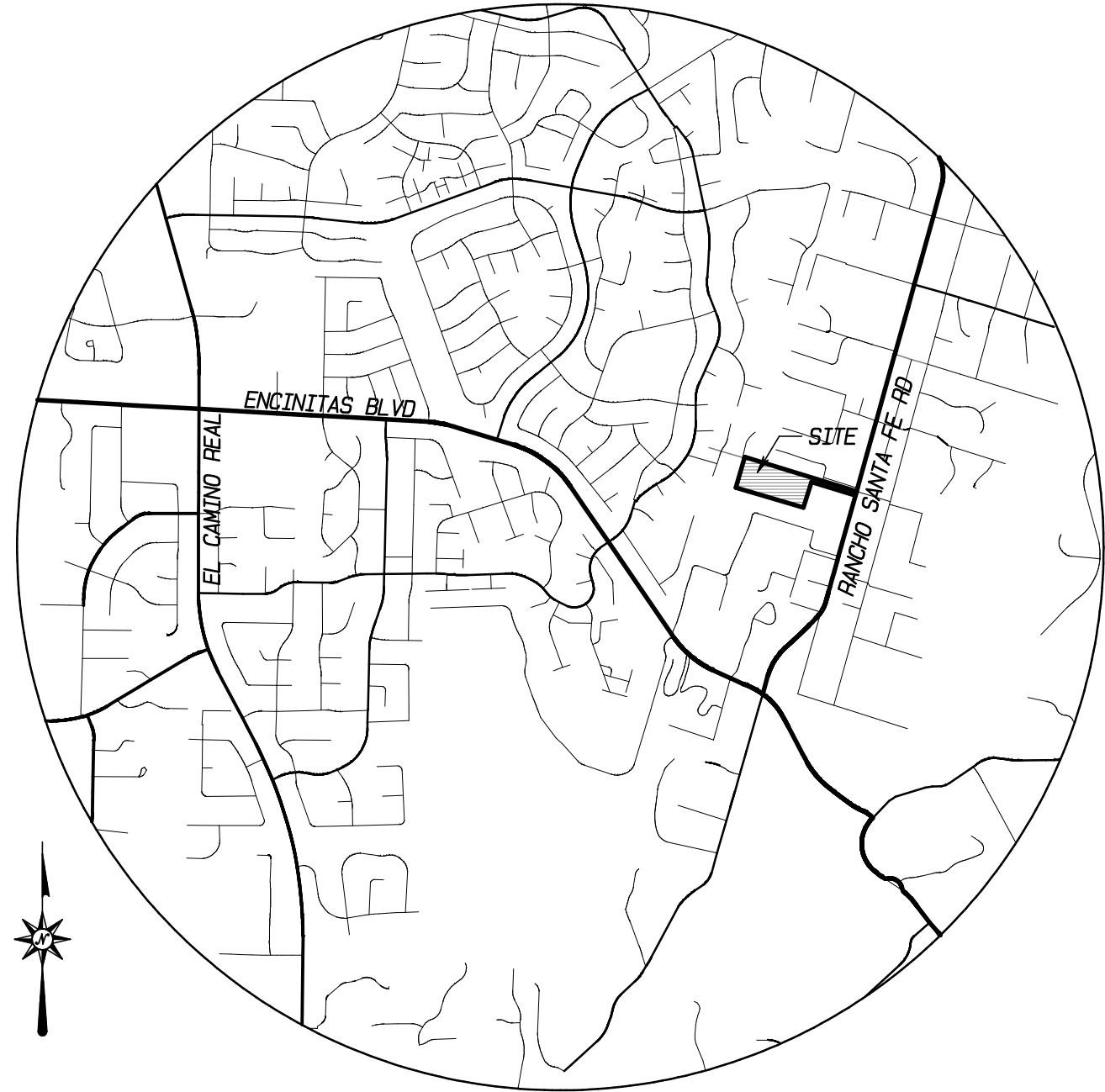


TENTATIVE MAP
THE SANCTUARY
MULTI-002610-2018; DR-002611-2018; SUB-0026212-2018;
ITRP-004018-2020; USE-003068-2019; CPP-004406-2021



VICINITY MAP
N.T.S.

LEGEND

SUBDIVISION BOUNDARY	---
LOT LINE	---
ADJACENT PROPERTY LINE	---
LOT NUMBER	LOT 4
LOT AREA	5,000 SF
PROPOSED SETBACKS	---
CENTERLINE OF RIGHT-OF-WAY	---
PROPOSED DEDICATION	---
PROPOSED EASEMENT	---
EXISTING SPOT ELEVATION	X (100.0)
EXISTING CONTOUR	--- 100 ---
EXISTING WATER MAIN	--- W ---
EXISTING SEWER MAIN	--- S ---
EXISTING FORCE MAIN	---
MODIFIED 4" PCC ROLLED CURB	=====
PROPOSED 6-1 CURB	=====
PROPOSED 0 HT CURB	=====
PROPOSED CONTOUR	--- 100 ---
PROPOSED DRAINAGE DIRECTION	→
PROPOSED DRAINAGE SWALE (1% MIN)	---
PROPOSED RETAINING WALL	=====
PROPOSED PERVIOUS PAVR	[Pattern]
PROPOSED TOP AND BOTTOM OF RETAINING WALL ONLY	TMWFG 102.0 BWwFG 100.0
PROPOSED SPOT ELEVATION	FS 100.0
PROPOSED DG SIDEWALK	[Pattern]
D-75 BROW DITCH	⇒⇒⇒
PROPOSED EDGE OF 16" DRIVEWAY	---
PROPOSED EASEMENT	---
EXISTING EASEMENT	---
PROPOSED STEEP SLOPE OPEN-SPACE EASEMENT	---
PROPOSED DRIVEWAY	[Pattern]

ABBREVIATIONS
FS = FINISHED SURFACE
FG = FINISHED GRADE
FL = FLOWLINE
HP = HIGH POINT
TW = TOP OF WALL AT FINISHED GRADE
BW = BOTTOM OF WALL AT FINISHED GRADE
GF = FACE OF GARAGE ELEVATION

DENSITY CALCULATION

GROSS ACREAGE:	=6.32 AC
LESS PROPOSED PRIVATE STREETS:	= (0.97 AC)
NET ACRES:	=7.35 AC

SLOPE	ACRES	DENSITY	DWELLING UNITS
0-25%	4.43	2 DU	8.86
25-40%	1.35/2	2 DU	1.35
40%+	1.57	0 DU	NONE
			TOTAL = 10.2
			ROUND DOWN = 10

LOT	GROSS LOT AREA	NET LOT AREA	FRONT YARD SETBACK	STREET SIDE YARD SETBACK	INTERIOR YARD SETBACK	REAR YARD SETBACK	LOT COVERAGE	PAD ELEVATION	LOT WIDTH	LOT DEPTH
1	8,951 SF	7,128 SF	25 FT	N/A	5 FT / 10 FT	25 FT	35%	204.0	55'	130'
2	7,812 SF	7,324 SF	25 FT	N/A	5 FT / 10 FT	25 FT	35%	202.0	55'	133'
3	7,407 SF	7,407 SF	25 FT	N/A	5 FT / 10 FT	25 FT	35%	198.0	55'	135'
4	7,534 SF	7,534 SF	25 FT	N/A	5 FT / 10 FT	25 FT	35%	192.0	55'	137'
5	7,530 SF	7,530 SF	25 FT	N/A	5 FT / 10 FT	25 FT	35%	186.0	55'	137'
6	7,525 SF	7,525 SF	25 FT	5 FT	5 FT / 10 FT	25 FT	40%	180.0	55'	137'
7	6,002 SF	6,002 SF	25 FT	10 FT	5 FT / 10 FT	25 FT	40%	180.0	57'	105'
8	6,189 SF	6,189 SF	25 FT	N/A	5 FT / 10 FT	25 FT	40%	179.0	56'	111'
9	6,274 SF	6,274 SF	25 FT	N/A	5 FT / 10 FT	25 FT	35%	176.0	56'	112'
A	46,763 SF	46,763 SF								
B	246,695 SF	246,695 SF								

