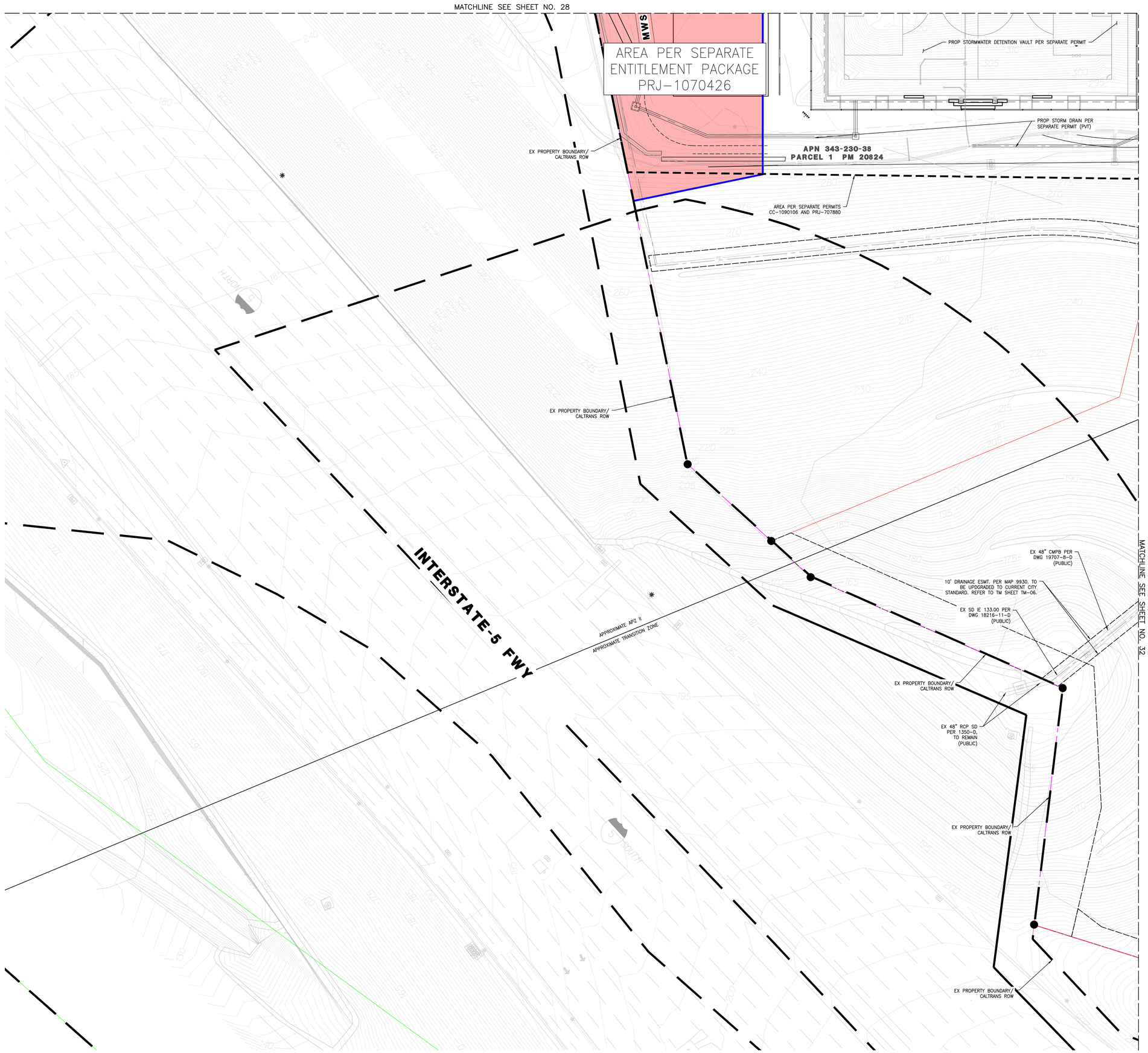


LEGEND

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	

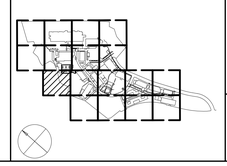
PROP	
LOT LINE	
RIGHT OF WAY	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
SEWER SERVICE	S
WATER SERVICE	W
FIRE SERVICE	FS
RECYCLED WATER SERVICE	RW
STORM DRAIN	
DRAINAGE FLOW PATH	

NOTES:

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

KEYPLAN



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SAN LUIS OBISPO SANTA CLARITA PHOENIX
TUCSON LAS VEGAS DENVER

OWNER:
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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

SCALE | PROJECT ARCHITECT

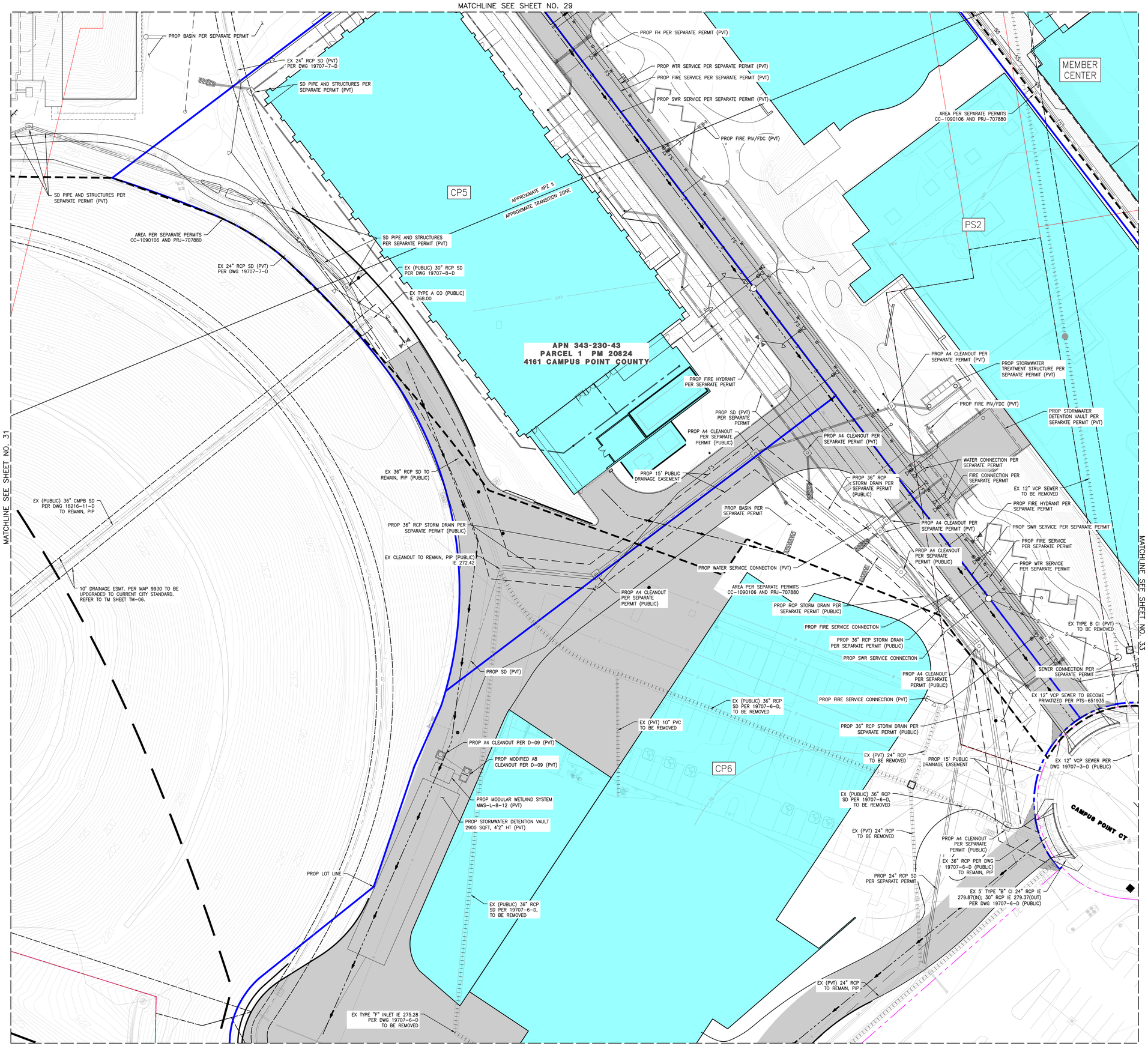
PROJECT NUMBER 1114437

SHEET ISSUE DATE 11/21/2025

SHEET NAME
UTILITY SHEET

SHEET NUMBER
C031
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	

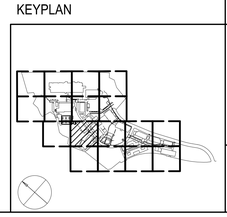
PROP	
LOT LINE	
RIGHT OF WAY	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
SEWER SERVICE	S
WATER SERVICE	W
FIRE SERVICE	FS
RECYCLED WATER SERVICE	RW
STORM DRAIN	
DRAINAGE FLOW PATH	

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GRAPHIC SCALE: 1"=20'

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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

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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	UTILITY SHEET
SHEET NUMBER	C032

61 TOTAL SHEETS

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MATCHLINE SEE SHEET NO. 30

MEMBER CENTER

PROP LOT LINE

PROP 8" WTR SERVICE

CAMPUS POINT DR

PROP DUAL 2" WTR SERVICE TEE CUT IN CONNECTIONS TO EX 12" ACP WTR MAIN PER CITY STANDARDS (PUBLIC)

PROP 4" WTR METER (PUBLIC) AND RP BACKFLOW PREVENTER (PVT)

EX TEMP 10" VCP PER DWG 18216-D-5 TO BE REMOVED

EX 18" PVC SD TO BE REMOVED (PVT)

EX TYPE "R" CO IE 286.30 PER DWG 21825-2-D (PVT)

EX 18" PVC SD TO REMAIN (PVT)

EX 18" PVC SD TO REMAIN (PVT)

CP7

PORTION PARCEL 1 PM 12822

STORM DRAIN STRUCTURES PER SEPARATE PERMIT (PVT)

EX 18" PVC SD TO BE REMOVED (PVT)

APN 343-230-40
PARCEL 3 PM 20824

PS2

PROP LOT LINE

MATCHLINE SEE SHEET NO. 32

AREA PER SEPARATE PERMITS CC-1090106 AND PRJ-707880

MATCHLINE SEE SHEET NO. 34

EX CURB INLET (PVT) TO BE REMOVED

EX 18" PVC SD TO BE REMOVED (PVT)

FIRE CONNECTION PER SEPARATE PERMIT

PROP 10" POTABLE WATER SERVICE PER SEPARATE PERMIT (PVT)

PROP BASIN PER SEPARATE PERMIT

PROP 6"/8" WTR METER (PUBLIC) AND BACKFLOW PREVENTER (PVT) PER SEPARATE PERMIT

EX TYPE B CI (PVT) IE 281.92

EX 24" PVC SD (PVT)

EX 6" FH PER 19707-3-D (PUBLIC)

EX 10" FIRE SERVICE PER SEPARATE PERMIT (PVT)

EX SMH IE 278.16 PER DWG 19707-3-D (PUBLIC)

EX FIRE BACKFLOW TO BE REMOVED AND REPLACED WITH 8" BACKFLOW PREVENTER

EX 24" RCP PER DWG 19707-6-D (PUBLIC)

EX TYPE "F" INLET IE 281.22 PER DWG 19707-6-D (PUBLIC)

APN 343-230-41
PARCEL 4 PM 20824

CP9

CAMPUS POINT CT

EX STREET LIGHT TO REMAIN, PIP

EX DRAIN IE 287.00 PER DWG 21825-2-D (PVT)

EX FH TO BE REMOVED

PROP FIRE HYDRANT PER CITY STANDARDS (PUBLIC)

EX SEWER LATERAL TO REMAIN (PVT)

EX 2" WTR METER AND BACKFLOW SERVING CP9 TO REMAIN

EX FIRE BACKFLOW PREVENTER TO REMAIN (PVT)

EX WTR SERVICE TO REMAIN (PUBLIC)

EX 10" ACP WATER PER 19707-3-D (PUBLIC)

EX FIRE HYDRANT TO BE RELOCATED (PUBLIC)

EX BLOWOFF TO BE RELOCATED (PUBLIC)

PROP 10" PVC TEE (PUBLIC)

EX 10" ACP WATER PER 19707-3-D (PUBLIC)

EX 10" PVC SEWER PER DWG 19707-2-D (PUBLIC) TO BE UP-SIZED TO 15"

EX 12" PVC SEWER PER DWG 19707-3-D (PUBLIC)

PROP STREET LIGHT PER SDE-101

EX SMH IE 284.76 PER DWG 19707-3-D (PUBLIC)

EX SMH PER DWG 19707-2-D (PUBLIC) (RIM 295.31) (IE 284.33)

PROP SMH PER CITY STANDARDS (PUBLIC) RIM 296.07 IE 283.90 IE 283.70

PROP SD (PVT)

UTILITY CROSSING PROVIDE 1' MINIMUM SEPARATION BETWEEN SEWER AND WATER SERVICES

PROP A4 CLEANOUT PER D-09 (PVT)

PROP FIRE HYDRANT PER CITY STANDARDS (PUBLIC)

LOT 5 MAP 9930

MATCHLINE SEE SHEET NO. 37

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	

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

KEYPLAN

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

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SAN LUIS OBISPO SANTA CLARITA PHOENIX
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CIVIL
STATE OF CALIFORNIA

CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

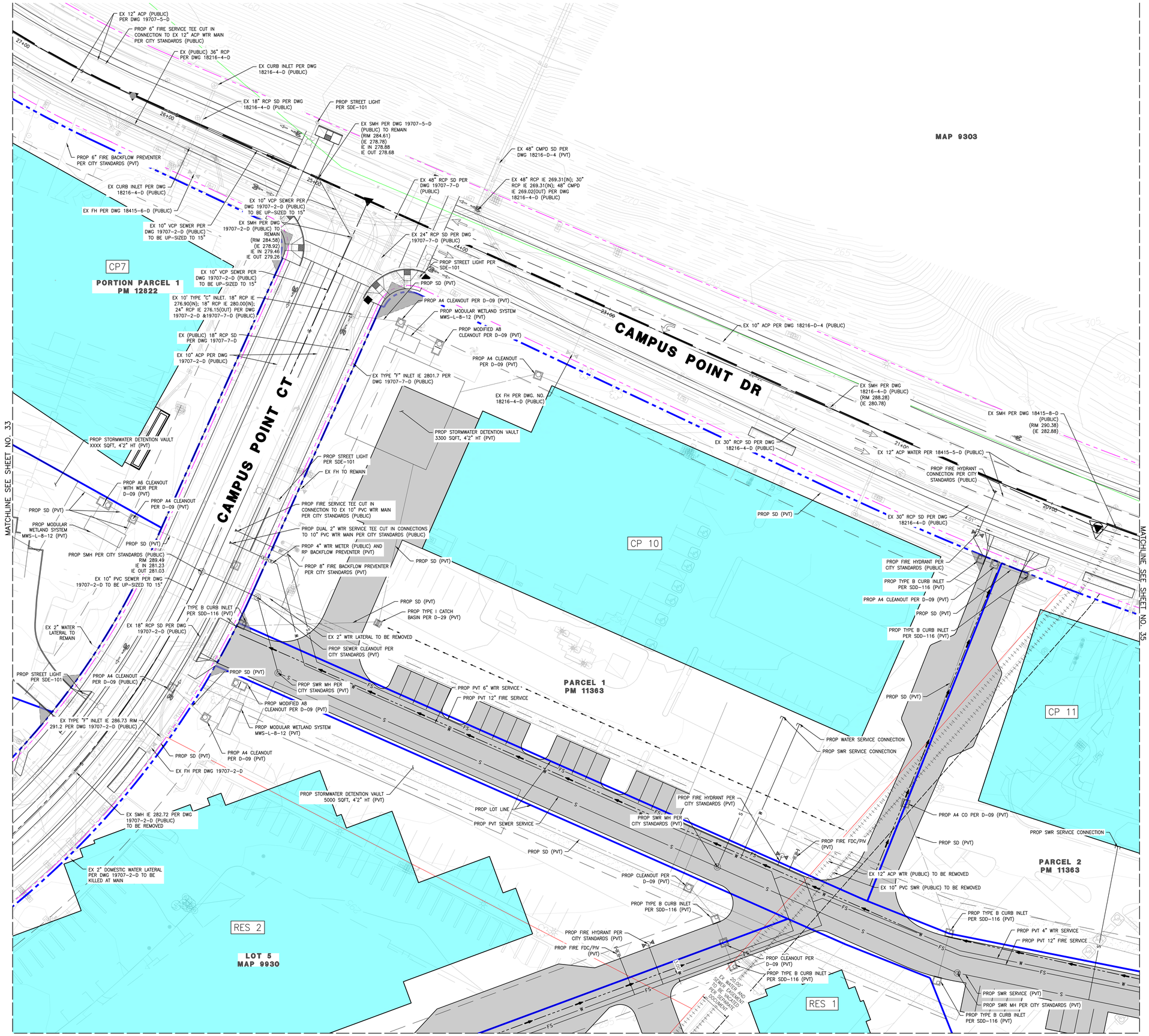
MARK	DATE	DESCRIPTION
	05/06/24	1ST SUBMITTAL
	02/11/25	2ND SUBMITTAL
	06/27/25	3ND SUBMITTAL
	11/21/25	4TH SUBMITTAL

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

SHEET NAME
UTILITY SHEET

SHEET NUMBER
C033
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	

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REGISTERED PROFESSIONAL ENGINEER — CARON 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
UTILITY SHEET

SHEET NUMBER
C034
61 TOTAL SHEETS

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MAP 9303

MATCHLINE SEE SHEET NO. 34

EX 2" WATER SERVICE TO BE KILLED AT MAIN

EX 24" RCP SD PER DWG 18216-4-D (PUBLIC)

EX SMH IE 284.79 PER DWG 18216-3-D

EX 10' TYPE "B-1" INLET FL 283.68 PER DWG 18216-3-D (PUBLIC)

PROP STREET LIGHT PER SDE-101

EX FH

EX 18" RCP SD PER DWG 18216-3-D (PUBLIC)

CAMPUS POINT DR

EX 18" CMPB (PVT) PER DRAWING 18216-D-3 TO BE REMOVED

EX 12' TYPE "B" INLET IE 283.04 (PUBLIC) TO REMAIN

PROP SD (PVT)

PROP A4 CLEANOUT PER D-09 (PVT)

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

PROP MODIFIED A8 CLEANOUT PER D-09 (PVT)

CP 11

PARCEL 2
PM 11363

EX TYPE "F" (PVT) INLET TO BE REMOVED

EX FIRE SERVICE TO REMAIN (PUBLIC)

EX WTR SERVICE TO REMAIN (PUBLIC)

EX SMH IE 288.29 PER DWG 18216-3-D (PUBLIC)

EX SD IE 291.68 PER DWG 18216-3-D (PUBLIC)

EX (PUBLIC) 18" RCP SD PER DWG 18216-3-D

EX SD IE 302.75 PER DWG 18216-3-D (PUBLIC)

EX FH PER DWG 18216-3-D (PUBLIC)

EX STREET LIGHT TO REMAIN, PIP

TYPE B CURB INLET PER SDD-116 (PVT)

PROP STORMWATER DETENTION VAULT 2750 SQFT, 4'2" HT (PVT)

PROP WATER SERVICE CONNECTION

PROP LOT LINE

PROP FIRE HYDRANT PER CITY STANDARDS (PVT)

PROP FIRE FDC/PIV

PROP SWR MH PER CITY STANDARDS (PVT)

PROP SD (PVT)

PROP SWR MH PER CITY STANDARDS (PVT)

PROP LOT LINE

PROP PVT FIRE SERVICE

TYPE B CURB INLET PER SDD-116 (PVT)

PROP PVT SWR SERVICE

PROP LOT LINE

9880 CAMPUS POINT DR
EX BUILDING TO REMAIN
FF 308.0

APPROXIMATE TRANSITION ZONE

OUTSIDE APZ TRANSITION ZONE

TYPE B CURB INLET PER SDD-116 (PVT)

