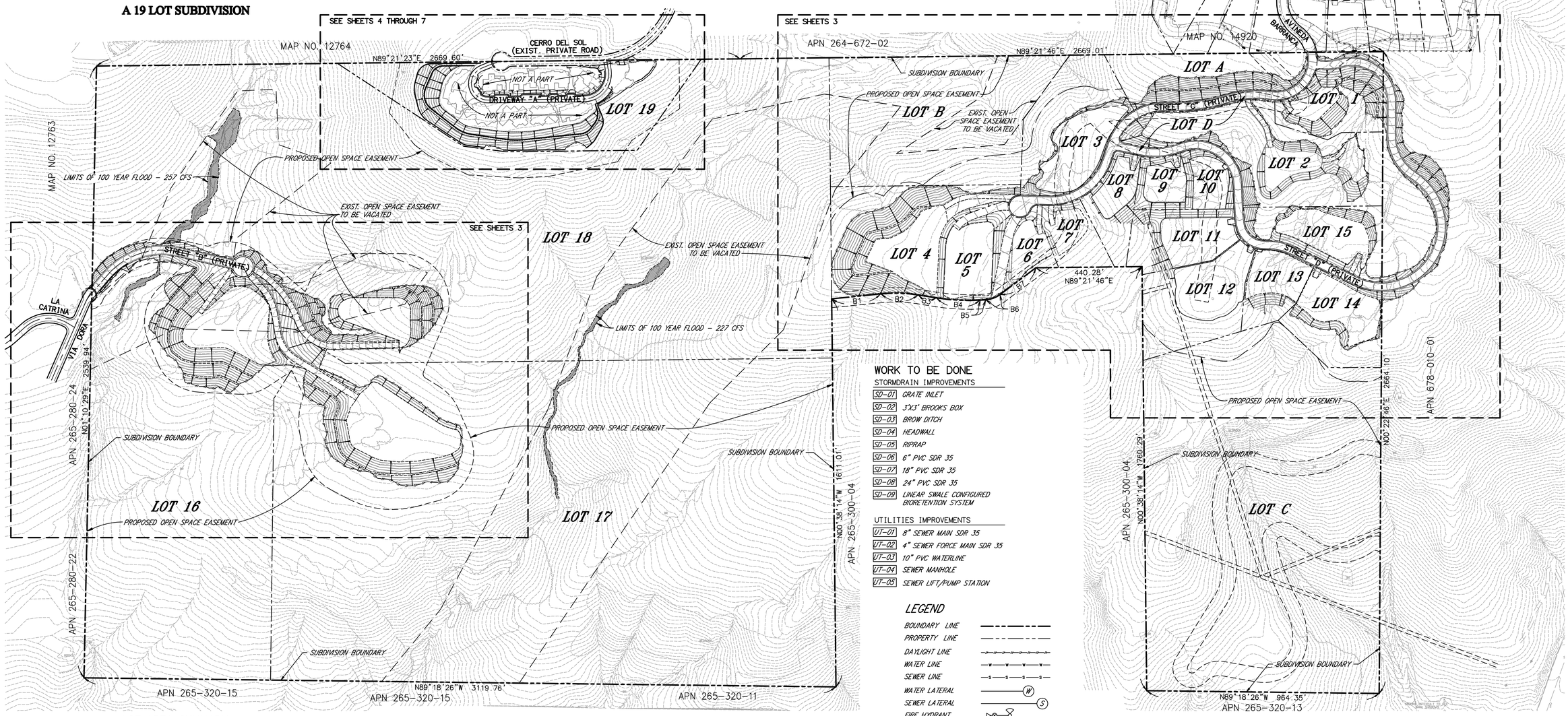
PRELIMINARY GRADING PLAN

FOR COUNTY OF SAN DIEGO TRACT NO. 5456-RPL2

A 19 LOT SUBDIVISION



WORK TO BE DONE

STORMDRAIN IMPROVEMENTS

SD-01	GRATE INLET
SD-02	3'X3' BROOKS BOX
SD-03	BROW DITCH
SD-04	HEADWALL
SD-05	RIPRAP
SD-06	6" PVC SDR 35
SD-07	18" PVC SDR 35
SD-08	24" PVC SDR 35
SD-09	LINEAR SWALE CONFIGURED BIORETENTION SYSTEM

UTILITIES IMPROVEMENTS

UT-01	8" SEWER MAIN SDR 35
UT-02	4" SEWER FORCE MAIN SDR 35
UT-03	10" PVC WATERLINE
UT-04	SEWER MANHOLE
UT-05	SEWER LIFT/PUMP STATION

LEGEND

BOUNDARY LINE
PROPERTY LINE
DAYLIGHT LINE
WATER LINE
SEWER LINE
WATER LATERAL
SEWER LATERAL
FIRE HYDRANT
FILL SLOPE 2: 1
CUT SLOPE 1.5: 1
FINISH FLOOR EL FF=1144.00
BLDG UNIT DESIGNATION 1A
STAIRS
RETAINING WALL

LOT AREA SUMMARY

LOT NO.	GA (acres)	NA (acres)	PA (sq. ft.)
1	2.772	2.497	17,439.97
2	6.206	6.206	39,881.18
3	4.302	4.302	73,600.76
4	5.679	5.679	65,064.30
5	1.716	1.716	57,835.74
6	1.463	1.132	26,638.93
7	1.285	1.285	21,049.61
8	1.552	1.552	30,232.71
9	1.004	1.004	27,578.59
10	1.019	1.019	30,552.68
11	2.290	2.290	52,319.66
12	3.446	3.446	71,018.50
13	1.532	1.532	41,094.72
14	2.813	2.813	59,404.20
15	2.735	2.735	56,515.95
16	30.449	30.080	104,279.76
17	72.394	72.374	163,876.46
18	69.792	69.389	41,468.85
19	9.399	9.150	
A	3.189	3.189	
B	10.341	10.341	
C	32.102	32.102	
D	2.806	2.806	
TOTAL	270.286		

GA-GROSS AREA
NA-NET AREA
PA-PAD AREA

SCALE 1": 200'

0 200 400 600 800

LEGAL DESCRIPTION

THE NORTHWEST QUARTER AND A PORTION OF NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 3 WEST, SAN BERNADINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAMMETRY BY ANALYTICAL PHOTOGRAMMETRIC SURVEYS, INC. DATED MARCH 15, 2002.

