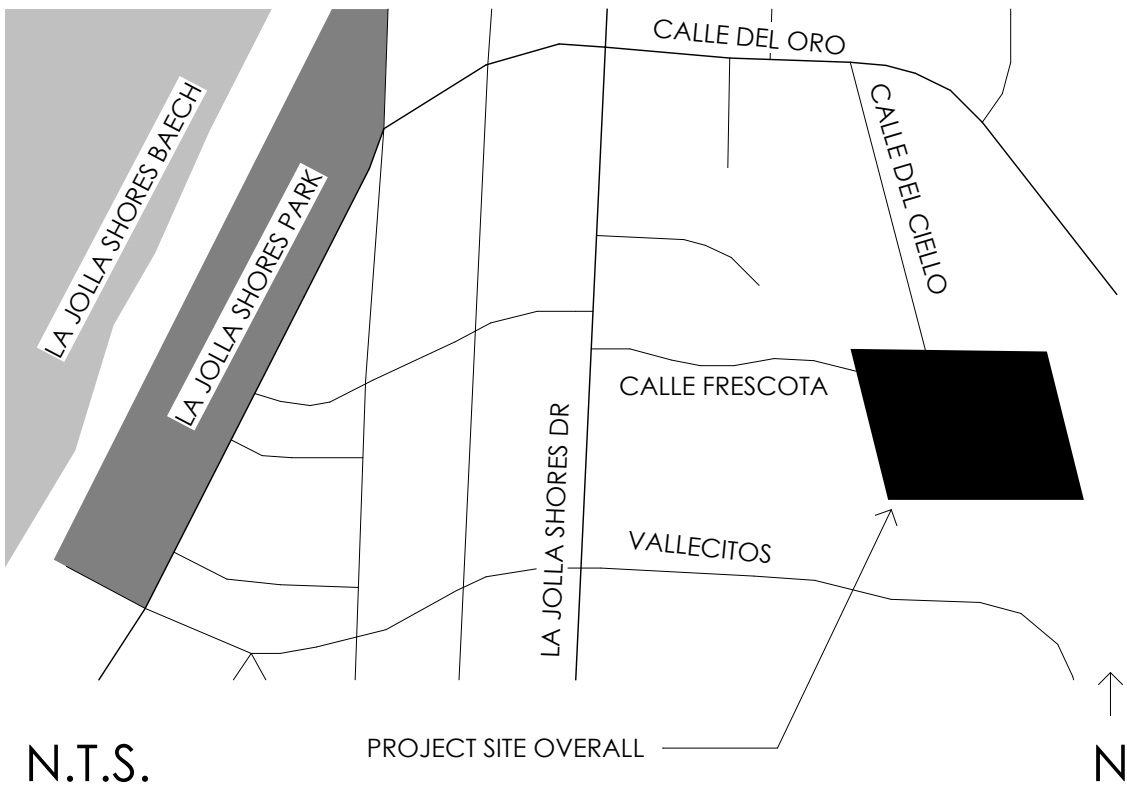


CIELO MAR
8303 LA JOLLA SHORES DR,
SAN DIEGO, CA 32037



VICINITY MAP



N.T.S.



WILL & FOTSCH ARCHITECTS

1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486

JOB #:

CIELO MAR

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

PROJECT DIRECTORY

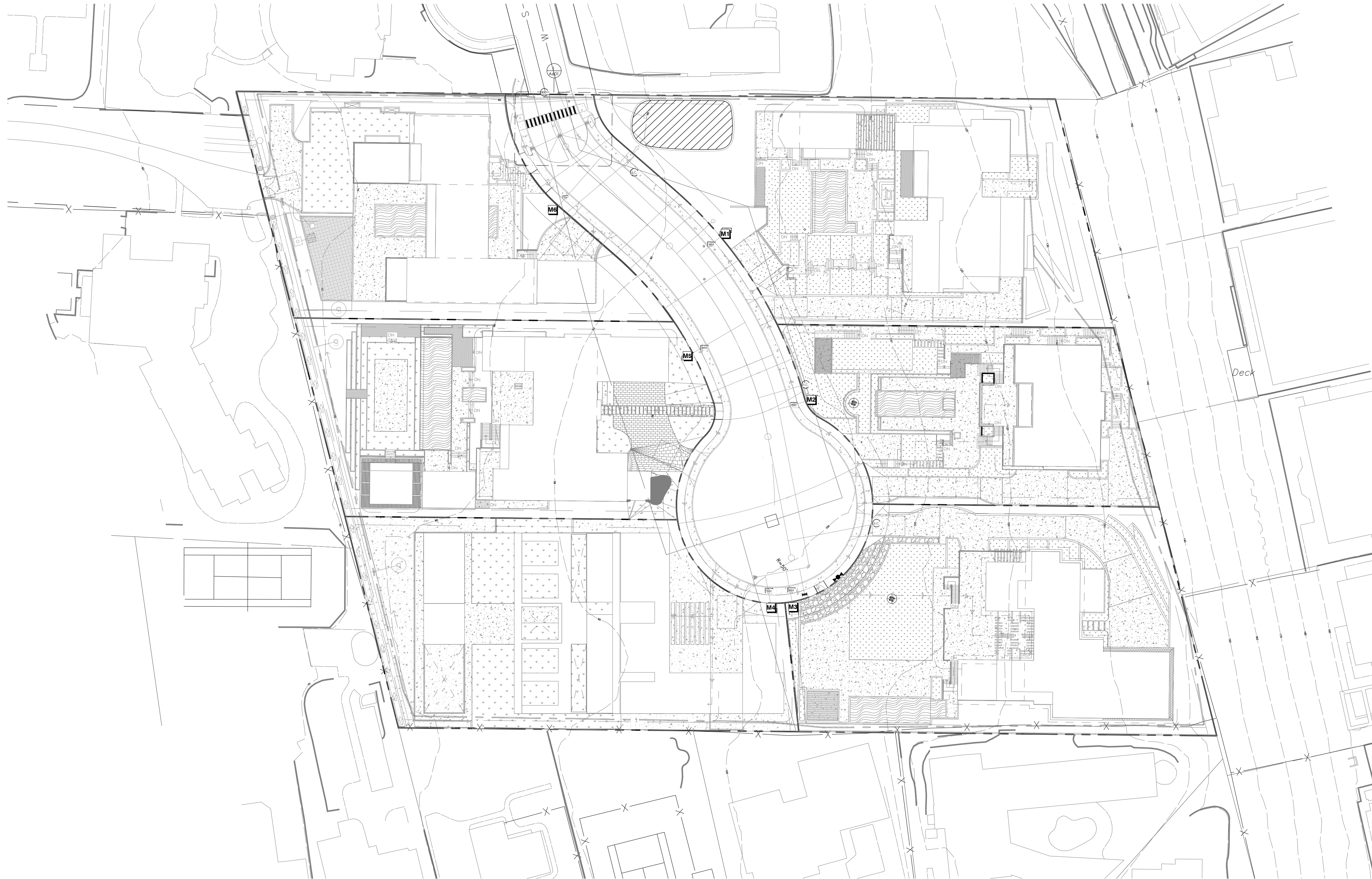
OWNER	LANDSCAPE ARCHITECT
CIELO MAR LA JOLLA, LLC CONTACT: SCOTT SINNETT, AS MANAGING MEMBER 7514 GIRARD AVE. STE 1315 LA JOLLA, 92037	MC CULLOUGH LA CONTACT: MC CULLOUGH 3605-B FIFTH AVENUE SAN DIEGO, CA 92103 41041 TRIMBOLI WAY, SUITE 6007 FREMONT, CALIFORNIA 94538 PH: 619-296-3150
ARCHITECT	CIVIL ENGINEER
WILL & FOTSCH ARCHITECTS CONTACT: ANDY FOTSCH 1298 PROSPECT ST. SUITE 2S, LA JOLLA, CA 92037 PH: 619-204-3739 ANDY@WILLANDFOTSCH.COM	RANCHO COASTAL ENGINEERING & SURVEYING, INC. CONTACT: DOUGLAS ELOGAN, P.E. 310 VIA VERA CRUZ, #205 SAN MARCOS, CA 92078 PH: 760-510-3152 CELL: 858-775-8474 DOUG@RCESD.COM

