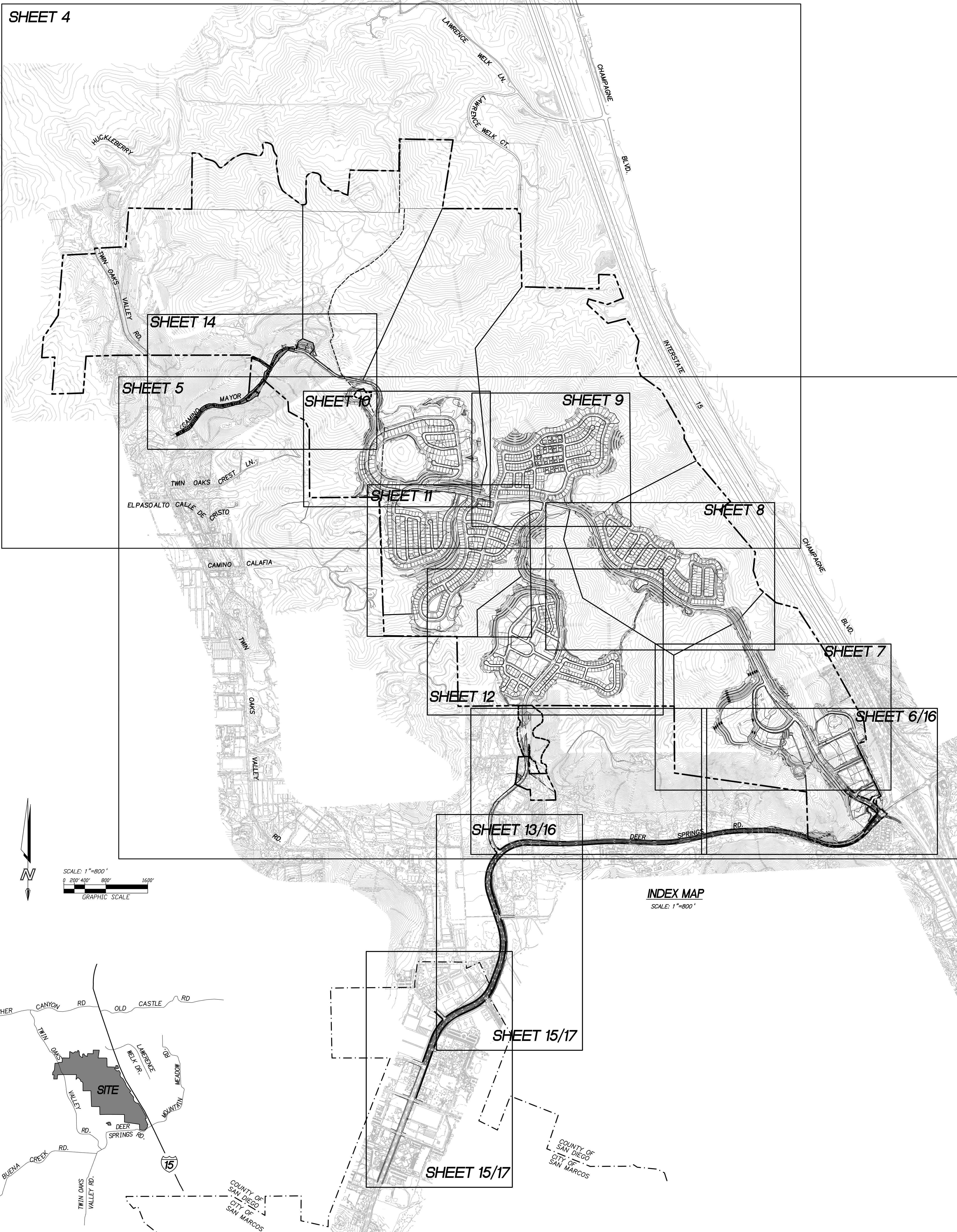


COUNTY OF SAN DIEGO TRACT TM 5597 RPL¹

PRELIMINARY GRADING PLAN

NEWLAND SIERRA

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



SHEET 4

SHEET 14

SHEET 5

SHEET 10

SHEET 9

SHEET 11

SHEET 8

SHEET 7

SHEET 6/16

SHEET 13/16

SHEET 15/17

SHEET 15/17

INDEX MAP
SCALE: 1"=800'

SCALE: 1"=800'
0 200' 400' 800' 1600'

VICINITY MAP
NOT TO SCALE

TOPOGRAPHY

AERIAL TOPOGRAPHY BY:
PHOTO GEODETIC CORPORATION
8150 CALAHEM MESA BLVD., STE. 107
SAN DIEGO, CA 92111
(858)277-1010
FLIGHT DATE: 9-21-02 AND 4-23-14

PROPOSED GRADING

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

PROPOSED IMPROVEMENTS

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

APPLICANT

NEWLAND SIERRA, LLC
4700 EASTWIND MALL, SUITE 150
SAN DIEGO, CALIFORNIA 92121
(606) 875-8219

ENGINEER

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

LEGAL DESCRIPTION

PORTIONS OF SECTIONS 11, 12, 13, 14, 24, AND 25, TOWNSHIP ELEVEN SOUTH, RANGE 3 WEST, SSM TOGETHER WITH PORTIONS OF SECTIONS 15, 16, AND 30, TOWNSHIP ELEVEN SOUTH, RANGE 2 WEST, SSM IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

SOLAR ACCESS NOTE

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT/COMMERCIAL UNIT ALLOWED BY THIS SUBDIVISION.

SPECIAL ASSESSMENT ACT STATEMENT:

THE SUBDIVIDER MAY MAKE A REQUEST TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF MAJOR UTILITY AND TRANSPORTATION INFRASTRUCTURE.

STREET LIGHT STATEMENT:

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

PARK LAND DEDICATION STATEMENT:

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

CONDOMINIUM STATEMENT:

PORTIONS OF THIS MAP ARE A CONDOMINIUM PROJECT AS DEFINED BY SECTION 1550 OF THE STATE OF CALIFORNIA CIVIL CODES. THE MAXIMUM NUMBER OF CONDOMINIUM UNITS PROPOSED IS 998.

OWNERS:

- NEWLAND SIERRA, LLC
- 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, 174-280-02
- 178-221-09
- 178-100-06, -08
- 178-101-01, -16
- 178-101-27, -28
- 178-222-16
- 182-040-36, -69, 182-020-28, -29
- 186-611-07, -08, -14, -15, -16, 187-540-49, -50, -51
- 186-611-08
- 186-611-07
- 186-611-01, 186-250-13
- 186-611-11

- NEWLAND SIERRA, LLC
- * CARL J. PIZZUTO & SYLVIA S. CAIN
- * SMT PROPERTIES
- * ACCESS EASEMENT ONLY

WATER AND SEWER

WATER:
VALLECITOS WATER DISTRICT
201 VALLECITOS DE ORD
SAN MARCOS, CA 92069
(760)744-0465

SEWER:
VALLECITOS WATER DISTRICT
201 VALLECITOS DE ORD
SAN MARCOS, CA 92069
(760)744-0465

SCHOOL DISTRICTS

SAN MARCOS
UNIFIED
1 CIVIC CENTER DRIVE, STE. 300
SAN MARCOS, CA 92069
(760)744-4776

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 DISTRICTS

DEER SPRINGS FIRE PROTECTION DISTRICT
8709 CIRCLE 'K' 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 PROPOSED ZONING.

GROSS/NET AREA

1,985.6 ACRES

NUMBER OF LOTS

COMMERCIAL	9
MULTIFAMILY RESIDENTIAL	57
SINGLE FAMILY RESIDENTIAL	1,137
SCHOOL	1
UTILITY	2
PARK	22
OPEN SPACE	18
HQA SLOPE LOTS	62
TOTAL	1,293

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, 174-280-02
- 178-221-09
- 178-100-06, -08
- 178-101-01, -16
- 178-101-27, -28
- 178-222-16
- 182-040-36, -69, 182-020-28, -29
- 186-611-07, -08, -14, -15, -16, 187-540-49, -50, -51
- 186-611-08
- 186-611-07
- 186-611-01, 186-250-13
- 186-611-11
- 186-611-23
- 178-100-07
- 178-222-14

LEGEND

ITEMS	STD. DWGS.	SYMBOL
* WATER	(W - 21)	---
FIRE HYDRANT	(# - 10)	⊕
* SEWER	(S - 4)	---
SEWER MANHOLE	(S - 2)	○
STORM DRAIN	(D - 60)	---
CURB INLET	(D - 2)	⊕
STORM DRAIN CLEANOUT	(D - 9)	⊕
RETAINING WALL	(C - 1)	---
EXISTING CONTOUR		---
PROPOSED CONTOUR		---
HEADWALL	(D - 34, D - 35)	---
STREET LIGHT	(E - 1)	⊕
STREET SECTION		---
TRACT BOUNDARY		---
EASEMENT		---
RESIDENTIAL LOT		1
PARK LOT		P-X
HQA LOT (NOT BUILDABLE)		A-AA
OPEN SPACE LOT		OS-1
LOT LINE		---
PHASE BOUNDARY		---
BRUSH MANAGEMENT EASEMENT		---
6" CONC. CURB & GUTTER	(G - 2)	---
TRAIL		---
PATHWAY		---
EXISTING WELL		⊕
FEMA DELINEATION		---
POTENTIAL ROCK CRUSHER LOCATION (CONSTRUCTION PHASE)		BC
WATER QUALITY BASIN		BMP-X

NOTE:
SAN DIEGO COUNTY DESIGN STANDARDS DS-1 THROUGH DS-16, DS-20A AND DS-20B APPLY TO THIS PROJECT.
* SEWER - ALL PIPELINES ARE RECOMMENDED AS 8-INCH UNLESS OTHERWISE NOTED.
* WATER - ALL PIPELINES ARE RECOMMENDED AS 12-INCH UNLESS OTHERWISE NOTED.

MINIMUM PROPOSED LOT SIZE: 3,000 sq. ft.
TOTAL NUMBER OF DWELLING UNITS: 2,135

DESIGN STANDARDS:

- STANDARDS FOR PUBLIC ROADWAY DESIGN WITHIN THIS PROJECT SHALL COMPLY 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.
- 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.
- 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.

GENERAL PLAN / REGIONAL CATEGORY	COMMUNITY PLAN	TAX RATE
RURAL LANDS (RL-20) / RURAL	SONSALL	57090
RURAL LANDS (RL-20) / RURAL	SONSALL	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
RURAL LANDS (RL-20) / RURAL	NORTH COUNTY METRO	74024
SEMI-RURAL RESIDENTIAL (SR-10) / SEMI-RURAL	NORTH COUNTY METRO	74089, 74168, 74176
SEMI-RURAL RESIDENTIAL (SR-10) / SEMI-RURAL	NORTH COUNTY METRO	74024
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
SEMI-RURAL RESIDENTIAL (SR-10) / SEMI-RURAL	NORTH COUNTY METRO	74024

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PRELIMINARY GRADING PLAN "TERRACES"	7
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PRELIMINARY GRADING PLAN "VALLEY"	12
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OWNER/DEVELOPER
NEWLAND SIERRA, LLC
4700 EASTWIND MALL, SUITE 150
SAN DIEGO, CALIFORNIA 92121
(858) 875-8219

Rita G. Bronzin
RITA G. BRONZIN
SENIOR VICE PRESIDENT

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

Eric K. Armstrong
ERIC K. ARMSTRONG
REGISTERED PROFESSIONAL ENGINEER
NO. REC 36083
EXP. 12-30-16
CIVIL
DATE: 1/22/16

NEWLAND SIERRA PRELIMINARY GRADING PLAN

SHEET 1 OF 17

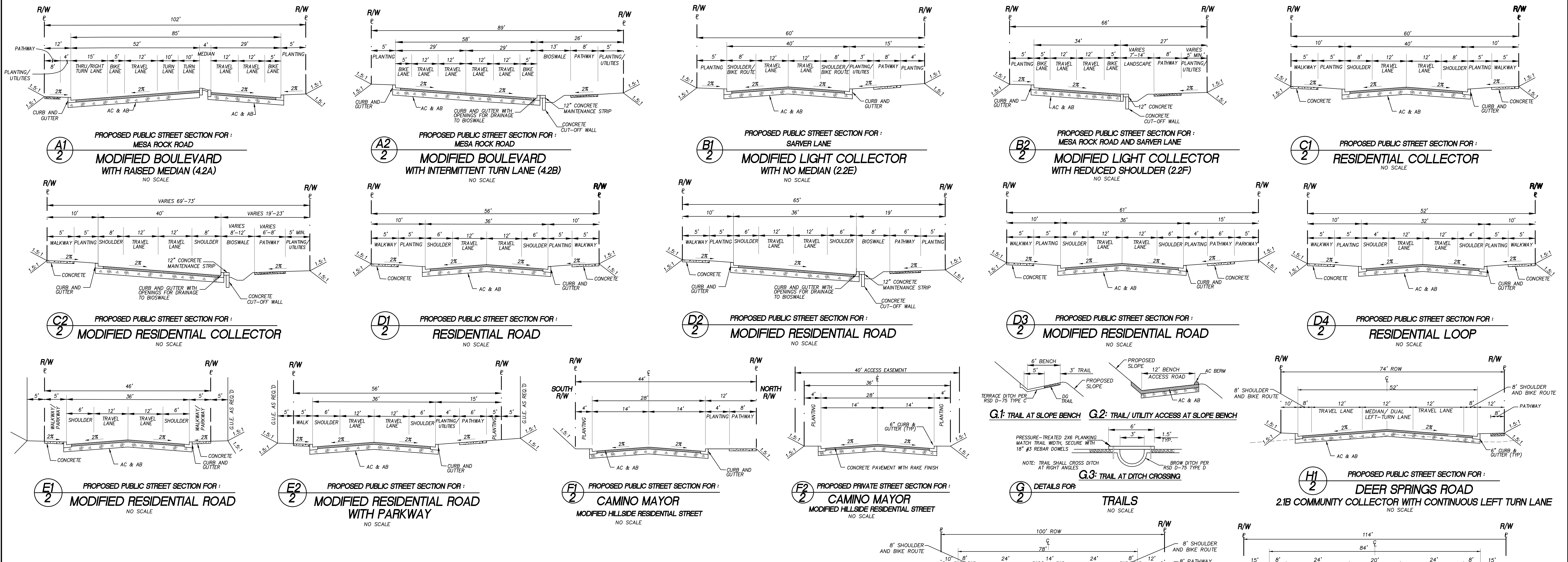
DATE: 1/22/16

FUSCOE ENGINEERING
6390 Greenwich Drive, Suite 170
San Diego, California 92122
Tel 858.554.1500 • Fax 858.397.0335
www.fuscoe.com

COUNTY OF SAN DIEGO TRACT TM 5597 RPL 1

PRELIMINARY GRADING PLAN

NEWLAND SIERRA



EXISTING ZONING:

<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION 172-391-07 APN 172-220-14-16-18 COMMUNITY PLAN BONSAI GENERAL PLAN DESIGNATION RURAL LANDS (RL-20) REGIONAL CATEGORY RURAL</p> <p>ZONE RR ANIMAL REGULATIONS DENSITY 0.25 LOT SIZE 4.0 AC BUILDING TYPE C MAXIMUM FLOOR AREA 20,000 FLOOR AREA RATIO 0.25 HEIGHT 10 LOT COVERAGE 0 SETBACK 0 OPEN SPACE 0 SPECIAL AREA REGULATIONS B</p>	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION 174-190-12 APN 174-190-12 COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION RURAL LANDS (RL-20) REGIONAL CATEGORY RURAL</p> <p>ZONE SB2 ANIMAL REGULATIONS DENSITY 0.25 LOT SIZE 20 AC BUILDING TYPE A MAXIMUM FLOOR AREA 20,000 FLOOR AREA RATIO 0.25 HEIGHT 10 LOT COVERAGE 0 SETBACK 0 OPEN SPACE 0 SPECIAL AREA REGULATIONS B</p>	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION 174-190-13, 41-43 174-211-01-05-17-08-17-18 174-211-04-06-07 APN 174-190-13, 41-43 COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION RURAL LANDS (RL-20) REGIONAL CATEGORY RURAL</p> <p>ZONE SB2 ANIMAL REGULATIONS DENSITY 0.25 LOT SIZE 20 AC BUILDING TYPE A MAXIMUM FLOOR AREA 20,000 FLOOR AREA RATIO 0.25 HEIGHT 10 LOT COVERAGE 0 SETBACK 0 OPEN SPACE 0 SPECIAL AREA REGULATIONS B</p>	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION 174-190-20 APN 174-280-11 COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION RURAL LANDS (RL-20) REGIONAL CATEGORY RURAL</p> <p>ZONE SB2 ANIMAL REGULATIONS DENSITY 0.25 LOT SIZE 20 AC BUILDING TYPE A MAXIMUM FLOOR AREA 20,000 FLOOR AREA RATIO 0.25 HEIGHT 10 LOT COVERAGE 0 SETBACK 0 OPEN SPACE 0 SPECIAL AREA REGULATIONS B</p>	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION 174-190-44 APN 174-190-44 COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION RURAL LANDS (RL-20) REGIONAL CATEGORY RURAL</p> <p>ZONE SB2 ANIMAL REGULATIONS DENSITY 0.25 LOT SIZE 20 AC BUILDING TYPE A MAXIMUM 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PROPOSED ZONING:

<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION APN URBAN RESIDENTIAL COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION SR-1 REGIONAL CATEGORY SEMI-RURAL</p> <p>ZONE RS ANIMAL REGULATIONS DENSITY 0.25 LOT SIZE 2 AC BUILDING TYPE C MAXIMUM FLOOR AREA 4,000 FLOOR AREA RATIO 0.25 HEIGHT 10 LOT COVERAGE 0 SETBACK 0 OPEN SPACE 0 SPECIAL AREA REGULATIONS B</p>	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION TOWN CENTER COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION VC-MU REGIONAL CATEGORY VILLAGE</p> <p>ZONE C14 ANIMAL REGULATIONS DENSITY 0.25 LOT SIZE CONDO OR COMCL BUILDING TYPE P MAXIMUM FLOOR AREA 4,000 FLOOR AREA RATIO 0.25 HEIGHT 10 LOT COVERAGE 0 SETBACK 0 OPEN SPACE 0 SPECIAL AREA REGULATIONS B, D</p>	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION APN OPEN SPACE COMMUNITY PLAN NORTH COUNTY METRO GENERAL PLAN DESIGNATION SR-10 REGIONAL CATEGORY SEMI-RURAL</p> <p>ZONE A70 ANIMAL REGULATIONS DENSITY 0.25 LOT SIZE 4 AC BUILDING TYPE C MAXIMUM FLOOR AREA 4,000 FLOOR AREA RATIO 0.25 HEIGHT 10 LOT COVERAGE 0 SETBACK 0 OPEN SPACE 0 SPECIAL AREA REGULATIONS B, D</p>	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION APN OPEN SPACE COMMUNITY PLAN BONSAI, NORTH COUNTY METRO GENERAL PLAN DESIGNATION OS-C REGIONAL CATEGORY RURAL</p> <p>ZONE SB2 ANIMAL REGULATIONS DENSITY 0.25 LOT SIZE 20 AC BUILDING TYPE A MAXIMUM FLOOR AREA 20,000 FLOOR AREA RATIO 0.25 HEIGHT 10 LOT COVERAGE 0 SETBACK 0 OPEN SPACE 0 SPECIAL AREA REGULATIONS B</p>
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STREET LANDSCAPING STANDARDS:

- STREET LANDSCAPING SHALL CONFORM WITH THE "STREETScape" SECTION OF THE SPECIFIC PLAN PREPARED FOR THIS PROJECT. WHERE THAT DOCUMENT IS SILENT, PLANTING SHALL CONFORM WITH THE COUNTY OF SAN DIEGO'S LANDSCAPE GUIDELINES.
- FINAL LANDSCAPE PLACEMENT SHALL BE SUBJECT TO APPROVAL OF "CLEAR ZONE" SPACING AT THE TIME OF IMPROVEMENT PLAN REVIEW.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROJECT, AS DESCRIBED IN THE SPECIFIC PLAN.

ENGINEER OF WORK

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



COUNTY OF SAN DIEGO TRACT TM 5597 RPL ¹

PRELIMINARY GRADING PLAN

NEWLAND SIERRA



EASEMENT NOTES:

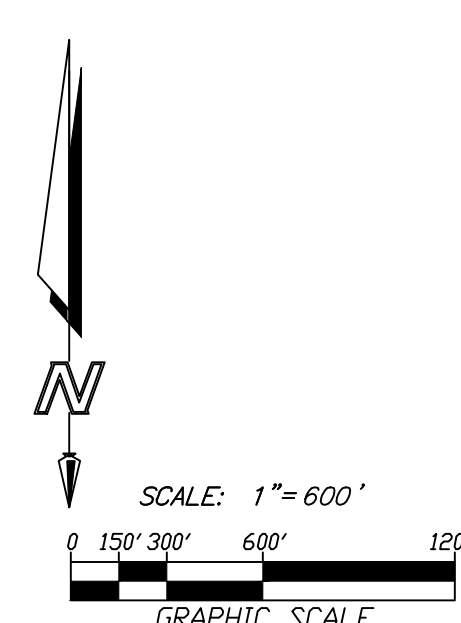
- ① A 60.00 FOOT WIDE EASEMENT FOR COUNTY HIGHWAY DEDICATED PER DOCUMENT RECORDED NOVEMBER 1, 1946 IN BOOK 2279, PAGE 188, OF OFFICIAL RECORDS.
- ② AN EASEMENT (NO WIDTH GIVEN) DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND ACCESS PER DOCUMENT RECORDED JANUARY 27, 1947 IN BOOK 2323, PAGE 363, OF OFFICIAL RECORDS.
- ③ A 30.00 FOOT WIDE EASEMENT FOR PIPELINE PURPOSES DEDICATED TO THE SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENT RECORDED DECEMBER 14, 1965 AS FILE NO. 225593, OF OFFICIAL RECORDS. SAID EASEMENT IS LISTED AS AN EXCEPTION TO TITLE FOR PIZZUTO, BUT DOES NOT TOUCH THEIR PROPERTY.
- ④ A 30.00 FOOT WIDE EASEMENT FOR PIPELINE PURPOSES DEDICATED TO THE SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENT RECORDED FEBRUARY 24, 1964 AS FILE NO. 034131 AND RE-RECORDED TO ADD A REFERENCE MAP MARCH 12, 1964 AS FILE NO. 046341, BOTH OF OFFICIAL RECORDS.
- ⑤ A 4.00 FOOT WIDE EASEMENT DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND ACCESS PER DOCUMENTS RECORDED JANUARY 6, 1970 AS FILE NO. 1999 AND JANUARY 19, 1970 AS FILE NO. 9588, BOTH OF OFFICIAL RECORDS.
- ⑥ A GENERALLY 60' WIDE PRIVATE EASEMENT FOR ROAD AND UTILITY PURPOSES DEDICATED PER DOCUMENTS RECORDED OCTOBER 9, 1981 AS FILE NO. 81-322217, AND JULY 5, 1990 AS FILE NO. 90-363168, BOTH OF OFFICIAL RECORDS. THIS EASEMENT INCLUDES THOSE DEDICATED PER DOCUMENTS RECORDED DECEMBER 23, 1968 AS FILE NO. 224363; JUNE 26, 1973 AS FILE NO. 73-174576 AND RE-RECORDED JANUARY 30, 1974 AS FILE NO. 74-007206; JUNE 1, 1979 AS FILES NO. 79-225930 AND 79-225940; JUNE 2, 1984 AS FILE NO. 84-0361024 AND DECEMBER 23, 1988 AS FILE NO. 224362; MAY 6, 1974 AS FILE NO. 74-116600; MARCH 20, 1989 AS FILE NO. 89-093521; JULY 11, 1986 AS FILE NO. 86-098800; AUGUST 3, 1989 AS FILE NO. 89-413981; AUGUST 3, 1989 AS FILE NO. 89-413482, ALL OF OFFICIAL RECORDS. SAID EASEMENT CONTAINS PORTIONS OF THOSE EASEMENTS SHOWN IN ITEMS 11 AND 12.
- ⑦ A 40.00 FOOT WIDE ACCESS EASEMENT DEDICATED PER DOCUMENT RECORDED JANUARY 4, 1961 AS FILE NO. 1165, OF OFFICIAL RECORDS. THIS EASEMENT IS LISTED AS AN EXCEPTION TO TITLE FOR CLARK, BUT DOES NOT TOUCH THEIR PROPERTY, NOR IS THEIR PROPERTY LISTED AS HAVING THIS EASEMENT APPURTENANT TO IT.
- ⑧ A PORTION OF A 30.00 FOOT WIDE EASEMENT DEDICATED TO THE SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENT RECORDED MAY 27, 1964 AS FILE NO. 95321, OF OFFICIAL RECORDS.
- ⑨ A 60.00 FOOT WIDE AND 120.00 FOOT WIDE EASEMENT FOR ROAD AND UTILITY PURPOSES DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED APRIL 19, 1979 AS FILE NO. 79-160549 OF OFFICIAL RECORDS. THIS EASEMENT IS INCLUDED IN DOCUMENTS RECORDED JUNE 1, 1979 AS FILES NO. 79-225939 AND 79-225940, BOTH OF OFFICIAL RECORDS.
- ⑩ A 12.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND ACCESS DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JANUARY 4, 1957 IN BOOK 5404, PAGE 490, OF OFFICIAL RECORDS.
- ⑪ A 30.00 FOOT WIDE EASEMENT FOR PIPELINES DEDICATED TO THE SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENTS RECORDED FEBRUARY 24, 1964 AS FILE NO. 34129 AND RE-RECORDED MARCH 12, 1964 AS FILE NO. 46340, OF OFFICIAL RECORDS.
- ⑫ A 30.00 FOOT WIDE EASEMENT FOR ACCESS DEDICATED TO THE SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENT RECORDED JANUARY 19, 1966 AS FILE NO. 10510, AND AN EASEMENT FOR ROAD PURPOSES DEDICATED PER DOCUMENT RECORDED MAY 17, 1972 AS FILE NO. 63920, BOTH OF OFFICIAL RECORDS.
- ⑬ A 12.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND ACCESS DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JANUARY 10, 1978 AS FILE NO. 78-010155 AND A 5.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND ACCESS DEDICATED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER DOCUMENT RECORDED FEBRUARY 15, 1979 AS FILE NO. 78-061834, BOTH OF OFFICIAL RECORDS.

EASEMENT NOTES:

