CAMPUS POINT

CAMPUS POINT DRIVE, SAN DIEGO, CA 92121

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



ALEXANDRIA.
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No.76519
CIVIL
STATE OF CALIFORNIA

CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

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

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

SHEET NAME
COVER SHEET

SHEET NUMBER
C001
61 TOTAL SHEETS

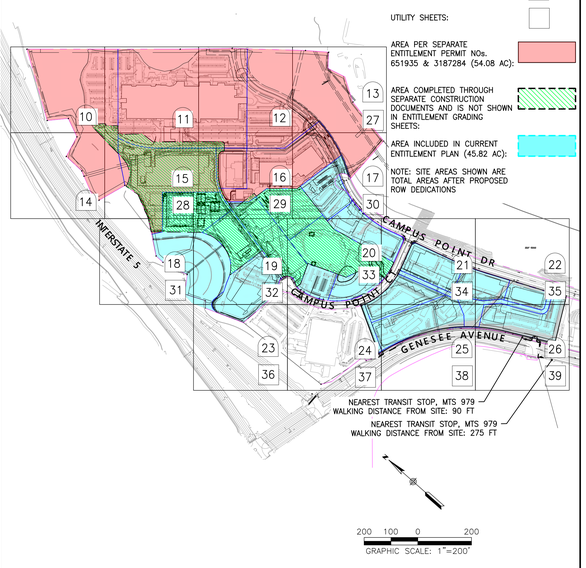
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CAMPUS POINT

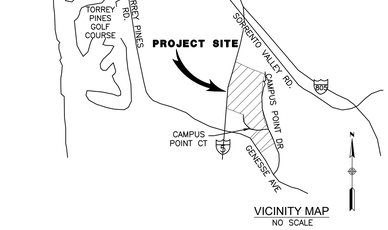
CAMPUS POINT DRIVE, SAN DIEGO, CA 92121

TENTATIVE MAP NO. 3294861, SITE DEVELOPMENT PERMIT NO. 3311914, PLANNED DEVELOPMENT PERMIT NO. 3373450
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INDEX MAP



VICINITY MAP



DEVELOPMENT SUMMARY

PROJECT DESCRIPTION:

THE TOTAL 99.90 ACRE PROPERTY IS BOUND BY CAMPUS POINT DRIVE TO THE EAST, OPEN SPACE TO THE NORTHEAST, NORTH, AND WEST, AND GENESEE AVENUE TO THE SOUTH. THE PROJECT SITE INCLUDED IN THIS ENTITLEMENT IS 45.62 ACRES OF THIS TOTAL PROPERTY; IT CONSISTS OF A 12 PARCEL CAMPUS AND IS LOCATED WITHIN THE UNIVERSITY COMMUNITY PLANNING AREA OF SAN DIEGO. THE PROPOSED DEVELOPMENT CONSISTS OF 24 LOTS.

THE CURRENTLY APPROVED DEVELOPMENT INTENSITY OF THE COMBINED SITES IS 1,673,633 GFA AS NOTED BELOW PER PM–651935 AND PM–3187284:

- PARCEL A & B = 1,060,108
- PARCEL C = 44,795 GFA
- PARCEL D = 163,817 GFA
- PARCEL E = 106,664 GFA
- PARCEL F = 98,088 GFA
- PARCEL G = 135,180 GFA
- PARCEL H = 64,981 GFA

PROJECT SITE INFORMATION:

SITE ADDRESS: CAMPUS POINT DRIVE, SAN DIEGO, CA 92121
ASSESSOR'S PARCEL NUMBER:
APN 343–230–11, 13, 14, 15, 16, 17, 38, 40, 41, 42, 43, 44

SITE AREAS:

GROSS SITE AREA	99.90 ACRES
LANDSCAPE AREA	14.99 ACRES
HARDSCAPE AREA	84.91 ACRES

ZONING: EMX–1

OVERLAY ZONE DESIGNATIONS
THE BASE ZONES OF THE PROJECT SITE AREA ARE:

- 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

COMMUNITY PLAN: UNIVERSITY COMMUNITY PLAN UPDATE APPROVED JULY 30, 2024; EFFECTIVE ON DECEMBER 1ST, 2024.

EXISTING USE: RESEARCH AND DEVELOPMENT

PROPOSED USE: MIXED USE (EMX–1)

SOURCE OF TOPOGRAPHY:
TOPOGRAPHIC INFORMATION COMPILED BY PHOTOGRAMMETRIC METHODS DATED 01/16/2024, PREPARED BY RICK ENGINEERING.

BASIS OF ELEVATIONS
THE BENCHMARK 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 USGS 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: 6,265,557.63

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

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

GEOLOGIC HAZARD CATEGORY:
GEOLOGIC HAZARD CATEGORY 25 – PORTION OF SITE IS NEUTRAL TO SLIDE–PRONE FORMATIONS

GEOLOGIC HAZARD CATEGORY 52 – MAJORITY OF SITE IS LOW RISK

SITE CONTAINS TWO FAULT AND ONE SHEAR ZONE

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

EXISTING BUILDING INFORMATION:
THERE ARE 10 EXISTING BUILDINGS.

[APN:343–230–40–00]
ADDRESS: 4210 & 4224 CAMPUS POINT CT, SAN DIEGO, CA 92121 (CP10)
YEAR CONSTRUCTED: XX'
BUILDING TO BE DEMOLISHED

[APN:343–230–17–00]
ADDRESS: 10210 CAMPUS POINT DR, SAN DIEGO, CA 92121 (CP8)
YEAR CONSTRUCTED: XX'
BUILDING TO BE DEMOLISHED

[APN:343–230–41–00]
ADDRESS: 4242 CAMPUS POINT CT, SAN DIEGO, CA 92121 (CP9)
YEAR CONSTRUCTED: XX'
BUILDING TO REMAIN

[APN:343–230–41–00]
ADDRESS: 4244 CAMPUS POINT CT, SAN DIEGO, CA 92121 (CPS4)
YEAR CONSTRUCTED: XX'
BUILDING TO BE DEMOLISHED

[APN:343–230–42–00]
ADDRESS: 10260 CAMPUS POINT DR., SAN DIEGO, CA 92121 (EX. LEIDOS)
YEAR CONSTRUCTED: XX'
BUILDING TO BE DEMOLISHED

[APN:343–230–43–00]
ADDRESS: 4161 CAMPUS POINT CT., SAN DIEGO, CA 92121 (EX. LEIDOS)
YEAR CONSTRUCTED: XX'
BUILDING TO BE DEMOLISHED

[APN:343–230–11–00]
ADDRESS: 4275 CAMPUS POINT CT, SAN DIEGO, CA 92121 (SCRIPPS)
YEAR CONSTRUCTED: XX'
BUILDING TO BE DEMOLISHED

[APN:343–230–15–00]
ADDRESS: 10140 CAMPUS POINT DR, SAN DIEGO, CA 92121 (SCRIPPS)
YEAR CONSTRUCTED: XX'
BUILDING TO BE DEMOLISHED

[APN:343–230–16–00]
ADDRESS: 10010 CAMPUS POINT DR, SAN DIEGO, CA 92121 (SCRIPPS)
YEAR CONSTRUCTED: XX'
BUILDING TO BE DEMOLISHED

[APN:343–230–44–00]
ADDRESS: 9880 CAMPUS POINT DR, SAN DIEGO, CA 92121 (GL)
YEAR CONSTRUCTED: XX'
BUILDING TO REMAIN

PROPOSED BUILDING INFORMATION:
THERE ARE 13 PROPOSED STRUCTURES:
1. BUILDING: CP5, 5 LEVELS (3UP/2DN), HEIGHT 48'*
2. BUILDING: CP6, 11 LEVELS (8UP/3DN), HEIGHT 137'–0"*
3. BUILDING: CP7, 8 LEVELS (7UP/1DN), HEIGHT 70'*
4. BUILDING: MEMBER CENTER N, 5 LEVELS (4UP/1DN), HEIGHT 55'–2"*
5. BUILDING: MEMBER CENTER S, 5 LEVELS (4UP/1DN), HEIGHT 55'–2"*
6. BUILDING: R&D CP10, 8 LEVELS (7UP/1DN), 125'–0"
7. BUILDING: R&D CP11, 8 LEVELS (7UP/1DN), 125'–0"
8. BUILDING: RES 1, 8 LEVELS, HEIGHT 80'
9. BUILDING: RES 2, 8 LEVELS, HEIGHT 80'
10. PARKING STRUCTURE: PS1, 7 LEVELS (4UP/3DN), 79'–0" ASSUMED
11. PARKING STRUCTURE: PS2N, 8 LEVELS (5UP/3DN)(OPEN AIR), HEIGHT 60'–0"
12. PARKING STRUCTURE: PS2S, 8 LEVELS (6UP/2DN)(OPEN AIR), HEIGHT 67'–0"
13. PARKING STRUCTURE: PS4, 7 LEVELS (6 UP/1DN), HEIGHT 68'–0"*

*STRUCTURE HEIGHT MEASURED FROM GRADE TO TOP OF STRUCTURE

DEVELOPMENT SUMMARY (CONT'D)

		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

AFFORDABLE HOUSING:

THIS DEVELOPMENT PROPOSES 10% INCLUSIONARY HOUSING, EQUAL TO 60 LOW–AFFORDABILITY UNITS.

PROPOSED UTILITIES:

PROPOSED STORM DRAIN, SEWER, WATER, AND FIRE SERVICE.
THERE ARE NO OVERHEAD UTILITIES PROPOSED FOR THIS PROJECT.

PROPOSED ENTITLEMENTS:

PLANNED DEVELOPMENT PERMIT (PDP)
TENTATIVE MAP (TM) NO. 3294861
EASEMENT VACATION PERMIT NO. 3319482

PARKING SUMMARY

THE PROPERTIES ARE LOCATED WITHIN A "TRANSIT PRIORITY AREA" AS DEFINED BY THE CITY OF SAN DIEGO AND A "TRANSIT PRIORITY AREA" AS DEFINED BY CALIFORNIA, PUBLIC RESOURCES CODE, SECTION 21099.

- EMX–1 USE (NON–RESIDENTIAL): MINIMUM OF 0.0 SPACES PER 1,000 SF; MAXIMUM OF 5.5 SPACES PER 1,000 SF

GRADING TABULATIONS

ON–SITE GRADING DATA:
TOTAL GRADED AREA: 55.83 ACRES
PERCENT OF TOTAL SITE TO BE GRADED: 56.4%
CUT VOLUME: 361,100 CU. YD.
FILL VOLUME: 107,850 CU. YD.
MAX DEPTH OF CUT: 40 FEET
MAX OVERALL HEIGHT OF CUT SLOPE: 35 FEET, 2:1 MAX SLOPE RATIO
MAX HEIGHT OF FILL: 26 FEET
MAX OVERALL HEIGHT OF FILL SLOPE: 10 FEET, 2:1 MAX SLOPE RATIO
AMOUNT OF EXPORT: 253,250 CU. YD.

DEVELOPMENT DENSITY SUMMARY

DWELLING UNITS - RESIDENTIAL DENISTY CALCULATIONS		
ZONE: APZ TZ	Calculation Per SDMC Table 132-15G	Alternative Calculation per SDMC 132.1515(d)(1)(ii)
Permitted Density (Units/AC)	2.00	54.00
Area (AC)	33.55	33.55
Dwelling Units Allowed	67	1,811
TOTAL UNITS REQUESTED PER ALTERNATIVE CALCULATION =		1,811

DEVIATIONS

NO DEVIATIONS ARE BEING REQUESTED FROM THE SAN DIEGO MUNICIPAL CODE (SDMC) FOR THIS PROJECT.

PROJECT SCOPE

(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).

APPLICABLE CODES

DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES TO INCLUDE BUT NOT LIMITED TO THE MOST CURRENT VERSION OF FOLLOWING DOCUMENTS:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA ELECTRIC CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA ELEVATOR CODE
- 2022 CALIFORNIA FIRE CODE
- ACCESSIBILITY REGULATIONS AS PRESCRIBED BY THE 2016 CALIFORNIA BUILDING CODE, CHAPTER 11
- AMERICANS WITH DISABILITIES ACT GUIDELINES, AS AMENDED, 28 CFR PART 36 AND 36 CFR 1911
- ALL LOCAL CODES AND ORDINANCES ADOPTED BY THE CITY OF SAN DIEGO

SHEET INDEX

SHEET INDEX	SHEET No.
COVER SHEET	C001
TITLE SHEET	C002
ZONING MAP	C003
SITE SECTIONS	C004
EXISTING CONDITIONS	C005–C009
GRADING SHEETS	C0010–C026
UTILITY SHEETS	C027–C039
FIRE ACCESS PLANS	C040–C041
SITE ACCESSIBILITY PLANS	C042–C043
BUILDING SECTIONS	C044–C046
STREET LIGHTS AND SIGHT DISTANCE PLANS	C047–C048
STRIPING PLANS	C049–C051
LANDSCAPE PLANS	L00–L09

ABBREVIATIONS

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

MHPA LAND USE ADJACENCY GUIDELINES

DRAINAGE:
1. ALL NEW AND PROPOSED PARKING LOTS AND DEVELOPED AREAS IN AND ADJACENT TO THE PRESERVE MUST NOT DRAIN DIRECTLY INTO THE MHPA. ALL DEVELOPED AND PAVED AREAS MUST PREVENT THE RELEASE OF TOXINS, CHEMICALS, PETROLEUM PRODUCTS, EXOTIC PLANT MATERIALS AND OTHER ELEMENTS THAT MAY ADVERSELY AFFECT THE ADJACENT MHPA. INSTEAD, RUNOFF SHOULD FLOW INTO SEDIMENTATION BASINS, GRASSY SWALES OR MECHANICAL TRAPPING DEVICES PRIOR TO DRAINING INTO THE MHPA. STORM WATER SYSTEMS SHOULD BE MAINTAINED APPROXIMATELY ONCE A YEAR, OR AS OFTEN AS NEEDED, TO ENSURE PROPER FUNCTIONING. MAINTENANCE SHOULD INCLUDE DREDGING OUT SEDIMENTS IF NEEDED, REMOVING EXOTIC PLANT MATERIALS, AND ADDING CHEMICAL–NEUTRALIZING COMPOUNDS (E.G., CLAY COMPOUNDS) WHEN NECESSARY AND APPROPRIATE.

TOXICS:
2. LAND USES, SUCH AS RECREATION AND AGRICULTURE, THAT USE CHEMICALS OR GENERATE BY–PRODUCTS SUCH AS MANURE, THAT ARE POTENTIALLY TOXIC OR IMPACTIVE TO WILDLIFE, SENSITIVE SPECIES, HABITAT, OR WATER QUALITY SHALL INCORPORATE MEASURES TO REDUCE IMPACTS CAUSED BY THE APPLICATION AND/OR DRAINAGE OF SUCH MATERIALS INTO THE MHPA. SUCH MEASURES SHOULD INCLUDE DRAINAGE/DETENTION BASINS, SWALES, OR HOLDING AREAS WITH NON–INVASIVE GRASSES OR WETLAND–TYPE NATIVE VEGETATION TO FILTER OUT THE TOXIC MATERIALS.REGULAR MAINTENANCE SHOULD BE PROVIDED.

LIGHTING:
3. LIGHTING OF ALL DEVELOPED AREAS ADJACENT TO THE MHPA SHOULD BE DIRECTED AWAY FROM THE MHPA. WHERE NECESSARY, DEVELOPMENT SHOULD PROVIDE ADEQUATE SHIELDING WITH NON–INVASIVE PLANT MATERIALS (PREFERABLY NATIVE), BERMING, AND/OR OTHER METHODS TO PROTECT THE MHPA AND SENSITIVE SPECIES FROM NIGHT LIGHTING.PLEASE SEE MUNICIPAL CODE §142.0740 FOR FURTHER INFORMATION IF NEEDED.

LANDSCAPING:
4. NO INVASIVE NON–NATIVE PLANT SPECIES SHALL BE INTRODUCED INTO AREAS ADJACENT TO THE MHPA.

GRADING/LAND DEVELOPMENT
5. MANUFACTURED SLOPES ASSOCIATED WITH SITE DEVELOPMENT SHALL BE INCLUDED WITHIN THE DEVELOPMENT FOOTPRINT FOR PROJECTS WITHIN OR ADJACENT TO THE MHPA

BARRIERS:
6. DEVELOPMENT ADJACENT TO THE MHPA SHALL PROVIDE BARRIERS WHERE APPROPRIATE (E.G., NON–INVASIVE VEGETATION, ROCKS/BOULDERS, FENCES, WALLS, AND/OR SIGNAGE) ALONG THE MHPA BOUNDARIES TO DIRECT PUBLIC ACCESS TO APPROPRIATE LOCATIONS AND REDUCE DOMESTIC ANIMAL PREDATION

BRUSH MANAGEMENT:
7. ALL ZONE 1 BRUSH MANAGEMENT AREAS MUST BE INCLUDED WITHIN THE DEVELOPMENT FOOTPRINT AND OUTSIDE THE MHPA. BRUSH MANAGEMENT ZONE 2 MAY BE PERMITTED WITHIN THE MHPA (CONSIDERED IMPACT NEUTRAL) BUT CANNOT BE USED AS MITIGATION. CONTINUED THE AMOUNT OF WOODY VEGETATION CLEARING SHALL NOT EXCEED 50 PERCENT OF THE VEGETATION EXISTING WHEN THE INITIAL CLEARING IS DONE; VEGETATION CLEARING SHALL BE DONE CONSISTENT WITH MUNICIPAL CODE §142.0412 AND SHALL AVOID/MINIMIZE IMPACTS TO COVERED SPECIES TO THE MAXIMUM EXTENT POSSIBLE. FOR ALL NEW DEVELOPMENT, REGARDLESS OF THE OWNERSHIP, THE BRUSH MANAGEMENT IN THE ZONE 2 AREA WILL BE THE RESPONSIBILITY OF A HOMEOWNERS ASSOCIATION OR OTHER PRIVATE PARTY

NOISE:
8. DUE TO THE SITE'S LOCATION ADJACENT TO (COULD ALSO BE WITHIN) THE MHPA, CONSTRUCTION NOISE WILL NEED TO BE AVOIDED, IF POSSIBLE, DURING THE BREEDING SEASON OF THE CALIFORNIA GNATCATCHER (3/1–8/15) CONSTRUCTION IS PROPOSED DURING NOITHE BREEDING SEASON FOR THE SPECIES, U.S. FISH AND WILDLIFE SERVICE PROTOCOL SURVEYS WILL BE REQUIRED IN ORDER TO DETERMINE SPECIES PRESENCE/ABSENCE. IF THE SPECIES IS/ARE NOT IDENTIFIED WITHIN THE MHPA, NO ADDITIONAL MEASURES WILL BE REQUIRED. IF PRESENT, MEASURES TO MINIMIZE NOISE IMPACTS WILL BE REQUIRED AND SHOULD INCLUDE TEMPORARY NOISE WALLS/BERMS. IF A SURVEY IS NOT CONDUCTED AND CONSTRUCTION IS PROPOSED DURING THE SPECIES' BREEDING SEASON, PRESENCE WOULD BE ASSUMED AND A TEMPORARY WALL/BERM WOULD BE REQUIRED. NOISE LEVELS FROM CONSTRUCTION ACTIVITIES DURING THE BIRD BREEDING SEASON SHOULD NOT EXCEED 60 DBA HOURLY LEQ AT THE EDGE OF THE OCCUPIED MHPA, OR THE AMBIENT NOISE LEVEL IF NOISE LEVELS ALREADY EXCEED 60 DBA HOURLY LEQ.

