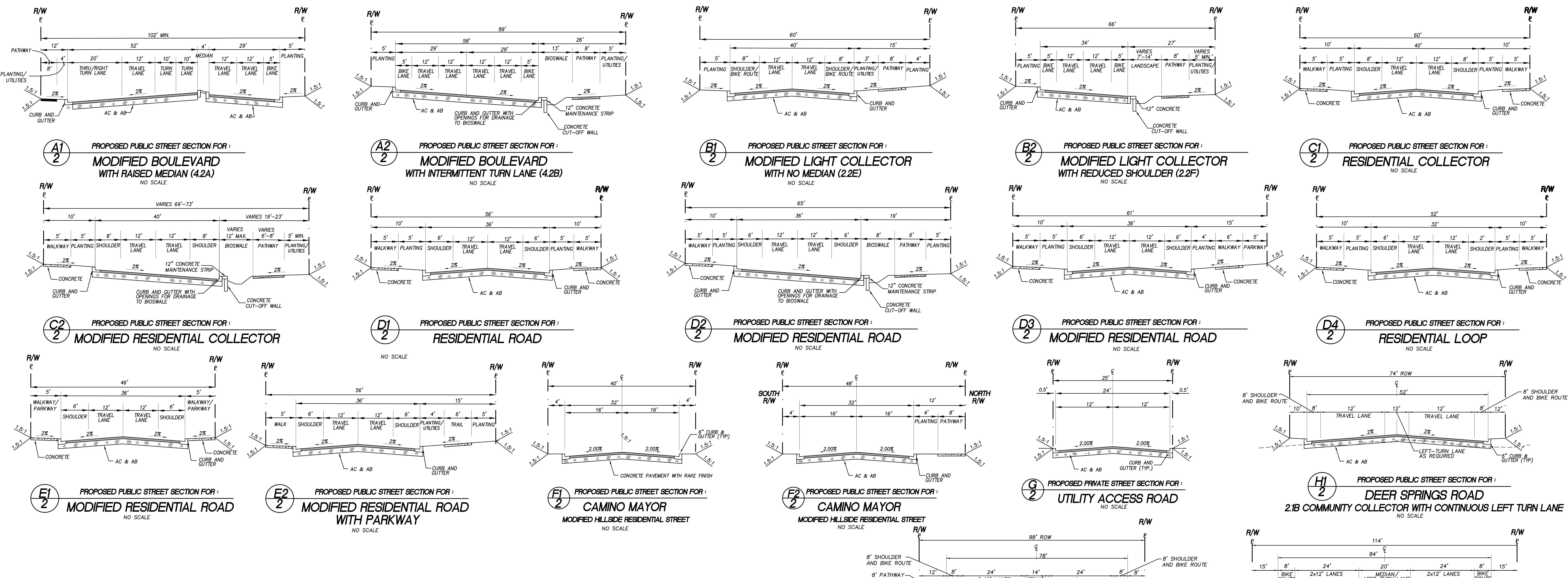
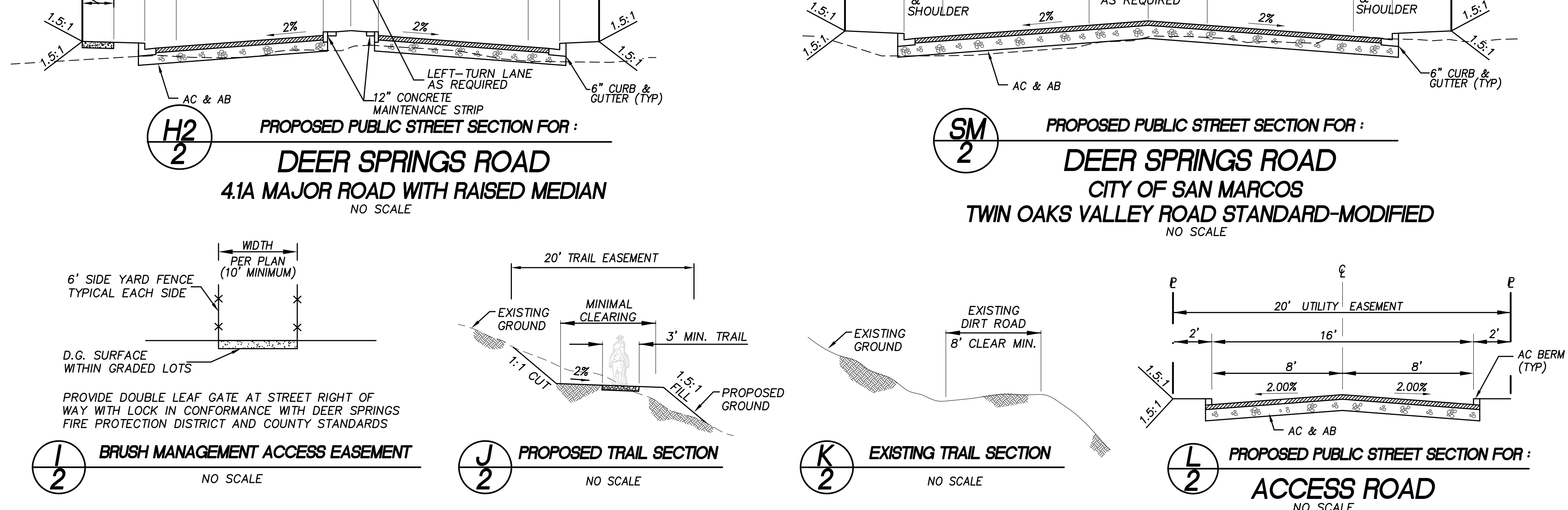


