

COUNTY OF SAN DIEGO TRACT 5338 RPL-7

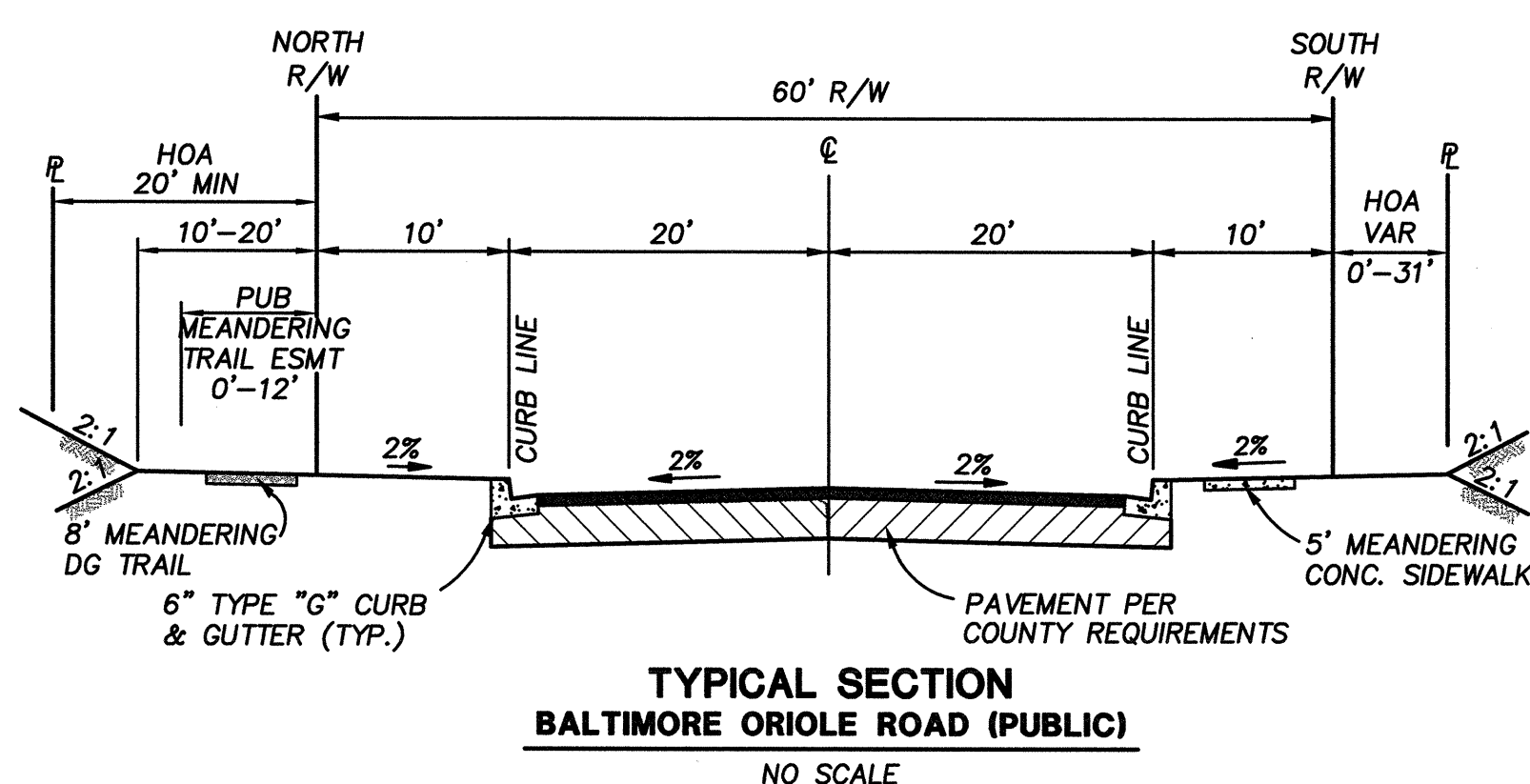
