

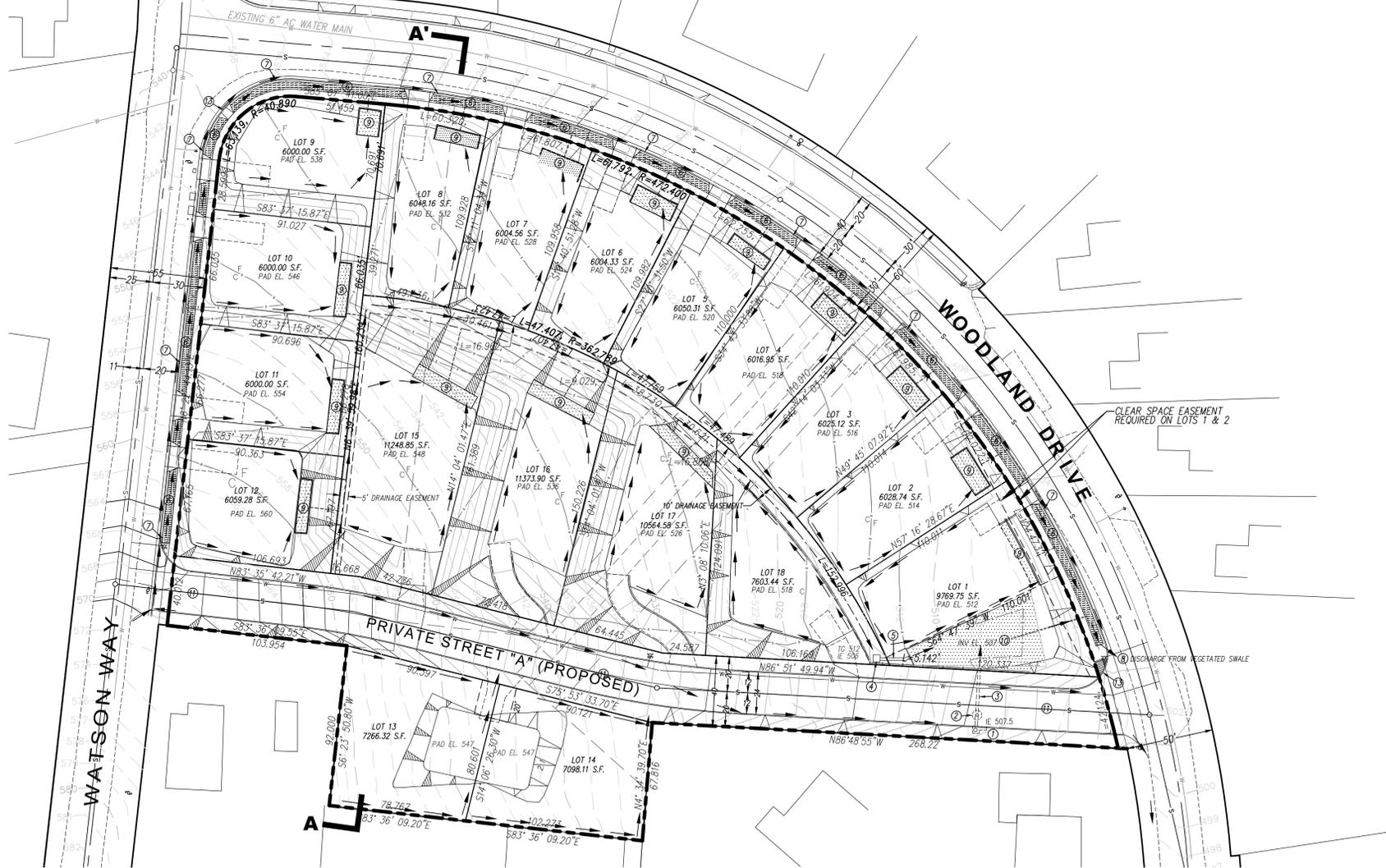
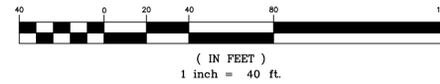
PRELIMINARY GRADING PLAN

SAN DIEGO COUNTY TRACT 5594

WOODLAND & WATSON SUBDIVISION



GRAPHIC SCALE



GENERAL NOTES:

- TENTATIVE MAP PREPARED BY: TAYLOR GROUP, INC.
301 MISSION AVENUE, SUITE 201
OCEANSIDE, CA 92054
TEL. 760.721.9990
FAX. 760.721.9991
- TOTAL AREA: 3.62 ACRES GROSS
3.51 ACRES NET OF OFFERS OF DEDICATION PER
PARCEL MAP 7019
- FLOOD HAZARD ZONE: FEMA ZONE "X"
- NUMBER OF EXISTING LOTS: 4
- NUMBER OF PROPOSED LOTS: 18 RESIDENTIAL LOTS
PLUS REMAINDER PARCEL
- MINIMUM LOT SIZE: 6,000 S.F.
- ALL PROPOSED UTILITIES TO BE UNDERGROUND. EXISTING ABOVE-GROUND
UTILITIES IN WATSON WAY TO BE UNDERGROUND ALONG PROJECT FRONTAGE.
- ONSITE STREET TO BE PRIVATE PER TYPICAL SECTIONS ON THIS SHEET.
- PROJECT WILL DEDICATE 5' ALONG WOODLAND DRIVE AND WATSON WAY TO
PROVIDE 30' ROW WIDTH FROM EXISTING CENTERLINES. SEE TYPICAL SECTIONS
THIS SHEET.
- EASTBOUND WOODLAND DRIVE TO BE IMPROVED ALONG PROJECT FRONTAGE WITH
RESURFACING, CURB, GUTTER, LANDSCAPED PARKWAY AND SIDEWALK PER COUNTY
STANDARDS AND TYPICAL SECTION ON THIS SHEET.
- NORTHBOUND WATSON WAY TO BE IMPROVED ALONG PROJECT FRONTAGE WITH
RESURFACING, CURB, GUTTER, LANDSCAPED PARKWAY AND SIDEWALK PER COUNTY
STANDARDS AND TYPICAL SECTION ON THIS SHEET.
- PROJECT WILL CONSTRUCT PUBLIC SEWER AND WATER MAINS IN PROPOSED
PRIVATE STREET EASEMENT WITH UTILITY EASEMENTS AS REQUIRED.
- PROJECT WILL CONSTRUCT NEW SEWER MAIN IN WOODLAND DRIVE ALONG PROJECT
FRONTAGE CONNECTING TO EXISTING 8" VCP MAIN APPROX. 90 SOUTH OF
FRONTAGE.

LEGEND:

- SUBDIVISION BOUNDARY
- LOT BOUNDARY
- TOPOGRAPHIC CONTOUR
- PROPOSED FINISHED GRADE CONTOUR
- PROPOSED CUT SLOPE (2:1 U.O.N.)
- PROPOSED FILL SLOPE (2:1 MAX.)
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING UTILITY POLE
- PROPOSED PCC CURB AND GUTTER
- PROPOSED PCC SIDEWALK
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET - TYPE B
- PROPOSED RCP STORM DRAIN PIPE
- PROPOSED AC PAVEMENT
- DIRECTION OF DRAINAGE
- FLOW-THROUGH BIORETENTION PLANTER AREA

SURVEY NOTES:

THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY OF PARCEL MAP NO.7019. APN
183-131-23, 24, 25 & 26.
THE SURVEY WAS PERFORMED IN MARCH 2014 BY MICHAEL C. SPIRO

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM CCS
83, ZONE 6 EPOCH 1991.35 GRID BEARING BETWEEN CITY OF VISTA SURVEY CONTROL
STATIONS DESIGNATED "V2065" AND "V2066" PER RECORD OF SURVEY NO. 14023.

I.E. N29°46'01"W

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS
OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT STATION "V2065" IS 0.999942569. GRID DISTANCE =
GROUND DISTANCE X COMBINED SCALE FACTOR

BENCHMARK:

THE BENCH MARK IS V2066 AS SHOWN ON ROS 14023 ELEV.=444.67' 1929 DATUM.

PROPERTY OWNERS AND SUBDIVIDER

PARCEL 1: VINCENZO D. COLUCCI AND ANNITA G. COLUCCI AS TRUSTEES, UNDER
DECLARATION OF TRUST DATED MAY 3, 1990.

