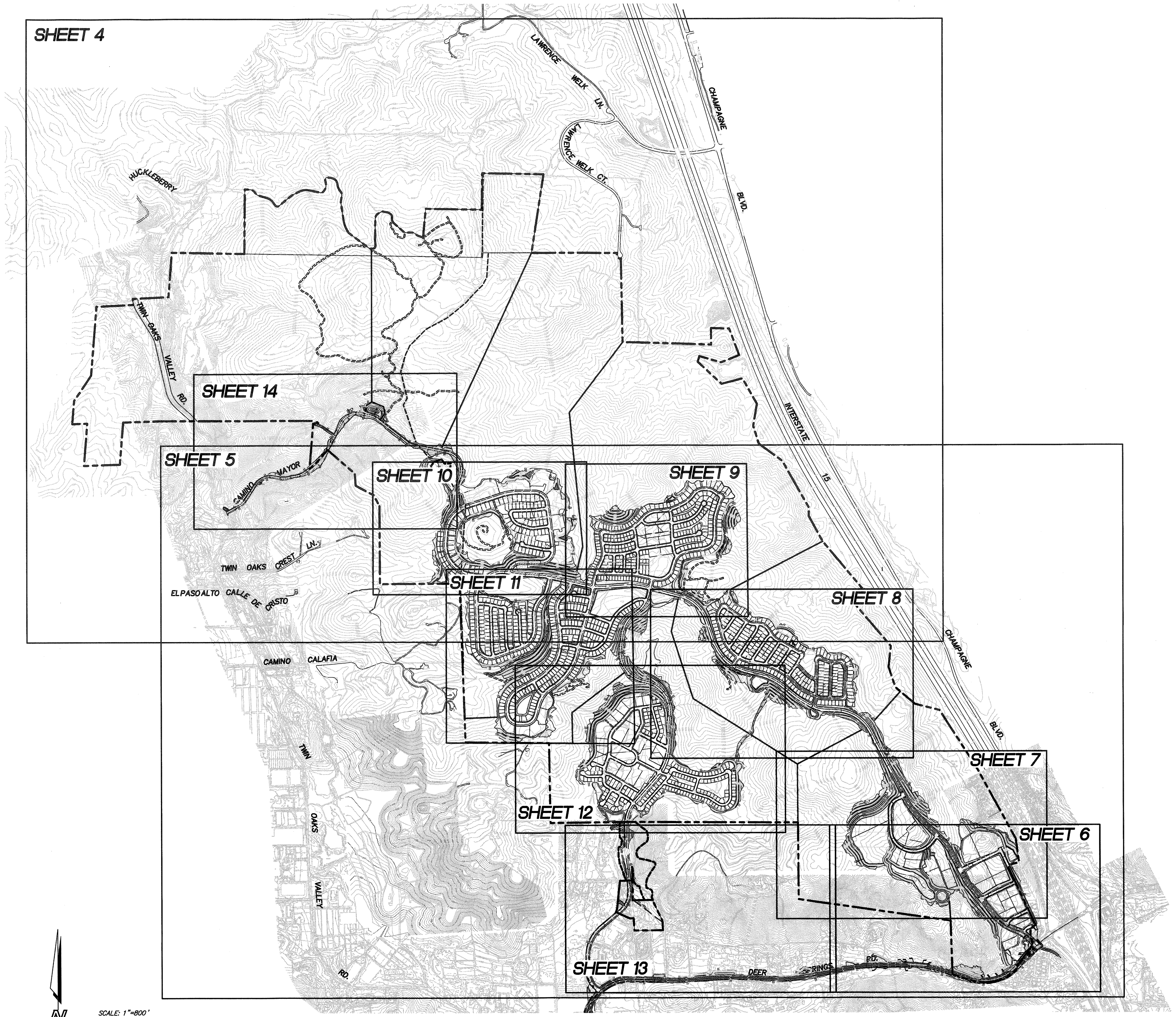
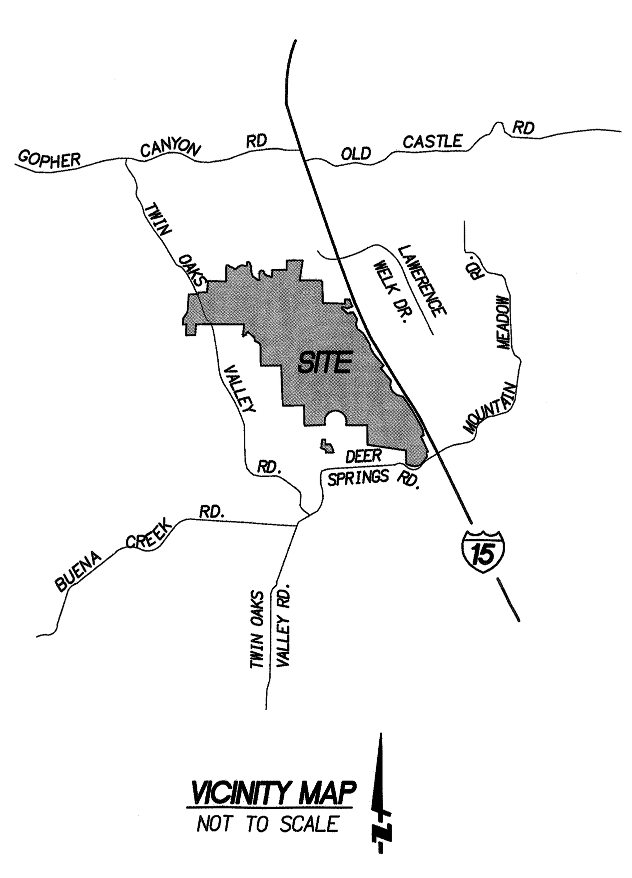
COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2
TENTATIVE MAP
NEWLAND SIERRA



INDEX MAP
SCALE: 1"=800'



VICINITY MAP
NOT TO SCALE

TOPOGRAPHY

AERIAL TOPOGRAPHY BY:
PHOTO GEODETIC CORPORATION
8316 CLAIREMONT MESA BLVD.., STE. 107
SAN DIEGO, CA 92111
(858)277-1010
FLIGHT DATE: 9-21-02 AND 4-23-14

PROPOSED GRADING

CUT: 10,700,000 CY
FILL: 10,700,000 CY
ENGINEER'S ESTIMATE ONLY, NOT FOR BID PURPOSES

PROPOSED IMPROVEMENTS

PROPOSED IMPROVEMENTS INCLUDE THE CONSTUCTION OF PUBLIC SEWER, WATER AND STORM DRAIN SYSTEMS, AND PUBLIC ROADS AS INDICATED ON THESE PLANS.

APPLICANT

NEWLAND SIERRA, LLC
4790 EASTGATE MALL, SUITE 150
SAN DIEGO, CALIFORNIA 92121
(858) 875-8219

ENGINEER

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

LEGAL DESCRIPTION

PORTIONS OF SECTIONS 11, 12, 13, 14, 24, AND 25, TOWNSHIP ELEVEN SOUTH, RANGE 3 WEST, SBM TOGETHER WITH PORTIONS OF SECTIONS 18, 19, AND 30, TOWNSHIP ELEVEN SOUTH, RANGE 2 WEST, SBM IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

SOLAR ACCESS NOTE

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT/COMMERCIAL UNIT ALLOWED BY THIS SUBDIVISION.

SPECIAL ASSESSMENT ACT STATEMENT:

THE SUBDIVIDER MAY MAKE A REQUEST TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF MAJOR UTILITY AND TRANSPORTATION INFRASTRUCTURE.

STREET LIGHT STATEMENT:

THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

PARK LAND DEDICATION STATEMENT:

THE SUBDIVIDER INTENDS TO COMPLY WITH THE PARK LANDS DEDICATION ORDINANCE THROUGH A COMBINATION OF THE DEDICATION OF PARK LAND AND BY THE PAYMENT OF FEES AS ALLOWED AND REQUIRED BY THE ORDINANCE.

CONDOMINIUM STATEMENT:

PORTIONS OF THIS MAP ARE A CONDOMINIUM PROJECT AS DEFINED BY SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODES, THE MAXIMUM NUMBER OF CONDOMINIUM UNITS PROPOSED IS 995.

FINAL MAP/ PHASING STATEMENT:

THIS PROJECT IS A MULT-PHASE SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED PER SECTION 66456.1 OF THE SUBDIVISION MAP ACT. ORDER OF FILING FINAL MAPS MAY VARY. PHASING OF THE PROJECT WILL BE ACCOMPLISHED BY RECORDATION OF FINAL MAPS BY UNIT.

WATER AND SEWER

WATER:
VALLECITOS WATER DISTRICT
201 VALLECITOS DE ORO
SAN MARCOS, CA 92069
(760)744-0460

SEWER:
VALLECITOS WATER DISTRICT
201 VALLECITOS DE ORO
SAN MARCOS, CA 92069
(760)744-0460

SCHOOL DISTRICTS

SAN MARCOS
UNIFIED
1 CIVIC CENTER DRIVE, STE. 300
SAN MARCOS, CA 92069
(760)744-4776

ESCONDIDO
ELEMENTARY
1330 E. GRAND AVENUE
ESCONDIDO CA 92027
(760)432-2400

HIGH SCHOOL
302 N. MIDWAY DRIVE
ESCONDIDO, CA 92027
(760)291-3200

FIRE DISTRICTS

DEER SPRINGS FIRE PROTECTION DISTRICT
8709 CIRCLE 'R' DRIVE
ESCONDIDO, CA 92026
(760)749-8001

CITY OF SAN MARCOS FIRE PROTECTION DISTRICT
1 CIVIC CENTER DRIVE
SAN MARCOS, CA 92069
(760) 744-1050

EXISTING ZONING

SEE SHEET 2 FOR TABULATION OF EXISTING ZONING FOR EXISTING PARCELS.

PROPOSED ZONING

SEE SHEET 2 FOR TABULATION OF PROPOSED ZONING.

GROSS/NET AREA

1,985.6 ACRES

NUMBER OF LOTS

COMMERCIAL	9
MULTIFAMILY RESIDENTIAL	57
SINGLE FAMILY RESIDENTIAL	1,140
SCHOOL	1
UTILITY	2
PARK	22
OPEN SPACE	18
HOA LOTS	46
PRIVATE STREET LOT	1
	1,296

LEGEND

ITEMS	STD. DWGS.	SYMBOL
* WATER	(WP-02)	
FIRE HYDRANT	(WF-02)	
* SEWER	(SP-02)	
SEWER MANHOLE	(SM-02)	
STORM DRAIN	(D - 60)	
STORM DRAIN: CLEAN (PRIVATE)	(D - 60)	
CURB INLET	(D - 2)	
STORM DRAIN CLEANOUT	(D - 9)	
HEADWALL	(D - 34, D - 35)	
STREET LIGHT	(E - 1)	
STREET SECTION		
TRACT BOUNDARY		
EASEMENT		
RESIDENTIAL LOT		1
PARK LOT		P-X
HOA LOT (NOT BUILDABLE)		A, AA
OPEN SPACE LOT		OS-1
LOT LINE		
PHASE BOUNDARY		
BRUSH MANAGEMENT EASEMENT		
6" CONC. CURB & GUTTER	(G - 2)	
TRAIL		
PATHWAY		
EXISTING WELL		W
FEMA DELINEATION		

NOTE:
SAN DIEGO COUNTY DESIGN STANDARDS DS-1 THROUGH DS-16, DS-20A AND DS-20B APPLY TO THIS PROJECT.

* SEWER- ALL PIPELINES ARE RECOMMENDED AS 8-INCH UNLESS OTHERWISE NOTED.

* WATER- ALL PIPELINES ARE RECOMMENDED AS 8-INCH UNLESS OTHERWISE NOTED.

MINIMUM PROPOSED LOT SIZE: 3,000 s.f.

TOTAL NUMBER OF DWELLING UNITS: 2,135

DESIGN STANDARDS:

1. STANDARDS FOR PUBLIC ROADWAY DESIGN WITHIN THIS PROJECT SHALL CONFORM WITH THE PARAMETERS LISTED FOR EACH ROADWAY SECTION ON SHEET TWO OF THIS MAP AND THE GUIDELINES OF THE NEWLAND-SIERRA SPECIFIC PLAN. ELEMENTS SUCH AS DESIGN SPEED, MAXIMUM GRADE AND MINIMUM HORIZONTAL CURVE RADIUS MAY VARY FROM THE COUNTY OF SAN DIEGO PUBLIC ROAD STANDARDS.

2. STANDARDS FOR PUBLIC ROADWAY CROSS SECTIONS WITHIN THIS PROJECT SHALL COMPLY WITH THE TYPICAL SECTIONS SHOWN ON SHEET 2 OF THIS MAP AND THE GUIDELINES OF THE NEWLAND-SIERRA SPECIFIC PLAN. ELEMENTS SUCH AS PAVEMENT WIDTH, MEDIAN WIDTH, MEDIAN CURBING, CROSS FALL, SIDEWALK WIDTH AND LOCATION MAY VARY FROM THE COUNTY OF SAN DIEGO PUBLIC ROAD STANDARDS.

3. STANDARDS FOR PRIVATE ROADWAY CROSS SECTIONS WITHIN THIS PROJECT SHALL COMPLY WITH THE TYPICAL SECTIONS SHOWN ON SHEET 2 OF THIS MAP AND THE GUIDELINES OF THE NEWLAND-SIERRA SPECIFIC PLAN. ELEMENTS SUCH AS PAVEMENT WIDTH, MEDIAN WIDTH, MEDIAN CURBING, CROSS FALL, SIDEWALK WIDTH AND LOCATION MAY VARY FROM THE COUNTY OF SAN DIEGO PRIVATE ROAD STANDARDS.

4. DESIGN EXCEPTIONS REQUESTS HAVE BEEN REVIEWED AND APPROVED DATED ____/____, 2018.

PRIVATE MAINTENANCE

1. MAINTENANCE RESPONSIBILITIES FOR ROADWAY SLOPES: INCLUDING LANDSCAPING, BROW DITCHES AND DRAINAGE FACILITIES, AND PRIVATE STORMWATER BMP/LID FEATURES AND DETENTION BASINS WILL BE THE RESPONSIBILTY OF THE DEVELOPER AS DETAILED IN THE APPROVED STORMWATER QUALITY MANAGEMENT PLAN (SWQMP) AND THE RECORDED MAINTENANCE AGREEMENTS MADE PART OF THAT DOCUMENT.

2. A HOME OWNER'S ASSOCAITION (HOA) AND A COMMINITY FACILITIES DISTRICT (CFD) WILL BE FORMED FOR THIS PROJECT AND SUBMITTED FOR COUNTY REVIEW AND APPTOVAL. FUNDING FOR MAINTENANCE OF ELLIGIBLE PUBLIC AND PRIVATE FACILITIES WILL BE SPECIFIED WITHIN THOSE DOCUMENTS.

OWNERS:	ASSESSOR'S PARCEL NUMBERS:	GENERAL PLAN / REGIONAL CATEGORY	COMMUNITY PLAN	TAX RATE
NEWLAND SIERRA, LLC	172-091-07; 172-220-18	RURAL LANDS (RL-20) / RURAL	BONSALL	57090
NEWLAND SIERRA, LLC	172-220-14,-16	RURAL LANDS (RL-20) / RURAL	BONSALL	57090
NEWLAND SIERRA, LLC	174-190-12,-13,-20, 174-210-01,-05,-07,-08,-17,-18	RURAL LANDS (RL-20) / RURAL	NORTH COUNTY METRO	74024, 76046
NEWLAND SIERRA, LLC	174-190-41,-43	RURAL LANDS (RL-20) / RURAL	NORTH COUNTY METRO	76046
NEWLAND SIERRA, LLC	174-190-44	RURAL LANDS (RL-20) / RURAL	NORTH COUNTY METRO	76046
NEWLAND SIERRA, LLC	174-211-04, 178-101-17,-25,-26	RURAL LANDS (RL-20) / RURAL	NORTH COUNTY METRO	74024, 76015, 76091
NEWLAND SIERRA, LLC	174-211-05	RURAL LANDS (RL-20) / RURAL	NORTH COUNTY METRO	74024
NEWLAND SIERRA, LLC	174-211-06	RURAL LANDS (RL-20) / RURAL	NORTH COUNTY METRO	74024
NEWLAND SIERRA, LLC	174-211-07	RURAL LANDS (RL-20) / RURAL	NORTH COUNTY METRO	74024
NEWLAND SIERRA, LLC	174-280-11	RURAL LANDS (RL-20) / RURAL	NORTH COUNTY METRO	76046
NEWLAND SIERRA, LLC	174-280-14, 174-290-02	SEMI-RURAL RESIDENTIAL (SR-10) / SEMI-RURAL	NORTH COUNTY METRO	76046
NEWLAND SIERRA, LLC	178-221-09	RURAL LANDS (RL-20) / RURAL	NORTH COUNTY METRO	76015
NEWLAND SIERRA, LLC	178-100-05, -26	RURAL LANDS (RL-20) / RURAL	NORTH COUNTY METRO	76015, 76091
NEWLAND SIERRA, LLC	178-101-01,-16	RURAL LANDS (RL-20) / RURAL	NORTH COUNTY METRO	74024, 76015
NEWLAND SIERRA, LLC	178-101-27,-28	RURAL LANDS (RL-20) / RURAL	NORTH COUNTY METRO	76015, 76091
NEWLAND SIERRA, LLC	178-222-16	SEMI-RURAL RESIDENTIAL (SR-10) / SEMI-RURAL	NORTH COUNTY METRO	74024
NEWLAND SIERRA, LLC	182-040-36,-69, 182-020-28,-29	SEMI-RURAL RESIDENTIAL (SR-10) / SEMI-RURAL	NORTH COUNTY METRO	74024
NEWLAND SIERRA, LLC	186-611-07,-09,-14,-15,-16, 187-540-49,-50,-51	RURAL LANDS (RL-20) / RURAL	NORTH COUNTY METRO	74089, 74168, 74176
NEWLAND SIERRA, LLC	186-611-08	RURAL LANDS (RL-20) / RURAL	NORTH COUNTY METRO	74089
NEWLAND SIERRA, LLC	186-611-17	OFFICE PROFESSIONAL/ VILLAGE	NORTH COUNTY METRO	74067, 74089, 74176
NEWLAND SIERRA, LLC	186-611-01, 186-250-13	RURAL LANDS (RL-20) / RURAL	NORTH COUNTY METRO	74067, 74089, 74176
NEWLAND SIERRA, LLC	186-611-11	OFFICE PROFESSIONAL / VILLAGE, RURAL LANDS (RL-20) / RURAL,	NORTH COUNTY METRO	74067, 74089, 74176
NEWLAND SIERRA, LLC	186-611-23	OFFICE PROFESSIONAL / VILLAGE, GENERAL COMMERCIAL / VILLAGE,	NORTH COUNTY METRO	74067, 74089, 74176
* CARL J. PIZZUTO & SYLVIA S. CAIN	178-100-07	SEMI-RURAL RESIDENTIAL (SR-10) / SEMI-RURAL	NORTH COUNTY METRO	74024
* SMT PROPERTIES	178-222-14	SEMI-RURAL RESIDENTIAL (SR-10) / SEMI-RURAL	NORTH COUNTY METRO	74024

