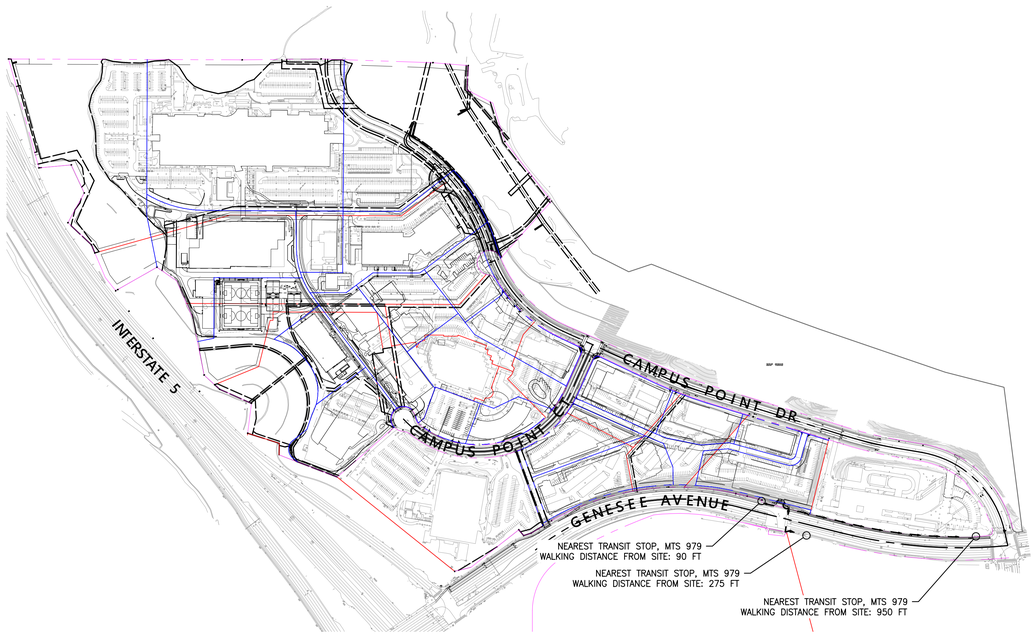
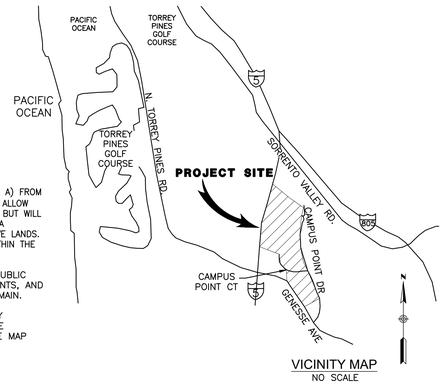
CAMPUS POINT

TENTATIVE MAP NO. 3294861, SITE DEVELOPMENT PERMIT NO. 3311914
PLANNED DEVELOPMENT PERMIT NO. 3373450
ROW VACATION NO. 3311912, EASEMENT VACATION NO. 3319482

LOT AREA TABLE & LAND USE CATEGORY			
LOT	AREA SF	AREA AC	LAND USE CATEGORY
A	11599.30	0.27	OFFICE
1	703863.33	16.16	OFFICE
2	238916.42	5.48	OFFICE
3	276806.33	6.35	OFFICE
4	67784.58	1.56	OFFICE
5	89188.66	2.05	OFFICE
6	154840.49	3.55	OFFICE
7	108849.08	2.50	OFFICE
8	97177.97	2.23	OFFICE
9	572932.78	13.15	OFFICE
10	59302.13	1.36	OFFICE
11	179564.40	4.12	OFFICE
12	111085.00	2.55	OFFICE
13	145090.51	3.33	OFFICE
14	341490.36	7.84	OPEN SPACE
15	143350.10	3.29	RESIDENTIAL
16	97053.40	2.23	RESIDENTIAL
17	95972.01	2.20	OFFICE
18	44975.89	1.03	OFFICE
19	127159.45	2.92	OFFICE
20	64173.39	1.47	OFFICE
21	74007.04	1.70	OFFICE
22	495575.85	11.38	OFFICE
23	50695.91	1.16	OFFICE
TOTAL SITE AREA:		99.88~99.9AC	





VICINITY MAP
NO SCALE

SCOPE OF WORK

(PROCESS 5) TENTATIVE MAP TO CREATE 24 NEW LOTS (INCLUDING LOT A) FROM THE EXISTING 12 LOTS/PARCELS. A PLANNED DEVELOPMENT PERMIT TO ALLOW INTERNAL LOT CONFIGURATIONS THAT WILL NOT HAVE STREET FRONTAGE BUT WILL PROVIDE PRIVATE STREET CONNECTIONS TO PUBLIC STREETS, AND FOR A SUBDIVISION OF A PREMISES THAT CONTAINS ENVIRONMENTALLY SENSITIVE LANDS. THE 99.90-ACRE SITE IS IN THE IP-1-1 AND EMX-1 BASE ZONES WITHIN THE UNIVERSITY COMMUNITY PLAN AREA. COUNCIL DISTRICT 6.

THE SCOPE OF WORK ALSO INCLUDES PRESENTING PROPOSED PUBLIC RIGHT-OF-WAY DEDICATIONS AND VACATIONS, PROPOSED EASEMENTS, AND ALL EASEMENTS TO BE VACATED, PARTIALLY VACATED, OR TO REMAIN. THESE MAPPING ACTIONS WILL BE PROCESSED BY A SEPARATE DOCUMENT. STREETS AND HIGHWAYS CODE PUBLIC RIGHT OF WAY VACATION AND EASEMENT VACATION TO BE VACATED BY SEPARATE DOCUMENT. THE APPROVAL TYPE REQUESTED IS FOR A TENTATIVE MAP (125.0410).

PROJECT DESCRIPTION

THE 99.90 ACRE PROJECT SITE IS BOUND BY CAMPUS POINT DRIVE TO THE EAST, OPEN SPACE TO THE NORTHEAST, NORTH, AND WEST, AND CAMPUS POINT COURT TO THE SOUTH. THE PROJECT SITE CONSISTS OF A 12 PARCEL CAMPUS AND IS LOCATED WITHIN THE UNIVERSITY COMMUNITY PLANNING AREA OF SAN DIEGO.

LEGAL DESCRIPTION

EXISTING: PORTION OF LOT 5 OF MAP 9930, PARCELS 1 AND 2 OF PARCEL MAP NO. 10898, FILED JANUARY 16, 1981, AND PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 20824, FILED SEPTEMBER 21, 2010, AND PARCEL 1 OF PARCEL MAP NO. 12822, FILED JULY 22, 1983, TOGETHER WITH PORTIONS OF PARCEL 1 AND PARCEL 3 OF PARCEL MAP NO. 14065, FILED DECEMBER 10, 1985, AND PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 11363, FILED JUNE 5, 1981, AND PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 10410, FILED SEPTEMBER 4, 1980, OFFICIAL RECORDS OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ALL IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PROPOSED: PARCEL A AND LOTS 1-23 OF PARCEL MAP XXXXXX

ASSESSORS PARCEL NUMBER

APN 343-230-11,13,14,15,16,17,38,40,41,42,43,44

NUMBER OF LOTS

EXISTING: 12
PROPOSED: 24

GROSS SITE AREA

EXISTING SITE ACREAGE = 100.42 ACRES
PROPOSED SITE ACREAGE (AFTER DEDICATIONS & VACATIONS) = 99.90 ACRES

OWNER/APPLICANT

ARE-SD REGION NO. 47, LLC
ARE-SD REGION NO. 57, LLC
ARE-SD REGION NO. 61, LLC
ARE-SD REGION NO. 28, LLC
ARE-SD REGION NO. 40 EXCHANGE HOLDING, LLC
ARE-SD REGION NO. 28, LLC

CONTACT: CHRISTOPHER CLEMENT
TEL: 858-638-2803
EMAIL: CCLEMENT@ARE.COM

SITE ADDRESS

9880 CAMPUS POINT DRIVE, 4110 CAMPUS POINT COURT,
10010 CAMPUS POINT DRIVE, 4161 CAMPUS POINT COURT,
10140 CAMPUS POINT DRIVE, 4210 CAMPUS POINT COURT,
10210 CAMPUS POINT DRIVE, 4224 CAMPUS POINT COURT,
10260 CAMPUS POINT DRIVE, 4244 CAMPUS POINT COURT,
10290 CAMPUS POINT DRIVE, 4275 CAMPUS POINT COURT,
10300 CAMPUS POINT DRIVE,

SAN DIEGO, CA 92121

BENCHMARK

THE BENCH MARK FOR THIS SURVEY IS THE BP ELY TOP INLET @ ROSELLE STREET AND DUNHILL STREET, PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK DATED OCTOBER 4, 2011.

ELEVATION: 28.379, MSL NGVD29 DATUM, PER U.S.G.S. ADJUSTMENT OF 1970.

BASIS OF BEARINGS AND COORDINATES

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 6, NAD 83, EPOCH 1991.35, BASED UPON THE GRID BEARING BETWEEN GPS STATIONS 252 AND 638, AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON 1/09/2024 PER RECORD OF SURVEY 14492.

I.E. GPS STATION 252 TO 638: N 47°08'40" E
STATION 252 (SECOND ORDER)
2.25" BRASS DISK STAMPED "CALIF. DEPT OF TRANSPORTATION" IN CONC. BRIDGE, NORTH SIDE VOIGT DRIVE ABOVE I-5.
N: 1,901,973.73
E: 6,261,254.25
ELEV:338.76
CSF: 0.9999891
CONVERGENCE: -0°32'15.79"

STATION 638 (SECOND ORDER)
3" BRASS DISK STAMPED "CITY SD 1990" IN WELL MON. ON CURB ISLAND.
N: 1,905,966.46
E: 6,265,557.63V

NAD-27 COORDINATE: 262-1695 AND 262-1701

NAD-83 COORDINATE: 1902-6255 AND 1902-6261

APPROVAL NUMBERS

NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 3311913
AMENDMENT TO NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 2365862
AMENDMENT TO SUBSTANTIAL CONFORMANCE REVIEW (SCR) PMT 3187284
TENTATIVE MAP (TM) NO. 3294861
EASEMENT VACATION PERMIT NO. 3319482

PROJECT SITE INFORMATION

		REQUIRED	PROPOSED
SETBACK REQUIREMENTS: EMX-1	MAX FRONT SETBACK:	20'	20'
	MAX STREET SIDE SETBACK:	20'	20'

PER TABLE 131-07B DEVELOPMENT REGULATIONS FOR RMX AND EMX ZONES, SAN DIEGO MUNICIPAL CODE

DEVELOPMENT REGULATIONS: EMX-1	
MINIMUM LOT SIZE:	20,000 SF
MINIMUM STREET FRONTAGE:	–
MINIMUM LOT WIDTH:	–
MINIMUM LOT DEPTH:	–
MAXIMUM FAR:	3.0 FAR
HEIGHT LIMIT:	120 FT

		REQUIRED	PROPOSED
SETBACK REQUIREMENTS: IP-1-1	MIN FRONT AND REAR SETBACK:	25'	25'
	MIN SIDE SETBACK:	15'	15'

PER TABLE 131-06C DEVELOPMENT REGULATIONS FOR INDUSTRIAL ZONES, SAN DIEGO MUNICIPAL CODE

DEVELOPMENT REGULATIONS: IP-1-1	
MINIMUM LOT SIZE:	40,000 SF
MINIMUM STREET FRONTAGE:	100 FT
MINIMUM LOT WIDTH:	100 FT
MINIMUM LOT DEPTH:	200 FT
MAXIMUM FAR:	2.0 FAR
HEIGHT LIMIT:	NONE

BASE AND OVERLAY ZONE:

THE BASE ZONES OF THE PROJECT SITE AREA ARE:
- IP-1-1
- RS-1-14
- EMX-1

THE OVERLAY ZONES OF THE PROJECT SITE AREA ARE:
- AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (ALUCOZ)-MCAS MIRAMAR
- COASTAL OVERLAY ZONE (COZ)-N-APP-1
- COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ)-CPIOZ A, CPIOZ B
- PARKING IMPACT OVERLAY ZONE (PIOZ)-PIOZ- COASTAL-IMPACT, PIOZ- CAMPUS-IMPACT

SHEET INDEX

	SHEET No.
TITLE SHEET	TM-01
CROSS SECTIONS	TM-02-TM-03
INDEX SHEET	TM-04
LOT CLARIFICATION	TM-05
EASEMENTS	TM-06
EXISTING PROPERTY LINES AND EASEMENTS	TM-07-TM-11
PROPOSED SITE PLAN AND PROPERTY LINES	TM-12-TM-16

KEY MAP
SCALE: 1"=300'

ABBREVIATIONS

AB	AGGREGATE BASE	FL	FLOW LINE	PVT.	PRIVATE
AC	ASPHALT CONCRETE	FS	FINISH SURFACE/FIRE SERVICE	PROP	PROPOSED
APZ II	ACCIDENT POTENTIAL ZONE 2	GB	GRADE BREAK	ROW,R/W	RIGHT-OF-WAY
BB	BROOKS BOX	HORIZ	HORIZONTAL	SWR	SEWER
CO	CLEANOUT	IE	INVERT ELEVATION	SD	STORM DRAIN
CUP	CENTRAL UTILITY PLANT	L/S	LANDSCAPE	SDRSD	SAN DIEGO REGIONAL STANDARD DRAWINGS
DG	DECOMPOSED GRANITE	MAX.	MAXIMUM	TB	THRUST BLOCK
DWG	DRAWING	MH	MANHOLE	TC	TOP OF CURB
DWY	DRIVEWAY	MIN.	MINIMUM	TCO	TOP OF CLEANOUT
ELEC.	ELECTRICAL	MISC.	MISCELLANEOUS	TF	TOP OF FOOTING
EX OR EXIST	EXISTING	MOD	MODIFIED	TG	TOP OF GRATE
FC	FACE OF CURB	NTS	NOT TO SCALE	TP	TOP OF PIPE
FG	FINISH GRADE	PA	PLANTER AREA	TW	TOP OF WALL
FGBW	FINISH GRADE BACK OF WALL	PIP	PROTECT IN PLACE	TYP.	TYPICAL
FBFW	FINISH GRADE FACE OF WALL	PL	PROPERTY LINE	VERT	VERTICAL
FSFW	FINISH SURFACE FACE OF WALL			WTR	WATER

OWNERS CERTIFICATE:

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS. IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE THE ENGINEER OF WORK MAKE SUCH CHANGES, ALTERATIONS OR ADDITIONS TO THESE PLANS, WHICH THE ENGINEER OF WORK DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS. ALL PLAN CHANGES SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO CONTRUCTION.

I FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING CITY RIGHT-OF-WAY WITHIN 60 DAYS AFTER ISSUANCE OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER MY CONTROL.

NAME: ALEXANDRIA REAL ESTATE EQUITIES, INC.
ADDRESS: 10996 TORREYANA ROAD
SAN DIEGO, CA 92121
TEL:

BY: _____ DATE: _____

DECLARATION OF RESPONSIBLE CHARGE: CIVIL

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 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT 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 RESPONSIBILITIES FOR PROJECT DESIGN.

RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
(619) 291-0707
FAX (619) 291-4165
www.rickeng.com

THOMAS ZANETTI R.C.E. NO. 72631 _____ DATE

DECLARATION OF RESPONSIBLE CHARGE: SURVEY

I HEREBY DECLARE THAT I AM THE LAND SURVEYOR OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE LAND SURVEYING WORK FOR THIS PROJECT AS DEFINED IN SECTION 8703 OF THE BUSINESS AND PROFESSIONS CODE.

RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
(619) 291-0707
FAX (619) 291-4165
www.rickeng.com

BRIAN D. JAQUESS LS NO. 8379 _____ DATE

GENERAL NOTES:

1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
2. ALL ONSITE WATER AND SEWER SERVICES ARE PRIVATE, UNLESS OTHERWISE NOTED.
3. DATE OF SURVEY: 01/16/2024
   AERIAL FLOWN ON: 01/17/2024
4. COORDINATES:
   SDGPS-252
   SDGPS-638
5. DATUM: NAD83, CCS83 1991.35, ZONE 6, NGVD29
6. A FINAL MAP SHALL BE REQUIRED AND FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE FINAL MAP.
7. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS.
8. AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATERS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.
9. NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS.
10. THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE TWO PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.
11. CAMPUS POINT MAINTENANCE ASSESSMENT DISTRICT MANAGER CARLOS CORDOVA CJCORDOVA@SANDIEGO.GOV WILL BE INVITED TO ANY PRECONSTRUCTION MEETINGS.

ALEXANDRIA
Alexandria Real Estate Equities, Inc.
10996 Torreyana Road
San Diego, CA 92121

RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO
SAN LUIS OBISPO SANTA CLARITA PHOENIX
TUCSON LAS VEGAS DENVER

REGISTERED PROFESSIONAL ENGINEER
THOMAS ZANETTI
No.72631
CIVIL
STATE OF CALIFORNIA

OWNER:
ALEXANDRIA REAL ESTATE EQUITIES, INC.
10996 TORREYANA RD, SUITE 250,
SAN DIEGO, CA 92121

CIVIL ENGINEER:
RICK
5620 FRIARS ROAD,
SAN DIEGO, CA 92110
(619) 291-0707

CAMPUS POINT

TM SUBMITTAL PACKAGE

PROJECT ISSUE DATE

REVISIONS

MARK	DATE	DESCRIPTION
	04/11/24	1ST SUBMITTAL
	09/06/24	2ND SUBMITTAL
	02/11/25	3RD SUBMITTAL
	06/27/25	4TH SUBMITTAL
	11/21/25	5TH SUBMITTAL

SCALE | PROJECT ARCHITECT

PROJECT NUMBER 1114437

DATE 11/21/2025

SHEET NAME
TITLE SHEET

SHEET NUMBER
TM-01

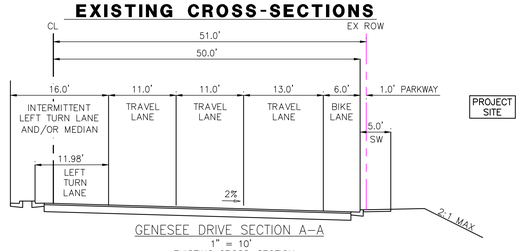
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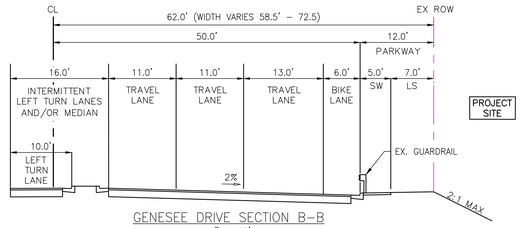
CAMPUS POINT

TENTATIVE MAP NO. 3294861, SITE DEVELOPMENT PERMIT NO. 3311914
PLANNED DEVELOPMENT PERMIT NO. 3373450
ROW VACATION NO. 3311912, EASEMENT VACATION NO. 3319482

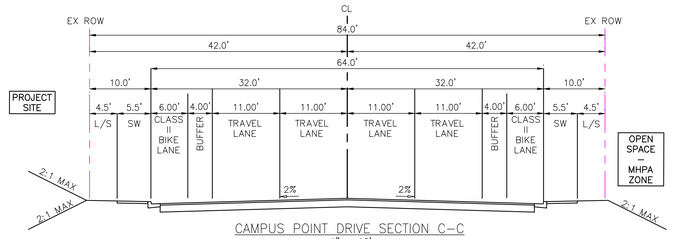
EXISTING CROSS-SECTIONS



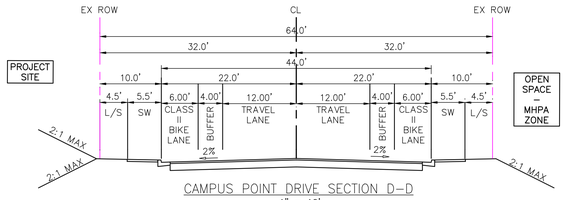
GENESEE DRIVE SECTION A–A
1" = 10'
EXISTING CROSS–SECTION
CLASSIFICATION: 6–LANE PRIMARY ARTERIAL
STA: 525+00 TO 536+55



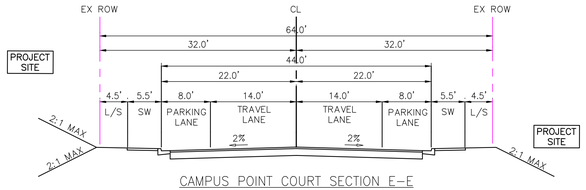
GENESEE DRIVE SECTION B–B
1" = 10'
EXISTING CROSS–SECTION
CLASSIFICATION: 6–LANE PRIMARY ARTERIAL
STA: 536+55 TO 547+10



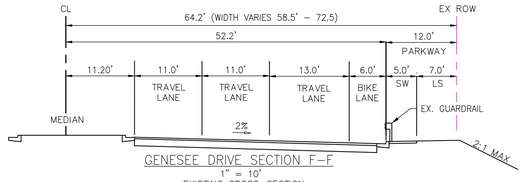
CAMPUS POINT DRIVE SECTION C–C
1" = 10'
EXISTING CROSS–SECTION
CLASSIFICATION: 2–LANE COLLECTOR
VARIABLE ROW FROM STA: 20+50.00 TO 26+37.00



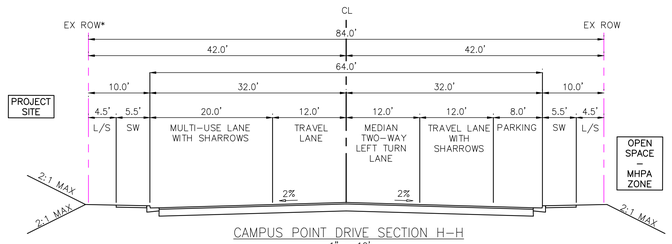
CAMPUS POINT DRIVE SECTION D–D
1" = 10'
EXISTING CROSS–SECTION
CLASSIFICATION: 2–LANE COLLECTOR
STA: 26+37.00 TO 31+15.48



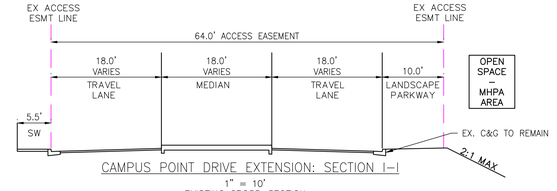
CAMPUS POINT COURT SECTION E–E
1" = 10'
EXISTING CROSS–SECTION
CLASSIFICATION: RESIDENTIAL LOCAL STREET
STA: FULL STREET LENGTH



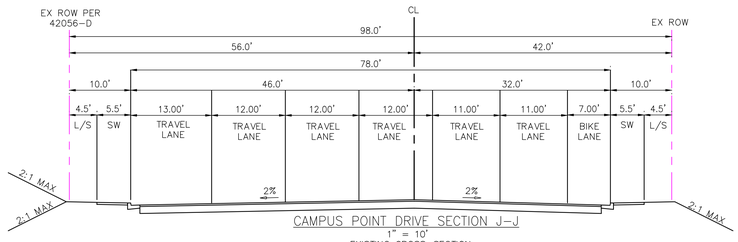
GENESEE DRIVE SECTION F–F
1" = 10'
EXISTING CROSS–SECTION
CLASSIFICATION: 6–LANE PRIMARY ARTERIAL
STA: 545+00 TO 547+10



CAMPUS POINT DRIVE SECTION H–H
1" = 10'
EXISTING CROSS–SECTION
CLASSIFICATION: 2–LANE COLLECTOR
STA: 4+05 TO 20+50



CAMPUS POINT DRIVE EXTENSION: SECTION I–I
1" = 10'
EXISTING CROSS–SECTION
31+30 TO 36+00



CAMPUS POINT DRIVE SECTION J–J
1" = 10'
EXISTING CROSS–SECTION
CLASSIFICATION: 2–LANE COLLECTOR
NOTE: THIS SECTION IS NOT LOCATED AT THE PROJECT FRONTAGE
NOTE: SIGNING AND STRIPING FOR CAMPUS POINT DRIVE IS PER SEPARATE DRAWING 42056–D

NOTES:
1. FOR CROSS SECTION LOCATIONS, SEE KEY MAP ON SHEET TM–04.

ALEXANDRIA
Alexandria Real Estate Equities, Inc.
10996 Torreyana Road
San Diego, CA 92121

RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
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THOMAS ZANETTI
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SAN DIEGO, CA 92121

CIVIL ENGINEER:
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SAN DIEGO, CA 92110
(619) 291-0707

CAMPUS POINT

TM SUBMITTAL PACKAGE

PROJECT ISSUE DATE

REVISIONS

MARK	DATE	DESCRIPTION
	04/11/24	1ST SUBMITTAL
	09/06/24	2ND SUBMITTAL
	02/11/25	3RD SUBMITTAL
	06/27/25	4TH SUBMITTAL
	11/21/25	5TH SUBMITTAL

SCALE
PROJECT ARCHITECT

PROJECT NUMBER 1114437

DATE 11/21/2025

SHEET NAME
CROSS SECTIONS

SHEET NUMBER
TM-02

SHEET 02OF 16

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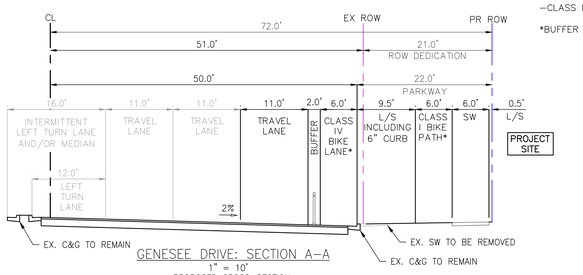
CAMPUS POINT

TENTATIVE MAP NO. 3294861, SITE DEVELOPMENT PERMIT NO. 3311914
PLANNED DEVELOPMENT PERMIT NO. 3373450
ROW VACATION NO. 3311912, EASEMENT VACATION NO. 3319482

PROPOSED CROSS SECTIONS

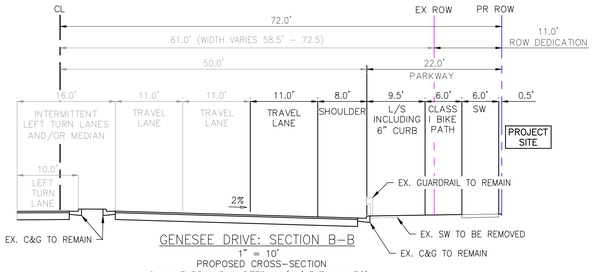
SECTION NOTES:
- CLASS I (1-WAY): 6' MIN (7' PREFERRED)*
- CLASS II (1-WAY): 5' MIN (7' PREFERRED)
- CLASS IV (1-WAY): 6' MIN (7' PREFERRED)*
- CLASS IV (2-WAY): 8' MIN (10' PREFERRED)*

*BUFFER WITH BARRIER: 2' MIN. (3' PREFERRED)

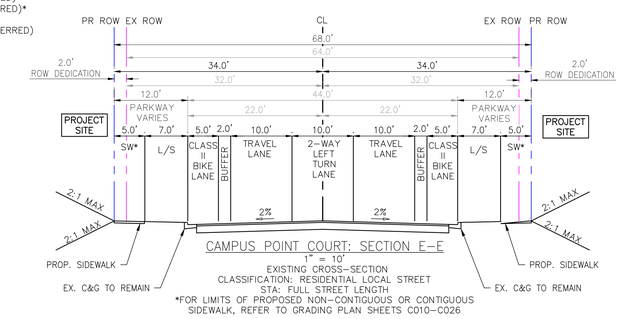


GENESEE DRIVE: SECTION A-A
1" = 10'
PROPOSED CROSS-SECTION
6-LANE PRIMARY ARTERIAL (W/ FLEX LANES)
STA: 524+16.13 TO 536+55

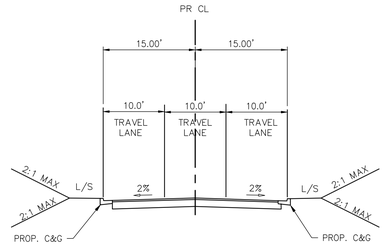
*TRANSITION TO CLASS I SEPARATED BIKE LANE AND 8' SHOULDER OCCURS AT STATION 534+00



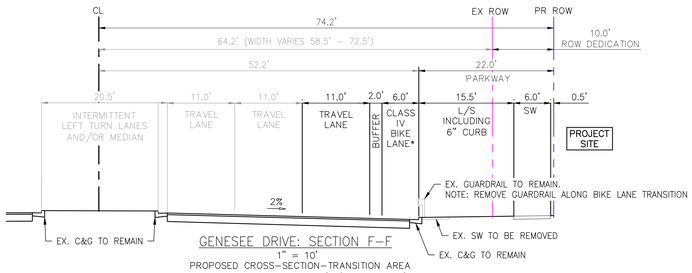
GENESEE DRIVE: SECTION B-B
1" = 10'
PROPOSED CROSS-SECTION
6-LANE PRIMARY ARTERIAL (W/ FLEX LANES)
STA: 536+55 TO 545+00



