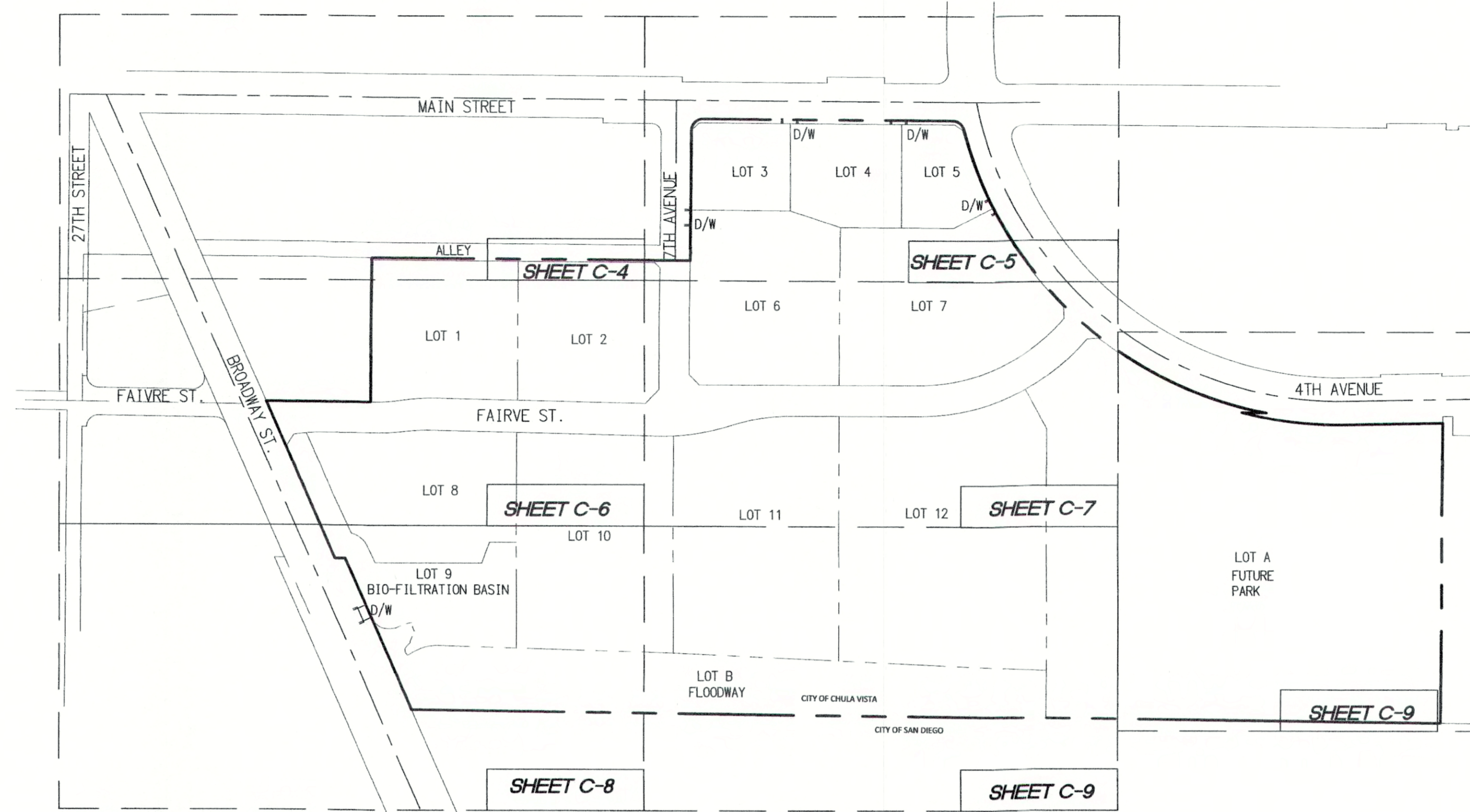


TENTATIVE MAP PCS-16-0007 OF OTAY RIVER BUSINESS PARK

NOTES

- SEE TENTATIVE MAP SHEETS 1 & 2 FOR LOT DIMENSIONS AND EASEMENTS
- THE EXISTING EASEMENTS WITHIN THE PROPERTY ARE NOT SHOWN ON THE GRADING PLAN SHEETS FOR CLARITY IN SHOWING THE PROPOSED STREETS AND EXISTING UTILITIES.
- THE FLOODWAY LINE SHOWN ON THIS DRAWING WAS OBTAINED FROM FEMA RECORDS.
- THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM AVAILABLE RECORDS OF THE CITY OF CHULA VISTA, THE CITY OF SAN DIEGO, AND THE SWEETWATER AUTHORITY AND ARE APPROXIMATIONS.
- THE SEA LEVEL RISE REQUIRED BY THE 2012 SUBDIVISION MANUAL AND SUBDIVISION ORDINANCE DOES NOT AFFECT THIS PROPERTY DUE TO PROJECT ELEVATION IN RELATION TO THE OTAY RIVER OUTLET ELEVATION INTO THE SAN DIEGO BAY AND THUS IS NOT TIDALLY INFLUENCED.
- THE ENTIRE PROJECT IS WITHIN THE INUNDATION LIMITS FOR A BREACH OF THE UPSREAM SAVAGE DAM.
- REPLACE ALL EXISTING CITY OF CHULA VISTA SEWER MANHOLES WITHIN PROJECT WITH 5" RISERS.
- THE "OTAY RIVER BUSINESS PARK OWNERS ASSOCIATION" WILL MAINTAIN THE BIO-RETENTION FACILITY SHOWN HEREON.
- EXISTING DRIVEWAYS ON BROADWAY ADJACENT TO SITE TO BE REMOVED. EXISTING CURB & GUTTER, AND SIDEWALK TO BE RECONSTRUCTED.
- THE "OTAY RIVER BUSINESS PARK OWNERS ASSOCIATION" WILL MAINTAIN THE SURFACE IMPROVEMENTS IN THE PUBLIC ALLEY ADJACENT TO THE SITE.
- NEW TRAFFIC SIGNALS FOR THE PROJECT WILL BE LOCATED AT THE FOLLOWING INTERSECTIONS: BROADWAY AND FAIRVE STREET. MAIN STREET AND 7TH AVENUE. FAIRVE STREET AND 4TH AVENUE.
- EXISTING DRIVEWAY ON BROADWAY AT DESERET PROPERTIES ADJACENT TO SITE TO BE REMOVED. NEW DRIVEWAY FOR DESERET PROPERTIES TO BE CONSTRUCTED FROM FAIRVE ST.
- EXISTING TRAFFIC SIGNAL AT MAIN STREET AND 4TH AVENUE TO BE RECONSTRUCTED.
- 7TH STREET & FAIRVE ST. INTERSECTION TO BE 3 WAY STOP.
- BIORETENTION/ STRUCTURAL BMP NOTES:
 - SEE SWMP FOR DELINEATION OF DMA AREAS.
 - SEE THIS SHEET FOR SPECIFICATIONS FOR CONSTRUCTION OF BMP'S AND MAINTENANCE.
 - VEHICULAR ACCESS TO BIORETENTION BASIN TO PERFORM INSPECTION AND MAINTENANCE TO BE PROVIDED WITHIN FUTURE DRIVE AISLES WITHIN LOTS 8 & 9.
 - REQUIRED SIGNAGE AND FEATURES TO FACILITATE INSPECTION (OBSERVATION PORTS, CLEANOUTS, SILT POSTS, ETC.) AND MAINTENANCE.
- THE LOCATION OF PROPOSED DRIVEWAYS SHOWN HEREON IS TENTATIVE. THE FUTURE RECIPROCAL ACCESS AREA BETWEEN LOTS IS ALSO NOT DETERMINED AND WILL BE FIXED DURING THE FINAL ENGINEERING AND FINAL MAP PROCESS.
- ALL POWER POLES, OVERHEAD ELECTRICAL TO BE UNDERGROUNDED PER SEPARATE PLAN (DRY UTILITY CONSULTANT)



LEGEND

PROPOSED DESCRIPTION	SYMBOL
BOUNDARY	---
RIGHT-OF-WAY/ PROPERTY LINES	---
CURB & GUTTER	---
CURB	---
SIDEWALK	---
BIOFILTRATION BASIN (DETAIL SHEET 4)	[Symbol]
DESILT BASIN & RISER (SIZE PER SHEET 4)	[Symbol]
STORM DRAIN RCP D-LOAD 1350 W/ WATER TIGHT JOINTS (SIZE PER PLAN)	---
6" FIRE HYDRANT (6"x4"x2.5"x2.5")	[Symbol]
CURB RAMP	[Symbol]
WATER MAIN (SIZE PER PLAN)	W --- W
SEWER MAIN (SIZE PER PLAN)	S --- S
SEWER MANHOLE	[Symbol]
SEWER SERVICE	[Symbol]
CATCH BASIN	[Symbol]
STORM DRAIN CLEANOUT TYPE A (SDRSD)	[Symbol]
PARKWAY CULVERT D-25 (SDRSD)	[Symbol]
DRIVEWAY CVCS 1A	[Symbol]
8" FIRE SERVICE	[Symbol]
2" WATER SERVICE	[Symbol]
2" IRRIGATION SERVICE	[Symbol]
DESILT BASIN NO.	[Symbol]
EXISTING DESCRIPTION	SYMBOL
WATER MAIN (SIZE PER PLAN)	---
POWER POLE	[Symbol]
SPOT ELEVATION	[Symbol]
CONTOUR	---
FENCE	---
100 YEAR FLOODWAY	---

SWEETWATER AUTHORITY NOTES (CONTINUATION)

- SWEETWATER AUTHORITY'S WATER FACILITIES SHOWN ON THIS MAP SHALL BE INSTALLED IN ACCORDANCE WITH SWEETWATER AUTHORITY STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATER FACILITIES AND ITS DESIGN STANDARDS.
- SWEETWATER AUTHORITY'S PROPOSED FACILITIES SHALL BE PROVIDED IN A SEPARATE PLAN.
- THE WATER FACILITIES SHOWN, INCLUDING ANY APPLICABLE APPURTENANCES REQUIRED BY SWEETWATER AUTHORITY DESIGN STANDARDS, SHALL BE INSTALLED CONCURRENTLY, WITH PAYMENT OF ALL APPLICABLE FEES, IN ACCORDANCE WITH SWEETWATER AUTHORITY'S RATES AND RULES, PRIOR TO FINAL PARCEL MAP RECORDATION.
- THE EASEMENT TO BE GRANTED TO SWEETWATER AUTHORITY SHALL BE RECORDED PRIOR TO FINAL PARCEL MAP RECORDATION, AND THE EASEMENT, INCLUDING ITS DOCUMENT NUMBER SHALL BE PLOTTED ON THE FINAL PARCEL MAP.

SWEETWATER AUTHORITY NOTES

- EXISTING WATER SERVICE NO. 31701 TO BE ABANDONED.
- EXISTING WATER SERVICE NO. 40186 TO BE ABANDONED.
- EXISTING FIRE HYDRANT ASSEMBLY AND WATER SERVICE NO. 32392 AND 32392A TO BE ABANDONED.
- EXISTING WATER SERVICE NO. 40500.
- EXISTING FIRE SERVICE NO. 39966.
- EXISTING WATER SERVICE NO. 39967.
- END-OF-MAIN BLOW OFF

KEY MAP

SCALE: 1" = 200'

MAINTENANCE INDICATORS AND ACTIONS FOR BIORETENTION BASINS	
INDICATOR	ACTION
SEDIMENT, LITTER, OR DEBRIS ACCUMULATION	SEDIMENT, LITTER, OR DEBRIS ACCUMULATION
POOR VEGETATION ESTABLISHMENT	RESEED, REPLANT AS NECESSARY
OVERGROWN VEGETATION	MOW, TRIM AS APPROPRIATE
EROSION	ADD EROSION CONTROL BLANKETS, STONE AT ENTRY POINTS, MINOR REGRADING, ETC.
STANDING WATER (OVER 96 HRS)	ADJUST IRRIGATION SYSTEM, ED REMOVE DEBRIS, INVASIVE VEGETATION, CLEAR UNDERDRAINS, REPAIR/REPLACE CLOGGED SOILS
OBSTRUCTED INLET	CLEAR OBSTRUCTIONS
DAMAGE TO STRUCTURES	REPAIR/ REPLACE AS NECESSARY

OWNER

OTAY RIVER BUSINESS PARK, LP A CALIFORNIA LIMITED PARTNERSHIP

[Signature] 1-12-2018
 BY: SUDBERRY DEVELOPMENT, INC., A CALIFORNIA CORPORATION, ITS GENERAL PARTNER

BY: WILLIAM MAYER, CHIEF OPERATING OFFICER

5465 MOREHOUSE DRIVE, SUITE 260
 SAN DIEGO, CA 92121
 (858) 546-3000

ENGINEER

K & S ENGINEERING
 7801 MISSION CENTER COURT, SUITE 100
 SAN DIEGO, CA 92108
 (619) 296-5565

[Signature] 1-12-2018
 KAMAL SWEIS, RCE 48592

APPLICANT AGENT

THE LIGHTFOOT PLANNING GROUP
 5900 PASTEUR COURT, SUITE 110
 CARLSBAD, CA 92008
 (760) 692-1914

PUBLIC UTILITY COMPANIES

- PROPOSED WATER SUPPLY: SWEETWATER AUTHORITY
 PROPOSED SEWER DISPOSAL: CITY OF CHULA VISTA
 PROPOSED GAS AND ELECTRICITY: SDG&E
 PROPOSED STORM DRAIN: CITY OF CHULA VISTA
 PROPOSED TELEPHONE COMPANY: AT&T
 PROPOSED CABLE COMPANY: COX
 PROPOSED SCHOOL ELEMENTARY: CHULA VISTA ELEMENTARY SCHOOL DISTRICT
 PROPOSED SCHOOL HIGH SCHOOL: SWEETWATER UNION HIGH SCHOOL DISTRICT
 PROPOSED FIRE DEPARTMENT: CITY OF CHULA VISTA
 PROPOSED POLICE DEPARTMENT: CITY OF CHULA VISTA

DEVELOPER/SUBDIVIDER

SUDBERRY PROPERTIES, INC.
 5465 MOREHOUSE DRIVE, SUITE 260
 SAN DIEGO, CA, 92121
 (949) 650-9403

ARCHITECT

SMITH CONSULTING ARCHITECTS
 13280 EVENING CREEK DRIVE, SUITE 125
 SAN DIEGO, CA., 92128
 (858) 793-4777

SHEET INDEX

SHEET NUMBER	CONTENTS
C-1	TENTATIVE MAP TITLE SHEET
C-2	GENERAL INFORMATION, SHEET INDEX, & VICINITY MAP
C-3A	EXISTING LOTS, EASEMENTS TO BE VACATED OR QUITCLAIMED
C-3B	CONCEPTUAL MASS GRADING SECTIONS AND DETAILS
C-4	CONCEPTUAL MASS GRADING
C-5	CONCEPTUAL MASS GRADING
C-6	CONCEPTUAL MASS GRADING
C-7	CONCEPTUAL MASS GRADING
C-8	CONCEPTUAL MASS GRADING
C-9	CONCEPTUAL MASS GRADING
C-10	CONCEPTUAL MASS GRADING
C-11	ENVIRONMENTAL/OPEN SPACE INFORMATION

LEGAL DESCRIPTION

PORTIONS OF BLOCKS 2, 3 AND 4, ALL OF BLOCKS 14 AND 15, A PORTION OF BLOCK 17, ALL OF BLOCKS 18, 19 AND 20 OF BRIMHALL'S ADDITION TO OTAY ACCORDING TO MAP THEREOF NO. 598 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MAY 4, 1889, TOGETHER WITH PORTIONS OF 7TH STREET AS VACATED BY VARIOUS RESOLUTIONS, TOGETHER WITH PORTIONS OF THE NE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22 AND THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 23, BOTH IN T18S, R2W, SBM, ALL IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ASSESSOR'S PARCEL NUMBERS

- 629-030-04 & 05,
 629-050-05
 629-061-01
 629-040-09, 10, 12, 16, 20, 23, 24 & 27

SOURCE OF TOPOGRAPHY

FIELD SURVEY BY: K&S ENGINEERING, INC. DATED 07/16/2015
 7801 MISSION CENTER COURT, SUITE 100 SAN DIEGO, CA 92108
 (619) 296-5565

AERIAL SURVEY BY: MERCATOR ASSOCIATES INC. DATED 06/30/2008
 1896 CHAPARRAL DRIVE, VISTA, CA 92081 (760) 599-7390
 UPDATE DATE 06/15/2015

EARTHWORK:

THE FOLLOWING ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE ABOVE IDENTIFIED AERIAL TOPOGRAPHY AND CONCEPTUAL MASS GRADING PLAN. NO SHRINKAGE, SUBSIDENCE OR REMEDIAL EARTHWORK CALCULATIONS ARE INCLUDED. THIS IS AN ESTIMATE FOR GENERAL PLANNING PURPOSES, ONLY.
 CUT: 5,000 C.Y.
 FILL: 249,000 C.Y.
 IMPORT: 244,000 C.Y.