- ⑭ A 20.00 FOOT WIDE EASEMENT FOR PIPELINE PURPOSES DEDICATED PER DOCUMENT RECORDED JULY 24, 1980 AS FILE NO. 80-232713, OF OFFICIAL RECORDS.
- ⑮ A 12.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND ACCESS DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED DECEMBER 4, 1980 AS FILE NO. 80-408614 AND A 6.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND ACCESS DEDICATED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER DOCUMENT RECORDED APRIL 8, 1981 AS FILE NO. 81-107537, BOTH OF OFFICIAL RECORDS.
- ⑯ A 30.00 FOOT WIDE EASEMENT FOR COUNTY HIGHWAY DEDICATED PER DOCUMENTS RECORDED APRIL 17, 1947 AS FILE NO. 14659 IN BOOK 2380, PAGE 155 AND OCTOBER 22, 1947 AS FILE NO. 11011 IN BOOK 2521, PAGE 285, BOTH OF OFFICIAL RECORDS.
- ⑰ AN EASEMENT (NO WIDTH GIVEN) FOR PUBLIC UTILITY AND ACCESS DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED FEBRUARY 1, 1949 AS FILE NO. 9659 IN BOOK 3097, PAGE 197, OF OFFICIAL RECORDS.
- ⑱ A 60.00 FOOT WIDE EASEMENT FOR ROAD AND PUBLIC UTILITIES PER DOCUMENT RECORDED JULY 24, 1972 AS FILE NO. 190367. THIS DOCUMENT INCLUDES A 60.00 FOOT WIDE EASEMENT FOR ROAD AND PUBLIC UTILITIES PER DOCUMENT RECORDED AUGUST 12, 1959 AS FILE NO. 164330 IN BOOK 7823, PAGE 452, OF OFFICIAL RECORDS. THIS DOCUMENT INCLUDES A 30.00 FOOT WIDE EASEMENT FOR ROAD AND UTILITY PURPOSES DEDICATED PER DOCUMENTS RECORDED SEPTEMBER 24, 1985 AS FILE NO. 85-351966 AND JANUARY 28, 1988 AS FILE NO. 88-0041638, BOTH OF OFFICIAL RECORDS.
- ⑲ THE RELINQUISHMENT OF ACCESS RIGHTS TO INTERSTATE 15 AND A HIGHWAY SLOPE EASEMENT DEDICATED PER DOCUMENTS RECORDED JUNE 27, 1980 AS FILE NO. 80-202949 AND NOVEMBER 17, 1981 AS FILE NO. 81-363832, BOTH OF OFFICIAL RECORDS.
- ⑳ AN EASEMENT FOR COUNTY HIGHWAY DEDICATED PER DOCUMENT RECORDED AUGUST 2, 1991 AS FILE NO. 1991-0387506, OF OFFICIAL RECORDS.
- ㉑ A 12.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND ACCESS DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED DECEMBER 16, 1994 AS INSTRUMENT NO. 1994-0717382, OF OFFICIAL RECORDS.
- ㉒ AN EASEMENT (NO WIDTH GIVEN) FOR PUBLIC UTILITIES DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED NOVEMBER 18, 1953 AS FILE NO. 531287, OF 10998S.
- ㉓ EASEMENTS FOR ROAD, SLOPE AND DRAINAGE PURPOSES DEDICATED TO THE STATE OF CALIFORNIA PER DOCUMENT RECORDED DECEMBER 16, 1975 AS FILE NO. 75-354241, OF OFFICIAL RECORDS.
- ㉔ A 60.00 FOOT WIDE PRIVATE ROAD EASEMENT DEDICATED PER PARCEL MAP NO. 7734, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AUGUST 24, 1978. SAID EASEMENT INCLUDES AN EASEMENT DEDICATED PER DOCUMENT RECORDED JANUARY 28, 1998 AS FILE NO. 98-0041638, OF OFFICIAL RECORDS.
- ㉕ AN EASEMENT FOR DRAINAGE DEDICATED TO THE STATE OF CALIFORNIA, RESERVED PER DIRECTOR'S DEED RECORDED DECEMBER 30, 1980 AS FILE NO. 80-437411, OF OFFICIAL RECORDS.
- ㉖ A 20.00 FOOT WIDE EASEMENT FOR WATER LINES DEDICATED TO VALLECITOS WATER DISTRICT PER DOCUMENT RECORDED AUGUST 1, 1991 AS FILE NO. 91-0385621, OF OFFICIAL RECORDS.
- ㉗ AN EASEMENT FOR PUBLIC HIGHWAY DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED AUGUST 2, 1991 AS FILE NO. 91-0387504, OF OFFICIAL RECORDS. SAID EASEMENT INCLUDES AN EASEMENT OF PUBLIC UTILITIES DEDICATED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JANUARY 6, 1992 AS FILE NO. 92-0004510, OF OFFICIAL RECORDS AND TO PACIFIC BELL PER DOCUMENT RECORDED FEBRUARY 29, 1992 AS FILE NO. 92-0009374, OF OFFICIAL RECORDS.
- ㉘ A CERTIFICATE OF COMPLIANCE SPLITTING PARCEL 4 OF PARCEL MAP 7734 RECORDED MARCH 14, 1991 AS FILE NO. 91-0113110, OF OFFICIAL RECORDS. AN AGREEMENT RECORDED DECEMBER 20, 1991 AS FILE NO. 91-061618, OF OFFICIAL RECORDS ALLOWS FOR THE REQUISITION OF A PORTION OF THE SPLIT. THE NORTH HALF OF PARCEL 4 WAS LEASED TO PACIFIC BELL PER DOCUMENT RECORDED MARCH 19, 1998 AS FILE NO. 98-0134001, OF OFFICIAL RECORDS AND THAN TO COX PCS PER DOCUMENT RECORDED FEBRUARY 22, 2001 AS FILE NO. 01-100927, OF OFFICIAL RECORDS.
- ㉙ A 20.00 FOOT WIDE EASEMENT FOR ACCESS DEDICATED TO ATLANTIC RIFIELD COMPANY PER DOCUMENT RECORDED DECEMBER 20, 1991 AS FILE NO. 91-0661619, OF OFFICIAL RECORDS.
- ㉚ A 20' x 10' EASEMENT FOR STORAGE AND A 10.00 FOOT WIDE EASEMENT FOR ELECTRICITY DEDICATED TO ATLANTIC RIFIELD COMPANY PER DOCUMENT RECORDED DECEMBER 20, 1991 AS FILE NO. 91-0661620, OF OFFICIAL RECORDS.
- ㉛ A LEASE AGREEMENT WITH COX PCS ASSETS FOR A PORTION OF PARCEL 4 PARCEL MAP 7734 PER DOCUMENT RECORDED FEBRUARY 22, 2001 AS FILE NO. 01-100927, OF OFFICIAL RECORDS.
- ㉜ TWO 12' WIDE AND ONE 4' WIDE EASEMENTS FOR PUBLIC UTILITIES DEDICATED TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOCUMENT RECORDED MAY 7, 1974 AS FILE NO. 74-118309, OF OFFICIAL RECORDS.
- ㉝ 30' AND 60' EASEMENTS FOR WATER LINES DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED MARCH 24, 1977 AS FILE NO. 77-107350, OF OFFICIAL RECORDS.
- ㉞ A 40' WIDE EASEMENT FOR WATER LINES AND ACCESS DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED MAY 3, 1978 AS FILE NO. 78-132302, OF OFFICIAL RECORDS.
- ㉟ A 40' WIDE EASEMENT FOR ROAD AND UTILITY PURPOSES DEDICATED PER PARCEL MAP NO. 11792, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER NOVEMBER 12, 1981. DEDICATED TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOCUMENT RECORDED JANUARY 21, 1982 AS FILE NO. 82-017180, OF OFFICIAL RECORDS. AND AS PRIVATE EASEMENTS DEDICATED PER DOCUMENTS RECORDED FEBRUARY 19, 1982 AS FILE NO. 82-032272; MARCH 18, 1982 AS FILE NO. 82-070220 AND APRIL 27, 1984 AS FILE NO. 84-155243, ALL OF OFFICIAL RECORDS.
- ㊱ AN EASEMENT FOR WATER LINES DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED SEPTEMBER 5, 1985 AS FILE NO. 85-325567, OF OFFICIAL RECORDS.
- ㊲ A TOTAL 200' WIDE EASEMENT FOR WATER LINES DEDICATED TO SAN DIEGO COUNTY WATER AUTHORITY PER DOCUMENTS RECORDED JANUARY 27, 1958 AS FILE NO. 13320 IN BOOK 6925 PAGE 556; SEPTEMBER 30, 1958 AS FILE NO. 160329 IN BOOK 7276 PAGE 429 AND MAY 16, 1968 AS FILE NO. 68134001, OF OFFICIAL RECORDS. A 60' WIDE EASEMENT FOR PRIVATE ROAD AND UTILITY PURPOSES DEDICATED PER DOCUMENT RECORDED JULY 13, 1961 AS FILE NO. 119856, OF OFFICIAL RECORDS IS CONTAINED WITHIN SAID EASEMENT.
- ㊳ AN 84' WIDE EASEMENT FOR COUNTY HIGHWAY DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED APRIL 20, 1967 AS FILE NO. 55048, OF OFFICIAL RECORDS.
- ㊴ AN IRREVOCABLE OFFER TO DEDICATE AN 84' WIDE STRIP OF LAND FOR PUBLIC HIGHWAY PURPOSES DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED JUNE 28, 1973 AS FILE NO. 73-181163, OF OFFICIAL RECORDS.
- ㊵ AN IRREVOCABLE OFFER TO DEDICATE AN 84' WIDE STRIP OF LAND FOR PUBLIC HIGHWAY PURPOSES DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED JUNE 3, 1981 AS FILE NO. 81-173146, OF OFFICIAL RECORDS.
- ㊶ A 30' WIDE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES DEDICATED PER DOCUMENTS RECORDED AUGUST 9, 1966 AS FILE NO. 128918 AND DECEMBER 27, 1973 AS FILE NO. 73-355345, BOTH OF OFFICIAL RECORDS.
- ㊷ A 30' WIDE EASEMENT FOR ROAD PURPOSES DEDICATED PER DOCUMENT RECORDED MARCH 2, 1970 AS FILE NO. 37723, OF OFFICIAL RECORDS.
- ㊸ A 30' WIDE EASEMENT FOR ACCESS AND UTILITIES DEDICATED PER DOCUMENT RECORDED MARCH 2, 1973 AS FILE NO. 73-055034, OF OFFICIAL RECORDS.
- ㊹ 30' WIDE EASEMENTS FOR WATER LINES DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED MAY 13, 1976 AS FILE NO. 76-144752, OF OFFICIAL RECORDS.
- ㊺ A SLOPE EASEMENT DEDICATED TO THE STATE OF CALIFORNIA PER DOCUMENT RECORDED SEPTEMBER 22, 1978 AS FILE NO. 78-404017, OF OFFICIAL RECORDS. SAID DOCUMENT ALSO RELINQUISHES ACCESS RIGHTS TO INTERSTATE 15 AS DO DOCUMENTS RECORDED APRIL 1, 1981 AS FILE NO. 81-098774 AND MAY 21, 1981 AS FILE NO. 81-158361, BOTH OF OFFICIAL RECORDS.
- ㊻ A 60' WIDE EASEMENT FOR ACCESS AND UTILITIES DEDICATED PER DOCUMENT RECORDED JULY 23, 1981 AS FILE NO. 81-232013, OF OFFICIAL RECORDS. (SAID EASEMENT IS STATED AS APPURTENANT TO LOTS 4, 5, 6 AND 8 IN SECTION 18, T11S, R34W, BUT STOPS BEFORE IT REACHED THE INTERSTATE).
- ㊼ A 30' WIDE EASEMENT FOR WATER LINES DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENTS RECORDED MAY 3, 1976 AS FILE NO. 76-132301 AND MARCH 29, 1977 AS FILE NO. 77-114093, BOTH OF OFFICIAL RECORDS.
- ㊽ OPEN SPACE EASEMENTS DEDICATED PER PARCEL MAP NO. 11792, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER NOVEMBER 12, 1981.
- ㊾ A 40' WIDE EASEMENT FOR ACCESS AND UTILITIES DEDICATED PER DOCUMENTS RECORDED NOVEMBER 13, 1981 AS FILE NO. 81-360481 AND DECEMBER 30, 1981 AS FILE NO. 81-406749, BOTH OF OFFICIAL RECORDS.
- ㊿ A 10' WIDE PRIVATE WATER LINE EASEMENT DEDICATED PER DOCUMENTS RECORDED AUGUST 13, 1982 AS FILE NO. 82-250860 AND APRIL 27, 1984 AS FILE NO. 84-155235, BOTH OF OFFICIAL RECORDS.
- 1' A 40' WIDE PRIVATE EASEMENT FOR ACCESS AND UTILITIES DEDICATED PER DOCUMENT RECORDED OCTOBER 8, 1982 AS FILE NO. 82-309933, OF OFFICIAL RECORDS.
- 2' 12' WIDE EASEMENTS DEDICATED TO SAN DIEGO GAS & ELECTRIC PER DOCUMENT RECORDED DECEMBER 28, 1995 AS FILE NO. 95-0592723, OF OFFICIAL RECORDS.
- 3' 30' WIDE EASEMENTS DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENT RECORDED SEPTEMBER 3, 1976 AS FILE NO. 76-290390, OF OFFICIAL RECORDS.
- 4' EASEMENTS FOR OPEN SPACE DEDICATED TO THE COUNTY OF SAN DIEGO DEDICATED PER DOCUMENT RECORDED AUGUST 18, 1982 AS FILE NO. 82-250860, OF OFFICIAL RECORDS.
- 5' A 60' WIDE PRIVATE EASEMENT FOR ACCESS AND UTILITIES PER DOCUMENTS RECORDED OCTOBER 7, 1982 AS FILE NO. 82-309550; JANUARY 7, 1983 AS FILE NO. 83-100283; FEBRUARY 10, 1983 AS FILE NO. 83-048391 AND JULY 1, 1994 AS FILE NO. 94-0418709, ALL OF OFFICIAL RECORDS.
- 6' 30' WIDE EASEMENTS DEDICATED TO SAN MARCOS COUNTY WATER DISTRICT PER DOCUMENTS RECORDED OCTOBER 26, 1976 AS FILE NO. 76-355827; MARCH 22, 1978 AS FILE NO. 78-112058 AND FEBRUARY 17, 1984 AS FILE NO. 84-060674, ALL OF OFFICIAL RECORDS.
- 7' SLOPE AND DRAINAGE EASEMENTS DEDICATED TO THE STATE OF CALIFORNIA PER DOCUMENT RECORDED APRIL 5, 1978 AS FILE NO. 78-133097, OF OFFICIAL RECORDS.
- 8' AN OPEN SPACE EASEMENT DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED NOVEMBER 3, 1982 AS FILE NO. 82-339814, OF OFFICIAL RECORDS.

NOTES:

1. ALL EASEMENTS WITHIN THE PROJECT BOUNDARY TO BE OUTLINED WITH THE EXCEPTION OF:
 - ④ C.W.A. EASEMENT TO REMAIN.
 - ⑬⑭⑮ V.M.D. EASEMENT TO BE RELOCATED TO THE SATISFACTION OF THE EASEMENT HOLDERS.
 - ⑰ PRIVATE EASEMENT TO BE RELOCATED TO THE SATISFACTION OF THE EASEMENT HOLDERS.



DISPOSITION OF EXISTING EASEMENTS
 ALL EXISTING EASEMENTS SHALL BE OUTLINED, VACATED OR RECONVEYED TO MORE PRACTICALLY CONFORM TO THE FINAL PROJECT DESIGN AS NECESSARY.

