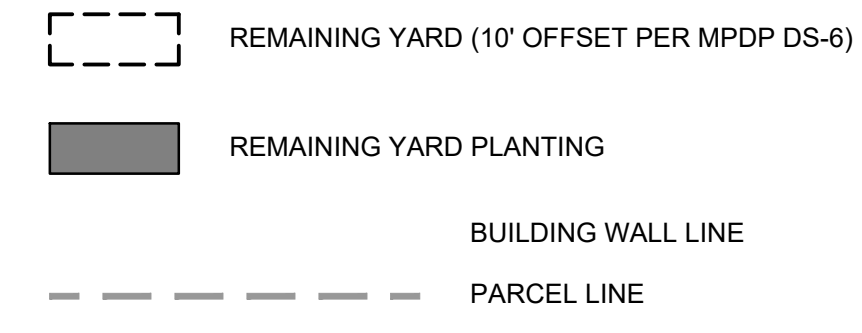


REMAINING YARD 10' OFFSET

PLANTING WITHIN REMAINING YARD OFFSET HATCH

PARCEL LINE

PA 12 LANDSCAPE CALCULATIONS - REMAINING YARD



PA 12 - BUILDING 1

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 15,438 sq. ft. x 30% = 4,631 sq. ft.	7,395 sq. ft.	2,764 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area 15,438 sq. ft. x 0.05 = 772 sq. ft.	1,280 points	508 points
880 @ 1gal shrubs = 880 pts 20 Trees @ 24" box = 400 pts		
Plant Points Achieved with Trees (50%)		400 points 386 MIN

PA 12 - BUILDING 2

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 9,695 sq. ft. x 30% = 2,909 sq. ft.	4,807 sq. ft.	1,899 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area 9,695 sq. ft. x 0.05 = 485 sq. ft.	945 points	460 points
585 @ 1gal shrubs = 585 pts 18 Trees @ 24" box = 360 pts		
Plant Points Achieved with Trees (50%)		360 points 242 MIN

PA 12 - BUILDING 3

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 11,714 sq. ft. x 30% = 3,514 sq. ft.	4,874 sq. ft.	1,360 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area 11,714 sq. ft. x 0.05 = 586 sq. ft.	985 points	399 points
585 @ 1gal shrubs = 585 pts 20 Trees @ 24" box = 400 pts		
Plant Points Achieved with Trees (50%)		400 points 293 MIN

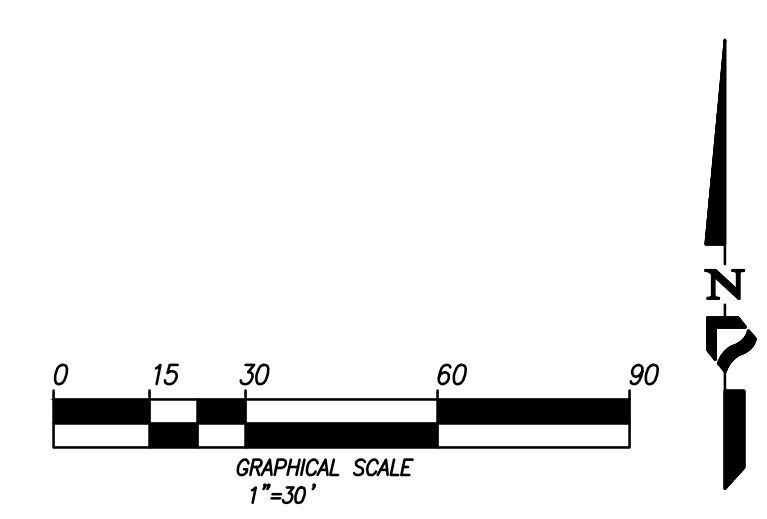
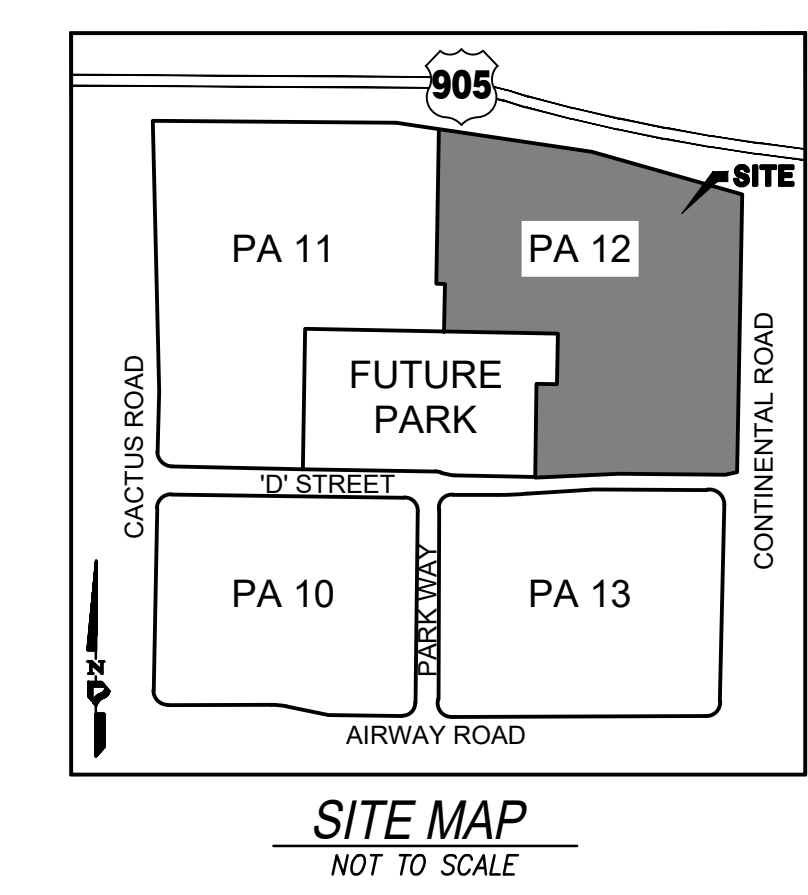
PA 12 - BUILDING 4

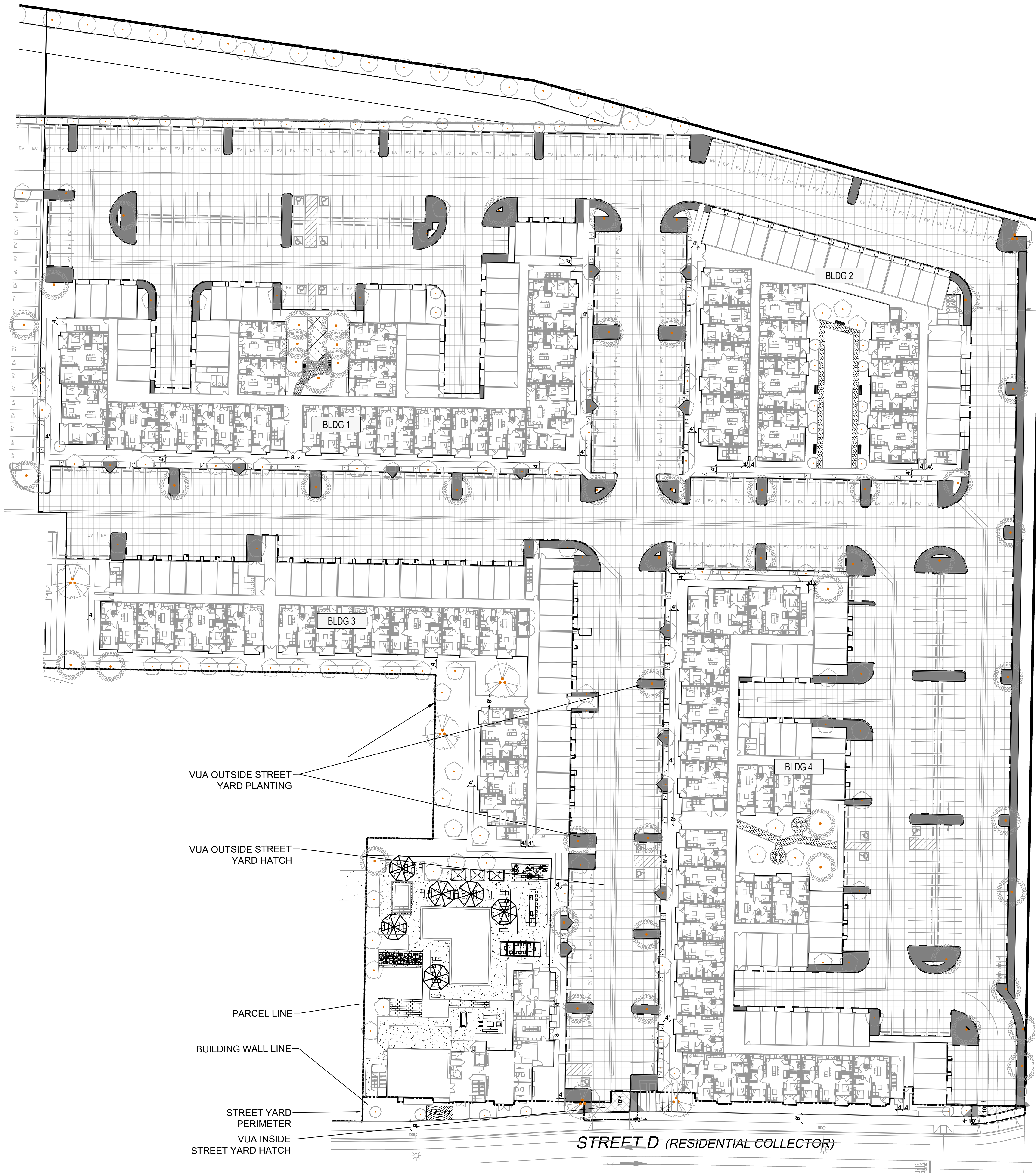
Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 13,781 sq. ft. x 30% = 4,134 sq. ft.	6,710 sq. ft.	2,576 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area 13,781 sq. ft. x 0.05 = 689 sq. ft.	1,282 points	593 points
822 @ 1gal shrubs = 822 pts 23 Trees @ 24" box = 460 pts		
Plant Points Achieved with Trees (50%)		460 points 345 MIN

REMAINING YARD [5142.0404 - 5142.0405] - 5 Dwelling Units or More

Option 1:
A minimum of 30 percent of the total area within a 10-foot offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area _____ sq. ft. x 30% = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area _____ sq. ft. x 0.05 = _____ sq. ft.	_____ points	_____ points
Plant Points Achieved with Trees (50%)		_____ points





VUA OUTSIDE STREET YARD PLANTING

VUA OUTSIDE STREET YARD HATCH

PARCEL LINE

BUILDING WALL LINE

STREET YARD PERIMETER

VUA INSIDE STREET YARD HATCH

STREET D (RESIDENTIAL COLLECTOR)

PA 12 LANDSCAPE CALCULATIONS - VEHICULAR USE AREA

--- BUILDING WALL LINE

- - - - - PARCEL LINE

▨ VUA INSIDE STREET YARD

▩ VUA INSIDE STREET YARD PLANTING

VUA Inside St. Yard Area: 402 sf

Planting Area Required (.05 of area): 20 sf

Planting Area Provided: 140 sf

Planting Area Excess Provided: 120 sf

Plant Points Required (0.05 Points per VUA in st yard area): 20

Plant Points Provided (50% are to be Trees): 59

Plant Points Excess Provided: 39

POINTS	QTY	SIZE/SPACING
39 PTS	39	1 GAL 3' O.C. Spacing
20 PTS	1	24" BOX TREES - Spacing Per Plan
59 TOTAL PTS		

▨ VUA OUTSIDE STREET YARD

▩ VUA OUTSIDE STREET YARD PLANTING

VUA Outside St. Yard Area: 157,662 sf

Planting Area Required (.03 of area): 4,722 sf

Planting Area Provided: 12,291 sf

Planting Area Excess Provided: 7,569 sf

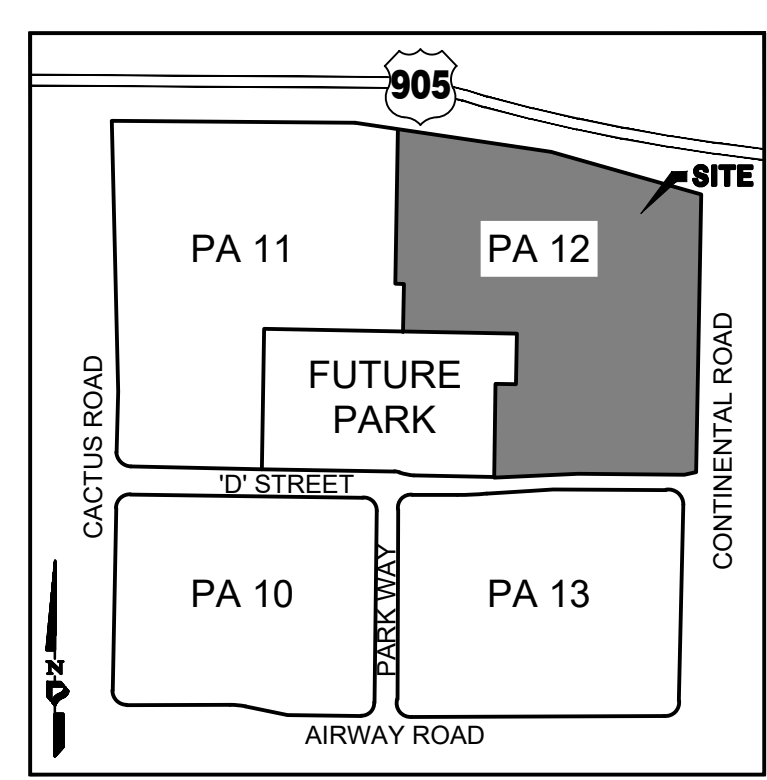
Plant Points Required (0.03 Points per VUA outside st. yard area): 4,722

Plant Points Provided (50% are to be Trees): 4,781

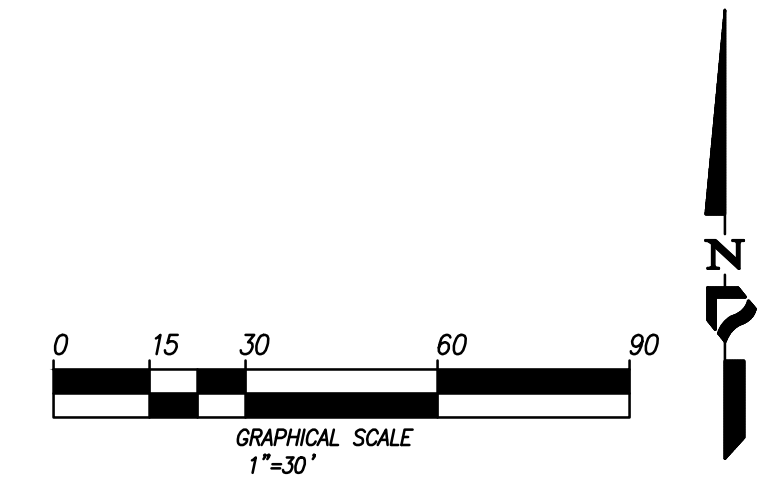
Plant Points Excess Provided: 59

POINTS	QTY	SIZE/SPACING
1,456 PTS	1,456	1 GAL 3' O.C. Spacing
280 PTS	14	24" BOX TREES - Spacing Per Plan
3,000 PTS	60	36" BOX TREES - Spacing Per Plan
4,736 TOTAL PTS		

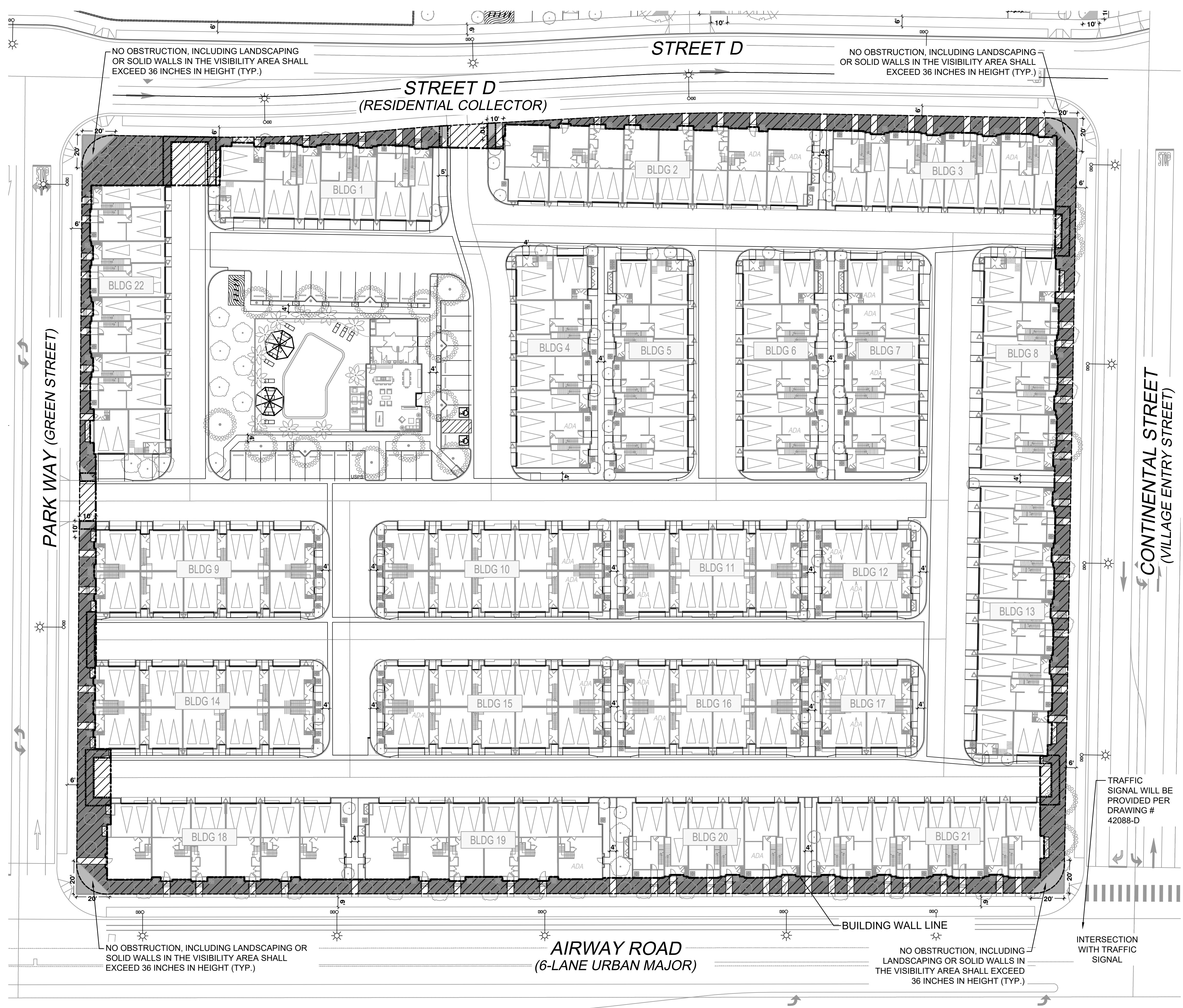
PA 12 VEHICULAR USE AREA (>6,000 sf) [1142.0406 - 1142.0407]			
	Planting Area Required	Planting Area Provided	Excess Area Provided
VUA Inside Street Yard	402 sq. ft. x 0.05 = 20 sq. ft.	140 sq. ft.	120 sq. ft.
VUA Outside Street Yard	157,662 sq. ft. x 0.03 = 4,730 sq. ft.	11,966 sq. ft.	7,236 sq. ft.
	Plant Points Required	Plant Points Provided	Excess Points Provided
VUA Inside Street Yard	402 sq. ft. x 0.05 = 20 points	59 points	39 points
Plant Points Achieved with Trees (50%)			
		20 points	
VUA Outside Street Yard	157,662 sq. ft. x 0.03 = 4,730 sq. ft.	4,736 points	6 points
Plant Points Achieved with Trees (50%)			
		3,280 points	



SITE MAP NOT TO SCALE



PA 13 LANDSCAPE CALCULATIONS - STREET YARD



STREET YARD
 Street Yard Area: 21,587 sf
 Planting Area Required (50% of area): 10,794 sf
 Planting Area Provided: 16,512 sf
 Planting Area Excess Provided: 10,899 sf
 Plant Points Required (0.05 Points per street yard area): 1,079 pts
 Plant Points Provided (50% are to be Trees): 4,134 pts
 Plant Points Excess Provided: 3,055 pts

POINTS	QTY	SIZE/SPACING
2,034 PTS	2,034	1 GAL 3" O.C. Spacing
800 PTS	40	24" BOX Trees - Spacing Per Plan
1,300 PTS	26	36" BOX Trees - Spacing Per Plan

Planting Area Required	Planting Area Provided	Excess Area Provided
PA13 Total Area \times 0.50 = 10,794 sq. ft.	16,512 sq. ft.	5,718 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area \times 0.05 = 1,079 points	4,134 points	3,055 points
Plant Points Achieved with Trees (50%)		2,100 points

City of San Diego Development Services
 1222 First Ave., MS-501
 San Diego, CA 92101

Landscape Calculations Worksheet
 Multiple Dwelling Unit Residential & Residential Components of Mixed-Use Development

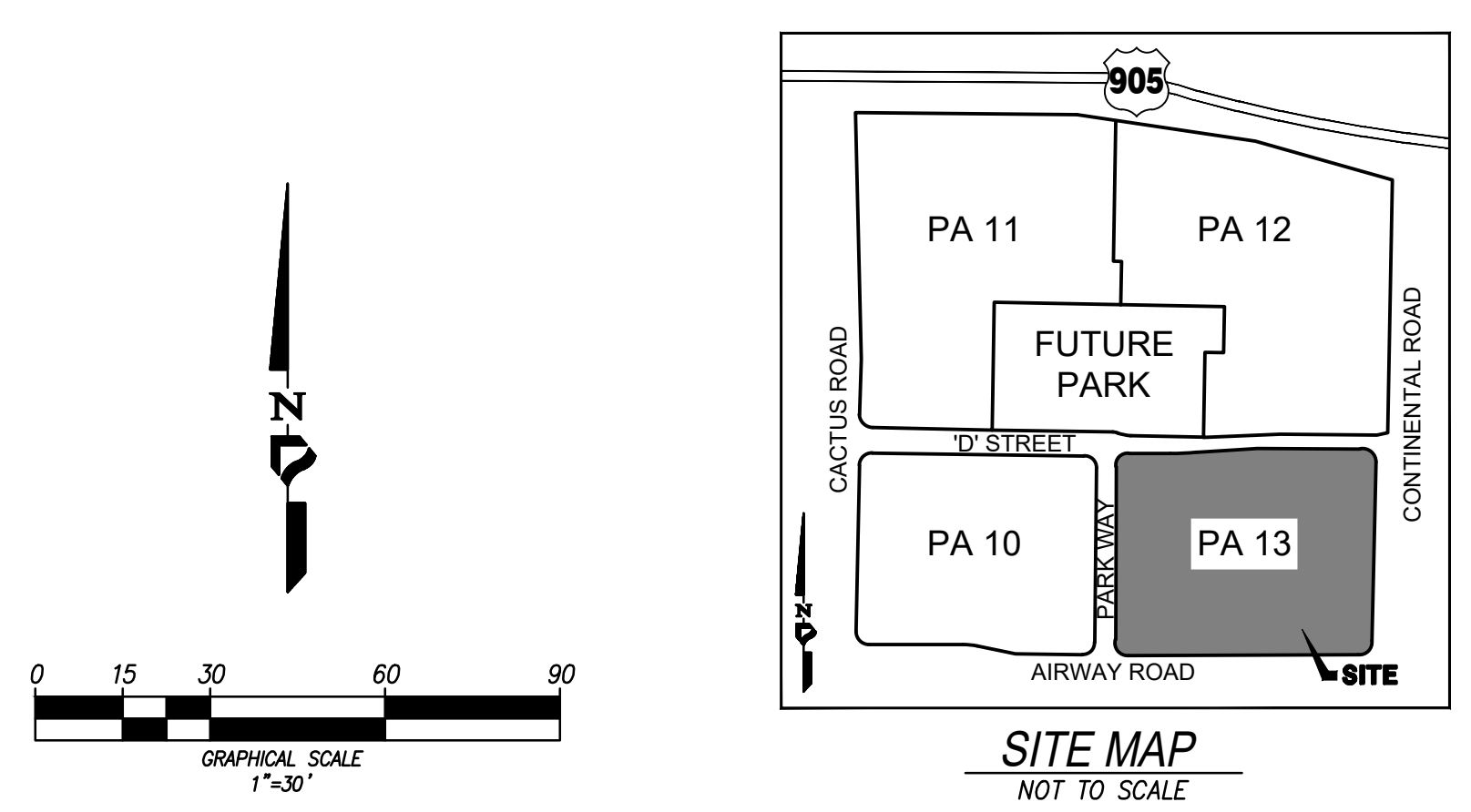
FORM DS-6
 August 2020

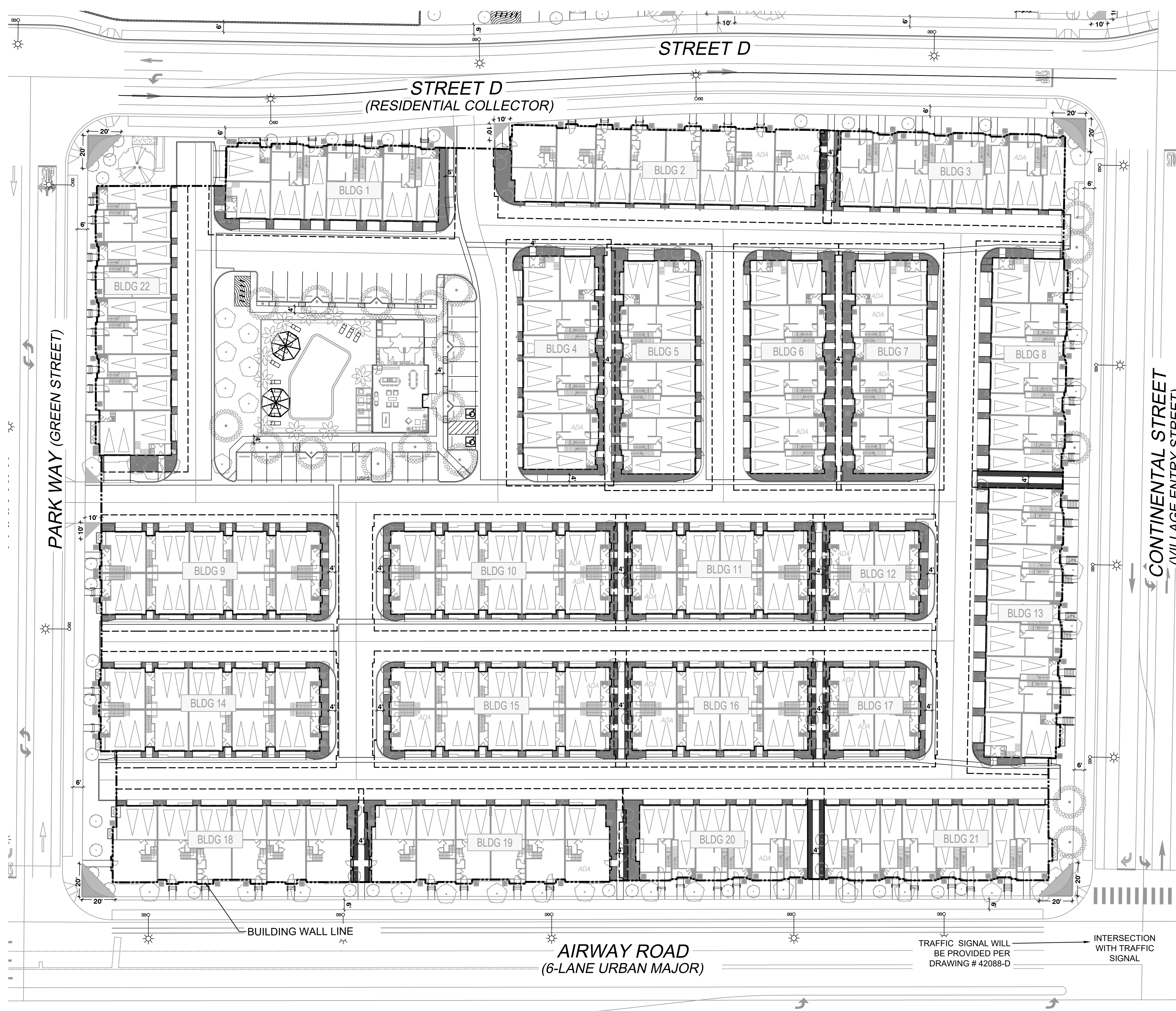
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-048 for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

STREET YARD (§142.0404 - §142.0405) - All Multiple Dwelling Unit Residential Development

- Planting area in the public right-of-way is not counted towards fulfillment of the required street yard planting area.

