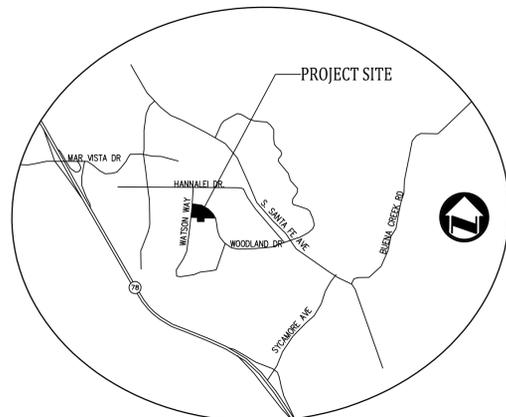


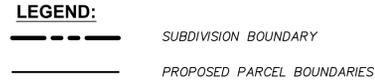
COUNTY OF SAN DIEGO TRACT 5594

TENTATIVE MAP FOR

WOODLAND & WATSON SUBDIVISION



VICINITY MAP



SHEET INDEX:

SHEET	①	TITLE SHEET
SHEET	②	EXISTING TOPOGRAPHY AND SITE CONDITIONS
SHEET	③	TENTATIVE MAP SHEET
SHEET	④-⑤	TENTATIVE MAP DETAIL SHEETS
SHEET	⑥	PLANNED IMPROVEMENTS

GENERAL PLAN INFORMATION:

GENERAL PLAN REGIONAL CATEGORY: VILLAGE
 GENERAL PLAN DESIGNATION: VILLAGE RESIDENTIAL (VR-7.3)

LEGAL DESCRIPTION

PARCELS 1, 2 3 AND 4 OF PARCEL MAP 7019, IN THE UNINCORPORATED AREA, SAN DIEGO COUNTY, STATE OF CALIFORNIA, AS PER MAP FILED MARCH 19, 1978 AS INSTRUMENT NO. 78-105637, RECORDS OF SAID COUNTY AND STATE.

ASSESSOR'S PARCEL NUMBERS

183-131-23-00, 183-131-24-00, 183-131-25-00 AND 183-131-26-00

TAX RATE AREA

96036

SPECIAL ASSESSMENT ACT STATEMENT

THE SUBDIVIDER MAY MAKE A REQUEST TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF ANY OF THE SUBDIVISION IMPROVEMENTS.

PARK LAND DEDICATION STATEMENT

THE SUBDIVIDER INTENDS TO COMPLY WITH THE PARK LAND DEDICATION ORDINANCE THROUGH PAYMENT OF AN IN-LIEU PARK IMPACT FEE.

STREET LIGHT STATEMENT

THE REQUIRED LIGHTING SYSTEM WILL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

SOLAR ACCESS STATEMENT

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

ATTESTED BY: LARRY R. TAYLOR, P.E.
 RCE 58274, EXP. 06/30/2016

PROPERTY OWNERS AND SUBDIVIDER

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

BY: 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.

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

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.

SLOPE ANALYSIS SUMMARY:

SLOPE CATEGORY	AREA (SF)	PERCENT OF SITE
LESS THAN 15%	95,030	60%
15% TO LESS THAN 25%	59,200	39%
25% TO LESS THAN 50%	1,130	<1%
TOTAL:	153,100	100%

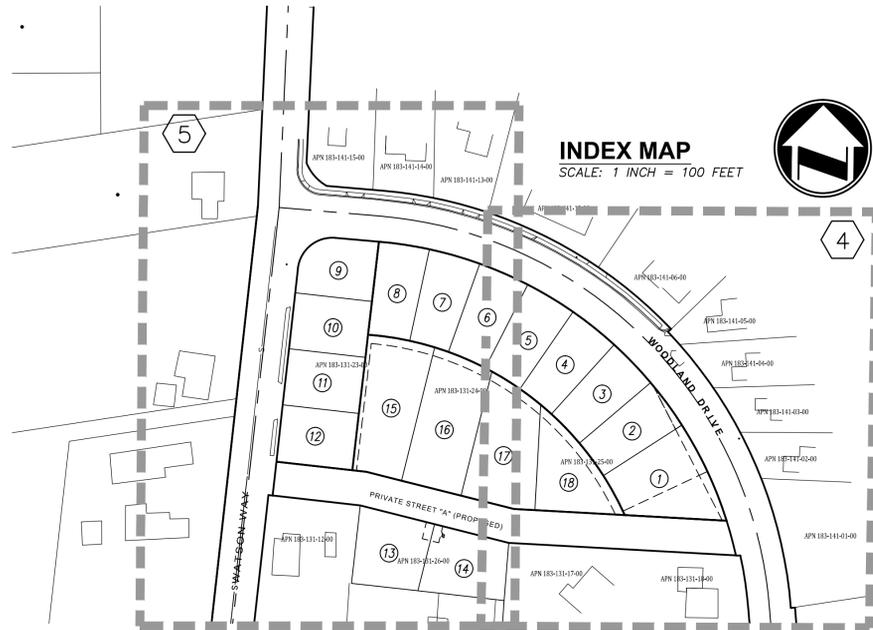
SERVICE AGENCIES/DISTRICTS

SEWER	BUENA SANITATION DISTRICT
WATER	VISTA IRRIGATION DISTRICT
FIRE	VISTA FIRE PROTECTION DISTRICT
SCHOOLS	VISTA UNIFIED SCHOOL DISTRICT
STREET LIGHTING	COUNTY OF SAN DIEGO
GAS AND ELECTRIC	SAN DIEGO GAS & ELECTRIC CO.