* ACCESS EASEMENT ONLY

OWNER/DEVELOPER

NEWLAND SIERRA, LLC
4790 EASTGATE MALL, SUITE 150
SAN DIEGO, CALIFORNIA 92121
(858) 875-8219

RITA G. BRANDIN
SENIOR VICE-PRESIDENT

ENGINEER OF WORK

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

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

REGISTERED PROFESSIONAL ENGINEER ERIC K. ARMSTRONG No. RCE 36083 EXP. 6-30-20 Civil STATE OF CALIFORNIA

SHEET INDEX

TITLE SHEET/ GENERAL NOTES 1
DETAIL SHEET/ EXISTING ZONING 2
EXISTING EASEMENTS 3
EXISTING BOUNDARY 4-5
PROPOSED TENTATIVE MAP "TOWN CENTER" 6
PROPOSED TENTATIVE MAP "TERRACES" 7
PROPOSED TENTATIVE MAP "HILLSIDE" 8
PROPOSED TENTATIVE MAP "MESA" 9
PROPOSED TENTATIVE MAP "SUMMIT" 10
PROPOSED TENTATIVE MAP "KNOLL" 11
PROPOSED TENTATIVE MAP "VALLEY" 12
PROPOSED TENTATIVE MAP "SARVER LANE" 13
PROPOSED TENTATIVE MAP "CAMINO MAYOR" 14

NEWLAND SIERRA TENTATIVE MAP

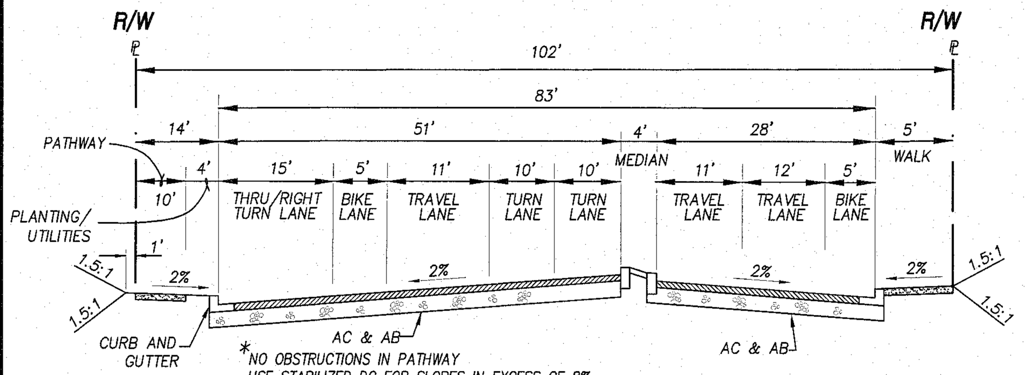
NO.	DATE	REVISION

FUSCOE ENGINEERING
6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 ∘ fax 858.597.0335
www.fuscoe.com

M:\PROJECTS\2660 NEWLAND COMMUNITIES\002-02 NEWLAND SIERRA\ENG\CAD\TM\TM 01-TS.DWG (06-07-18 10:34:52AM) Plotted by: bphillips

COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2

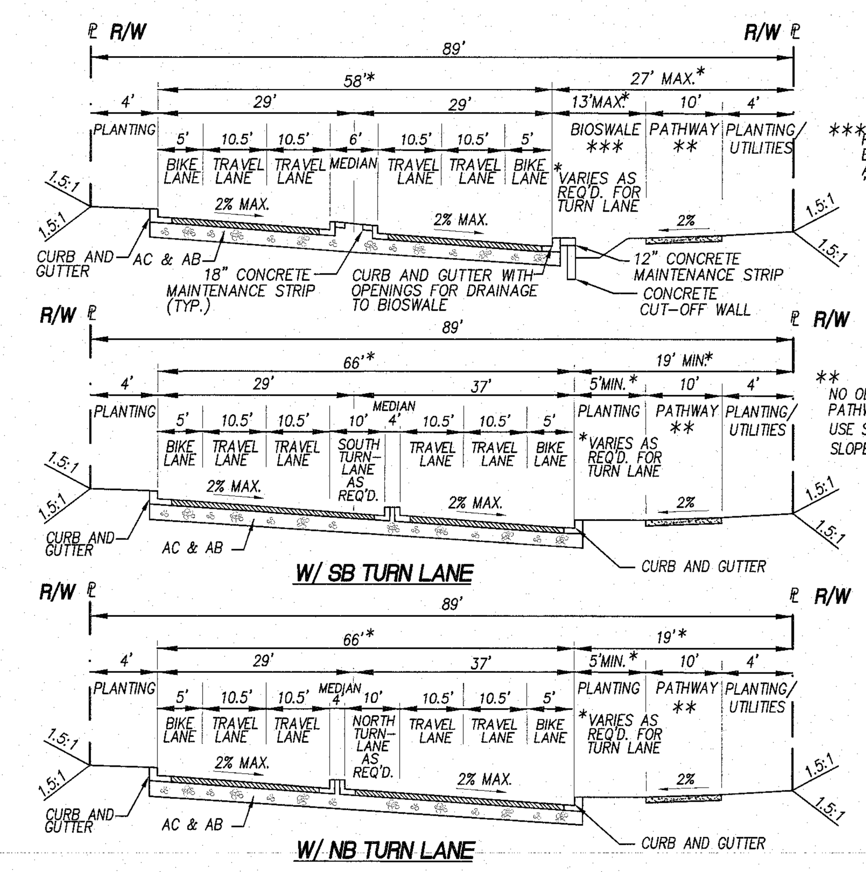
TENTATIVE MAP
NEWLAND SIERRA



PROPOSED PUBLIC STREET SECTION FOR :
MESA ROCK ROAD

A1/2 MODIFIED BOULEVARD WITH RAISED MEDIAN (4.2A)

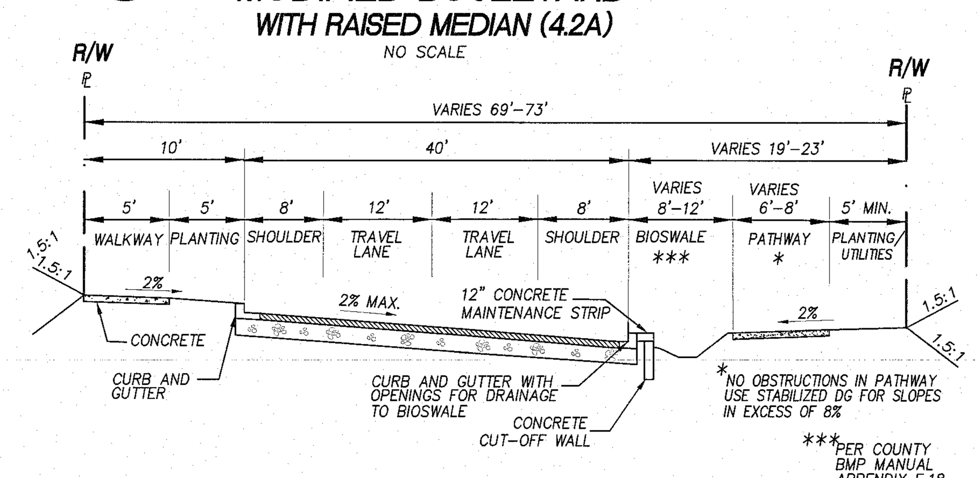
NO SCALE



PROPOSED PUBLIC STREET SECTION FOR :
MESA ROCK ROAD

A2/2 MODIFIED BOULEVARD WITH INTERMITTENT TURN LANE (4.2B)

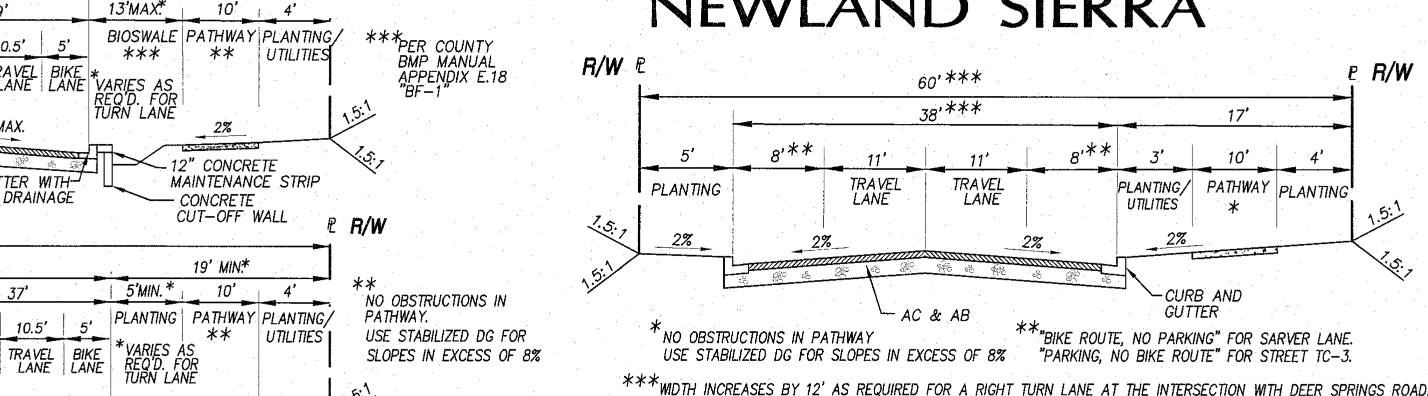
NO SCALE



PROPOSED PUBLIC STREET SECTION FOR :

C2/2 MODIFIED RESIDENTIAL COLLECTOR

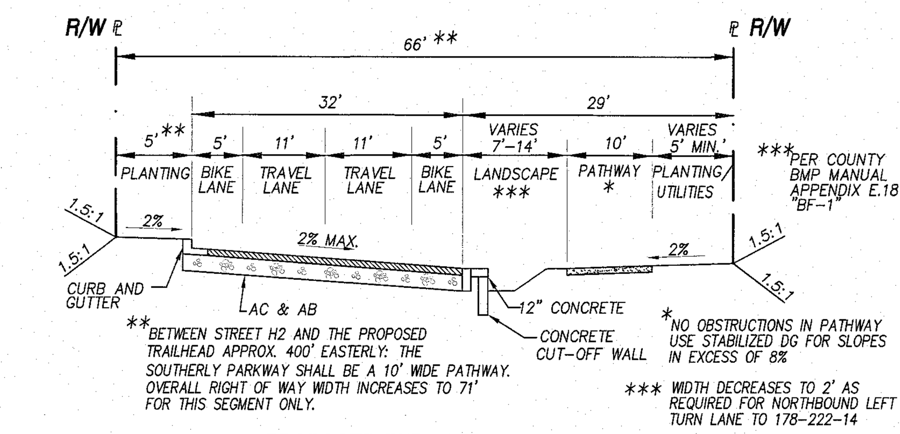
NO SCALE



PROPOSED PUBLIC STREET SECTION FOR :
SARVER LANE

B1/2 MODIFIED LIGHT COLLECTOR WITH NO MEDIAN (2.2E)

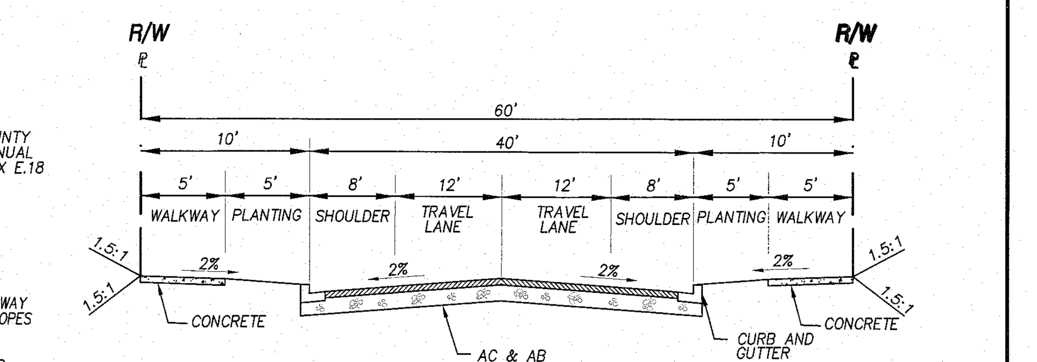
NO SCALE



PROPOSED PUBLIC STREET SECTION FOR :
MESA ROCK ROAD AND SARVER LANE

B2/2 MODIFIED LIGHT COLLECTOR WITH REDUCED SHOULDER (2.2F)

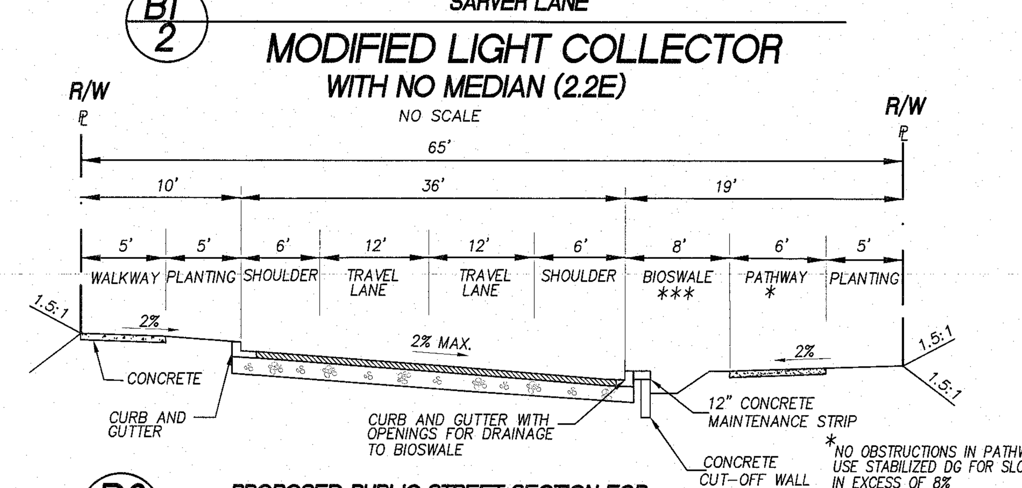
NO SCALE



PROPOSED PUBLIC STREET SECTION FOR :

C1/2 RESIDENTIAL COLLECTOR

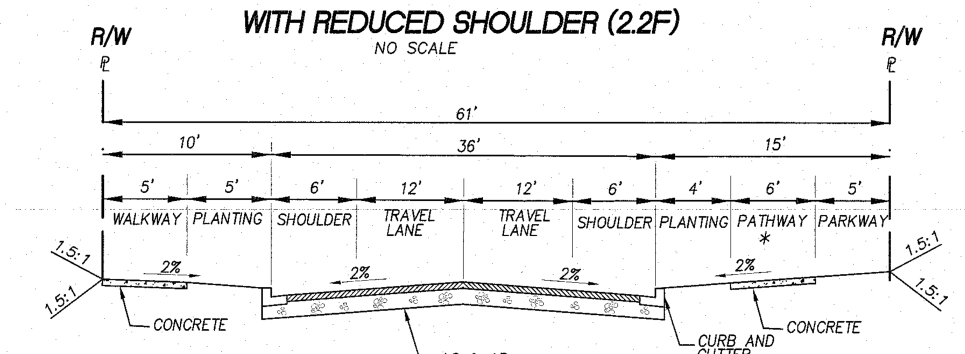
NO SCALE



PROPOSED PUBLIC STREET SECTION FOR :

D2/2 MODIFIED RESIDENTIAL ROAD

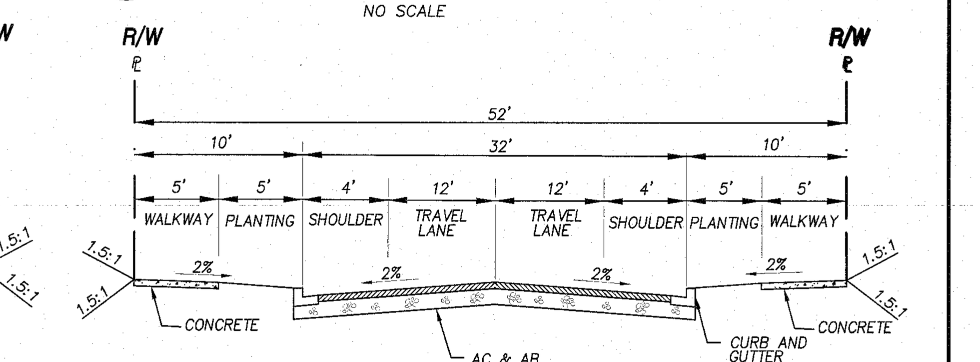
NO SCALE



PROPOSED PUBLIC STREET SECTION FOR :

D3/2 MODIFIED RESIDENTIAL ROAD

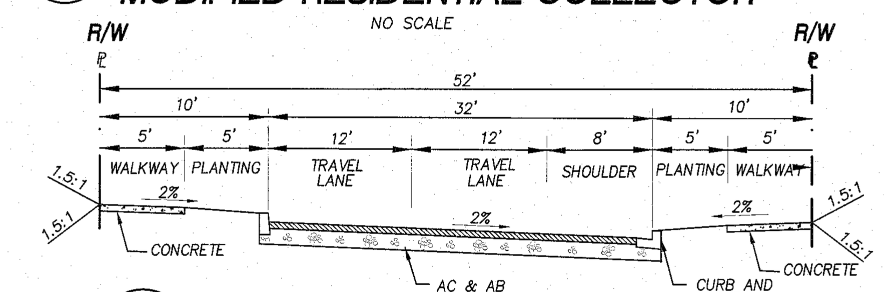
NO SCALE



PROPOSED PUBLIC STREET SECTION FOR :

D4/2 RESIDENTIAL LOOP

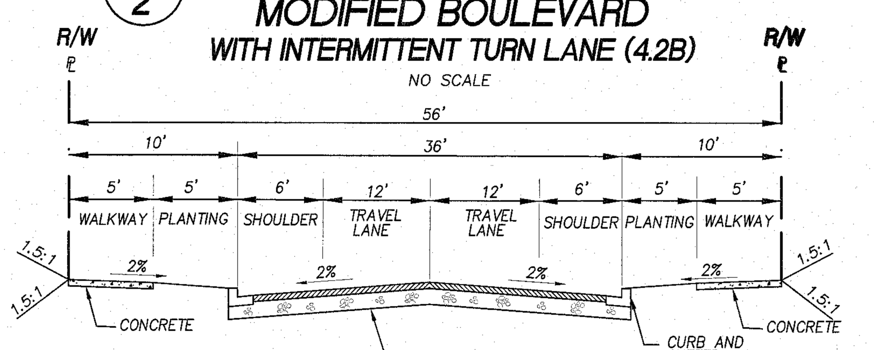
NO SCALE



PROPOSED PUBLIC STREET SECTION FOR :