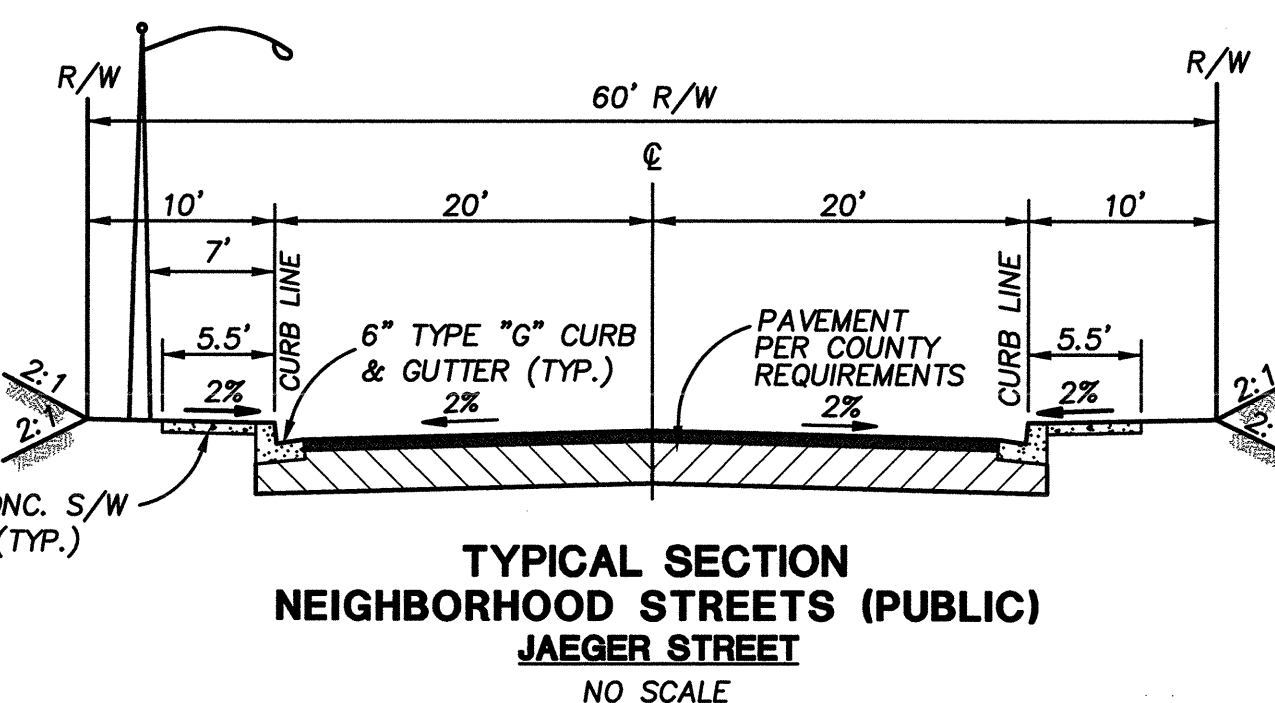
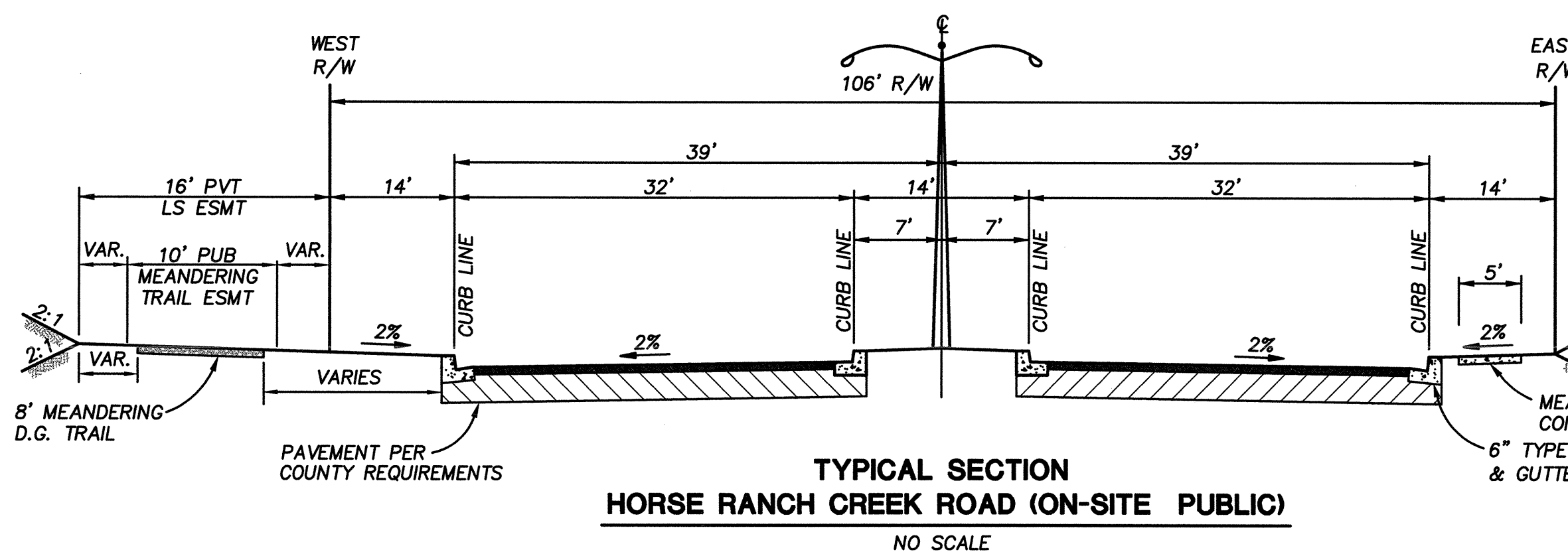
