

COUNTY OF SAN DIEGO TRACT TM 5597 RPL²

PRELIMINARY GRADING PLAN

NEWLAND SIERRA

NOTE: DESIGN LEVEL, HYDROLOGY AND HYDRAULICS, PIPE SIZES AND LOCATIONS ARE TO BE DETERMINED UPON SUBMITTAL AND APPROVAL OF THE IMPROVEMENT PLANS.

LEGEND

Table with columns: ITEMS, STD. DWGS., SYMBOL. Lists symbols for water, sewer, storm drain, fire hydrant, retaining wall, etc.

WATER AND SEWER

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

SCHOOL DISTRICTS

SAN MARCOS ELEMENTARY 1331 E. GRAND AVENUE ESCONDIDO, CA 92027 (760)432-2400

FIRE DISTRICTS

DEER SPRINGS FIRE PROTECTION DISTRICT 8700 JULES ST DRIVE ESCONDIDO, CA 92029 (760)749-8001

TOPOGRAPHY

AERIAL TOPOGRAPHY BY: PHOTO SCIENTIFIC CORPORATION 8316 CLAYMONT MESA BLVD., STE. 107 SAN DIEGO, CA 92111 (858)277-1010

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 CONSTRUCTION OF PUBLIC SEWER, WATER AND STORM DRAIN SYSTEMS, AND PUBLIC ROADS AS INDICATED ON THESE PLANS.

APPLICANT

NEWLAND SIERRA, LLC 4790 EASTGATE WALL, SUITE 100 SAN DIEGO, CALIFORNIA 92121 (858) 875-8219

ENGINEER

FUSCO ENGINEERING SAN DIEGO, INC. 6390 GREENWICH DRIVE, STE. 170 SAN DIEGO, CA 92122 (658)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 1300 OF THE STATE OF CALIFORNIA CIVIL CODES. THE MAXIMUM NUMBER OF CONDOMINIUM UNITS PROPOSED IS 995.

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

Table with columns: LOT TYPE, NUMBER. Includes Commercial, Multi-Family Residential, School, Utility, Park, Open Space, HOA Lots, Private Street Lot.

ASSESSOR'S PARCEL NUMBERS:

Table with columns: PARCEL NUMBER, GENERAL PLAN / REGIONAL CATEGORY, COMMUNITY PLAN, TAX RATE.

OWNERS:

Table with columns: OWNER NAME, PARCEL NUMBER. Lists Newland Sierra, LLC for various parcels.

- CARL J. PIZZUTO & SILVIA S. GAIN
• SBM PROPERTIES
• ACCESS EASEMENT ONLY

SHEET INDEX

Table with columns: SHEET NUMBER, TITLE. Lists sheets 1 through 17 and their corresponding titles.