PROJECT DATA:

TOTAL PROJECT ACREAGE: 52.87 ACRES

BENCHMARK

CITY OF CHULA VISTA BENCHMARK
 POINT NUMBER: 1600
 STAMPING: CV BENCHMARK
 DESCRIPTION: 1-1/2" BRASS DISK
 REACH DESCRIPTION: E. SIDE BROADWAY 600' +/- S. OF FAIRVE ST @ NE. END OF BRIDGE ON BRIDGE CURB
 NVADDR88: 46.310' ELEVATION

SITE ADDRESS:

MAIN ST. & 7TH ST., CHULA VISTA, CA

DATE OF PREPARATION:

JANUARY, 2018

REVISIONS

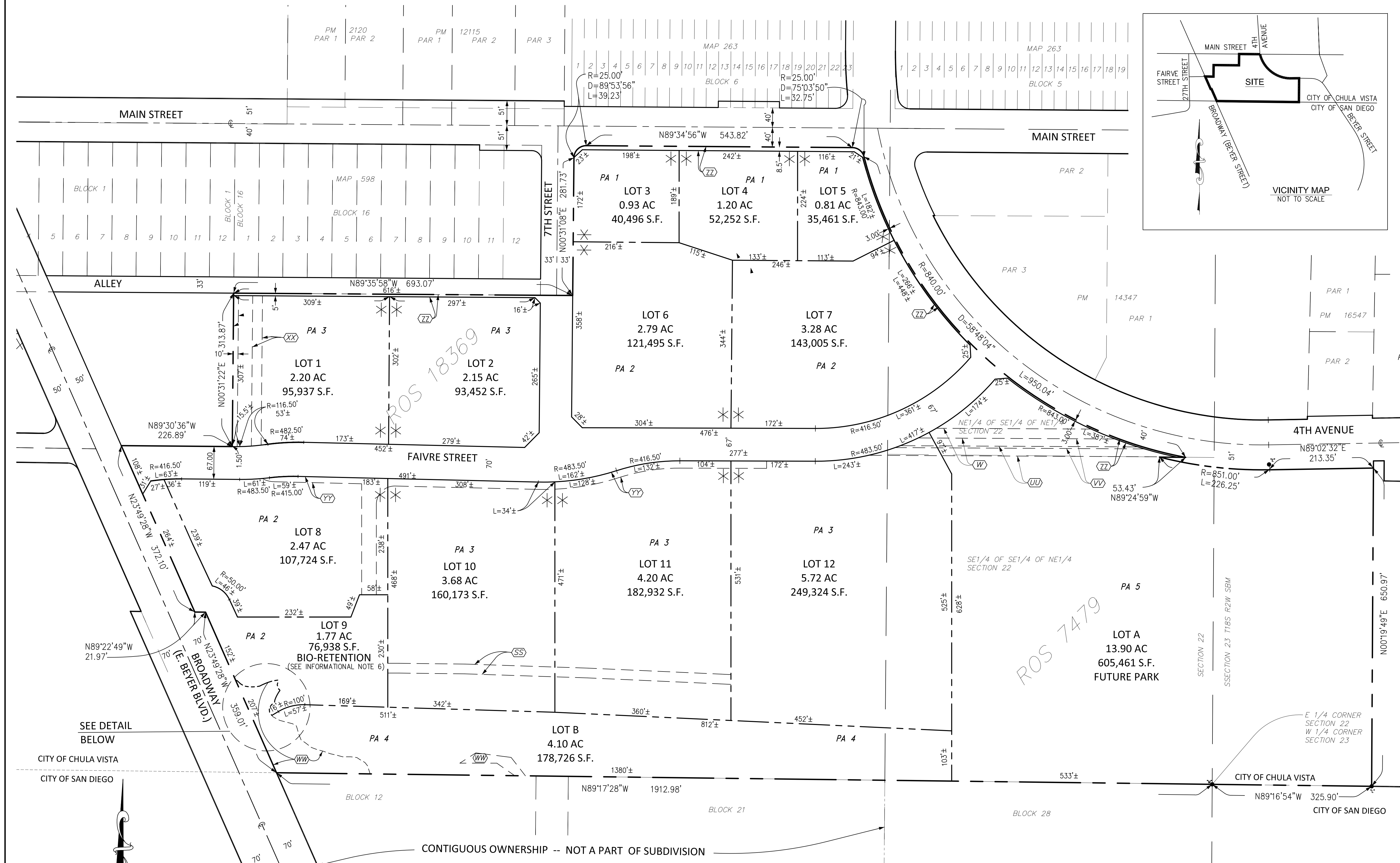
OCTOBER, 2016

REVISION	BY	SHEET DESCRIPTION	SHEET NO.
		TENTATIVE MAP TITLE SHEET	C-1
		LEGEND, KEY MAP, NOTES, & DETAIL	

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 7801 Mission Center Court, Suite 100 San Diego, CA 92108
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TENTATIVE MAP PCS-16-0007 OF OTAY RIVER BUSINESS PARK



- ### LEGEND
- PA-1 COMMERCIAL
 - PA-2 TRANSITIONAL
 - PA-3 BUSINESS PARK
 - PA-4 FLOODWAY/HABITAT
 - PA-5 FUTURE PARK
 - * * INDICATES APPROXIMATE LOCATION OF FUTURE RECIPROCAL ACCESS AREAS
 - SS PROPOSED PRIVATE STORM DRAIN EASEMENT
 - TT PROPOSED PRIVATE DRAINAGE EASEMENT
 - UU PROPOSED CITY OF CHULA VISTA PUBLIC SEWER EASEMENT
 - VV PROPOSED CITY OF SAN DIEGO PUBLIC SEWER EASEMENT
 - WW PROPOSED BIOLOGICAL OPEN SPACE EASEMENT
 - XX PROPOSED LOCATION OF NEW WATER EASEMENT SWEETWATER AUTHORITY
 - YY PROPOSED LOCATION OF NEW PUBLIC STORM DRAIN EASEMENT
 - ZZ PROPOSED PUBLIC STREET DEDICATION AND STREET WIDENING

- ### GENERAL NOTES:
1. GROSS AREA OF SUBDIVISION IS 52.87 ACRES CONSISTING OF 12 NUMBERED LOTS, 2 LETTERED LOTS AND A PUBLIC STREET DEDICATION
 2. TOTAL NUMBER OF LOTS IS 14

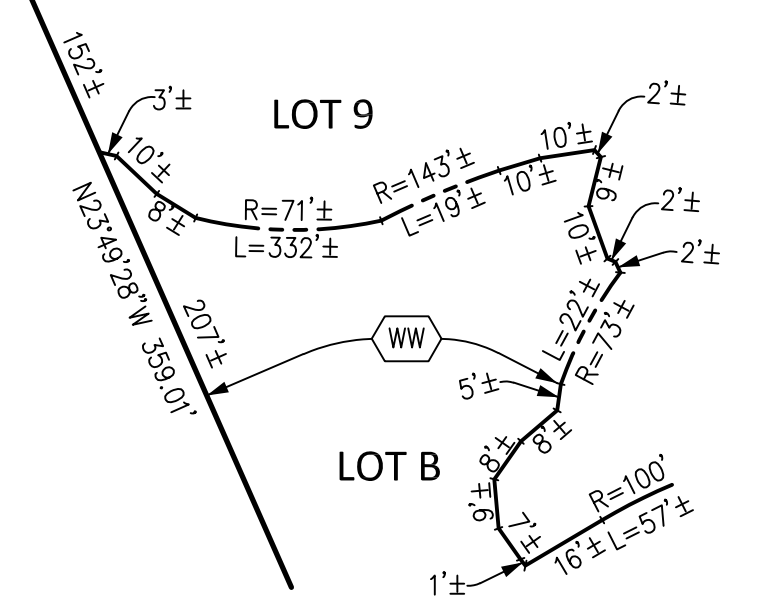
LOT	S.F.	ACRES	PLANNING AREA
1	95,937	2.20	PA-3
2	93,452	2.15	PA-3
3	40,496	0.93	PA-1
4	52,252	1.20	PA-1
5	35,461	0.81	PA-1
6	121,495	2.79	PA-2
7	143,005	3.28	PA-2
8	107,724	2.47	PA-2
9	76,938	1.77	PA-2
10	160,173	3.68	PA-3
11	182,932	4.20	PA-3
12	249,324	5.72	PA-3
A	605,461	13.90	PA-5
B	174,348	4.10	PA-4
 3. AREA OF PUBLIC STREET DEDICATION: 3.62 ACRES
 4. MINIMUM COMMERCIAL/INDUSTRIAL LOT SIZE: 0.83 ACRES
MAXIMUM COMMERCIAL/INDUSTRIAL LOT SIZE: 5.73 ACRES
AVERAGE COMMERCIAL/INDUSTRIAL LOT SIZE: 2.65 ACRES
 5. PRESENT ZONING: ILP, LIMITED INDUSTRIAL PLAN USE
PROPOSED ZONING: OTAY RIVER BUSINESS PARK SPECIFIC PLAN
GENERAL PLAN DESIGNATION: LIMITED INDUSTRIAL
 6. PRESENT USES:
NONE AT PRESENT TIME; SAND AND GRAVEL MINING OPERATIONS HAVE BEEN DISCONTINUED.
 7. PROPOSED USES:
COMMERCIAL, INDUSTRIAL, PARKLAND AND OPEN SPACE

INFORMATIONAL NOTES:

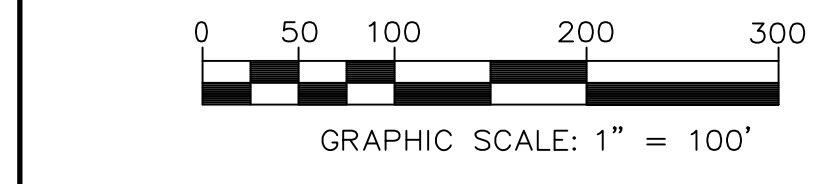
1. ALL STRUCTURES (BUILDINGS, FENCES, WALLS, ETC.) AND VEGETATION SHOWN HEREON ARE TO BE DEMOLISHED PURSUANT TO CONCEPTUAL MASS GRADING PLAN SHOWN HEREON.

INFORMATIONAL NOTES, CONT.:

3. SEE SHEET 3 FOR EXISTING EASEMENTS/DISPOSITION
4. SEE SHEET 3B FOR CROSS SECTIONS AND ADDITIONAL INFORMATION
5. LOT 9 IS TO MAINTAINED BY AN OWNER'S ASSOCIATION. INDIVIDUAL NUMBERED LOTS SHOWN HEREON MAY HAVE BIO-RETENTION AREAS TO BE PRIVATELY MAINTAINED.
6. AERIAL SURVEY BY MERCATOR ASSOCIATES INC., DATED 2015.07.02



DETAIL - NOT TO SCALE

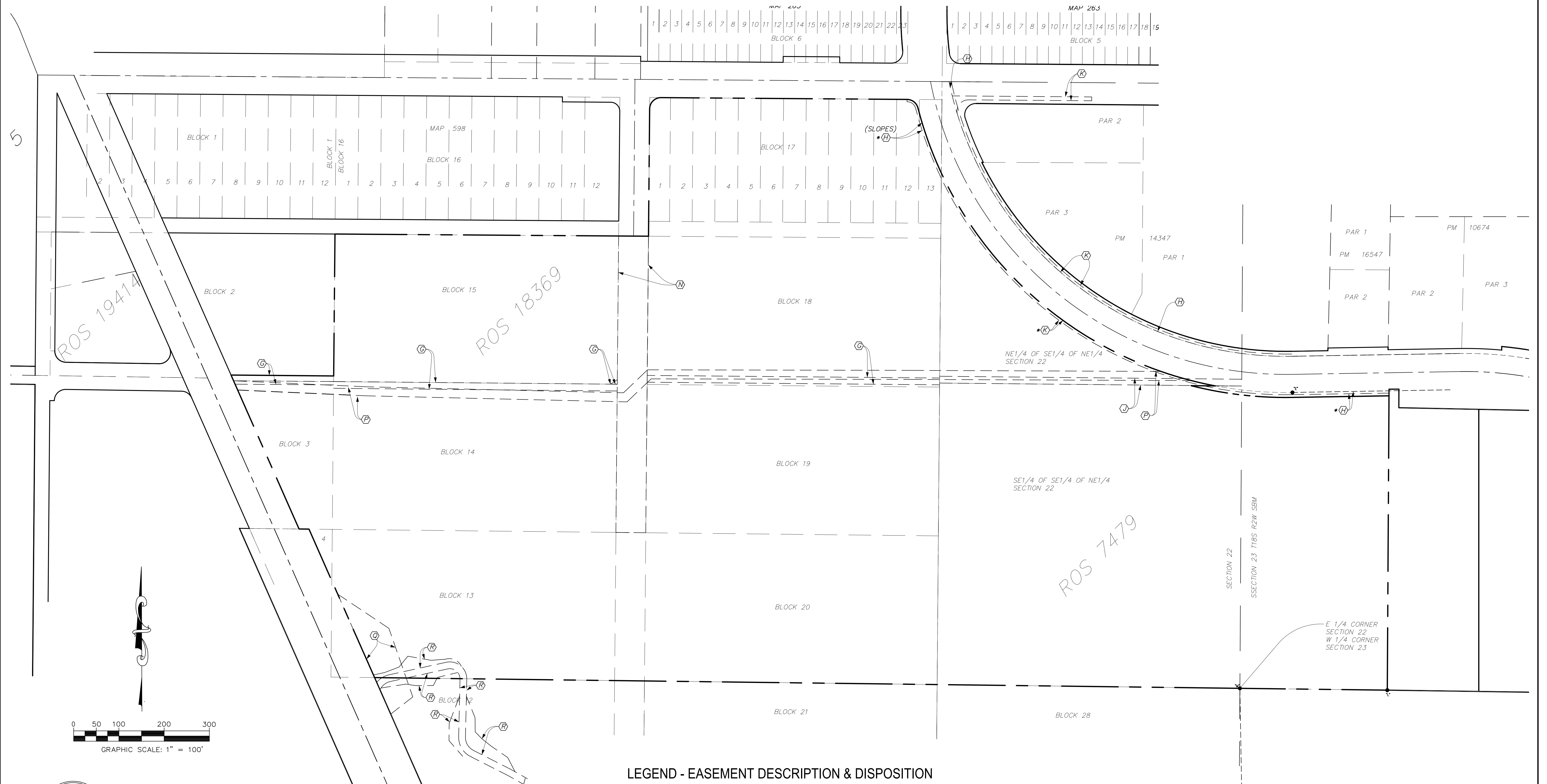


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REVISION	BY	SHEET DESCRIPTION	SHEET NO.
		TENTATIVE MAP	C-2
		GENERAL INFORMATION,	
		SHEET INDEX, & VICINITY MAP	

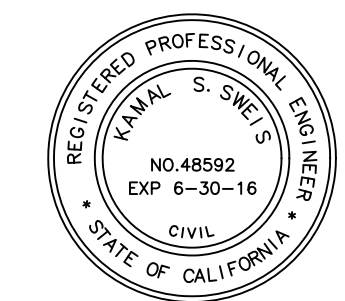
TENTATIVE MAP PCS-16-0007 OF OTAY RIVER BUSINESS PARK

EXISTING EASEMENTS (DISPOSITION AS DESCRIBED IN LEGEND BELOW)



