

LEGEND:

PE 815	PROJECT BOUNDARY
	PROPOSED PAD ELEVATION
	EXISTING EASEMENT
(W) (W)	EXISTING WATER LINE
(S) (S)	EXISTING SEWER LINE
(OH) (OH)	EXISTING OVERHEAD POWER LINE
●	EXISTING POWER POLE
⬮	EXISTING FIRE HYDRANT
800	EXISTING CONTOURS
	6" CURB AND GUTTER
	6" CURB
	CONCRETE SIDEWALK
	CONCRETE DRIVEWAY
	ASPHALT CONCRETE
SD	STORM DRAIN
	CATCH BASIN
S S	GREEN STREET TREE WELL
	SEWER
(W)	DOMESTIC WATER SERVICE
(I)	IRRIGATION WATER SERVICE
	RETAINING WALL
	RIP RAP

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
SUITE "L"
CARLSBAD, CA. 92008-4387
(760) 931-8700



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:

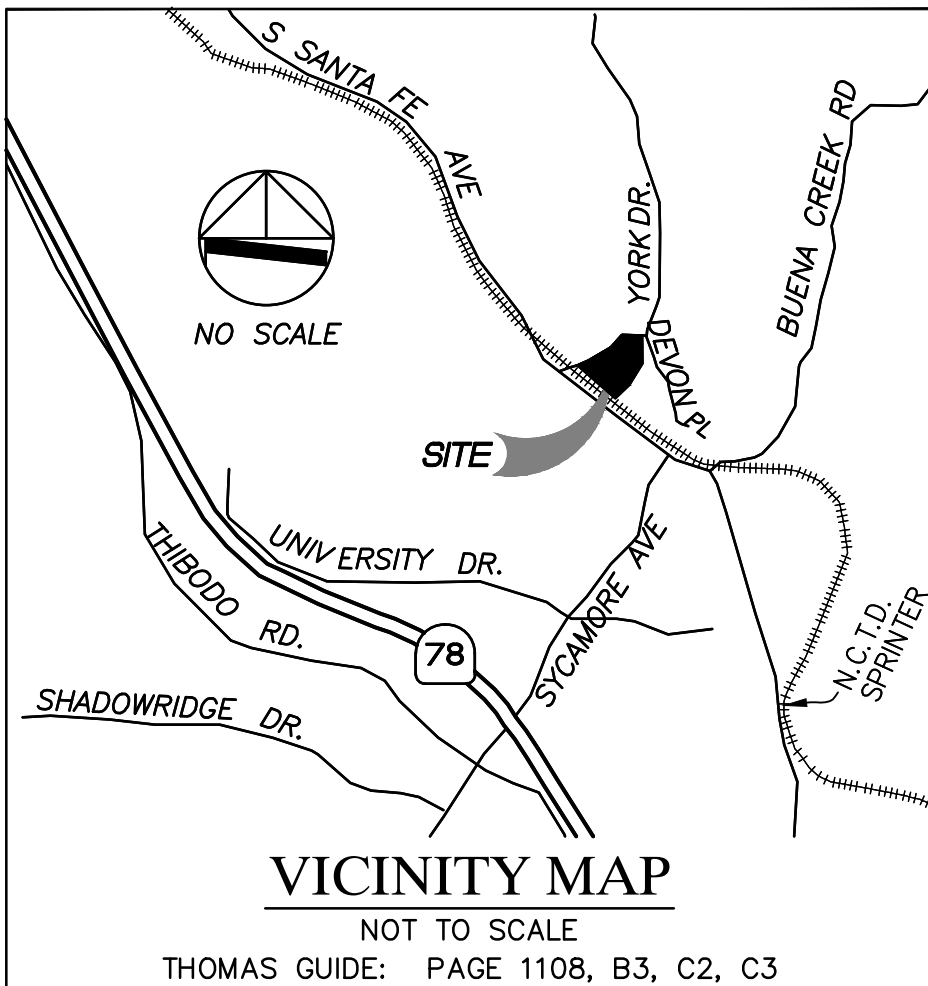
LEGAL DESCRIPTION

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.

