# PRELIMINARY GRADING PLAN NEWLAND SIERRA TO BE DETERMINED UPON SUBMITTAL AND APPROVAL OF THE IMPROVEMENT PLANS. **TOPOGRAPHY** SHEET 4 CUT: 10,700,000 CY **ENGINEER** FUSCOE ENGINEERING SAN DIEGO, INC. (858)554-1500 ELEVEN SOUTH, RANGE 3 WEST, SBM TOGETHER WITH PORTIONS OF SECTIONS 18, 19, AND 30, TOWNSHIP ELEVEN SOUTH, RANGE 2 WEST, SBM IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA. SOLAR ACCESS NOTE SHEET 14 UNIT/COMMERCIAL UNIT ALLOWED BY THIS SUBDIVISION. SHEET 9 INSTALLATION AND CONTINUED OPERATION. **OWNERS:** NEWLAND SIERRA, LLC SCALE: 1"=800' NEWLAND SIERRA, LLC NEWLAND SIERRA, LLC INDEX MAP NEWLAND SIERRA, LLC NEWLAND SIERRA, LLC SCALE: 1"=800' NEWLAND SIERRA, LLC SHEET 15/17 SHEET 15/17 VICINITY MAP NOT TO SCALE

COUNTY OF SAN DIEGO TRACT TM 5597 RPL 2

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

### PROPOSED GRADING

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

## PROPOSED IMPROVEMENTS

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

### **APPLICANT** NEWLAND SIERRA, LLC 4790 EASTGATE MALL, SUITE 150

SAN DIEGO, CALIFORNIA 92121 (858) 875-8219

#### 6390 GREENWICH DRIVE, STE. 170 SAN DIEGO, CA 92122

LEGAL DESCRIPTION PORTIONS OF SECTIONS 11, 12, 13, 14, 24, AND 25, TOWNSHIP

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING

### SPECIAL ASSESSMENT ACT STATEMENT: THE SUBDIVIDER MAY MAKE A REQUEST TO THE BOARD OF

SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF MAJOR UTILITY AND TRANSPORTATION INFRASTRUCTURE.

### STREET LIGHT STATEMENT

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

## PARK LAND DEDICATION STATEMENT:

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

## CONDOMINIUM STATEMENT

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

## WATER AND SEWER

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

### VALLECITOS WATER DISTRICT 201 VALLECITOS DE ORO SAN MARCOS, CA 92069

(760)744-0460

## SCHOOL DISTRICTS

SAN MARCOS UNIFIED 1 CIVIC CENTER DRIVE, STE. 300 (760)744-4776 ESCONDIDO ELEMENTARY 1330 E. GRAND AVENUE ESCONDIDO CA 92027 (760)432-2400 HIGH SCHOOL 302 N. MIDWAY DRIVE ESCONDIDO, CA 92027

### FIRE DISTRICTS

(760)291-3200

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

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

EXISTING ZONING SEE SHEET 2 FOR TABULATION OF

## EXISTING ZONING FOR EXISTING PARCELS.

PROPOSED ZONING SEE SHEET 2 FOR TABULATION OF

## GROSS/NET AREA

PROPOSED ZONING.

1,985.6 ACRES

### NUMBER OF LOTS

MULTIFAMILY RESIDENTIAL SINGLE FAMILY RESIDENTIAL SCHOOL UTILITY OPEN SPACE HOA LOTS PRIVATE STREET LOT

### —( WF-02 ) —— — — — — — CURB INLET — ( D - 2 )— RETAINING WALL \_\_\_\_\_ ( C - 1 ) \_\_\_\_\_\_\_ EXISTING CONTOUR — PROPOSED CONTOUR ----HEADWALL — ( D - 34, D - 35 )— RESIDENTIAL LOT ----A, AA HOA LOT (NOT BUILDABLE) OPEN SPACE LOT — \_\_\_\_ PHASE BOUNDARY ----

TRAIL ------

—( WP-02 ) —— — — — — — — — —

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RC

GENERAL PLAN /

SEMI-RURAL RESIDENTIAL (SR-10) / SEMI-RURAL

BRUSH MANAGEMENT\_

EXISTING WELL ----

FEMA DELINEATION —————

**LEGEND** 

ITEMS

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

POTENTIAL ROCK CRUSHER LOCATION (CONSTRUCTION PHASE)\_

WATER QUALITY BASIN —

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

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

### **DESIGN STANDARDS**:

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

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

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

#### 4. DESIGN EXCEPTIONS REQUESTS HAVE BEEN REVIEWED AND APPROVED DATED \_\_\_/2017.

### PRIVATE MAINTENANCE

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

COMMUNITY

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

FACILITIES WILL BE SPECIFIED WITHIN THOSE DOCUMENTS.