DATE:	ISSUE:
02/24/2023	CDP SUBMITTAL
10/03/2023	2ND CDP SUBMITTAL
03/18/2024	3RD CDP SUBMITTAL
08/16/2024	4TH CDP SUBMITTAL
12/13/2024	5TH CDP SUBMITTAL
04/28/2025	6TH CDP SUBMITTAL
09/04/2025	7TH CDP SUBMITTAL

TS001
TITLE SHEET

04/28/2025

SCHEMATIC DESIGN



DESIGN STATEMENT:

THE LANDSCAPE FOR THIS DEVELOPMENT SEEKS TO PROVIDE ITS RESIDENTS WITH AN ACTIVE AND PASSIVE AMENITY SPACES WITH AREAS FOR EXERCISE, LEISURELY LOUNGING, PEOPLE-WATCHING, AND SOCIAL GATHERING. THE PLANTING CONCEPT IS TO PROVIDE A DRY-LUSH PALETTE THAT ESTABLISHES ITS OWN MICROCLIMATE TO HELP CONSERVE WATER, WHILE AT THE SAME TIME EXPRESS SEASONAL COLOR AND TEXTURAL VARIATION. PERENNIAL AND EDIBLE PLANTING WILL BE INTERSPERSED AMONG THE PLANTING AREAS WITHIN REACHABLE DISTANCE AND PLANT MATERIAL THAT ATTRACTS POLLINATOR FAUNA AS A HOMAGE TO THE IMPORTANCE OF LOCAL RESILIENCY AND CONNECTION WITH NATURAL CYCLES.

THE RIGHT OF WAY FRONTING THE ADJACENT STREET(S) WILL PROVIDE BOTH RESIDENTS AND THE PUBLIC WITH OPPORTUNITIES FOR SOCIALIZATION AND COMMUNITY INTERACTION UNDER A DAPPLED CANOPY OF STREET TREES.

NATIVE AND OR NATURALIZED, DROUGHT TOLERANT PLANT MATERIAL WILL BE UTILIZED AND PLACED APPROPRIATELY IN GROUPINGS WITH COMPATIBLE PLANT MATERIAL. CAREFULLY SELECTED SUCH THAT THE MATERIAL CAN GROW AND ESTABLISHED NATURALLY WITH MINIMAL MAINTENANCE AND SUPPLEMENTAL WATERING.

ALL SITE AND LANDSCAPE MATERIALS WILL BE SELECTED WITH REGARD FOR THE CONTEXT IN WHICH THIS SITE SITS, THE PROPOSED ARCHITECTURE, AND CLIENT AND THE PROPOSED END USER WITH THE OVERALL GOAL OF ENHANCING THIS SITE AND THE NEIGHBORHOOD AS A WHOLE.

LANDSCAPE NOTES:

- IRRIGATION: 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.
- MINIMUM TREE SEPARATION DISTANCE:
 - TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
 - UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
 - ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 - DRIVEWAY (ENTRIES) - 10 FEET
 - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. 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 WITHIN 30 DAYS OF A FINAL LANDSCAPE INSPECTION.
- TREE ROOT ZONES: 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)
- TREE MAINTENANCE: 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
- TREE MAINTENANCE: 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, SECTION 142.0403(B)(10)
- 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.
- EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - STOCKPILING, TOPSOIL, DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - ROOT SYSTEMS OF EXISTING TREES WILL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE WETTING AND DRYING DURING DEWATERING.
 - THE EXISTING GRADE WILL BE MAINTAINED WITHIN THE DRIP LINE OF EXISTING TREES.
 - ROOTS OF EXISTING TREES WILL BE CUT APPROXIMATELY 6 INCHES BACK FROM NEW CONSTRUCTION.
 - A CERTIFIED CONSULTING ARBORIST SHALL OVERSEE PRUNING OF ANY ROOTS 4-IN OR GREATER IN DIAMETER.
 - MAINTAIN AND DOCUMENT A TREE WATERING SCHEDULE DURING CONSTRUCTION.
 - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE

Street Tree Requirement

1 Tree per 30 LF of street frontage, excluding Curb Cuts and designated Bus Stops

Name of Street:	PRIVATE ACCESS ROAD - Lot 1	Required trees	Proposed Trees
Length of Street	156.9 Linear Feet =	5 24" box min.	6 24" box min.

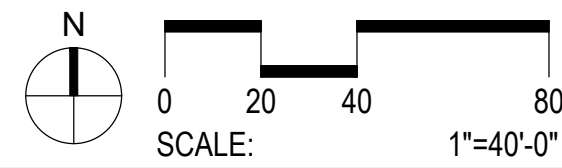
Name of Street:	PRIVATE ACCESS ROAD - Lot 2	Required trees	Proposed Trees
Length of Street	105 Linear Feet =	4 24" box min.	4 24" box min.

Name of Street:	PRIVATE ACCESS ROAD - Lot 3	Required trees	Proposed Trees
Length of Street	50 Linear Feet =	2 24" box min.	2 24" box min.

Name of Street:	PRIVATE ACCESS ROAD - Lot 4	Required trees	Proposed Trees
Length of Street	48.9 Linear Feet =	2 24" box min.	2 24" box min.

Name of Street:	PRIVATE ACCESS ROAD - Lot 5	Required trees	Proposed Trees
Length of Street	111 Linear Feet =	4 24" box min.	4 24" box min.

Name of Street:	PRIVATE ACCESS ROAD - Lot 6	Required trees	Proposed Trees
Length of Street	133.7 Linear Feet =	4 24" box min.	4 24" box min.



© McCULLOUGH

CIELO MAR

New Construction

8280 Calle Del Cielo,
La Jolla, CA 92037

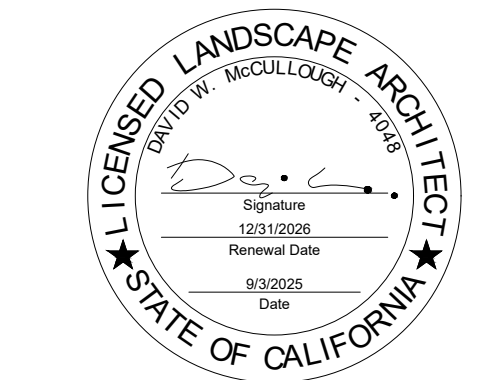


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McCulloughLA.com
3605-B Fifth Avenue
San Diego, CA 92103

