

COUNTY OF SAN DIEGO TRACT 5338 RPL-7

VESTING SITE PLAN

CAMPUS PARK

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

WORK TO BE DONE:

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE COUNTY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION "GREEN BOOK" (2003 EDITION), INCLUDING THE REGIONAL AND COUNTY OF SAN DIEGO SUPPLEMENT AMENDMENT.
- SAN DIEGO COUNTY GRADING ORDINANCE.
- CALIFORNIA DEPARTMENT OF TRANSPORTATION, "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTIONS AND MAINTENANCE WORK ZONES," (1996 EDITION).
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS (JULY 1992)

STANDARD DRAWINGS:

- THE CURRENT SAN DIEGO AREA REGIONAL STANDARD DRAWINGS.
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD PLAN (JULY 1992).

LEGEND

DESCRIPTION

SHEET NUMBER

SITE BOUNDARY

PROPOSED LOT LINE

LOT NUMBER

PAD ELEVATION

PROPOSED RIGHT-OF-WAY

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED SLOPE (2:1 UNLESS OTHERWISE SHOWN)

PROPOSED FUEL MANAGEMENT ZONE

PROPOSED SEWER MAIN W/MANHOLE

PROPOSED STORM DRAIN

PROPOSED STORM DRAIN INLET, CLEANOUT, CATCH BASIN OR DESILTATION BASIN & RISER

PROPOSED STORM DRAIN HEADWALL W/ RIP RAP DISSIPATER

PROPOSED CONC BROW DITCH

PROPOSED FIRE HYDRANT

PROPOSED WATER LINE

RECLAIMED WATER LINE

NEIGHBORHOOD BOUNDARY

BUILDING SETBACK LINE

SYMBOL

3

125

436.6

6.50

6.30

PROPOSED FUEL MANAGEMENT ZONE

PROPOSED SEWER MAIN W/MANHOLE

PROPOSED STORM DRAIN

PROPOSED STORM DRAIN INLET, CLEANOUT, CATCH BASIN OR DESILTATION BASIN & RISER

PROPOSED STORM DRAIN HEADWALL W/ RIP RAP DISSIPATER

PROPOSED CONC BROW DITCH

PROPOSED FIRE HYDRANT

PROPOSED WATER LINE

RECLAIMED WATER LINE

NEIGHBORHOOD BOUNDARY

BUILDING SETBACK LINE

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 OF OFFICIAL RECORDS.

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

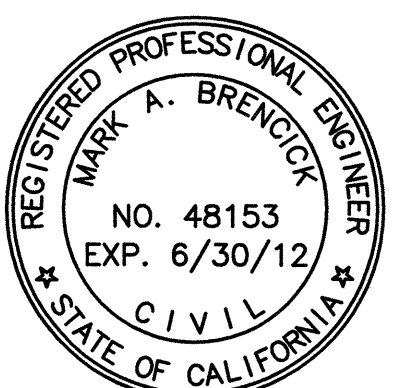
11-16-10
DATE

ENGINEER OF WORK:

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

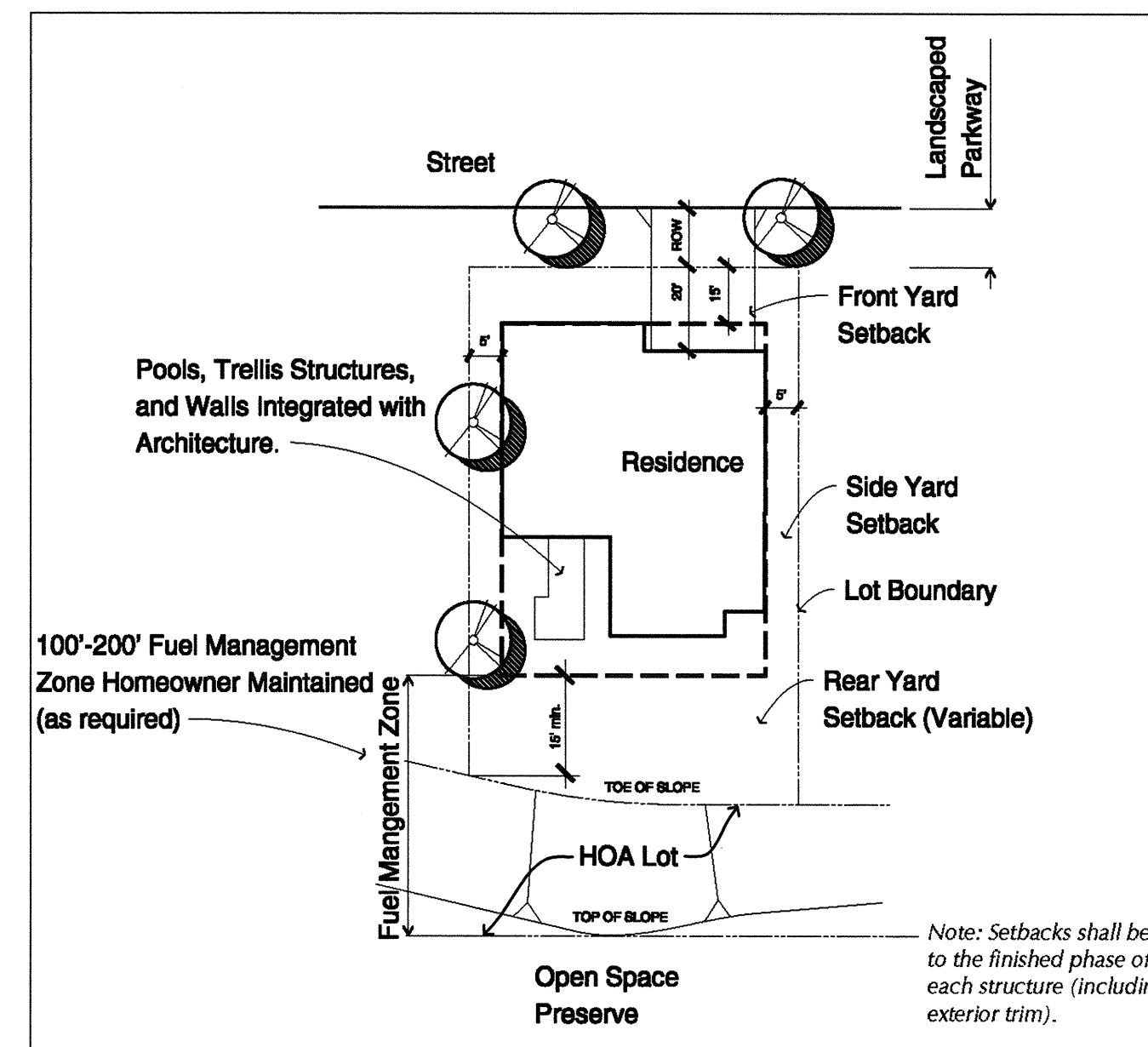
Mark A. Brennick
MARK A. BRENNICK
R.C.E. 48153

11/16/10
DATE



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.
- THIS PROJECT IS SUBJECT TO UTILIZING LOW IMPACT DESIGN TECHNIQUES IN CONTAINING STORM WATER ON SITE PER THE SATISFACTION OF COUNTY ENGINEER.
- ACCESSORY STRUCTURES ARE PERMITTED IN ACCORDANCE WITH SECTION 6156 OF THE ZONING ORDINANCE.
- NO ADDITIONAL HABITABLE UNITS NOT SHOWN ON THIS SITE PLAN ARE PERMITTED.
- SETBACKS ARE MEASURED FROM THE EXTERIOR SURFACE OF THE BUILDING. IN ACCORDANCE WITH SECTION 4835 AND SPA, ARCHITECTURAL FEATURES MAY ENCR OACH 2' INTO THE REQUIRED SETBACKS IF THEY ARE NOT PART OF THE FOUNDATION.
- SEE VESTING SITE PLAN OF SPORTS COMPLEX/PARKS FOR CONCEPTUAL LANDSCAPE PLAN FOR DETAILS OF PARKS P-1, P-2, P-3, P-5, P-6, P-7, AND P-8.
- TRASH/RECYCLING RECEPTACLES WILL BE LOCATED ON THE SIDE YARDS AND/OR GARAGES.

