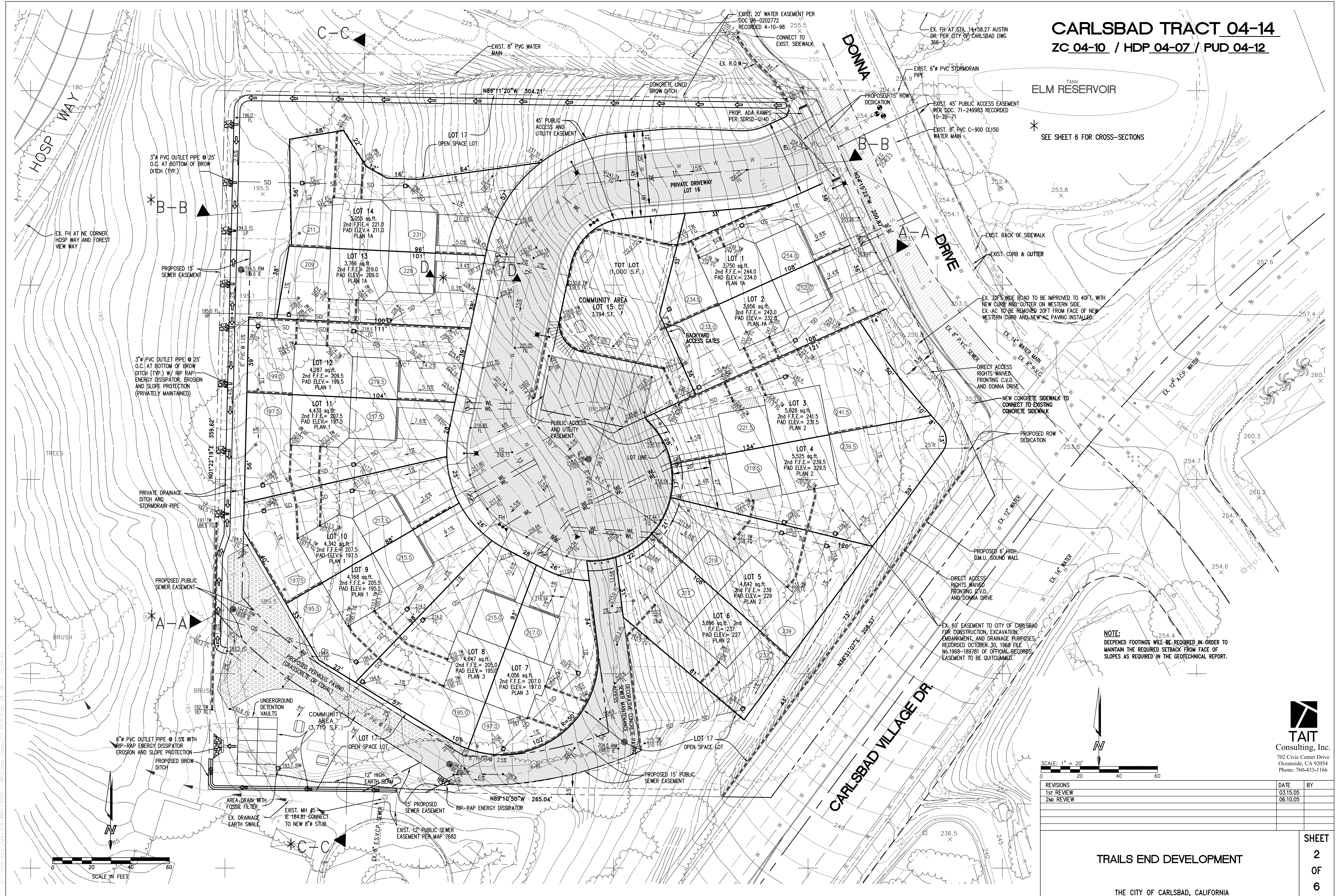


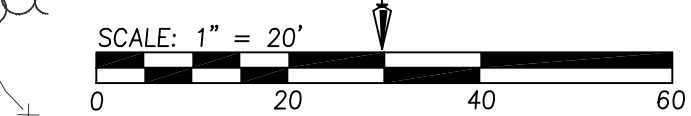
CARLSBAD TRACT 04-14
ZC 04-10 / HDP 04-07 / PUD 04-12

TANK
ELM RESERVOIR

* SEE SHEET 6 FOR CROSS-SECTIONS



NOTE:
 DEEPEEN FOOTINGS WILL BE REQUIRED IN ORDER TO MAINTAIN THE REQUIRED SETBACK FROM FACE OF SLOPES AS REQUIRED IN THE GEOTECHNICAL REPORT.



