

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING SITE PLAN
VALIANO

TOPOGRAPHY

AERIAL TOPOGRAPHY BY:
SPENCER B. BROSSE
3531 LINDLEY LN. #11
RND. IV. 89511
(775) 306-4240
PLT. 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

LANCE WHITE

LEGAL DESCRIPTION

PORTIONS OF LOTS 1, 3 AND 5 OF SECTION 19, TOWNSHIP 12 SOUTH,
RANGE 2 WEST, SEM TOGETHER WITH PARCELS 1, 2 AND 3 OF PARCEL
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.

SHEET INDEX:

1. TITLE SHEET-INDEX MAP, LEGEND & NOTES
2. FOOTPRINTS AND SETBACKS
3. NEIGHBORHOOD MAP
4. SITE PLAN
5. SITE PLAN
6. SITE PLAN
7. SITE PLAN
8. SITE PLAN
9. SITE PLAN
10. SITE PLAN
11. SITE PLAN

WATER AND SEWER

WATER:
RINCON DEL DIABLO MUNICIPAL WATER
DISTRICT
1800 IRIS LANE
ESCONDIDO, CA 92026
(760) 745-5022

SEWER:
ON SITE TREATMENT PLANT

SCHOOL DISTRICTS

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 DISTRICT

CITY OF SAN MARCOS FIRE PROTECTION DISTRICT
1 CIVIC CENTER DRIVE
SAN DIEGO, 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 FOR PROPOSED
PLANNING AREAS.

GROSS/NET AREA

238.8 ACRES GROSS AND NET

NUMBER OF LOTS

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

LANDSCAPE PLANS

MONICA SIMPSON ASLA
LANDSCAPE ARCHITECTURE/PLANNING
LAGUNA BEACH, CA
(949) 375-2523

LEGEND

ITEMS	STAD. DWGS.	SYMBOL
RETAINING WALL	(C-1)	
EXISTING CONTOUR		
PROPOSED CONTOUR		
BROWN DITCH	(D-75)	
BOUNDARY		
EASEMENT		
RESIDENTIAL LOT		
PAD ELEVATION		
LOT SIZE		
OPEN SPACE LOT		
100 YEAR LINE OF INUNDATION		
EASEMENT		
LOT LINE		
UNIT / NEIGHBORHOOD BOUNDARY		
SETBACK		
DAYLIGHT LINE		
CUT/FILL SLOPE 2:1 OR AS NOTED		
PUBLIC TRAIL		
EXISTING TRAIL		
PRIVATE TRAIL		
FUEL MANAGEMENT ZONE 1		
FUEL MANAGEMENT ZONE 2		
PROPOSED ESMT GLE		
4" WEDGE CURB TYPE E AND R.O.W.	(G-5)	
BIOLOGICAL OPEN SPACE EASEMENT		
LIMITED BUILDING ZONE		
R.P.O. SETBACK		
AGRICULTURAL PRESERVE		
STEEP SLOPE EASEMENT		
SECONDARY DWELLING UNIT		

NOTES:
SAN DIEGO STANDARD REGIONAL STANDARD DRAWINGS APPLY FOR THIS PROJECT
* TRAIL IS LOCATED IN A PUBLIC TRAIL EASEMENT WHEN ADJACENT TO A PRIVATE ROAD

SAN DIEGO GAS AND ELECTRIC NOTE

1. THE GRANTING OF OPEN SPACE WITHIN SDG&E EASEMENTS
IS SUBJECT TO APPROVAL BY SDG&E.

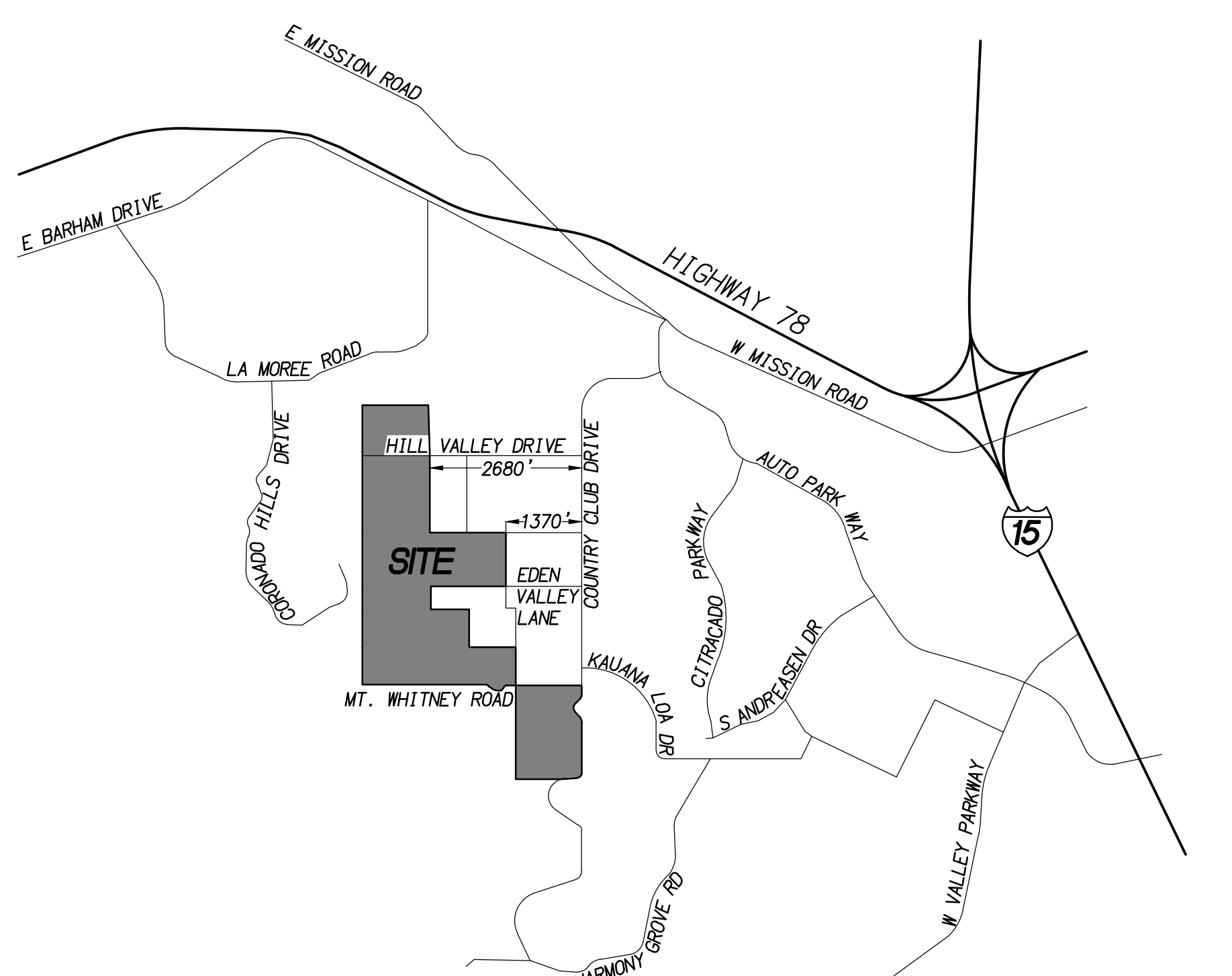
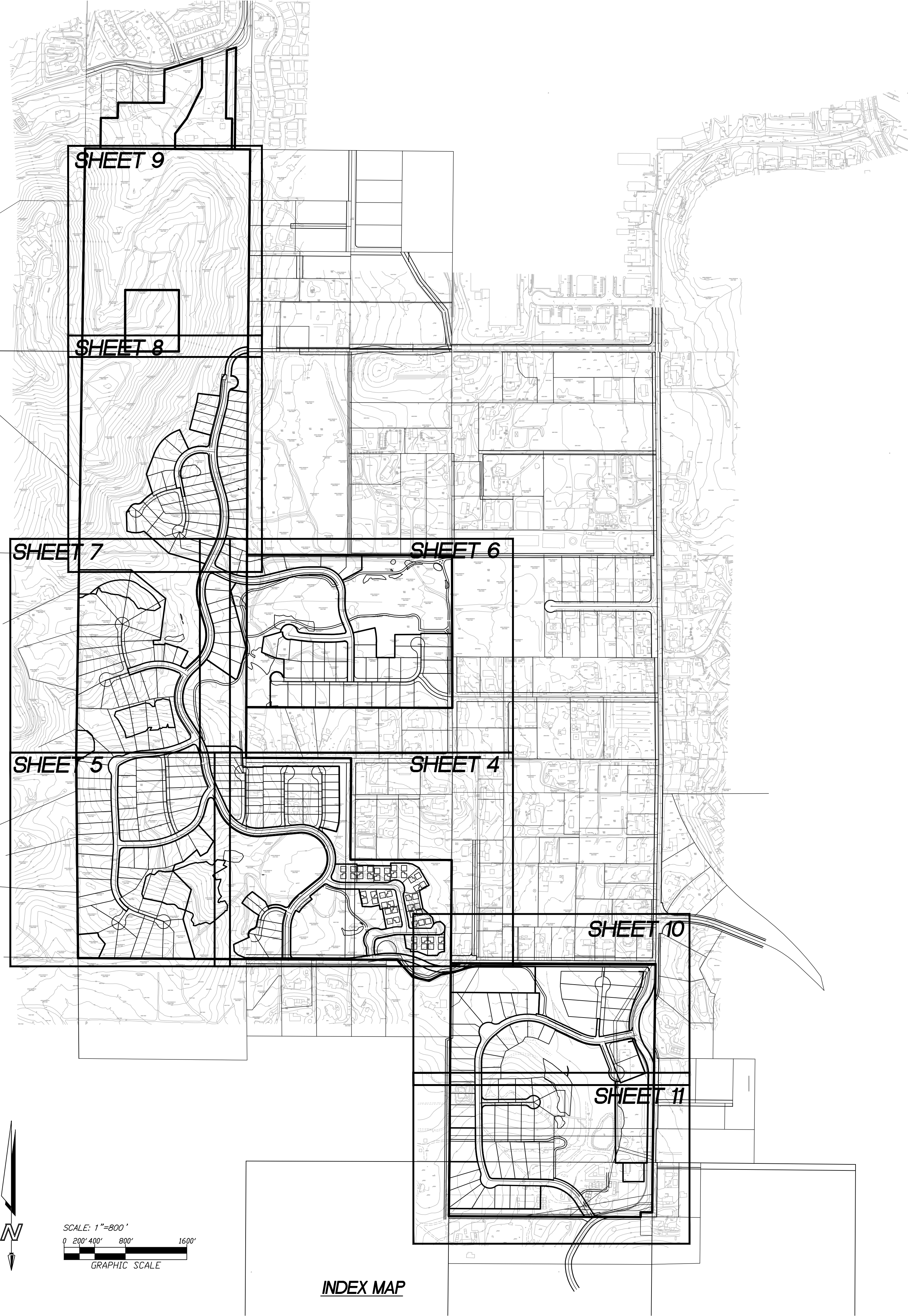
MINIMUM PROPOSED LOT SIZE: 5,000 s.f.

TOTAL NUMBER OF DWELLING UNITS: 326

SECONDARY DWELLING UNITS

TOTAL: 54 SDUs
NOTE: THE LOTS THAT COULD ACCOMMODATE SECOND
DWELLING UNITS ARE MARKED SDU ON THE PLAN SHEETS.

ASSESSOR'S PARCEL NUMBERS:	LAND USE DESIGNATION	COMMUNITY PLAN	TAX RATE
228-313-13	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	76011
232-013-01	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74035
232-013-02	SEMI-RURAL RESIDENTIAL (SR-1)	SAN DIEGO	74035
232-013-03	SEMI-RURAL RESIDENTIAL (SR-1)	SAN DIEGO	74094
232-020-55	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74094
232-492-01	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74035
232-500-18	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74094
232-500-19	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74094
232-500-20	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74094
232-500-21	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74035
232-500-22	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74035
232-500-23	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74035
232-500-24	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74222