VINCENZO D. COLUCCI, TRUSTEE
1055 COLUCCI DRIVE
VISTA, CA 92084
(619) 922-1288

PARCELS 2, 3 AND 4: VINCENZO D. COLUCCI AND ANNITA G. COLUCCI AS TRUSTEES,
UNDER DECLARATION OF TRUST DATED MAY 3, 1990 FOR THE BENEFIT OF THE
COLUCCI LIVING TRUST.

VINCENZO D. COLUCCI, TRUSTEE
1055 COLUCCI DRIVE
VISTA, CA 92084
(619) 922-1288

ENGINEER OF WORK:

TAYLOR GROUP, INC.
301 MISSION AVENUE, SUITE 201
OCEANSIDE, CA 92054
TEL. 760.721.9990
FAX. 760.721.9991

BY: LARRY R. TAYLOR, RCE, GE DATE _____
R.C.E. 58274 EXPIRES 06.30.2016



GENERAL GRADING AND DRAINAGE NOTES

- ALL CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE RATION OF 2:1
(HORIZONTAL:VERTICAL) U.O.N.

GRADING AND DRAINAGE NOTES

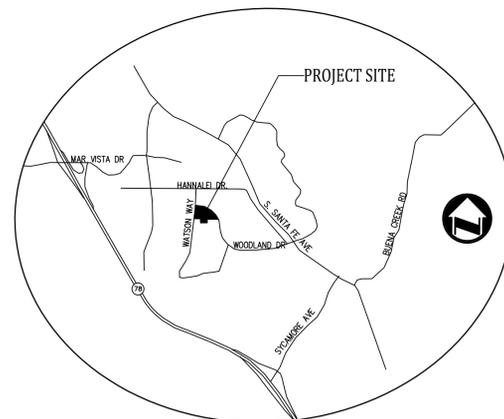
- PROPOSED CURB INLET PER SDRSD D-1
- PROPOSED CDS UNIT PER STORM WATER MITIGATION PLAN (SWMP)
- PROPOSED 18" CULVERT
- PROPOSED 18" CATCH BASIN
- PROPOSED 12" CULVERT
- PROPOSED VEGETATED BIOSWALE PER SWMP AND DETAILS ON SHEET 2
- PROPOSED BIOSWALE INLET PER DETAILS ON SHEET 2
- PROPOSED SIDEWALK UNDERDRAIN PER SDRSD D-27
- PROPOSED FLOW-THROUGH PLANTER PER SWMP
- PROPOSED BIORETENTION BASIN PER SWMP
- PROPOSED PRIVATE STREET - 24' PAVED WIDTH PER SD COUNTY PRIVATE ROAD STANDARDS
- PROPOSED PCC CURB AND GUTTER PER SDRSD G-2
- PEDESTRIAN RAMP PER SDRSD G-27 OR G-31

ESTIMATED EATHWORK QUANTITIES

CUT	11,500 C.Y
FILL	12,700 C.Y.
IMPORT	500 C.Y. (SELECT FOR BIORETENTION)
	700 C.Y. SELECT ROAD BASE

NOTE:

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

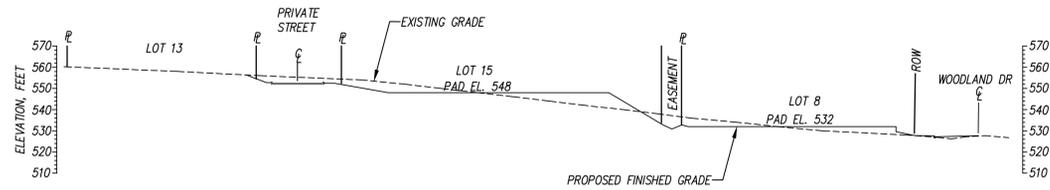


VICINITY MAP

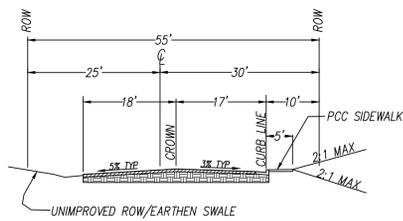
PRELIMINARY GRADING PLAN

SAN DIEGO COUNTY TRACT 5594

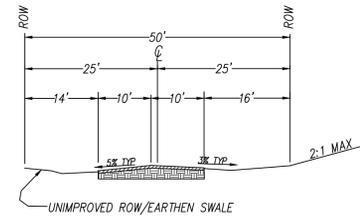
WOODLAND & WATSON SUBDIVISION



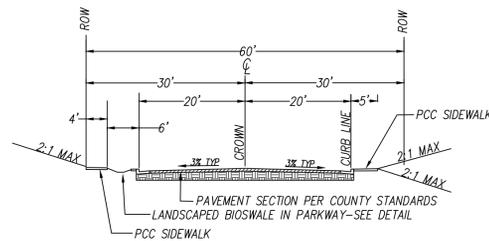
TYPICAL GRADING CROSS-SECTION A-A'
SCALE: 1" = 40'