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Issue Date
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REVISIONS

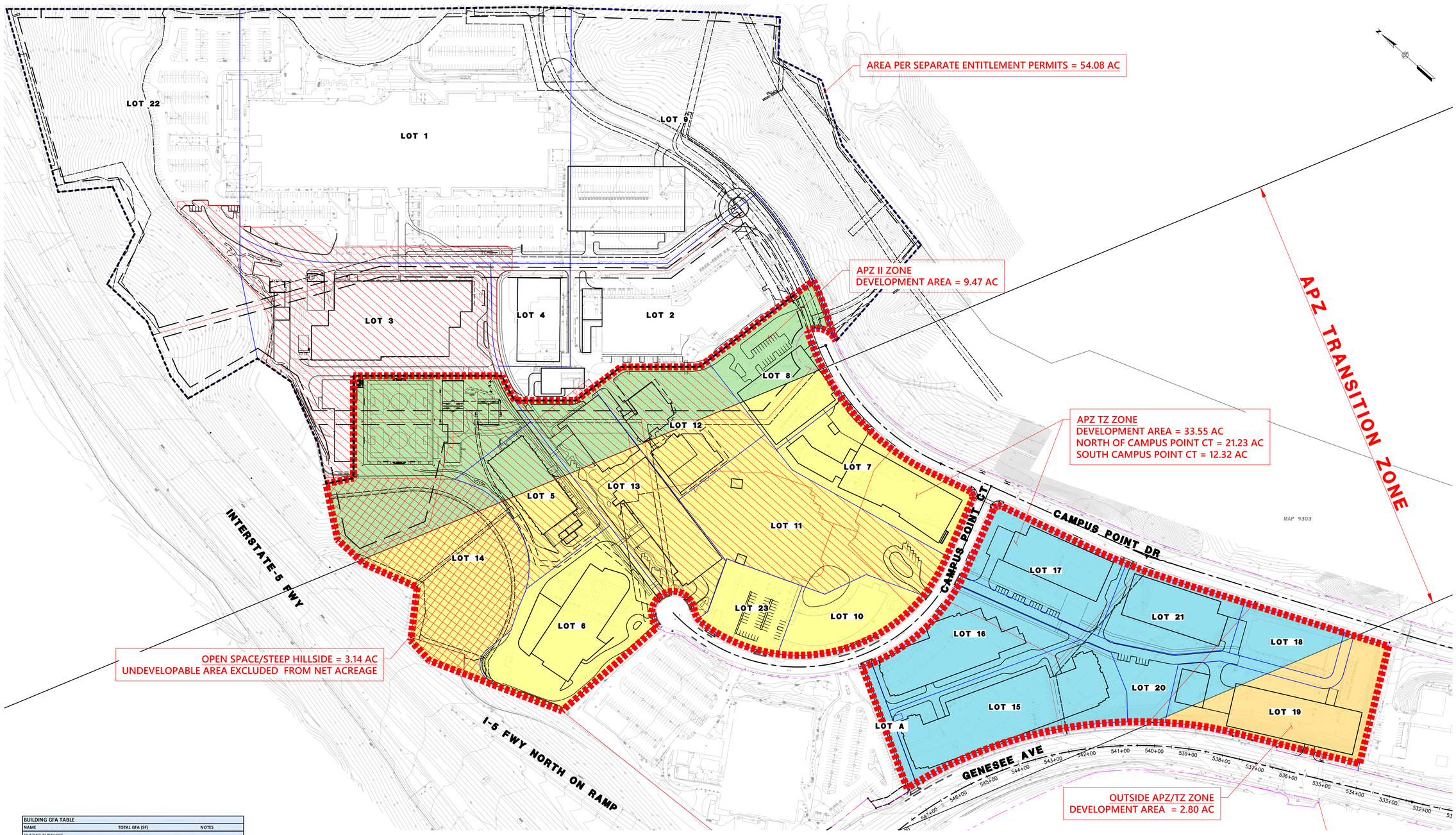
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SCALE	PROJECT ARCHITECT
PROJECT NUMBER	1114437
SHEET ISSUE DATE	11/21/2025

SHEET NAME
TITLE SHEET

SHEET NUMBER
C002
61 TOTAL SHEETS

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BUILDING GFA TABLE		
NAME	TOTAL GFA (SF)	NOTES
EXISTING BUILDINGS		
SCRIPPS CLINICAL RESEARCH	0.00	DEMOLISHED
SCRIPPS CORPORATE OFFICE	0.00	TO BE DEMOLISHED
SCRIPPS POINT C - ANNEX	0.00	TO BE DEMOLISHED
GL	0.00	TO REMAIN
CP54	0.00	TO BE DEMOLISHED
CP8	0.00	TO BE DEMOLISHED
CP9	128,163.00	TO REMAIN
CP10	0.00	TO BE DEMOLISHED
SUB TOTAL	128,163.00	
PROPOSED REASEARCH AND DEVELOPMENT BUILDINGS		
CP5	100,103.00	CURRENTLY IN CONSTRUCTION
CP6	300,000.00	NEW BUILDING
CP7	432,069.00	NEW BUILDING
R&D CP10	250,000.00	NEW BUILDING
R&D CP11	250,000.00	NEW BUILDING
MEMBER CENTER N	78,448.00	CURRENTLY IN CONSTRUCTION
MEMBER CENTER S		CURRENTLY IN CONSTRUCTION
PS1	0.00	NEW BUILDING
PS2N	0.00	CURRENTLY IN CONSTRUCTION
PS2S	0.00	CURRENTLY IN CONSTRUCTION
PS4	0.00	NEW BUILDING
PS2 AMENITY	6,968.00	CURRENTLY IN CONSTRUCTION
FIELD AMENITY	2,220.00	CURRENTLY IN CONSTRUCTION
SUB TOTAL	1,419,808.00	
SUB TOTAL (ALL NON-RES)	1,547,971.00	
PROPOSED RESIDENTIAL BUILDINGS		
RES 1	0.00	NEW BUILDING
RES 2	0.00	NEW BUILDING
SUB TOTAL	0.00	
TOTAL	1,547,971.00	

PARCEL INFORMATION					
UNIT	SITE (GROSS)	SITE (NET)	APZ II (GROSS)	APZ TZ (GROSS)	OUTSIDE APZ II / TZ (GROSS)
AREA (AC)	45.82	42.68	9.47	33.55	2.80

DWELLING UNITS - RESIDENTIAL DENISTY CALCULATIONS		
ZONE: APZ TZ	Calculation Per SDMC Table 132-15G	Alternative Calculation per SDMC 132.1515(c)(1)(d)
Permitted Density (Units/AC)	2.00	54.00
Area (AC)	33.55	33.55
Dwelling Units Allowed	67	1,811
TOTAL UNITS REQUESTED PER ALTERNATIVE CALCULATION =		1,811

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		

LEGEND

ENTITLEMENTS PROJECT AREA (GROSS) = 45.82 AC

APZ II ZONE
AREA (GROSS) = 9.47 AC
NOTE: AREA EXLCUDED FROM RESIDENTIAL DENSITY CALCULATIONS

APZ TZ
TOTAL AREA (GROSS) = 33.55 AC

PREVIOUSLY ENTITLED WITHIN TZ (GROSS) = 21.23 AC

OUTSIDE APZ/TZ ZONE
AREA (GROSS) = 2.80 AC
NOTE: AREA EXLCUDED FROM RESIDENTIAL DENSITY CALCULATIONS

AREA CURRENTLY UNDER CONSTRUCTION

OPEN SPACE

100 50 0 100 200
GRAPHIC SCALE: 1"=100'

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No.76519
CIVIL
STATE OF CALIFORNIA

CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

MARK	DATE	DESCRIPTION
	05/06/24	1ST SUBMITTAL
	02/11/25	2ND SUBMITTAL
	06/27/25	3ND SUBMITTAL
	11/21/25	4TH SUBMITTAL

SCALE	PROJECT ARCHITECT
1"=100'	

PROJECT NUMBER 1114437

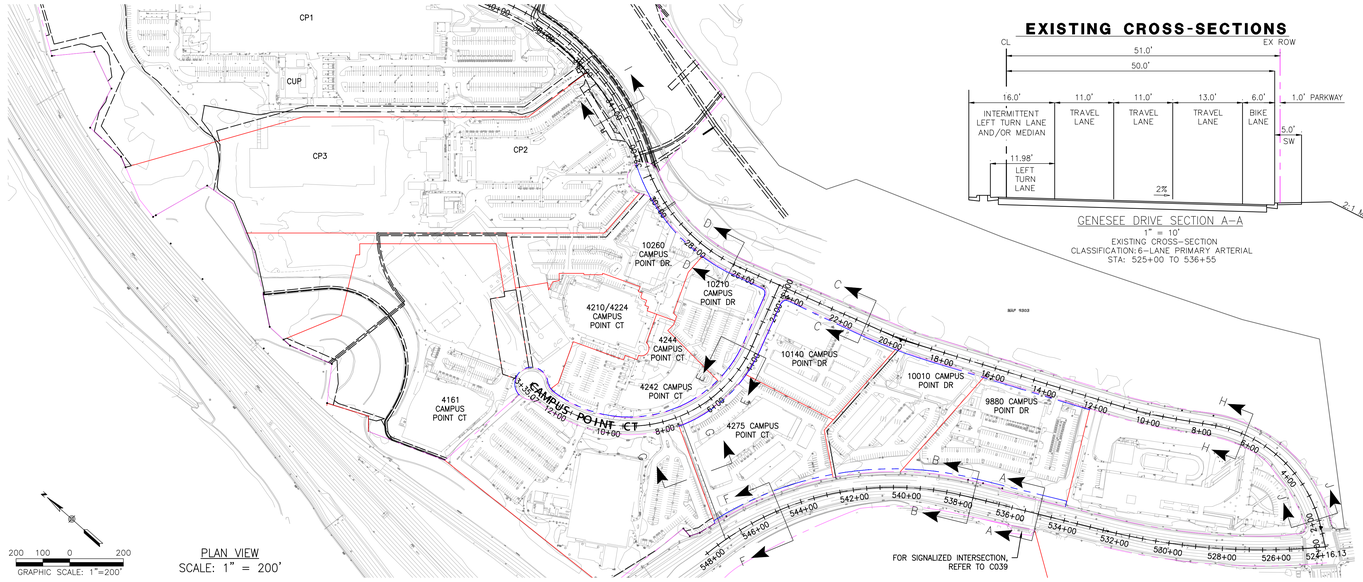
SHEET ISSUE DATE

SHEET NAME
ZONING MAP

SHEET NUMBER
C003

61 TOTAL SHEETS

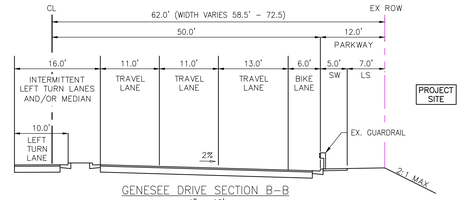
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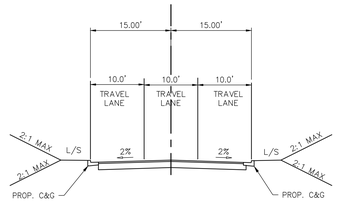
PLAN VIEW
SCALE: 1" = 200'

EXISTING CROSS-SECTIONS

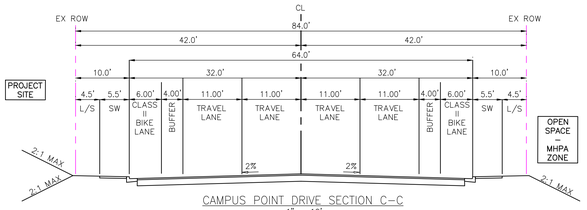
GENESEE DRIVE SECTION A–A
1" = 10'
EXISTING CROSS–SECTION
CLASSIFICATION: 6–LANE PRIMARY ARTERIAL
STA: 525+00 TO 536+55



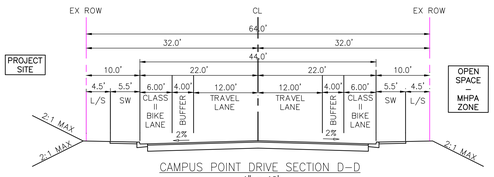
GENESEE DRIVE SECTION B–B
1" = 10'
EXISTING CROSS–SECTION
CLASSIFICATION: 6–LANE PRIMARY ARTERIAL
STA: 536+55 TO 547+10



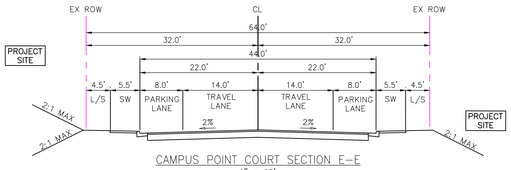
PS1 DRIVEWAY: SECTION G–G
1" = 10'
PROPOSED CROSS–SECTION



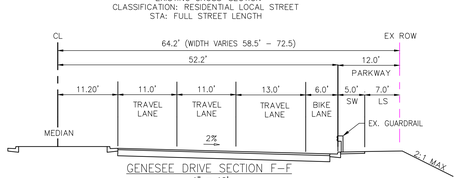
CAMPUS POINT DRIVE SECTION C–C
1" = 10'
EXISTING CROSS–SECTION
CLASSIFICATION: 2–LANE COLLECTOR
VARIABLE ROW FROM STA: 20+50.00 TO 26+37.00



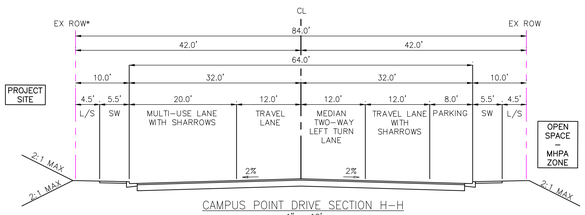
CAMPUS POINT DRIVE SECTION D–D
1" = 10'
EXISTING CROSS–SECTION
CLASSIFICATION: 2–LANE COLLECTOR
STA: 26+37.00 TO 31+15.48



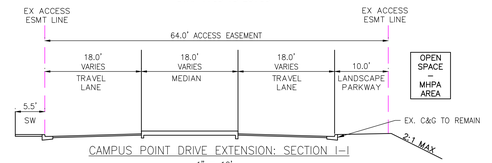
CAMPUS POINT COURT SECTION E–E
1" = 10'
EXISTING CROSS–SECTION
CLASSIFICATION: RESIDENTIAL LOCAL STREET
STA: FULL STREET LENGTH



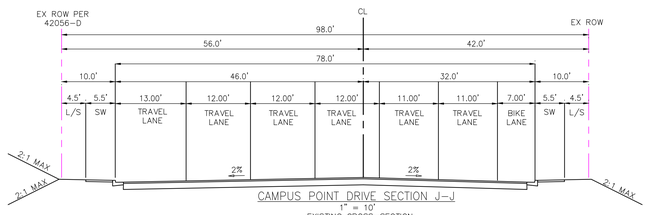
GENESEE DRIVE SECTION F–F
1" = 10'
EXISTING CROSS–SECTION
CLASSIFICATION: 6–LANE PRIMARY ARTERIAL
STA: 545+00 TO 547+10



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

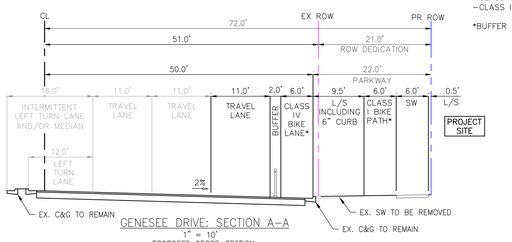


CAMPUS POINT DRIVE EXTENSION: SECTION I–I
1" = 10'
EXISTING CROSS–SECTION
31+30 TO 36+00



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

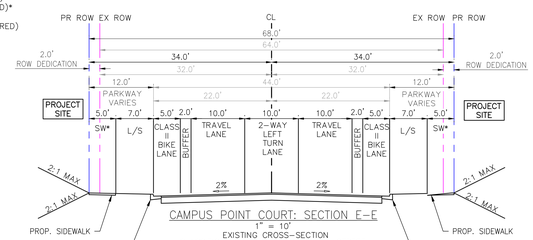
PROPOSED CROSS SECTIONS



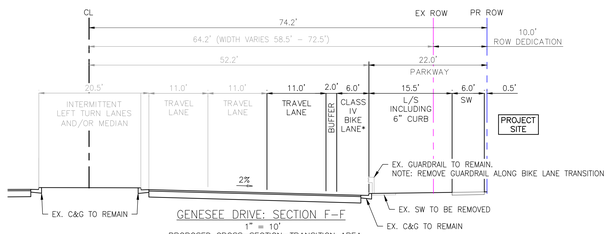
GENESEE DRIVE: SECTION A–A
1" = 10'
PROPOSED CROSS–SECTION
6–LANE PRIMARY ARTERIAL (W/ FLEX LANES)
STA: 524+16.13 TO 536+55

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)



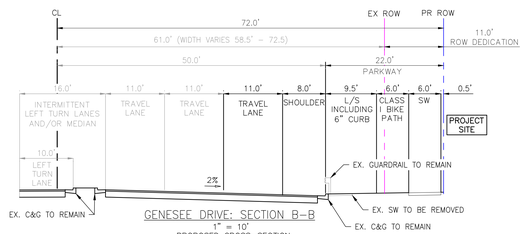
CAMPUS POINT COURT: SECTION E–E
1" = 10'
EXISTING CROSS–SECTION
CLASSIFICATION: RESIDENTIAL LOCAL STREET
STA: FULL STREET LENGTH
*FOR LIMITS OF PROPOSED NON–CONTIGUOUS OR CONTIGUOUS SIDEWALK, REFER TO GRADING PLAN SHEETS C010–C026