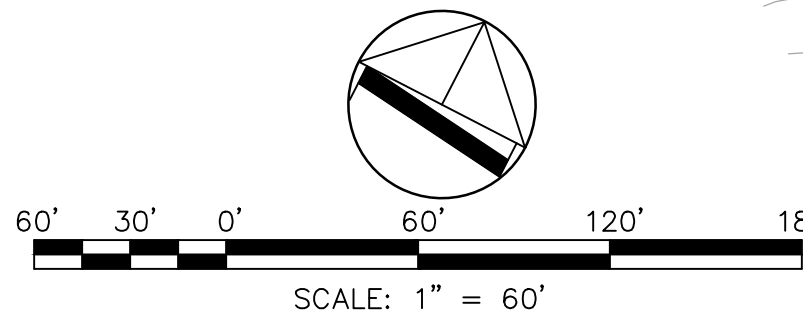
BENCH MARK

THE BENCHMARK FOR THIS SURVEY IS THE CITY OF VISTA SURVEY CONTROL POINT "2013", A 2" IRON PIPE WITH BRASS DISC STAMPED "S.M. 127" LOCATED 14' WESTERLY FROM THE WESTERLY CURB LINE OF SOUTH SANTA FE AVE, AND 65' NORTHERLY FROM FENCE AT APPROXIMATE NORTHERLY RIGHT-OF-WAY OF ABELIA LANE.

