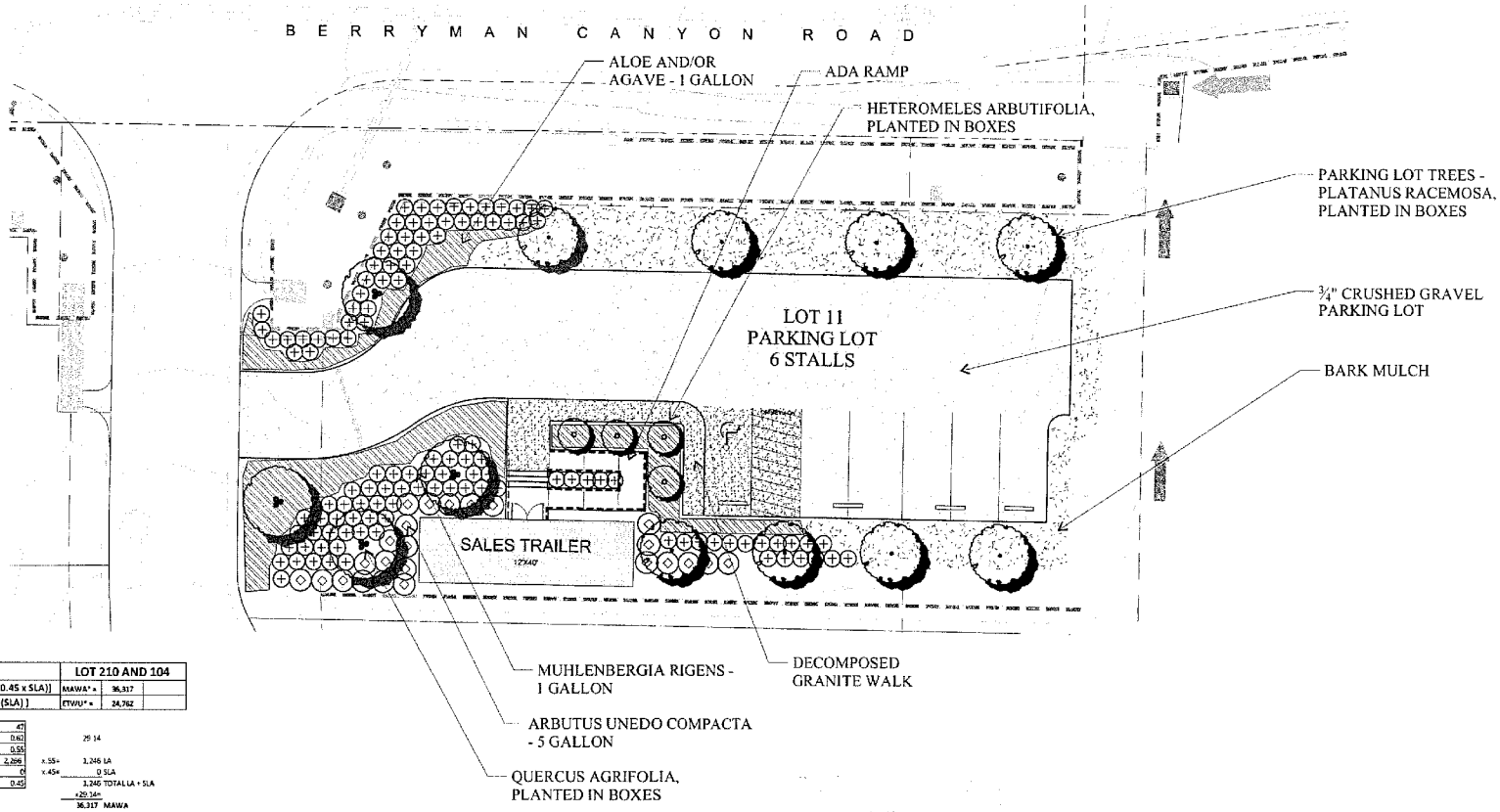
ENCINITAS ENCLAVE

FOR DAVIDSON COMMUNITIES



WATER USE CALCULATIONS		LOT 210 AND 104	
MAWA* = (Eto)(.052) [(0.55 x LA) + (0.45 x SLA)]		MAWA* =	36,317
ETWU* = (Eto)(.062) ((PF x HA / IE) + (SLA))		ETWU* =	24,762

