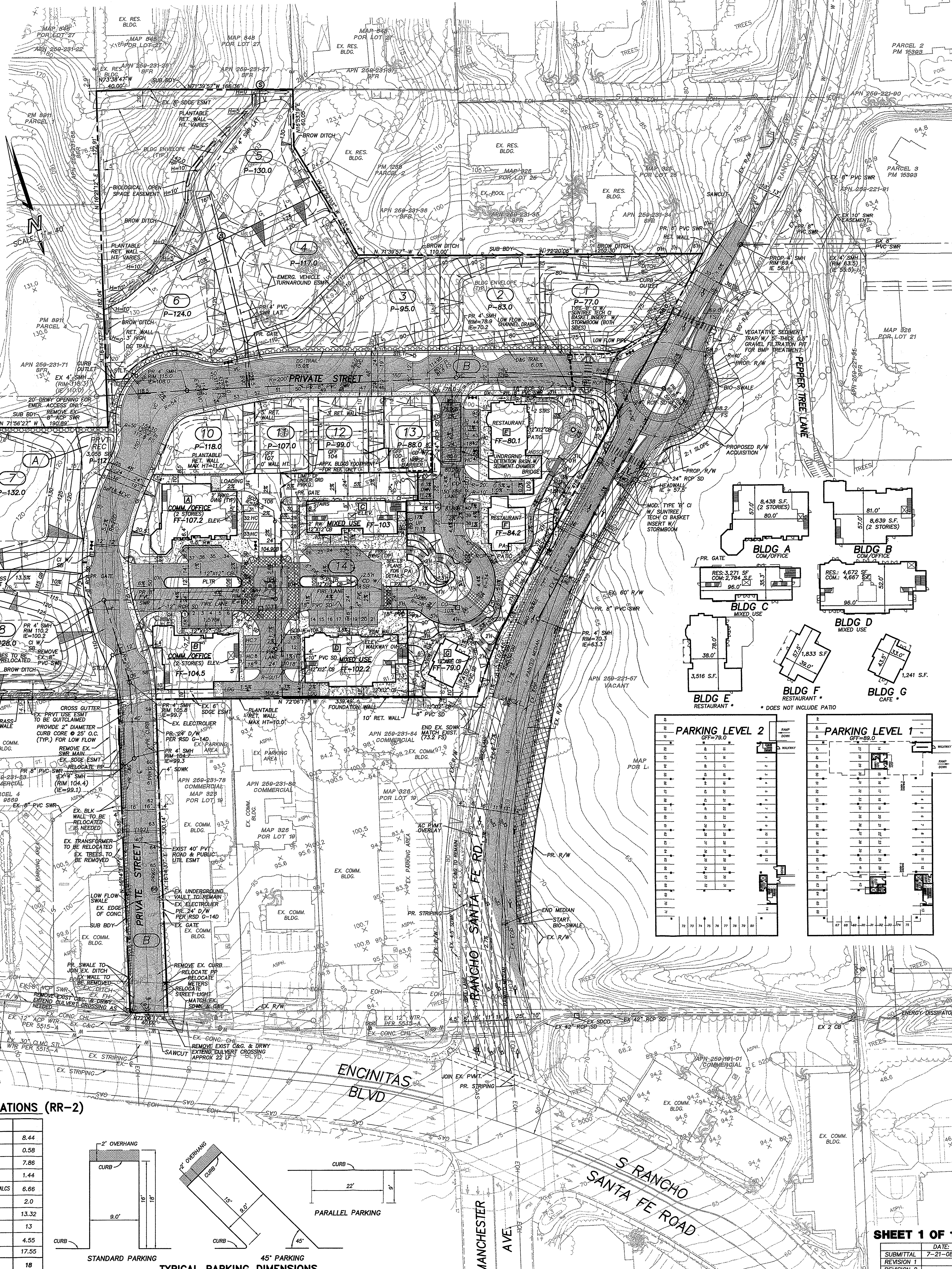
LOT NO.	USE	GROSS SF	NET SF
2	SFR	14,059	14,059
3	SFR	10,545	10,545
4	SFR	14,338	14,338
5	SFR	14,704	11,679
6	SFR	36,411	36,411
7	SFR	12,183	12,183
8	SFR	24,491	24,009
9	SFR	24,196	20,151
10	SFR	29,104	25,104
11	SFR	5,315	5,315
12	SFR	5,345	5,345
13	SFR	5,051	5,051
14	MIXED USE	111,411	111,411
A	PVT REC	3,055	3,055
B	ACCESS	83,901	83,901
RSF RD R/W DEC.		2,301	2,301
TOTAL AREA (SF)		367,850	360,394
TOTAL AREA (AC)		8.44	8.26

#### DENSITY CALCULATIONS (RR-2)

ITEM	VALUE
GROSS ACRES	8.44
SLOPES	0.58
ACRES EXCLUDING SLOPES	7.86
PUB. OR PRIV. STREETS	1.44
SLOPE ADJ. NET ACRES FOR DENSITY CALCS	6.6
MAX. DENSITY (PER AC.)	2.0
MAX. DENSITY (RAW)	13.32
MAX. DENSITY (RD)	13
DENSITY BONUS (33% OF MAX DEN.)	4.55
PROJECT DENSITY LIMIT (RAW)	17.55
PROJECT DENSITY LIMIT (RU)	18



NOT TO SCALE



\* DOES NOT INCLUDE PATIO

DATE	REVISION
7-21-08	REVISION 1
	REVISION 2
	REVISION 3