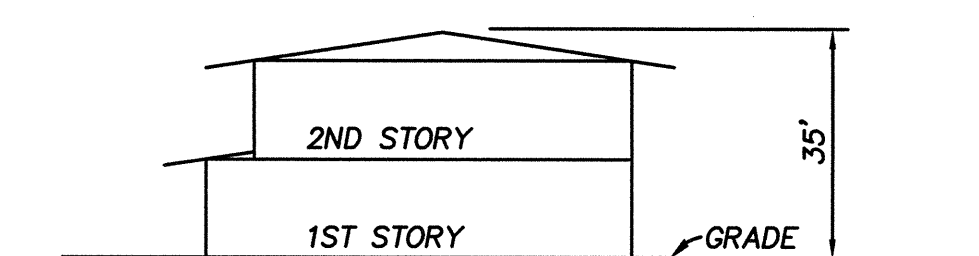


TYPICAL LOT LAYOUT

TYPICAL LOT MINIMUM SETBACK:

GARAGE DOOR: 20 FEET FROM PROPERTY LINE
FRONT YARD: 15 FEET FROM PROPERTY LINE
EXTERIOR SIDE YARD: 10 FEET FROM EDGE OF STREET RIGHT OF WAY
SIDE YARD: 5 FOOT SIDE YARD SETBACK
REAR YARD: 15 FEET FROM TOP/TOE OF SLOPE

TYPICAL RESIDENTIAL LOT CONFIGURATION:



PROPOSED TYPICAL RESIDENTIAL BUILDING

NOT TO SCALE
SEE ARCHITECTURAL PLANS FOR DETAILS

MIN. LOT SIZE	LOT NO.	SUB-TOTAL
4000 SF	1-136	136
4500 SF	137-211, 276-397	197
5000 SF	212-275, 398-521	188
TOTAL		521

GENERAL NOTES

- TOTAL GROSS SITE AREA: 113.1 ACRES
TOTAL NET SITE AREA: 113.1 ACRES
- TOTAL NUMBER OF LOTS: 521
- ASSESSOR'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/A
- EXISTING ZONING: SEE ZONING BOX, THIS SHEET
PROPOSED ZONING: SEE ZONING BOX, THIS SHEET
- EXISTING USE: VACANT
- PROPOSED USE: RESIDENTIAL
- TAX RATE AREA: 75035 & 75169
- THOMAS BROTHERS COORDINATES: 1028, H5/15
LAMBERT COORDINATES: 426-1723
- COMMUNITY/SUBREGIONAL AREA: FALLBROOK/SPA 21(3.0)
- SPA: CAMPUS PARK

SHEET INDEX

SHEET	1	TITLE SHEET
SHEET	2	SECTIONS/INDEX MAP
SHEET	3-4	SITE PLANS
SHEET	5-7	LANDSCAPE PLANS
SHEET	8-23	ARCHITECTURE PLANS (CALLINGTON)
SHEET	24-39	ARCHITECTURE PLANS (WAKEFIELD)
SHEET	39-59	ARCHITECTURE PLANS (NOTTINGHAM)

EXISTING AND PROPOSED ZONING

APN 108-120-58		
CALLINGTON R-1		
SPECIFIC PLAN AREA (SPA) PASSERELLE		
USE REGULATIONS	EXISTING	PROPOSED
ANIMAL REGS	K	S
DENSITY	0.5	6.0
LOT SIZE	20 AC	4,000 SF
BUILDING TYPE	C	C
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		
WAKEFIELD R-2		
SPECIFIC PLAN AREA (SPA) PASSERELLE		
USE REGULATIONS	EXISTING	PROPOSED
ANIMAL REGS	K	S
DENSITY	0.5	6.0
LOT SIZE	20 AC	4,500 SF
BUILDING TYPE	C	C
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

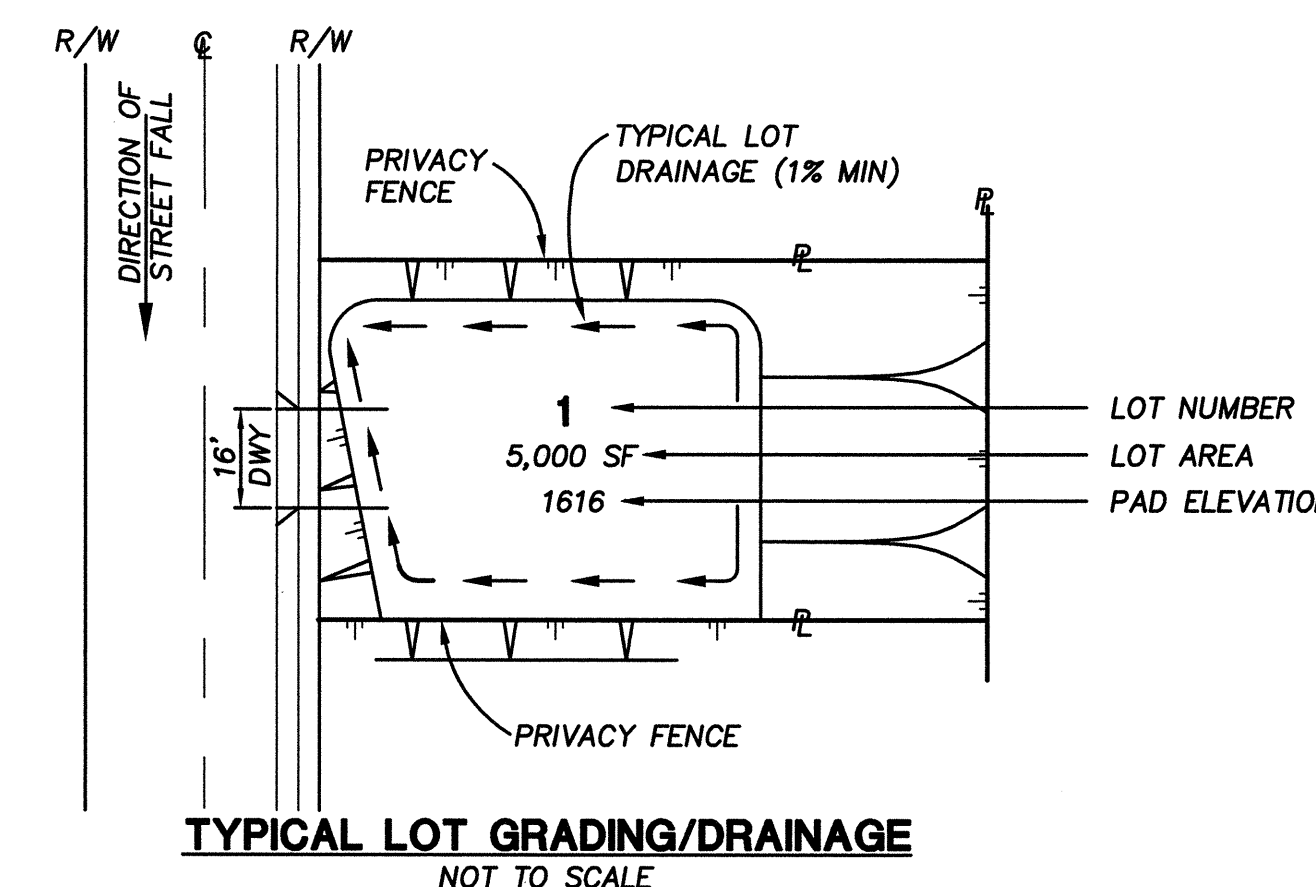
APN 108-120-58		
NOTTINGHAM R-3		
SPECIFIC PLAN AREA (SPA) PASSERELLE		
USE REGULATIONS	EXISTING	PROPOSED
ANIMAL REGS	K	S
DENSITY	0.5	4.0
LOT SIZE	20 AC	5,000 SF
BUILDING TYPE	C	C
MAXIMUM FLOOR AREA	-	-
FLOOR AREA RATIO	-	-
HEIGHT	G	G
LOT COVERAGE	-	-
SETBACK	A	V
OPEN SPACE	-	-
SPECIAL AREA REGULATIONS	B	B