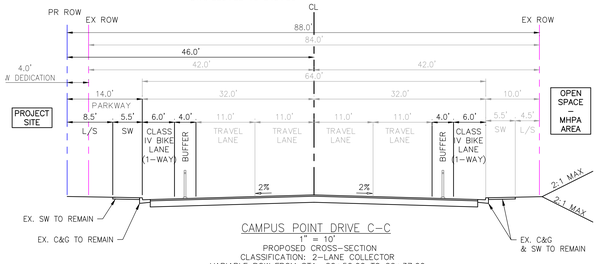
GENESEE DRIVE: SECTION F–F
1" = 10'
PROPOSED CROSS–SECTION–TRANSITION AREA
6–LANE PRIMARY ARTERIAL (W/ FLEX LANES)
STA: 545+00 TO 547+10

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

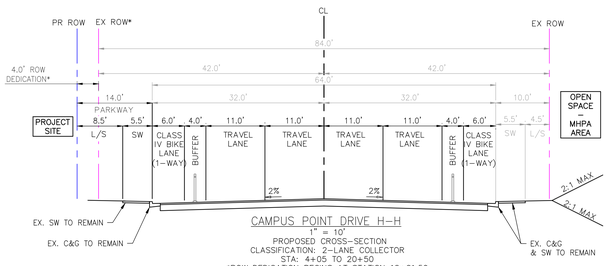
*TRANSITION TO CLASS I SEPARATED BIKE LANE AND 8' SHOULDER OCCURS AT STATION 534+00



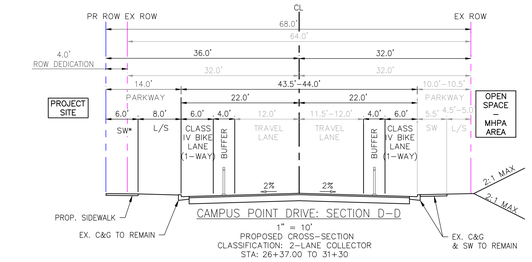
GENESEE DRIVE: SECTION B–B
1" = 10'
PROPOSED CROSS–SECTION
6–LANE PRIMARY ARTERIAL (W/ FLEX LANES)
STA: 536+55 TO 545+00



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

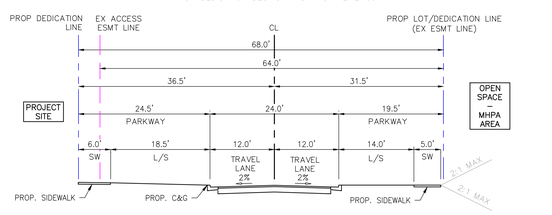


CAMPUS POINT DRIVE H–H
1" = 10'
PROPOSED CROSS–SECTION
CLASSIFICATION: 2–LANE COLLECTOR
STA: 4+05 TO 20+50
*ROW DEDICATION BEGINS AT STATION 12+21.50



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

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SAN LUIS OBISPO SANTA CLARITA PHOENIX
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REGISTERED PROFESSIONAL ENGINEER
CARON P. EDGINTON
No.76519
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STATE OF CALIFORNIA

CAMPUS POINT

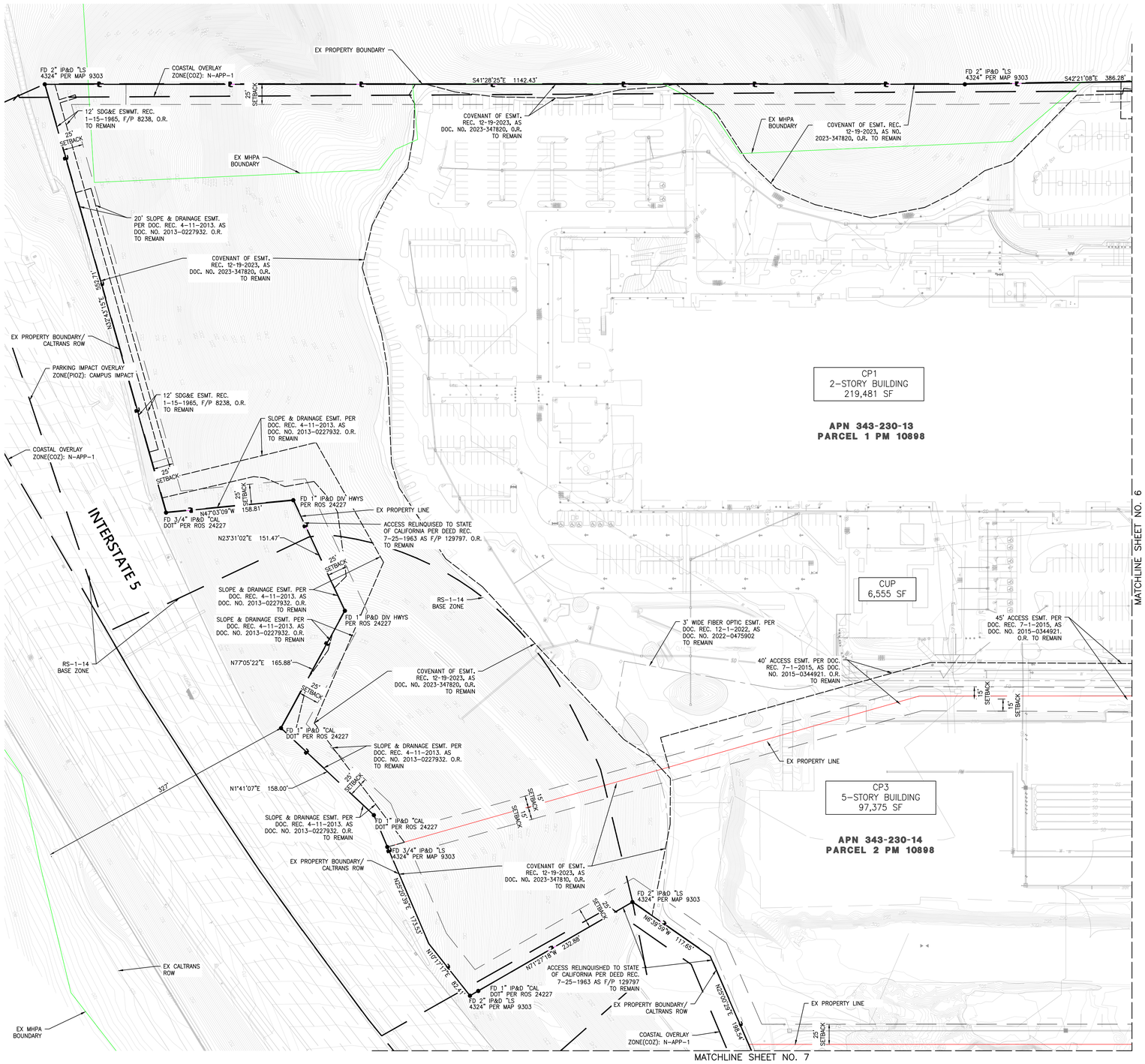
Issue Date
11/21/2025

REVISIONS

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

SCALE	PROJECT ARCHITECT
PROJECT NUMBER	1114437
SHEET ISSUE DATE	11/21/2025
SHEET NAME	STREET SECTIONS
SHEET NUMBER	C004
	61 TOTAL SHEETS

C:\RICK\Projects\C19500\19950_ARE_CampusPoint\Civil\PlanSets\ENT\19950-ENT-C004-XSEC.dwg, 10/22/2026 2:11 PM



LEGEND

EXISTING	SYMBOL
RIGHT OF WAY	
CALTRANS RIGHT OF WAY	
PROPERTY BOUNDARY	PL
PROPERTY LINE	
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. 26' EMERGENCY ACCESS ESMT. PER REA – NON PLOTTABLE EASEMENT

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CIVIL
STATE OF CALIFORNIA

CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

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

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

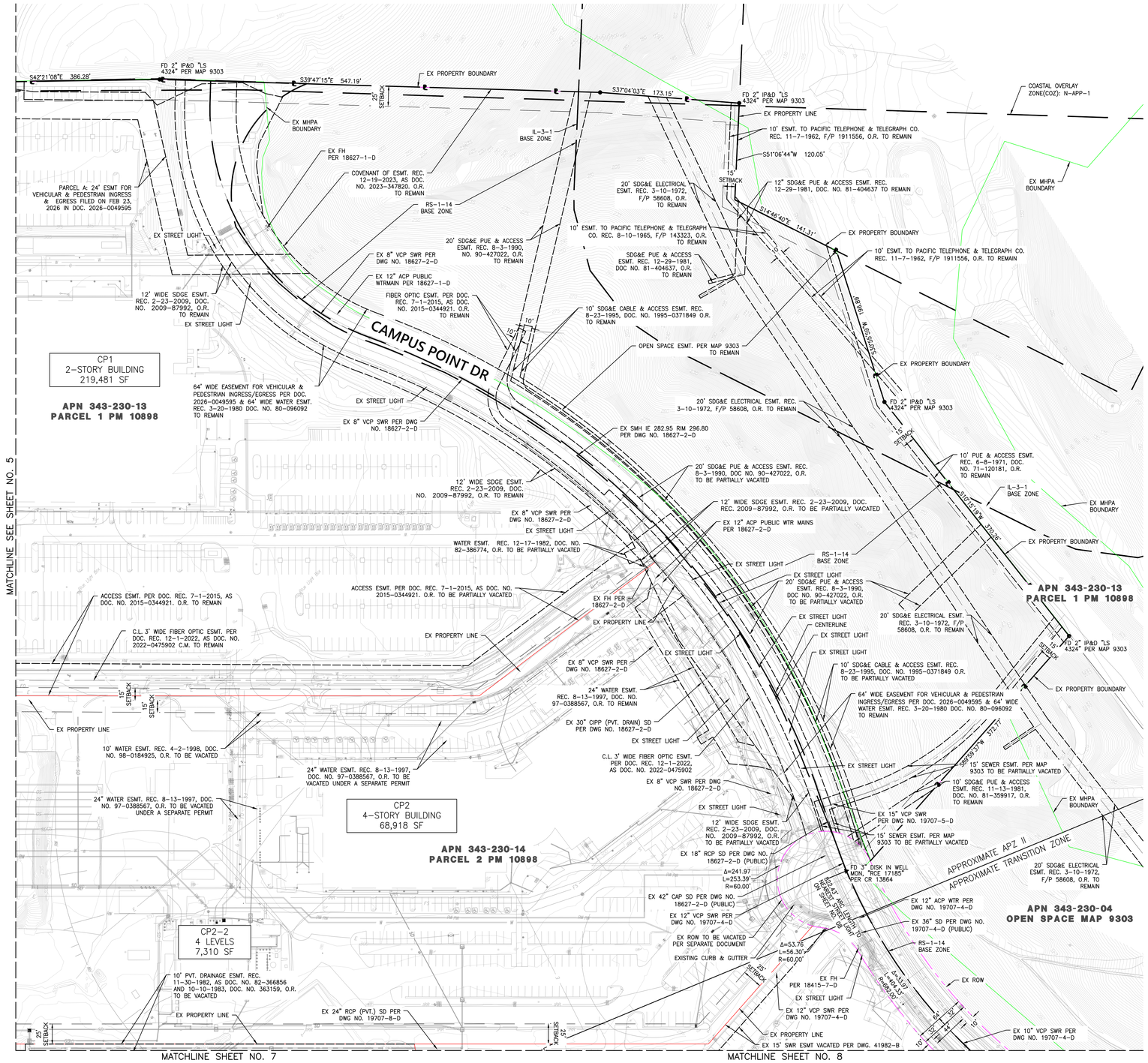
SCALE	PROJECT ARCHITECT
PROJECT NUMBER	1114437
SHEET ISSUE DATE	11/21/2025

KEYPLAN

SHEET NAME
EXISTING CONDITIONS

SHEET NUMBER
C005
61 TOTAL SHEETS

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LEGEND

EXISTING	SYMBOL
RIGHT OF WAY	
CALTRANS RIGHT OF WAY	
PROPERTY BOUNDARY	PL
PROPERTY LINE	
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	SS
EX. STORM DRAIN	
EX. STORM DRAIN CLEANOUT	
EX. CATCH BASIN	
EX. FIRE HYDRANT	

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STATE OF CALIFORNIA

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Issue Date
11/21/2025

REVISIONS

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

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GRAPHIC SCALE: 1"=50'

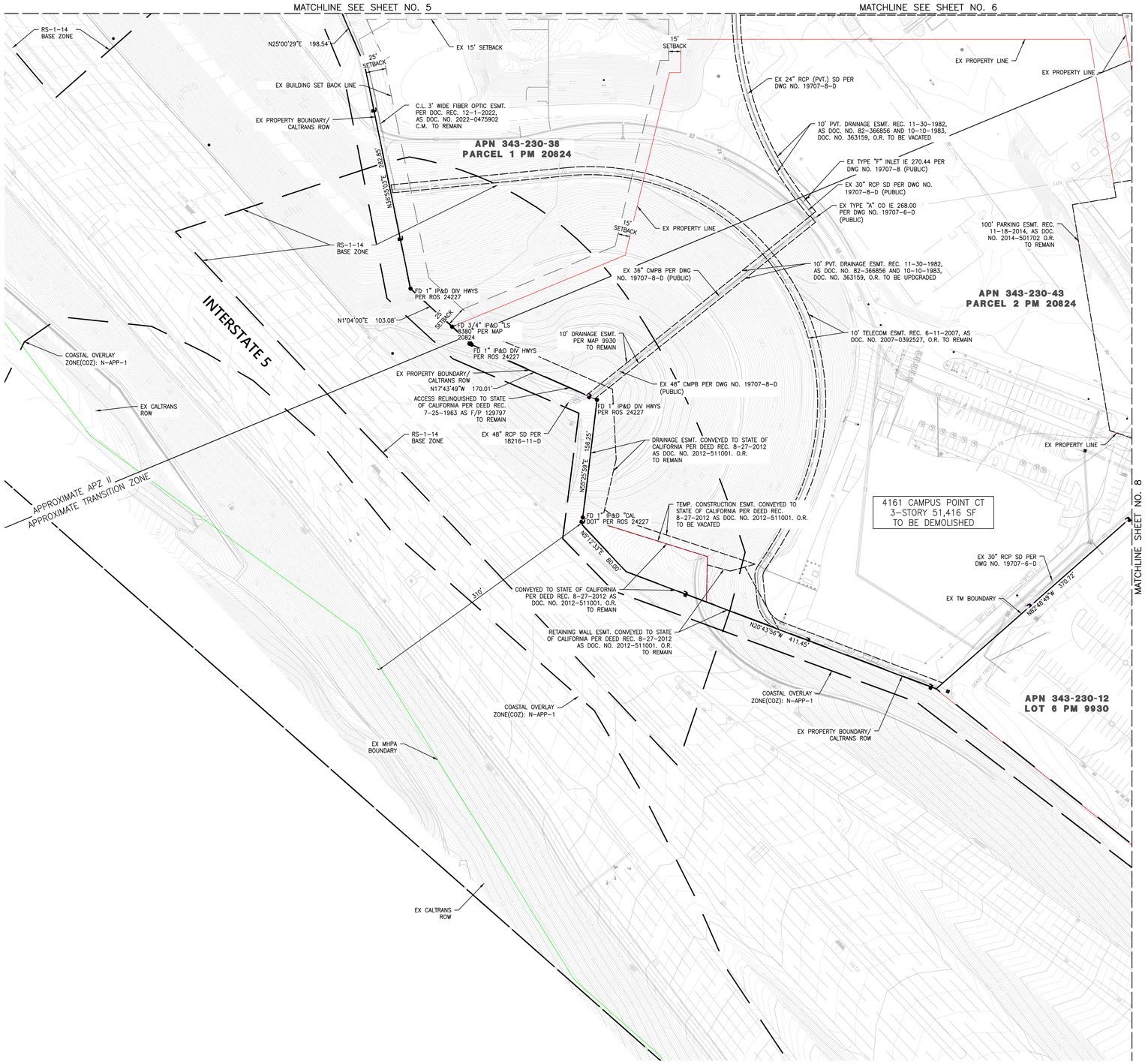
SCALE	PROJECT ARCHITECT
PROJECT NUMBER	1114437
SHEET ISSUE DATE	11/21/2025

KEYPLAN

SHEET NAME
EXISTING CONDITIONS

SHEET NUMBER
C006
61 TOTAL SHEETS

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LEGEND

EXISTING	SYMBOL
RIGHT OF WAY	
CALTRANS RIGHT OF WAY	
PROPERTY BOUNDARY	PL
PROPERTY LINE	
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	
EX. CATCH BASIN	
EX. FIRE HYDRANT	

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OWNER:
ALEXANDRIA REAL ESTATE EQUITIES, INC.
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CIVIL ENGINEER:
RICK
5620 FRIARS ROAD, SAN DIEGO, CA 92110
(619) 291-0707

REGISTERED PROFESSIONAL ENGINEER
CARSON P. EDGINGTON
No.76519
CIVIL
STATE OF CALIFORNIA

CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

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

GRAPHIC SCALE: 1"=50'

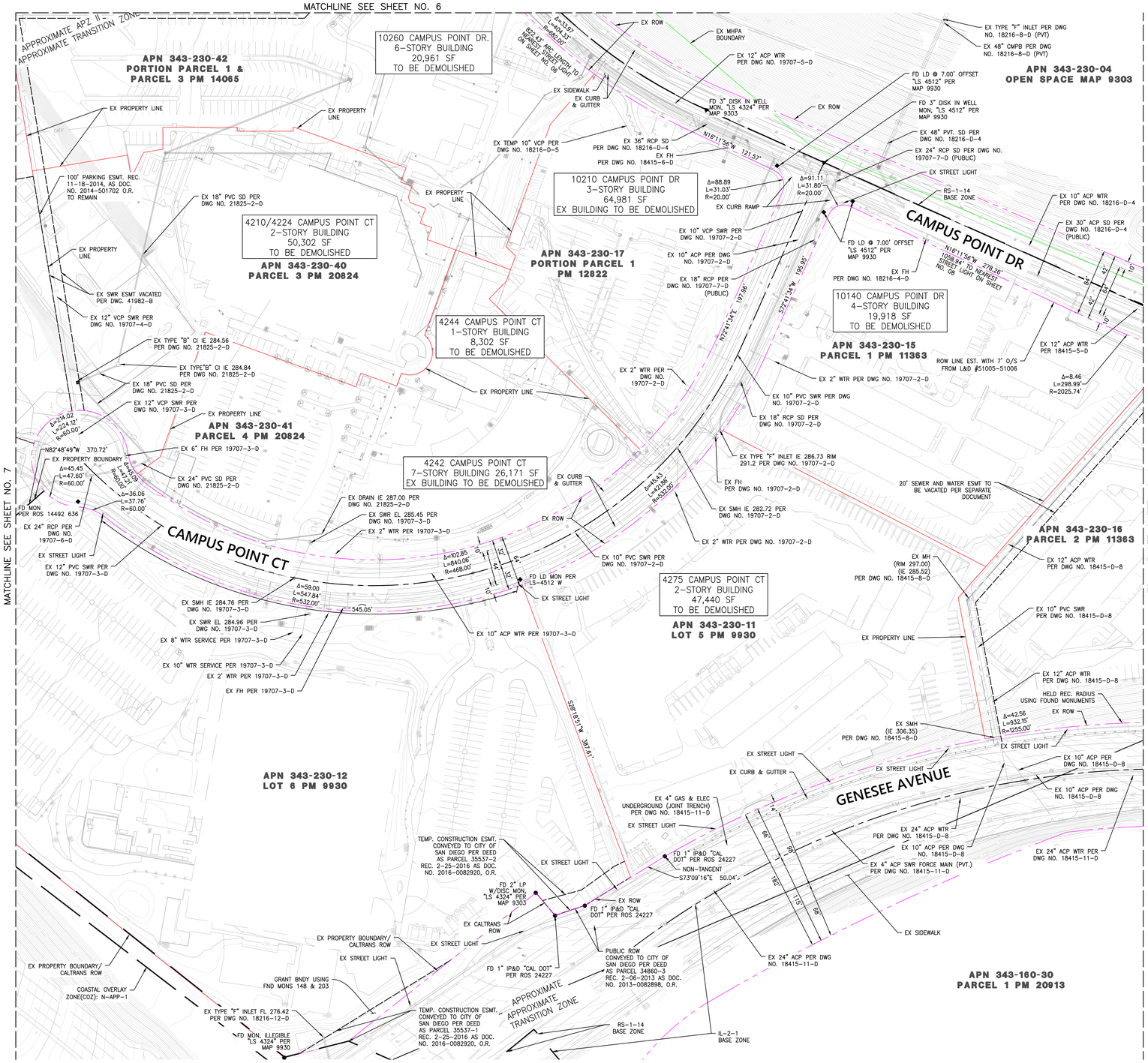
SCALE	PROJECT ARCHITECT
PROJECT NUMBER	1114437
SHEET ISSUE DATE	11/21/2025

