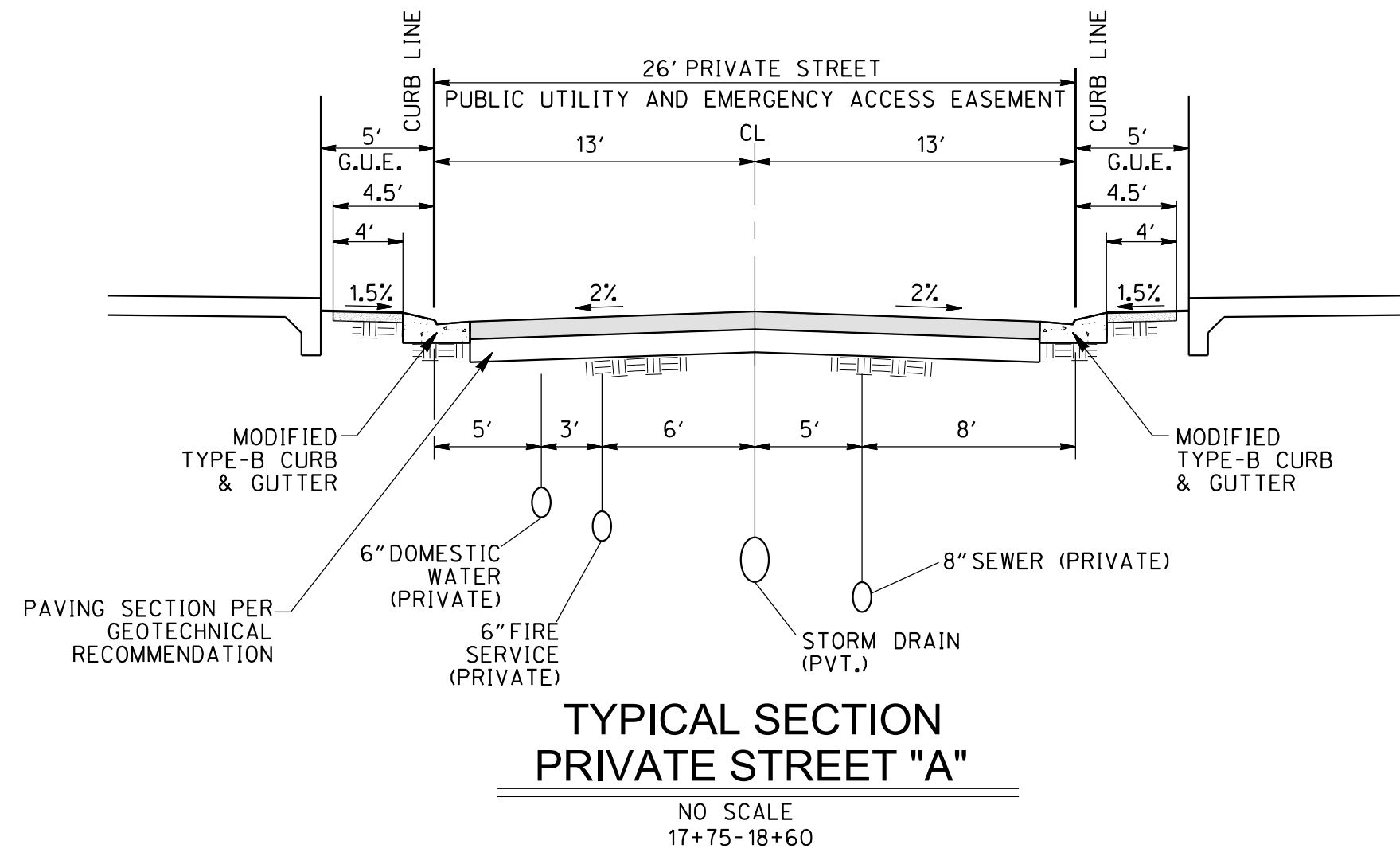


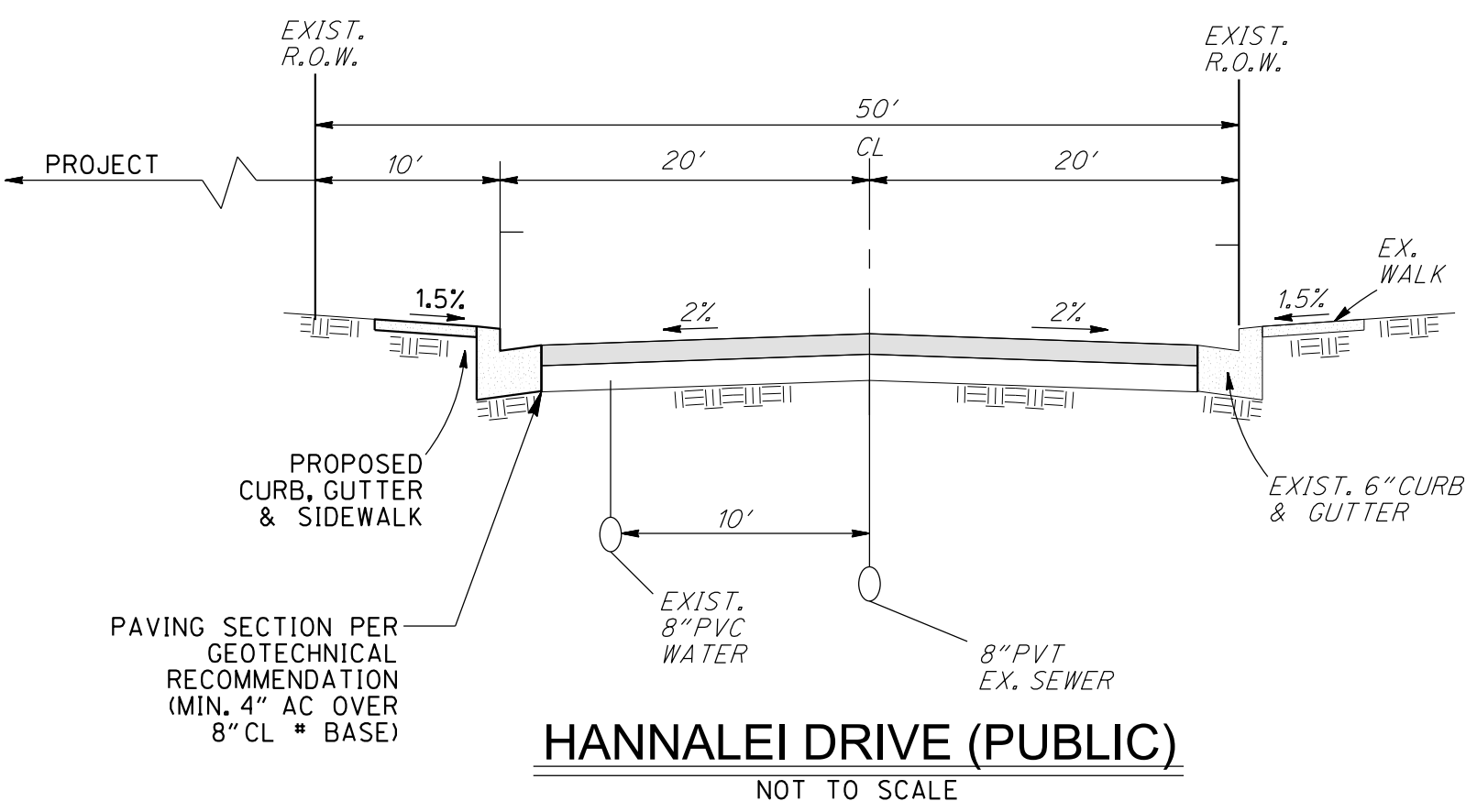
TYPICAL SECTION PRIVATE STREET "A"