C3/2 MODIFIED RESIDENTIAL COLLECTOR

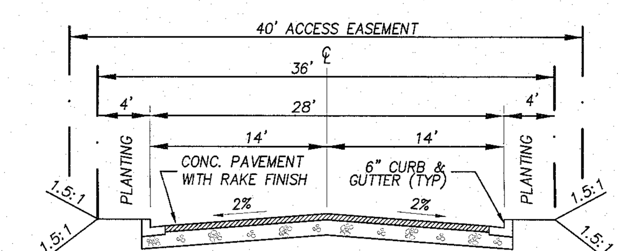
NO SCALE



PROPOSED PUBLIC STREET SECTION FOR :

D1/2 RESIDENTIAL ROAD

NO SCALE

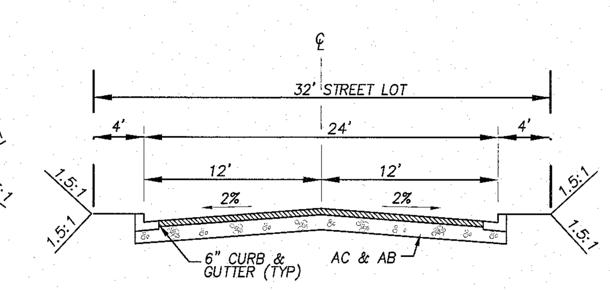


PROPOSED PRIVATE STREET SECTION FOR :

F2/2 CAMINO MAYOR

MODIFIED HILLSIDE RESIDENTIAL STREET

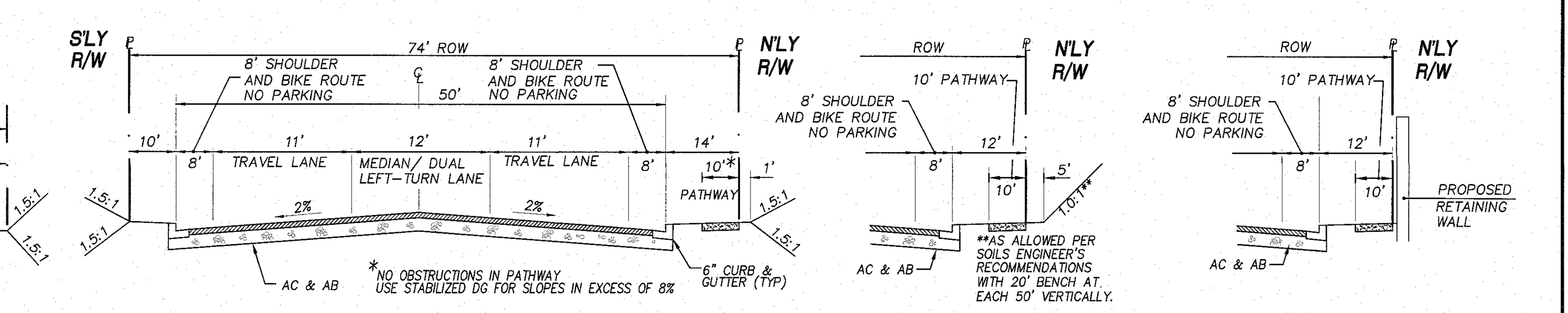
NO SCALE



PROPOSED PRIVATE STREET SECTION FOR :

G/2 PRIVATE STREET

NO SCALE

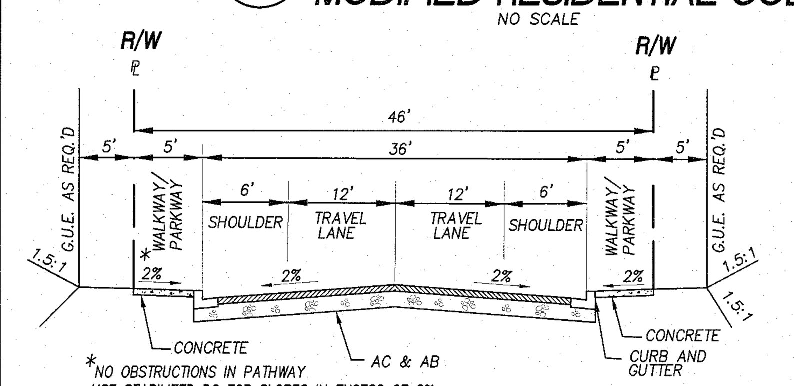


PROPOSED PUBLIC STREET SECTION FOR :

H1/2 DEER SPRINGS ROAD-OPTION A (SEE SHEET 6 FOR OPTION B)

2.1B COMMUNITY COLLECTOR WITH CONTINUOUS LEFT TURN LANE

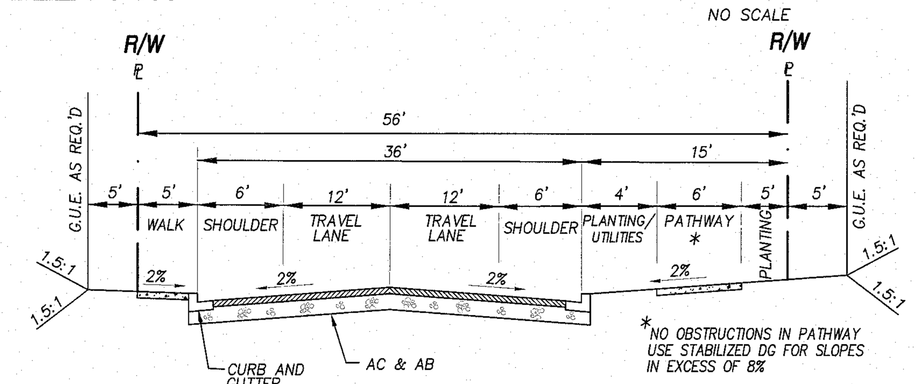
NO SCALE



PROPOSED PUBLIC STREET SECTION FOR :

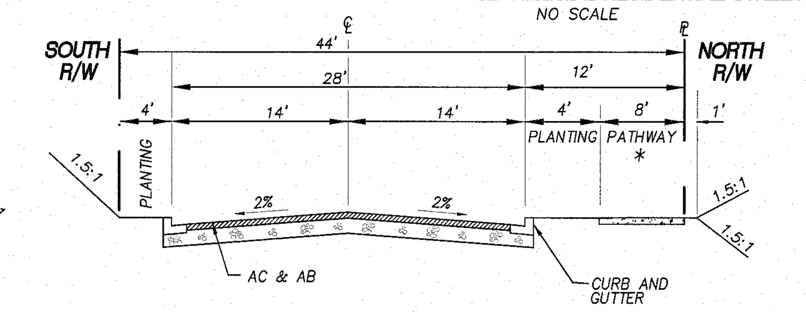
E1/2 MODIFIED RESIDENTIAL ROAD

NO SCALE



PROPOSED PUBLIC STREET SECTION FOR :

E2/2 MODIFIED RESIDENTIAL ROAD WITH PARKWAY

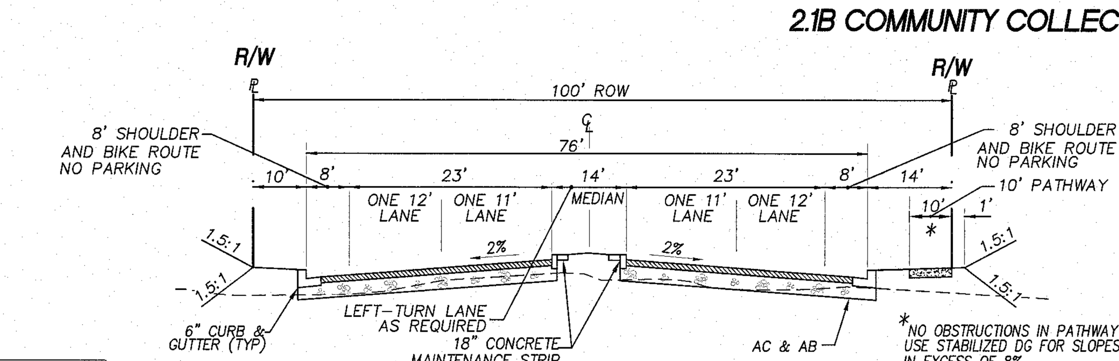


PROPOSED PUBLIC STREET SECTION FOR :

*NO OBSTRUCTIONS IN PATHWAY USE STABILIZED DG FOR SLOPES IN EXCESS OF 8%

F1/2 CAMINO MAYOR

MODIFIED HILLSIDE RESIDENTIAL STREET

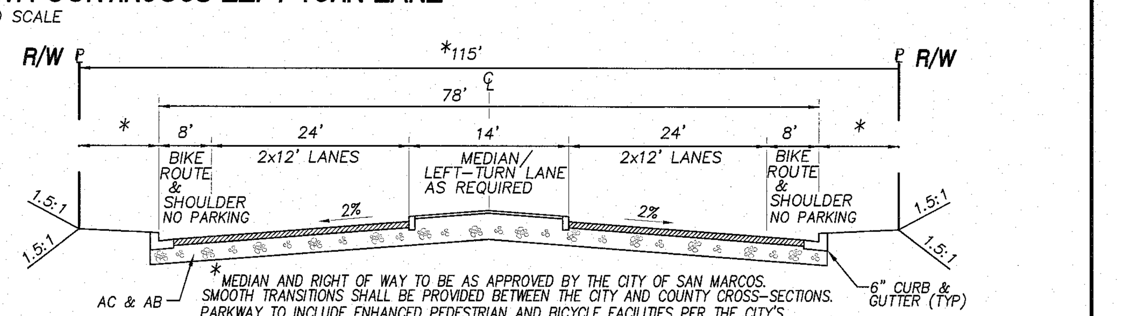


PROPOSED PUBLIC STREET SECTION FOR :

H2/2 DEER SPRINGS ROAD

4.1A MAJOR ROAD WITH RAISED MEDIAN

NO SCALE



NOTE: A DESIGN EXCEPTION MAY BE REQUIRED BY THE CITY ENGINEER FOR HORIZONTAL CURVE RADIUS.

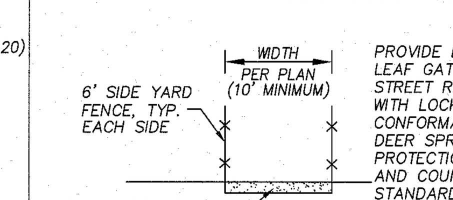
PROPOSED PUBLIC STREET SECTION FOR :

SM/2 DEER SPRINGS ROAD

CITY OF SAN MARCOS

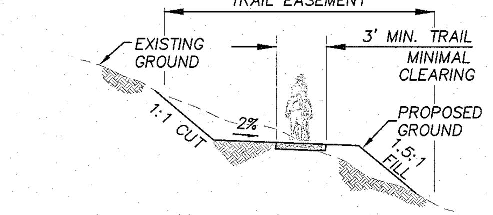
TWIN OAKS VALLEY ROAD STANDARD-MODIFIED

NO SCALE



I/2 BRUSH MANAGEMENT ACCESS EASEMENT

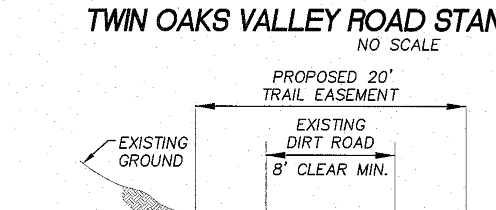
NO SCALE



J/2 PROPOSED TRAIL SECTION

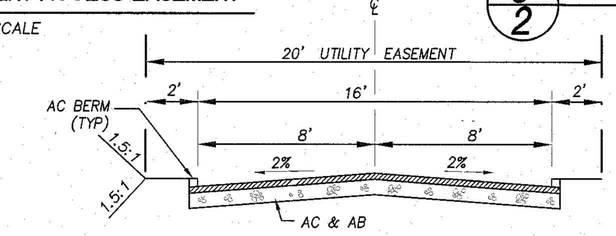
NO SCALE

NO SCALE



K/2 EXISTING TRAIL SECTION

NO SCALE

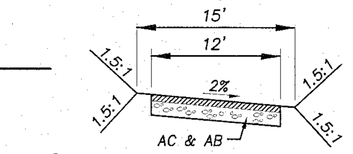


PROPOSED PRIVATE STREET SECTION FOR :

L/2 UTILITY ACCESS ROAD

NO SCALE

M/2 NOT USED



N/2 PROPSED SECTION FOR: BMP MAINTENANCE ACCESS

NO SCALE

EXISTING ZONING:

COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE — ZONING INFORMATION (each block)

APN	COMMUNITY PLAN	GENERAL PLAN DESIGNATION	REGIONAL CATEGORY	USE REGULATIONS	ANIMAL REGULATIONS	DENSITY	LOT SIZE	BUILDING TYPE	MAXIMUM FLOOR AREA	FLOOR AREA RATIO	HEIGHT	LOT COVERAGE	SETBACK	OPEN SPACE	SPECIAL AREA REGULATIONS
172-091-07, 172-220-14,-16,-18	BONSALL	RURAL LANDS (RL-20)	RURAL	RR	L	0.25	4.0 AC	C	–	–	G	–	W	–	B
174-190-12	NORTH COUNTY METRO	RURAL LANDS (RL-20)	RURAL	S82	L	0.05	20 AC	A	–	–	G	–	C	–	B
174-190-13,-41,-43, 174-210-01,-05,-07,-08,-17,-18, 174-211-04,-05,-06,-07, 178-101-25,-28	NORTH COUNTY METRO	RURAL LANDS (RL-20)	RURAL	S92	M	0.25	4 AC	C	–	–	G	–	C	–	B
174-190-20, 174-280-11	NORTH COUNTY METRO	RURAL LANDS (RL-20)	RURAL	S82	M	–	20 AC	W	–	–	G	–	E	–	–
174-190-44, 178-101-01,-16,-17,-26,-27	NORTH COUNTY METRO	RURAL LANDS (RL-20)	RURAL	S92	M	0.25	4 AC	C	–	–	G	–	C	–	–
178-100-05,-26, 178-221-09	NORTH COUNTY METRO	RURAL LANDS (RL-20)	RURAL	A70	L	0.25	4 AC	C	–	–	G	–	C	–	–
178-222-16, 182-020-28, 182-040-36,-69, 182-020-29	NORTH COUNTY METRO	SEMI-RURAL RESIDENTIAL (SR-10)	SEMI-RURAL	A70	L	0.25	4 AC	C	–	–	G	–	C	–	–
186-250-13	NORTH COUNTY METRO	RURAL LANDS (RL-20)	RURAL	A70	L	0.5	2 AC	C	–	–	G	–	C	–	B
186-611-01,-07,-08,-09	NORTH COUNTY METRO	RURAL LANDS (RL-20)	RURAL	RR	L	0.25	4 AC	C	–	–	G	–	C	–	B
186-611-11	NORTH COUNTY METRO	OFFICE PROFESSIONAL, RURAL LANDS (RL-20)	VILLAGE/RURAL	C30/RR	S/L	–/0.25	6,000/4 AC	W/C	–	–	G	–	E/C	–	B
186-611-14, -17, -23	NORTH COUNTY METRO	OFFICE PROFESSIONAL	VILLAGE	C30	S	–	6,000	W	–	–	G	–	E	–	B,D
186-611-15	NORTH COUNTY METRO	RURAL LANDS (RL-20)	RURAL	RR	L	0.5	2 AC	C	–	–	G	–	C	–	B
186-611-16	NORTH COUNTY METRO	GENERAL COMMERCIAL	VILLAGE	C36	Q	30	–	T	–	–	G	–	O	–	B,D
174-280-14, 174-290-02	NORTH COUNTY METRO	SEMI-RURAL RESIDENTIAL (SR-10)	SEMI-RURAL	S82	M	–	20 AC	W	–	–	G	–	E	–	–
187-540-49	NORTH COUNTY METRO	RURAL LANDS (RL-20)	RURAL	RR	L	0.5	2 AC	C	–	–	G	–	C	–	B
187-540-50	NORTH COUNTY METRO	OFFICE PROFESSIONAL	VILLAGE	C30	S	–	6,000	W	–	–	G	–	E	–	B,D
187-540-51	NORTH COUNTY METRO	GENERAL COMMERCIAL	VILLAGE	C36	Q	30	–	T	–	–	G	–	O	–	B,D
186-611-23	NORTH COUNTY METRO	OFFICE PROFESSIONAL, GENERAL COMMERCIAL	VILLAGE	C30/C36	S/L	–/0.25	6,000/4 AC	W/C	–	–	G	–	E/C	–	B

PROPOSED ZONING:

COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE — ZONING INFORMATION (each block)

APN	COMMUNITY PLAN	GENERAL PLAN DESIGNATION	REGIONAL CATEGORY	USE REGULATIONS	ANIMAL REGULATIONS	DENSITY	LOT SIZE	BUILDING TYPE	MAXIMUM FLOOR AREA	FLOOR AREA RATIO	HEIGHT	LOT COVERAGE	SETBACK	OPEN SPACE	SPECIAL AREA REGULATIONS
URBAN RESIDENTIAL	NORTH COUNTY METRO	SR-1	SEMI-RURAL	RS	S	–	3,000	K	–	–	H	–	V	B*	D
TOWN CENTER/ GENERAL COMMERCIAL / RESIDENTIAL	NORTH COUNTY METRO	VC-MU	VILLAGE	C34	S	–	LOT SIZE: CONDO OR COMC'L. –	P	–	–	H	–	V	B*	B, D
OPEN SPACE	NORTH COUNTY METRO	SR-10	SEMI-RURAL	A70	A	–	–	W	–	–	G	–	V	–	–
OPEN SPACE	BONSALL, NORTH COUNTY METRO	OS-C	RURAL	S80	A	–	–	–	–	–	–	–	–	–	–

*APPLIES TO MULTI-FAMILY ONLY (3 OR MORE DWELLING UNITS/LOT) (urban residential and town center blocks)

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 MAINTANACE 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