ASSESSOR'S PARCEL NUMBERS

265-300-02, 03 & 05

OWNER CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS MY ENTIRE CONTIGUOUS OWNERSHIP. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS OF WAY.

OWNER / DEVELOPER

CEILO 182, LLC
1570 LINDA VISTA DRIVE
SAN MARCOS, CA 92078-3808

WARNER LUSARDI TRUSTEE
MANAGING MEMBER

LAVENDER HILL RANCH, LLC
C/O LUSARDI LAND COMPANY
1570 LINDA VISTA DRIVE
SAN MARCOS, CA 92078-3808

WARNER LUSARDI TRUSTEE
MANAGING MEMBER

07/08/2013
DATE

REFERENCE NOTE

1. FOR MORE INFORMATION RELATED TO MAPS & EASEMENTS FOR THIS PROJECT, PLEASE SEE THE TENTATIVE MAP TITLED " COUNTY OF SAN DIEGO TRACT NO. 5456-RPL3, A 19 LOT SUBDIVISION, LOTS 1-18 AS TO SINGLE FAMILY RESIDENTIAL & LOT 19 (THE COLONY AT CIELO) AS A CONDOMINIUM LOT FOR 19 AIR SPACE UNITS."

EARTHWORK QUANTITIES

TOTAL CUT: 468,500 CY
TOTAL FILL: 468,500 CY

ENGINEER OF WORK

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1890

ROBERT D. DENTINO, RCE 45629

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. DENTINO
No. 45629
Exp.12-31-14
CIVIL
STATE OF CALIFORNIA

DATA TABLE			
NO.	DELTA/BEARING	RADIUS	LENGTH
B1	N84°15'27"E	--	204.74'
B2	14°52'25"	600.00'	155.76'
B3	N80°52'08"W	--	76.29'
B4	12°27'07"	840.00'	182.56'
B5	N86°40'45"E	--	22.49'
B6	33°27'26"	110.00'	64.23'
B7	N53°13'19"E	--	185.77'

ABBREVIATION

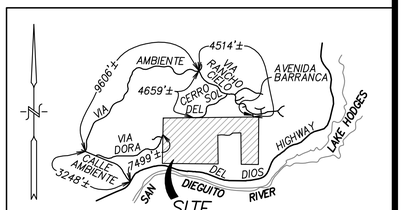
TG = TOP OF GRATE
FS = FINISH SURFACE
IE = INVERT ELEVATION
TW = TOP OF WALL
BW = BOTTOM OF WALL
FL = FLOW LINE

PRELIMINARY GRADING NOTE

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

SHEET INDEX

SHEET 1 ..... TITLE SHEET
SHEETS 2 - 5 ..... CONCEPTUAL GRADING PLANS
SHEETS 6 & 7 ..... PROJECT SECTIONS



VICINITY MAP
NOT TO SCALE

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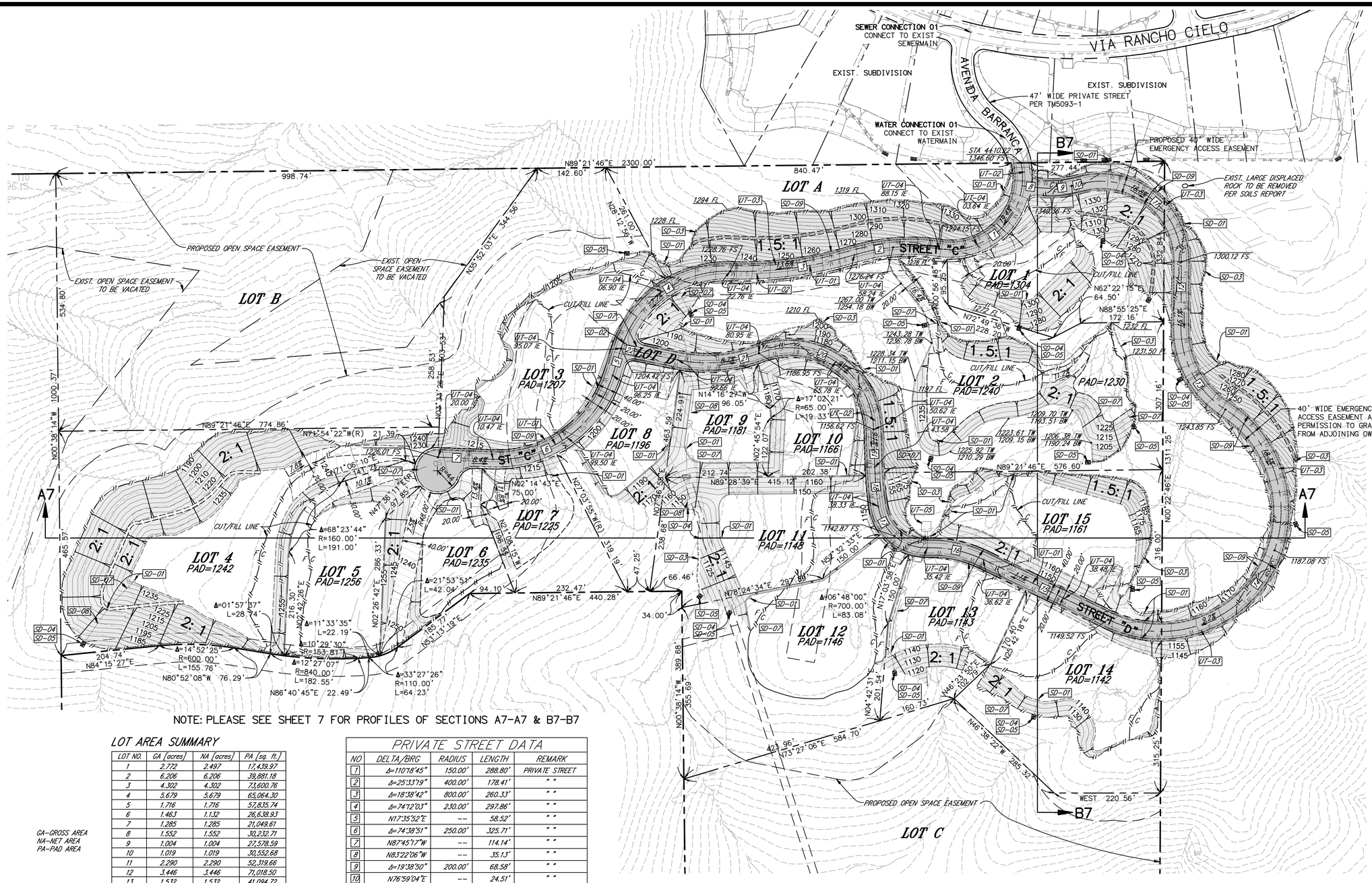
TITLE SHEET
SHEET 1 OF 7