REVISIONS	DATE	BY
1st REVIEW	03.15.05	
2nd REVIEW	06.10.05	



TRAILS END DEVELOPMENT

THE CITY OF CARLSBAD, CALIFORNIA

SHEET
2
 OF
6

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TRAILS END DEVELOPMENT

THE CITY OF CARLSBAD, CALIFORNIA

CARLSBAD TRACT 04-14

ZC 04-10 / HDP 04-07 / PUD 04-12

ENGINEER:
TAIT CONSULTING, INC.
702 CIVIC CENTER DRIVE
OCEANSIDE, CALIFORNIA 92054
PHONE: (760) 433-1166
FAX: (760) 433-1017

OWNER/APPLICANT:
LUKE DEVELOPMENT, LLC
CHRISTOPHER J. COSEO
3146 QUIET HILLS DRIVE
ESCONDIDO, CALIFORNIA 92029
PHONE: (760) 737-3084

Bruce A. Tait Date

PLANNER:
DENNIS CUNNINGHAM CONSULTANTS, INC.
5835 AVENIDA ENCOMAS, STE.112
CARLSBAD, CALIFORNIA 92008
PHONE: (760) 931-6619
FAX: (760) 931-6681

DATE OF PREPARATION:
JUNE 10, 2005

GEOTECHNICAL CONSULTANT
GEOSOLS INC.
5741 PALMER WAY,
CARLSBAD, CA. 92008
PHONE: (760)438-3155
FAX: (760)931-0915

STORM WATER MANAGEMENT PLAN
BY TAIT CONSULTING, INC.
ON FILE WITH THE CITY OF CARLSBAD

HYDROLOGY STUDY
BY TAIT CONSULTING, INC.
ON FILE WITH THE CITY OF CARLSBAD

ASSESSOR'S PARCEL NUMBER:
156-090-41-00

PROJECT ADDRESS:
NORTHWEST CORNER OF CARLSBAD VILLAGE DRIVE & DONNA DRIVE
CARLSBAD, CALIFORNIA 92008

LEGAL DESCRIPTION:
A PORTION OF LOT 7 OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EASEMENTS:
THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF RIGHT OF WAY, WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID RIGHT OF WAY, AS CONTAINED IN THE DEED RECORDED DECEMBER 7, 1973 AS FILE NO. 1973-339527 OF OFFICIAL RECORDS.

1. GRANTED TO: CITY OF CARLSBAD
PURPOSE: CONSTRUCTION, EXCAVATION, EMBANKMENT, AND DRAINAGE PURPOSES
RECORDED: OCTOBER 30, 1968 AS FILE NO. 1968-189781 OF OFFICIAL RECORDS
AFFECTS: THE SOUTHEASTERLY 60 FEET.
2. GRANTED TO: CITY OF CARLSBAD
PURPOSE: CONSTRUCTION, EXCAVATION, EMBANKMENT, AND DRAINAGE PURPOSES, TOGETHER WITH THE RIGHT TO DEDICATE THE SAME TO PUBLIC USE WITHOUT FURTHER CONSENT OF THE GRANTEE
RECORDED: OCTOBER 18, 1971 AS FILE NO. 1971-240254 OF OFFICIAL RECORDS
AFFECTS: THE SOUTHEASTERLY 60 FEET.

ENVIRONMENTAL DATA:
STEEPEST EXISTING NATURAL SLOPE: 35%
MAXIMUM VERTICAL DEPTH OF CUT: 17 FT.
MAXIMUM VERTICAL DEPTH OF FILL: 20 FT.

EARTHWORK:

CUT:	FILL:	IMPORT:	PERCENT OF PROJECT IN:
7,010 C.Y.	26,410 C.Y.	19,400 C.Y.	CUT: 25% (0.71 Ac) FILL: 72% (2.00 Ac) UNDISTURBED: 3% (0.08 Ac)

