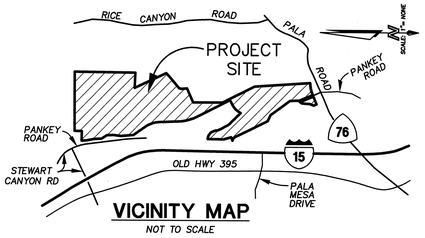
COUNTY OF SAN DIEGO TRACT 5338 RPL-7

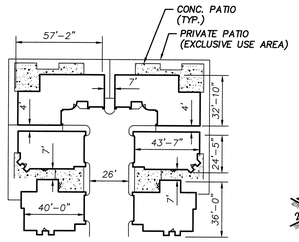
VESTING SITE PLAN

CAMPUS PARK

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

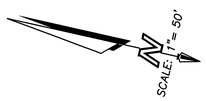


VICINITY MAP



TYPICAL BUILDING SIZE
NOT TO SCALE

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

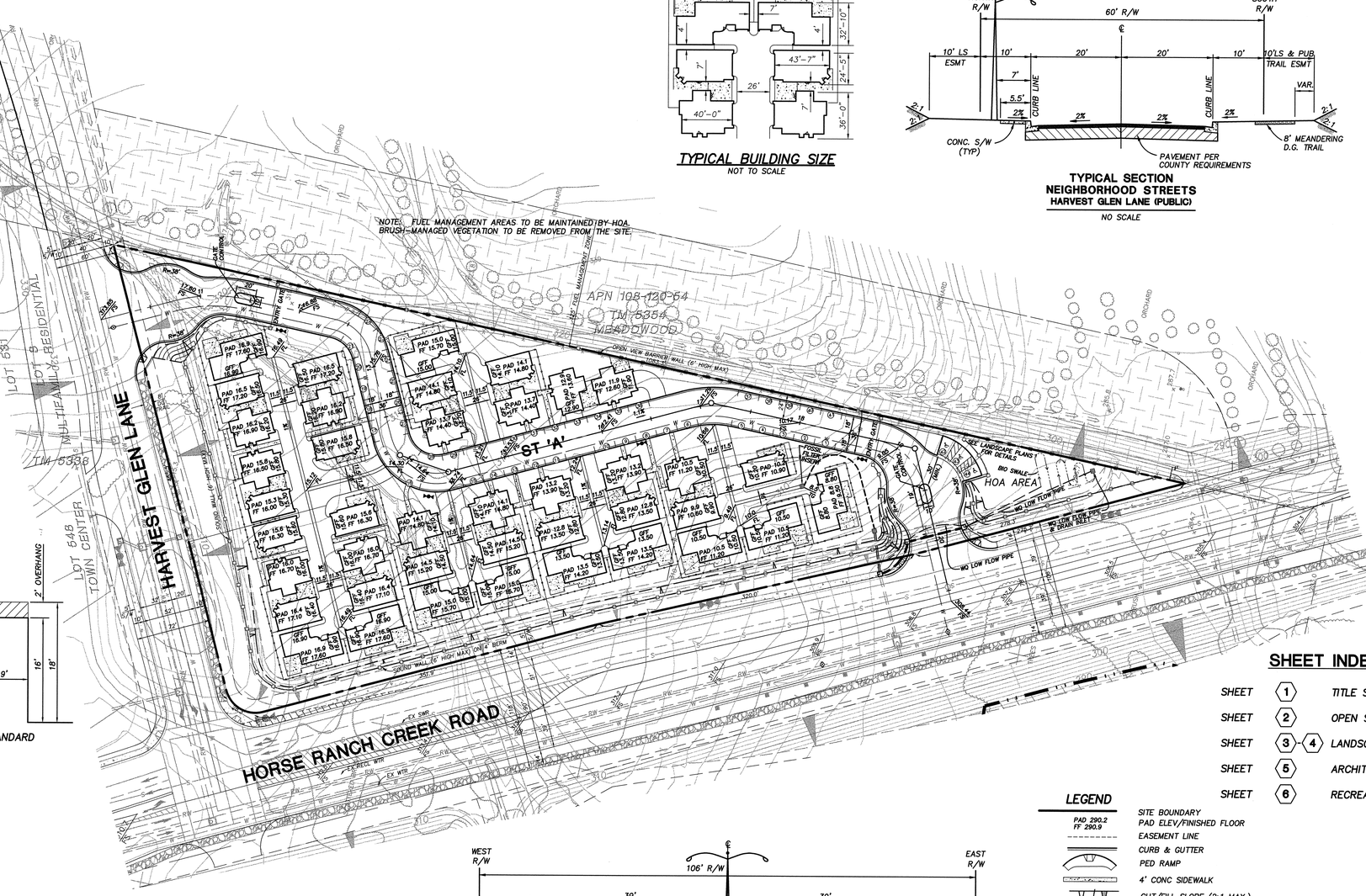


GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

TYPICAL PARKING DIMENSIONS
NOT TO SCALE



SITE SUMMARY

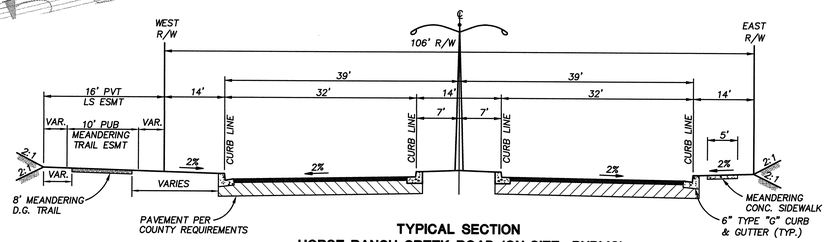
SITE AREA		
MULTI FAMILY-2	5.3 AC	229,199 SF
TOTAL SITE AREA		229,199 SF
RESIDENTS PARKING SPACES REQUIRED		
41 3-BEDROOM UNITS X 2.0 SPACES*		82
SUB TOTAL		82
GUEST PARKING SPACES REQUIRED		
41 (UNITS) X 0.2 GUEST SPACES/UNIT*		8
RECREATION CENTER PARKING*		–
SUB TOTAL		8
TOTAL SPACES REQUIRED		88
RESIDENT PARKING SPACES PROVIDED		
41 BUILDINGS X 2 COVERED SPACES/BUILDING		82
SUB TOTAL		82
GUEST PARKING SPACES PROVIDED		
PARALLEL		41
HANDICAP (14'X20')		3
SUB TOTAL		44
TOTAL SPACES PROVIDED		126

* PER SECTION 6758 OF THE SAN DIEGO COUNTY ZONING ORDINANCE

EXISTING AND PROPOSED ZONING

APN 108-120-56

CANTERBURY MF-2			
