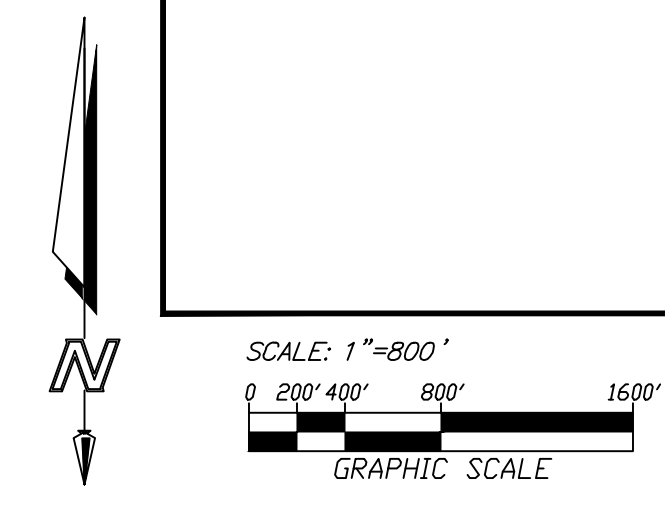
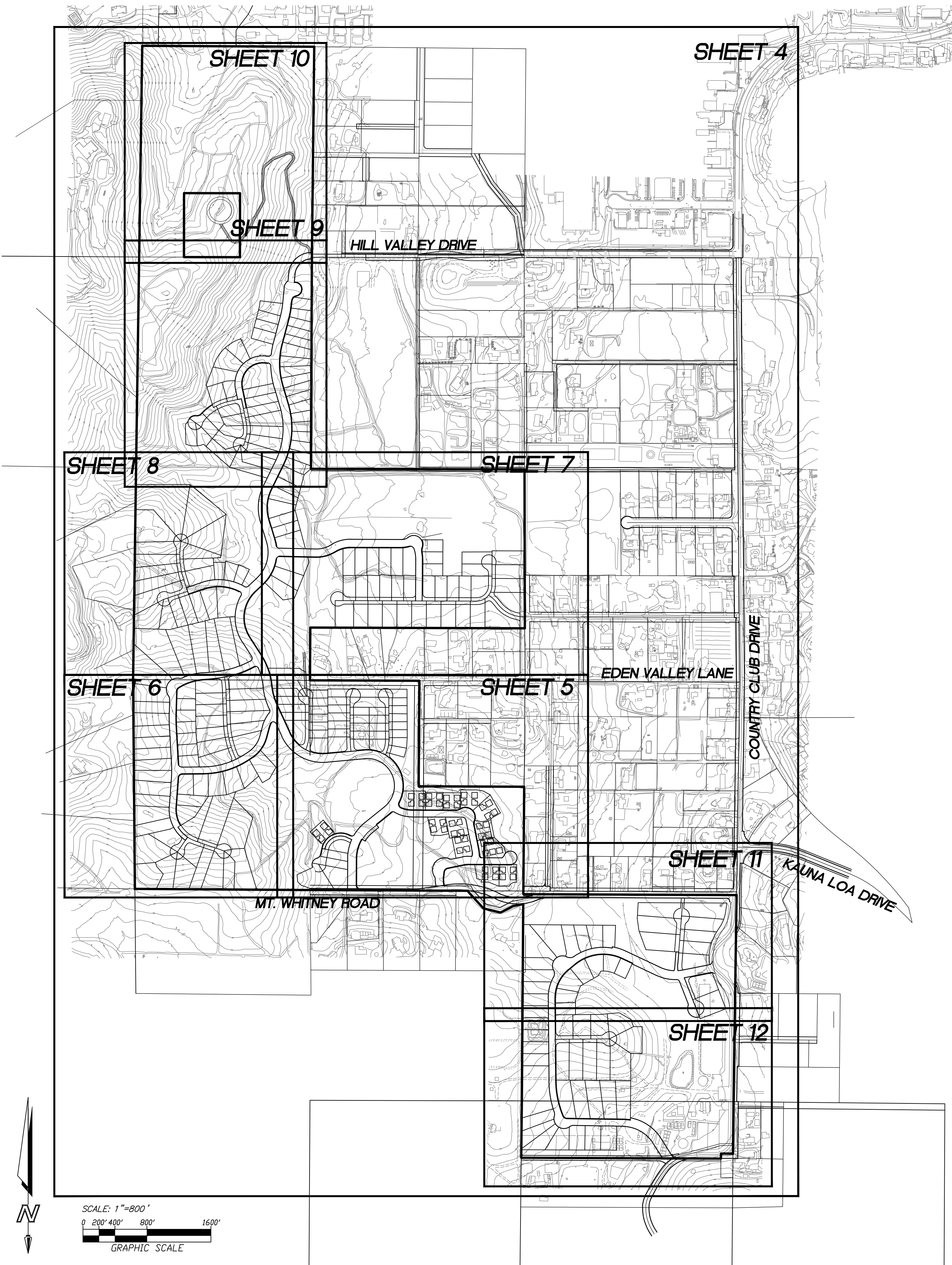


COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO

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
ROSDOWN, CA 92057
(760) 926-4240
FLIGHT DATE: 10-08-12

PROPOSED GRADING

CUT: 808,000 CY
FILL: 808,000 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, SEMI TOGETHER WITH PARCELS 1, 2 AND 3 OF PARCEL MAP 3760, AND A PORTION OF LOT 11 OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SEMI 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 COMMUNITY 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)

WATER AND SEWER

WATER:
RINCON DEL DIABLO MUNICIPAL WATER DISTRICT
1920 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) 432-2400
HIGH SCHOOL
352 N. MIDWAY DRIVE
ESCONDIDO, CA 92027
(760) 291-3220

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

NUMBER OF LOTS

SINGLE FAMILY RESIDENTIAL 277
DETACHED CONDOMINIUM 12
OPEN SPACE 20
TOTAL 299

LEGEND

ITEMS	STAD. DWGS.	SYMBOL
WATER		—
FIRE HYDRANT	(WF-01)	—
SEWER		—
SEWER MANHOLE	(SM - 02)	—
SEWER LIFT STATION		—
STORM DRAIN	(D - 60)	—
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 GUE		—
4" WEDGE 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:

- 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 CREATED 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 IIR FOR TEMPORARY CONSTRUCTION NOISE MITIGATION MEASURES.
- 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

- 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.
- ALL FENCING IN THE SDG&E EASEMENT TO BE REVIEWED AND APPROVED BY SDG&E INCLUDING TRAIL FENCING IF ANY.
- 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.
- 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

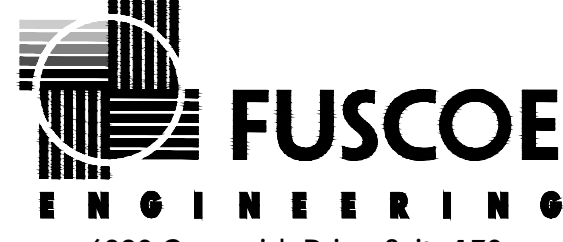
SHEET 1 OF 13

DATE: REVISION:

ENGINEER OF WORK

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

KENNETH T. KOZLIK RCE 71883 DATE:



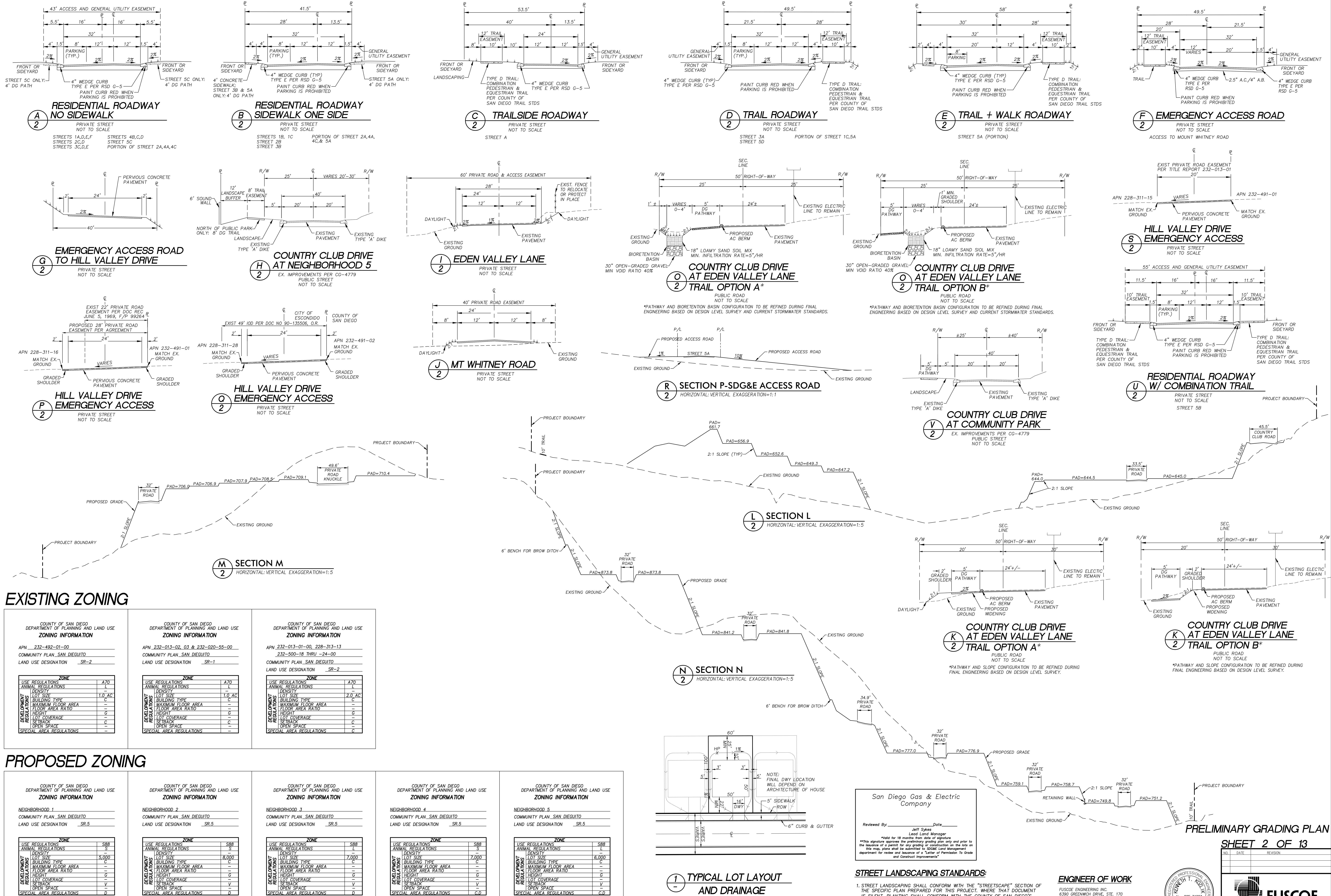
6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 • fax 858.597.0335
www.fuscoe.com