ENGINEER OF WORK

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

KENNETH T. KOZLIK RCE 71883 DATE

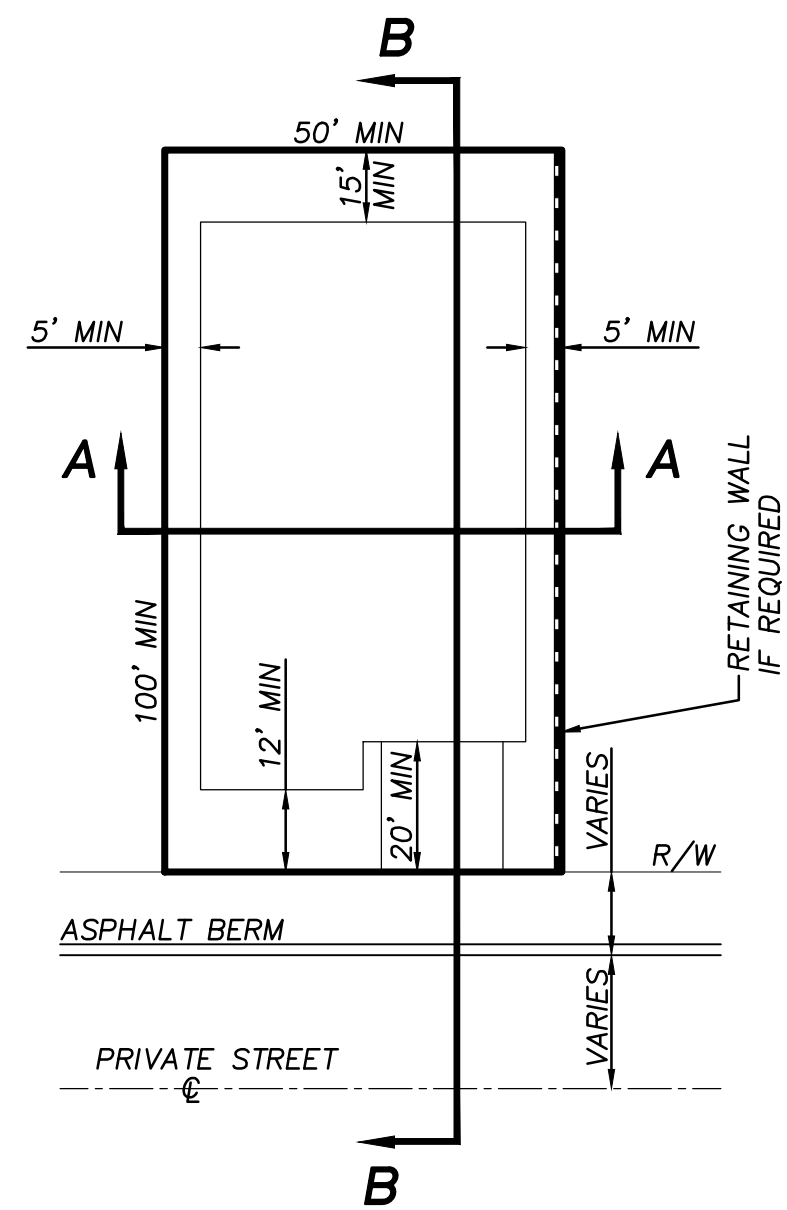


VESTING SITE PLAN
SHEET 1 OF 11

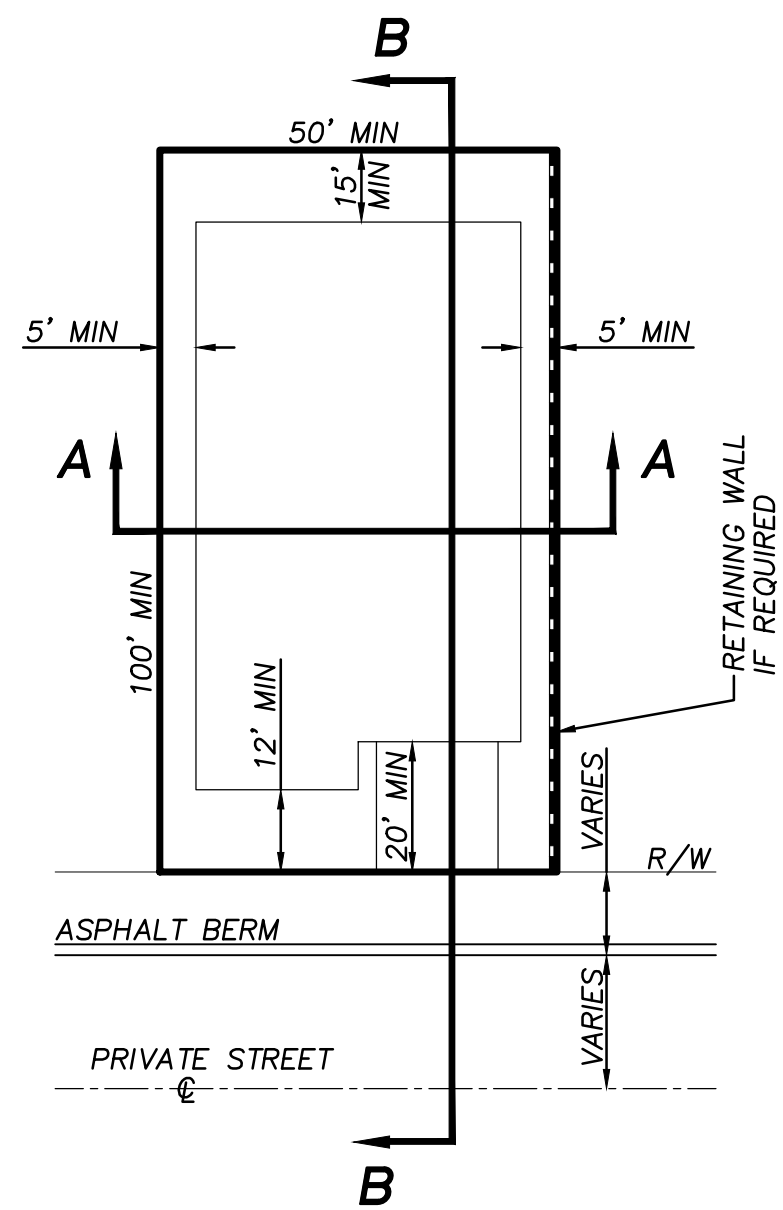
NO.	DATE	REVISION

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

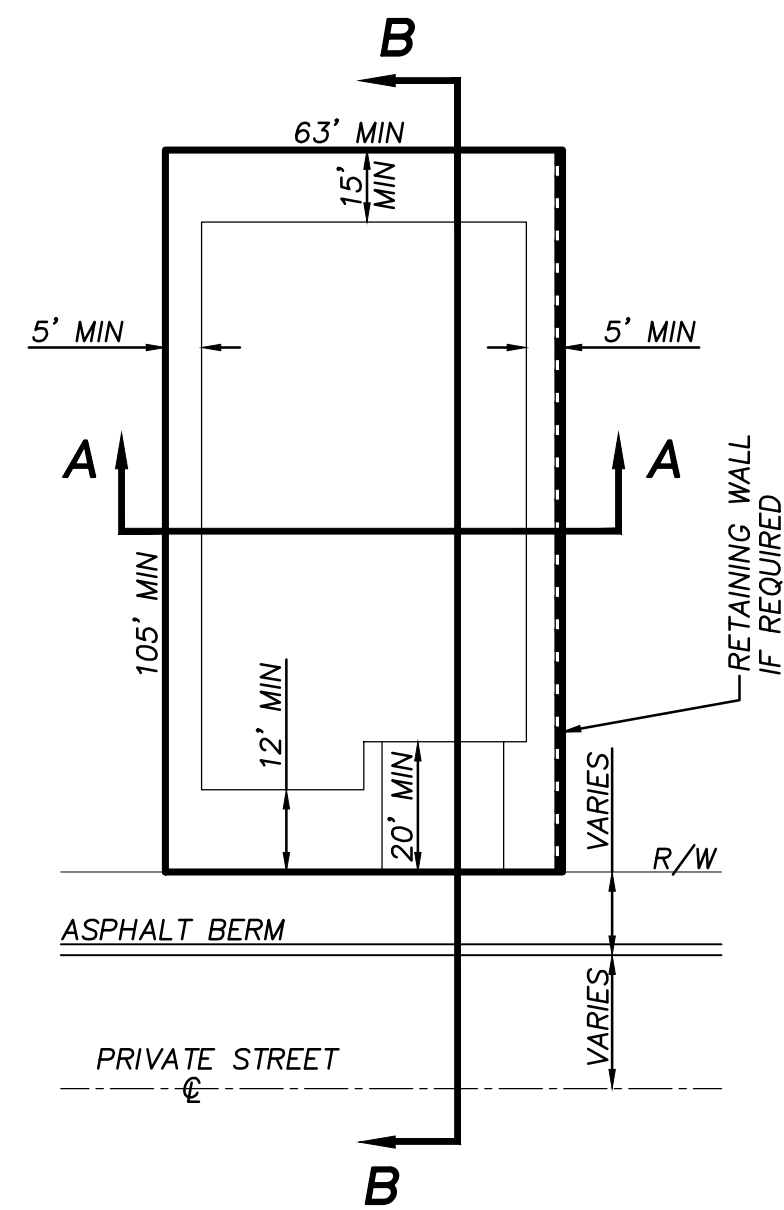
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VESTING SITE PLAN
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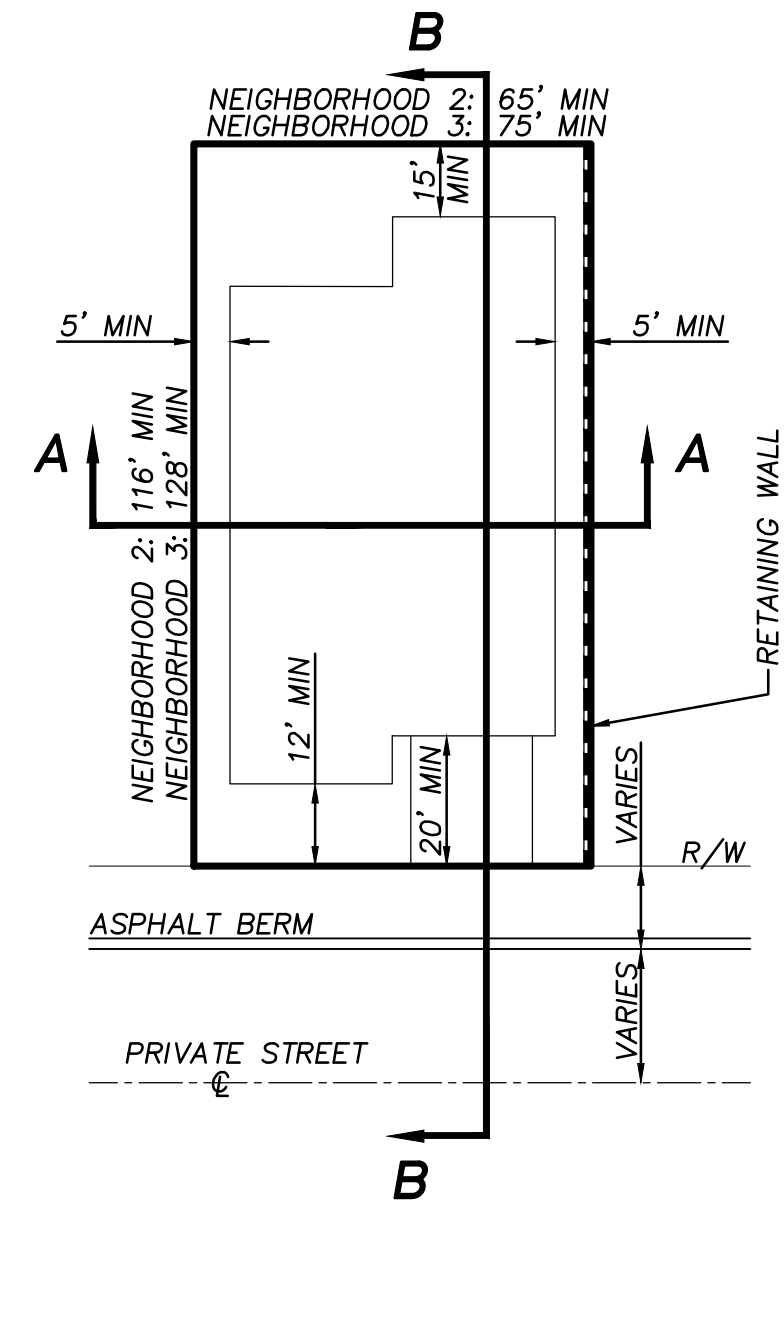
PRODUCT 1, INTERIOR LOTS
5000 SF MIN.
NEIGHBORHOOD 1
NO SCALE



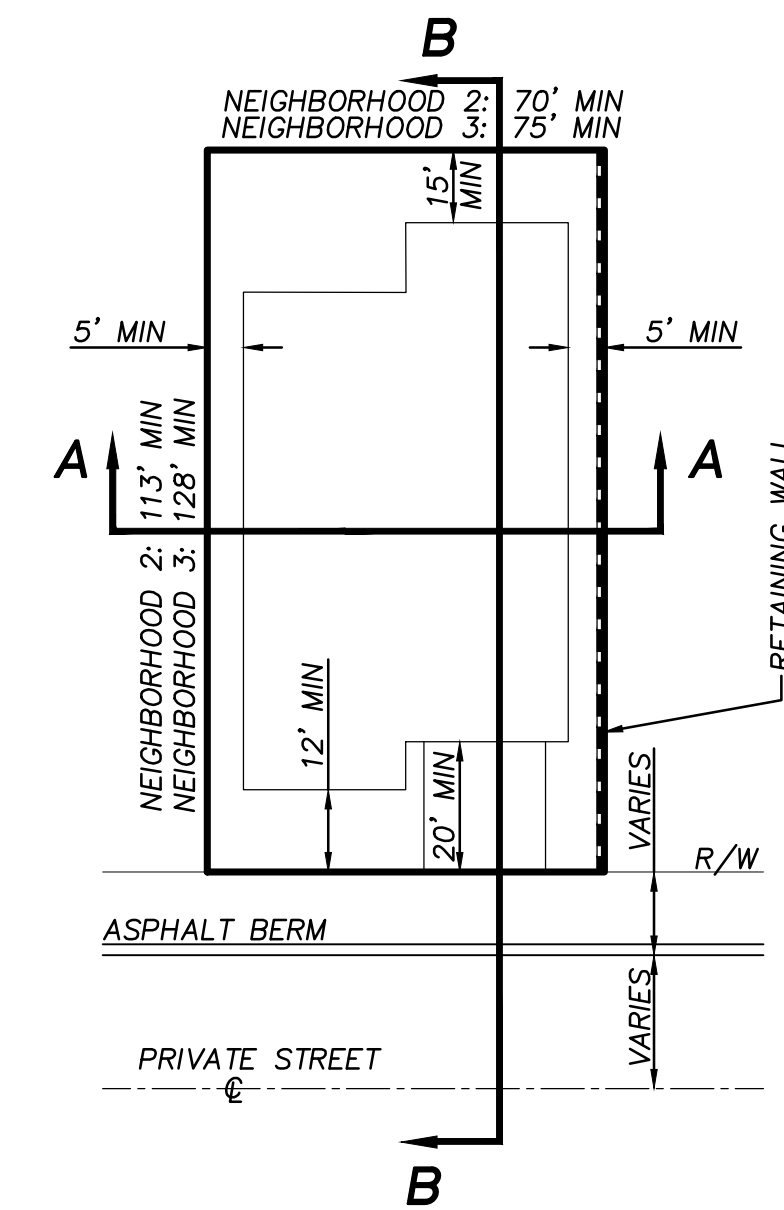
PRODUCT 2, INTERIOR LOTS
8000 SF MIN.
NEIGHBORHOOD 5
NO SCALE



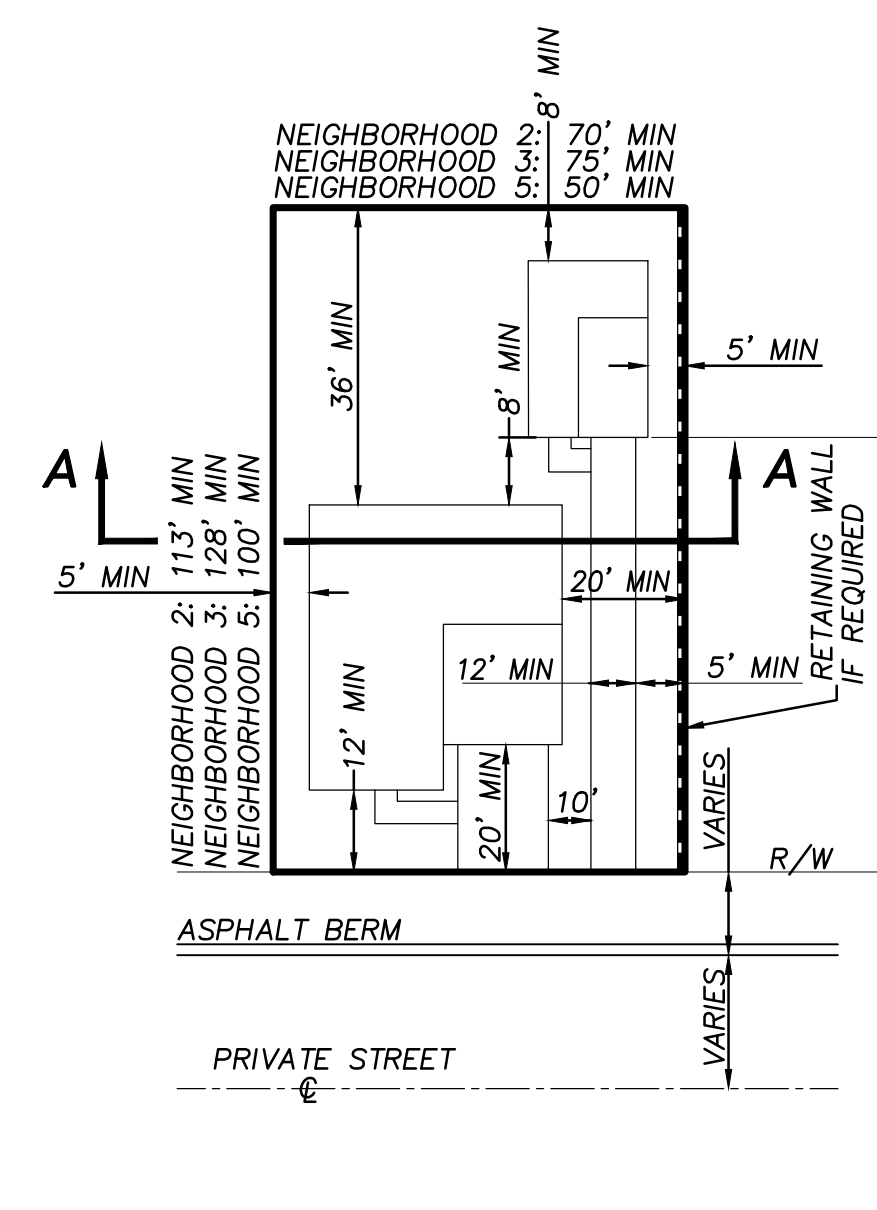
PRODUCT 3, INTERIOR LOTS
7000 SF MIN.
NEIGHBORHOOD 4
NO SCALE



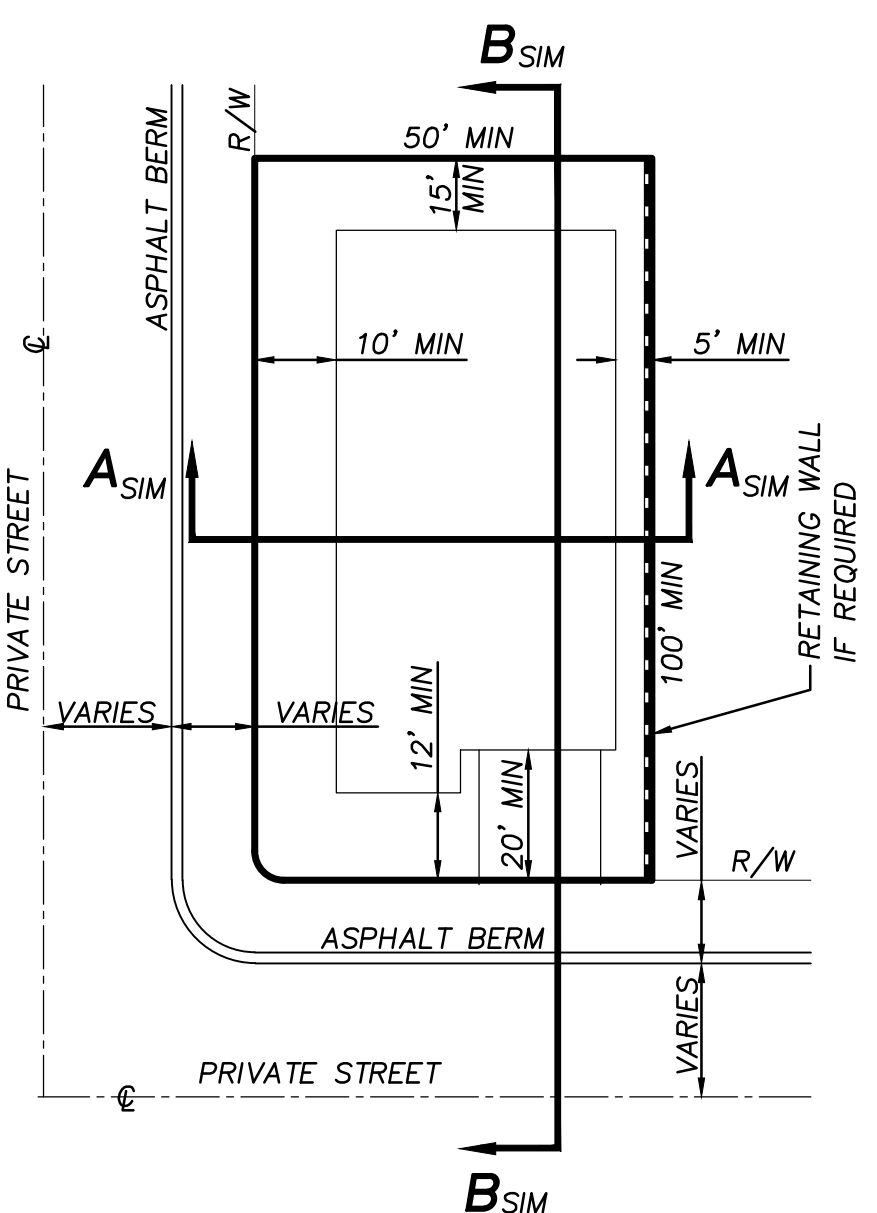
PRODUCT 4, INTERIOR LOT
NEIGHBORHOOD 2: 65'x116' MIN, 7,350 SF MIN
NEIGHBORHOOD 3: 75'x128' MIN, 9,650 SF MIN
NO SCALE