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



SHEET 3 OF 17

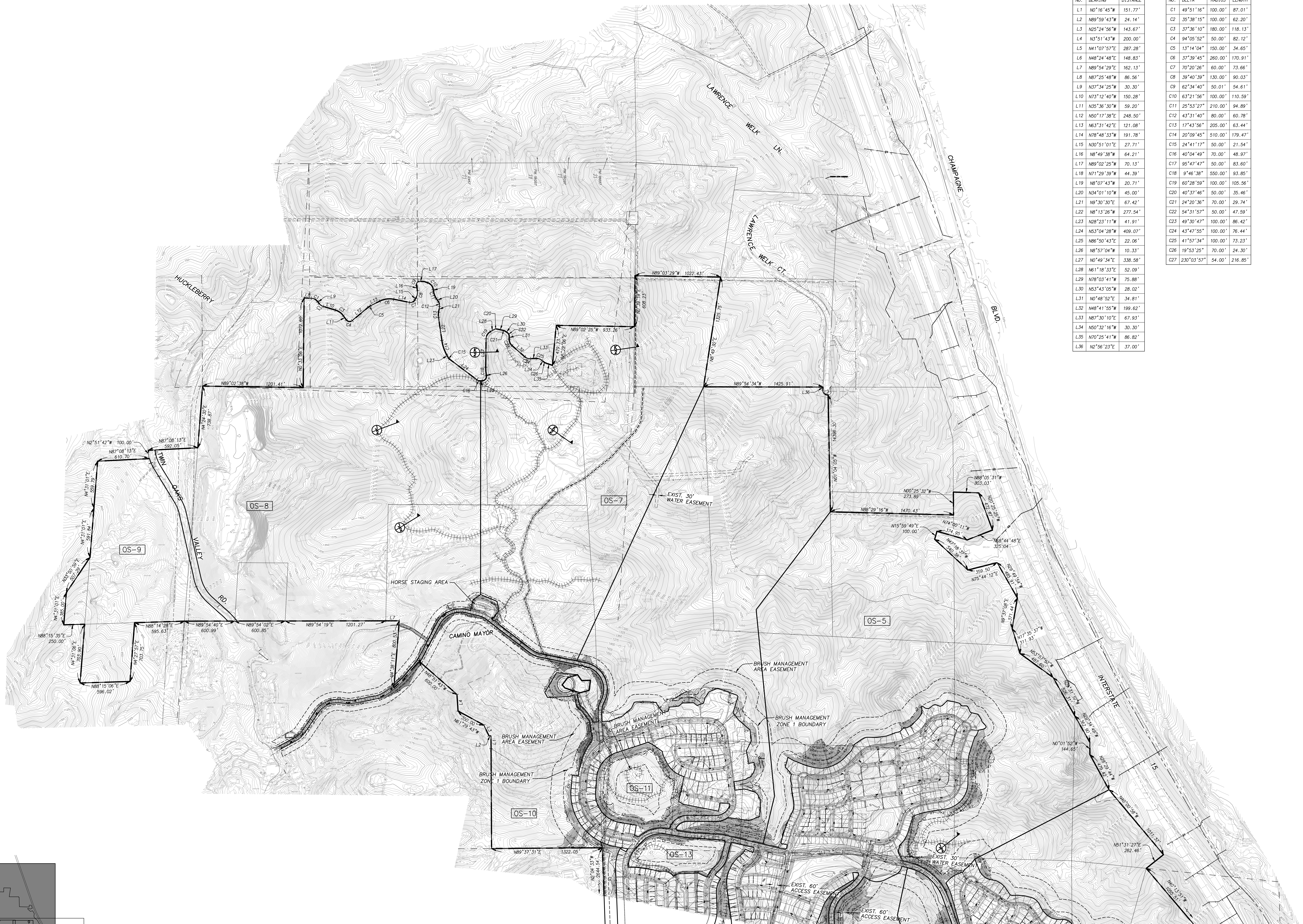
DATE	REVISION

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 5597 RPL¹

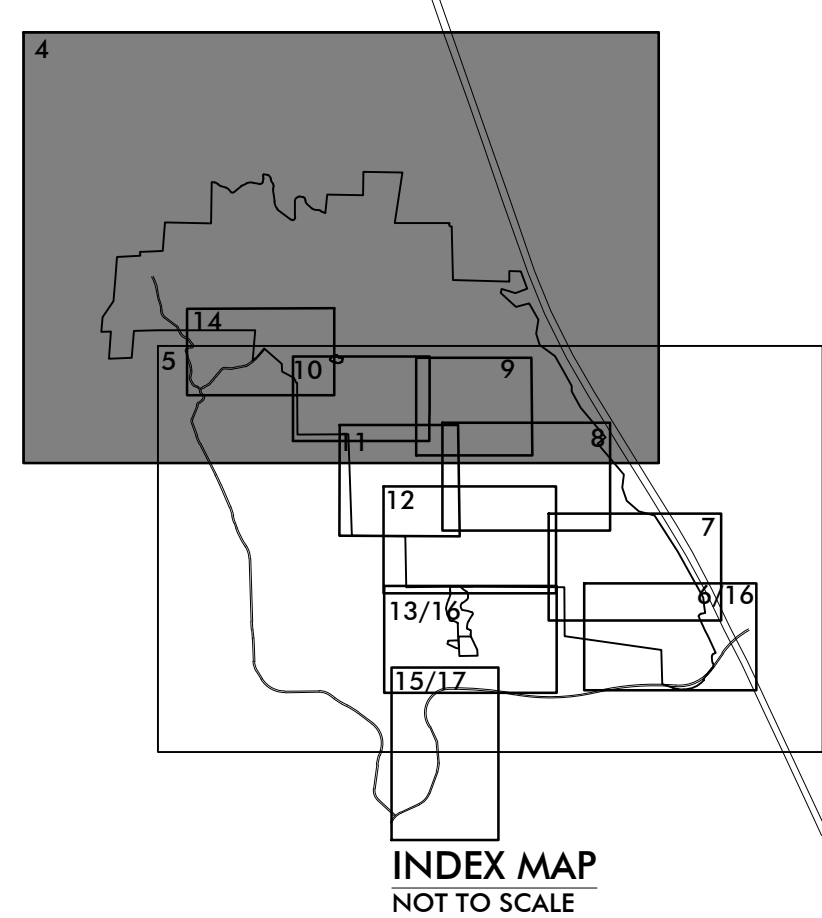
PRELIMINARY GRADING PLAN

NEWLAND SIERRA



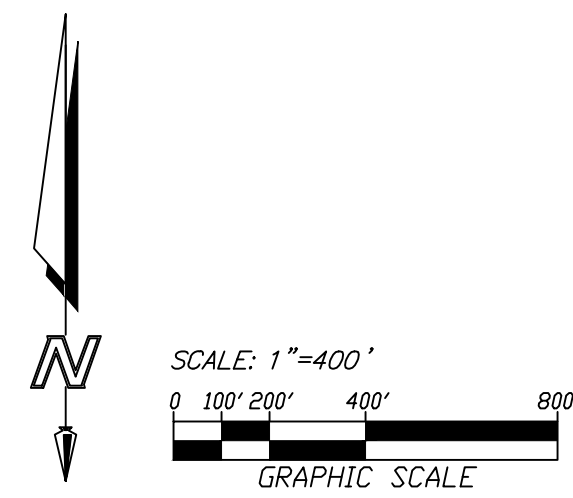
LINE TABLE		
NO.	BEARING	DISTANCE
L1	N0°16'45"W	151.77'
L2	N89°59'43"W	24.14'
L3	N25°24'56"W	143.67'
L4	N3°51'43"W	200.00'
L5	N41°07'57"E	287.28'
L6	N48°24'48"E	148.83'
L7	N89°54'29"E	162.13'
L8	N87°25'48"W	86.56'
L9	N37°34'25"W	30.30'
L10	N73°12'40"W	150.28'
L11	N35°36'30"W	59.20'
L12	N50°17'38"E	248.50'
L13	N63°31'42"E	121.08'
L14	N78°48'33"W	191.78'
L15	N30°51'01"E	27.71'
L16	N8°49'38"W	64.21'
L17	N89°02'25"W	70.13'
L18	N71°29'39"W	44.39'
L19	N8°07'43"W	20.71'
L20	N34°01'10"W	45.00'
L21	N9°30'30"E	67.42'
L22	N8°13'28"W	277.54'
L23	N28°23'11"W	41.91'
L24	N53°04'28"W	409.07'
L25	N86°50'43"E	22.06'
L26	N8°57'04"W	10.33'
L27	N0°49'34"E	338.58'
L28	N61°18'33"E	52.09'
L29	N78°03'41"W	75.88'
L30	N53°43'05"W	28.02'
L31	N0°48'52"E	34.81'
L32	N48°41'58"W	199.62'
L33	N87°30'10"E	67.93'
L34	N50°32'16"W	30.30'
L35	N70°25'41"W	86.82'
L36	N2°56'23"E	37.00'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	49°51'16"	100.00'	87.01'
C2	35°58'15"	100.00'	62.20'
C3	37°36'10"	180.00'	116.13'
C4	94°05'52"	50.00'	82.12'
C5	13°14'04"	150.00'	34.65'
C6	37°59'45"	280.00'	170.91'
C7	70°20'28"	60.00'	73.66'
C8	39°40'39"	130.00'	90.03'
C9	62°54'40"	50.01'	54.61'
C10	63°21'56"	100.00'	110.59'
C11	25°53'23"	210.00'	94.89'
C12	43°31'40"	80.00'	60.78'
C13	17°43'56"	205.00'	63.44'
C14	20°09'45"	510.00'	179.47'
C15	24°41'17"	50.00'	21.54'
C16	40°04'49"	70.00'	48.97'
C17	95°42'47"	50.00'	83.60'
C18	9°46'58"	550.00'	93.85'
C19	60°28'59"	100.00'	105.56'
C20	40°53'46"	50.00'	35.46'
C21	24°20'36"	70.00'	29.74'
C22	54°31'57"	50.00'	47.59'
C23	49°30'47"	100.00'	86.42'
C24	43°47'55"	100.00'	76.44'
C25	41°57'34"	100.00'	73.23'
C26	19°53'25"	70.00'	24.30'
C27	230°03'57"	54.00'	216.85'



SEE SHEET 5

SHEET 4 OF 17



ENGINEER OF WORK
 FUSCOE ENGINEERING
 6390 GREENWICH DRIVE, STE. 170
 SAN DIEGO, CA 92122
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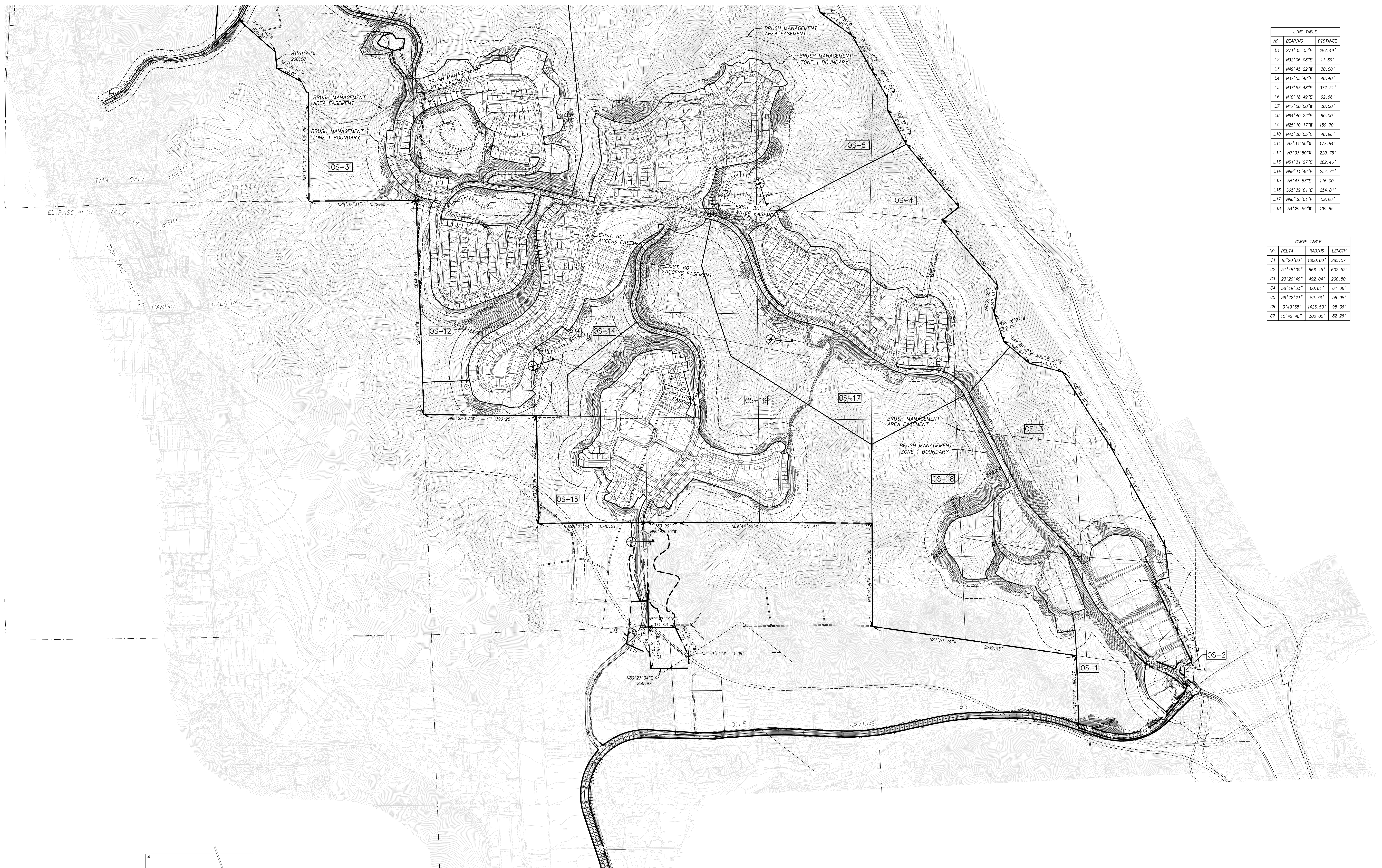
ERIC K. ARMSTRONG RCE 36083 DATE

COUNTY OF SAN DIEGO TRACT TM 5597 RPL¹

PRELIMINARY GRADING PLAN

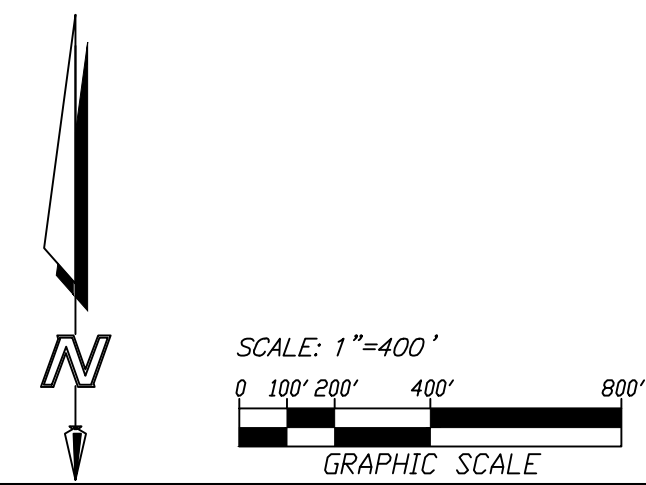
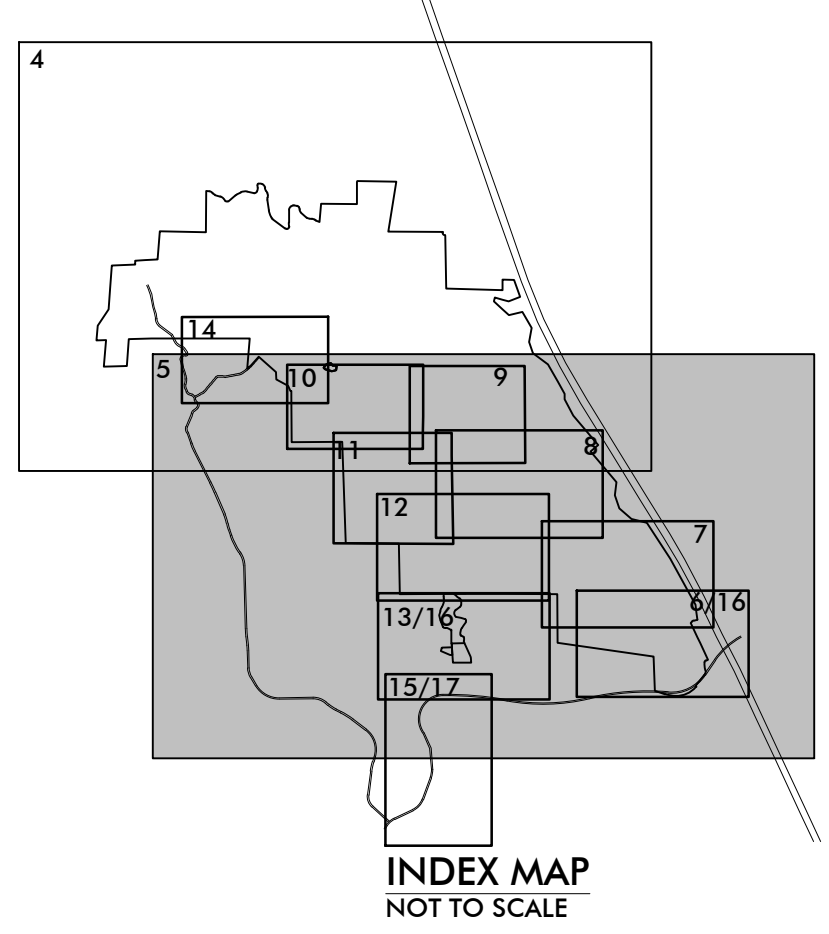
NEWLAND SIERRA

SEE SHEET 4



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S71°35'35"E	287.49'
L2	N32°06'08"E	11.69'
L3	N49°45'22"W	30.00'
L4	N37°53'48"E	40.40'
L5	N37°53'48"E	372.21'
L6	N10°18'49"E	62.66'
L7	N17°00'00"W	30.00'
L8	N64°40'22"E	60.00'
L9	N05°10'17"W	159.70'
L10	N43°30'03"E	48.96'
L11	N07°33'50"W	177.84'
L12	N07°33'50"W	220.75'
L13	N61°31'27"E	262.46'
L14	N88°11'46"E	254.71'
L15	N6°43'53"E	116.00'
L16	S65°39'01"E	254.81'
L17	N88°36'01"E	59.86'
L18	N4°29'59"W	199.65'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	16°20'00"	1000.00'	285.07'
C2	51°48'00"	666.45'	602.52'
C3	23°20'49"	492.04'	200.50'
C4	58°18'33"	60.01'	61.08'
C5	36°22'21"	89.78'	56.98'
C6	3°49'58"	1425.50'	95.36'
C7	15°42'40"	300.00'	82.26'