CAMPUS POINT COURT: SECTION E-E
1" = 10'
EXISTING CROSS-SECTION
CLASSIFICATION: RESIDENTIAL LOCAL STREET
STA: FULL STREET LENGTH
*FOR LIMITS OF PROPOSED NON-CONTIGUOUS OR CONTIGUOUS SIDEWALK, REFER TO GRADING PLAN SHEETS C010-C026

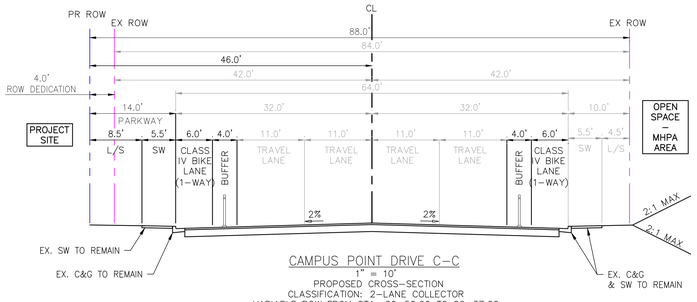


PS1 DRIVEWAY: SECTION G-G
1" = 10'
PROPOSED CROSS-SECTION

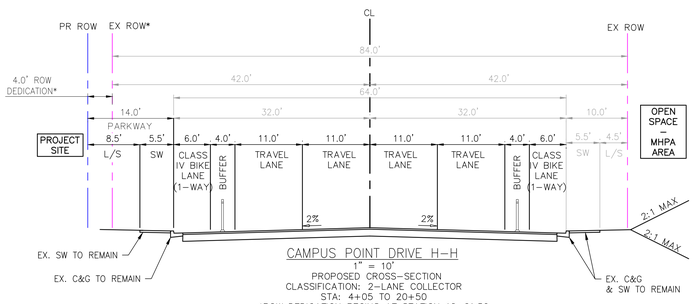


GENESEE DRIVE: SECTION F-F
1" = 10'
PROPOSED CROSS-SECTION-TRANSITION AREA
6-LANE PRIMARY ARTERIAL (W/ FLEX LANES)
STA: 545+00 TO 547+10

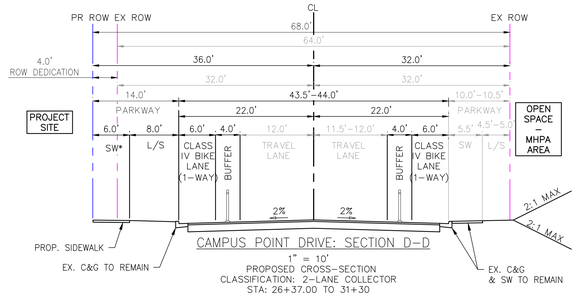
*TRANSITION FROM CLASS I BIKE LANE (PER SECTION B-B) TO CLASS IV BIKE LANE OCCURS AT STA: 545+00



CAMPUS POINT DRIVE C-C
1" = 10'
PROPOSED CROSS-SECTION
CLASSIFICATION: 2-LANE COLLECTOR
VARIABLE ROW FROM STA: 20+50.00 TO 26+37.00

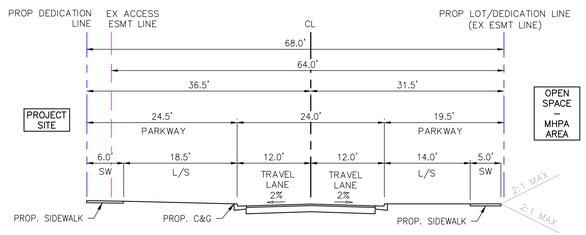


CAMPUS POINT DRIVE H-H
1" = 10'
PROPOSED CROSS-SECTION
CLASSIFICATION: 2-LANE COLLECTOR
STA: 4+05 TO 20+50
*ROW DEDICATION BEGINS AT STATION 12+21.50



CAMPUS POINT DRIVE: SECTION D-D
1" = 10'
PROPOSED CROSS-SECTION
CLASSIFICATION: 2-LANE COLLECTOR
STA: 26+37.00 TO 31+30

*FOR LIMITS OF PROPOSED NON-CONTIGUOUS OR CONTIGUOUS SIDEWALK, REFER TO GRADING PLAN SHEETS C010-C026. WHERE EXISTING CONTIGUOUS SIDEWALK IS PROPOSED TO REMAIN, THE SIDEWALK WILL BE MAINTAINED AT ITS CURRENT WIDTH



CAMPUS POINT DRIVE EXTENSION: SECTION I-I
1" = 10'
PROPOSED CROSS-SECTION
CLASSIFICATION: 2-LANE COLLECTOR
STA: 31+30 TO 36+00

ALEXANDRIA
Alexandria Real Estate Equities, Inc.
10996 Torreyana Road
San Diego, CA 92121

RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO
SAN LUIS OBISPO SANTA CLARITA PHOENIX
TUCSON LAS VEGAS DENVER

REGISTERED PROFESSIONAL ENGINEER
THOMAS ZANETTI
No.72631
CIVIL
STATE OF CALIFORNIA

OWNER:
ALEXANDRIA REAL ESTATE EQUITIES, INC.
10996 TORREYANA RD, SUITE 250,
SAN DIEGO, CA 92121

CIVIL ENGINEER:
RICK
5620 FRIARS ROAD,
SAN DIEGO, CA 92110
(619) 291-0707

CAMPUS POINT

TM SUBMITTAL PACKAGE

PROJECT ISSUE DATE

REVISIONS

MARK	DATE	DESCRIPTION
	04/11/24	1ST SUBMITTAL
	09/06/24	2ND SUBMITTAL
	02/11/25	3RD SUBMITTAL
	06/27/25	4TH SUBMITTAL
	11/21/25	5TH SUBMITTAL

SCALE

PROJECT ARCHITECT

PROJECT NUMBER 1114437

DATE 11/21/2025

SHEET NAME
CROSS SECTIONS

SHEET NUMBER
TM-03

SHEET 03 OF 16

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CAMPUS POINT

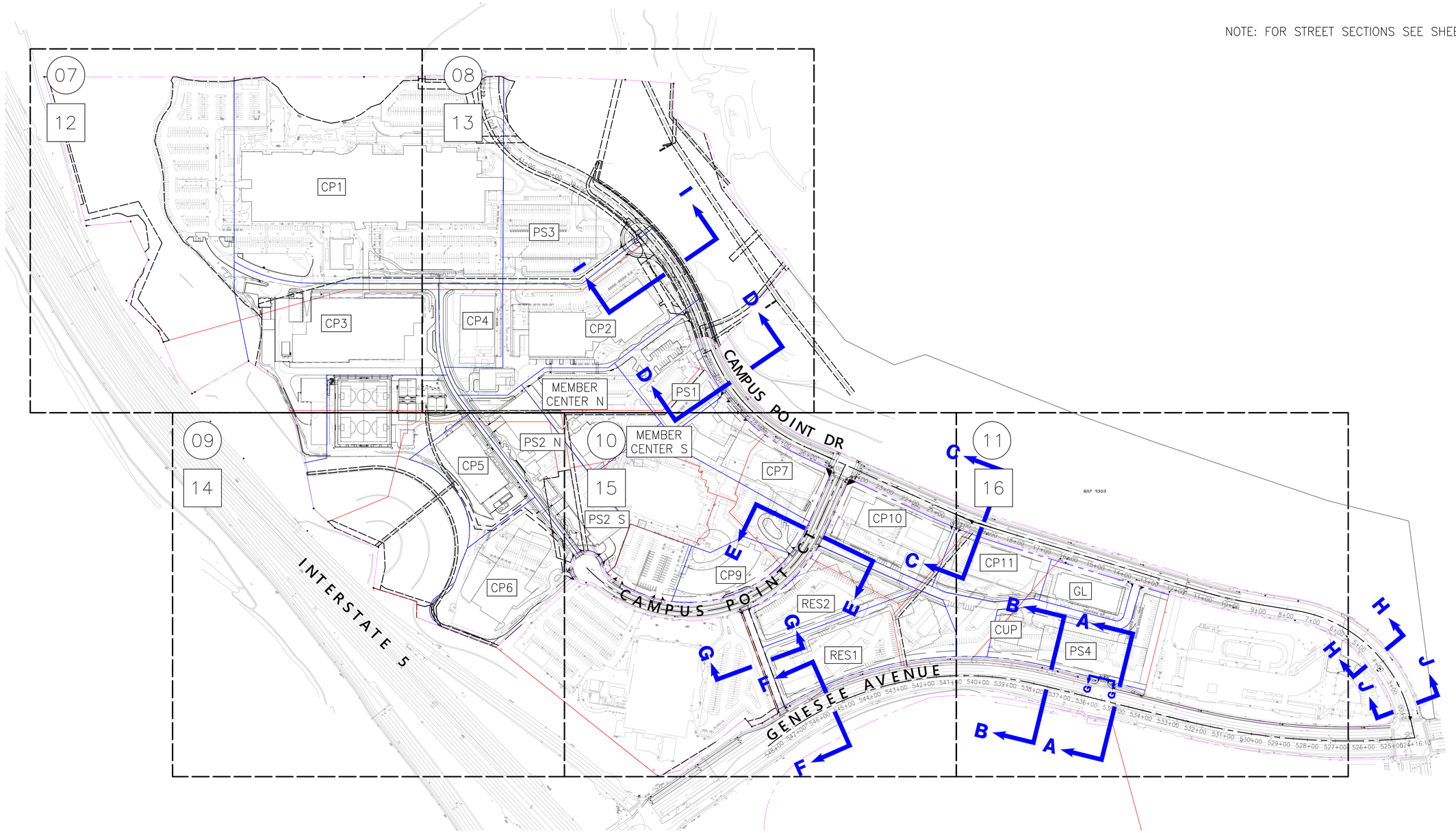
TENTATIVE MAP NO. 3294861, SITE DEVELOPMENT PERMIT NO. 3311914
PLANNED DEVELOPMENT PERMIT NO. 3373450
ROW VACATION NO. 3311912, EASEMENT VACATION NO. 3319482

LEGEND

XX — EXISTING PROPERTY LINES AND EASEMENTS

XX — PROPOSED SITE PLAN AND PROPERTY LINES

NOTE: FOR STREET SECTIONS SEE SHEETS 02–03



150 75 0 150 300 450

GRAPHIC SCALE: 1"=150'

ALEXANDRIA

Alexandria Real Estate Equities, Inc.
10996 Torreyana Road
San Diego, CA 92121

RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO
SAN LUIS OBISPO SANTA CLARITA PHOENIX
TUCSON LAS VEGAS DENVER

REGISTERED PROFESSIONAL ENGINEER — THOMAS ZARETTI — No. 72631 — CIVIL — STATE OF CALIFORNIA

OWNER:
ALEXANDRIA REAL ESTATE EQUITIES, INC.
10996 TORREYANA RD, SUITE 250,
SAN DIEGO, CA 92121

CIVIL ENGINEER:
RICK
5620 FRIARS ROAD,
SAN DIEGO, CA 92110
(619) 291-0707

CAMPUS POINT

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	06/27/25	4TH SUBMITTAL
	11/21/25	5TH SUBMITTAL

SCALE

PROJECT ARCHITECT

PROJECT NUMBER 1114437

DATE 11/21/2025

SHEET NAME
INDEX SHEET

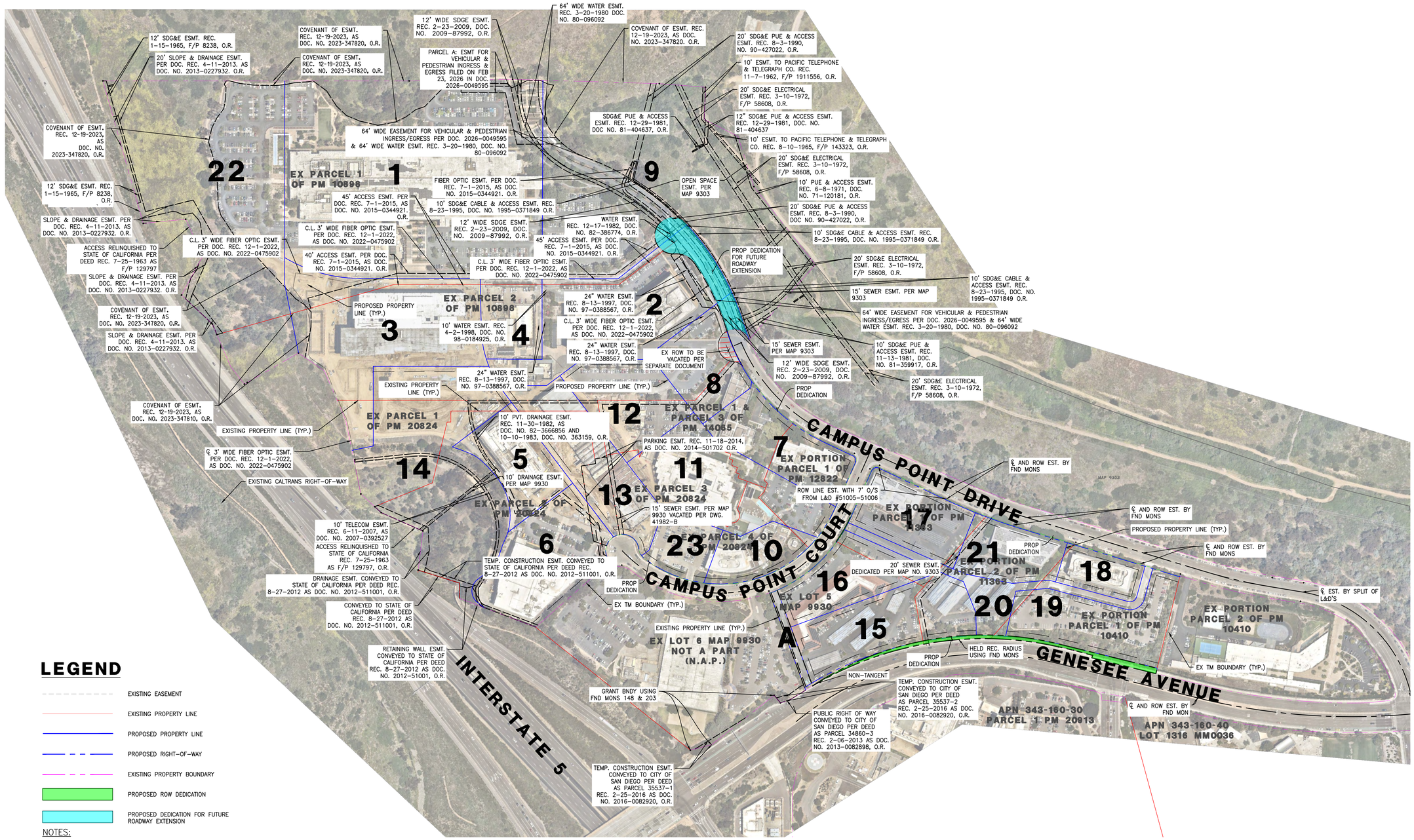
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TM-04

