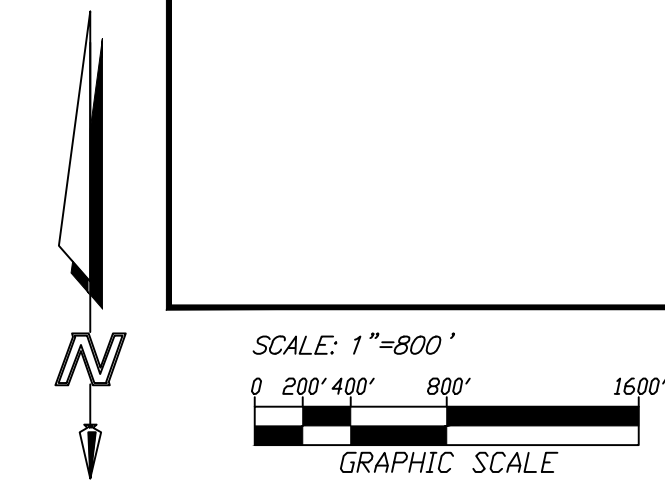
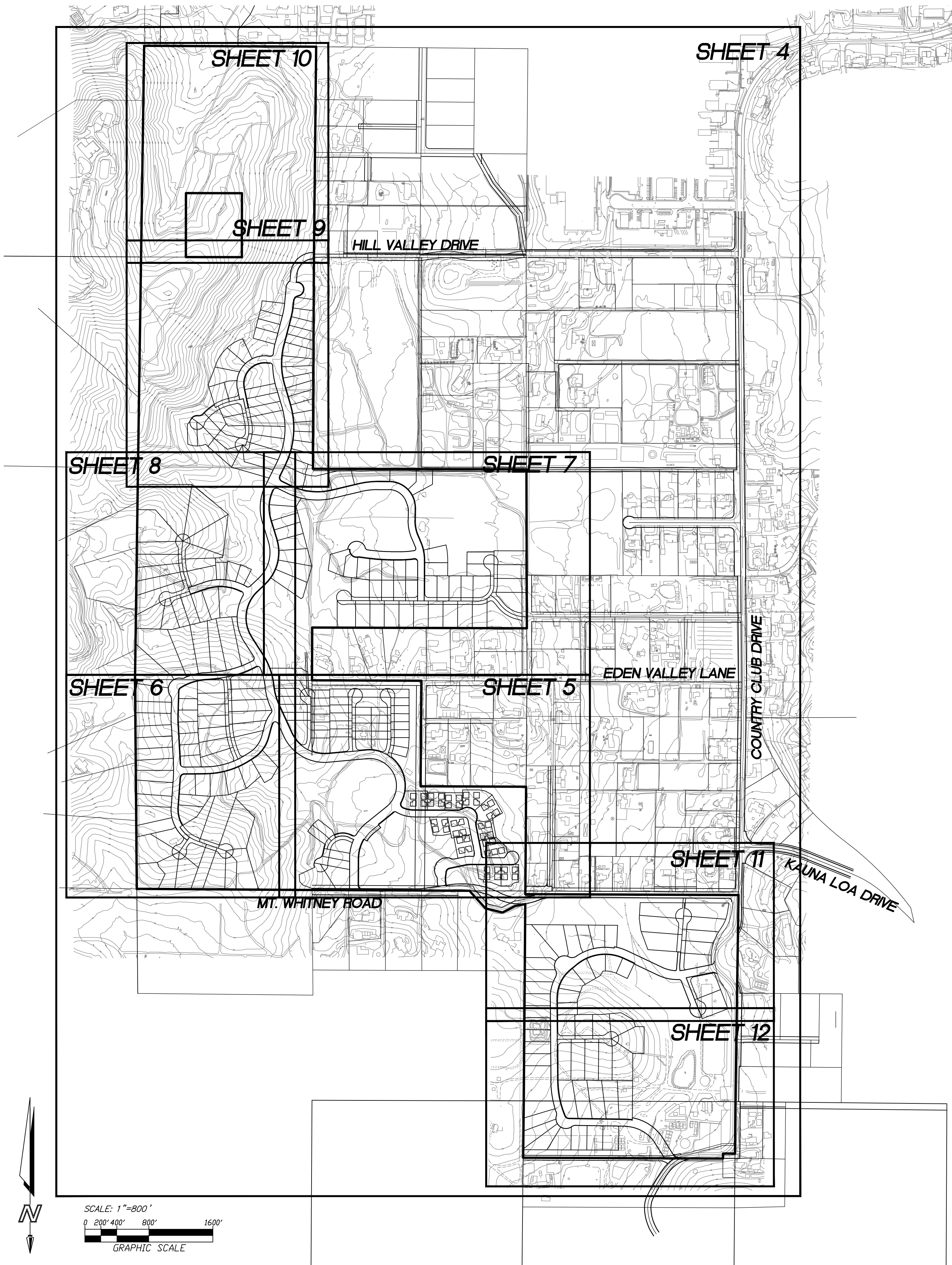


COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO

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



INDEX MAP
SCALE: 1"=800'

TOPOGRAPHY

AERIAL TOPOGRAPHY BY:
SPENCER B. GROSS
5301 LONGLEY LN. #11
RSD #4 95511
(775)826-4240
FLIGHT DATE: 10-08-12

PROPOSED GRADING

CUT: 928,000 CY
FILL: 928,000 CY
ENGINEER'S ESTIMATE ONLY, NOT FOR BID PURPOSES

PROPOSED IMPROVEMENTS

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

OWNER/APPLICANT

THE EDEN HILLS PROJECT OWNER, LLC
2235 ENCINITAS BOULEVARD, SUITE 216
ENCINITAS, CALIFORNIA 92024
(760) 944-7511

ENGINEER

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

OWNER/DEVELOPER

THE EDEN HILLS PROJECT OWNER, LLC
2235 ENCINITAS BOULEVARD, SUITE 216
ENCINITAS, CALIFORNIA 92024
(760) 944-7511

LANE WAITE

LEGAL DESCRIPTION

PORTIONS OF LOTS 1, 3 AND 5 OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SEM IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MAP 3785, AND A PORTION OF LOT 11 OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SEM 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:

STREET LIGHTING SHALL BE DESIGNED TO COMPLY WITH THE DARK SKIES POLICIES OF THE SAN DIEGO COUNTY PLAN. THIS INCLUDES INSTALLING STREET LIGHTING ONLY WHEN NECESSARY FOR PUBLIC SAFETY AT ROAD INTERSECTIONS, AS WELL AS UTILIZING LIGHTS THAT ARE LOW LEVEL, TIMED, DIRECTED DOWNWARD, AND SCREENED TO MINIMIZE THE IMPACTS ON THE DARK SKY AND TO MINIMIZE SPILLOVER ONTO ADJACENT PROPERTIES. 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.

ASSESSOR'S PARCEL NUMBERS:

228-313-13
232-013-01
232-013-02
232-013-03
232-020-55
232-492-01
232-500-18
232-500-19
232-500-20
232-500-21
232-500-22
232-500-23
232-500-24

LAND USE DESIGNATION

SEMI-RURAL RESIDENTIAL (SR-2)
SEMI-RURAL RESIDENTIAL (SR-2)
SEMI-RURAL RESIDENTIAL (SR-1)
SEMI-RURAL RESIDENTIAL (SR-1)
SEMI-RURAL RESIDENTIAL (SR-1)
SEMI-RURAL RESIDENTIAL (SR-2)
SEMI-RURAL RESIDENTIAL (SR-2)
SEMI-RURAL RESIDENTIAL (SR-2)
SEMI-RURAL RESIDENTIAL (SR-2)
SEMI-RURAL RESIDENTIAL (SR-2)
SEMI-RURAL RESIDENTIAL (SR-2)
SEMI-RURAL RESIDENTIAL (SR-2)
SEMI-RURAL RESIDENTIAL (SR-2)
SEMI-RURAL RESIDENTIAL (SR-2)

WATER AND SEWER

WATER:
RINCON DEL DIABLO MUNICIPAL WATER DISTRICT
1820 IRIS LANE
ESCONDIDO, CA 92026
(760)745-5522

SEWER:
ON-SITE SEWER PLANT

SCHOOL DISTRICTS

ESCONDIDO ELEMENTARY
1330 E. GRAND AVENUE
ESCONDIDO, CA 92027
(760)432-2402
HIGH SCHOOL
322 N. MIDWAY DRIVE
ESCONDIDO, CA 92027
(760)431-3202

FIRE DISTRICT

CITY OF SAN MARCOS FIRE PROTECTION DISTRICT
1 CIVIC CENTER DRIVE
SAN DIEGO, CA 92069
(619) 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 FOR PROPOSED PLANNING AREAS.

GROSS/NET AREA

238.8 ACRES

NUMBER OF LOTS

SINGLE FAMILY RESIDENTIAL 277
DETACHED CONDOMINIUM 12
OPEN SPACE 20
TOTAL 309

COMMUNITY PLAN

SAN DIEGO
SAN DIEGO
SAN DIEGO
SAN DIEGO
SAN DIEGO
SAN DIEGO
SAN DIEGO
SAN DIEGO
SAN DIEGO
SAN DIEGO
SAN DIEGO
SAN DIEGO
SAN DIEGO
SAN DIEGO

TAX RATE

76011
74035
74035
74035
74094
74094
74035
74094
74094
74035
74035
74035
74035
74228

LEGEND

ITEMS	STAD. DWGS.	SYMBOL
WATER		—W—
FIRE HYDRANT	(W-01)	—SS—
SEWER		—SS—
SEWER MANHOLE	(SM - 02)	○
SEWER LIFT STATION		L
STORM DRAIN	(D - 60)	—SD—
RETAINING WALL	(C-1)	—
SOUND BARRIER WALL		—
EXISTING CONTOUR		—
PROPOSED CONTOUR		—
BROW DITCH	(D-75)	—
CURB INLET	(D - 02)	—
STORM DRAIN CLEANOUT	(D - 09)	—
RIP RAP ENERGY DISSIPATER	(D - 40)	—
HEADWALL	(D - 34, D - 35)	—
DETENTION BASIN RAISER		—
TRACT BOUNDARY		—
EASEMENT		—
100 YEAR LINE OF INUNDATION		—
OPEN SPACE EASEMENT		—
OPEN SPACE LOT		—
RESIDENTIAL LOT		—
PAD ELEVATION		—
LOT SIZE		—
LOT LINE		—
UNIT / NEIGHBORHOOD BOUNDARY		—
BRUSH MANAGEMENT EASEMENT		—
PROPOSED ESMT GLE		—
4" MEDGE CURB TYPE E AND R.O.W.	(G-5)	—
GRADING LIMIT		—
CUT/FILL SLOPE 2:1 OR AS NOTED		—
PUBLIC TRAIL WITH 12' EASEMENT		—
EXISTING PUBLIC TRAIL		—
PRIVATE TRAIL		—
BIOLOGICAL OPEN SPACE EASEMENT		—
LIMITED BUILDING ZONE		—
R.P.O. SETBACK		—
AGRICULTURAL PRESERVE		—
STEEP SLOPE EASEMENT		—
FUEL MANAGEMENT ZONE 1		—
FUEL MANAGEMENT ZONE 2		—
6" WIDE BENCH FOR DRAINAGE		—
FORCED MAIN		—
5' DECOMPOSED GRANITE TRAIL		—

NOTE:
SAN DIEGO REGIONAL STANDARD DRAWINGS (2012) APPLY FOR THIS PROJECT

MINIMUM PROPOSED LOT SIZE: 5,000 s.f.

TOTAL NUMBER OF DWELLING UNITS: 326

GRADING PLAN NOTE:

THIS TENTATIVE MAP IS ALSO A PRELIMINARY GRADING PLAN PROVIDED TO ALLOW FOR THE FULL AND ADEQUATE DISCRETIONARY REVIEW OF THE PROPOSED DEVELOPMENT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSION BEFORE COMMENCING SUCH ACTIVITY.

DESIGN STANDARDS:

1. STANDARDS FOR PR 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 VALIANO 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.

CONSTRUCTION NOISE NOTES:

1. IF RIPPING, DRILLING, OR EXCAVATION IS REQUIRED WITHIN 180 FEET OF A RESIDENTIALLY OCCUPIED OFF-SITE OR ON-SITE PROPERTY LINE, A 12-FOOT HIGH BARRIER SHALL BE ERECTED ALONG A LENGTH OF THE PROPERTY LINE. THIS BARRIER SHALL BE OF SUFFICIENT LENGTH TO BLOCK THE LINE OF SIGHT BETWEEN THE OCCUPIED PROPERTY AND ANY RIPPING OPERATIONS WITHIN 180 FEET OF THE PROPERTY. ADDITIONALLY, THE BARRIERS SHALL EXTEND AT LEAST 10 FEET BEYOND THE HORIZONTAL LINE OF SIGHT IN EACH DIRECTION. REFER TO THE NOISE STUDY AND CIR FOR TEMPORARY CONSTRUCTION NOISE MITIGATION MEASURES.

2. IF A BREAKER IS REQUIRED ON-SITE DURING CONSTRUCTION, THEN IT SHALL NOT BE USED WITHIN 300 FEET OF PROPERTY LINES OF OCCUPIED RESIDENCES.

SAN DIEGO GAS AND ELECTRIC NOTE

1. OPEN SPACE EASEMENTS GRANTED ON THIS MAP OR AS A REQUIREMENT OF THIS MAP ARE GRANTED SUBJECT TO THE PRIOR EASEMENT RIGHTS OF SDG&E INCLUDING BUT NOT LIMITED TO ACCESS BY PRACTICAL ROUTE OR ROUTES TO SDG&E PRESENT AND FUTURE FACILITIES.
2. ALL FENCING IN THE SDG&E EASEMENT TO BE REVIEWED AND APPROVED BY SDG&E INCLUDING TRAIL FENCING IF ANY.
3. PUBLIC TRAILS WITHIN SDG&E EASEMENTS ARE SUBJECT TO SDG&E AND COUNTY OF SAN DIEGO TRAILS AGREEMENT ENTITLED "CONSENT TO USE OF LAND" APPROVED BY THE COUNTY ON OCTOBER 27, 2004.
4. PRIOR TO ISSUANCE OF A PERMIT FOR ANY GRADING OR CONSTRUCTION ON THE LOTS ON THE MAP, PLANS SHALL BE SUBMITTED TO SDG&E LAND MANAGEMENT DEPARTMENT FOR REVIEW AND ISSUANCE OF A "LETTER OF PERMISSION TO GRADE CONSTRUCT IMPROVEMENTS".

PRELIMINARY GRADING PLAN

SHEET 1 OF 13

NO. DATE REVISION

1. 12-31-15 CIVIL

2. 12-31-15 CIVIL

3. 12-31-15 CIVIL

4. 12-31-15 CIVIL

5. 12-31-15 CIVIL

6. 12-31-15 CIVIL

7. 12-31-15 CIVIL

8. 12-31-15 CIVIL

9. 12-31-15 CIVIL

10. 12-31-15 CIVIL

ENGINEER OF WORK

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



KENNETH T. KOZLUK RCE 71883 DATE



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

San Diego Gas & Electric Company

Reviewed By: Jeff Sykes Date

Lead Land Manager
*Valid for 18 months from date of signature

*This signature approves the preliminary grading plan only and prior to the issuance of a permit for any grading or construction on the lots on this map, plans shall be submitted to SDG&E Land Management department for review and issuance of a "Letter of Permission To Grade and Construct Improvements"

A 2 RESIDENTIAL ROADWAY NO SIDEWALK
PRIVATE STREET NOT TO SCALE
STREETS 1A,D,E,F
STREETS 2C,D
STREETS 3G, 3E
PORTION OF STREET 2A,4A,4C

B 2 RESIDENTIAL ROADWAY SIDEWALK ONE SIDE
PRIVATE STREET NOT TO SCALE
STREETS 1B, 1C
STREET 2B
STREET 3B
PORTION OF STREET 2A,4A, 4C, & 5A

C 2 TRAILSIDE ROADWAY
PRIVATE STREET NOT TO SCALE
STREET A

D 2 TRAIL ROADWAY
PRIVATE STREET NOT TO SCALE
STREET 3A
STREET 3D
STREET 5D
PORTION OF STREET 1C,5A

E 2 TRAIL + WALK ROADWAY
PRIVATE STREET NOT TO SCALE
STREET 5A (PORTION)

F 2 EMERGENCY ACCESS ROAD
PRIVATE STREET NOT TO SCALE
ACCESS TO MOUNT WHITNEY ROAD

G 2 EMERGENCY ACCESS ROAD TO HILL VALLEY DRIVE
PRIVATE STREET NOT TO SCALE

H 2 COUNTRY CLUB DRIVE AT NEIGHBORHOOD 5
EX. IMPROVEMENTS PER CG-4779
PUBLIC STREET NOT TO SCALE

I 2 EDEN VALLEY LANE
PRIVATE STREET NOT TO SCALE

J 2 MT WHITNEY ROAD
PRIVATE STREET NOT TO SCALE

K 2 HILL VALLEY DRIVE EMERGENCY ACCESS
PRIVATE STREET NOT TO SCALE

L 2 SECTION L
HORIZONTAL:VERTICAL EXAGGERATION=1:5

M 2 SECTION M
HORIZONTAL:VERTICAL EXAGGERATION=1:5

N 2 COUNTRY CLUB DRIVE AT EDEN VALLEY LANE TRAIL OPTION A*
PUBLIC ROAD NOT TO SCALE
*PATHWAY AND BIORETENTION BASIN CONFIGURATION TO BE REFINED DURING FINAL ENGINEERING BASED ON DESIGN LEVEL SURVEY AND CURRENT STORMWATER STANDARDS.

