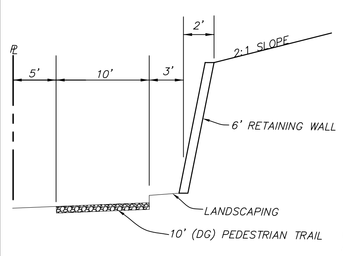
SITE PLAN
COUNTY OF SAN DIEGO TRACT NO. 5295 RPL 5

100' 50' 0 100 200 300
SCALE: 1" = 100'



SECTION A-A
NOT TO SCALE

OPEN SPACE
STREET A
STREET B
STREET C
STREET D
SUGARBUSH DRIVE
CLEVELAND TRAIL
LONE OAK LANE
EXISTING WATERLINE
SEDIMENTATION & FILTRATION BASIN
PROPOSED GATED EMERGENCY ACCESS
PROPOSED 30' PUBLIC SEWER, WATER, PUBLIC TRAIL & EMERGENCY ACCESS EASEMENT
EXISTING 30' EMERGENCY ACCESS EASEMENT TO BE GRANTED ON SITE & 15' WITHIN EXISTING ACCESS EASEMENT
SEE CITY OF VISTA DWG # 3645 FOR CONNECTION TO CLEVELAND TRAIL FOR SEWER & WATER
EXISTING 15' INGRESS & EGRESS FOR ROAD PURPOSES, RECORDED: JAN. 27, 1956, IN BOOK 5956, PAGE 116 OF O.R.
PROPOSED 15' PUBLIC SEWER & WATER EASEMENT TO BE CONSTRUCTED WITHIN EXISTING RIGHT-OF-WAY.
PROPOSED 10' WIDE PRIVATE DRAINAGE EASEMENT ACROSS LOT 1 & 2
PROPOSED 10' WIDE PRIVATE DRAINAGE EASEMENT FOR BENEFIT OF LOTS 1-8
PROPOSED RETAINING WALL WITH LANDSCAPING IN FRONT OF WALL
PROPOSED 60' I.O.D. PUBLIC, UTILITY & EMERGENCY ACCESS EASEMENT.
6' RETAINING WALL
6' FIRE WALL
FUEL MODIFICATION LINE
30' FUEL MODIFICATION LINE
42"X42" BOX CULVERT
EXISTING 40' PRIVATE ROAD EASEMENT TO BE QUIT CLAIMED
EXIST. ROAD EASEMENT PER SR 73 TO BE VACATED
LIMIT OF OPEN SPACE
PROPOSED 40' PRIVATE ROAD AND UTILITY EASEMENT TO BE GRANTED TO APN 184-101-26 (TM5409) TO REPLACE THE EXISTING 40' PRIVATE ROAD EASEMENT
PROPOSED 15' PRIVATE STORM DRAIN EASEMENT
PROPOSED 15' PRIVATE STORM DRAIN EASEMENT
EXIST. 60' UTILITY EASEMENT TO BE RELOCATED
PROPOSED 52' WIDE PRIVATE ROAD & UTILITY EASEMENT TO REPLACE EXISTING 60' PRIVATE ROAD EASEMENT FOR THE BENEFIT OF APN 184-280-03
BOUNDARY DEED #22
EXISTING ROAD & UTILITY EASEMENT TO BE QUIT CLAIMED
MATCH EXIST. PUBLIC ROAD IMPROVEMENTS. BEGIN CONSTRUCTION TO SUBDIVISION BOUNDARY.
N89°25'43"W 1275.16'
N89°59'57"W 592.62'
N00°45'06"W 934.03'
N89°03'04"E 417.90'
N79°32'52"E 423.97'
N00°45'39"W 64.93'
N00°45'06"W 2356.94'
N89°38'19"W 1325.45'
N82°14'43"E 1398.49'
N74°57'52"W 317.38'
N26°15'08"E 158.07'
N64°26'44"W 160.56'
N27°39'43"W 475.00'
N74°28'13"E 285.00'
N89°00'43"W 300.00'
N00°24'36"W 277.32'
R=600.00'
Δ=51°56'00"
R=600.00'
Δ=5°48'35"
L=60.80'
R=225.00'
Δ=4°51'27"
L=19.07'
60'
100'
125'
500'
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40