PROP LOT LINE

EX SD (PVT) PER DWG 18216-D-3

EX 12" PVC SD (PVT) PER DWG 19948-2-D

MATCHLINE SEE SHEET NO. 38

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	

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

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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

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	09/06/24	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
UTILITY SHEET

SHEET NUMBER
C035
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
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EX. SEWER LATERAL	
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EX. STORM DRAIN CLEANOUT	
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EX. FIRE HYDRANT	

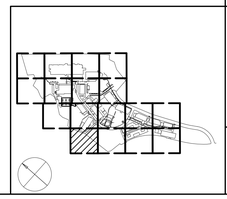
PROP	
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RIGHT OF WAY	
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RETAINING WALL PER SD BULLETIN 221	
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CONCRETE PAVEMENT	
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20 10 0 20
GRAPHIC SCALE: 1"=20'

KEYPLAN



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

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

OWNER:
ALEXANDRIA REAL ESTATE EQUITIES, INC.
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CIVIL ENGINEER:
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REGISTERED PROFESSIONAL ENGINEER
CARSON P. EDGINTON
No.76519
CIVIL
STATE OF CALIFORNIA

CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

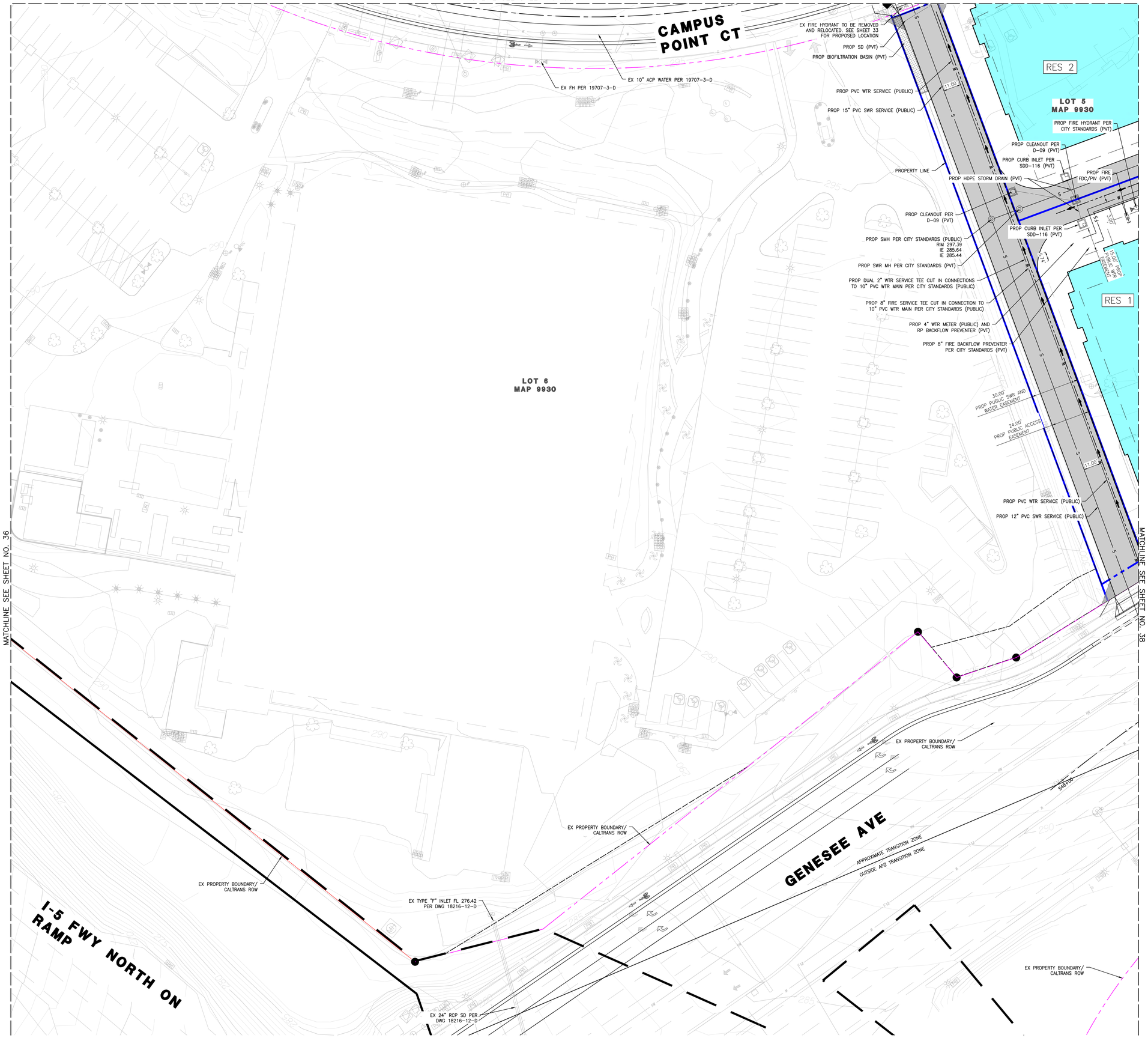
MARK	DATE	DESCRIPTION
	09/06/24	1ST SUBMITTAL
	02/11/25	2ND SUBMITTAL
	06/27/25	3ND SUBMITTAL
	11/21/25	4TH SUBMITTAL

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

SHEET NAME
UTILITY SHEET

SHEET NUMBER
C036
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	

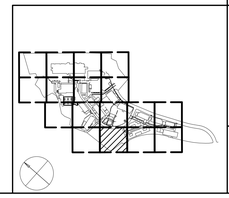
PROP	
LOT LINE	
RIGHT OF WAY	
SEPARATE ENTITLEMENT AREA	
RETAINING WALL PER SD BULLETIN 221	
BUILDING	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SIGHT VISIBILITY TRIANGLE	
EX UTILITY TO BE REMOVED	
SEWER SERVICE	S
WATER SERVICE	W
FIRE SERVICE	FS
RECYCLED WATER SERVICE	RW
STORM DRAIN	
DRAINAGE FLOW PATH	

NOTES:

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

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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

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	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
C037
61 TOTAL SHEETS

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MATCHLINE SEE SHEET NO. 34

RES 2

RES 1

PROP SEWER SERVICE CONNECTION (PVT)

PROP CLEANOUT PER D-09 (PVT)

PROP LOT LINE

PROP WATER SERVICE CONNECTION (PVT)

PROP 8" SEWER SERVICE (PVT)

PROP SD (PVT)

PROP 6" WATER SERVICE (PVT)

PROP 12" FIRE SERVICE (PVT)

PROP SWR MH PER CITY STANDARDS (PVT)
RIM 299.77
IE 293.65

LOT 5
MAP 9930

PROP SEWER SERVICE CONNECTION (PVT)

PROP WATER SERVICE CONNECTION (PVT)

EX SMH (PUBLIC) IE 285.52 EL
297.00 PER DWG 18415-8-D

EX 10" PVC SWR (PUBLIC) TO BE REMOVED

20.00'
EX WATER AND SEWER EASEMENT TO BE VACATED PER SEPARATE DOCUMENT

PROP LOT LINE

PARCEL 2
PM 11363

EX 12" ACP WTR (PUBLIC) TO BE REMOVED

EX SMH (PUBLIC) TO BE REMOVED
(RIM 317.02)
(IE 305.55)

EX 10" ACP SWR TO BE REMOVED (PUBLIC)

PROP 10" PVC 90° ELBOW (PUBLIC)

EX 10" ACP WTR PER DWG 18415-D-8
(PUBLIC) TO REMAIN, REMOVE AND
REPLACE 10' OF EXISTING FROM TEE IN

PROP SMH PER CITY STANDARDS (PUBLIC)
RIM 315.10
IE IN 307.36
IE OUT 307.20

EX 10" ACP SWR PER
DWG 18415-D-8 TO
REMAIN (PUBLIC)

541+00

542+00

542+0

EX 10" ACP WTR PER DWG
18415-11-D

EX 10" ACP WTR (PUBLIC)
PER DWG 18415-D-8

EX SMH (PUBLIC) TO REMAIN
(RIM 315.21)
(IE 307.96)

EX 4" ACP SWR FORCE MAIN PER 18415-11-D

EX 24" ACP WTR
(PUBLIC) PER DWG
18415-8-D

543+00

GENESEE AVE

544+00

PROP 12" PVC SWR SERVICE (PUBLIC)

PROP SMH PER CITY STANDARDS
(PUBLIC)
RIM 305±
IE 297.39
IE 297.19

PROP 10" PVC WTR SERVICE (PUBLIC)

EX JOINT TRENCH PER
DWG 18415-11-D

EX 4" ACP SWR FORCE MAIN (PVT)
PER DWG 18415-11-D

545+00

APPROXIMATE TRANSITION ZONE

OUTSIDE APZ TRANSITION ZONE

546+00

PROP 10" PVC WATER
BENDS (PUBLIC)

EX 24" ACP WTR PER
DWG 18415-11-D

PROP SMH PER CITY
STANDARDS (PUBLIC)
RIM 296.57
IE 290.75
IE 290.55

PROP SMH PER CITY
STANDARDS (PUBLIC)
RIM 297.00
IE 289.83
IE 289.63

MATCHLINE SEE SHEET NO. 37

MATCHLINE SEE SHEET NO. 39

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	

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

KEYPLAN

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REGISTERED PROFESSIONAL ENGINEER
GRAHAM P. EDGINGTON
No.76519
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	UTILITY SHEET
SHEET NUMBER	C038

61 TOTAL SHEETS

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MATCHLINE SEE SHEET NO. 35

MATCHLINE SEE SHEET NO. 38

PROP LOT LINE

CUP

PROP FIRE HYDRANT PER CITY STANDARDS (PVT)

PROP FIRE FDC/PIV (PVT)

TYPE B CURB INLET PER SDD-116 (PVT)

PROP LOT LINE

PROP LOT LINE

APPROXIMATE TRANSITION ZONE

OUTSIDE APZ TRANSITION ZONE

PROP SEWER SERVICE CONNECTION

PARCEL 1
PM 10410

PS4

PROPERTY LINE

PARCEL 2
PM 10410

EX 4" GAS & ELEC UNDERGROUND (JOINT TRENCH) PER DWG 18415-11-D

PROP FIRE HYDRANT PER CITY STANDARDS (PUBLIC)

GENESEE AVE

539+00

538+00

537+00

536+00

535+00

534+00

533+00

CAUTION!! EX 4" HP GAS PER DWG 18415-11-D

EX 4" GAS & ELEC UNDERGROUND (JOINT TRENCH) PER DWG 18415-9-D

EX 10" ACP WATER PER DWG 18415-9-D

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	

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

KEYPLAN

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REGISTERED PROFESSIONAL ENGINEER
CARON P. EDGINTON
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

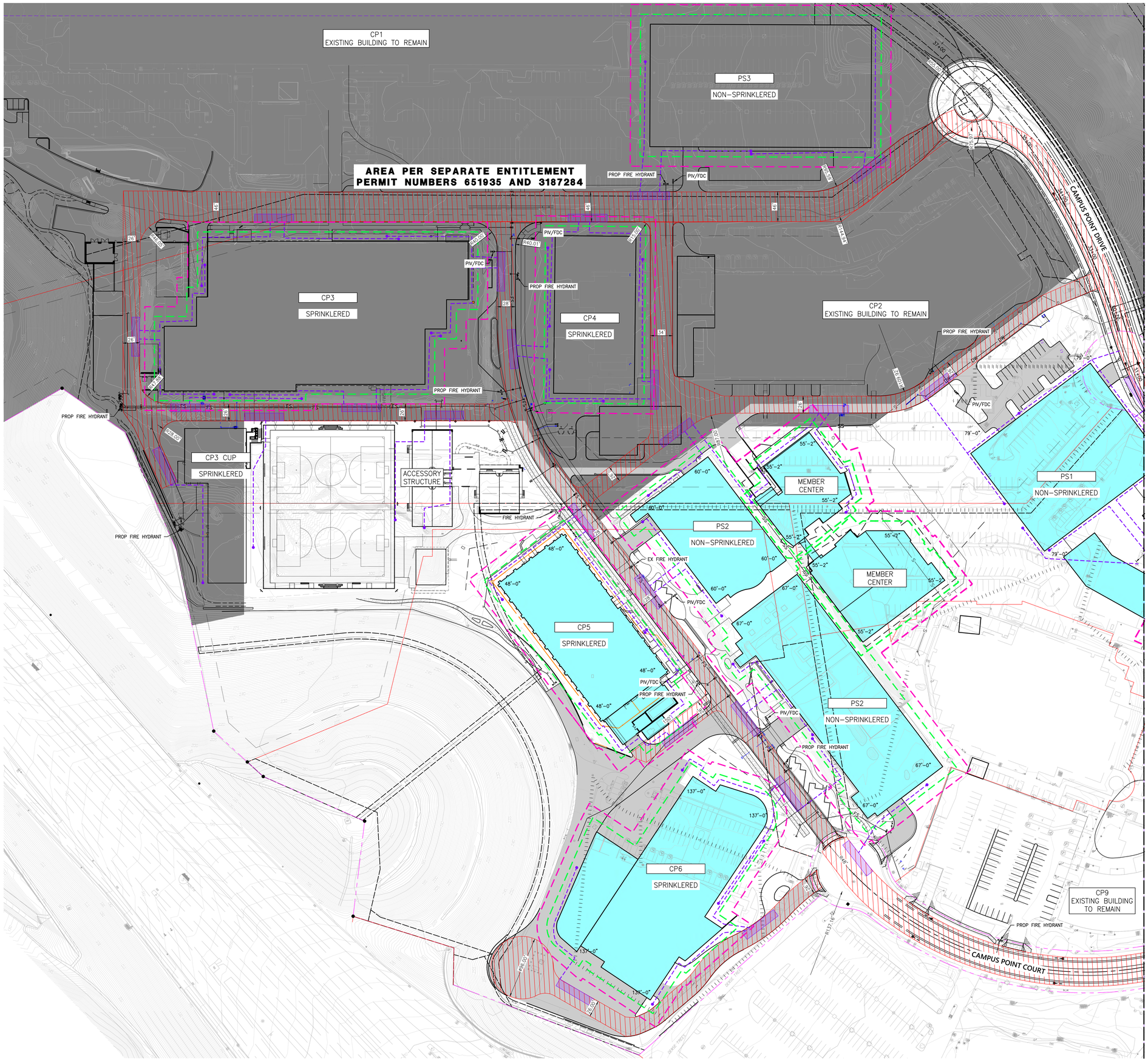
SHEET ISSUE DATE 11/21/2025

SHEET NAME
UTILITY SHEET

SHEET NUMBER
C039

61 TOTAL SHEETS

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LEGEND

- FIRE LANE
- FIRE TRUCK
- AREA PER SEPARATE ENTITLMENT PERMIT NUMBERS 651935 & 3187284
- XX' / XX' — BUILDING HEIGHT (TYP.)
- MINIMUM 15' CLEARANCE FROM BUILDING FACE
- MAXIMUM 30' AERIAL LADDER ACCESS LINE
- HOSE PULL LENGTH (150' FOR NON-SPRINKLERED, 200' FOR SPRINKLERED BUILDINGS)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

NOTES:

1. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. CFC 503.2.3
2. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. CFC 501.4
3. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. CFC 503.2.5. SEE APPENDIX D CFC FIGURE D103.1 RADIUS 30' INSIDE 50' OUTSIDE."
4. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE (CFC 912.2.1). THE LOCATIONS SHOWN ON THIS PLAN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE.
5. ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDING(S) PER POLICY A-14-1. HOSE PULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) WHEN THE FIRE ENGINE IS IN A FIRE ACCESS ROAD/LANE. HOSE PULL CAN BE MEASURED FROM MULTIPLE LOCATIONS WITHIN THE ACCESS ROAD/LANE. THE HOSE PULLS MUST CONNECT OR OVERLAP TO SHOW COMPLETE COVERAGE. FOR A SPRINKLERED BUILDING(S); THE MAXIMUM HOSE PULL IS 200'. FOR NON-SPRINKLERED BUILDING(S); THE MAXIMUM HOSE PULL IS 150'. CHANGE IN VERTICAL ELEVATION MUST ALSO BE ACCOUNTED FOR.
6. AN APPROVED VEHICLE STROBE DETECTOR SYSTEM AND/OR KNOX KEYSWITCH OVERRIDE SHALL BE PROVIDED FOR ALL VEHICLE ENTRY AND/OR EMERGENCY VEHICLE ENTRY POINTS TO THE PROJECT SITE; LOCATIONS TO BE APPROVED BY FIRE ACCESS REVIEWER. CFC SECTION 506
7. ALL REQUIRED ACCESS ROADWAYS SHALL NOT PROVIDE LESS THAN THE REQUIRED/APPROVED WIDTH AND/OR BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. WHERE INADEQUATE WIDTH HAS NOT PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEN SUCH ACCESS SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OR THE PAINTING OF CURBS PER POLICY A-14-1
8. THIS PROJECT SHALL FULLY COMPLY WITH CALIFORNIA FIRE CODE CHAPTER 33: FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION. THE PROJECT'S OWNER AND/OR OWNER'S AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR DEVELOPING, IMPLEMENTING, AND MAINTAINING A WRITTEN CHAPTER 33 COMPLIANT SITE SAFETY PLAN ESTABLISHING A FIRE PREVENTION PROGRAM AT THE PROJECT SITE THROUGHOUT ALL PHASES OF CONSTRUCTION, REPAIR, ALTERATION, OR DEMOLITION WORK. THE SITE SAFETY PLAN SHALL BE PREPARED BY A QUALIFIED INDIVIDUAL, KEPT AT THE PROJECT'S SITE AT ALL TIMES, AND MADE AVAILABLE FOR REVIEW. SITE SAFETY PLANS MUST BE PROVIDED FOR A STRUCTURE'S CONSTRUCTION, ALTERATION OR DEMOLITION.
9. ALL NEW BUILDINGS MEETING CERTAIN CRITERIA MUST MEET THE MINIMUM SIGNAL STRENGTH REQUIRREMENTS FOR EMERGENCY RADIO COVERAGE REQUIRED IN CFC 510. APPLY FOR AN ERRCS PERMIT OR SUBMIT AN ACCEPTANCE TEST DEMONSTRATING ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE AT THE FOLLOWING LINK HTTPS://WWW.SANDIEGO.GOV/FIRE/SERVICES/PERMITS. TIER 3 HOLD PLACED FOR ALL NEW BUILDINGS MEETING CERTAIN CRITERIA UNTIL ACCEPTANCE TEST RESULTS ARE RECEIVED DEMONSTRATING ADEQUATE RADIO COVERAGE FOR THE BUILDING PRIOR TO CERTIFICATE OF OCCUPANCY.