GRADING CONCEPT
LOTS 1-15



NOTE: PLEASE SEE SHEET 7 FOR PROFILES OF SECTIONS A7-A7 & B7-B7

CONSTRUCTION NOTES

STORMDRAIN IMPROVEMENTS

- SD-01 GRATE INLET
- SD-02 3'X3' BROOKS BOX
- SD-03 BROW DITCH
- SD-04 HEADWALL
- SD-05 RIPRAP
- SD-06 6" PVC SDR 35
- SD-07 18" PVC SDR 35
- SD-08 24" PVC SDR 35
- SD-09 LINEAR SWALE CONFIGURED BIORETENTION SYSTEM

UTILITIES IMPROVEMENTS

- UT-01 8" SEWER MAIN SDR 35
- UT-02 4" SEWER FORCE MAIN SDR 35
- UT-03 10" PVC WATERLINE
- UT-04 SEWER MANHOLE
- UT-05 SEWER LIFT/PUMP STATION

CROSS SECTION NOTE
SEE SHEET 7 FOR CROSS SECTION DETAILS

LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- DAYLIGHT LINE
- WATER LINE — W — W —
- SEWER LINE — S — S —
- SEWER FORCE MAIN — S F M —
- STORM DRAIN LINE — SD —
- WATER LATERAL — W
- SEWER LATERAL — S
- FIRE HYDRANT
- FILL SLOPE 2: 1
- CUT SLOPE 1.5: 1
- PAD ELEVATION PAD=1160
- RETAINING WALL
- RETAINING WALL
- LINEAR SWALE CONFIGURED BIORETENTION SYSTEM

ABBREVIATION

TG = TOP OF GRATE
FS = FINISH SURFACE
IE = INVERT ELEVATION
TW = TOP OF WALL
BW = BOTTOM OF WALL
FL = FLOW LINE

EASEMENT NOTE

FOR MORE INFORMATION RELATED TO MAPS & EASEMENTS FOR THIS PROJECT, PLEASE SEE THE TENTATIVE MAP TITLED " COUNTY OF SAN DIEGO TRACT NO. 5456-RPL2, A 19 LOT SUBDIVISION, LOTS 1-18 AS TO SINGLE FAMILY RESIDENTIAL & LOT 19 (THE COLONY AT CIELO) AS A CONDOMINIUM LOT FOR 19 AIR SPACE UNITS."

LOT AREA SUMMARY

LOT NO.	GA [acres]	NA [acres]	PA [sq. ft.]
1	2.772	2.497	17,439.97
2	6.206	6.206	39,881.18
3	4.302	4.302	73,600.76
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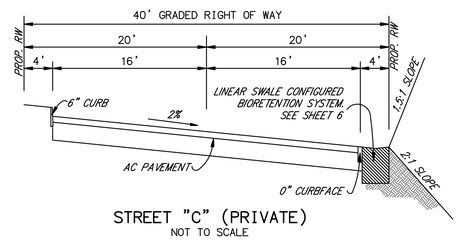
13	1.532	1.532	41,094.72
14	2.813	2.813	59,404.20
15	2.735	2.735	56,515.95
A	3.189	3.189	
B	10.341	10.341	
C	32.102	32.102	
D	2.806	2.806	

