

LEGEND:

	PROJECT BOUNDARY
	PROPOSED PAD ELEVATION
	EXISTING EASEMENT
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING CONTOURS
	6" CURB AND GUTTER
	6" CURB
	CONCRETE SIDEWALK
	CONCRETE DRIVEWAY
	ASPHALT CONCRETE
	STORM DRAIN
	CATCH BASIN
	GREEN STREET TREE WELL
	SEWER
	DOMESTIC WATER SERVICE
	IRRIGATION WATER SERVICE
	RETAINING WALL
	RIP RAP
	72" CMP STORMWATER SYSTEM
	CONCRETE BROW DITCH
	SIDEWALK UNDERDRAIN

OWNER

TIMED INVESTMENT, LLC
3189 AIRWAY AVENUE, UNIT D
COSTA MESA, CA 92626
949-903-4445

ENGINEER OF WORK:

bha, Inc.
land planning, civil engineering, surveying
5115 AVENIDA ENCINAS
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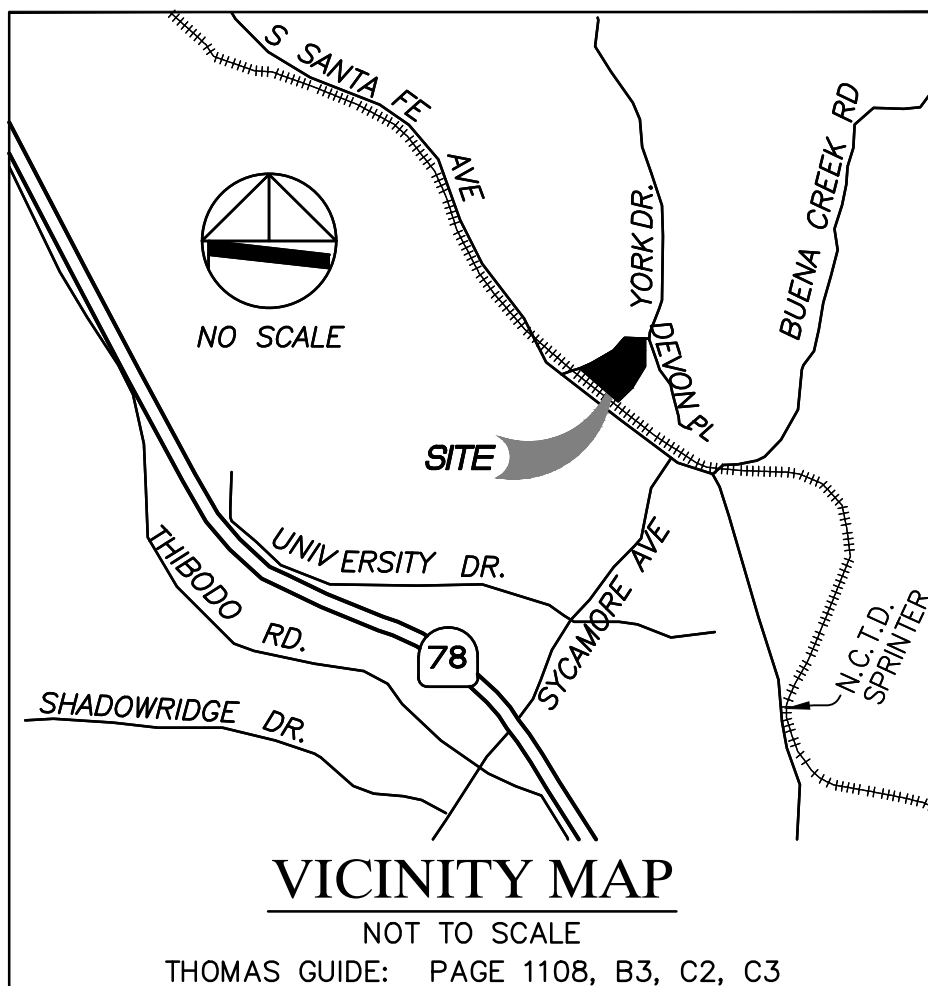
Bruce Rice
BRUCE L. RICE RCE 60676 EXP. 12-31-26 DATE