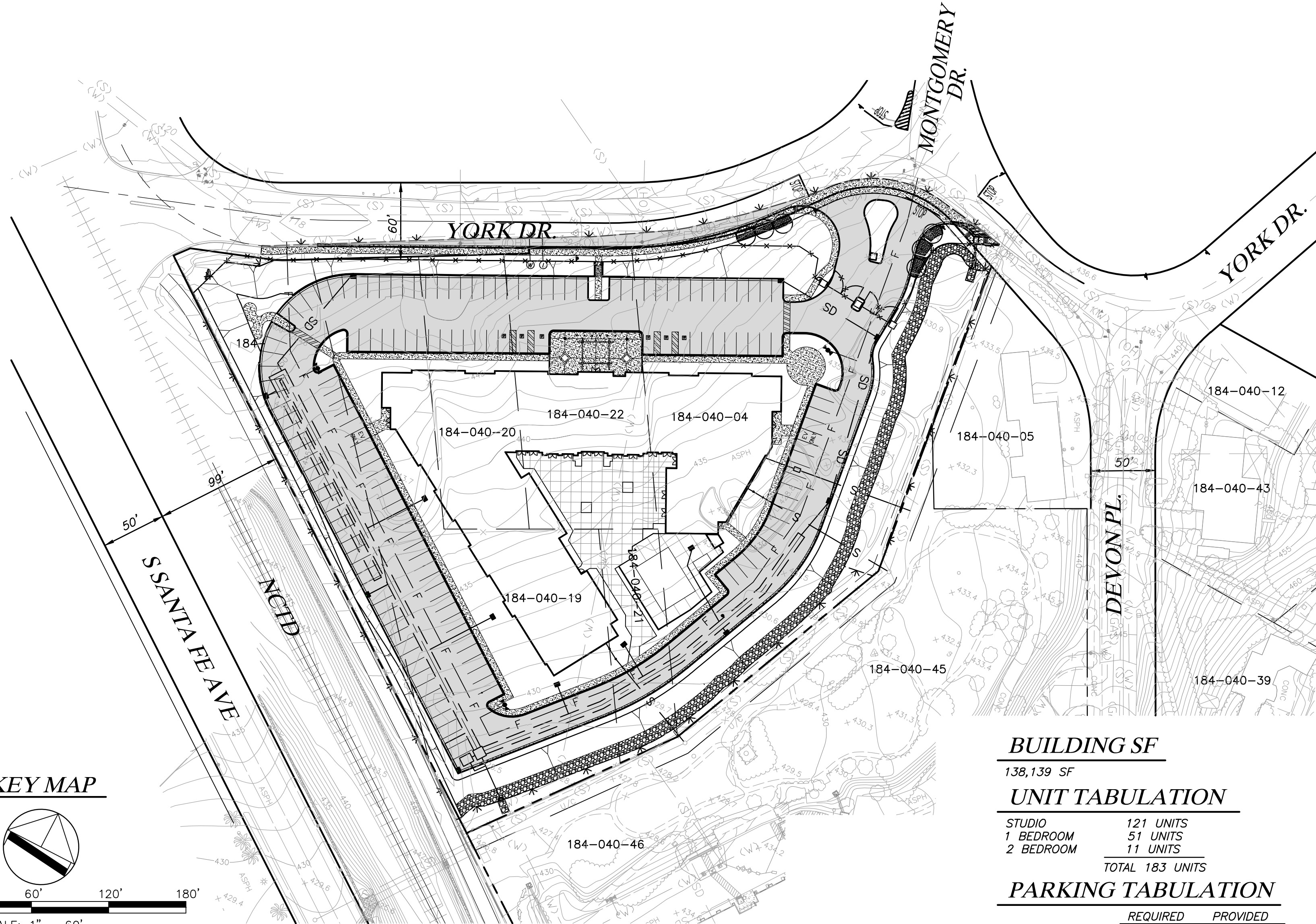
ELEVATION = 450.50 NGVD 29



KEY MAP



PRELIMINARY GRADING PLAN
COUNTY OF SAN DIEGO
1822-1864 YORK DRIVE
PDS2021-ER-MUP-21-008, PDS2021-ER-21-08-008



BUILDING SF

138,139 SF

UNIT TABULATION

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

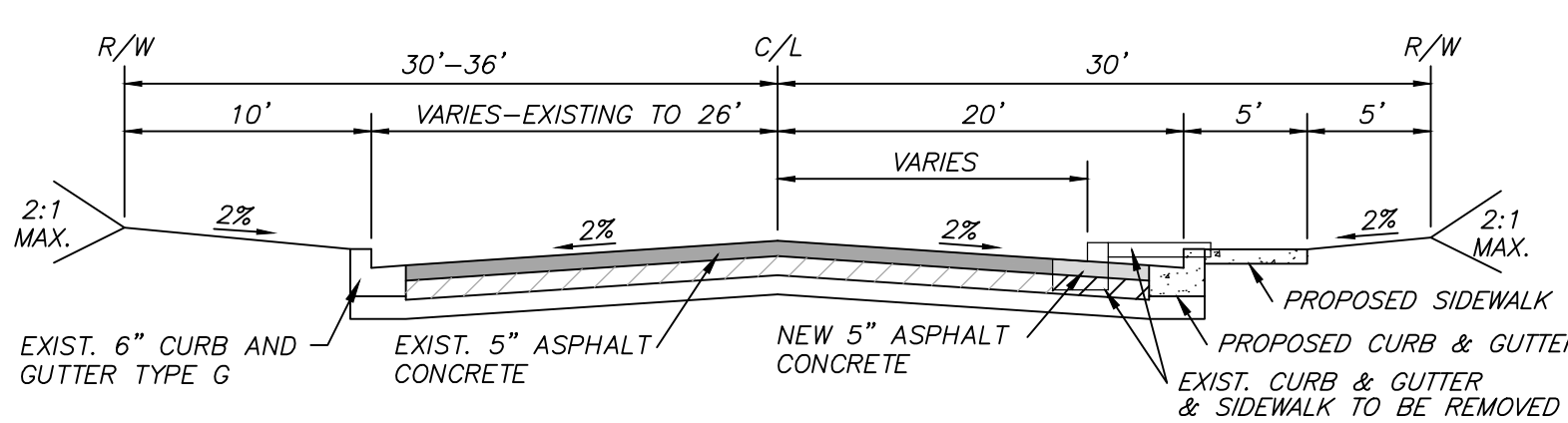
PARKING TABULATION

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

