

**GENERAL NOTES:**

- COUNTY ASSESSORS PARCEL No. 108-120-61, 108-120-62
- TAX RATE AREA: 75169 (APN 108-120-61)  
75035 (APN 108-120-62)
- GROSS AREA = 29.00 ACRES, NET AREA = 20.34 ± ACRES
- NUMBER OF LOTS IS 5 LOTS  
(2) SINGLE-FAMILY CONDOMINIUM LOTS (TOTAL NUMBER OF UNITS 138)  
(1) REMAINDER LOT  
(2) PUBLIC STREET LOTS
- EXISTING ZONING  

USE REGULATIONS	S-88
ANIMAL REGS	---
DENSITY	---
LOT SIZE	---
BLDG. TYPE	W
MAX FLR AREA	---
FLR AREA RATIO	---
HEIGHT	G
LOT COVERAGE	---
SETBACK	V
OPEN SPACE	---
SPECIAL AREA REGS	B
- GENERAL PLAN LAND USE CATEGORY: SSA
- GENERAL PLAN LAND USE DESIGNATION: SPA 21
- COMMUNITY PLAN: FALLBROOK
- NO SPECIAL ASSESSMENT ACT PROCEEDINGS ARE PROPOSED
- PARK FEES IN LIEU OF PARK LAND DEDICATION IS PROPOSED
- STREET LIGHTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS.
- TOPOGRAPHY: AERIAL SURVEY PROVIDED BY RANCHO COASTAL ENGINEERING & SURVEYING ON DECEMBER 18, 2019.
- SEWER SERVICE: RAINBOW MUNICIPAL WATER DISTRICT
- WATER SERVICE: RAINBOW MUNICIPAL WATER DISTRICT
- FIRE PROTECTION SERVICE: NORTH COUNTY FIRE DISTRICT
- SCHOOLS: BONSALL UNIFIED SCHOOL DISTRICT & FALLBROOK UNIFIED SCHOOL DISTRICT & UNION HIGH SCHOOL DISTRICT
- ALL ONSITE STREETS WILL BE PRIVATE.

**LEGAL DESCRIPTION**

PARCEL 2 OF PARCEL MAP NO. 21006, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON SEPTEMBER 25, 2012 AS FILE NO. 2012-0581442, OFFICIAL RECORDS

**EASEMENTS NOTES**

SEE SHEET 2 FOR EASEMENTS PER PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY ~ ORDER No. 00110425-996-SDI-CF2

**NOISE RESTRICTION EASEMENT:**

A NOISE RESTRICTION EASEMENT SHALL BE PLACED ON THE ENTIRE AREA OF THE PROJECT SITE AND WILL BE GRANTED TO THE COUNTY OF SAN DIEGO ON THE FINAL MAP.

**SOLAR ACCESS STATEMENT:**

ALL UNITS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FT. OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

**STREET LIGHT STATEMENT:**

- THE SUBDIVIDER INTENDS TO COMPLY WITH THE STREET LIGHT REQUIREMENTS AS SPECIFIED IN THE COUNTY STANDARDS. THIS SUBDIVISION IS PROPOSING ONLY PRIVATE STREETS.
- ALL OUTDOOR LIGHTING SHALL CONFORM TO THE COUNTY OF SAN DIEGO LIGHTING CODE AND LIGHTING REQUIREMENTS WITHIN THE PERFORMANCE STANDARDS OF THE ZONING ORDINANCE

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS 83, ZONE 6, EPOCH 1991.35 GRID BEARING BETWEEN STATION "SDGPS 03" AND STATION "SDGPS 08" BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER ACCURACY, PER NATIONAL GEODETIC SURVEY DATA HTPD V2.4. SEE ROS 16810. I.E. NORTH 21°47'56" EAST. QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM. THE COMBINED GRID FACTOR AT STATION "SPGPS 03" IS 0.9999447. ELEVATION AT SAID STATION = 308.26 (NAVD 88) GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR. ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED.

**CONDOMINIUM MAP STATEMENT:**

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODES

**GRADING QUANTITIES**

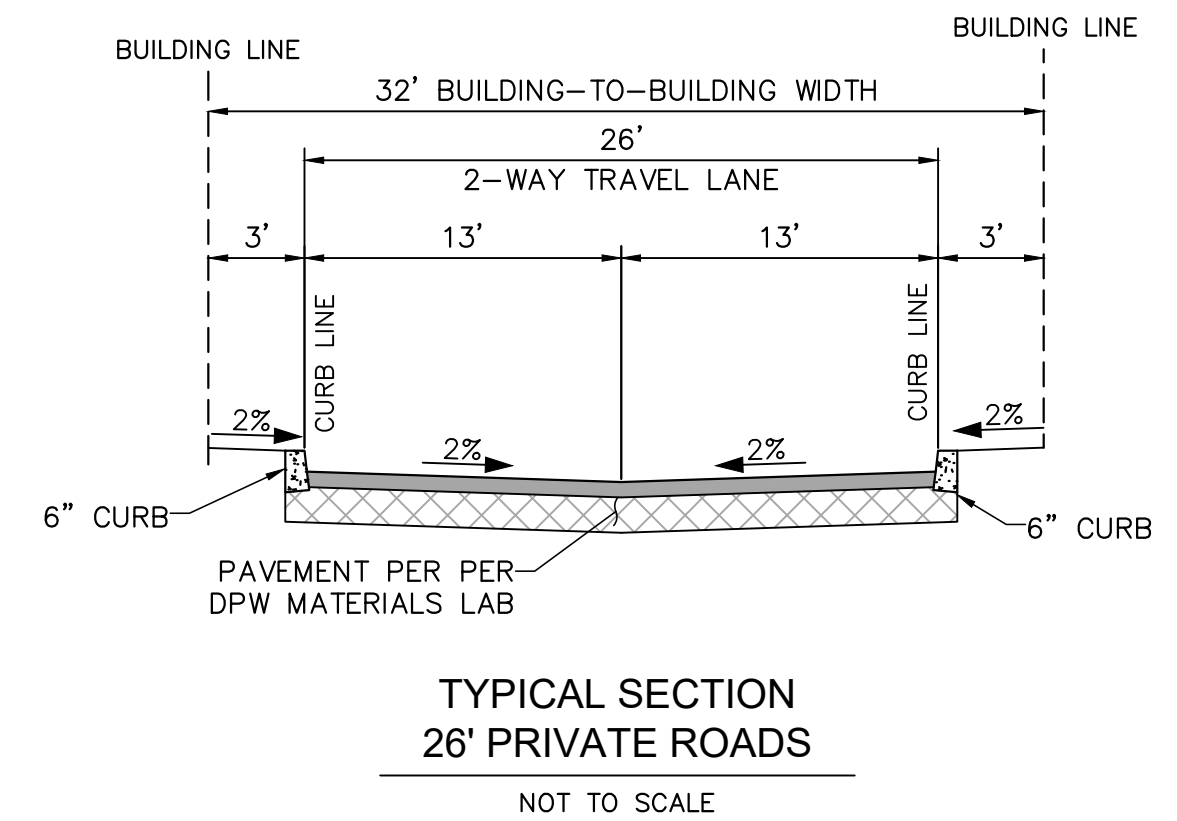
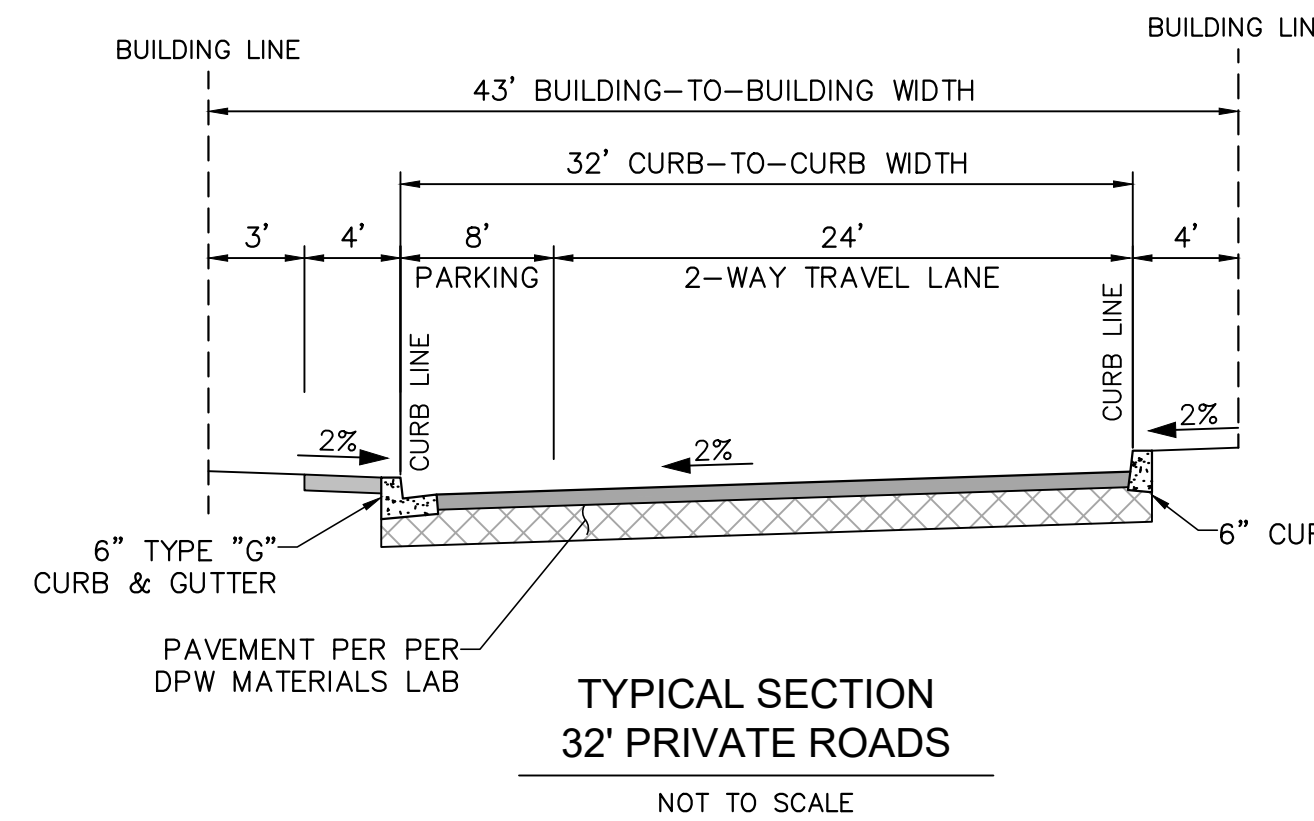
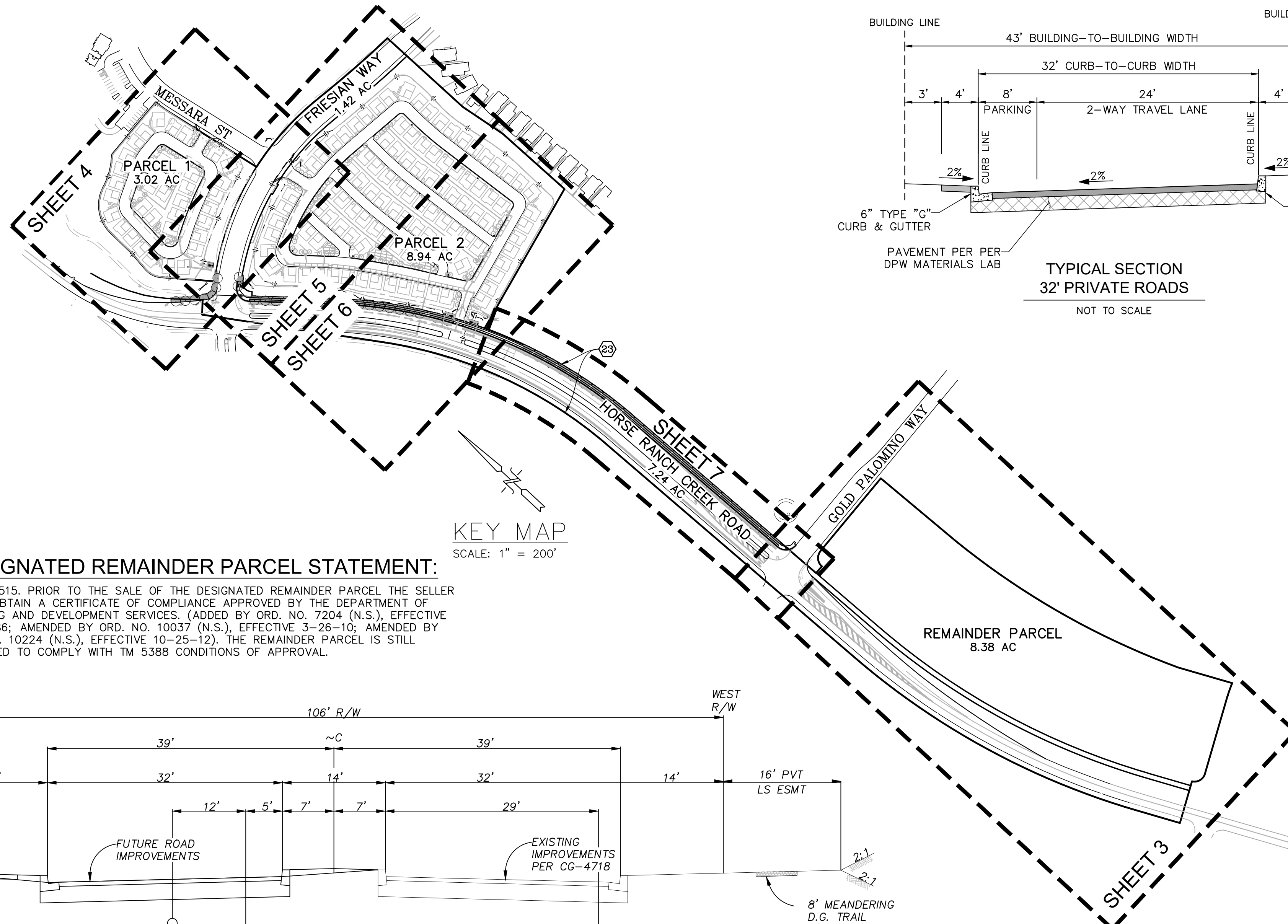
CUT	29,500
FILL	29,500
NET	BALANCE

