

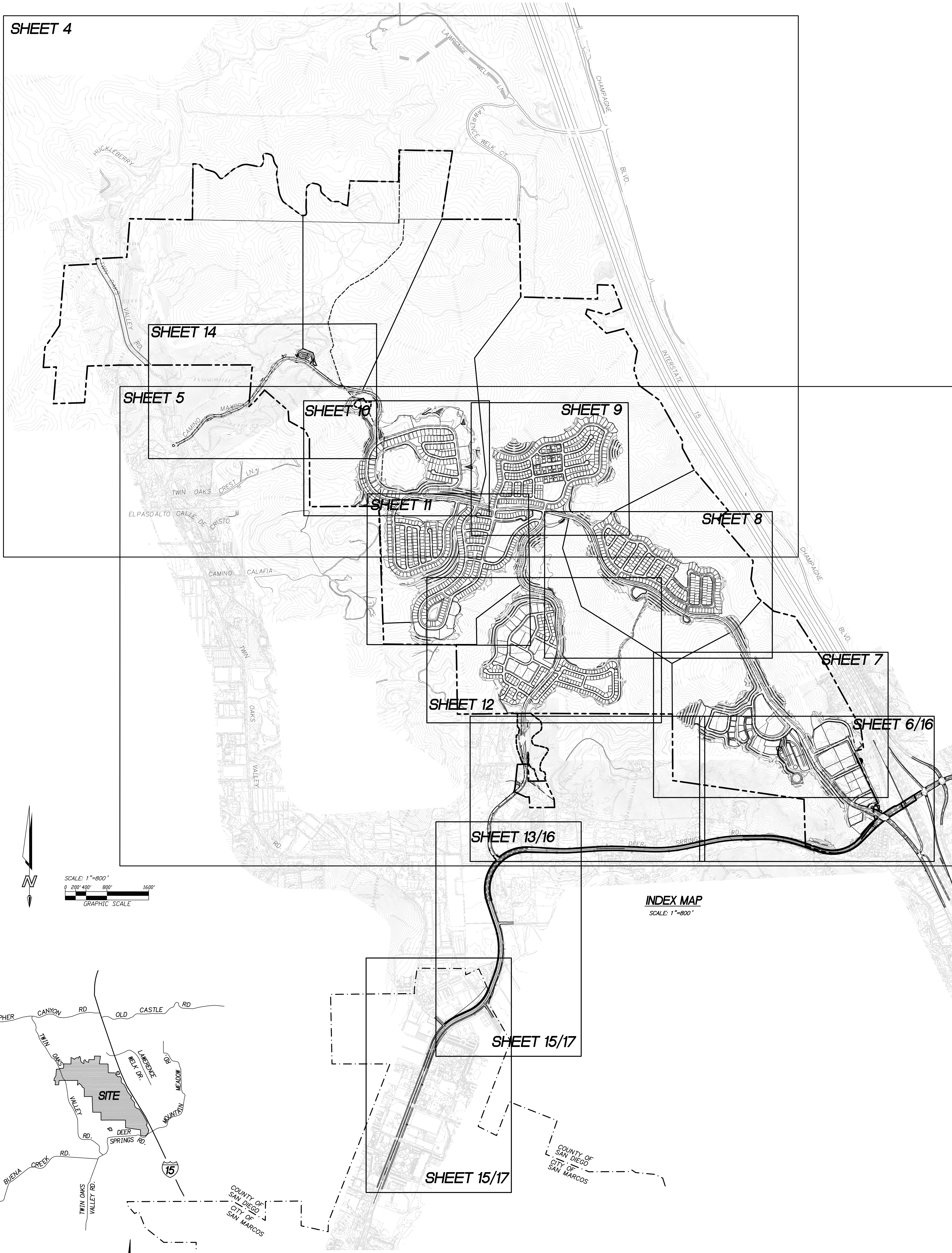
COUNTY OF SAN DIEGO TRACT TM

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



TOPOGRAPHY

AERIAL TOPOGRAPHY BY:
PHOTO SCOUTS CORPORATION
8316 CLAREMONT MESA BLVD., STE. 107
SAN DIEGO, CA 92111
(650)277-1010
FLIGHT DATE: 9-21-02 AND 4-23-14

PROPOSED GRADING

CUT: 10,200,000 CY
FILL: 10,200,000 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
8920 TONNE CENTRE DRIVE, SUITE 100
SAN DIEGO, CALIFORNIA 92121
(650) 455-7503

ENGINEER

FUSCOE ENGINEERING SAN DIEGO, INC.
6390 GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
(650)554-1500

LEGAL DESCRIPTION

PORTIONS OF SECTIONS 11, 12, 13, 14, 24, AND 25, TOWNSHIP ELEVEN SOUTH, RANGE 1 WEST, SSM TOGETHER WITH PORTIONS OF SECTIONS 18, 19, 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 LAND 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 1033.