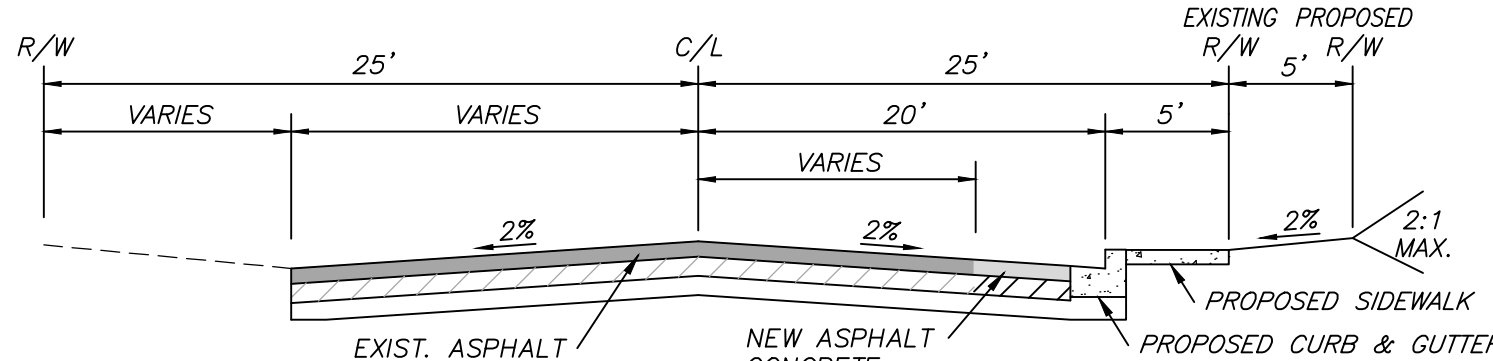
WITH VMT REDUCTIONS* 158 160
* PER PARKING DEMAND EVALUATION FOR YORK DRIVE ACTIVE SENIOR LIVING PROJECT
MEMORANDUM PREPARED BY LINSOTT LAW & GREENSPAN ENGINEERS, DATED 09/20/21

ADDITIONAL PARKING TABULATION

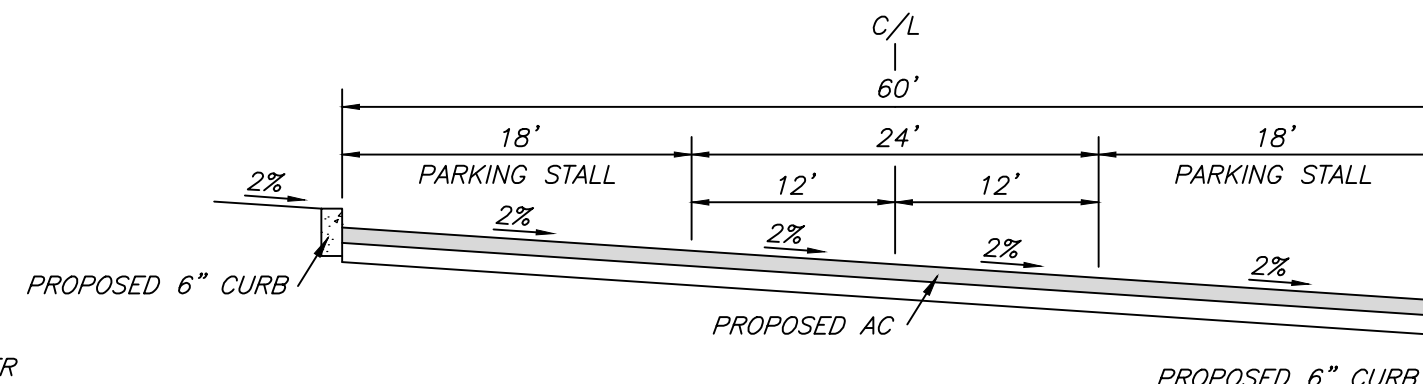
	REQUIRED	PROVIDED
HANDICAPPED VISITOR LOADING	-	6 (INCLUDED)
ELECTRIC CHARGING VEHICLE	-	2 (INCLUDED)
TOTAL		160



YORK DRIVE - WEST
N.T.S.



