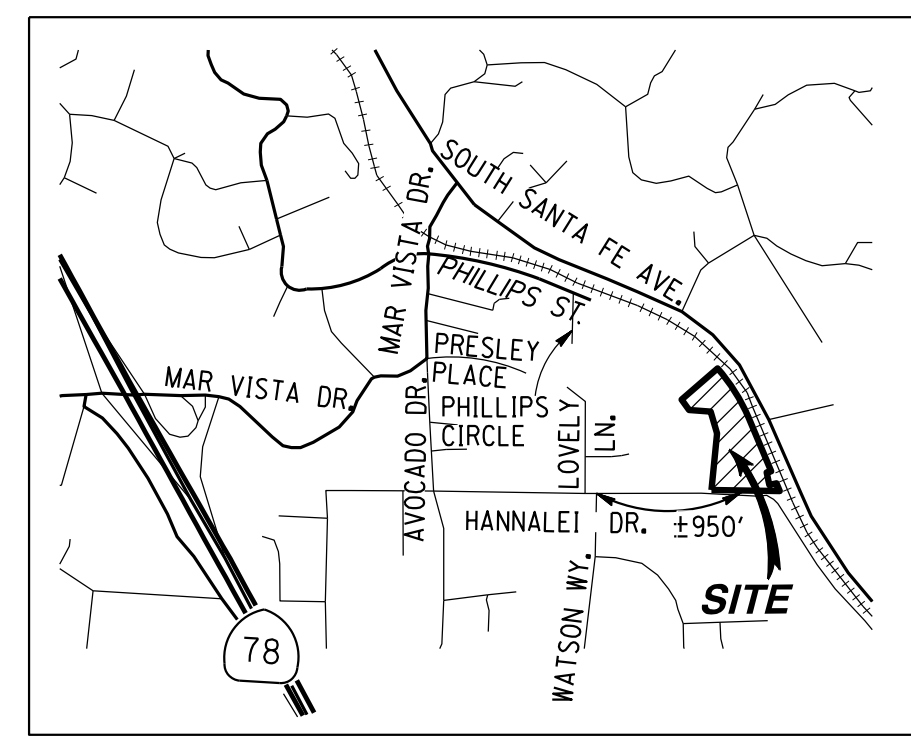


LEGEND	STANDARD DWGS.	SYMBOL
PROPERTY BOUNDARY		---
EXISTING EDGE OF PAVEMENT		---
EXISTING BUILDING		▨
EXISTING MAJOR CONTOUR		550
EXISTING MINOR CONTOUR		550
EXISTING FENCE		x x x x
EXISTING SPOT ELEVATION		x 495.8
EXISTING SEWER MAIN		s
EXISTING SEWER MANHOLE		o
EXISTING SEWER CLEANOUT		o
EXISTING WATER MAIN		w
PROPOSED TOE OF SLOPE		---
PROPOSED SLOPE		---
PROPOSED RETAINING WALL		---
PROPOSED SEWER MAIN (8" PVC)		s
PROPOSED SEWER MANHOLE		o
PROPOSED WATER MAIN (8" PVC)		w
PROPOSED BLOW OFF VALVE		---
PROPOSED AIR VAC VALVE		---
PROPOSED FIRE HYDRANT		---
PROPOSED METER BOX		---
PROPOSED BACKFLOW		---
PROPOSED WATER QUALITY BMP (MODULAR WETLAND SYSTEM)		---
PROPOSED STORM DRAIN (SIZE PER PLAN)		---
PROPOSED RIPRAP		---
PROPOSED HEADWALL		---
PROPOSED PRIVATE BROW DITCH		---
PROPOSED STREET LIGHT (P.V.T.)		---
PROPOSED PARKING STALL COUNT		---
AQUATIC RESOURCES		---

**LIST OF ABBREVIATIONS**

AC	ASPHALT CONCRETE	LF	LINEAR FEET
APN	ASSESSOR'S PARCEL NUMBER	LP	LOW POINT
AV	AIR & VACUUM ASSEMBLY	LT	LEFT
BO	BLOWOFF	MOD.	MODIFIED
BVC	BEGIN VERTICAL CURVE	P/L	PROPERTY LINE
C&G	CURB AND GUTTER	PCR	POINT OF CURB RETURN
C.B.	CATCH BASIN	PE	PEDESTRIAN
C.O.	CLEAN OUT	PI	POINT OF INTEREST
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CL	CLASS	R	RADIUS
CML&C	CEMENT MORTAR LINED & COATING	R/W	RIGHT OF WAY
D.G.	DECOMPOSED GRANITE	RCB	REINFORCED CONCRETE BOX
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
DWY	DRIVEWAY	RT	RIGHT
EC	END OF CURVE	RW	RECYCLED WATER
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EVC	END VERTICAL CURVE	SDRS	SAN DIEGO REGIONAL STANDARD DRAWINGS
EX.	EXISTING	TEMP.	TEMPORARY
F.H.	FIRE HYDRANT	TP	TOP OF PIPE
FG	FINISHED GRADE	VC	VERTICAL CURVE
FL	FLOW LINE	W	WATER
G1	GRADE 1	W/	WITH
G2	GRADE 2	WSP	WATER STEEL PIPE
HP	HIGH POINT		



**VICINITY MAP**  
NOT TO SCALE

**ENVIRONMENTAL NOTE:**

THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. WHICH MAY BE SUBJECT TO REGULATION BY STATE AND/OR FEDERAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. IT IS THE APPLICANT'S RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT, AGREEMENT OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE WETLANDS, LAKE, STREAM, AND/OR WATERS OF THE U.S. ON THE SUBJECT PROPERTY. THE AGENCY CONTACT INFORMATION IS PROVIDED BELOW:

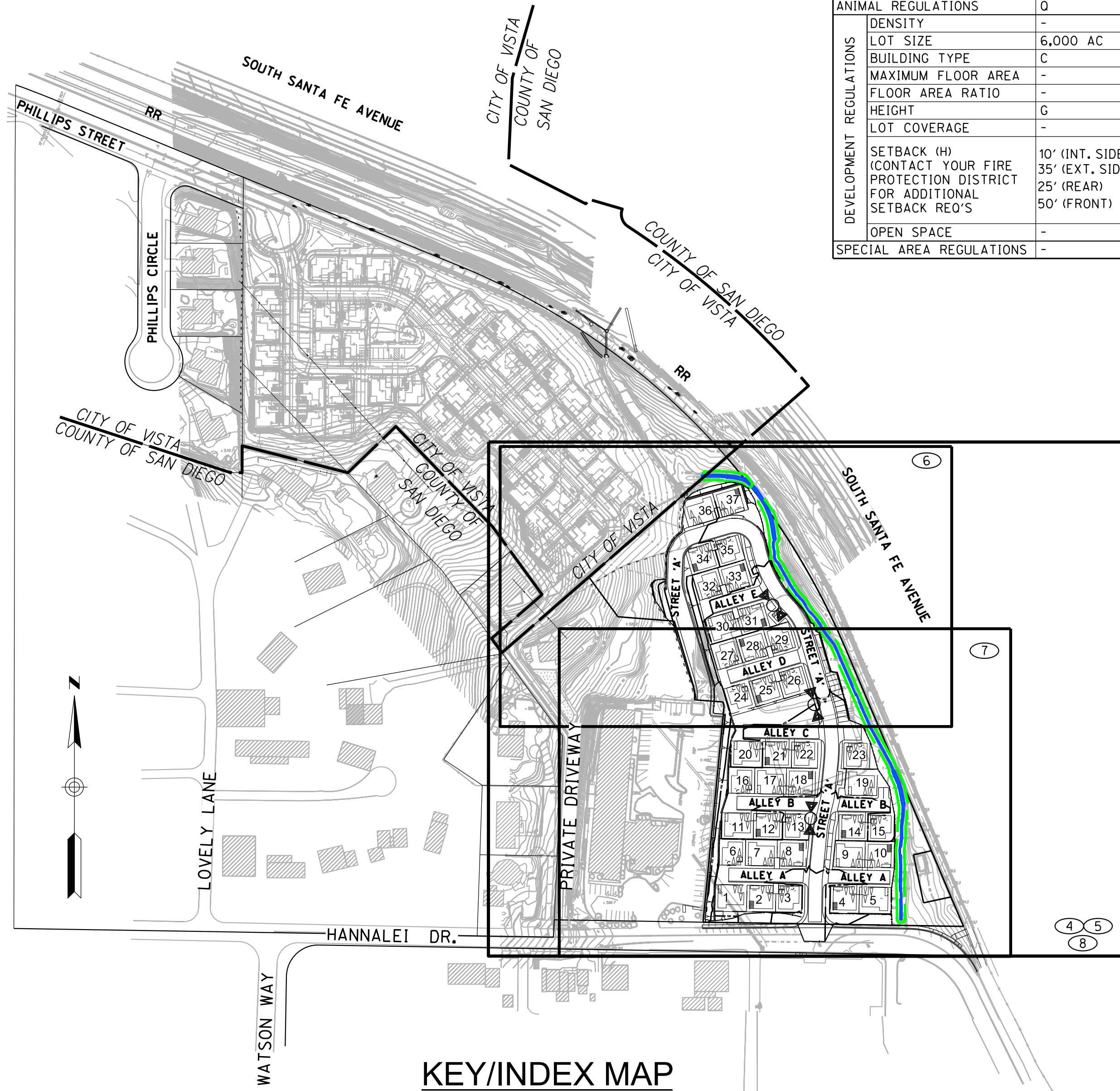
- U.S. ARMY CORPS OF ENGINEERS: 6010 HIDDEN VALLEY RD, SUITE 105, CARLSBAD, CA 92011-4219; (858) 674-5386; HTTP://WWW.USACE.ARMY.MIL/
- REGIONAL WATER QUALITY CONTROL BOARD: 9174 SKY PARK COURT, SUITE 100, SAN DIEGO, CA 92123-4340; (619) 467-2952; HTTP://WWW.WATERBOARDS.CA.GOV/SANDIEGO/
- UNITED STATES FISH AND WILDLIFE SERVICE: 2177 SALK AVE, SUITE 250, CARLSBAD, CA 92008; (760) 431-9440; HTTP://WWW.FWS.GOV/
- CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE: 3883 RUFFIN RD., SAN DIEGO, CA 92123; (619) 467-4204; HTTP://WWW.DFG.CA.GOV/

**WAIVER/DEVIATION REQUESTS:**

- PROJECT BOUNDARY SETBACK DEVIATION FOR UNIT 36 AND 37 25' REQUIRED  
19.8' PROVIDED (UNIT 36)  
23.3' PROVIDED (UNIT 37)
- PRIVATE USABLE OPEN SPACE DEVIATION  
10'X10' MINIMUM REQUIRED  
PROPOSE TO USE ENTIRE REAR AND SIDE YARD SPACE PROVIDED.