EXISTING AND PROPOSED ZONING

APN 108-421-04		
WAKEFIELD R-4		
SPECIFIC PLAN AREA (SPA) PASSERELLE		
USE REGULATIONS	EXISTING	PROPOSED
ANIMAL REGS	L	S
DENSITY	0.5	4.0
LOT SIZE	2.0 AC	4,500 SF
BUILDING TYPE	C	C
MAXIMUM FLOOR AREA	-	-
FLOOR AREA RATIO	-	-
HEIGHT	G	G
LOT COVERAGE	-	-
SETBACK	A	V
OPEN SPACE	-	-
SPECIAL AREA REGULATIONS	B	B

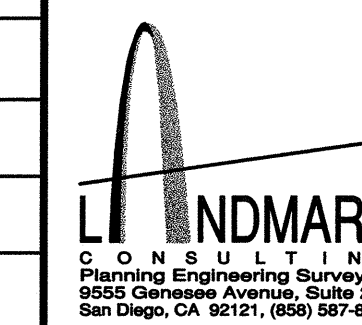
EXISTING AND PROPOSED ZONING

APN 108-421-04		
NOTTINGHAM R-5		
SPECIFIC PLAN AREA (SPA) PASSERELLE		
USE REGULATIONS	EXISTING	PROPOSED
ANIMAL REGS	L	S
DENSITY	0.5	5.0
LOT SIZE	2.0 AC	5,000 SF
BUILDING TYPE	C	C
MAXIMUM FLOOR AREA	-	-
FLOOR AREA RATIO	-	-
HEIGHT	G	G
LOT COVERAGE	-	-
SETBACK	A	V
OPEN SPACE	-	-
SPECIAL AREA REGULATIONS	B	B



TYPICAL LOT GRADING/DRAINAGE
NOT TO SCALE

REVISIONS

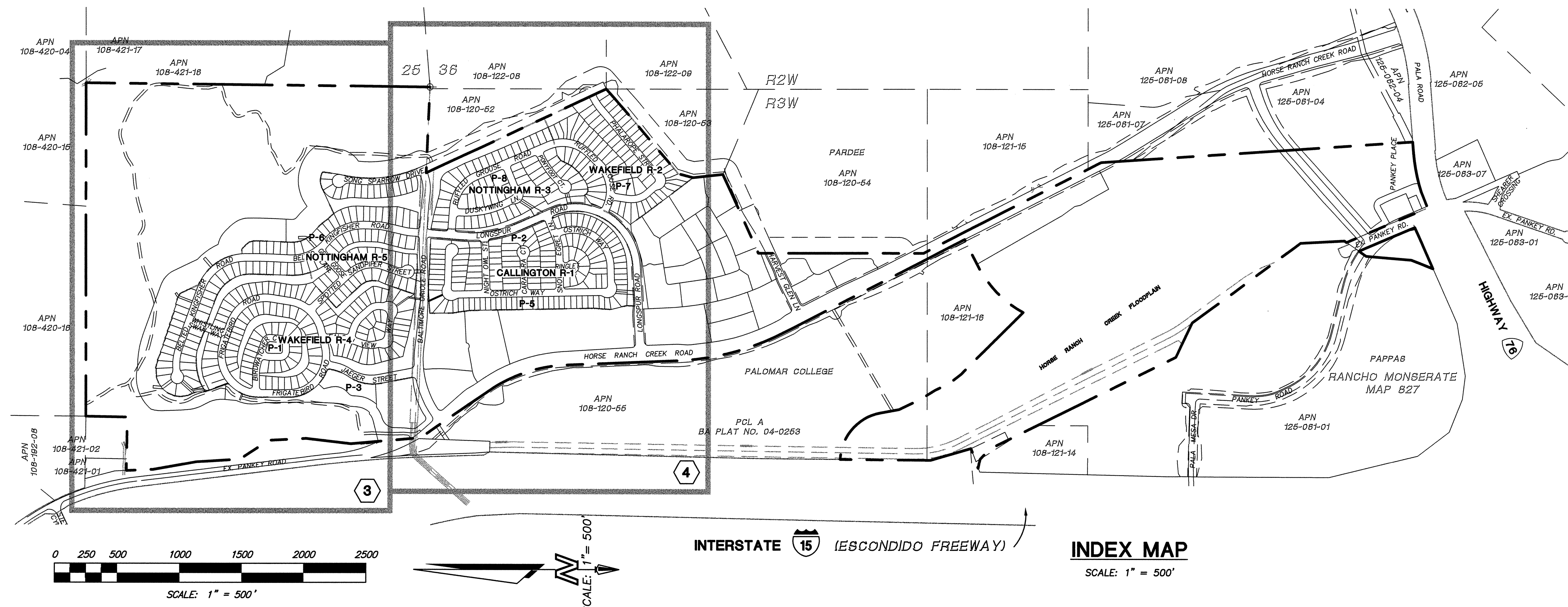


COUNTY OF SAN DIEGO TRACT 5338 RPL 7
VESTING SITE PLAN FOR
CAMPUS PARK
SINGLE FAMILY/TITLE SHEET
SHEET NO. 1 OF 65 SHEETS

COUNTY OF SAN DIEGO TRACT 5338 RPL-7

VESTING SITE PLAN

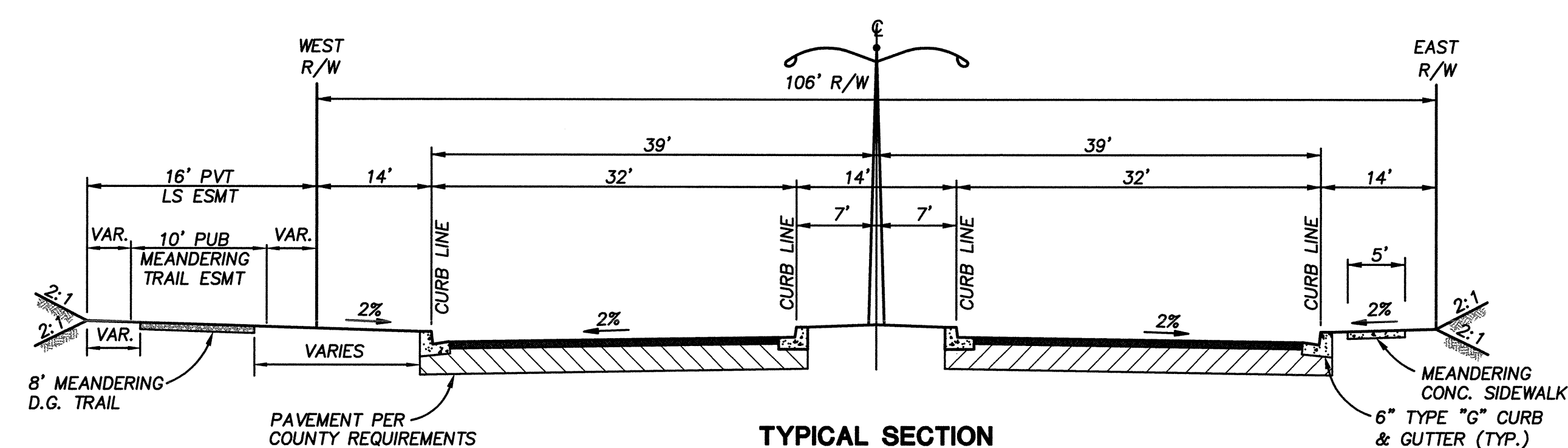
CAMPUS PARK "B" DESIGNATOR SITE PLAN (S 07-031)



