Prelimanary Drainage Study

FOR:

T21-00002
3710 Vista Way
Oceanside, CA 92056
Tentative Map

Prepared for:
NEPTUNE INVESTMENTS, LLC
PO Box 9890
Rancho Santa Fe, CA 92067

Prepared by:
ALTA CONSULTANTS
Planning, Engineering, Surveying
1283 E. Main St., Suite #109
San Diego, CA 92021
(619) 749-8818

Project Site Address:
3710 Vista Way
Oceanside, CA 92056
APN: 165-493-47

Preparation Date:
March 2021

Revision Date:
November 2021

Engineer of Work: Bartolome J. Pastor
RCE. 38606

Table of Contents

1. INTRODUCTION AND PROJECT DESCRIPTION ..... Page 1

1.1. Introduction….....…..……Page 1

1.2. Project Location & vicinity Map……..…….....……Page 2

1.3. Project Description……..……..…. ..... ……Page 3

2. HYDRO-MODIFICATION…… .....……..…Page 5

3. PROCEDURE…… .....……Page 5

3.1 Peak Flows……..…Page 6

3.2a Coefiecient of Runoff "C" Values (pre-development)..…..……Page 6

3.2b Coefiecient of Runoff "C" Values (post-development)..……..Page 7

3.2c Post compared to Pre……..……..Page 7

3.3a Summary of Runoff for Pre-Development…..……..……...……Page 8

3.3b Summary of Runoff for Post-Development……..……Page 8

4. CONCLUSION…… .....……Page 9

5. TABLE: COMPARISON OF PRE TO POST DEVELOPMENT RUNOFF…….Page 10

6. REFERENCES ..... Page 11

APPENDICIES:

Appendix 1 ..... Hydrology Calculations

Appendix 2…….Inlets

EXHIBITS:

EXHIBIT A..... Pre-Development Drainage Map & DMA Map

EXHIBIT B..... Post-Development Drainage Map

EXHIBIT C.....Post-Development DMA Map

ATTACHMENTS:

Attachment 1 .....Scoping Letter

Attachment 2 ..... TPM Plans

Attachment 3 ..... Soils Plat

1.1 INTRODUCTION

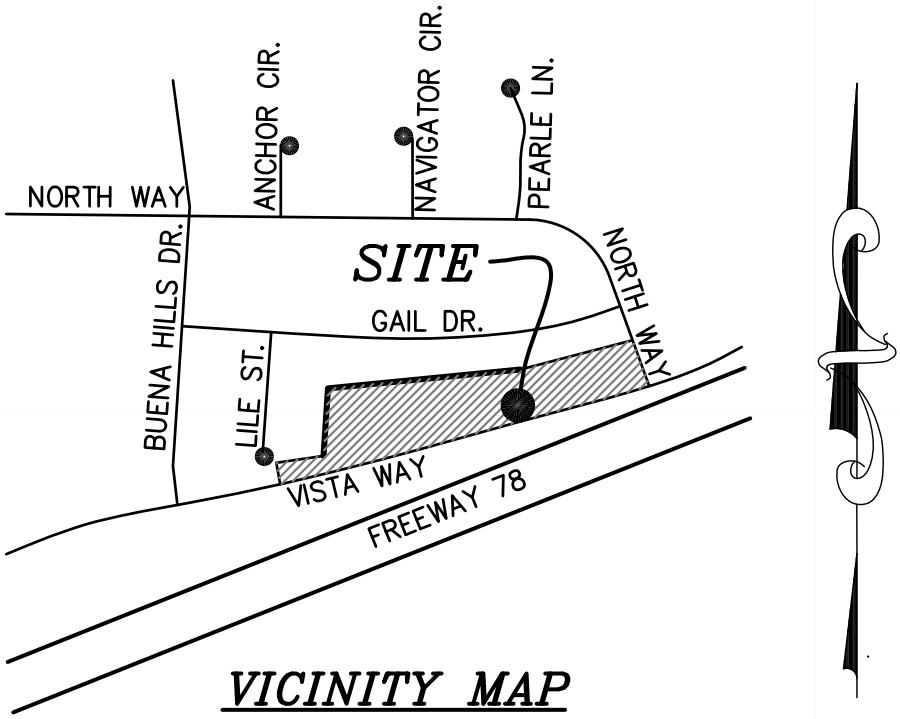
This section describes the project, Vista Way Homes (18 residential units). This project is proposed to be a *"Common Intrest Development for Senior Housing"*. This project will include affordable housing (see attachment 1). CCR's will be prepared for this project prior to ocupancy. These CCR's will cover the maintenace of drainage and storm water facilities for this site. The project is on 1.97-acre lot with no existing visible improvements other than some retaining walls. This site was previously a part of a residential development with homes and streets. These improvements have been removed from the site.

The drainage study is based on the County of San Diego Drainage Manual, January 2017. The Rational Method is used to calculate pre and post development runoff for this project. The 6-hour precipitation is as calculated in the Intensity-Duration Design Chart (see section 3.2). The Soil classification used in this study is "D". The pre-development coefficient of runoff "C" values for this project are based on the previous residential single family development C=0.55. The post-development coefficient of runoff "C" values for this project are based on the County of San Diego's Evaluation of Rational Method "C" Values see table 3.1b.

Due to the preliminary nature of this project no detention calculations have been included at this time. Once the City of Oceanside and other pertinent agencies have reviewed the project design, detention calculations and storage volumes can be calculated and added to this report.

1.2 PROJECT LOCATION

The project is located at 3710 Vista Way adjacent to 78 Freeway. The project is located along the north side of Vista Way, at the northwest corner of Vista Way and North Way. The 78 freeway runs parrallel with Vista Way's southerly right-of-way. Access to the site is from Vista Way. There are duplexes located adjacent to the westerly and northerly boundary of the site. These lots drain away from this site onto there frontage streets (lLile St. to the west and Gail dr. to the north.



VICINITY MAP

NOT TO SCALE

1.3 PROJECT DESCRIPTION VISTA WAY HOMES

The project site has been previously developed. The previous residential development that was on this site has been removed. The site now is vacante as shown on exhibit "A". All pre-development calculations are based on the previous residentian use. The existing storm drain facilities should have been designed to receive runoff from the previous development. We are using a coeffiecent of runoff of C=055 for the pre-development hydrology which corresponds to single family residental with soil type "D" that should have been used to design the existing storm drain system.

There is an existing manufactured slope along the north and west side of the project with several large existing trees. The remainder of the site is relatively flat. The site slopes west to east towards the southeast corner of the site (the northwest corner of Vista Way and North Way) where there is an existing cross-gutter that conveys runoff easterly across North Way. Both Vista Way and North Way are fully improved streets no new street dedications or improvements are proposed by this project. The only improvements proposed within the public right-of-way are utility connections, driveway cuts and private storm drain connections to the existing public storm drain facilities. No offsite drainage flows onto the site, except at the west side of the project where a small amount of slope within the public right-of-way flows onto the site. This offsite area does not include any hard scape. Since this site does not have any off-site drainage flowing onto it except as described and none of the improvements in the right-of-way proposed by this project will measurably increase runoff the watershed area is bounded by the project boundary and the right-of-way including the small offsite right-of-way area on the west side of the site.

Pre-Development see Exhibit A

The Pre-Development runoff sheet flows to the existing streets. This sheet flow goes into (3) three public storm drain facilities. The west portion of the site sheet flows to the Vista Way gutter where it is collected by an existing inlet (Existing Curb Inlet A) that then flows southerly under Vista Way and into the cal-trans right-of-way. A small area located at the northeast corner of the site sheet flows to North Way gutter and into an existing inlet (Existing Curb Inlet B) that then flows southerly under NorthAy into a clean out in vista way. From ther the runoff flows easterly to another claenout and a connecting pipe that crosses vista way south and into the cal-trans right-of-way.Vista Way and into the cal-trans right-of-way. The remainder of the site sheet flows to the Vista Way and curb return gutter at the southeast corner of the site where it enters the existing cross gutter which flows easterly across North Way.

Post-Development see Exhibit B

The Post-development drainage will also flow to the (3) three public drainage facilities descrbed in the pre-development discussion above. The proposed site improvements for

this project will collect the majority of the site runoff on-site where it will then be conveyed to the existing public storm drain facilities.

A portion of the site will continue to sheet flow into the existing gutters. The development of this site requires several retaining walls. Retaining walls will be installed parrallel with both the Vista Way and North Way. To keep the footings on private property there is a minimum of 2 inch setback from the right-of-way to the face of wall (driange basins A1, B1, C2 & D). Also there are landscped areas that contnue to sheet flow to the Vista Way within drainage basin A1. Areas A1, B1 and C2 also include site access areas. The on-site drainage that is collected and treated prior to entering the public storm drain facilities as folows:

Retaining walls along right-of ways are designed so that the surface drainage flows away from the tops of ways into the onsite drainge facilities. These walls subdrains will outlet to the existing right of way. The interior retaing walls will have weep holes at the base of the walls that will direct any surface runoff from behind walls onto the adjacent pads.

Area A: drainage basins A1-A5 are located at the west end of the site and are equivalent in area to P1. These areas all drain to the Existing Curb Inlet "A". Area A1 by the vista Way gutter and areas A2-A5 through the on-site storm drain system which connects to the back of the existing inlet "A". Note no detention is required for Drainage Basin A; Pre-Q100=2.50 CFS, Post Q100=2.24 CFS a net reduction in runoff of 0.26 CFS.

Area B: drainage basins B1-B4 are located at the center of the site. These areas all drain to the Existing Vista Way gutter. Area B1 by the vista Way gutter and areas B2-B4 through the on-site storm drain system which is pumped and outlets to D-25A curb outlet. Post Q100=2.55 CFS.

Area C: drainage basins C1-C2 are located at the East end of the site. These areas all drain to the Existing Vista Way gutter. Area C1 by the vista Way gutter and areas C1 through the on-site storm drain system which pumped and outlets to D-25A curb outlet. Post Q100=1.37 CFS.

Area D: drainage basin D are located at the East end of the site. This area drains to existing inlt "B" on North Way. Post Q100=0.00 CFS.

Post Development drainage basins B + C + D have equivalent area to Pre-development drainage basins P2 + P3. Pre-development Q100=2.55, Post-development Q100=3.92 CFS for a net increase in runoff of 1.11 CFS.

2. HYDRO-MODIFICATION

Hydro-Modification is required for this project. See this project's SWQMP for Hydro Modification.

3. PROCEDURE

In preparation of the pre-development hydrology our calculations are based on the rational method with coefficient of runoff C=0.55 for the previous single-family development. The total pre-development runoff is Q=5.05 CFS (100-year storm frequency). See Table 3.3a for a summary of 100, 50, 10, 5 & 2-year storm frequency runoff values

The post-development runoff coefficients are calculated using the County of San Diego's *Evaluation Ration Method "C" Values* method per table 3.2b. The initial time of concentration is based on urban areas overland time of flow curves. The total post-development runoff is Q=6.12 CFS (100-year storm frequency). See table 3.3b for a summary of 100, 50, 10, 5 & 2-year storm frequency runoff values.

For a comparison of pre to post development 100, 50, 10, 5 & 2-year storm frequency runoff values see table 3.3c.

3.1 Peak Flows (P6)

Using the Isopluvial Charts the Peak Flows used for this project are as follows:

Table 3.1a: Peak Flows Rainfall Event P24 (24 Hours)				
100 YR	50 YR	10 YR	5 YR	2 YR
5.00	4.50	3.25	2.50	2.00

Table 3.1b: Peak Flows Rainfall Event P6 (6 Hours)				
100 YR	50 YR	10 YR	5 YR	2 YR
2.80	2.50	1.80	1.40	1.10

Table 3.1c: Ratio P6/P24				
100 YR	50 YR	10 YR	5 YR	2 YR
56.0%	55.6%	55.4%	56.0%	55.0%
Adjusted P6				
2.80	2.50	1.80	1.40	1.10

3.2 Coefficient of Runoff "C" Values

Soil Type "D": Cp= 0.35

The Pre-Development "C" values for this site is based on the previous Residential Single family development and is C=0.55.

Table 3.3a shows the % impervios for the site per Exhibit "A"

Table 3.2a: Pre-Development "C" Values							
Drainage Basin	Area In AC	Area In SF	Impervious Area	% Imp.	Pervious Area	% Per.	"C" Value
P1	0.73	31,687	90	0%	31,597	100%	0.55
P2	1.23	53,626	9	0%	53,617	100%	0.55
P3	0.01	342	15	4%	327	96%	0.55
Total	1.97	85,655	113	0%	85,542	100%	0.55

The Post-development "C" Values for this site were determined using Equation below included in the County of San Diego "Evaluation of Rational Method "C" Values"

Equation 1: C=0.90(% impervious) + Cp(1-%impervious)

To determine the % impervious for the various drainage basins for this site the
See Table 3.3b.
Note: basins A1, B1, C2 & D drain directly to the adjacent streets and are untreated
These areas are included in the HMP calculations for the site.

Minimus Area= 2,406 SF or 2.81%

Table 3.2b: Post-Development "C" Values

Drainage Basin	Area In AC	Area In SF	Impervious Area	% Imp.	Pervious Area	% Per.	"C" Value
A1	0.05	2,003	320	16%	1,683	84%	0.44
A2	0.52	22,837	8,378	37%	14,459	63%	0.55
A3	0.06	2,818	1,605	57%	1,213	43%	0.66
A4	0.05	1,999	1,166	58%	833	42%	0.67
A5	0.05	2,030	1,218	60%	812	40%	0.68
A	0.73	31,687	12,687	40%	19,000	60%	0.57
B1	0.01	284	251	88%	33	12%	0.84
B2	0.40	17,430	6,799	39%	10,631	61%	0.56
B3	0.06	2,554	1,423	56%	1,131	44%	0.66
B4	0.23	10,000	1,281	13%	8,719	87%	0.42
B	0.69	30,268	9,754	32%	20,514	68%	0.53
C1	0.54	23,581	9,547	40%	14,034	60%	0.57
C2	0.00	115	54	47%	61	53%	0.61
C	0.54	23,696	9,601	41%	14,095	59%	0.57
D	0.00	4	0	0%	4	100%	0.35
B+C	1.24	53,964	19,355	36%	34,609	64%	0.55
Total	1.97	85,655	32,042	37%	53,613	63%	0.56

Table 3.2c: Post Compared to Pre Drainage

	P1	A	P1-A=
	31,687	31,687	0
	P2	B+C	P2-B-C
	53,626	53,964	-338
	P3	D	P3-D
	342	4	338
Total	85,655	85,655	0

There is a 338 SF diversion of drainage
e basin P3(D) to Drainage
Basin P2(C)

3.3 Summary of Runoff

Table 3.3a: Pre-Development Runoff					
Drainage Basin	Q 100 CFS	Q 50 CFS	Q 10 CFS	Q 5 CFS	Q 2 CFS
P1	2.50	2.23	1.60	1.25	0.98
P2	2.52	2.25	1.62	1.26	0.99
P3	0.03	0.03	0.02	0.02	0.01
Total	5.05	4.51	3.25	2.52	1.98

Table 3.3b: Post-Development Undetained Runoff					
Drainage Basin	Q 100 CFS	Q 50 CFS	Q 10 CFS	Q 5 CFS	Q 2 CFS
A1	0.09	0.08	0.06	0.04	0.03
A2	1.44	1.28	0.92	0.72	0.56
A3	0.29	0.26	0.19	0.14	0.11
A4	0.21	0.19	0.13	0.10	0.08
A5	0.22	0.19	0.14	0.11	0.09
A	2.24	2.00	1.44	1.12	0.88
B1	0.04	0.03	0.02	0.02	0.01
B2	1.56	1.39	1.00	0.78	0.61
B3	0.28	0.25	0.18	0.14	0.11
B4	0.67	0.60	0.43	0.34	0.26
B	2.55	2.28	1.64	1.27	1.00
C1	1.37	1.22	0.88	0.68	0.54
C2	0.01	0.01	0.00	0.00	0.00
C	1.37	1.23	0.88	0.69	0.54
D	0.00	0.00	0.00	0.00	0.00
B+C+D	3.92	3.51	2.52	1.96	1.54
Total	6.16	5.50	3.96	3.08	2.42

Table: Comparison of Pre to Post Develoment Runoffs							
Drainage Basin	Area In SF	Q 100 CFS	Q 50 CFS	Q 10 CFS	Q 5 CFS	Q 2 CFS	
P1	31,687	2.50	2.23	1.60	1.25	0.98	
A	31,687	2.24	2.00	1.44	1.12	0.88	
Pre-Post	0	0.26	0.23	0.17	0.13	0.10	No Detention
P2+P3	53,968	2.55	2.28	1.64	1.28	1.00	
B+C+D	53,968	3.92	3.51	2.52	1.96	1.54	
Pre-Post	0	-1.37	-1.23	-0.88	-0.68	-0.54	Detention Required
Total Pre-Post	0	-1.11	-1.00	-0.72	-0.56	-0.44	

4. CONCLUSION

Pre-Development Drainage Basi P3 will no longer flow to inlet “B”. This will divert QA100=0.03 CFS to the cross-gutter. All other drainage patters are maintained it is our opinion that there is no impact on the downstream existing drainage facilities.

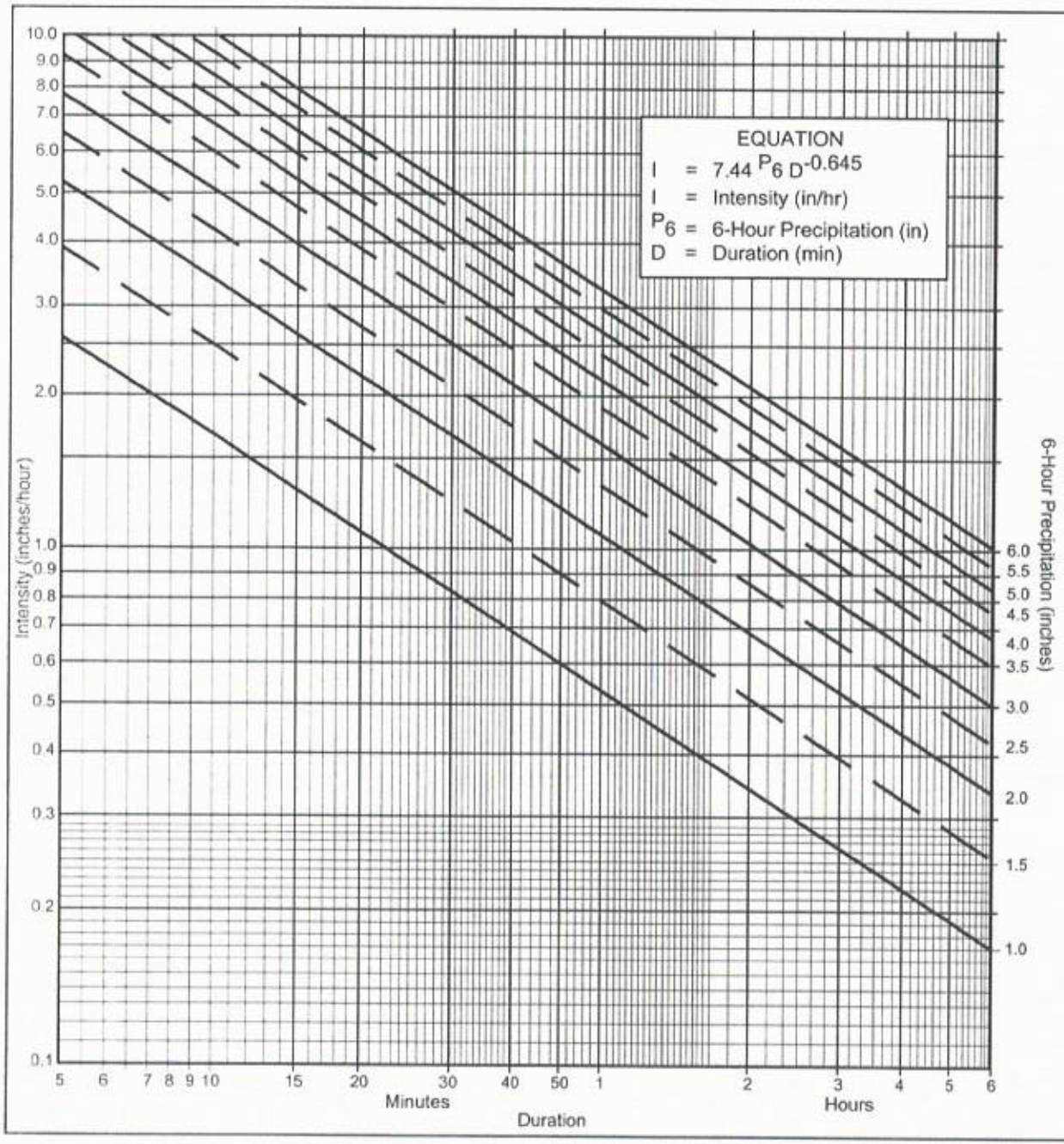
Table: Comparison of Pre to Post Develoment Runoffs							
Drainage Basin	Area In SF	Q 100 CFS	Q 50 CFS	Q 10 CFS	Q 5 CFS	Q 2 CFS	
P1	31,687	2.50	2.23	1.60	1.25	0.98	
A	31,687	2.24	2.00	1.44	1.12	0.88	
Pre-Post	0	0.26	0.23	0.17	0.13	0.10	No Detention
P2+P3	53,968	2.55	2.28	1.64	1.28	1.00	
B+C+D	53,968	3.92	3.51	2.52	1.96	1.54	
Pre-Post	0	-1.37	-1.23	-0.88	-0.68	-0.54	Detention Required
Total Pre-Post	0	-1.11	-1.00	-0.72	-0.56	-0.44	

5. REFERENCES

This report has been prepared in accordance with current City of Oceanside regulations and procedures. The following have been used in preparation of this study:

- County of San Diego Drainage Design Manual, January 2017
- Handbook of Hydraulics (7th Edition), Baxter and King

The calculations are based on the Rational Method.



Directions for Application:

(1) From precipitation maps determine 6 hr and 24 hr amounts for the selected frequency. These maps are included in the County Hydrology Manual (10, 50, and 100 yr maps included in the Design and Procedure Manual).

(2) Adjust 6 hr precipitation (if necessary) so that it is within the range of 45% to 65% of the 24 hr precipitation (not applicaple to Desert).

(3) Plot 6 hr precipitation on the right side of the chart.

(4) Draw a line through the point parallel to the plotted lines.

(5) This line is the intensity-duration curve for the location being analyzed.

Application Form:

(a) Selected frequency 2 year

(b) P_6 = 1.10 in., P_{24} = 2.00, $\frac{P_6}{P_{24}}$ = 55.0 %(2)

(c) Adjusted P_6(2) = 1.10 in.

(d) t_x = _____ min.

(e) I = _____ in./hr.

Note: This chart replaces the Intensity-Duration-Frequency curves used since 1965.

P6	1	1.5	2	2.5	3	3.5	4	4.5	5	5.5	6
Duration	I	I	I	I	I	I	I	I	I	I	I
5	2.63	3.95	5.27	6.59	7.90	9.22	10.54	11.86	13.17	14.49	15.81
7	2.12	3.18	4.24	5.30	6.36	7.42	8.48	9.54	10.60	11.66	12.72
10	1.68	2.53	3.37	4.21	5.05	5.90	6.74	7.58	8.42	9.27	10.11
15	1.30	1.95	2.59	3.24	3.89	4.54	5.19	5.84	6.49	7.13	7.78
20	1.08	1.62	2.15	2.69	3.23	3.77	4.31	4.85	5.39	5.93	6.46
25	0.93	1.40	1.87	2.33	2.80	3.27	3.73	4.20	4.67	5.13	5.60
30	0.83	1.24	1.66	2.07	2.49	2.90	3.32	3.73	4.15	4.56	4.98
40	0.69	1.03	1.38	1.72	2.07	2.41	2.76	3.10	3.45	3.79	4.13
50	0.60	0.90	1.19	1.49	1.79	2.09	2.39	2.69	2.98	3.28	3.58
60	0.53	0.80	1.06	1.33	1.59	1.86	2.12	2.39	2.65	2.92	3.18
90	0.41	0.61	0.82	1.02	1.23	1.43	1.63	1.84	2.04	2.25	2.45
120	0.34	0.51	0.68	0.85	1.02	1.19	1.36	1.53	1.70	1.87	2.04
150	0.29	0.44	0.59	0.73	0.88	1.03	1.18	1.32	1.47	1.62	1.76
180	0.26	0.39	0.52	0.65	0.78	0.91	1.04	1.18	1.31	1.44	1.57
240	0.22	0.33	0.43	0.54	0.65	0.76	0.87	0.98	1.08	1.19	1.30
300	0.19	0.28	0.38	0.47	0.56	0.66	0.75	0.85	0.94	1.03	1.13
360	0.17	0.25	0.33	0.42	0.50	0.58	0.67	0.75	0.84	0.92	1.00

Intensity-Duration Design Chart - Template

FIGURE

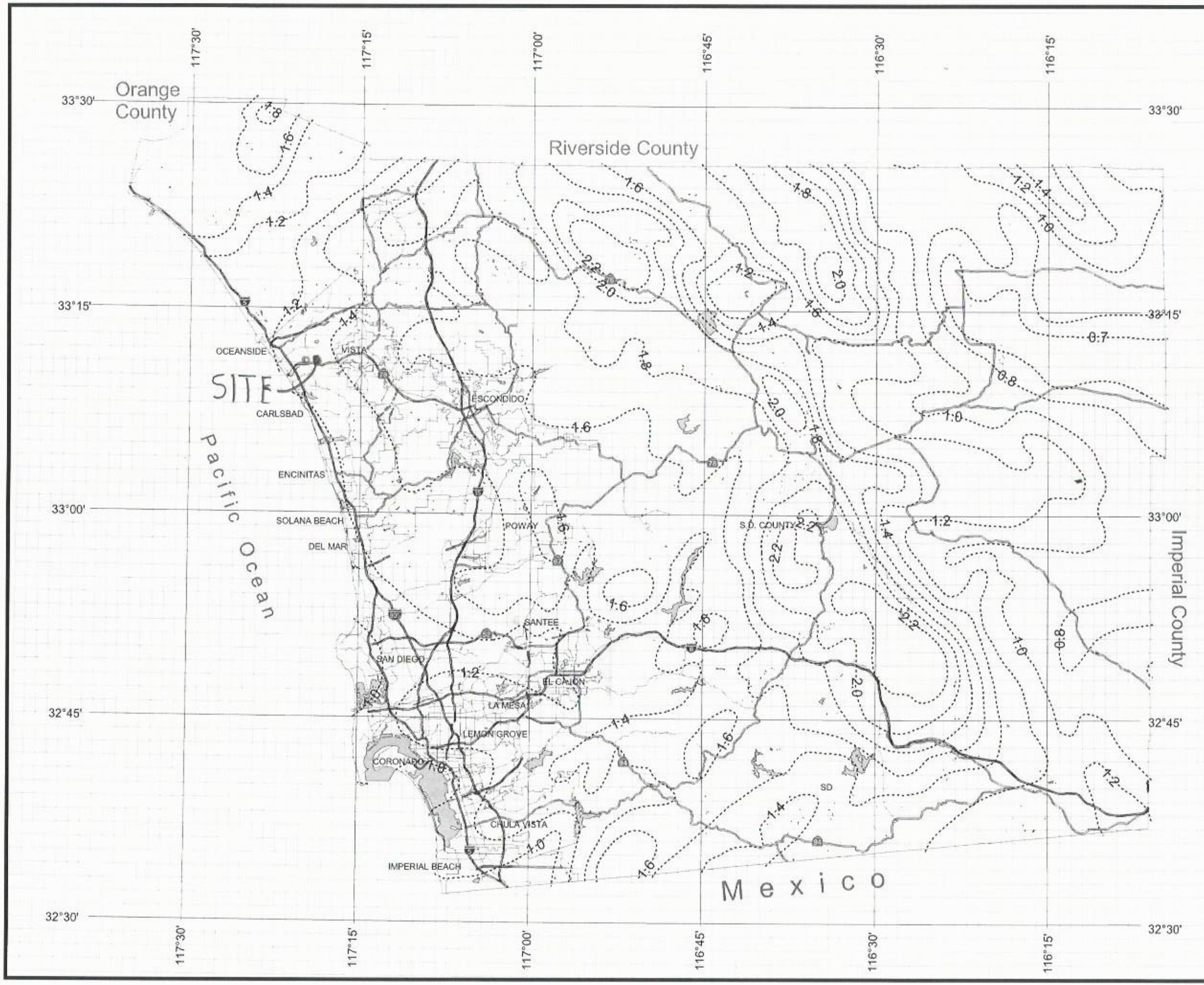
3-1

County of San Diego Hydrology Manual

Rainfall Isopluvials

2 Year Rainfall Event - 6 Hours

Isopluvial (inches)



DPW GIS
Department of Public Works
Geographic Information Services

SanGIS
We Have San Diego Covered!

N
W E
S

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Copyright SanGIS. All Rights Reserved.

This products may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG.

This product may contain information which has been reproduced with permission granted by Thomas Brothers Maps.

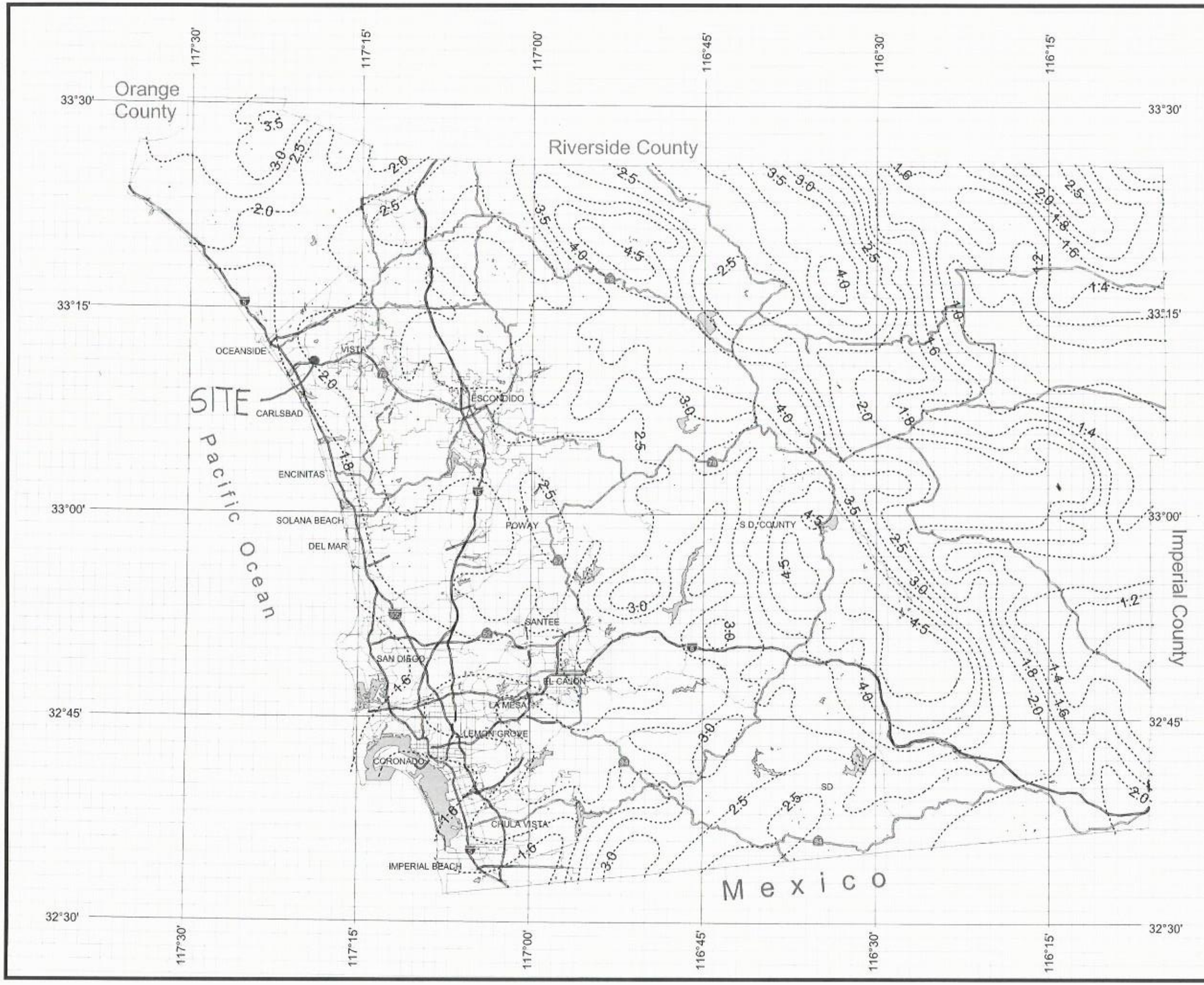
3 0 3 Miles

County of San Diego Hydrology Manual

Rainfall Isopluvials

2 Year Rainfall Event - 24 Hours

Isopluvial (inches)



DPW GIS
Department of Public Works
Geographic Information Services

SanGIS
We Have San Diego Covered!

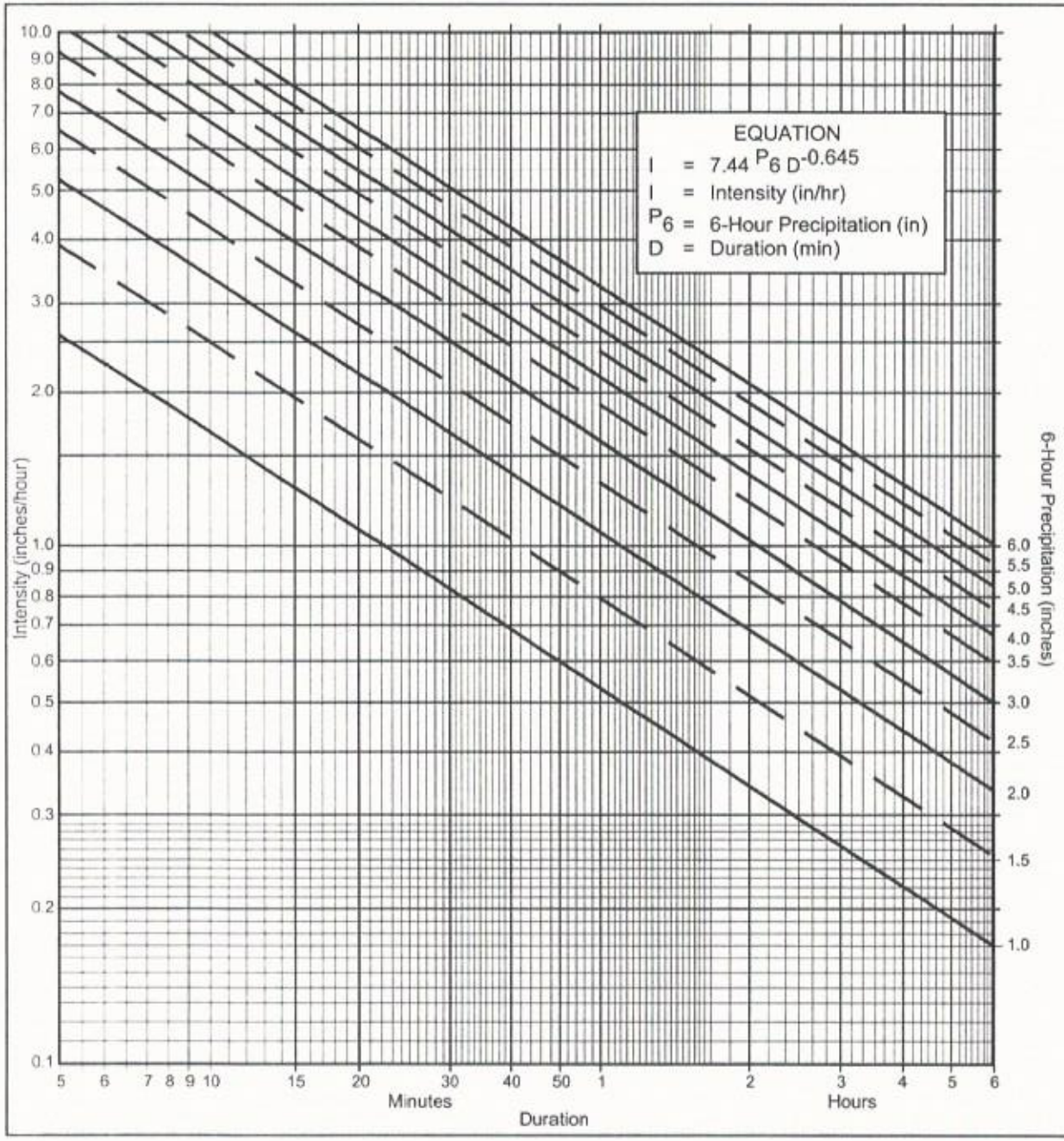
N
W E
S

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Copyright SanGIS. All Rights Reserved.

This products may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG.

This product may contain information which has been reproduced with permission granted by Thomas Brothers Maps.

3 0 3 Miles



Directions for Application:

(1) From precipitation maps determine 6 hr and 24 hr amounts for the selected frequency. These maps are included in the County Hydrology Manual (10, 50, and 100 yr maps included in the Design and Procedure Manual).

(2) Adjust 6 hr precipitation (if necessary) so that it is within the range of 45% to 65% of the 24 hr precipitation (not applicaple to Desert).

(3) Plot 6 hr precipitation on the right side of the chart.

(4) Draw a line through the point parallel to the plotted lines.

(5) This line is the intensity-duration curve for the location being analyzed.

Application Form:

(a) Selected frequency 5 year

(b) P_6 = 1.4 in., P_{24} = 2.5, $\frac{P_6}{P_{24}}$ = 56 %(2)

(c) Adjusted P_6(2) = 1.4 in.

(d) t_x = _____ min.

(e) I = _____ in./hr.

Note: This chart replaces the Intensity-Duration-Frequency curves used since 1965.

P6	1	1.5	2	2.5	3	3.5	4	4.5	5	5.5	6
Duration	I	I	I	I	I	I	I	I	I	I	I
5	2.63	3.95	5.27	6.59	7.90	9.22	10.54	11.86	13.17	14.49	15.81
7	2.12	3.18	4.24	5.30	6.36	7.42	8.48	9.54	10.60	11.66	12.72
10	1.68	2.53	3.37	4.21	5.05	5.90	6.74	7.58	8.42	9.27	10.11
15	1.30	1.95	2.59	3.24	3.89	4.54	5.19	5.84	6.49	7.13	7.78
20	1.08	1.62	2.15	2.69	3.23	3.77	4.31	4.85	5.39	5.93	6.46
25	0.93	1.40	1.87	2.33	2.80	3.27	3.73	4.20	4.67	5.13	5.60
30	0.83	1.24	1.66	2.07	2.49	2.90	3.32	3.73	4.15	4.56	4.98
40	0.69	1.03	1.38	1.72	2.07	2.41	2.76	3.10	3.45	3.79	4.13
50	0.60	0.90	1.19	1.49	1.79	2.09	2.39	2.69	2.98	3.28	3.58
60	0.53	0.80	1.06	1.33	1.59	1.86	2.12	2.39	2.65	2.92	3.18
90	0.41	0.61	0.82	1.02	1.23	1.43	1.63	1.84	2.04	2.25	2.45
120	0.34	0.51	0.68	0.85	1.02	1.19	1.36	1.53	1.70	1.87	2.04
150	0.29	0.44	0.59	0.73	0.88	1.03	1.18	1.32	1.47	1.62	1.76
180	0.26	0.39	0.52	0.65	0.78	0.91	1.04	1.18	1.31	1.44	1.57
240	0.22	0.33	0.43	0.54	0.65	0.76	0.87	0.98	1.08	1.19	1.30
300	0.19	0.28	0.38	0.47	0.56	0.66	0.75	0.85	0.94	1.03	1.13
360	0.17	0.25	0.33	0.42	0.50	0.58	0.67	0.75	0.84	0.92	1.00

Intensity-Duration Design Chart - Template

FIGURE

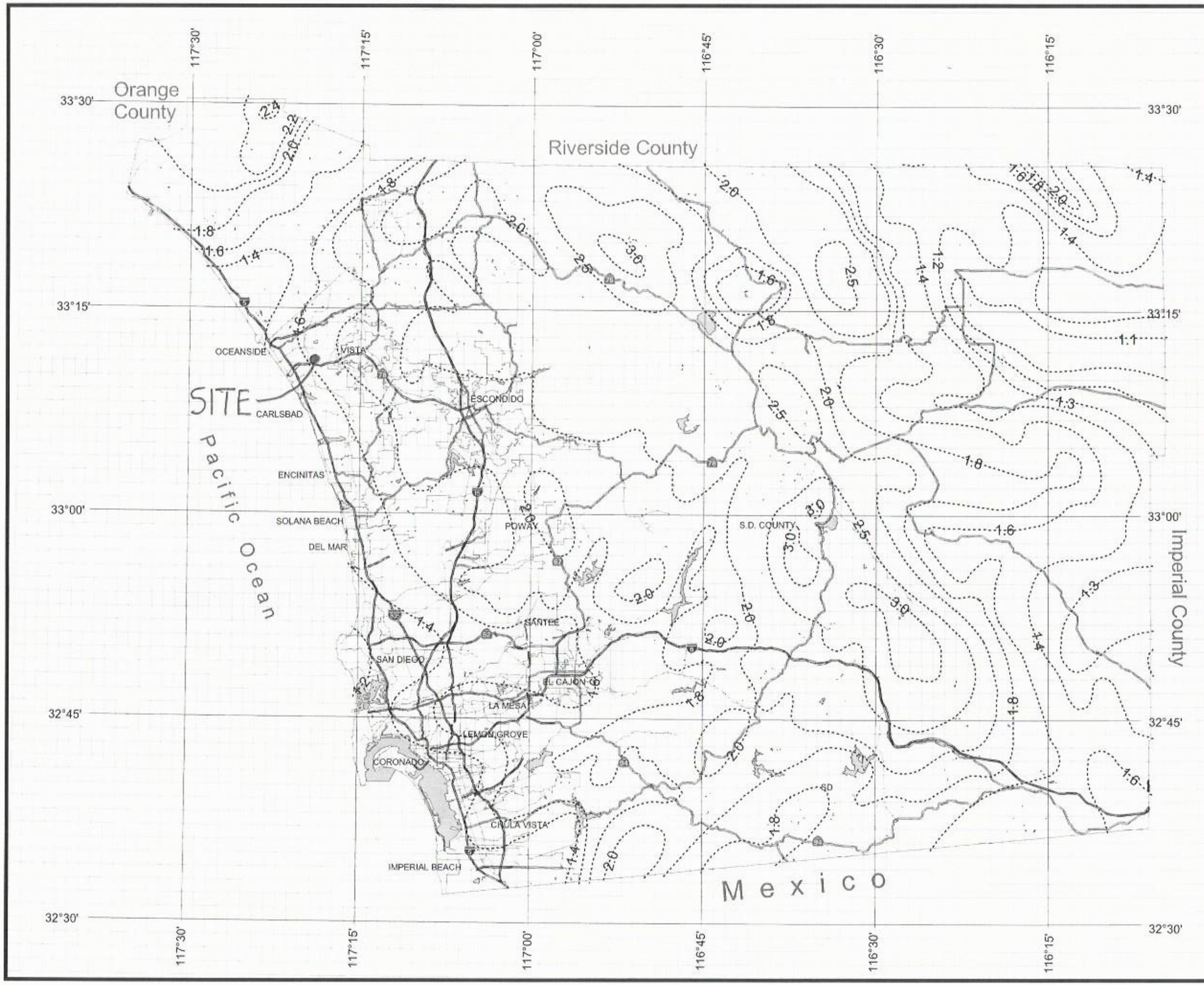
3-1

County of San Diego Hydrology Manual

Rainfall Isopluvials

5 Year Rainfall Event - 6 Hours

Isopluvial (inches)



DPW GIS
Department of Public Works
Geographic Information Services

SanGIS
We Have San Diego Covered!