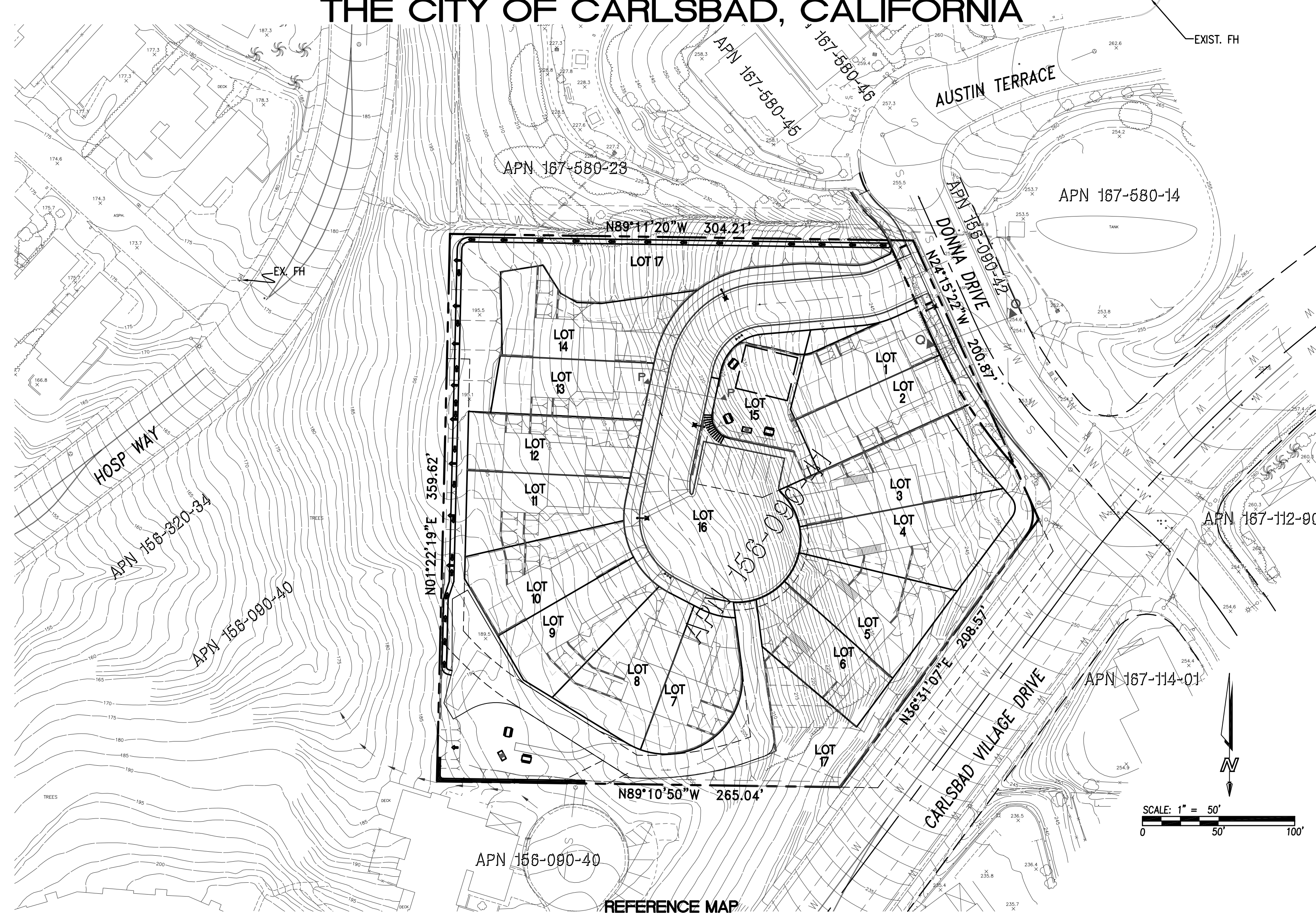
FLOW DATA:

1. WATER FLOW GENERATION:
550 GPD x 14 DU = 7,700 GPD AVERAGE DAILY DEMAND (ADD)
7,700 GPD x 1.65 = 12,705 GPD MAXIMUM DAY DEMAND (MDD)
2. FIRE FLOW:
RESIDENTIAL DWELLING UNITS SHALL USE 1,500 GPM FROM TWO HYDRANTS AT A MINIMUM OF 20 PSI OR RESIDUAL PRESSURE AT THE MAIN FOR 2 HOURS DURATION. SPECIFIC PROJECT FIRE FLOW TO BE DETERMINED BY FIRE MARSHALL.
3. SEWER FLOW RATE GENERATION:
14 EDU x 220 GPD = 3,080 GPD AVERAGE DAILY FLOW (ADF)
3,080 GPD x 2.5 = 7,700 GPD PEAK DAILY FLOW (PDF)