STATEMENT OF WORK

THE PROJECT INCLUDES THE DEVELOPMENT OF 9 RESIDENTIAL LOTS, CONSTRUCTION OF THE RESIDENTIAL SUBDIVISION WILL INCLUDE SITE GRADING, DRAINAGE, AND UTILITY IMPROVEMENTS, ONE PRIVATE CUL-DE-SAC STREET, AND FRONTAGE IMPROVEMENTS ALONG RANCH VIEW TERRACE. DESIGN REVIEW PERMIT REQUEST FOR ENCROACHMENTS INTO STEEP SLOPES AND GRADING DESIGN, AND MAJOR USE PERMIT REQUEST FOR A PLANNED RESIDENTIAL DEVELOPMENT, WHICH MODIFIES DEVELOPMENT STANDARDS, MORE SPECIFICALLY, LOT AREA, LOT COVERAGE, FRONT YARD SETBACK, SIDE YARD SETBACK, LOT DEPTH, AND LOT WIDTH. THE DEVELOPMENT PROPOSES 212,255 SF OF PASSIVE OPEN SPACE AREA AND 5,095 SF OF ACTIVE RECREATION AREA.

SHEET INDEX

TITLE SHEET	1
PRELIMINARY LOT LAYOUT	2
PRELIMINARY GRADING PLAN	3
UTILITY PLAN	4
DETAILS & SECTIONS	5
SLOPE ANALYSIS	6
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DMA EXHIBIT	8

BUILDING AREA

AREA OF EXISTING STRUCTURES	= 0 SF
AREA OF EXISTING STRUCTURES TO REMAIN	= 0 SF
AREA OF EXISTING STRUCTURES TO BE DEMOLISHED	= 0 SF

PROPOSED AREA

DEVELOPED IMPERVIOUS	= 28,240 SF
DEVELOPED PERVIOUS	= 6,772 SF (3%)
DEVELOPED RECREATION AREA	= 246,695 SF

OPEN SPACE AREA

UNDEVELOPED OPEN SPACE	= 218,345 SF (89%)
DEVELOPED/ RECREATIONAL OPEN SPACE	= 6,772 SF (3%)
TOTAL OPEN SPACE	= 246,695 SF

REQUIRED OPEN SPACE = 365 SF * 9 LOTS = 3,285 SF

NOTE: ALL ROADWAYS SHALL BE A MINIMUM OF 24 FEET IN WIDTH DURING CONSTRUCTION AND MAINTAINED FREE AND CLEAR, INCLUDING THE PARKING OF VEHICLES, IN ACCORDANCE WITH THE FIRE CODE AND THE ENCINITAS FIRE DEPARTMENT

NOTE: PRIOR TO THE DELIVERY OF BUILDING CONSTRUCTION MATERIALS TO THE PROJECT SITE, ALL OF THE FOLLOWING CONDITIONS SHALL BE COMPLETED TO THE SATISFACTION OF THE ENCINITAS FIRE DEPARTMENT:
1. ALL NET AND DRY UTILITIES SHALL BE INSTALLED AND APPROVED BY THE APPROPRIATE INSPECTING DEPARTMENT OR AGENCY.
2. AS A MINIMUM, THE FIRST LIFT OF ASPHALT PAVING SHALL BE IN PLACE TO PROVIDE A PERMANENT ALL WEATHER SURFACE FOR EMERGENCY VEHICLES.
3. ALL FIRE HYDRANTS SHALL BE INSTALLED, IN SERVICE, AND ACCEPTED BY THE ENCINITAS FIRE DEPARTMENT AND APPLICABLE WATER DISTRICT. THIS INCLUDES ALL FIRE HYDRANTS THAT ARE TO BE RELOCATED.

LEGAL DESCRIPTIONS

THAT PORTION OF LOT 94 OF COLONY OLIVENHAIN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 326, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND OF LOT 27 OF RANCHO LAS ENCINITAS, ACCORDING TO MAP THEREOF NO. 848, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH PORTIONS OF B AND C STREETS, SAN DIEGO AVENUE AND OF THE SOUTH HALF OF 7TH STREET AS SHOWN ON SAID MAPS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF LOT 30 OF SAID MAP NO. 326 DISTANT THEREON NORTH 15° 03' 50" EAST 361.69 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 30; THENCE NORTH 15° 03' 50" EAST ALONG SAID WESTERLY LINE TO THE NORTHWESTERLY CORNER OF SAID LOT 30; THENCE SOUTH 73° 21' EAST ALONG THE NORTHERLY LINE OF SAID LOT 30 TO THE NORTHEASTERLY CORNER THEREOF; THENCE NORTH 15° 04' EAST ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 30 A DISTANCE OF 40.00 FEET TO THE CENTER LINE OF SAID 7TH STREET; THENCE ALONG SAID CENTER LINE AND THE WESTERLY PROLONGATION THEREOF NORTH 73° 21' WEST TO THE CENTER LINE OF SAID SAN DIEGO AVENUE; THENCE SOUTH 15° 03' 50" WEST ALONG SAID CENTER LINE AND THE SOUTHERLY PROLONGATION THEREOF TO A POINT IN A LINE WHICH BEARS NORTH 73° 21' WEST PARALLEL WITH SAID WESTERLY PROLONGATION OF 7TH STREET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 73° 21' EAST ALONG SAID PARALLEL LINE TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF LOT 30 OF SAID MAP 326 DISTANT THEREON NORTH 15° 03' 50" EAST 361.69 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 30; THENCE NORTH 15° 03' 50" EAST ALONG SAID WESTERLY LINE TO THE NORTHWESTERLY CORNER OF SAID LOT 30 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 73° 21' WEST ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 30, A DISTANCE OF 155 FEET; THENCE PARALLEL WITH SAID WESTERLY LINE SOUTH 15° 03' 50" WEST 142 FEET; THENCE SOUTH 73° 21' EAST 155 FEET TO SAID WESTERLY LINE; THENCE NORTH 15° 03' 50" EAST 142 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 30; THENCE SOUTH 15° 03' 50" WEST ALONG THE WESTERLY LINE OF SAID LOT A DISTANCE OF 142.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 15° 03' 50" WEST 142.00 FEET; THENCE NORTH 73° 21' WEST ALONG A LINE PARALLEL WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 30 A DISTANCE OF 155 FEET; THENCE PARALLEL WITH SAID WESTERLY LINE NORTH 15° 03' 50" EAST 142 FEET; THENCE SOUTH 73° 21' EAST 155 FEET TO THE TRUE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 30; THENCE SOUTH 15° 03' 30" WEST ALONG THE WESTERLY LINE OF SAID LOT 284.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 15° 03' 50" WEST TO A POINT DISTANT THEREON NORTH 15° 03' 50" EAST 361.69 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 30; THENCE NORTH 73° 21' WEST 185.00 FEET; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 30 TO A LINE THAT BEARS NORTH 73° 21' WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 73° 21' EAST 185.00 FEET TO THE TRUE POINT OF BEGINNING.