N
W E
S

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Copyright SanGIS. All Rights Reserved.

This products may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG.

This product may contain information which has been reproduced with permission granted by Thomas Brothers Maps.

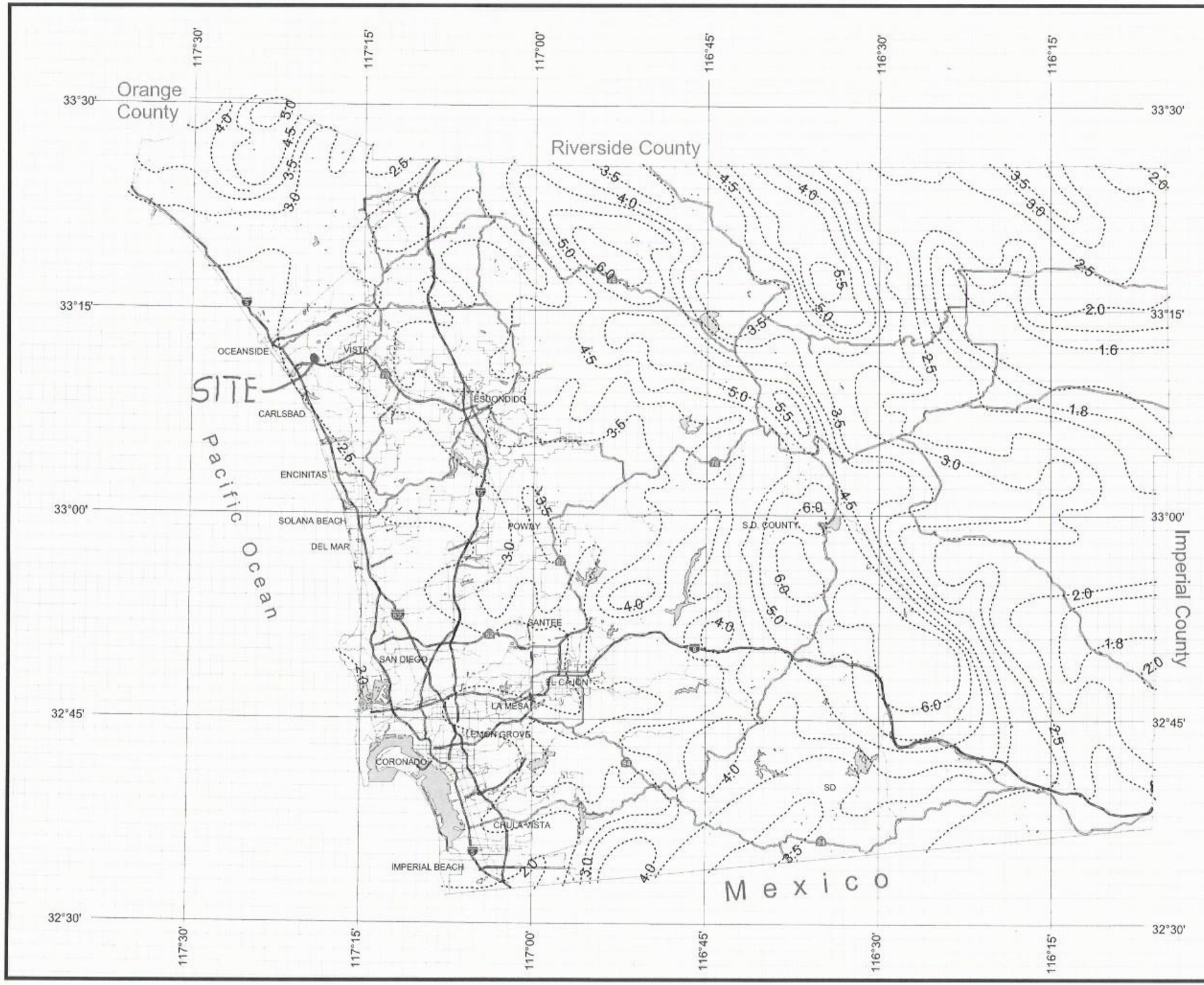
3 0 3 Miles

County of San Diego Hydrology Manual

Rainfall Isopluvials

5 Year Rainfall Event - 24 Hours

Isopluvial (inches)



DPW GIS
Department of Public Works
Geographic Information Services

SanGIS
We Have San Diego Covered!

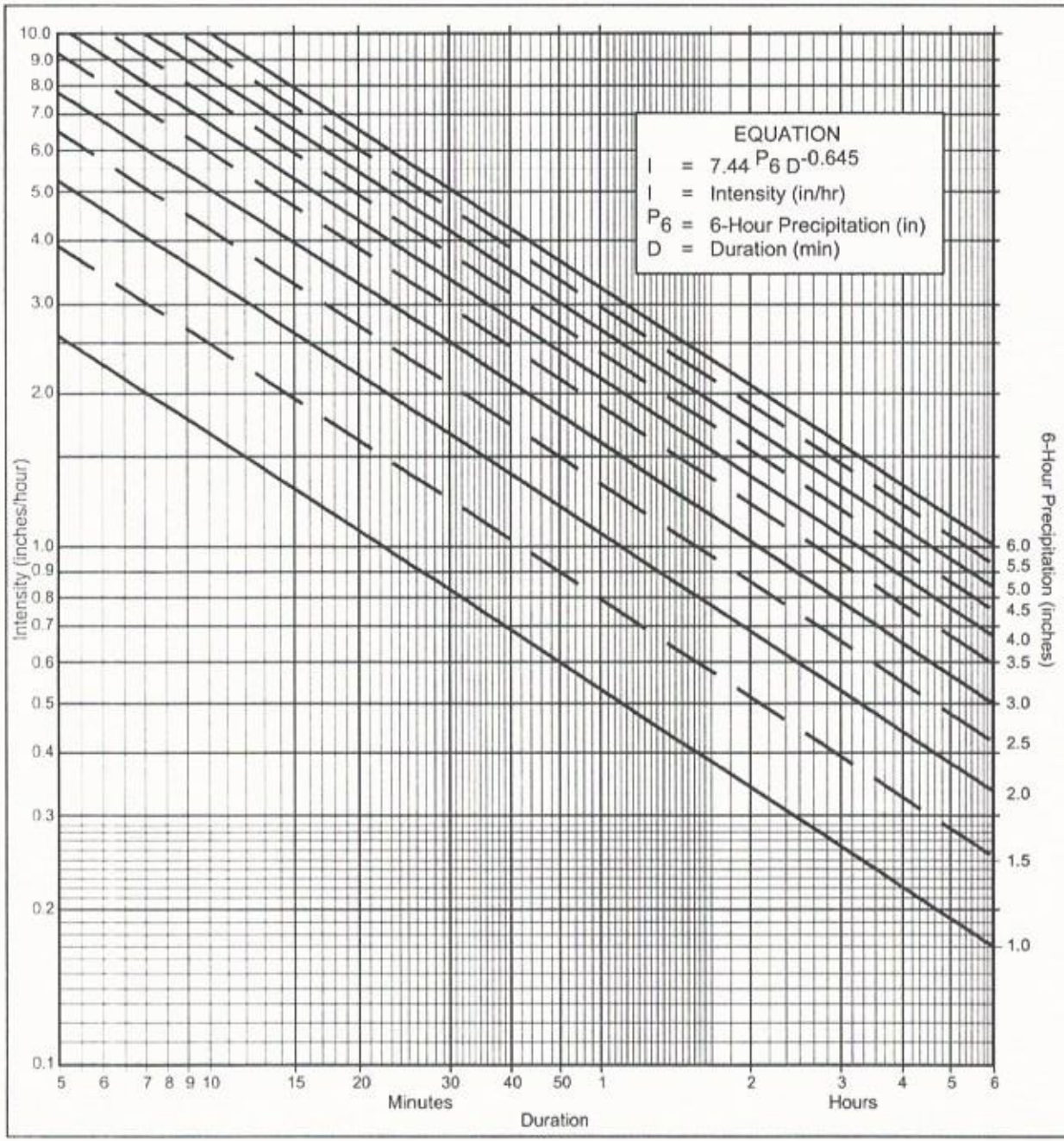
N
W E
S

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Copyright SanGIS. All Rights Reserved.

This products may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG.

This product may contain information which has been reproduced with permission granted by Thomas Brothers Maps.

3 0 3 Miles



Directions for Application:

(1) From precipitation maps determine 6 hr and 24 hr amounts for the selected frequency. These maps are included in the County Hydrology Manual (10, 50, and 100 yr maps included in the Design and Procedure Manual).

(2) Adjust 6 hr precipitation (if necessary) so that it is within the range of 45% to 65% of the 24 hr precipitation (not applicaple to Desert).

(3) Plot 6 hr precipitation on the right side of the chart.

(4) Draw a line through the point parallel to the plotted lines.

(5) This line is the intensity-duration curve for the location being analyzed.

Application Form:

(a) Selected frequency 10 year

(b) P_6 = 1.80 in., P_{24} = 3.25, $\frac{P_6}{P_{24}}$ = 55.4 %(2)

(c) Adjusted $P_6^{(2)}$ = 1.80 in.

(d) t_x = _____ min.

(e) I = _____ in./hr.

Note: This chart replaces the Intensity-Duration-Frequency curves used since 1965.

P6	1	1.5	2	2.5	3	3.5	4	4.5	5	5.5	6
Duration	I	I	I	I	I	I	I	I	I	I	I
5	2.63	3.95	5.27	6.59	7.90	9.22	10.54	11.86	13.17	14.49	15.81
7	2.12	3.18	4.24	5.30	6.36	7.42	8.48	9.54	10.60	11.66	12.72
10	1.68	2.53	3.37	4.21	5.05	5.90	6.74	7.58	8.42	9.27	10.11
15	1.30	1.95	2.59	3.24	3.89	4.54	5.19	5.84	6.49	7.13	7.78
20	1.08	1.62	2.15	2.69	3.23	3.77	4.31	4.85	5.39	5.93	6.46
25	0.93	1.40	1.87	2.33	2.80	3.27	3.73	4.20	4.67	5.13	5.60
30	0.83	1.24	1.66	2.07	2.49	2.90	3.32	3.73	4.15	4.56	4.98
40	0.69	1.03	1.38	1.72	2.07	2.41	2.76	3.10	3.45	3.79	4.13
50	0.60	0.90	1.19	1.49	1.79	2.09	2.39	2.69	2.98	3.28	3.58
60	0.53	0.80	1.06	1.33	1.59	1.86	2.12	2.39	2.65	2.92	3.18
90	0.41	0.61	0.82	1.02	1.23	1.43	1.63	1.84	2.04	2.25	2.45
120	0.34	0.51	0.68	0.85	1.02	1.19	1.36	1.53	1.70	1.87	2.04
150	0.29	0.44	0.59	0.73	0.88	1.03	1.18	1.32	1.47	1.62	1.76
180	0.26	0.39	0.52	0.65	0.78	0.91	1.04	1.18	1.31	1.44	1.57
240	0.22	0.33	0.43	0.54	0.65	0.76	0.87	0.98	1.08	1.19	1.30
300	0.19	0.28	0.38	0.47	0.56	0.66	0.75	0.85	0.94	1.03	1.13
360	0.17	0.25	0.33	0.42	0.50	0.58	0.67	0.75	0.84	0.92	1.00

Intensity-Duration Design Chart - Template

FIGURE

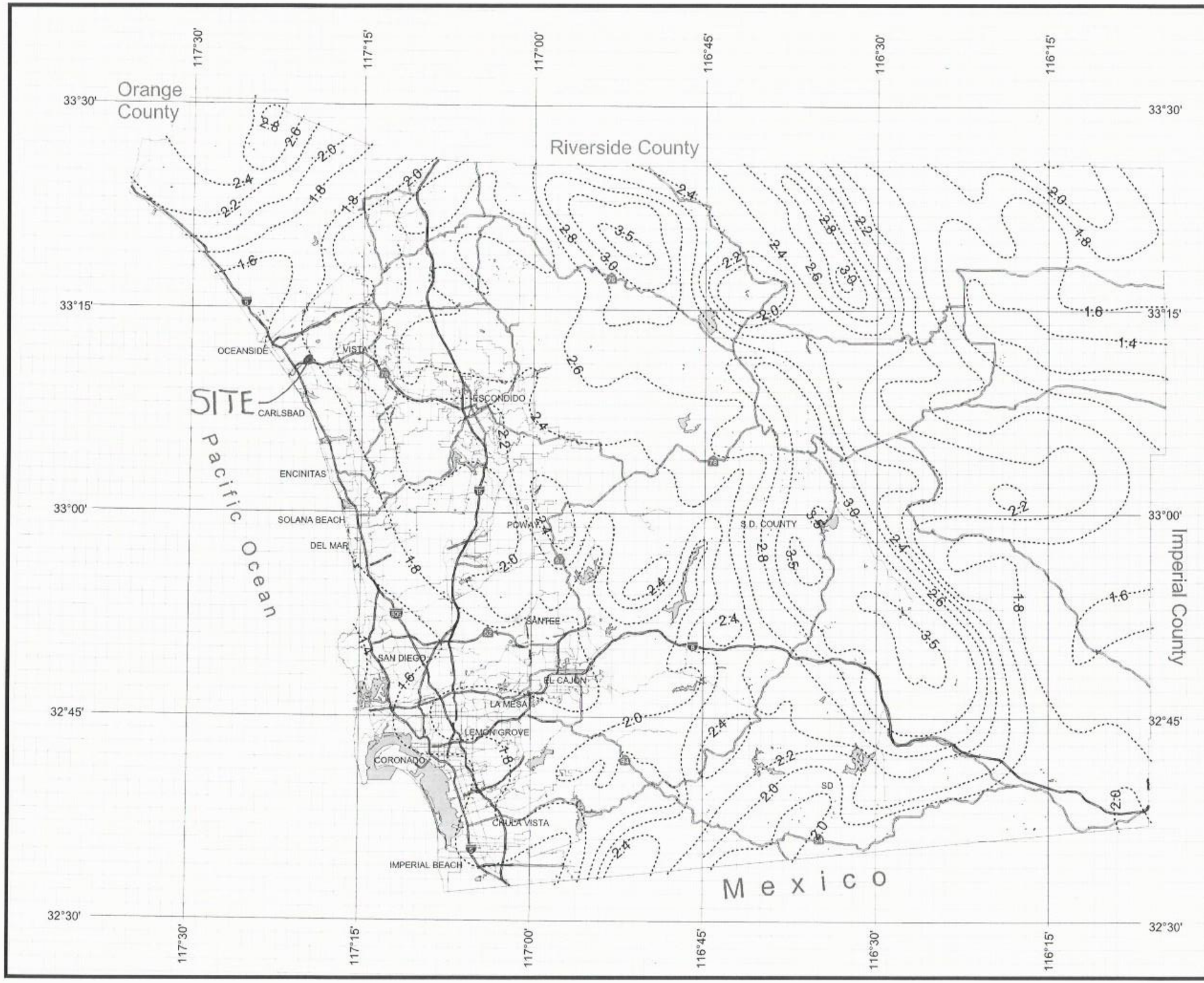
3-1

County of San Diego Hydrology Manual

Rainfall Isopluvials

10 Year Rainfall Event - 6 Hours

Isopluvial (inches)



DPW GIS
Department of Public Works
Geographic Information Services

SanGIS
We Have San Diego Covered!

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Copyright SanGIS. All Rights Reserved.

This products may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG.

This product may contain information which has been reproduced with permission granted by Thomas Brothers Maps.

N W E S

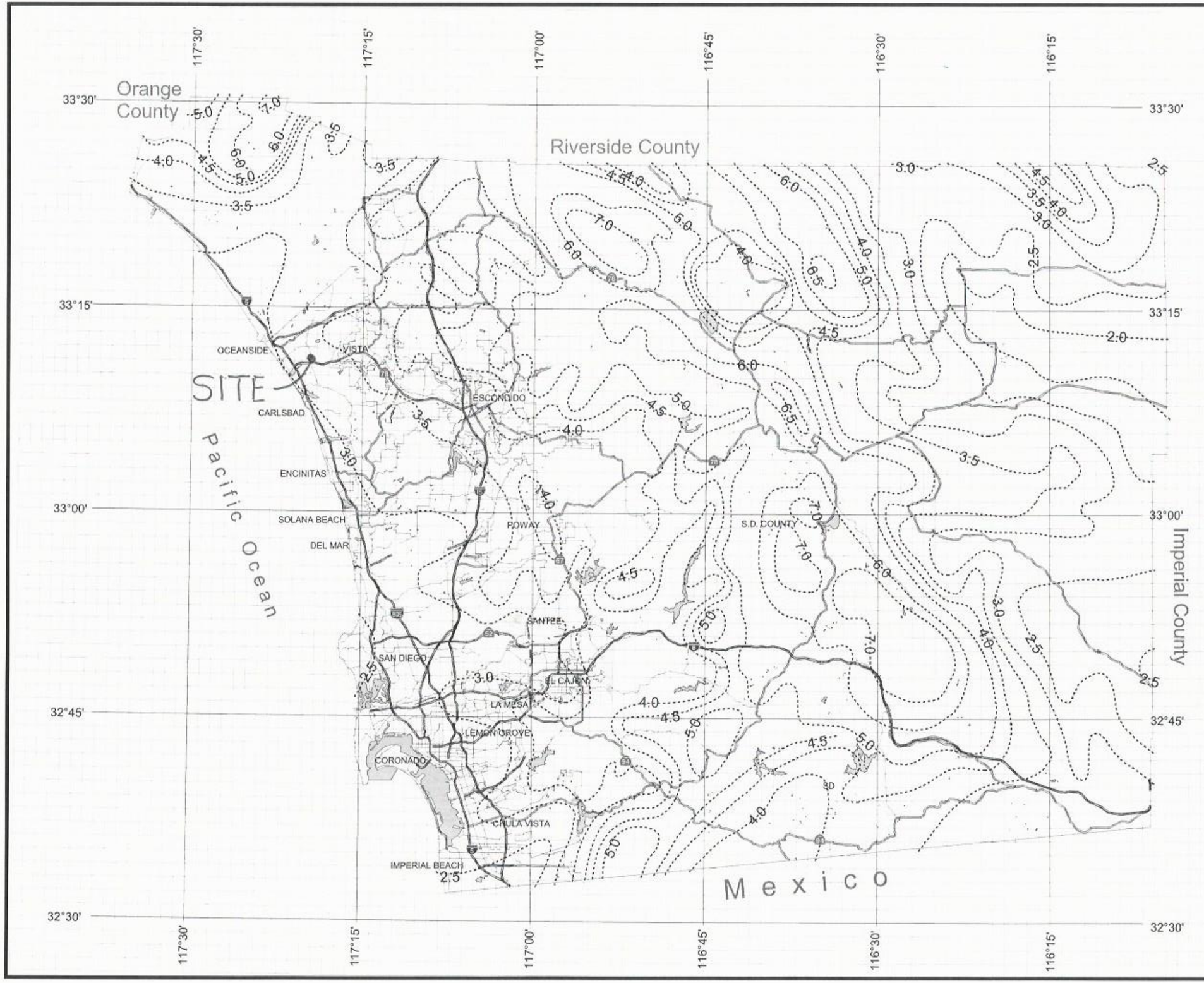
3 0 3 Miles

County of San Diego Hydrology Manual

Rainfall Isopluvials

10 Year Rainfall Event - 24 Hours

Isopluvial (inches)



DPW GIS
Department of Public Works
Geographic Information Services

SanGIS
We Have San Diego Covered!

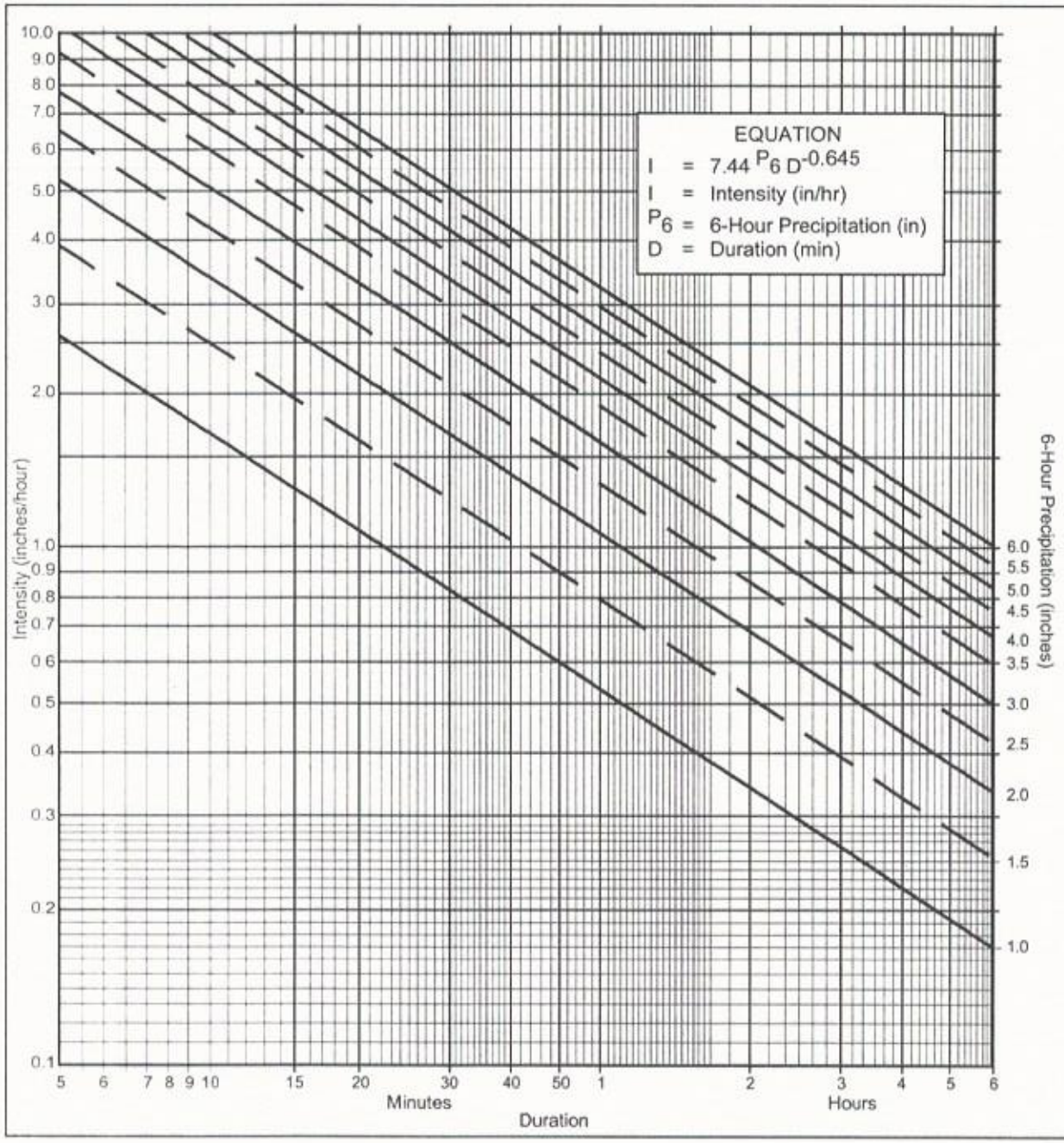
THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Copyright SanGIS. All Rights Reserved.

This products may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG.

This product may contain information which has been reproduced with permission granted by Thomas Brothers Maps.

N W E S

3 0 3 Miles



Directions for Application:

(1) From precipitation maps determine 6 hr and 24 hr amounts for the selected frequency. These maps are included in the County Hydrology Manual (10, 50, and 100 yr maps included in the Design and Procedure Manual).

(2) Adjust 6 hr precipitation (if necessary) so that it is within the range of 45% to 65% of the 24 hr precipitation (not applicaple to Desert).

(3) Plot 6 hr precipitation on the right side of the chart.

(4) Draw a line through the point parallel to the plotted lines.

(5) This line is the intensity-duration curve for the location being analyzed.

Application Form:

(a) Selected frequency 50 year

(b) P_6 = 2.5 in., P_{24} = 4.5 , $\frac{P_6}{P_{24}}$ = 55.6 %(2)

(c) Adjusted $P_6^{(2)}$ = 2.5 in.

(d) t_x = _____ min.

(e) I = _____ in./hr.

Note: This chart replaces the Intensity-Duration-Frequency curves used since 1965.

P6	1	1.5	2	2.5	3	3.5	4	4.5	5	5.5	6
Duration	I	I	I	I	I	I	I	I	I	I	I
5	2.63	3.95	5.27	6.59	7.90	9.22	10.54	11.86	13.17	14.49	15.81
7	2.12	3.18	4.24	5.30	6.36	7.42	8.48	9.54	10.60	11.66	12.72
10	1.68	2.53	3.37	4.21	5.05	5.90	6.74	7.58	8.42	9.27	10.11
15	1.30	1.95	2.59	3.24	3.89	4.54	5.19	5.84	6.49	7.13	7.78
20	1.08	1.62	2.15	2.69	3.23	3.77	4.31	4.85	5.39	5.93	6.46
25	0.93	1.40	1.87	2.33	2.80	3.27	3.73	4.20	4.67	5.13	5.60
30	0.83	1.24	1.66	2.07	2.49	2.90	3.32	3.73	4.15	4.56	4.98
40	0.69	1.03	1.38	1.72	2.07	2.41	2.76	3.10	3.45	3.79	4.13
50	0.60	0.90	1.19	1.49	1.79	2.09	2.39	2.69	2.98	3.28	3.58
60	0.53	0.80	1.06	1.33	1.59	1.86	2.12	2.39	2.65	2.92	3.18
90	0.41	0.61	0.82	1.02	1.23	1.43	1.63	1.84	2.04	2.25	2.45
120	0.34	0.51	0.68	0.85	1.02	1.19	1.36	1.53	1.70	1.87	2.04
150	0.29	0.44	0.59	0.73	0.88	1.03	1.18	1.32	1.47	1.62	1.76
180	0.26	0.39	0.52	0.65	0.78	0.91	1.04	1.18	1.31	1.44	1.57
240	0.22	0.33	0.43	0.54	0.65	0.76	0.87	0.98	1.08	1.19	1.30
300	0.19	0.28	0.38	0.47	0.56	0.66	0.75	0.85	0.94	1.03	1.13
360	0.17	0.25	0.33	0.42	0.50	0.58	0.67	0.75	0.84	0.92	1.00

Intensity-Duration Design Chart - Template

FIGURE

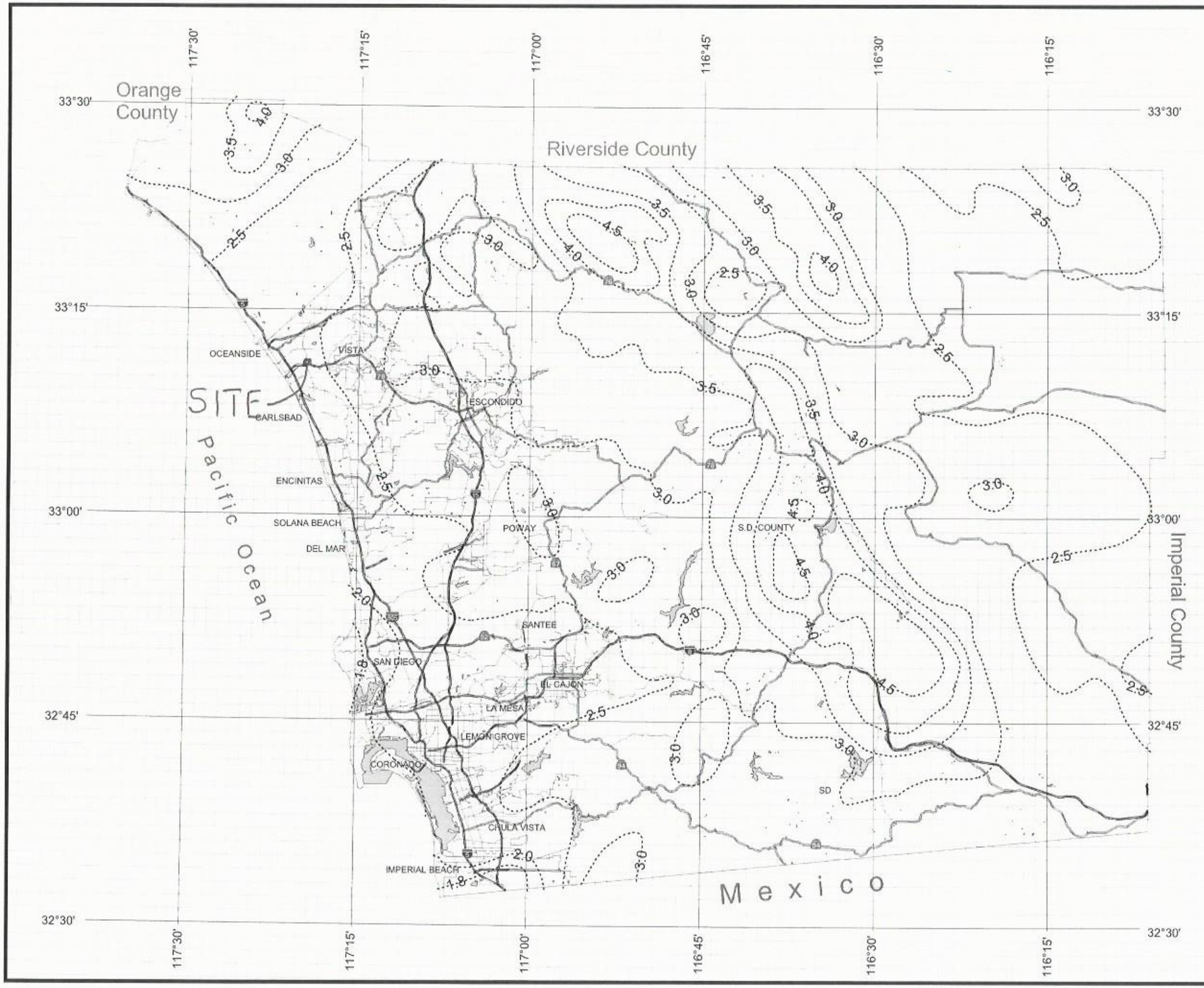
3-1

County of San Diego Hydrology Manual

Rainfall Isopluvials

50 Year Rainfall Event - 6 Hours

Isopluvial (inches)



DPW GIS
Department of Public Works Geographic Information Services

SanGIS
We Have San Diego Covered!

N
W E
S

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Copyright SanGIS. All Rights Reserved.

This products may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG.

This product may contain information which has been reproduced with permission granted by Thomas Brothers Maps.

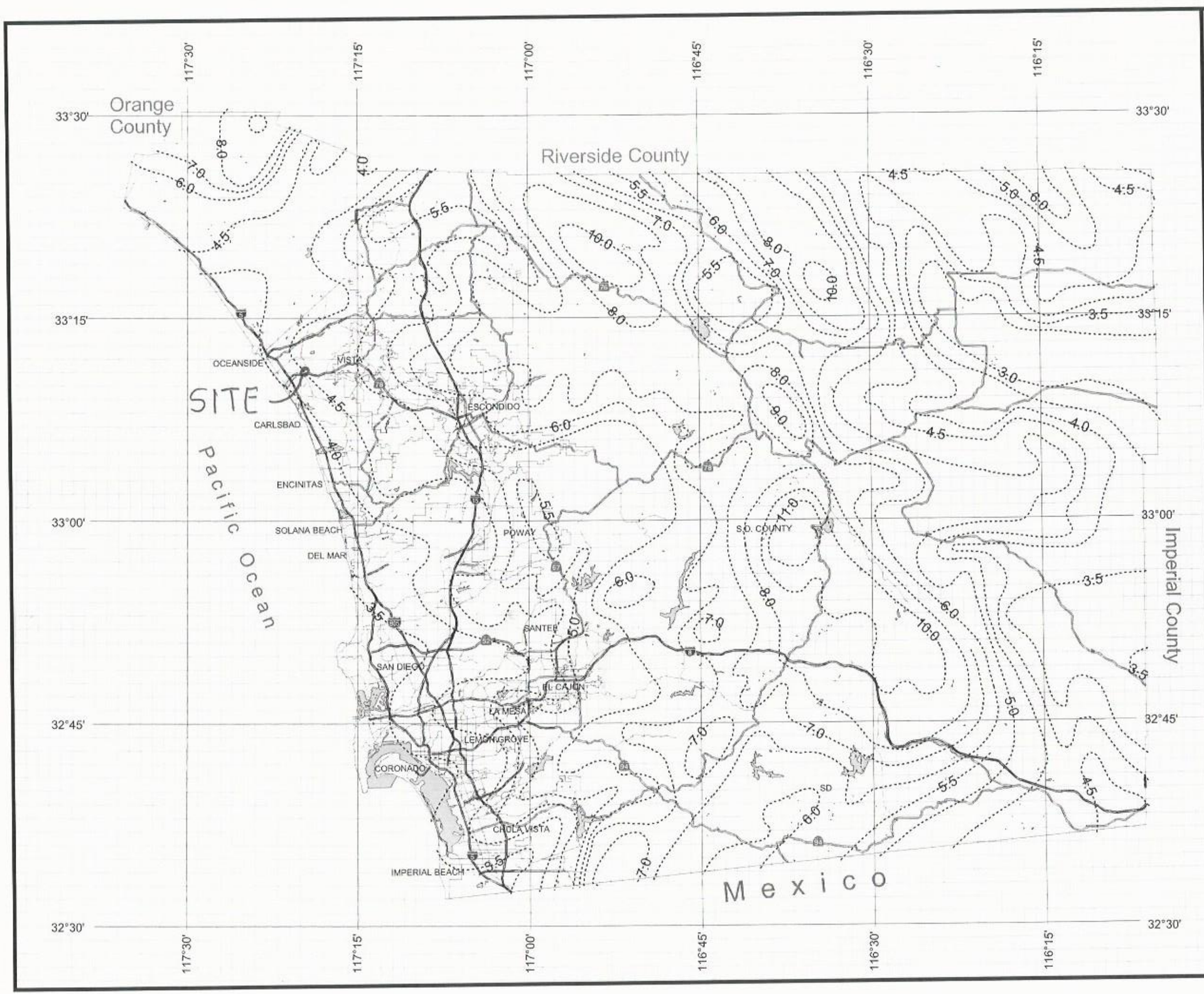
3 0 3 Miles

County of San Diego Hydrology Manual

Rainfall Isopluvials

50 Year Rainfall Event - 24 Hours

Isopluvial (inches)



DPW GIS
Department of Public Works Geographic Information Services

SanGIS
We Have San Diego Covered!

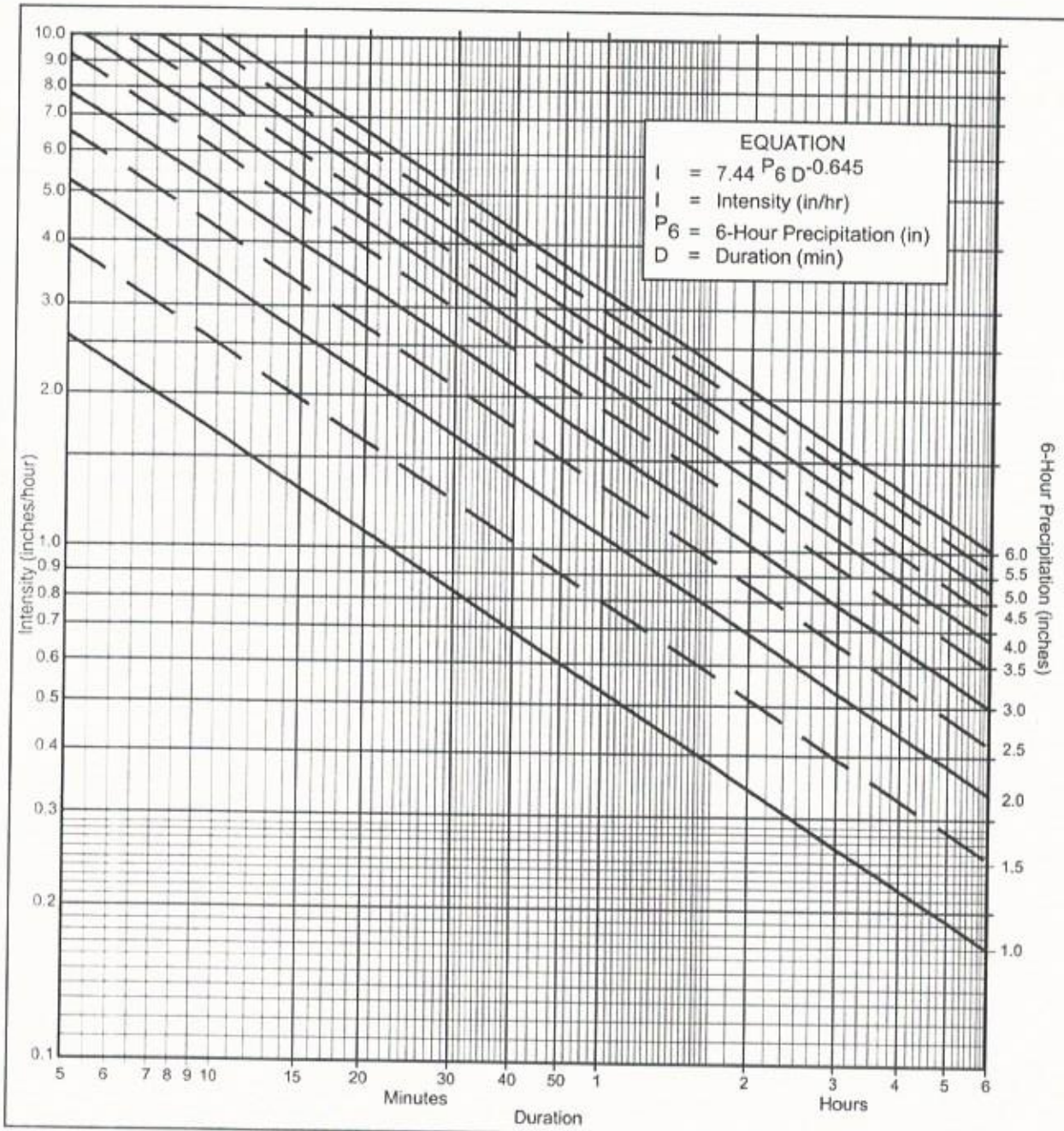
THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Copyright SanGIS. All Rights Reserved.

This products may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG.

This product may contain information which has been reproduced with permission granted by Thomas Brothers Maps.

N W E S

3 0 3 Miles



Directions for Application:

(1) From precipitation maps determine 6 hr and 24 hr amounts for the selected frequency. These maps are included in the County Hydrology Manual (10, 50, and 100 yr maps included in the Design and Procedure Manual).

(2) Adjust 6 hr precipitation (if necessary) so that it is within the range of 45% to 65% of the 24 hr precipitation (not applicaple to Desert).

(3) Plot 6 hr precipitation on the right side of the chart.

(4) Draw a line through the point parallel to the plotted lines.

(5) This line is the intensity-duration curve for the location being analyzed.

Application Form:

(a) Selected frequency 100 year

(b) P_6 = 2.8 in., P_{24} = 5.0, $\frac{P_6}{P_{24}}$ = 56 %(2)

(c) Adjusted $P_6^{(2)}$ = 2.8 in.

(d) t_x = _____ min.

(e) I = _____ in./hr.

Note: This chart replaces the Intensity-Duration-Frequency curves used since 1965.