41041 Trimboli Way, Suite 6007
Fremont, California 94538

PH. 619.296.3150



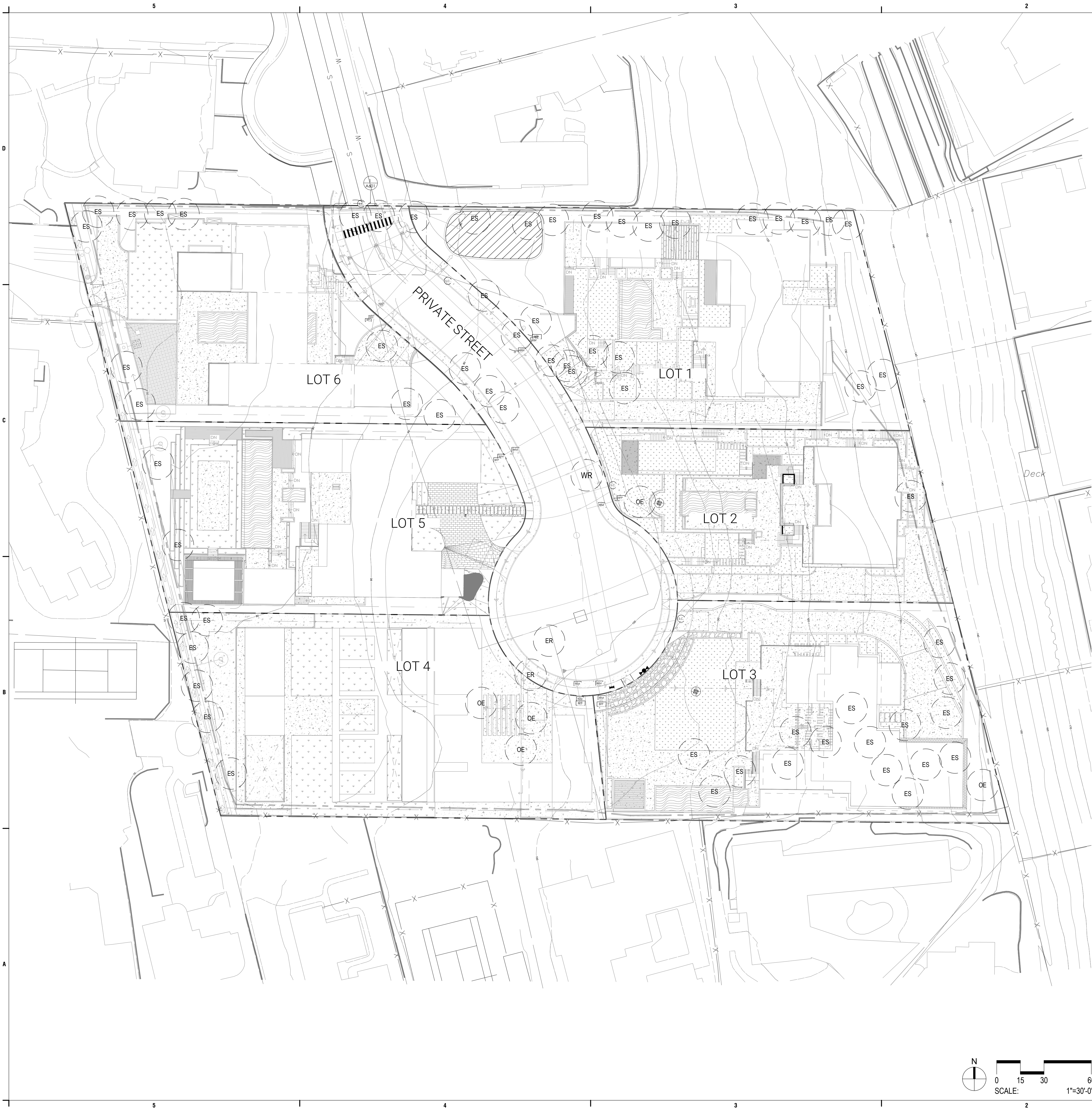
SUBMITTALS | REVISIONS

No.	Description	Date
01	1st Submittal	02.22.23
02	Resubmittal	09.29.23
03	Resubmittal	03.07.24
04	Resubmittal	04.12.24
05	Resubmittal	08.12.24
06	Resubmittal	06.20.25
07	Resubmittal	09.04.25

Issue Date Project Number
9.4.2025 23012

COVER SHEET

L000



EXISTING TREE SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	FORM	QTY
EXISTING TREES (TO BE REMOVED)				
ES	EUCALYPTUS SPP.	EXISTING	25'-30'	64
OE	OLEA EUROPAEA	EXISTING	20'-25'	5
ER	SYAGRUS ROMANZOFFIANA	EXISTING	6'-10'	2
WR	WASHINGTONIA ROBUSTA	EXISTING	6'-10'	1
	QUEEN PALM			
	MEXICAN FAN PALM			

TOTAL TREES TO BE REMOVED - 72
TOTAL # OF PROPOSED TREES - 241

NOTE: THE EXISTING TREES ARE PROPOSED TO BE REMOVED DUE TO HEALTH CONDITIONS AND THE TREE IS GROWING TOO CLOSE TO - OR THE ROOTS ARE ENCROACHING ON- YOUR HOUSE, BARN, UTILITY LINES OR OTHER STRUCTURES.

CIELO MAR

New Construction

8280 Calle Del Cielo,
La Jolla, CA 92037



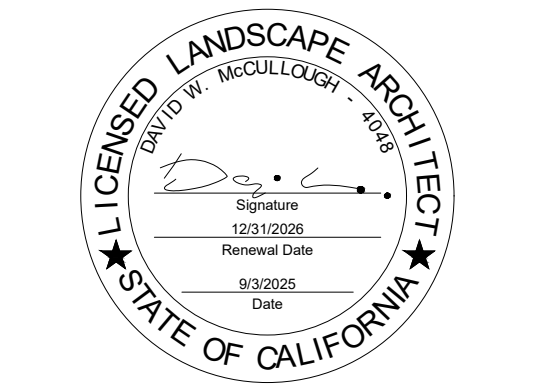
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Issue Date Project Number
9.4.2025 23012

TREE DEMO -
PROTECTION
PLAN



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	PROPERTY LINE
2	PROPOSED CONCRETE DRIVEWAY APRON
3	PROPOSED WATER METER LOCATION
4	ANTICIPATED LIMITS OF GRADING
	PROPOSED PLANTING AREA
	PROPOSED ROW PLANTING
	PROPOSED BIORETENTION PLANTING
	PROPOSED R.O.W. CONCRETE PAVING
01 PAVEMENTS, RAMPS, CURBS	
	PROPOSED CONCRETE DRIVEWAY
EXISTING TO REMAIN	
E-101	EXISTING FENCE TO REMAIN (NOT WITHIN THE SCOPE OF WORK)

CIELO MAR

New Construction
8280 Calle Del Cielo,
La Jolla, CA 92037



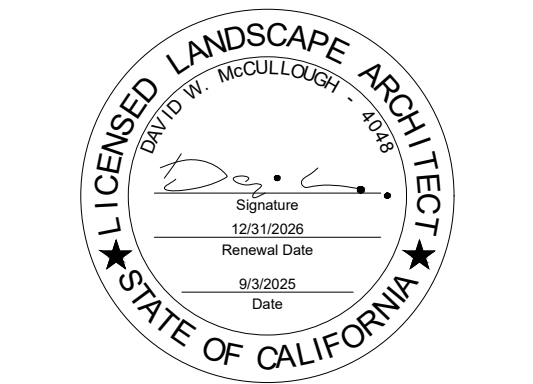
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SUBMITTALS | REVISIONS

No.	Description	Date
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05	Resubmittal	08.12.24
06	Resubmittal	06.20.25
07	Resubmittal	09.04.25