SHEET 04 OF 16

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CAMPUS POINT

TENTATIVE MAP NO. 3294861, SITE DEVELOPMENT PERMIT NO. 3311914
PLANNED DEVELOPMENT PERMIT NO. 3373450
ROW VACATION NO. 3311912, EASEMENT VACATION NO. 3319482



LEGEND

- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING PROPERTY BOUNDARY
- PROPOSED ROW DEDICATION
- PROPOSED DEDICATION FOR FUTURE ROADWAY EXTENSION

NOTES:

1. EXISTING NUMBER OF LOTS: 12
   PROPOSED NUMBER OF LOTS: 20
2. REFER TO LOT AREA TABLE ON SHEET 1 FOR ADDITIONAL INFO

150 75 0 150 300
GRAPHIC SCALE: 1"=150'

ALEXANDRIA
Alexandria Real Estate Equities, Inc.
10996 Torreyana Road
San Diego, CA 92121

RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO
SAN LUIS OBISPO SANTA CLARITA PHOENIX
TUCSON LAS VEGAS DENVER

REGISTERED PROFESSIONAL ENGINEER
THOMAS ZANETTI
No.72631
CIVIL
STATE OF CALIFORNIA

OWNER:
ALEXANDRIA REAL ESTATE EQUITIES, INC.
10996 TORREYANA RD, SUITE 250,
SAN DIEGO, CA 92121

CIVIL ENGINEER:
RICK
5620 FRIARS ROAD,
SAN DIEGO, CA 92110
(619) 291-0707

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	11/21/25	5TH SUBMITTAL

SCALE	PROJECT ARCHITECT

PROJECT NUMBER 1114437

DATE 11/21/2025

SHEET NAME
LOT CLARIFICATION

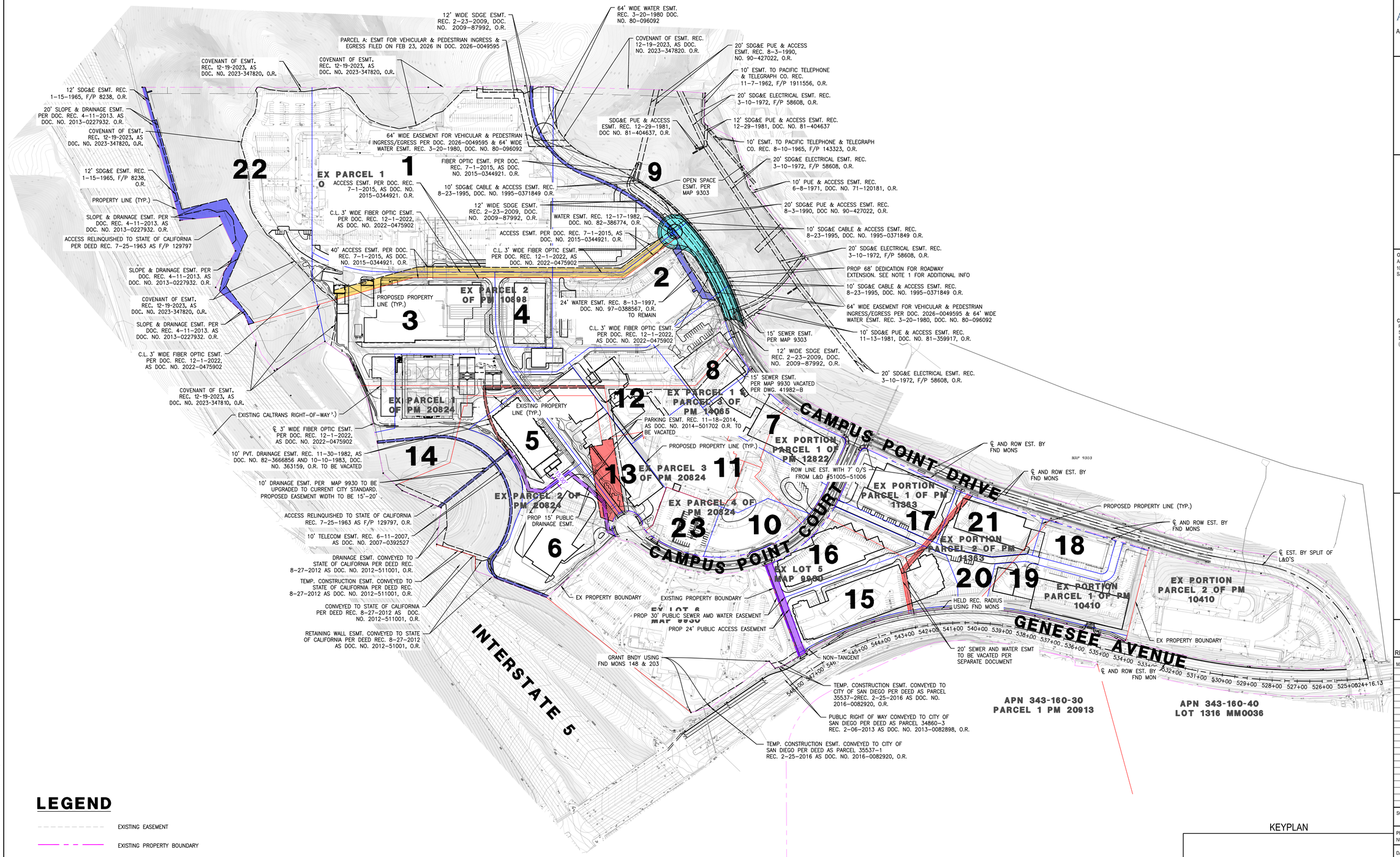
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TM-05

SHEET 05 OF 16

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CAMPUS POINT

TENTATIVE MAP NO. 3294861, SITE DEVELOPMENT PERMIT NO. 3311914
PLANNED DEVELOPMENT PERMIT NO. 3373450
ROW VACATION NO. 3311912, EASEMENT VACATION NO. 3319482



LEGEND

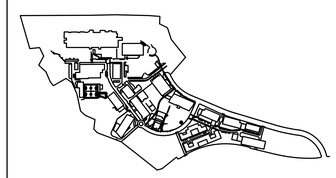
- EXISTING EASEMENT
- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT TO BE VACATED
- EXISTING EASEMENT TO BE QUITCLAIMED
- EXISTING EASEMENT TO REMAIN
- PROPOSED EASEMENT
- PROPOSED DEDICATION FOR FUTURE ROADWAY EXTENSION

NOTES

1. THE PROPOSED DEDICATION FOR FUTURE ROADWAY EXTENSION IS LIMITED TO ACCESS RIGHTS ONLY AND SHALL NOT CONSTITUTE A TRANSFER OF OWNERSHIP OR FEE TITLE INTEREST.

150 75 0 150
GRAPHIC SCALE: 1"=150'

KEYPLAN



ALEXANDRIA
Alexandria Real Estate Equities, Inc.
10996 Torreyana Road
San Diego, CA 92121

RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

REGISTERED PROFESSIONAL ENGINEER THOMAS ZANETTI No.72631 CIVIL STATE OF CALIFORNIA

OWNER:
ALEXANDRIA REAL ESTATE EQUITIES, INC.
10996 TORREYANA RD, SUITE 250,
SAN DIEGO, CA 92121

CIVIL ENGINEER:
RICK
5620 FRIARS ROAD,
SAN DIEGO, CA 92110
(619) 291-0707

CAMPUS POINT

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	11/21/25	5TH SUBMITTAL

SCALE 1"=150'	PROJECT ARCHITECT
PROJECT NUMBER	1114437
DATE	11/21/2025

SHEET NAME

EASEMENTS

SHEET NUMBER

TM-06

SHEET 06OF 16

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CAMPUS POINT

TENTATIVE MAP NO. 3294861, SITE DEVELOPMENT PERMIT NO. 3311914
PLANNED DEVELOPMENT PERMIT NO. 3373450
ROW VACATION NO. 3311912, EASEMENT VACATION NO. 3319482



LEGEND

EXISTING	SYMBOL
RIGHT OF WAY	
CALTRANS RIGHT OF WAY	
PROPERTY BOUNDARY	PL
PROPERTY LINE	
EX. MHPA BOUNDARY	
EASEMENT	
ZONING	
SETBACK	
MAJOR CONTOURS MAJOR	305
MINOR CONTOURS MINOR	304
EX. FIRE SERVICE	FS
EX. WATER MAIN	W
EX. WATER SERVICE	W
EX. PVC SEWER MAIN	S
EX. SEWER LATERAL	S
EX. STORM DRAIN	SD
EX. STORM DRAIN CLEANOUT	SD
EX. CATCH BASIN	
EX. FIRE HYDRANT	

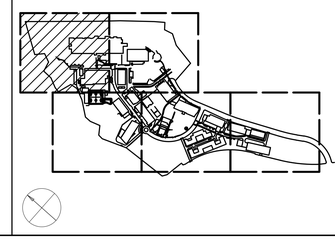
NON-PLOTTABLE EASEMENTS

THE FOLLOWING EASEMENT(S) HAVE NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED. REFERENCE IS MADE TO CHICAGO TITLE COMPANY PRELIMINARY REPORT PREPARED JANUARY 9, 2019 AS ORDER NO. 20094A-X27.

1. *SDGE ESMT. REC. 10/17/1979 AS DOC. 79-434981, O.R.*
2. *SDGE ESMT. REC. 3/11/1980 AS DOC. 80-082876, O.R.*
3. *SDGE ESMT. REC. 5/2/1984 AS DOC. 84-161862, O.R.*
4. *SDGE ESMT. REC. 8/29/1985 AS DOC. 85-315383, O.R.*
5. *SDGE ESMT. REC. 6/48/1986 AS DOC. 86-222558, O.R.*
6. *SDGE ESMT. REC. 11/18/1986 AS DOC. 86-530002, O.R.*
7. *SDGE ESMT. REC. 4/4/1989 AS DOC. 89-172330, O.R.*
8. *SDGE ESMT. REC. 8/31/1989 AS DOC. 89-470879, O.R.*
9. *SDGE ESMT. REC. 10/7/1997 AS DOC. 97-0500462, O.R.*
10. *SDGE ESMT. REC. 7/16/1998 AS DOC. 98-0442467, O.R.*
11. *SDGE ESMT. REC. 9/22/2000 AS DOC. 2000-0508749, O.R.*
12. *SDGE ESMT. REC. 11/3/2000 AS DOC. 2000-0598239, O.R.*
13. *COXCOM ESMT. REC. 1/24/2006 AS DOC. 2006-051316, O.R.*
14. *SDGE ESMT. REC. 11/4/2016 AS DOC. 2016-0601417, O.R.*
15. *SDGE ESMT. REC. 11/4/2016 AS DOC. 2016-0601418, O.R. RE-REC. 7-14-2017, DOC. NO. 2017-318185, O.R.*
16. *SDGE ESMT. REC. 5/12/2017 AS DOC. 2017-0213553, O.R.*
17. *SDGE ESMT. REC. 5/26/2017 AS DOC. 2017-0238026, O.R.*
18. *SDGE ESMT. REC. 9/1/2017 AS DOC. 2017-0403603, O.R.*
19. *SDGE ESMT. REC. 2/24/1982 AS DOC. 82-050234, O.R.*
20. *COXCOM ESMT. REC. 1/24/2006 AS DOC. 2006-051315, O.R. AND AMENDED 7/7/2009 AS DOC. 2009-368645, O.R.*
21. *SDGE ESMT. REC. 8/21/1985 AS DOC. 85-302268, O.R.*
22. *COXCOM ESMT. REC. 4/7/2006 AS DOC. 2006-0241538, O.R.*

50 25 0 50 100 150
GRAPHIC SCALE: 1"=50'

KEYPLAN



ALEXANDRIA
Alexandria Real Estate Equities, Inc.
10996 Torreyana Road
San Diego, CA 92121

RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO
SAN LUIS OBISPO SANTA CLARITA PHOENIX
TUCSON LAS VEGAS DENVER

REGISTERED PROFESSIONAL ENGINEER
THOMAS ZARETTI
No.72631
CIVIL
STATE OF CALIFORNIA

OWNER:
ALEXANDRIA REAL ESTATE EQUITIES, INC.
10996 TORREYANA RD, SUITE 250,
SAN DIEGO, CA 92121

CIVIL ENGINEER:
RICK
5620 FRIARS ROAD,
SAN DIEGO, CA 92110
(619) 291-0707

CAMPUS POINT

TM SUBMITTAL PACKAGE

PROJECT ISSUE DATE

REVISIONS

MARK	DATE	DESCRIPTION
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	11/21/25	5TH SUBMITTAL