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10+00-17+75 & 18+60-20+00



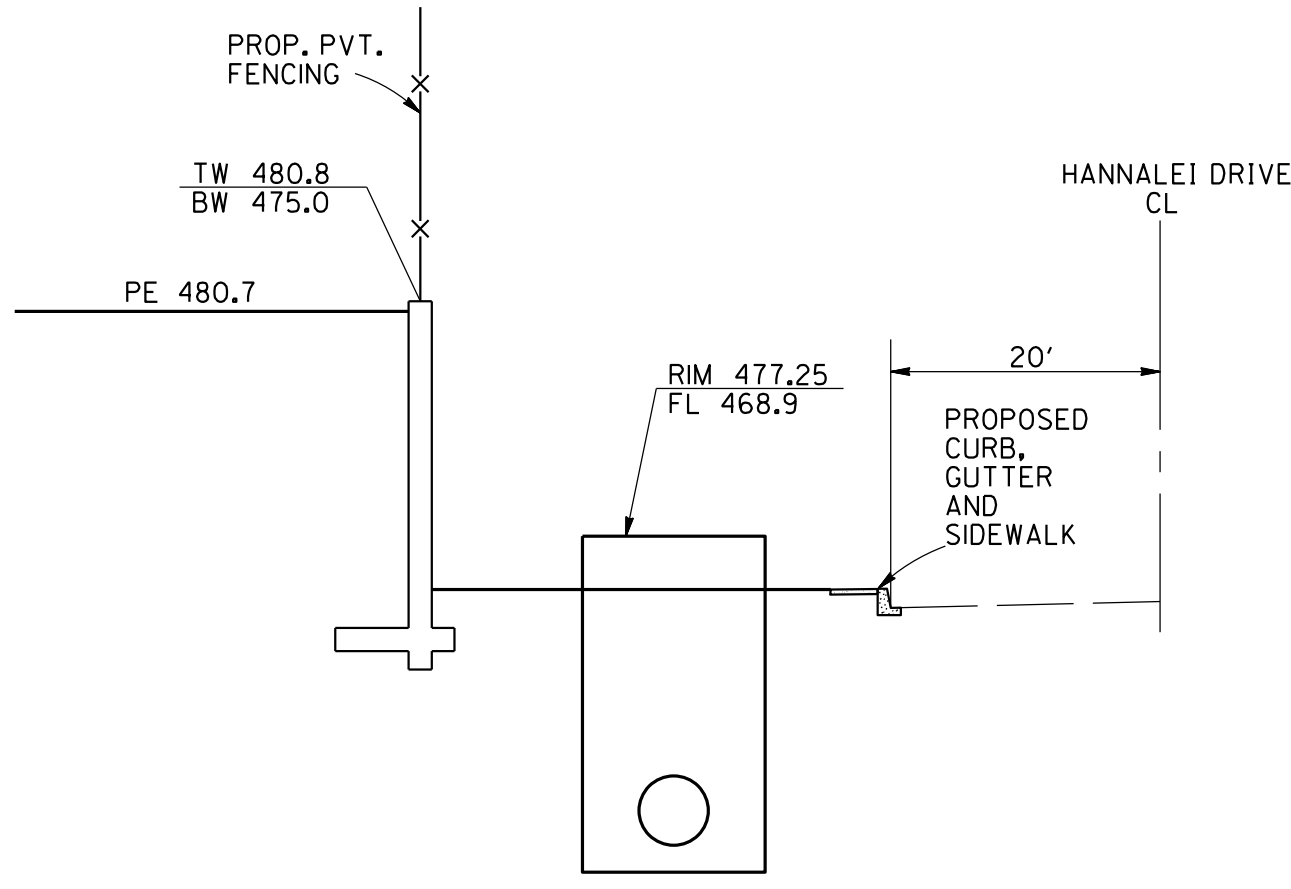
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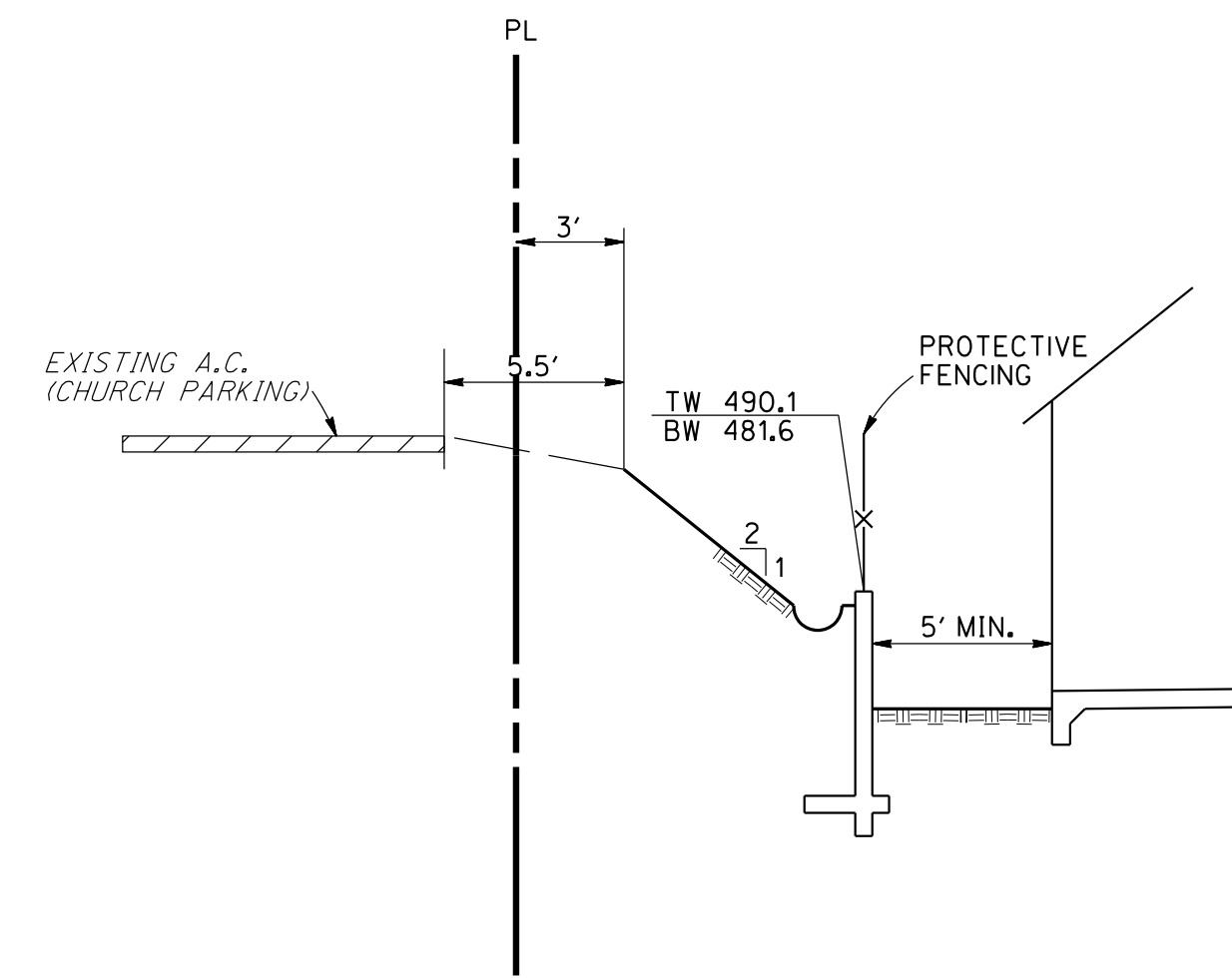


HANNAIEI DRIVE (PUBLIC)

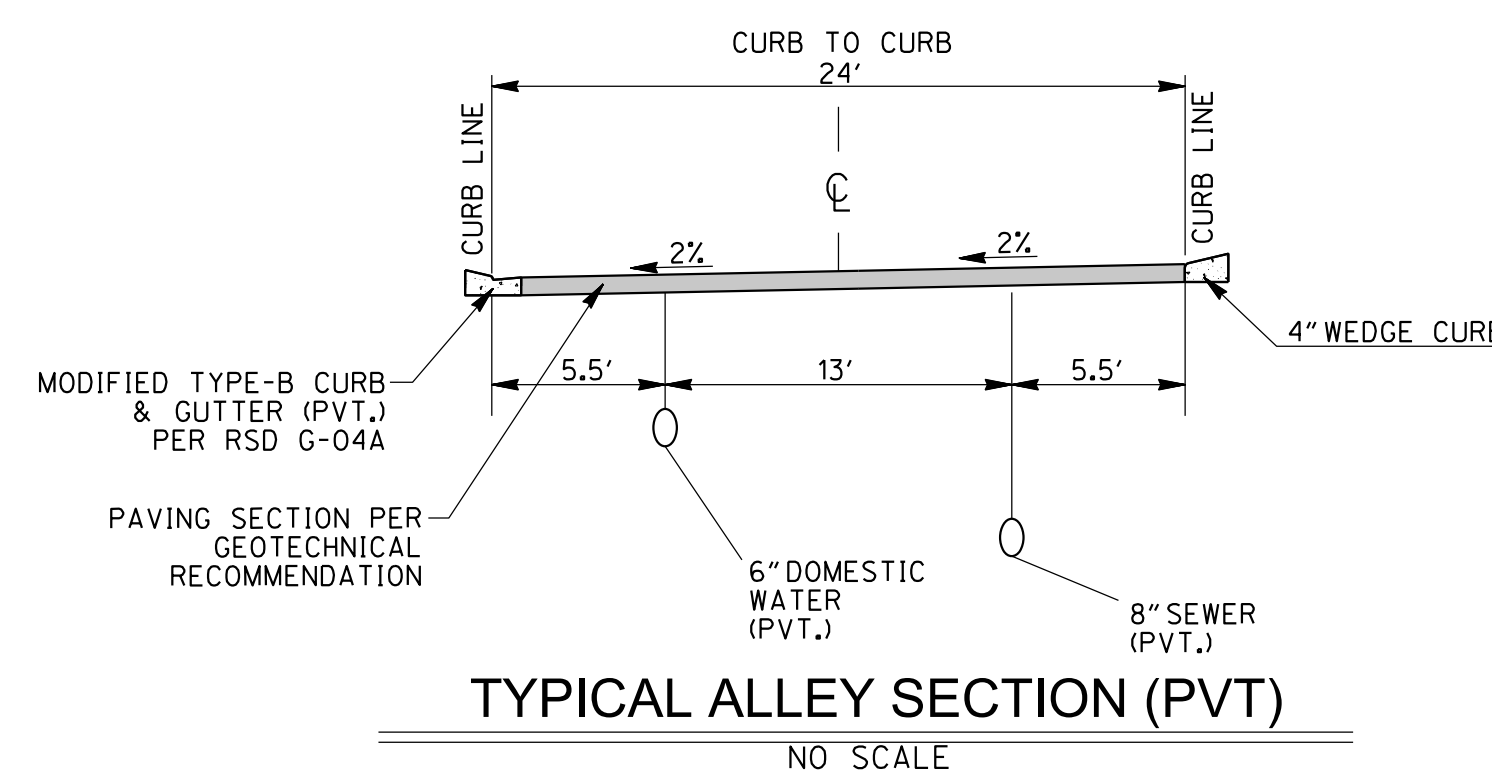
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SECTION 1-1
N. T. S.

