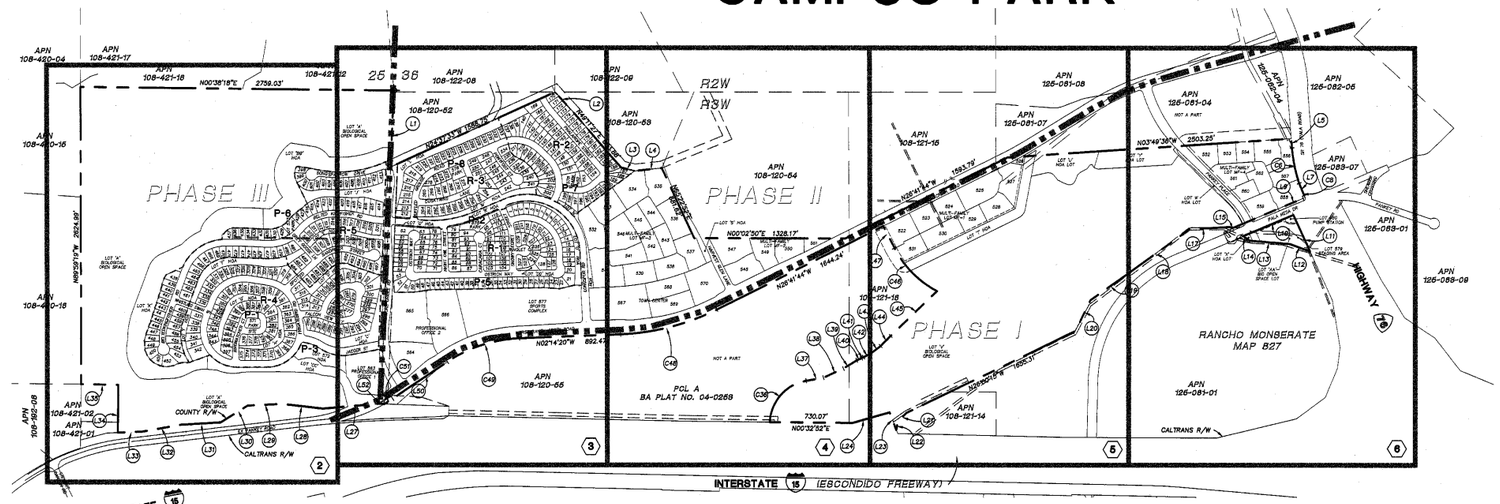
COUNTY OF SAN DIEGO TRACT 5338 RPL-6

PRELIMINARY GRADING PLAN

CAMPUS PARK

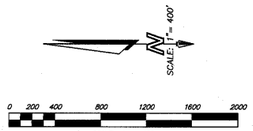
BOUNDARY DATA

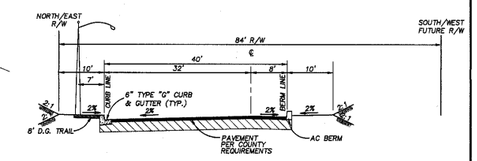
NO	BEARING/DELTA	RADIUS	LENGTH
L1	N87°28'07"W	---	676.21'
L2	N47°48'06"E	---	221.24'
L3	N14°08'13"E	---	133.36'
L4	N06°12'33"W	---	239.76'
L5	S85°25'26"W	---	80.65'
C6	Δ=13°06'48"	1400.82'	320.81'
L7	N87°37'02"E	---	115.88'
C8	Δ=89°33'43"	20.00'	31.28'
L9	S22°51'11"E	---	691.32'
L10	S22°51'11"E	---	481.62'
L11	N83°44'28"E	---	385.53'
L12	N21°12'22"E	---	184.99'
L13	N04°47'50"E	---	360.50'
L14	N34°30'10"E	---	70.83'
L15	N34°23'73"W	---	44.35'
L17	N03°56'10"W	---	353.23'
L18	N38°05'50"W	---	648.15'
L19	N35°24'49"W	---	426.53'
L20	N83°56'17"W	---	301.48'
L21	N47°07'11"W	---	110.55'
L22	N79°12'06"W	---	71.27'
L23	N89°23'41"E	---	166.09'
L24	N15°49'05"W	---	340.41'
L27	N04°53'19"W	---	495.34'
L28	N06°32'11"E	---	362.12'
L29	N02°53'04"W	---	300.74'
L30	N33°20'59"W	---	277.18'
L31	N03°35'14"W	---	350.64
L32	N09°56'22"W	---	350.64'
L33	N02°22'22"W	---	215.09'
L34	N89°20'33"W	---	421.56'
L35	N01°06'02"E	---	329.46'
C36	Δ=77°07'48"	360.00'	324.33'
L37	N10°12'08"W	---	155.27'
L38	N24°57'44"W	---	194.23'
L39	N31°16'04"W	---	137.82'
L40	N23°11'28"W	---	46.06'
L41	N31°16'04"W	---	20.00'
L42	N29°26'45"W	---	76.00'
L43	N37°16'46"W	---	103.99'
L44	N45°08'39"W	---	124.69'
L45	N44°15'41"W	---	567.55'
C46	Δ=35°04'15"	880.00'	538.65'
L47	N83°16'33"E	---	217.79'
C48	Δ=24°27'24"	2058.00'	878.46'
C49	Δ=33°00'00"	1207.00'	674.13'
L50	N34°14'20"W	---	583.27'
C51	Δ=03°40'24"	1323.00'	84.82'
L52	N02°00'53"E	---	46.03'



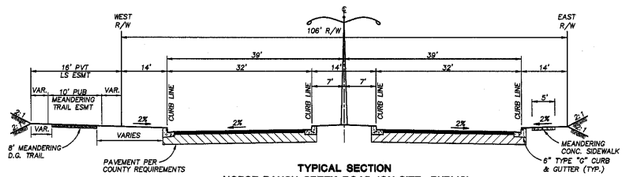
INDEX MAP

SCALE: 1" = 400'