KEYPLAN

SHEET NAME
EXISTING CONDITIONS

SHEET NUMBER
C007
61 TOTAL SHEETS

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LEGEND

EXISTING	SYMBOL
RIGHT OF WAY	
CALTRANS RIGHT OF WAY	
PROPERTY BOUNDARY	PL
PROPERTY LINE	
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	

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	06/27/25	3ND SUBMITTAL
	11/21/25	4TH SUBMITTAL

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GRAPHIC SCALE: 1"=50'

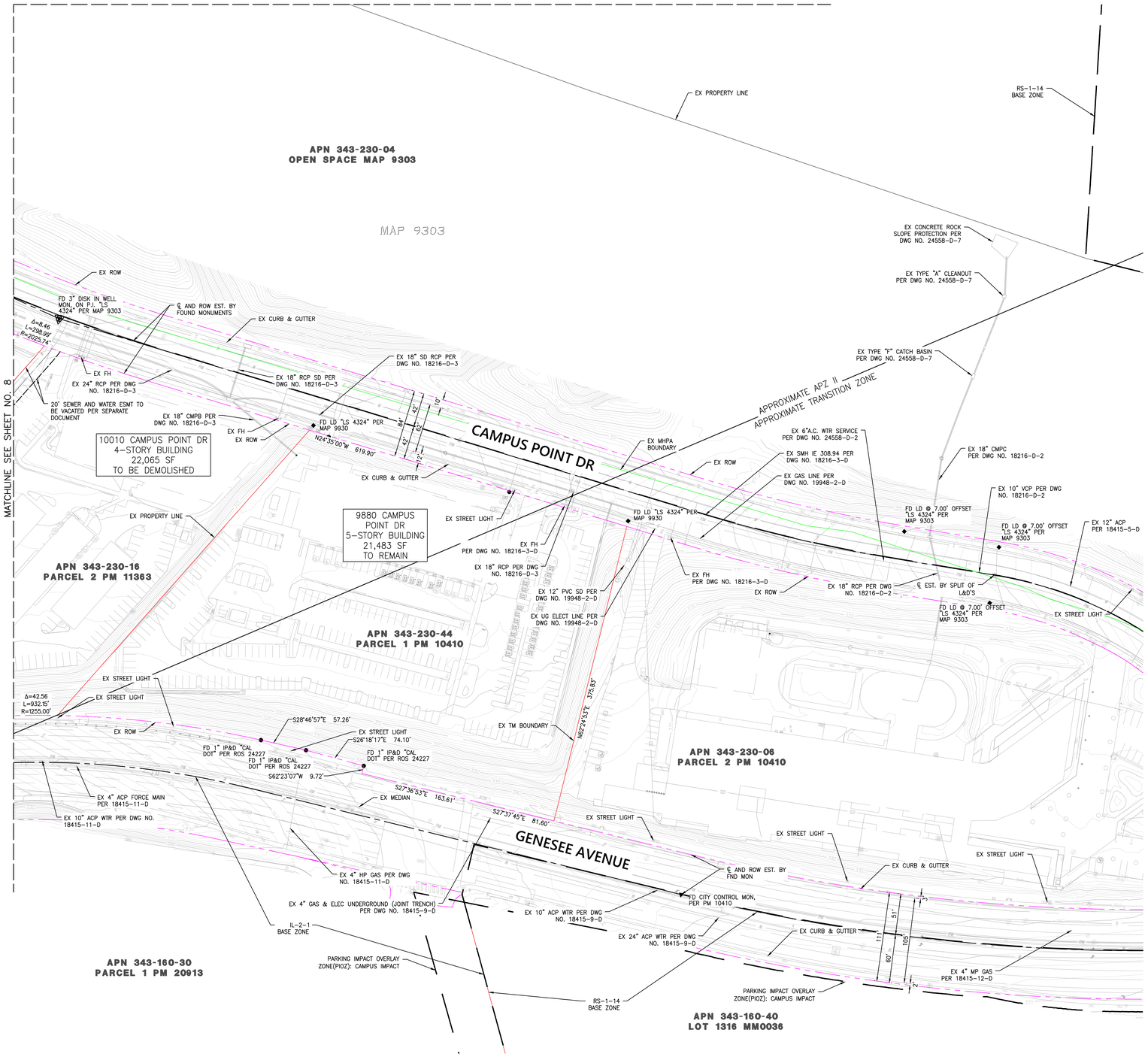
SCALE	PROJECT ARCHITECT
PROJECT NUMBER	1114437
SHEET ISSUE DATE	11/21/2025

KEYPLAN

SHEET NAME
EXISTING CONDITIONS

SHEET NUMBER
C008
61 TOTAL SHEETS

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LEGEND

EXISTING	SYMBOL
RIGHT OF WAY	
CALTRANS RIGHT OF WAY	
PROPERTY BOUNDARY	PL
PROPERTY LINE	
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	
EX. CATCH BASIN	
EX. FIRE HYDRANT	

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	11/21/25	4TH SUBMITTAL

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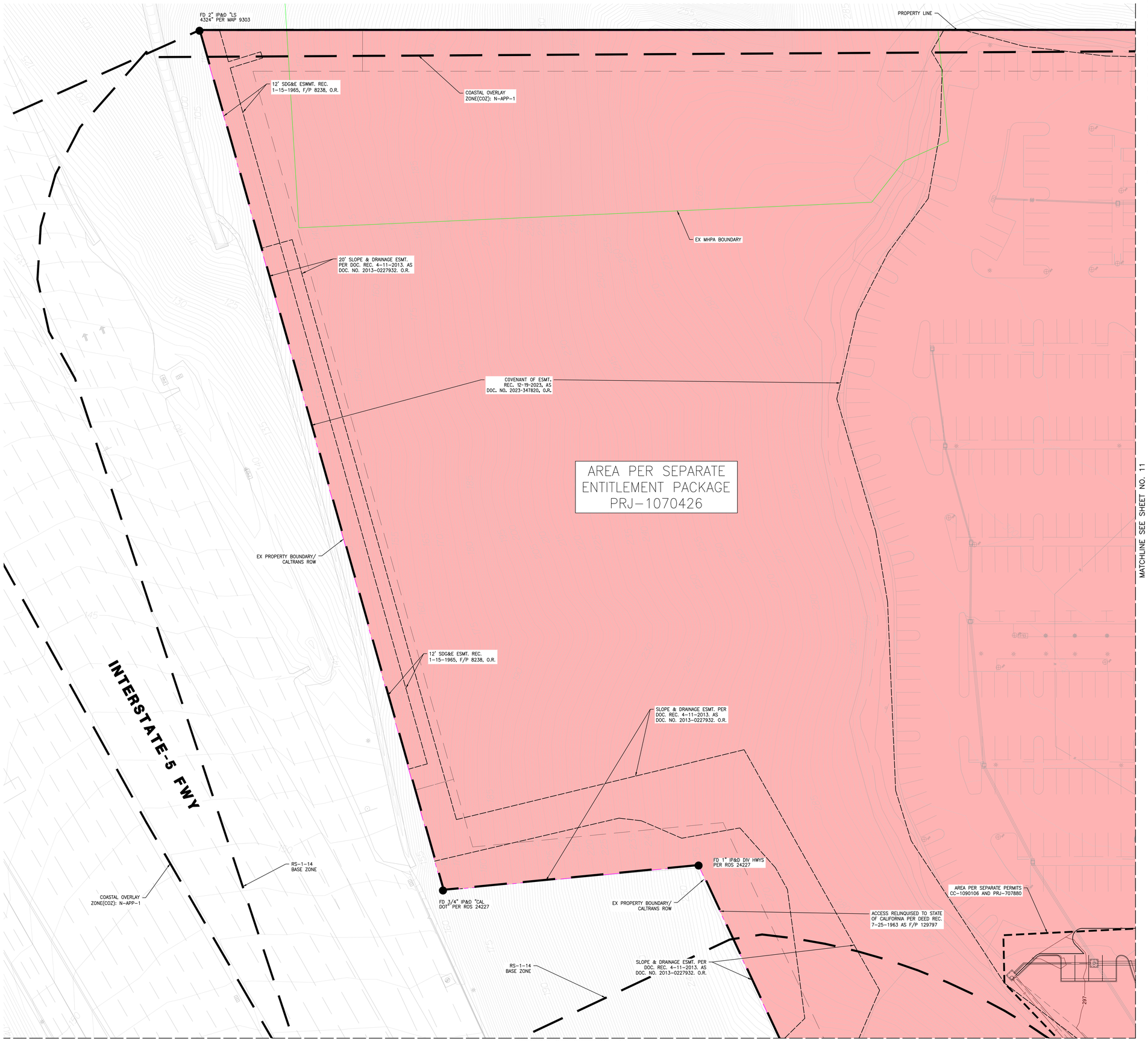
SCALE	PROJECT ARCHITECT
PROJECT NUMBER	1114437
SHEET ISSUE DATE	11/21/2025

KEYPLAN

SHEET NAME
EXISTING CONDITIONS

SHEET NUMBER
C009
61 TOTAL SHEETS

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LEGEND

EX	SYMBOL
RIGHT OF WAY	
PROPERTY LINE	
EX MHPA BOUNDARY	
ZONING	
EASEMENT	
MAJOR CONTOURS	305
MINOR CONTOURS	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	

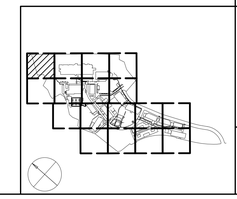
PROPOSED	
PROPERTY LINE	
RIGHT OF WAY	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
STORM DRAIN	
SEWER AND WATER EASEMENT	
SDGE EASEMENT	

NOTES:

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20 10 0 20
GRAPHIC SCALE: 1"=20'

KEYPLAN



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REVISIONS

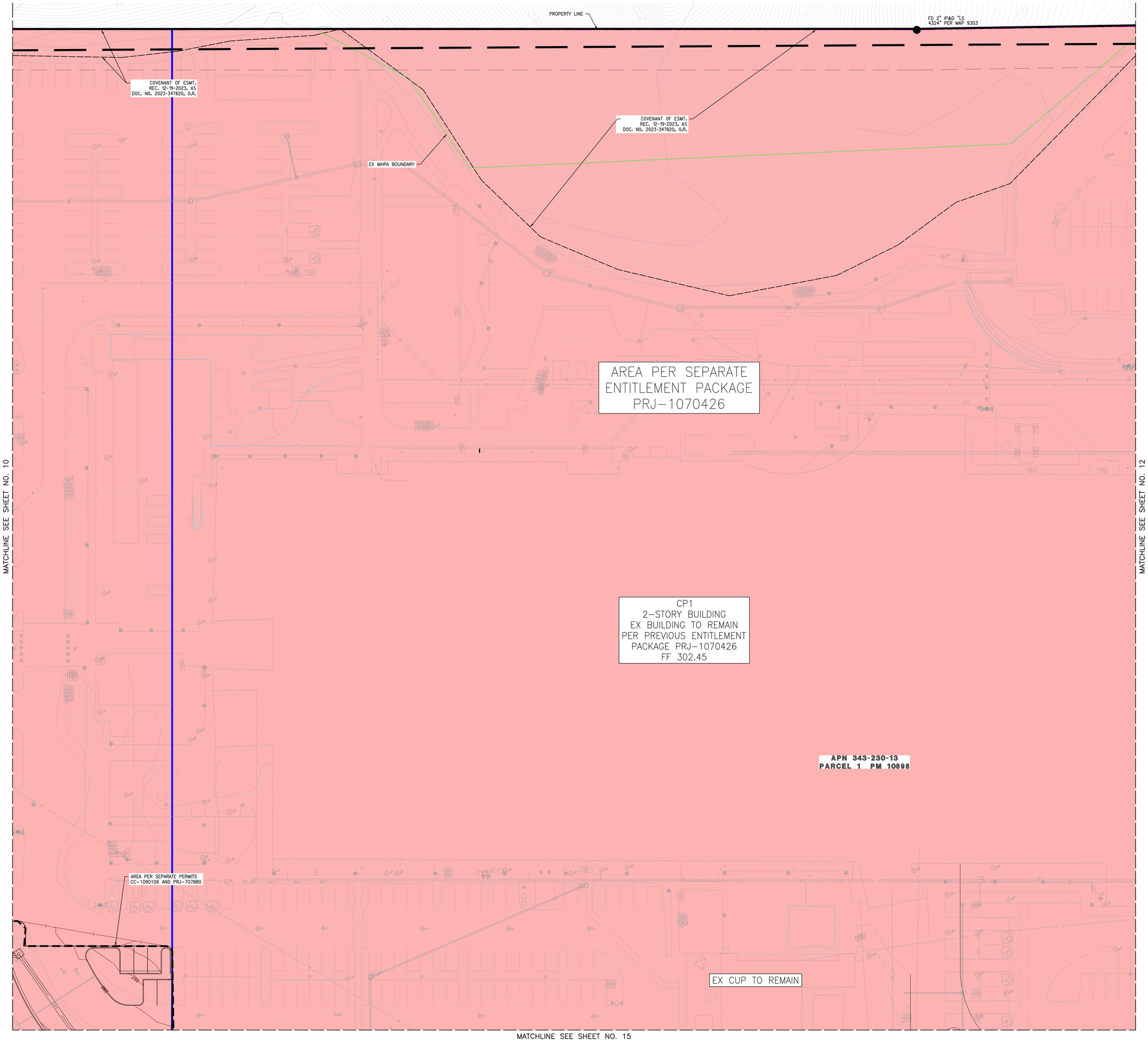
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	06/27/25	3ND SUBMITTAL
	11/21/25	4TH SUBMITTAL

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

SHEET NAME
GRADING SHEET

SHEET NUMBER
C010
61 TOTAL SHEETS

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LEGEND

EX	SYMBOL
RIGHT OF WAY	
PROPERTY LINE	
EX MHPA BOUNDARY	
ZONING	
EASEMENT	
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	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
STORM DRAIN	
SEWER AND WATER EASEMENT	
SDGE EASEMENT	

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Issue Date
11/21/2025

REVISIONS

MARK	DATE	DESCRIPTION
	09/06/24	1ST SUBMITTAL
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	06/27/25	3ND SUBMITTAL
	11/21/25	4TH SUBMITTAL

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GRAPHIC SCALE: 1"=20'

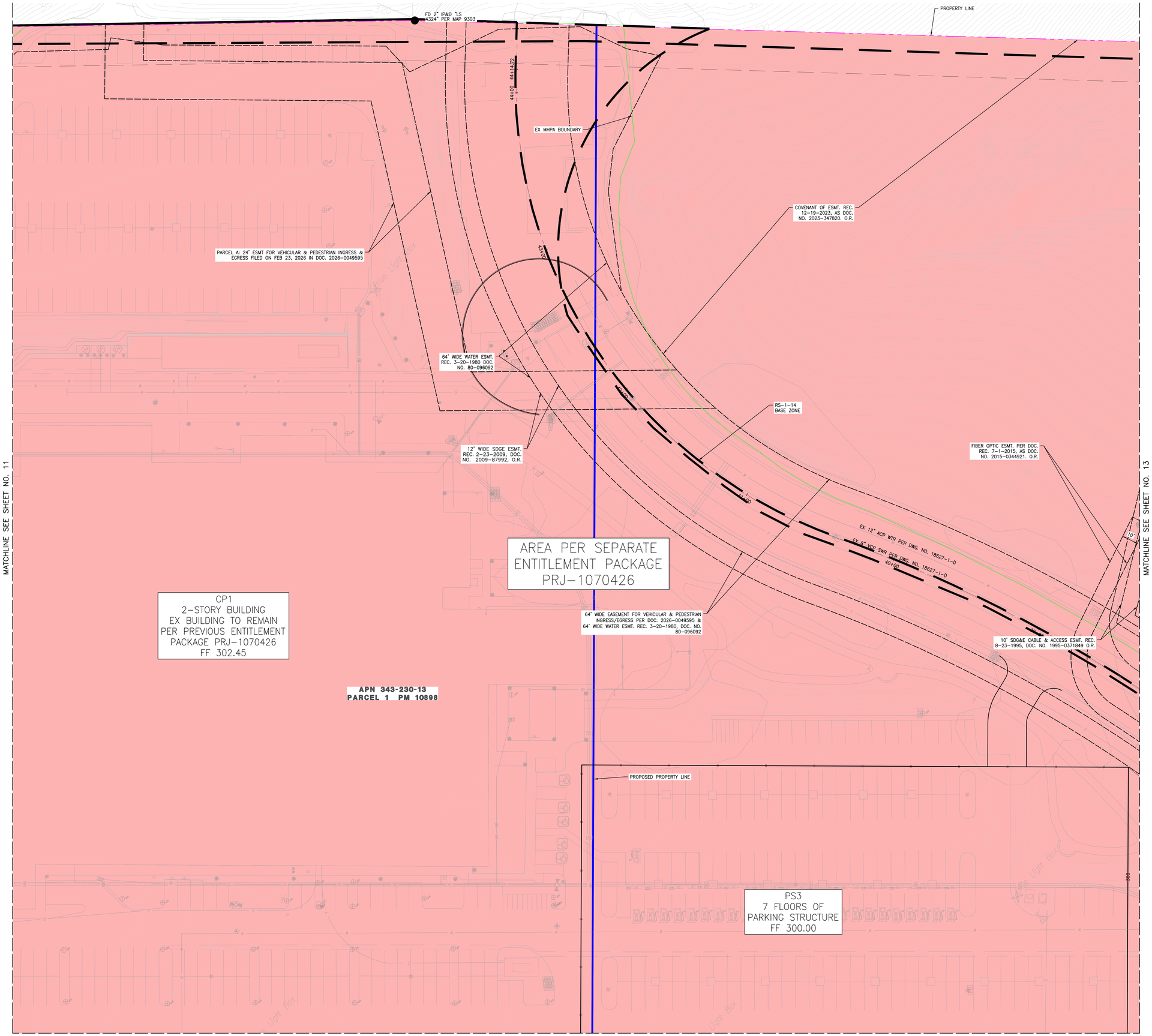
SCALE	PROJECT ARCHITECT
PROJECT NUMBER	1114437
SHEET ISSUE DATE	11/21/2025

KEYPLAN

SHEET NAME
GRADING SHEET

SHEET NUMBER
C011
61 TOTAL SHEETS

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LEGEND

EX	SYMBOL
RIGHT OF WAY	
PROPERTY LINE	
EX MHPA BOUNDARY	
ZONING	
EASEMENT	
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	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
STORM DRAIN	
SEWER AND WATER EASEMENT	
SDGE EASEMENT	