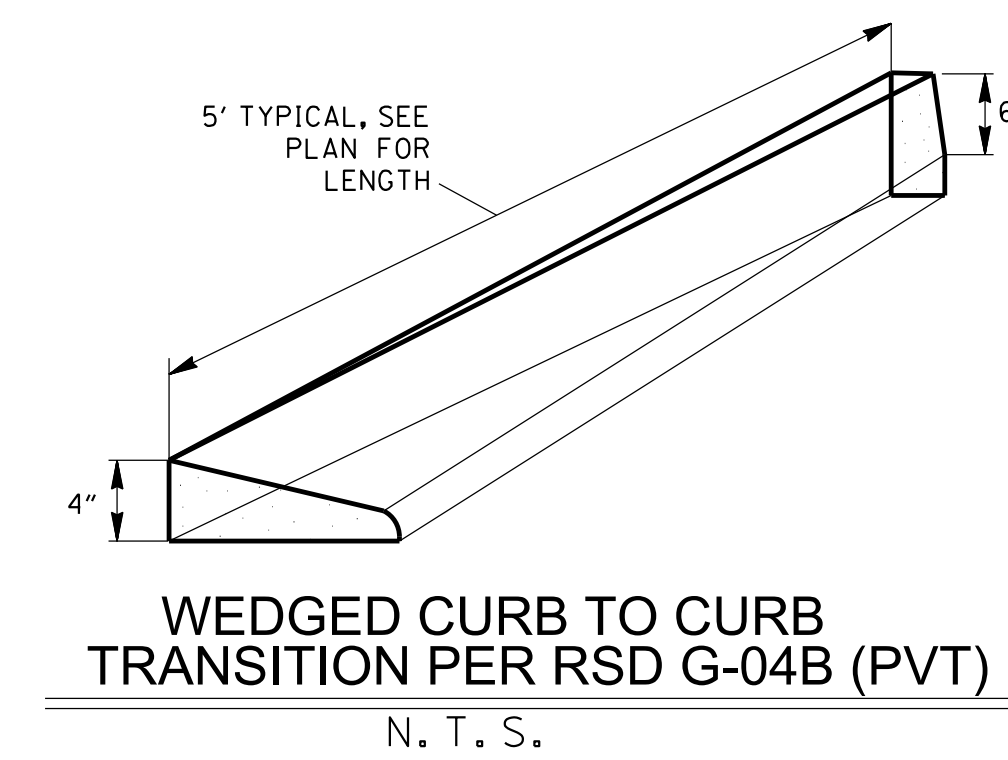


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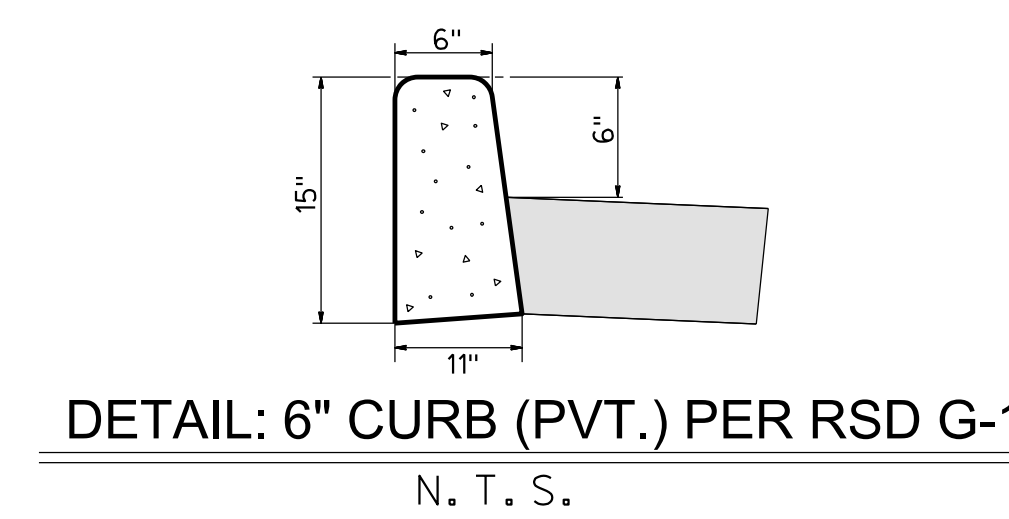


TYPICAL ALLEY SECTION (PVT)

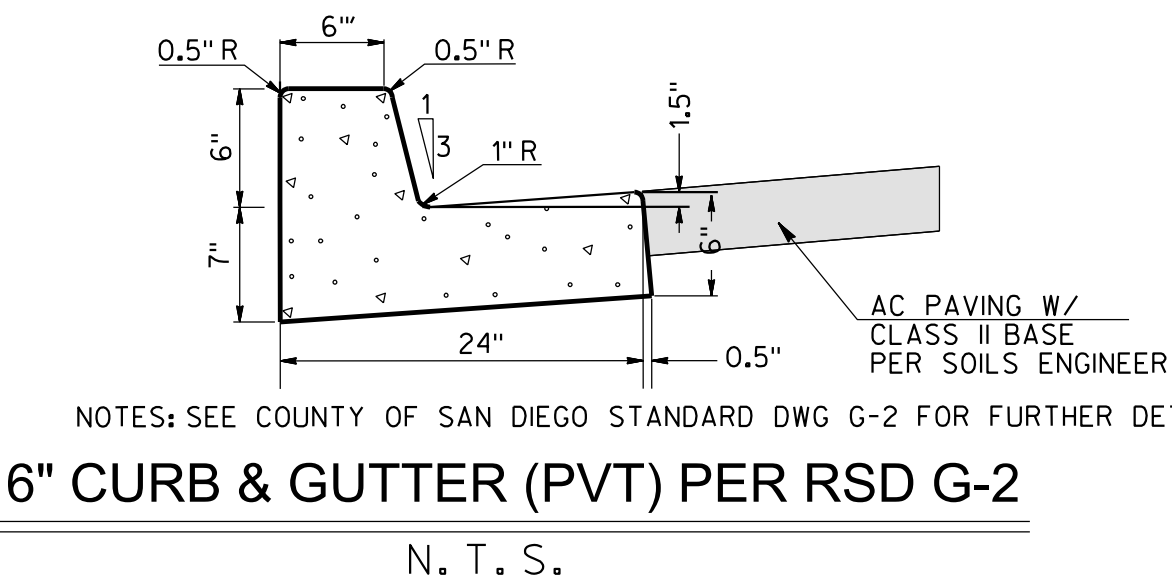
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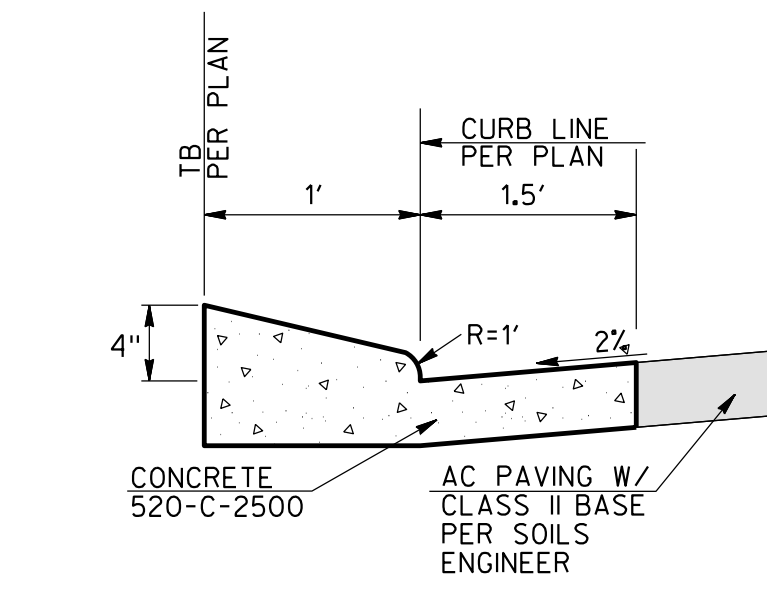
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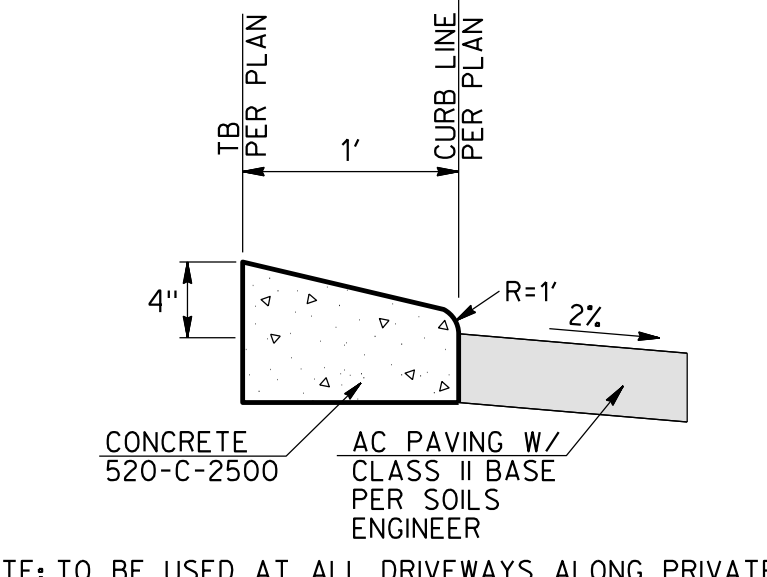
DETAIL: 6\"/>