OWNER/DEVELOPER

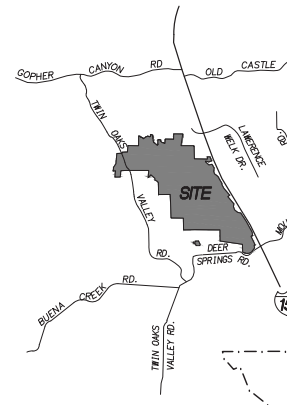
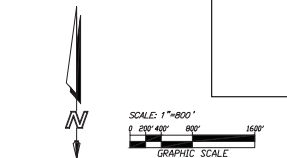
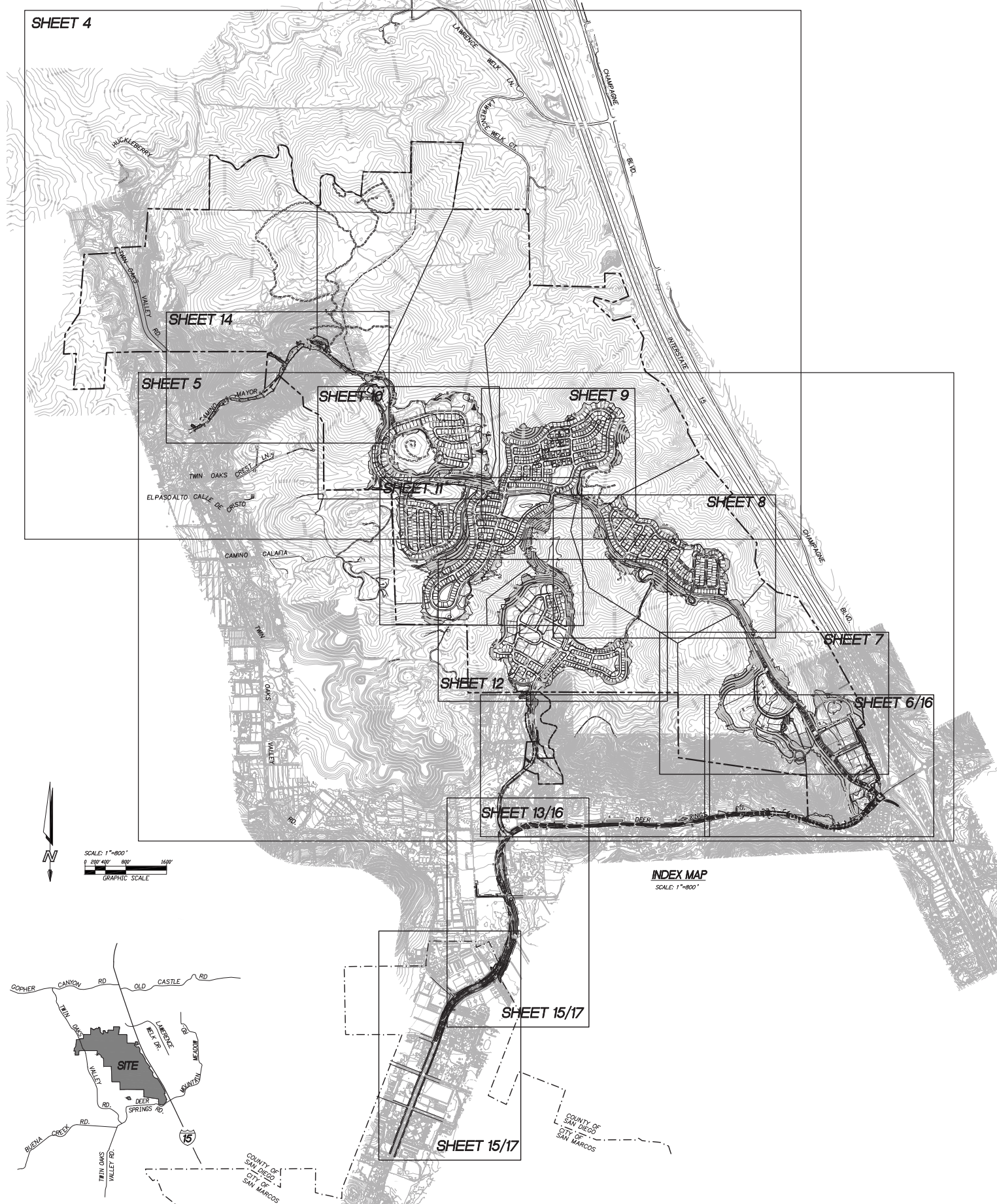
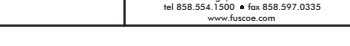
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ENGINEER OF WORK

FUSCO ENGINEERING 6390 GREENWICH DRIVE, STE. 170 SAN DIEGO, CA 92122 (658)554-1500

NEWLAND SIERRA PRELIMINARY GRADING PLAN SHEET 1 OF 17

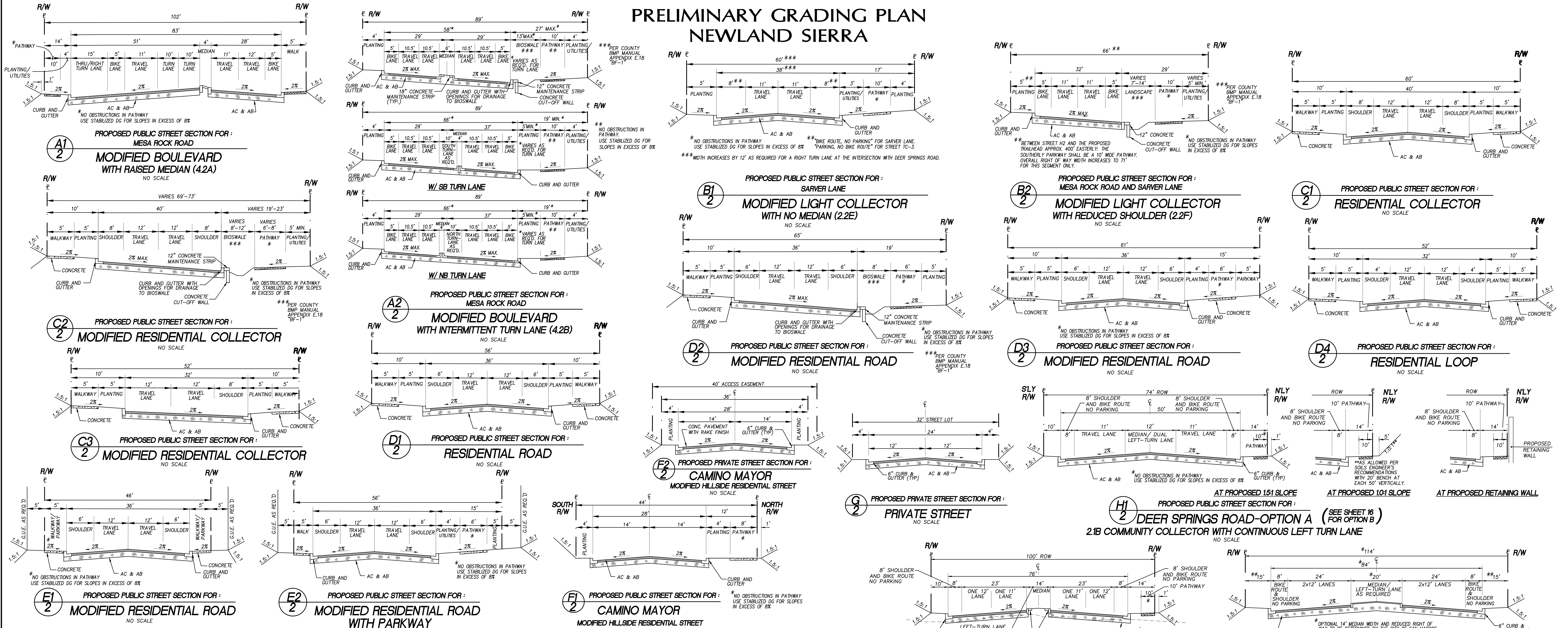
Table with columns: NO., DATE, REVISION.