San Diego Gas & Electric Company

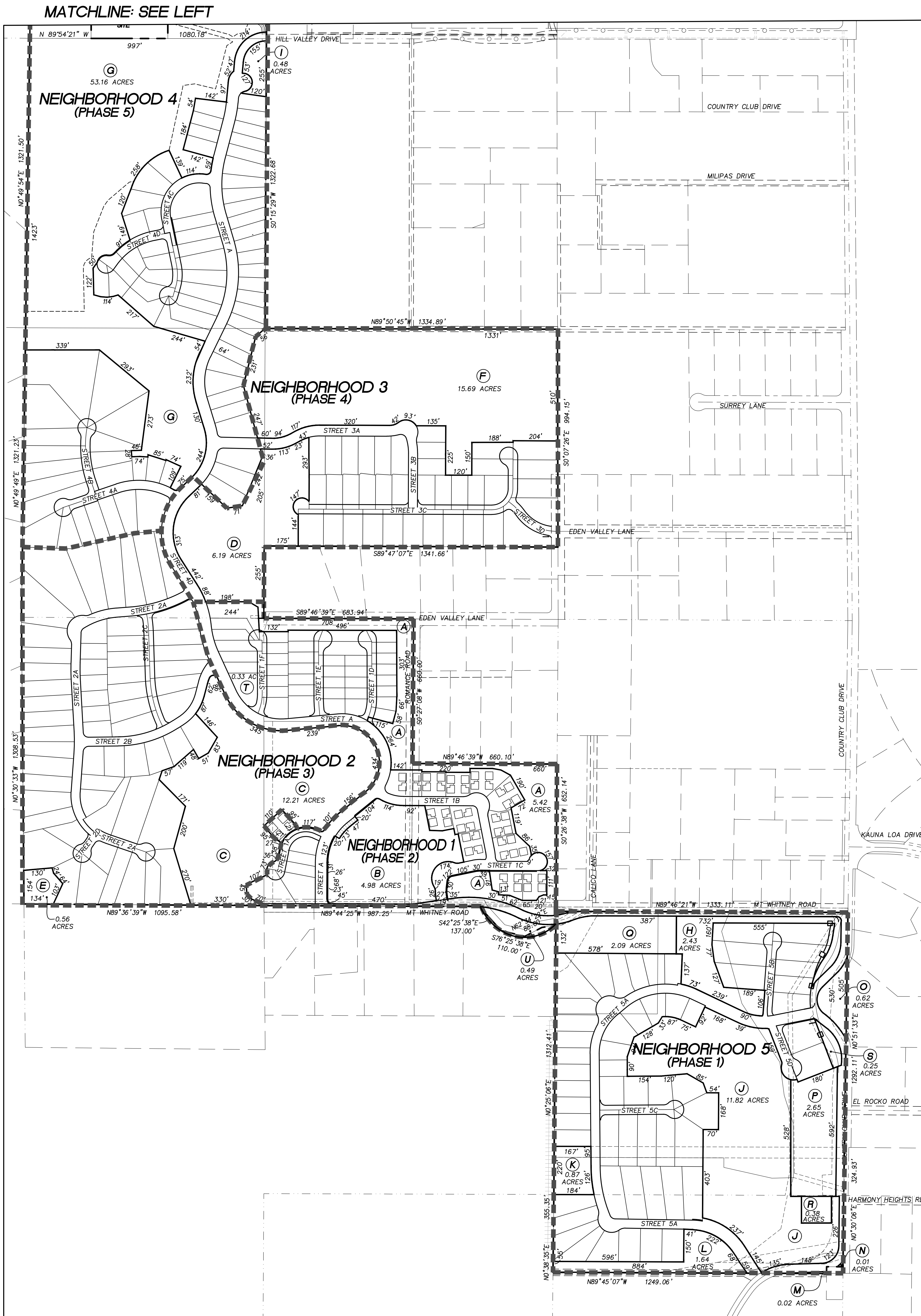
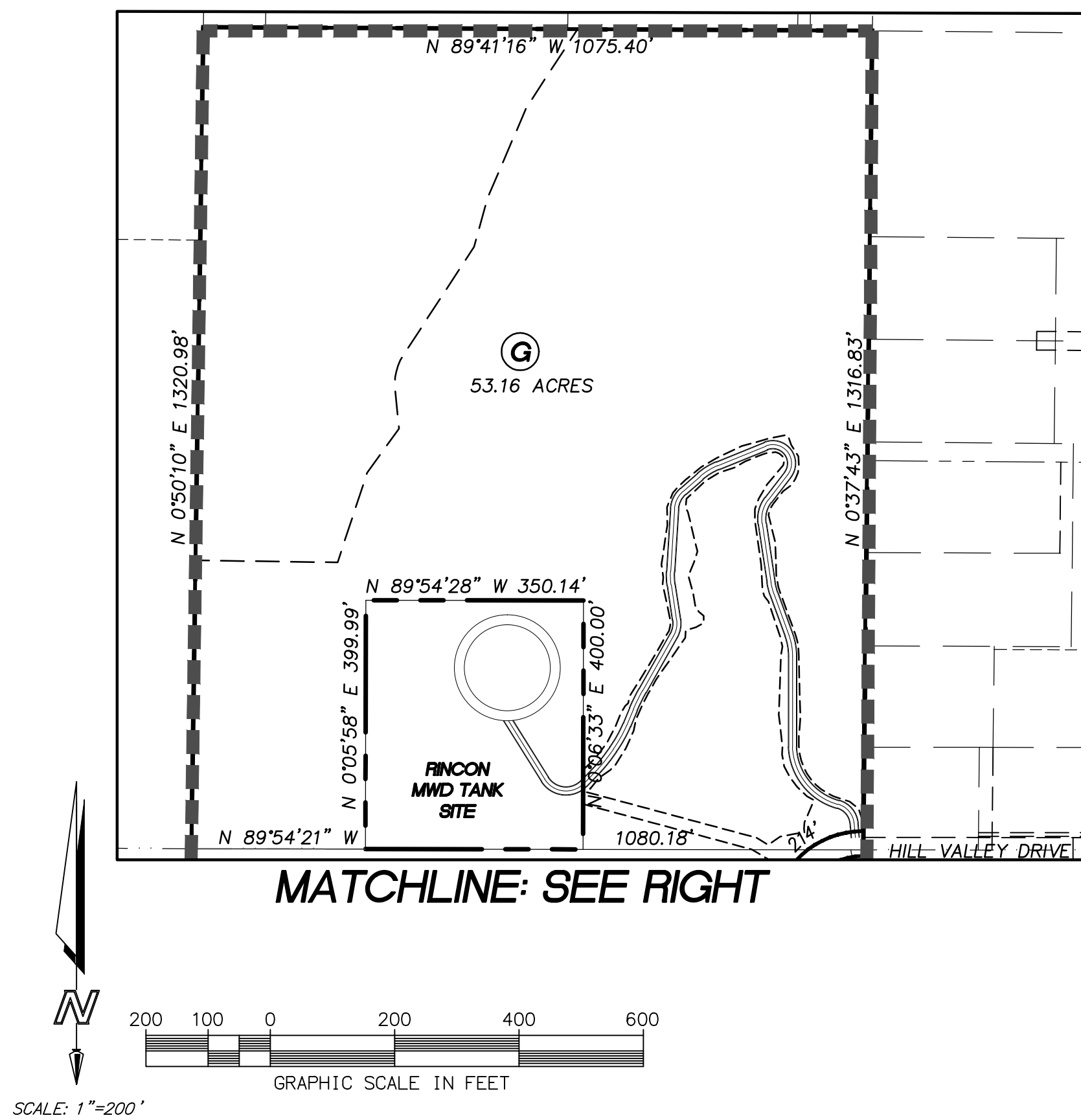
Reviewed By: Jeff Sykes Date:

*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 site 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"

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



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



NEIGHBORHOOD 1		
LOT #	AREA (sq ft)	AREA (ac)
1	12,540	0.28
2	14,790	0.34
3	14,150	0.32
4	16,420	0.38
5	14,050	0.32
6	18,110	0.42
7	12,790	0.29
8	16,700	0.38
9	16,560	0.38
10	12,120	0.28
11	12,430	0.28
12	18,520	0.43
13	22,050	0.51
14	17,480	0.40
15	10,250	0.23
16	6,370	0.15
17	12,350	0.28
18	11,840	0.27
19	6,770	0.15
20	5,530	0.13
21	5,730	0.13
22	5,720	0.13
23	5,700	0.13
24	5,870	0.13
25	6,290	0.14
26	6,060	0.14
27	11,210	0.26
28	15,370	0.35
29	6,010	0.14
30	6,140	0.14
31	6,090	0.14
32	6,140	0.14
33	9,410	0.21
34	5,870	0.13
35	6,000	0.14
36	5,960	0.14
37	6,010	0.14
38	8,490	0.19
39	7,370	0.17
40	6,910	0.16
41	6,950	0.16
42	6,950	0.16
43	6,900	0.16
44	6,950	0.16
45	6,960	0.16
46	6,430	0.15
47	5,920	0.14
48	6,010	0.14
49	5,900	0.14
50	5,960	0.14
51	5,910	0.14
52	11,920	0.27
53	19,490	0.45
54	10,320	0.24
55	8,520	0.20
56	10,320	0.24
57	9,460	0.21
58	8,320	0.19

NEIGHBORHOOD 2		
LOT #	AREA (sq ft)	AREA (ac)
59	17,670	0.40
60	13,520	0.31
61	15,360	0.35
62	14,940	0.34
63	12,850	0.29
64	12,780	0.29
65	12,120	0.28
66	12,820	0.29
67	21,820	0.50
68	41,990	0.96
69	44,330	1.02
70	25,880	0.59
71	14,420	0.33
72	24,950	0.57
73	20,010	0.46
74	17,190	0.39
75	21,640	0.50
76	20,740	0.47
77	32,600	0.75
78	16,490	0.37
79	16,720	0.38
80	20,930	0.48
81	16,090	0.37
82	19,510	0.45
83	16,180	0.37
84	16,330	0.37
85	16,320	0.37
86	16,090	0.37
87	16,150	0.37
88	17,390	0.40
89	16,000	0.37
90	21,950	0.50
91	32,190	0.74
92	54,260	1.25
93	33,880	0.77
94	29,920	0.68
95	24,900	0.57
96	31,800	0.73
97	10,870	0.25
98	8,720	0.20
99	8,990	0.21
100	8,840	0.20
101	8,620	0.20
102	8,810	0.20
103	9,240	0.21
104	16,620	0.38
105	13,480	0.31
106	13,650	0.31
107	14,340	0.33
108	15,320	0.35
109	16,570	0.38
110	17,670	0.40
111	24,150	0.55
112	16,740	0.38
113	18,220	0.42
114	17,790	0.40
115	16,000	0.37
116	20,150	0.46

NEIGHBORHOOD 3		
LOT #	AREA (sq ft)	AREA (ac)
117	13,140	0.30
118	13,180	0.30
119	13,130	0.30
120	13,000	0.30
121	13,130	0.30
122	13,940	0.32
123	9,680	0.22
124	9,680	0.22
125	9,680	0.22
126	9,840	0.23
127	15,380	0.35
128	12,310	0.28
129	19,460	0.45
130	15,170	0.35
131	15,170	0.35
132	15,510	0.35
133	15,510	0.35
134	15,510	0.35
135	15,510	0.35
136	15,510	0.35
137	15,510	0.35
138	15,790	0.36
139	30,830	0.71
140	24,170	0.55
141	17,910	0.41
142	17,740	0.40
143	17,690	0.40
144	12,780	0.29
145	12,670	0.29
146	18,540	0.43
147	11,820	0.27
148	11,810	0.27
149	11,810	0.27
150	12,590	0.29
151	12,030	0.28
152	13,900	0.32
153	9,760	0.22

NEIGHBORHOOD 4		
LOT #	AREA (sq ft)	AREA (ac)
154	13,140	0.30
155	13,180	0.30
156	13,130	0.30
157	13,000	0.30
158	13,130	0.30
159	13,940	0.32
160	14,070	0.32
161	9,680	0.22
162	12,400	0.28
163	9,250	0.21
164	9,730	0.22
165	11,140	0.26
166	10,670	0.24
167	13,710	0.31
168	9,410	0.21
169	11,320	0.26
170	12,450	0.28
171	15,460	0.35
172	16,190	0.37
173	15,210	0.35
174	12,000	0.28
175	15,030	0.34
176	14,480	0.33
177	21,950	0.50
178	22,340	0.51
179	21,800	0.50
180	11,430	0.26
181	24,400	0.56
182	8,970	0.20
183	8,570	0.20
184	8,540	0.20
185	9,160	0.21
186	9,940	0.23
187	13,870	0.31
188	11,200	0.26
189	11,120	0.26
190	10,620	0.24
191	9,580	0.22
192	8,760	0.20
193	8,730	0.20
194	7,870	0.18
195	7,530	0.17
196	7,670	0.18
197	8,330	0.19
198	9,540	0.22
199	8,440	0.19
200	12,070	0.28
201	10,540	0.24
202	11,890	0.27
203	14,470	0.33
204	10,960	0.25
205	10,820	0.25
206	15,920	0.36
207	18,320	0.42
208	15,690	0.36
209	15,520	0.35
210	7,070	0.16
211	8,290	0.19
212	7,000	0.16
213	18,180	0.42
214	13,220	0.30
215	16,150	0.37
216	33,700	0.77
217	45,420	1.04
218	71,660	1.64
219	40,230	0.92
220	22,250	0.51
221	19,320	0.44
222	20,140	0.46
223	21,800	0.50
224	30,290	0.70
225	21,480	0.49
226	12,690	0.29
227	14,920	0.34
228	12,270	0.28
229	13,870	0.31
230	15,960	0.36
231	23,910	0.55

NEIGHBORHOOD 5		
LOT #	AREA (sq ft)	AREA (ac)
232	10,770	0.24
233	12,390	0.28
234	12,480	0.29
235	16,030	0.37
236	26,050	0.60
237	26,930	0.61
238	13,870	0.31
239	14,510	0.33
240	12,720	0.29
241	12,050	0.28
242	12,170	0.28
243	12,260	0.28
244	12,340	0.28
245	12,430	0.28
246	12,570	0.29
247	15,000	0.34
248	15,000	0.34
249	15,010	0.34
250	15,010	0.34
251	15,010	0.34
252	15,000	0.34
253	15,000	0.34
254	15,010	0.34
255	21,950	0.50
256	21,800	0.50
257	21,800	0.50
258	21,780	0.50
259	22,340	0.51
260	21,780	0.50
261	22,000	0.50
262	22,220	0.51
263	22,300	0.51
264	27,290	0.62
265	22,050	0.50
266	17,230	0.39
267	17,040	0.39
268	17,020	0.39
269	17,020	0.39
270	9,570	0.22
271	10,750	0.24
272	14,270	0.33
273	12,590	0.29
274	11,830	0.27
275	9,730	0.22
276	8,350	0.19
277	25,290	0.58
278	26,790	0.61
279	24,790	0.57
280	25,170	0.58
281	20,300	0.47
282	15,080	0.34
283	15,080	0.34
284	16,800	0.38
285	22,920	0.52
286	22,140	0.51