Issue Date	Project Number
9.4.2025	23012

LANDSCAPE DEVELOPMENT PLAN

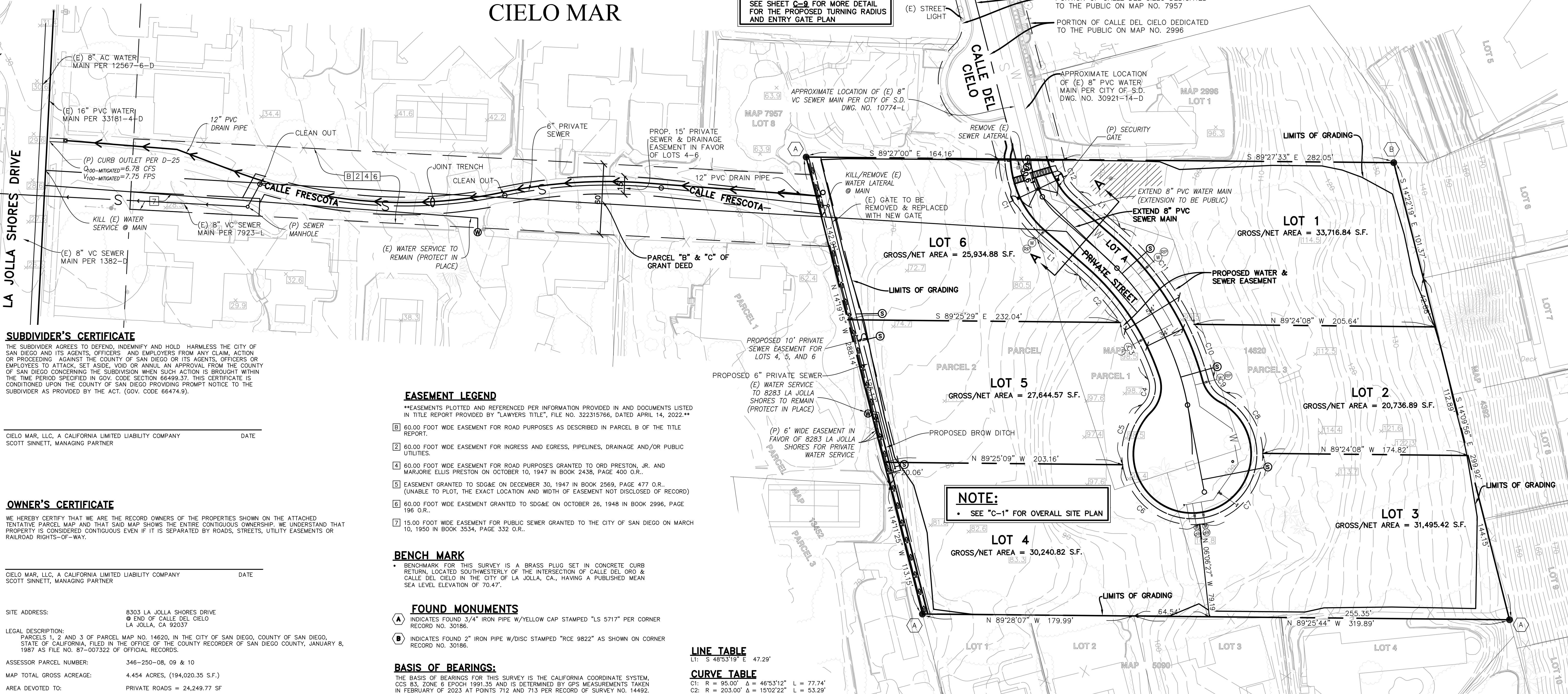
L100



TENTATIVE MAP NO. 3213966

CIELO MAR

NOTE:
SEE SHEET C-9 FOR MORE DETAIL
FOR THE PROPOSED TURNING RADIUS
AND ENTRY GATE PLAN



SUBDIVIDER'S CERTIFICATE

THE SUBDIVIDER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY OF SAN DIEGO AND ITS AGENTS, OFFICERS AND EMPLOYERS FROM ANY CLAIM, ACTION OR PROCEEDING AGAINST THE COUNTY OF SAN DIEGO OR ITS AGENTS, OFFICERS OR EMPLOYEES TO ATTACK, SET ASIDE, VOID OR ANNULL AN APPROVAL FROM THE COUNTY OF SAN DIEGO CONCERNING THE SUBDIVISION WHEN SUCH ACTION IS BROUGHT WITHIN THE TIME PERIOD SPECIFIED IN GOV. CODE SECTION 66499.37. THIS CERTIFICATE IS CONDITIONED UPON THE COUNTY OF SAN DIEGO PROVIDING PROMPT NOTICE TO THE SUBDIVIDER AS PROVIDED BY THE ACT. (GOV. CODE 66474.9).

CIELO MAR, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY DATE
SCOTT SINNETT, MANAGING PARTNER

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTIES SHOWN ON THE ATTACHED TENTATIVE PARCEL MAP AND THAT SAID MAP SHOWS THE ENTIRE CONTIGUOUS OWNERSHIP. WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY.

CIELO MAR, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY DATE
SCOTT SINNETT, MANAGING PARTNER

SITE ADDRESS: 8303 LA JOLLA SHORES DRIVE
END OF CALLE DEL CIELO
LA JOLLA, CA 92037

LEGAL DESCRIPTION: PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 14620, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 8, 1987 AS FILE NO. 87-007322 OF OFFICIAL RECORDS.

ASSESSOR PARCEL NUMBER: 346-250-08, 09 & 10
MAP TOTAL GROSS ACREAGE: 4.454 ACRES, (194,020.35 S.F.)
AREA DEVOTED TO: PRIVATE ROADS = 24,249.77 SF

LOT SIZES
LOT 1: 33,717 SF
LOT 2: 20,737 SF
LOT 3: 31,495 SF
LOT 4: 30,241 SF
LOT 5: 27,645 SF
LOT 6: 25,935 SF

TOTAL NUMBER OF PROPOSED LOTS: 6 NUMBERED RESIDENTIAL LOTS & 1 LETTERED H.O.A. LOT

GENERAL PLAN DESIGNATION: ZONE 4

ZONING DESIGNATION: LUSD-SF

MINIMUM LOT SIZE: 20,736.89 SQUARE FEET NET (LOT 2)

SETBACKS:
FRONT YARD 30'-FEET FROM ULTIMATE R.O.W.
INTERIOR SIDE YARD 10'-FEET FROM R
STREET SIDE YARD 15'-FEET FROM R
REAR YARD 25'-FEET FROM R

PRESENT USE: SINGLE RESIDENTIAL LOT W/ AN ADU
PROPOSED USE: SIX FUTURE SINGLE FAMILY RESIDENCES

SOLAR STATEMENT: THIS IS A SOLAR SUBDIVISION AS REQUIRED BY THE SUBDIVISION ORDINANCE. ALL PARCELS TO HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS

TOPOGRAPHY: PLS 8526 JUSTIN DANKEL, TERRASRIE INC.
DATE PREPARED: 02/16/2023

DATE REVISED:

GRADING NOTE: MINOR GRADING PROPOSED

PRELIMINARY TITLE REPORT: LAWYERS TITLE COMPANY
FILE NO. 322315766
DATED APRIL 14, 2022

EASEMENT LEGEND

EASEMENTS PLOTTED AND REFERENCED PER INFORMATION PROVIDED IN AND DOCUMENTS LISTED IN TITLE REPORT PROVIDED BY "LAWYERS TITLE", FILE NO. 322315766, DATED APRIL 14, 2022.

- 60.00 FOOT WIDE EASEMENT FOR ROAD PURPOSES AS DESCRIBED IN PARCEL B OF THE TITLE REPORT.
- 60.00 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES
- 60.00 FOOT WIDE EASEMENT FOR ROAD PURPOSES GRANTED TO ORD PRESTON, JR. AND MARJORIE ELLIS PRESTON ON OCTOBER 10, 1947 IN BOOK 2438, PAGE 400 O.R..
- EASEMENT GRANTED TO SD&E ON DECEMBER 30, 1947 IN BOOK 2569, PAGE 477 O.R.. (UNABLE TO PLOT, THE EXACT LOCATION AND WIDTH OF EASEMENT NOT DISCLOSED OF RECORD)
- 60.00 FOOT WIDE EASEMENT GRANTED TO SD&E ON OCTOBER 26, 1948 IN BOOK 2996, PAGE 196 O.R..
- 15.00 FOOT WIDE EASEMENT FOR PUBLIC SEWER GRANTED TO THE CITY OF SAN DIEGO ON MARCH 10, 1950 IN BOOK 3534, PAGE 332 O.R..

BENCH MARK

- BENCHMARK FOR THIS SURVEY IS A BRASS PLUG SET IN CONCRETE CURB RETURN, LOCATED SOUTHWESTERLY OF THE INTERSECTION OF CALLE DEL ORO & CALLE DEL CIELO IN THE CITY OF LA JOLLA, CA., HAVING A PUBLISHED MEAN SEA LEVEL ELEVATION OF 70.47'.

FOUND MONUMENTS

- INDICATES FOUND 3/4" IRON PIPE W/YELLOW CAP STAMPED "LS 5717" PER CORNER RECORD NO. 30186.
- INDICATES FOUND 2" IRON PIPE W/DISC STAMPED "RCE 9822" AS SHOWN ON CORNER RECORD NO. 30186.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, COS 83, ZONE 6 EPOCH 1991.35 AND IS DETERMINED BY GPS MEASUREMENTS TAKEN IN FEBRUARY OF 2023 AT POINTS 712 AND 713 PER RECORD OF SURVEY NO. 14492. BOTH POINTS HAVING A HORIZONTAL ACCURACY OF 2-1. SAID POINTS ARE PRC 8813.1 COMPLIANT.