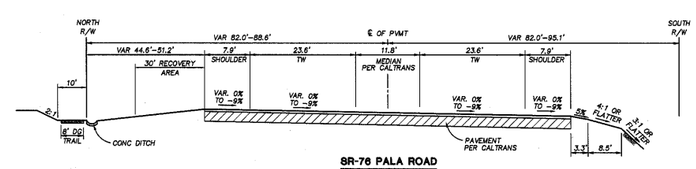




TYPICAL SECTION
PALA MESA DRIVE (NORTH OF PANKEY PL)
NO SCALE



TYPICAL SECTION
HORSE RANCH CREEK ROAD (ON-SITE PUBLIC)
NO SCALE



SR-76 PALA ROAD
NO SCALE

SHEET INDEX

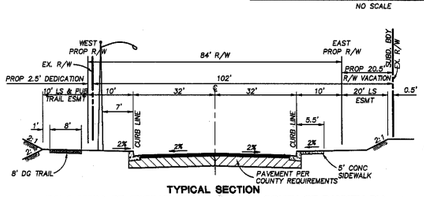
SHEET	1	TITLE SHEET
SHEET	2 - 6	PRELIMINARY GRADING
SHEET	7 - 10	OFFSITE INTERSECTIONS

LEGEND

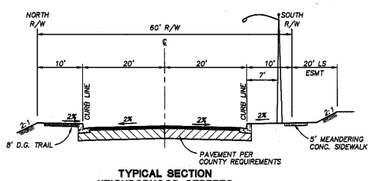
DESCRIPTION	SYMBOL
BOUNDARY DATA PER TABLE (THIS SHEET)	L# C#
SUBDIVISION BOUNDARY	
PROPOSED LOT LINE	
LOT NUMBER	125
PAD ELEVATION	436.6
PHASING BOUNDARY	
PROPOSED RIGHT-OF-WAY	
EXISTING CONTOUR	630
PROPOSED CONTOUR	630
PROPOSED SLOPE (2:1 UNLESS OTHERWISE SHOWN)	
PROPOSED SEWER MAIN W/MANHOLE	
PROPOSED STORM DRAIN	
PROPOSED STORM DRAIN INLET, CLEANOUT, CATCH BASIN OR DESILTATION BASIN & RISER	
PROPOSED STORM DRAIN HEADWALL W/ RIP RAP DISSIPATER	
PROPOSED CONC BROW DITCH	
PROPOSED FIRE HYDRANT	FH
PROPOSED WATER LINE	W
RECLAIMED WATER LINE	RW
NEIGHBORHOOD BOUNDARY	
TEMPORARY SEDIMENT TRAP (PRIOR TO SITE DEVELOPMENT)	
DG TRAIL (10' MIN ESMT; 8' MIN TREAD WIDTH)	
LINE OF SIGHT EASEMENT	

PRELIMINARY GRADING PLAN NOTES:

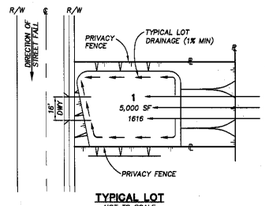
1. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.
2. ALL CURB RETURN RADII ARE 30' (20' AT R/W) FOR RESIDENTIAL PLAN AREAS, UNLESS SHOWN WITH AN APPROVAL OF MODIFICATION REQUEST.
3. ALL GRADING FOR PROPOSED AND FUTURE STREETS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
4. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
5. SOURCE OF TOPOGRAPHY: MORENO AERIAL PHOTO SURVEY, DATED 12/02
6. CONTOURED INTERVALS: 2' / 10 FEET
7. MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (2:1 MAX.)
8. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
9. SOIL INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS REPORT PREPARED BY: SHEPARDSON ENGINEERS, DATED 09/11/03
10. ALL STREET DESIGNS, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
11. THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT.
12. FOR SIGNAGE, LIGHTING, SITE WALL, FLOOR PLANS, ELEVATION AND FENCING, SEE LANDSCAPE PLANS.
13. THIS PROJECT IS SUBJECT TO UTILIZING LOW IMPACT DESIGN TECHNIQUES IN CONTAINING STORM WATER ON SITE PER THE SATISFACTION OF COUNTY ENGINEER.



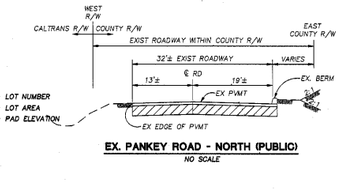
TYPICAL SECTION
PALA MESA DR (PUBLIC) (EX PANKEY RD SOUTH OF PANKEY PL)
NO SCALE



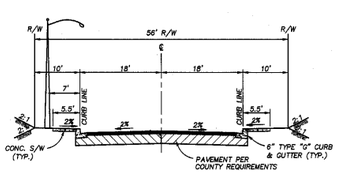
TYPICAL SECTION
NEIGHBORHOOD STREETS
PANKEY PLACE (PUBLIC)
NO SCALE



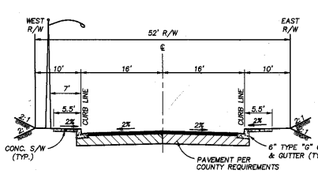
TYPICAL LOT
NOT TO SCALE



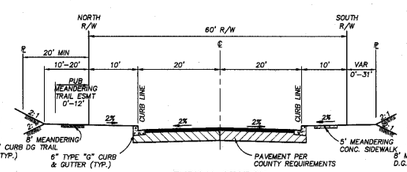
EX. PANKEY ROAD - NORTH (PUBLIC)
NO SCALE



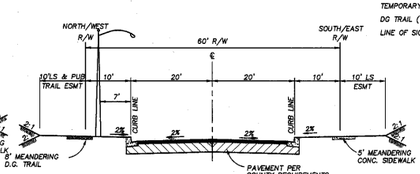
TYPICAL SECTION
NEIGHBORHOOD STREETS (PUBLIC)
PONYFOOT CT., CARACARA CT., OSTRICH WAY, BELTED KINGFISHER (STA. 10+00.00 TO 14+32.15)., BIRDWATCHER CT., SPOTTED SANDPIPER (STA. 13+56.16 TO 18+96.03)., FALCON VIEW WAY, DUSKY WING LANE, PHALAROPE ST. & RINGLET CT.
NO SCALE



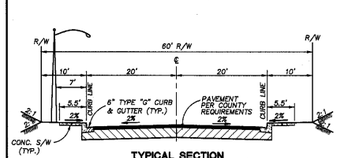
TYPICAL SECTION
NEIGHBORHOOD STREETS (PUBLIC)
SONG SPARROW DRIVE (STA 25+43.64 TO 32+12.79)
NO SCALE



