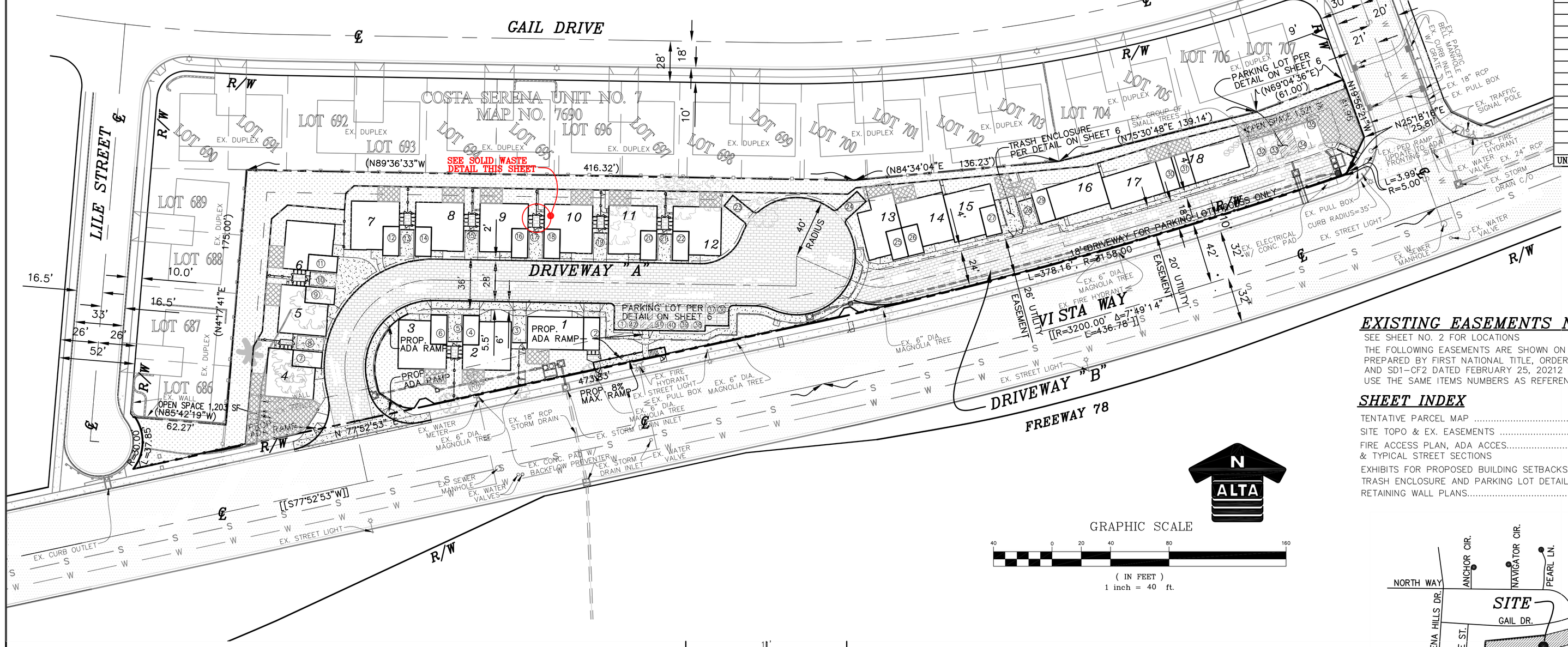
VISTA WAY HOMES



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

PARKING SCHEDULE

UNIT NO.	GARAGE	DETACHED
1	2	1
2	4	3
3	6	5
4	7	8
5	9	10
6	11	40
7	12	13
8	14	15
9	16	17
10	18	19
11	20	21
12	22	23
13	25	24
14	26	39
15	27	28
16	29	32
17	30	33
18	31	34
UNASSIGNED PARKING SPACES 35-38		

General Notes

THIS PROJECT IS A COMMON INTEREST DEVELOPMENT FOR SENIOR HOUSING. CCR'S WILL BE PREPARED FOR THIS PROJECT TO DEFINE AND MAINTAIN COMMON USE AREAS SUCH AS DRIVEWAYS, PARKING, LANDSCAPING & ETC. AFFORDABLE HOUSING (D21-00005) IS INCLUDED AS A PART OF THIS PROJECT ALONG WITH BONUS DENSITY (DB21-00003)