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 6390 Greenwich Drive, Suite 170
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COUNTY OF SAN DIEGO TRACT TM 5597 RPL 1
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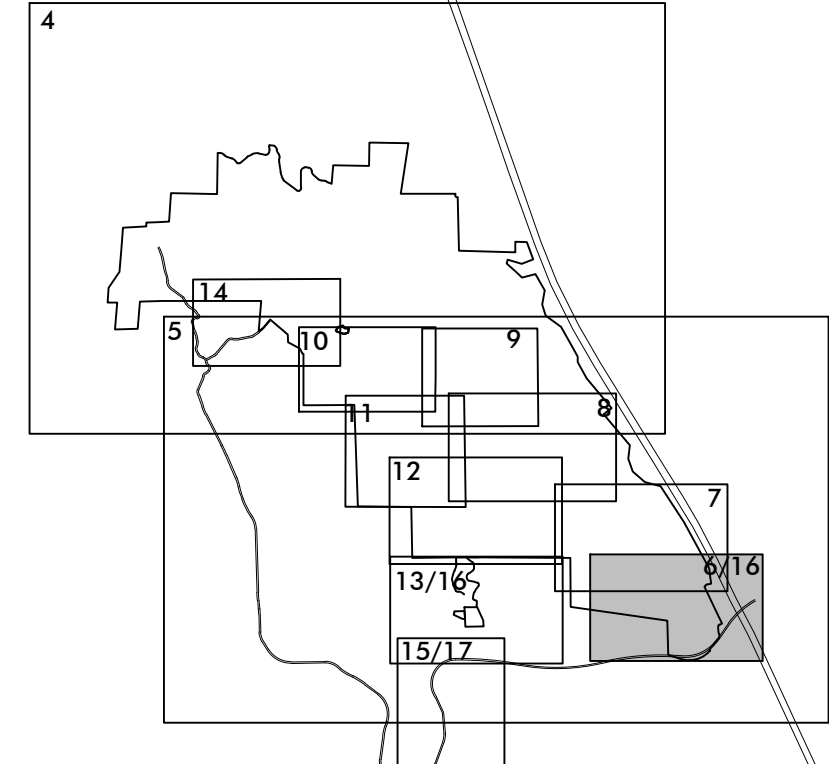
SEE SHEET 7

SEE SHEET 7

SEE SHEET 13

INTERCHANGE IMPROVEMENTS
 PER SEPERATE CALTRANS PROJECT

DEER SPRINGS ROAD OPTION A SEE
 SHEET 16 FOR OPTION B



SHEET 6 OF 17

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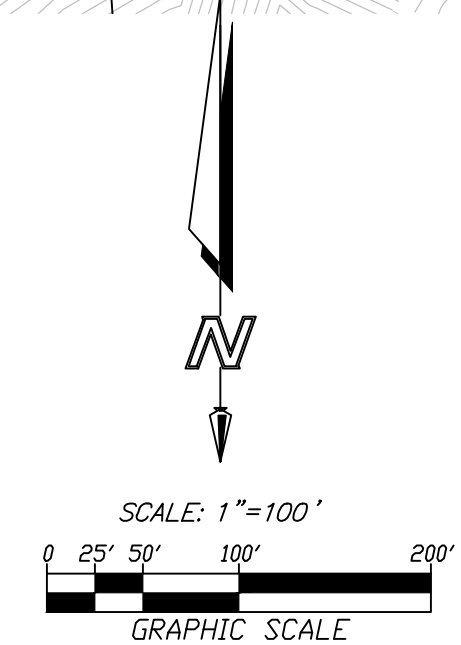
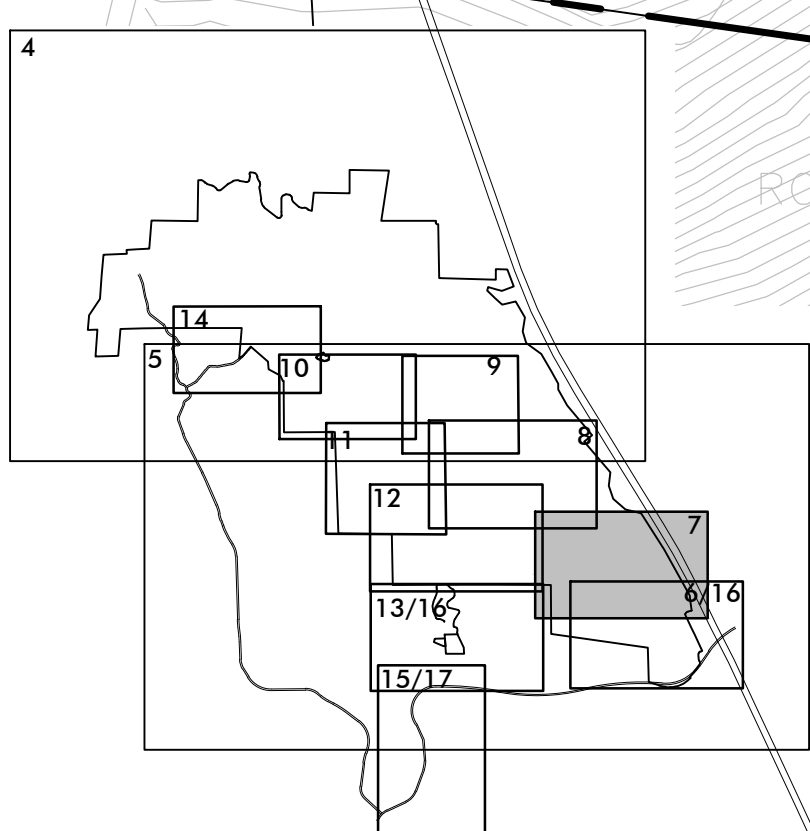


SEE SHEET 11

SEE SHEET 13

SEE SHEET 6

SHEET 7 OF 17



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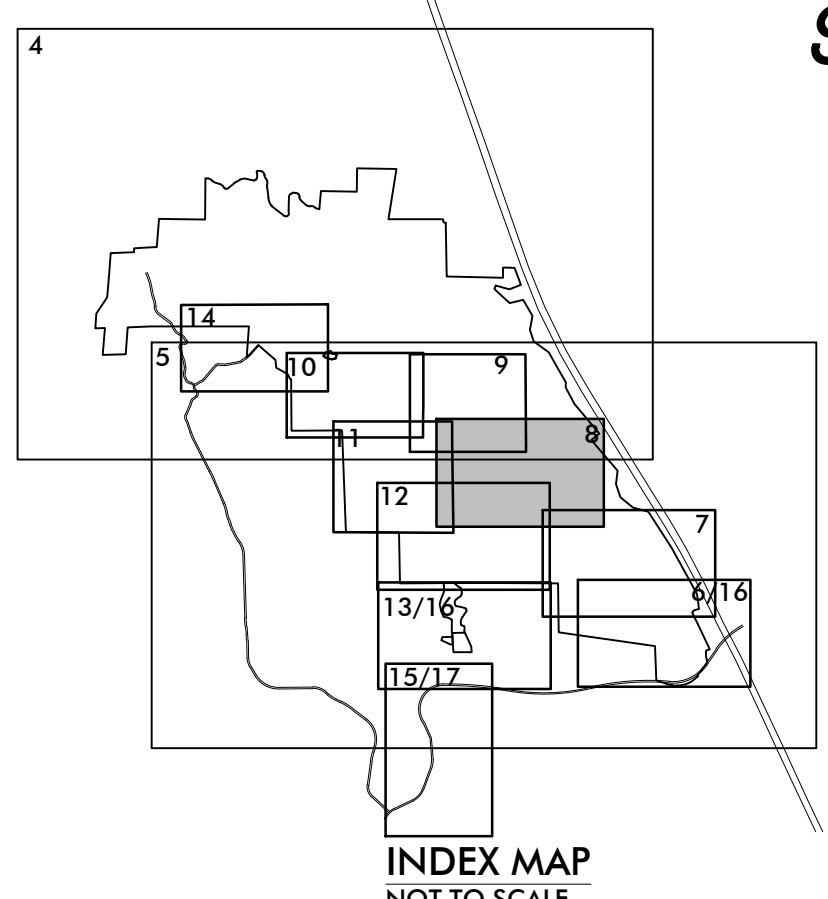
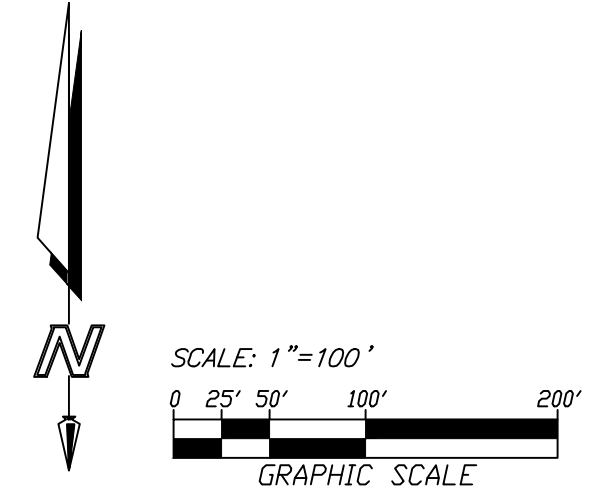
SEE SHEET 11

SEE SHEET 12

SEE SHEET 12

SEE SHEET 12

SEE SHEET 7



SHEET 8 OF 17

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 San Diego, California 92122
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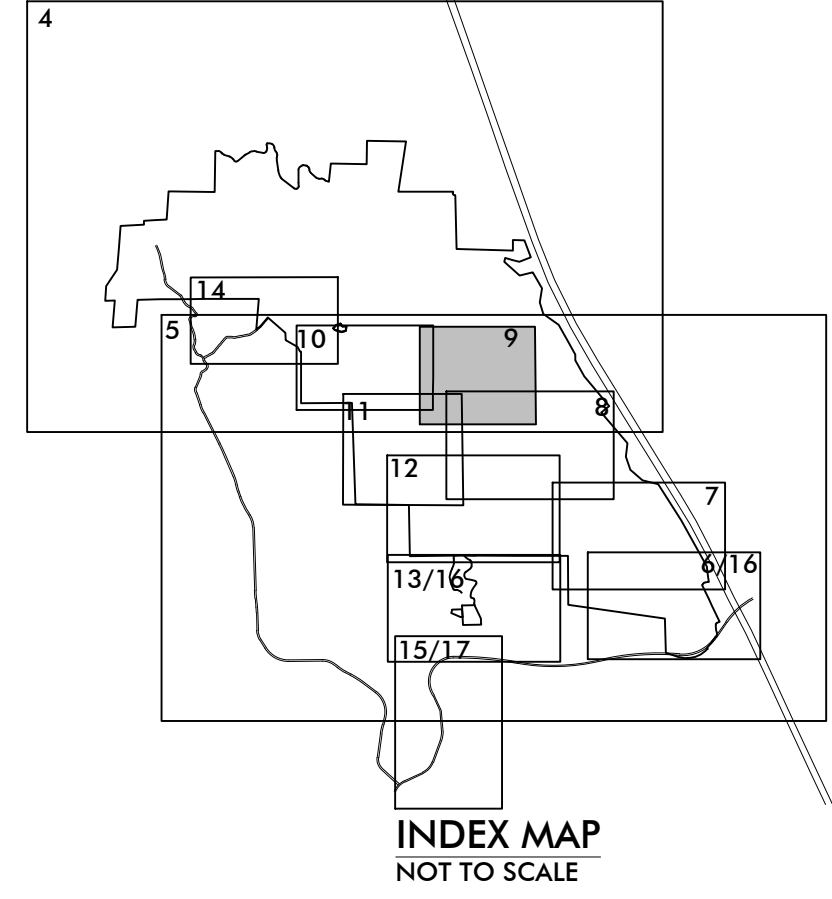
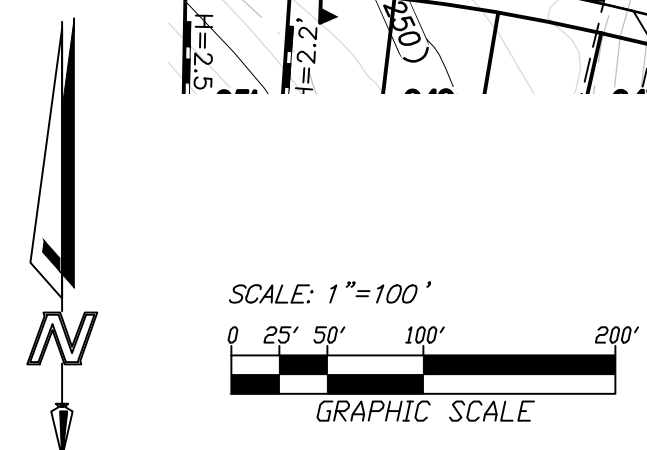
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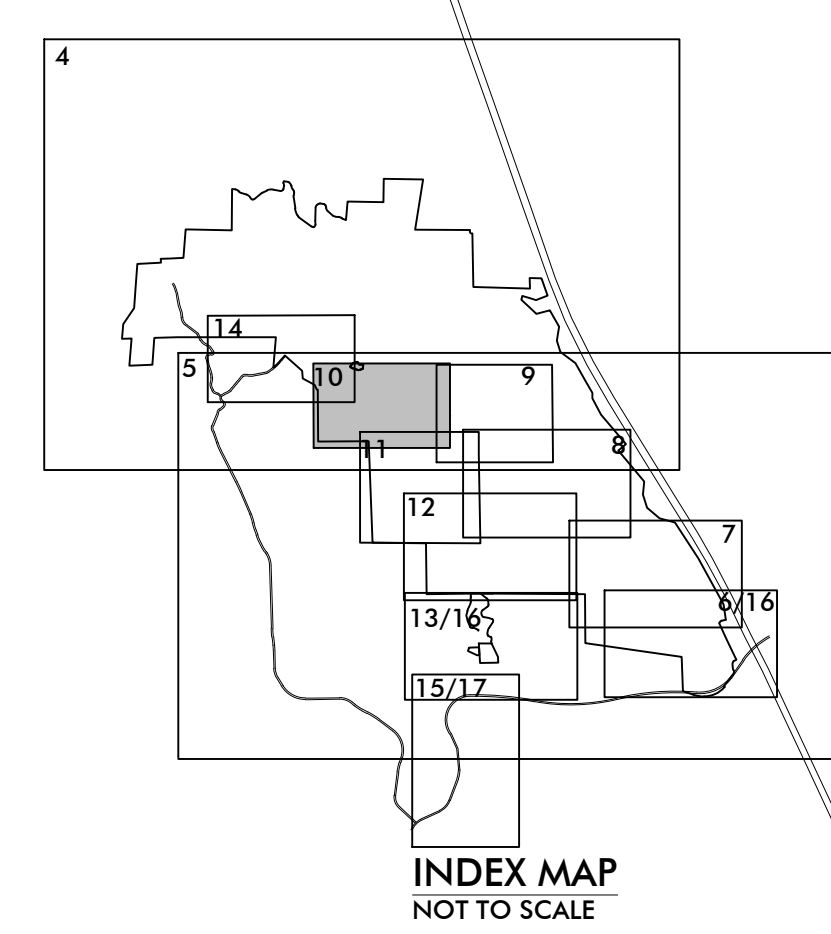
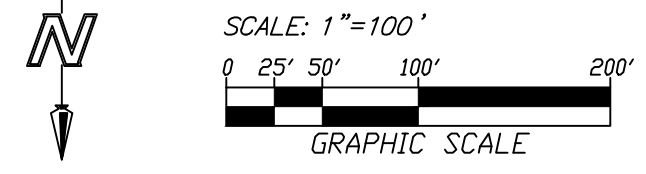