LEGEND - EASEMENT DESCRIPTION & DISPOSITION

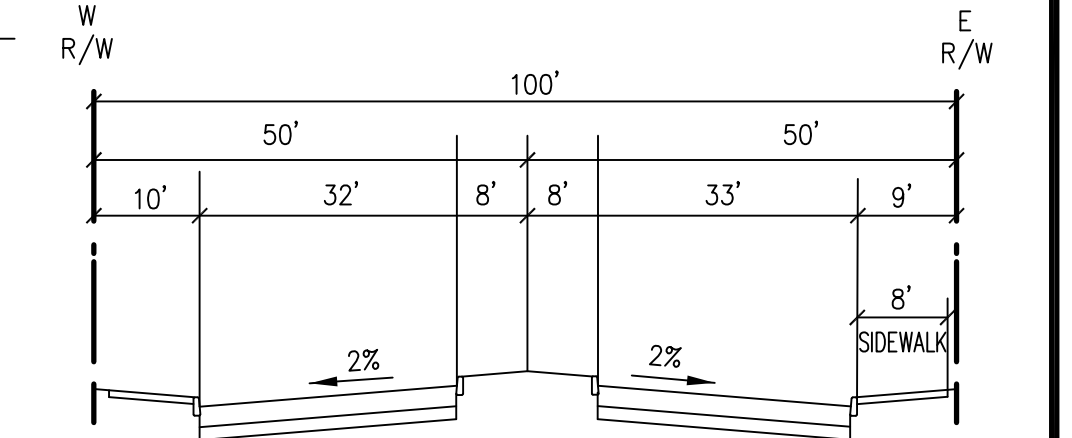
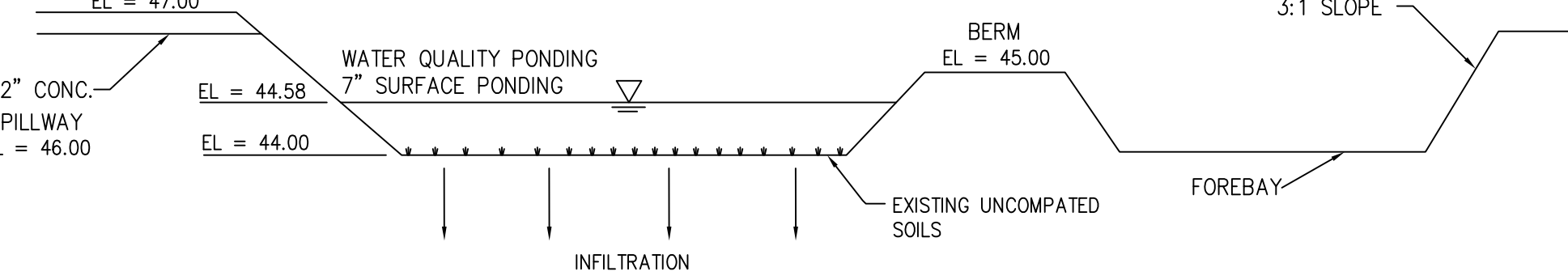
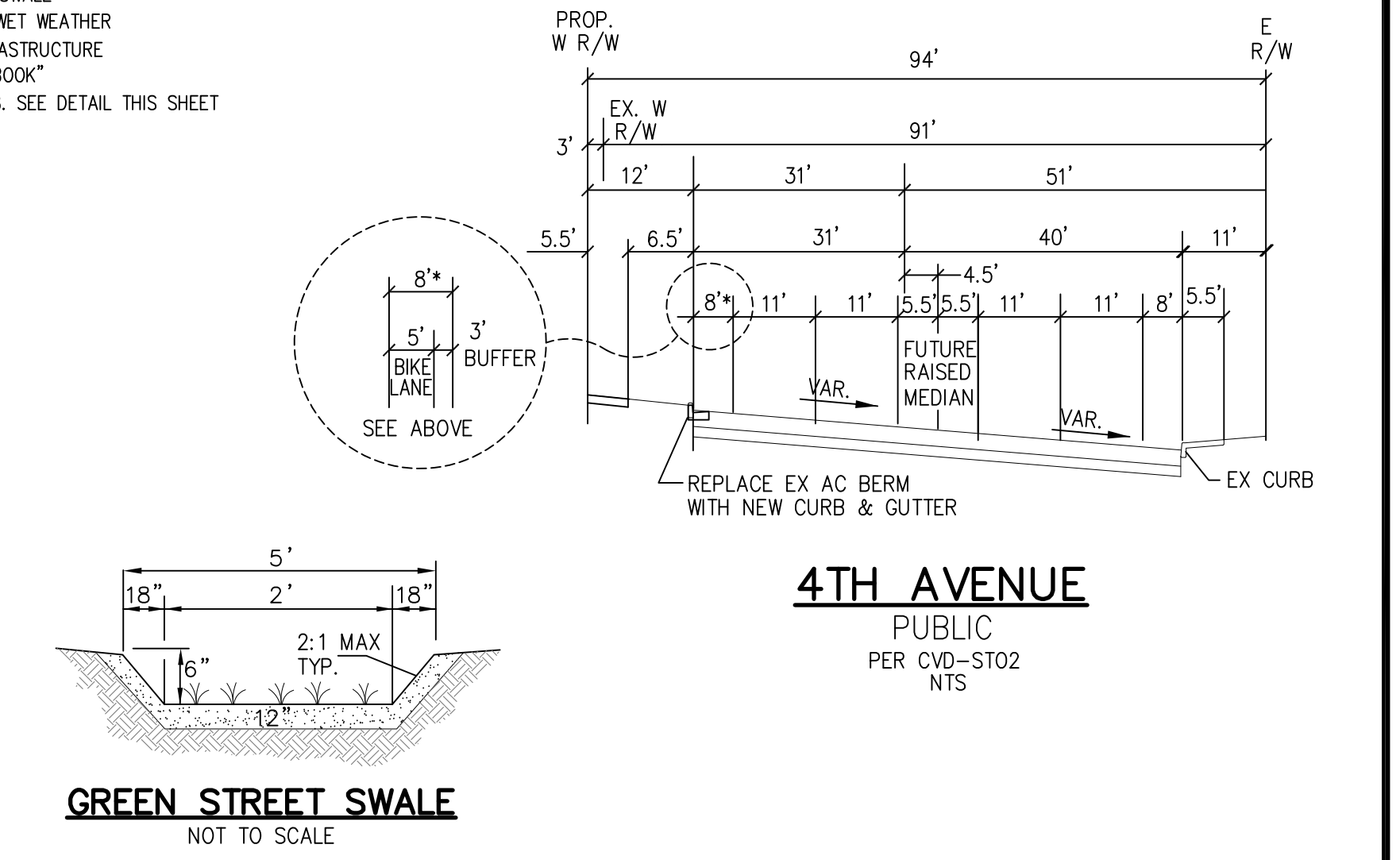
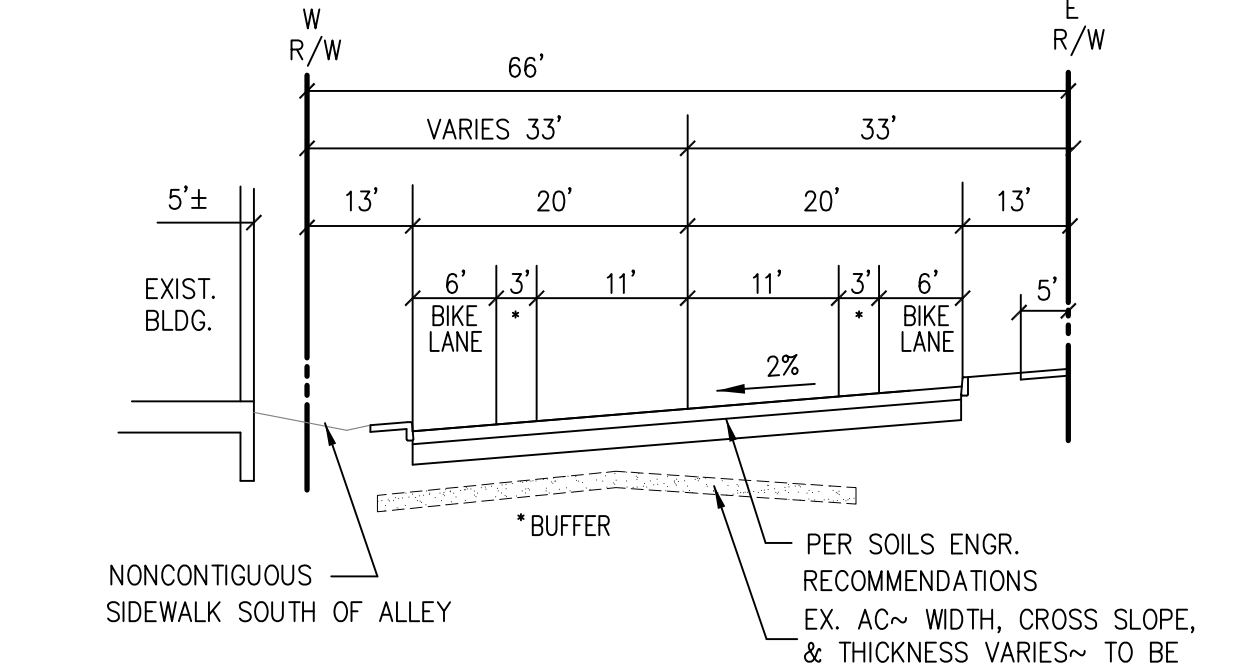
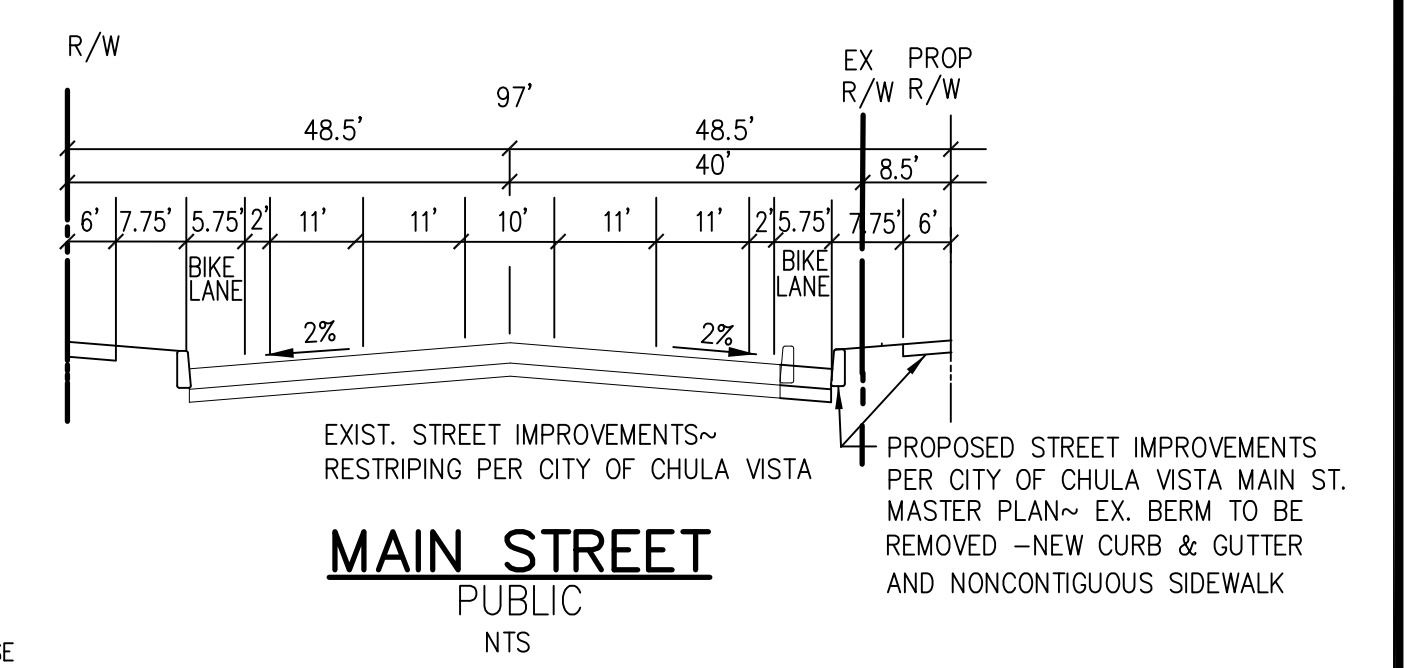
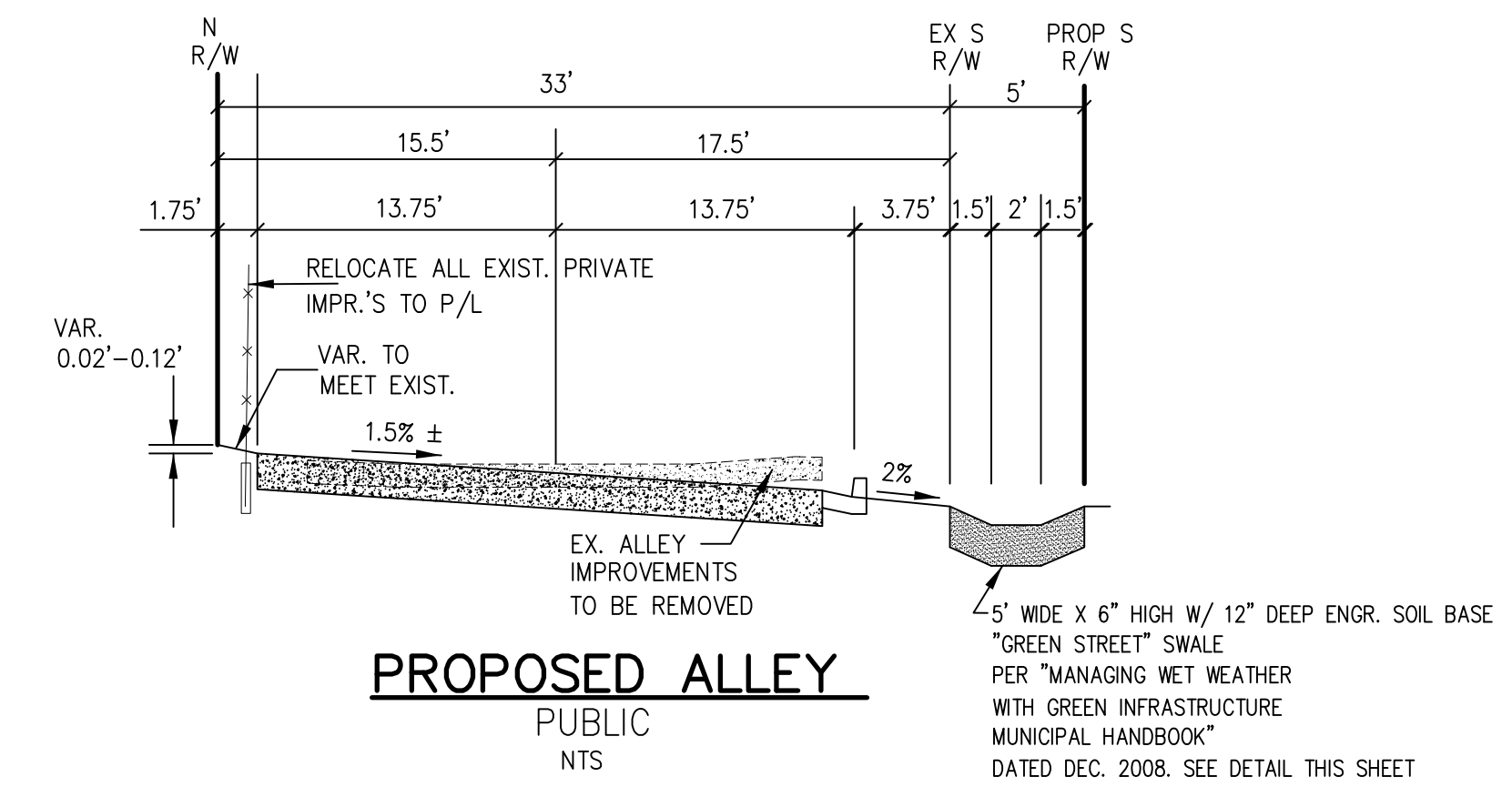
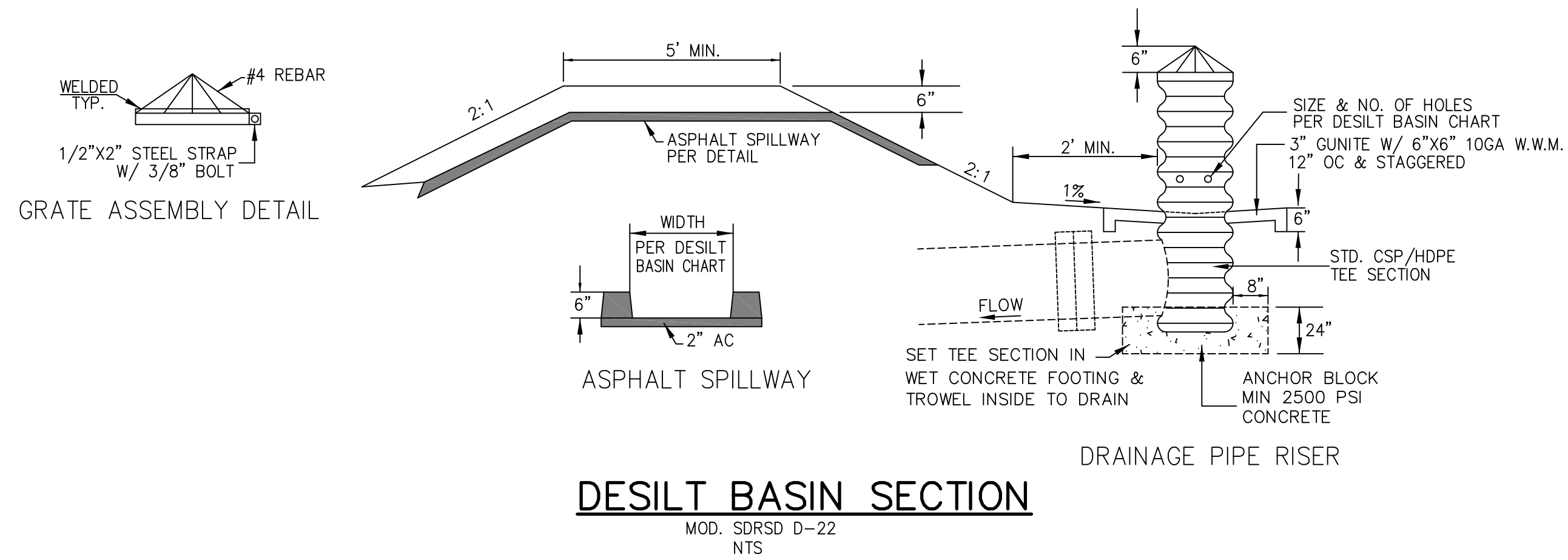
- (A) EXISTING SAN DIEGO GAS AND ELECTRIC COMPANY EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED 12-8-1953 IN BOOK 5070, PAGE 425 OF O.R. (TO BE VACATED)
- (B) EXISTING SAN DIEGO GAS AND ELECTRIC COMPANY EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED 12-9-1953 IN BOOK 5071, PAGE 550 OF O.R. (TO BE VACATED)
- (C) EXISTING SAN DIEGO GAS AND ELECTRIC COMPANY EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED 7-10-1959 IN BOOK 7765, PAGE 7 OF O.R. (TO BE VACATED)
- (D) EXISTING SAN DIEGO GAS AND ELECTRIC COMPANY EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED 7-19-1959 IN BOOK 7765, PAGE 81 OF O.R. (TO BE VACATED)
- (E) EXISTING MONTGOMERY SANITATION DISTRICT (SUCCEEDED BY THE CITY OF CHULA VISTA) EASEMENT FOR SEWER PIPELINES RECORDED 2-23-1972 AS INSTR. NO. 43518 OF O.R. (TO BE VACATED-RELOCATED & DEDICATED PER FINAL MAP)
- (F) EXISTING MONTGOMERY SANITATION DISTRICT (SUCCEEDED BY THE CITY OF CHULA VISTA) EASEMENT FOR SEWER PIPELINES RECORDED 2-23-1972 AS INSTR. NO. 43518 OF O.R. (*PORTION TO BE RELOCATED)
- (G) EXISTING MONTGOMERY SANITATION DISTRICT (SUCCEEDED BY THE CITY OF CHULA VISTA) EASEMENT FOR SEWER PIPELINES RECORDED 10-11-1972 AS INSTR. NO. 271289 OF O.R. (TO BE VACATED-RELOCATED & DEDICATED PER FINAL MAP)
- (H) EXISTING COUNTY OF SAN DIEGO EASEMENT FOR EXCAVATION AND/OR EMBANKMENT SLOPES RECORDED 10-12-1972 AS INSTR. NO. 274166 OF O.R. (*PORTION TO BE VACATED)
- (I) EXISTING SAN DIEGO GAS AND ELECTRIC COMPANY EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED 3-3-1975 AS INSTR. NO. 75-047854 OF O.R. (TO BE VACATED)
- (J) EXISTING SAN DIEGO GAS AND ELECTRIC COMPANY EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED 4-25-1978 AS INSTR. NO. 78-164901 OF O.R. (TO BE VACATED)
- (K) EASEMENTS AND RIGHTS RESERVED BY THE COUNTY OF SAN DIEGO TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE AND RENEW SANITARY SEWERS, STORM DRAINS AND APPURTENANT STRUCTURES AND ACCESS BY RESOLUTION RECORDED 5-19-1981 AS INSTR. NO. 81-154859 OF O.R. (TO BE VACATED & PARTIALLY DEDICATED ON FINAL MAP)
- (L) EXISTING CITY OF SAN DIEGO EASEMENT FOR PUBLIC SEWER OR SEWERS RECORDED 4-22-1985 AS INSTR. NO. 85-136262 OF O.R. (TO BE VACATED AND REPLACED PER SEPARATE DOCUMENT)
- (M) EXISTING CITY OF SAN DIEGO EASEMENT FOR EARTH EXCAVATION AND EMBANKMENT, SLOPE OR SLOPES AND INCIDENTALS THERETO RECORDED 6-22-1988 AS INSTR. NO. 88-297919 OF O.R. (TO REMAIN IN PLACE)
- (N) EXISTING COUNTY OF SAN DIEGO EASEMENT FOR NON-MOTORIZED RECREATIONAL TRAIL AND SLOPE AND DRAINAGE RECORDED 1-8-2009 AS INSTR. NO. 2009-0008529 OF O.R. (TO REMAIN IN PLACE)
- (O) EXISTING COUNTY OF SAN DIEGO EASEMENT FOR NON-MOTORIZED RECREATIONAL TRAIL AND SLOPE AND DRAINAGE RECORDED 1-8-2009 AS INSTR. NO. 2009-0008529 OF O.R. (TO REMAIN IN PLACE)
- (P) EXISTING COUNTY OF SAN DIEGO EASEMENT FOR NON-MOTORIZED RECREATIONAL TRAIL AND SLOPE AND DRAINAGE RECORDED 1-8-2009 AS INSTR. NO. 2009-0008529 OF O.R. (TO REMAIN IN PLACE)
- (R) EXISTING COUNTY OF SAN DIEGO EASEMENT FOR NON-MOTORIZED RECREATIONAL TRAIL AND SLOPE AND DRAINAGE RECORDED 1-8-2009 AS INSTR. NO. 2009-0008529 OF O.R. (TO REMAIN IN PLACE)