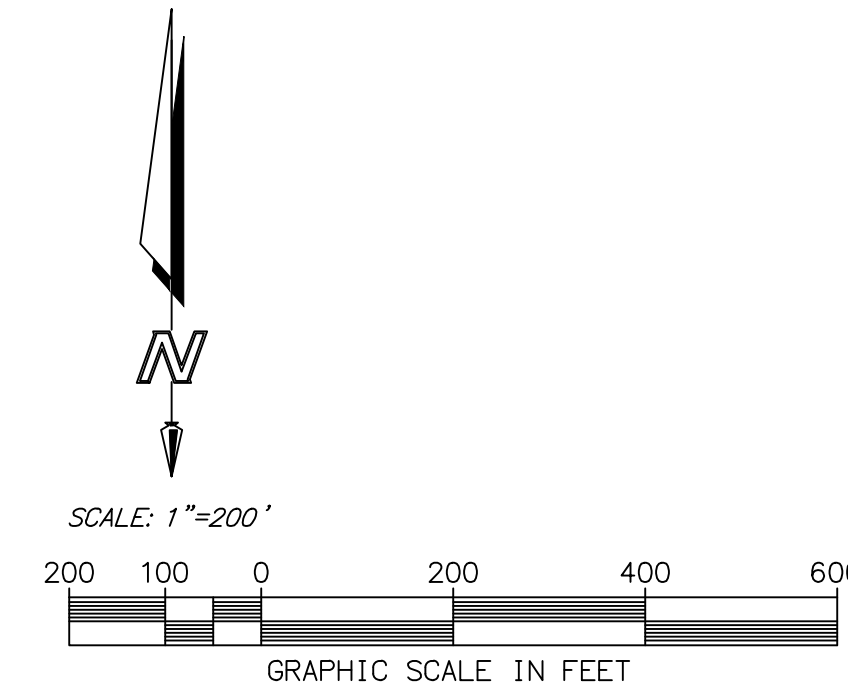
OPEN SPACE LOTS/BIO-SPACE			PURPOSE	MAINTAINED BY
LOT	AREA (Ac.)	AREA (Ac.)		
A	5.42	0.20	RECREATION AREA & BIOLOGICAL OPEN SPACE & FMZ	HQA
B	4.98	1.40	RECREATION AREA & BIOLOGICAL OPEN SPACE & FMZ	HQA
C	12.21	1.63	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HQA
D	6.19	1.83	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HQA
E	0.33	---	DRAINAGE BASIN & FUEL MANAGEMENT ZONES	HQA
F	13.69	3.84	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & FMZ	HQA
G	12.21	1.44	DRAINAGE BASIN & BIOLOGICAL OPEN SPACE & FMZ	HQA
H	2.43	---	DRAINAGE BASIN & FUEL MANAGEMENT ZONES	HQA
I	0.48	---	DRAINAGE BASIN & FUEL MANAGEMENT ZONES	HQA
J	11.82	3.02	B.O.S. & D.B. & FMZ & SODGE ESMY & EQUESTRIAN CENTER	HQA
K	0.57	---	SAN DIEGO COUNTY & ELIZABETH ESMY & EQUESTRIAN CENTER	HQA
L	1.64	---	LANDSCAPE & FUEL MANAGEMENT ZONES	HQA
M	0.01	---	UNDEVELOPED	HQA
N	0.01	---	UNDEVELOPED	HQA
O	0.01	---	UNDEVELOPED	HQA
P	2.09	---	LANDSCAPE & FUEL MANAGEMENT ZONES	HQA
Q	2.09	---	WET WEATHER STORAGE	HQA
R	0.38	---	WET WEATHER STORAGE	HQA
S	0.38	---	WET WEATHER STORAGE	HQA
T	0.38	---	WET WEATHER STORAGE	HQA
U	0.49	---	FUEL MANAGEMENT ZONE	HQA

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 Letter 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

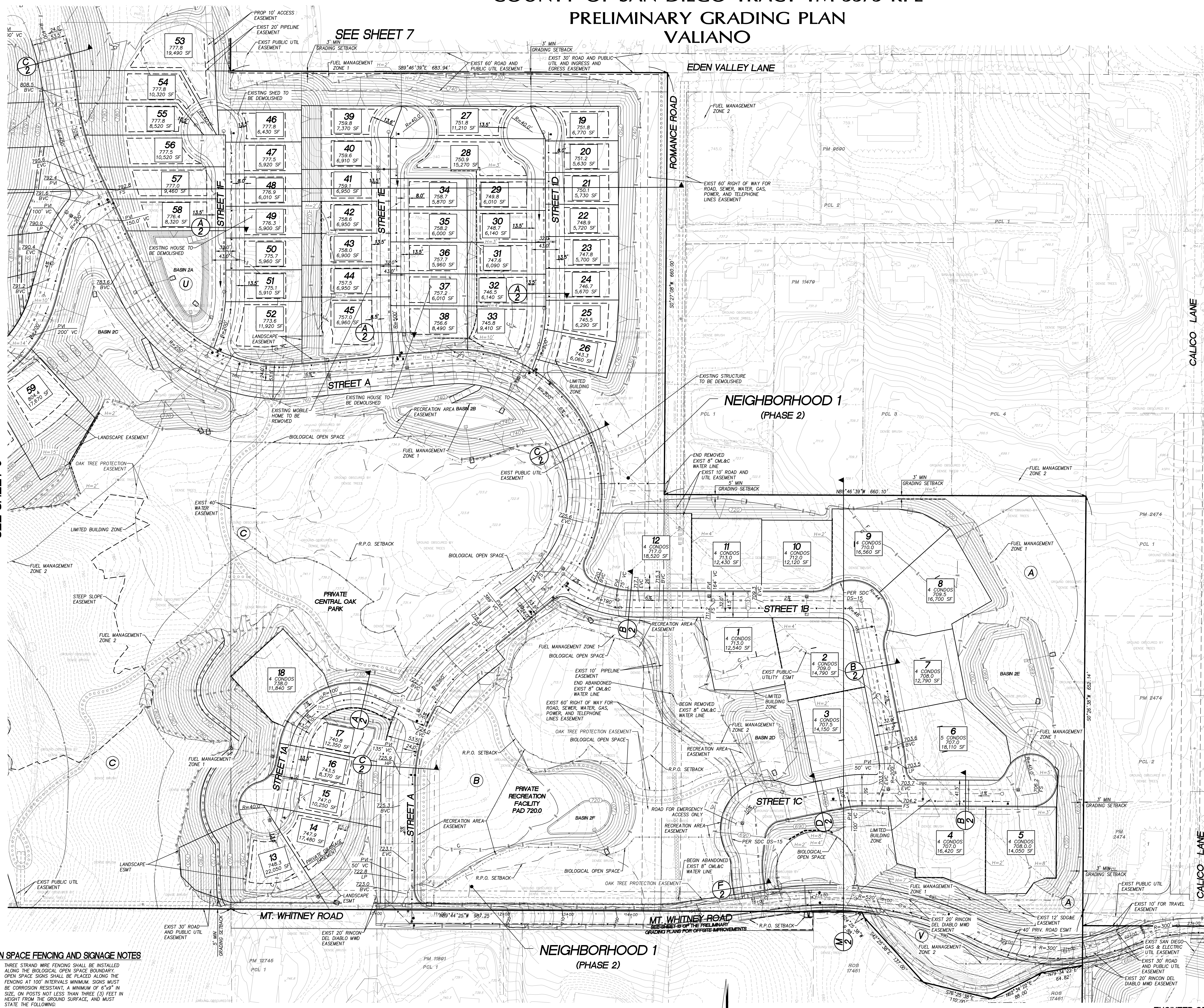
COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO

SEE SHEET 6

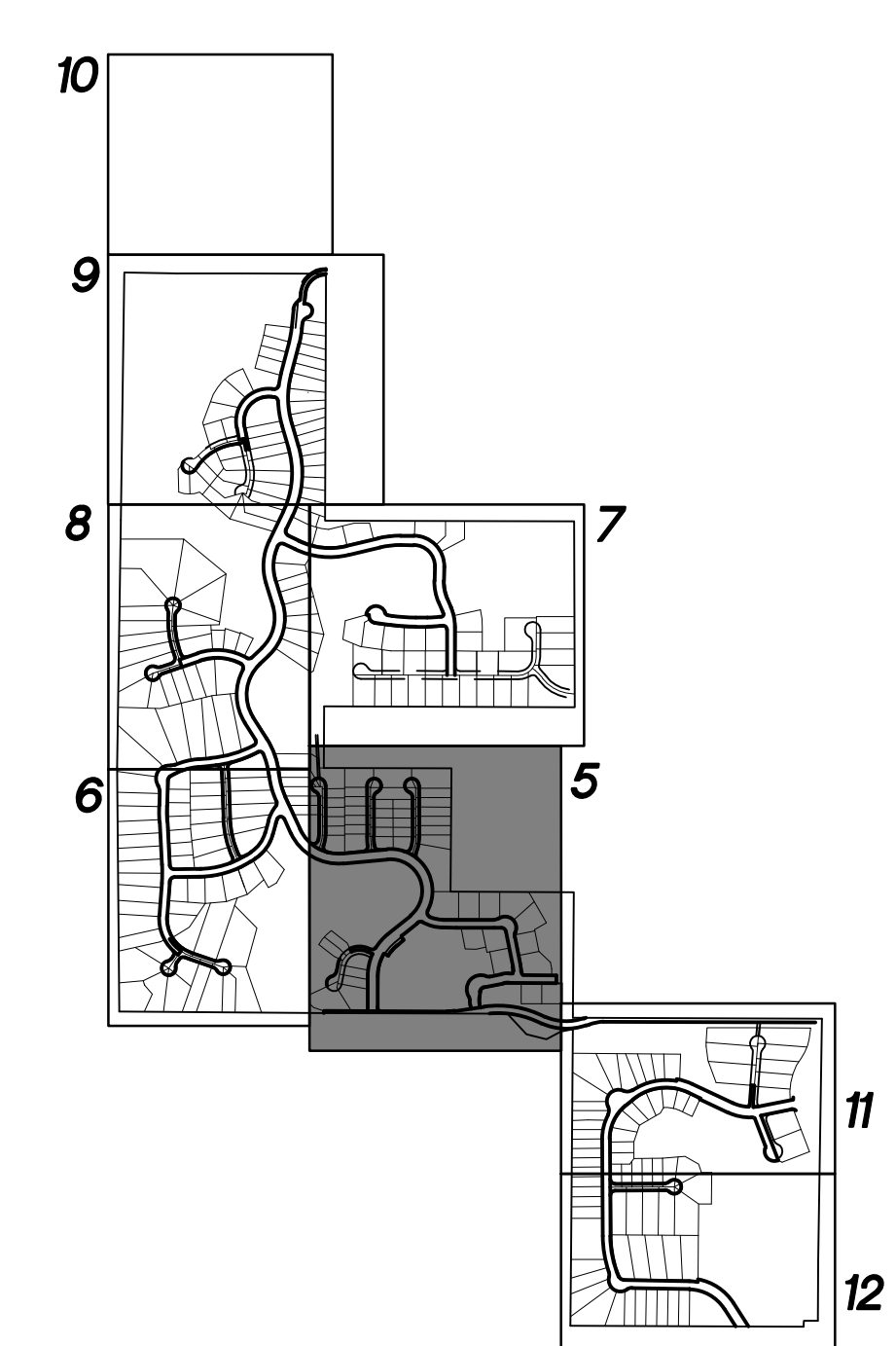
OPEN SPACE FENCING AND SIGNAGE NOTES

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 12" 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