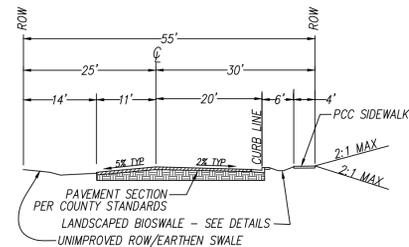
TYPICAL SECTION WOODLAND DRIVE - EXISTING
NO SCALE
(PUBLIC STREET)



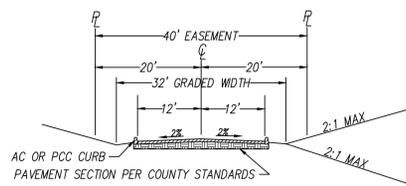
TYPICAL SECTION WATSON WAY - EXISTING
NO SCALE
(PUBLIC STREET)



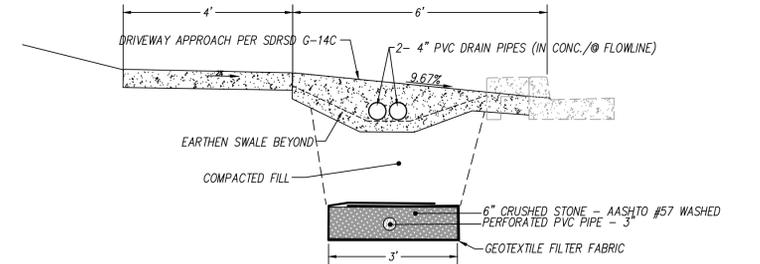
TYPICAL SECTION WOODLAND DRIVE - PROPOSED
NO SCALE
(PUBLIC STREET)



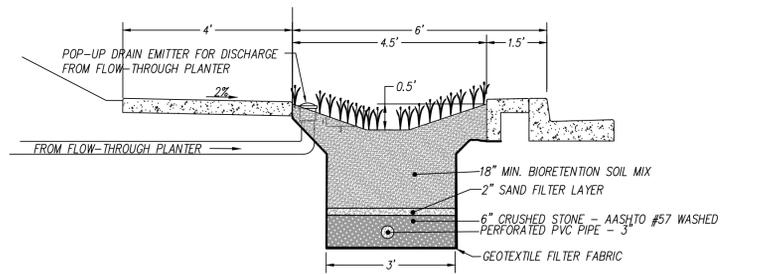
TYPICAL SECTION WATSON WAY - PROPOSED
NO SCALE
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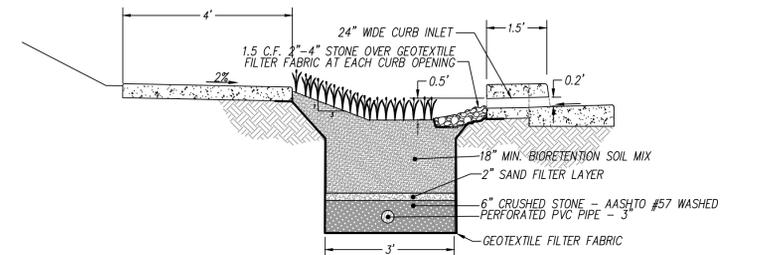
TYPICAL SECTION PRIVATE STREET
NO SCALE



BIOSWALE AT DRIVEWAY CROSSING
(NO SCALE)



VEGETATED BIOSWALE (TYP) BETWEEN CURB INLETS
(NO SCALE)



VEGETATED BIOSWALE (TYP) AT CURB INLET
(NO SCALE)

