GENERAL PLAN AMENDMENT, ZONE AMENDMENT
TENTATIVE TRACT MAP & DEVELOPMENT PLAN FOR
VILLA STORIA

GPA13-00002 D13-00006
Z13-00002 H13-00004
T13-00001

LEGAL DESCRIPTION

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 8 AND SOUTHWEST QUARTER OF SECTION 9 LYING WITHIN TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY APPROVED ON DECEMBER 27, 1870, ALL AS MORE PARTICULARLY DESCRIBED IN GRANT DEEDS RECORDED ON DECEMBER 30, 2011 AS DOCUMENT NO. 2011-0709464 AND FEBRUARY 28, 2012 AS DOCUMENT NO. 2012-0111314 OF OFFICIAL RECORDS.

NOTES:

ASSESSORS PARCEL NO:.....158-070-17, 21, 22, 24, 38, 40, 41 & 158-101-33
SITE ADDRESS:.....MISSION AVENUE AT ACADEMY ROAD, OCEANSIDE, CA. 92056

EXISTING ZONING:
PLANNING AREA 1-(LOTS 1-59 & A-G).....SINGLE FAMILY RESIDENTIAL (RS-H)
PLANNING AREA 2-(LOTS 60-61 & H).....SINGLE FAMILY RESIDENTIAL (RS-H)
PLANNING AREA 3-(LOTS 62-64 & I, J, Q & R)...PUBLIC & SEMI PUBLIC (PS-H)
PLANNING AREA 4-(LOTS 65-74 & K-P).....PUBLIC & SEMI PUBLIC (PS-H)

PROPOSED ZONING:
PLANNING AREAS 1, 2, 3 & 4.....PLANNED DEVELOPMENT (PD-H)

EXISTING LAND USE:
PLANNING AREA 1-(LOTS 1-59 & A-G).....SINGLE FAMILY DETACHED-RESIDENTIAL (SFD-R)
PLANNING AREA 2-(LOTS 60-61 & H).....SINGLE FAMILY DETACHED-RESIDENTIAL (SFD-R)
PLANNING AREA 3-(LOTS 62-64 & I, J, Q & R)..PRIVATE INSTITUTIONAL (PI)
PLANNING AREA 4-(LOTS 65-74 & K-P).....PRIVATE INSTITUTIONAL (PI)

PROPOSED LAND USE:
PLANNING AREA 1-(LOTS 1-59 & A-G).....MEDIUM DENSITY-A-RESIDENTIAL (MDA-R)
LOTS 1-59 .....59 SINGLE FAMILY D.U.
LOTS A-C .....3 PRIVATE STREET LOTS
LOTS D-G .....4 OPEN SPACE LOTS
PLANNING AREA 2-(LOTS 60-61 & H).....HIGH DENSITY RESIDENTIAL (HD-R)
LOTS 60-61 .....2 RESIDENTIAL LOTS
LOT H .....1 OPEN SPACE LOT
PLANNING AREA 3-(LOTS 62-64 & I, J, Q & R)....MEDIUM DENSITY-B-RESIDENTIAL (MDB-R)
LOTS 62-64 .....83 DETACHED CONDOMINIUM D.U.
LOT I, Q & R .....3 PRIVATE STREET LOTS
LOT J.....1 OPEN SPACE LOT
PLANNING AREA 4-(LOTS 65 - 74 & K-P).....MEDIUM DENSITY-C-RESIDENTIAL (MDC-R)
LOTS 65-68.....63 ATTACHED DUET CONDOMINIUM D.U.
LOTS 68-74.....86 ATTACHED MULTI-FAMILY CONDOMINIUM D.U.
LOTS K-N.....4 STREET LOTS
LOTS O-P.....2 OPEN SPACE LOTS

GROSS AREA:.....35.59 ACRES
WETLAND AREA:.....0.08 ACRES
NET DEVELOPABLE AREA:.....35.51 ACRES
NUMBER OF LOTS:.....92 LOTS
NUMBER OF DWELLING UNITS.....291 D.U.
CONTOUR INTERVAL:.....1 FOOT

GRADING QUANTITIES:

	PA-1	PA-2	PA-3	PA-4	TOTAL
CUT	10,220 CY	19,029 CY	108,267 CY	48,098 CY	180,614 CY
FILL	133,478 CY	10,305 CY	0 CY	18,769 CY	162,552 CY
10% SHRINKAGE	1,022 CY	1,903 CY	10,827 CY	4,310 CY	18,062 CY
IMPORT	124,280 CY	0 CY	0 CY	0 CY	124,280 CY.
EXPORT	0 CY	6,821 CY	87,440 CY	20,019 CY	124,280 CY (BALANCED SITE)

SCALE 1" = 100'
100 0 100 200

SHEET INDEX

SHEET 1.....TITLE SHEET
SHEET 2.....SITE PLAN
SHEET 3.....SITE PLAN
SHEET 4.....UTILITY PLAN
SHEET 5.....UTILITY PLAN
SHEET 6.....EXISTING CONDITIONS EXHIBIT
SHEET 7.....EXISTING CONDITIONS EXHIBIT
SHEET 8.....GRADING EXHIBIT
SHEET 9.....PARKING EXHIBIT
SHEET 10.....STREET SECTIONS & DETAILS

SOURCE OF TOPOGRAPHY

MERCATOR PHOTOGRAMMETRIC SYSTEMS
15052 RED HILL AVE. SUITE H
TUSTIN, CA 92780-6525

PHOTO DATE: 11-20-12

PRELIMINARY HYDROLOGY REPORT

PRELIMINARY DRAINAGE REPORT FOR
VILLA STORIA, OCEANSIDE, CALIFORNIA
BY BUCCOLA ENGINEERING, INC.
REVISED: FEB. 9, 2015 J.N. 269-1

FLOOD INSURANCE RATE MAP

MAP NUMBER 06073C0752 H
MAP NUMBER 06073C0756 H
FEDERAL EMERGENCY MANAGEMENT AGENCY

SOILS REPORT

REPORT OF PRELIMINARY GEOTECHNICAL INVESTIGATION
MISSION PROPERTY
34+ ACRE SITE, NORTH OF MISSION ROAD & HIGHWAY 76
OCEANSIDE, CALIFORNIA