SCALE	PROJECT ARCHITECT

PROJECT NUMBER	1114437
DATE	11/21/2025

SHEET NAME

EXISTING PROPERTY LINES AND EASEMENTS

SHEET NUMBER

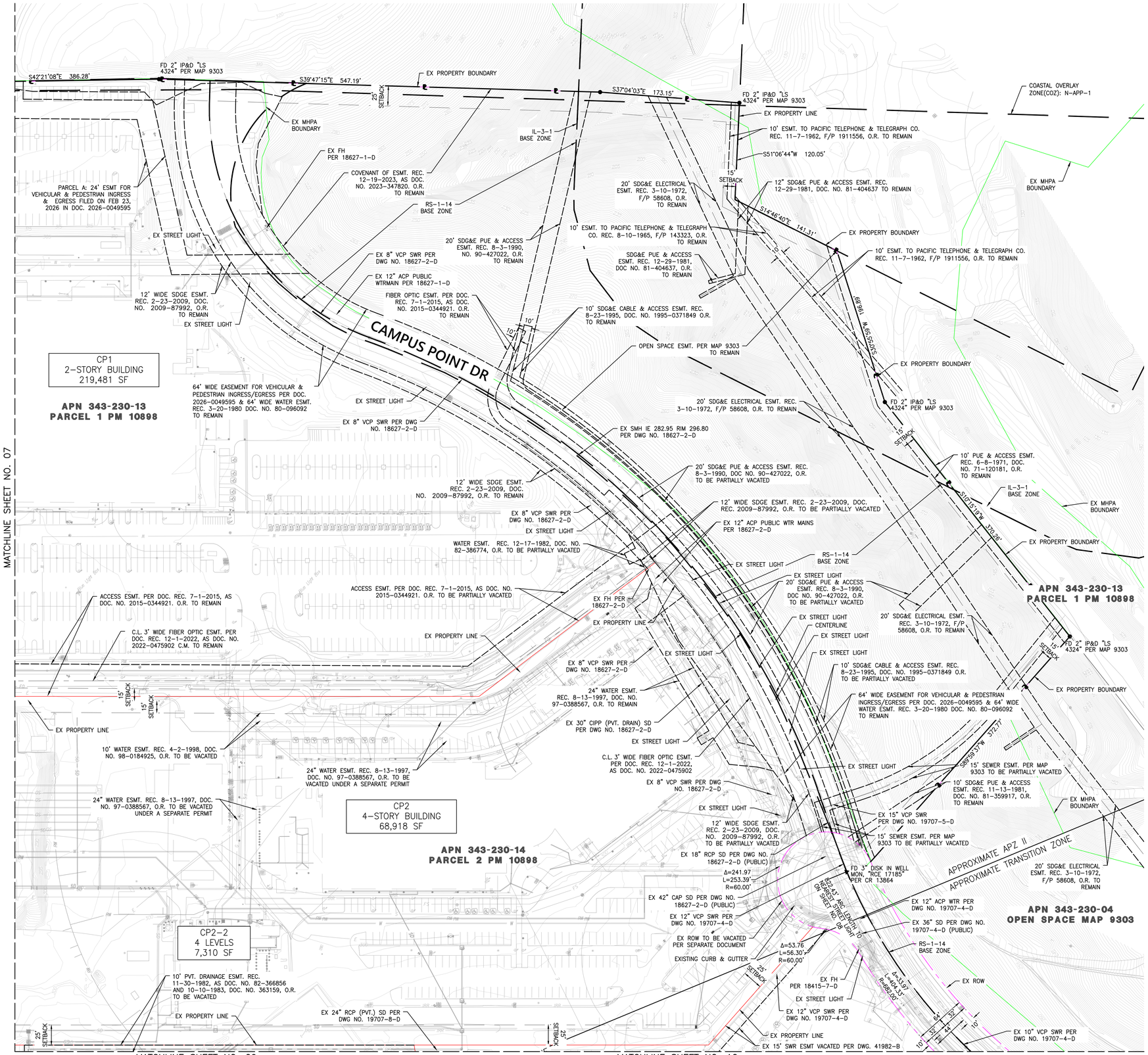
TM-07

SHEET 07 OF 16

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CAMPUS POINT

TENTATIVE MAP NO. 3294861, SITE DEVELOPMENT PERMIT NO. 3311914
PLANNED DEVELOPMENT PERMIT NO. 3373450
ROW VACATION NO. 3311912, EASEMENT VACATION NO. 3319482



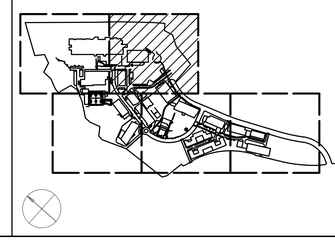
SEE SHEET 07 FOR CONTINUATION

LEGEND

EXISTING	SYMBOL
RIGHT OF WAY	
CALTRANS RIGHT OF WAY	
PROPERTY BOUNDARY	
PROPERTY LINE	PL
EX. MHPA BOUNDARY	
EASEMENT	
ZONING	
SETBACK	
MAJOR CONTOURS MAJOR	305
MINOR CONTOURS MINOR	304
EX. FIRE SERVICE	FS
EX. WATER MAIN	W
EX. WATER SERVICE	
EX. PVC SEWER MAIN	S
EX. SEWER LATERAL	
EX. STORM DRAIN	SD
EX. STORM DRAIN CLEANOUT	
EX. CATCH BASIN	
EX. FIRE HYDRANT	

50 25 0 50 100 150
GRAPHIC SCALE: 1"=50'

KEYPLAN



ALEXANDRIA
Alexandria Real Estate Equities, Inc.
10996 Torreyana Road
San Diego, CA 92121

RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO
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SAN DIEGO, CA 92121

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RICK
5620 FRIARS ROAD,
SAN DIEGO, CA 92110
(619) 291-0707

CAMPUS POINT

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SCALE	PROJECT ARCHITECT
PROJECT NUMBER	1114437
DATE	11/21/2025

SHEET NAME

EXISTING PROPERTY LINES AND EASEMENTS

SHEET NUMBER

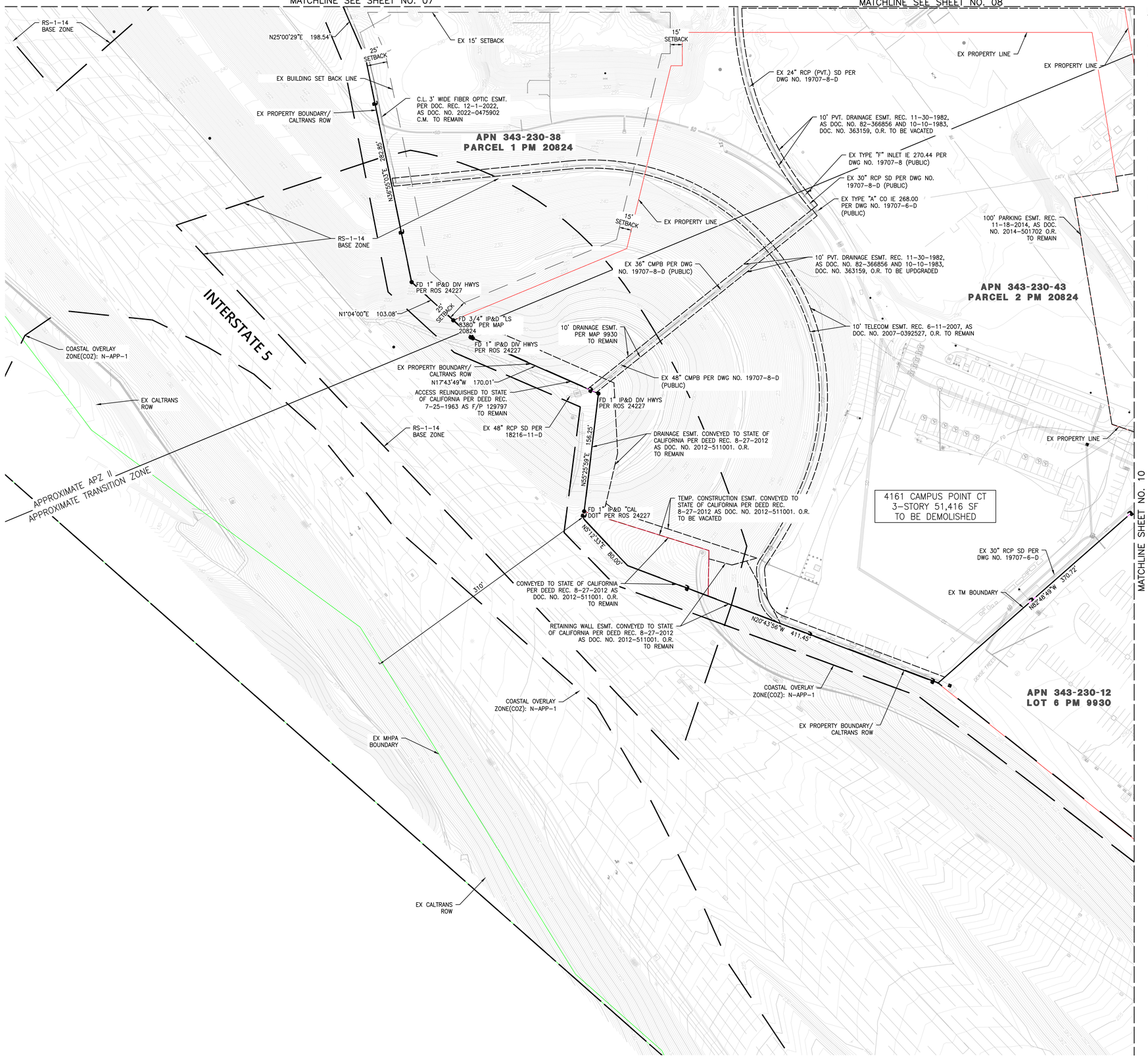
TM-08

SHEET 08OF 16

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CAMPUS POINT

TENTATIVE MAP NO. 3294861, SITE DEVELOPMENT PERMIT NO. 3311914
PLANNED DEVELOPMENT PERMIT NO. 3373450
ROW VACATION NO. 3311912, EASEMENT VACATION NO. 3319482

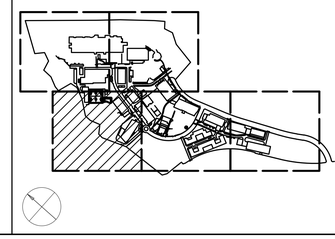


LEGEND

EXISTING	SYMBOL
RIGHT OF WAY	
CALTRANS RIGHT OF WAY	
PROPERTY BOUNDARY	PL
PROPERTY LINE	
EX. MHPA BOUNDARY	
EASEMENT	
ZONING	
SETBACK	
MAJOR CONTOURS MAJOR	305
MINOR CONTOURS MINOR	304
EX. FIRE SERVICE	FS
EX. WATER MAIN	W
EX. WATER SERVICE	
EX. PVC SEWER MAIN	S
EX. SEWER LATERAL	
EX. STORM DRAIN	SD
EX. STORM DRAIN CLEANOUT	
EX. CATCH BASIN	
EX. FIRE HYDRANT	

50 25 0 50 100 150
GRAPHIC SCALE: 1"=50'

KEYPLAN



ALEXANDRIA
Alexandria Real Estate Equities, Inc.
10996 Torreyana Road
San Diego, CA 92121

RICK
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SAN DIEGO, CA 92110
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10996 TORREYANA RD, SUITE 250,
SAN DIEGO, CA 92121

CIVIL ENGINEER:
RICK
5620 FRIARS ROAD,
SAN DIEGO, CA 92110
(619) 291-0707

CAMPUS POINT

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	06/27/25	4TH SUBMITTAL
	11/21/25	5TH SUBMITTAL

SCALE	PROJECT ARCHITECT
PROJECT NUMBER	1114437
DATE	11/21/2025

SHEET NAME

EXISTING PROPERTY LINES AND EASEMENTS

SHEET NUMBER

TM-09

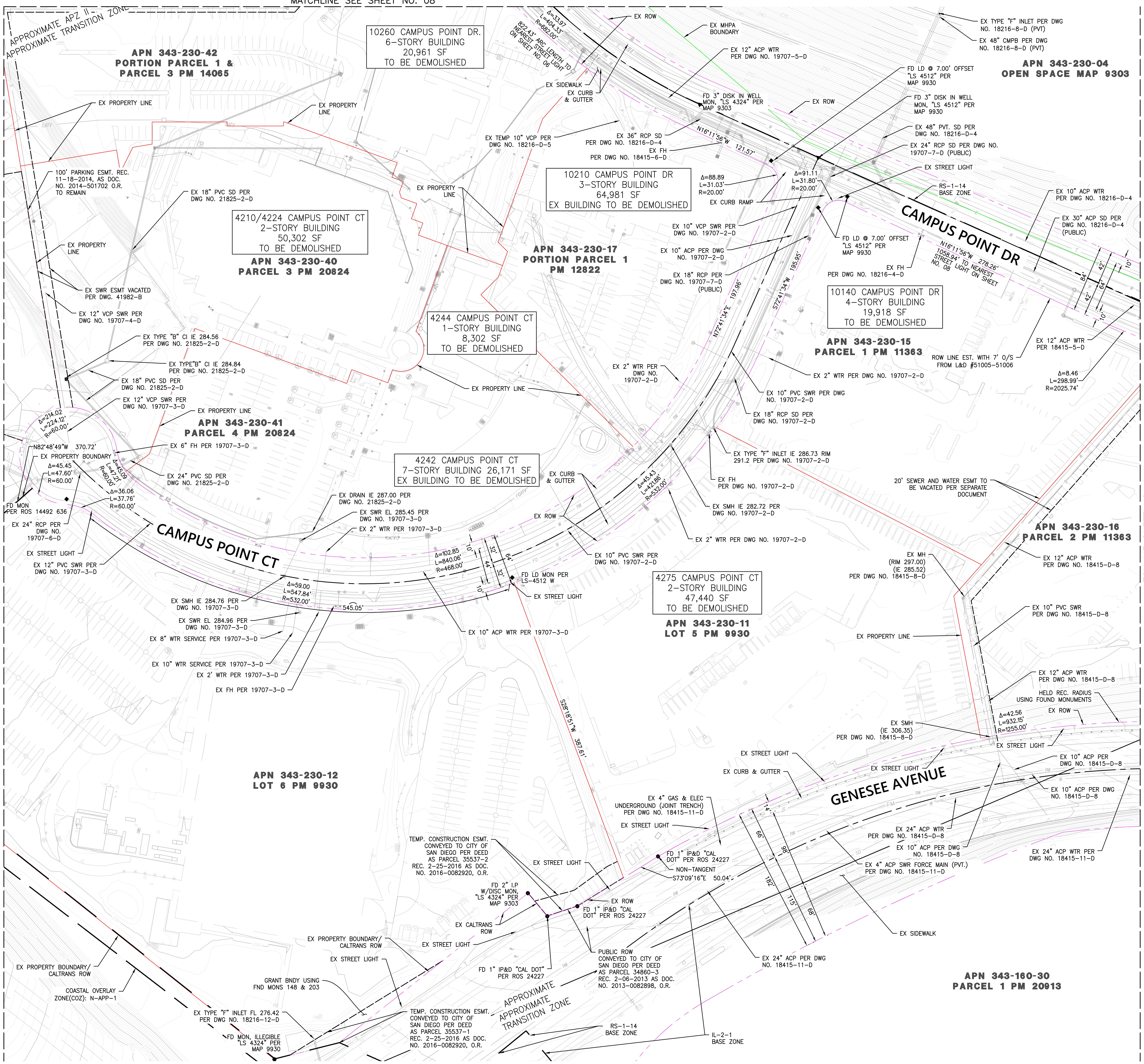
SHEET 09OF 16

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ATTACHMENT 14

CAMPUS POINT

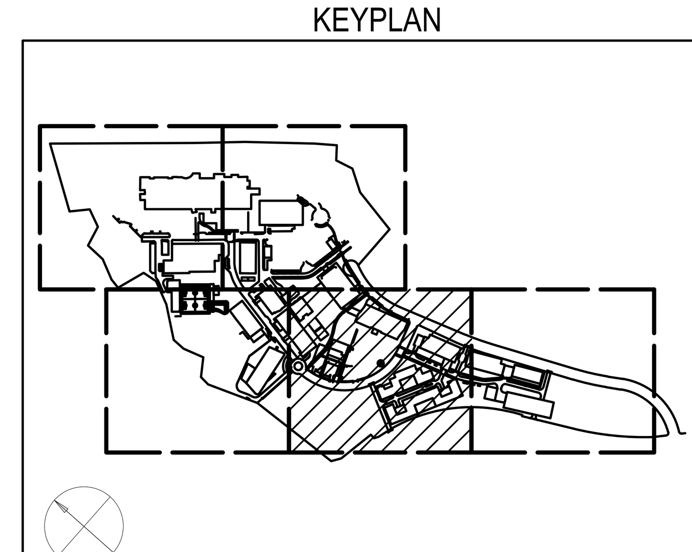
TENTATIVE MAP NO. 3294861, SITE DEVELOPMENT PERMIT NO. 3311914
PLANNED DEVELOPMENT PERMIT NO. 3373450
ROW VACATION NO. 3311912, EASEMENT VACATION NO. 3319482