ERIC K. ARMSTRONG — RSE/36083 — DATE 9/7/18

REGISTERED PROFESSIONAL ENGINEER ERIC K. ARMSTRONG No. RCE 36083 EXP. 6-30-20 Civil STATE OF CALIFORNIA

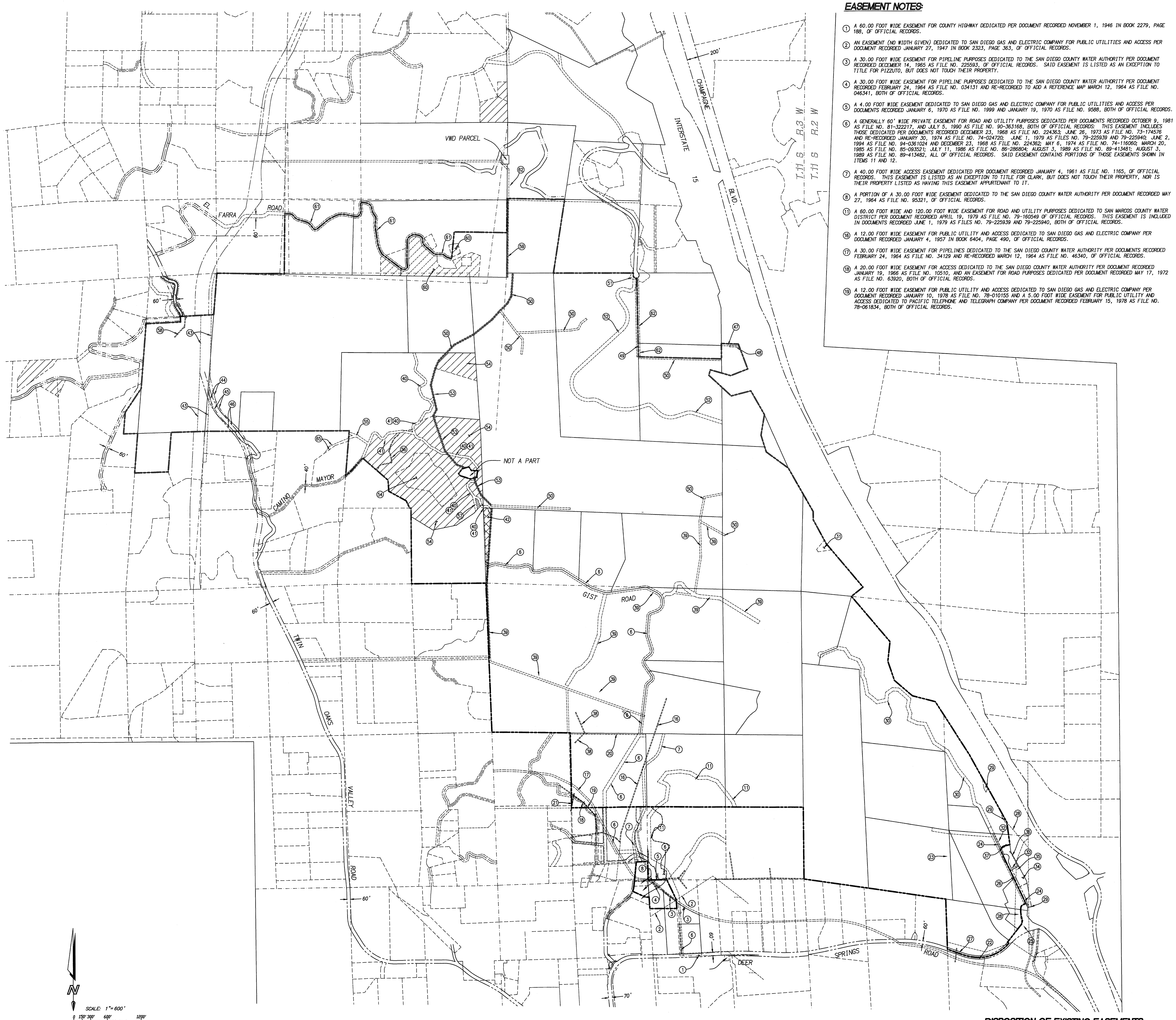
SHEET 2 OF 14

NO.	DATE	REVISION

FUSCOE ENGINEERING
6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 ∘ fax 858.597.0335
www.fuscoe.com

M:\PROJECTS\2669 NEWLAND COMMUNITIES\002-02 NEWLAND SIERRA\ENG\CAD\TM\TM 02-DS.DWG (09-07-18 3:59:45PM) Plotted by: bchase

COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2
TENTATIVE MAP
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. 225593, OF OFFICIAL RECORDS. SAID EASEMENT IS LISTED AS AN EXCEPTION TO TITLE FOR PIZZUTO, 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. 046341, 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, 1990 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 FILES NO. 79-225939 AND 79-225940; JUNE 2, 1994 AS FILE NO. 94-0361024 AND DECEMBER 23, 1968 AS FILE NO. 224362; MAY 6, 1974 AS FILE NO. 74-116060; MARCH 20, 1985 AS FILE NO. 85-093521; JULY 11, 1986 AS FILE NO. 86-286804; 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 ITEMS 11 AND 12.

(7) A 40.00 FOOT WIDE ACCESS 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.

(11) 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. 79-160549 OF OFFICIAL RECORDS. THIS EASEMENT IS INCLUDED IN DOCUMENTS RECORDED JUNE 1, 1979 AS FILES NO. 79-225939 AND 79-225940, BOTH OF OFFICIAL RECORDS.

(16) A 12.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND ACCESS DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JANUARY 4, 1957 IN BOOK 6404, PAGE 490, OF OFFICIAL RECORDS.

(17) 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.

(18) A 20.00 FOOT WIDE EASEMENT FOR ACCESS DEDICATED TO THE SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENT RECORDED JANUARY 19, 1966 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.

(19) 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.

EASEMENT NOTES:

(20) A 20.00 FOOT WIDE EASEMENT FOR PIPELINE PURPOSES DEDICATED PER DOCUMENT RECORDED JULY 24, 1980 AS FILE NO. 80-232713, OF OFFICIAL RECORDS.

(21) 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 6.00 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.

(22) 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.

(23) AN EASEMENT (NO WIDTH GIVEN) FOR PUBLIC UTILITY AND ACCESS DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED FEBRUARY 1, 1949 AS FILE NO. 9659 IN BOOK 3097, PAGE 197, OF OFFICIAL RECORDS.

(24) A 60.00 FOOT WIDE EASEMENT FOR ROAD AND PUBLIC UTILITIES PER DOCUMENT RECORDED JULY 24, 1972 AS FILE NO. 190367. THIS DOCUMENT INCLUDES A 60.00 FOOT WIDE EASEMENT FOR ROAD AND PUBLIC UTILITIES PER DOCUMENT RECORDED AUGUST 12, 1959 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, 1998 AS FILE NO. 98-0041638, BOTH OF OFFICIAL RECORDS.

(25) THE RELINQUISHMENT OF ACCESS RIGHTS TO INTERSTATE 15 AND A HIGHWAY SLOPE EASEMENT DEDICATED PER DOCUMENTS RECORDED JUNE 27, 1980 AS FILE NO. 80-202949 AND NOVEMBER 17, 1981 AS FILE NO. 81-363832, BOTH OF OFFICIAL RECORDS.

(26) AN EASEMENT FOR COUNTY HIGHWAY DEDICATED PER DOCUMENT RECORDED AUGUST 2, 1991 AS FILE NO. 1991-0387506, OF OFFICIAL RECORDS.

(27) 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.

(28) AN EASEMENT (NO WIDTH GIVEN) FOR PUBLIC UTILITIES DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED NOVEMBER 18, 1953 AS FILE NO. 31287, OF TORRENS.

(29) EASEMENTS FOR ROAD, SLOPE AND DRAINAGE PURPOSES DEDICATED TO THE STATE OF CALIFORNIA PER DOCUMENT RECORDED DECEMBER 16, 1975 AS FILE NO. 75-354241, OF OFFICIAL RECORDS.

(30) 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, 1998 AS FILE NO. 98-0041638, OF OFFICIAL RECORDS.

(31) 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.

(32) 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.

(33) AN EASEMENT FOR PUBLIC HIGHWAY DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED AUGUST 2, 1991 AS FILE NO. 91-0387504, 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. 92-0099373, OF OFFICIAL RECORDS.

(34) 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 REAQUISITION 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 THAN TO COX PCS PER DOCUMENT RECORDED FEBRUARY 22, 2001 AS FILE NO. 01-100927, OF OFFICIAL RECORDS.

(35) 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.

(36) A 20' x 10' EASEMENT FOR SIGNAGE 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.

(37) 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.

(38) 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.

(39) 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.

(40) 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.

(41) 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 5, 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.

(42) AN EASEMENT FOR WATERLINES DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED SEPTEMBER 5, 1985 AS FILE NO. 85-325567, OF OFFICIAL RECORDS.

(43) 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 7276 PAGE 429 AND MAY 16, 1968 AS FILE NO. 81939, ALL OF OFFICIAL RECORDS. A 60' WIDE EASEMENT FOR PRIVATE ROAD AND UTILITY PURPOSES DEDICATED PER DOCUMENT RECORDED JULY 13, 1961 AS FILE NO. 119858, OF OFFICIAL RECORDS IS CONTAINED WITHIN SAID EASEMENT .

(44) 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.

(45) 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.ICIAL

(46) 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. 81-173146, OF OFFICIAL RECORDS.

(47) A 30' WIDE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES DEDICATED PER DOCUMENTS RECORDED AUGUST 9, 1966 AS FILE NO. 128918 AND DECEMBER 27, 1973 AS FILE NO. 73-355345, BOTH OF OFFICIAL RECORDS.

(48) A 30' WIDE EASEMENT FOR ROAD PURPOSES DEDICATED PER DOCUMENT RECORDED MARCH 2, 1970 AS FILE NO. 37723, OF OFFICIAL RECORDS.

(49) A 30' WIDE EASEMENT FOR ACCESS AND UTILITIES DEDICATED PER DOCUMENT RECORDED MARCH 2, 1973 AS FILE NO. 73-055034, OF OFFICIAL RECORDS.

(50) 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.

(51) A SLOPE EASEMENT DEDICATED TO THE STATE OF CALIFORNIA PER DOCUMENT RECORDED SEPTEMBER 22, 1978 AS FILE NO. 78-404017, OF OFFICIAL RECORDS. SAID DOCUMENT ALSO RELINQUISHES ACCESS RIGHTS TO INTERSTATE 15 AS DO DOCUMENTS RECORDED APRIL 1, 1981 AS FILE NO. 81-098774 AND MAY 21, 1981 AS FILE NO. 81-158361, BOTH OF OFFICIAL RECORDS.

(52) 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 18, T11S, R3W, BUT STOPS BEFORE IT REACHED THE INTERSTATE.

(53) 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.

(54) OPEN SPACE EASEMENTS DEDICATED PER PARCEL MAP NO. 11792, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER NOVEMBER 12, 1981.

(55) A 40' WIDE EASEMENT FOR ACCESS AND UTILITIES DEDICATED PER DOCUMENTS RECORDED NOVEMBER 13, 1981 AS FILE NO. 81-360481 AND DECEMBER 30, 1981 AS FILE NO. 81-406749, BOTH OF OFFICIAL RECORDS.

(56) 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.

(57) A 40' WIDE PRIVATE EASEMENT FOR ACCESS AND UTILITIES DEDICATED PER DOCUMENT RECORDED OCTOBER 8, 1982 AS FILE NO. 82-309933, OF OFFICIAL RECORDS.

(58) 12' WIDE EASEMENTS DEDICATED TO SAN DIEGO GAS & ELECTRIC PER DOCUMENT RECORDED DECEMBER 28, 1995 AS FILE NO. 95-0592723, OF OFFICIAL RECORDS.

(59) 30' WIDE EASEMENTS DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED SEPTEMBER 3, 1976 AS FILE NO. 76-290390, OF OFFICIAL RECORDS.

(60) 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.

(61) 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. 83-006283; FEBRUARY 10, 1983 AS FILE NO. 83-044391 AND JULY 1, 1994 AS FILE NO. 94-0418709, ALL OF OFFICIAL RECORDS.

(62) 30' WIDE EASEMENTS DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENTS RECORDED OCTOBER 26, 1976 AS FILE NO. 76-355827; MARCH 22, 1978 AS FILE NO. 78-112058 AND FEBRUARY 17, 1984 AS FILE NO. 84-060674, ALL OF OFFICIAL RECORDS.

(63) SLOPE AND DRAINAGE EASEMENTS DEDICATED TO THE STATE OF CALIFORNIA PER DOCUMENT RECORDED APRIL 5, 1978 AS FILE NO. 89-133097, OF OFFICIAL RECORDS.

(64) AN OPEN SPACE EASEMENT DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED NOVEMBER 3, 1982 AS FILE NO. 82-339814, OF OFFICIAL RECORDS.

(65) 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:

(4) C.W.A. EASEMENT TO REMAIN.

(39)(50)(53)(59) V.W.D. EASEMENT TO BE RELOCATED TO THE SATISFACTION OF THE EASEMENT HOLDERS.

(11) 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

FUSCOE ENGINEERING
6390 GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
(858)554-1500
ERIC K. ARMSTRONG RCE 36083 6/7/18
DATE

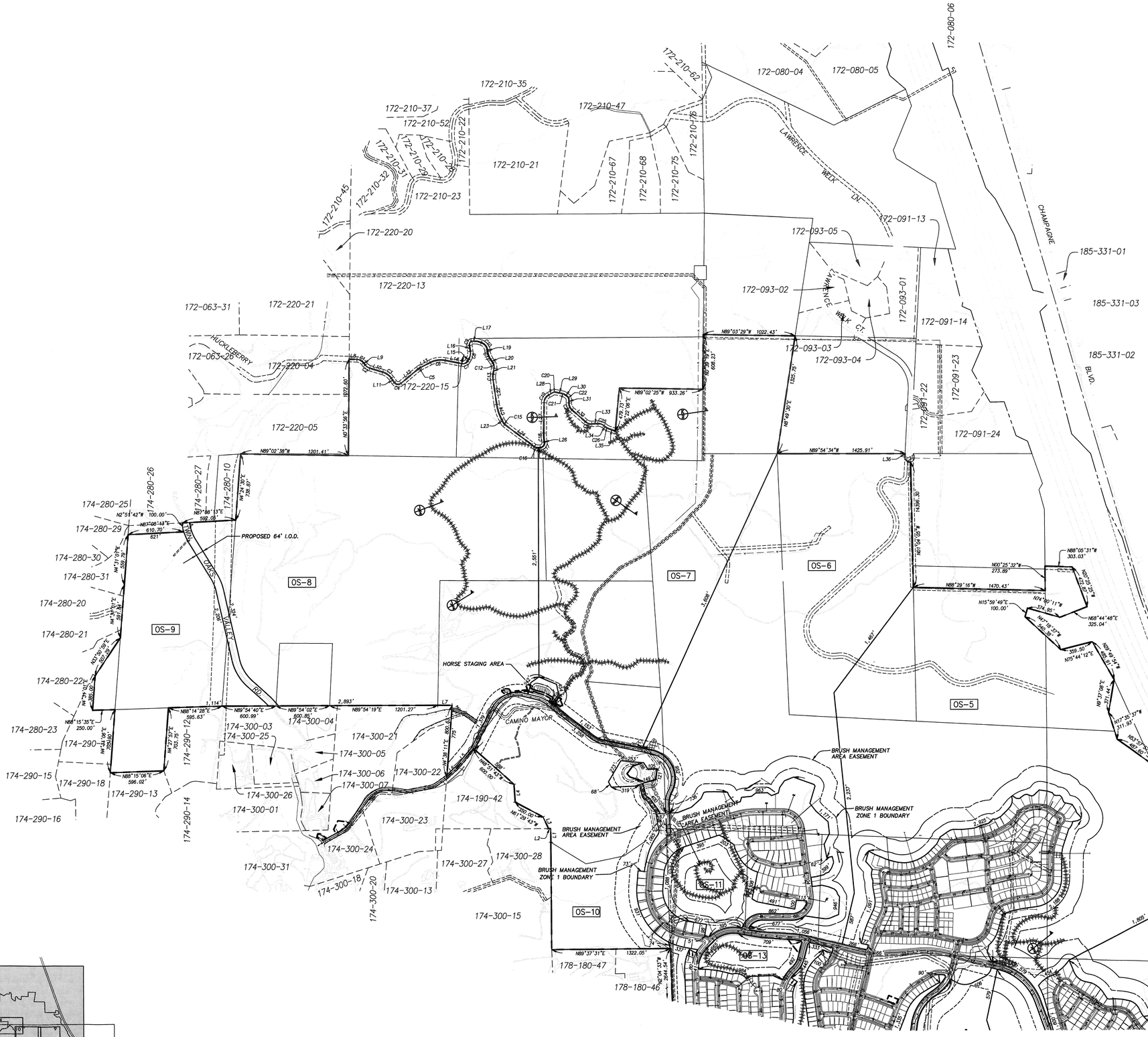
REGISTERED PROFESSIONAL ENGINEER
ERIC K. ARMSTRONG
No. RCE 36083
EXP. 6-30-20
Civil
STATE OF CALIFORNIA

NO.	DATE	REVISION

FUSCOE ENGINEERING
6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 ∘ fax 858.597.0335
www.fuscoe.com

M:\PROJECTS\2660 NEWLAND COMMUNITIES\002-02 NEWLAND SIERRA\ENG\CAD\TM\TM 03-ESMT.DWG (06-07-18 10:35:04AM) Plotted by: bphillips

COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2
TENTATIVE MAP
NEWLAND SIERRA

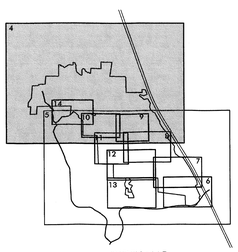


LINE TABLE		
NO.	BEARING	DISTANCE
L1	N0°16'45"W	151.77'
L2	N89°59'43"W	24.14'
L3	N25°24'56"W	143.67'
L4	N3°51'43"W	200.00'
L5	N41°07'57"E	287.28'
L6	N48°24'48"E	148.83'
L7	N89°54'29"E	162.13'
L8	N87°25'48"W	86.56'
L9	N37°34'25"W	30.30'
L10	N73°12'40"W	150.28'
L11	N35°36'30"W	59.20'
L12	N50°17'38"E	248.50'
L13	N63°31'42"E	121.08'
L14	N78°48'33"W	191.78'
L15	N30°51'01"E	27.71'
L16	N8°49'38"W	64.21'
L17	N89°02'25"W	70.13'
L18	N71°29'39"W	44.39'
L19	N8°07'43"W	20.71'
L20	N34°01'10"W	45.00'
L21	N9°30'30"E	67.42'
L22	N8°13'26"W	277.54'
L23	N28°23'11"W	41.91'
L24	N53°04'28"W	409.07'
L25	N86°50'43"E	22.06'
L26	N8°57'04"W	10.33'
L27	N0°49'34"E	338.58'
L28	N61°18'33"E	52.09'
L29	N78°03'41"W	75.88'
L30	N53°43'05"W	28.02'
L31	N0°48'52"E	34.81'
L32	N48°41'55"W	199.62'
L33	N87°30'10"E	67.93'
L34	N50°32'16"W	30.30'
L35	N70°25'41"W	86.82'
L36	N2°56'23"E	37.00'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	49°51'16"	100.00'	87.01'
C2	35°38'15"	100.00'	62.20'
C3	37°36'10"	180.00'	118.13'
C4	94°05'52"	50.00'	82.12'
C5	13°14'04"	150.00'	34.65'
C6	37°39'45"	260.00'	170.91'
C7	70°20'26"	60.00'	73.66'
C8	39°40'39"	130.00'	90.03'
C9	62°34'40"	50.01'	54.61'
C10	63°21'56"	100.00'	110.59'
C11	25°53'27"	210.00'	94.89'
C12	43°31'40"	80.00'	60.78'
C13	17°43'56"	205.00'	63.44'
C14	20°09'45"	510.00'	179.47'
C15	24°41'17"	50.00'	21.54'
C16	40°04'49"	70.00'	48.97'
C17	95°47'47"	50.00'	83.60'
C18	9°46'38"	550.00'	93.85'
C19	60°28'59"	100.00'	105.56'
C20	40°37'46"	50.00'	35.46'
C21	24°20'36"	70.00'	29.74'
C22	54°31'57"	50.00'	47.59'
C23	49°30'47"	100.00'	86.42'
C24	43°47'55"	100.00'	76.44'
C25	41°57'34"	100.00'	73.23'
C26	19°53'25"	70.00'	24.30'
C27	230°03'57"	54.00'	216.85'

