

COUNTY OF SAN DIEGO TRACT 5338 RPL-7

VESTING SITE PLAN

CAMPUS PARK

"B" DESIGNATOR SITE PLAN (S 07-031)

GENERAL NOTES

- TOTAL GROSS SITE AREA: 8.1 ACRES
- TOTAL NET SITE AREA: 8.1 ACRES
- TOTAL NUMBER OF LOTS: 4
- ASSESSOR'S PARCEL NUMBER: 108-120-58 & 108-120-56
- EXISTING GENERAL PLAN LAND USE DESIGNATION: SPA 21(2.8)
- PROPOSED GENERAL PLAN LAND USE DESIGNATION: SPA 21(3.0)
- EXISTING GENERAL PLAN REGIONAL CATEGORY: SSA
- PROPOSED GENERAL PLAN REGIONAL CATEGORY: CDA
- EXISTING ZONING: SEE ZONING BOX, THIS SHEET
- PROPOSED ZONING: SEE ZONING BOX, THIS SHEET
- EXISTING USE: VACANT
- PROPOSED USE: TOWN CENTER
- TAX RATE AREA: 75169
- THOMAS BROTHERS COORDINATES: 1028, H6
- LAMBERT COORDINATES: 426-1723
- COMMUNITY/SUBREGIONAL AREA: FALLBROOK/SPA 21(3.0)
- SPA: CAMPUS PARK

GENERAL DESIGN NOTES

- ALL GRADING FOR PROPOSED AND FUTURE STREETS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
- SOURCE OF TOPOGRAPHY: MORENO AERIAL PHOTO SURVEYS, DATED 12/02
- CONTOUR INTERVALS: 2' / 10 FEET
- MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (2:1 MAX.)
- FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
- SOIL INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS REPORT PREPARED BY: SHEPARDSON ENGINEERS, DATED 10/04/06
- ALL STREET DESIGNS, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
- THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT.
- THIS PROJECT IS SUBJECT TO UTILIZING LOW IMPACT DESIGN TECHNIQUES IN CONTAINING STORM WATER ON SITE PER THE SATISFACTION OF COUNTY ENGINEER.

LEGAL DESCRIPTION

PORTION OF PARCEL B OF BOUNDARY ADJUSTMENT PLAT NO. 04-0253, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, UNDER CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 11, 2006 AS DOC. NO. 2006-0878284.

ADJACENT LAND USE

NORTH - SPORTS COMPLEX
SOUTH - MULTIFAMILY RESIDENTIAL
EAST - MULTIFAMILY RESIDENTIAL
WEST - COLLEGE SITE

PARK LAND DEDICATION STATEMENT

THE SUBDIVIDER INTENDS TO COMPLY WITH THE PARK LAND DEDICATION ORDINANCE THROUGH THE DEDICATION OF PARK LAND WITHIN THE SUBDIVISION AUTHORIZED BY THE ORDINANCE AND/OR BY PAYMENT OF IN LIEU PARK IMPACT FEES.

SPECIAL ASSESSMENT ACT STATEMENT

A REQUEST TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER THE SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF ANY SUBDIVISION IMPROVEMENTS IS NOT BEING MADE AT THIS TIME.

EASEMENT LEGEND

NO EASEMENT EXIST ON THIS SITE UNLESS SHOWN OTHERWISE.

OWNER:

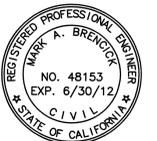
PASSERELLE, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
402 WEST BROADWAY, SUITE 1320
SAN DIEGO, CA 92101-3542
TELEPHONE (619) 696-7355

BY: *Bruce Tabb* 11-16-10
BRUCE TABB DATE

ENGINEER OF WORK:

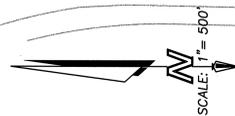
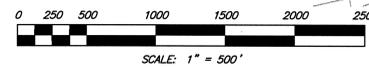
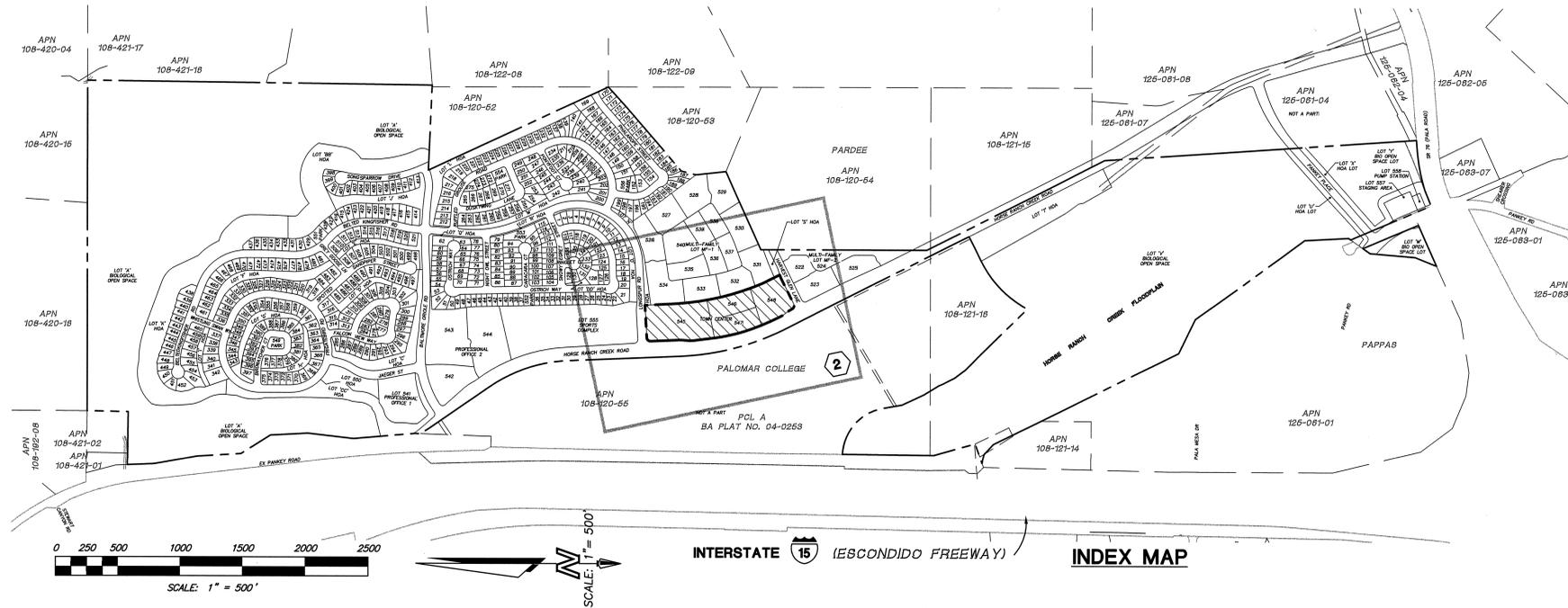
LANDMARK CONSULTING
9555 GENESEE AVENUE, SUITE 200
SAN DIEGO, CA 92121
TELEPHONE (858) 587-8070
FAX (858) 587-8750

BY: *Mark A. Brencick* 11/16/10
MARK A. BRENCICK DATE
R.C.E. 48153

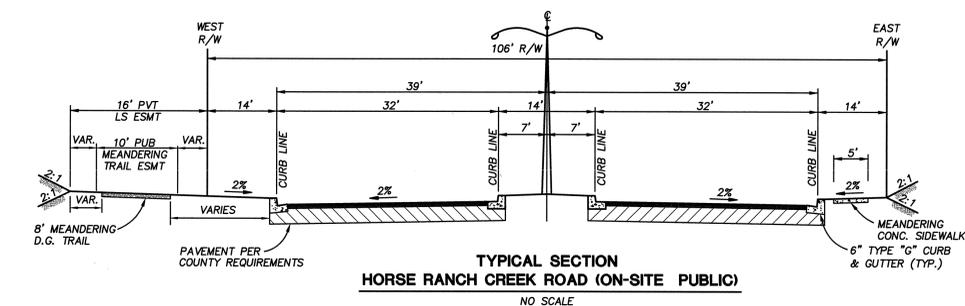


SHEET INDEX

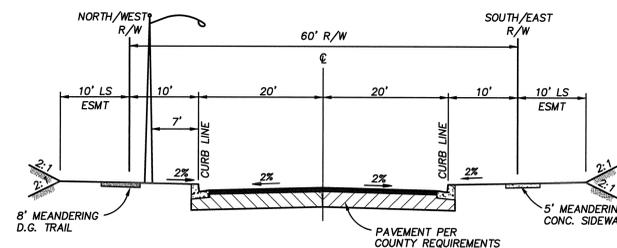
- SHEET ① TITLE SHEET
SHEET ② SITE PLAN
SHEET ③-④ LANDSCAPE PLANS
SHEET ⑤-⑩ ARCHITECTURAL PLANS