SEE SHEET 11

SEE SHEET 15

SEE SHEET 9

SEE SHEET 11



SHEET 10 OF 17

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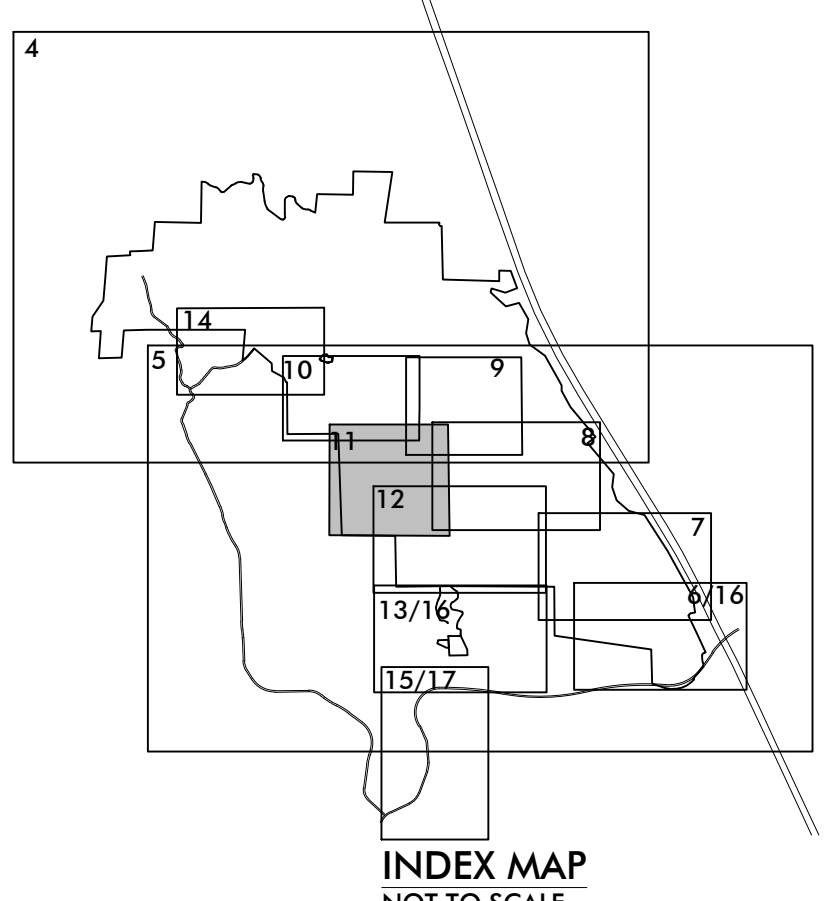
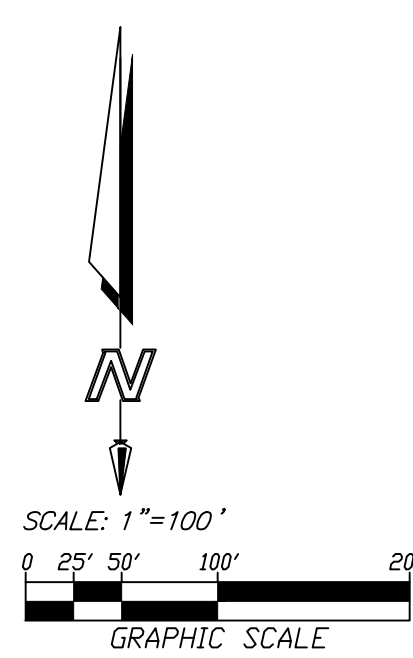
COUNTY OF SAN DIEGO TRACT TM 5597 RPL¹
 PRELIMINARY GRADING PLAN
 NEWLAND SIERRA

SEE SHEET 10

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SEE SHEET 12

SHEET 11 OF 17

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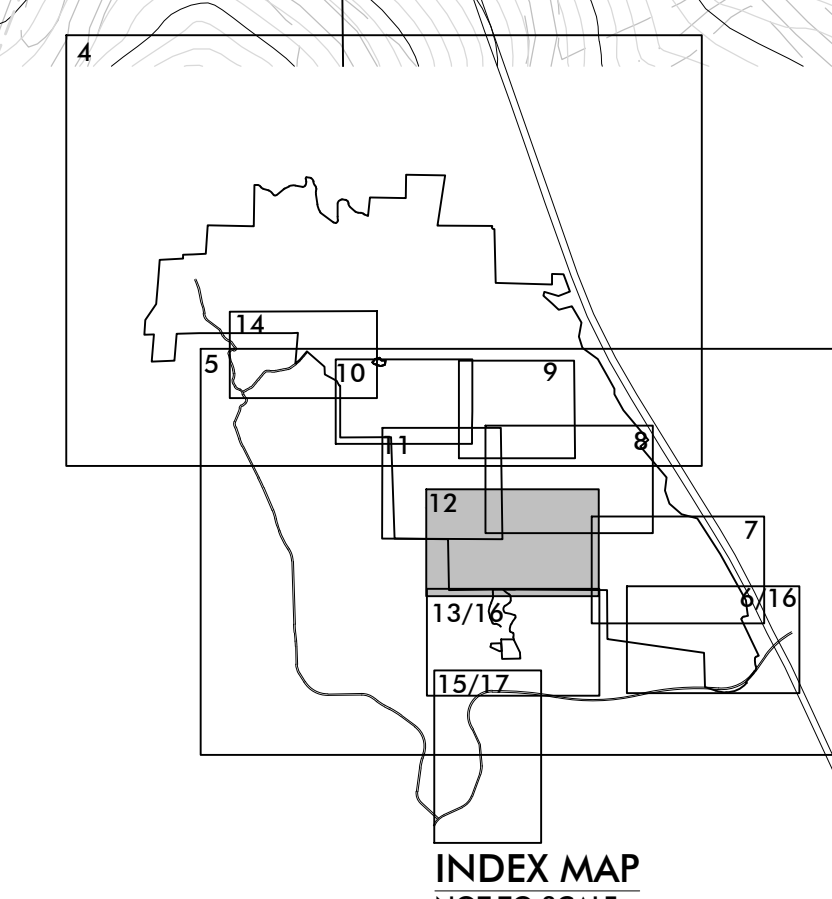
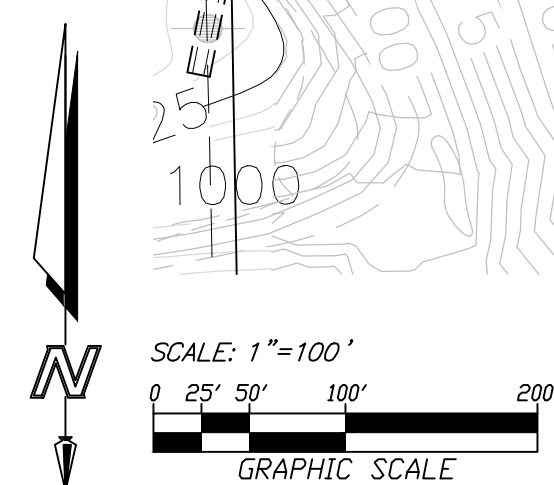
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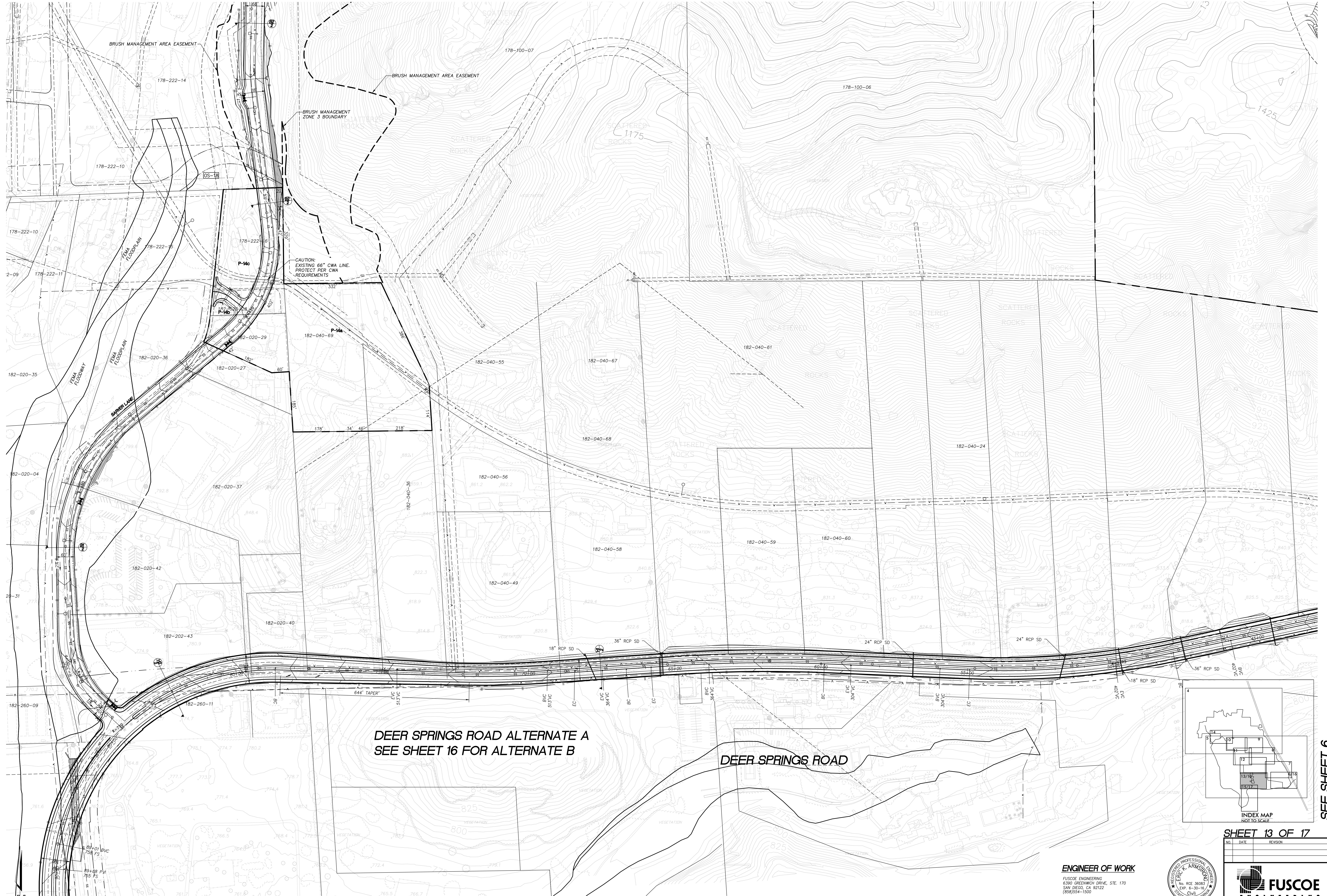
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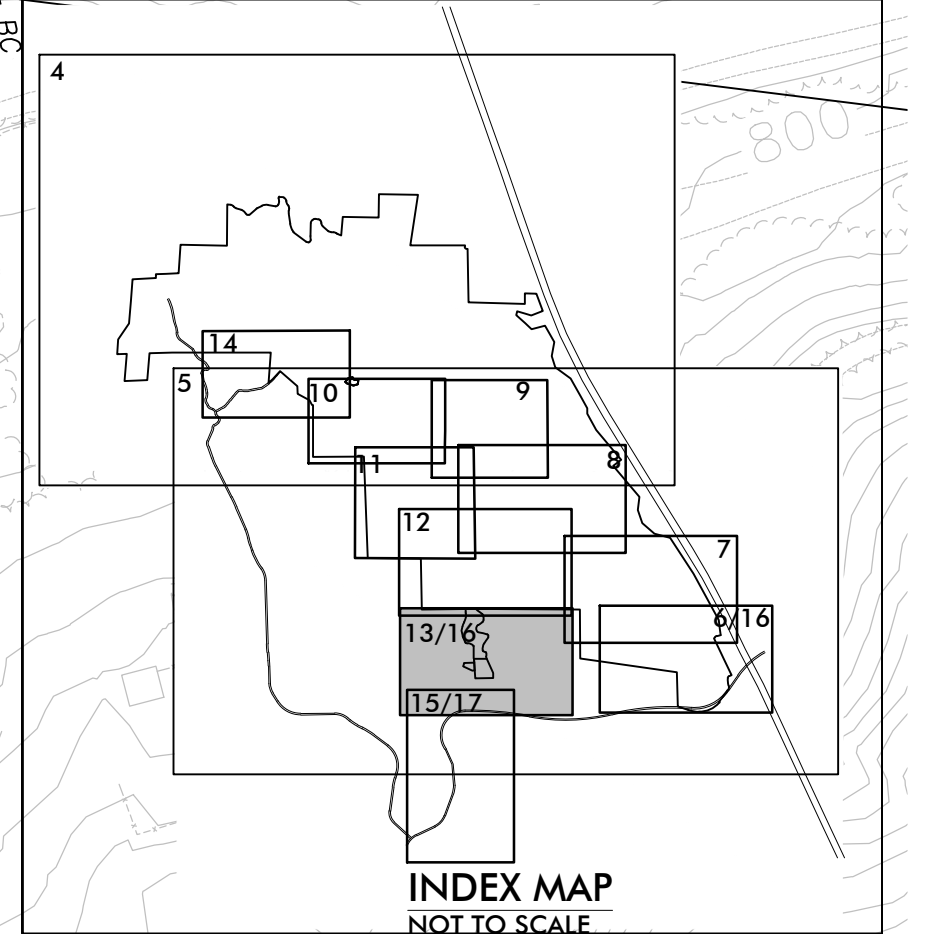
COUNTY OF SAN DIEGO TRACT TM 5597 RPL¹
 PRELIMINARY GRADING PLAN
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SEE SHEET 12