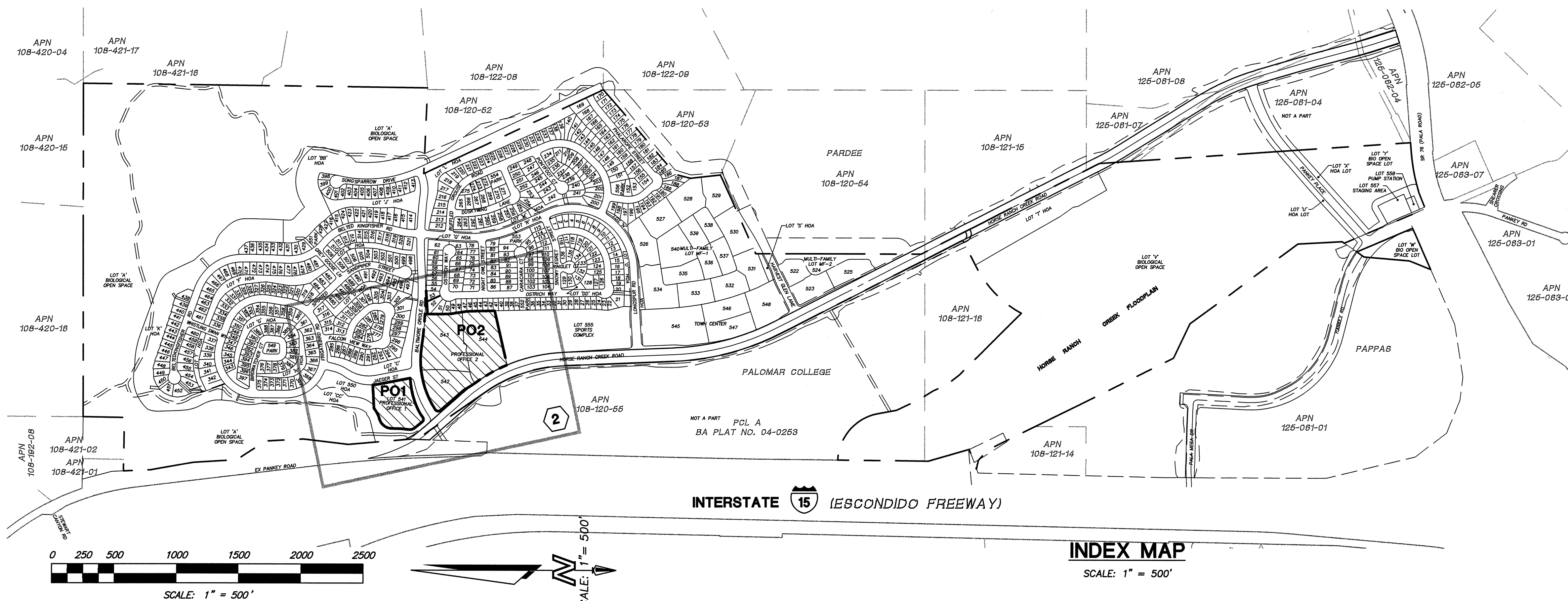
VESTING SITE PLAN