1. EXISTING GROSS SUBDIVISION AEREA: 1.97 AC
2. PROPOSED GROSS SUBDIVISION AEREA: 1.97 AC
3. PROPOSED PUBLIC STREET DEDICATION: 0 AC
4. PROPOSED PRIVATE STREET AREA: 0 AC
5. TOTAL NUMBER OF EXISTING LOTS: 1
6. TOTAL NUMBER OF PROPOSED LOTS: 1
7. TOTAL NUMBER OF PROPOSED PROPOSED UNITS: 18
8. PROPOSED PARKING:
   1 ATTACHED GARAGE SPACE PER UNIT=18
   UNATTACHED STANDARD PARKING SPACES (18'x9')=20
   UNATTACHED COMPACT PARKING SPACES (16'x8')=2
   VAN ACCESSABLE HADICAPPED PARKING SPACES=2
   TOTAL PARKING SPACES PROPOSED=42
   PARKING SPACES PER UNIT=2.33
9. ASSESSOR'S PARCEL NUMBER: 165-493-47
10. SITE ADDRESS: 3710 VISTA WAY
    OCEANSIDE, CA 92056
11. PORTIONS OF LOTS 684, 685, 708 THROUGH 720, LOTS 721 THROUGH 725 AND PORTIONS OF LOTS 726 AND 727 OF COSTA SERENA UNIT NO. 7, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7690, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 3, 1973, TOGETHER WITH THAT PORTION OF PORT CIRCLE STREET AS VACATED BY RESOLUTION RECORDED FEBRUARY 26, 2002 AS FILE NO. 2002-0159407 OF OFFICIAL RECORDS.
12. EXISTING GENERAL PLAN LAND USE: RESIDENTIAL
13. PROPOSED USE: RESIDENTIAL-SENIOR HOUSING
14. EXISTING ZONNING: RM-A
15. –
16. PROPOSED DENSITY: 18/1.97=9.14 DU/AC
17. STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
18. MINIMUM REQUIRED OPEN SPACE IS 300 SF PER UNIT=18x300=5,400 SF
    COMMON OPEN SPACE IS LOCTED IN TWO AREAS OF 1,521 SF+1,203 SF=2,724 SF
    EACH UNIT WILL HAVE A MINIMUM OF 150 SF OF PRIVATE OPEN SPACE
19. FOR PROPOSED FENCING & SIGNAGE SEE LANDSCAPE PLANS FOR THIS PROJECT.
20. RENEWABLE ENERGY: SECTION 3047 OF THE ZONING ORDINANCE WILL BE A CONDITIONED FOR THIS PROJECT

	SITE AREA IN AC	SITE DENSITY DU/AC	GENERAL PLAN	ZONING	LANDSCAPING
EXISTING	1.97	0	RESIDENTIAL	RM-A	VACANT
PROPOSED	1.97	9.14	RESIDENTIAL SINGLE-FAMILY	RM-A	40%

UNIT #	BUILD. AREA IN SF	SETBACKS
1, 14-18	1,069	REAR 15'
2-12	1,089	SIDE 15'
13	1,114	FRONT 20'
18 UNITS TOTAL		

AFFORDABLE HOUSING

UNITS 16, 17 & 18 ARE PROPOSED TO BE AFFORDABLE THE AFFORDABLE HOUSING UNITS FOR THIS SITE. 3/18=16.7 OF THE PROPOSED DWELLINGS FOR THIS SITE WILL BE AFFORDABLE HOUSING.

