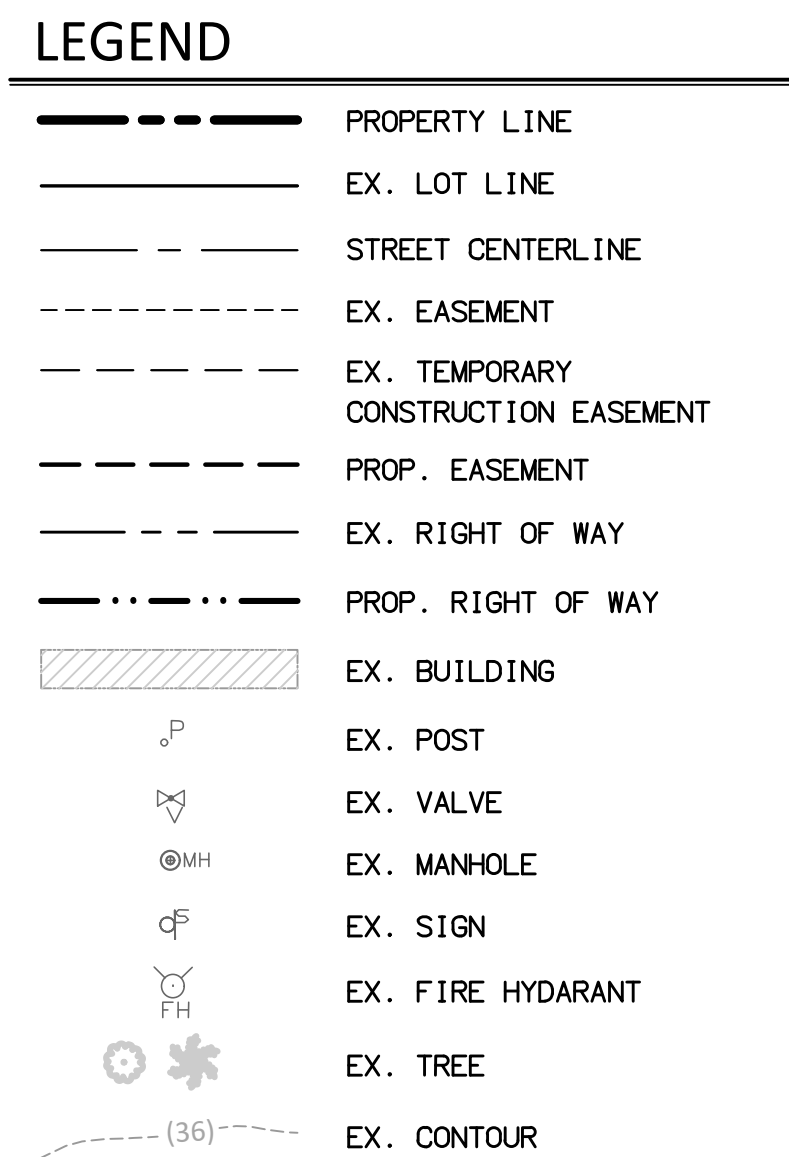