O 2 COUNTRY CLUB DRIVE AT EDEN VALLEY LANE TRAIL OPTION B*
PUBLIC ROAD NOT TO SCALE
*PATHWAY AND BIORETENTION BASIN CONFIGURATION TO BE REFINED DURING FINAL ENGINEERING BASED ON DESIGN LEVEL SURVEY AND CURRENT STORMWATER STANDARDS.

P 2 SECTION P-SDG&E ACCESS ROAD
HORIZONTAL:VERTICAL EXAGGERATION=1:1

Q 2 HILL VALLEY DRIVE EMERGENCY ACCESS
PRIVATE STREET NOT TO SCALE

R 2 SECTION R
HORIZONTAL:VERTICAL EXAGGERATION=1:5

S 2 HILL VALLEY DRIVE EMERGENCY ACCESS
PRIVATE STREET NOT TO SCALE

T 2 COUNTRY CLUB DRIVE AT COMMUNITY PARK
EX. IMPROVEMENTS PER CG-4779
PUBLIC STREET NOT TO SCALE

U 2 RESIDENTIAL ROADWAY W/ COMBINATION TRAIL
PRIVATE STREET NOT TO SCALE
STREET 5B

V 2 SECTION V
HORIZONTAL:VERTICAL EXAGGERATION=1:5

COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION APN <u>232-492-01-00</u> COMMUNITY PLAN <u>SAN DIEGUITO</u> LAND USE DESIGNATION <u>SR-2</u>	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION APN <u>232-013-02_03 & 232-020-55-00</u> COMMUNITY PLAN <u>SAN DIEGUITO</u> LAND USE DESIGNATION <u>SR-1</u>	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION APN <u>232-013-01-00, 228-313-13</u> COMMUNITY PLAN <u>THRU -24-00</u> LAND USE DESIGNATION <u>SR-2</u>
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COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION
NEIGHBORHOOD: <u>1</u>	NEIGHBORHOOD: <u>2</u>	NEIGHBORHOOD: <u>3</u>	NEIGHBORHOOD: <u>4</u>	NEIGHBORHOOD: <u>5</u>
COMMUNITY PLAN: <u>SAN DIEGO</u>	COMMUNITY PLAN: <u>SAN DIEGO</u>	COMMUNITY PLAN: <u>SAN DIEGO</u>	COMMUNITY PLAN: <u>SAN DIEGO</u>	COMMUNITY PLAN: <u>SAN DIEGO</u>
LAND USE DESIGNATION: <u>SR-5</u>	LAND USE DESIGNATION: <u>SR-5</u>	LAND USE DESIGNATION: <u>SR-5</u>	LAND USE DESIGNATION: <u>SR-5</u>	LAND USE DESIGNATION: <u>SR-5</u>

COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION
USE REGULATIONS: <u>SBB</u>	USE REGULATIONS: <u>SBB</u>	USE REGULATIONS: <u>SBB</u>	USE REGULATIONS: <u>SBB</u>	USE REGULATIONS: <u>SBB</u>
ANIMAL REGULATIONS: <u>S</u>	ANIMAL REGULATIONS: <u>S</u>	ANIMAL REGULATIONS: <u>L</u>	ANIMAL REGULATIONS: <u>L</u>	ANIMAL REGULATIONS: <u>L</u>
DENSITY: <u>5,000</u>	DENSITY: <u>8,000</u>	DENSITY: <u>7,000</u>	DENSITY: <u>7,000</u>	DENSITY: <u>6,000</u>
LOT SIZE: <u>C</u>	LOT SIZE: <u>C</u>	LOT SIZE: <u>C</u>	LOT SIZE: <u>C</u>	LOT SIZE: <u>C</u>
BUILDING TYPE: <u>C</u>	BUILDING TYPE: <u>C</u>	BUILDING TYPE: <u>C</u>	BUILDING TYPE: <u>C</u>	BUILDING TYPE: <u>C</u>
MAXIMUM FLOOR AREA: <u>C</u>	MAXIMUM FLOOR AREA: <u>C</u>	MAXIMUM FLOOR AREA: <u>C</u>	MAXIMUM FLOOR AREA: <u>C</u>	MAXIMUM FLOOR AREA: <u>C</u>
FLOOR AREA RATIO: <u>C</u>	FLOOR AREA RATIO: <u>C</u>	FLOOR AREA RATIO: <u>C</u>	FLOOR AREA RATIO: <u>C</u>	FLOOR AREA RATIO: <u>C</u>
HEIGHT: <u>C</u>	HEIGHT: <u>C</u>	HEIGHT: <u>C</u>	HEIGHT: <u>C</u>	HEIGHT: <u>C</u>
LOT COVERAGE: <u>V</u>	LOT COVERAGE: <u>V</u>	LOT COVERAGE: <u>V</u>	LOT COVERAGE: <u>V</u>	LOT COVERAGE: <u>V</u>
SETBACK: <u>V</u>	SETBACK: <u>V</u>	SETBACK: <u>V</u>	SETBACK: <u>V</u>	SETBACK: <u>V</u>
OPEN SPACE: <u>-</u>	OPEN SPACE: <u>-</u>	OPEN SPACE: <u>-</u>	OPEN SPACE: <u>-</u>	OPEN SPACE: <u>-</u>
SPECIAL AREA REGULATIONS: <u>D</u>	SPECIAL AREA REGULATIONS: <u>D</u>	SPECIAL AREA REGULATIONS: <u>D</u>	SPECIAL AREA REGULATIONS: <u>C/D</u>	SPECIAL AREA REGULATIONS: <u>C/D</u>

**San Diego Gas & Electric
Company**

Reviewed By: _____ Date _____

Jeff Sykes
Lead Land Manager

*Valid for 18 months from date of signature

*This signature approves the proposed grading plan only and prior to the issuance of a permit for any grading or construction on the lots on this map, plans shall be submitted to SDG&E Land Management Department for review and issuance of a "Letter of Permission To Grade and Construct Improvements"

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.

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

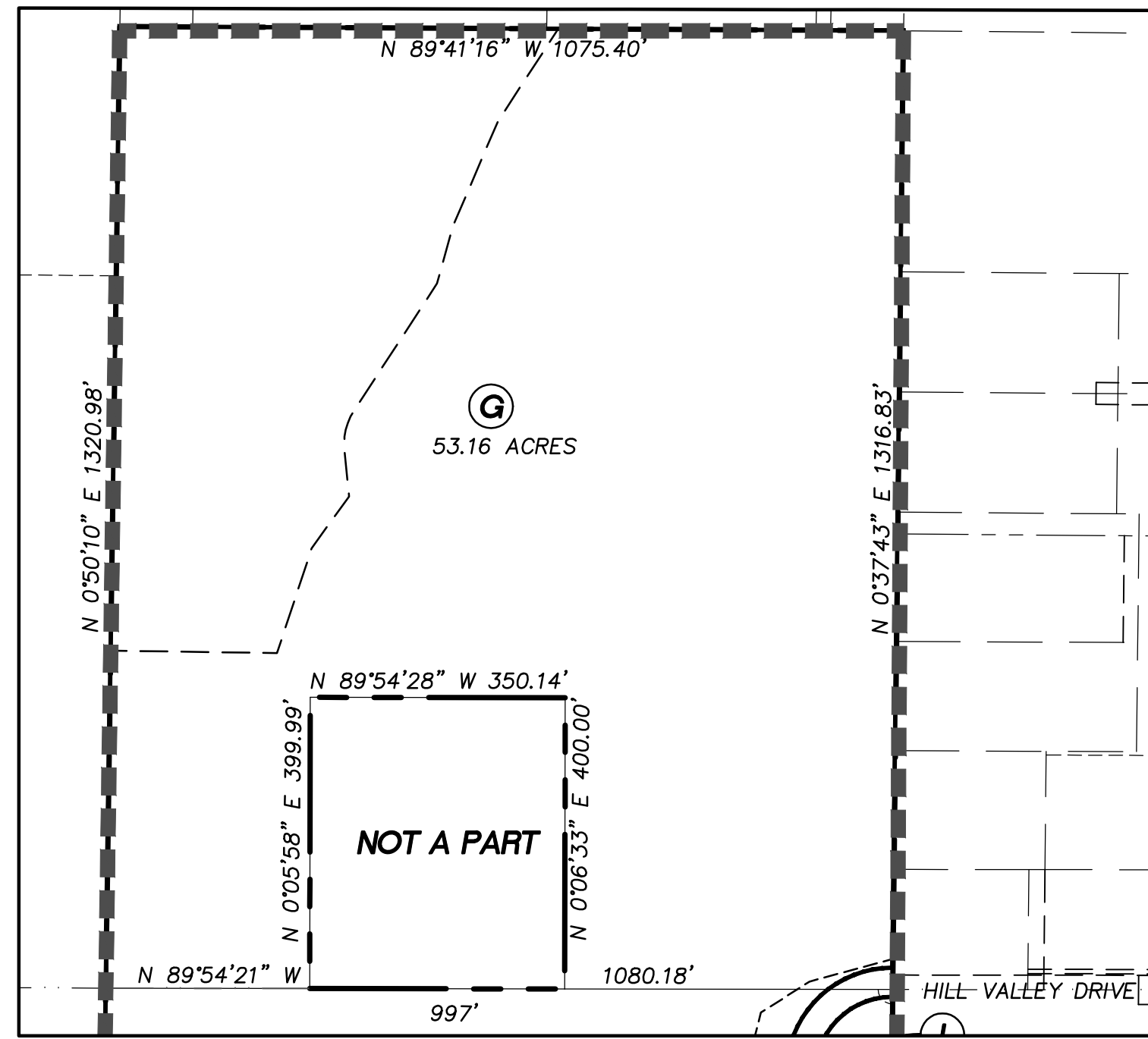
SHEET 2 OF 13		
NO.	DATE	REVISION



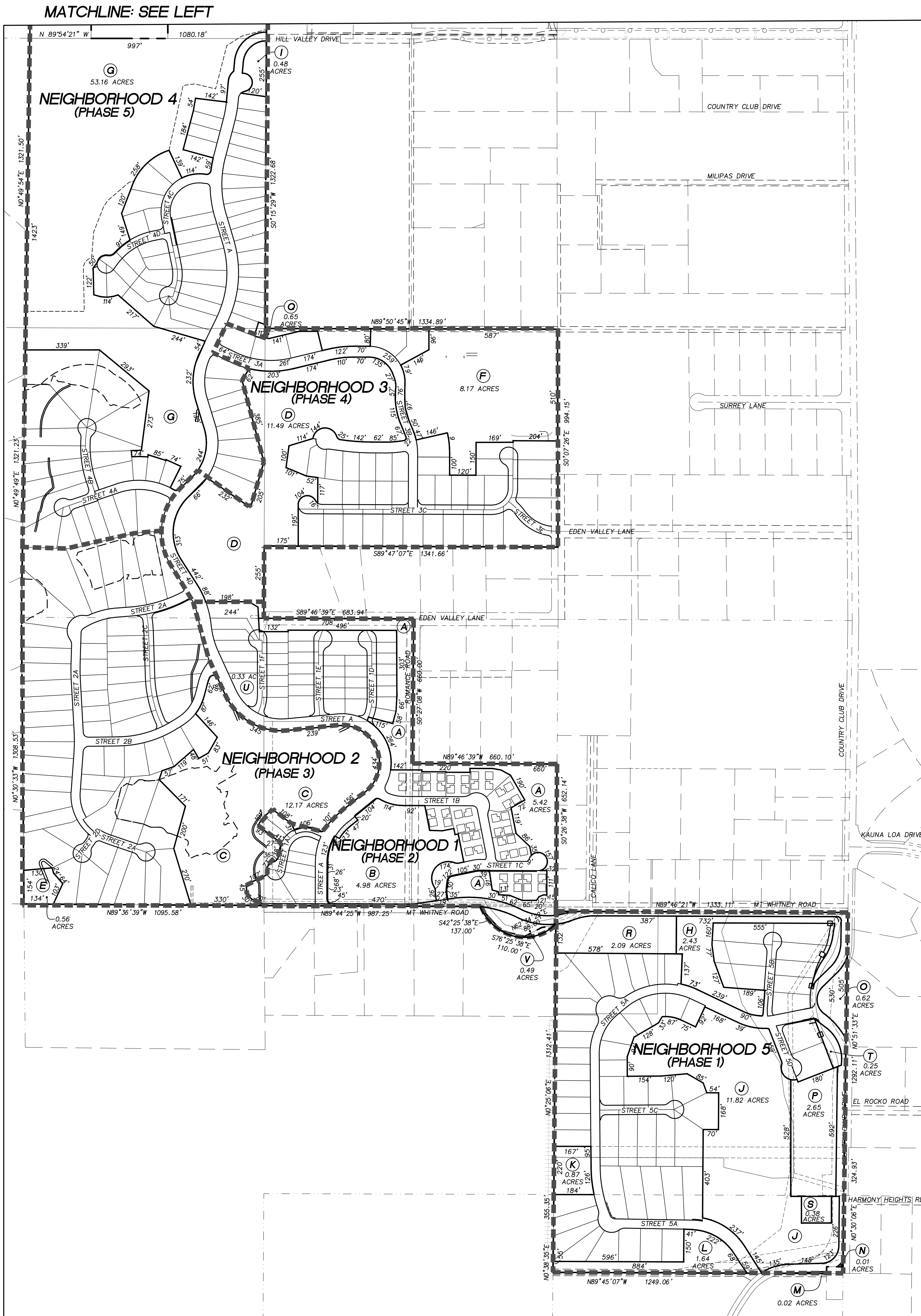
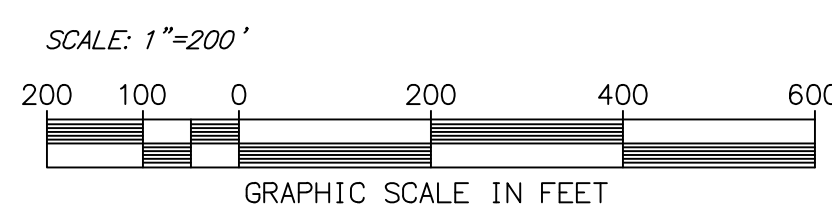
FUSCOE
ENGINEERING

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

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO



MATCHLINE: SEE RIGHT



NEIGHBORHOOD 1		
LOT #	AREA (a)	
1	12,540	
2	14,990	
3	14,150	
4	15,420	
5	12,850	
6	18,110	
7	12,790	
8	16,700	
9	16,560	
10	12,120	
11	12,430	
12	18,520	
13	22,050	
14	17,480	
15	10,750	
16	8,370	
17	12,350	
18	7,280	
19	7,490	
20	6,770	
21	5,630	
22	5,730	
23	5,720	
24	5,700	
25	5,670	
26	6,290	
27	6,060	
28	11,210	
29	15,270	
30	6,010	
31	6,140	
32	6,090	
33	6,140	
34	9,410	
35	5,870	
36	6,000	
37	5,960	
38	6,010	
39	8,490	
40	7,370	
41	6,910	
42	6,950	
43	6,950	
44	6,900	
45	6,950	
46	6,960	
47	6,430	
48	5,920	
49	6,010	
50	5,900	
51	5,960	
52	5,910	
53	11,920	
54	19,490	
55	10,320	
56	8,520	
57	10,520	
58	9,460	
59	8,320	