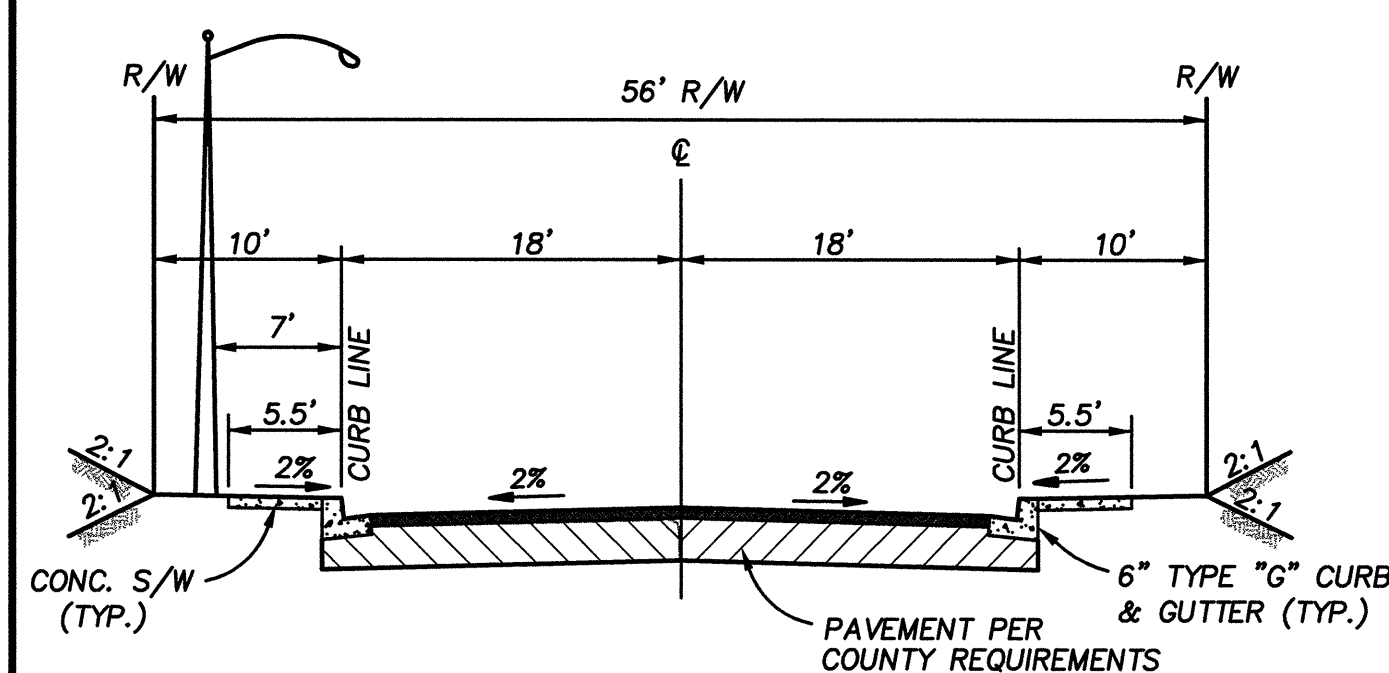
INTERSTATE 15 (ESCONDIDO FREEWAY)

INDEX MAP

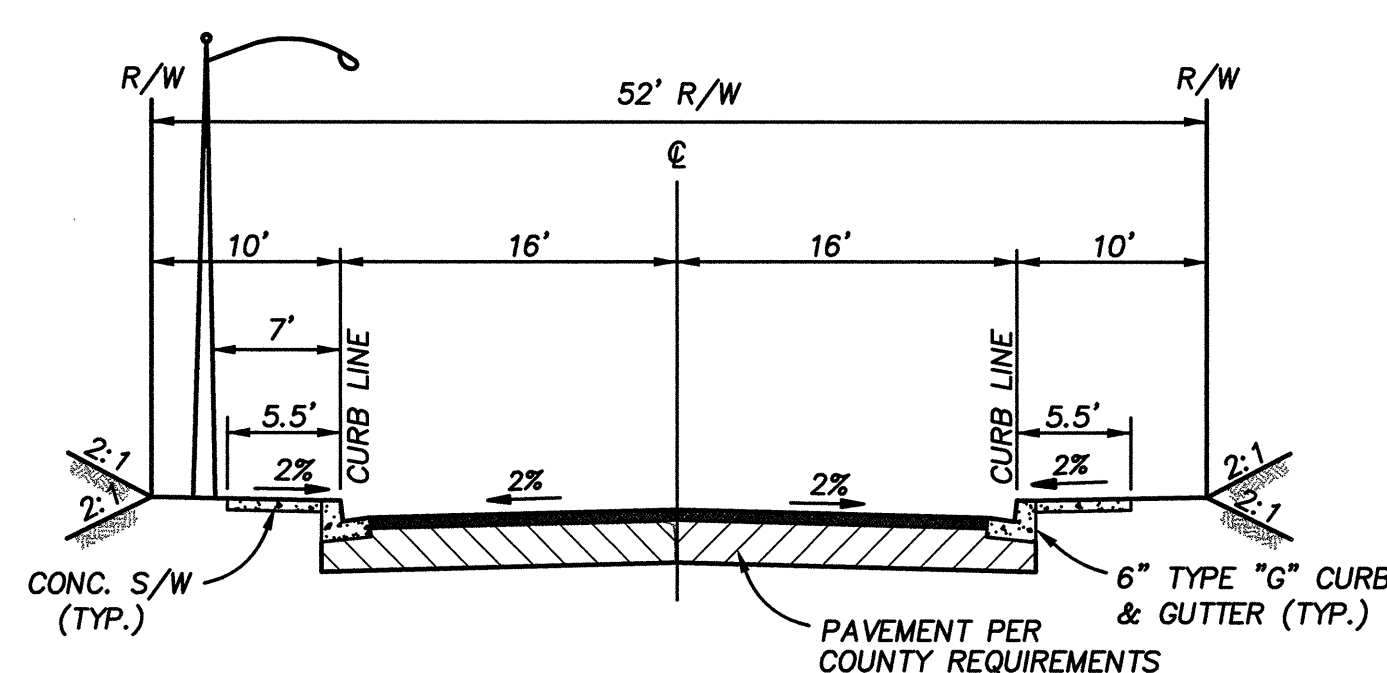
SCALE: 1" = 500'