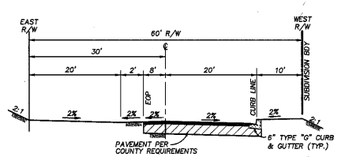
TYPICAL SECTION
BALTIMORE ORIOLE ROAD (PUBLIC)
NO SCALE



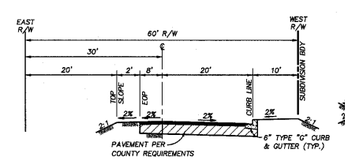
TYPICAL SECTION
NEIGHBORHOOD STREETS
LONGSPUR RD. (PUBLIC)
NO SCALE



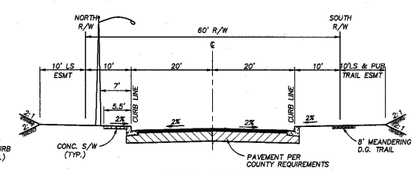
TYPICAL SECTION
NEIGHBORHOOD STREETS (PUBLIC)
FRIGATE BIRD RD., GREY GOOSE LANE, SPOTTED SANDPIPER ST. (STA 10+00.00 TO 13+56.16, BELTED KINGFISHER ROAD (STA 14+32.15 TO 36+93.23)., SONG SPARROW DRIVE (STA 32+12.79 TO 33+20.00), WHISTLING SWAN WAY, JAEGER STREET, RUFFLED GROUSE ROAD, SNOWY EGRET LANE, NIGHT OWL STREET
NO SCALE



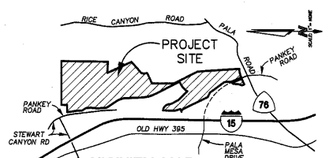
TYPICAL SECTION
SONG SPARROW DRIVE (PUB)
(STA. 33+20.00 TO 42+09.79
NO SCALE



TYPICAL SECTION
SONG SPARROW DRIVE (PUB)
(STA. 42+09.79 TO 47+49.99)
NO SCALE



TYPICAL SECTION
NEIGHBORHOOD STREETS
HARVEST GLEN LANE (PUBLIC)
NO SCALE



VICINITY MAP
NOT TO SCALE

GRADING QUANTITIES

CUT:	1,610,000 CY
FILL:	1,610,000 CY
IMPORT/EXPORT:	-0- CY

OWNER

PASSERELLE, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
402 WEST BROADWAY, SUITE 1320
SAN DIEGO, CA 92101-3542
TELEPHONE (619) 696-7355

BY: _____ 9-18-09
BRUCE TABB DATE

ENGINEER OF WORK:

LANDMARK CONSULTING
5555 GENESEE AVENUE, SUITE 200
SAN DIEGO, CA 92121
PHONE: (858) 587-8070
FAX: (858) 587-8750

REGISTERED PROFESSIONAL ENGINEER MARK A. BRENDICK NO. 48153 EXP. 6/30/10 CIVIL STATE OF CALIFORNIA

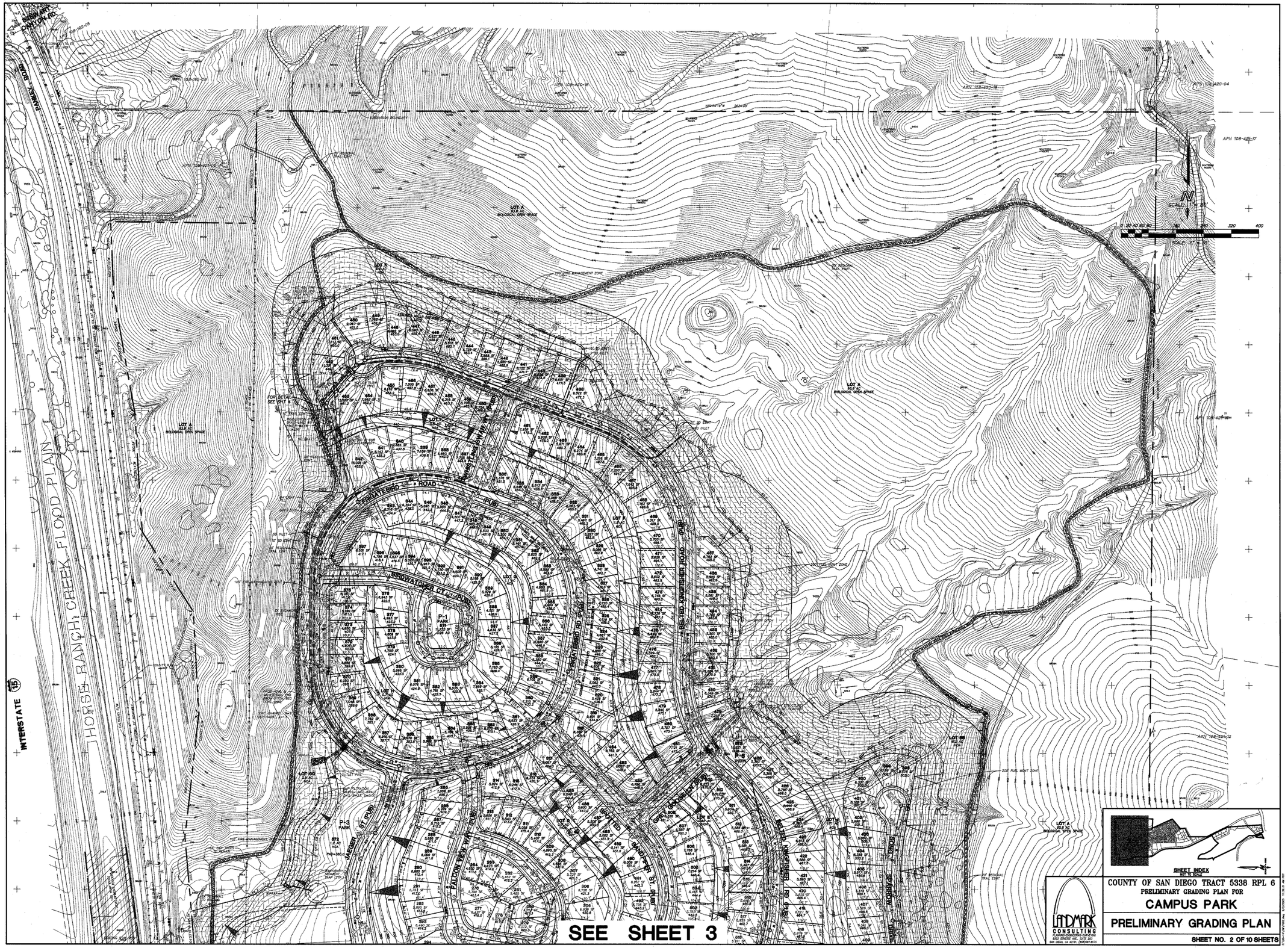
_____ 9/17/09
MARK A. BRENDICK DATE
R.C.E. 48153