NEIGHBORHOOD 2		
LOT #	AREA (a)	
60	17,670	
61	13,620	
62	15,360	
63	14,940	
64	12,850	
65	12,780	
66	12,120	
67	12,820	
68	21,830	
69	41,990	
70	43,380	
71	28,090	
72	14,720	
73	24,710	
74	19,830	
75	17,160	
76	21,990	
77	20,110	
78	32,990	
79	16,440	
80	16,720	
81	20,930	
82	16,090	
83	19,510	
84	16,180	
85	16,330	
86	16,320	
87	16,090	
88	16,150	
89	32,190	
90	16,000	
91	21,950	
92	32,190	
93	34,260	
94	33,880	
95	29,920	
96	24,900	
97	31,800	
98	10,870	
99	8,730	
100	8,990	
101	8,840	
102	8,620	
103	8,810	
104	9,240	
105	16,620	
106	13,480	
107	13,650	
108	14,340	
109	15,320	
110	16,370	
111	17,670	
112	24,150	
113	16,740	
114	18,220	
115	17,790	
116	16,000	
117	20,150	

NEIGHBORHOOD 3		
LOT #	AREA (a)	
118	15,320	
119	16,980	
120	15,250	
121	16,280	
122	15,090	
123	13,500	
124	10,620	
125	10,640	
126	10,040	
127	9,670	
128	9,650	
129	9,870	
130	9,680	
131	9,680	
132	9,680	
133	9,840	
134	15,380	
135	19,460	
136	15,170	
137	15,170	
138	15,510	
139	15,030	
140	15,510	
141	15,510	
142	15,510	
143	15,510	
144	15,790	
145	30,830	
146	24,170	
147	17,910	
148	17,740	
149	17,690	
150	17,780	
151	12,670	
152	18,540	
153	11,820	
154	11,810	
155	11,810	
156	12,590	
157	12,030	
158	13,900	

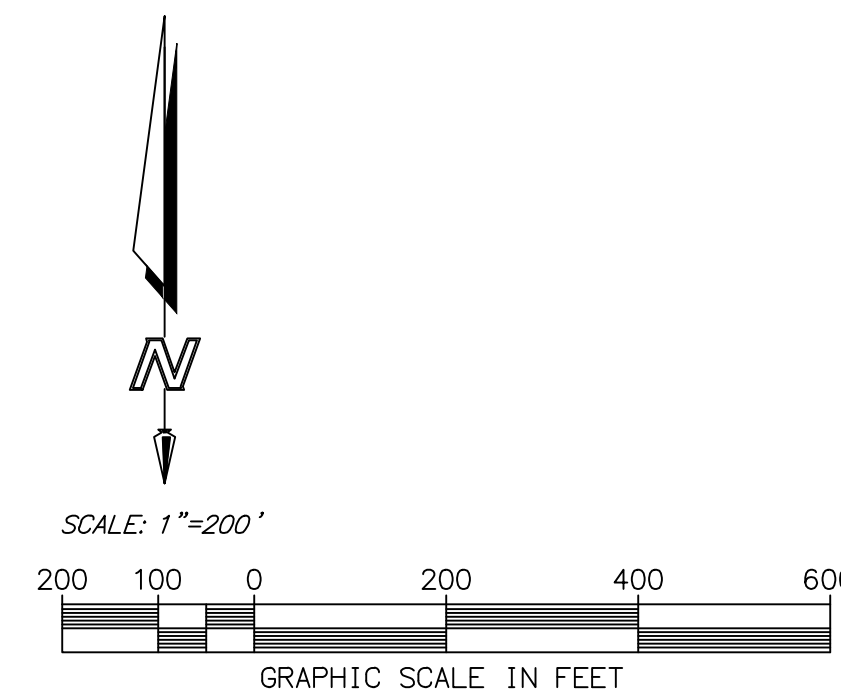
NEIGHBORHOOD 4		
LOT #	AREA (a)	
159	9,700	
160	8,020	
161	8,010	
162	10,030	
163	12,040	
164	16,000	
165	14,070	
166	9,040	
167	12,000	
168	9,250	
169	9,730	
170	11,140	
171	10,670	
172	13,710	
173	9,410	
174	11,320	
175	12,450	
176	15,460	
177	16,190	
178	15,210	
179	12,000	
180	15,030	
181	14,480	
182	17,410	
183	12,950	
184	11,870	
185	11,430	
186	24,400	
187	8,920	
188	8,570	
189	8,540	
190	9,160	
191	9,940	
192	13,870	
193	11,200	
194	11,120	
195	10,620	
196	2,580	
197	8,760	
198	8,730	
199	7,870	
200	7,530	
201	7,670	
202	8,330	
203	9,540	
204	8,440	
205	15,080	
206	12,310	
207	10,410	
208	12,260	
209	13,860	
210	16,360	
211	17,830	
212	19,200	
213	7,070	
214	8,290	
215	7,000	
216	18,180	
217	13,230	
218	16,300	
219	33,540	
220	45,440	
221	71,670	
222	40,380	
223	22,250	
224	19,320	
225	20,140	
226	21,800	
227	30,290	
228	22,130	
229	13,950	
230	13,150	
231	13,410	
232	13,900	
233	15,960	
234	23,910	

NEIGHBORHOOD 5		
LOT #	AREA (a)	
235	10,770	
236	12,390	
237	12,570	
238	15,930	
239	26,050	
240	26,930	
241	13,870	
242	14,510	
243	12,720	
244	12,050	
245	12,170	
246	12,260	
247	12,340	
248	12,430	
249	12,570	
250	15,000	
251	15,000	
252	15,010	
253	15,010	
254	15,010	
255	15,000	
256	15,000	
257	15,010	
258	21,950	
259	21,800	
260	21,800	
261	21,780	
262	22,340	
263	21,780	
264	22,000	
265	22,220	
266	21,850	
267	27,560	
268	14,780	
269	17,090	
270	17,030	
271	17,020	
272	17,020	
273	9,570	
274	10,750	
275	14,270	
276	12,590	
277	11,830	
278	9,730	
279	8,350	
280	25,290	
281	26,790	
282	24,790	
283	25,170	
284	20,300	
285	15,080	
286	15,080	
287	16,800	
288	22,920	
289	22,140	

OPEN SPACE LOTS/BIO-SPACE			PURPOSE	MAINTAINED BY
LOT	AREA (Ac.)	AREA (Ac.)		
A	0.20	0.20	DRAINAGE BASIN & BIOLOGICAL OPEN SPACE & FMZ	HUA
B	0.20	0.20	DEVELOPMENT AREA & DRAINAGE BASIN & FMZ	HUA
C	1.17	1.17	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HUA
D	1.17	1.17	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HUA
E	0.56	0.56	DRAINAGE BASIN & FUEL MANAGEMENT ZONES	HUA
F	1.17	1.17	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HUA
G	5.15	11.43	AGRICULTURE & BIOLOGICAL OPEN SPACE & FMZ	HUA
H	0.49	0.49	DRAINAGE BASIN & FUEL MANAGEMENT ZONES	HUA
I	0.49	0.49	DRAINAGE BASIN & FUEL MANAGEMENT ZONES	HUA
J	1.17	3.02	B.O.S. & D.S. & FUEL MANAGEMENT ZONES	HUA
K	0.49	0.49	SAN DIEGO GAS & ELECTRIC FACILITY & EQUESTRIAN CENTER	HUA
L	0.49	0.49	LANDSCAPE & FUEL MANAGEMENT ZONES	HUA
M	0.01	0.01	UNDEVELOPED	HUA
N	0.01	0.01	UNDEVELOPED	HUA
O	0.01	0.01	UNDEVELOPED	HUA
P	2.65	2.65	PUBLIC COMMUNITY PARK & FUEL MANAGEMENT ZONES	COUNTY
Q	0.01	0.01	FUEL MANAGEMENT ZONES	HUA
R	0.01	0.01	FUEL MANAGEMENT ZONES	HUA
S	0.01	0.01	WASTEWATER TREATMENT & WATER RECLAMATION FACILITY	HUA
T	0.01	0.01	LANDSCAPE	HUA
U	0.43	0.43	DRAINAGE BASIN	HUA
V	0.49	0.49	FUEL MANAGEMENT ZONE	HUA

San Diego Gas & Electric
Company

Reviewed By: _____ Date: _____
Lead Land Manager
*This signature approves the preliminary grading plan only and prior to the issuance of a permit for any grading or construction on the site on this map, plans shall be submitted to SDG&E Land Management Department for review and issuance of a Title of Permission To Grade and Construct Improvements.



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

KENNETH T. KOZLIK RCE 71883 DATE: _____



PRELIMINARY GRADING PLAN
SHEET 3 OF 13

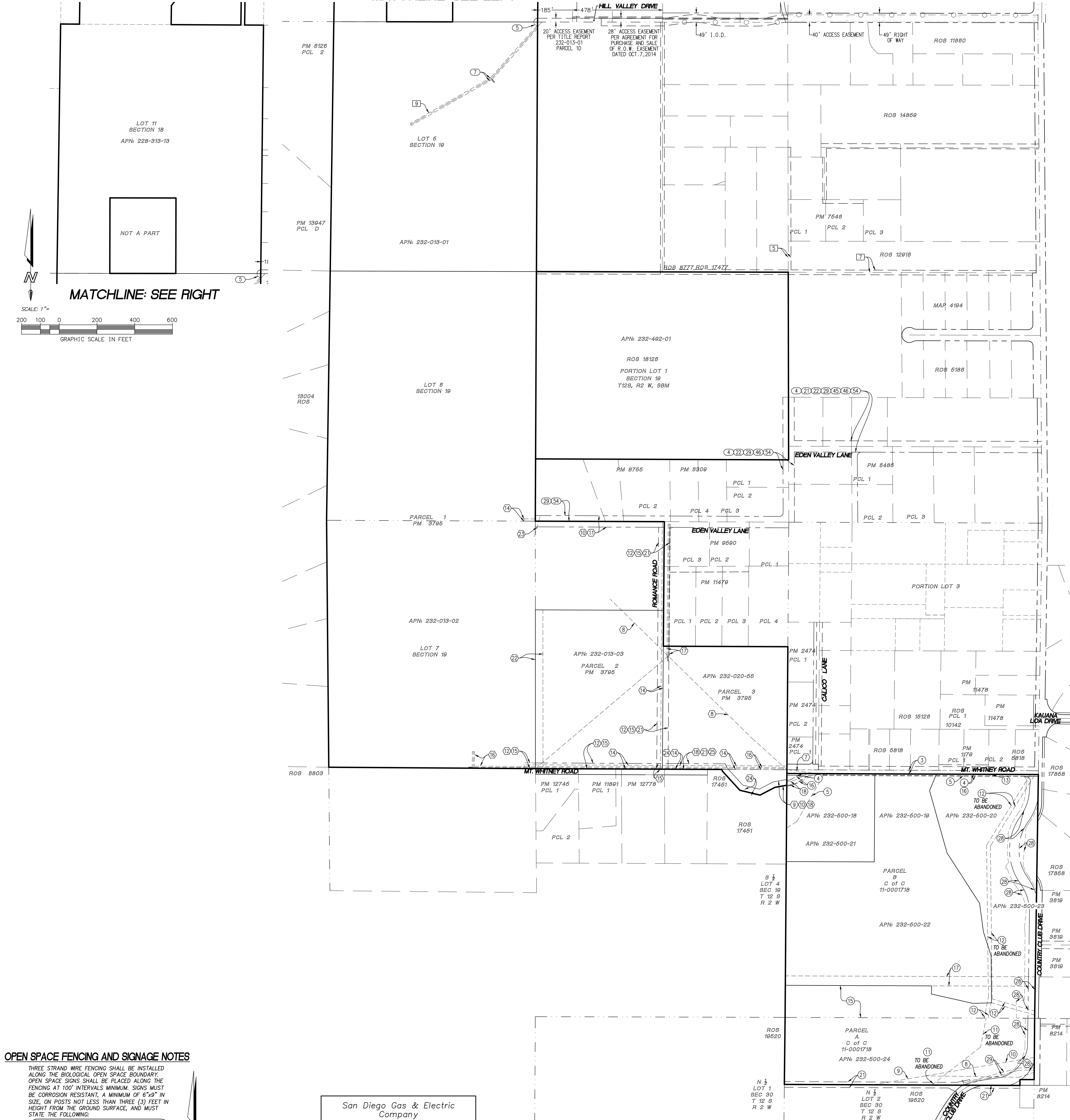
DATE: _____ REVISION: _____

FUSCOE
ENGINEERING

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

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO

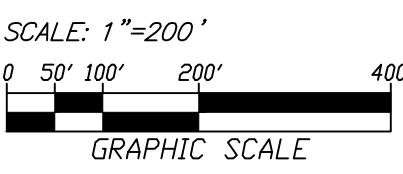
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OPEN SPACE FENCING AND SIGNAGE NOTES

THREE STRAND WIRE FENCING SHALL BE INSTALLED ALONG THE BIOLOGICAL OPEN SPACE BOUNDARY. OPEN SPACE SIGNS SHALL BE PLACED ALONG THE FENCING AT 100' INTERVALS MINIMUM. SIGNS MUST BE CORROSION RESISTANT, A MINIMUM OF 6" X 6" IN SIZE, ON POSTS NOT LESS THAN THREE (3) FEET IN HEIGHT FROM THE GROUND SURFACE, AND MUST STATE THE FOLLOWING:

SENSITIVE ENVIRONMENTAL RESOURCES AREA RESTRICTED BY EASEMENT
ENTRY WITHOUT EXPRESS WRITTEN PERMISSION FROM THE COUNTY OF SAN DIEGO IS PROHIBITED. TO REPORT A VIOLATION OR FOR MORE INFORMATION ABOUT EASEMENT RESTRICTIONS AND EXCEPTIONS CONTACT THE COUNTY OF SAN DIEGO, PLANNING AND DEVELOPMENT SERVICES. REFERENCE: POS2013-SP-13-001



San Diego Gas & Electric Company

Reviewed By: _____ Date: _____
Lead Land Manager

*This signature approves the preliminary grading plan only and prior to the issuance of a permit for any grading or construction on the site on this map, plans shall be submitted to SDC&E Land Management department for review and issuance of a "Letter of Permission To Grade and Construct Improvements"

EASEMENT NOTES:

EXCEPTIONS

ITEMS 1 AND 2 RELATE TO TAXES AND ASSESSMENTS

3. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: CAROLINE A. BOOK, A WIDOW. PURPOSE: RIGHT OF WAY FOR TRAVEL. RECORDED: JANUARY 18, 1989 IN BOOK 260, PAGE 3 OF DEEDS. AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. SAID EASEMENT HAS BEEN CONVEYED AND/OR RESERVED IN VARIOUS OTHER INSTRUMENTS OF RECORD. SURVEYOR'S NOTE: THIS DOCUMENT RESERVES A 20 FOOT RIGHT-OF-WAY ALONG AN EXISTING ROAD, BUT DOES NOT PROVIDE A LOCATION FOR THE ROAD THAT CAN BE PLOTTED FROM RECORD. THIS DOCUMENT ALSO GRANTS A RIGHT-OF-WAY FOR TRAVEL TO THE 20 FEET IMMEDIATELY NORTH OF THE SUBJECT PROPERTY AND IT WOULD APPEAR ALONG THE PROPERTY TO ACCESS AT LEAST A PORTION OF MT. WHITNEY ACCESS RIGHTS ARE THE PORTION PLOTTED ON THIS SURVEY.
4. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: L. M. CARASHAN. PURPOSE: TRAIL. RECORDED: SEPTEMBER 5, 1919 IN BOOK 794, PAGE 191 OF DEEDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
5. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY. PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS. RECORDED: OCTOBER 16, 1941 IN BOOK 1944, PAGE 351 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
6. THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN COUNTRY CLUB DRIVE AND MISCELLANEOUS SURVEY 459.
7. INTENTIONALLY OMITTED.
8. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY. PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS. RECORDED: NOVEMBER 16, 1948 IN BOOK 3018, PAGE 463 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
9. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY. PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS. RECORDED: FEBRUARY 14, 1955 IN BOOK 5530, PAGE 511 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
10. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY. PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS. RECORDED: FEBRUARY 14, 1955 IN BOOK 5530, PAGE 549 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
11. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: RINCON DEL DIABLO MUNICIPAL WATER DISTRICT. PURPOSE: PIPELINE. RECORDED: OCTOBER 24, 1955 IN BOOK 5841, PAGE 499 AND 504, BOTH OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
12. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: RINCON DEL DIABLO MUNICIPAL WATER DISTRICT. PURPOSE: PIPELINE. RECORDED: OCTOBER 24, 1955 IN BOOK 5842, PAGE 16 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
13. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY. PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS. RECORDED: JULY 10, 1958 IN BOOK 6172, PAGE 61 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
14. INTENTIONALLY OMITTED.
15. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY. PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS. RECORDED: MARCH 10, 1959 IN BOOK 7580, PAGE 494 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
16. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: LLOYD C. THIEL AND ANA M. THIEL. PURPOSE: ROAD AND PUBLIC UTILITIES. RECORDED: MAY 12, 1972 AS INSTRUMENT NO. 120034 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
17. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY. PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS. RECORDED: JUNE 29, 1972 AS INSTRUMENT NO. 72-186523 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
18. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: RINCON DEL DIABLO MUNICIPAL WATER DISTRICT. PURPOSE: PIPELINE. RECORDED: MARCH 6, 1985 AS INSTRUMENT NO. 85-74313 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
19. ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY INFORMATION PROVIDED BY RINCON DEL DIABLO MUNICIPAL WATER DISTRICT.
20. INTENTIONALLY OMITTED.
21. AN AGREEMENT, AND THE TERMS AND CONDITIONS AS CONTAINED THEREIN DATED: FEBRUARY 27, 2009 BY AND BETWEEN NEW D RANCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND RANCHO PACIFIC GROUP LLC, A DELAWARE LIMITED LIABILITY COMPANY. RECORDED: FEBRUARY 27, 2009 AS INSTRUMENT NO. 2009-0100273 OF OFFICIAL RECORDS REGARDING: ACCESS EASEMENT AGREEMENT. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
22. INTENTIONALLY OMITTED.
23. INTENTIONALLY OMITTED.
24. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
25. A DOCUMENT ENTITLED "ROADWAY IMPROVEMENT EASEMENT AGREEMENT", DATED, MARCH 20, 2012, EXECUTED BY NEW D RANCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND DEERFIELD LAND INVESTMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND STANFORD PACIFIC CORP., A CALIFORNIA CORPORATION, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED SEPTEMBER 10, 2012, AS INSTRUMENT NO. 2012-0542161 OF OFFICIAL RECORDS.
26. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON A SURVEY PLAT ENTITLED "VALTA/ACHA LAND TITLE SURVEY" DATED DECEMBER 4, 2012 PREPARED BY FUSCOE ENGINEERING:
 - A) THE FACT THAT A FENCE MEASURES ACROSS THE WESTERLY BOUNDARY OF THE LAND.
 - B) THE FACT THAT THE FENCE ALONG THE SOUTHERLY BOUNDARY IS LOCATED NORTH OF THE SOUTH PROPERTY LINE.
 - C) ENCROACHMENT OF A DRIVEWAY ONTO LAND ADJACENT ON THE SOUTH.
 - D) ENCROACHMENT OF A RETAINING WALL, FENCE AND CONCRETE DRIVEWAY ONTO THE SOUTHEASTERLY CORNER OF THE LAND.
 - E) ENCROACHMENT OF A FENCED YARD ONTO THE NORTHWESTERLY CORNER OF THE LAND.
27. INTENTIONALLY OMITTED.
28. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: COUNTY OF SAN DIEGO. PURPOSE: PUBLIC HIGHWAY, EXCAVATION, EMBANKMENT SLOPES AND DRAINAGE STRUCTURES. RECORDED: NOVEMBER 2, 2012, AS INSTRUMENT NO. 2012-084607 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT. SURVEYOR'S NOTE: RECORD OF SURVEY 19520 SHOWS THE LOCATION OF A 40 FOOT RIGHT-OF-WAY BASED ON EXISTING PUBLICLY MAINTAINED ROAD IMPROVEMENTS; NOT SHOWN ON THIS SURVEY FOR CLARITY.
29. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY. PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS. RECORDED: DECEMBER 7, 2012, AS INSTRUMENT NO. 2012-076962 OF OFFICIAL RECORDS. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
30. EFFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
4. INDICATES PLOTTED EASEMENTS
- 26-4. INDICATES LOCATION OF EXCEPTION FROM PREVIOUS SURVEY, SEE SHEETS 2 AND 3 FOR LOCATION.

EASEMENT NOTES:

- ITEM NO. THE FOLLOWING EASEMENT DATA WAS OBTAINED FROM CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NO. 83002389-450, DATED JANUARY 18, 2012, REVISED.
5. EASEMENT TO THE COUNTY OF SAN DIEGO FOR COUNTY ROAD PURPOSES RECORDED IN BOOK 14, PAGE 299 OF MISCELLANEOUS RECORDS HAS NO SPECIFIC LOCATION SET FORTH AND IS NOT PLOTTED HEREON.
 7. LINE EASEMENT (NO WIDTH GIVEN) FOR PUBLIC UTILITIES, INGRESS AND EGRESS TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JULY 29, 1946 IN BOOK 2187, PAGE 416 OF OFFICIAL RECORDS.
 8. LINE EASEMENT (NO WIDTH GIVEN) FOR PUBLIC UTILITIES, INGRESS AND EGRESS TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JULY 29, 1946 IN BOOK 2193 PAGE 231 OF OFFICIAL RECORDS.
 9. EASEMENT FOR ROAD AND PUBLIC UTILITIES, INGRESS AND EGRESS AS GRANTED /RESERVED BY VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH WAS RECORDED AUGUST 27, 1956 IN BOOK 6235, PAGE 106 OF OFFICIAL RECORDS.
 10. EASEMENT FOR ROAD AND PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED FEBRUARY 26, 1959 IN BOOK 7518 PAGE 94 OF OFFICIAL RECORDS.
 11. ROAD AND PUBLIC UTILITIES AND INGRESS AND EGRESS AS GRANTED/RESERVED BY VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH WAS RECORDED MAY 7, 1955 IN BOOK 7548, PAGE 539 OF OFFICIAL RECORDS DOES NOT INCLUDE PLAT AND LEGAL REFERENCED THEREIN AND CANNOT BE PLOTTED.
 12. EASEMENT FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AS GRANTED AND RESERVED IN VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH WAS RECORDED AUGUST 2, 1963 AS INSTRUMENT NO. 63-138778 OF OFFICIAL RECORDS.
 14. EASEMENT FOR PIPELINE TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOCUMENT RECORDED OCTOBER 21, 1963 AS INSTRUMENT NO. 63-189146 OF OFFICIAL RECORDS.
 15. EASEMENT OF RIGHT OF WAY FOR ROAD, SEWER, WATER, GAS, POWER, AND TELEPHONE LINES GRANTED TO RANCHO ESTATES PER DOCUMENT RECORDED MAY 27, 1965 AS INSTRUMENT NO. 65-49527 OF OFFICIAL RECORDS.
 16. EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED SEPTEMBER 25, 1972 AS INSTRUMENT NO. 72-254440 OF OFFICIAL RECORDS.
 17. EASEMENT FOR ROAD AND PUBLIC UTILITIES, INGRESS AND EGRESS TO SAN DIEGO GAS & ELECTRIC COMPANY RECORDED MARCH 14, 1975 AS INSTRUMENT NO. 75-058164 OF OFFICIAL RECORDS.
 18. IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC HIGHWAY PER DOCUMENT RECORDED APRIL 21, 1975 AS INSTRUMENT NO. 75-082238 OF OFFICIAL RECORDS.
 21. EASEMENT FOR ROAD AND PUBLIC UTILITIES TO AS GRANTED/RESERVED BY VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH WAS RECORDED FEBRUARY 7, 1980 AS INSTRUMENT NO. 80-043831 OF OFFICIAL RECORDS.
 22. EASEMENT FOR UTILITY, WATER SUPPLY, INGRESS AND EGRESS RECORDED OCTOBER 14, 1977 AS INSTRUMENT NO. 77-423957 OF OFFICIAL RECORDS.
 23. EASEMENT FOR PUBLIC UTILITIES, INGRESS, AND EGRESS TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JUNE 27, 1978 AS INSTRUMENT NO. 78-257268 OF OFFICIAL RECORDS.
 24. EASEMENT FOR FOR WATER PIPELINE TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOCUMENT RECORDED ON MAY 16, 1985 AS INSTRUMENT NO. 85-172518 OF OFFICIAL RECORDS.
 25. PROPOSED PRIVATE ROAD EASEMENT PER PM 3795
 26. EASEMENT FOR FOR WATER DITCHES OR CANALS RESERVED BY THE UNITED STATES OF AMERICA PER DOCUMENT RECORDED ON APRIL 20, 1925 IN BOOK 14, PAGE 304 OF PATENTS HAS NO SPECIFIC LOCATION SET FORTH AND IS NOT PLOTTED HEREON.

EASEMENT NOTES:

- EASEMENT LEGEND
BASED ON DATA FROM TITLE REPORT BY CHICAGO TITLE COMPANY, ORDER NO. 83001428-450, DATED FEBRUARY 28, 2008.
- ITEM NO. EASEMENT
5. EASEMENT FOR INGRESS AND EGRESS FOR ROAD RECORDED FEBRUARY 17, 1953 IN BOOK 4751, PAGE 579 OF OFFICIAL RECORDS.
 7. EASEMENT FOR ROAD AND UTILITY PURPOSES RECORDED NOVEMBER 1, 1955 IN BOOK 5862, PAGE 46 OF OFFICIAL RECORDS.
- EASEMENT LEGEND
BASED ON DATA FROM TITLE REPORT BY LANDAMERICA COMMONWEALTH ORDER #4603005-54, DATED DECEMBER 15, 2004
- ITEM NO. EASEMENT
- 4, 21, 45. ROAD AND PUBLIC UTILITIES AND INGRESS AND EGRESS AS GRANTED/RESERVED BY VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH WAS RECORDED MAY 7, 1959 IN BOOK 7648, PAGE 538 OF OFFICIAL RECORDS.
 - 22, 46. EASEMENT FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AS GRANTED AND RESERVED IN VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH WAS RECORDED AUGUST 22, 1963 AS FILE 63-138778 OF OFFICIAL RECORDS.
 - 28, 51. EASEMENT FOR ROAD AND PUBLIC UTILITIES, INGRESS AND EGRESS AS GRANTED /RESERVED BY VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH WAS RECORDED SEPTEMBER 8, 1977 AS FILE 77-367875 OF OFFICIAL RECORDS.
- EASEMENT LEGEND
BASED ON DATA FROM TITLE REPORT BY LANDAMERICA COMMONWEALTH ORDER NO. 4603005-54, DATED DECEMBER 15, 2004
- ITEM NO. EASEMENT
5. EASEMENT FOR PIPELINE TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOCUMENT RECORDED SEPTEMBER 23, 1959 IN BOOK 7897 PAGE 239 OF OFFICIAL RECORDS.
 7. EASEMENTS FOR INGRESS AND EGRESS PER DOCUMENT RECORDED OCTOBER 7, 1955 IN BOOK 5822, PAGE 150 OF OFFICIAL RECORDS.
 8. EASEMENT TO SAN DIEGO GAS AND ELECTRIC FOR POWER POLES RECORDED DECEMBER 12, 1968 AS 68-218141 OF OFFICIAL RECORDS

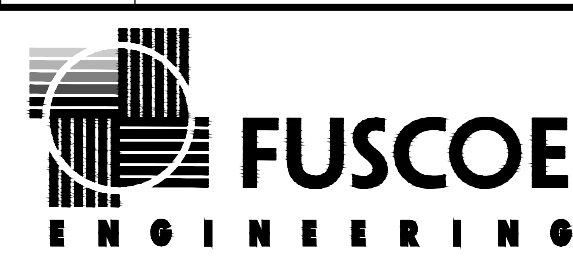
DISPOSITION OF EXISTING EASEMENTS

ALL EXISTING EASEMENTS, EXCEPT EASEMENTS 15 & 17 IDENTIFIED HEREON, MAY BE OBTAINED, VACATED OR RECONVEYED PRACTICALLY CONFORM TO THE FINAL PROJECT DESIGN AS NECESSARY. EASEMENTS 15 & 17 SHALL REMAIN.

ENGINEER OF WORK

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

KENNETH T. KOZLIK RCE 71883 DATE



PRELIMINARY GRADING PLAN
SHEET 4 OF 13

DATE: _____ REVISION: _____

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴

PRELIMINARY GRADING PLAN

VALIANO

SEE SHEET 7

EDEN VALLEY LANE

ROMANCE ROAD

CALICO LANE

NEIGHBORHOOD 1
(PHASE 2)

STREET 1B

STREET 1C

NEIGHBORHOOD 1
(PHASE 2)

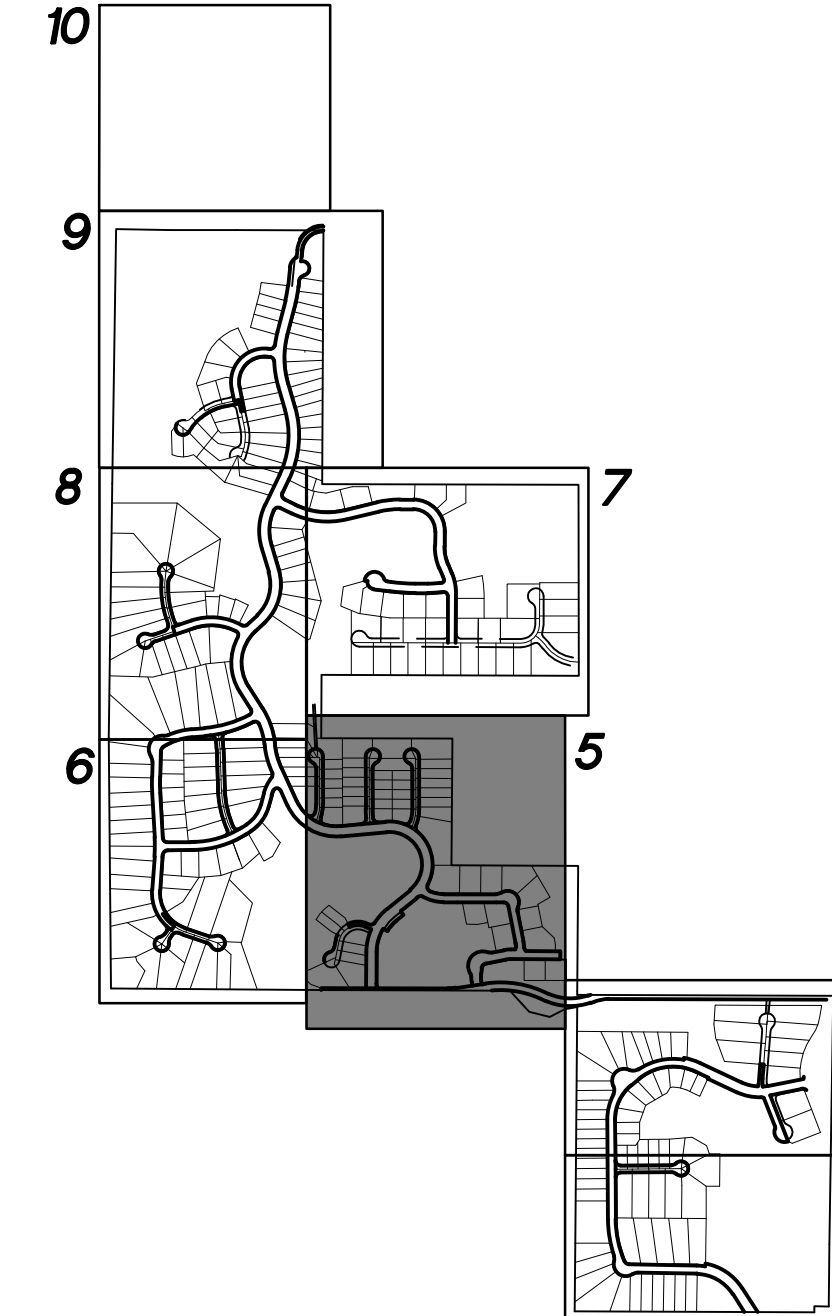
SEE SHEET 11

SEE SHEET 6

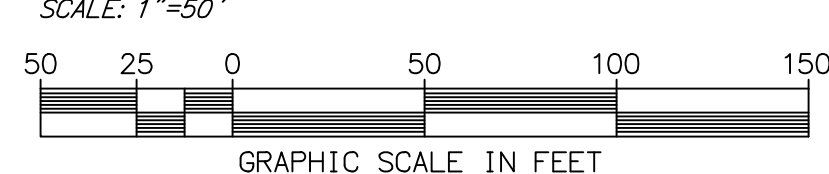
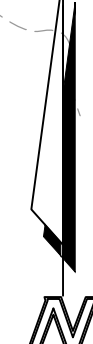
OPEN SPACE FENCING AND SIGNAGE NOTES