APN: 265-331-49-00

EXISTING EASEMENTS

THE EASEMENTS PLOTTED HEREON ARE AS LISTED IN TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER # DIV-9297330 DATED APRIL 26, 2018.

6. AN EASEMENT FOR ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 21, 1971 AS INSTRUMENT NO. 105642 OF OFFICIAL RECORDS.

7. AN EASEMENT FOR ROAD, SEWER, WATER, GAS, POWER, TELEPHONE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 03, 1971 AS INSTRUMENT NO. 115765 OF OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

8. AN EASEMENT FOR ROAD, SEWER, WATER, GAS, POWER, TELEPHONE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 23, 1971 AS INSTRUMENT NO. 160231 OF OFFICIAL RECORDS.

9. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 03, 1971 AS INSTRUMENT NO. 170581 OF OFFICIAL RECORDS.

10. AN EASEMENT FOR ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 02, 1976 AS INSTRUMENT NO. 31576 OF OFFICIAL RECORDS.

12. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 14, 1976 AS INSTRUMENT NO. 418183 OF OFFICIAL RECORDS.

15. AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES AND APPURTENANCES, PIPELINES AND APPURTENANCES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 28, 2001 AS INSTRUMENT NO. 01-182048 OF OFFICIAL RECORDS.

DEVELOPMENT NOTES

- ALL EXISTING STRUCTURES ON SITE ARE TO BE DEMOLISHED UNLESS NOTED OTHERWISE.
- EXISTING UTILITIES SHOWN PER BEST AVAILABLE RECORDS. ACTUAL FIELD CONDITIONS MAY VARY.
- "NO PARKING FIRE LANE" SIGNS SHALL BE INSTALLED PER DIRECTION OF THE ENCINITAS FIRE DEPARTMENT
- ALL UNDOCUMENTED AND/OR UNSUITABLE FILL MATERIALS ACROSS THE ENTIRE PROJECT SITE SHALL BE REMOVED AND REPLACED TO THE SATISFACTION OF THE PROJECT SOILS ENGINEER AND CITY ENGINEER.
- THE DEVELOPMENT PROPOSES TO DISTURB 112,739 SF OR 2.59 AC.
- PURSUANT TO GOVERNMENT CODE SECTION 65943, THIS TENTATIVE MAP IS PART OF AN APPLICATION FOR A DEVELOPMENT PERMIT
- ON-STREET PARKING SPACES PROVIDED. NOTE, EACH LOT'S INDIVIDUAL OFF-STREET PARKING SHALL ADHERE TO THE OFF-STREET PARKING DESIGN MANUAL AND EMC CHAPTER 30.54.
- NO ARCHITECTURE PROPOSED AT THIS TIME. ANY FUTURE AND EXISTING TO REMAIN STRUCTURES TO MEET THE 150-FOOT HOSE PULL REQUIREMENT.
- ALL TRENCH RESURFACING SHALL BE IN ACCORDANCE WITH THE CITY OF ENCINITAS TRENCH RESURFACING DETAIL AND STANDARDS.
- NO LOTS HAVE BEEN DESIGNATED AS INCLUSIONARY. THE INTENT IS TO PAY THE INCLUSIONARY HOUSING IN-LIEU FEE.
- LOT 6 SHALL BE A SINGLE-STORY UNIT.

OWNER'S CERTIFICATE

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

OWNER:
UDI MALAMED
OLIVENHAIN HILLS, LLC
745 COLE RANCH ROAD
ENCINITAS, CA 92024

SUBDIVIDER'S CERTIFICATE

THE SUBDIVIDER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY OF ENCINITAS 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 ANNULL AN APPROVAL FROM THE CITY OF ENCINITAS CONCERNING THE SUBDIVISION WHEN SUCH ACTION IS BROUGHT WITHIN THE TIME PERIOD SPECIFIED IN GOV. CODE SECTION 66498.37. THIS CERTIFICATE IS CONDITIONED UPON THE CITY OF ENCINITAS PROVIDING PROMPT NOTICE TO THE SUBDIVIDER AS PROVIDED FOR BY THE ACT. (GOV. CODE 66474.9)

SUBDIVIDER:
UDI MALAMED
OLIVENHAIN HILLS, LLC
745 COLE RANCH ROAD
ENCINITAS, CA 92024

SUBDIVISION NAME:	THE SANCTUARY
SUBDIVIDER'S ADDRESS:	745 COLE RANCH RD ENCINITAS, CA 92024
SITE ADDRESS:	RANCH VIEW TERRACE ENCINITAS, CA 92024
ASSESSOR'S PARCEL NUMBER:	265-331-49
CALIFORNIA COORDINATES:	318-1695
TOTAL ACREAGE:	358,293 SF (8.23 AC)
TOTAL LOTS:	11 LOTS
MINIMUM NET PARCEL SIZE:	6,002 SF (0.14 AC)
MAXIMUM NET PARCEL SIZE:	7,534 SF (0.18 AC)
AVERAGE NET PARCEL SIZE:	6,990 SF (0.16 AC)
GENERAL PLAN DESIGNATION:	RR-2
ZONING DESIGNATION:	RURAL RESIDENTIAL 2 (RR-2)
HEIGHT:	PER CODE 30.16.010 B6
PARCEL COVERAGE:	35%
MINIMUM PARCEL SIZE:	21,500 SF
SETBACKS:	
FRONT YARD (FYSB)	30' FROM P/L
INTERIOR SIDE YARD (SYSB)	10' FROM P/L
REAR YARD (RYSB)	25' FROM P/L
STREET SIDE YARD (SYSB)	15' FROM P/L
PRESENT USE:	VACANT
PROPOSED USE:	PLANNED RESIDENTIAL DEVELOPMENT (PRD) 11 LEGAL LOTS (1 PRIVATE ST/ DRAINAGE LOT; LOT A) (9 RESIDENTIAL LOTS; LOTS 1-9) (1 OPEN SPACE LOT; LOT B)
ACCESS:	RANCH VIEW TERRACE, A PRIVATE STREET
UTILITIES:	
WATER	OLIVENHAIN MUNICIPAL WATER DISTRICT
FIRE	ENCINITAS FIRE PROTECTION DISTRICT
SEWER	CARDIFF SANITATION 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 UNOBTSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE PARCEL.
TOPOGRAPHY:	AERIAL SURVEY BY LANDMARK ENGINEERING CORPORATION ON 10-27-2016
EARTHWORK:	CUT: 12,500 CY MAXIMUM HEIGHT CUT: 16 FT FILL: 4,500 CY MAXIMUM HEIGHT FILL: 8 FT EXPORT: 8,000 CY
	REMEDIAL GRADING: 10,000 CY
	CONTAMINATED SOIL: 0 SF
MAP PREPARED BY:	PASCO LARET SUITER & ASSOCIATES, INC. 535 N. HIGHWAY 101, SUITE A SOLANA BEACH, CA 92075 (858) 259-8212
DATE PREPARED:	BRIAN ARDOLINO, RCE 71651 EXPIRATION DATE: 12-31-2021
REVISIONS:	2/27/2020 7/19/2023