OPEN SPACE NET LOT AREAS		
LOT	SQUARE FEET	ACRES
OS-5	10,369,910	238.06
OS-6	7,913,279	181.66
OS-7	8,234,383	189.03
OS-8	11,479,940	263.54
OS-9	2,734,411	62.77
OS-10	3,334,706	77.55
OS-11	894,368	20.53
OS-13	425,608	9.77

SEE SHEET 5



INDEX MAP
NOT TO SCALE

SCALE: 1"=400'
0 200' 200' 400' 800'
GRAPHIC SCALE

ENGINEER OF WORK

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

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

REGISTERED PROFESSIONAL ENGINEER
ERIC K. ARMSTRONG
No. RCE 36083
EXP. 6-30-20
Civil
STATE OF CALIFORNIA

SHEET 4 OF 14

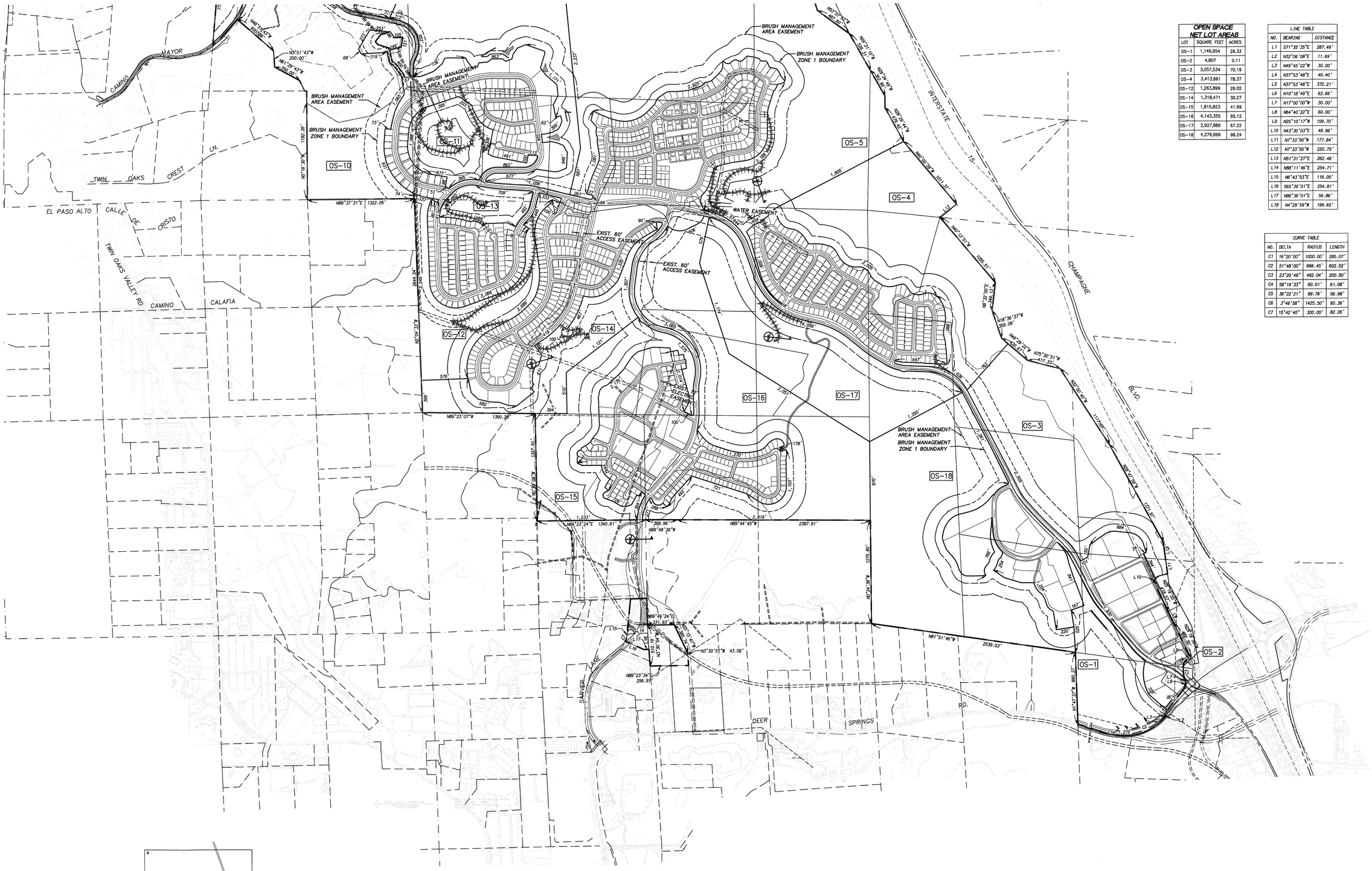
NO.	DATE	REVISION

FUSCOE ENGINEERING
6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 • fax 858.597.0335
www.fuscoe.com

M:\PROJECTS\2005 NEWLAND COMMUNITIES\005-02 NEWLAND SIERRA\DWG\CIVIL\TM 94.DWG (06-07-18 10:26:20AM) Plotted by bpillipe

COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2
TENTATIVE MAP
NEWLAND SIERRA

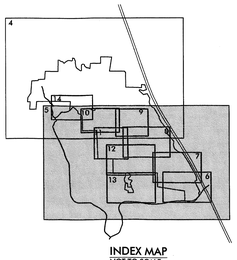
SEE SHEET 4



OPEN SPACE NET LOT AREAS		
LOT	SQUARE FEET	ACRES
OS-1	1,146,954	26.33
OS-2	4,807	0.11
OS-3	3,057,534	70.19
OS-4	3,413,861	78.37
OS-12	1,263,899	29.02
OS-14	1,318,471	30.27
OS-15	1,815,823	41.69
OS-16	4,143,355	95.12
OS-17	2,927,889	67.22
OS-18	4,279,699	98.24

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S71°35'35"E	287.49'
L2	N32°06'08"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	48.96'
L11	N7°33'50"W	177.84'
L12	N7°33'50"W	220.75'
L13	N51°31'27"E	262.46'
L14	N88°11'46"E	254.71'
L15	N6°43'53"E	116.00'
L16	S65°39'01"E	254.81'
L17	N86°36'01"E	59.86'
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"	89.76'	56.98'
C6	3°49'58"	1425.50'	95.36'
C7	15°42'40"	300.00'	82.26'



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ENGINEER OF WORK

FUSCOE ENGINEERING
6390 GREENWICH DRIVE, STE. 170
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ERIC K. ARMSTRONG RCE 36083 DATE 6/7/18

REGISTERED PROFESSIONAL ENGINEER ERIC K. ARMSTRONG No. RCE 36083 EXP. 6-30-20 Civil STATE OF CALIFORNIA

SHEET 5 OF 14

NO.	DATE	REVISION

FUSCOE ENGINEERING
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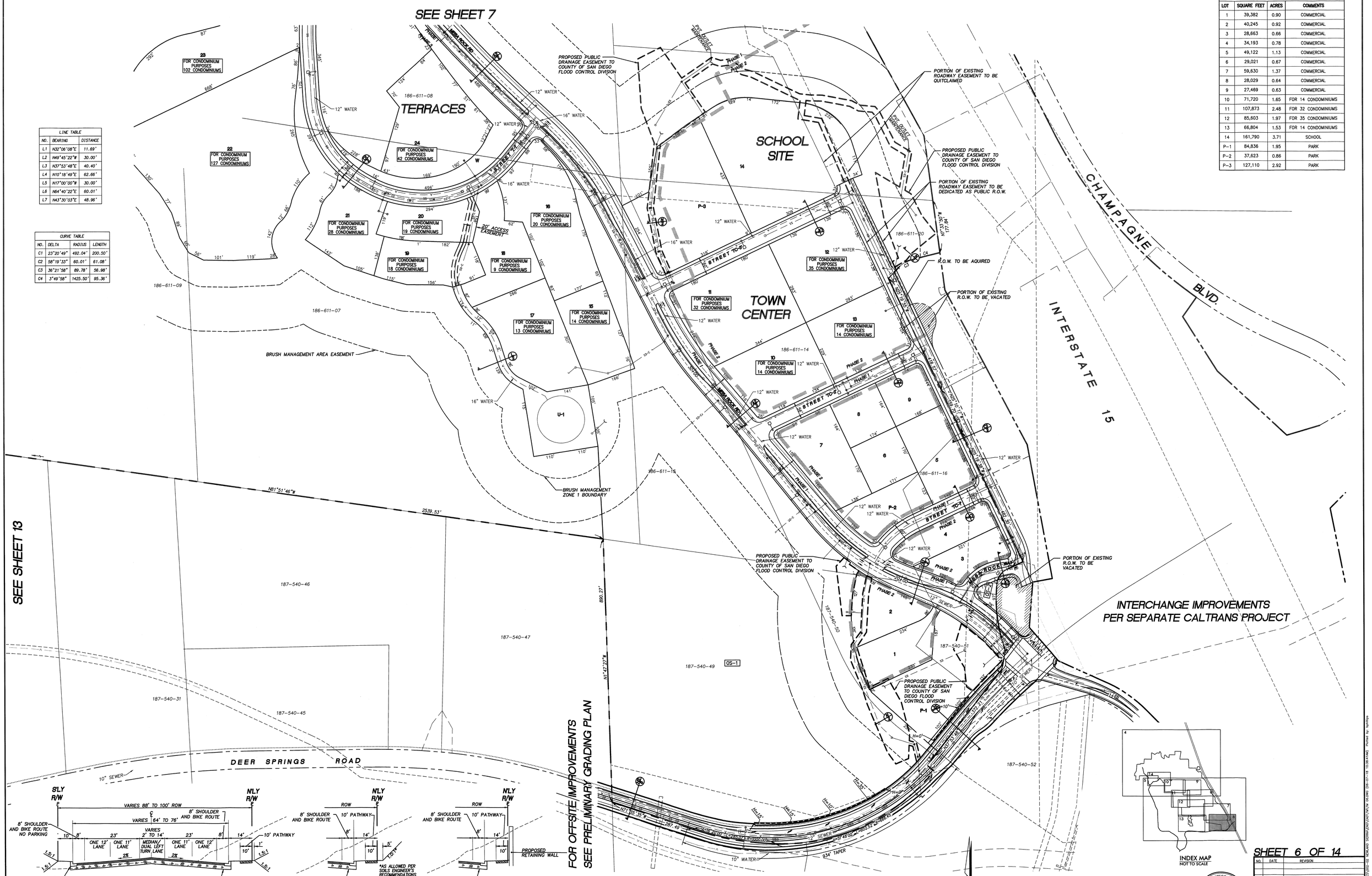
M:\PROJECTS\3860 NEWLAND SIERRA\DWG\CIVIL\TM\TM 12.DWG [OS-01-15 1033-24x36] Plotted by: tbrisbane

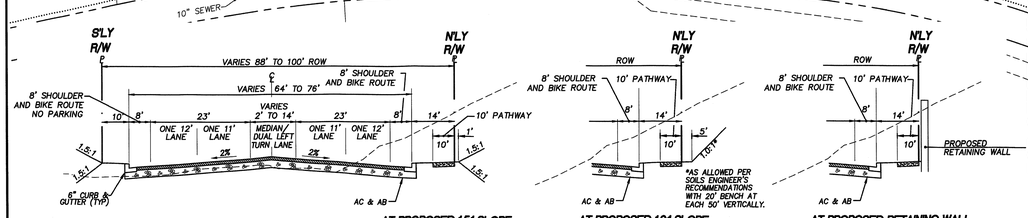
COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2
TENTATIVE MAP
NEWLAND SIERRA



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N32°06'08"E	11.69'
L2	N49°45'22"W	30.00'
L3	N37°53'48"E	40.40'
L4	N10°18'49"E	62.66'
L5	N17°00'00"W	30.00'
L6	N64°40'22"E	60.01'
L7	N43°30'03"E	48.96'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	23°20'49"	492.04'	200.50'
C2	58°19'33"	60.01'	61.08'
C3	36°21'58"	89.78'	56.98'
C4	3°49'58"	1425.50'	95.36'

NET LOT AREAS			
LOT	SQUARE FEET	ACRES	COMMENTS
1	39,382	0.90	COMMERCIAL
2	40,245	0.92	COMMERCIAL
3	28,663	0.66	COMMERCIAL
4	34,193	0.78	COMMERCIAL
5	49,122	1.13	COMMERCIAL
6	29,021	0.67	COMMERCIAL
7	59,630	1.37	COMMERCIAL
8	28,029	0.64	COMMERCIAL
9	27,469	0.63	COMMERCIAL
10	71,720	1.65	FOR 14 CONDOMINIUMS
11	107,873	2.48	FOR 32 CONDOMINIUMS
12	85,603	1.97	FOR 35 CONDOMINIUMS
13	66,804	1.53	FOR 14 CONDOMINIUMS
14	161,790	3.71	SCHOOL
P-1	84,836	1.95	PARK
P-2	37,623	0.86	PARK
P-3	127,110	2.92	PARK



AT PROPOSED 1.5:1 SLOPE

AT PROPOSED 1.0:1 SLOPE

AT PROPOSED RETAINING WALL

H3
16

PROPOSED PUBLIC STREET SECTION FOR:

DEER SPRINGS ROAD

4.1B MAJOR ROAD WITH INTERMITTENT TURN LANES

NO SCALE

ENGINEER OF WORK

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

ERIC K. ARMSTRONG RCE 36083 DATE 6/2/18

REGISTERED PROFESSIONAL ENGINEER ERIC K. ARMSTRONG No. RCE 36083 EXP. 6-30-20 Civil STATE OF CALIFORNIA

SHEET 6 OF 14

NO.	DATE	REVISION

FUSCOE ENGINEERING
6390 Greenwich Drive, Suite 170
San Diego, California 92122
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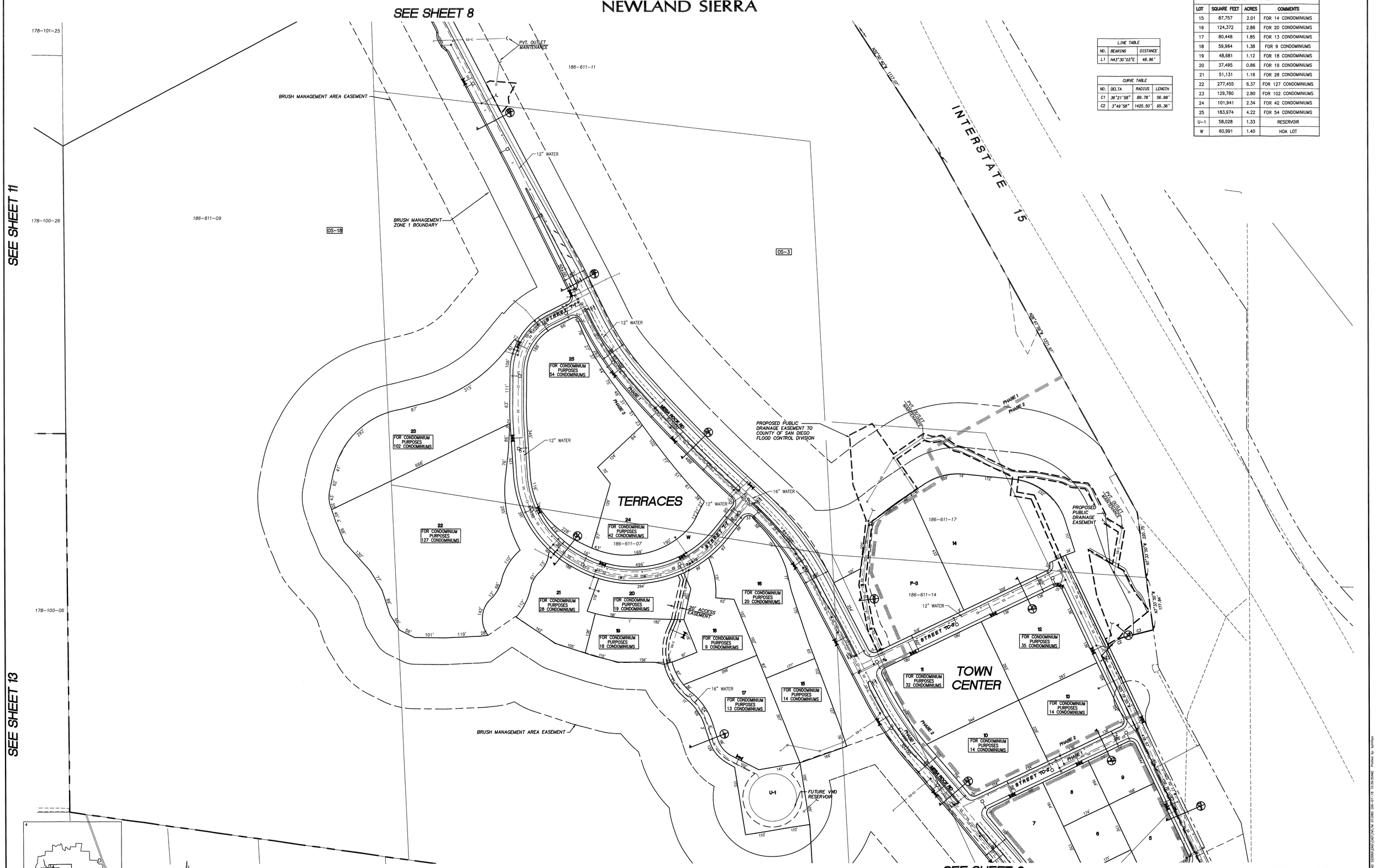
COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2
TENTATIVE MAP
NEWLAND SIERRA



LINE TABLE		
ND.	BEARING	DISTANCE
L1	N43°30'03"E	48.96'

CURVE TABLE			
ND.	DELTA	RADIUS	LENGTH
C1	36°21'58"	89.78'	56.98'
C2	3°49'58"	1425.50'	95.36'

NET LOT AREAS

LOT	SQUARE FEET	ACRES	COMMENTS
15	87,757	2.01	FOR 14 CONDOMINIUMS
16	124,372	2.86	FOR 20 CONDOMINIUMS
17	80,448	1.85	FOR 13 CONDOMINIUMS
18	59,964	1.38	FOR 9 CONDOMINIUMS
19	48,681	1.12	FOR 18 CONDOMINIUMS
20	37,495	0.86	FOR 19 CONDOMINIUMS
21	51,131	1.18	FOR 28 CONDOMINIUMS
22	277,455	6.37	FOR 127 CONDOMINIUMS
23	129,780	2.80	FOR 102 CONDOMINIUMS
24	101,941	2.34	FOR 42 CONDOMINIUMS
25	183,974	4.22	FOR 54 CONDOMINIUMS
U-1	58,028	1.33	RESERVOIR
W	60,991	1.40	HOA LOT

ENGINEER OF WORK

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

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

REGISTERED PROFESSIONAL ENGINEER ERIC K. ARMSTRONG No. RCE 36083 EXP. 6-30-20 Civil STATE OF CALIFORNIA

SHEET 7 OF 14

NO.	DATE	REVISION

FUSCOE ENGINEERING
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San Diego, California 92122
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W:\PROJECTS\2005_NEWLAND_CORAMENTO\02-002-02_NEWLAND_SIERRA\DWG\CIVIL\TM 07.DWG (04-11-18 10:20:24AM) Plotted by: bgillespie

COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2
TENTATIVE MAP
NEWLAND SIERRA

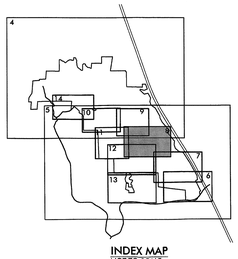
LOT AREAS		
LOT	SQUARE FEET	ACRES
26	4,978	0.11
27	4,988	0.11
28	4,996	0.11
29	5,309	0.12
30	5,309	0.12
31	5,309	0.12
32	5,309	0.12
33	5,026	0.12
34	5,316	0.12
35	5,804	0.13
36	5,135	0.12
37	4,998	0.11
38	5,325	0.12
39	5,515	0.13
40	5,530	0.13
41	5,451	0.13
42	5,072	0.12
43	4,968	0.11
44	4,943	0.11
45	4,984	0.11
46	5,419	0.12
47	5,120	0.12
48	5,264	0.12
49	5,567	0.13
50	5,760	0.13
51	5,860	0.13
52	5,902	0.14
53	5,915	0.14
54	5,646	0.13
55	5,431	0.12
56	5,290	0.12
57	5,159	0.12
58	5,205	0.12
59	5,209	0.12
60	5,209	0.12
61	5,481	0.13
62	6,167	0.14
63	7,074	0.16
64	9,544	0.22
65	8,514	0.20
66	6,097	0.14
67	6,080	0.14
68	13,028	0.30
69	5,901	0.14
70	5,286	0.12
71	5,462	0.13
72	6,722	0.15
73	7,796	0.18
74	7,838	0.18
75	7,033	0.16
76	5,556	0.13
77	6,919	0.16
78	5,647	0.13
79	6,059	0.14
80	6,616	0.15
81	6,407	0.15
82	4,866	0.11
83	6,107	0.14
84	6,819	0.16
85	6,427	0.15
86	8,034	0.18
87	9,774	0.22
88	9,952	0.23
89	8,547	0.20
90	6,764	0.16
91	5,803	0.13
92	5,068	0.12
93	7,466	0.17
94	8,559	0.20
95	6,704	0.15
96	5,184	0.12
97	6,491	0.15
98	5,230	0.12
99	5,267	0.12
100	6,983	0.16

LOT AREAS		
LOT	SQUARE FEET	ACRES
101	6,695	0.15
102	6,404	0.15
103	6,626	0.15
104	6,371	0.15
105	5,654	0.13
106	5,156	0.12
107	5,059	0.12
108	5,675	0.13
109	6,556	0.15
110	6,618	0.15
111	6,328	0.15
112	6,554	0.15
113	4,986	0.11
114	5,203	0.12
115	5,056	0.12
116	4,988	0.11
117	4,988	0.11
118	4,988	0.11
119	5,282	0.12
120	5,693	0.13
121	5,023	0.12
122	4,500	0.10
123	4,500	0.10
124	4,500	0.10
125	4,509	0.10
126	4,568	0.10
127	4,634	0.11
128	4,699	0.11
129	9,661	0.22
130	5,038	0.12
131	4,500	0.10
132	4,500	0.10
133	4,500	0.10
134	4,500	0.10
135	4,500	0.10
136	4,500	0.10
137	4,500	0.10
138	4,500	0.10
139	7,050	0.16
140	4,839	0.11
141	4,500	0.10
142	4,500	0.10
143	4,500	0.10
144	4,500	0.10
145	4,500	0.10
146	4,500	0.10
147	4,500	0.10
148	4,500	0.10
149	8,654	0.20
150	5,654	0.13
151	4,500	0.10
152	4,500	0.10
153	4,500	0.10
154	4,500	0.10
155	4,500	0.10
156	4,500	0.10
157	4,500	0.10
158	4,500	0.10
159	4,500	0.10
160	5,437	0.12
161	6,653	0.15
162	4,513	0.10
163	4,894	0.11
164	4,894	0.11
165	4,894	0.11
166	4,761	0.11
167	4,500	0.10
168	6,396	0.15
169	6,119	0.14
170	4,500	0.10
171	4,629	0.11
172	4,977	0.11
173	4,977	0.11
174	4,873	0.11
175	6,480	0.15

LOT AREAS		
LOT	SQUARE FEET	ACRES
176	5,031	0.12
177	5,419	0.12
178	5,528	0.13
179	5,465	0.13
180	5,245	0.12
181	5,179	0.12
182	4,544	0.10
183	4,800	0.11
184	4,800	0.11
185	4,800	0.11
186	4,800	0.11
187	4,916	0.11
188	4,848	0.11
189	4,800	0.11
190	4,800	0.11
191	4,800	0.11
192	4,800	0.11
193	4,925	0.11
194	5,224	0.12
195	4,800	0.11
196	4,800	0.11
197	4,800	0.11
198	4,800	0.11
199	5,457	0.13
200	4,810	0.11
201	4,800	0.11
202	4,800	0.11
203	4,800	0.11
204	4,800	0.11
205	5,055	0.12
206	5,256	0.12
207	4,800	0.11
208	4,800	0.11
209	4,800	0.11
210	4,800	0.11
211	4,800	0.11
212	11,062	0.25
213	5,928	0.14
214	4,800	0.11
215	4,800	0.11
216	4,800	0.11
217	4,800	0.11
218	4,800	0.11
219	4,800	0.11
220	4,880	0.11
221	6,294	0.14
222	6,864	0.16
223	5,059	0.12
224	4,801	0.11
225	4,800	0.11
226	4,800	0.11
227	4,800	0.11
228	4,800	0.11
229	4,800	0.11
230	8,503	0.20
231	6,710	0.15
232	4,800	0.11
233	4,800	0.11
234	4,800	0.11
235	4,800	0.11
236	4,800	0.11
237	4,800	0.11
238	6,689	0.15
239	5,061	0.12
240	4,800	0.11
241	4,800	0.11
242	4,800	0.11
243	4,800	0.11
244	4,800	0.11
245	4,800	0.11
246	5,628	0.13
247	5,832	0.13
248	4,800	0.11
249	4,800	0.11
250	4,800	0.11

LOT AREAS		
LOT	SQUARE FEET	ACRES
251	4,800	0.11
252	4,800	0.11
253	4,736	0.11
254	4,693	0.11
255	4,800	0.11
256	4,800	0.11
257	4,800	0.11
258	5,001	0.11
259	7,657	0.18
260	6,942	0.16
261	4,800	0.11
262	4,800	0.11
263	4,736	0.11
264	5,679	0.13
265	7,213	0.17
266	5,813	0.13

NET LOT AREAS			
LOT	SQUARE FEET	ACRES	COMMENTS
P-4	12,889	0.30	PARK
P-5	86,547	1.99	PARK
A	1,263	0.03	HOA LOT
B	2,487	0.06	HOA LOT
C	2,399	0.06	HOA LOT
D	1,407	0.03	HOA LOT
E	2,592	0.06	HOA LOT
F	3,564	0.08	HOA LOT
WW	42,122	0.97	HOA LOT



INDEX MAP
NOT TO SCALE

ENGINEER OF WORK

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

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

REGISTERED PROFESSIONAL ENGINEER ERIC K. ARMSTRONG No. RCE 36083 EXP. 6-30-20 Civil STATE OF CALIFORNIA

SHEET 8 OF 14

NO.	DATE	REVISION

FUSCOE ENGINEERING
6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 • fax 858.597.0335
www.fuscoe.com

M:\PROJECTS\2850 NEWLAND COMMUNITIES\022-022 NEWLAND SIERRA\DRAWING\CIVIL\TM 5597RPL2 (06-07-18 10:40:31AM) Plotted by: bmilligan

COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2
TENTATIVE MAP
NEWLAND SIERRA

NET LOT AREAS		
LOT	SQUARE FEET	ACRES
267	3,535	0.08
268	3,621	0.08
269	3,621	0.08
270	3,645	0.08
271	3,777	0.09
272	3,778	0.09
273	3,777	0.09
274	3,685	0.08
275	3,619	0.08
276	3,619	0.08
277	3,619	0.08
278	3,619	0.08
279	3,619	0.08
280	3,619	0.08
281	3,619	0.08
282	3,619	0.08
283	3,619	0.08
284	5,032	0.12
285	3,732	0.09
286	3,732	0.09
287	3,732	0.09
288	3,845	0.09
289	3,620	0.08
290	3,739	0.09
291	3,610	0.08
292	3,608	0.08
293	4,194	0.10
294	4,236	0.10
295	4,189	0.10
296	3,619	0.08
297	3,619	0.08
298	3,623	0.08
299	3,706	0.09
300	3,776	0.09
301	3,937	0.09
302	12,698	0.29
303	9,501	0.22
304	7,654	0.18
305	3,935	0.09
306	4,096	0.09
307	3,939	0.09
308	4,024	0.09
309	3,968	0.09
310	3,949	0.09
311	3,949	0.09
312	3,949	0.09
313	3,949	0.09
314	3,949	0.09
315	3,833	0.09
316	3,619	0.08
317	3,619	0.08
318	6,580	0.15
319	7,964	0.18
320	8,301	0.19
321	7,133	0.16
322	6,061	0.14
323	6,063	0.14
324	6,005	0.14
325	7,377	0.17
326	8,337	0.19
327	7,336	0.17
328	8,550	0.20
329	7,812	0.18
330	8,354	0.19
331	11,988	0.28

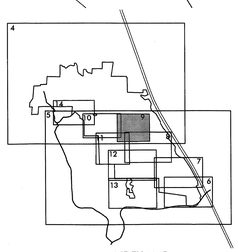
NET LOT AREAS		
LOT	SQUARE FEET	ACRES
332	9,922	0.23
333	9,035	0.21
334	11,197	0.26
335	11,087	0.25
336	11,361	0.26
337	9,887	0.23
338	9,205	0.21
339	10,354	0.24
340	10,330	0.24
341	6,739	0.15
342	5,967	0.14
343	5,950	0.14
344	6,085	0.14
345	6,612	0.15
346	5,950	0.14
347	5,950	0.14
348	5,950	0.14
349	6,796	0.16
350	7,043	0.16
351	7,043	0.16
352	7,043	0.16
353	7,042	0.16
354	5,957	0.14
355	5,040	0.12
356	5,257	0.12
357	5,135	0.12
358	5,348	0.12
359	4,972	0.11
360	4,948	0.11
361	5,048	0.12
362	5,036	0.12
363	5,728	0.13
364	5,864	0.13
365	5,862	0.13
366	5,861	0.13
367	5,860	0.13
368	5,859	0.13
369	5,831	0.13
370	4,214	0.10
371	4,380	0.10
372	4,845	0.11
373	3,500	0.08
374	3,500	0.08
375	3,500	0.08
376	3,500	0.08
377	3,100	0.07
378	3,100	0.07
379	3,552	0.08
380	4,003	0.09
381	4,002	0.09
392	3,530	0.08
393	3,420	0.08
394	3,274	0.08
395	4,200	0.10
396	4,200	0.10
397	4,200	0.10
398	3,612	0.08
399	3,270	0.08
400	4,107	0.09
401	4,200	0.10
402	4,200	0.10
403	4,200	0.10
404	3,515	0.08
405	3,000	0.07
406	3,000	0.07

NET LOT AREAS		
LOT	SQUARE FEET	ACRES
407	3,000	0.07
408	3,697	0.08
409	3,350	0.08
410	3,000	0.07
411	3,000	0.07
412	3,000	0.07
413	3,513	0.08
414	3,005	0.07
415	4,461	0.10
416	3,926	0.09
417	3,466	0.08
418	3,461	0.08
419	3,933	0.09
420	3,904	0.09
421	4,470	0.10
422	5,005	0.11
423	3,000	0.07
424	3,000	0.07
425	3,467	0.08
426	3,542	0.08
427	3,132	0.07
428	3,364	0.08
429	3,366	0.08
430	3,360	0.08
431	3,366	0.08
432	3,364	0.08
433	3,364	0.08
434	3,384	0.08
435	4,116	0.09
436	3,122	0.07
437	3,122	0.07
438	3,123	0.07
439	3,118	0.07
440	3,123	0.07
441	3,122	0.07
442	3,044	0.07
443	4,294	0.10
444	3,863	0.09
445	3,000	0.07
446	3,328	0.08
447	3,473	0.08
448	3,473	0.08
449	3,477	0.08
450	3,477	0.08
451	3,015	0.07
452	3,318	0.08
453	4,433	0.10
454	3,068	0.07
455	3,160	0.07
456	3,160	0.07
457	3,156	0.07
458	3,156	0.07
459	3,110	0.07
460	3,000	0.07
461	4,012	0.09
462	6,771	0.16
463	5,062	0.12
464	4,855	0.11
465	4,826	0.11
466	5,377	0.12
467	5,377	0.12
468	4,931	0.11
469	5,436	0.12
470	6,762	0.16
471	5,267	0.12
472	6,770	0.16
473	4,800	0.11
474	6,056	0.14

NET LOT AREAS		
LOT	SQUARE FEET	ACRES
475	5,207	0.12
476	4,800	0.11
477	4,804	0.11
478	5,161	0.12
479	5,160	0.12
480	4,800	0.11
481	4,800	0.11
482	4,800	0.11
483	4,878	0.11
484	6,647	0.15
485	8,309	0.19
486	7,258	0.17
487	5,594	0.13
488	4,800	0.11
489	4,997	0.11
490	4,887	0.11
491	5,027	0.12
492	5,117	0.12
493	6,674	0.15
494	7,002	0.16
495	3,999	0.09
496	4,025	0.09
497	3,844	0.09
498	3,901	0.09
499	4,000	0.09
500	4,068	0.09
501	4,779	0.11
502	7,404	0.17
503	6,776	0.16
504	5,159	0.12
505	9,391	0.22
506	8,039	0.18
507	5,472	0.13
508	5,301	0.12
509	3,982	0.09
510	4,148	0.10
511	4,070	0.09
512	3,987	0.09
513	4,000	0.09
514	4,964	0.11
515	5,948	0.14
516	4,000	0.09
517	4,000	0.09
518	4,053	0.09
519	4,376	0.10
520	4,376	0.10
521	4,376	0.10
522	4,376	0.10
523	4,376	0.10
524	4,376	0.10
525	4,376	0.10
526	4,165	0.10
527	5,118	0.12
528	5,105	0.12
529	7,540	0.17
530	6,709	0.15
531	7,347	0.17
532	4,703	0.11
533	4,554	0.10
534	4,554	0.10
535	4,554	0.10
536	4,554	0.10
537	4,554	0.10
538	4,237	0.10
539	4,000	0.09
540	4,000	0.09
541	4,858	0.11

NET LOT AREAS			
LOT	SQUARE FEET	ACRES	COMMENTS
382	25,920	0.60	FOR 6 CONDOMINIUMS
383	25,411	0.58	FOR 6 CONDOMINIUMS
384	25,597	0.59	FOR 6 CONDOMINIUMS
385	27,045	0.62	FOR 7 CONDOMINIUMS
386	27,050	0.62	FOR 6 CONDOMINIUMS
387	26,687	0.61	FOR 4 CONDOMINIUMS
388	28,996	0.67	FOR 7 CONDOMINIUMS
389	25,675	0.59	FOR 6 CONDOMINIUMS
390	27,447	0.63	FOR 7 CONDOMINIUMS
391	26,756	0.61	FOR 5 CONDOMINIUMS
G	43,367	1.00	HOA LOT
H	1,457	0.03	HOA LOT
I	2,513	0.06	HOA LOT
J	2,330	0.05	HOA LOT
K	4,960	0.11	PRIVATE STREET LOT
L	26,875	0.62	HOA LOT
M	5,973	0.14	HOA LOT
N	18,284	0.42	HOA LOT
O	2,056	0.05	HOA LOT
P	41,511	0.95	BASIN
Q	12,097	0.28	HOA LOT
P-6	22,622	0.52	PARK
P-7	140,790	3.23	PARK
P-11B	78,713	1.81	PARK
P-15A	4,926	0.11	PARK
P-15B	5,081	0.12	PARK
P-15C	5,213	0.12	PARK

SCALE: 1"=100'
0 25' 50' 100' 200'
GRAPHIC SCALE



INDEX MAP
NOT TO SCALE

ENGINEER OF WORK

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

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

REGISTERED PROFESSIONAL ENGINEER ERIC K. ARMSTRONG No. RCE 36083 EXP. 6-30-20 Civil STATE OF CALIFORNIA

SHEET 9 OF 14

NO.	DATE	REVISION

FUSCOE ENGINEERING
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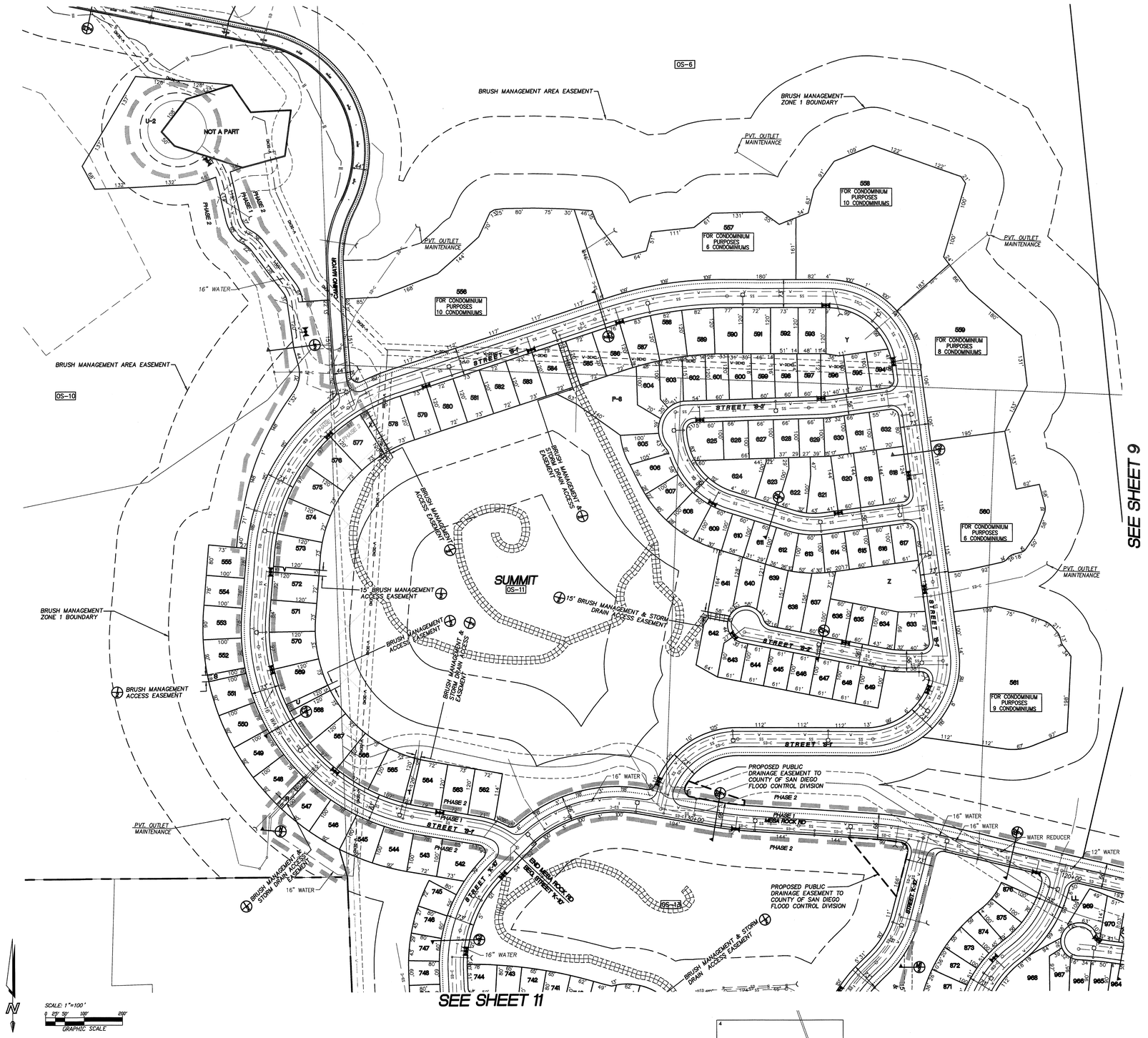
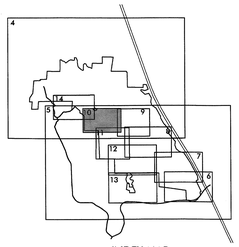
COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2
TENTATIVE MAP
NEWLAND SIERRA