SPECIFIC PLAN AREA (SPA) PASSERELLE			
		EXISTING	PROPOSED
USE REGULATIONS		S-90	S-88/RM-15
ANIMAL REGS		K	S
DEVELOPMENT REGULATIONS	DENSITY	0.5	15
	LOT SIZE	20.0 AC.	–
	BUILDING TYPE	C	K
	MAXIMUM FLOOR AREA	–	–
	FLOOR AREA RATIO	–	–
	HEIGHT	G	H
	LOT COVERAGE	–	–
	SETBACK	A	V
	OPEN SPACE	–	F
SPECIAL AREA REGULATIONS		B, POR F	B



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

GENERAL NOTES

1. TOTAL GROSS SITE AREA: 5.3 ACRES
   TOTAL NET SITE AREA: 5.3 ACRES
2. TOTAL NUMBER OF LOTS: 4
3. TOTAL NUMBER OF UNITS: 41 (41 MULTIFAMILY CONDOMINIUM UNITS)
4. ASSESSOR'S PARCEL NUMBER: 108-120-56
5. EXISTING GENERAL PLAN LAND USE DESIGNATION: SPA 21(2.8)
   PROPOSED GENERAL PLAN LAND USE DESIGNATION: SPA 21(3.0)
6. EXISTING GENERAL PLAN REGIONAL CATEGORY: SSA
   PROPOSED GENERAL PLAN REGIONAL CATEGORY: CUDA
7. EXISTING ZONING: SEE ZONING BOX, THIS SHEET
   PROPOSED ZONING: SEE ZONING BOX, THIS SHEET
8. GROSS DENSITY: 7.7 DU/AC (41 DU'S/5.3 GROSS AC.)
9. EXISTING USE: VACANT
10. PROPOSED USE: RESIDENTIAL (MULTIFAMILY UNITS)
11. TAX RATE AREA: 75168
12. THOMAS BROTHERS COORDINATES: 1028, J7
    LAMBERT COORDINATES: 426-1723
13. COMMUNITY/SUBREGIONAL AREA: FALLBROOK/SPA 21(3.0)
14. SPA: CAMPUS PARK