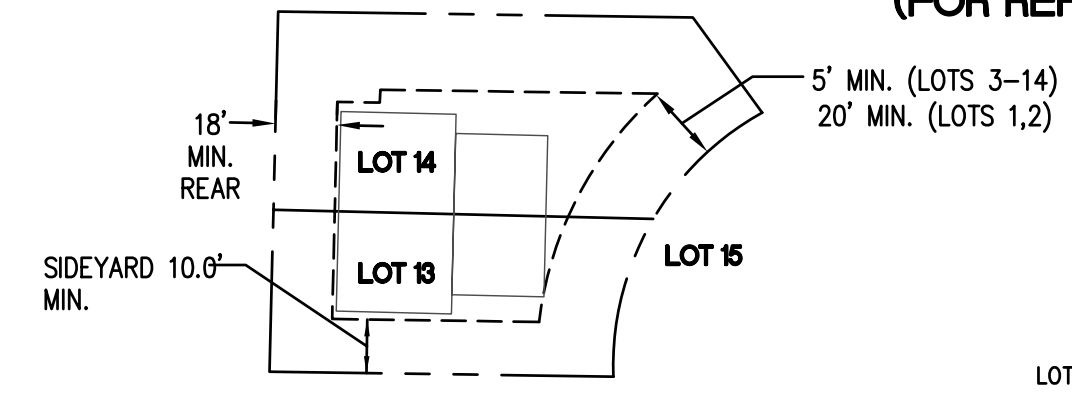
UNIT BREAKDOWN

PLAN 1	- 4 UNITS
PLAN 1A	- 6 UNITS
PLAN 2	- 4 UNITS

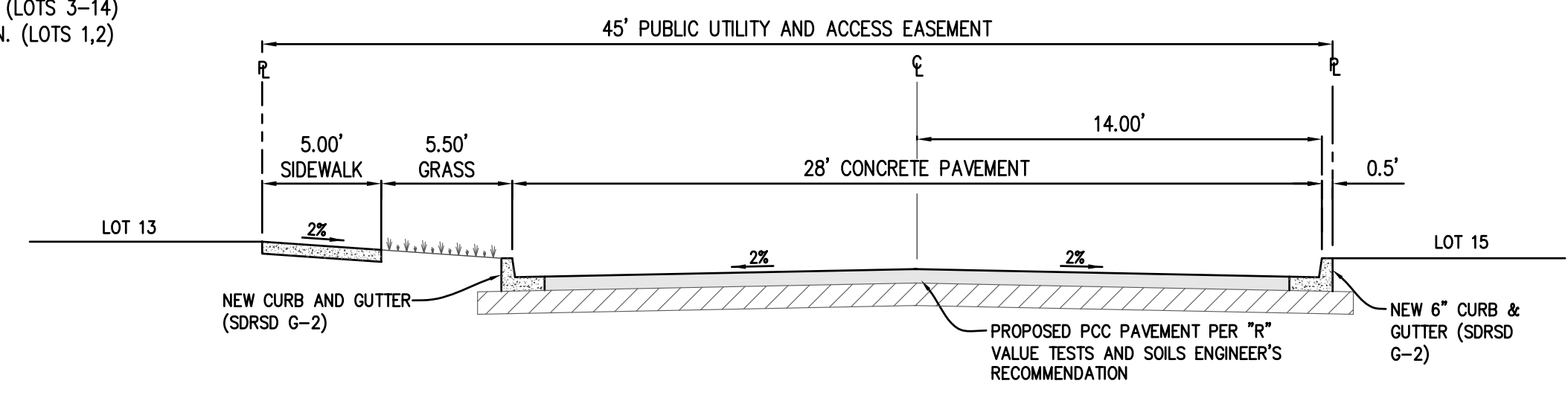
LOT AREAS				
LOT No.	AREA (SF)	BLDG. PLAN	BLDG AREA (SF)	LOT COVERAGE (%)
1	3,750	1A	1,284	34%
2	3,956	1A	1,284	32%
3	5,628	2	1,254	22%
4	5,525	2	1,254	23%
5	4,642	2	1,254	27%
6	3,896	2	1,254	32%
7	4,056	1A	1,284	32%
8	4,647	1A	1,284	28%
9	4,168	1	1,284	31%
10	4,342	1	1,284	30%
11	4,433	1	1,284	29%
12	4,287	1	1,284	30%
13	3,766	1A	1,284	34%
14	5,055	1A	1,284	25%
15-17	59,561	COMMON	N/A	N/A
TOTAL	121,541			



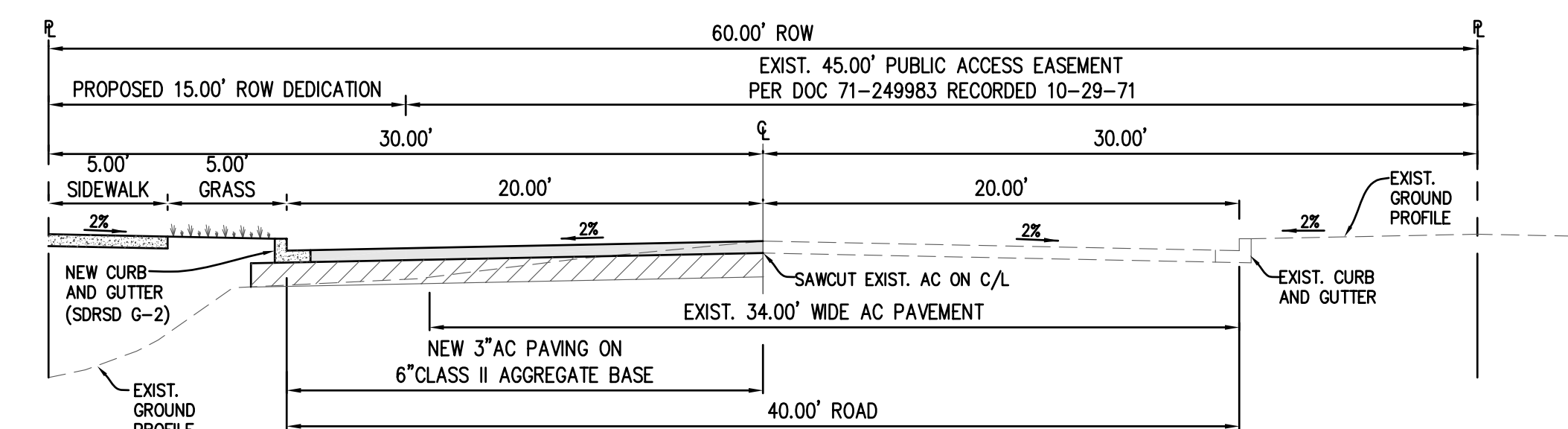
REFERENCE MAP
(FOR REFERENCE ONLY - SEE SHEET 2 FOR DETAIL)