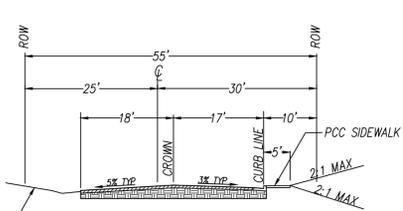
ENGINEER OF WORK:

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

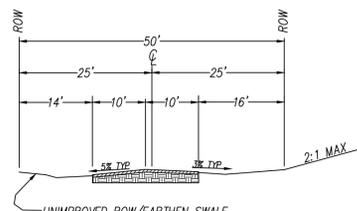
BY: LARRY R. TAYLOR, RCE, GE DATE _____
 R.C.E. 58274 EXPIRES 06.30.2016



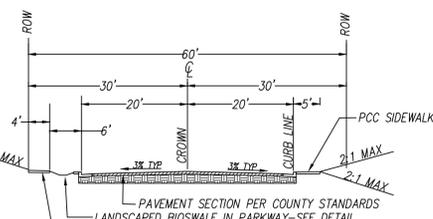
INDEX MAP
 SCALE: 1 INCH = 100 FEET



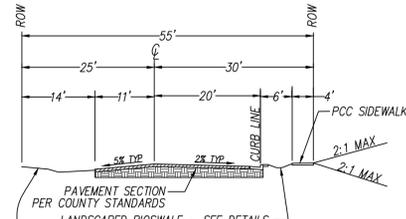
TYPICAL SECTION
WOODLAND DRIVE - EXISTING
 NO SCALE
 (PUBLIC STREET)



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
 (PUBLIC STREET)

ZONING INFORMATION

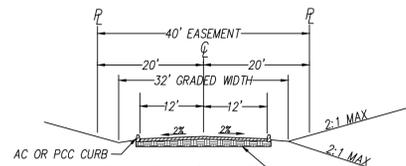
USE REGULATIONS	RS
ANIMAL REGULATIONS	Q
DENSITY	--
LOT SIZE	6,000 SF
BUILDING TYPE	C
MAXIMUM FLOOR AREA	--
FLOOR AREA RATIO	--
HEIGHT	G
LOT COVERAGE	--
SETBACK	H
OPEN SPACE	--
SPECIAL AREA REGULATIONS	--

LOT SUMMARY TABLE:

LOTS		
LOT NO.	GROSS S.F.	NET S.F.
1	9769	6029
2	6029	6029
3	6025	6025
4	6017	6017
5	6050	6050
6	6004	6004
7	6005	6005
8	6048	6048
9	6000	6000
10	6000	6000
11	6000	6000
12	6059	6059
13	7266	7266
14	7098	7098
15	11249	9711
16	11374	10652
17	10564	9870
18	7603	6073
TOTAL	127,420	122,936

ROADS

TYPE	AREA (SF)
PRIVATE ROAD	21,840
TOTAL	21,840



TYPICAL SECTION
PRIVATE STREET
 NO SCALE

<p>tgi TAYLOR GROUP, INC. GEOSCIENCE & ENGINEERING CONSULTANTS 301 Mission Avenue, Suite 201 Oceanside, CA 92054 tel. 760.721.9990 fax. 760.721.9991 www.VisitGI.com</p>	COUNTY OF SAN DIEGO TM 5594 REPLACEMENT TENTATIVE MAP
	<p>WOODLAND & WATSON SUBDIVISION</p> <p>TITLE SHEET</p>
	SHEET 1 OF 6

COUNTY OF SAN DIEGO TRACT 5594

TENTATIVE MAP FOR WOODLAND & WATSON SUBDIVISION

LEGEND:

-  SUBDIVISION BOUNDARY
-  EXISTING PARCEL BOUNDARIES
-  EXISTING EASEMENT LINES
-  TOPOGRAPHIC CONTOUR
-  EXISTING SEWER MAIN
-  EXISTING WATER MAIN
-  EXISTING FIRE HYDRANT
-  EXISTING STREET LIGHT
-  EXISTING UTILITY POLE

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

R1 = PARCEL MAP NO. 7019
R2 = RECORD OF SURVEY 16078
● = INDICATES FOUND MONUMENT AS NOTED

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.