GENERAL DESIGN NOTES

1. ALL GRADING FOR PROPOSED AND FUTURE STREETS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
2. 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.
3. SOURCE OF TOPOGRAPHY: MORENO AERIAL PHOTO SURVEY, DATED 12/02
4. THERE SHALL BE NO PARKING DELINEATED BY RED CURBS WITHIN THE FIRE LANES.
5. MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (2:1 MAX.)
6. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
7. SOIL INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS REPORT PREPARED BY: SHEPARDSON ENGINEERS, DATED 04/11/07
8. MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR.
9. ALL STREET DESIGNS, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
10. 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.
11. THIS IS A MAP WHICH INCLUDES CONDOMINIUM PROJECTS AS DEFINED IN SECTION 1351 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS SHALL NOT EXCEED 41 UNITS.
12. TRASH RECEPTACLES WILL BE KEPT IN GARAGES WITH WEEKLY PICK-UP.
13. FOR SIGNAGE, SITE WALL, FLOOR PLANS, ELEVATION AND FENCING, SEE LANDSCAPE PLANS.
14. ACCESS DRIVE TO GARAGES WILL BE MARKED AS FIRE LANES AND CURBS PAINTED RED, AND SHALL BE APPROVED BY THE FIRE MARSHALL PRIOR TO CONSTRUCTION.
15. THIS PROJECT IS SUBJECT TO UTILIZING LOW IMPACT DESIGN TECHNIQUES IN CONTAINING STORM WATER ON SITE PER THE SATISFACTION OF COUNTY ENGINEER.

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.

LEGAL DESCRIPTION

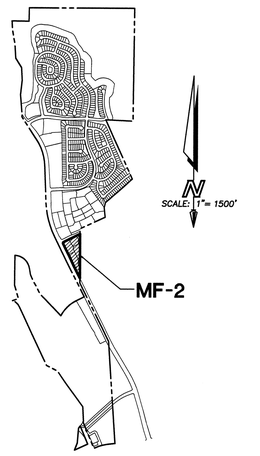
PORTION OF PARCEL B OF BOUNDARY ADJUSTMENT PLAT NO. 04-0253, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, UNDER CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 11, 2006 AS DOC. NO. 2006-0876284.

ADJACENT LAND USE

NORTH – MULTIFAMILY RES & TOWN CENTER
SOUTH – COLLEGE SITE
EAST – PROP. MEADOWOOD TM 5354
WEST – COLLEGE SITE

SHEET INDEX

SHEET	1	TITLE SHEET/SITE PLAN
SHEET	2	OPEN SPACE EXHIBIT
SHEET	3-4	LANDSCAPE PLANS
SHEET	5	ARCHITECTURAL PLANS
SHEET	6	RECREATION BLDG PLANS



KEY MAP
SCALE: 1" = 1500'

LEGEND

- PAD 290.2 FF 290.9 — SITE BOUNDARY / PAD ELEV/FINISHED FLOOR
- EASEMENT LINE
- CURB & GUTTER
- PED RAMP
- 4' CONC SIDEWALK
- CUT/FILL SLOPE (2:1 MAX.)
- 90.17 FS — PROPOSED SPOT ELEVATION
- FIRE MANAGEMENT ZONE
- 280 — EXISTING CONTOURS
- 280 — PROPOSED CONTOURS
- PROPOSED SEWER LINE & MANHOLE
- W — PROPOSED WATER LINE
- END CAP
- FIRE HYDRANT
- STORM DRAIN
- GRATED INLET
- CURB INLET
- SOUND/COMMUNITY THEME WALL (SEE LANDSCAPE PLANS FOR DETAILS)
- 29 — GUEST PARKING SPACE
- DG TRAIL

ENGINEER OF WORK:

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

REGISTERED PROFESSIONAL ENGINEER
MARK A. BRENCICK
NO. 48153
EXP. 6/30/12
CIVIL
STATE OF CALIFORNIA

MARK A. BRENCICK
R.C.E. 48153
11/16/10
DATE

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
BRUCE TABB
11-16-10
DATE

LANDMARK CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121, (858) 587-8070

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

MULTI-FAMILY 2

SHEET NO. 1 OF 18 SHEETS

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