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	06/27/25	3ND SUBMITTAL
	11/21/25	4TH SUBMITTAL

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GRAPHIC SCALE: 1"=20'

SCALE	PROJECT ARCHITECT

PROJECT NUMBER 1114437

SHEET ISSUE DATE 11/21/2025

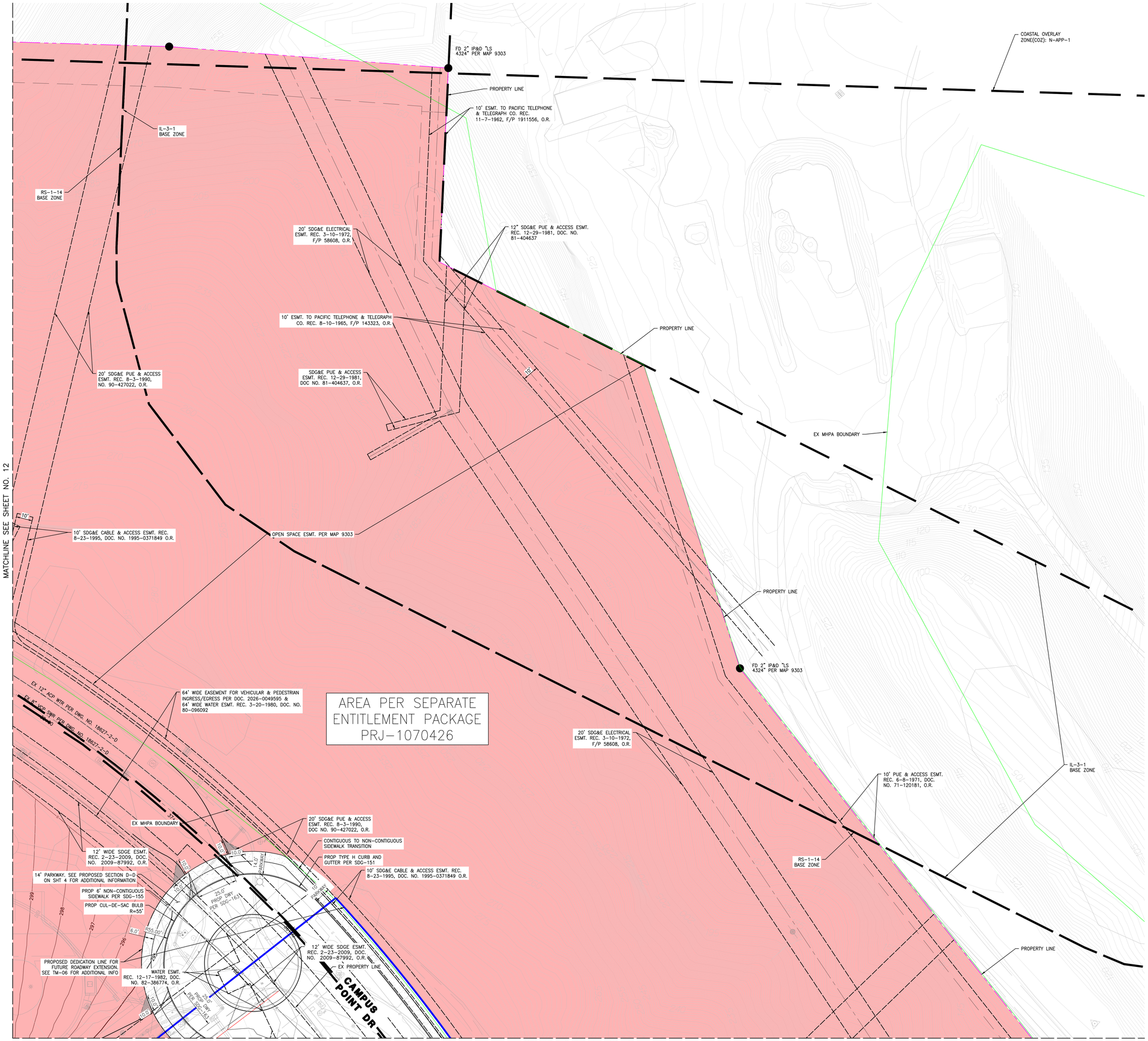
KEYPLAN

SHEET NAME
GRADING SHEET

SHEET NUMBER
C012

61 TOTAL SHEETS

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LEGEND

EX	SYMBOL
RIGHT OF WAY	
PROPERTY LINE	
EX MHPA BOUNDARY	
ZONING	
EASEMENT	
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	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
STORM DRAIN	
SEWER AND WATER EASEMENT	
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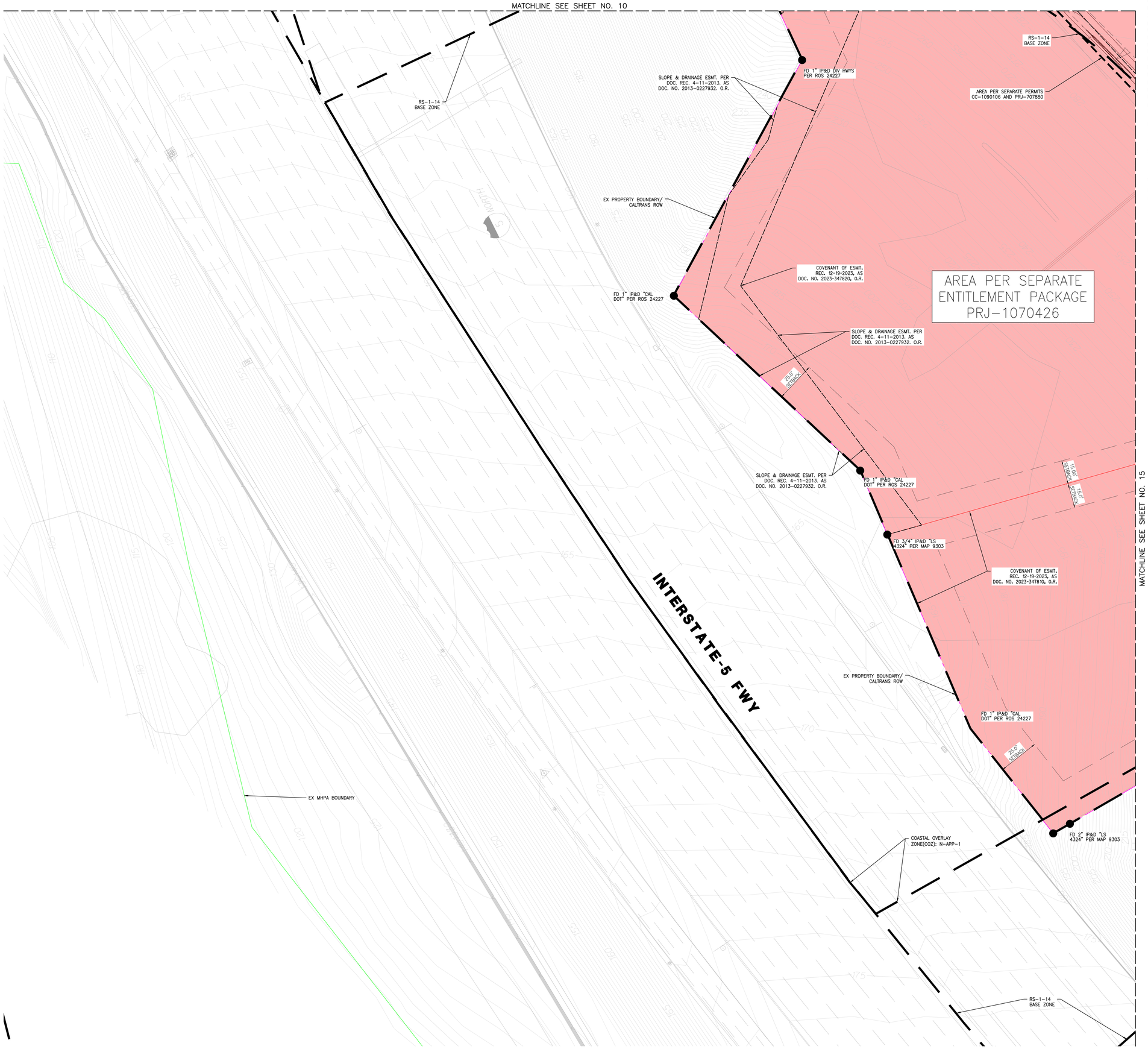
SCALE	PROJECT ARCHITECT
PROJECT NUMBER	1114437
SHEET ISSUE DATE	11/21/2025

KEYPLAN

SHEET NAME
GRADING SHEET

SHEET NUMBER
C013
61 TOTAL SHEETS

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LEGEND

EX	SYMBOL
RIGHT OF WAY	
PROPERTY LINE	
EX MHPA BOUNDARY	
ZONING	
EASEMENT	
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	

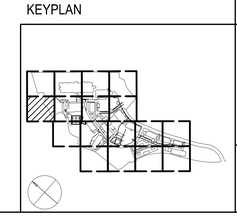
PROPOSED	
PROPERTY LINE	
RIGHT OF WAY	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
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EX UTILITY TO BE REMOVED	
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20 10 0 20
GRAPHIC SCALE: 1"=20'

KEYPLAN



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	09/06/24	1ST SUBMITTAL
	02/11/25	2ND SUBMITTAL
	06/27/25	3ND SUBMITTAL
	11/21/25	4TH SUBMITTAL

SCALE	PROJECT ARCHITECT

PROJECT NUMBER	1114437
SHEET ISSUE DATE	11/21/2025
SHEET NAME	GRADING SHEET
SHEET NUMBER	C014
	61 TOTAL SHEETS

\\cp.rickeng.com\projects\C19500\19950_are_campuspoint\civil\PlanSets\ENT\19950-ENT-C014-GRD-05.dwg, 10/22/2026 1:53 PM

MATCHLINE SEE SHEET NO. 11

EX CUP TO REMAIN

AREA PER SEPARATE PERMITS CC-1090106 AND PRJ-707880

COVENANT OF ESMT, REC. 12-19-2023, AS DOC. NO. 2023-347820, O.R.

C.L. 3" WIDE FIBER OPTIC ESMT. PER DOC. REC. 12-1-2022, AS DOC. NO. 2022-0475902

MWS

40' ACCESS ESMT. PER DOC. REC. 7-1-2015, AS DOC. NO. 2015-0344921. O.R.

PROPOSED PROPERTY LINE

EX PROPERTY LINE

AREA PER SEPARATE PERMITS CC-1090106 AND PRJ-707880

AREA PER SEPARATE ENTITLEMENT PACKAGE PRJ-1070426

CP3
5-STORY BUILDING
W/ 2-LEVELS OF
SUBTERRANEAN PARKING
PER SEPARATE ENTITLEMENT
PACKAGE PRJ-1070426
FF 302.75
B2 272.83

15.0' SETBACK

15.0' SETBACK

COVENANT OF ESMT, REC. 12-19-2023, AS DOC. NO. 2023-347810, O.R.

MATCHLINE SEE SHEET NO. 14

FD 2" IP&D "LS 4324" PER MAP 9303

25.0' SETBACK

EX PROPERTY BOUNDARY/ CALTRANS ROW

ACCESS RELINQUISHED TO STATE OF CALIFORNIA PER DEED REC. 7-25-1963 AS F/P 129797

CP3 CUP PER SEPARATE ENTITLEMENT PACKAGE PRJ-1070426
FF 290.00

EX PROPERTY BOUNDARY/ CALTRANS ROW

COASTAL OVERLAY ZONE(COZ): N-APP-1

RS-1-14 BASE ZONE

RET WALL PER CC-1090106

15.1' SETBACK

APN 343-230-14
PARCEL 2 PM 10898

PROPOSED PROPERTY LINE

TOE OF SLOPE

STAIRS PER SEPARATE PERMIT

ATHLETIC FIELDS PER SEPARATE PERMIT
FG 292.5

MATCHLINE SEE SHEET NO. 16

MATCHLINE SEE SHEET NO. 18

LEGEND

EX	SYMBOL
RIGHT OF WAY	
PROPERTY LINE	
EX MHPA BOUNDARY	
ZONING	
EASEMENT	
MAJOR CONTOURS	305
MINOR CONTOURS	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	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
STORM DRAIN	
SEWER AND WATER EASEMENT	
SDGE EASEMENT	

NOTES:

1. PROPOSED UTILITY INFORMATION SHOWN ON SHEETS 27-39.
2. 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. THE REQUIRED TRANSPORTATION AMENITIES FOR THE NON-RESIDENTIAL PORTION OF THE PROJECT WILL BE PROVIDED IN ACCORDANCE WITH SDMC SECTION 143.1103(B)(1).
5. PLEASE REFER TO EX CONDITIONS SHEETS C005-C009 AND SHEET TM-06 OF THE TENTATIVE MAP FOR ALL EX AND PROPOSED EASEMENT INFORMATION ON SITE.

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SAN LUIS OBISPO SANTA CLARITA PHOENIX
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REGISTERED PROFESSIONAL ENGINEER
CARSON P. EDGINGTON
No.76519
CIVIL
STATE OF CALIFORNIA

CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

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

20 10 0 20
GRAPHIC SCALE: 1"=20'

SCALE	PROJECT ARCHITECT

PROJECT NUMBER 1114437

SHEET ISSUE DATE 11/21/2025

KEYPLAN

SHEET NAME
GRADING SHEET

SHEET NUMBER
C015

61 TOTAL SHEETS

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MATCHLINE SEE SHEET NO. 12

MATCHLINE SEE SHEET NO. 15

MATCHLINE SEE SHEET NO. 17

MATCHLINE SEE SHEET NO. 19

ACCESS ESMT. PER DOC. REC. 7-1-2015, AS DOC. NO. 2015-0344921. O.R.

AREA PER SEPARATE PERMITS CC-1090106 AND PRJ-707880

C.L. 3' WIDE FIBER OPTIC ESMT. PER DOC. REC. 12-1-2022, AS DOC. NO. 2022-0475902

PROPOSED PROPERTY LINE

EX PROPERTY LINE

CP3
5-STORY BUILDING
W/ 2-LEVELS OF SUBTERRANEAN PARKING
PER SEPARATE ENTITLEMENT PACKAGE PRJ-1070426
FF 302.75
B2 272.83

APN 343-230-14
PARCEL 2 PM 10898

CP4
5-STORY BUILDING
W/ 2-LEVELS OF SUBTERRANEAN PARKING PER SEPARATE ENTITLEMENT PACKAGE PRJ-1070426
FF 303.3

AREA PER SEPARATE ENTITLEMENT PACKAGE PRJ-1070426

CP2
4-STORY BUILDING
EX BUILDING TO REMAIN
PER SEPARATE ENTITLEMENT PACKAGE PRJ-1070426
FF 301.66

FS 297.23

C.L. 3' WIDE FIBER OPTIC ESMT. PER DOC. REC. 12-1-2022, AS DOC. NO. 2022-0475902

PS2N
5-STORY W/ 2 LEVELS OF SUBTERRANEAN PARKING STRUCTURE
FF 298.00/293.42
B2 264.00/269.33

MEMBER CENTER NORTH
FF 293.00

MEMBER CENTER SOUTH
FF 293.00

APN 343-230-42
PORTION PARCEL 1
PARCEL 3 PM 14065

FS 298.00

FS 297.27

FS 297.42

FS 297.99

AREA PER SEPARATE PERMITS CC-1090106 AND PRJ-707880

10' PVT. DRAINAGE ESMT. REC. 11-30-1982, AS DOC. NO. 82-366856 AND 10-10-1983, DOC. NO. 363159, O.R.

EX 15' SWR ESMT VACATED PER DWG. 41982-B

BIORETENTION BASIN PER SEPARATE PERMIT PRJ-707880

PARKING ENT. 298.00

20.0' SETBACK

9.0' (TYP.)

18.0' (TYP.)

0.60'

0.76'

3.10%

28.6'

28.8'

LEGEND

EX	SYMBOL
RIGHT OF WAY	
PROPERTY LINE	
EX MHPA BOUNDARY	
ZONING	
EASEMENT	
MAJOR CONTOURS	305
MINOR CONTOURS	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	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
STORM DRAIN	
SEWER AND WATER EASEMENT	
SDGE EASEMENT	

NOTES:

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2. 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. THE REQUIRED TRANSPORTATION AMENITIES FOR THE NON-RESIDENTIAL PORTION OF THE PROJECT WILL BE PROVIDED IN ACCORDANCE WITH SDMC SECTION 143.1103(B)(1).
5. PLEASE REFER TO EX CONDITIONS SHEETS C005-C009 AND SHEET TM-06 OF THE TENTATIVE MAP FOR ALL EX AND PROPOSED EASEMENT INFORMATION ON SITE.