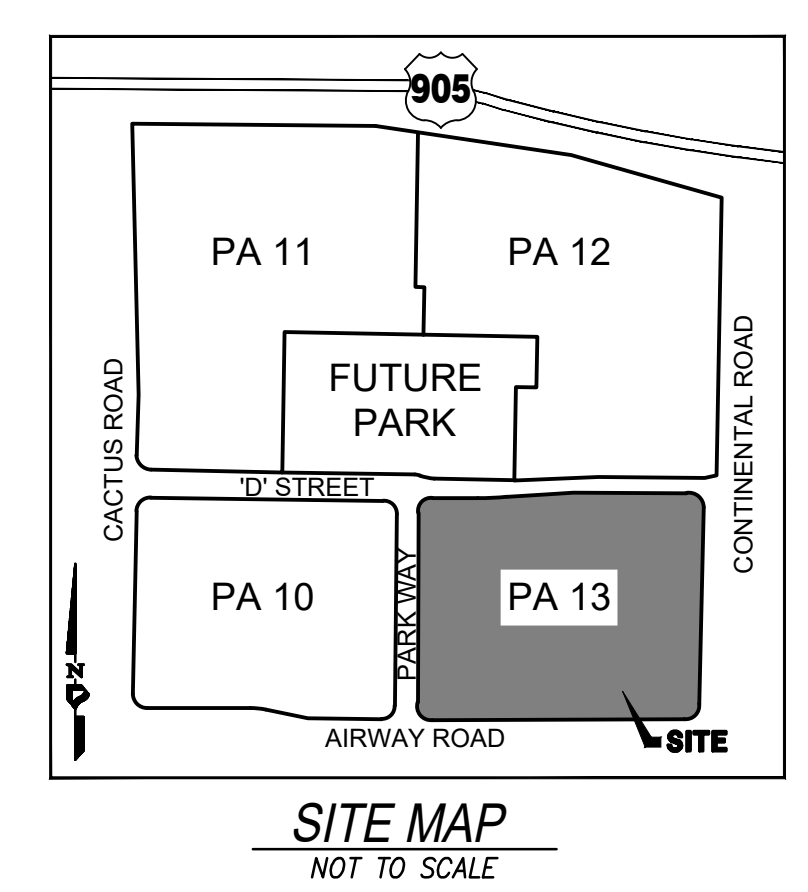




PA 13 - BUILDING 1	Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area	2,138 sq. ft. x 30% = 641 sq. ft.	.671 sq. ft.	-.30 sq. ft.
Plant Points Required		Plant Points Provided	Excess Points Provided
Total Area	2,138 sq. ft. x 0.05 = 107 sq. ft.	.188 points	.81 points
Plant Points Achieved with Trees (50%)			
68 @ 1gal shrubs = 68 pts 6 @ 15gal vines = 60			
3 @ 24" box tree = 00 pts 4 @ 36" box tree = 200 pts			

PA 13 - BUILDING 12	Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area	2,570 sq. ft. x 30% = 771 sq. ft.	.728 sq. ft.	-.43 sq. ft.
Plant Points Required		Plant Points Provided	Excess Points Provided
Total Area	2,570 sq. ft. x 0.05 = 285 sq. ft.	.395 points	.100 points
Plant Points Achieved with Trees (50%)			
75 @ 1gal shrubs = 75 pts 2 @ 15gal vines = 20			
2 @ 48" box tree = 200 pts 2 @ 36" box tree = 100 pts			

PA 13 LANDSCAPE CALCULATIONS - REMAINING YARD

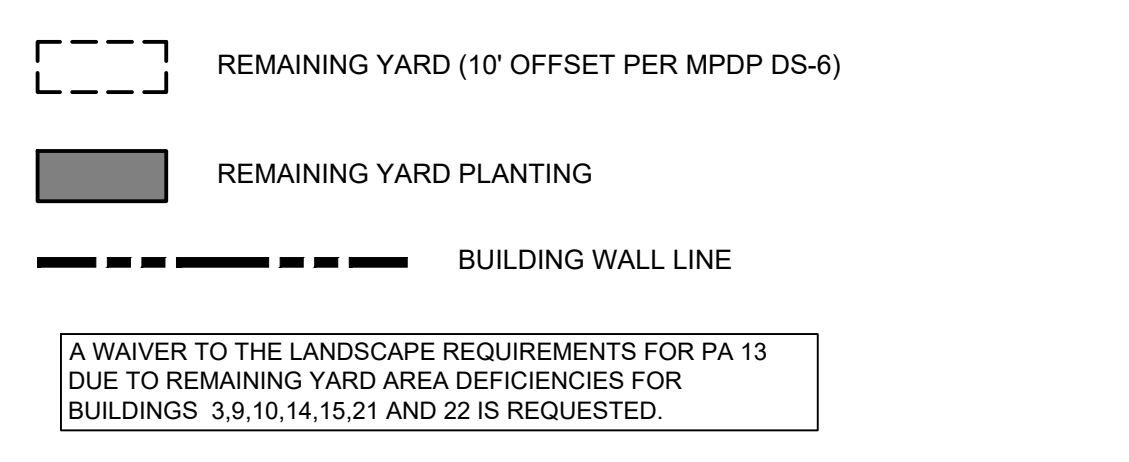


REMAINING YARD [S142.0404 - S142.0405] - 5 Dwelling Units or More

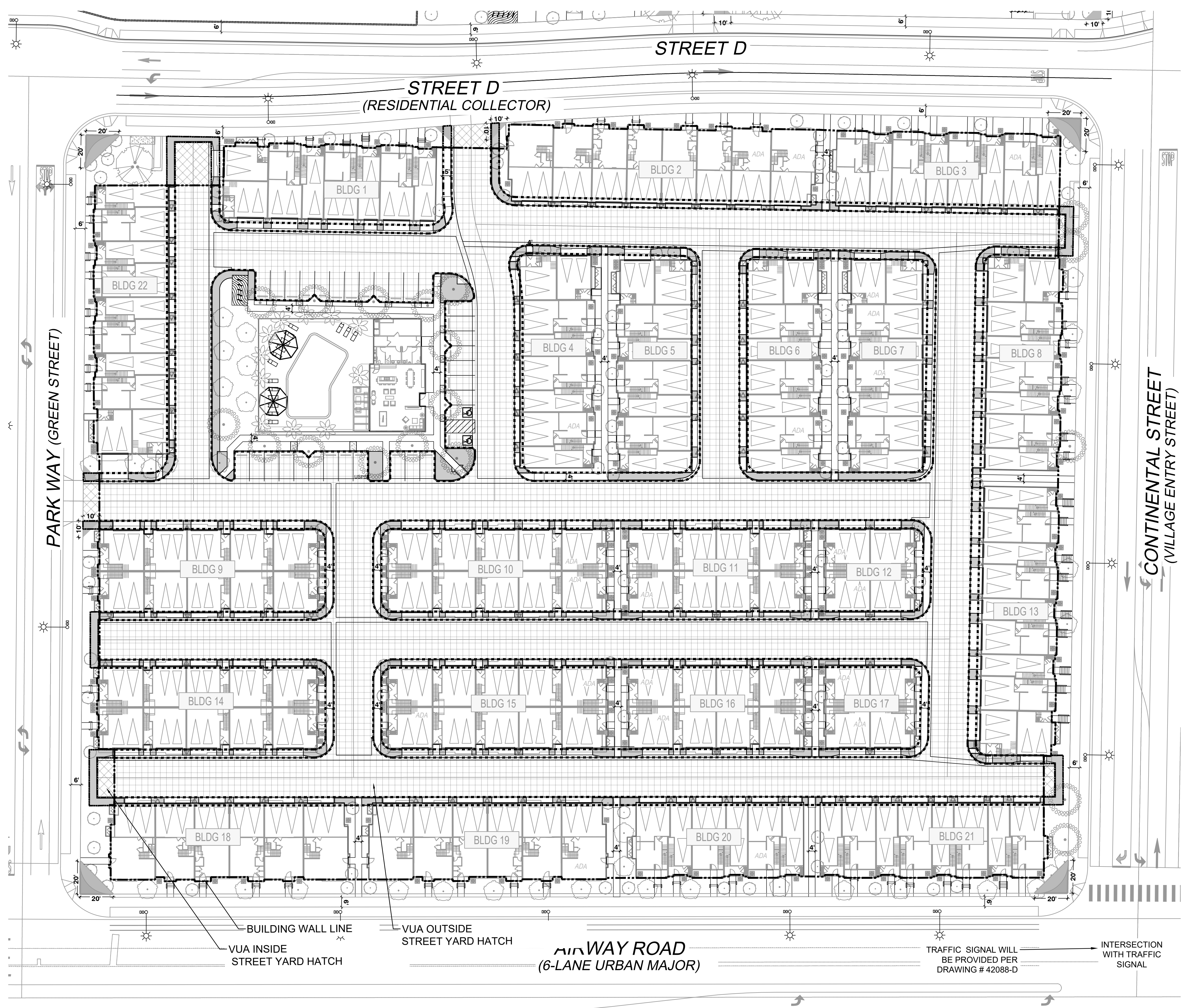
Option 1: A minimum of 30 percent of the total area within a 10-foot offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area sq. ft. x 30% = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area _____ sq. ft. x 0.05 = _____ sq. ft.	_____ points	_____ points
Plant Points Achieved with Trees (50%)		
_____ points		

PA 13 LANDSCAPE REMAINING YARD CALCULATIONS



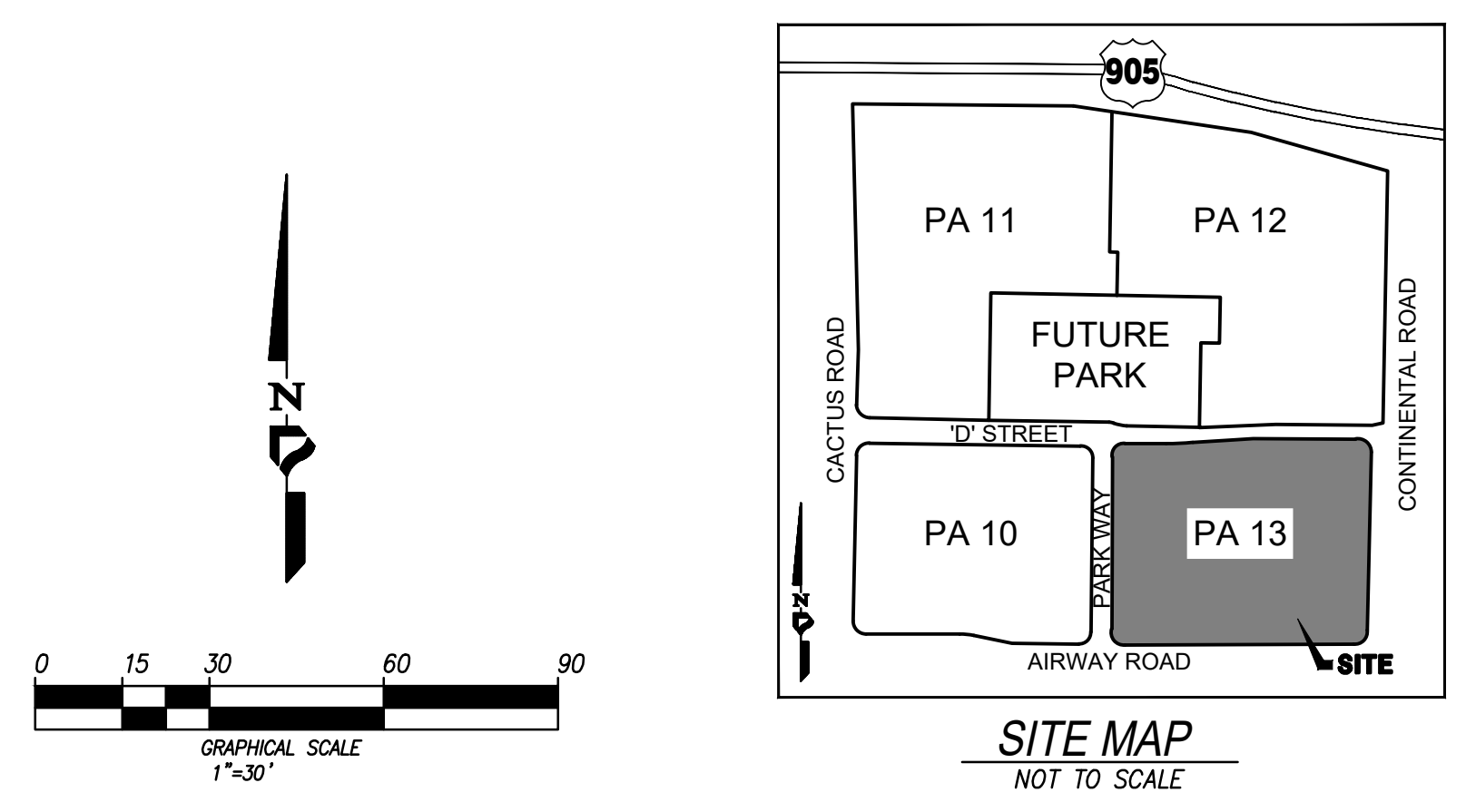
File Name: Q:\CA-SAND-PD\Projects\4481\Landscape Architecture\Conceptual\NDP\4481 CONCEPTUAL LANDSCAPE CALC PA13.dwg, Date Last Plotted: 6/30/2025 1:41:54 PM.



PA 13 LANDSCAPE CALCULATIONS - VEHICULAR USE AREA

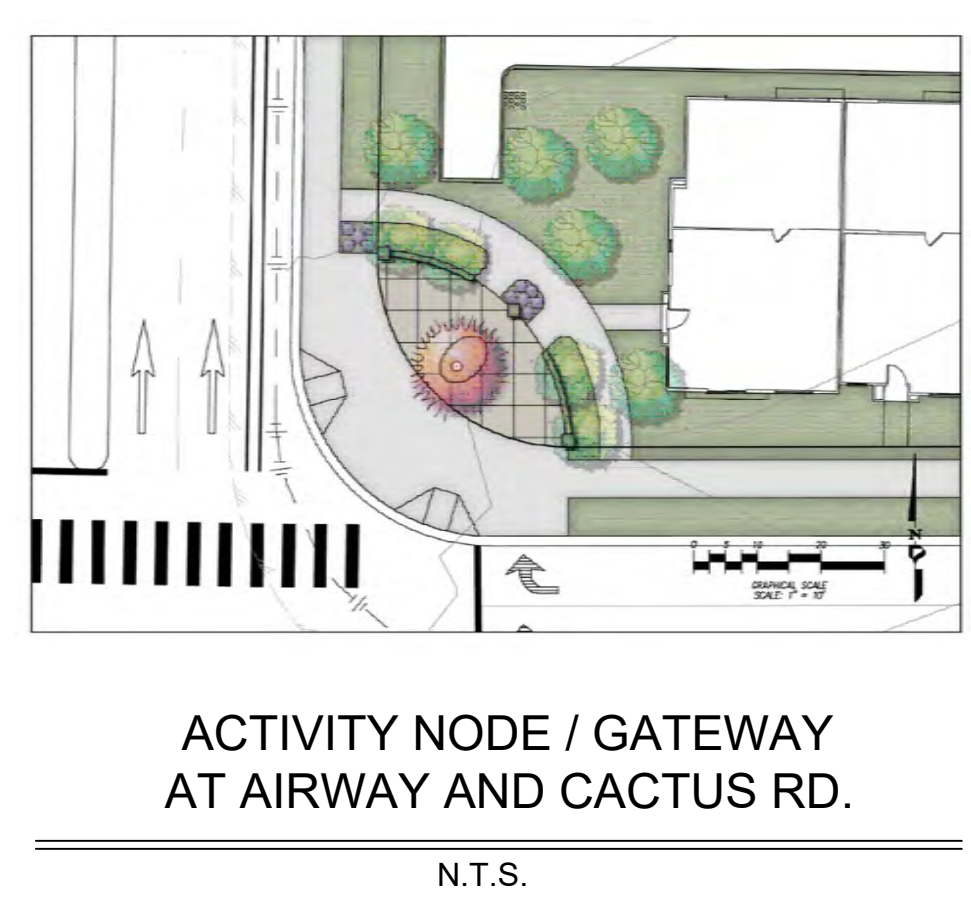
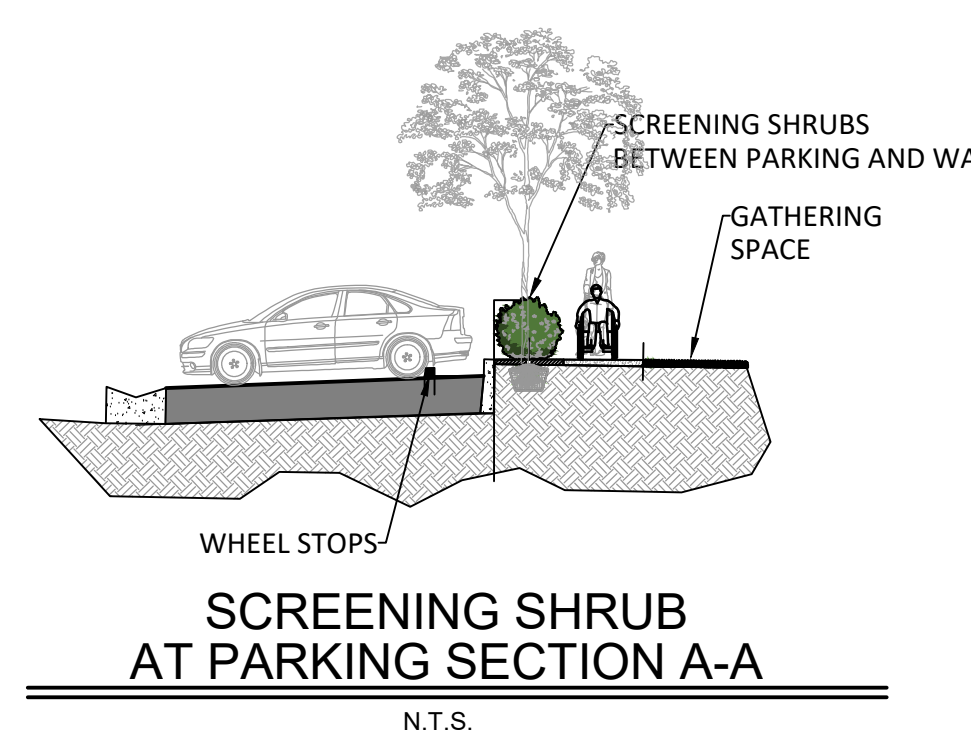
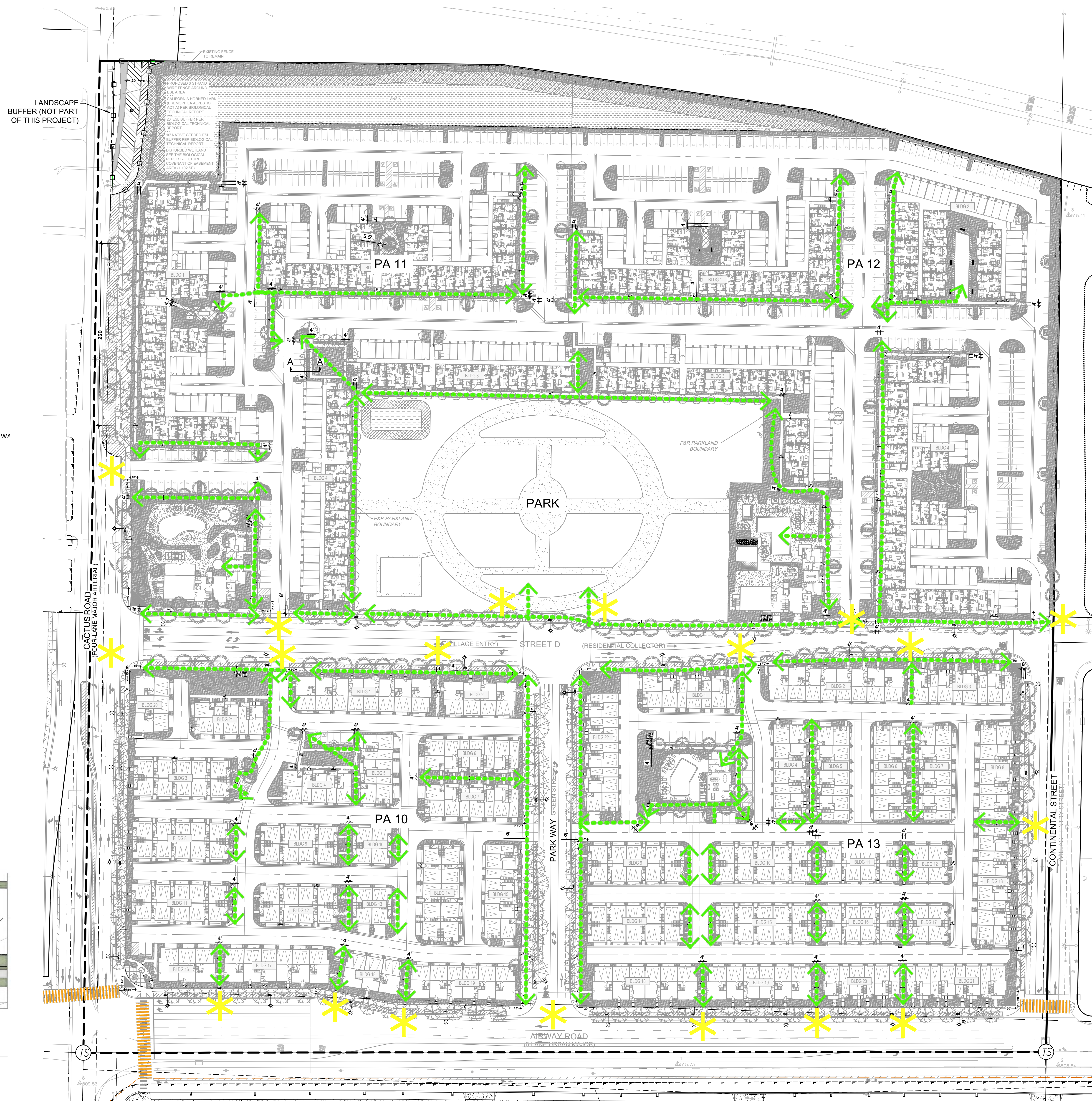
<p>--- BUILDING WALL LINE</p> <p>▨ VUA INSIDE STREET YARD</p> <p>▨ VUA INSIDE STREET YARD PLANTING</p> <p>VUA Inside St. Yard Area: 1,609 sf Planting Area Required (.05 of area): 80 sf Planting Area Provided: 1,167 sf Planting Area Excess Provided: 1,087 sf Plant Points Required (0.05 Points per VUA in st yard area): 80 Plant Points Provided (50% are to be Trees): 197 Plant Points Excess Provided: 117</p>		<p>▨ VUA OUTSIDE STREET YARD</p> <p>▨ VUA OUTSIDE STREET YARD PLANTING</p> <p>VUA Outside St. Yard Area: 78,302 sf Planting Area Required (.03 of area): 2,349 sf Planting Area Provided: 8,146 sf Planting Area Excess Provided: 5,797 sf Plant Points Required (0.03 Points per VUA outside st yard area): 2,349 Plant Points Provided (50% are to be Trees): 3,643 Plant Points Excess Provided: 1,294</p>			
POINTS	QTY	SIZE/SPACING	POINTS	QTY	SIZE/SPACING
137 PTS	137	1 GAL 3" O.C. Spacing	1,003 PTS	1,003	1 GAL 3" O.C. Spacing
0 PTS	0	15 GAL Vines	1,150 PTS	115	15 GAL Vines
60 PTS	3	24" BOX Trees - Spacing Per Plan	340 PTS	17	24" BOX Trees - Spacing Per Plan
197 TOTAL PTS			1,150 PTS	23	36" BOX Trees - Spacing Per Plan
			3,643 TOTAL PTS		

PA 13 VEHICULAR USE AREA (≈6,000 sf) [§142.0406 - §142.0407]			
	Planting Area Required	Planting Area Provided	Excess Area Provided
VUA Inside Street Yard	1,609 sq. ft. x 0.05 = 80 sq. ft.	1,167 sq. ft.	1,087 sq. ft.
VUA outside Street Yard	78,302 sq. ft. x 0.03 = 2,349 sq. ft.	8,146 sq. ft.	5,797 sq. ft.
	Plant Points Required	Plant Points Provided	Excess Points Provided
VUA Inside Street Yard	1,609 sq. ft. x 0.05 = 80 points	197 points	117 points
		Plant Points Achieved with Trees (50%)	60 points
VUA outside Street Yard	78,302 sq. ft. x 0.03 = 2,349 sq. ft.	3,643 points	1,294 points
		Plant Points Achieved with Trees (50%)	1,490 points

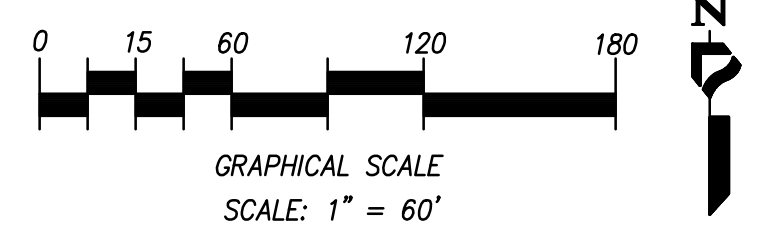
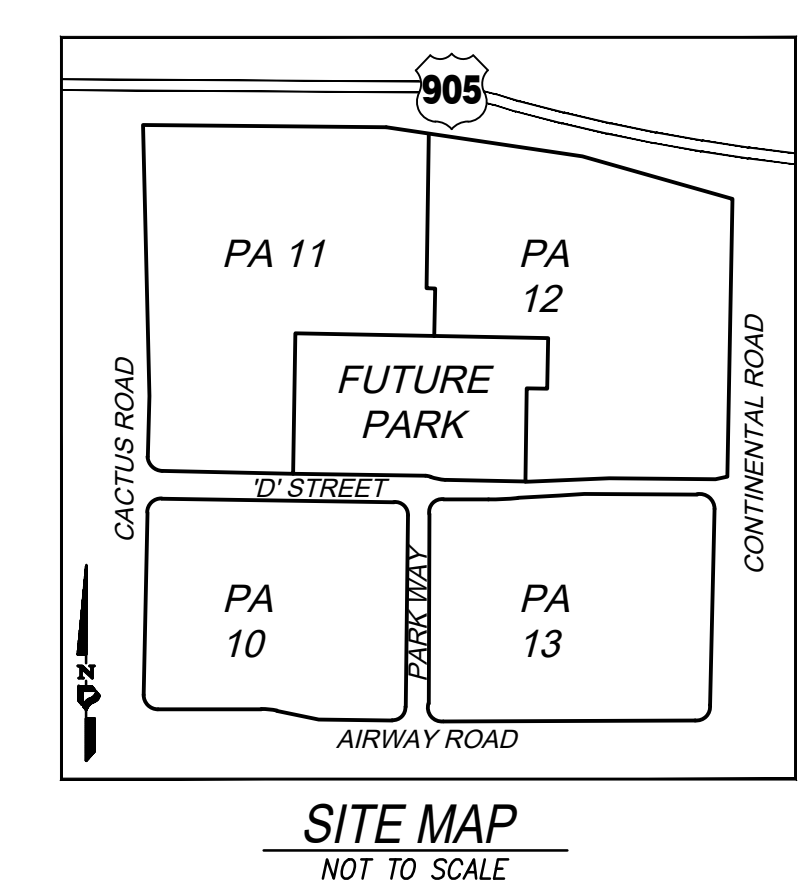


TRAFFIC SIGNAL WILL BE PROVIDED PER DRAWING # 42088-D

INTERSECTION WITH TRAFFIC SIGNAL



- PEDESTRIAN ROUTES
- CROSSWALKS
ALL PROPOSED
CROSSWALKS IN THE
CITY RIGHT-OF-WAY
SHALL BE PLACED PER
CITY STANDARDS,
SDM-116
- ACCESS POINTS



PEDESTRIAN CONNECTIVITY EXHIBIT

SOURCE OF TOPOGRAPHY

AERIAL TOPOGRAPHY BY BOWMAN CONSULTING GROUP
 DATED: JUNE 9, 2022 . CONTOURS AT 1' INTERVAL

BOWMAN CONSULTING GROUP
 (619) 235-6471
 701 B STREET, SUITE 800
 SAN DIEGO, CA 92101

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED JULY 13, 2007 AS INSTRUMENT NO. 2007-046983 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED OCTOBER 12, 2010 AS INSTRUMENT NO. 2010-0547452 OF OFFICIAL RECORDS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON APRIL 2018 AT POINT 'A' AND 'B' SHOWN HEREON. SAID POINTS WERE ESTABLISHED FROM FIRST ORDER G.P.S. STATION NO. 209 AND FIRST ORDER G.P.S. STATION NO. 169 PER RECORD OF SURVEY NO. 14492.

BEARING FROM POINT 'A' TO 'B' IS: NORTH 00°56'15" WEST
 DISTANCES SHOWN HEREON ARE GROUND LEVEL DISTANCES. THE COMBINED GRID FACTOR AT POINT 'A' IS 1.0000288.

GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR. ELEVATION AT POINT 'A' IS 474.95' (N.G.V.D. 29)

QUOTED BEARINGS FROM REFERENCE DEEDS/MAPS OR MAY NOT BE IN TERMS OF SAID SYSTEM.

BENCHMARK

CITY OF SAN DIEGO BRASS PLUG AT THE N.E. INTERSECTION OF OTAY MESA ROAD AND HERITAGE ROAD.
 ELEVATION: 504.00' M.S.L. DATUM (N.G.V.D. 29)

ASSESSOR'S PARCEL NUMBERS

APN 846-103-0100

CURRENT VESTED OWNER

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
 JOSEPH PAEZ, JR., SINGLE MAN

OWNER

JPI REAL ESTATE ACQUISITION II, LLC
 11989 EL CAMINO REAL, STE 200
 SAN DIEGO, CA 92130
 CONNER.KLOEPPEL@JPI.COM
 (314) 302-2469

ENGINEER OF RECORD

BOWMAN CONSULTING GROUP LTD.
 701 B STREET, SUITE 800
 SAN DIEGO, CA 92101
 (619) 235-6471

GEOTECHNICAL

GEOTECH INCORPORATED
 6960 FLANDERS DRIVE
 SAN DIEGO, CA 92121
 (858) 558-6900

LANDSCAPE ARCHITECT

BOWMAN CONSULTING GROUP LTD.
 701 B STREET, SUITE 800
 SAN DIEGO, CA 92101
 (619) 235-6471

REFERENCE DRAWINGS

21305-D, TRUNK SEWER PUMP STATION
 RECORD OF SURVEY (ROS) 22398;
 ALTA/ACSM LAND TITLE SURVEY-COLORIH OTAY
 CANYON RANCH
 23871-D, 24016-D, 24211-D, 25183-D

SITE AREA

38.80 ACRES

NAD27 + NAD83

CCS 83 COORDINATES: 1784-3-6331
 NAD 27 COORDINATES: 144-1771

GRADING TABULATION

TOTAL AMOUNT OF ON-SITE TO BE GRADED AREA 37.97 AC.; OR 100.0% OF TOTAL PROJECT SITE.
 AMOUNT OF CUT (GEOMETRIC): 17,550 CY AND MAXIMUM DEPTH OF CUT: 4 FT
 AMOUNT OF FILL (GEOMETRIC): 60,475 CY AND MAXIMUM DEPTH OF FILL: 5 FT
 AMOUNT OF IMPORT: 42,925 CY

RETAINING WALLS LENGTH: 603 FT MAXIMUM HEIGHT: 8.5 FT (MAXIMUM EXPOSED HEIGHT).

SHEET INDEX

VESTED TENTATIVE MAP	
KEY MAP, LEGEND, & NOTES	C001
STREET SECTIONS	C002-C003
EXISTING TOPOGRAPHY & EASEMENTS, PROPOSED ROW	C004
SITE GRADING AND DRAINAGE PLAN	C005
SITE DOMESTIC WATER, FIRE AND SEWER PLAN	C006
STRIPING PLAN	C007
STEEP SLOPE ANALYSIS	C008

NEIGHBORHOOD DEVELOPMENT PERMIT	
SECTIONS	
CONCEPTUAL GRADING AND DRAINAGE PLAN	C009-C010
CONCEPTUAL WATER, FIRE, SEWER PLAN	C011-C014
CONCEPTUAL WATER, FIRE, SEWER PLAN	C015-C018
HORIZONTAL CONTROL PLAN	C019-C022
FIRE ACCESS PLAN	C023
ACCESSIBILITY PLAN	C024
BMP PLAN	C025
BMP DETAILS	C026
SIGHT DISTANCE	C027

DECLARATION OF RESPONSIBLE CHARGE

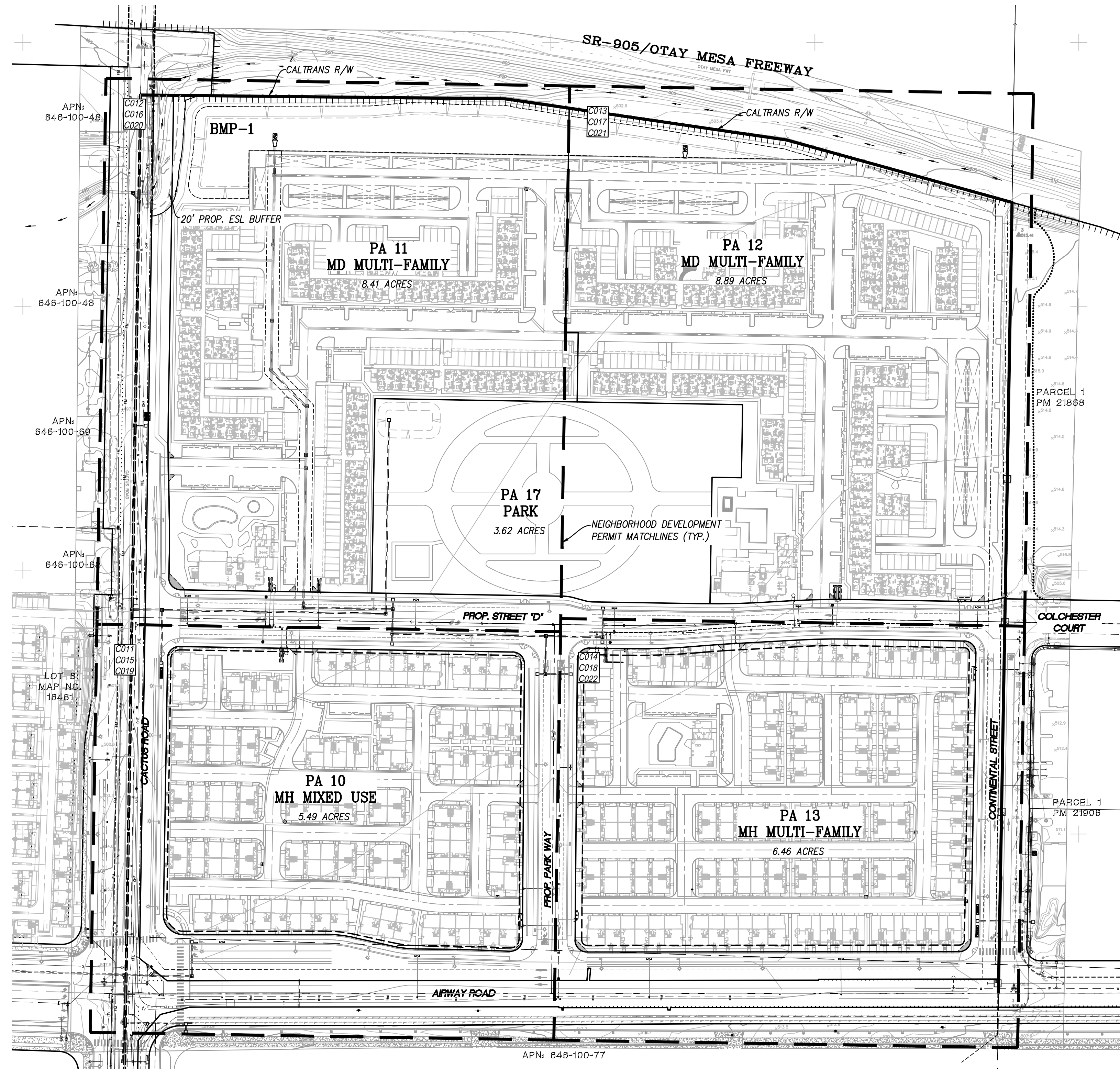
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 8703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT IN MY PROFESSIONAL OPINION THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITY FOR PROJECT DESIGN.