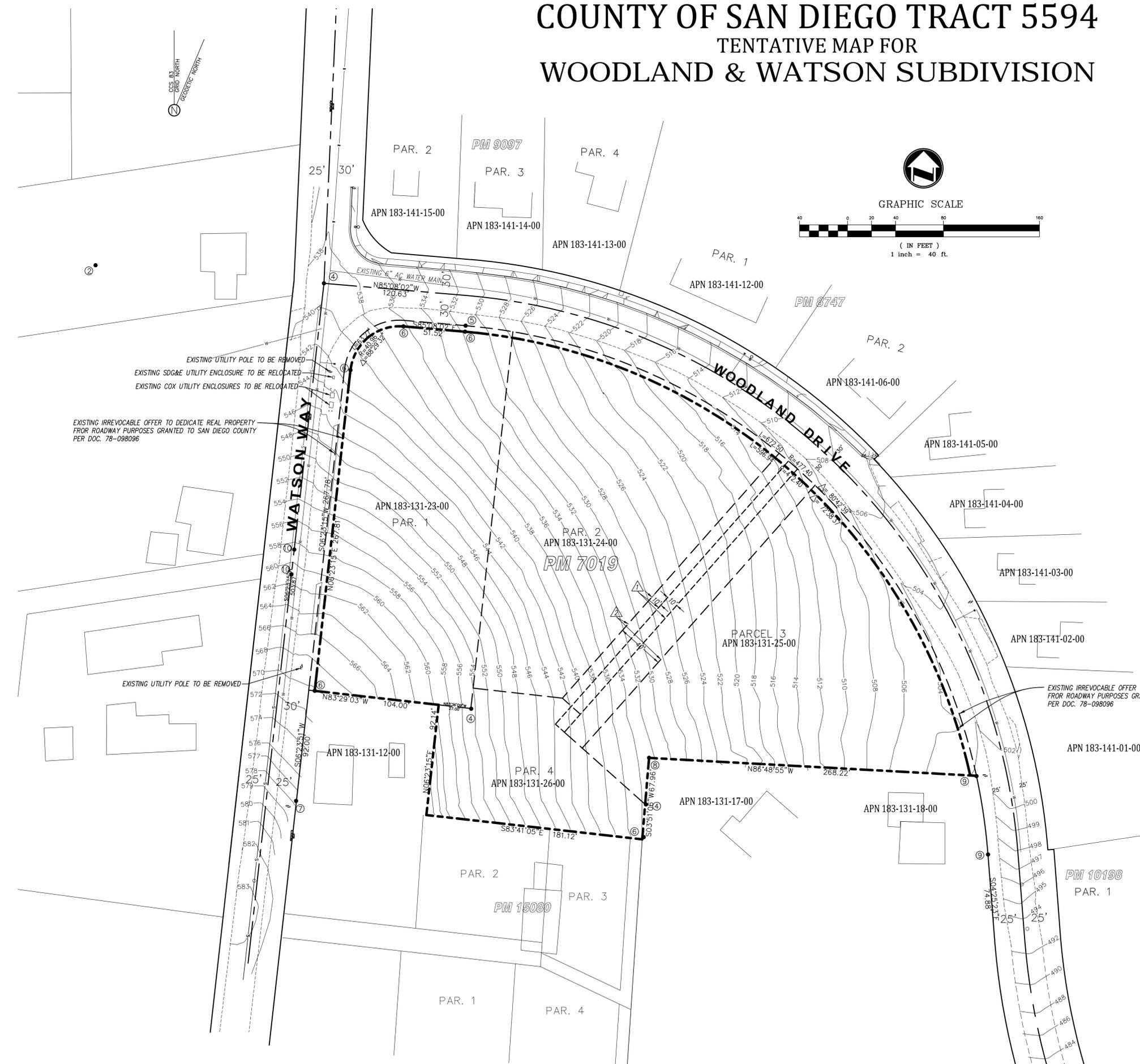
THE COMBINED SCALE FACTOR AT STATION V2065' IS 0.999942569. GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR

MONUMENT DESCRIPTIONS:

- ① FOUND 1-1/2" ALUMINUM CAP, ILLEGIBLE, ACCEPTED AS GPS CONTROL POINT "V2065" PER ROS 14023
N: 2013885.681' E: 6262884.129' ELEV 416.78'
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N: 2012962.786' E: 6263411.969, ELEV 444.67'
- ③ FOUND 1/2" IRON PIN WITH CAP L.S.2896 PER P.M.7019
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- ⑩ FOUND 3/4" IRON PIPE WITH TAG L.S.5097 PER R.O.S.16078

EASEMENT NOTES:

- ⚠ EXISTING 10' SEWER EASEMENT TO BUENA SANITATION DISTRICT PER OC#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



<p>tgi TAYLOR GROUP, INC. GEOSCIENCE & ENGINEERING CONSULTANTS</p> <p>301 Mission Avenue, Suite 201 Geotechnical Engineering Oceanside, CA 92054 tel. 760.721.9990 fax. 760.721.9991 www.VisitTGI.com</p>	<p>COUNTY OF SAN DIEGO TM 5594 TENTATIVE MAP</p>
	<p>WOODLAND & WATSON SUBDIVISION</p> <p>EXISTING CONDITIONS, TOPOGRAPHY AND EASEMENTS</p>

SHEET 2 OF 6

COUNTY OF SAN DIEGO TRACT 5594

TENTATIVE MAP FOR

WOODLAND & WATSON SUBDIVISION

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- △ PROPOSED 5' PRIVATE DRAINAGE EASEMENT
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- △ 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)