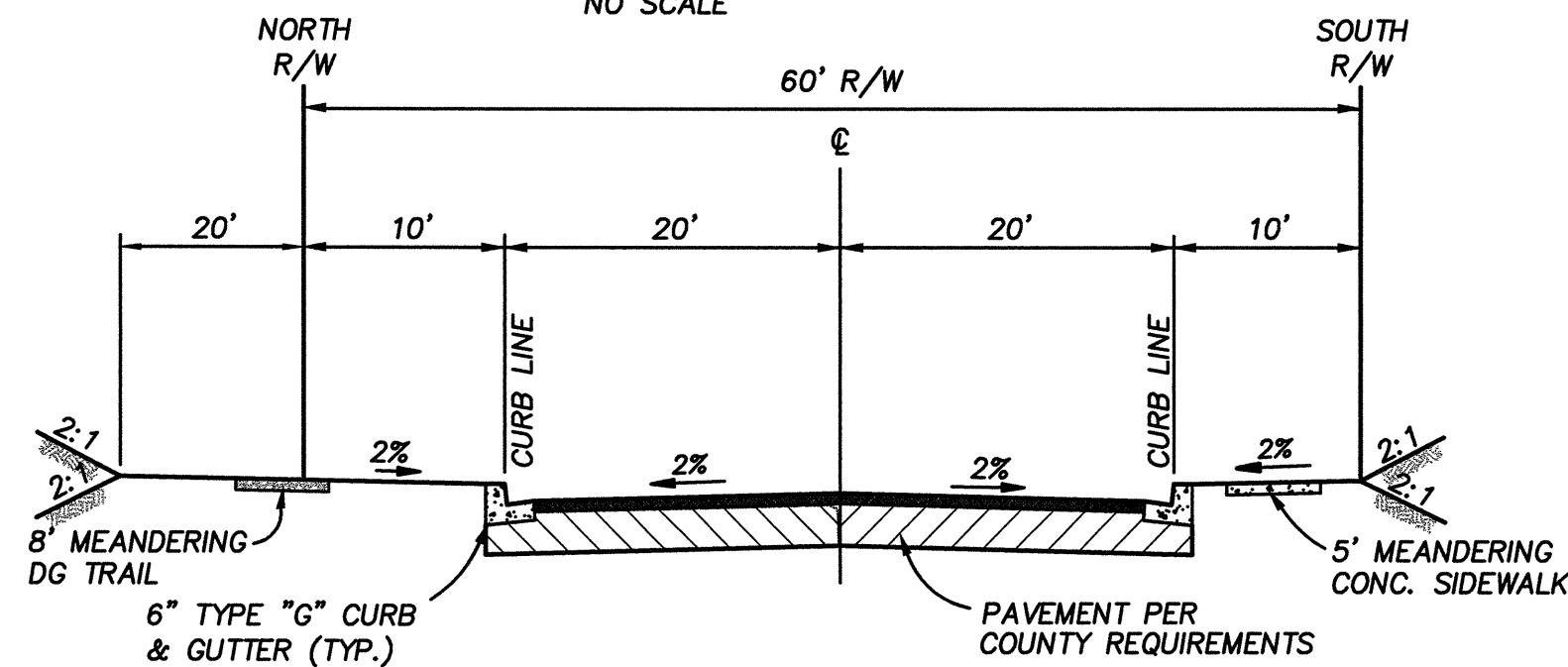
TYPICAL SECTION
HORSE RANCH CREEK ROAD (ON-SITE PUBLIC)
NO SCALE



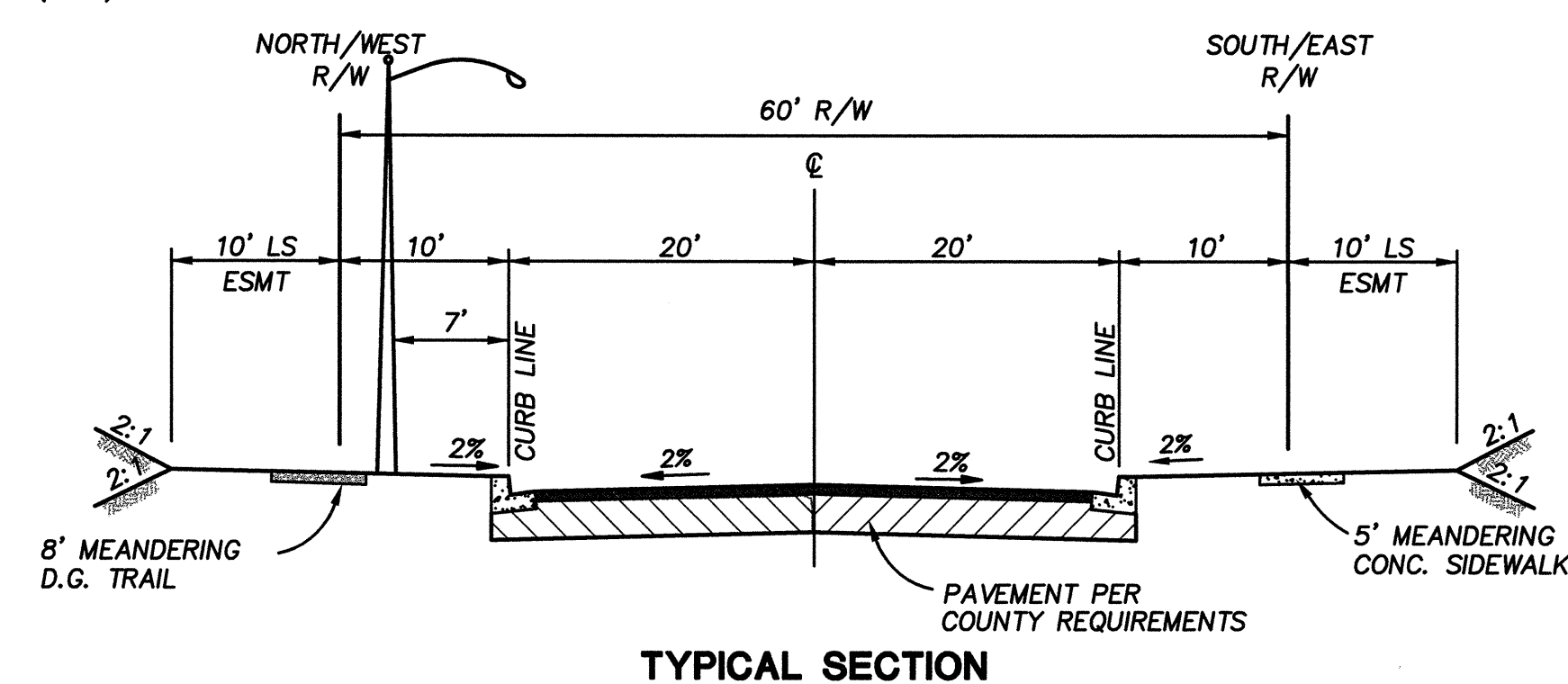
TYPICAL SECTION
NEIGHBORHOOD STREETS (PUBLIC)
PONYFOOT CT., CARACARA CT., OSTRICH WAY, BELTED KINGFISHER (STA. 10+00.00 TO 14+32.15), BIRDWATCHER CT., SPOTTED SANDPIPER (STA. 13+56.16 TO 18+96.03), FALCON VIEW WAY, DUSKY WING LANE, PHALAROPE ST. & RINGLET CT.
NO SCALE



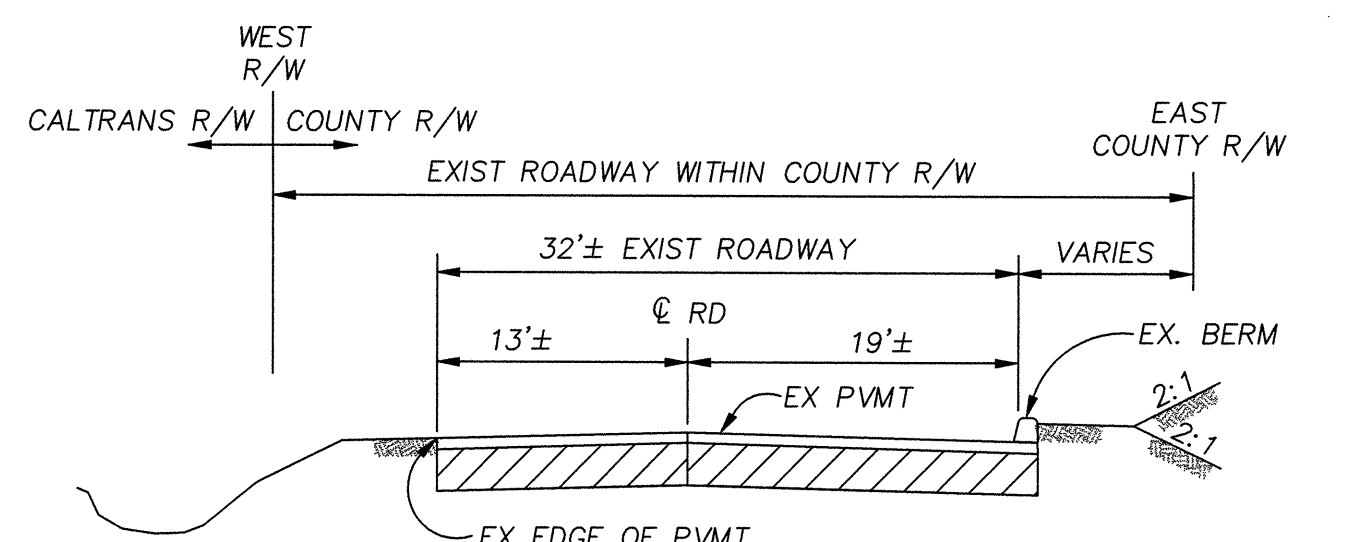
TYPICAL SECTION
NEIGHBORHOOD STREETS (PUBLIC)
SONG SPARROW DRIVE (STA. 25+43.64 TO 32+12.79)
NO SCALE