GREGORY M. SHIELDS, RCE 42951 _____ DATE _____

VESTED TENTATIVE MAP NO. 3273796, NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3273795,
 AND SITE DEVELOPMENT PERMIT PMT-3398899
 FOR
COLLECTION AT CACTUS
 SAN DIEGO, CA



KEY MAP
 SCALE: 1" = 100'

MAPPING NOTE

A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

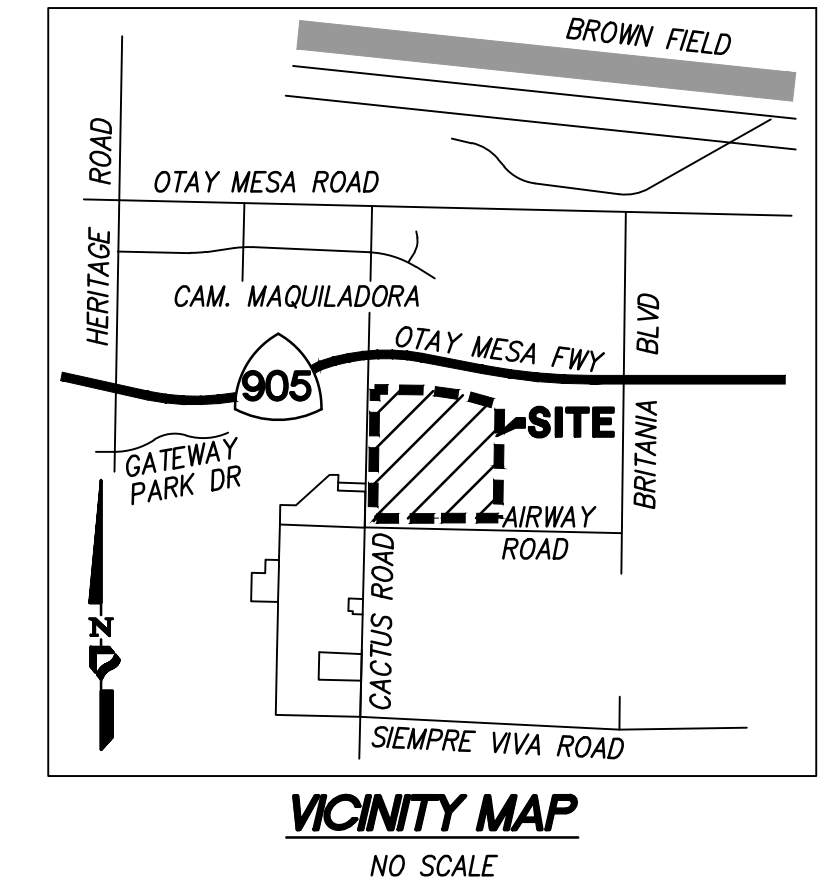
CONDOMINIUM MAP NOTE

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS WILL NOT EXCEED 985 UNITS.

NOTES

- THE SUBJECT PROPERTY IS WITHIN THE OTAY WATER DISTRICT WATER SERVICE.
- EXISTING POWER POLES THAT ARE WITHIN THE PROPOSED IMPROVEMENTS WILL BE UNDERGROUND AS REQUIRED BY SAN DIEGO MUNICIPAL CODE.
- THIS VESTING TENTATIVE MAP PROPOSES THE SUBDIVISION OF A 38.80 ACRE SITE INTO FIVE LOTS, FOUR ARE TO BE MULTIFAMILY RESIDENTIAL AND ONE A PUBLIC PARK.
- SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUND WITH THE APPROPRIATE PERMITS.
- PROPOSED AND EXISTING WATER AND SEWER OWD.
- THE APPROXIMATE 3.62 AC PARK PARCEL KNOWN AS PA-17 WILL HAVE AN IRREVOCABLE OFFER TO DEDICATE (100) TO THE CITY OF SAN DIEGO.

UTILITY TABLE	
ONSITE PUBLIC WATER	UNDERGROUND UTILITY PER PUBLIC IMPROVEMENT PERMIT
ONSITE PUBLIC SEWER	UNDERGROUND UTILITY PER PUBLIC IMPROVEMENT PERMIT
ONSITE PUBLIC FIRE	UNDERGROUND UTILITY PER PUBLIC IMPROVEMENT PERMIT
ONSITE PUBLIC STORM DRAIN	UNDERGROUND UTILITY PER PUBLIC IMPROVEMENT PERMIT
ONSITE PRIVATE WATER	UNDERGROUND UTILITY PER PRIVATE IMPROVEMENT PERMIT
ONSITE PRIVATE SEWER	UNDERGROUND UTILITY PER PRIVATE IMPROVEMENT PERMIT
ONSITE PRIVATE FIRE	UNDERGROUND UTILITY PER PRIVATE IMPROVEMENT PERMIT
ONSITE PRIVATE STORM DRAIN	UNDERGROUND UTILITY PER PRIVATE IMPROVEMENT PERMIT

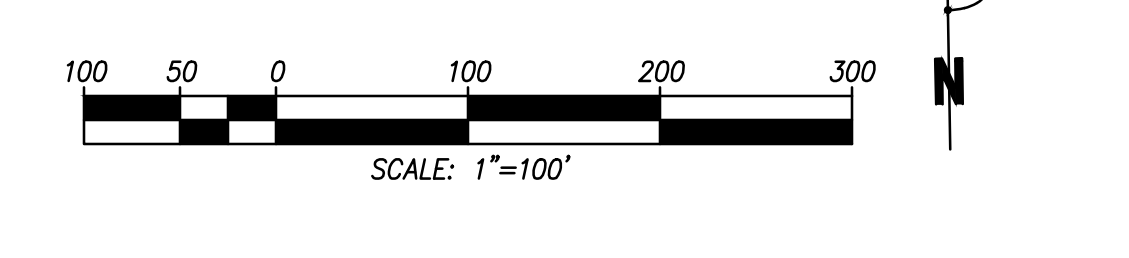
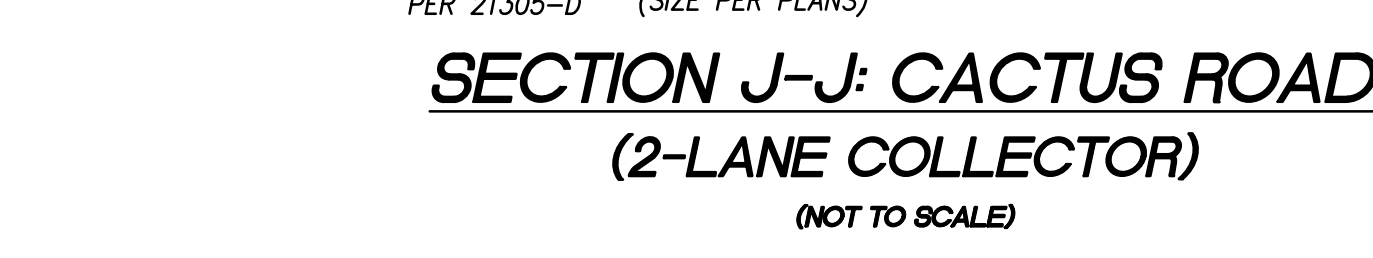
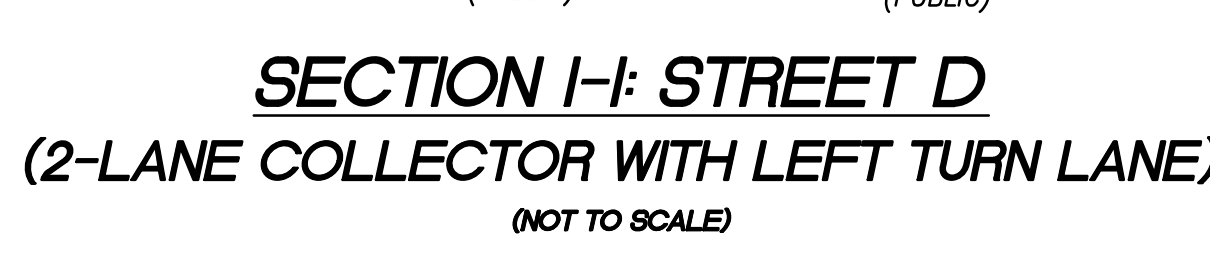
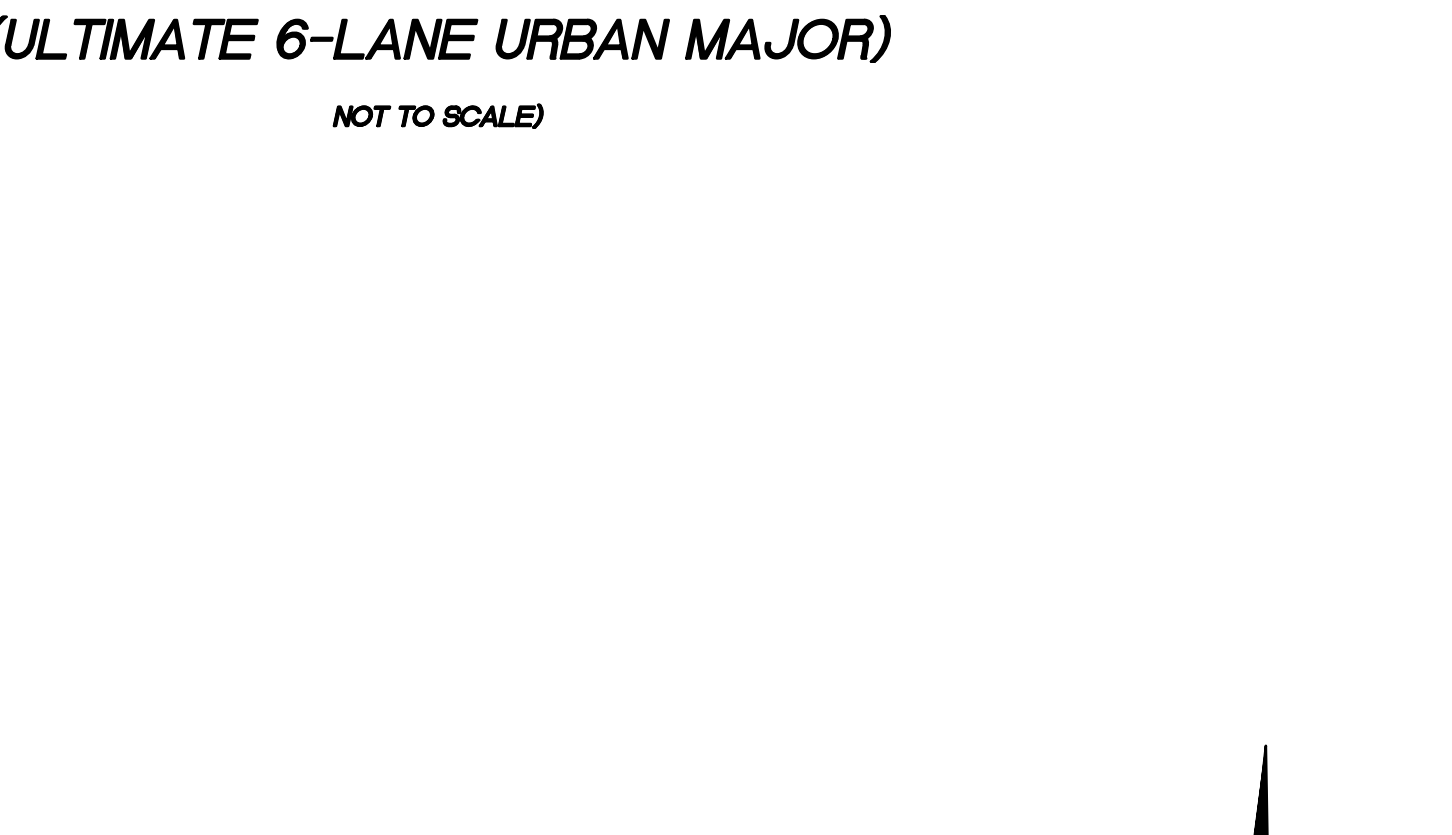
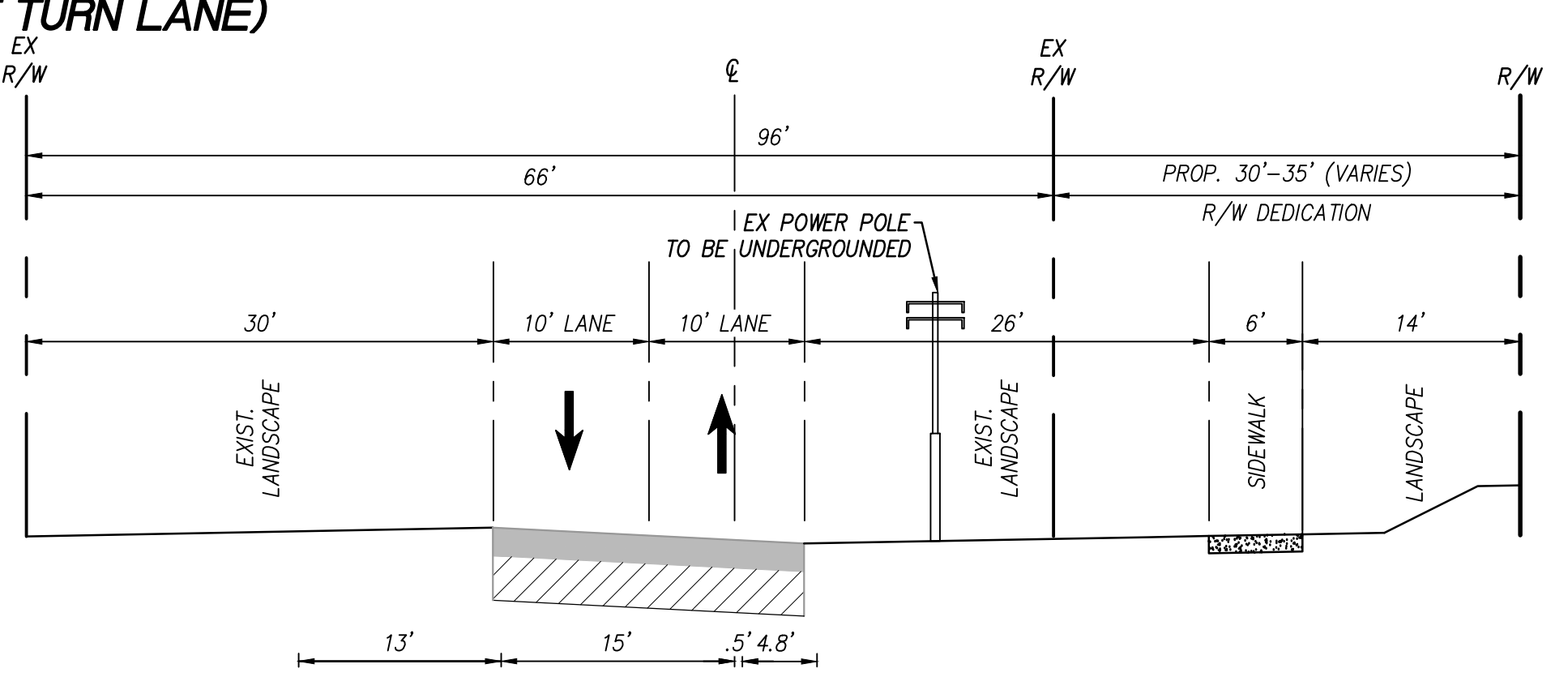
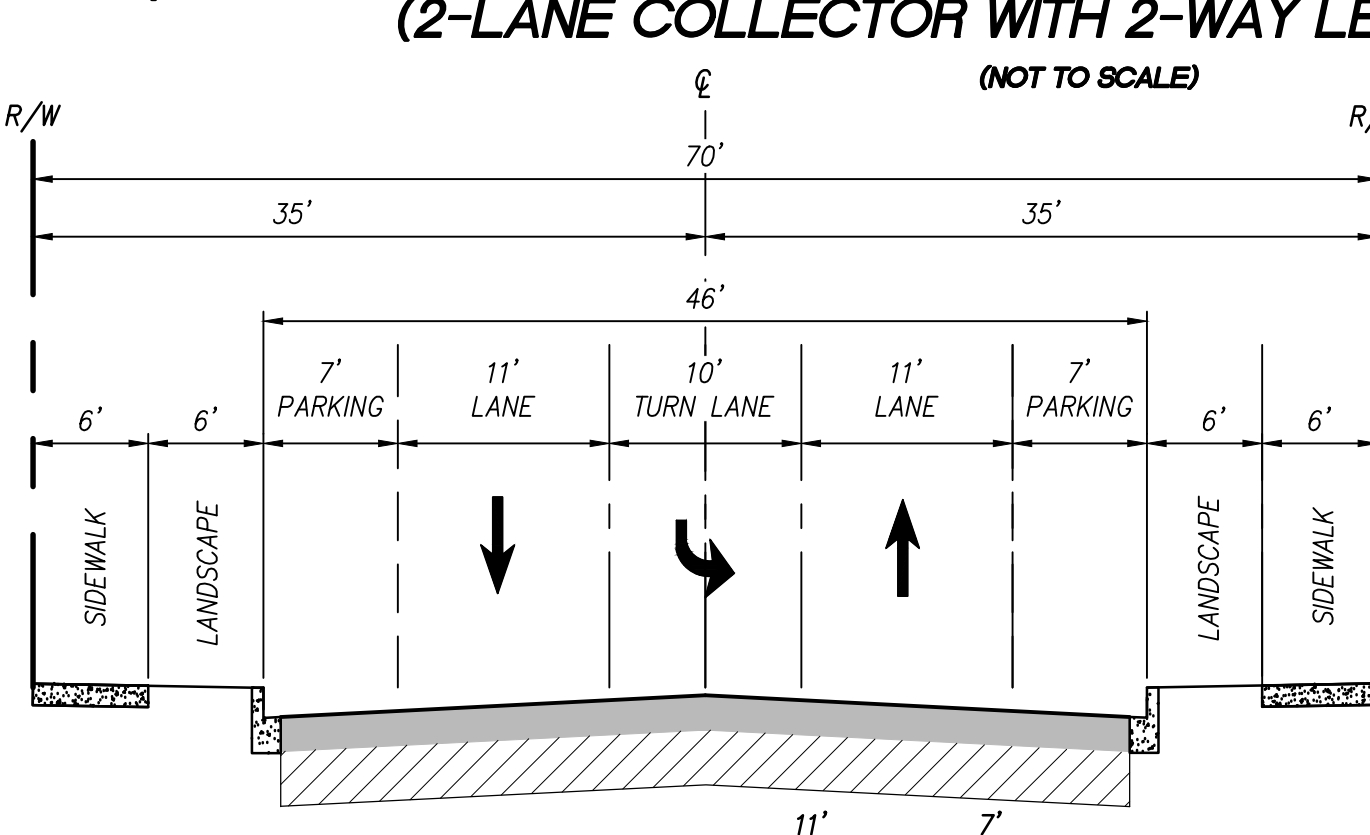
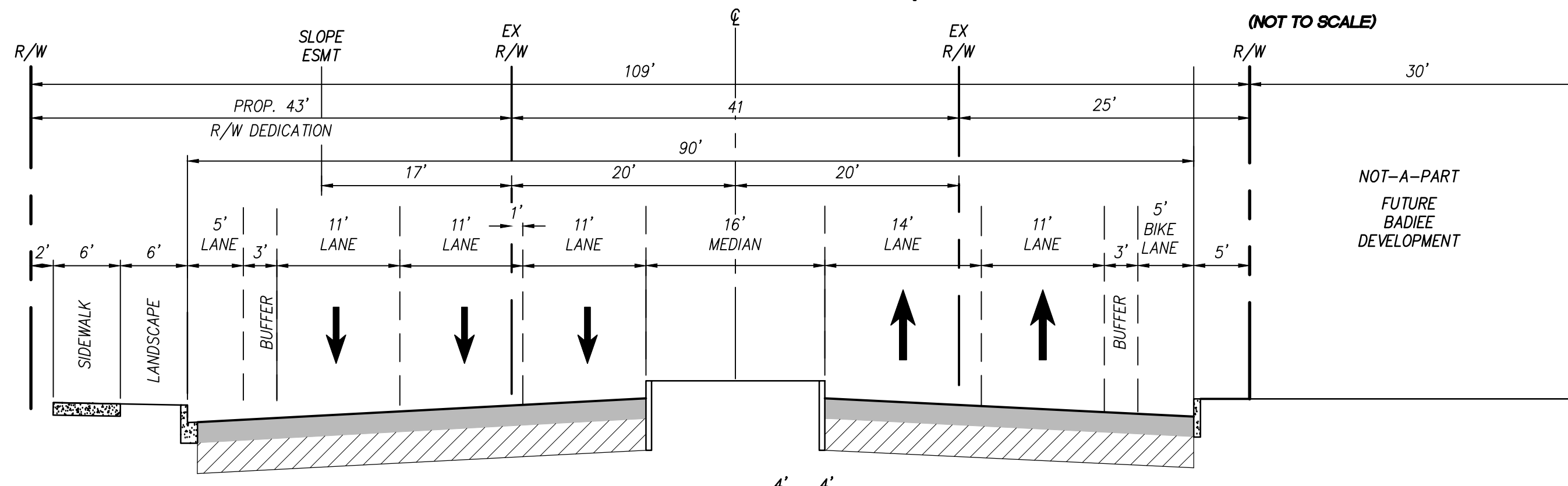
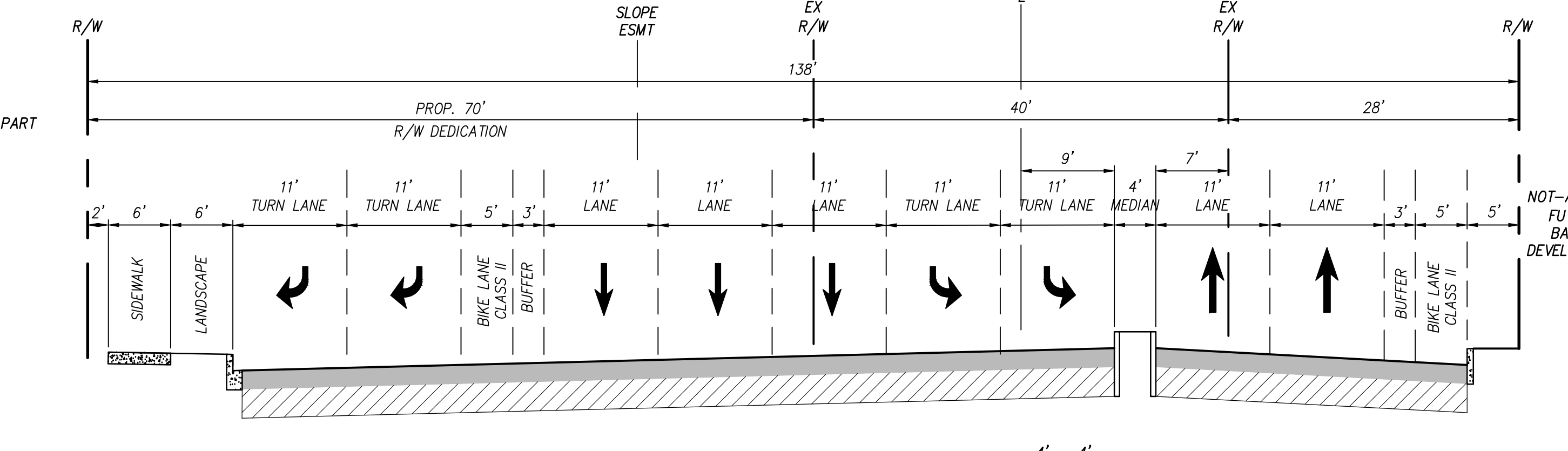
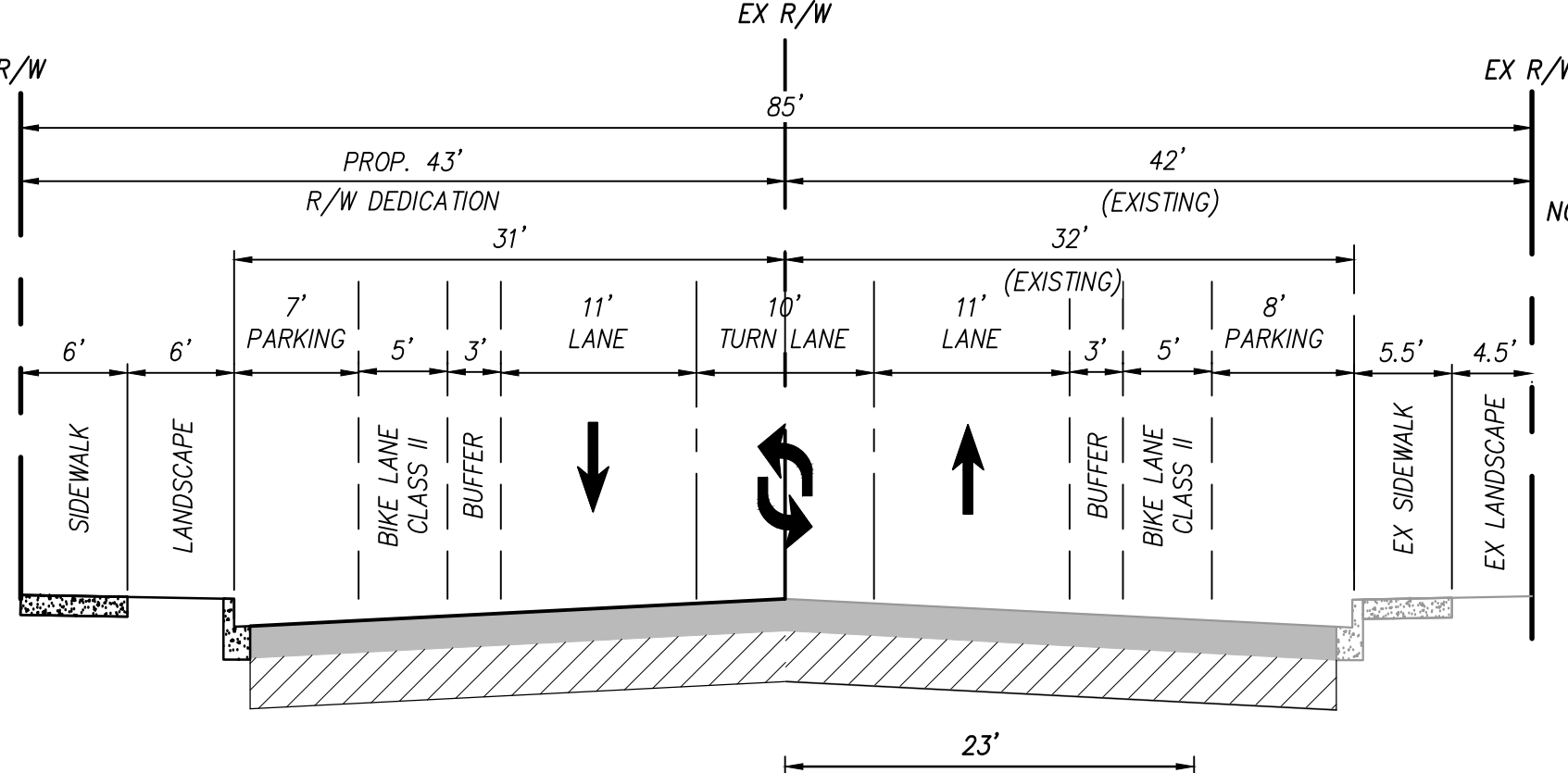
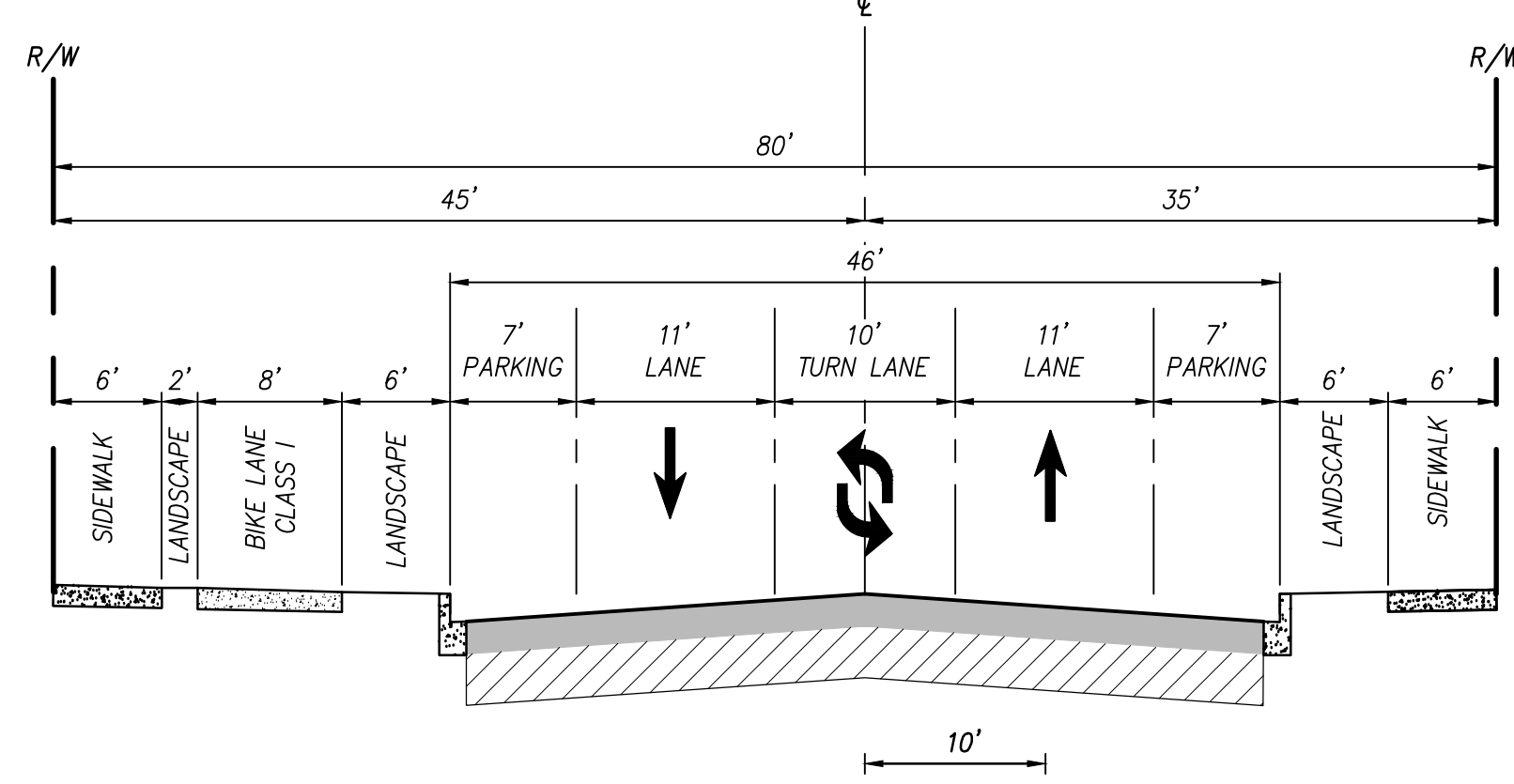
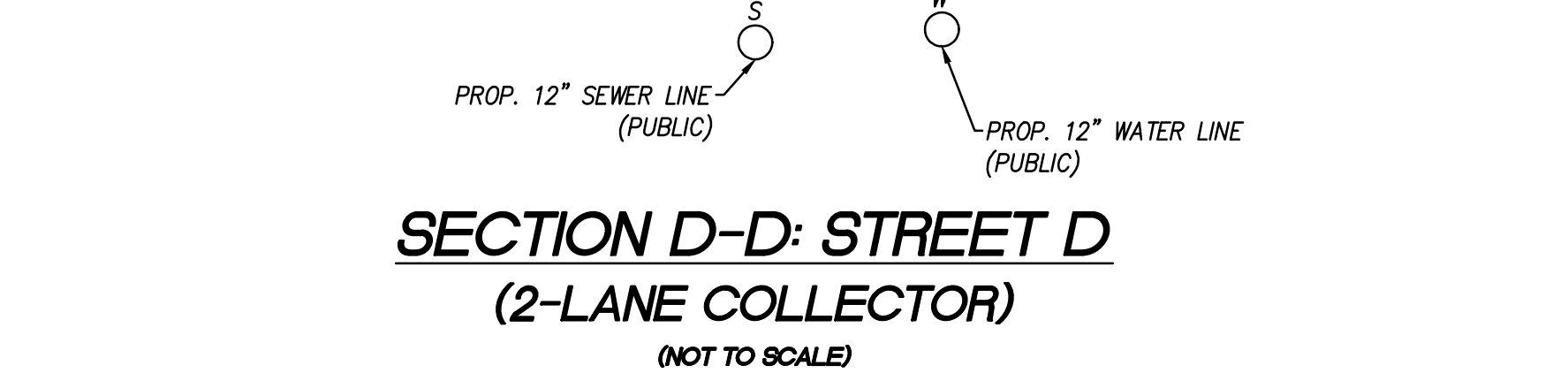
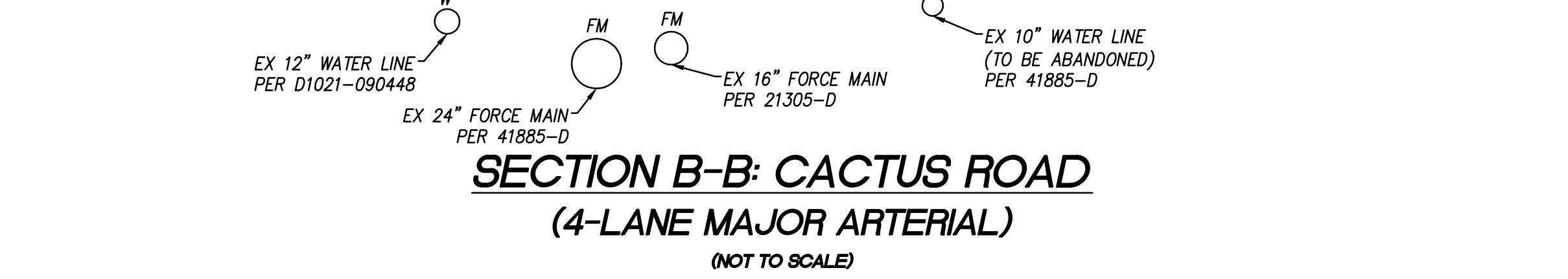
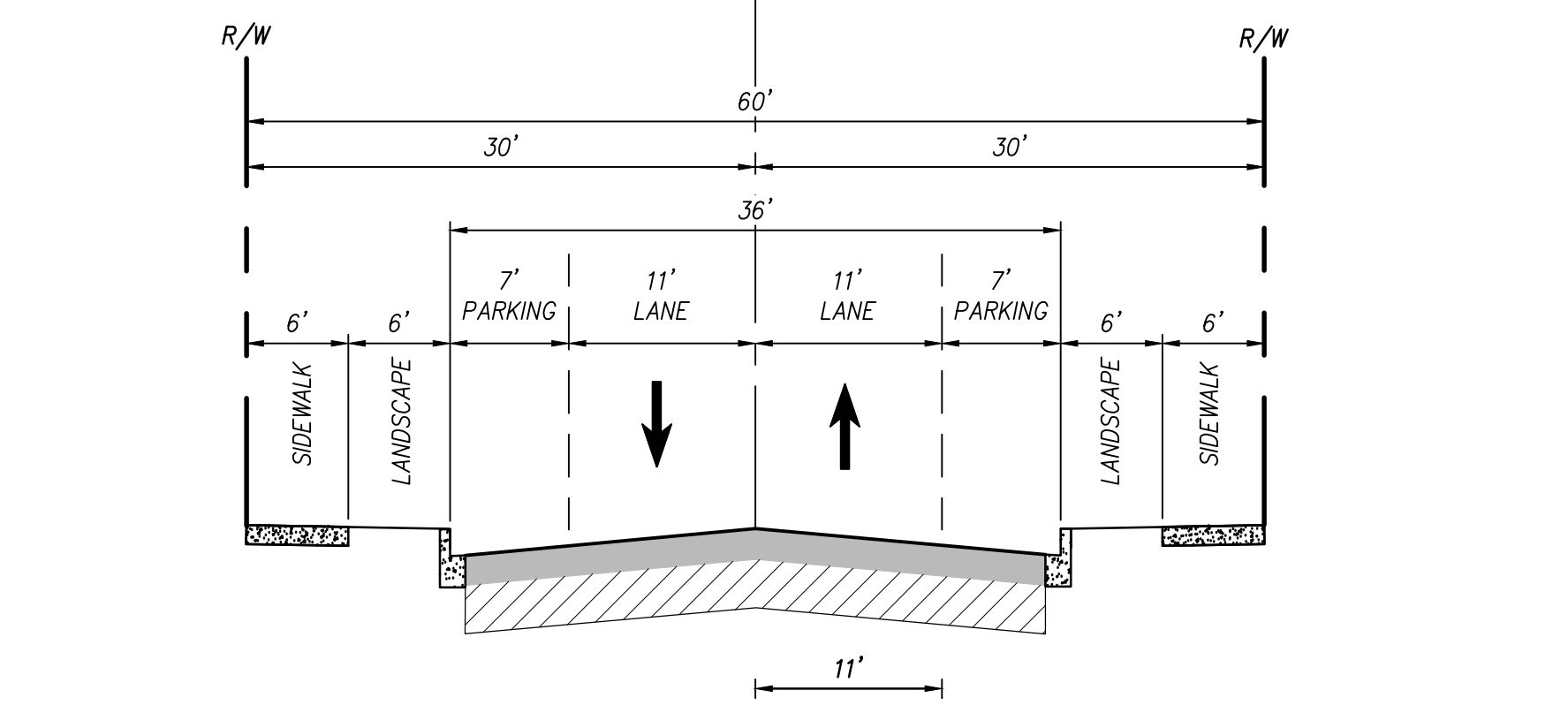
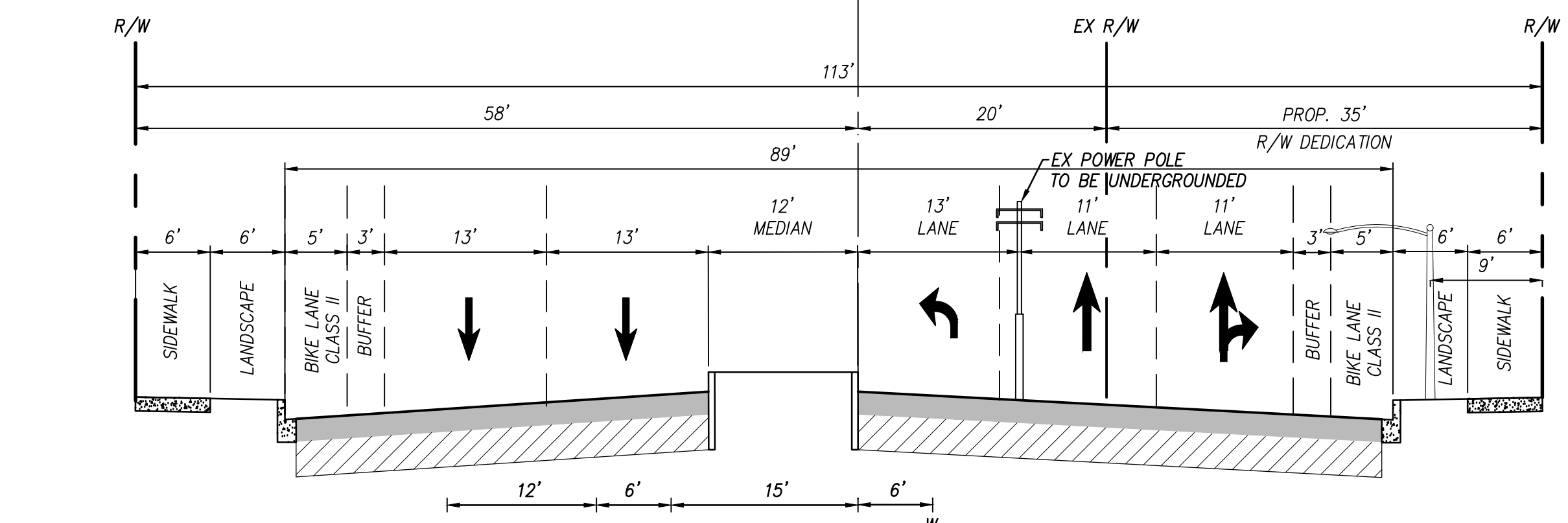
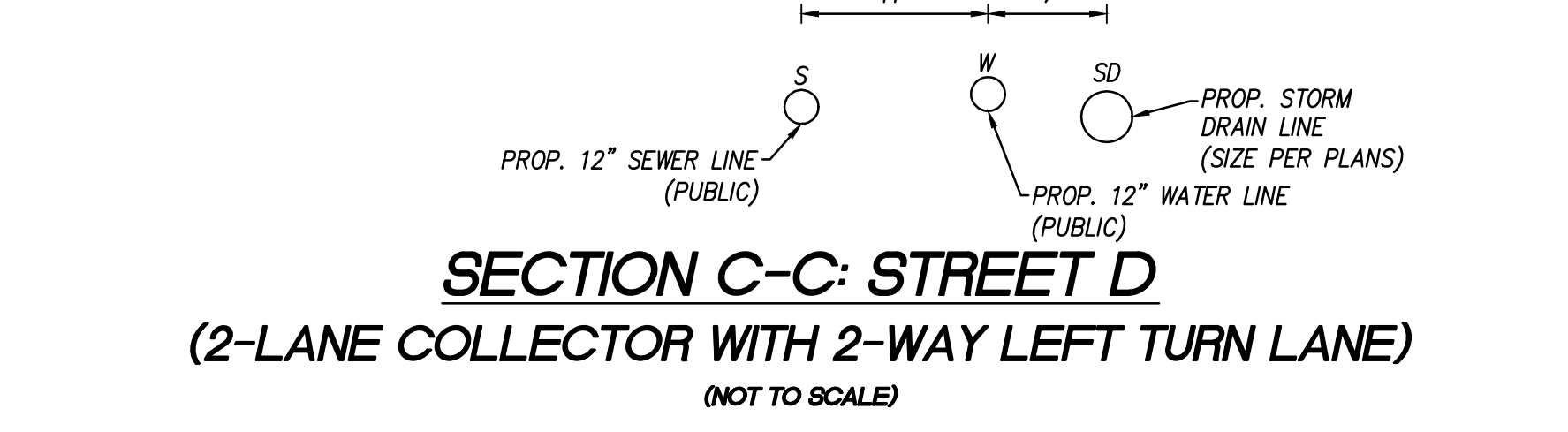
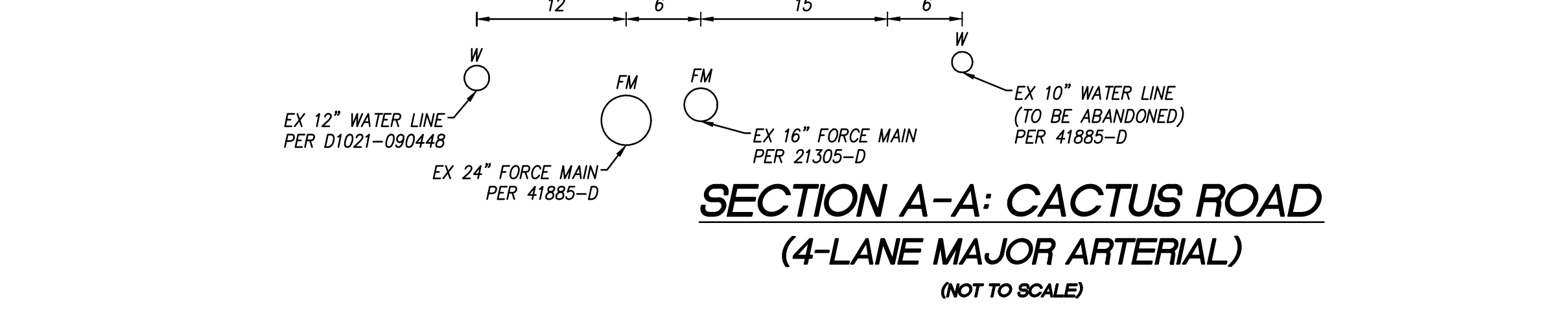
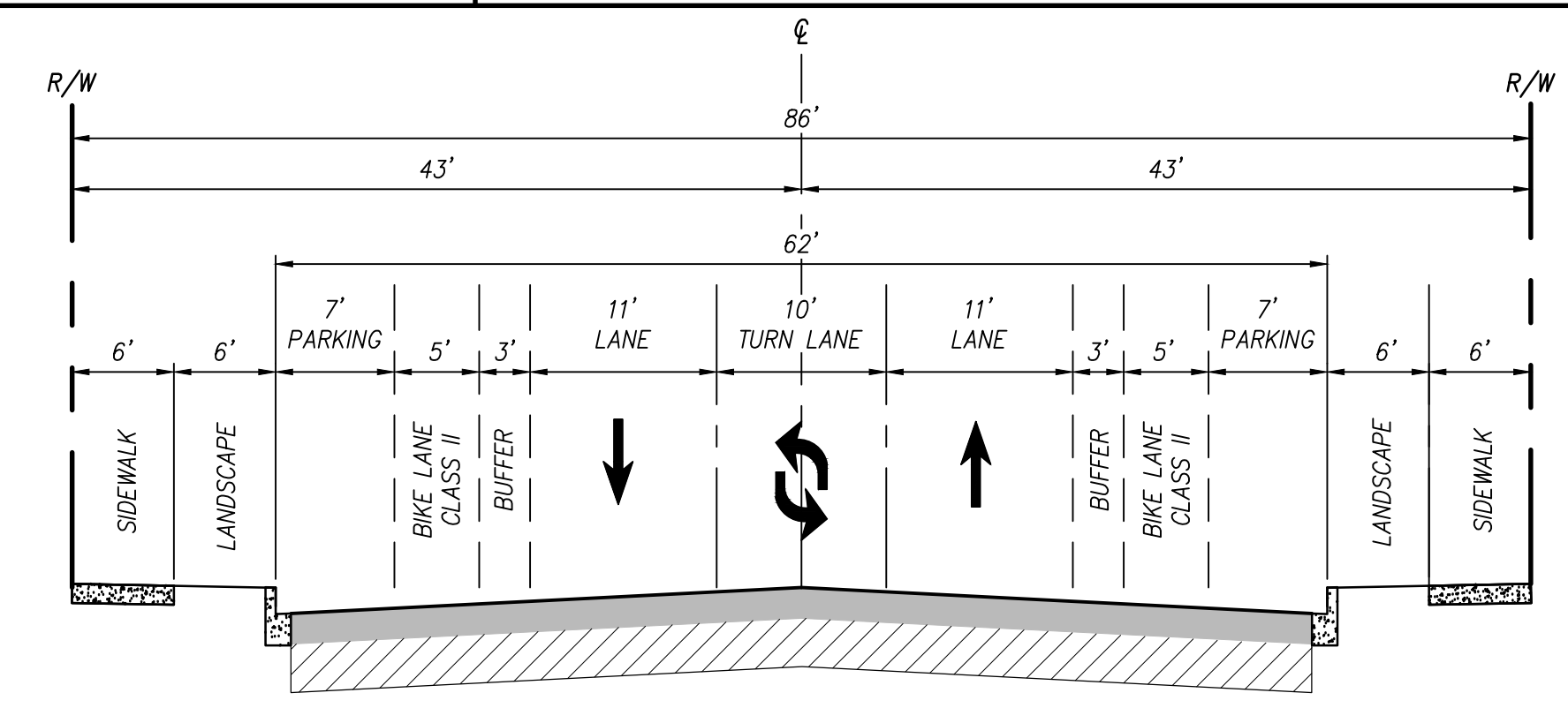
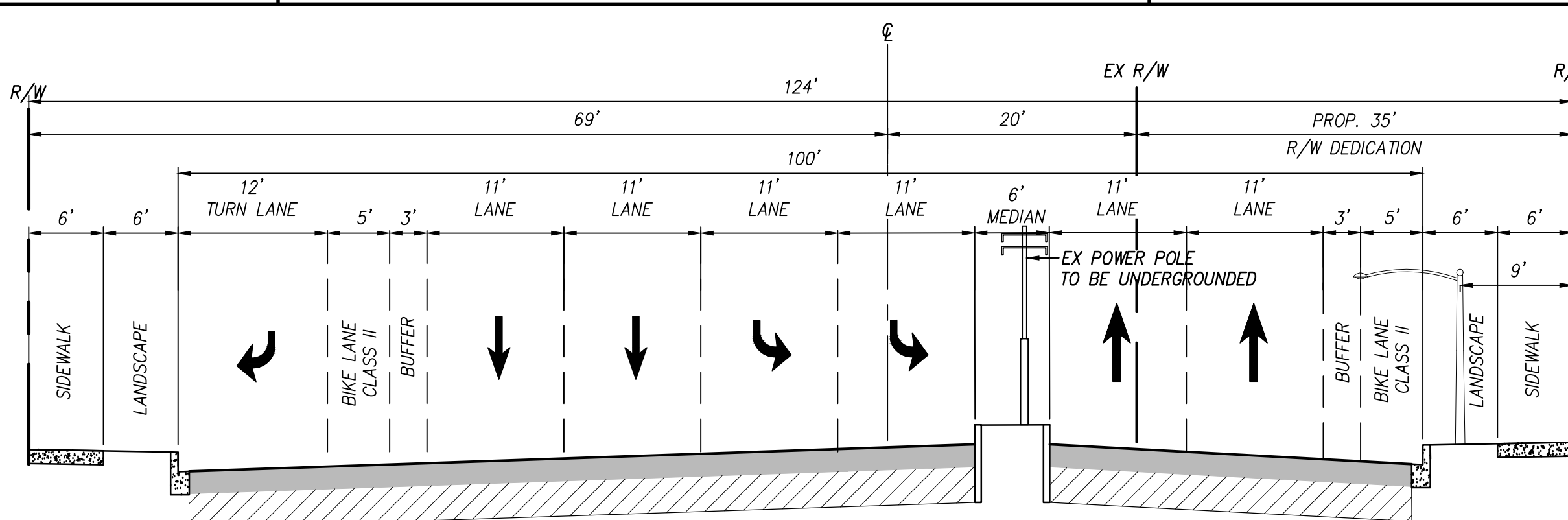
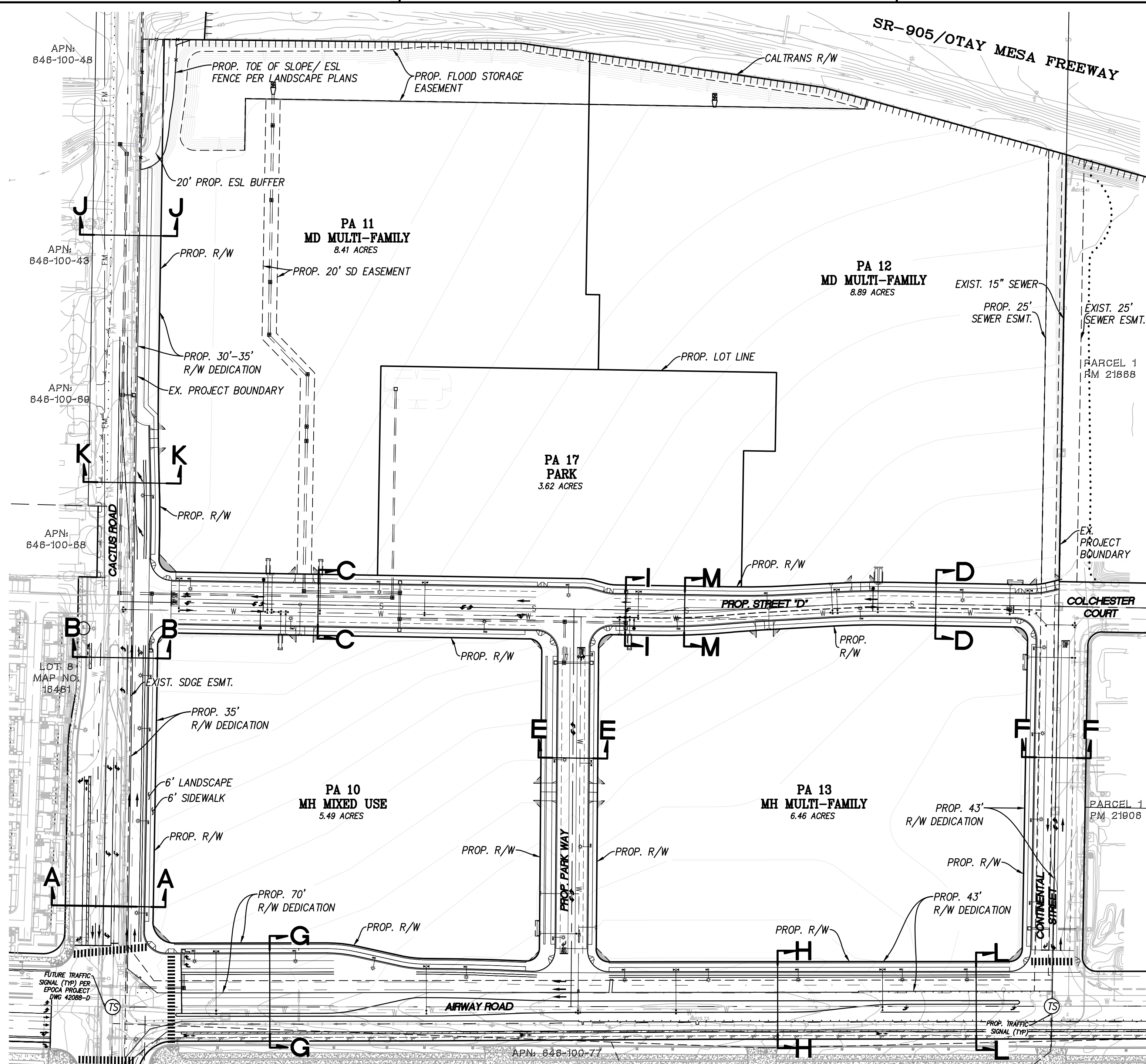