# COUNTY OF SAN DIEGO TRACT NO. VISTA II MULTI-FAMILY

ZONE BOX (RS)	
USE REGULATIONS	RS
ANIMAL REGULATIONS	0
DENSITY	-
LOT SIZE	6,000 AC
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
DEVELOPMENT REGULATIONS	-
SETBACK (H)	10' (INT. SIDE)
(CONTACT YOUR FIRE PROTECTION DISTRICT FOR ADDITIONAL SETBACK REQ'S)	35' (EXT. SIDE)
OPEN SPACE	25' (REAR)
SPECIAL AREA REGULATIONS	50' (FRONT)



**KEY/INDEX MAP**  
NOT TO SCALE

**INDEX LEGEND**

③	SHEET
37	SHEET NUMBER
▨	BUILDING NUMBER
⦿	FIRE HYDRANT

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	DETAILS SHEET
3	CROSS SECTIONS SHEET
4	EXISTING CONDITIONS SHEET
5	DEMOLITION PLAN SHEET
6	TENTATIVE MAP NORTH SHEET
7	TENTATIVE MAP SOUTH SHEET
8	TENTATIVE MAP FIRE TRUCK TRAVEL PATH SHEET

**DENSITY:**

MAXIMUM DENSITY ALLOWED: (7.3/AC) X 5.33 AC = 39 UNITS  
DENSITY PROPOSED: (3.9/AC) X 5.33 AC = 37 UNITS

**SOLAR ACCESS STATEMENT:**

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

KAREN VAN ERT, RCE 56991

**CONDOMINIUM STATEMENT:**

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODE. THE MAXIMUM NUMBER OF UNITS IS 37.

**GENERAL SLOPE ANALYSIS TABLE:**

LOT NO.	HIGH PT.	LOW PT.	LENGTH	SLOPE	AVG.
LOT 1	543	491	608	8.5%	
LOT 2	501	473	809	3.5%	
LOT 'A'	482	479	39	7.7%	

**COUNTY OF SAN DIEGO OPEN SPACE REQUIREMENTS:**

**PRIVATE USABLE OPEN SPACE:**  
REQUIRED: 400 sf/UNIT  
400 sf x 37 UNITS = 14,800 sf  
PROVIDED: 14,800 sf

**CONSERVATION/GROUP OPEN SPACE:**

REQUIRED: 25% OF SITE  
0.25 x 232,193 sf = 58,048 sf  
CONSERVATION OPEN SPACE: 51,182 sf  
GROUP OPEN SPACE: 10,280 sf  
TOTAL OPEN SPACE PROVIDED: 61,462 sf

**LOT INFORMATION:**

EXISTING	GROSS AC.	NET AC.	
LOT 1	8.93	8.93	
PROPOSED	GROSS AC.	OPEN SPACE	NET AC.
LOT 1	3.52	0	3.52
LOT 2	5.33	1.33	4.00
LOT 'A'	0.078	0	0.078

**OWNER**

BUENA VISTA BAPTIST CHURCH  
145 HANNALEI DRIVE  
VISTA, CA 92083

**OWNER'S CERTIFICATE**

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

BUENA VISTA BAPTIST CHURCH  
145 HANNALEI DRIVE  
VISTA, CA 92083

**APPLICANT**

WARMINGTON RESIDENTIAL  
3090 FULLMAN STREET  
COSTA MESA, CA. 92626  
(714) 434-4416

**LEGAL DESCRIPTION**

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 14, 1895.

BEGINNING AT A POINT IN THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, DISTANT THEREON SOUTH 89 DEGREES 37'16" EAST, 330.30 FEET FROM THE SOUTHEAST CORNER OF LOT 16 OF ORLEAVO HEIGHTS UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 1944, FILED SEPTEMBER 17, 1926, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 37'16" EAST 418.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32; THENCE SOUTH 89 DEGREES 37'16" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, 303.05 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID ATCHISON, TOPEKA AND SANTA FE RAILWAY; THENCE NORTH 23 DEGREES 40'46" WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 560.51 FEET TO THE BEGINNING OF A TANGENT CURVE, THEREIN, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1223.57 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE IN SAID SOUTHWESTERLY RIGHT OF WAY LINE, 384.12 FEET TO A POINT, A RADIAL LINE THROUGH SAID POINT BEARING NORTH 48 DEGREES 20' EAST; THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 48 DEGREES 20' WEST, 513.00 FEET; THENCE SOUTH 36 DEGREES 50' EAST, 178.38 FEET; THENCE SOUTH 2 DEGREES 10' WEST, 347.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32 OF SAID LAND, ALL MINERALS, OILS, GAS AND HYDRO-CARBON SUBSTANCES AS RESERVED BY CHARLES E. CARVER AND FLORA S. CARVER, IN DEED RECORDED MARCH 3, 1923 IN BOOK 926, PAGE 306 OF DEEDS.

A.P.N.: 183-060-84

**GENERAL NOTES**

- EXISTING LOTS: 1
- PROPOSED LOTS: 3
- TOTAL # OF MF UNITS PROPOSED: 37 UNITS
- TOTAL # OF MF UNITS (ALLOWED): 39 UNITS
- TOTAL EXISTING AREA: 8.93 ACRES
- A.P.N.: 183-060-84
- EXISTING/PROPOSED GENERAL PLAN LAND USE DESIGNATION: VILLAGE RESIDENTIAL (VR-7.3)
- EXISTING ZONING: RS
- PROPOSED ZONING: RS
- FIRE DISTRICT: VISTA FIRE PROTECTION DISTRICT
- WATER DISTRICT: VISTA IRRIGATION DISTRICT
- SCHOOL DISTRICT: VISTA UNIFIED SCHOOL DISTRICT
- SEWER DISTRICT: CITY OF VISTA (BUENA SANITATION DISTRICT)
- TAX RATE AREA: CITY OF VISTA
- PLANNING AREA: NORTH COUNTY METRO

**BENCHMARK**

GPS STA. 2066 PER ROS 14023  
VERTICAL DATUM: 1929 INGVN 29)  
ELEV.: 444.67

**TOPOGRAPHY SOURCE**

AERIAL SURVEY BY RICK ENGINEERING FLOWN: 12/16/2020

FIELD SURVEY VERIFICATION PERFORMED ON 4/08/2021  
BY RICK ENGINEERING COMPANY

**GEOTECHNICAL STUDY**

GEOTECHNICAL INVESTIGATION, A 5.3 ACRE PHILLIPS SANTA FE RESIDENTIAL DEVELOPMENT PROJECT DATED JUNE 11, 2021  
PREPARED BY LEIGHTON & ASSOCIATES, INC.

**GRADING QUANTITIES**

ALL QUANTITIES ARE PRELIMINARY ONLY  
PROPOSED CUT: 10,700 C.Y.  
PROPOSED FILL: 22,500 C.Y.  
PROPOSED IMPORT: 11,800 C.Y.

**PARKING TABLE**

REQUIRED (PER SEC. 6757 OFF-STREET PARKING REGULATIONS\*)  
\*3 BORM UNITS 2 SP/UNIT; 37 UNITS X 2 = 74 SPACES  
GUEST (0.2 SP/UNIT); 37 UNITS X 0.2 = 8 SPACES  
TOTAL REQUIRED: 82 SPACES

**PROVIDED**

GARAGES (2-CAR): 37 UNITS X 2-CAR GARAGE = 74 SPACES  
ON-STREET (GUEST): 37 SPACES  
TOTAL PROVIDED: 74+37 = 111 SPACES \*  
\* INCLUDES 1 ADA STALL