TYPICAL DETAILS OF VEGETATED BIOSWALE ALONG WOODLAND DRIVE AND WATSON WAY PARKWAYS
NO SCALE



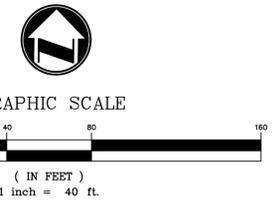
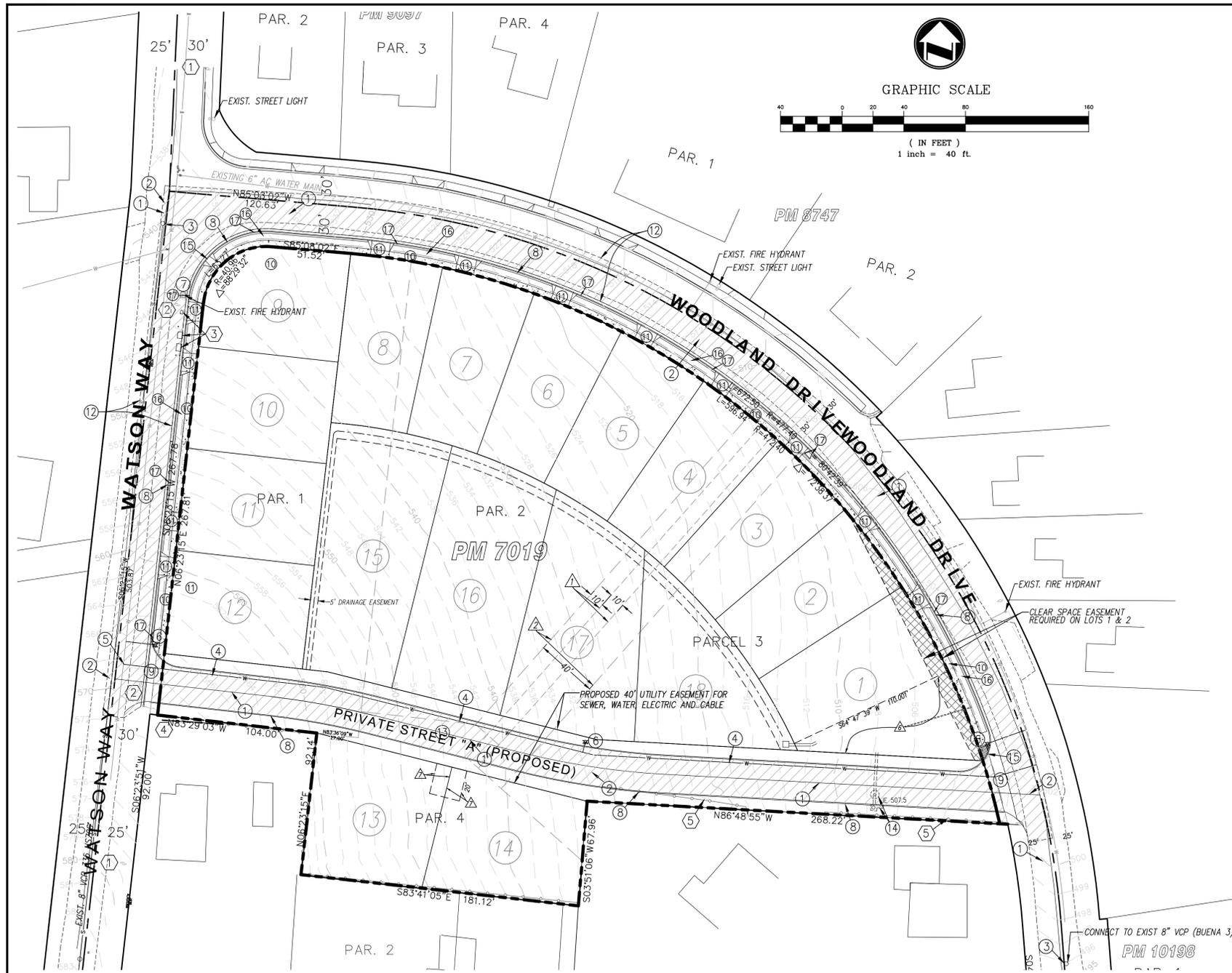
tgi TAYLOR GROUP, INC.
GEOSCIENCE & ENGINEERING CONSULTANTS
301 Mission Avenue, Suite 201 Oceanside, CA 92054
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fax. 760.721.9991
www.VisitTGI.com

