

Drainage Study

FOR:

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

Prepared for:

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Project Site Address:

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

Preparation Date:

March 2021

Revision Date:

May 2022

Engineer of Work: Bartolome J. Pastor
RCE. 38606

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ATTACHMENTS:

Attachment 1	TP Plans
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1.1 INTRODUCTION

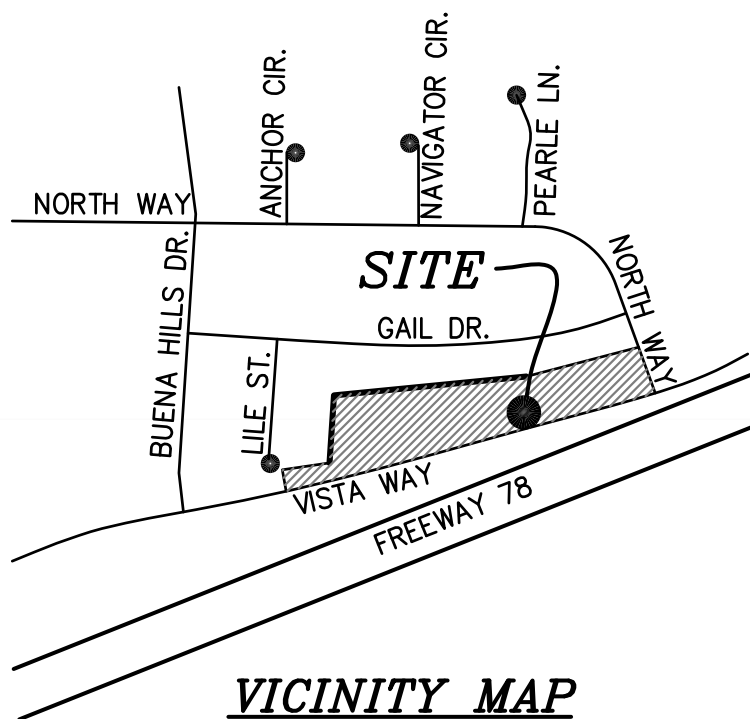
This section describes the project, Vista Way Homes (18 residential units). This project is proposed to be a “*Common Interest Development for Senior Housing*”. This project will include affordable housing. CCR’s will be prepared for this project prior to occupancy. These CCR’s will cover the maintenance 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 should be based on the previous residential single family development $C=0.55$ which the downstream storm drain was designed for. The City of Oceanside in their review has instructed us to use a “C” value of $C=0.35$ for pre-development. 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.

Using a pre-development “C” value of 0.35 will require on-site detention See appendix 3 for the Peak Flow attenuation analysis for this project.

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 parallel 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 their frontage streets (Lile 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". Although the storm drain system that fronts this development should have been designed using the previous residential use the City of Oceanside has requested that instead of using a residential coeffiecent of runoff of $C=0.55$ that we use $C=0.35$ value. $C=0.35$ corresponds to the present site conditions (vacante and landscaped) soil type "D". as shown on Exhibit "A".

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 cut 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 North Way into a clean out in vista way. From there the runoff flows easterly to another cleanout 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 the curb return gutter at the southeast corner of the site where it enters the existing cross gutter which flows easterly across North Way to an existing inlet on Vista Way which connects to the same storm drain system called out above for the North Way inlet which flows southinto the cal-trans right-of-way.

Post-Development see Exhibit B

The Post-development drainage will also flow to the (3) three public drainage facilities described 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 parallel 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 (drainage basins A1, B1, C2 & D). Also there are landscaped areas that continue to sheet flow to the Vista Way. Areas A1, B1 and C2 also include site access areas. The on-site drainage is collected and treated prior to entering the public storm drain facilities as follows:

Retaining walls along right-of ways are designed so that the surface drainage flows away from the tops of walls into the onsite drainage facilities. These walls subdrains will outlet to the existing right of way. The interior retaining 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". Detention is required for Drainage Basin A; Pre-Q100=1.30 CFS, Post Q100=2.24 CFS a net increase in runoff of 0.94 CFS.

Area B: drainage basins B1 & B2 are located at the center of the site. Area B1 drains to the Vista Way Gutter. B2 Drains to a private B inlet in the cul-de-sac then flows east through a storm drain to the Catch basin in area C1.

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 outlets to D-25A curb outlet. The B2 and C1 Drainages combine to outlet to Vista way; Post Q100=2.98 CFS.

Area D: drainage basin D are located at the East end of the site. This area drains to existing inlet "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=1.33, Post-development Q100=3.02 CFS for a net increase in runoff of 1.69 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 $C=0.35$ for the existing landscaped vacant development. The total pre-development runoff is $Q=2.63$ 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 $Q=5.26$ 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 per City OF Oceanside used C=0.35.

Table 3.3a shows the % impervious 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%	0.35
P2	1.23	53,626	9	0%	53,617	100%	0.35
P3	0.01	342	15	4%	327	96%	0.35
Total	1.97	85,655	113	0%	85,542	100%	0.35

Page 7

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"

$$\text{Equation 1: } C = 0.90(\% \text{ impervious}) + C_p(1 - \% \text{ impervious})$$

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.

Minus Area= 2,465 SF or 2.88%

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	2,052	290	14%	1,762	86%	0.43
A2	0.52	22,806	8,404	37%	14,402	63%	0.55
A3	0.06	2,800	1,587	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	12,665	40%	19,022	60%	0.57
B1	0.01	288	256	89%	32	11%	0.84
B2	0.69	29,980	8,143	27%	21,837	73%	0.50
B	0.69	30,268	8,399	28%	21,869	72%	0.50
C1	0.54	23,575	9,547	40%	14,028	60%	0.57
C2	0.00	121	58	48%	63	52%	0.61
C	0.54	23,696	9,605	41%	14,091	59%	0.57
D	0.00	4	0	0%	4	100%	0.35
B+C	1.24	53,964	18,004	33%	35,960	67%	0.53
Total	1.97	85,655	30,669	36%	54,986	64%	0.55

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
from basin P3(D) to Drainage
Basin P2(C)

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: $C=0.90(\% \text{ impervious}) + C_p(1-\% \text{ impervious})$

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= 2,465 SF or 2.88%

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	2,052	290	14%	1,762	86%	0.43
A2	0.52	22,806	8,404	37%	14,402	63%	0.55
A3	0.06	2,800	1,605	57%	1,195	43%	0.67
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	12,683	40%	19,004	60%	0.57
B1	0.01	288	256	89%	32	11%	0.84
B2	0.69	29,980	8,143	27%	21,837	73%	0.50
B	0.69	30,268	8,399	28%	21,869	72%	0.50
C1	0.54	23,575	9,547	40%	14,028	60%	0.57
C2	0.00	121	58	48%	63	52%	0.61
C	0.54	23,696	9,605	41%	14,091	59%	0.57
D	0.00	4	0	0%	4	100%	0.35
B+C	1.24	53,964	18,004	33%	35,960	67%	0.53
Total	1.97	85,655	30,687	36%	54,968	64%	0.55

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 from 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	1.30	1.16	0.84	0.65	0.51
P2	1.31	1.17	0.84	0.66	0.52
P3	0.02	0.02	0.01	0.01	0.01
Total	2.63	2.35	1.69	1.32	1.03

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	0.57
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	1.64	1.46	1.05	0.82	0.64
B	1.67	1.49	1.08	0.84	0.66
C1	1.34	1.20	0.86	0.67	0.53
C2	0.01	0.01	0.00	0.00	0.00
C	1.35	1.21	0.87	0.68	0.53
D	0.00	0.00	0.00	0.00	0.00
B+C+D	3.02	2.70	1.94	1.51	1.19
Total	5.26	4.70	3.38	2.63	2.07

Table: Comparison of Pre to Post Development Runoffs						
Drainage Basin	Area In SF	Q 100 CFS	Q 50 CFS	Q 10 CFS	Q 5 CFS	Q 2 CFS
P1	31,687	1.30	1.16	0.84	0.65	0.51
A	31,687	2.24	2.00	1.44	1.12	0.88
Pre-Post	0	-0.94	-0.84	-0.60	-0.47	-0.37
P2+P3	53,968	1.33	1.19	0.86	0.67	0.52
B+C+D	53,968	3.02	2.70	1.94	1.51	1.19
Pre-Post	0	-1.69	-1.51	-1.09	-0.85	-0.66
Total Pre-Post	0	-2.63	-2.35	-1.69	-1.31	-1.03

Detention Required

Detention Required

4. CONCLUSION

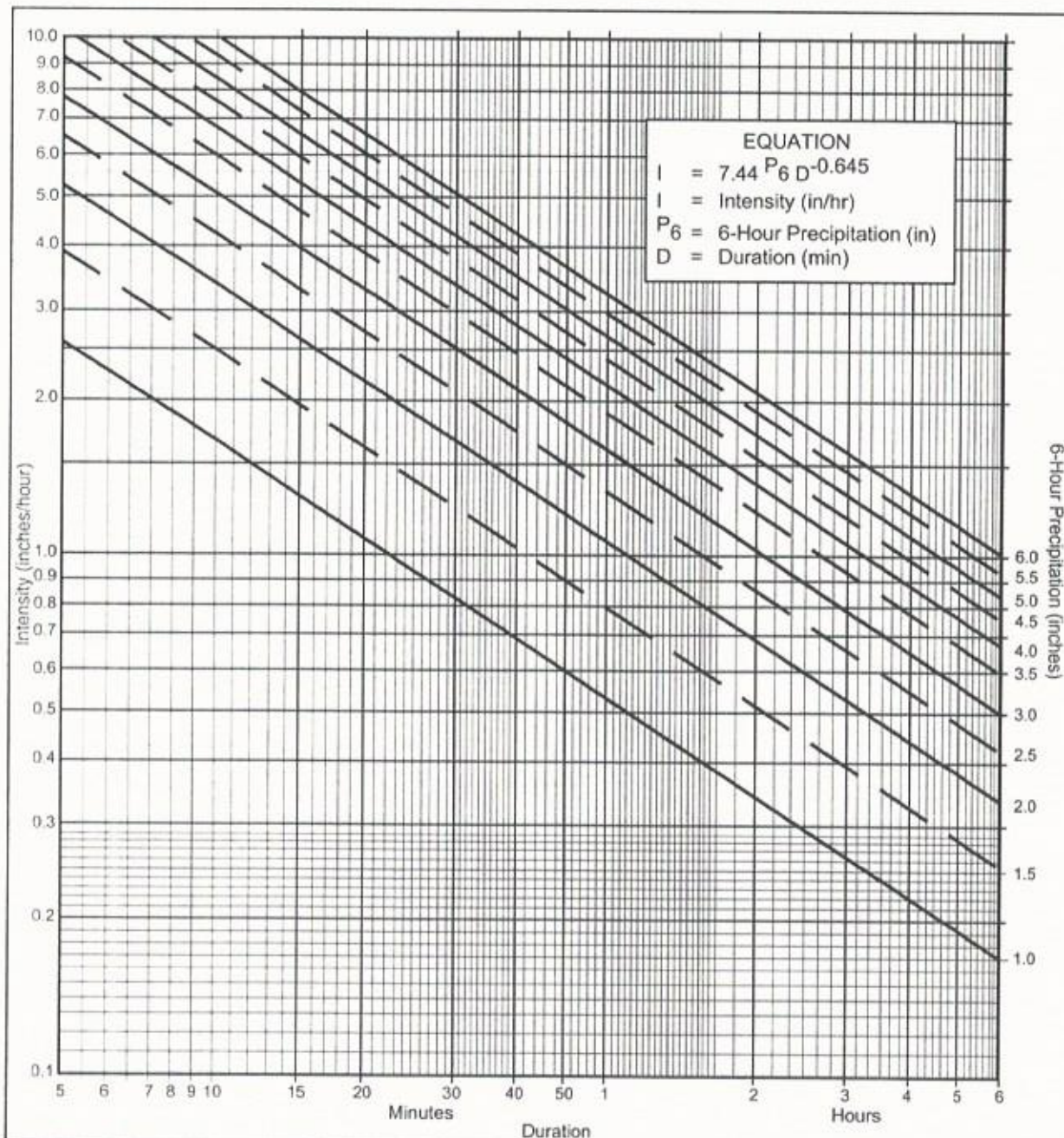
Pre-Development Drainage Basin P3 will no longer flow to inlet "B". This will divert QA100=0.02 CFS to the cross-gutter. All other drainage patterns are maintained. It is our opinion that there is no impact on the downstream existing drainage facilities.

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 applicable 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) $P_6 = \underline{1.10}$ in., $P_{24} = \underline{2.00}$, $\frac{P_6}{P_{24}} = \underline{55.0} \%$ (2)
- (c) Adjusted $P_6^{(2)} = \underline{1.10}$ in.
- (d) $t_x = \underline{\hspace{2cm}}$ min.
- (e) $I = \underline{\hspace{2cm}}$ 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)

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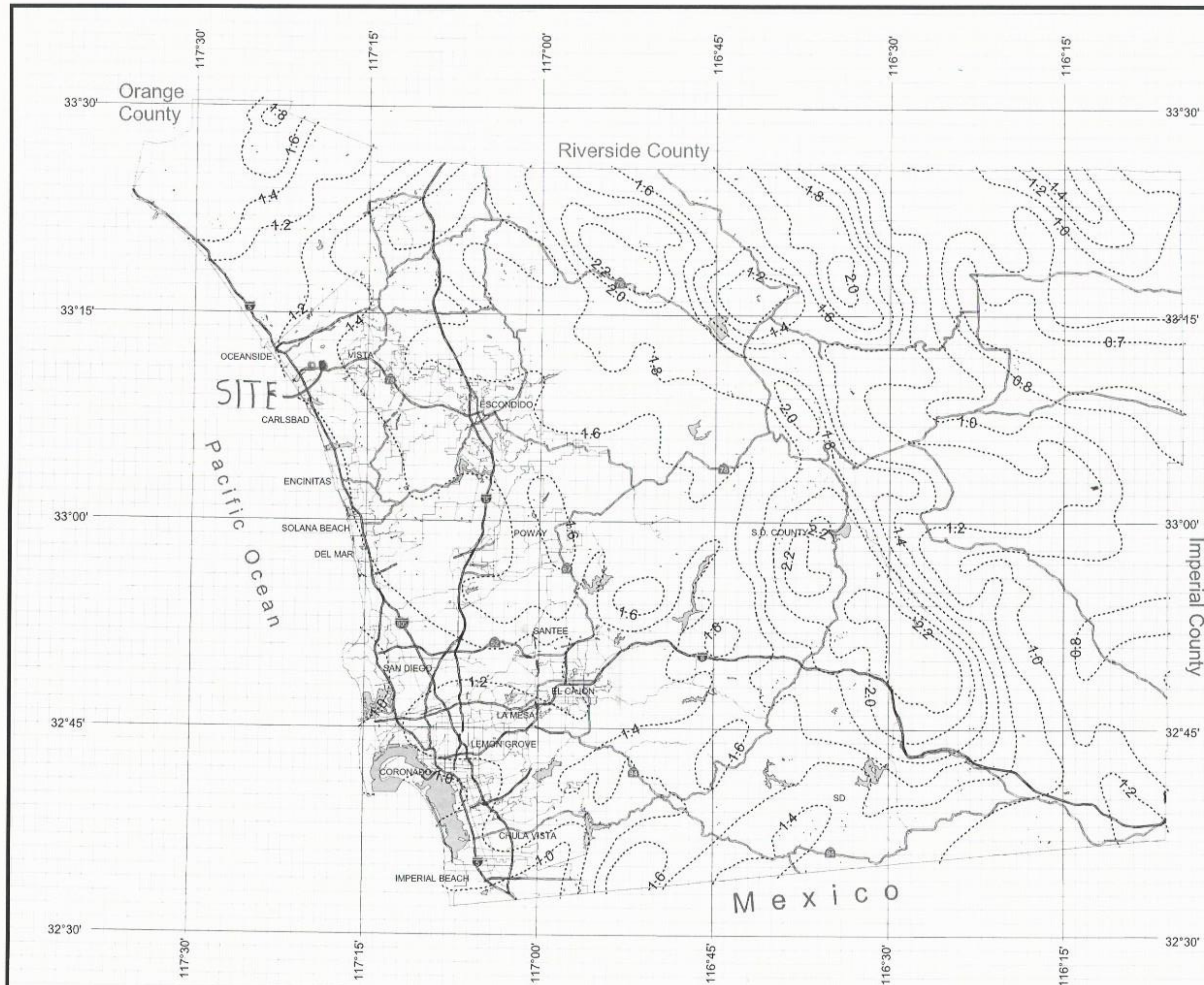


3 0 3 Miles

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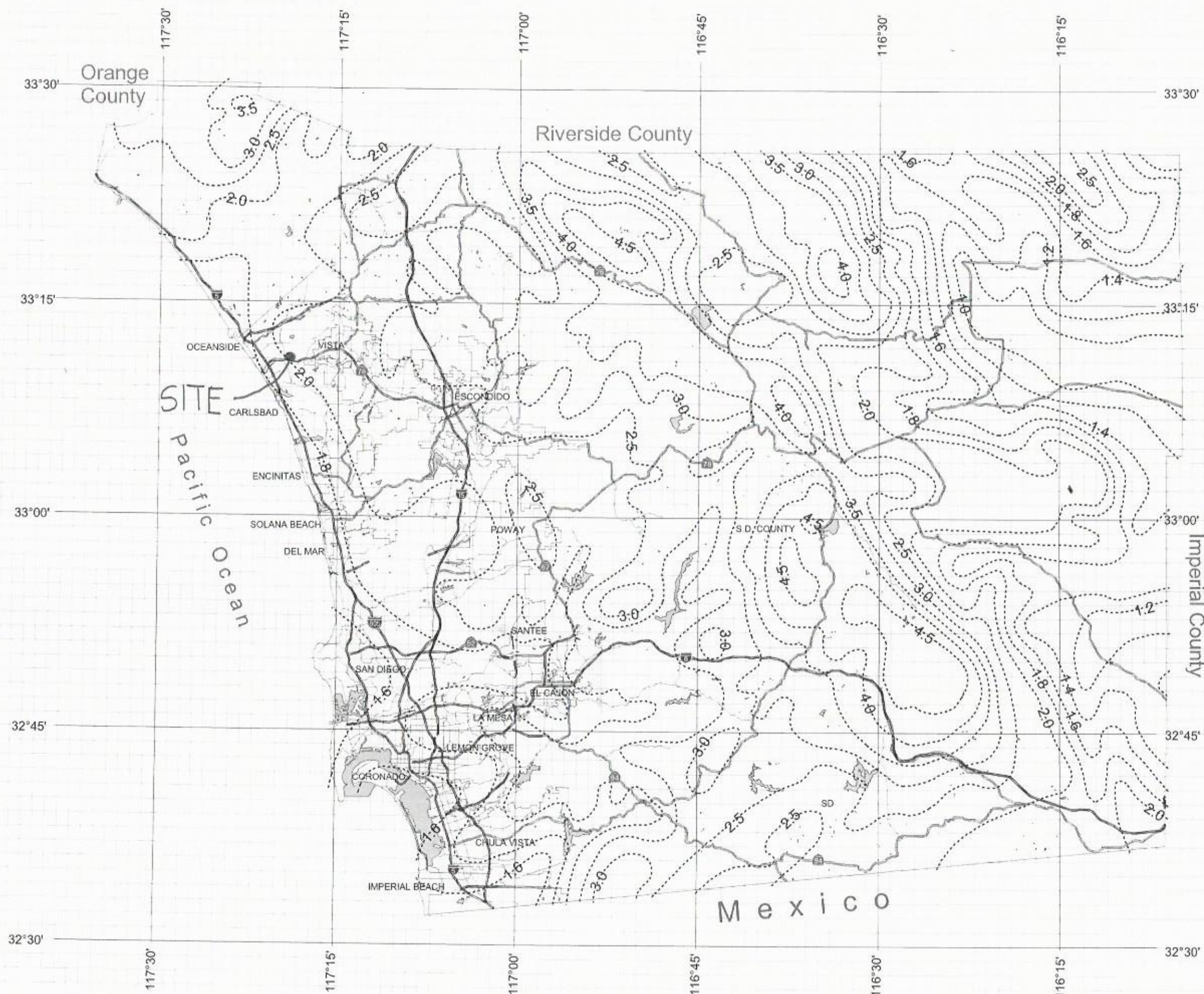
County of San Diego Hydrology Manual



Rainfall Isopluvials

2 Year Rainfall Event - 24 Hours

..... Isopluvial (inches)



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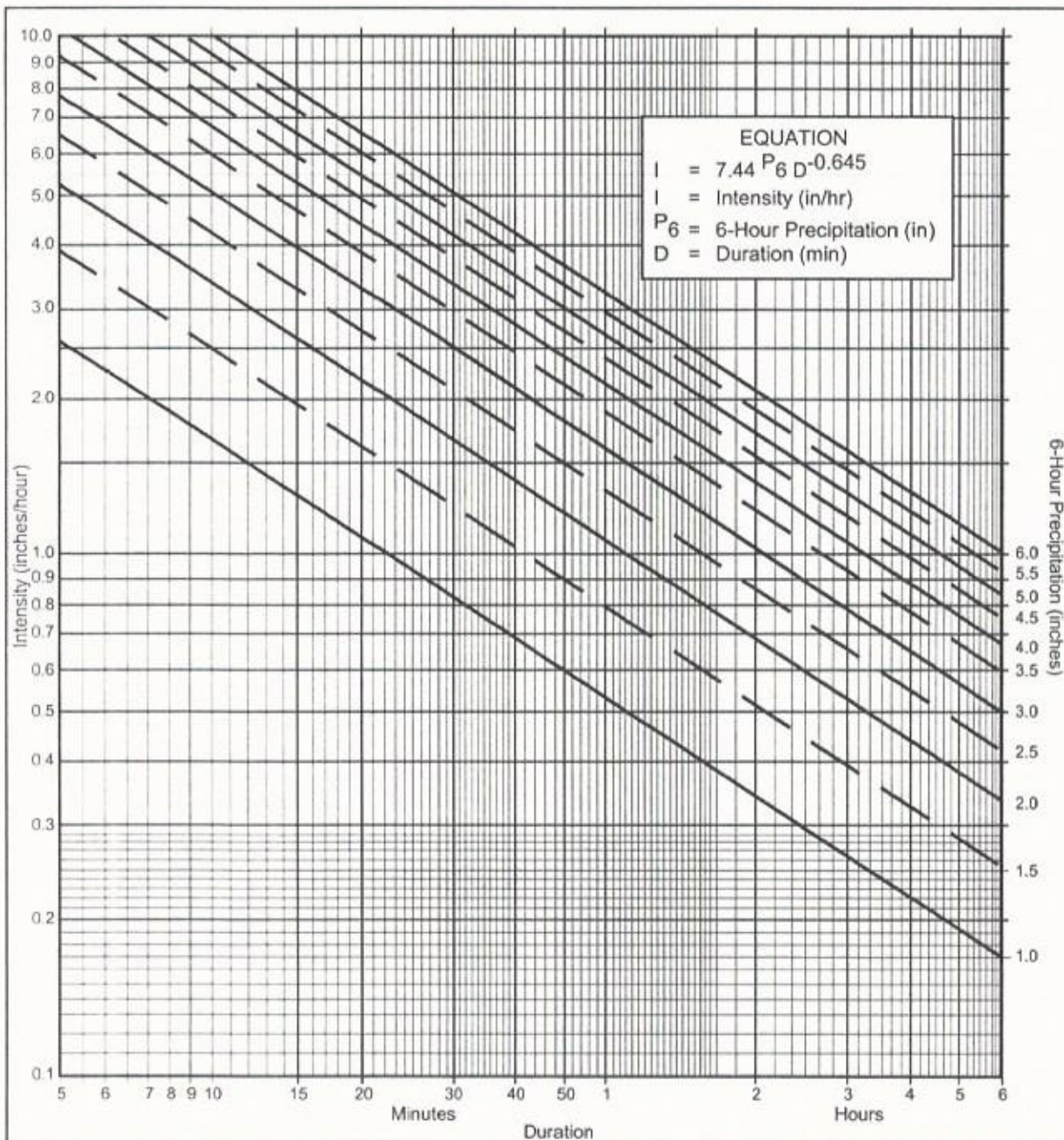


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- (3) Plot 6 hr precipitation on the right side of the chart.
- (4) Draw a line through the point parallel to the plotted lines.
- (5) This line is the intensity-duration curve for the location being analyzed.

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.

P_6	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)

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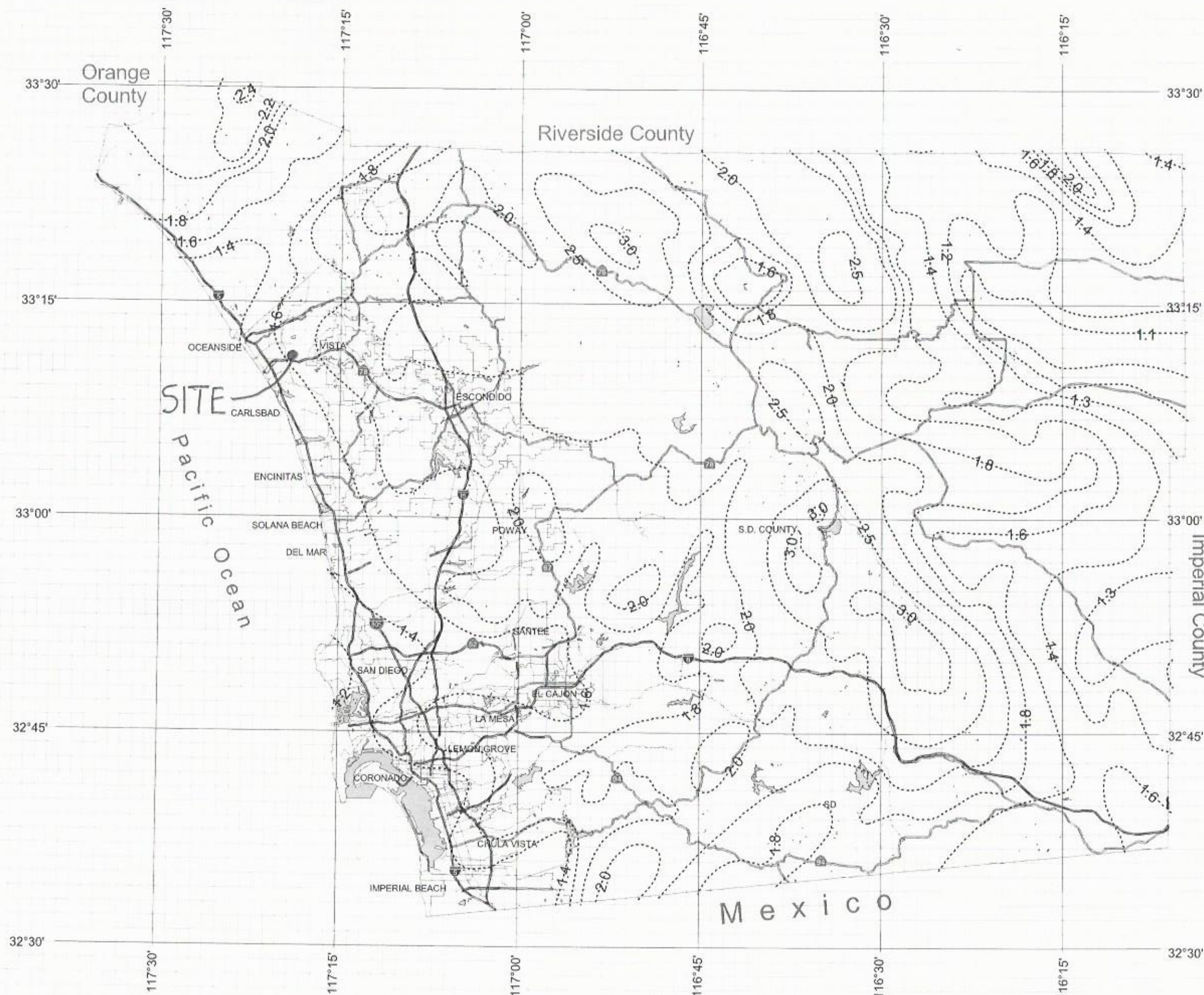


3 0 3 Miles

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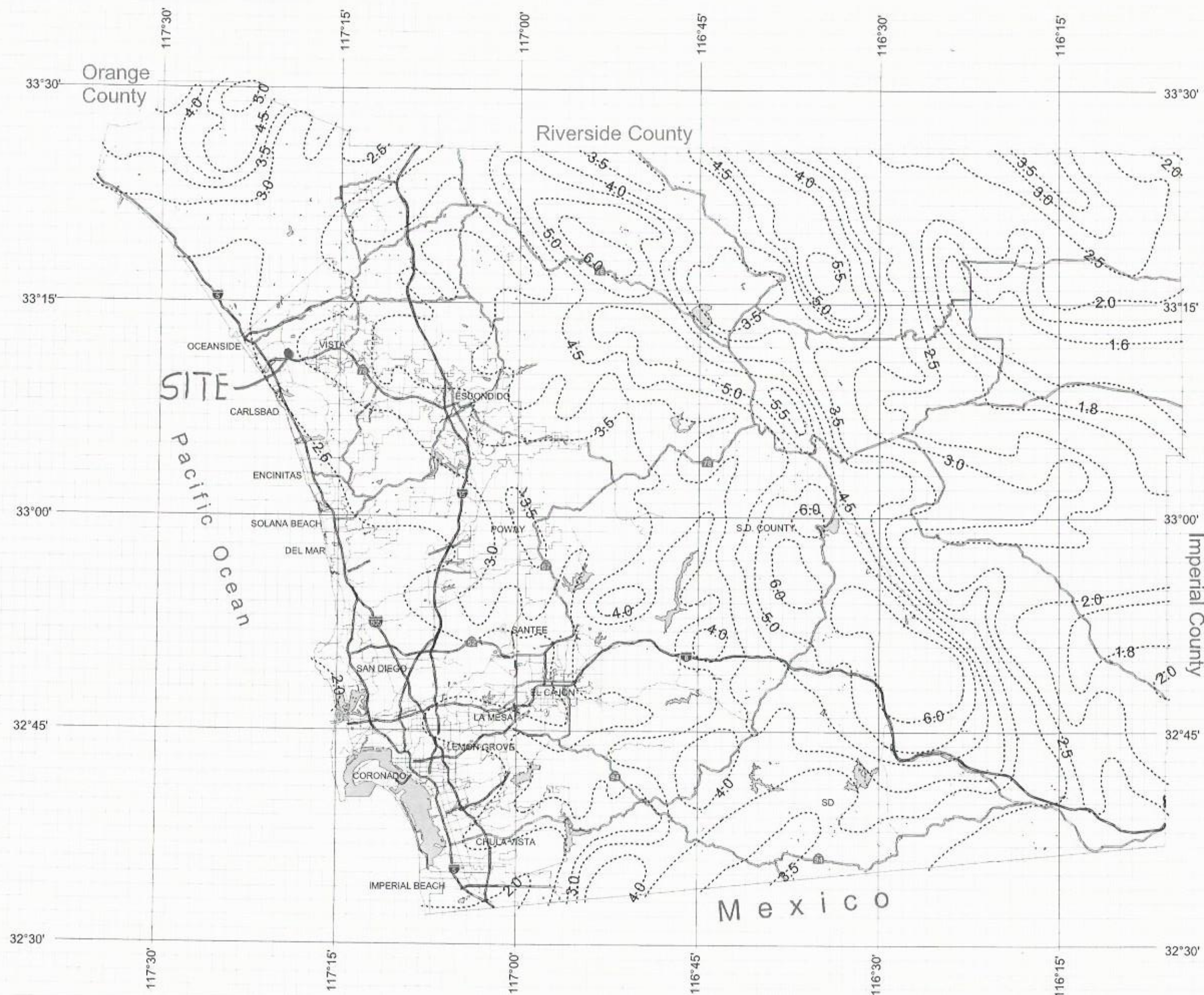
County of San Diego Hydrology Manual



Rainfall Isopluvials

5 Year Rainfall Event - 24 Hours

----- Isopluvial (inches)



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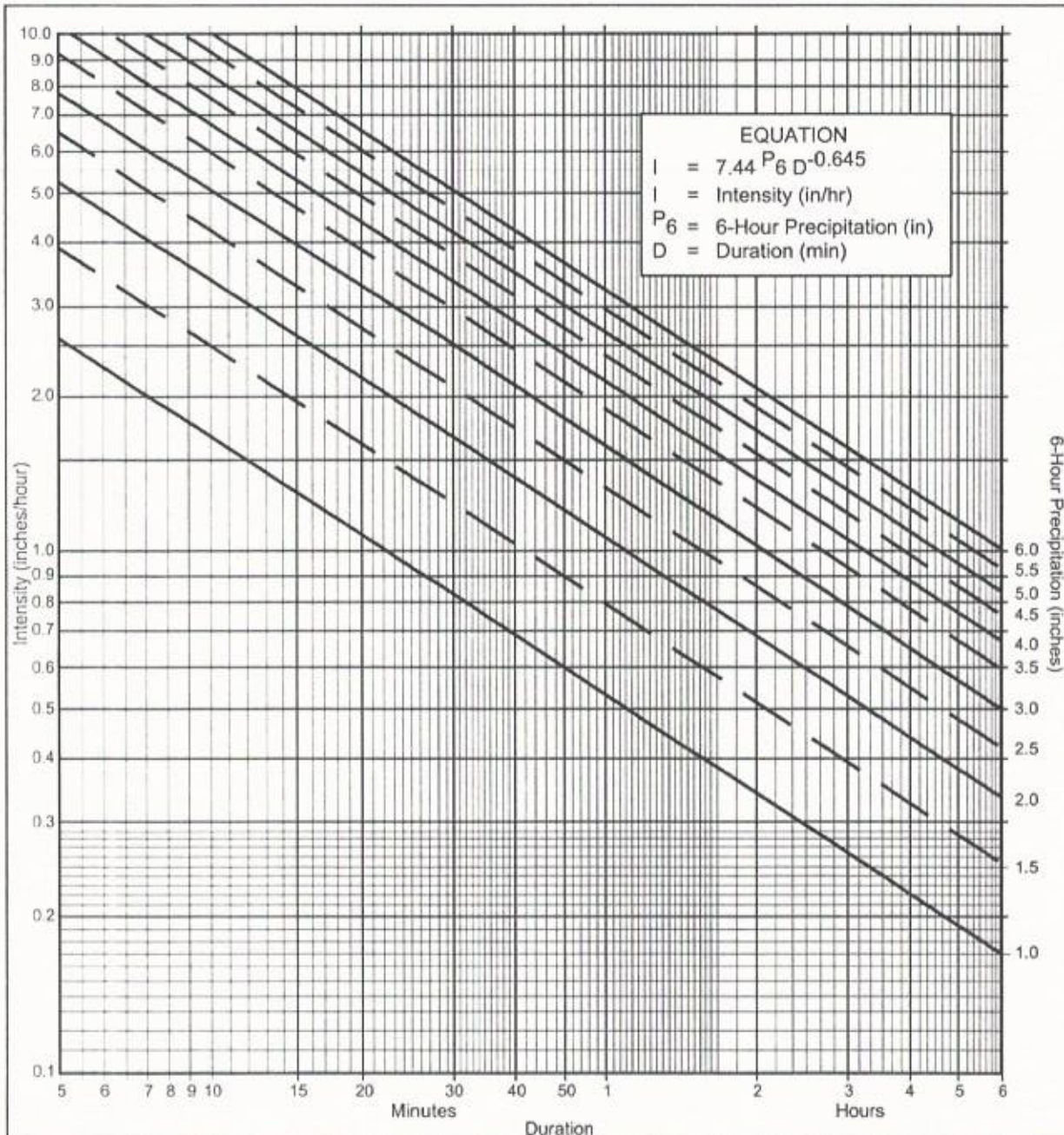


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- (2) Adjust 6 hr precipitation (if necessary) so that it is within the range of 45% to 65% of the 24 hr precipitation (not applicable to Desert).
- (3) Plot 6 hr precipitation on the right side of the chart.
- (4) Draw a line through the point parallel 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											
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