SEE SHEET 11



INDEX MAP
PRELIMINARY GRADING PLAN
SHEET 5 OF 13

ENGINEER OF WORK

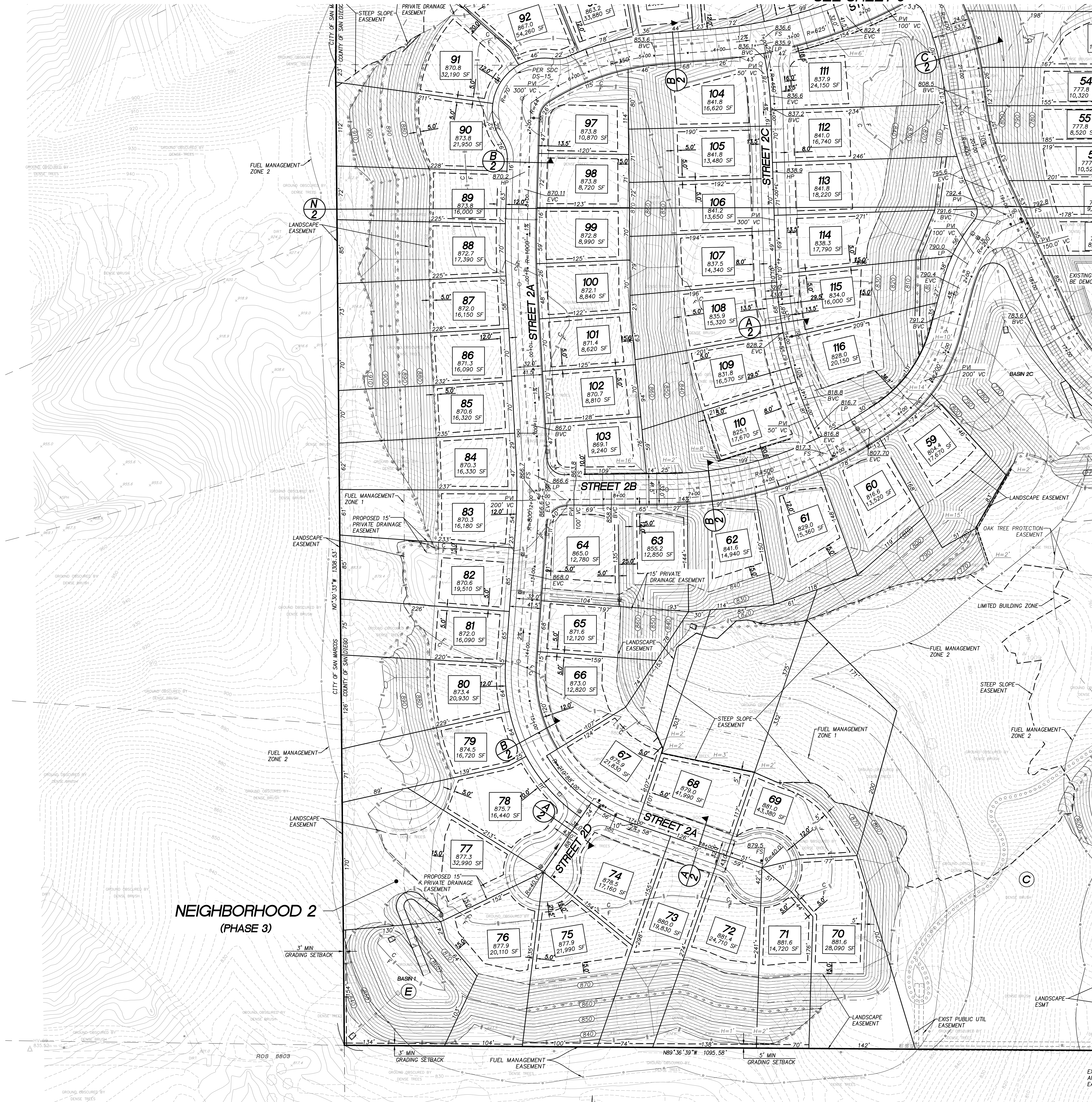
FUSCOE ENGINEERING INC.
6390 GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
(858)554-1500

KENNETH T. KOZLIK RCE 71883 DATE

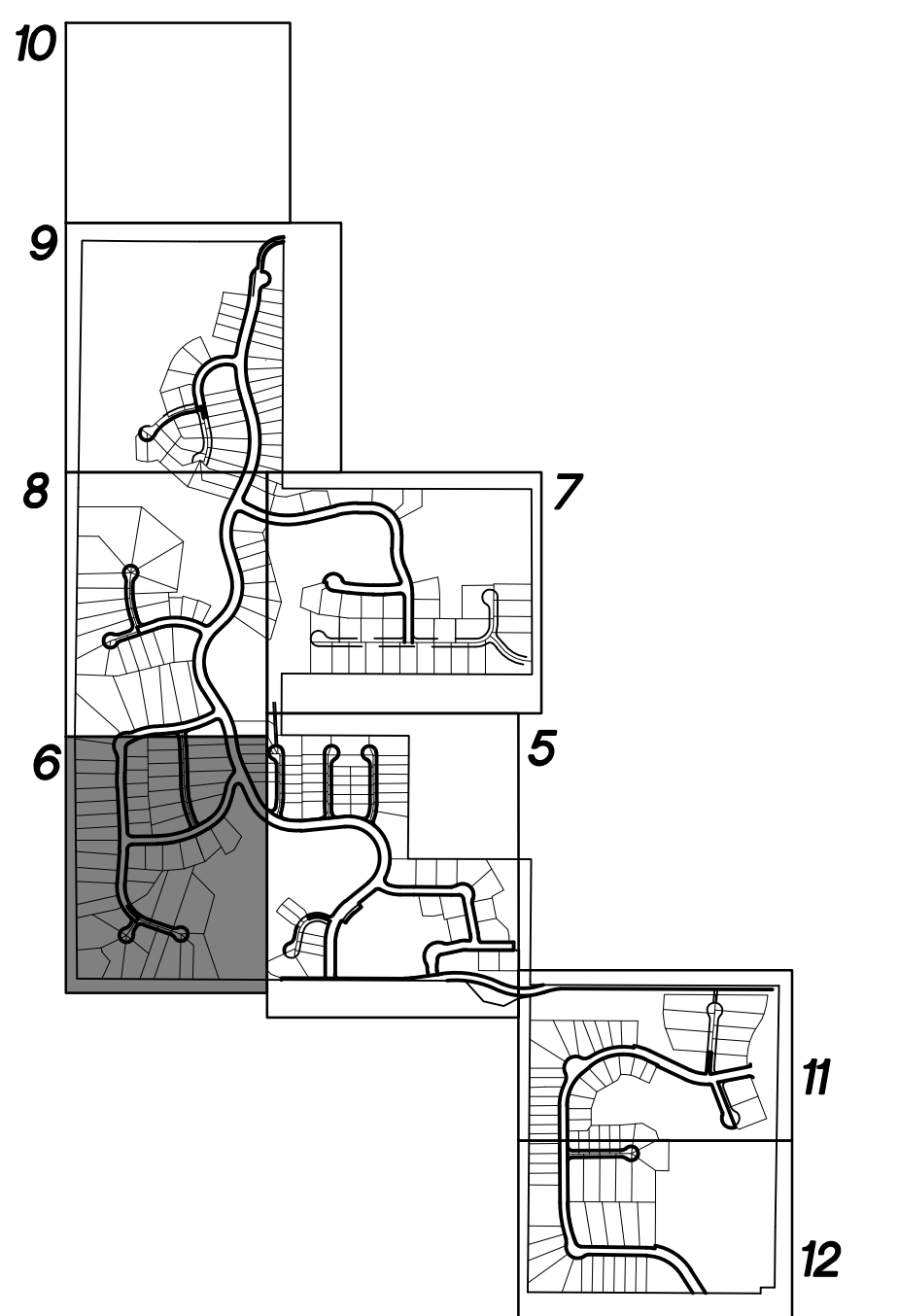


COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO

SEE SHEET 8



SEE SHEET 5



INDEX MAP
NO SCALE

PRELIMINARY GRADING PLAN
SHEET 6 OF 13

DATE: _____ REVISION: _____

FUSCOE ENGINEERING
4390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1300 • fax 858.597.0335
www.fuscoe.com

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: PD2013-SF-13-001

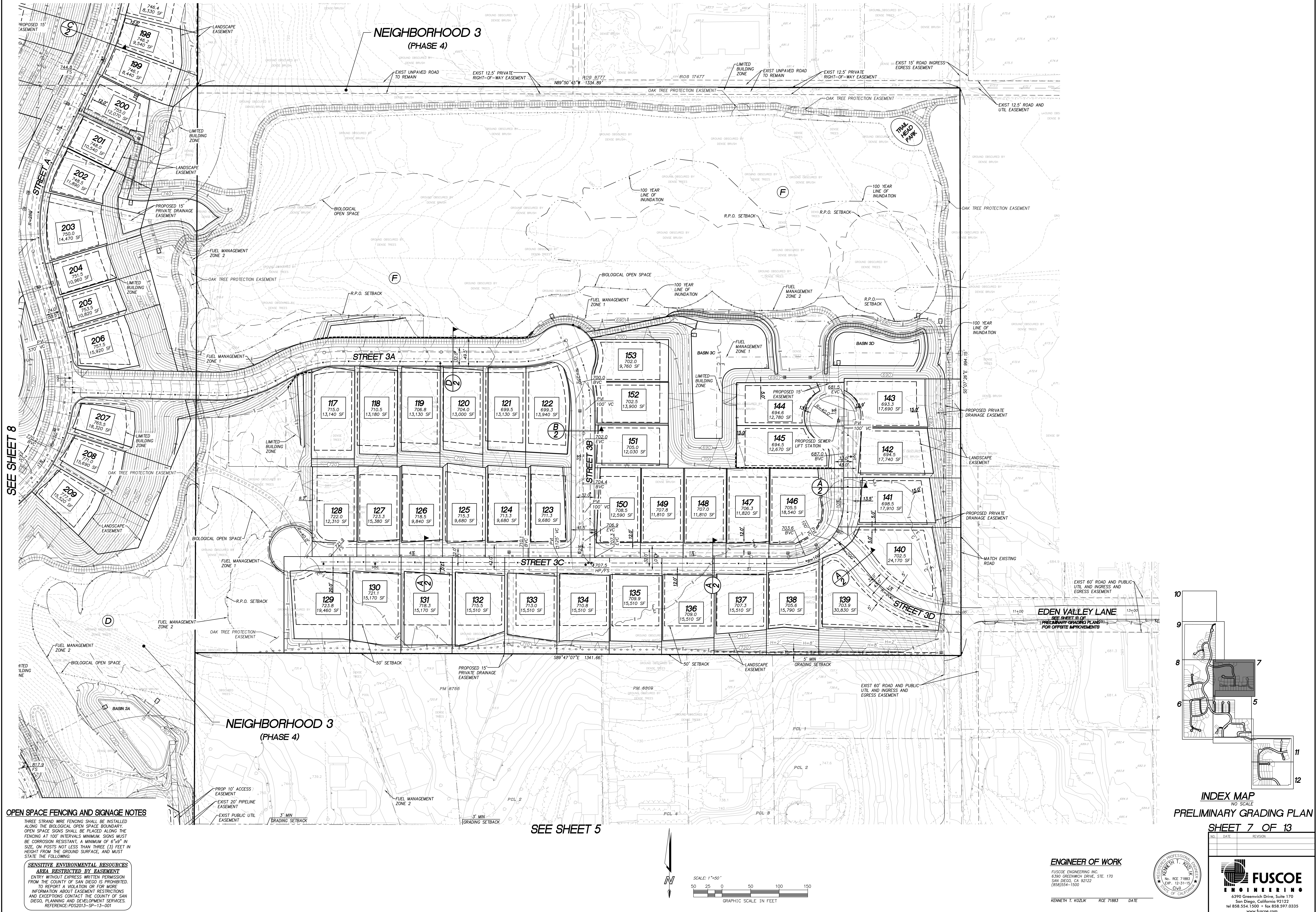
ENGINEER OF WORK

FUSCOE ENGINEERING INC.
6390 GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
(858)554-1300