NET LOT AREAS			
LOT	SQUARE FEET	ACRES	COMMENTS
542	9,826	0.23	
543	7,849	0.18	
544	8,526	0.20	
545	8,531	0.20	
546	8,523	0.20	
547	8,523	0.20	
548	8,469	0.19	
549	8,526	0.20	
550	8,526	0.20	
551	8,526	0.20	
552	8,463	0.19	
553	8,429	0.19	
554	7,800	0.18	
555	7,877	0.18	
556	159,889	3.67	FOR 10 CONDOMINIUMS
557	81,731	1.88	FOR 6 CONDOMINIUMS
558	129,372	2.97	FOR 10 CONDOMINIUMS
559	97,468	2.24	FOR 8 CONDOMINIUMS
560	76,221	1.75	FOR 6 CONDOMINIUMS
561	102,094	2.34	FOR 9 CONDOMINIUMS
562	8,743	0.20	
563	8,700	0.20	
564	9,091	0.21	
565	10,210	0.23	
566	10,210	0.23	
567	10,210	0.23	
568	10,210	0.23	
569	10,210	0.23	
570	10,210	0.23	
571	9,420	0.22	
572	8,700	0.20	
573	9,527	0.22	
574	10,210	0.23	
575	10,210	0.23	
576	10,210	0.23	
577	10,210	0.23	
578	10,051	0.23	
579	8,700	0.20	
580	8,700	0.20	
581	8,700	0.20	
582	8,700	0.20	
583	8,700	0.20	
584	8,700	0.20	
585	8,700	0.20	
586	8,889	0.20	
587	9,317	0.21	
588	9,317	0.21	
589	9,317	0.21	
590	8,968	0.21	
591	8,700	0.20	
592	8,700	0.20	
593	8,700	0.20	
594	6,026	0.14	
595	6,000	0.14	
596	6,956	0.16	
597	6,872	0.16	
598	6,879	0.16	
599	6,997	0.16	

NET LOT AREAS			
LOT	SQUARE FEET	ACRES	COMMENTS
600	7,115	0.16	
601	7,195	0.17	
602	7,046	0.16	
603	7,031	0.16	
604	7,992	0.18	
605	7,030	0.16	
606	7,440	0.17	
607	7,337	0.17	
608	7,337	0.17	
609	6,981	0.16	
610	6,000	0.14	
611	6,000	0.14	
612	6,617	0.15	
613	7,333	0.17	
614	6,226	0.14	
615	6,000	0.14	
616	6,000	0.14	
617	6,014	0.14	
618	9,983	0.23	
619	8,620	0.20	
620	8,614	0.20	
621	9,665	0.22	
622	9,022	0.21	
623	7,304	0.17	
624	12,277	0.28	
625	8,940	0.21	
626	6,600	0.15	
627	6,600	0.15	
628	6,600	0.15	
629	6,578	0.15	
630	5,907	0.14	
631	6,600	0.15	
632	7,436	0.17	
633	8,137	0.19	
634	6,443	0.15	
635	6,000	0.14	
636	6,000	0.14	
637	9,819	0.23	
638	9,479	0.22	
639	8,812	0.20	
640	7,681	0.18	
641	10,041	0.23	
642	8,620	0.20	
643	6,175	0.14	
644	6,100	0.14	
645	6,100	0.14	
646	6,100	0.14	
647	6,100	0.14	
648	6,100	0.14	
649	6,101	0.14	
R	1,638	0.04	HOA LOT
S	1,701	0.04	HOA LOT
T	2,112	0.05	HOA LOT
U	2,110	0.05	HOA LOT
V	1,800	0.04	HOA LOT
X	2,110	0.05	HOA LOT
Y	14,420	0.33	BASIN
Z	25,012	0.57	BASIN
P-8	24,260	0.56	PARK



NOTES: EXISTING EASEMENTS SHOWN FOR REFERENCE.
SEE SHEET 3 FOR DETAILS



INDEX MAP
NOT TO SCALE

ENGINEER OF WORK

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

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

REGISTERED PROFESSIONAL ENGINEER ERIC K. ARMSTRONG No. RCE 36083 EXP. 6-30-20 CIVIL STATE OF CALIFORNIA

SHEET 10 OF 14

NO.	DATE	REVISION

FUSCOE ENGINEERING
6390 Greenwich Drive, Suite 170
San Diego, California 92122
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M:\PROJECTS\2080 NEWLAND COMMUNITIES\002-02 NEWLAND SIERRA\DWG\CIVIL\TM 10.DWG (06-07-18 10:42:28AM) Plotted by: tpullen

COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2
TENTATIVE MAP
NEWLAND SIERRA

NET LOT AREAS		
LOT	SQUARE FEET	ACRES
650	10,393	0.24
651	8,007	0.18
652	7,055	0.16
653	6,490	0.15
654	6,150	0.14
655	6,150	0.14
656	6,492	0.15
657	6,611	0.15
658	7,053	0.16
659	4,800	0.11
660	4,800	0.11
661	4,800	0.11
662	4,800	0.11
663	4,800	0.11
664	4,800	0.11
665	4,800	0.11
666	4,969	0.11
667	5,651	0.13
668	8,636	0.20
669	5,726	0.13
670	6,140	0.14
671	6,150	0.14
672	6,150	0.14
673	6,150	0.14
674	6,150	0.14
675	6,150	0.14
676	7,113	0.16
677	10,568	0.24
678	6,314	0.14
679	4,800	0.11
680	4,800	0.11
681	4,800	0.11
682	4,800	0.11
683	4,800	0.11
684	4,800	0.11
685	4,800	0.11
686	4,800	0.11
687	5,025	0.12
688	5,591	0.13
689	9,016	0.21
690	6,150	0.14
691	6,150	0.14
692	6,150	0.14
693	6,150	0.14
694	6,150	0.14
695	6,150	0.14
696	6,150	0.14
697	6,150	0.14
698	6,205	0.14
699	9,517	0.22
700	3,498	0.08
701	4,157	0.10
702	4,800	0.11
703	5,600	0.13
704	4,800	0.11
705	4,800	0.11
706	4,800	0.11
707	4,800	0.11
708	4,800	0.11
709	4,800	0.11
710	4,800	0.11
711	4,908	0.11
712	5,105	0.12
713	7,983	0.18
714	5,652	0.13
715	5,400	0.12
716	5,400	0.12
717	5,400	0.12
718	5,400	0.12
719	5,400	0.12
720	5,400	0.12
721	5,400	0.12
722	5,400	0.12
723	5,400	0.12
724	5,403	0.12
725	7,265	0.17
726	4,800	0.11
727	4,800	0.11
728	4,800	0.11
729	4,800	0.11
730	4,800	0.11
731	4,800	0.11
732	4,800	0.11
733	4,800	0.11
734	4,800	0.11
735	4,800	0.11

NET LOT AREAS		
LOT	SQUARE FEET	ACRES
736	4,916	0.11
737	6,367	0.15
738	5,085	0.12
739	4,833	0.11
740	4,880	0.11
741	4,987	0.11
742	4,987	0.11
743	4,987	0.11
744	5,908	0.14
745	5,294	0.12
746	5,294	0.12
747	5,294	0.12
748	4,997	0.11
749	4,800	0.11
750	4,800	0.11
751	4,800	0.11
752	4,800	0.11
753	4,800	0.11
754	4,800	0.11
755	4,800	0.11
756	4,800	0.11
757	4,800	0.11
758	4,800	0.11
759	4,812	0.11
760	4,788	0.11
761	5,281	0.12
762	5,604	0.13
763	5,604	0.13
764	5,604	0.13
765	5,604	0.13
766	5,604	0.13
767	5,604	0.13
768	5,605	0.13
769	4,800	0.11
770	4,800	0.11
771	4,800	0.11
772	4,800	0.11
773	4,800	0.11
774	4,800	0.11
775	4,800	0.11
776	4,875	0.11
777	5,335	0.12
778	5,335	0.12
779	5,335	0.12
780	5,335	0.12
781	5,335	0.12
782	5,335	0.12
783	5,225	0.12
784	4,800	0.11
785	4,800	0.11
786	4,800	0.11
787	5,579	0.13
788	5,507	0.13
789	5,507	0.13
790	6,186	0.14
791	4,500	0.10
792	4,500	0.10
793	4,500	0.10
794	4,859	0.11
795	4,972	0.11
796	4,972	0.11
797	4,972	0.11
798	4,972	0.11
799	4,936	0.11
800	4,500	0.10
801	4,500	0.10
802	4,500	0.10
803	4,500	0.10
804	4,500	0.10
805	4,841	0.11
806	5,387	0.12
807	5,128	0.12
808	4,500	0.10
809	5,280	0.12
810	5,399	0.12
811	5,399	0.12
812	5,399	0.12
813	5,024	0.12
814	4,500	0.10
815	4,864	0.11
816	4,996	0.11
817	5,175	0.12
818	5,640	0.13
819	5,659	0.13
820	5,660	0.13
821	5,662	0.13

NET LOT AREAS		
LOT	SQUARE FEET	ACRES
822	5,762	0.13
823	5,458	0.13
829	5,608	0.13
830	5,555	0.13
831	5,684	0.13
832	5,469	0.13
833	5,577	0.13
834	5,577	0.13
835	5,578	0.13
836	5,579	0.13
837	5,350	0.12
838	5,810	0.13
839	5,469	0.13
840	5,316	0.12
841	4,991	0.11
842	5,003	0.11
843	4,997	0.11
844	4,997	0.11
845	5,217	0.12
846	5,284	0.12
847	5,441	0.12
848	5,372	0.12
849	5,192	0.12
850	5,132	0.12
851	5,441	0.12
852	5,631	0.13
853	5,805	0.13
854	5,641	0.13
855	5,500	0.13
856	5,271	0.12
857	5,448	0.13
858	5,390	0.12
859	5,385	0.12
860	5,362	0.12
861	5,169	0.12
862	4,988	0.11
863	5,035	0.12
864	4,988	0.11
865	5,035	0.12
866	5,886	0.14
867	5,415	0.12
868	5,786	0.13
869	5,464	0.13
870	5,668	0.13
871	5,813	0.13
872	5,422	0.12
873	5,836	0.13
874	6,258	0.14
875	5,836	0.14
876	6,254	0.14
877	4,741	0.11
878	4,861	0.11
879	4,850	0.11
880	4,739	0.11
881	4,632	0.11
882	4,875	0.11
883	4,875	0.11
884	4,875	0.11
885	5,548	0.13
886	5,537	0.13
887	5,333	0.12
888	5,112	0.12
889	5,121	0.12
890	4,856	0.11
891	4,701	0.11
892	4,599	0.11
893	6,265	0.14
894	5,409	0.12
895	5,000	0.11
896	5,000	0.11
897	5,000	0.11
898	5,515	0.13
899	5,983	0.14
900	5,983	0.14
901	5,983	0.14
902	5,983	0.14
903	5,983	0.14
904	5,620	0.13
905	9,222	0.21
906	8,187	0.19
907	7,977	0.18
908	9,716	0.22
909	5,450	0.13
910	5,000	0.11
911	5,000	0.11
912	5,000	0.11

NET LOT AREAS		
LOT	SQUARE FEET	ACRES
913	5,490	0.13
914	5,475	0.13
915	6,719	0.15
916	6,710	0.15
917	5,352	0.12
918	5,096	0.12
919	4,850	0.11
920	5,173	0.12
921	5,240	0.12
922	5,309	0.12
923	5,379	0.12
924	5,451	0.13
925	5,598	0.13
926	5,620	0.13
927	5,692	0.13
928	5,766	0.13
929	5,839	0.13
930	5,912	0.14
931	5,887	0.14
932	6,493	0.15
933	4,417	0.10
934	4,500	0.10
935	5,571	0.13
936	6,318	0.15
937	4,681	0.11
938	4,678	0.11
939	4,679	0.11
940	6,062	0.14
941	8,687	0.20
942	5,994	0.14
943	5,887	0.14
944	5,730	0.13
945	5,526	0.13
946	7,646	0.18
947	6,247	0.14
948	4,708	0.11
949	4,708	0.11
950	4,707	0.11
951	4,708	0.11
952	4,708	0.11
953	6,387	0.15
954	10,409	0.24
955	6,792	0.16
956	6,956	0.16
957	7,091	0.16
958	7,222	0.17
959	7,259	0.17
960	7,358	0.17
961	7,964	0.18
962	5,327	0.12
963	4,449	0.10
964	4,700	0.11
965	4,697	0.11
966	4,728	0.11
967	5,583	0.13
968	12,706	0.29
969	6,581	0.15
970	5,455	0.13
971	4,861	0.11
972	4,546	0.10
973	5,260	0.12
974	5,858	0.13
975	4,976	0.11
976	4,976	0.11
977	4,656	0.11
978	4,500	0.10
979	6,655	0.15
980	6,655	0.15
981	4,500	0.10
982	4,552	0.10
983	4,659	0.11
984	4,659	0.11
985	5,811	0.13
986	4,940	0.11
987	4,681	0.11
988	5,355	0.12
989	5,465	0.13
990	5,075	0.12
991	7,217	0.17
992	7,743	0.18
993	7,074	0.16
994	8,341	0.19
995	4,864	0.11
996	4,500	0.10
997	5,764	0.13

NET LOT AREAS			
LOT	SQUARE FEET	ACRES	COMMENTS
824	38,474	0.88	FOR 6 CONDOMINIUMS
825	39,091	0.90	FOR 5 CONDOMINIUMS
826	52,829	1.21	FOR 6 CONDOMINIUMS
827	39,233	0.90	FOR 5 CONDOMINIUMS
828	40,640	0.93	FOR 7 CONDOMINIUMS
AA	5,983	0.14	BASIN
BB	1,200	0.03	HOA LOT
CC	1,207	0.03	HOA LOT
DD	1,411	0.03	HOA LOT
EE	1,500	0.03	HOA LOT
FF	1,832	0.04	HOA LOT
GG	2,500	0.06	HOA LOT

NET LOT AREAS			
LOT	SQUARE FEET	ACRES	COMMENTS
HH	2,500	0.06	HOA LOT
II	85,583	2.00	BASIN
JJ	3,105	0.07	BASIN
KK	14,376	0.33	BASIN
LL	12,634	0.29	HOA LOT
MM	29,024	0.67	HOA LOT
P-8			SEE SHEET 14
P-10	16,264	0.37	PARK
P-11	307,173	7.05	PARK
P15-d	8,718	0.20	PARK
P-15e	3,533	0.08	PARK

INDEX MAP
NOT TO SCALE

A/11 PROPSED SECTION FOR: BMP MAINTENANCE ACCESS
NO SCALE

ENGINEER OF WORK

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

ERIC K. ARMSTRONG RCE 36083 DATE 6/2/18

REGISTERED PROFESSIONAL ENGINEER ERIC K. ARMSTRONG No. RCE 36083 EXP. 6-30-20 Civil STATE OF CALIFORNIA

SHEET 11 OF 14

NO.	DATE	REVISION

FUSCOE ENGINEERING
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San Diego, California 92122
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COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2
TENTATIVE MAP
NEWLAND SIERRA