LEGEND

EXISTING	SYMBOL
RIGHT OF WAY	
CALTRANS RIGHT OF WAY	
PROPERTY BOUNDARY	PL
PROPERTY LINE	
EX. MHPA BOUNDARY	
EASEMENT	
ZONING	
SETBACK	
MAJOR CONTOURS MAJOR	305
MINOR CONTOURS MINOR	304
EX. FIRE SERVICE	
EX. WATER MAIN	
EX. WATER SERVICE	
EX. PVC SEWER MAIN	
EX. SEWER LATERAL	
EX. STORM DRAIN	
EX. STORM DRAIN CLEANOUT	
EX. CATCH BASIN	
EX. FIRE HYDRANT	

KEYPLAN



ALEXANDRIA
Alexandria Real Estate Equities, Inc.
10996 Torreyana Road
San Diego, CA 92121

RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com

REGISTERED PROFESSIONAL ENGINEER THOMAS ZANETTI No.72631 CIVIL STATE OF CALIFORNIA

OWNER:
ALEXANDRIA REAL ESTATE EQUITIES, INC.
10996 TORREYANA RD, SUITE 250,
SAN DIEGO, CA 92121

CIVIL ENGINEER:
RICK
5620 FRIARS ROAD,
SAN DIEGO, CA 92110
(619) 291-0707

CAMPUS POINT

TM SUBMITTAL PACKAGE

PROJECT ISSUE DATE

REVISIONS

MARK	DATE	DESCRIPTION
	04/11/24	1ST SUBMITTAL
	09/06/24	2ND SUBMITTAL
	02/11/25	3RD SUBMITTAL
	06/27/25	4TH SUBMITTAL
	11/21/25	5TH SUBMITTAL

SCALE | PROJECT ARCHITECT

PROJECT NUMBER: 1114437

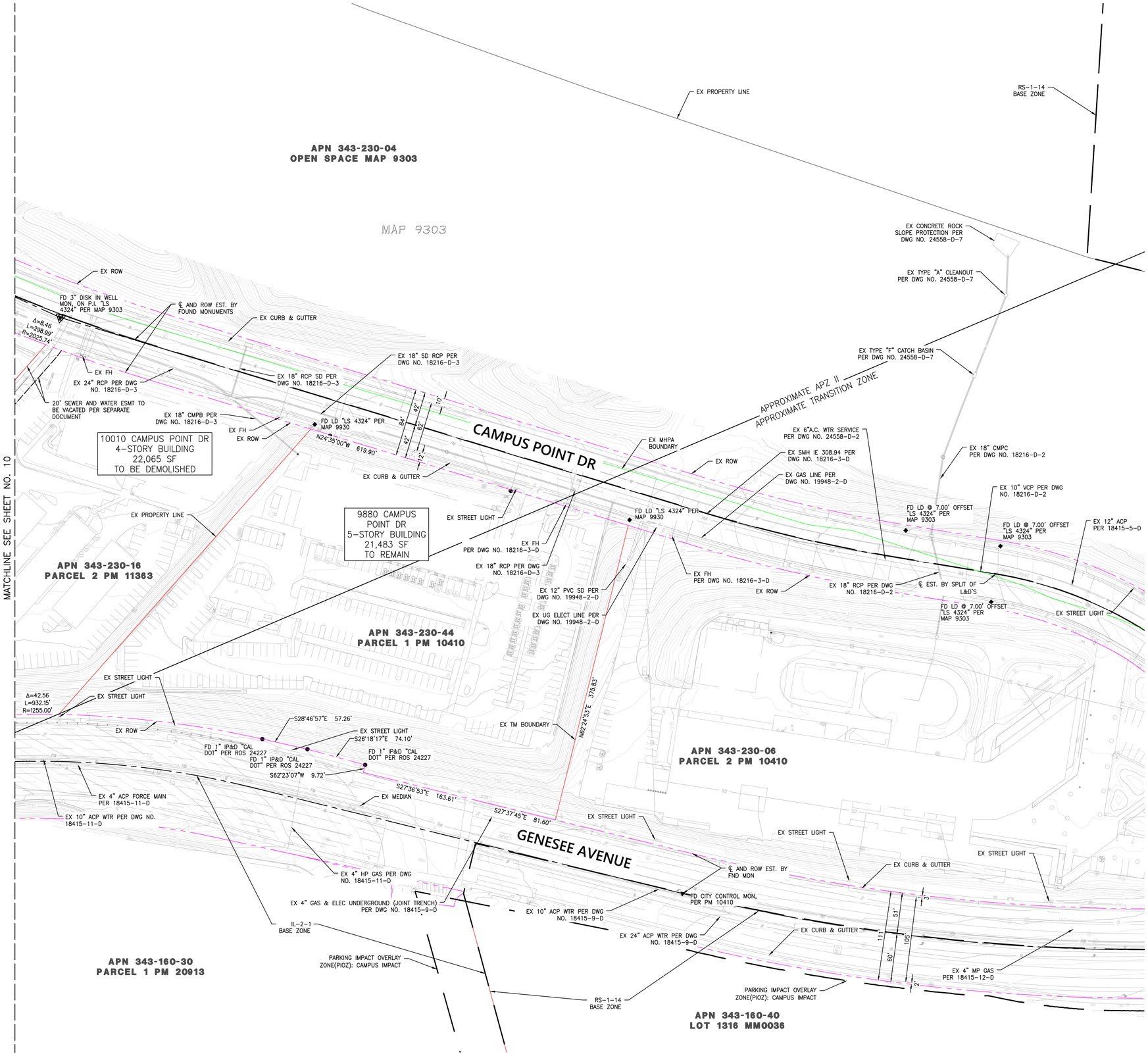
DATE: 11/21/2025

SHEET NAME: EXISTING PROPERTY LINES AND EASEMENTS

SHEET NUMBER: TM-10

CAMPUS POINT

TENTATIVE MAP NO. 3294861, SITE DEVELOPMENT PERMIT NO. 3311914
PLANNED DEVELOPMENT PERMIT NO. 3373450
ROW VACATION NO. 3311912, EASEMENT VACATION NO. 3319482

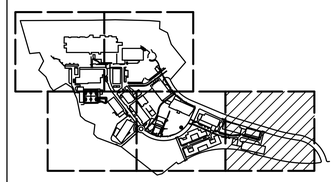


LEGEND

EXISTING	SYMBOL
RIGHT OF WAY	
CALTRANS RIGHT OF WAY	
PROPERTY BOUNDARY	PL
PROPERTY LINE	
EX. MHPA BOUNDARY	
EASEMENT	
ZONING	
SETBACK	
MAJOR CONTOURS MAJOR	305
MINOR CONTOURS MINOR	304
EX. FIRE SERVICE	FS
EX. WATER MAIN	W
EX. WATER SERVICE	
EX. PVC SEWER MAIN	S
EX. SEWER LATERAL	
EX. STORM DRAIN	SD
EX. STORM DRAIN CLEANOUT	
EX. CATCH BASIN	
EX. FIRE HYDRANT	

50 25 0 50 100 150
GRAPHIC SCALE: 1"=50'

KEYPLAN



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10996 Torreyana Road
San Diego, CA 92121

RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO
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CIVIL
STATE OF CALIFORNIA

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SAN DIEGO, CA 92121

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RICK
5620 FRIARS ROAD,
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(619) 291-0707

CAMPUS POINT

TM SUBMITTAL PACKAGE

PROJECT ISSUE DATE

REVISIONS

MARK	DATE	DESCRIPTION
	04/11/24	1ST SUBMITTAL
	09/06/24	2ND SUBMITTAL
	02/11/25	3RD SUBMITTAL
	06/27/25	4TH SUBMITTAL
	11/21/25	5TH SUBMITTAL

SCALE

PROJECT ARCHITECT

PROJECT NUMBER 1114437

DATE 11/21/2025

SHEET NAME

EXISTING PROPERTY LINES AND EASEMENTS

SHEET NUMBER

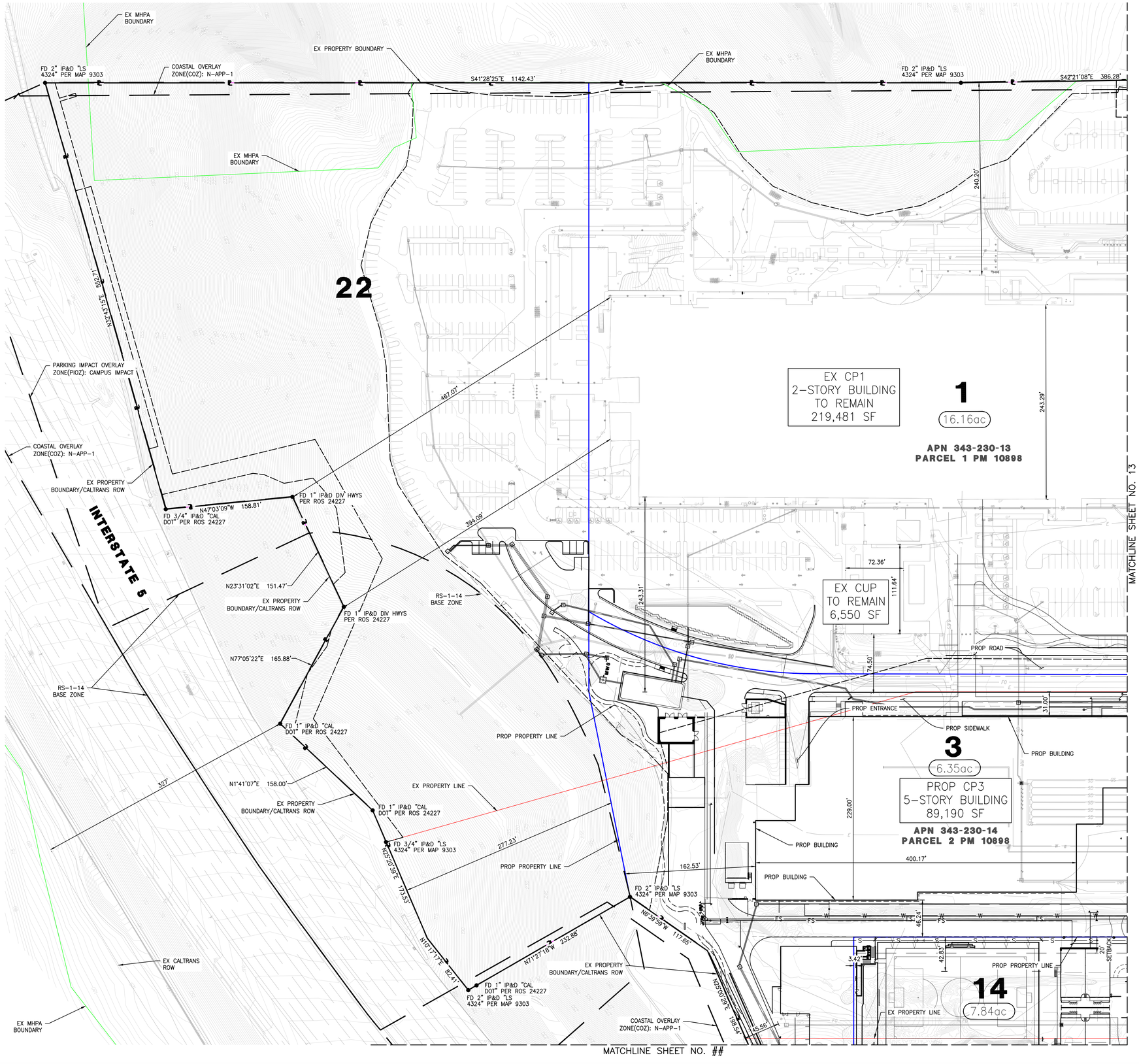
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SHEET 11 OF 16

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CAMPUS POINT

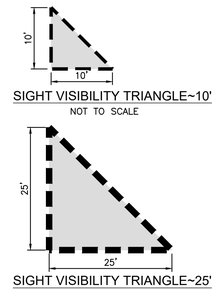
TENTATIVE MAP NO. 3294861, SITE DEVELOPMENT PERMIT NO. 3311914
PLANNED DEVELOPMENT PERMIT NO. 3373450
ROW VACATION NO. 3311912, EASEMENT VACATION NO. 3319482



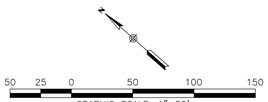
LEGEND

EXISTING	SYMBOL
RIGHT OF WAY	
PROPERTY LINE	
EX. MHPA BOUNDARY	
ZONING	
EASEMENT	
SETBACK	
MAJOR CONTOURS MAJOR	305
MINOR CONTOURS MINOR	304
EX. FIRE SERVICE	FS
EX. WATER MAIN	W
EX. WATER SERVICE	W
EX. PVC SEWER MAIN	S
EX. SEWER LATERAL	S
EX. STORM DRAIN	S
EX. STORM DRAIN CLEANOUT	
EX. CATCH BASIN	
EX. FIRE HYDRANT	

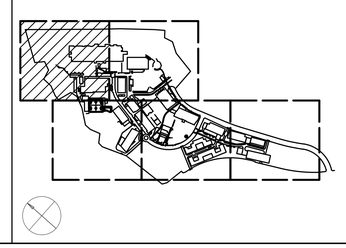
PROPOSED	
PROPERTY LINE	
RIGHT OF WAY	
RETAINING WALL (PVT.).....PER SDRSD C-2 & C-3	
BUILDING	
BUILDING	S
WATER SERVICE	W
FIRE SERVICE	FS
RECYCLED WATER SERVICE	RW
STORM DRAIN	



NOTES:
1. NO OBJECTS, INCLUDING LANDSCAPING OR SOLID WALLS WITHIN THE VISIBILITY AREA, SHALL EXCEED 36 INCHES IN HEIGHT. PER SDMC SECTION 142.0409 (B)(2), PLANT MATERIAL, OTHER THAN TALL TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
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4. IF A 3" OR LARGER WATER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITTEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DEPARTMENT AND THE CITY ENGINEER.