PREPARED BY:
GEOTEK, INC.
710 EAST PARKRIDGE AVENUE, SUITE 105
CORONA, CALIFORNIA 92879
PROJECT NO. 0908-CR3
DATED APRIL, 2013

STORM WATER MITIGATION PLAN

STORM WATER MITIGATION PLAN
FOR VILLA STORIA
PREPARED BY BUCCOLA ENGINEERING, INC.
REVISED: FEB. 19, 2015

LEGEND

PROPOSED SEWER W/MANHOLE
EXISTING SEWER
PROPOSED WATER WITH VALVE
EXISTING WATER WITH VALVE
PROPOSED DOUBLE CHECK DETECTOR CHECK ASSEMBLY
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
EXISTING STREET LIGHT
PROPOSED GRADE 2.0 %
PROPOSED SPOT ELEVATION 335.22
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
STORM DRAIN CATCH BASIN
CMU RETAINING WALL
6' VINYL FENCING
COMBINATION VIEW WALL
PLANTABLE RETAINING WALL
TOP OF SLOPE
TOE OF SLOPE
SIDEWALK

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE WEST LINE OF THE NE 1/4 OF THE SE1/4 OF SECTION 8, T11S ,R4W SBM SHOWN AS N 01° 08' 00" W, PER ROS 14075 DATED FEB. 5, 1993 SHOWN AS N 00° 30' 10" W HEREON

BENCHMARK:

CITY BM E-23 "RESET"
ELEVATION = 92.842

REPRESENTATIVE:

LIGHTFOOT PLANNING GROUP
5900 PASTEUR COURT, SUITE 110
CARLSBAD, CA 92008
TEL. (760) 692-1924

APPLICANT:

THE OCEANSIDE PROJECT OWNER, LLC
2235 ENCINITAS BOULEVARD, SUITE 216
ENCINITAS, CALIFORNIA, 92024
TEL. (760) 944-7511

OWNER:

GENUS LP, A CALIFORNIA LIMITED PARTNERSHIP AND EUGENE M. AND MARIAN G. GABRYCH, TRUSTEES OF THE GABRYCH FAMILY TRUST DATED OCTOBER 9, 2007
2006 HIGHWAY 395
FALLBROOK, CALIFORNIA, 92028

PREPARED IN THE OFFICE OF:
BUCCOLA ENGINEERING, inc 760/721-2000
3142 Vista Way, Suite 301, Oceanside, CA 92056

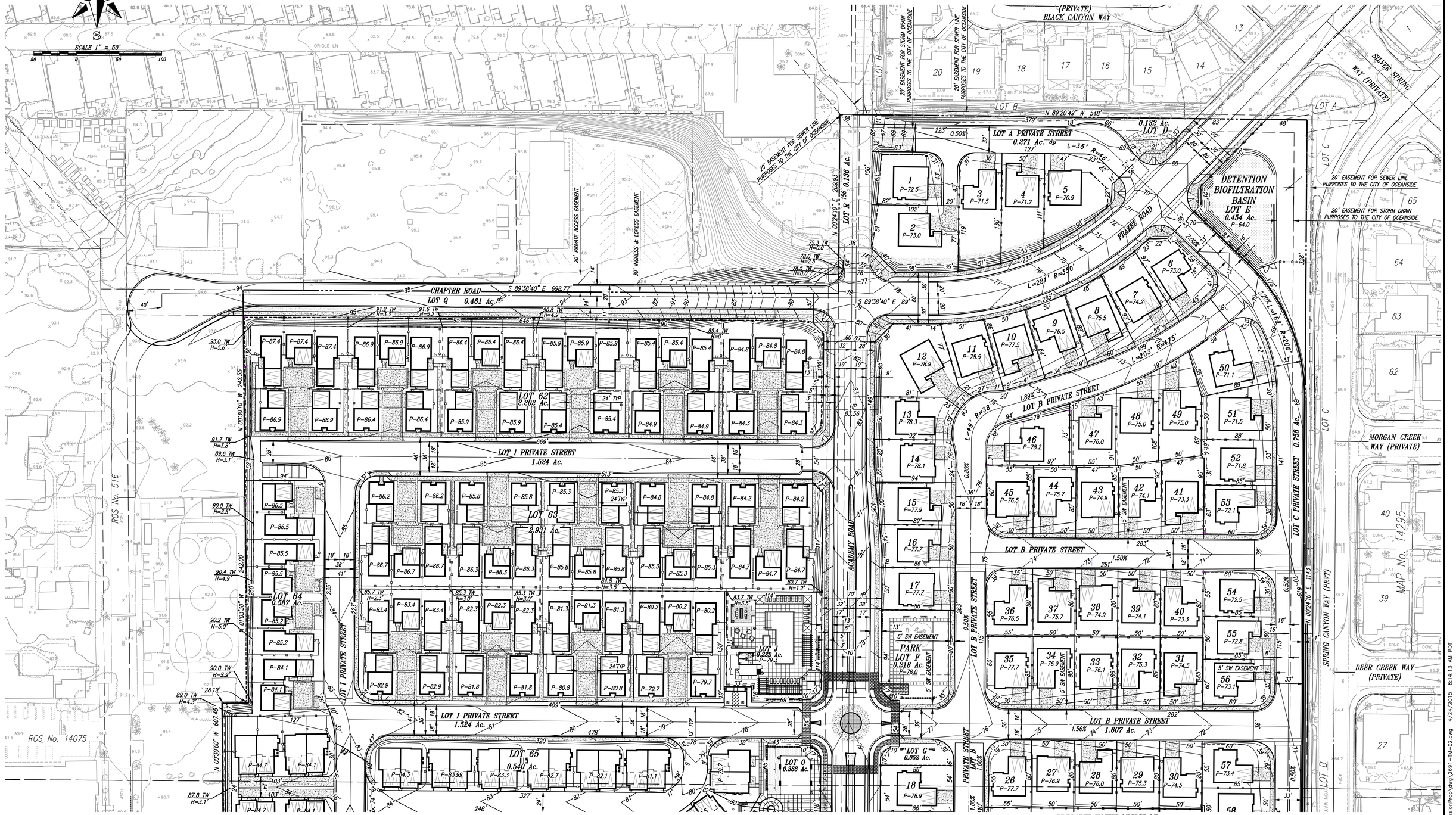
TITLE SHEET

SHEET 1 OF 10 SHEETS

F:\269 Integral\01 MissionProp\dwg\2691-TM-01.dwg 4/30/2015 12:53:42 PM PDT

GENERAL PLAN AMENDMENT, ZONE AMENDMENT
TENTATIVE TRACT MAP & DEVELOPMENT PLAN FOR

GPA13-00002 D13-00006
Z13-00002 H13-00004
T13-00001



PREPARED IN THE OFFICE OF:

BUCCOLA ENGINEERING, inc 760/721-2000

3142 Vista Way, Suite 301, Oceanside, CA 92056

SITE PLAN

SHEET 2 OF 10 SHEETS

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GENERAL PLAN AMENDMENT, ZONE AMENDMENT
TENTATIVE TRACT MAP & DEVELOPMENT PLAN FOR
VILLA STORIA

GPA13-00002 D13-00006
Z13-00002 H13-00004
T13-00001

SCALE 1" = 50'
50 0 50 100

PREPARED IN THE OFFICE OF:
BUCCOLA ENGINEERING, inc 760/721-2000
3142 Vista Way, Suite 301, Oceanside, CA 92056

SITE PLAN

SHEET 3 OF 10 SHEETS

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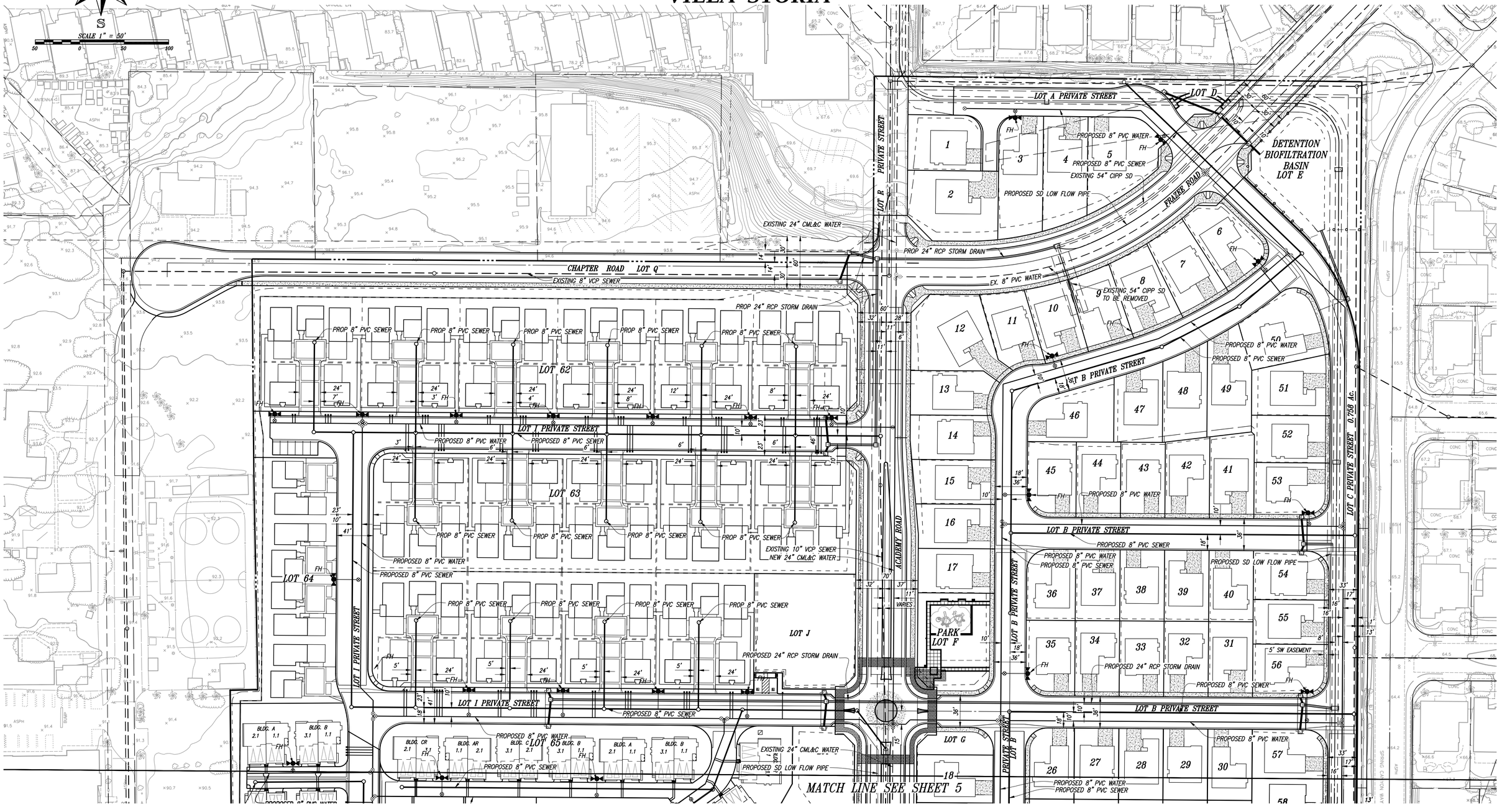
GENERAL PLAN AMENDMENT, ZONE AMENDMENT
TENTATIVE TRACT MAP & DEVELOPMENT PLAN FOR
VILLA STORIA

GPA13-00002 D13-00006
Z13-00002 H13-00004
T13-00001



PREPARED IN THE OFFICE OF:

BUCCOLA ENGINEERING, inc 760/721-2000

3142 Vista Way, Suite 301, Oceanside, CA 92056

UTILITY PLAN

SHEET 4 OF 10 SHEETS

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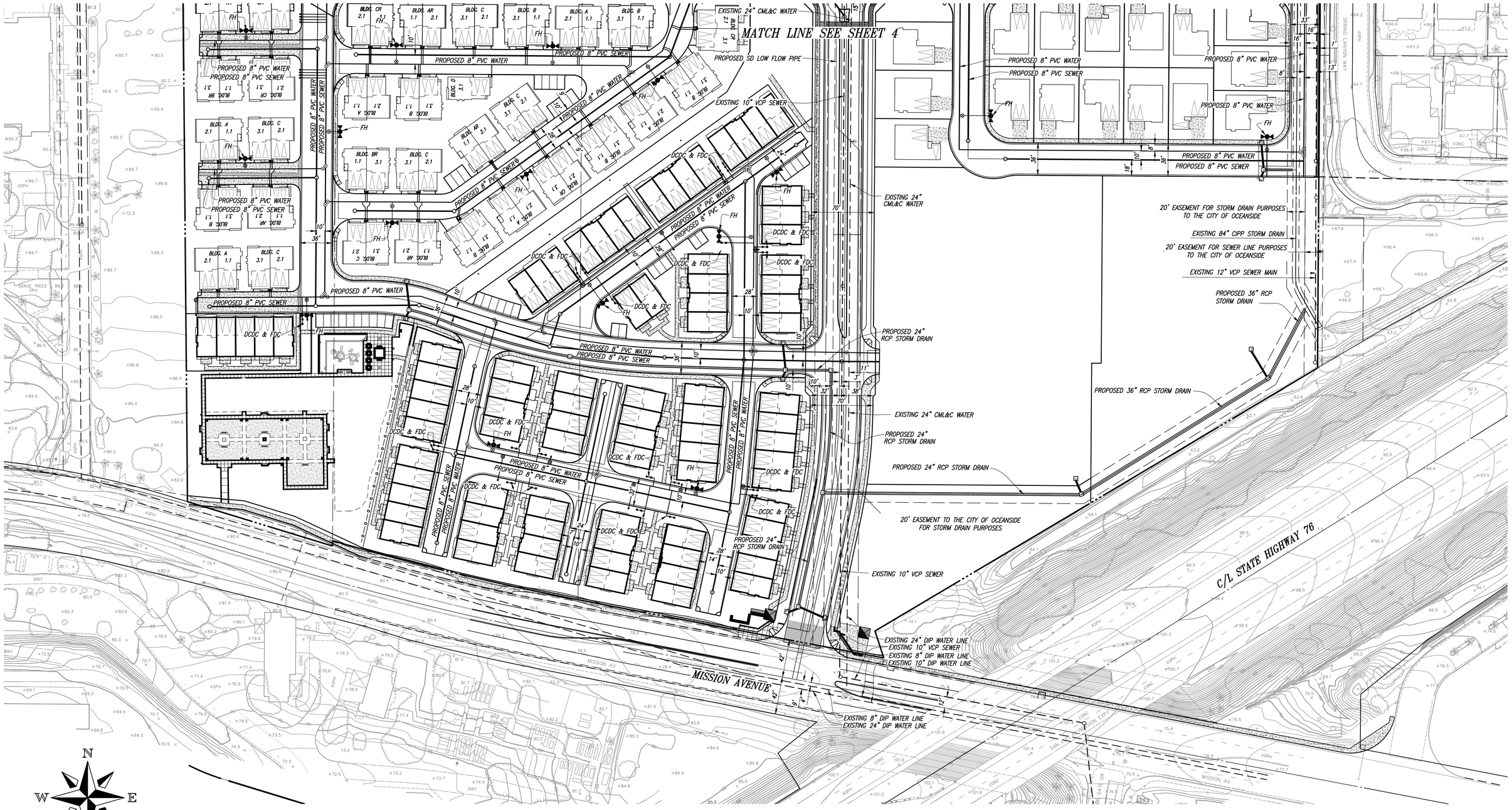
GENERAL PLAN AMENDMENT, ZONE AMENDMENT
TENTATIVE TRACT MAP & DEVELOPMENT PLAN FOR
VILLA STORIA

GPA13-00002 D13-00006
Z13-00002 H13-00004
T13-00001



PREPARED IN THE OFFICE OF:

BUCCOLA ENGINEERING, inc 760/721-2000

3142 Vista Way, Suite 301, Oceanside, CA 92056

UTILITY PLAN

SHEET 5 OF 10 SHEETS

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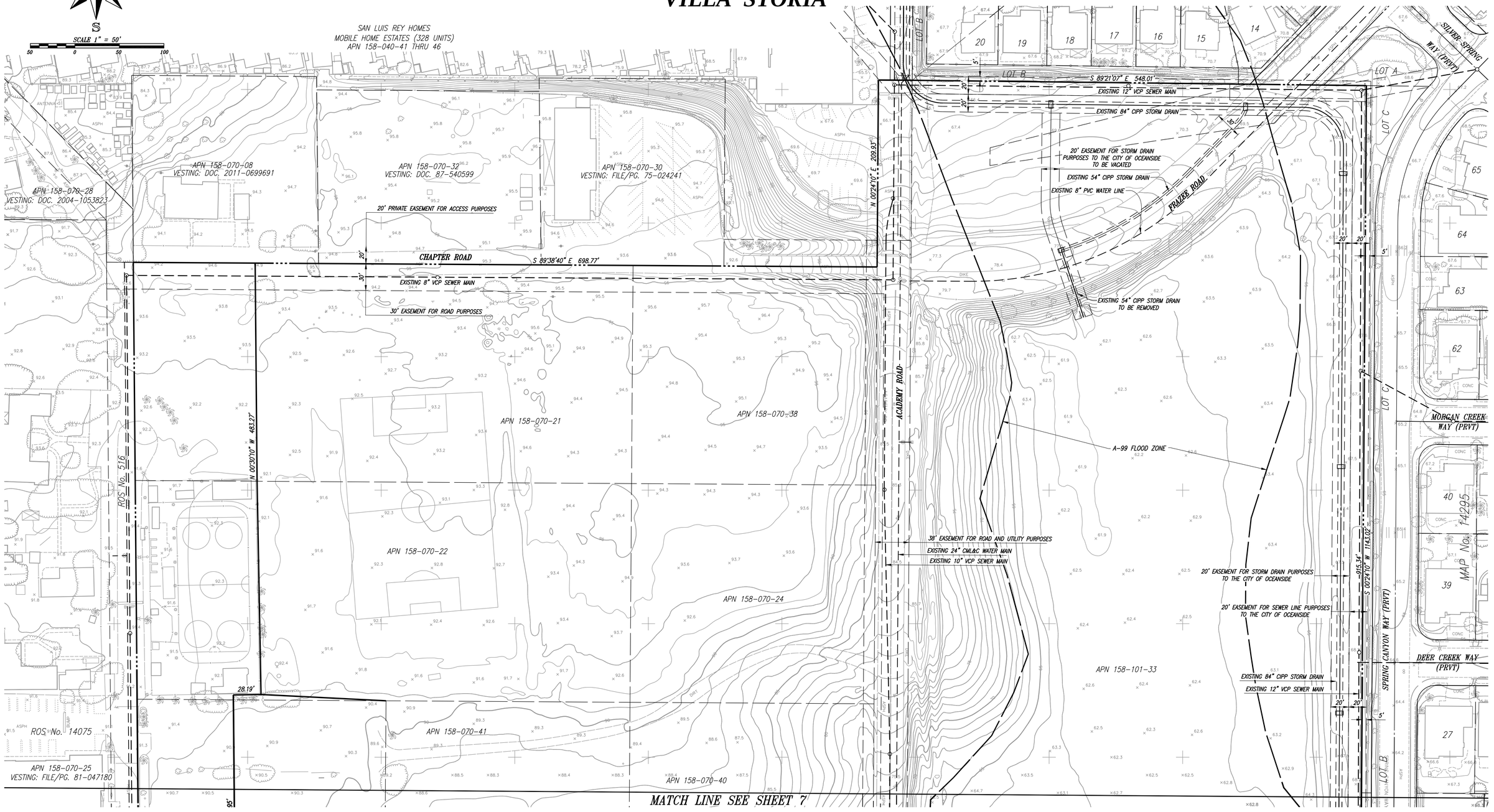
GENERAL PLAN AMENDMENT, ZONE AMENDMENT
TENTATIVE TRACT MAP & DEVELOPMENT PLAN FOR
VILLA STORIA

GPA13-00002 D13-00006
Z13-00002 H13-00004
T13-00001



PREPARED IN THE OFFICE OF:

BUCCOLA ENGINEERING, inc 760/721-2000

3142 Vista Way, Suite 301, Oceanside, CA 92056

EXISTING CONDITIONS EXHIBIT

SHEET 6 OF 10 SHEETS

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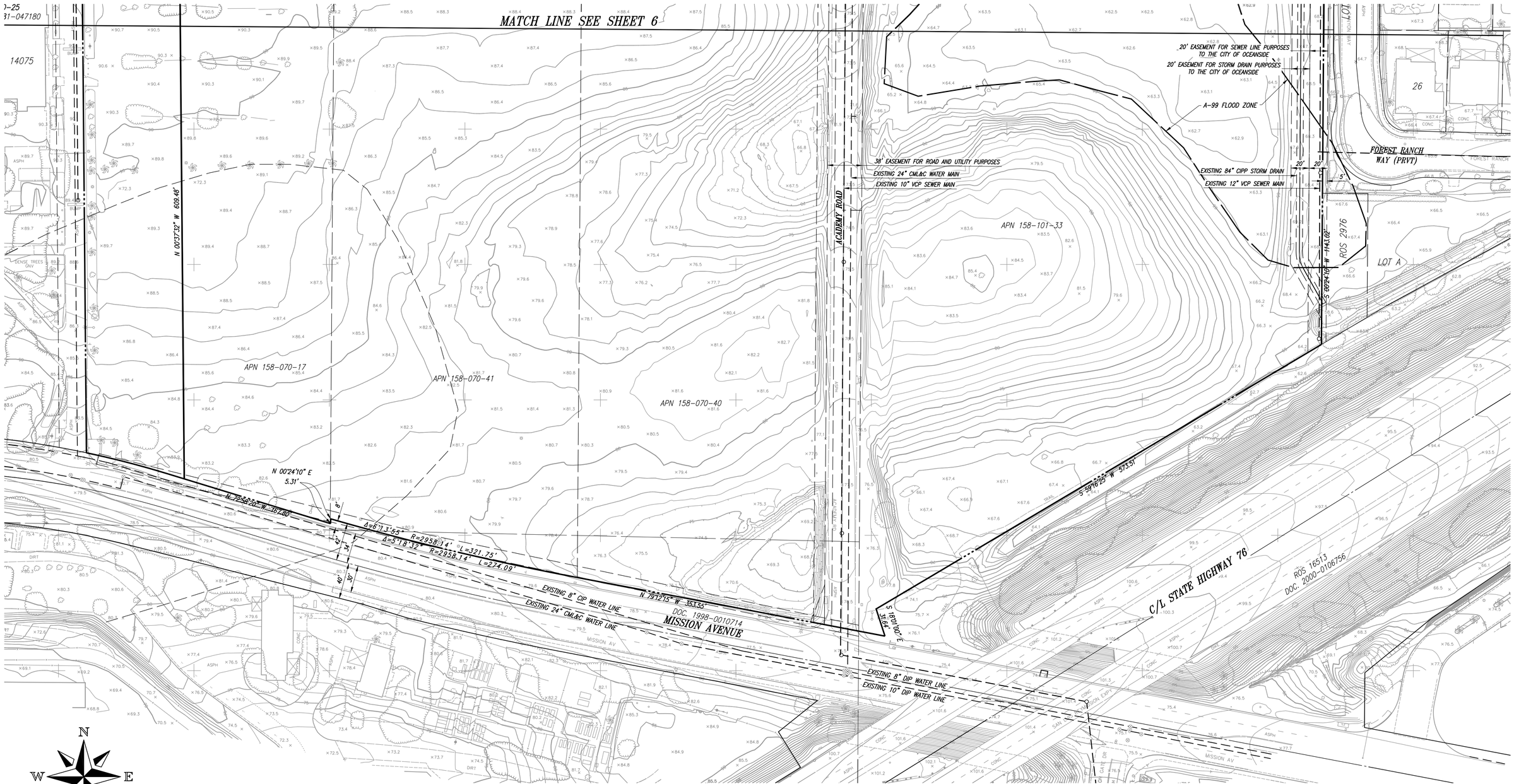
GENERAL PLAN AMENDMENT, ZONE AMENDMENT
TENTATIVE TRACT MAP & DEVELOPMENT PLAN FOR
VILLA STORIA