P6	1	1.5	2	2.5	3	3.5	4	4.5	5	5.5	6
Duration	I	I	I	I	I	I	I	I	I	I	I
5	2.63	3.95	5.27	6.59	7.90	9.22	10.54	11.86	13.17	14.49	15.81
7	2.12	3.18	4.24	5.30	6.36	7.42	8.48	9.54	10.60	11.66	12.72
10	1.68	2.53	3.37	4.21	5.05	5.90	6.74	7.58	8.42	9.27	10.11
15	1.30	1.95	2.59	3.24	3.89	4.54	5.19	5.84	6.49	7.13	7.78
20	1.08	1.62	2.15	2.69	3.23	3.77	4.31	4.85	5.39	5.93	6.46
25	0.93	1.40	1.87	2.33	2.80	3.27	3.73	4.20	4.67	5.13	5.60
30	0.83	1.24	1.66	2.07	2.49	2.90	3.32	3.73	4.15	4.56	4.98
40	0.69	1.03	1.38	1.72	2.07	2.41	2.76	3.10	3.45	3.79	4.13
50	0.60	0.90	1.19	1.49	1.79	2.09	2.39	2.69	2.98	3.28	3.58
60	0.53	0.80	1.06	1.33	1.59	1.86	2.12	2.39	2.65	2.92	3.18
90	0.41	0.61	0.82	1.02	1.23	1.43	1.63	1.84	2.04	2.25	2.45
120	0.34	0.51	0.68	0.85	1.02	1.19	1.36	1.53	1.70	1.87	2.04
150	0.29	0.44	0.59	0.73	0.88	1.03	1.18	1.32	1.47	1.62	1.76
180	0.26	0.39	0.52	0.65	0.78	0.91	1.04	1.18	1.31	1.44	1.57
240	0.22	0.33	0.43	0.54	0.65	0.76	0.87	0.98	1.08	1.19	1.30
300	0.19	0.28	0.38	0.47	0.56	0.66	0.75	0.85	0.94	1.03	1.13
360	0.17	0.25	0.33	0.42	0.50	0.58	0.67	0.75	0.84	0.92	1.00

Intensity-Duration Design Chart - Template

FIGURE

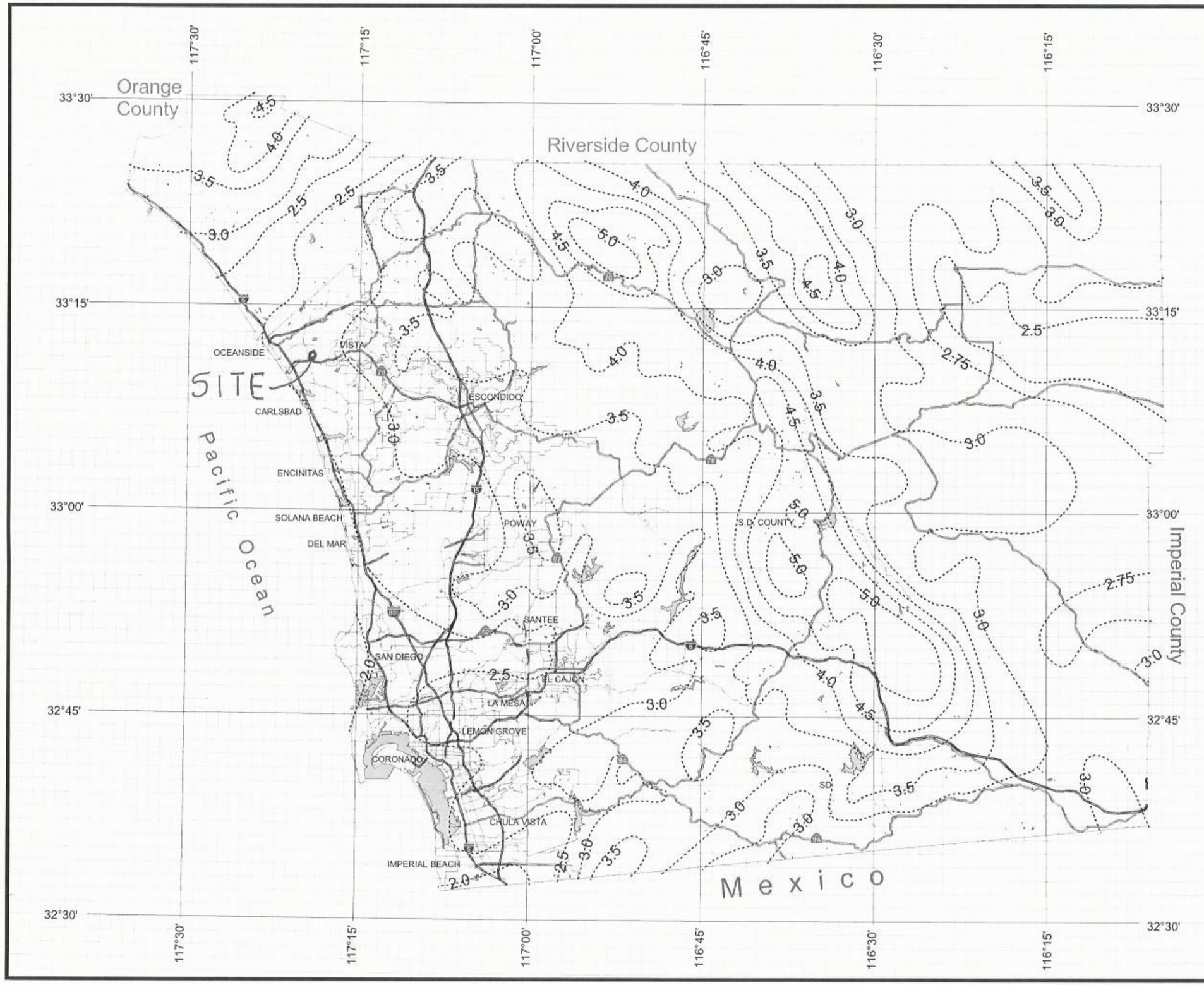
3-1

County of San Diego Hydrology Manual

Rainfall Isopluvials

100 Year Rainfall Event - 6 Hours

Isopluvial (inches)



DPW GIS
Department of Public Works
Geographic Information Services

SanGIS
We Have San Diego Covered!

N
W E
S

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Copyright SanGIS. All Rights Reserved.

This products may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG.

This product may contain information which has been reproduced with permission granted by Thomas Brothers Maps.

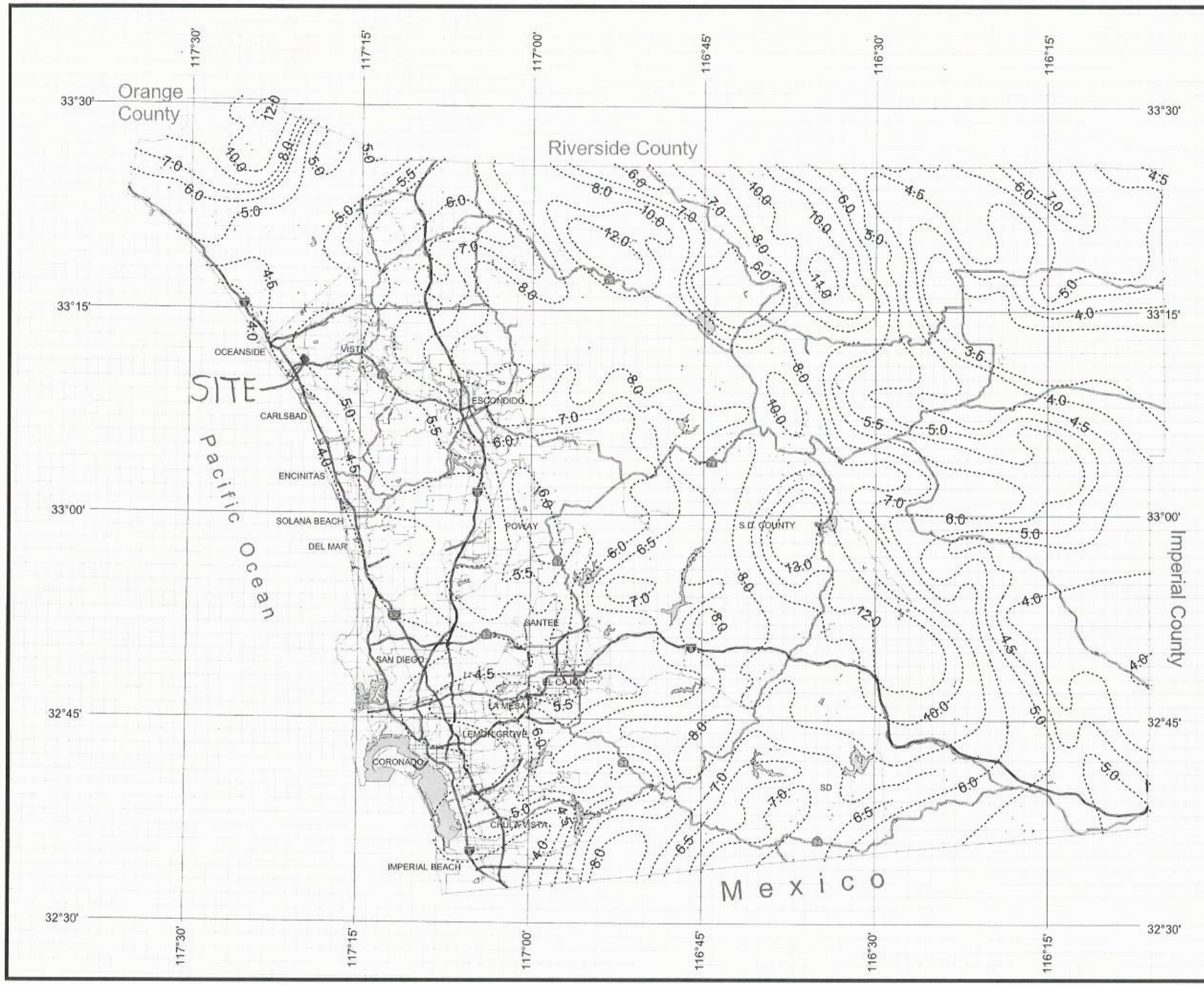
3 0 3 Miles

County of San Diego Hydrology Manual

Rainfall Isopluvials

100 Year Rainfall Event - 24 Hours

Isopluvial (inches)



DPW GIS
Department of Public Works
Geographic Information Services

SanGIS
We Have San Diego Covered!

N
W E
S

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.
Copyright SanGIS. All Rights Reserved.

This products may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG.

This product may contain information which has been reproduced with permission granted by Thomas Brothers Maps.

3 0 3 Miles

APPENDIX 1

Hydrology Calculations

PRE-DEVELOPMENT HYDROLOGY

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Pre-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT A**

Frequency = 100 Yr. Storm **P6 =** 2.80

NODE		**Watershed**		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	SQ FT	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
WATERSHED AREA P1																		
							Elev. Node 1	230.0	Dist. Travel =		250.00							
							Elev. Node 2	194.7										
							Elev. Delta	35.30										
A	2	P1	31,687	Previous Res.				14.12%			250.00	6.48	6.48	6.24	0.55	0.40	2.50	
Node 4 Existing Curb Inlet A																		
WATERSHED AREA P2																		
							Elev. Node 1	216.0	Dist. Travel =		610.00							
							Elev. Node 2	186.3										
							Elev. Delta	29.70										
B	25	P2	53,626	Previous Res.				4.87%			610.00	14.43	14.43	3.72	0.55	0.68	2.52	
Node 4 Cross Gutter																		
WATERSHED AREA P3																		
							Elev. Node 1	204.0	Dist. Travel =		36.00							
							Elev. Node 2	187.5										
							Elev. Delta	16.50										
C	D	P3	342	Previous Res.				45.83%			36.00	1.66	5.00	7.38	0.55	0.00	0.03	
Node 4 Existing Curb Inlet B																		

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Pre-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT A**

Frequency = 50 Yr. Storm **P6 = 2.50**

NODE		**Watershed**		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	SQ FT	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
WATERSHED AREA P1																		
							Elev. Node 1	230.0	Dist. Travel =		250.00							
							Elev. Node 2	194.7										
							Elev. Delta	35.30										
A	4	P1	31,687	OS				14.12%			250.00	6.48	6.48	5.57	0.55	0.40	2.23	
Node 4 Existing Curb Inlet A																		
WATERSHED AREA P2																		
							Elev. Node 1	216.0	Dist. Travel =		610.00							
							Elev. Node 2	186.3										
							Elev. Delta	29.70										
B	24	P2	53,626	OS				4.87%			610.00	14.43	14.43	3.32	0.55	0.68	2.25	
Node 4 Cross Gutter																		
WATERSHED AREA P3																		
							Elev. Node 1	204.0	Dist. Travel =		36.00							
							Elev. Node 2	187.5										
							Elev. Delta	16.50										
C	28	P3	342	OS				45.83%			36.00	1.66	5.00	6.59	0.55	0.00	0.03	
Node 4 Existing Curb Inlet B																		

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Pre-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT A**

Frequency = 10 Yr. Storm **P6 = 1.80**

NODE		Watershed		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	SQ FT	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
WATERSHED AREA P1																		
							Elev. Node 1	230.0	Dist. Travel =		250.00							
							Elev. Node 2	194.7										
							Elev. Delta	35.30										
A	4	P1	31,687	OS				14.12%			250.00	6.48	6.48	4.01	0.55	0.40	1.60	
Node 4 Existing Curb Inlet A																		
WATERSHED AREA P2																		
							Elev. Node 1	216.0	Dist. Travel =		610.00							
							Elev. Node 2	186.3										
							Elev. Delta	29.70										
B	24	P2	53,626	OS				4.87%			610.00	14.43	14.43	2.39	0.55	0.68	1.62	
Node 4 Cross Gutter																		
WATERSHED AREA P3																		
							Elev. Node 1	204.0	Dist. Travel =		36.00							
							Elev. Node 2	187.5										
							Elev. Delta	16.50										
C	28	P3	342	OS				45.83%			36.00	1.66	5.00	4.74	0.55	0.00	0.02	
Node 4 Existing Curb Inlet B																		

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Pre-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT A**

Frequency = 5 Yr. Storm **P6 = 1.40**

NODE		**Watershed**		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	SQ FT	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
WATERSHED AREA P1																		
							Elev. Node 1	230.0	Dist. Travel =		250.00							
							Elev. Node 2	194.7										
							Elev. Delta	35.30										
A	4	P1	31,687	OS				14.12%			250.00	6.48	6.48	3.12	0.55	0.40	1.25	
Node 4 Existing Curb Inlet A																		
WATERSHED AREA P2																		
							Elev. Node 1	216.0	Dist. Travel =		610.00							
							Elev. Node 2	186.3										
							Elev. Delta	29.70										
B	24	P2	53,626	OS				4.87%			610.00	14.43	14.43	1.86	0.55	0.68	1.26	
Node 4 Cross Gutter																		
WATERSHED AREA P3																		
							Elev. Node 1	204.0	Dist. Travel =		36.00							
							Elev. Node 2	187.5										
							Elev. Delta	16.50										
C	28	P3	342	OS				45.83%			36.00	1.66	5.00	3.69	0.55	0.00	0.02	
Node 4 Existing Curb Inlet B																		

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Pre-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT A**

Frequency = 2 Yr. Storm **P6 = 1.10**

NODE		**Watershed**		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	SQ FT	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
WATERSHED AREA P1																		
							Elev. Node 1	230.0	Dist. Travel =		250.00							
							Elev. Node 2	194.7										
							Elev. Delta	35.30										
A	4	P1	31,687	OS				14.12%			250.00	6.48	6.48	2.45	0.55	0.40	0.98	
Node 4 Existing Curb Inlet A																		
WATERSHED AREA P2																		
							Elev. Node 1	216.0	Dist. Travel =		610.00							
							Elev. Node 2	186.3										
							Elev. Delta	29.70										
B	24	P2	53,626	OS				4.87%			610.00	14.43	14.43	1.46	0.55	0.68	0.99	
Node 4 Cross Gutter																		
WATERSHED AREA P3																		
							Elev. Node 1	204.0	Dist. Travel =		36.00							
							Elev. Node 2	187.5										
							Elev. Delta	16.50										
C	28	P3	342	OS				45.83%			36.00	1.66	5.00	2.90	0.55	0.00	0.01	
Node 4 Existing Curb Inlet B																		

POST-DEVELOPMENT HYDROLOGY

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Post-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT B**

Frequency = 100 Yr. Storm **P6 =** 2.80

NODE		Watershed		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	SQ SF	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
WATERSHED AREA A																		
						Elev. Node 1		217.0	Dist. Travel =		325.00							
						Elev. Node 2		194.7										
						Elev. Delta		22.30										
1	2	A1	2,003	OS				6.86%			325.00	11.31	11.31	4.36	0.44	0.02	0.09	
Node 2 is Existing B Inlet																		
						Elev. Node 3		206.0	Dist. Travel =		210.00							
						Elev. Node 4		198.2										
						Elev. Delta		7.80										
3	4	A2	22,837	OS				3.71%			210.00	9.24	9.24	4.97	0.55	0.29	1.44	B Inlet
4	5				1.00	0.013	1.44	1.00%	0.44	4.29	36.21	0.14	9.38	4.92				Area Drain
						Elev. Node 6		201.4	Dist. Travel =		60.00							
						Elev. Node 5		200.7										
						Elev. Delta		0.70										
6	5	A3	2,818	RES				1.17%			60.00	5.78	5.78	6.72	0.66	0.04	0.29	Area Drain
															QA2+QA3=		1.72	
4	5				1.00	0.013	1.72	1.00%	0.49	4.50	6.86	0.03	9.40	4.91				C/O
5	7				1.00	0.013	1.72	1.00%	0.49	4.50	33.75	0.13	9.53	4.87				Area Drain
						Elev. Node 9		201.40	Dist. Travel =		60.00							
						Elev. Node 8		200.70										
						Elev. Delta		0.70										
9	8	A4	1,999	RES				1.17%			60.00	5.68	5.68	6.79	0.67	0.03	0.21	Area Drain
														QA2+QA3+QA4=			1.93	

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Post-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT B**

Frequency = 100 Yr. Storm **P6 = 2.80**

NODE		**Watershed**		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	SQ FT	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
8	10				1.00	0.013	1.93	1.00%	0.53	4.63	33.75	0.12	9.65	4.83				Area Drain
						Elev. Node 11		199.15	Dist. Travel =		60.00							
						Elev. Node 10		198.45										
						Elev. Delta		0.70										
11	10	A5	2,030	RES				1.17%			60.00	5.56	5.56	6.89	0.68	0.03	0.22	Area Drain
													QA2+QA3+QA4+QA5=				2.15	
10	12				1.00	0.013	2.15	1.00%	0.56	4.75	5.50	0.02	9.67	4.82			Modular Wetland	
12	13				1.00	0.013	2.15	1.00%	0.56	4.75	2.00	0.01	9.68	4.82				C/O
13	2				1.00	0.013	2.15	1.40%	0.51	5.39	12.89	0.04	9.72	4.81				Ex. B Inlet
										Post Development Runoff for Drainage Basin A=							2.24	
										Pre Development Runoff for Drainage Basin P1=							2.50	
													Net Reduction in Runoff=				**(0.26)**	
																No Detention Required		
WATERSHED AREA B																		
						Elev. Node 2		194.70	Dist. Travel =		220.00							
						Elev. Node 14		191.30										
						Elev. Delta		3.40										
2	14	B1	284.00	RES				1.55%			220.00	6.10	6.10	6.49	0.84	0.01	0.04	
Node 14 is @ the Beginning of watershed C																		
						Elev. Node 15		210.50	Dist. Travel =		115.00							
						Elev. Node 16		194.70										
						Elev. Delta		15.80										
15	16	B4	10,000	RES				13.74%			115.00	5.48	5.48	6.95	0.42	0.10	0.67	B Inlet

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Post-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT B**

Frequency = 100 Yr. Storm **P6 = 2.80**

NODE		Watershed		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	SQ FT	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
16	17				1.00	0.013	0.67	0.50%	0.35	2.72	54.80	0.34	5.82	6.69				
						Elev. Node 18		198.20	Dist. Travel =		70.00							
						Elev. Node 19		196.50										
						Elev. Delta		1.70										
18	19	B3	2,554	RES				2.43%			70.00	4.97	5.00	7.38	0.66	0.04	0.28	Catch Basin
																B3+B4=	0.96	
19	17				0.50	0.013	0.28	1.00%	0.25	2.86	54.80	0.32	5.32	7.09				
17	20				1.00	0.013	0.96	0.50%	0.43	2.99	18.80	0.10	5.92	6.61				
						Elev. Node 18		216.00	Dist. Travel =		260.00							
						Elev. Node 19		195.20										
						Elev. Delta		20.80										
3	20	B2	17,430	RES				8.00%			260.00	7.78	5.55	6.90	0.56	0.23	1.56	B Inlet
															B2+B3+B4=		2.51	
20	21				1.00	0.013	2.51	1.00%	0.62	4.92	8.89	0.03	5.58	6.87			Modular Wetland	
21	22				1.00	0.013	2.51	1.00%	0.62	4.92	5.50	0.02	5.60	6.86				C/O
22	23				1.00	0.013	2.51	3.20%	0.44	7.63	6.50	0.01	5.61	6.85			D-25A Curb Outlet	
														B1+B2+B3+B4=B=			2.55	
WATERSHED AREA C																		
						Elev. Node 14		191.30	Dist. Travel =		365.00							
						Elev. Node 25		186.30										
						Elev. Delta		5.00										
14	25	C2	115.00	RES				1.37%			365.00	15.23	15.23	3.60	0.61	0.00	0.01	

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Post-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT B**

Frequency = 100 Yr. Storm **P6 = 2.80**

NODE		Watershed		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	AC.	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
						Elev. Node 15		210.5	Dist. Travel =		400.00							
						Elev. Node 26		190.4										
						Elev. Delta		20.10										
15	26	C1	23,581	RES				5.03%			400.00	11.09	11.09	4.41	0.57	0.31	1.37	Catch Basin
26	27				1.00	0.013	1.37	5.00%	0.28	7.59	1.80	0.00	11.09	4.41			Modular Wetland	
27	28				1.00	0.013	1.37	1.00%	0.43	4.24	26.91	0.11	11.20	4.39				C/O
																	D-25A Curb Outlet	
															C1+C2=C=		1.37	
						Elev. Node 15		190.7	Dist. Travel =		25.00							
						Elev. Node 26		188.2										
						Elev. Delta		2.50										
		D	4	RES				10.00%			25.00	3.14	5.00	7.38	0.35	0.00	0.00	Catch Basin
										Post Development Runoff for Drainage Basin B+C+D=							3.92	
										Pre Development Runoff for Drainage Basin P2+P3=							2.55	
													Net Increase in Runoff=				**1.37**	
																Detention Required		

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Post-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT B**

Frequency = 50 Yr. Storm **P6 =** 2.50

NODE		**Watershed**		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	SQ SF	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
WATERSHED AREA A																		
						Elev. Node 1		217.0	Dist. Travel =		325.00							
						Elev. Node 2		194.7										
						Elev. Delta		22.30										
1	2	A1	2,003	OS				6.86%			325.00	11.31	11.31	3.89	0.44	0.02	0.08	
Node 2 is Existing B Inlet																		
						Elev. Node 3		206.0	Dist. Travel =		210.00							
						Elev. Node 4		198.2										
						Elev. Delta		7.80										
3	4	A2	22,837	OS				3.71%			210.00	9.24	9.24	4.43	0.55	0.29	1.28	B Inlet
4	5				1.00	0.013	1.28	1.00%	0.42	4.17	36.21	0.14	9.38	4.92				Area Drain
						Elev. Node 6		201.4	Dist. Travel =		60.00							
						Elev. Node 5		200.7										
						Elev. Delta		0.70										
6	5	A3	2,818	RES				1.17%			60.00	5.78	5.78	6.00	0.66	0.04	0.26	Area Drain
															QA2+QA3=		1.54	
4	5				1.00	0.013	1.54	1.00%	0.46	4.37	6.86	0.03	9.41	4.91				C/O
5	7				1.00	0.013	1.54	1.00%	0.46	4.37	33.75	0.13	9.54	4.86				Area Drain
						Elev. Node 9		201.40	Dist. Travel =		60.00							
						Elev. Node 8		200.70										
						Elev. Delta		0.70										
9	8	A4	1,999	RES				1.17%			60.00	5.68	5.68	6.06	0.67	0.03	0.19	Area Drain
														QA2+QA3+QA4=			1.73	

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Post-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT B**

Frequency = 50 Yr. Storm **P6 = 2.50**

NODE		Watershed		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	SQ FT	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
8	10				1.00	0.013	1.73	1.00%	0.49	4.50	33.75	0.12	9.66	4.82				Area Drain
						Elev. Node 11		199.15	Dist. Travel =		60.00							
						Elev. Node 10		198.45										
						Elev. Delta		0.70										
11	10	A5	2,030	RES				1.17%			60.00	5.56	5.56	6.15	0.68	0.03	0.19	Area Drain
													QA2+QA3+QA4+QA5=				1.92	
10	12				1.00	0.013	1.92	1.00%	0.52	4.62	5.50	0.02	9.68	4.82			Modular Wetland	
12	13				1.00	0.013	1.92	1.00%	0.52	4.62	2.00	0.01	9.69	4.81				C/O
13	2				1.00	0.013	1.92	1.40%	0.47	5.24	12.89	0.04	9.73	4.80				Ex. B Inlet
										Post Development Runoff for Drainage Basin A=							2.00	
										Pre Development Runoff for Drainage Basin P1=							2.23	
													Net Reduction in Runoff=				**(0.23)**	
																No Detention Required		
WATERSHED AREA B																		
						Elev. Node 2		194.70	Dist. Travel =		220.00							
						Elev. Node 14		191.30										
						Elev. Delta		3.40										
2	14	B1	284.00	RES				1.55%			220.00	6.10	6.10	5.80	0.84	0.01	0.03	
Node 14 is @ the Beginning of watershed C																		
						Elev. Node 15		210.50	Dist. Travel =		115.00							
						Elev. Node 16		194.70										
						Elev. Delta		15.80										
15	16	B4	10,000	RES				13.74%			115.00	5.48	5.48	6.21	0.42	0.10	0.60	B Inlet

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Post-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT B**

Frequency = 50 Yr. Storm **P6 = 2.50**

NODE		Watershed		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	SQ FT	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
16	17				1.00	0.013	0.61	0.50%	0.34	2.64	54.80	0.35	5.83	6.68				
						Elev. Node 18		198.20	Dist. Travel =		70.00							
						Elev. Node 19		196.50										
						Elev. Delta		1.70										
18	19	B3	2,554	RES				2.43%			70.00	4.97	5.00	6.59	0.66	0.04	0.25	Catch Basin
																B3+B4=	0.85	
19	17				0.50	0.013	0.25	1.00%	0.24	2.78	54.80	0.33	5.33	7.08				
17	20				1.00	0.013	0.85	0.50%	0.40	2.90	18.80	0.11	5.94	6.60				
						Elev. Node 18		216.00	Dist. Travel =		260.00							
						Elev. Node 19		195.20										
						Elev. Delta		20.80										
3	20	B2	17,430	RES				8.00%			260.00	7.78	5.55	6.16	0.56	0.23	1.39	B Inlet
															B2+B3+B4=		2.24	
20	21				1.00	0.013	2.24	1.00%	0.58	4.79	8.89	0.03	5.58	6.87			Modular Wetland	
21	22				1.00	0.013	2.24	1.00%	0.58	4.79	5.50	0.02	5.60	6.86				C/O
22	23				1.00	0.013	2.24	3.20%	0.41	7.40	6.50	0.01	5.61	6.85			D-25A Curb Outlet	
														B1+B2+B3+B4=B=			2.28	
WATERSHED AREA C																		
						Elev. Node 14		191.30	Dist. Travel =		365.00							
						Elev. Node 25		186.30										
						Elev. Delta		5.00										
14	25	C2	115.00	RES				1.37%			365.00	15.23	15.23	5.00	0.61	0.00	0.01	

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Post-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT B**

Frequency = 50 Yr. Storm **P6 = 2.50**

NODE		Watershed		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	AC.	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
						Elev. Node 15		210.5	Dist. Travel =		400.00							
						Elev. Node 26		190.4										
						Elev. Delta		20.10										
15	26	C1	23,581	RES				5.03%			400.00	11.09	11.09	3.94	0.57	0.31	1.22	Catch Basin
26	27				1.00	0.013	1.22	5.00%	0.27	7.35	1.80	0.00	11.09	4.41				Modular Wetland
27	28				1.00	0.013	1.22	1.00%	0.40	4.11	26.91	0.11	11.20	4.38				C/O
																		D-25A Curb Outlet
															C1+C2=C=		1.23	
						Elev. Node 15		190.7	Dist. Travel =		25.00							
						Elev. Node 26		188.2										
						Elev. Delta		2.50										
		D	4	RES				10.00%			25.00	3.14	3.14	8.90	0.35	0.00	0.00	Catch Basin
										Post Development Runoff for Drainage Basin B+C+D=							3.51	
										Pre Development Runoff for Drainage Basin P2+P3=							2.28	
													Net Increase in Runoff=				**1.23**	
																Detention Required		

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Post-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT B**

Frequency = 10 Yr. Storm **P6 =** 1.80

NODE		**Watershed**		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	SQ SF	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
WATERSHED AREA A																		
							Elev. Node 1	217.0	Dist. Travel =		325.00							
							Elev. Node 2	194.7										
							Elev. Delta	22.30										
1	2	A1	2,003	OS				6.86%			325.00	11.31	11.31	2.80	0.44	0.02	0.06	
Node 2 is Existing B Inlet																		
							Elev. Node 3	206.0	Dist. Travel =		210.00							
							Elev. Node 4	198.2										
							Elev. Delta	7.80										
3	4	A2	22,837	OS				3.71%			210.00	9.24	9.24	3.19	0.55	0.29	0.92	B Inlet
4	5				1.00	0.013	0.92	1.00%	0.35	3.81	36.21	0.16	9.40	4.91				Area Drain
							Elev. Node 6	201.4	Dist. Travel =		60.00							
							Elev. Node 5	200.7										
							Elev. Delta	0.70										
6	5	A3	2,818	RES				1.17%			60.00	5.78	5.78	4.32	0.66	0.04	0.19	Area Drain
															QA2+QA3=		1.11	
4	5				1.00	0.013	1.11	1.00%	0.38	4.00	6.86	0.03	9.43	4.90				C/O
5	7				1.00	0.013	1.11	1.00%	0.38	4.00	33.75	0.14	9.57	4.85				Area Drain
							Elev. Node 9	201.40	Dist. Travel =		60.00							
							Elev. Node 8	200.70										
							Elev. Delta	0.70										
9	8	A4	1,999	RES				1.17%			60.00	5.68	5.68	4.37	0.67	0.03	0.13	Area Drain
														QA2+QA3+QA4=			1.24	

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Post-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT B**

Frequency = 10 Yr. Storm **P6 = 1.80**

NODE		**Watershed**		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	SQ FT	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
8	10				1.00	0.013	1.73	1.00%	0.49	4.50	33.75	0.12	9.69	4.81				Area Drain
						Elev. Node 11		199.15	Dist. Travel =		60.00							
						Elev. Node 10		198.45										
						Elev. Delta		0.70										
11	10	A5	2,030	RES				1.17%			60.00	5.56	5.56	4.43	0.68	0.03	0.14	Area Drain
													QA2+QA3+QA4+QA5=				1.38	
10	12				1.00	0.013	1.38	1.00%	0.43	4.25	5.50	0.02	9.71	4.81				Modular Wetland
12	13				1.00	0.013	1.38	1.00%	0.43	4.25	2.00	0.01	9.72	4.80				C/O
13	2				1.00	0.013	1.38	1.40%	0.39	4.80	12.89	0.04	9.76	4.79				Ex. B Inlet
											Post Development Runoff for Drainage Basin A=						1.44	
											Pre Development Runoff for Drainage Basin P1=						1.60	
													Net Reduction in Runoff=				**(0.17)**	
																No Detention Required		
WATERSHED AREA B																		
						Elev. Node 2		194.70	Dist. Travel =		220.00							
						Elev. Node 14		191.30										
						Elev. Delta		3.40										
2	14	B1	284.00	RES				1.55%			220.00	6.10	6.10	4.17	0.84	0.01	0.02	
Node 14 is @ the Beginning of watershed C																		
						Elev. Node 15		210.50	Dist. Travel =		115.00							
						Elev. Node 16		194.70										
						Elev. Delta		15.80										
15	16	B4	10,000	RES				13.74%			115.00	5.48	5.48	4.47	0.42	0.10	0.43	B Inlet

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Post-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT B**

Frequency = 10 Yr. Storm **P6 = 1.80**

NODE		Watershed		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	SQ FT	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
16	17				1.00	0.013	0.61	0.50%	0.34	2.64	54.80	0.35	5.83	6.68				
						Elev. Node 18		198.20	Dist. Travel =		70.00							
						Elev. Node 19		196.50										
						Elev. Delta		1.70										
18	19	B3	2,554	RES				2.43%			70.00	4.97	5.00	4.74	0.66	0.04	0.18	Catch Basin
																B3+B4=	0.61	
19	17				0.50	0.013	0.18	1.00%	0.20	2.55	54.80	0.36	5.36	7.05				
17	20				1.00	0.013	0.61	0.50%	0.34	2.64	18.80	0.12	5.95	6.60				
						Elev. Node 18		216.00	Dist. Travel =		260.00							
						Elev. Node 19		195.20										
						Elev. Delta		20.80										
3	20	B2	17,430	RES				8.00%			260.00	7.78	5.55	4.43	0.56	0.23	1.00	B Inlet
															B2+B3+B4=		1.62	
20	21				1.00	0.013	1.62	1.00%	0.47	4.43	8.89	0.03	5.58	6.87			Modular Wetland	
21	22				1.00	0.013	1.62	1.00%	0.47	4.43	5.50	0.02	5.60	6.85				C/O
22	23				1.00	0.013	1.62	3.20%	0.34	6.78	6.50	0.02	5.62	6.84			D-25A Curb Outlet	
														B1+B2+B3+B4=B=			1.64	
WATERSHED AREA C																		
						Elev. Node 14		191.30	Dist. Travel =		365.00							
						Elev. Node 25		186.30										
						Elev. Delta		5.00										
14	25	C2	115.00	RES				1.37%			365.00	15.23	15.23	2.31	0.61	0.00	0.00	

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Post-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT B**

Frequency = 10 Yr. Storm **P6 = 1.80**

NODE		Watershed		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	AC.	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
						Elev. Node 15		210.5	Dist. Travel =		400.00							
						Elev. Node 26		190.4										
						Elev. Delta		20.10										
15	26	C1	23,581	RES				5.03%			400.00	11.09	11.09	2.84	0.57	0.31	0.88	Catch Basin
26	27				1.00	0.013	0.88	5.00%	0.23	6.69	1.80	0.00	11.09	4.41			Modular Wetland	
27	28				1.00	0.013	0.88	1.00%	0.34	3.76	26.91	0.12	11.21	4.38				C/O
																	D-25A Curb Outlet	
															C1+C2=C=		0.88	
						Elev. Node 15		190.7	Dist. Travel =		25.00							
						Elev. Node 26		188.2										
						Elev. Delta		2.50										
		D	4	RES				10.00%			25.00	3.14	5.00	4.74	0.35	0.00	0.00	Catch Basin
										Post Development Runoff for Drainage Basin B+C+D=							2.52	
										Pre Development Runoff for Drainage Basin P2+P3=							1.64	
													Net Increase in Runoff=				**0.88**	
																Detention Required		

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Post-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT B**

Frequency = 5 Yr. Storm **P6 =** 1.40

NODE		**Watershed**		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	SQ SF	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
WATERSHED AREA A																		
						Elev. Node 1		217.0	Dist. Travel =		325.00							
						Elev. Node 2		194.7										
						Elev. Delta		22.30										
1	2	A1	2,003	OS				6.86%			325.00	11.31	11.31	2.18	0.44	0.02	0.04	
Node 2 is Existing B Inlet																		
						Elev. Node 3		206.0	Dist. Travel =		210.00							
						Elev. Node 4		198.2										
						Elev. Delta		7.80										
3	4	A2	22,837	OS				3.71%			210.00	9.24	9.24	2.48	0.55	0.29	0.72	B Inlet
4	5				1.00	0.013	0.72	1.00%	0.31	3.55	36.21	0.17	9.41	4.91				Area Drain
						Elev. Node 6		201.4	Dist. Travel =		60.00							
						Elev. Node 5		200.7										
						Elev. Delta		0.70										
6	5	A3	2,818	RES				1.17%			60.00	5.78	5.78	3.36	0.66	0.04	0.14	Area Drain
															QA2+QA3=		0.86	
4	5				1.00	0.013	0.86	1.00%	0.34	3.74	6.86	0.03	9.44	4.90				C/O
5	7				1.00	0.013	0.86	1.00%	0.34	3.74	33.75	0.15	9.59	4.85				Area Drain
						Elev. Node 9		201.40	Dist. Travel =		60.00							
						Elev. Node 8		200.70										
						Elev. Delta		0.70										
9	8	A4	1,999	RES				1.17%			60.00	5.68	5.68	3.40	0.67	0.03	0.10	Area Drain
														QA2+QA3+QA4=			0.97	

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Post-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT B**

Frequency = 5 Yr. Storm **P6 = 1.40**

NODE		Watershed		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	SQ FT	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
8	10				1.00	0.013	0.97	1.00%	0.36	3.86	33.75	0.15	9.73	4.80				Area Drain
						Elev. Node 11		199.15	Dist. Travel =		60.00							
						Elev. Node 10		198.45										
						Elev. Delta		0.70										
11	10	A5	2,030	RES				1.17%			60.00	5.56	5.56	3.44	0.68	0.03	0.11	Area Drain
													QA2+QA3+QA4+QA5=				1.08	
10	12				1.00	0.013	1.08	1.00%	0.38	3.98	5.50	0.02	9.76	4.79				Modular Wetland
12	13				1.00	0.013	1.08	1.00%	0.38	3.98	2.00	0.01	9.77	4.79				C/O
13	2				1.00	0.013	1.08	1.40%	0.35	4.49	12.89	0.05	9.81	4.78				Ex. B Inlet
											Post Development Runoff for Drainage Basin A=						1.12	
											Pre Development Runoff for Drainage Basin P1=						1.25	
													Net Reduction in Runoff=				**(0.13)**	
																No Detention Required		
WATERSHED AREA B																		
						Elev. Node 2		194.70	Dist. Travel =		220.00							
						Elev. Node 14		191.30										
						Elev. Delta		3.40										
2	14	B1	284.00	RES				1.55%			220.00	6.10	6.10	3.25	0.84	0.01	0.02	
Node 14 is @ the Beginning of watershed C																		
						Elev. Node 15		210.50	Dist. Travel =		115.00							
						Elev. Node 16		194.70										
						Elev. Delta		15.80										
15	16	B4	10,000	RES				13.74%			115.00	5.48	5.48	3.48	0.42	0.10	0.34	B Inlet

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Post-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT B**

Frequency = 5 Yr. Storm **P6 = 1.40**

NODE		Watershed		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	SQ FT	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
16	17				1.00	0.013	0.34	0.50%	0.25	2.24	54.80	0.41	5.89	6.64				
						Elev. Node 18		198.20	Dist. Travel =		70.00							
						Elev. Node 19		196.50										
						Elev. Delta		1.70										
18	19	B3	2,554	RES				2.43%			70.00	4.97	5.00	3.69	0.66	0.04	0.14	Catch Basin
																B3+B4=	0.48	
19	17				0.50	0.013	0.14	1.00%	0.17	2.37	54.80	0.39	5.39	7.03				
17	20				1.00	0.013	0.48	0.50%	0.30	2.47	18.80	0.13	6.02	6.55				
						Elev. Node 18		216.00	Dist. Travel =		260.00							
						Elev. Node 19		195.20										
						Elev. Delta		20.80										
3	20	B2	17,430	RES				8.00%			260.00	7.78	5.55	3.45	0.56	0.23	0.78	B Inlet
															B2+B3+B4=		1.26	
20	21				1.00	0.013	1.26	1.00%	0.41	4.14	8.89	0.04	5.58	6.87			Modular Wetland	
21	22				1.00	0.013	1.26	1.00%	0.41	4.14	5.50	0.02	5.61	6.85				C/O
22	23				1.00	0.013	1.26	3.20%	0.30	6.31	6.50	0.02	5.62	6.84			D-25A Curb Outlet	
														B1+B2+B3+B4=B=			1.27	
WATERSHED AREA C																		
						Elev. Node 14		191.30	Dist. Travel =		365.00							
						Elev. Node 25		186.30										
						Elev. Delta		5.00										
14	25	C2	115.00	RES				1.37%			365.00	15.23	15.23	1.80	0.61	0.00	0.00	

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Post-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT B**

Frequency = 5 Yr. Storm **P6 = 1.40**

NODE		Watershed		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	AC.	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
						Elev. Node 15		210.5	Dist. Travel =		400.00							
						Elev. Node 26		190.4										
						Elev. Delta		20.10										
15	26	C1	23,581	RES				5.03%			400.00	11.09	11.09	2.21	0.57	0.31	0.68	Catch Basin
26	27				1.00	0.013	0.68	5.00%	0.20	6.20	1.80	0.00	11.09	4.41				Modular Wetland
27	28				1.00	0.013	0.68	1.00%	0.30	3.49	26.91	0.13	11.22	4.38				C/O
																		D-25A Curb Outlet
																C1+C2=C=	0.69	
						Elev. Node 15		190.7	Dist. Travel =		25.00							
						Elev. Node 26		188.2										
						Elev. Delta		2.50										
		D	4	RES				10.00%			25.00	3.14	5.00	3.69	0.35	0.00	0.00	Catch Basin
										Post Development Runoff for Drainage Basin B+C+D=							1.96	
										Pre Development Runoff for Drainage Basin P2+P3=							0.68	
													Net Increase in Runoff=				**1.28**	
																Detention Required		

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Post-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT B**

