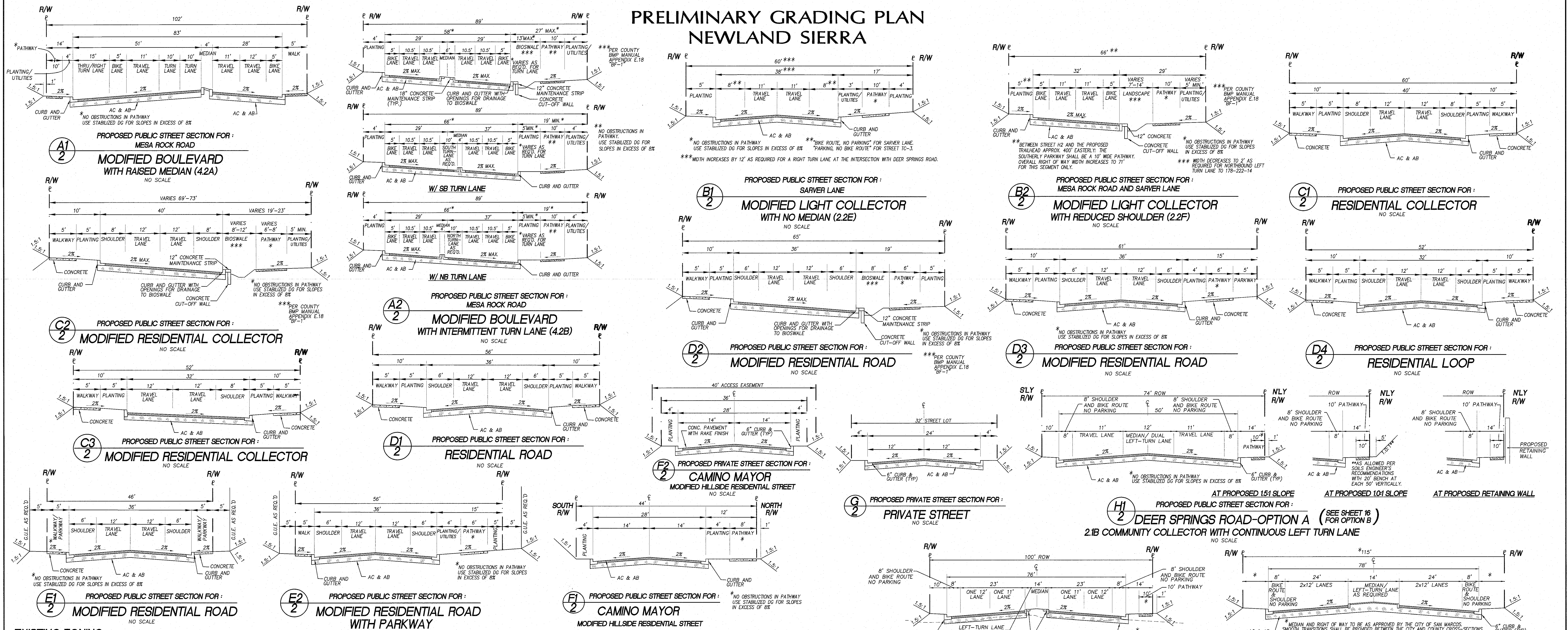






# PRELIMINARY GRADING PLAN NEWLAND SIERRA



**EXISTING ZONING:**

**COUNTY OF SAN DIEGO**  
DEPARTMENT OF PLANNING AND LAND USE  
**ZONING INFORMATION**

APN \_\_\_\_\_  
172-091-07  
172-200-14-15-18  
COMMUNITY PLAN, BONSAI  
GENERAL PLAN DESIGNATION, RURAL LANDS (RL-20)  
REGIONAL CATEGORY, RURAL

ZONE	RR
USE REGULATIONS	-
ANIMAL REGULATIONS	A
DENSITY	0.25
LOT SIZE	4 AC
BUILDING TYPE	T
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	C
OPEN SPACE	W
SPECIAL AREA REGULATIONS	R

**COUNTY OF SAN DIEGO**  
DEPARTMENT OF PLANNING AND LAND USE  
**ZONING INFORMATION**

APN \_\_\_\_\_  
174-190-12  
COMMUNITY PLAN, NORTH COUNTY METRO  
GENERAL PLAN DESIGNATION, RURAL LANDS (RL-20)  
REGIONAL CATEGORY, RURAL

ZONE	SB2
USE REGULATIONS	-
ANIMAL REGULATIONS	M
DENSITY	0.25
LOT SIZE	20 AC
BUILDING TYPE	T
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	C
OPEN SPACE	E
SPECIAL AREA REGULATIONS	R

**COUNTY OF SAN DIEGO**  
DEPARTMENT OF PLANNING AND LAND USE  
**ZONING INFORMATION**

APN \_\_\_\_\_  
174-190-13-41-43  
174-201-01-05-07-08-17-18  
174-211-04-06-06-07  
COMMUNITY PLAN, NORTH COUNTY METRO  
GENERAL PLAN DESIGNATION, RURAL LANDS (RL-20)  
REGIONAL CATEGORY, RURAL

ZONE	SB2
USE REGULATIONS	-
ANIMAL REGULATIONS	M
DENSITY	0.25
LOT SIZE	20 AC
BUILDING TYPE	T
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	C
OPEN SPACE	E
SPECIAL AREA REGULATIONS	R

**COUNTY OF SAN DIEGO**  
DEPARTMENT OF PLANNING AND LAND USE  
**ZONING INFORMATION**

APN \_\_\_\_\_  
174-190-20  
174-280-11  
COMMUNITY PLAN, NORTH COUNTY METRO  
GENERAL PLAN DESIGNATION, RURAL LANDS (RL-20)  
REGIONAL CATEGORY, RURAL

ZONE	SB2
USE REGULATIONS	-
ANIMAL REGULATIONS	M
DENSITY	0.25
LOT SIZE	20 AC
BUILDING TYPE	T
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	C
OPEN SPACE	E
SPECIAL AREA REGULATIONS	R

**COUNTY OF SAN DIEGO**  
DEPARTMENT OF PLANNING AND LAND USE  
**ZONING INFORMATION**

APN \_\_\_\_\_  
174-190-44  
174-201-01-16-17-26-27  
174-221-09-11  
COMMUNITY PLAN, NORTH COUNTY METRO  
GENERAL PLAN DESIGNATION, RURAL LANDS (RL-20)  
REGIONAL CATEGORY, RURAL

ZONE	SB2
USE REGULATIONS	-
ANIMAL REGULATIONS	M
DENSITY	0.25
LOT SIZE	20 AC
BUILDING TYPE	T
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	C
OPEN SPACE	E
SPECIAL AREA REGULATIONS	R

**COUNTY OF SAN DIEGO**  
DEPARTMENT OF PLANNING AND LAND USE  
**ZONING INFORMATION**

APN \_\_\_\_\_  
174-190-66-68  
174-201-01-16-17-26-27  
174-221-09-11  
COMMUNITY PLAN, NORTH COUNTY METRO  
GENERAL PLAN DESIGNATION, RURAL LANDS (RL-20)  
REGIONAL CATEGORY, RURAL

ZONE	A70
USE REGULATIONS	-
ANIMAL REGULATIONS	A
DENSITY	0.25
LOT SIZE	4 AC
BUILDING TYPE	T
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	C
OPEN SPACE	E
SPECIAL AREA REGULATIONS	R

**COUNTY OF SAN DIEGO**  
DEPARTMENT OF PLANNING AND LAND USE  
**ZONING INFORMATION**

APN \_\_\_\_\_  
178-000-36-59, 182-020-28  
182-040-36-59, 182-020-29  
COMMUNITY PLAN, NORTH COUNTY METRO  
GENERAL PLAN DESIGNATION, SEMI-RURAL (SR-10)  
REGIONAL CATEGORY, SEMI-RURAL

ZONE	A70
USE REGULATIONS	-
ANIMAL REGULATIONS	A
DENSITY	0.25
LOT SIZE	4 AC
BUILDING TYPE	T
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	C
OPEN SPACE	E
SPECIAL AREA REGULATIONS	R

**COUNTY OF SAN DIEGO**  
DEPARTMENT OF PLANNING AND LAND USE  
**ZONING INFORMATION**

APN \_\_\_\_\_  
186-611-01-02-06-08-09  
186-611-01-02-06-09  
COMMUNITY PLAN, NORTH COUNTY METRO  
GENERAL PLAN DESIGNATION, RURAL LANDS (RL-20)  
REGIONAL CATEGORY, RURAL

ZONE	RR
USE REGULATIONS	-
ANIMAL REGULATIONS	A
DENSITY	0.25
LOT SIZE	2 AC
BUILDING TYPE	T
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	C
OPEN SPACE	E
SPECIAL AREA REGULATIONS	R

**COUNTY OF SAN DIEGO**  
DEPARTMENT OF PLANNING AND LAND USE  
**ZONING INFORMATION**

APN \_\_\_\_\_  
186-611-01-02-06-09  
186-611-01-02-06-09  
COMMUNITY PLAN, NORTH COUNTY METRO  
GENERAL PLAN DESIGNATION, OFFICE PROFESSIONAL LANDS (PL-20)  
REGIONAL CATEGORY, VILLAGE/RURAL

ZONE	C30/RR
USE REGULATIONS	-
ANIMAL REGULATIONS	A
DENSITY	0.25
LOT SIZE	6,000/2 AC
BUILDING TYPE	T
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	E/C
OPEN SPACE	E
SPECIAL AREA REGULATIONS	R

**COUNTY OF SAN DIEGO**  
DEPARTMENT OF PLANNING AND LAND USE  
**ZONING INFORMATION**


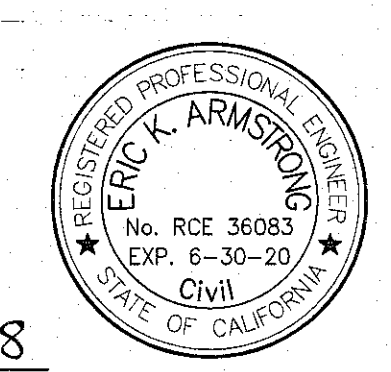
APN \_\_\_\_\_  
186-611-15  
186-611-15  
COMMUNITY

## STREET LANDSCAPING STANDARDS

1. STREET LANDSCAPING SHALL CONFORM WITH THE "STREETSCAPE" SECTION OF THE SPECIFIC PLAN PREPARED FOR THIS PROJECT, WHERE THAT DOCUMENT IS SILENT, PLANTING SHALL CONFORM WITH THE COUNTY OF SAN DIEGO'S LANDSCAPE GUIDELINES.
2. FINAL LANDSCAPE PLACEMENT SHALL BE SUBJECT TO APPROVAL OF "CLEAR ZONE" SPACING AT THE TIME OF IMPROVEMENT PLAN REVIEW.
3. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROJECT, AS DESCRIBED IN THE SPECIFIC PLAN.

## ENGINEER OF WORK

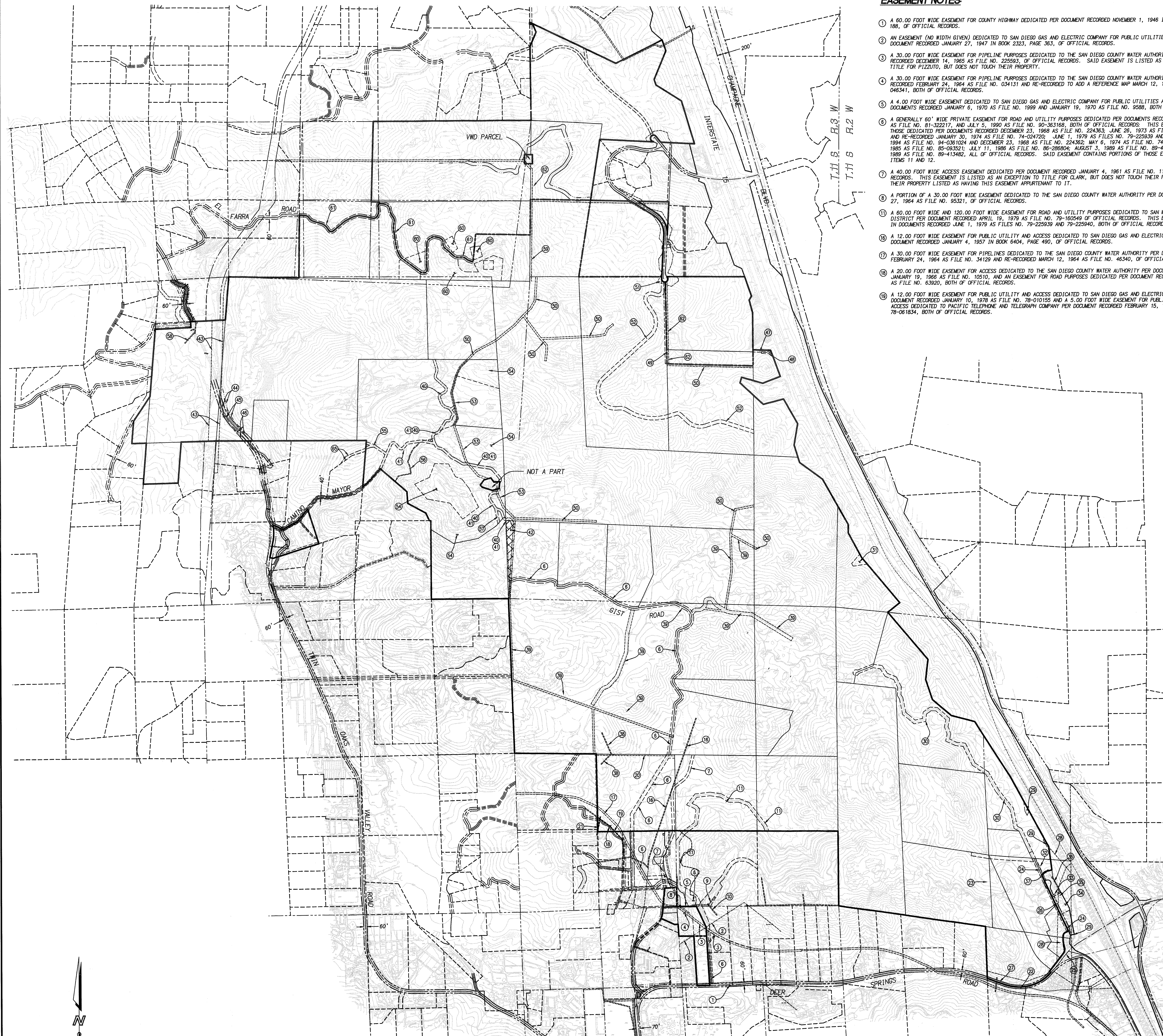
FUSCOE ENGINEERING  
6390 GREENWICH DRIVE, STE. 170  
SAN DIEGO, CA 92122  
(858)554-1500



**FUSCOE**  
ENGINEERING  
6390 Greenwich Drive, Suite 170



COUNTY OF SAN DIEGO TRACT TM 5597 RPL<sup>2</sup>  
PRELIMINARY GRADING PLAN  
NEWLAND SIERRA



EASEMENT NOTES:

1. A 60.00 FOOT WIDE EASEMENT FOR COUNTY HIGHWAY DEDICATED PER DOCUMENT RECORDED NOVEMBER 1, 1946 IN BOOK 2279, PAGE 188, OF OFFICIAL RECORDS.
2. AN EASEMENT (NO WIDTH GIVEN) DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND ACCESS PER DOCUMENT RECORDED JANUARY 27, 1947 IN BOOK 2323, PAGE 363, OF OFFICIAL RECORDS.
3. A 30.00 FOOT WIDE EASEMENT FOR PIPELINE PURPOSES DEDICATED TO THE SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENT RECORDED DECEMBER 14, 1965 AS FILE NO. 225983, OF OFFICIAL RECORDS. SAID EASEMENT IS LISTED AS AN EXCEPTION TO TITLE FOR PLATTED, BUT DOES NOT TOUCH THEIR PROPERTY.
4. A 30.00 FOOT WIDE EASEMENT FOR PIPELINE PURPOSES DEDICATED TO THE SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENT RECORDED FEBRUARY 24, 1964 AS FILE NO. 034131 AND RE-RECORDED TO ADD A REFERENCE MAP MARCH 12, 1964 AS FILE NO. 048341, BOTH OF OFFICIAL RECORDS.
5. A 4.00 FOOT WIDE EASEMENT DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND ACCESS PER DOCUMENTS RECORDED JANUARY 6, 1970 AS FILE NO. 1999 AND JANUARY 19, 1970 AS FILE NO. 9588, BOTH OF OFFICIAL RECORDS.
6. A GENERALLY 60' WIDE PRIVATE EASEMENT FOR ROAD AND UTILITY PURPOSES DEDICATED PER DOCUMENTS RECORDED OCTOBER 9, 1981 AS FILE NO. 81-322217, AND JULY 5, 1980 AS FILE NO. 90-363168, BOTH OF OFFICIAL RECORDS. THIS EASEMENT INCLUDES THOSE DEDICATED PER DOCUMENTS RECORDED DECEMBER 23, 1968 AS FILE NO. 224363; JUNE 26, 1973 AS FILE NO. 73-174576 AND RE-RECORDED JANUARY 30, 1974 AS FILE NO. 74-024720; JUNE 1, 1979 AS FILE NO. 79-225939 AND 79-225940; JUNE 2, 1984 AS FILE NO. 84-0361024 AND DECEMBER 23, 1988 AS FILE NO. 224362; MAY 6, 1974 AS FILE NO. 74-118065; MARCH 20, 1985 AS FILE NO. 85-093521; JULY 11, 1986 AS FILE NO. 86-268804; AUGUST 3, 1989 AS FILE NO. 89-413481; AUGUST 3, 1989 AS FILE NO. 89-413482, ALL OF OFFICIAL RECORDS. SAID EASEMENT CONTAINS PORTIONS OF THOSE EASEMENTS SHOWN IN FIGS 11 AND 12.
7. A 40.00 FOOT WIDE EASEMENT DEDICATED PER DOCUMENT RECORDED JANUARY 4, 1961 AS FILE NO. 1165, OF OFFICIAL RECORDS. THIS EASEMENT IS LISTED AS AN EXCEPTION TO TITLE FOR CLARK, BUT DOES NOT TOUCH THEIR PROPERTY, NOR IS THEIR PROPERTY LISTED AS HAVING THIS EASEMENT APPURTENANT TO IT.
8. A PORTION OF A 30.00 FOOT WIDE EASEMENT DEDICATED TO THE SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENT RECORDED MAY 27, 1964 AS FILE NO. 95321, OF OFFICIAL RECORDS.
9. A 60.00 FOOT WIDE AND 120.00 FOOT WIDE EASEMENT FOR ROAD AND UTILITY PURPOSES DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED APRIL 19, 1979 AS FILE NO. 79-225939 AND 79-225940, BOTH OF OFFICIAL RECORDS. THIS EASEMENT IS INCLUDED IN DOCUMENTS RECORDED JUNE 1, 1979 AS FILE NO. 79-225939 AND 79-225940, BOTH OF OFFICIAL RECORDS.
10. A 12.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND ACCESS DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JANUARY 4, 1967 IN BOOK 6404, PAGE 490, OF OFFICIAL RECORDS.
11. A 30.00 FOOT WIDE EASEMENT FOR PIPELINES DEDICATED TO THE SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENTS RECORDED FEBRUARY 24, 1964 AS FILE NO. 34129 AND RE-RECORDED MARCH 12, 1964 AS FILE NO. 46340, OF OFFICIAL RECORDS.
12. A 20.00 FOOT WIDE EASEMENT FOR ACCESS DEDICATED TO THE SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENT RECORDED JANUARY 19, 1968 AS FILE NO. 10510, AND AN EASEMENT FOR ROAD PURPOSES DEDICATED PER DOCUMENT RECORDED MAY 17, 1972 AS FILE NO. 63920, BOTH OF OFFICIAL RECORDS.
13. A 12.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND ACCESS DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JANUARY 10, 1978 AS FILE NO. 78-010155 AND A 5.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND ACCESS DEDICATED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER DOCUMENT RECORDED FEBRUARY 15, 1978 AS FILE NO. 78-061834, BOTH OF OFFICIAL RECORDS.
14. A 20.00 FOOT WIDE EASEMENT FOR PIPELINE PURPOSES DEDICATED PER DOCUMENT RECORDED JULY 24, 1980 AS FILE NO. 80-232713, OF OFFICIAL RECORDS.
15. A 12.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND ACCESS DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED DECEMBER 4, 1980 AS FILE NO. 80-408614 AND A 5.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND ACCESS DEDICATED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER DOCUMENT RECORDED APRIL 8, 1981 AS FILE NO. 81-107537, BOTH OF OFFICIAL RECORDS.
16. A 30.00 FOOT WIDE EASEMENT FOR COUNTY HIGHWAY DEDICATED PER DOCUMENTS RECORDED APRIL 17, 1947 AS FILE NO. 41659 IN BOOK 2380, PAGE 155 AND OCTOBER 22, 1947 AS FILE NO. 11011 IN BOOK 2521, PAGE 285, BOTH OF OFFICIAL RECORDS.
17. AN EASEMENT (NO WIDTH GIVEN) FOR PUBLIC UTILITY AND ACCESS DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED FEBRUARY 1969 AS FILE NO. 8659 IN BOOK 3097, PAGE 197, OF OFFICIAL RECORDS.
18. A 60.00 FOOT WIDE EASEMENT FOR ROAD AND PUBLIC UTILITIES PER DOCUMENT RECORDED JULY 24, 1978 AS FILE NO. 190367. THIS DOCUMENT INCLUDES A 60.00 FOOT WIDE EASEMENT FOR ROAD AND PUBLIC UTILITIES PER DOCUMENT RECORDED AUGUST 12, 1989 AS FILE NO. 164230 IN BOOK 7823, PAGE 452, OF OFFICIAL RECORDS. THIS DOCUMENT INCLUDES A 30.00 FOOT WIDE EASEMENT FOR ROAD AND UTILITY PURPOSES DEDICATED PER DOCUMENTS RECORDED SEPTEMBER 24, 1985 AS FILE NO. 85-351966 AND JANUARY 28, 1986 AS FILE NO. 86-0041638, BOTH OF OFFICIAL RECORDS.
19. THE RELINQUISHMENT OF ACCESS RIGHTS TO INTERSTATE 15 AND A HIGHWAY SLOPE EASEMENT DEDICATED PER DOCUMENTS RECORDED JUNE 27, 1980 AS FILE NO. 80-202849 AND NOVEMBER 17, 1981 AS FILE NO. 81-363832, BOTH OF OFFICIAL RECORDS.
20. AN EASEMENT FOR COUNTY HIGHWAY DEDICATED PER DOCUMENT RECORDED AUGUST 2, 1991 AS FILE NO. 1991-0387506, OF OFFICIAL RECORDS.
21. A 12.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND ACCESS DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED DECEMBER 16, 1994 AS INSTRUMENT NO. 1994-0717782, OF OFFICIAL RECORDS.
22. AN EASEMENT (NO WIDTH GIVEN) FOR PUBLIC UTILITIES DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED NOVEMBER 18, 1993 AS FILE NO. 93-287, OF OFFICIAL RECORDS.
23. EASEMENTS FOR ROAD, SLOPE AND DRAINAGE PURPOSES DEDICATED TO THE STATE OF CALIFORNIA PER DOCUMENT RECORDED DECEMBER 16, 1979 AS FILE NO. 79-324241, OF OFFICIAL RECORDS.
24. A 60.00 FOOT WIDE PRIVATE ROAD EASEMENT DEDICATED PER PARCEL MAP NO. 7734, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AUGUST 24, 1978. SAID EASEMENT INCLUDES AN EASEMENT DEDICATED PER DOCUMENT RECORDED JANUARY 28, 1986 AS FILE NO. 86-0041638, OF OFFICIAL RECORDS.
25. AN EASEMENT FOR DRAINAGE DEDICATED TO THE STATE OF CALIFORNIA, RESERVED PER DIRECTOR'S DEED RECORDED DECEMBER 30, 1980 AS FILE NO. 80-437411, OF OFFICIAL RECORDS.
26. A 20.00 FOOT WIDE EASEMENT FOR WATER LINES DEDICATED TO VALLECITOS WATER DISTRICT PER DOCUMENT RECORDED AUGUST 1, 1991 AS FILE NO. 91-0382621, OF OFFICIAL RECORDS.
27. AN EASEMENT FOR PUBLIC HIGHWAY DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED AUGUST 2, 1981 AS FILE NO. 81-038704, OF OFFICIAL RECORDS. SAID EASEMENT INCLUDES AN EASEMENT OF PUBLIC UTILITIES DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JANUARY 6, 1992 AS FILE NO. 92-0004510, OF OFFICIAL RECORDS AND TO PACIFIC BELL PER DOCUMENT RECORDED FEBRUARY 25, 1992 AS FILE NO. 92-009373, OF OFFICIAL RECORDS.
28. A CERTIFICATE OF COMPLIANCE SPLITTING PARCEL 4 OF PARCEL MAP 7734 RECORDED MARCH 14, 1991 AS FILE NO. 91-0113110, OF OFFICIAL RECORDS. AN AGREEMENT RECORDED DECEMBER 20, 1991 AS FILE NO. 91-0661618, OF OFFICIAL RECORDS ALLOWS FOR THE REACQUISITION OF A PORTION OF THE SPLIT. THE NORTH HALF OF PARCEL 4 WAS LEASED TO PACIFIC BELL PER DOCUMENT RECORDED MARCH 19, 1996 AS FILE NO. 96-0134001, OF OFFICIAL RECORDS AND THEN TO COX PCS PER DOCUMENT RECORDED FEBRUARY 22, 2001 AS FILE NO. 01-100927, OF OFFICIAL RECORDS.
29. A 20.00 FOOT WIDE EASEMENT FOR ACCESS DEDICATED TO ATLANTIC RICHFIELD COMPANY PER DOCUMENT RECORDED DECEMBER 20, 1991 AS FILE NO. 91-0661619, OF OFFICIAL RECORDS.
30. A 20' x 10' EASEMENT FOR STORAGE AND A 10.00 FOOT WIDE EASEMENT FOR ELECTRICITY DEDICATED TO ATLANTIC RICHFIELD COMPANY PER DOCUMENT RECORDED DECEMBER 20, 1991 AS FILE NO. 91-0661620, OF OFFICIAL RECORDS.
31. A LEASE AGREEMENT WITH COX PCS ASSETS FOR A PORTION OF PARCEL 4 PARCEL MAP 7734 PER DOCUMENT RECORDED FEBRUARY 22, 2001 AS FILE NO. 01-0100927, OF OFFICIAL RECORDS.
32. TWO 12' WIDE AND ONE 4' WIDE EASEMENTS FOR PUBLIC UTILITIES DEDICATED TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOCUMENT RECORDED MAY 7, 1974 AS FILE NO. 74-118309, OF OFFICIAL RECORDS.
33. 30' AND 60' EASEMENTS FOR WATERLINES DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED MARCH 24, 1977 AS FILE NO. 77-107350, OF OFFICIAL RECORDS.
34. A 40' WIDE EASEMENT FOR WATERLINES AND ACCESS DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED MAY 3, 1976 AS FILE NO. 76-132302, OF OFFICIAL RECORDS.
35. A 40' WIDE EASEMENT FOR ROAD AND UTILITY PURPOSES DEDICATED PER PARCEL MAP NO. 11792, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER NOVEMBER 12, 1981. DEDICATED TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOCUMENT RECORDED JANUARY 21, 1982 AS FILE NO. 82-017180, OF OFFICIAL RECORDS. AND AS PRIVATE EASEMENTS DEDICATED PER DOCUMENTS RECORDED FEBRUARY 2, 1982 AS FILE NO. 82-033272; MARCH 18, 1982 AS FILE NO. 82-070220 AND APRIL 27, 1984 AS FILE NO. 84-155243, ALL OF OFFICIAL RECORDS.
36. AN EASEMENT FOR WATERLINES DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED SEPTEMBER 5, 1985 AS FILE NO. 85-325667, OF OFFICIAL RECORDS.
37. A TOTAL 200' WIDE EASEMENT FOR WATERLINES DEDICATED TO SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENTS RECORDED JANUARY 27, 1958 AS FILE NO. 13320 IN BOOK 6923 PAGE 556; SEPTEMBER 30, 1958 AS FILE NO. 160329 IN BOOK 7278 PAGE 429 AND MAY 16, 1958 AS FILE NO. 160329, ALL OF OFFICIAL RECORDS. A 60' WIDE EASEMENT FOR PRIVATE ROAD AND UTILITY PURPOSES DEDICATED PER DOCUMENT RECORDED JULY 13, 1961 AS FILE NO. 11655, OF OFFICIAL RECORDS IS CONTAINED WITHIN SAID EASEMENT.
38. AN 84' WIDE EASEMENT FOR COUNTY HIGHWAY DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED APRIL 20, 1967 AS FILE NO. 55049, OF OFFICIAL RECORDS.
39. AN IRREVOCABLE OFFER TO DEDICATE AN 84' WIDE STRIP OF LAND FOR PUBLIC HIGHWAY PURPOSES DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED JUNE 29, 1973 AS FILE NO. 73-181163, OF OFFICIAL RECORDS.
40. AN IRREVOCABLE OFFER TO DEDICATE AN 84' WIDE STRIP OF LAND FOR PUBLIC HIGHWAY PURPOSES DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED JUNE 3, 1981 AS FILE NO. 81-131446, OF OFFICIAL RECORDS.
41. A 30' WIDE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES DEDICATED PER DOCUMENTS RECORDED AUGUST 9, 1986 AS FILE NO. 128918 AND DECEMBER 27, 1973 AS FILE NO. 73-355345, BOTH OF OFFICIAL RECORDS.
42. A 30' WIDE EASEMENT FOR ROAD PURPOSES DEDICATED PER DOCUMENT RECORDED MARCH 2, 1970 AS FILE NO. 37723, OF OFFICIAL RECORDS.
43. A 30' WIDE EASEMENT FOR ACCESS AND UTILITIES DEDICATED PER DOCUMENT RECORDED MARCH 2, 1973 AS FILE NO. 73-055034, OF OFFICIAL RECORDS.
44. 30' WIDE EASEMENTS FOR WATERLINES DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED MAY 13, 1976 AS FILE NO. 76-144752, OF OFFICIAL RECORDS.
45. A SLOPE EASEMENT DEDICATED TO THE STATE OF CALIFORNIA PER DOCUMENT RECORDED SEPTEMBER 22, 1978 AS FILE NO. 78-040617, OF OFFICIAL RECORDS. SAID DOCUMENT ALSO RELINQUISHES ACCESS RIGHTS TO INTERSTATE 15 AS DO DOCUMENTS RECORDED APRIL 1, 1981 AS FILE NO. 81-088774 AND MAY 21, 1981 AS FILE NO. 81-138871, BOTH OF OFFICIAL RECORDS.
46. A 60' WIDE EASEMENT FOR ACCESS AND UTILITIES DEDICATED PER DOCUMENT RECORDED JULY 23, 1981 AS FILE NO. 81-232013, OF OFFICIAL RECORDS. (SAID EASEMENT IS STATED AS APPURTENANT TO LOTS 4, 5, 6 AND 8 IN SECTION 16, T11S, R3W, BUT STOPS BEFORE IT REACHED THE INTERSTATE).
47. A 30' WIDE EASEMENT FOR WATERLINES DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENTS RECORDED MAY 3, 1976 AS FILE NO. 76-132301 AND MARCH 29, 1977 AS FILE NO. 77-114093, BOTH OF OFFICIAL RECORDS.
48. OPEN SPACE EASEMENTS DEDICATED PER PARCEL MAP NO. 11792, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER NOVEMBER 12, 1981.
49. A 40' WIDE EASEMENT FOR ACCESS AND UTILITIES DEDICATED PER DOCUMENTS RECORDED NOVEMBER 13, 1981 AS FILE NO. 81-364041 AND DECEMBER 30, 1981 AS FILE NO. 81-406749, BOTH OF OFFICIAL RECORDS.
50. A 10' WIDE PRIVATE WATER LINE EASEMENT DEDICATED PER DOCUMENTS RECORDED AUGUST 13, 1982 AS FILE NO. 82-250860 AND APRIL 27, 1984 AS FILE NO. 84-155235, BOTH OF OFFICIAL RECORDS.
51. A 40' WIDE PRIVATE EASEMENT FOR ACCESS AND UTILITIES DEDICATED PER DOCUMENT RECORDED OCTOBER 8, 1982 AS FILE NO. 82-309833, OF OFFICIAL RECORDS.
52. 12' WIDE EASEMENTS DEDICATED TO SAN DIEGO GAS & ELECTRIC PER DOCUMENT RECORDED DECEMBER 28, 1995 AS FILE NO. 95-0592723, OF OFFICIAL RECORDS.
53. 30' WIDE EASEMENTS DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED SEPTEMBER 3, 1976 AS FILE NO. 76-290390, OF OFFICIAL RECORDS.
54. EASEMENTS FOR OPEN SPACE DEDICATED TO THE COUNTY OF SAN DIEGO DEDICATED PER DOCUMENT RECORDED AUGUST 18, 1982 AS FILE NO. 82-255859, OF OFFICIAL RECORDS.
55. A 60' WIDE PRIVATE EASEMENT FOR ACCESS AND UTILITIES PER DOCUMENTS RECORDED OCTOBER 7, 1982 AS FILE NO. 82-309550; JANUARY 7, 1983 AS FILE NO. 83-006084; FEBRUARY 10, 1983 AS FILE NO. 83-044391 AND JULY 1, 1984 AS FILE NO. 84-0416709, ALL OF OFFICIAL RECORDS.
56. 30' WIDE EASEMENTS DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENTS RECORDED OCTOBER 26, 1976 AS FILE NO. 76-352827; MARCH 22, 1978 AS FILE NO. 78-112058 AND FEBRUARY 17, 1984 AS FILE NO. 84-060674, ALL OF OFFICIAL RECORDS.
57. SLOPE AND DRAINAGE EASEMENTS DEDICATED TO THE STATE OF CALIFORNIA PER DOCUMENT RECORDED APRIL 5, 1978 AS FILE NO. 88-133097, OF OFFICIAL RECORDS.
58. AN OPEN SPACE EASEMENT DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED NOVEMBER 3, 1982 AS FILE NO. 82-338974, OF OFFICIAL RECORDS.
59. AN EASEMENT FOR ACCESS AND UTILITIES DEDICATED PER DOCUMENT RECORDED DECEMBER 30, 1981 AS FILE NO. 81-406750, OF OFFICIAL RECORDS.