GPA13-00002 D13-00006
Z13-00002 H13-00004
T13-00001



PREPARED IN THE OFFICE OF:

BUCCOLA ENGINEERING, inc 760/721-2000

3142 Vista Way, Suite 301, Oceanside, CA 92056

EXISTING CONDITIONS EXHIBIT

SHEET 7 OF 10 SHEETS

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GENERAL PLAN AMENDMENT, ZONE AMENDMENT
TENTATIVE TRACT MAP & DEVELOPMENT PLAN FOR
VILLA STORIA

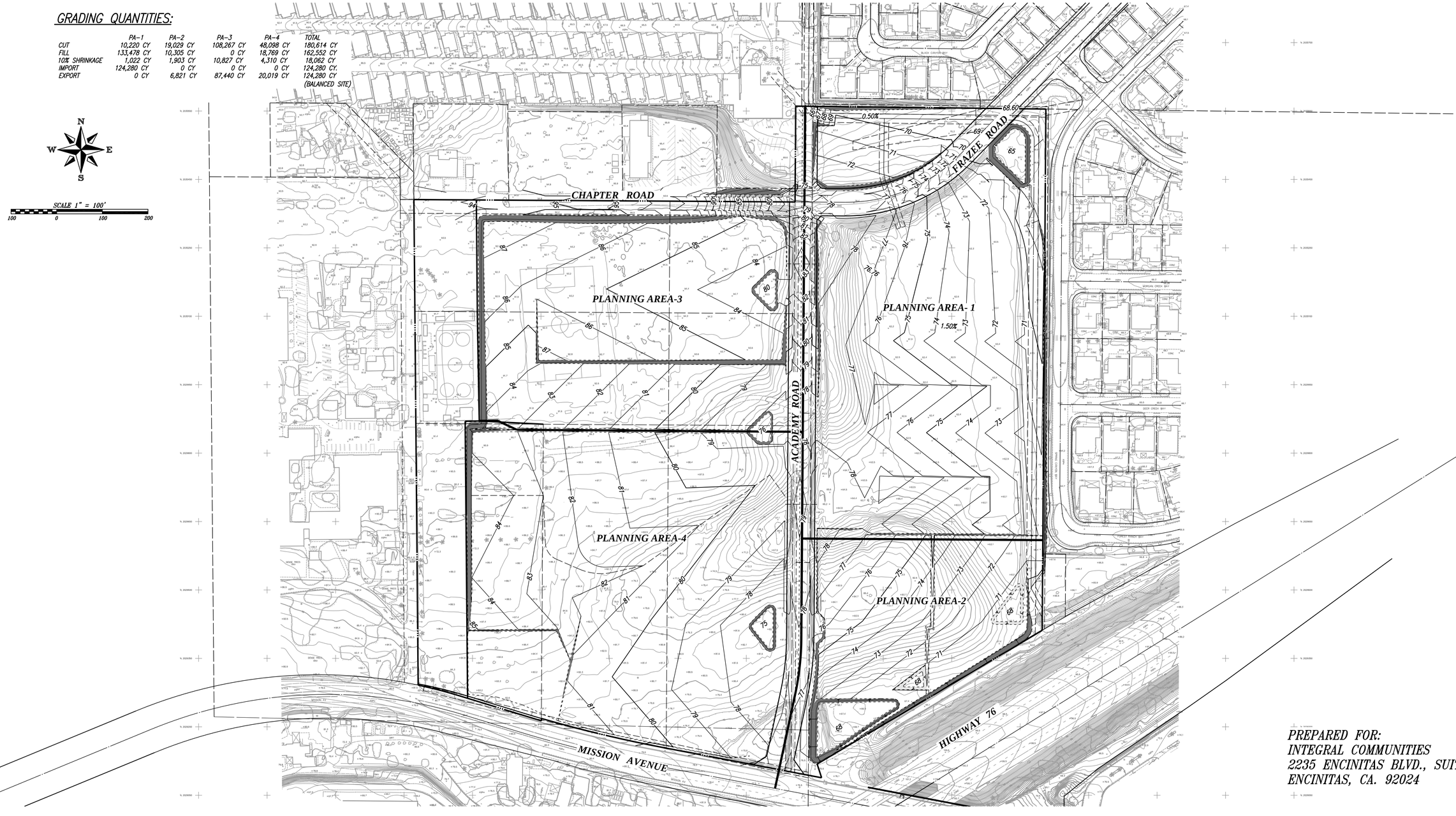
GPA13-00002 D13-00006
Z13-00002 H13-00004
T13-00001

EARTHWORK QUANTITES

CUT..... 180,614 CY
FILL.....162,552 CY
10 % SHRINKAGE.....18,062 CY
IMPORT .....0 CY

GRADING QUANTITIES:

	PA-1	PA-2	PA-3	PA-4	TOTAL
CUT	10,220 CY	19,029 CY	108,267 CY	48,098 CY	180,614 CY
FILL	133,478 CY	10,305 CY	0 CY	18,769 CY	162,552 CY
10% SHRINKAGE	1,022 CY	1,903 CY	10,827 CY	4,310 CY	18,062 CY
IMPORT	124,280 CY	0 CY	0 CY	0 CY	124,280 CY.
EXPORT	0 CY	6,821 CY	87,440 CY	20,019 CY	124,280 CY (BALANCED SITE)