ENGINEER OF WORK

BRIAN ARDOLINO, RCE 71651



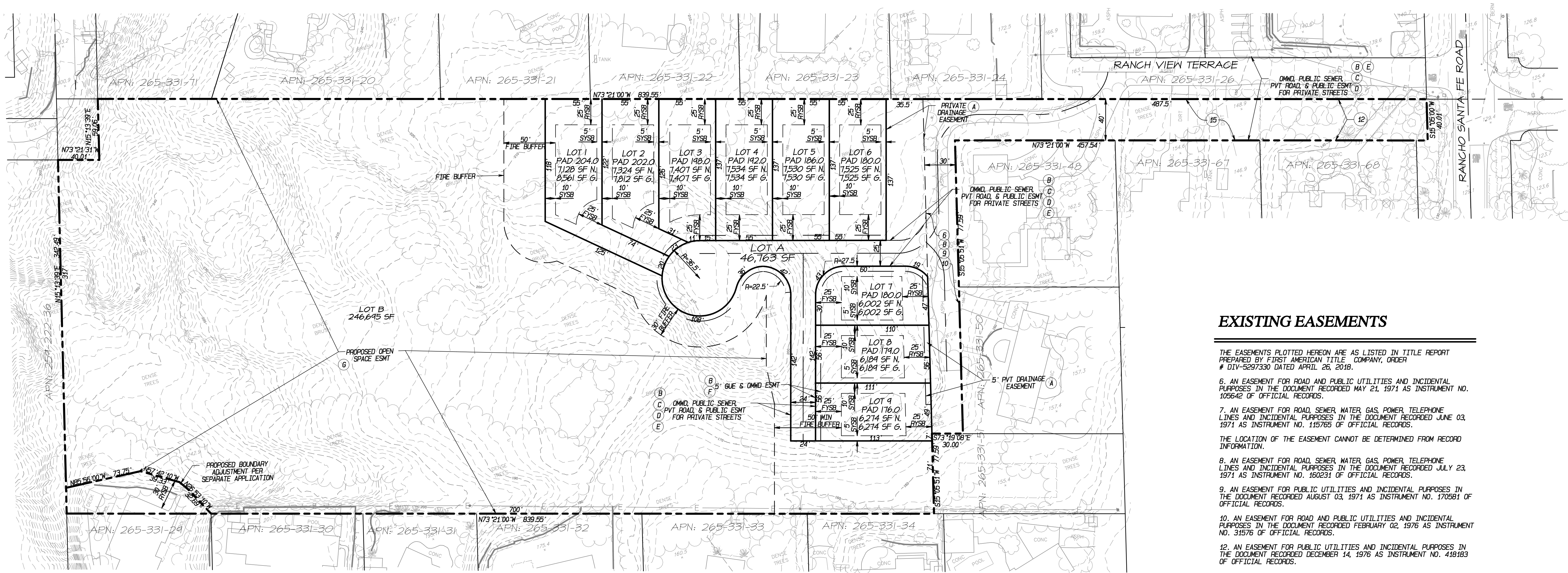
PREPARED BY:

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LEGEND

SUBDIVISION BOUNDARY	---
LOT LINE	---
LOT NUMBER	LOT 4
LOT AREA	5,000 SF
PROPOSED SETBACKS	---
CENTERLINE OF RIGHT-OF-WAY	---

TENTATIVE MAP
THE SANCTUARY
MULTI-002610-2018; DR-002611-2018; SUB-0026212-2018;
ITRP-004018-2020; USE-003068-2019; CPP-004406-2021



LOTS A & B MAY NOT BE FURTHER SUBDIVIDED.

EXISTING EASEMENTS

THE EASEMENTS PLOTTED HEREON ARE AS LISTED IN TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER # 011-5297330 DATED APRIL 26, 2018.

6. AN EASEMENT FOR ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 21, 1971 AS INSTRUMENT NO. 105642 OF OFFICIAL RECORDS.

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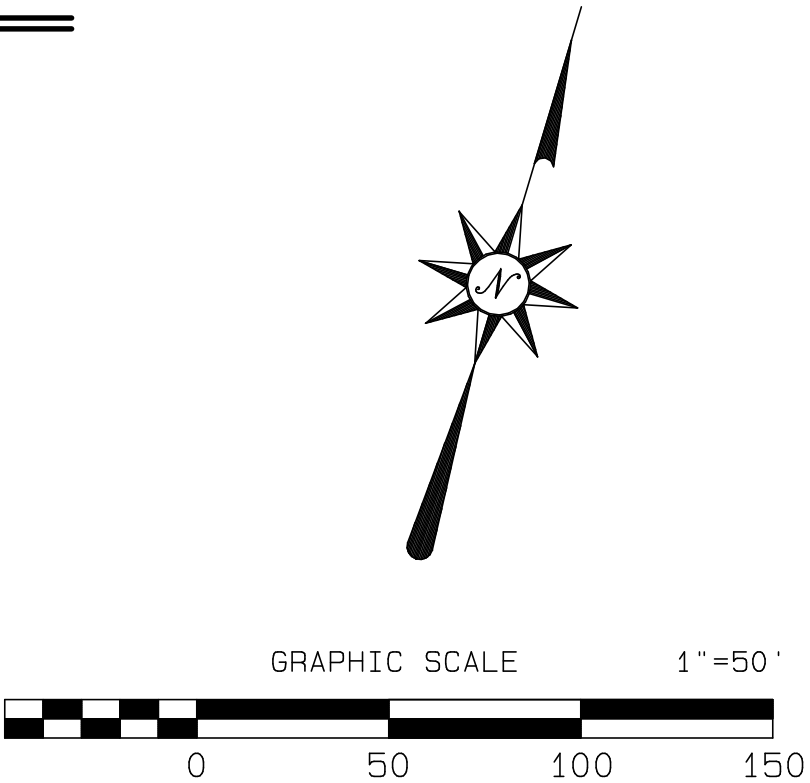
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PROPOSED EASEMENTS

- (A) PRIVATE DRAINAGE EASEMENT
- (B) OLIVENHAIN MUNICIPAL WATER DISTRICT EASEMENT
- (C) PUBLIC SEWER EASEMENT
- (D) PRIVATE ACCESS EASEMENT
- (E) PUBLIC EASEMENT FOR PRIVATE STREETS
- (F) GENERAL UTILITY EASEMENT
- (G) OPEN SPACE EASEMENT

PREPARED BY:

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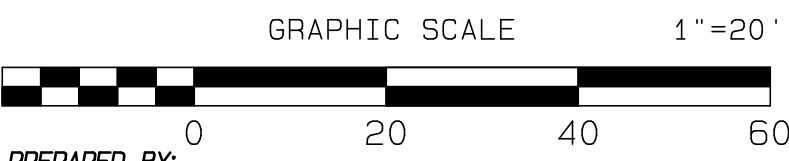