ALEXANDRIA.
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CIVIL ENGINEER:
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REGISTERED PROFESSIONAL ENGINEER — CARON P. EDGINGTON — 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

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

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

KEYPLAN

SHEET NAME
FIRE PLAN

SHEET NUMBER
C040
61 TOTAL SHEETS

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LEGEND

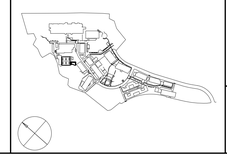
- FIRE LANE
- FIRE TRUCK
- XX' XX' XX' XX' — BUILDING HEIGHT (TYP.)
- MINIMUM 15' CLEARANCE FROM BUILDING FACE
- MAXIMUM 30' AERIAL LADDER ACCESS LINE
- HOSE PULL LENGTH (150' FOR NON-SPRINKLERED, 200' FOR SPRINKLERED BUILDINGS)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

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6. AN APPROVED VEHICLE STROBE DETECTOR SYSTEM AND/OR KNOX KEYSWITCH OVERRIDE SHALL BE PROVIDED FOR ALL VEHICLE ENTRY AND/OR EMERGENCY VEHICLE ENTRY POINTS TO THE PROJECT SITE; LOCATIONS TO BE APPROVED BY FIRE ACCESS REVIEWER. CFC SECTION 506
7. ALL REQUIRED ACCESS ROADWAYS SHALL NOT PROVIDE LESS THAN THE REQUIRED/APPROVED WIDTH AND/OR BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. WHERE INADEQUATE WIDTH HAS NOT PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEN SUCH ACCESS SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OR THE PAINTING OF CURBS PER POLICY A-14-1
8. THIS PROJECT SHALL FULLY COMPLY WITH CALIFORNIA FIRE CODE CHAPTER 33: FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION. THE PROJECT'S OWNER AND/OR OWNER'S AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR DEVELOPING, IMPLEMENTING, AND MAINTAINING A WRITTEN CHAPTER 33 COMPLIANT SITE SAFETY PLAN ESTABLISHING A FIRE PREVENTION PROGRAM AT THE PROJECT SITE THROUGHOUT ALL PHASES OF CONSTRUCTION, REPAIR, ALTERATION, OR DEMOLITION WORK. THE SITE SAFETY PLAN SHALL BE PREPARED BY A QUALIFIED INDIVIDUAL, KEPT AT THE PROJECT'S SITE AT ALL TIMES, AND MADE AVAILABLE FOR REVIEW. SITE SAFETY PLANS MUST BE PROVIDED FOR A STRUCTURE'S CONSTRUCTION, ALTERATION OR DEMOLITION.
9. ALL NEW BUILDINGS MEETING CERTAIN CRITERIA MUST MEET THE MINIMUM SIGNAL STRENGTH REQUIREMENTS FOR EMERGENCY RADIO COVERAGE REQUIRED IN CFC 510. APPLY FOR AN ERRCS PERMIT OR SUBMIT AN ACCEPTANCE TEST DEMONSTRATING ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE AT THE FOLLOWING LINK HTTPS://WWW.SANDIEGO.GOV/FIRE/SERVICES/PERMITS. TIER 3 HOLD PLACED FOR ALL NEW BUILDINGS MEETING CERTAIN CRITERIA UNTIL ACCEPTANCE TEST RESULTS ARE RECEIVED DEMONSTRATING ADEQUATE RADIO COVERAGE FOR THE BUILDING PRIOR TO CERTIFICATE OF OCCUPANCY.

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

KEYPLAN



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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

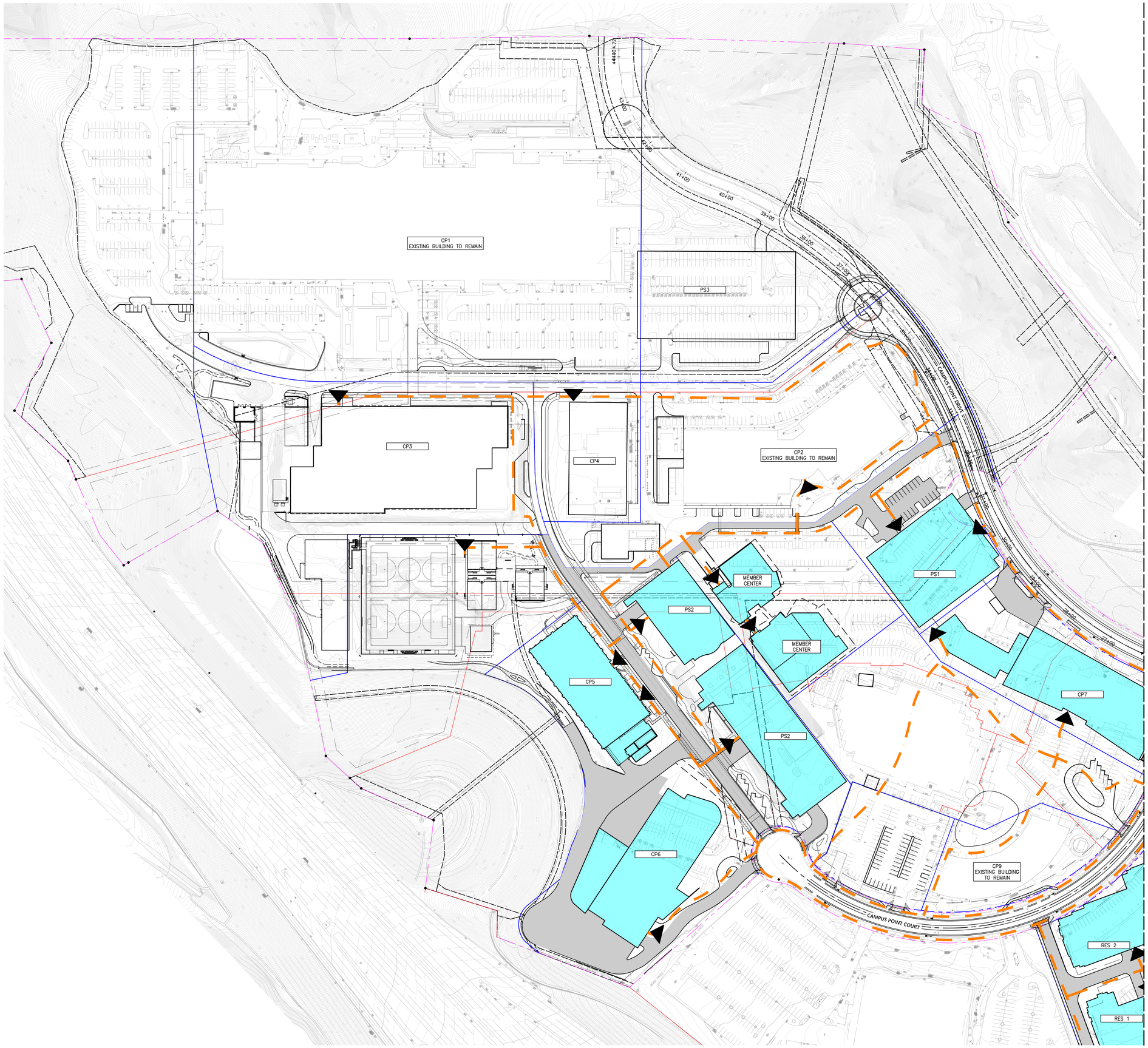
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SHEET NAME
FIRE PLAN

SHEET NUMBER
C041

61 TOTAL SHEETS

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SEE MATCHLINE SHEET 43

SCALE: 1"=70'

LEGEND

ACCESSIBILITY SITE PLAN

ACCESSIBLE PATH.....

ACCESSIBLE BUILDING ENTRANCE.....

KEYPLAN



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	11/21/25	4TH SUBMITTAL

SCALE

PROJECT ARCHITECT

PROJECT NUMBER 1114437

SHEET ISSUE DATE 11/21/2025

SHEET NAME
SITE ACCESSIBILITY PLAN

SHEET NUMBER
C042

61 TOTAL SHEETS

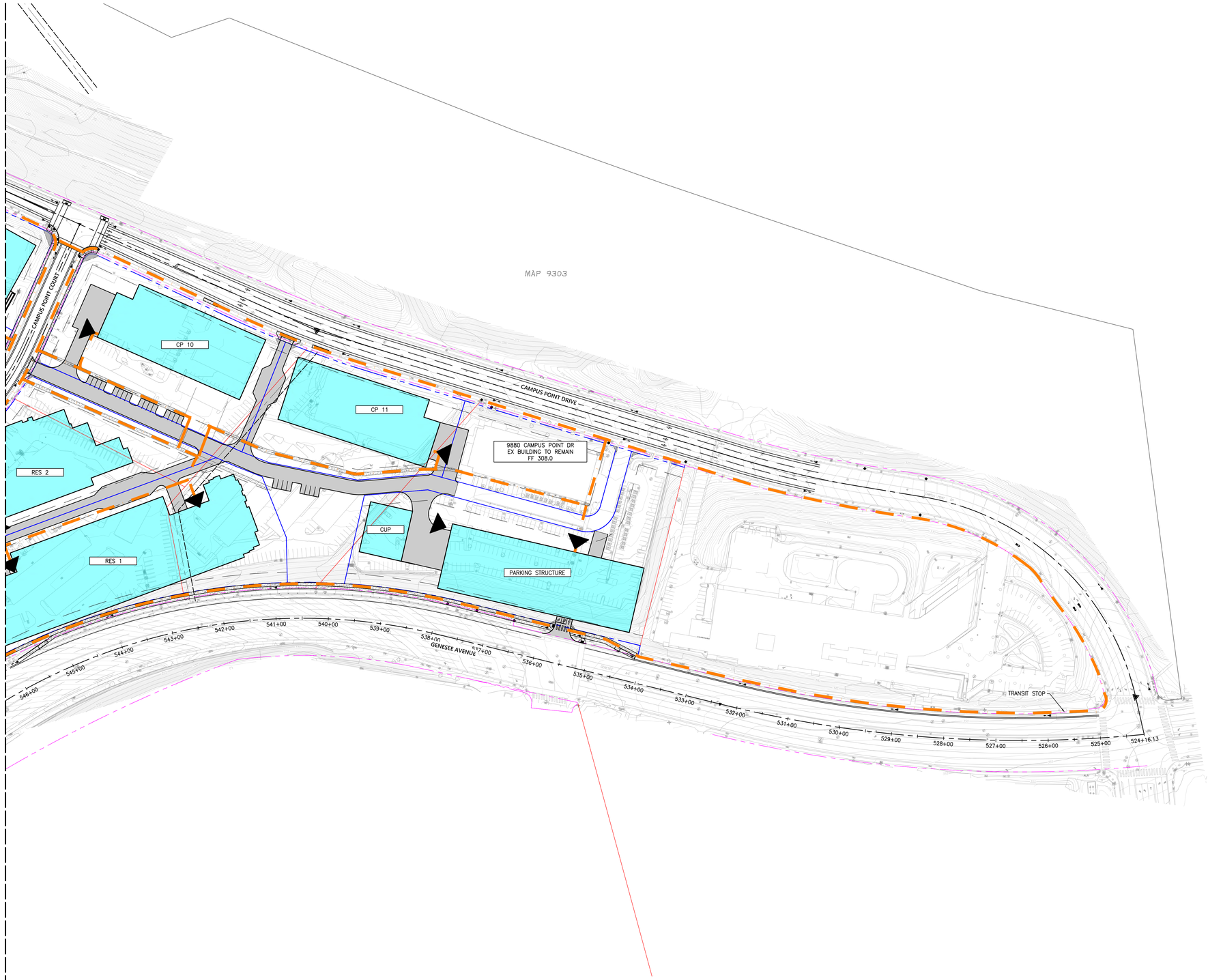
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LEGEND

ACCESSIBILITY SITE PLAN

ACCESSIBLE PATH.....

ACCESSIBLE BUILDING ENTRANCE.....



SCALE: 1"=70'

KEYPLAN



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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

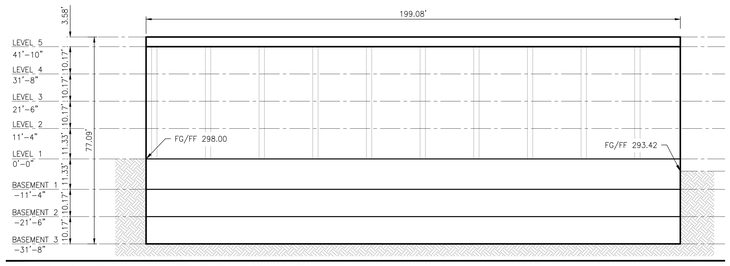
SITE ACCESSIBILITY PLAN

SHEET NUMBER

C043

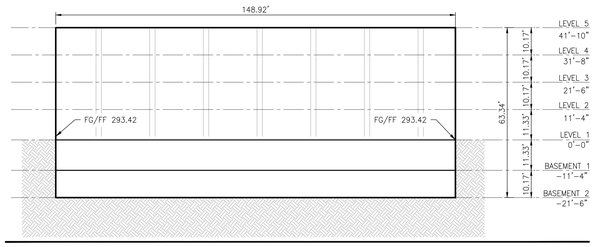
61 TOTAL SHEETS

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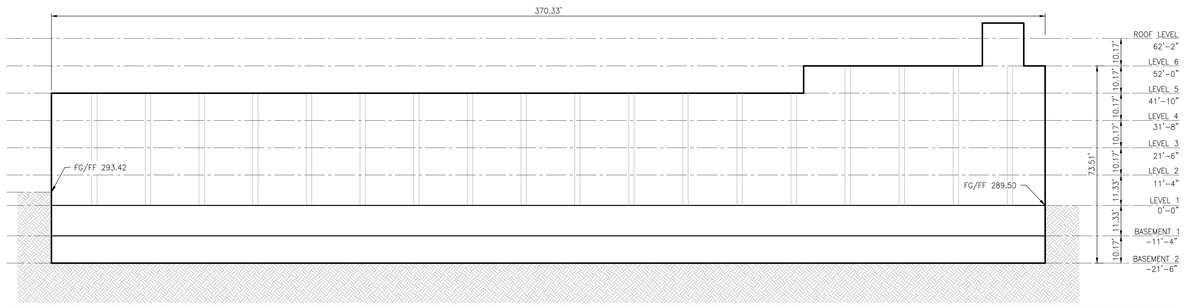
BUILDING PS2N – WEST ELEVATION VIEW

SCALE: 1" = 20'



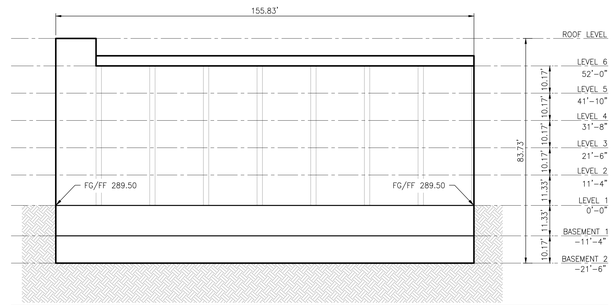
BUILDING PS2N – SOUTH ELEVATION VIEW

SCALE: 1" = 20'



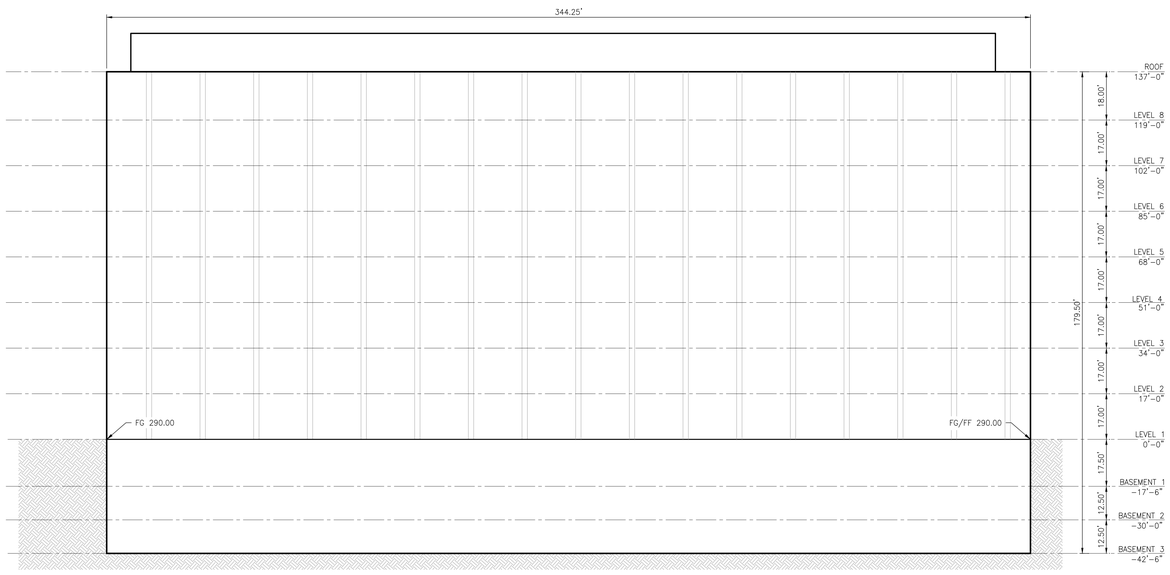
BUILDING PS2S – WEST ELEVATION VIEW

SCALE: 1" = 20'

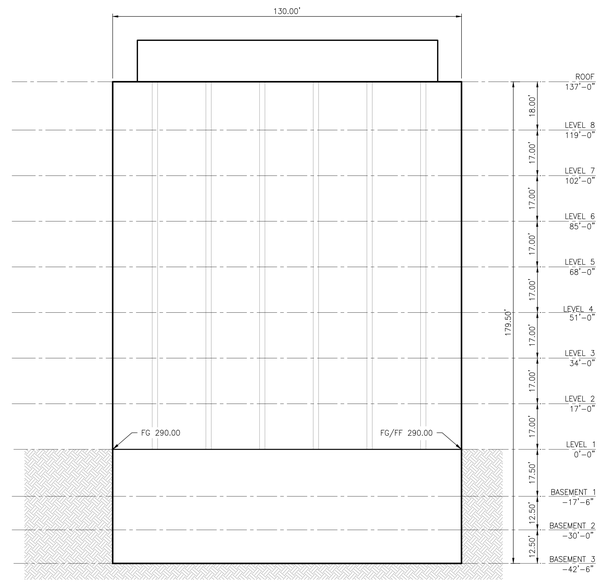


BUILDING PS2S – WEST ELEVATION VIEW

SCALE: 1" = 20'



BUILDING CP6 – SOUTH ELEVATION VIEW



BUILDING CP6 – WEST ELEVATION VIEW

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No.76519
CIVIL
STATE OF CALIFORNIA

CAMPUS POINT

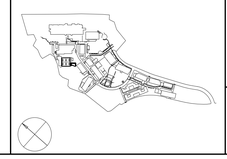
Issue Date
11/21/2025

REVISIONS

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

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

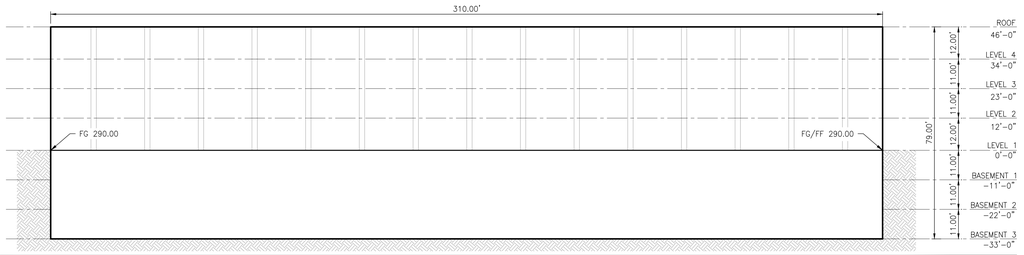
KEYPLAN



SHEET NAME
BUILDING SECTIONS

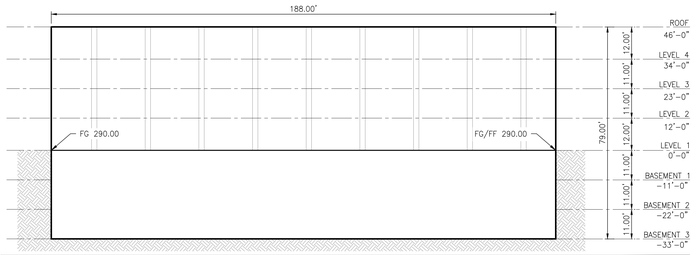
SHEET NUMBER
C044
61 TOTAL SHEETS

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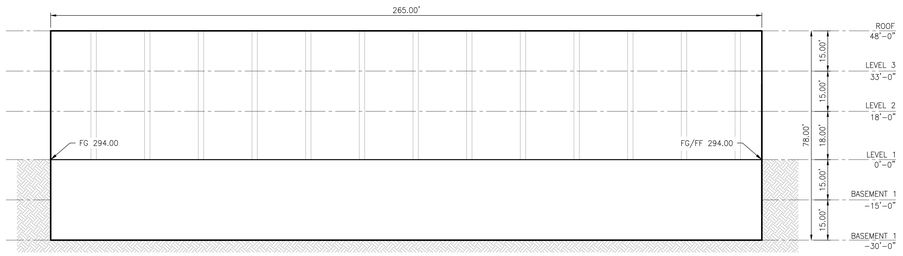
BUILDING PS1 – WEST ELEVATION VIEW

SCALE: 1" = 20'



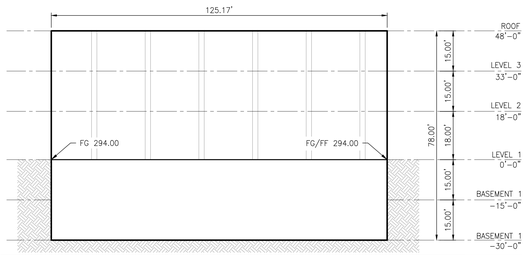
BUILDING PS1 – SOUTH ELEVATION VIEW

SCALE: 1" = 20'