NOTES:

1. ALL EASEMENTS WITHIN THE PROJECT BOUNDARY TO BE QUITCLAIMED WITH THE EXCEPTION OF:
  1. C.W.A. EASEMENT TO REMAIN.
  2. V.M.D. EASEMENT TO BE RELOCATED TO THE SATISFACTION OF THE EASEMENT HOLDERS.
  3. PRIVATE EASEMENT TO BE RELOCATED TO THE SATISFACTION OF THE EASEMENT HOLDERS.

DISPOSITION OF EXISTING EASEMENTS  
ALL EXISTING EASEMENTS SHALL BE QUITCLAIMED, VACATED OR RECONVEYED TO MORE PRACTICALLY CONFORM TO THE FINAL PROJECT DESIGN AS NECESSARY.

ENGINEER OF WORK

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SAN DIEGO, CA 92122  
(619) 554-1500  
ERIC K. ARMSTRONG RCE 36083

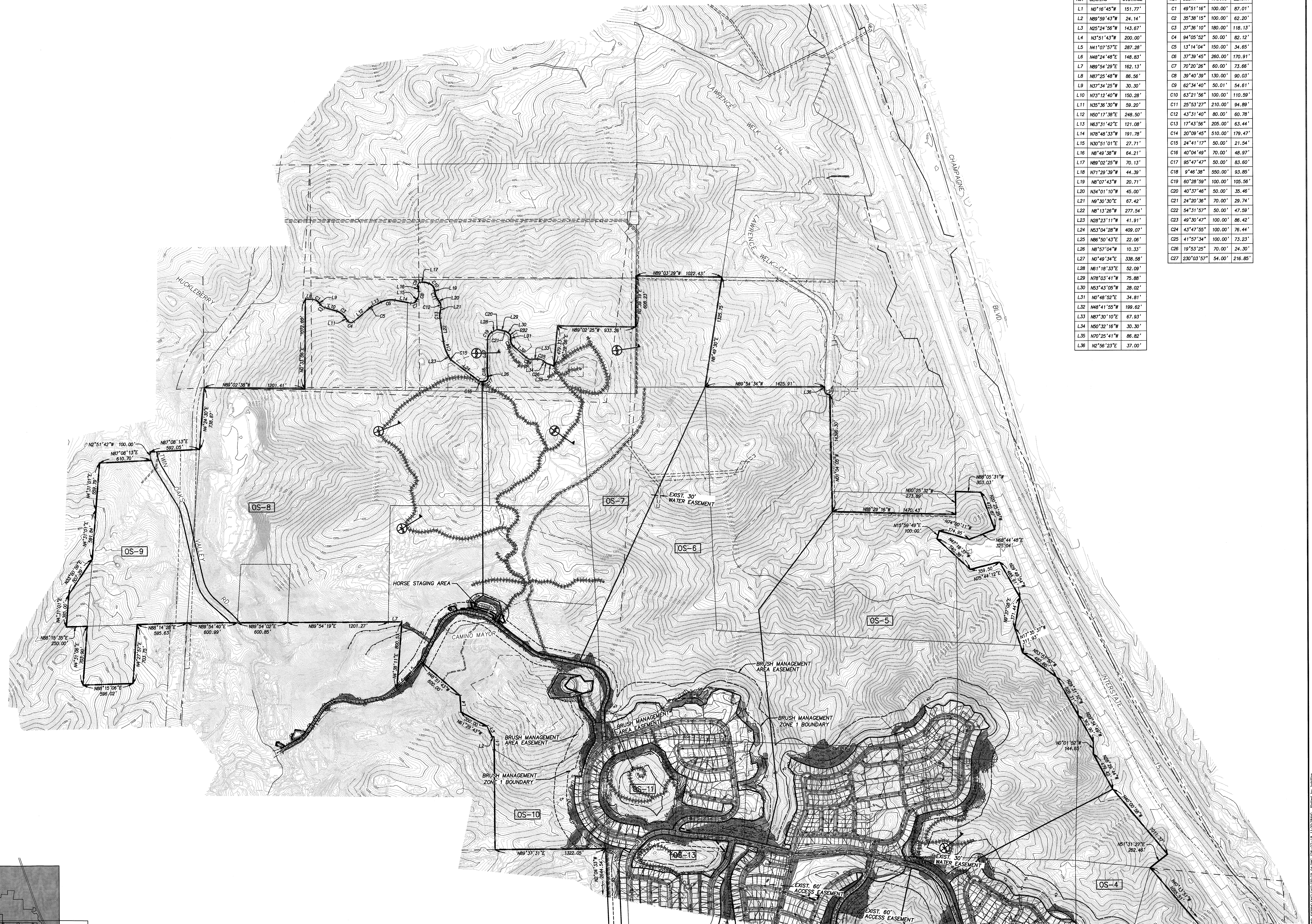


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ENGINEERING  
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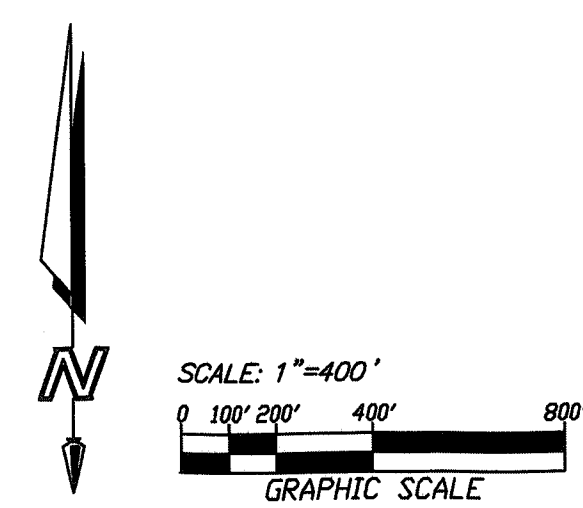
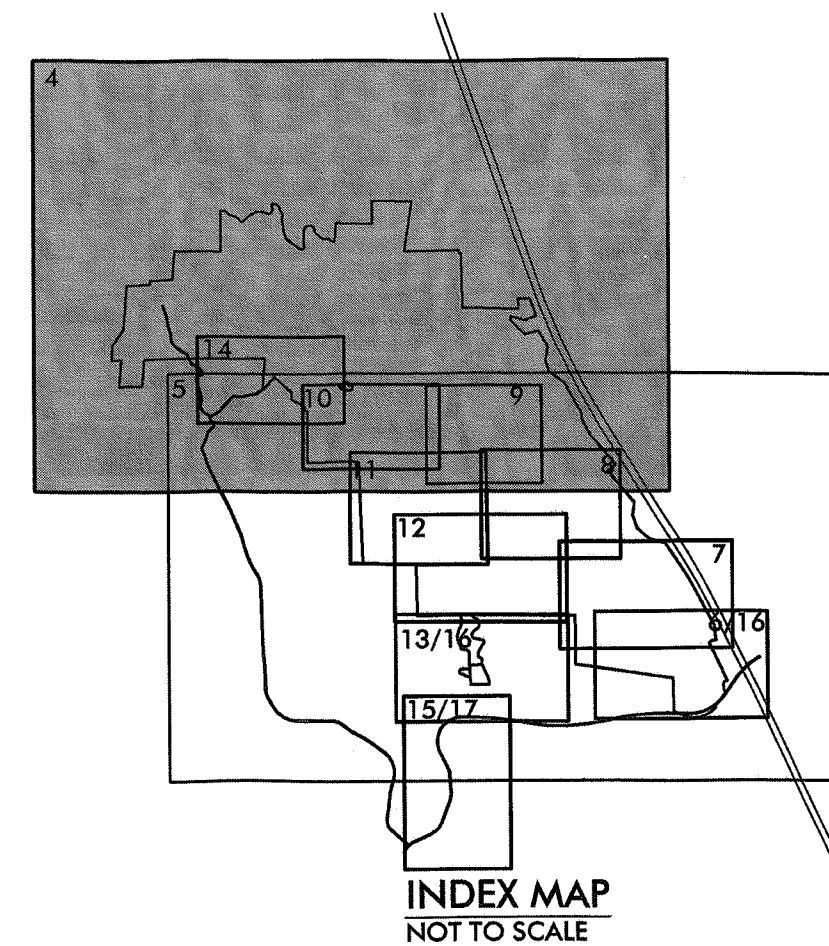
SHEET 3 OF 17



COUNTY OF SAN DIEGO TRACT TM 5597 RPL<sup>2</sup>  
PRELIMINARY GRADING PLAN  
NEWLAND SIERRA



LINE TABLE			CURVE TABLE		
NO.	BEARING	DISTANCE	NO.	DELTA	RADIUS
L1	N0°16'45"W	151.77'	C1	49°51'16"	100.00'
L2	N89°59'43"W	24.14'	C2	35°38'15"	100.00'
L3	N25°24'58"W	143.87'	C3	37°38'10"	180.00'
L4	N3°51'43"W	200.00'	C4	94°05'59"	50.00'
L5	N41°07'57"E	287.28'	C5	13°14'04"	150.00'
L6	N48°24'48"E	148.83'	C6	37°38'45"	280.00'
L7	N89°54'29"E	162.13'	C7	70°20'28"	60.00'
L8	N87°25'48"W	86.56'	C8	39°40'39"	130.00'
L9	N37°34'25"W	30.30'	C9	62°34'40"	50.01'
L10	N73°12'40"W	150.28'	C10	63°21'56"	100.00'
L11	N35°36'30"W	59.20'	C11	25°53'22"	210.00'
L12	N50°17'38"E	248.50'	C12	43°31'40"	80.00'
L13	N63°31'42"E	121.08'	C13	17°43'56"	205.00'
L14	N78°48'33"W	191.78'	C14	20°09'45"	510.00'
L15	N30°51'01"E	27.71'	C15	24°41'17"	50.00'
L16	N6°49'38"W	64.21'	C16	40°04'49"	70.00'
L17	N89°02'25"W	70.13'	C17	95°47'42"	50.00'
L18	N71°29'39"W	44.30'	C18	9°46'38"	850.00'
L19	N8°07'43"W	20.71'	C19	60°28'59"	100.00'
L20	N34°01'10"W	45.00'	C20	40°37'48"	50.00'
L21	N6°30'30"E	67.42'	C21	24°20'36"	70.00'
L22	N8°13'26"W	277.54'	C22	54°31'57"	50.00'
L23	N28°23'11"W	41.91'	C23	49°30'47"	100.00'
L24	N53°04'28"W	409.07'	C24	43°47'55"	100.00'
L25	N86°50'43"E	22.06'	C25	41°57'34"	100.00'
L26	N8°57'04"W	10.33'	C26	19°53'25"	70.00'
L27	N0°49'34"E	338.58'	C27	230°03'57"	54.00'
L28	N61°18'33"E	52.09'			
L29	N78°03'41"W	75.88'			
L30	N53°43'05"W	28.02'			
L31	N0°49'52"E	34.81'			
L32	N48°41'55"W	199.62'			
L33	N87°30'10"E	87.93'			
L34	N50°32'18"W	30.30'			
L35	N70°25'41"W	86.82'			
L36	N2°58'23"E	37.00'			