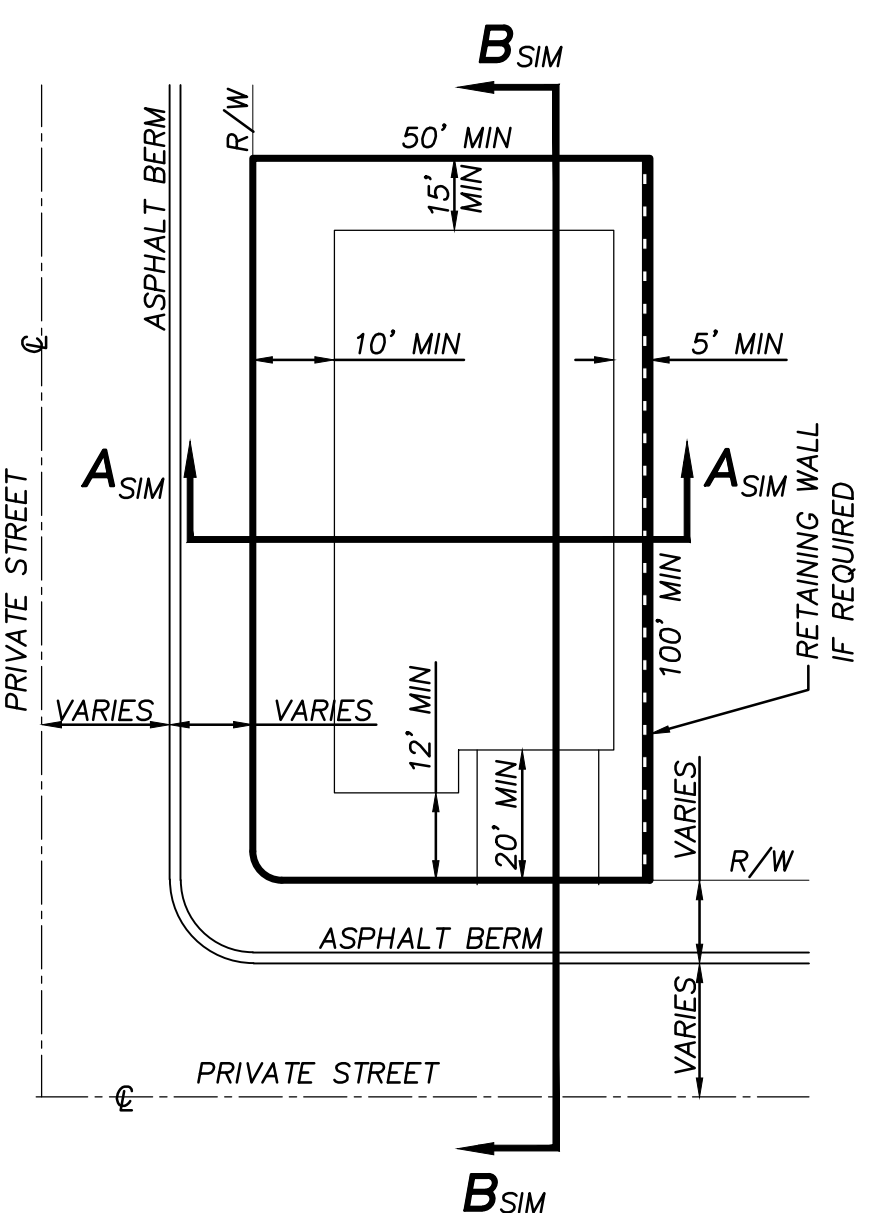
PRODUCT 4, INTERIOR LOT
NEIGHBORHOOD 2: 70'x113' MIN, 7,350 SF MIN
NEIGHBORHOOD 3: 75'x128' MIN, 9,650 SF MIN
NO SCALE



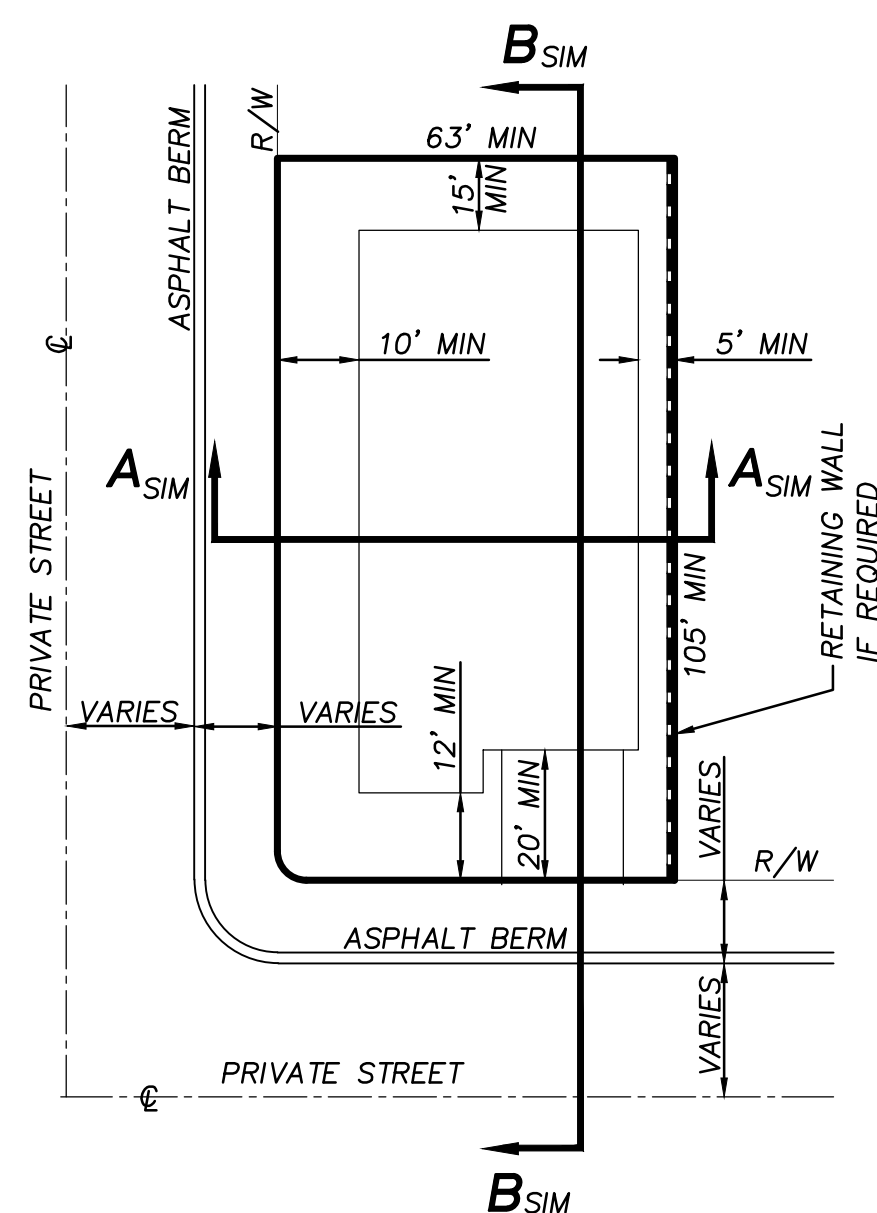
PRODUCT 4, INTERIOR LOT
SECOND DWELLING UNIT SETBACK DETACHED W/ GARAGE
NEIGHBORHOOD 2: 70'x113' MIN, 7,350 SF MIN
NEIGHBORHOOD 3: 75'x128' MIN, 9,650 SF MIN
NEIGHBORHOOD 5: 50'x100' MIN, 8,000 SF MIN
NO SCALE



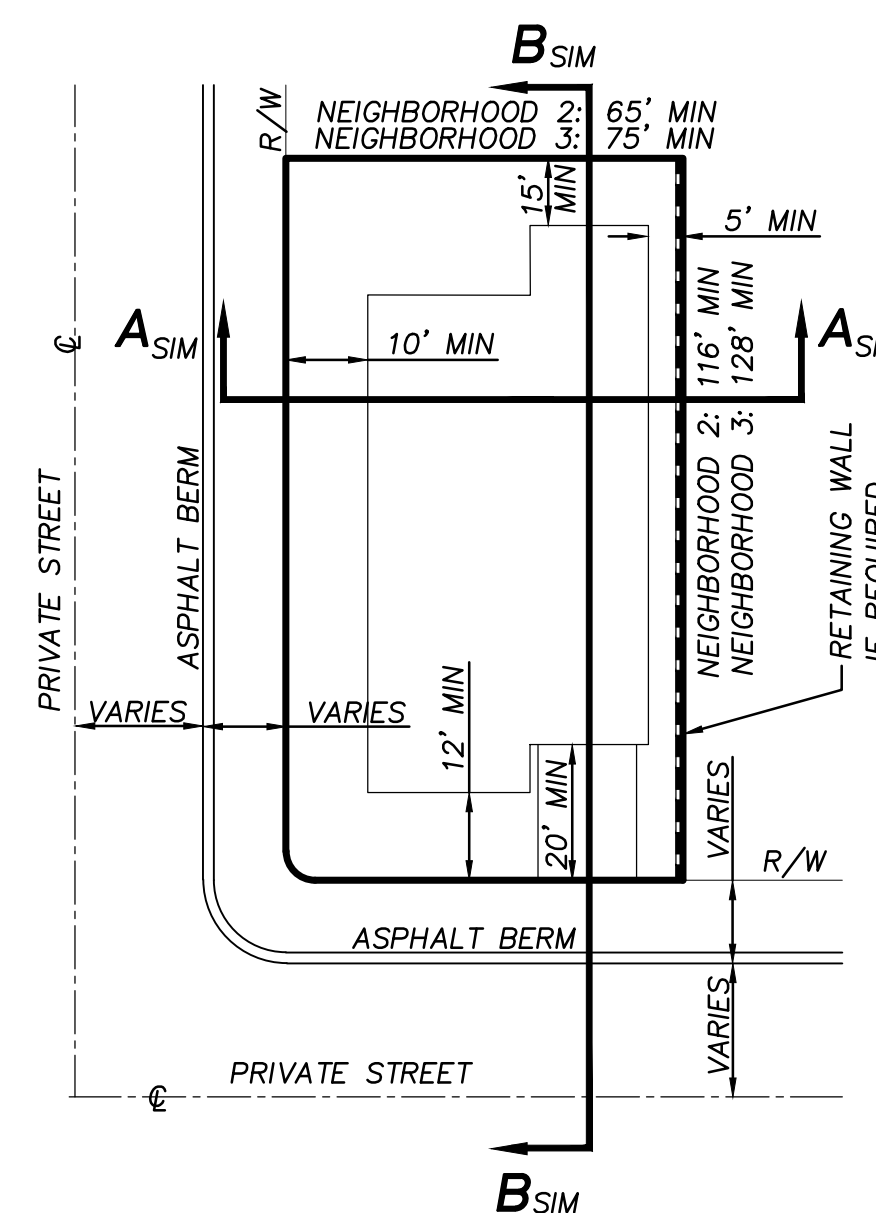
PRODUCT 1, EXTERIOR LOTS
5000 SF MIN.
NEIGHBORHOOD 1
NO SCALE



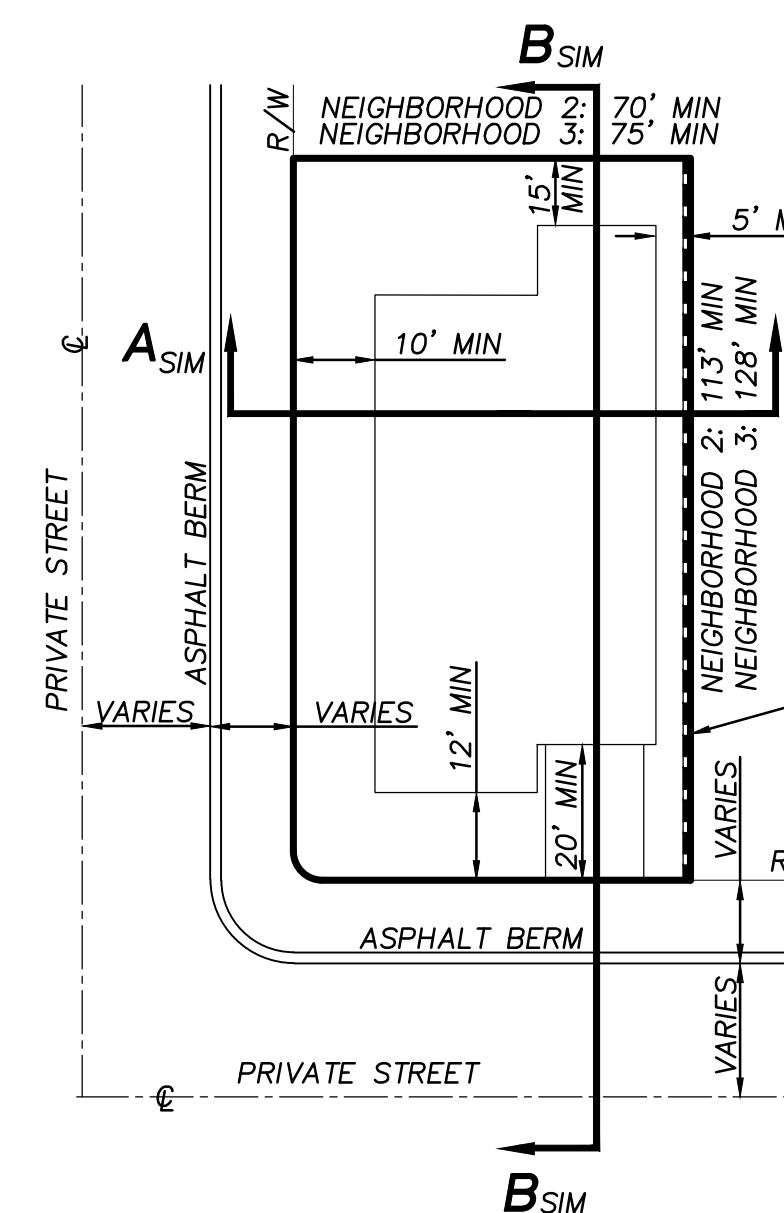
PRODUCT 2, EXTERIOR LOTS
8000 SF MIN.
NEIGHBORHOOD 5
NO SCALE



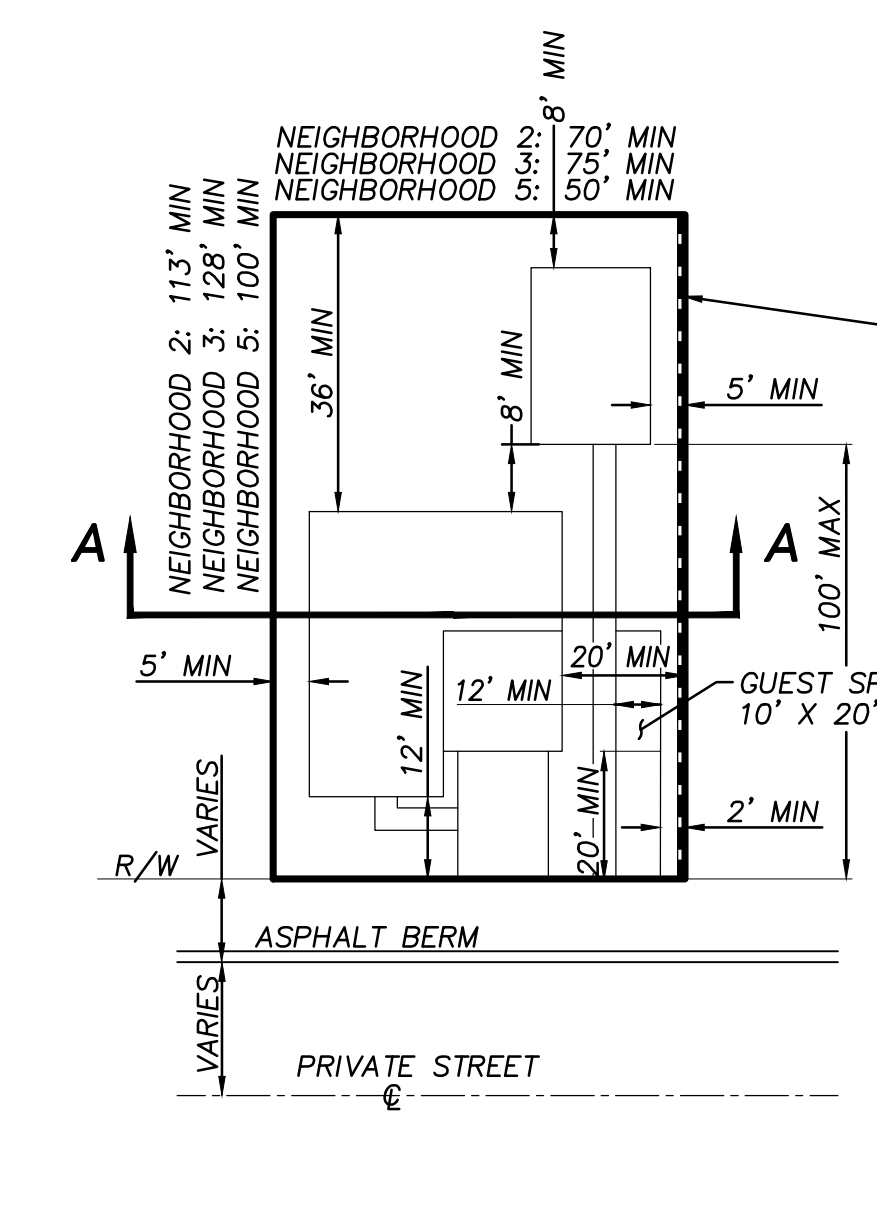
PRODUCT 3, EXTERIOR LOTS
7000 SF MIN.
NEIGHBORHOOD 4
NO SCALE



