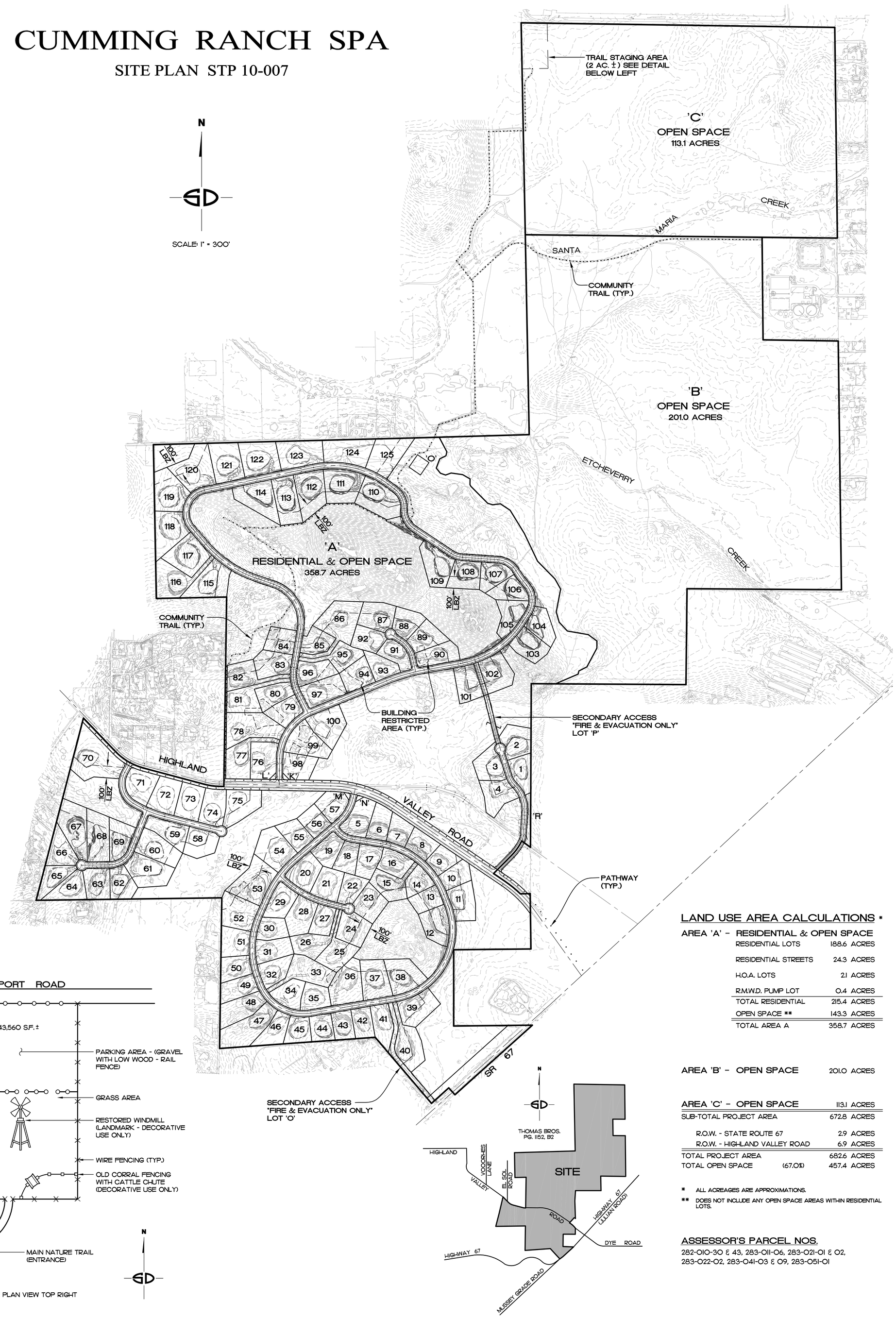
CUMMING RANCH SPA

SITE PLAN STP 10-007

LOT DEVELOPMENT REGULATIONS

LOT NO.	CALIFORNIA GREEN BUILDING CODE	SOLAR WATER HEATERS	OUTDOOR WATER CONSERVATION	RENEWABLE ENERGY	LIMITED BUILDING ZONE	NOISE MITIGATION	BUILDING RESTRICTED AREA
1	X	X	X	X	-	-	-
2	X	X	X	X	X	-	-
3	X	X	X	X	X	-	-
4	X	X	X	X	X	-	-
5	X	X	X	X	-	X	-
6	X	X	X	X	-	X	-
7	X	X	X	X	-	X	-
8	X	X	X	X	-	X	-
9	X	X	X	X	X	X	-
10	X	X	X	X	X	X	-
11	X	X	X	X	X	X	-
12	X	X	X	X	X	-	-
13	X	X	X	X	X	-	-
14	X	X	X	X	X	-	-
15	X	X	X	X	X	-	-
16	X	X	X	X	-	-	-
17	X	X	X	X	-	-	-
18	X	X	X	X	-	-	-
19	X	X	X	X	-	-	-
20	X	X	X	X	-	-	-
21	X	X	X	X	-	-	-
22	X	X	X	X	-	-	-
23	X	X	X	X	X	-	-
24	X	X	X	X	X	-	-
25	X	X	X	X	X	-	X
26	X	X	X	X	-	-	-
27	X	X	X	X	-	-	-
28	X	X	X	X	-	-	-
29	X	X	X	X	-	-	-
30	X	X	X	X	-	-	-
31	X	X	X	X	-	-	-
32	X	X	X	X	-	-	-
33	X	X	X	X	-	-	X
34	X	X	X	X	-	-	-
35	X	X	X	X	-	-	-
36	X	X	X	X	X	-	X
37	X	X	X	X	X	-	-
38	X	X	X	X	X	-	-
39	X	X	X	X	X	X	-
40	X	X	X	X	X	X	-
41	X	X	X	X	-	X	-
42	X	X	X	X	-	-	-
43	X	X	X	X	-	-	-
44	X	X	X	X	-	-	-
45	X	X	X	X	-	-	-
46	X	X	X	X	-	-	-
47	X	X	X	X	-	-	-
48	X	X	X	X	-	-	-
49	X	X	X	X	-	-	-
50	X	X	X	X	X	-	-
51	X	X	X	X	X	-	-
52	X	X	X	X	X	-	X
53	X	X	X	X	X	-	X
54	X	X	X	X	X	-	-
55	X	X	X	X	X	X	-
56	X	X	X	X	X	X	-
57	X	X	X	X	X	X	-
58	X	X	X	X	X	-	-
59	X	X	X	X	X	-	-
60	X	X	X	X	X	-	-
61	X	X	X	X	X	-	-
62	X	X	X	X	X	-	-
63	X	X	X	X	-	-	-
64	X	X	X	X	-	-	-
65	X	X	X	X	-	-	-
66	X	X	X	X	-	-	-
67	X	X	X	X	X	-	-
