

SHEET INDEX

SHEET	1	TITLE SHEET
SHEET	2	SITE PLAN
SHEET	3-5	LANDSCAPE PLANS
SHEET	6-11	ARCHITECTURAL PLANS

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: 12.2 ACRES
- TOTAL NET SITE AREA: 12.2 ACRES
- TOTAL NUMBER OF LOTS: 9
- ASSESSOR'S PARCEL NUMBERS: 108-421-04, 108-120-58 & 125-061-02
- 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: CUBA
- EXISTING ZONING: SEE ZONING BOX, THIS SHEET
- PROPOSED ZONING: SEE ZONING BOX, THIS SHEET
- GROSS DENSITY: NONE
- EXISTING USE: VACANT
- PROPOSED USE: SPORTS COMPLEX, PARKS AND STAGING AREA
- TAX RATE AREAS: 45035 & 47161
- THOMAS BROTHERS COORDINATES: 1028, J5/J6
- 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
- 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.
- 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.
- TRASH AND RECYCLING RECEPTACLES WILL BE PROVIDED WITH WEEKLY PICK-UP

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 OTHERWISE SHOWN.

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.

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

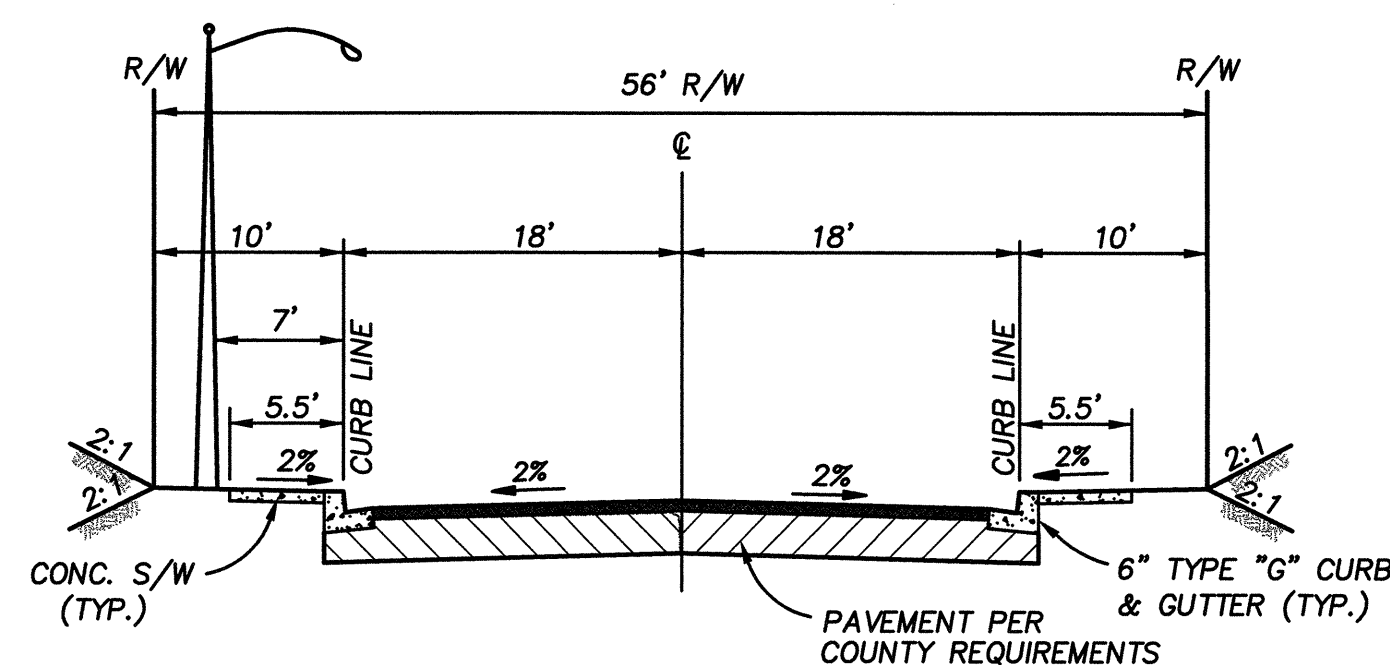
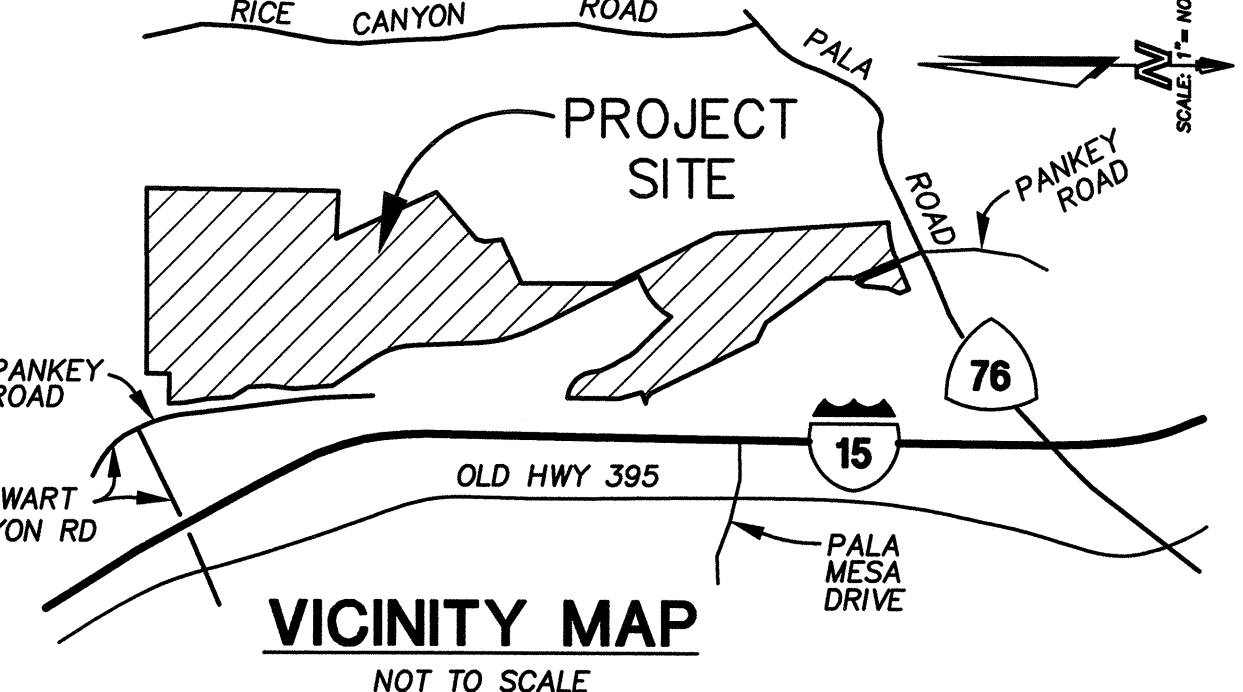
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ENGINEER OF WORK:

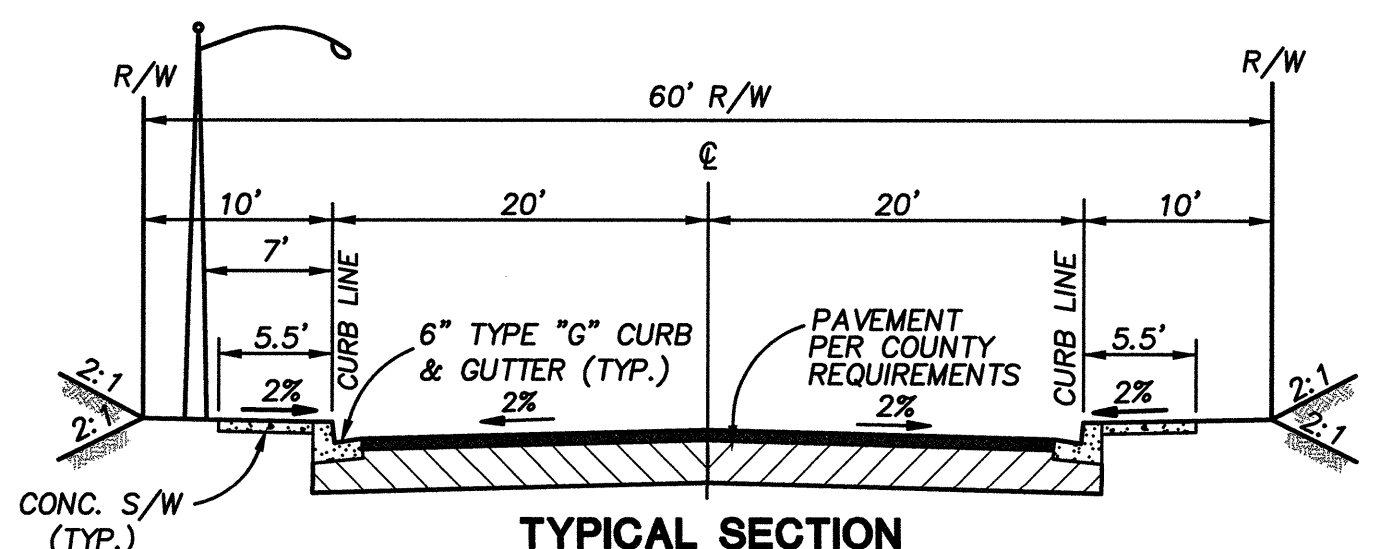
LANDMARK CONSULTING
9555 GENESSEE AVENUE, SUITE 200
SAN DIEGO, CA 92121
TELEPHONE (858) 587-8070
FAX (858) 587-8750

MARK A. BRENCICK
R.C.E. 48153

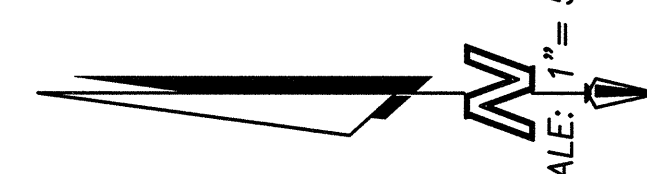
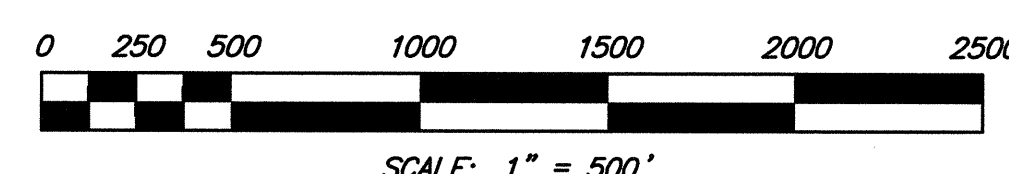
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TYPICAL SECTION
NEIGHBORHOOD STREETS (PUBLIC)
BIRDWATCHER CT., PHALAROPE ST., OSTRICH WAY
NO SCALE



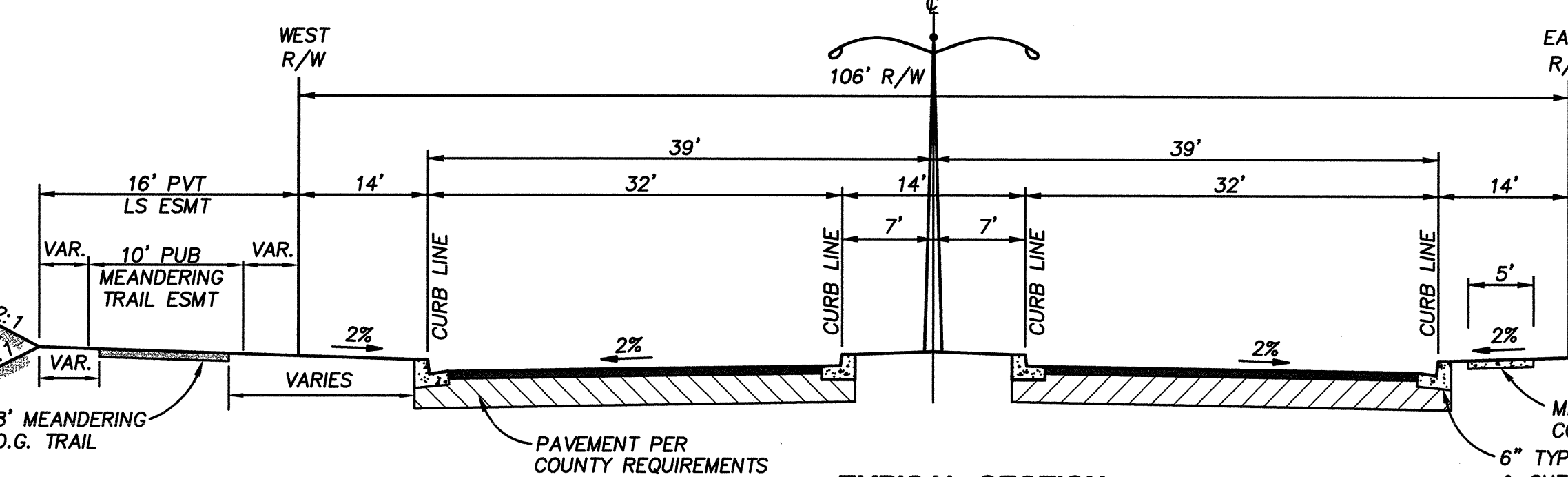
TYPICAL SECTION
NEIGHBORHOOD STREETS (PUBLIC)
JAEGER STREET, FRIGATEBIRD ROAD, RUFFED GROUSE ROAD,
BELTED KINGFISHER ROAD
NO SCALE



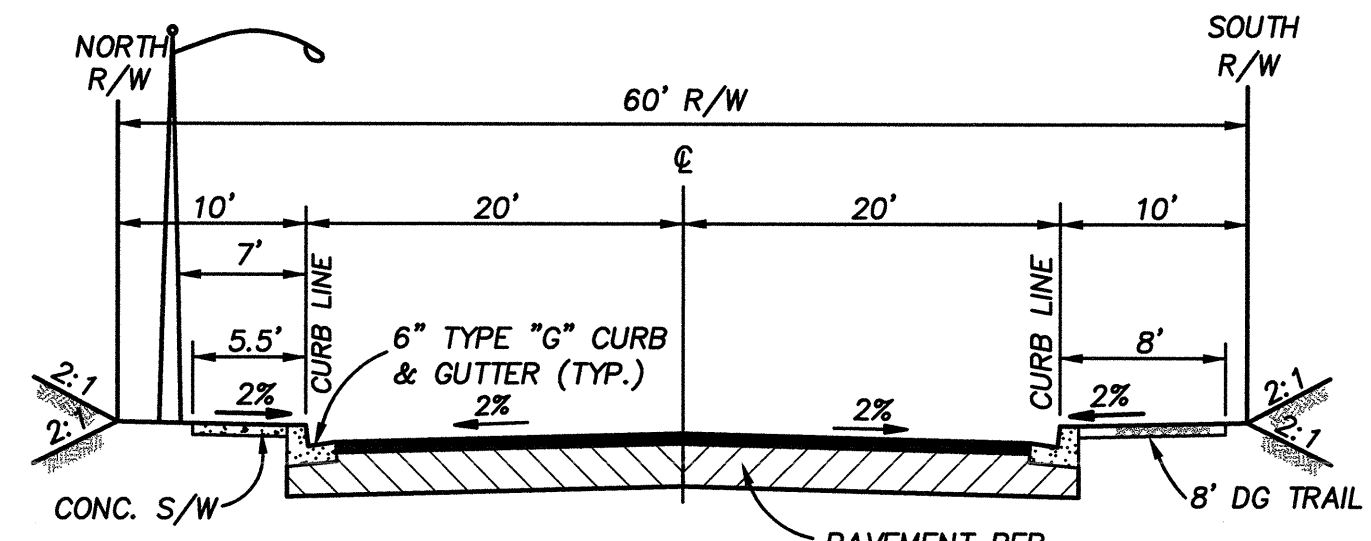
INTERSTATE 15 (ESCONDIDO FREEWAY)