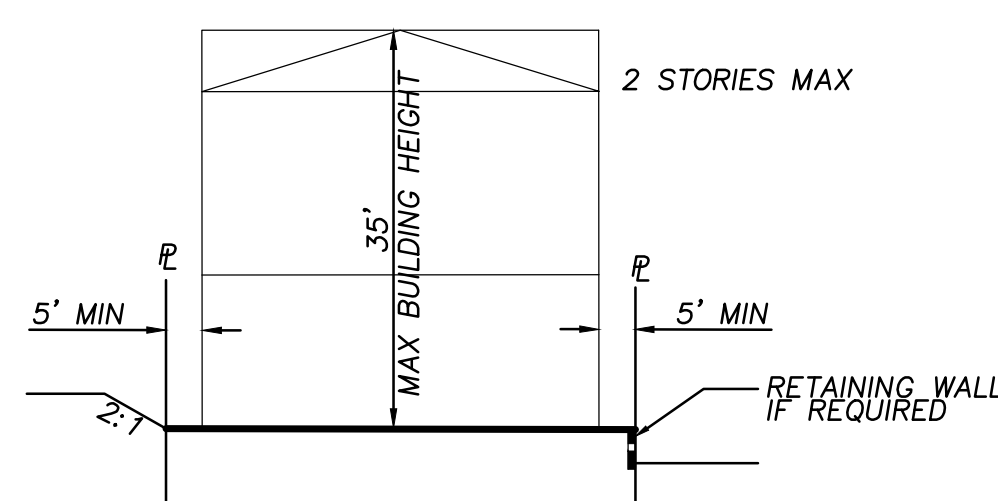
PRODUCT 4, EXTERIOR LOTS
NEIGHBORHOOD 2: 65'x116' MIN, 7,350 SF MIN
NEIGHBORHOOD 3: 75'x128' MIN, 9,650 SF MIN
NO SCALE



PRODUCT 4, EXTERIOR LOTS
NEIGHBORHOOD 2: 70'x113' MIN, 7,350 SF MIN
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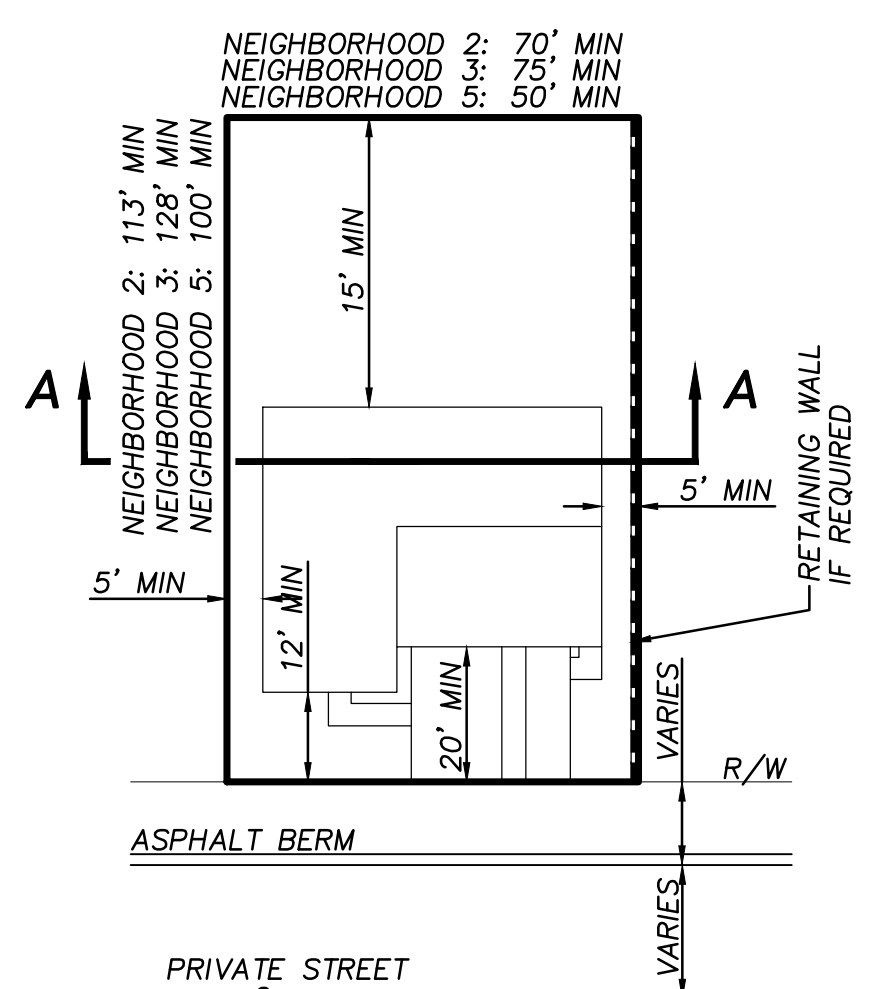
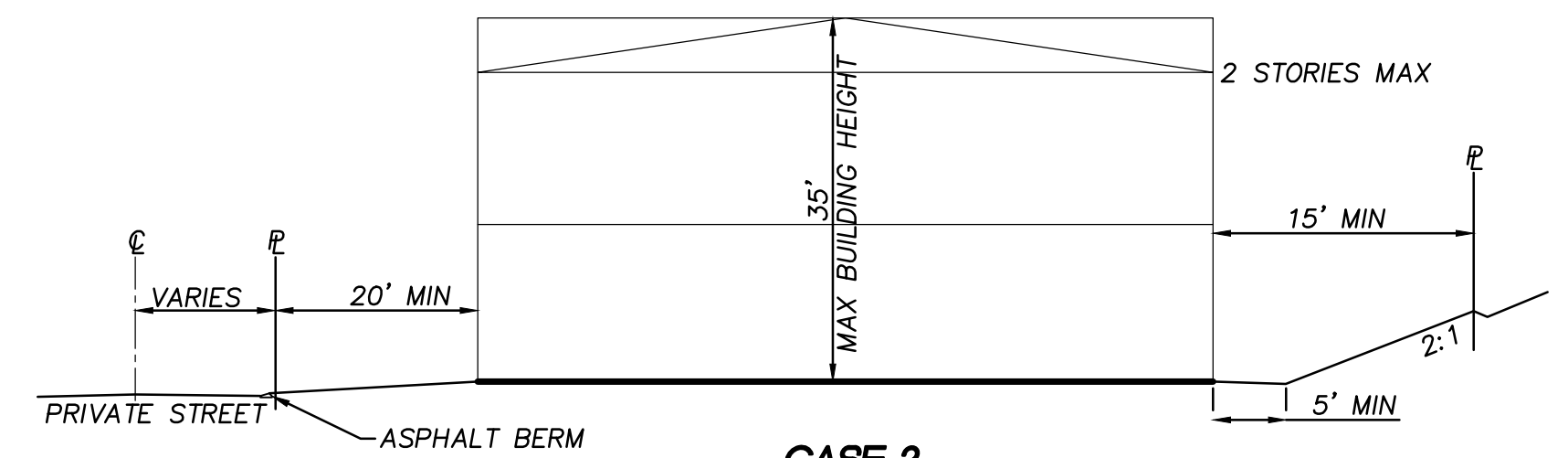
PRODUCT 4, INTERIOR LOTS
SECOND DWELLING UNIT SETBACK
DETACHED W/ GUEST SPACE
NEIGHBORHOOD 2: 70'x113' MIN, 7,350 SF MIN
NEIGHBORHOOD 3: 75'x128' MIN, 9,650 SF MIN
NEIGHBORHOOD 5: 50'x100' MIN, 8,000 SF MIN
NO SCALE



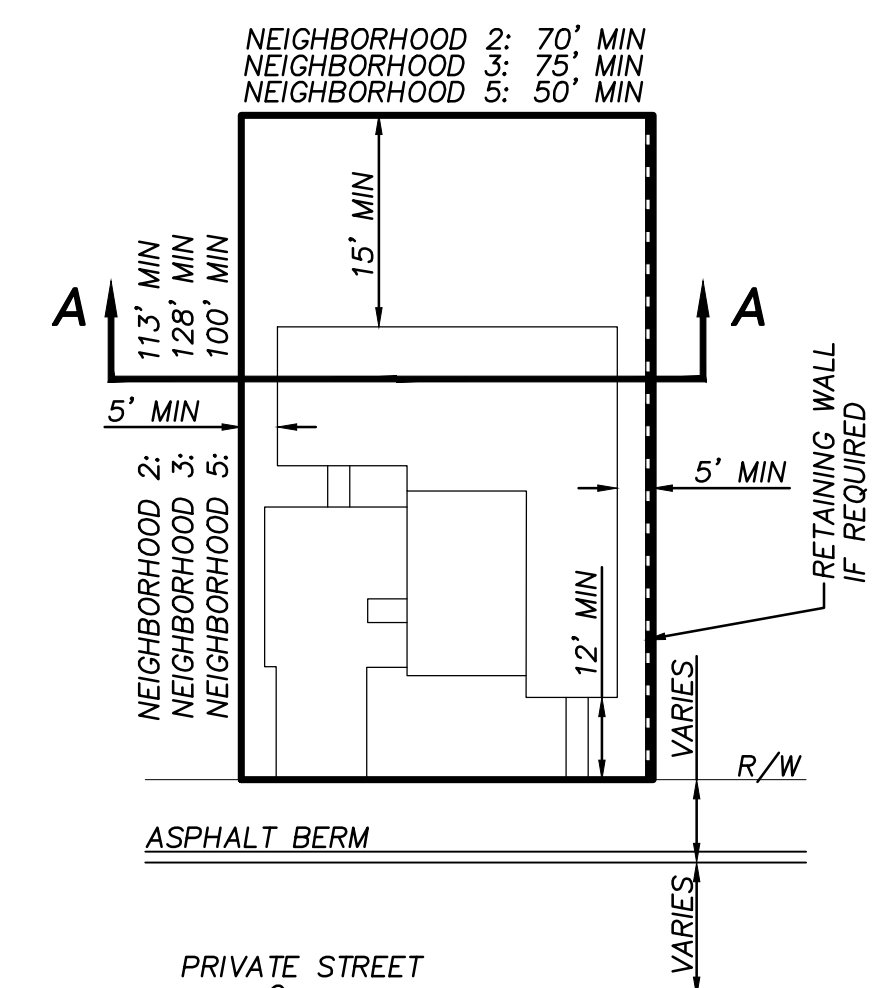
SECTION 'A'-A'
NO SCALE



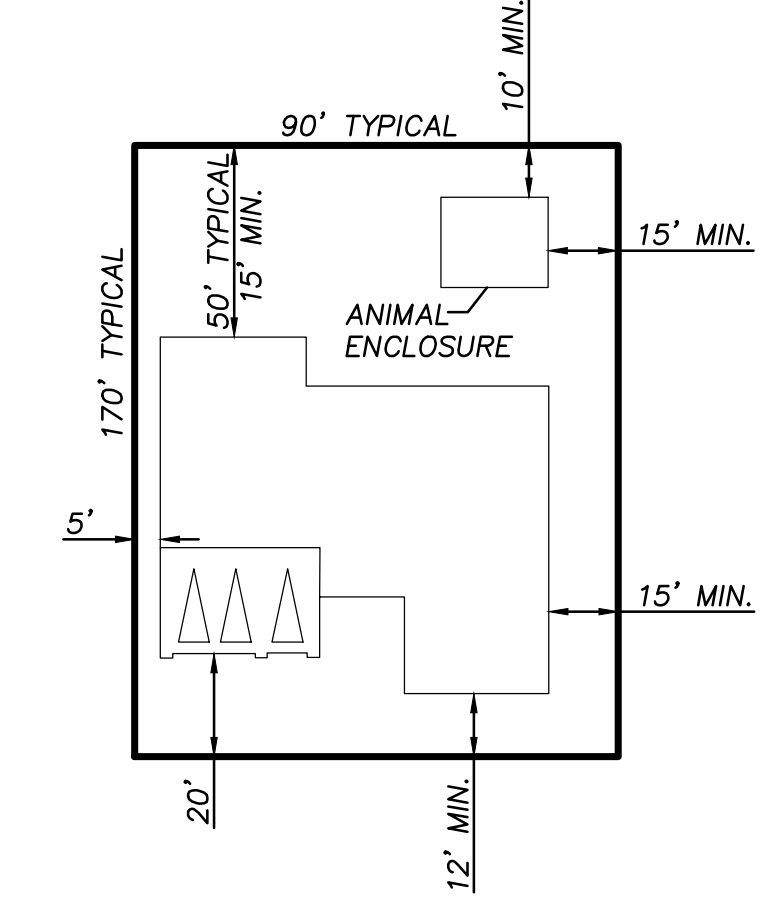
SECTION 'B'-B'
NO SCALE



PRODUCT 4, INTERIOR LOTS
SECOND DWELLING UNIT SETBACK
ATTACHED ABOVE GARAGE
NEIGHBORHOOD 2: 70'x113' MIN, 7,350 SF MIN
NEIGHBORHOOD 3: 75'x128' MIN, 9,650 SF MIN
NEIGHBORHOOD 5: 50'x100' MIN, 8,000 SF MIN
NO SCALE



PRODUCT 4, INTERIOR LOTS
SECOND DWELLING UNIT SETBACK
ATTACHED ABOVE GARAGE
NEIGHBORHOOD 2: 70'x113' MIN, 7,350 SF MIN
NEIGHBORHOOD 3: 75'x128' MIN, 9,650 SF MIN
NEIGHBORHOOD 5: 50'x100' MIN, 8,000 SF MIN
NO SCALE



PRODUCT 5
EQUESTRIAN LOTS
15,000 SF MIN.
NEIGHBORHOOD 3.5
NO SCALE

NOTES:
- MINIMUM FLAT DIMENSIONS ARE TO PROPERTY LINE, TOE OF
SLOPE OR RETAINING WALL.
- SETBACKS ARE TYPICAL UNLESS DIMENSIONED OTHERWISE ON
THE PLAN
- WHERE LOT EXTENDS TO CENTERLINE OF PRIVATE STREET,
FRONT SETBACK SHALL BE 10' FROM PRIVATE STREET EASEMENT.

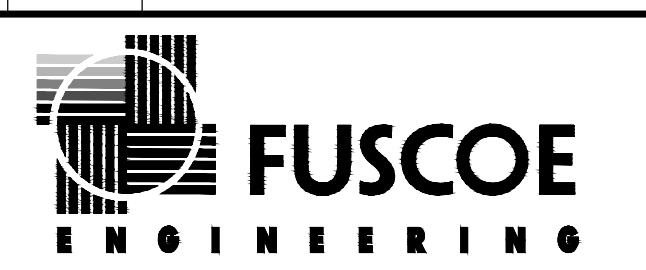
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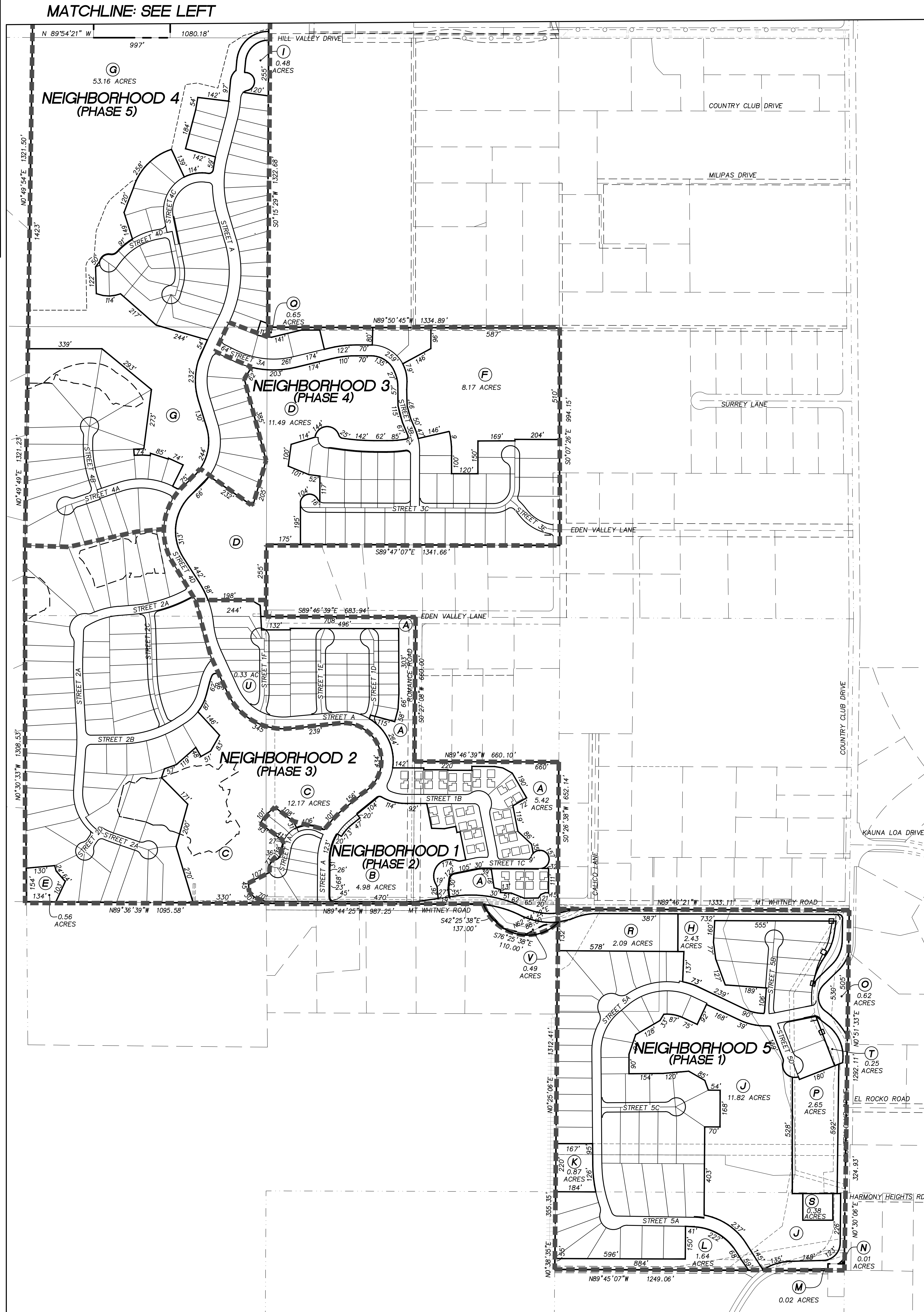
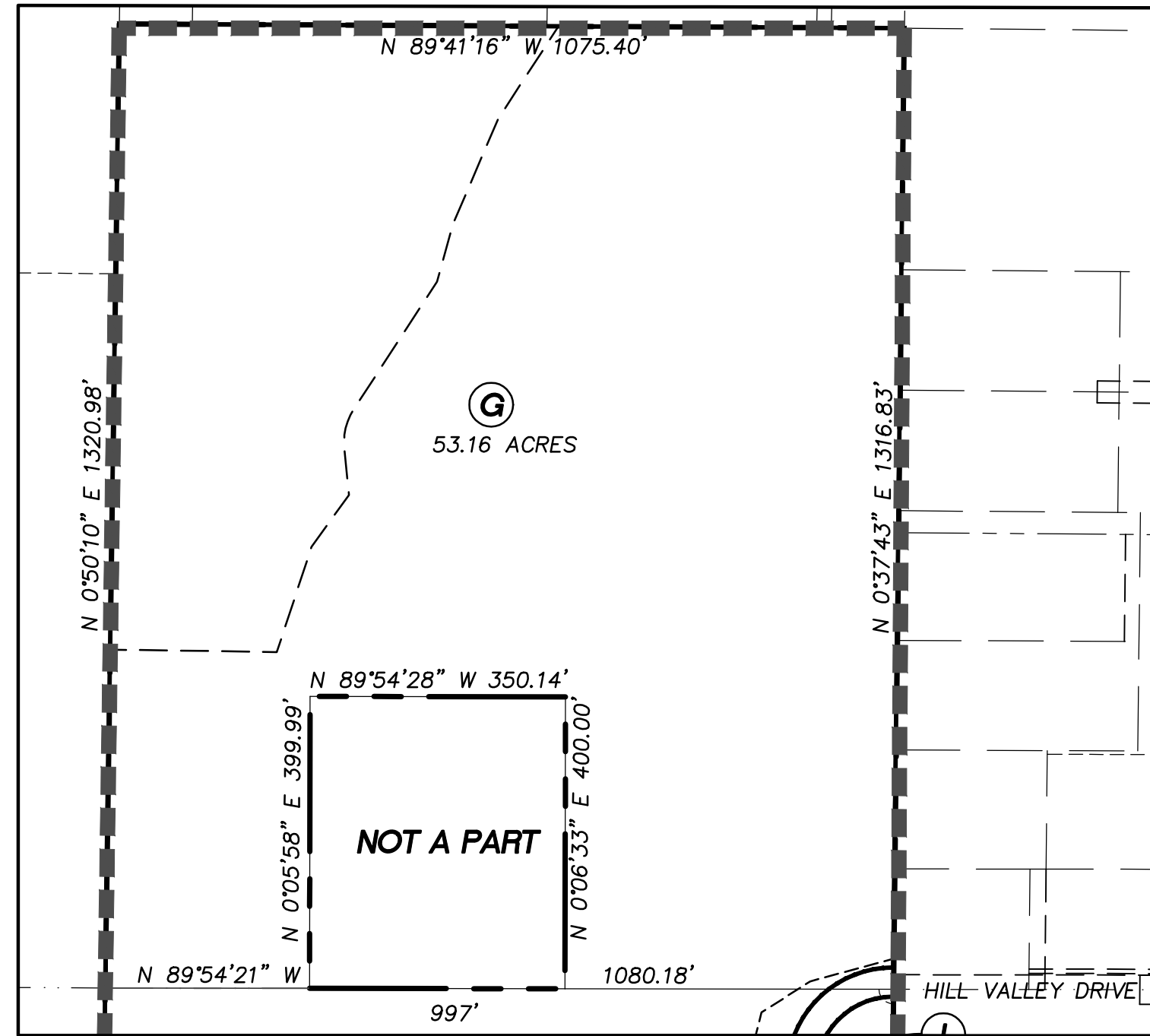