CAMPUS PARK

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

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EXISTING AND PROPOSED ZONING

APN 108-421-04		
PROFESSIONAL OFFICE PO1 (LOT 541)		
SPECIFIC PLAN AREA (SPA) PASSERELLE		
USE REGULATIONS	EXISTING	PROPOSED
ANIMAL REGS	A-70	S-88/C-30
DENSITY	L	-
LOT SIZE	0.5	-
BUILDING TYPE	C	W
MAXIMUM FLOOR AREA	-	-
FLOOR AREA RATIO	-	-
HEIGHT	G	G
LOT COVERAGE	-	-
SETBACK	A	V
OPEN SPACE	-	-
SPECIAL AREA REGULATIONS	B	B

EXISTING AND PROPOSED ZONING

APN 108-120-58		
PROFESSIONAL OFFICE PO2 (LOTS 542, 543, 544)		
SPECIFIC PLAN AREA (SPA) PASSERELLE		
USE REGULATIONS	EXISTING	PROPOSED
ANIMAL REGS	S-90	S-88/C-30
DENSITY	K	-
LOT SIZE	0.5	-
BUILDING TYPE	C	W
MAXIMUM FLOOR AREA	-	-
FLOOR AREA RATIO	-	-
HEIGHT	G	G
LOT COVERAGE	-	-
SETBACK	A	V
OPEN SPACE	-	-
SPECIAL AREA REGULATIONS	B, POR F	B

SITE SUMMARY PO 1 LOT 541

SITE AREA	
PROFESSIONAL OFFICE 1	2.7 AC 118,200 SF
TOTAL SITE AREA	2.7 AC 118,200 SF
BUILDING AREA	
PROFESSIONAL OFFICE 1	40,000 SF
TOTAL BUILDING AREA	40,000 SF
REQUIRED PARKING SPACES	
PROFESSIONAL OFFICE 1	4.5/1000 SF 180
TOTAL REQUIRED PARKING SPACES	180
PARKING SPACES PROVIDED	
PROFESSIONAL OFFICE 1	180
STANDARD SPACE	6
TOTAL PARKING PROVIDED	186
BICYCLE SPACE	
PROFESSIONAL OFFICE 1	1.5 PER 10 PS 28
TOTAL BICYCLE PROVIDED	28