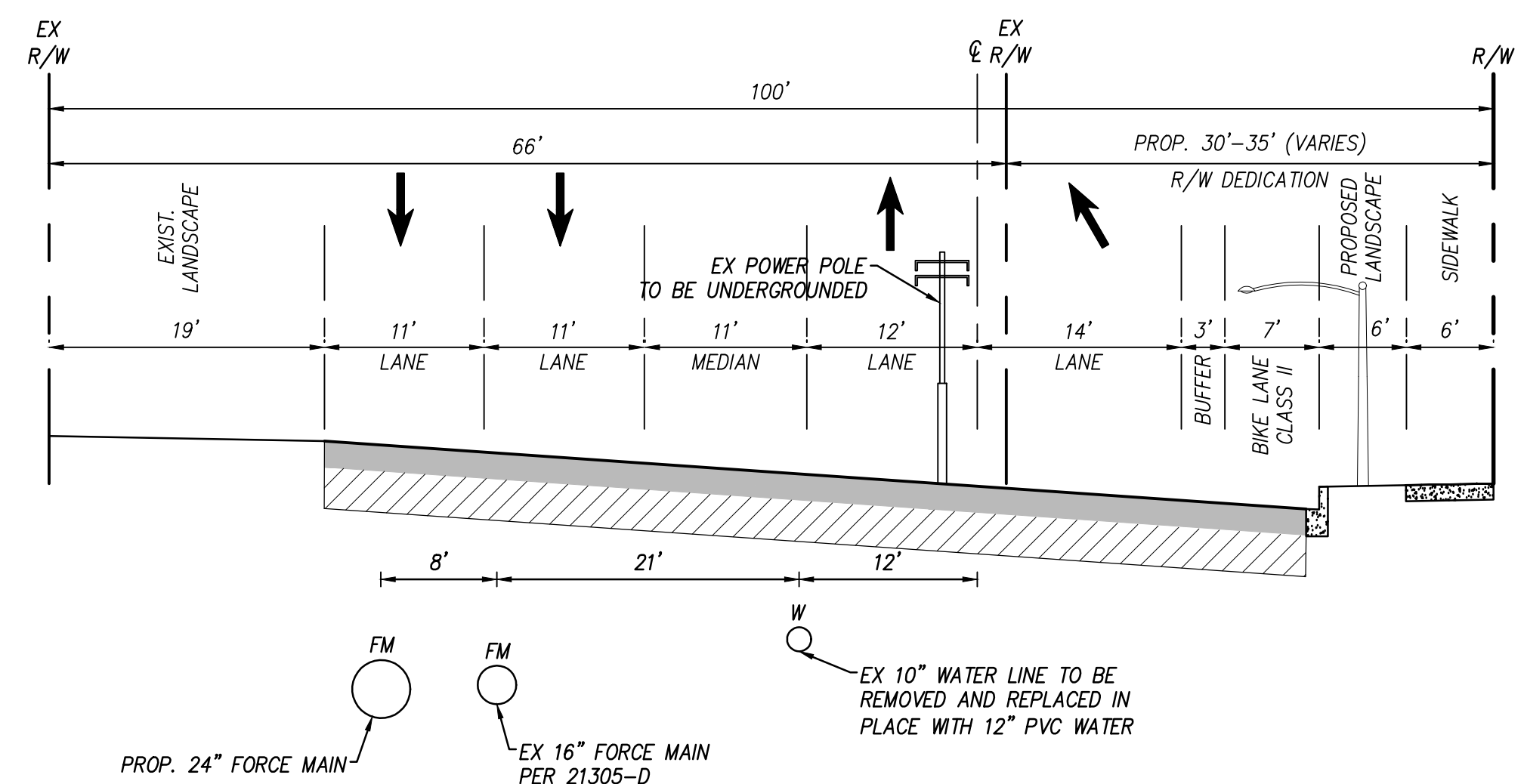
LEGEND

EXISTING	
EXISTING STREET CENTERLINE	---
EXISTING RIGHT-OF-WAY	----
EXISTING LOT LINE
EXISTING CURB AND GUTTER	-----
EXISTING CONTOUR
EXISTING FENCE	-----
EXISTING TREE	○
EXISTING STORM DRAIN PIPE	-----
EXISTING DRAINAGE INLET	□
EXISTING SEWER	S
EXISTING SEWER MANHOLE	○
EXISTING WATER	W
EXISTING FORCE MAIN	FM
EXISTING SD&E OVERHEAD ELECTRIC	OHE

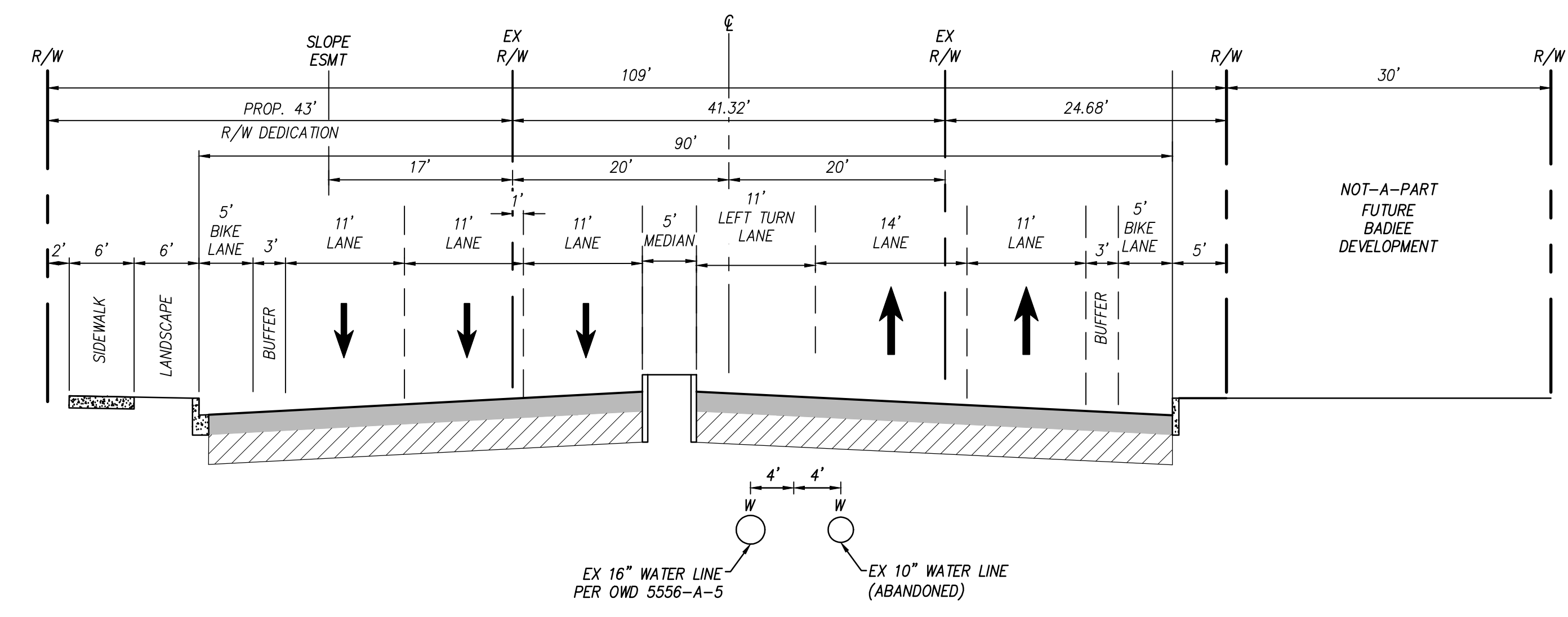
PROPOSED

NEIGHBORHOOD DEVELOPMENT PERMIT MATCHLINE	-----
PROPERTY LINE/TM BOUNDARY	-----
PROPOSED RIGHT OF WAY	----
PROPOSED CENTERLINE
PROPOSED ESL FENCE PER LANDSCAPE PLANS	-----
PROPOSED CURB AND GUTTER (SDG-151, SDG-156)	-----
PROPOSED PARKWAY & SIDEWALK (SDG-109, SDG-155)	-----
PROPOSED CURB MEDIAN (SDG-154)	-----
PROPOSED SIDEWALK	-----
PROPOSED CONTINENTAL CROSS WALK	-----
PROPOSED 25' DRIVEWAY (SDG-160)	-----
PROPOSED CURB RAMP (SDG-130, SDG-132)	-----
PROPOSED CENTERLINE ELEVATIONS	490.0
PROPOSED FLOWLINE ELEVATIONS	490.0
PROPOSED DIRECTIONAL FLOW	1.0 FT
PROPOSED CONTOUR	500
MHPA LINE	-----
PROPOSED DAYLIGHT	-----
PROPOSED BERM	-----
PROPOSED SLOPE (2:1)	-----
PROPOSED STORM DRAIN PIPE	-----
PROPOSED SD HEADWALL & RIPRAP (D-41A, D-41B)	-----
PROPOSED SD RISER	-----
PROPOSED CURB INLET (SDG-116)	-----
PROPOSED STORM DRAIN CLEAN OUT (D-09)	-----
PROPOSED BROW DITCH (SDG-106)	-----
PROPOSED SEWER MAIN (SDW-102, 103, 105, 107, 108, 110)	-----
PROPOSED SEWER MANHOLE (SDS-107)	-----
PROPOSED FORCE MAIN	FM
PROPOSED WATER MAIN (SDW-110, 118, 151, WP-05, 07)	-----
PROPOSED GATE VALVE (SDW-109, 151-153, WV-04)	-----
PROPOSED ST. LIGHT (SDE-101, ST. DESIGN MANUAL)	-----
PROPOSED SIGHT VISIBILITY TRIANGLE (MUNICIPAL CODE 113.0273)	-----