LANDMARK CONSULTING
5555 GENESEE AVENUE, SUITE 200
SAN DIEGO, CA 92121, (858)587-8070

COUNTY OF SAN DIEGO TRACT 5338 RPL 6
PRELIMINARY GRADING PLAN FOR
CAMPUS PARK

TITLE SHEET

SHEET NO. 1 OF 10 SHEETS



SHEET INDEX
NOT TO SCALE

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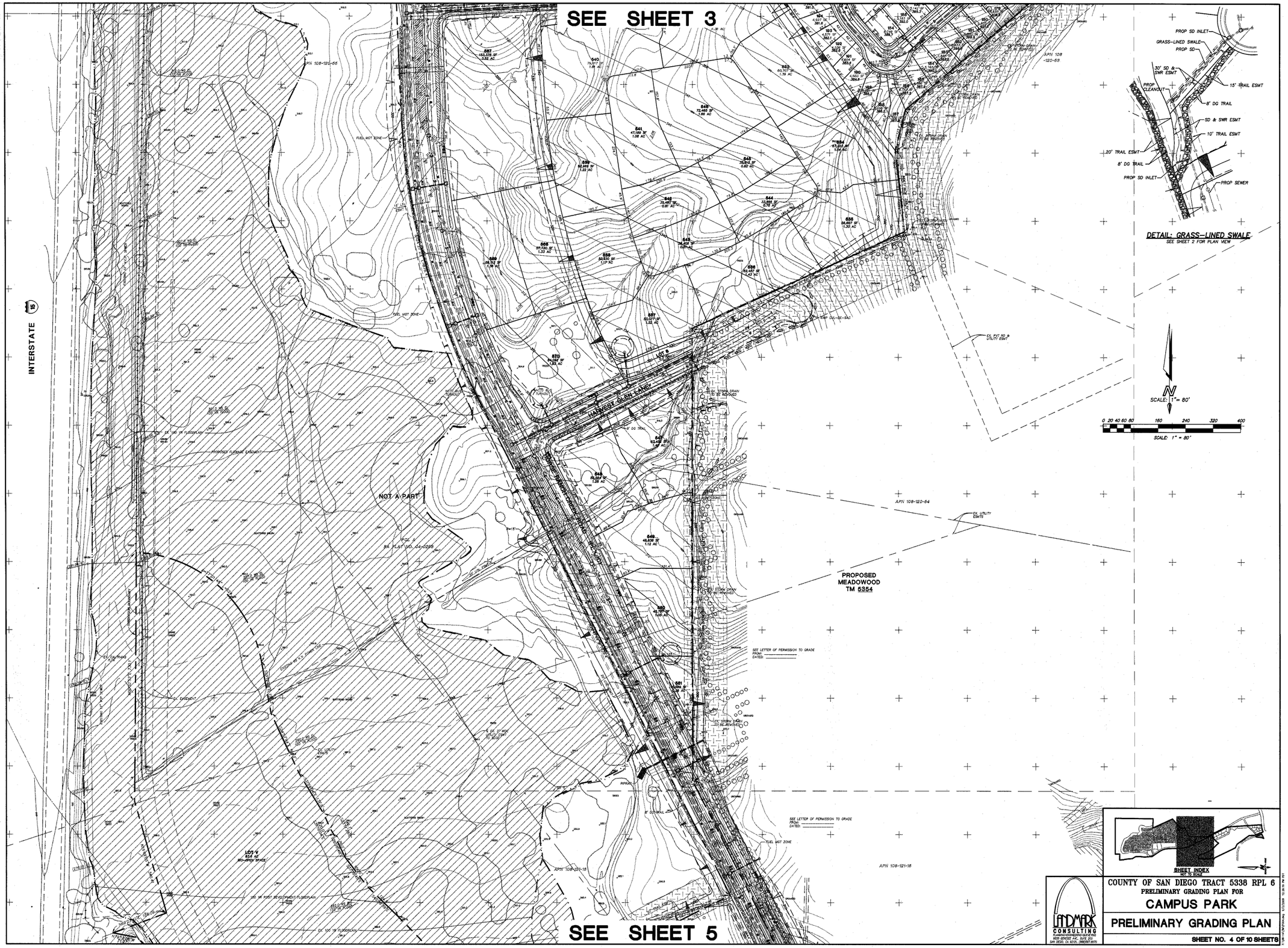
COUNTY OF SAN DIEGO TRACT 5338 RPL 6
PRELIMINARY GRADING PLAN FOR
CAMPUS PARK

PRELIMINARY GRADING PLAN

SHEET NO. 2 OF 10 SHEETS

SEE SHEET 2
SEE SHEET 4
INTERSTATE 15
BALTIMORE ORIOLE ROAD (PUB)
OSTRICH WAY (PUB)
NIGHT OWL ST (PUB)
CARACARA CT (PUB)
SNOWY EGRET ST
LONGSPUR ROAD (PUB)
NOT A PART
PALA MESA HEIGHTS ROAD (EXISTING)
DETAIL: TYPICAL DRIVEWAY
SCALE: 1"=60'
SCALE: 1"= 80'
SHEET INDEX
NOT TO SCALE
LANDMARK CONSULTING
COUNTY OF SAN DIEGO TRACT 5338 RPL 6
PRELIMINARY GRADING PLAN FOR
CAMPUS PARK
PRELIMINARY GRADING PLAN
SHEET NO. 3 OF 10 SHEETS