68	X	X	X	X	X	-	-
69	X	X	X	X	X	-	-
70	X	X	X	X	X	X	-
71	X	X	X	X	-	X	-
72	X	X	X	X	-	X	-
73	X	X	X	X	-	X	-
74	X	X	X	X	-	X	-
75	X	X	X	X	X	X	-
76	X	X	X	X	-	X	-
77	X	X	X	X	-	X	-
78	X	X	X	X	-	-	X
79	X	X	X	X	-	-	X
80	X	X	X	X	-	-	X
81	X	X	X	X	-	-	X
82	X	X	X	X	X	-	-
83	X	X	X	X	X	-	X
84	X	X	X	X	X	-	X
85	X	X	X	X	X	-	-
86	X	X	X	X	X	-	-
87	X	X	X	X	X	-	-
88	X	X	X	X	X	-	-
89	X	X	X	X	X	-	X
90	X	X	X	X	X	-	X
91	X	X	X	X	-	-	-
92	X	X	X	X	-	-	-
93	X	X	X	X	-	-	-
94	X	X	X	X	-	-	X
95	X	X	X	X	-	-	X
96	X	X	X	X	-	-	X
97	X	X	X	X	-	-	X
98	X	X	X	X	X	X	X
99	X	X	X	X	X	X	X
100	X	X	X	X	X	-	-
101	X	X	X	X	X	-	-
102	X	X	X	X	X	-	-
103	X	X	X	X	X	-	-
104	X	X	X	X	X	-	-
105	X	X	X	X	X	-	-
106	X	X	X	X	X	-	-
107	X	X	X	X	X	-	-
108	X	X	X	X	X	-	-
109	X	X	X	X	X	-	-
110	X	X	X	X	-	-	-
111	X	X	X	X	X	-	-
112	X	X	X	X	X	-	-
113	X	X	X	X	X	-	-
114	X	X	X	X	X	-	-
115	X	X	X	X	X	-	-
116	X	X	X	X	-	-	-
117	X	X	X	X	-	-	-
118	X	X	X	X	-	-	-
119	X	X	X	X	X	-	-
120	X	X	X	X	X	-	-
121	X	X	X	X	-	-	-
122	X	X	X	X	-	-	-
123	X	X	X	X	-	-	-
124	X	X	X	X	-	-	-
125	X	X	X	X	X	-	-



NOTES

CALIFORNIA GREEN BUILDING CODE
ALL NEW RESIDENTIAL UNITS SHALL MEET CALIFORNIA GREEN BUILDING CODE STANDARDS FOR ENERGY EFFICIENCY. EXAMPLES OF THESE STANDARDS INCLUDE USE OF ENERGY STAR EQUIPMENT, WATER CONSERVING PLUMBING FIXTURES, USE OF REGIONAL MATERIALS AND PRODUCTS WITH RECYCLED CONTENT, ETC.

SOLAR WATER HEATERS
ALL NEW RESIDENTIAL UNITS SHALL INSTALL SOLAR WATER HEATERS.