INDEX MAP

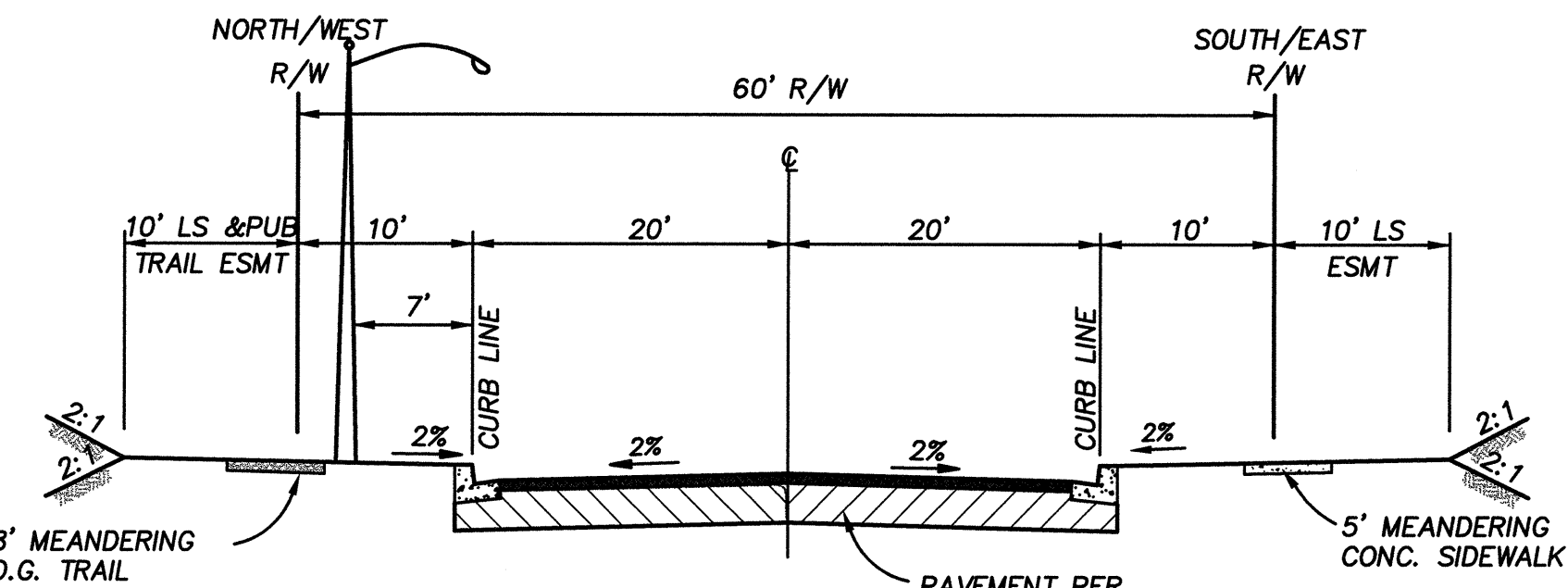
SCALE: 1" = 500'



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



TYPICAL SECTION
PANKEY PLACE
NO SCALE



TYPICAL SECTION
LONGSPUR RD. (PUBLIC)
NO SCALE

SITE SUMMARY

SITE AREA			
LOT 549 (P-1)	0.3 AC	11,132 SF	
LOT 553 (P-2)	0.5 AC	20,146 SF	
LOT 550 (P-3)	1.2 AC	54,102 SF	
LOT 557 (P-4)	0.8 AC	34,470 SF	
LOT 552 (P-5)	0.2 AC	8,395 SF	
LOT 551 (P-6)	0.3 AC	12,221 SF	
LOT 556 (P-7)	0.3 AC	11,777 SF	
LOT 554 (P-8)	0.3 AC	13,931 SF	
LOT 555 (SC-1)	8.4 AC	367,374 SF	
TOTAL SITE AREA	12.2 AC	533,548 SF	
BUILDING AREA			
LOT 550	-	-	
LOT 555	2,400 SF	2,400 SF	
TOTAL BUILDING AREA	-	2,400 SF	
REQUIRED PARKING SPACES			
LOT 550	1 PER 3 PERSON*	67	
LOT 555	1 PER 3 PERSON*	30	
LOT 557	NONE	-	
TOTAL REQUIRED SPACES		97	
PARKING SPACES PROVIDED			
LOT 555			
STANDARD SPACE	69		
HANDICAP SPACE	2		
TOTAL LOT 555		71	
BICYCLE SPACE	** 1.5 PER 10 PS	11	
LOT 550			
STANDARD SPACE	29		
HANDICAP SPACE	2		
TOTAL LOT 550		31	
BICYCLE SPACE	** 1.5 PER 10 PS	5	
LOT 557			
STANDARD SPACE	41		
HANDICAP SPACE	0		
TOTAL LOT 557		41	
BICYCLE SPACE	** 1.5 PER 10 PS	6	
TOTAL SPACES PROVIDED		143	
TOTAL BICYCLE PROVIDED		22	

EXISTING AND PROPOSED ZONING

APN 108-120-58

PARK P-8 (LOT 554)			
SPECIFIC PLAN AREA (SPA)		PASSERELLE	
		EXISTING	PROPOSED
USE REGULATIONS		S-90	S-88
ANIMAL REGS		K	-
DEVELOPMENT REGULATIONS	DENSITY	0.5	-
	LOT SIZE	20 AC.	-
	BUILDING TYPE	C	W
	MAXIMUM FLOOR AREA	-	-
	FLOOR AREA RATIO	-	-
	HEIGHT	G	A
	LOT COVERAGE	-	-
	SETBACK	A	V
SPECIAL AREA REGULATIONS		B, POR F	B

* PER SECTION 8766 OF THE SAN DIEGO COUNTY ZONING ORDINANCE BASED ON THE OVERALL OCCUPANCY PERMITTED BY THE UNIFORM BUILDING CODE.

(LOT 550 ASSUMES OVERALL OCCUPANCY OF 200; LOT 555 ASSUMES OVERALL OCCUPANCY OF 90)

** PER SECTION 6762 OF THE SAN DIEGO COUNTY ZONING ORDINANCE.

EXISTING AND PROPOSED ZONING

APN 108-120-58

PARK P-5 (LOT 552)			
SPECIFIC PLAN AREA (SPA)		PASSERELLE	
		EXISTING	PROPOSED
USE REGULATIONS		A-70	S-88
ANIMAL REGS		L	-
DEVELOPMENT REGULATIONS	DENSITY	-	-
	LOT SIZE	2.0 AC.	-
	BUILDING TYPE	C	W
	MAXIMUM FLOOR AREA	-	-
	FLOOR AREA RATIO	-	-
	HEIGHT	G	A
	LOT COVERAGE	-	-
	SETBACK	A	V
SPECIAL AREA REGULATIONS		B	B

EXISTING AND PROPOSED ZONING

APN 108-120-58

PARK P-7 (LOT 550)			
SPECIFIC PLAN AREA (SPA)		PASSERELLE	
		EXISTING	PROPOSED
USE REGULATIONS		A-70	S-88
ANIMAL REGS		L	-
DEVELOPMENT REGULATIONS	DENSITY	-	-
	LOT SIZE	2.0 AC.	-
	BUILDING TYPE	C	W
	MAXIMUM FLOOR AREA	-	-
	FLOOR AREA RATIO	-	-
	HEIGHT	G	A
	LOT COVERAGE	-	-
	SETBACK	A	V
SPECIAL AREA REGULATIONS		B	B