VESTING SITE PLAN
SHEET 2 OF 11



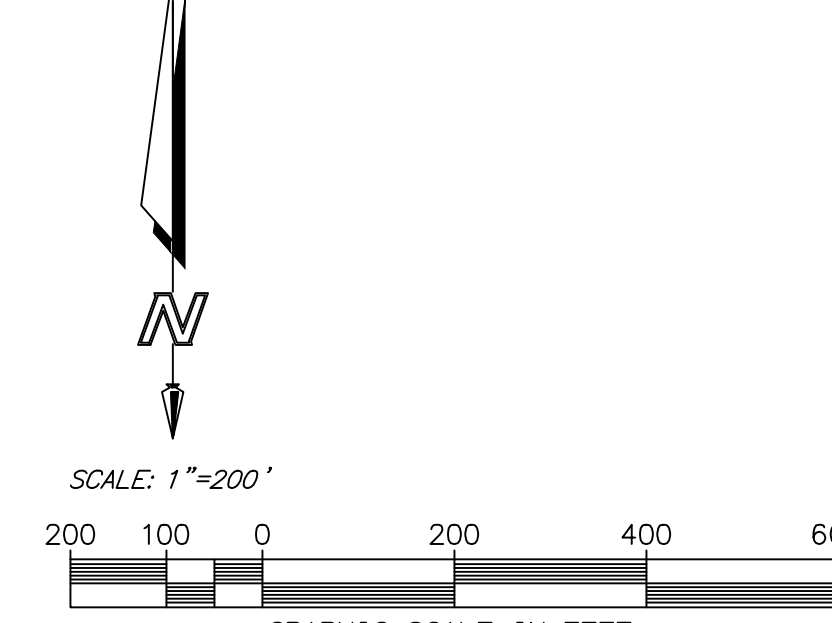
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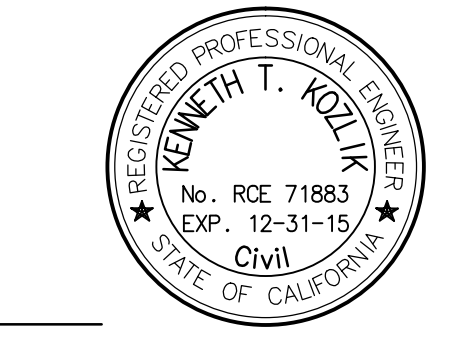


NEIGHBORHOOD 1		NEIGHBORHOOD 2		NEIGHBORHOOD 3		NEIGHBORHOOD 4		NEIGHBORHOOD 5	
LOT #	AREA (A)	LOT #	AREA (A)	LOT #	AREA (A)	LOT #	AREA (A)	LOT #	AREA (A)
1	12,540	60	17,670	118	15,320	159	9,700	235	10,770
2	14,790	61	13,520	119	16,980	160	8,020	236	12,390
3	14,150	62	15,360	120	15,250	161	8,010	237	12,570
4	15,420	63	14,940	121	16,280	162	10,030	238	15,930
5	12,850	64	12,850	122	15,090	163	12,040	239	26,050
6	18,110	65	12,780	123	13,500	164	16,000	240	26,930
7	12,790	66	12,120	124	10,620	165	14,070	241	13,870
8	16,700	67	12,820	125	10,640	166	9,040	242	14,510
9	16,560	68	21,830	126	10,040	167	12,400	243	12,720
10	12,120	69	41,990	127	9,670	168	9,250	244	12,050
11	12,430	70	43,380	128	9,650	169	9,730	245	12,170
12	18,520	71	28,090	129	9,870	170	11,140	246	12,260
13	22,050	72	14,720	130	9,680	171	10,670	247	12,340
14	17,480	73	24,710	131	9,680	172	13,710	248	12,430
15	10,250	74	19,830	132	9,680	173	9,410	249	12,570
16	8,370	75	17,160	133	9,840	174	11,320	250	15,000
17	12,350	76	21,990	134	15,380	175	12,450	251	15,000
18	7,280	77	20,110	135	19,460	176	15,460	252	15,010
19	7,490	78	32,290	136	15,170	177	16,190	253	15,010
20	6,770	79	16,440	137	15,170	178	15,210	254	15,010
21	5,630	80	16,720	138	15,510	179	12,000	255	15,000
22	5,730	81	20,930	139	15,510	180	15,030	256	15,000
23	5,720	82	16,090	140	15,510	181	14,480	257	15,010
24	5,700	83	19,510	141	15,510	182	17,410	258	21,950
25	5,670	84	16,180	142	15,510	183	12,990	259	21,800
26	6,290	85	16,330	143	15,510	184	11,870	260	21,800
27	6,060	86	16,320	144	15,790	185	11,430	261	21,780
28	11,210	87	16,090	145	30,530	186	24,400	262	22,340
29	15,270	88	16,150	146	24,170	187	8,920	263	21,780
30	6,010	89	17,390	147	17,910	188	8,570	264	22,000
31	6,140	90	16,000	148	17,740	189	8,540	265	22,220
32	6,070	91	21,950	149	17,690	190	9,160	266	21,850
33	6,140	92	32,190	150	12,780	191	9,940	267	27,560
34	9,410	93	54,260	151	12,670	192	13,870	268	14,780
35	5,870	94	33,880	152	18,540	193	11,200	269	17,090
36	6,000	95	29,920	153	11,820	194	11,120	270	17,030
37	5,940	96	24,900	154	11,810	195	10,620	271	17,020
38	6,010	97	31,800	155	11,810	196	9,580	272	17,020
39	8,490	98	10,870	156	12,590	197	8,760	273	9,570
40	7,370	99	8,720	157	12,030	198	8,730	274	10,750
41	6,910	100	8,990	158	13,200	199	7,870	275	14,270
42	6,950	101	8,840	200	7,530	200	7,530	276	12,590
43	6,950	102	8,620	201	7,670	201	7,670	277	11,830
44	6,900	103	8,810	202	8,330	202	8,330	278	9,730
45	6,950	104	9,240	203	9,540	203	9,540	279	8,350
46	6,960	105	16,620	204	8,440	204	8,440	280	25,290
47	6,430	106	13,480	205	15,080	205	15,080	281	26,790
48	5,920	107	13,650	206	12,310	206	12,310	282	24,790
49	6,010	108	14,340	207	10,410	207	10,410	283	25,170
50	5,900	109	15,320	208	12,260	208	12,260	284	29,300
51	5,940	110	16,570	209	13,860	209	13,860	285	15,080
52	5,910	111	17,670	210	16,360	210	16,360	286	15,080
53	11,920	112	24,150	211	17,830	211	17,830	287	16,800
54	19,490	113	16,740	212	19,200	212	19,200	288	22,920
55	10,320	114	18,220	213	7,070	213	7,070	289	22,140
56	8,520	115	17,790	214	8,290	214	8,290		
57	10,520	116	16,000	215	7,000	215	7,000		
58	9,460	117	20,150	216	18,180	216	18,180		
59	8,320			217	13,230	217	13,230		

OPEN SPACE		LOTS-BIO-SPACE		PURPOSE	MAINTAINED BY
LOT	AREA (AC.)	LOT	AREA (AC.)		
A	5.42	1	0.20	DRAINAGE BASIN & BIOLOGICAL OPEN SPACE & FMZ	HDA
B	4.98	2	1.40	RECREATION AREA & DRAINAGE BASIN & B.O.S. & FMZ	HDA
C	12.17	3	1.63	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HDA
D	11.49	4	4.18	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HDA
E	0.56	5	0.33	DRAINAGE BASIN & FUEL MANAGEMENT ZONES	HDA
F	8.17	6	3.43	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HDA
G	5.16	7	11.43	AGRICULTURE & BIOLOGICAL OPEN SPACE & FMZ	HDA
H	2.43	8	0.48	DRAINAGE BASIN & FMZ	HDA
I	0.48	9	0.48	DRAINAGE BASIN & FUEL MANAGEMENT ZONES	HDA
J	11.82	10	3.02	B.O.S. & FUEL & FUEL MANAGEMENT ZONES	HDA
K	0.87	11	0.87	SAN DIEGO GAS & ELECTRIC FACILITY & FMZ	HDA
L	0.87	12	0.87	LANDSCAPE & FUEL MANAGEMENT ZONES	HDA
M	0.02	13	0.02	UNDEVELOPED	HDA
N	0.01	14	0.01	UNDEVELOPED	HDA
O	0.87	15	0.87	LANDSCAPE	HDA
P	2.65	16	2.65	PUBLIC COMMUNITY PARK & FUEL MANAGEMENT ZONES	COUNTY
Q	0.01	17	0.01	LANDSCAPE	HDA
R	2.09	18	2.09	WET WEATHER STORAGE	HDA
S	0.01	19	0.01	WASTE WATER TREATMENT & WATER RECLAMATION FACILITY	HDA
T	0.25	20	0.25	LANDSCAPE	HDA
U	0.01	21	0.01	LANDSCAPE	HDA
V	0.49	22	0.49	FUEL MANAGEMENT ZONE	HDA



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SEE SHEET 6

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴

VESTING SITE PLAN VALIANO

EDEN VALLEY LANE

ROMANCE ROAD

CALICO LANE

NEIGHBORHOOD 1 (PHASE 2)

STREET A

STREET IF

STREET IE

STREET ID

STREET 1B

STREET 1C

STREET 1A

MT. WHITNEY ROAD

MT. WHITNEY ROAD

NEIGHBORHOOD 1 (PHASE 2)

SEE SHEET 9

SEE SHEET 9

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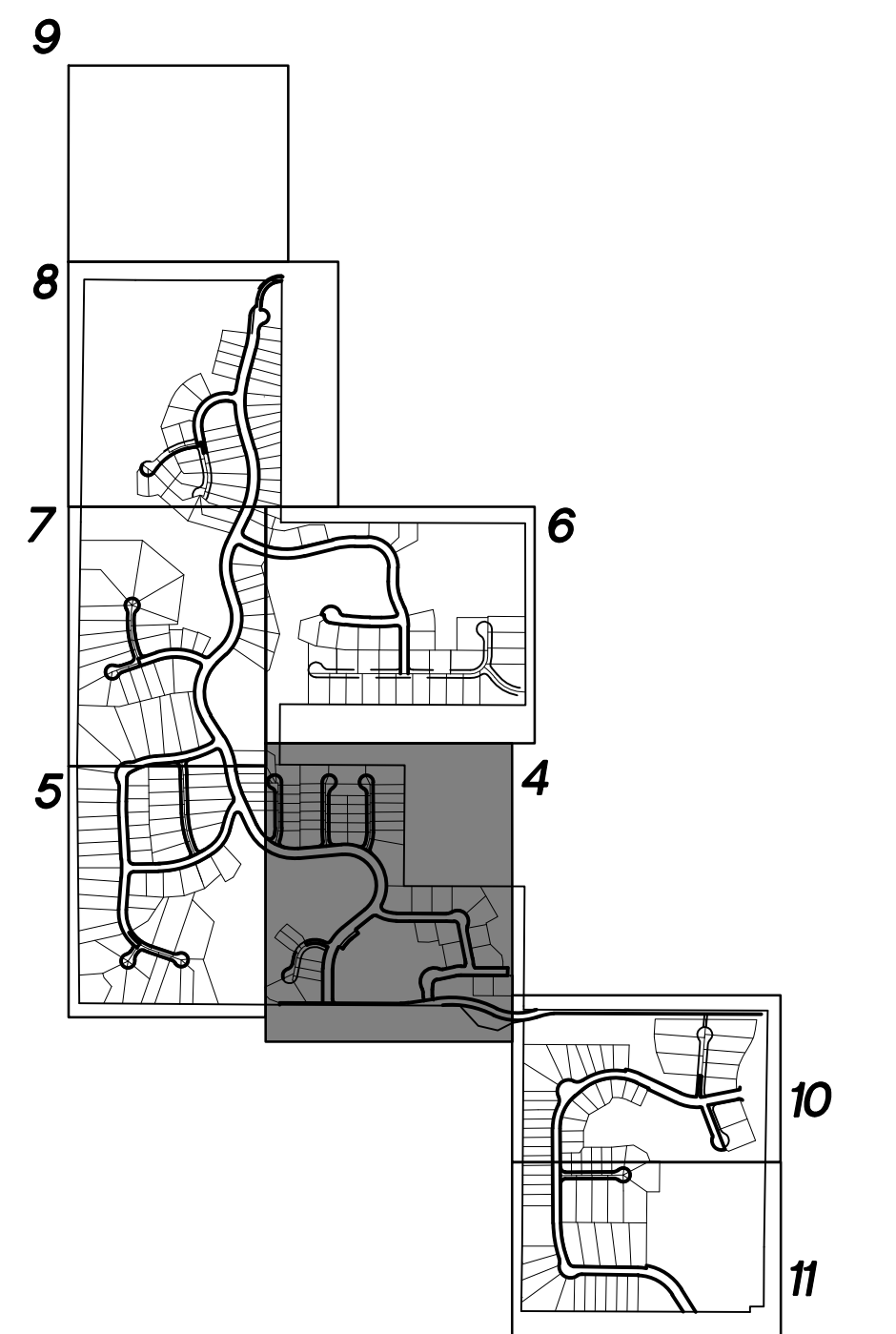
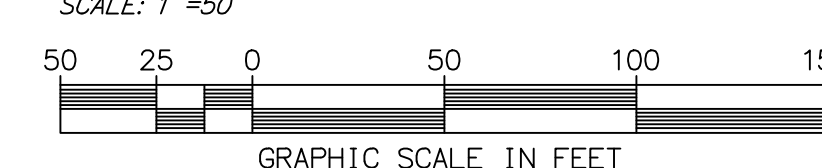
KENNETH T. KOZLIK RCE 71883 DATE