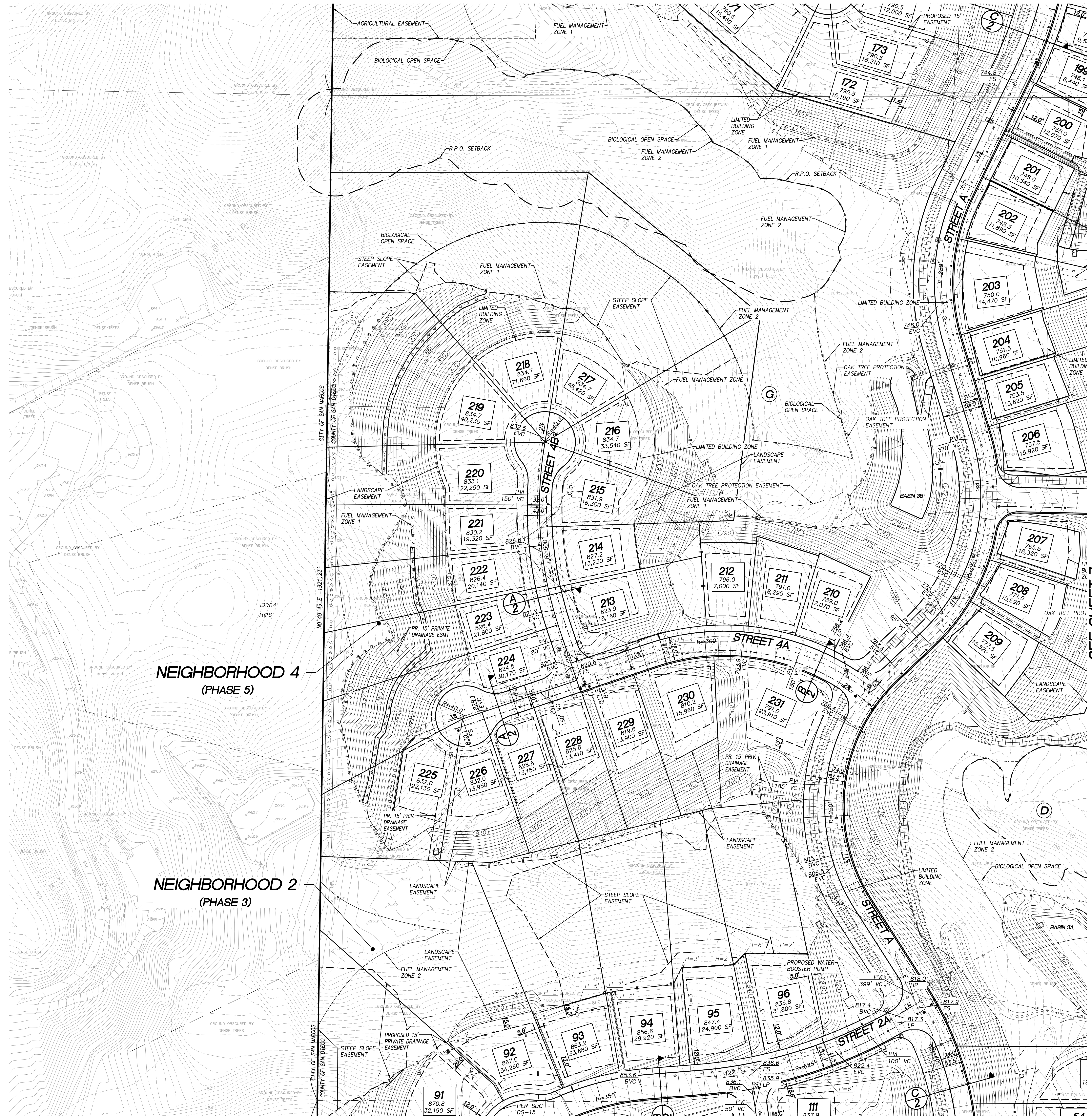
KENNETH T. KOZLIK RCE 71883 DATE: _____

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

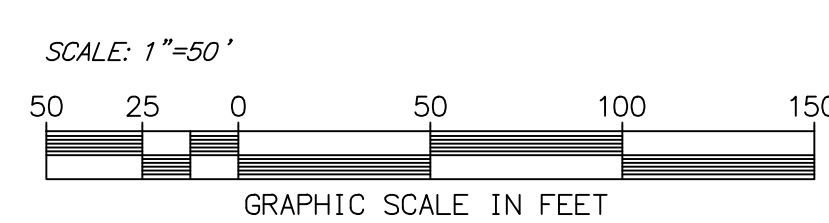
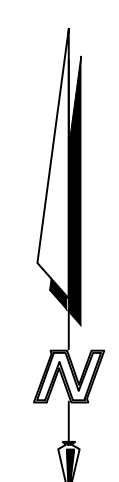
NEIGHBORHOOD 4
(PHASE 5)

NEIGHBORHOOD 2
(PHASE 3)

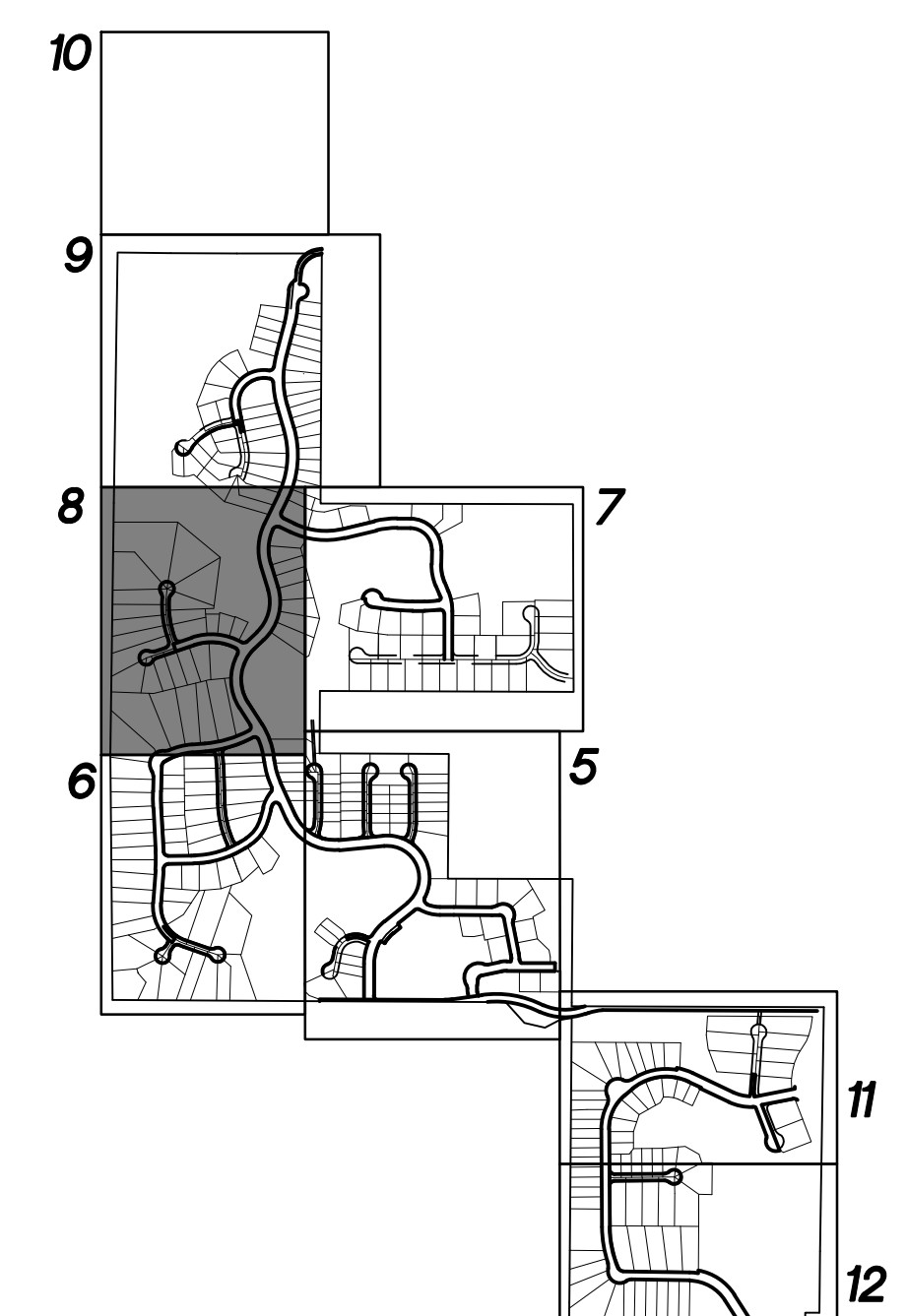
OPEN SPACE FENCING AND SIGNAGE NOTES

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: PD52013-SF-13-001



SEE SHEET 6



INDEX MAP
NO SCALE

PRELIMINARY GRADING PLAN
SHEET 8 OF 13

ENGINEER OF WORK

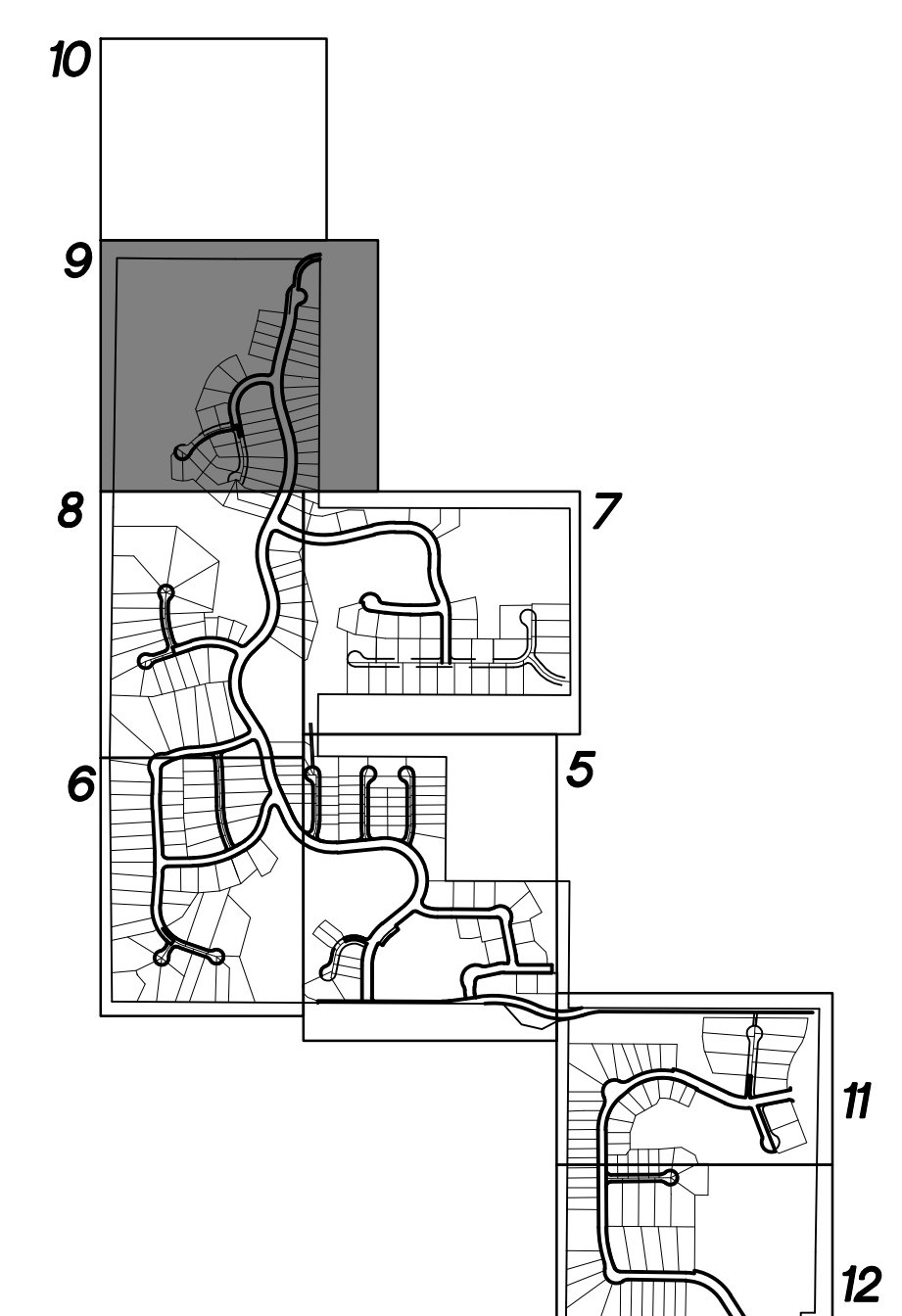
FUSCOE ENGINEERING INC.
6390 GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
(858)554-1500

KENNETH T. KOZLIK RCE 71883 DATE

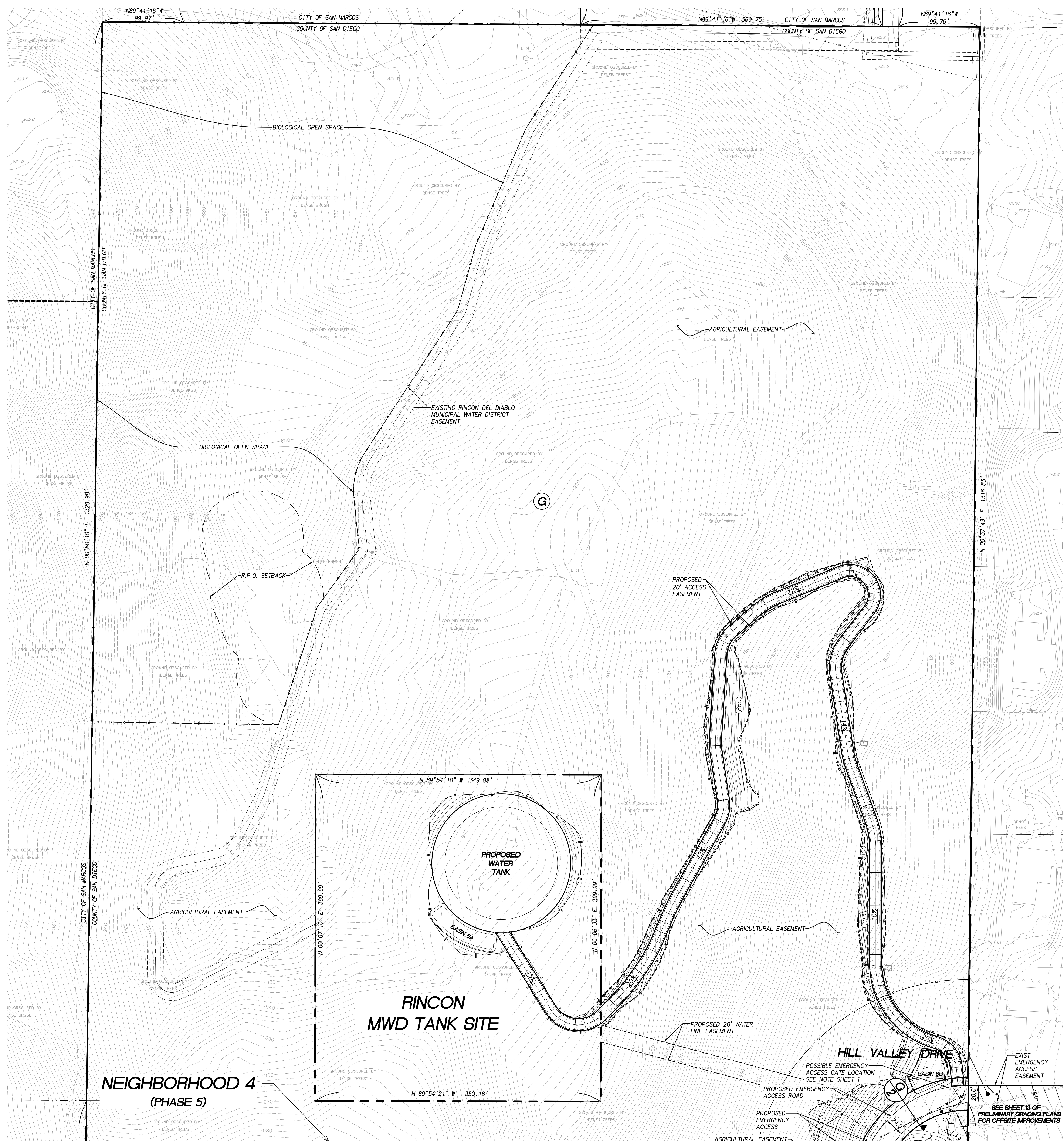


[illegible]