**Prepared By:**

Name: Rick Engineering Company

Address: 5620 Friars Road

San Diego, California 92110

Phone #: (619) 291-0707

Project Address: 143 HANNALEI DRIVE

VISTA, CA. 92083

Project Name: VISTA II MULTI-FAMILY

Revision 1: 10/13/2023

Revision 2: 4/17/2023

Revision 3: 9/30/2022

Revision 4: 10/13/2023

Revision 5: 4/17/2023

Revision 6: 9/30/2022

Revision 7: 10/13/2023

Revision 8: 4/17/2023

Revision 9: 9/30/2022

Revision 10: 10/13/2023

Revision 11: 4/17/2023

Revision 12: 9/30/2022

Revision 13: 10/13/2023

Revision 14: 4/17/2023

Revision 15: 9/30/2022

Revision 16: 10/13/2023

Revision 17: 4/17/2023

Revision 18: 9/30/2022

Revision 19: 10/13/2023

Revision 20: 4/17/2023

Revision 21: 9/30/2022

Revision 22: 10/13/2023

Revision 23: 4/17/2023

Revision 24: 9/30/2022

Revision 25: 10/13/2023

Revision 26: 4/17/2023

Revision 27: 9/30/2022

Revision 28: 10/13/2023

Revision 29: 4/17/2023

Revision 30: 9/30/2022

Revision 31: 10/13/2023

Revision 32: 4/17/2023

Revision 33: 9/30/2022

Revision 34: 10/13/2023

Revision 35: 4/17/2023

Revision 36: 9/30/2022

Revision 37: 10/13/2023

Revision 38: 4/17/2023

Revision 39: 9/30/2022

Revision 40: 10/13/2023

Revision 41: 4/17/2023

Revision 42: 9/30/2022

Revision 43: 10/13/2023

Revision 44: 4/17/2023

Revision 45: 9/30/2022

Revision 46: 10/13/2023

Revision 47: 4/17/2023

Revision 48: 9/30/2022

Revision 49: 10/13/2023

Revision 50: 4/17/2023

Revision 51: 9/30/2022

Revision 52: 10/13/2023

Revision 53: 4/17/2023

Revision 54: 9/30/2022

Revision 55: 10/13/2023