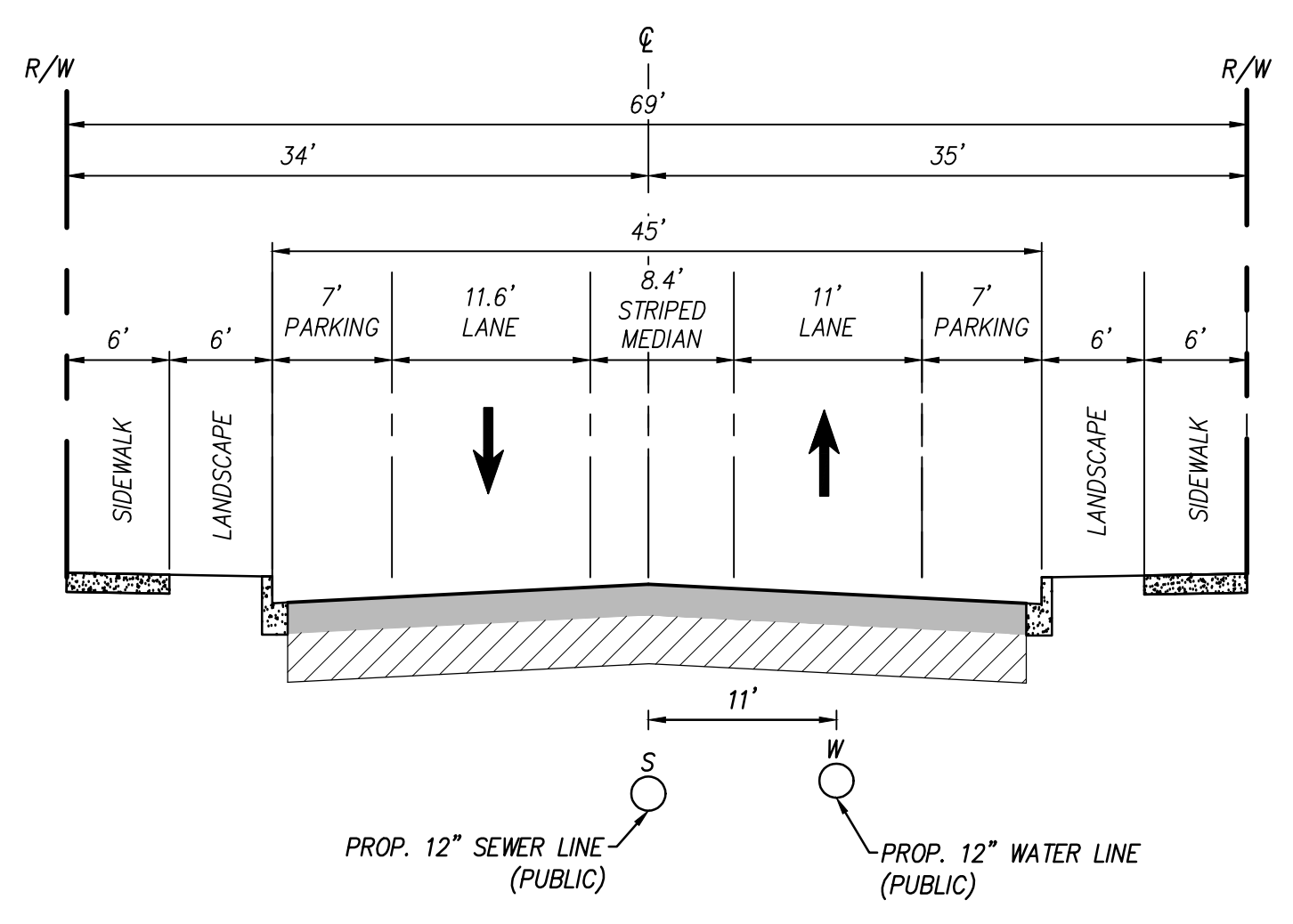




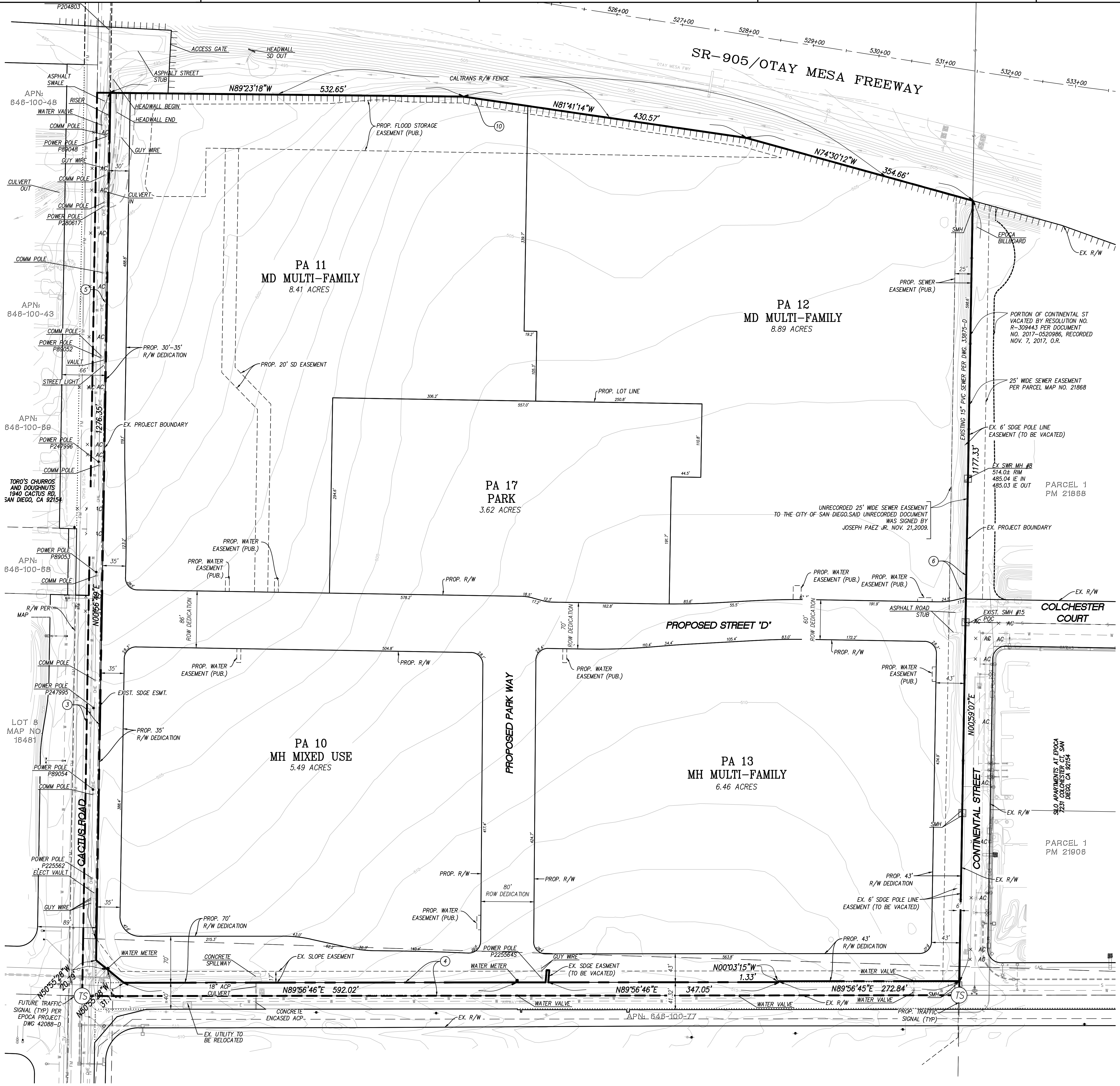
SECTION K-K: CACTUS ROAD
 (4-LANE MAJOR ARTERIAL)
 (NOT TO SCALE)



SECTION L-L AIRWAY RD
 (ULTIMATE 6-LANE URBAN MAJOR)
 (NOT TO SCALE)

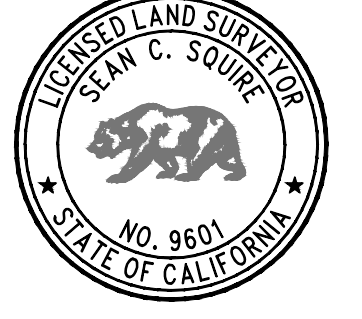


SECTION M-M: STREET D
 (2-LANE COLLECTOR WITH LEFT TURN LANE)
 (NOT TO SCALE)

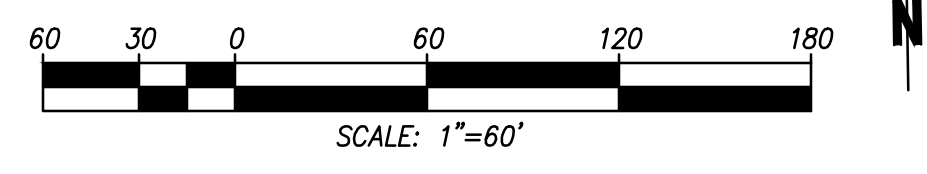


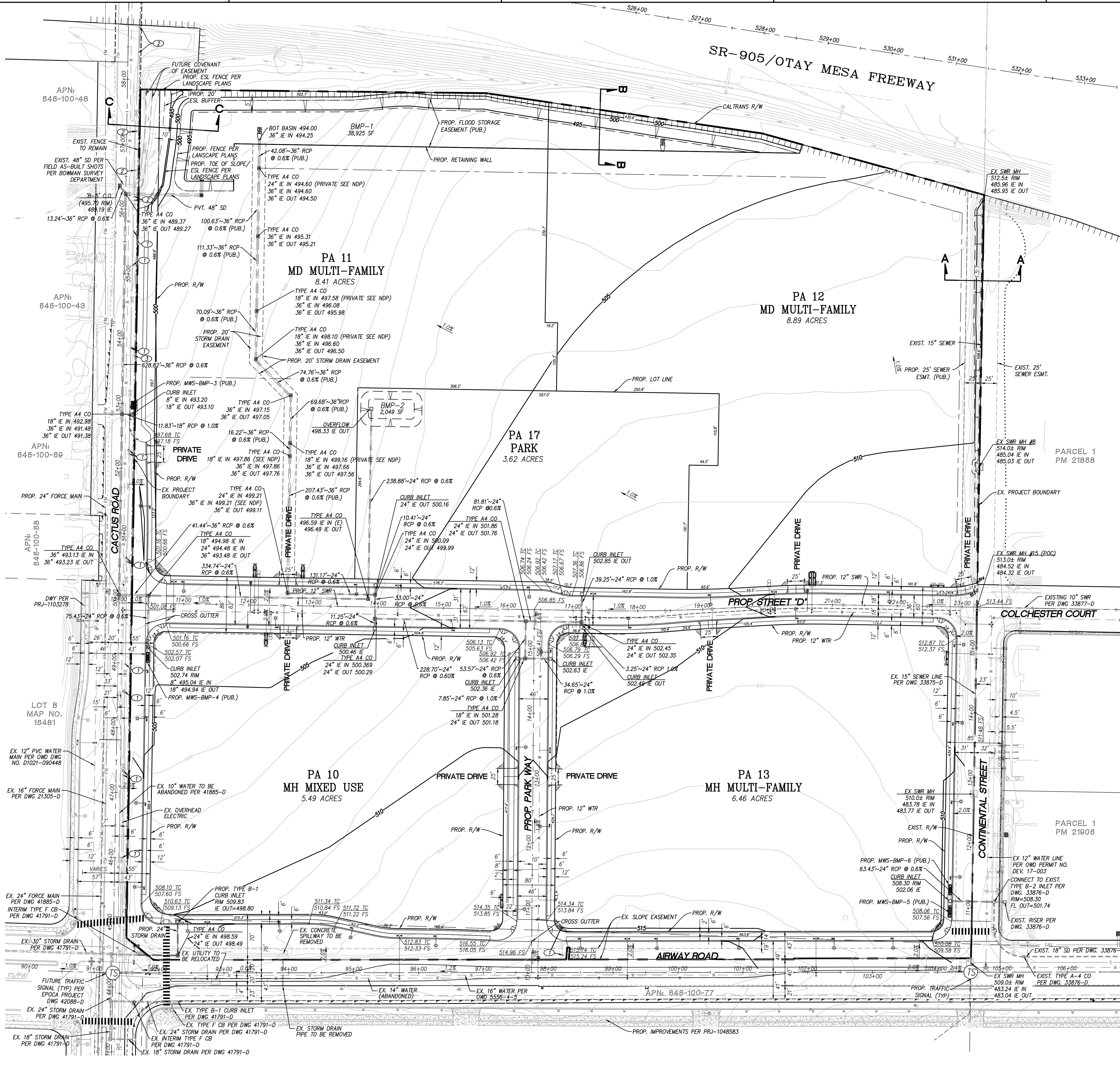
- EXISTING EASEMENTS**
- ③ INDICATES EXISTING 20' WIDE PUBLIC HIGHWAY DEDICATED PER DEED BOOK 257 PAGE 50, RECORDED AUGUST 22, 1896 O.R.
 - ④ INDICATES EXISTING 20' WIDE PUBLIC HIGHWAY DEDICATED PER DEED BOOK 310 PAGE 47, RECORDED SEPTEMBER 21, 1901 O.R.
 - ⑤ INDICATES EXISTING SD&E POLE LINE EASEMENT PER DOCUMENT NO. 103775, BOOK 2985, PAGE 317, RECORDED OCTOBER 19, 1948 O.R. (NO WIDTH)
 - ⑥ INDICATES 6' WIDE EXISTING SD&E POLE LINE EASEMENT PER DOCUMENT NO. 98866, BOOK 4930, PAGE 330, RECORDED JULY 22, 1953 O.R.
 - ⑩ INDICATES ACCESS RELINQUISHMENT IN AND TO STATE HIGHWAY PER DOCUMENT NO. 2007-0469983 RECORDED JULY 13, 2007 O.R.

SURVEYOR'S STATEMENT
 THIS SURVEY EXHIBIT HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE CALIFORNIA LAND SURVEYORS' ACT.



SEAN C. SQUIRE, L.S. 9501 DATE





GENERAL NOTES:

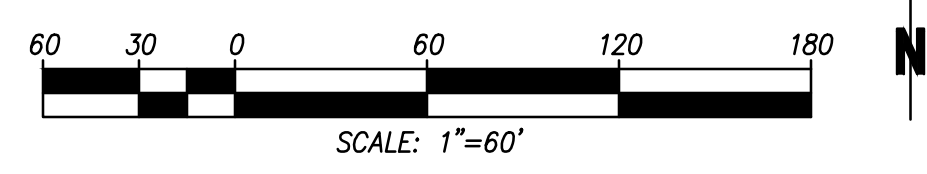
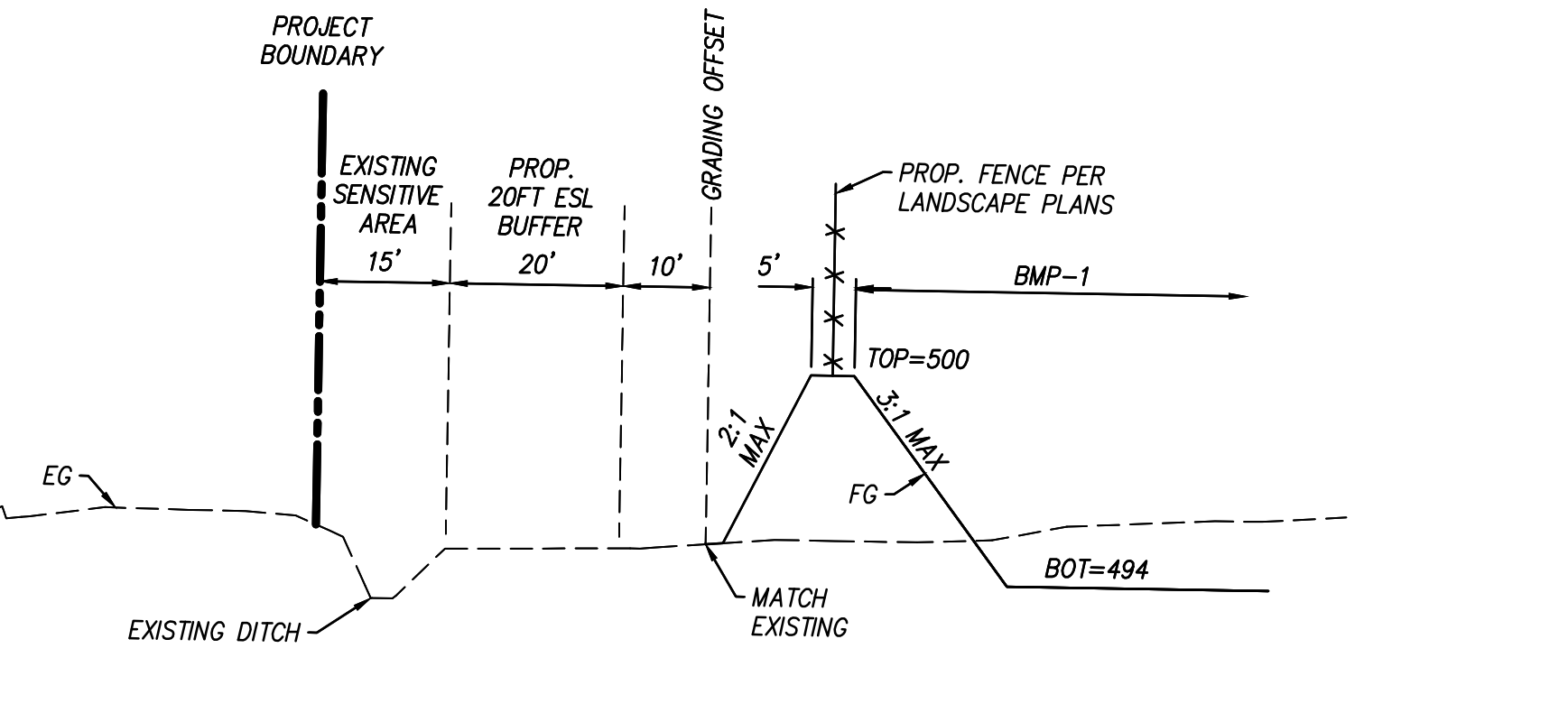
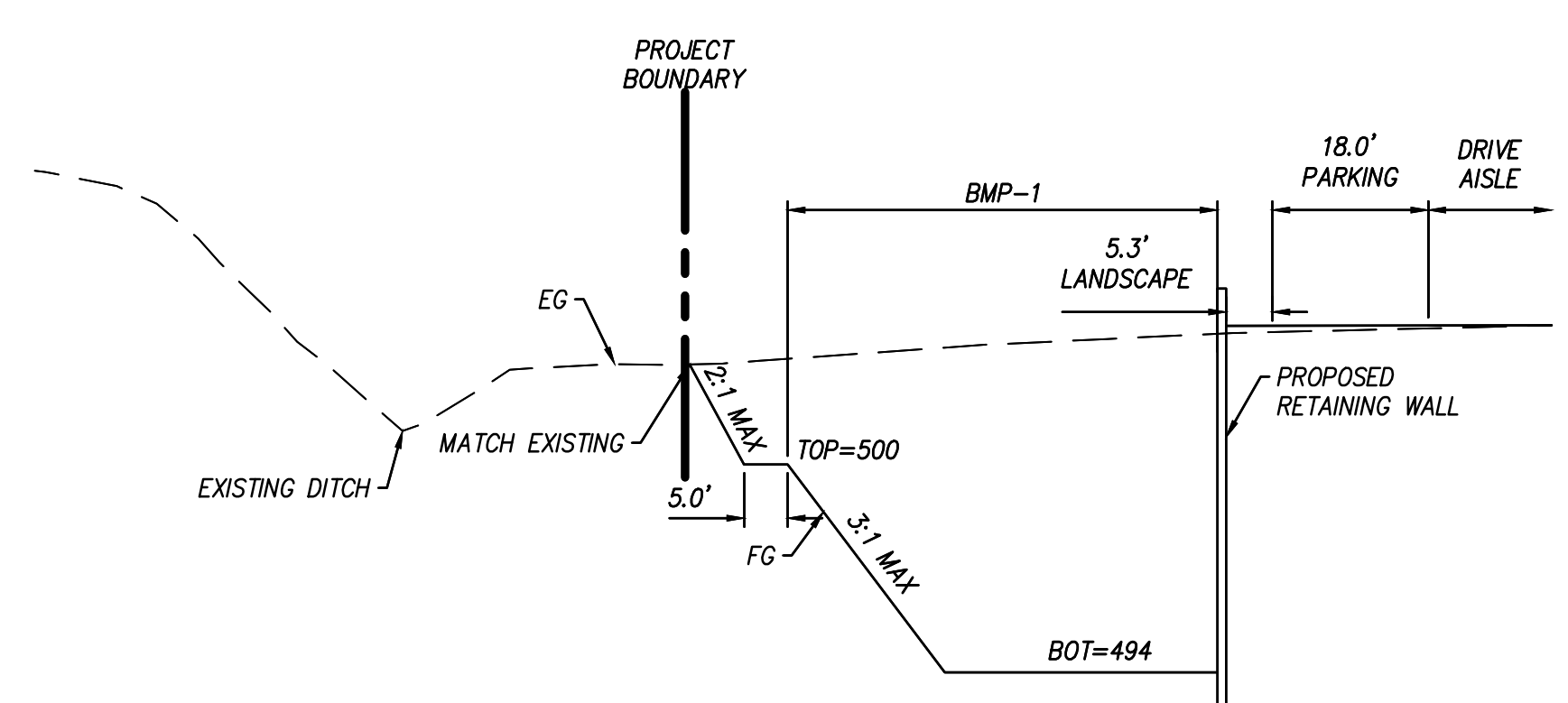
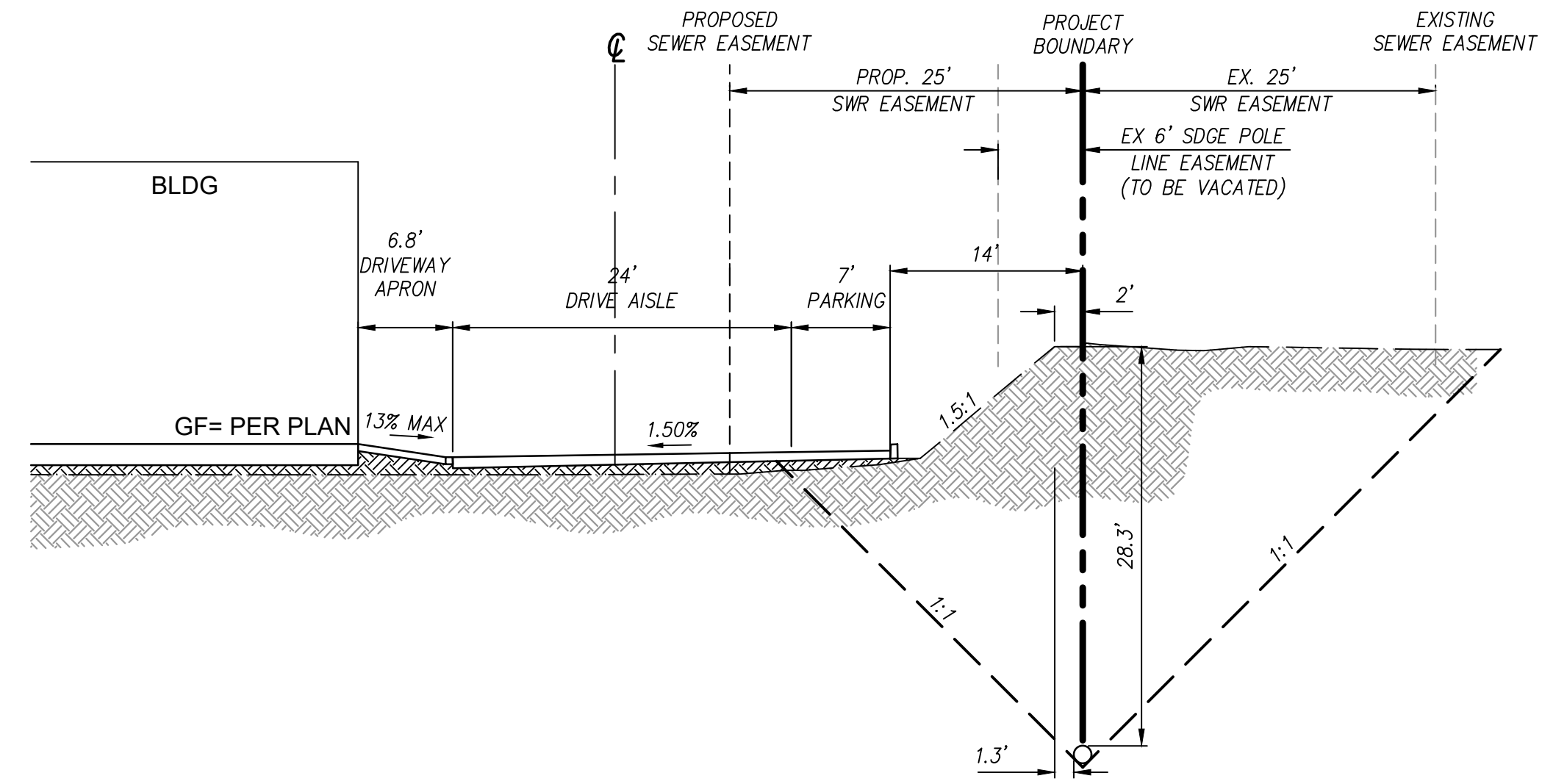
1. ALL IMPROVEMENTS & UTILITIES ARE PUBLIC UNLESS OTHERWISE NOTED.
2. FOR VISIBILITY TRIANGLE DETAILS SEE SHEET C006.