SEE SHEET 5

SHEET 4 OF 17

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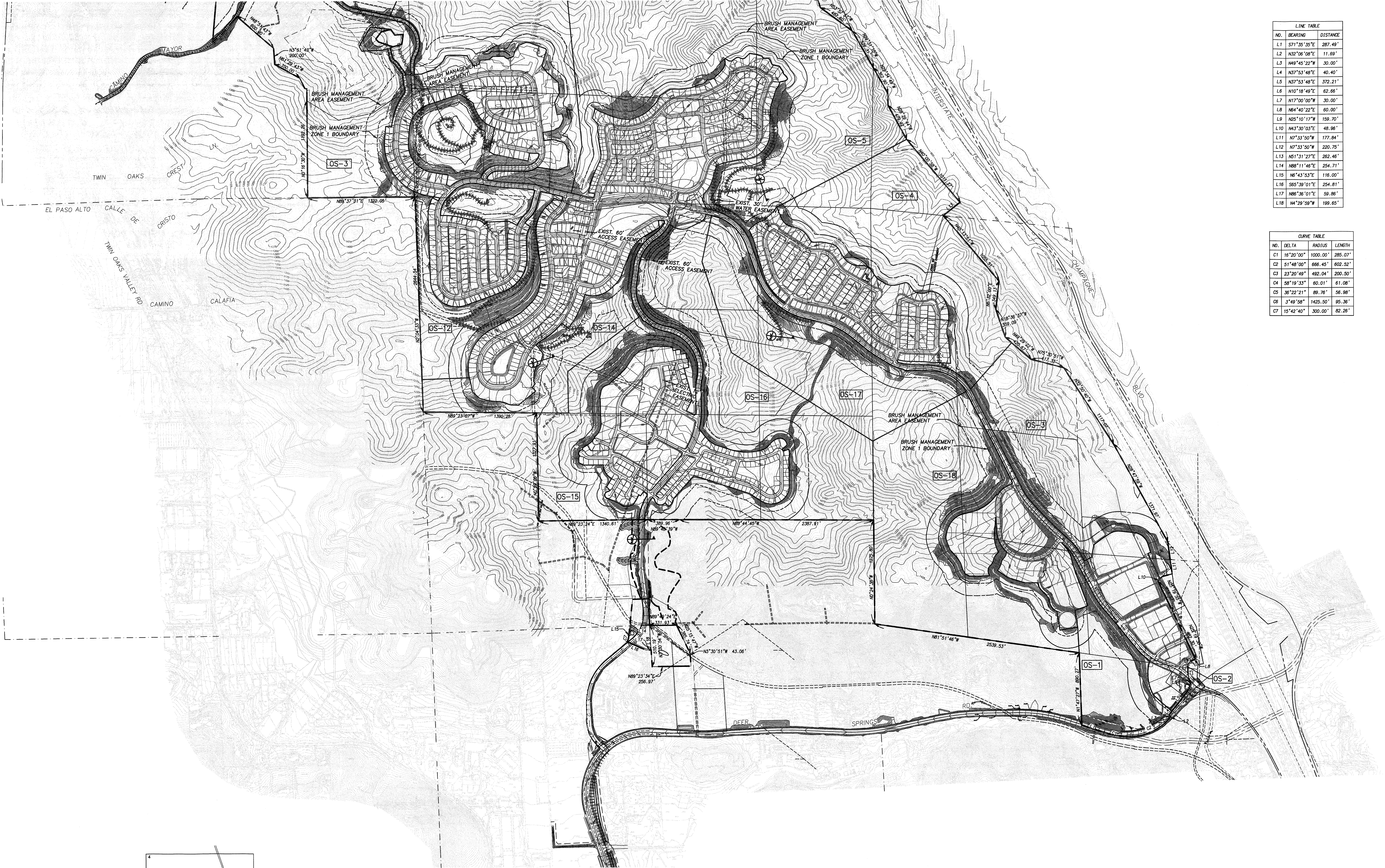


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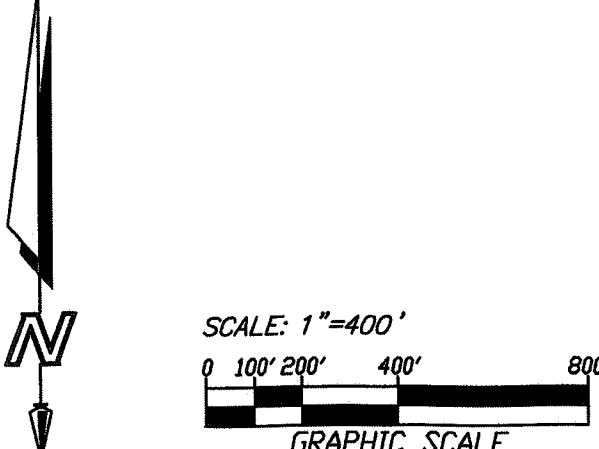
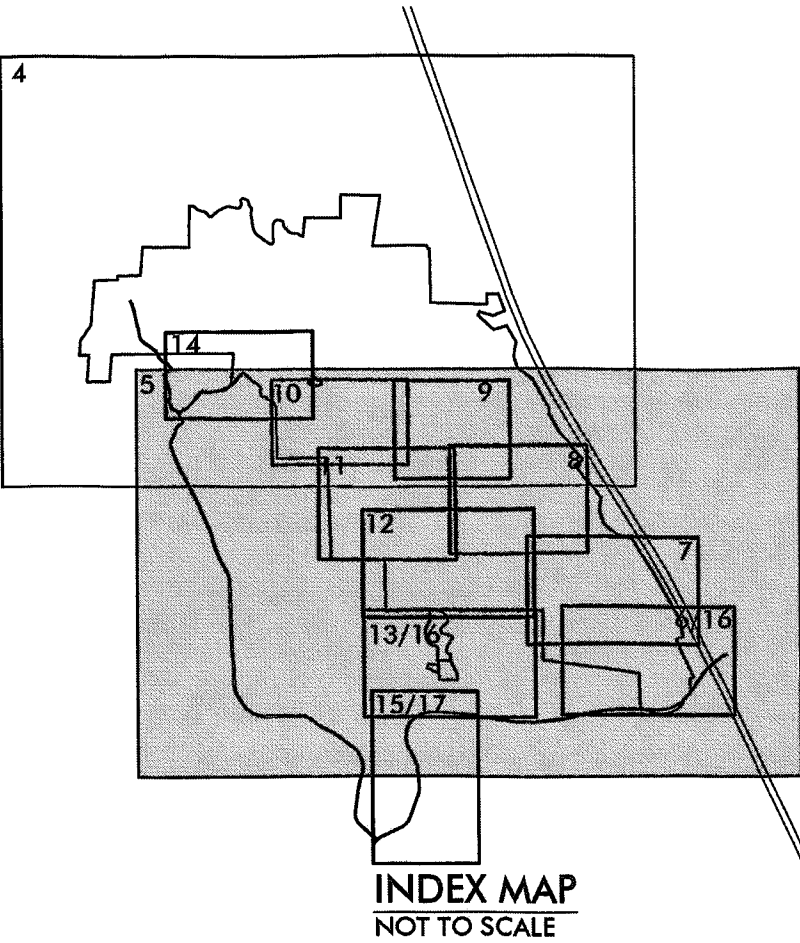
COUNTY OF SAN DIEGO TRACT TM 5597 RPL<sup>2</sup>  
PRELIMINARY GRADING PLAN  
NEWLAND SIERRA

SEE SHEET 4

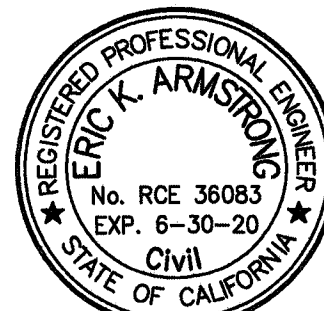


LINE TABLE		
NO.	BEARING	DISTANCE
L1	S71°35'35"E	287.49'
L2	N32°08'08"E	11.69'
L3	N49°45'22"W	30.00'
L4	N37°53'48"E	40.40'
L5	N37°53'48"E	372.21'
L6	N10°18'49"E	62.66'
L7	N17°00'00"W	30.00'
L8	N64°40'22"E	60.00'
L9	N25°10'17"W	159.70'
L10	N43°30'03"E	48.98'
L11	N7°33'50"W	177.84'
L12	N7°33'50"W	220.75'
L13	N61°31'27"E	282.46'
L14	N88°11'46"E	254.71'
L15	N6°43'53"E	116.00'
L16	S85°39'01"E	254.81'
L17	N86°36'01"E	59.88'
L18	N4°29'59"W	199.65'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	16°20'00"	1000.00'	285.07'
C2	51°48'00"	666.45'	602.52'
C3	23°20'49"	492.04'	200.50'
C4	58°19'33"	60.01'	61.08'
C5	36°22'21"	89.78'	56.98'
C6	3°49'58"	1425.50'	95.36'
C7	15°42'40"	300.00'	82.26'



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6/7/18



SHEET 5 OF 17

NO.	DATE	REVISION

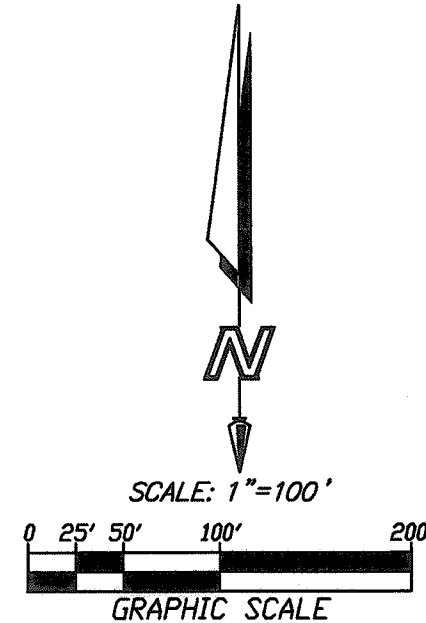
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COUNTY OF SAN DIEGO TRACT TM 5597 RPL<sup>2</sup>  
PRELIMINARY GRADING PLAN  
NEWLAND SIERRA

SEE SHEET 7

SEE SHEET 7



SEE SHEET 13

DEER SPRINGS ROAD OPTION A  
SEE SHEET 16 FOR OPTION B

INTERCHANGE IMPROVEMENTS  
PER SEPARATE CALTRANS PROJECT

DMA	BMP ID	MAINT. CATEGORY	BMP TYPE	SATISFIES HYDROMOD & WATER QUALITY REQ.	100-YEAR DETENTION
TC1	TC1	24HRS	18" BASIN		
TC2	TC2	24HRS	18" BASIN		
TC3	TC3	24HRS	18" BASIN		
TC4	TC4	24HRS	18" BASIN		
TC5	TC5	24HRS	18" BASIN		
TC6	TC6	24HRS	18" BASIN		
TC7	TC7	24HRS	18" BASIN		
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TC99	TC99	24HRS	18" BASIN		
TC100	TC100	24HRS	18" BASIN		

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SHEET 6 OF 17



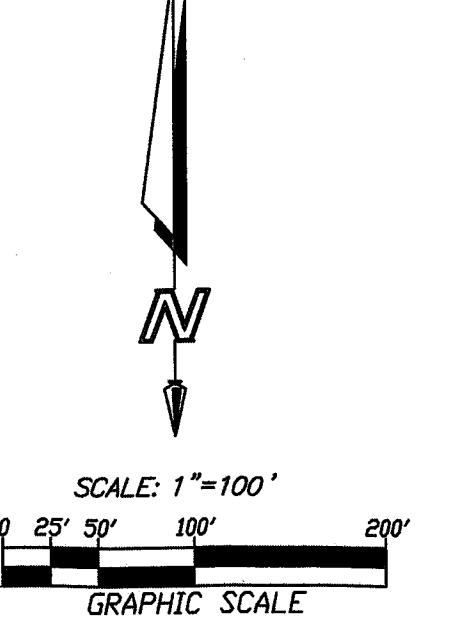
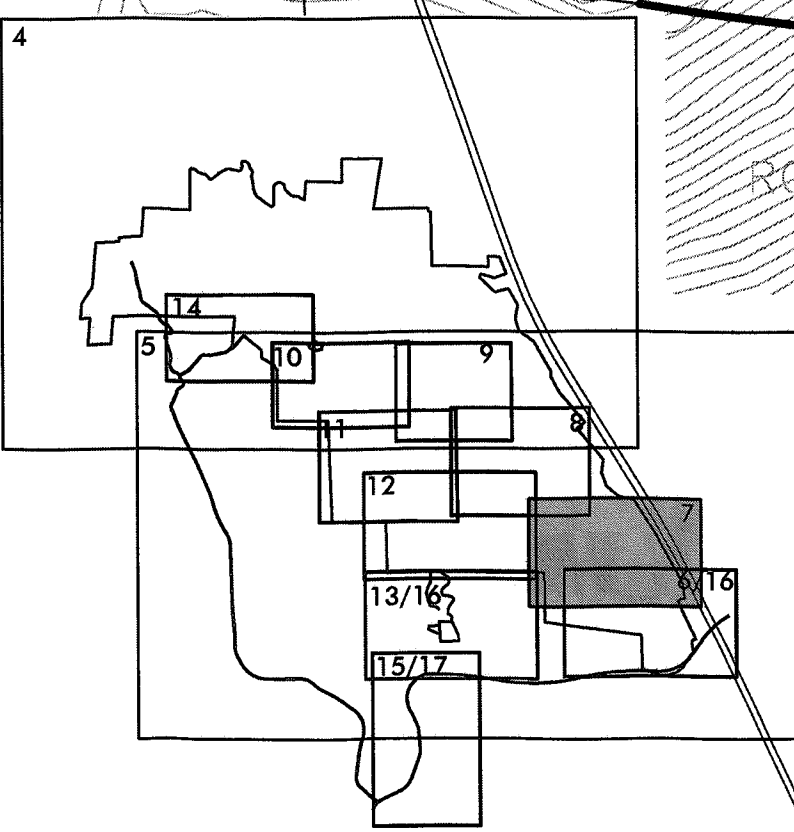


COUNTY OF SAN DIEGO TRACT TM 5597 RPL<sup>2</sup>  
PRELIMINARY GRADING PLAN  
NEWLAND SIERRA

SEE SHEET 8

SEE SHEET 11

SEE SHEET 13



SEE SHEET 6

DMA	BMP ID	MAINT. CATEGORY	BMP TYPE	SATISFIES HYDROMOD & WATER QUALITY REQ'S	100-YEAR DETENTION
TR1&T1&T2	TR1T1T2	3-PUBLIC	'BF BASIN	✓	✓
TR2	TR2	3-PUBLIC	'BF BASIN	✓	✓
13	13	2-HOA	'BF BASIN	✓	✓
14	14	2-HOA	'BF BASIN	✓	✓
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100	100	2-HOA	'BF BASIN	✓	✓