DEER SPRINGS ROAD ALTERNATE A
 SEE SHEET 16 FOR ALTERNATE B

DEER SPRINGS ROAD



SEE SHEET 6

SEE SHEET 15

SHEET 13 OF 17

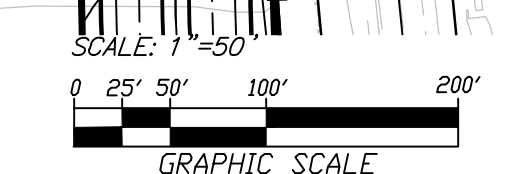
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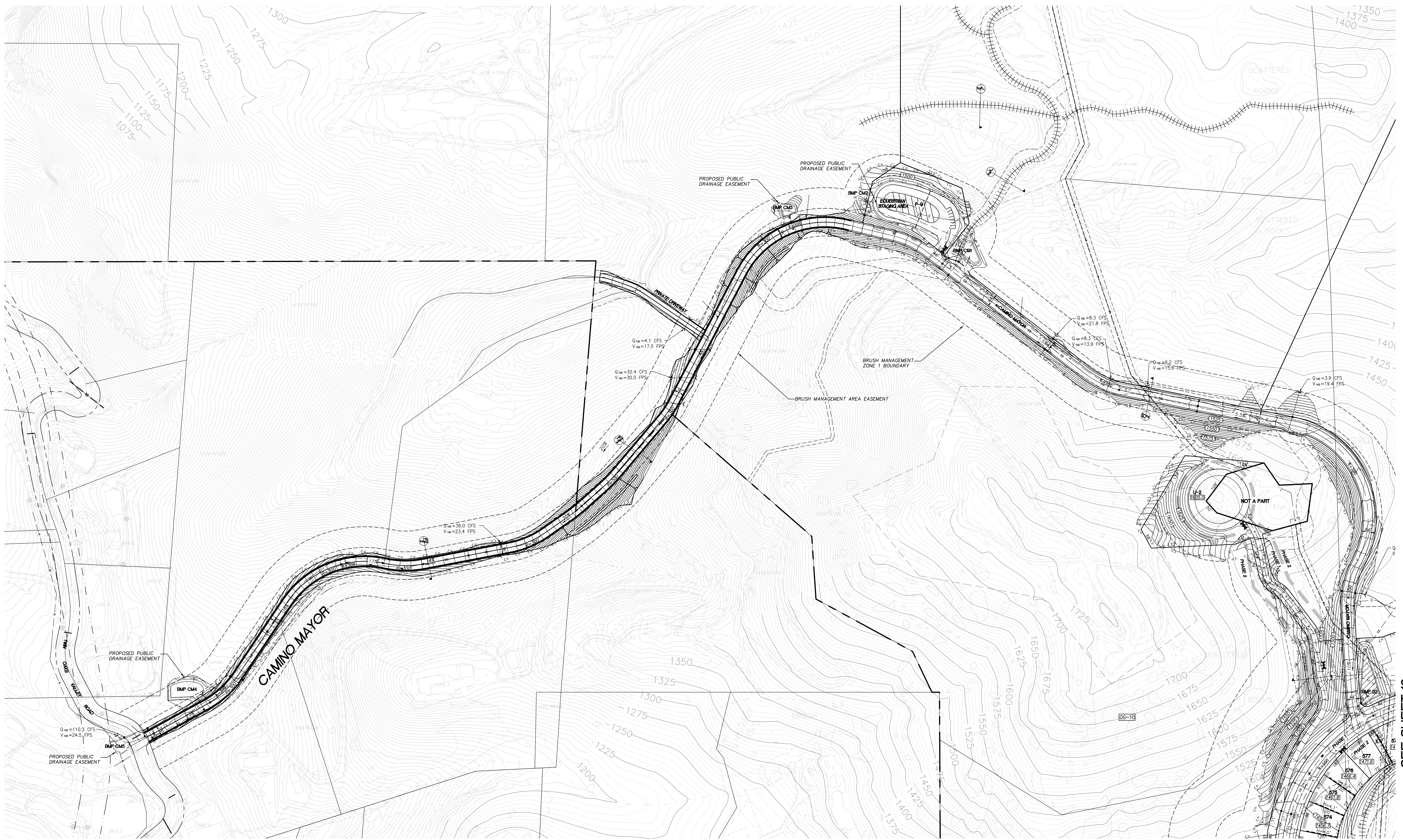


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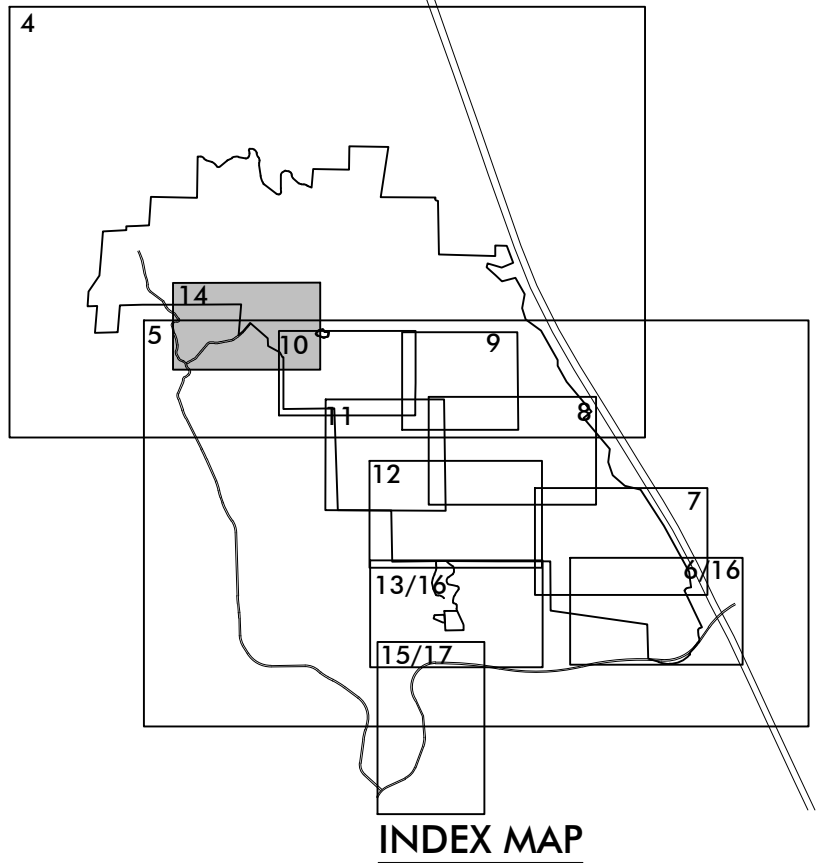
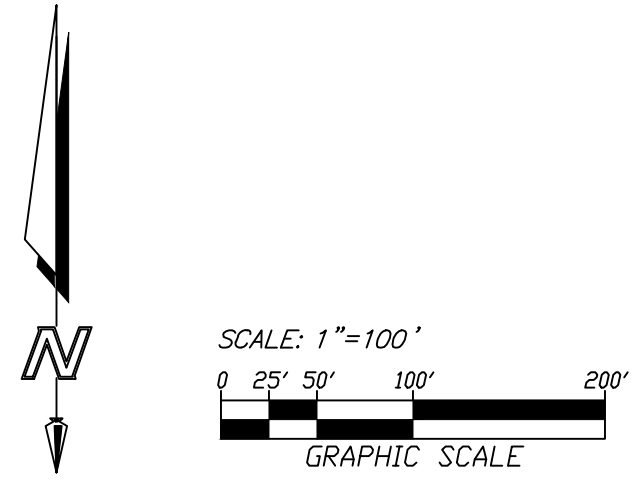


COUNTY OF SAN DIEGO TRACT TM 5597 RPL¹
PRELIMINARY GRADING PLAN
NEWLAND SIERRA



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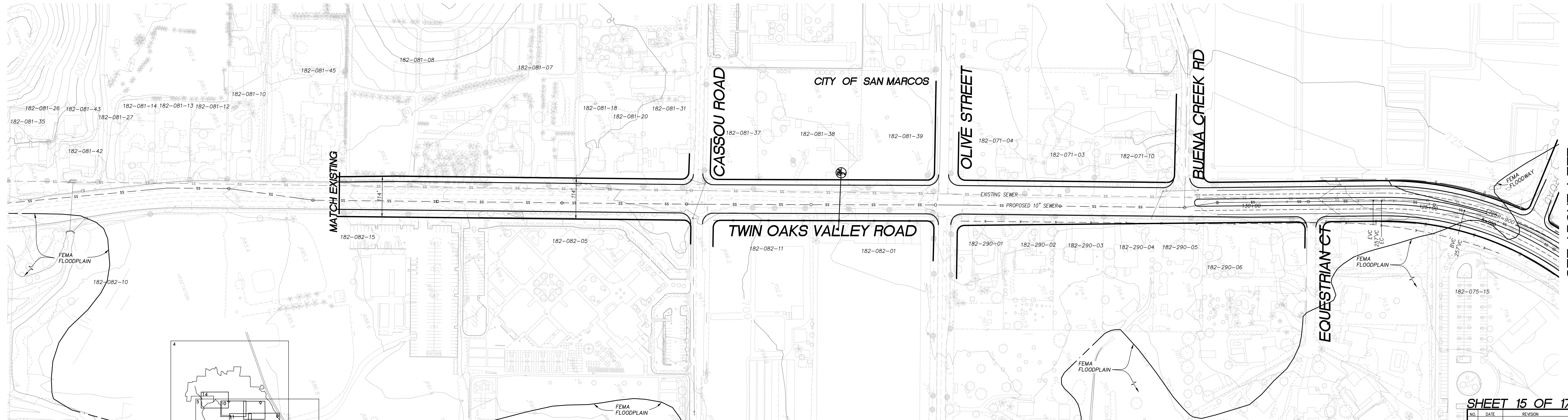
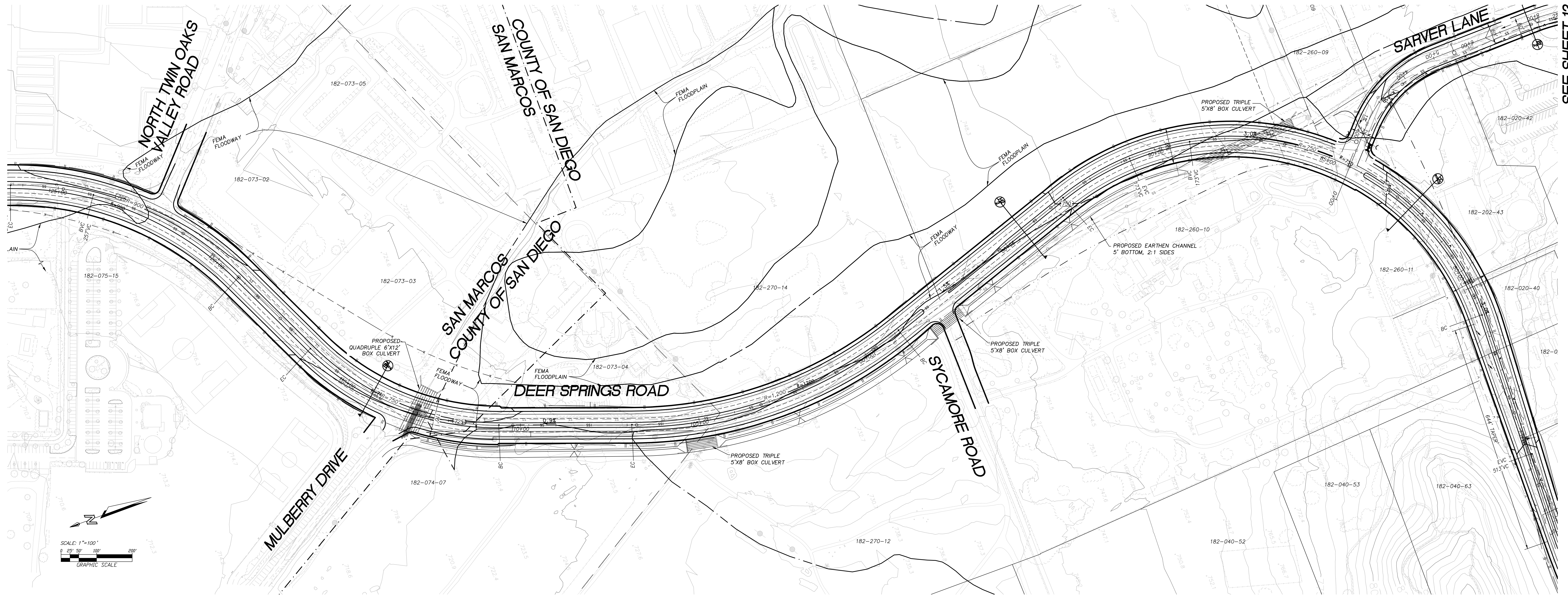
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 PRELIMINARY GRADING PLAN
 NEWLAND SIERRA

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SEE SHEET 13

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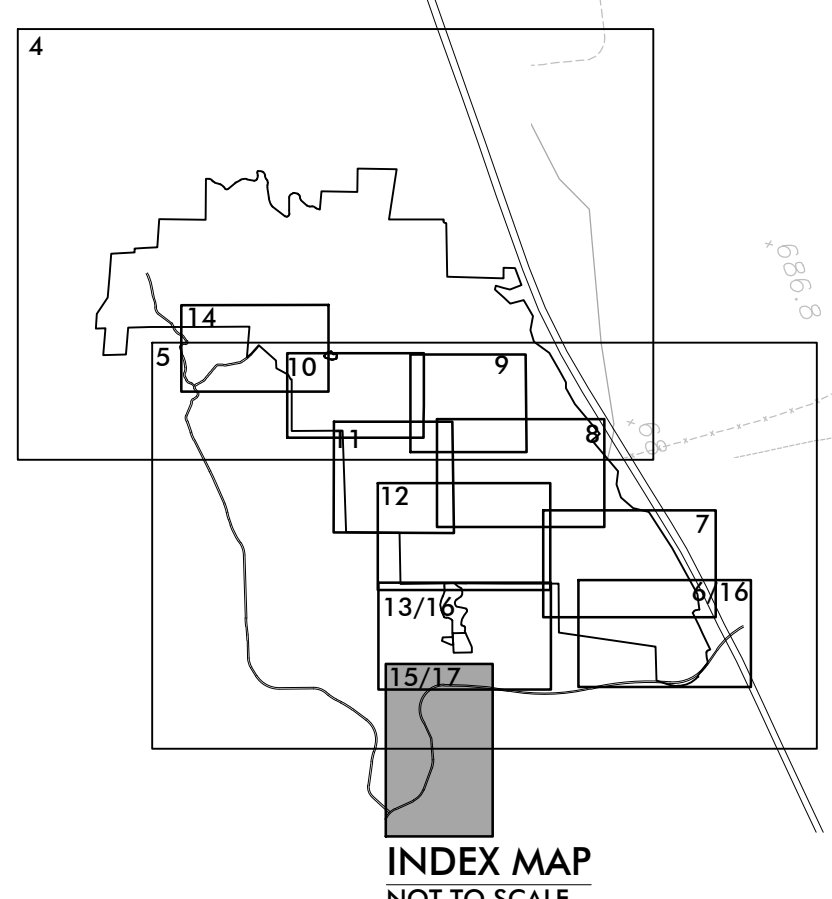
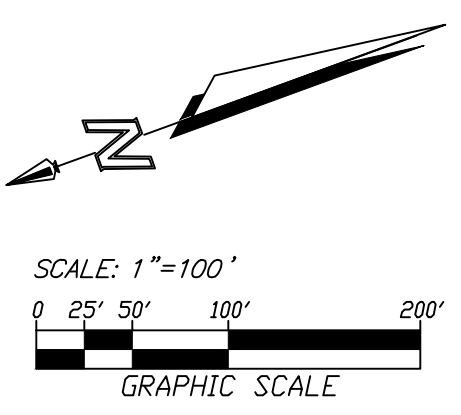