EXISTING AND PROPOSED ZONING

APN 108-421-04

PARK P-3 (LOT 550)			
SPECIFIC PLAN AREA (SPA)		PASSERELLE	
		EXISTING	PROPOSED
USE REGULATIONS		A-70	S-88
ANIMAL REGS		L	-
DEVELOPMENT REGULATIONS	DENSITY	-	-
	LOT SIZE	2.0 AC.	-
	BUILDING TYPE	C	W
	MAXIMUM FLOOR AREA	-	-
	FLOOR AREA RATIO	-	-
	HEIGHT	G	A
	LOT COVERAGE	-	-
	SETBACK	A	V
SPECIAL AREA REGULATIONS		B	B

EXISTING AND PROPOSED ZONING

APN 108-421-04

PARK P-3 (LOT 550)			
SPECIFIC PLAN AREA (SPA)		PASSERELLE	
		EXISTING	PROPOSED
USE REGULATIONS		A-70	S-88
ANIMAL REGS		L	-
DEVELOPMENT REGULATIONS	DENSITY	-	-
	LOT SIZE	2.0 AC.	-
	BUILDING TYPE	C	W
	MAXIMUM FLOOR AREA	-	-
	FLOOR AREA RATIO	-	-
	HEIGHT	G	A
	LOT COVERAGE	-	-
	SETBACK	A	V
SPECIAL AREA REGULATIONS		B	B

EXISTING AND PROPOSED ZONING

APN 108-421-04

PARK P-1 (LOT 549)			
SPECIFIC PLAN AREA (SPA)		PASSERELLE	
		EXISTING	PROPOSED
USE REGULATIONS		A-70	S-88
ANIMAL REGS		L	-
DEVELOPMENT REGULATIONS	DENSITY	-	-
	LOT SIZE	2.0 AC.	-
	BUILDING TYPE	C	W
	MAXIMUM FLOOR AREA	-	-
	FLOOR AREA RATIO	-	-
	HEIGHT	G	A
	LOT COVERAGE	-	-
	SETBACK	A	V
SPECIAL AREA REGULATIONS		B	B

EXISTING AND PROPOSED ZONING

APN 125-061-02

STAGING AREA P-4 (LOT 557)			
SPECIFIC PLAN AREA (SPA)		PASSERELLE	
		EXISTING	PROPOSED
USE REGULATIONS		S-90	S-88
ANIMAL REGS		K	-
DEVELOPMENT REGULATIONS	DENSITY	0.5	-
	LOT SIZE	20 AC.	-
	BUILDING TYPE	C	W
	MAXIMUM FLOOR AREA	-	-
	FLOOR AREA RATIO	-	-
	HEIGHT	G	A
	LOT COVERAGE	-	-
	SETBACK	A	V
SPECIAL AREA REGULATIONS		B, POR F	B, POR F

EXISTING AND PROPOSED ZONING

APN 108-120-58

PARK P-2 (LOT 553)			
SPECIFIC PLAN AREA (SPA)		PASSERELLE	
		EXISTING	PROPOSED
USE REGULATIONS		S-90	S-88
ANIMAL REGS		K	-
DEVELOPMENT REGULATIONS	DENSITY	0.5	-
	LOT SIZE	20 AC.	-
	BUILDING TYPE	C	W
	MAXIMUM FLOOR AREA	-	-
	FLOOR AREA RATIO	-	-
	HEIGHT	G	A
	LOT COVERAGE	-	-
	SETBACK	A	V
SPECIAL AREA REGULATIONS		B, POR F	B

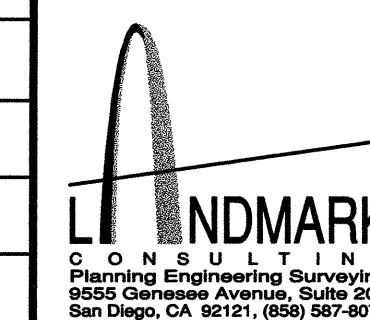
EXISTING AND PROPOSED ZONING

APN 108-120-58

SPORTS COMPLEX SC-1 (LOT 555)			
SPECIFIC PLAN AREA (SPA)		PASSERELLE	
		EXISTING	PROPOSED
USE REGULATIONS		S-90	S-88
ANIMAL REGS		K	-
DEVELOPMENT REGULATIONS	DENSITY	0.5	-
	LOT SIZE	20 AC.	-
	BUILDING TYPE	C	W
	MAXIMUM FLOOR AREA	-	-
	FLOOR AREA RATIO	-	-
	HEIGHT	G	A
	LOT COVERAGE	-	-
	SETBACK	A	V
SPECIAL AREA REGULATIONS		B, POR F	B

