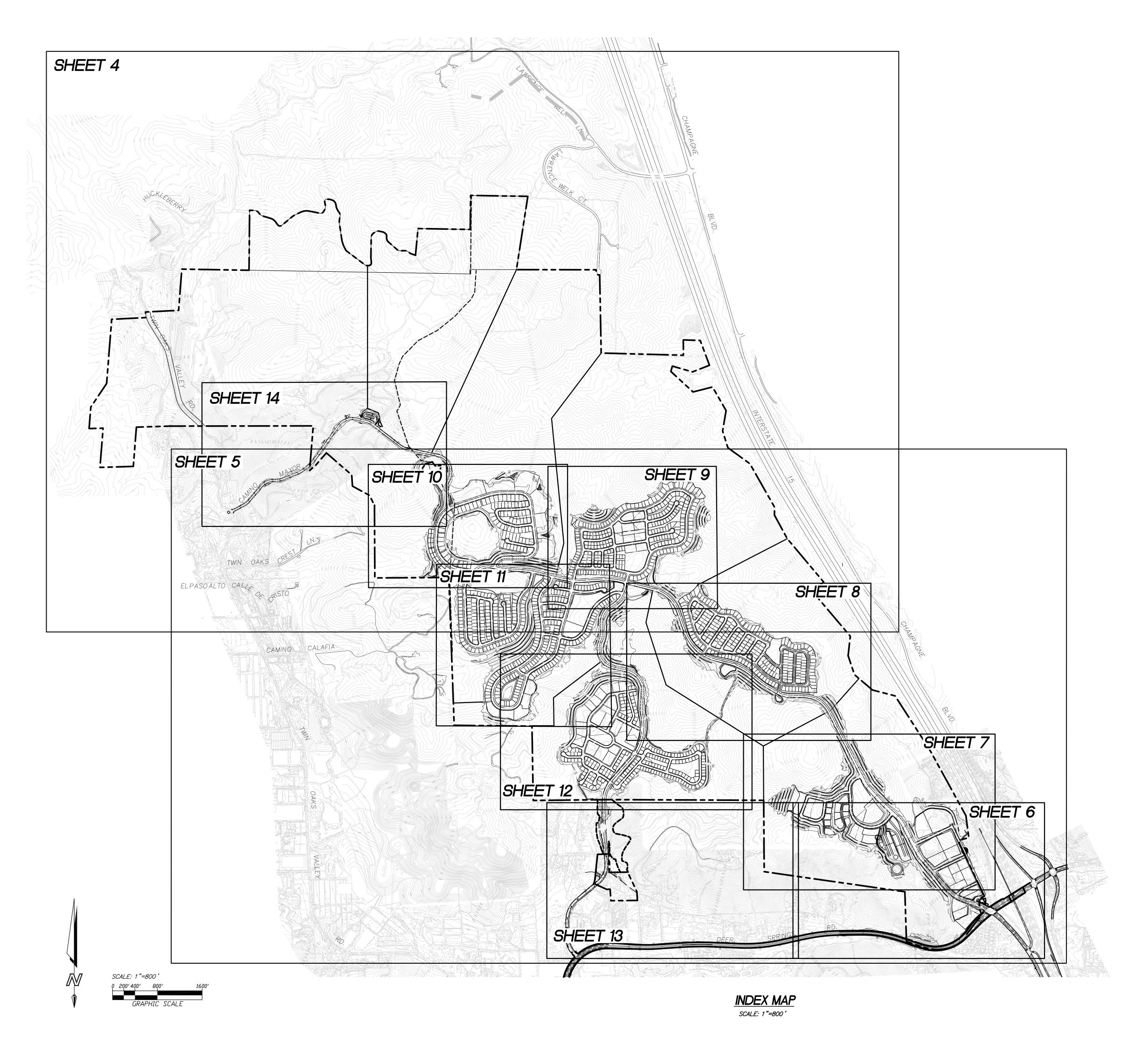
COUNTY OF SAN DIEGO TRACT TM _____ TENTATIVE MAP NEWLAND SIERRA



TOPOGRAPHY WATER AND SEWER AERIAL TOPOGRAPHY BY: VALLECITOS WATER DISTRICT PHOTO GEODETIC CORPORATION 8316 CLAIREMONT MESA BLVD.., STE. 107

FLIGHT DATE: 9-21-02 AND 4-23-14 PROPOSED GRADING

SAN DIEGO, CA 92111

(858)277-1010

CUT: 10,700,000 CY FILL: 10,700,000 CY

PROPOSED IMPROVEMENTS

ENGINEER'S ESTIMATE ONLY, NOT FOR BID PURPOSES

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 9820 TOWNE CENTRE DRIVE, SUITE 100

SAN DIEGO, CALIFORNIA 92121

ENGINEER

FUSCOE ENGINEERING SAN DIEGO, INC. 6390 GREENWICH DRIVE, STE. 170 SAN DIEGO, CA 92122

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

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

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

CONDOMINIUM STATEMENT

REQUIRED BY THE ORDINANCE.

OWNERS:

NEWLAND SIERRA, LLC

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 1003.

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

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

1330 E. GRAND AVENUE ESCONDIDO CA 92027 (760)432-2400 HIGH SCHOOL 302 N. MIDWAY DRIVE ESCONDIDO, CA 92027 (760)291-3200

ELEMENTARY

FIRE DISTRICT

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

EXISTING ZONING

SEE SHEET 2 FOR TABULATION OF EXISTING ZONING FOR EXISTING PARCELS.

PROPOSED ZONING SEE SHEET 2 FOR TABULATION OF

PROPOSED ZONING.