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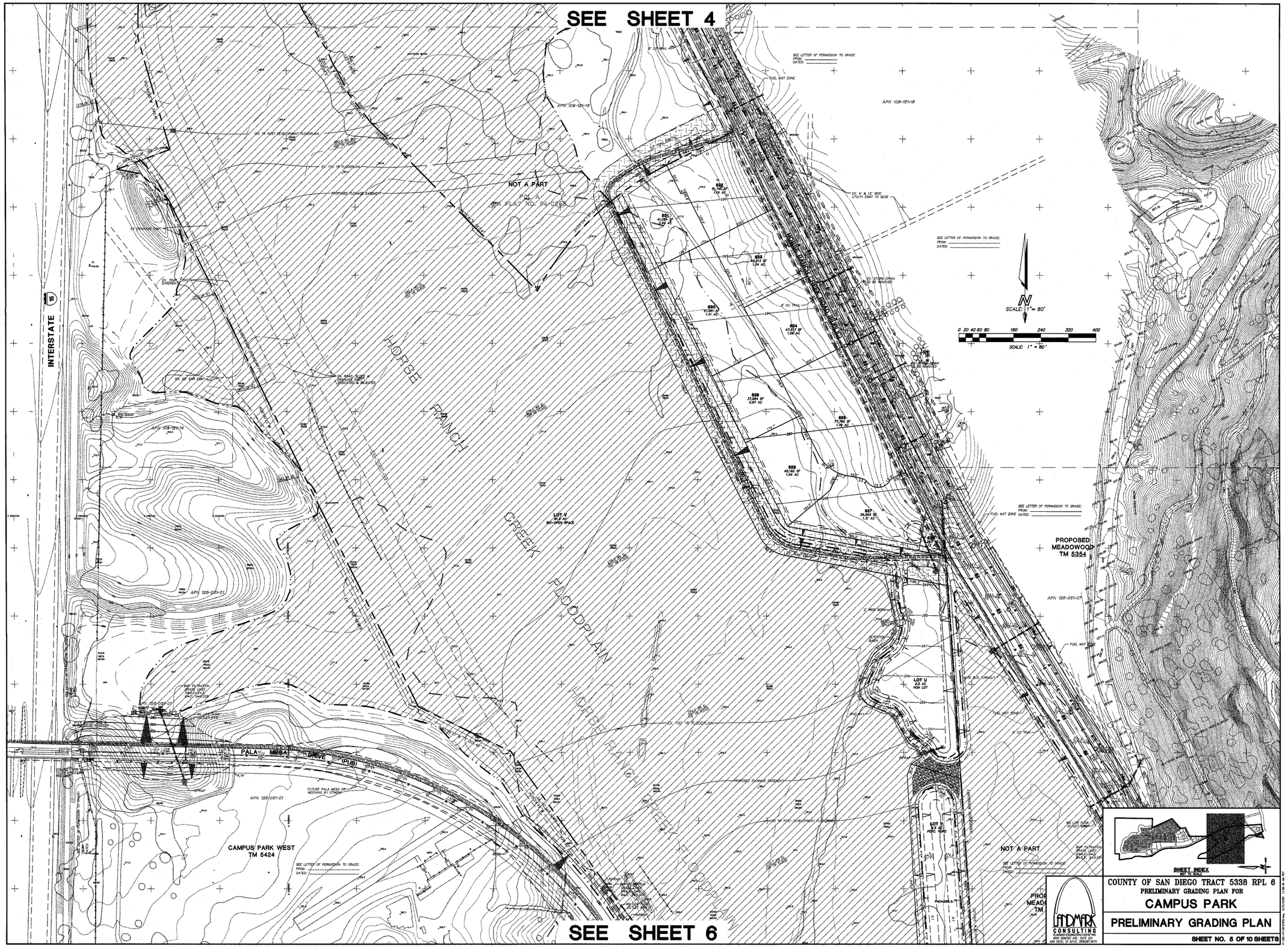
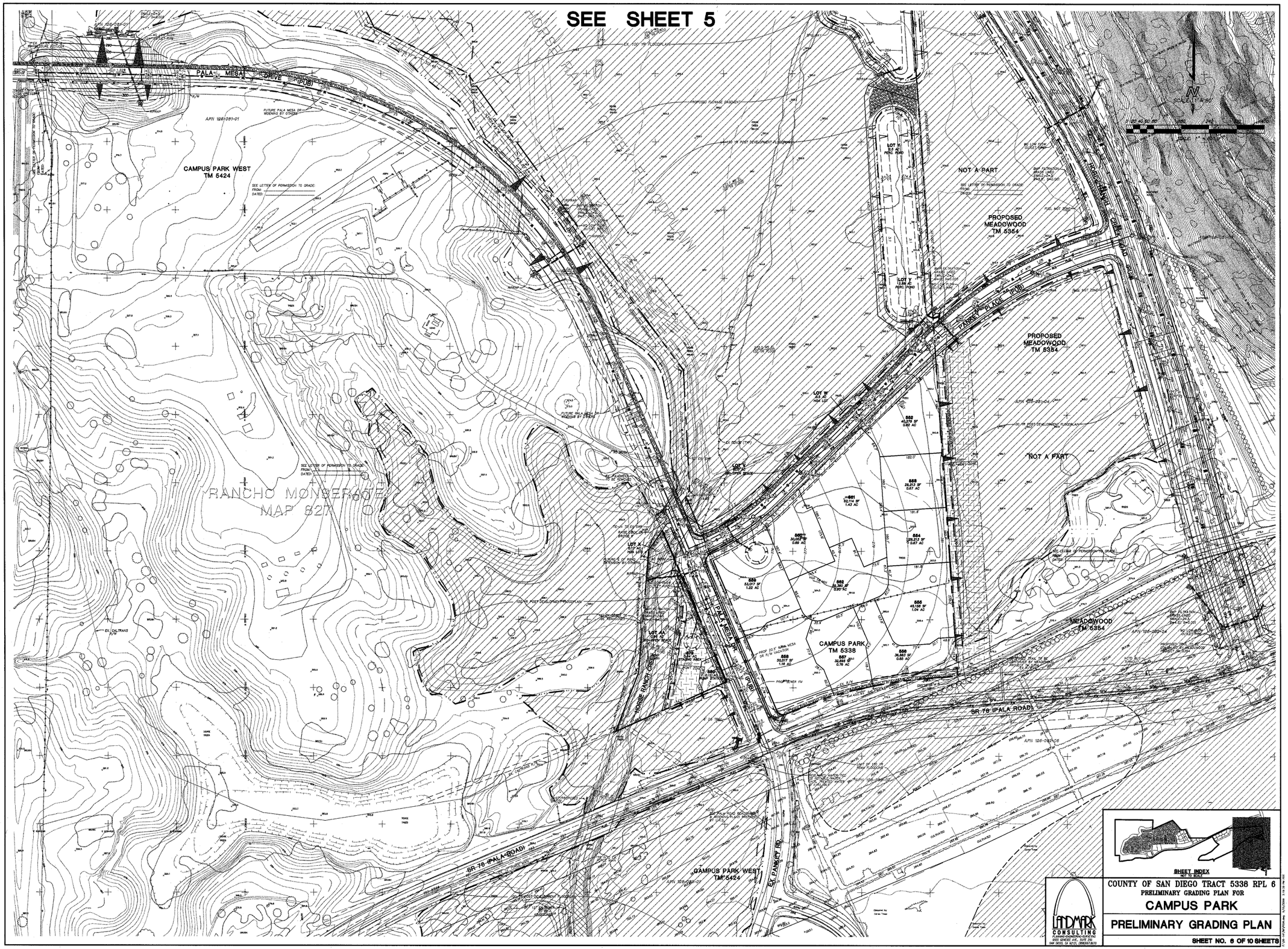
COUNTY OF SAN DIEGO TRACT 5338 RPL 6
PRELIMINARY GRADING PLAN FOR
CAMPUS PARK