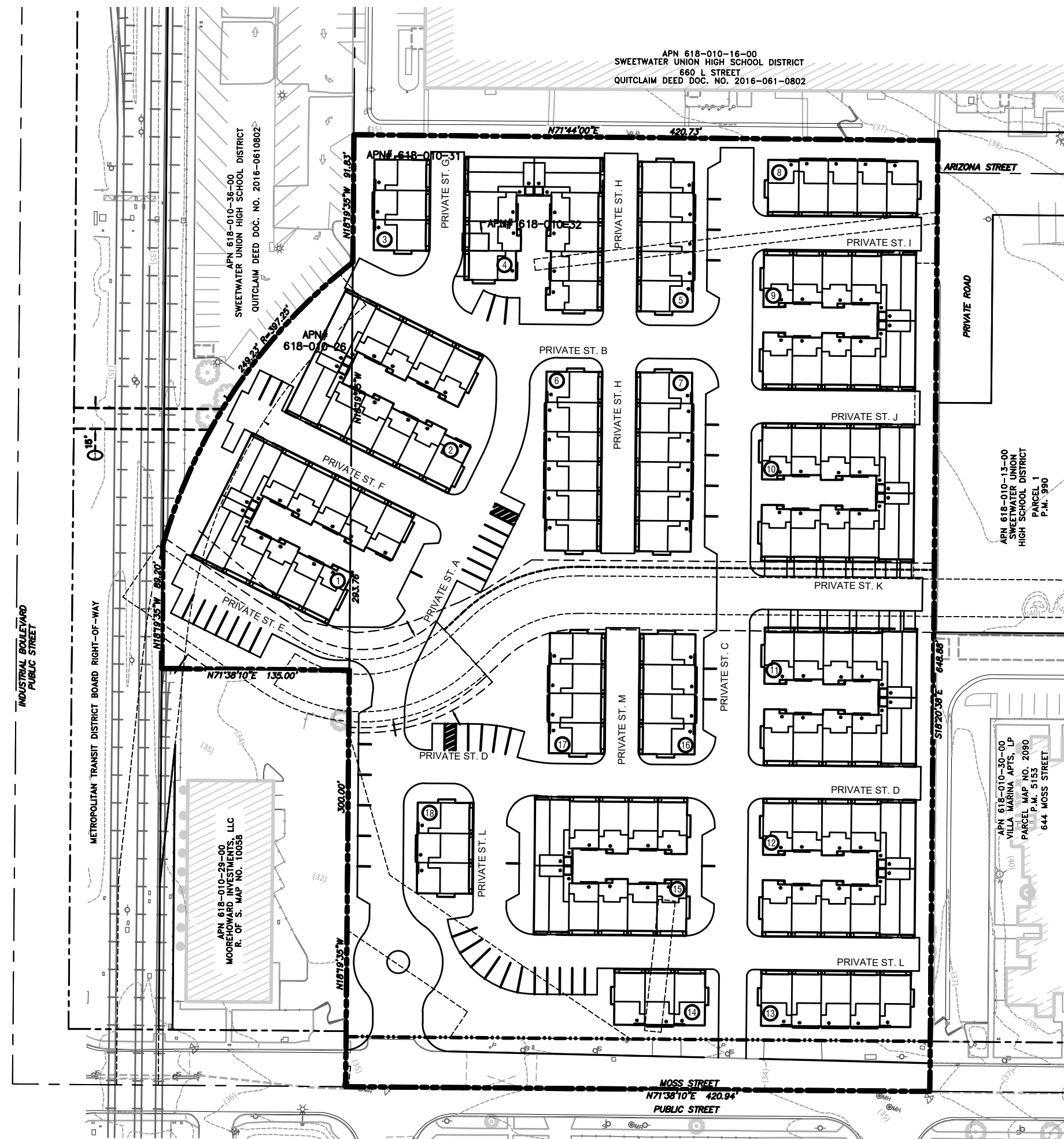
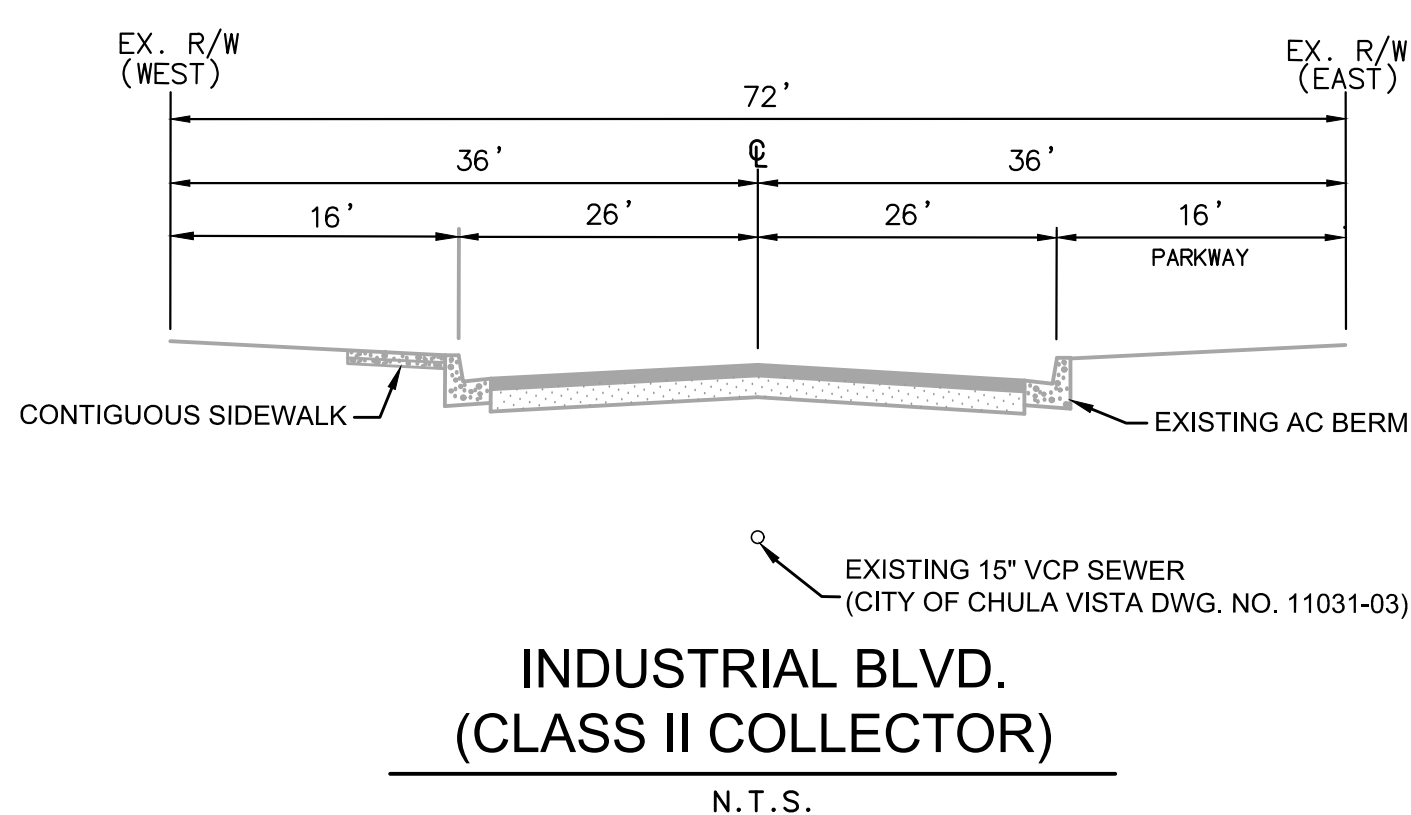