ASSESSOR'S PARCEL NUMBERS/TAX RATE AREA

184-040-18, 184-040-19, 184-040-20, 184-040-21, 184-040-22, 184-040-04
TAX RATE CODE:

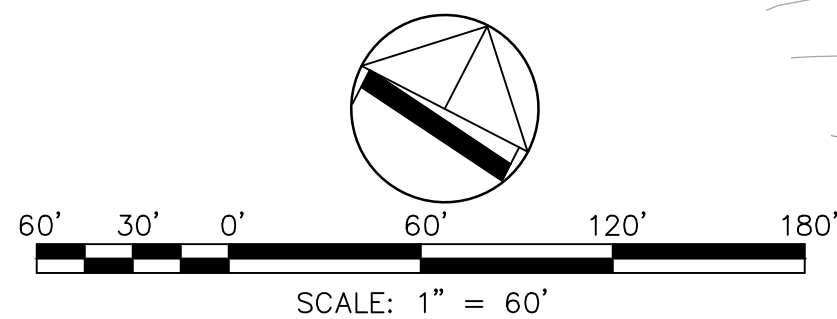
LEGAL DESCRIPTION

PORTION OF LOT 1 & ALL OF LOT 2 OF KEW GARDENS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2046, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 15, 1927.

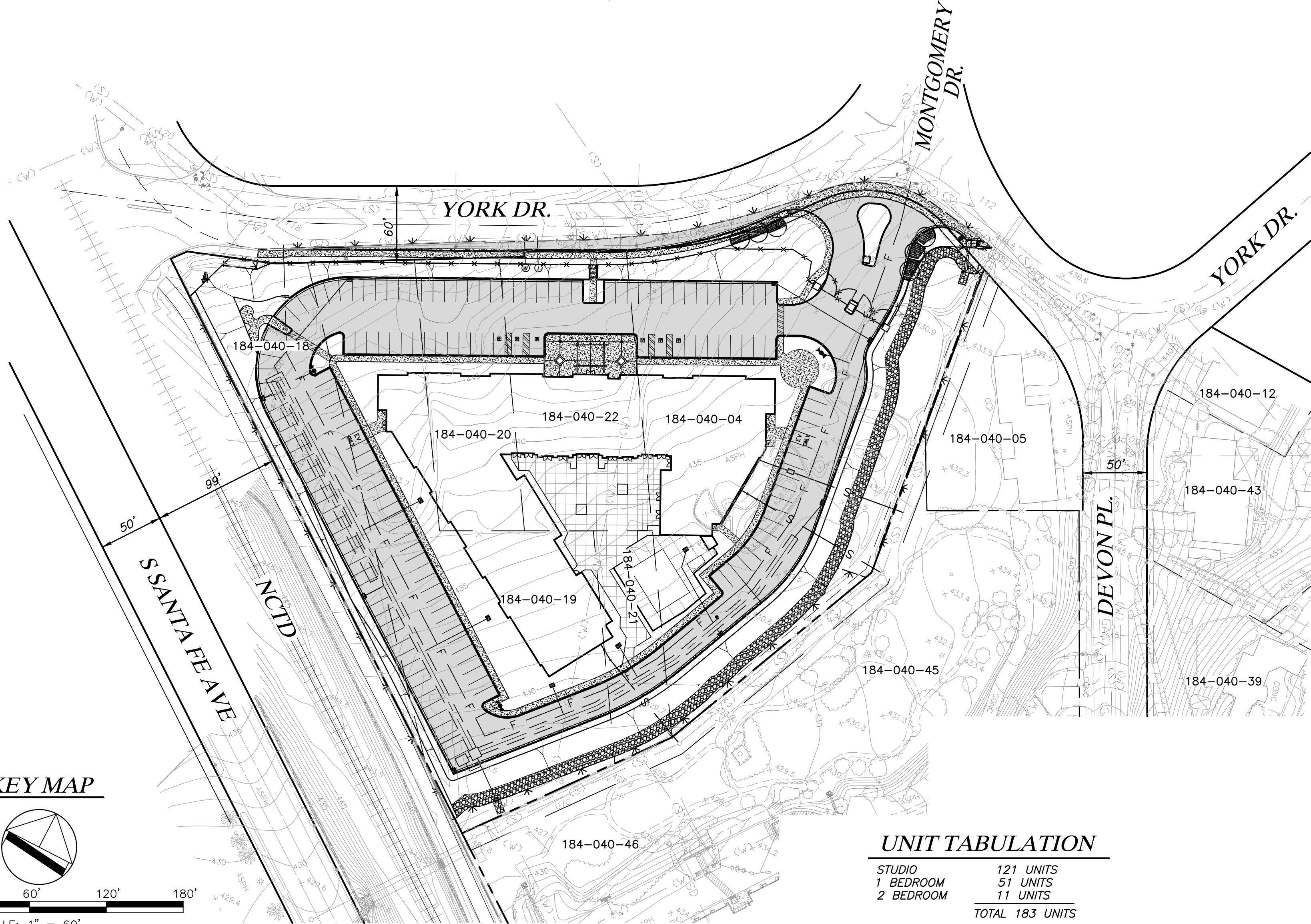


THOMAS GUIDE: PAGE 1108, B3, C2, C3

KEY MAP



SITE DEVELOPMENT PLAN
COUNTY OF SAN DIEGO
1822-1844-1864 YORK DRIVE