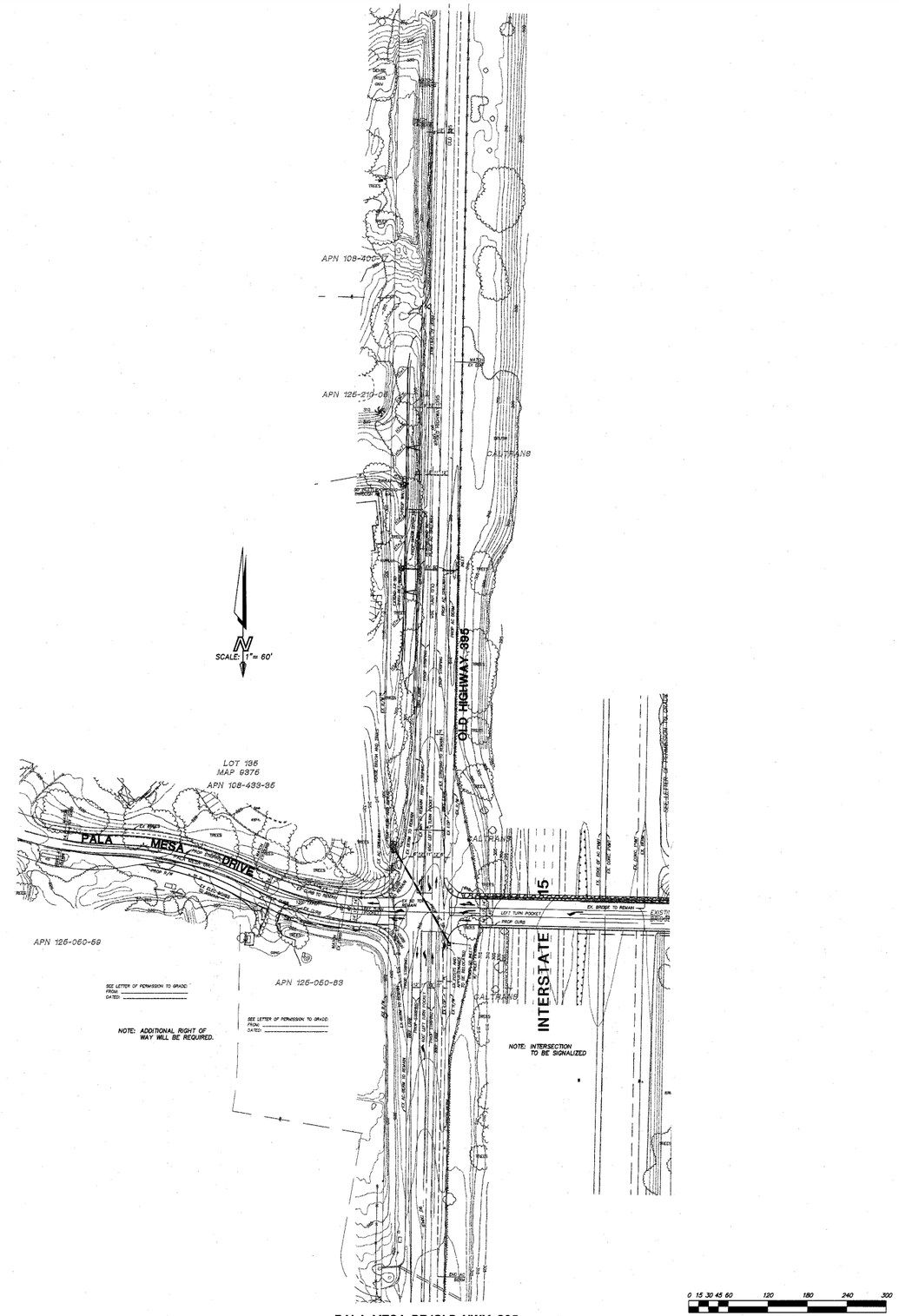
PRELIMINARY GRADING PLAN

SHEET NO. 4 OF 10 SHEETS



COUNTY OF SAN DIEGO TRACT 5338 RPL 6
PRELIMINARY GRADING PLAN FOR
CAMPUS PARK
PRELIMINARY GRADING PLAN
SHEET NO. 5 OF 10 SHEETS


SEE SHEET 5
PALA MESA DRIVE (PUB)
CAMPUS PARK WEST
TM 5424
RANCHO MONSERATE
MAP 827
NOT A PART
PROPOSED
MEADOWOOD
TM 5354
PANKEY PLACE (PUB)
CAMPUS PARK
TM 5338
HORSE RANCH CREEK
SR 76 (PALA ROAD)
EX. PANKEY RD.
SHEET INDEX
NOT TO SCALE
LANDMARK
CONSULTING
COUNTY OF SAN DIEGO TRACT 5338 RPL 6
PRELIMINARY GRADING PLAN FOR
CAMPUS PARK
PRELIMINARY GRADING PLAN
SHEET NO. 6 OF 10 SHEETS