PREPARED FOR:
INTEGRAL COMMUNITIES
2235 ENCINITAS BLVD., SUITE 216
ENCINITAS, CA. 92024

PREPARED IN THE OFFICE OF:
BUCCOLA ENGINEERING, inc
760/721-2000
3142 Vista Way, Suite 301, Oceanside, CA 92056

GRADING EXHIBIT

SHEET 8 OF 10 SHEETS

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GENERAL PLAN AMENDMENT, ZONE AMENDMENT
TENTATIVE TRACT MAP & DEVELOPMENT PLAN FOR
VILLA STORIA

GPA13-00002 D13-00006
Z13-00002 H13-00004
T13-00001

PARKING

	PA-1	PA-2	PA-3	PA-4A	PA-4B	TOTAL
DWELLING UNITS	59 DU	N/A	83 DU	63 DU	86 DU	291 DU
COVERED PARKING	135 SPACES	N/A	166 SPACES	126 SPACES	172 SPACES	599 SPACES
GUEST PARKING	98 SPACES	N/A	58 SPACES	45 SPACES	48 SPACES	249 SPACES
TOTAL PARKING	233 SPACES	N/A	224 SPACES	171 SPACES	220 SPACES	848 SPACES
PARKING RATIO	3.95 SPCS/DU	N/A	2.70 SPCS/DU	2.71 SPCS/DU	2.56 SPCS/DU	N/A

INDICATES PARKING SPACE
STANDARD SPACE 8.5' x 16' WITH 2' OVERHANG
HANDICAP SPACE 9' x 18'
PARALLEL SPACE 8' x 22'

N
W E
S

SCALE 1" = 100'
100 0 100 200

PREPARED FOR:
INTEGRAL COMMUNITIES
2235 ENCINITAS BLVD., SUITE 216
ENCINITAS, CA. 92024

PREPARED IN THE OFFICE OF:
BUCCOLA ENGINEERING, inc 760/721-2000
3142 Vista Way, Suite 301, Oceanside, CA 92056

PARKING EXHIBIT

SHEET 9 OF 10 SHEETS

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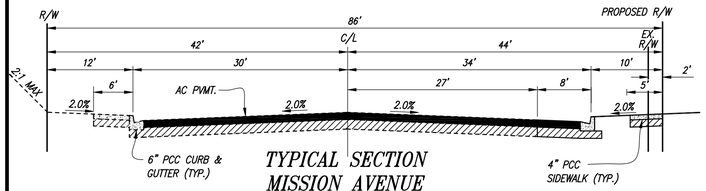
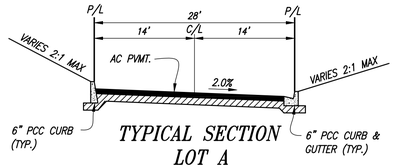
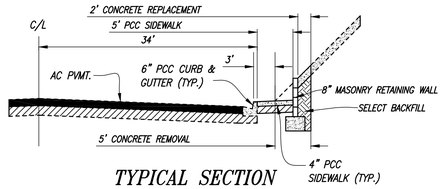
Z13-00002 H13-00004
T13-00001



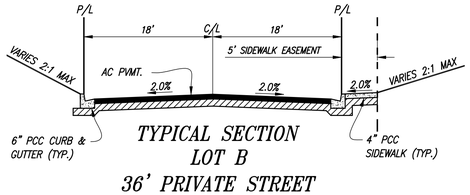
TYPICAL SECTION
MISSION AVENUE
NTS



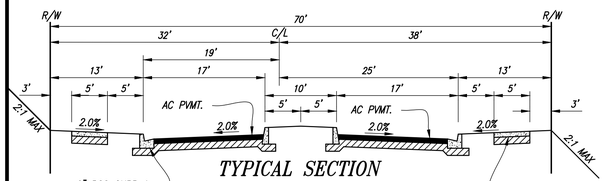
TYPICAL SECTION
LOT A
28' PRIVATE STREET
NTS



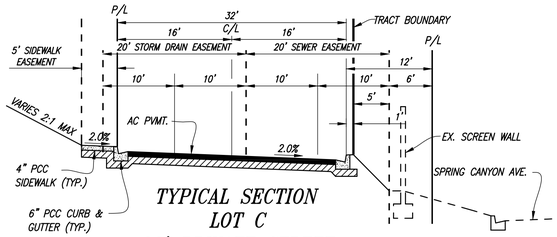
TYPICAL SECTION
MISSION AVENUE SIDEWALK
UNDER HIGHWAY 76



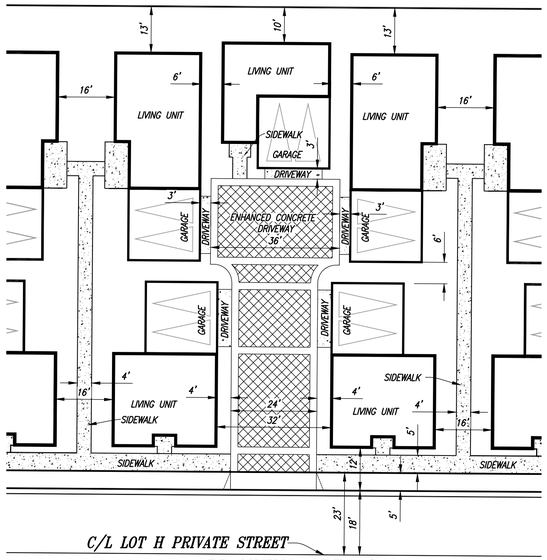
TYPICAL SECTION
LOT B
36' PRIVATE STREET
NTS