MAX CUT = 18'  
MAX FILL = 12'

# TENTATIVE MAP "PASSERELLE" COUNTY OF SAN DIEGO TRACT NO. \_\_\_\_\_ County of San Diego, California

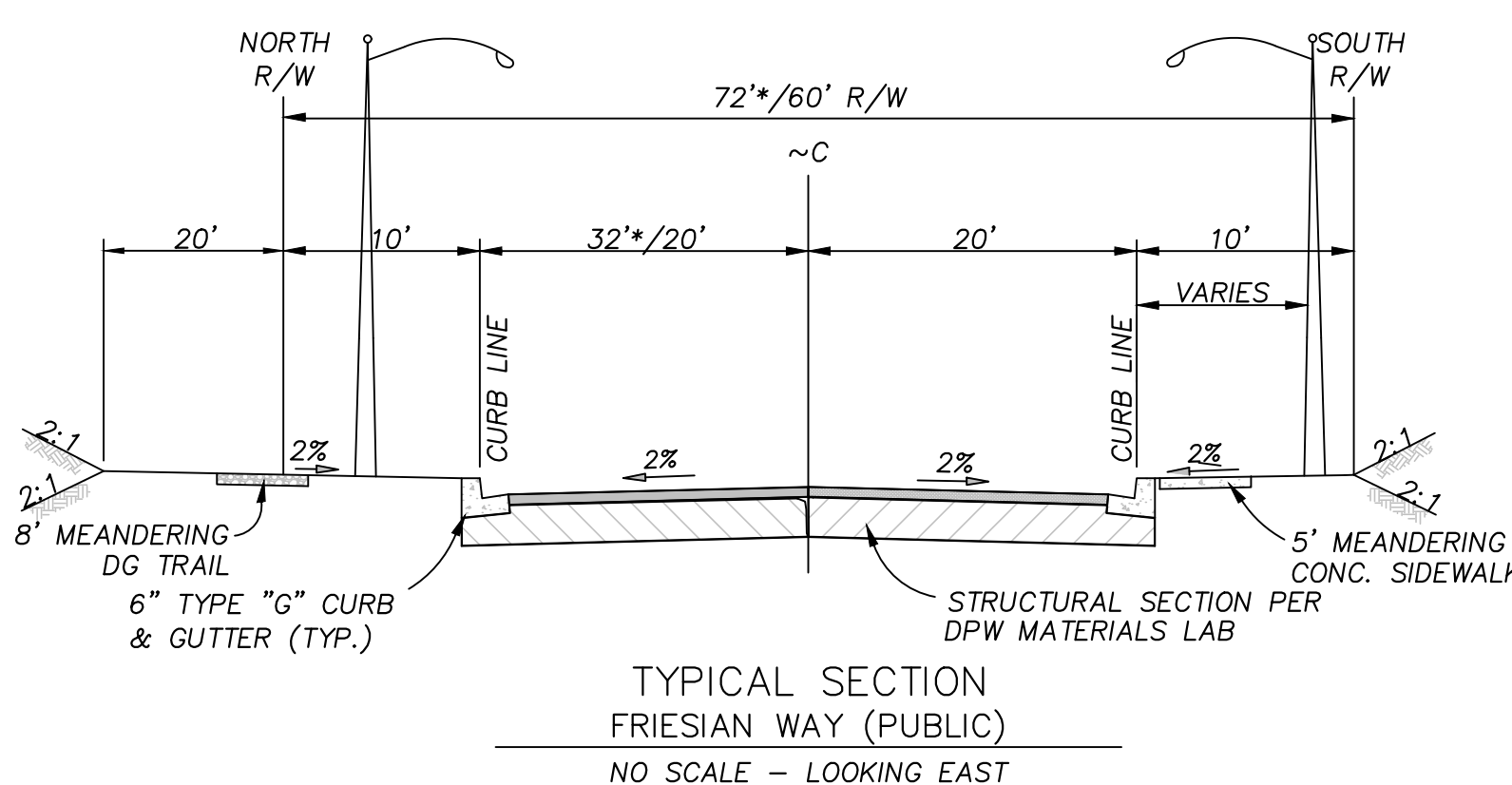
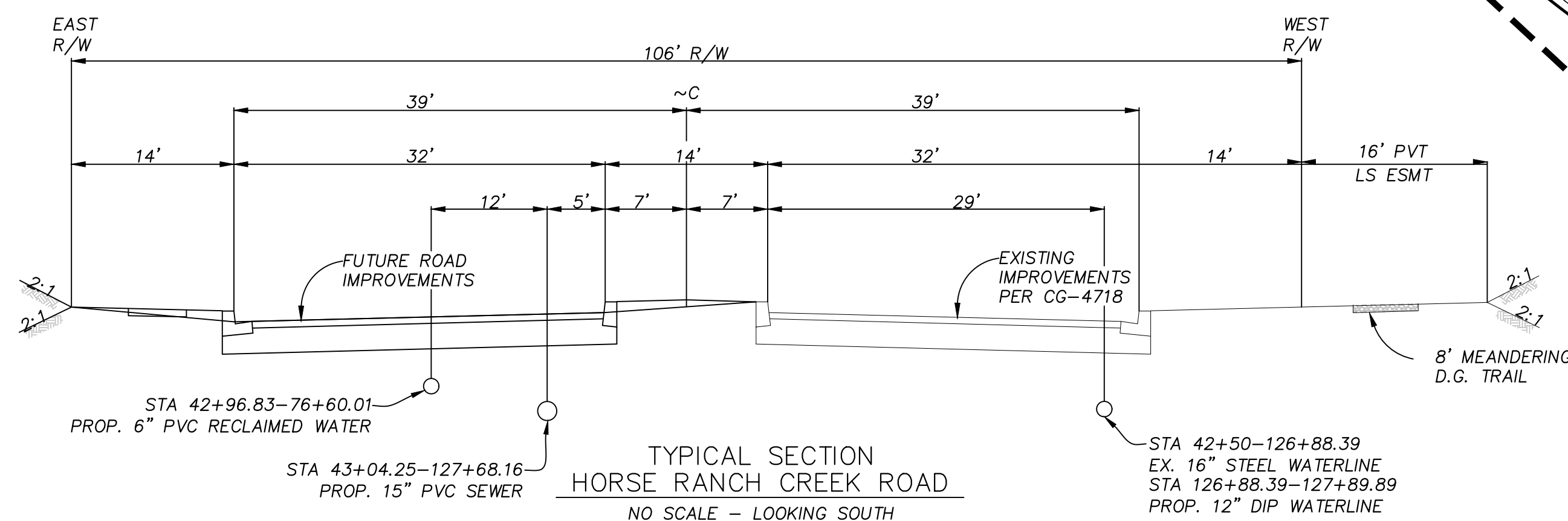
**NOTE:**

PRIVATE ROAD STRUCTURAL SECTION SHALL BE A MINIMUM OF TWO INCHES OF ASPHALT CONCRETE OVER FOUR INCHES OF APPROVED BASE. ADEQUACY OF THE STRUCTURAL SECTION AND SURFACE DRAINAGE SHALL BE INSPECTED AND CERTIFIED BY THE DIRECTOR OF PUBLIC WORKS.



**DESIGNATED REMAINDER PARCEL STATEMENT:**

SEC. 81.515. PRIOR TO THE SALE OF THE DESIGNATED REMAINDER PARCEL THE SELLER SHALL OBTAIN A CERTIFICATE OF COMPLIANCE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES. (ADDED BY ORD. NO. 7204 (N.S.), EFFECTIVE 10-17-86; AMENDED BY ORD. NO. 10037 (N.S.), EFFECTIVE 3-26-10; AMENDED BY ORD. NO. 10224 (N.S.), EFFECTIVE 10-25-12). THE REMAINDER PARCEL IS STILL OBLIGATED TO COMPLY WITH TM 5388 CONDITIONS OF APPROVAL.



**LEGEND**

- PROPOSED:**
- R/W --- RIGHT-OF-WAY
  - P --- PROPERTY BOUNDARY
  - CENTERLINE
  - LOT LINE
  - EASEMENTS
  - BUILDING SETBACKS
  - S --- S --- PROPOSED SEWER MAIN
  - ⊙ --- PROPOSED SEWER LATERAL
  - ⊙ --- PROPOSED SEWER MANHOLE
- EXISTING:**
- EX FH
  - EX CONTOUR
  - EX POWER POLE
  - EX SEWER MAIN
  - EX SEWER MANHOLE

**APN'S:**

108-120-61, 108-120-63

**SITE ADDRESS**

VACANT LAND HORSE RANCH CREEK ROAD  
5378' NORTH OF SR 76

**OWNER / DEVELOPER:**

I CERTIFY UNDER PENALTY OF PERJURY THAT I MEET THE ELIGIBILITY REQUIREMENTS TO SUBDIVIDE THIS PARCEL BY THE MINOR SUBDIVISION PROCESS, IN ACCORDANCE WITH THE ELIGIBILITY REQUIREMENTS IN SECTION 81.602 OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE.