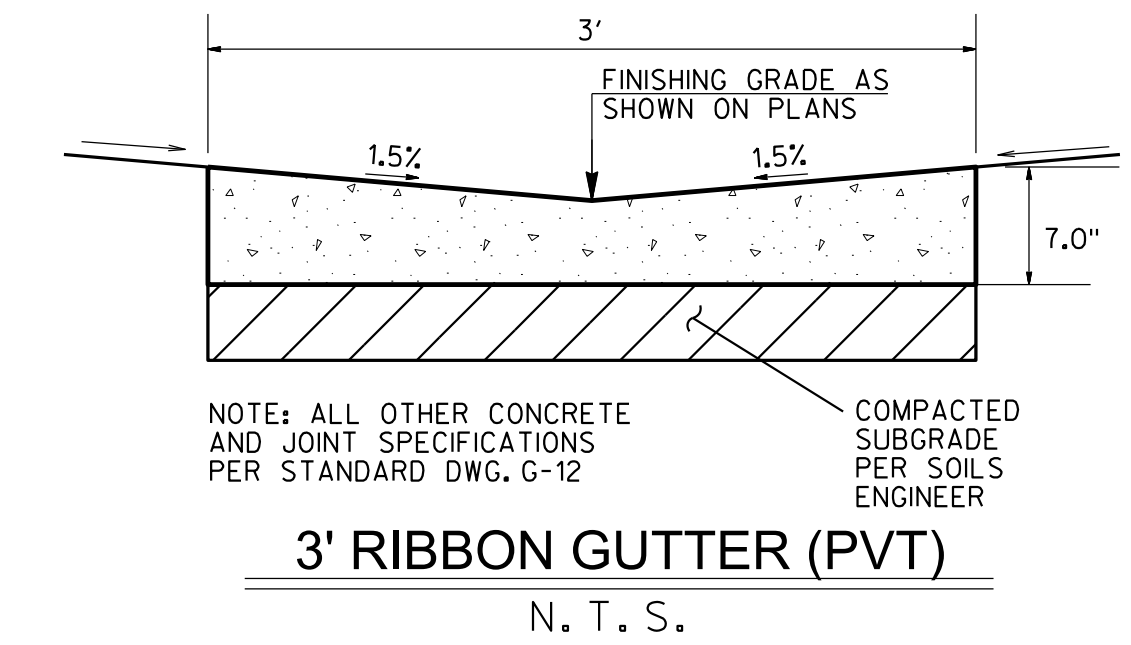
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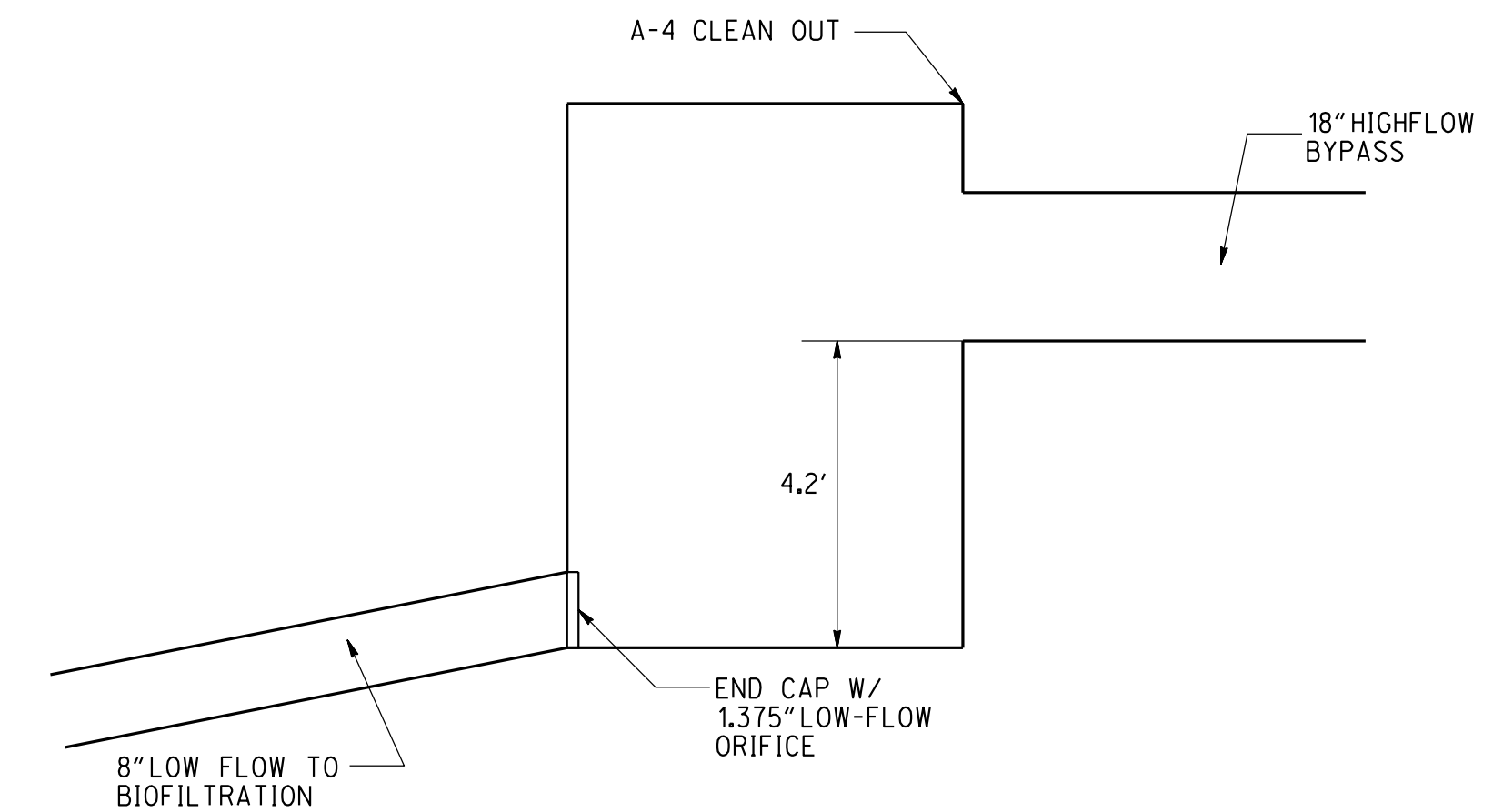
MODIFIED TYPE-B CURB & GUTTER (PVT.) PER RSD G-04A
N. T. S.



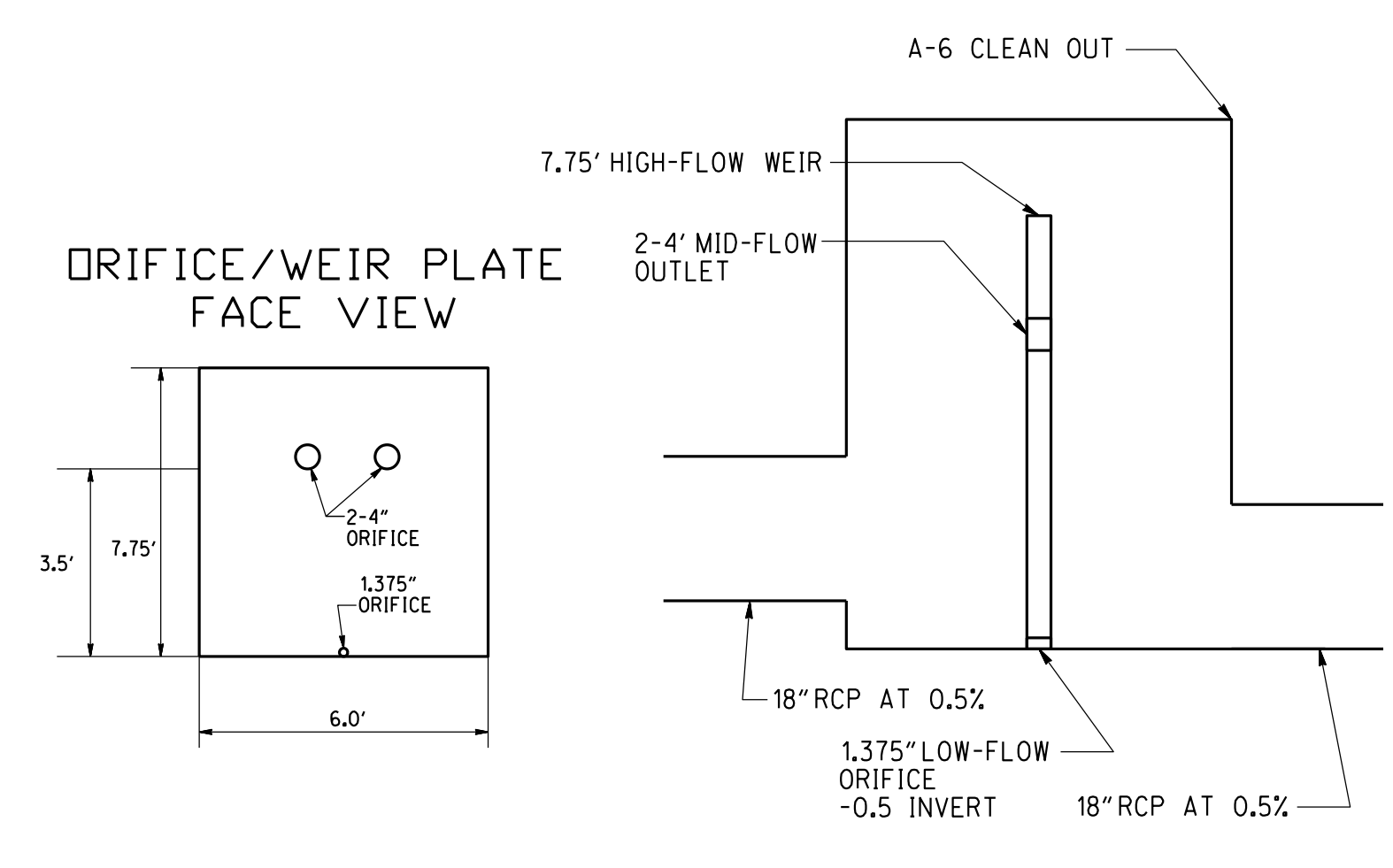
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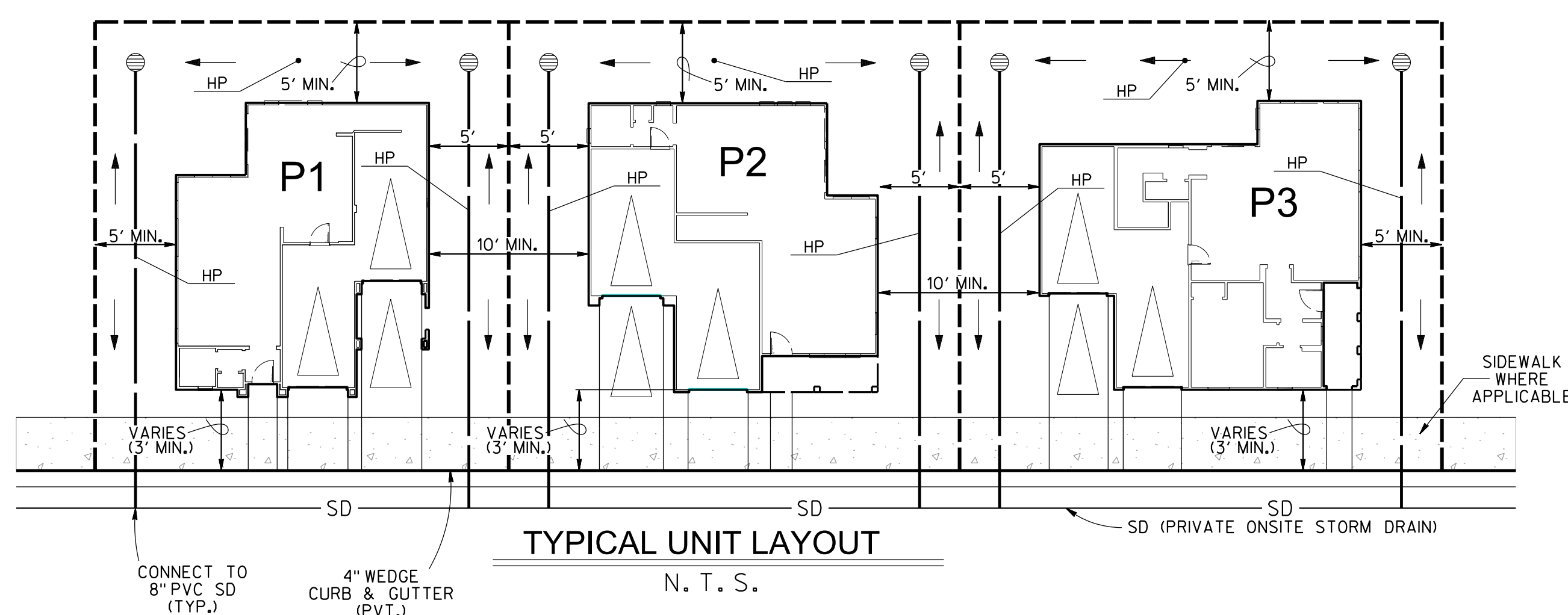
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BMP A1 DETAIL