Frequency = 2 Yr. Storm **P6 =** 1.10

NODE		**Watershed**		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	SQ SF	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
WATERSHED AREA A																		
						Elev. Node 1		217.0	Dist. Travel =		325.00							
						Elev. Node 2		194.7										
						Elev. Delta		22.30										
1	2	A1	2,003	OS				6.86%			325.00	11.31	11.31	1.71	0.44	0.02	0.03	
Node 2 is Existing B Inlet																		
						Elev. Node 3		206.0	Dist. Travel =		210.00							
						Elev. Node 4		198.2										
						Elev. Delta		7.80										
3	4	A2	22,837	OS				3.71%			210.00	9.24	9.24	1.95	0.55	0.29	0.56	B Inlet
4	5				1.00	0.013	0.56	1.00%	0.27	3.31	36.21	0.18	9.42	4.90				Area Drain
						Elev. Node 6		201.4	Dist. Travel =		60.00							
						Elev. Node 5		200.7										
						Elev. Delta		0.70										
6	5	A3	2,818	RES				1.17%			60.00	5.78	5.78	2.64	0.66	0.04	0.11	Area Drain
															QA2+QA3=		0.68	
4	5				1.00	0.013	0.68	1.00%	0.30	3.49	6.86	0.03	9.45	4.89				C/O
5	7				1.00	0.013	0.68	1.00%	0.30	3.49	33.75	0.16	9.61	4.84				Area Drain
						Elev. Node 9		201.40	Dist. Travel =		60.00							
						Elev. Node 8		200.70										
						Elev. Delta		0.70										
9	8	A4	1,999	RES				1.17%			60.00	5.68	5.68	2.67	0.67	0.03	0.08	Area Drain
														QA2+QA3+QA4=			0.76	

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Post-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT B**

Frequency = 2 Yr. Storm **P6 = 1.10**

NODE		Watershed		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	SQ FT	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
8	10				1.00	0.013	0.76	1.00%	0.31	3.61	33.75	0.16	9.77	4.79				Area Drain
						Elev. Node 11		199.15	Dist. Travel =		60.00							
						Elev. Node 10		198.45										
						Elev. Delta		0.70										
11	10	A5	2,030	RES				1.17%			60.00	5.56	5.56	2.71	0.68	0.03	0.09	Area Drain
													QA2+QA3+QA4+QA5=				0.85	
10	12				1.00	0.013	0.85	1.00%	0.33	3.72	5.50	0.02	9.80	4.78				Modular Wetland
12	13				1.00	0.013	0.85	1.00%	0.33	3.72	2.00	0.01	9.80	4.78				C/O
13	2				1.00	0.013	0.85	1.40%	0.31	4.20	12.89	0.05	9.86	4.76				Ex. B Inlet
											Post Development Runoff for Drainage Basin A=						0.88	
											Pre Development Runoff for Drainage Basin P1=						0.98	
													Net Reduction in Runoff=				**(0.10)**	
																No Detention Required		
WATERSHED AREA B																		
						Elev. Node 2		194.70	Dist. Travel =		220.00							
						Elev. Node 14		191.30										
						Elev. Delta		3.40										
2	14	B1	284.00	RES				1.55%			220.00	6.10	6.10	2.55	0.84	0.01	0.01	
Node 14 is @ the Beginning of watershed C																		
						Elev. Node 15		210.50	Dist. Travel =		115.00							
						Elev. Node 16		194.70										
						Elev. Delta		15.80										
15	16	B4	10,000	RES				13.74%			115.00	5.48	5.48	2.73	0.42	0.10	0.26	B Inlet

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Post-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT B**

Frequency = 2 Yr. Storm **P6 = 1.10**

NODE		Watershed		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	SQ FT	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
16	17				1.00	0.013	0.26	0.50%	0.22	2.07	54.80	0.44	5.92	6.61				
						Elev. Node 18		198.20	Dist. Travel =		70.00							
						Elev. Node 19		196.50										
						Elev. Delta		1.70										
18	19	B3	2,554	RES				2.43%			70.00	4.97	5.00	2.90	0.66	0.04	0.11	Catch Basin
																B3+B4=	0.38	
19	17				0.50	0.013	0.11	1.00%	0.15	2.22	54.80	0.41	5.41	7.01				
17	20				1.00	0.013	0.38	0.50%	0.26	2.31	18.80	0.14	6.06	6.52				
						Elev. Node 18		216.00	Dist. Travel =		260.00							
						Elev. Node 19		195.20										
						Elev. Delta		20.80										
3	20	B2	17,430	RES				8.00%			260.00	7.78	5.55	2.71	0.56	0.23	0.61	B Inlet
															B2+B3+B4=		0.99	
20	21				1.00	0.013	0.99	1.00%	0.36	3.88	8.89	0.04	5.59	6.87			Modular Wetland	
21	22				1.00	0.013	0.99	1.00%	0.36	3.88	5.50	0.02	5.61	6.85				C/O
22	23				1.00	0.013	0.99	3.20%	0.27	5.89	6.50	0.02	5.63	6.83			D-25A Curb Outlet	
														B1+B2+B3+B4=B=			1.00	
WATERSHED AREA C																		
						Elev. Node 14		191.30	Dist. Travel =		365.00							
						Elev. Node 25		186.30										
						Elev. Delta		5.00										
14	25	C2	115.00	RES				1.37%			365.00	15.23	15.23	1.41	0.61	0.00	0.00	

Project Name: TPM for 3710 Vista Way

Location: Oceanside Job #499-01 *INTENSITY-DURATION DESIGN CHART Date: November 3, 2021

Post-Development Hydrology Soil Classification = "D" Appendix 1-1 **EXHIBIT B**

Frequency = 2 Yr. Storm **P6 = 1.10**

NODE		Watershed		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		∑	Q	
Fr	To	No.	AC.	Use	Size	n	Runofff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
						Elev. Node 15		210.5	Dist. Travel =		400.00							
						Elev. Node 26		190.4										
						Elev. Delta		20.10										
15	26	C1	23,581	RES				5.03%			400.00	11.09	11.09	1.73	0.57	0.31	0.54	Catch Basin
26	27				1.00	0.013	0.54	5.00%	0.18	5.78	1.80	0.01	11.09	4.41				Modular Wetland
27	28				1.00	0.013	0.54	1.00%	0.26	3.27	26.91	0.14	11.23	4.38				C/O
																		D-25A Curb Outlet
																C1+C2=C=	0.54	
						Elev. Node 15		190.7	Dist. Travel =		25.00							
						Elev. Node 26		188.2										
						Elev. Delta		2.50										
		D	4	RES				10.00%			25.00	3.14	5.00	2.90	0.35	0.00	0.00	Catch Basin
										Post Development Runoff for Drainage Basin B+C+D=							1.54	
										Pre Development Runoff for Drainage Basin P2+P3=							1.00	
													Net Increase in Runoff=				**0.54**	
																Detention Required		

APPENDIX 2

Inlets

HYDROLOGY & HYDRAULICS CALCULATION OF INLETS

Project Name: TM for 3710 Vista Way T21-00002

Date: November 3, 2021

Location: Oceanside

*INTENSITY-DURATION DESIGN CHART

Job No. 499-01

* INTENSITY-DURATION DESIGN CHART

Soil Classification: "D"

Apendix I-1

Frequency = 100 Yr. Storm

P6= 2.80

Coef. = 3.00

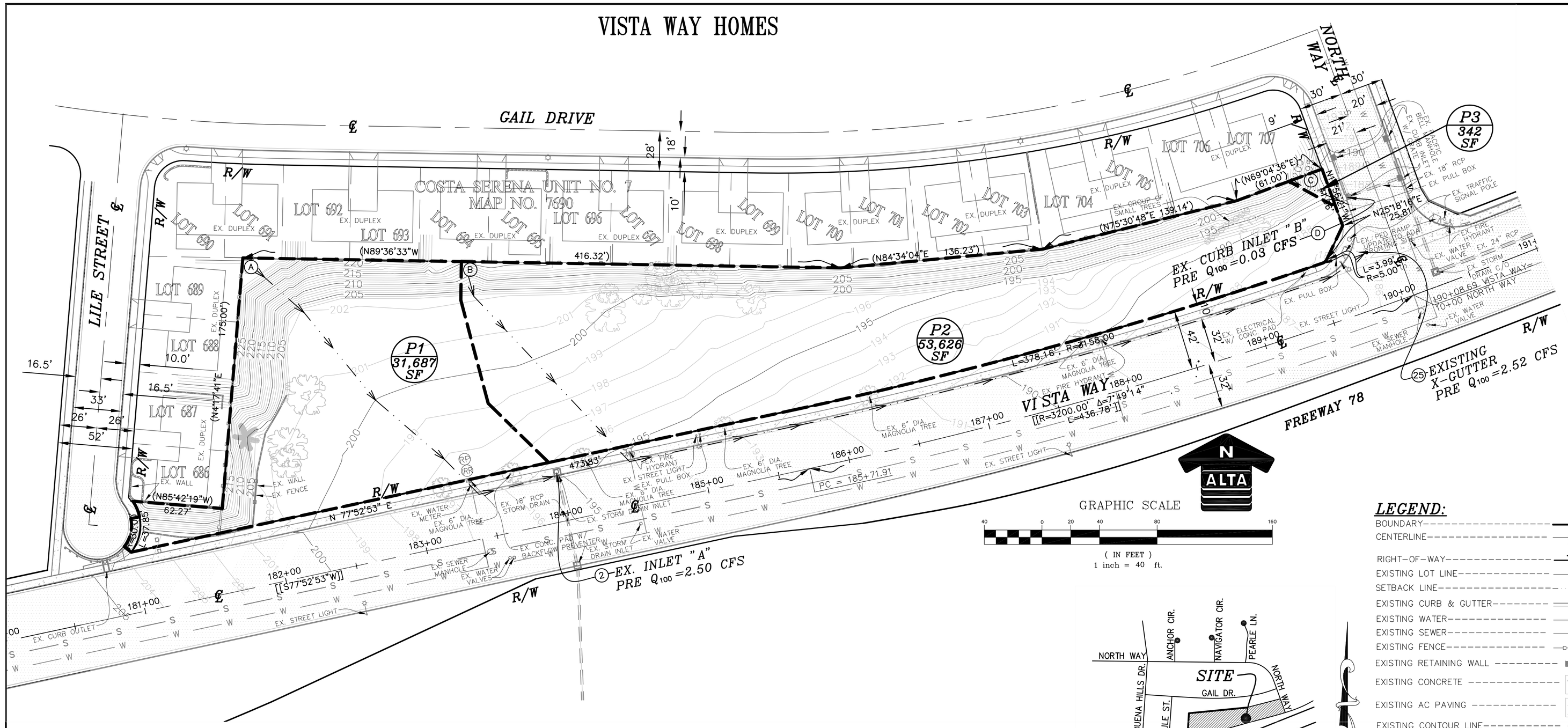
Sag	Grade
Cu	a
3.00	0.33

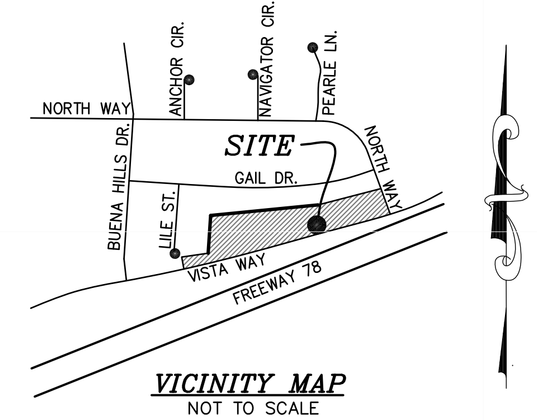
Reach		Drainage Area			Inlet	Design		Sf		Dist			Openning		
Fr	**To**	**No.**	**AC.**	**use**	**Size**	**n**	**Q**	**So**	**y**	**Travel**	**TC**	*** I**	**C**	**L**	**Remarks**
3		Private Street "A" Curb Inlet													
					Use		**St. X Slope =**	2.0%							Table 3-2
	4	A2	0.52	St	6' B-1	0.017	1.44	1.45%	0.26	325.00	9.24	4.97	0.55	4.56	On Grade
				Effective do = (y+a) - .26				do =	0.33						
3		Private Street "A" Curb Inlet													
					Ex.		**St. X Slope =**	2.0%							Table 3-2
	20	B2	0.40	St	5' B	0.017	1.56	2.00%	0.25	260.00	5.55	6.90	0.56	2.83	SAG
				Effective do = (y+a) - .26				do =	0.32						
15		Private Street "A" Curb Inlet													
					Ex.		**St. X Slope =**	2.5%							Table 3-2
	16	B4	0.23	St	5' B	0.017	0.67	0.50%	0.25	115.00	5.48	6.95	0.42	1.24	SAG
				Effective do = (y+a) - .26				do =	0.32						

EXHIBIT A

Pre-Development Drainage Map

VISTA WAY HOMES





VICINITY MAP
NOT TO SCALE

LEGEND:

BOUNDARY
CENTERLINE — ℄
RIGHT-OF-WAY — R/W
EXISTING LOT LINE
SETBACK LINE
EXISTING CURB & GUTTER
EXISTING WATER — W
EXISTING SEWER — S
EXISTING FENCE
EXISTING RETAINING WALL
EXISTING CONCRETE
EXISTING AC PAVING
EXISTING CONTOUR LINE — 770
EXISTING ELEVATION — 769.8
EXISTING FIRE HYDRANTS

EXHIBIT "A"
PRE-DEVELOPMENT DRAINAGE AREA MAP FOR TENTATIVE MAP

POST DAM LEGEND:

100 YEAR FREQUENCY

WATERSHED BOUNDARY
WATERSHED NAME
WATERSHED DESIGNATION — P1
WATERSHED AREA — 500 SF
DRAINAGE NODE — 1
FLOW PATH FOR Tc
HYDROLOGIC SOIL GROUP "D"
DEPTH TO GROUNDWATER > 12'

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 IS INCLUDED AS A PART OF THIS PROJECT

1. EXISTING GROSS SUBDIVISION AEREA: 1.97 AC
2. PROPOSED GROSS SUBDIVISION AEREA: 1.97 AC
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.
18. BENCH MARK: DESCRIPTION: CL MONUMENT 3.5" BRASS DISC
    STAMPED LS-4506
    LOCATION: INT VISTA WAY AND BUENA HILLS
    RECORD: CITY OF OCEANSIDE
    ELEVATION: 206.80 DATUM: NAV 88
    CITY OF OCEANSIDE #1020
19. SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS
    SURVEYED ON: 02/20/2020
20. TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
27. FEMA FLOOD DESIGNATION: THIS SITE IS NOT WITH A 100-YEAR FLOODWAY OR FLOODPLAIN PER FEMA MAP 06073C0766G dated: 2/16/12

ENGINEER OF WORK

BARTOLOME J. PASTOR, RCE 38606

DATED: NOVEMBER 3, 2021

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

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 109, El Cajon, CA 92021 (619) 749-8818 Fax (619) 749-8818

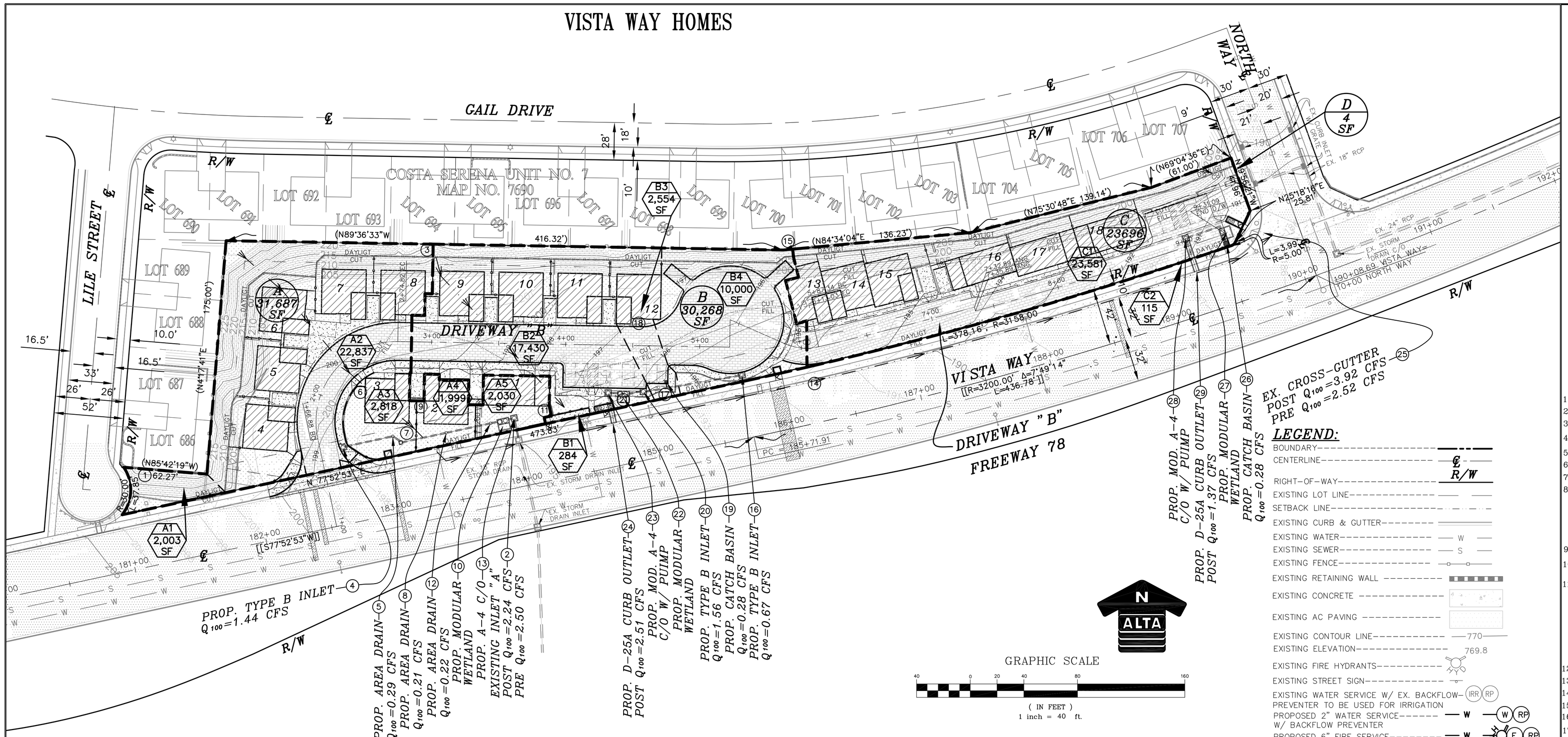
JOB NO. 499-01, DATE NOVEMBER 3, 2021

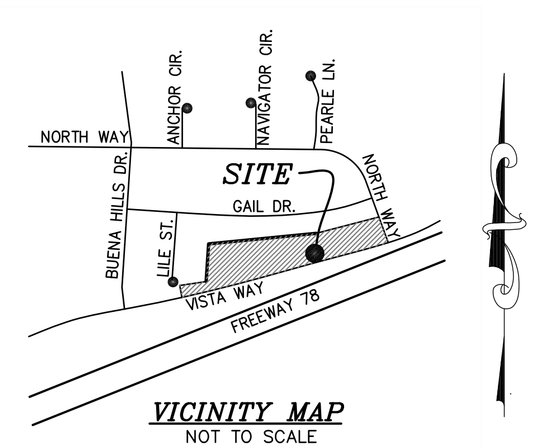
Date11/03/2021 SHEET 1 OF 1

EXHIBIT B

Post-Development Drainage Map

VISTA WAY HOMES





VICINITY MAP
NOT TO SCALE

EXHIBIT "B"
POST-DEVELOPMENT DRAINAGE AREA MAP FOR TENTATIVE MAP

POST DAM LEGEND:
100 YEAR FREQUENCY

WATERSHED BOUNDARY----
WATERSHED NAME
WATERSHED DESIGNATION ---- B2
WATERSHED AREA 500 SF
SUBBASIN BOUNDARY----
SUBBASIN NAME
WATERSHED DESIGNATION ---- B1a
SUBBASIN AREA 20,583 SF
DRAINAGE NODE ----- (1)
FLOW PATH FOR Tc -----
HYDROLOGIC SOIL GROUP "D"
DEPTH TO GROUNDWATER > 12'

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 IS INCLUDED AS A PART OF THIS PROJECT

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: 20
8. PROPOSED PARKING:
   1 ATTACHED GARAGE SPACE PER UNIT=20
   UNATTACHED STNDARD PARKING SPACES (18'x10')=25
   VAN ACCESSABLE HADICAPPED PARKING SPACES=2
   TOTAL PARKING SPACES PROPOSED=47
   PARKING SPACES PER UNIT=2.35
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: RESDENTIAL
13. PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL
14. EXISTING ZONNING: RM-A
15. PROPOSED ZONNING: RM-A
16. PROPOSED DENSITY: 10.15 DU/AC
17. STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
18. BENCH MARK: DESCRIPTION: CL MONUMENT 3.5" BRASS DISC STAMPED LS-4506
    LOCATION: INT VISTA WAY AND BUENA HILLS
    RECORD: CITY OF OCEANSIDE
    ELEVATION: 206.80 DATUM: NAV 88
    CITY OF OCEANSIDE #1020
19. SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS
    SURVEYED ON: 02/20/2020
20. TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
21. MAXIMUM SLOPE GRADIANT: 2:1
22. AREA/PERCENT OF SITE IN DRIVEWAYS & PARKING: 22,588 SF OR 26%
23. AREA/PERCENT OF SITE IN OPEN SPACE: 0
24. AREA/PERCENT OF SITE IN LANDSCAPING: 38,050 SF OR 44%
25. ONSITE GRADING FOR THIS PROJECT: (8% SHRINKAGE FOR CUT)
    CUT= 3,000 C.Y. FILL= 4,000 C.Y. IMPORT= 1,000 C.Y.
    NOTE: ALL QUANTITIES ARE BASED ON FINISH GRADE. NO ALLOWANCE MADE FOR SHRINKAGE OR BULKING OF MATERIAL.
26. GRADED AREA: 1.63 AC=82% OF SITE
27. FOR PROPOSED FENCING SEE LANDSCAPE PLANS FOR THIS PROJECT.
28. FEMA FLOOD DESIGNATION: THIS SITE IS NOT WITH A 100-YEAR FLOODWAY OR FLOODPLAIN PER FEMA MAP 06073C0766G DATED: 5/16/21
29. SOLAR ACCESS: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING ALLOWED BY THIS SUBDIVISION.

LEGEND:

BOUNDARY
CENTERLINE
RIGHT-OF-WAY
EXISTING LOT LINE
SETBACK LINE
EXISTING CURB & GUTTER
EXISTING WATER — W —
EXISTING SEWER — S —
EXISTING FENCE
EXISTING RETAINING WALL
EXISTING CONCRETE
EXISTING AC PAVING
EXISTING CONTOUR LINE — 770 —
EXISTING ELEVATION — 769.8
EXISTING FIRE HYDRANTS
EXISTING STREET SIGN
EXISTING WATER SERVICE W/ EX. BACKFLOW PREVENTER TO BE USED FOR IRRIGATION — IRR RP
PROPOSED 2" WATER SERVICE W/ BACKFLOW PREVENTER — W — W RP
PROPOSED 6" FIRE SERVICE W/ BACKFLOW PREVENTER FOR PVT. FIRE HYDRANT — W — F RP
PROPOSED 1" WATER SERVICE W/ PRIVATE WATER METER TO BE MAINTAINED BY HOA — W — W
PROPOSED PRIVATE 4"SEWER LATERAL — S — S
6" SEWER LATERAL W/ SEWER MH — S —
PARKING SPACE NUMBER (1)
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 OF TM
TRENCH RESURFACING M_3A
PROPOSED RETAINING WALL
2:1 SLOPE
DAYLIGHT LINE — CUT / FILL
DIRECTION OF FLOW
(PVT.) PROPOSED STORM DRAIN
CURB OUTLET PER D-25A
(PVT.) PROPRIETARY TREATMENT UNIT PER DETAIL ON SHEET NO. 10 OF TM
(PVT.)MODIFIED TYPE A CLEANOUT W/SUMP PUMP
(PVT.) 3636 OR 1818 BROOKS BOX W/ TRAFFIC GRATE PER DETAILS ON SHEET 11 OF TM
(PVT.) 2424 BROOKS BOX W/ PARKWAY GRATE PER DETAILS ON SHEET 11 OF TM
AREA DRAIN PER DETAIL ON SHEET 10 OF TM

ENGINEER OF WORK

BARTOLOME J. PASTOR, RCE 38606

DATED: NOVEMBER 3 ,2021

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

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 109, El Cajon, CA 92021 (619) 749-8818 Fax (619) 749-8818

JOB NO. 499-01, DATE NOVEMBER 3, 2021

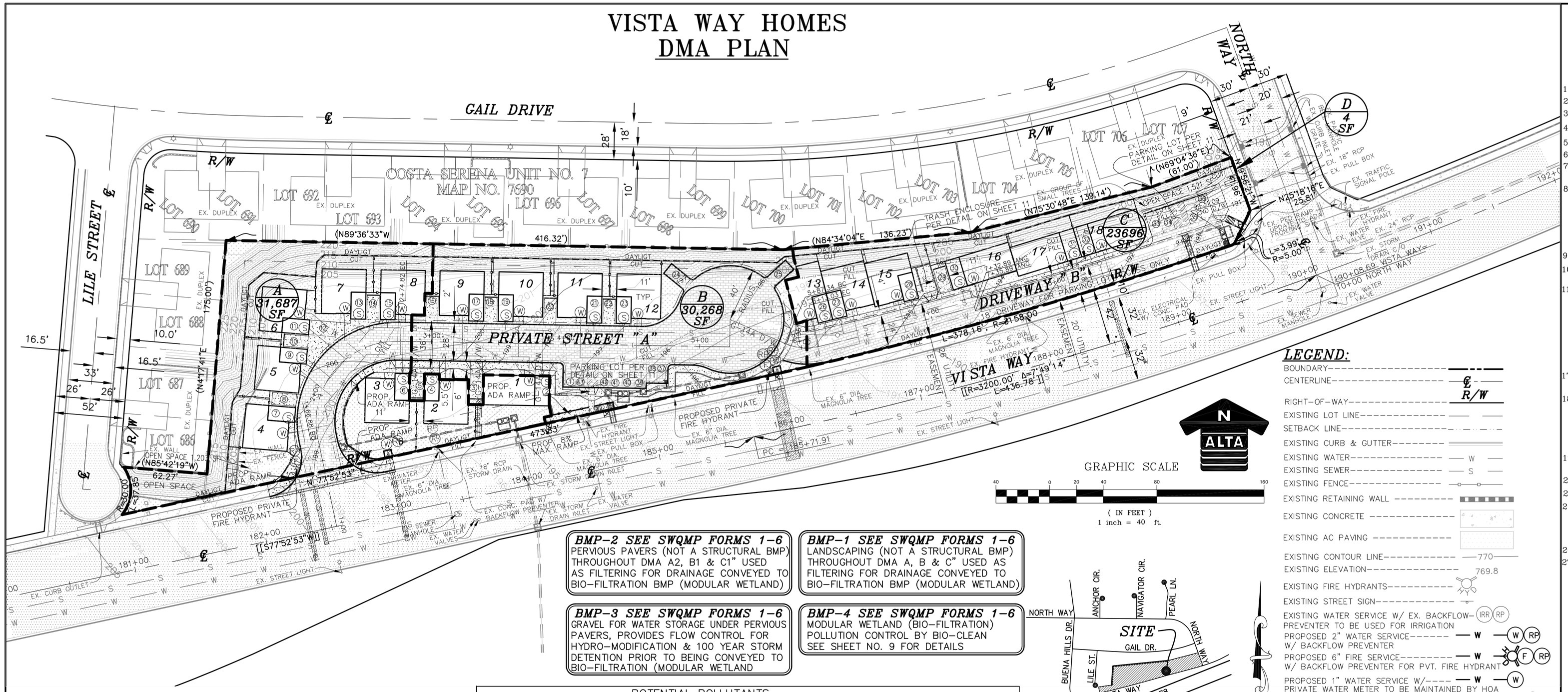
Date: 11/03/2021 SHEET 1 OF 1

EXHIBIT C

Post-Development DMA Map

EXHIBIT C

VISTA WAY HOMES
DMA PLAN

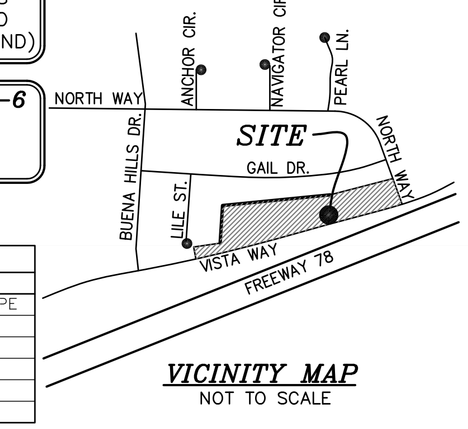


BMP-2 SEE SWQMP FORMS 1-6
PERVIOUS PAVERS (NOT A STRUCTURAL BMP) THROUGHOUT DMA A2, B1 & C1" USED AS FILTERING FOR DRAINAGE CONVEYED TO BIO-FILTRATION BMP (MODULAR WETLAND)

BMP-1 SEE SWQMP FORMS 1-6
LANDSCAPING (NOT A STRUCTURAL BMP) THROUGHOUT DMA A, B & C" USED AS FILTERING FOR DRAINAGE CONVEYED TO BIO-FILTRATION BMP (MODULAR WETLAND)

BMP-3 SEE SWQMP FORMS 1-6
GRAVEL FOR WATER STORAGE UNDER PERVIOUS PAVERS, PROVIDES FLOW CONTROL FOR HYDRO-MODIFICATION & 100 YEAR STORM DETENTION PRIOR TO BEING CONVEYED TO BIO-FILTRATION (MODULAR WETLAND

BMP-4 SEE SWQMP FORMS 1-6
MODULAR WETLAND (BIO-FILTRATION) POLLUTION CONTROL BY BIO-CLEAN SEE SHEET NO. 9 FOR DETAILS



VICINITY MAP
NOT TO SCALE

POTENTIAL POLLUTANTS		
POLLUTANT	POTENTIAL SOURCE	SOURCE CONTROLS
SEDIMENT	DURING GRADING OPERATIONS	CONST. BMP'S PERMANENT LANDSCAPING AND HARDSCAPE
NUTRIANTS	FERTILIZER	TO BE APPLIED ONLY AS NEEDED
TRASH & DEBRIS	GENERAL TRASH	REMOVE & DISPOSE IN A PROPER MANOR
OXYGEN DEMANDING SUBSTANCES	GENERAL	TO REMOVE & DISPOSE IN A PROPER MAONOR
BACTERIA & VIRUSES	GENERAL	ALL RUNOFF IS DIRECTED TO BIO-FILTRATION UNITS
PESTICIDES	LANDSCAPING	ALL RUNOFF IS DIRECTED TO BIO-FILTRATION UNITS

REQUIRED NOTES FOR THIS EXHIBIT:

1. THE UNDERLYING HYDROLOGIC SOIL GROUP IS "D".
2. THE GROUDWATER IN THIS AREA IS DEEP ENOUGH NOT TO IMPACT SITE DEVELOPMENT.
3. THERE ARE NO NATURAL HYDROLOGIC FEATURES ON THIS SITE.
4. THERE ARE NO CRITICAL COURSE SEDIMENT YIELD AREAS ON THE PROJECT.
5. THE EXISTING TOPOGRAPHY AND PROPOSED IMPERVIOUS AREAS ARE INDICATED ON THE EXHIBIT.
6. THE EXISTING AND PROPOSED SITE DRAINAGE NETWORK AND CONNECTIONS TO OFFSITE ARE SHOWN.
7. THERE IS NO PROPOSED DEMOLITION ON THIS SITE. OTHER THAN CLEARING & GRUBING, REMOVAL OF EXISTING WALLS, AND SAWCUT AND REMOVAL OF EXISTING PUBLIC IMPROVEMENTS AS NEEDED TO PROVIDE ACCESS AND UTILITIES FOR THIS SITE.
8. THE PROPOSED GRADING IS SHOWN ON THIS EXHIBIT. INCLUDING PROPOSED RETAINING WALLS.
9. THE PROPOSED IMPERVIOUS FEATURES ON THIS PROJECT ARE SHOWN ON THIS EXHIBIT.
10. THE DESIGN FEATURES AND SURFACE TREATMENTS USED TO MAINTAIN IMPERVIOUSNESS ARE SHOWN ON THIS EXHIBIT.
11. DRAINAGE MANAGEMENT AREAS ARE SHOWN AND IDENTIFIED. MINAULMIST AREAS ARE INDICATED.
12. THERE ARE NO POLLUTANT SOURCE AREAS REQUIRING SOURCE CONTROLS ON THIS PROJECT.
13. THE STRUCTURAL (PERMANENT) BMPS ARE SHOWN AND IDENTIFIED ON THIS EXHIBIT.

AREA A LOW IMPACT DEVELOPMENT DESIGN

DMA NAME		DMA AREA SF	POST PROJECT SURFACE TYPE	% OF A2	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	% OF A2	SOIL TYPE "D"
ASPHALT		0	ASPHALT	0%	1.0	0	0%	
BUILDINGS		9,053	BUILDINGS	29%	1.0	9,053	29%	
CONCRETE		2,868	CONCRETE	9%	1.0	2,868	9%	
LANDSCAPING		15,558	LANDSCAPING	49%	0.1	1,556	5%	C=0.56
WALLS		374	WALLS	1%	1.0	374	1%	
PAVERS		3,802	PAVERS	12%	0.2	760	2%	
TREATMENT		32	PROPRIETARY	0%	0.1	3	0%	
TOTAL DMA AREA		31,687	37% OF TOTAL AREA	100%	SEE SWQMP FOR SITE SPECIFIC POLLUTION CONTROL & FLOW CONTROL		SIZING FACTOR	MINIMUM AREA
TOTAL DMA AREA						14,614	0.04	585

AREA C LOW IMPACT DEVELOPMENT DESIGN

DMA NAME		DMA AREA SF	POST PROJECT SURFACE TYPE	% OF A1 & A3	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	% OF A1 & A3	SOIL TYPE "D"
ASPHALT		0	ASPHALT	0%	1.0	0	0%	
BUILDINGS		6,620	BUILDINGS	28%	1.0	6,620	28%	
CONCRETE		2,332	CONCRETE	10%	1.0	2,444	10%	
LANDSCAPING		6,841	LANDSCAPING	29%	0.1	684	3%	C=0.57
WALLS		537	WALLS	2%	1.0	537	2%	
PAVERS		7,222	PAVERS	30%	0.2	1,221	6%	
TREATMENT		32	PROPRIETARY	0%	0.1	3	0%	
TOTAL DMA AREA		23,696	28% OF TOTAL AREA	100%	SEE SWQMP FOR SITE SPECIFIC POLLUTION CONTROL & FLOW CONTROL		SIZING FACTOR	MINIMUM AREA
TOTAL DMA AREA						11,753	0.04	469

AREA B LOW IMPACT DEVELOPMENT

DMA NAME		DMA AREA SF	POST PROJECT SURFACE TYPE	% OF B1	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	% OF B1	SOIL TYPE "D"
ASPHALT		0	ASPHALT	0%	1.0	0	0%	
BUILDINGS		4,544	BUILDINGS	15%	1.0	4,544	15%	
CONCRETE		4,866	CONCRETE	10%	1.0	4,866	10%	
LANDSCAPING		8,143	LANDSCAPING	27%	0.1	814	3%	C=0.52
WALLS		344	WALLS	1%	1.0	344	1%	
PAVERS		12,334	PAVERS	41%	0.2	2,468	8%	
TREATMENT		32	PROPRIETARY	0%	0.1	3	0%	
TOTAL DMA AREA		30,268	35% OF TOTAL AREA	100%	SEE SWQMP FOR SITE SPECIFIC POLLUTION CONTROL & FLOW CONTROL		SIZING FACTOR	MINIMUM AREA
TOTAL DMA AREA						13,038	0.04	522

AREA D LOW IMPACT DEVELOPMENT DESIGN

DMA NAME		DMA AREA SF	POST PROJECT SURFACE TYPE	% OF A1 & A3	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	% OF A1 & A3	SOIL TYPE "D"
ASPHALT		0	ASPHALT	0%	1.0	0	0%	
BUILDINGS		0	BUILDINGS	0%	1.0	0	0%	
CONCRETE		0	CONCRETE	0%	1.0	0	0%	
LANDSCAPING		4	LANDSCAPING	100%	0.1	0	0%	C=0.35
WALLS		0	WALLS	0%	1.0	0	0%	
PAVERS		0	PAVERS	0%	0.2	0	0%	
TREATMENT		0	PROPRIETARY	0%	0.1	0	0%	
TOTAL DMA AREA		4	0% OF TOTAL AREA	100%	SEE SWQMP FOR SITE SPECIFIC POLLUTION CONTROL & FLOW CONTROL		SIZING FACTOR	MINIMUM AREA
TOTAL DMA AREA						0	0.04	0

LEGEND:

BOUNDARY
CENTERLINE
RIGHT-OF-WAY
EXISTING LOT LINE
SETBACK LINE
EXISTING CURB & GUTTER
EXISTING WATER — W —
EXISTING SEWER — S —
EXISTING FENCE
EXISTING RETAINING WALL
EXISTING CONCRETE
EXISTING AC PAVING
EXISTING CONTOUR LINE — 770 —
EXISTING ELEVATION — 769.8
EXISTING FIRE HYDRANTS
EXISTING STREET SIGN
EXISTING WATER SERVICE W/ EX. BACKFLOW PREVENTER TO BE USED FOR IRRIGATION — IRR RP
PROPOSED 2" WATER SERVICE W/ BACKFLOW PREVENTER — W — W RP
PROPOSED 6" FIRE SERVICE W/ BACKFLOW PREVENTER FOR PVT. FIRE HYDRANT — W — F RP
PROPOSED 1" WATER SERVICE W/ PRIVATE WATER METER TO BE MAINTAINED BY HOA — W — W
PROPOSED PRIVATE 4"SEWER LATERAL — S — S
6" SEWER LATERAL W/ SEWER MH — S —
PARKING SPACE NUMBER — 1
PROPOSED TYPE G PER G-2 CURB
PROPOSED FENCE SEE LANDSCAPE PLANS FOR DETAILS
PROPOSED LANDSCAPING
PROPOSED CONCRETE
PROPOSED AC PAVING
PROPOSED PAVER PER DETAIL ON SHEET NO. 6
TRENCH RESURFACING M_3A
PROPOSED RETAINING WALL
2:1 SLOPE
DAYLIGHT LINE — CUT / FILL
DIRECTION OF FLOW
(PVT.) PROPOSED STORM DRAIN
CURB OUTLET PER D-25
(PVT.) PROPRIETARY TREATMENT UNIT PER DETAIL ON SHEET NO. 9
(PVT.)MODIFIED TYPE A CLEANOUT W/SUMP PUMP
(PVT.) 3636 OR 1818 BROOKS BOX W/ TRAFFIC GRATE PER DETAILS ON SHEET 10
(PVT.) 2424 BROOKS BOX W/ PARKWAY GRATE PER DETAILS ON SHEET 10
AREA DRAIN PER DETAIL ON SHEET 10

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 IS INCLUDED AS A PART OF THIS PROJECT

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
   7 UNITS 1, 13-18 ARE 1.069 SF; 11 UNITS 2-12 ARE 1,089 SF
8. PROPOSED PARKING:
   1 ATTACHED GARAGE SPACE PER UNIT=18
   UNATTACHED SATNDARD PARKING SPACES (18'x9')=19
   UNATTACHED COMPACT PARKING SPACES (16'x8')=2
   VAN ACCESSABLE HADICAPPED PARKING SPACES=2
   TOTAL PARKING SPACES PROPOSED=43
   PARKING SPACES PER UNIT=2.39
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.
17. STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
18. BENCH MARK: DESCRIPTION: CL MONUMENT 3.5" BRASS DISC STAMPED LS-4506
    LOCATION: INT VISTA WAY AND BUENA HILLS
    RECORD: CITY OF OCEANSIDE
    ELEVATION: 206.80 DATUM: NAV 88
    CITY OF OCENSIDE #1020
19. SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS
    SURVEYED ON: 02/20/2020
20. TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
21. MAXIMUM SLOPE GRADIANT: 2:1
25. ONSITE GRADING FOR THIS PROJECT: (8% SHRINKAGE FOR CUT)
    CUT= 3,000 C.Y. FILL= 4,000 C.Y. IMPORT= 1,000 C.Y.
    NOTE: ALL QUANTITIES ARE BASED ON FINISH GRADE. NO ALLOWANCE MADE FOR SHRINKAGE OR BULKING OF MATERIAL.
26. GRADED AREA: 1.63 AC=82% OF SITE
27. FEMA FLOOD DESIGNATION: THIS SITE IS NOT WITH A 100-YEAR FLOODWAY OR FLOODPLAIN PER FEMA MAP 06073C0766G

DMA LEGEND:

DMA AREA
WATERSHED NAME — B
WATERSHED DESIGNATION
WATERSHED AREA — 500 SF

HYDROLOGIC SOIL GROUP "D"
DEPTH TO GROUNDWATER > 12

ENGINEER OF WORK

BARTOLOME J. PASTOR, RCE 38606

DATED: OCTOBER 29 ,2021

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

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 109, El Cajon, CA 92021 (619) 749-8818 Fax (619) 749-8818

JOB NO. 499-01, DATE OCTOBER 29, 2021

Date: 10/29/2021 SHEET 1 OF 1

ATTACHMENT 1

Scope of Work

ALTA CONSULTANTS

PLANNING ♦ ENGINEERING ♦ SURVEYING

1283 E. Main Street, Suite 109, El Cajon, CA. 92021 Tel. (858) 581-6101 Fax. (619) 749-8806

State License R.C.E. 38606 and L.S. 5335

November 3, 2021 Job No. 499-01

APN: 165-493-47-00

Letter of Description & Justification for 3710 Vista Way Applications for TM21-00002 And D21-00005

This project is a common interest development for 12 detached one-story units of senior housing & (2) two Triplexes for a total of 18 units with (1) one attached garage for each unit, (1) one assigned parking space for each unit, for (2) two parking spaces per unit. In addition, this project proposes 7 additional guest parking spaces (2) of which are van accessible ADA spaces, (2) are compact spaces and (3) are standard parking spaces. The total parking spaces proposed for this site is 43 for a parking density 2.43 spaces per unit. No off-site parking is included in this parking count. This development requires 300 SF of open space per unit of which 50% must be common usable open space. The common usable open space required for this project is 2,700 SF. This project proposes 2,724 SF of common usable open space. CCR's will be prepared for this project prior to occupancy. This project includes affordable housing. The project address is 3710 Vista Way adjacent to 78 Freeway. The project is located along the north side of Vista Way, at the northwest corner of Vista Way and North Way. The 78 freeway runs parrallel with Vista Way's southerly right-of-way. Access to the site is from Vista Way. The project is on 1.97-acre lot with no existing visible improvements other than some retaining walls. This site was previously part of a residential development with homes and streets. These improvements have been removed from the site. There is an existing manufactured slope along the north and west side of the project with several large existing trees. The remainder of the site is relatively flat. The site slopes west to east towards the southeast corner of the site (the northwest corner of Vista Way and North Way) where there is an existing cross-gutter that conveys runoff easterly across North Way. Both Vista Way and North Way are fully improved streets no new street dedications or improvements are proposed by this project.