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DEER SPRINGS ROAD ALTERNATE A
 SEE SHEET 17 FOR ALTERNATE B

SHEET 15 OF 17

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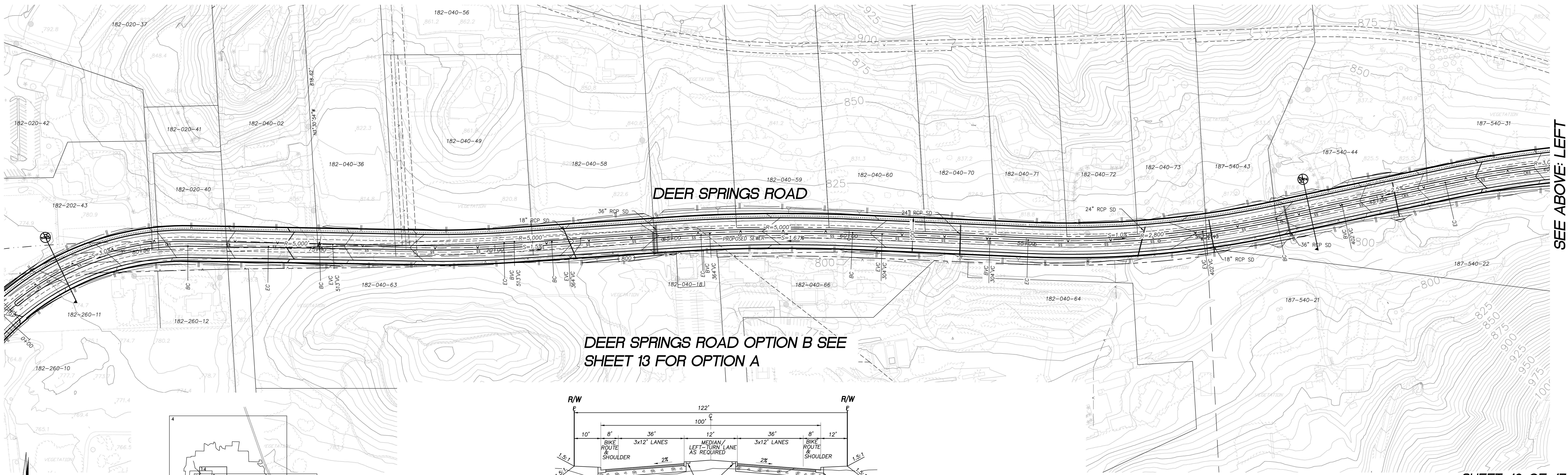
COUNTY OF SAN DIEGO TRACT TM 5597 RPL¹
 PRELIMINARY GRADING PLAN
 NEWLAND SIERRA

SEE SHEET 6

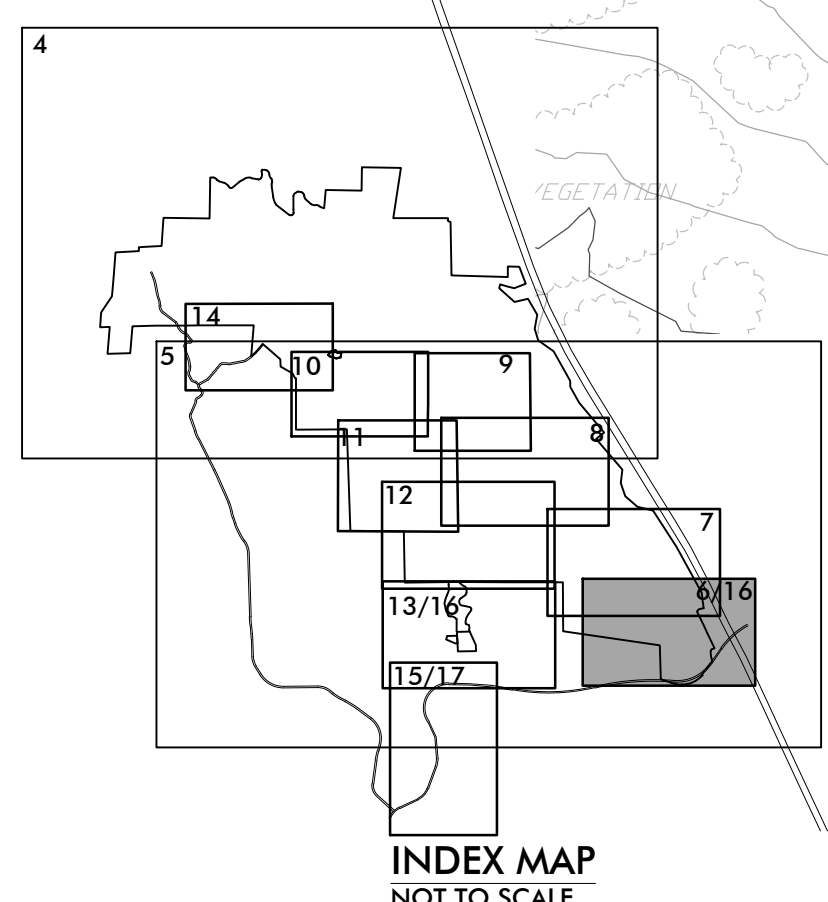
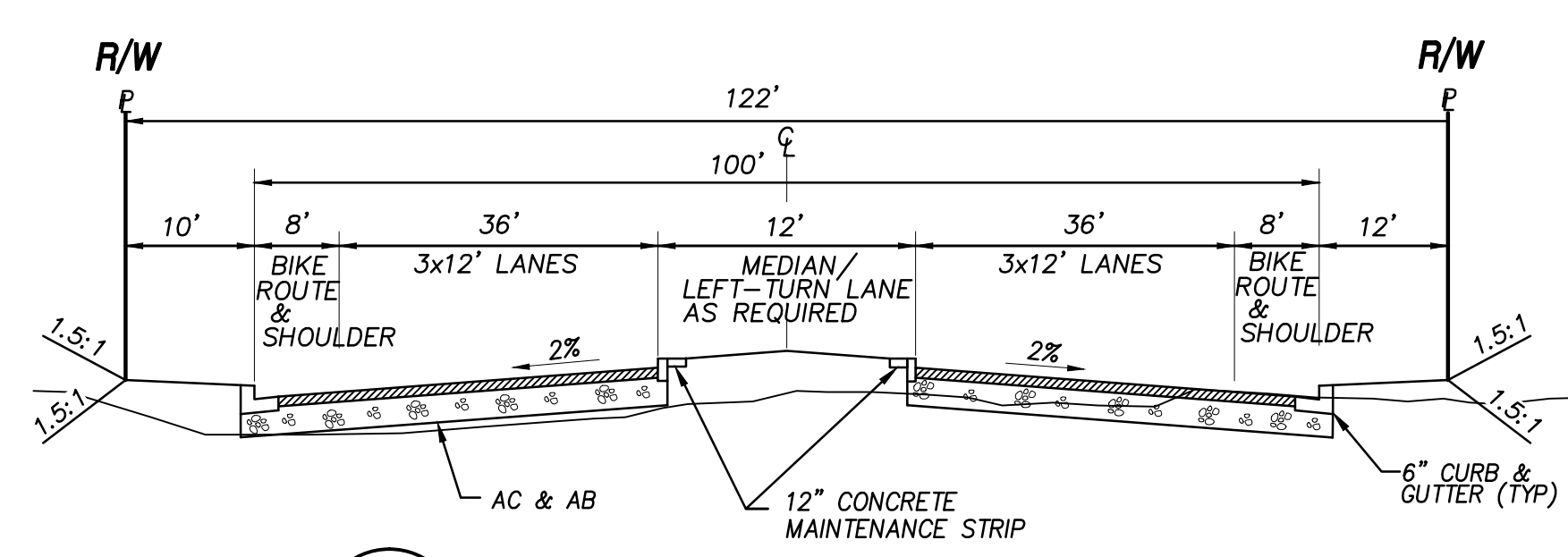


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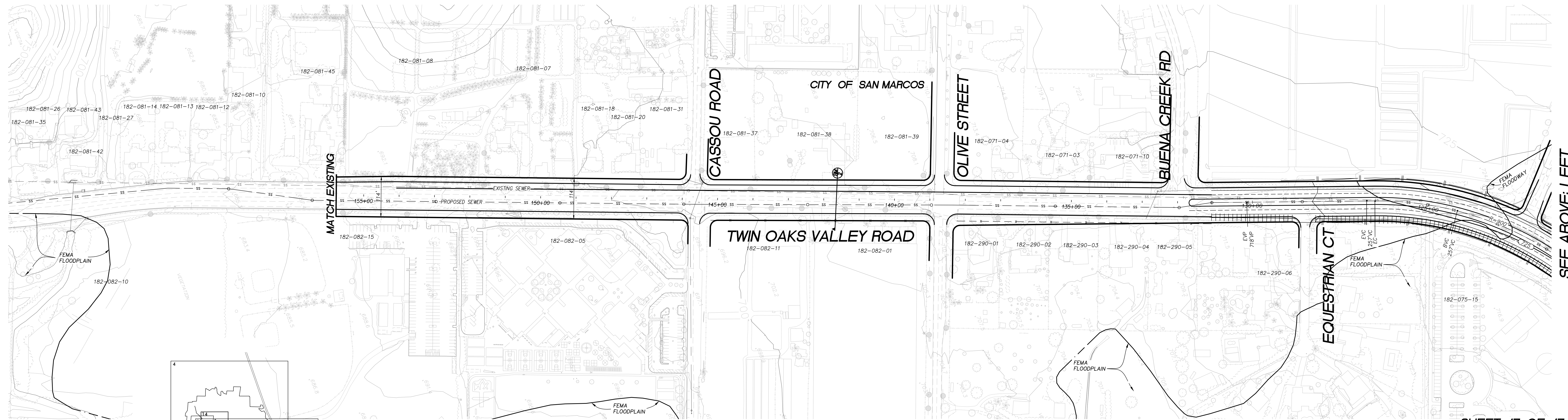
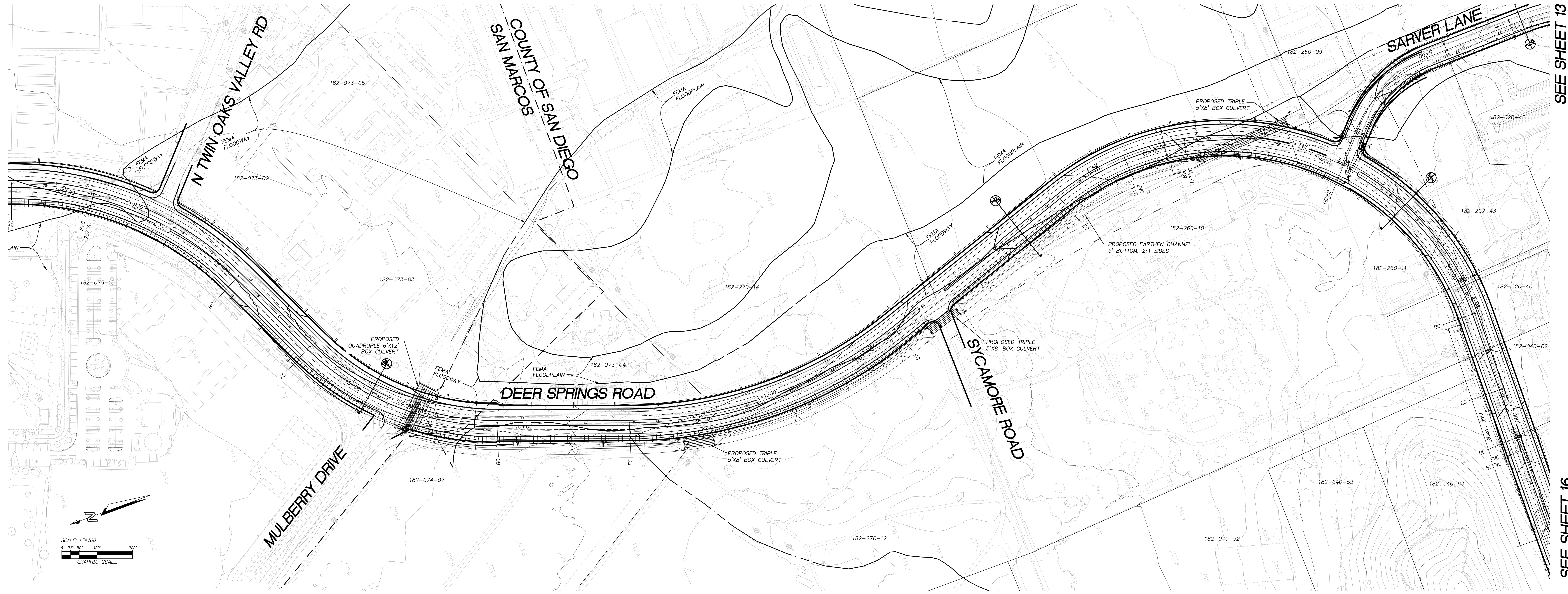
COUNTY OF SAN DIEGO TRACT TM 5597 RPL¹
 PRELIMINARY GRADING PLAN
 NEWLAND SIERRA

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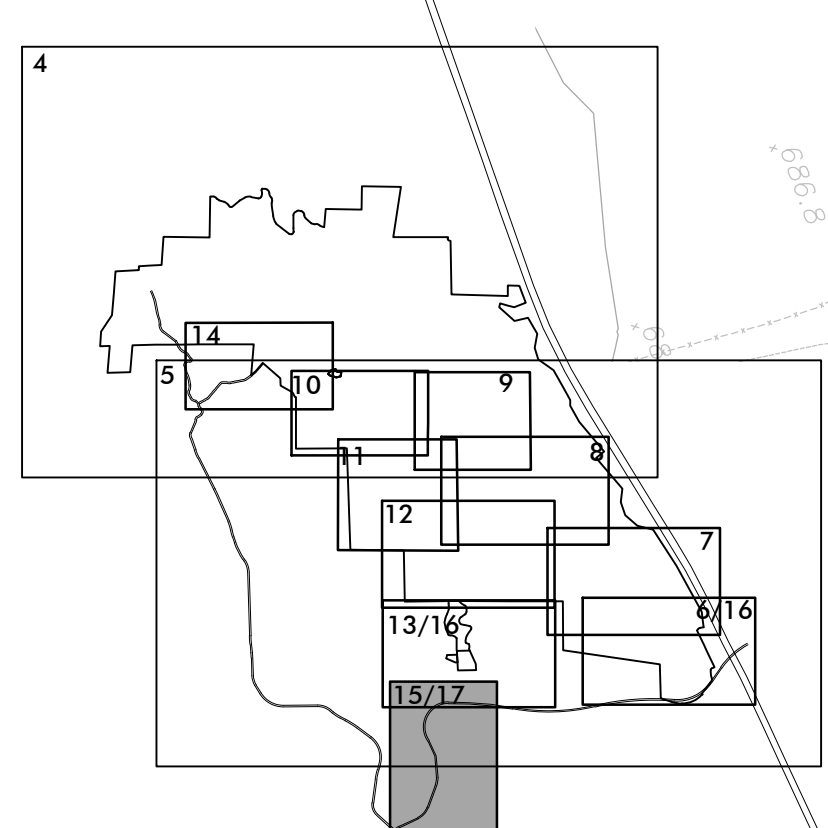
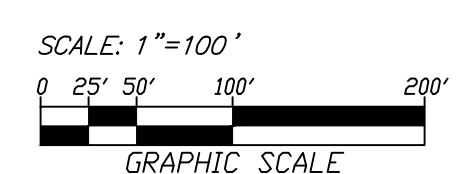
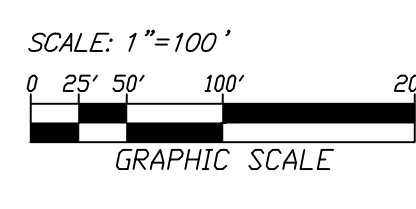
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SEE SHEET 16

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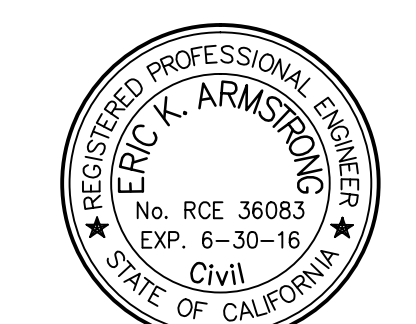
DEER SPRINGS ROAD ALTERNATE B
 SEE SHEET 15 FOR ALTERNATE A



SHEET 17 OF 17

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