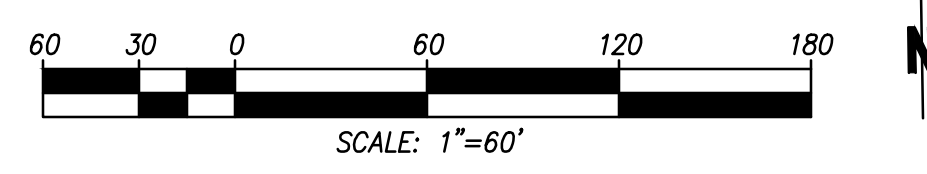
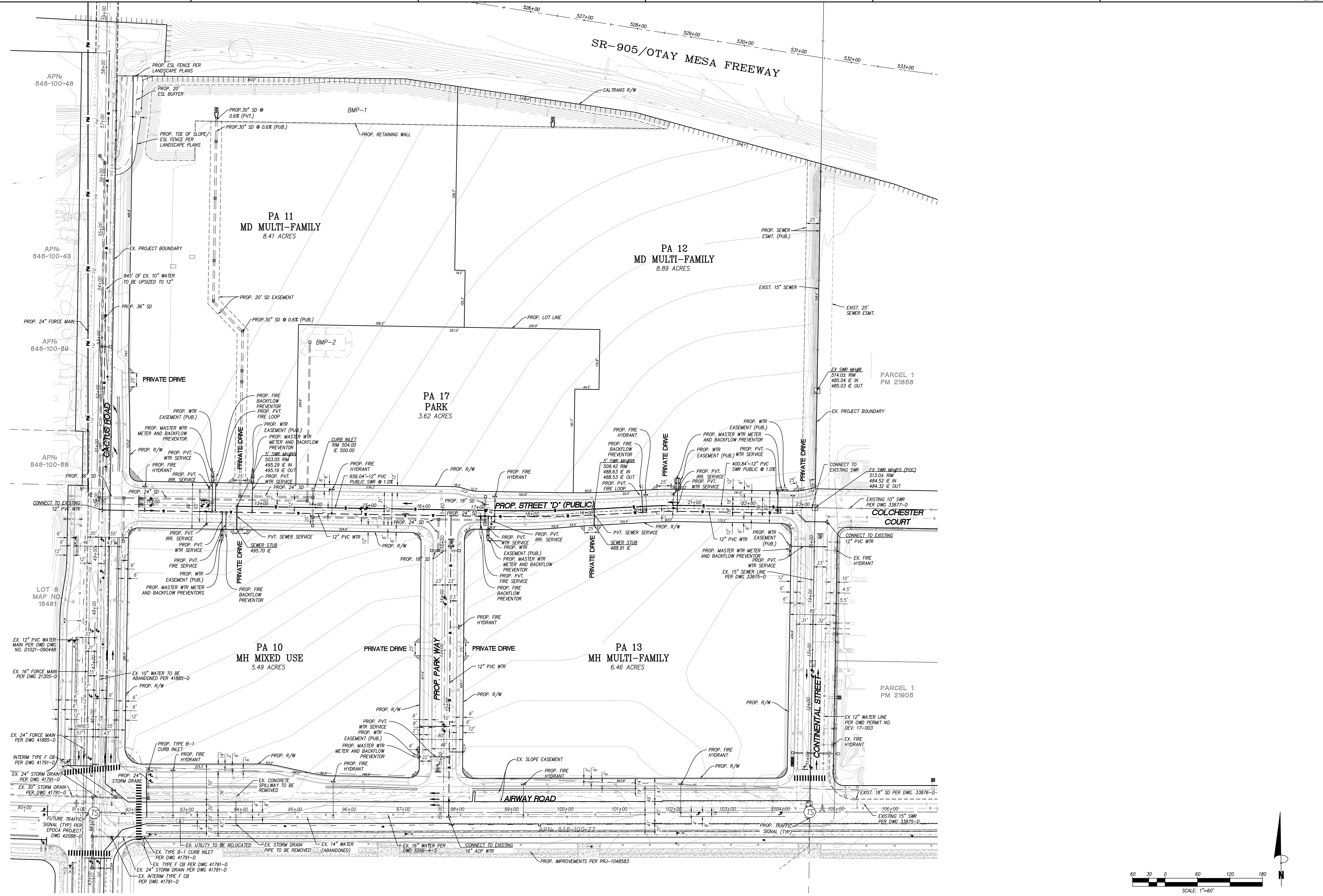
CONSTRUCTION NOTES:

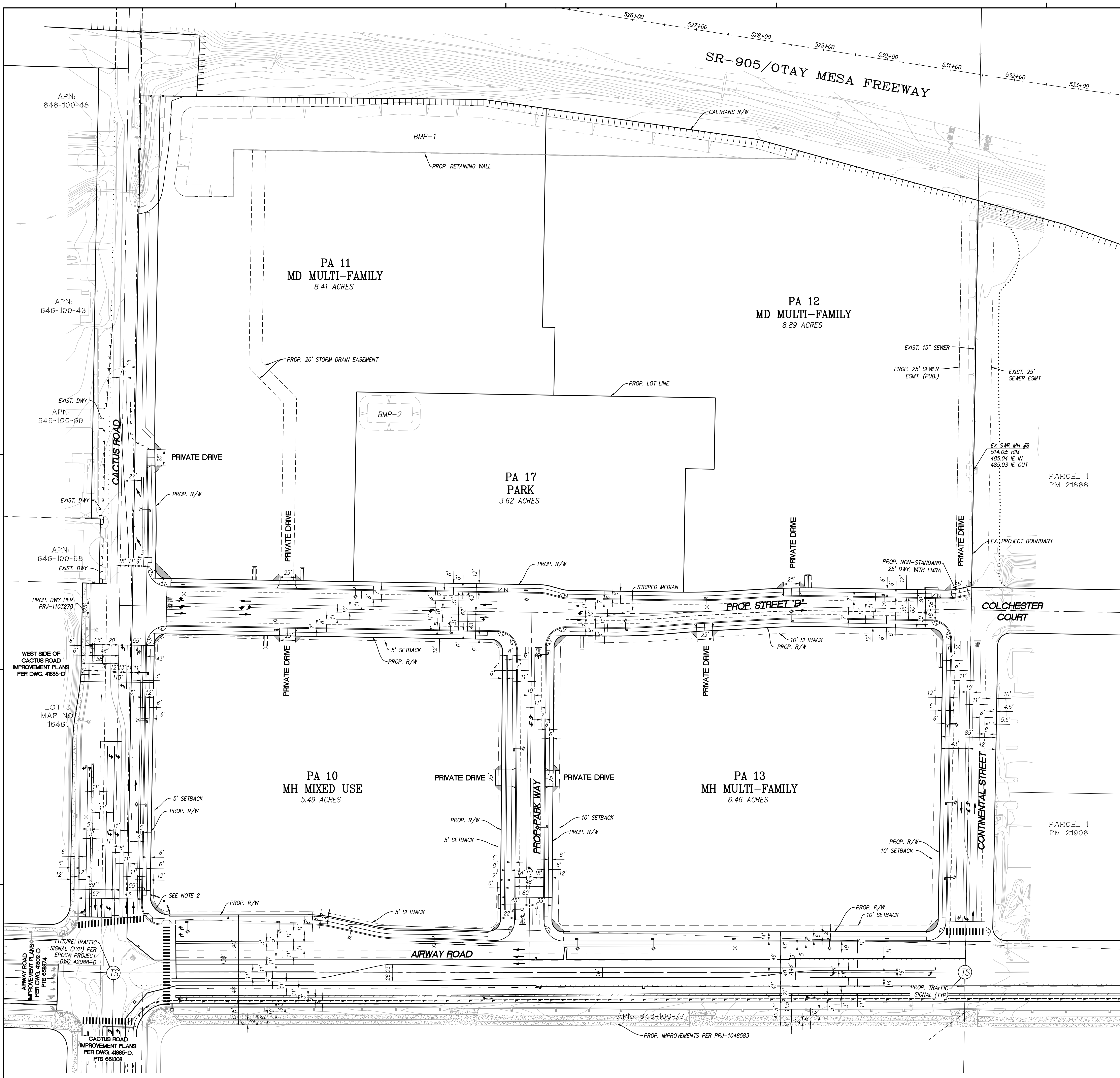
1. EX. POWER POLE AND OVERHEAD ELECTRIC TO BE UNDERGROUNDED
2. EX. POWER POLE AND OVERHEAD ELECTRIC TO REMAIN PER SDMC §144.0242(C)(2)(C) WAIVER
3. EX. STREET LIGHT TO BE RELOCATED

NOTE:

ALL EXISTING OVERHEAD ELECTRICAL LINES AND POWER POLES ALONG CACTUS ROAD SOUTH OF THE EXISTING E.S.L. BUFFER AND NORTH OF AIRWAY ROAD TO BE UNDERGROUNDED.

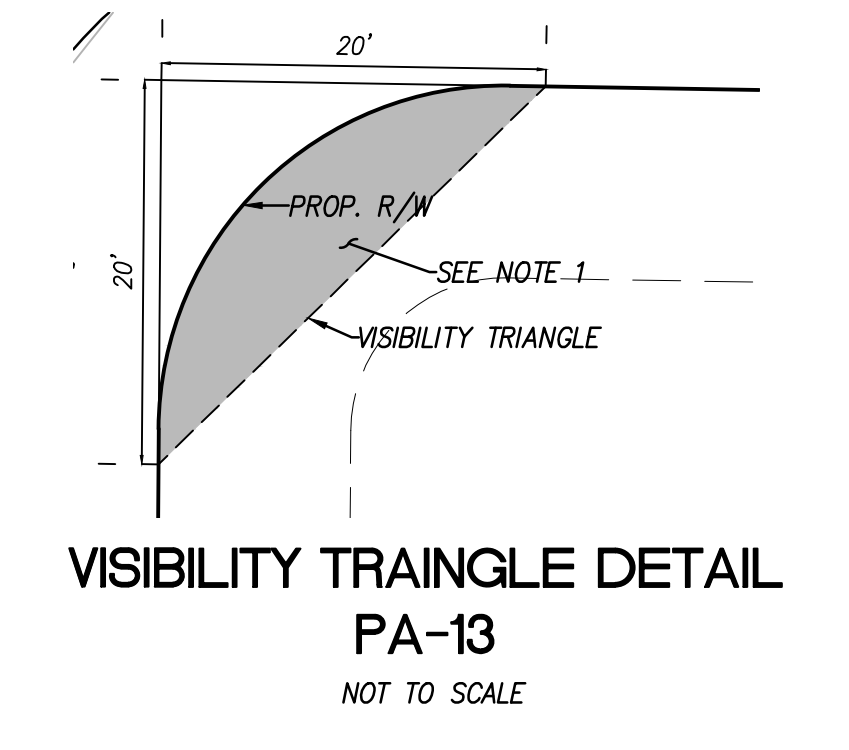
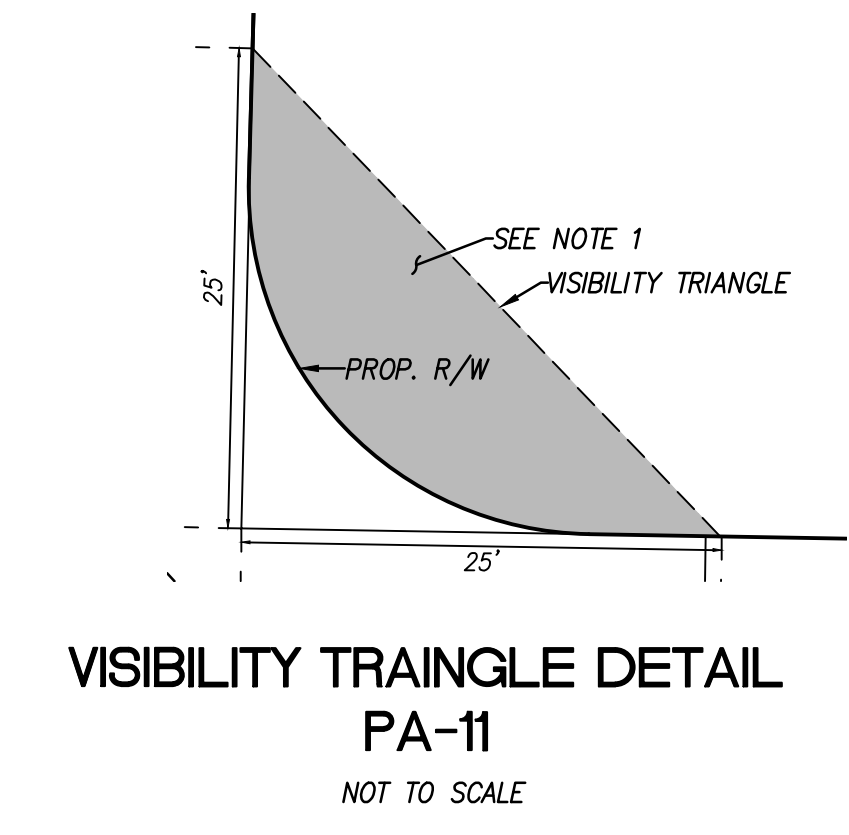
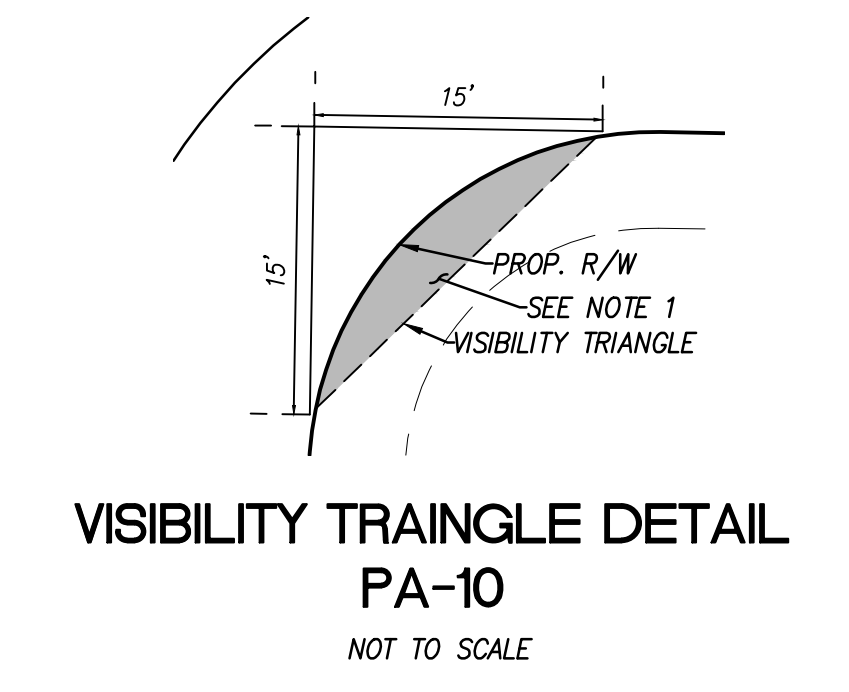
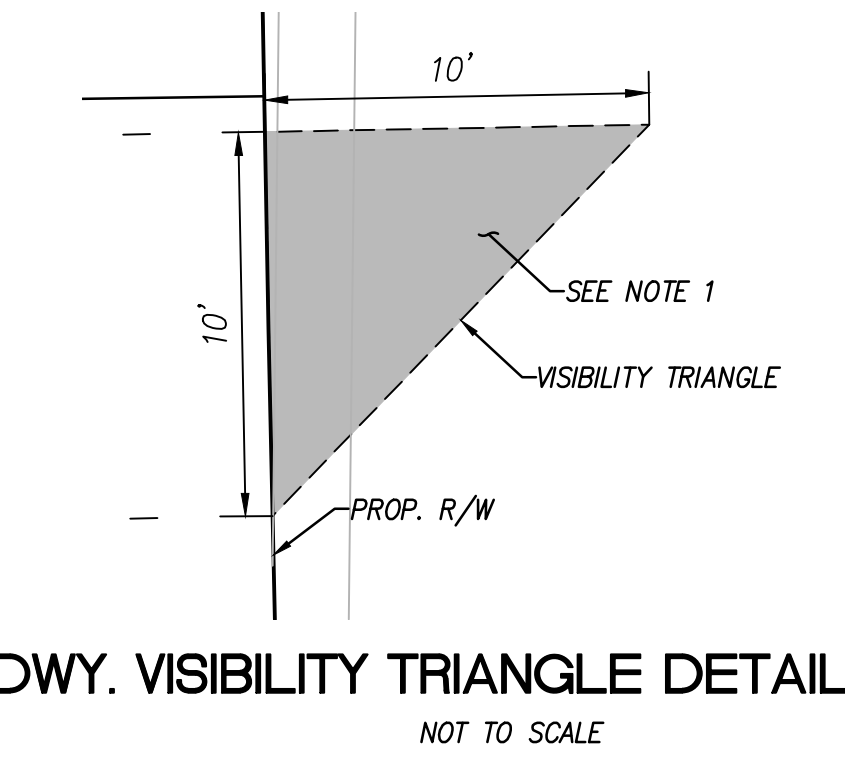






NOTES:

- NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 36 INCHES IN HEIGHT.
- NO PRIVATE PROPERTY WITHIN PUBLIC VISIBILITY TRIANGLE.
- PER SAN DIEGO MUNICIPAL CODE 113.0273 (B)(4), WHERE THE REQUIRED FRONT AND STREET SIDE YARDS MEASURE LESS THAN 25 FT WHEN COMBINED, THAT MEASUREMENT OR 15 FT, WHICHEVER IS GREATER, ESTABLISHES THE VISIBILITY AREA AT THE INTERSECTION. PA 10 HAS A COMBINED 10 FT OF FRONT/SIDE SETBACK, THEREFORE THE PROJECT IS USING A 15 FT MEASUREMENT FOR VISIBILITY AREA. PA 13 HAS A COMBINED 20 FT OF FRONT/SIDE SETBACK, THEREFORE THE PROJECT IS USING A 20 FT MEASUREMENT FOR VISIBILITY AREA.



WEST SIDE OF CACTUS ROAD IMPROVEMENT PLANS PER DWG. 4885-D

AIRWAY ROAD IMPROVEMENT PLANS PER DWG. 4885-D, PTS 682674

CACTUS ROAD IMPROVEMENT PLANS PER DWG. 4885-D, PTS 682608

RESI ARCHITECTURE
RESI ARCHITECTURE, INC
23231 SOUTH POINTE DR.
LAGUNA HILLS, CA 92653
(949) 802-7374

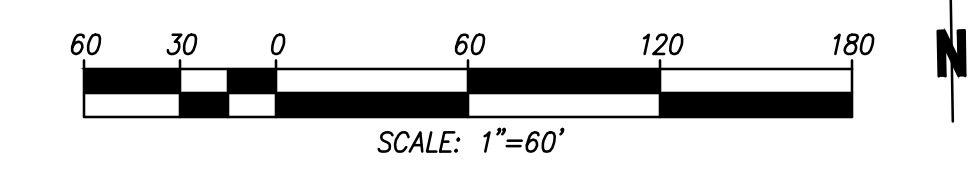
JPI
JPI Companies
Contact: Conner Kloeppel
11988 EL CAMINO REAL, SUITE 200
SAN DIEGO, CA 92130
314.302.2469

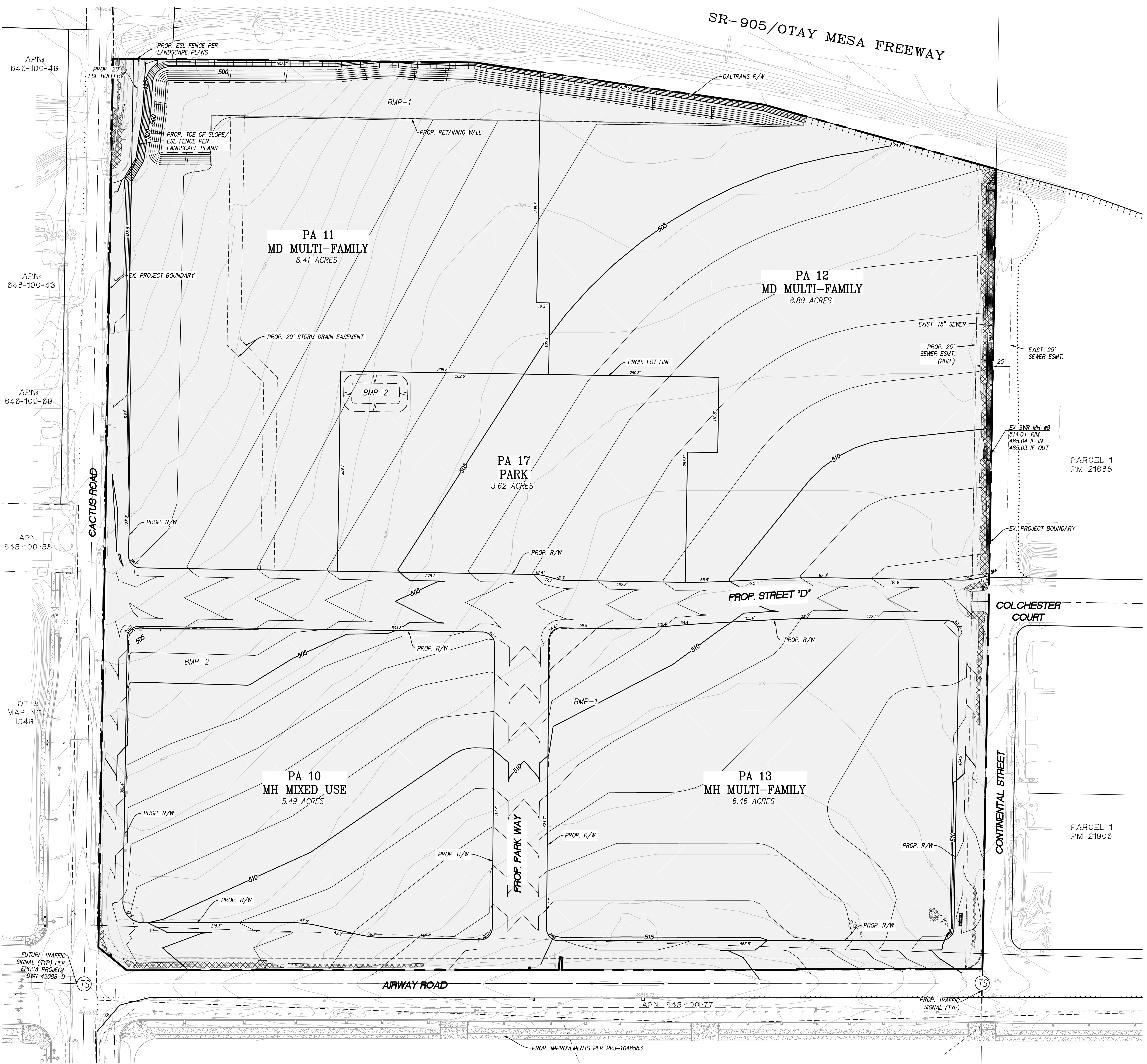
233099 COLLECTION AT CACTUS
SAN DIEGO, CA

Bowman
Bowman Consulting Group Ltd
703 B Street, Suite 300
San Diego, CA 92101
Phone: 619.235.6471
Bowman.com
© 2024 Bowman Consulting Group Ltd

2ND SUBMITTAL 08/09/2024
3RD SUBMITTAL 11/25/2024
4TH SUBMITTAL 04/09/2025
5TH SUBMITTAL 06/25/2025

PROJECT NAME:
COLLECTION AT CACTUS - VESTING TENTATIVE MAP
SHEET TITLE:
STRIPING PLAN





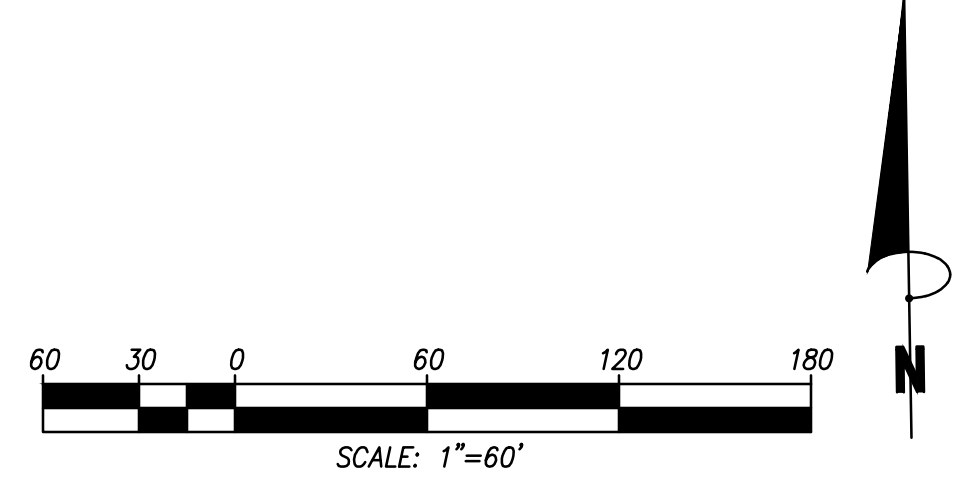
LEGEND:

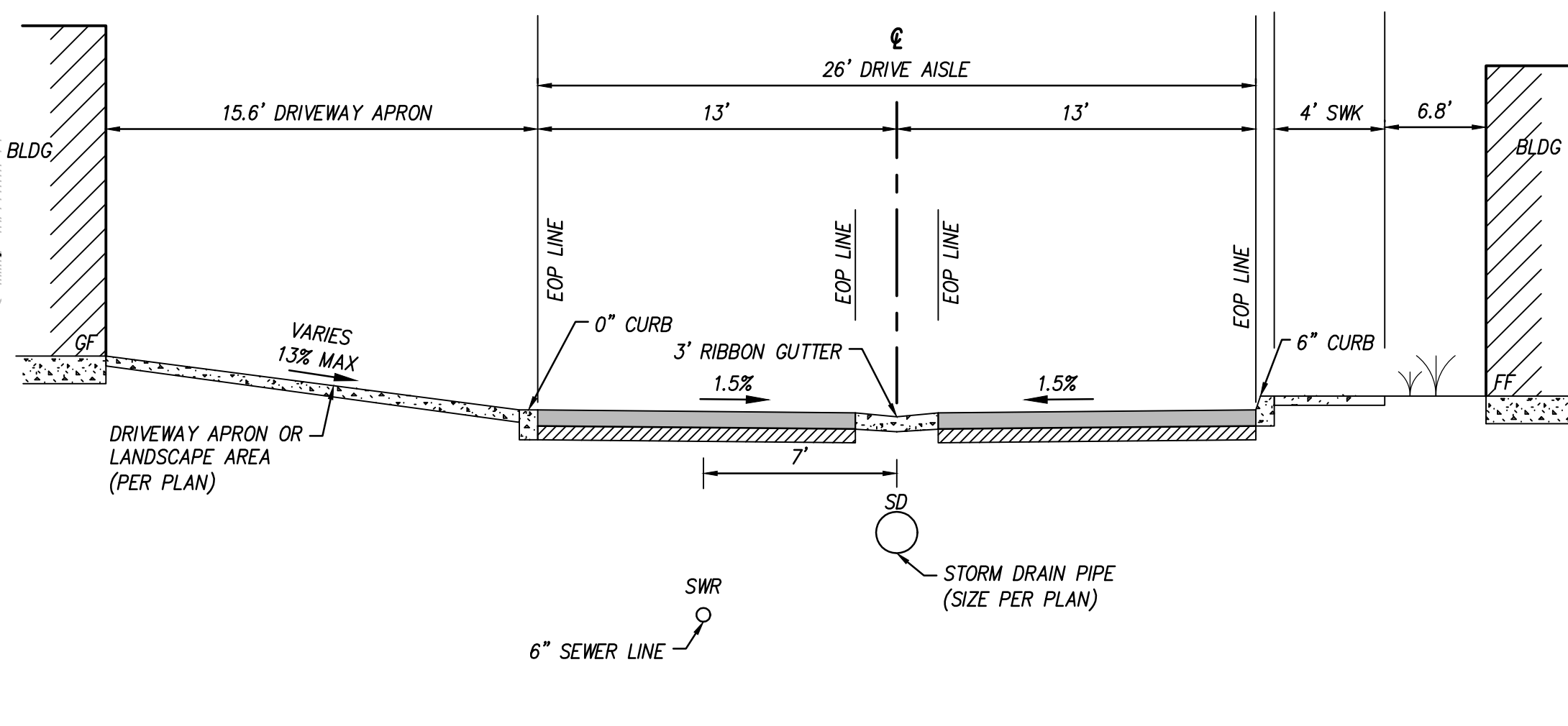
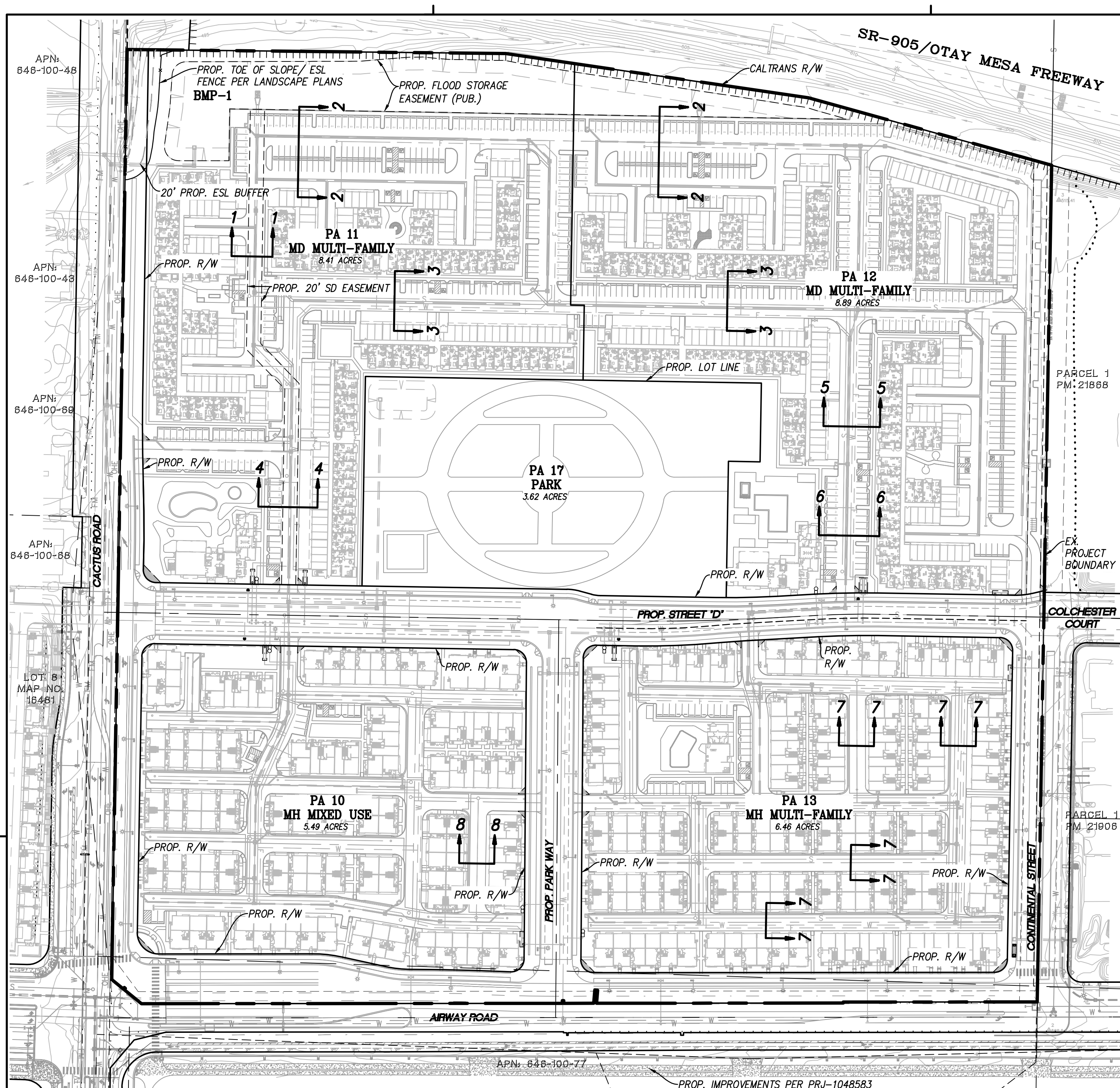
- LEASE BOUNDARY
- 450- PROPOSED CONTOUR
- 450- EXISTING CONTOUR
- ▨ AREAS OF NATURAL TOPOGRAPHY < 25%
1,673,252 SF (38.41 AC)
- ▨ AREAS OF NATURAL TOPOGRAPHY > 25%
16,809 SF (0.39 AC)

APN: 648-100-48
 APN: 648-100-48
 APN: 648-100-89
 APN: 648-100-88
 LOT 8
 MAP NO.
 16481
 FUTURE TRAFFIC
 SIGNAL (TYP) PER
 EPOCA PROJECT
 DWG 42088-D