NO.		DATE		REVISION	



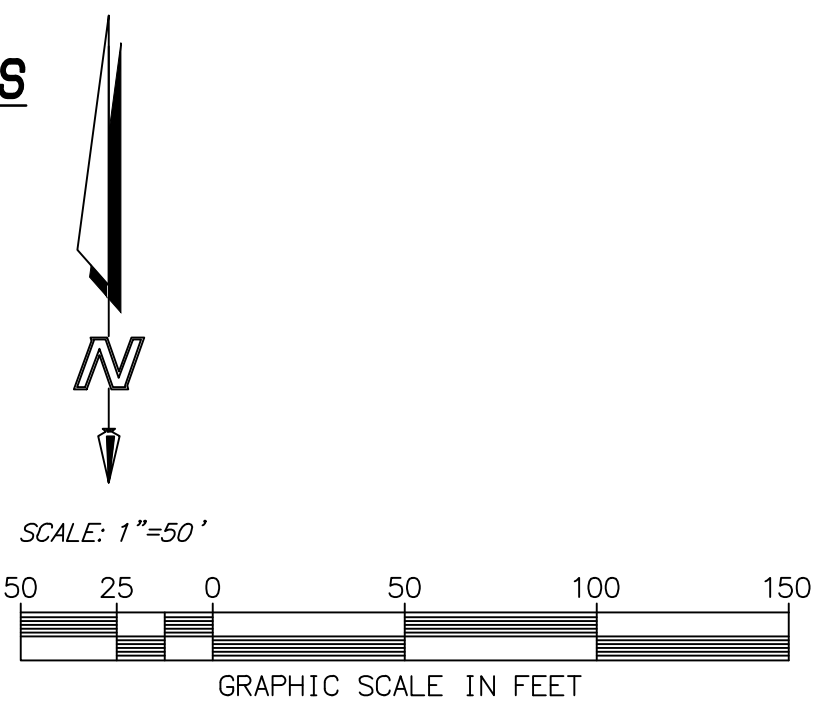
COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO



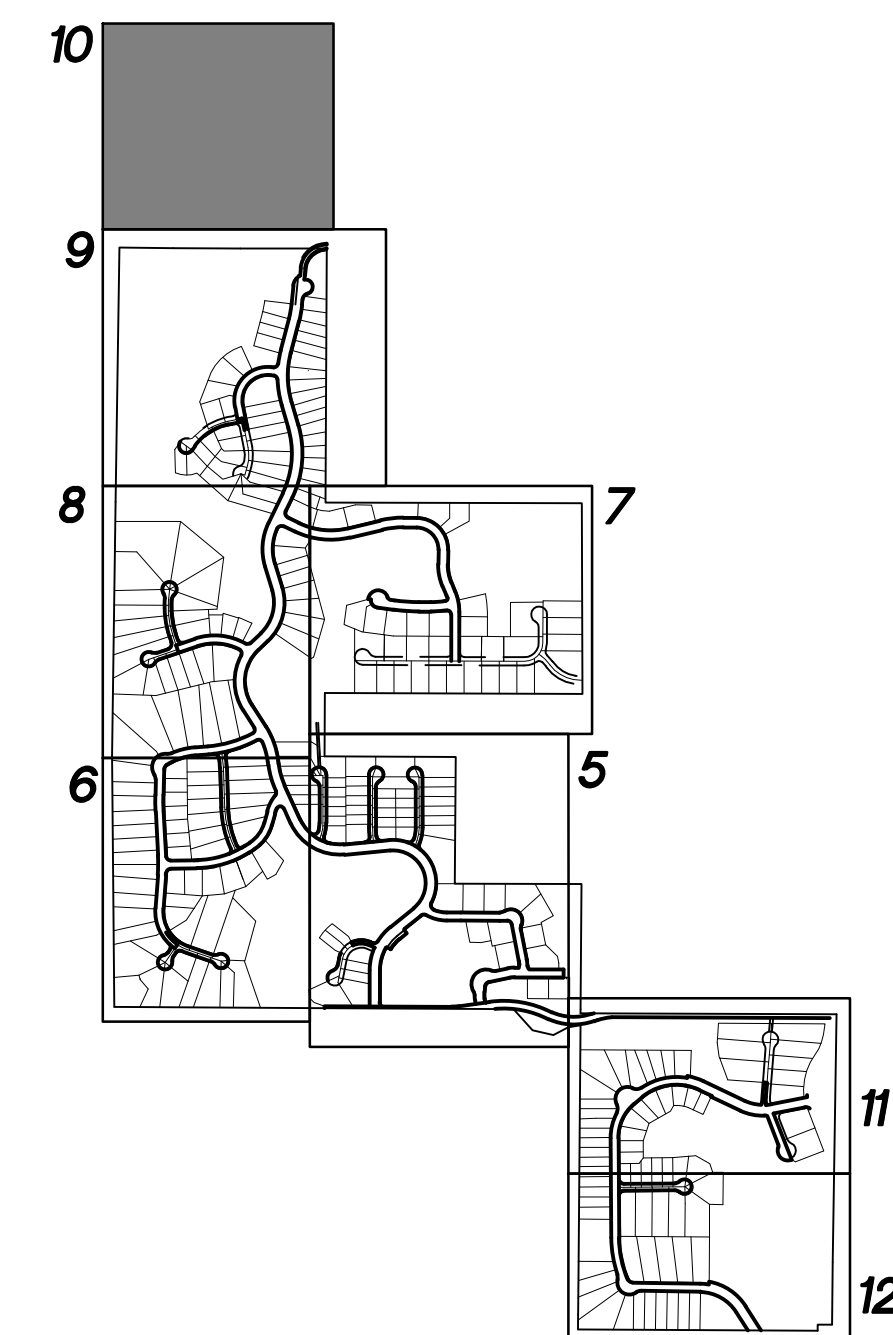
OPEN SPACE FENCING AND SIGNAGE NOTES

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: PD52013-SP-13-001



SEE SHEET 9



INDEX MAP
NO SCALE

PRELIMINARY GRADING PLAN
SHEET 10 OF 13

ENGINEER OF WORK

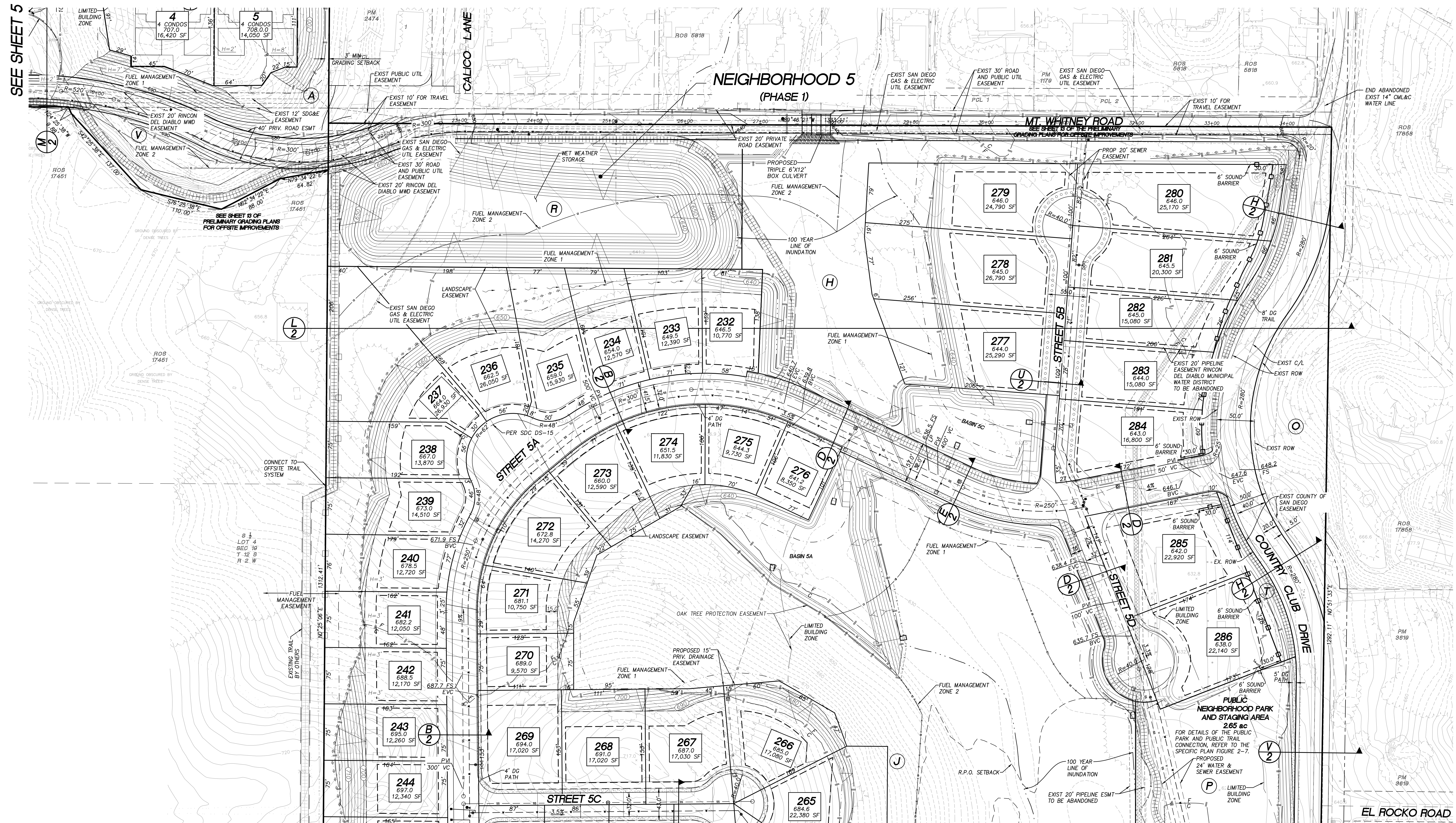
FUSCOE ENGINEERING INC.
6390 GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
(858)554-1500