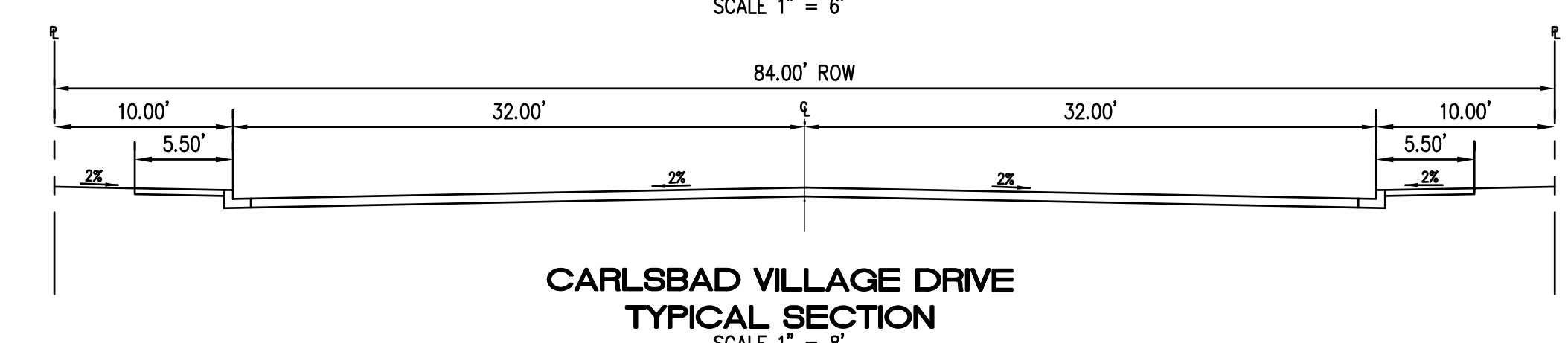
TYPICAL LOT SETBACKS
LOT DRAINAGE IS SHOWN ON SHEET 2.
NOTE: HOUSES SHOWN ARE CONCEPTUAL ONLY.
NOT TO SCALE



SECTION P-P THROUGH PRIVATE DRIVEWAY
SCALE 1" = 6'



SECTION Q-Q THROUGH DONNA DRIVE
SCALE 1" = 6'



CARLSBAD VILLAGE DRIVE
TYPICAL SECTION
SCALE 1" = 8'

PROJECT SUMMARY:

APN 156-090-41	RM
EXISTING GENERAL PLAN DESIGNATION	RM
PROPOSED GENERAL PLAN DESIGNATION	R-A-10,000
EXISTING ZONING	RD/M
PROPOSED ZONING	2.79 AC
GROSS ACREAGE	14
NO. OF DWELLING UNITS	15 = 14 RESIDENTIAL - 1 OPEN SPACE/PRIVATE STREET
NO. OF LOTS	4,427 SF
AVERAGE LOT SIZE	19,592 SF (0.44 Ac)
TOTAL OPEN SPACE (LOT #15)	6,061 SF (0.14 Ac)
USABLE OPEN SPACE	140
AVERAGE DAILY TRIPS	56%
LANDSCAPING	2.38 Ac
COUNTABLE DENSITY ACREAGE	5.88 D.U./Ac
DENSITY (COUNTABLE Ac)	23,575 SF (0.55 Ac)
AREA ONSITE PAVEMENT	4,500 SF (0.10 Ac)
AREA OF CONCRETE SIDEWALK	0.42 Ac
PRIVATE STREET ROW	17.2%
BUILDING COVERAGE (TOTAL 17,856 SF)	CITY OF CARLSBAD
SEWER	CARLSBAD MUNICIPAL WATER DISTRICT
WATER	CITY OF CARLSBAD
STORM	SDG&E
ELECTRICAL & GAS	SBC
TELEPHONE	ADELPHIA
CABLE T.V.	CITY OF CARLSBAD
FIRE/POLICE	MIKE THOMPSON LAND SURVEY - AERIAL 2003
TOPOGRAPHY	PER CITY STANDARDS
GRADING	CARLSBAD UNIFIED SCHOOL DISTRICT
SCHOOLS	LFMP 1
FACILITY MANAGEMENT ZONE	