NAME: MONTY MCCULLOUGH,  
MCCULLOUGH DESIGN DEVELOPMENT  
ADDRESS: 16773 CAMINITO DEL VIENTECITO,  
SAN DIEGO, CA 92127  
TELEPHONE: (858) 431-9622

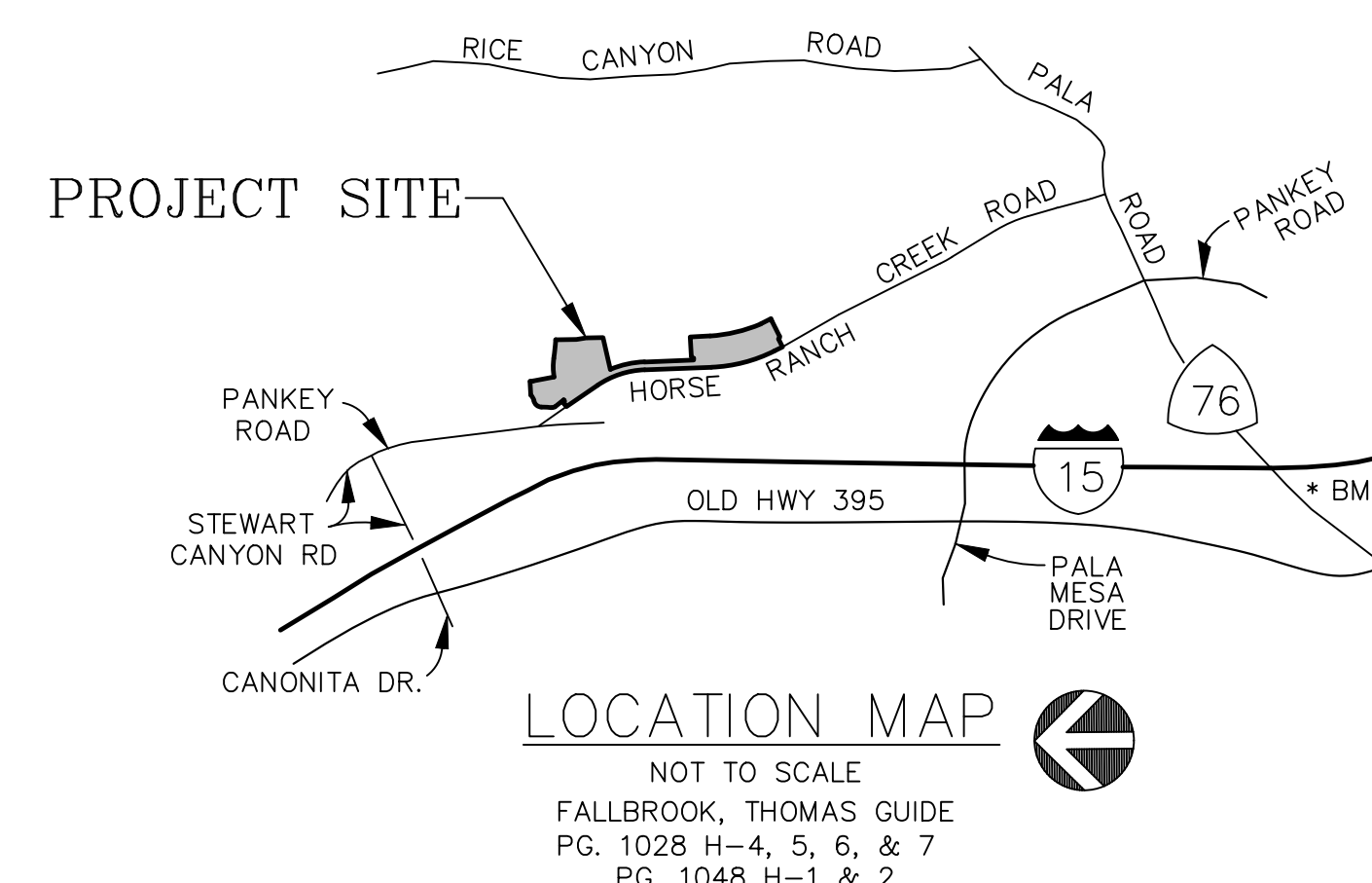
NAME \_\_\_\_\_ DATE \_\_\_\_\_

**ENGINEER OF WORK**

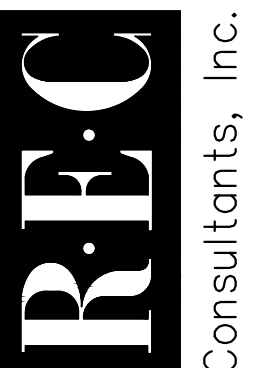
REC CONSULTANTS, INC.  
2970 Fifth Avenue, Ste. #340  
San Diego, CA 92103  
PH. (619) 232-9200



JONATHAN RAAB RYDEEN R.C.E. 64811 DATE  
EXPIRES ON 6/30/27



Civil Engineering Environmental  
2970 Fifth Avenue, Ste. #340  
San Diego, CA 92103  
(619)232-9200 (619)232-9210 Fax



REVISIONS	DESCRIPTION	DATE

JOB NO. 1581

TENTATIVE MAP  
**PASSERELLE**  
COUNTY OF SAN DIEGO TRACT NO. \_\_\_\_\_  
County of San Diego, California

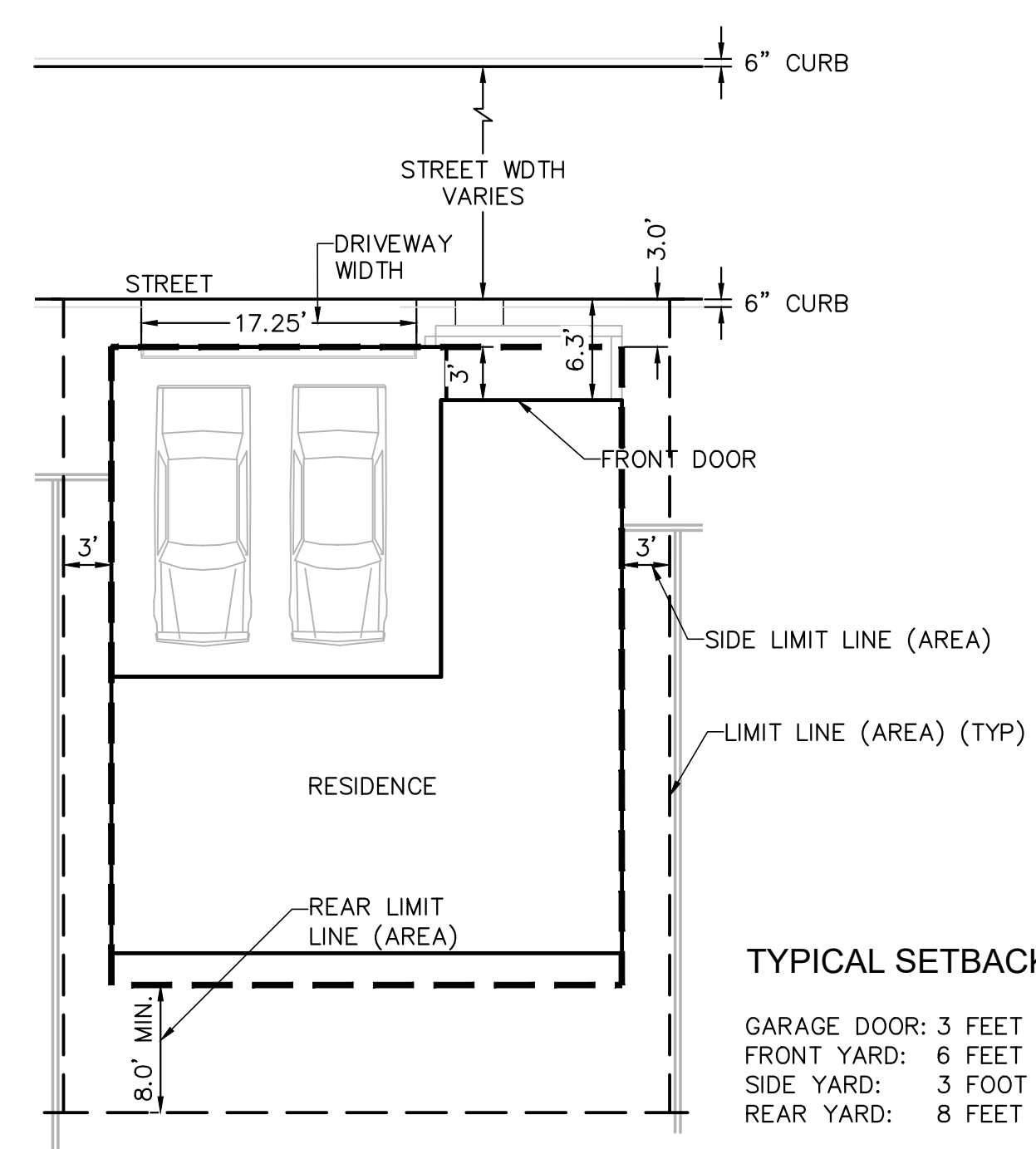
TENTATIVE MAP  
**"PASSERELLE"**  
 COUNTY OF SAN DIEGO TRACT NO. \_\_\_\_\_  
 County of San Diego, California

**EASEMENTS NOTES**

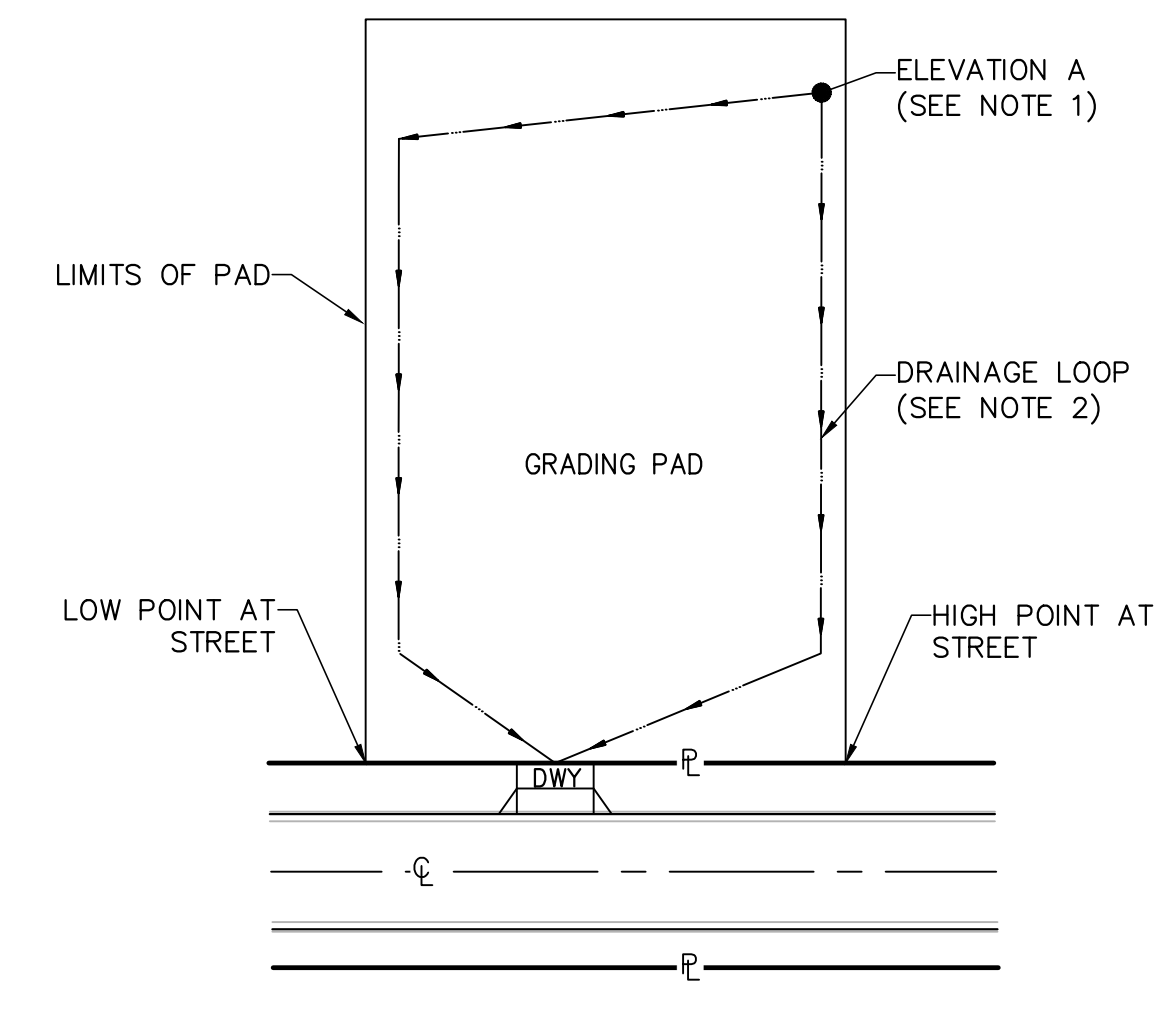
EASEMENTS PER PRELIMINARY TITLE REPORT PREPARED BY:  
 CHICAGO TITLE INSURANCE COMPANY ~ ORDER No. 00110425-996-SDI-CF2