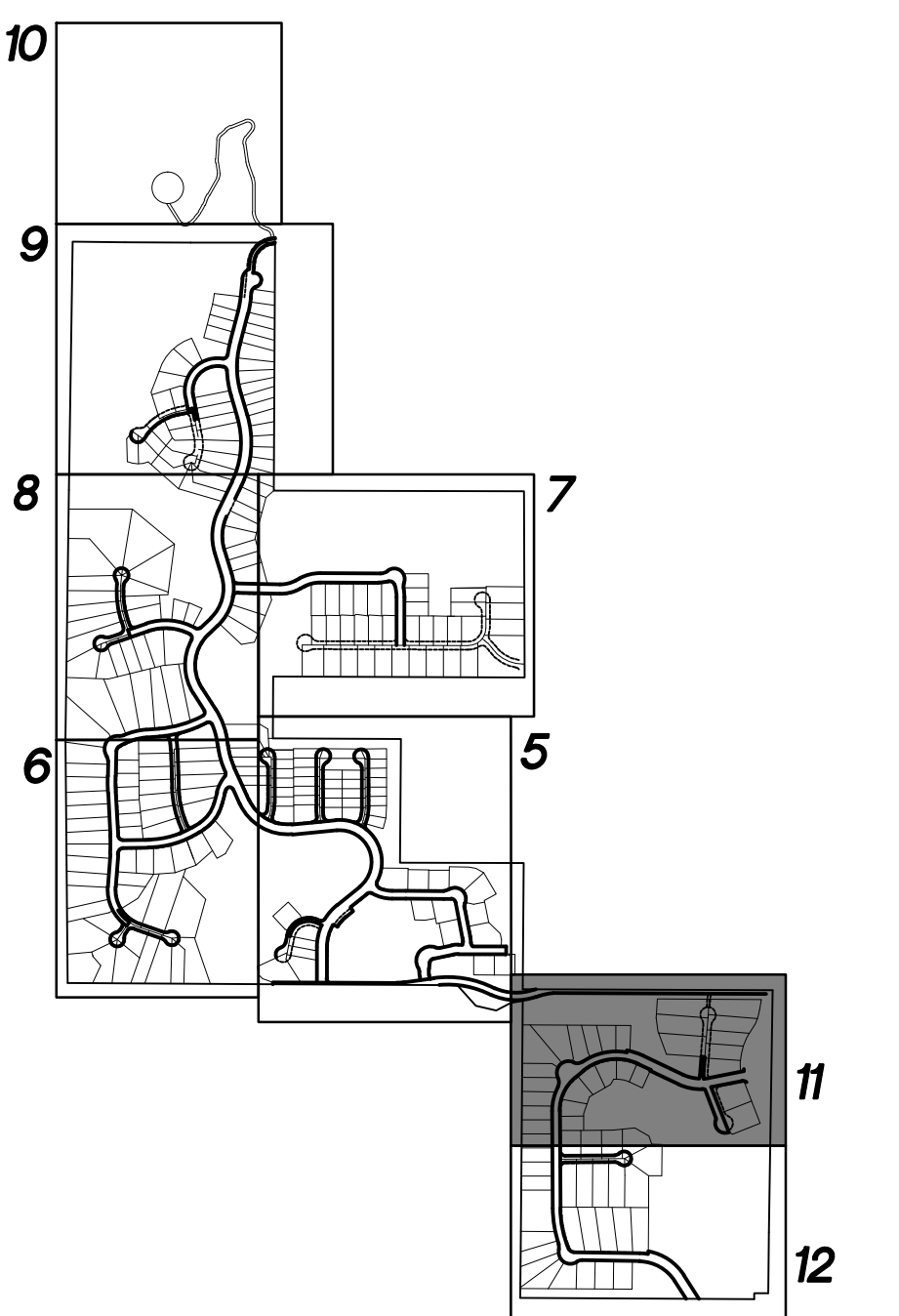
KENNETH T. KOZLIK RCE 71883 DATE



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



SEE SHEET 12



OPEN SPACE FENCING AND SIGNAGE NOTES

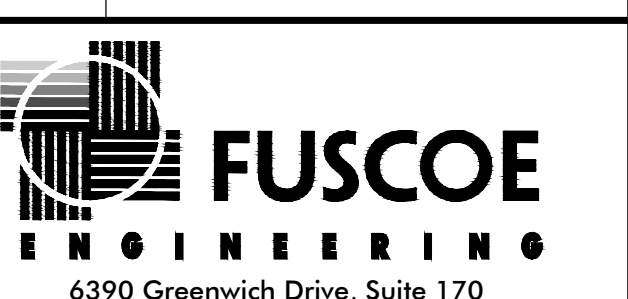
THREE STRAND WIRE FENCING SHALL BE INSTALLED ALONG THE BIOLOGICAL OPEN SPACE BOUNDARY. OPEN SPACE SIGNS SHALL BE PLACED ALONG THE FENCING AT 100' INTERVALS MINIMUM. SIGNS MUST BE CORROSION RESISTANT, A MINIMUM OF 6" IN SIZE, ON POSTS NOT LESS THAN THREE (3) FEET IN HEIGHT FROM THE GROUND SURFACE, AND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

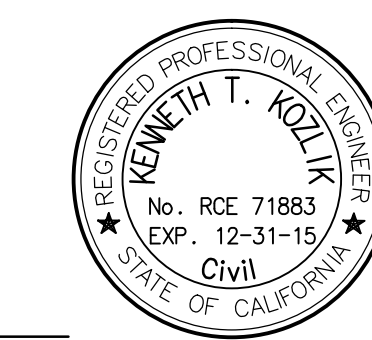
SENSITIVE ENVIRONMENTAL RESOURCES
AREA RESTRICTED BY EASEMENT
ENTRY WITHOUT EXPRESS WRITTEN PERMISSION FROM THE COUNTY OF SAN DIEGO IS PROHIBITED. TO REPORT A VIOLATION OR FOR MORE INFORMATION ABOUT EASEMENT RESTRICTIONS AND EXCEPTIONS CONTACT THE COUNTY OF SAN DIEGO, PLANNING AND DEVELOPMENT SERVICES.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

ENGINEER OF WORK

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

KENNETH T. KOZLIK RCE 71883 DATE





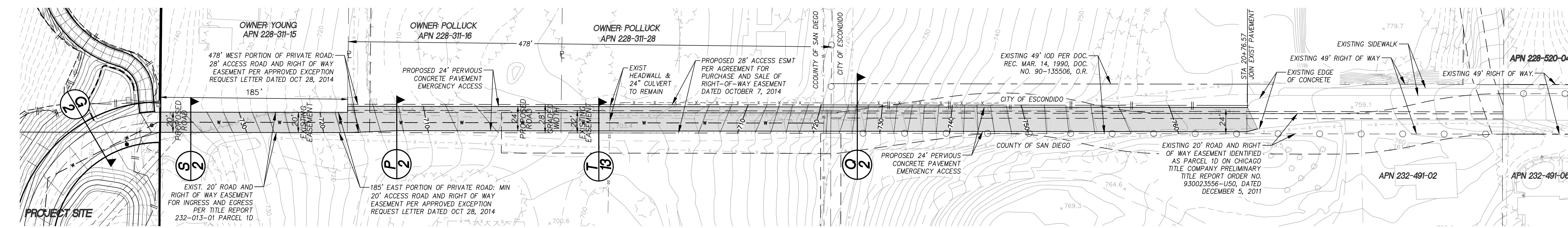
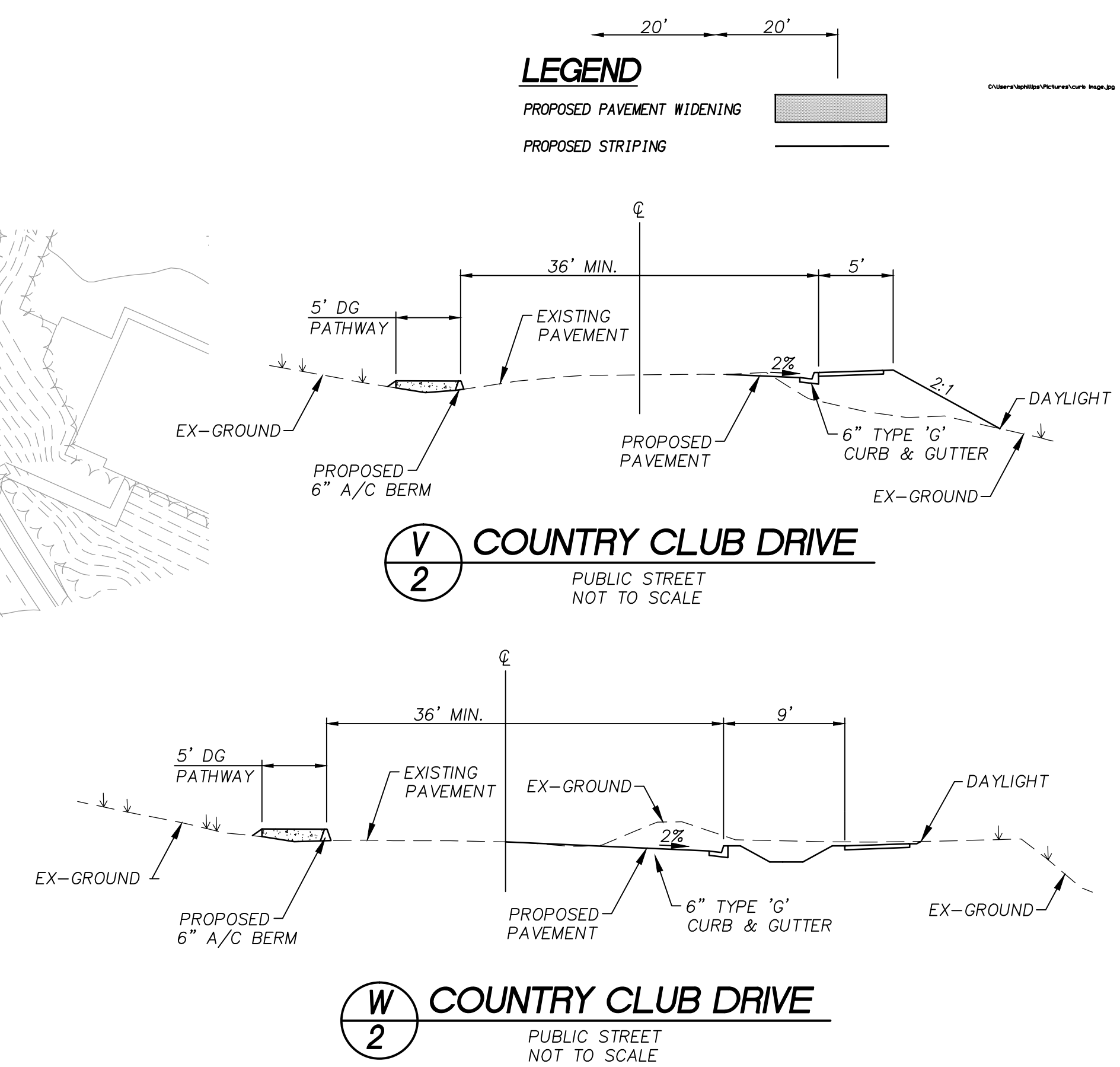
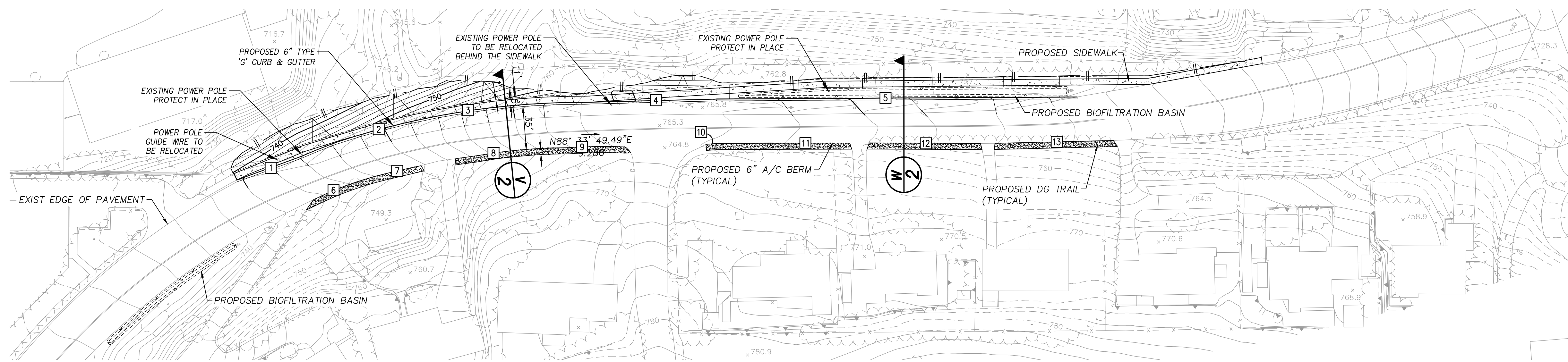
E N G I N E E R I N G
6390 Greenwich Drive, Suite 170