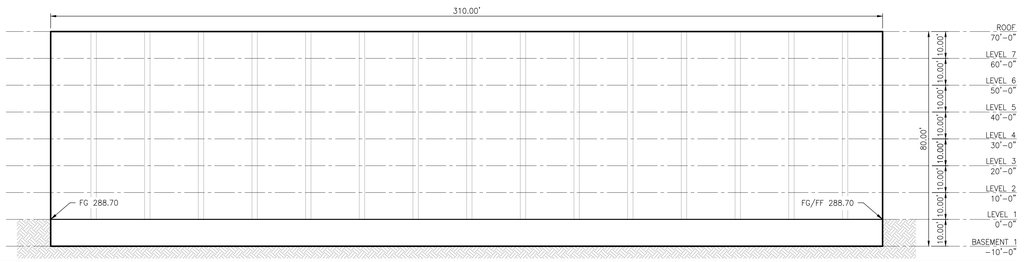
BUILDINGS CP5 – WEST ELEVATION VIEW

SCALE: 1" = 20'



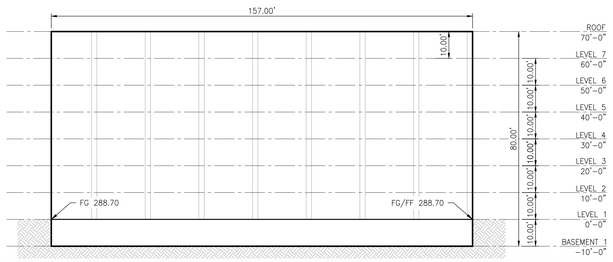
BUILDINGS CP5 – SOUTH ELEVATION VIEW

SCALE: 1" = 20'



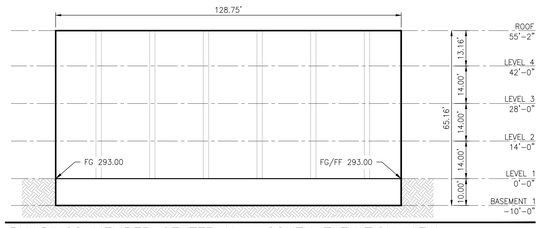
BUILDINGS CP7 – WEST ELEVATION VIEW

SCALE: 1" = 20'



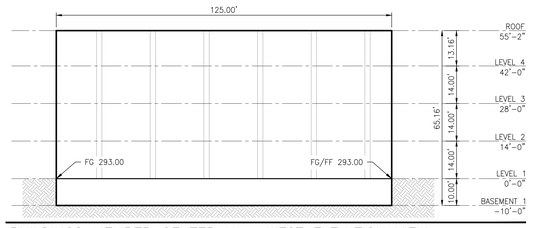
BUILDINGS CP7 – SOUTH ELEVATION VIEW

SCALE: 1" = 20'



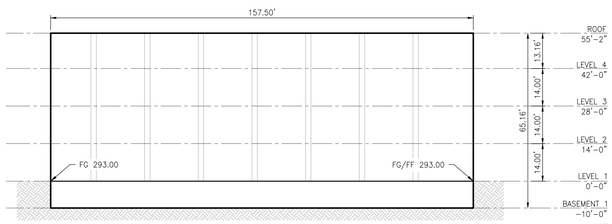
BUILDINGS MEMBER CENTER N – SOUTH ELEVATION VIEW

SCALE: 1" = 20'



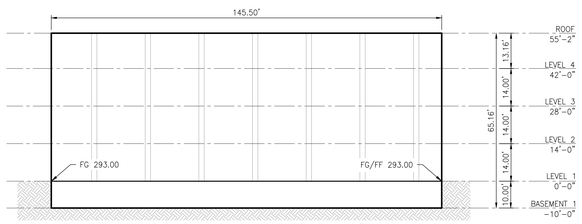
BUILDINGS MEMBER CENTER N – WEST ELEVATION VIEW

SCALE: 1" = 20'



BUILDINGS MEMBER CENTER S – SOUTH ELEVATION VIEW

SCALE: 1" = 20'



BUILDINGS MEMBER CENTER S – WEST ELEVATION VIEW

SCALE: 1" = 20'

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CAMPUS POINT

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

BUILDING SECTIONS

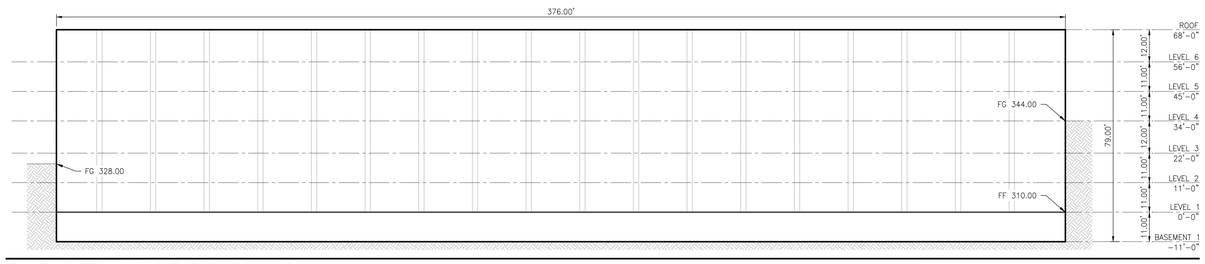


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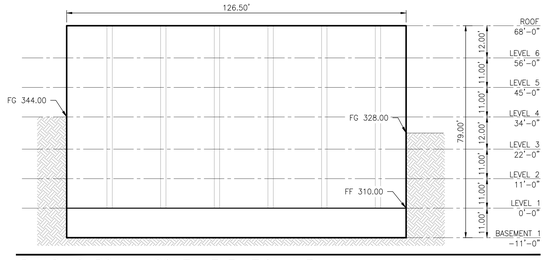
61 TOTAL SHEETS

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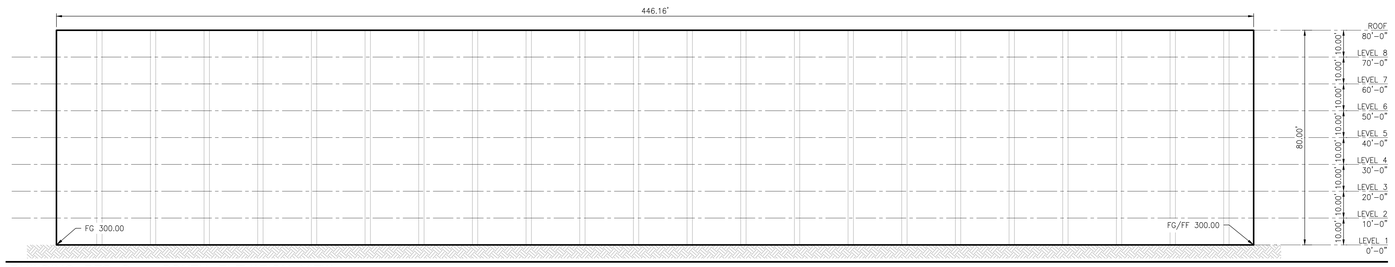
BUILDING PS4 – WEST ELEVATION VIEW

SCALE: 1" = 20'



BUILDING PS4 – SOUTH ELEVATION VIEW

SCALE: 1" = 20'



BUILDING RES 2 – SOUTH ELEVATION VIEW

SCALE: 1" = 20'



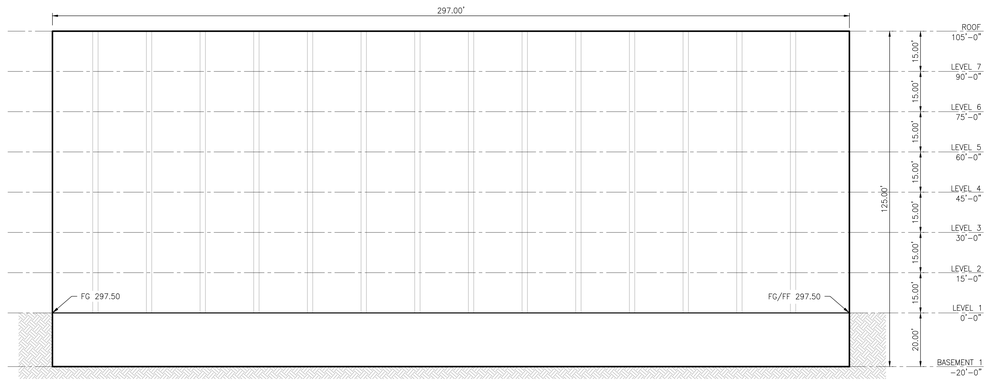
BUILDING RES 2 – SOUTH ELEVATION VIEW

SCALE: 1" = 20'



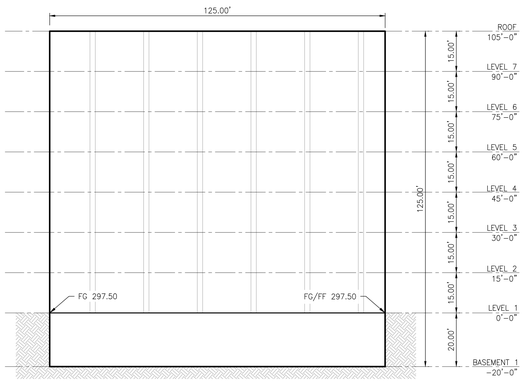
BUILDING RES 1 – SOUTH ELEVATION VIEW

SCALE: 1" = 20'



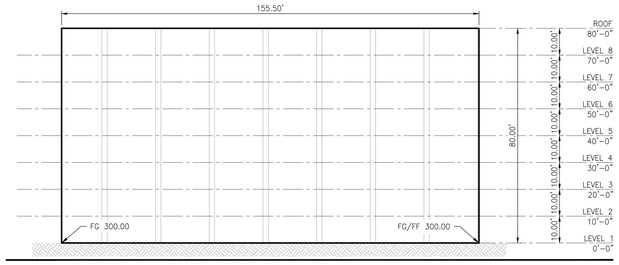
BUILDING CP10 – WEST ELEVATION VIEW

SCALE: 1" = 20'



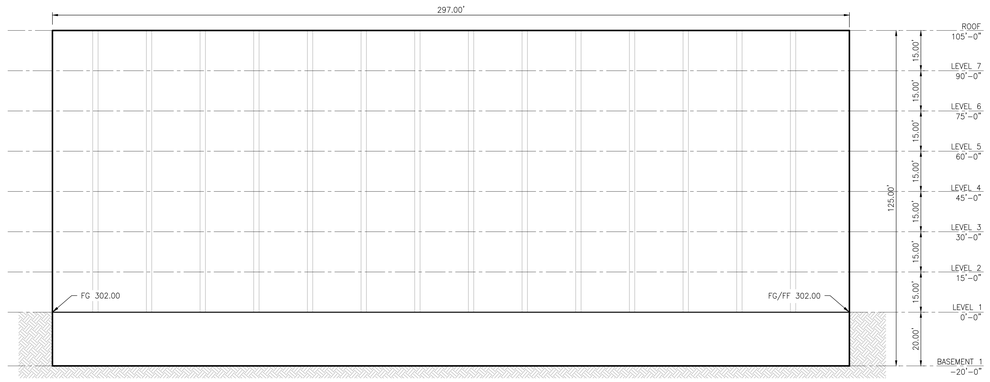
BUILDING CP10 – SOUTH ELEVATION VIEW

SCALE: 1" = 20'



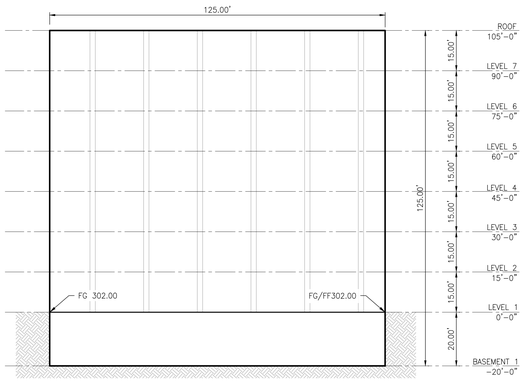
BUILDING RES 1 – SOUTH ELEVATION VIEW

SCALE: 1" = 20'



BUILDING CP11 – WEST ELEVATION VIEW

SCALE: 1" = 20'



BUILDING CP10 – SOUTH ELEVATION VIEW

SCALE: 1" = 20'

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CAMPUS POINT

Issue Date
11/21/2025

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	11/21/25	4TH SUBMITTAL

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

SHEET NAME

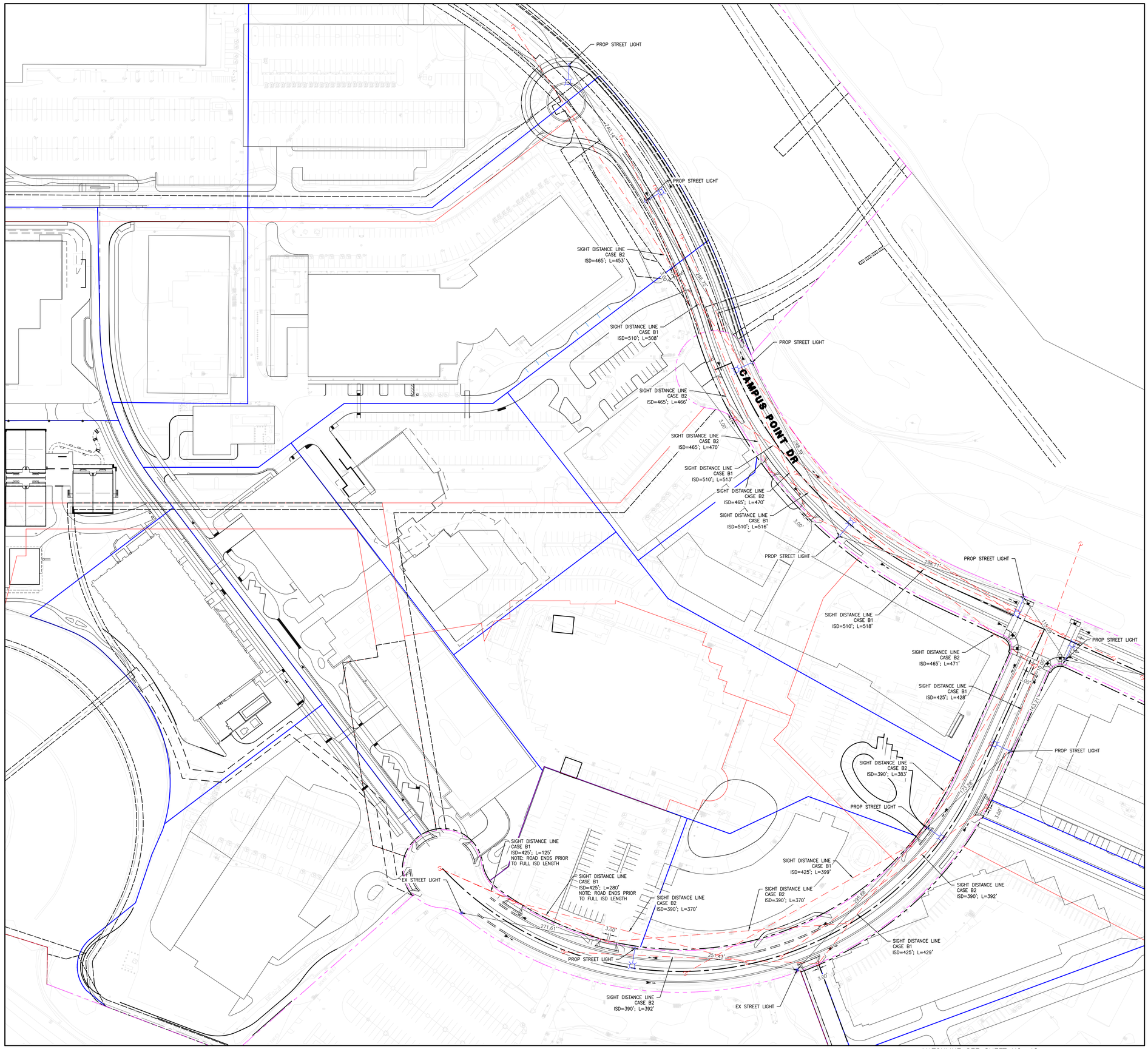
BUILDING SECTIONS

SHEET NUMBER

C046

61 TOTAL SHEETS

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SIGHT DISTANCE CALCULATIONS:

$1.47(v_{MAJOR})(t_g)$=ISD

CAMPUS POINT DRIVE
CASE B1: LEFT TURN FROM STOP
1.47(30mph)(11.5s)=507.15ft
DESIGN=510ft

CASE B2: RIGHT TURN FROM STOP
1.47(30mph)(10.5s)=463.05ft
DESIGN=465ft

CAMPUS POINT COURT
CASE B1: LEFT TURN FROM STOP
1.47(25mph)(11.5s)=422.63ft
DESIGN=425ft

CASE B2: RIGHT TURN FROM STOP
1.47(25mph)(10.5s)=385.88
DESIGN=390ft

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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. 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

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

SCALE 1"=50'	PROJECT ARCHITECT
PROJECT NUMBER	1114437
SHEET ISSUE DATE	11/21/2025

KEYPLAN

SHEET NAME
STREET LIGHTS AND SIGHT DISTANCE MAP

SHEET NUMBER
C047
61 TOTAL SHEETS

\\cp.rickeng.com\projects\C19500\19950_are_campuspoint\Civil\PlanSets\ENT\19950-ENT-C047-SLSD-01.dwg, 10/22/2026 1:51 PM

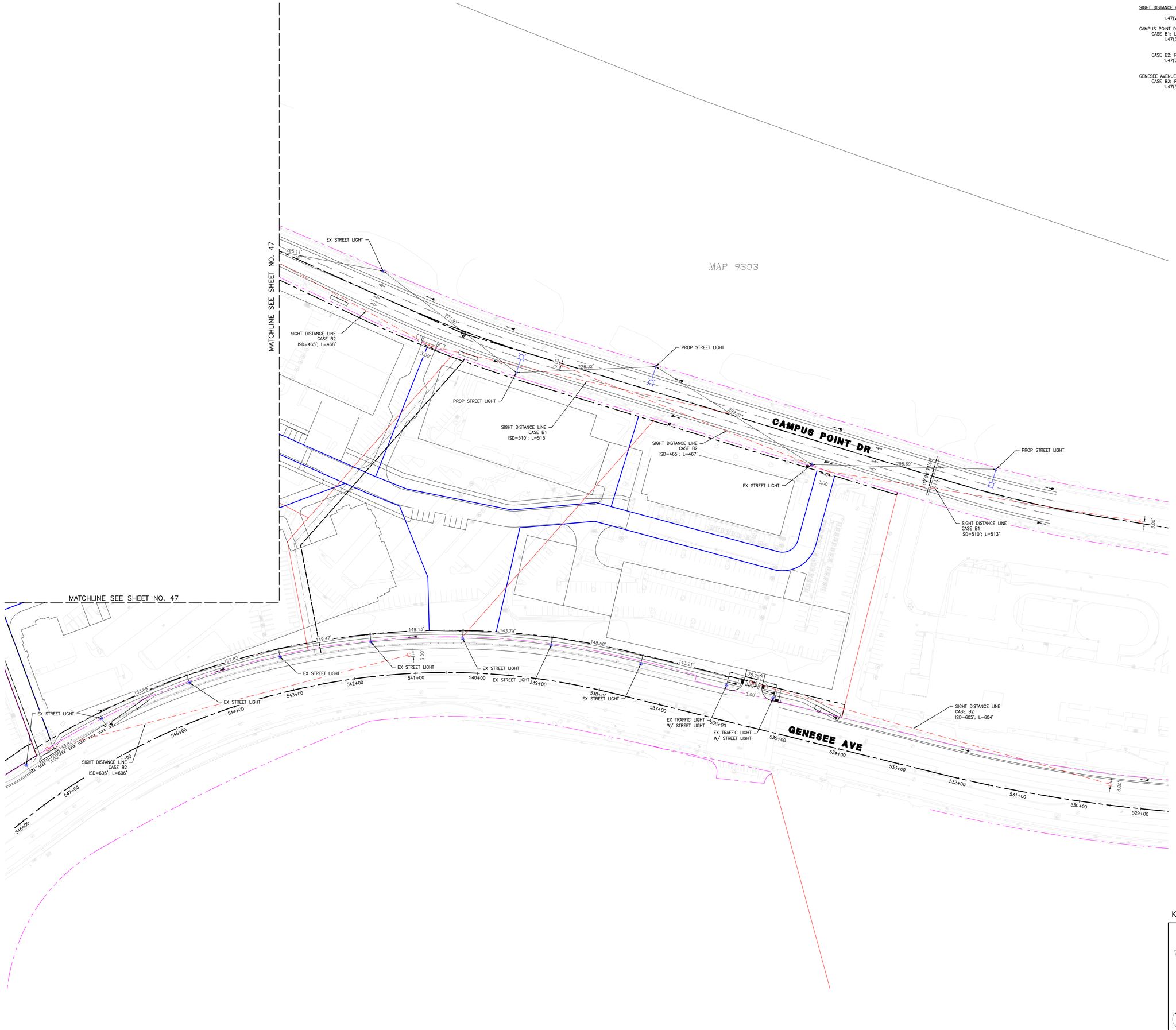
SIGHT DISTANCE CALCULATIONS:

$1.47(V_{MPH})(t_g)$=ISD

CAMPUS POINT DRIVE
CASE B1: LEFT TURN FROM STOP
1.47(30mph)(11.5s)=507.15ft
DESIGN=510ft

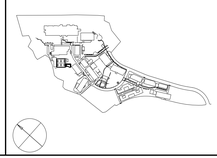
CASE B2: RIGHT TURN FROM STOP
1.47(30mph)(10.5s)=463.05ft
DESIGN=465ft

GENESEE AVENUE
CASE B2: RIGHT TURN FROM STOP
1.47(39mph)(10.5s)=601.97ft
DESIGN=605ft



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

KEYPLAN



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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

SCALE 1"=50' | PROJECT ARCHITECT

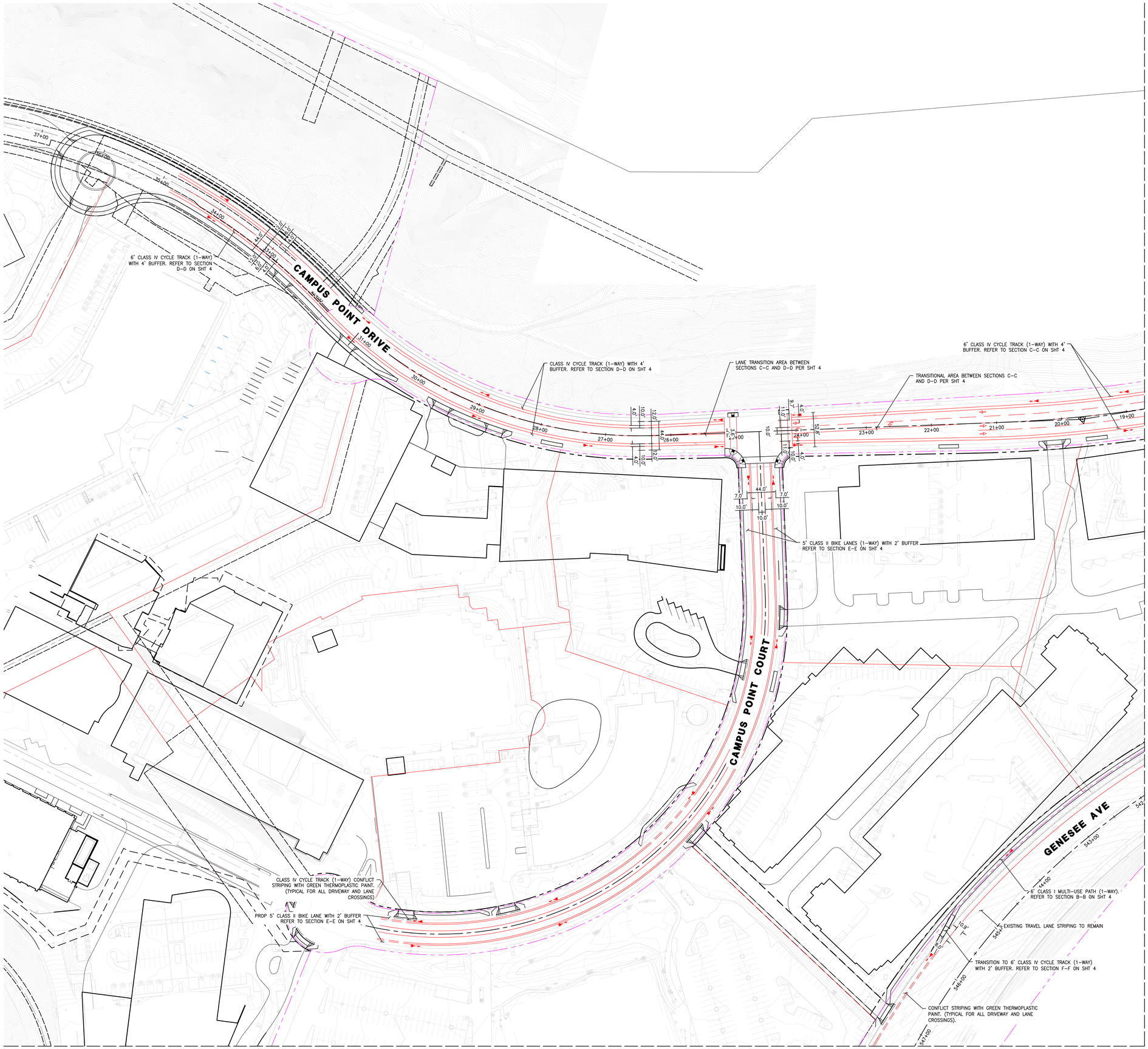
PROJECT NUMBER 1114437

SHEET ISSUE DATE 11/21/2025

SHEET NAME
STREET LIGHTS AND SIGHT DISTANCE MAP

SHEET NUMBER
C048
61 TOTAL SHEETS

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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

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

SCALE 1"=50'	PROJECT ARCHITECT
PROJECT NUMBER	1114437
SHEET ISSUE DATE	11/21/2025

KEYPLAN

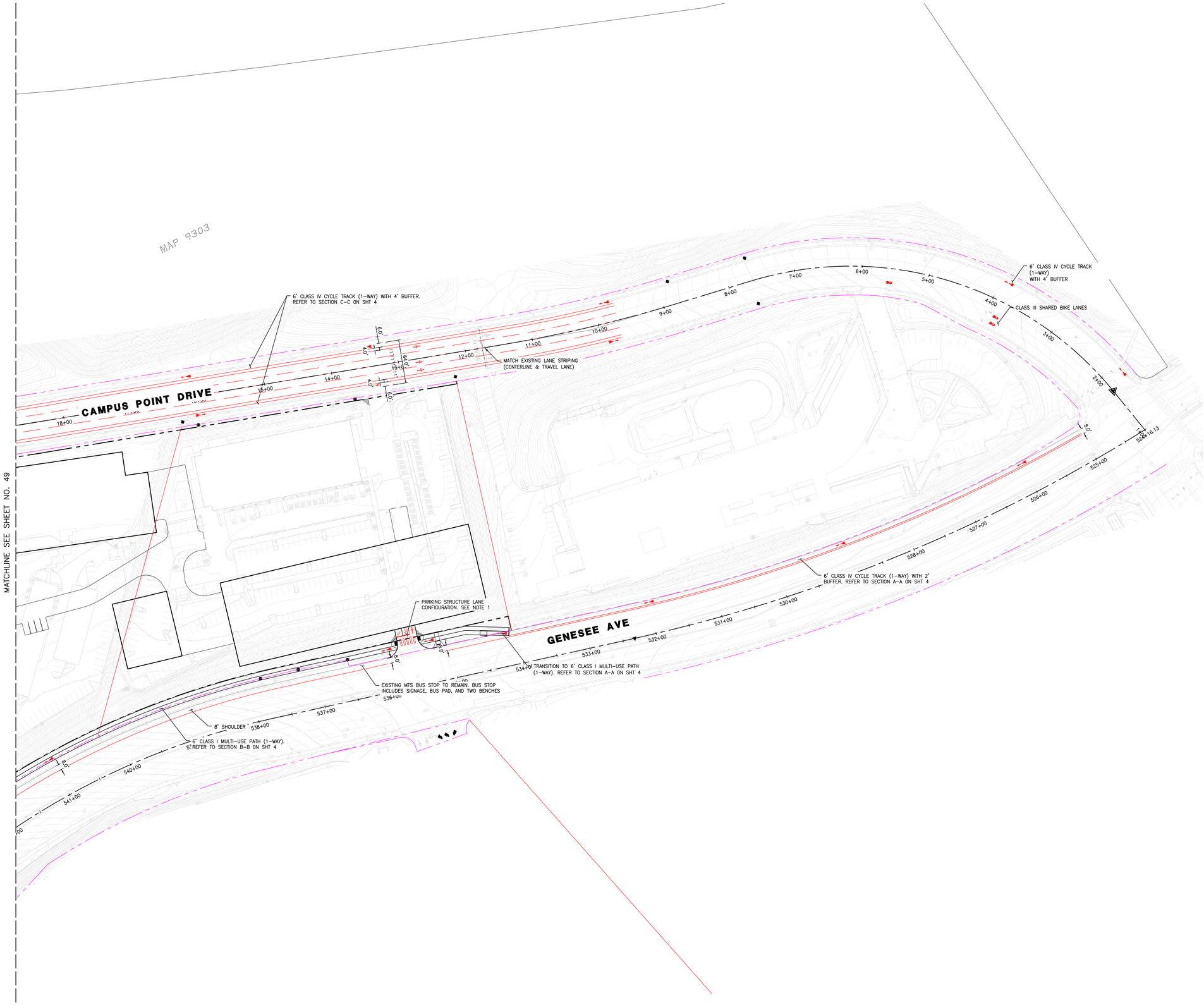
SHEET NAME
STRIPING PLAN

SHEET NUMBER
C049
61 TOTAL SHEETS

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NOTE:

1. THE WIDTH AND LANE CONFIGURATION OF THE PARKING STRUCTURE ACCESS POINT CANNOT BE FINALIZED UNTIL OPERATIONAL ANALYSIS IS COMPLETED.



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CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

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	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"=50'

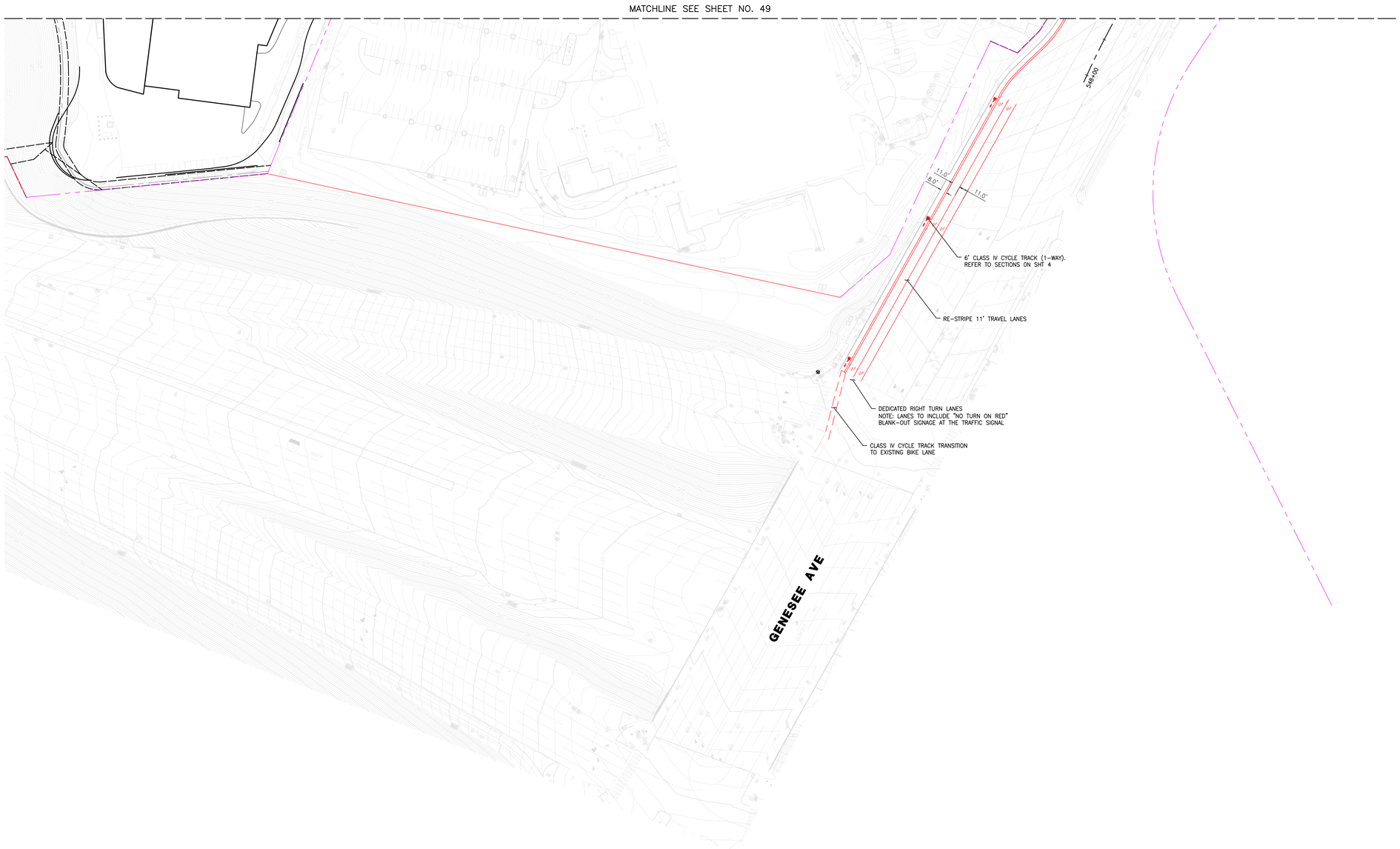
SCALE	1"=50'
PROJECT ARCHITECT	
PROJECT NUMBER	1114437
SHEET ISSUE DATE	11/21/2025

KEYPLAN

SHEET NAME
STRIPING PLAN

SHEET NUMBER
C050
61 TOTAL SHEETS

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STATE OF CALIFORNIA

CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

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

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

SCALE 1"=50'	PROJECT ARCHITECT
PROJECT NUMBER	1114437
SHEET ISSUE DATE	11/21/2025

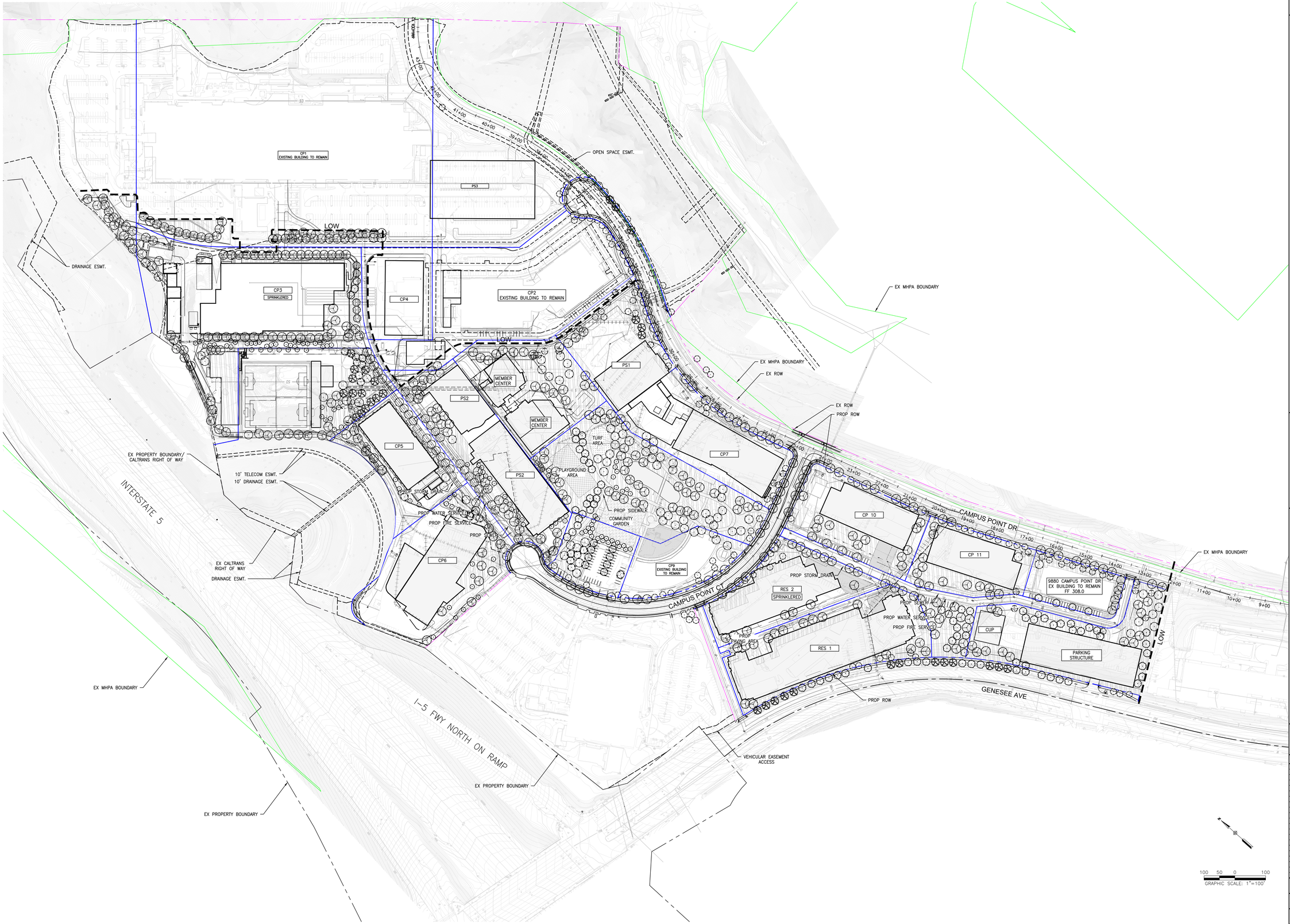
KEYPLAN



SHEET NAME
STRIPING PLAN

SHEET NUMBER
C051
61 TOTAL SHEETS

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NOTES:

1. TREE CLEARANCE: MINIMUM CLEARANCES BETWEEN PROPOSED STREET TREES AND UTILITIES/IMPROVEMENTS SHALL BE ESTABLISHED IN ACCORDANCE WITH TABLE 142-04E.
2. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
3. PER SDMC 143.1415, DEVELOPMENT SHALL HAVE A MINIMUM OF 820 TREES AND A MINIMUM OF ONE TREE PER PREMISES.