COUNTY OF SAN DIEGO TRACT TM PRELIMINARY GRADING PLAN NEWLAND SIERRA



EXISTING ZONING:

<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION 172-091-07 APN 172-220-14-16-18 COMMUNITY PLAN, BONNSALL GENERAL PLAN DESIGNATION, RURAL LANDS (RL-20) REGIONAL CATEGORY, RURAL</p> <table border="1"> <tr><th>ZONE</th><th>RR</th></tr> <tr><td>USE REGULATIONS</td><td>RR</td></tr> <tr><td>ANIMAL REGULATIONS</td><td>0.5 S</td></tr> <tr><td>DENSITY</td><td>0.5 S</td></tr> <tr><td>LOT SIZE</td><td>4.0 AC</td></tr> <tr><td>BUILDING TYPE</td><td>C</td></tr> <tr><td>MAXIMUM FLOOR AREA</td><td>-</td></tr> <tr><td>FLOOR AREA RATIO</td><td>-</td></tr> <tr><td>HEIGHT</td><td>-</td></tr> <tr><td>LOT COVERAGE</td><td>-</td></tr> <tr><td>SETBACK</td><td>-</td></tr> <tr><td>OPEN SPACE</td><td>-</td></tr> <tr><td>SPECIAL AREA REGULATIONS</td><td>B</td></tr> </table>	ZONE	RR	USE REGULATIONS	RR	ANIMAL REGULATIONS	0.5 S	DENSITY	0.5 S	LOT SIZE	4.0 AC	BUILDING TYPE	C	MAXIMUM FLOOR AREA	-	FLOOR AREA RATIO	-	HEIGHT	-	LOT COVERAGE	-	SETBACK	-	OPEN SPACE	-	SPECIAL AREA 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SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION 174-280-02 APN 174-280-02 COMMUNITY PLAN, NORTH COUNTY METRO GENERAL PLAN DESIGNATION, RESIDENTIAL (SR-10) REGIONAL CATEGORY, SEMI-RURAL</p> <table border="1"> <tr><th>ZONE</th><th>S80</th></tr> <tr><td>USE REGULATIONS</td><td>S80</td></tr> <tr><td>ANIMAL REGULATIONS</td><td>M</td></tr> <tr><td>DENSITY</td><td>0.5 S</td></tr> <tr><td>LOT SIZE</td><td>20 AC</td></tr> <tr><td>BUILDING TYPE</td><td>C</td></tr> <tr><td>MAXIMUM FLOOR AREA</td><td>-</td></tr> <tr><td>FLOOR AREA RATIO</td><td>-</td></tr> <tr><td>HEIGHT</td><td>-</td></tr> <tr><td>LOT COVERAGE</td><td>-</td></tr> <tr><td>SETBACK</td><td>-</td></tr> <tr><td>OPEN SPACE</td><td>-</td></tr> <tr><td>SPECIAL AREA REGULATIONS</td><td>B</td></tr> </table>	ZONE	S80	USE REGULATIONS	S80	ANIMAL REGULATIONS	M	DENSITY	0.5 S	LOT SIZE	20 AC	BUILDING TYPE	C	MAXIMUM FLOOR AREA	-	FLOOR AREA RATIO	-	HEIGHT	-	LOT COVERAGE	-	SETBACK	-	OPEN SPACE	-	SPECIAL AREA REGULATIONS	B	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION 187-540-49 APN 