PALA MESA DR/OLD HWY 395

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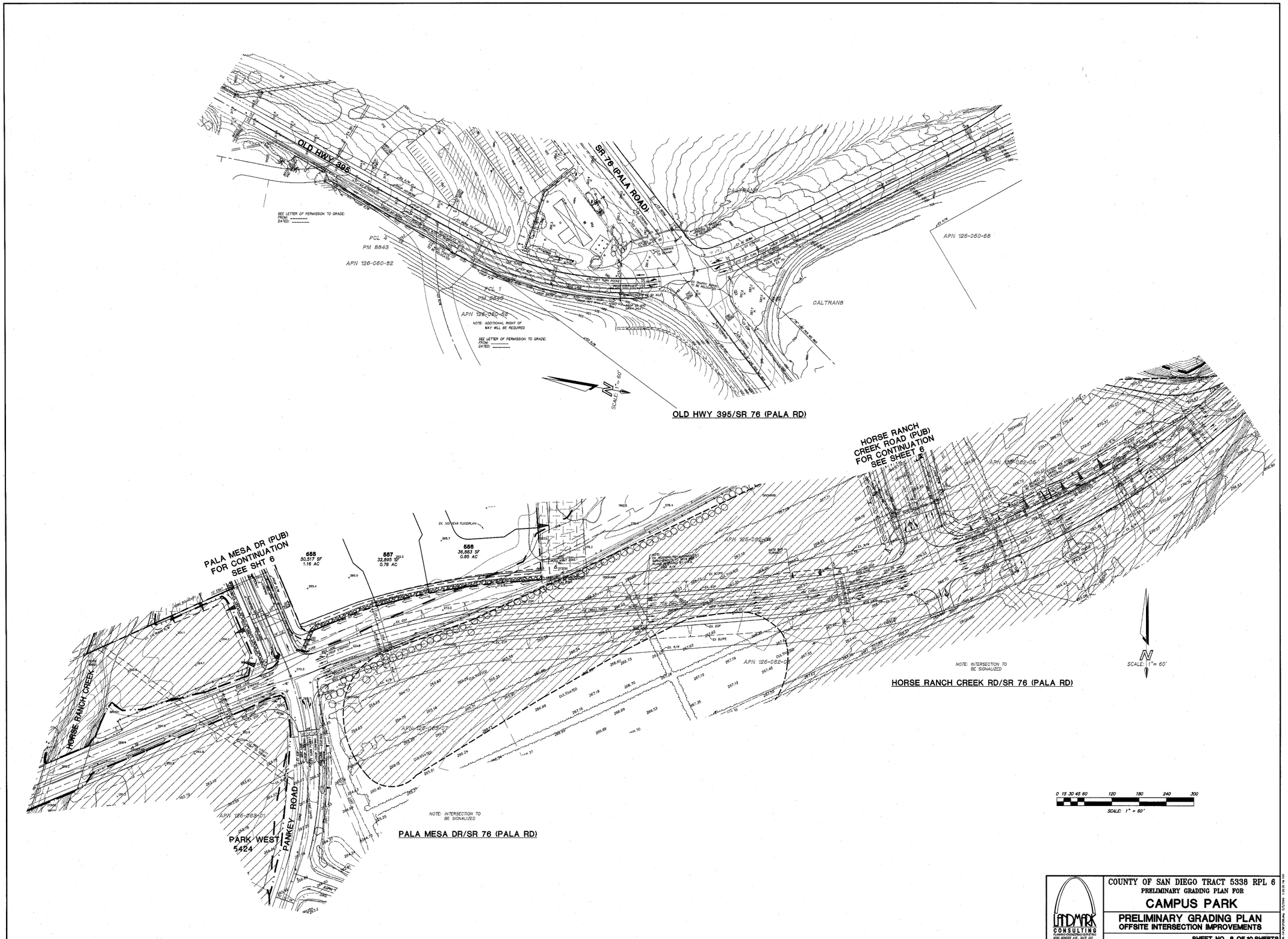
COUNTY OF SAN DIEGO TRACT 5338 RPL 6
PRELIMINARY GRADING PLAN FOR
CAMPUS PARK

PRELIMINARY GRADING PLAN
OFFSITE INTERSECTION IMPROVEMENTS

SHEET NO. 7 OF 10 SHEETS



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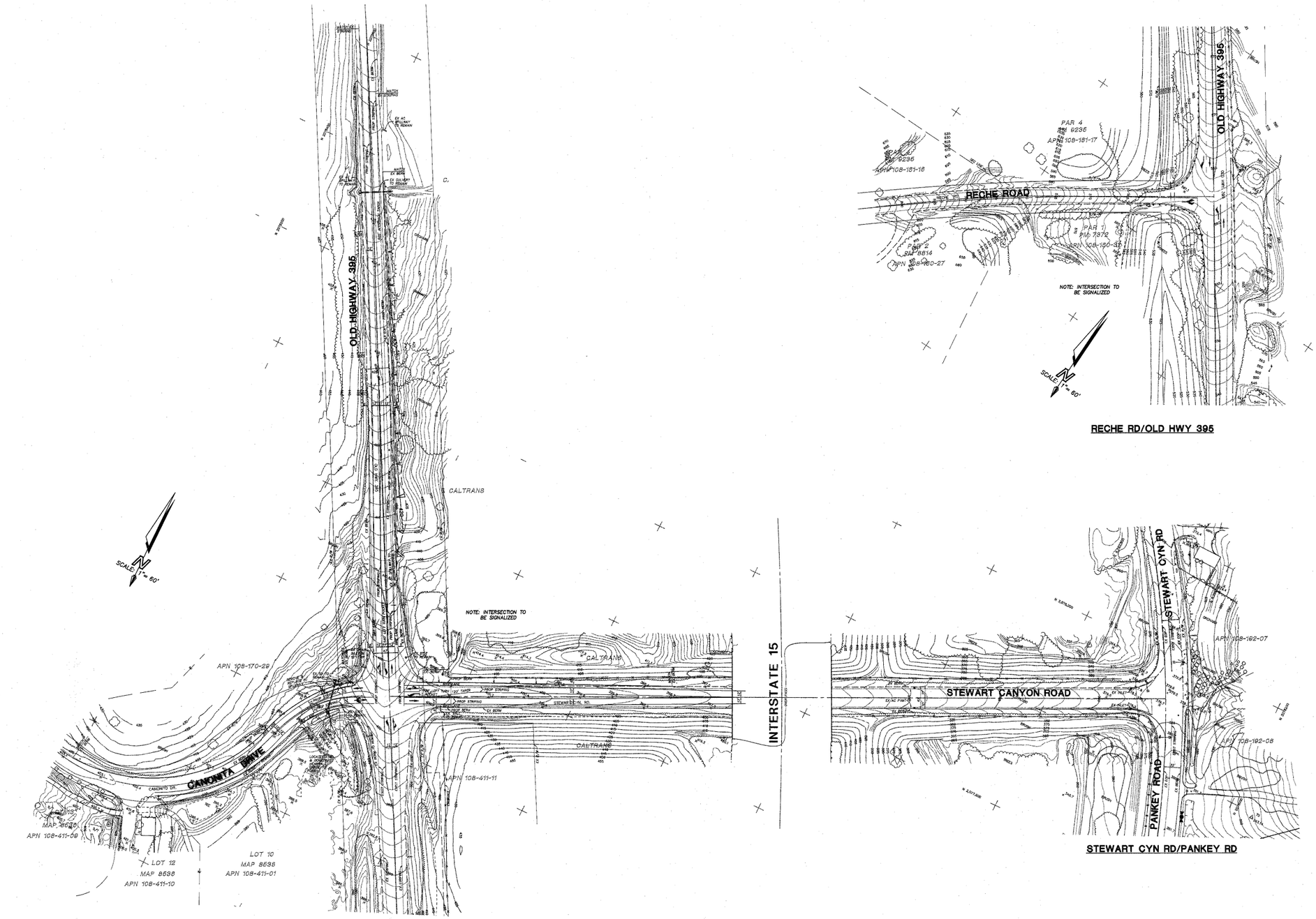
COUNTY OF SAN DIEGO TRACT 5338 RPL 6
PRELIMINARY GRADING PLAN FOR
CAMPUS PARK