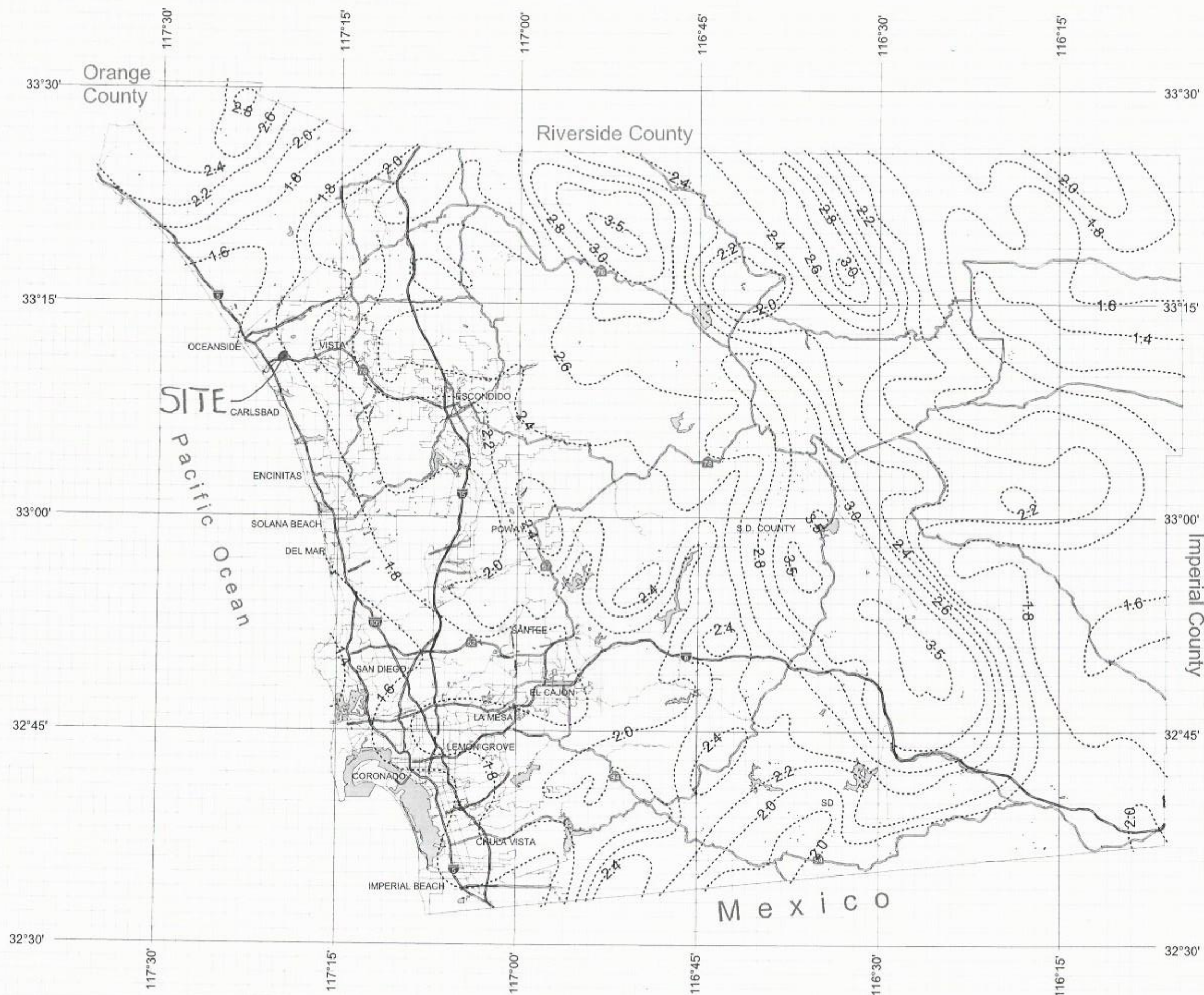
County of San Diego Hydrology Manual



Rainfall Isopluvials

10 Year Rainfall Event - 6 Hours

----- Isopluvial (inches)



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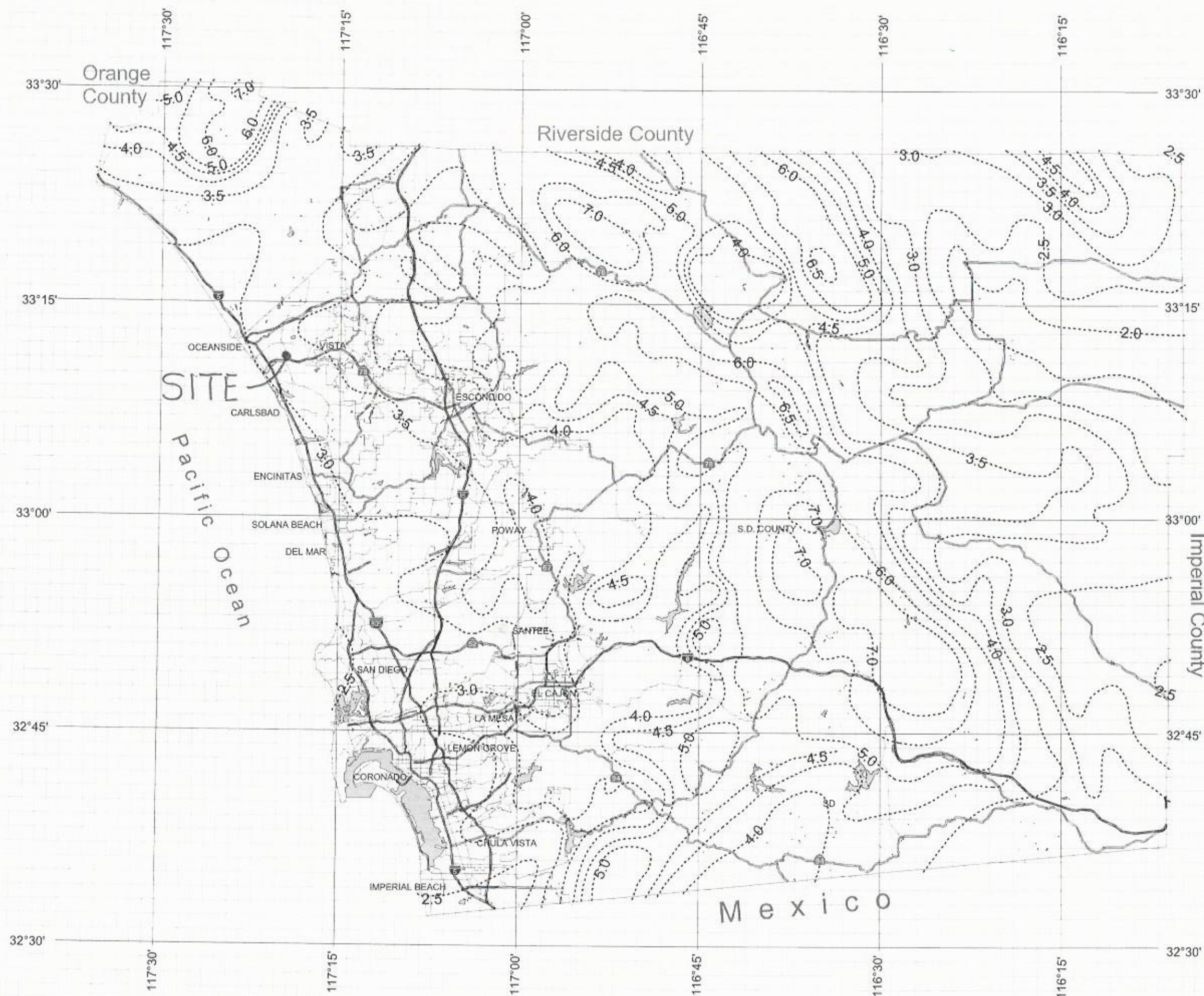
County of San Diego Hydrology Manual



Rainfall Isopluvials

10 Year Rainfall Event - 24 Hours

----- Isopluvial (inches)



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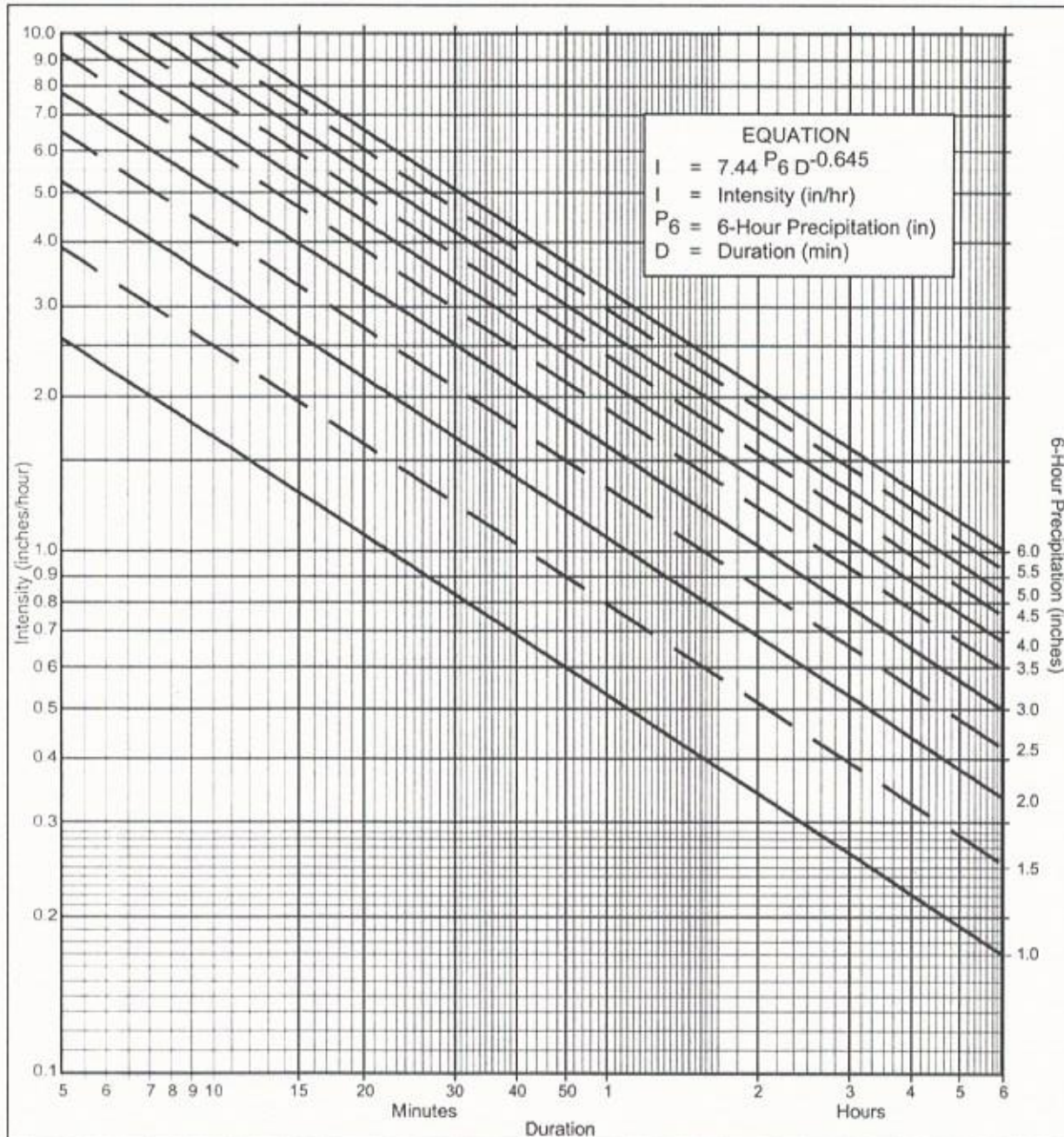


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- (2) Adjust 6 hr precipitation (if necessary) so that it is within the range of 45% to 65% of the 24 hr precipitation (not applicable to Desert).
- (3) Plot 6 hr precipitation on the right side of the chart.
- (4) Draw a line through the point parallel 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) $t_x = \underline{\hspace{2cm}}$ min.
- (e) $I = \underline{\hspace{2cm}}$ in./hr.

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

P_6	1	1.5	2	2.5	3	3.5	4	4.5	5	5.5	6
Duration											
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

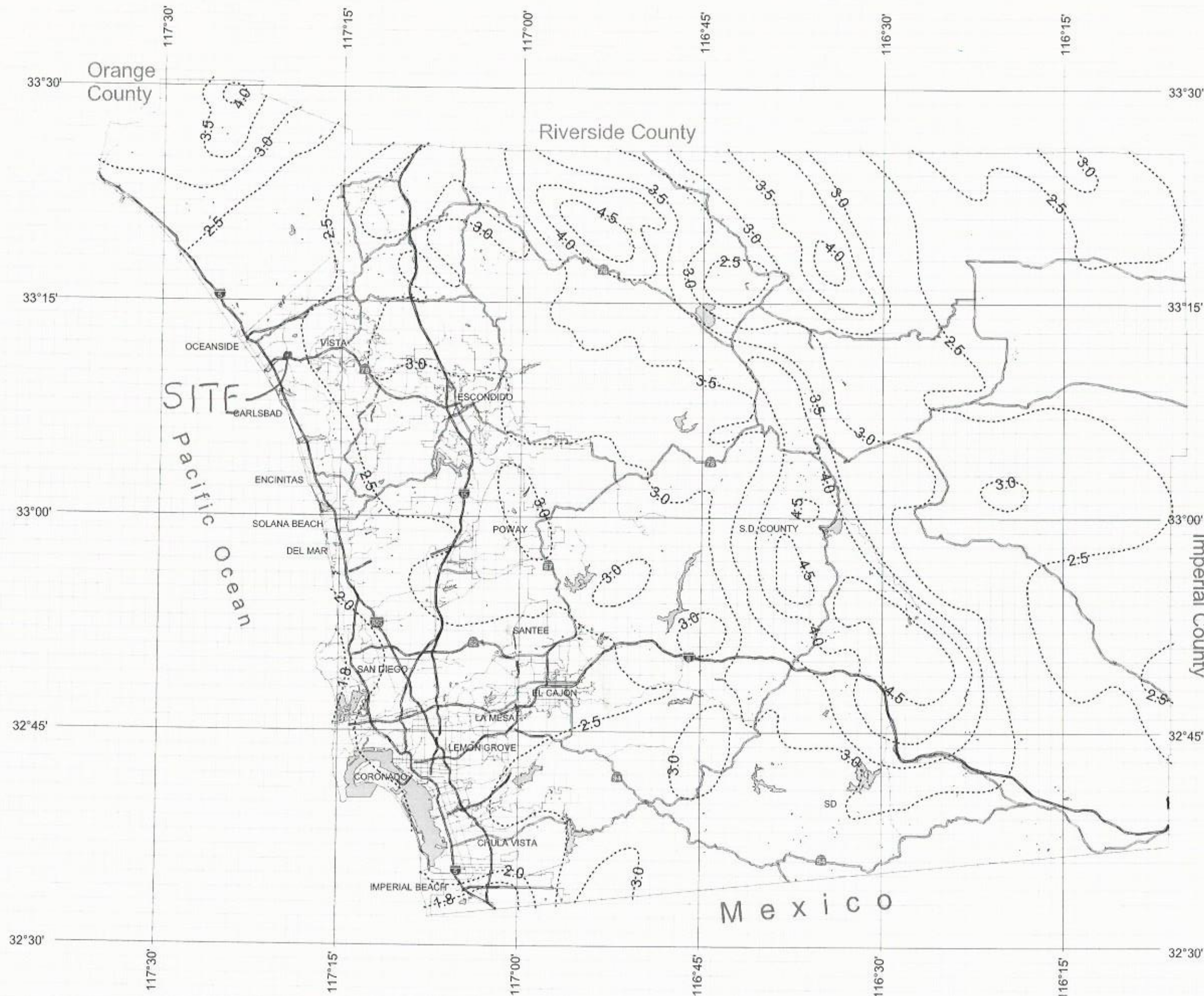
County of San Diego Hydrology Manual



Rainfall Isopluvials

50 Year Rainfall Event - 6 Hours

..... Isopluvial (inches)



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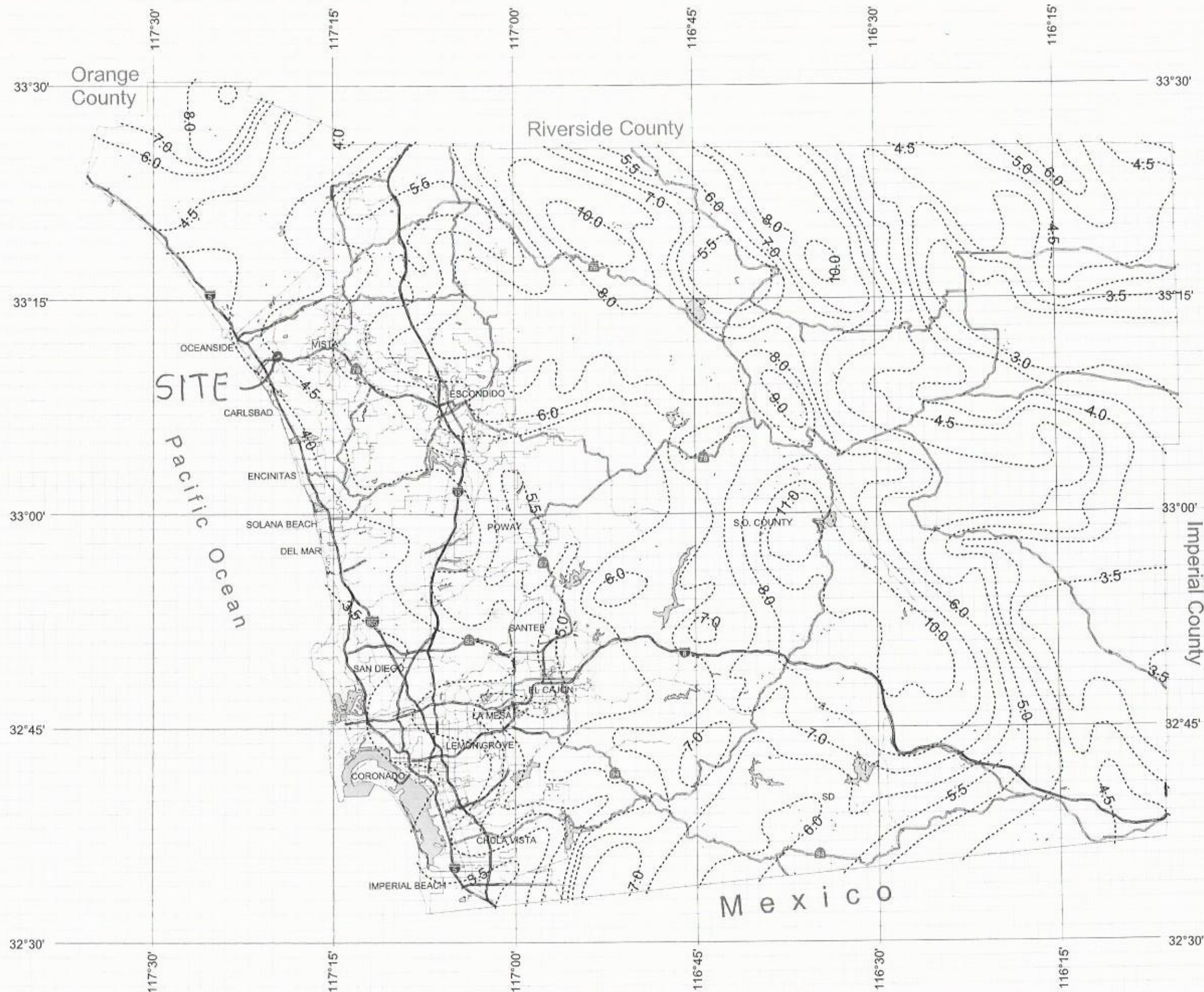
County of San Diego Hydrology Manual



Rainfall Isopluvials

50 Year Rainfall Event - 24 Hours

----- Isopluvial (inches)



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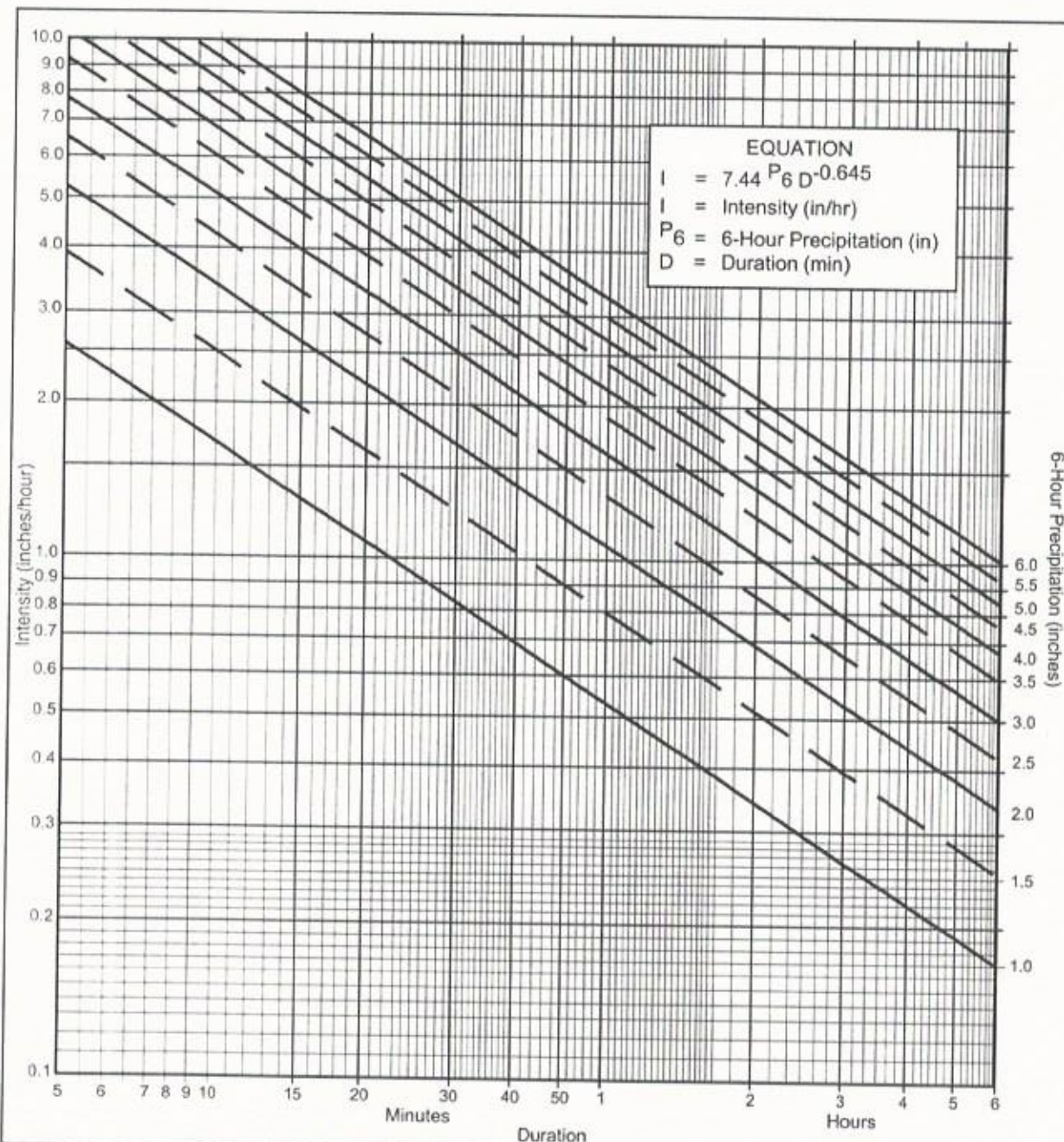


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- (2) Adjust 6 hr precipitation (if necessary) so that it is within the range of 45% to 65% of the 24 hr precipitation (not applicable to Desert).
- (3) Plot 6 hr precipitation on the right side of the chart.
- (4) Draw a line through the point parallel 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) $P_6 = \underline{2.8}$ in., $P_{24} = \underline{5.0}$, $\frac{P_6}{P_{24}} = \underline{56} \%^{(2)}$
- (c) Adjusted $P_6^{(2)} = \underline{2.8}$ in.
- (d) $t_x = \underline{\hspace{2cm}}$ min.
- (e) $I = \underline{\hspace{2cm}}$ 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

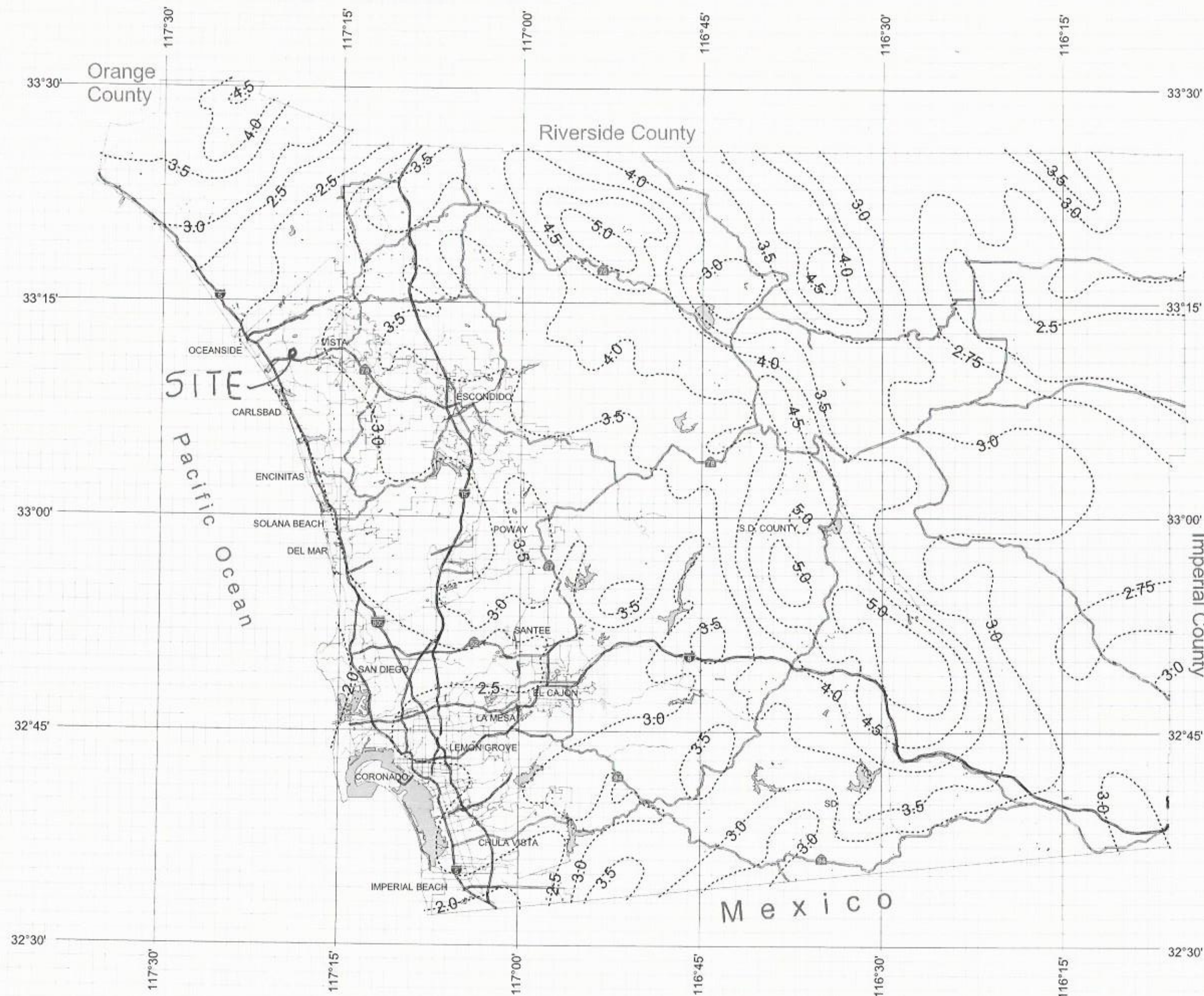
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Rainfall Isopluvials

100 Year Rainfall Event - 6 Hours

----- Isopluvial (inches)



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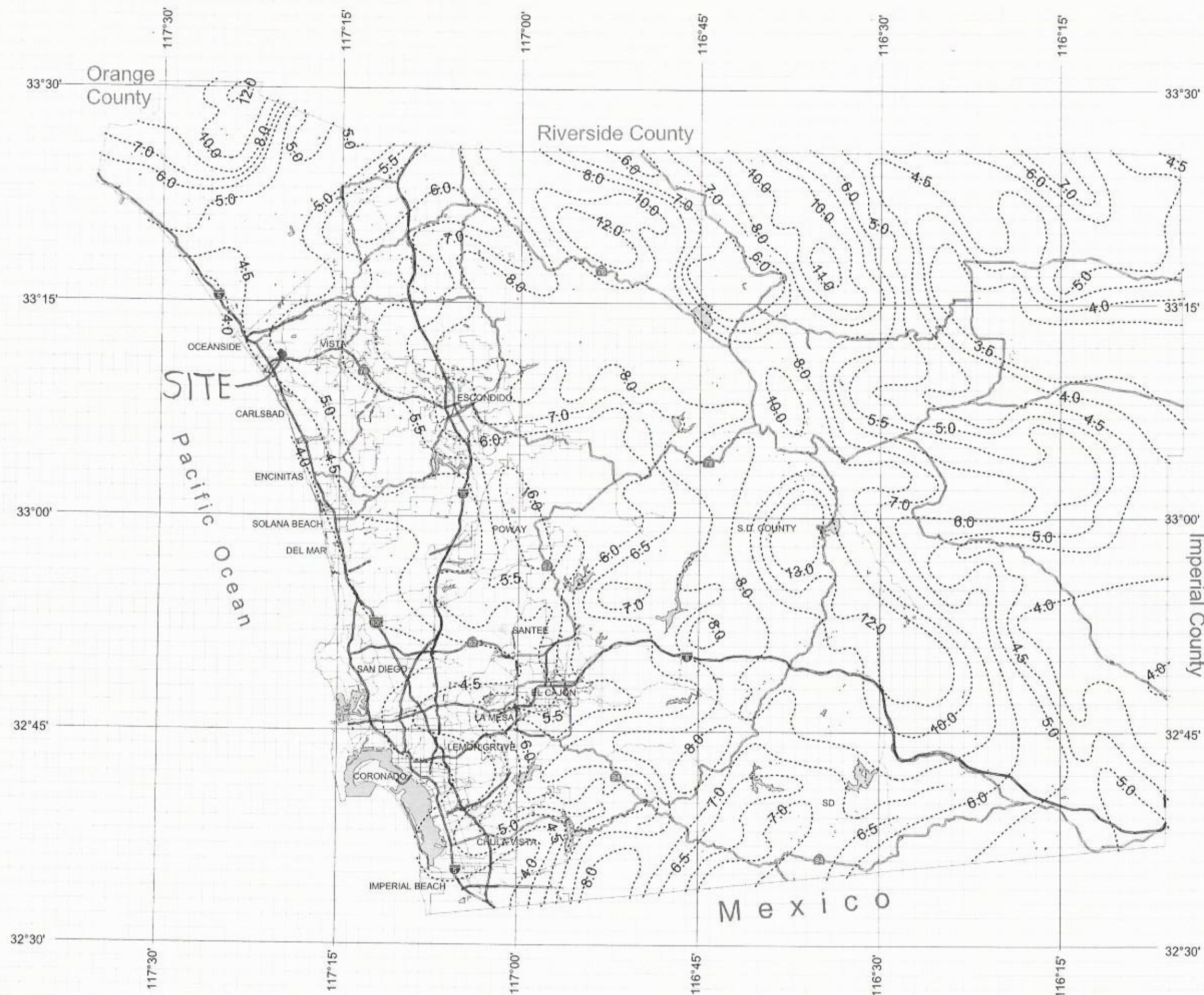
County of San Diego Hydrology Manual



Rainfall Isopluvials

100 Year Rainfall Event - 24 Hours

..... Isopluvial (inches)



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APPENDIX 1

Hydrology Calculations

PRE-DEVELOPMENT HYDROLOGY

[illegible]

P6 = 2.50

[illegible]

Page 3 of 5 Pages

*INTENSITY-DURATION DESIGN CHART

Date: May 13, 2022

Soil Classification = "D"

Appendix 1-1

EXHIBIT A

Frequency = 10 Yr. Storm

P6 = 1.80

[illegible]

Page 4 of 5 Pages

*INTENSITY-DURATION DESIGN CHART

Date: May 13, 2022

Soil Classification = "D"

Appendix 1-1

EXHIBIT A

P6 = 1.40

[illegible]

P6 = 1.10

[illegible]

POST-DEVELOPMENT HYDROLOGY

Project Name: TPM for 3710 Vista Way

Page 1 of 20 Pages

Location: Oceanside Job #499-01

*INTENSITY-DURATION DESIGN CHART

Date: May 12, 2022

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		Σ	Q	
Fr	To	No.	SQ SF	Use	Size	n	Runoff	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	2,052	OS				6.86%			325.00	11.49	11.49	4.31	0.43	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	22,806	RES				3.71%			210.00	9.22	9.22	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	9.36	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	2,800	RES				1.17%			60.00	5.76	5.76	6.74	0.67	0.04	0.29	Area Drain
															QA2+QA3=		1.73	
4	5				1.00	0.013	1.73	1.00%	0.49	4.50	6.86	0.03	9.39	4.91				C/O
5	7				1.00	0.013	1.73	1.00%	0.49	4.50	33.75	0.12	9.51	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=		1.94	

Page 2 of 20 Pages

*INTENSITY-DURATION DESIGN CHART

Date: May 12, 2022

Soil Classification = "D"

Appendix 1-1

EXHIBIT B

P6 = 2.80

[illegible]

Page 4 of 20 Pages

*INTENSITY-DURATION DESIGN CHART

Date: May 12, 2022

Soil Classification = "D"

Appendix 1-1

EXHIBIT B

P6 = 2.80

NODE		Watershed		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		Σ	Q	
Fr	To	No.	SQ FT	Use	Size	n	Runoff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
		D	4	RES				10.00%			25.00	3.14	5.00	7.38	0.35	0.00	0.00	Ex. Inlet
Post Development Runoff for Drainage Basin QB+QC+QD=																	3.02	
Pre Development Runoff for Drainage Basin QP2+QP3=																	1.33	
Net Increase in Runoff=																	1.69	
Detention Required																		

Project Name: TPM for 3710 Vista Way

Page 5 of 20 Pages

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		Σ	Q	
Fr	To	No.	SQ SF	Use	Size	n	Runoff	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	2,052	OS				6.86%			325.00	11.49	11.49	3.85	0.43	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	22,806	OS				3.71%			210.00	9.22	9.22	4.44	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	9.37	4.39				Area Drain
							Elev. Node 6	201.4	Dist. Travel =		60.00							
							Elev. Node 5	200.7										
							Elev. Delta	0.70										
6	5	A3	2,800	RES				1.17%			60.00	5.76	5.76	6.01	0.67	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	9.39	4.39				C/O
5	7				1.00	0.013	1.54	1.00%	0.46	4.37	33.75	0.13	9.52	4.35				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	

Location: Oceanside Job #499-01

*INTENSITY-DURATION DESIGN CHART

Date: May 12, 2022

Post-Development Hydrology

Soil Classification = "D"

Appendix 1-1

EXHIBIT B

Frequency = 50 Yr. Storm

P6 = 2.50

[illegible]

Location: Oceanside Job #499-01

*INTENSITY-DURATION DESIGN CHART

Date: May 12, 2022

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		Σ	Q	
Fr	To	No.	SQ FT	Use	Size	n	Runoff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
16	17				1.00	0.013	1.46	0.50%	0.55	3.32	26.50	0.13	10.23	4.15			2424 Brooks C/O	
17	18				1.00	0.013	1.46	0.50%	0.55	3.32	163.86	0.82	11.05	3.95			2424 Brooks C/O	
18	26				1.00	0.013	1.46	0.50%	0.55	3.32	177.17	0.89	11.94	3.76			3636 Brooks Inlet	
WATERSHED AREA C																		
						Elev. Node 14		191.30	Dist. Travel =		365.00							
						Elev. Node 25		186.30										
						Elev. Delta		5.00										
14	25	C2	121.00	RES				1.37%			365.00	15.06	15.06	3.23	0.61	0.00	0.01	
						Elev. Node 15		210.5	Dist. Travel =		400.00							
						Elev. Node 26		192.0										
						Elev. Delta		18.50										
15	26	C1	23,575	RES				4.63%			400.00	11.40	11.40	3.87	0.57	0.31	1.20	Catch Basin
																QB2=	1.46	
																QC1+QB2=	2.66	
26	27				1.00	0.013	2.66	5.00%	0.40	9.13	2.03	0.00	11.40	3.87				Modular Wetland
27	28				1.00	0.013	2.66	5.00%	0.40	9.13	2.00	0.00	11.41	3.87				Water Storage
28	29				1.00	0.013	2.66	5.00%	0.40	9.13	2.00	0.00	11.41	3.87				D-25A Curb Outlet
29		D-25																
		X-A	b	Z	R													
		0.55	3	0	0.16													
	30					0.013	2.66	2.00%	0.18	4.87	20.00	0.07	11.47	3.86				Gutter
																QC1+QB2=	2.66	
																QC2=	0.01	
						Elev. Node 15		190.7	Dist. Travel =		25.00					QB1=	0.03	
						Elev. Node 26		188.2								QD=	0.00	
						Elev. Delta		2.50								QB+QC+QD=	2.70	X-Gutter

Page 8 of 20 Pages

*INTENSITY-DURATION DESIGN CHART

Date: May 12, 2022

Soil Classification = "D"

Appendix 1-1

EXHIBIT B

P6 = 2.50

[illegible]

Project Name: TPM for 3710 Vista Way

Page 9 of 20 Pages

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		Σ	Q	
Fr	To	No.	SQ SF	Use	Size	n	Runoff	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	2,052	OS				6.86%			325.00	11.49	11.49	2.77	0.43	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	22,806	OS				3.71%			210.00	9.22	9.22	3.20	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	9.38	3.16				Area Drain
							Elev. Node 6	201.4	Dist. Travel =		60.00							
							Elev. Node 5	200.7										
							Elev. Delta	0.70										
6	5	A3	2,800	RES				1.17%			60.00	5.76	5.76	4.33	0.67	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	9.41	3.15				C/O
5	7				1.00	0.013	1.11	1.00%	0.38	4.00	33.75	0.14	9.55	3.12				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	