PRELIMINARY GRADING PLAN
THE SANCTUARY



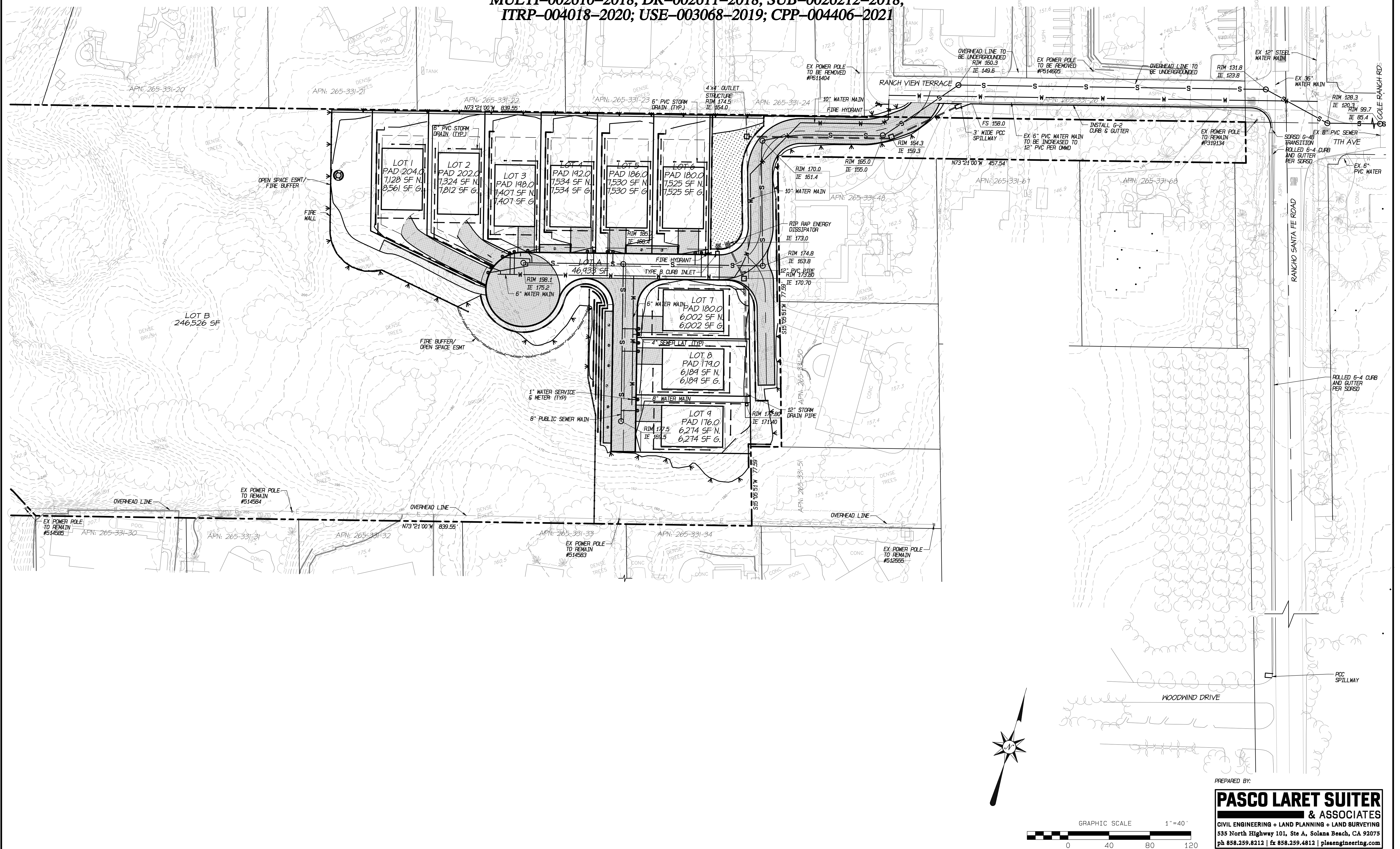
SUBDIVISION BOUNDARY
LOT LINE
LOT NUMBER
LOT AREA
PROPOSED SETBACKS
CENTERLINE OF RIGHT-OF-WAY
FIRE WALL
RETAINING WALL
RETAINING WALL W/ RAILING
PARKING STALL (20' x 8')

NO WALL/ FENCE COMBINATION MAY EXCEED 6' IN TOTAL HEIGHT.