PDS2021-ER-MUP-21-008, PDS2021-ER-21-08-008



UNIT TABULATION

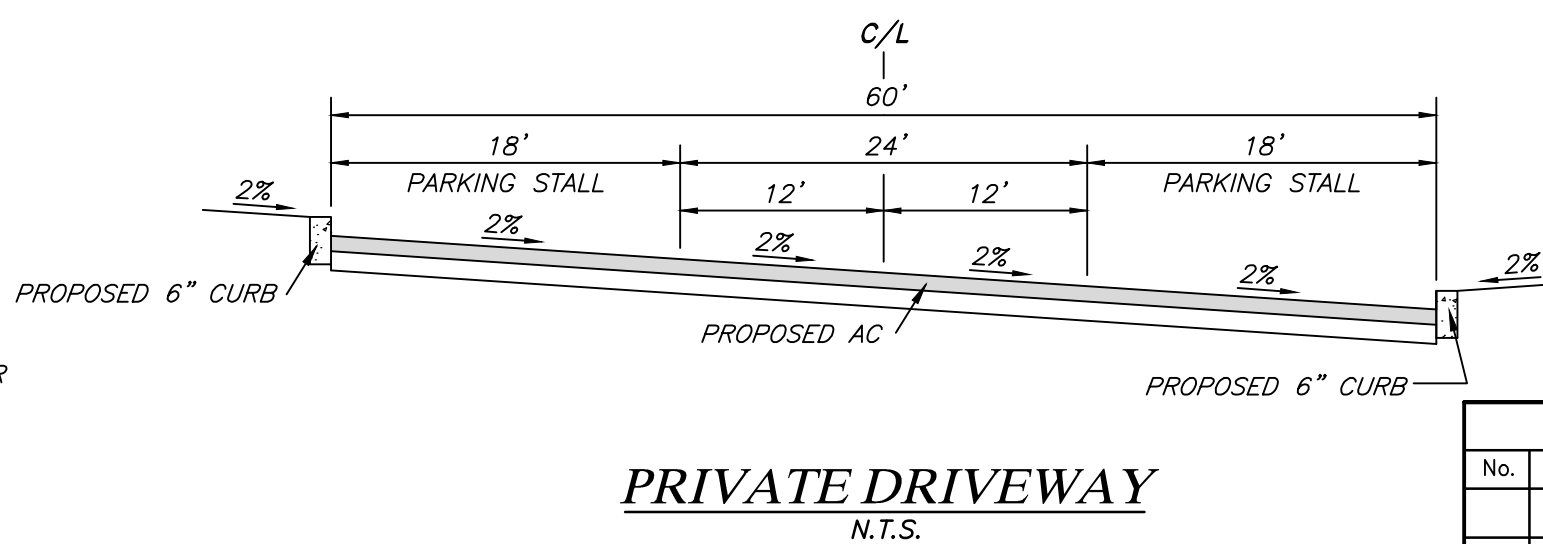
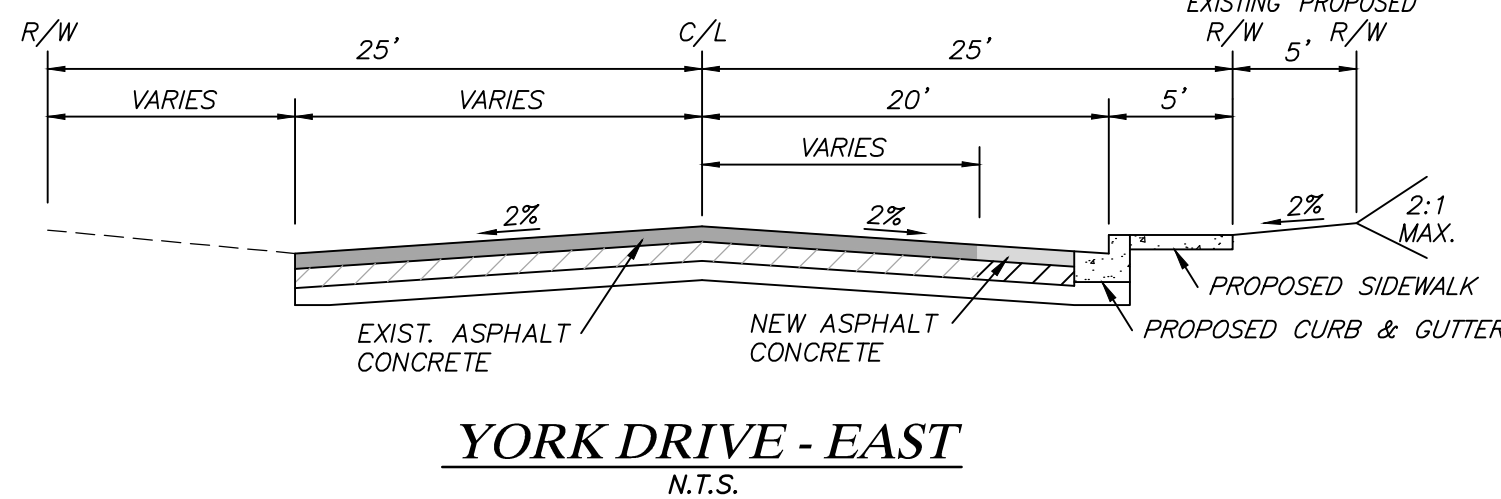
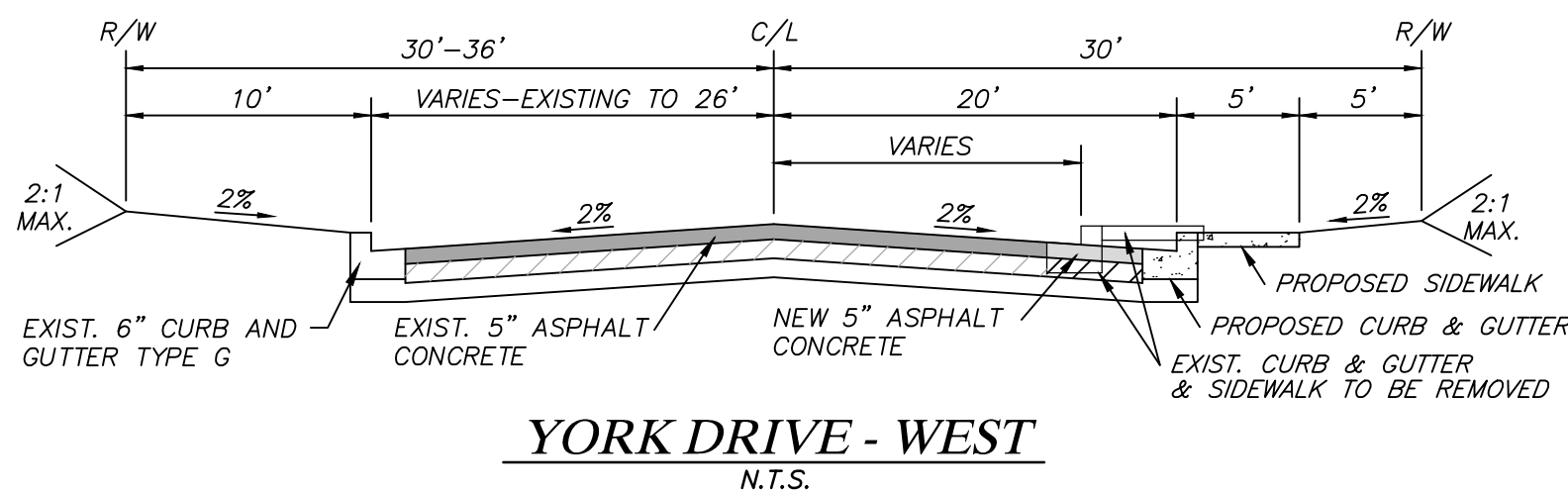
STUDIO	121 UNITS
1 BEDROOM	51 UNITS
2 BEDROOM	11 UNITS
TOTAL	183 UNITS