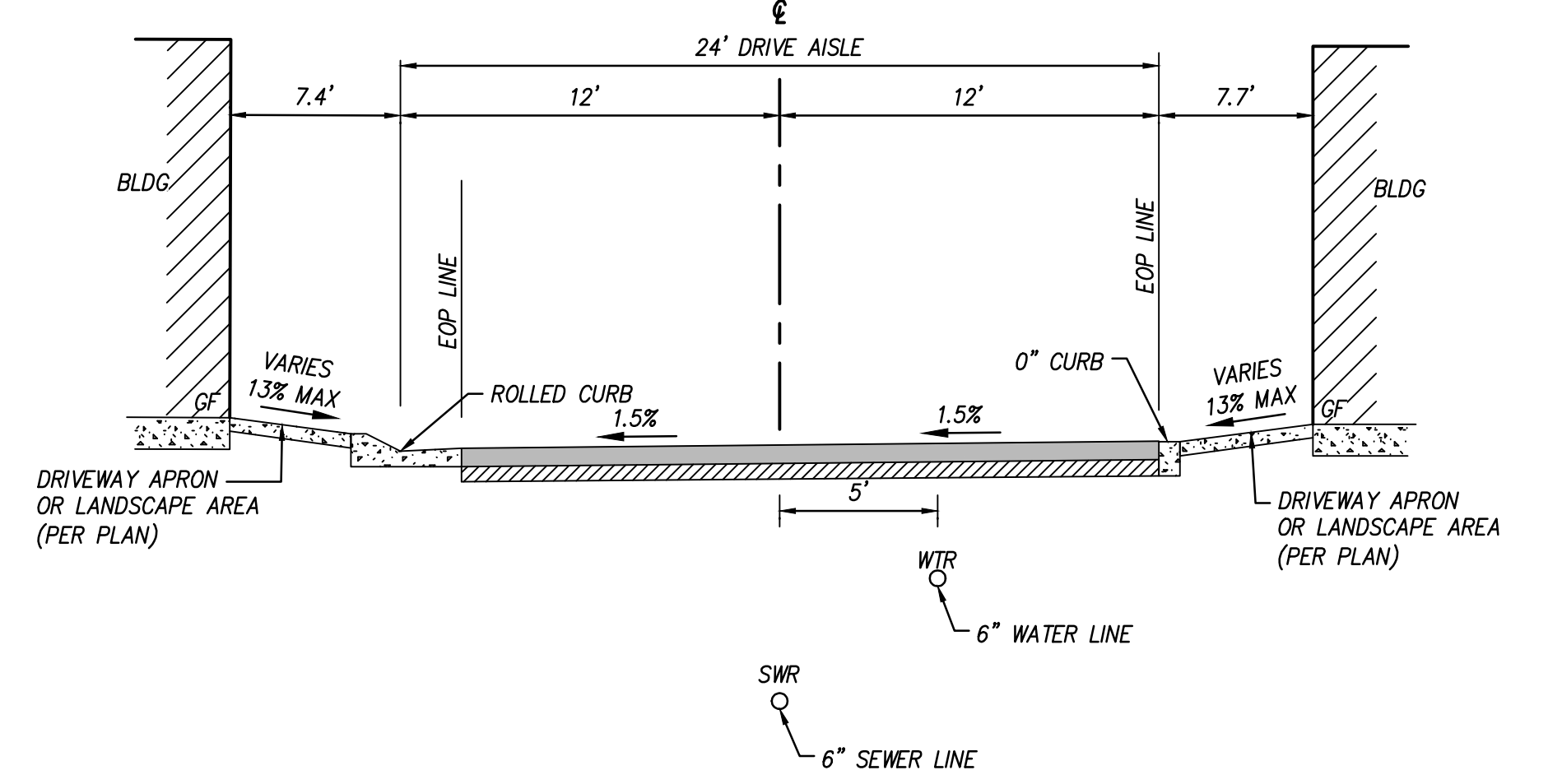
PARCEL 1
 PM 21888

PARCEL 1
 PM 21908

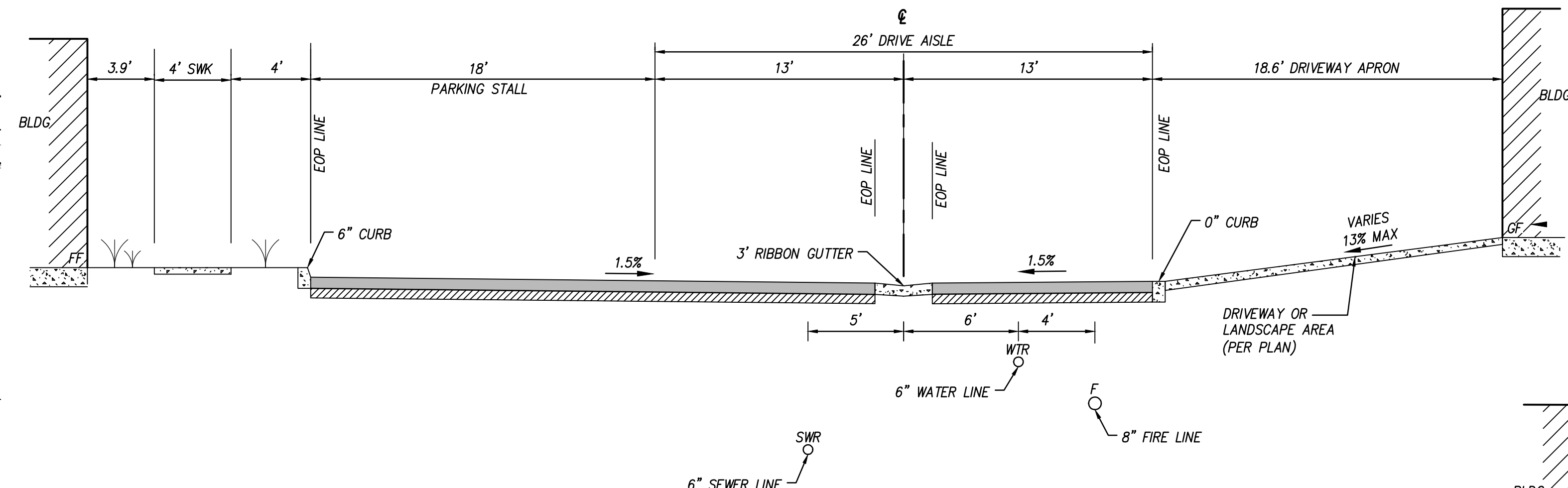




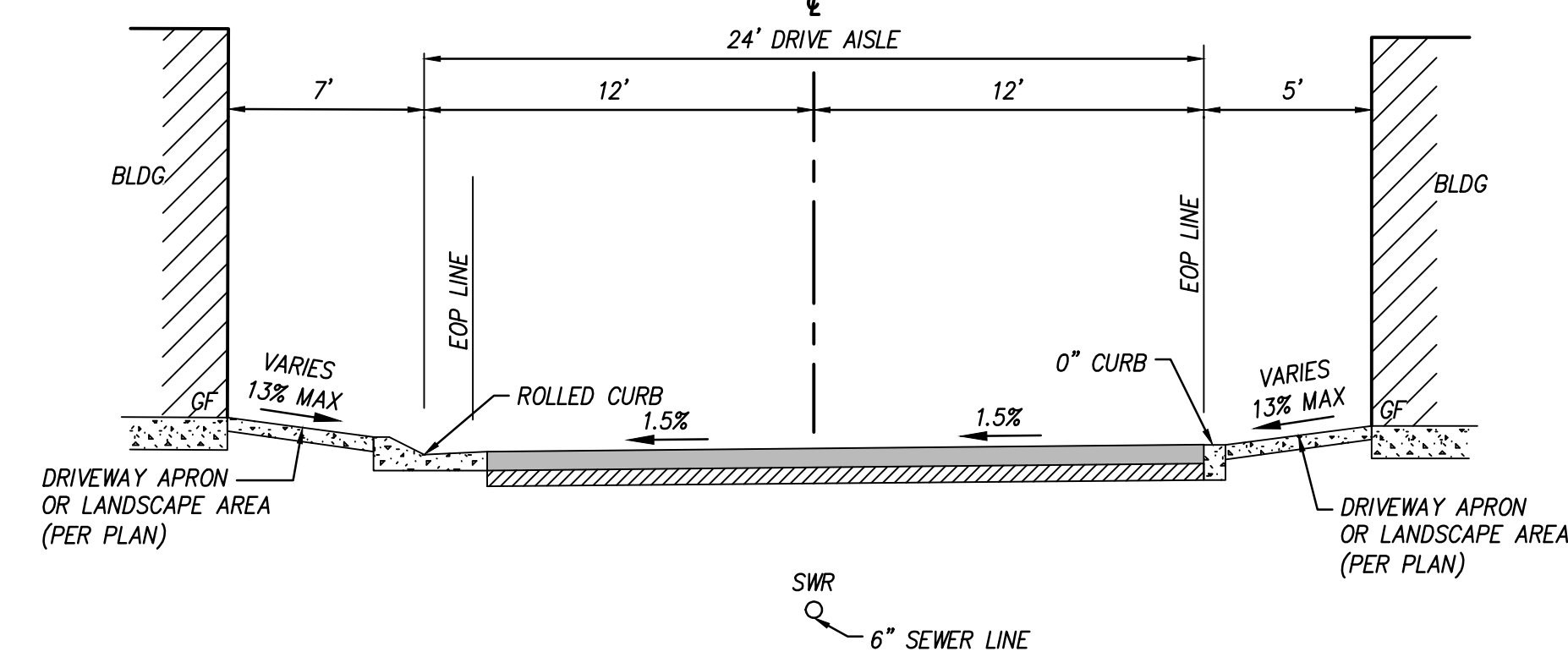
SITE SECTION 1-1
N.T.S.



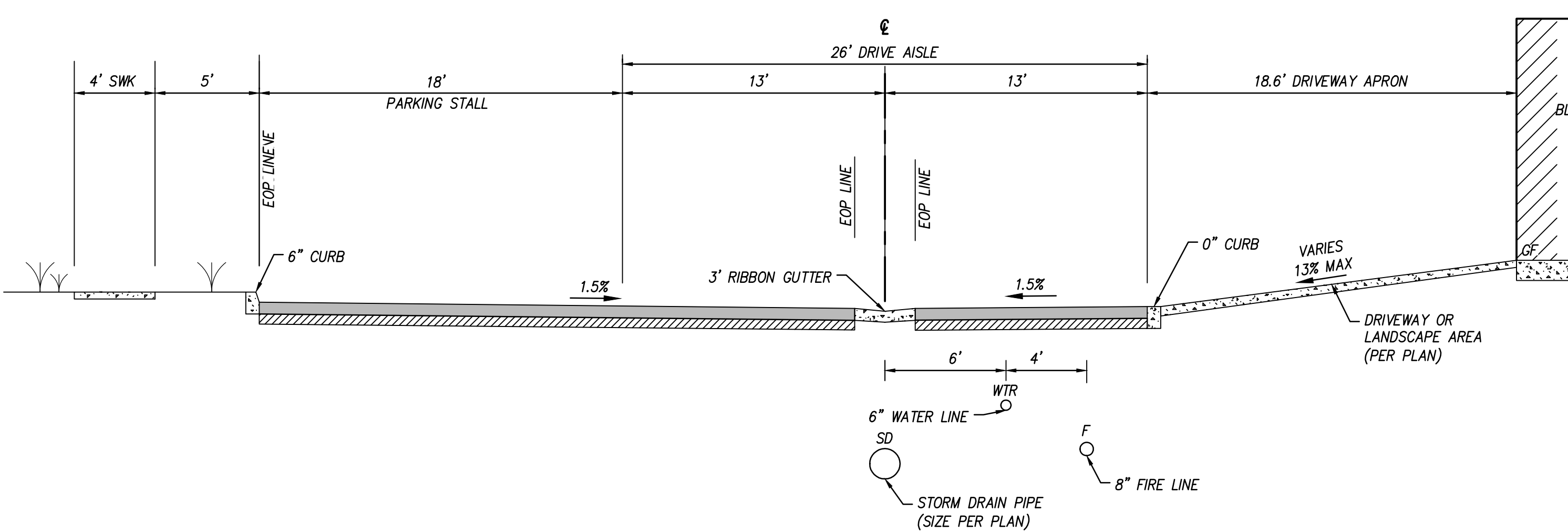
SITE SECTION 7-7
N.T.S.



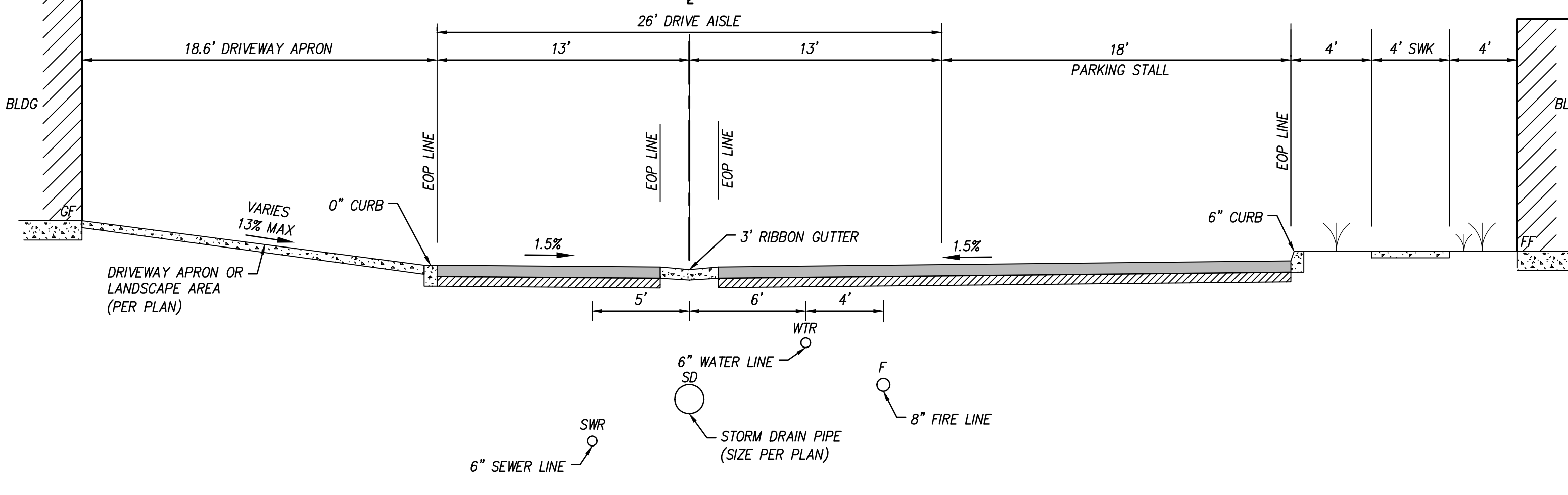
SITE SECTION 3-3
N.T.S.



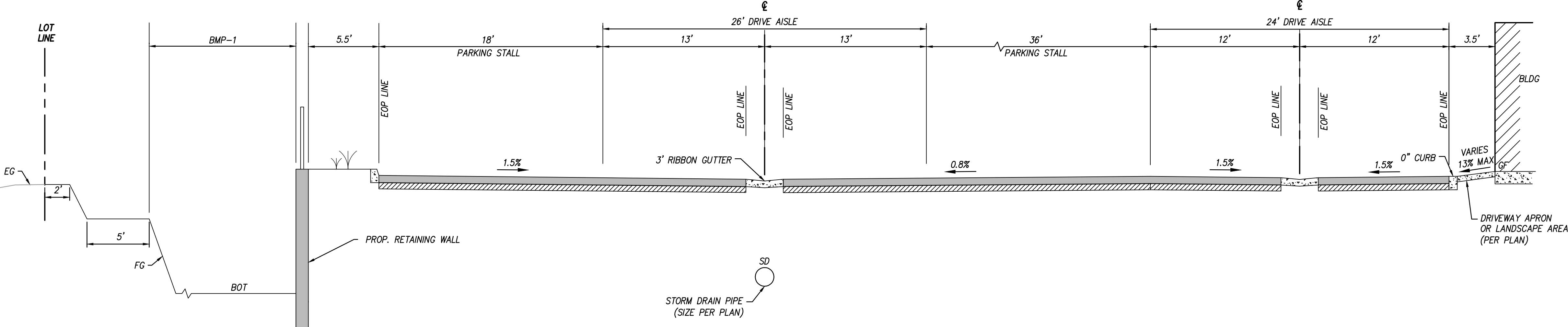
SITE SECTION 8-8
N.T.S.



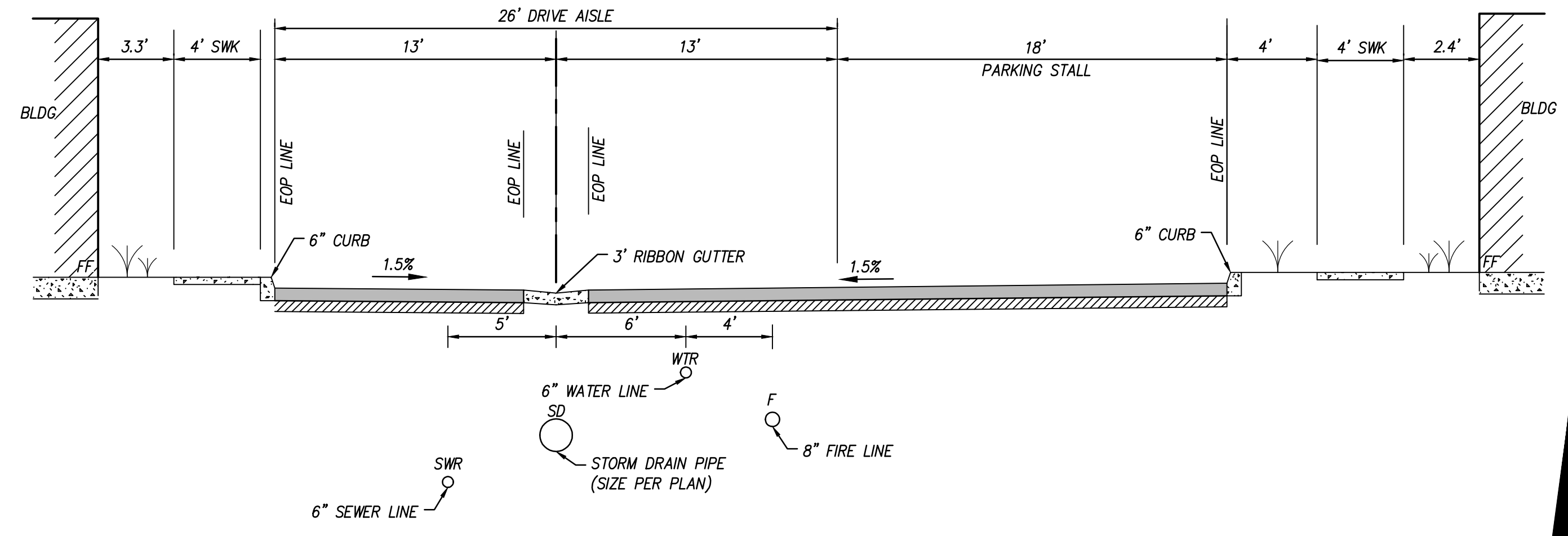
SITE SECTION 4-4
N.T.S.



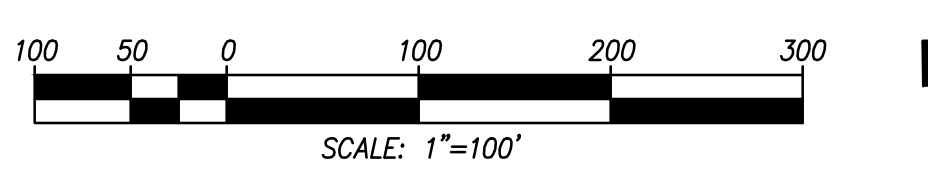
SITE SECTION 5-5
N.T.S.

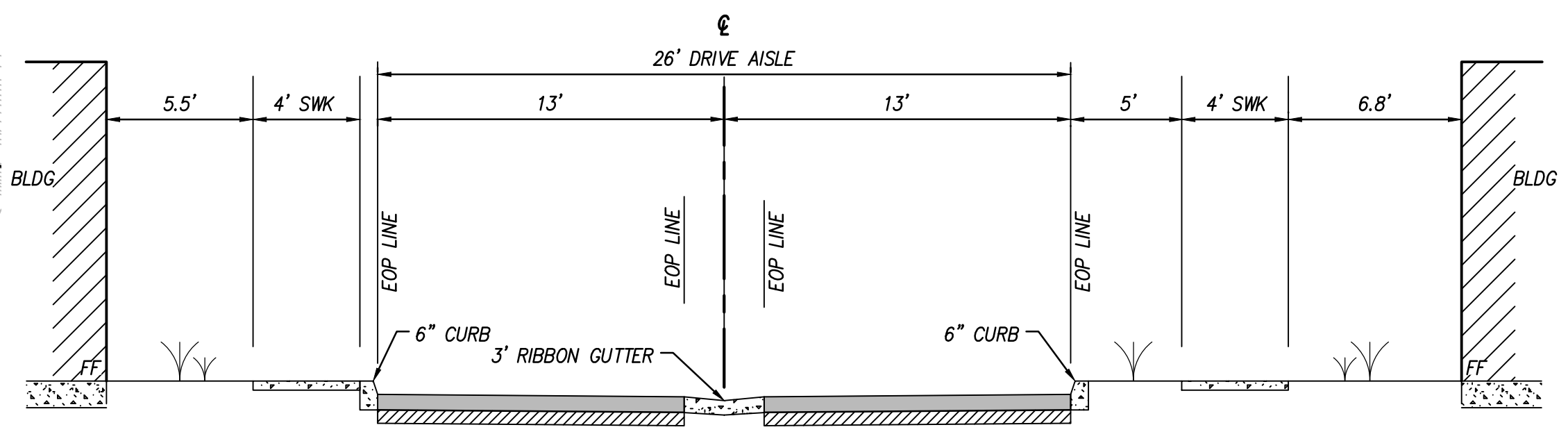
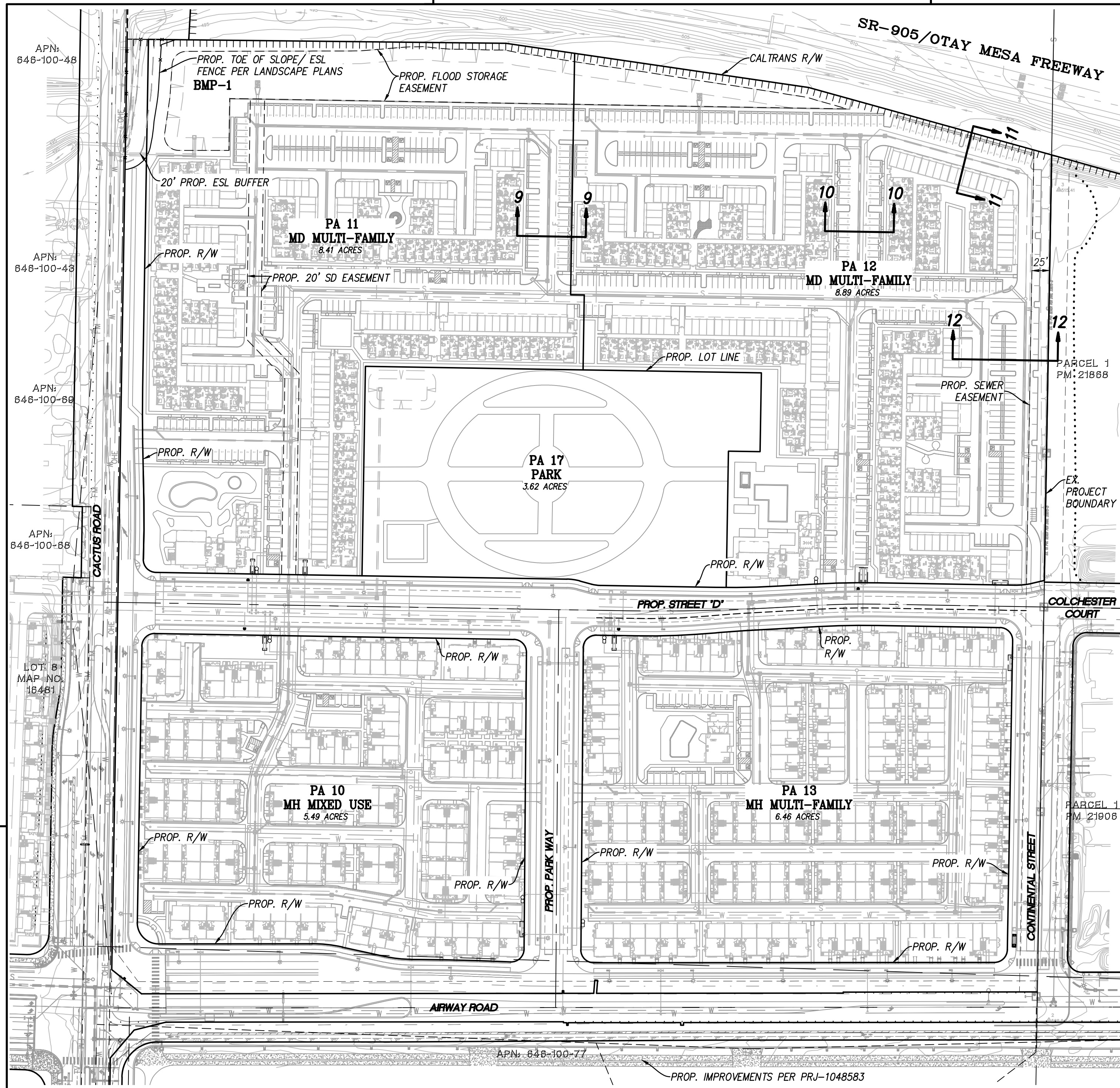


SITE SECTION 2-2
N.T.S.

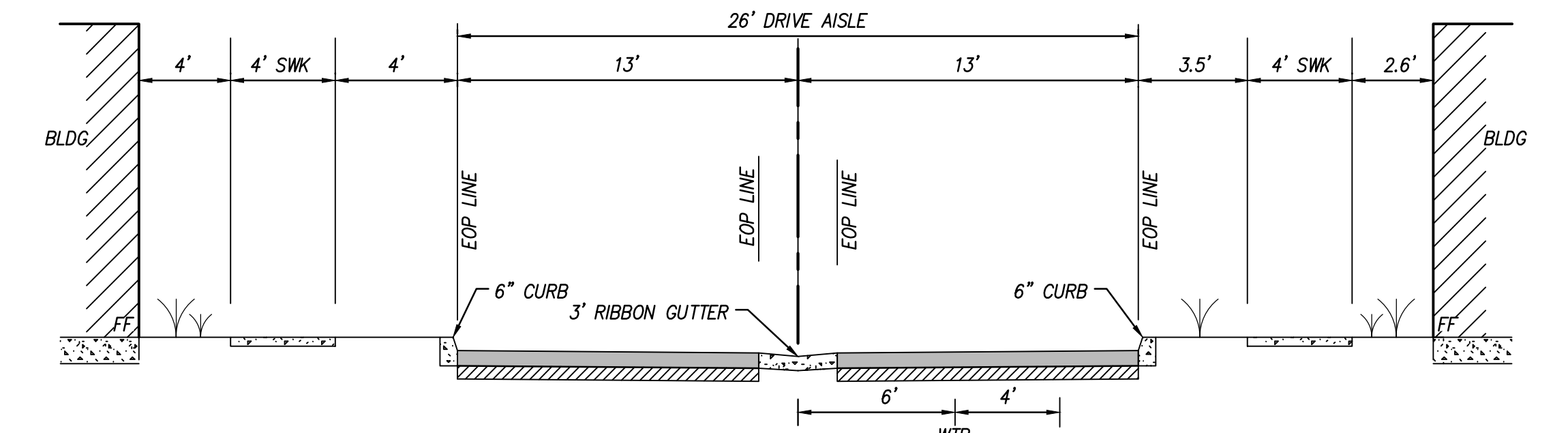


SITE SECTION 6-6
N.T.S.

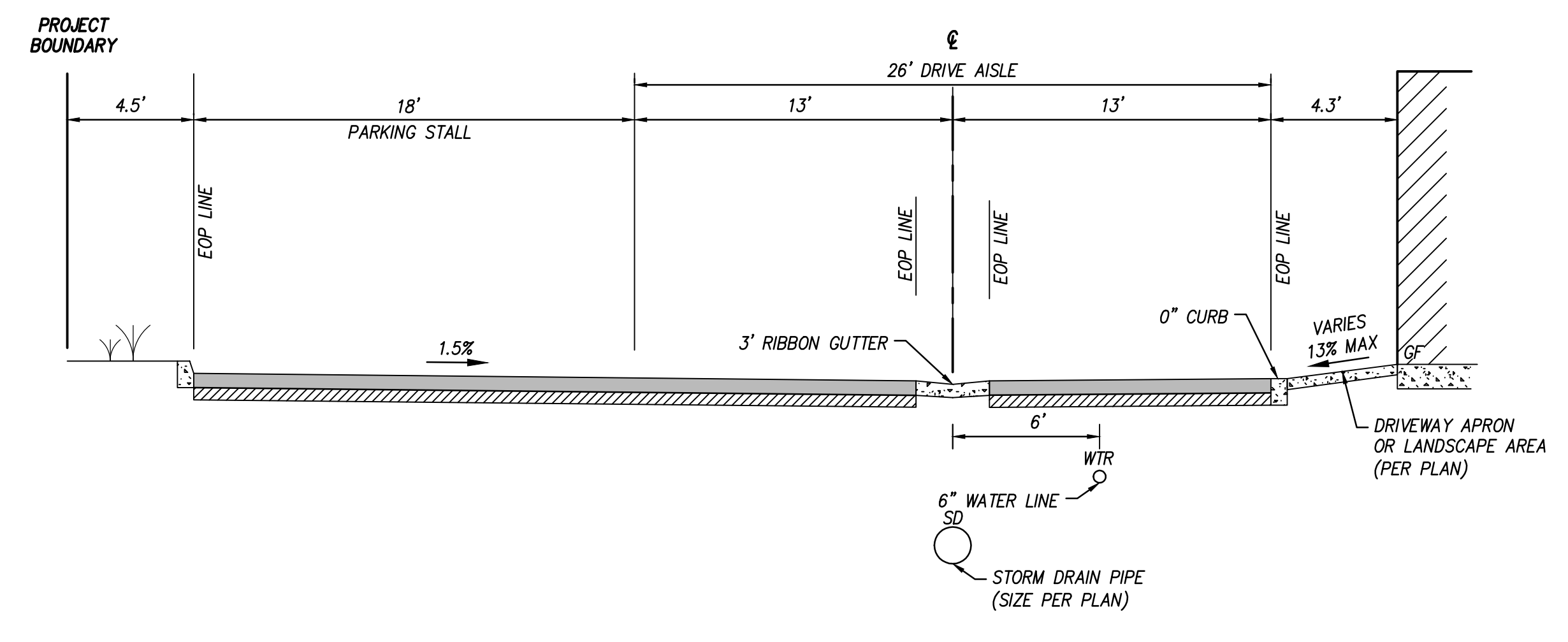




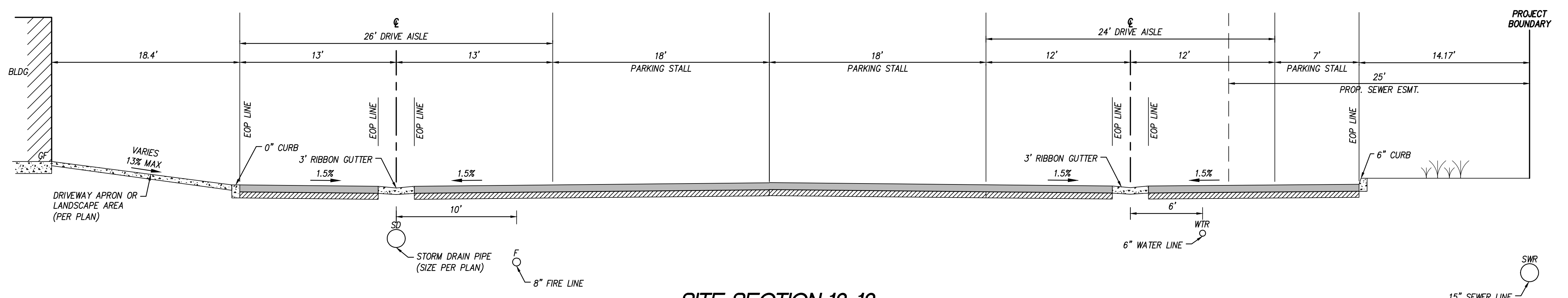
SITE SECTION 9-9
N.T.S.



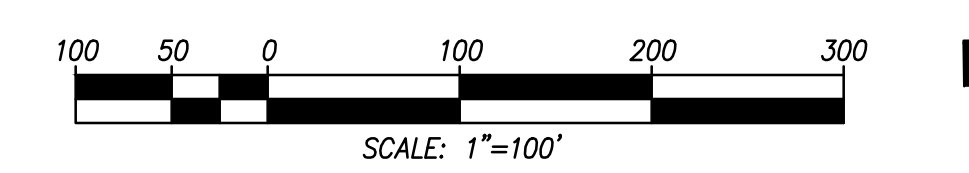
SITE SECTION 10-10
N.T.S.



SITE SECTION 11-11
N.T.S.



SITE SECTION 12-12
N.T.S.