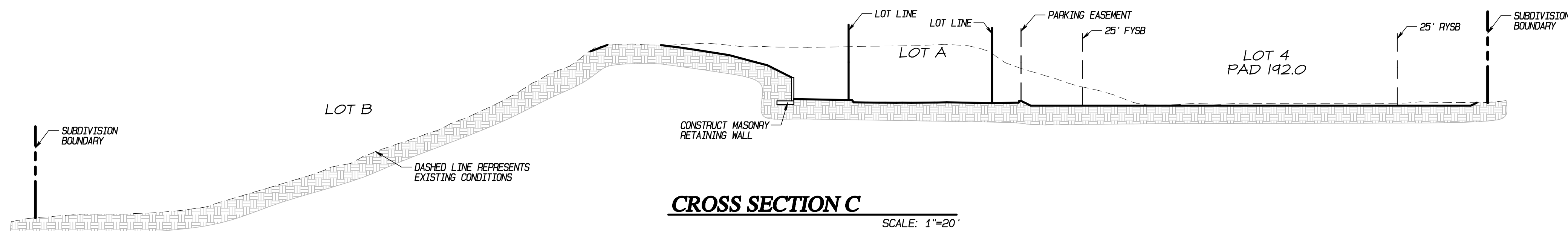
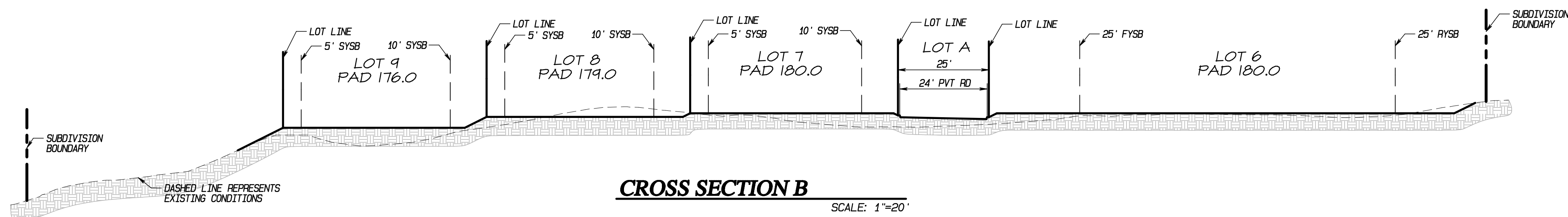
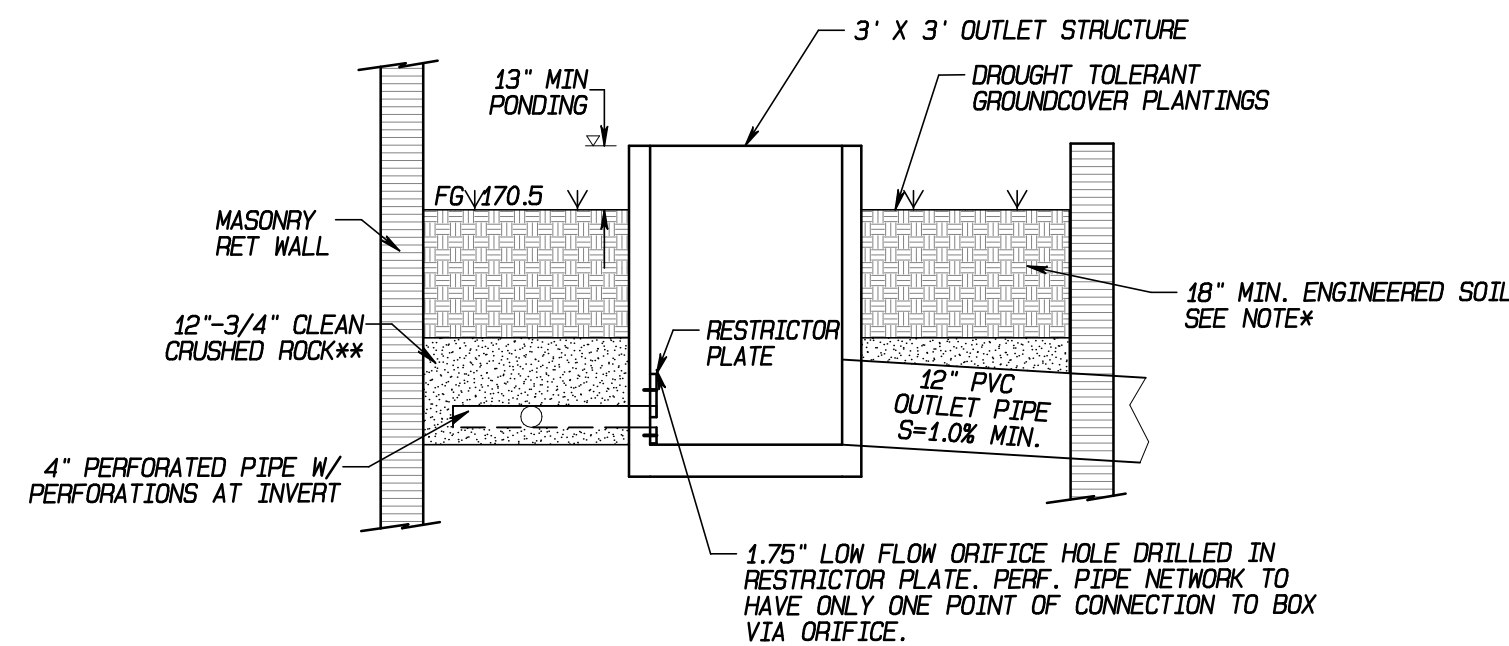
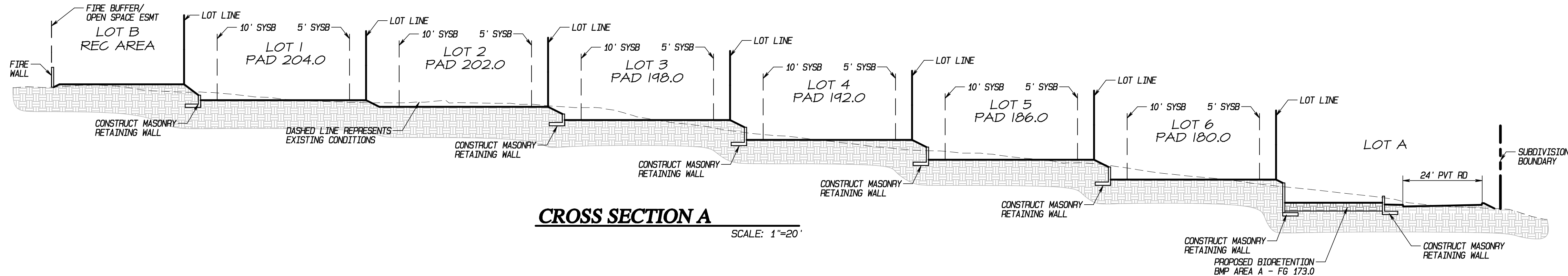
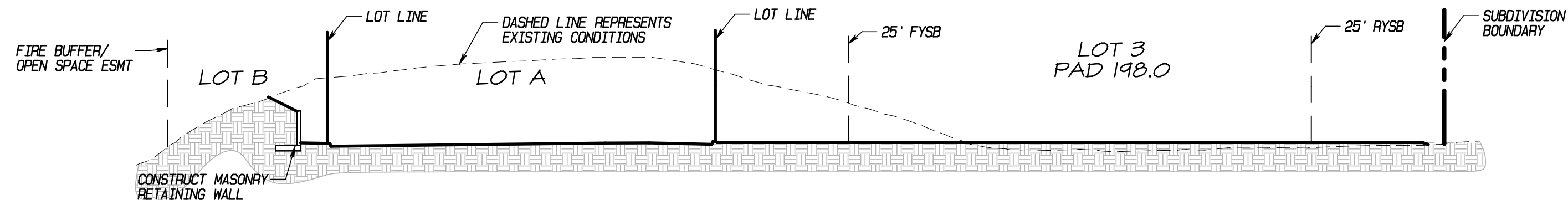
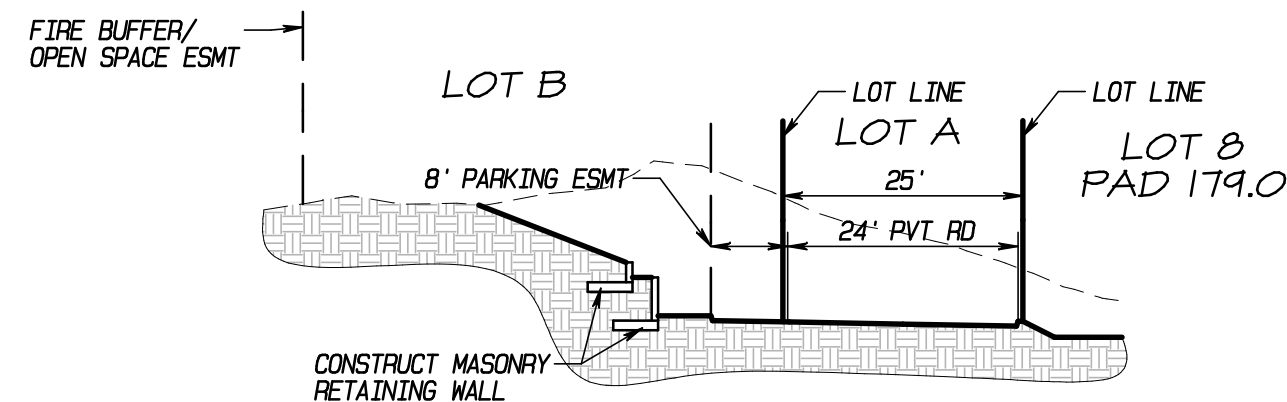
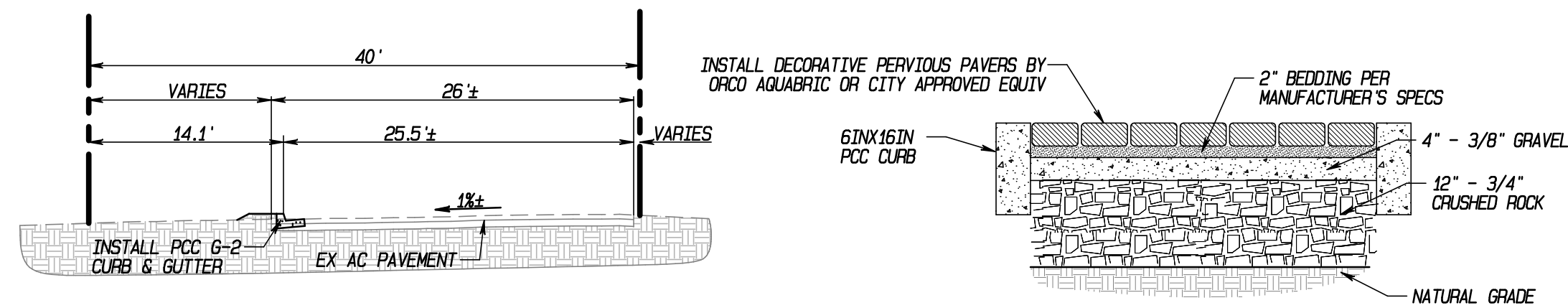