Revision 56: 4/17/2023

Revision 57: 9/30/2022

Revision 58: 10/13/2023

Revision 59: 4/17/2023

Revision 60: 9/30/2022

Revision 61: 10/13/2023

Revision 62: 4/17/2023

Revision 63: 9/30/2022

Revision 64: 10/13/2023

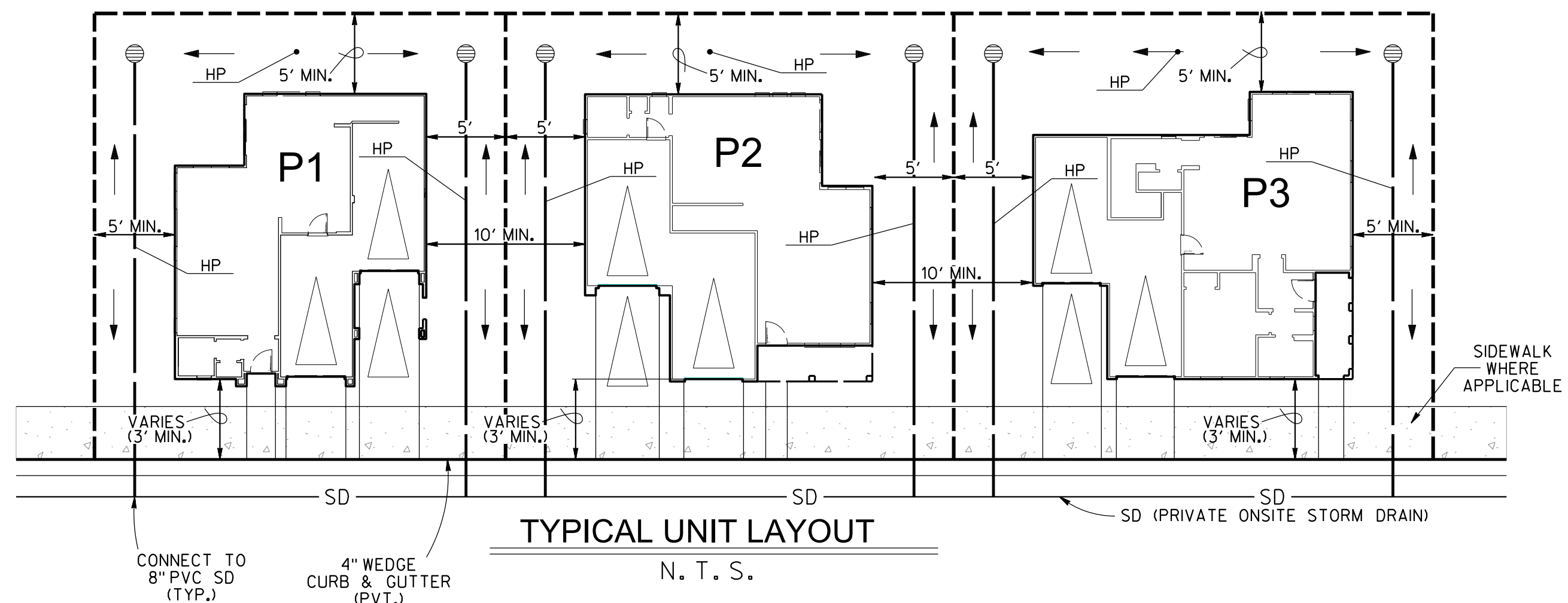
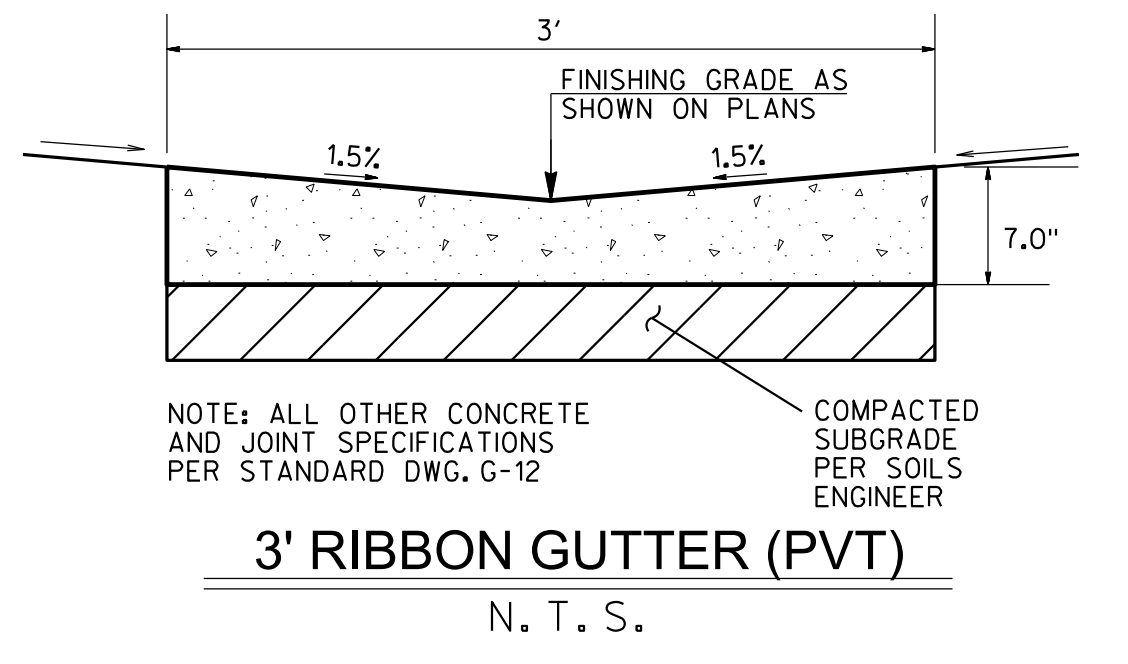
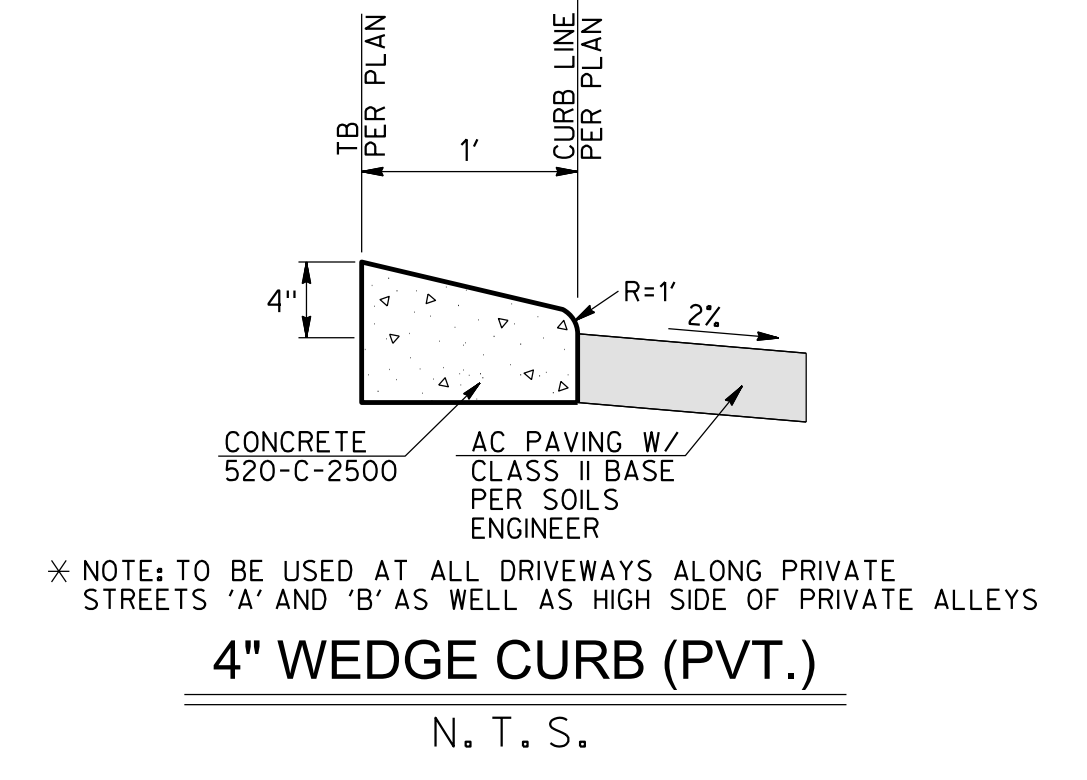
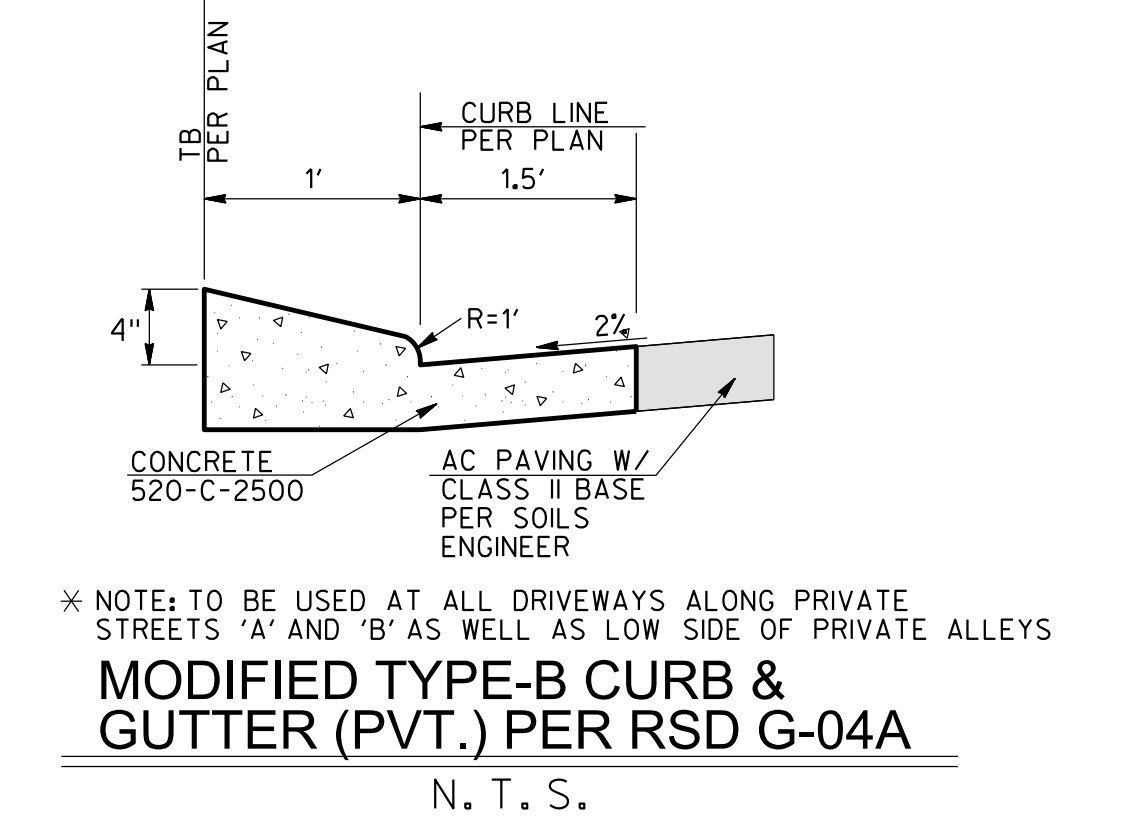
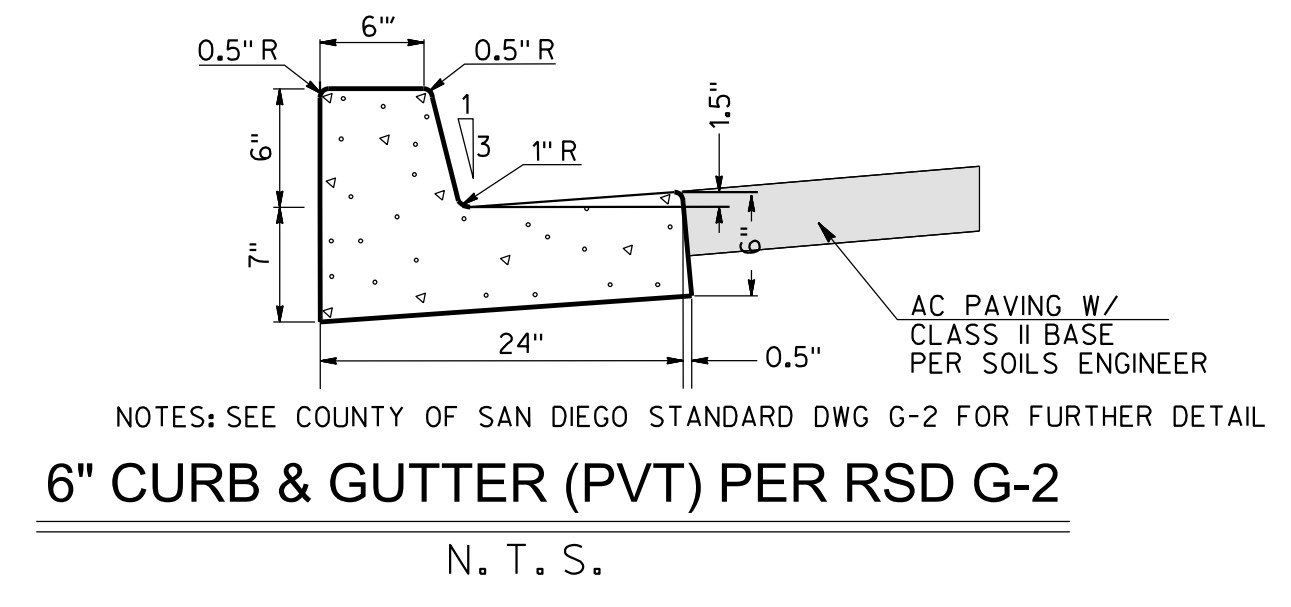
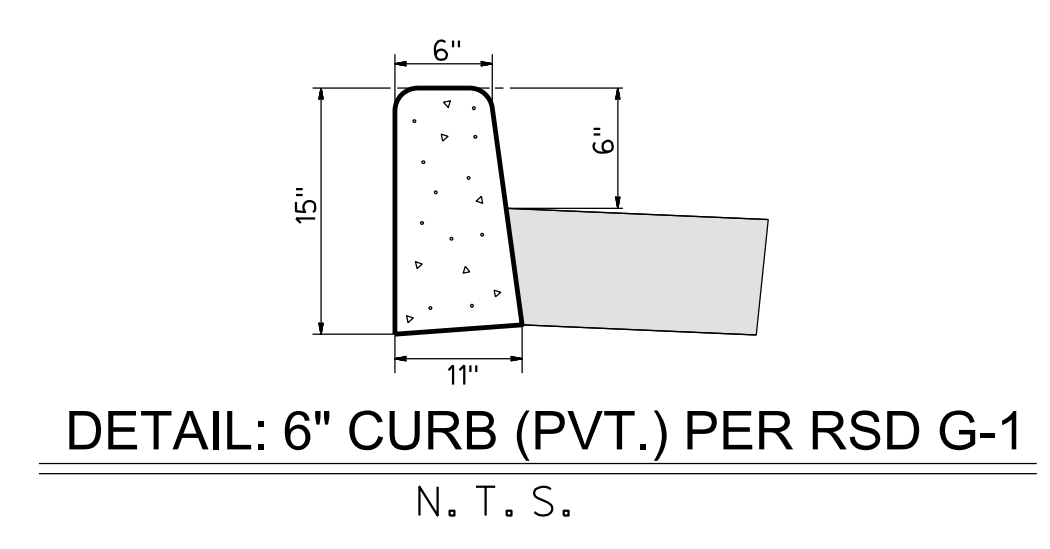
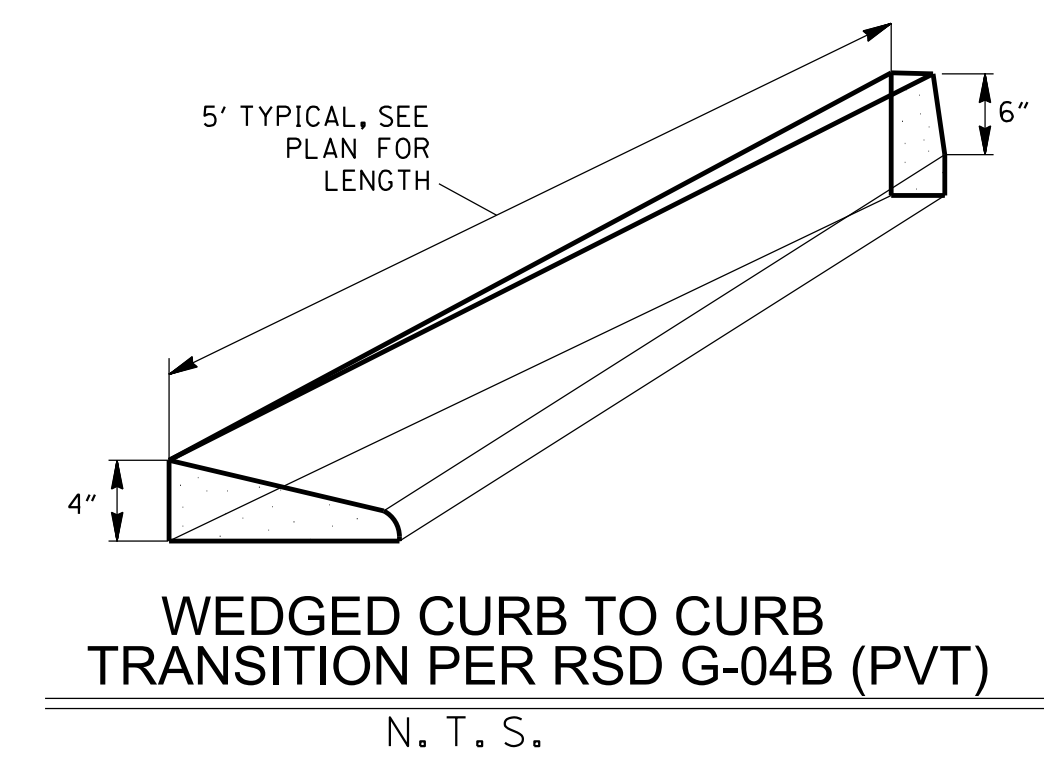
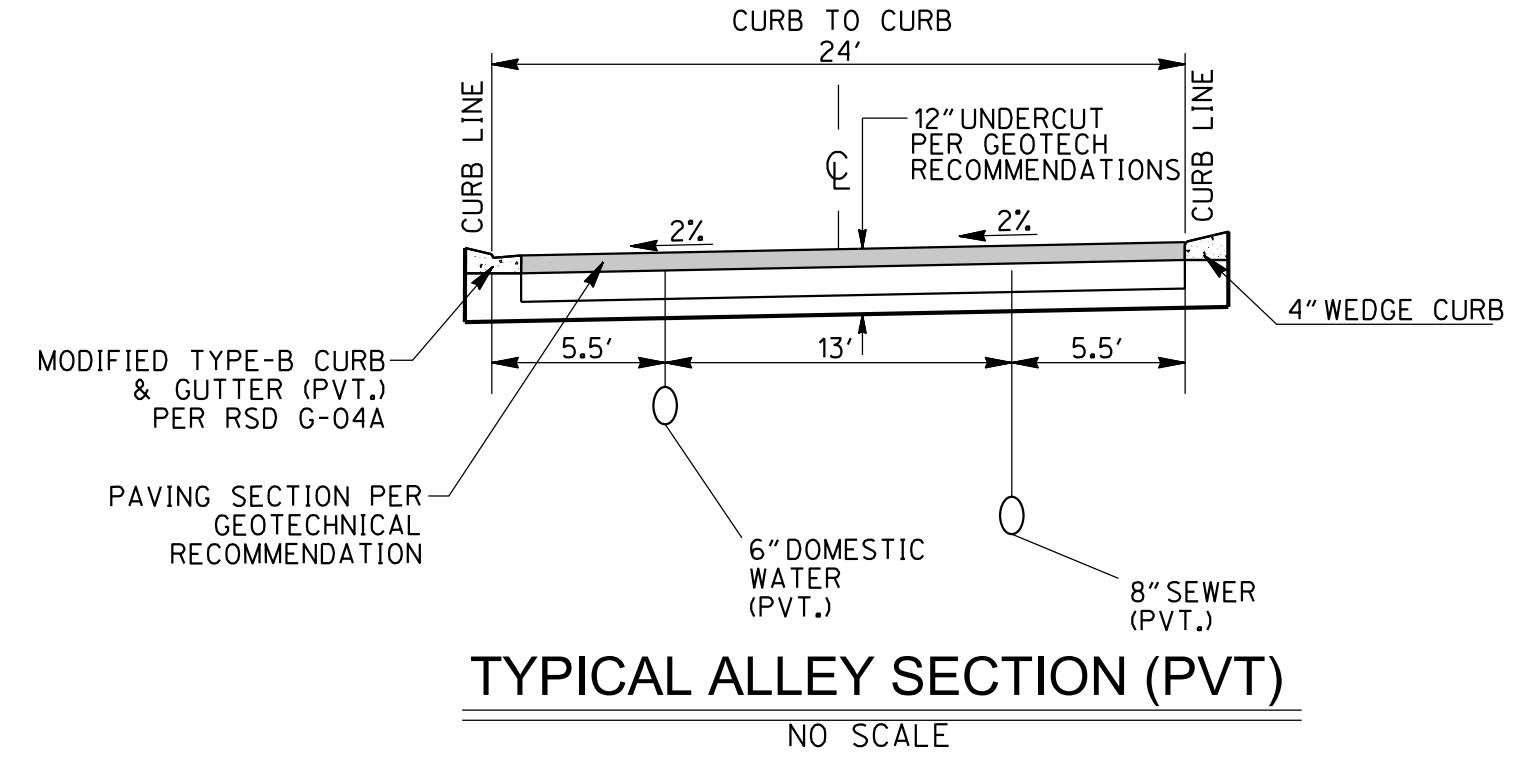
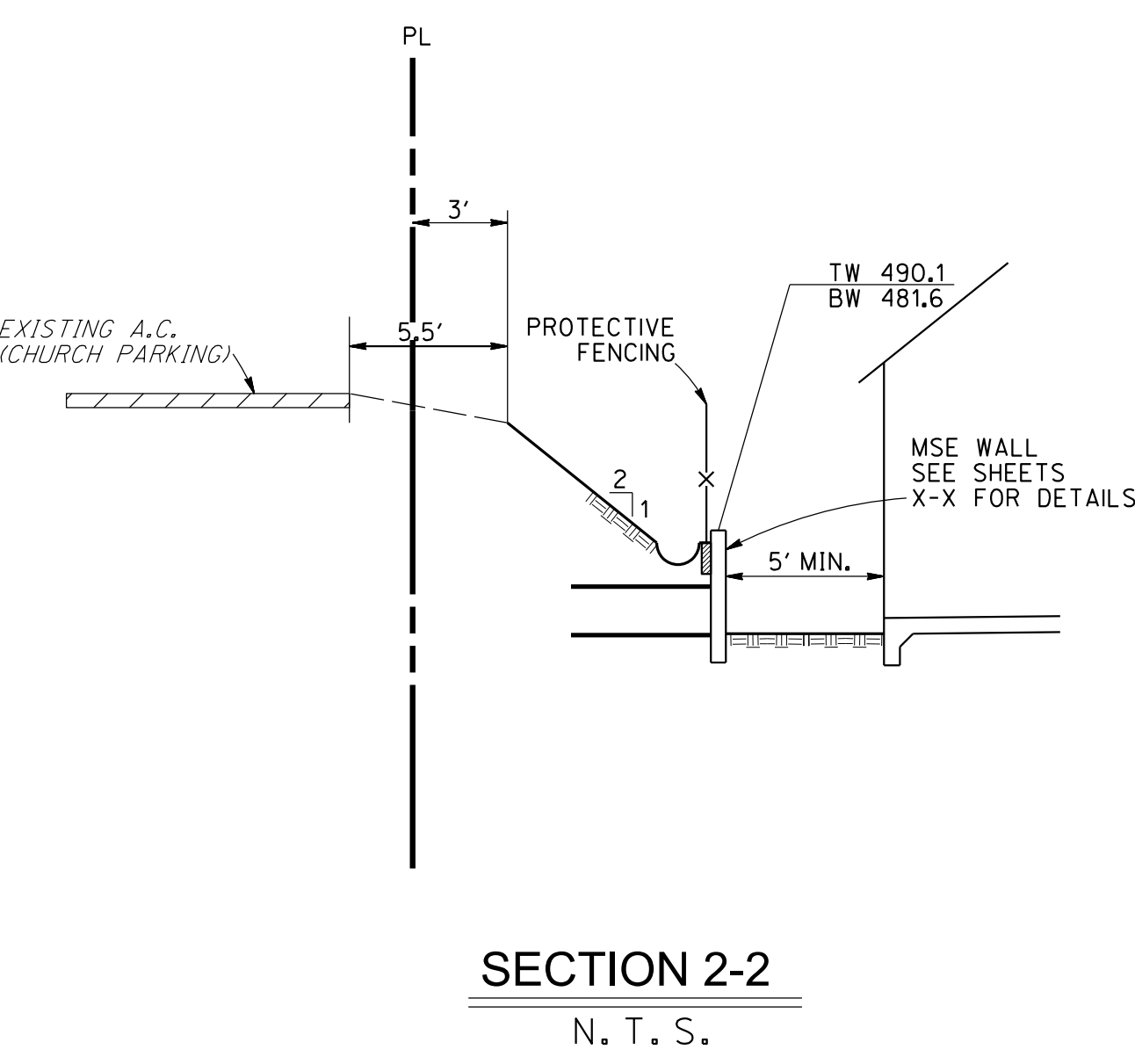
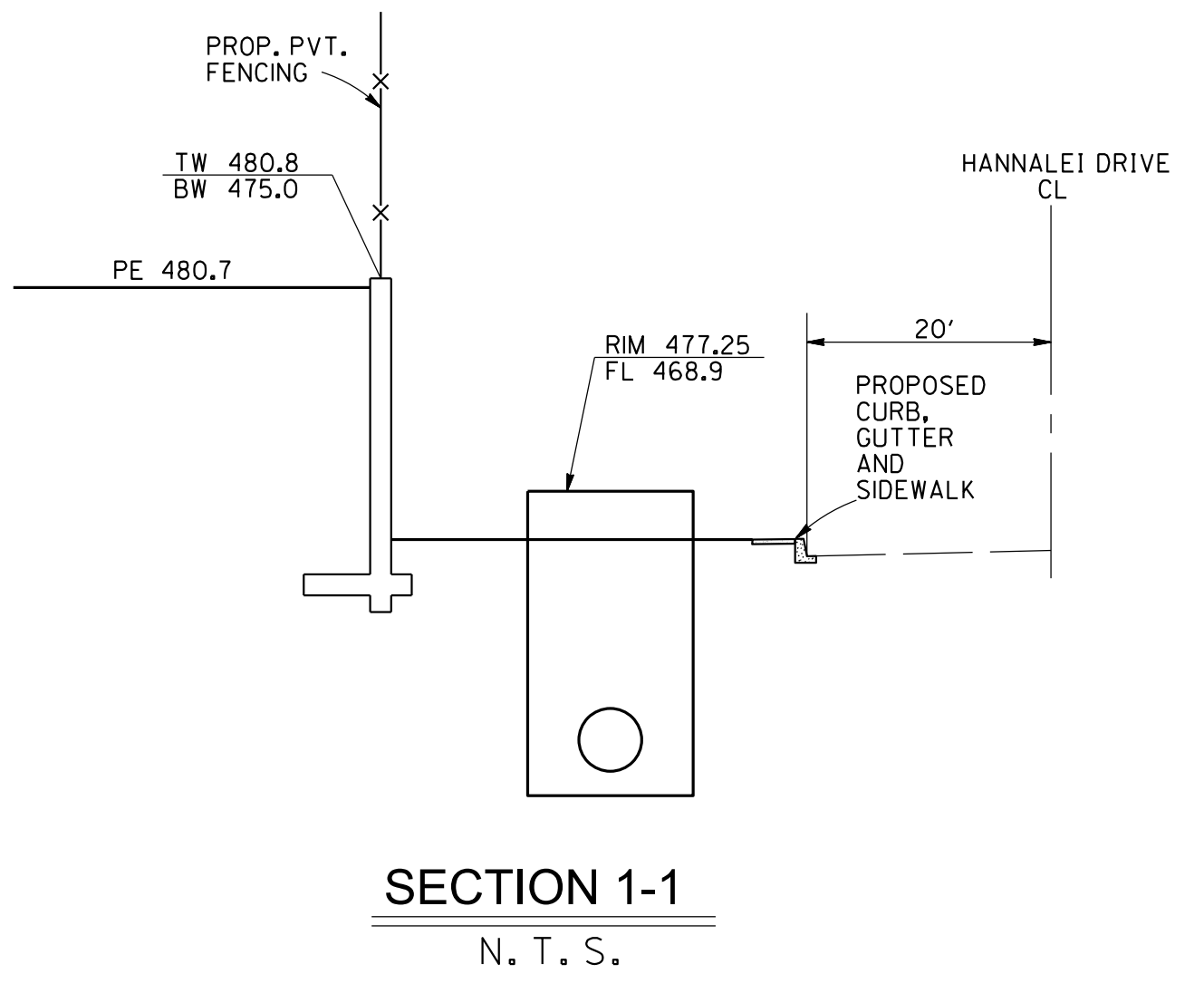
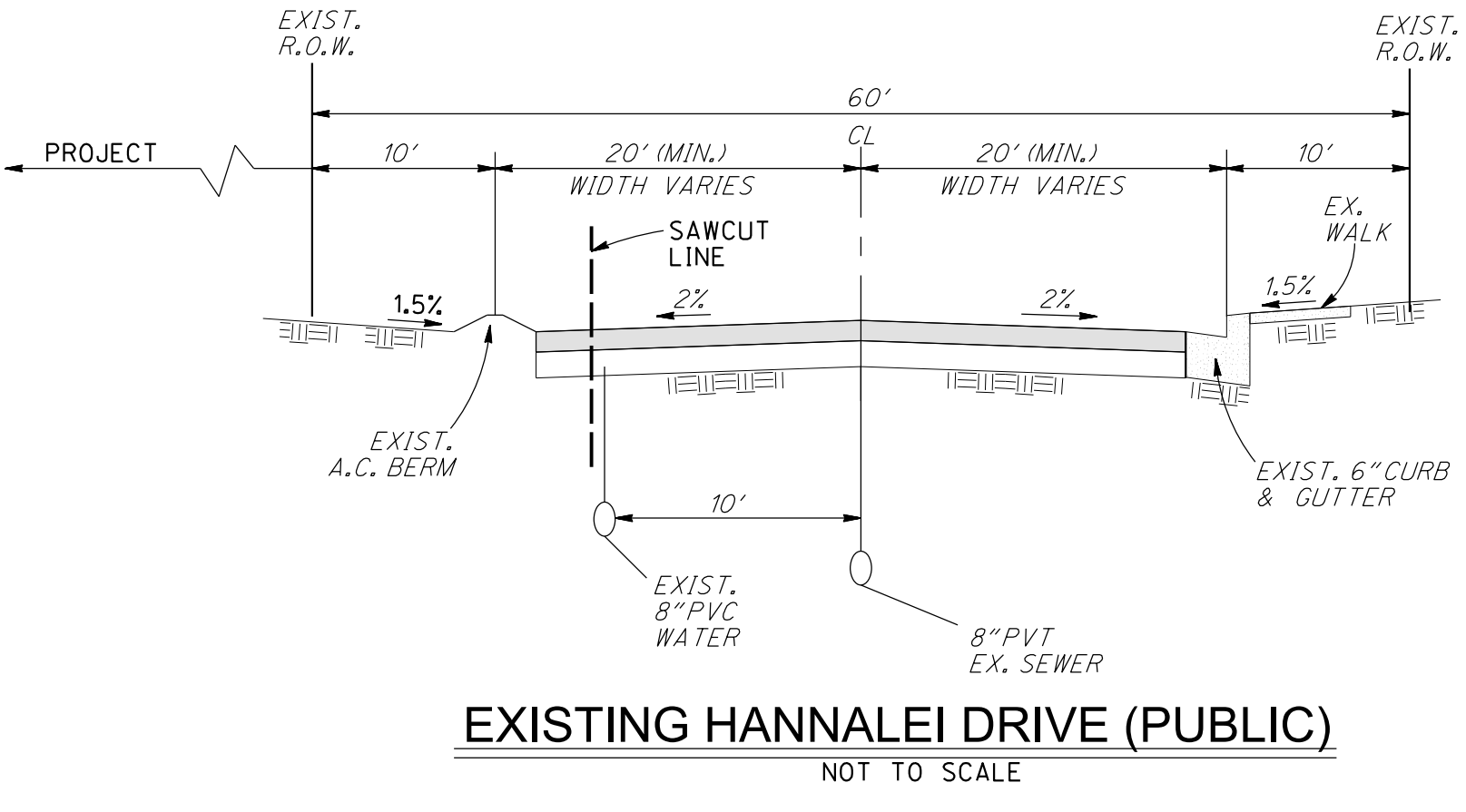
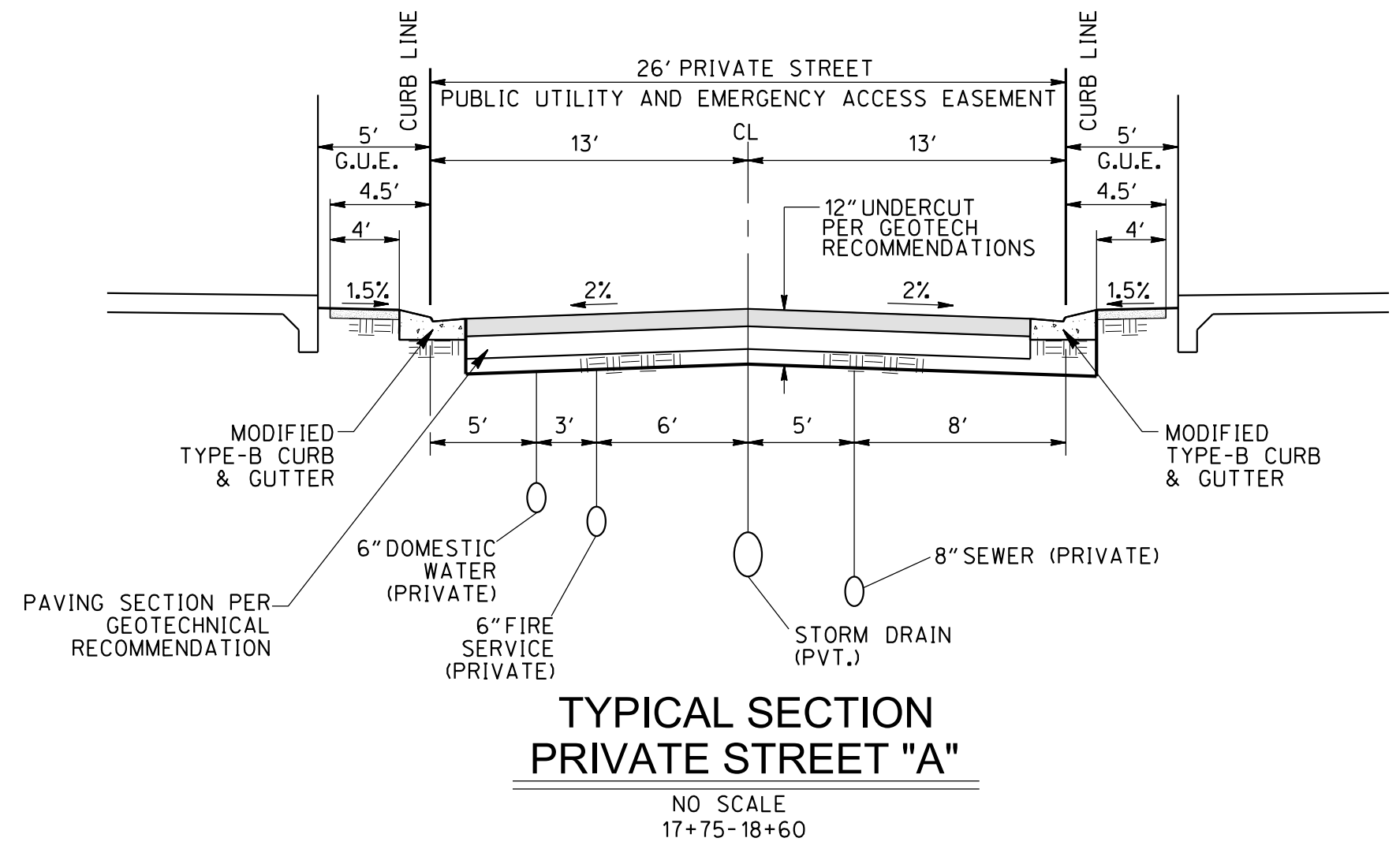
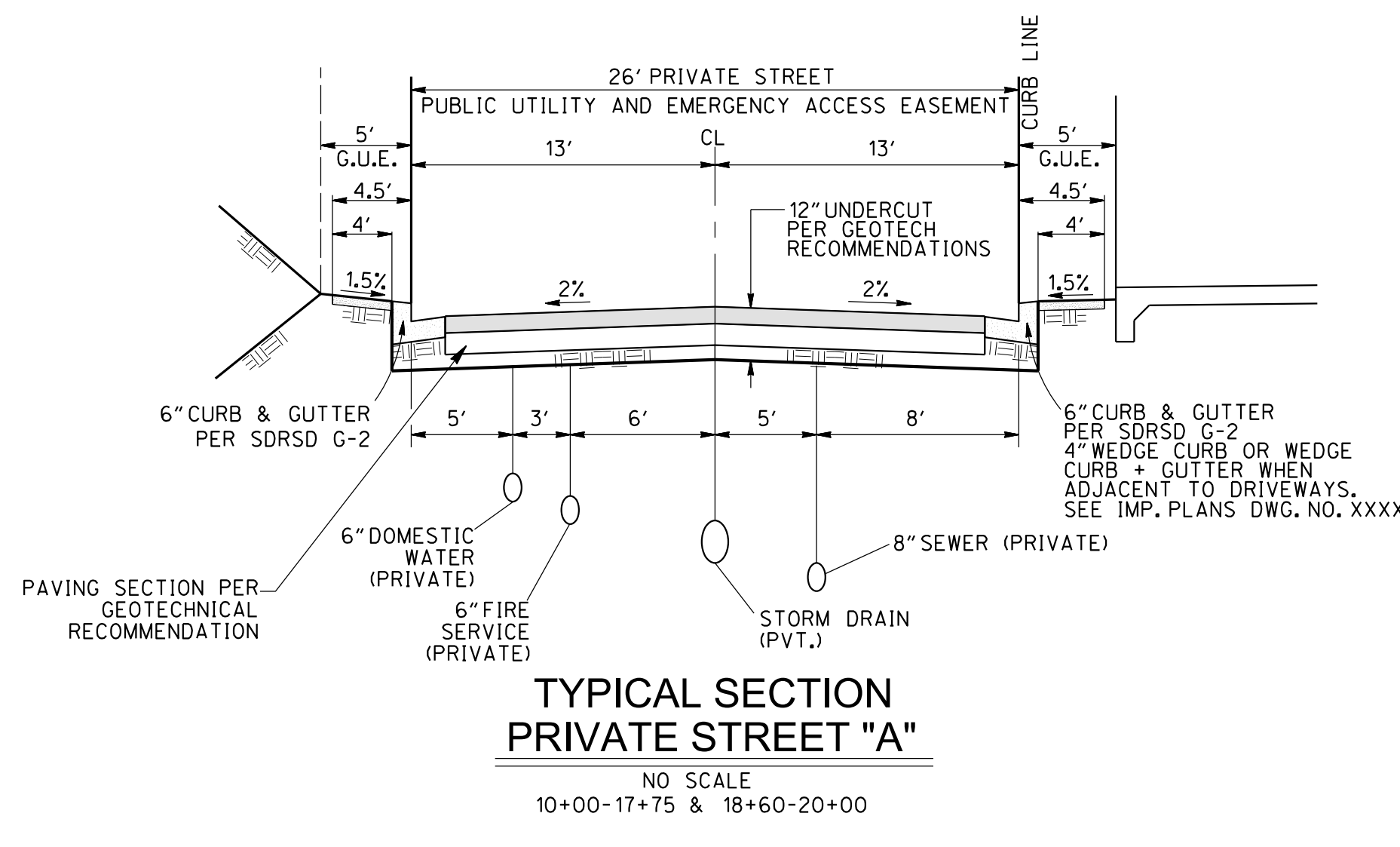
Revision 65: 4/17/2023