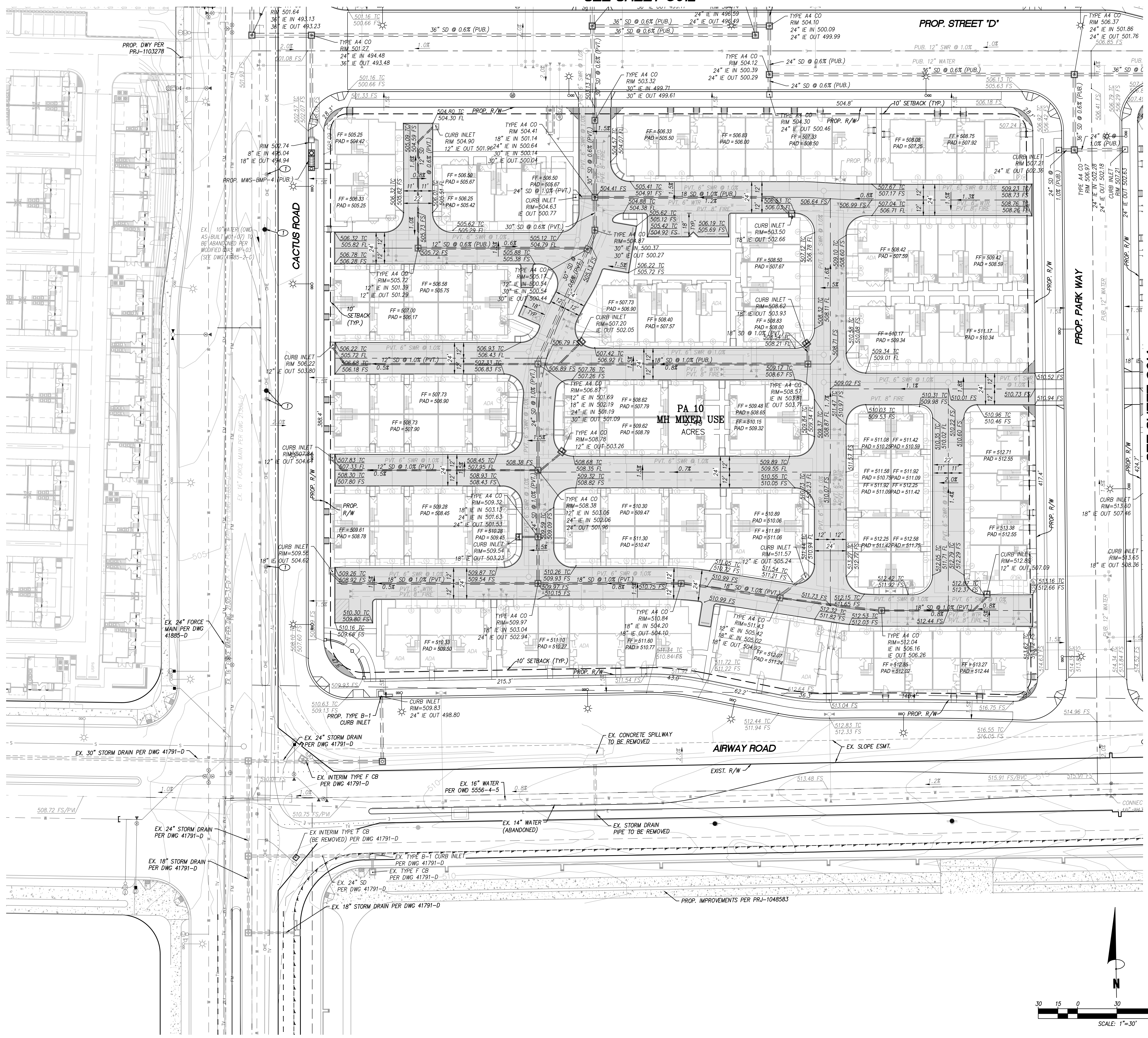
SEE SHEET C012

NOTE:
SEE HORIZONTAL CONTROL PLAN SHEET C019 FOR
PARKING, SIDEWALK AND DRIVE AISLE DIMENSIONS.

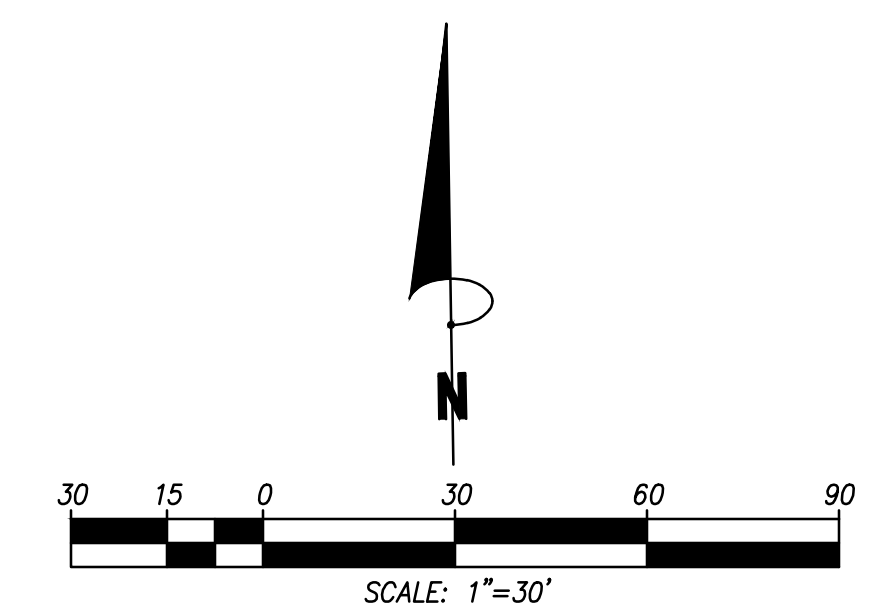
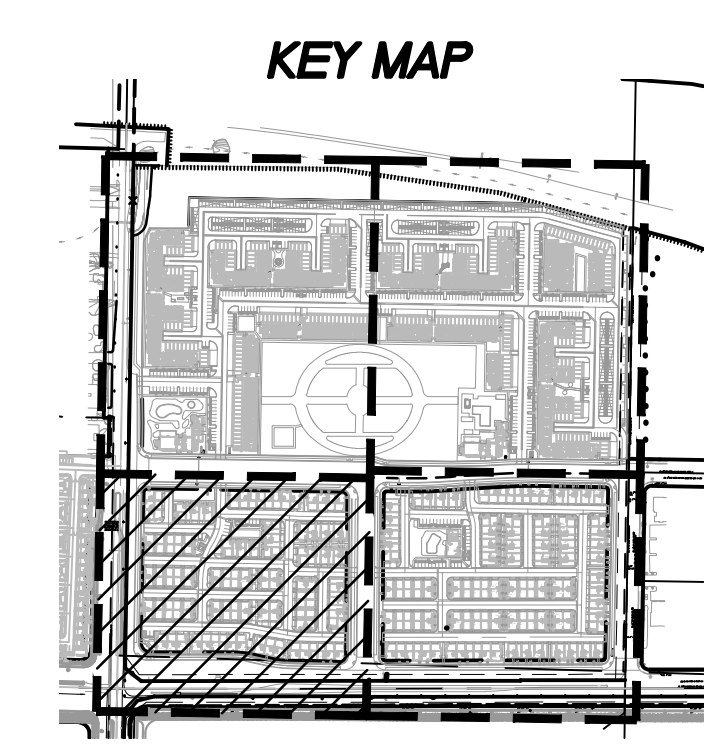
NOTE:
ALL EXISTING OVERHEAD ELECTRICAL LINES AND
POWER POLES ALONG CACTUS ROAD SOUTH OF THE
EXISTING ESL BUFFER AND NORTH OF AIRWAY ROAD
TO BE UNDERGROUNDED.

CONSTRUCTION NOTES:

- 1 EX. POWER POLE AND OVERHEAD ELECTRIC TO BE UNDERGROUNDED



SEE SHEET C014



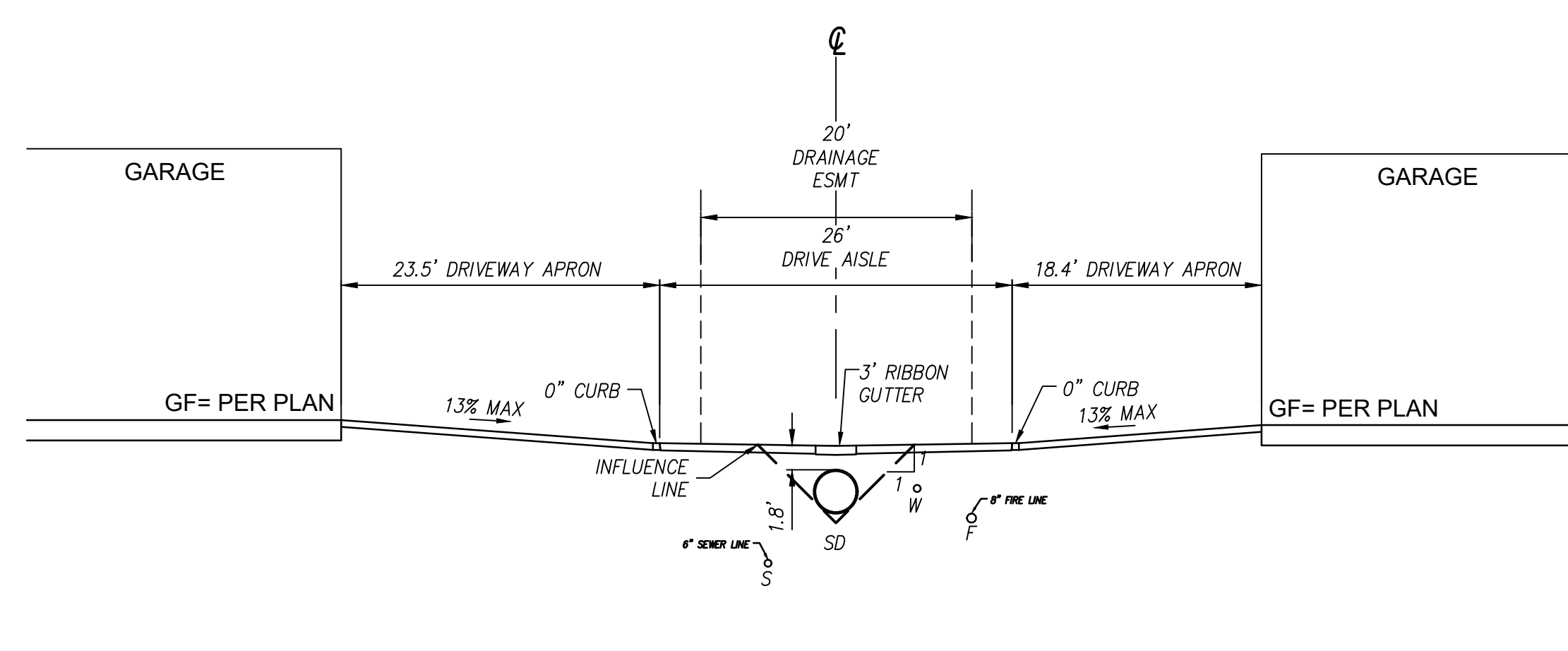
SEE BELOW RIGHT

COPYRIGHT ©

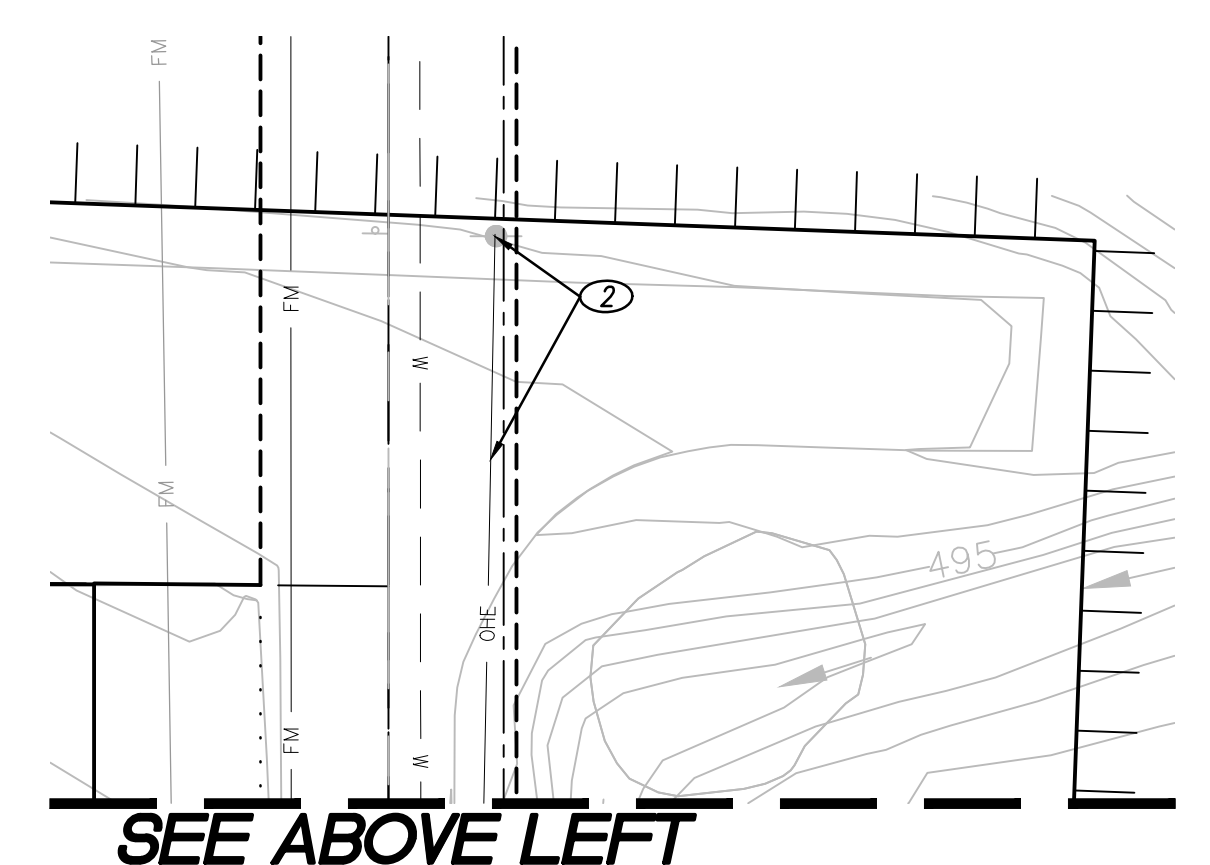
NOTE:
SEE HORIZONTAL CONTROL PLAN SHEET C020 FOR PARKING, SIDEWALK, AND DRIVE AISLE DIMENSIONS.

NOTE:
ALL EXISTING OVERHEAD ELECTRICAL LINES AND POWER POLES ALONG CACTUS ROAD SOUTH OF THE EXISTING ESL BUFFER AND NORTH OF AIRWAY ROAD TO BE UNDERGROUNDED.

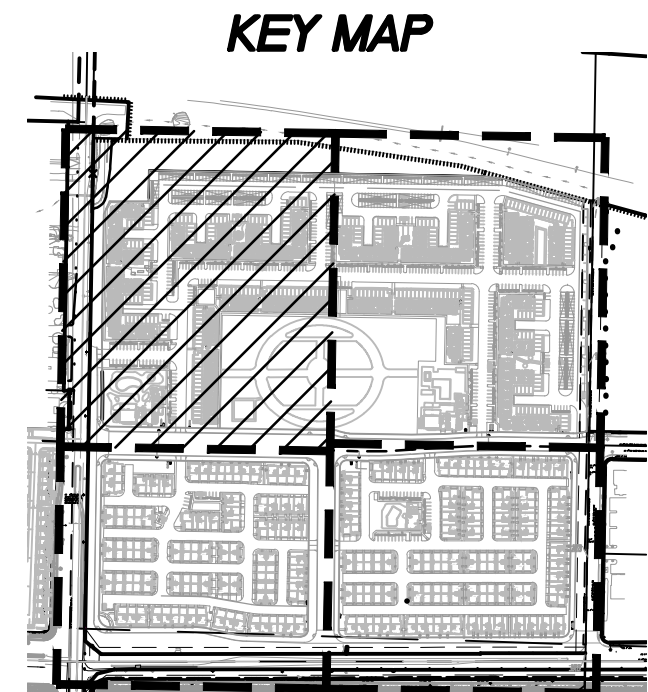
- CONSTRUCTION NOTES:
- EX. POWER POLE AND OVERHEAD ELECTRIC TO BE UNDERGROUNDED
 - EX. POWER POLE AND OVERHEAD ELECTRIC TO REMAIN PER SDMC §144.0242(c)(2)(C) WAIVER
 - EX. STREET LIGHT TO BE RELOCATED



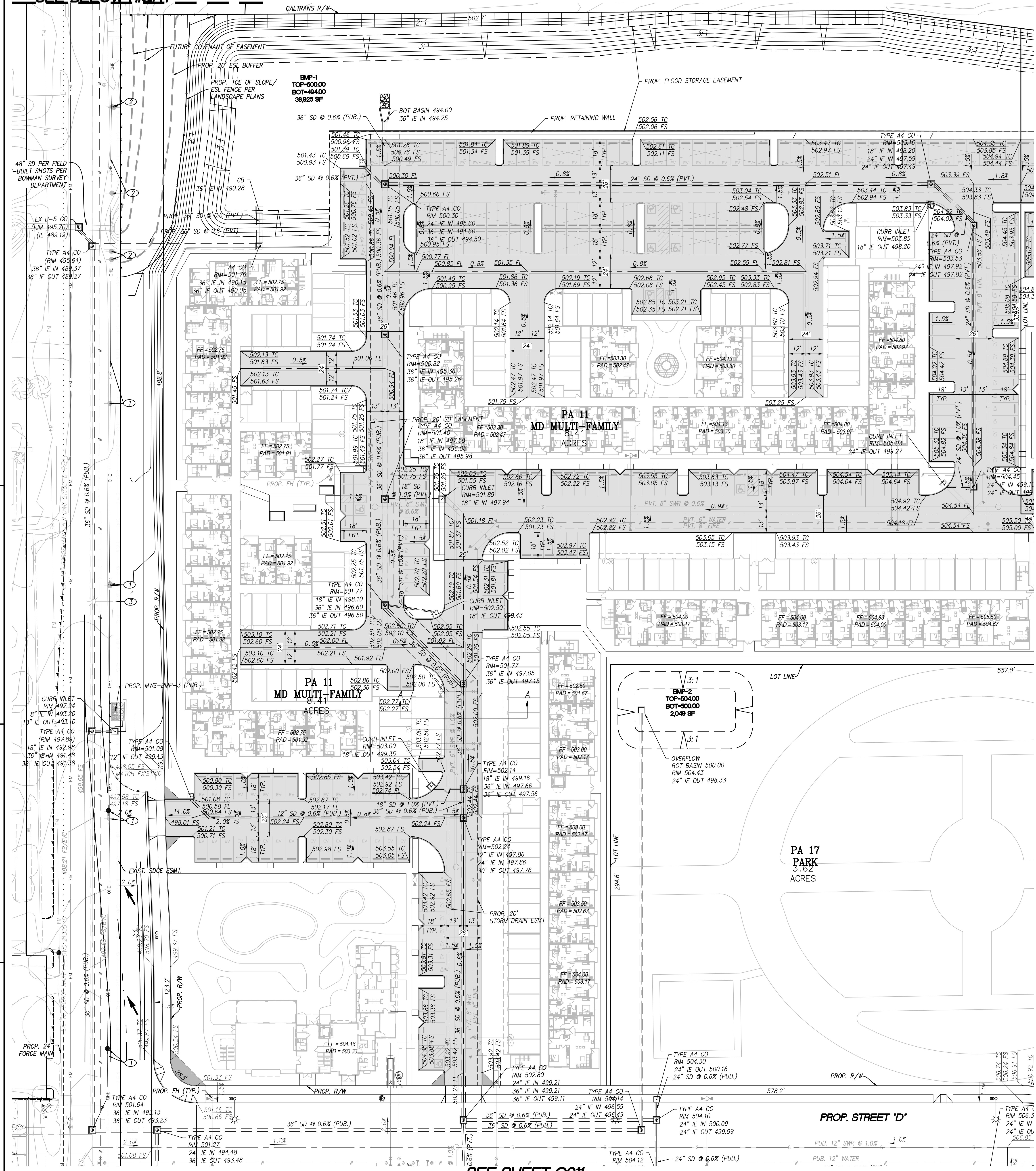
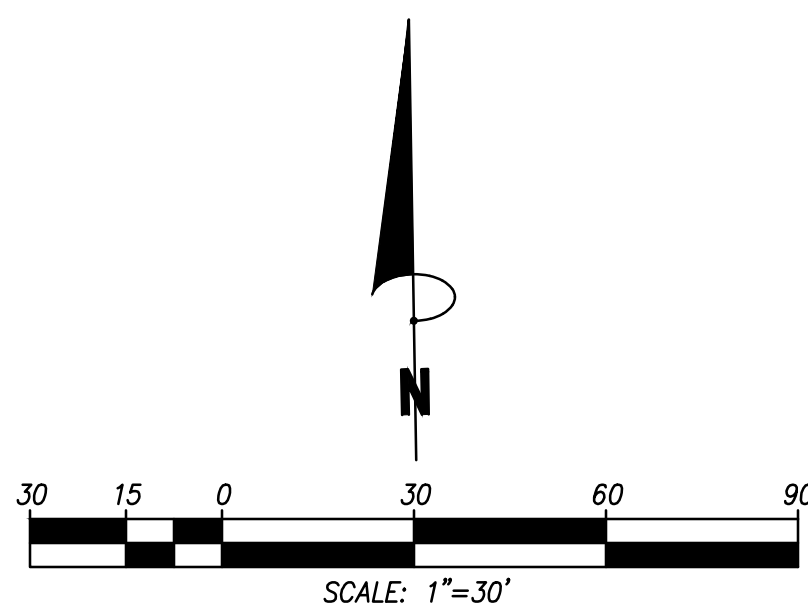
SITE SECTION A-A
N.T.S.



SEE ABOVE LEFT



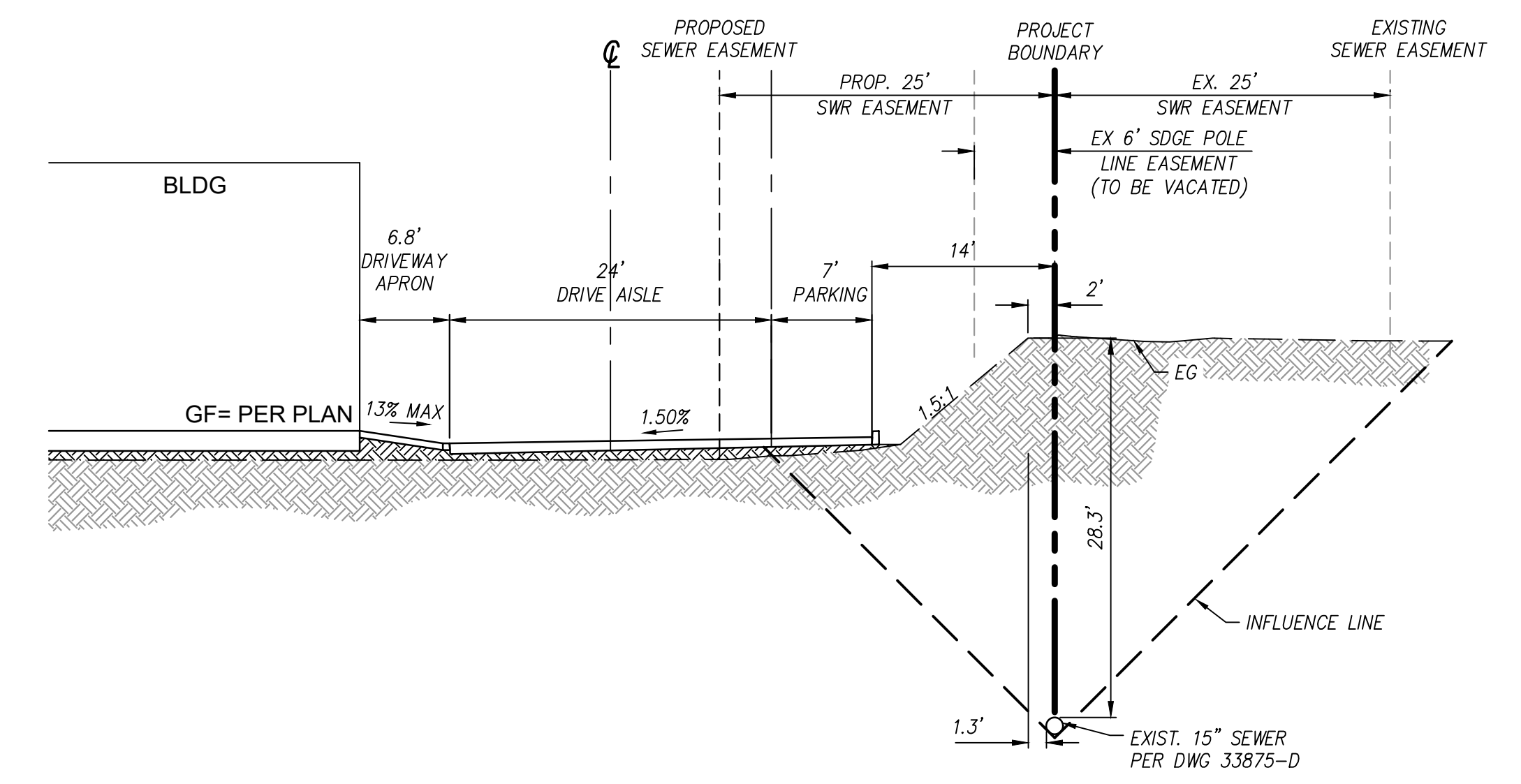
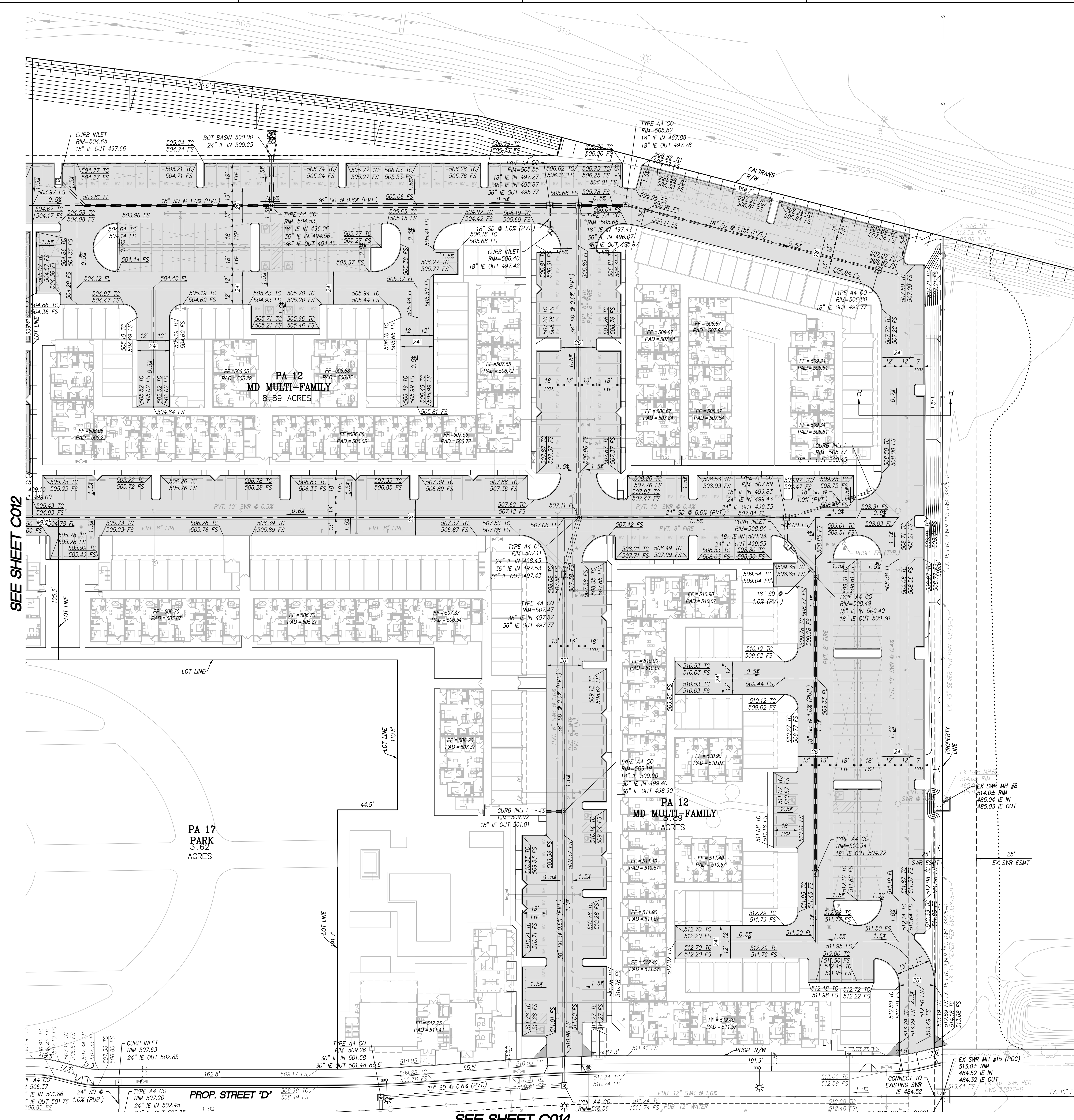
KEY MAP



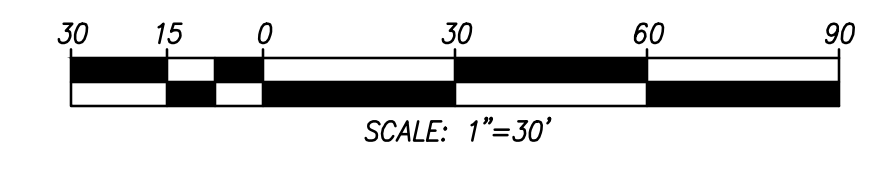
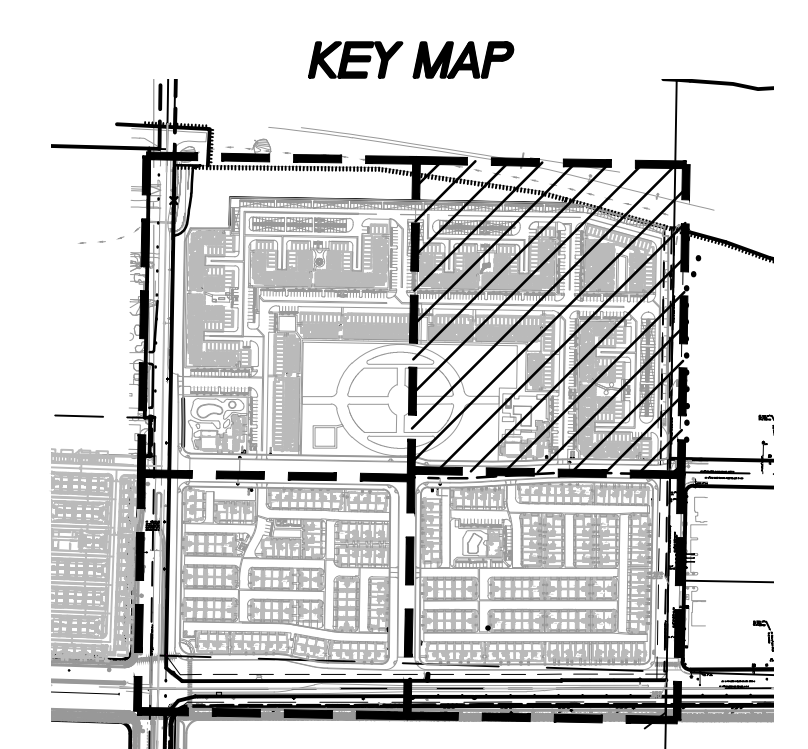
SEE SHEET C013

SEE SHEET C011

NOTE:
SEE HORIZONTAL CONTROL PLAN SHEET C021 FOR
PARKING, SIDEWALK, AND DRIVE AISLE DIMENSIONS.



SITE SECTION B-B
N.T.S.



SEE SHEET C012

SEE SHEET C014

SEE SHEET C013

NOTE:
SEE HORIZONTAL CONTROL PLAN SHEET C022 FOR
PARKING, SIDEWALK, AND DRIVE AISLE DIMENSIONS.

CONSTRUCTION NOTES:
1 EX. POWER POLE TO BE UNDERGROUNDED

SEE SHEET C01