PARKING TABULATION

	REQUIRED	PROVIDED
STUDIO	121	-
1 BEDROOM	51	-
2 BEDROOM	22	-
TOTAL	194	160

ADDITIONAL PARKING TABULATION

	REQUIRED	PROVIDED
HANDICAPPED VISITOR LOADING	-	6 (INCLUDED)
ELECTRIC CHARGING VEHICLE	-	2 (INCLUDED)
TOTAL		160



GENERAL NOTES:

- ALL INTERNAL STREETS WILL BE PRIVATE.
- GRADING AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH COUNTY OF SAN DIEGO STANDARDS.
- EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND/OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES, AND PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH SERVING UTILITY COMPANIES.
- LOT DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE. THE DIMENSIONS MAY BE ADJUSTED TO BE CONSISTENT WITH THE FINAL MAP.
- ZONING REQUIREMENTS:

	ZONE	EXISTING	PROPOSED
USE REGULATIONS		RR	
ANIMAL REGULATIONS		J	
DEVELOPMENT REGULATIONS			
LOT SIZE		0.5 ACRE	
BUILDING TYPE		C	
MAXIMUM FLOOR AREA			
FLOOR AREA RATIO			
HEIGHT		G	
LOT COVERAGE		G	
SETBACK			
OPEN SPACE			
SPECIAL AREA REGULATIONS			

- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF THE 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 PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

ACREAGE: 4.27 ACRES GROSS / 4.20 ACRES NET
NO. SENIOR APARTMENTS: 183
EXISTING GENERAL PLAN: VILLAGE RESIDENTIAL
REGIONAL CATEGORY: VILLAGE
COMMUNITY PLAN: NORTH COUNTY METRO
PROPOSED USE: SENIOR APARTMENTS

DISTRICTS:

SEWER: BUENA SANITATION DISTRICT
WATER: VISTA IRRIGATION DISTRICT
SCHOOLS: VISTA UNIFIED SCHOOL DISTRICT
FIRE: VISTA FIRE PROTECTION DISTRICT
TELEPHONE: AT&T
GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC CO.

- ALL CUT SLOPES ARE SHOWN AT 2:1 UNLESS OTHERWISE SHOWN ON THIS PLAN.

SETBACKS:

FRONT: 50' FROM CL
SIDE: 10'
REAR: 25'

- BUILDING HEIGHT:
35' (2 STORY) PERMITTED
45' (4 STORY) PROPOSED

- DENSITY: SENIOR HOUSING EXEMPTIONS

- USABLE OPEN SPACE:

ACCESS

ACCESS IS FROM A PUBLIC ROAD KNOWN AS YORK DRIVE.