I.E. N 42°48'05" E GRID

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT POINT 712 IS 0.9999803
GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR

712 = NORTHING - 1,891,849.97' EASTING - 6,255,397.27'
ELEVATION [NGVD 29] - 295.87'

713 = NORTHING - 1,893,799.03' EASTING - 6,257,202.20'

MAPPING NOTE:

A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

LINE TABLE

LT: S 48°53'19" E 47.29'

CURVE TABLE

C1: R = 95.00' Δ = 46°53'12" L = 77.74'
C2: R = 203.00' Δ = 15°02'22" L = 53.29'
C3: R = 203.00' Δ = 15°25'29" L = 54.65'
C4: R = 20.00' Δ = 63°38'50" L = 22.21'
C5: R = 60.00' Δ = 53°50'02" L = 56.37'
C6: R = 60.00' Δ = 87°24'21" L = 91.53'
C7: R = 60.00' Δ = 84°33'19" L = 88.55'
C8: R = 60.00' Δ = 61°23'52" L = 64.30'
C9: R = 20.00' Δ = 46°59'52" L = 16.41'
C10: R = 257.00' Δ = 10°42'23" L = 48.02'
C11: R = 257.00' Δ = 23°10'35" L = 103.96'
C12: R = 41.00' Δ = 43°31'33" L = 31.15'

REFERENCES:

PARCEL MAP NO. 14620, CORNER RECORD NO. 30186,
PRELIMINARY TITLE REPORT FILE NO. 322315766 DATED
APRIL 14, 2022.

LEGEND:

SUBDIVISION BOUNDARY
LOT LINES
EASEMENTS
EXISTING PARCEL LINES

HOA PRIVATE STREET NOTE:

PRIVATE STREET TO BE MAINTAINED BY HOA.



SCALE: 1"=40'

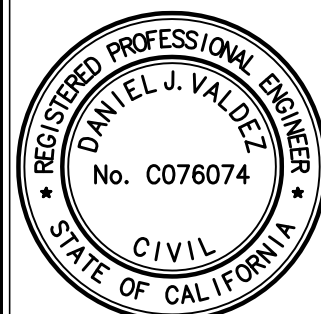
DATE: 08/04/25

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.

DANIEL VALDEZ
C 76074

DATE: 08/04/25
EXPIRES: 6/30/26



TENTATIVE MAP

CITY OF SAN DIEGO RCE-8073
APN: 346-250-08, 09 & 10

PROJECT NAME & SITE ADDRESS:

8303 LA JOLLA SHORES DRIVE
END OF CALLE DEL CIELO
LA JOLLA, CA 92037

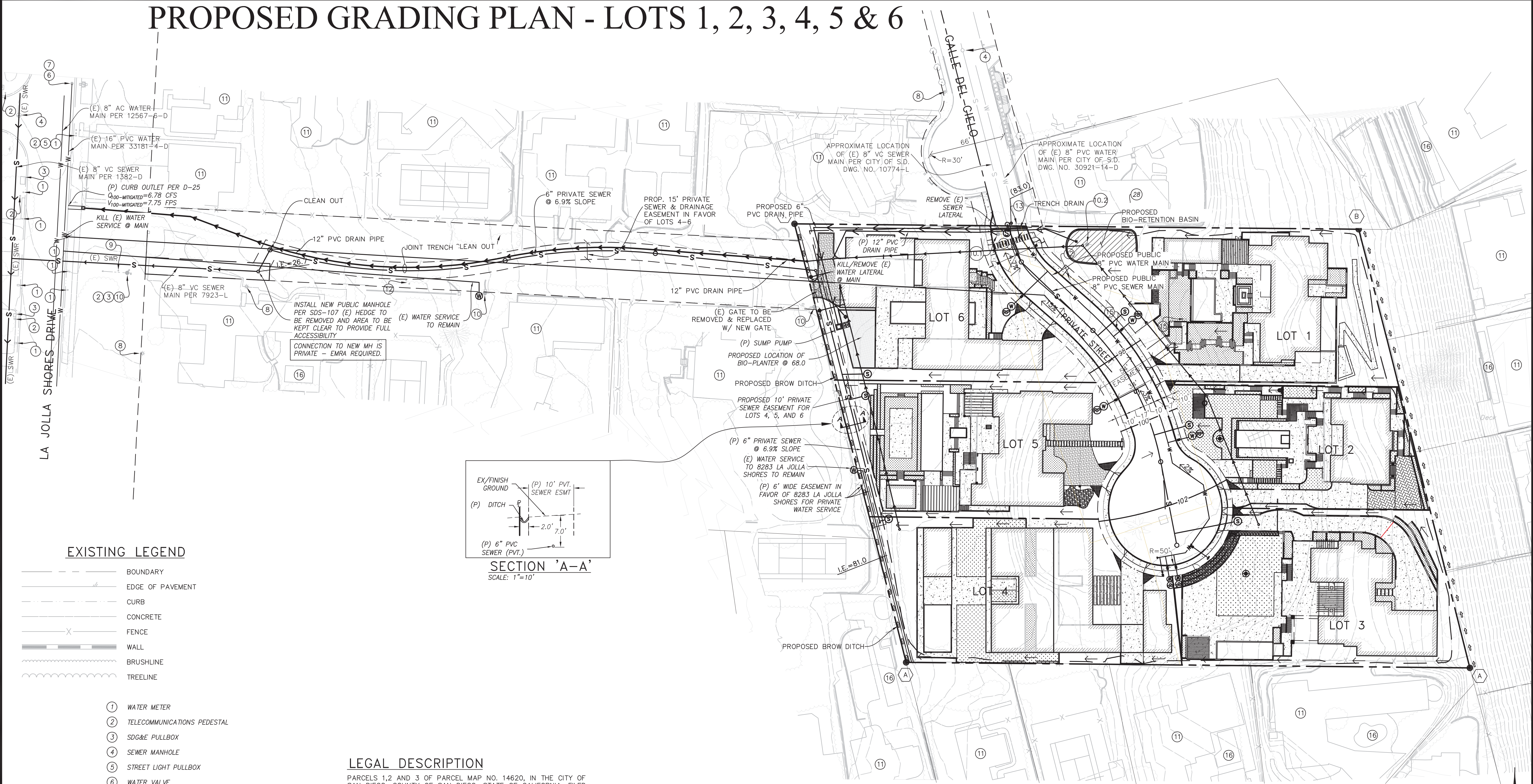
BOUNDARY SURVEY

M-1

PRELIMINARY — NOT FOR CONSTRUCTION

ENGINEER'S NAME: COFFEY ENGINEERING, INC. PHONE NO. (858) 831-0111 EMAIL: DAN@COFFEYENGINEERING.COM

PROPOSED GRADING PLAN - LOTS 1, 2, 3, 4, 5 & 6



EXISTING LEGEND

- BOUNDARY
- EDGE OF PAVEMENT
- CURB
- CONCRETE
- FENCE
- WALL
- BRUSHLINE
- TREELINE

- 1 WATER METER
- 2 TELECOMMUNICATIONS PEDESTAL
- 3 SDG&E PULLBOX
- 4 SEWER MANHOLE
- 5 STREET LIGHT PULLBOX
- 6 WATER VALVE
- 7 FIRE HYDRANT
- 8 STREET LIGHT POST
- 9 TIME WARNER CHANNEL VAULT
- 10.1 POWER POLE TO BE RELOCATED PER SDG&E APPROVAL
- 10.2 POWER POLE TO BE REMOVED, OVERHEAD ELECTRICAL SERVICES TO BE UNDERGROUNDED PER SDG&E APPROVAL
- 11 BUILDING
- 12 SEWER CLEANOUT
- 13 (E) 2" AIR VACUUM VALVE TO BE RELOCATED
- 14 GAS METER
- 15 IRRIGATION CONTROL VALVE
- 16 POOL

LEGAL DESCRIPTION

PARCELS 1,2 AND 3 OF PARCEL MAP NO. 14620, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 8, 1987 AS FILE NO. 87-007322 OF OFFICIAL RECORDS.

BOUNDARY NOTE

- BOUNDARY PLOTTED PER RECORD INFORMATION PROVIDED IN CORNER RECORD NO. 30186 & FOUND MONUMENTS.