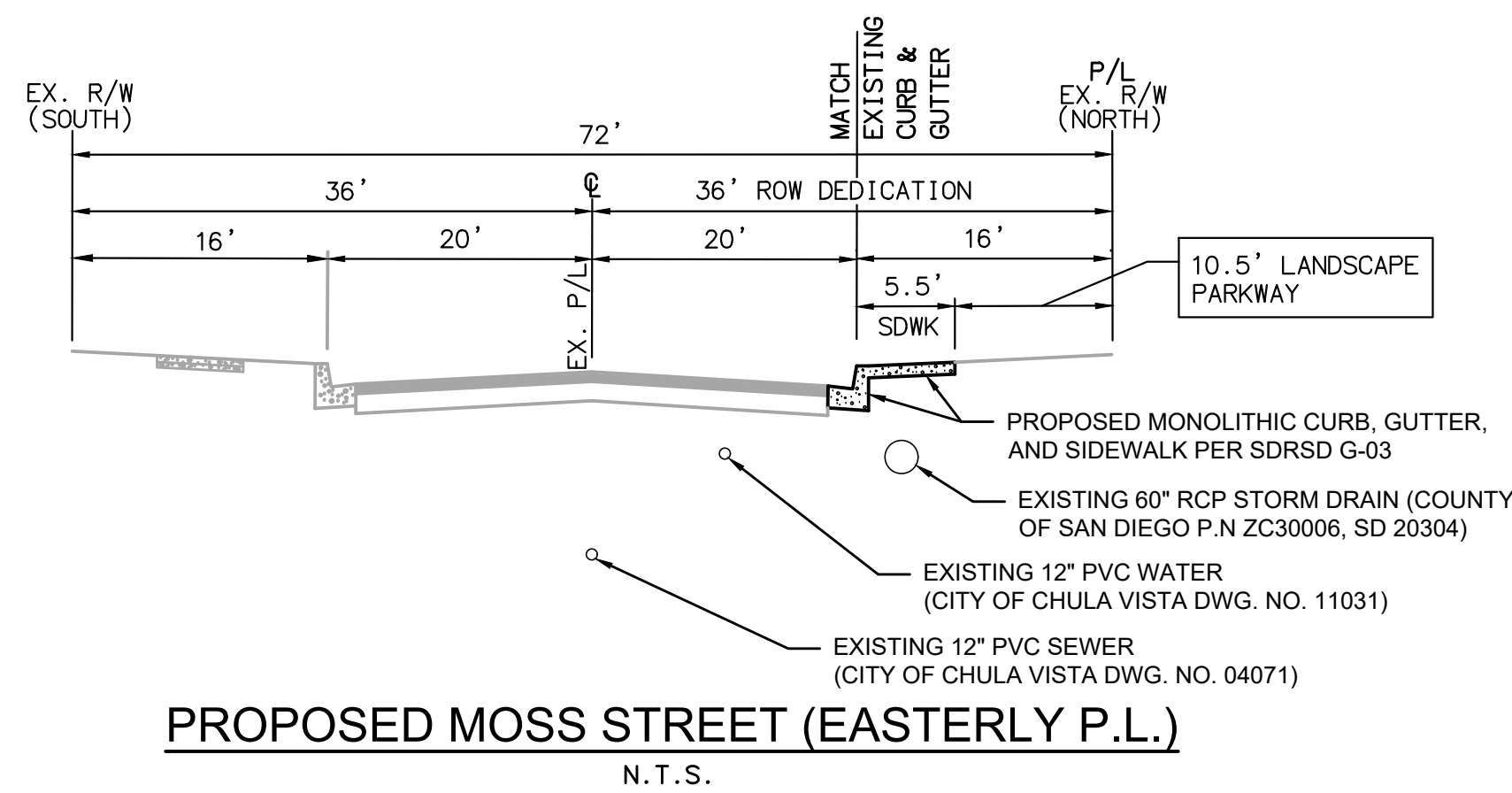