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DETAILS & SECTIONS
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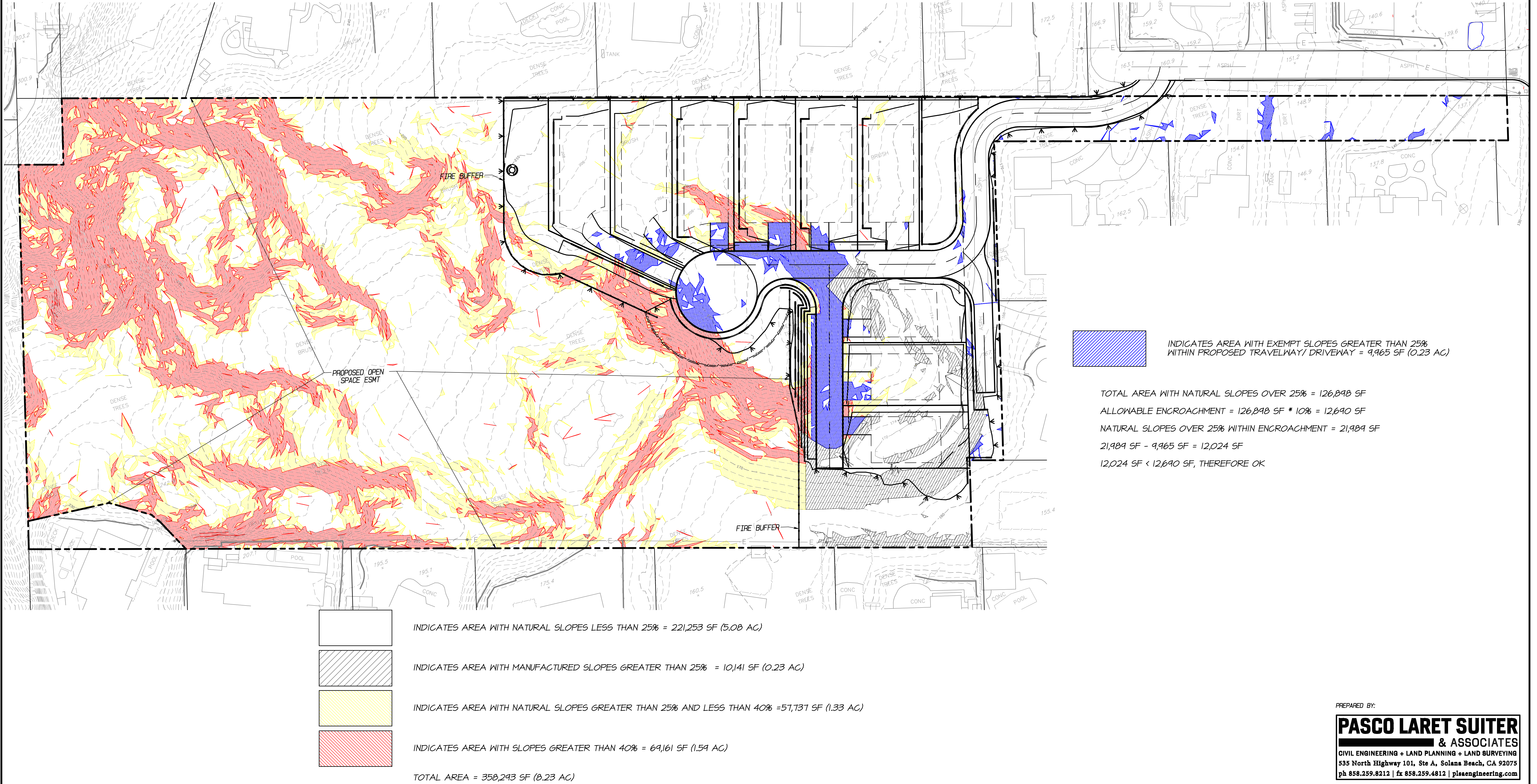
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SLOPE ANALYSIS
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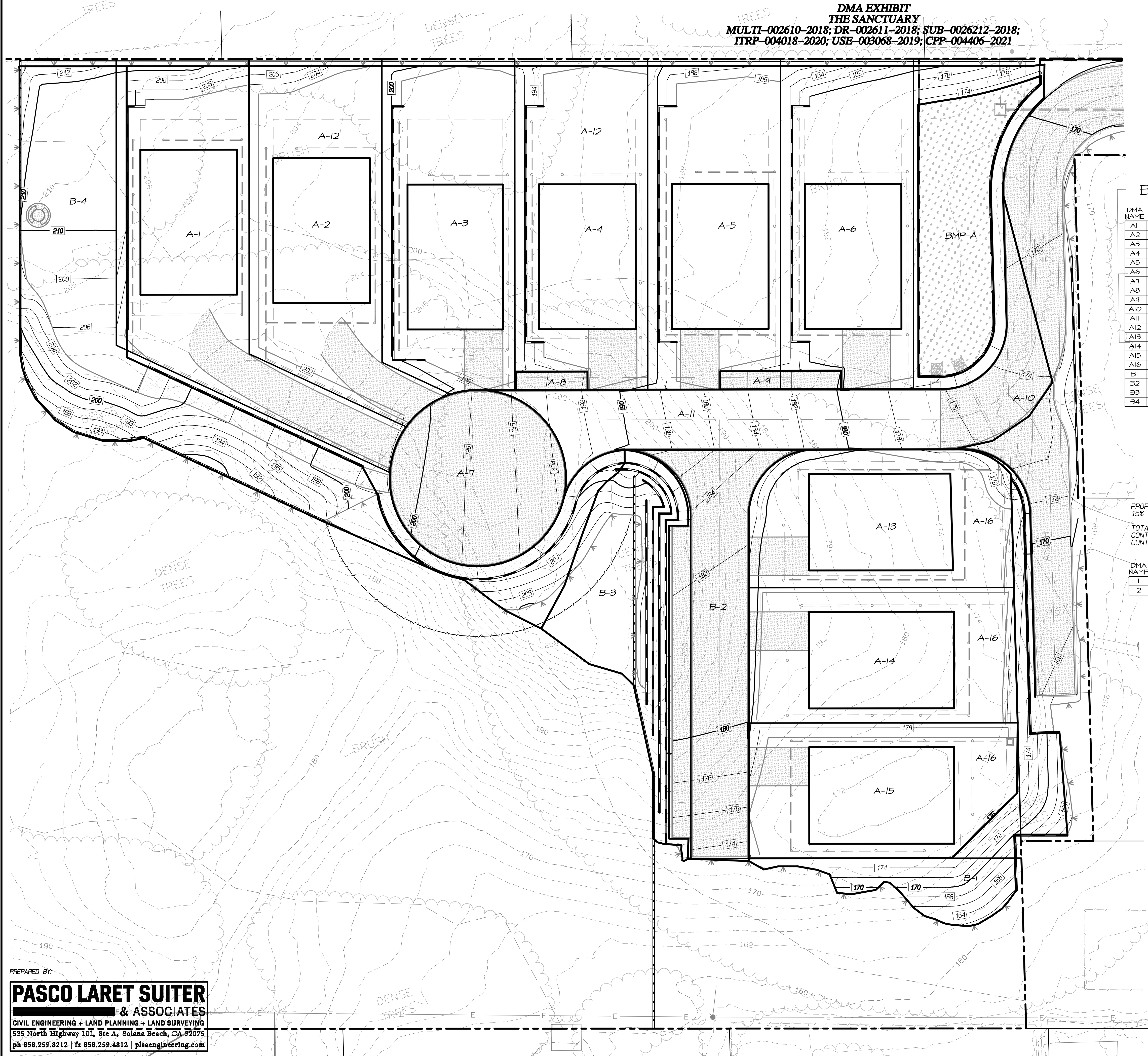
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ENCROACHMENT EXHIBIT
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MULTI-002610-2018; DR-002611-2018; SUB-0026212-2018;
ITRP-004018-2020; USE-003068-2019; CPP-004406-2021