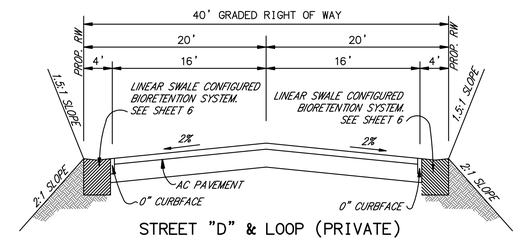
GA-GROSS AREA
NA-NET AREA
PA-PAD AREA

PRIVATE STREET DATA

NO	DELTA/BRG	RADIUS	LENGTH	REMARK
1	Δ=110°18'45"	150.00'	288.80'	PRIVATE STREET
2	Δ=25°33'19"	400.00'	178.41'	" "
3	Δ=18°38'42"	800.00'	260.33'	" "
4	Δ=74°12'03"	230.00'	297.86'	" "
5	N17°35'52"E	--	58.52'	" "
6	Δ=74°38'51"	250.00'	325.71'	" "
7	N87°45'17"W	--	114.14'	" "
8	N83°22'06"W	--	35.13'	" "
9	Δ=19°38'50"	200.00'	68.58'	" "
10	N76°59'04"E	--	24.51'	" "
11	Δ=103°23'42"	166.00'	299.56'	" "
12	N00°22'46"E	--	136.99'	" "
13	Δ=57°49'34"	200.00'	201.85'	" "
14	Δ=173°09'06"	250.00'	755.52'	" "
15	N64°17'42"W	--	287.14'	" "
16	Δ=27°29'56"	250.00'	119.99'	" "
17	Δ=83°15'45"	100.00'	145.32'	" "
18	Δ=06°48'00"	700.00'	83.08'	" "
19	N01°43'54"W	--	77.70'	" "
20	Δ=109°18'33"	175.00'	333.87'	" "
21	Δ=32°37'12"	300.00'	170.80'	" "
22	N78°25'15"W	--	120.33'	" "



STREET "C" (PRIVATE)
NOT TO SCALE



STREET "D" & LOOP (PRIVATE)
NOT TO SCALE

SCALE 1": 100'
0 100 200 300 400

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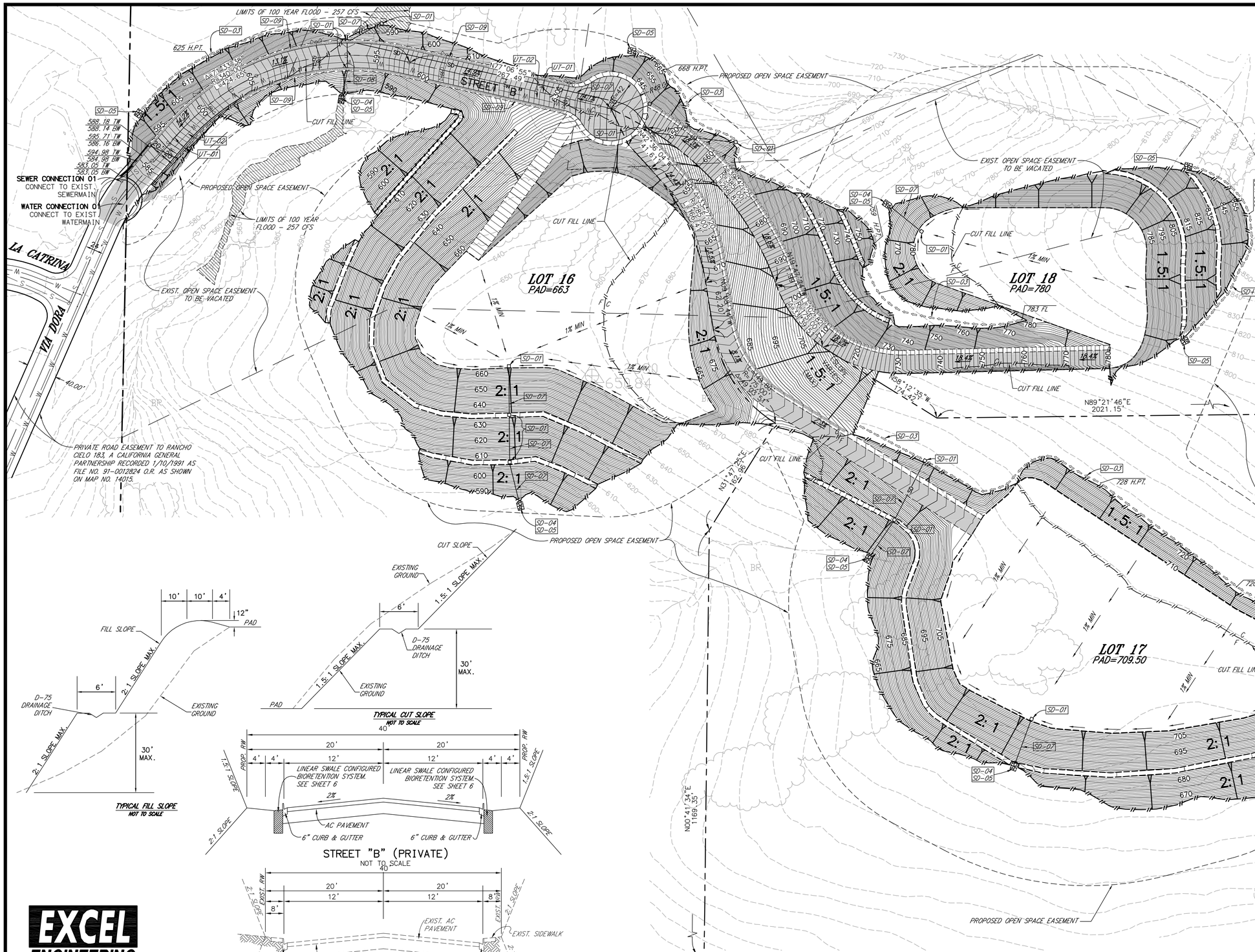
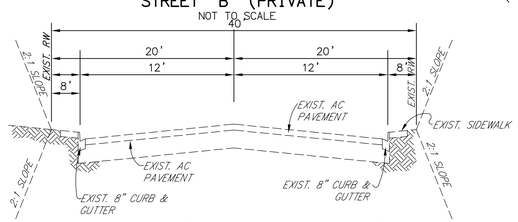
GRADING CONCEPT
LOTS 16-18