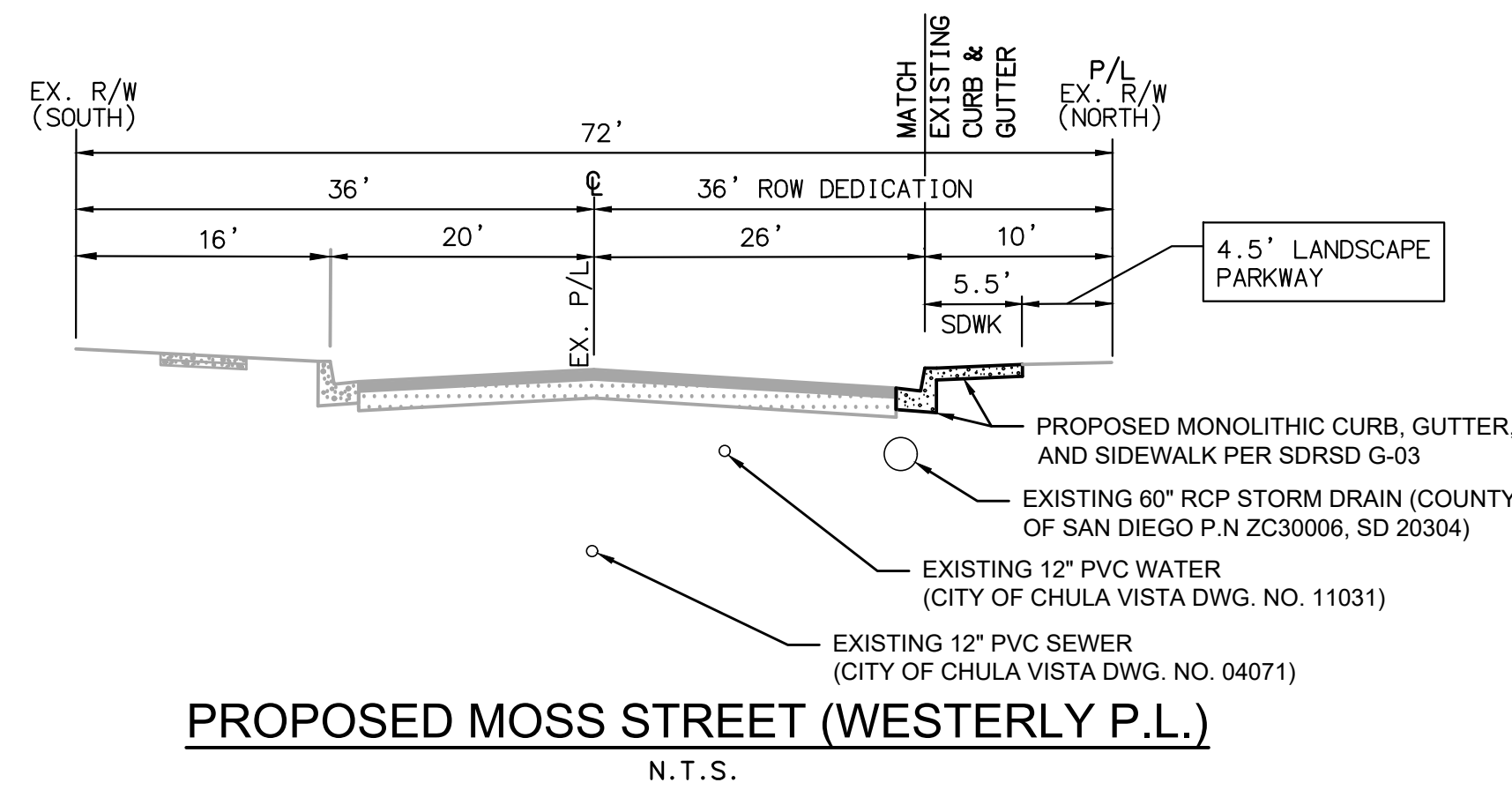
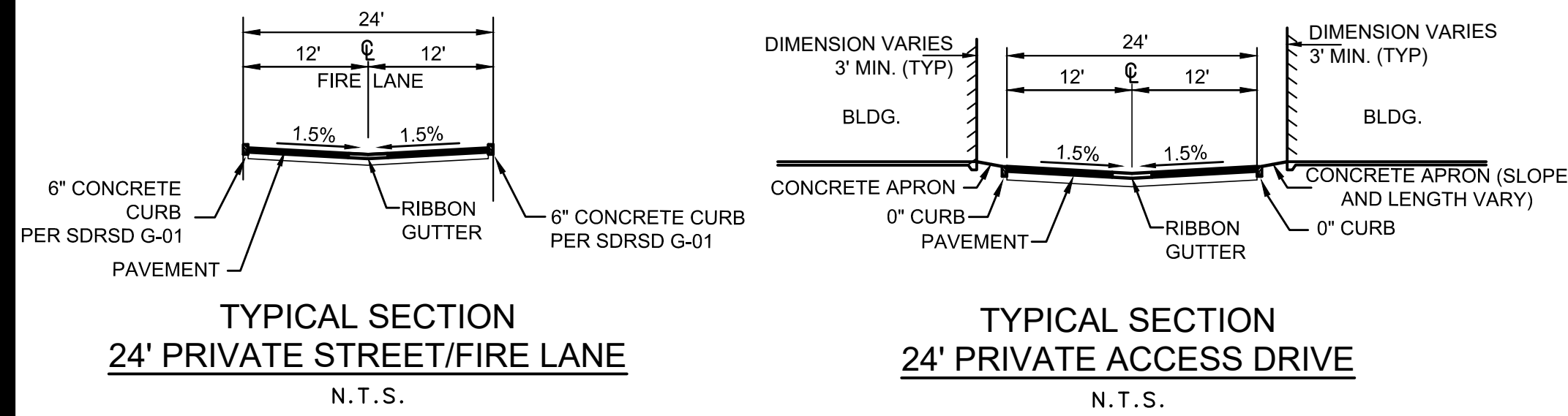