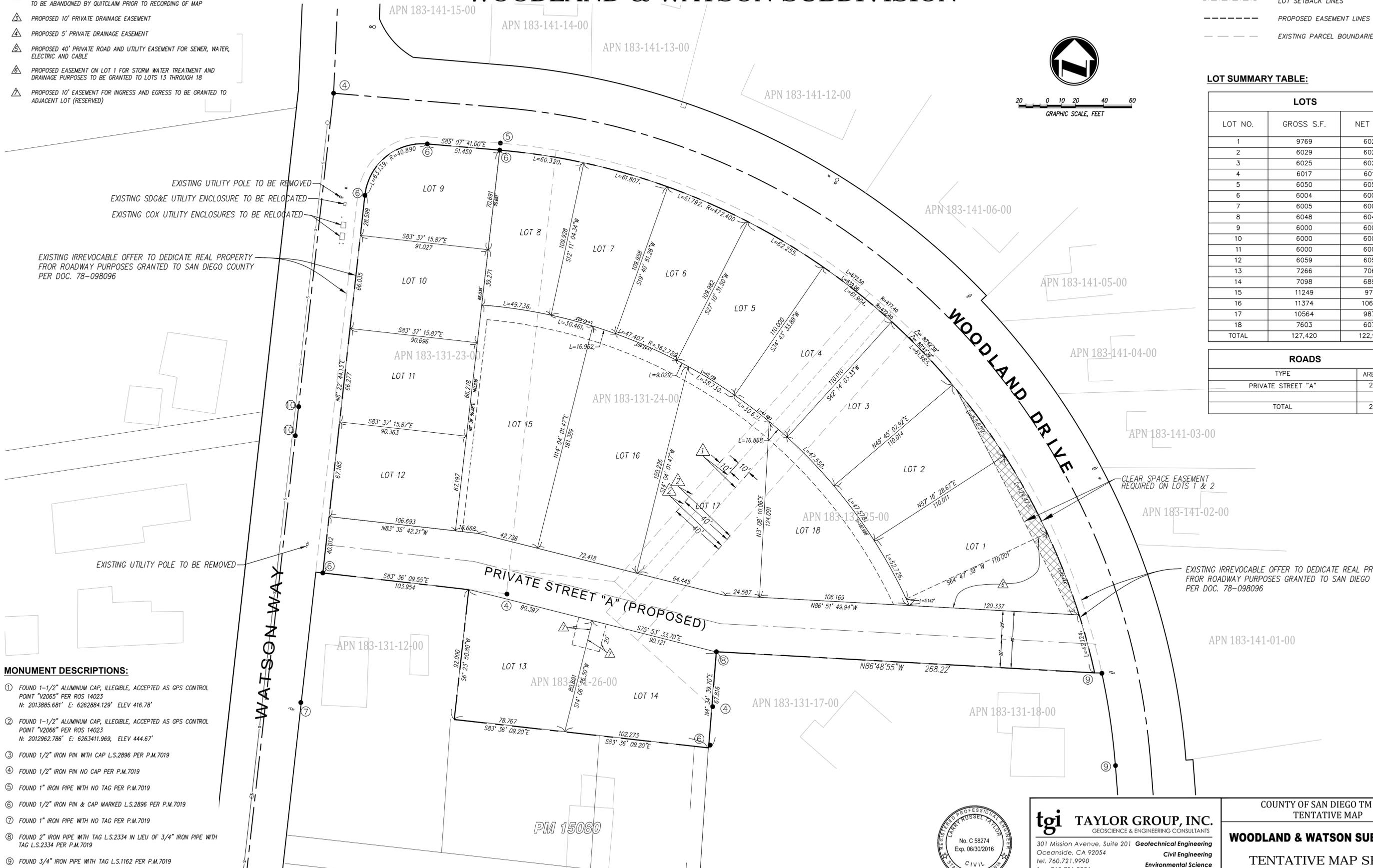
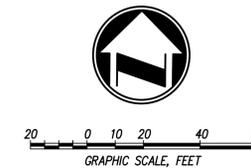
LEGEND:

- SUBDIVISION BOUNDARY
- LOT BOUNDARY
- - - LOT SETBACK LINES
- - - PROPOSED EASEMENT LINES
- - - EXISTING PARCEL BOUNDARIES

LOT SUMMARY TABLE:

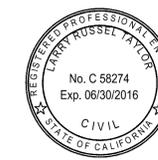
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18	7603	6073
TOTAL	127,420	122,936

ROADS	
TYPE	AREA (SF)
PRIVATE STREET "A"	21,840
TOTAL	21,840



MONUMENT DESCRIPTIONS:

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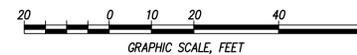
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COUNTY OF SAN DIEGO TM 5594
 TENTATIVE MAP
WOODLAND & WATSON SUBDIVISION
 TENTATIVE MAP SHEET

COUNTY OF SAN DIEGO TRACT 5594

TENTATIVE MAP FOR

WOODLAND & WATSON SUBDIVISION



LEGEND:

- SUBDIVISION BOUNDARY
- LOT BOUNDARY
- LOT SETBACK LINES
- PROPOSED EASEMENT LINES
- EXISTING PARCEL BOUNDARIES

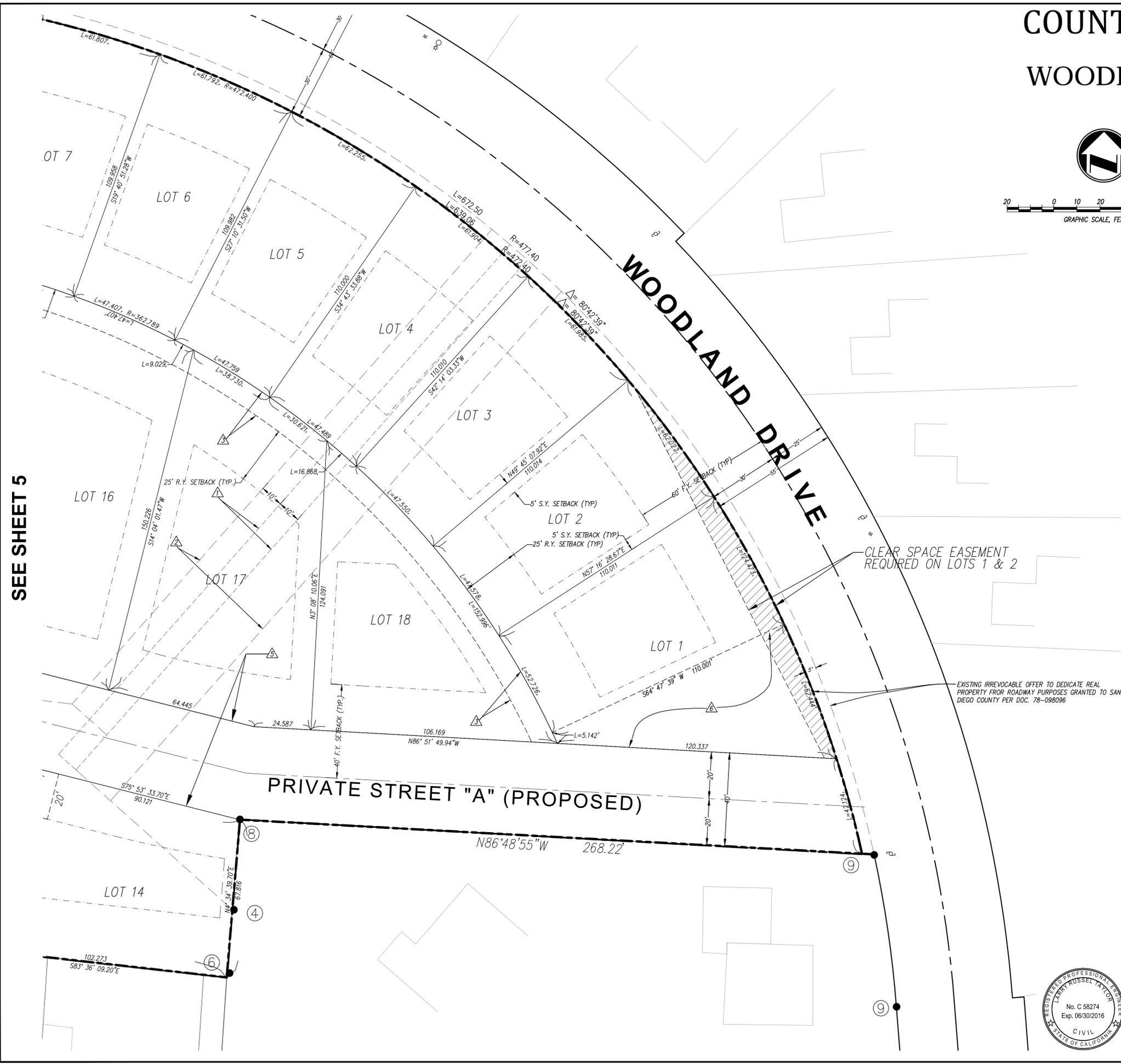
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EASEMENT NOTES:

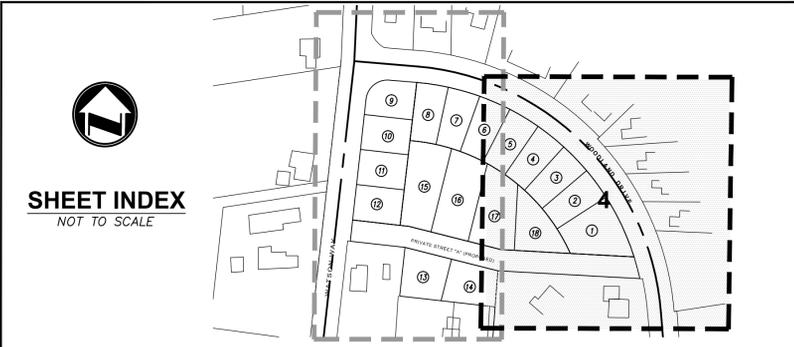
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- PROPOSED EASEMENT ON LOT 1 FOR STORM WATER TREATMENT AND DRAINAGE PURPOSES (GRANTED TO LOTS 13 THROUGH 18)