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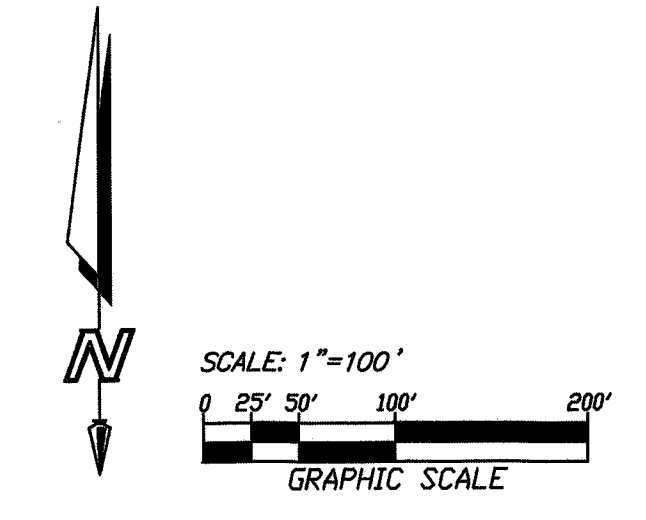
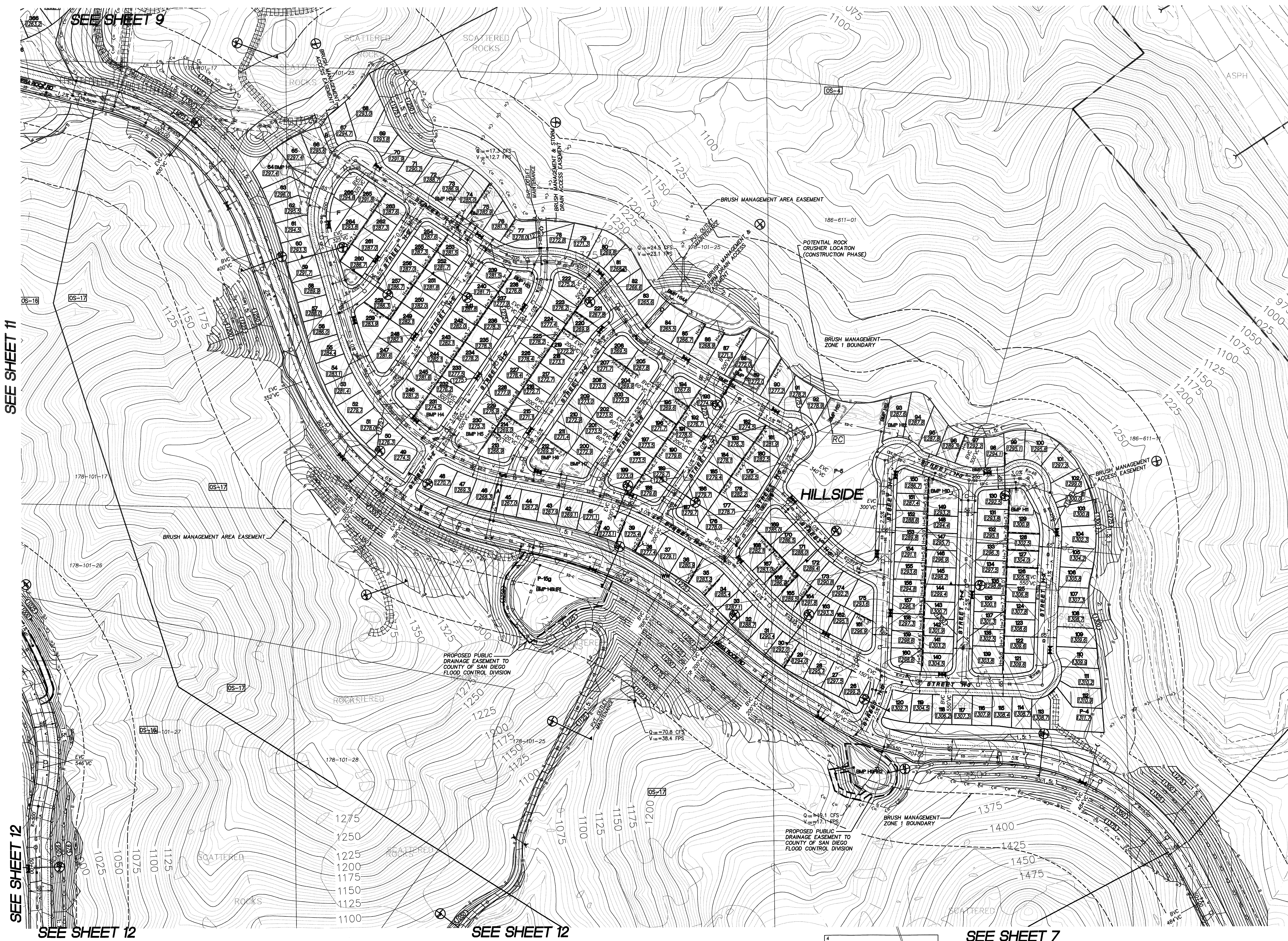


SHEET 7 OF 17



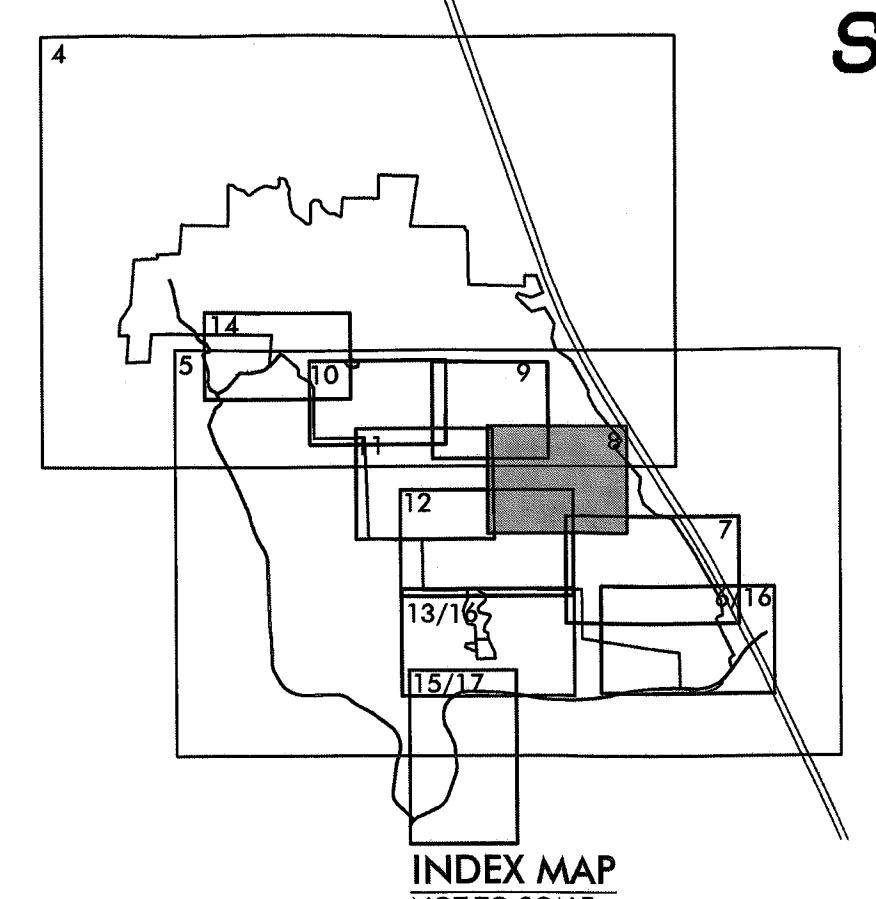


COUNTY OF SAN DIEGO TRACT TM 5597 RPL<sup>2</sup>  
PRELIMINARY GRADING PLAN  
NEWLAND SIERRA



DMA	BMP ID	MAINT. CATEGORY	BMP TYPE	SATISFIES HYDROLOGIC & WATER QUALITY REQ'S
H1	H1	2-HOA	*BF BASIN	✓
H2	H2	2-HOA	*BF BASIN	✓
H3A	H3A	2-HOA	*BF BASIN	✓
H3B	H3B	2-HOA	*BF BASIN	✓
H4	H4	2-HOA	*BF BASIN	✓
H5	H5	2-HOA	*BF BASIN	✓
H6	H6	2-HOA	*BF BASIN	✓
H7	H7	3-PUBLIC	*BF BASIN	✓
H8R1	H8R1	3-PUBLIC	*BF BASIN	✓
H8R2	H8R2	2-HOA	*BF BASIN	✓
H10	H10	2-HOA	*BF BASIN	✓
H11	H11	2-HOA	*BF BASIN	✓
H12	H12	2-HOA	*BF BASIN	✓
H13	H13	2-HOA	*BF BASIN	✓
H14	H14	2-HOA	*BF BASIN	✓
H15	H15	2-HOA	*BF BASIN	✓
H16*	N/A	2-HOA	N/A	N/A
H17*	N/A	2-HOA	N/A	N/A
H18*	N/A	2-HOA	N/A	N/A

\*BF= BIOFILTRATION BASIN  
\*SELF MITIGATING AREAS  
NOTE: BASINS IN HILLSIDE NEIGHBORHOOD DO NOT DETAIN 100 YEAR STORM



ENGINEER OF WORK  
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ERIC K. ARMSTRONG  
RCE 36083  
DATE 6/7/18



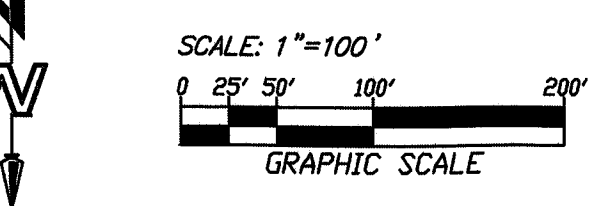
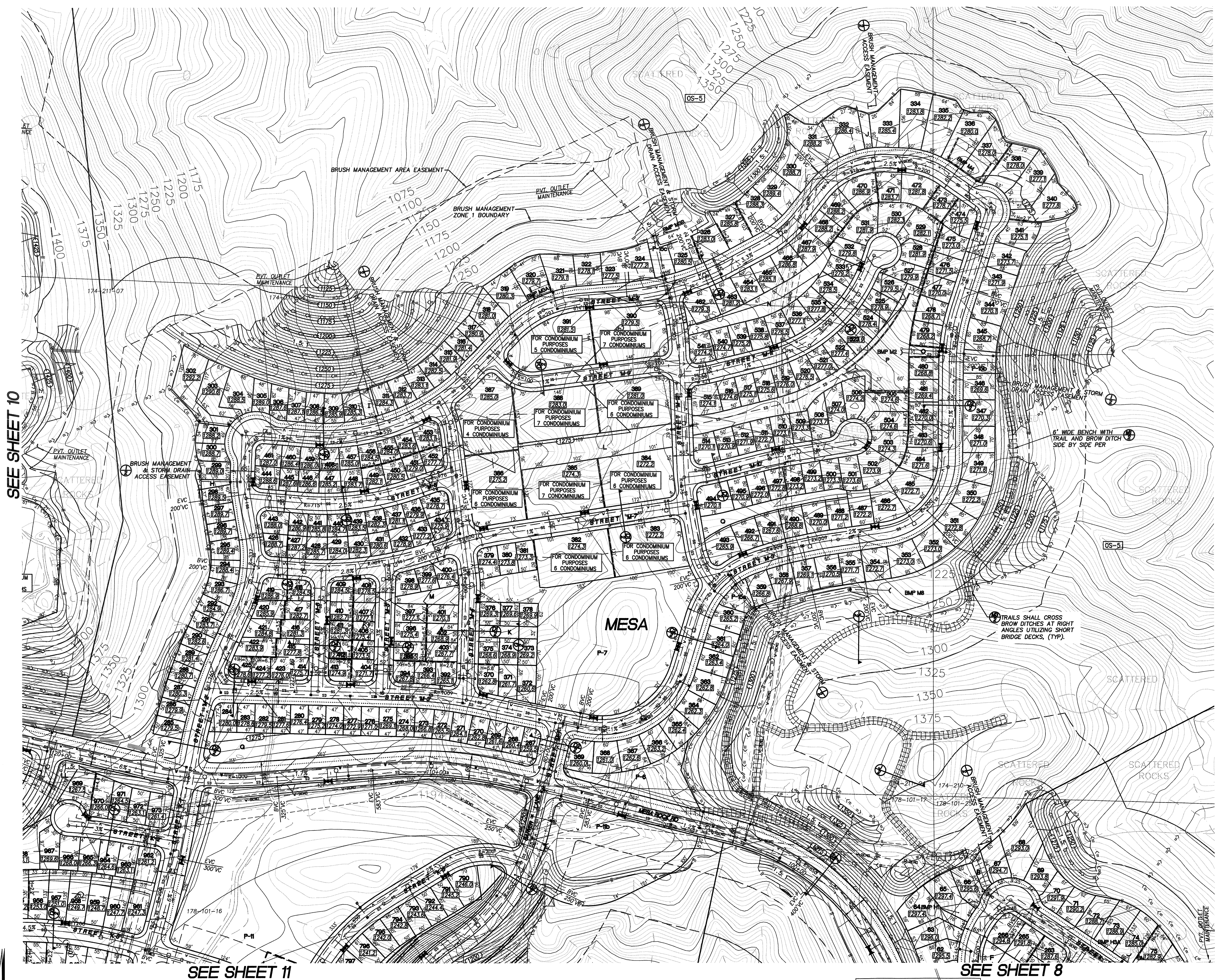
SHEET 8 OF 17