KEYPLAN



ALEXANDRIA
Alexandria Real Estate Equities, Inc.
10996 Torreyana Road
San Diego, CA 92121

RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO
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REGISTERED PROFESSIONAL ENGINEER
THOMAS ZANETTI
No.72631
CIVIL
STATE OF CALIFORNIA

OWNER:
ALEXANDRIA REAL ESTATE EQUITIES, INC.
10996 TORREYANA RD, SUITE 250,
SAN DIEGO, CA 92121

CIVIL ENGINEER:
RICK
5620 FRIARS ROAD,
SAN DIEGO, CA 92110
(619) 291-0707

CAMPUS POINT

TM SUBMITTAL PACKAGE

PROJECT ISSUE DATE

REVISIONS

MARK	DATE	DESCRIPTION
	04/11/24	1ST SUBMITTAL
	09/06/24	2ND SUBMITTAL
	02/11/25	3RD SUBMITTAL
	06/27/25	4TH SUBMITTAL
	11/21/25	5TH SUBMITTAL

SCALE	PROJECT ARCHITECT
PROJECT NUMBER	1114437
DATE	11/21/2025

SHEET NAME

PROPOSED SITE PLAN AND PROPERTY LINES

SHEET NUMBER

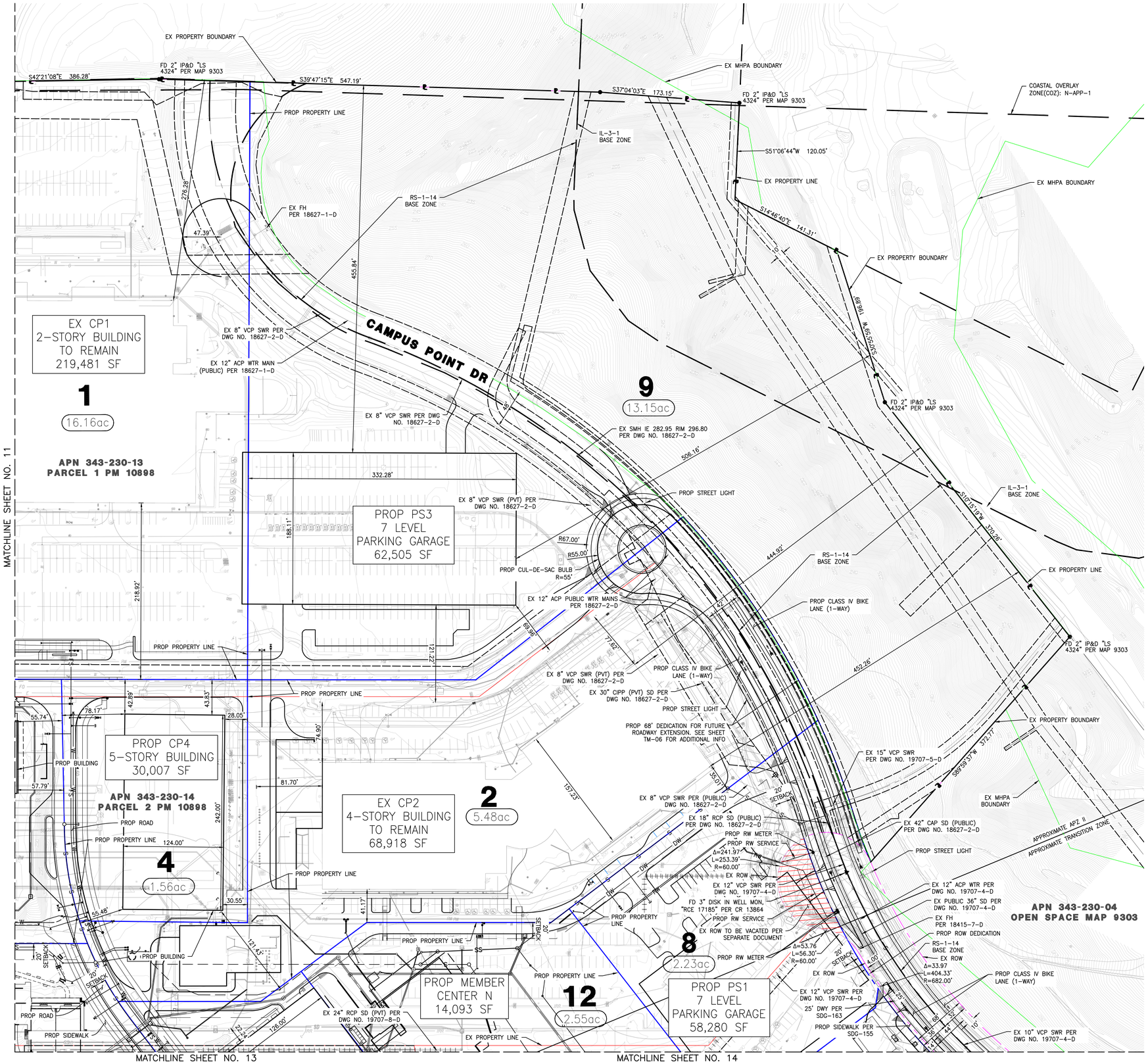
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SHEET 12 OF 16

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CAMPUS POINT

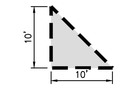
TENTATIVE MAP NO. 3294861, SITE DEVELOPMENT PERMIT NO. 3311914
PLANNED DEVELOPMENT PERMIT NO. 3373450
ROW VACATION NO. 3311912, EASEMENT VACATION NO. 3319482



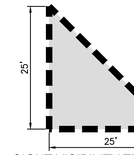
LEGEND

EXISTING	SYMBOL
RIGHT OF WAY	
PROPERTY LINE	
EX. MHPA BOUNDARY	
ZONING	
EASEMENT	
SETBACK	
MAJOR CONTOURS MAJOR	305
MINOR CONTOURS MINOR	304
EX. FIRE SERVICE	FS
EX. WATER MAIN	W
EX. WATER SERVICE	
EX. PVC SEWER MAIN	S
EX. SEWER LATERAL	
EX. STORM DRAIN	S
EX. STORM DRAIN CLEANOUT	
EX. CATCH BASIN	
EX. FIRE HYDRANT	

PROPOSED	
PROPERTY LINE	
RIGHT OF WAY	
RETAINING WALL (PVT.).....PER SDRSD C-2 & C-3	
BUILDING	
BUILDING	
WATER SERVICE	S
FIRE SERVICE	W
RECYCLED WATER SERVICE	FS
STORM DRAIN	RW



SIGHT VISIBILITY TRIANGLE~10'
NOT TO SCALE

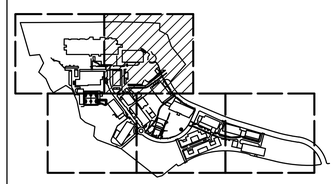


SIGHT VISIBILITY TRIANGLE~25'
NOT TO SCALE

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KEYPLAN



ALEXANDRIA
Alexandria Real Estate Equities, Inc.
10996 Torreyana Road
San Diego, CA 92121

RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO
SAN LUIS OBISPO SANTA CLARITA PHOENIX
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REGISTERED PROFESSIONAL ENGINEER
THOMAS ZANETTI
No.72631
CIVIL
STATE OF CALIFORNIA

OWNER:
ALEXANDRIA REAL ESTATE EQUITIES, INC.
10996 TORREYANA RD, SUITE 250,
SAN DIEGO, CA 92121

CIVIL ENGINEER:
RICK
5620 FRIARS ROAD,
SAN DIEGO, CA 92110
(619) 291-0707

CAMPUS POINT

TM SUBMITTAL PACKAGE

PROJECT ISSUE DATE

REVISIONS

MARK	DATE	DESCRIPTION
	04/11/24	1ST SUBMITTAL
	09/06/24	2ND SUBMITTAL
	02/11/25	3RD SUBMITTAL
	06/27/25	4TH SUBMITTAL
	11/21/25	5TH SUBMITTAL

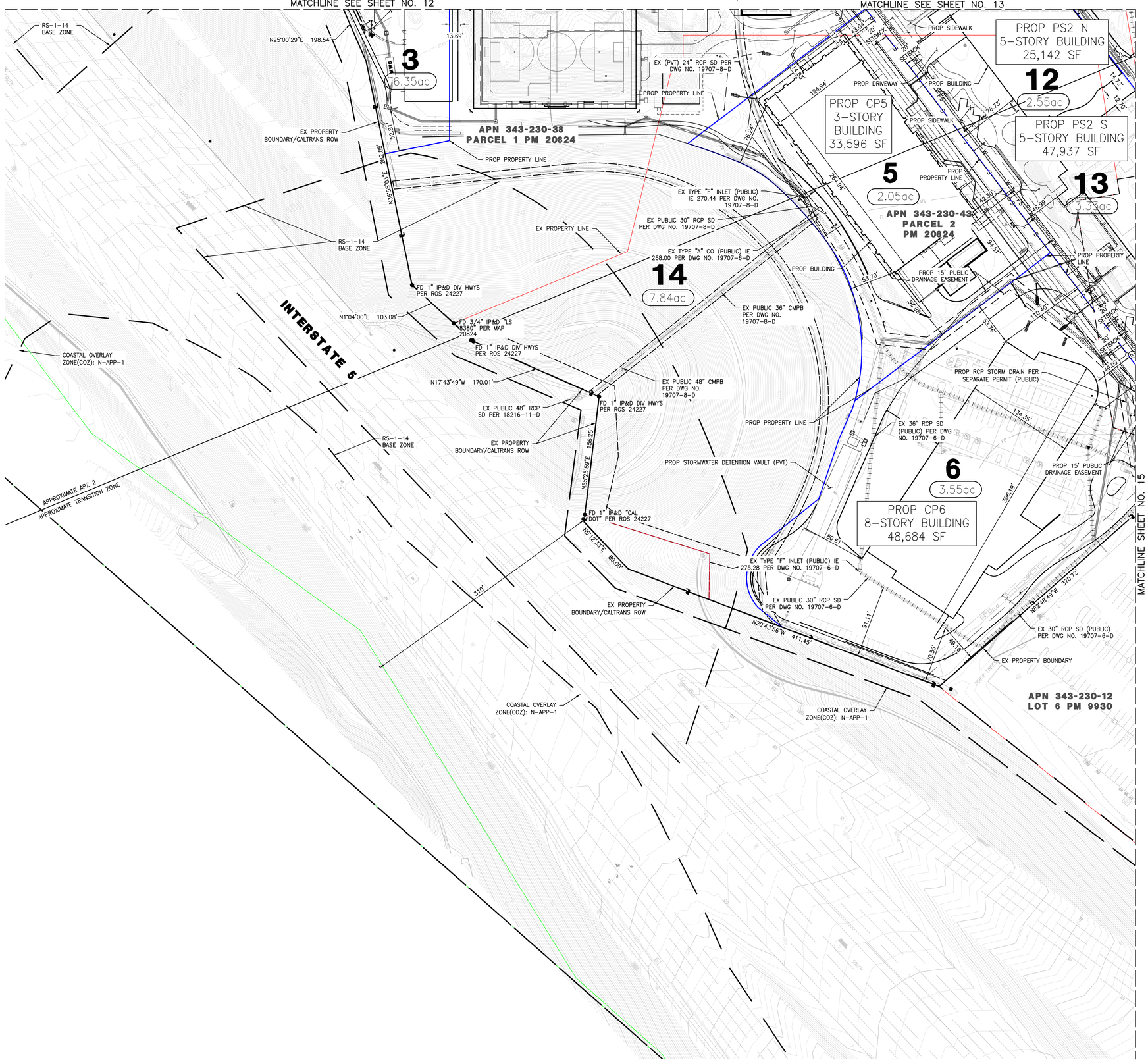
SCALE	PROJECT ARCHITECT
PROJECT NUMBER	1114437
DATE	11/21/2025
SHEET NAME	PROPOSED SITE PLAN AND PROPERTY LINES
SHEET NUMBER	TM-13

SHEET 13 OF 16

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CAMPUS POINT

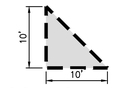
TENTATIVE MAP NO. 3294861, SITE DEVELOPMENT PERMIT NO. 3311914
PLANNED DEVELOPMENT PERMIT NO. 3373450
ROW VACATION NO. 3311912, EASEMENT VACATION NO. 3319482



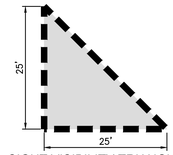
LEGEND

EXISTING	SYMBOL
RIGHT OF WAY	
PROPERTY LINE	
EX. MHPA BOUNDARY	
ZONING	
EASEMENT	
SETBACK	
MAJOR CONTOURS MAJOR	305
MINOR CONTOURS MINOR	304
EX. FIRE SERVICE	FS
EX. WATER MAIN	W
EX. WATER SERVICE	
EX. PVC SEWER MAIN	
EX. SEWER LATERAL	S
EX. STORM DRAIN	
EX. STORM DRAIN CLEANOUT	
EX. CATCH BASIN	
EX. FIRE HYDRANT	

PROPOSED	
PROPERTY LINE	
RIGHT OF WAY	
RETAINING WALL (PVT.).....PER SDRSD C-2 & C-3	
BUILDING	
BUILDING	S
WATER SERVICE	W
FIRE SERVICE	FS
RECYCLED WATER SERVICE	RW
STORM DRAIN	

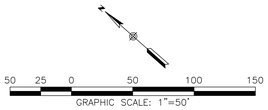


SIGHT VISIBILITY TRIANGLE~10'
NOT TO SCALE



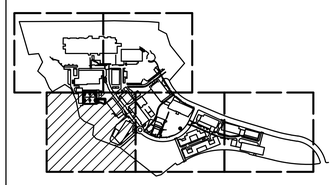
SIGHT VISIBILITY TRIANGLE~25'
NOT TO SCALE