TYPICAL FILL SLOPE
NOT TO SCALE

TYPICAL CUT SLOPE
NOT TO SCALE

STREET "B" (PRIVATE)
NOT TO SCALE



VIA DORA (EXIST. PRIVATE ROAD)
NOT TO SCALE

LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- DAYLIGHT LINE
- WATER LINE — W — W —
- SEWER LINE — S — S —
- SEWER FORCE MAIN — S F M —
- STORM DRAIN LINE — SD —
- WATER LATERAL — W —
- SEWER LATERAL — S —
- FIRE HYDRANT
- FILL SLOPE 2: 1
- CUT SLOPE 1.5: 1
- PAD ELEVATION PAD=1160
- RETAINING WALL
- RETAINING WALL
- LINEAR SWALE CONFIGURED BIORETENTION SYSTEM

CONSTRUCTION NOTES

STORMDRAIN IMPROVEMENTS

- SD-01 GRATE INLET
- SD-02 3'X3' BROOKS BOX
- SD-03 BROW DITCH
- SD-04 HEADWALL
- SD-05 RIPRAP
- SD-06 6" PVC SDR 35
- SD-07 18" PVC SDR 35
- SD-08 24" PVC SDR 35
- SD-09 LINEAR SWALE CONFIGURED BIORETENTION SYSTEM

UTILITIES IMPROVEMENTS

- UT-01 8" SEWER MAIN SDR 35
- UT-02 10" PVC WATERLINE
- UT-03 SEWER MANHOLE

ABBREVIATION

TG = TOP OF GRATE
FS = FINISH SURFACE
IE = INVERT ELEVATION
TW = TOP OF WALL
BW = BOTTOM OF WALL
FL = FLOW LINE

CROSS SECTION NOTE
SEE SHEET 7 FOR CROSS SECTION DETAILS

LOT AREA SUMMARY

LOT NO.	GA [acres]	NA [acres]	PA [sq. ft.]
16	30.449	30.080	104,279.76
17	72.394	72.374	163,876.46
18	69.792	69.389	41,468.85

GA-GROSS AREA
NA-NET AREA
PA-PAD AREA

SCALE 1": 60'
0 60 120 180 240

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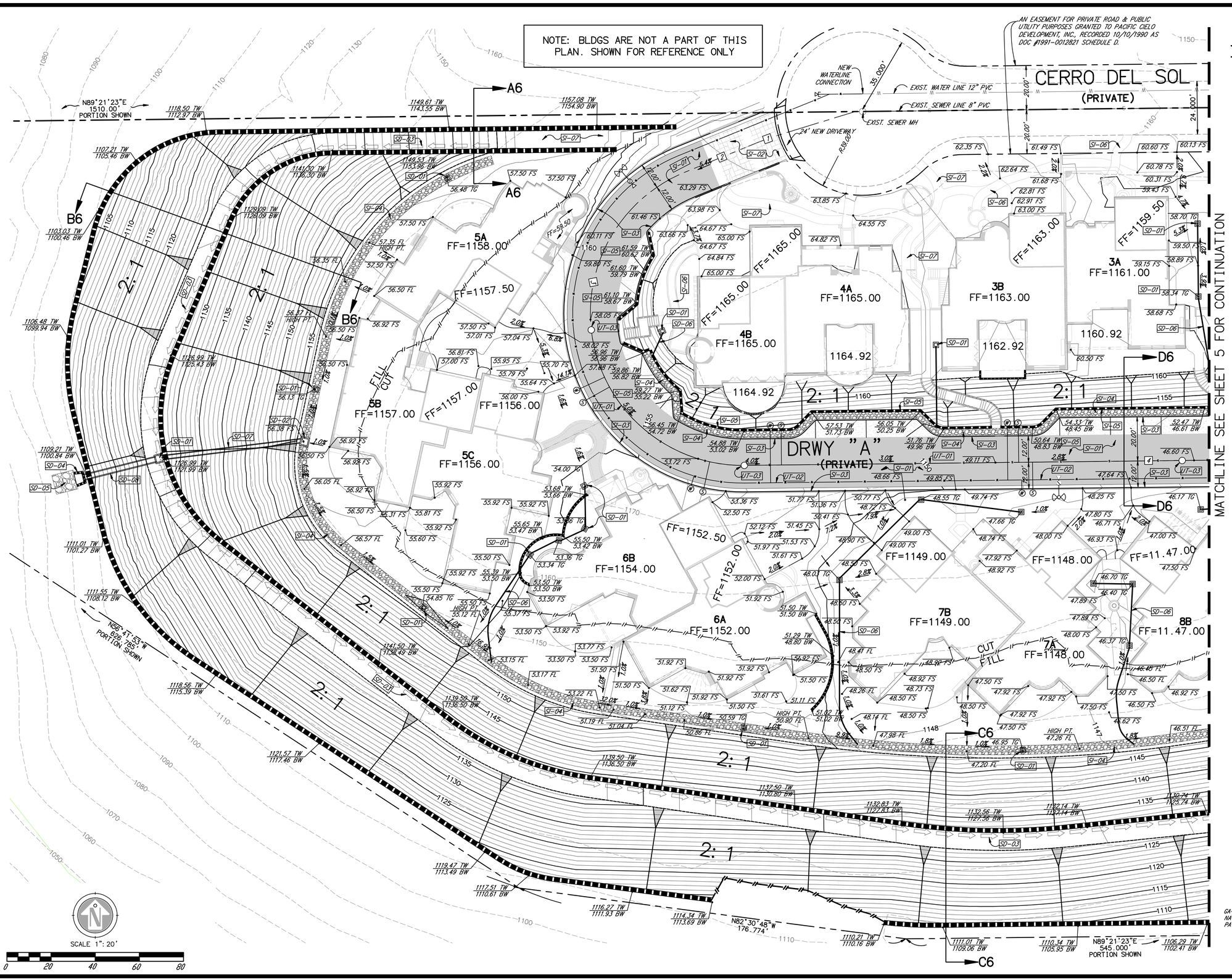
CONCEPTUAL GRADING
SHEET 3 OF 7