BASIN A WQV SIZING

DMA NAME	DMA AREA	PPST	DMA RF	RF * AREA	SOIL TYPE		IMP NAME
					D		
A1	2,400	BLDG	0.9	2,160			BMP-A
A2	2,400	BLDG	0.9	2,160			
A3	2,400	BLDG	0.9	2,160			
A4	2,400	BLDG	0.9	2,160			
A5	2,400	BLDG	0.9	2,160			
A6	2,400	BLDG	0.9	2,160			
A7	4,085	PP	0.1	419			
A8	221	PP	0.1	22			
A9	315	PP	0.1	30			
A10	1,543	PP	0.1	154			
A11	4,440	AC	0.9	3,996			
A12	33,434	L	0.3	10,032			
A13	2,400	BLDG	0.9	2,160			
A14	2,400	BLDG	0.9	2,160			
A15	2,400	BLDG	0.9	2,160			
A16	10,762	L	0.3	3,229			
B1	3,255	L	0.3	977			
B2	5,605	PP	0.1	561			
B3	4,177	L	0.3	1,253			
B4	9,765	L	0.3	2,930			
					IMP SF	MIN AREA	PROP AREA
					43,056	0.03	1,242 2,731 IMP AREA

BASIN A DCV SIZING

DMA NAME	DMA AREA	PPST	DMA RF	RF * AREA	SOIL TYPE		IMP NAME
					D		
A1	2,400	BLDG	1.0	2,400			
A2	2,400	BLDG	1.0	2,400			
A3	2,400	BLDG	1.0	2,400			
A4	2,400	BLDG	1.0	2,400			
A5	2,400	BLDG	1.0	2,400			
A6	2,400	BLDG	1.0	2,400			
A7	4,085	PP	0.2	837			
A8	221	PP	0.2	44			
A9	315	PP	0.2	75			
A10	1,543	PP	0.2	319			
A11	4,440	AC	1.0	4,440			
A12	33,434	L	0.1	3,344			
A13	2,400	BLDG	1.0	2,400			
A14	2,400	BLDG	1.0	2,400			
A15	2,400	BLDG	1.0	2,400			
A16	10,762	L	0.1	1,076			
B1	3,255	L	0.1	326			
B2	5,605	PP	0.2	1,121			
B3	4,177	L	0.1	418			
B4	9,765	L	0.1	977			
					IMP SF	MIN AREA	PROP AREA
					TOTAL	34,577	0.03 1,037 2,731 IMP AREA

15% CONTINGENCY

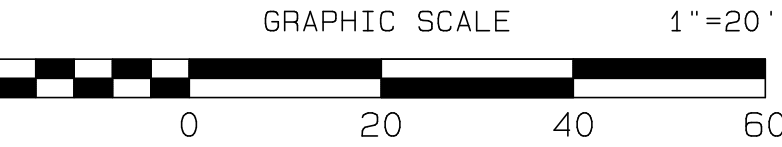
PROPOSED IMPERVIOUS SURFACE AREA = 26,040 SF
15% CONTINGENCY = 3,906 SF
TOTAL TREATMENT AREA = 99,967 SF
CONTINGENCY IMPERVIOUS AREA = 29,946 SF
CONTINGENCY PERVIOUS AREA = 70,021 SF

DMA NAME	DMA AREA	PPST	DMA RF	RF * AREA	SOIL TYPE		IMP NAME
					D		
1	29,946	IMPV	0.9	26,946			
2	10,021	PERV	0.3	3,006			
					IMP SF	MIN AREA	PROP AREA
					TOTAL	50,952	0.03 1,524 2,731 IMP AREA

15% CONTINGENCY

PROPOSED IMPERVIOUS SURFACE AREA = 26,040 SF
15% CONTINGENCY = 3,906 SF
TOTAL TREATMENT AREA = 99,967 SF
CONTINGENCY IMPERVIOUS AREA = 29,946 SF
CONTINGENCY PERVIOUS AREA = 70,021 SF

DMA NAME	DMA AREA	PPST	DMA RF	RF * AREA	SOIL TYPE		IMP NAME
					D		
1	29,946	IMPV	1.0	29,946			
2	10,021	PERV	0.1	1,002			
					IMP SF	MIN AREA	PROP AREA
					TOTAL	36,948	0.03 1,108 2,731 IMP AREA



POTENTIAL POLLUTANT SOURCE	SOURCE CONTROL
ONSITE STORM DRAIN INLETS	MARK ALL INLETS WITH THE WORDS "NO DUMPING FLOWS TO OCEAN" OR SIMILAR. MAINTAIN AND PERIODICALLY REPAINT OR REPLACE INLET MARKINGS. PROVIDE STORM WATER POLLUTION PREVENTION INFORMATION TO NEW SITE OWNERS, LESSEES, OR OPERATORS. INCLUDE THE FOLLOWING IN LEASE AGREEMENTS: TENANT SHALL NOT ALLOW ANYONE TO DISCHARGE ANYTHING TO STORM DRAINS OR TO STORE OR DEPOSIT MATERIALS SO AS TO CREATE A POTENTIAL DISCHARGE TO STORM DRAINS.
LANDSCAPE/OUTDOOR PESTICIDE USE	FINAL LANDSCAPE PLANS SHALL: PRESERVE EXISTING DROUGHT-TOLERANT TREES, SHRUBS, AND GROUND COVER TO THE MAXIMUM EXTENT POSSIBLE. BE DESIGNED TO MINIMIZE IRRIGATION AND RUNOFF, PROMOTE SURFACE INFILTRATION WHERE APPROPRIATE, AND MINIMIZE THE USE OF FERTILIZERS AND PESTICIDES. SPECIFY PLANTS THAT ARE TOLERANT OF PERIODIC SATURATED SOIL CONDITIONS FOR AREAS TO RETAIN OR DETAIN STORMWATER. CONSIDER THE USE OF PEST-RESISTANT PLANTS, ESPECIALLY ADJACENT TO HARDSCAPE. SELECT PLANTS APPROPRIATE TO SITE SOILS, SLOPES, CLIMATE, SUN, WIND, RAIN, LAND USE, AIR MOVEMENT, ECOLOGICAL CONSISTENCY, AND PLANT INTERACTIONS. MAINTAIN LANDSCAPING USING MINIMUM OR NO PESTICIDES.
PLAZA, SIDEWALKS, AND PARKING LOTS	PLAZAS, SIDEWALKS, AND PARKING LOTS SHALL BE SWEEP REGULARLY TO PREVENT THE ACCUMULATIONS OF LITTER AND DEBRIS. DEBRIS FROM PRESSURE WASHING SHALL BE COLLECTED TO PREVENT ENTRY INTO THE STORM DRAIN SYSTEM. WASHWATER CONTAINING ANY CLEANING AGENT OR DEGREASER SHALL BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER AND NOT DISCHARGED TO A STORM DRAIN.

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