BENCH MARK

- BENCHMARK FOR THIS SURVEY IS A BRASS PLUG SET IN CONCRETE CURB RETURN, LOCATED SOUTHWESTERLY OF THE INTERSECTION OF CALLE DEL ORO & CALLE DEL CIELO IN THE CITY OF LA JOLLA, CA., HAVING A PUBLISHED MEAN SEA LEVEL ELEVATION OF 70.47'.

FOUND MONUMENTS

- A INDICATES FOUND 3/4" IRON PIPE W/YELLOW CAP STAMPED "LS 5717" PER CORNER RECORD NO. 30186.
- B INDICATES FOUND 2" IRON PIPE W/DISC STAMPED "RCE 9822" AS SHOWN ON CORNER RECORD NO. 30186.

DRAINAGE NOTES:

- LOTS 1, 2, AND 3 WILL DRAIN TO ON-SITE ROAD AND THEN DRAIN TO TRENCH DRAIN AND BROW DITCH AND THEN OUTLET TO STORM WATER FACILITIES.
- LOTS 4, 5, AND 6 WILL DRAIN TO BROW DITCH AND THEN OUTLET TO STORM WATER FACILITIES.
- THIS PROJECT IS IN THE ASBS WATERSHED

DRIVEWAY NOTES:

- ALL DRIVEWAYS TO COMPLY W/ SDMC142.0560(a)(c), DIAGRAM 142-05D

UTILITY NOTE:

- SEE SHEET C-10 FOR EXISTING UTILITIES TO BE KILLED/REMOVED

HOA PRIVATE STREET NOTE:

PRIVATE STREET TO BE MAINTAINED BY HOA.

EMRA NOTE:

PRIVATE EMRA IS REQUIRED FOR ALL PROPOSED ENCROACHMENTS WITHIN THE EASEMENT (I.E. PROPOSED TREES/LANDSCAPING/IRRIGATION WITHIN ROUNDABOUT, VEHICLE GATE, PEDESTRIAN GATE, DOORS, GATE AT ENTRY, TRENCH DRAIN ETC.)

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.

DANIEL VALDEZ
C 76074
DATE: 07/11/25
EXPIRES: 6/30/26

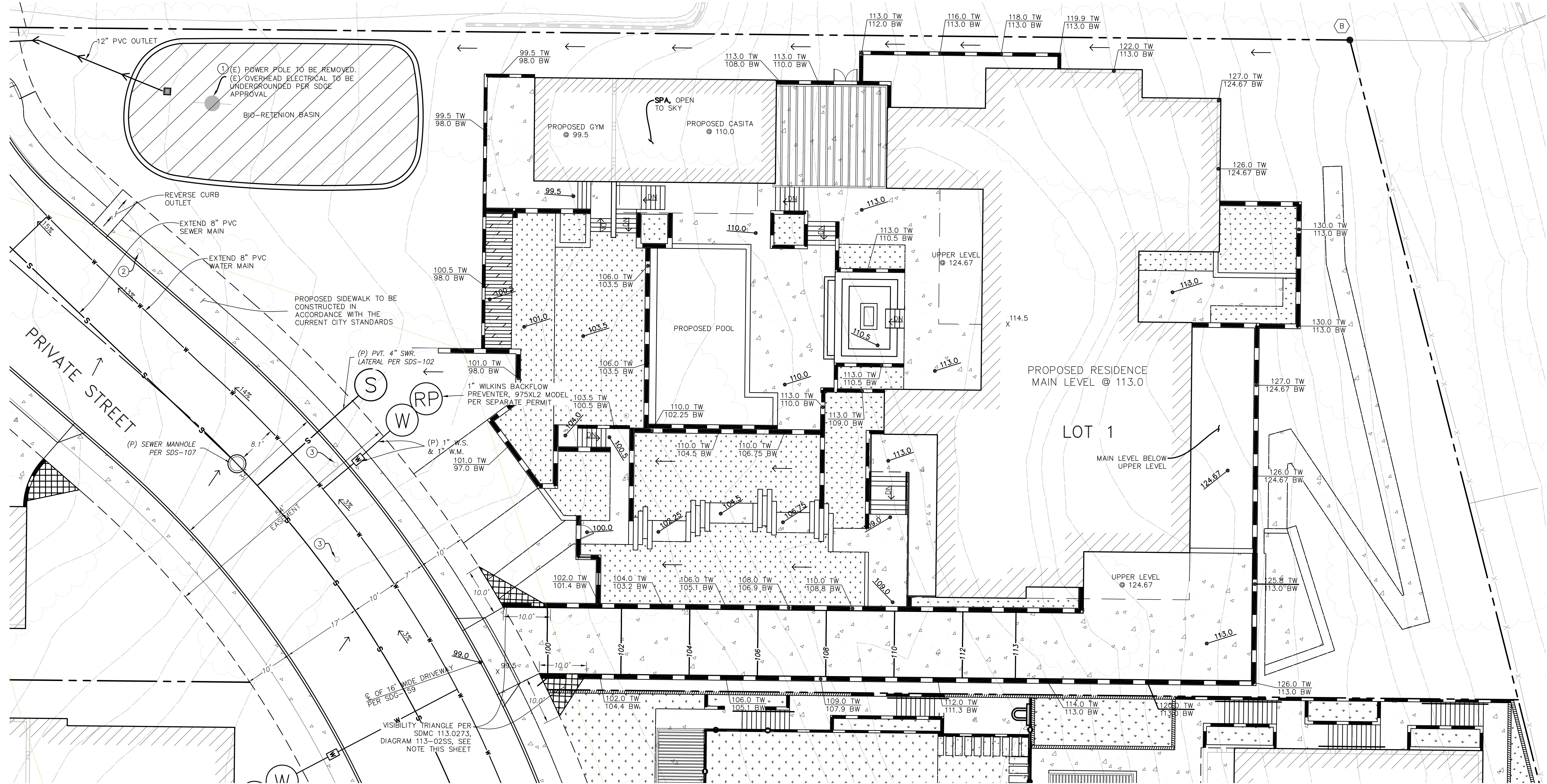


PROPOSED GRADING PLAN

C-1
LOTS 1-6

CE COFFEY ENGINEERING, INC.
9666 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH (858)831-0111 FAX (858)831-0179

PROPOSED GRADING & DRAINAGE PLAN - LOT 1



EXISTING LEGEND

- BOUNDARY
- EDGE OF PAVEMENT
- CURB
- CONCRETE
- FENCE
- WALL
- BRUSHLINE
- TREELINE
- ① POWER POLE
- ② SEWER CLEANOUT
- ③ IRRIGATION CONTROL VALVE

PROPOSED LEGEND

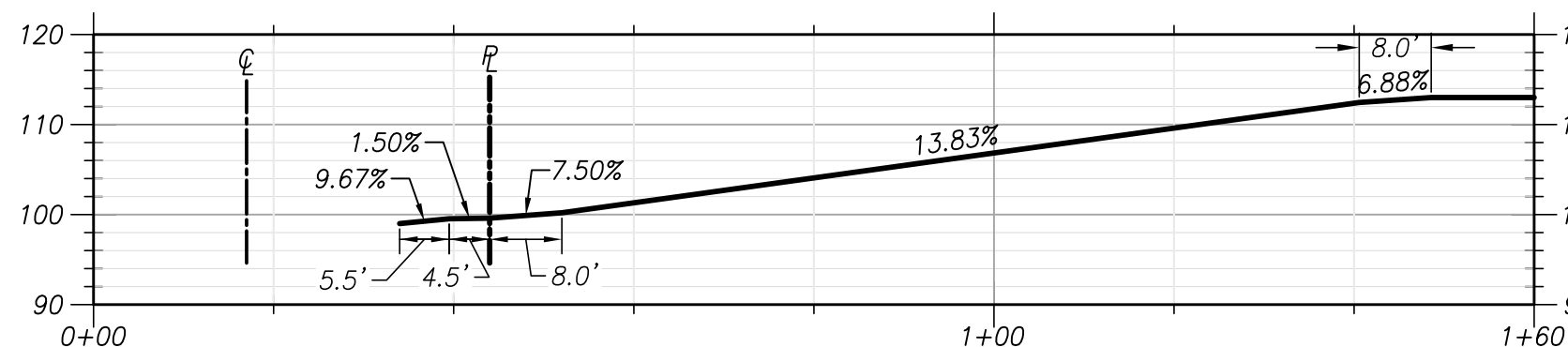
- CONCRETE
- BUILDING STEM/RETAINING WALL
- RETAINING WALL
- DIRECTION OF DRAINAGE
- LANDSCAPE/GRASS/PLANTER AREA

FOUND MONUMENTS

INDICATES FOUND 2" IRON PIPE W/DISC
STAMPED "RCE 9822" AS SHOWN ON
CORNER RECORD NO. 30186.