GRADING CONCEPT
FOR THE COLONY AT CIELO
LOT 19



CONSTRUCTION NOTES

SURFACE IMPROVEMENTS

- SI-01 AC PAVEMENT
- SI-02 DECORATIVE PAVERS
- SI-03 0" CURBFACE
- SI-04 STRIP SAND FILTER
- SI-05 RETAINING WALL
- SI-06 DECORATIVE PAVERS SIDEWALK
- SI-07 DG PATH/SIDEWALK

STORMDRAIN IMPROVEMENTS

- SD-01 GRATE INLET
- SD-02 3'X3' BROOKS BOX
- SD-03 BROW DITCH
- SD-04 HEADWALL
- SD-05 RIPRAP
- SD-06 6" PVC SDR 35
- SD-07 18" PVC SDR 35
- SD-08 24" PVC SDR 35
- SD-09 LINEAR SWALE CONFIGURED BIORETENTION SYSTEM

UTILITIES IMPROVEMENTS

- UT-01 8" SEWER MAIN SDR 35
- UT-02 10" PVC WATERLINE
- UT-03 SEWER MANHOLE

SURFACE PAVEMENT NOTE
ALL INDIVIDUAL UNIT DRIVEWAYS ARE PROPOSED TO BE DECORATIVE OR POROUS PAVERS. DRIVEWAY "A" IS THE ONLY SURFACE THAT IS ASPHALT.

LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- DAYLIGHT LINE
- WATER LINE — W — W —
- SEWER LINE — S — S —
- WATER LATERAL — W
- SEWER LATERAL — S
- FIRE HYDRANT
- SLOPE 2: 1
- FINISH FLOOR EL FF=1144.00
- BLDG UNIT DESIGNATION 1A
- STAIRS
- RETAINING WALL

ABBREVIATION

TG = TOP OF GRATE
FS = FINISH SURFACE
IE = INVERT ELEVATION
TW = TOP OF WALL
BW = BOTTOM OF WALL
FL = FLOW LINE

CROSS SECTION NOTE
SEE SHEET 6 FOR CROSS SECTION DETAILS

CENTERLINE DATA

NO	DELTA/BRG	RADIUS	LENGTH	REMARK
1	Δ= 050°5'16"	100.00'	8.88'	
2	N67°49'46"E	--	35.84'	
3	Δ= 158°28'23"	69.00'	190.85'	
4	N89°21'23"E	--	396.78'	PORTION SHOWN