1,985.6 ACRES

HOA SLOPE LOTS

GROSS/NET AREA

NUMBER OF LOTS

MULTIFAMILY RESIDENTIAL SINGLE FAMILY RESIDENTIAL WATER RESERVOIR OPEN SPACE

HEADWALL — (D - 34, D - 35)— OPEN SPACE LOT —

STD. DWGS.

GENERAL PLAN /

RURAL LANDS (RL-40) / RURAL

RURAL LANDS (RL-40) / RURAL

LEGEND

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

EXISTING WELL -

MINIMUM PROPOSED LOT SIZE: 3,000 s.f.

TOTAL NUMBER OF DWELLING UNITS: 2,135

DESIGN STANDARDS:

UNLESS OTHERWISE NOTED.

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.

COMMUNITY

NORTH COUNTY METRO

NORTH COUNTY METRO

74067, 74089, 74176

74067, 74089, 74176

74024

172-091-07; 172-220-18 172-220-14,-16

174-190-41,-43 174-190-44 174-211-05 174-211-06 174-211-07 174-280-11 174-280-14. 174-290-02

178-221-09 178-100-05, -26 178-101-01,-16 178-101-27,-28 178-222-16

178-222-14

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

ASSESSOR'S PARCEL NUMBERS: 174-190-12,-13,-20, 174-210-01,-05,-07,-08,-17,-18 174-211-04, 178-101-17,-25,-26

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

RURAL LANDS (RL-20) / RURAL OFFICE PROFESSIONAL / VILLAGE, RURAL LANDS (RL-20) / RURAL, NORTH COUNTY METRO

REGIONAL CATEGORY RURAL LANDS (RL-20) / RURAL BONSALL 57090 RURAL LANDS (RL-20) / RURAL RURAL LANDS (RL-20) / RURAL NORTH COUNTY METRO 74024, 76046 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 RURAL LANDS (RL-20) / RURAL NORTH COUNTY METRO 74024 RURAL LANDS (RL-20) / RURAL 74024 RURAL LANDS (RL-20) / RURAL NORTH COUNTY METRO NORTH COUNTY METRO 76046 RURAL LANDS (RL-20) / RURAL 76046 NORTH COUNTY METRO SEMI-RURAL RESIDENTIAL (SR-10) / SEMI-RURAL 76015 NORTH COUNTY METRO 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 SEMI-RURAL RESIDENTIAL (SR-10) / SEMI-RURAL NORTH COUNTY METRO 74024 NORTH COUNTY METRO SEMI-RURAL RESIDENTIAL (SR-10) / SEMI-RURAL NORTH COUNTY METRO 74089, 74168, 74176 RURAL LANDS (RL-20) / RURAL RURAL LANDS (RL-20) / RURAL NORTH COUNTY METRO OFFICE PROFESSIONAL/ VILLAGE NORTH COUNTY METRO 74067, 74089, 74176 74067, 74089, 74176

SHEET INDEX

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

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

OFFICE PROFESSIONAL / VILLAGE, GENERAL COMMERCIAL / VILLAGE, NORTH COUNTY METRO

TITLE SHEET/ GENERAL NOTES DETAIL SHEET/ EXISTING ZONING EXISTING EASEMENTS. EXISTING BOUNDARY . PROPOSED TENTATIVE MAP "TOWN CENTER PROPOSED TENTATIVE MAP "TERRACES". PROPOSED TENTATIVE MAP "HILLSIDE" PROPOSED TENTATIVE MAP "MESA". PROPOSED TENTATIVE MAP "SUMMIT" PROPOSED TENTATIVE MAP "KNOLL" PROPOSED TENTATIVE MAP "VALLEY." PROPOSED TENTATIVE MAP "SARVER LANE" PROPOSED TENTATIVE MAP "CAMINO MAYOR"

OWNER/DEVELOPER NEWLAND SIERRA, LLC 9820 TOWNE CENTRE DRIVE, SUITE 100 SAN DIEGO, CALIFORNIA 92121 (858) 455-7503 NEWLAND SIERRA TENTATIVE MAP

RITA G. BRANDIN SENIOR VICE PRESIDENT

ENGINEER OF WORK FUSCOE ENGINEERING 6390 GREENWICH DRIVE, STE. 170 SAN DIEGO, CA 92122

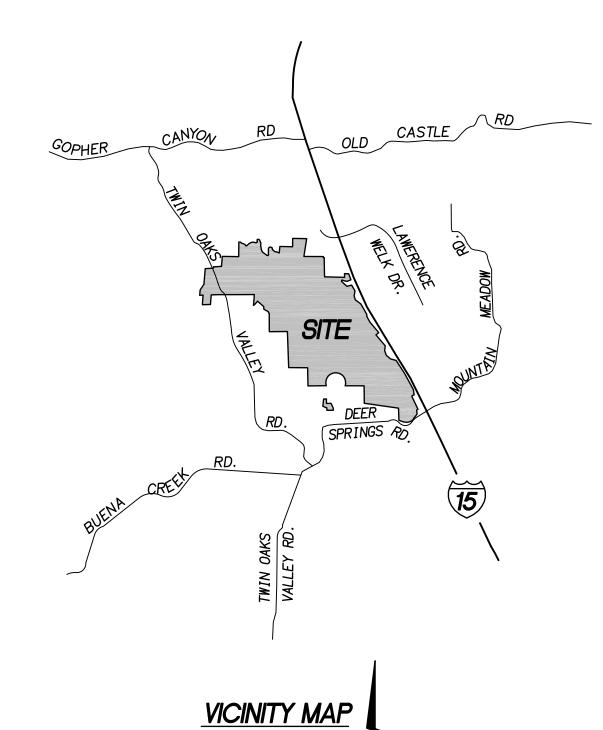
(858)554-1500

ERIC K. ARMSTRONG RCE 36083 DATE





SHEET 1 OF 14



NOT TO SCALE