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10996 TORREYANA RD, SUITE 250,SAN DIEGO, CA 92121
CONTRACTOR:

CIVIL ENGINEER:
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(619) 291-0707
LANDSCAPE ARCHITECT:
RICK
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(619) 291-0707
STRUCTURAL ENGINEER:
MECHANICAL / PLUMBING ENGINEER:
ELECTRICAL ENGINEER:

LICENSED LANDSCAPE ARCHITECT
Matthew Travis Wirtz
Signature
11-20-25
Renewal Date
None
STATE OF CALIFORNIA

CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

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	09/06/24	1ST SUBMITTAL
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	06/27/25	3RD SUBMITTAL
	11/21/25	4TH SUBMITTAL

SCALE 1"=100'
PROJECT ARCHITECT
PROJECT NUMBER
SHEET ISSUE DATE 11/21/2025
SHEET NAME

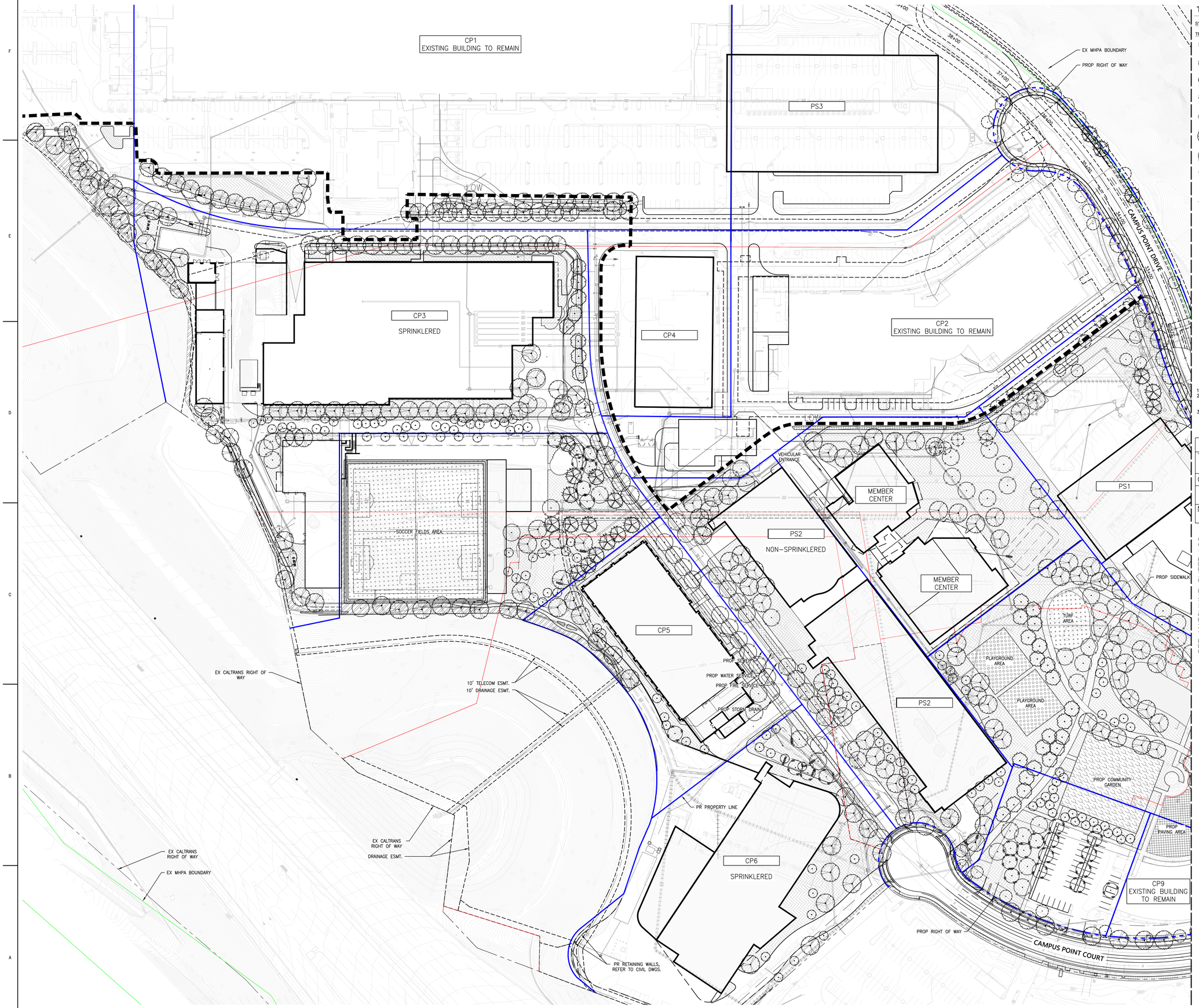
OVERALL LANDSCAPE SITE PLAN

SHEET NUMBER

L00

61 TOTAL SHEETS

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TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME
TREES			
	130	CERCIS OCCIDENTALIS	WESTERN REDBUD
	106	EX TREE TO PROTECT	VARIES
	32	EX TREE TO REMOVE	VARIES
	86	FRAXINUS DIPETALA	CALIFORNIA ASH
	33	PINUS TORREYANA	TORREY PINE
	396	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	117	QUERCUS AGRIFOLIA	COAST LIVE OAK
	25	QUERCUS ENGELMANNII	ENGELMANN OAK

PLANT SCHEDULE

- PLANTING AREA - CANYONS
- PLANTING AREA - COMMUNITY GARDEN
- PLANTING AREA - INTERIOR
- PLANTING AREA - PARKING
- PLANTING AREA - STREETSCAPE
- PLANTING AREA - TURF

NOTES:

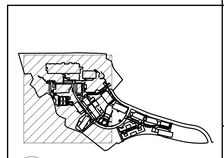
1. REFER TO SHEET L03 FOR ENTIRE PLANTING LEGEND
2. TREE CLEARANCE: MINIMUM CLEARANCES BETWEEN PROPOSED STREET TREES AND UTILITIES/IMPROVEMENTS SHALL BE ESTABLISHED IN ACCORDANCE WITH TABLE 142-04E.
3. NUMBER OF TREES PROVIDED FOR STREET TREE SHADING ARE PRELIMINARY AND MAY CHANGE IN CONSTRUCTION DRAWINGS DUE TO UNDERGROUND UTILITIES AND FIELD CONDITIONS

STREET TREE SHADING

THROUGHWAY AREA (SF)	32735
CANOPY AREA (SF)	16748
PERCENTAGE OF SHADED AREA	51.16%
NUMBER OF TREES PROVIDED	92

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

KEYPLAN



ALEXANDRIA.
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CONTRACTOR:

CIVIL ENGINEER:
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LANDSCAPE ARCHITECT:
RICK
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(619) 291-0707

STRUCTURAL ENGINEER:

MECHANICAL / PLUMBING ENGINEER:

ELECTRICAL ENGINEER:

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER TRAUTH
Signature
11-20-25
Renewal Date
Date
STATE OF CALIFORNIA

CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

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	09/06/24	1ST SUBMITTAL
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	06/27/25	3RD SUBMITTAL
	11/21/25	4TH SUBMITTAL

SCALE
1"=50'

PROJECT ARCHITECT

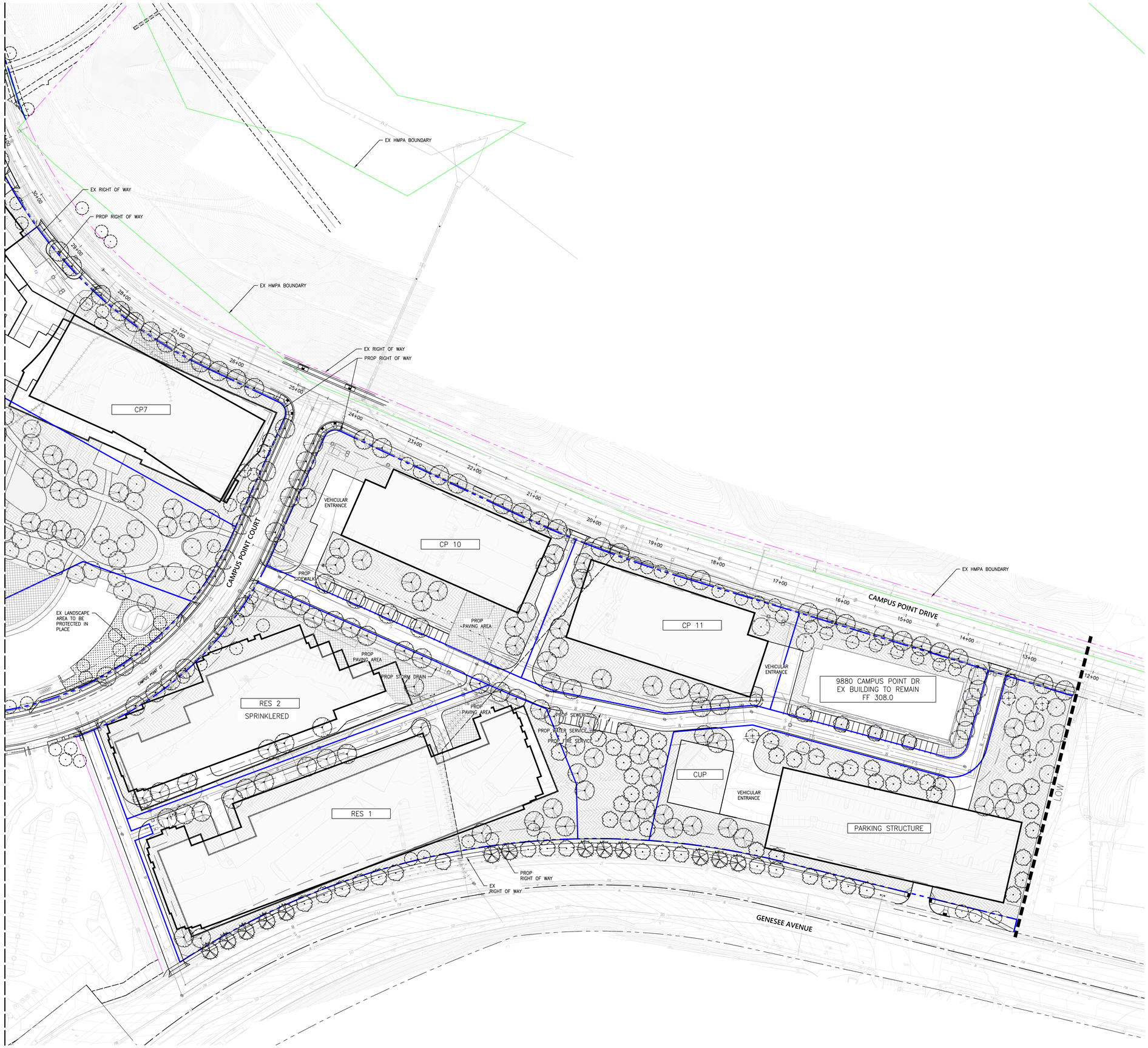
PROJECT NUMBER

SHEET ISSUE DATE 11/21/2025

SHEET NAME
LANDSCAPE PLAN 1

SHEET NUMBER
L01
61 TOTAL SHEETS

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TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME
TREES			
	130	CERCIS OCCIDENTALIS	WESTERN REDBUD
	106	EX TREE TO PROTECT	VARIES
	32	EX TREE TO REMOVE	VARIES
	86	FRAXINUS DIPETALA	CALIFORNIA ASH
	33	PINUS TORREYANA	TORREY PINE
	396	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	117	QUERCUS AGRIFOLIA	COAST LIVE OAK
	25	QUERCUS ENGELMANNII	ENGELMANN OAK

PLANT SCHEDULE

- PLANTING AREA - CANYONS
- PLANTING AREA - COMMUNITY GARDEN
- PLANTING AREA - INTERIOR
- PLANTING AREA - PARKING
- PLANTING AREA - STREETSCAPE
- PLANTING AREA - TURF

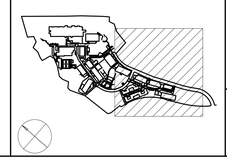
NOTES:

1. REFER TO SHEET L03 FOR ENTIRE PLANTING LEGEND
2. TREE CLEARANCE: MINIMUM CLEARANCES BETWEEN PROPOSED STREET TREES AND UTILITIES/IMPROVEMENTS SHALL BE ESTABLISHED IN ACCORDANCE WITH TABLE 142-04E.
3. NUMBER OF TREES PROVIDED FOR STREET TREE SHADING ARE PRELIMINARY AND MAY CHANGE IN CONSTRUCTION DRAWINGS DUE TO UNDERGROUND UTILITIES AND FIELD CONDITIONS

STREET TREE SHADING	
THROUGHWAY AREA (SF)	32735
CANOPY AREA (SF)	16748
PERCENTAGE OF SHADED AREA	51.16%
NUMBER OF TREES PROVIDED	92

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

KEYPLAN



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LANDSCAPE ARCHITECT:
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STRUCTURAL ENGINEER:

MECHANICAL / PLUMBING ENGINEER:

ELECTRICAL ENGINEER:

LICENSED LANDSCAPE ARCHITECT
Matthew Travis
Signature
11-20-25
Renewal Date
None
STATE OF CALIFORNIA

CAMPUS POINT

Issue Date
11/21/2025

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

SCALE 1"=50'
PROJECT ARCHITECT

PROJECT NUMBER

SHEET ISSUE DATE 11/21/2025

SHEET NAME
LANDSCAPE PLAN 2

SHEET NUMBER
L02

61 TOTAL SHEETS

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TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY
TREES					
	130	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	15'
	106	EX TREE TO PROTECT	VARIES	---	20'
	32	EX TREE TO REMOVE	VARIES	---	20'
	86	FRAXINUS DIPETALA	CALIFORNIA ASH	36" BOX	25'
	33	PINUS TORREYANA	TORREY PINE	36" BOX	30'
	396	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	48" BOX	30'
	117	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	30'
	25	QUERCUS ENGELMANNII	ENGELMANN OAK	36" BOX	25'

LANDSCAPE NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

2. PLANTING, PER SECTION 800 OF THE WHITEBOOK STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

3. PROTECT IN PLACE EXISTING TREES AND RESIDENTIAL LANDSCAPES ADJACENT TO WORK AREAS. IF DAMAGED, REPLACE IN KIND. SEE CIVIL PLANS FOR ALL EXISTING TREES AND PALMS TO BE REMOVED OR TO BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED BY THE CONTRACTOR.

4. SEE CIVIL PLANS FOR ALL UTILITY, CONSTRUCTION ACCESS AND SURFACE IMPROVEMENTS.

5. SEE CIVIL PLANS FOR ALL VERTICAL AND HORIZONTAL CONTROL.

6. PROTECT IN PLACE SURVEY MONUMENTS PER CIVIL DWGS.

7. EXISTING TREES TO REMAIN ON SITE WITHIN 10-FT OF THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
   - A. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
   - B. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
   - C. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
   - D. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

8. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC §142.0403(B)(5)

9. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL." PLEASE CLEARLY IDENTIFY THE INSTALLATION OF ROOT BARRIERS IN THE LOCATIONS SUBJECT TO THESE CONDITIONS PER 142.0403(B).

10.IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC §142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED." ALSO, INDICATE THE TYPE(S) OF IRRIGATION SYSTEM(S) PROPOSED, I.E. SPRAY, DRIP, ETC.

11.MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC §142.0411.

12.MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LLC OF THE CORRESPONDING PROPERTY. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY ARE-SD REGION NO. 28, LLC. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

13. ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED.

14. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE §142.0403(B)(10).

MINIMUM TREE/LARGE SHRUB SEPARATION DISTANCE

PER SECTION 142.0409. TABLE 142-04E OF THE LANDSCAPE REGULATIONS:

IMPROVEMENT	MIN. DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN)	20'
UNDERGROUND UTILITY LINES	5' (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES	10'
DRIVEWAYS (ENTRIES)	10'
10' (5' ON RESIDENTIAL STREETS RATED AT 25 MPH OR LOWER)	
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25'

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	% QUANTITY
PLANTING AREA - CANYONS					
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN VINE HILL MANZANITA	5 GAL.	96" o.c.	8%
	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1 GAL.	46" o.c.	8%
	BAHIOPSIS LACINIATA	SAN DIEGO COUNTY SUNFLOWER	1 GAL.	36" o.c.	8%
	CERCOCARPUS BETULOIDES	MOUNTAIN MAHOGANY	5 GAL.	96" o.c.	8%
	DUDLEYA EDULIS	FINGERTIPS	1 GAL.	12" o.c.	8%
	ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	1 GAL.	36" o.c.	8%
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	12" o.c.	8%
	HESPEROYUCCA WHIPPLEI	CHAPARRAL YUCCA	5 GAL.	36" o.c.	8%
	MALOSMA LAURINA	LAUREL SUMAC	5 GAL.	96" o.c.	8%
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	48" o.c.	8%
	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL.	96" o.c.	8%
	SALVIA APIANA	WHITE SAGE	1 GAL.	48" o.c.	8%
	SALVIA MELLIFERA	BLACK SAGE	1 GAL.	48" o.c.	8%
PLANTING AREA - COMMUNITY GARDEN					
	LACTUCA SATIVA 'BUTTERCRUNCH'	BUTTERCRUNCH LETTUCE	---		
PLANTING AREA - INTERIOR					
	ABUTILON PALMERI	INDIAN MALLOW	5 GAL.	36" o.c.	6%
	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	1 GAL.	24" o.c.	6%
	ASCLEPIAS FASCICULARIS	NARROWLEAF MILKWEED	1 GAL.	36" o.c.	6%
	BERBERIS AQUIFOLIUM REPENS	CREEPING OREGON GRAPE	5 GAL.	36" o.c.	6%
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	1 GAL.	36" o.c.	6%
	EPILOBIUM CANUM LATIFOLIUM 'EVERETT'S CHOICE'	EVERETT'S CALIFORNIA FUCHSIA	1 GAL.	36" o.c.	6%
	HETEROMELES ARBUTIFOLIA 'DAVIS GOLD'	DAVIS GOLD TOYON	5 GAL.	96" o.c.	6%
	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL.	24" o.c.	6%
	LEONOTIS LEONURUS	LION'S TAIL	5 GAL.	36" o.c.	6%
	LEPECHINIA FRAGRANS	ISLAND PITCHERSAGE	5 GAL.	48" o.c.	6%
	MONARDELLA VILLOSA 'RUSSIAN RIVER'	RUSSIAN RIVER COYOTE MINT	1 GAL.	36" o.c.	6%
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL.	36" o.c.	6%
	RHAMNUS CALIFORNICA 'EVE CASE'	EVE CASE COFFEEBERRY	5 GAL.	96" o.c.	6%
	SALVIA CLEVELANDII 'POZO BLUE'	POZO BLUE CLEVELAND SAGE	1 GAL.	48" o.c.	6%
	SALVIA LEUCOPHYLLA 'POINT SAL'	POINT SAL PURPLE SAGE	1 GAL.	48" o.c.	6%
	SALVIA X 'POZO BLUE'	POZO BLUE SAGE	1 GAL.	48" o.c.	6%
	VERBENA LASIOSTACHYS	WESTERN VERVAIN	1 GAL.	36" o.c.	6%
	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL.	36" o.c.	6%
PLANTING AREA - PARKING					
	ACALYPHA CALIFORNICA	CALIFORNIA COPPERLEAF	1 GAL.	48" o.c.	8%
	ARTEMISIA CALIFORNICA 'CANYON GREY'	CANYON GREY CALIFORNIA SAGEBRUSH	1 GAL.	36" o.c.	8%
	ASTER CHILENSIS 'POINT ST. GEORGE'	POINT ST. GEORGE PACIFIC ASTER	1 GAL.	36" o.c.	8%
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	1 GAL.	24" o.c.	8%
	GRINDELIA STRICTA	COASTAL GUM PLANT	1 GAL.	36" o.c.	8%
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	96" o.c.	8%
	HETEROMELES ARBUTIFOLIA 'DAVIS GOLD'	DAVIS GOLD TOYON	5 GAL.	96" o.c.	8%
	IVA HAYESIANA	SAN DIEGO POVERTY WEED	1 GAL.	48" o.c.	8%
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	1 GAL.	48" o.c.	8%
	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	5 GAL.	48" o.c.	8%
	RHAMNUS CALIFORNICA 'EVE CASE'	EVE CASE COFFEEBERRY	5 GAL.	48" o.c.	8%
	RHUS LAURINA	LAUREL SUMAC	5 GAL.	96" o.c.	8%
	SALVIA MELLIFERA	BLACK SAGE	1 GAL.	48" o.c.	8%
PLANTING AREA - STREETSCAPE					
	AGAVE X 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL.	36" o.c.	9%
	ALOE STRIATA	CORAL ALOE	1 GAL.	36" o.c.	9%
	ARCTOSTAPHYLOS X 'PACIFIC MIST'	PACIFIC MIST MANZANITA	5 GAL.	48" o.c.	9%
	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1 GAL.	48" o.c.	9%
	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	48" o.c.	9%
	CEANOTHUS X 'JOYCE COULTER'	JOYCE COULTER WILD LILAC	5 GAL.	96" o.c.	9%
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL.	36" o.c.	9%
	GALVEZIA SPECIOSA 'BOCA ROSA'	BOCA ROSA ISLAND SNAPDRAGON	1 GAL.	36" o.c.	9%
	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE™ MAT RUSH	5 GAL.	36" o.c.	9%
	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL.	48" o.c.	9%
	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	5 GAL.	96" o.c.	9%
	SALVIA CLEVELANDII	CLEVELAND SAGE	1 GAL.	48" o.c.	9%
PLANTING AREA - TURF					
	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	---		

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MECHANICAL / PLUMBING ENGINEER:

ELECTRICAL ENGINEER:

LICENSED LANDSCAPE ARCHITECT
Matthew Travis
Signature
11-30-25
Renewal Date
None
STATE OF CALIFORNIA

CAMPUS POINT

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

SCALE | PROJECT ARCHITECT

PROJECT NUMBER

SHEET ISSUE DATE 11/21/2025

SHEET NAME
LANDSCAPE PLAN LEGEND

SHEET NUMBER
L03
61 TOTAL SHEETS

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San Diego Municipal Code
§142.0412 - Brush Management

Table 142-04H

	Standard Width	Provided Width
Zone One	35-feet	
Zone Two	65-feet	



(f) The Zone Two width may be decreased by 1½ feet for each 1 foot of increase in Zone One width.