This project will comply with the current State of California MS-4 permit. This project has minmualist areas adjacent to the street right-of-ways that will sheet flow into the existing curb and gutter. The roof gutters will discarge into landscaped areas then sheet flow into a paver private street and driveway that will collect the storm runoff into a gravel layer under pavers for flow control hydro-modification. The storm runoff will be routed to modlar wetland for pollution control. There will be storm water flow and pollution control compliance for this project.

The only improvements proposed within the public right-of-way are utility connections, Private Street "A" cross-gutter and curb returns and private storm drain connections to the existing public storm drain facilities. No offsite drainage flows onto the site, except at the west side of the project where a small amount of slope within the public right of way flows onto the site. There is one

existing water service located on Vista Way this project proposes that this existing water service be reserved for irrigation purposes. This project proposes (2) new water services on Vista Way. Each service to supply water to half the proposed units (9 units each). The units will be individually metered by on-site private water meters. There are (2) two proposed private sewer mains which connect to the existing sewer in Vista Way with proposed manholes. Each service to supply sewer to half the proposed units (9 units each). Electrical, phone, cable and gas connections are proposed to be undergrouded and site improvements will be designed by others at a later date.

Proposed site acces is from Private Street "A" from Vista Way. This driveway design directly provides access to the 12 single famile units and has a 40 foot radius cul-de-sac at its east end to provide an emergency vehicle turn-a-round. At the east end of the cul-de-sac proposed Private driveway "B" provides access to the two triplexs (units 13-18) atrash enclosure and a parking lot.

This development requires several deviations from standards including the following:

1) 2-car garages: Article 31 of the zoning Ordinance requires that all single-family homes have 2-car garages. This site is a common interest development. Although 12 of the units are proposed as detached units, they a part of a larger condominium type development. This aite has a covenant that restricts development to single story construction. Also, this site with its shape and terrain is restricted in the type of development that is possible. The single-family units are proposed to be separated by 11' minimum. One detached parking space will be located within the space between units. These detached spaces will be assigned to the adjacent units. All units will have (1) one garage parking space and (1) one detached parking space for a total of (2) two parking spaces.
2) Retaining Walls: the zoning Ordinance restricts the height of walls to 6 feet. A C-4 retaining wall maximum height of 5.33 feet is proposed along the street right of way of Vista Way and North Way. An up to 15-foot heigh retaining wall is proposed behind the proposed units on the west and north side of the site. These walls are needed to provide rear yard space.
3) Setbacks: 1050(AA), 1050(DD) and 1050(L). The setbacks required for this site are 20' from Vista Way, 15' rear and 15' from North Way; the garages from the private street setback is 20'. Several of the units encroach into the setbacks. The reason for this the shape of the lot. The site is left over from the construction of Freeway 78 and Vista Way. The lot is long and shallow stretching along Vista Way. Access to Vista Way is limited due to the traffic and the separation needed from North Way.
4) Private Road: Engineering Design manual Section 3.4, B1 requires that the the minimum centerline radius be 100' and the minimum vertical curve length be 100'. Do to the previous described site restrictions this development proposes a centerline radius of 60' for Private Street "a" and a minimum vertical curve length of 50'.
5) Rear Yard: 1050(T) requires a minimum year yard of 15'. Do to previously described site restrictions this development is requesting that this requirement be waived.

This site's design provides several benefits to the community. This is an infill project that removes a vacant site for the community eliminating the adverse possibilities that can happen on vacant sites such as trash and vagrancy. Detached one-story independent single-family senior housing. Affordable senior housing that is not in a multi-unit building. The proposed units will be sized at approximately 1,100 SF providing an easily maintained compact unit with individual rear yards.

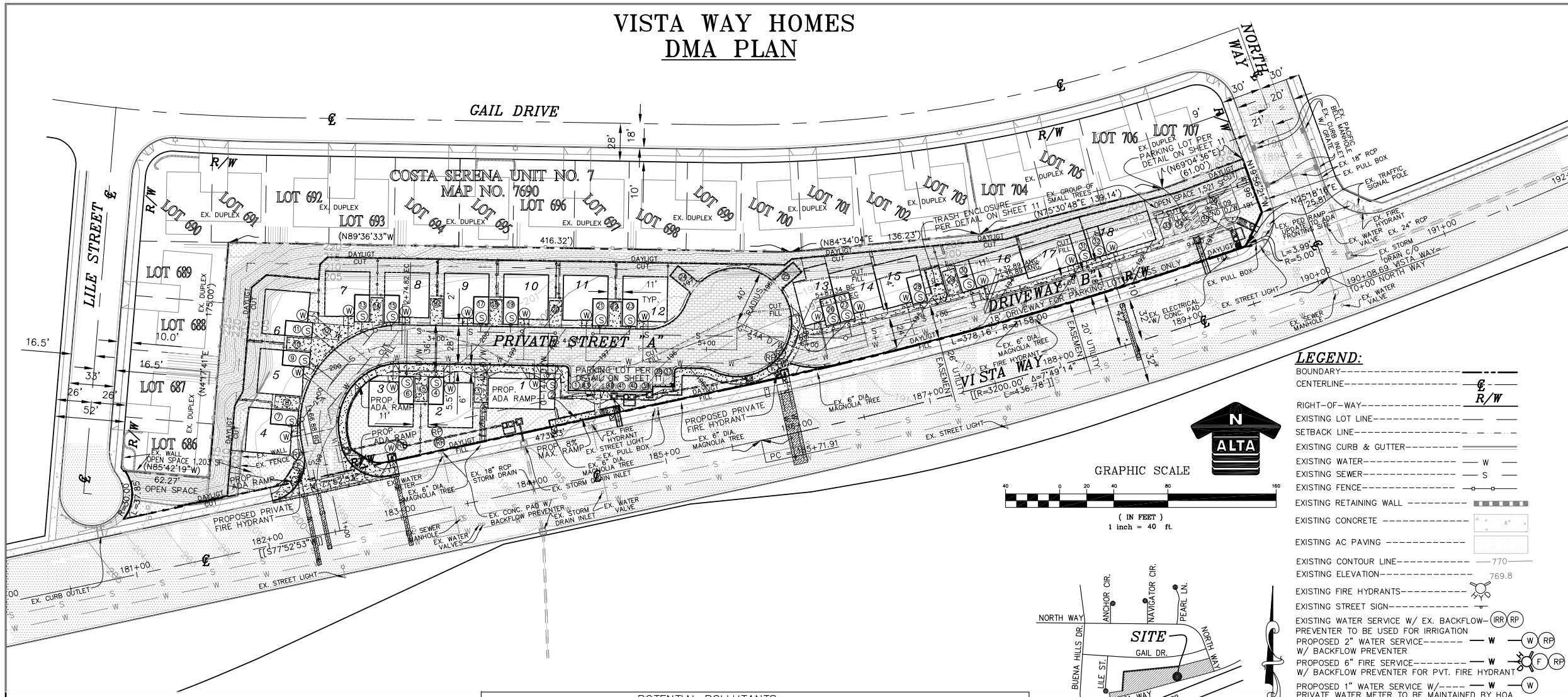
In addition once these units are occupied there will be an increase in the City of Oceanside's tax base along with the positive impact for local Oceanside businesses with the residences that this project will provide

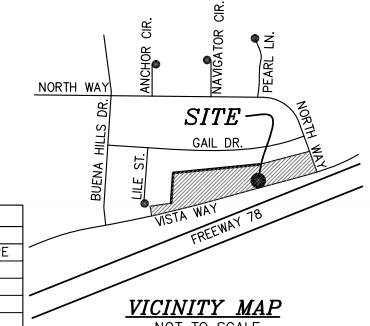
For the developer the benefits include the economic return for selling the units once the project is completed and the knowledge that this development greatly benefits the Oceanside community.

ATTACHMENT 2

TM Plans

VISTA WAY HOMES
DMA PLAN





VICINITY MAP
NOT TO SCALE

POTENTIAL POLLUTANTS		
POLLUTANT	POTENTIAL SOURCE	SOURCE CONTROLS
SEDIMENT	DURING GRADING OPERATIONS	CONST. BMP'S PERMANENT LANDSCAPING AND HARDSCAPE
NUTRIANTS	FERTILIZER	TO BE APPLIED ONLY AS NEEDED
TRASH & DEBRIS	GENERAL TRASH	REMOVE & DISPOSE IN A PROPER MANOR
OXYGEN DEMANDING SUBSTANCES	GENERAL	TO REMOVE & DISPOSE IN A PROPER MAONOR
BACTERIA & VIRUSES	GENERAL	ALL RUNOFF IS DIRECTED TO BIO-FILTRATION UNITS
PESTICIDES	LANDSCAPING	ALL RUNOFF IS DIRECTED TO BIO-FILTRATION UNITS

REQUIRED NOTES FOR THIS EXHIBIT:

1. THE UNDERLYING HYDROLOGIC SOIL GROUP IS "D".
2. THE GROUDWATER IN THIS AREA IS DEEP ENOUGH NOT TO IMPACT SITE DEVELOPMENT.
3. THERE ARE NO NATURAL HYDROLOGIC FEATURES ON THIS SITE.
4. THERE ARE NO CRITICAL COURSE SEDIMENT YIELD AREAS ON THE PROJECT.
5. THE EXISTING TOPOGRAPHY AND PROPOSED IMPERVIOUS AREAS ARE INDICATED ON THE EXHIBIT.
6. THE EXISTING AND PROPOSED SITE DRAINAGE NETWORK AND CONNECTIONS TO OFFSITE ARE SHOWN.
7. THERE IS NO PROPOSED DEMOLITION ON THIS SITE. OTHER THAN CLEARING & GRUBING, REMOVAL OF EXISTING WALLS, AND SAWCUT AND REMOVAL OF EXISTING PUBLIC IMPROVEMENTS AS NEEDED TO PROVIDE ACCESS AND UTILITIES FOR THIS SITE.
8. THE PROPOSED GRADING IS SHOWN ON THIS EXHIBIT. INCLUDING PROPOSED RETAINING WALLS.
9. THE PROPOSED IMPERVIOUS FEATURES ON THIS PROJECT ARE SHOWN ON THIS EXHIBIT.
10. THE DESIGN FEATURES AND SURFACE TREATMENTS USED TO MAINTAIN IMPERVIOUSNESS ARE SHOWN ON THIS EXHIBIT.
11. DRAINAGE MANAGEMENT AREAS ARE SHOWN AND IDENTIFIED. MINAULMIST AREAS ARE INDICATED.
12. THERE ARE NO POLLUTANT SOURCE AREAS REQUIRING SOURCE CONTROLS ON THIS PROJECT.
13. THE STRUCTURAL (PERMANENT) BMPS ARE SHOWN AND IDENTIFIED ON THIS EXHIBIT.

AREA A LOW IMPACT DEVELOPMENT DESIGN

DMA NAME		DMA AREA SF	POST PROJECT SURFACE TYPE	% OF A2	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	% OF A2	SOIL TYPE "D"
ASPHALT		0	ASPHALT	0%	1.0	0	0%	
BUILDINGS		9,053	BUILDINGS	29%	1.0	9,053	29%	
CONCRETE		2,868	CONCRETE	9%	1.0	2,868	9%	
LANDSCAPING		15,558	LANDSCAPING	49%	0.1	1,556	5%	C=0.56
WALLS		374	WALLS	1%	1.0	374	1%	
PAVERS		3,802	PAVERS	12%	0.2	760	2%	
TREATMENT		32	PROPRIETARY	0%	0.1	3	0%	
TOTAL DMA AREA		31,687	37% OF TOTAL AREA	100%	SEE SWQMP FOR SITE SPECIFIC POLLUTION CONTROL & FLOW CONTROL		SIZING FACTOR	MINIMUM AREA
TOTAL DMA AREA						14,614	0.04	585

AREA C LOW IMPACT DEVELOPMENT DESIGN

DMA NAME		DMA AREA SF	POST PROJECT SURFACE TYPE	% OF A1 & A3	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	% OF A1 & A3	SOIL TYPE "D"
ASPHALT		0	ASPHALT	0%	1.0	0	0%	
BUILDINGS		6,620	BUILDINGS	28%	1.0	6,620	28%	
CONCRETE		2,332	CONCRETE	10%	1.0	2,444	10%	
LANDSCAPING		6,841	LANDSCAPING	29%	0.1	684	3%	C=0.57
WALLS		537	WALLS	2%	1.0	537	2%	
PAVERS		7,222	PAVERS	30%	0.2	1,221	6%	
TREATMENT		32	PROPRIETARY	0%	0.1	3	0%	
TOTAL DMA AREA		23,696	28% OF TOTAL AREA	100%	SEE SWQMP FOR SITE SPECIFIC POLLUTION CONTROL & FLOW CONTROL		SIZING FACTOR	MINIMUM AREA
TOTAL DMA AREA						11,753	0.04	469

AREA B LOW IMPACT DEVELOPMENT

DMA NAME		DMA AREA SF	POST PROJECT SURFACE TYPE	% OF B1	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	% OF B1	SOIL TYPE "D"
ASPHALT		0	ASPHALT	0%	1.0	0	0%	
BUILDINGS		4,544	BUILDINGS	15%	1.0	4,544	15%	
CONCRETE		4,866	CONCRETE	10%	1.0	4,866	10%	
LANDSCAPING		8,143	LANDSCAPING	27%	0.1	814	3%	C=0.52
WALLS		344	WALLS	1%	1.0	344	1%	
PAVERS		12,334	PAVERS	41%	0.2	2,468	8%	
TREATMENT		32	PROPRIETARY	0%	0.1	3	0%	
TOTAL DMA AREA		30,268	35% OF TOTAL AREA	100%	SEE SWQMP FOR SITE SPECIFIC POLLUTION CONTROL & FLOW CONTROL		SIZING FACTOR	MINIMUM AREA
TOTAL DMA AREA						13,038	0.04	522

AREA D LOW IMPACT DEVELOPMENT DESIGN

DMA NAME		DMA AREA SF	POST PROJECT SURFACE TYPE	% OF A1 & A3	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	% OF A1 & A3	SOIL TYPE "D"
ASPHALT		0	ASPHALT	0%	1.0	0	0%	
BUILDINGS		0	BUILDINGS	0%	1.0	0	0%	
CONCRETE		0	CONCRETE	0%	1.0	0	0%	
LANDSCAPING		4	LANDSCAPING	100%	0.1	0	0%	C=0.35
WALLS		0	WALLS	0%	1.0	0	0%	
PAVERS		0	PAVERS	0%	0.2	0	0%	
TREATMENT		0	PROPRIETARY	0%	0.1	0	0%	
TOTAL DMA AREA		4	0% OF TOTAL AREA	100%	SEE SWQMP FOR SITE SPECIFIC POLLUTION CONTROL & FLOW CONTROL		SIZING FACTOR	MINIMUM AREA
TOTAL DMA AREA						0	0.04	0

LEGEND:

BOUNDARY
CENTERLINE
RIGHT-OF-WAY
EXISTING LOT LINE
SETBACK LINE
EXISTING CURB & GUTTER
EXISTING WATER — W
EXISTING SEWER — S
EXISTING FENCE
EXISTING RETAINING WALL
EXISTING CONCRETE
EXISTING AC PAVING
EXISTING CONTOUR LINE — 770
EXISTING ELEVATION — 769.8
EXISTING FIRE HYDRANTS
EXISTING STREET SIGN
EXISTING WATER SERVICE W/ EX. BACKFLOW PREVENTER TO BE USED FOR IRRIGATION — IRR RP
PROPOSED 2" WATER SERVICE W/ BACKFLOW PREVENTER — W — W RP
PROPOSED 6" FIRE SERVICE W/ BACKFLOW PREVENTER FOR PVT. FIRE HYDRANT — W — F RP
PROPOSED 1" WATER SERVICE W/ PRIVATE WATER METER TO BE MAINTAINED BY HOA — W — W
PROPOSED PRIVATE 4"SEWER LATERAL — S — S
6" SEWER LATERAL W/ SEWER MH — S
PARKING SPACE NUMBER — 1
PROPOSED TYPE G PER G-2 CURB
PROPOSED FENCE SEE LANDSCAPE PLANS FOR DETAILS
PROPOSED LANDSCAPING
PROPOSED CONCRETE
PROPOSED AC PAVING
PROPOSED PAVER PER DETAIL ON SHEET NO. 6
TRENCH RESURFACING M_3A
PROPOSED RETAINING WALL
2:1 SLOPE
DAYLIGHT LINE — CUT — FILL
DIRECTION OF FLOW
(PVT.) PROPOSED STORM DRAIN
CURB OUTLET PER D-25
(PVT.) PROPRIETARY TREATMENT UNIT PER DETAIL ON SHEET NO. 9
(PVT.)MODIFIED TYPE A CLEANOUT W/SUMP PUMP
(PVT.) 3636 OR 1818 BROOKS BOX W/ TRAFFIC GRATE PER DETAILS ON SHEET 10
(PVT.) 2424 BROOKS BOX W/ PARKWAY GRATE PER DETAILS ON SHEET 10
AREA DRAIN PER DETAIL ON SHEET 10

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 IS INCLUDED AS A PART OF THIS PROJECT

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
   7 UNITS 1, 13-18 ARE 1.069 SF; 11 UNITS 2-12 ARE 1,089 SF
8. PROPOSED PARKING:
   1 ATTACHED GARAGE SPACE PER UNIT=18
   UNATTACHED SATNDARD PARKING SPACES (18'x9')=19
   UNATTACHED COMPACT PARKING SPACES (16'x8')=2
   VAN ACCESSABLE HADICAPPED PARKING SPACES=2
   TOTAL PARKING SPACES PROPOSED=43
   PARKING SPACES PER UNIT=2.39
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.
17. STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
18. BENCH MARK: DESCRIPTION: CL MONUMENT 3.5" BRASS DISC STAMPED LS-4506
    LOCATION: INT VISTA WAY AND BUENA HILLS
    RECORD: CITY OF OCEANSIDE
    ELEVATION: 206.80 DATUM: NAV 88
    CITY OF OCENSIDE #1020
19. SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS SURVEYED ON: 02/20/2020
20. TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
21. MAXIMUM SLOPE GRADIANT: 2:1
25. ONSITE GRADING FOR THIS PROJECT: (8% SHRINKAGE FOR CUT)
    CUT= 3,000 C.Y. FILL= 4,000 C.Y. IMPORT= 1,000 C.Y.
    NOTE: ALL QUANTITIES ARE BASED ON FINISH GRADE. NO ALLOWANCE MADE FOR SHRINKAGE OR BULKING OF MATERIAL.
26. GRADED AREA: 1.63 AC=82% OF SITE
27. FEMA FLOOD DESIGNATION: THIS SITE IS NOT WITH A 100-YEAR FLOODWAY OR FLOODPLAIN PER FEMA MAP 06073C0766G

DMA LEGEND:

DMA AREA
WATERSHED NAME — B
WATERSHED DESIGNATION
WATERSHED AREA — 500 SF

HYDROLOGIC SOIL GROUP "D"
DEPTH TO GROUNDWATER > 12

ENGINEER OF WORK

BARTOLOME J. PASTOR, RCE 38606

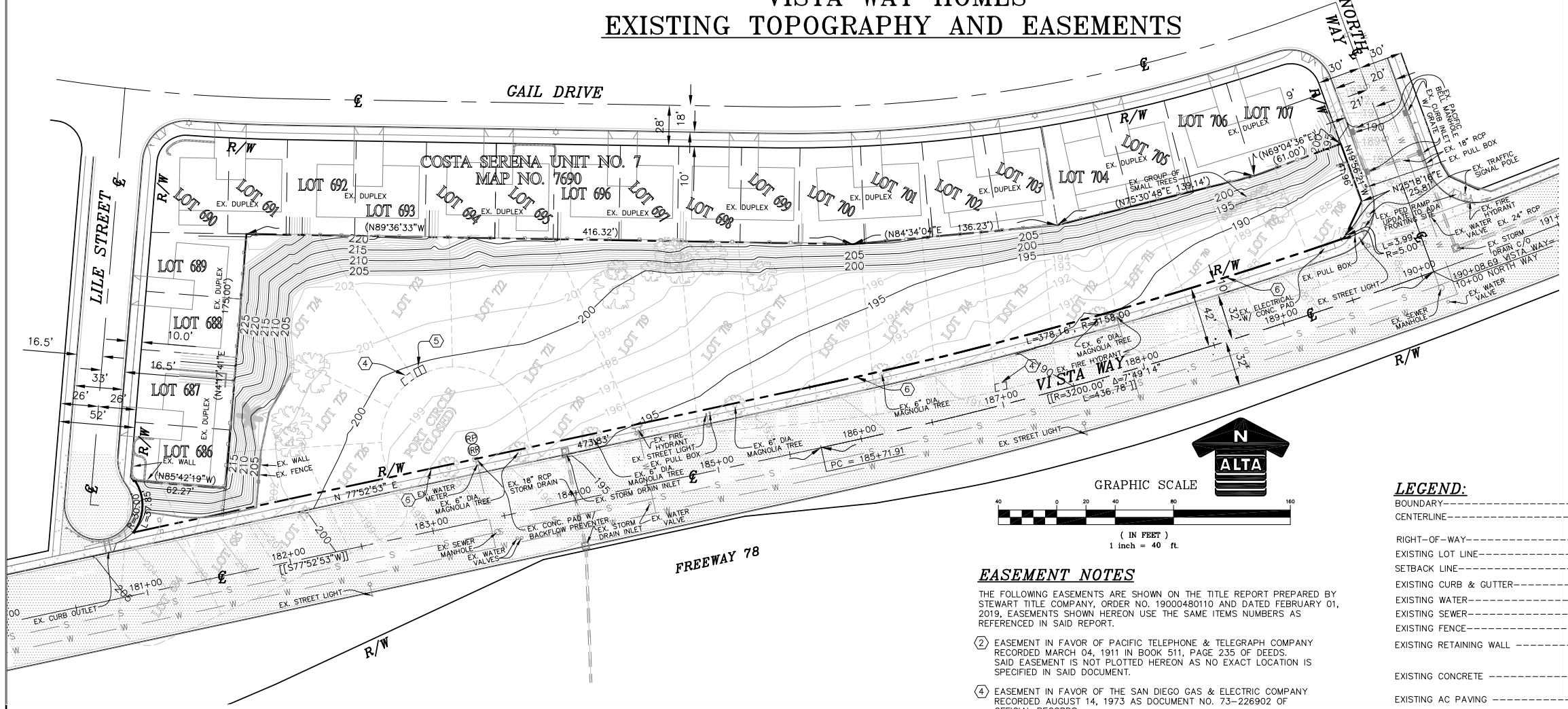
DATED: OCTOBER 29, 2021

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

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 109, El Cajon, CA 92021 (619) 749-8818 Fax (619) 749-8818
JOB NO. 499-01, DATE OCTOBER 29, 2021

Date: 10/29/2021 SHEET 14 OF 14

VISTA WAY HOMES
EXISTING TOPOGRAPHY AND EASEMENTS



EASEMENT NOTES

THE FOLLOWING EASEMENTS ARE SHOWN ON THE TITLE REPORT PREPARED BY STEWART TITLE COMPANY, ORDER NO. 19000480110 AND DATED FEBRUARY 01, 2019, EASEMENTS SHOWN HEREON USE THE SAME ITEMS NUMBERS AS REFERENCED IN SAID REPORT.

(2) EASEMENT IN FAVOR OF PACIFIC TELEPHONE & TELEGRAPH COMPANY RECORDED MARCH 04, 1911 IN BOOK 511, PAGE 235 OF DEEDS. SAID EASEMENT IS NOT PLOTTED HEREON AS NO EXACT LOCATION IS SPECIFIED IN SAID DOCUMENT.

(4) EASEMENT IN FAVOR OF THE SAN DIEGO GAS & ELECTRIC COMPANY RECORDED AUGUST 14, 1973 AS DOCUMENT NO. 73-226902 OF OFFICIAL RECORDS.

(5) EASEMENT IN FAVOR OF THE SAN DIEGO GAS & ELECTRIC COMPANY RECORDED DECEMBER 10, 1976 AS DOCUMENT NO. 76-414701 OF OFFICIAL RECORDS.

(6) AN EASEMENT FOR PUBLIC STREET AND HIGHWAY IN FAVOR OF THE CITY OCEANSIDE PER DOCUMENT RECORDED FEBRUARY 26, 2002 AS DOCUMENT NO. 2002-0159406 OF OFFICIAL RECORDS. THE NORTH LINE OF SAID DOCUMENT IS THE SOUTH LINE OF THIS PROJECT SITE.

LEGEND:

BOUNDARY
CENTERLINE
RIGHT-OF-WAY
EXISTING LOT LINE
SETBACK LINE
EXISTING CURB & GUTTER
EXISTING WATER — W —
EXISTING SEWER — S —
EXISTING FENCE
EXISTING RETAINING WALL
EXISTING CONCRETE
EXISTING AC PAVING
EXISTING CONTOUR LINE — 770 —
EXISTING ELEVATION — 769.8
EXISTING FIRE HYDRANTS
EXISTING STREET SIGN

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 IS INCLUDED AS PART OF THIS PROJECT

1. EXISTING GROSS SUBDIVISION AEREA: 1.97 AC
2. PROPOSED GROSS SUBDIVISION AEREA: 1.97 AC
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.
18. BENCH MARK: DESCRIPTION: CL MONUMENT 3.5" BRASS DISC STAMPED LS-4506
    LOCATION: INT VISTA WAY AND BUENA HILLS
    RECORD: CITY OF OCEANSIDE
    ELEVATION: 206.80 DATUM: NAV 88
    CITY OF OCEANSIDE #1020
19. SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS SURVEYED ON: 02/20/2020
20. TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
27. FEMA FLOOD DESIGNATION: THIS SITE IS NOT WITH A 100-YEAR FLOODWAY OR FLOODPLAIN PER FEMA MAP 06073C0766G DATED; 5/16/12

ENGINEER OF WORK

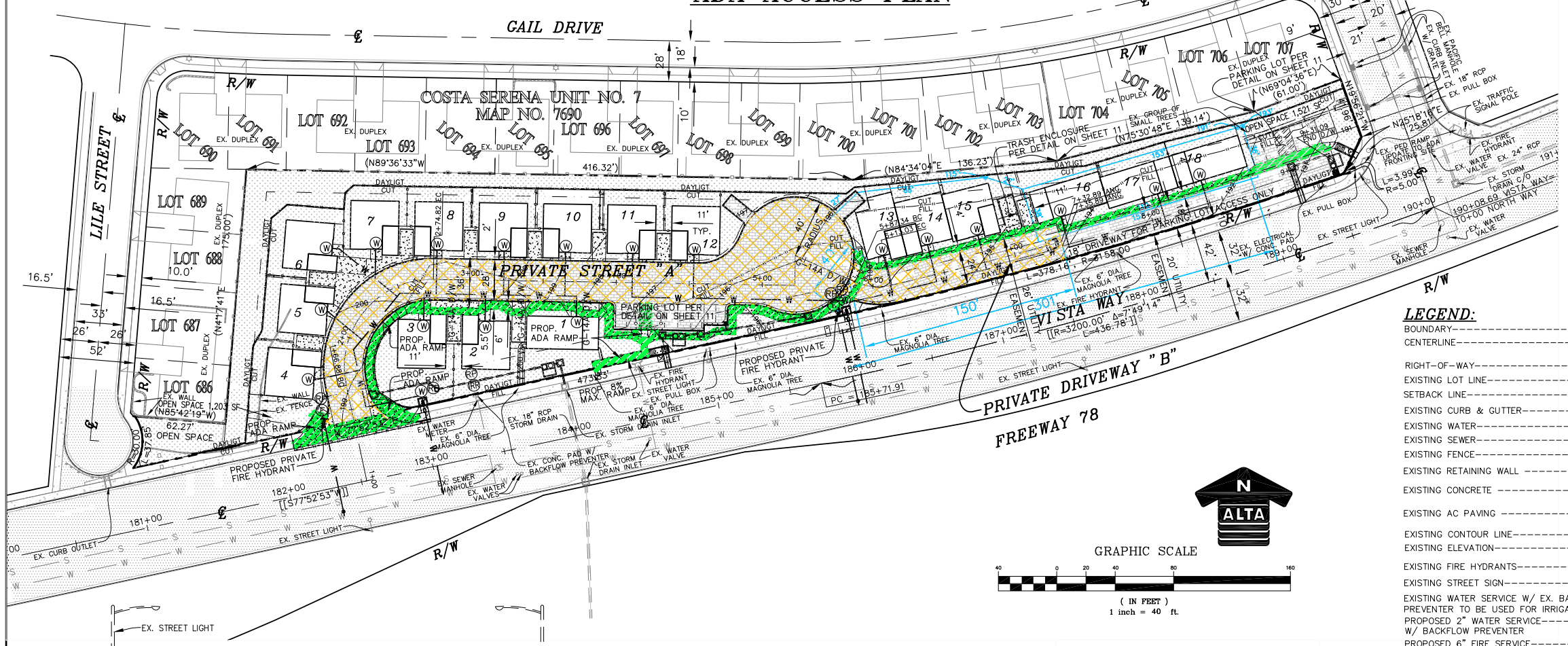
BARTOLOME J. PASTOR, RCE 38606

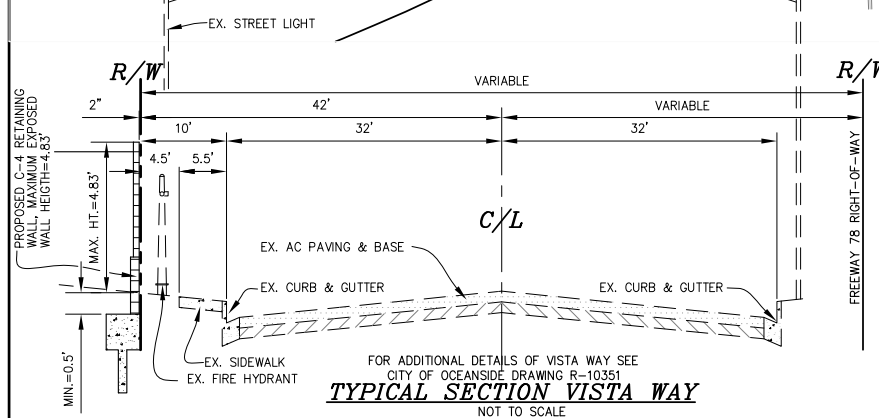
DATED: NOVEMBER 3 ,2021

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

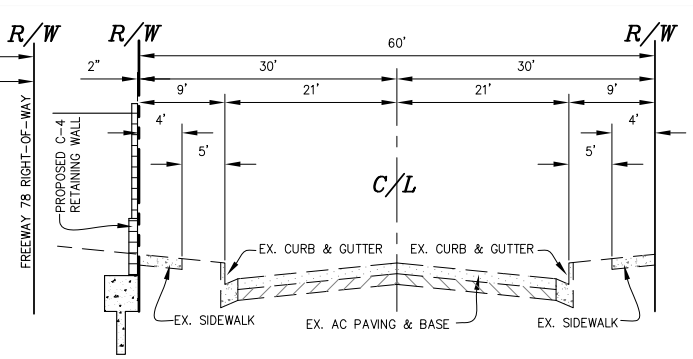
ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 109, El Cajon, CA 92021 (619) 749-8818 Fax (619) 749-8818
JOB NO. 499-01, DATE NOVEMBER 3, 2021

VISTA WAY HOMES
FIRE ACCESS PLAN
ADA ACCESS PLAN

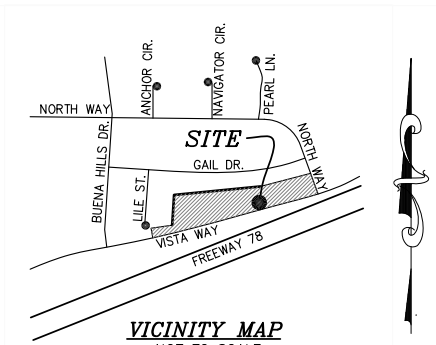




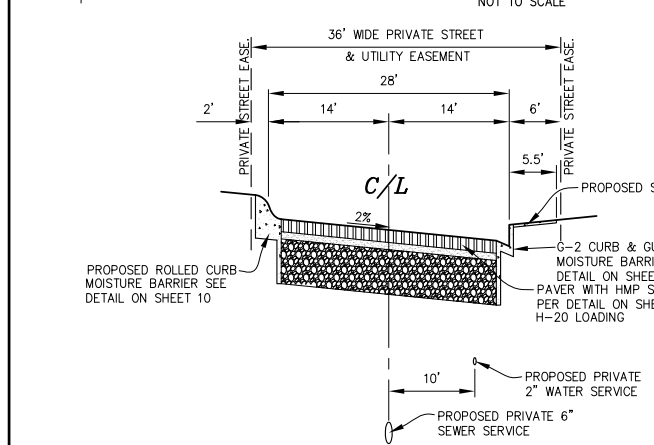
TYPICAL SECTION VISTA WAY
NOT TO SCALE



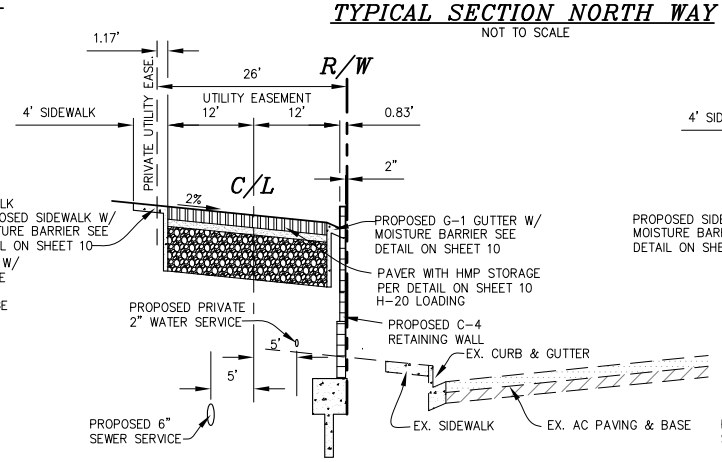
TYPICAL SECTION NORTH WAY
NOT TO SCALE



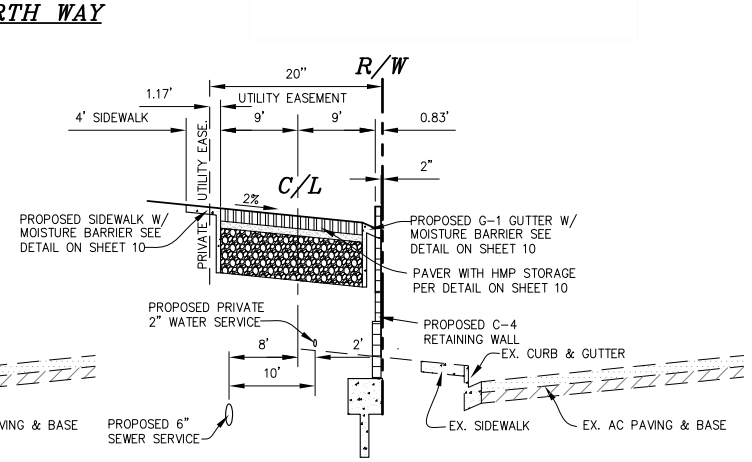
VICINITY MAP
NOT TO SCALE



TYPICAL SECTION PRIVATE STREET "A"
NOT TO SCALE
ALL PRIVATE STREET SURFACES TO BE H-20 LOADING



TYPICAL SECTION 24' WIDE DRIVEWAY
NOT TO SCALE
ALL DRIVEWAY SURFACES TO BE H-20 LOADING



TYPICAL SECTION 18' WIDE DRIVEWAY
NOT TO SCALE
ALL DRIVEWAY SURFACES TO BE H-20 LOADING

LEGEND:

BOUNDARY
CENTERLINE
RIGHT-OF-WAY
EXISTING LOT LINE
SETBACK LINE
EXISTING CURB & GUTTER
EXISTING WATER — W —
EXISTING SEWER — S —
EXISTING FENCE
EXISTING RETAINING WALL
EXISTING CONCRETE
EXISTING AC PAVING
EXISTING CONTOUR LINE — 770 —
EXISTING ELEVATION — 769.8
EXISTING FIRE HYDRANTS
EXISTING STREET SIGN
EXISTING WATER SERVICE W/ EX. BACKFLOW PREVENTER TO BE USED FOR IRRIGATION — IRR RP
PROPOSED 2" WATER SERVICE W/ BACKFLOW PREVENTER — W — W RP
PROPOSED 6" FIRE SERVICE W/ BACKFLOW PREVENTER FOR PVT. FIRE HYDRANT — W — F RP
PROPOSED 1" WATER SERVICE W/ PRIVATE WATER METER TO BE MAINTAINED BY HOA — W — W
PROPOSED PRIVATE 4"SEWER LATERAL — S — S
6" SEWER LATERAL W/ SEWER MH — S
PARKING SPACE NUMBER — 1
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 RETAINING WALL
2:1 SLOPE
DAYLIGHT LINE — CUT — FILL
DIRECTION OF FLOW
(PVT.) PROPOSED STORM DRAIN
CURB OUTLET PER D-25A
(PVT.) PROPRIETARY TREATMENT UNIT PER DETAIL ON SHEET NO. 10
(PVT.)MODIFIED TYPE A CLEANOUT W/SUMP PUMP
(PVT.) 3636 OR 1818 BROOKS BOX W/ TRAFFIC GRATE PER DETAILS ON SHEET 11
(PVT.) 2424 BROOKS BOX W/ PARKWAY GRATE PER DETAILS ON SHEET 11
AREA DRAIN PER DETAIL ON SHEET 10

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 IS INCLUDED AS PART OF THIS PROJECT

1. EXISTING GROSS SUBDIVISION AEREA: 1.97 AC
2. PROPOSED GROSS SUBDIVISION AEREA: 1.97 AC
5. TOTAL NUMBER OF EXISTING LOTS: 1
6. TOTAL NUMBER OF PROPOSED LOTS: 1
7. TOTAL NUMBER OF PROPOSED PROPOSED UNITS: 18
   5 UNITS 1,16-18 ARE 1.069 SF; 15 UNITS 2-14 ARE 1,089 SF
8. PROPOSED PARKING:
   1 ATTACHED GARAGE SPACE PER UNIT=18
   UNATTACHED STANDARD PARKING SPACES (18'x9')=21
   UNATTACHED COMPACT PARKING SPACES (14'x8')=2
   VAN ACCESSABLE HADICAPPED PARKING SPACES=2
   TOTAL PARKING SPACES PROPOSED=43
   PARKING SPACES PER UNIT=2.39
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: RESDENTIAL
13. PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL-SENIOR HOUSING
14. EXISTING ZONNING: RM-A
15. PROPOSED ZONNING: RM-A
16. PROPOSED DENSITY: 10.15 DU/AC
17. STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
27. FOR PROPOSED FENCING SEE LANDSCAPE PLANS FOR THIS PROJECT.

FIRE NOTES:

1. ALL DRIVEWAY SURFACES WILL BE DESIGNED FOR H-20 LOADING.
2. ALL HOMES ARE REQUIRED TO HAVE FIRE SPRINKLERS PER NFPA 13.
3. WATER METER SIZE TO BE DETERMINED BY FIRE SPRINKLER DEMAND.
4. (2) PRIVATE FIRE HYDRANTYS WITH PRIVATE FIRE SERVICE LATERALS ARE PROPOSED FOR THIS PROJECT.
5. PRIOR TO DELIVERY OF COMBUSTIBLE MATERIALS OR START OF OF COMBUSTIBLE CONSTRUCTION, PAVED VEHICLE ACCESS ROADS CAPABLE OF SUPPORTING VEHICLE LOADING (78,000 LBS) MUST BE INSTALLED. IN ADDITION THE APPROVED, PERMANENT WATER SUPPLY (FIRE HYDRANTS MUST BE INSTALLED, TESTED AND PLACED IN SERVICE PRIOR TO DELIVERY OF COMBUSTIBLE MATERIALS OR START OF COMBUSTIBLE CONSTRUCTION.
6. ADDRESSES SHALL BE 4" IN HEIGHT AND VISIBLE FROM STREET WITH CONTRASTING COLORS.
7. SMOKE AND CARBON MONOXIDE ALARMS REQUIRED PER 2019 CALIFORNIA FIRE CODE, CALIFORNIA BUILDING CODE AND CALIFORNIA RESIDENTIAL CODE.
8. PRE-CON MEETING WILL ALSO BE REQUIRED PRIOR TO COMBUSTIBLES BEING DROPPED ON SITE.

FIRE LANE
FIRE LINE PULL

WATER AND SEWER NOTES:

1. THE WATER AND SEWER FOR THIS SITE IS PRIVATE AND WILL BE MAINTAINED BY THE HOA.
2. PRIVATE WATER METERS WILL BE INSTALLED FOR EACH UNIT MAINTAINED AND BILLED BY THE HOA.
3. (2) TWO 2" WATER METERS & SERVICES ARE PROPOSED FOR THIS PROJECT AND BILLED TO THE HOA. UNITS 1-10 TO BE SERVICED THE WESTERLY WATER METER, UNITS 11-18 TO BE SERVICED BY THE EASTERLY WATER METER.
4. (2) TWO 6" SEWER SERVICES ARE PROPOSED FOR THIS PROJECT UNITS 1-10 TO BE SERVICED BY THE WESTERLY SEWER SERVICE UNITS 11-18 TO BE SERVICED BY THE EASTERLY SEWER SERVICE.
5. EACH UNIT WILL HAVE A 4" SEWER LATERAL WITH CLEANOUT THAT CONNECTS TO THE 6" SEWER SERVICE.