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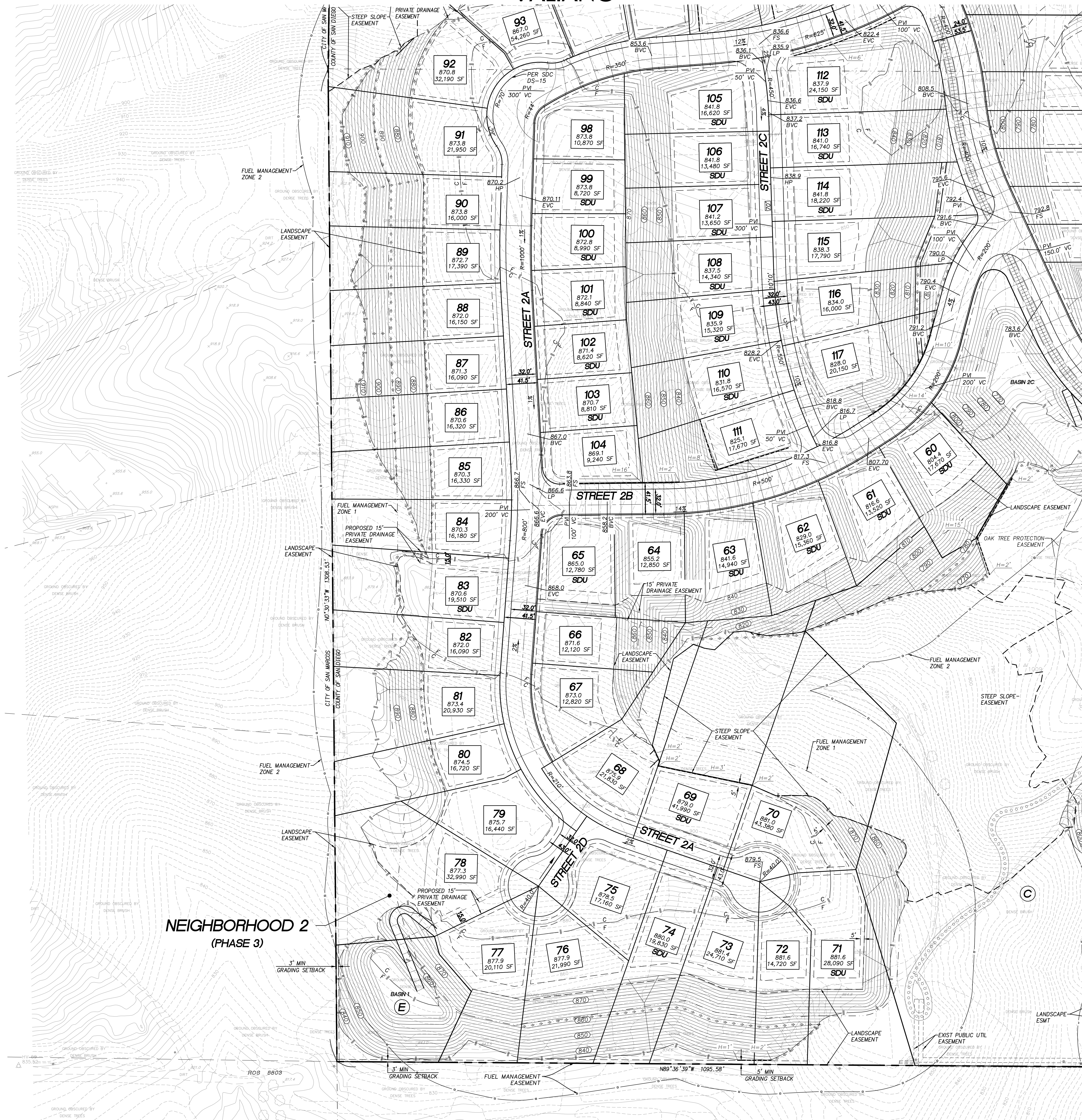


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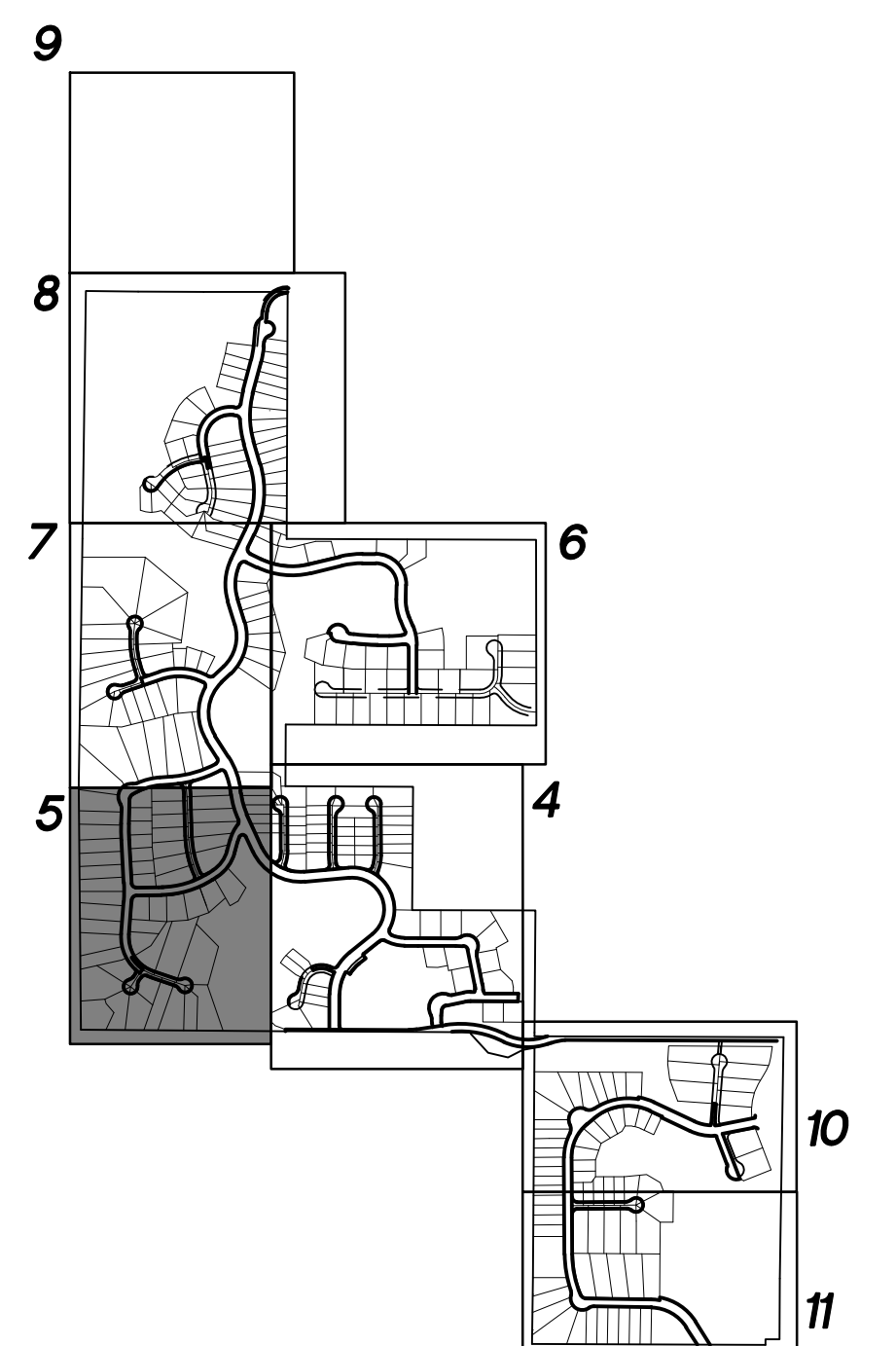
COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴

VESTING SITE PLAN
VALIANO

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INDEX MAP
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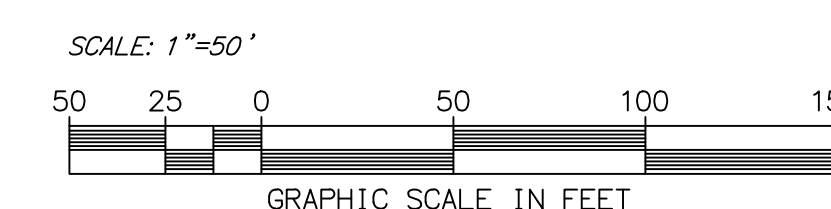
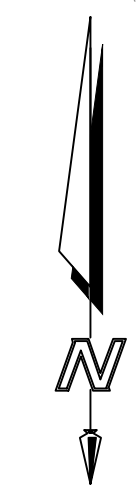
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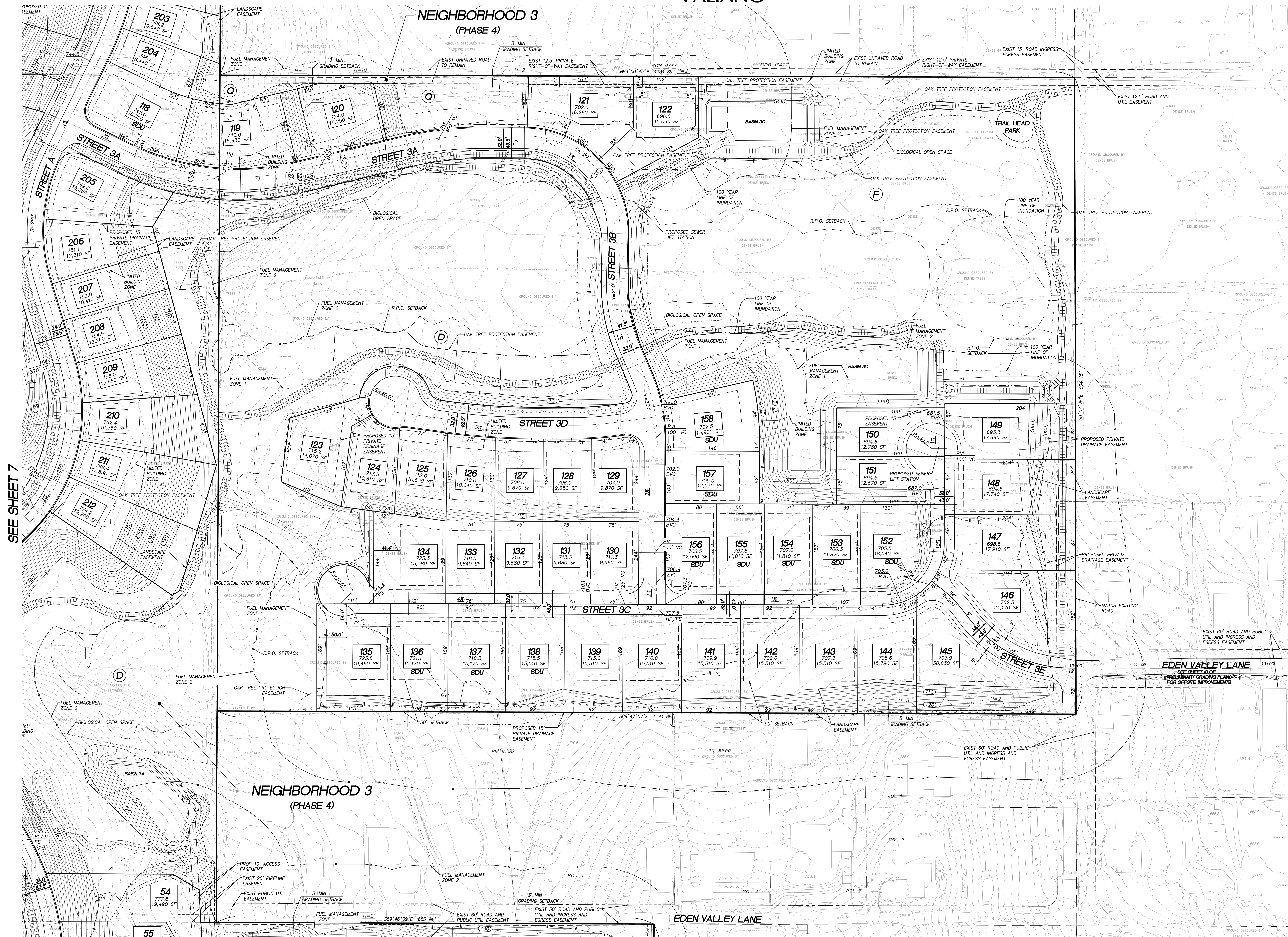
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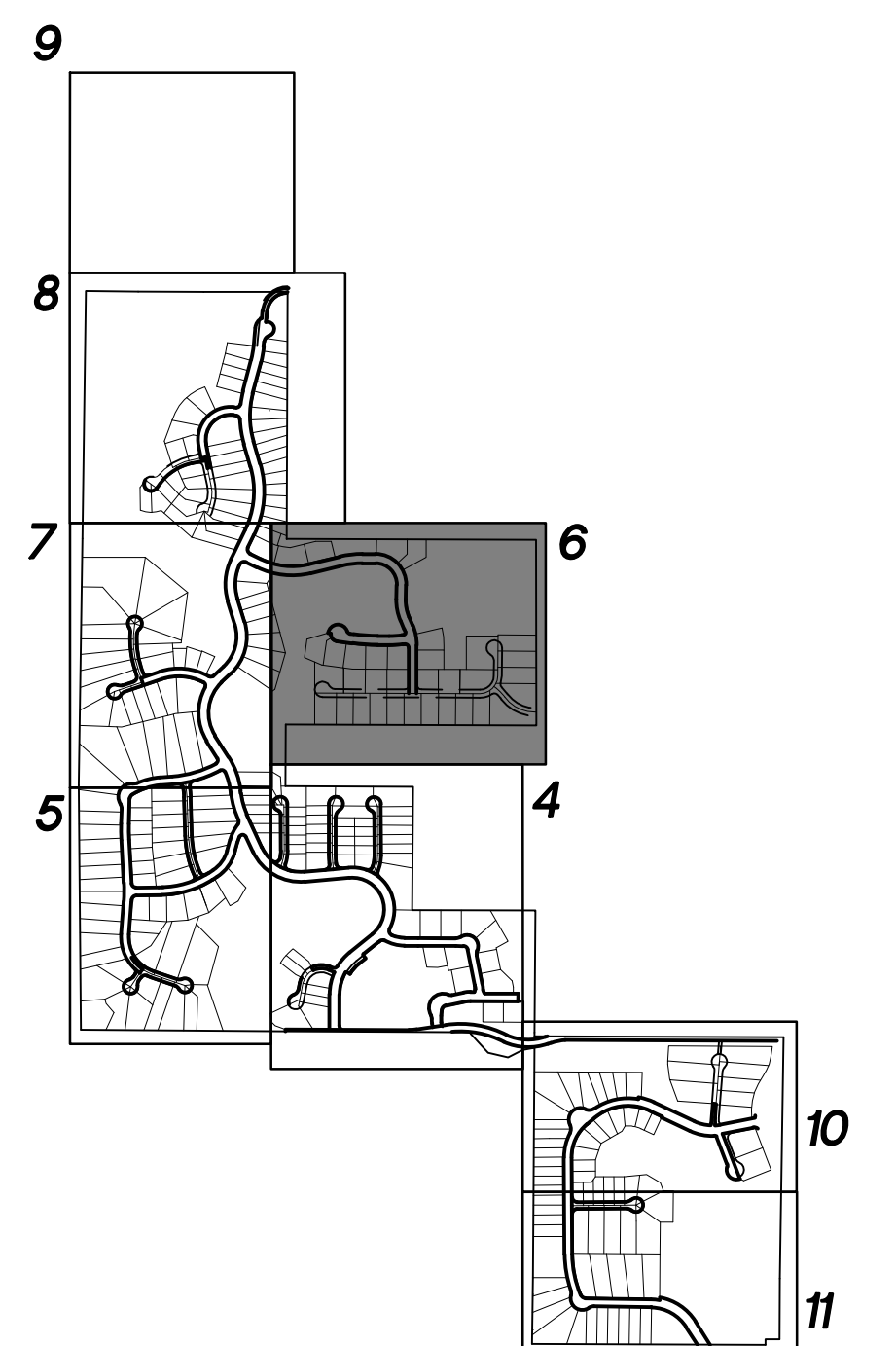
COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING SITE PLAN
VALIANO

SEE SHEET 8

NEIGHBORHOOD 3
(PHASE 4)



NEIGHBORHOOD 3
(PHASE 4)