San Diego, California 92122
tel 858.554.1500 • fax 858.597.0300

www.fuscoe.com

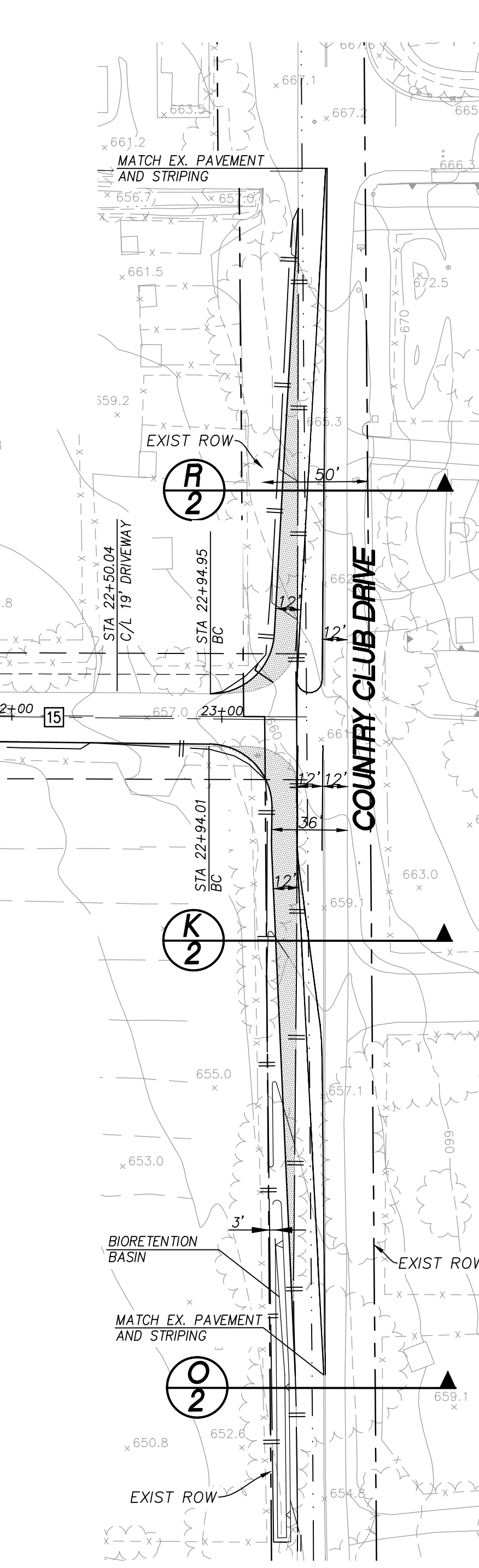
COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
PRELIMINARY GRADING PLAN
VALIANO

NO.	DELTA/BRG	RADIUS	LENGTH	REMARKS
1	N69°52'16"E	54.72'	54.72'	6" TYPE-G CURB
2	Δ=3°13'3"	556.00'	31.22'	6" TYPE-G CURB
3	Δ=18°28'50"	636.00'	205.14'	6" TYPE-G CURB
4	N88°34'06"E	---	106.96'	6" TYPE-G CURB
5	N89°40'31"E	---	293.25'	6" TYPE-G CURB
6	Δ=13°2'6"	271.55'	61.78'	6" AC BERM
7	Δ=2°9'58"	801.04'	30.28'	6" AC BERM
8	Δ=2°8'1"	890.39'	33.16'	6" AC BERM
9	N89°10'23"E	---	62.42'	6" AC BERM
10	N84°48'24"E	---	8.96'	6" AC BERM
11	N89°49'36"E	---	107.78'	6" AC BERM
12	N89°45'18"W	---	90.25'	6" AC BERM
13	N88°36'39"E	---	96.15'	6" AC BERM

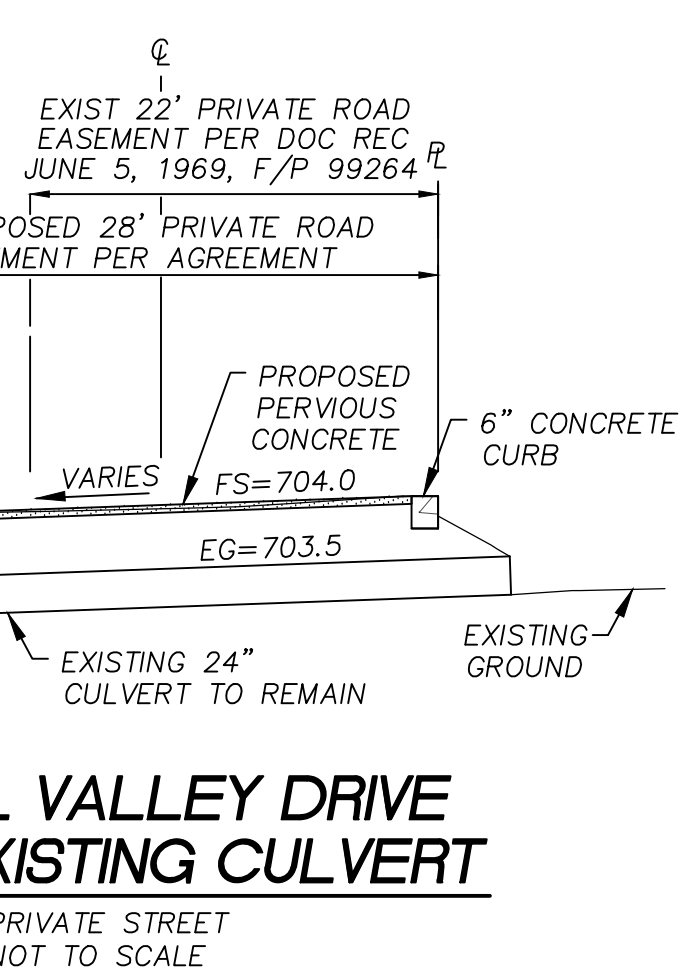


SEE SHEET 9

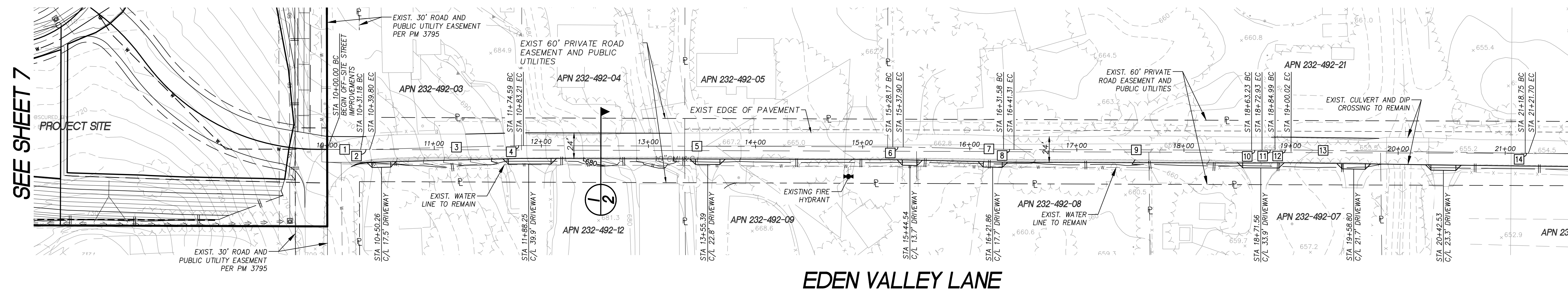
HILL VALLEY DRIVE



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°16'56"	500.00'	9.73'	C/L
7	N88°11'31"W	---	93.68'	C/L
8	Δ=1°16'56"	500.00'	9.73'	C/L
9	N89°48'27"W	---	221.92'	C/L
10	Δ=1°16'42"	500.00'	9.70'	C/L
11	N89°04'52"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

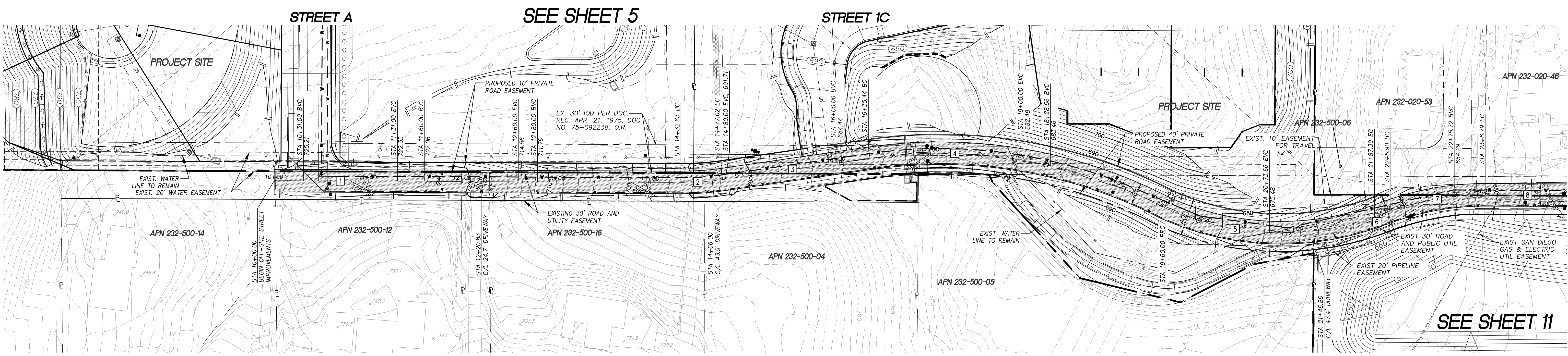


HILL VALLEY DRIVE
AT EXISTING CULVERT



EDEN VALLEY LANE

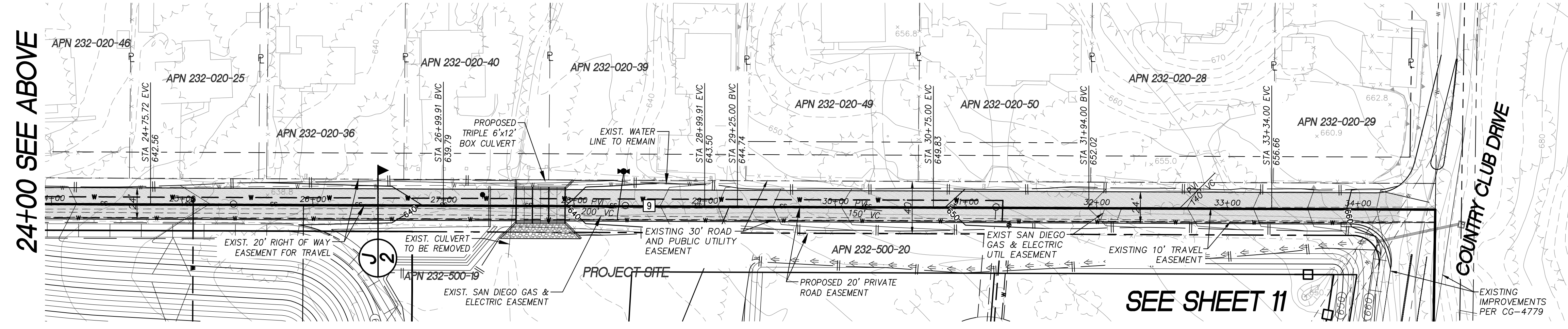
24+00 SEE BELOW



MT WHITNEY ROAD

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" 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

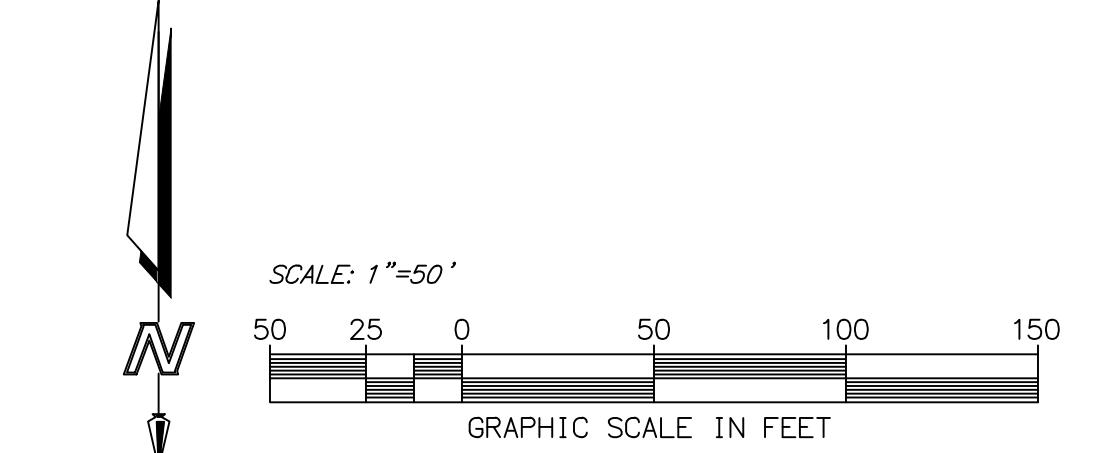
NO.	DELTA/BRG	RADIUS	LENGTH	REMARKS
1	N89°44'25"W	---	432.63'	C/L
2	Δ=8°28'44"	300.00'	44.40'	C/L
3	N81°46'51"E	---	158.41'	C/L
4	Δ=35°37'0"	522.09'	324.54'	C/L
5	Δ=43°25'53"	300.00'	277.41'	C/L
6	N70°34'35"E	---	18.51'	C/L
7	Δ=19°39'05"	300.00'	102.89'	C/L
8	N89°46'21"W	---	91.21'	C/L
9	N89°46'21"W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



MT WHITNEY ROAD

SEE SHEET 11

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



**OFFSITE IMPROVEMENTS
PRELIMINARY GRADING PLAN
SHEET 13 OF 13**

FUSCOE ENGINEERING
4390 Greenwch Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 ~ fax 858.597.0335
www.fuscoe.com