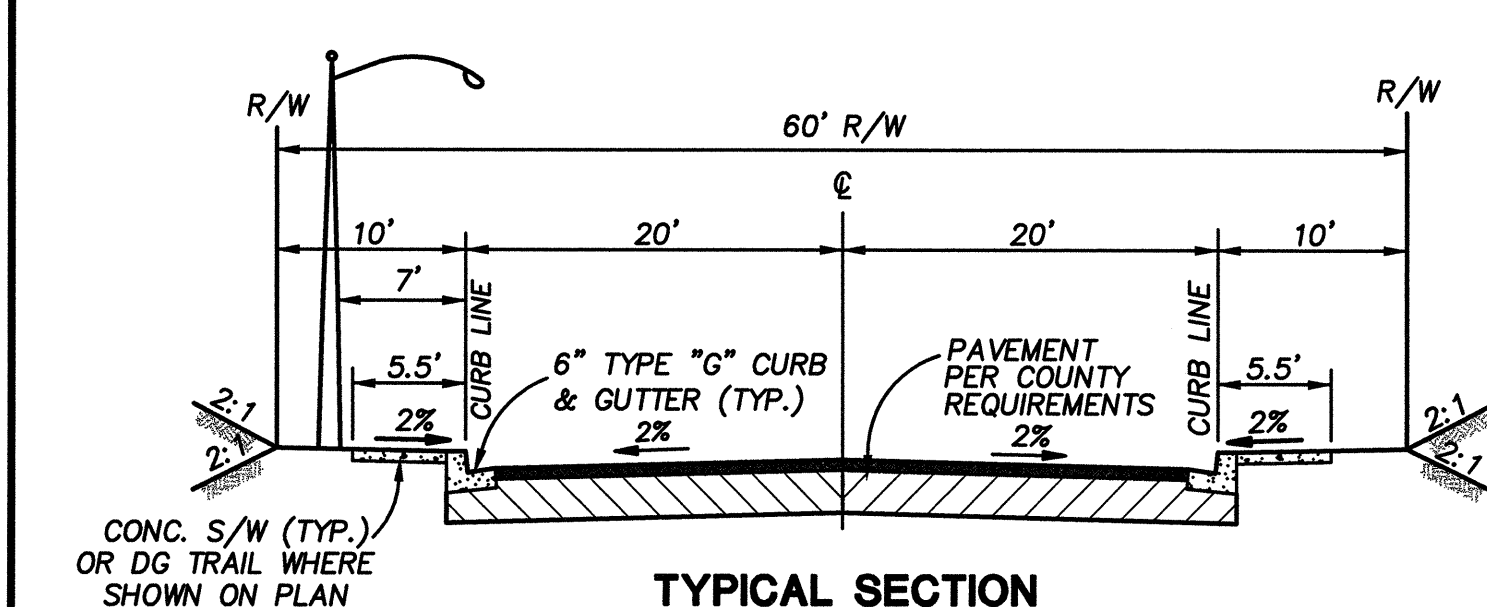
TYPICAL SECTION
BALTIMORE ORIOLE ROAD (PUBLIC)
NO SCALE



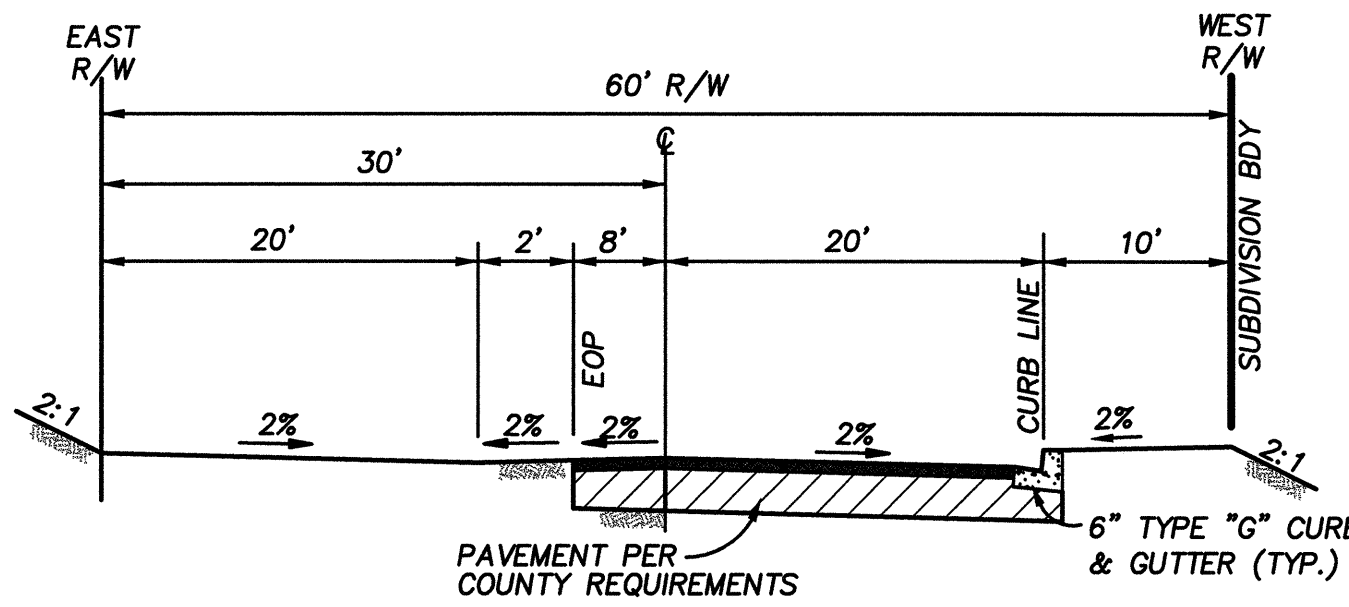
TYPICAL SECTION
NEIGHBORHOOD STREETS (PUBLIC)
LONGSPUR RD. (PUBLIC)
NO SCALE



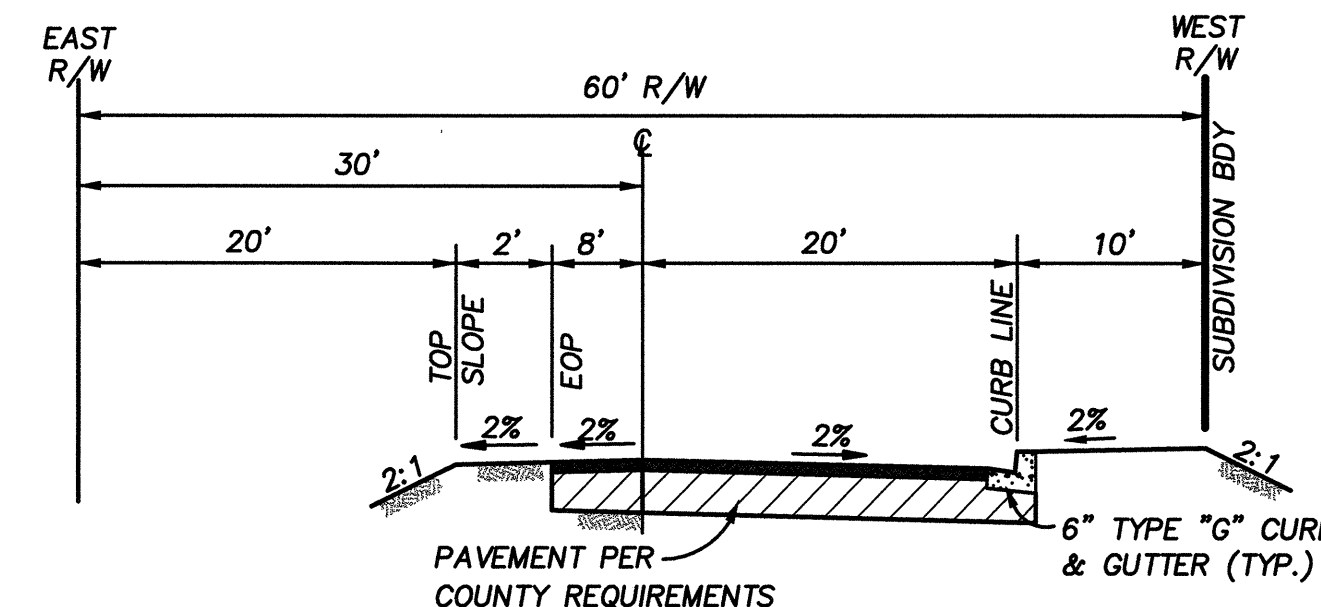
EX. PANKEY ROAD - NORTH (PUBLIC)
NO SCALE