20 10 0 20
GRAPHIC SCALE: 1"=20'

KEYPLAN

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CIVIL
STATE OF CALIFORNIA

CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

MARK	DATE	DESCRIPTION
	05/06/24	1ST SUBMITTAL
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	06/27/25	3ND SUBMITTAL
	11/21/25	4TH SUBMITTAL

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

SHEET NAME
GRADING SHEET

SHEET NUMBER
C016
61 TOTAL SHEETS

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MATCHLINE SEE SHEET NO. 13

MATCHLINE SEE SHEET NO. 16

MATCHLINE SEE SHEET NO. 20

CAMPUS POINT DR

AREA PER SEPARATE ENTITLEMENT PACKAGE PRJ-1070426

AREA PER SEPARATE ENTITLEMENT PACKAGE PRJ-1070426

CP2
4-STORY BUILDING
EX BUILDING TO REMAIN
PER SEPARATE ENTITLEMENT PACKAGE PRJ-1070426
FF 301.66

PS1
7 LEVELS OF PARKING STRUCTURE
FF 292.00

APN 343-230-14
PARCEL 2 PM 10898

APN 343-230-42
PORTION PARCEL 1
PARCEL 3 PM 14065

PROPOSED PROPERTY LINE
ACCESS ESMT. PER DOC. REC. 7-1-2015, AS DOC. NO. 2015-0344921. O.R.
EX PROPERTY LINE
24' WATER ESMT. REC. 8-13-1997, DOC. NO. 97-0388567, O.R.
C.L. 3' WIDE FIBER OPTIC ESMT. PER DOC. REC. 12-1-2022, AS DOC. NO. 2022-0475902
PROP NON-CONTIGUOUS SIDEWALK PER SDG-155
14' PARKWAY, SEE PROPOSED SECTION D-D ON SHT 4 FOR ADDITIONAL INFORMATION
VISIBILITY AREA TRIANGLE SEE NOTE 2
12' WIDE SDGE ESMT. REC. 2-23-2009, DOC. NO. 2009-87992, O.R.
EX 15' SWR ESMT VACATED PER DWG. 41982-B
RS-1-14 BASE ZONE
PROPOSED DEDICATION LINE FOR FUTURE ROADWAY EXTENSION. SEE TM-06 FOR ADDITIONAL INFO
20' SDG&E PUE & ACCESS ESMT. REC. 8-3-1990, DOC NO. 90-427022, O.R.
EX MHPA BOUNDARY
CENTERLINE
PROP CONTIGUOUS SIDEWALK PER SDG-155
64' EX ROW
68' PROP ROW
10' SDG&E CABLE & ACCESS ESMT. REC. 8-23-1995, DOC. NO. 1995-0371849 O.R.
64' WIDE EASEMENT FOR VEHICULAR & PEDESTRIAN INGRESS/EGRESS PER DOC. 2026-0049595 & 64' WIDE WATER ESMT. REC. 3-20-1980, DOC. NO. 80-096092
PROP "DW" PER SDGI-113
PROP DEDICATION FOR FUTURE ROADWAY EXTENSION SEE TM-06 FOR ADDITIONAL INFO
15' SEWER ESMT. PER MAP 9303
EX RIGHT OF WAY
6' CLASS IV CYCLE TRACK (1-WAY) WITH 4' BUFFER
PROPOSED 5' CONTIGUOUS SIDEWALK PER SDG-155. CONNECT TO EXISTING
PROP 6' NON-CONTIGUOUS SIDEWALK PER SDG-155
FD 3" DSK IN WELL MON. RCE 17185" PER CR 13864
SEE STRIPING PLANS ON SHEETS 49-51 FOR PROPOSED ROADWAY AND LANE CONFIGURATION
FD 3/4" IP&D ILLEGIBLE
EX DWY TO BE REMOVED
PROP RIGHT OF WAY
CONTIGUOUS SIDEWALK TO REMAIN DUE TO EXISTING UTILITIES
APPROXIMATE APZ II
APPROXIMATE TRANSITION ZONE
PARKING 292.00
FD 2" IP&D "LS 4324" PER MAP 9303
20' SDG&E ELECTRICAL ESMT. REC. 3-10-1972, F/P 58608, O.R.
PROPERTY LINE
15' SEWER ESMT. PER MAP 9303
10' SDG&E PUE & ACCESS ESMT. REC. 11-13-1981, DOC. NO. 81-359917, O.R.
RS-1-14 BASE ZONE
6' CLASS IV CYCLE TRACK (1-WAY) WITH 4' BUFFER
EX 42" RCP SWR PER DWG. NO. 19707-5-D
EX 12" ACP WTR PER DWG. NO. 19707-5-D
EX 10" VCP SWR PER DWG. NO. 19707-5-D
RIGHT OF WAY
PROP TYPE H CURB AND GUTTER PER SDG-151
PROP NON-CONTIGUOUS SW PER SDG-155
PROP TYPE H CURB AND GUTTER PER SDG-151 AND SIDEWALK PER SDG-155
EX 26" RCP SWR PER DWG. NO. 19707-5-D
EX 24" RCP SWR PER DWG. NO. 19707-5-D
EX 18" RCP SWR PER DWG. NO. 19707-5-D
EX 15" RCP SWR PER DWG. NO. 19707-5-D
EX 12" VCP SWR PER DWG. NO. 19707-5-D
EX 10" VCP SWR PER DWG. NO. 19707-5-D
EX 8" VCP SWR PER DWG. NO. 19707-5-D
EX 6" VCP SWR PER DWG. NO. 19707-5-D
EX 4" VCP SWR PER DWG. NO. 19707-5-D
EX MHPA BOUNDARY
APPROXIMATE APZ II
APPROXIMATE TRANSITION ZONE
EX RIGHT OF WAY
PROP RIGHT OF WAY
EX MHPA BOUNDARY
EX RIGHT OF WAY
PROP RIGHT OF WAY
EX MHPA BOUNDARY
EX 15" SWR ESMT VACATED PER DWG. 41982-B
VISIBILITY AREA TRIANGLE SEE NOTE 2
FS 294.82
FS 288.57
FS 290.98
FS 292.89
R100.00'
R60.00'
R50.00'
R40.00'
1.26%
5.17%
3.04%
2.00%
26.00'
28.00'
20.0' CENTER
20.0' CENTER
26.0' CENTER
28.00'
DW
S
W
G
E
T
L

LEGEND

EX	SYMBOL
RIGHT OF WAY	
PROPERTY LINE	
EX MHPA BOUNDARY	
ZONING	
EASEMENT	
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	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
STORM DRAIN	
SEWER AND WATER EASEMENT	
SDGE EASEMENT	

NOTES:

1. PROPOSED UTILITY INFORMATION SHOWN ON SHEETS 27-39.
2. 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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20 10 0 20
GRAPHIC SCALE: 1"=20'

KEYPLAN

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REGISTERED PROFESSIONAL ENGINEER
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No.76519
CIVIL
STATE OF CALIFORNIA

CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

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

SCALE | PROJECT ARCHITECT

PROJECT NUMBER 1114437

SHEET ISSUE DATE 11/21/2025

SHEET NAME
GRADING SHEET

SHEET NUMBER
C017
61 TOTAL SHEETS

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LEGEND

EX	SYMBOL
RIGHT OF WAY	
PROPERTY LINE	
EX MHPA BOUNDARY	
ZONING	
EASEMENT	
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	

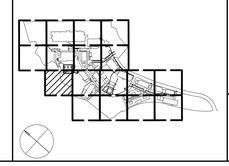
PROPOSED	
PROPERTY LINE	
RIGHT OF WAY	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
STORM DRAIN	
SEWER AND WATER EASEMENT	
SDGE EASEMENT	

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20 10 0 20
GRAPHIC SCALE: 1"=20'

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No.76519
CIVIL
STATE OF CALIFORNIA

CAMPUS POINT

Issue Date
11/21/2025

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	06/27/25	3ND SUBMITTAL
	11/21/25	4TH SUBMITTAL

SCALE | PROJECT ARCHITECT

PROJECT NUMBER 1114437

SHEET ISSUE DATE 11/21/2025

SHEET NAME
GRADING SHEET

SHEET NUMBER
C018
61 TOTAL SHEETS

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MATCHLINE SEE SHEET NO. 16

MATCHLINE SEE SHEET NO. 18

MATCHLINE SEE SHEET NO. 20

MATCHLINE SEE SHEET NO. 23

BIORETENTION BASIN PER SEPARATE PERMIT PRJ-707880

PROPOSED PROPERTY LINE

10' PVT. DRAINAGE ESMT. REC. 11-30-1982, AS DOC. NO. 82-368856 AND 10-10-1983, DOC. NO. 363159, O.R.

10' TELECOM ESMT. REC. 6-11-2007, AS DOC. NO. 2007-0392527, O.R.

EX PROPERTY LINE

RET WALL PER PRJ-707880

APN 343-230-43
PARCEL 1 PM 20824
4161 CAMPUS POINT COUNTY

APPROXIMATE APZ II

APPROXIMATE TRANSITION ZONE

10' TELECOM ESMT. REC. 6-11-2007, AS DOC. NO. 2007-0392527, O.R.

AREA PER SEPARATE PERMITS CC-1090106 AND PRJ-707880

10' DRAINAGE ESMT. PER MAP 9930 TO BE UPGRADED TO CURRENT CITY STANDARD. REFER TO TM SHEET TM-06.

TEMP. CONSTRUCTION ESMT. CONVEYED TO STATE OF CALIFORNIA PER DEED REC. 8-27-2012 AS DOC. NO. 2012-511001, O.R.

CONVEYED TO STATE OF CALIFORNIA PER DEED REC. 8-27-2012 AS DOC. NO. 2012-511001. O.R.

RETAINING WALL ESMT. CONVEYED TO STATE OF CALIFORNIA PER DEED REC. 8-27-2012 AS DOC. NO. 2012-511001. O.R.

PROP RET WALL LENGTH=98' MAX EXPOSED=5.0'

PROP RET WALL LENGTH=180' MAX EXPOSED=9.0'

PROP PROPERTY LINE

CP5
3-STORY BUILDING W/ 2-LEVELS OF SUBTERRANEAN PARKING
FF 294.00
B2 264.08

PS2N
5-STORY W/ 2 LEVELS OF SUBTERRANEAN PARKING STRUCTURE
FF 298.00/293.42
B2 264.00/269.33

PS2S
8 LEVELS OF PARKING STRUCTURE
FF 289.50/293.42
B2 264.00/269.33

MEMBER CENTER SOUTH
FF 293.00

CP6
8-STORY BUILDING W/ 3 LEVELS OF SUBTERRANEAN PARKING
FF 290.00
B1 274.00

CP6 CUP
FF 274.00

20.0' SETBACK

LATE

100' PARKING ESMT. REC. 11-18-2014, AS DOC. NO. 2014-501702 O.R.

EX 15' SWR ESMT VACATED PER DWG. 41982-B

BIORETENTION BASIN PER SEPARATE PERMIT PRJ-707880

VISIBILITY AREA TRIANGLE SEE NOTE 2

PROP TYPE H CURB AND GUTTER PER SDG-151

EX 28.33' DWY TO BE REMOVED AND REPLACED WITH 25' DWY PER SDG-163

EX RIGHT OF WAY

PROP RIGHT OF WAY

R60.00' EX ROW

R62.00' PROP ROW

END 2' ROW DEDICATION

EX SIDEWALK TO REMAIN

390.67' RET WALL MAX HEIGHT=11.5'

LEGEND

EX	SYMBOL
RIGHT OF WAY	
PROPERTY LINE	
EX MHPA BOUNDARY	
ZONING	
EASEMENT	
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	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
STORM DRAIN	
SEWER AND WATER EASEMENT	
SDGE EASEMENT	

NOTES:

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20 10 0 20
GRAPHIC SCALE: 1"=20'

KEYPLAN

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REGISTERED PROFESSIONAL ENGINEER
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CIVIL
STATE OF CALIFORNIA

CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

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

SCALE | PROJECT ARCHITECT

PROJECT NUMBER 1114437

SHEET ISSUE DATE 11/21/2025

SHEET NAME
GRADING SHEET

SHEET NUMBER
C019

61 TOTAL SHEETS

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MATCHLINE SEE SHEET NO. 17

MEMBER
CENTER SOUTH
FF 293.00

PS1
7 LEVELS OF
PARKING STRUCTURE
FF 290.00

CAMPUS POINT DR

EX RIGHT OF WAY

PROP RIGHT OF WAY

PROP PROPERTY LINE

EX PROPERTY LINE

AREA PER SEPARATE PERMITS
CC-1090106 AND PRJ-707880

CP7
8-STORY BUILDING W/
1 LEVEL OF
SUBTERRANEAN PARKING
FF 288.7

PORTION PARCEL 1
PM 12822

APN 343-230-40
PARCEL 3 PM 20824

COURTYARD
FG 287±

PS2S
8 LEVELS OF
PARKING STRUCTURE
FF 289.50/293.42
B2 264.00/269.33

FS 289.50

FS 289.96

FS 289.87

PARKING
GRTG
289.50

FS 289.62

VISIBILITY AREA TRIANGLE
SEE NOTE 2

EX PROPERTY LINE

APN 343-230-41
PARCEL 4 PM 20824

CP9
7-STORY BUILDING
EX BUILDING TO REMAIN

PROP TYPE H
CURB AND GUTTER
PER SDG-151

EX MEDIAN TO BE REMOVED

24' EX DWY TO BE
REMOVED AND REPLACED
PER SDG-163

CAMPUS
POINT CT

EX SIDEWALK TO BE REMOVED AND
REPLACED WITH NON-CONTIGUOUS
SIDEWALK PER SDG-155

CONNECT TO EX
CONTIGUOUS SIDEWALK

EX 26.60' DRIVEWAY TO BE
REMOVED AND REPLACED WITH 25'
DWY PER SDG-163

PROP 5' CLASS II BIKE
LANE WITH 2' BUFFER

EX SIDEWALK TO REMAIN

EX RIGHT OF WAY

10" ACP WTR PER DWG. NO. 19707-2-D

12" PVC SWR PER DWG. NO. 19707-3-D

10" ACP WTR PER DWG. NO. 19707-2-D

SEE STRIPING PLANS ON SHEETS 49-51
FOR PROPOSED ROADWAY AND LANE CONFIGURATION

PROP 12' PARKWAY, SEE
CROSS SECTION E-E ON
SHT 4 FOR ADDITIONAL INFO

PROP SW PER SDG-155

PROP LOADING ZONE

EX SIDEWALK TO REMAIN

EX TRANSFORMER TO REMAIN, PIP

2.0' ROW DEDICATION

EX RIGHT OF WAY

PROP RIGHT OF WAY

10" ACP WTR PER DWG. NO. 19707-2-D

10" PVC SWR PER DWG. NO. 19707-2-D

10" ACP WTR PER DWG. NO. 19707-2-D

EX 25' DWY TO BE
REMOVED AND REPLACED
WITH 25' DWY
PER SDG-163

LOT 5
MAP 9930

MATCHLINE SEE SHEET NO. 19

MATCHLINE SEE SHEET NO. 21

MATCHLINE SEE SHEET NO. 24

LEGEND

EX	SYMBOL
RIGHT OF WAY	
PROPERTY LINE	
EX MHPA BOUNDARY	
ZONING	
EASEMENT	
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	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
STORM DRAIN	
SEWER AND WATER EASEMENT	
SDGE EASEMENT	

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GRAPHIC SCALE: 1"=20'

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CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

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	02/11/25	2ND SUBMITTAL
	06/27/25	3ND SUBMITTAL
	11/21/25	4TH SUBMITTAL

SCALE

PROJECT ARCHITECT

PROJECT NUMBER 1114437

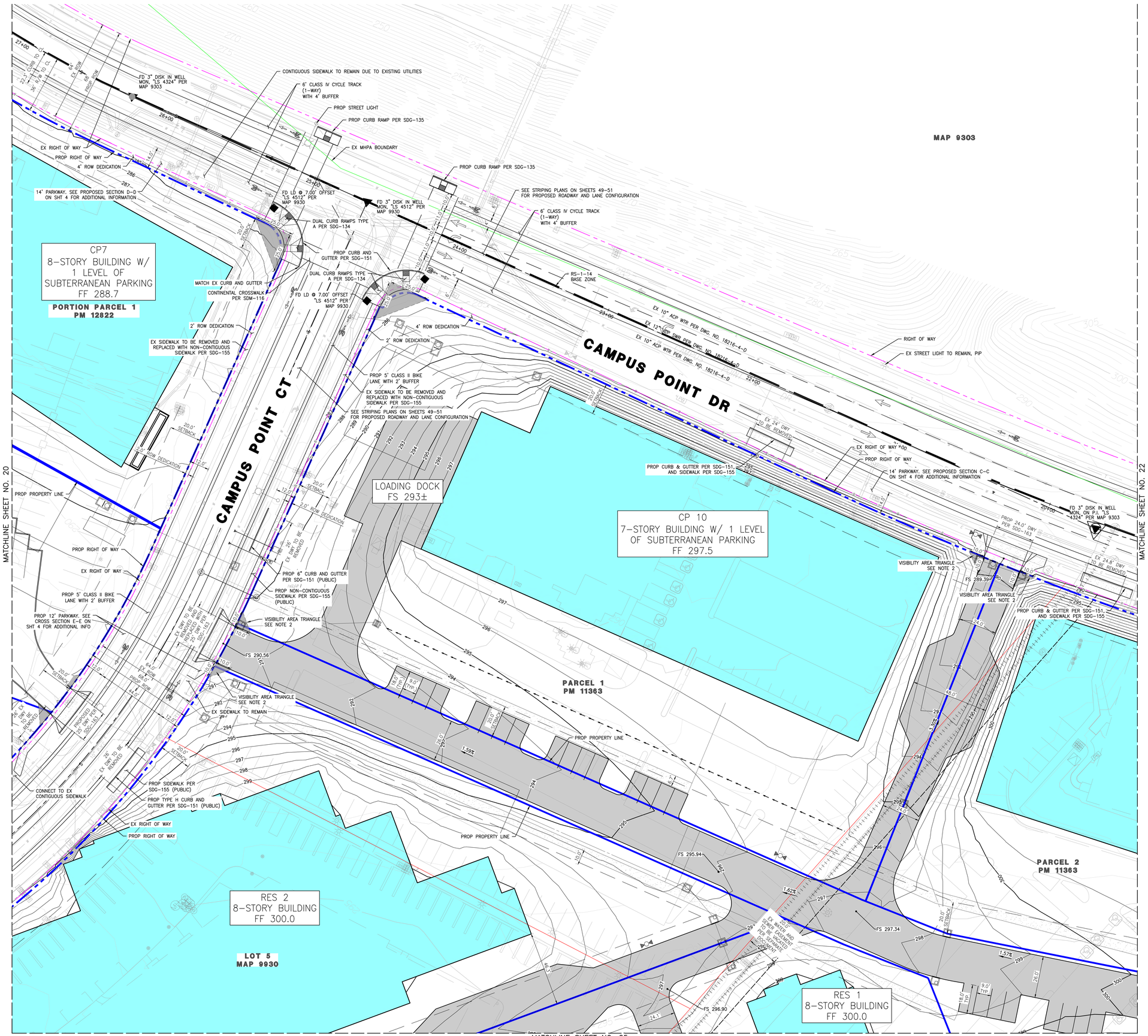
SHEET ISSUE DATE 11/21/2025

SHEET NAME
GRADING SHEET

SHEET NUMBER
C020

61 TOTAL SHEETS

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LEGEND

EX	SYMBOL
RIGHT OF WAY	
PROPERTY LINE	
EX MHPA BOUNDARY	
ZONING	
EASEMENT	
MAJOR CONTOURS	305
MINOR CONTOURS	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	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
STORM DRAIN	
SEWER AND WATER EASEMENT	
SDGE EASEMENT	