Location: Oceanside Job #499-01

*INTENSITY-DURATION DESIGN CHART

Date: May 12, 2022

Post-Development Hydrology

Soil Classification = "D"

Appendix 1-1

EXHIBIT B

Frequency = 10 Yr. Storm

P6 = 1.80

[illegible]

Page 11 of 20 Pages

*INTENSITY-DURATION DESIGN CHART

Date: May 12, 2022

Soil Classification = "D"

Appendix 1-1

EXHIBIT B

P6 = 1.80

NODE		Watershed		Land	Pipe		Designed	So or	Water	H or	Dist.	Travel		P6		Σ	Q	
Fr	To	No.	SQ FT	Use	Size	n	Runoff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
16	17				1.00	0.013	1.05	0.50%	0.45	3.06	26.50	0.14	10.24	2.99			2424 Brooks C/O	
17	18				1.00	0.013	1.05	0.50%	0.45	3.06	163.86	0.89	11.14	2.83			2424 Brooks C/O	
18	26				1.00	0.013	1.05	0.50%	0.45	3.06	177.17	0.96	12.10	2.68			3636 Brooks Inlet	
WATERSHED AREA C																		
							Elev. Node 14	191.30		Dist. Travel =	365.00							
							Elev. Node 25	186.30										
							Elev. Delta	5.00										
14	25	C2	121.00	RES				1.37%			365.00	15.06	15.06	2.33	0.61	0.00	0.00	
							Elev. Node 15	210.5		Dist. Travel =	400.00							
							Elev. Node 26	192.0										
							Elev. Delta	18.50										
15	26	C1	23,575	RES				4.63%			400.00	11.40	11.40	2.79	0.57	0.31	0.86	Catch Basin
																QB2=	1.05	
																QC1+QB2=	1.92	
26	27				1.00	0.013	1.92	5.00%	0.33	8.35	2.03	0.00	11.40	2.79				Modular Wetland
27	28				1.00	0.013	1.92	5.00%	0.33	8.35	2.00	0.00	11.41	2.79				Water Storage
28	29				1.00	0.013	1.92	5.00%	0.33	8.35	2.00	0.00	11.41	2.79				D-25A Curb Outlet
29		D-25																
		X-A	b	Z	R													
		0.45	3	0	0.14													
	30					0.013	1.92	2.00%	0.15	4.31	20.00	0.08	11.48	2.78				Gutter
																QC1+QB2=	1.92	
																QC2=	0.00	
							Elev. Node 15	190.7		Dist. Travel =	25.00					QB1=	0.02	
							Elev. Node 26	188.2								QD=	0.00	
							Elev. Delta	2.50								QB+QC+QD=	1.94	X-Gutter

Location: Oceanside Job #499-01

*INTENSITY-DURATION DESIGN CHART

Date: May 12, 2022

Post-Development Hydrology

Soil Classification = "D"

Appendix 1-1

EXHIBIT B

Frequency = 10 Yr. Storm

P6 = 1.80

[illegible]

Project Name: TPM for 3710 Vista Way

Page 13 of 20 Pages

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		Σ	Q	
Fr	To	No.	SQ SF	Use	Size	n	Runoff	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	2,052	OS				6.86%			325.00	11.49	11.49	2.16	0.43	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	22,806	OS				3.71%			210.00	9.22	9.22	2.49	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	9.39	2.46				Area Drain
							Elev. Node 6	201.4	Dist. Travel =		60.00							
							Elev. Node 5	200.7										
							Elev. Delta	0.70										
6	5	A3	2,800	RES				1.17%			60.00	5.76	5.76	3.37	0.67	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	9.42	2.45				C/O
5	7				1.00	0.013	0.86	1.00%	0.34	3.74	33.75	0.15	9.57	2.43				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	

Location: Oceanside Job #499-01

*INTENSITY-DURATION DESIGN CHART

Date: May 12, 2022

Post-Development Hydrology

Soil Classification = "D"

Appendix 1-1

EXHIBIT B

Frequency = 5 Yr. Storm

P6 = 1.40

[illegible]

Location: Oceanside Job #499-01

*INTENSITY-DURATION DESIGN CHART

Date: May 12, 2022

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		Σ	Q	
Fr	To	No.	SQ FT	Use	Size	n	Runoff	Sf	"Y"	Vel	Travel	"Ti"	Tc	I	C	CA	TOTAL	Remarks
16	17				1.00	0.013	0.82	0.50%	0.39	2.87	26.50	0.15	10.25	2.32			2424 Brooks C/O	
17	18				1.00	0.013	0.82	0.50%	0.39	2.87	163.86	0.95	11.20	2.19			2424 Brooks C/O	
18	26				1.00	0.013	0.82	0.50%	0.39	2.87	177.17	1.03	12.23	2.07			3636 Brooks Inlet	
WATERSHED AREA C																		
						Elev. Node 14		191.30	Dist. Travel =		365.00							
						Elev. Node 25		186.30										
						Elev. Delta		5.00										
14	25	C2	121.00	RES				1.37%			365.00	15.06	15.06	1.81	0.61	0.00	0.00	
						Elev. Node 15		210.5	Dist. Travel =		400.00							
						Elev. Node 26		192.0										
						Elev. Delta		18.50										
15	26	C1	23,575	RES				4.63%			400.00	11.40	11.40	2.17	0.57	0.31	0.67	Catch Basin
																QB2=	0.82	
																QC1+QB2=	1.49	
26	27				1.00	0.013	1.49	5.00%	0.29	7.77	2.03	0.00	11.40	2.17				Modular Wetland
27	28				1.00	0.013	1.49	5.00%	0.29	7.77	2.00	0.00	11.41	2.17				Water Storage
28	29				1.00	0.013	1.49	5.00%	0.29	7.77	2.00	0.00	11.41	2.17				D-25A Curb Outlet
29		D-25																
		X-A	b	Z	R													
		0.38	3	0	0.12													
	30					0.013	1.49	2.00%	0.13	3.92	20.00	0.09	11.48	2.16				Gutter
																QC1+QB2=	1.49	
																QC2=	0.00	
						Elev. Node 15		190.7	Dist. Travel =		25.00					QB1=	0.02	
						Elev. Node 26		188.2								QD=	0.00	
						Elev. Delta		2.50								QB+QC+QD=	1.51	X-Gutter

Location: Oceanside Job #499-01

*INTENSITY-DURATION DESIGN CHART

Date: May 12, 2022

Post-Development Hydrology

Soil Classification = "D"

Appendix 1-1

EXHIBIT B

Frequency = 5 Yr. Storm

P6 = 1.40

[illegible]

Project Name: TPM for 3710 Vista Way

Page 17 of 20 Pages

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		Σ	Q	
Fr	To	No.	SQ SF	Use	Size	n	Runoff	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	2,052	OS				6.86%			325.00	11.49	11.49	1.69	0.43	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	22,806	OS				3.71%			210.00	9.22	9.22	1.95	0.55	0.29	0.57	B Inlet
4	5				1.00	0.013	0.56	1.00%	0.27	3.31	36.21	0.18	9.41	1.93				Area Drain
							Elev. Node 6	201.4	Dist. Travel =		60.00							
							Elev. Node 5	200.7										
							Elev. Delta	0.70										
6	5	A3	2,800	RES				1.17%			60.00	5.76	5.76	2.65	0.67	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	9.44	1.92				C/O
5	7				1.00	0.013	0.68	1.00%	0.30	3.49	33.75	0.16	9.60	1.90				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	

Location: Oceanside Job #499-01

*INTENSITY-DURATION DESIGN CHART

Date: May 12, 2022

Post-Development Hydrology

Soil Classification = "D"

Appendix 1-1

EXHIBIT B

Frequency = 2 Yr. Storm

P6 = 1.10

[illegible]

APPENDIX 2

Inlets

Page 1 of 1 Pages

T21-00002

Date: May 12, 2022

*INTENSITY-DURATION DESIGN CHART

* INTENSITY-DURATION DESIGN CHART

Sag	Grade
Cu	a
3.00	0.33

Appendix I-1

P6=

2.80

Coef. =

[illegible]

APPENDIX 3
Unit Hydrograph and Modified-Puls Detention Routing
Underground Storage UG-1

San Diego County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software, (c)1991-2019 Version 9.1

Rational method hydrology program based on
San Diego County Flood Control Division 2003 hydrology manual
Rational Hydrology Study Date: 05/24/22

VISTA WAY 100-YR PEAK FLOWS

***** Hydrology Study Control Information *****

Program License Serial Number 6499

Rational hydrology study storm event year is 100.0
English (in-lb) input data Units used

Map data precipitation entered:
6 hour, precipitation(inches) = 2.800
24 hour precipitation(inches) = 5.000
P6/P24 = 56.0%
San Diego hydrology manual 'C' values used

+++++
Process from Point/Station 5.000 to Point/Station 10.000
**** USER DEFINED FLOW INFORMATION AT A POINT ****

User specified 'C' value of 0.550 given for subarea
Rainfall intensity (I) = 4.321(In/Hr) for a 100.0 year storm
User specified values are as follows:
TC = 11.46 min. Rain intensity = 4.32(In/Hr)
Total area = 1.240(Ac.) Total runoff = 3.020(CFS)

Hydrograph in 1 Minute intervals ((CFS))

Time(h+m)	Volume	Ac.Ft	Q (CFS)	0	0.8	1.5	2.3	3.0
0+ 0	0.0000		0.00 Q					
0+ 1	0.0000		0.01 Q					
0+ 2	0.0000		0.02 Q					
0+ 3	0.0001		0.03 Q					
0+ 4	0.0001		0.04 Q					
0+ 5	0.0002		0.05 Q					
0+ 6	0.0003		0.06 Q					
0+ 7	0.0004		0.07 Q					
0+ 8	0.0005		0.08 VQ					
0+ 9	0.0006		0.09 VQ					
0+10	0.0008		0.10 VQ					
0+11	0.0009		0.11 VQ					
0+12	0.0011		0.11 VQ					
0+13	0.0013		0.11 VQ					
0+14	0.0014		0.11 VQ					
0+15	0.0016		0.11 VQ					
0+16	0.0017		0.11 VQ					
0+17	0.0019		0.11 VQ					
0+18	0.0020		0.12 VQ					
0+19	0.0022		0.12 VQ					
0+20	0.0024		0.12 VQ					
0+21	0.0025		0.12 VQ					
0+22	0.0027		0.12 VQ					
0+23	0.0028		0.12 VQ					
0+24	0.0030		0.12 VQ					
0+25	0.0032		0.12 VQ					
0+26	0.0033		0.12 VQ					
0+27	0.0035		0.12 VQ					
0+28	0.0037		0.12 VQ					
0+29	0.0038		0.12 VQ					
0+30	0.0040		0.12 IQ					
0+31	0.0041		0.12 IQ					
0+32	0.0043		0.12 IQ					
0+33	0.0045		0.12 IQ					
0+34	0.0046		0.12 IQ					
0+35	0.0048		0.12 IQ					
0+36	0.0050		0.12 IQ					
0+37	0.0052		0.12 IQ					
0+38	0.0053		0.12 IQ					
0+39	0.0055		0.12 IQ					
0+40	0.0057		0.12 IQ					
0+41	0.0058		0.12 IQ					
0+42	0.0060		0.12 IQ					
0+43	0.0062		0.12 IQ					
0+44	0.0063		0.12 IQ					
0+45	0.0065		0.12 IQ					
0+46	0.0067		0.12 IQ					
0+47	0.0069		0.13 IQ					
0+48	0.0070		0.13 IQ					

0+49	0.0072	0.13	Q				
0+50	0.0074	0.13	Q				
0+51	0.0076	0.13	Q				
0+52	0.0077	0.13	Q				
0+53	0.0079	0.13	QV				
0+54	0.0081	0.13	QV				
0+55	0.0083	0.13	QV				
0+56	0.0084	0.13	QV				
0+57	0.0086	0.13	QV				
0+58	0.0088	0.13	QV				
0+59	0.0090	0.13	QV				
1+ 0	0.0092	0.13	QV				
1+ 1	0.0093	0.13	QV				
1+ 2	0.0095	0.13	QV				
1+ 3	0.0097	0.13	QV				
1+ 4	0.0099	0.13	QV				
1+ 5	0.0101	0.13	QV				
1+ 6	0.0103	0.13	QV				
1+ 7	0.0104	0.13	QV				
1+ 8	0.0106	0.13	QV				
1+ 9	0.0108	0.13	QV				
1+10	0.0110	0.14	QV				
1+11	0.0112	0.14	QV				
1+12	0.0114	0.14	QV				
1+13	0.0116	0.14	QV				
1+14	0.0118	0.14	QV				
1+15	0.0119	0.14	Q V				
1+16	0.0121	0.14	Q V				
1+17	0.0123	0.14	Q V				
1+18	0.0125	0.14	Q V				
1+19	0.0127	0.14	Q V				
1+20	0.0129	0.14	Q V				
1+21	0.0131	0.14	Q V				
1+22	0.0133	0.14	Q V				
1+23	0.0135	0.14	Q V				
1+24	0.0137	0.14	Q V				
1+25	0.0139	0.14	Q V				
1+26	0.0141	0.14	Q V				
1+27	0.0143	0.14	Q V				
1+28	0.0145	0.14	Q V				
1+29	0.0147	0.14	Q V				
1+30	0.0149	0.15	Q V				
1+31	0.0151	0.15	Q V				
1+32	0.0153	0.15	Q V				
1+33	0.0155	0.15	Q V				
1+34	0.0157	0.15	Q V				
1+35	0.0159	0.15	Q V				
1+36	0.0161	0.15	Q V				
1+37	0.0163	0.15	Q V				
1+38	0.0165	0.15	Q V				
1+39	0.0167	0.15	Q V				
1+40	0.0170	0.15	Q V				
1+41	0.0172	0.15	Q V				
1+42	0.0174	0.15	Q V				

1+43	0.0176	0.15		Q	V							
1+44	0.0178	0.16		Q	V							
1+45	0.0180	0.16		Q	V							
1+46	0.0182	0.16		Q	V							
1+47	0.0185	0.16		Q	V							
1+48	0.0187	0.16		Q	V							
1+49	0.0189	0.16		Q	V							
1+50	0.0191	0.16		Q	V							
1+51	0.0193	0.16		Q	V							
1+52	0.0195	0.16		Q	V							
1+53	0.0198	0.16		Q	V							
1+54	0.0200	0.16		Q	V							
1+55	0.0202	0.16		Q	V							
1+56	0.0204	0.16		Q	V							
1+57	0.0207	0.17		Q	V							
1+58	0.0209	0.17		Q	V							
1+59	0.0211	0.17		Q	V							
2+ 0	0.0214	0.17		Q	V							
2+ 1	0.0216	0.17		Q	V							
2+ 2	0.0218	0.17		Q	V							
2+ 3	0.0221	0.17		Q	V							
2+ 4	0.0223	0.17		Q	V							
2+ 5	0.0225	0.17		Q	V							
2+ 6	0.0228	0.17		Q	V							
2+ 7	0.0230	0.17		Q	V							
2+ 8	0.0233	0.17		Q	V							
2+ 9	0.0235	0.17		Q	V							
2+10	0.0237	0.17		Q	V							
2+11	0.0240	0.18		Q	V							
2+12	0.0242	0.18		Q	V							
2+13	0.0245	0.18		Q	V							
2+14	0.0247	0.18		Q	V							
2+15	0.0250	0.18		Q	V							
2+16	0.0252	0.18		Q	V							
2+17	0.0255	0.18		Q	V							
2+18	0.0257	0.18		Q	V							
2+19	0.0260	0.19		Q	V							
2+20	0.0262	0.19		Q	V							
2+21	0.0265	0.19		Q	V							
2+22	0.0268	0.19		Q	V							
2+23	0.0270	0.19		Q	V							
2+24	0.0273	0.19		Q	V							
2+25	0.0275	0.19		Q	V							
2+26	0.0278	0.19		Q	V							
2+27	0.0281	0.19		Q	V							
2+28	0.0284	0.20		Q	V							
2+29	0.0286	0.20		Q	V							
2+30	0.0289	0.20		Q	V							
2+31	0.0292	0.20		Q	V							
2+32	0.0294	0.20		Q	V							
2+33	0.0297	0.20		Q	V							
2+34	0.0300	0.20		Q	V							
2+35	0.0303	0.20		Q	V							
2+36	0.0306	0.20		Q	V							

2+37	0.0308	0.21	Q	V					
2+38	0.0311	0.21	Q	V					
2+39	0.0314	0.21	Q	V					
2+40	0.0317	0.21	Q	V					
2+41	0.0320	0.21	Q	V					
2+42	0.0323	0.22	Q	V					
2+43	0.0326	0.22	Q	V					
2+44	0.0329	0.22	Q	V					
2+45	0.0332	0.22	Q	V					
2+46	0.0335	0.22	Q	V					
2+47	0.0338	0.22	Q	V					
2+48	0.0341	0.23	Q	V					
2+49	0.0345	0.23	Q	V					
2+50	0.0348	0.23	Q	V					
2+51	0.0351	0.23	Q	V					
2+52	0.0354	0.23	Q	V					
2+53	0.0357	0.23	Q	V					
2+54	0.0360	0.23	Q	V					
2+55	0.0364	0.23	Q	V					
2+56	0.0367	0.24	Q	V					
2+57	0.0370	0.24	Q	V					
2+58	0.0374	0.24	Q	V					
2+59	0.0377	0.25	Q	V					
3+ 0	0.0380	0.25	Q	V					
3+ 1	0.0384	0.25	Q	V					
3+ 2	0.0387	0.25	Q	V					
3+ 3	0.0391	0.26	Q	V					
3+ 4	0.0394	0.26	Q	V					
3+ 5	0.0398	0.26	Q	V					
3+ 6	0.0402	0.27	Q	V					
3+ 7	0.0405	0.27	Q	V					
3+ 8	0.0409	0.27	Q	V					
3+ 9	0.0413	0.27	Q	V					
3+10	0.0417	0.28	Q	V					
3+11	0.0421	0.28	Q	V					
3+12	0.0425	0.28	Q	V					
3+13	0.0428	0.28	Q	V					
3+14	0.0432	0.28	Q	V					
3+15	0.0436	0.29	Q	V					
3+16	0.0440	0.29	Q	V					
3+17	0.0444	0.29	Q	V					
3+18	0.0448	0.29	Q	V					
3+19	0.0452	0.30	Q	V					
3+20	0.0457	0.30	Q	V					
3+21	0.0461	0.31	Q	V					
3+22	0.0465	0.32	Q	V					
3+23	0.0470	0.32	Q	V					
3+24	0.0474	0.33	Q	V					
3+25	0.0479	0.33	Q	V					
3+26	0.0484	0.34	Q	V					
3+27	0.0488	0.35	Q	V					
3+28	0.0493	0.35	Q	V					
3+29	0.0498	0.36	Q	V					
3+30	0.0503	0.36	Q	V					

3+31	0.0508	0.37	Q	V					
3+32	0.0513	0.37	Q	V					
3+33	0.0518	0.38	Q	V					
3+34	0.0524	0.38	Q	V					
3+35	0.0529	0.39	Q	V					
3+36	0.0534	0.39	Q	V					
3+37	0.0540	0.39	Q	V					
3+38	0.0545	0.40	Q	V					
3+39	0.0551	0.40	Q	V					
3+40	0.0557	0.41	Q	V					
3+41	0.0562	0.43	Q	V					
3+42	0.0568	0.44	Q	V					
3+43	0.0575	0.46	Q	V					
3+44	0.0581	0.48	Q	V					
3+45	0.0588	0.49	Q	V					
3+46	0.0595	0.51	Q	V					
3+47	0.0603	0.53	Q	V					
3+48	0.0610	0.55	Q	V					
3+49	0.0618	0.56	Q	V					
3+50	0.0626	0.58	Q	V					
3+51	0.0634	0.60	Q	V					
3+52	0.0643	0.62	Q	V					
3+53	0.0652	0.64	Q	V					
3+54	0.0661	0.67	Q	V					
3+55	0.0670	0.69	Q	V					
3+56	0.0680	0.71	Q	V					
3+57	0.0690	0.73	Q	V					
3+58	0.0700	0.76	Q	V					
3+59	0.0711	0.78	Q	V					
4+ 0	0.0722	0.80	Q	V					
4+ 1	0.0734	0.82	Q	V					
4+ 2	0.0745	0.84	Q	V					
4+ 3	0.0759	1.04	Q	V					
4+ 4	0.0777	1.24	Q	V					
4+ 5	0.0796	1.44	Q	V					
4+ 6	0.0819	1.64	Q	V					
4+ 7	0.0844	1.83	Q	V					
4+ 8	0.0872	2.03	Q	V					
4+ 9	0.0903	2.23	Q	V					
4+10	0.0936	2.43	Q	V					
4+11	0.0972	2.62	Q	V					
4+12	0.1011	2.82	Q	V					
4+13	0.1053	3.02	Q	V					
4+14	0.1091	2.79	Q	V					
4+15	0.1127	2.56	Q	V					
4+16	0.1159	2.33	Q	V					
4+17	0.1187	2.10	Q	V					
4+18	0.1213	1.87	Q	V					
4+19	0.1236	1.63	Q	V					
4+20	0.1255	1.40	Q	V					
4+21	0.1271	1.17	Q	V					
4+22	0.1284	0.94	Q	V					
4+23	0.1294	0.71	Q	V					
4+24	0.1301	0.48	Q	V					

4+25	0.1307	0.47		Q				V	
4+26	0.1313	0.45		Q				V	
4+27	0.1319	0.44		Q				V	
4+28	0.1325	0.42		Q				V	
4+29	0.1331	0.41		Q				V	
4+30	0.1336	0.39		Q				V	
4+31	0.1341	0.38		Q				V	
4+32	0.1346	0.36		Q				V	
4+33	0.1351	0.35		Q				V	
4+34	0.1356	0.34		Q				V	
4+35	0.1360	0.32		Q				V	
4+36	0.1365	0.32		Q				V	
4+37	0.1369	0.31		Q				V	
4+38	0.1373	0.30		Q				V	
4+39	0.1377	0.30		Q				V	
4+40	0.1381	0.29		Q				V	
4+41	0.1385	0.28		Q				V	
4+42	0.1389	0.28		Q				V	
4+43	0.1392	0.27		Q				V	
4+44	0.1396	0.26		Q				V	
4+45	0.1400	0.26		Q				V	
4+46	0.1403	0.25		Q				V	
4+47	0.1407	0.25		Q				V	
4+48	0.1410	0.24		Q				V	
4+49	0.1413	0.24		Q				V	
4+50	0.1417	0.24		Q				V	
4+51	0.1420	0.23		Q				V	
4+52	0.1423	0.23		Q				V	
4+53	0.1426	0.23		Q				V	
4+54	0.1429	0.22		Q				V	
4+55	0.1432	0.22		Q				V	
4+56	0.1435	0.21		Q				V	
4+57	0.1438	0.21		Q				V	
4+58	0.1441	0.21		Q				V	
4+59	0.1444	0.21		Q				V	
5+ 0	0.1446	0.20		Q				V	
5+ 1	0.1449	0.20		Q				V	
5+ 2	0.1452	0.20		Q				V	
5+ 3	0.1455	0.20		Q				V	
5+ 4	0.1457	0.19		Q				V	
5+ 5	0.1460	0.19		Q				V	
5+ 6	0.1462	0.19		Q				V	
5+ 7	0.1465	0.19		Q				V	
5+ 8	0.1468	0.18		Q				V	
5+ 9	0.1470	0.18		Q				V	
5+10	0.1473	0.18		Q				V	
5+11	0.1475	0.18		Q				V	
5+12	0.1477	0.18		Q				V	
5+13	0.1480	0.17		Q				V	
5+14	0.1482	0.17		Q				V	
5+15	0.1485	0.17		Q				V	
5+16	0.1487	0.17		Q				V	
5+17	0.1489	0.17		Q				V	
5+18	0.1491	0.17		Q				V	

5+19	0.1494	0.16	Q				V	
5+20	0.1496	0.16	Q				V	
5+21	0.1498	0.16	Q				V	
5+22	0.1500	0.16	Q				V	
5+23	0.1503	0.16	Q				V	
5+24	0.1505	0.16	Q				V	
5+25	0.1507	0.16	Q				V	
5+26	0.1509	0.15	Q				V	
5+27	0.1511	0.15	Q				V	
5+28	0.1513	0.15	Q				V	
5+29	0.1515	0.15	Q				V	
5+30	0.1517	0.15	Q				V	
5+31	0.1519	0.15	Q				V	
5+32	0.1521	0.15	Q				V	
5+33	0.1523	0.15	Q				V	
5+34	0.1525	0.14	Q				V	
5+35	0.1527	0.14	Q				V	
5+36	0.1529	0.14	Q				V	
5+37	0.1531	0.14	Q				V	
5+38	0.1533	0.14	Q				V	
5+39	0.1535	0.14	Q				V	
5+40	0.1537	0.14	Q				V	
5+41	0.1539	0.14	Q				V	
5+42	0.1541	0.14	Q				V	
5+43	0.1542	0.13	Q				V	
5+44	0.1544	0.13	Q				V	
5+45	0.1546	0.13	Q				V	
5+46	0.1548	0.13	Q				V	
5+47	0.1550	0.13	Q				V	
5+48	0.1552	0.13	Q				V	
5+49	0.1553	0.13	Q				V	
5+50	0.1555	0.13	Q				V	
5+51	0.1557	0.13	Q				V	
5+52	0.1559	0.13	Q				V	
5+53	0.1560	0.13	Q				V	
5+54	0.1562	0.13	Q				V	
5+55	0.1564	0.12	Q				V	
5+56	0.1565	0.12	Q				V	
5+57	0.1567	0.12	Q				V	
5+58	0.1569	0.12	Q				V	
5+59	0.1571	0.12	Q				V	
6+ 0	0.1572	0.12	Q				V	
6+ 1	0.1574	0.12	Q				V	
6+ 2	0.1576	0.12	Q				V	
6+ 3	0.1577	0.12	Q				V	

End of computations, total study area =

1.240 (Ac.)

FLOOD HYDROGRAPH ROUTING PROGRAM
Copyright (c) CIVILCADD/CIVILDESIGN, 1989 - 2018
Study date: 05/24/22

Program License Serial Number 6499

***** HYDROGRAPH INFORMATION *****

From study/file name: OC.rte
*****HYDROGRAPH DATA*****
Number of intervals = 363
Time interval = 1.0 (Min.)
Maximum/Peak flow rate = 3.020 (CFS)
Total volume = 0.158 (Ac.Ft)
Status of hydrographs being held in storage
Stream 1 Stream 2 Stream 3 Stream 4 Stream 5
Peak (CFS) 0.000 0.000 0.000 0.000 0.000
Vol (Ac.Ft) 0.000 0.000 0.000 0.000 0.000

+++++
Process from Point/Station 10.000 to Point/Station 10.000
**** RETARDING BASIN ROUTING ****

User entry of depth-outflow-storage data

Total number of inflow hydrograph intervals = 363
Hydrograph time unit = 1.000 (Min.)
Initial depth in storage basin = 0.00 (Ft.)

Initial basin depth = 0.00 (Ft.)
Initial basin storage = 0.00 (Ac.Ft)
Initial basin outflow = 0.00 (CFS)

Depth vs. Storage and Depth vs. Discharge data:

Basin Depth (Ft.)	Storage (Ac.Ft)	Outflow (CFS)	(S-O*dt/2) (Ac.Ft)	(S+O*dt/2) (Ac.Ft)
0.000	0.000	0.000	0.000	0.000
0.500	0.014	0.035	0.014	0.014
1.500	0.043	0.064	0.043	0.043

2.500	0.071	0.083	0.071	0.071
3.500	0.100	0.099	0.100	0.100
3.600	0.103	0.277	0.103	0.103
3.700	0.105	0.601	0.105	0.105
3.800	0.108	1.020	0.107	0.109

Hydrograph Detention Basin Routing

Graph values: 'I'= unit inflow; 'O'=outflow at time shown

Time (Hours)	Inflow (CFS)	Outflow (CFS)	Storage (Ac.Ft)	.0	0.8	1.51	2.26	3.02	Depth (Ft.)
0.017	0.01	0.00	0.000	O					0.00
0.033	0.02	0.00	0.000	O					0.00
0.050	0.03	0.00	0.000	O					0.00
0.067	0.04	0.00	0.000	O					0.00
0.083	0.05	0.00	0.000	O					0.01
0.100	0.06	0.00	0.000	O					0.01
0.117	0.07	0.00	0.000	O					0.01
0.133	0.08	0.00	0.000	O					0.02
0.150	0.09	0.00	0.001	O					0.02
0.167	0.10	0.00	0.001	OI					0.03
0.183	0.11	0.00	0.001	OI					0.03
0.200	0.11	0.00	0.001	OI					0.04
0.217	0.11	0.00	0.001	OI					0.04
0.233	0.11	0.00	0.001	OI					0.05
0.250	0.11	0.00	0.001	OI					0.05
0.267	0.11	0.00	0.002	OI					0.06
0.283	0.11	0.00	0.002	OI					0.06
0.300	0.12	0.00	0.002	OI					0.07
0.317	0.12	0.01	0.002	OI					0.07
0.333	0.12	0.01	0.002	OI					0.08
0.350	0.12	0.01	0.002	OI					0.08
0.367	0.12	0.01	0.003	OI					0.09
0.383	0.12	0.01	0.003	OI					0.10
0.400	0.12	0.01	0.003	OI					0.10
0.417	0.12	0.01	0.003	OI					0.11
0.433	0.12	0.01	0.003	OI					0.11
0.450	0.12	0.01	0.003	OI					0.12
0.467	0.12	0.01	0.003	OI					0.12
0.483	0.12	0.01	0.004	OI					0.13
0.500	0.12	0.01	0.004	OI					0.13
0.517	0.12	0.01	0.004	OI					0.14
0.533	0.12	0.01	0.004	OI					0.14
0.550	0.12	0.01	0.004	OI					0.15
0.567	0.12	0.01	0.004	OI					0.16
0.583	0.12	0.01	0.005	OI					0.16
0.600	0.12	0.01	0.005	OI					0.17
0.617	0.12	0.01	0.005	OI					0.17
0.633	0.12	0.01	0.005	OI					0.18
0.650	0.12	0.01	0.005	OI					0.18
0.667	0.12	0.01	0.005	OI					0.19
0.683	0.12	0.01	0.005	OI					0.19

0.700	0.12	0.01	0.006	OI					0.20
0.717	0.12	0.01	0.006	OI					0.20
0.733	0.12	0.01	0.006	OI					0.21
0.750	0.12	0.02	0.006	OI					0.21
0.767	0.12	0.02	0.006	OI					0.22
0.783	0.13	0.02	0.006	OI					0.23
0.800	0.13	0.02	0.006	OI					0.23
0.817	0.13	0.02	0.007	OI					0.24
0.833	0.13	0.02	0.007	OI					0.24
0.850	0.13	0.02	0.007	OI					0.25
0.867	0.13	0.02	0.007	OI					0.25
0.883	0.13	0.02	0.007	OI					0.26
0.900	0.13	0.02	0.007	OI					0.26
0.917	0.13	0.02	0.008	OI					0.27
0.933	0.13	0.02	0.008	OI					0.27
0.950	0.13	0.02	0.008	OI					0.28
0.967	0.13	0.02	0.008	OI					0.29
0.983	0.13	0.02	0.008	OI					0.29
1.000	0.13	0.02	0.008	OI					0.30
1.017	0.13	0.02	0.008	OI					0.30
1.033	0.13	0.02	0.009	OI					0.31
1.050	0.13	0.02	0.009	OI					0.31
1.067	0.13	0.02	0.009	OI					0.32
1.083	0.13	0.02	0.009	OI					0.32
1.100	0.13	0.02	0.009	OI					0.33
1.117	0.13	0.02	0.009	OI					0.33
1.133	0.13	0.02	0.010	OI					0.34
1.150	0.13	0.02	0.010	OI					0.34
1.167	0.14	0.02	0.010	OI					0.35
1.183	0.14	0.02	0.010	OI					0.36
1.200	0.14	0.03	0.010	OI					0.36
1.217	0.14	0.03	0.010	OI					0.37
1.233	0.14	0.03	0.010	OI					0.37
1.250	0.14	0.03	0.011	OI					0.38
1.267	0.14	0.03	0.011	OI					0.38
1.283	0.14	0.03	0.011	OI					0.39
1.300	0.14	0.03	0.011	OI					0.39
1.317	0.14	0.03	0.011	OI					0.40
1.333	0.14	0.03	0.011	OI					0.41
1.350	0.14	0.03	0.012	OI					0.41
1.367	0.14	0.03	0.012	OI					0.42
1.383	0.14	0.03	0.012	OI					0.42
1.400	0.14	0.03	0.012	OI					0.43
1.417	0.14	0.03	0.012	OI					0.43
1.433	0.14	0.03	0.012	OI					0.44
1.450	0.14	0.03	0.012	OI					0.44
1.467	0.14	0.03	0.013	OI					0.45
1.483	0.14	0.03	0.013	OI					0.46
1.500	0.15	0.03	0.013	OI					0.46
1.517	0.15	0.03	0.013	OI					0.47
1.533	0.15	0.03	0.013	OI					0.47
1.550	0.15	0.03	0.013	OI					0.48
1.567	0.15	0.03	0.014	OI					0.48
1.583	0.15	0.03	0.014	OI					0.49



3.400	0.33	0.06	0.038	O	I					1.34
3.417	0.33	0.06	0.039	O	I					1.35
3.433	0.34	0.06	0.039	O	I					1.36
3.450	0.35	0.06	0.039	O	I					1.38
3.467	0.35	0.06	0.040	O	I					1.39
3.483	0.36	0.06	0.040	O	I					1.40
3.500	0.36	0.06	0.041	O	I					1.42
3.517	0.37	0.06	0.041	O	I					1.43
3.533	0.37	0.06	0.041	O	I					1.45
3.550	0.38	0.06	0.042	O	I					1.46
3.567	0.38	0.06	0.042	O	I					1.48
3.583	0.39	0.06	0.043	O	I					1.49
3.600	0.39	0.06	0.043	O	I					1.51
3.617	0.39	0.06	0.044	O	I					1.52
3.633	0.40	0.06	0.044	O	I					1.54
3.650	0.40	0.07	0.045	O	I					1.56
3.667	0.41	0.07	0.045	O	I					1.57
3.683	0.43	0.07	0.046	O	I					1.59
3.700	0.44	0.07	0.046	O	I					1.61
3.717	0.46	0.07	0.047	O	I					1.63
3.733	0.48	0.07	0.047	O	I					1.65
3.750	0.49	0.07	0.048	O	I					1.67
3.767	0.51	0.07	0.048	O	I					1.69
3.783	0.53	0.07	0.049	O	I					1.71
3.800	0.55	0.07	0.050	O	I					1.74
3.817	0.56	0.07	0.050	O	I					1.76
3.833	0.58	0.07	0.051	O	I					1.78
3.850	0.60	0.07	0.052	O	I					1.81
3.867	0.62	0.07	0.052	O	I					1.84
3.883	0.64	0.07	0.053	O	I					1.86
3.900	0.67	0.07	0.054	O	I					1.89
3.917	0.69	0.07	0.055	O	I					1.92
3.933	0.71	0.07	0.056	O	I					1.95
3.950	0.73	0.07	0.057	O	I					1.99
3.967	0.76	0.07	0.058	O	I					2.02
3.983	0.78	0.07	0.058	O	I					2.05
4.000	0.80	0.08	0.059	O	I					2.09
4.017	0.82	0.08	0.060	O	I					2.12
4.033	0.84	0.08	0.062	O	I					2.16
4.050	1.04	0.08	0.063	O		I				2.20
4.067	1.24	0.08	0.064	O		I	I			2.26
4.083	1.44	0.08	0.066	O			I			2.32
4.100	1.64	0.08	0.068	O			I	I		2.39
4.117	1.83	0.08	0.070	O				I		2.47
4.133	2.03	0.08	0.073	O				I		2.56
4.150	2.23	0.09	0.076	O				I	I	2.66
4.167	2.43	0.09	0.079	O				I	I	2.76
4.183	2.62	0.09	0.082	O					I	2.88
4.200	2.82	0.09	0.086	O					I	3.00
4.217	3.02	0.09	0.090	O					I	3.14
4.233	2.79	0.10	0.093	O					I	3.27
4.250	2.56	0.10	0.097	O					I	3.39
4.267	2.33	0.11	0.100	O				I		3.51
4.283	2.10	0.27	0.103	O			I			3.60