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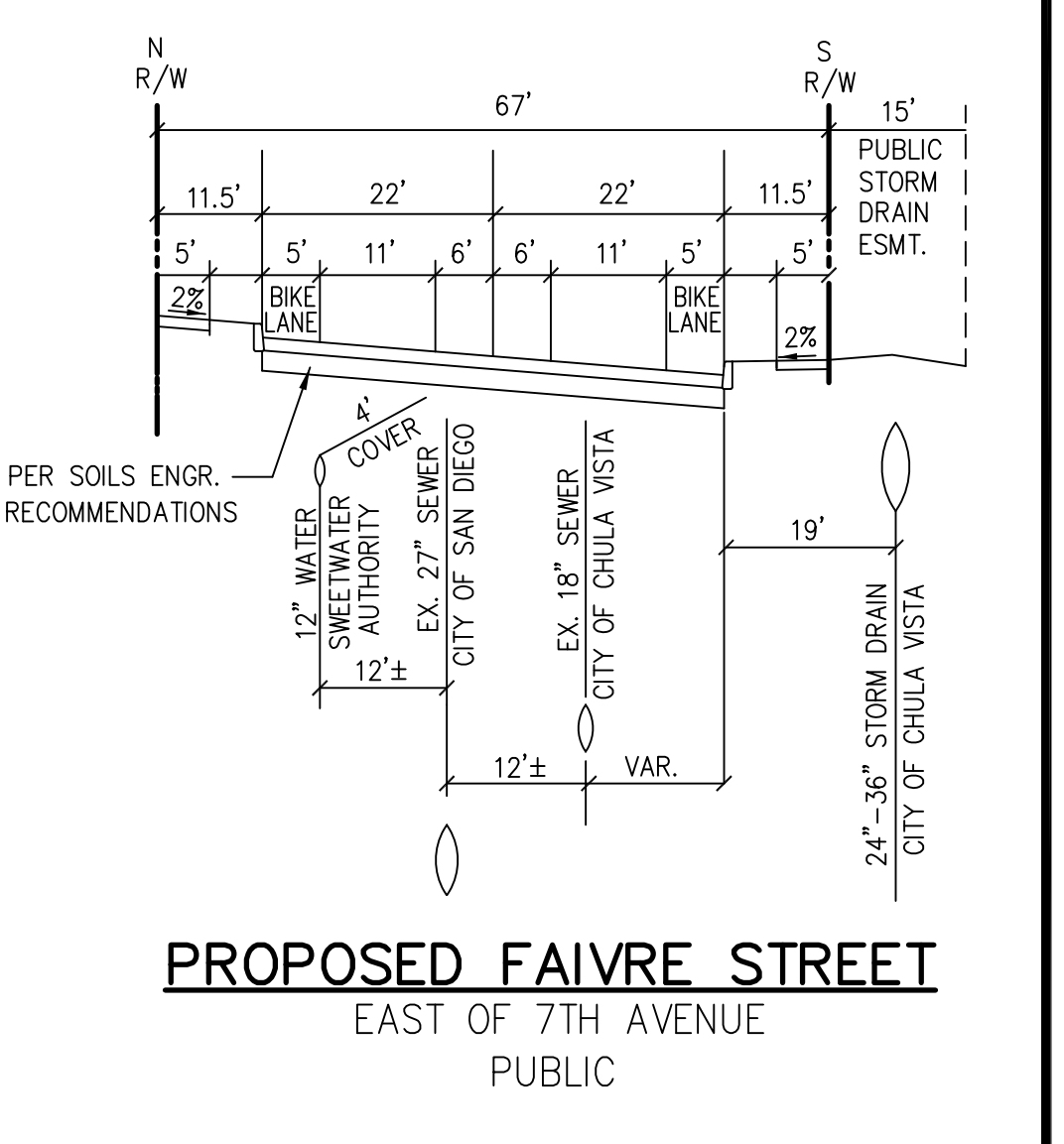
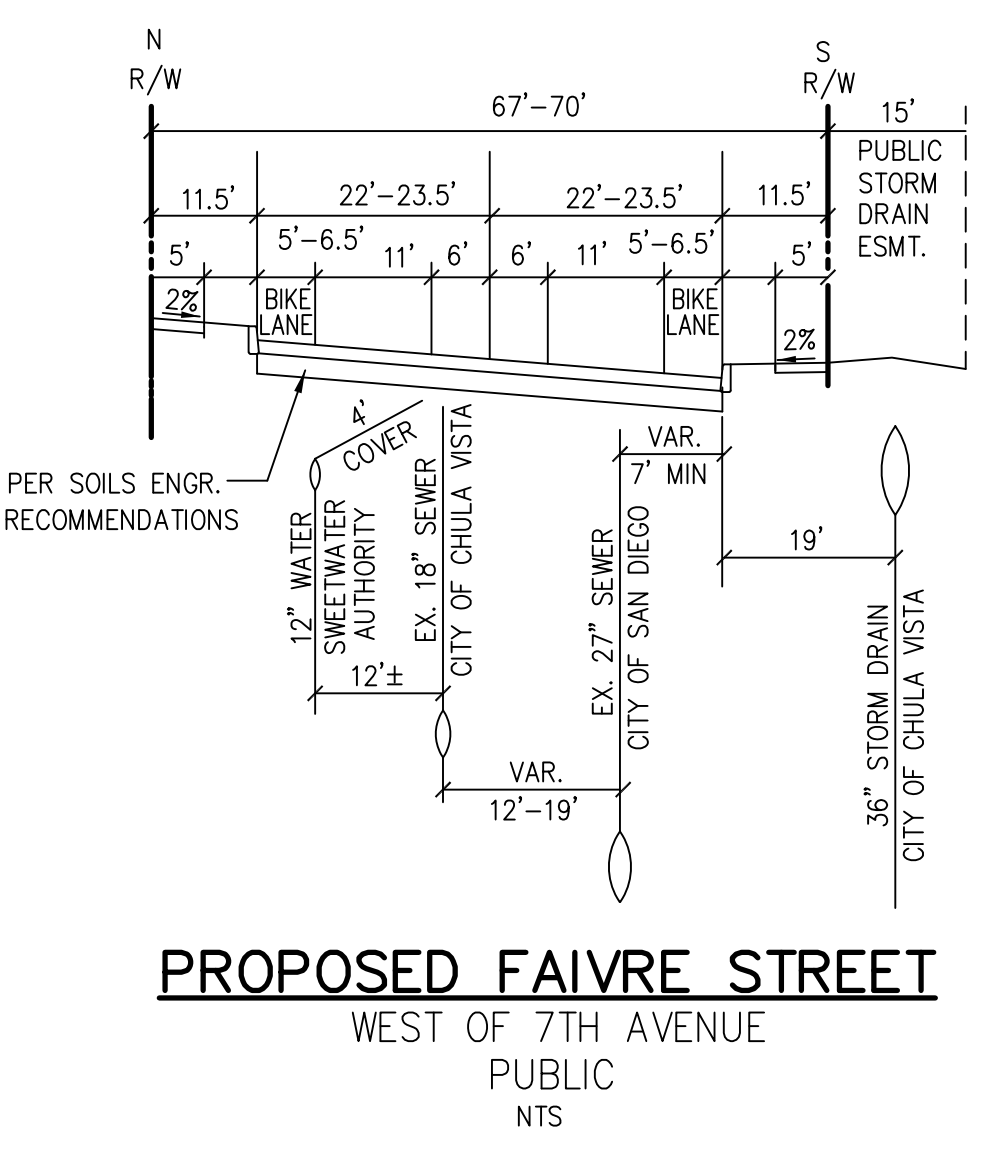
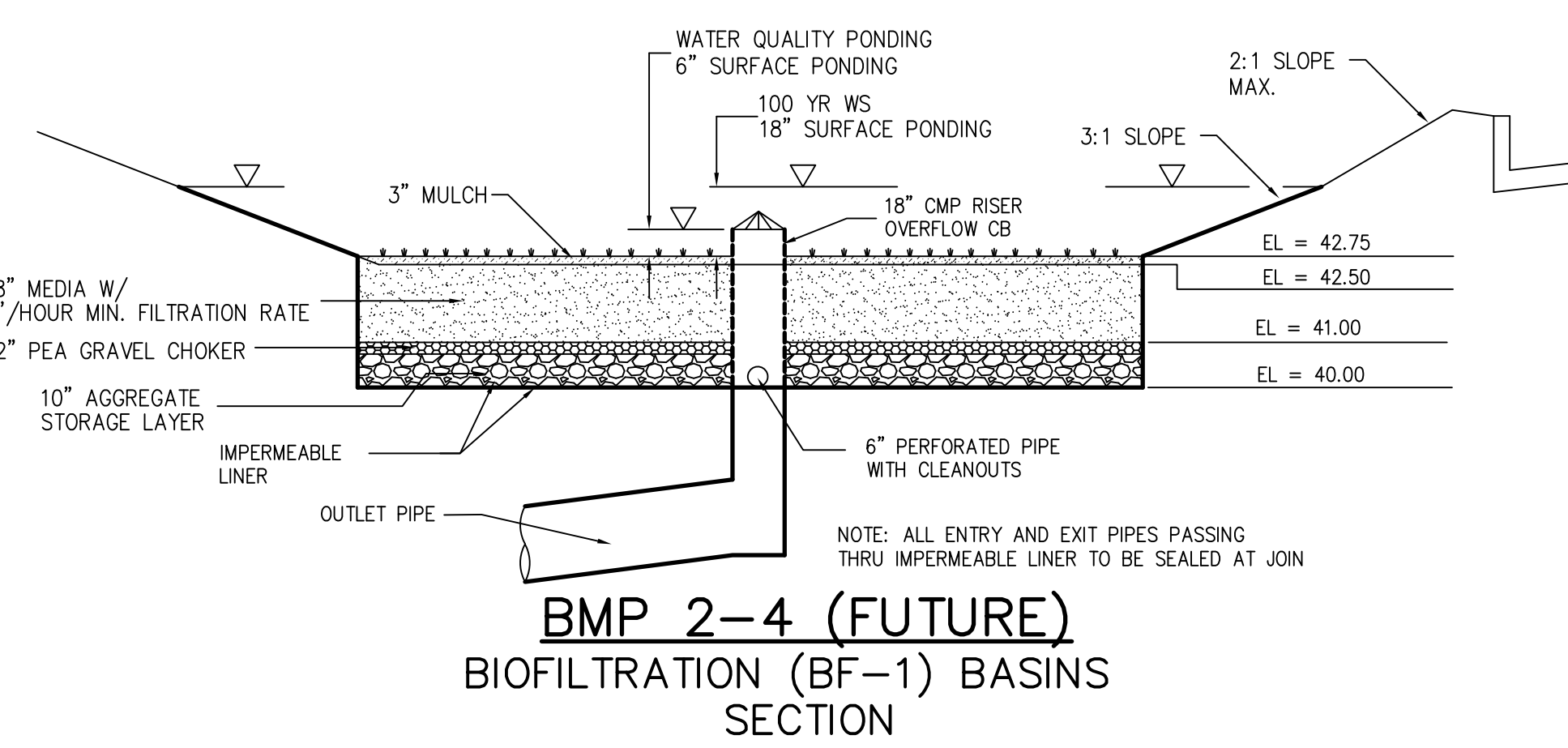
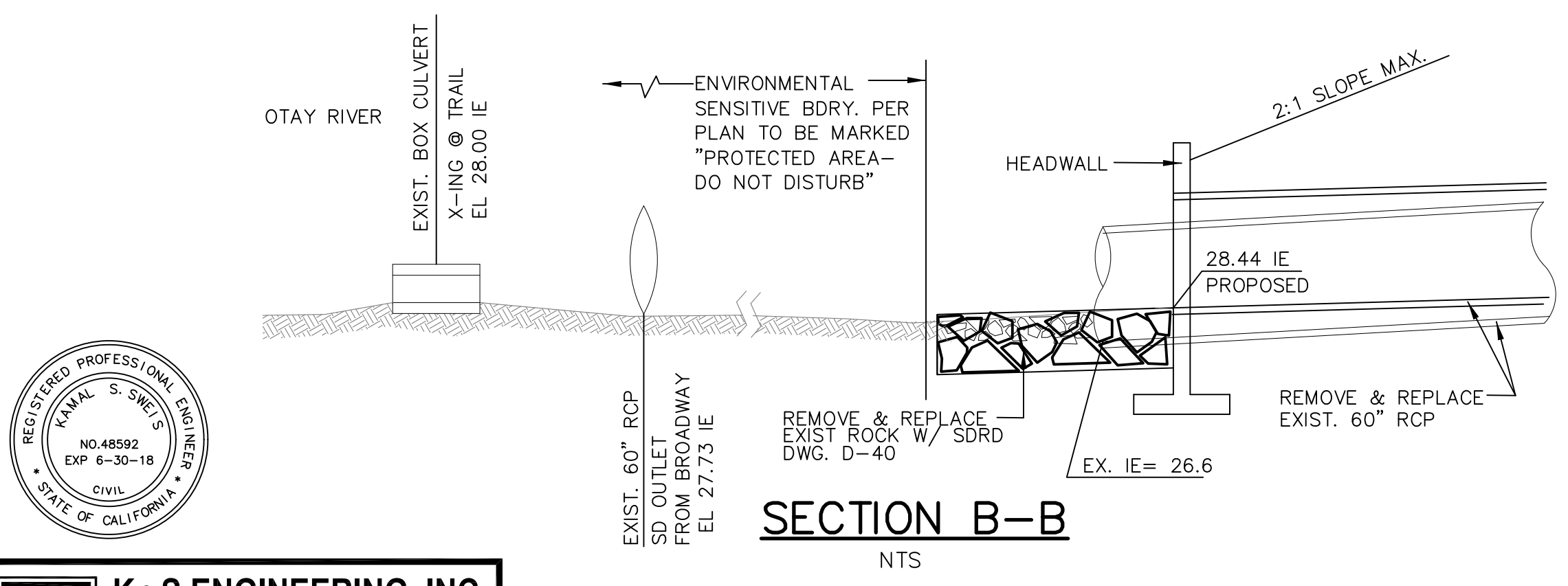
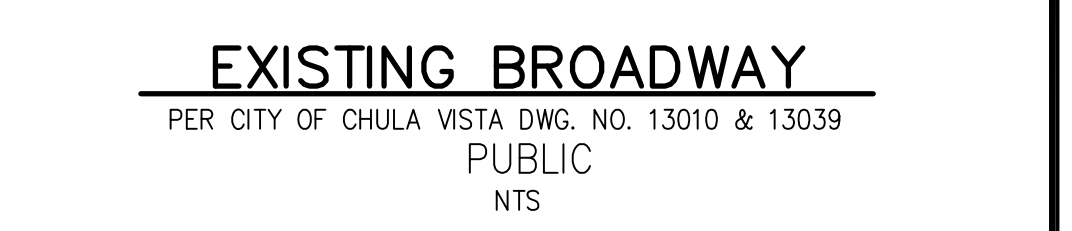
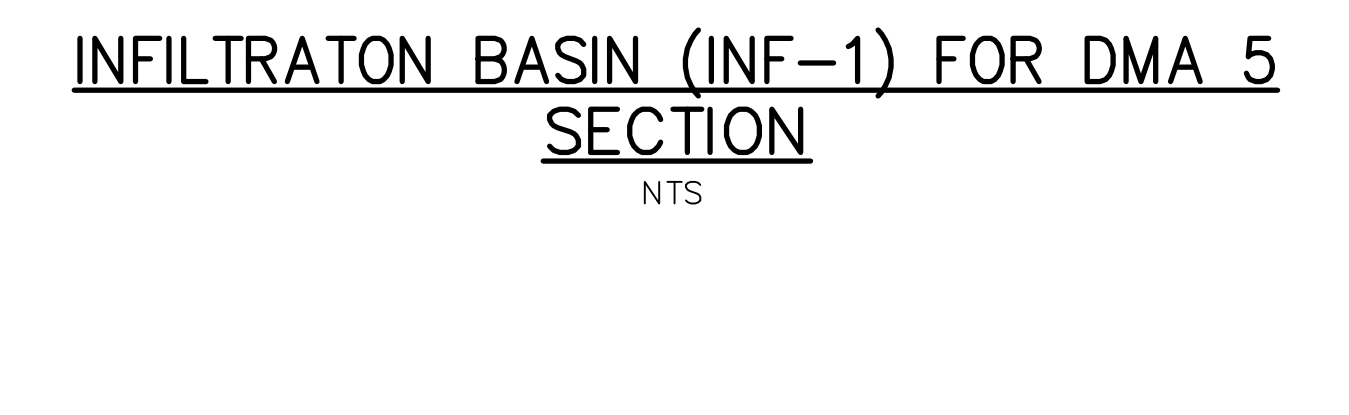
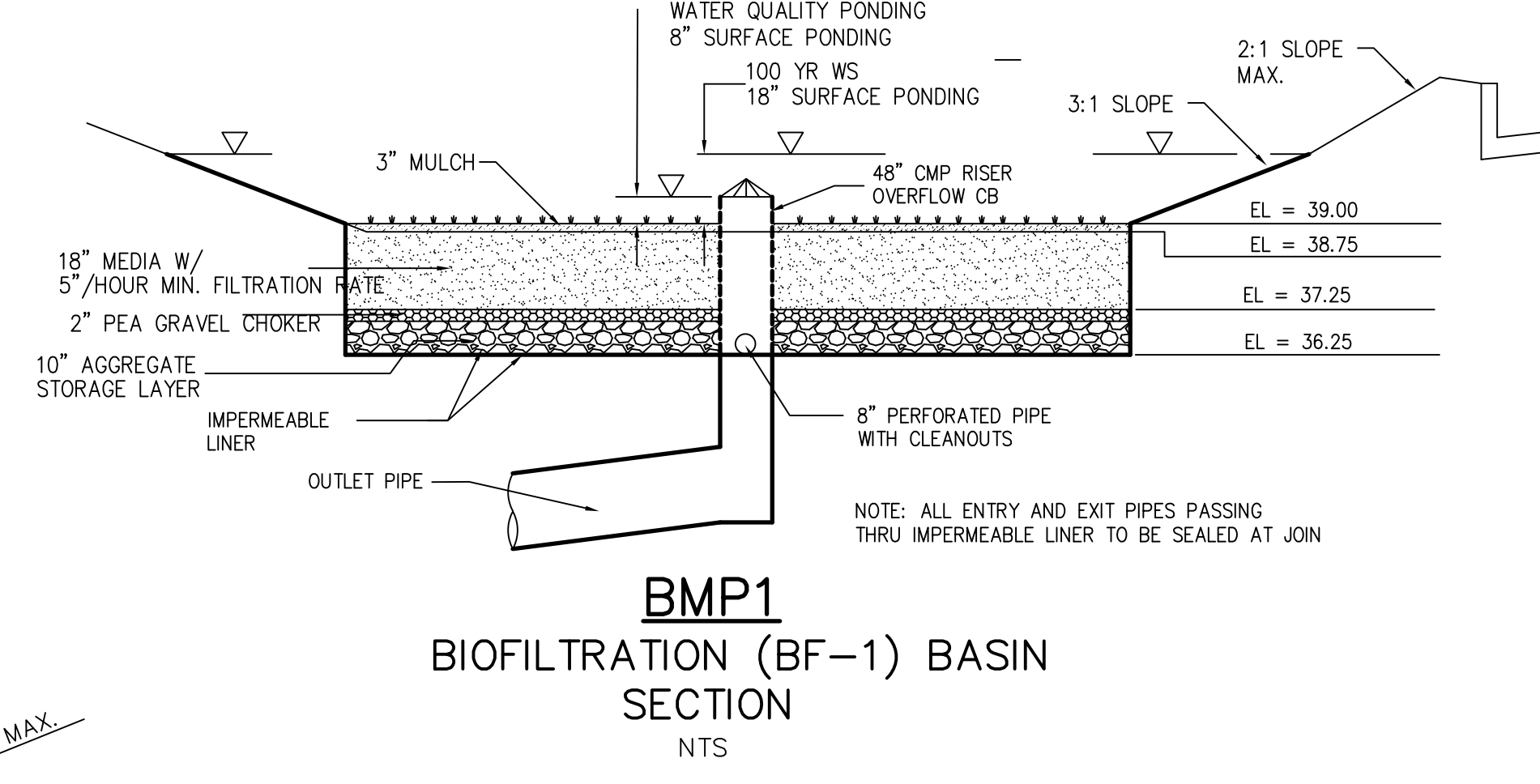
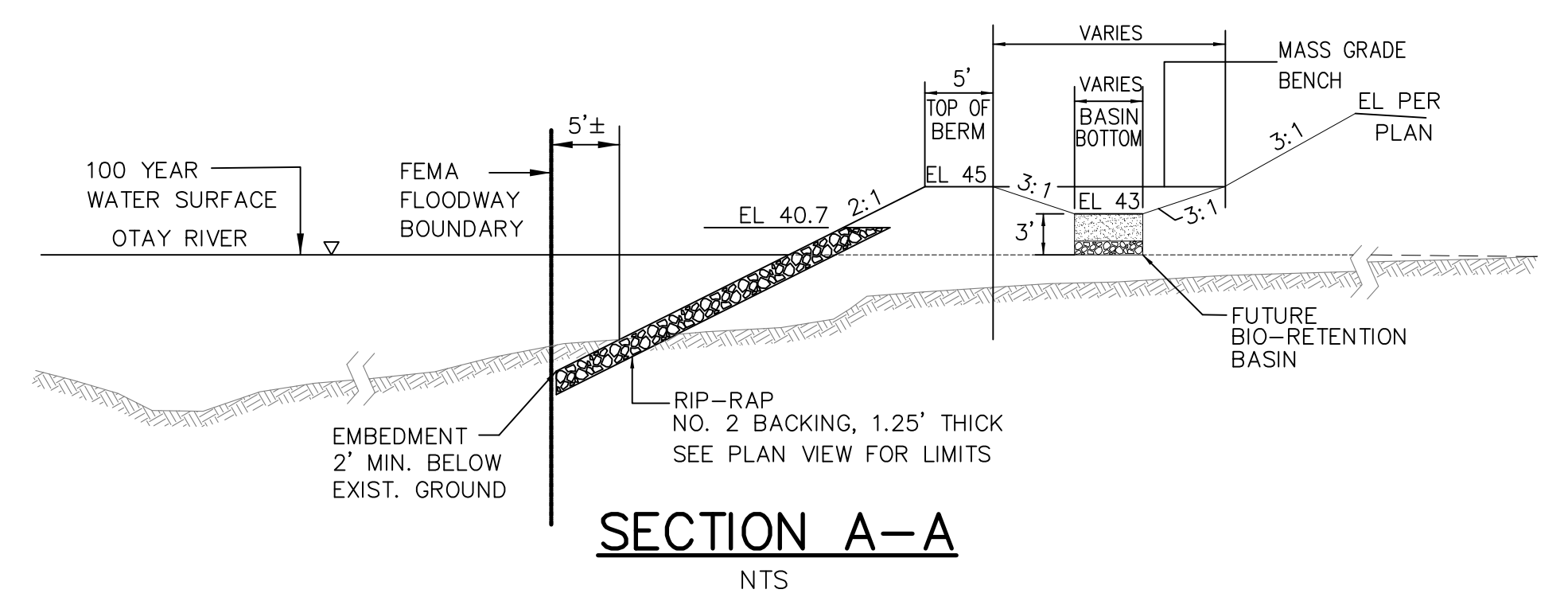
REVISION	BY	SHEET DESCRIPTION	SHEET NO.
		TENTATIVE MAP	C-3A
		EXISTING LOTS, EASEMENTS TO BE VACATED OR QUITCLAIMED	