NO.	DATE	REVISION

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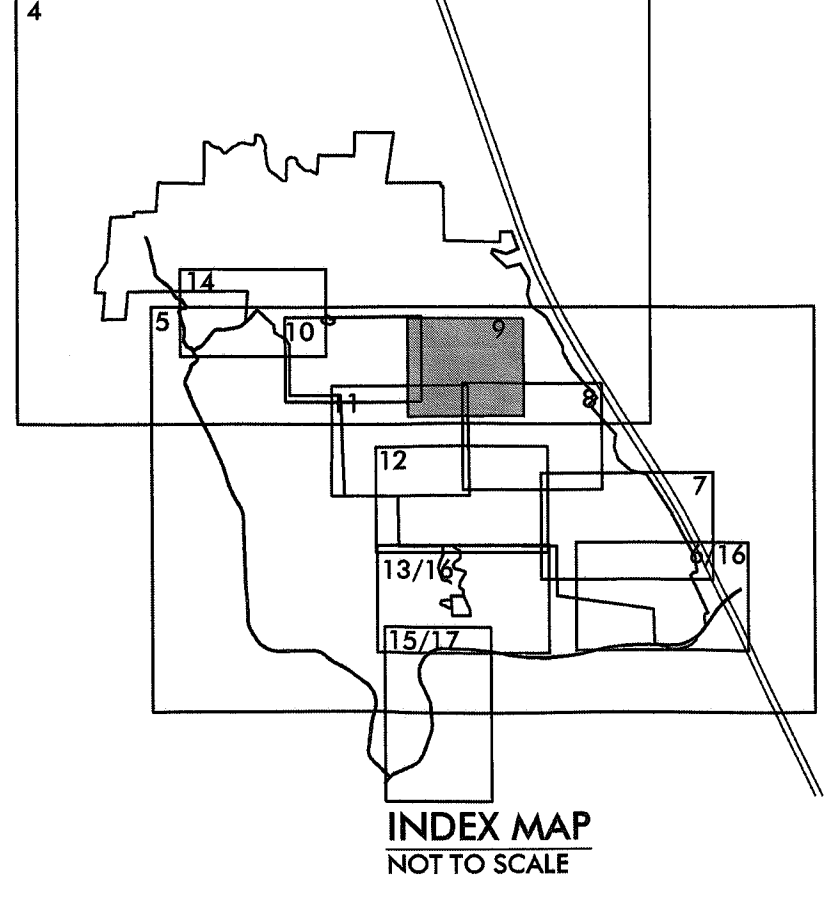
COUNTY OF SAN DIEGO TRACT TM 5597 RPL<sup>2</sup>  
PRELIMINARY GRADING PLAN  
NEWLAND SIERRA



MESA - DMA & BMP SUMMARY					
ID	DMA	TYPE	ID	BMP	MAINT. CATEGORY
* M1M1K1	2,112,715	DRAINS TO BMP	M1M1K1	98,870	BIOFILTRATION 3
M2	613,457	DRAINS TO BMP	M2	19,480	BIOFILTRATION 2
M3A	29,771	DRAINS TO BMP	M3A	930	BIOFILTRATION 2
M3B	145,307	DRAINS TO BMP	M3B	4,500	BIOFILTRATION 2
M4	208,297	DRAINS TO BMP	M4	6,509	BIOFILTRATION 2
M5	261,060	SELF-MITIGATING	N/A	N/A	N/A
M6	21,667	SELF-MITIGATING	N/A	N/A	N/A
M7	151,833	SELF-MITIGATING	N/A	N/A	N/A
M8	441,689	DRAINS TO BMP	M8	13640	BIOFILTRATION 2

NOTE: MAINTENANCE CATEGORY 3 BMPs (PUBLIC/COUNTY MAINTAINED BMPs) ARE TO BE CATEGORY 2 BMPs (HVA MAINTAINED BMPs) UNTIL CPO HAS BEEN ESTABLISHED.

\* SEE SHEET 11



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ERIC K. ARMSTRONG RCE 36083 DATE 6/7/18



SHEET 9 OF 17

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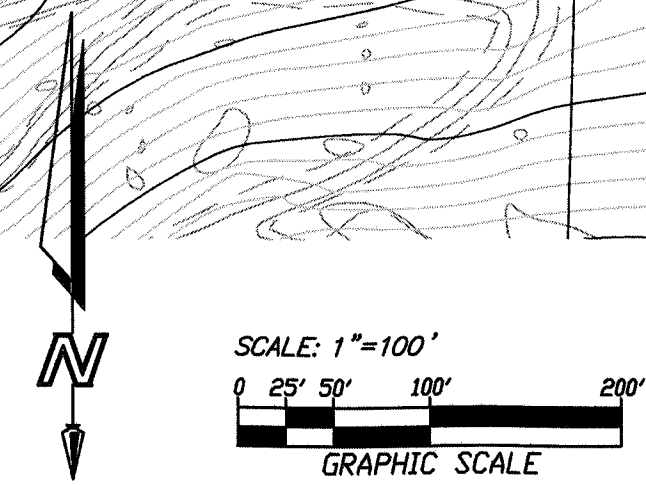
COUNTY OF SAN DIEGO TRACT TM 5597 RPL<sup>2</sup>  
PRELIMINARY GRADING PLAN  
NEWLAND SIERRA



SEE SHEET 14

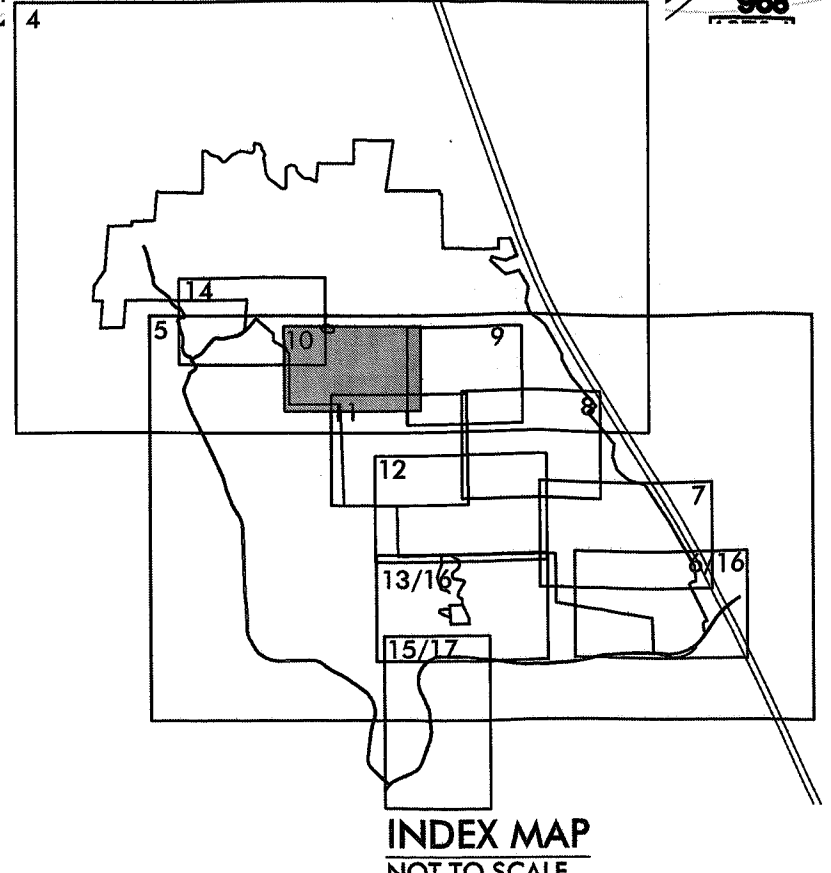
SEE SHEET 9

SEE SHEET 11



BMP ID	MAINT. CATEGORY	BMP TYPE	SATISFIES HYDROMOD & WATER QUALITY REQ.	100-YEAR DETENTION
S1	2-HOA	*BF BASIN	✓	✓
S2	2-HOA	*BF BASIN	✓	✓
S3	2-HOA	*BF BASIN	✓	✓
S4	2-HOA	*BF BASIN	✓	✓
S5	2-HOA	*BF BASIN	✓	✓
S6	2-HOA	*BF BASIN	✓	✓
S7	2-HOA	*BF BASIN	✓	✓
S8	2-HOA	*BF BASIN	✓	✓
S9	2-HOA	*BF BASIN	✓	✓
S10	2-PUBLIC	*BF BASIN	✓	✓

\*BF = BIOFILTRATION BASIN



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RCE 36083  
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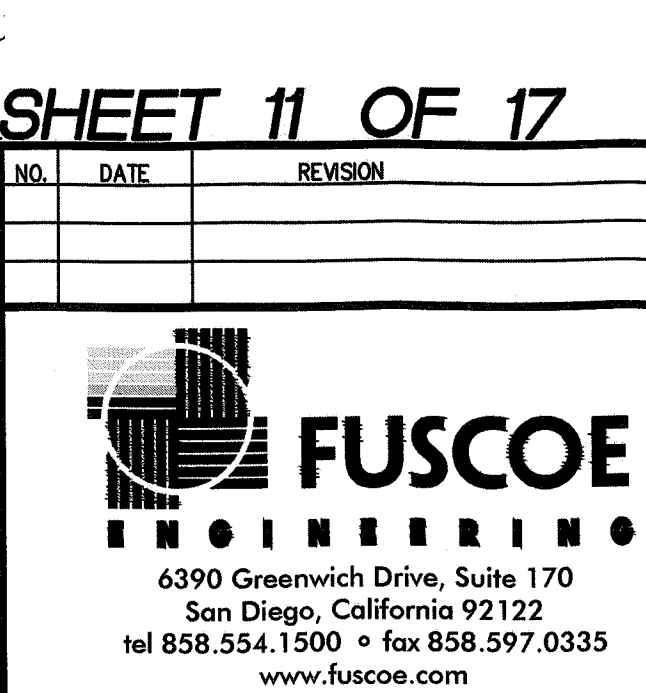
SHEET 10 OF 17

NO.	DATE	REVISION

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**SEE SHEET 8**




DMA	BMP ID	MAINT. CATEGORY	BMP TYPE	SATISFIES HYDROMOD & WATER QUALITY REQ'S	100-YEAR DETENTION
KR1	KR1	3-PUBLIC	*BF BASIN	✓	
K2	K2	2-HOA	*BF BASIN	✓	
K3	K3	2-HOA	*BF BASIN	✓	
K4	K4	2-HOA	*BF BASIN	✓	
K5	K5	2-HOA	*BF BASIN	✓	
K6	K6	2-HOA	*BF BASIN	✓	
K7/K9	K7/K9	2-HOA	*BF BASIN	✓	
K8	K8	2-HOA	*BF BASIN	✓	
K10	K10	3-PUBLIC	*BF BASIN	✓	

\*BF= BIOFILTRATION BASIN



SHEET 12 OF 17		
NO.	DATE	REVISION

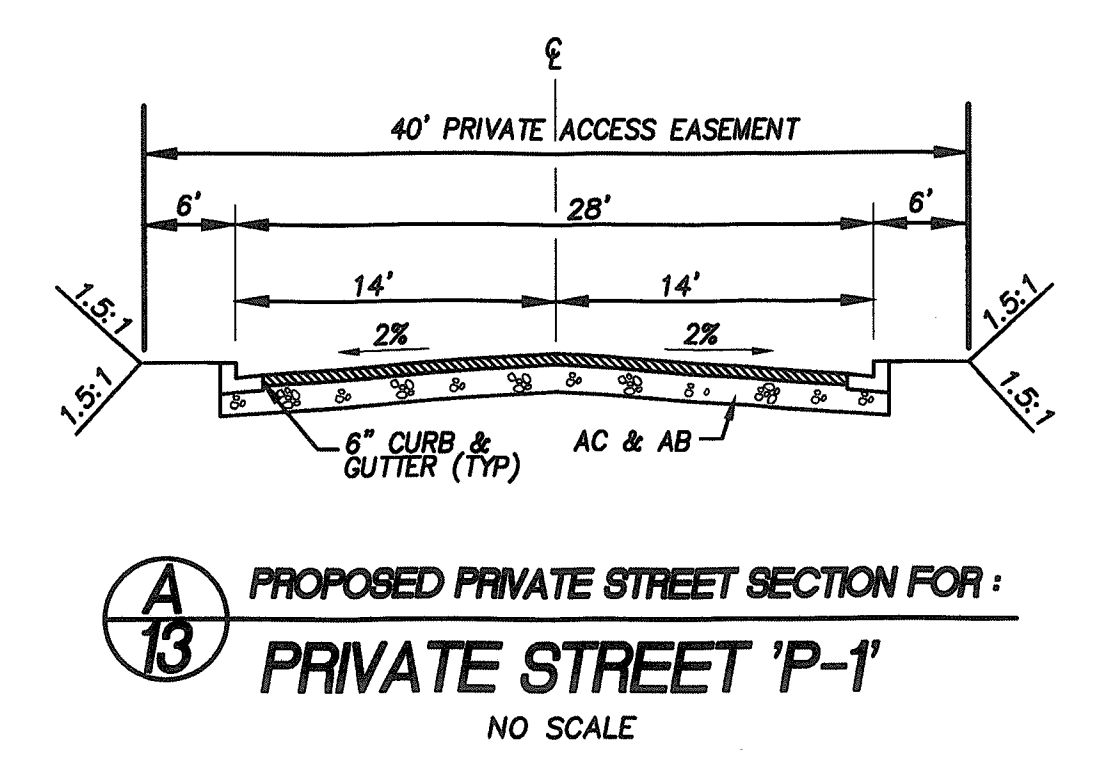
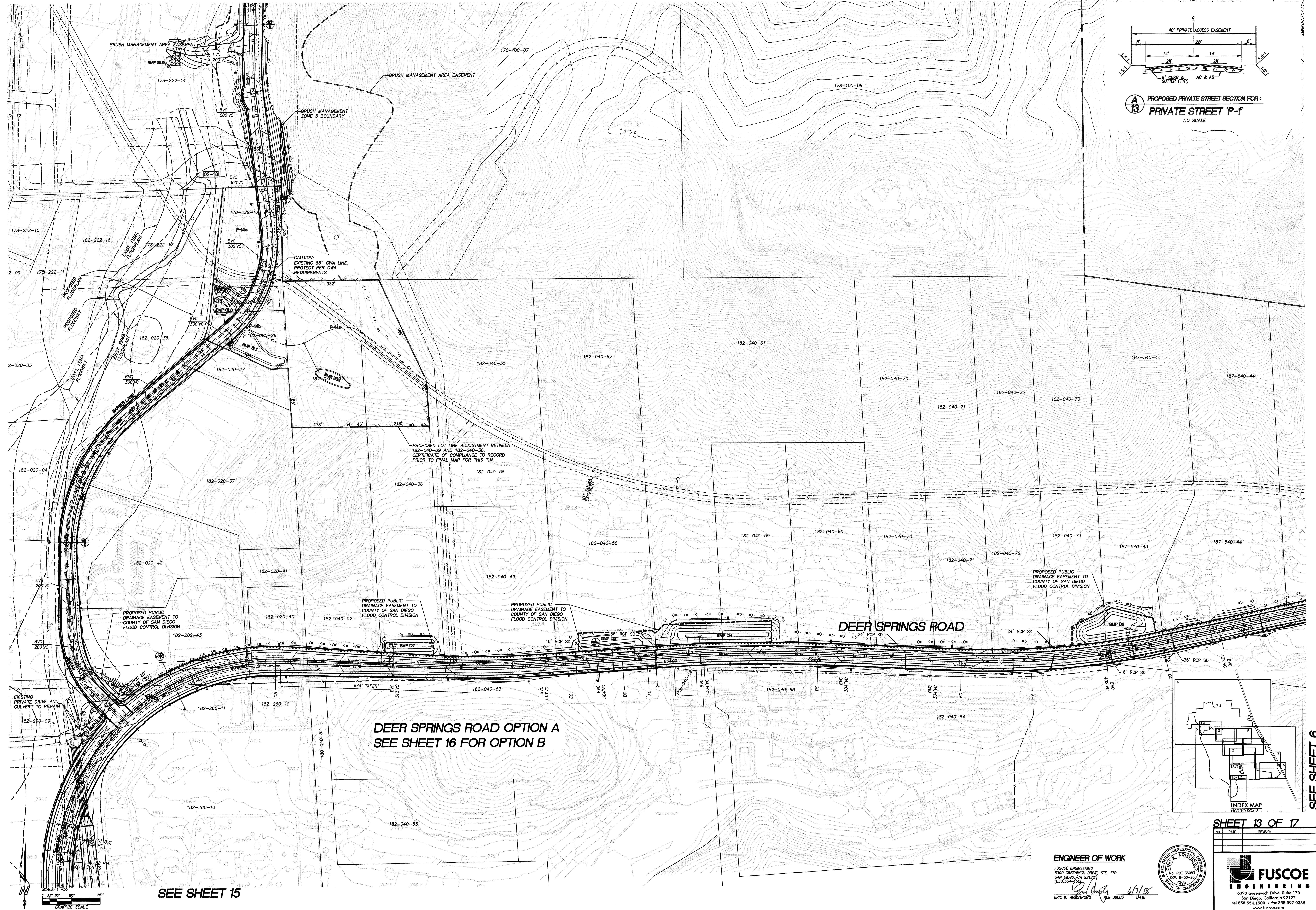
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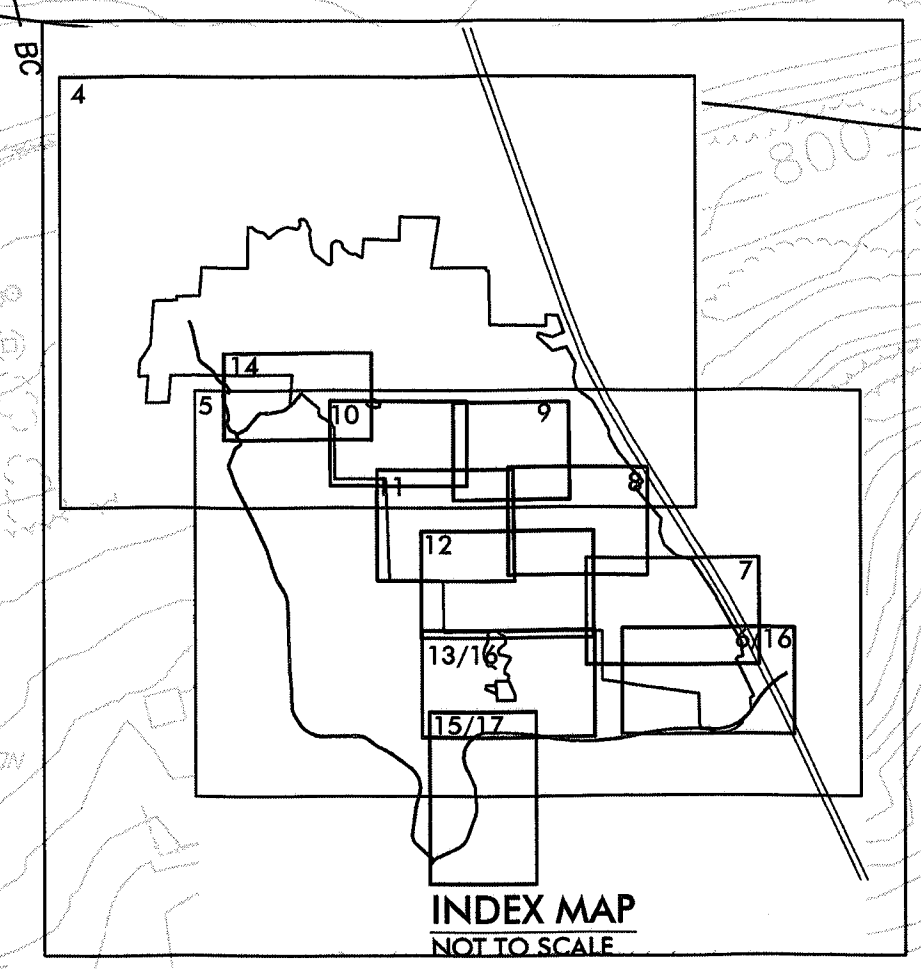
COUNTY OF SAN DIEGO TRACT TM 5597 RPL<sup>2</sup>  
PRELIMINARY GRADING PLAN  
NEWLAND SIERRA