ENGINEER OF WORK

BARTOLOME J. PASTOR, RCE 38606

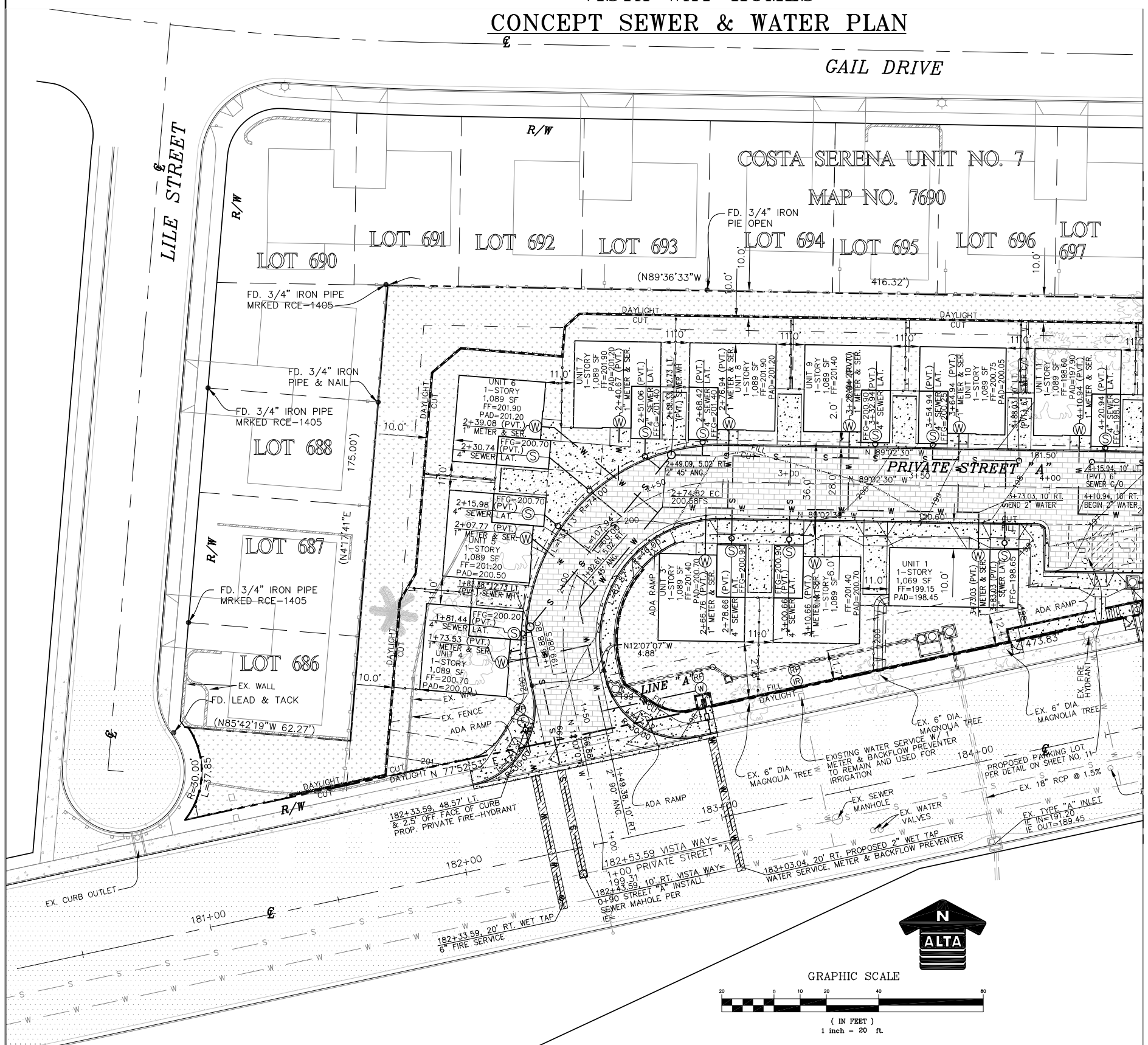
DATED: NOVEMBER 3 ,2021

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

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 109, El Cajon, CA 92021 (619) 749-8818 Fax (619) 749-8818
JOB NO. 499-01, DATE NOVEMBER 3, 2021

Date: 11/03/2021

VISTA WAY HOMES
CONCEPT SEWER & WATER PLAN



WATER NOTES:

1) CPC 2013, SECTION 603.5.11: NO RECLAIMED WATER IS AVAILABLE FOR THIS PROJECT. NO RECLAIMED WATER IS PROPOSED FOR THIS PROJECT.

2) CPC 2013, SECTION 603.5.11: NO RECLAIMED WATER IS AVAILABLE FOR THIS PROJECT. THERE ARE NO CONNECTIONS TO NON-POTABLE WATER.

3) CPC 2013, SECTION 601.2: IDENTIFICATION OF POTABLE AND NON-POTABLE WATER SYSTEM (NO NON-POTABLE WATER SYSTEM IN THIS PROJECT) EACH SYSTEM SHALL BE COLOR COATED AS FOLLOWS:

a) 601.2.1 POTABLE WATER: GREEN BACKGROUND WITH WHITE LETTERING

1. NON-POTABLE WATER: YELLOW BACKGROUND WITH BLACK LETTERING WITH THE WORDS "CAUTION: NON-POTABLE WATER, DO NOT DRINK". "A UNIVERSAL POISON SYMBOL OF SKULL AND CROSSBONES SHALL BE PROVIDED" [HCD 1 & 2]

b) 601.2.2 MINIMUM LENGTH OF COLOR FIELD AND SIZE OF LETTERS. SEE TABLE

1. RECLAIMED WATER: PURPLE IN COLOR (PANTONE #512) AND SHALL BE IMPRINTED IN NORMAL 1/2 INCH HIGH. BLACK, UPPER CASE LETTERS, WITH THE WORDS "CAUTION: RECLAIMED WATER, DO NOT DRINK". "A UNIVERSAL POISON SYMBOL OF SKULL AND CROSSBONES SHALL BE PROVIDED" [HCD 1 & 2]

4) CPC 2013, SECTION 611.1: WATER TREATMENT UNITS. REVERSE OSMOSIS DRINKING WATER TREATMENT UNITS SHALL MEET THE REQUIREMENTS OF THE APPROPRIATE STANDARDS) REFERENCED IN TABLE 611.4. WASTE DISCHARGE FROM REVERSE OSMOSIS OR OTHER TYPES OF WATER TREATMENT UNITS SHALL ENTER THE DRAINAGE SYSTEM THROUGH AN AIRGAP.

5) CPC 2013, SECTION 603.2: APPROVAL OF BACKFLOW DEVICES OR ASSEMBLIES: BEFORE ANY DEVICE OR ASSEMBLY IS INSTALLED FOR THE PREVENTION OF BACKFLOW, IT SHALL FIRST BEEN APPROVED BY THE AUTHORITY HAVING JURISDICTION. DEVICES OR ASSEMBLIES SHALL BE TESTED FOR CONFORMING RECOGNIZED STANDARDS OR OTHER STANDARDS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION THAT ARE CONSISTENT WITH THE INTENT OF THIS CODE.

a) TESTING OF BACKFLOW DEVICES OR ASSEMBLIES SHALL BE PERFORMED BY A CERTIFIED BACKFLOW ASSEMBLY CHECKER (CPC SECTION 603.2).

B) COPIES OF TESTING OF BACKFLOW DEVICES OR ASSEMBLIES SHALL BE PROVIDED.

6) PRIVATE WATER METERS WILL BE INSTALLED FOR EACH PROPOSED UNIT. THESE PRIVATE WATER METERS WILL BE MAINTAINED AND MANAGED BY THE HOA FOR THIS PROJECT.

LEGEND:

BOUNDARY
CENTERLINE
RIGHT-OF-WAY
EXISTING LOT LINE
SETBACK LINE
EXISTING CURB & GUTTER
EXISTING WATER — W —
EXISTING SEWER — S —
EXISTING FENCE
EXISTING RETAINING WALL
EXISTING CONCRETE
EXISTING AC PAVING
EXISTING CONTOUR LINE — 770 —
EXISTING ELEVATION 769.8
EXISTING FIRE HYDRANTS
EXISTING STREET SIGN
EXISTING WATER SERVICE W/ EX. BACKFLOW PREVENTER TO BE USED FOR IRRIGATION (IRR) (RP)
PROPOSED 2" WATER SERVICE W/ BACKFLOW PREVENTER — W — (W) (RP)
PROPOSED 6" FIRE SERVICE W/ BACKFLOW PREVENTER FOR PVT. FIRE HYDRANT — W — (F) (RP)
PROPOSED 1" WATER SERVICE W/ PRIVATE WATER METER TO BE MAINTAINED BY HOA — W — (W)
PROPOSED PRIVATE 4"SEWER LATERAL — S — (S)
6" SEWER LATERAL W/ SEWER MH — S —
PARKING SPACE NUMBER (1)
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 RETAINING WALL
2:1 SLOPE
DAYLIGHT LINE — CUT — FILL
DIRECTION OF FLOW
(PVT.) PROPOSED STORM DRAIN
CURB OUTLET PER D-25
(PVT.) PROPRIETARY TREATMENT UNIT PER DETAIL ON SHEET NO. 10
(PVT.)MODIFIED TYPE A CLEANOUT W/SUMP PUMP
(PVT.) 3636 OR 1818 BROOKS BOX W/ TRAFFIC GRATE PER DETAILS ON SHEET 11
(PVT.) 2424 BROOKS BOX W/ PARKWAY GRATE PER DETAILS ON SHEET 11
AREA DRAIN PER DETAIL ON SHEET 10

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 IS INCLUDED AS PART OF THIS PROJECT

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
   7 UNITS 1, 13-18 ARE 1.069 SF; 11 UNITS 2-12 ARE 1,089 SF
8. PROPOSED PARKING:
   1 ATTACHED GARAGE SPACE PER UNIT=18
   UNATTACHED STANDARD PARKING SPACES (18'x9')=19
   UNATTACHED COMPACT PARKING SPACES (16'x8')=2
   VAN ACCESSABLE HADICAPPED PARKING SPACES=2
   TOTAL PARKING SPACES PROPOSED=43
   PARKING SPACES PER UNIT=2.39
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: RESDENTIAL
13. PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL-SENIOR HOUSING
14. EXISTING ZONNING: RM-A
15. PROPOSED ZONNING: RM-A
16. PROPOSED DENSITY: 10.15 DU/AC
17. STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
18. BENCH MARK: DESCRIPTION: CL MONUMENT 3.5" BRASS DISC STAMPED LS-4506
    LOCATION: INT VISTA WAY AND BUENA HILLS
    RECORD: CITY OF OCEANSIDE
    ELEVATION: 206.80 DATUM: NAV 88
    CITY OF OCEANSIDE #1020
19. SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS
    SURVEYED ON: 02/20/2020
20. TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
21. MAXIMUM SLOPE GRADIANT: 2:1
22. AREA/PERCENT OF SITE IN DRIVEWAYS & PARKING: 22,588 SF OR 26%
23. AREA/PERCENT OF SITE IN OPEN SPACE: 0
24. AREA/PERCENT OF SITE IN LANDSCAPING: 37,993 OR 44%
27. FOR PROPOSED FENCING & SIGNAGE SEE LANDSCAPE PLANS PLANS FOR THIS PROJECT.
28. FEMA FLOOD DESIGNATION: THIS SITE IS NOT WITH A 100-YEAR FLOODWAY OR FLOODPLAIN PER FEMA MAP 06073C0766G DATED: 5/16/12

ENGINEER OF WORK

BARTOLOME J. PASTOR, RCE 38606

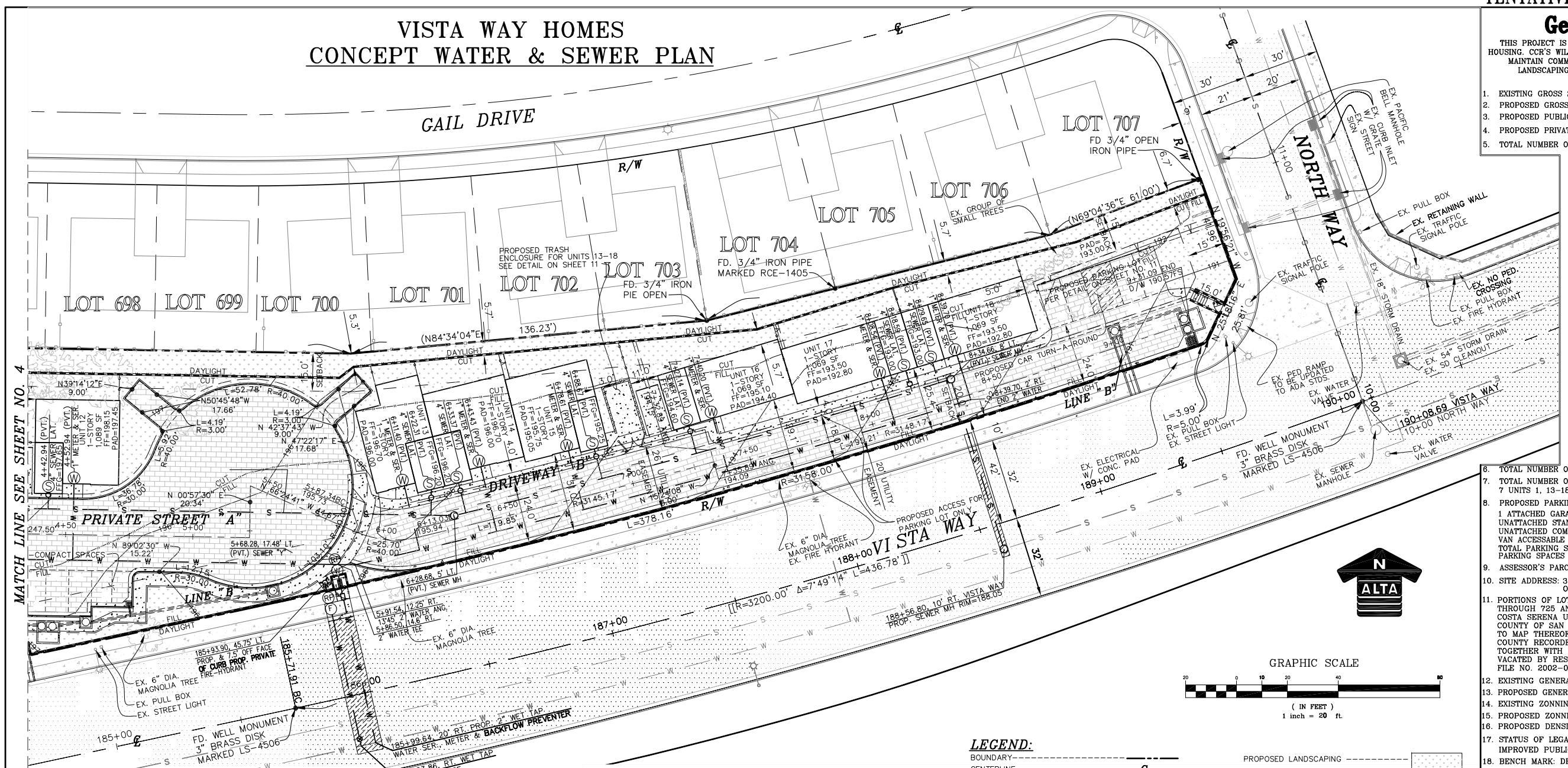
DATED: NOVEMBER 3 ,2021

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

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 109, El Cajon, CA 92021 (619) 749-8816 Fax (619) 749-8818
JOB NO. 499-01, DATE NOVEMBER 3, 2021

Date: 11/03/2021

VISTA WAY HOMES
CONCEPT WATER & SEWER PLAN



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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 IS INCLUDED AS PART OF THIS PROJECT

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
   7 UNITS 1, 13-18 ARE 1.069 SF; 11 UNITS 2-12 ARE 1,089 SF
8. PROPOSED PARKING:
   1 ATTACHED GARAGE SPACE PER UNIT=18
   UNATTACHED STANDARD PARKING SPACES (18'x9')=19
   UNATTACHED COMPACT PARKING SPACES (16'x8')=2
   VAN ACCESSABLE HADICAPPED PARKING SPACES=2
   TOTAL PARKING SPACES PROPOSED=43
   PARKING SPACES PER UNIT=2.39
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: RESDENTIAL
13. PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL-SENIOR HOUSING
14. EXISTING ZONNING: RM-A
15. PROPOSED ZONNING: RM-A
16. PROPOSED DENSITY: 10.15 DU/AC
17. STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
18. BENCH MARK: DESCRIPTION: CL MONUMENT 3.5" BRASS DISC STAMPED LS-4506
    LOCATION: INT VISTA WAY AND BUENA HILLS
    RECORD: CITY OF OCEANSIDE
    ELEVATION: 206.80 DATUM: NAV 88
    CITY OF OCEANSIDE #1020
19. SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS
    SURVEYED ON: 02/20/2020
20. TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
21. MAXIMUM SLOPE GRADIANT: 2:1
22. AREA/PERCENT OF SITE IN DRIVEWAYS & PARKING: 22,588 SF OR 26%
23. AREA/PERCENT OF SITE IN OPEN SPACE: 0
24. AREA/PERCENT OF SITE IN LANDSCAPING: 37,993 OR 44%
25. ONSITE GRADING FOR THIS PROJECT: (8% SHRINKAGE FOR CUT)
    CUT= 3,000 C.Y. FILL= 4,000 C.Y. IMPORT= 1,000 C.Y.
    NOTE: ALL QUANTITIES ARE BASED ON FINISH GRADE. NO ALLOWANCE MADE FOR SHRINKAGE OR BULKING OF MATERIAL.
26. GRADED AREA: 1.63 AC=82% OF SITE
27. FOR PROPOSED FENCING & SIGNAGE SEE LANDSCAPE PLANS FOR THIS PROJECT.
28. FEMA FLOOD DESIGNATION: THIS SITE IS NOT WITH A 100-YEAR FLOODWAY OR FLOODPLAIN PER FEMA MAP 06073C0766G DATED: 5/16/12

LEGEND:

BOUNDARY
CENTERLINE
RIGHT-OF-WAY — R/W
EXISTING LOT LINE
SETBACK LINE
EXISTING CURB & GUTTER
EXISTING WATER — W
EXISTING SEWER — S
EXISTING FENCE
EXISTING RETAINING WALL
EXISTING CONCRETE
EXISTING AC PAVING
EXISTING CONTOUR LINE — 770
EXISTING ELEVATION — 769.8
EXISTING FIRE HYDRANTS
EXISTING STREET SIGN
EXISTING WATER SERVICE W/ EX. BACKFLOW PREVENTER TO BE USED FOR IRRIGATION — IRR RP
PROPOSED 2" WATER SERVICE W/ BACKFLOW PREVENTER — W RP
PROPOSED 6" FIRE SERVICE W/ BACKFLOW PREVENTER FOR PVT. FIRE HYDRANT — W F RP
PROPOSED 1" WATER SERVICE W/ PRIVATE WATER METER TO BE MAINTAINED BY HOA — W
PROPOSED PRIVATE 4"SEWER LATERAL — S
6" SEWER LATERAL W/ SEWER MH — S
PARKING SPACE NUMBER — 1
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 RETAINING WALL
2:1 SLOPE
DAYLIGHT LINE — CUT / FILL
DIRECTION OF FLOW
(PVT.) PROPOSED STORM DRAIN
CURB OUTLET PER D-25
(PVT.) PROPRIETARY TREATMENT UNIT PER DETAIL ON SHEET NO. 10
(PVT.)MODIFIED TYPE A CLEANOUT W/SUMP PUMP
(PVT.) 3636 OR 1818 BROOKS BOX W/ TRAFFIC GRATE PER DETAILS ON SHEET 11
(PVT.) 2424 BROOKS BOX W/ PARKWAY GRATE PER DETAILS ON SHEET 11
AREA DRAIN PER DETAIL ON SHEET 10

WATER NOTES:

1) CPC 2013, SECTION 603.5.11: NO RECLAIMED WATER IS AVAILABLE FOR THIS PROJECT. NO RECLAIMED WATER IS PROPOSED FOR THIS PROJECT.

2) CPC 2013, SECTION 603.5.11: NO RECLAIMED WATER IS AVAILABLE FOR THIS PROJECT. THERE ARE NO CONNECTIONS TO NON-POTABLE WATER.

3) CPC 2013, SECTION 601.2: IDENTIFICATION OF POTABLE AND NON-POTABLE WATER SYSTEM (NO NON-POTABLE WATER SYSTEM IN THIS PROJECT) EACH SYSTEM SHALL BE COLOR COATED AS FOLLOWS:

a) 601.2.1 POTABLE WATER: GREEN BACKGROUND WITH WHITE LETTERING

1. NON-POTABLE WATER: YELLOW BACKGROUND WITH BLACK LETTERING WITH THE WORDS "CAUTION: NON-POTABLE WATER, DO NOT DRINK". "A UNIVERSAL POISON SYMBOL OF SKULL AND CROSSBONES SHALL BE PROVIDED" [HCD 1 & 2]

b) 601.2.2 MINIMUM LENGTH OF COLOR FIELD AND SIZE OF LETTERS. SEE TABLE

1. RECLAIMED WATER: PURPLE IN COLOR (PANTONE #512) AND SHALL BE IMPRINTED IN NORMAL 1/2 INCH HIGH. BLACK, UPPER CASE LETTERS, WITH THE WORDS "CAUTION: RECLAIMED WATER, DO NOT DRINK". "A UNIVERSAL POISON SYMBOL OF SKULL AND CROSSBONES SHALL BE PROVIDED" [HCD 1 & 2]

4) CPC 2013, SECTION 611.1: WATER TREATMENT UNITS. REVERSE OSMOSIS DRINKING WATER TREATMENT UNITS SHALL MEET THE REQUIREMENTS OF THE APPROPRIATE STANDARDS) REFERENCED IN TABLE 611.4. WASTE DISCHARGE FROM REVERSE OSMOSIS OR OTHER TYPES OF WATER TREATMENT UNITS SHALL ENTER THE DRAINAGE SYSTEM THROUGH AN AIRGAP.

5) CPC 2013, SECTION 603.2: APPROVAL OF BACKFLOW DEVICES OR ASSEMBLIES: BEFORE ANY DEVICE OR ASSEMBLY IS INSTALLED FOR THE PREVENTION OF BACKFLOW, IT SHALL FIRST BEEN APPROVED BY THE AUTHORITY HAVING JURISDICTION. DEVICES OR ASSEMBLIES SHALL BE TESTED FOR CONFORMING RECOGNIZED STANDARDS OR OTHER STANDARDS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION THAT ARE CONSISTENT WITH THE INTENT OF THIS CODE.

a) TESTING OF BACKFLOW DEVICES OR ASSEMBLIES SHALL BE PERFORMED BY A CERTIFIED BACKFLOW ASSEMBLY CHECKER (CPC SECTION 603.2).

B) COPIES OF TESTING OF BACKFLOW DEVICES OR ASSEMBLIES SHALL BE PROVIDED.

6) PRIVATE WATER METERS WILL BE INSTALLED FOR EACH PROPOSED UNIT. THESE PRIVATE WATER METERS WILL BE MAINTAINED AND MANAGED BY THE HOA FOR THIS PROJECT.

ENGINEER OF WORK

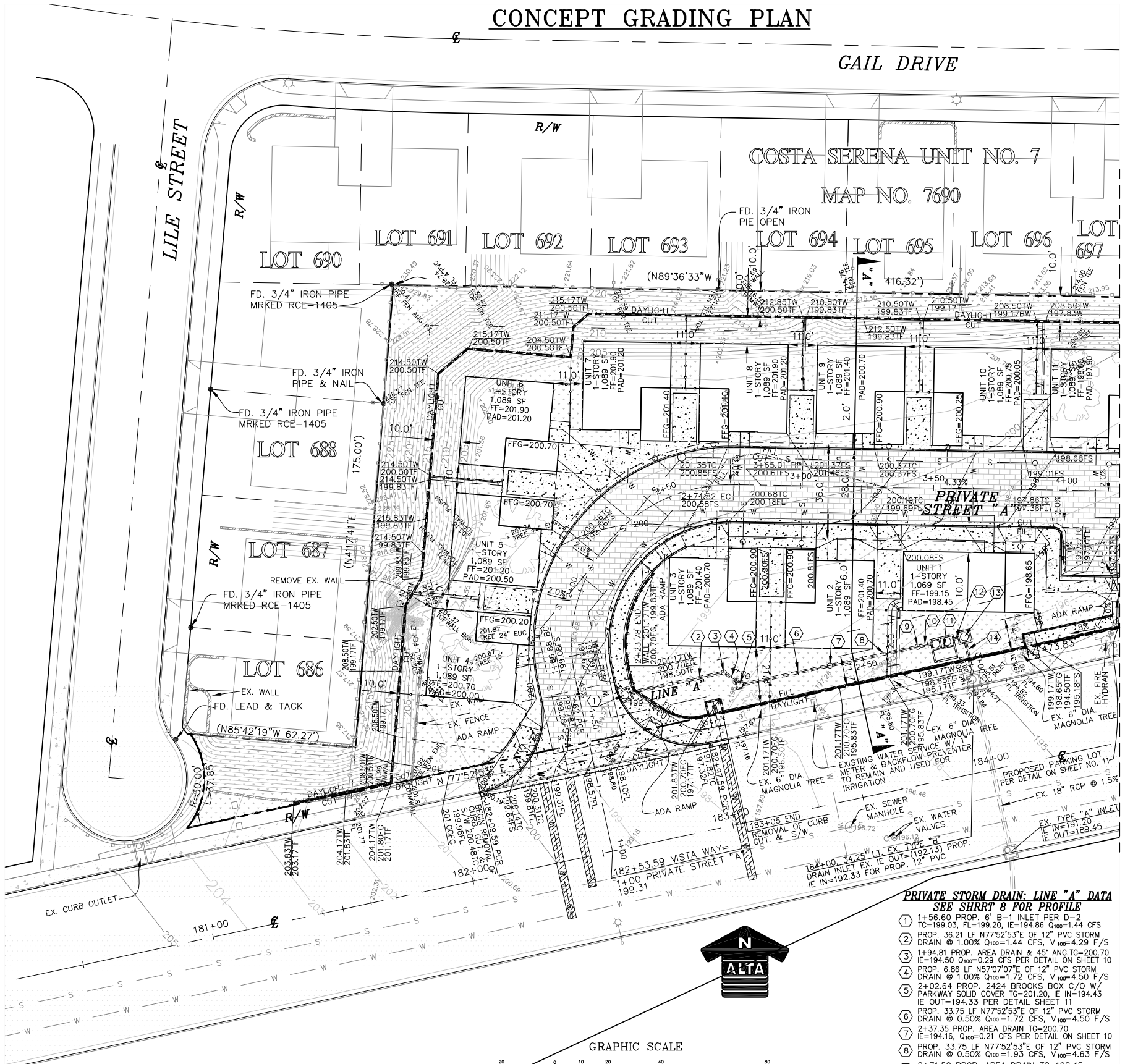
BARTOLOME J. PASTOR, RCE 38606

DATED: NOVEMBER 3 ,2021

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

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 109, El Cajon, Ca 92021 (619) 749-8815 Fax (619) 749-8815
JOB NO. 499-01, DATENOVEMBER 3, 2021

VISTA WAY HOMES
CONCEPT GRADING PLAN



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PRIVATE STORM DRAIN: LINE "A" DATA SEE SHRRT 8 FOR PROFILE

1. 1+56.60 PROP. 6' B-1 INLET PER D-2 TC=199.03, FL=199.20, IE=194.86 Q_{100}=1.44 CFS
2. PROP. 36.21 LF N77°52'53"E OF 12" PVC STORM DRAIN @ 1.00% Q_{100}=1.44 CFS, V_{100}=4.29 F/S
3. 1+94.81 PROP. AREA DRAIN & 45° ANG.TG=200.70 IE=194.50 Q_{100}=0.29 CFS PER DETAIL ON SHEET 10
4. PROP. 6.86 LF N57°07'07"E OF 12" PVC STORM DRAIN @ 1.00% Q_{100}=1.72 CFS, V_{100}=4.50 F/S
5. 2+02.64 PROP. 2424 BROOKS BOX C/O W/ PARKWAY SOLID COVER TG=201.20, IE IN=194.43 IE OUT=194.33 PER DETAIL SHEET 11
6. PROP. 33.75 LF N77°52'53"E OF 12" PVC STORM DRAIN @ 0.50% Q_{100}=1.72 CFS, V_{100}=4.50 F/S
7. 2+37.35 PROP. AREA DRAIN TG=200.70 IE=194.16, Q_{100}=0.21 CFS PER DETAIL ON SHEET 10
8. PROP. 33.75 LF N77°52'53"E OF 12" PVC STORM DRAIN @ 0.50% Q_{100}=1.93 CFS, V_{100}=4.63 F/S
9. 2+71.50 PROP. AREA DRAIN TG=198.45 IE=193.99, Q_{100}=0.22 CFS PER DETAIL ON SHEET 10
10. PROP. 5.5 LF N77°52'53"E OF 12" PVC STORM DRAIN @ 0.50% Q_{100}=2.15 CFS, V_{100}=4.75 F/S
11. 2+80.60 STORMWATER BIO-FILTRATION SYSTEM BIO-CLEAN UNIT MWS L-8-8-4'-6"-V RIM=198.95 SEE DETAILS ON SHEET 10 IE IN=193.96, IE OUT=192.63
12. PROP. 2.0 LF N77°52'53"E OF 12" PVC STORM DRAIN @ 1.00% Q_{100}=2.15 CFS, V_{100}=4.75 F/S
13. 2+89.10 PROP. A-4 CLENOUT PER D-9 RIM=196.95, IN=192.61, IE OUT=192.51
14. PROP. 12.89 LF N12°07'07"E OF 12" PVC STORM DRAIN @ 1.40% Q_{100}=2.15 CFS, V_{100}=5.39 F/S

LEGEND:

BOUNDARY
CENTERLINE
RIGHT-OF-WAY
EXISTING LOT LINE
SETBACK LINE
EXISTING CURB & GUTTER
EXISTING WATER — W —
EXISTING SEWER — S —
EXISTING FENCE
EXISTING RETAINING WALL
EXISTING CONCRETE
EXISTING AC PAVING
EXISTING CONTOUR LINE — 770 —
EXISTING ELEVATION — 769.8
EXISTING FIRE HYDRANTS
EXISTING STREET SIGN
EXISTING WATER SERVICE W/ EX. BACKFLOW PREVENTER TO BE USED FOR IRRIGATION — IRR RP
PROPOSED 2" WATER SERVICE W/ BACKFLOW PREVENTER — W — W RP
PROPOSED 6" FIRE SERVICE W/ BACKFLOW PREVENTER FOR PVT. FIRE HYDRANT — W — F RP
PROPOSED 1" WATER SERVICE W/ PRIVATE WATER METER TO BE MAINTAINED BY HOA — W — W
PROPOSED PRIVATE 4"SEWER LATERAL — S — S
6" SEWER LATERAL W/ SEWER MH — S —
PARKING SPACE NUMBER 1
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 RETAINING WALL
2:1 SLOPE
DAYLIGHT LINE — CUT — FILL
DIRECTION OF FLOW
(PVT.) PROPOSED STORM DRAIN
CURB OUTLET PER D-25A
(PVT.) PROPRIETARY TREATMENT UNIT PER DETAIL ON SHEET NO. 10
(PVT.)MODIFIED TYPE A CLEANOUT W/SUMP PUMP
(PVT.) 3636 OR 1818 BROOKS BOX W/ TRAFFIC GRATE PER DETAILS ON SHEET 11
(PVT.) 2424 BROOKS BOX W/ PARKWAY GRATE PER DETAILS ON SHEET 11
AREA DRAIN PER DETAIL ON SHEET 10

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 IS INCLUDED AS A PART OF THIS PROJECT

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
   7 UNITS 1, 13-18 ARE 1.069 SF; 11 UNITS 2-12 ARE 1,089 SF
8. PROPOSED PARKING:
   1 ATTACHED GARAGE SPACE PER UNIT=18
   UNATTACHED STANDARD PARKING SPACES (18'x9')=19
   UNATTACHED COMPACT PARKING SPACES (16'x8')=2
   VAN ACCESSABLE HADICAPPED PARKING SPACES=2
   TOTAL PARKING SPACES PROPOSED=43
   PARKING SPACES PER UNIT=2.39
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: RESDENTIAL
13. PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL-SENIOR HOUSING
14. EXISTING ZONNING: RM-A
15. PROPOSED ZONNING: RM-A
16. PROPOSED DENSITY: 10.15 DU/AC
17. STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
18. BENCH MARK: DESCRIPTION: CL MONUMENT 3.5" BRASS DISC STAMPED LS-4506
    LOCATION: INT VISTA WAY AND BUENA HILLS
    RECORD: CITY OF OCEANSIDE
    ELEVATION: 206.80 DATUM: NAV 88
    CITY OF OCEANSIDE #1020
19. SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS
    SURVEYED ON: 02/20/2020
20. TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
21. MAXIMUM SLOPE GRADIANT: 2:1
22. AREA/PERCENT OF SITE IN DRIVEWAYS & PARKING: 22,588 SF OR 26%
23. AREA/PERCENT OF SITE IN OPEN SPACE: 0
24. AREA/PERCENT OF SITE IN LANDSCAPING: 37,993 OR 44%
25. ONSITE GRADING FOR THIS PROJECT: (8% SHRINKAGE FOR CUT)
    CUT= 3,000 C.Y. FILL= 4,000 C.Y. IMPORT= 1,000 C.Y.
    NOTE: ALL QUANTITIES ARE BASED ON FINISH GRADE. NO ALLOWANCE MADE FOR SHRINKAGE OR BULKING OF MATERIAL.
26. GRADED AREA: 1.63 AC=82% OF SITE
27. FOR PROPOSED FENCING & SIGNAGE SEE LANDSCAPE PLANS PLANS FOR THIS PROJECT.
28. FEMA FLOOD DESIGNATION: THIS SITE IS NOT WITH A 100-YEAR FLOODWAY OR FLOODPLAIN PER FEMA MAP 06073C0766G DATED: 5/16/21

ENGINEER OF WORK

BARTOLOME J. PASTOR, RCE 38606

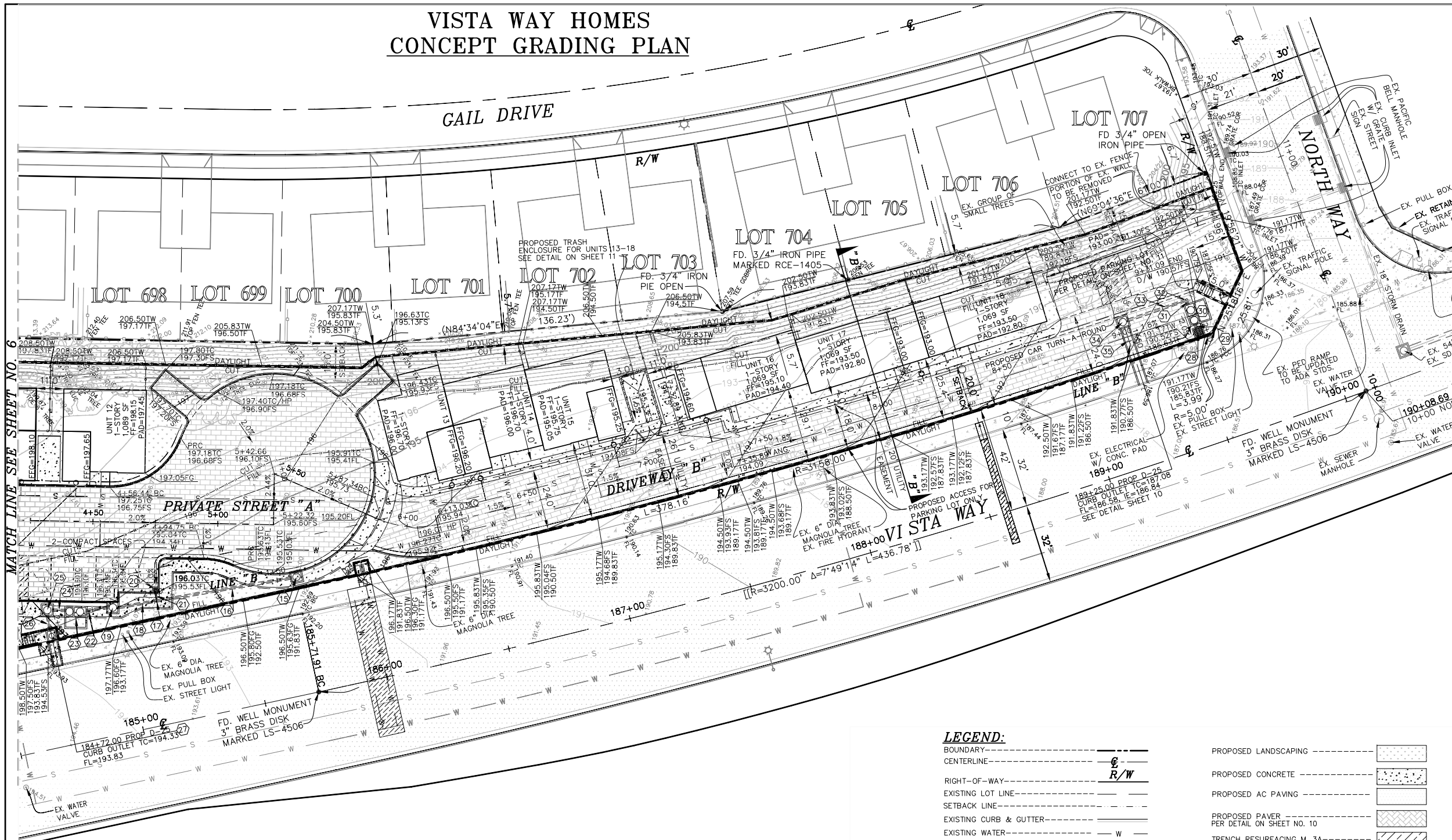
DATED: NOVEMBER 3 ,2021

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

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 109, El Cajon, CA 92021 (619) 749-8818 Fax (619) 749-8818
JOB NO. 499-01, DATE NOVEMBER 3, 2021

Date: 11/03/2021 SHEET 6 OF 14

VISTA WAY HOMES
CONCEPT GRADING PLAN



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 IS INCLUDED AS A PART OF THIS PROJECT

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
   7 UNITS 1, 13-18 ARE 1,069 SF; 11 UNITS 2-12 ARE 1,089 SF
8. PROPOSED PARKING:
   1 ATTACHED GARAGE SPACE PER UNIT=18
   UNATTACHED STANDARD PARKING SPACES (18'x9')=19
   UNATTACHED COMPACT PARKING SPACES (16'x8')=2
   VAN ACCESSABLE HADICAPPED PARKING SPACES=2
   TOTAL PARKING SPACES PROPOSED=43
   PARKING SPACES PER UNIT=2.39
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: RESDENTIAL
13. PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL-SENIOR HOUSING
14. EXISTING ZONNING: RM-A
15. PROPOSED ZONNING: RM-A
16. PROPOSED DENSITY: 10.15 DU/AC
17. STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
18. BENCH MARK: DESCRIPTION: CL MONUMENT 3.5" BRASS DISC STAMPED LS-4506
    LOCATION: INT VISTA WAY AND BUENA HILLS
    RECORD: CITY OF OCEANSIDE
    ELEVATION: 206.80 DATUM: NAV 88
    CITY OF OCEANSIDE #1020
19. SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS
    SURVEYED ON: 02/20/2020
20. TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
21. MAXIMUM SLOPE GRADIANT: 2:1
22. AREA/PERCENT OF SITE IN DRIVEWAYS & PARKING: 22,588 SF OR 26%
23. AREA/PERCENT OF SITE IN OPEN SPACE: 0
24. AREA/PERCENT OF SITE IN LANDSCAPING: 37,993 OR 44%
25. ONSITE GRADING FOR THIS PROJECT: (8% SHRINKAGE FOR CUT)
    CUT= 3,000 C.Y. FILL= 4,000 C.Y. IMPORT= 1,000 C.Y.
    NOTE: ALL QUANTITIES ARE BASED ON FINISH GRADE. NO ALLOWANCE MADE FOR SHRINKAGE OR BULKING OF MATERIAL.
26. GRADED AREA: 1.63 AC=82% OF SITE
27. FOR PROPOSED FENCING & SIGNAGE SEE LANDSCAPE PLANS FOR THIS PROJECT.
28. FEMA FLOOD DESIGNATION: THIS SITE IS NOT WITH A 100-YEAR FLOODWAY OR FLOODPLAIN PER FEMA MAP 06073C0766G DATED: 5/16/12

LEGEND:

BOUNDARY
CENTERLINE
RIGHT-OF-WAY
EXISTING LOT LINE
SETBACK LINE
EXISTING CURB & GUTTER
EXISTING WATER — W
EXISTING SEWER — S
EXISTING FENCE
EXISTING RETAINING WALL
EXISTING CONCRETE
EXISTING AC PAVING
EXISTING CONTOUR LINE — 770
EXISTING ELEVATION — 769.8
EXISTING FIRE HYDRANTS
EXISTING STREET SIGN
EXISTING WATER SERVICE W/ EX. BACKFLOW PREVENTER TO BE USED FOR IRRIGATION — IRR RP
PROPOSED 2" WATER SERVICE W/ BACKFLOW PREVENTER — W W RP
PROPOSED 6" FIRE SERVICE W/ BACKFLOW PREVENTER FOR PVT. FIRE HYDRANT — W F RP
PROPOSED 1" WATER SERVICE W/ PRIVATE WATER METER TO BE MAINTAINED BY HOA — W W
PROPOSED PRIVATE 4"SEWER LATERAL — S S
6" SEWER LATERAL W/ SEWER MH — S
PARKING SPACE NUMBER — 1
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 RETAINING WALL
2:1 SLOPE
DAYLIGHT LINE — CUT / FILL
DIRECTION OF FLOW
(PVT.) PROPOSED STORM DRAIN
CURB OUTLET PER D-25
(PVT.) PROPRIETARY TREATMENT UNIT PER DETAIL ON SHEET NO. 10
(PVT.)MODIFIED TYPE A CLEANOUT W/SUMP PUMP
(PVT.) 3636 OR 1818 BROOKS BOX W/ TRAFFIC GRATE PER DETAILS ON SHEET 11
(PVT.) 2424 BROOKS BOX W/ PARKWAY GRATE PER DETAILS ON SHEET 11
AREA DRAIN PER DETAIL ON SHEET 10