TENTATIVE MAP PCS-16-0007 OF OTAY RIVER BUSINESS PARK



DESILT BASIN SIZING												
BASIN NO.	BASIN TRIB. AREA (AC)	REQ'D DESILT AREA (SF)	REQ'D DESILT VOLUME (CF)	BOTTOM OF BASIN EL	MIN. DEPTH OF SILT (FT)	MIN. TOP OF SILT EL	TOP OF RISER EL	SIZE OF CIRC. RISER	SIZE & No OPENINGS 1 ROW	BOTTOM OF 6" HIGH SPILLWAY	WIDTH OF SPILLWAY (FT)	MIN EL OF BASIN BERM
B-1	2.20	17,038	2,376	46.80	1.08	47.88	48.38	24"	X	48.52	2.5	49.02
B-2	2.15	16,651	2,342	46.80	1.06	47.86	48.36	24"	X	48.51	2.5	49.01
B-3	0.93	7,202	1,519	50.10	0.63	50.73	51.23	24"	X	51.38	2.5	51.88
B-4	1.20	9,293	1,701	51.10	0.75	51.85	52.35	24"	X	52.49	2.5	52.99
B-5	0.81	6,273	1,438	52.40	0.58	52.98	53.48	24"	X	53.63	2.5	54.13
B-6	2.79	21,607	2,774	48.20	1.24	49.44	49.94	24"	X	50.09	2.5	50.59
B-7	3.28	25,402	3,105	48.20	1.36	49.56	50.06	24"	X	50.21	2.5	50.71
B-8	1.91	14,792	2,180	43.38	0.99	44.37	44.91	24"	X	45.01	2.5	45.51
B-10A	1.95	15,102	2,707	44.90	1.00	45.90	46.44	24"	X	46.54	2.5	47.04
B-10B	2.43	18,819	2,307	44.90	1.14	46.04	46.58	24"	X	46.68	2.5	47.18
B-11A	1.88	14,580	2,160	46.71	0.98	47.72	48.26	24"	X	48.36	2.5	48.86
B-11B	1.88	14,580	2,160	46.71	0.98	47.72	48.26	24"	X	48.36	2.5	48.86
B-12A	2.57	19,903	2,626	47.80	1.18	48.98	50.52	24"	X	50.62	2.5	51.12
B-12B	2.42	18,742	2,525	47.95	1.14	49.09	49.63	24"	X	49.73	2.5	50.23