- ① AN EXISTING EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY  
 PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS  
 RECORDED: AUGUST 27, 1926 IN BOOK 1248, PAGE 267 OF DEEDS (TO BE QUITCLAIMED)
- 2 AN EXISTING EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY  
 PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS  
 RECORDED: OCTOBER 21, 1937 AS INSTRUMENT NO. 64819 IN BOOK 694, PAGE 462, OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- 3 AN EXISTING EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY  
 PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS  
 RECORDED: OCTOBER 22, 1937 IN BOOK 714, PAGE 60 OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- ④ AN EXISTING EASEMENT TO HENRY R. DEAN, ET AL  
 PURPOSE: ROAD PURPOSES  
 RECORDED: FEBRUARY 13, 1948 AS INSTRUMENT NO. 14948 IN BOOK 2269, PAGE 339, OF OFFICIAL RECORDS (TO BE QUITCLAIMED)
- ⑤ AN EXISTING EASEMENT TO THE COUNTY OF SAN DIEGO  
 PURPOSE: PUBLIC ROAD PURPOSES  
 RECORDED: AUGUST 10, 1948 AS INSTRUMENT NO. 78889 IN BOOK 2905, PAGE 434, OF OFFICIAL RECORDS (TO BE QUITCLAIMED)
- ⑥ AN EXISTING EASEMENT TO THE COUNTY OF SAN DIEGO  
 PURPOSE: PUBLIC ROAD PURPOSES  
 RECORDED: AUGUST 10, 1948 IN BOOK 2905, PAGE 435, OF OFFICIAL RECORDS (TO BE QUITCLAIMED)
- ⑦ AN EXISTING EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY  
 PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS  
 RECORDED: JUNE 20, 1951 IN BOOK 4151, PAGE 492, OF OFFICIAL RECORDS (TO BE QUITCLAIMED)
- 8 AN EXISTING EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY  
 PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS  
 RECORDED: DECEMBER 14, 1951 IN BOOK 4320, PAGE 280, OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- 9 AN EXISTING EASEMENT TO THE SAN DIEGO GAS AND ELECTRIC COMPANY  
 PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS  
 RECORDED: JULY 2, 1974 AS INSTRUMENT NO. 74-177833, OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- 10 AN EXISTING EASEMENT TO RAINBOW MUNICIPAL WATER DISTRICT, A MUNICIPAL CORPORATION  
 PURPOSE: PIPELINE OR PIPELINES  
 RECORDED: JUNE 13, 1978 AS INSTRUMENT NO. 78-244432, OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- 11 AN EXISTING EASEMENT FOR TO RAINBOW MUNICIPAL WATER DISTRICT, A MUNICIPAL CORPORATION  
 PURPOSE: A PIPELINE OR PIPELINES  
 RECORDED: OCTOBER 6, 1978 AS INSTRUMENT NO. 78-0425959, OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- ⑫ AN EXISTING EASEMENT TO WILLIAM B. BUCK, ET AL  
 PURPOSE: ROAD AND UTILITY PURPOSES  
 RECORDED: OCTOBER 31, 1978 AS INSTRUMENT NO. 78-471499, OF OFFICIAL RECORDS  
 QUITCLAIM DEED RECORDED JANUARY 9, 1981 AS FILE NO. 81-006489, WILLIAM B. BUCK ET AL, QUITCLAIM OF INTEREST OF THE HEREIN ABOVE DESCRIBED EASEMENT.
- ⑬ AN EXISTING EASEMENT TO PAKEY RANCH  
 PURPOSE: ROAD AND PUBLIC UTILITY  
 RECORDED: DECEMBER 4, 1979 AS INSTRUMENT NO. 79-508977, OF OFFICIAL RECORDS (TO BE QUITCLAIMED)
- ⑭ AN EXISTING EASEMENT TO ROBERT H. PANKEY AND ROSEMARY R. PANKEY, HUSBAND AND WIFE AS COMMUNITY PROPERTY, ET AL  
 PURPOSE: ROAD AND UTILITY PURPOSES  
 RECORDED: JANUARY 8, 1981 AS INSTRUMENT NO. 81-006490, OF OFFICIAL RECORDS (TO BE QUITCLAIMED)  
 AND RE-RECORDED JUNE 10, 1981 AS INSTRUMENT NO. 81-181138, OF OFFICIAL RECORDS. (TO BE QUITCLAIMED)
- ⑮ AN EXISTING EASEMENT FOR ROAD AND UTILITIES  
 RECORDED: MARCH 27, 1981 AS INSTRUMENT NO. 81-092782 (TO BE QUITCLAIMED)
- 16 AN EXISTING EASEMENT TO THE SAN LUIS REY MUNICIPAL WATER DISTRICT  
 PURPOSE: ACCESS AND DEVELOPMENT OF WATERS, WELLSITES, AND WATER WORKS  
 RECORDED: JULY 26, 1984 AS INSTRUMENT NO. 84-284008, OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- 19 EXISTING EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON THE RECORDED PARCEL MAP 13703. (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- 21 A DOCUMENT ENTITLED "AGREEMENT FOR GRANT OF EASEMENTS", DATED, JUNE 15, 2007, EXECUTED BY PASSERELLE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND PALOMAR COMMUNITY COLLEGE DISTRICT, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED JUNE 14, 2007 AS INSTRUMENT NO. 2007-0403365, OF OFFICIAL RECORDS. A DOCUMENT ENTITLED "AGREEMENT FOR GRANT OF EASEMENTS", DATED, JUNE 15, 2007, EXECUTED BY PASSERELLE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND PALOMAR COMMUNITY COLLEGE DISTRICT, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED JUNE 14, 2007 AS INSTRUMENT NO. 2007-0403364, OF OFFICIAL RECORDS. (EASEMENT IS NOT PLOTTABLE)
- 22 AN EXISTING EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION  
 PURPOSE: UTILITIES, INGRESS & EGRESS  
 RECORDED: JANUARY 7, 2011, AS INSTRUMENT NO. 2011-0013745 OF OFFICIAL RECORDS (EASEMENT NOT LOCATED ON SUBJECT PROPERTY)
- ②③ AN EXISTING EASEMENT TO THE COUNTY OF SAN DIEGO  
 PURPOSE: PUBLIC HIGHWAY  
 RECORDED: JANUARY 10, 2011, AS INSTRUMENT NO. 2011-0017036 OF OFFICIAL RECORDS
- ③④ AN EXISTING EASEMENT TO THE COUNTY OF SAN DIEGO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA  
 PURPOSE: COUNTY HIGHWAY  
 RECORDING DATE: DECEMBER 05, 2013  
 RECORDING NO: 2013-0706899 OF OFFICIAL RECORDS
- ③⑤ AN EXISTING EASEMENT TO RAINBOW MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT  
 PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS  
 RECORDING DATE: MARCH 26, 2014  
 RECORDING NO: 2014-0117990 OF OFFICIAL RECORDS
- ③⑥ EXISTING EASEMENTS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT AGREEMENT  
 RECORDING DATE: MAY 26, 2015  
 RECORDING NO: 2015-0265828 OF OFFICIAL RECORDS
- 35 AN EXISTING EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION  
 PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS  
 RECORDING DATE: MARCH 18, 2016  
 RECORDING NO: 2016-0120629 OF OFFICIAL RECORDS (EASEMENT IS NOT PLOTTABLE)
- ③⑦ EXISTING MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: TEMPORARY FUEL MANAGEMENT EASEMENT AGREEMENT  
 RECORDING DATE: MARCH 22, 2016  
 RECORDING NO: 2016-0126290 OF OFFICIAL RECORDS
- ③⑧ EXISTING MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: WALLS AND FENCES EASEMENT AND COST-SHARING AGREEMENT  
 RECORDING DATE: DECEMBER 07, 2016  
 RECORDING NO: 2016-0671680 OF OFFICIAL RECORDS

② TYP. MIN. RESIDENTIAL LOT CONFIGURATION  
 NOT TO SCALE



TYPICAL SETBACKS:  
 GARAGE DOOR: 3 FEET FROM STREET  
 FRONT YARD: 6 FEET FROM LIMIT LINE  
 SIDE YARD: 3 FOOT SIDE YARD LIMIT  
 REAR YARD: 8 FEET



③ TYPICAL RESIDENTIAL PAD DRAINAGE  
 NOT TO SCALE

- NOTES:**
1. ELEVATION "A" IS LOCATED AT THE MOST REMOTE CORNER OF THE PAD FROM THE DRIVEWAY.
  2. MINIMUM 1% SWALE TO STREET OR OTHER DISCHARGE POINT.
  3. ALL SLOPE SURFACES SHALL BE PROTECTED BY APPROVED EROSION CONTROL MATERIAL.
  4. ALL PADS TO BE BERMED TO PREVENT RUN-OFF TO ADJACENT PADS.

Civil Engineering Environmental  
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 San Diego, CA 92103  
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**R.E.C.**  
 Consultants, Inc.