(g) Zone One Requirements

(1) The required Zone One width shall be provided between native or naturalized vegetation and any *structure* and shall be measured from the exterior of the *structure* to the vegetation.

(2) Zone One shall contain no habitable *structures*, *structures* that are directly attached to habitable *structures*, or other combustible construction that provides a means for transmitting fire to the habitable *structures*. *Structures* such as *fences*, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated or heavy timber construction.

(3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.

(4) Trees within Zone One shall be located away from *structures* to a minimum distance of 10 feet as measured from the *structures* to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.

(5) Permanent irrigation is required for all planting areas within Zone One except as follows:

(A) When planting areas contain only species that do not grow taller than 24 inches in height, or

(B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.

(6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.

(7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

(h) Zone Two Requirements

(1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable *structure*, to the edge of undisturbed vegetation.

(2) No *structures* shall be constructed in Zone Two.

(3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.

(4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.

(5) The following standards shall be used where Zone Two is in an area previously *graded* as part of legal *development* activity and is proposed to be planted with new plant material instead of *clearing* existing native or naturalized vegetation:

(A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing *sensitive biological resources*.

(B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable *structures* and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.

(C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

San Diego Landscape Standards
Section III - Brush Management

3-1 BRUSH MANAGEMENT – DESCRIPTION

Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

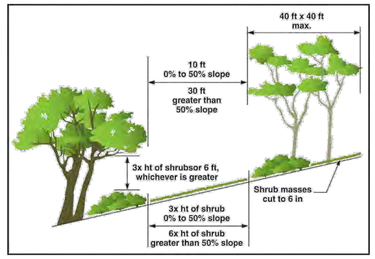
3.2-1 Basic requirements – All Zones

3.2-1.01 For zone two, plants shall not be cut below six inches.

3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.

3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (**Figure 3-1**). Dead and excessively twiggy growth shall also be removed.

Figure 3-1
Pruning Trees to Provide Clearance for Brush Management



3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (**Figure 3-1**).

3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).

3.2-2 Zone 1 Requirements - All Structures

3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see **Appendix "B"**).

3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.

3.2-2.03 Maintain all plantings in a succulent condition.

3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3.2-3 Zone 2 Requirements – All Structures

3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

Brush Management Maintenance Notes

1. General Maintenance ~ Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.

2. Brush Management Zone 1 ~ This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.

3. Brush Management Zone 2 ~ Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.

4. Long-term Maintenance Responsibility ~ All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of ___Owner___ [please Specify, e.g. Owner, H.O.A.]. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.

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ELECTRICAL ENGINEER:

LICENSED LANDSCAPE ARCHITECT
Matthew Travis 5627
Signature
11-30-25
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date
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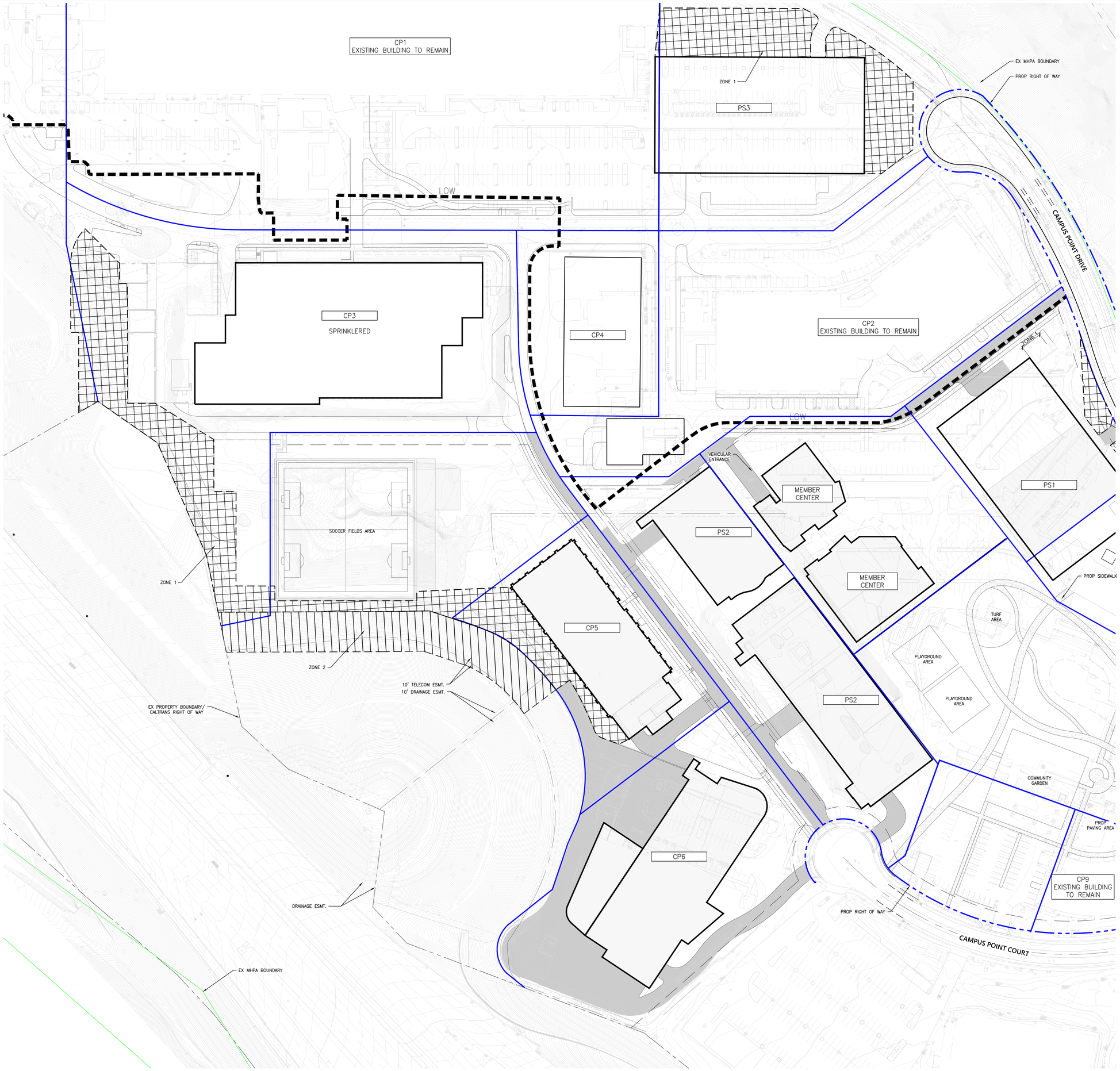
BRUSH MANAGEMENT NOTES

SHEET NUMBER

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61 TOTAL SHEETS

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SEE MATCHLINE SHEET L06

BRUSH MANAGEMENT ZONE LEGEND

SYMBOL	LEGEND
	ZONE 1 - VARIES 10' MINIMUM ALTERNATIVE COMPLIANCE (STD. 35')
	ZONE 2 - VARIES (STD. 65')

BRUSH MANAGEMENT BASIS OF DESIGN:

THE BRUSH MANAGEMENT PROGRAM SHALL BE BASED ON A STANDARD ZONE ONE OF 35 FEET IN WIDTH WITH ZONE TWO OF 65 FEET IN WIDTH, EXTENDING OUT FROM THE STRUCTURE TOWARDS THE NATIVE/NATURALIZED VEGETATION, CONSISTENT WITH THE BRUSH MANAGEMENT REGULATIONS OF THE LAND DEVELOPMENT CODE SECTION I42.0412.

BRUSH MANAGEMENT DESCRIPTION:
FIRE SAFETY IN THE LANDSCAPE IS ACHIEVED BY REDUCING THE READILY FLAMMABLE FUEL ADJACENT TO STRUCTURES. THIS CAN BE ACCOMPLISHED BY PRUNING AND THINNING OF NATIVE AND NATURALIZED VEGETATION, REVEGETATION WITH LOW FUEL VOLUME PLANTINGS OR A COMBINATION OF THE TWO. IMPLEMENTING BRUSH MANAGEMENT IN AN ENVIRONMENTALLY APPROPRIATE MANNER REQUIRES A REDUCTION IN THE AMOUNT AND CONTINUITY OF HIGHLY FLAMMABLE FUEL WHILE MAINTAINING PLANT COVERAGE FOR SOIL PROTECTION. SUCH A TRANSITION WILL MINIMIZE THE VISUAL, BIOLOGICAL, AND EROSION IMPACTS WHILE REDUCING THE RISK OF WILDLAND FIRES.

*DUE TO SITE CONSTRAINTS RELATED TO THE STEEP TOPOGRAPHY OF THE NATURAL CANYON ALONG THE WEST PORTION OF THIS PROPERTY, BRUSH MANAGEMENT OPERATIONS WITHIN ZONE 2 WILL BE LIMITED TO THOSE AREAS THAT ARE EASILY AND SAFELY ACCESSIBLE. PRIMARILY SOUTH AND WEST OF BUILDING CP5, CP6, AND CP7. MUCH OF THE EXISTING CANYON CONSISTS OF SHEER SANDSTONE CLIFFS, WITH SCATTERED COASTAL SAGE SCRUB AND NATURALIZED VEGETATION OCCURRING IN ISOLATED AREAS. THE IMPLEMENTATION OF A BRUSH MANAGEMENT PROGRAM WITHIN THESE AREAS WILL NEED TO BE SENSITIVE TO THE NATIVE PLANT COMMUNITIES WHILE ALSO BEING COGNIZANT OF THE HAZARDOUS TERRAIN. IT IS NOT THE INTENT OF THIS BRUSH MANAGEMENT PLAN TO PLACE ANY MAINTENANCE PERSONNEL INTO DANGEROUS OR PRECARIOUS CIRCUMSTANCES IN ORDER TO CARRY OUT THE REQUIREMENTS LISTED THEREIN.

BRUSH MANAGEMENT NOTES:

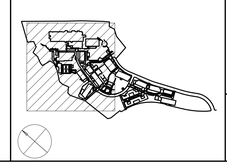
1. ALL LANDSCAPING / BRUSH MANAGEMENT WITHIN THE BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE OWNER. THE BRUSH MANAGEMENT ZONE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.
2. OFFSITE BRUSH MANAGEMENT SHALL BE THE RESPONSIBILITY OF ADJACENT PROPERTY OWNERS. FOR FUEL-LOAD MAINTENANCE ISSUES, CONTACT THE FIRE-RESCUE DEPARTMENT'S FIRE HAZARD ADVISOR – BRUSH/WEED COMPLAINT LINE AT: (619) 533-4444.
3. PERMANENT IRRIGATION WILL BE PROVIDED OR ALL PLANTING AREAS WITHIN ZONE ONE.
4. STRUCTURES IN ZONE ONE SHALL BE OF NONCOMBUSTIBLE, ONE-HOUR FIRE-RATED OR TYPE IV HEAVY TIMBER CONSTRUCTION AS DEFINED IN THE CALIFORNIA BUILDING CODE.

ALTERNATIVE COMPLIANCE NOTES SDMC SECTION 142.0412 (I):

(I) AN APPLICANT MAY REQUEST APPROVAL OF ALTERNATIVE COMPLIANCE FOR BRUSH MANAGEMENT IN ACCORDANCE WITH PROCESS ONE IF ALL OF THE FOLLOWING CONDITIONS EXIST:
(1) THE PROPOSED ALTERNATIVE COMPLIANCE PROVIDES SUFFICIENT DEFENSIBLE
SPACE BETWEEN ALL STRUCTURES ON THE PREMISES AND CONTIGUOUS AREAS OF
NATIVE OR NATURALIZED VEGETATION AS DEMONSTRATED TO THE SATISFACTION OF
THE FIRE CHIEF BASED ON DOCUMENTATION THAT ADDRESSES THE TOPOGRAPHY
OF THE SITE, EXISTING AND POTENTIAL FUEL LOAD, AND OTHER CHARACTERISTICS
RELATED TO FIRE PROTECTION AND THE CONTEXT OF THE PROPOSED DEVELOPMENT.
(2) THE PROPOSED ALTERNATIVE COMPLIANCE MINIMIZES IMPACTS TO UNDISTURBED NATIVE OR NATURALIZED VEGETATION WHERE POSSIBLE
WHILE STILL MEETING THE PURPOSE AND INTENT OF SECTION 142.0412 TO REDUCE FIRE
HAZARDS AROUND STRUCTURES AND PROVIDE AN EFFECTIVE FIRE BREAK.
CH. ART. DIV.14 2 4 32 SAN DIEGO MUNICIPAL CODE CHAPTER 14: GENERAL REGULATIONS(2-2020)
(3) THE PROPOSED ALTERNATIVE COMPLIANCE IS NOT DETRIMENTAL TO THE PUBLIC
HEALTH, SAFETY, AND WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA

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

KEYPLAN



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CAMPUS POINT

Issue Date
11/21/2025

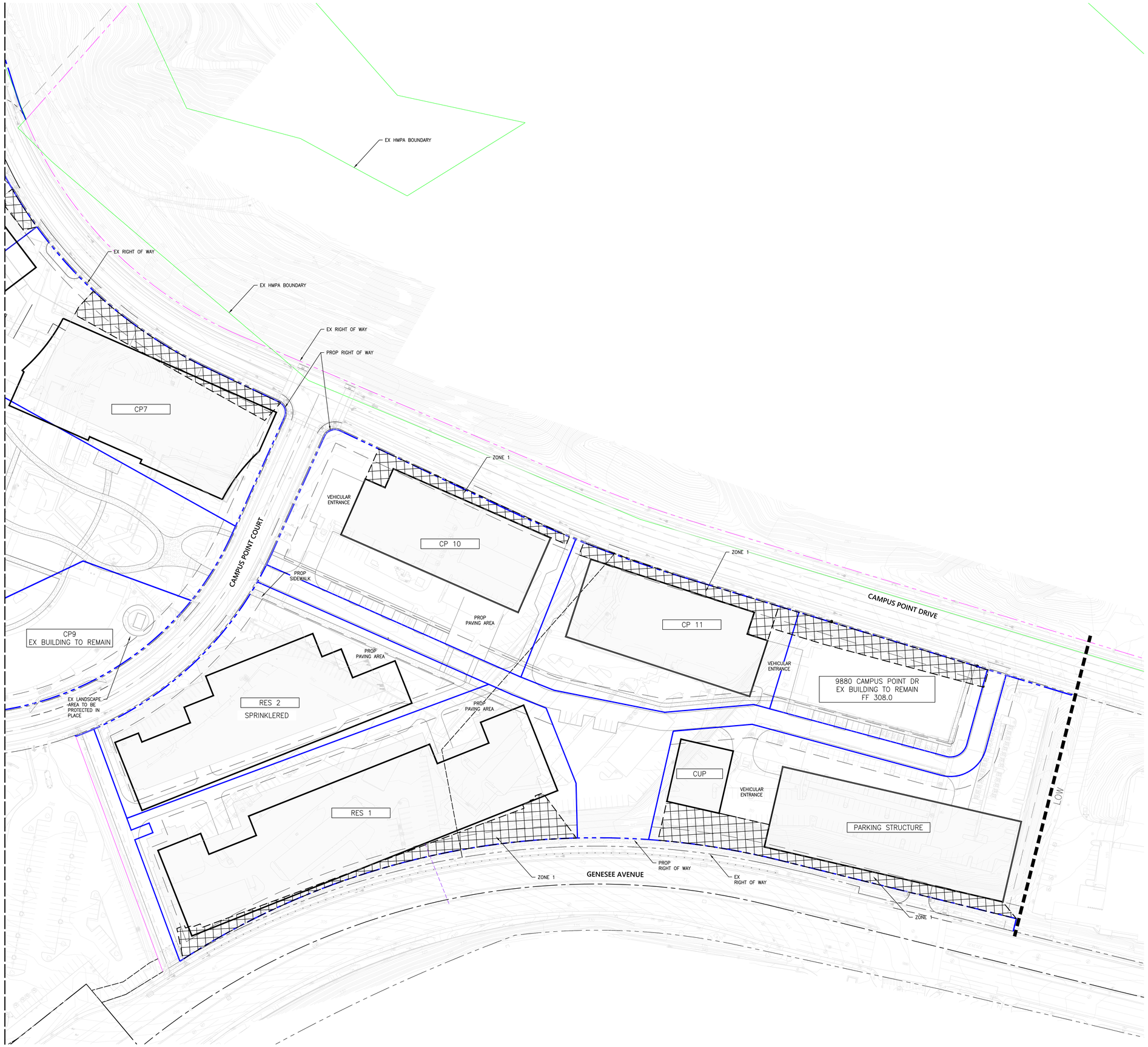
REVISIONS

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

SCALE 1"=50'	PROJECT ARCHITECT
PROJECT NUMBER	
SHEET ISSUE DATE	11/21/2025
SHEET NAME	BRUSH MANAGEMENT PLAN 1
SHEET NUMBER	L05

61 TOTAL SHEETS

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BRUSH MANAGEMENT ZONE LEGEND

SYMBOL	LEGEND
	ZONE 1 - VARIES 10' MINIMUM ALTERNATIVE COMPLIANCE (STD. 35')
	ZONE 2 - VARIES (STD. 65')

BRUSH MANAGEMENT BASIS OF DESIGN:

THE BRUSH MANAGEMENT PROGRAM SHALL BE BASED ON A STANDARD ZONE ONE OF 35 FEET IN WIDTH WITH ZONE TWO OF 65 FEET IN WIDTH, EXTENDING OUT FROM THE STRUCTURE TOWARDS THE NATIVE/NATURALIZED VEGETATION, CONSISTENT WITH THE BRUSH MANAGEMENT REGULATIONS OF THE LAND DEVELOPMENT CODE SECTION 142.0412.

BRUSH MANAGEMENT DESCRIPTION:
FIRE SAFETY IN THE LANDSCAPE IS ACHIEVED BY REDUCING THE READILY FLAMMABLE FUEL ADJACENT TO STRUCTURES. THIS CAN BE ACCOMPLISHED BY PRUNING AND THINNING OF NATIVE AND NATURALIZED VEGETATION, REVEGETATION WITH LOW FUEL VOLUME PLANTINGS OR A COMBINATION OF THE TWO. IMPLEMENTING BRUSH MANAGEMENT IN AN ENVIRONMENTALLY APPROPRIATE MANNER REQUIRES A REDUCTION IN THE AMOUNT AND CONTINUITY OF HIGHLY FLAMMABLE FUEL WHILE MAINTAINING PLANT COVERAGE FOR SOIL PROTECTION. SUCH A TRANSITION WILL MINIMIZE THE VISUAL, BIOLOGICAL, AND EROSION IMPACTS WHILE REDUCING THE RISK OF WILDLAND FIRES.