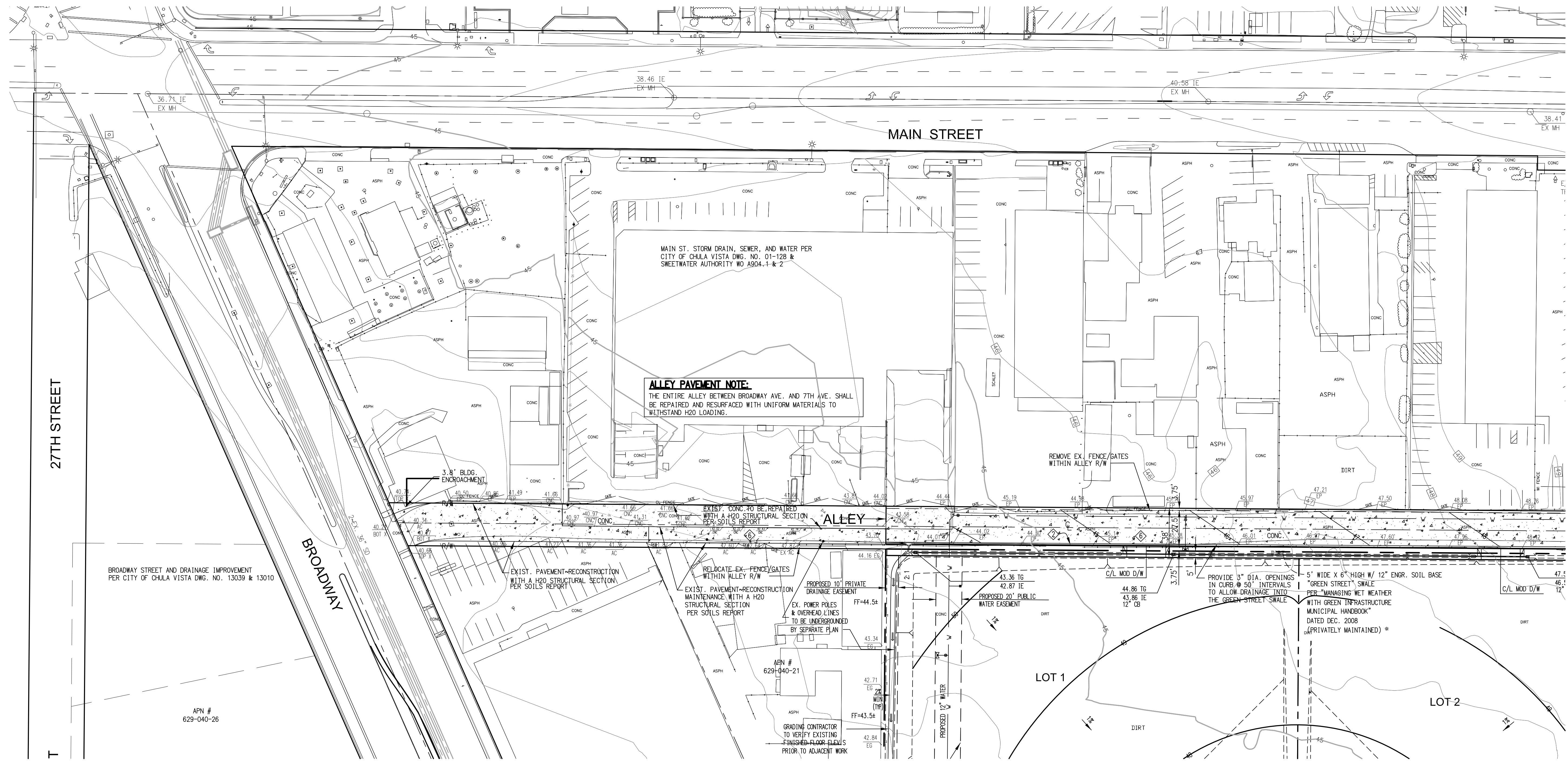
SEE DRAINAGE PLAN FOR INPUT DATA & DESILT BASIN CALCULATIONS



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REVISION	BY	SHEET DESCRIPTION	SHEET NO.
		TENTATIVE MAP CONCEPTUAL MASS GRADING SECTIONS & DETAILS	C-3B

TENTATIVE MAP PCS-16-0007 OF OTAY RIVER BUSINESS PARK



FOR CONTINUATION SEE SHEET C-5

27TH STREET

MAIN STREET

BROADWAY

BROADWAY STREET AND DRAINAGE IMPROVEMENT
PER CITY OF CHULA VISTA DWG. NO. 13039 & 13010

MAIN ST. STORM DRAIN, SEWER, AND WATER PER
CITY OF CHULA VISTA DWG. NO. 01-128 &
SWEETWATER AUTHORITY WO A904-1 & 2

REMOVE EX. FENCE/GATES
WITHIN ALLEY R/W

3' BLDG.
ENCROACHMENT

EXIST. CONC. TO BE REPAIRED
WITH A H2O STRUCTURAL SECTION
PER SOILS REPORT

EXIST. PAVEMENT-RECONSTRUCTION
WITH A H2O STRUCTURAL SECTION
PER SOILS REPORT

RELOCATE EX. FENCE/GATES
WITHIN ALLEY R/W

EXIST. PAVEMENT-RECONSTRUCTION
WITH A H2O STRUCTURAL SECTION
PER SOILS REPORT

PROPOSED 10' PRIVATE
DRAINAGE EASEMENT
FF=44.58

EX. POWER POLES
& OVERHEAD LINES
TO BE UNDERGROUND
BY SEPARATE PLAN

APN #
629-040-21

GRADING CONTRACTOR
TO VERIFY EXISTING
FINISHED FLOOR ELEVATIONS
PRIOR TO ADJACENT WORK

PROPOSED 20' PUBLIC
WATER EASEMENT

C/L MOD D/W

PROVIDE 3" DIA. OPENINGS
IN CURB @ 50' INTERVALS
TO ALLOW DRAINAGE INTO
THE GREEN STREET SWALE

5' WIDE X 6" HIGH W/ 12" ENGR. SOIL BASE
"GREEN STREET" SWALE
PER "MANAGING WET WEATHER
WITH GREEN INFRASTRUCTURE
MUNICIPAL HANDBOOK"
DATED DEC. 2008
(PRIVATELY MAINTAINED) *

C/L MOD D/W

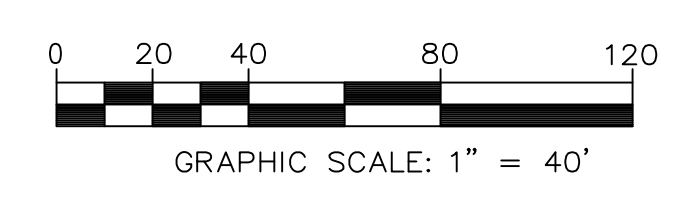
PUBLIC IMPROVEMENTS

- | | |
|------|--------------------------------|
| ITEM | STD/REF |
| 1 | SDRSD G-2 |
| 6 | PER SOILS REPORT (FINAL ENOR.) |
| 1 | CURB & GUTTER |
| 6 | 7.5" CONC. / 4" CLASS II BASE |

STORM DRAIN DATA TABLE

INVERT ELEVATION	LENGTH	SLOPE	SIZE	TYPE	
					IN
42.87	42.60	4'	0.50%	4"	RCP
43.86	42.87	198'	0.50%	4"	RCP
46.59	43.86	147'	0.50%	4"	RCP

DESILTING BASINS NOTE:
FOR ADDITIONAL DESILTING BASIN INFORMATION
SEE DESILTING BASIN SIZING TABLE ON SHEET C-3B

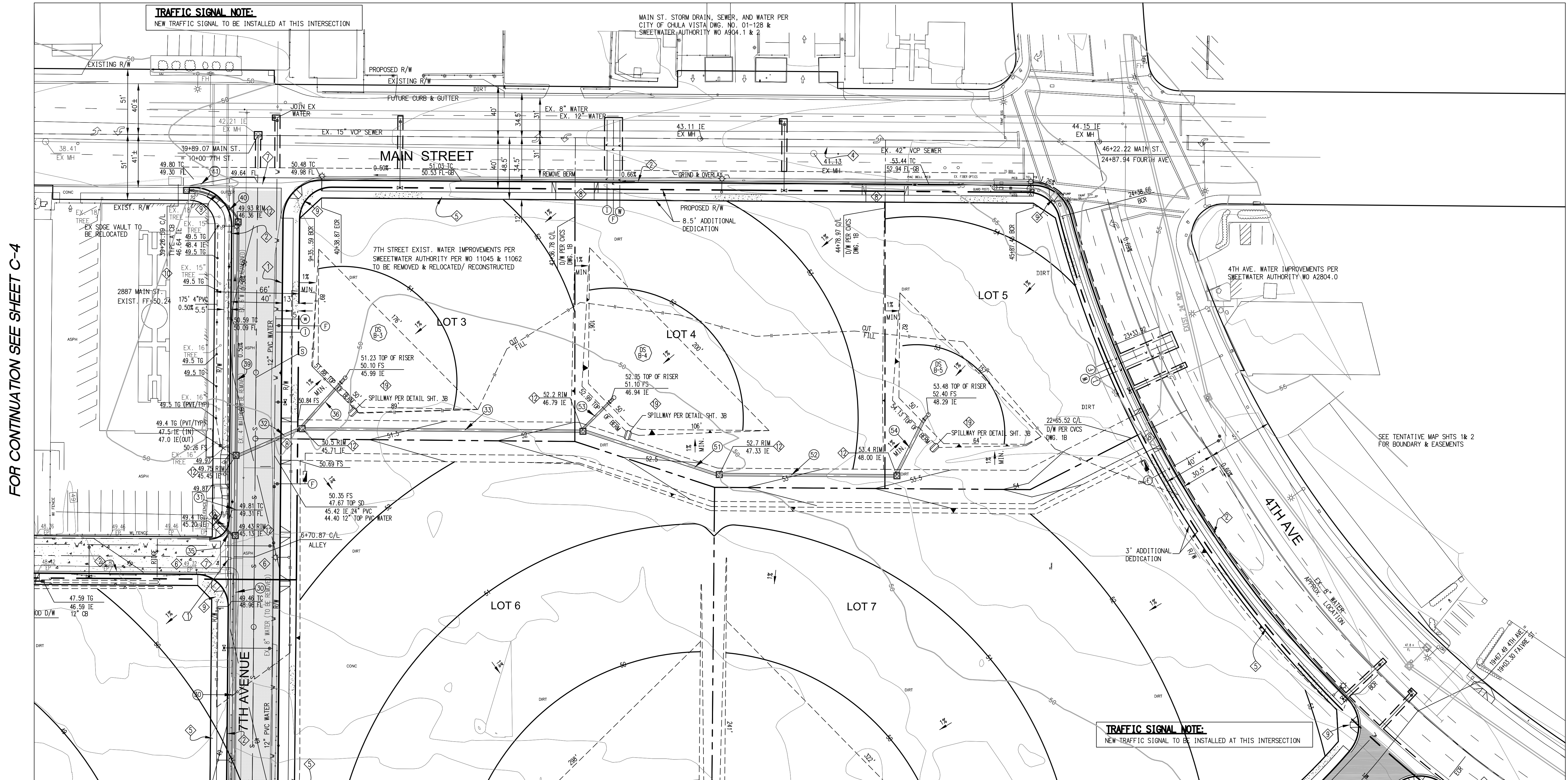


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REVISION	BY	SHEET DESCRIPTION	SHEET NO.
		TENTATIVE MAP	C-4
		CONCEPTUAL MASS GRADING	

TENTATIVE MAP PCS-16-0007 OF OTAY RIVER BUSINESS PARK



FOR CONTINUATION SEE SHEET C-7

PUBLIC IMPROVEMENTS

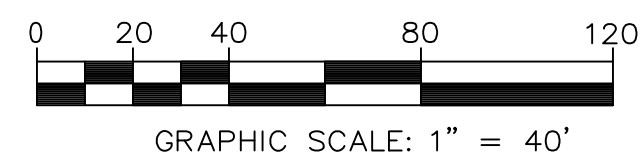
ITEM	STD/REF
1 CURB & GUTTER	SDRSO G-2
2 MEDIAN CURB	SDRSO G-6
3 SIDEWALK, SECTIONS, DETAILS	SDRSO G-7, G-9, & G-10
4 "AC"/"AB"	PER SOILS REPORT (FINAL ENGR.)
5 CROSS GUTTER	SDRSO G-12
6 DRIVEWAY APPROACH	CVCS- 1B
7 PEDESTRIAN RAMP	CVCS-25 THRU 29
8 CURB INLET TYPE 'A'	SDRSO D-01
9 STORM DRAIN CLEANOUT	SDRSO D-9, 11A, 11B, & 12

STORM DRAIN DATA TABLE

NO	INVERT ELEVATION		LENGTH	SLOPE	SIZE	TYPE	DESCRIPTION
	IN	OUT					
30	45.12	43.61	302'	0.50%	24"	RCP	PUBLIC
31	45.48	45.14	70'	0.50%	24"	RCP	PUBLIC
32	45.71	45.45	52'	0.50%	24"	RCP	PUBLIC
33	43.55	43.53	211'	0.50%	24"	PVC	PRIVATE
39	45.20	45.13	14'	0.50%	12"	PVC	PRIVATE
38	45.87	45.52	70'	0.50%	24"	PVC	PRIVATE
39	46.36	45.45	178'	0.50%	12"	PVC	PUBLIC
40	46.36	46.53	32'	0.50%	12"	PVC	PUBLIC
41	46.53	46.62	18'	0.50%	12"	PVC	PUBLIC
51	46.59	43.86	108'	0.50%	18"	PVC	PRIVATE
52	46.59	43.86	35'	0.50%	18"	PVC	PRIVATE
53	46.59	43.86	31'	0.50%	18"	PVC	PRIVATE
54	46.59	43.86	47'	0.50%	18"	PVC	PRIVATE

DESILTING BASINS NOTE:

FOR ADDITIONAL DESILTING BASIN INFORMATION
SEE DESILTING BASIN SIZING TABLE ON SHEET C-3B



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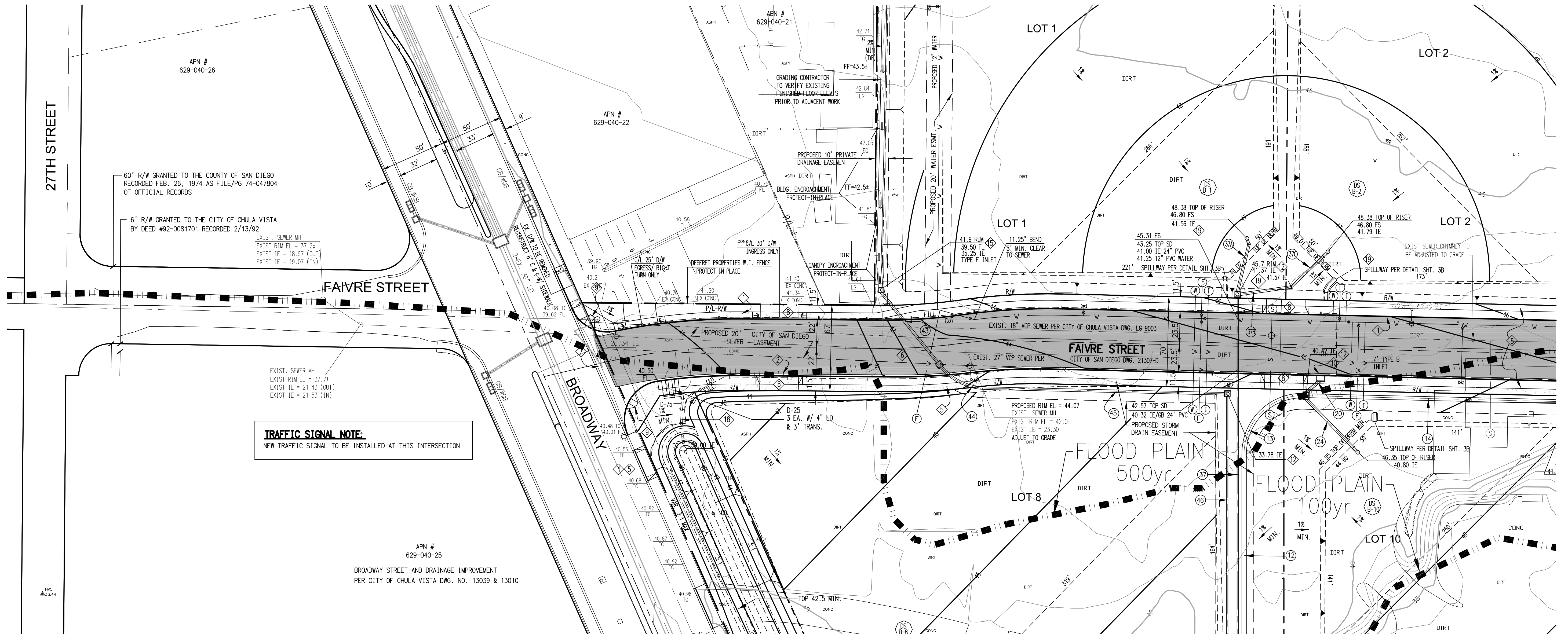
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REVISION	BY	SHEET DESCRIPTION	SHEET NO.
		TENTATIVE MAP	C-5
		CONCEPTUAL MASS GRADING	

TENTATIVE MAP PCS-16-0007 OF OTAY RIVER BUSINESS PARK

FOR CONTINUATION SEE SHEET C-4



FOR CONTINUATION SEE SHEET C-8

FOR CONTINUATION SEE SHEET C-7

TRAFFIC SIGNAL NOTE:
NEW TRAFFIC SIGNAL TO BE INSTALLED AT THIS INTERSECTION

PUBLIC IMPROVEMENTS

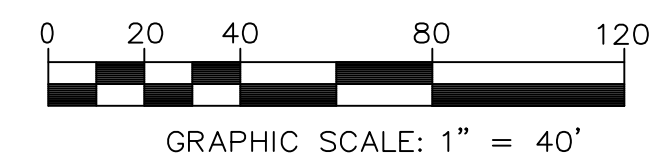
ITEM	STD/REF
1 CURB & GUTTER	SDRSD G-2
2 CURB ONLY	SDRSD G-1
5 SIDEWALK, SECTIONS, DETAILS	SDRSD G-7, G-9, & G-10
6 "AC"/"AB"	PER SOILS REPORT (FINAL ENGR.)
8 DRIVEWAY APPROACH	CVCS- 18
9 PEDESTRIAN RAMP	CVCS-25 THRU 29
10 CURB INLET TYPE 'A'	SDRSD D-01
12 STORM DRAIN CLEANOUT	SDRSD D-9, 11A, 11B, & 12
15 'F' TYPE INLET	SDRSD D-07
17 REVERSE CURB OUTLET TYPE A W/ 4" LOCAL DEPR.	SDRSD D-25 (MOD)
18 BROW DITCH	SDRSD D-75
19 SPILLWAY	DETAIL ON SHEET 3B