REVISIONS	BY	DATE	DESCRIPTION

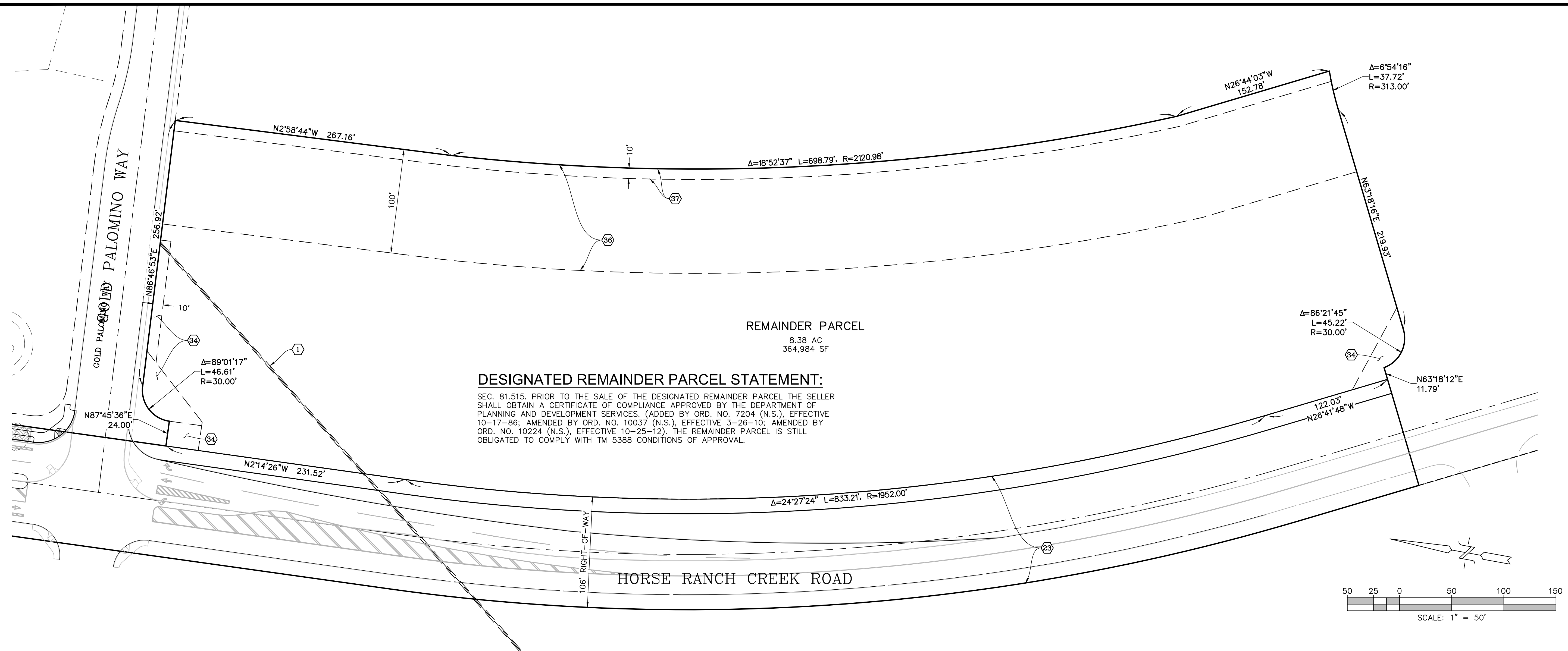
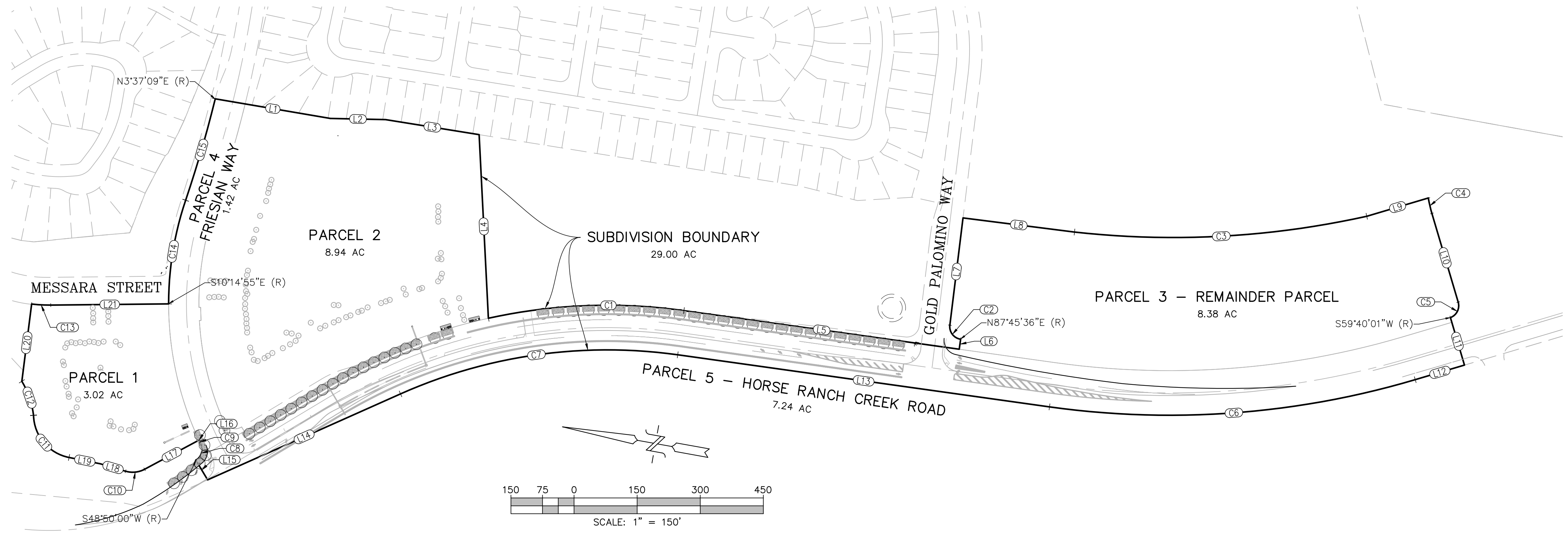
JOB NO. 1581

TENTATIVE MAP  
**PASSERELLE**  
 COUNTY OF SAN DIEGO TRACT NO. \_\_\_\_\_  
 County of San Diego, California

SHEET NO.  
**2 OF 10**

#	BEARING/Delta	RADIUS	LENGTH
C1	$\Delta = 20^{\circ}24'20''$	1313.00'	467.62'
C2	$\Delta = 89^{\circ}01'17''$	30.00'	46.61'
C3	$\Delta = 18^{\circ}52'37''$	2120.98'	698.79'
C4	$\Delta = 6^{\circ}54'16''$	313.00'	37.72'
C5	$\Delta = 86^{\circ}21'45''$	30.00'	45.22'
C6	$\Delta = 24^{\circ}27'24''$	2058.00'	878.46'
C7	$\Delta = 32^{\circ}00'00''$	1207.00'	674.12'
C8	$\Delta = 84^{\circ}50'41''$	30.00'	44.42'
C9	$\Delta = 0^{\circ}44'03''$	767.00'	9.83'
C10	$\Delta = 44^{\circ}39'42''$	60.00'	46.77'
C11	$\Delta = 77^{\circ}32'54''$	104.66'	141.65'
C12	$\Delta = 24^{\circ}47'25''$	199.02'	86.11'
C13	$\Delta = 7^{\circ}21'11''$	355.00'	45.56'
C14	$\Delta = 18^{\circ}44'01''$	767.00'	250.78'
C15	$\Delta = 4^{\circ}51'57''$	2958.00'	251.21'
L1	$N 00^{\circ}33'32'' W$		277.64'
L2	$N 08^{\circ}59'44'' W$		131.04'
L3	$N 01^{\circ}05'43'' W$		225.35'
L4	$N 76^{\circ}53'58'' E$		437.11'
L5	$N 02^{\circ}14'26'' W$		660.87'

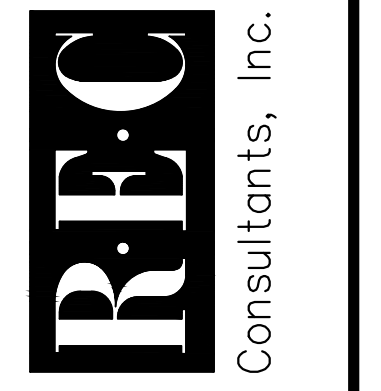
#	BEARING/Delta	RADIUS	LENGTH
L6	$N 87^{\circ}45'36'' E$		24.00'
L7	$N 86^{\circ}46'53'' E$		256.92'
L8	$N 02^{\circ}58'44'' W$		267.16'
L9	$N 26^{\circ}44'03'' W$		152.78'
L10	$N 63^{\circ}18'16'' E$		219.93'
L11	$N 26^{\circ}41'48'' W$		117.79'
L12	$N 26^{\circ}41'48'' W$		122.03'
L13	$N 02^{\circ}14'24'' W$		892.40'
L14	$N 34^{\circ}14'24'' W$		502.01'
L15	$N 48^{\circ}50'34'' E$		54.30'
L16	$N 54^{\circ}45'17'' E$		0.26'
L17	$N 38^{\circ}25'37'' W$		146.38'
L18	$N 06^{\circ}14'05'' E$		62.22'
L19	$N 01^{\circ}11'58'' E$		76.23'
L20	$N 86^{\circ}59'34'' E$		185.12'
L21	$N 10^{\circ}47'30'' W$		280.22'



**DESIGNATED REMAINDER PARCEL STATEMENT:**

SEC. 81.515. PRIOR TO THE SALE OF THE DESIGNATED REMAINDER PARCEL THE SELLER SHALL OBTAIN A CERTIFICATE OF COMPLIANCE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES. (ADDED BY ORD. NO. 7204 (N.S.), EFFECTIVE 10-17-86; AMENDED BY ORD. NO. 10037 (N.S.), EFFECTIVE 3-26-10; AMENDED BY ORD. NO. 10224 (N.S.), EFFECTIVE 10-25-12). THE REMAINDER PARCEL IS STILL OBLIGATED TO COMPLY WITH TM 5368 CONDITIONS OF APPROVAL.

Civil Engineering Environmental  
2970 Fifth Avenue, Ste. #340  
San Diego, CA 92103  
(619)232-9200 (619)232-9210 Fax



REVISIONS	BY	DATE	DESCRIPTION

JOB NO. 1581

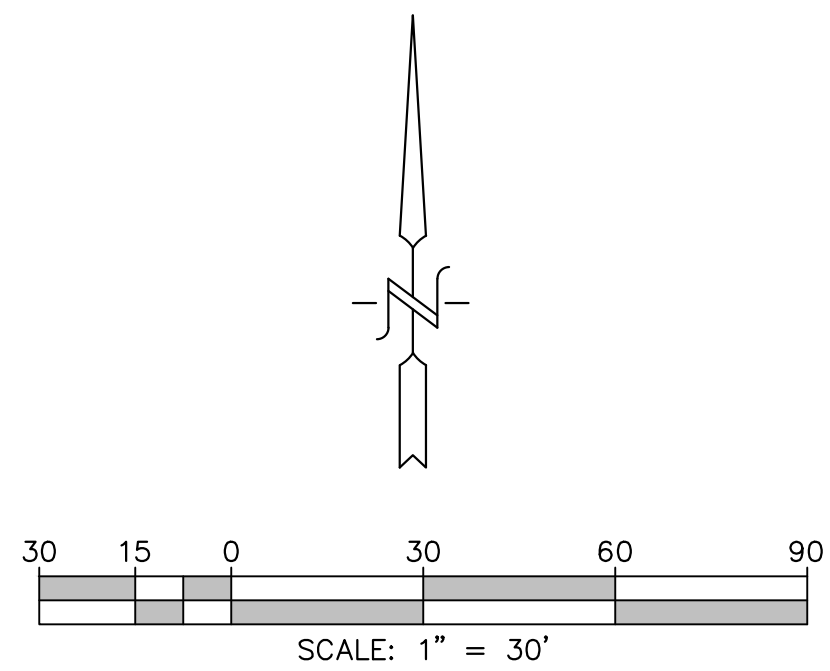
TENTATIVE MAP  
**PASSERELLE**  
COUNTY OF SAN DIEGO TRACT NO. \_\_\_\_\_  
County of San Diego, California