PRIVATE STORM DRAIN: LINE "B" DATA SEE SHEET 8 FOR PROFILE

15. 1+42.17 PROP 5' B INLET PER D-2 TC=195.51 FL=194.68, IE=192.00 Q_{100}=0.67 CFS
16. PROP. 54.8 LF N50°17'51"E OF 12" PVC STORM DRAIN @ 0.50% Q_{100}=0.67 CFS, V_{100}=2.72 F/S
17. 1+98.99 PROP. 12"x6" PVC TEE IE 12" PVC=191.63 IE 6" PVC=191.88 Q_{100}=0.28 CFS
18. PROP. 18.8 LF N50°17'51"E OF 12" PVC STORM DRAIN @ 0.50% Q_{100}=0.96 CFS, V_{100}=2.99 F/S
19. 2+16.77 PROP 5' B INLET PER D-2 IE IN=191.54, IE OUT=191.44, Q_{100}=1.56 CFS
20. 1+98.96, 4.55' RT. PROP. 1818 BROOKS BOX W/ TRAFFIC GRATE TG=195.53, IE=191.92, Q_{100}=0.28 CFS PER DETAIL SHEET 11
21. PROP. 3.8 LF N09°42'09"E OF 6" PVC STORM DRAIN @ 1.00% Q_{100}=0.28 CFS, V_{100}=2.86 F/S
22. PROP. 8.89 LF N81°14'49"E OF 12" PVC STORM DRAIN @ 1.00% Q_{100}=2.51 CFS, V_{100}=4.92 F/S
23. 2+31.66 STORMWATER BIO-FILTRATION SYSTEM BIO-CLEAN UNIT MWS L-8-8-4'-6"-V RIM=196.65 SEE DETAILS ON SHEET 10 IE IN=191.35, IE OUT=190.02
24. PROP. 5.5 LF N89°02'30"W OF 12" PVC STORM DRAIN @ 1.00% Q_{100}=2.51 CFS, V_{100}=4.92 F/S
25. 2+43.16 PROP. MOD. A-4 CLENOUT W/PUMP PER D-9 RIM=196.96, IE IN=189.91 IE OUT PRESSURE=194.33
26. PROP. 6.5 LF N12°11'57"E OF 12" PVC STORM DRAIN @ 3.20% Q_{100}=2.51 CFS, V_{100}=7.63 F/S
27. PROP. 14.42 LF N12°11'57"W OF D-25A CURB OUTLET @ 2.00% Q_{100}=2.51 CFS FL=193.83

PRIVATE STORM DRAIN: LINE "C" DATA SEE SHEET 8 FOR PROFILE

28. 1+98.44 PROP. 3636 BROOKS BOX W/ TRAFFIC GRATE TG=190.39, IE=187.37, Q_{100}= CFS PER DETAIL SHEET 11
29. PROP. 1.80 LF N28°52'18"W OF 12" PVC STORM DRAIN @ 5.00% Q_{100}=1.37 CFS, V_{100}=7.59 F/S
30. 1+91.08 STORMWATER BIO-FILTRATION SYSTEM BIO-CLEAN UNIT MWS L-8-8-4'-6"-V RIM=190.81 SEE DETAILS ON SHEET 10 IE IN=187.28, IE OUT=185.95
31. PROP. 2.00 LF N18°57'17"E OF 12" PVC STORM DRAIN @ 1.00% Q_{100}=1.37 CFS, V_{100}=4.24 F/S
32. 1+85.08 PROP. 12" PVC 90° ANG. IE=185.93
33. PROP. 24.91 LF N71°02'43"W OF 12" PVC STORM DRAIN @ 1.00% Q_{100}=1.37 CFS, V_{100}=4.24 F/S
34. 1+58.15 PROP. MOD. A-4 CLEANOUT W/PUMP PER D-9 RIM=191.13, IE IN=186.59 IE OUT PRESSURE=187.07
35. PROP. 24.17 LF N18°29'53"W OF D-25A CURB OUTLET @ 2.00% Q_{100}=1.37 CFS FL=186.59

N
ALTA

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

ENGINEER OF WORK

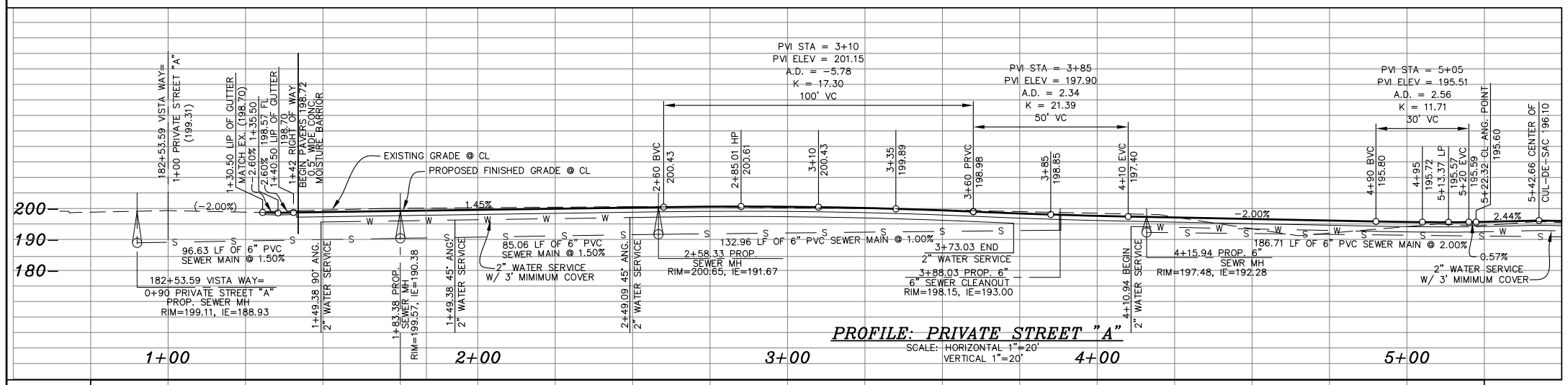
BARTOLOME J. PASTOR, RCE 38606

DATED: NOVEMBER 3, 2021

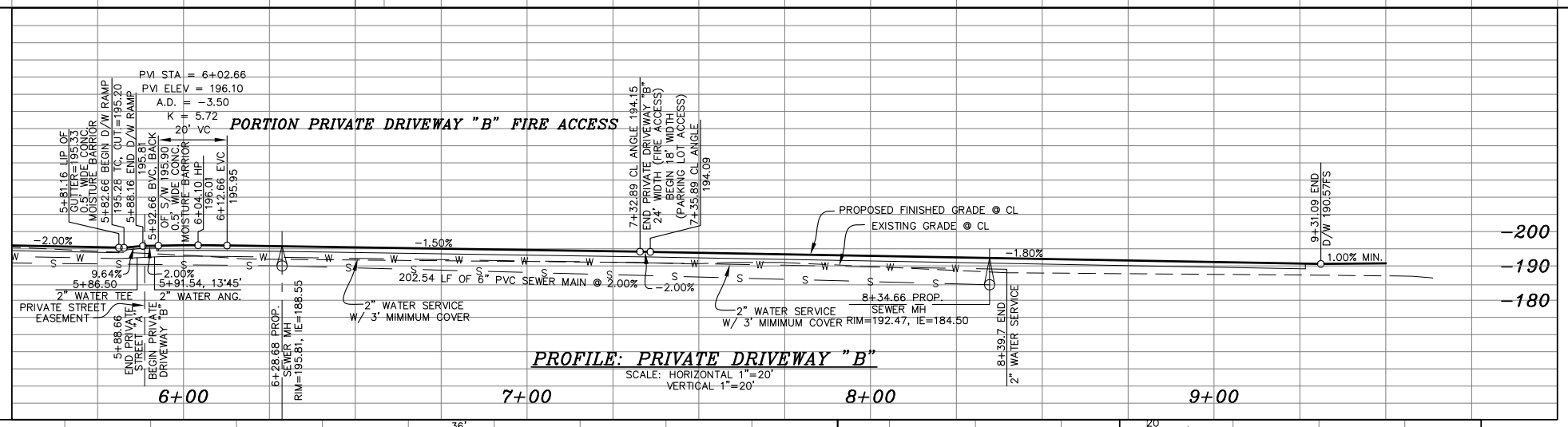
REGISTERED PROFESSIONAL ENGINEER BARTOLOME J. PASTOR No.38606 Exp.3/31/23 CIVIL STATE OF CALIFORNIA

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 109, El Cajon, CA 92021 (619) 749-8818 Fax (619) 749-8818
JOB NO. 499-01, DATE NOVEMBER 3, 2021

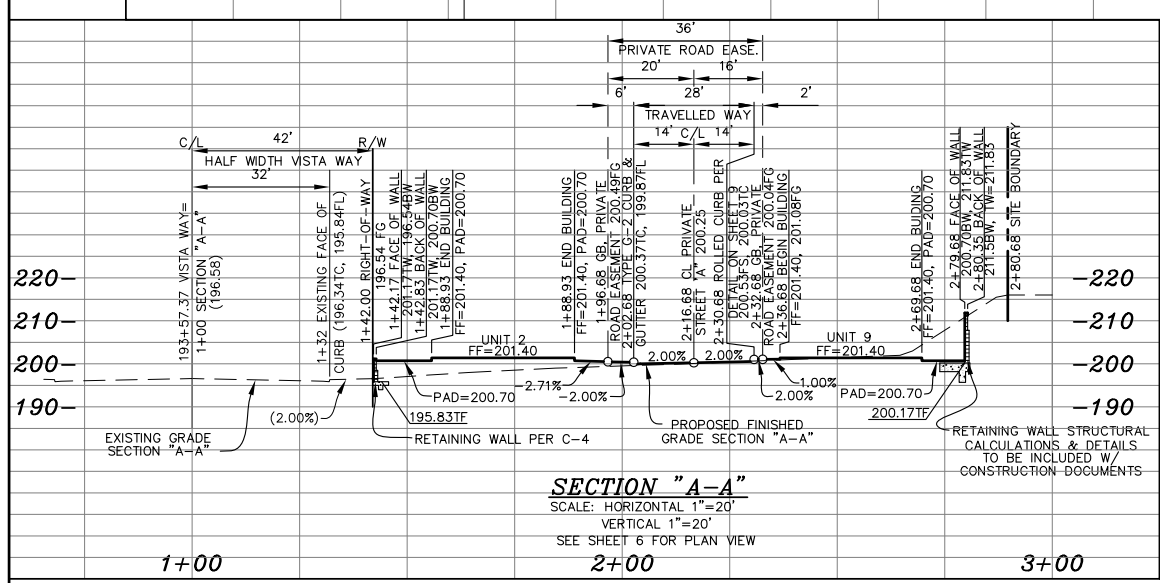
VISTA WAY HOMES
CONCEPT PROFILES AND SECTIONS



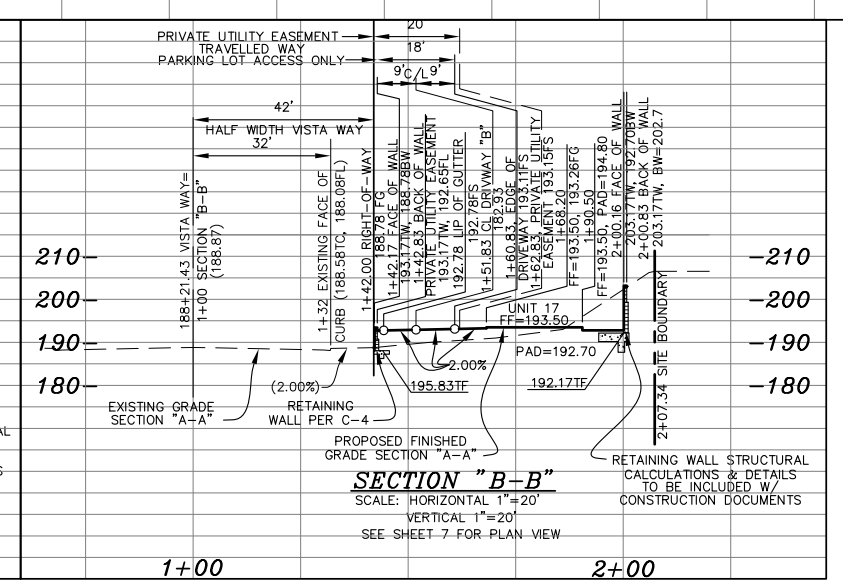
PROFILE: PRIVATE STREET "A"
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'



PROFILE: PRIVATE DRIVEWAY "B"
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'



SECTION "A-A"
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'
SEE SHEET 6 FOR PLAN VIEW



SECTION "B-B"
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=20'
SEE SHEET 7 FOR PLAN VIEW

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 IS INCLUDED AS PART OF THIS PROJECT

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
   7 UNITS 1, 13-18 ARE 1.069 SF; 11 UNITS 2-12 ARE 1,089 SF
8. PROPOSED PARKING:
   1 ATTACHED GARAGE SPACE PER UNIT=18
   UNATTACHED STANDARD PARKING SPACES (18'x9')=19
   UNATTACHED COMPACT PARKING SPACES (16'x8')=2
   VAN ACCESSABLE HADICAPPED PARKING SPACES=2
   TOTAL PARKING SPACES PROPOSED=43
   PARKING SPACES PER UNIT=2.39
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: RESDENTIAL
13. PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL-SENIOR HOUSING
14. EXISTING ZONNING: 12RM-A
15. PROPOSED ZONNING: RM-A
16. PROPOSED DENSITY: 10.15 DU/AC
17. STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
18. BENCH MARK: DESCRIPTION: CL MONUMENT 3.5" BRASS DISC STAMPED LS-4506
    LOCATION: INT VISTA WAY AND BUENA HILLS
    RECORD: CITY OF OCEANSIDE
    ELEVATION: 206.80 DATUM: NAV 88
    CITY OF OCEANSIDE #1020
19. SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS
    SURVEYED ON: 02/20/2020
20. TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT

ENGINEER OF WORK

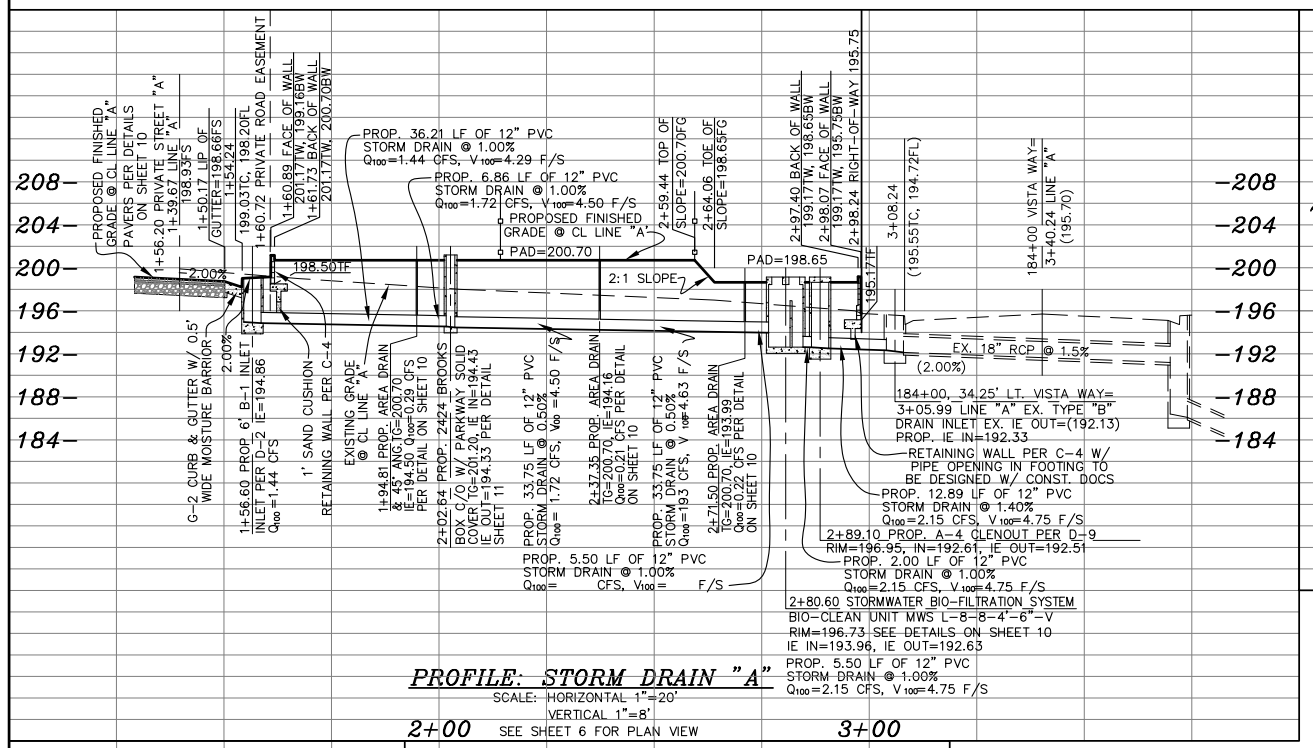
BARTOLOME J. PASTOR, RCE 38606

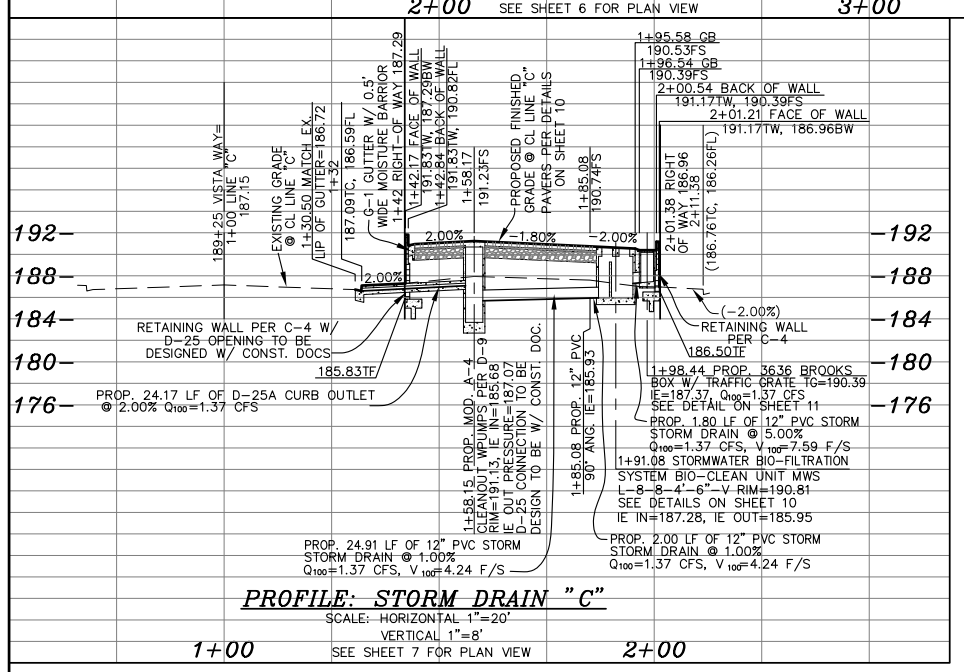
DATED: NOVEMBER 3, 2021

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

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 109, El Cajon, CA 92021 (619) 749-8818 Fax (619) 749-8818
JOB NO. 499-01, DATE NOVEMBER 3, 2021

VISTA WAY HOMES
CONCEPT STORM DRAIN PROFILES





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 IS INCLUDED AS PART OF THIS PROJECT

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
   7 UNITS 1, 13-18 ARE 1.069 SF; 11 UNITS 2-12 ARE 1,089 SF
8. PROPOSED PARKING:
   1 ATTACHED GARAGE SPACE PER UNIT=18
   UNATTACHED STANDARD PARKING SPACES (18'x9')=19
   UNATTACHED COMPACT PARKING SPACES (16'x8')=2
   VAN ACCESSABLE HADICAPPED PARKING SPACES=2
   TOTAL PARKING SPACES PROPOSED=43
   PARKING SPACES PER UNIT=2.39
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: RESDENTIAL
13. PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL-SENIOR HOUSING
14. EXISTING ZONNING: 12RM-A
15. PROPOSED ZONNING: RM-A
16. PROPOSED DENSITY: 10.15 DU/AC
17. STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
18. BENCH MARK: DESCRIPTION: CL MONUMENT 3.5" BRASS DISC STAMPED LS-4506
    LOCATION: INT VISTA WAY AND BUENA HILLS
    RECORD: CITY OF OCEANSIDE
    ELEVATION: 206.80 DATUM: NAV 88
    CITY OF OCEANSIDE #1020
19. SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS
    SURVEYED ON: 02/20/2020
20. TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT

ENGINEER OF WORK

BARTOLOME J. PASTOR, RCE 38606

DATED: NOVEMBER 3 ,2021

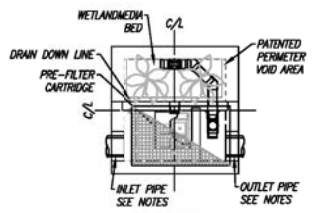
REGISTERED PROFESSIONAL ENGINEER BARTOLOME J. PASTOR No.38606 Exp.3/31/23 CIVIL STATE OF CALIFORNIA

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 109, El Cajon, CA 92021 (619) 749-8818 Fax (619) 749-8818
JOB NO. 499-01, DATE NOVEMBER 3, 2021

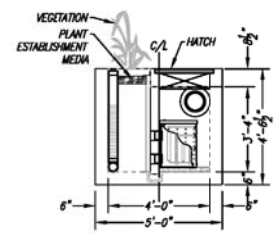
Date: 11/03/2021

VISTA WAY HOMES
STORM WATER DETAILS

SITE SPECIFIC DATA			
PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
TREATMENT REQUIRED			
VOLUME BASED (CF)		FLOW BASED (CFS)	
1,248		N/A	
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			OFFLINE
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE		PVC	8"
OUTLET PIPE		PVC	8"
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN	OPEN PLANTER	PEDESTRIAN
FRAME & COVER	24" X 42"	N/A	N/A
WETLANDMEDIA VOLUME (CY)			0.83
ORIFICE SIZE (DIA. INCHES)			ø0.48"
NOTES: PRELIMINARY NOT FOR CONSTRUCTION.			



PLAN VIEW



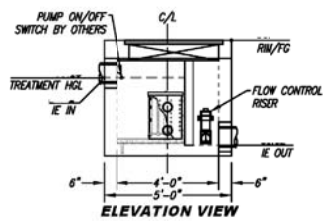
LEFT END VIEW

INSTALLATION NOTES

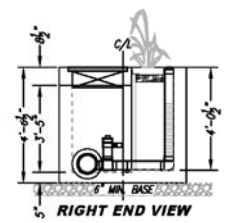
1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
4. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER TIGHT PER MANUFACTURERS STANDARD CONNECTION DETAIL.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
6. VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
7. CONTRACTOR RESPONSIBLE FOR CONTACTING BIO CLEAN FOR ACTIVATION OF UNIT. MANUFACTURERS WARRANTY IS VOID WITH OUT PROPER ACTIVATION BY A BIO CLEAN REPRESENTATIVE.

GENERAL NOTES

1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT BIO CLEAN.



ELEVATION VIEW



RIGHT END VIEW

REQUIRED TREATMENT VOLUME (CF)	
DRAINDOWN DURATION (HOURS)	36
AVERAGE DISCHARGE RATE PER MWS UNIT(GPM)	
OPERATING HEAD (FT)	2.5
WETLANDMEDIA INFILTRATION RATE (IN/HR) OR	26
WETLANDMEDIA LOADING RATE (GPM/SF)	0.26

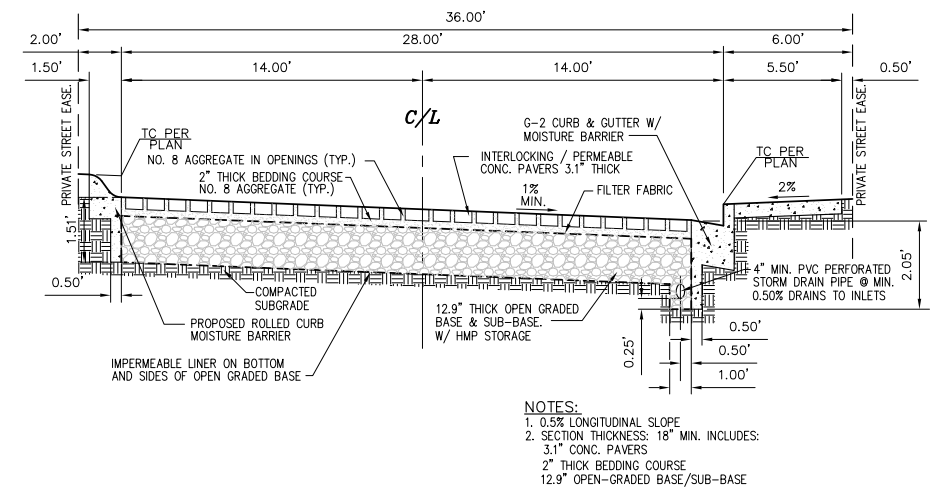
PROPRIETARY AND CONFIDENTIAL:

THE INFORMATION CONTAINED IN THIS DOCUMENT IS THE SOLE PROPERTY OF FORTERRA AND ITS COMPANIES. THIS DOCUMENT, NOR ANY PART THEREOF, MAY BE USED, REPRODUCED OR MODIFIED IN ANY MANNER WITH OUT THE WRITTEN CONSENT OF FORTERRA.

Bio Clean — A Forterra Company

MWS-L-4-4-4'-1"-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

MODULAR WETLAND

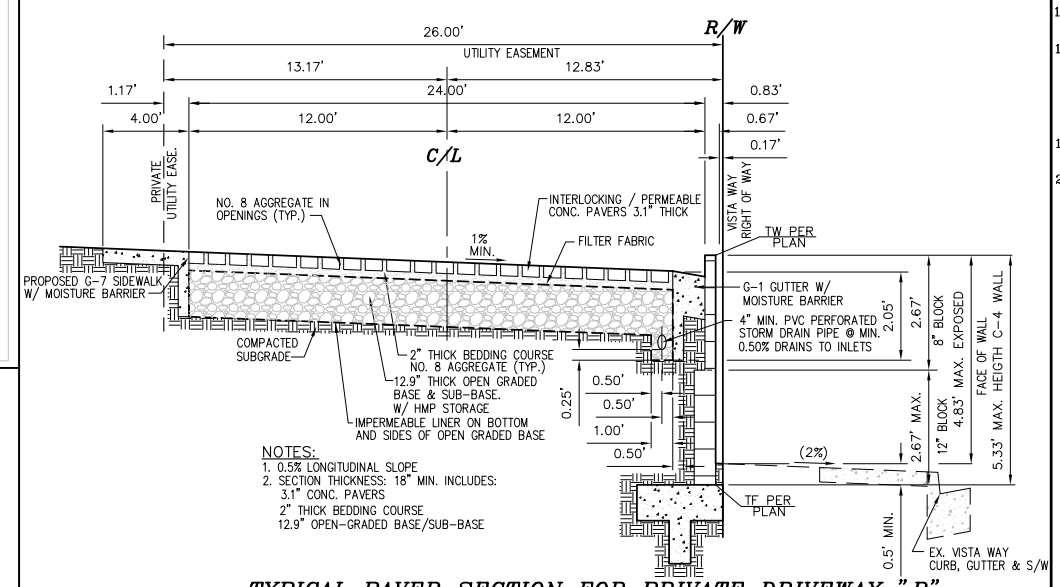


NOTES:
1. 0.5% LONGITUDINAL SLOPE
2. SECTION THICKNESS: 18" MIN. INCLUDES:
   3.1" CONC. PAVERS
   2" THICK BEDDING COURSE
   12.9" OPEN-GRADED BASE/SUB-BASE

TYPICAL PAVER SECTION FOR PRIVATE STREET "A"

NOT TO SCALE

ALL PRIVATE STREET SURFACES TO BE H-20 LOADING

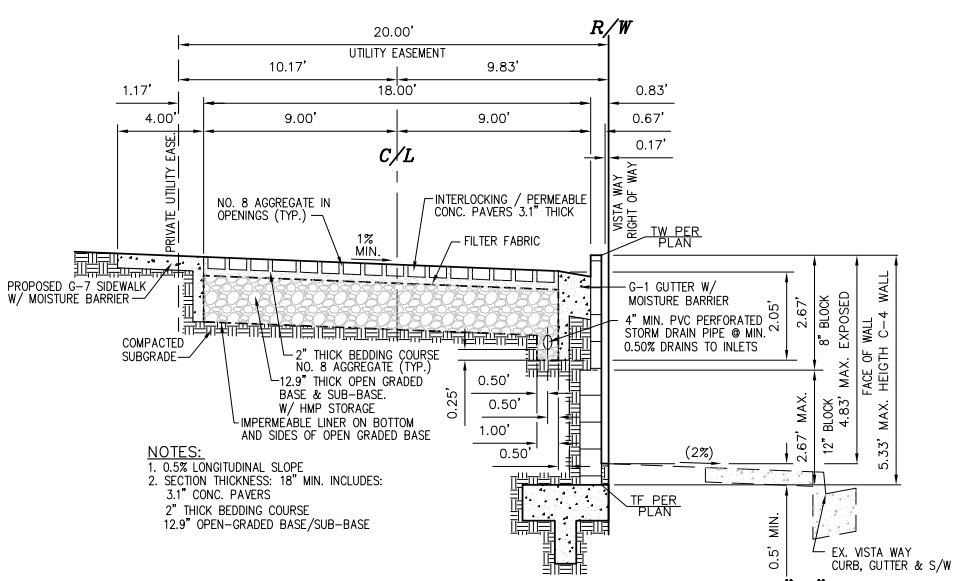


NOTES:
1. 0.5% LONGITUDINAL SLOPE
2. SECTION THICKNESS: 18" MIN. INCLUDES:
   3.1" CONC. PAVERS
   2" THICK BEDDING COURSE
   12.9" OPEN-GRADED BASE/SUB-BASE

TYPICAL PAVER SECTION FOR PRIVATE DRIVEWAY "B"
24' WIDTH FOR EMERGENCY (FIRE) ACCESS

NOT TO SCALE

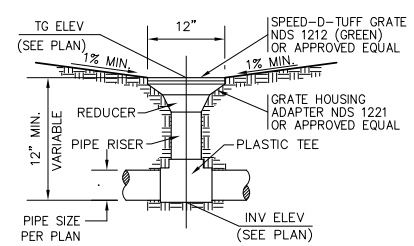
PRIVATE DRIVEWAY SURFACES TO BE H-20 LOADING



NOTES:
1. 0.5% LONGITUDINAL SLOPE
2. SECTION THICKNESS: 18" MIN. INCLUDES:
   3.1" CONC. PAVERS
   2" THICK BEDDING COURSE
   12.9" OPEN-GRADED BASE/SUB-BASE

TYPICAL PAVER SECTION FOR PRIVATE DRIVEWAY "B"
18' WIDTH FOR PARKING LOT ACCESS

NOT TO SCALE



NOTE: FOR BINDING ABS TO PVC CONTRACTOR TO USE WELD-ON 194 SOLVENT OR EQUAL.

PRIVATE
LANDSCAPE AREA DRAIN DETAIL

NO SCALE

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 IS INCLUDED AS PART OF THIS PROJECT ALONG

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
   7 UNITS 1, 13-18 ARE 1.069 SF; 11 UNITS 2-12 ARE 1,089 SF
8. PROPOSED PARKING:
   1 ATTACHED GARAGE SPACE PER UNIT=18
   UNATTACHED STANDARD PARKING SPACES (18'x9')=19
   UNATTACHED COMPACT PARKING SPACES (16'x8')=2
   VAN ACCESSABLE HADICAPPED PARKING SPACES=2
   TOTAL PARKING SPACES PROPOSED=43
   PARKING SPACES PER UNIT=2.39
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: RESDENTIAL
13. PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL-SENIOR HOUSING
14. EXISTING ZONNING: 12RM-A
15. PROPOSED ZONNING: RM-A
16. PROPOSED DENSITY: 10.15 DU/AC
17. STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
18. BENCH MARK: DESCRIPTION: CL MONUMENT 3.5" BRASS DISC STAMPED LS-4506
    LOCATION: INT VISTA WAY AND BUENA HILLS
    RECORD: CITY OF OCEANSIDE
    ELEVATION: 206.80 DATUM: NAV 88
    CITY OF OCEANSIDE #1020
19. SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS
    SURVEYED ON: 02/20/2020
20. TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT

ENGINEER OF WORK

BARTOLOME J. PASTOR, RCE 38606

DATED: NOV EMBER 3 ,2021

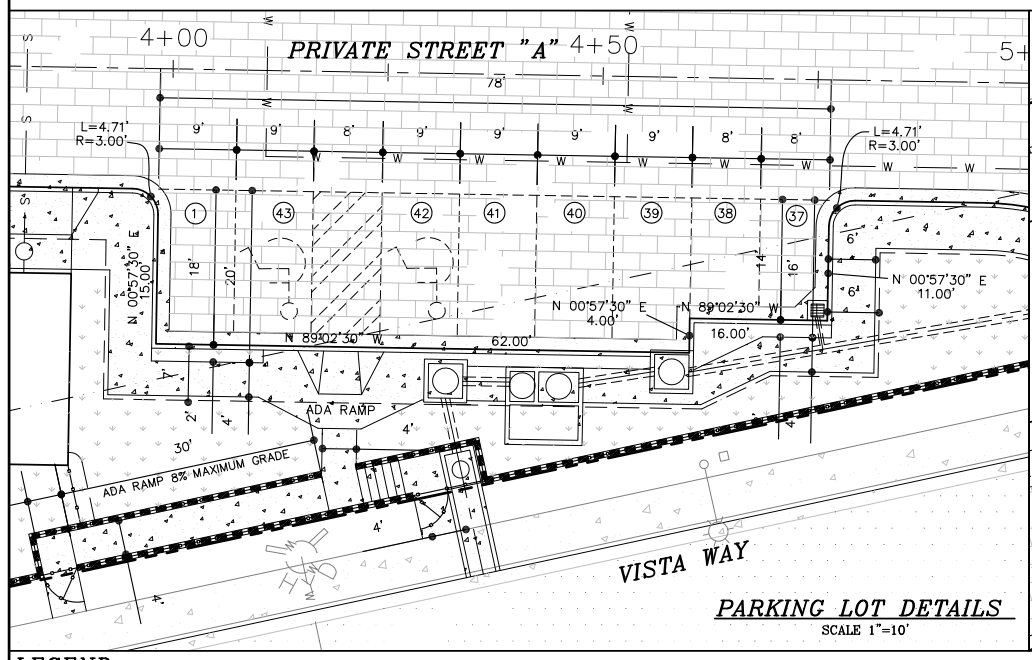
REGISTERED PROFESSIONAL ENGINEER — BARTOLOME J. PASTOR — No.38606 Exp.3/31/23 — CIVIL — STATE OF CALIFORNIA

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 109, El Cajon, CA 92021 (619) 749-8818 Fax (619) 749-8818

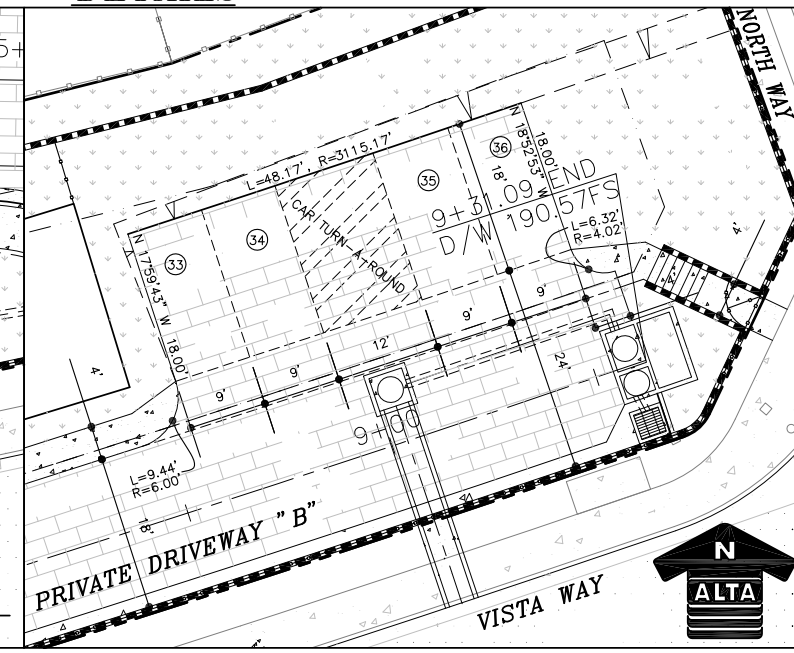
JOB NO. 499-01, DATE NOVEMBER 3, 2021

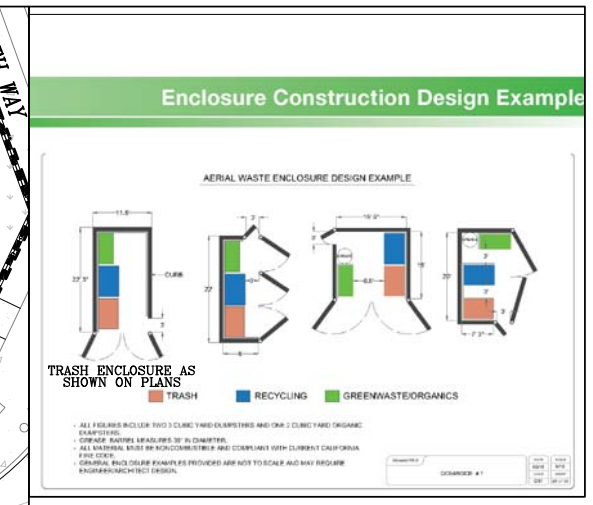
Date: 11/03/2021 SHEET 10 OF 14

VISTA WAY HOMES
DETAILS



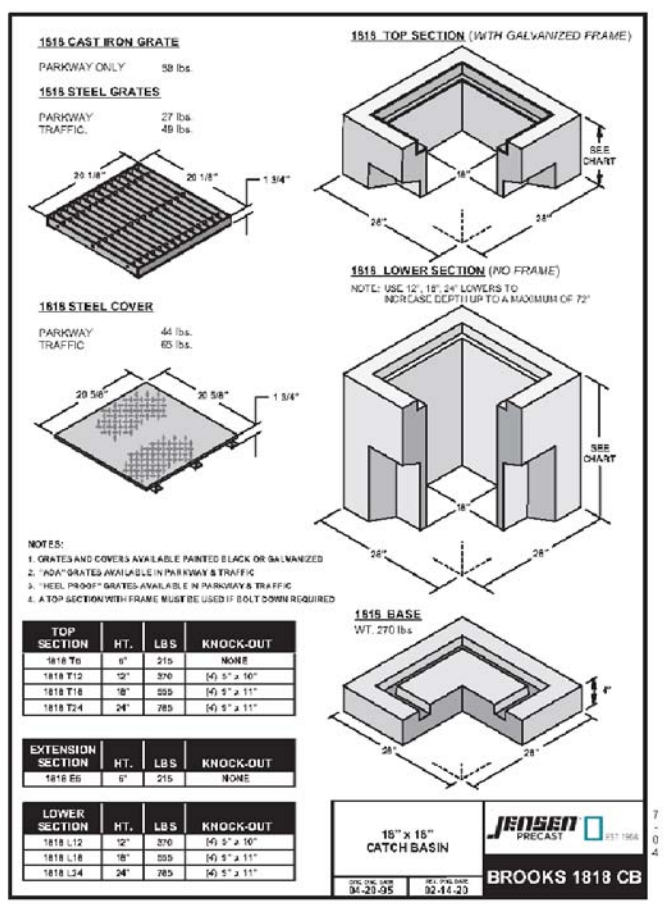
PARKING LOT DETAILS
SCALE 1"=10'





LEGEND:

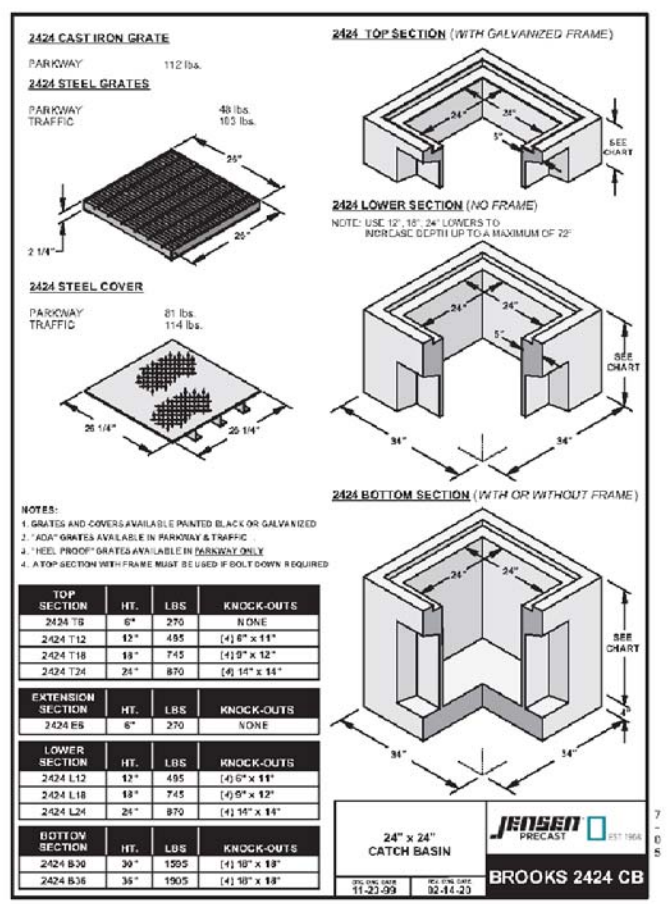
BOUNDARY
CENTERLINE
RIGHT-OF-WAY
EXISTING LOT LINE
SETBACK LINE
EXISTING CURB & GUTTER
EXISTING WATER
EXISTING SEWER
EXISTING FENCE
EXISTING RETAINING WALL
EXISTING CONCRETE
EXISTING AC PAVING
EXISTING CONTOUR LINE — 770
EXISTING ELEVATION — 769.8
EXISTING FIRE HYDRANTS
EXISTING STREET SIGN
EXISTING WATER SERVICE W/ EX. BACKFLOW PREVENTER TO BE USED FOR IRRIGATION
PROPOSED 2" WATER SERVICE W/ BACKFLOW PREVENTER
PROPOSED 6" FIRE SERVICE W/ BACKFLOW PREVENTER FOR PVT. FIRE HYDRANT
PROPOSED 1" WATER SERVICE W/ PRIVATE WATER METER TO BE MAINTAINED BY HOA
PROPOSED PRIVATE 4"SEWER LATERAL
6" SEWER LATERAL W/ SEWER MH
PARKING SPACE NUMBER
PROPOSED TYPE G PER G-2 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 RETAINING WALL
2:1 SLOPE
DAYLIGHT LINE
DIRECTION OF FLOW
(PVT.) PROPOSED STORM DRAIN
CURB OUTLET PER D-25
(PVT.) PROPRIETARY TREATMENT UNIT PER DETAIL ON SHEET NO. 10
(PVT.)MODIFIED TYPE A CLEANOUT W/SUMP PUMP
(PVT.) 3636 OR 1818 BROOKS BOX W/ TRAFFIC GRATE PER DETAILS ON SHEET 11
(PVT.) 2424 BROOKS BOX W/ PARKWAY GRATE PER DETAILS ON SHEET 11
AREA DRAIN PER DETAIL ON SHEET 10



TOP SECTION	HT.	LBS	KNOCK-OUT
1818 T6	6"	215	NONE
1818 T12	12"	370	(4) 5" x 10"
1818 T18	18"	555	(4) 5" x 11"
1818 T24	24"	785	(4) 5" x 11"

EXTENSION SECTION	HT.	LBS	KNOCK-OUT
1818 E6	6"	215	NONE

LOWER SECTION	HT.	LBS	KNOCK-OUT
1818 L12	12"	370	(4) 5" x 10"
1818 L18	18"	555	(4) 5" x 11"
1818 L24	24"	785	(4) 5" x 11"

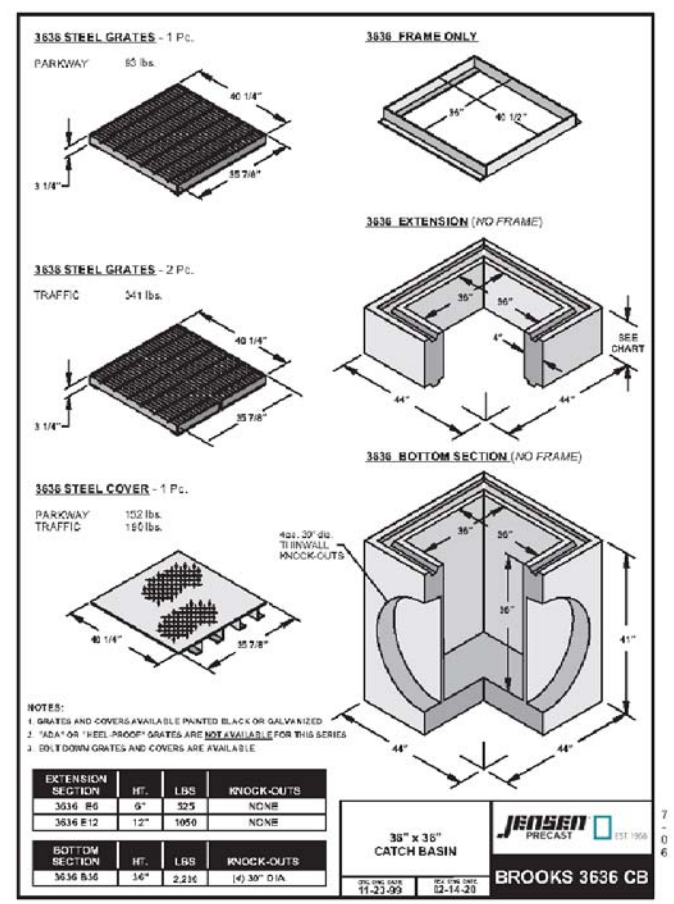


TOP SECTION	HT.	LBS	KNOCK-OUTS
2424 T6	6"	270	NONE
2424 T12	12"	455	(4) 6" x 11"
2424 T18	18"	745	(4) 9" x 12"
2424 T24	24"	870	(4) 11" x 11"

EXTENSION SECTION	HT.	LBS	KNOCK-OUTS
2424 E6	6"	270	NONE

LOWER SECTION	HT.	LBS	KNOCK-OUTS
2424 L12	12"	455	(4) 6" x 11"
2424 L18	18"	745	(4) 6" x 12"
2424 L24	24"	870	(4) 11" x 11"

BOTTOM SECTION	HT.	LBS	KNOCK-OUTS
2424 B36	36"	1905	(4) 18" x 18"
2424 B36	36"	1905	(4) 18" x 18"



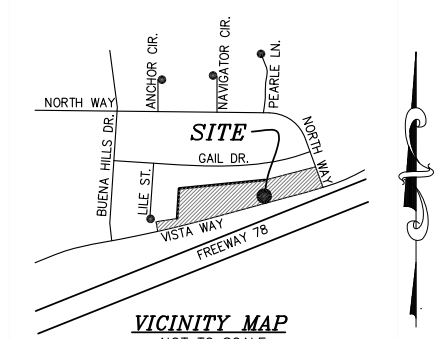
EXTENSION SECTION	HT.	LBS	KNOCK-OUTS
3636 E6	6"	325	NONE
3636 E12	12"	1050	NONE

BOTTOM SECTION	HT.	LBS	KNOCK-OUTS
3636 B36	36"	2,210	(4) 30" DIA

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 IS INCLUDED AS PART OF THIS PROJECT

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
   7 UNITS 1, 13-18 ARE 1.069 SF; 11 UNITS 2-12 ARE 1,089 SF
8. PROPOSED PARKING:
   1 ATTACHED GARAGE SPACE PER UNIT=18
   UNATTACHED SATNDARD PARKING SPACES (18'x9')=19
   UNATTACHED COMPACT PARKING SPACES (16'x8')=2
   VAN ACCESSABLE HADICAPPED PARKING SPACES=2
   TOTAL PARKING SPACES PROPOSED=43
   PARKING SPACES PER UNIT=2.39
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.
17. STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
18. BENCH MARK: DESCRIPTION: CL MONUMENT 3.5" BRASS DISC STAMPED LS-4506
    LOCATION: INT VISTA WAY AND BUENA HILLS
    RECORD: CITY OF OCEANSIDE
    ELEVATION: 206.80 DATUM: NAV 88
    CITY OF OCEANSIDE #1020
19. SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS
    SURVEYED ON: 02/20/2020
20. TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
21. MAXIMUM SLOPE GRADIANT: 2:1
25. ONSITE GRADING FOR THIS PROJECT: (8% SHRINKAGE FOR CUT)
    CUT= 3,000 C.Y. FILL= 4,000 C.Y. IMPORT= 1,000 C.Y.
    NOTE: ALL QUANTITIES ARE BASED ON FINISH GRADE. NO ALLOWANCE MADE FOR SHRINKAGE OR BULKING OF MATERIAL.
26. GRADED AREA: 1.63 AC=82% OF SITE
27. FEMA FLOOD DESIGNATION: THIS SITE IS NOT WITH A 100-YEAR FLOODWAY OR FLOODPLAIN PER FEMA MAP 06073C0766G DATED: 5/12/16



VICINITY MAP
NOT TO SCALE

ENGINEER OF WORK

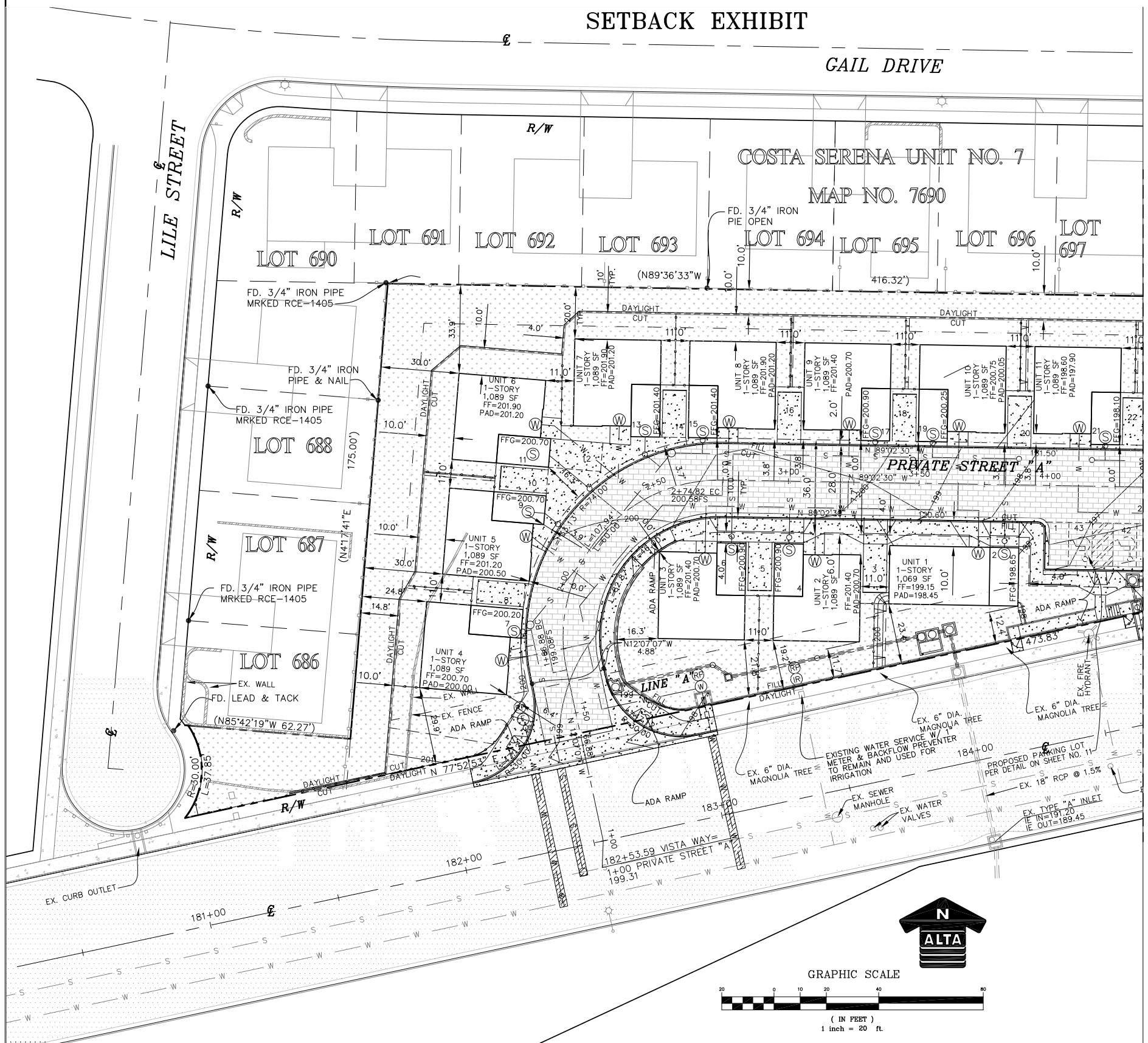
BARTOLOME J. PASTOR, RCE 38606

DATED: NOVEMBER 3 ,2021

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

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 109, El Cajon, Ca 92021 (619) 749-8818 Fax (619) 749-8818
JOB NO. 499-01, DATE NOVEMBER 3, 2021

VISTA WAY HOMES
SETBACK EXHIBIT



LEGEND:

- BOUNDARY
- CENTERLINE (℄)
- RIGHT-OF-WAY (R/W)
- EXISTING LOT LINE
- SETBACK LINE
- EXISTING CURB & GUTTER
- EXISTING WATER (W)
- EXISTING SEWER (S)
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING CONCRETE
- EXISTING AC PAVING
- EXISTING CONTOUR LINE (770)
- EXISTING ELEVATION (769.8)
- EXISTING FIRE HYDRANTS
- EXISTING STREET SIGN
- EXISTING WATER SERVICE W/ EX. BACKFLOW PREVENTER TO BE USED FOR IRRIGATION (IRR) (RP)
- PROPOSED 2" WATER SERVICE W/ BACKFLOW PREVENTER (W) (RP)
- PROPOSED 6" FIRE SERVICE W/ BACKFLOW PREVENTER FOR PVT. FIRE HYDRANT (W) (F) (RP)
- PROPOSED 1" WATER SERVICE W/ PRIVATE WATER METER TO BE MAINTAINED BY HOA (W) (W)
- PROPOSED PRIVATE 4"SEWER LATERAL (S) (S)
- 6" SEWER LATERAL W/ SEWER MH (S)
- PARKING SPACE NUMBER (1)
- 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 RETAINING WALL
- 2:1 SLOPE
- DAYLIGHT LINE (CUT / FILL)
- DIRECTION OF FLOW
- (PVT.) PROPOSED STORM DRAIN
- CURB OUTLET PER D-25
- (PVT.) PROPRIETARY TREATMENT UNIT PER DETAIL ON SHEET NO. 10
- (PVT.)MODIFIED TYPE A CLEANOUT W/SUMP PUMP
- (PVT.) 3636 OR 1818 BROOKS BOX W/ TRAFFIC GRATE PER DETAILS ON SHEET 11
- (PVT.) 2424 BROOKS BOX W/ PARKWAY GRATE PER DETAILS ON SHEET 11
- AREA DRAIN PER DETAIL ON SHEET 10

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 IS INCLUDED AS PART OF THIS PROJECT

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
   7 UNITS 1, 13-18 ARE 1.069 SF; 11 UNITS 2-12 ARE 1,089 SF
8. PROPOSED PARKING:
   1 ATTACHED GARAGE SPACE PER UNIT=18
   UNATTACHED STANDARD PARKING SPACES (18'x9')=19
   UNATTACHED COMPACT PARKING SPACES (16'x8')=2
   VAN ACCESSABLE HADICAPPED PARKING SPACES=2
   TOTAL PARKING SPACES PROPOSED=43
   PARKING SPACES PER UNIT=2.39
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: RESDENTIAL
13. PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL-SENIOR HOUSING
14. EXISTING ZONNING: RM-A
15. PROPOSED ZONNING: RM-A
16. PROPOSED DENSITY: 10.15 DU/AC
17. STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
18. BENCH MARK: DESCRIPTION: CL MONUMENT 3.5" BRASS DISC STAMPED LS-4506
    LOCATION: INT VISTA WAY AND BUENA HILLS
    RECORD: CITY OF OCEANSIDE
    ELEVATION: 206.80 DATUM: NAV 88
    CITY OF OCEANSIDE #1020
19. SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS
    SURVEYED ON: 02/20/2020
20. TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
21. MAXIMUM SLOPE GRADIANT: 2:1
22. AREA/PERCENT OF SITE IN DRIVEWAYS & PARKING: 22,588 SF OR 26%
23. AREA/PERCENT OF SITE IN OPEN SPACE: 0
24. AREA/PERCENT OF SITE IN LANDSCAPING: 37,993 OR 44%
27. FOR PROPOSED FENCING & SIGNAGE SEE LANDSCAPE PLANS PLANS FOR THIS PROJECT.
28. FEMA FLOOD DESIGNATION: THIS SITE IS NOT WITH A 100-YEAR FLOODWAY OR FLOODPLAIN PER FEMA MAP 06073C0766G DATED: 5/16/12

ENGINEER OF WORK

BARTOLOME J. PASTOR, RCE 38606

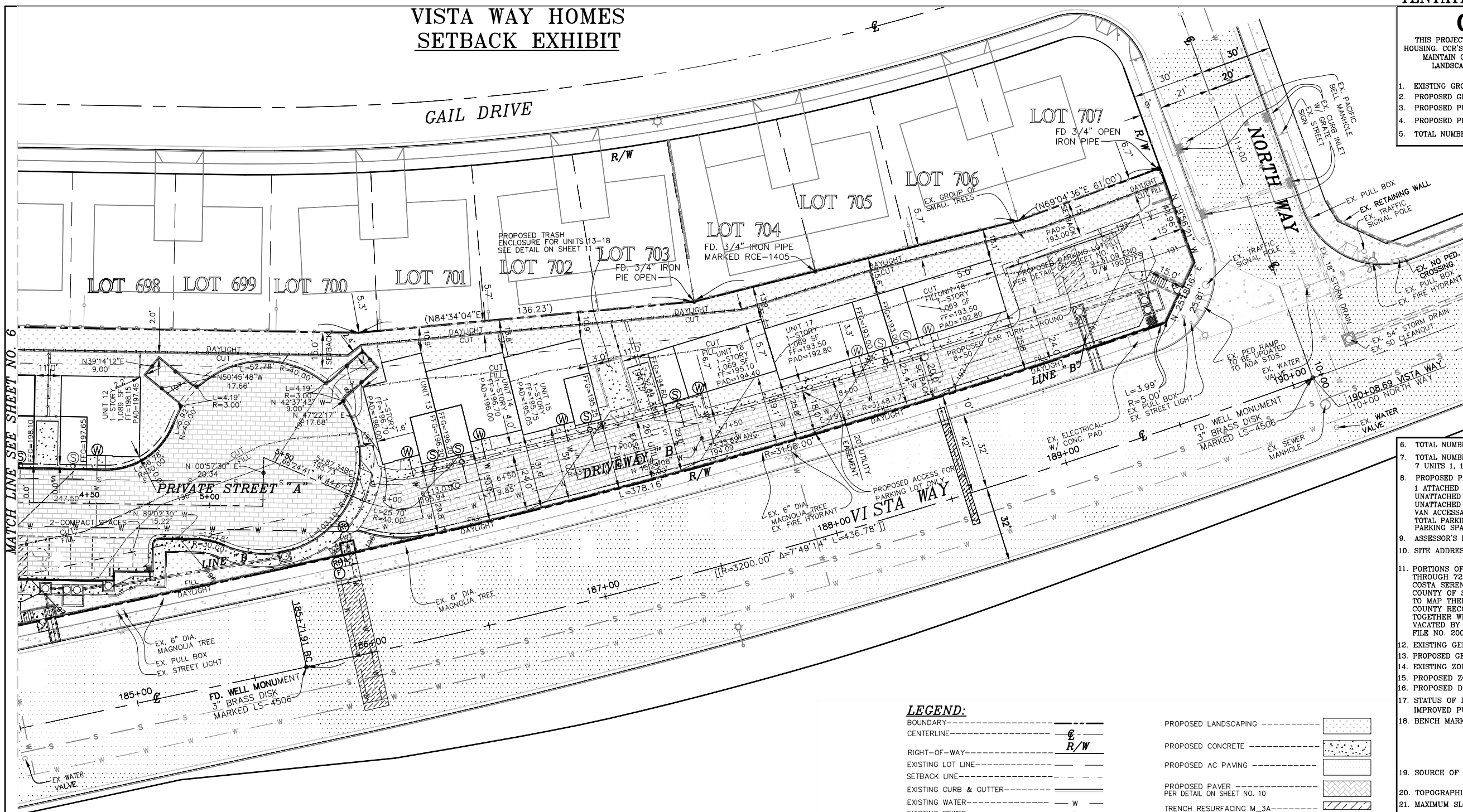
DATED: NOVEMBER 3 ,2021

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

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 109, El Cajon, CA 92021 (619) 749-8818 Fax (619) 749-8818
JOB NO. 499-01, DATE NOVEMBER 3, 2021

Date: 11/03/2021

VISTA WAY HOMES
SETBACK EXHIBIT



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 IS INCLUDED AS A PART OF THIS PROJECT

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
   7 UNITS 1, 13-18 ARE 1,069 SF; 11 UNITS 2-12 ARE 1,089 SF
8. PROPOSED PARKING:
   1 ATTACHED GARAGE SPACE PER UNIT=18
   UNATTACHED STANDARD PARKING SPACES (18'x9')=19
   UNATTACHED COMPACT PARKING SPACES (16'x8')=2
   VAN ACCESSABLE HADICAPPED PARKING SPACES=2
   TOTAL PARKING SPACES PROPOSED=43
   PARKING SPACES PER UNIT=2.39
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: RESDENTIAL
13. PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL-SENIOR HOUSING
14. EXISTING ZONNING: RM-A
15. PROPOSED ZONNING: RM-A
16. PROPOSED DENSITY: 10.15 DU/AC
17. STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
18. BENCH MARK: DESCRIPTION: CL MONUMENT 3.5" BRASS DISC STAMPED LS-4506
    LOCATION: INT VISTA WAY AND BUENA HILLS
    RECORD: CITY OF OCEANSIDE
    ELEVATION: 206.80 DATUM: NAV 88
    CITY OF OCEANSIDE #1020
19. SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS
    SURVEYED ON: 02/20/2020
20. TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
21. MAXIMUM SLOPE GRADIANT: 2:1
22. AREA/PERCENT OF SITE IN DRIVEWAYS & PARKING: 22,588 SF OR 26%
23. AREA/PERCENT OF SITE IN OPEN SPACE: 0
24. AREA/PERCENT OF SITE IN LANDSCAPING: 37,993 OR 44%
25. ONSITE GRADING FOR THIS PROJECT: (8% SHRINKAGE FOR CUT)
    CUT= 3,000 C.Y. FILL= 4,000 C.Y. IMPORT= 1,000 C.Y.
    NOTE: ALL QUANTITIES ARE BASED ON FINISH GRADE. NO ALLOWANCE MADE FOR SHRINKAGE OR BULKING OF MATERIAL.
26. GRADED AREA: 1.63 AC=82% OF SITE
27. FOR PROPOSED FENCING & SIGNAGE SEE LANDSCAPE PLANS FOR THIS PROJECT.
28. FEMA FLOOD DESIGNATION: THIS SITE IS NOT WITH A 100-YEAR FLOODWAY OR FLOODPLAIN PER FEMA MAP 06073C0766G DATED: 5/16/12

LEGEND:

BOUNDARY
CENTERLINE
RIGHT-OF-WAY — R/W
EXISTING LOT LINE
SETBACK LINE
EXISTING CURB & GUTTER
EXISTING WATER — W
EXISTING SEWER — S
EXISTING FENCE
EXISTING RETAINING WALL
EXISTING CONCRETE
EXISTING AC PAVING
EXISTING CONTOUR LINE — 770
EXISTING ELEVATION — 769.8
EXISTING FIRE HYDRANTS
EXISTING STREET SIGN
EXISTING WATER SERVICE W/ EX. BACKFLOW PREVENTER TO BE USED FOR IRRIGATION — IRR RP
PROPOSED 2" WATER SERVICE W/ BACKFLOW PREVENTER — W W RP
PROPOSED 6" FIRE SERVICE W/ BACKFLOW PREVENTER FOR PVT. FIRE HYDRANT — W F RP
PROPOSED 1" WATER SERVICE W/ PRIVATE WATER METER TO BE MAINTAINED BY HOA — W W
PROPOSED PRIVATE 4"SEWER LATERAL — S S
6" SEWER LATERAL W/ SEWER MH — S
PARKING SPACE NUMBER — 1
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 RETAINING WALL
2:1 SLOPE
DAYLIGHT LINE — CUT FILL
DIRECTION OF FLOW
(PVT.) PROPOSED STORM DRAIN
CURB OUTLET PER D-25
(PVT.) PROPRIETARY TREATMENT UNIT PER DETAIL ON SHEET NO. 10
(PVT.)MODIFIED TYPE A CLEANOUT W/SUMP PUMP
(PVT.) 3636 OR 1818 BROOKS BOX W/ TRAFFIC GRATE PER DETAILS ON SHEET 11
(PVT.) 2424 BROOKS BOX W/ PARKWAY GRATE PER DETAILS ON SHEET 11
AREA DRAIN PER DETAIL ON SHEET 10

N
ALTA

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

ENGINEER OF WORK

BARTOLOME J. PASTOR, RCE 38606

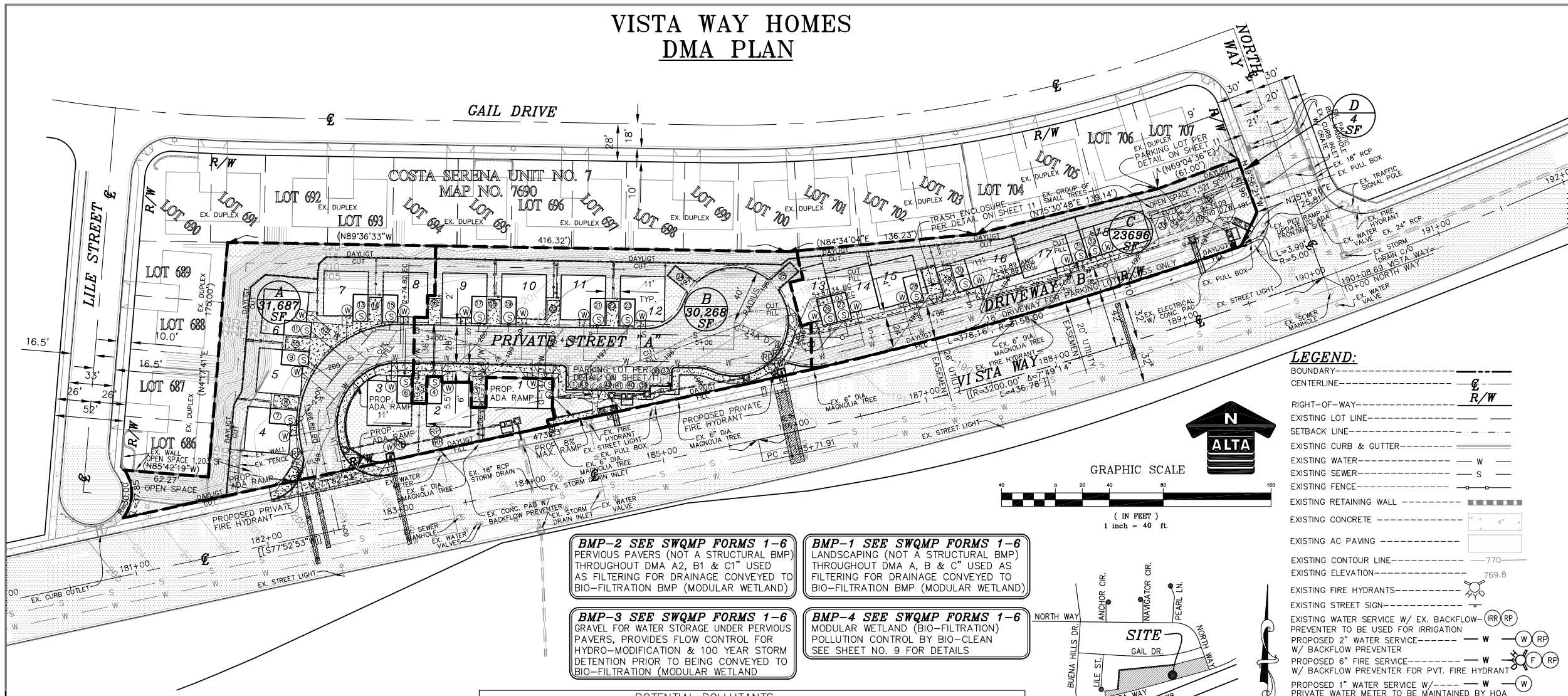
DATED: NOVEMBER 3 ,2021

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

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 109, El Cajon, CA 92021 (619) 749-8815 Fax (619) 749-8818
JOB NO. 499-01, DATE NOVEMBER 3, 2021

Date: 11/03/2021

VISTA WAY HOMES
DMA PLAN



GRAPHIC SCALE

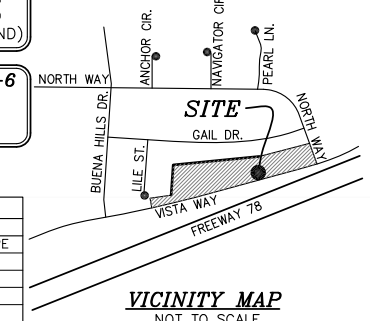
(IN FEET)
1 inch = 40 ft.

BMP-2 SEE SWQMP FORMS 1-6
PERVIOUS PAVERS (NOT A STRUCTURAL BMP) THROUGHOUT DMA A2, B1 & C1" USED AS FILTERING FOR DRAINAGE CONVEYED TO BIO-FILTRATION BMP (MODULAR WETLAND)

BMP-1 SEE SWQMP FORMS 1-6
LANDSCAPING (NOT A STRUCTURAL BMP) THROUGHOUT DMA A, B & C" USED AS FILTERING FOR DRAINAGE CONVEYED TO BIO-FILTRATION BMP (MODULAR WETLAND)

BMP-3 SEE SWQMP FORMS 1-6
GRAVEL FOR WATER STORAGE UNDER PERVIOUS PAVERS, PROVIDES FLOW CONTROL FOR HYDRO-MODIFICATION & 100 YEAR STORM DETENTION PRIOR TO BEING CONVEYED TO BIO-FILTRATION (MODULAR WETLAND

BMP-4 SEE SWQMP FORMS 1-6
MODULAR WETLAND (BIO-FILTRATION) POLLUTION CONTROL BY BIO-CLEAN SEE SHEET NO. 9 FOR DETAILS



VICINITY MAP
NOT TO SCALE

POTENTIAL POLLUTANTS		
POLLUTANT	POTENTIAL SOURCE	SOURCE CONTROLS
SEDIMENT	DURING GRADING OPERATIONS	CONST. BMP'S PERMANENT LANDSCAPING AND HARDSCAPE
NUTRIANTS	FERTILIZER	TO BE APPLIED ONLY AS NEEDED
TRASH & DEBRIS	GENERAL TRASH	REMOVE & DISPOSE IN A PROPER MANOR
OXYGEN DEMANDING SUBSTANCES	GENERAL	TO REMOVE & DISPOSE IN A PROPER MAONOR
BACTERIA & VIRUSES	GENERAL	ALL RUNOFF IS DIRECTED TO BIO-FILTRATION UNITS
PESTICIDES	LANDSCAPING	ALL RUNOFF IS DIRECTED TO BIO-FILTRATION UNITS

REQUIRED NOTES FOR THIS EXHIBIT:

1. THE UNDERLYING HYDROLOGIC SOIL GROUP IS "D".
2. THE GROUDWATER IN THIS AREA IS DEEP ENOUGH NOT TO IMPACT SITE DEVELOPMENT.
3. THERE ARE NO NATURAL HYDROLOGIC FEATURES ON THIS SITE.
4. THERE ARE NO CRITICAL COURSE SEDIMENT YIELD AREAS ON THE PROJECT.
5. THE EXISTING TOPOGRAPHY AND PROPOSED IMPERVIOUS AREAS ARE INDICATED ON THE EXHIBIT.
6. THE EXISTING AND PROPOSED SITE DRAINAGE NETWORK AND CONNECTIONS TO OFFSITE ARE SHOWN.
7. THERE IS NO PROPOSED DEMOLITION ON THIS SITE. OTHER THAN CLEARING & GRUBING, REMOVAL OF EXISTING WALLS, AND SAWCUT AND REMOVAL OF EXISTING PUBLIC IMPROVEMENTS AS NEEDED TO PROVIDE ACCESS AND UTILITIES FOR THIS SITE.
8. THE PROPOSED GRADING IS SHOWN ON THIS EXHIBIT. INCLUDING PROPOSED RETAINING WALLS.
9. THE PROPOSED IMPERVIOUS FEATURES ON THIS PROJECT ARE SHOWN ON THIS EXHIBIT.
10. THE DESIGN FEATURES AND SURFACE TREATMENTS USED TO MAINTAIN IMPERVIOUSNESS ARE SHOWN ON THIS EXHIBIT.
11. DRAINAGE MANAGEMENT AREAS ARE SHOWN AND IDENTIFIED. MINAULMIST AREAS ARE INDICATED.
12. THERE ARE NO POLLUTANT SOURCE AREAS REQUIRING SOURCE CONTROLS ON THIS PROJECT.
13. THE STRUCTURAL (PERMANENT) BMPS ARE SHOWN AND IDENTIFIED ON THIS EXHIBIT.

AREA A LOW IMPACT DEVELOPMENT DESIGN

DMA NAME		DMA AREA SF	POST PROJECT SURFACE TYPE	% OF A2	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	% OF A2	SOIL TYPE "D"
ASPHALT		0	ASPHALT	0%	1.0	0	0%	
BUILDINGS		9,053	BUILDINGS	29%	1.0	9,053	29%	
CONCRETE		2,868	CONCRETE	9%	1.0	2,868	9%	
LANDSCAPING		15,558	LANDSCAPING	49%	0.1	1,556	5%	C=0.56
WALLS		374	WALLS	1%	1.0	374	1%	
PAVERS		3,802	PAVERS	12%	0.2	760	2%	
TREATMENT		32	PROPRIETARY	0%	0.1	3	0%	
TOTAL DMA AREA		31,687	37% OF TOTAL AREA	100%	SEE SWQMP FOR SITE SPECIFIC POLLUTION CONTROL & FLOW CONTROL		SIZING FACTOR	MINIMUM AREA
TOTAL DMA AREA						14,614	0.04	585

AREA C LOW IMPACT DEVELOPMENT DESIGN

DMA NAME		DMA AREA SF	POST PROJECT SURFACE TYPE	% OF A1 & A3	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	% OF A1 & A3	SOIL TYPE "D"
ASPHALT		0	ASPHALT	0%	1.0	0	0%	
BUILDINGS		6,620	BUILDINGS	28%	1.0	6,620	28%	
CONCRETE		2,332	CONCRETE	10%	1.0	2,444	10%	
LANDSCAPING		6,841	LANDSCAPING	29%	0.1	684	3%	C=0.57
WALLS		537	WALLS	2%	1.0	537	2%	
PAVERS		7,222	PAVERS	30%	0.2	1,221	6%	
TREATMENT		32	PROPRIETARY	0%	0.1	3	0%	
TOTAL DMA AREA		23,696	28% OF TOTAL AREA	100%	SEE SWQMP FOR SITE SPECIFIC POLLUTION CONTROL & FLOW CONTROL		SIZING FACTOR	MINIMUM AREA
TOTAL DMA AREA						11,753	0.04	469

AREA B LOW IMPACT DEVELOPMENT

DMA NAME		DMA AREA SF	POST PROJECT SURFACE TYPE	% OF B1	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	% OF B1	SOIL TYPE "D"
ASPHALT		0	ASPHALT	0%	1.0	0	0%	
BUILDINGS		4,544	BUILDINGS	15%	1.0	4,544	15%	
CONCRETE		4,866	CONCRETE	10%	1.0	4,866	10%	
LANDSCAPING		8,143	LANDSCAPING	27%	0.1	814	3%	C=0.52
WALLS		344	WALLS	1%	1.0	344	1%	
PAVERS		12,334	PAVERS	41%	0.2	2,468	8%	
TREATMENT		32	PROPRIETARY	0%	0.1	3	0%	
TOTAL DMA AREA		30,268	35% OF TOTAL AREA	100%	SEE SWQMP FOR SITE SPECIFIC POLLUTION CONTROL & FLOW CONTROL		SIZING FACTOR	MINIMUM AREA
TOTAL DMA AREA						13,038	0.04	522

AREA D LOW IMPACT DEVELOPMENT DESIGN

DMA NAME		DMA AREA SF	POST PROJECT SURFACE TYPE	% OF A1 & A3	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	% OF A1 & A3	SOIL TYPE "D"
ASPHALT		0	ASPHALT	0%	1.0	0	0%	
BUILDINGS		0	BUILDINGS	0%	1.0	0	0%	
CONCRETE		0	CONCRETE	0%	1.0	0	0%	
LANDSCAPING		4	LANDSCAPING	100%	0.1	0	0%	C=0.35
WALLS		0	WALLS	0%	1.0	0	0%	
PAVERS		0	PAVERS	0%	0.2	0	0%	
TREATMENT		0	PROPRIETARY	0%	0.1	0	0%	
TOTAL DMA AREA		4	0% OF TOTAL AREA	100%	SEE SWQMP FOR SITE SPECIFIC POLLUTION CONTROL & FLOW CONTROL		SIZING FACTOR	MINIMUM AREA
TOTAL DMA AREA						0	0.04	0

LEGEND:

BOUNDARY
CENTERLINE
RIGHT-OF-WAY
EXISTING LOT LINE
SETBACK LINE
EXISTING CURB & GUTTER
EXISTING WATER — W
EXISTING SEWER — S
EXISTING FENCE
EXISTING RETAINING WALL
EXISTING CONCRETE
EXISTING AC PAVING
EXISTING CONTOUR LINE — 770
EXISTING ELEVATION — 769.8
EXISTING FIRE HYDRANTS
EXISTING STREET SIGN
EXISTING WATER SERVICE W/ EX. BACKFLOW PREVENTER TO BE USED FOR IRRIGATION — IRR RP
PROPOSED 2" WATER SERVICE W/ BACKFLOW PREVENTER — W — W RP
PROPOSED 6" FIRE SERVICE W/ BACKFLOW PREVENTER FOR PVT. FIRE HYDRANT — W — F RP
PROPOSED 1" WATER SERVICE W/ PRIVATE WATER METER TO BE MAINTAINED BY HOA — W — W
PROPOSED PRIVATE 4"SEWER LATERAL — S — S
6" SEWER LATERAL W/ SEWER MH — S
PARKING SPACE NUMBER — 1
PROPOSED TYPE G PER G-2 CURB
PROPOSED FENCE SEE LANDSCAPE PLANS FOR DETAILS
PROPOSED LANDSCAPING
PROPOSED CONCRETE
PROPOSED AC PAVING
PROPOSED PAVER PER DETAIL ON SHEET NO. 6
TRENCH RESURFACING M_3A
PROPOSED RETAINING WALL
2:1 SLOPE
DAYLIGHT LINE — CUT — FILL
DIRECTION OF FLOW
(PVT.) PROPOSED STORM DRAIN
CURB OUTLET PER D-25
(PVT.) PROPRIETARY TREATMENT UNIT PER DETAIL ON SHEET NO. 9
(PVT.)MODIFIED TYPE A CLEANOUT W/SUMP PUMP
(PVT.) 3636 OR 1818 BROOKS BOX W/ TRAFFIC GRATE PER DETAILS ON SHEET 10
(PVT.) 2424 BROOKS BOX W/ PARKWAY GRATE PER DETAILS ON SHEET 10
AREA DRAIN PER DETAIL ON SHEET 10

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 IS INCLUDED AS A PART OF THIS PROJECT

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
   7 UNITS 1, 13-18 ARE 1.069 SF; 11 UNITS 2-12 ARE 1,089 SF
8. PROPOSED PARKING:
   1 ATTACHED GARAGE SPACE PER UNIT=18
   UNATTACHED SATNDARD PARKING SPACES (18'x9')=19
   UNATTACHED COMPACT PARKING SPACES (16'x8')=2
   VAN ACCESSABLE HADICAPPED PARKING SPACES=2
   TOTAL PARKING SPACES PROPOSED=43
   PARKING SPACES PER UNIT=2.39
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.
17. STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
18. BENCH MARK: DESCRIPTION: CL MONUMENT 3.5" BRASS DISC STAMPED LS-4506
    LOCATION: INT VISTA WAY AND BUENA HILLS
    RECORD: CITY OF OCEANSIDE
    ELEVATION: 206.80 DATUM: NAV 88
    CITY OF OCENSIDE #1020
19. SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS
    SURVEYED ON: 02/20/2020
20. TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
21. MAXIMUM SLOPE GRADIANT: 2:1
25. ONSITE GRADING FOR THIS PROJECT: (8% SHRINKAGE FOR CUT)
    CUT= 3,000 C.Y. FILL= 4,000 C.Y. IMPORT= 1,000 C.Y.
    NOTE: ALL QUANTITIES ARE BASED ON FINISH GRADE. NO ALLOWANCE MADE FOR SHRINKAGE OR BULKING OF MATERIAL.
26. GRADED AREA: 1.63 AC=82% OF SITE
27. FEMA FLOOD DESIGNATION: THIS SITE IS NOT WITH A 100-YEAR FLOODWAY OR FLOODPLAIN PER FEMA MAP 06073C0766G

DMA LEGEND:

DMA AREA
WATERSHED NAME — B
WATERSHED DESIGNATION
WATERSHED AREA — 500 SF
HYDROLOGIC SOIL GROUP "D"
DEPTH TO GROUNDWATER > 12

ENGINEER OF WORK

BARTOLOME J. PASTOR, RCE 38606

DATED: OCTOBER 29, 2021

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

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 109, El Cajon, CA 92021 (619) 749-8818 Fax (619) 749-8818
JOB NO. 499-01, DATE OCTOBER 29, 2021

ATTACHMENT 3

Soils Plat

Soil Map—San Diego County Area, California
(3710 Vista Way)

Map Scale: 1:839 if printed on B landscape (17" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 40 80 160 240

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: San Diego County Area, California
Survey Area Data: Version 16, Sep 13, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 24, 2020—Feb 12, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LeE3	Las Flores loamy fine sand, 9 to 30 percent slopes, severely eroded	2.0	100.0%
Totals for Area of Interest		**2.0**	**100.0%**