YORK DRIVE - EAST
N.T.S.



PRIVATE DRIVEWAY
N.T.S.

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	
LOT SIZE	0.5 ACRE	
BUILDING TYPE	C	
MAXIMUM FLOOR AREA		
FLOOR AREA RATIO	G	
HEIGHT		
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. OF SENIOR APARTMENTS: 183 UNITS

EXISTING GENERAL PLAN: VILLAGE RESIDENTIAL

REGIONAL CATEGORY: VILLAGE

COMMUNITY PLAN: NORTH COUNTY METRO

PROPOSED USE: SENIOR AFFORDABLE 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

- 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.

ACCESS

ACCESS IS FROM A PUBLIC ROAD KNOWN AS YORK DRIVE.

EASEMENTS

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

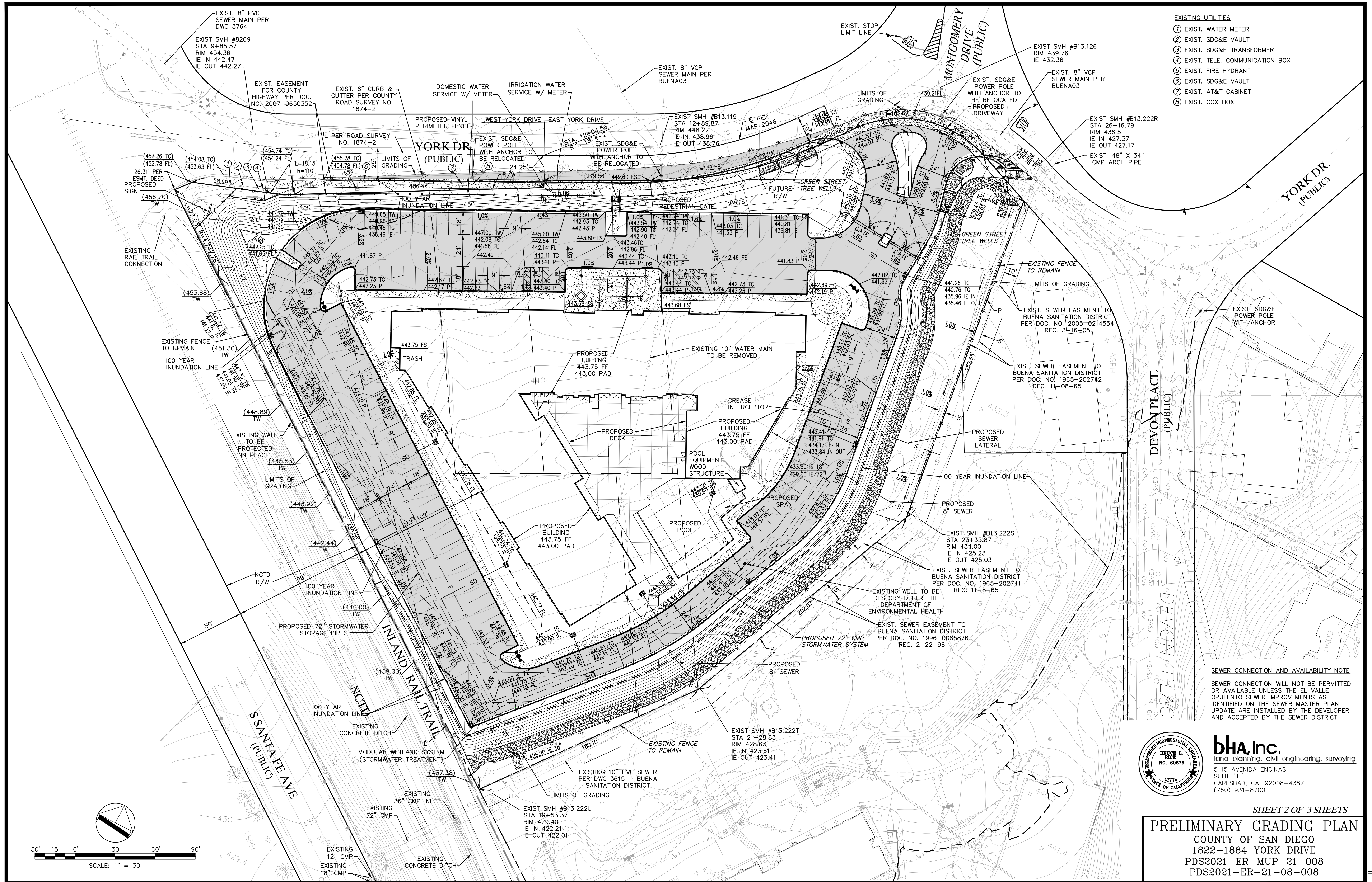
EXIST. SEWER EASEMENT TO BUENA SANITATION DISTRICT PER DOC. NO. 1965-202741 REC. 11-8-65