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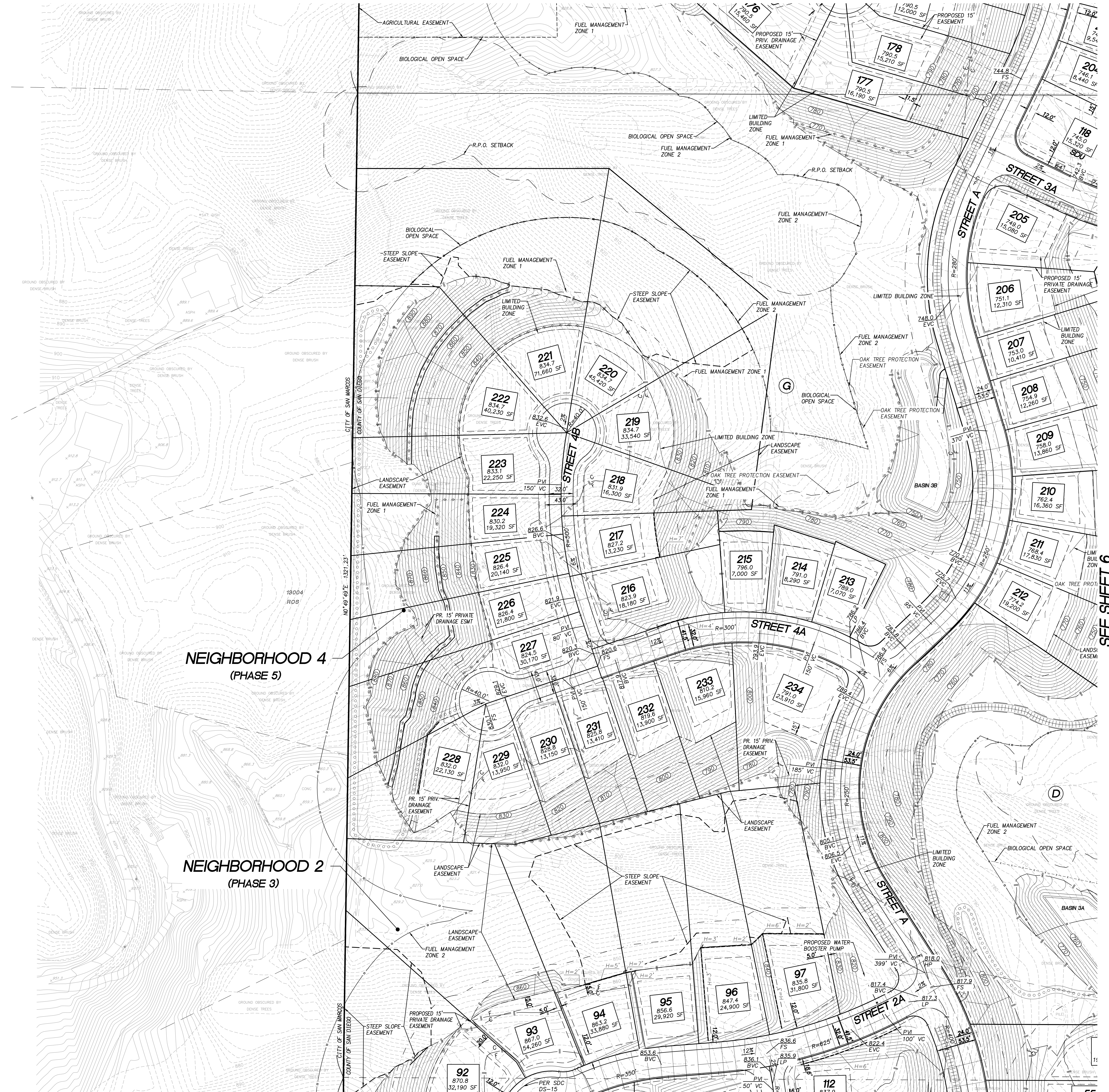


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COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING SITE PLAN
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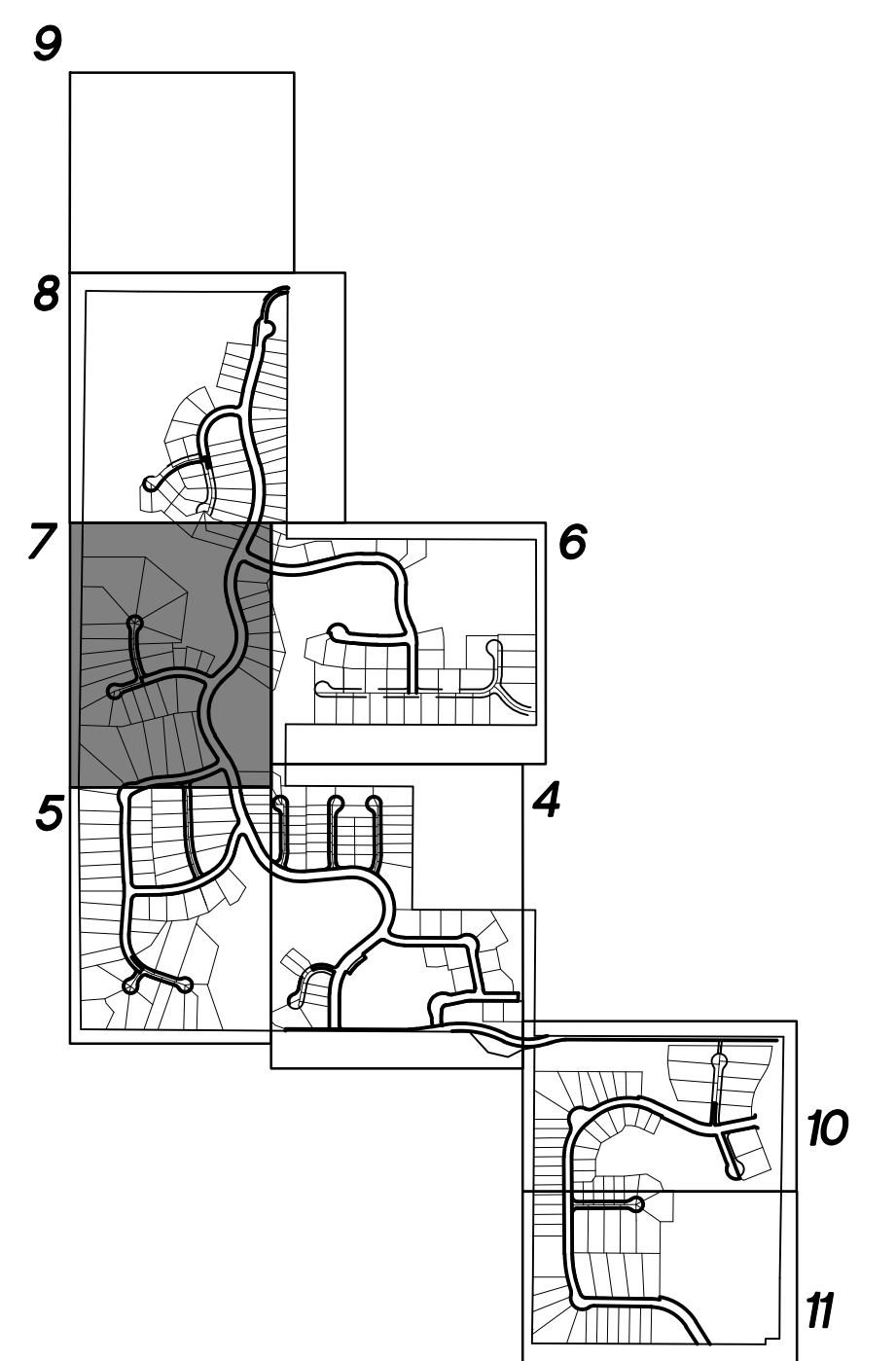


NEIGHBORHOOD 4
(PHASE 5)

NEIGHBORHOOD 2
(PHASE 3)

SEE SHEET 5

SEE SHEET 6

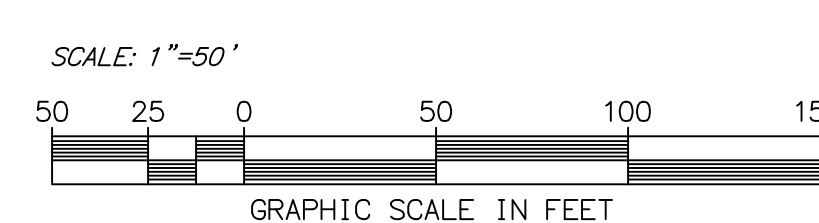


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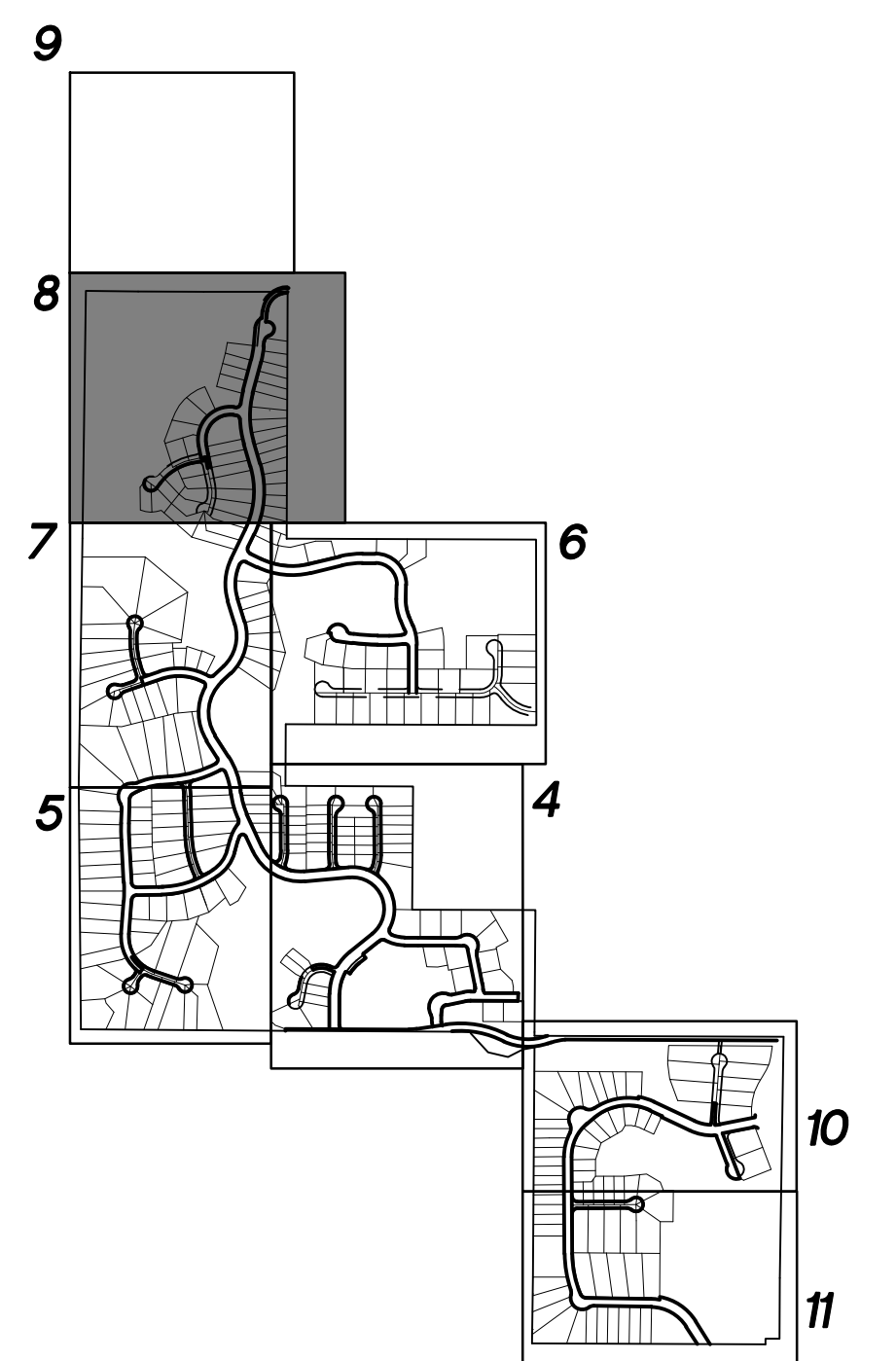
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NEIGHBORHOOD 4
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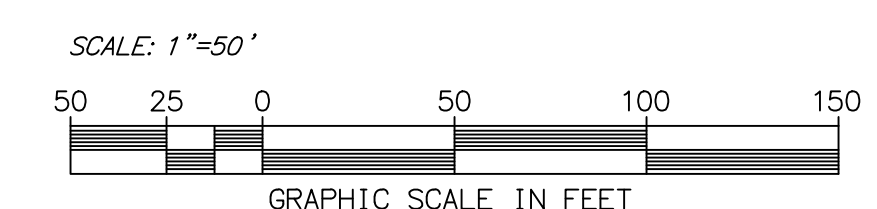


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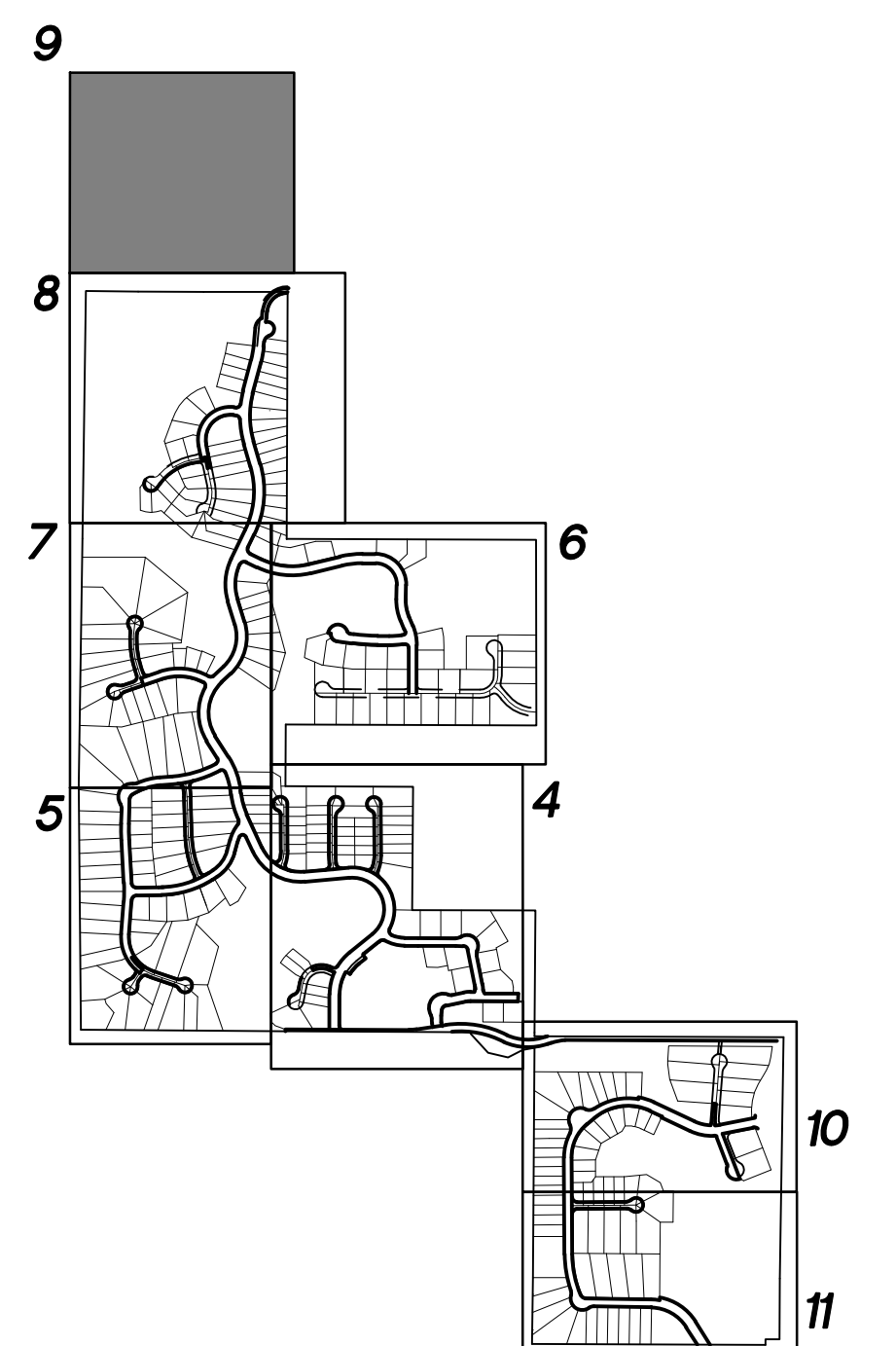
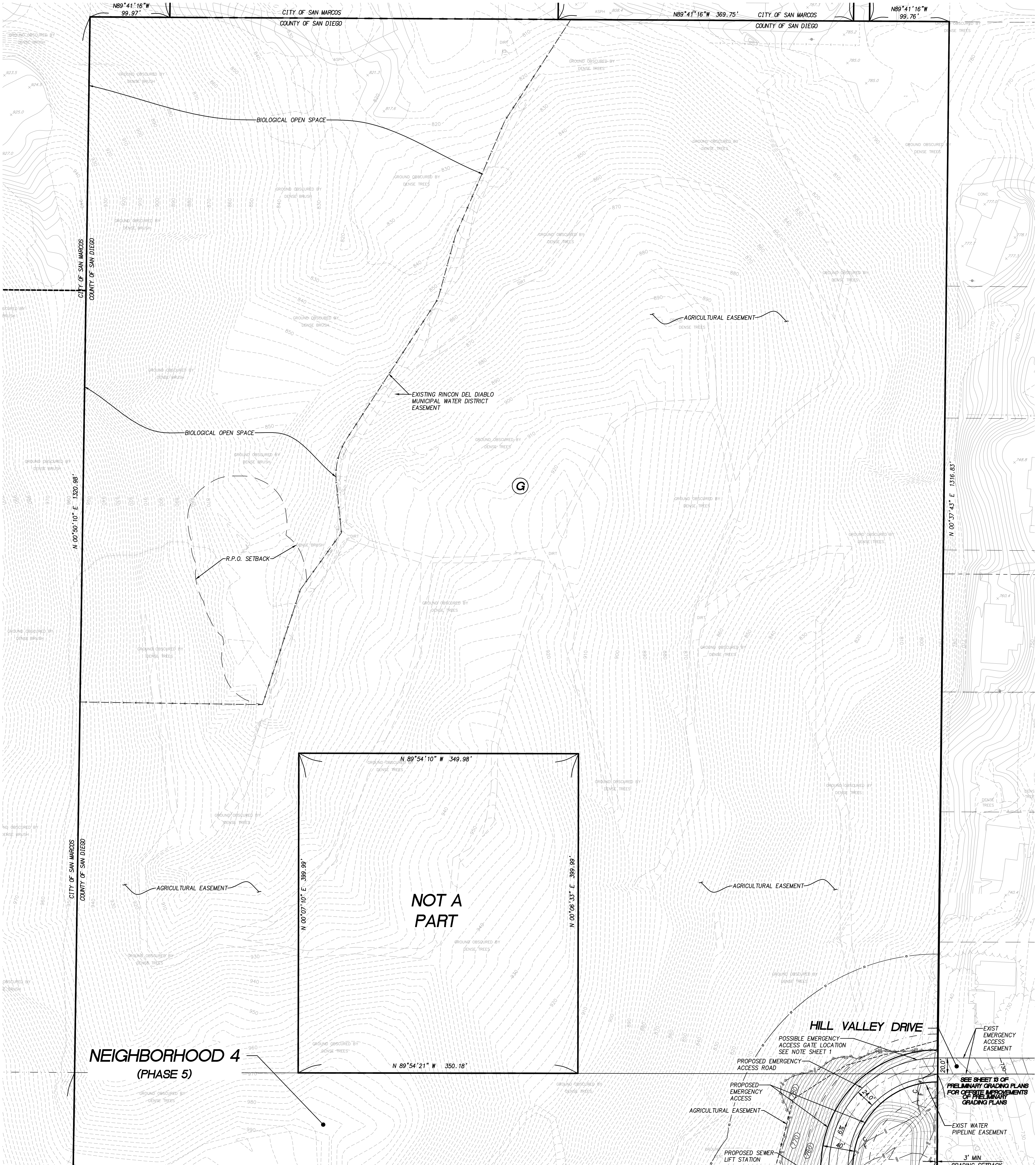
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COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING SITE PLAN
VALIANO