SEE SHEET 12



DEER SPRINGS ROAD OPTION A  
SEE SHEET 16 FOR OPTION B

SEE SHEET 15



SHEET 13 OF 17

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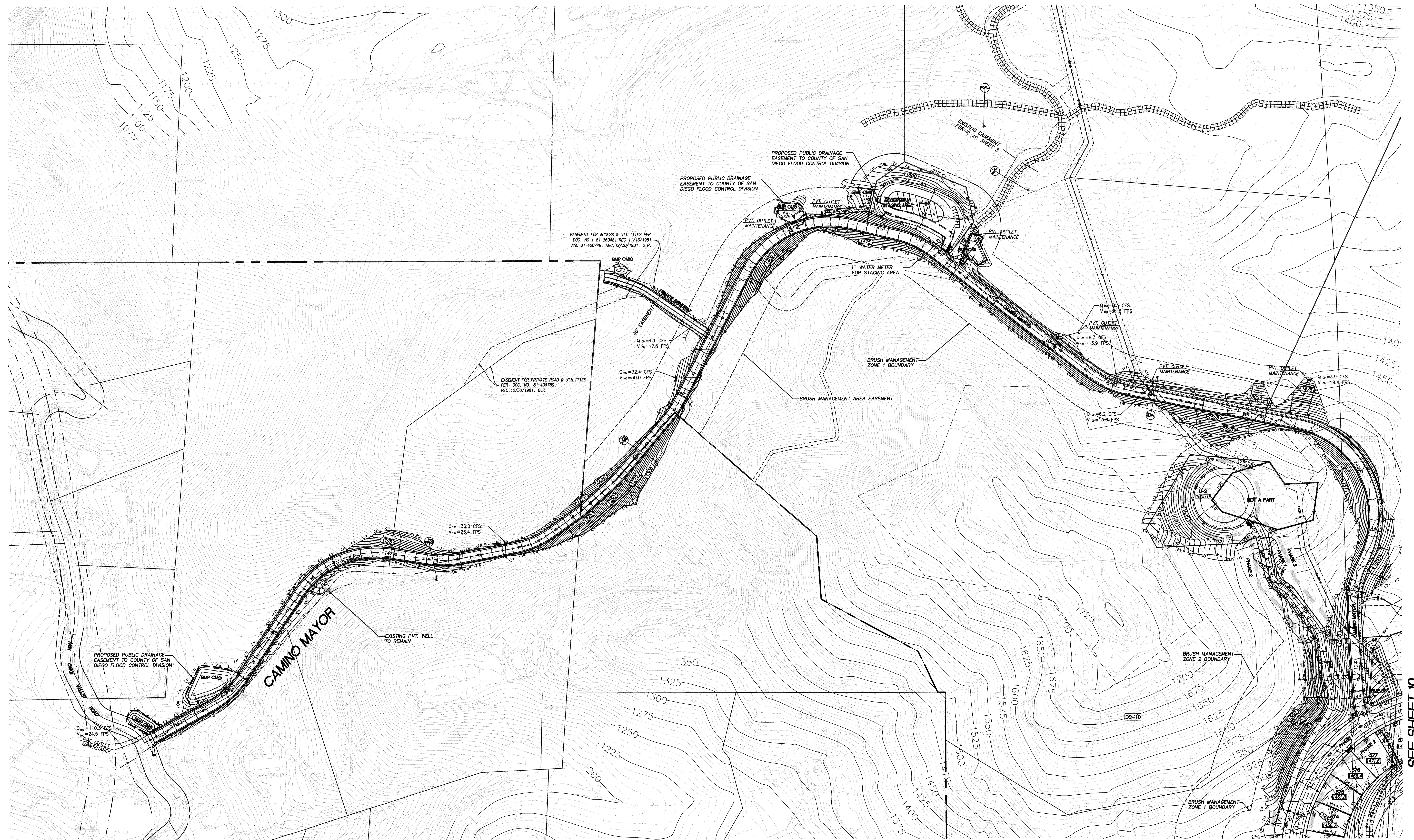


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SEE SHEET 6

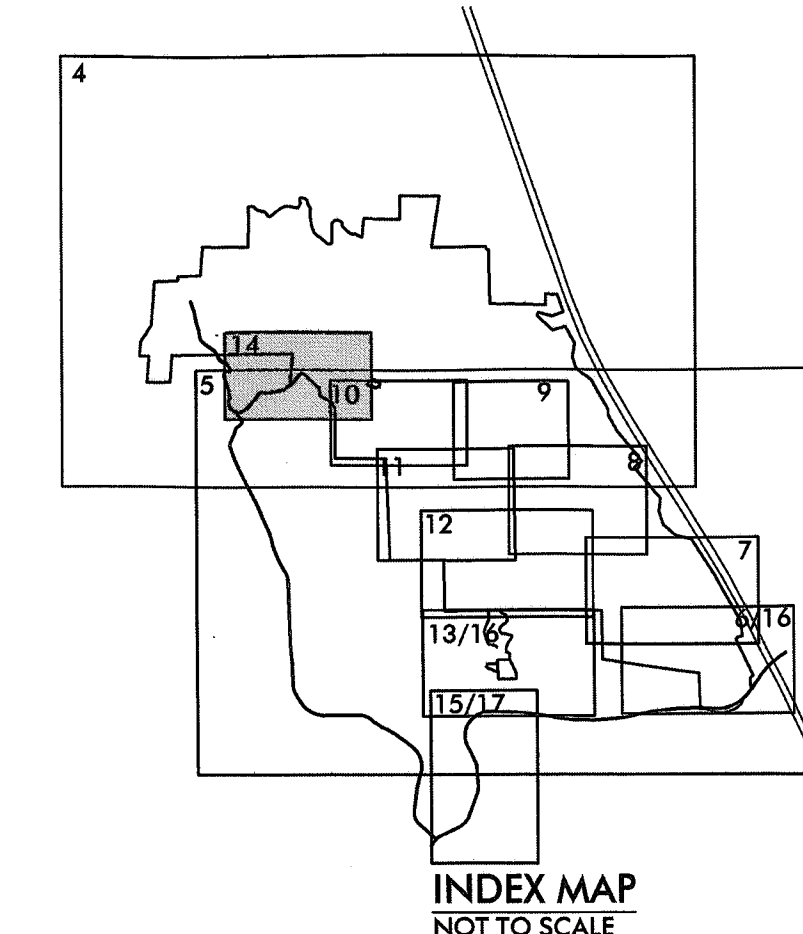


COUNTY OF SAN DIEGO TRACT TM 5597 RPL<sup>2</sup>  
PRELIMINARY GRADING PLAN  
NEWLAND SIERRA



CAMINO MAYOR - DMA & BMP SUMMARY					
DMA			BMP		
ID	AREA (SF)	TYPE	ID	AREA (SF)	MAINT. CATEGORY
CM1	46,499	DRAINS TO BMP	CM1	5,865	BIOFILTRATION 3
CM2	15,358	DRAINS TO BMP	CM2	8,240	BIOFILTRATION 3
CM3	30,627	DRAINS TO BMP	CM3	1,910	BIOFILTRATION 3
CM4	88,450	DRAINS TO BMP	CM4	4,900	BIOFILTRATION 3
CM5	20,018	DRAINS TO BMP	CM5	1,000	BIOFILTRATION 3
CM6	111,500	SELF-MITIGATING	N/A	N/A	N/A
CM7	51,773	SELF-MITIGATING	N/A	N/A	N/A
CM8	151,865	SELF-MITIGATING	N/A	N/A	N/A
CM9	108,230	SELF-MITIGATING	N/A	N/A	N/A
CM10	2,956	DRAINS TO BMP	CM10	200	BIOFILTRATION 2

NOTE: MAINTENANCE CATEGORY 3 BMPs (PUBLIC/COUNTY MAINTAINED BMPs) ARE TO BE CATEGORY 2 BMPs (HOA MAINTAINED BMPs) UNTIL CFD HAS BEEN ESTABLISHED.