SHEET NO.  
**3 OF 10**

PRIVATE ROAD CENTERLINE			
#	BEARING/Delta	RADIUS	LENGTH
C1	$\Delta = 82^{\circ}12'56''$	36.00'	51.66'
C2	$\Delta = 20^{\circ}20'40''$	166.00'	58.94'
C3	$\Delta = 62^{\circ}17'18''$	36.00'	39.14'
C4	$\Delta = 121^{\circ}15'00''$	36.00'	76.18'
C5	$\Delta = 11^{\circ}29'20''$	920.05'	184.49'
C6	$\Delta = 85^{\circ}23'25''$	36.00'	53.65'
C22	$\Delta = 7^{\circ}11'32''$	103.00'	12.93'
L1	S 79°12'30" W		100.03'
L2	N 10°47'30" W		107.85'
L3	S 86°59'34" W		23.25'
L4	S 66°38'54" W		87.77'
L5	S 04°21'35" W		128.88'
L33	S 17°59'03" E		34.76'
L35	S 10°47'30" E		56.16'

**LEGEND**

- ① PROPOSED SEWER MAIN HOLE
- ② PROPOSED SEWER MAIN
- ③ PROPOSED WATER MAIN
- ④ PROPOSED FIRE HYDRANT
- ⑤ PROPOSED CURB INLET
- ⑥ PROPOSED DIVERSION CHAMBER (SEE SHEET \_\_\_\_ FOR DETAILS)
- ⑦ PROPOSED STORM DRAIN CLEANOUT
- ⑧ PROPOSED UNDERGROUND STORAGE TANK (SEE SHEET \_\_\_\_ FOR DETAILS)
- ⑨ PROPOSED MODULAR WETLAND STRUCTURE (SEE SHEET \_\_\_\_ FOR DETAILS)
- ⑩ PROPOSED RETAINING WALL



REVISIONS	DESCRIPTION
BY	DATE

JOB NO. 1581

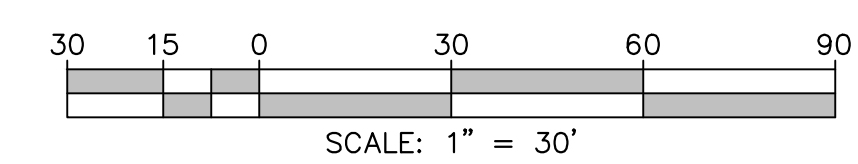
**TENTATIVE MAP**  
**PASSERELLE**  
 COUNTY OF SAN DIEGO TRACT NO. \_\_\_\_\_  
 County of San Diego, California

#	BEARING/Delta	RADIUS	LENGTH
C7	Δ = 15°52'38"	606.00'	167.93'
C8	Δ = 108°21'01"	38.00'	71.86'
C9	Δ = 8°14'56"	616.00'	88.69'
C10	Δ = 2°55'06"	1216.00'	61.94'
C11	Δ = 7°31'15"	919.61'	120.71'
C12	Δ = 85°20'43"	31.00'	46.18'
C13	Δ = 13°32'33"	606.00'	143.24'
C14	Δ = 2°55'55"	1416.53'	72.48'
C15	Δ = 58°00'57"	28.00'	28.35'
C16	Δ = 7°31'15"	1184.00'	155.41'
L6	S 10°47'30" E		117.95'

#	BEARING/Delta	RADIUS	LENGTH
L7	N 41°09'35" W		87.32'
L8	N 32°54'39" W		91.04'
L9	S 05°33'55" E		228.71'
L10	S 01°57'20" W		17.87'
L11	S 83°23'23" E		160.92'
L12	N 00°08'23" E		42.57'
L13	N 55°29'31" E		23.50'
L14	N 01°57'20" E		63.25'
L15	N 05°33'55" W		175.76'
L16	S 01°57'20" W		57.50'



- LEGEND**
- ① PROPOSED SEWER MAIN HOLE
  - ② PROPOSED SEWER MAIN
  - ③ PROPOSED WATER MAIN
  - ④ PROPOSED FIRE HYDRANT
  - ⑤ PROPOSED CURB INLET
  - ⑥ PROPOSED DIVERSION CHAMBER (SEE SHEET \_\_\_ FOR DETAILS)
  - ⑦ PROPOSED STORM DRAIN CLEANOUT
  - ⑧ PROPOSED UNDERGROUND STORAGE TANK (SEE SHEET \_\_\_ FOR DETAILS)
  - ⑨ PROPOSED MODULAR WETLAND STRUCTURE (SEE SHEET \_\_\_ FOR DETAILS)
  - ⑩ PROPOSED STORM DRAIN INLET
  - ⑪ PROPOSED RETAINING WALL



SAVE DATE: 6/2/2026 ~ PLOT DATE: 6/2/2026 ~ FILE NAME: P:\Acad\1581 Campus Park Condo\Survey\Tentative Map\Tentative Map.dwg

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**R.E.C.**  
 Consultants, Inc.

REVISIONS	DESCRIPTION
BY	DATE

JOB NO. 1581

**TENTATIVE MAP**  
**PASSERELLE**  
 COUNTY OF SAN DIEGO TRACT NO. \_\_\_\_\_  
 County of San Diego, California

SHEET NO.  
**5 OF 10**

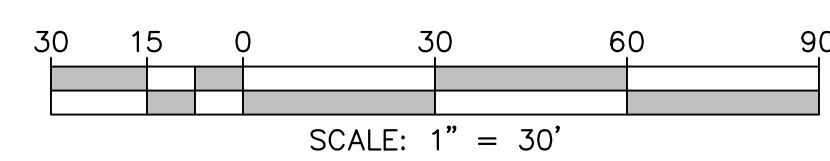


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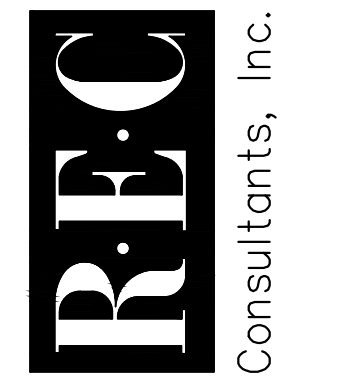
- ① PROPOSED SEWER MAIN HOLE
- ② PROPOSED SEWER MAIN
- ③ PROPOSED WATER MAIN
- ④ PROPOSED FIRE HYDRANT
- ⑤ PROPOSED CURB INLET
- ⑥ PROPOSED DIVERSION CHAMBER  
(SEE SHEET \_\_\_ FOR DETAILS)
- ⑦ PROPOSED STORM DRAIN CLEANOUT
- ⑧ PROPOSED UNDERGROUND STORAGE TANK  
(SEE SHEET \_\_\_ FOR DETAILS)
- ⑨ PROPOSED MODULAR WETLAND STRUCTURE  
(SEE SHEET \_\_\_ FOR DETAILS)
- ⑩ PROPOSED STORM DRAIN INLET
- ⑪ PROPOSED RETAINING WALL

#	BEARING/Delta	RADIUS	LENGTH
C9	Δ = 8°14'56"	616.00'	88.69'
C10	Δ = 2°55'06"	1216.00'	61.94'
C11	Δ = 7°31'15"	919.61'	120.71'
C14	Δ = 2°55'55"	1416.53'	72.48'
C15	Δ = 58°00'57"	28.00'	28.35'
C16	Δ = 7°31'15"	1184.00'	155.41'
C17	Δ = 7°31'15"	1055.33'	138.52'
C18	Δ = 73°06'29"	36.00'	45.94'
C19	Δ = 82°27'53"	31.00'	44.62'
C20	Δ = 65°34'22"	23.00'	26.32'
C21	Δ = 12°41'00"	164.00'	36.30'
L7	N 41°09'35" W		87.32'

#	BEARING/Delta	RADIUS	LENGTH
L8	N 32°54'39" W		91.04'
L9	S 05°33'55" E		228.71'
L13	N 55°29'31" E		23.50'
L15	N 05°33'55" W		175.76'
L17	S 05°33'55" E		273.83'
L18	N 29°59'33" W		129.80'
L19	S 76°53'58" W		216.15'
L20	N 60°00'27" E		29.83'
L21	N 76°53'58" E		54.33'
L22	N 64°12'58" E		82.33'



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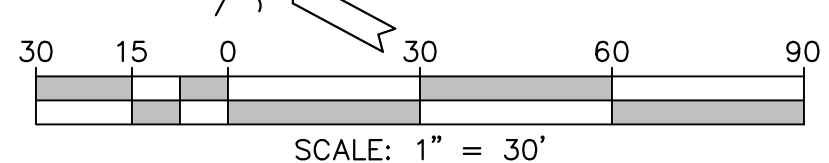
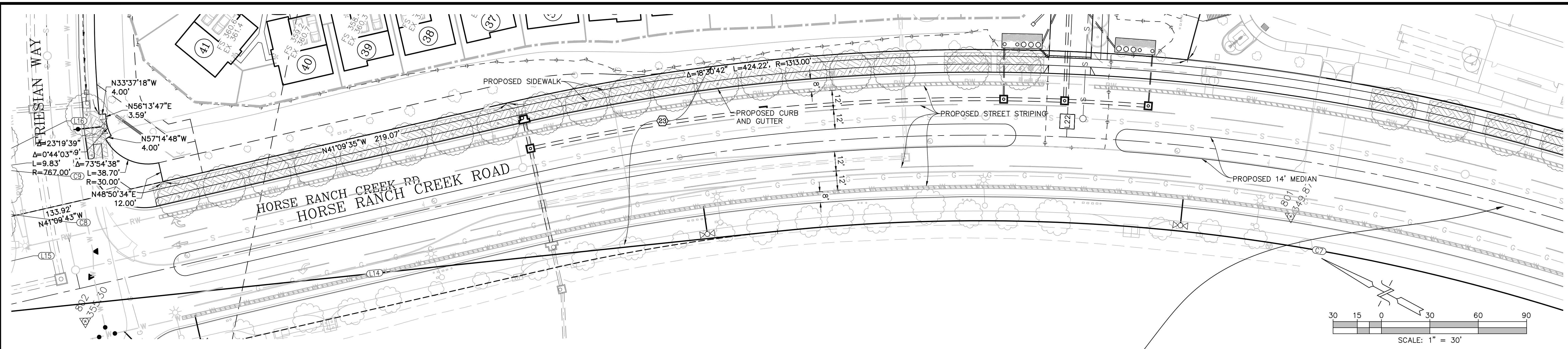