* GALLONS PER YEAR

Eto		47		
CONV.		0.62		29.14
ET ADJ.		0.55		
LA	LANDSCAPE AREA	2,266	x.55=	1,246 LA
SLA	SPEC. LANDSCAPE	0	x.45=	0 SLA
SPEC. LANDSCAPE ADJ.		0.45		1,246 TOTAL LA + SLA
				x29.14=
				36,317 MAWA

CITY ESTIMATED TOTAL WATER USE (ETWU)											
	STEP	HYDROZONE									
		1	2	3	4	5	6	7	8 (FOUNT.)	9 (Mulch)	SLA
ETO	1	47									
CONVERSION	2	0.62									
STEP 1 X STEP 2	3	29.14									
PLANT FACTOR (PF)	4	0.3	0.5	0.5	0.5	0.5	0.5	0.5	0.8	0	
AREA OF HYDROZONE (HA)	5	2,266									
STEP 4 X STEP 5	6	679.8	0	0	0	0	0	0	0	0	
IRRIGATION EFFECIENCY (IE)	7	0.8	0.8	0.8	1	0.8	0.8	0.8	1	0	
STEP 6 DIV STEP 7	8	850	0	0	0	0	0	0	0		
TOTAL ALL STEP 8 + SLA SF IN STEP 5	9	849.75									
STEP 3 X STEP 9 = ETWU	10	24,761.72									

JUN - 7 2016

JUNE 7, 2016

GRAPHIC SCALE

10' 0 10' 30'

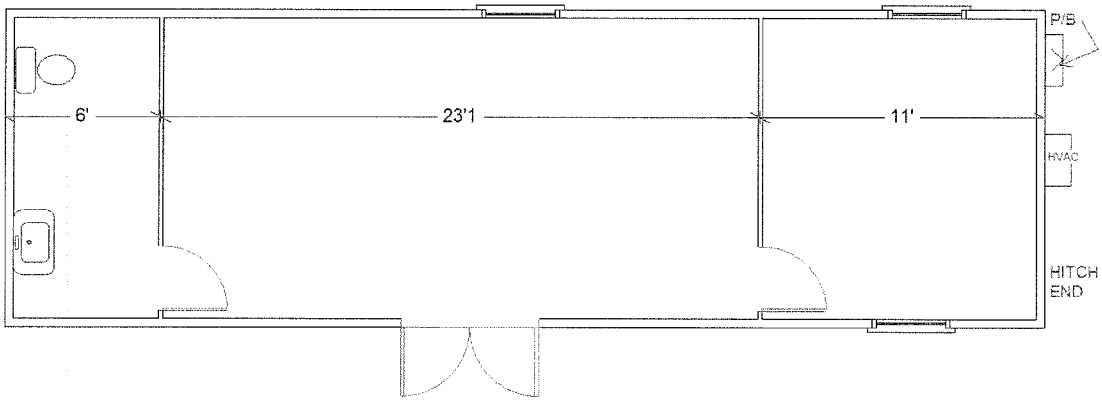
SCALE: 1" = 10'