BMP B1 DETAIL



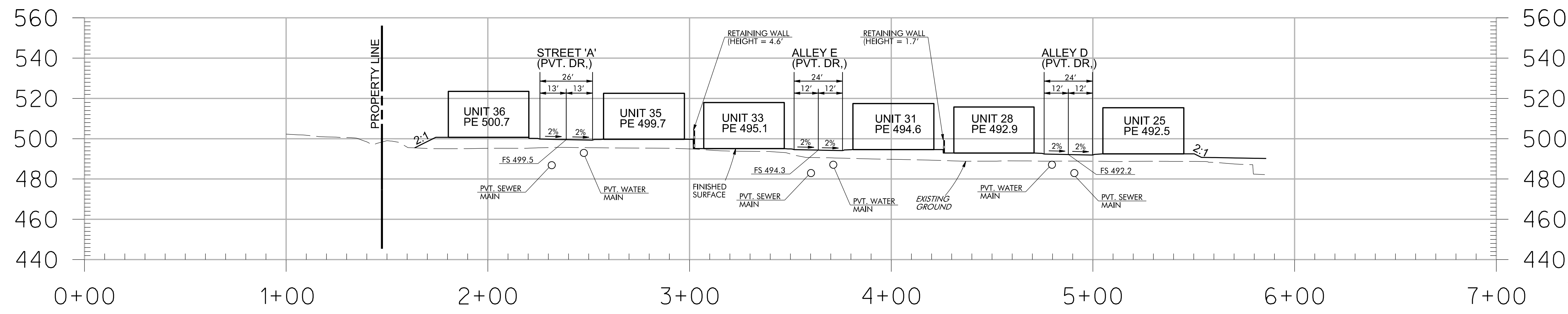
TYPICAL UNIT LAYOUT

N. T. S.

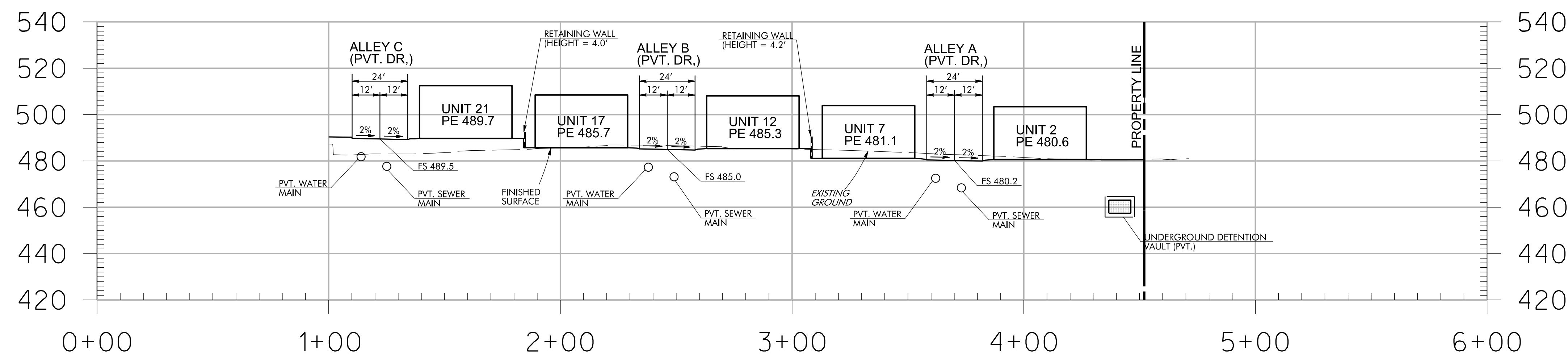
Prepared By: Rick Engineering Company
 Name: Rick Engineering Company
 Address: 5620 Friars Road, San Diego, California 92110
 Phone #: (619) 291-0707
 Project Address: 143 Hannaiei Drive, Vista, CA. 92083

Project Name: VISTA II MULTI-FAMILY
 Sheet Title: PRELIMINARY GRADING PLAN
 DETAILS

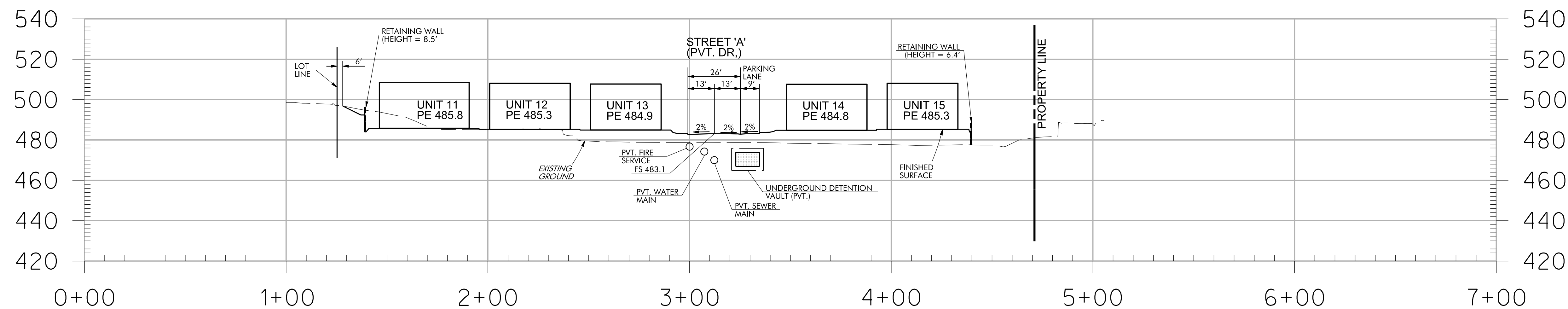
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Revision 11:	
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Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
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Sheet	2 of 7
COUNTY OF SAN DIEGO TRACT NO. 1M	



SECTION 3-3
N. T. S.



SECTION 4-4
N. T. S.



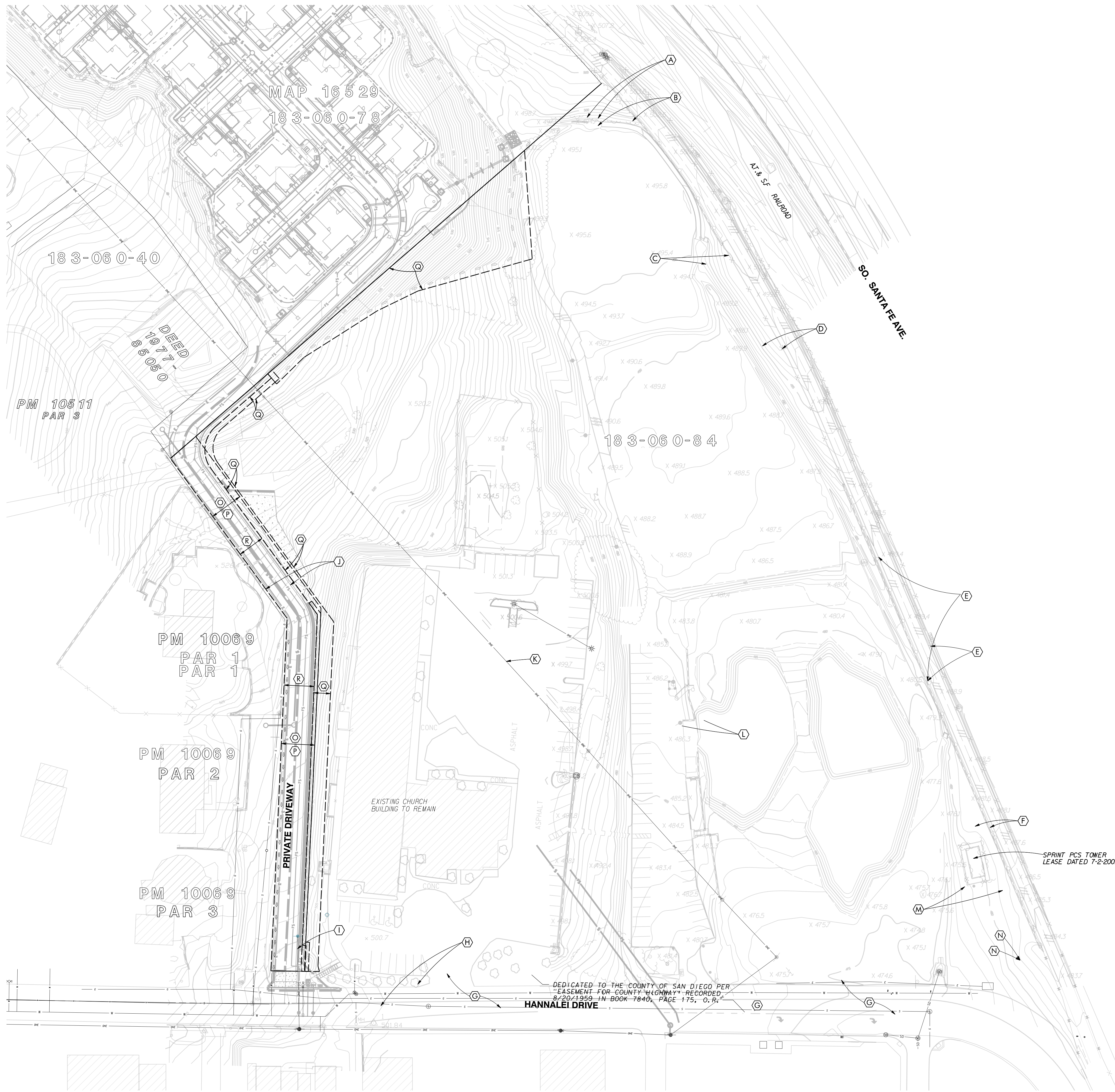
SECTION 5-5
N. T. S.