EASEMENTS

EXIST. EASEMENT FOR COUNTY HIGHWAY PER DOC. NO. 2007-0650352

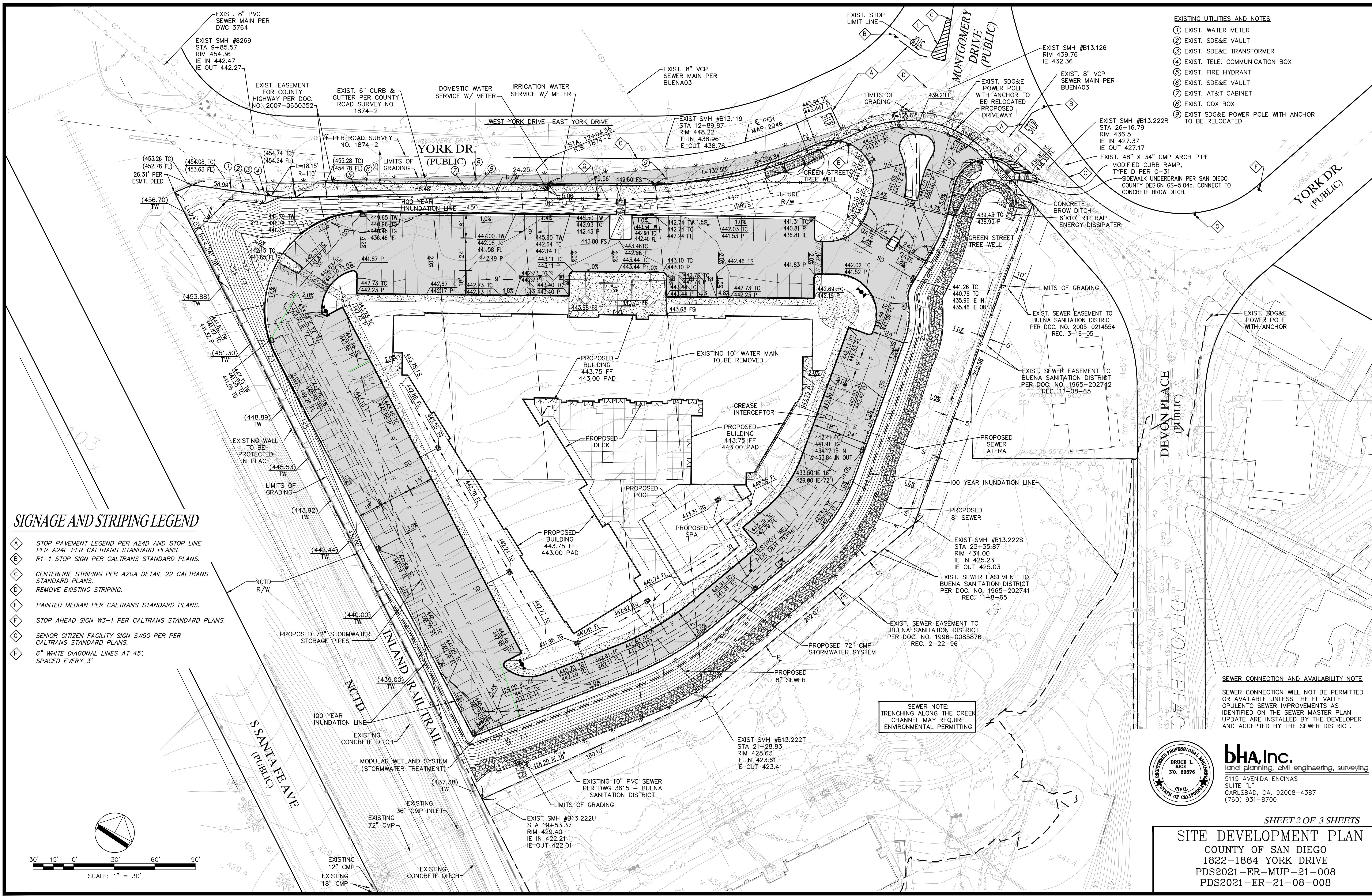
EXIST. SEWER EASEMENT TO BUENA SANITATION DISTRICT PER DOC. NO. 1965-202741 REC. 11-8-65