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SENSITIVE ENVIRONMENTAL RESOURCES
AREA RESTRICTED BY EASEMENT
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INDEX MAP
NO SCALE
PRELIMINARY GRADING PLAN
SHEET 5 OF 13

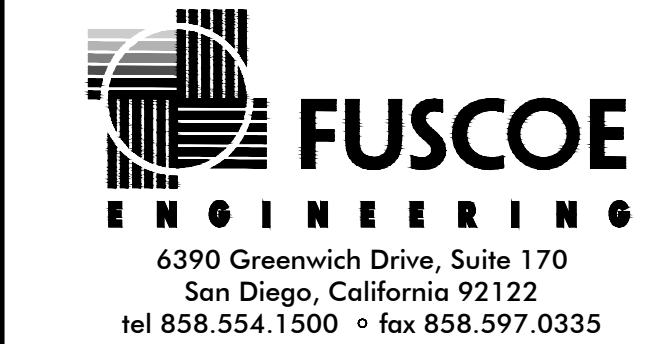


ENGINEER OF WORK

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



KENNETH T. KOZLIK RCE 71883 DATE



6390 GREENWICH DRIVE, SUITE 170
SAN DIEGO, CALIFORNIA 92122
TEL 858.554.1500 • FAX 858.597.0335
WWW.FUSCOE.COM

SEE SHEET 8



SHEET 6 OF 13



E N G I N E E R I N G
6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 • fax 858.597.0335
www.furco.com

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(858)554-1500

KENNETH T. KOZLIK RCE 71883 DATE

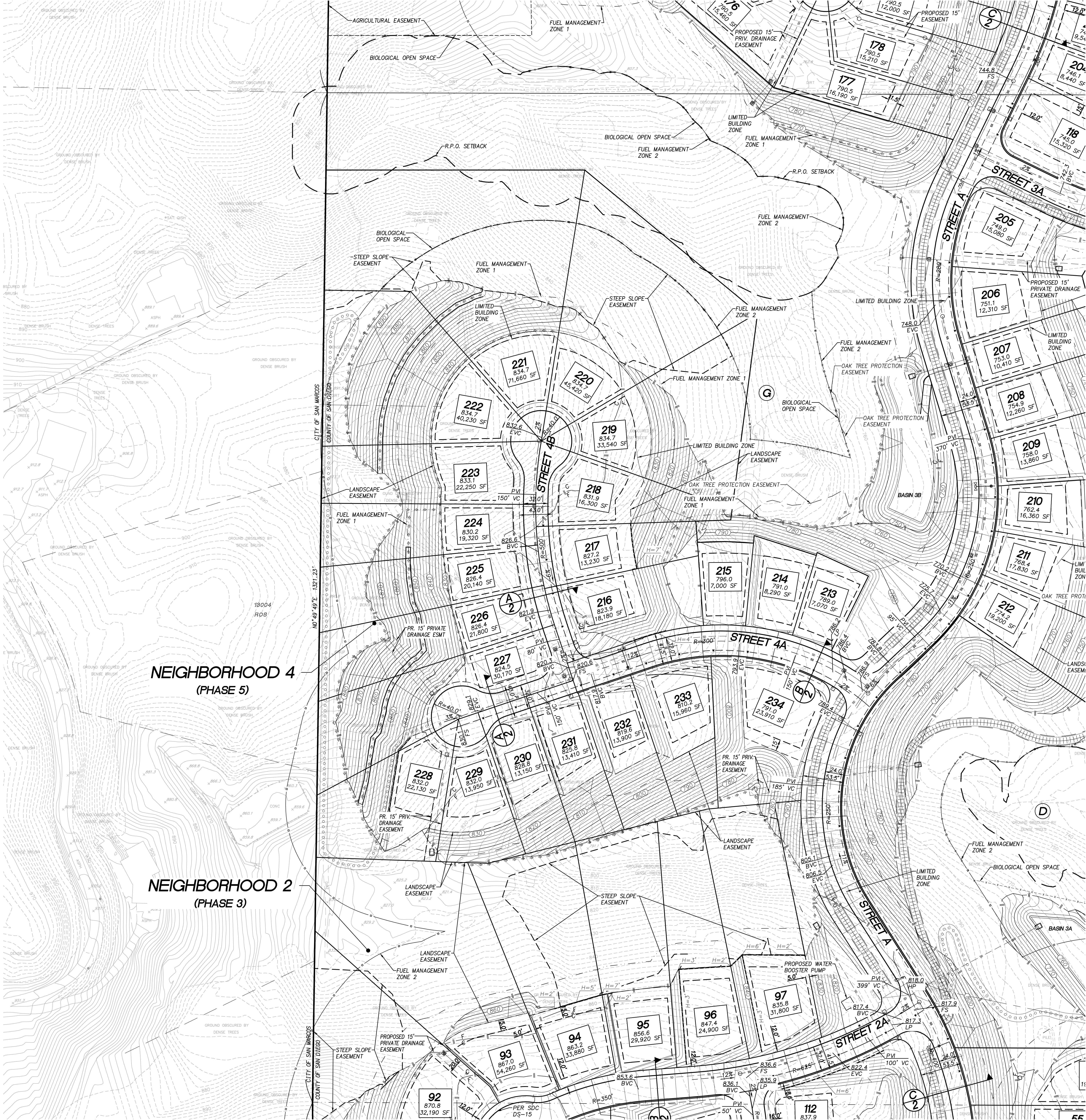
DATE _____

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO



COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO

SEE SHEET 9



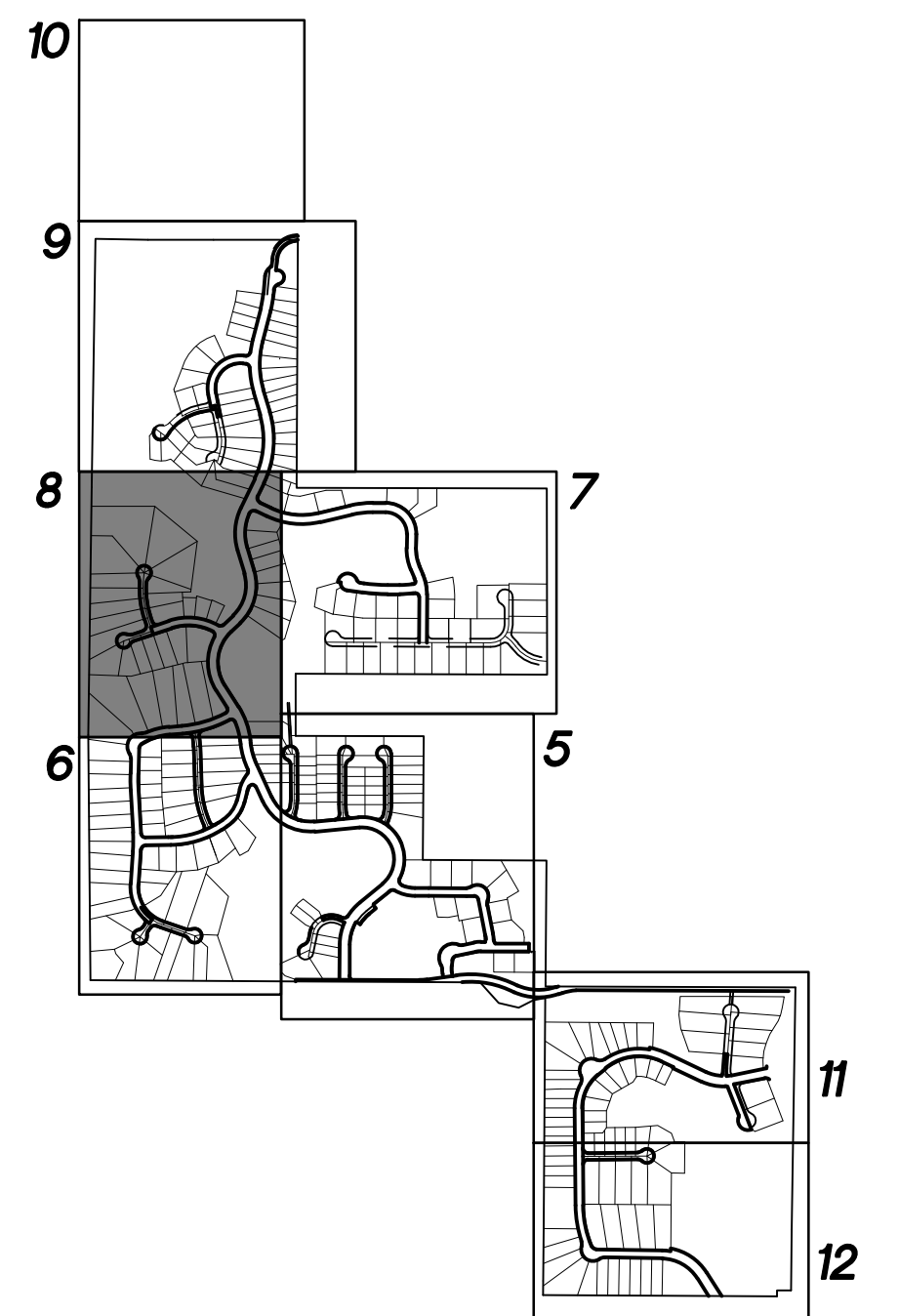
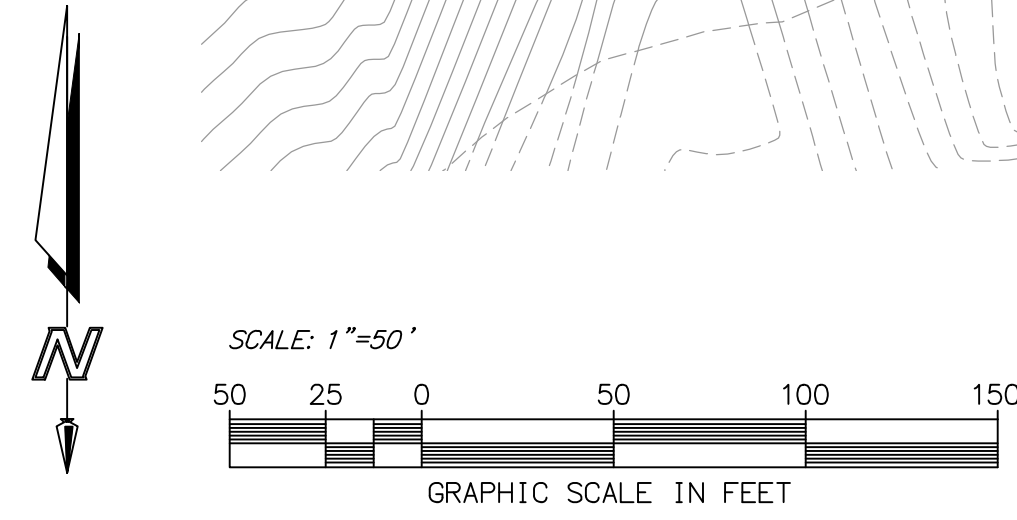
SEE SHEET 7

SEE SHEET 6

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INDEX MAP
NO SCALE

PRELIMINARY GRADING PLAN
SHEET 8 OF 13

ENGINEER OF WORK
FUSCOE ENGINEERING INC.
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SAN DIEGO, CA 92122
(858)554-1500



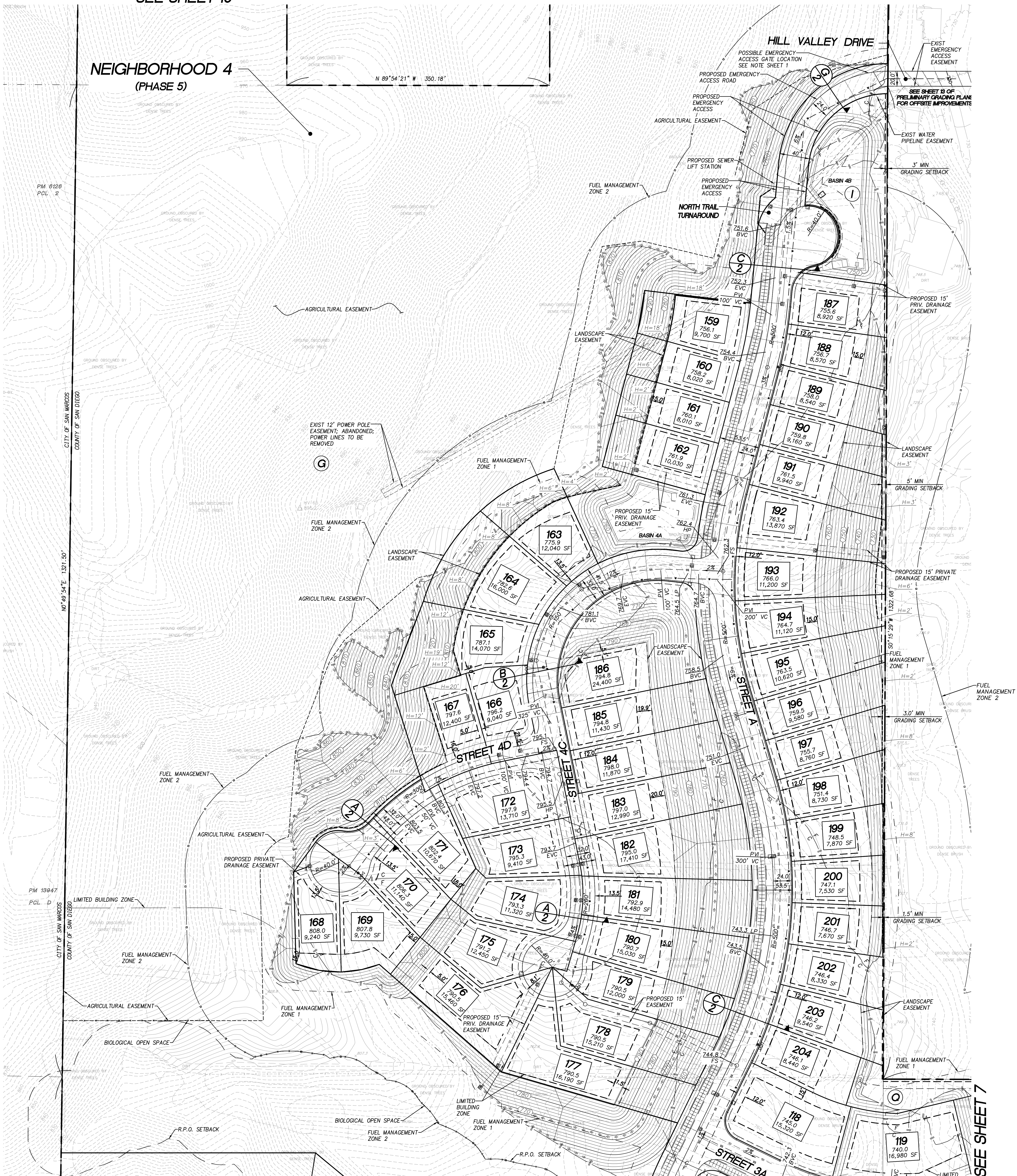
FUSCOE ENGINEERING
6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 • fax 858.597.0335
www.fuscoe.com