SECTION KEY MAP
GRAPHIC SCALE 1" = 60'

NOTE
SEE SHEET 2 FOR
CROSS SECTIONS
1-1 AND 2-2

Prepared By:	Rick Engineering Company	Revision 14:	
Name:	5620 Friars Road	Revision 13:	
Address:	San Diego, California 92110	Revision 12:	
Phone #:	(619) 291-0707	Revision 11:	
Project Address:	143 HANNALEI DRIVE	Revision 9:	
	VISTA, CA. 92083	Revision 8:	
		Revision 7:	
		Revision 6:	
		Revision 5:	
Project Name:	VISTA II MULTI-FAMILY	Revision 4:	
		Revision 3:	
		Revision 2:	10/13/2023
		Revision 1:	4/17/2023
Sheet Title:	PRELIMINARY GRADING PLAN	Original Date:	9/30/2022
	SITE CROSS SECTIONS	Sheet	3 of 7
		COUNTY OF SAN DIEGO TRACT NO. 1M	



EASEMENT NOTES

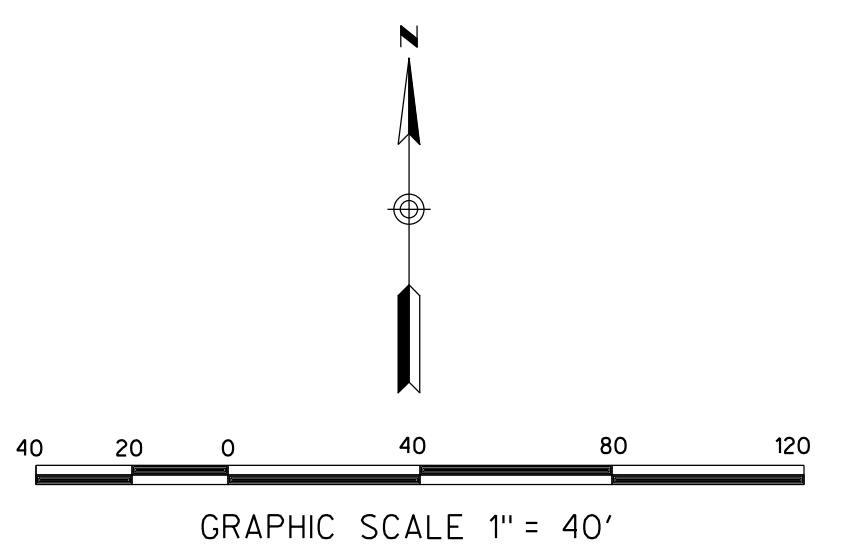
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- (B) EXISTING DRAINAGE EASEMENT PER DEED REC. 05-26-2015 DOC. NO. 2015-0264903 & REC. 03-04-2015 DOC. NO. 20015-0098147 TO REMAIN
- (C) EXISTING DRAINAGE EASEMENT PER DEED REC. 05-26-2015 DOC. NO. 2015-0264903 & REC. 03-04-2015 DOC. NO. 20015-0098147 TO REMAIN
- (D) EXISTING TEMPORARY CONSTRUCTION EASEMENT PER DEED REC. 05-26-2015 DOC. NO. 2015-0264903 & REC. 03-04-2015 DOC. NO. 20015-0098147 TO REMAIN
- (E) EXISTING PATH EASEMENT PER DEED REC. 05-26-2015 DOC. NO. 2015-0264903 & REC. 03-04-2015 DOC. NO. 20015-0098147 TO REMAIN
- (F) EXISTING DRAINAGE EASEMENT PER DEED REC. 05-26-2015 DOC. NO. 2015-0264903 & REC. 03-04-2015 DOC. NO. 20015-0098147 TO REMAIN
- (G) EXISTING EASEMENT FOR COUNTY HIGHWAY DEDICATED TO THE COUNTY OF SAN DIEGO PER DOCUMENT RECORDED 8/20/1959 IN BOOK 7840, PAGE 175, O.R. TO REMAIN
- (H) EXISTING ESMT & RIGHT OF WAY FOR ROAD PURPOSES PER DEED RECORDED 9-1-1927 IN BK 1367, PG 325 AND EXISTING ESMT & RIGHT OF WAY FOR ROAD PURPOSES PER DEED RECORDED 9-3-1930 IN BK 1811, PG 81 TO REMAIN
- (I) EXISTING 12' SDG&E ESMT FOR UTILITIES PURPOSES PER DEED RECORDED 1-02-1962 IN FILE # 265 TO REMAIN
- (J) EXISTING SDG&E ESMT FOR UTILITIES PURPOSES PER DEED RECORDED 8-5-1987 DOC. NO. 87-440960 AND EXISTING ESMT & RIGHT OF WAY FOR ROAD PURPOSES PER DEED RECORDED 9-3-1930 IN BK 1811, PG 81 AND EXISTING ESMT & RIGHT OF WAY FOR ROAD PURPOSES PER DEED RECORDED 12-29-1936 IN BK 605, PG 133 AND EXISTING ESMT & RIGHT OF WAY FOR ROAD PURPOSES PER DEED RECORDED NOV 30, 1959 IN BK 8017, PG 326 OF DEEDS (QUITCLAIM) (QUITCLAIM DEED REC. MAY 08, 1985 AS FILE NO. 85-162076 O.R.)
- (K) EXISTING 2' ESMT FOR UTILITIES PURPOSES PER DEED RECORDED 4-4-1917 IN BK 735, PG 30 (LOCATION BASED ON POLE LINE) TO BE QUITCLAIMED
- (L) EXISTING TEMPORARY ACCESS EASEMENT PER DEED REC. 05-26-2015 DOC. NO. 2015-0264903 & REC. 03-04-2015 DOC. NO. 20015-0098147 TO BE QUITCLAIMED
- (M) EXISTING TEMPORARY CONSTRUCTION EASEMENT PER DEED REC. 05-26-2015 DOC. NO. 2015-0264903 & REC. 03-04-2015 DOC. NO. 20015-0098147 TO REMAIN
- (N) EXISTING SDG&E ESMT PER DEED REC. 04-23-2010 DOC. NO. 2010-0204991 O.R. APPROX LOCATION TO REMAIN
- (O) EXISTING ESMT PER DEED REC. 09-21-2021 DOC. NO. 2021-0666663 O.R. SEWER EASEMENT GRANTED TO BUENA SANITATION DISTRICT. TO REMAIN
- (P) EXISTING ESMT PER DEED REC. 09-21-2021 DOC. NO. 2021-0666661 O.R. UTILITY EASEMENT AND EMERGENCY ACCESS EASEMENT GRANTED TO THE CITY OF VISTA. TO REMAIN
- (Q) EXISTING ESMT PER DEED REC. 09-16-2021 DOC. NO. 2021-0657923 O.R. TEMPORARY CONSTRUCTION EASEMENT GRANTED TO CENTURY COMMUNITIES
- (R) EXISTING ESMT PER DEED REC. 09-16-2021 DOC. NO. 2021-0657923 O.R. UTILITY AND EMERGENCY ACCESS EASEMENT GRANTED TO CENTURY COMMUNITIES TO REMAIN

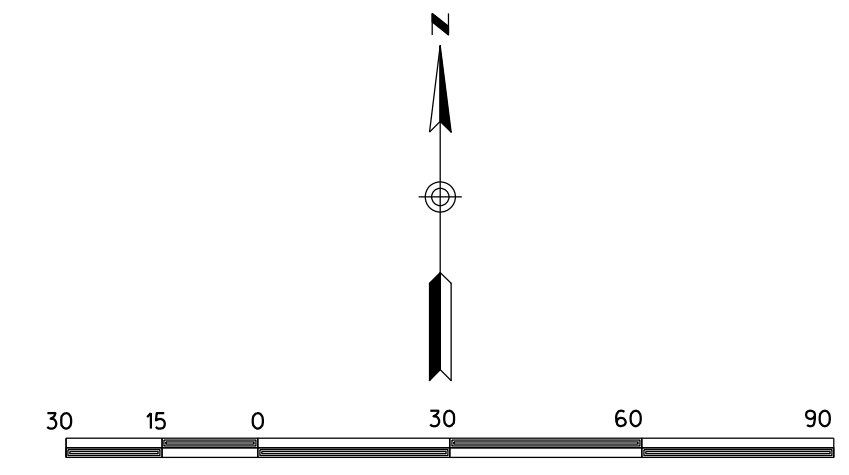
NON-PLOTTABLE EASEMENTS NOTE

THE LOCATION OF THE FOLLOWING EASEMENTS HAVE NO PLOTTABLE LOCATION AND ARE THEREFORE NOT SHOWN HEREON:

- PIPELINE EASEMENT IN FAVOR OF VISTA IRRIGATION DISTRICT RECORDED 10/6/1925 IN BK. 1103, PG. 201, O.R. SAID EASEMENT IS SUBJECT TO A CONSENT TO EASEMENTS AND AGREEMENTS RECORDED 3/04/2015 AS INST. NO. 2015-0098147, O.R. TO BE VACATED
- AN EASEMENT IN FAVOR OF SDG&E RECORDED FEB. 09, 2022 AS INST. NO. 2022-0061964, O.R. TO BE QUITCLAIMED
- CONTRACT FOR BUENO COLORADO ENTITLEMENT (WAIVED LAND) REC'D APRIL 04, 1979 AS FILE NO. 79-138279, O.R. BY VISTA IRRIGATION DISTRICT, AND BETWEEN VISTA BAPTIST CHURCH OF VISTA, AN ASSIGNMENT WAIVER (WAIVER OF WATER RIGHTS) REC'D APRIL 04, 1979 AS FILE NO. 79-138280, O.R.