LEGEND

BOUNDARY LINE	---
LOT LINE/ R.O.W. LINE	---
ROAD CENTER LINE	---
EASEMENT LINE	---
EXISTING WATER MAIN	W
EXISTING GAS	GAS GAS
EXISTING SEWER MAIN	S
EXISTING FIRE HYDRANT	○
PROPOSED SEWER LATERAL AND CLEANOUT	SL SL ○
PROPOSED WATER LATERAL	WL
PROPOSED 8" PUBLIC WATER MAIN	W
PROPOSED PAD ELEVATION	190
PROPOSED 8" PUBLIC SEWER	S
PROPOSED GRADING SLOPE	Y 2:1 Y
PROPOSED BROW/TERRACE DITCH	→
PROPOSED BIO FILTER SWALE	→
PROPOSED FIRE HYDRANT	○
EXISTING STREET LIGHT	☀
PROPOSED STREET LIGHT	☀
PROPOSED AREA DRAIN	→
PROPOSED STORM DRAIN CLEANOUT	→
PROPOSED RETAINING WALL (6' MAX)	---
PROPOSED PCC PAVING	---
PROPOSED CONCRETE SIDEWALK	---
PROPOSED A.C. PAVING	---
PROPOSED GRASSCRETE OR EQUAL	---
PROPOSED TRENCH DRAIN	---

PARKING:

REQUIRED:	VISITOR	COVERED
6 SPACES	2/D.U.=28	28 SPACES
PROPOSED:	6 SPACES	28 SPACES

REVISIONS	DATE	BY
1st REVIEW	03.15.05	
2nd REVIEW	06.10.05	

TRAILS END DEVELOPMENT
TENTATIVE MAP
THE CITY OF CARLSBAD, CALIFORNIA

SHEET
1
OF
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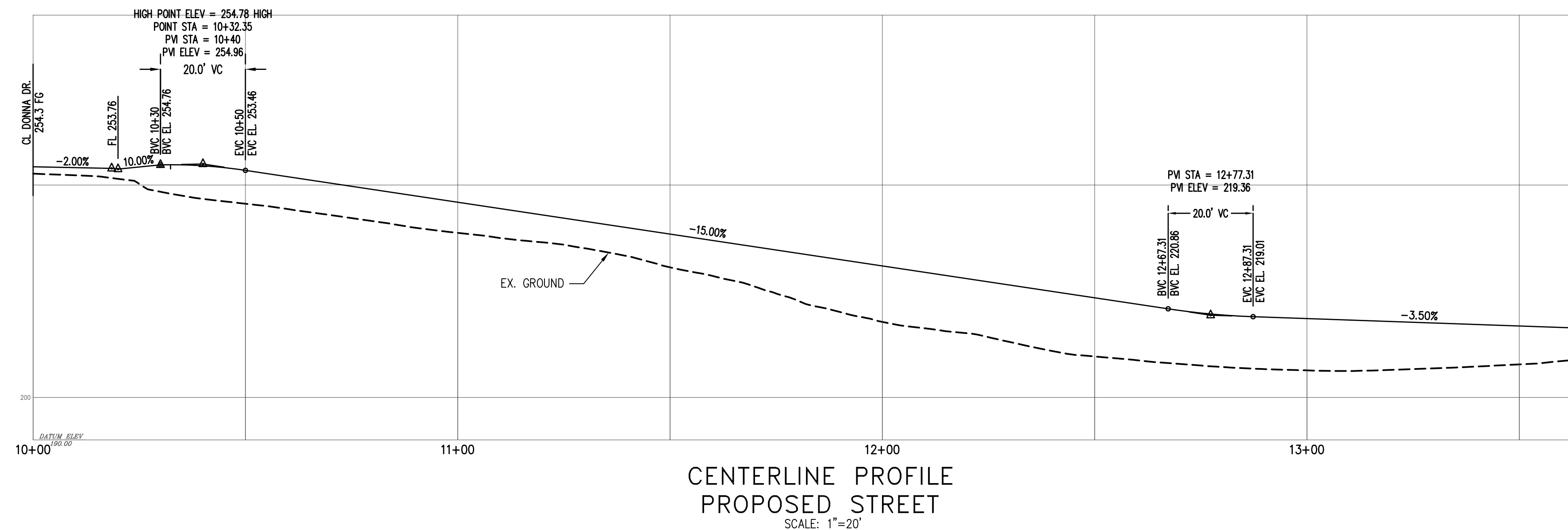
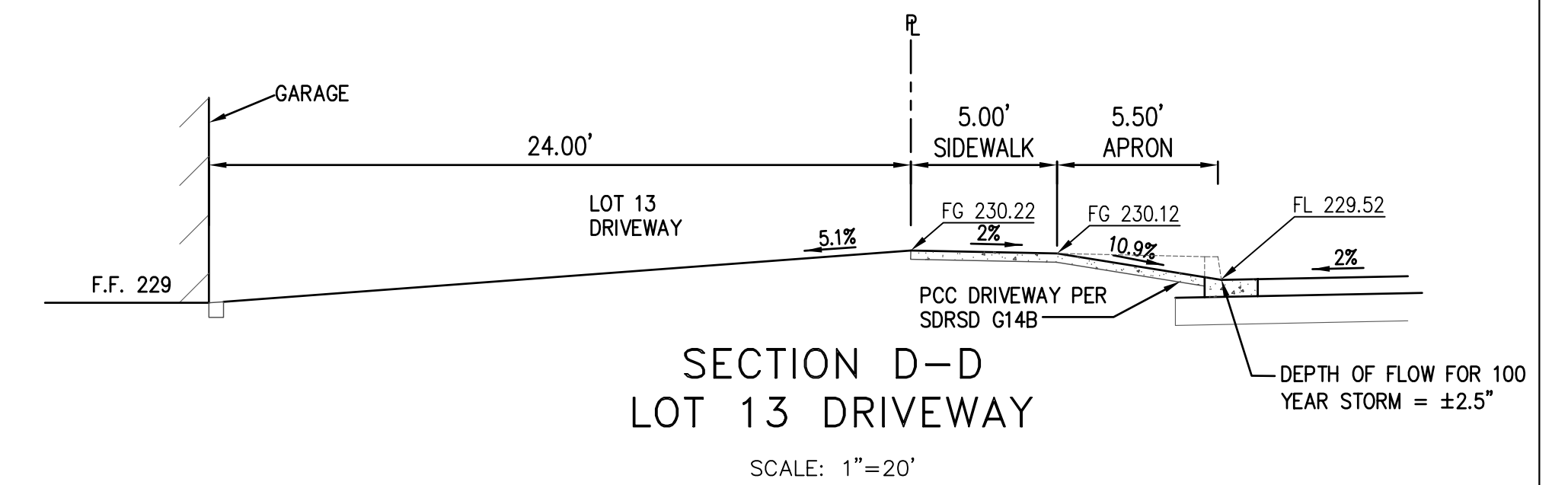
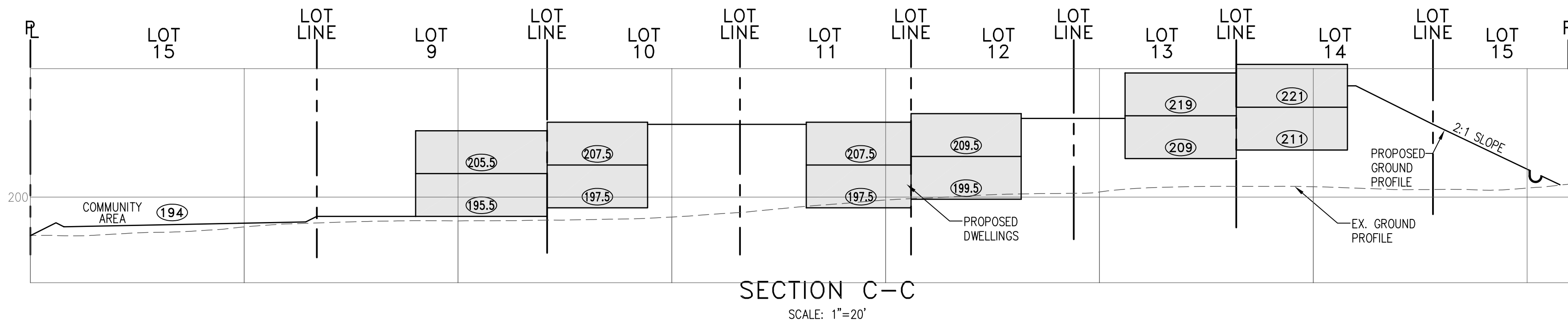
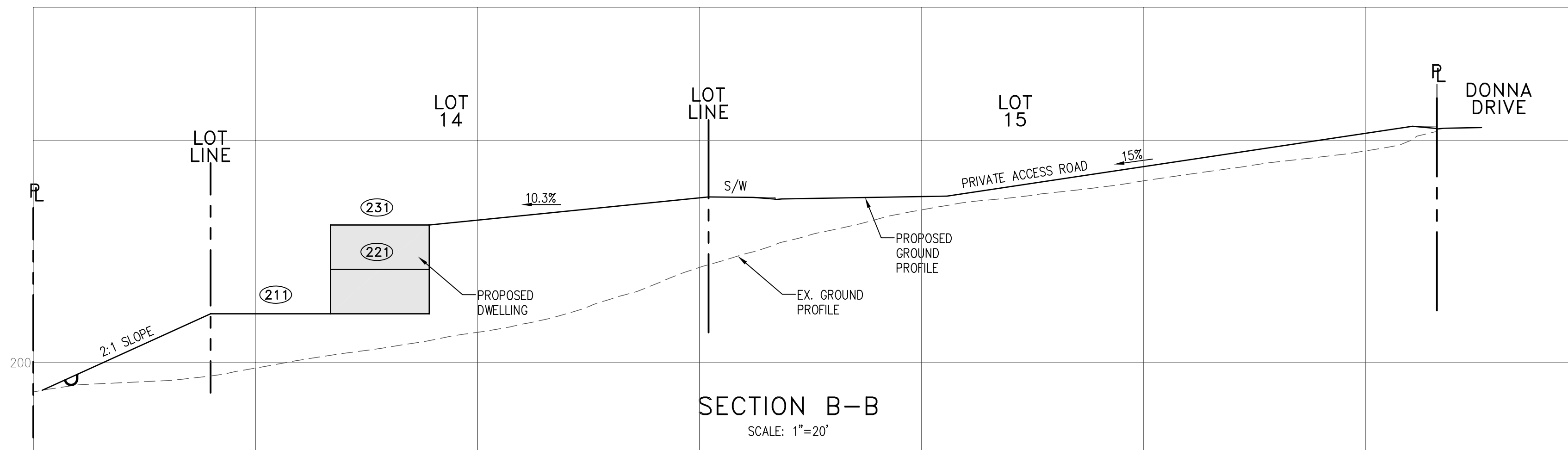
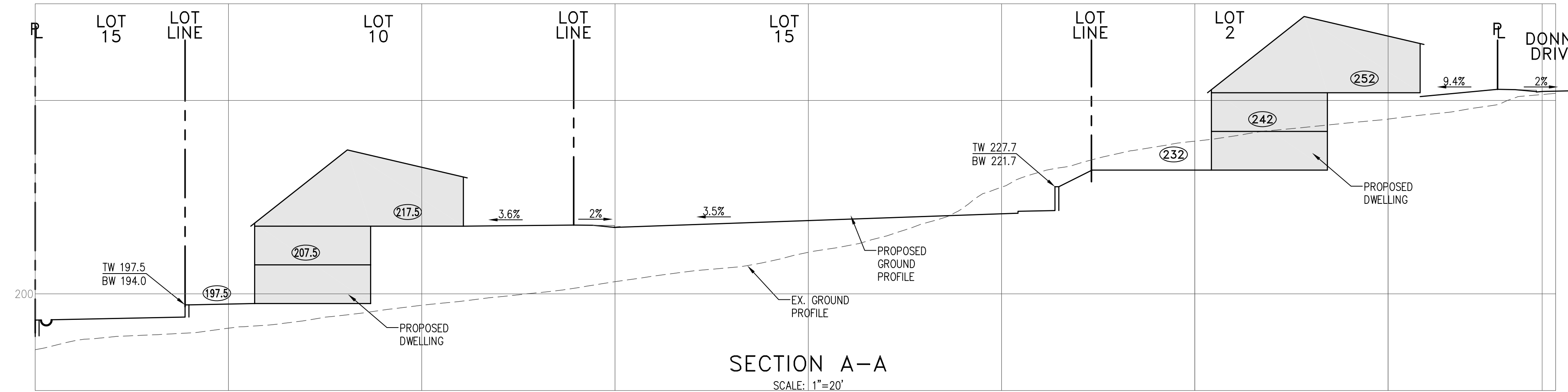
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VICINITY MAP
THOMAS BROS. GUIDE, PAGE 1106, H-4