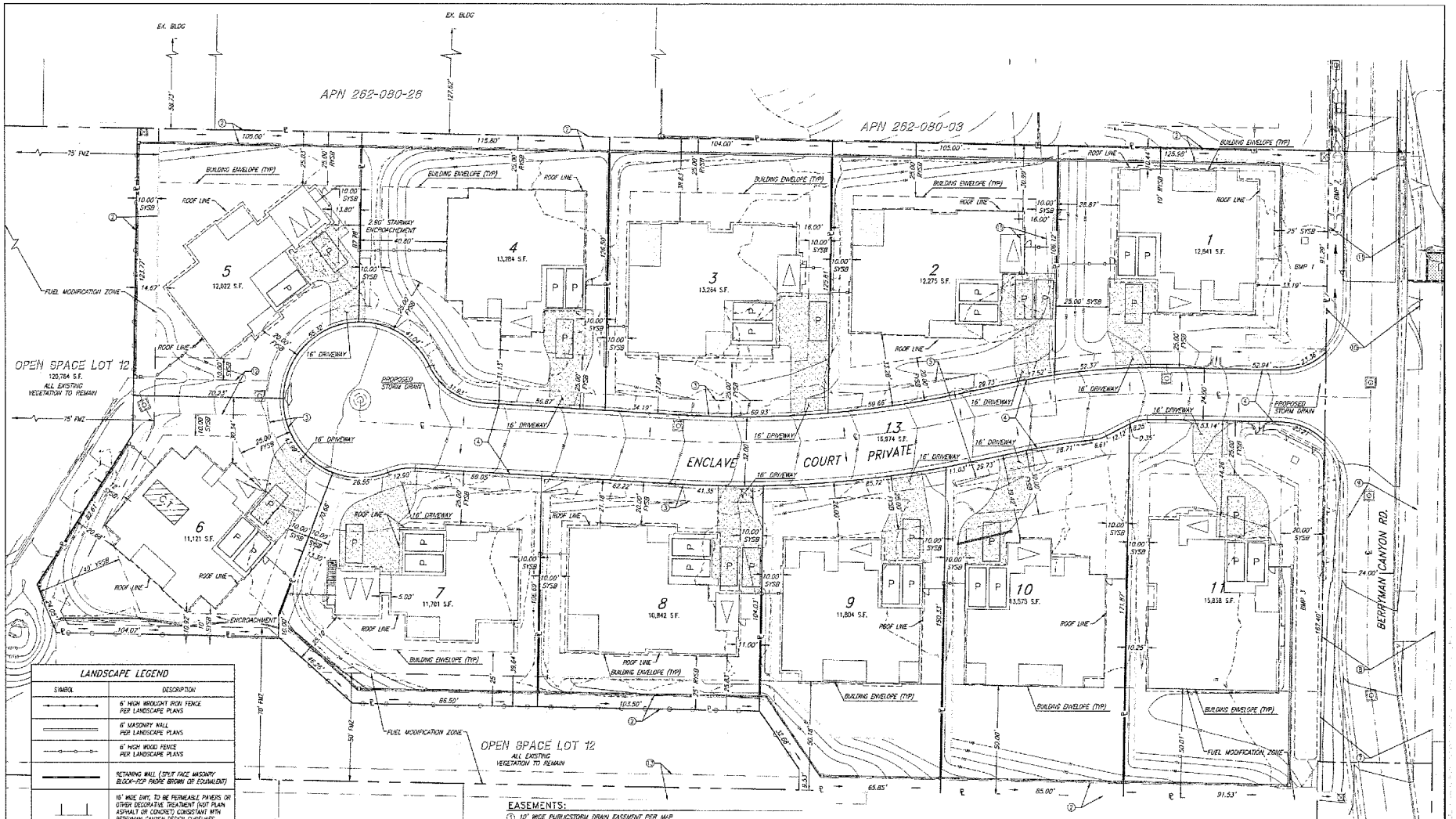
SJA

PROPOSED SALES TRAILER LOCATION

16-130SUBC

12X40





LANDSCAPE LEGEND	
SYMBOL	DESCRIPTION
	6' HIGH WROUGHT IRON FENCE PER LANDSCAPE PLANS
	6' MASONRY WALL PER LANDSCAPE PLANS
	6' HIGH WOOD FENCE PER LANDSCAPE PLANS
	*RETAINING WALL (SPLIT FACE MASONRY BLOCK-RCP PADRE BROWN OR EQUIVALENT)
	18' WIDE DWY. TO BE PERMEABLE PAVERS OR OTHER DECORATIVE TREATMENT (NOT PLAIN ASPHALT OR CONCRETE) CONSISTANT WITH BERRYMAN CANYON DESIGN GUIDELINES