TYPICAL SECTION
NEIGHBORHOOD STREETS (PUBLIC)
FRIGATE BIRD RD., GREY GOOSE LANE, SPOTTED SANDPIPER ST. (STA. 10+00.00 TO 13+56.16), BELTED KINGFISHER ROAD (STA. 14+32.15 TO 36+93.23), SONG SPARROW DRIVE (STA. 32+12.79 TO 33+20.00), WHISTLING SWAN WAY, JAEGER STREET, RUFFLED GROUSE ROAD, SNOWY EGRET LANE, NIGHT OWL STREET
NO SCALE



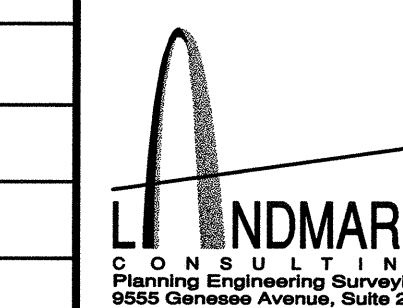
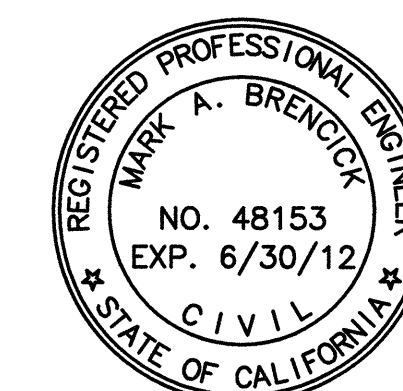
TYPICAL SECTION
NEIGHBORHOOD STREETS (PUBLIC)
SONG SPARROW DRIVE (PUB)
(STA. 33+20.00 TO 42+09.79)
NO SCALE



TYPICAL SECTION
NEIGHBORHOOD STREETS (PUBLIC)
SONG SPARROW DRIVE (PUB)
(STA. 42+09.79 TO 47+49.99)
NO SCALE

REVISIONS

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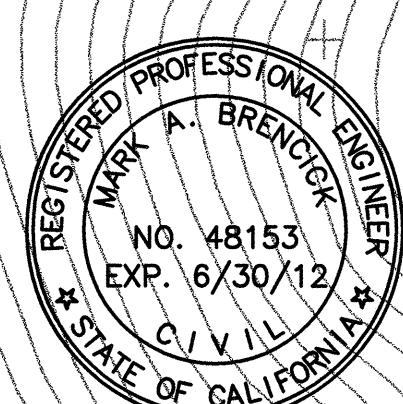
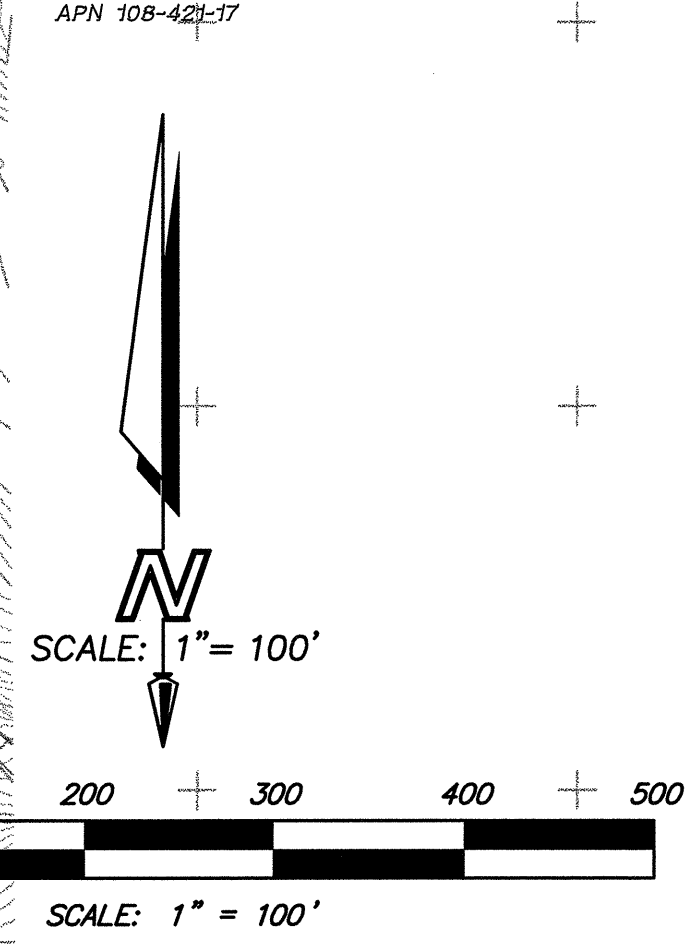
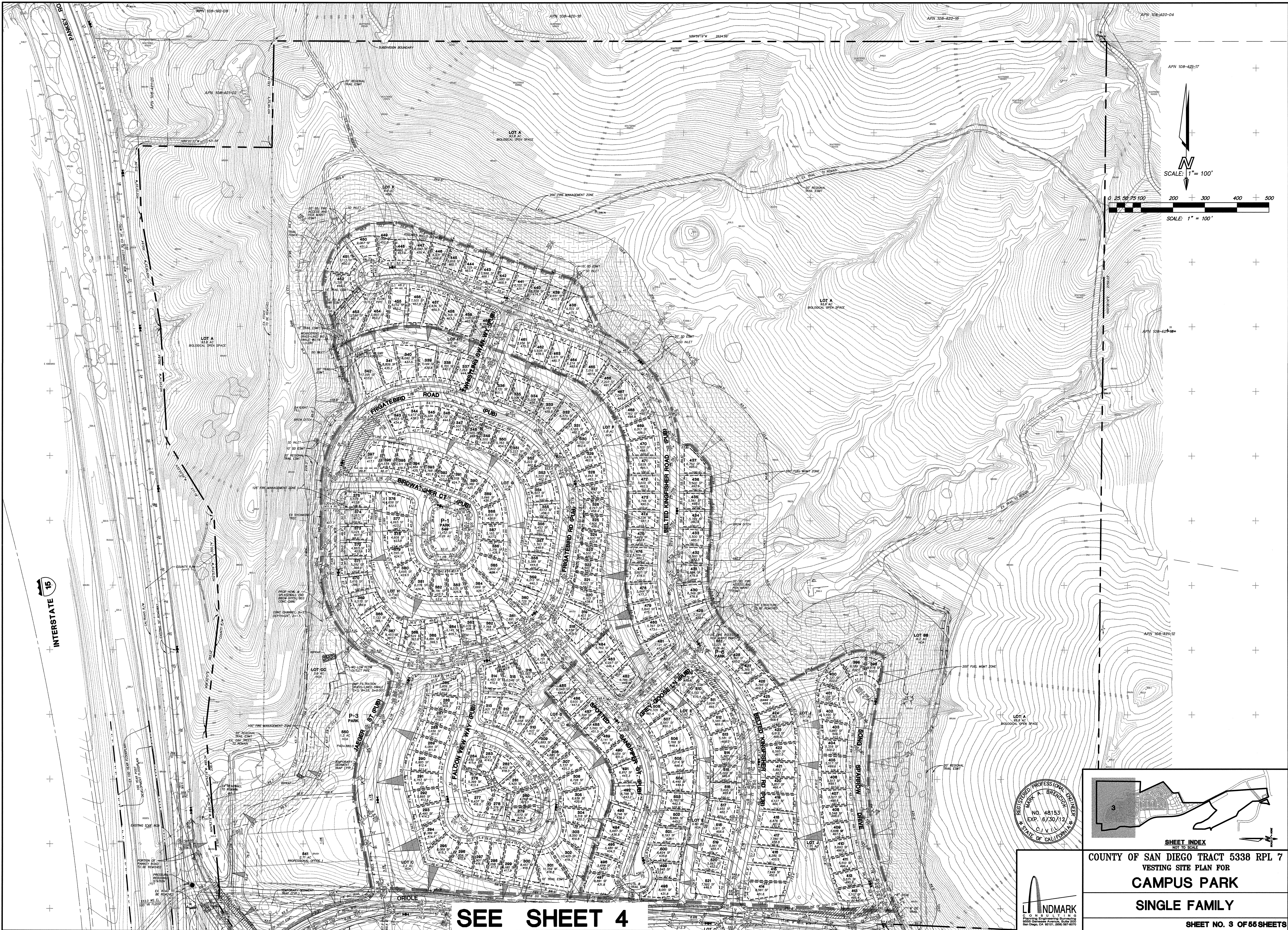
COUNTY OF SAN DIEGO TRACT 5338 RPL 7