SEE SHEET 5



CLEAR SPACE EASEMENT REQUIRED ON LOTS 1 & 2

EXISTING IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY FOR ROADWAY PURPOSES GRANTED TO SAN DIEGO COUNTY PER DOC. 78-098096



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 GEOSCIENCE & ENGINEERING CONSULTANTS
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 www.VisitGI.com



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

COUNTY OF SAN DIEGO TRACT 5594 TENTATIVE MAP FOR WOODLAND & WATSON SUBDIVISION

WATSON WAY

LEGEND:

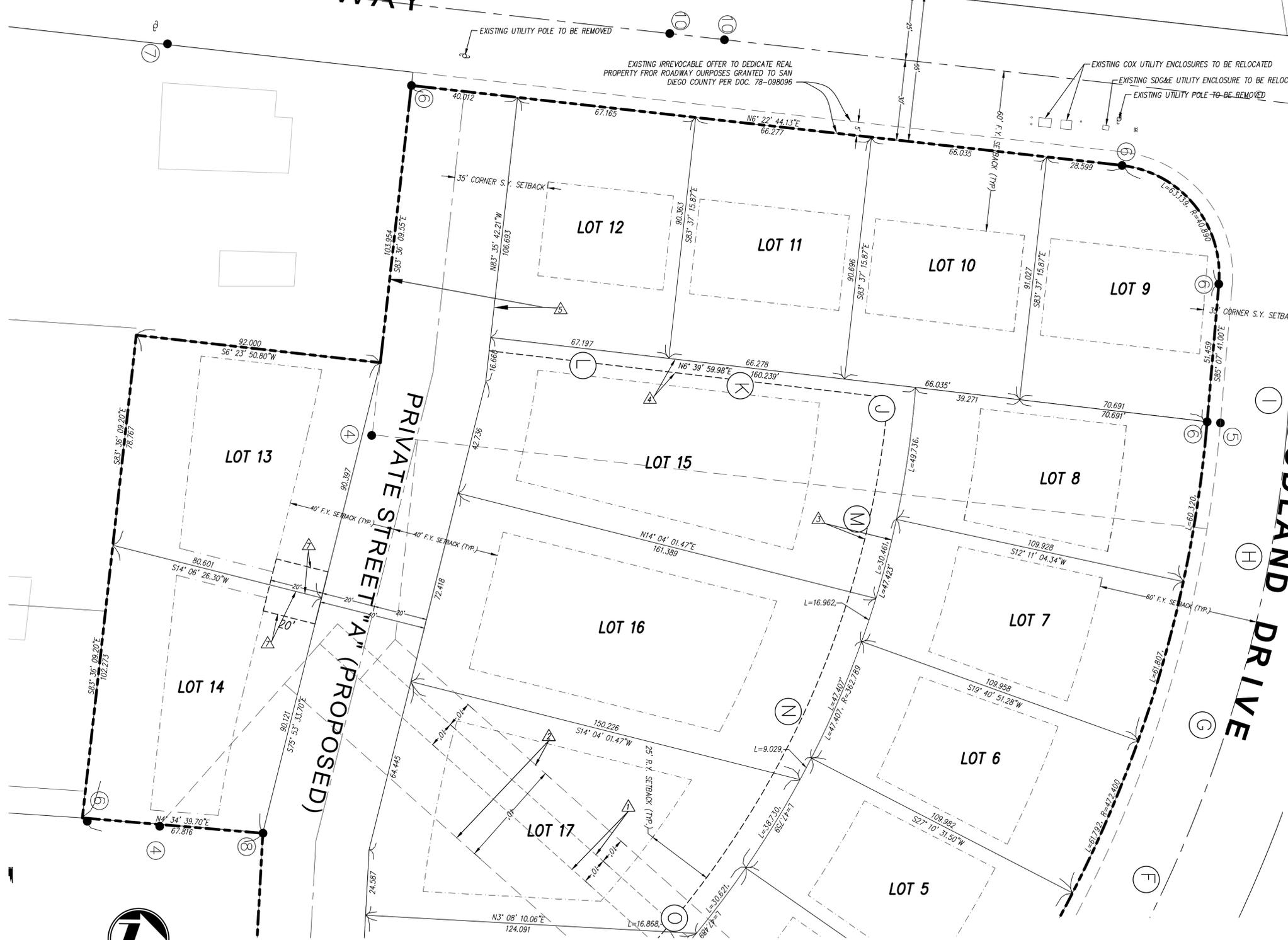
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- LOT BOUNDARY
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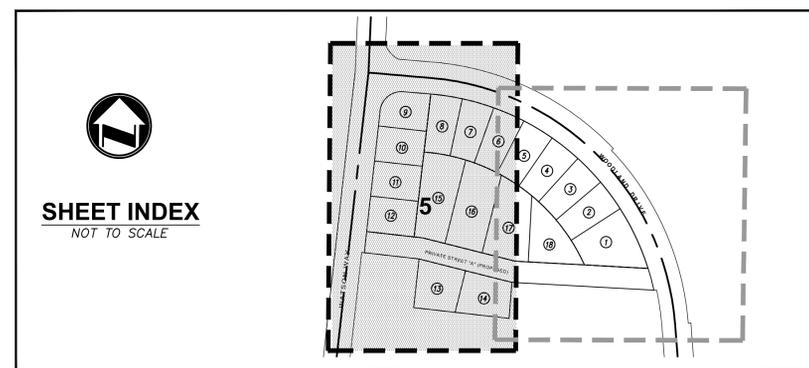
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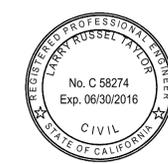
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- PROPOSED EASEMENT ON LOT 1 FOR STORM WATER TREATMENT AND DRAINAGE PURPOSES (GRANTED TO LOTS 13 THROUGH 18)
- 10' EASEMENT FOR INGRESS AND EGRESS RESERVED