STORM DRAIN DATA TABLE

INVERT ELEVATION	LENGTH	SLOPE	SIZE	TYPE	DESCRIPTION
40.06	170'	0.50%	42"	RCP	PUBLIC
40.41	70'	0.50%	42"	RCP	PUBLIC
41.44	202'	0.50%	36"	RCP	PUBLIC
40.51	18'	0.50%	24"	RCP	PUBLIC
39.20	307'	PER PLAN	24"	PVC	PUBLIC
39.00	40'	0.50%	12"	PVC	PUBLIC
35.25	57'	0.50%	12"	PVC	PRIVATE
34.96	48'	0.50%	12"	RCP	PUBLIC
34.72	189'	0.50%	12"	RCP	PUBLIC
33.77	221'	0.50%	12"	RCP	PUBLIC
40.42	53'	0.50%	12"	RCP	PUBLIC

DESILTING BASINS NOTE:

FOR ADDITIONAL DESILTING BASIN INFORMATION SEE DESILTING BASIN SIZING TABLE ON SHEET C-3B



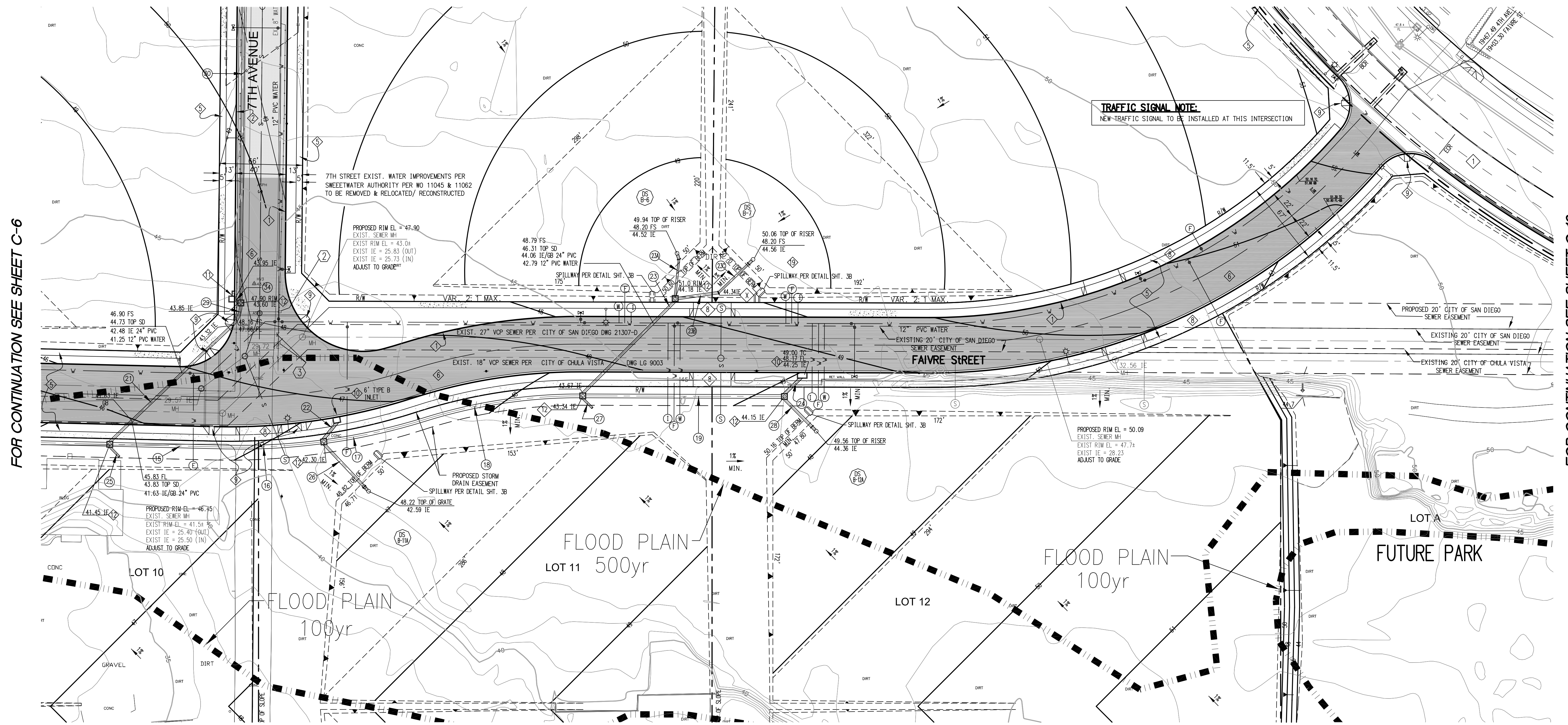
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REVISION	BY	SHEET DESCRIPTION	SHEET NO.
		TENTATIVE MAP	C-6
		CONCEPTUAL MASS GRADING	

TENTATIVE MAP PCS-16-0007 OF OTAY RIVER BUSINESS PARK

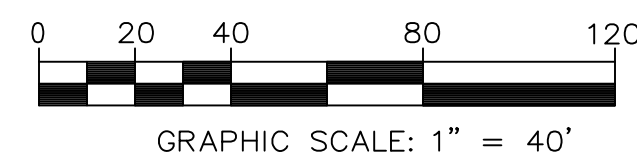
FOR CONTINUATION SEE SHEET C-5



FOR CONTINUATION SEE SHEET C-6

FOR CONTINUATION SEE SHEET C-10

FOR CONTINUATION SEE SHEET C-9



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PUBLIC IMPROVEMENTS

ITEM	STD/REF
1 CURB & GUTTER	SORSO G-2
2 CURB ONLY	SORSO G-1
5 SIDEWALK, SECTIONS, DETAILS	SORSO G-7, G-9, & G-10
6 "AC"/"AB"	PER SOILS REPORT (FINAL ENGR.)
8 DRIVEWAY APPROACH	CVCS- 1B
9 PEDESTRIAN RAMP	CVCS-25 THRU 29
10 CURB INLET TYPE 'A'	SORSO D-01
11 CURB INLET TYPE 'B'	SORSO D-02
12 STORM DRAIN CLEANOUT	SORSO D-9, 11A, 11B, & 12
19 SPILLWAY	PER DETAIL ON SHEET 3B

STORM DRAIN DATA TABLE

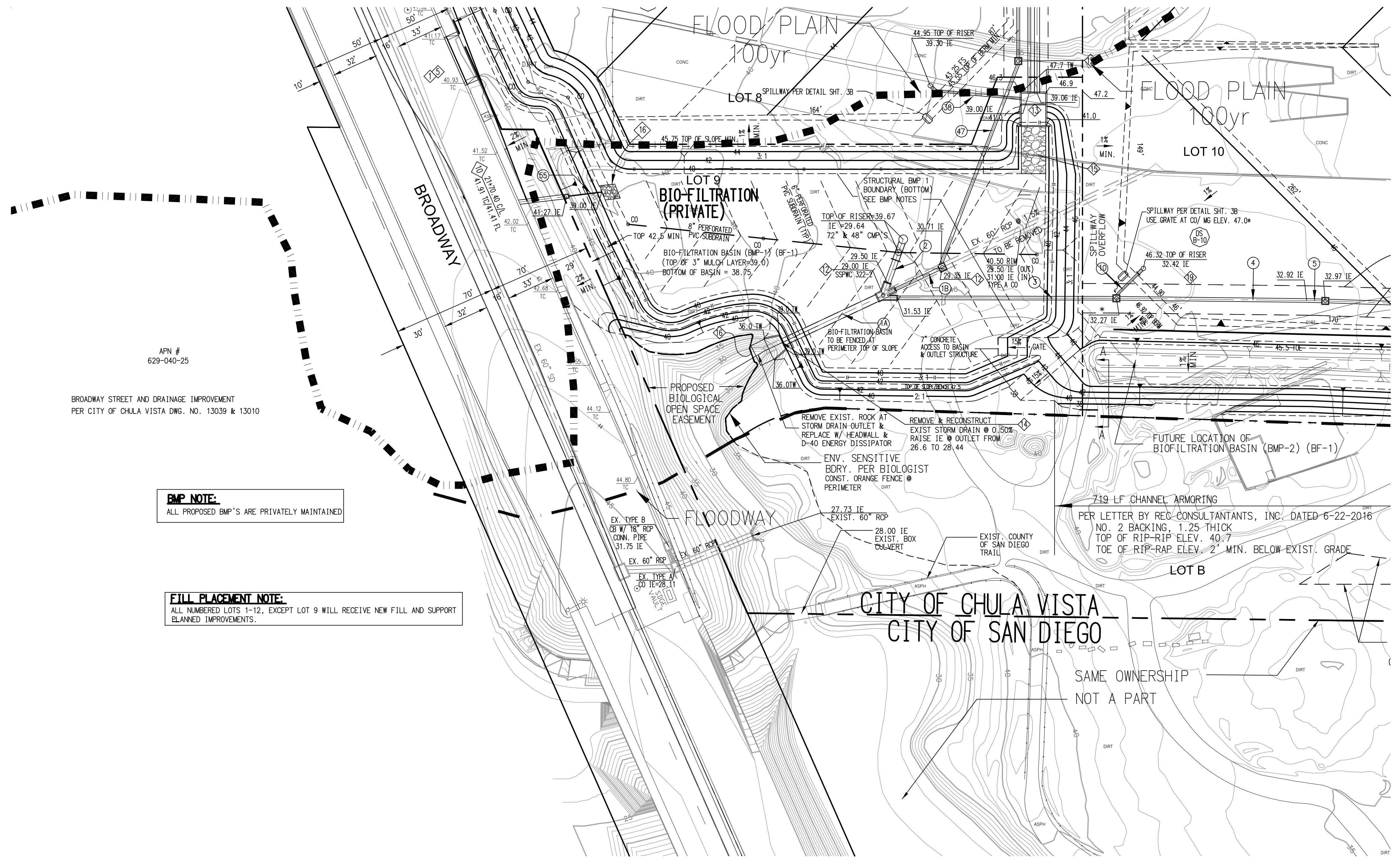
ITEM	INVERT ELEVATION		LENGTH	SLOPE	SIZE	TYPE	DESCRIPTION
	IN	OUT					
15	41.91	41.46	90'	0.50%	36"	RCP	PUBLIC
16	42.29	41.91	76'	0.50%	36"	RCP	PUBLIC
17	42.71	42.31	80'	0.50%	36"	RCP	PUBLIC
18	43.33	42.71	124'	0.50%	36"	RCP	PUBLIC
19	44.14	43.35	156'	0.50%	36"	RCP	PUBLIC
21	43.32	41.75	134'	PER PLAN	24"	RCP	PUBLIC
22	42.40	42.30	18'	0.50%	24"	RCP	PUBLIC
23	36.17	35.58	38'	PER PLAN	24"	PVC	PRIVATE
24	44.15	44.25	18'	0.50%	18"	PVC	PUBLIC
25	41.50	41.45	10'	0.50%	18"	PVC	PRIVATE
26	42.54	42.30	46'	0.50%	24"	PVC	PRIVATE
27	43.39	43.34	10'	0.50%	18"	PVC	PUBLIC
28	44.31	44.15	32'	0.50%	18"	PVC	PRIVATE
29	43.59	43.32	18'	1.50%	24"	PVC	PUBLIC
30	45.12	43.61	302'	0.50%	24"	RCP	PUBLIC
34	43.95	X	4'	2.50%	18"	PVC	PUBLIC

DESILTING BASINS NOTE:

FOR ADDITIONAL DESILTING BASIN INFORMATION SEE DESILTING BASIN SIZING TABLE ON SHEET C-3B

REVISION	BY	SHEET DESCRIPTION	SHEET NO.
		TENTATIVE MAP	C-7
		CONCEPTUAL MASS GRADING	

TENTATIVE MAP PCS-16-0007 OF OTAY RIVER BUSINESS PARK



APN # 629-040-25
 BROADWAY STREET AND DRAINAGE IMPROVEMENT
 PER CITY OF CHULA VISTA DWG. NO. 13039 & 13010

BMP NOTE:
 ALL PROPOSED BMP'S ARE PRIVATELY MAINTAINED

FILL PLACEMENT NOTE:
 ALL NUMBERED LOTS 1-12, EXCEPT LOT 9 WILL RECEIVE NEW FILL AND SUPPORT
 ELANNED IMPROVEMENTS.

FOR CONTINUATION SEE SHEET C-9

CITY OF CHULA VISTA
 CITY OF SAN DIEGO

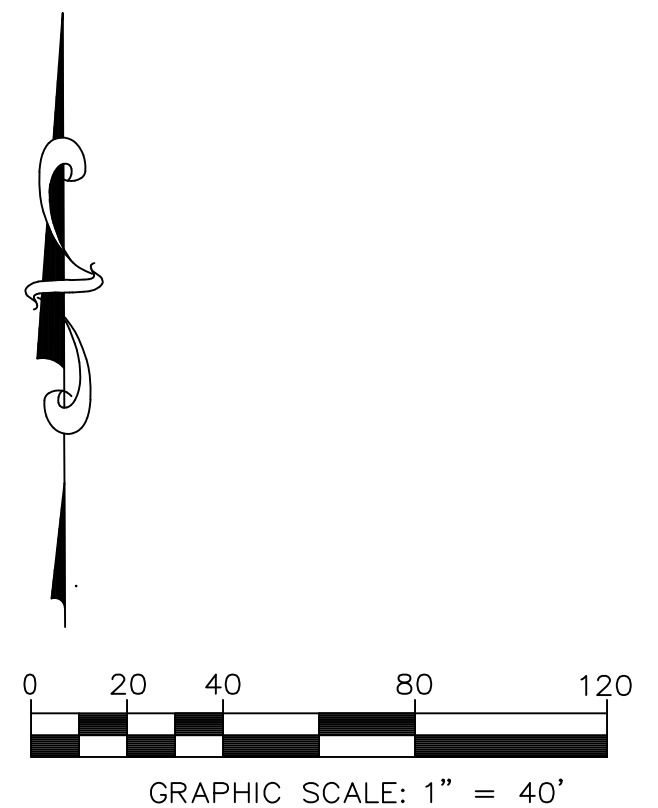
SAME OWNERSHIP
 NOT A PART

PUBLIC IMPROVEMENTS

ITEM	STD/REF
12	SDRSD D-9, 11A, 11B, & 12
13	SDRSD 41-B
14	SDRSD 43-A & B
16	SDRSD D-40

ID	INVERT ELEVATION		LENGTH	SLOPE	SIZE	TYPE	DESCRIPTION
	IN	OUT					
1A	29.00	28.44	73'	0.77%	60"	RCP	PUBLIC
1B	29.21	29.00	73'	0.77%	60"	RCP	PRIVATE
2	29.91	29.43	95'	0.50%	48"	RCP	PRIVATE
3	32.27	31.50	152'	0.50%	30"	PVC	PRIVATE
4	32.92	32.27	130'	0.50%	30"	PVC	PRIVATE
5	32.97	32.92	10'	0.50%	30"	PVC	PRIVATE
10	32.37	32.27	20'	0.50%	24"	PVC	PRIVATE
3B	39.25	39.00	50'	0.50%	12"	PVC	PRIVATE
7	32.18	30.71	147'	0.50%	12"	RCP	PUBLIC
5B	39.26	39.00	52'	0.50%	18"	RCP	PUBLIC