EARTHWORK

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

SHEET 1 OF 3 SHEETS

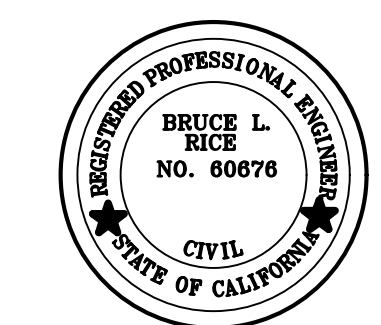
REVISIONS			
No.	Description	Approved by	Date



- EXISTING UTILITIES
- ① EXIST. WATER METER
 - ② EXIST. SDG&E VAULT
 - ③ EXIST. SDG&E TRANSFORMER
 - ④ EXIST. TELE. COMMUNICATION BOX
 - ⑤ EXIST. FIRE HYDRANT
 - ⑥ EXIST. SDG&E VAULT
 - ⑦ EXIST. AT&T CABINET
 - ⑧ EXIST. COX BOX

SEWER CONNECTION AND AVAILABILITY NOTE

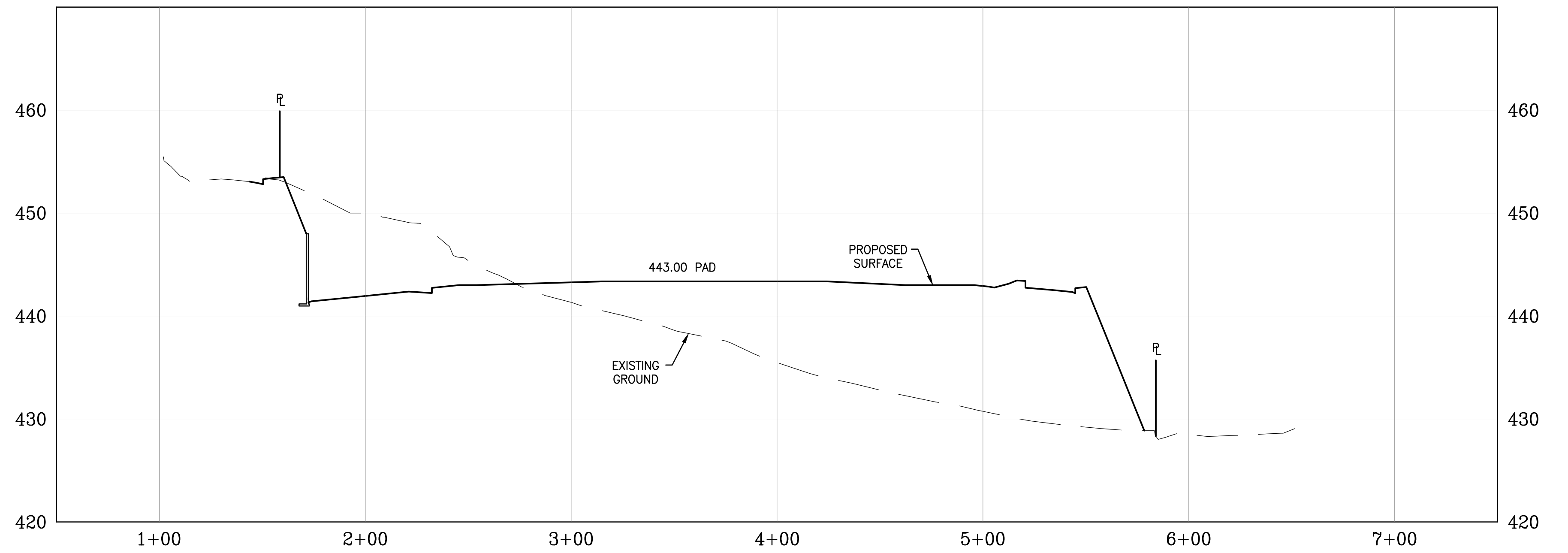
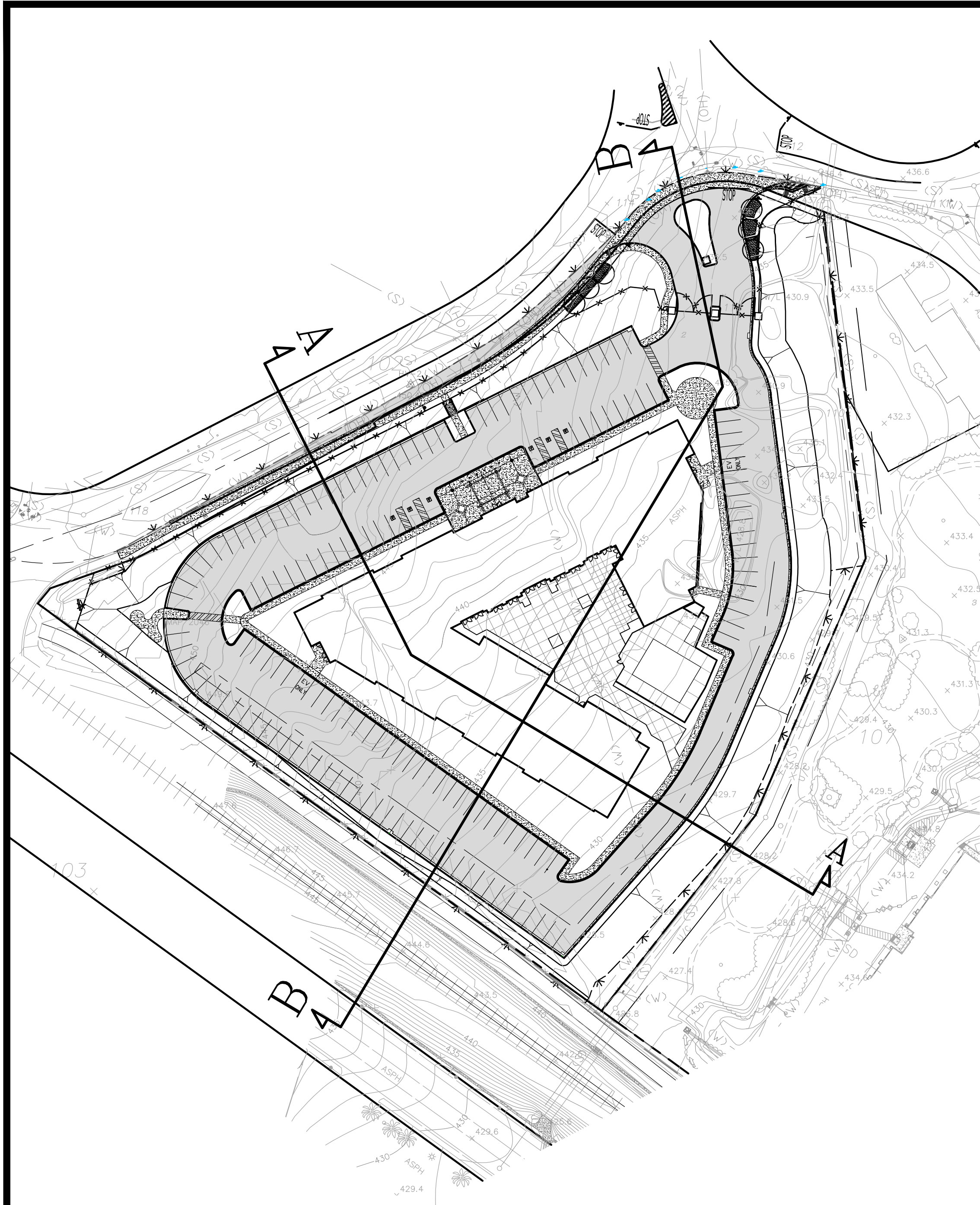
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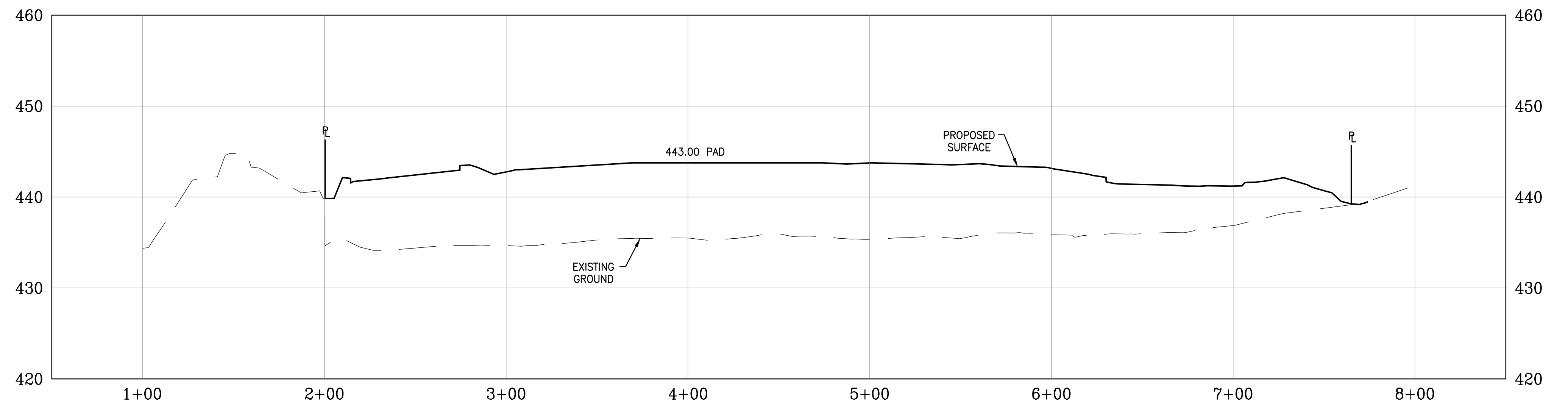
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SHEET 2 OF 3 SHEETS

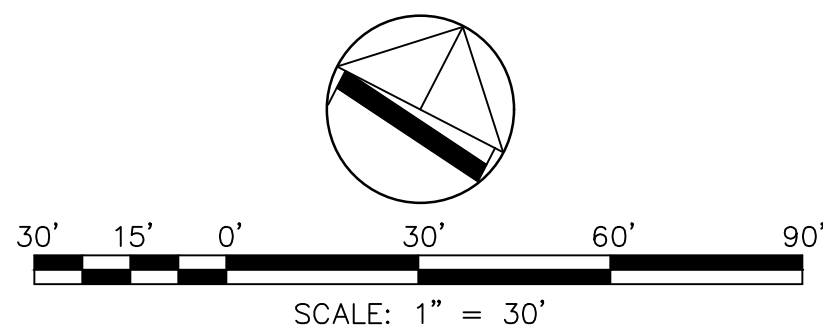
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PDS2021-ER-21-08-008



SECTION A
SCALE: 1"=8' VERT.
1"=40' HORZ.



SECTION B
SCALE: 1"=8' VERT.
1"=40' HORZ.



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SHEET 3 OF 3 SHEETS

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