Revision 66: 9/30/2022

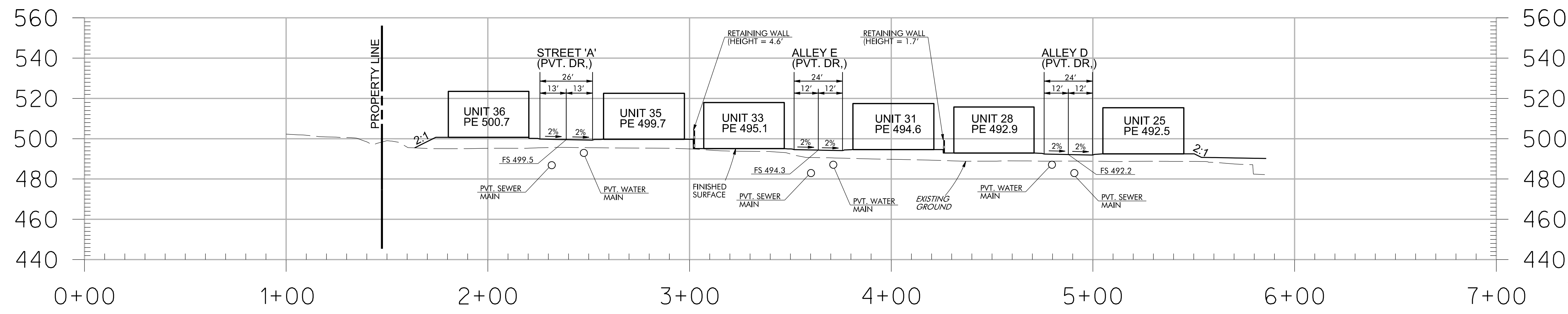
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Revision 68: 4/17/2023

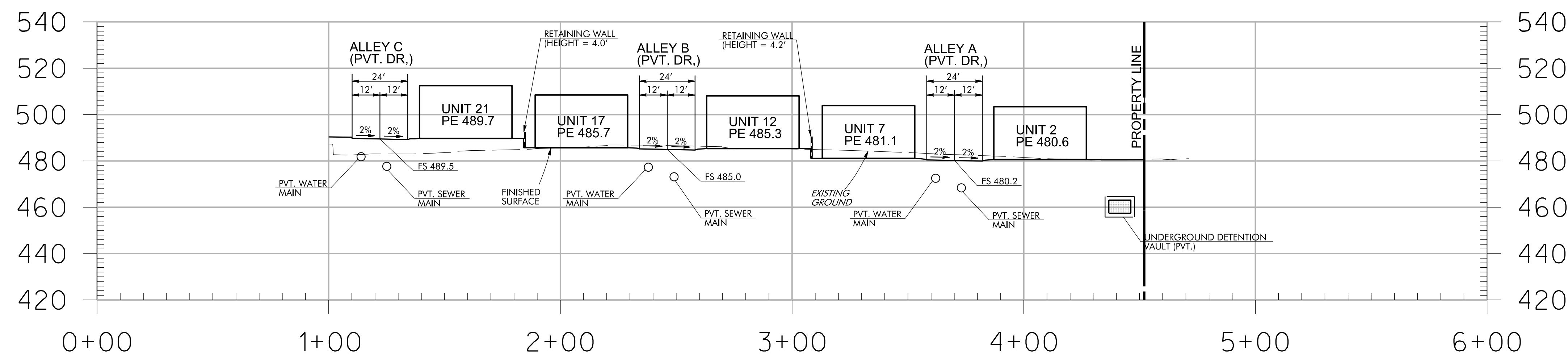
Revision 69:



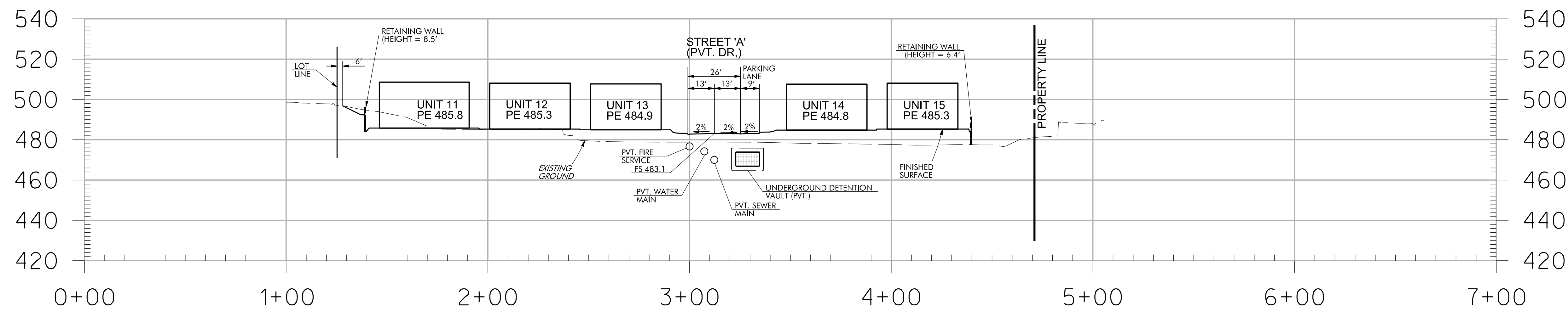
Prepared By: Rick Engineering Company	Revision 14: _____
Name: _____	Revision 13: _____
Address: 5620 Friars Road San Diego, California 92110	Revision 12: _____
Phone #: (619) 291-0707	Revision 11: _____
Project Address: 143 HANNALEI DRIVE VISTA, CA. 92083	Revision 10: _____
Project Name: VISTA II MULTI-FAMILY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