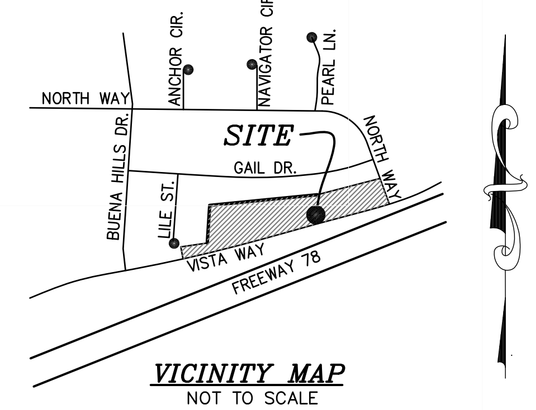
EXISTING EASEMENTS NOTES

SEE SHEET NO. 2 FOR LOCATIONS

THE FOLLOWING EASEMENTS ARE SHOWN ON THE TITLE REPORT PREPARED BY FIRST NATIONAL TITLE, ORDER NO. 00147440-996- AND SD1-CF2 DATED FEBRUARY 25, 20212 EASEMENTS SHOWN HEREON USE THE SAME ITEMS NUMBERS AS REFERENCED IN SAID REPORT.

SHEET INDEX

TENTATIVE PARCEL MAP ..... SHEET 1
SITE TOPO & EX. EASEMENTS ..... SHEET 2
FIRE ACCESS PLAN, ADA ACCES..... SHEET 3
& TYPICAL STREET SECTIONS
EXHIBITS FOR PROPOSED BUILDING SETBACKS... SHEET 4-5
TRASH ENCLOSURE AND PARKING LOT DETAILS. SHEET 6
RETAINING WALL PLANS..... SHEET 7-8

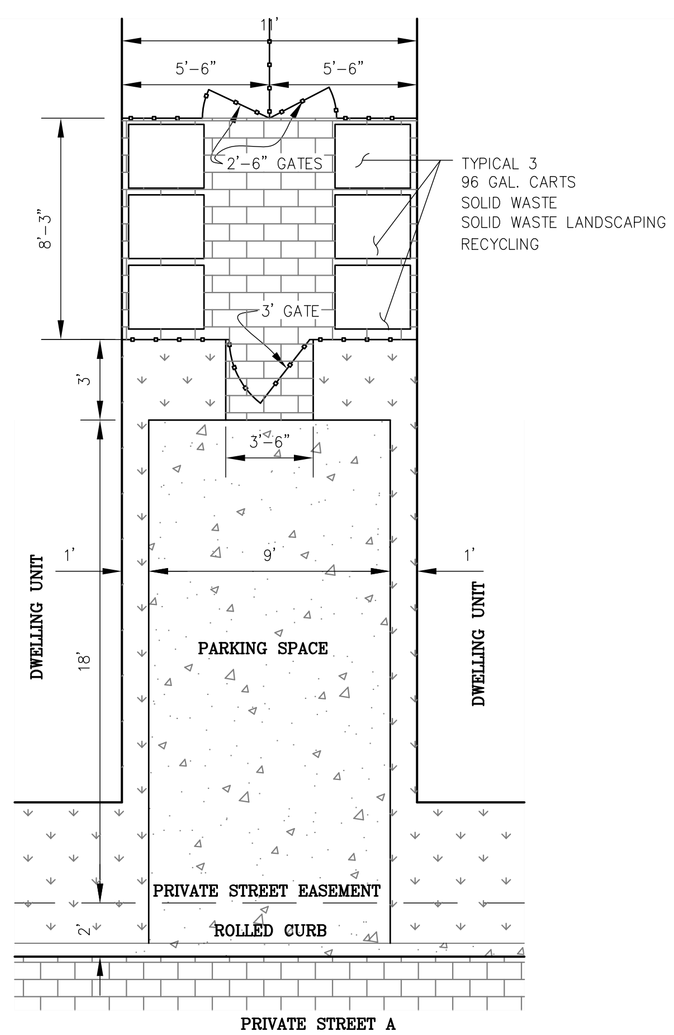


VICINITY MAP
NOT TO SCALE

LEGEND:

BOUNDARY
CENTERLINE
RIGHT-OF-WAY
EXISTING LOT LINE
SETBACK LINE
EXISTING CURB & GUTTER
EXISTING WATER
EXISTING SEWER
EXISTING FENCE
EXISTING RETAINING WALL
EXISTING CONCRETE
EXISTING AC PAVING
EXISTING CONTOUR LINE
EXISTING ELEVATION
EXISTING FIRE HYDRANTS
EXISTING STREET SIGN
PARKING SPACE NUMBER
PROPOSED G-2 CURB & GUTTER
PROPOSED G-1 GUTTER
PROPOSED ROLLED CURB
PROPOSED FENCE
SEE LANDSCAPE PLANS FOR DETAILS