4.300	1.87	0.61	0.105			O			I				3.70
4.317	1.63	0.81	0.107				O		I				3.75
4.333	1.40	0.94	0.107				O	I					3.78
4.350	1.17	1.00	0.108				O	I					3.79
4.367	0.94	1.01	0.108				IO						3.80
4.383	0.71	0.98	0.108				I	O					3.79
4.400	0.48	0.91	0.107			I	O						3.77
4.417	0.47	0.83	0.107			I	O						3.76
4.433	0.45	0.77	0.106			I	O						3.74
4.450	0.44	0.71	0.106			I	O						3.73
4.467	0.42	0.66	0.105			I	O						3.71
4.483	0.41	0.62	0.105			I	O						3.70
4.500	0.39	0.58	0.105			I	O						3.69
4.517	0.38	0.54	0.105			IO							3.68
4.533	0.36	0.51	0.104			I	O						3.67
4.550	0.35	0.48	0.104			I	O						3.66
4.567	0.34	0.45	0.104			IO							3.65
4.583	0.32	0.42	0.104			IO							3.65
4.600	0.32	0.40	0.104			IO							3.64
4.617	0.31	0.39	0.104			IO							3.63
4.633	0.30	0.37	0.104			O							3.63
4.650	0.30	0.36	0.103			O							3.62
4.667	0.29	0.34	0.103			O							3.62
4.683	0.28	0.33	0.103			O							3.62
4.700	0.28	0.32	0.103			IO							3.61
4.717	0.27	0.31	0.103			IO							3.61
4.733	0.26	0.30	0.103			IO							3.61
4.750	0.26	0.29	0.103			IO							3.61
4.767	0.25	0.29	0.103			IO							3.60
4.783	0.25	0.28	0.103			O							3.60
4.800	0.24	0.28	0.103			O							3.60
4.817	0.24	0.27	0.103			O							3.60
4.833	0.24	0.27	0.103			O							3.60
4.850	0.23	0.27	0.103			O							3.59
4.867	0.23	0.26	0.103			O							3.59
4.883	0.23	0.26	0.103			O							3.59
4.900	0.22	0.26	0.103			O							3.59
4.917	0.22	0.26	0.103			O							3.59
4.933	0.21	0.25	0.103			O							3.59
4.950	0.21	0.25	0.103			O							3.58
4.967	0.21	0.25	0.102			O							3.58
4.983	0.21	0.24	0.102			O							3.58
5.000	0.20	0.24	0.102			O							3.58
5.017	0.20	0.24	0.102			O							3.58
5.033	0.20	0.23	0.102			O							3.58
5.050	0.20	0.23	0.102			O							3.57
5.067	0.19	0.23	0.102			O							3.57
5.083	0.19	0.23	0.102			O							3.57
5.100	0.19	0.22	0.102			IO							3.57
5.117	0.19	0.22	0.102			IO							3.57
5.133	0.18	0.22	0.102			IO							3.57
5.150	0.18	0.21	0.102			IO							3.56
5.167	0.18	0.21	0.102			IO							3.56
5.183	0.18	0.21	0.102			IO							3.56

5.200	0.18	0.21	0.102	IO					3.56
5.217	0.17	0.20	0.102	IO					3.56
5.233	0.17	0.20	0.102	IO					3.56
5.250	0.17	0.20	0.102	IO					3.56
5.267	0.17	0.20	0.102	IO					3.56
5.283	0.17	0.19	0.102	IO					3.55
5.300	0.17	0.19	0.102	IO					3.55
5.317	0.16	0.19	0.102	IO					3.55
5.333	0.16	0.19	0.102	IO					3.55
5.350	0.16	0.19	0.101	IO					3.55
5.367	0.16	0.18	0.101	IO					3.55
5.383	0.16	0.18	0.101	IO					3.55
5.400	0.16	0.18	0.101	IO					3.55
5.417	0.16	0.18	0.101	IO					3.54
5.433	0.15	0.18	0.101	IO					3.54
5.450	0.15	0.17	0.101	IO					3.54
5.467	0.15	0.17	0.101	IO					3.54
5.483	0.15	0.17	0.101	IO					3.54
5.500	0.15	0.17	0.101	IO					3.54
5.517	0.15	0.17	0.101	IO					3.54
5.533	0.15	0.17	0.101	IO					3.54
5.550	0.15	0.16	0.101	IO					3.54
5.567	0.14	0.16	0.101	IO					3.54
5.583	0.14	0.16	0.101	IO					3.54
5.600	0.14	0.16	0.101	IO					3.53
5.617	0.14	0.16	0.101	IO					3.53
5.633	0.14	0.16	0.101	IO					3.53
5.650	0.14	0.16	0.101	IO					3.53
5.667	0.14	0.15	0.101	IO					3.53
5.683	0.14	0.15	0.101	IO					3.53
5.700	0.14	0.15	0.101	IO					3.53
5.717	0.13	0.15	0.101	IO					3.53
5.733	0.13	0.15	0.101	IO					3.53
5.750	0.13	0.15	0.101	IO					3.53
5.767	0.13	0.15	0.101	IO					3.53
5.783	0.13	0.15	0.101	IO					3.53
5.800	0.13	0.14	0.101	IO					3.53
5.817	0.13	0.14	0.101	IO					3.52
5.833	0.13	0.14	0.101	IO					3.52
5.850	0.13	0.14	0.101	IO					3.52
5.867	0.13	0.14	0.101	IO					3.52
5.883	0.13	0.14	0.101	IO					3.52
5.900	0.13	0.14	0.101	IO					3.52
5.917	0.12	0.14	0.101	IO					3.52
5.933	0.12	0.14	0.101	IO					3.52
5.950	0.12	0.13	0.101	IO					3.52
5.967	0.12	0.13	0.101	IO					3.52
5.983	0.12	0.13	0.101	IO					3.52
6.000	0.12	0.13	0.101	IO					3.52
6.017	0.12	0.13	0.101	IO					3.52
6.033	0.12	0.13	0.101	IO					3.52
6.050	0.12	0.13	0.101	IO					3.52
6.067	0.00	0.12	0.100	IO					3.51
6.083	0.00	0.11	0.100	IO					3.51

6.100	0.00	0.11	0.100	IO					3.50
6.117	0.00	0.10	0.100	IO					3.50
6.133	0.00	0.10	0.100	IO					3.49
6.150	0.00	0.10	0.100	IO					3.49
6.167	0.00	0.10	0.100	IO					3.48
6.183	0.00	0.10	0.099	IO					3.48
6.200	0.00	0.10	0.099	IO					3.48
6.217	0.00	0.10	0.099	IO					3.47
6.233	0.00	0.10	0.099	IO					3.47
6.250	0.00	0.10	0.099	IO					3.46
6.267	0.00	0.10	0.099	IO					3.46
6.283	0.00	0.10	0.099	IO					3.45
6.300	0.00	0.10	0.098	IO					3.45
6.317	0.00	0.10	0.098	IO					3.44
6.333	0.00	0.10	0.098	IO					3.44
6.350	0.00	0.10	0.098	IO					3.43
6.367	0.00	0.10	0.098	IO					3.43
6.383	0.00	0.10	0.098	IO					3.42
6.400	0.00	0.10	0.098	IO					3.42
6.417	0.00	0.10	0.098	IO					3.41
6.433	0.00	0.10	0.097	IO					3.41
6.450	0.00	0.10	0.097	IO					3.41
6.467	0.00	0.10	0.097	IO					3.40
6.483	0.00	0.10	0.097	IO					3.40
6.500	0.00	0.10	0.097	IO					3.39
6.517	0.00	0.10	0.097	IO					3.39
6.533	0.00	0.10	0.097	IO					3.38
6.550	0.00	0.10	0.096	IO					3.38
6.567	0.00	0.10	0.096	IO					3.37
6.583	0.00	0.10	0.096	IO					3.37
6.600	0.00	0.10	0.096	IO					3.36
6.617	0.00	0.10	0.096	IO					3.36
6.633	0.00	0.10	0.096	IO					3.35
6.650	0.00	0.10	0.096	IO					3.35
6.667	0.00	0.10	0.096	IO					3.35
6.683	0.00	0.10	0.095	IO					3.34
6.700	0.00	0.10	0.095	IO					3.34
6.717	0.00	0.10	0.095	IO					3.33
6.733	0.00	0.10	0.095	IO					3.33
6.750	0.00	0.10	0.095	IO					3.32
6.767	0.00	0.10	0.095	IO					3.32
6.783	0.00	0.10	0.095	IO					3.31
6.800	0.00	0.10	0.094	IO					3.31
6.817	0.00	0.10	0.094	IO					3.30
6.833	0.00	0.10	0.094	IO					3.30
6.850	0.00	0.10	0.094	IO					3.30
6.867	0.00	0.10	0.094	IO					3.29
6.883	0.00	0.10	0.094	IO					3.29
6.900	0.00	0.10	0.094	IO					3.28
6.917	0.00	0.10	0.094	IO					3.28
6.933	0.00	0.10	0.093	IO					3.27
6.950	0.00	0.10	0.093	IO					3.27
6.967	0.00	0.10	0.093	IO					3.26
6.983	0.00	0.10	0.093	IO					3.26



[illegible]

[illegible]

38.500	0.00	0.00	0.000	O					0.02
38.517	0.00	0.00	0.000	O					0.02
38.533	0.00	0.00	0.000	O					0.02
38.550	0.00	0.00	0.000	O					0.02
38.567	0.00	0.00	0.000	O					0.02
38.583	0.00	0.00	0.000	O					0.02
38.600	0.00	0.00	0.000	O					0.02
38.617	0.00	0.00	0.000	O					0.02
38.633	0.00	0.00	0.000	O					0.02
38.650	0.00	0.00	0.000	O					0.02
38.667	0.00	0.00	0.000	O					0.02
38.683	0.00	0.00	0.000	O					0.02
38.700	0.00	0.00	0.000	O					0.02
38.717	0.00	0.00	0.000	O					0.02
38.733	0.00	0.00	0.000	O					0.02
38.750	0.00	0.00	0.000	O					0.02
38.767	0.00	0.00	0.000	O					0.02
38.783	0.00	0.00	0.000	O					0.02
38.800	0.00	0.00	0.000	O					0.02
38.817	0.00	0.00	0.000	O					0.02
38.833	0.00	0.00	0.000	O					0.02
38.850	0.00	0.00	0.000	O					0.02
38.867	0.00	0.00	0.000	O					0.02
38.883	0.00	0.00	0.000	O					0.02
38.900	0.00	0.00	0.000	O					0.01
38.917	0.00	0.00	0.000	O					0.01
38.933	0.00	0.00	0.000	O					0.01
38.950	0.00	0.00	0.000	O					0.01
38.967	0.00	0.00	0.000	O					0.01
38.983	0.00	0.00	0.000	O					0.01
39.000	0.00	0.00	0.000	O					0.01
39.017	0.00	0.00	0.000	O					0.01
39.033	0.00	0.00	0.000	O					0.01
39.050	0.00	0.00	0.000	O					0.01
39.067	0.00	0.00	0.000	O					0.01
39.083	0.00	0.00	0.000	O					0.01
39.100	0.00	0.00	0.000	O					0.01
39.117	0.00	0.00	0.000	O					0.01
39.133	0.00	0.00	0.000	O					0.01

*****HYDROGRAPH DATA*****

Number of intervals = 2348
 Time interval = 1.0 (Min.)
 Maximum/Peak flow rate = 1.008 (CFS)
 Total volume = 0.157 (Ac.Ft)
 Status of hydrographs being held in storage
 Stream 1 Stream 2 Stream 3 Stream 4 Stream 5
 Peak (CFS) 0.000 0.000 0.000 0.000 0.000
 Vol (Ac.Ft) 0.000 0.000 0.000 0.000 0.000

+++++
Process from Point/Station 10.000 to Point/Station 10.000
**** STORE OR DELETE CURRENT HYDROGRAPH ****

Current stream hydrograph saved in file OCHYDRO.rte

*****HYDROGRAPH DATA*****

Number of intervals = 0
Time interval = 0.0 (Min.)
Maximum/Peak flow rate = 0.000 (CFS)
Total volume = 0.000 (Ac.Ft)

Status of hydrographs being held in storage

	Stream 1	Stream 2	Stream 3	Stream 4	Stream 5
Peak (CFS)	0.000	0.000	0.000	0.000	0.000
Vol (Ac.Ft)	0.000	0.000	0.000	0.000	0.000

UG1

Elevation	Elev. Difference	Area (sf)	Acre-feet
0.00	0.00	1241	0.0000
0.50	0.50	1241	0.0142
1.00	0.50	1241	0.0285
1.50	0.50	1241	0.0427
2.00	0.50	1241	0.0570
2.50	0.50	1241	0.0712
3.00	0.50	1241	0.0855
3.50	0.50	1241	0.0997
3.60	0.10	1241	0.1026
3.70	0.10	1241	0.1054
3.80	0.10	1241	0.1083

Outlet structure for Discharge of UG1

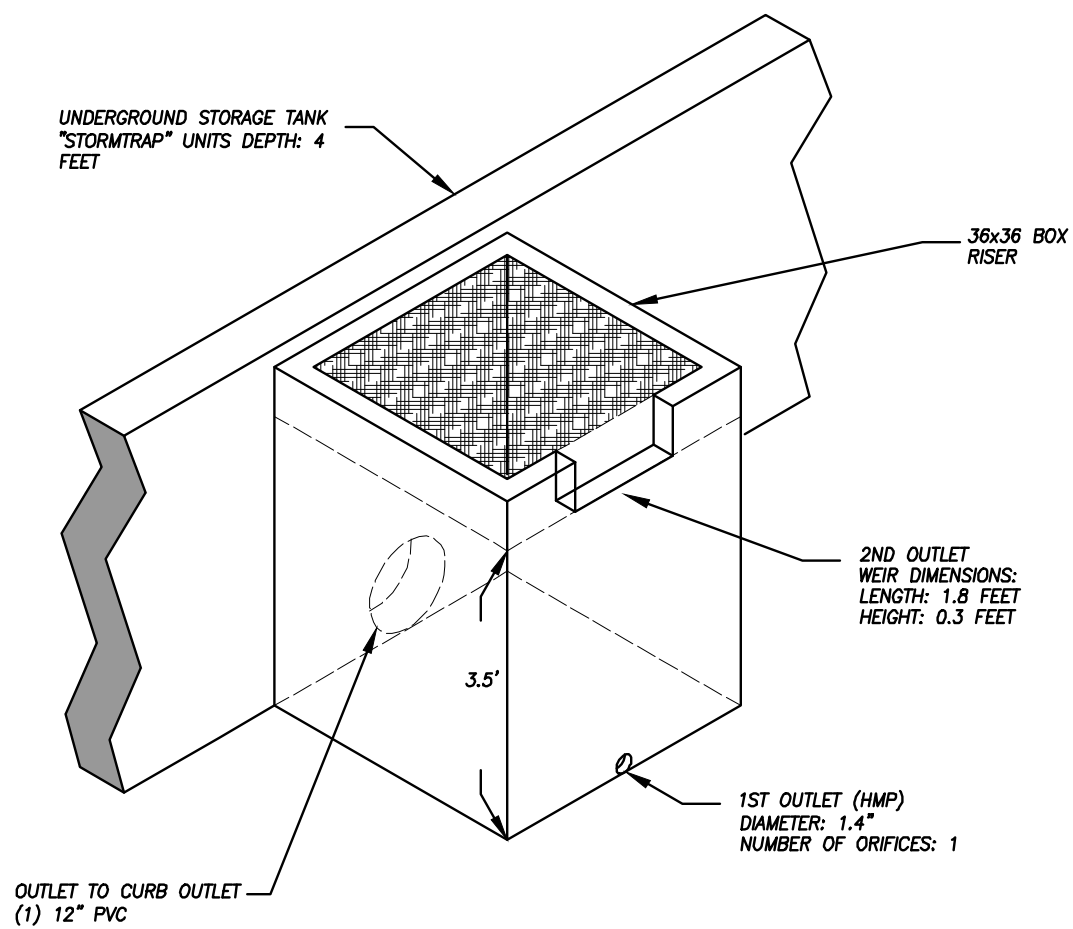
Discharge vs Elevation Table

Low orifice: 1.4 "
 Number: 1
 Cg-low: 0.62

Emergency Weir

Invert: 3.500 ft
 B: 1.8 ft

h (ft)	Q _{low-orif} (cfs)	Q _{emer} (cfs)	Q _{tot} (cfs)
0.000	0.000	0.000	0.000
0.500	0.035	0.000	0.035
1.500	0.064	0.000	0.064
2.500	0.083	0.000	0.083
3.500	0.099	0.000	0.099
3.600	0.100	0.176	0.277
3.700	0.102	0.499	0.601
3.800	0.103	0.917	1.020



OUTLET DETAIL
NTS

Table: Comparion of Overall Pre and Post Development Mitigated Peakflows				
BASIN	Area (sf)	Q(100 PRE) cfs	Q(100 MITIGATED) cfs	DELTA cfs
A	31,687	1.30	---	
P1	31,687	---	2.24	
P2+P3	53,968	1.33	---	
B+C+D	53,968	---	1.02	
		2.63	3.26	0.63
Note: There is an overall net increase of 0.63 cfs, we don't expect this increase to be detrimental to downstream facilites since the project drains directly to major bodies of water, Buena Vista Creek, Buena Vista Lagoon and ultimately into the Pacific Ocean				

EXHIBIT A
Pre-Development Drainage Map

VISTA WAY HOMES

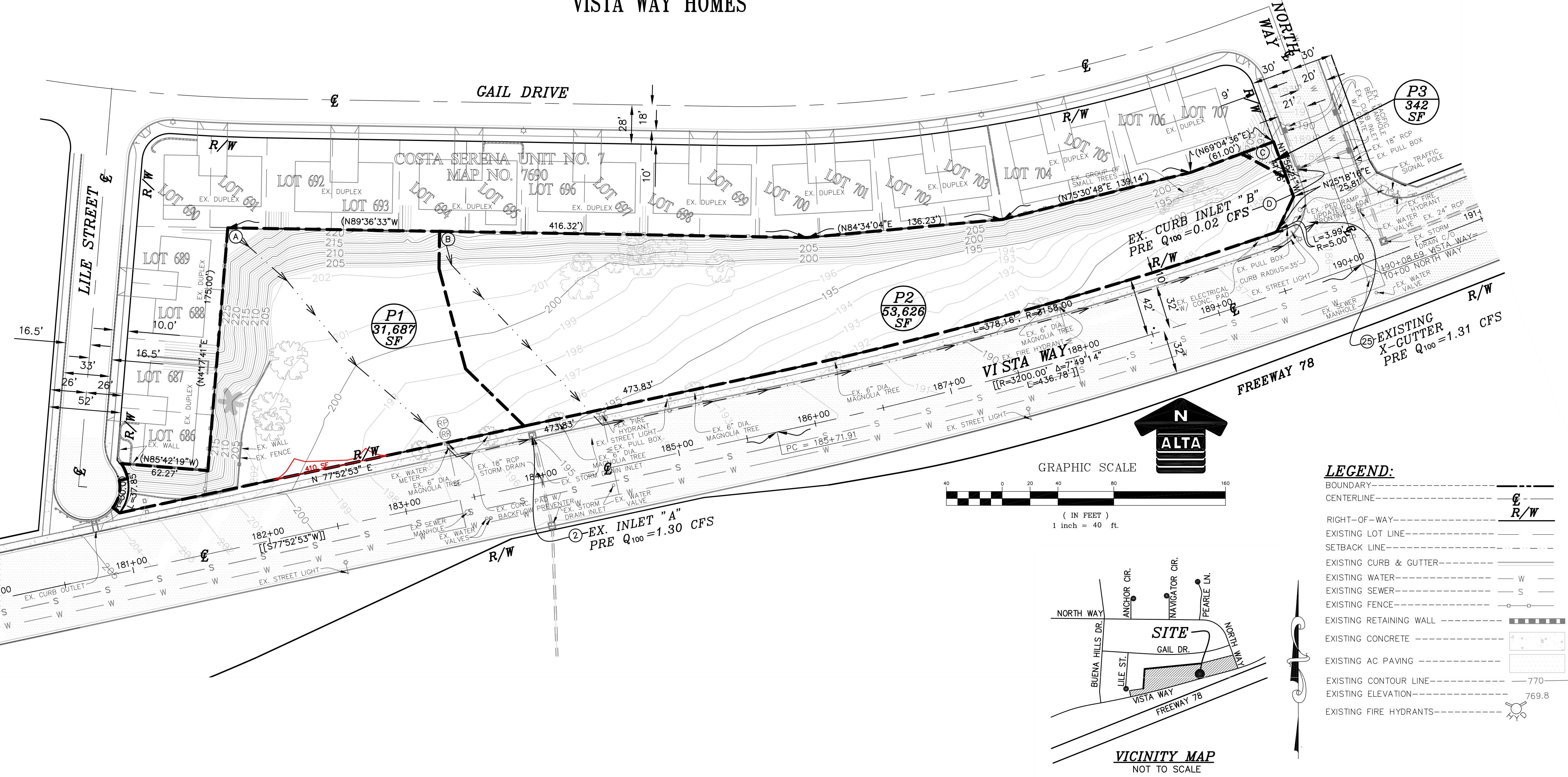
EXHIBIT "A"
PRE-DEVELOPMENT
DRAINAGE AREA MAP
FOR TENTATIVE MAP

POST DAM LEGEND:
100 YEAR FREQUENCY

- WATERSHED BOUNDARY-----
- WATERSHED NAME-----
- WATERSHED DESIGNATION-----
- WATERSHED AREA-----
- DRAINAGE NODE-----
- FLOW PATH FOR To-----
- 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 (D21-00005) IS INCLUDED AS A PART OF THIS PROJECT ALONG WITH BONUS DENSITY (DB21-00003)
- EXISTING GROSS SUBDIVISION AEREA: 1.97 AC
 - PROPOSED GROSS SUBDIVISION AEREA: 1.97 AC
 - ASSESSOR'S PARCEL NUMBER: 165-493-47
 - SITE ADDRESS: 3710 VISTA WAY
OCEANSIDE, CA 92056
 - 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.
 - 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
 - SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS
SURVEYED ON: 02/20/2020
 - TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
 - THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE SOUTH LINE OF LOT 707 OF COSTA SERENA UNIT NO. 7, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP HEREOF NO. 7690 I.E. NORTH 69°04'36" EAST.
 - 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
BARTOLOME J. PASTOR, RCE 38606
DATED: MAY 24, 2022

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

T21-00002
D21-00005
DB21-00003

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 109, Escondido, CA 92021 (619) 749-8818 Fax (619) 749-8818
JOB NO. 499-01, DATE MAY 24, 2022

Date: 5/24/2022 SHEET 1 OF 1

EXHIBIT B
Post-Development Drainage Map

VISTA WAY HOMES

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

POST DAM LEGEND:

- 100 YEAR FREQUENCY
- WATERSHED BOUNDARY-----
WATERSHED NAME-----
WATERSHED DESIGNATION-----
WATERSHED AREA-----
SUBBASIN BOUNDARY-----
SUBBASIN NAME-----
WATERSHED DESIGNATION-----
SUBBASIN AREA-----
DRAINAGE NODE-----
FLOW PATH FOR To-----
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 (D21-00005) IS INCLUDED AS A PART OF THIS PROJECT ALONG WITH BONUS DENSITY (DB21-00003)

- EXISTING GROSS SUBDIVISION AREA: 1.97 AC
- PROPOSED GROSS SUBDIVISION AREA: 1.97 AC
- PROPOSED PUBLIC STREET DEDICATION: 0 AC
- PROPOSED PRIVATE STREET AREA: 0 AC
- TOTAL NUMBER OF EXISTING LOTS: 1
- TOTAL NUMBER OF PROPOSED LOTS: 1
- TOTAL NUMBER OF PROPOSED PROPOSED UNITS: 18
- PROPOSED PARKING:
1 ATTACHED GARAGE SPACE PER UNIT=18
UNATTACHED STANDARD PARKING SPACES (18'x9')=19
UNATTACHED COMPACT PARKING SPACES (16'x8')=2
VAN ACCESSIBLE HANDICAPPED PARKING SPACES=2
TOTAL PARKING SPACES PROPOSED=43
PARKING SPACES PER UNIT=2.39
- ASSESSOR'S PARCEL NUMBER: 165-493-47
- SITE ADDRESS: 3710 VISTA WAY
OCEANSIDE, CA 92056
- 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.
- EXISTING GENERAL PLAN LAND USE: RESIDENTIAL
- PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL-SENIOR HOUSING
- EXISTING ZONING: RM-A
- PROPOSED ZONING: RM-A
- PROPOSED DENSITY: 9.14 DU/AC
- STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
- 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 #1024
- SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS
SURVEYED ON: 02/20/2020
- TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
- THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE SOUTH LINE OF LOT 707 OF COSTA SERENA UNIT NO. 7, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7690 I.E. NORTH 69°04'36" EAST.
- MAXIMUM SLOPE GRADIENT: 2:1
- AREA/PERCENT OF SITE IN DRIVEWAYS & PARKING: 22,588 SF OR 26%
- MINIMUM REQUIRED OPEN SPACE IS 300 SF PER UNIT=18x300=5,400 SF
COMMON OPEN SPACE IS LOCATED IN TWO AREAS OF 1,521 SF+1,203 SF=2,724 SF
EACH UNIT WILL HAVE A MINIMUM OF 150 SF OF PRIVATE OPEN SPACE
- AREA/PERCENT OF SITE IN LANDSCAPING: 28,588 SF OR 33%
AREA/PERCENT OF SITE IN PAVERS: 27,815 SF OR 32%
- 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.
- GRADED AREA: 1.63 AC=82% OF SITE
- FOR PROPOSED FENCING & SIGNAGE SEE LANDSCAPE PLANS FOR THIS PROJECT.
- FEMA FLOOD DESIGNATION: THIS SITE IS NOT WITH A 100-YEAR FLOODWAY OR FLOODPLAIN PER FEMA MAP 06073C0766G DATED: 2/16/12
- 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.

T21-00002 D21-00005 DB21-00003

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PLANNING ENGINEERING SURVEYING
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JOB NO. 499-01, DATE MAY 24, 2022

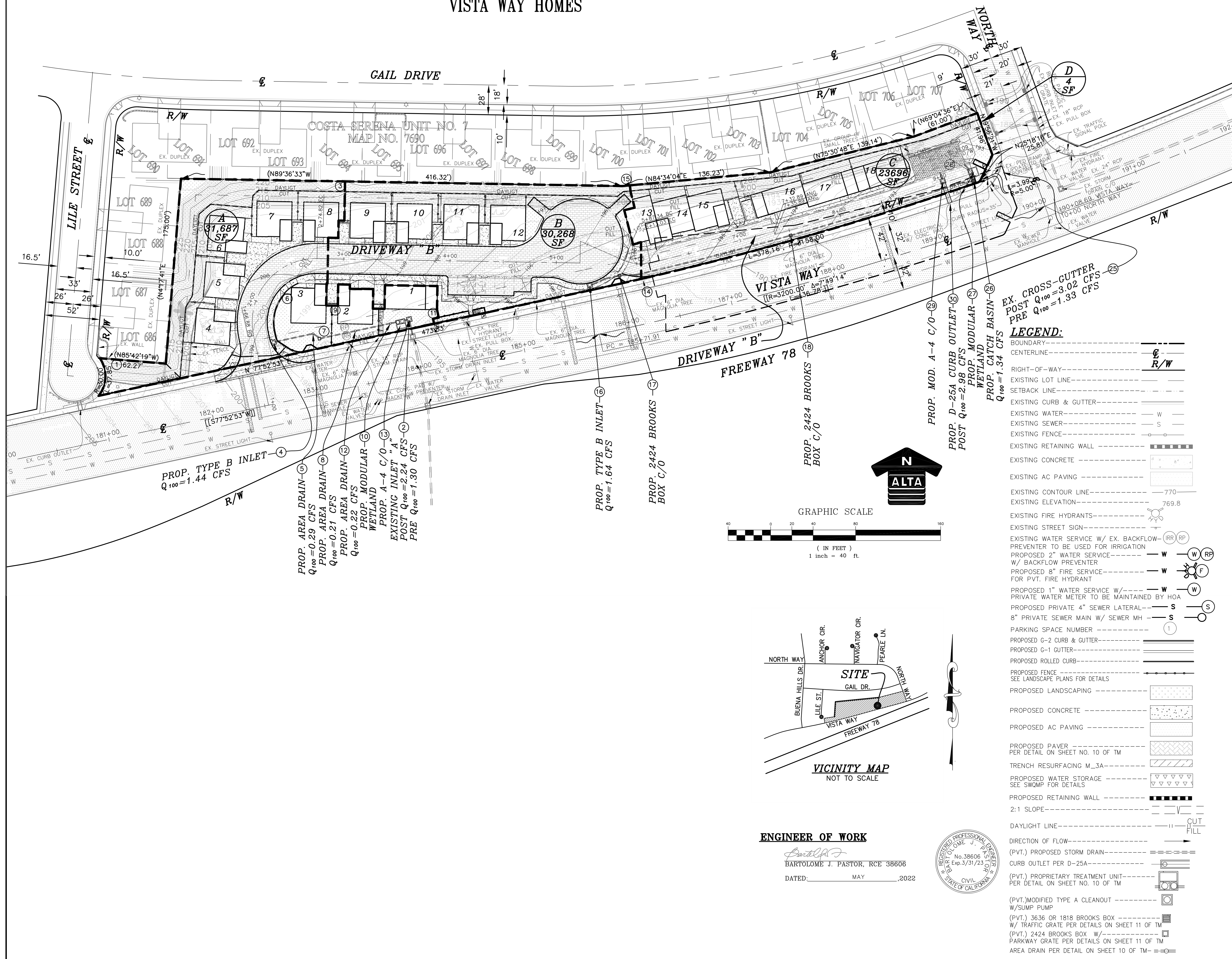


EXHIBIT C
Post-Development DMA Map

VISTA WAY HOMES DMA PLAN

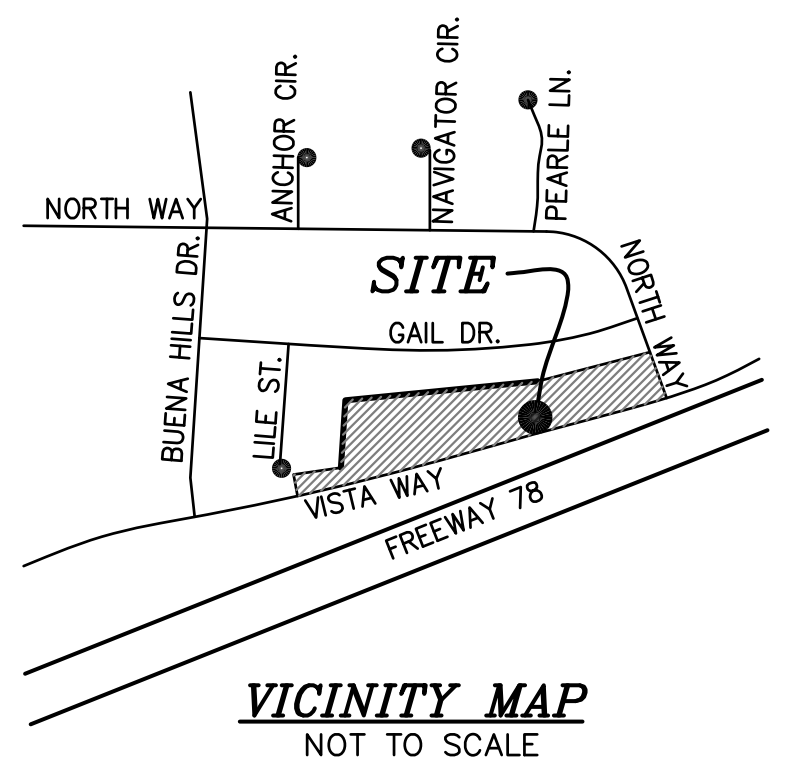
General Notes

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- PROPOSED GROSS SUBDIVISION AREA: 1.97 AC
- PROPOSED PUBLIC STREET DEDICATION: 0 AC
- PROPOSED PRIVATE STREET AREA: 0 AC
- TOTAL NUMBER OF EXISTING LOTS: 1
- TOTAL NUMBER OF PROPOSED LOTS: 1
- TOTAL NUMBER OF PROPOSED PROPOSED UNITS: 18
- PROPOSED PARKING:
 - 1 ATTACHED GARAGE SPACE PER UNIT=18
 - UNATTACHED STANDARD PARKING SPACES (18'x10')=23
 - VAN ACCESSABLE HANDICAPPED PARKING SPACES=2
 - TOTAL PARKING SPACES PROPOSED=43
 - PARKING SPACES PER UNIT=2.39
- ASSESSOR'S PARCEL NUMBER: 165-493-47
- SITE ADDRESS: 3710 VISTA WAY
OCEANSIDE, CA 92056
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- STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
- 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
- SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS
SURVEYED ON: 02/20/2020
- TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
- THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE SOUTH LINE OF LOT 707 OF COSTA SERENA UNIT NO. 7, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7690 I.E. NORTH 69°04'36" EAST.
- MAXIMUM SLOPE GRADIENT: 2:1
- 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.
- GRADED AREA: 1.63 AC=82% OF SITE
- FEMA FLOOD DESIGNATION: THIS SITE IS NOT WITH A 100-YEAR FLOODWAY OR FLOODPLAIN PER FEMA MAP 06073C0766G

DMA LEGEND:

DMA AREA -----
WATERSHED NAME -----
WATERSHED DESIGNATION -----
WATERSHED AREA -----
HYDROLOGIC SOIL GROUP "D"
DEPTH TO GROUNDWATER > 12



VICINITY MAP
NOT TO SCALE

ENGINEER OF WORK

BARTOLOME J. PASTOR, RCE 38606
DATED: MAY 24, 2022

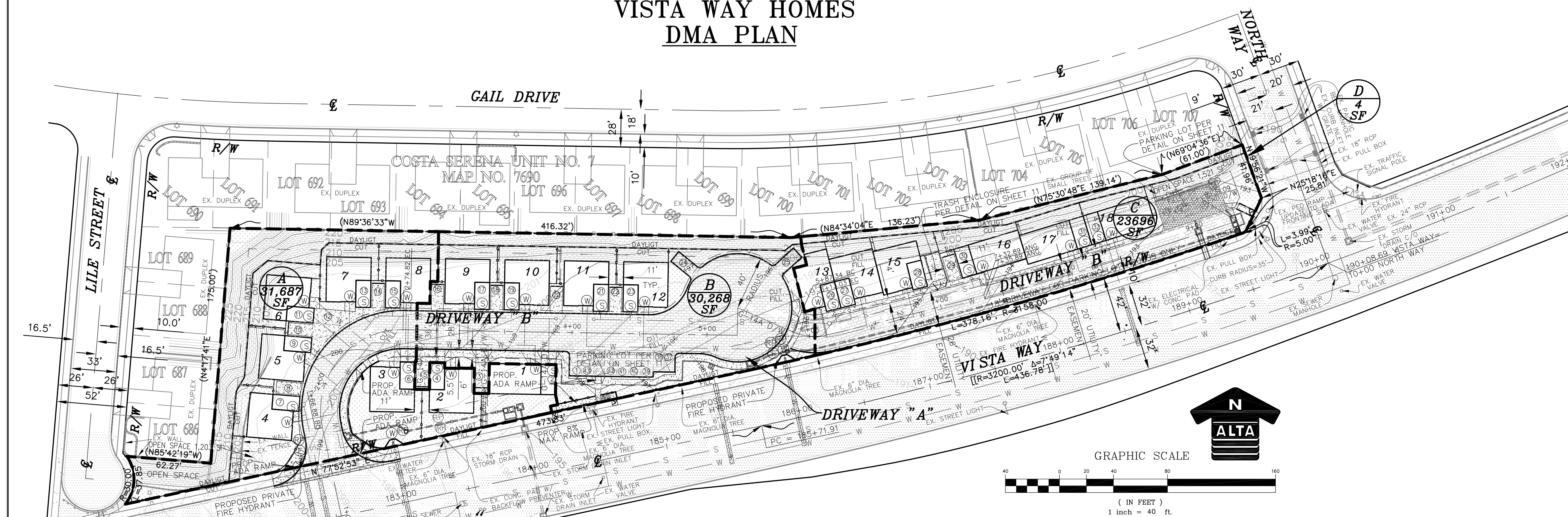


T21-00002
D21-00005
DB21-00003

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JOB NO. 499-01, DATE MAY 24, 2022

Date: 5/24/2022

SHEET 1 OF 1



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

LEGEND:

BOUNDARY-----
CENTERLINE-----
PROPOSED LOT LINE-----
RIGHT-OF-WAY-----
EXISTING LOT LINE-----
SETBACK LINE-----
EXISTING CURB & GUTTER-----
EXISTING WATER-----
EXISTING SEWER-----
EXISTING FENCE-----
EXISTING RETAINING WALL-----
EXISTING CONCRETE-----
EXISTING AC PAVING-----
EXISTING CONTOUR LINE-----
EXISTING ELEVATION-----
EXISTING FIRE HYDRANTS-----
EXISTING WATER SERVICE W/ EX. BACKFLOW-
PREVENTER TO BE USED FOR IRRIGATION
EXISTING STREET SIGN-----
PROPOSED WATER SERVICE-----
W/ BACKFLOW PREVENTER
PROPOSED SEWER LATERAL SERVICE-----
SEWER MH-----
PARKING SPACE NUMBER-----
PROPOSED TYPE G PER G-2 CURB-----
PROPOSED FENCE-----
SEE LANDSCAPE PLANS FOR DETAILS
PROPOSED GATE FOR EMERGENCY ACCESS-----
SEE LANDSCAPE PLANS FOR DETAILS