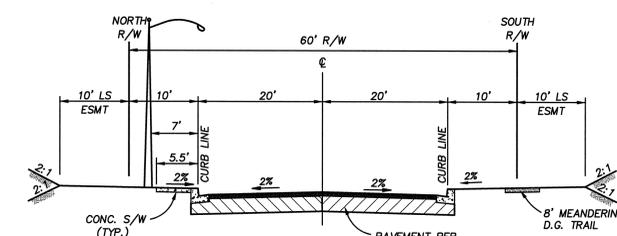
INTERSTATE 15 (ESCONDIDO FREEWAY) INDEX MAP



TYPICAL SECTION
HORSE RANCH CREEK ROAD (ON-SITE PUBLIC)
NO SCALE



TYPICAL SECTION
NEIGHBORHOOD STREETS
LONGSPUR RD. (PUBLIC)
NO SCALE



TYPICAL SECTION
NEIGHBORHOOD STREETS
HARVEST GLEN LANE (PUBLIC)
NO SCALE

SITE SUMMARY

SITE AREA			
TOWN CENTER	8.1 AC	354,303 SF	
TOTAL SITE AREA	8.1 AC	354,303 SF	
BUILDING AREA			
RETAIL		49,200 SF	
RESTAURANT		12,000 SF	
TOTAL BUILDING AREA		61,200 SF	
REQUIRED PARKING SPACES		RATIO	
RETAIL	* 4.5/1000 SF		221
RESTAURANT	* 12/1000 SF		144
TOTAL REQUIRED SPACES			365
PARKING SPACES PROVIDED			
STANDARD SPACE			370
HANDICAP SPACE			14
TOTAL SPACES PROVIDED			384
BICYCLE SPACE		RATIO	
BICYCLE SPACE	* 1 PER 10 PS		38
TOTAL BICYCLE PROVIDED			38

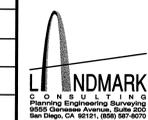
* PER SECTION 6762 OF THE SAN DIEGO COUNTY ZONING ORDINANCE

EXISTING AND PROPOSED ZONING

USE REGULATIONS	SPECIFIC PLAN AREA (SPA) PASSERELLE	
	EXISTING	PROPOSED
ANIMAL REGS	S-90	S-88/C-36
DEVELOPMENT REGULATIONS	DENSITY	K
	LOT SIZE	20 AC.
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	LOT COVERAGE	-
SPECIAL AREA REGULATIONS	B, POR F	B

REVISIONS

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COUNTY OF SAN DIEGO TRACT 5338 RPL 7
VESTING SITE PLAN FOR
CAMPUS PARK
TOWN CENTER
SHEET NO. 1 OF 10 SHEETS