GRADING TABULATIONS

- TOTAL LOT SIZE = 0.77 AC.
- DISTURBED AREA = 0.57 AC.
- AMOUNT OF CUT = 1,950 C.Y.
- MAX. DEPTH OF CUT = 12 FT.
- AMOUNT OF FILL = 850 C.Y.
- MAX DEPTH OF FILL = 10 FT.
- MAX HEIGHT OF CUT & FILL = 12 FT.
- RETAINING WALL LENGTH = 700
- EXISTING IMPERVIOUS AREA = 0 S.F.
- EXISTING PERVIOUS AREA = 33,724 S.F.
- PROPOSED IMPERVIOUS AREA = 14,255 S.F.
- PROPOSED PERVIOUS AREA = 19,469 S.F.



PROFILE - LOT 1 DRIVEWAY

SCALE: 1"=20'

EMRA NOTE:

PRIVATE EMRA IS REQUIRED FOR ALL PROPOSED ENCROACHMENTS WITHIN THE EASEMENT (I.E. PROPOSED TREES/LANDSCAPING/IRRIGATION WITHIN ROUNDABOUT, VEHICLE GATE, PEDESTRIAN GATE, DOORS, GATE AT ENTRY, TRENCH DRAIN ETC.)

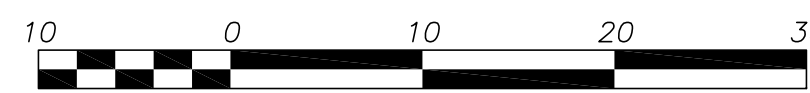


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VISIBILITY TRIANGLE NOTE:

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.



SCALE: 1"=10'

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.

DANIEL VALDEZ
C 76074
DATE: 07/14/25
EXPIRES: 6/30/26



PROPOSED GRADING & DRAINAGE PLAN

C-2
LOT 1

PRELIMINARY — NOT FOR CONSTRUCTION

ENGINEER'S NAME: COFFEY ENGINEERING, INC. PHONE NO. (858) 831-0111 EMAIL: DAN@COFFEYENGINEERING.COM

PRELIMINARY – NOT FOR CONSTRUCTION



J:\Jobs\2025 Jobs\2025-046 - Cielo Mar\Drawings\Planning\Preliminary Grading Plan\C.3 - 8073-PGP-Lot 2.dwg 7/11/2025 6:11 PM

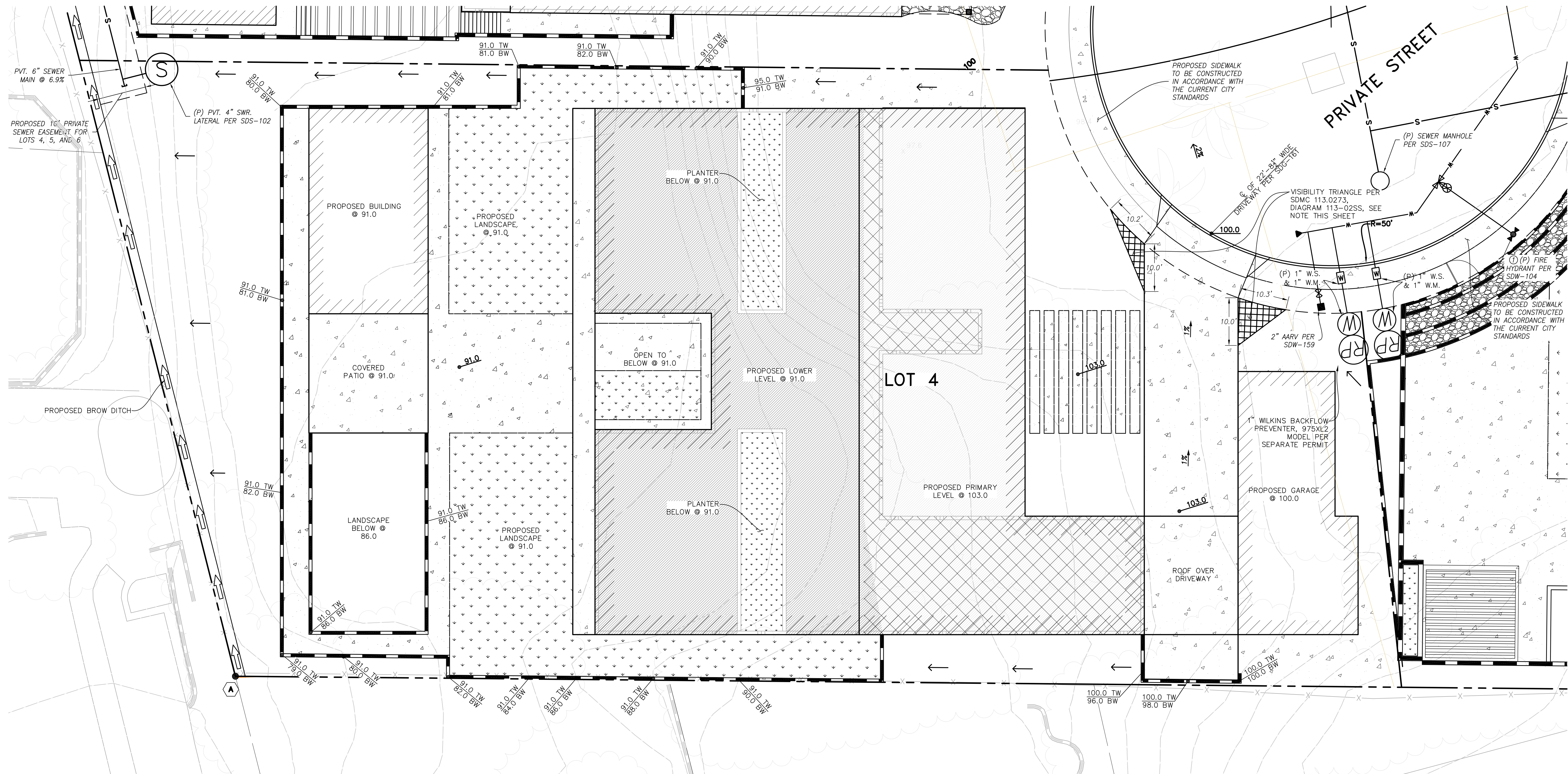
ENGINEER'S NAME: COFFEY ENGINEERING, INC.
PHONE NO. (858) 831-0111 // EMAIL: DAN@COFFEYENGINEERING.COM

PRELIMINARY – NOT FOR CONSTRUCTION



J:\Jobs\2025 Jobs\2025-046 - Cielo Mar\Drawings\Planning\Preliminary Grading Plan\C.4 - 8073-PGP-Lot 3.dwg 10/17/2025 12:48 PM

PROPOSED GRADING & DRAINAGE PLAN - LOT 4



EXISTING LEGEND

- BOUNDARY
- EDGE OF PAVEMENT
- CURB
- CONCRETE
- FENCE
- WALL
- BRUSHLINE
- TREELINE

FOUND MONUMENTS

INDICATES FOUND 3/4" IRON PIPE W/YELLOW CAP STAMPED "LS 5717" PER CORNER RECORD NO. 30186.