KENNETH T. KOZLIK RCE 71883 DATE

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO

SEE SHEET 10

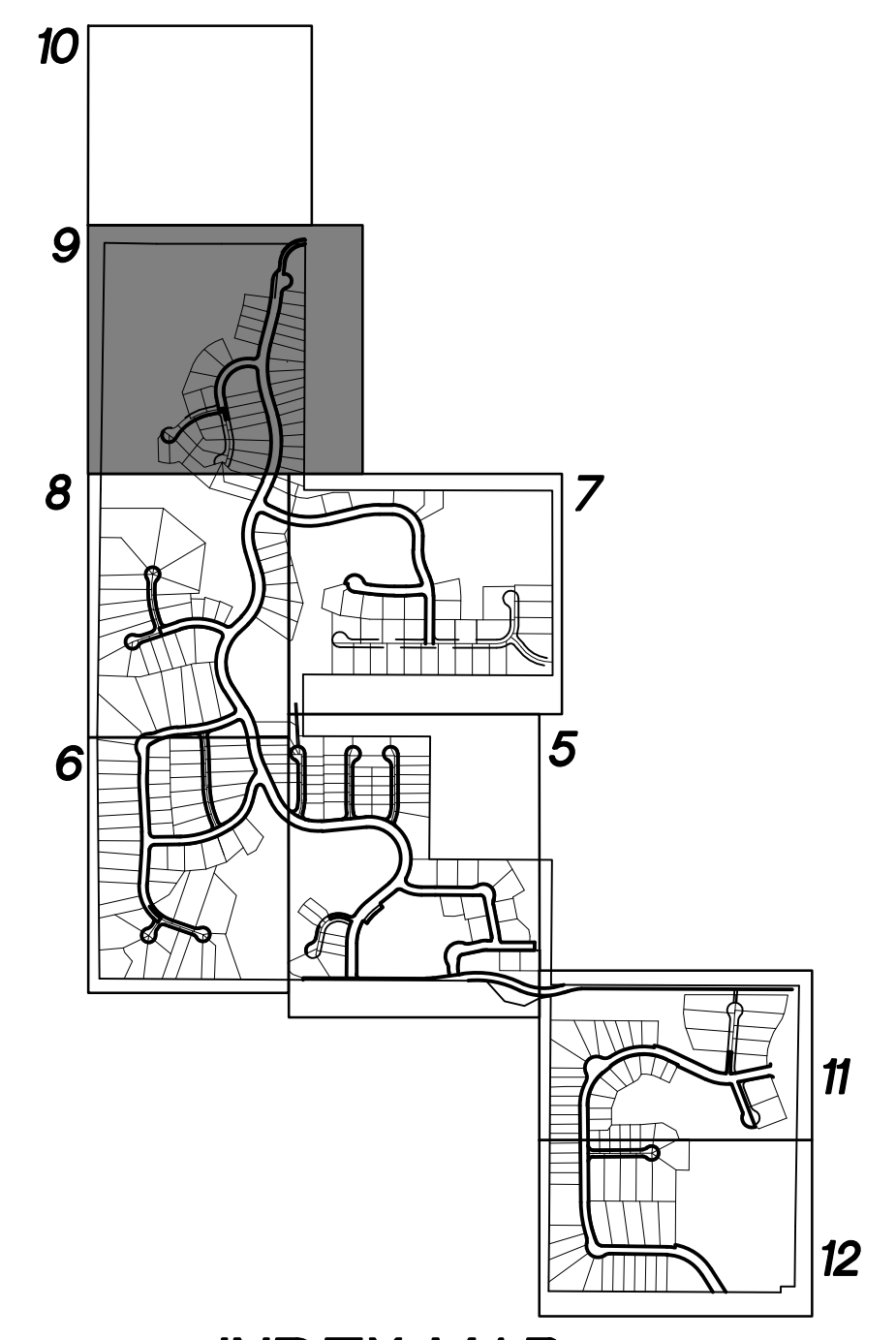
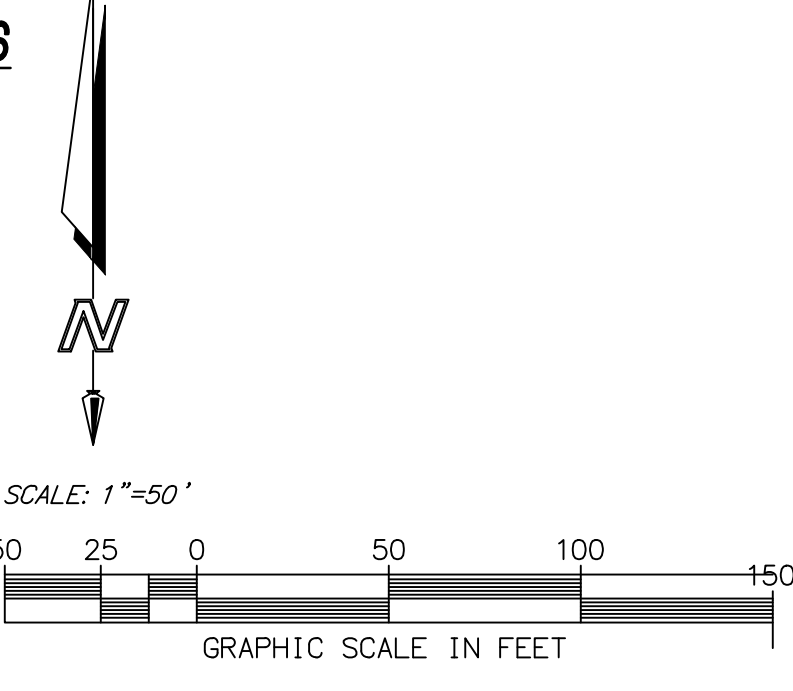
NEIGHBORHOOD 4
(PHASE 5)



OPEN SPACE FENCING AND SIGNAGE NOTES

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INDEX MAP

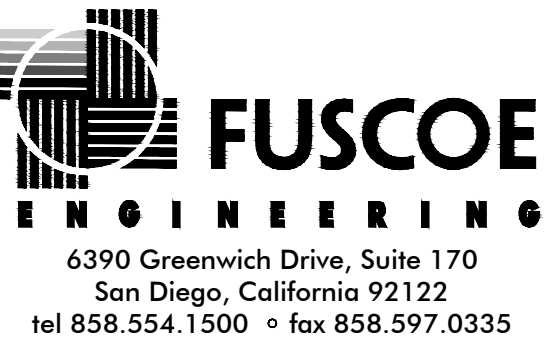
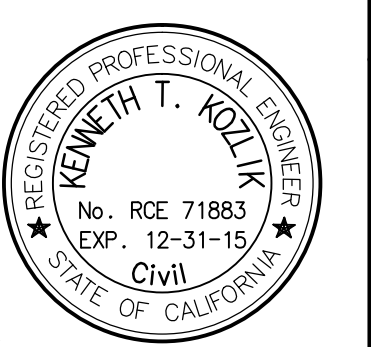
NO SCALE

PRELIMINARY GRADING PLAN

SHEET 9 OF 13

ENGINEER OF WORK

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

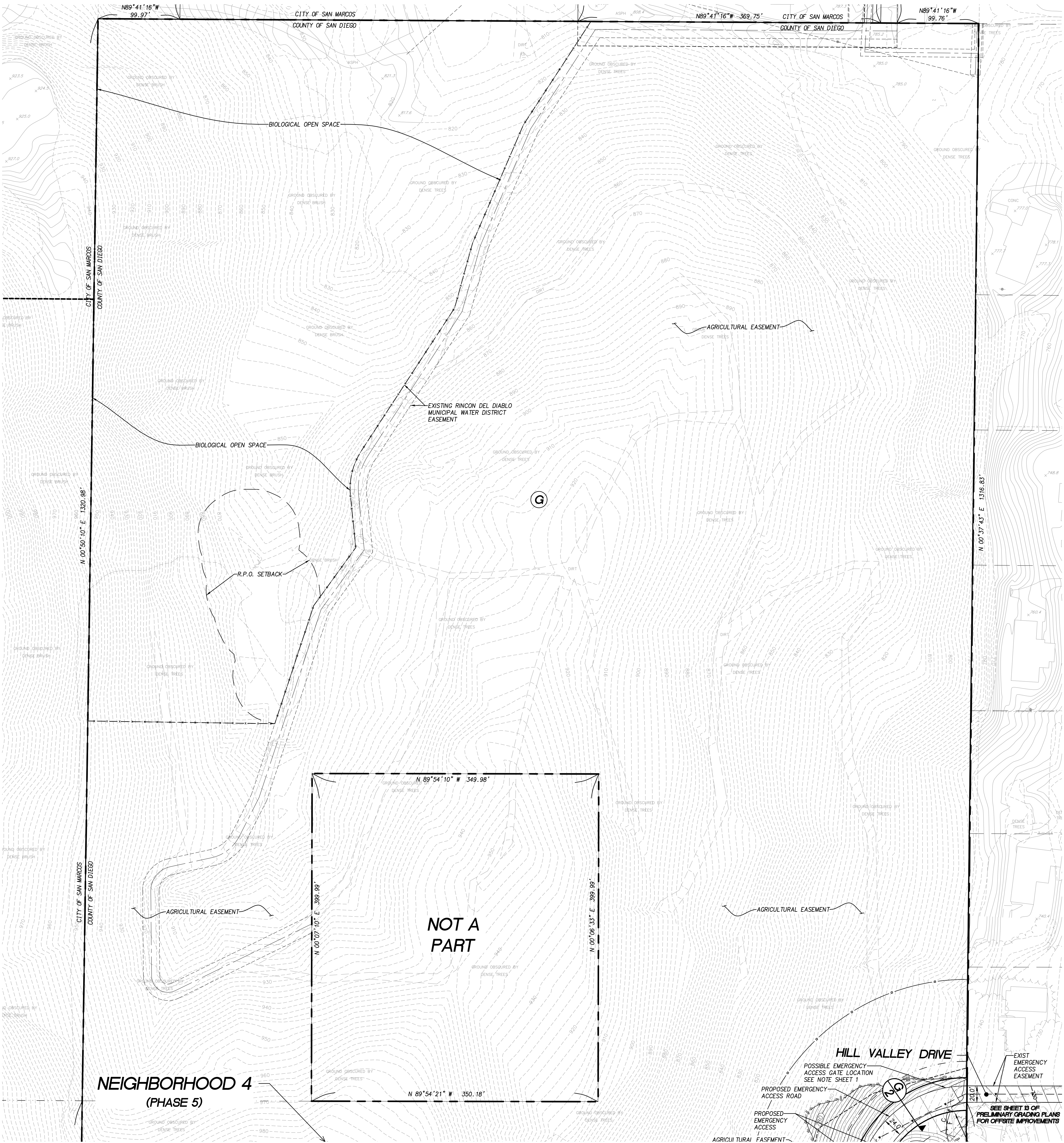


KENNETH T. KOZLIK RCE 71883 DATE

SEE SHEET 8

SEE SHEET 7

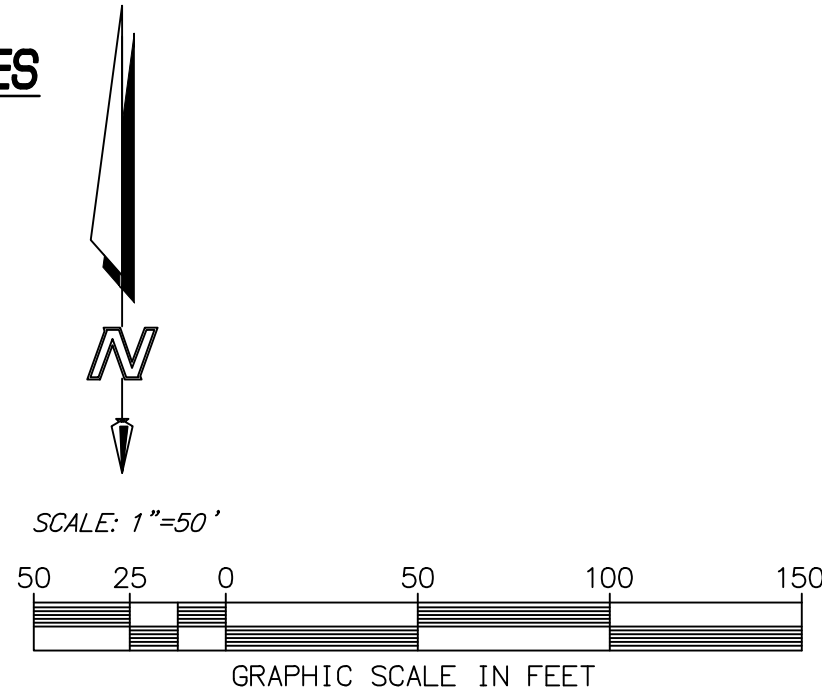
COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO



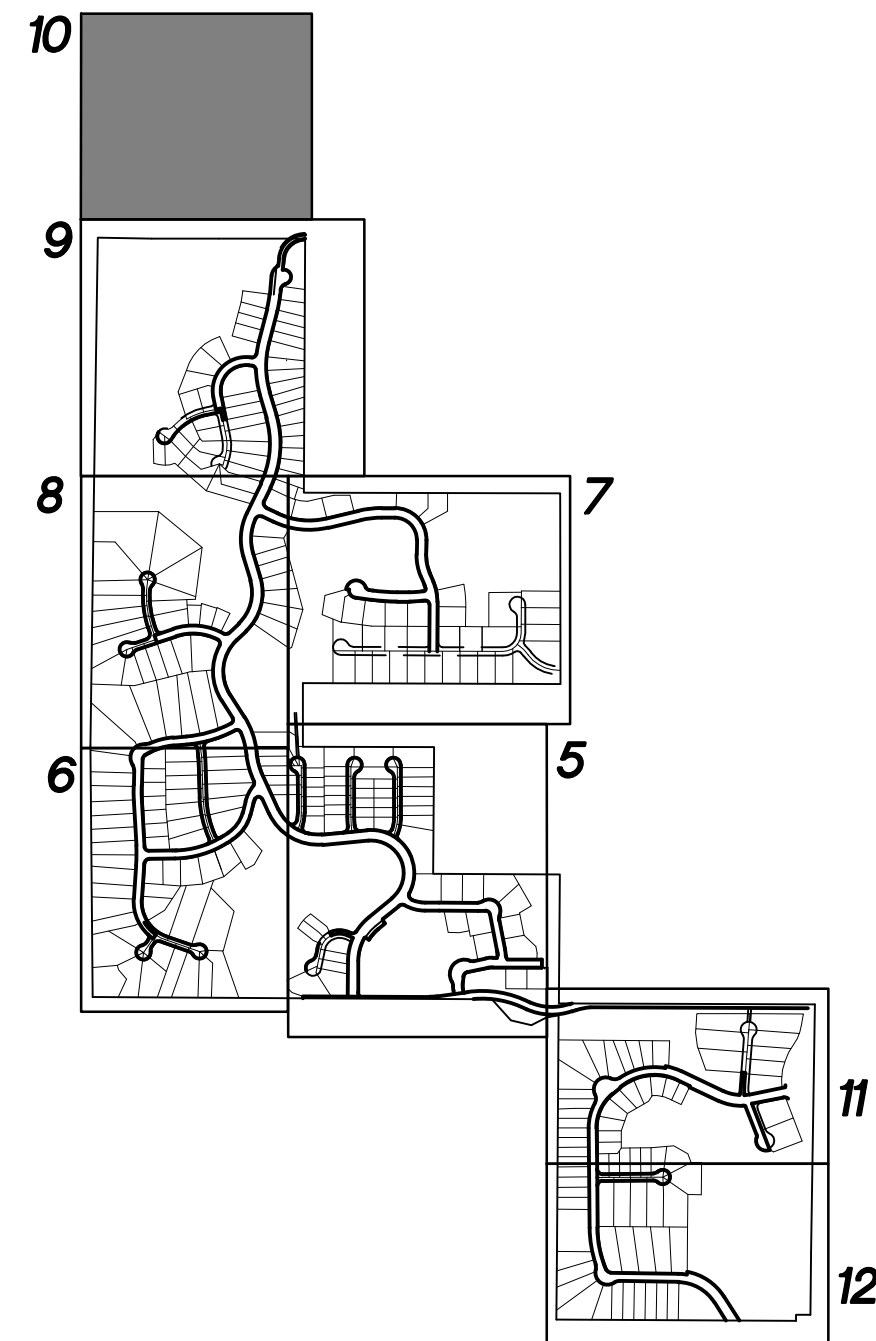
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SEE SHEET 9