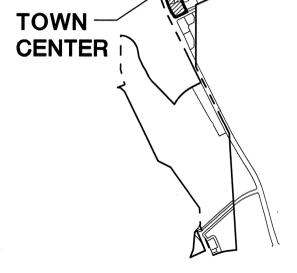
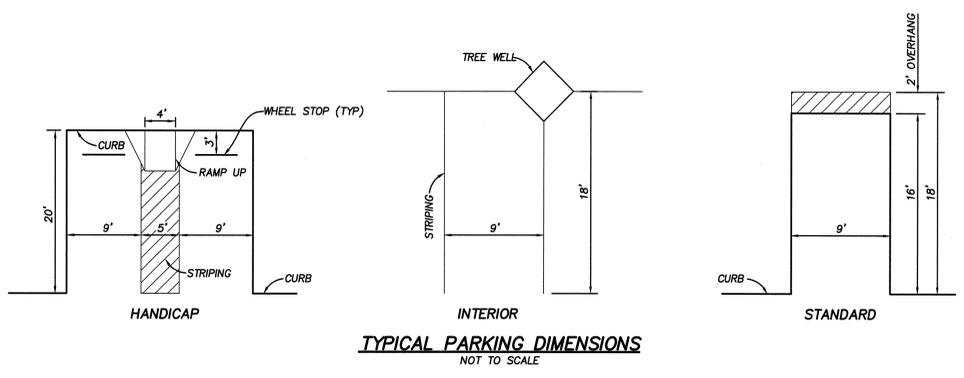
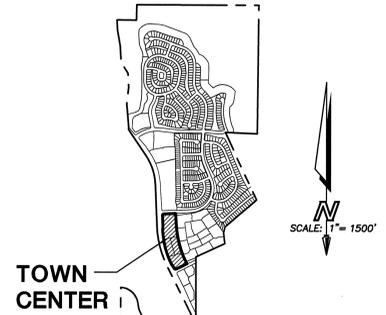
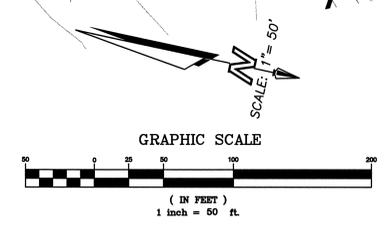
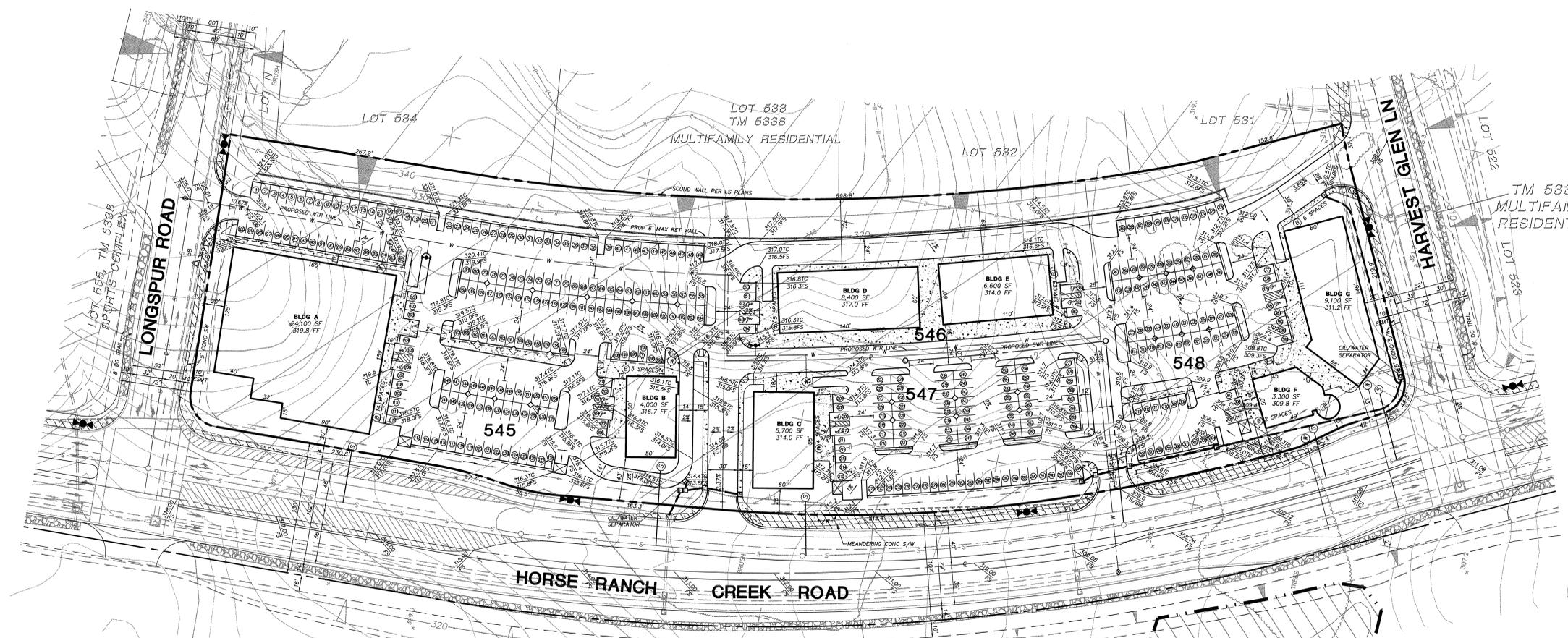
COUNTY OF SAN DIEGO TRACT 5338 RPL-7

VESTING SITE PLAN

CAMPUS PARK

"B" DESIGNATOR SITE PLAN (S 07-031)

LEGEND	
	SITE BOUNDARY
	PAD ELEV./FINISHED FLOOR
	EASEMENT LINE
	CURB & GUTTER
	3' RIBBON GUTTER
	6' CROSS GUTTER
	PED RAMP
	CUT/FILL SLOPE (2:1 MAX.)
	PROPOSED SPOT ELEVATION
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SEWER CLEANOUT
	PROPOSED SEWER LINE & MANHOLE
	PROPOSED SEWER LAT
	PROPOSED WATER LINE
	PROPOSED RECLAIMED WATER LINE
	PROPOSED WATER SVC
	END CAP
	FIRE HYDRANT
	STORM DRAIN
	GRATED INLET
	CURB INLET
	PROPOSED BUILDING
	RETAINING WALL
	TRASH/RECYCLING AREA
	NO. OF PARKING SPACES
	BICYCLE PARKING 1 PER 10 PS - 41 SPACES TOTAL
	LINE OF SIGHT EASEMENT
	DG TRAIL



COUNTY OF SAN DIEGO TRACT 5338 RPL 7
VESTING SITE PLAN FOR
CAMPUS PARK
TOWN CENTER

SHEET NO. 2 OF 10 SHEETS