CONSTRUCTION NOTES

- FIRE HYDRANT PER SDW-104

PROPOSED LEGEND

- AREA OF MAIN LEVEL
- AREA OF LOWEST LEVEL
- AREA OF LOWEST LEVEL
- CONCRETE
- BUILDING STEM/RETAINING WALL
- RETAINING WALL
- DIRECTION OF DRAINAGE
- LANDSCAPE/GRASS/PLANTER AREA

GRADING TABULATIONS

- TOTAL LOT SIZE = 0.69 AC.
- DISTURBED AREA = 0.57 AC.
- AMOUNT OF CUT = 280 C.Y.
- MAX. DEPTH OF CUT = 12 FT. *DEPTH OF CUT IS MAINLY FOR BASEMENT WALLS
- AMOUNT OF FILL = 2,240 C.Y.
- MAX DEPTH OF FILL = 16 FT.
- MAX HEIGHT OF CUT & FILL = 16 FT.
- RETAINING WALL LENGTH = 235
- EXISTING IMPERVIOUS AREA = 8' S.F.
- EXISTING PERVIOUS AREA = 30,235 S.F.
- PROPOSED IMPERVIOUS AREA = 16,837 S.F.
- PROPOSED PERVIOUS AREA = 13,398 S.F.

EARTHWORK QUANTITIES

CUT = 280 C.Y. +/- FILL = 2,240 C.Y. +/-

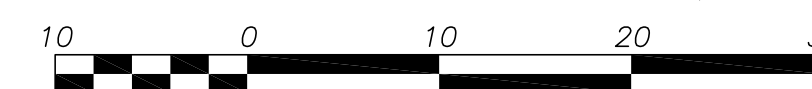
IMPORT = 2,240 C.Y. +/-

EMRA NOTE:

PRIVATE EMRA IS REQUIRED FOR ALL PROPOSED ENCROACHMENTS WITHIN THE EASEMENT (I.E. PROPOSED TREES/LANDSCAPING/IRRIGATION WITHIN ROUNDABOUT, VEHICLE GATE, PEDESTRIAN GATE, DOORS, GATE AT ENTRY, TRENCH DRAIN ETC.)

VISIBILITY TRIANGLE NOTE:

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.



SCALE: 1"=10'

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.

DANIEL VALDEZ
C 76074

DATE: 08/05/25

EXPIRES: 6/30/26



PROPOSED GRADING & DRAINAGE PLAN

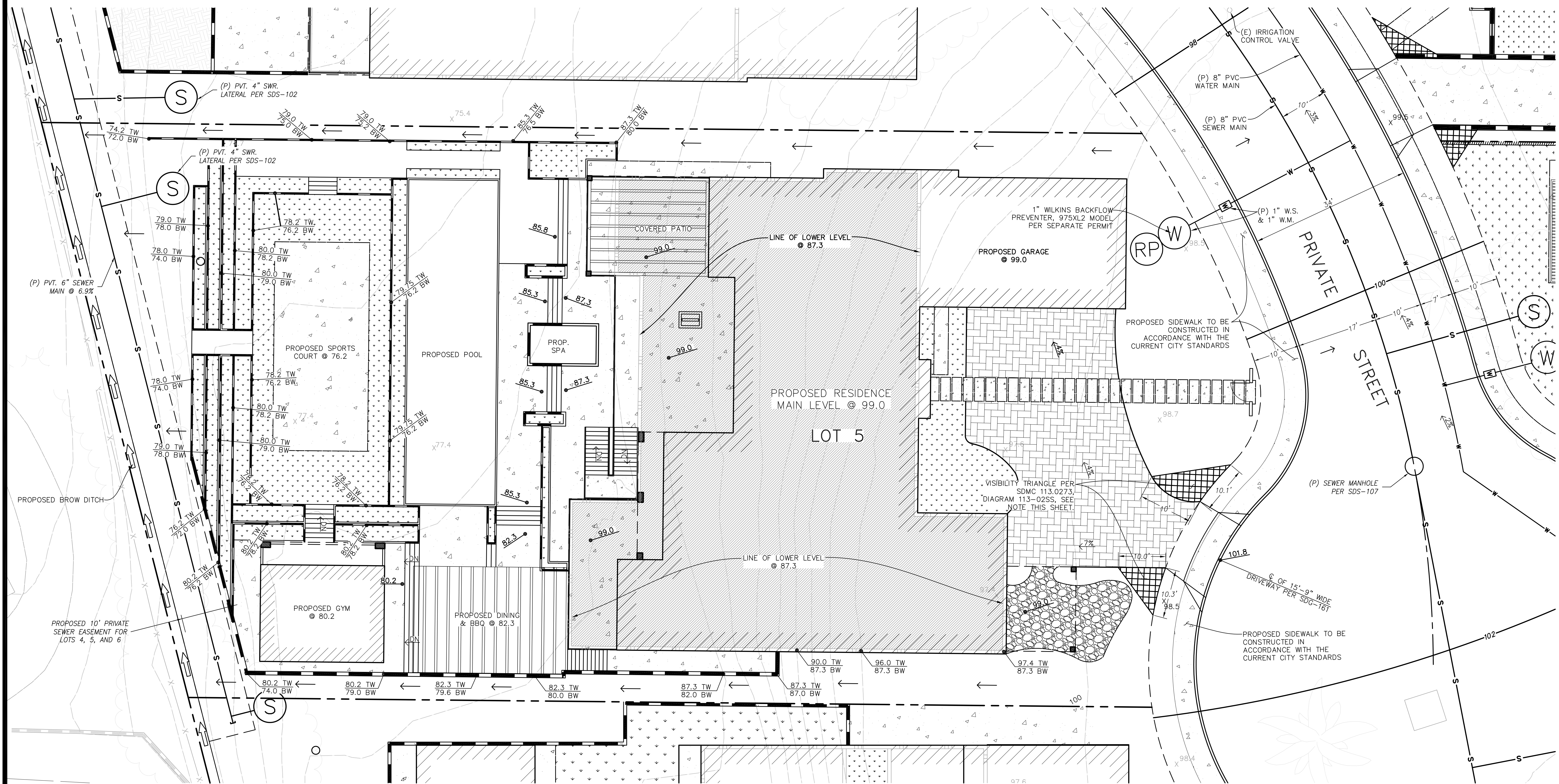
C-5
LOT 4



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PROPOSED GRADING & DRAINAGE PLAN - LOT 5



EXISTING LEGEND

- BOUNDARY
- EDGE OF PAVEMENT
- CURB
- CONCRETE
- FENCE
- WALL
- BRUSHLINE
- TREELINE

PROPOSED LEGEND

- AREA OF LOWER LEVEL
- CONCRETE
- BUILDING STEM/RETAINING WALL
- RETAINING WALL
- DIRECTION OF DRAINAGE
- LANDSCAPE/GRASS/PLANTER AREA

GRADING TABULATIONS

- TOTAL LOT SIZE = 0.63 AC.
- DISTURBED AREA = 0.53 AC.
- AMOUNT OF CUT = 600 C.Y.
- MAX. DEPTH OF CUT = 10 FT. *DEPTH OF CUT IS MAINLY FOR BASEMENT WALLS
- AMOUNT OF FILL = 2,525 C.Y.
- MAX DEPTH OF FILL = 12 FT.
- MAX HEIGHT OF CUT & FILL = 12 FT.
- RETAINING WALL LENGTH = 255
- EXISTING IMPERVIOUS AREA = 0 S.F.
- EXISTING PERVIOUS AREA = 27,645 S.F.
- PROPOSED IMPERVIOUS AREA = 13,720 S.F.
- PROPOSED PERVIOUS AREA = 13,925 S.F.

EARTHWORK QUANTITIES

CUT = 600 C.Y. +/- FILL = 2,525 C.Y. +/-
IMPORT = 1,925 C.Y. +/-

EMRA NOTE:

PRIVATE EMRA IS REQUIRED FOR ALL PROPOSED ENCROACHMENTS WITHIN THE EASEMENT (I.E. PROPOSED TREES/LANDSCAPING/IRRIGATION WITHIN ROUNDABOUT, VEHICLE GATE, PEDESTRIAN GATE, DOORS, GATE AT ENTRY, TRENCH DRAIN ETC.)

VISIBILITY TRIANGLE NOTE:

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.

DANIEL VALDEZ
C 76074

DATE: 08/04/25
EXPIRES: 6/30/26



PROPOSED GRADING & DRAINAGE PLAN

C-6
LOT 5



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