TYPICAL SECTION
ACADEMY ROAD
MISSION AVENUE TO 260' SOUTH
OF FRAZEE ROAD
NTS

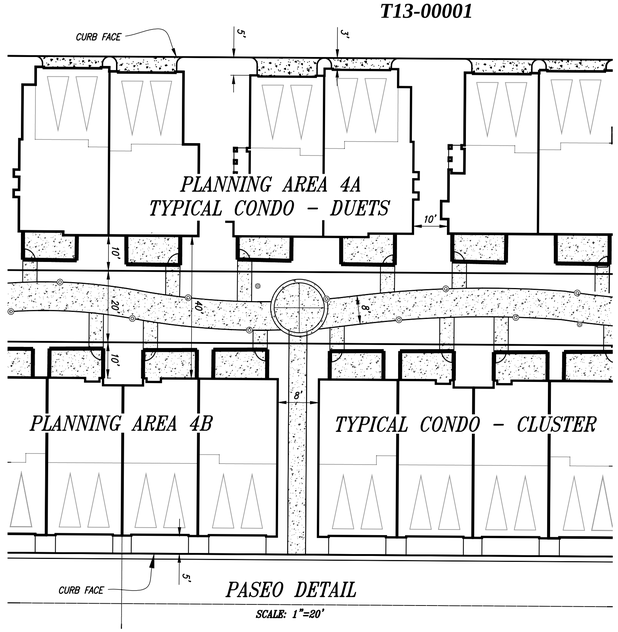


TYPICAL SECTION
LOT C
32' PRIVATE STREET
NTS

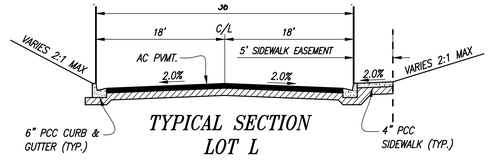


C/L LOT H PRIVATE STREET

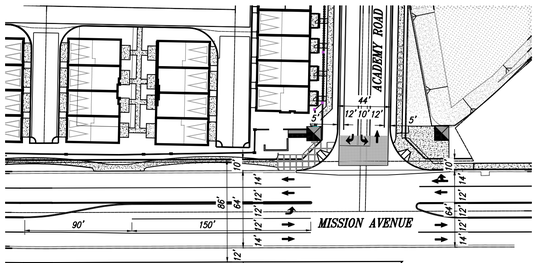
PLANNING AREA 3
TYPICAL 5 UNIT CLUSTER
SCALE: 1"=20'



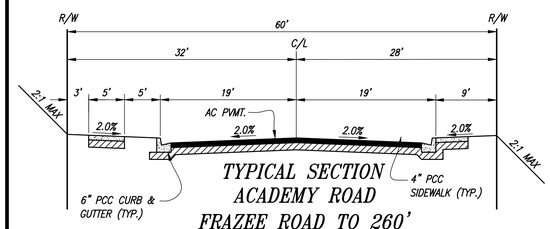
PASEO DETAIL
SCALE: 1"=20'



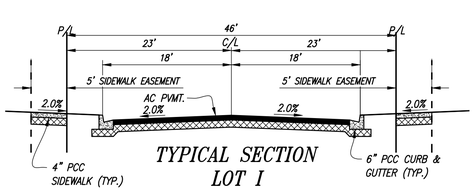
TYPICAL SECTION
LOT L
36' PRIVATE STREET
NTS



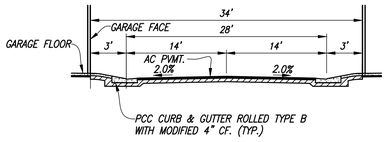
MISSION AVENUE
at ACADEMY ROAD
LANE ASSIGNMENT DETAIL



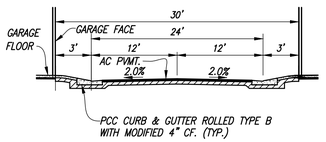
TYPICAL SECTION
ACADEMY ROAD
FRAZEE ROAD TO 260'
SOUTH OF FRAZEE ROAD
NTS



TYPICAL SECTION
LOT I
36' PRIVATE STREET
NTS



TYPICAL SECTION
LOTS M & N
28' PRIVATE STREET
NTS



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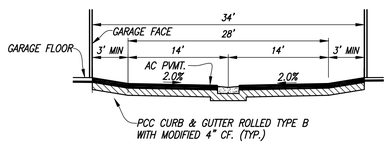
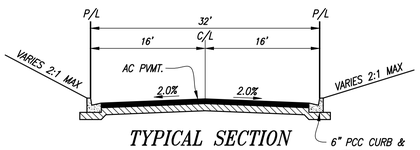
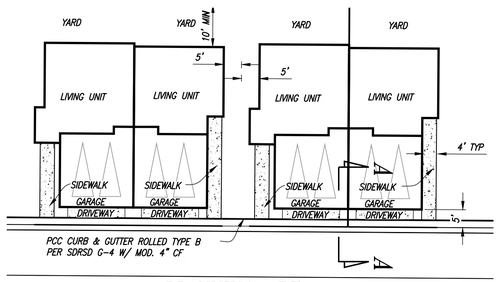
LOTS M & N
24' PRIVATE STREET
NTS



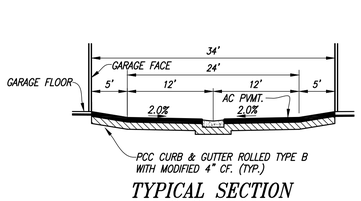
TYPICAL SECTION
LOT K
28' PRIVATE STREET
NTS



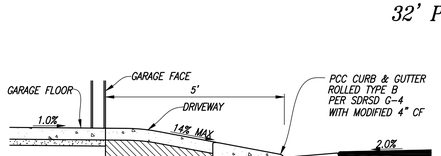
TYPICAL SECTION
LOT N
32' PRIVATE STREET
NTS



PLANNING AREA 4A
TYPICAL DUET UNIT
SCALE: 1"=20'

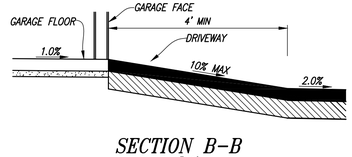


TYPICAL SECTION
CHAPTER ROAD
WEST OF ACADEMY ROAD
NTS



TYPICAL SECTION
LOTS K & L
24' PRIVATE STREET
NTS

SECTION A-A
SCALE: 1"=2'



SECTION B-B
SCALE: 1"=2'

STREET SECTIONS & DETAILS

PREPARED IN THE OFFICE OF:

BUCCOLA ENGINEERING, inc 760/721-2000

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