PROPOSED LANDSCAPING
PROPOSED CONCRETE
PROPOSED AC PAVING
PROPOSED PAVER PER DETAIL ON SHEET NO. 10
TRENCH RESURFACING M_3A
PROPOSED WATER STORAGE SEE SWQMP FOR DETAILS
PROPOSED RETAINING WALL
2:1 SLOPE
DAYLIGHT LINE
DIRECTION OF FLOW
(PVT.) PROPOSED STORM DRAIN
CURB OUTLET PER D-25A
(PVT.) PROPRIETARY TREATMENT UNIT
(PVT.)MODIFIED TYPE A-4 CLEANOUT W/SUMP PUMP
(PVT.) 3636 OR 1818 BROOKS BOX
(PVT.) 2424 BROOKS BOX W/
AREA DRAIN



PRIVATE STREET A

TYPICAL SOLID WASTE DETAIL
UNITS 1-12 (CART SERVICE)
SCALE 1'=4'

PURSUANT TO THE BONAS DENSITY REPORT, THE PROJECT IS REQUESTING WAIVERS FOR THE FOLLOWING DEVELOPMENT STANDARDS:

A) SECTION 1050(AA), A USABLE REAR YARD WITH NO SLOPES GREATER THAN 5% SHALL BE PROVIDED IMMEDIATELY ADJACENT TO THE REAR OF THE STRUCTURE. THE DEPTH OF THE USABLE REAR YARD AREA SHALL EQUAL THE MINIMUM REAR YARD SETBACK REQUIREMENT OF THE UNDERLYING ZONING DISTRICT, WHICH IS RM-A ZONING DISTRICT IS 15'.
B) PURSUANT TO SECTION 1050(Q), THE PROJECT MUST COMPLY WITH THE USABLE OPEN SPACE REQUIREMENTS (BOTH PRIVATE AND COMMON). THE BASIC REQUIREMENT IS 300 SF PER UNIT, 505 OF WHICH HAS TO BE IN THE FORM OF USABLE COMMON OPEN SPACE.
C) PURSUANT TO SECTION 1050(X), THE MINIMUM FRONT-YARD SETBACK FROM IS 15' TO THE MAIN STRUCTURE AND 20' TO GARAGE.
D) PURSUANT TO SECTION 1050 SETBACKS WHICH ARE: FRONT:20', SIDE: 5/10, CORNER: 10' AND REAR15'.
E) PURSUANT TO SECTION 1050(T) WITH RESPECT TO TO FRONT-YARD AND SIDE-YARD LANDSCAPING REQUIREMENTS.
F) PURSUANT TO SECTION 1050(DD) WITH RESPECT TO 20' GARAGE SETBACK.
G) PURSUANT TO SECTION 1050(U) FENCES AND WALLS, MAXIMUM HEIGHT SHALL BE 6' EXCEPT IN FRONT YARD ABUTTING A STREET SHALL BE 42" AND ALL WALLS SHALL BE PLANTED AND IRRIGATED.
H) PURSUANT TO ARTICLE 31, 2-CAR GARAGES ARE REQUIRED.
I) PURSUANT TO PRIVAT ROAD STANDARDS, 100' MINIMUM VERTICALE CRVES AND 100' MINIMUM HORIZOTAL CURVES ARE REQUIRED.

SEE BONAS DESITY REPORT FOR DETAILS OF REQUESTED WAIVERS.

ENGINEER OF WORK

BARTOLOME J. PASTOR, RCE 38606

DATED: JULY ,2022

REGISTERED PROFESSIONAL ENGINEER BARTOLOME J. PASTOR No.38606 Exp.3/31/23 CIVIL STATE OF CALIFORNIA

OWNER

OWNER: NEPTUNE INVESTMENTS, LLC

ADDRESS: POB BOX 9890
RANCHO SANTA FE, CA 92067

TELEPHONE: (858) 401-9090

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BY: REZA SHERA

T21-00002
D21-00005
DB21-00003

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JOB NO. 499-01, DATE JULY 12, 2022

Date: 07/12/2022 SHEET 1 OF 8