INDEX MAP
NO SCALE

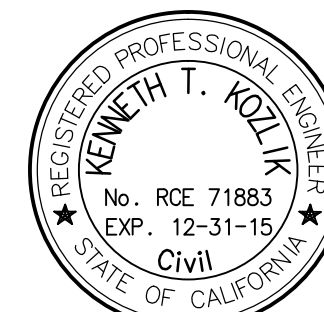
PRELIMINARY GRADING PLAN

SHEET 10 OF 13

ENGINEER OF WORK

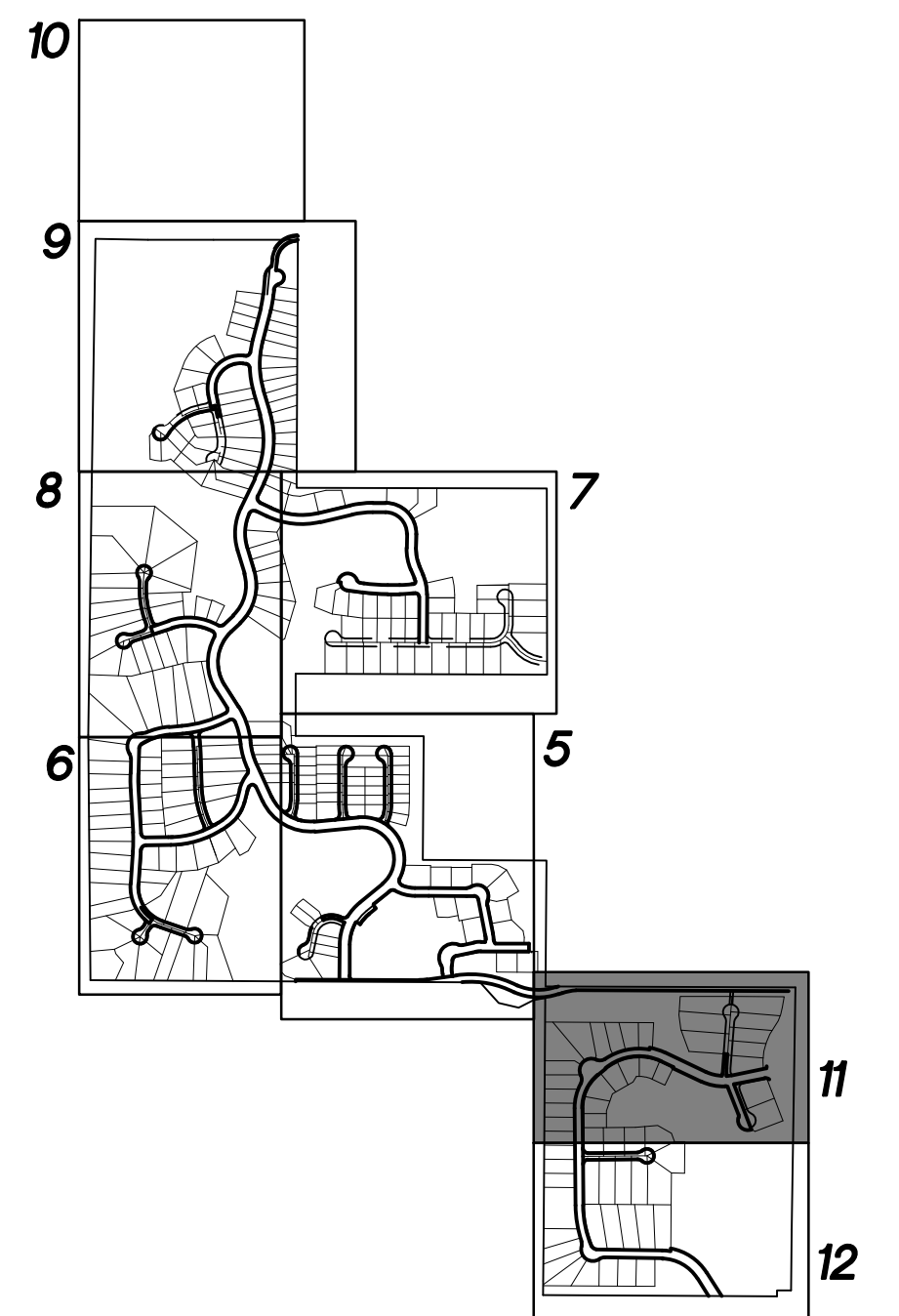
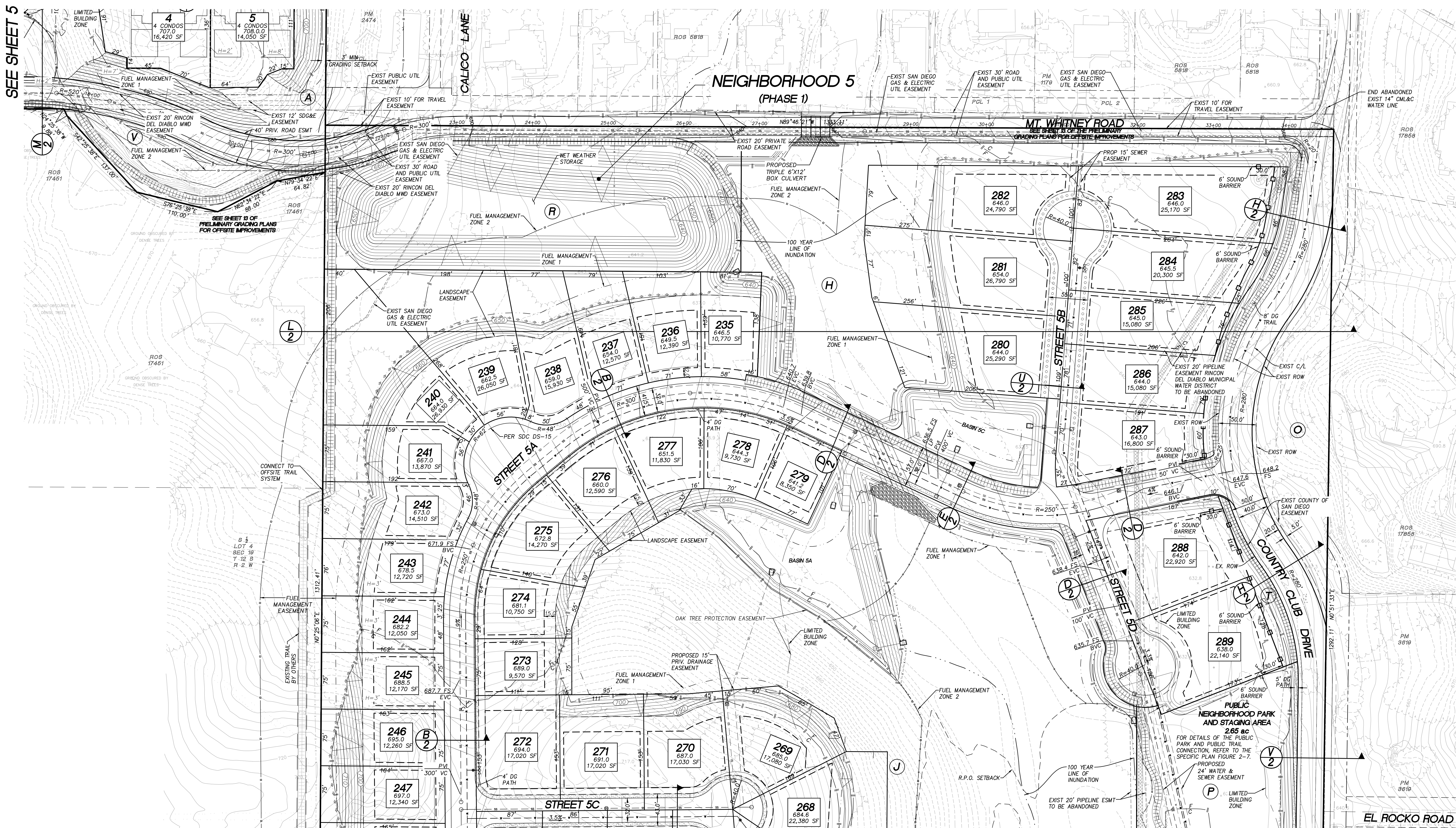
FUSCOE ENGINEERING INC.
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SAN DIEGO, CA 92122
(858)554-1500

KENNETH T. KOZLIK RCE 71883 DATE



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COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
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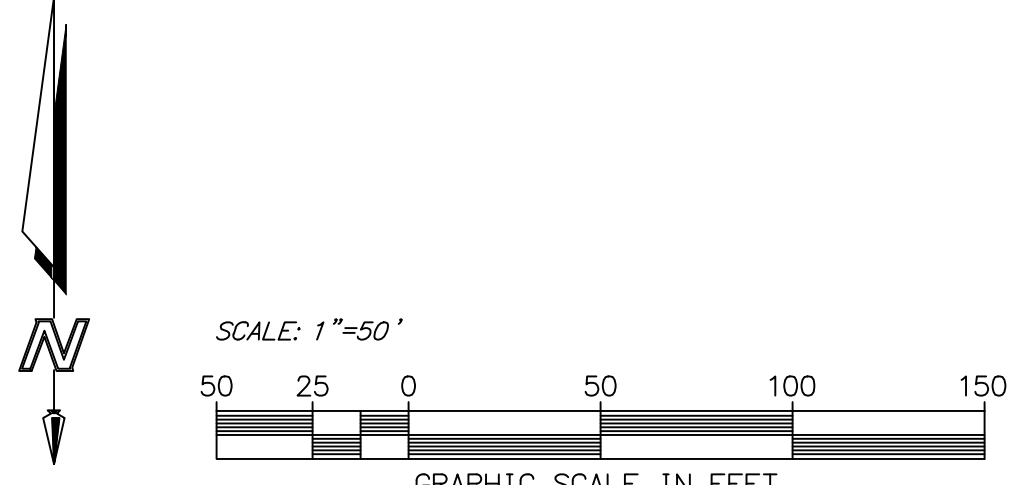


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SEE SHEET 12



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FUSCOE ENGINEERING INC.
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SAN DIEGO, CA 92122
(858)554-1500



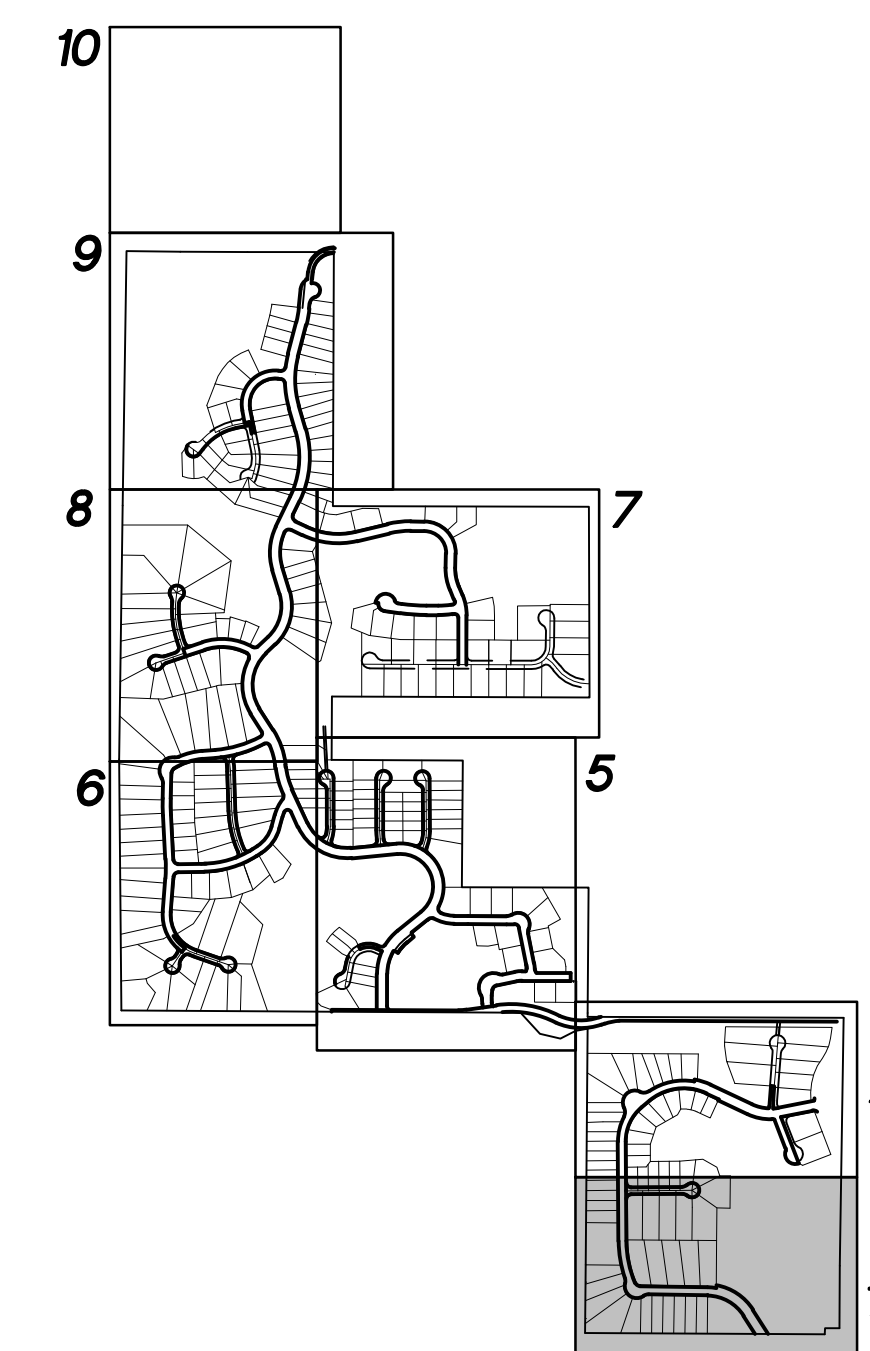
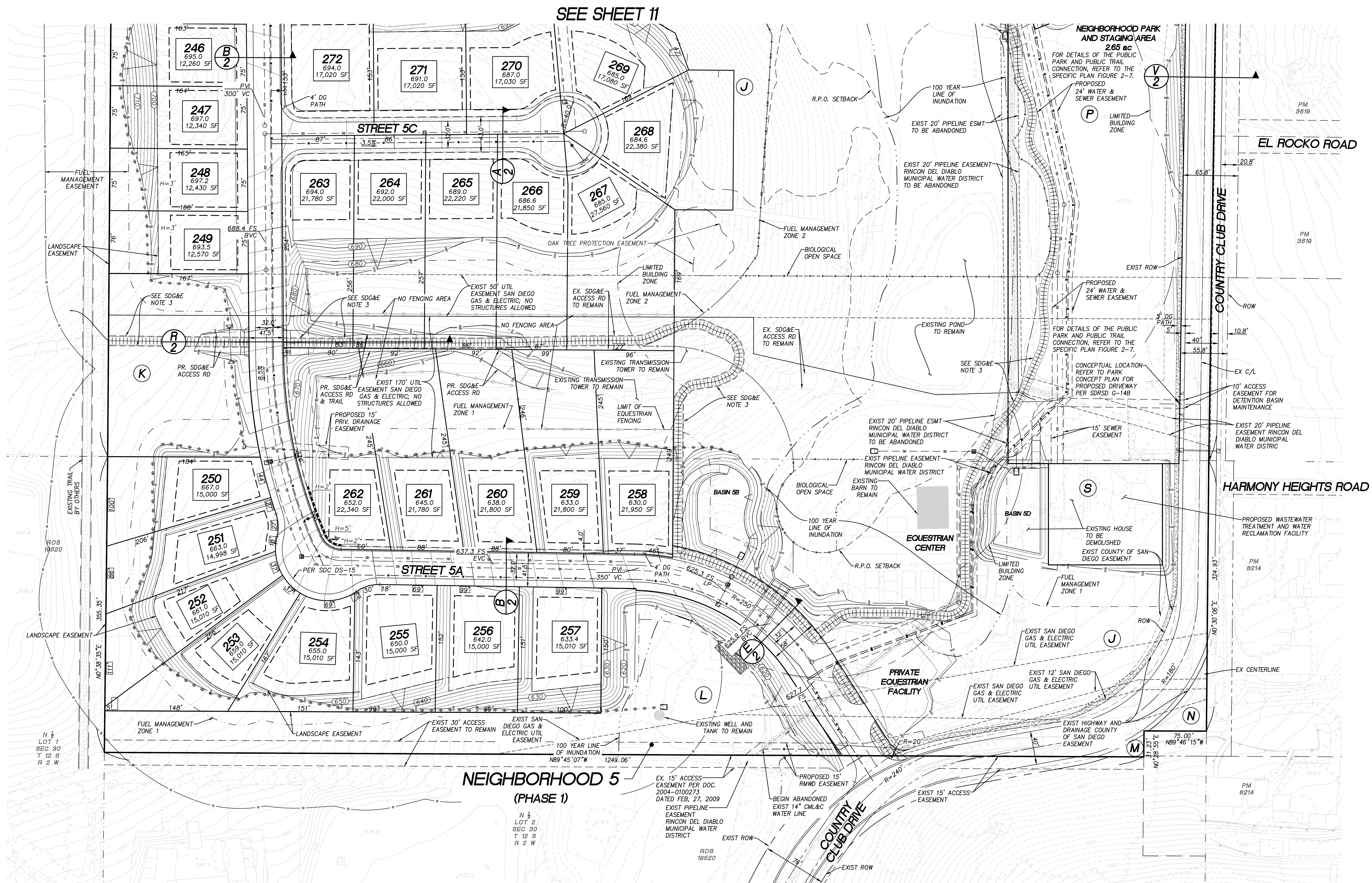
INDEX MAP
SCALE: 1"=1000'