OWNERS:

NEWLAND SIERRA, LLC	172-091-07, 172-220-18
NEWLAND SIERRA, LLC	172-220-14, -16
NEWLAND SIERRA, LLC	174-190-12, -13, -20, 174-210-01, -05, -07, -08, -17, -18
NEWLAND SIERRA, LLC	174-190-41, -43
NEWLAND SIERRA, LLC	174-190-44
NEWLAND SIERRA, LLC	174-211-04, 178-101-17, -25, -26
NEWLAND SIERRA, LLC	174-211-05
NEWLAND SIERRA, LLC	174-211-06
NEWLAND SIERRA, LLC	174-211-07
NEWLAND SIERRA, LLC	174-280-11
NEWLAND SIERRA, LLC	174-280-14, 174-290-02
NEWLAND SIERRA, LLC	178-221-09
NEWLAND SIERRA, LLC	178-100-05, -28
NEWLAND SIERRA, LLC	178-101-01, -16
NEWLAND SIERRA, LLC	178-101-27, -28
NEWLAND SIERRA, LLC	178-222-16
NEWLAND SIERRA, LLC	182-040-36, -69, 182-020-28, -29
NEWLAND SIERRA, LLC	186-611-07, -09, -14, -15, -16, 187-540-49, -50, -51
NEWLAND SIERRA, LLC	186-611-08
NEWLAND SIERRA, LLC	186-611-17
NEWLAND SIERRA, LLC	186-611-01, 186-250-13
NEWLAND SIERRA, LLC	186-611-11

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

INDEX MAP

SCALE: 1"=800'

LEGEND

ITEMS	STD. DWGS.	SYMBOL
* WATER	(W - 21)	—
FIRE HYDRANT	(W - 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
HMA LOT (NOT BUILDABLE)		A-AA
OPEN SPACE LOT		—
LOT LINE		—
PHASE BOUNDARY		—
BRUSH MANAGEMENT EASEMENT		—
6" CONC. CURB & GUTTER	(G - 2)	—
TRAIL		—
PATHWAY		—
EXISTING WELL		—
FEM DELINEATION		—
POTENTIAL ROCK CRUSHER LOCATION (CONSTRUCTION PHASE)		—
WATER QUALITY BASIN		—

NOTE:
SAN DIEGO COUNTY DESIGN STANDARDS DS-1 THROUGH DS-16, DS-20M 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 s.f.

TOTAL NUMBER OF DWELLING UNITS: 2,135

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.

ASSESSOR'S PARCEL NUMBERS:

GENERAL PLAN / REGIONAL CATEGORY	COMMUNITY PLAN	TAX RATE
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
RURAL LANDS (RL-40) / RURAL	NORTH COUNTY METRO	74067, 74089, 74176
OFFICE PROFESSIONAL / VILLAGE, GENERAL COMMERCIAL / VILLAGE	NORTH COUNTY METRO	74067, 74089, 74176
RURAL LANDS (RL-40) / RURAL	NORTH COUNTY METRO	74024
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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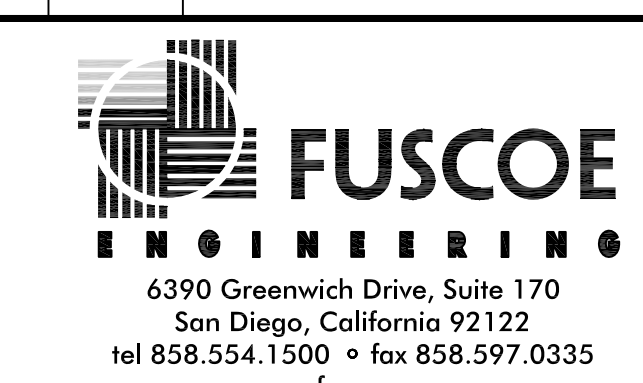
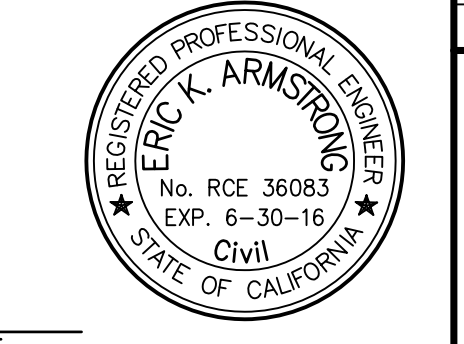
NEWLAND SIERRA PRELIMINARY GRADING PLAN SHEET 1 OF 17

OWNER/DEVELOPER
NEWLAND SIERRA, LLC
8920 TONNE CENTRE DRIVE, SUITE 100
SAN DIEGO, CALIFORNIA 92121
(650) 455-7503

RITA G. BRANDIN
SENIOR VICE PRESIDENT

ENGINEER OF WORK
FUSCOE ENGINEERING
6390 GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
(650)554-1500

ERIC K. ARMSTRONG RCE 36083 DATE



VICINITY MAP
NOT TO SCALE

DATE PLOTTED: 03/08/16 10:00 AM, PLOTTER: HP DesignJet T1100, FILE: C:\PROJECTS\NEWLAND SIERRA\DWG\16-01-15-16-01.dwg, USER: eric.k.armstrong