

SLOPE ANALYSIS AND MANUFACTURED SLOPES EXHIBIT 13 LOTS AND MIXED USE (18 RESIDENTIAL UNITS TOTAL) CITY OF ENCINITAS, CALIFORNIA

JULY 8, 2008

AREA TABULATION

AREA SITE	GROSS AREA	AREA OF ACCESS ESMTS	NET AREA FOR SLOPE ANALYSIS
SF	367,850	62,592	305,258
ACRES	8.44	1.44	7.00

SLOPES ANALYSIS

AREA	SLOPE RANGES			TOTAL (AC)
	0%-25% (AC)	25%-40%* (AC)	40%+* (AC)	
SITE	6.46	0.41	0.13	7.00
% OF LAND	92.3	5.9	1.8	--
% USABLE*	100%	50%	0%	--
SLOPE ADJUSTED NET AREA (AC)	6.46	0.20	--	6.66

* - NON-MANUFACTURED SLOPES ONLY

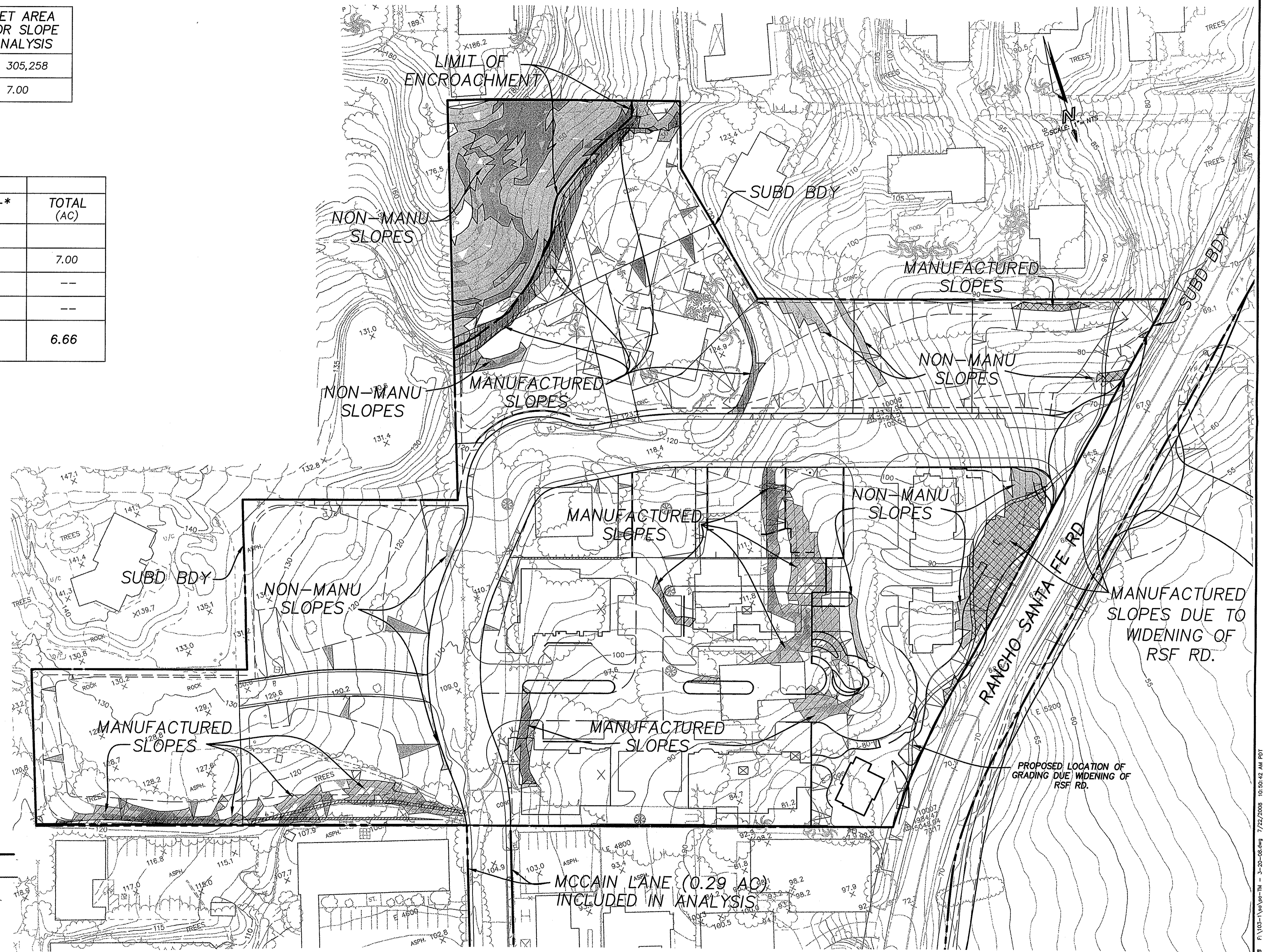
DENSITY CALCULATIONS (RR-2)

ITEM	
GROSS ACRES	8.44
SLOPES	0.58
ACRES EXCLUDING SLOPES	7.86
PUB. OR PRVT STREETS	1.44
SLOPE ADJ. NET ACRES FOR DENSITY CALCS	6.66
MAX. DENSITY (PER AC.)	2.0
MAX. DENSITY (RAW)	13.32
MAX. DENSITY (RD)	13
DENSITY BONUS (35% OF MAX DEN.)	4.55
PROJECT DENSITY LIMIT (RAW)	17.55
PROJECT DENSITY LIMIT (RU)	18

RD - ROUND DOWN
RU - ROUND UP

LEGEND:

- PROPOSED ACCESS ESMT
- MANUFACTURED SLOPES
- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING CONTOUR
- EXISTING SLOPES (0%-25%)
- EXISTING SLOPES (25%-40%)
- EXISTING SLOPES (40%+)



	DATE:
SUBMITTAL	7-08-08
REVISION 1	
REVISION 2	
REVISION 3	

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