VICINITY MAP NOT TO SCALE

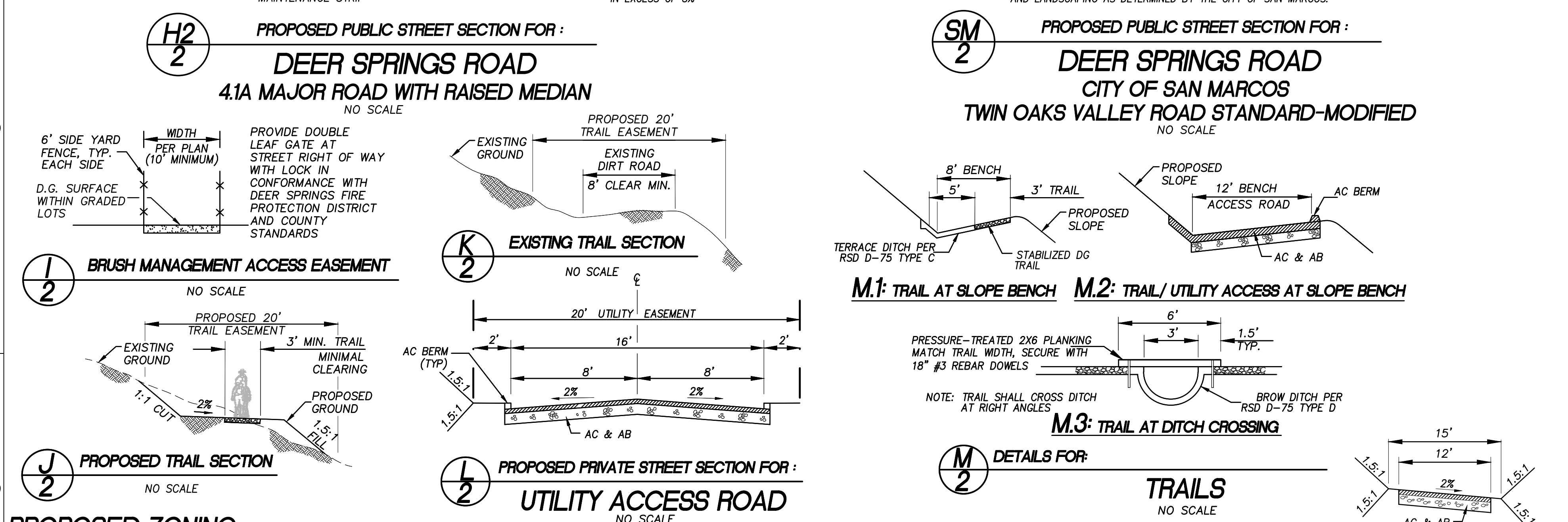
COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2

PRELIMINARY GRADING PLAN
NEWLAND SIERRA



EXISTING ZONING:

<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION 172-091-07 APN 172-220-14-16-18 COMMUNITY PLAN, BONSAILL GENERAL PLAN DESIGNATION, RURAL LANDS (RL-20) REGIONAL CATEGORY, RURAL</p> <table border="1"> <tr><th>ZONE</th><th>RR</th></tr> <tr><td>USE REGULATIONS</td><td>RR</td></tr> <tr><td>ANIMAL REGULATIONS</td><td>M</td></tr> <tr><td>DENSITY</td><td>0.25</td></tr> <tr><td>LOT SIZE</td><td>4.0 AC</td></tr> <tr><td>BUILDING TYPE</td><td>C</td></tr> <tr><td>MAXIMUM FLOOR AREA</td><td>20 AC</td></tr> <tr><td>FLOOR AREA RATIO</td><td>-</td></tr> <tr><td>HEIGHT</td><td>C</td></tr> <tr><td>LOT COVERAGE</td><td>C</td></tr> <tr><td>SETBACK</td><td>C</td></tr> <tr><td>OPEN SPACE</td><td>C</td></tr> <tr><td>SPECIAL AREA REGULATIONS</td><td>B</td></tr> </table>	ZONE	RR	USE REGULATIONS	RR	ANIMAL REGULATIONS	M	DENSITY	0.25	LOT SIZE	4.0 AC	BUILDING TYPE	C	MAXIMUM FLOOR AREA	20 AC	FLOOR AREA RATIO	-	HEIGHT	C	LOT COVERAGE	C	SETBACK	C	OPEN SPACE	C	SPECIAL AREA 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<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION 178-222-16, 182-020-28, APN 182-040-36-69, 182-020-29 COMMUNITY PLAN, NORTH COUNTY METRO GENERAL PLAN DESIGNATION, SEMI-RURAL REGIONAL CATEGORY, SEMI-RURAL</p> <table border="1"> <tr><th>ZONE</th><th>A70</th></tr> <tr><td>USE REGULATIONS</td><td>A70</td></tr> <tr><td>ANIMAL REGULATIONS</td><td>M</td></tr> <tr><td>DENSITY</td><td>0.25</td></tr> <tr><td>LOT SIZE</td><td>4.0 AC</td></tr> <tr><td>BUILDING TYPE</td><td>C</td></tr> <tr><td>MAXIMUM FLOOR AREA</td><td>20 AC</td></tr> <tr><td>FLOOR AREA RATIO</td><td>-</td></tr> <tr><td>HEIGHT</td><td>C</td></tr> <tr><td>LOT COVERAGE</td><td>C</td></tr> <tr><td>SETBACK</td><td>C</td></tr> <tr><td>OPEN SPACE</td><td>C</td></tr> <tr><td>SPECIAL AREA REGULATIONS</td><td>B</td></tr> </table>	ZONE	A70	USE REGULATIONS	A70	ANIMAL REGULATIONS	M	DENSITY	0.25	LOT SIZE	4.0 AC	BUILDING TYPE	C	MAXIMUM FLOOR AREA	20 AC	FLOOR AREA RATIO	-	HEIGHT	C	LOT COVERAGE	C	SETBACK	C	OPEN 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COVERAGE	C	SETBACK	C	OPEN SPACE	C	SPECIAL AREA REGULATIONS	B	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION 186-611-11 APN 186-611-11 COMMUNITY PLAN, NORTH COUNTY METRO OFFICE PROFESSIONAL GENERAL PLAN DESIGNATION, RURAL LANDS (RL-20) REGIONAL CATEGORY, VILLAGE/RURAL</p> <table border="1"> <tr><th>ZONE</th><th>C30/RR</th></tr> <tr><td>USE REGULATIONS</td><td>C30/RR</td></tr> <tr><td>ANIMAL REGULATIONS</td><td>S</td></tr> <tr><td>DENSITY</td><td>0.25</td></tr> <tr><td>LOT SIZE</td><td>6,000/4 AC</td></tr> <tr><td>BUILDING TYPE</td><td>W/C</td></tr> <tr><td>MAXIMUM FLOOR AREA</td><td>W/C</td></tr> <tr><td>FLOOR AREA RATIO</td><td>-</td></tr> <tr><td>HEIGHT</td><td>C</td></tr> <tr><td>LOT COVERAGE</td><td>C</td></tr> <tr><td>SETBACK</td><td>C</td></tr> <tr><td>OPEN SPACE</td><td>C</td></tr> <tr><td>SPECIAL AREA REGULATIONS</td><td>B</td></tr> </table>	ZONE	C30/RR	USE REGULATIONS	C30/RR	ANIMAL REGULATIONS	S	DENSITY	0.25	LOT SIZE	6,000/4 AC	BUILDING 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PROPOSED ZONING:

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STREET LANDSCAPING STANDARDS:

- 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.
- FINAL LANDSCAPE PLACEMENT SHALL BE SUBJECT TO APPROVAL OF "CLEAR" ZONE SPACING AT THE TIME OF IMPROVEMENT PLAN REVIEW.
- 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 92121
(619) 554-1500
ERIC K. ARMSTRONG RCE 36083 DATE