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No.76519
CIVIL
STATE OF CALIFORNIA

GRAPHIC SCALE: 1"=20'

KEYPLAN

CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

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

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

SHEET NAME
GRADING SHEET

SHEET NUMBER
C021
61 TOTAL SHEETS

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MATCHLINE SHEET NO. 21

MAP 9303

CP 11
7-STORY BUILDING W/ 1 LEVEL OF SUBTERRANEAN PARKING
FF 302.0

PARCEL 2
PM 11363

LOADING DOCK
FS 302±

9880 CAMPUS POINT DR
EX BUILDING TO REMAIN
FF 308.0

CAMPUS POINT DR

MAP 9303

6' CLASS IV CYCLE TRACK (1-WAY) WITH 4' BUFFER

RIGHT OF WAY

14' PARKWAY, SEE PROPOSED SECTION C-C ON SHT 4 FOR ADDITIONAL INFORMATION

EX 10" ACP WTR PER DWG. NO. 18216-3-D

EX 12" VCP SWR PER DWG. NO. 18216-3-D

EX 10" ACP WTR PER DWG. NO. 18216-3-D

EX RIGHT OF WAY

PROP RIGHT OF WAY

EX MHPA BOUNDARY

CONTIGUOUS SIDEWALK TO REMAIN DUE TO EXISTING UTILITIES

SEE STRIPING PLANS ON SHEETS 49-51 FOR PROPOSED ROADWAY AND LANE CONFIGURATION

CONTIGUOUS SIDEWALK TO REMAIN DUE TO EXISTING UTILITIES

EX DWY TO REMAIN

PROP PROPERTY LINE

EX STREET LIGHT TO REMAIN, PIP

VISIBILITY AREA TRIANGLE SEE NOTE 2

14' PARKWAY, SEE PROPOSED SECTION C-C ON SHT 4 FOR ADDITIONAL INFORMATION

VISIBILITY AREA TRIANGLE SEE NOTE 2

PROP PROPERTY LINE

END 4' RIGHT OF WAY DEDICATION

APPROXIMATE TRANSITION ZONE

OUTSIDE APZ TRANSITION ZONE

FS 301.20

FS 303.29

FS 303.48

1.55%

-1.48%

MATCHLINE SHEET NO. 26

LEGEND

EX	SYMBOL
RIGHT OF WAY	
PROPERTY LINE	
EX MHPA BOUNDARY	
ZONING	
EASEMENT	
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	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
STORM DRAIN	
SEWER AND WATER EASEMENT	
SDGE EASEMENT	

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No.76519
CIVIL
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CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

MARK	DATE	DESCRIPTION
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	06/27/25	3ND SUBMITTAL
	11/21/25	4TH SUBMITTAL

20 10 0 20
GRAPHIC SCALE: 1"=20'

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

KEYPLAN

SHEET NAME
GRADING SHEET

SHEET NUMBER
C022
61 TOTAL SHEETS

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LEGEND

EX	SYMBOL
RIGHT OF WAY	
PROPERTY LINE	
EX MHPA BOUNDARY	
ZONING	
EASEMENT	
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	

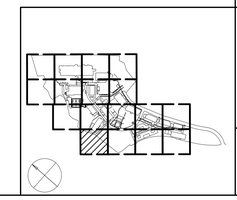
PROPOSED	
PROPERTY LINE	
RIGHT OF WAY	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
STORM DRAIN	
SEWER AND WATER EASEMENT	
SDGE EASEMENT	

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20 10 0 20
GRAPHIC SCALE: 1"=20'

KEYPLAN



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	11/21/25	4TH SUBMITTAL

SCALE | PROJECT ARCHITECT

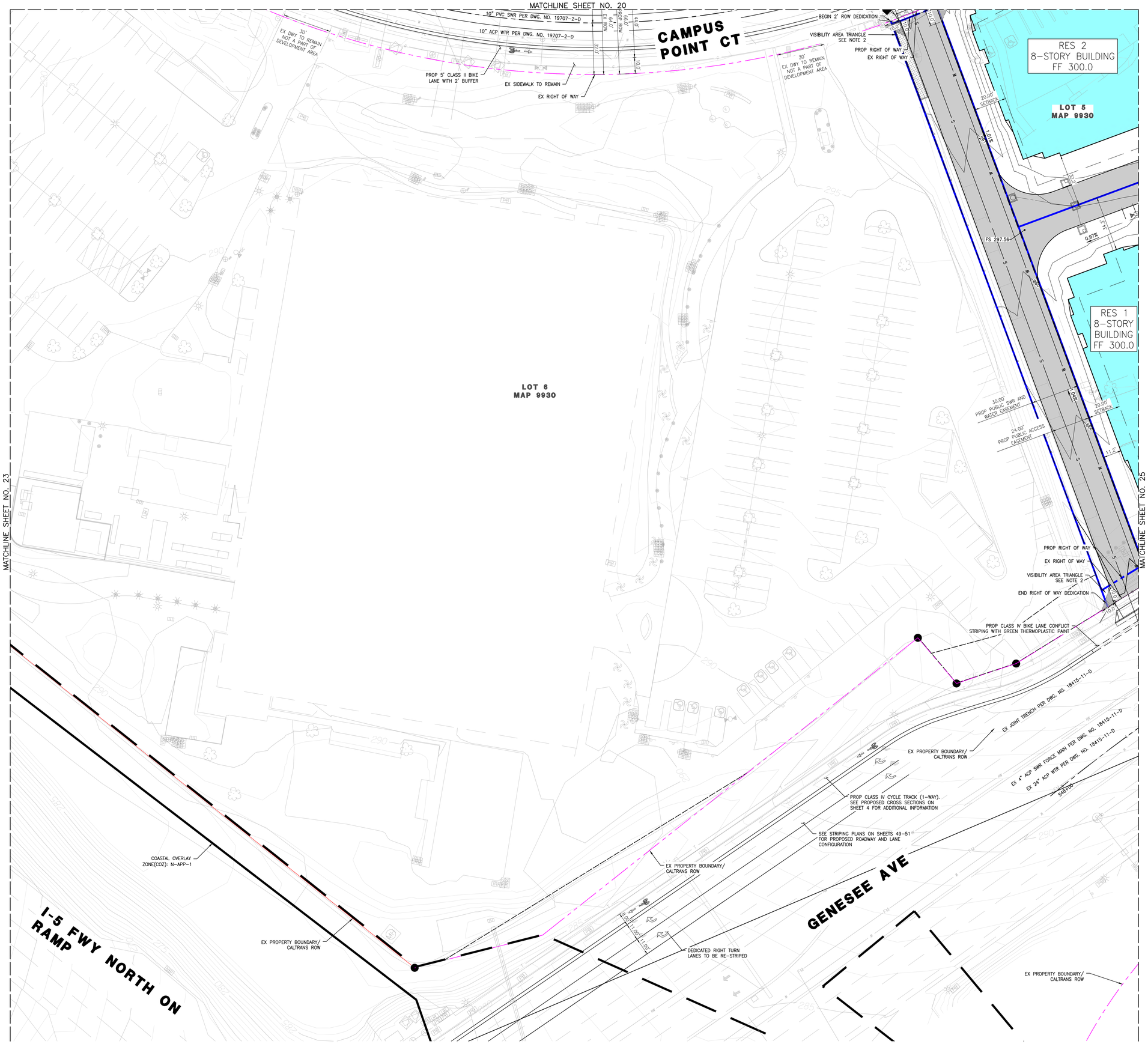
PROJECT NUMBER 1114437

SHEET ISSUE DATE 11/21/2025

SHEET NAME
GRADING SHEET

SHEET NUMBER
C023
61 TOTAL SHEETS

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LEGEND

EX	SYMBOL
RIGHT OF WAY	
PROPERTY LINE	
EX MHPA BOUNDARY	
ZONING	
EASEMENT	
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	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
STORM DRAIN	
SEWER AND WATER EASEMENT	
SDGE EASEMENT	

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OWNER:
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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

REGISTERED PROFESSIONAL ENGINEER
CARSON P. EDGINGTON
No.76519
CIVIL
STATE OF CALIFORNIA

CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

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

20 10 0 20
GRAPHIC SCALE: 1"=20'

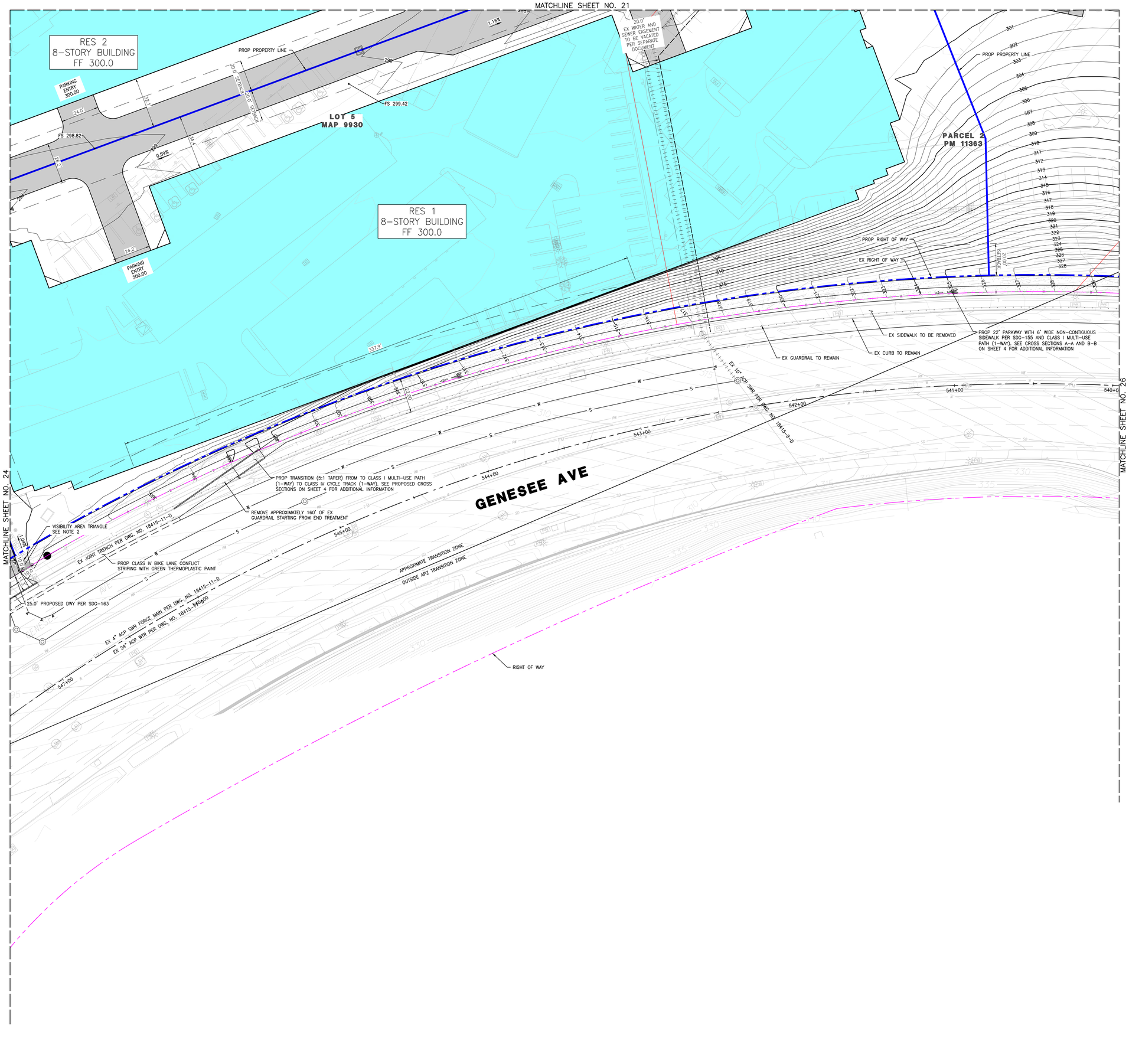
SCALE	PROJECT ARCHITECT
PROJECT NUMBER	1114437
SHEET ISSUE DATE	11/21/2025

KEYPLAN

SHEET NAME
GRADING SHEET

SHEET NUMBER
C024
61 TOTAL SHEETS

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LEGEND

EX	SYMBOL
RIGHT OF WAY	
PROPERTY LINE	
EX MHPA BOUNDARY	
ZONING	
EASEMENT	
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	

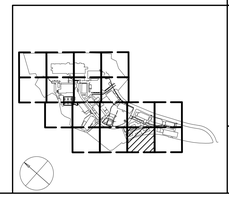
PROPOSED	
PROPERTY LINE	
RIGHT OF WAY	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
STORM DRAIN	
SEWER AND WATER EASEMENT	
SDGE EASEMENT	

NOTES:

1. PROPOSED UTILITY INFORMATION SHOWN ON SHEETS 27-39.
2. 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.
3. 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.
4. THE REQUIRED TRANSPORTATION AMENITIES FOR THE NON-RESIDENTIAL PORTION OF THE PROJECT WILL BE PROVIDED IN ACCORDANCE WITH SDMC SECTION 143.1103(B)(1).
5. PLEASE REFER TO EX CONDITIONS SHEETS C005-C009 AND SHEET TM-06 OF THE TENTATIVE MAP FOR ALL EX AND PROPOSED EASEMENT INFORMATION ON SITE.

20 10 0 20
GRAPHIC SCALE: 1"=20'

KEYPLAN



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CIVIL
STATE OF CALIFORNIA

CAMPUS POINT

Issue Date
11/21/2025

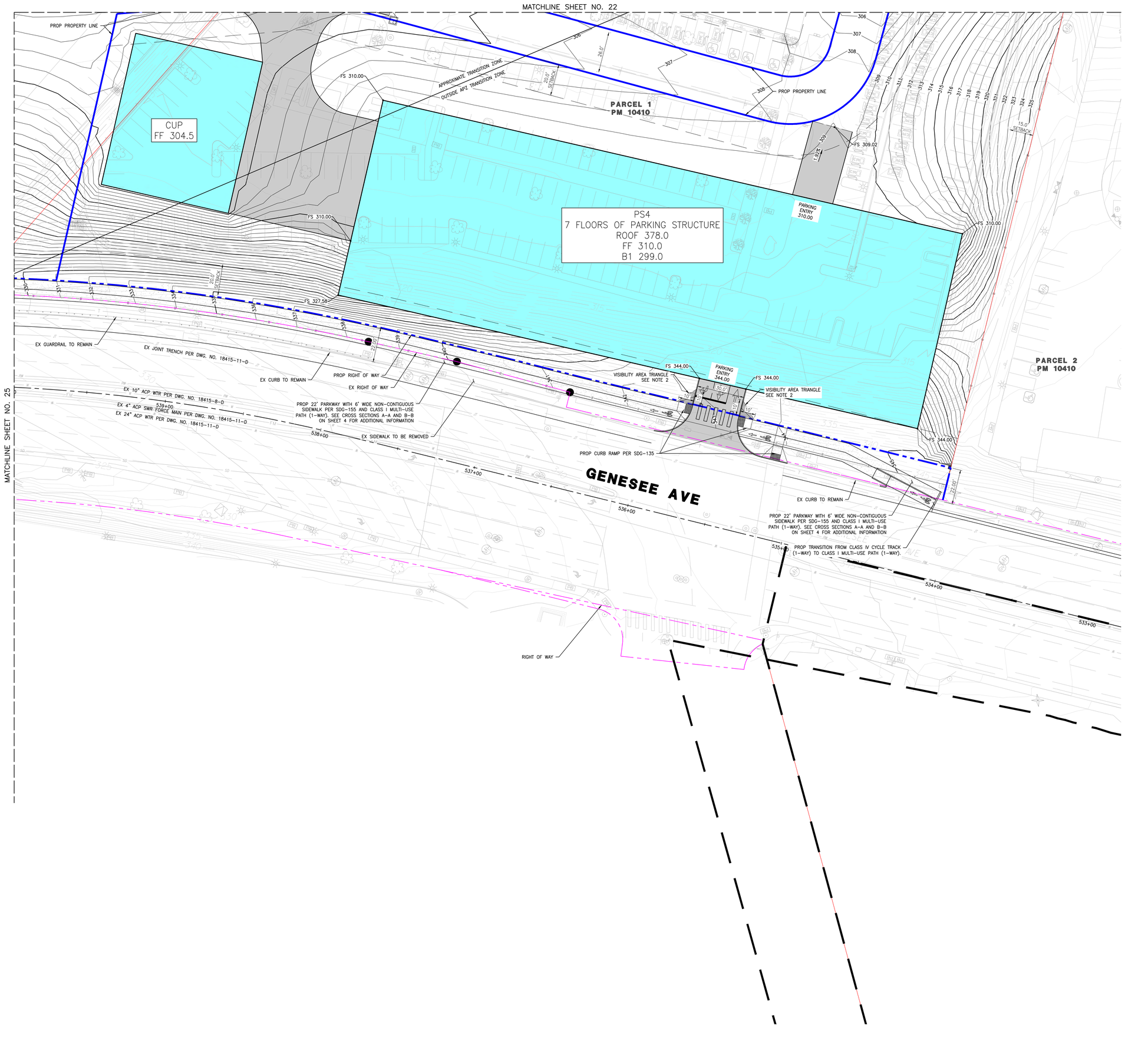
REVISIONS

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

SCALE	PROJECT ARCHITECT
PROJECT NUMBER	1114437
SHEET ISSUE DATE	11/21/2025
SHEET NAME	GRADING SHEET
SHEET NUMBER	C025

61 TOTAL SHEETS

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LEGEND

EX	SYMBOL
RIGHT OF WAY	
PROPERTY LINE	
EX MHPA BOUNDARY	
ZONING	
EASEMENT	
MAJOR CONTOURS	305
MINOR CONTOURS	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	

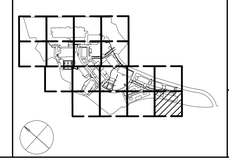
PROPOSED	
PROPERTY LINE	
RIGHT OF WAY	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
STORM DRAIN	
SEWER AND WATER EASEMENT	
SDGE EASEMENT	

NOTES:

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5. PLEASE REFER TO EX CONDITIONS SHEETS C005-C009 AND SHEET TM-06 OF THE TENTATIVE MAP FOR ALL EX AND PROPOSED EASEMENT INFORMATION ON SITE.