| ASSESSOR'S   |
|--|
| PARCEL NUMBERS:                                    |
| 172-091-07; 172-220-18                             |
| 172-220-14,-16                                     |
| 174-190-12,-13,-20, 174-210-01,-05,-07,-08,-17,-18 |
| 174-190-41,-43                                     |
| 174-190-44   |
| 174-211-04, 178-101-17,-25,-26                     |
| 174-211-05   |
| 174-211-06   |
| 174-211-07   |
| 174-280-11   |
| 174-280-14, 174-290-02                             |
|  |

186-611-23

178-100-07

178-222-14

178-221-09 178-100-05, -26 178-101-01,-16 178-101-27,-28 178-222-16 182-040-36,-69, 182-020-28,-29 186-611-07,-09,-14,-15,-16, 187-540-49,-50,-51 186-611-17 186-611-01, 186-250-13 186-611-11

\* CARL J. PIZZUTO & SYLVIA S. CAIN \* SMT PROPERTIES \* ACCESS EASEMENT ONLY

| REGIONAL CATEGORY  | <u>PLAN</u>        | <u>RATE</u>         |
|--|--------------------|---------------------|
| RURAL LANDS (RL-20) / RURAL                                  | BONSALL            | 57090               |
| RURAL LANDS (RL-20) / RURAL                                  | BONSALL            | 57090               |
| RURAL LANDS (RL-20) / RURAL                                  | NORTH COUNTY METRO | 74024, 76046        |
| RURAL LANDS (RL-20) / RURAL                                  | NORTH COUNTY METRO | 76046               |
| RURAL LANDS (RL-20) / RURAL                                  | NORTH COUNTY METRO | 76046               |
| RURAL LANDS (RL-20) / RURAL                                  | NORTH COUNTY METRO | 74024, 76015, 76091 |
| RURAL LANDS (RL-20) / RURAL                                  | NORTH COUNTY METRO | 74024               |
| RURAL LANDS (RL-20) / RURAL                                  | NORTH COUNTY METRO | 74024               |
| RURAL LANDS (RL-20) / RURAL                                  | NORTH COUNTY METRO | 74024               |
| RURAL LANDS (RL-20) / RURAL                                  | NORTH COUNTY METRO | 76046               |
| SEMI-RURAL RESIDENTIAL (SR-10) / SEMI-RURAL                  | NORTH COUNTY METRO | 76046               |
| RURAL LANDS (RL-20) / RURAL                                  | NORTH COUNTY METRO | 76015               |
| RURAL LANDS (RL-20) / RURAL                                  | NORTH COUNTY METRO | 76015, 76091        |
| RURAL LANDS (RL-20) / RURAL                                  | NORTH COUNTY METRO | 74024, 76015        |
| RURAL LANDS (RL-20) / RURAL                                  | NORTH COUNTY METRO | 76015, 76091        |
| SEMI-RURAL RESIDENTIAL (SR-10) / SEMI-RURAL                  | NORTH COUNTY METRO | 74024               |
| SEMI-RURAL RESIDENTIAL (SR-10) / SEMI-RURAL                  | NORTH COUNTY METRO | 74024               |
| RURAL LANDS (RL-20) / RURAL                                  | NORTH COUNTY METRO | 74089, 74168, 74176 |
| RURAL LANDS (RL-20) / RURAL                                  | NORTH COUNTY METRO | 74089               |
| OFFICE PROFESSIONAL/ VILLAGE                                 | NORTH COUNTY METRO | 74067, 74089, 74176 |
| RURAL LANDS (RL-20) / RURAL                                  | NORTH COUNTY METRO | 74067, 74089, 74176 |
| OFFICE PROFESSIONAL / VILLAGE, RURAL LANDS (RL-20) / RURAL,  | NORTH COUNTY METRO | 74067, 74089, 74176 |
| OFFICE PROFESSIONAL / VILLAGE, GENERAL COMMERCIAL / VILLAGE, | NORTH COUNTY METRO | 74067, 74089, 74176 |
| SEMI-RURAL RESIDENTIAL (SR-10) / SEMI-RURAL                  | NORTH COUNTY METRO | 74024               |

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OWNER/DEVELOPER NEWLAND SIERRA, LLC 4790 EASTGATE MALL, SUITE 150 SAN DIEGO, CALIFORNIA 92121 (858) 875–8219

RITA G. BRANDIN SENIOR VICE PRESIDENT

# ENGINEER OF WORK

FUSCOE ENGINEERING 6390 GREENWICH DRIVE, STE. 170 ERIC K. ARMSTRONG RCE 36083 DATE

## NEWLAND SIERRA PRELIMINARY GRADING PLAN SHEET 1 OF 17

NORTH COUNTY METRO



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