* PER SECTION 6762 OF THE SAN DIEGO COUNTY ZONING ORDINANCE

SITE SUMMARY PO 2 LOTS 542, 543, 544

SITE AREA	
PROFESSIONAL OFFICE 2	8.9 AC 388,000 SF
TOTAL SITE AREA	8.9 AC 388,000 SF
BUILDING AREA	
PROFESSIONAL OFFICE 2	117,000 SF
TOTAL BUILDING AREA	117,000 SF
REQUIRED PARKING SPACES	
PROFESSIONAL OFFICE 2	4.5/1000 SF 527
TOTAL REQUIRED PARKING SPACES	527
PARKING SPACES PROVIDED	
PROFESSIONAL OFFICE 2	517
STANDARD SPACE	10
TOTAL PARKING PROVIDED	527
BICYCLE SPACE	
PROFESSIONAL OFFICE 2	1.5 PER 10 PS 79
TOTAL BICYCLE PROVIDED	79

* PER SECTION 6762 OF THE SAN DIEGO COUNTY ZONING ORDINANCE

GENERAL NOTES

- TOTAL GROSS SITE AREA: 11.6 ACRES
- TOTAL NET SITE AREA: 11.6 ACRES
- ASSASSOR'S PARCEL NUMBER: 108-421-04 & 108-120-58
- EXISTING GENERAL PLAN LAND USE DESIGNATION: ESTATE 17/SPA 21(2.8)
- PROPOSED GENERAL PLAN LAND USE DESIGNATION: SPA 21(3.0)
- EXISTING GENERAL PLAN REGIONAL CATEGORY: EDA/SSA
- PROPOSED GENERAL PLAN REGIONAL CATEGORY: CUD
- EXISTING ZONING: SEE ZONING BOX, THIS SHEET
- PROPOSED ZONING: SEE ZONING BOX, THIS SHEET
- EXISTING USE: VACANT
- PROPOSED USE: PROFESSIONAL OFFICE
- TAX RATE AREA: 75035 & 75169
- THOMAS BROTHERS COORDINATES: 1028, H5/J5
- 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 SURVEY, DATED 12/02
- CONTOURED 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.
- FOR SIGNAGE, SITE WALL, FLOOR PLANS, ELEVATION AND FENCING, SEE LANDSCAPE PLANS.
- THIS PROJECT IS SUBJECT TO UTILIZING LOW IMPACT DESIGN TECHNIQUES IN CONTAINING STORM WATER ON SITE PER THE SATISFACTION OF COUNTY ENGINEER.
- ALL SLOPES AND DRAINAGE SWALES WILL BE PIPED FOR THE USE OF RECLAIMED WATER EXCEPT IN THE AREAS WHERE FOOD IS SERVED AND CONSUMED. IN THESE AREAS, PROVIDE A DUAL DISTRIBUTION SYSTEM. POTABLE WATER WILL BE USED UNTIL RECLAIMED WATER BECOMES AVAILABLE.
- ALL PROPOSED SITE LIGHTING, INCLUDING ALL LANDSCAPE LOW VOLTAGE DECORATIVE LIGHTING WILL BE IN COMPLIANCE WITH THE COUNTY'S LIGHT POLLUTION CODE.

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 EASEMENTS 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, 2008 AS DOC. NO. 2008-0876284.

ADJACENT LAND USE

NORTH - HOA LOTS 572 & OPEN SPACE LOT CC/SINGLE FAMILY RES.
SOUTH - SPORTS COMPLEX
EAST - SINGLE FAMILY RESIDENTIAL
WEST - COLLEGE SITE

OWNER:

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

BY: *Mark A. Brengick*
BRUCE TABB

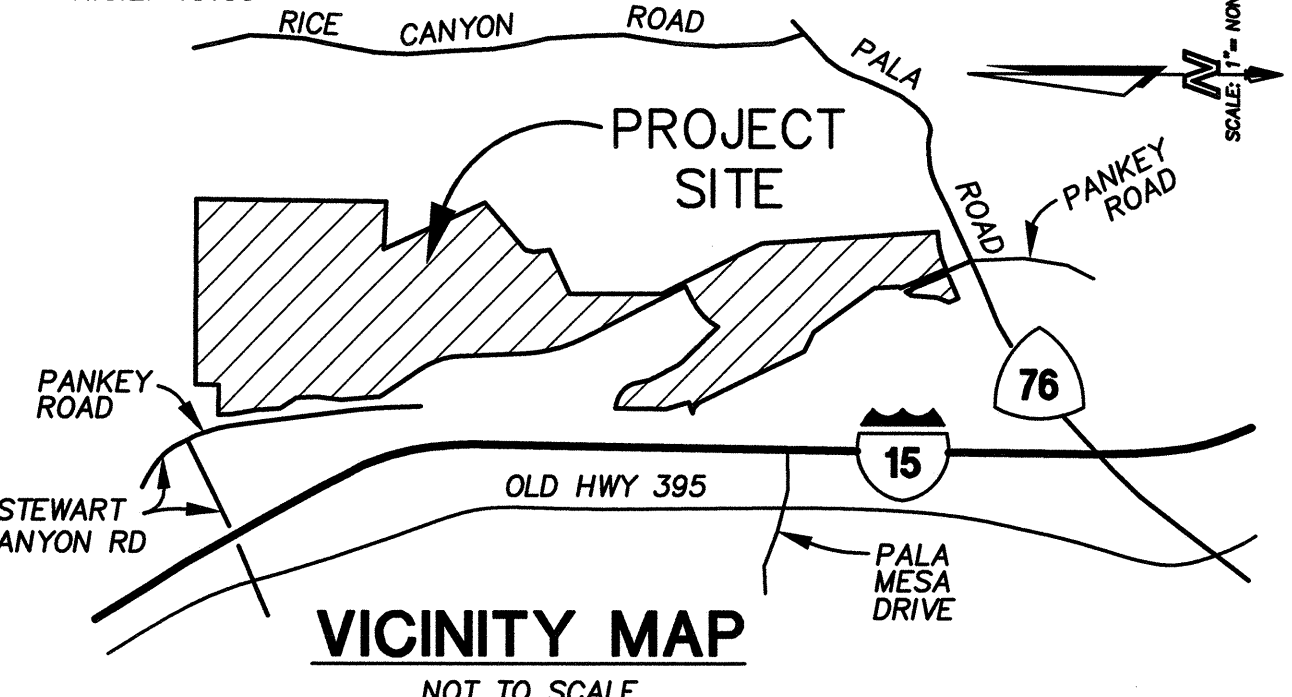
11-16-10
DATE

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. Brengick*
MARK A. BRENGICK
R.C.E. 48153