PRELIMINARY GRADING PLAN
SHEET 11 OF 13

NO.	DATE	REVISION

FUSCOE ENGINEERING
6390 Greenwich Drive, Suite 170
San Diego, California 92122
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www.fuscoe.com

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO



INDEX MAP
NO SCALE

PRELIMINARY GRADING PLAN

SHEET 12 OF 13

NO.	DATE	REVISION



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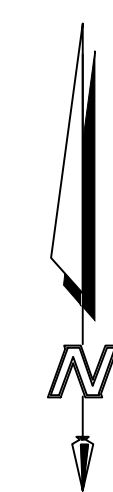
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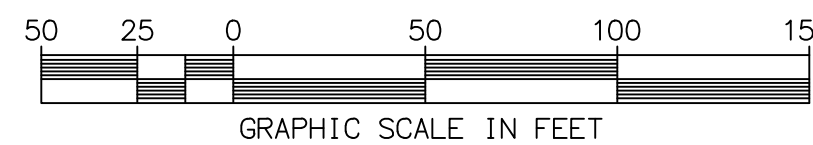
San Diego Gas & Electric
Company

Reviewed By: _____ Date: _____

Jeff Sykes
Lead Land Manager
*Valid for 18 months from date of signature
**This signature approves the preliminary grading plan only and prior to the issuance of a permit for any grading or construction on the lots on this map, plans shall be submitted to SD&E Land Management department for review and issuance of a "Letter of Permission To Grade and Construct Improvements"



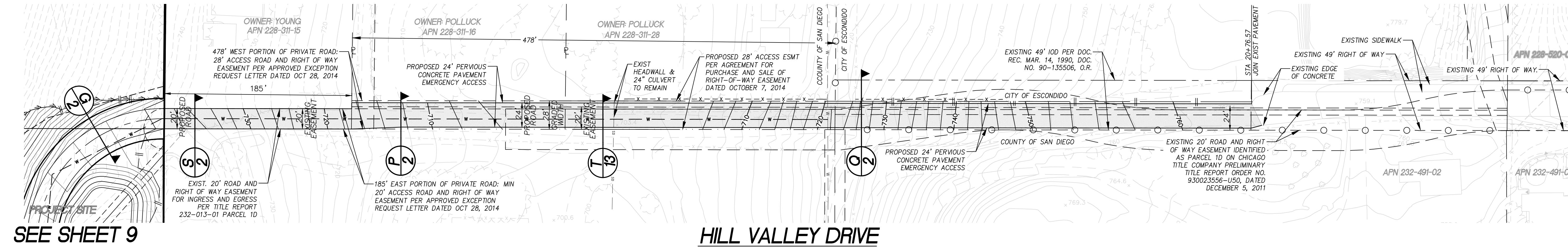
SCALE: 1"=50'

ENGINEER OF WORK

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

KENNETH T. KOZLIK RCE 71883 DATE

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO

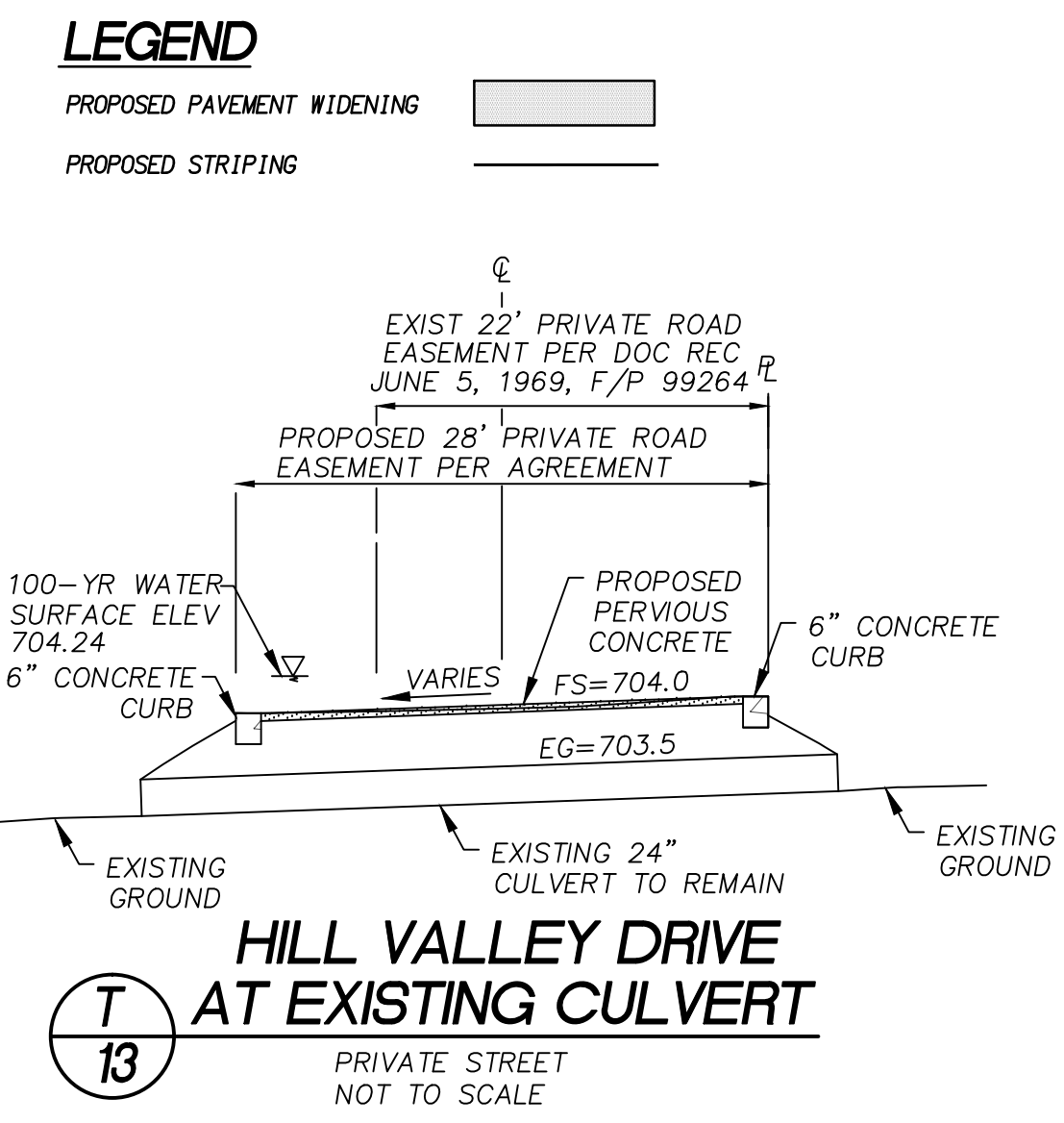
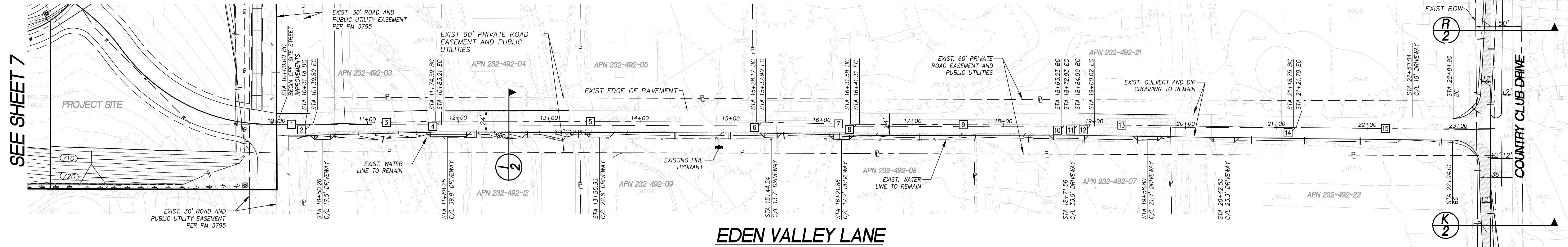


SEE SHEET 9

HILL VALLEY DRIVE

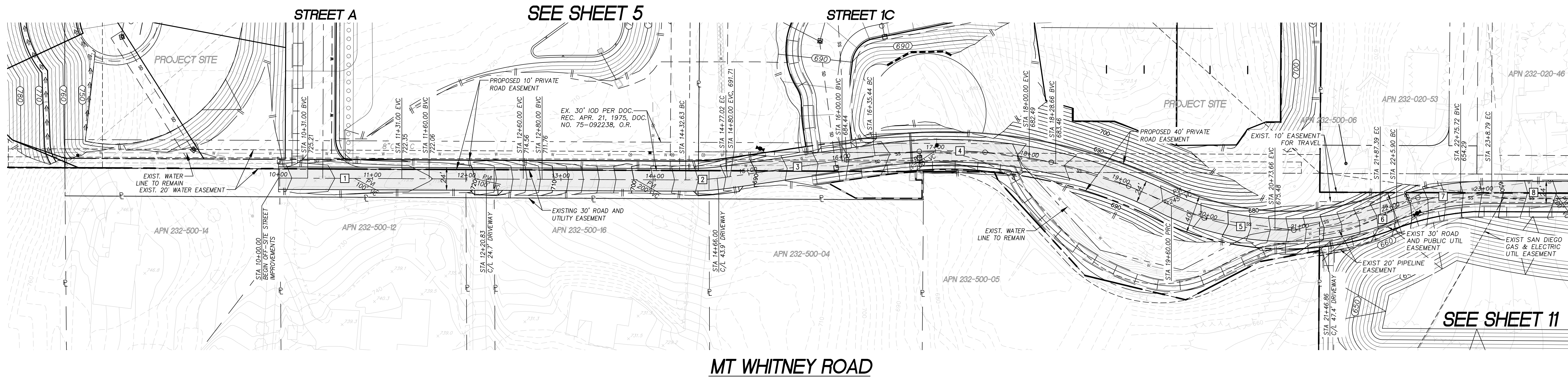
EDEN VALLEY LANE

SEE SHEET 7



HILL VALLEY DRIVE
AT EXISTING CULVERT
PRIVATE STREET
NOT TO SCALE

NO.	DELTA/BRG	RADIUS	LENGTH	REMARKS
1	N89°48'27"W	---	31.18'	C/L
2	Δ= 1°38'45"	300.00'	8.62'	C/L
3	N88°32'49"E	---	134.79'	C/L
4	Δ= 1°38'45"	300.00'	8.62'	C/L
5	N89°48'27"W	---	344.96'	C/L
6	Δ= 1°6'56"	500.00'	9.73'	C/L
7	N88°41'31"W	---	93.68'	C/L
8	Δ= 1°6'56"	500.00'	9.73'	C/L
9	N89°48'27"W	---	221.92'	C/L
10	Δ= 1°6'42"	500.00'	9.70'	C/L
11	N89°04'48"W	---	12.06'	C/L
12	Δ= 1°43'18"	500.00'	15.02'	C/L
13	N89°11'51"W	---	218.74'	C/L
14	Δ= 0°10'8"	1000.00'	2.95'	C/L
15	N89°21'59"W	---	214.01'	C/L



SEE SHEET 5

STREET 1C

MT WHITNEY ROAD

24+00 SEE BELOW

SEE SHEET 11

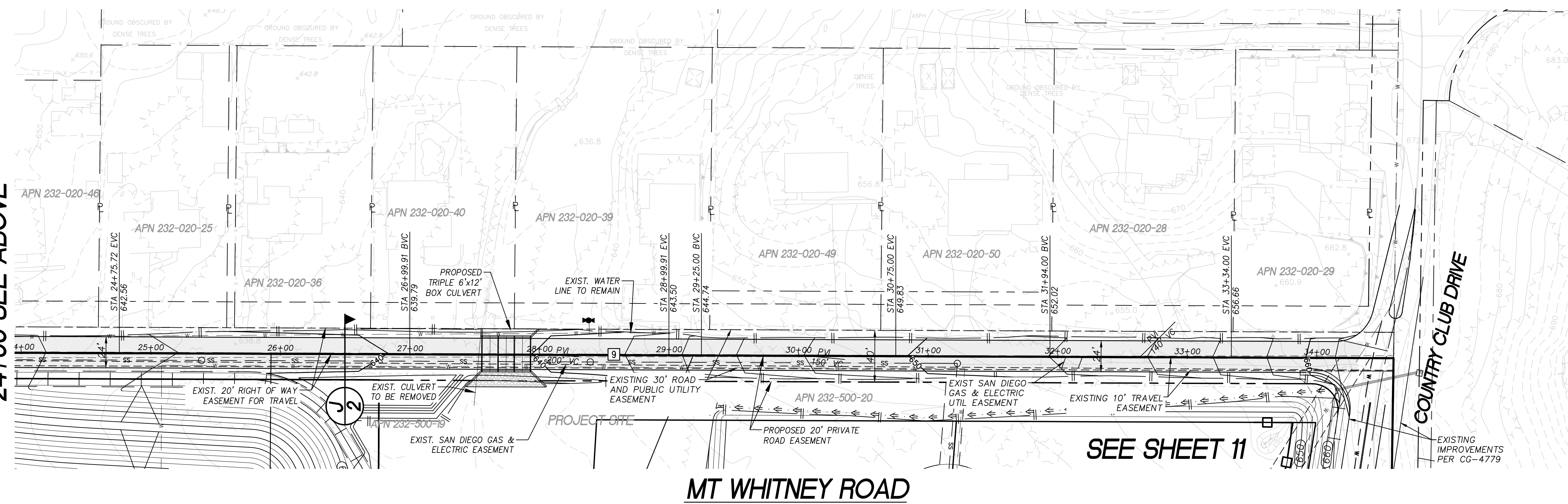
NO.	DELTA/BRG	RADIUS	LENGTH	REMARKS
1	N89°44'25"W	---	432.63'	C/L
2	Δ= 0°28'44"	300.00'	44.40'	C/L
3	N81°46'51"E	---	158.41'	C/L
4	Δ= 35°37'0"	522.09'	324.54'	C/L
5	Δ= 43°25'53"	300.00'	277.41'	C/L
6	N70°34'35"E	---	18.51'	C/L
7	Δ= 19°39'05"	300.00'	102.89'	C/L
8	N89°46'21"W	---	91.21'	C/L
9	N89°46'21"W	---	1032.94'	C/L

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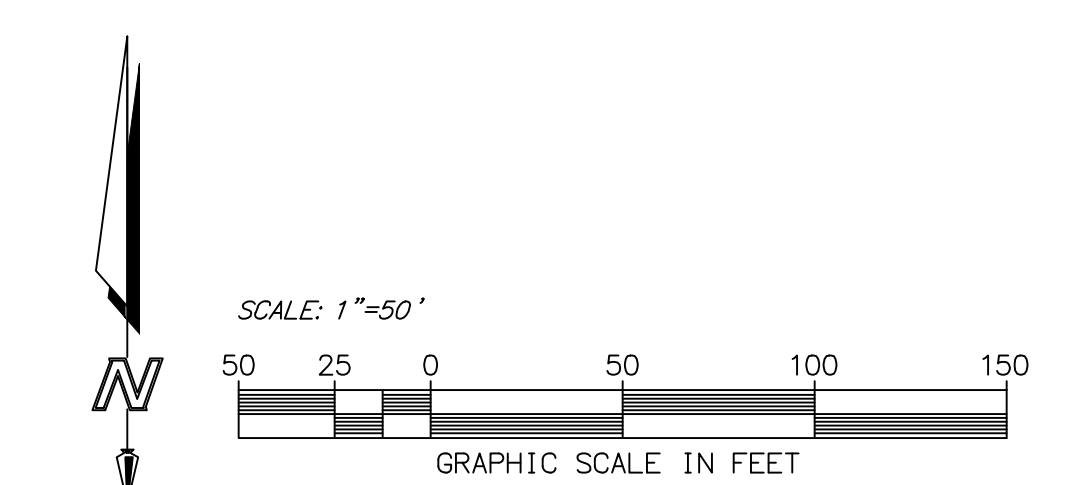
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24+00 SEE ABOVE



MT WHITNEY ROAD

SEE SHEET 11



OFFSITE IMPROVEMENTS
PRELIMINARY GRADING PLAN

SHEET 13 OF 13

ENGINEER OF WORK
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SAN DIEGO, CA 92122
(619)554-1500

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