Prepared By: Rick Engineering Company	Revision 14: _____
Name: 5620 Friars Road	Revision 13: _____
Address: San Diego, California 92110	Revision 12: _____
Phone #: (619) 291-0707	Revision 11: _____
Project Address: 143 HANNALEI DRIVE VISTA, CA. 92083	Revision 9: _____
Project Name: VISTA II MULTI-FAMILY	Revision 8: _____
	Revision 7: _____
	Revision 6: _____
	Revision 5: _____
	Revision 4: _____
	Revision 3: _____
	Revision 2: 10/13/2023
	Revision 1: 4/17/2023
Sheet Title: PRELIMINARY GRADING PLAN EXISTING CONDITIONS	Original Date: 9/30/2022
	Sheet 4 of 7
	COUNTY OF SAN DIEGO TRACT NO. 1M





EASEMENT NOTES

- 1 PROPOSED 5' GENERAL UTILITY AND PEDESTRIAN ACCESS EASEMENT
- 2 PROPOSED GENERAL UTILITY AND EMERGENCY ACCESS EASEMENT
- 3 EXISTING 2' WIDE SD&E EASEMENT REG. 4279 1917 IN BOOK 255 PG. 30, O.R., TO BE ABANDONED
- 5 PROPOSED SEWER ACCESS EASEMENT TO BE DEDICATED FOR THE BENEFIT OF THE BUENA SANITATION DISTRICT
- 6 PROPOSED 24' EMERGENCY ACCESS EASEMENT

PLAN NOTES

- 16 STORM DRAIN (18" HOPE, UNLESS NOTED OTHERWISE) (PRIVATE)
- 17 TYPE-B INLET (PRIVATE)
- 18 TYPE-A4 C.O. (PRIVATE)
- 19 TYPE-B BROW DITCH PER RSD D-75
- 20 MOD. TYPE A-6 C.O. WITH WEIR STRUCTURE. SEE DETAIL SHT. 2.
- 21 RIP-RAP PAD
- 22 RETAINING WALL
- 23 PROPOSED IMPROVEMENT TO BE MAINTAINED BY HOA
- 24 MODULAR WETLAND SYSTEM (PRIVATE)
- 25 UNDERGROUND DETENTION VAULT (PVT.)
- 26 TYPE-F CATCH BASIN (PRIVATE)
- 28 EXISTING OVERHEAD LINES TO BE UNDERGROUNDED BY SD&E AT OWNERS EXPENSE

NOISE NOTE

RESIDENTIAL UNITS WITH A BALCONY OR PATIO WITHIN 140 FT. OF THE RAILROAD CENTERLINE COULD POTENTIALLY BE EXPOSED TO EXTERIOR NOISE LEVELS ABOVE 65 dBA CNEL, AS REQUIRED BY POLICY N-2.4, AS A CONDITION OF APPROVAL, THESE UNITS WOULD BE DESIGNED TO INCLUDE A SOLID NOISE BARRIER THAT REDUCES NOISE EXPOSURE IN THE BALCONY OR PATIO TO BELOW 65 dBA CNEL BUT DOES NOT COMPLETELY ENCLOSE THE USABLE AREA.

NOTE

FOR EXISTING CONDITIONS AND EASEMENTS SEE SHEET 4

NOTE

ON-STREET VEHICULAR PARKING IS NOT ALLOWED ON STREET A OR ALLEYS A,B,C,D AND E, EXCEPT WHERE DESIGNATED

NOTE

PROPOSED STREET LIGHTS WILL COMPLY WITH STREET LIGHTING SPECIFICATIONS

NOTE

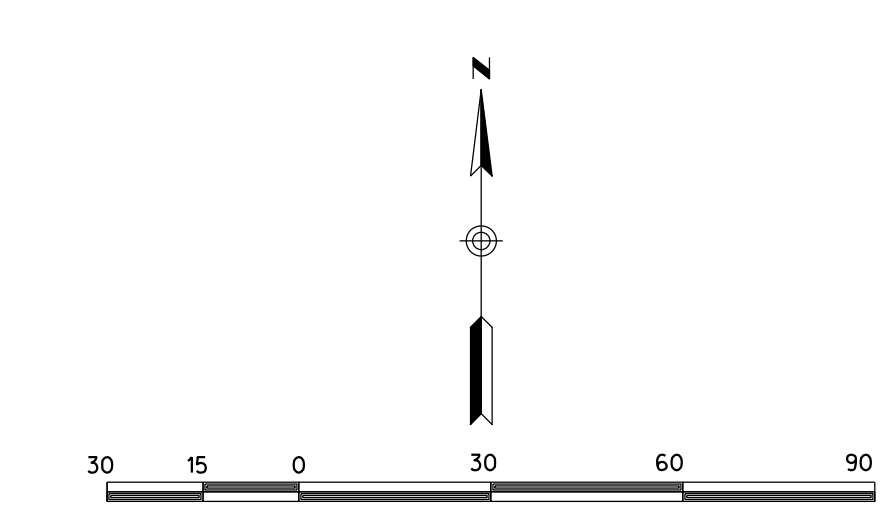
THIS PLAN IS PROVIDED TO ALLOW FOR A FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING/SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

SEE SHEET NO. 6

Prepared By:	Rick Engineering Company	Revision 14:	
Name:		Revision 13:	
Address:	5620 Friars Road San Diego, California 92110	Revision 12:	
Phone #:	(619) 291-0707	Revision 11:	
Project Address:	143 HANNALEI DRIVE VISTA, CA. 92083	Revision 9:	
Project Name:	VISTA II MULTI-FAMILY	Revision 8:	
Sheet Title:	PRELIMINARY GRADING PLAN	Revision 7:	
		Revision 6:	
		Revision 5:	
		Revision 4:	
		Revision 3:	10/13/2023
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		Original Date:	9/30/2022
		Sheet	5 of 7
		COUNTY OF SAN DIEGO TRACT NO. 1M	



SEE SHEET NO. 5



EASEMENT NOTES

- 1 PROPOSED 5' GENERAL UTILITY AND PEDESTRIAN ACCESS EASEMENT
- 2 PROPOSED GENERAL UTILITY AND EMERGENCY ACCESS EASEMENT
- 3 EXISTING 2' WIDE SDGR EASEMENT REG. 479,191 IN BOOK 25, PG. 30, O.R., TO BE OBTAINED
- 4 PROPOSED SEWER ACCESS EASEMENT TO BE DEDICATED FOR THE BENEFIT OF THE BUENA SANITATION DISTRICT
- 5 PROPOSED 24' EMERGENCY ACCESS EASEMENT

PLAN NOTES

- 16 STORM DRAIN (18" HOPE, UNLESS NOTED OTHERWISE) (P)
- 17 TYPE-B INLET (PRIVATE)
- 18 TYPE-A4 C.O. (PRIVATE)
- 19 TYPE-B BROW DITCH PER RSD D-75
- 20 MOD. TYPE A-6 C.O. WITH WEIR STRUCTURE. SEE DETAIL SHT. 2.
- 21 RIP-RAP PAD
- 22 RETAINING WALL
- 23 PROPOSED IMPROVEMENT TO BE MAINTAINED BY HOA
- 24 MODULAR WETLAND SYSTEM (PRIVATE)
- 25 UNDERGROUND DETENTION VAULT (PVT.)
- 26 TYPE-F CATCH BASIN (PRIVATE)
- 27 EXISTING OVERHEAD LINES TO BE UNDERGROUNDED
- 28 8" STORM DRAIN CLEANOUT PER RSD SC-01
- 29 MODIFIED REVERSE CURB OUTLET PER RSD D-25

NOISE NOTE

RESIDENTIAL UNITS WITH A BALCONY OR PATIO WITHIN 140 FT. OF THE RAILROAD CENTERLINE COULD POTENTIALLY BE EXPOSED TO EXTERIOR NOISE LEVELS ABOVE 65 dBA CNEL, AS REQUIRED BY POLICY N-2.2, AS A CONDITION OF APPROVAL, THESE UNITS WOULD BE DESIGNED TO INCLUDE A SOLID NOISE BARRIER THAT REDUCES NOISE EXPOSURE IN THE BALCONY OR PATIO TO BELOW 65 dBA CNEL BUT DOES NOT COMPLETELY ENCLOSE THE USABLE AREA.