NOTES:
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GRAPHIC SCALE: 1"=50'

KEYPLAN



ALEXANDRIA
Alexandria Real Estate Equities, Inc.
10996 Torreyana Road
San Diego, CA 92121

RICK
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(619) 291-0707

CAMPUS POINT

TM SUBMITTAL PACKAGE

PROJECT ISSUE DATE

REVISIONS

MARK	DATE	DESCRIPTION
	04/11/24	1ST SUBMITTAL
	09/06/24	2ND SUBMITTAL
	02/11/25	3RD SUBMITTAL
	06/27/25	4TH SUBMITTAL
	11/21/25	5TH SUBMITTAL

SCALE	PROJECT ARCHITECT
PROJECT NUMBER	1114437
DATE	11/21/2025

SHEET NAME

PROPOSED SITE PLAN AND PROPERTY LINES

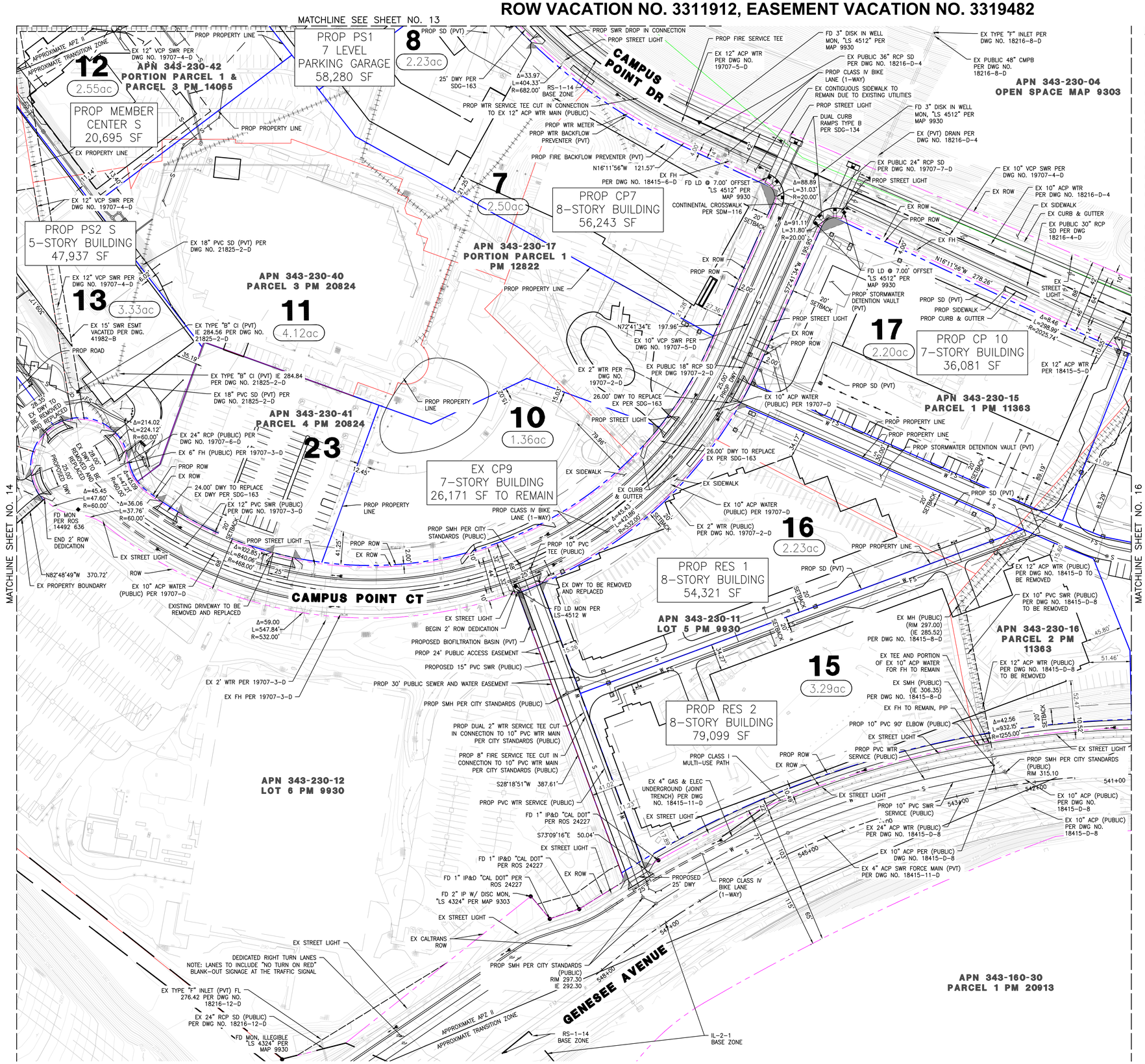
SHEET NUMBER

TM-14

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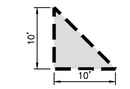
CAMPUS POINT

TENTATIVE MAP NO. 3294861, SITE DEVELOPMENT PERMIT NO. 3311914
PLANNED DEVELOPMENT PERMIT NO. 3373450
ROW VACATION NO. 3311912, EASEMENT VACATION NO. 3319482

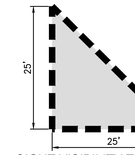


LEGEND

EXISTING	SYMBOL
RIGHT OF WAY	
PROPERTY LINE	
EX. MHPA BOUNDARY	
ZONING	
EASEMENT	
SETBACK	
MAJOR CONTOURS MAJOR	305
MINOR CONTOURS MINOR	304
EX. FIRE SERVICE	FS
EX. WATER MAIN	W
EX. WATER SERVICE	
EX. PVC SEWER MAIN	S
EX. SEWER LATERAL	
EX. STORM DRAIN	
EX. STORM DRAIN CLEANOUT	
EX. CATCH BASIN	
EX. FIRE HYDRANT	
PROPOSED	
PROPERTY LINE	
RIGHT OF WAY	
RETAINING WALL (PVT.).....PER SDRSD C-2 & C-3	
BUILDING	
BUILDING	
WATER SERVICE	S
FIRE SERVICE	W
RECYCLED WATER SERVICE	FS
STORM DRAIN	RW

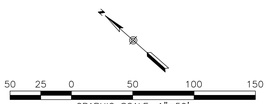


SIGHT VISIBILITY TRIANGLE~10'
NOT TO SCALE

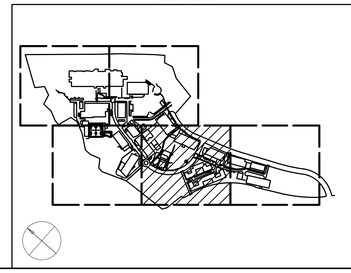


SIGHT VISIBILITY TRIANGLE~25'
NOT TO SCALE

NOTES:
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2. THE REQUIRED TRANSPORTATION AMENITIES PER SDMC SECTION 142.0528(C) WILL BE PROVIDED FOR THE RESIDENTIAL PORTION OF THE PROJECT. REFER TO VMT ASSESSMENT DATE 02/05/2025 PREPARED BY LLG ENGINEERING FOR ADDITIONAL INFORMATION.
3. THE REQUIRED TRANSPORTATION AMENITIES FOR THE NON-RESIDENTIAL PORTION OF THE PROJECT WILL BE PROVIDED IN ACCORDANCE WITH SDMC SECTION 143.1103(B)(1).
4. IF A 3" OR LARGER WATER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITTEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DEPARTMENT AND THE CITY ENGINEER.



KEYPLAN



ALEXANDRIA
Alexandria Real Estate Equities, Inc.
10996 Torreyana Road
San Diego, CA 92121

RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO
SAN LUIS OBISPO SANTA CLARITA PHOENIX
TUCSON LAS VEGAS DENVER

REGISTERED PROFESSIONAL ENGINEER
THOMAS ZANETTI
No.72631
CIVIL
STATE OF CALIFORNIA

OWNER:
ALEXANDRIA REAL ESTATE EQUITIES, INC.
10996 TORREYANA RD, SUITE 250,
SAN DIEGO, CA 92121

CIVIL ENGINEER:
RICK
5620 FRIARS ROAD,
SAN DIEGO, CA 92110
(619) 291-0707

CAMPUS POINT

TM SUBMITTAL PACKAGE

PROJECT ISSUE DATE

REVISIONS

MARK	DATE	DESCRIPTION
	04/11/24	1ST SUBMITTAL
	09/06/24	2ND SUBMITTAL
	02/11/25	3RD SUBMITTAL
	06/27/25	4TH SUBMITTAL
	11/21/25	5TH SUBMITTAL

SCALE	PROJECT ARCHITECT
PROJECT NUMBER	1114437
DATE	11/21/2025

SHEET NAME

PROPOSED SITE PLAN AND PROPERTY LINES

SHEET NUMBER

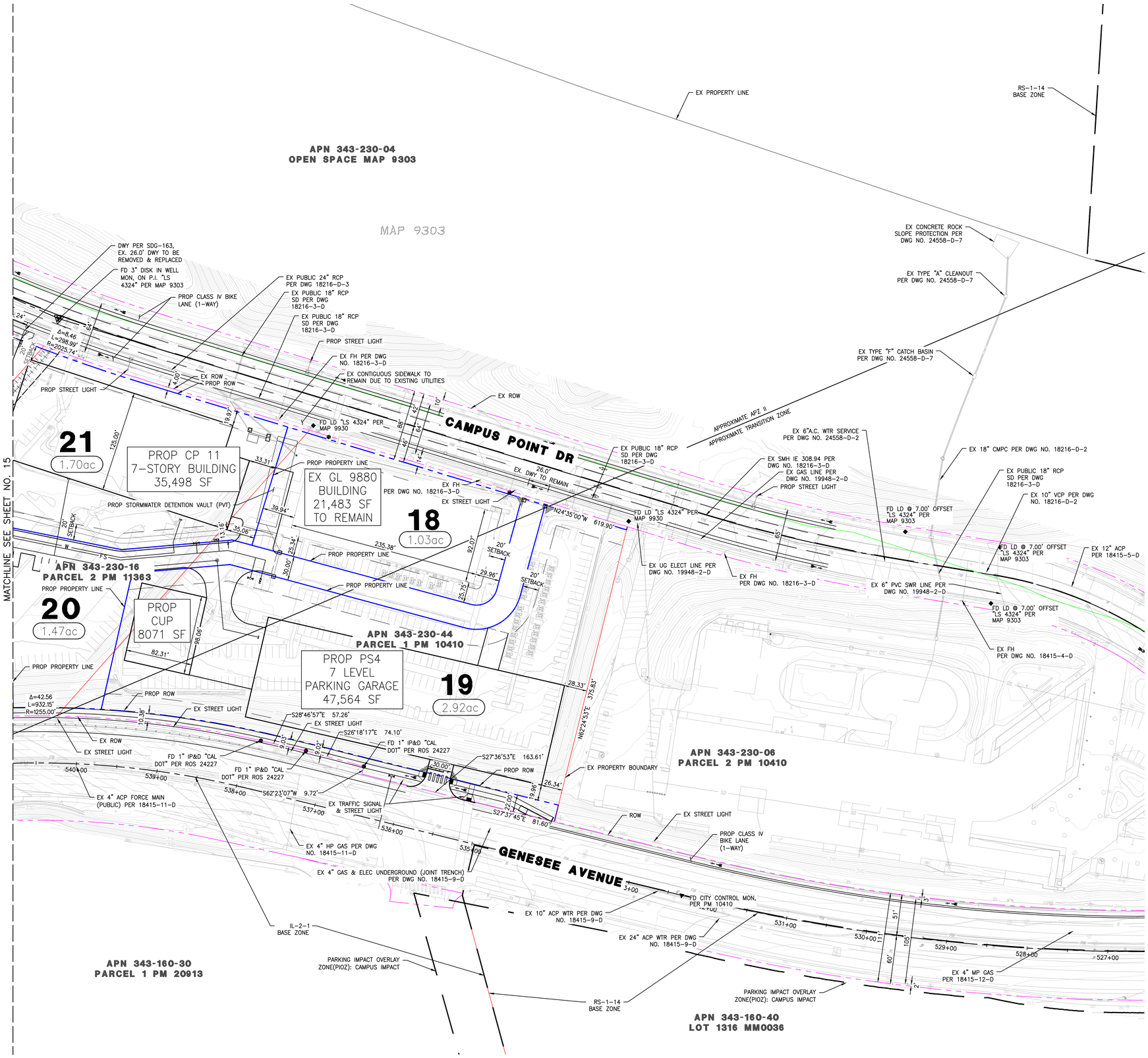
TM-15

SHEET 15 OF 16

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CAMPUS POINT

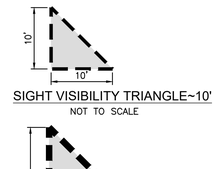
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PLANNED DEVELOPMENT PERMIT NO. 3373450
ROW VACATION NO. 3311912, EASEMENT VACATION NO. 3319482



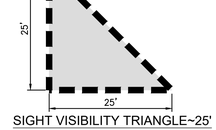
LEGEND

EXISTING	SYMBOL
RIGHT OF WAY	
PROPERTY LINE	
EX. MHPA BOUNDARY	
ZONING	
EASEMENT	
SETBACK	
MAJOR CONTOURS MAJOR	305
MINOR CONTOURS MINOR	304
EX. FIRE SERVICE	FS
EX. WATER MAIN	W
EX. WATER SERVICE	W
EX. PVC SEWER MAIN	S
EX. SEWER LATERAL	S
EX. STORM DRAIN	S
EX. STORM DRAIN CLEANOUT	
EX. CATCH BASIN	
EX. FIRE HYDRANT	

PROPOSED	SYMBOL
PROPERTY LINE	
RIGHT OF WAY	
RETAINING WALL (PVT.).....PER SDRSD C-2 & C-3	
BUILDING	
BUILDING	S
WATER SERVICE	W
FIRE SERVICE	FS
RECYCLED WATER SERVICE	RW
STORM DRAIN	

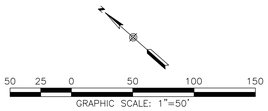


SIGHT VISIBILITY TRIANGLE~10'
NOT TO SCALE

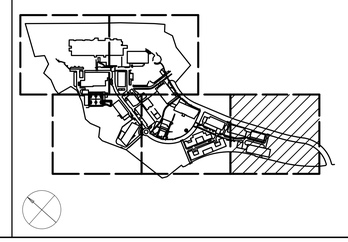


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PROJECT NUMBER	1114437
DATE	11/21/2025

SHEET NAME

PROPOSED SITE PLAN AND PROPERTY LINES

SHEET NUMBER

TM-16

SHEET 16 OF 16

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