REVISIONS	BY	DATE	DESCRIPTION

JOB NO. 1581

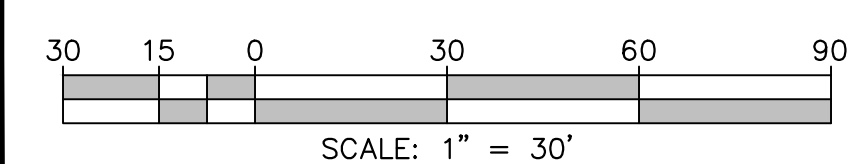
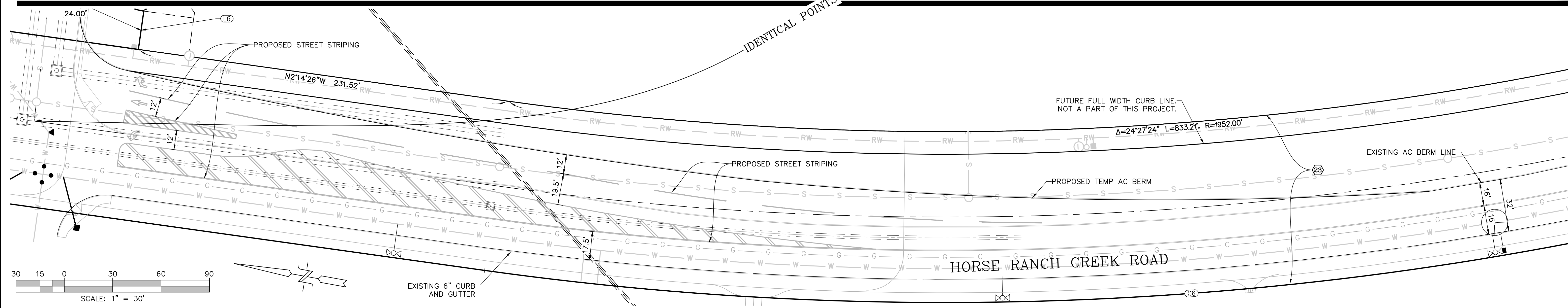
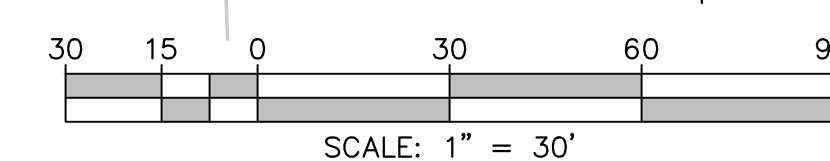
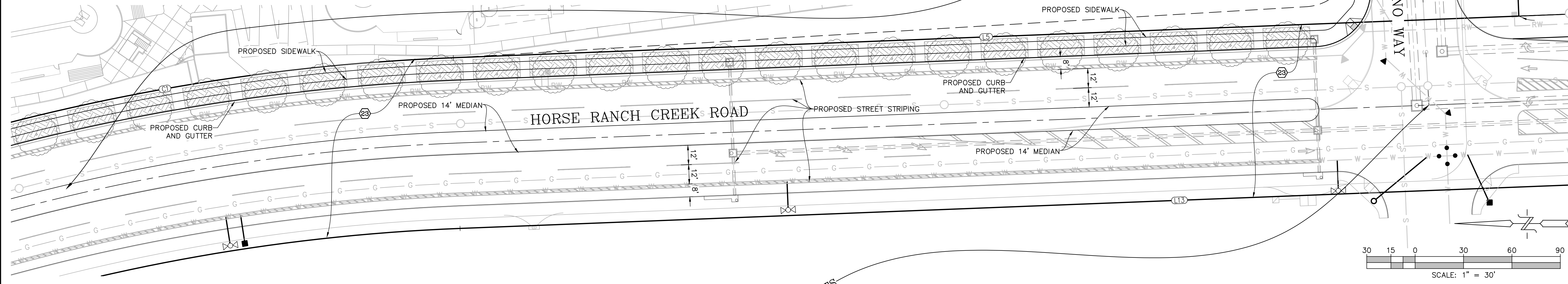
TENTATIVE MAP  
**PASSERELLE**  
COUNTY OF SAN DIEGO TRACT NO. \_\_\_\_\_  
County of San Diego, California

SHEET NO.  
**6 OF 10**



- DRAFT CONDITION FOR PUBLIC IMPROVEMENTS BASED ON ORIGINAL TENTATIVE MAP DESIGN.**  
 PRIOR TO THE APPROVAL OF THE FINAL MAP, IMPROVE OR AGREE TO IMPROVE AND PROVIDE SECURITY FOR ON- AND OFF-SITE HORSE RANCH CREEK ROAD FROM AN ACCEPTABLE INTERSECTION WITH GOLD PALOMINO WAY NORTHERLY TO FRIESIAN WAY AS FOLLOWS:
- 1) THE ROAD SHALL BE IMPROVED TO THE FOLLOWING STANDARD: PUBLIC BOULEVARD ROAD WITH RAISED MEDIAN STANDARDS TO A GRADED WIDTH OF ONE HUNDRED SIX FEET (106') WITH SEVENTY-EIGHT FEET (78') OF ASPHALT CONCRETE PAVEMENT OVER APPROVED BASE WITH PORTLAND CEMENT CONCRETE CURB, GUTTER AND SIDEWALK WITH FACE OF CURB AT THIRTY-NINE FEET (39') FROM CENTERLINE.
  - 2) CONSTRUCT A FOURTEEN FOOT (14') WIDE RAISED MEDIAN WITH CONCRETE CURBS WITH FACE OF MEDIAN CURB AT SEVEN FEET (7') FROM CENTERLINE, INCLUDING TRANSITION NORTHERLY TO EXISTING PANKEY ROAD IMPROVEMENTS. HORSE CREEK RANCH RD. BECOMES PANKEY RD AFTER FRIESIAN WAY.

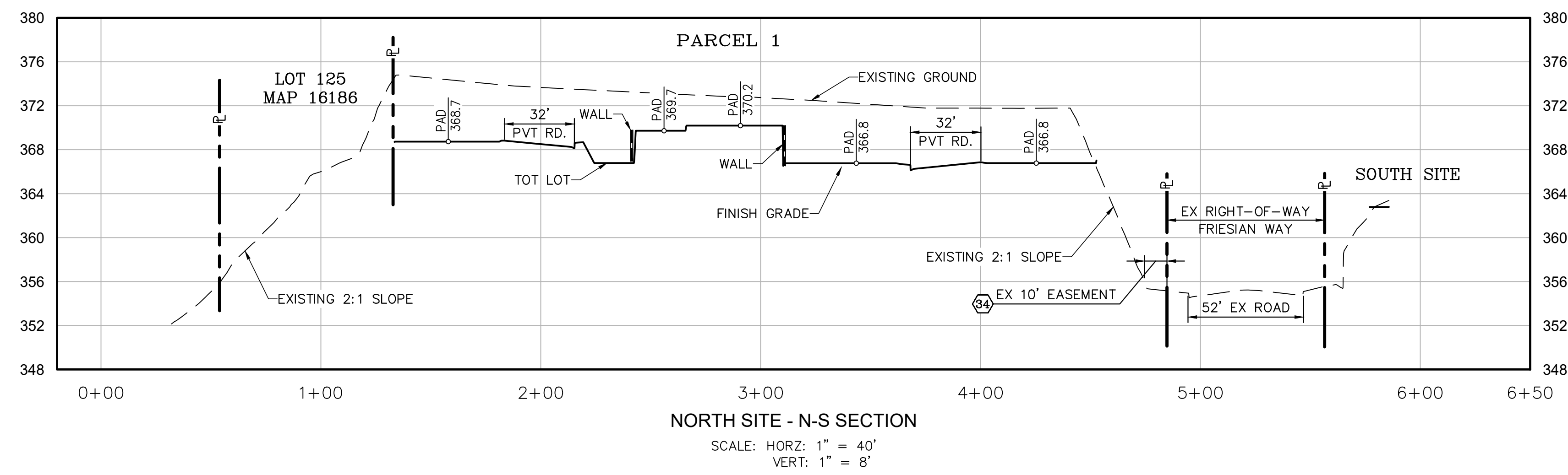
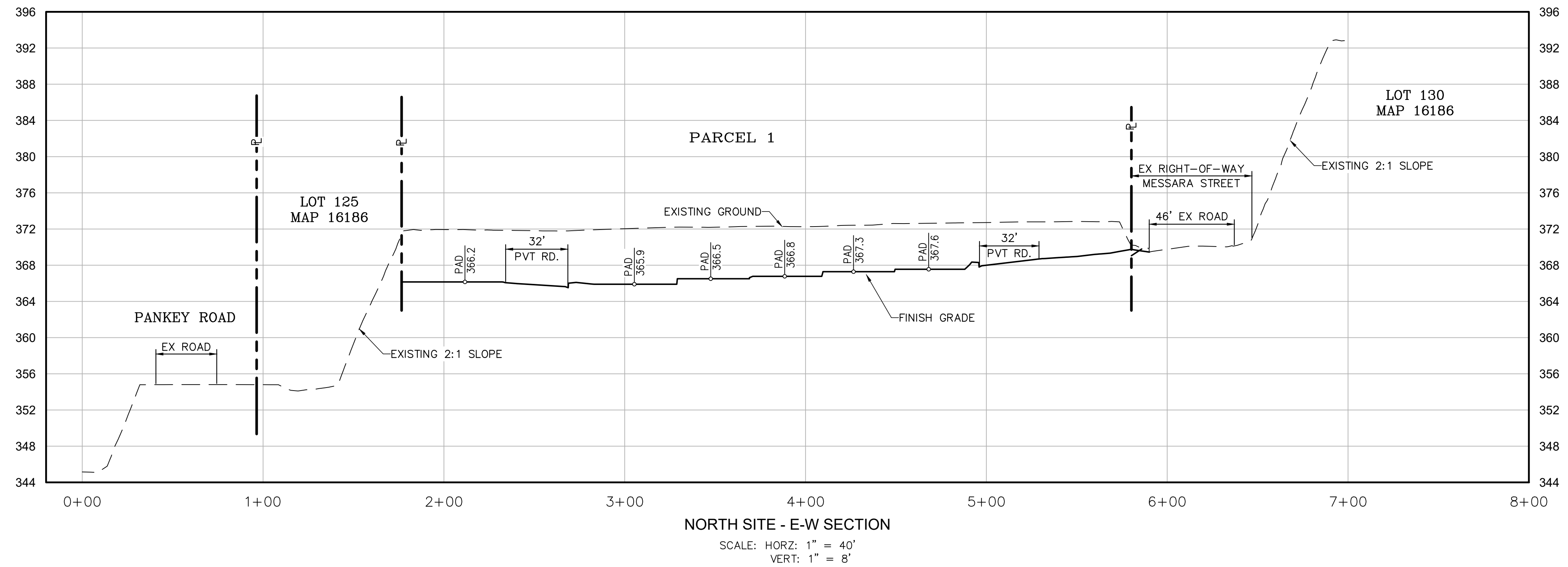
- 3) PROVIDE ADDITIONAL GRADING AND PAVING AS REQUIRED TO PROVIDE ADDITIONAL LEFT- AND RIGHT TURN LANES, AND PATHWAYS OR TRAILS ALONG THE IMPROVEMENTS AS NECESSARY.
  - 4) PROVIDE TRAFFIC SIGNALS WHEN TRAFFIC WARRANTS ARE MET AND PROVIDE TRANSITIONS ON- AND OFF-SITE.
  - 5) SHOW THE PROPOSED ACCESS LOCATIONS FOR PALOMAR COLLEGE NORTH EDUCATION CENTER (WHICH HAS A CERTIFIED EIR) AND PROVIDE INTERSECTIONAL SEPARATIONS AND OPERATIONS WITH THE VTM 5338 RPL7 (AND VTM 5354RPL4) ACCESSES ACCORDING TO THE PUBLIC ROAD STANDARDS.
  - 6) PROVIDE TRANSITIONS TO EXISTING PANKEY ROAD TO THE NORTH.
- ALL OF THE ABOVE SHALL BE TO THE SATISFACTION OF CALTRANS AND THE DIRECTOR OF PUBLIC WORKS.