DESILTING BASINS NOTE:
 FOR ADDITIONAL DESILTING BASIN INFORMATION
 SEE DESILTING BASIN SIZING TABLE ON SHEET C-3B



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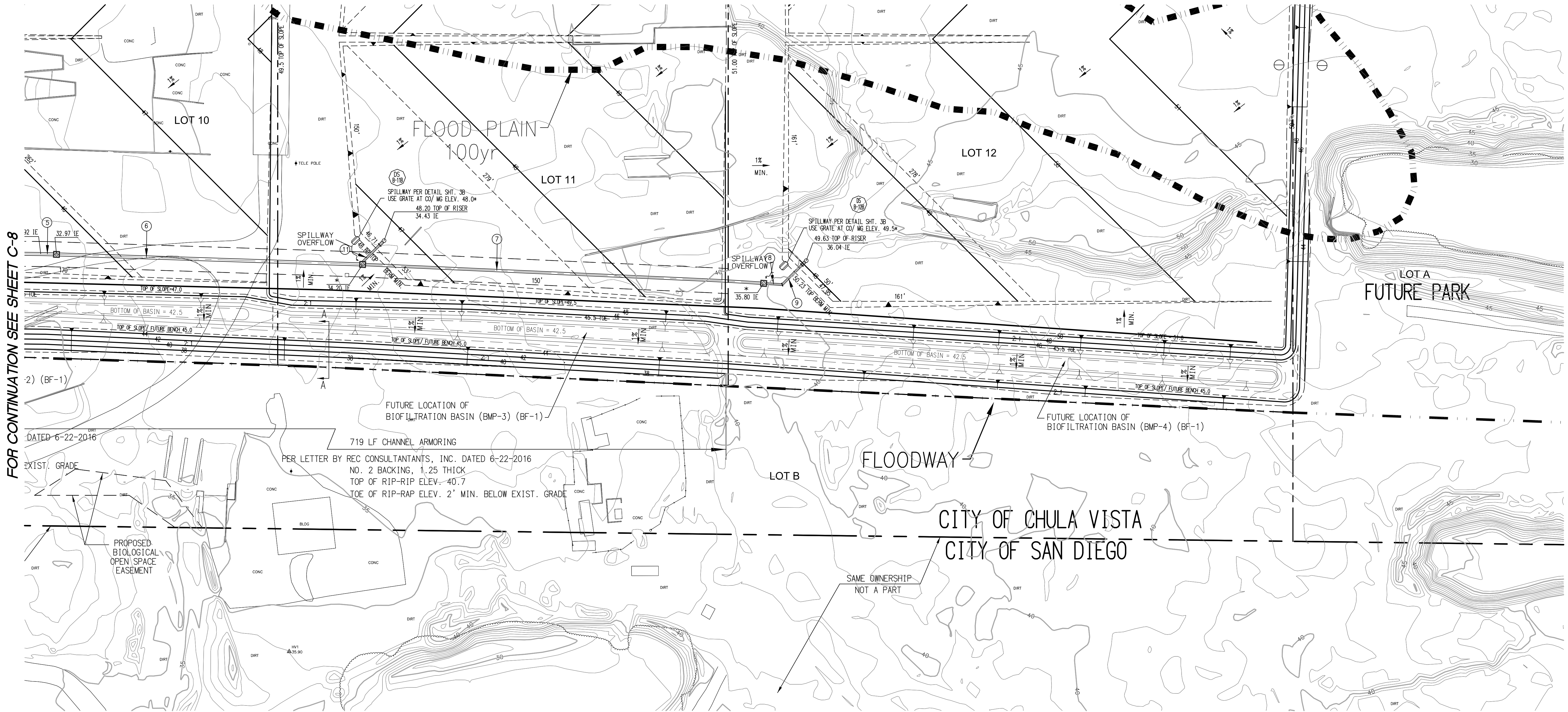


FOR CONTINUATION SEE SHEET C-7

REVISION	BY	SHEET DESCRIPTION	SHEET NO.
		TENTATIVE MAP	C-8
		CONCEPTUAL MASS GRADING	

TENTATIVE MAP PCS-16-0007 OF OTAY RIVER BUSINESS PARK

FOR CONTINUATION SEE SHEET C-7

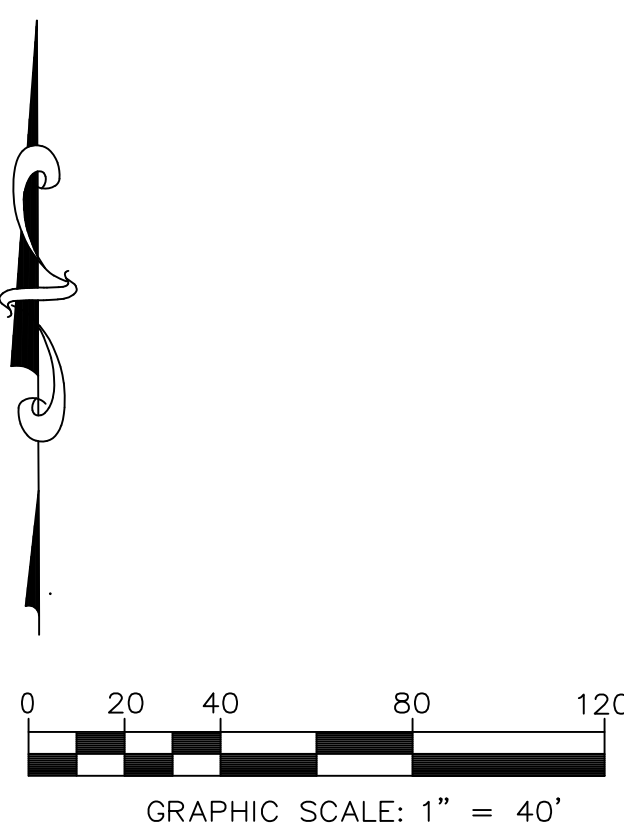


FOR CONTINUATION SEE SHEET C-8

FOR CONTINUATION SEE SHEET C-10

DESILTING BASINS NOTE:
 FOR ADDITIONAL DESILTING BASIN INFORMATION
 SEE DESILTING BASIN SIZING TABLE ON SHEET C-3B

	INVERT ELEVATION		LENGTH	SLOPE	SIZE	TYPE	DESCRIPTION
	IN	OUT					
⑥	34.19	33.99	240'	0.50%	30"	RCP	PRIVATE
⑦	35.79	34.21	316'	0.50%	30"	PVC	PRIVATE
⑧	33.86	33.81	12'	0.50%	24"	PVC	PRIVATE
⑨	35.97	35.86	22'	0.50%	24"	PVC	PRIVATE
⑩	32.37	32.27	20'	0.50%	24"	PVC	PRIVATE
⑪	34.38	34.20	18'	1.0%	24"	PVC	PRIVATE



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REVISION	BY	SHEET DESCRIPTION	SHEET NO.
		TENTATIVE MAP	C-9
		CONCEPTUAL MASS GRADING	

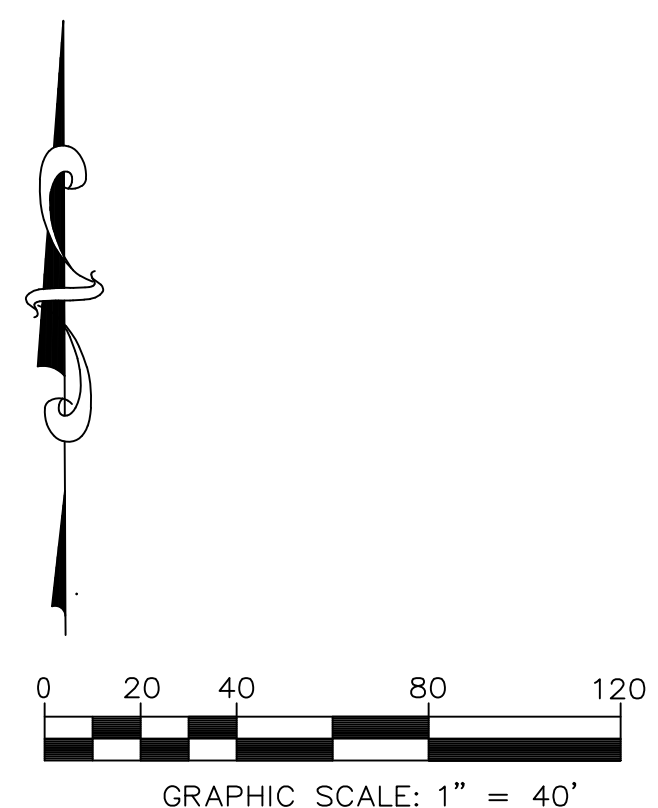
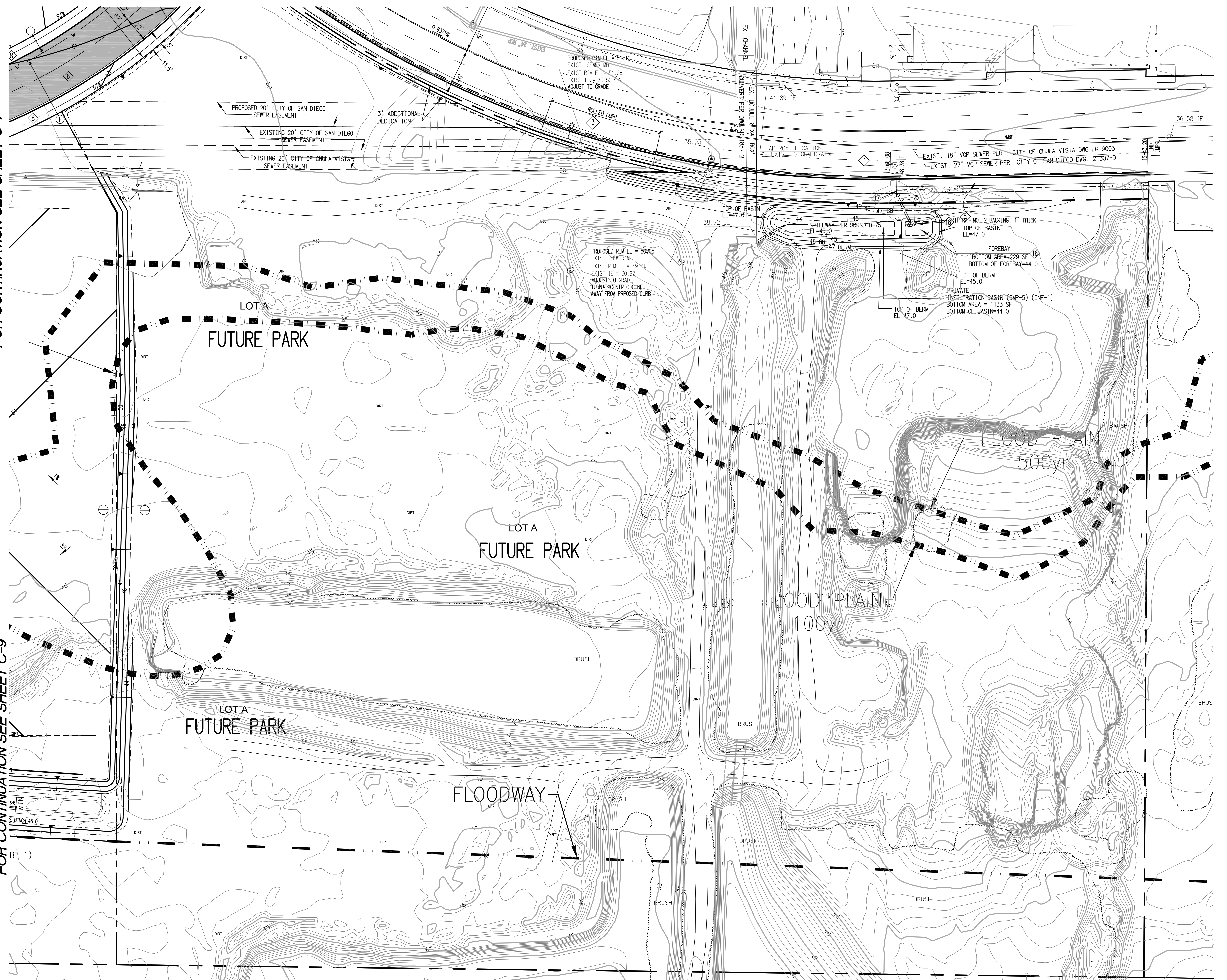
TENTATIVE MAP OF OTAY RIVER BUSINESS PARK, CHULA VISTA, CA.

PUBLIC IMPROVEMENTS

ITEM	STD/REF
1 CURB & GUTTER	SORSO G-2
3 ROLLED CURB	SORSO G-4A & 4B
5 SIDEWALK, SECTIONS, DETAILS	SORSO G-7, G-9, & G-10
16 RIP-RAP	SORSO D-40
17 REVERSE CURB OUTLET TYPE A W/ 4" LOCAL DEPR.	SORSO D-25 MOD
18 DRAINAGE DITCH TYPE B	SORSO D-40

FOR CONTINUATION SEE SHEET C-7

FOR CONTINUATION SEE SHEET C-9

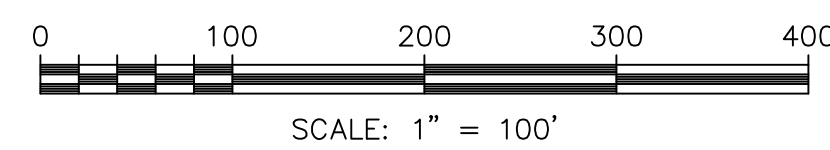
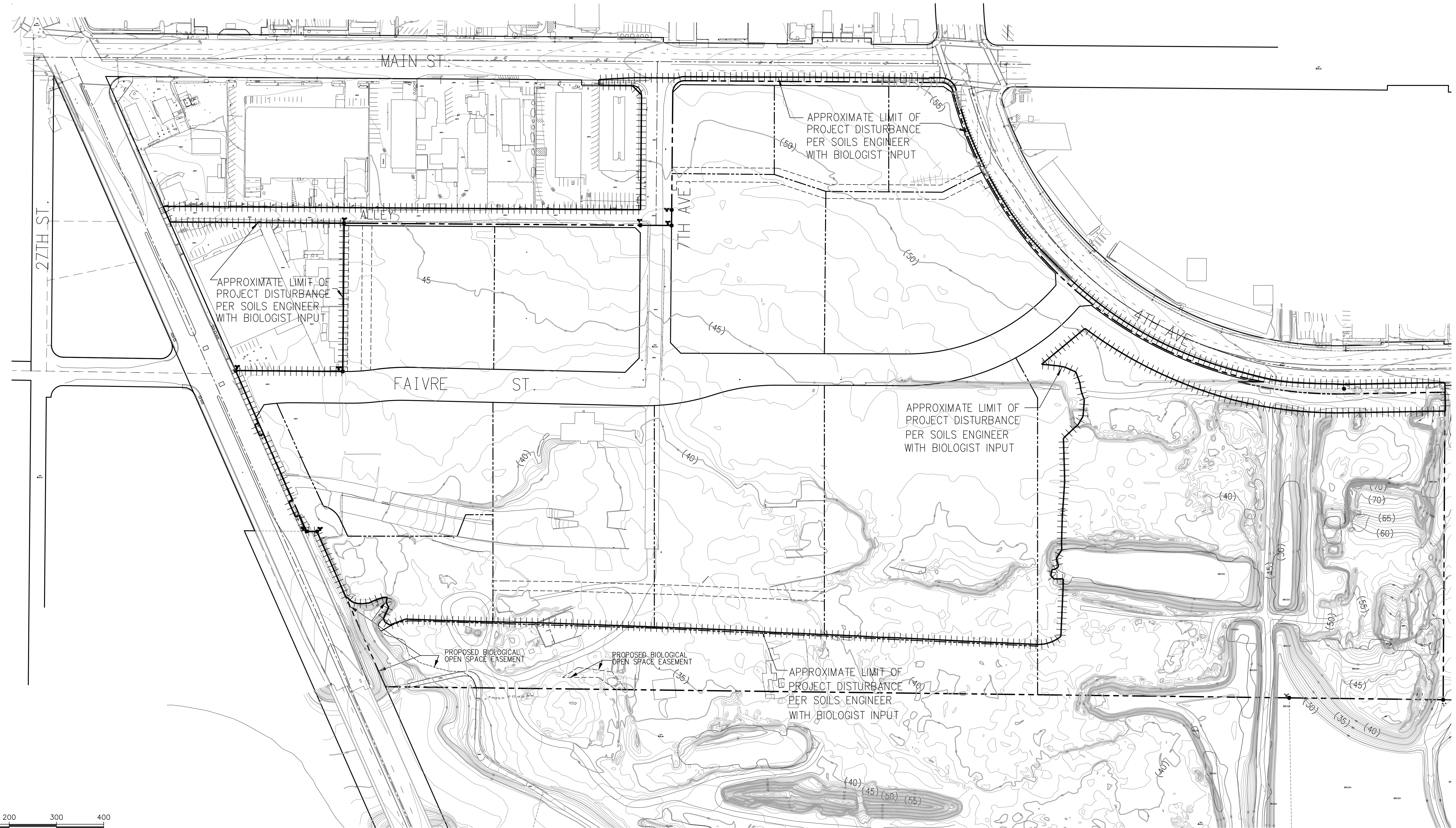


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REVISION	BY	SHEET DESCRIPTION	SHEET NO.
		TENTATIVE MAP	C-10
		CONCEPTUAL MASS GRADING	

TENTATIVE MAP OF OTAY RIVER BUSINESS PARK, CHULA VISTA, CA.



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REVISION	BY	SHEET DESCRIPTION	SHEET NO.
		TENTATIVE MAP	C-11
		ENVIRONMENTAL/OPEN SPACE	
		INFORMATION	

DATE: 1-15-2018