PROPOSED LANDSCAPING-----
PROPOSED CONCRETE-----
PROPOSED AC PAVING-----
PROPOSED PAVEMENT-----
PER DETAIL ON SHEET NO. 6
PROPOSED BUILDING-----
TRENCH RESURFACING-----
PROPOSED WATER STORAGE
SEE SWQMP FOR DETAILS
PROPOSED RETAINING WALL-----
2:1 SLOPE-----
DAYLIGHT LINE-----
DIRECTION OF FLOW-----
PROPOSED STORM DRAIN-----
CURB OUTLET PER D-25-----
PROPRIETARY TREATMENT UNIT-----
PER DETAIL ON SHEET NO. 9
MODIFIED TYPE D CLEANOUT
W/SUMP PUMP

POTENTIAL POLLUTANTS

POLLUTANT	POTENTIAL SOURCE	SOURCE CONTROLS
SEDIMENT	DURING GRADING OPERATIONS	CONST. BMP'S PERMANENT LANDSCAPING AND HARDSCAPE
NUTRIENTS	FERTILIZER	TO BE APPLIED ONLY AS NEEDED
TRASH & DEBRIS	GENERAL TRASH	REMOVE & DISPOSE IN A PROPER MANNER
OXYGEN DEMANDING SUBSTANCES	GENERAL	TO REMOVE & DISPOSE IN A PROPER MANNER
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:

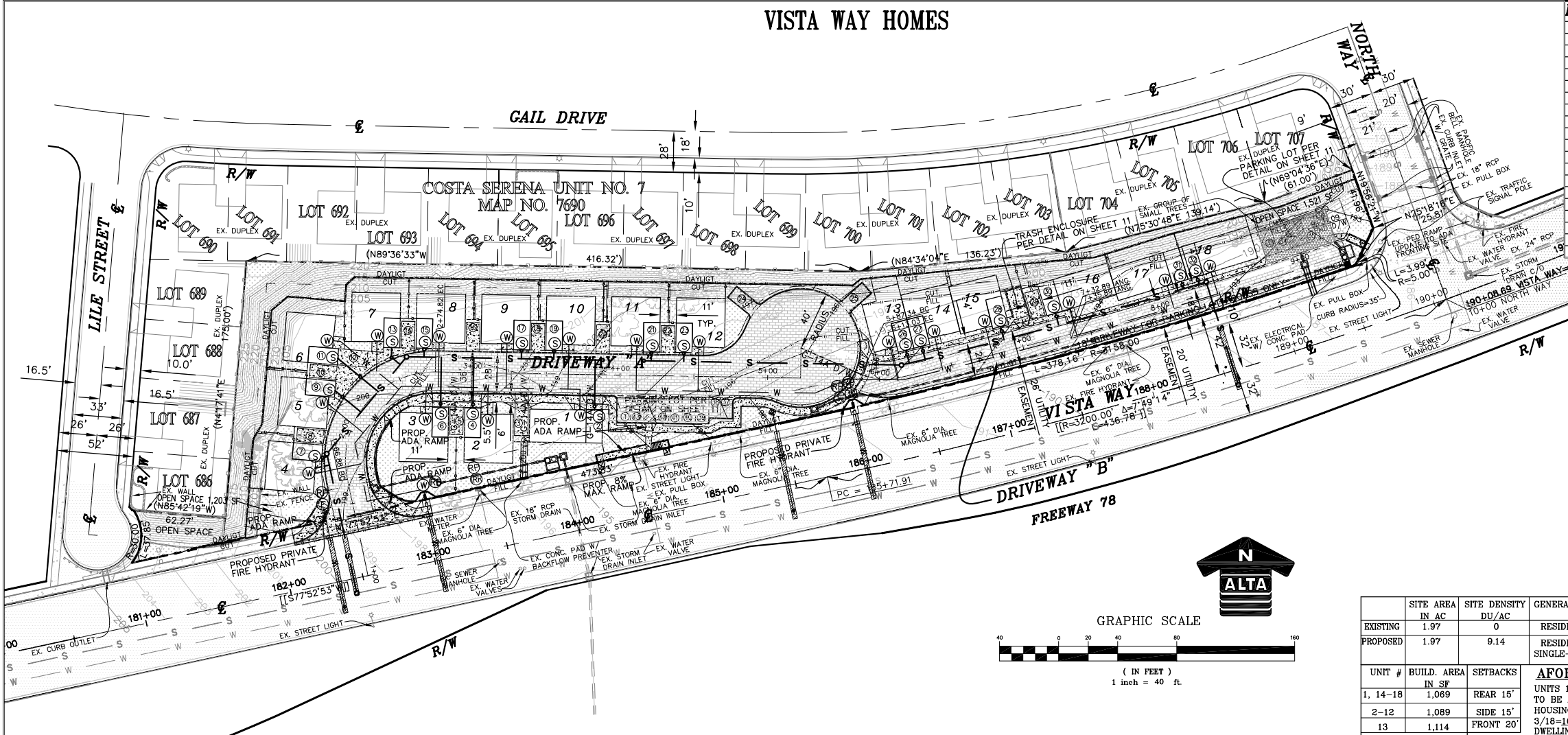
- THE UNDERLYING HYDROLOGIC SOIL GROUP IS "D".
- THE GROUNDWATER IN THIS AREA IS DEEP ENOUGH NOT TO IMPACT SITE DEVELOPMENT.
- THERE ARE NO NATURAL HYDROLOGIC FEATURES ON THIS SITE.
- THERE ARE NO CRITICAL COURSE SEDIMENT YIELD AREAS ON THE PROJECT.
- THE EXISTING TOPOGRAPHY AND PROPOSED IMPERVIOUS AREAS ARE INDICATED ON THE EXHIBIT.
- THE EXISTING AND PROPOSED SITE DRAINAGE NETWORK AND CONNECTIONS TO OFFSITE ARE SHOWN.
- THERE IS NO PROPOSED DEMOLITION ON THIS SITE. OTHER THAN CLEARING & GRUBBING, REMOVAL OF EXISTING WALLS, AND SAWCUT AND REMOVAL OF EXISTING PUBLIC IMPROVEMENTS AS NEEDED TO PROVIDE ACCESS AND UTILITIES FOR THIS SITE.
- THE PROPOSED GRADING IS SHOWN ON THIS EXHIBIT, INCLUDING PROPOSED RETAINING WALLS.
- THE PROPOSED IMPERVIOUS FEATURES ON THIS PROJECT ARE SHOWN ON THIS EXHIBIT.
- THE DESIGN FEATURES AND SURFACE TREATMENTS USED TO MAINTAIN IMPERVIOUSNESS ARE SHOWN ON THIS EXHIBIT.
- DRAINAGE MANAGEMENT AREAS ARE SHOWN AND IDENTIFIED. MINIMALIST AREAS ARE INDICATED.
- THERE ARE NO POLLUTANT SOURCE AREAS REQUIRING SOURCE CONTROLS ON THIS PROJECT.
- THE STRUCTURAL (PERMANENT) BMPs ARE SHOWN AND IDENTIFIED ON THIS EXHIBIT.

AREA A2-A5 LOW IMPACT DEVELOPMENT DESIGN DRAINS TO MODULAR WETLAND								AREA C1 LOW IMPACT DEVELOPMENT DESIGN DRAINS TO MODULAR WETLAND								AREA C2 LOW IMPACT DEVELOPMENT DESIGN DRAINS TO EXISTING X-GUTTER							
DMA NAME	DMA AREA SF	POST PROJECT SURFACE TYPE	% OF A2	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	% OF A2	SOIL TYPE "D"	DMA NAME	DMA AREA SF	POST PROJECT SURFACE TYPE	% OF C1	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	% OF C1	SOIL TYPE "D"	DMA NAME	DMA AREA SF	POST PROJECT SURFACE TYPE	% OF B2 & B4	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	% OF B2 & B4	SOIL TYPE "D"
ASPHALT	0	ASPHALT	0%	1.0	0	0%	C=0.57	ASPHALT	0	ASPHALT	0%	1.0	0	0%	C=0.57	ASPHALT	0	ASPHALT	0%	1.0	0	0%	C=0.61
BUILDINGS	9,053	BUILDINGS	30.5%	1.0	9,053	30.5%		BUILDINGS	6,620	BUILDINGS	28%	1.0	6,620	28%		BUILDINGS	0	ROOFS	0%	1.0	0	0%	
CONCRETE	2,599	CONCRETE	9.0%	1.0	2,599	9%		CONCRETE	2,390	CONCRETE	10%	1.0	2,390	10%		CONCRETE	58	CONCRETE	48%	1.0	58	48%	
LANDSCAPING	12,858	LANDSCAPING	43.5%	0.1	1,286	4.5%		LANDSCAPING	5,228	LANDSCAPING	22%	0.1	523	2%		LANDSCAPING	63	LANDSCAPING	52%	0.1	6	8.5%	
WALLS	349	WALLS	1%	1.0	349	1%		WALLS	537	WALLS	2.5%	1.0	537	2.5%		WALLS	0	WALLS	0%	1.0	0	0%	
PAVERS	4,776	PAVERS	16%	0.2	955	3.0%		PAVERS	8,800	PAVERS	37.5%	0.2	1,760	7.5%		PAVERS	0	PAVERS	0%	0.2	0	0%	
TREATMENT	35	PROPRIETARY	0%	0.1	4	0%		TREATMENT	35	PROPRIETARY	0%	0.1	4	0%		TREATMENT	0	PROPRIETARY	0%	0.1	0	0%	
TOTAL DMA AREA	29,635	34.5% OF TOTAL AREA	100%	SEE SWQMP FOR SITE SPECIFIC POLLUTION CONTROL & FLOW CONTROL	SIZING FACTOR	MINIMUM AREA		TOTAL DMA AREA	23,575	27.5% OF TOTAL AREA	100%	SEE SWQMP FOR SITE SPECIFIC POLLUTION CONTROL & FLOW CONTROL	SIZING FACTOR	MINIMUM AREA		TOTAL DMA AREA	121	0% OF TOTAL AREA	100%	SEE SWQMP FOR SITE SPECIFIC POLLUTION CONTROL & FLOW CONTROL	SIZING FACTOR	MINIMUM AREA	
TOTAL DMA AREA					14,242	0.04	569	TOTAL DMA AREA					11,830	0.04	473	TOTAL DMA AREA					64	0.04	3

AREA B2 LOW IMPACT DEVELOPMENT DESIGN DRAINS TO MODULAR WETLAND								AREA A1 LOW IMPACT DEVELOPMENT DESIGN DRAINS TO EXISTING INLET "A"								AREA D1 LOW IMPACT DEVELOPMENT DESIGN DRAINS TO EXISTING INLET "B"							
DMA NAME	DMA AREA SF	POST PROJECT SURFACE TYPE	% OF B1	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	% OF B1	SOIL TYPE "D"	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"	DMA NAME	DMA AREA SF	POST PROJECT SURFACE TYPE	% OF D1	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	% OF D1	SOIL TYPE "D"
ASPHALT	0	ASPHALT	0%	1.0	0	0%	C=0.50	ASPHALT	0	ASPHALT	0%	1.0	0	0%	C=0.43	ASPHALT	0	ASPHALT	0%	1.0	0	0%	C=0.35
BUILDINGS	4,544	BUILDINGS	15%	1.0	4,544	15%		BUILDINGS	0	BUILDINGS	0%	1.0	0	0%		BUILDINGS	0	ROOFS	0%	1.0	0	0%	
CONCRETE	3,285	CONCRETE	11%	1.0	3,285	11%		CONCRETE	265	CONCRETE	13%	1.0	265	13%		CONCRETE	0	CONCRETE	0%	1.0	0	0%	
LANDSCAPING	7,735	LANDSCAPING	26%	0.1	774	2.5%		LANDSCAPING	1,625	LANDSCAPING	79%	0.1	163	8%		LANDSCAPING	4	LANDSCAPING	100%	0.1	0.4	10%	
WALLS	314	WALLS	1.0%	1.0	314	1.0%		WALLS	25	WALLS	1%	1.0	25	1%		WALLS	0	WALLS	0%	1.0	0	0%	
PAVERS	14,102	PAVERS	47%	0.2	2,820	1.0%		PAVERS	137	PAVERS	0%	0.2	0	0%		PAVERS	0	PAVERS	0%	0.2	0	0%	
TREATMENT	0	PROPRIETARY	0%	0.1	0	0%		TREATMENT	0	PROPRIETARY	0%	0.1	0	0%		TREATMENT	0	PROPRIETARY	0%	0.1	0	0%	
TOTAL DMA AREA	29,980	35% OF TOTAL AREA	100%	SEE SWQMP FOR SITE SPECIFIC POLLUTION CONTROL & FLOW CONTROL	SIZING FACTOR	MINIMUM AREA		TOTAL DMA AREA	2,052	2.5% OF TOTAL AREA	100%	SEE SWQMP FOR SITE SPECIFIC POLLUTION CONTROL & FLOW CONTROL	SIZING FACTOR	MINIMUM AREA		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					11,763	0.04	469	TOTAL DMA AREA					480	0.04	19	TOTAL DMA AREA					0.4	0.04	0.02

ATTACHMENT 1
TM Plans

VISTA WAY HOMES



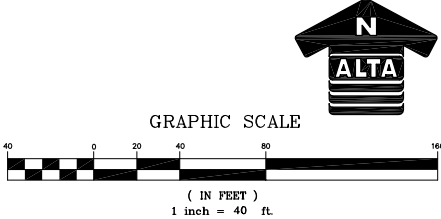
PARKING SCHEDULE		
UNIT NO.	GARAGE	DETACHED
1	2	1
2	4	3
3	6	5
4	7	8
5	9	10
6	11	12
7	13	14
8	15	16
9	17	18
10	19	20
11	20	21
12	22	23
13	26	25
14	27	24
15	28	35
16	30	29
17	31	34
18	32	33
UNASSIGNED PARKING SPACES		36-43

General Notes

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 - PROPOSED GROSS SUBDIVISION AREA: 1.97 AC
 - PROPOSED PUBLIC STREET DEDICATION: 0 AC
 - PROPOSED PRIVATE STREET AREA: 0 AC
 - TOTAL NUMBER OF EXISTING LOTS: 1
 - TOTAL NUMBER OF PROPOSED LOTS: 1
 - TOTAL NUMBER OF PROPOSED PROPOSED UNITS: 18
 - PROPOSED PARKING:
1 ATTACHED GARAGE SPACE PER UNIT=18
UNATTACHED STANDARD PARKING SPACES (16'x8')=19
UNATTACHED COMPACT PARKING SPACES (16'x8')=2
VAN ACCESSIBLE HANDICAPPED PARKING SPACES=2
TOTAL PARKING SPACES PROPOSED=43
PARKING SPACES PER UNIT=2.39
 - ASSESSOR'S PARCEL NUMBER: 165-493-47
 - SITE ADDRESS: 3710 VISTA WAY
OCEANSIDE, CA 92056
 - 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.
 - EXISTING GENERAL PLAN LAND USE: RESIDENTIAL
 - PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL-SENIOR HOUSING
 - EXISTING ZONING: RM-A
 - PROPOSED ZONING: RM-A
 - PROPOSED DENSITY: 9.14 DU/AC
 - STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
 - 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 #1024
 - SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS SURVEYED ON: 02/20/2020
 - TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
 - THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE SOUTH LINE OF LOT 707 OF COSTA SERENA UNIT NO. 7, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP HEREOF NO. 7690 I.E. NORTH 69°04'36" EAST.
 - MAXIMUM SLOPE GRADIENT: 2:1
 - AREA/PERCENT OF SITE IN DRIVEWAYS & PARKING: 22,588 SF OR 26%
 - MINIMUM REQUIRED OPEN SPACE IS 300 SF PER UNIT=18x300=5,400 SF COMMON OPEN SPACE IS LOCATED IN TWO AREAS OF 1,521 SF+1,203 SF=2,724 SF EACH UNIT WILL HAVE A MINIMUM OF 150 SF OF PRIVATE OPEN SPACE
 - AREA/PERCENT OF SITE IN LANDSCAPING: 28,588 SF OR 33% AREA/PERCENT OF SITE IN PAVERS: 27,815 SF OR 32%
 - 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.
 - GRADED AREA: 1.63 AC=82% OF SITE
 - FOR PROPOSED FENCING & SIGNAGE SEE LANDSCAPE PLANS FOR THIS PROJECT.
 - FEMA FLOOD DESIGNATION: THIS SITE IS NOT WITH A 100-YEAR FLOODWAY OR FLOODPLAIN PER FEMA MAP 08073C0768G DATED: 2/16/12
 - 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.
 - RENEWABLE ENERGY: SECTION 3047 OF THE ZONING ORDINANCE WILL BE A CONDITIONED FOR THIS PROJECT

LEGEND:

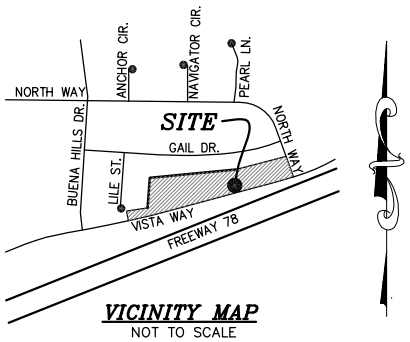
- BOUNDARY-----
CENTERLINE-----
RIGHT-OF-WAY-----
EXISTING LOT LINE-----
SETBACK LINE-----
EXISTING CURB & GUTTER-----
EXISTING WATER-----
EXISTING SEWER-----
EXISTING FENCE-----
EXISTING RETAINING WALL-----
EXISTING CONCRETE-----
EXISTING AC PAVING-----
EXISTING CONTOUR LINE-----
EXISTING ELEVATION-----
EXISTING FIRE HYDRANTS-----
EXISTING STREET SIGN-----
EXISTING WATER SERVICE W/ EX. BACKFLOW PREVENTER TO BE USED FOR IRRIGATION-----
PROPOSED 2" WATER SERVICE W/ BACKFLOW PREVENTER-----
PROPOSED 8" FIRE SERVICE FOR PVT. FIRE HYDRANT-----
PROPOSED 1" WATER SERVICE W/ PRIVATE WATER METER TO BE MAINTAINED BY HOA-----
PROPOSED PRIVATE 4"SEWER LATERAL-----
8" PRIVATE SEWER MAIN W/ SEWER MH-----
PARKING SPACE NUMBER-----
PROPOSED G-2 CURB & GUTTER-----
PROPOSED G-1 GUTTER-----
PROPOSED ROLLED CURB-----
PROPOSED FENCE-----
SEE LANDSCAPE PLANS FOR DETAILS
- PROPOSED LANDSCAPING-----
PROPOSED CONCRETE-----
PROPOSED AC PAVING-----
PROPOSED PAVER-----
PER DETAIL ON SHEET NO. 10
TRENCH RESURFACING M_3A-----
PROPOSED WATER STORAGE SEE SWOMP FOR DETAILS
PROPOSED RETAINING WALL-----
2:1 SLOPE-----
DAYLIGHT LINE-----
DIRECTION OF FLOW-----
(PVT.) PROPOSED STORM DRAIN-----
CURB OUTLET PER D-25A-----
(PVT.) PROPRIETARY TREATMENT UNIT PER DETAIL ON SHEET NO. 10
(PVT.)MODIFIED TYPE A-4 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-----



	SITE AREA IN AC	SITE DENSITY DU/AC	GENERAL PLAN	ZONING	LANDSCAPING
EXISTING	1.97	0	RESIDENTIAL	RM-A	100%
PROPOSED	1.97	9.14	RESIDENTIAL SINGLE-FAMILY	RM-A	40%

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

AFFORDABLE HOUSING
UNITS 16, 17 & 18 ARE PROPOSED TO BE AFFORDABLE. THE AFFORDABLE HOUSING UNITS FOR THIS SITE. 3/18-18.7 OF THE PROPOSED DWELLINGS FOR THIS SITE WILL BE AFFORDABLE HOUSING.



EXISTING EASEMENTS NOTES

SEE SHEET NO. 2 FOR LOCATIONS
THE FOLLOWING EASEMENTS ARE SHOWN ON THE TITLE REPORT PREPARED BY STEWART TITLE COMPANY, ORDER NO. 19000480110 AND DATED FEBRUARY 01, 2019 EASEMENTS SHOWN HEREON USE THE SAME ITEMS NUMBERS AS REFERENCED IN SAID REPORT.

SHEET INDEX

TENTATIVE PARCEL MAP	SHEET 1
SITE TOPO & EX. EASEMENTS	SHEET 2
FIRE ACCESS PLAN, ADA ACCES. & TYPICAL STREET SECTIONS	SHEET 3
CONCEPT WATER & SEWER PLANS	SHEET 4-5
CONCEPT GRADING PLAN	SHEET 6-7
CONCEPT SECTIONS AND DRIVEWAY "B" PRIVATE STREET "A" PROFILE & SITE SECTIONS	SHEET 8
CONCEPT STORM DRAIN PROFILES	SHEET 9
CONCEPT STORM WATER DETAILS	SHEET 10
MISC. DETAILS	SHEET 11
EXHIBITS FOR PROPOSED BUILDING SETBACKS	SHEET 12-13
PROPOSED DMA PLAN	SHEET 14
WAIVER EXHIBIT	SHEET 15

ENGINEER OF WORK

BARTOLOME J. PASTOR, RCE 38606
DATED: MAY 2022

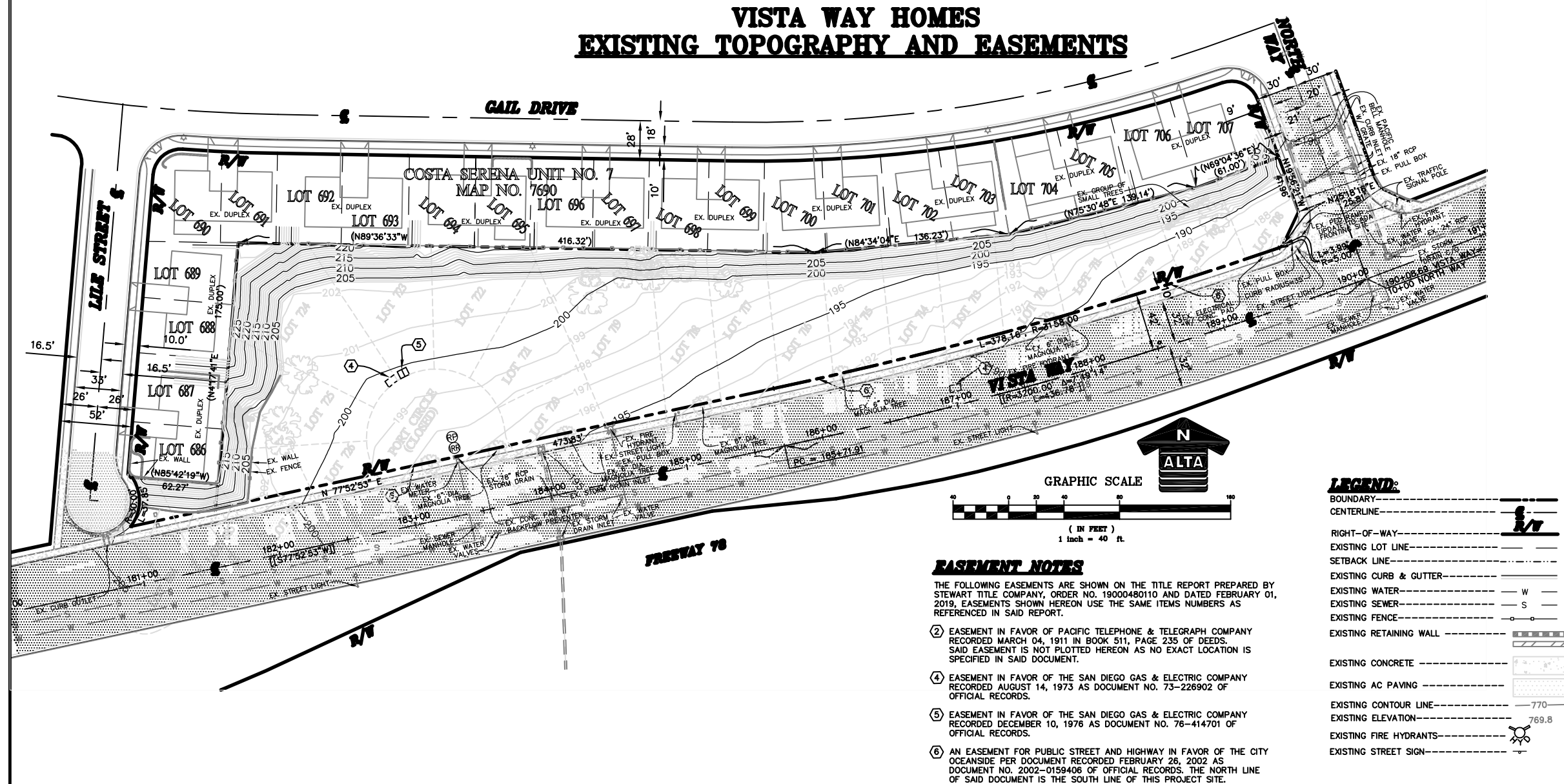
OWNER

OWNER: NEPTUNE INVESTMENTS, LLC
ADDRESS: POB BOX 9890
RANCHO SANTA FE, CA 92067
TELEPHONE: (858) 401-9090
E-MAIL: rezashera@gmail.com

BY: REZA SHERA

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 100, El Cajon, CA 92021 (619) 749-8816 Fax (619) 749-8816
JOB NO. 499-01, DATE MAY 24, 2022

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	---
EXISTING SEWER	---
EXISTING FENCE	---
EXISTING RETAINING WALL	---
EXISTING CONCRETE	---
EXISTING AC PAVING	---
EXISTING CONTOUR LINE	---
EXISTING ELEVATION	---
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 (D21-00005) IS INCLUDED AS A PART OF THIS PROJECT ALONG WITH BONUS DENSITY (DB21-00003)

1. EXISTING GROSS SUBDIVISION AREA: 1.97 AC
2. PROPOSED GROSS SUBDIVISION AREA: 1.97 AC
9. ASSESSOR'S PARCEL NUMBER: 185-493-47
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
21. THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE SOUTH LINE OF LOT 707 OF COSTA SERENA UNIT NO. 7, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP HEREOF NO. 7690 I.E. NORTH 69°04'36" EAST.
28. FEMA FLOOD DESIGNATION: THIS SITE IS NOT WITH A 100-YEAR FLOODWAY OR FLOODPLAIN PER FEMA MAP 06073C0768G DATED: 5/16/12

ENGINEER OF WORK

Bartolome J. Pastor
BARTOLOME J. PASTOR, RCE 38806
DATED: MAY 24, 2022



T21-00002
D21-00005
DB21-00003

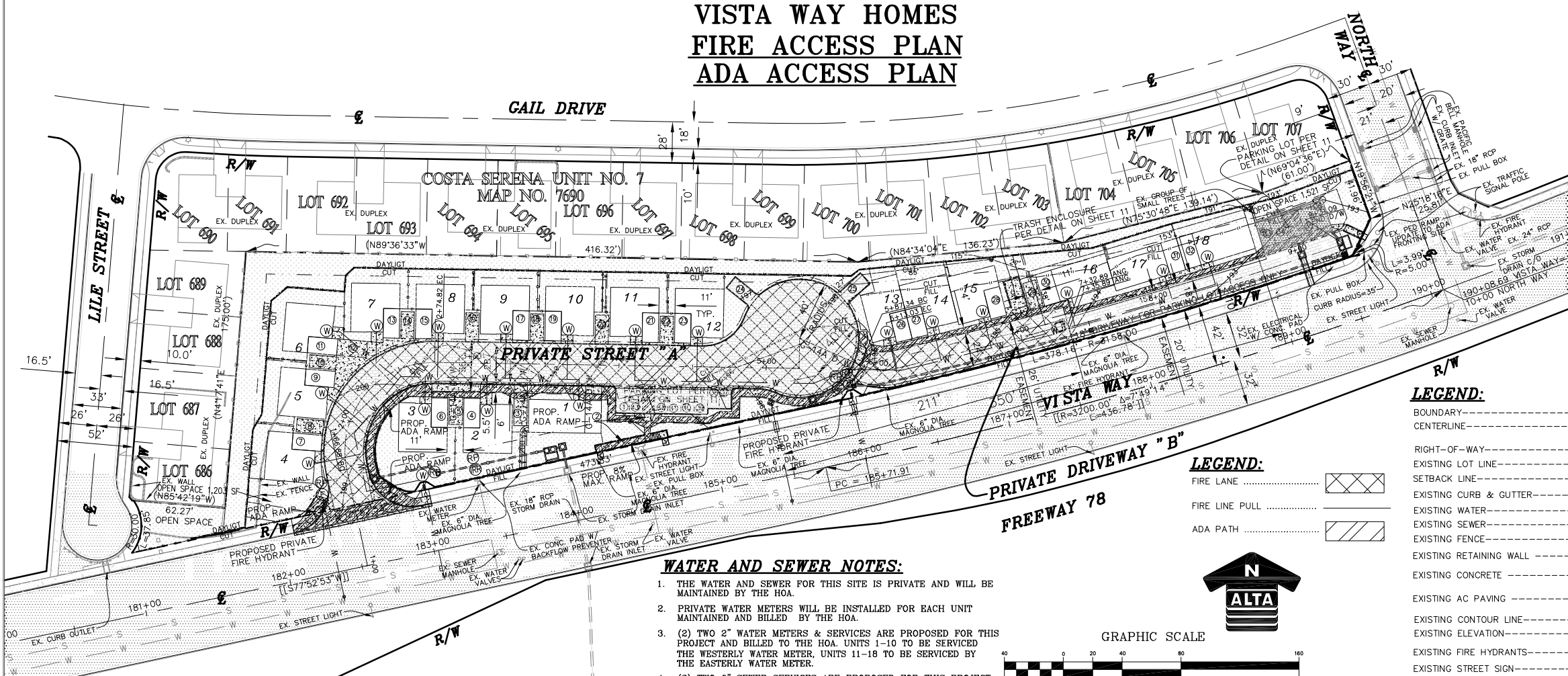
ALTA CONSULTANTS

PLANNING ENGINEERING SURVEYING
1880 E. Main St., Ste. 100, E. Oceanside, CA 92056 (619) 746-8818 Fax (619) 746-8818
JOB NO. 499-01, DATE MAY 24, 2022

Date: 5/24/2022

SHEET 2 OF 15

VISTA WAY HOMES
FIRE ACCESS PLAN
ADA ACCESS PLAN



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.

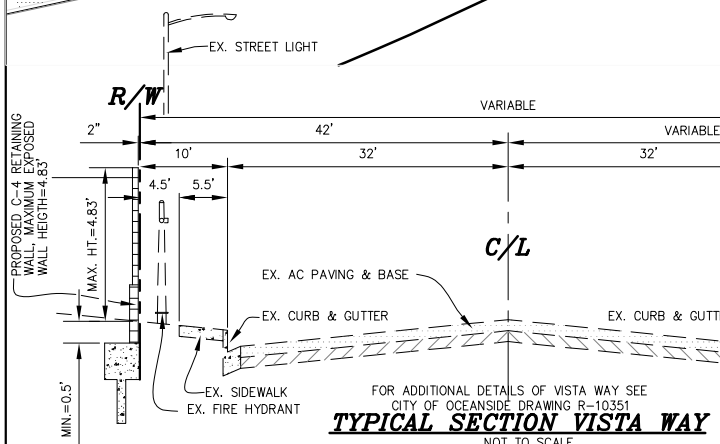
LEGEND:

- FIRE LANE
- FIRE LINE PULL
- ADA PATH

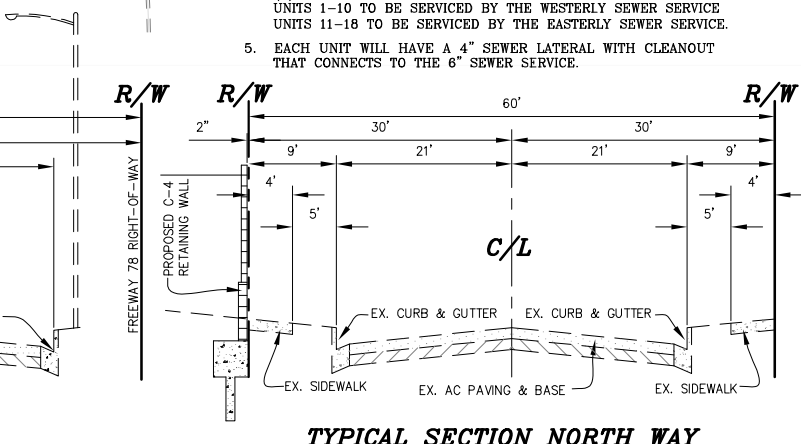


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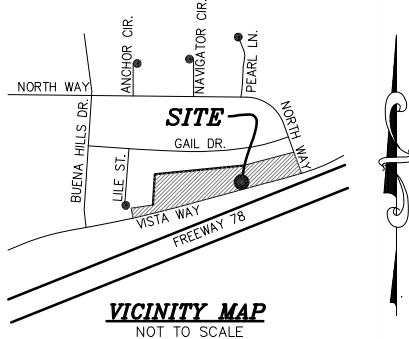
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- EXISTING LOT LINE
- SETBACK LINE
- EXISTING CURB & GUTTER
- EXISTING WATER
- EXISTING SEWER
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING CONCRETE
- EXISTING AC PAVING
- EXISTING CONTOUR LINE
- EXISTING ELEVATION
- EXISTING FIRE HYDRANTS
- EXISTING STREET SIGN
- EXISTING WATER SERVICE W/ EX. BACKFLOW PREVENTER TO BE USED FOR IRRIGATION
- PROPOSED 2" WATER SERVICE
- PROPOSED 8" FIRE SERVICE
- PROPOSED 1" WATER SERVICE
- PROPOSED PRIVATE 4" SEWER LATERAL
- 8" PRIVATE SEWER MAIN W/ SEWER MH
- PARKING SPACE NUMBER
- PROPOSED 2" CURB & GUTTER
- PROPOSED G-1 GUTTER
- PROPOSED ROLLED CURB
- PROPOSED FENCE
- PROPOSED LANDSCAPING
- PROPOSED CONCRETE
- PROPOSED AC PAVING
- PROPOSED PAVER
- TRENCH RESURFACING M_3A
- PROPOSED WATER STORAGE
- PROPOSED RETAINING WALL
- 2:1 SLOPE
- DAYLIGHT LINE
- DIRECTION OF FLOW
- (PVT.) PROPOSED STORM DRAIN
- CURB OUTLET PER D-25A
- (PVT.) PROPRIETARY TREATMENT UNIT
- (PVT.) MODIFIED TYPE A CLEANOUT
- W/ TRAFFIC GRATE PER DETAILS ON SHEET 11
- PARKWAY GRATE PER DETAILS ON SHEET 11
- AREA DRAIN PER DETAIL ON SHEET 10



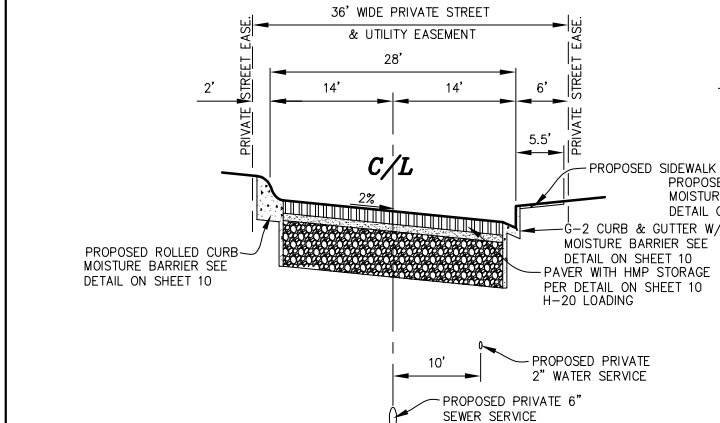
TYPICAL SECTION VISTA WAY
NOT TO SCALE



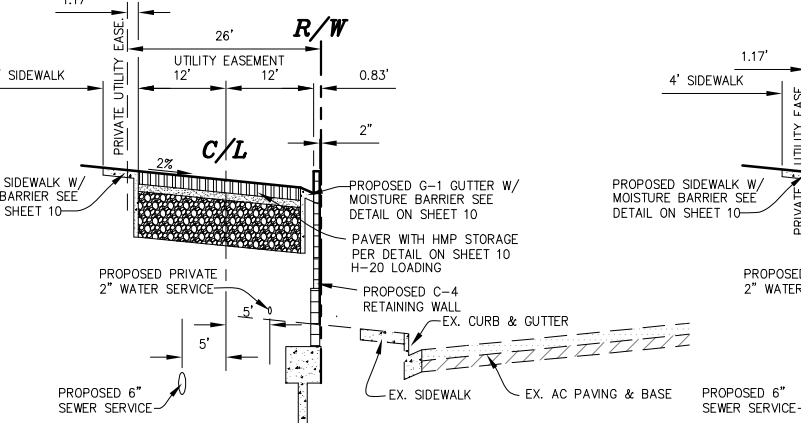
TYPICAL SECTION NORTH WAY
NOT TO SCALE



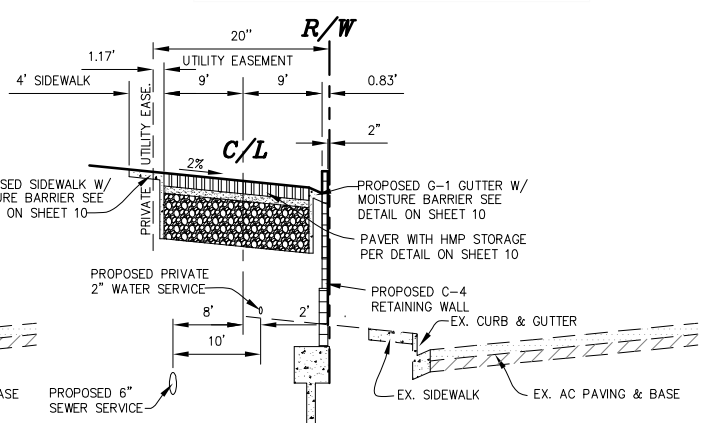
VICINITY MAP
NOT TO SCALE



TYPICAL SECTION PRIVATE STREET "A"
NOT TO SCALE



TYPICAL SECTION 24' WIDE DRIVEWAY
NOT TO SCALE



TYPICAL SECTION 18' WIDE DRIVEWAY
NOT TO 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 (D21-00005) IS INCLUDED AS A PART OF THIS PROJECT ALONG WITH BONUS DENSITY (DB21-00003)
1. EXISTING GROSS SUBDIVISION AREA: 1.97 AC
 2. PROPOSED GROSS SUBDIVISION AREA: 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
 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 ACCESSIBLE HANDICAPPED 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: RESIDENTIAL
 13. PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL-SENIOR HOUSING
 14. EXISTING ZONING: RM-A
 15. PROPOSED ZONING: RM-A
 16. PROPOSED DENSITY: 9.14 DU/AC
 17. STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
 28. FOR PROPOSED FENCING SEE LANDSCAPE PLANS FOR THIS PROJECT.