EARTHWORK

EXCAVATION: 8,100 CY
FILL: 30,200 CY
WASTE/IMPORT: 22,100 CY IMPORT

SHEET 1 OF 3 SHEETS

No.	Description	Approved by	Date

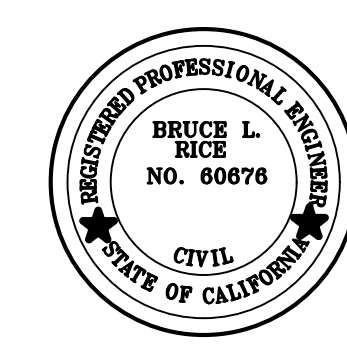


- SIGNAGE AND STRIPING LEGEND**
- A STOP PAVEMENT LEGEND PER A24D AND STOP LINE PER A24E PER CALTRANS STANDARD PLANS.
 - B R1-1 STOP SIGN PER CALTRANS STANDARD PLANS.
 - C CENTERLINE STRIPING PER A20A DETAIL 22 CALTRANS STANDARD PLANS.
 - D REMOVE EXISTING STRIPING.
 - E PAINTED MEDIAN PER CALTRANS STANDARD PLANS.
 - F STOP AHEAD SIGN W3-1 PER CALTRANS STANDARD PLANS.
 - G SENIOR CITIZEN FACILITY SIGN SW50 PER PER CALTRANS STANDARD PLANS.
 - H 6" WHITE DIAGONAL LINES AT 45°, SPACED EVERY 3'

- EXISTING UTILITIES AND NOTES**
- 1 EXIST. WATER METER
 - 2 EXIST. SDE&E VAULT
 - 3 EXIST. SDE&E TRANSFORMER
 - 4 EXIST. TELE. COMMUNICATION BOX
 - 5 EXIST. FIRE HYDRANT
 - 6 EXIST. SDE&E VAULT
 - 7 EXIST. AT&T CABINET
 - 8 EXIST. COX BOX
 - 9 EXIST. SDG&E POWER POLE WITH ANCHOR TO BE RELOCATED