187-540-49 COMMUNITY PLAN, NORTH COUNTY METRO GENERAL PLAN DESIGNATION, RURAL LANDS (RL-20) REGIONAL CATEGORY, RURAL</p> <table border="1"> <tr><th>ZONE</th><th>RR</th></tr> <tr><td>USE REGULATIONS</td><td>RR</td></tr> <tr><td>ANIMAL REGULATIONS</td><td>M</td></tr> <tr><td>DENSITY</td><td>0.5 S</td></tr> <tr><td>LOT SIZE</td><td>20 AC</td></tr> <tr><td>BUILDING TYPE</td><td>C</td></tr> <tr><td>MAXIMUM FLOOR AREA</td><td>-</td></tr> <tr><td>FLOOR AREA RATIO</td><td>-</td></tr> <tr><td>HEIGHT</td><td>-</td></tr> <tr><td>LOT COVERAGE</td><td>-</td></tr> <tr><td>SETBACK</td><td>-</td></tr> <tr><td>OPEN SPACE</td><td>-</td></tr> <tr><td>SPECIAL AREA REGULATIONS</td><td>B</td></tr> </table>	ZONE	RR	USE REGULATIONS	RR	ANIMAL REGULATIONS	M	DENSITY	0.5 S	LOT SIZE	20 AC	BUILDING TYPE	C	MAXIMUM FLOOR AREA	-	FLOOR AREA RATIO	-	HEIGHT	-	LOT COVERAGE	-	SETBACK	-	OPEN SPACE	-	SPECIAL AREA REGULATIONS	B	<p>COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE ZONING INFORMATION 187-540-50 APN 187-540-50 COMMUNITY PLAN, NORTH COUNTY METRO GENERAL PLAN DESIGNATION, OFFICE PROFESSIONAL REGIONAL CATEGORY, VILLAGE</p> <table border="1"> <tr><th>ZONE</th><th>C30</th></tr> <tr><td>USE REGULATIONS</td><td>C30</td></tr> <tr><td>ANIMAL REGULATIONS</td><td>M</td></tr> <tr><td>DENSITY</td><td>30</td></tr> <tr><td>LOT SIZE</td><td>6,000/2 AC</td></tr> <tr><td>BUILDING TYPE</td><td>T</td></tr> <tr><td>MAXIMUM FLOOR AREA</td><td>-</td></tr> <tr><td>FLOOR AREA RATIO</td><td>-</td></tr> <tr><td>HEIGHT</td><td>-</td></tr> <tr><td>LOT COVERAGE</td><td>-</td></tr> <tr><td>SETBACK</td><td>-</td></tr> <tr><td>OPEN SPACE</td><td>-</td></tr> <tr><td>SPECIAL AREA REGULATIONS</td><td>B</td></tr> </table>	ZONE	C30	USE REGULATIONS	C30	ANIMAL REGULATIONS	M	DENSITY	30	LOT SIZE	6,000/2 AC	BUILDING TYPE	T	MAXIMUM FLOOR AREA	-	FLOOR AREA RATIO	-	HEIGHT	-	LOT COVERAGE	-	SETBACK	-	OPEN SPACE	-	SPECIAL AREA REGULATIONS	B	<p>COUNTY OF 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PROPOSED ZONING:

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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, STE. 170
SAN DIEGO, CA 92122
(619)554-1500

ERIC K. ARMSTRONG RCE 30683 DATE