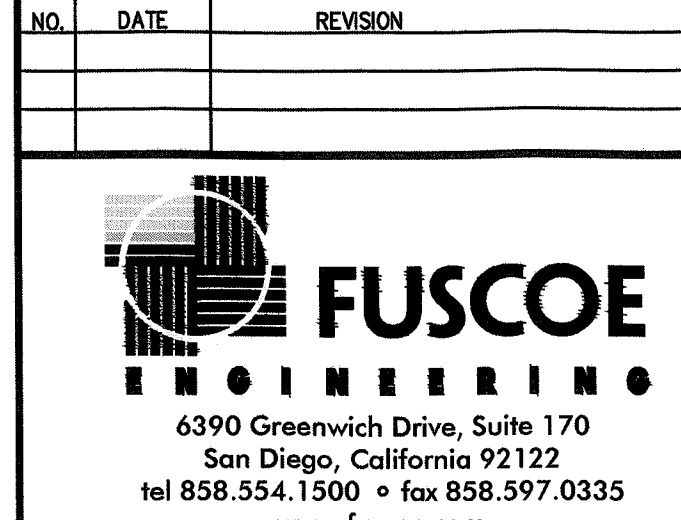
ENGINEER OF WORK

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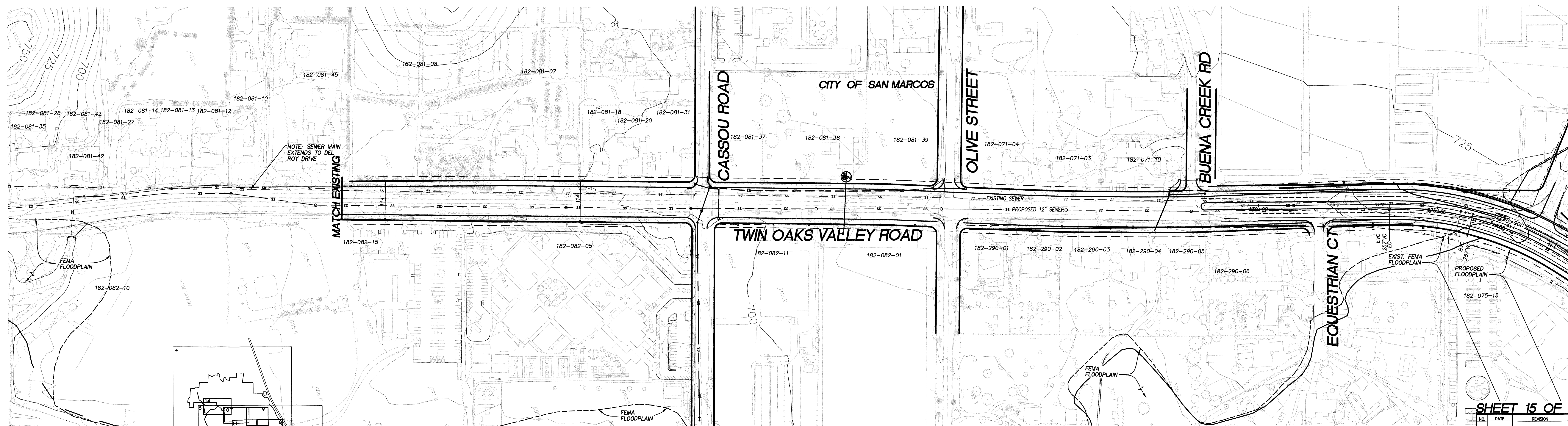
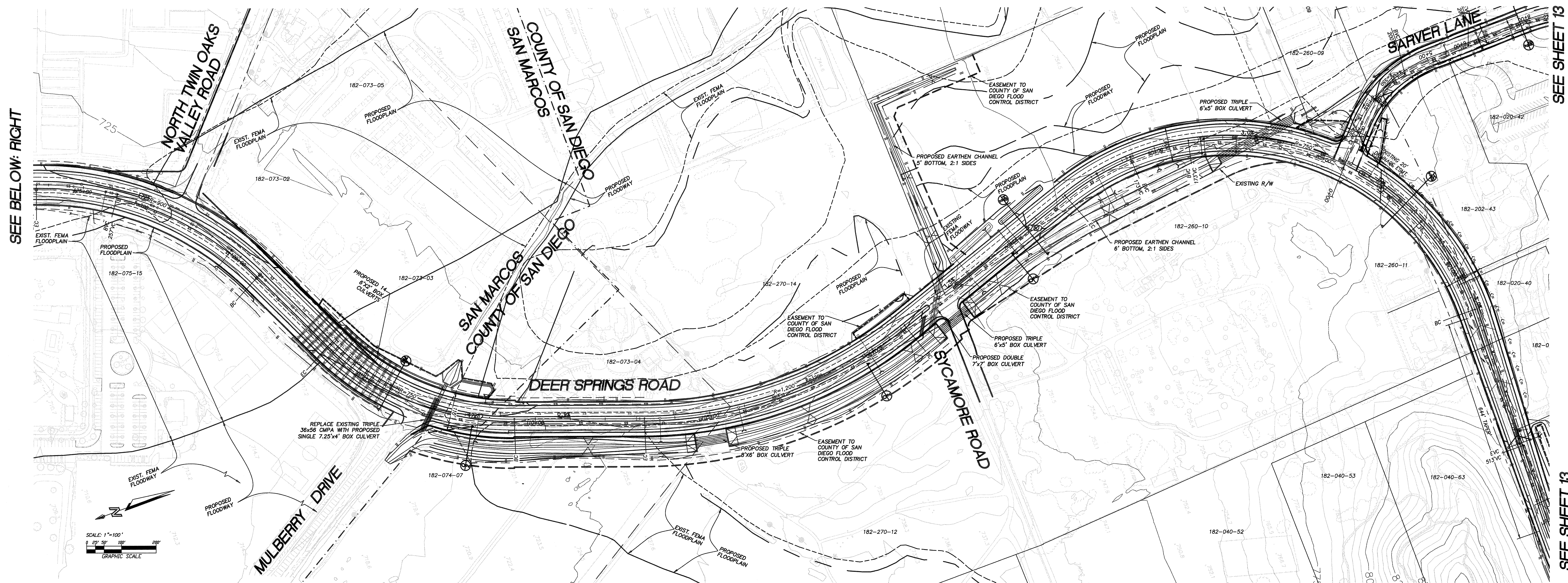


SHEET 14 OF 17





COUNTY OF SAN DIEGO TRACT TM 5597 RPL<sup>2</sup>  
PRELIMINARY GRADING PLAN  
NEWLAND SIERRA



DEER SPRINGS ROAD OPTION A  
SEE SHEET 17 FOR OPTION B

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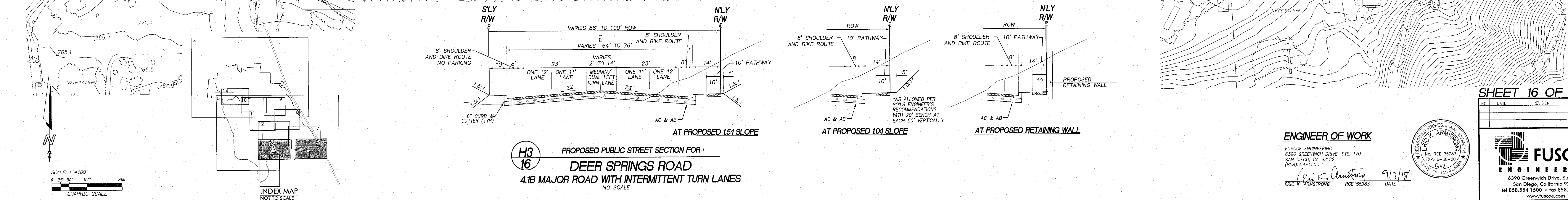
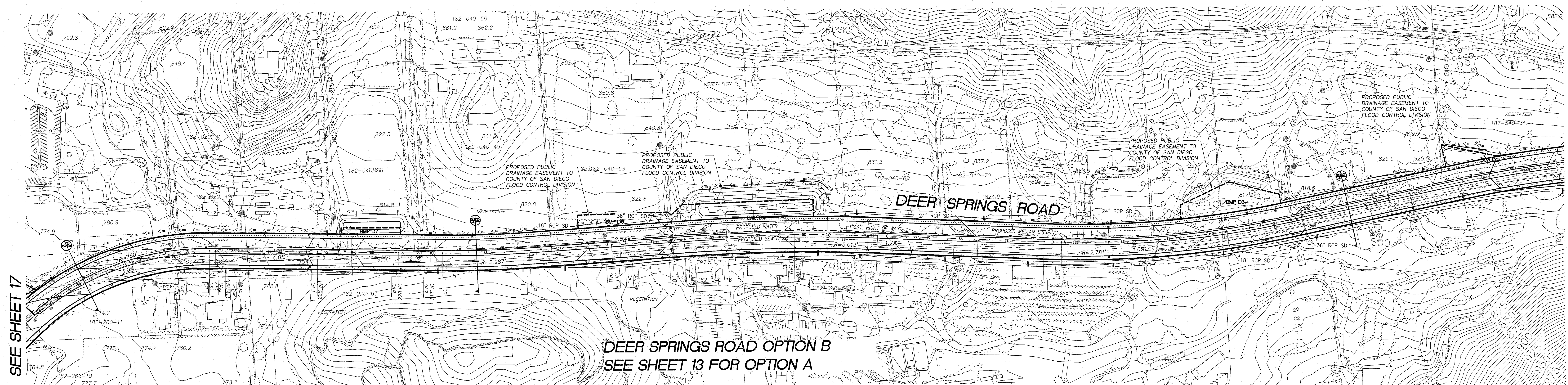
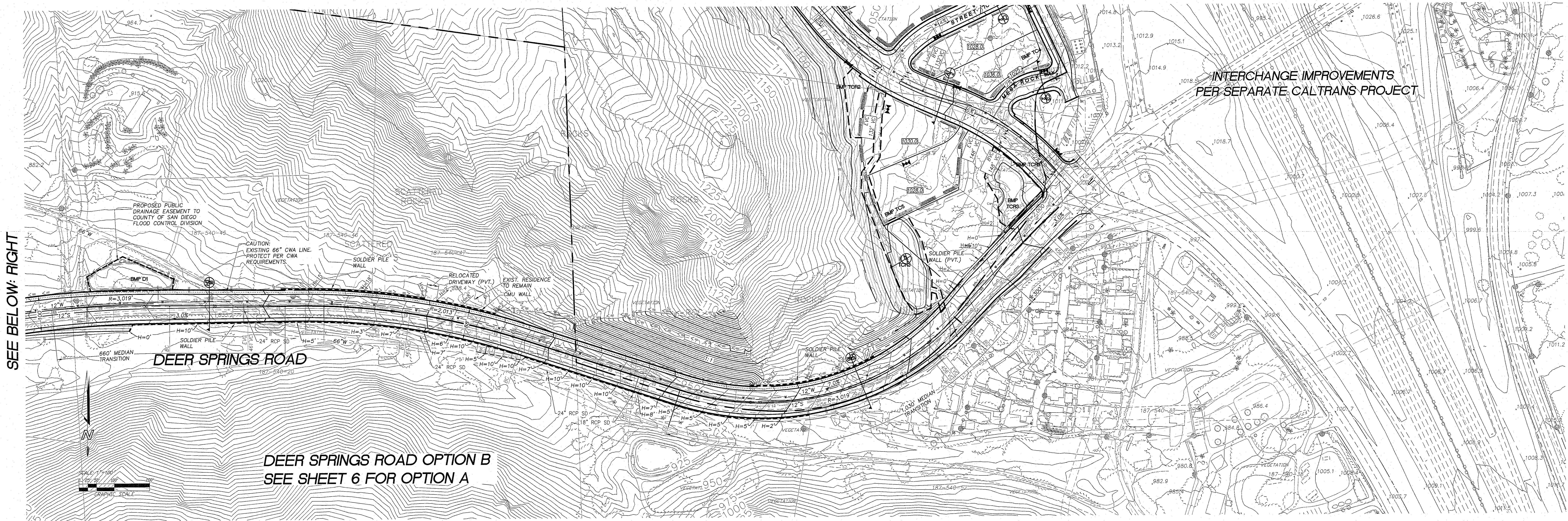


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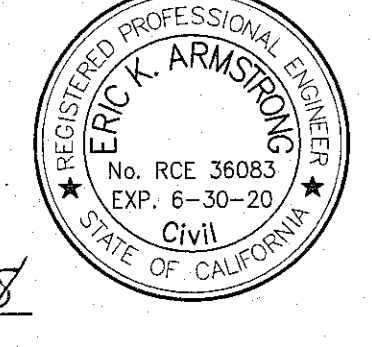
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SHEET 16 OF 17

ENGINEER OF WORK

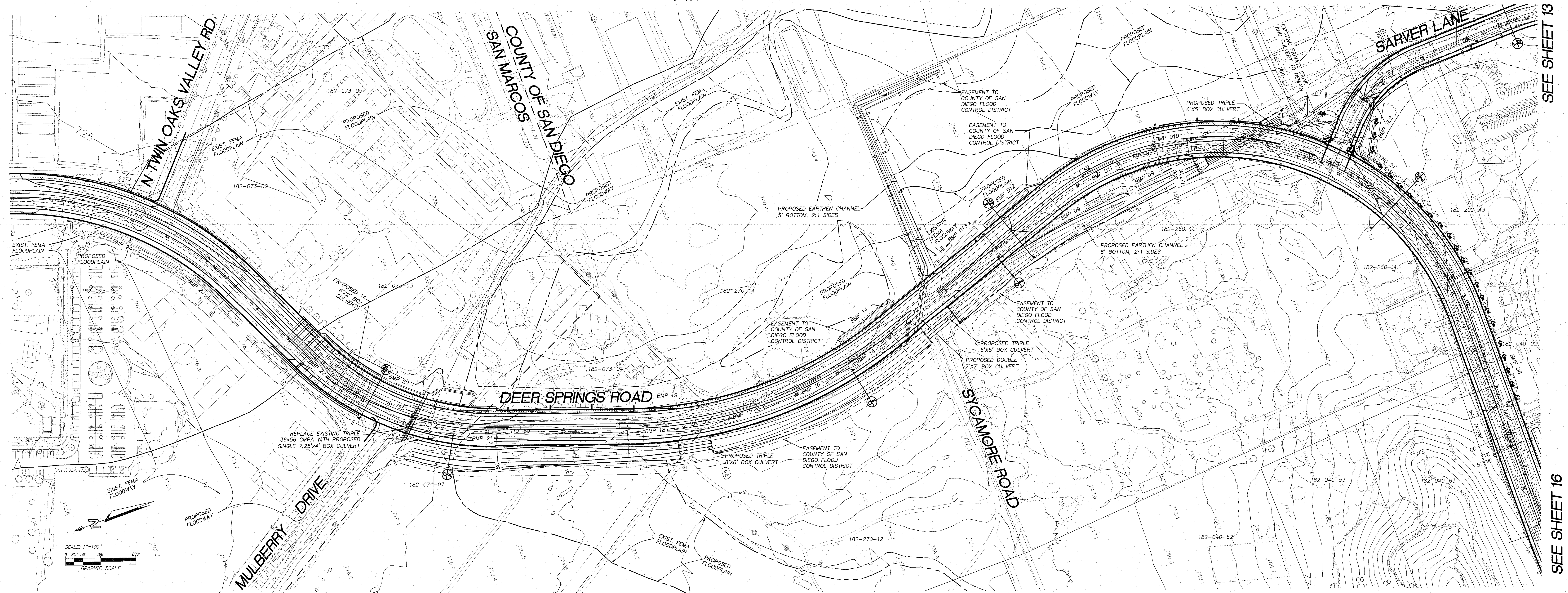
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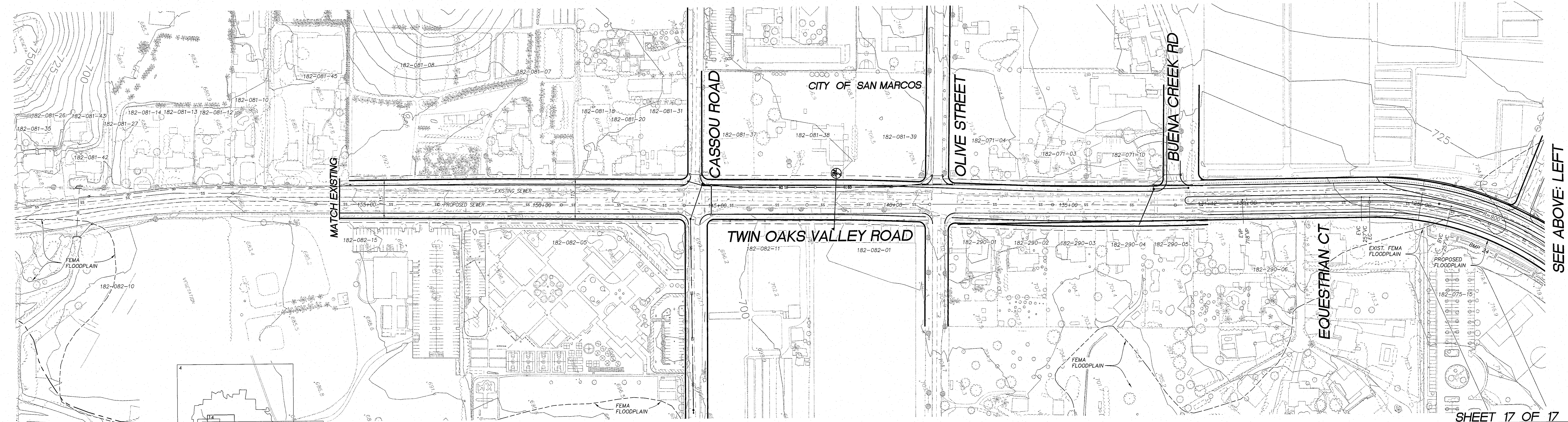
COUNTY OF SAN DIEGO TRACT TM 5597 RPL<sup>2</sup>  
PRELIMINARY GRADING PLAN  
NEWLAND SIERRA

SEE BELOW: RIGHT



SEE SHEET 13

SEE SHEET 16



SEE ABOVE: LEFT

DEER SPRINGS ROAD OPTION B SEE  
SHEET 15 FOR OPTION A

SHEET 17 OF 17

ENGINEER OF WORK

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