*DUE TO SITE CONSTRAINTS RELATED TO THE STEEP TOPOGRAPHY OF THE NATURAL CANYON ALONG THE WEST PORTION OF THIS PROPERTY, BRUSH MANAGEMENT OPERATIONS WITHIN ZONE 2 WILL BE LIMITED TO THOSE AREAS THAT ARE EASILY AND SAFELY ACCESSIBLE. PRIMARILY SOUTH AND WEST OF BUILDING CP5, CP6, AND CP7. MUCH OF THE EXISTING CANYON CONSISTS OF SHEER SANDSTONE CLIFFS, WITH SCATTERED COASTAL SAGE SCRUB AND NATURALIZED VEGETATION OCCURRING IN ISOLATED AREAS. THE IMPLEMENTATION OF A BRUSH MANAGEMENT PROGRAM WITHIN THESE AREAS WILL NEED TO BE SENSITIVE TO THE NATIVE PLANT COMMUNITIES WHILE ALSO BEING COGNIZANT OF THE HAZARDOUS TERRAIN. IT IS NOT THE INTENT OF THIS BRUSH MANAGEMENT PLAN TO PLACE ANY MAINTENANCE PERSONNEL INTO DANGEROUS OR PRECARIOUS CIRCUMSTANCES IN ORDER TO CARRY OUT THE REQUIREMENTS LISTED THEREIN.

BRUSH MANAGEMENT NOTES:

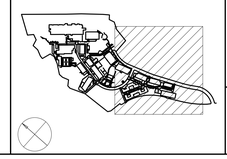
1. ALL LANDSCAPING / BRUSH MANAGEMENT WITHIN THE BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE OWNER. THE BRUSH MANAGEMENT ZONE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.
2. OFFSITE BRUSH MANAGEMENT SHALL BE THE RESPONSIBILITY OF ADJACENT PROPERTY OWNERS. FOR FUEL-LOAD MAINTENANCE ISSUES, CONTACT THE FIRE-RESCUE DEPARTMENT'S FIRE HAZARD ADVISOR – BRUSH/WEED COMPLAINT LINE AT: (619) 533-4444.
3. PERMANENT IRRIGATION WILL BE PROVIDED OR ALL PLANTING AREAS WITHIN ZONE ONE.
4. STRUCTURES IN ZONE ONE SHALL BE OF NONCOMBUSTIBLE, ONE-HOUR FIRE-RATED OR TYPE IV HEAVY TIMBER CONSTRUCTION AS DEFINED IN THE CALIFORNIA BUILDING CODE.

ALTERNATIVE COMPLIANCE NOTES SDMC SECTION 142.0412 (I):

(I) AN APPLICANT MAY REQUEST APPROVAL OF ALTERNATIVE COMPLIANCE FOR BRUSH MANAGEMENT IN ACCORDANCE WITH PROCESS ONE IF ALL OF THE FOLLOWING CONDITIONS EXIST:
(1) THE PROPOSED ALTERNATIVE COMPLIANCE PROVIDES SUFFICIENT DEFENSIBLE
SPACE BETWEEN ALL STRUCTURES ON THE PREMISES AND CONTIGUOUS AREAS OF
NATIVE OR NATURALIZED VEGETATION AS DEMONSTRATED TO THE SATISFACTION OF
THE FIRE CHIEF BASED ON DOCUMENTATION THAT ADDRESSES THE TOPOGRAPHY
OF THE SITE, EXISTING AND POTENTIAL FUEL LOAD, AND OTHER CHARACTERISTICS
RELATED TO FIRE PROTECTION AND THE CONTEXT OF THE PROPOSED DEVELOPMENT.
(2) THE PROPOSED ALTERNATIVE COMPLIANCE MINIMIZES IMPACTS TO UNDISTURBED NATIVE OR NATURALIZED VEGETATION WHERE POSSIBLE
WHILE STILL MEETING THE PURPOSE AND INTENT OF SECTION 142.0412 TO REDUCE FIRE
HAZARDS AROUND STRUCTURES AND PROVIDE AN EFFECTIVE FIRE BREAK.
CH. ART. DIV.14 2 4 32 SAN DIEGO MUNICIPAL CODE CHAPTER 14: GENERAL REGULATIONS(2-2020)
(3) THE PROPOSED ALTERNATIVE COMPLIANCE IS NOT DETRIMENTAL TO THE PUBLIC
HEALTH, SAFETY, AND WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA

50 25 0 50
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 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
CONTRACTOR:

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

MECHANICAL / PLUMBING ENGINEER:

ELECTRICAL ENGINEER:

LICENSED LANDSCAPE ARCHITECT
Kathryn Travis
Signature
11-20-25
Renewal Date
5078
STATE OF CALIFORNIA

CAMPUS POINT

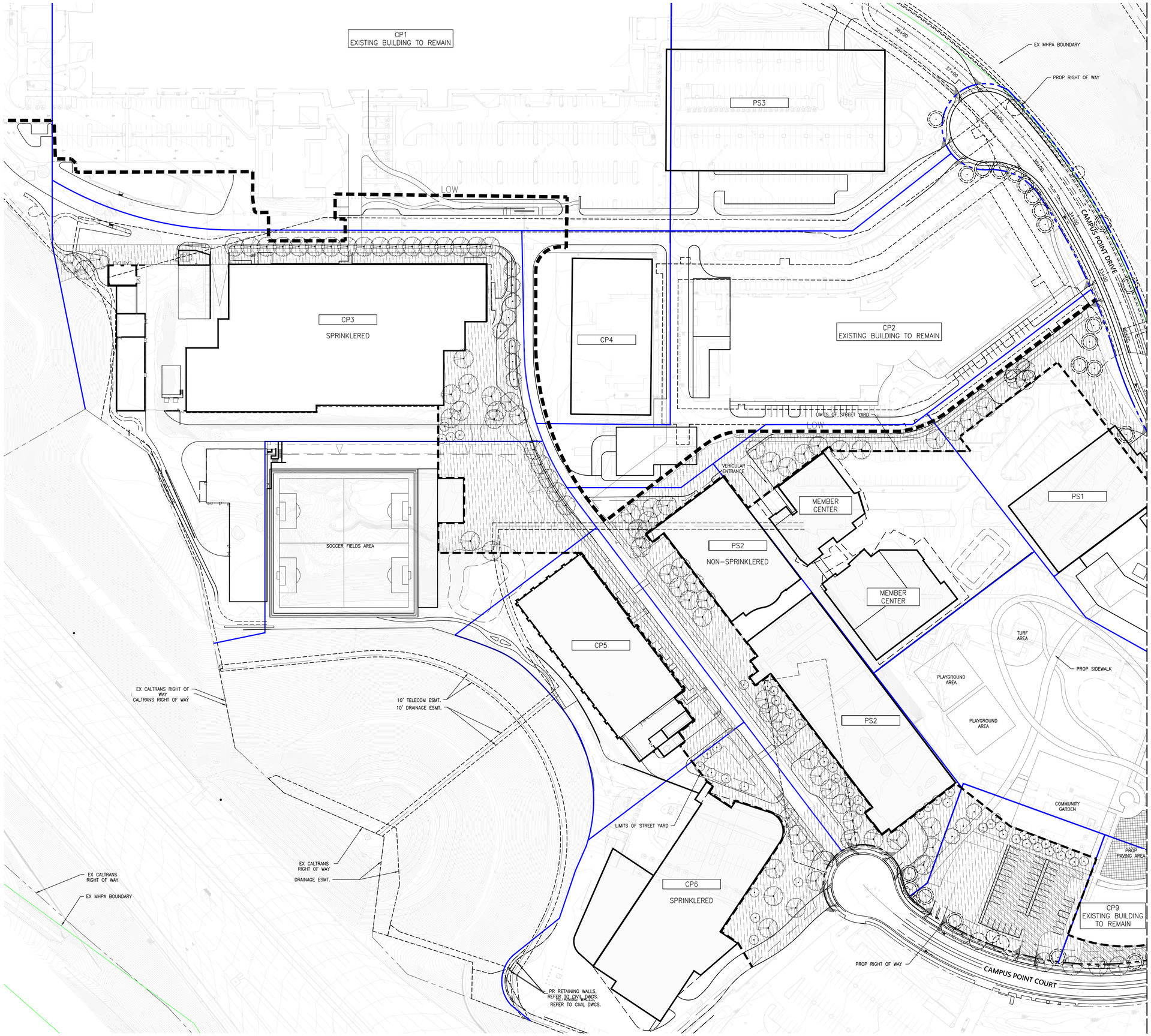
Issue Date
11/21/2025

REVISIONS

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

SCALE 1"=50'
PROJECT ARCHITECT
PROJECT NUMBER
SHEET ISSUE DATE 11/21/2025
SHEET NAME
BRUSH MANAGEMENT PLAN 2
SHEET NUMBER
L06
61 TOTAL SHEETS

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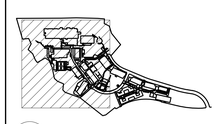


LANDSCAPE CALCULATIONS LEGEND

SYMBOL	LEGEND
	STREET YARD
	VEHICULAR USE AREA (VUA)

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

KEYPLAN



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LANDSCAPE ARCHITECT:
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STRUCTURAL ENGINEER:
MECHANICAL / PLUMBING ENGINEER:
ELECTRICAL ENGINEER:

LICENSED LANDSCAPE ARCHITECT
JUSTIN TRAUB 5629
Signature
11-30-25
Renewal Date
STATE OF CALIFORNIA

CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

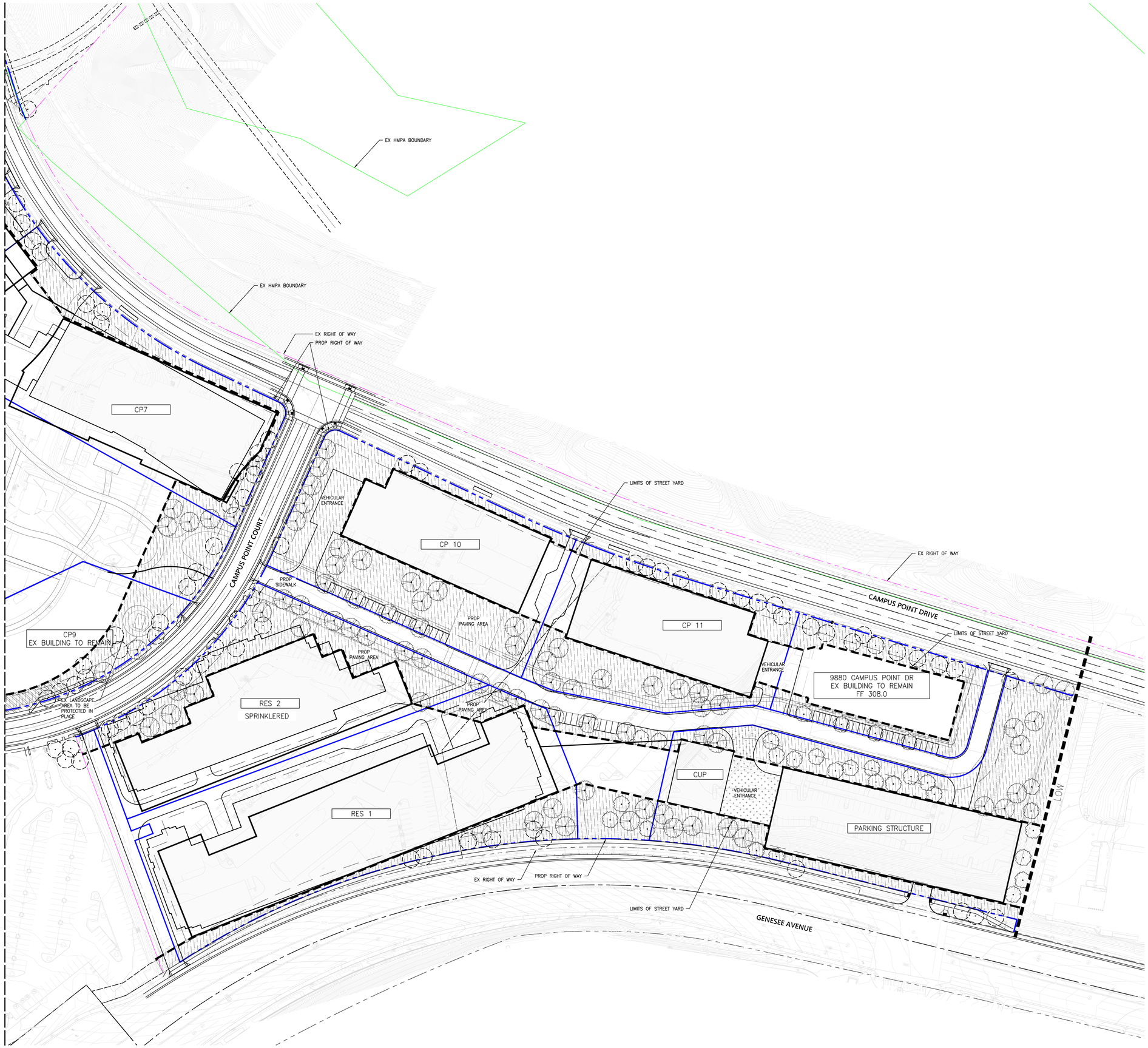
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SCALE 1"=50'
PROJECT ARCHITECT
PROJECT NUMBER
SHEET ISSUE DATE 11/21/2025
SHEET NAME
LANDSCAPE CALCULATIONS PLAN 1
SHEET NUMBER
L07
61 TOTAL SHEETS

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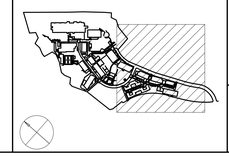
LANDSCAPE CALCULATIONS LEGEND

SYMBOL	LEGEND
	STREET YARD
	VEHICULAR USE AREA (VUA)



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

KEYPLAN



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(619) 291-0707

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

STRUCTURAL ENGINEER:

MECHANICAL / PLUMBING ENGINEER:

ELECTRICAL ENGINEER:

LICENSED LANDSCAPE ARCHITECT
Matthew Travis 5627
Signature
11-20-25
Renewal Date
RICK
STATE OF CALIFORNIA

CAMPUS POINT

Issue Date
11/21/2025

REVISIONS

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

SCALE 1"=50' | PROJECT ARCHITECT

PROJECT NUMBER

SHEET ISSUE DATE 11/21/2025

SHEET NAME
LANDSCAPE CALCULATIONS PLAN 2

SHEET NUMBER
L08
61 TOTAL SHEETS

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PRIVATE SITE:

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

Landscape Calculations Worksheet

Commercial Development in All Zones
Industrial Development in RM and C Zones
Commercial Components of Mixed-Use Development

FORM DS-4
August 2020

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

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

STREET YARD [§142.0404 - §142.0405]
Industrial and Commercial Development (except Auto Service Stations—see below)

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area (a) 570,060 sq. ft. x 25% = (b) _____ sq. ft.	(c) 448,629 sq. ft.	(i-b) 360,114 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area (a) 570,060 sq. ft. x 0.05* = (d) 28,503 points	(e) 49,540 points	(e-d) 21,037 points
	Plant Points Achieved with Trees (50%)	
	24,230 points	

Auto Service Stations Only

Planting Area Required [§142.0405(c)(2)]	Planting Area Provided	Excess Area Provided
Total Area _____ sq. ft. x 15% = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area _____ sq. ft. x 0.03 = _____ points	_____ points	_____ points
	Plant Points Achieved with Trees (50%)	
	_____ points	

REMAINING YARD [§142.0404 - §142.0405]

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

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DS-4 (08-20)

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

Landscape Calculations Worksheet

Vehicular Use Area (VUA)

FORM DS-5
August 2020

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

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

VEHICULAR USE AREA (<6,000 sf) [§142.0406 - §142.0407]

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

VEHICULAR USE AREA (≥6,000 sf) [§142.0406 - §142.0407]

Planting Area Required		Planting Area Provided	Excess Area Provided
VUA inside Street Yard	15,865 sq. ft. x 0.05 = 795 sq. ft.	800 sq. ft.	5 sq. ft.
VUA outside Street Yard	_____ sq. ft. x 0.03 = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Plant Points Required		**Plant Points Provided**	**Excess Points Provided**
VUA inside Street Yard	15,865 sq. ft. x 0.05 = 795 points	825 points	30 points
		Plant Points Achieved with Trees (50%)	
		420 points	
VUA outside Street Yard	_____ sq. ft. x 0.03 = _____ sq. ft.	_____ points	_____ points
		Plant Points Achieved with Trees (50%)	
		_____ points	

TEMPORARY VEHICULAR USE AREA [§142.0408]
(a specified time limit of less than 5 years from the date of construction permit issuance.)

Planting Area Required		Planting Area Provided	Excess Area Provided
Length of Public ROW adjacent to VUA	_____ ft. x 3 ft. = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.

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DS-5 (08-20)

CAMPUS POINT DRIVE:

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

Landscape Calculations Worksheet

Commercial Development in All Zones
Industrial Development in RM and C Zones
Commercial Components of Mixed-Use Development

FORM DS-4
August 2020

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

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

STREET YARD [§142.0404 - §142.0405]
Industrial and Commercial Development (except Auto Service Stations—see below)

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area (a) 36167.4 sq. ft. x 25% = (b) 9041.85 sq. ft.	(c) 19590.68 sq. ft.	(i-b) 10548.83 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area (a) 36167.4 sq. ft. x 0.05* = (d) 1808.37 points	(e) 1808.37 points	(e-d) 0 points
	Plant Points Achieved with Trees (50%)	
	_____ points	

Auto Service Stations Only

Planting Area Required [§142.0405(c)(2)]	Planting Area Provided	Excess Area Provided
Total Area _____ sq. ft. x 15% = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area _____ sq. ft. x 0.03 = _____ points	_____ points	_____ points
	Plant Points Achieved with Trees (50%)	
	_____ points	

REMAINING YARD [§142.0404 - §142.0405]

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

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DS-4 (08-20)

GENESEE AVE:

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

Landscape Calculations Worksheet

Commercial Development in All Zones
Industrial Development in RM and C Zones
Commercial Components of Mixed-Use Development

FORM DS-4
August 2020

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

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

STREET YARD [§142.0404 - §142.0405]
Industrial and Commercial Development (except Auto Service Stations—see below)

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area (a) 27988.38 sq. ft. x 25% = (b) 6997.10 sq. ft.	(c) 19325.31 sq. ft.	(i-b) 12328.21 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area (a) 27988.38 sq. ft. x 0.05* = (d) 1399.42 points	(e) 1399.42 points	(e-d) 0 points
	Plant Points Achieved with Trees (50%)	
	_____ points	

Auto Service Stations Only

Planting Area Required [§142.0405(c)(2)]	Planting Area Provided	Excess Area Provided
Total Area _____ sq. ft. x 15% = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area _____ sq. ft. x 0.03 = _____ points	_____ points	_____ points
	Plant Points Achieved with Trees (50%)	
	_____ points	

REMAINING YARD [§142.0404 - §142.0405]

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

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DS-4 (08-20)

CAMPUS POINT CT:

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

Landscape Calculations Worksheet

Commercial Development in All Zones
Industrial Development in RM and C Zones
Commercial Components of Mixed-Use Development

FORM DS-4
August 2020

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

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STREET YARD [§142.0404 - §142.0405]
Industrial and Commercial Development (except Auto Service Stations—see below)

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area (a) 21850.8 sq. ft. x 25% = (b) 5462.7 sq. ft.	(c) 11835.85 sq. ft.	(i-b) 6373.15 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area (a) 21850.8 sq. ft. x 0.05* = (d) 1092.54 points	(e) 1092.54 points	(e-d) 0 points
	Plant Points Achieved with Trees (50%)	
	_____ points	

Auto Service Stations Only

Planting Area Required [§142.0405(c)(2)]	Planting Area Provided	Excess Area Provided
Total Area _____ sq. ft. x 15% = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area _____ sq. ft. x 0.03 = _____ points	_____ points	_____ points
	Plant Points Achieved with Trees (50%)	
	_____ points	

REMAINING YARD [§142.0404 - §142.0405]

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

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DS-4 (08-20)

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SAN LUIS OBISPO SANTA CLARITA PHOENIX
TUCSON LAS VEGAS DENVER

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CONTRACTOR:

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

STRUCTURAL ENGINEER:

MECHANICAL / PLUMBING ENGINEER:

ELECTRICAL ENGINEER:

LICENSED LANDSCAPE ARCHITECT
Kevin Travis Taylor
6126
11-30-25
Renewal Date
02-15-2023
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

SCALE

PROJECT ARCHITECT

PROJECT NUMBER

SHEET ISSUE DATE 11/21/2025

SHEET NAME

LANDSCAPE CALCULATIONS

SHEET NUMBER

L09

61 TOTAL SHEETS

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