*SEE LANDSCAPE PLANS FOR FENCE AND WALL DETAILS

EASEMENTS:

1. 10' WIDE PUBLICSTORM DRAIN EASEMENT PER MAP
2. 6' PRIVATE DRAINAGE EASEMENT PER FINAL MAP
3. 7.5' GENERAL UTILITY & PRIVATE DRAINAGE EASEMENT PER MAP
4. 24'-32' PUBLIC EASEMENT FOR PRIVATE STREET PER MAP
5. 47' OMWD WATER EASEMENT, REC._____ DOC. NO._____
6. PORTION OF EXISTING ROAD & UTILITY EASEMENT TO BE QUITCLAIMED DOC. 2014-0055351 REC. 02/10/2014
7. PUBLIC EASEMENT FOR PRIVATE STREET REC. MARCH 4, 2014, DOC. NO. 2014-0086716
8. IMPROVEMENT AND ACCESS EASEMENT AGREEMENT REC. DEC. 5, 2012 AS DOC. NO. 2012-0756487.
9. EXISTING ROAD EASEMENT PER DOC. 161482, DATED SEPT. 15 1952
10. WATER EASEMENT PER DOC. NO. 2014-0183512, REC. MAY 08-2014
11. 40' EASEMENT AND RIGHT-OF WAY FOR ROAD & UTILITY RECORDED MARCH 5, 2013, FILE NO.PURPOSES RECORDED MARCH 5, 2013, FILE NO. 2013-0141727.
12. 16' ACCESS EASEMENT PER FINAL MAP
13. EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED APRIL 26, 1962 AS FILE NO. 71935, O.R.
14. EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MAY 12, 1961 AS FILE NO. 82596, O.R. (NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PARCEL UNTIL EASEMENT HAS BEEN QUIT CLAIMED)

LEGEND:

- P — 20' X 9' OFF-STREET PARKING (3 REQUIRED PER LOT)
- △ — ADDITIONAL PARKING (INDOOR/COVERED)
- C.T. — 20' X 10' CONSTRUCTION TRAILER
- FUEL MODIFICATION ZONE (FMZ)

SCALE: 1"= 20'
0 10 20 40 60

NOTE:

-FOR COMPLETE INFORMATION REGARDING WALLS, GRADES, DRIVEWAYS, EASEMENTS, AND UTILITY LATERALS, SEE PRECISE GRADING PLANS.