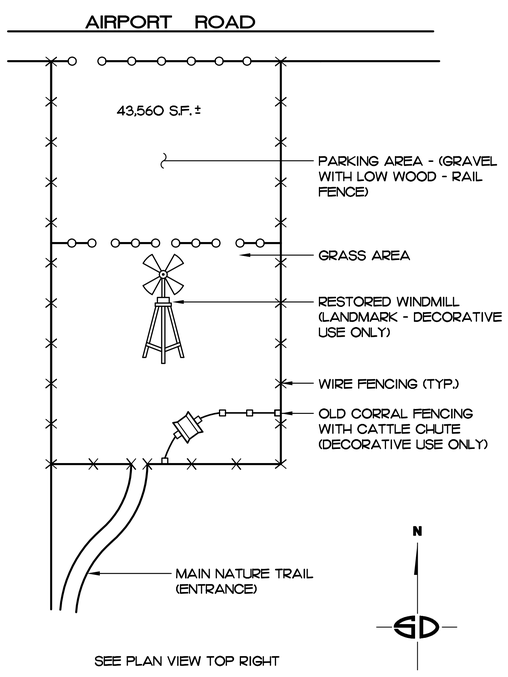
OUTDOOR WATER CONSERVATION
ALL NEW RESIDENTIAL UNITS SHALL REDUCE OUTDOOR WATER CONSUMPTION BY A MINIMUM OF 50% FROM BUSINESS-AS-USUAL CONDITIONS (E.G., DROUGHT TOLERANT LANDSCAPING, WATER-EFFICIENT IRRIGATION SYSTEMS SUCH AS DRIP IRRIGATION, RAINWATER COLLECTION SYSTEMS).

RENEWABLE ENERGY
A MINIMUM OF 10% OF THE ENERGY CONSUMPTION FOR EACH LOT SHALL BE GENERATED FROM ONSITE RENEWABLE ENERGY-GENERATION SOURCES (E.G., PHOTOVOLTAIC CELLS OR OTHER ONSITE ENERGY GENERATING TECHNOLOGY).

LIMITED BUILDING ZONE (LBZ)
LBZ OF 100 FEET IN WIDTH MEASURED FROM ANY LOT LINE TO AN OPEN SPACE AREA WHERE ONLY NONCOMBUSTIBLE STRUCTURES WOULD BE ALLOWED. THE DEDICATED LBZ EASEMENTS SHALL PROHIBIT: (1) ANIMAL KEEPING WITHOUT EFFECTIVE RESTRAINTS FOR FENCING, (2) LIGHTING, (3) EXOTIC INVASIVE LANDSCAPING, AND (4) FOCAL USE AREAS INCLUDING ARENAS, POOLS, AND PATIOS. THE LBZ EASEMENTS WOULD REQUIRE LARGE ANIMALS TO BE KEPT WITHIN FENCES.

NOISE MITIGATION
IDENTIFIED LOTS HAVE SPECIFIC NOISE MITIGATION REQUIREMENTS AS IDENTIFIED IN THE NOISE PROTECTION EASEMENT AND THE MITIGATION MONITORING PROGRAM.

BUILDING RESTRICTED AREAS
IDENTIFIED LOTS HAVE SPECIFIC AREAS WITHIN THE LOT FOR THE PRESERVATION OF UNIQUE NATURAL FEATURES SUCH AS ROCK OUTCROPPINGSOR SPECIMAN TREES



TRAIL STAGING AREA
NO SCALE

VICINITY MAP
NO SCALE

LAND USE AREA CALCULATIONS *

AREA 'A' - RESIDENTIAL & OPEN SPACE		
RESIDENTIAL LOTS	188.6	ACRES
RESIDENTIAL STREETS	24.3	ACRES
H.O.A. LOTS	2.1	ACRES
R.M.W.D. PUMP LOT	0.4	ACRES
TOTAL RESIDENTIAL	215.4	ACRES
OPEN SPACE **	143.3	ACRES
TOTAL AREA A	358.7	ACRES
AREA 'B' - OPEN SPACE	201.0	ACRES
AREA 'C' - OPEN SPACE	113.1	ACRES
SUB-TOTAL PROJECT AREA	672.8	ACRES
R.O.W. - STATE ROUTE 67	2.9	ACRES
R.O.W. - HIGHLAND VALLEY ROAD	6.9	ACRES
TOTAL PROJECT AREA	682.6	ACRES
TOTAL OPEN SPACE (67.0%)	457.4	ACRES

* ALL ACREAGES ARE APPROXIMATIONS.

** DOES NOT INCLUDE ANY OPEN SPACE AREAS WITHIN RESIDENTIAL LOTS.

ASSESSOR'S PARCEL NOS.
282-010-30 & 43, 283-011-06, 283-021-01 & 02, 283-022-02, 283-041-03 & 09, 283-051-01

300 0 300 600 900
GRAPHIC SCALE

FIGURE	NO	DATE	REVISION DESCRIPTION	BY	NO	DATE	REVISION DESCRIPTION	BY	NO	DATE	REVISION DESCRIPTION	BY
1												

DESIGNER WAS
DRAWN TCT
CHECKED WAS
DATE 03/30/10

SHEET TITLE: SITE PLAN STP 10-007
JOB NAME: CUMMING RANCH

JOB NO. RA0241 (A2)

SNIPES-DYE ASSOCIATES
8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942-2910 (619) 697-9234, FAX (619) 460-2033

TM-GP-300.DWG