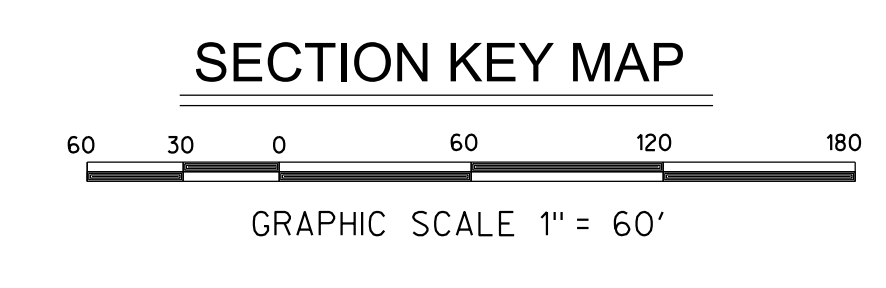
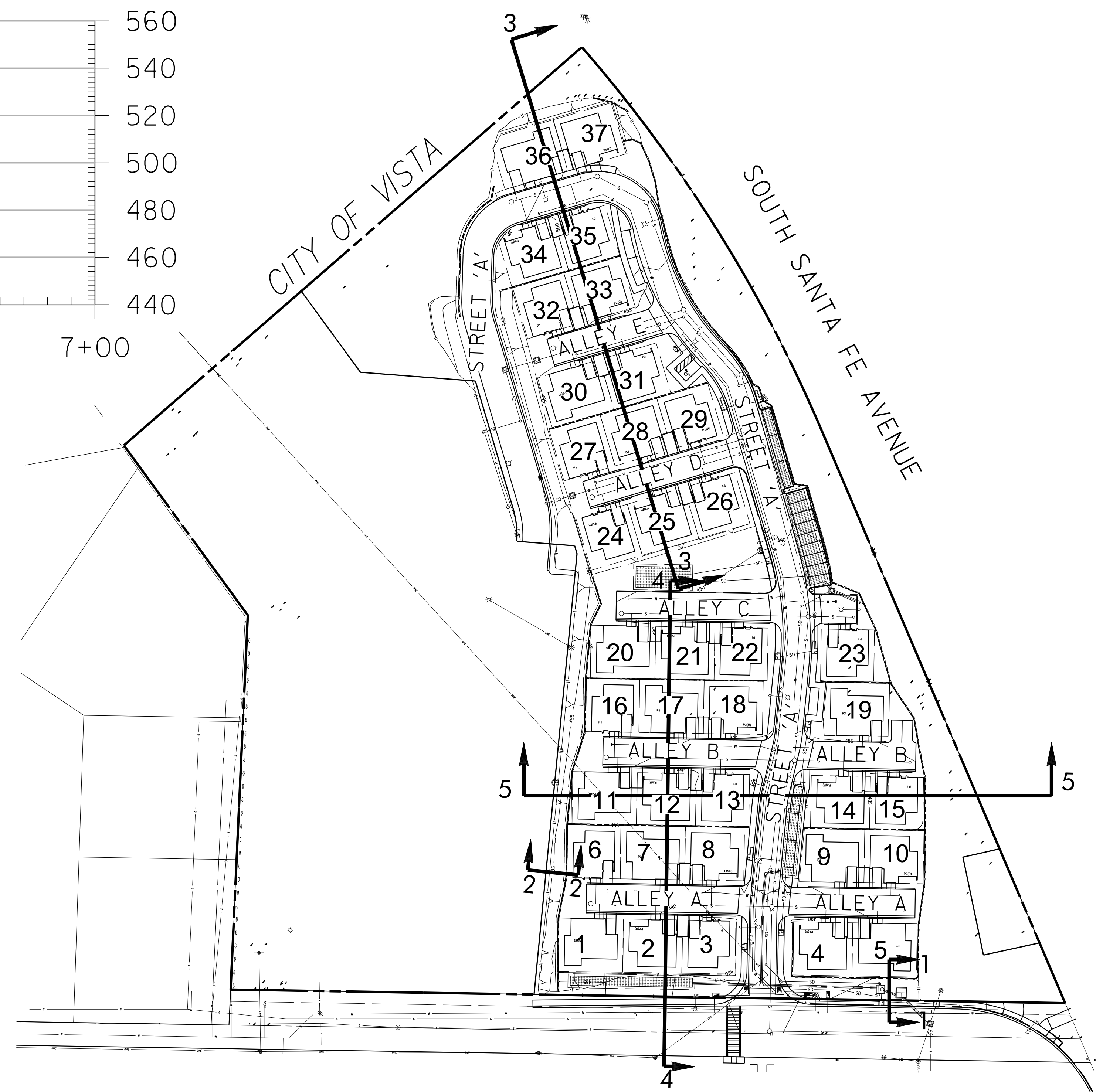
SECTION 3-3  
N. T. S.



SECTION 4-4  
N. T. S.



SECTION 5-5  
N. T. S.



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

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: _____
	Revision 5: _____
Project Name: VISTA II MULTI-FAMILY	Revision 4: _____
	Revision 3: _____
	Revision 2: 10/13/2023
	Revision 1: 4/17/2023
Sheet Title: TENTATIVE MAP	Original Date: 9/30/2022
SITE CROSS SECTIONS	Sheet 3 of 8
	COUNTY OF SAN DIEGO TRACT NO. 1M



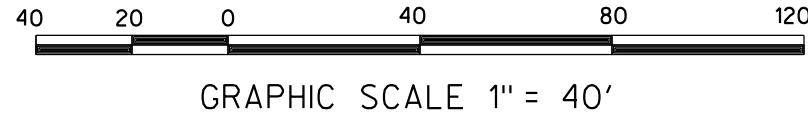
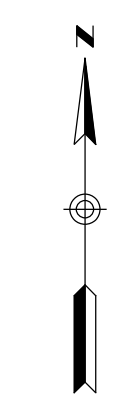
**EASEMENT NOTES**

- (A) EXISTING TEMPORARY CONSTRUCTION EASEMENT  
PER DEED REC. 05-26-2015  
DOC. NO. 2015-0264903 & REC. 03-04-2015  
DOC. NO. 20015-0098147 TO REMAIN
- (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. 2010-024091 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. 1109, 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.



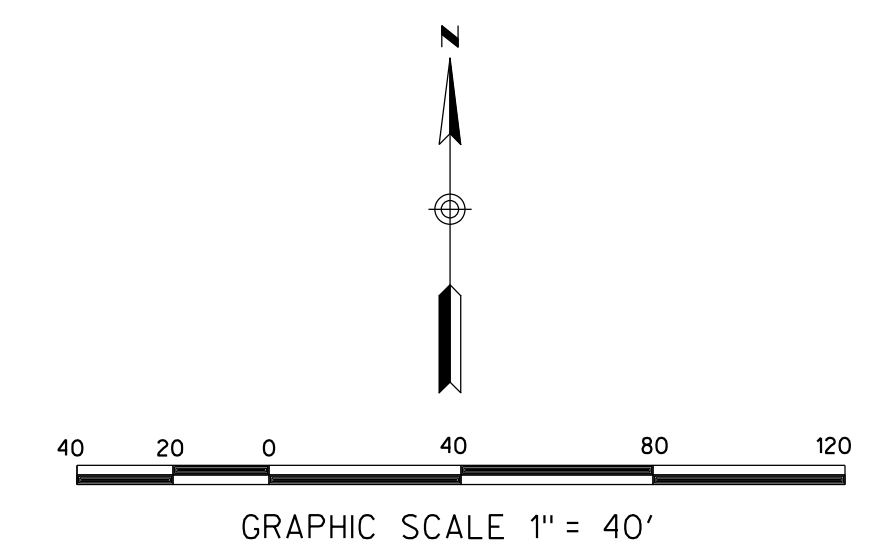
Prepared By: Rick Engineering Company  
 Name: \_\_\_\_\_  
 Address: 5620 Friars Road  
 San Diego, California 92110  
 Phone #: (619) 291-0707  
 Project Address: 143 HANNALEI DRIVE  
 VISTA, CA. 92083  
 Project Name: VISTA II MULTI-FAMILY

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	10/13/2023
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Original Date:	9/30/2022
Sheet Title:	TENTATIVE MAP
EXISTING CONDITIONS	
Sheet 4 of 8	
COUNTY OF SAN DIEGO	
TRACT NO. 1M	



- DEMOLITION NOTES:**
- ① REMOVE EXISTING BUILDING FOUNDATION
  - ② REMOVE EXISTING AC PAVEMENT
  - ③ REMOVE EXISTING CURB
  - ④ REMOVE EXISTING RETAINING WALL
  - ⑤ REMOVE EXISTING STORM DRAIN STRUCTURE
  - ⑥ REMOVE EXISTING TABLES
  - ⑦ REMOVE EXISTING ASPHALT
  - ⑧ REMOVE EXISTING DITCH
  - ⑨ CUT AND CAP EXISTING SEWER LATERAL AT ROW
  - ⑩ CUT AND CAP EXISTING WATER LATERAL AT ROW
  - ⑪ REMOVE EXISTING BACKFLOW DEVICE
  - ⑫ REMOVE EXISTING WATER METER
  - ⑬ REMOVE EXISTING STEPS AND HANDRAILS
  - ⑭ EXISTING POWERPOLES/GUYWIRE, PROTECT IN PLACE
  - ⑮ EXISTING DRY UTILITY, PROTECT IN PLACE
  - ⑯ EXISTING STORM DRAIN STRUCTURE, PROTECT IN PLACE
  - ⑰ EXISTING SEWER MANHOLE, PROTECT IN PLACE
  - ⑱ EXISTING RETAINING WALL, PROTECT IN PLACE
  - ⑲ EXISTING FENCE, PROTECT IN PLACE
  - ⑳ EXISTING BUILDING, PROTECT IN PLACE
  - ㉑ EXISTING CELL TOWER, PROTECT IN PLACE
  - ㉒ EXISTING TRAFFIC SIGN, PROTECT IN PLACE

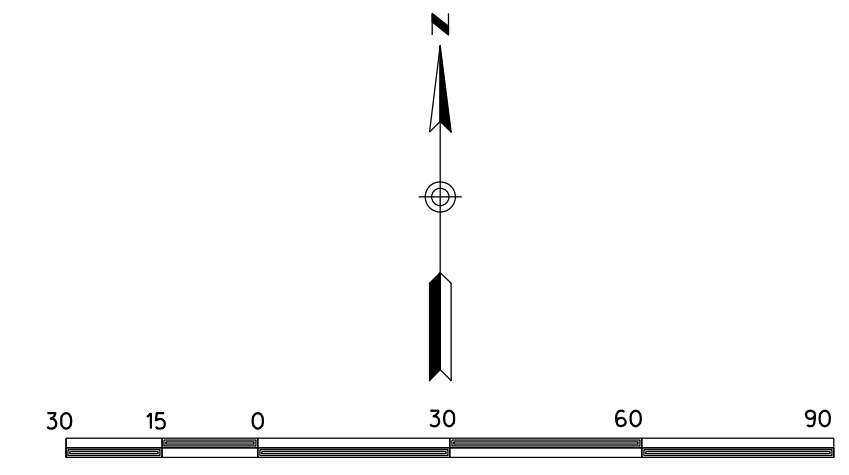
<b>Prepared By:</b> Name: Rick Engineering Company	Revision 14: _____
Address: 5620 Friars Road San Diego, California 92110	Revision 13: _____
Phone #: (619) 291-0707	Revision 12: _____
<b>Project Address:</b> 143 HANNALEI DRIVE VISTA, CA. 92083	Revision 11: _____
<b>Project Name:</b> VISTA II MULTI-FAMILY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



**RICK** ENGINEERING COMPANY  
5620 FRIARS ROAD  
SAN DIEGO, CA 92110  
619-291-0707  
FAX: 619-291-4165  
rickengineering.com  
Riverside • Orange • Sacramento • San Luis Obispo • Phoenix • Tucson • Denver

**PHILLIPS BALLFIELD**  
EXISTING CONDITIONS MAP FOR: VISTA II

**PRELIMINARY**  
NOT FOR CONSTRUCTION



**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 REC. 47/9/1911 IN BOOK 235, 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**

- 1 6" CURB (PRIVATE)
- 2 6" CURB & GUTTER (PRIVATE)
- 3 4" WEDGE CURB (PRIVATE)
- 4 4" WEDGE CURB & GUTTER (PRIVATE)
- 5 4' SIDEWALK
- 6 PROPOSED PEDESTRIAN RAMP
- 7 P.V.C. WATER (PRIVATE)
- 8 8" P.V.C. SEWER (PRIVATE)
- 9 6" PVC FIRE SERVICE (PRIVATE)
- 10 PRIVATE RPDA
- 11 CONCRETE CROSS GUTTER
- 12 PARKING STALL (9' X 18')
- 13 PARALLEL PARKING STALL (9' X 23')
- 14 PROPOSED STREET LIGHT
- 15 6' BUFFER (FROM AQUATIC RESOURCE)
- 16 RIPRAP PAD
- 17 PROPOSED FIRE HYDRANT
- 18 PROPOSED TYPE F CATCH BASIN
- 19 PROPOSED TYPE A-4 C.O.