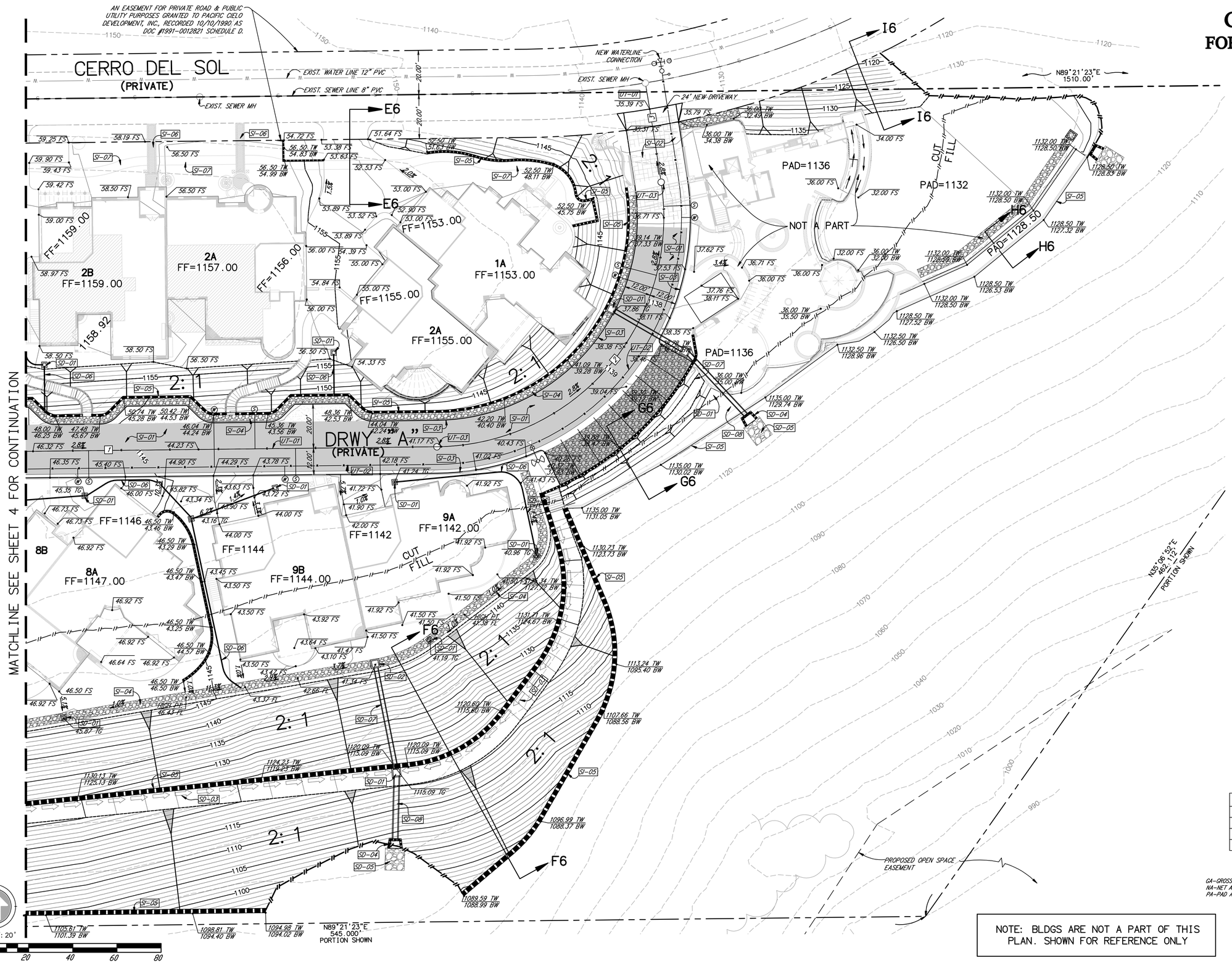
LOT AREA SUMMARY

GA-GROSS AREA
NA-NET AREA
PA-PAD AREA

LOT NO.	GA [acres]	NA [acres]	PA [sq. ft.]
19	9.399	9.150	

CONCEPTUAL GRADING
SHEET 4 OF 7

GRADING CONCEPT
FOR THE COLONY AT CIELO



NOTE: BLDGS ARE NOT A PART OF THIS PLAN. SHOWN FOR REFERENCE ONLY

CONSTRUCTION NOTES

SURFACE IMPROVEMENTS

SI-01	AC PAVEMENT
SI-02	DECORATIVE PAVERS
SI-03	0" CURBFACE
SI-04	STRIP SAND FILTER
SI-05	RETAINING WALL
SI-06	DECORATIVE PAVERS SIDEWALK
SI-07	DG PATH/SIDEWALK

STORMDRAIN IMPROVEMENTS

SD-01	GRATE INLET
SD-02	3'X3' BROOKS BOX
SD-03	BROW DITCH
SD-04	HEADWALL
SD-05	RIPRAP
SD-06	6" PVC SDR 35
SD-07	18" PVC SDR 35
SD-08	24" PVC SDR 35
SD-09	LINEAR SWALE CONFIGURED BIORETENTION SYSTEM

UTILITIES IMPROVEMENTS

UT-01	8" SEWER MAIN SDR 35
UT-02	10" PVC WATERLINE
UT-03	SEWER MANHOLE

SURFACE PAVEMENT NOTE

ALL INDIVIDUAL UNIT DRIVEWAYS ARE PROPOSED TO BE DECORATIVE OR POROUS PAVERS. DRIVEWAY "A" IS THE ONLY SURFACE THAT IS ASPHALT.

LEGEND

BOUNDARY LINE	
PROPERTY LINE	
DAYLIGHT LINE	
WATER LINE	—W—W—
SEWER LINE	—S—S—
WATER LATERAL	—W
SEWER LATERAL	—S
FIRE HYDRANT	
SLOPE	2: 1
FINISH FLOOR EL	FF=1144.00
BLDG UNIT DESIGNATION	1A
STAIRS	
RETAINING WALL	

ABBREVIATION

TG = TOP OF GRATE
FS = FINISH SURFACE
IE = INVERT ELEVATION
TW = TOP OF WALL
BW = BOTTOM OF WALL
FL = FLOW LINE

CROSS SECTION NOTE

SEE SHEET 6 FOR CROSS SECTION DETAILS

CENTERLINE DATA

NO	DELTA/BRG	RADIUS	LENGTH	REMARK
1	N89°21'23"E	--	396.78'	PORTION SHOWN
2	Δ= 98°09'30"	104.00'	178.17'	" "
3	N09°04'27"W	--	45.55'	" "

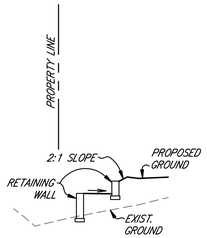
LOT AREA SUMMARY

GA-GROSS AREA
NA-NET AREA
PA-PAD AREA

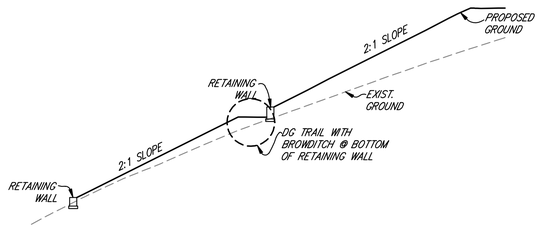
LOT NO.	GA [acres]	NA [acres]	PA [sq. ft.]
19	9.399	9.150	

CONCEPTUAL GRADING
SHEET 5 OF 7

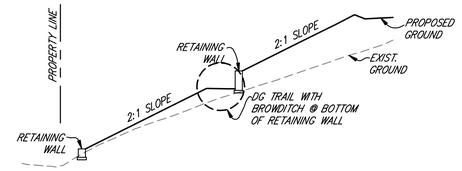
GRADING CONCEPT
SECTION & DETAILS FOR LOT 19



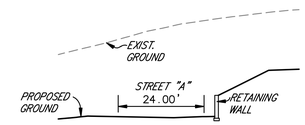
SECTION A6-A6
SCALE HORIZONTAL 1": 20'
VERTICAL 1": 20'
SEE SHEET 3



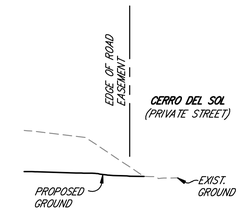
SECTION B6-B6
SCALE HORIZONTAL 1": 20'
VERTICAL 1": 20'
SEE SHEET 4



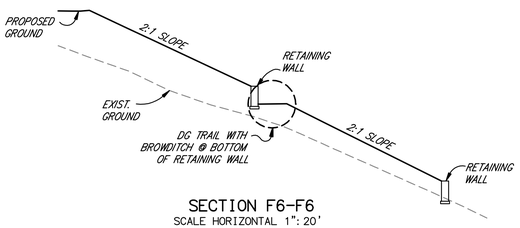
SECTION C6-C6
SCALE HORIZONTAL 1": 20'
VERTICAL 1": 20'
SEE SHEET 4