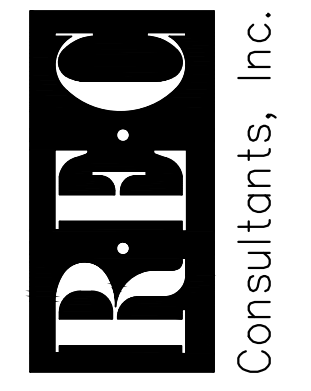
REVISIONS	DATE	DESCRIPTION

JOB NO. 1581

TENTATIVE MAP  
 PASSERELLE  
 COUNTY OF SAN DIEGO TRACT NO. \_\_\_\_\_  
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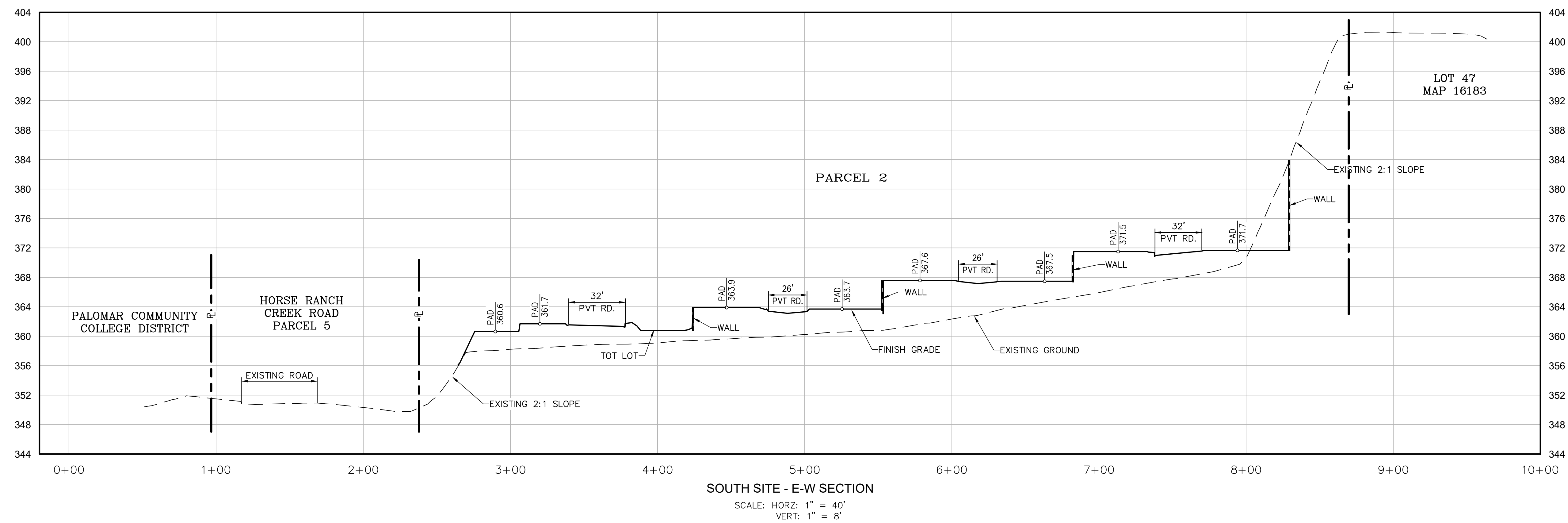
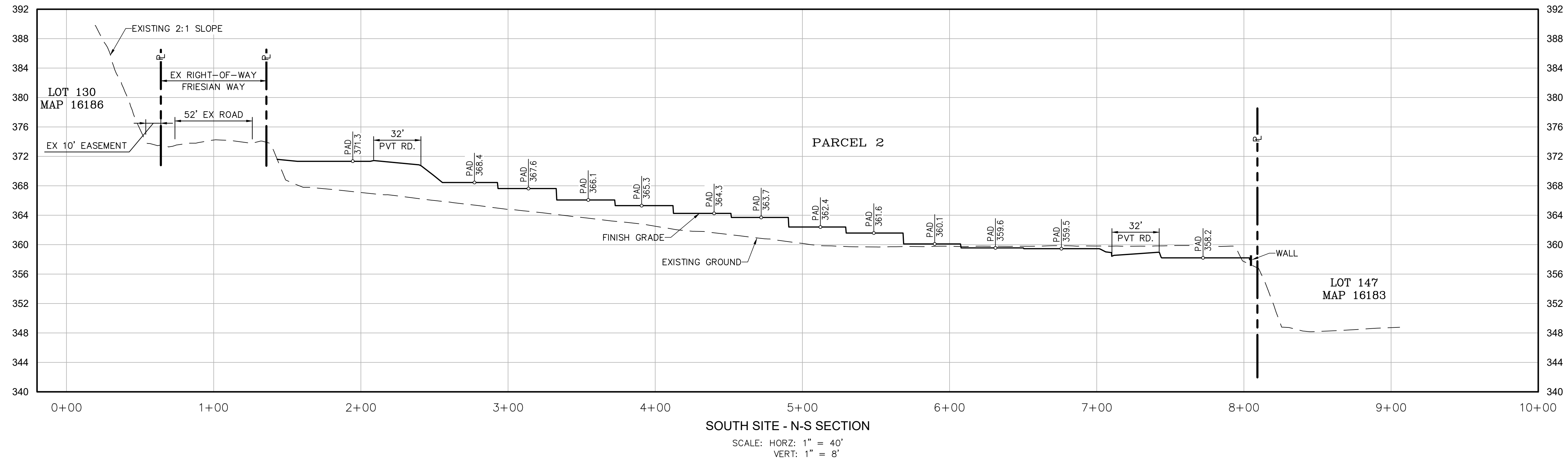


REVISIONS	BY	DATE	DESCRIPTION

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TENTATIVE MAP  
**PASSERELLE**  
 COUNTY OF SAN DIEGO TRACT NO. \_\_\_\_\_  
 County of San Diego, California

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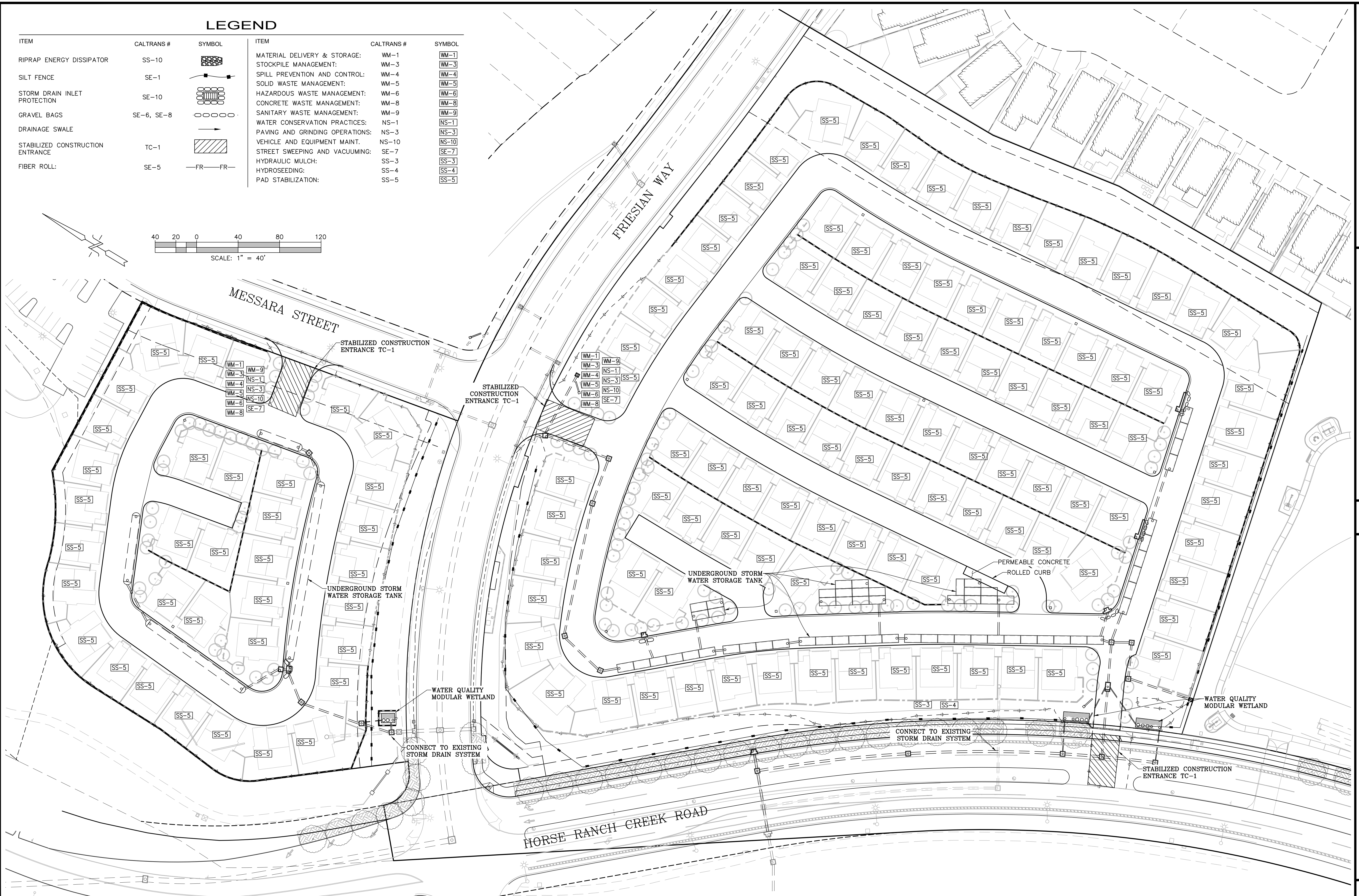
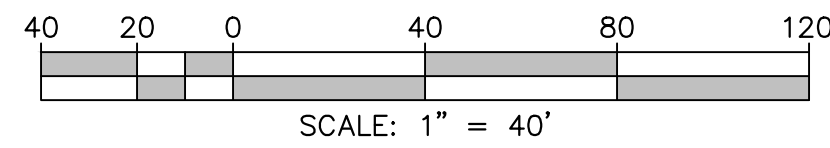
REVISIONS	BY	DATE	DESCRIPTION

JOB NO. 1581

**TENTATIVE MAP**  
**PASSERELLE**  
 COUNTY OF SAN DIEGO TRACT NO. \_\_\_\_\_  
 County of San Diego, California

**LEGEND**

ITEM	CALTRANS #	SYMBOL	ITEM	CALTRANS #	SYMBOL
RIPRAP ENERGY DISSIPATOR	SS-10		MATERIAL DELIVERY & STORAGE:	WM-1	
SILT FENCE	SE-1		STOCKPILE MANAGEMENT:	WM-3	
STORM DRAIN INLET PROTECTION	SE-10		SPILL PREVENTION AND CONTROL:	WM-4	
GRAVEL BAGS	SE-6, SE-8		SOLID WASTE MANAGEMENT:	WM-5	
DRAINAGE SWALE			HAZARDOUS WASTE MANAGEMENT:	WM-6	
STABILIZED CONSTRUCTION ENTRANCE	TC-1		CONCRETE WASTE MANAGEMENT:	WM-8	
FIBER ROLL:	SE-5		SANITARY WASTE MANAGEMENT:	WM-9	
			WATER CONSERVATION PRACTICES:	NS-1	
			PAVING AND GRINDING OPERATIONS:	NS-3	
			VEHICLE AND EQUIPMENT MAINT.:	NS-10	
			STREET SWEEPING AND VACUUMING:	SE-7	
			HYDRAULIC MULCH:	SS-3	
			HYDROSEEDING:	SS-4	
			PAD STABILIZATION:	SS-5	



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TENTATIVE MAP ~ BMP PLAN  
**PASSERELLE**  
 COUNTY OF SAN DIEGO TRACT NO. \_\_\_\_\_  
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