SEWER CONNECTION AND AVAILABILITY NOTE

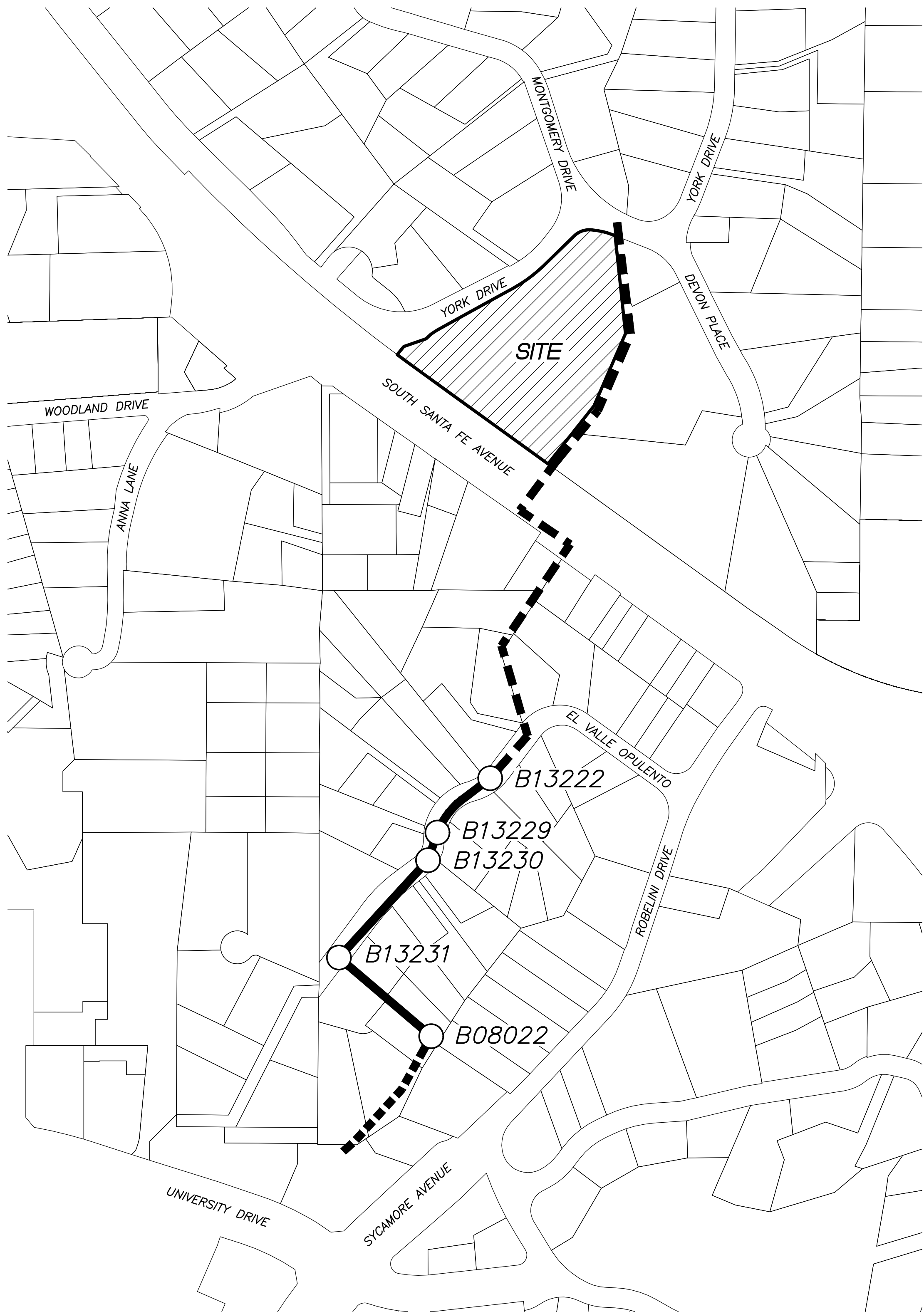
SEWER CONNECTION WILL NOT BE PERMITTED OR AVAILABLE UNLESS THE EL VALLE OPULENTO SEWER IMPROVEMENTS AS IDENTIFIED ON THE SEWER MASTER PLAN UPDATE ARE INSTALLED BY THE DEVELOPER AND ACCEPTED BY THE SEWER DISTRICT.



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SHEET 2 OF 3 SHEETS
SITE DEVELOPMENT PLAN
COUNTY OF SAN DIEGO
1822-1864 YORK DRIVE
PDS2021-ER-MUP-21-008
PDS2021-ER-21-08-008

1822-1844-1864 YORK DRIVE
OFF-SITE SEWER MAIN UPSIZING EXHIBIT



NOTES:

A. SEWER MAIN UPSIZING PURSUANT TO BUENA SANITATION SEWER MASTER PLAN DATED 2017 AND CITY OF VISTA, TASK 9 – YORK DRIVE ADULT CARE FACILITY PROPERTY DEVELOPMENT AND FLOW ANALYSIS, DATED AUGUST 24, 2020.

LEGEND:

- EXISTING 10" SEWER MAIN
- EXISTING 10" SEWER MAIN TO BE UPSIZED TO 12" SEWER MAIN PER BUENA SANITATION SEWER MASTER PLAN DATED 2017 AND CITY OF VISTA, TASK 9 – YORK DRIVE ADULT CARE FACILITY PROPERTY DEVELOPMENT AND FLOW ANALYSIS, DATED AUGUST 24, 2020.
- ... EXISTING 15" SEWER MAIN
- SEWER MANHOLE
- B13222 SEWER ASSET ID PER CITY OF VISTA SEWER ATLAS



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SHEET 3 OF 3 SHEETS

SITE DEVELOPMENT PLAN
COUNTY OF SAN DIEGO
1822-1864 YORK DRIVE
PDS2021-ER-MUP-21-008
PDS2021-ER-21-08-008

EXHIBIT FOR ENVIRONMENTAL
REVIEW ONLY