TRAILS END DEVELOPMENT

THE CITY OF CARLSBAD, CALIFORNIA

CARLSBAD TRACT 04-14
 ZC 04-10 / HDP 04-07 / PUD 04-12



REVISIONS	DATE	BY
1st REVIEW	03.15.05	
2nd REVIEW	06.10.05	

TRAILS END DEVELOPMENT
 SITE CROSS-SECTIONS

THE CITY OF CARLSBAD, CALIFORNIA

SHEET
 6
 OF
 6

TRAILS END DEVELOPMENT

THE CITY OF CARLSBAD, CALIFORNIA

CARLSBAD TRACT 04-14

ZC 04-10 / HDP 04-07 / PUD 04-12



LEGEND

AG	NON-NATIVE GRASSLAND
CSS	COASTAL SAGE SCRUB
EUC	EUCALYPTUS WOODLAND
ORN	ORNAMENTAL
DIS	DISTURBED
DEV	DEVELOPED

SOURCE OF DATA:

Field surveyed for plant communities in October, 2004, using an engineered base, and an aerial photograph from 2003. The entire site was traversed and mapped in the field.

OCTOBER 26, 2004
PG 02366B

PLANNING SYSTEMS LAND USE/COASTAL PLANNING LANDSCAPE ARCHITECTURE POLICY AND PROCESSING ENVIRONMENTAL MITIGATION

1530 FARADAY AVENUE, SUITE 100, CARLSBAD, CA 92008
(760) 931-0780 FAX (760) 931-5744



TAIT
Consulting, Inc.
702 Civic Center Drive
Oceanside, CA 92054
Phone: 760-433-1166

REVISIONS	DATE	BY
1st REVIEW	03.15.05	
2nd REVIEW	06.10.05	

TRAILS END DEVELOPMENT
VEGETATION MAP

THE CITY OF CARLSBAD, CALIFORNIA

SHEET
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OF
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