COUNTY OF SAN DIEGO TM 5594
TENTATIVE MAP
WOODLAND & WATSON SUBDIVISION
CONCEPTUAL GRADING PLAN
SECTIONS AND DETAILS

PRELIMINARY GRADING PLAN

SAN DIEGO COUNTY TRACT 5594

WOODLAND & WATSON SUBDIVISION



GENERAL NOTES:

- TENTATIVE MAP PREPARED BY: TAYLOR GROUP, INC. 301 MISSION AVENUE, SUITE 201 OCEANSIDE, CA 92054 TEL. 760.721.9990 FAX. 760.721.9991
- TOTAL AREA: 3.62 ACRES GROSS 3.51 ACRES NET OF OFFERS OF DEDICATION PER PARCEL MAP 7019
- FLOOD HAZARD ZONE: FEMA ZONE "X"
- NUMBER OF EXISTING LOTS: 4
- NUMBER OF PROPOSED LOTS: 18 RESIDENTIAL LOTS
- MINIMUM LOT SIZE: 6,000 S.F.
- ALL PROPOSED UTILITIES TO BE UNDERGROUND. EXISTING ABOVE-GROUND UTILITIES IN WATSON WAY TO BE UNDERGROUNDED ALONG PROJECT FRONTAGE.
- ONSITE STREET TO BE PRIVATE PER TYPICAL SECTIONS ON THIS SHEET.
- PROJECT WILL DEDICATE 5' ALONG WOODLAND DRIVE AND WATSON WAY TO PROVIDE 30' ROW WIDTH FROM EXISTING CENTERLINES. SEE TYPICAL SECTIONS THIS SHEET.
- EASTBOUND WOODLAND DRIVE TO BE IMPROVED ALONG PROJECT FRONTAGE WITH RESURFACING, CURB, GUTTER, LANDSCAPED PARKWAY AND SIDEWALK PER COUNTY STANDARDS AND TYPICAL SECTION ON THIS SHEET.
- NORTHBOUND WATSON WAY TO BE IMPROVED ALONG PROJECT FRONTAGE WITH RESURFACING, CURB, GUTTER, LANDSCAPED PARKWAY AND SIDEWALK PER COUNTY STANDARDS AND TYPICAL SECTION ON THIS SHEET.
- PROJECT WILL CONSTRUCT PUBLIC SEWER AND WATER MAINS IN PROPOSED PRIVATE STREET EASEMENT WITH UTILITY EASEMENTS AS REQUIRED.
- PROJECT WILL CONSTRUCT NEW SEWER MAIN IN WOODLAND DRIVE ALONG PROJECT FRONTAGE CONNECTING TO EXISTING 8" VCP MAIN APPROX. 90 SOUTH OF FRONTAGE.

LEGEND:

- SUBDIVISION BOUNDARY
- LOT BOUNDARY
- LOT NUMBER
- EXISTING TOPOGRAPHIC CONTOUR
- PROPOSED TOPOGRAPHIC CONTOUR
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING UTILITY POLE
- PROPOSED PCC CURB AND GUTTER
- PROPOSED PCC SIDEWALK
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET - TYPE B
- PROPOSED RCP STORM DRAIN PIPE
- PROPOSED AC PAVEMENT
- DIRECTION OF DRAINAGE

EASEMENT NOTES:

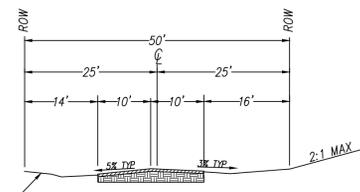
- EXISTING 10' SEWER EASEMENT TO BUENA SANITATION DISTRICT PER DOC#78-028449 TO BE ABANDONED BY QUITCLAIM PRIOR TO RECORDING OF MAP
- EXISTING 40' PRIVATE ROAD EASEMENT PER PM 7019 AND DOC#78-232856 TO BE ABANDONED BY QUITCLAIM PRIOR TO RECORDING OF MAP
- PROPOSED 10' PRIVATE DRAINAGE EASEMENT
- PROPOSED 5' PRIVATE DRAINAGE EASEMENT
- PROPOSED 40' PRIVATE ROAD AND UTILITY EASEMENT FOR SEWER, WATER, ELECTRIC AND CABLE
- PROPOSED EASEMENT ON LOT 1 FOR STORM WATER TREATMENT AND DRAINAGE PURPOSES TO BE GRANTED TO LOTS 13 THROUGH 18
- PROPOSED 10' EASEMENT FOR INGRESS AND EGRESS TO BE GRANTED TO ADJACENT LOT (RESERVED)