20 10 0 20
GRAPHIC SCALE: 1"=20'

KEYPLAN



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No.76519
CIVIL
STATE OF CALIFORNIA

CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

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

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

SHEET NAME
GRADING SHEET

SHEET NUMBER
C026
61 TOTAL SHEETS

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LEGEND

EXISTING	SYMBOL
RIGHT OF WAY	
LOT LINE	
EX. MHPA BOUNDARY	
ZONING	
EASEMENT	
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	

PROP	
LOT LINE	
RIGHT OF WAY	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
SEWER SERVICE	S
WATER SERVICE	W
FIRE SERVICE	FS
RECYCLED WATER SERVICE	RW
STORM DRAIN	
DRAINAGE FLOW PATH	

NOTES:

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2. ALL UTILITY CONNECTIONS TO REMAIN UNLESS OTHERWISE NOTED.
3. PLEASE REFER TO EXISTING CONDITIONS SHEETS C005–C009 AND SHEET TM–06 OF THE TENTATIVE MAP FOR ALL EASEMENT INFORMATION ON SITE.
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.

AREA PER SEPARATE ENTITLEMENT PACKAGE PRJ–1070426

EX SMH IE 282.95 RIM 296.80 PER DWG 18627-2-D

PROP STREET LIGHT PER SDE-101

EX 6" VCP SEWER PER DWG 18627-2-D

EX 12" SD (PVT) TO BE INCLUDED UNDER EMRA

EX 8" BACKFLOW PREVENTER TO BE RELOCATED

EX 24" SD (PVT) TO BE INCLUDED UNDER EMRA

EX 12" ACP PUBLIC WATER MAINS PER 18627-2-D

EX SD CLEANOUT PER DWG 18627-2-D (PVT) TO BE INCLUDED UNDER EMRA

EX 30" CIFP SD PER 18627-2-D (PVT) TO BE INCLUDED UNDER EMRA

EX SMH IE 281.43 RIM 295.5 PER DWG 18627-2-D

EX 30" CIPP SD PER 18627-2-D (PVT) TO BE INCLUDED UNDER EMRA

CAMPUS POINT DR

MATCHLINE SHEET NO. 30

20 10 0 20
GRAPHIC SCALE: 1"=20'

KEYPLAN

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CARON P. EDGINGTON
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CIVIL
STATE OF CALIFORNIA

CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

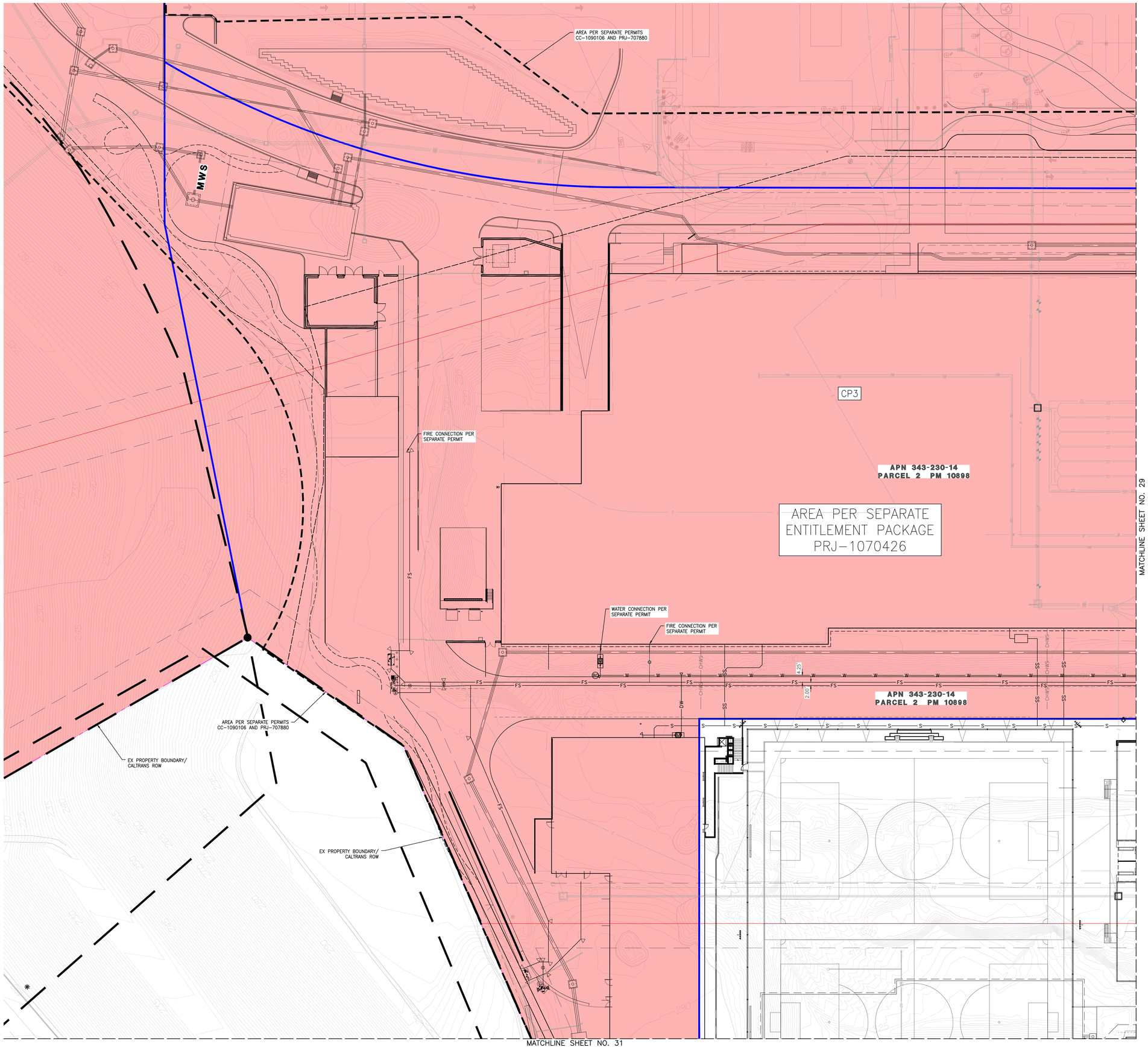
MARK	DATE	DESCRIPTION
	09/06/24	1ST SUBMITTAL
	02/11/25	2ND SUBMITTAL
	06/27/25	3ND SUBMITTAL
	11/21/25	4TH SUBMITTAL

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

SHEET NAME
UTILITY SHEET

SHEET NUMBER
C027
61 TOTAL SHEETS

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LEGEND

EXISTING	SYMBOL
RIGHT OF WAY	
LOT LINE	
EX. MHPA BOUNDARY	
ZONING	
EASEMENT	
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	

PROP	
LOT LINE	
RIGHT OF WAY	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
SEWER SERVICE	S
WATER SERVICE	W
FIRE SERVICE	FS
RECYCLED WATER SERVICE	RW
STORM DRAIN	
DRAINAGE FLOW PATH	

NOTES:

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3. PLEASE REFER TO EXISTING CONDITIONS SHEETS C005–C009 AND SHEET TM–06 OF THE TENTATIVE MAP FOR ALL EASEMENT INFORMATION ON SITE.
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.

NOTES:
1. PROPOSED UTILITY INFORMATION SHOWN ON SHEETS ##–38.
2. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT, PER SDMC SECTION 142.0409 (B)(2), PLANT MATERIAL OTHER THAN TALL TREES, LOCATED WITHIN VISIBILITY AREAS FOR 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 HTE PLANT MATERIAL.

ALEXANDRIA.
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CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

MARK	DATE	DESCRIPTION
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	02/11/25	2ND SUBMITTAL
	06/27/25	3ND SUBMITTAL
	11/21/25	4TH SUBMITTAL

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GRAPHIC SCALE: 1"=20'

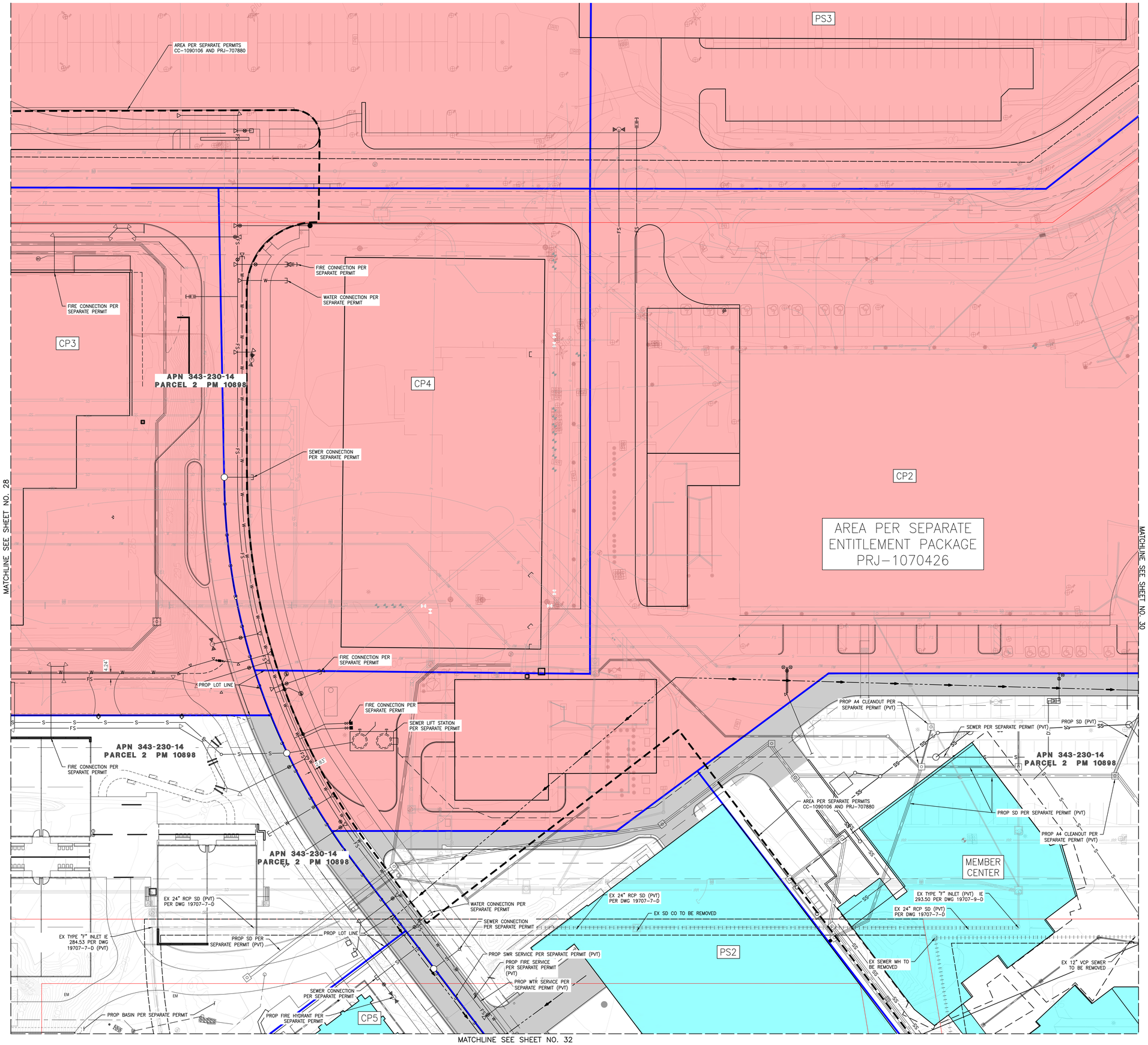
SCALE	PROJECT ARCHITECT
PROJECT NUMBER	1114437
SHEET ISSUE DATE	11/21/2025

KEYPLAN

SHEET NAME
UTILITY SHEET

SHEET NUMBER
C028
61 TOTAL SHEETS

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LEGEND

EXISTING	SYMBOL
RIGHT OF WAY	
LOT LINE	
EX. MHPA BOUNDARY	
ZONING	
EASEMENT	
MAJOR CONTOURS	305
MINOR CONTOURS	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	

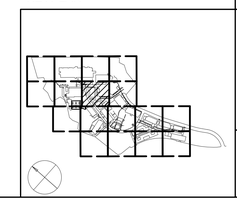
PROP	
LOT LINE	
RIGHT OF WAY	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
SEWER SERVICE	S
WATER SERVICE	W
FIRE SERVICE	FS
RECYCLED WATER SERVICE	RW
STORM DRAIN	
DRAINAGE FLOW PATH	

NOTES:

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20 10 0 20
GRAPHIC SCALE: 1"=20'

KEYPLAN



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CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

MARK	DATE	DESCRIPTION
	09/06/24	1ST SUBMITTAL
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SCALE	PROJECT ARCHITECT
PROJECT NUMBER	1114437
SHEET ISSUE DATE	11/21/2025

SHEET NAME
UTILITY SHEET

SHEET NUMBER
C029
61 TOTAL SHEETS

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MATCHLINE SEE SHEET NO. 27

MATCHLINE SEE SHEET NO. 29

MATCHLINE SEE SHEET NO. 33

CAMPUS POINT DR

AREA PER SEPARATE ENTITLEMENT PACKAGE PRJ-1070426

AREA PER SEPARATE ENTITLEMENT PACKAGE PRJ-1070426

CP2

PS1

EX FH PER 18627-2-D

EX 8" BACKFLOW PREVENTER TO REMAIN

PROP STREET LIGHT PER SDE-101

EX 30" CIPP (PVT) SD PER DWG 18627-2-D

EX 8" VCP SEWER (PVT) PER DWG 18627-2-D

PROP MODULAR WETLAND SYSTEM MWS-L-4-4 (PVT)

EX SMH IE 278.34 (PVT) RIM 291.9 PER DWG 18627-2-D

EX 8" BACKFLOW PREVENTER TO REMAIN

PROP 12" SWR LATERAL (PVT)

EX 8" VCP SEWER (PVT) PER DWG 18627-2-D

EX 8" PVC SD (PVT)

EX 30" CIPP (PVT) SD PER DWG 18627-2-D

PROP SWR CLEANOUT (PVT)

EX SD 18" (PUBLIC) IE 283.00(IN); 30" IE 283.27(IN); 42" IE 282.27(OUT) PER DWG 18627-2-D

PROP 8" TEE

PROP FIRE HYDRANT PER SDW-104

PROP SWR CONNECTION (PVT)

PROP FIRE FDC/PIV (PVT)

CONNECT TO EX RW SERVICE (PVT)

PROP LOT LINE

PROP CURB INLET (PVT)

APN 343-230-14
PARCEL 2 PM 10898

PROP SD PER SEPARATE PERMIT (PVT)

EX SEWER MH (PUBLIC) TO BE REMOVED

PROP LOT LINE

APN 343-230-42
PORTION PARCEL 1
PARCEL 3 PM 14065

APPROXIMATE APZ II

APPROXIMATE TRANSITION ZONE

EX SMH (PUBLIC) PER DWG 19707-5-D (RIM 290.07) (IE 271.80) (IE 8" VCP IN 272.74) IE 15" IN 271.90 (IE 15" VCP OUT 271.70)

EX 15" VCP (PUBLIC) PER DWG 19707-5-D

PROP SMH PER CITY STANDARDS (PUBLIC) RIM 288.33 IE 272.19 IE 271.99

EX SD IE 283.95 PER DWG 18627-2-D (PUBLIC)

EX 18" RCP SD PER DWG 18627-2-D (PUBLIC)

EX 42" CAP SD PER DWG 18627-2-D (PUBLIC)

EX 12" VCP SEWER PER DWG 19707-4-D (PUBLIC) TO BE UP-SIZED TO 15"

PROP STREET LIGHT PER SDE-101

EX SMH PER DWG 19707-5-D (PUBLIC) (RIM 289.59) (IE 273.33) IE 273.43 IE 273.23

PROP RW SERVICE (PVT)

PROP RW METER (PUBLIC)

PROP RW METER (PUBLIC)

EX RW LATERALS TO REMAIN (PUBLIC)

EX 12" ACP WATER PER DWG 19707-4-D (PUBLIC)

EX 10" VCP SEWER PER DWG 19707-4-D (PUBLIC) TO BE UP-SIZED TO 15"

EX 36" RCP SD PER DWG 18216-5-D (PUBLIC)

EX FH (PUBLIC) TO REMAIN

EX 12" VCP SEWER (PUBLIC) TO BE REMOVED

PROP WTR CONNECTION (PVT)

EX 36" RCP SD PER DWG 18216-5-D (PUBLIC)

PROP A4 CLEANOUT PER D-09 (PUBLIC)

EX CLEANOUT RIM 286.93 30" RCP IE IN 279.22 36" RCP IE OUT 278.96 PER DWG 18216-5-D (PUBLIC)

EX SMH (PUBLIC) PER DWG 19707-5-D (RIM 286.70) (IE 276.17) IE 276.27 IE 276.07

EX 10" VCP SEWER PER DWG 19707-5-D (PUBLIC) TO BE UP-SIZED TO 15"

PROP SWR DROP IN CONNECTION

PROP STORMWATER DETENTION VAULT 4100 SQFT, 4'2" HT (PVT)

PROP MODULAR WETLAND SYSTEM MWS-L-8-12 (PVT)

PROP SD (PVT)

PROP A4 CLEANOUT PER D-09 (PVT)

PROP STREET LIGHT PER SDE-101

EX 36" RCP SD PER 18216-D (PUBLIC)

EX CLEANOUT PER 18216-D (PUBLIC)

LEGEND

EXISTING	SYMBOL
RIGHT OF WAY	
LOT LINE	
EX MHPA BOUNDARY	
ZONING	
EASEMENT	
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	

PROP	
LOT LINE	
RIGHT OF WAY	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
SEWER SERVICE	S
WATER SERVICE	W
FIRE SERVICE	FS
RECYCLED WATER SERVICE	RW
STORM DRAIN	
DRAINAGE FLOW PATH	

NOTES:

1. ALL UTILITIES AND STRUCTURES SHOWN WITHIN THE PROPERTY LINES ARE PRIVATE UNLESS OTHERWISE NOTED. SUBSEQUENTLY, ALL UTILITIES AND STRUCTURES WITHIN THE PUBLIC RIGHT OF WAY ARE PUBLIC UNLESS OTHERWISE NOTED.
2. ALL UTILITY CONNECTIONS TO REMAIN UNLESS OTHERWISE NOTED.
3. PLEASE REFER TO EXISTING CONDITIONS SHEETS C005-C009 AND SHEET TM-06 OF THE TENTATIVE MAP FOR ALL EASEMENT INFORMATION ON SITE.
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.

20 10 0 20
GRAPHIC SCALE: 1"=20'

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 PROVIDENCE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

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

REGISTERED PROFESSIONAL ENGINEER
CARON P. EDGINTON
No.76519
CIVIL
STATE OF CALIFORNIA

CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

MARK	DATE	DESCRIPTION
	05/06/24	1ST SUBMITTAL
	02/11/25	2ND SUBMITTAL
	06/27/25	3ND SUBMITTAL
	11/21/25	4TH SUBMITTAL

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

SHEET NAME
UTILITY SHEET

SHEET NUMBER
C030
61 TOTAL SHEETS

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