REVISIONS

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- △
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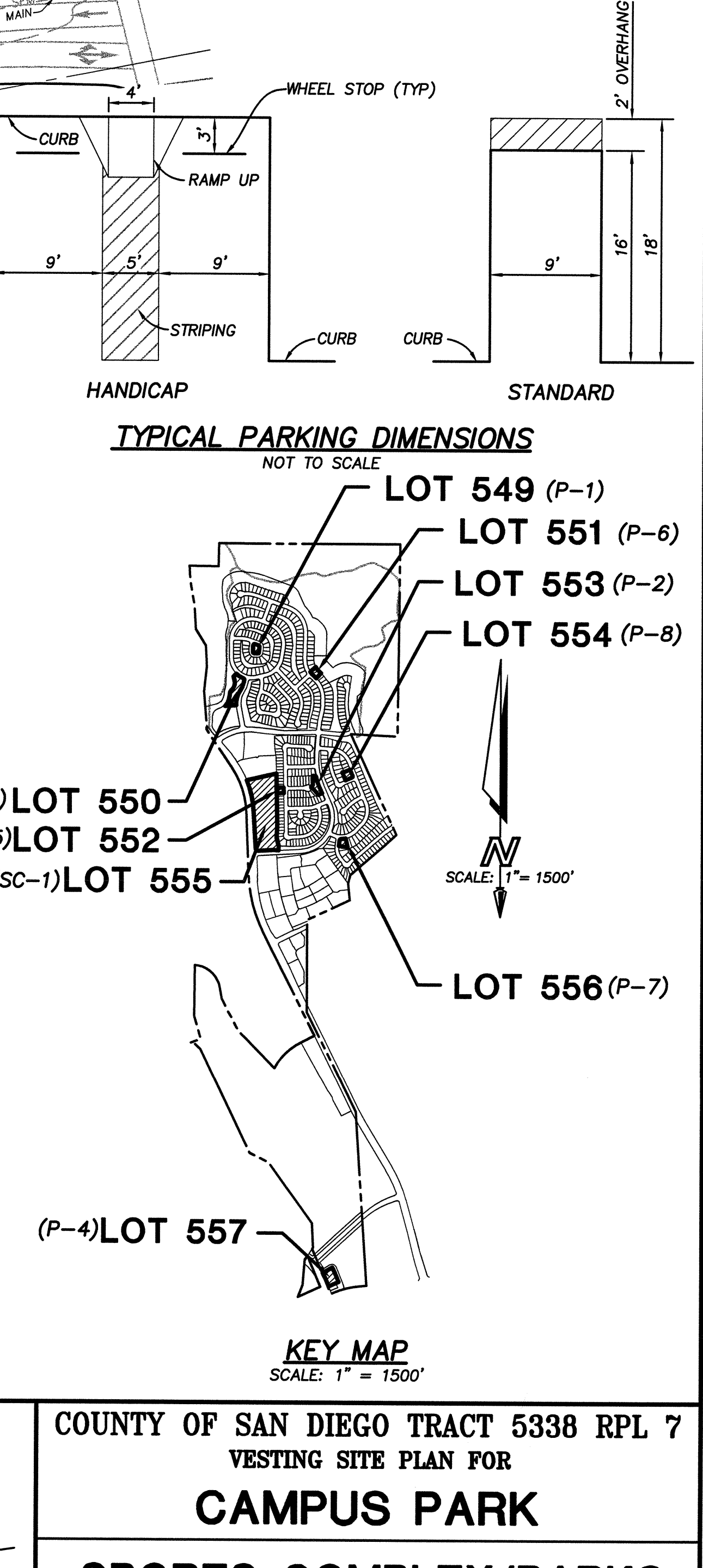
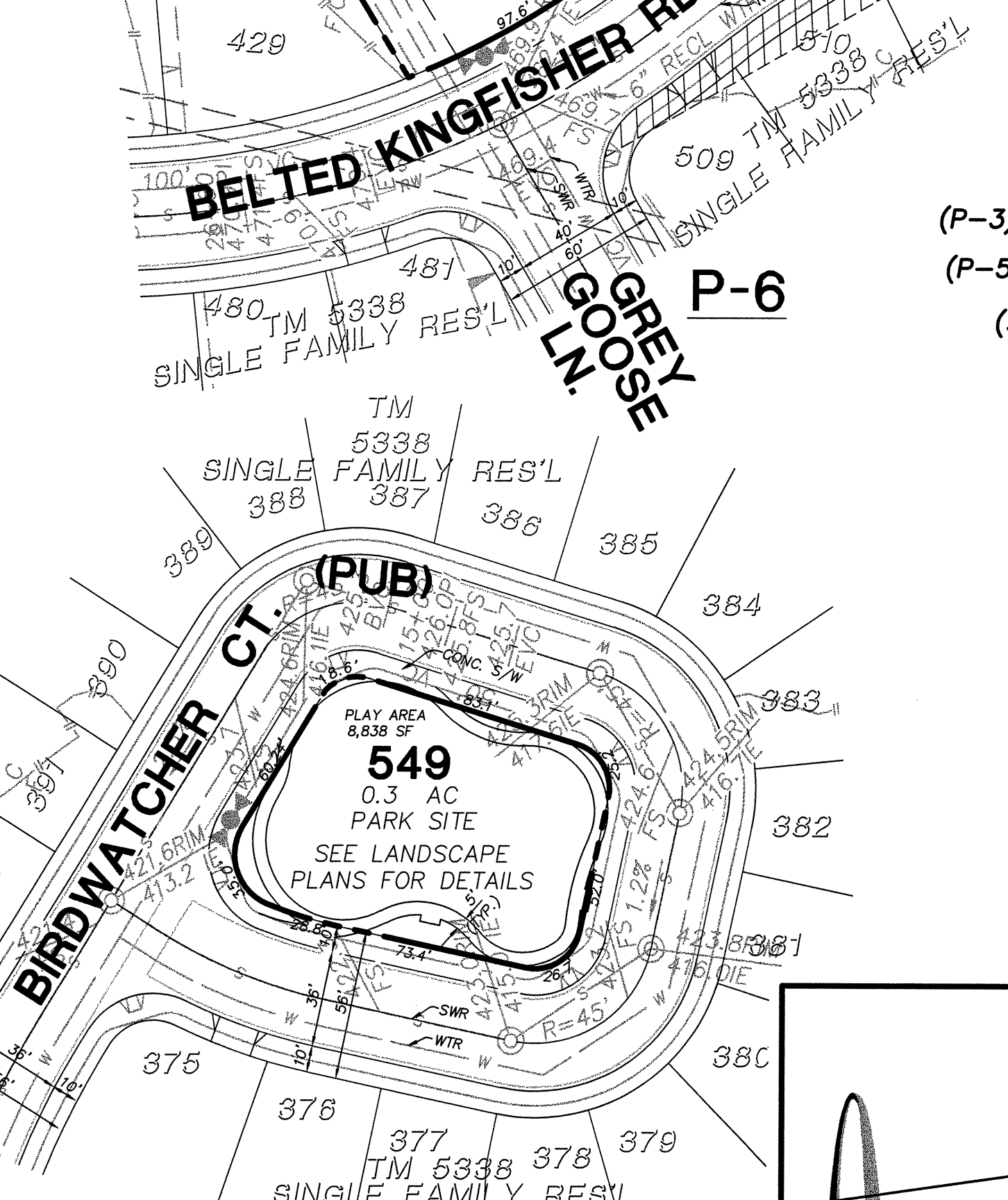
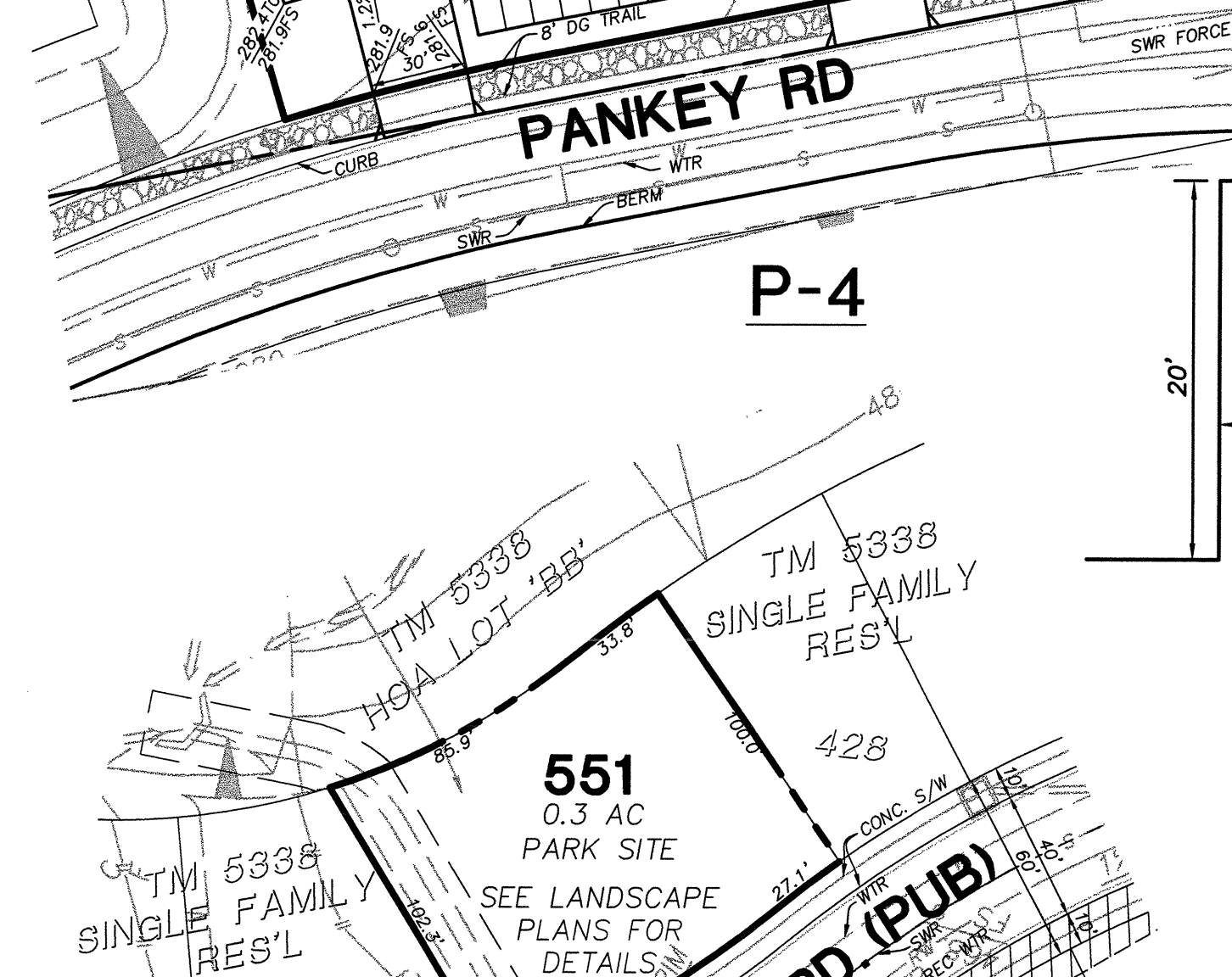
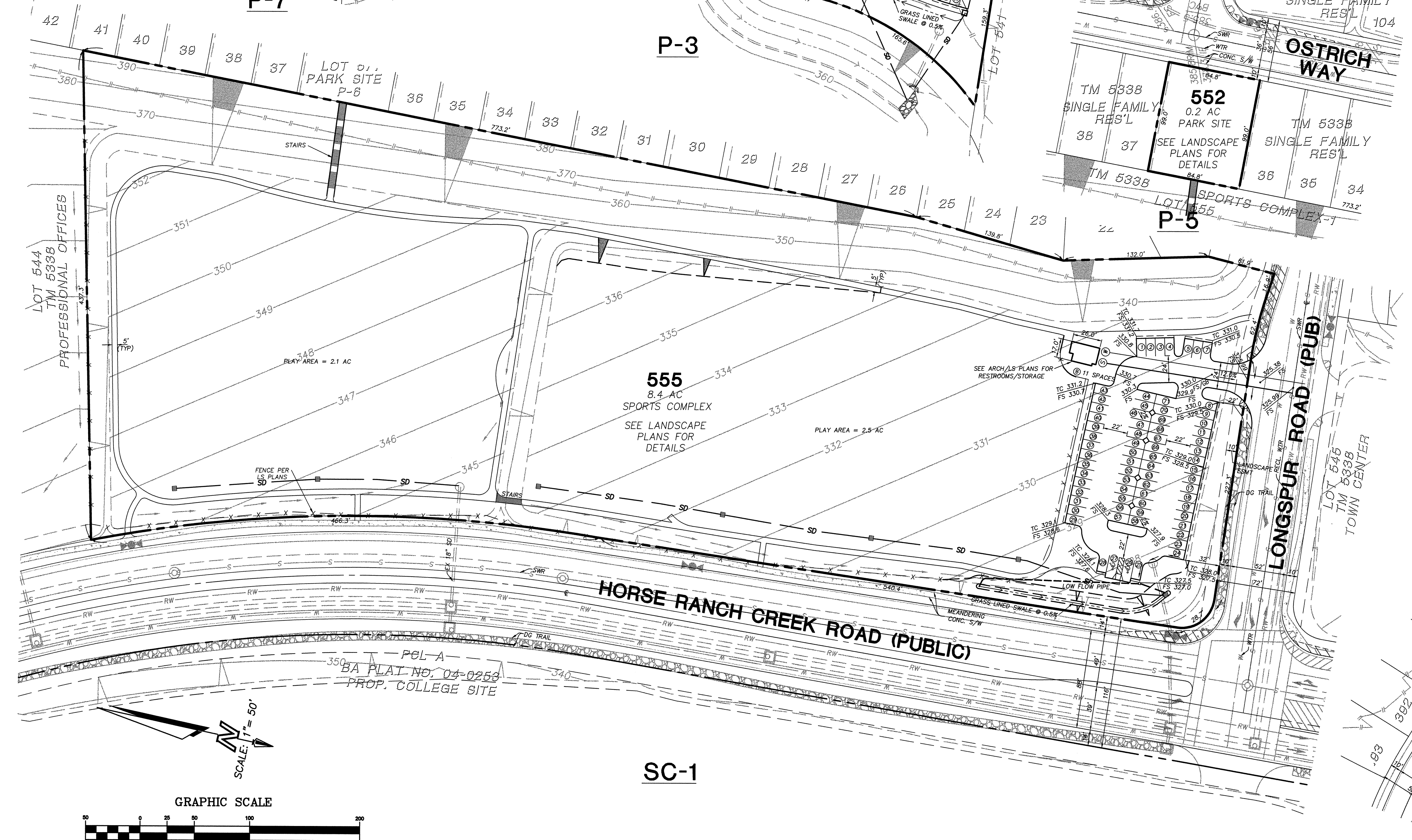