11/16/10
DATE



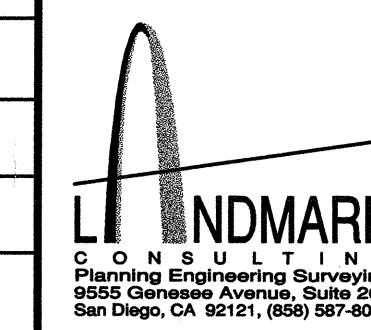
COUNTY OF SAN DIEGO TRACT 5338 RPL 7

VESTING SITE PLAN FOR

CAMPUS PARK

PROFESSIONAL OFFICE

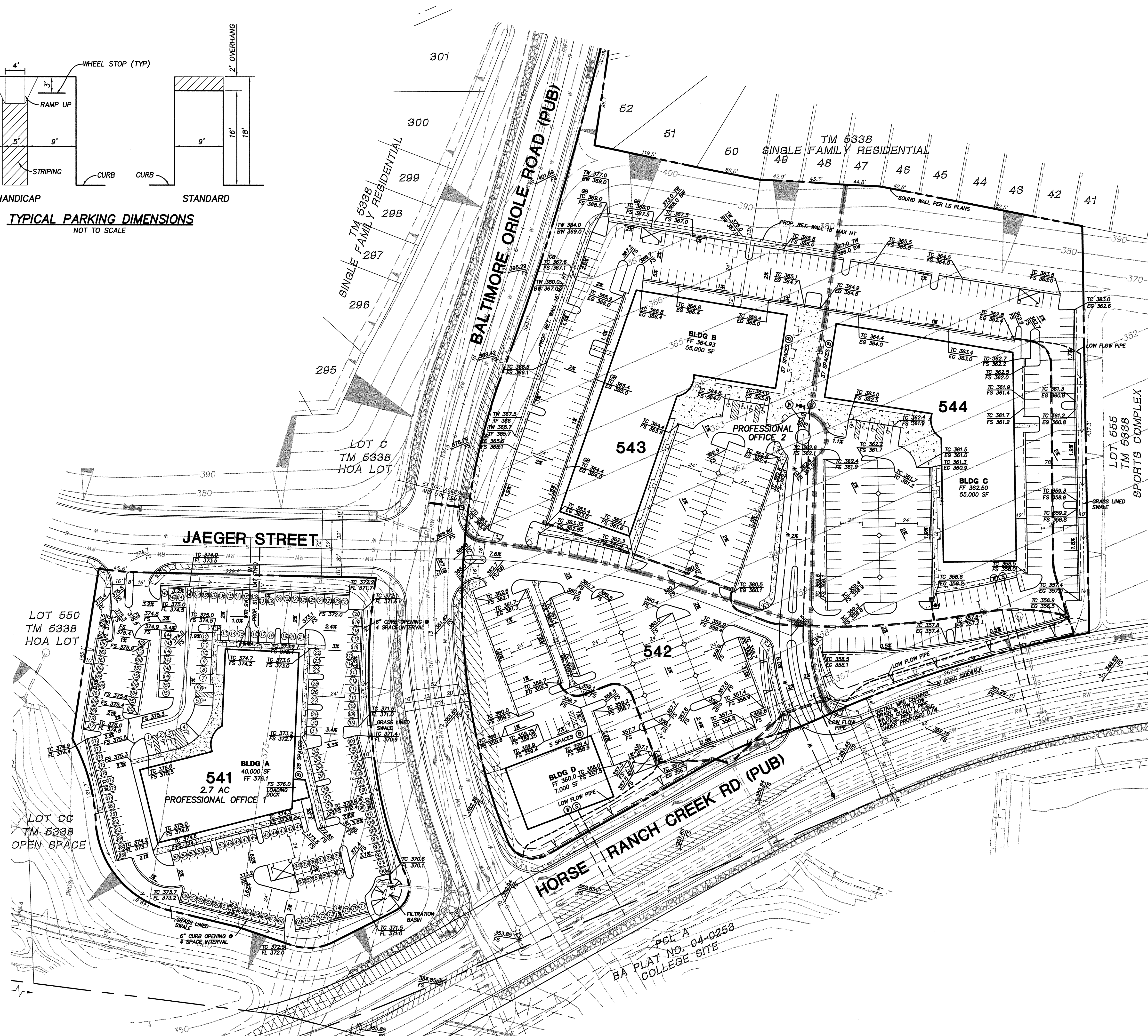
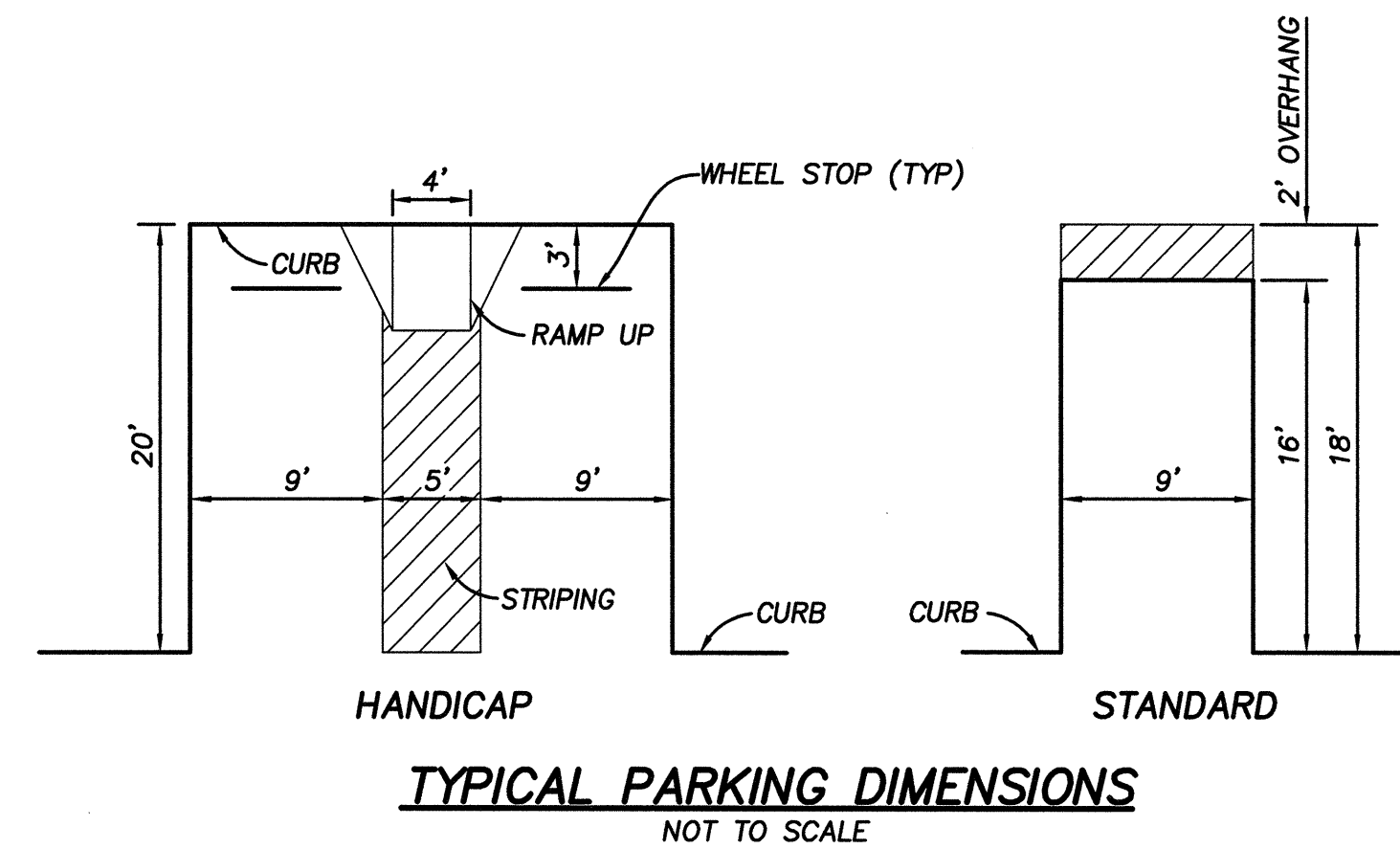
SHEET NO. 1 OF 10 SHEETS



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
	FIRE MANAGEMENT ZONE
	EXISTING COUNTOURS
	PROPOSED COUNTOURS
	PROPOSED SEWER LINE & MANHOLE
	SEWER CLEANOUT
	PROPOSED SEWER LAT
	PROPOSED WATER SVC
	PROPOSED WATER LINE
	PROPOSED RECLAIMED WATER LINE
	END CAP
	FIRE HYDRANT
	STORM DRAIN (LOW FLOW)
	STORM DRAIN
	GRATED INLET
	CURB INLET
	PROPOSED BUILDING
	TRASH/RECYCLING AREA
	NO. OF PARKING SPACES
	BICYCLE PARKING 1.5 PER 10 PS - 107 SPACES TOTAL
	LOT NUMBER
	PHASE LINE
	RET WALL
	LINE OF SIGHT EASEMENT
	DG TRAIL