**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**

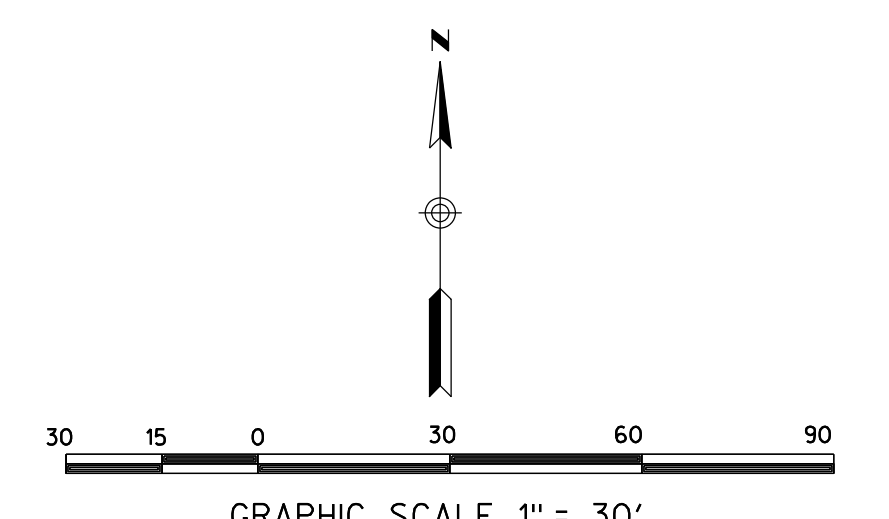
ON-STREET VEHICULAR PARKING IS NOT ALLOWED ON STREET A OR ALLEYS A,B,C,D AND E, EXCEPT WHERE DESIGNATED

**NOTE**

PROPOSED STREET LIGHTS WILL COMPLY WITH STREET LIGHTING SPECIFICATIONS

SEE SHEET NO. 7

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Name:		Revision 13:	
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Sheet Title:	TENTATIVE MAP	Revision 7:	
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		Sheet	6 of 8
		COUNTY OF SAN DIEGO	TRACT NO. 1M



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- 15 6' BUFFER (FROM AQUATIC RESOURCE)
- 16 6" CURB & GUTTER (PUBLIC)
- 17 4" SIDEWALK (PUBLIC)
- 18 STREET LIGHT (PUBLIC)
- 19 MOD. D-25
- 20 PROPOSED TYPE F CATCH BASIN
- 21 PROPOSED TYPE A-4 C.O.

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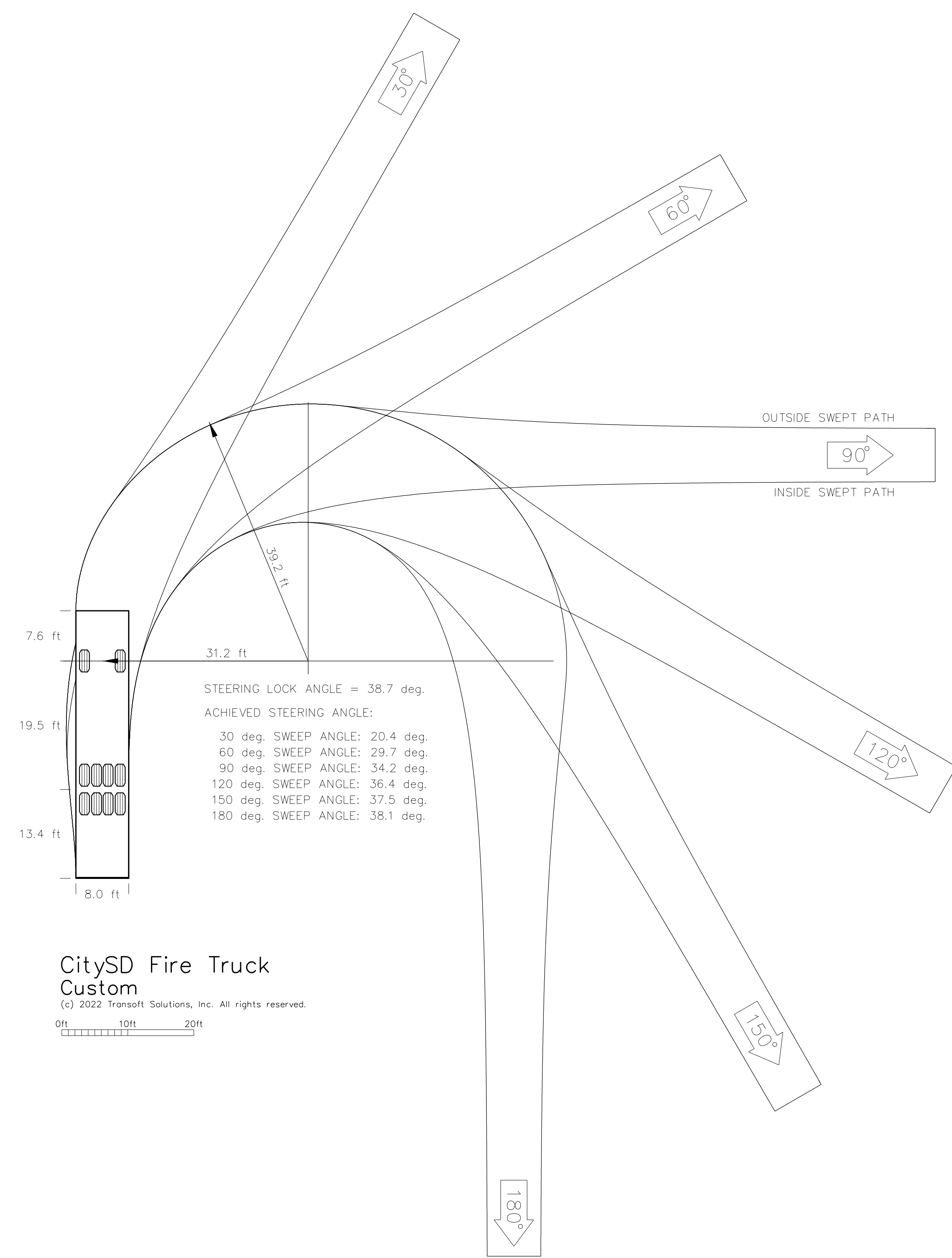
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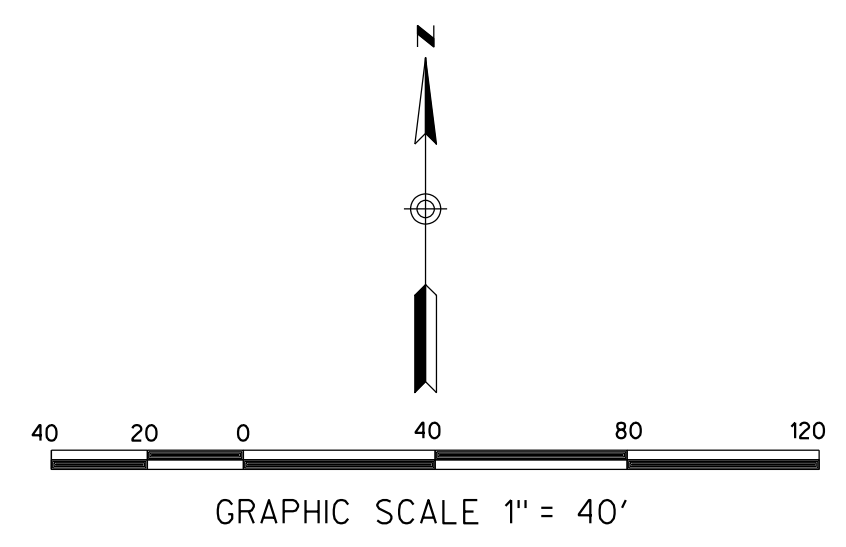
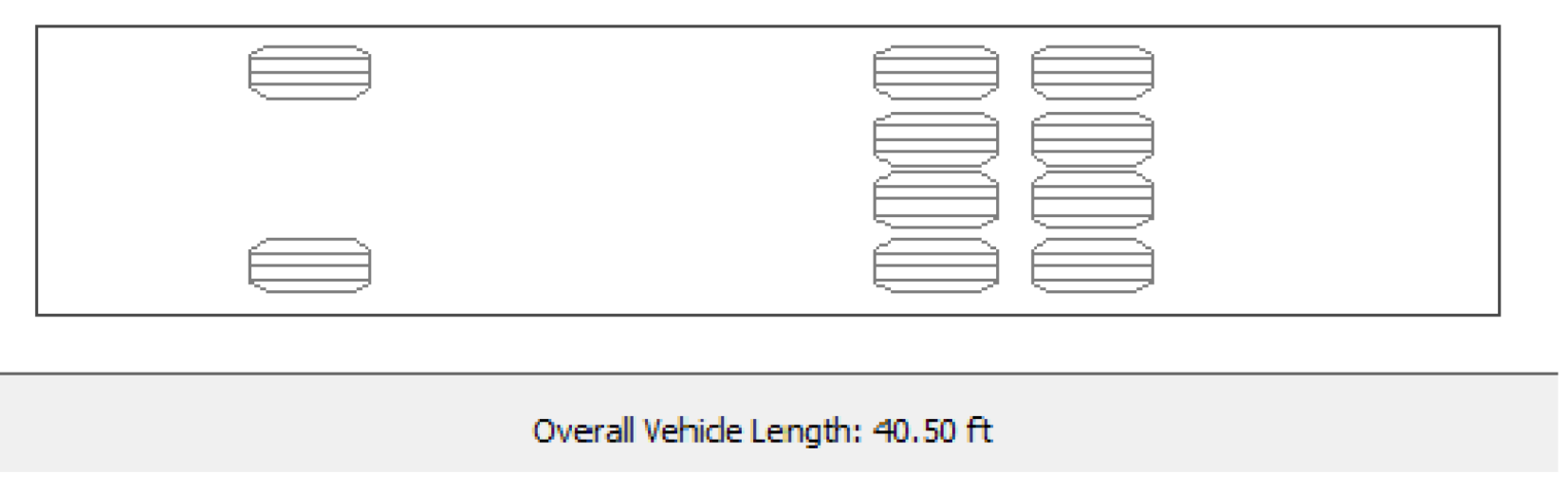
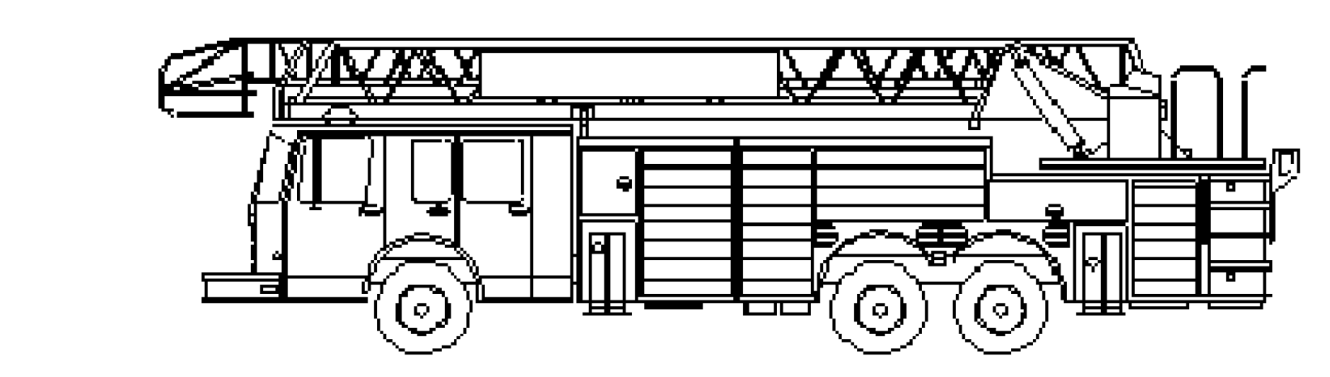
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		Sheet	7 of 8
		COUNTY OF SAN DIEGO	TRACT NO. 1M



CitySD Fire Truck  
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 Sheet Title: TENTATIVE MAP  
 FIRE TRUCK TRAVEL PATH