NOTE

FOR EXISTING CONDITIONS AND EASEMENTS SEE SHEET 4

NOTE

ON-STREET VEHICULAR PARKING IS NOT ALLOWED ON STREET A OR ALLEYS A,B,C,D AND E, EXCEPT WHERE DESIGNATED

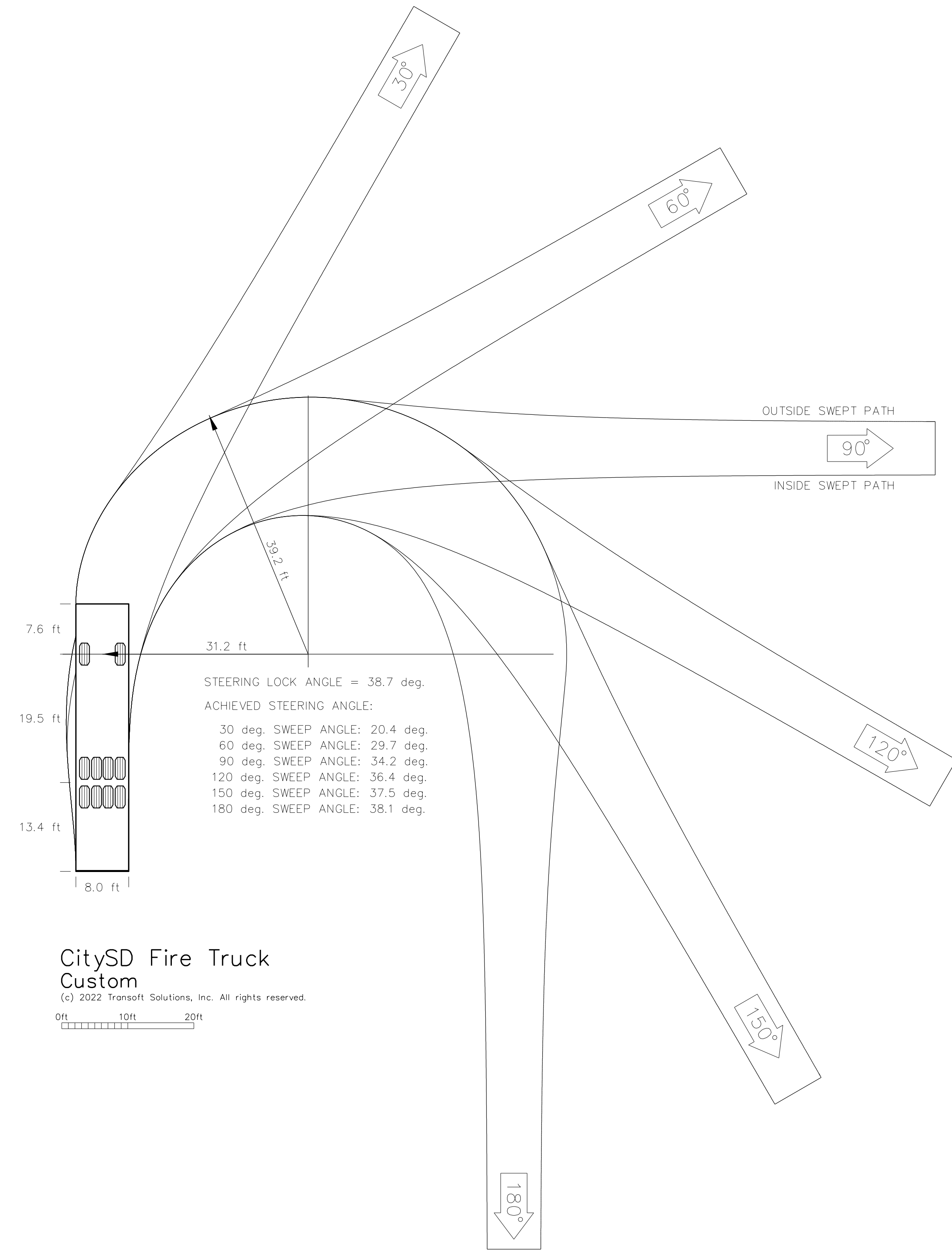
NOTE

PROPOSED STREET LIGHTS WILL COMPLY WITH STREET LIGHTING SPECIFICATIONS

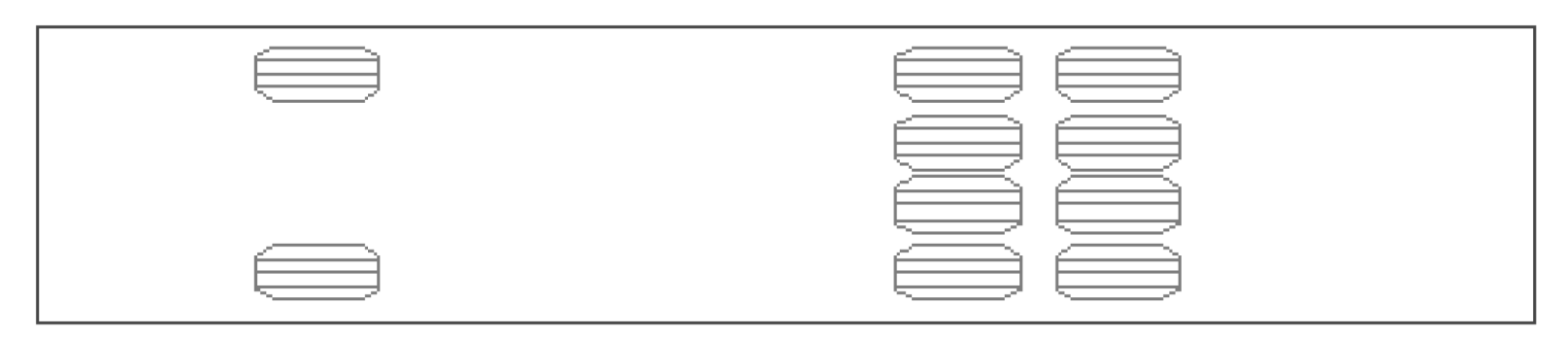
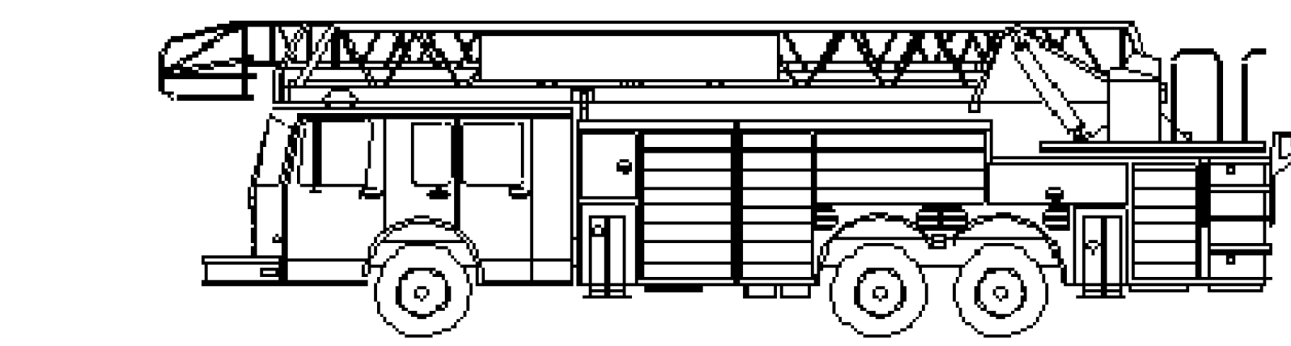
NOTE

THIS PLAN IS PROVIDED TO ALLOW FOR A FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADINGWORK HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

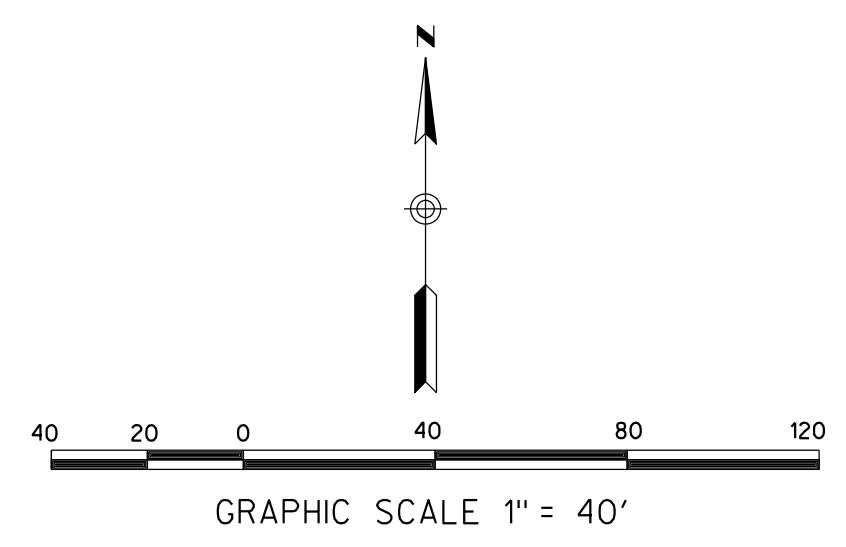
Prepared By:	Rick Engineering Company	Revision 14:	
Name:		Revision 13:	
Address:	5620 Friars Road San Diego, California 92110	Revision 12:	
Phone #:	(619) 291-0707	Revision 11:	
Project Address:	143 HANNALEI DRIVE VISTA, CA. 92083	Revision 9:	
		Revision 8:	
		Revision 7:	
		Revision 6:	
Project Name:	VISTA II MULTI-FAMILY	Revision 5:	
		Revision 4:	
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		Revision 2:	10/13/2023
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Sheet Title:	PRELIMINARY GRADING PLAN	Original Date:	9/30/2022
		Sheet	6 of 7
			COUNTY OF SAN DIEGO TRACT NO. 1M



CitySD Fire Truck
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Overall Vehicle Length: 40.50 ft



Prepared By:	Rick Engineering Company	Revision 14:	
Name:		Revision 13:	
Address:	5620 Friars Road San Diego, California 92110	Revision 12:	
Phone #:	(619) 291-0707	Revision 11:	
Project Address:	143 HANNALEI DRIVE VISTA, CA. 92083	Revision 9:	
Project Name:	VISTA II MULTI-FAMILY	Revision 8:	
		Revision 7:	
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		Revision 5:	
		Revision 4:	
		Revision 3:	
		Revision 2:	10/13/2023
		Revision 1:	4/17/2023
Sheet Title:	PRELIMINARY GRADING PLAN TRASH TRUCK TRAVEL PATH	Original Date:	9/30/2022
		Sheet	7 of 7
			COUNTY OF SAN DIEGO TRACT NO. 1M