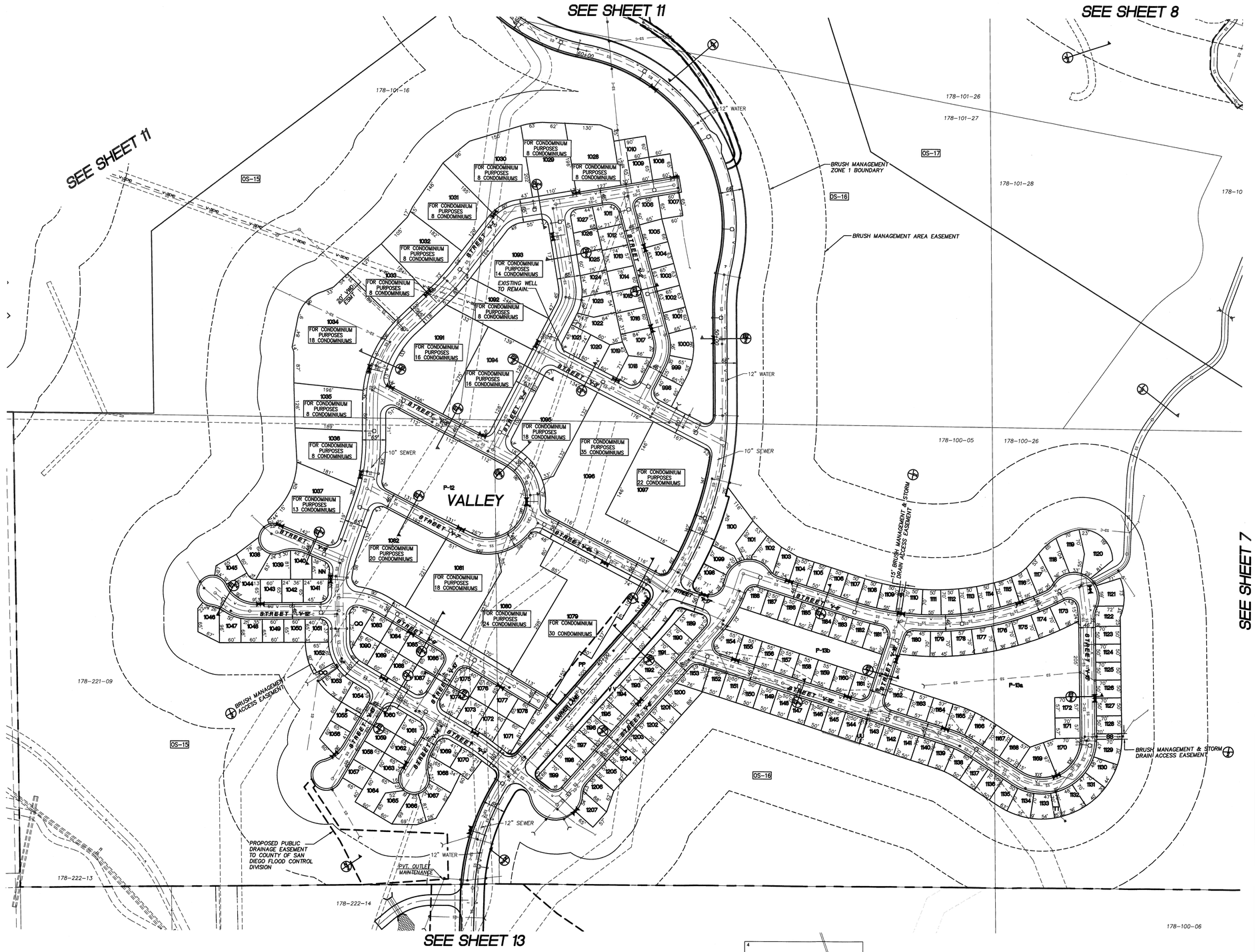
NET LOT AREAS		
LOT	SQUARE FEET	ACRES
998	4,091	0.09
999	4,516	0.10
1000	4,938	0.11
1001	3,900	0.09
1002	4,095	0.09
1003	4,095	0.09
1004	4,095	0.09
1005	4,290	0.10
1006	4,569	0.10
1007	3,900	0.09
1008	3,900	0.09
1009	3,900	0.09
1010	7,350	0.17
1011	4,291	0.10
1012	4,337	0.10
1013	4,494	0.10
1014	4,648	0.11
1015	4,802	0.11
1016	4,956	0.11
1017	5,896	0.14
1018	4,989	0.11
1019	5,102	0.12
1020	4,464	0.10
1021	4,490	0.10
1022	7,883	0.18
1023	5,582	0.13
1024	4,677	0.11
1025	4,407	0.10
1026	4,188	0.10
1027	4,081	0.09
1038	5,719	0.13
1039	5,671	0.13
1040	4,533	0.10
1041	4,419	0.10
1042	3,900	0.09
1043	3,900	0.09
1044	5,212	0.12
1045	4,247	0.10
1046	5,266	0.12
1047	4,768	0.11
1048	3,921	0.09
1049	3,900	0.09
1050	3,900	0.09
1051	4,088	0.09
1052	4,972	0.11
1053	4,786	0.11
1054	4,091	0.09
1055	3,900	0.09
1056	4,407	0.10
1057	3,900	0.09
1058	3,900	0.09
1059	3,900	0.09

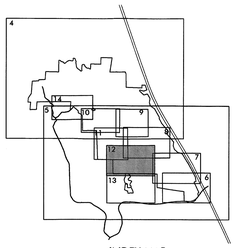
NET LOT AREAS		
LOT	SQUARE FEET	ACRES
1060	4,091	0.09
1061	4,091	0.09
1062	3,900	0.09
1063	4,080	0.09
1064	6,871	0.16
1065	5,192	0.12
1066	5,075	0.12
1067	5,767	0.13
1068	5,289	0.12
1069	4,236	0.10
1070	4,168	0.10
1071	4,794	0.11
1072	4,460	0.10
1073	4,403	0.10
1074	4,636	0.11
1075	4,091	0.09
1076	3,900	0.09
1077	3,900	0.09
1078	3,900	0.09
1083	3,894	0.09
1084	3,900	0.09
1085	3,900	0.09
1086	3,766	0.09
1087	4,269	0.10
1088	4,403	0.10
1089	4,403	0.10
1090	4,180	0.10
1098	5,497	0.13
1099	4,246	0.10
1100	10,476	0.24
1101	4,973	0.11
1102	4,499	0.10
1103	3,756	0.09
1104	3,500	0.08
1105	3,500	0.08
1106	3,500	0.08
1107	3,520	0.08
1108	3,687	0.08
1109	3,687	0.08
1110	3,743	0.09
1111	3,687	0.08
1112	3,687	0.08
1113	3,687	0.08
1114	3,687	0.08
1115	3,704	0.09

NET LOT AREAS		
LOT	SQUARE FEET	ACRES
1116	3,895	0.09
1117	4,655	0.11
1118	5,444	0.12
1119	6,441	0.15
1120	8,283	0.19
1121	4,809	0.11
1122	4,097	0.09
1123	3,484	0.08
1124	3,487	0.08
1125	3,490	0.08
1126	3,493	0.08
1127	3,496	0.08
1128	3,468	0.08
1129	4,118	0.09
1130	4,102	0.09
1131	4,102	0.09
1132	4,102	0.09
1133	4,102	0.09
1134	4,102	0.09
1135	3,958	0.09
1136	3,500	0.08
1137	3,500	0.08
1138	3,856	0.09
1139	3,803	0.09
1140	3,500	0.08
1141	3,500	0.08
1142	3,500	0.08
1143	3,500	0.08
1144	3,500	0.08
1145	3,500	0.08
1146	3,500	0.08
1147	3,500	0.08
1148	3,500	0.08
1149	3,500	0.08
1150	3,500	0.08
1151	3,500	0.08
1152	3,500	0.08
1153	4,449	0.10
1154	4,584	0.11
1155	3,850	0.09
1156	3,850	0.09
1157	3,850	0.09
1158	3,850	0.09
1159	3,850	0.09
1160	3,850	0.09
1161	3,717	0.09
1162	4,906	0.11
1163	3,990	0.09
1164	3,990	0.09
1165	4,309	0.10
1166	4,332	0.10
1167	3,990	0.09

NET LOT AREAS		
LOT	SQUARE FEET	ACRES
1168	3,990	0.09
1169	6,701	0.15
1170	6,818	0.16
1171	3,990	0.09
1172	3,990	0.09
1173	4,619	0.11
1174	4,172	0.10
1175	4,172	0.10
1176	4,172	0.10
1177	4,172	0.10
1178	4,172	0.10
1179	4,172	0.10
1180	5,199	0.12
1181	4,247	0.10
1182	3,541	0.08
1183	3,500	0.08
1184	3,500	0.08
1185	3,500	0.08
1186	3,500	0.08
1187	3,500	0.08
1188	3,937	0.09
1189	4,590	0.11
1190	3,990	0.09
1191	3,990	0.09
1192	3,990	0.09
1193	3,990	0.09
1194	3,990	0.09
1195	3,990	0.09
1196	3,990	0.09
1197	3,990	0.09
1198	3,990	0.09
1199	4,415	0.10
1200	5,069	0.12
1201	3,990	0.09
1202	3,990	0.09
1203	3,990	0.09
1204	3,990	0.09
1205	3,990	0.09
1206	4,633	0.11
1207	4,137	0.09

NET LOT AREAS			
LOT	SQUARE FEET	ACRES	COMMENTS
1028	23,260	0.53	FOR 8 CONDOMINIUMS
1029	24,697	0.57	FOR 8 CONDOMINIUMS
1030	36,194	0.83	FOR 8 CONDOMINIUMS
1031	28,203	0.65	FOR 8 CONDOMINIUMS
1032	24,885	0.57	FOR 8 CONDOMINIUMS
1033	22,711	0.52	FOR 8 CONDOMINIUMS
1034	61,904	1.42	FOR 18 CONDOMINIUMS
1035	22,915	0.53	FOR 8 CONDOMINIUMS
1036	23,377	0.54	FOR 8 CONDOMINIUMS
1037	32,484	0.75	FOR 13 CONDOMINIUMS
1079	69,655	1.60	FOR 30 CONDOMINIUMS
1080	57,238	1.31	FOR 24 CONDOMINIUMS
1081	42,057	0.97	FOR 18 CONDOMINIUMS
1082	43,642	1.00	FOR 20 CONDOMINIUMS
1091	46,517	1.10	FOR 16 CONDOMINIUMS
1092	25,348	0.58	FOR 8 CONDOMINIUMS
1093	41,284	0.95	FOR 14 CONDOMINIUMS
1094	38,307	0.88	FOR 16 CONDOMINIUMS
1095	39,668	0.91	FOR 18 CONDOMINIUMS
1096	83,195	1.91	FOR 35 CONDOMINIUMS
1097	62,725	1.44	FOR 22 CONDOMINIUMS
P12	86,984	2.00	PARK
P13a	95,115	2.18	PARK
P13b	30,011	0.69	PARK
NN	2,604	0.06	HOA LOT
OO	1,365	0.03	HOA LOT
PP	33,160	0.76	HOA LOT
QQ	4,261	0.10	HOA LOT
RR	1,050	0.02	HOA LOT
SS	1,048	0.02	HOA LOT
TT	1,291	0.03	HOA LOT
UU	1,050	0.02	HOA LOT
VV	10,350	0.24	HOA LOT





ENGINEER OF WORK

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

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

REGISTERED PROFESSIONAL ENGINEER ERIC K. ARMSTRONG No. RCE 36083 EXP. 6-30-20 CIVIL STATE OF CALIFORNIA

SHEET 12 OF 14

NO.	DATE	REVISION

FUSCOE ENGINEERING
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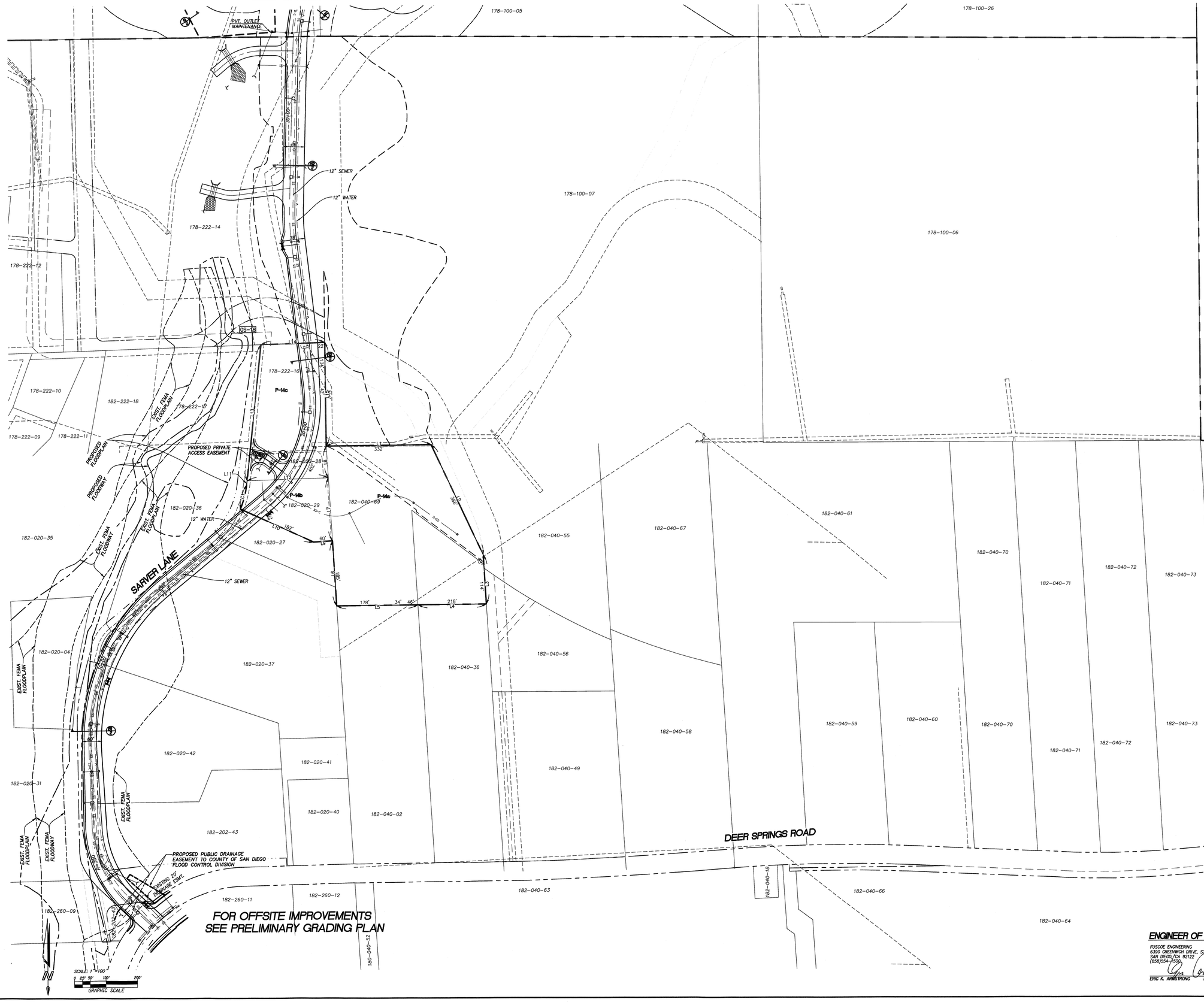
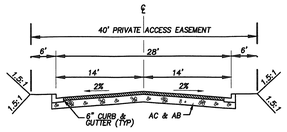
N:\PROJECTS\2490 NEWLAND COMMUNITIES\002-02 NEWLAND SIERRA\DWG\VTM\VTM 12.DWG, 05-07-18 13:44:49AM, Plotted by: bartlett

COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2
TENTATIVE MAP
NEWLAND SIERRA





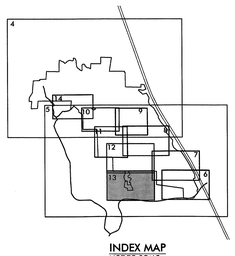
A/13 PROPOSED PRIVATE STREET SECTION FOR :
PRIVATE STREET 'P-1'
NO SCALE

PARCEL TABLE

LINE #/CURVE #	RADIUS (FT)	LENGTH (FT)	BEARING/Δ
C1	300.00	81.34	15°32'04"
L1		331.92	N89°19'38"E
L2		385.74	S25°15'47"E
L3		126.63	S03°30'54"E
L4		217.94	S89°23'34"W
L5		256.97	S89°23'34"W
L6		206.30	N03°30'54"W
L7		200.29	N03°32'32"W
L8		100.73	N03°32'32"W
L9		59.86	S86°36'01"W
L10		254.81	N65°39'01"W
L11		11.09	N06°45'44"E
L12		258.12	N88°01'33"E
L13		433.57	N05°58'49"E
L14		202.76	N88°01'33"E
L15		328.79	S00°40'09"E

NET LOT AREAS

LOT	SQUARE FEET	ACRES	COMMENTS
P14a	258,529	5.94	PARK
P14b	10,795	0.25	PARK
P14c	52,419	1.20	PARK



INDEX MAP
NOT TO SCALE

ENGINEER OF WORK

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

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

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SHEET 13 OF 14

NO.	DATE	REVISION

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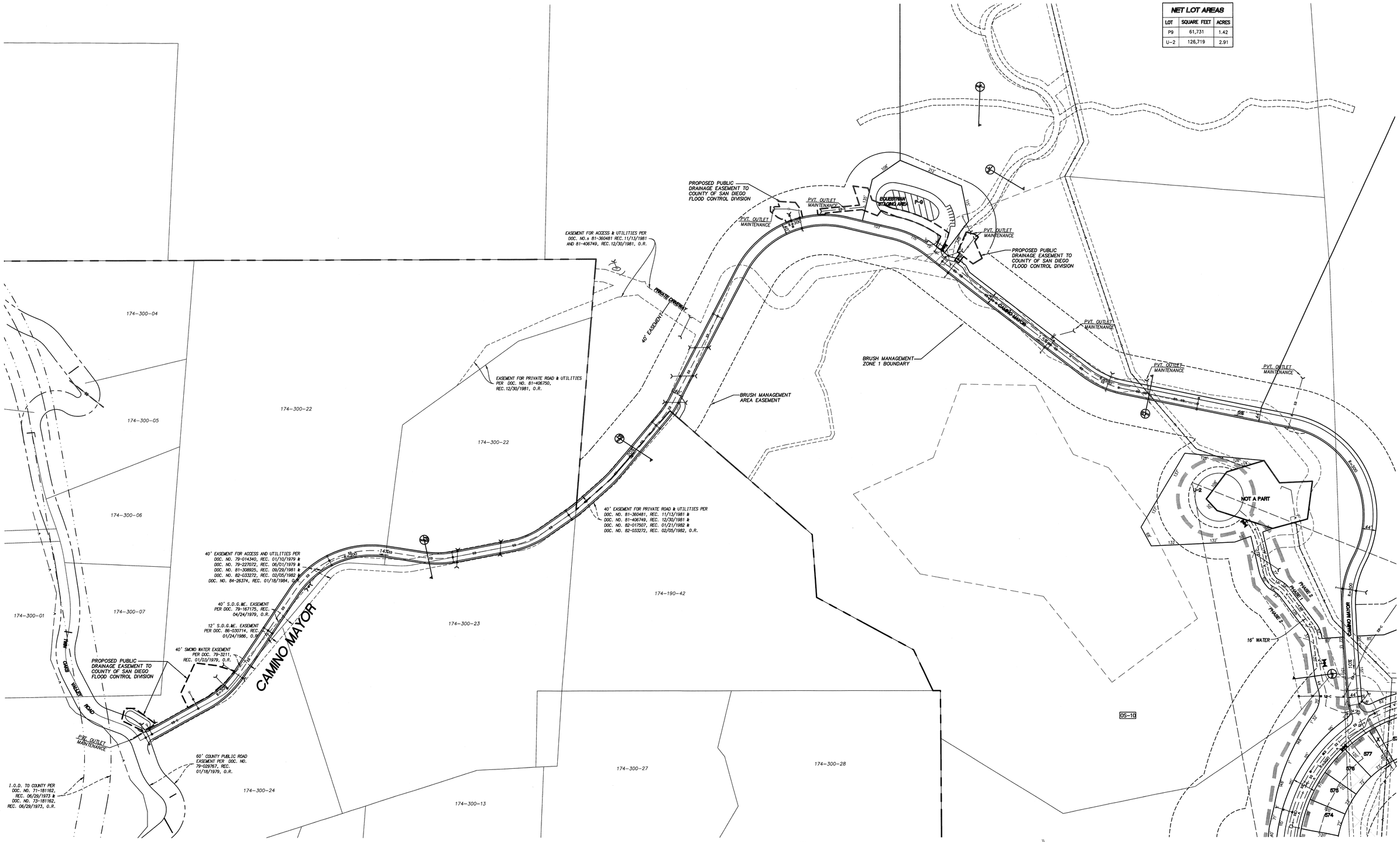
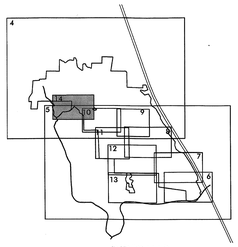
Plotted by: spalmer

COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2
TENTATIVE MAP
NEWLAND SIERRA

NET LOT AREAS		
LOT	SQUARE FEET	ACRES
P9	61,731	1.42
U-2	126,719	2.91





INDEX MAP
NOT TO SCALE

SCALE: 1"=100'
0 25' 50' 100' 200'
GRAPHIC SCALE

ENGINEER OF WORK

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

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

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SHEET 14 OF 14

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