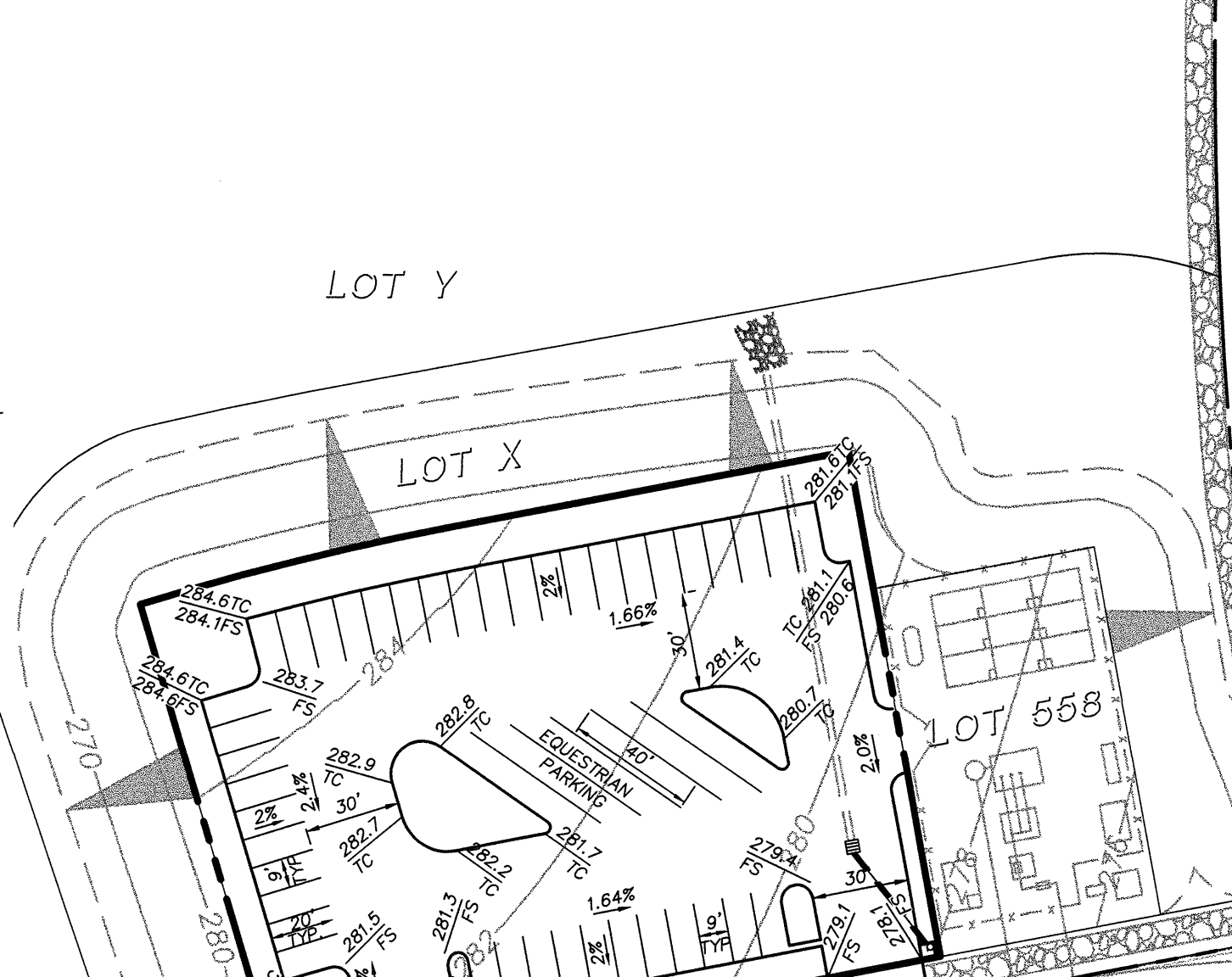
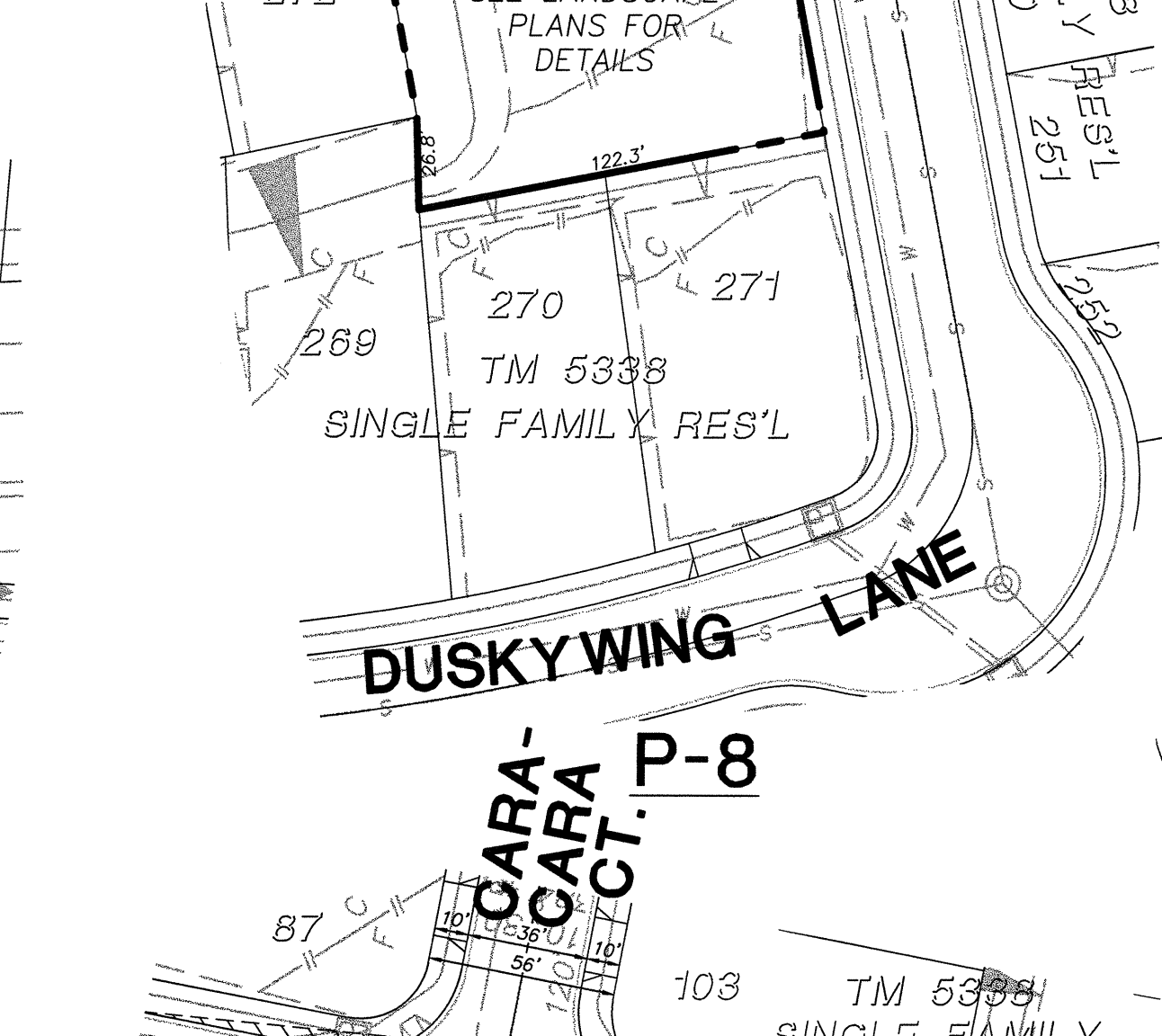
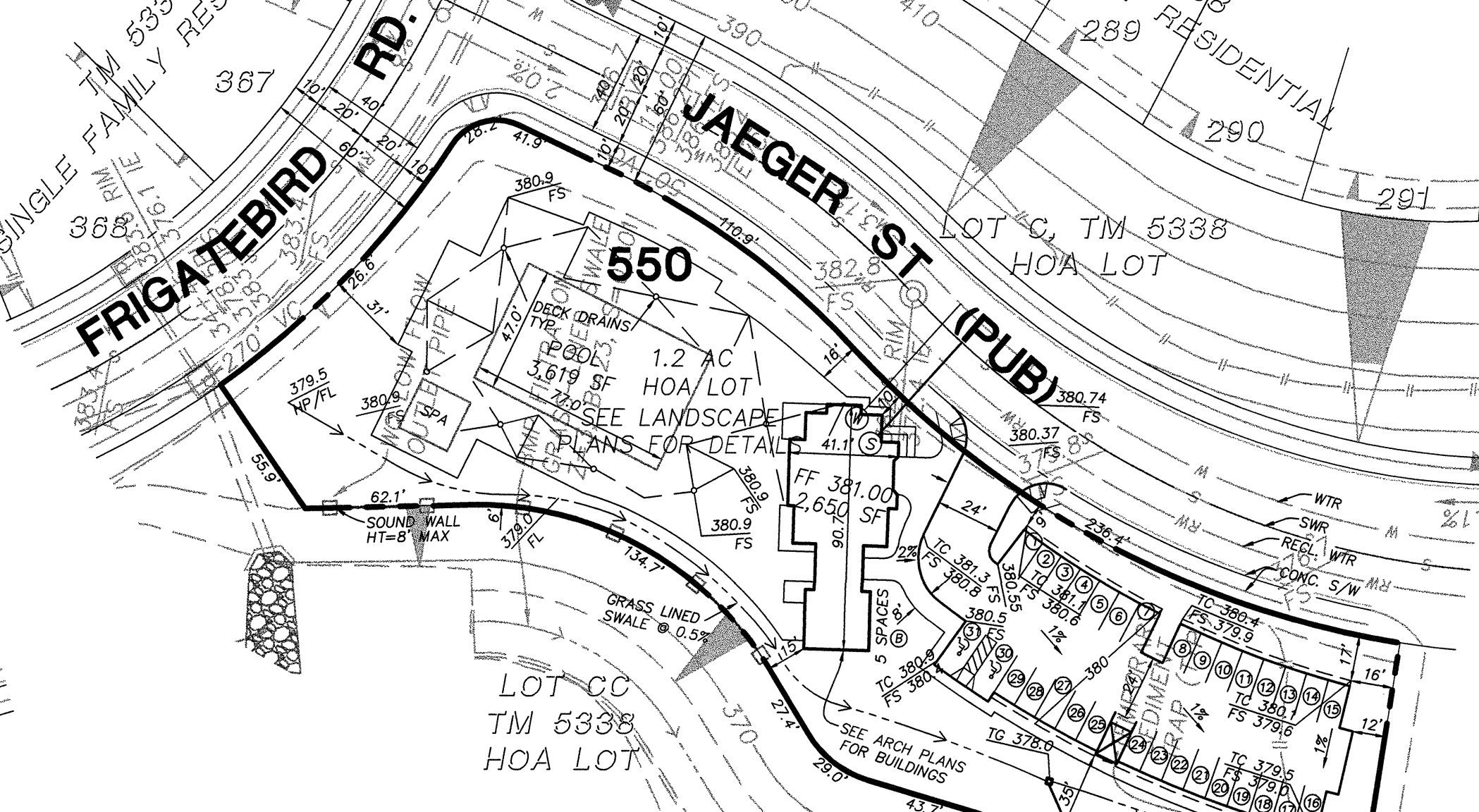
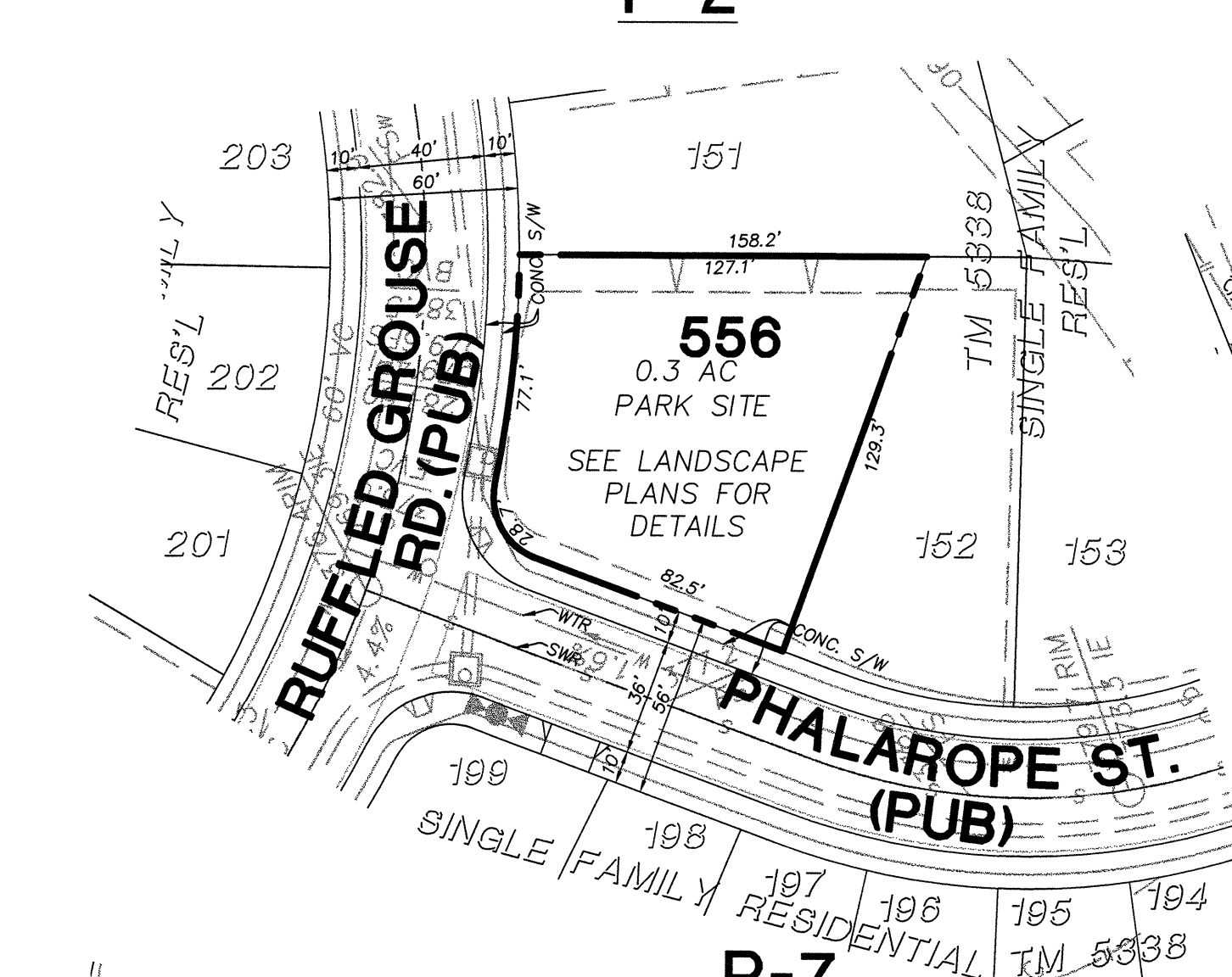
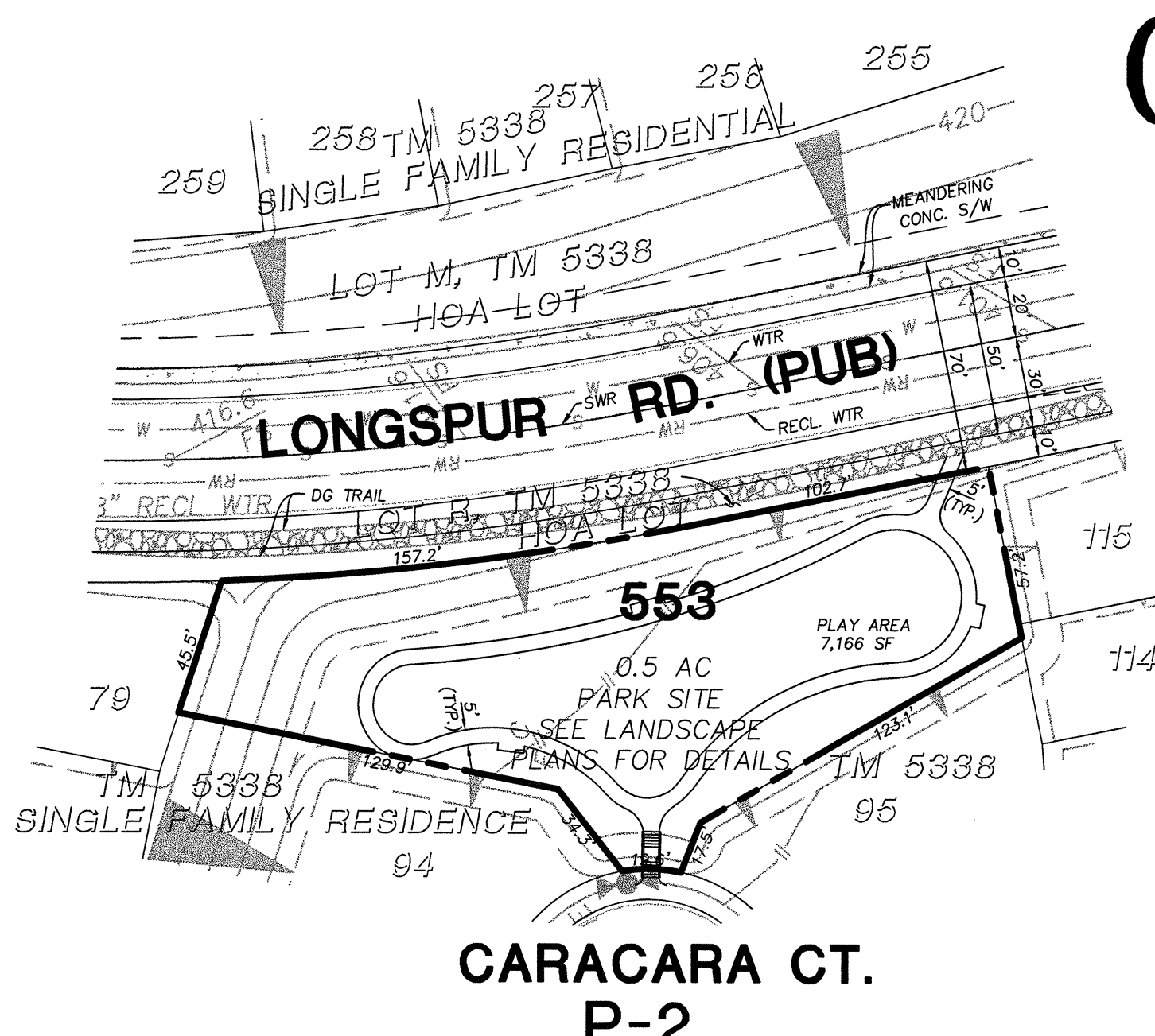
COUNTY OF SAN DIEGO TRACT 5338 RPL 7
VESTING SITE PLAN FOR

CAMPUS PARK

SPORTS COMPLEX/PARKS

SHEET NO. 1 OF 11 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.)
 - 8' HIGH SOUND/PERIMETER WALL (PER LS PLANS)
 - 8' HIGH SOUND WALL (PER LANDSCAPE)
 - PROPOSED SPOT ELEVATION
 - EXISTING COUNTOURS
 - PROPOSED COUNTOURS
 - PROPOSED SEWER LINE & MANHOLE
 - SEWER CLEANOUT
 - PROPOSED WATER LINE
 - EXISTING RECLAIMED WATER LINE
 - END CAP
 - FIRE HYDRANT
 - STORM DRAIN
 - GRATED INLET
 - CURB INLET
 - TRASH AND RECYCLING RECEPTACLE AREA
 - BICYCLE PARKING 1.5 PER 10 PS
 - DG TRAIL
 - LINE OF SIGHT EASEMENT