PRELIMINARY GRADING PLAN
OFFSITE INTERSECTION IMPROVEMENTS

SHEET NO. 8 OF 10 SHEETS



CANONITA DR/OLD HWY 395

RECHE RD/OLD HWY 395

STEWART CYN RD/PANKEY RD

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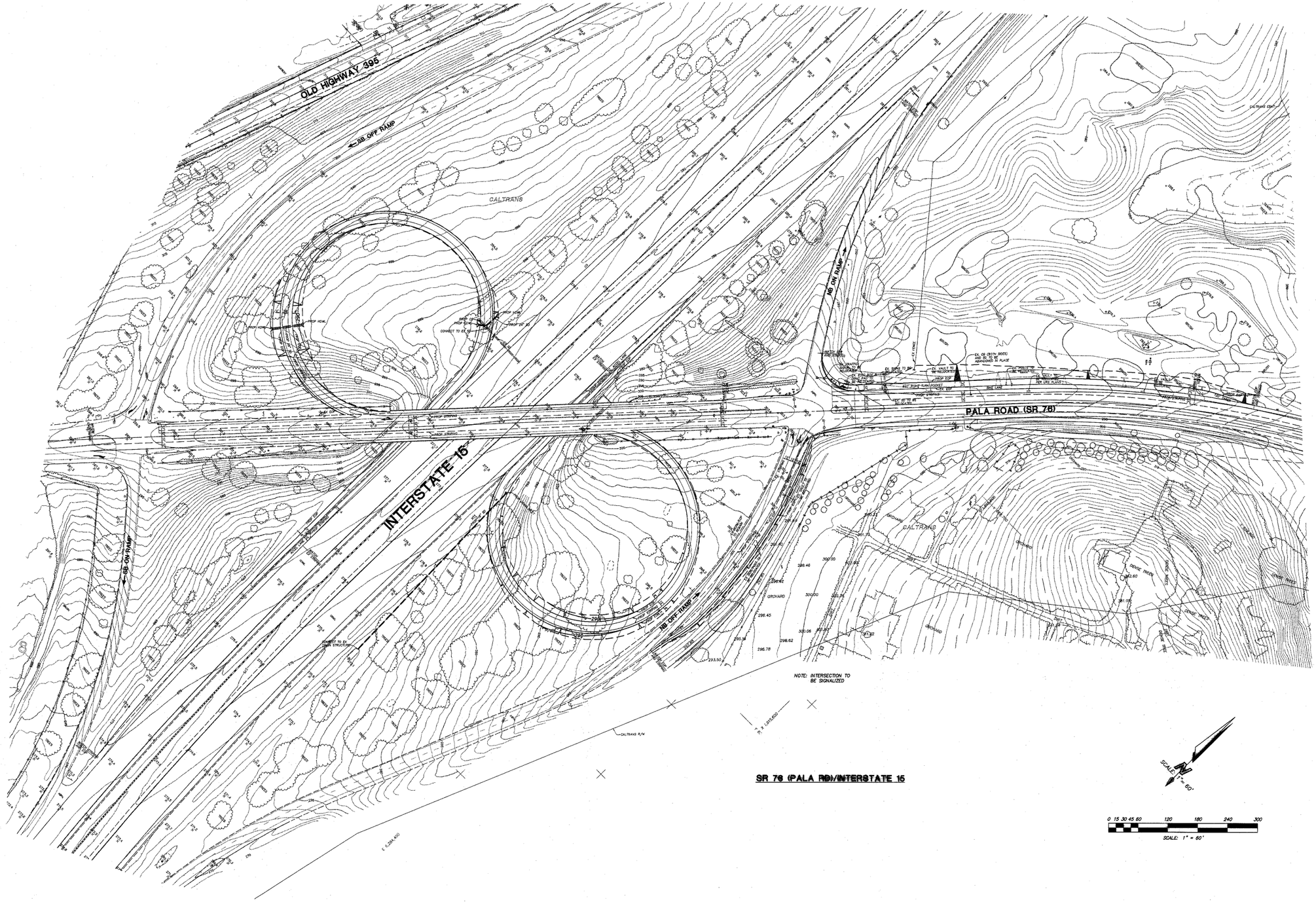
COUNTY OF SAN DIEGO TRACT 5338 RPL 6
PRELIMINARY GRADING PLAN FOR
CAMPUS PARK

PRELIMINARY GRADING PLAN
OFFSITE INTERSECTION IMPROVEMENTS

SHEET NO. 9 OF 10 SHEETS



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COUNTY OF SAN DIEGO TRACT 5338 RPL 6
PRELIMINARY GRADING PLAN FOR
CAMPUS PARK

PRELIMINARY GRADING PLAN
OFFSITE INTERSECTION IMPROVEMENTS

SHEET NO. 10 OF 10 SHEETS