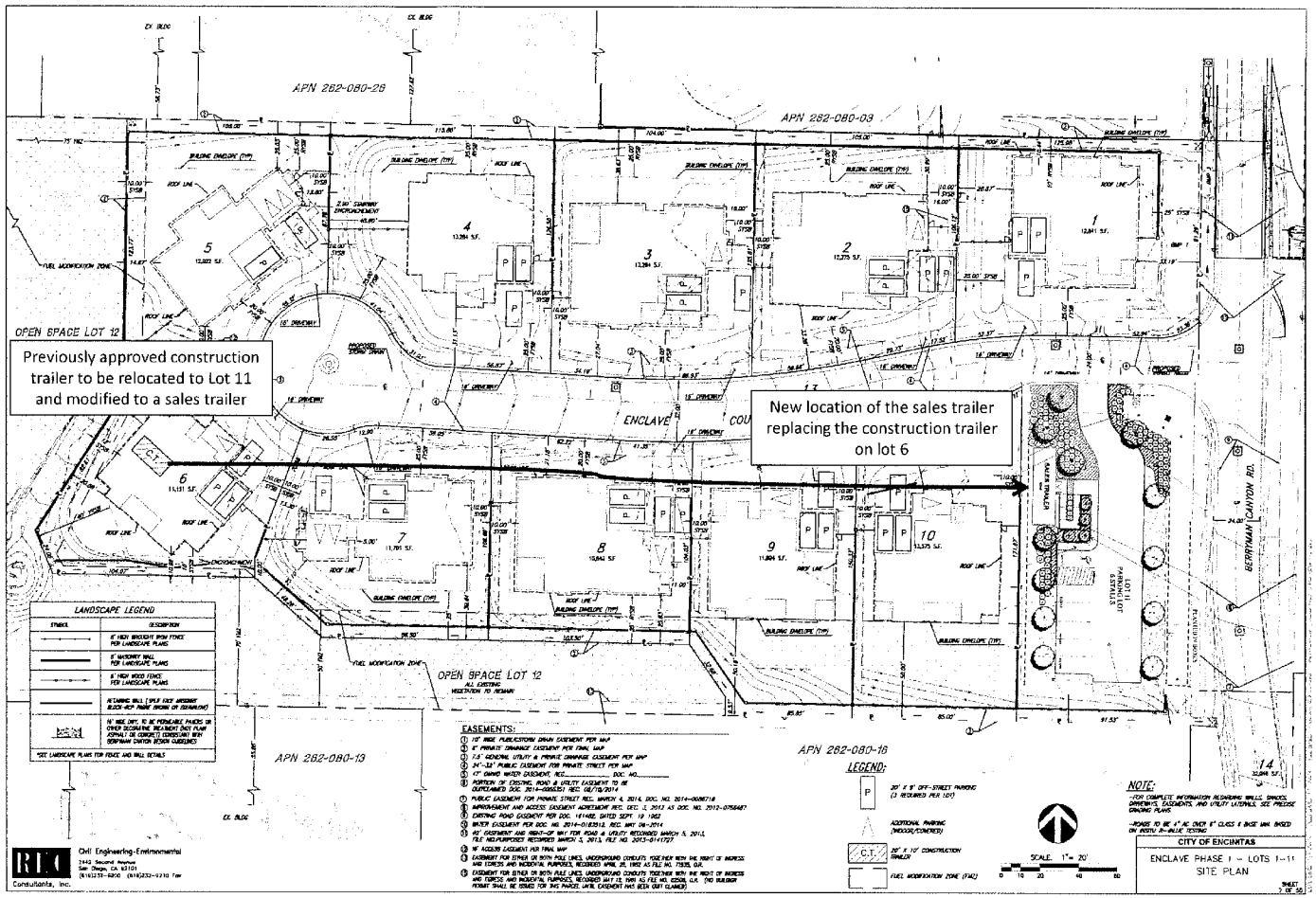
-ROADS TO BE 4" AC OVER 6" CLASS II BASE MIN. BASED ON INSITU R-VALUE TESTING

REC Consultants, Inc.
Civil Engineering-Environmental
2442 Second Avenue
San Diego, CA 92101
(619)232-9200 (619)232-9210 Fax

CITY OF ENCINITAS

ENCLAVE PHASE I - LOTS 1-11
SITE PLAN

SHEET 2 OF 50


Previously approved construction trailer to be relocated to Lot 11 and modified to a sales trailer
New location of the sales trailer replacing the construction trailer on lot 6
APN 262-080-26
APN 262-080-03
APN 262-080-13
APN 262-080-16
OPEN SPACE LOT 12
ENCLAVE
BERRYMAN CANYON RD.
LANDSCAPE LEGEND
EASEMENTS:
LEGEND:
NOTE:
SCALE 1"= 20'
CITY OF ENCINITAS
ENCLAVE PHASE I - LOTS 1-11
SITE PLAN
Civil Engineering-Environmental
Consultants, Inc.