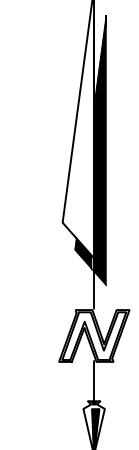
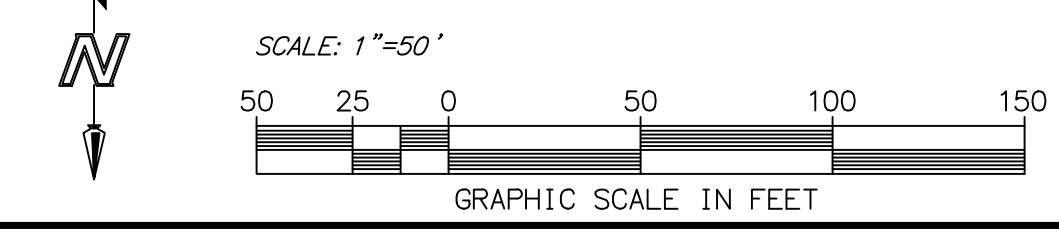
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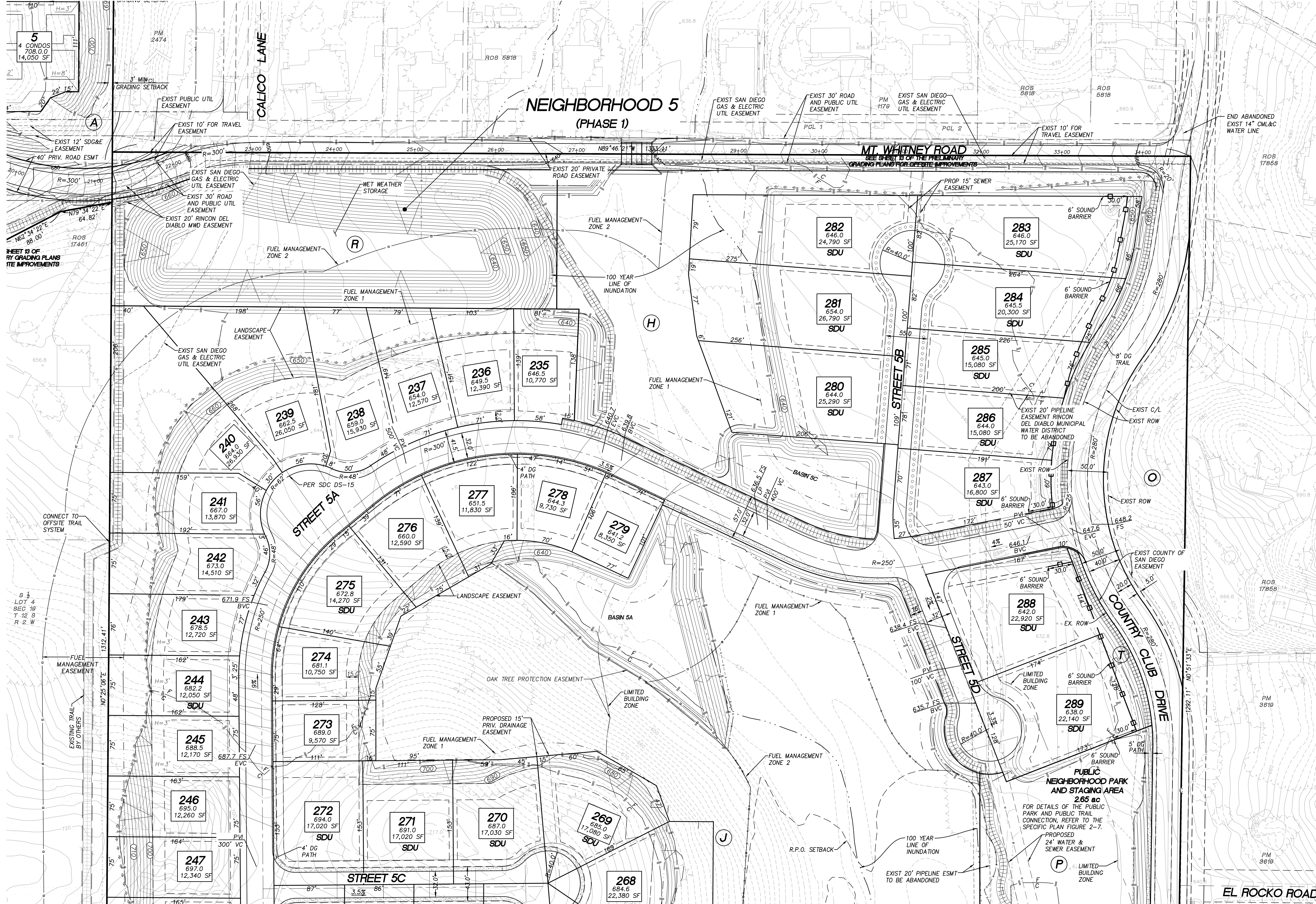


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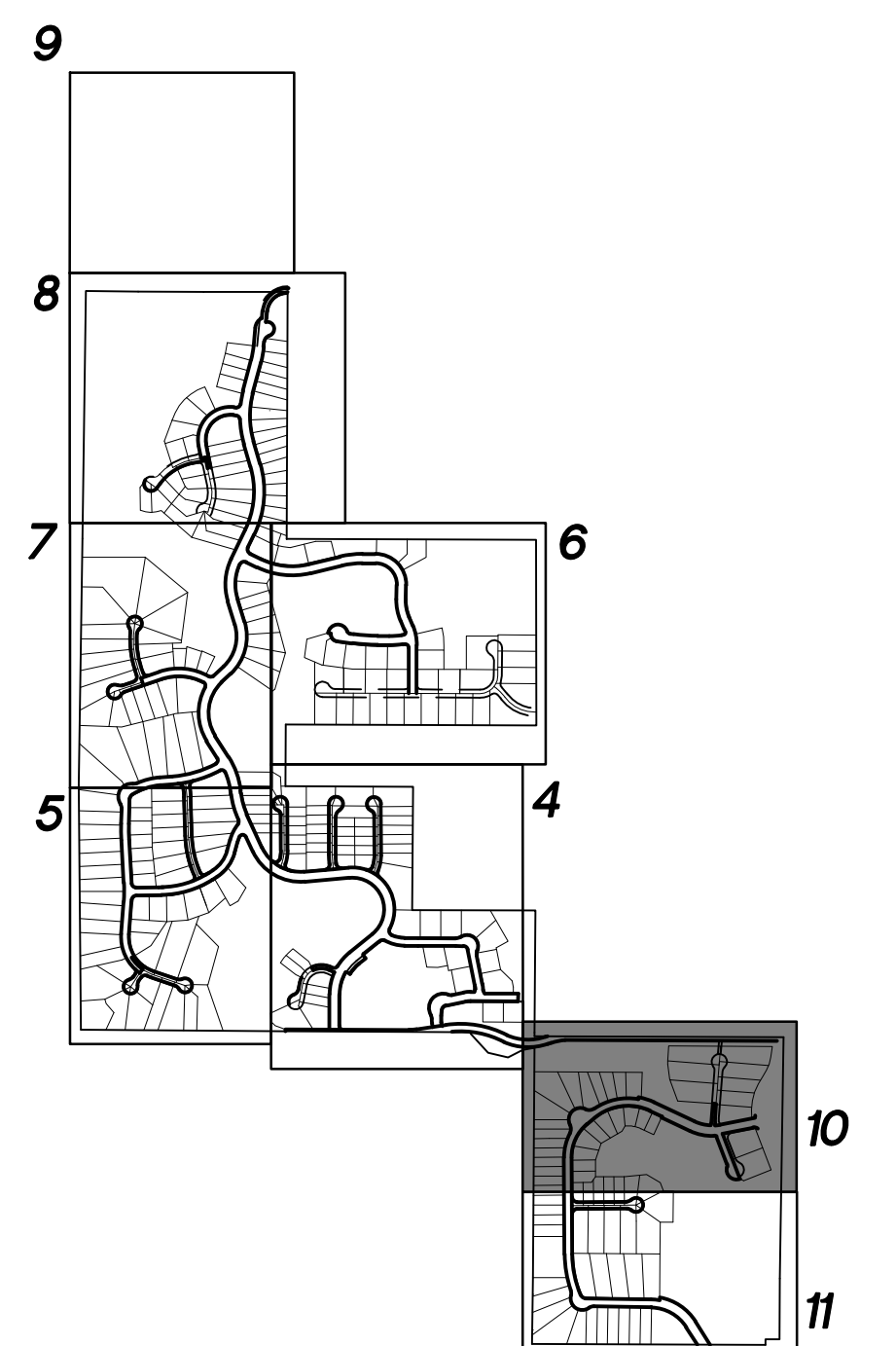


COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING SITE PLAN
VALIANO

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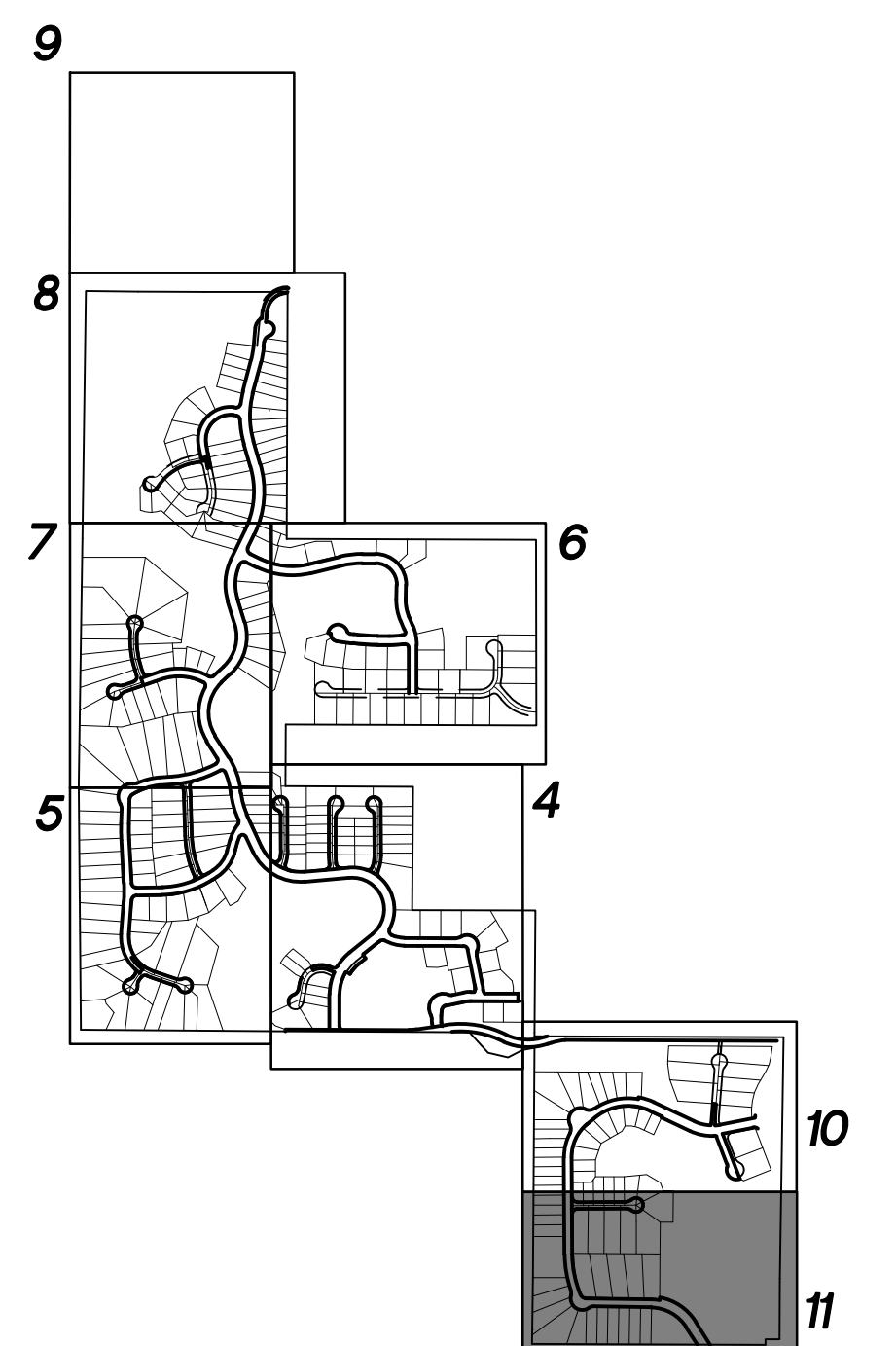
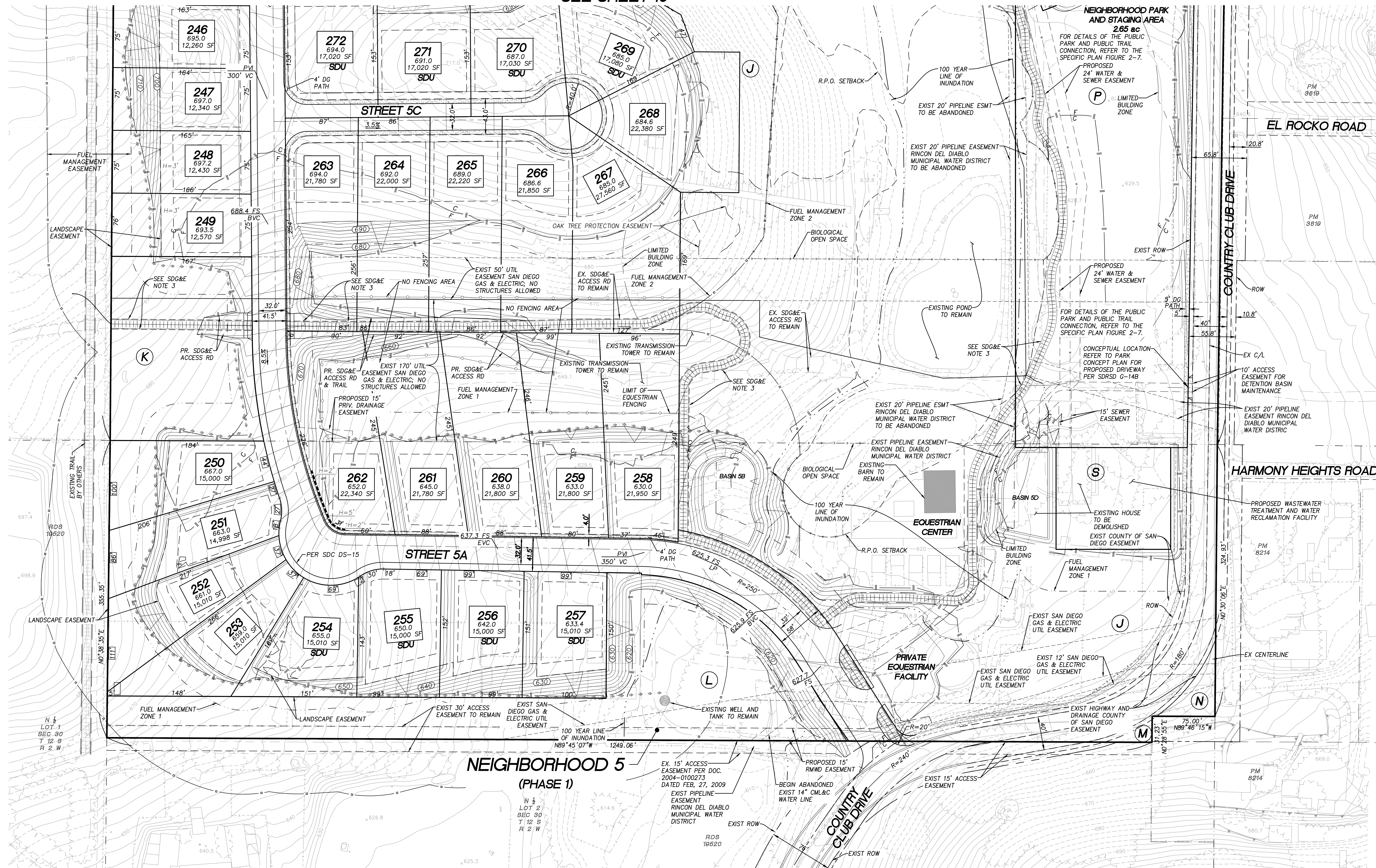
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COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING SITE PLAN
VALIANO

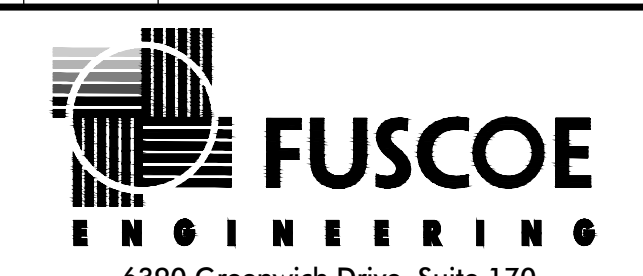
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