DISPOSITION NOTES:

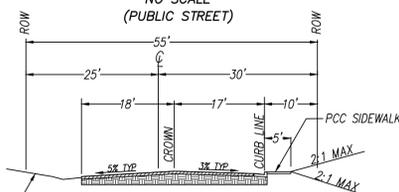
- UNDERGROUND EXISTING OVERHEAD UTILITIES FROM POWER POLE "A" TO POWER POLE "B"
- REMOVE EXISTING POWER POLE
- RELOCATE EXISTING UTILITY FACILITIES IN ROW AS NEEDED (SD&E)
- PROTECT EXISTING RETAINING WALL
- REMOVE EXISTING FENCE ENCROACHMENT

IMPROVEMENT NOTES:

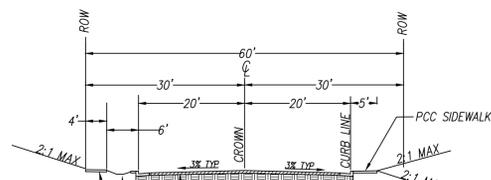
- CONSTRUCT NEW 8" PVC SEWER PER BUENA SANITATION DISTRICT (BSD) STANDARDS
- CONSTRUCT NEW SEWER MANHOLE PER BSD STANDARDS
- CONNECT TO EXISTING SEWER MAIN PER BSD REQUIREMENTS
- CONSTRUCT NEW 6" PVC C900 WATER SERVICE PER VISTA IRRIGATION DISTRICT (VID) STANDARDS
- CONNECT TO EXIST WATER MAIN PER VID REQUIREMENTS
- CONSTRUCT FIRE HYDRANT PER VISTA FIRE PROTECTION DISTRICT AND VID STANDARDS
- RELOCATE EXISTING FIRE HYDRANT AS NEEDED
- CONSTRUCT NEW PCC CURB AND GUTTER PER SDRSD G-2
- CONSTRUCT PCC CROSS GUTTER PER SDRSD G-12
- CONSTRUCT PCC SIDEWALK PER SDRSD G-7 (NON-CONTIGUOUS WITH PARKWAY)
- CONSTRUCT DRIVEWAY PER SDRSD G-14B
- PAVE PUBLIC STREET WITH AC PAVEMENT PER DETAILS SAN DIEGO COUNTY STANDARDS
- NEW PRIVATE ROAD WITH AC PAVEMENT PER DETAILS AND SAN DIEGO COUNTY STANDARDS
- CONSTRUCT TYPE B CURB INLET AND CDS UNIT PER STORM WATER MITIGATION PLAN
- CONSTRUCT PEDESTRIAN RAMP PER SDRSD G-27 OR G-31
- CONSTRUCT VEGETATED BIOSWALE PER DETAILS ON SHEET 2
- CONSTRUCT BIOSWALE CURB INLET PER DETAIL ON SHEET 2



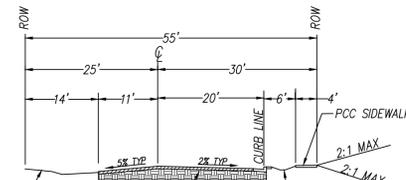
TYPICAL SECTION WATSON WAY - EXISTING
NO SCALE
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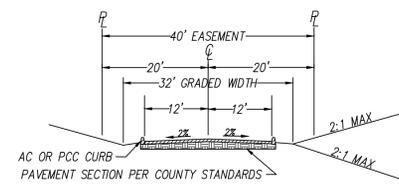
TYPICAL SECTION WOODLAND DRIVE - EXISTING
NO SCALE
(PUBLIC STREET)



TYPICAL SECTION WOODLAND DRIVE - PROPOSED
NO SCALE
(PUBLIC STREET)



TYPICAL SECTION WATSON WAY - PROPOSED
NO SCALE
(PUBLIC STREET)



TYPICAL SECTION PRIVATE STREET
NO SCALE



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Geotechnical Engineering
Civil Engineering
Environmental Science

COUNTY OF SAN DIEGO TM 5594
TENTATIVE MAP
WOODLAND & WATSON SUBDIVISION
PLANNED IMPROVEMENTS