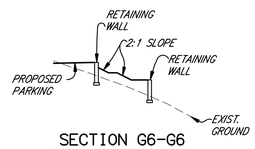
SECTION D6-D6
SCALE HORIZONTAL 1": 20'
VERTICAL 1": 20'
SEE SHEET 4



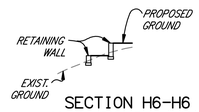
SECTION E6-E6
SCALE HORIZONTAL 1": 20'
VERTICAL 1": 20'
SEE SHEET 5



SECTION F6-F6
SCALE HORIZONTAL 1": 20'
VERTICAL 1": 20'
SEE SHEET 5

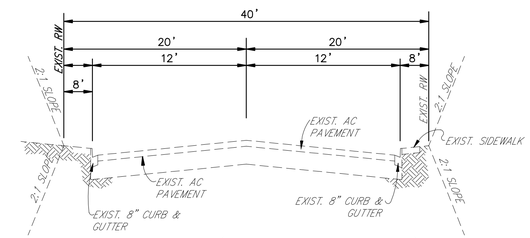


SECTION G6-G6
SCALE HORIZONTAL 1": 20'
VERTICAL 1": 20'
SEE SHEET 5

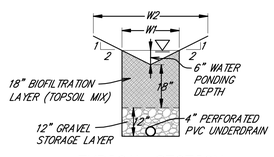


SECTION H6-H6
SCALE HORIZONTAL 1": 20'
VERTICAL 1": 20'
SEE SHEET 5

SECTION I6-I6
SCALE HORIZONTAL 1": 20'
VERTICAL 1": 20'
SEE SHEET 5

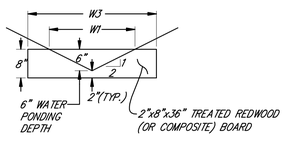


CERRO DEL SOL (EXIST. PRIVATE ROAD)
NOT TO SCALE

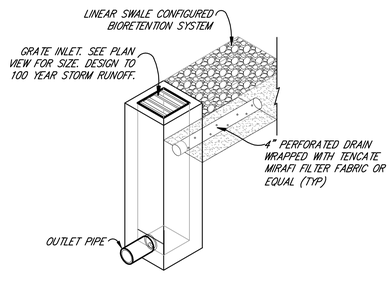


TYPICAL SECTION
LINEAR SWALE CONFIGURED BIORETENTION SYSTEM
NOT TO SCALE

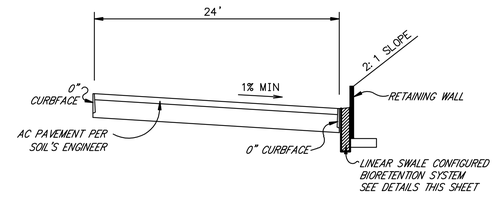
BIORETENTION SYSTEM TO BE USED AT BOTH FLOW SIDES OF THE STREET OR AT JUST FLOW SIDE IF STREET HAS NO CROWN.



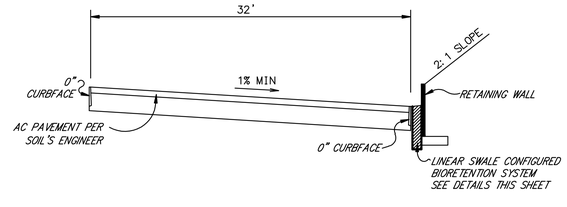
DETAIL
CHECK DAM @ LINEAR SWALE CONFIGURED BIORETENTION SYSTEM "STEP"
NOT TO SCALE



INLET AT END OF LINEAR SWALE CONFIGURED BIORETENTION SYSTEM
NOT TO SCALE

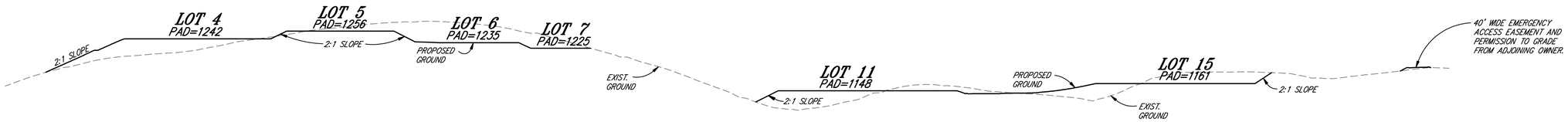


DRIVEWAY "A" (PRIVATE)
NOT TO SCALE

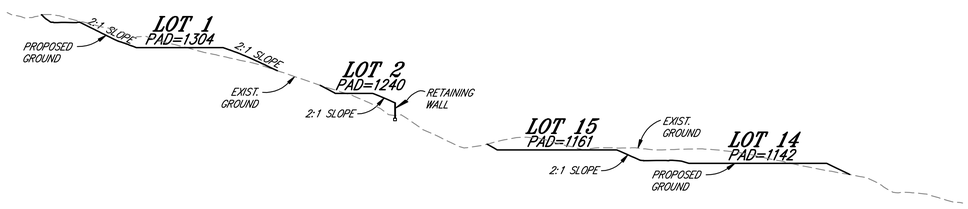


DRIVEWAY "A" AT PARKING POCKET (PRIVATE)
NOT TO SCALE

GRADING CONCEPT
SECTION & DETAILS FOR LOTS 1-15



SECTION A7-A7
SCALE HORIZONTAL 1": 100'
VERTICAL 1": 100'
SEE SHEET 2



SECTION B7-B7
SCALE HORIZONTAL 1": 100'
VERTICAL 1": 100'
SEE SHEET 2