SEE SHEET 4



SHEET INDEX
NOT TO SCALE

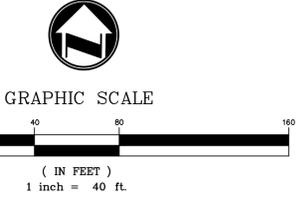
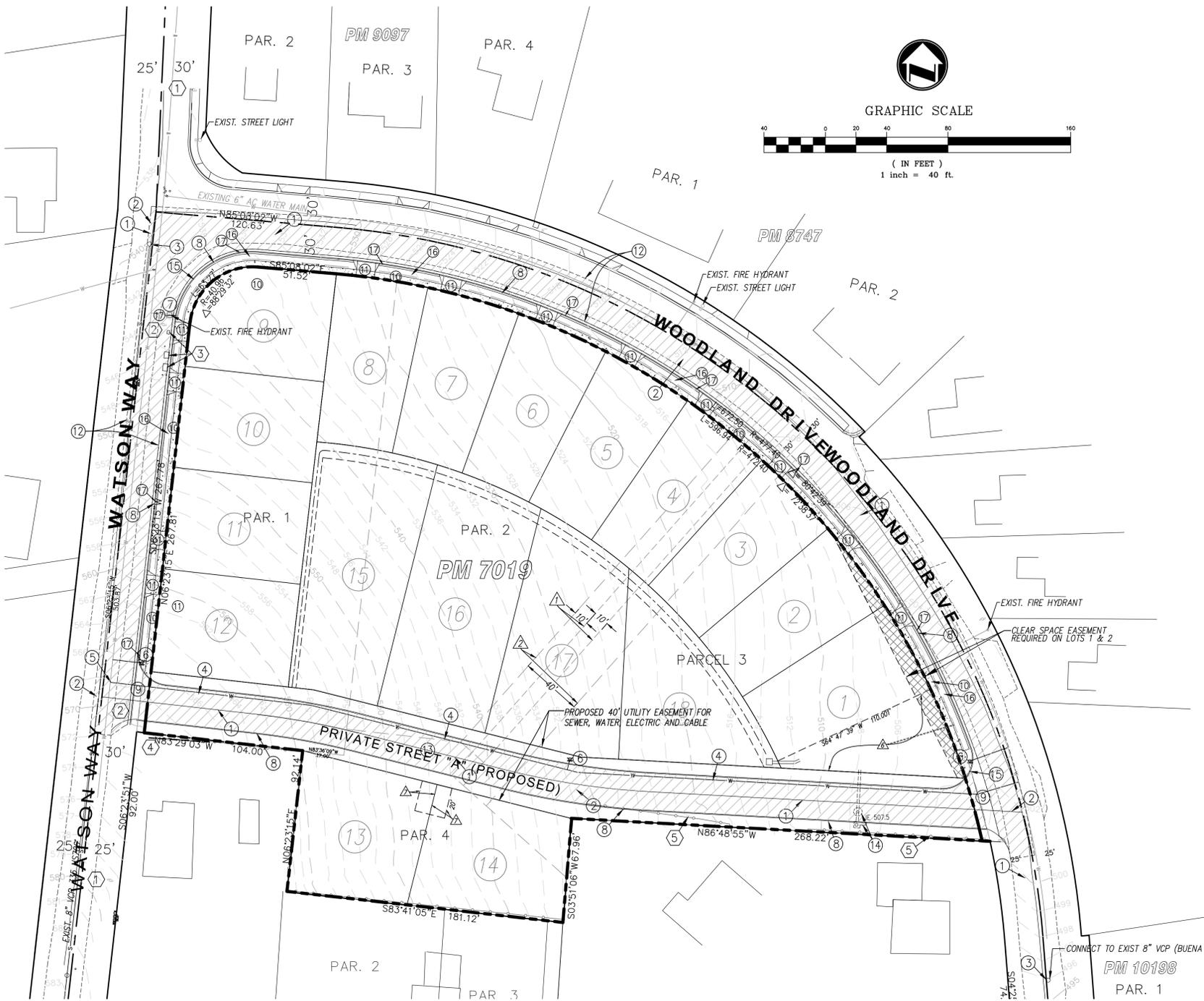