FIRE NOTES:

1. ALL HOMES ARE REQUIRED TO HAVE FIRE SPRINKLERS PER NFPA 13.
2. WATER METER SIZE TO BE DETERMINED BY FIRE SPRINKLER DEMAND.
3. FIRE ACCESS ROADWAYS SHALL BE A MINIMUM 28' WIDE WITH NO PARKING SIGNS POSTED ON EITHER SIDE OF THE STREET.
4. TURNING RADIUS SAHALE BE 30' INSIDE AND 50' OUTSIDE.
5. ADDRESSES SHALL BE 4" IN HEIGHT AND VISIBLE FROM STREET WITH CONTRASTING COLORS.
6. SMOKE AND CARBON MONOXIDE ALARMS REQUIRED PER 2019 CALIFORNIA FIRE CODE, CALIFORNIA BUILDING CODE AND CALIFORNIA RESIDENTIAL CODE.
7. KNOX KEY SWITCH AND OPTICOM REQUIRED FOR SITE ACCESS GATES.
8. HYDRANTS MUST BE WITH 400' OF WTERIOR WALLS OF THE STRUCTURE. HYDRANTS ARE PRIVATE ON A LOOPED PUBLIC WATER MAIN.
9. ALL DRIVEWAY SURFACES WILL BE DESIGNED FOR H-20 LOADING.
10. (2) PRIVATE FIRE HYDRANTS WITH PRIVATE FIRE SERVICE LATERALS ARE PROPOSED FOR THIS PROJECT.
11. FIRE MASTER PLAN IS REQUIRED AS PART OF FINAL DESIGN.
12. PRIOR TO DELIVERY OF COMBUSTIBLE MATERIALS OR START OF OF COMBUSTIBLE CONSTRUCTION, PAVED VEHICLE ACCESS ROADS CAPABLE OF SUPPORTING VEHICLE LOADING (75,000 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.
13. PRE-CON MEETING WILL ALSO BE REQUIRED PRIOR TO COMBUSTIBLES BEING DROPPED ON SITE.
14. THE CITY OF OCEANSIDE IS IN THE PROCESS OF IMPLEMENTING A CITYWIDE CFD IT IS EXPECTED THAT THIS PROJECT WILL BE REQUIRED TO ANNEX INTO THE CFD AS A CONDITION OF APPROVAL.

ENGINEER OF WORK

BARTOLOME J. PASTOR, RCE 38606
DATED: MAY, 2022



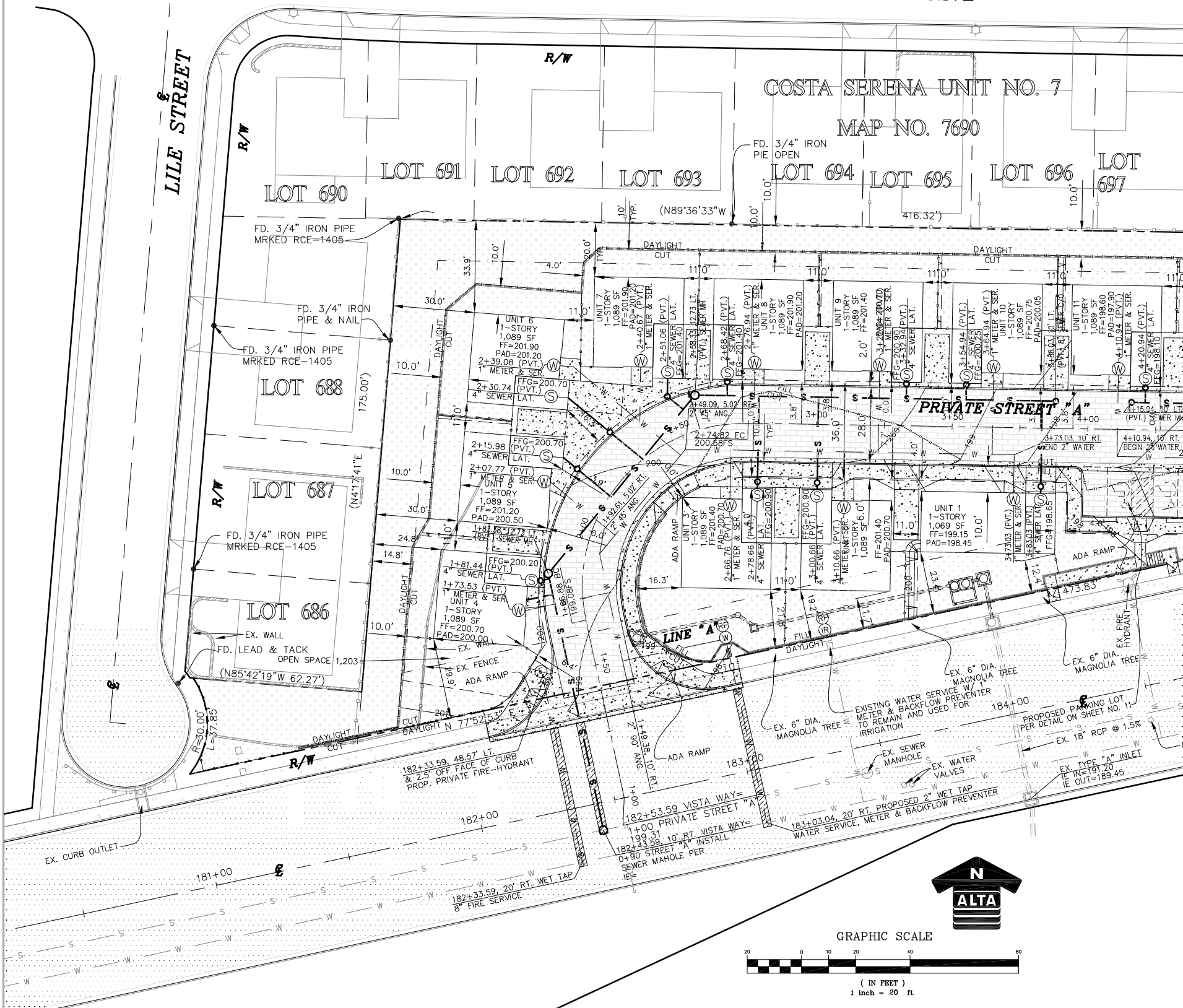
ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1280 E. Main St., Ste. 100, B. Cajon, CA 92021 (619) 749-8816 Fax (619) 749-8816
JOB NO. 490-01, DATE APRIL 21, 2022

VISTA WAY HOMES
CONCEPT SEWER & WATER PLAN

GAIL DRIVE

COSTA SERENA UNIT NO. 7

MAP NO. 7690

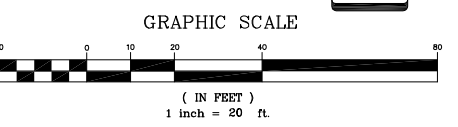


MATCH LINE SEE SHEET NO. 5

- 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 CODED 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 BE 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.
 - 7) THERE ARE (2) 2" PUBLIC WATER METERS PROPOSED FOR THIS SITE. THE PROPOSED 2" WATER METER AT STA. 183+04.04 SERVES UNITS 1-10. THE PROPOSED 2" WATER METER AT STA. 185+99.64 SERVES UNITS 11-19.
 - 8) PUBLIC WATER METERS SHALL A MINIMUM 3' SPACING / CLEARANCE ALL AROUND METER FOR MAINTENANCE
 - 9) FIRE HYDRANTS SHALL A MINIMUM 5' SPACING / CLEARANCE ALL AROUND FIRE HYDRANTS FOR MAINTENANCE

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	W (W) RP
PROPOSED 2" WATER SERVICE W/ BACKFLOW PREVENTER	W (W) F
PROPOSED 8" FIRE SERVICE FOR PVT. FIRE HYDRANT	W (W) S
PROPOSED 1" WATER SERVICE W/ PRIVATE WATER METER TO BE MAINTAINED BY HOA	W (W) S
PROPOSED PRIVATE 4" SEWER LATERAL	S (S)
8" PRIVATE SEWER MAIN W/ SEWER MH	S (S)
PARKING SPACE NUMBER-----	1
PROPOSED 0-2 CURB & GUTTER	
PROPOSED 0-1 GUTTER	
PROPOSED ROLLED CURB-----	
PROPOSED FENCE-----	
SEE LANDSCAPE PLANS FOR DETAILS	
PROPOSED LANDSCAPING-----	
PROPOSED CONCRETE-----	
PROPOSED AC PAVING-----	
PROPOSED PAVES-----	
PER DETAIL ON SHEET NO. 10	
TRENCH RESURFACING M_3A-----	
PROPOSED WATER STORAGE-----	
SEE SWAMP FOR DETAILS	
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-----	



General Notes

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

1. EXISTING GROSS SUBDIVISION AREA: 1.97 AC
2. PROPOSED GROSS SUBDIVISION AREA: 1.97 AC
3. PROPOSED PUBLIC STREET DEDICATION: 0 AC
4. PROPOSED PRIVATE STREET AREA: 0 AC
5. TOTAL NUMBER OF EXISTING LOTS: 1
6. TOTAL NUMBER OF PROPOSED LOTS: 1
7. TOTAL NUMBER OF PROPOSED PROPOSED UNITS: 18
8. PROPOSED PARKING:
 - 1 ATTACHED GARAGE SPACE PER UNIT=18
 - UNATTACHED STANDARD PARKING SPACES (18'x9')=19
 - UNATTACHED COMPACT PARKING SPACES (16'x8')=2
 - VAN ACCESSABLE HANDICAPPED 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: RESIDENTIAL
13. PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL-SENIOR HOUSING
14. EXISTING ZONING: RM-A
15. PROPOSED ZONING: RM-A
16. PROPOSED DENSITY: 9.14 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. THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE SOUTH LINE OF LOT 707 OF COSTA SERENA UNIT NO. 7, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP HEREOF NO. 7690 I.E. NORTH 69°04'36" EAST.
22. MAXIMUM SLOPE GRADIENT: 2:1
23. AREA/PERCENT OF SITE IN DRIVEWAYS & PARKING: 22,588 SF OR 26%
24. AREA/PERCENT OF SITE IN OPEN SPACE: 0
25. AREA/PERCENT OF SITE IN LANDSCAPING: 37,993 OR 44%
26. FOR PROPOSED FENCING & SIGNAGE SEE LANDSCAPE PLANS PLANS FOR THIS PROJECT.
27. FEMA FLOOD DESIGNATION: THIS SITE IS NOT WITH A 100-YEAR FLOODWAY OR FLOODPLAIN PER FEMA MAP 08073C0766G DATED: 5/16/12

ENGINEER OF WORK

Bartolome J. Pastor
BARTOLOME J. PASTOR, RCE 38606
DATED: _____ MAY _____, 2022

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1280 E. Main St., Ste. 100, Escondido, CA 92021 (619) 740-8816 Fax (619) 740-8816
JOB NO. 499-01, DATE MAY 24, 2022

T21-00002
D21-00005
DB21-00003

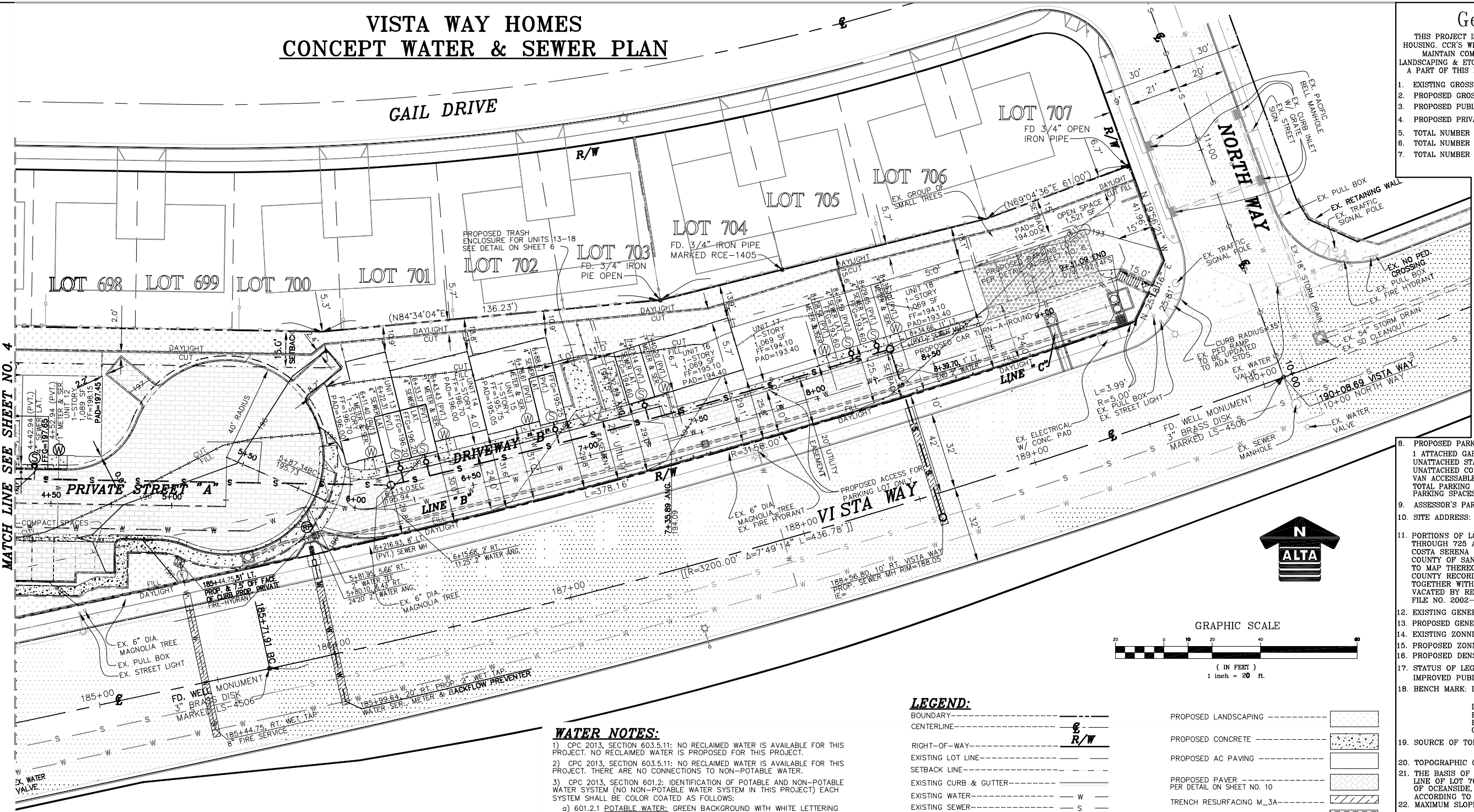
Date: 5/24/2022 SHEET 4 OF 15

VISTA WAY HOMES
CONCEPT WATER & SEWER 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 (D21-00005) IS INCLUDED AS A PART OF THIS PROJECT ALONG WITH BONUS DENSITY (DB21-00003)

- EXISTING GROSS SUBDIVISION AREA: 1.97 AC
- PROPOSED GROSS SUBDIVISION AREA: 1.97 AC
- PROPOSED PUBLIC STREET DEDICATION: 0 AC
- PROPOSED PRIVATE STREET AREA: 0 AC
- TOTAL NUMBER OF EXISTING LOTS: 1
- TOTAL NUMBER OF PROPOSED LOTS: 1
- TOTAL NUMBER OF PROPOSED PROPOSED UNITS: 18



MATCH LINE SEE SHEET NO. 4

WATER NOTES:

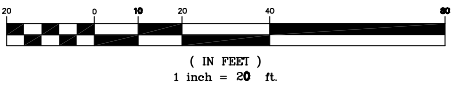
- CPC 2013, SECTION 603.5.11: NO RECLAIMED WATER IS AVAILABLE FOR THIS PROJECT. NO RECLAIMED WATER IS PROPOSED FOR THIS PROJECT.
- CPC 2013, SECTION 603.5.11: NO RECLAIMED WATER IS AVAILABLE FOR THIS PROJECT. THERE ARE NO CONNECTIONS TO NON-POTABLE WATER.
- CPC 2013, SECTION 601.2: IDENTIFICATION OF POTABLE AND NON-POTABLE WATER SYSTEM (NO NON-POTABLE WATER SYSTEM IN THIS PROJECT) EACH SYSTEM SHALL BE COLOR COATED AS FOLLOWS:
 - NON-POTABLE WATER: GREEN BACKGROUND WITH WHITE 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]
 - 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]
- 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.
- 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 BE 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.
 - TESTING OF BACKFLOW DEVICES OR ASSEMBLIES SHALL BE PERFORMED BY A CERTIFIED BACKFLOW ASSEMBLY CHECKER (CPC SECTION 603.2).
 - COPIES OF TESTING OF BACKFLOW DEVICES OR ASSEMBLIES SHALL BE PROVIDED.
- 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.
- THERE ARE (2) 2" PUBLIC WATER METERS PROPOSED FOR THIS SITE. THE PROPOSED 2" WATER METER AT STA. 183+04.04 SERVES UNITS 1-10. THE PROPOSED 2" WATER METER AT STA. 185+99.64 SERVES UNITS 11-18
- PUBLIC WATER METERS SHALL A MINIMUM 3' SPACING / CLEARANCE ALL AROUND METER FOR MAINTENANCE
- FIRE HYDRANTS SHALL A MINIMUM 5' SPACING / CLEARANCE ALL AROUND FIRE HYDRANTS FOR MAINTENANCE

LEGEND:

- BOUNDARY-----
CENTERLINE-----
RIGHT-OF-WAY-----
EXISTING LOT LINE-----
SETBACK LINE-----
EXISTING CURB & GUTTER-----
EXISTING WATER-----
EXISTING SEWER-----
EXISTING FENCE-----
EXISTING RETAINING WALL-----
EXISTING CONCRETE-----
EXISTING AC PAVING-----
EXISTING CONTOUR LINE-----
EXISTING ELEVATION-----
EXISTING FIRE HYDRANTS-----
EXISTING STREET SIGN-----
EXISTING WATER SERVICE W/ EX. BACKFLOW- PREVENTER TO BE USED FOR IRRIGATION-----
PROPOSED 2" WATER SERVICE-----
PROPOSED 8" FIRE SERVICE-----
FOR PVT. FIRE HYDRANT-----
PROPOSED 1" WATER SERVICE W/-----
PRIVATE WATER METER TO BE MAINTAINED BY HOA-----
PROPOSED PRIVATE 4" SEWER LATERAL-----
8" PRIVATE SEWER MAIN W/ SEWER MH-----
PARKING SPACE NUMBER-----
PROPOSED G-2 CURB & GUTTER-----
PROPOSED G-1 GUTTER-----
PROPOSED ROLLED CURB-----
PROPOSED FENCE-----
SEE LANDSCAPE PLANS FOR DETAILS

- PROPOSED LANDSCAPING-----
PROPOSED CONCRETE-----
PROPOSED AC PAVING-----
PROPOSED PAVER-----
PER DETAIL ON SHEET NO. 10-----
TRENCH RESURFACING M-3A-----
PROPOSED WATER STORAGE-----
SEE SWAMP FOR DETAILS-----
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-----

GRAPHIC SCALE



- PROPOSED PARKING:
 - ATTACHED GARAGE SPACE PER UNIT=18
 - UNATTACHED STANDARD PARKING SPACES (18'x9')=19
 - UNATTACHED COMPACT PARKING SPACES (16'x6')=2
 - VAN ACCESSIBLE HANDICAPPED PARKING SPACES=2
 - TOTAL PARKING SPACES PROPOSED=43
 - PARKING SPACES PER UNIT=2.39
- ASSESSOR'S PARCEL NUMBER: 165-493-47
- SITE ADDRESS: 3710 VISTA WAY OCEANSIDE, CA 92056
- 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.
- EXISTING GENERAL PLAN LAND USE: RESIDENTIAL
- PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL-SENIOR HOUSING
- EXISTING ZONING: RM-A
- PROPOSED ZONING: RM-A
- PROPOSED DENSITY: 9.14 DU/AC
- STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
- 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
- SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS
SURVEYED ON: 02/20/2020
- TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
- THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE SOUTH LINE OF LOT 707 OF COSTA SERENA UNIT NO. 7, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP HEREOF NO. 7690 I.E. NORTH 69°04'36" EAST.
- MAXIMUM SLOPE GRADIENT: 2:1
- AREA/PERCENT OF SITE IN DRIVEWAYS & PARKING: 22,588 SF OR 26%
- AREA/PERCENT OF SITE IN OPEN SPACE: 0
- AREA/PERCENT OF SITE IN LANDSCAPING: 37,993 OR 44%
- 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.
- GRADED AREA: 1.63 AC=82% OF SITE
- FOR PROPOSED FENCING & SIGNAGE SEE LANDSCAPE PLANS FOR THIS PROJECT.
- FEMA FLOOD DESIGNATION: THIS SITE IS NOT WITH A 100-YEAR FLOODWAY OR FLOODPLAIN PER FEMA MAP 06073C0768G DATED: 5/16/12

ENGINEER OF WORK

Bartolome J. Pastor, RCE 38606

DATED: MAY, 2022



D21-00005
T21-00002 DB21-00003

ALTA CONSULTANTS

PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 100, Escondido, CA 92021 (619) 749-8816 Fax (619) 749-8816
JOB NO. 499-01, DATE MAY 24, 2022

Date: 5/24/2022

SHEET 5 OF 15

VISTA WAY HOMES
CONCEPT GRADING PLAN

GAIL DRIVE

COSTA SERENA UNIT NO. 7

MAP NO. 7690

LILE STREET

MATCH LINE SEE SHEET NO. 7

LEGEND:

BOUNDARY	-----	
CENTERLINE	-----	$\frac{E}{R/W}$
RIGHT-OF-WAY	-----	$\frac{E}{R/W}$
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	-----	W
PROPOSED 2" WATER SERVICE W/ BACKFLOW PREVENTER	-----	W
PROPOSED 8" FIRE SERVICE FOR PVT. FIRE HYDRANT	-----	W
PROPOSED 1" WATER SERVICE W/ PRIVATE WATER METER TO BE MAINTAINED BY HOA	-----	W
PROPOSED PRIVATE 4" SEWER LATERAL	-----	S
8" PRIVATE SEWER MAIN 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 WATER STORAGE SEE SMOMP FOR DETAILS	-----	
PROPOSED RETAINING WALL	-----	
2:1 SLOPE	-----	
DAYLIGHT LINE	-----	
DIRECTION OF FLOW	-----	
(PVT.) PROPOSED STORM DRAIN	-----	
CURB OUTLET PER D-25A	-----	
(PVT.) PROPRIETARY TREATMENT UNIT 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 (DB1-00005) IS INCLUDED AS A PART OF THIS PROJECT ALONG WITH BONUS DENSITY (DB21-00003)
- EXISTING GROSS SUBDIVISION AREA: 1.97 AC
 - PROPOSED GROSS SUBDIVISION AREA: 1.97 AC
 - PROPOSED PUBLIC STREET DEDICATION: 0 AC
 - PROPOSED PRIVATE STREET AREA: 0 AC
 - TOTAL NUMBER OF EXISTING LOTS: 1
 - TOTAL NUMBER OF PROPOSED LOTS: 1
 - TOTAL NUMBER OF PROPOSED PROPOSED UNITS: 18
 - PROPOSED PARKING:
1 ATTACHED GARAGE SPACE PER UNIT=18
UNATTACHED STANDARD PARKING SPACES (18'x9')=19
UNATTACHED COMPACT PARKING SPACES (16'x8')=2
VAN ACCESSIBLE HANDICAPPED PARKING SPACES=2
TOTAL PARKING SPACES PROPOSED=43
PARKING SPACES PER UNIT=2.39
 - ASSESSOR'S PARCEL NUMBER: 165-493-47
 - SITE ADDRESS: 3710 VISTA WAY OCEANSIDE, CA 92056
 - 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.
 - EXISTING GENERAL PLAN LAND USE: RESIDENTIAL
 - PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL-SENIOR HOUSING
 - EXISTING ZONING: RM-A
 - PROPOSED ZONING: RM-A
 - PROPOSED DENSITY: 9.14 DU/AC
 - STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
 - BENCH MARK: DESCRIPTION: CL MONUMENT 3.5" BRASS DISC STAMPED LS-4506
LOCATION: INT VISTA WAY AND BUENA HILLS
RECORD: CITY OF OCEANSIDE
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CITY OF OCEANSIDE #1020
 - SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS
SURVEYED ON: 02/20/2020
 - TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
 - THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE SOUTH LINE OF LOT 707 OF COSTA SERENA UNIT NO. 7, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP HEREOF NO. 7690 I.E. NORTH 69°04'36" EAST.
 - MAXIMUM SLOPE GRADIENT: 2:1
 - AREA/PERCENT OF SITE IN DRIVEWAYS & PARKING: 22,588 SF OR 26%
 - MINIMUM REQUIRED OPEN SPACE IS 300 SF PER UNIT=18x300=5,400 SF
COMMON OPEN SPACE IS LOCATED IN TWO AREAS OF 1,521 SF+1,203 SF=2,724 SF
EACH UNIT WILL HAVE A MINIMUM OF 150 SF OF PRIVATE OPEN SPACE
 - AREA/PERCENT OF SITE IN LANDSCAPING: 37,993 SF OR 44%
 - 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.
 - GRADED AREA: 1.63 AC=82% OF SITE
 - FOR PROPOSED FENCING & SIGNAGE SEE LANDSCAPE PLANS FOR THIS PROJECT.
 - 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: MAY 24, 2022



T21-00002
DB21-00005
DB21-00003

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 100, In Cajon, CA 92021 (619) 749-8816 Fax (619) 749-8816
JOB NO. 499-01, DATE MAY 24, 2022

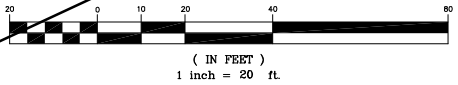
Date: 5/24/2022 SHEET 6 OF 15

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

- 1+56.60 PROP. 6" B-1 INLET PER D-25A
TO=199.03, FL=199.20, IE=194.86 Q₁₀₀=1.44 CFS
- PROP. 36.21 LF N77°52'53"E OF 12" PVC STORM DRAIN @ 1.00% Q₁₀₀=1.44 CFS, V₁₀₀=4.29 F/S
- 1+94.81 PROP. AREA DRAIN & 45" ANG.TG=200.70
IE=194.50 Q₁₀₀=0.29 CFS PER DETAIL ON SHEET 10
- PROP. 6.86 LF N57°07'07"E OF 12" PVC STORM DRAIN @ 1.00% Q₁₀₀=1.72 CFS, V₁₀₀=4.50 F/S
- 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
- PROP. 33.75 LF N77°52'53"E OF 12" PVC STORM DRAIN @ 0.50% Q₁₀₀=1.72 CFS, V₁₀₀=4.50 F/S
- 2+37.35 PROP. AREA DRAIN TG=200.70
IE=194.16, Q₁₀₀=0.21 CFS PER DETAIL ON SHEET 10
- PROP. 33.75 LF N77°52'53"E OF 12" PVC STORM DRAIN @ 0.50% Q₁₀₀=1.93 CFS, V₁₀₀=4.63 F/S
- 2+71.50 PROP. AREA DRAIN TG=198.45
IE=193.99, Q₁₀₀=0.22 CFS PER DETAIL ON SHEET 10
- PROP. 5.5 LF N77°52'53"E OF 12" PVC STORM DRAIN @ 0.50% Q₁₀₀=2.15 CFS, V₁₀₀=4.75 F/S
- 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
- PROP. 2.0 LF N77°52'53"E OF 12" PVC STORM DRAIN @ 1.00% Q₁₀₀=2.15 CFS, V₁₀₀=4.75 F/S
- 2+89.10 PROP. A-4 CLENOUT PER D-9
RIM=196.95, IN=192.61, IE OUT=192.51
- PROP. 12.89 LF N12°07'07"E OF 12" PVC STORM DRAIN @ 1.40% Q₁₀₀=2.15 CFS, V₁₀₀=5.39 F/S



GRAPHIC SCALE

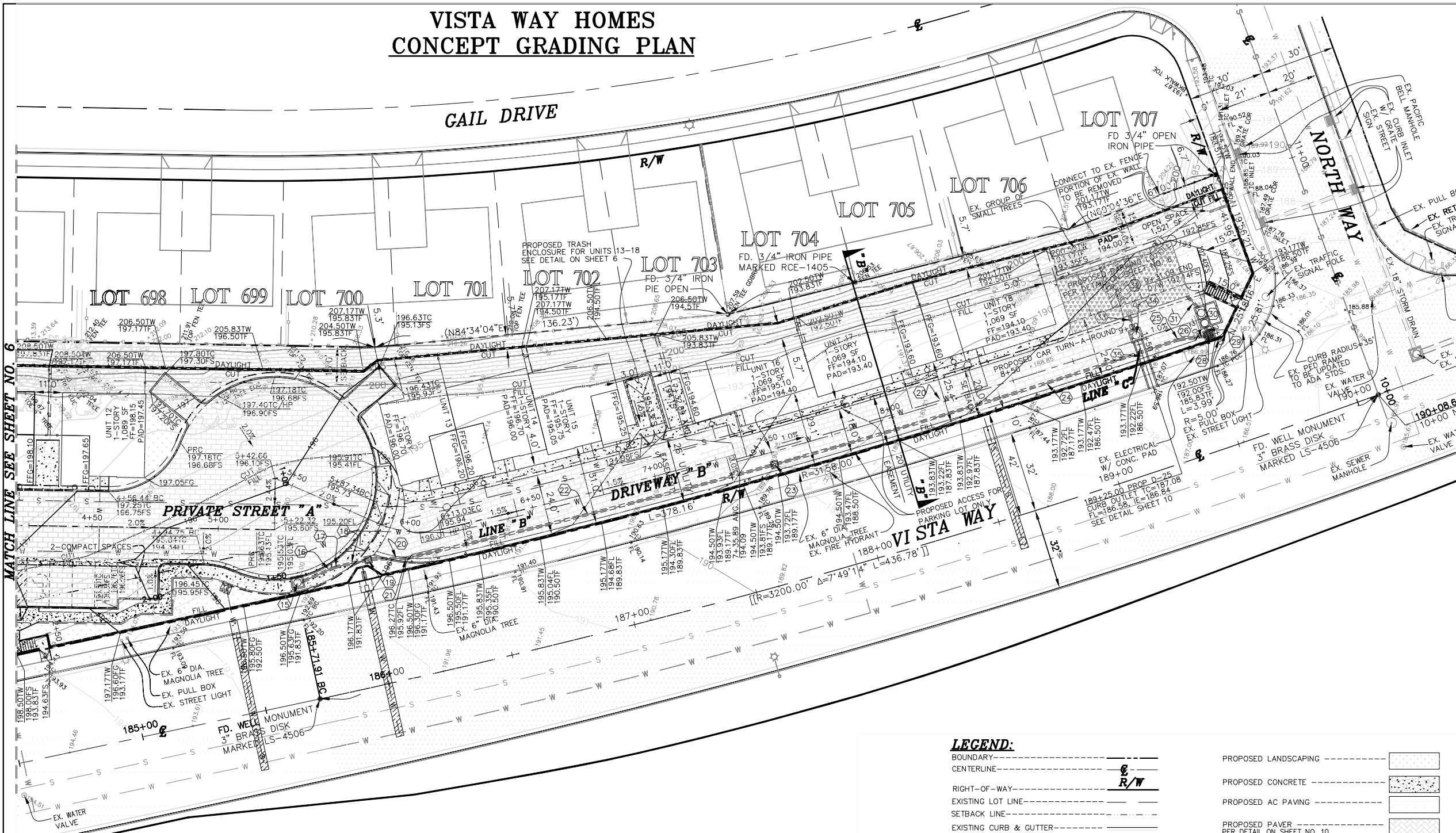


VISTA WAY HOMES
CONCEPT GRADING PLAN

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 (D21-00005) IS INCLUDED AS A PART OF THIS PROJECT ALONG WITH BONUS DENSITY (DB21-00003)

- EXISTING GROSS SUBDIVISION AREA: 1.97 AC
- PROPOSED GROSS SUBDIVISION AREA: 1.97 AC
- PROPOSED PUBLIC STREET DEDICATION: 0 AC
- PROPOSED PRIVATE STREET AREA: 0 AC
- TOTAL NUMBER OF EXISTING LOTS: 1
- TOTAL NUMBER OF PROPOSED LOTS: 1
- TOTAL NUMBER OF PROPOSED PROPOSED UNITS: 18



MATCH LINE SEE SHEET NO. 6

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

15 5+67.28, 34.24' RT. PROP. 5' B INLET PER D-2 TC=195.51, FL=194.68, IE=191.73, Q₁₀₀=1.64 CFS

16 PROP. 14.50 LF N66°37'53"E OF 12" PVC STORM DRAIN @ 0.50% Q₁₀₀=1.64 CFS, V₁₀₀=3.42 F/S

17 5+78.80, 24.48 RT. PROP. 12" PVC 11.25' ANG IE=191.85

18 PROP. 12.00 LF N77°23'05"E OF 12" PVC STORM DRAIN @ 0.50% Q₁₀₀=1.64 CFS, V₁₀₀=3.42 F/S

19 5+88.76, 14.83' RT. PROP. 2424 BROOKS BOX C/O W/ TRAFFIC COVER RIM=195.80, IE IN=191.59 IE OUT=191.49 PER DETAIL ON SHEET 11

20 PROP. 14.13 LF N88°38'05"E OF 12" PVC STORM DRAIN @ 0.50% Q₁₀₀=1.64 CFS, V₁₀₀=3.42 F/S

21 5+99.93, 10.70' RT. PROP. 12" PVC 11.25' ANG IE=191.42

22 PROP. 149.73 LF, R=3,153.17' DELTA=02°43'15"E OF 12" PVC STORM DRAIN @ 0.50% Q₁₀₀=1.64 CFS V₁₀₀=3.42 F/S

23 7+50, 5.01' RT. PROP. 2424 BROOKS BOX C/O W/ TRAFFIC COVER RIM=193.97, IE IN=190.67 IE OUT=190.57 PER DETAIL ON SHEET 11

24 PROP. 166.34 LF, R=3,153.17' DELTA=03°01'21"E OF 12" HDPE STORM DRAIN @ 0.50% Q₁₀₀=1.64 CFS V₁₀₀=3.42 F/S

25 9+17.07, 5.01' RT. PROP. 12" HDPE 11.25' ANG IE=189.73

26 PROP. 10.83 LF N82°17'43"E OF 12" HDPE STORM DRAIN @ 0.50% Q₁₀₀=1.64 CFS, V₁₀₀=3.42 F/S

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

27 9+29.18, 7.08' RT. DRIVEWAY B 1+98.44 PROP. 3636 BROOKS BOX W/ TRAFFIC GRATE TG=192.00, IE IN=189.68, IE OUT=189.58 Q₁₀₀=1.34 CFS PER DETAIL SHEET 11