VESTING SITE PLAN FOR

CAMPUS PARK

SECTIONS/INDEX MAP

SHEET NO. 2 OF 56 SHEETS

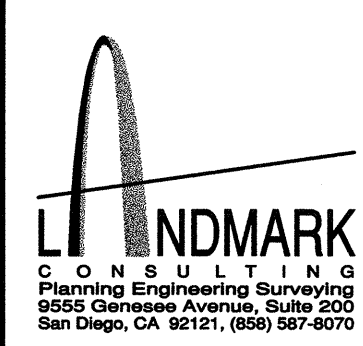


SHEET INDEX
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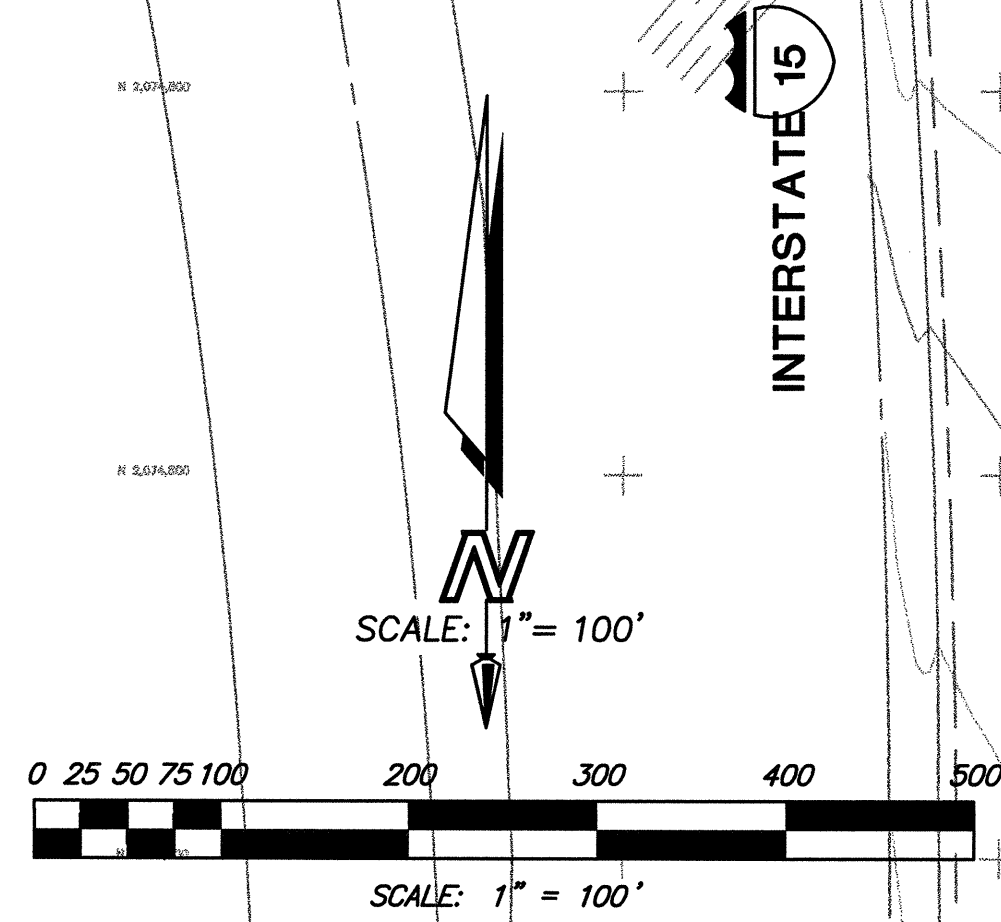
COUNTY OF SAN DIEGO TRACT 5338 RPL 7
VESTING SITE PLAN FOR
CAMPUS PARK
SINGLE FAMILY

SHEET NO. 3 OF 65 SHEETS

SEE SHEET 4



SEE SHEET 3



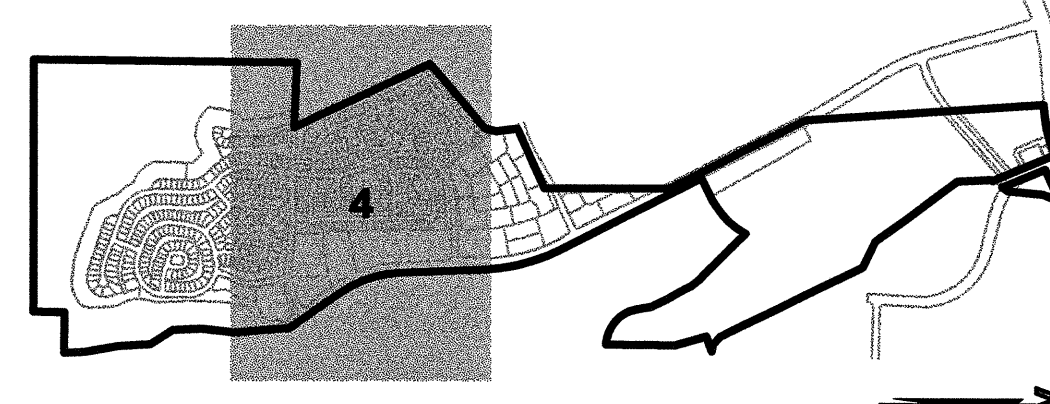
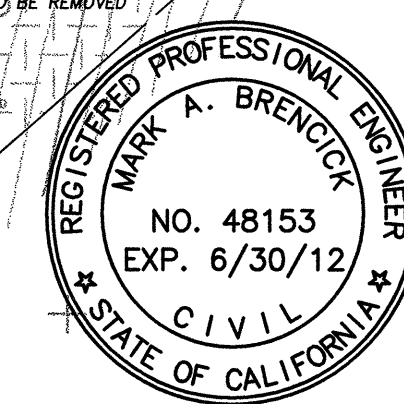
NOT A PART

PCL A
BA PLAT NO. 04-0259

SEE LETTER OF PERMISSION TO GRADE:
FROM:
DATED:

PALA MESA
HEIGHTS ROAD
(EXISTING)

PROPOSED
MEADOWOOD
TM 6354



SHEET INDEX
NOT TO SCALE

COUNTY OF SAN DIEGO TRACT 5338 RPL 7

VESTING SITE PLAN FOR

CAMPUS PARK

SINGLE FAMILY

SHEET NO. 4 OF 55 SHEETS