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COUNTY OF SAN DIEGO TM 5594
TENTATIVE MAP
WOODLAND & WATSON SUBDIVISION
TENTATIVE MAP SHEET

COUNTY OF SAN DIEGO TRACT 5594

TENTATIVE MAP FOR WOODLAND & WATSON SUBDIVISION



GENERAL NOTES:

1. TENTATIVE MAP PREPARED BY: TAYLOR GROUP, INC.
301 MISSION AVENUE, SUITE 201
OCEANSIDE, CA 92054
TEL. 760.721.9990
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5. NUMBER OF PROPOSED LOTS: 18 RESIDENTIAL LOTS
6. MINIMUM LOT SIZE: 6,000 S.F.
7. ALL PROPOSED UTILITIES TO BE UNDERGROUND. EXISTING ABOVE-GROUND UTILITIES IN WATSON WAY TO BE UNDERGROUNDED ALONG PROJECT FRONTAGE.
8. ONSITE STREET TO BE PRIVATE PER TYPICAL SECTIONS ON THIS SHEET.
9. PROJECT WILL DEDICATE 5' ALONG WOODLAND DRIVE AND WATSON WAY TO PROVIDE 30' ROW WIDTH FROM EXISTING CENTERLINES. SEE TYPICAL SECTIONS THIS SHEET.
10. 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.
8. 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.
9. PROJECT WILL CONSTRUCT PUBLIC SEWER AND WATER MAINS IN PROPOSED PRIVATE STREET EASEMENT WITH UTILITY EASEMENTS AS REQUIRED.
10. PROJECT WILL CONSTRUCT NEW SEWER MAIN IN WOODLAND DRIVE ALONG PROJECT FRONTAGE CONNECTING TO EXISTING 8" VCP MAIN APPROX. 90 SOUTH OF FRONTAGE.

IMPROVEMENT NOTES:

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

DISPOSITION NOTES:

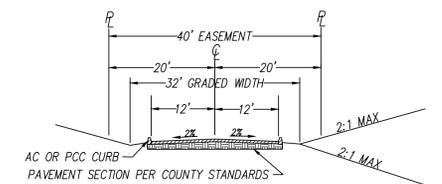
1. UNDERGROUND EXISTING OVERHEAD UTILITIES FROM POWER POLE "A" TO POWER POLE "B"
2. REMOVE EXISTING POWER POLE
3. RELOCATE EXISTING UTILITY FACILITIES IN ROW AS NEEDED (SDC&E)
4. PROTECT EXISTING RETAINING WALL
5. REMOVE EXISTING FENCE ENCROACHMENT

LEGEND:

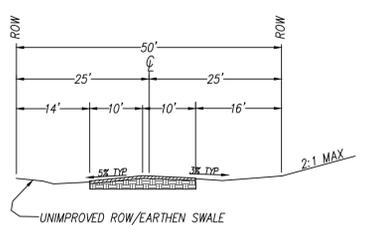
- SUBDIVISION BOUNDARY
- LOT BOUNDARY
- LOT NUMBER
- EXISTING TOPOGRAPHIC CONTOUR
- PROPOSED TOPOGRAPHIC CONTOUR
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING 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:

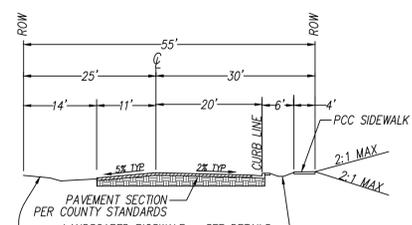
- EXISTING 10' SEWER EASEMENT TO BUENA SANITATION DISTRICT PER DOC#78-028449 TO BE ABANDONED BY QUITCLAIM PRIOR TO RECORDING OF MAP
- EXISTING 40' PRIVATE ROAD EASEMENT PER PM 7019 AND DOC#78-232856 TO BE ABANDONED BY QUITCLAIM PRIOR TO RECORDING OF MAP
- PROPOSED 10' PRIVATE DRAINAGE EASEMENT
- PROPOSED 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)



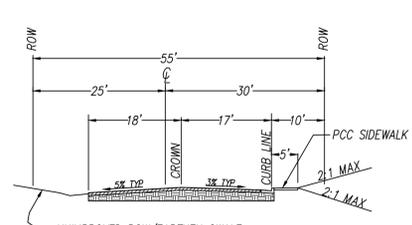
**TYPICAL SECTION
PRIVATE STREET
NO SCALE**



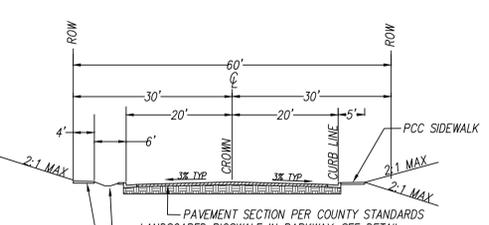
**TYPICAL SECTION
WATSON WAY - EXISTING
NO SCALE
(PUBLIC STREET)**



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



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



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



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Geotechnical Engineering
Civil Engineering
Environmental Science

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