28 PROP. 1.80 LF N28°52'18"W OF 12" HDPE STORM DRAIN @ 5.00% Q₁₀₀=2.98 CFS, V₁₀₀=5.08 F/S

29 1+91.08 STORMWATER BIO-FILTRATION SYSTEM BIO-CLEAN UNIT MWS L-6-8-4'-6"-V RIM=192.14 SEE DETAILS ON SHEET 10

30 IE IN=189.49, IE OUT=188.06

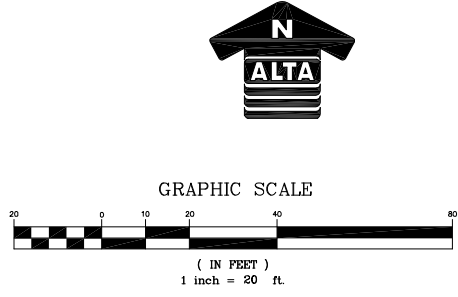
31 PROP. 6.25 LF N44°40'04"W OF 12" PVC STORM DRAIN @ 1.00% Q₁₀₀=2.98 CFS, V₁₀₀=5.08 F/S

32 WATER STORAGE IE IN=188.00, IE OUT=187.15 SEE SWQMP FOR DETAILS

33 PROP. 6.25 LF N18°29'53"W OF 12" PVC STORM DRAIN @ 1.00% Q₁₀₀=2.98 CFS, V₁₀₀=5.08 F/S

34 9+01.87, 2.00' LT. D/W B 1+58.15 PROP. MOD. A-4 CLEANOUT PER D-9 RIM=192.57, IE IN=187.09 IE OUT=186.99

35 PROP. 20.00 LF N18°29'53"W OF D-25A CURB OUTLET @ 2.00% Q₁₀₀=2.98 CFS, V₁₀₀=5.08 F/S UNDETAINED FL=186.59



LEGEND:

- BOUNDARY-----
- CENTERLINE-----
- RIGHT-OF-WAY-----
- EXISTING LOT LINE-----
- SETBACK LINE-----
- EXISTING CURB & GUTTER-----
- EXISTING WATER-----
- EXISTING SEWER-----
- EXISTING FENCE-----
- EXISTING RETAINING WALL-----
- EXISTING CONCRETE-----
- EXISTING AC PAVING-----
- EXISTING CONTOUR LINE-----
- EXISTING ELEVATION-----
- EXISTING FIRE HYDRANTS-----
- EXISTING STREET SIGN-----
- EXISTING WATER SERVICE W/ EX. BACKFLOW PREVENTER TO BE USED FOR IRRIGATION-----
- PROPOSED 2" WATER SERVICE-----
- W/ BACKFLOW PREVENTER-----
- PROPOSED 8" FIRE SERVICE-----
- FOR PVT. FIRE HYDRANT-----
- PROPOSED 1" WATER SERVICE W/-----
- PRIVATE WATER METER TO BE MAINTAINED BY HOA-----
- PROPOSED PRIVATE 4" SEWER LATERAL-----
- 8" PRIVATE SEWER MAIN W/ SEWER MH-----
- PARKING SPACE NUMBER-----
- PROPOSED G-2 CURB & GUTTER-----
- PROPOSED G-1 GUTTER-----
- PROPOSED ROLLED CURB-----
- PROPOSED FENCE-----
- SEE LANDSCAPE PLANS FOR DETAILS-----

- PROPOSED LANDSCAPING-----
- PROPOSED CONCRETE-----
- PROPOSED AC PAVING-----
- PROPOSED PAVER-----
- PER DETAIL ON SHEET NO. 10
- TRENCH RESURFACING M_3A-----
- PROPOSED WATER STORAGE-----
- SEE SWQMP FOR DETAILS
- PROPOSED RETAINING WALL-----
- 2:1 SLOPE-----
- DAYLIGHT LINE-----
- DIRECTION OF FLOW-----
- (PVT.) PROPOSED STORM DRAIN-----
- CURB OUTLET PER D-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-----

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 ACCESSIBLE HANDICAPPED 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: RESIDENTIAL
13. PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL-SENIOR HOUSING
14. EXISTING ZONING: RM-A
15. PROPOSED ZONING: RM-A
16. PROPOSED DENSITY: 9.14 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. THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE SOUTH LINE OF LOT 707 OF COSTA SERENA UNIT NO. 7, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP HEREOF NO. 7690 I.E. NORTH 69°04'36" EAST.
22. MAXIMUM SLOPE GRADIENT: 2:1
23. AREA/PERCENT OF SITE IN DRIVEWAYS & PARKING: 22,588 SF OR 26%
24. MINIMUM REQUIRED OPEN SPACE IS 300 SF PER UNIT=18x300=5,400 SF COMMON OPEN SPACE IS LOCATED IN TWO AREAS OF 1,521 SF+1,203 SF=2,724 SF EACH UNIT WILL HAVE A MINIMUM OF 150 SF OF PRIVATE OPEN SPACE
25. AREA/PERCENT OF SITE IN LANDSCAPING: 37,993 SF OR 44%
26. 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.
27. GRADED AREA: 1.63 AC=82% OF SITE
28. FOR PROPOSED FENCING & SIGNAGE SEE LANDSCAPE PLANS FOR THIS PROJECT.
29. 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: MAY, 2022

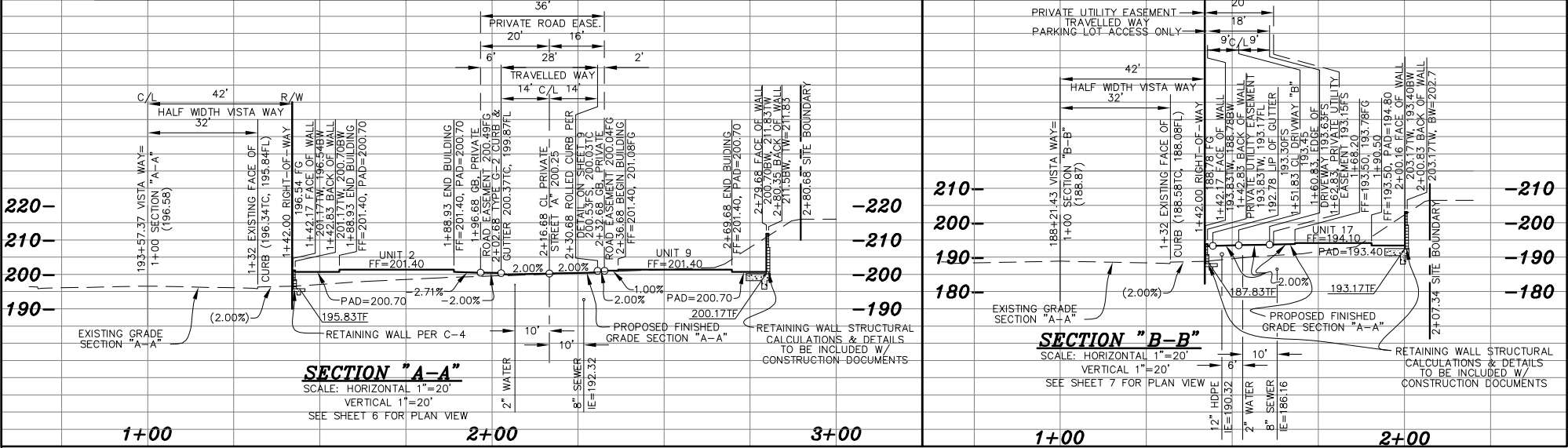
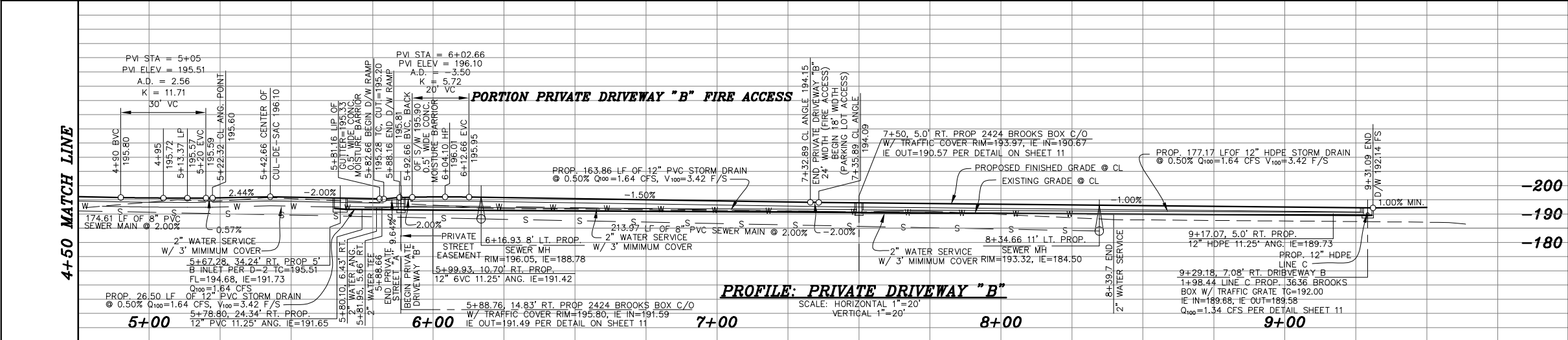
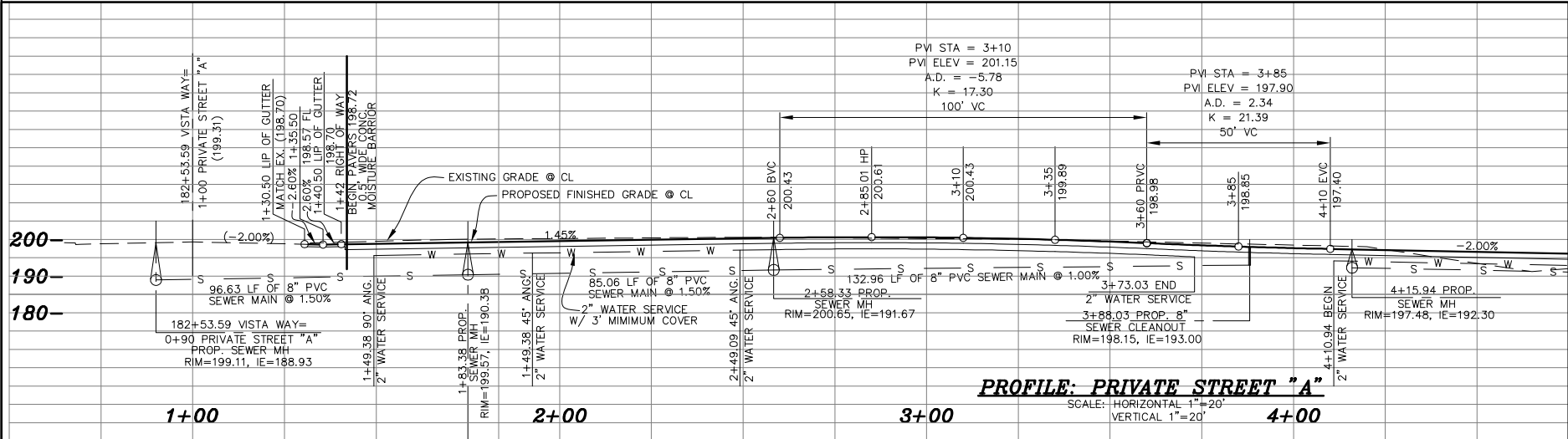
T21-00002 D21-00005 DB21-00003

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 100, B. Cajon, CA 92021 (619) 749-8816 Fax (619) 749-8816
JOB NO. 499-01, DATE MAY 24, 2022

VISTA WAY HOMES
CONCEPT PROFILES AND SECTIONS

General Notes

- THIS PROJECT IS A COMMON INTEREST DEVELOPMENT FOR SENIOR HOUSING. CCR'S WILL BE PREPARED FOR THIS PROJECT TO DEFINE AND MAINTAIN COMMON USE AREAS SUCH AS DRIVEWAYS, PARKING, LANDSCAPING & ETC. AFFORDABLE HOUSING (D21-00005) IS INCLUDED AS A PART OF THIS PROJECT ALONG WITH BONUS DENSITY (DB21-00003)
- EXISTING GROSS SUBDIVISION AREA: 1.97 AC
 - PROPOSED GROSS SUBDIVISION AREA: 1.97 AC
 - PROPOSED PUBLIC STREET DEDICATION: 0 AC
 - PROPOSED PRIVATE STREET AREA: 0 AC
 - TOTAL NUMBER OF EXISTING LOTS: 1
 - TOTAL NUMBER OF PROPOSED LOTS: 1
 - TOTAL NUMBER OF PROPOSED PROPOSED UNITS: 18
 - 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 HANDICAPPED PARKING SPACES=2
 - TOTAL PARKING SPACES PROPOSED=43
 - PARKING SPACES PER UNIT=2.39
 - ASSESSOR'S PARCEL NUMBER: 185-493-47
 - SITE ADDRESS: 3710 VISTA WAY OCEANSIDE, CA 92056
 - 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.
 - EXISTING GENERAL PLAN LAND USE: RESIDENTIAL
 - PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL-SENIOR HOUSING
 - EXISTING ZONING: 12RM-A
 - PROPOSED ZONING: RM-A
 - PROPOSED DENSITY: 9.14 DU/AC
 - STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
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 - SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS SURVEYED ON: 02/20/2020
 - TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
 - THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE SOUTH LINE OF LOT 707 OF COSTA SERENA UNIT NO. 7, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP HEREOF NO. 7690 I.E. NORTH 69°04'36" EAST.



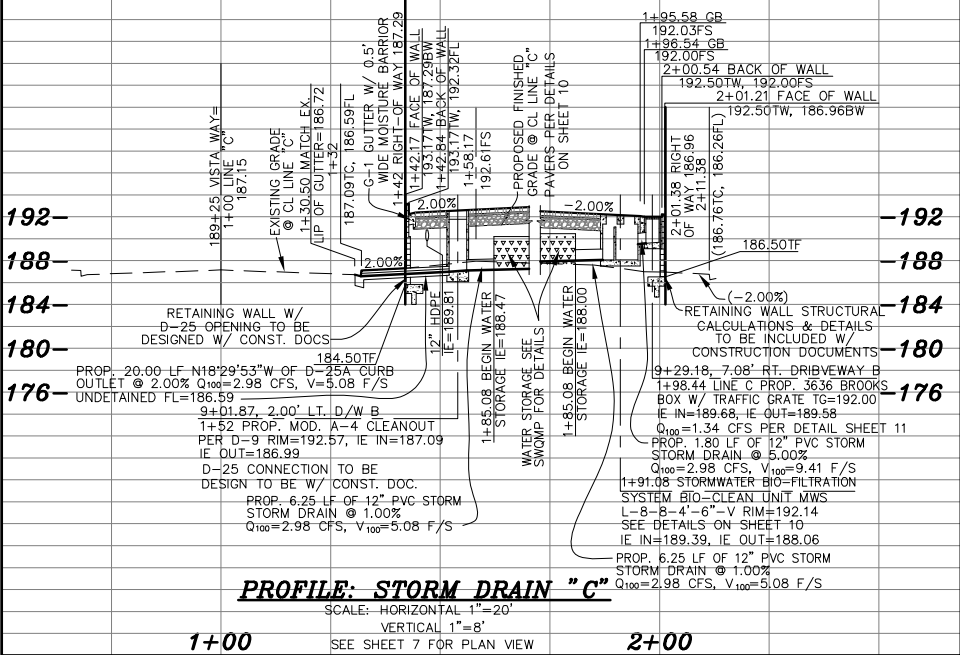
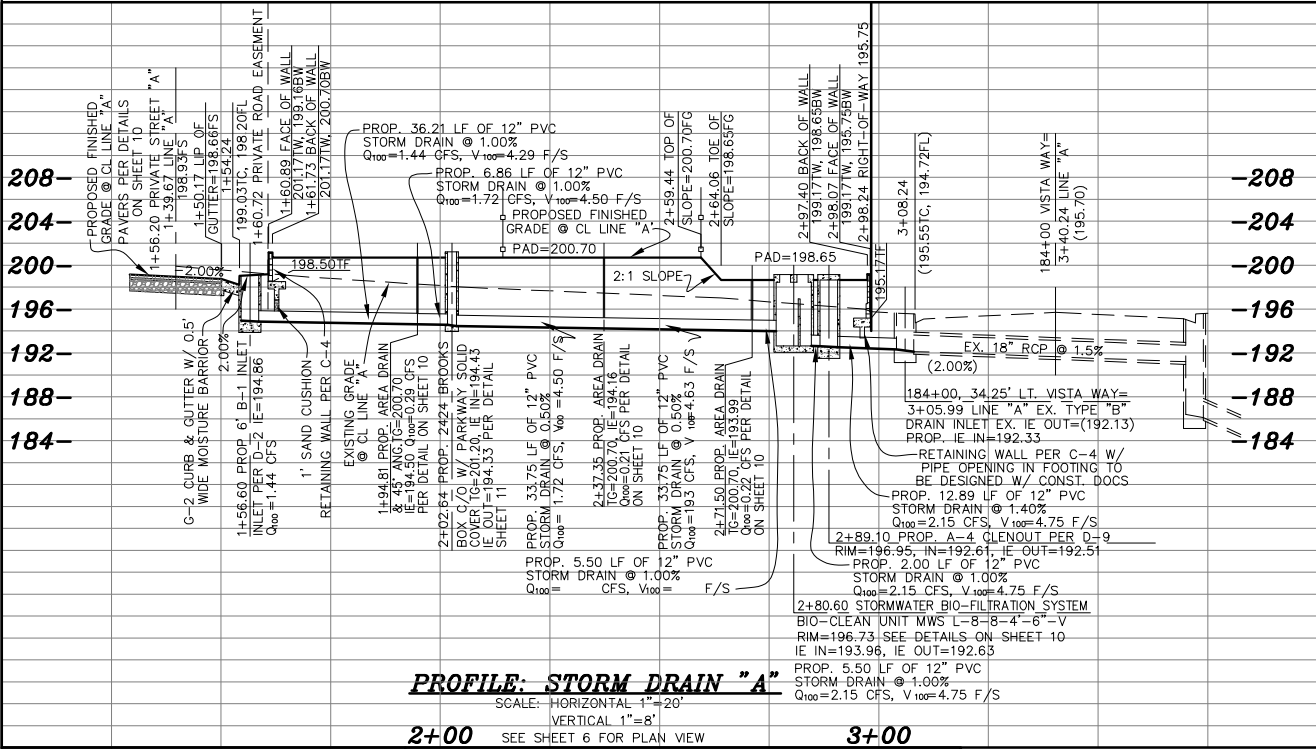
ENGINEER OF WORK
BARTOLOME J. PASTOR, RCE 38606
DATED: MAY 2022



T21-00002
D21-00005
DB21-00003

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 100, Escondido, CA 92021 (619) 749-8816 Fax (619) 749-8816
JOB NO. 499-01, DATE MAY 24 2022

VISTA WAY HOMES
CONCEPT STORM DRAIN PROFILES



- General Notes**
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- EXISTING GROSS SUBDIVISION AREA: 1.97 AC
 - PROPOSED GROSS SUBDIVISION AREA: 1.97 AC
 - PROPOSED PUBLIC STREET DEDICATION: 0 AC
 - PROPOSED PRIVATE STREET AREA: 0 AC
 - TOTAL NUMBER OF EXISTING LOTS: 1
 - TOTAL NUMBER OF PROPOSED LOTS: 1
 - TOTAL NUMBER OF PROPOSED PROPOSED UNITS: 18
 - PROPOSED PARKING:
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 - EXISTING ZONNING: 12RM-A
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 - PROPOSED DENSITY: 9.14 DU/AC
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 - SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS SURVEYED ON: 02/20/2020
 - TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
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ENGINEER OF WORK

Bartolome J. Pastor
BARTOLOME J. PASTOR, RCE 38606
DATED: MAY 2022

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

T21-00002
D21-00005
DB21-00003

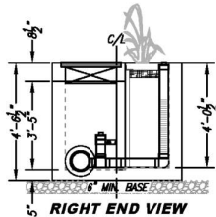
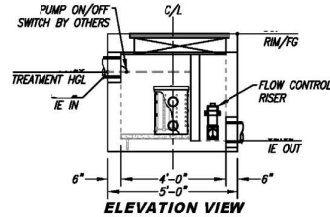
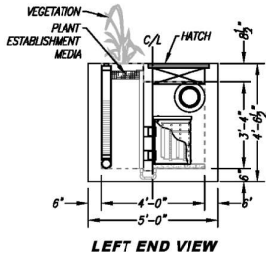
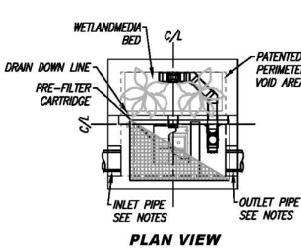
ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 100, Escondido, CA 92021 (619) 749-8816 Fax (619) 749-8816
JOB NO. 499-01, DATE MAY 24, 2022

VISTA WAY HOMES
STORM WATER DETAILS

General Notes

- THIS PROJECT IS A COMMON INTEREST DEVELOPMENT FOR SENIOR HOUSING. CCR'S WILL BE PREPARED FOR THIS PROJECT TO DEFINE AND MAINTAIN COMMON USE AREAS SUCH AS DRIVEWAYS, PARKING, LANDSCAPING & ETC. AFFORDABLE HOUSING (D21-00005) IS INCLUDED AS A PART OF THIS PROJECT ALONG WITH BONUS DENSITY (DB21-00003)
- EXISTING GROSS SUBDIVISION AREA: 1.97 AC
 - PROPOSED GROSS SUBDIVISION AREA: 1.97 AC
 - PROPOSED PUBLIC STREET DEDICATION: 0 AC
 - PROPOSED PRIVATE STREET AREA: 0 AC
 - TOTAL NUMBER OF EXISTING LOTS: 1
 - TOTAL NUMBER OF PROPOSED LOTS: 1
 - TOTAL NUMBER OF PROPOSED PROPOSED UNITS: 18
 - PROPOSED PARKING:
1 ATTACHED GARAGE SPACE PER UNIT=18
UNATTACHED STANDARD PARKING SPACES (18'x9')=19
UNATTACHED COMPACT PARKING SPACES (16'x8')=2
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 - ASSESSOR'S PARCEL NUMBER: 165-493-47
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 - EXISTING GENERAL PLAN LAND USE: RESIDENTIAL
 - PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL-SENIOR HOUSING
 - EXISTING ZONING: 12RM-A
 - PROPOSED ZONING: RM-A
 - PROPOSED DENSITY: 9.14 DU/AC
 - STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
 - 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
 - SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS
SURVEYED ON: 02/20/2020
 - TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
 - THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE SOUTH LINE OF LOT 707 OF COSTA SERENA UNIT NO. 7, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP HEREOF NO. 7690 I.E. NORTH 69°04'36" EAST.

SITE SPECIFIC DATA			
PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
TREATMENT REQUIRED		FLOW BASED (CFS)	
VOLUME BASED (CF)	1,246	FLOW BASED (CFS)	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 PLUMBER	PEDESTRIAN
FRAME & COVER	24" X 42"	N/A	N/A
WETLANDMEDIA VOLUME (CY)			0.83
ORIFICE SIZE (DIA. INCHES)			#0.48"
NOTES: PRELIMINARY NOT FOR CONSTRUCTION			

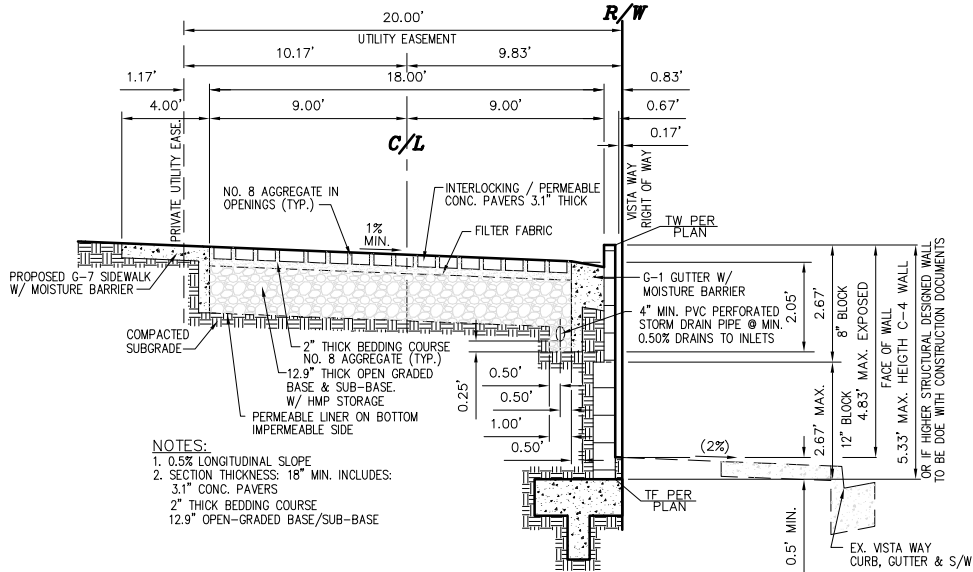


REQUIRED TREATMENT VOLUME (C)	
DRAINDOWN DURATION (HOURS)	.36
AVERAGE DISCHARGE RATE PER MWS UNIT (GPM)	
OPERATING HEAD (FT)	2.5
WETLANDMEDIA INFILTRATION RATE (IN/HR)	26
WETLANDMEDIA LOADING RATE (GPM/SF)	0.25
MWS-L-4-4-1"-V STORMWATER BIOFILTRATION SYSTEM STANDARD DETAIL	

- INSTALLATION NOTES
- 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.
 - 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.
 - 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.
 - CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE. VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
 - 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
- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT BIO CLEAN.

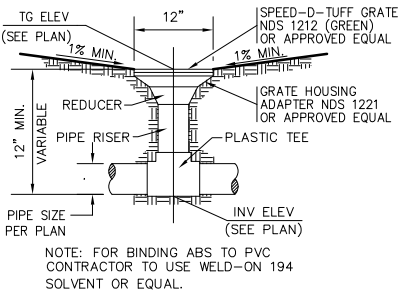
MODULAR WETLAND



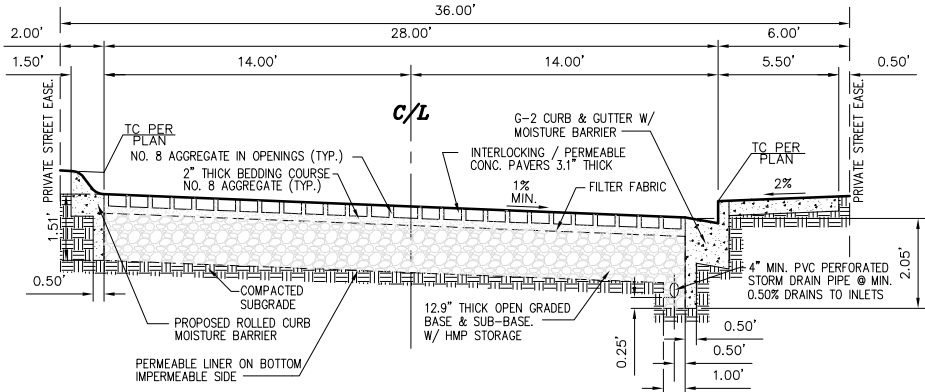
- NOTES:
- 0.5% LONGITUDINAL SLOPE
 - SECTION THICKNESS: 18" MIN. INCLUDES:
3.1" CONC. PAVERS
2" THICK BEDDING COURSE
12.9" OPEN-GRADED BASE/SUB-BASE

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

NOT TO SCALE



PRIVATE
LANDSCAPE AREA DRAIN DETAIL
NO SCALE

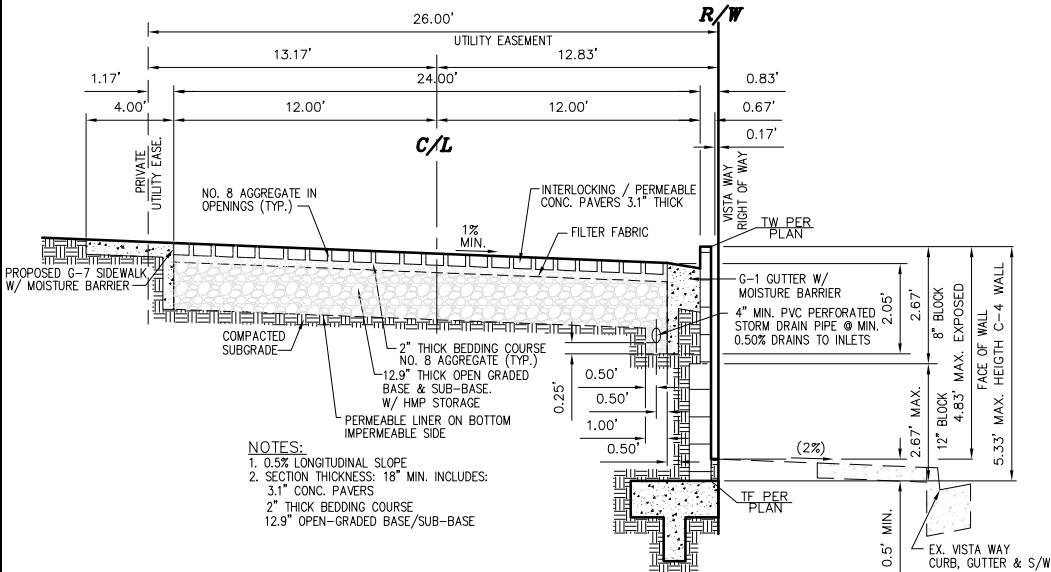


- NOTES:
- 0.5% LONGITUDINAL SLOPE
 - SECTION THICKNESS: 18" MIN. INCLUDES:
3.1" CONC. PAVERS
2" THICK BEDDING COURSE
12.9" OPEN-GRADED BASE/SUB-BASE

TYPICAL PAVER SECTION FOR PRIVATE STREET "A"

NOT TO SCALE

ALL PRIVATE STREET SURFACES TO BE H-20 LOADING



- NOTES:
- 0.5% LONGITUDINAL SLOPE
 - 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

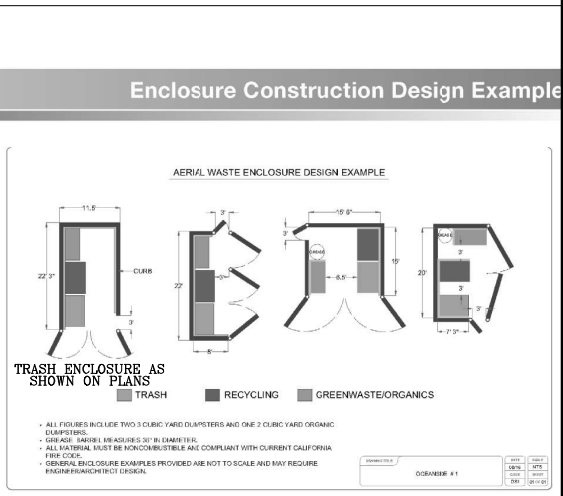
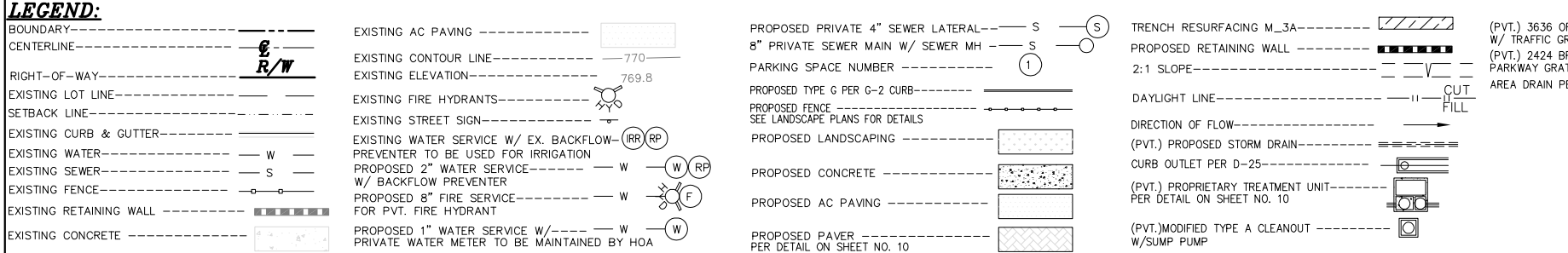
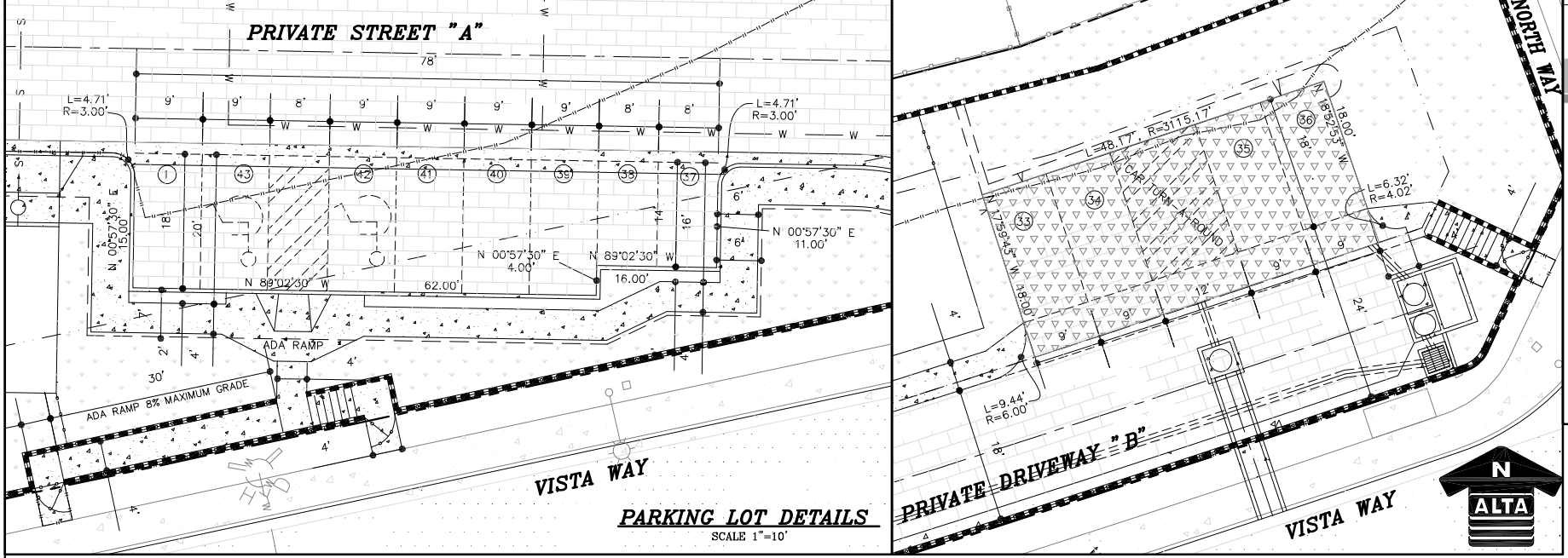
ENGINEER OF WORK

BARTOLOME J. PASTOR, RCE 38606
DATED: MAY 2022

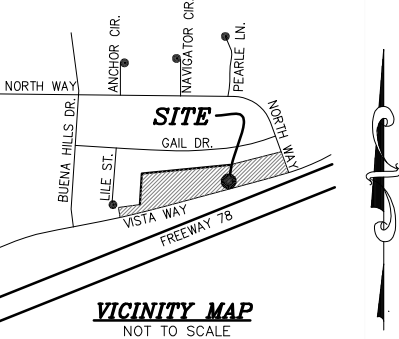
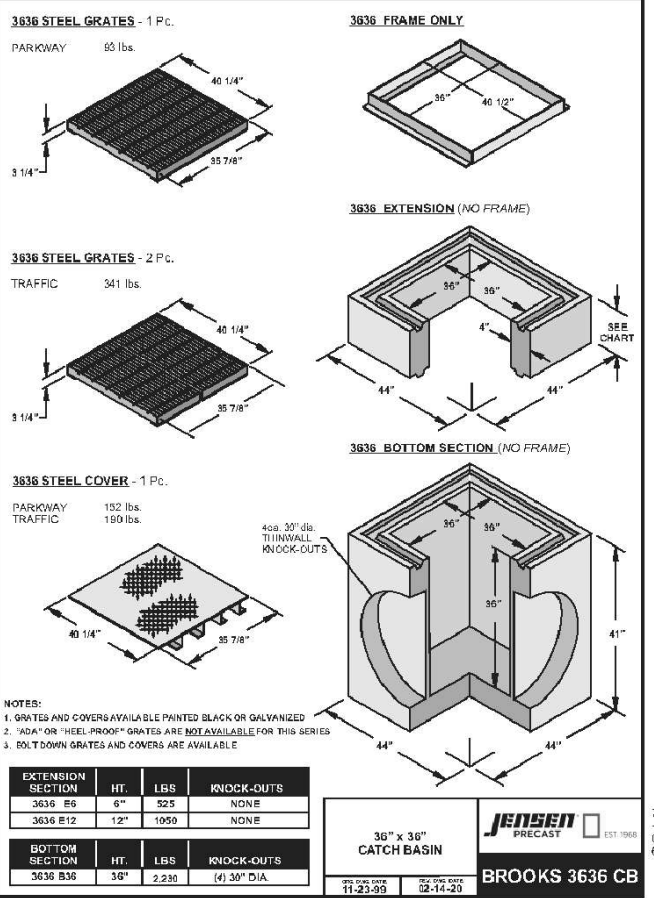
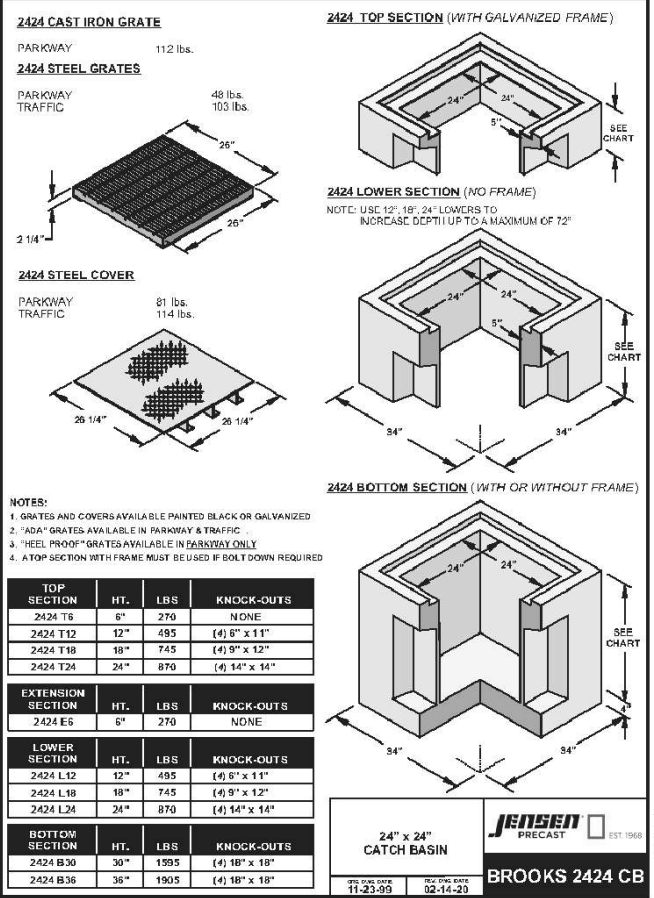
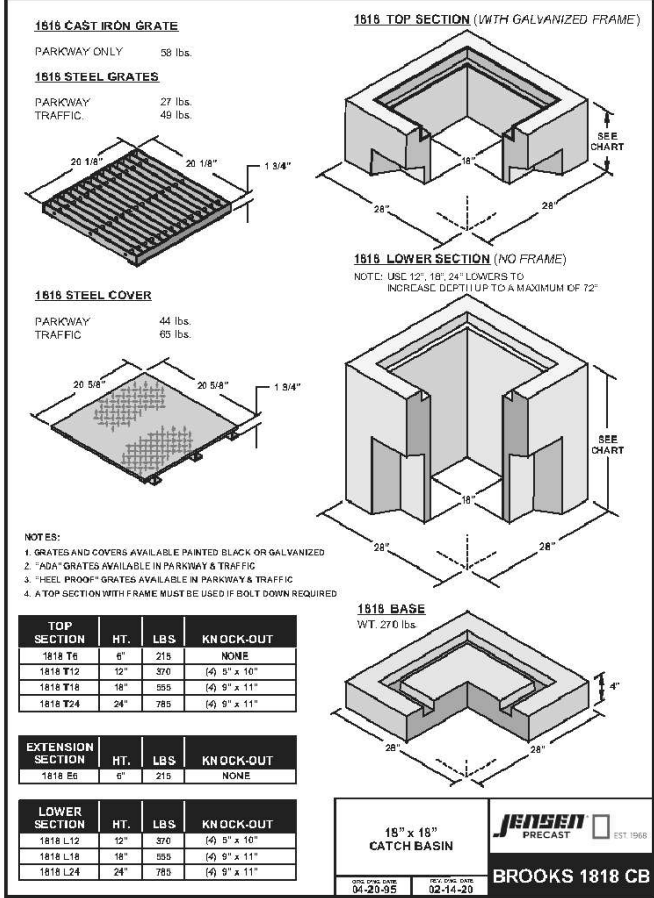


ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 100, B. Cajon, CA 92021 (619) 749-8816 Fax (619) 749-8816
JOB NO. 499-01, DATE MAY 24, 2022

VISTA WAY HOMES
DETAILS



- General Notes**
- THIS PROJECT IS A COMMON INTEREST DEVELOPMENT FOR SENIOR HOUSING. CCR'S WILL BE PREPARED FOR THIS PROJECT TO DEFINE AND MAINTAIN COMMON USE AREAS SUCH AS DRIVEWAYS, PARKING, LANDSCAPING & ETC. AFFORDABLE HOUSING (D21-00005) IS INCLUDED AS A PART OF THIS PROJECT ALONG WITH BONUS DENSITY (DB21-00003)
- EXISTING GROSS SUBDIVISION AREA: 1.97 AC
 - PROPOSED GROSS SUBDIVISION AREA: 1.97 AC
 - PROPOSED PUBLIC STREET DEDICATION: 0 AC
 - PROPOSED PRIVATE STREET AREA: 0 AC
 - TOTAL NUMBER OF EXISTING LOTS: 1
 - TOTAL NUMBER OF PROPOSED LOTS: 1
 - TOTAL NUMBER OF PROPOSED PROPOSED UNITS: 18
 - 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
 - ASSESSOR'S PARCEL NUMBER: 165-493-47
 - SITE ADDRESS: 3710 VISTA WAY OCEANSIDE, CA 92056
 - 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.
 - STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
 - 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
 - SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS SURVEYED ON: 02/20/2020
 - TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
 - THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE SOUTH LINE OF LOT 707 OF COSTA SERENA UNIT NO. 7, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP HEREOF NO. 7690 I.E. NORTH 69°04'36" EAST.
 - MAXIMUM SLOPE GRADIENT: 2:1
 - 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.
 - GRADED AREA: 1.63 AC=82% OF SITE
 - FEMA FLOOD DESIGNATION: THIS SITE IS NOT WITH A 100-YEAR FLOODWAY OR FLOODPLAIN PER FEMA MAP 06073C0766G DATED: 5/12/16



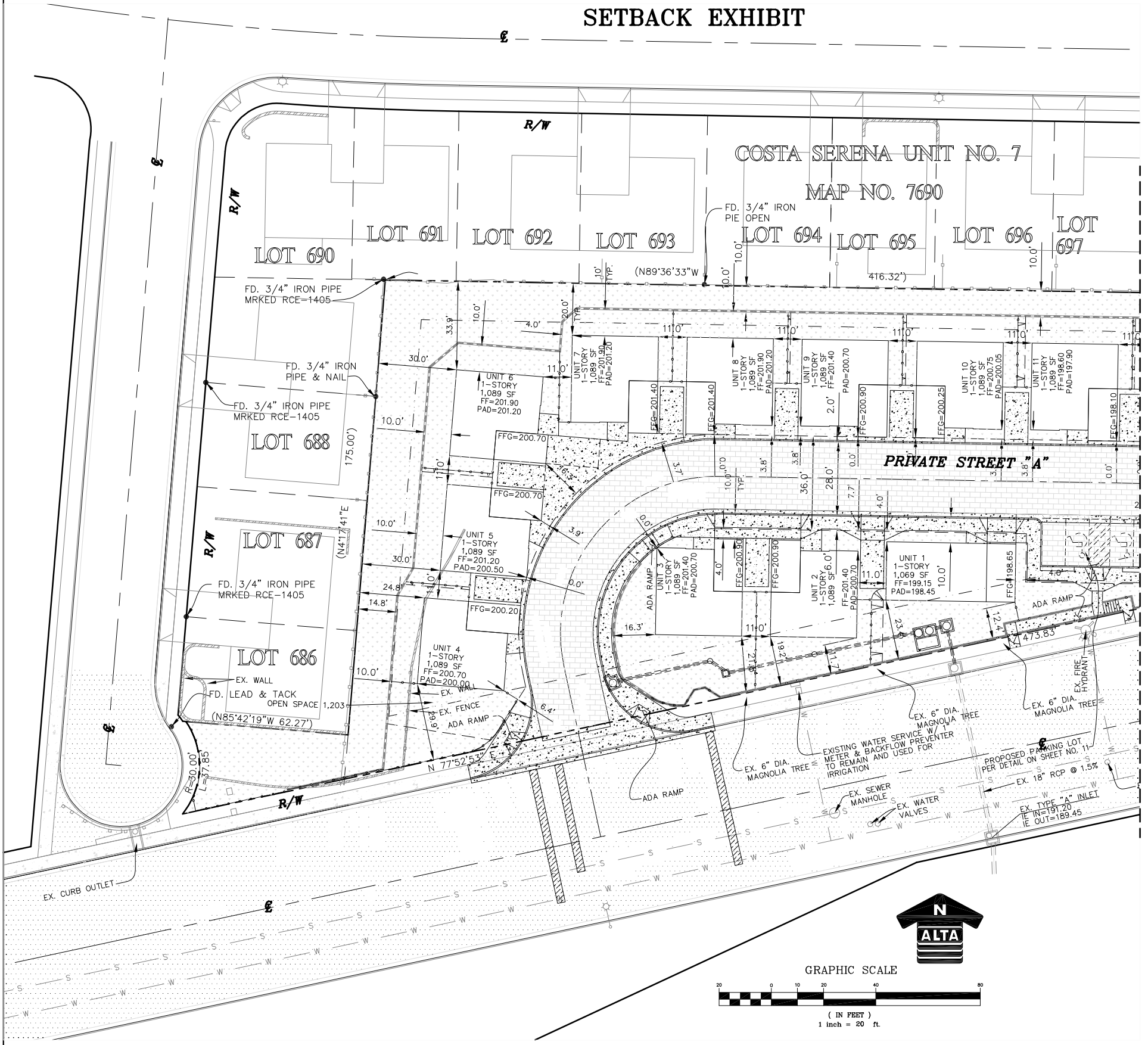
ENGINEER OF WORK

Bartolome J. Pastor
BARTOLOME J. PASTOR, RCE 38606
DATED: MAY 24, 2022

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
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JOB NO. 499-01, DATE MAY 24, 2022

T21-00002
D21-00005
DB21-00003

VISTA WAY HOMES
SETBACK EXHIBIT



LEGEND:

- BOUNDARY-----
CENTERLINE-----
RIGHT-OF-WAY-----
EXISTING LOT LINE-----
SETBACK LINE-----
EXISTING CURB & GUTTER-----
EXISTING WATER-----
EXISTING SEWER-----
EXISTING FENCE-----
EXISTING RETAINING WALL-----
EXISTING CONCRETE-----
EXISTING AC PAVING-----
EXISTING CONTOUR LINE-----
EXISTING ELEVATION-----
EXISTING FIRE HYDRANTS-----
EXISTING STREET SIGN-----
EXISTING WATER SERVICE W/ EX. BACKFLOW-
PREVENTER TO BE USED FOR IRRIGATION
PROPOSED 2" WATER SERVICE-----
W/ BACKFLOW PREVENTER
PROPOSED 8" FIRE SERVICE-----
FOR PVT. FIRE HYDRANT
PROPOSED 1" WATER SERVICE W/-----
PRIVATE WATER METER TO BE MAINTAINED BY HOA
PROPOSED PRIVATE 4" SEWER LATERAL-----
8" PRIVATE SEWER MAIN W/ SEWER MH-----
PARKING SPACE NUMBER
PROPOSED C-2 CURB & GUTTER-----
PROPOSED G-1 GUTTER-----
PROPOSED ROLLED CURB-----
PROPOSED FENCE-----
SEE LANDSCAPE PLANS FOR DETAILS
PROPOSED LANDSCAPING-----
PROPOSED CONCRETE-----
PROPOSED AC PAVING-----
PROPOSED PAVER-----
PER DETAIL ON SHEET NO. 10
TRENCH RESURFACING M_3A-----
PROPOSED WATER STORAGE-----
SEE SWAMP FOR DETAILS
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-----

- General Notes
- THIS PROJECT IS A COMMON INTEREST DEVELOPMENT FOR SENIOR HOUSING. CCR'S WILL BE PREPARED FOR THIS PROJECT TO DEFINE AND MAINTAIN COMMON USE AREAS SUCH AS DRIVEWAYS, PARKING, LANDSCAPING & ETC. AFFORDABLE HOUSING (D21-00005) IS INCLUDED AS A PART OF THIS PROJECT ALONG WITH BONUS DENSITY (DB21-00003)
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 - EXISTING GENERAL PLAN LAND USE: RESIDENTIAL
 - PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL-SENIOR HOUSING
 - EXISTING ZONING: RM-A
 - PROPOSED ZONING: RM-A
 - PROPOSED DENSITY: 9.14 DU/AC
 - STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
 - 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
 - SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS
SURVEYED ON: 02/20/2020
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 - MAXIMUM SLOPE GRADIENT: 2:1
 - AREA/PERCENT OF SITE IN DRIVEWAYS & PARKING: 22,588 SF OR 26%
 - MINIMUM REQUIRED OPEN SPACE IS 300 SF PER UNIT=18x300=5,400 SF
COMMON OPEN SPACE IS LOCATED IN TWO AREAS OF 1,521 SF+1,203 SF=2,724 SF
EACH UNIT WILL HAVE A MINIMUM OF 150 SF OF PRIVATE OPEN SPACE
 - AREA/PERCENT OF SITE IN LANDSCAPING: 37,993 SF OR 44%
 - 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.
 - GRADED AREA: 1.63 AC=82% OF SITE
 - FOR PROPOSED FENCING & SIGNAGE SEE LANDSCAPE PLANS FOR THIS PROJECT.
 - FEMA FLOOD DESIGNATION: THIS SITE IS NOT WITH A 100-YEAR FLOODWAY OR FLOODPLAIN PER FEMA MAP 08073C0766G DATED: 2/16/12

ENGINEER OF WORK

Bartolome J. Pastor
BARTOLOME J. PASTOR, RCE 38606
DATED: MAY 24, 2022

T21-00002
D21-00005
DB21-00003

VISTA WAY HOMES
SETBACK EXHIBIT

General Notes

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ENGINEER OF WORK

BARTOLOME J. PASTOR, RCE 38606

DATED: MAY 24, 2022

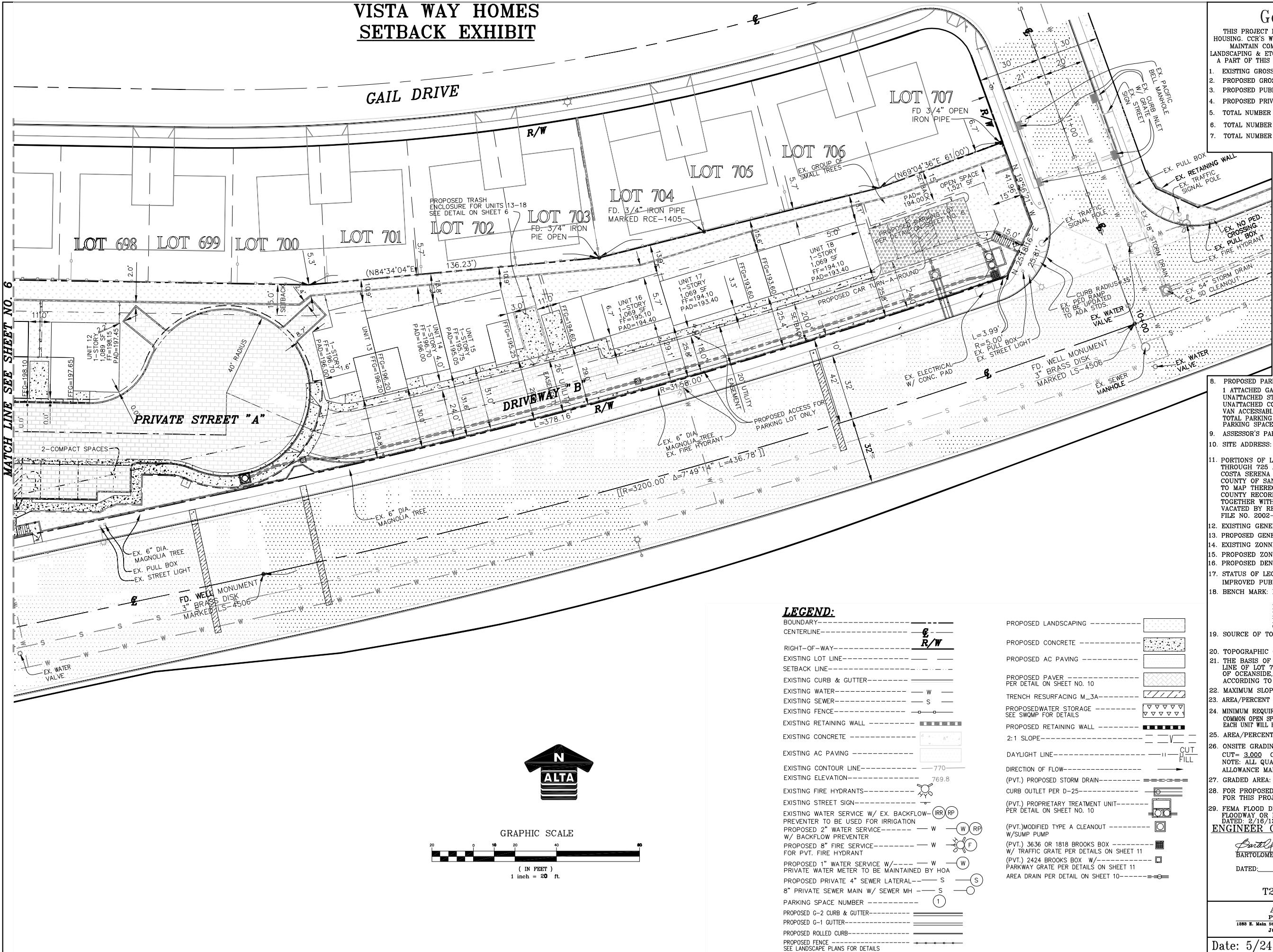
T21-00002 D21-00005 DB21-00003

ALTA CONSULTANTS

PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 100, B. Cajon, CA 92021 (619) 749-8816 Fax (619) 749-8816
JOB NO. 499-01, DATE MAY 24, 2022

Date: 5/24/2022

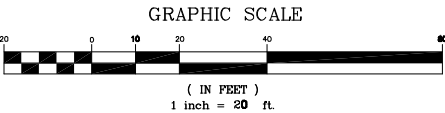
SHEET 13 OF 15



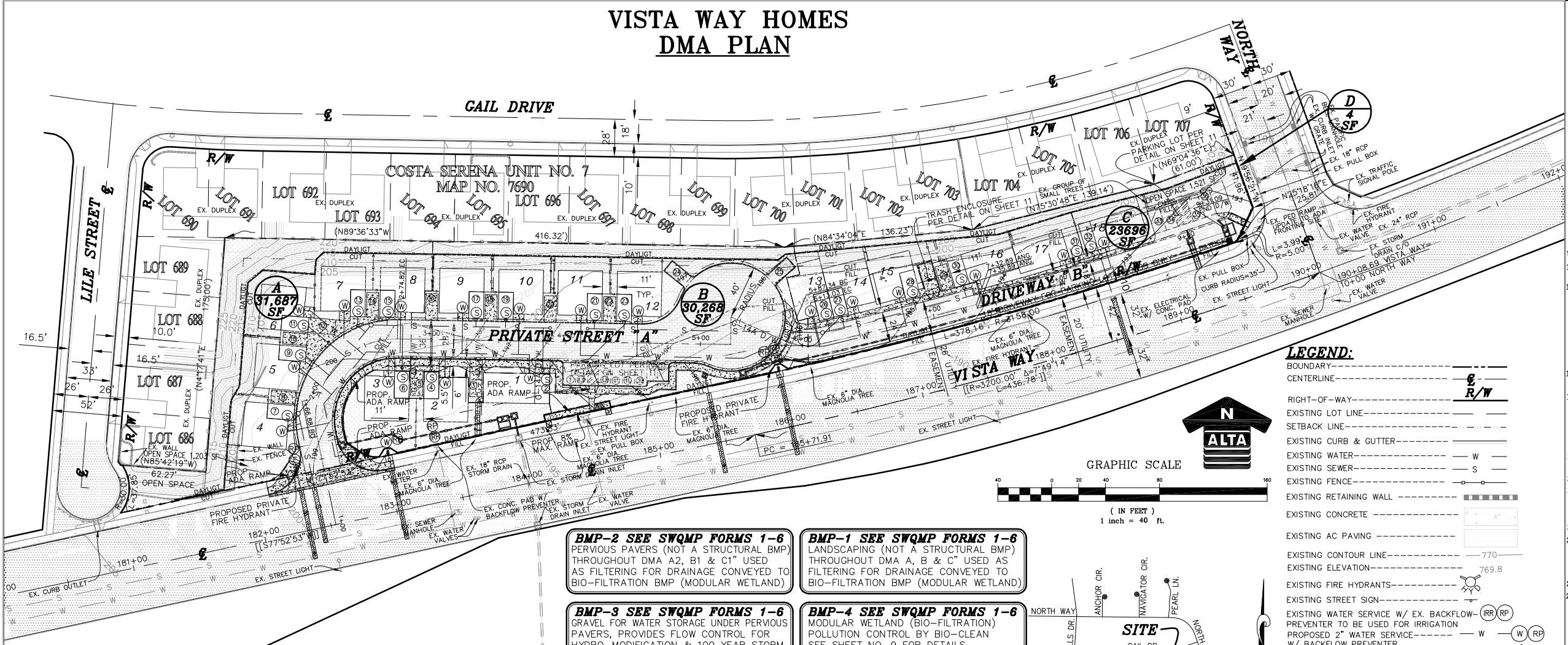
LEGEND:

- BOUNDARY-----
CENTERLINE-----
RIGHT-OF-WAY-----
EXISTING LOT LINE-----
SETBACK LINE-----
EXISTING CURB & GUTTER-----
EXISTING WATER-----
EXISTING SEWER-----
EXISTING FENCE-----
EXISTING RETAINING WALL-----
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EXISTING STREET SIGN-----
EXISTING WATER SERVICE W/ EX. BACKFLOW PREVENTER TO BE USED FOR IRRIGATION-----
PROPOSED 2" WATER SERVICE-----
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FOR PVT. FIRE HYDRANT-----
PROPOSED 1" WATER SERVICE W/-----
PRIVATE WATER METER TO BE MAINTAINED BY HOA-----
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8" PRIVATE SEWER MAIN W/ SEWER MH-----
PARKING SPACE NUMBER-----
PROPOSED G-2 CURB & GUTTER-----
PROPOSED G-1 GUTTER-----
PROPOSED ROLLED CURB-----
PROPOSED FENCE-----
SEE LANDSCAPE PLANS FOR DETAILS-----

- PROPOSED LANDSCAPING-----
PROPOSED CONCRETE-----
PROPOSED AC PAVING-----
PROPOSED PAVER-----
PER DETAIL ON SHEET NO. 10-----
TRENCH RESURFACING M.3A-----
PROPOSED WATER STORAGE-----
SEE SWAMP FOR DETAILS-----
PROPOSED RETAINING WALL-----
2:1 SLOPE-----
DAYLIGHT LINE-----
DIRECTION OF FLOW-----
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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-----



VISTA WAY HOMES
DMA PLAN



- BMP-2 SEE SWQMP FORMS 1-6**
PERVIOUS PAVERS (NOT A STRUCTURAL BMP) THROUGHOUT DMA A, B & 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

POTENTIAL POLLUTANTS			
POLLUTANT	POTENTIAL SOURCE	SOURCE CONTROLS	
SEDIMENT	DURING GRADING OPERATIONS	CONST. BMP'S PERMANENT LANDSCAPING AND HARDSCAPE TO BE APPLIED ONLY AS NEEDED	
NUTRIENTS	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:

- THE UNDERLYING HYDROLOGIC SOIL GROUP IS "D".
- THE GROUNDWATER IN THIS AREA IS DEEP ENOUGH NOT TO IMPACT SITE DEVELOPMENT.
- THERE ARE NO NATURAL HYDROLOGIC FEATURES ON THIS SITE.
- THERE ARE NO CRITICAL COURSE SEDIMENT YIELD AREAS ON THE PROJECT.
- THE EXISTING TOPOGRAPHY AND PROPOSED IMPERVIOUS AREAS ARE INDICATED ON THE EXHIBIT.
- THE EXISTING AND PROPOSED SITE DRAINAGE NETWORK AND CONNECTIONS TO OFFSITE ARE SHOWN.
- 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.
- THE PROPOSED GRADING IS SHOWN ON THIS EXHIBIT, INCLUDING PROPOSED RETAINING WALLS.
- THE PROPOSED IMPERVIOUS FEATURES ON THIS PROJECT ARE SHOWN ON THIS EXHIBIT.
- THE DESIGN FEATURES AND SURFACE TREATMENTS USED TO MAINTAIN IMPERVIOUSNESS ARE SHOWN ON THIS EXHIBIT.
- DRAINAGE MANAGEMENT AREAS ARE SHOWN AND IDENTIFIED. MINAULMIST AREAS ARE INDICATED.
- THERE ARE NO POLLUTANT SOURCE AREAS REQUIRING SOURCE CONTROLS ON THIS PROJECT.
- THE STRUCTURAL (PERMANENT) BMPs ARE SHOWN AND IDENTIFIED ON THIS EXHIBIT.

AREA A LOW IMPACT DEVELOPMENT DESIGN							AREA C 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	DMA NAME	DMA AREA SF	POST PROJECT SURFACE TYPE	% OF A1 & A3	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	% OF A1 & A3
ASPHALT	0	ASPHALT	0%	1.0	0	0%	ASPHALT	0	ASPHALT	0%	1.0	0	0%
BUILDINGS	9,053	BUILDINGS	29%	1.0	9,053	29%	BUILDINGS	6,620	BUILDINGS	28%	1.0	6,620	28%
CONCRETE	2,864	CONCRETE	9%	1.0	2,868	9%	CONCRETE	2,448	CONCRETE	10%	1.0	2,444	10%
LANDSCAPING	15,500	LANDSCAPING	49%	0.1	1,556	5%	LANDSCAPING	5,257	LANDSCAPING	22%	0.1	684	3%
WALLS	374	WALLS	1%	1.0	374	1%	WALLS	537	WALLS	3%	1.0	537	2%
PAVERS	4,913	PAVERS	15%	0.2	760	2%	PAVERS	8,800	PAVERS	37%	0.2	1,221	6%
TREATMENT	32	PROPRIETARY	0%	0.1	3	0%	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			TOTAL DMA AREA	23,696	28% OF TOTAL AREA	100%	SEE SWQMP FOR SITE SPECIFIC POLLUTION CONTROL & FLOW CONTROL		
TOTAL DMA AREA				14,614	0.04	585	TOTAL DMA AREA				11,753	0.04	469

AREA B LOW IMPACT DEVELOPMENT DESIGN							AREA D LOW IMPACT DEVELOPMENT DESIGN						
DMA NAME	DMA AREA SF	POST PROJECT SURFACE TYPE	% OF B1	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	% OF B1	DMA NAME	DMA AREA SF	POST PROJECT SURFACE TYPE	% OF A1 & A3	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	% OF A1 & A3
ASPHALT	0	ASPHALT	0%	1.0	0	0%	ASPHALT	0	ASPHALT	0%	1.0	0	0%
BUILDINGS	4,544	BUILDINGS	15%	1.0	4,544	15%	BUILDINGS	0	BUILDINGS	0%	1.0	0	0%
CONCRETE	3,513	CONCRETE	12%	1.0	4,866	10%	CONCRETE	0	CONCRETE	0%	1.0	0	0%
LANDSCAPING	7,702	LANDSCAPING	26%	0.1	814	3%	LANDSCAPING	4	LANDSCAPING	100%	0.1	0	0%
WALLS	342	WALLS	1%	1.0	344	1%	WALLS	0	WALLS	0%	1.0	0	0%
PAVERS	19,102	PAVERS	46%	0.2	2,468	8%	PAVERS	0	PAVERS	0%	0.2	0	0%
TREATMENT	0	PROPRIETARY	0%	0.1	3	0%	TREATMENT	0	PROPRIETARY	0%	0.1	0	0%
TOTAL DMA AREA	30,268	35% OF TOTAL AREA	100%	SEE SWQMP FOR SITE SPECIFIC POLLUTION CONTROL & FLOW CONTROL			TOTAL DMA AREA	4	0% OF TOTAL AREA	100%	SEE SWQMP FOR SITE SPECIFIC POLLUTION CONTROL & FLOW CONTROL		
TOTAL DMA AREA				13,038	0.04	522	TOTAL DMA AREA				0	0.04	0

LEGEND:

- BOUNDARY-----
CENTERLINE-----
RIGHT-OF-WAY-----
EXISTING LOT LINE-----
SETBACK LINE-----
EXISTING CURB & GUTTER-----
EXISTING WATER-----
EXISTING SEWER-----
EXISTING FENCE-----
EXISTING RETAINING WALL-----
EXISTING CONCRETE-----
EXISTING AC PAVING-----
EXISTING CONTOUR LINE-----
EXISTING ELEVATION-----
EXISTING FIRE HYDRANTS-----
EXISTING STREET SIGN-----
EXISTING WATER SERVICE W/ EX. BACKFLOW PREVENTER TO BE USED FOR IRRIGATION
PROPOSED 2" WATER SERVICE-----
PROPOSED 8" FIRE SERVICE-----
FOR PVT. FIRE HYDRANT
PROPOSED 1" WATER SERVICE W/-----
PRIVATE WATER METER TO BE MAINTAINED BY HOA
PROPOSED PRIVATE 4" SEWER LATERAL-----
8" PRIVATE SEWER MAIN 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 PAVEMENT-----
PER DETAIL ON SHEET NO. 6
TRENCH RESURFACING M_3A-----
PROPOSED WATER STORAGE-----
SEE SWQMP FOR DETAILS
PROPOSED RETAINING WALL-----
2:1 SLOPE-----
DAYLIGHT LINE-----
DIRECTION OF FLOW-----
(PVT.) PROPOSED STORM DRAIN-----
CURB OUTLET PER D-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 (D21-00005) IS INCLUDED AS A PART OF THIS PROJECT ALONG WITH BONUS DENSITY (DB21-00003)
- EXISTING GROSS SUBDIVISION AREA: 1.97 AC
 - PROPOSED GROSS SUBDIVISION AREA: 1.97 AC
 - PROPOSED PUBLIC STREET DEDICATION: 0 AC
 - PROPOSED PRIVATE STREET AREA: 0 AC
 - TOTAL NUMBER OF EXISTING LOTS: 1
 - TOTAL NUMBER OF PROPOSED LOTS: 1
 - TOTAL NUMBER OF PROPOSED PROPOSED UNITS: 18
 - 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
 - ASSESSOR'S PARCEL NUMBER: 165-493-47
 - SITE ADDRESS: 3710 VISTA WAY
OCEANSIDE, CA 92056
 - 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.
 - STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET
 - 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
 - SOURCE OF TOPOGRAPHY: ALATA CONSULTANTS
SURVEYED ON: 02/20/2020
 - TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT
 - THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE SOUTH LINE OF LOT 707 OF COSTA SERENA UNIT NO. 7, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP HEREOF NO. 7690 I.E. NORTH 69°04'36" EAST.
 - MAXIMUM SLOPE GRADIENT: 2:1
 - 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.
 - GRADED AREA: 1.63 AC=82% OF SITE
 - FEMA FLOOD DESIGNATION: THIS SITE IS NOT WITH A 100-YEAR FLOODWAY OR FLOODPLAIN PER FEMA MAP 06073C0766G

DMA LEGEND:

- DMA AREA -----
WATERSHED NAME -----
WATERSHED DESIGNATION -----
WATERSHED AREA -----
HYDROLOGIC SOIL GROUP "D"
DEPTH TO GROUNDWATER > 12

ENGINEER OF WORK

BARTOLOME J. PASTOR, RCE 38606
DATED: MAY 2022



T21-00002
D21-00005
DB21-00003

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 100, In Cajon, CA 92021 (619) 749-8816 Fax (619) 749-8816
JOB NO. 499-01, DATE MAY 24, 2022

VISTA WAY HOMES
WAIVER 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 (D21-00005) IS INCLUDED AS A PART OF THIS PROJECT ALONG WITH BONUS DENSITY (DB21-00003)
- EXISTING GROSS SUBDIVISION AREA: 1.97 AC
 - PROPOSED GROSS SUBDIVISION AREA: 1.97 AC
 - PROPOSED PUBLIC STREET DEDICATION: 0 AC
 - PROPOSED PRIVATE STREET AREA: 0 AC
 - TOTAL NUMBER OF EXISTING LOTS: 1
 - TOTAL NUMBER OF PROPOSED LOTS: 1
 - TOTAL NUMBER OF PROPOSED PROPOSED UNITS: 18

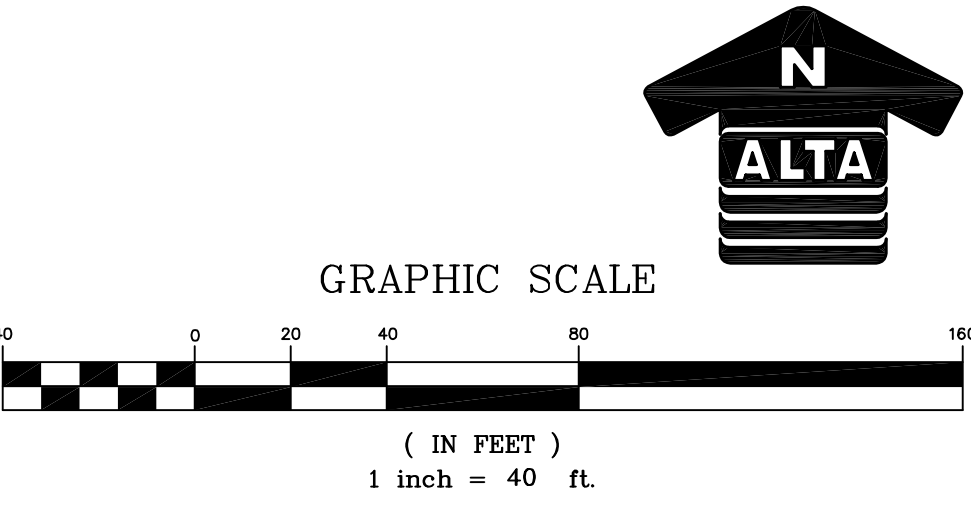
- ASSESSOR'S PARCEL NUMBER: 165-493-47
- SITE ADDRESS: 3710 VISTA WAY
OCEANSIDE, CA 92056
- PORTIONS OF LOTS 684, 685, 708 THROUGH 720, LOTS 721 THROUGH 725 AND PORTIONS OF LOTS 726 AND 727 OF COSTA SERENA UNIT NO. 7, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP 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.
- EXISTING GENERAL PLAN LAND USE: RESIDENTIAL
- PROPOSED GENERAL PLAN LAND USE: RESIDENTIAL-SENIOR HOUSING
- EXISTING ZONNING: RM-A
- PROPOSED ZONNING: RM-A
- PROPOSED DENSITY: 9.14 DU/AC
- STATUS OF LEGAL ACCESS: VISTA WAY AN EXISTING & FULLY IMPROVED PUBLIC STREET

WAIVER LEGEND:

- STANDARD SETBACKS -----
- PRIVAT STREET/ DRIVEWAY BUILDING SETBACK ----
- PRIVAT STREET/ DRIVEWAY GARAGE SETBACK ----
- 15' USABLE BACKYARD -----
- 6' RETAINING WALL -----
- DEVELOPABLE AREA LOST W/ 6' RETAINING WALL --

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 FIRE HYDRANTS -----
- EXISTING STREET SIGN -----
- PROPOSED G-2 CURB & GUTTER -----
- PROPOSED G-1 GUTTER -----
- PROPOSED ROLLED CURB -----
- PROPOSED FENCE -----
- SEE LANDSCAPE PLANS FOR DETAILS
- PROPOSED RETAINING WALL -----
- PROPOSED CONCRETE -----



ENGINEER OF WORK

BARTOLOME J. PASTOR, RCE 38606

DATED: MAY, 2022

OWNER

OWNER: NEPTUNE INVESTMENTS, LLC

ADDRESS: POB BOX 9890
RANCHO SANTA FE, CA 92067

TELEPHONE: (858) 401-9090

E-MAIL: rezashera@gmail.com

BY: REZA SHERA

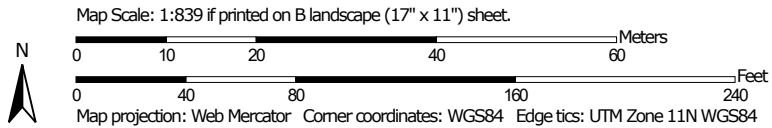
ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
1283 E. Main St., Ste. 109, El Cajon, CA 92021 (619) 749-8616 Fax (619) 749-8616
JOB NO. 499-01, DATE MAY 24, 2022

ATTACHMENT 2
Soils Plat

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



Soil Map may not be valid at this scale.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

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%