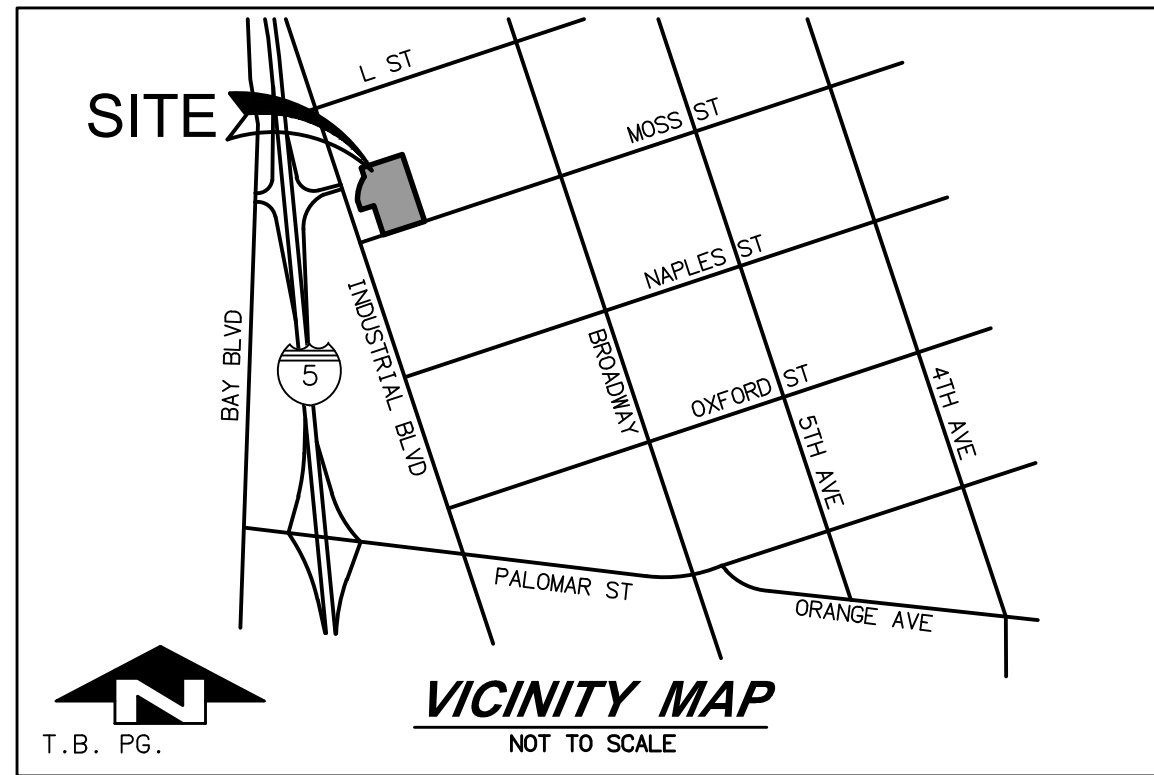


TENTATIVE MAP - CHULA VISTA TENTATIVE MAP NO. 18-0006

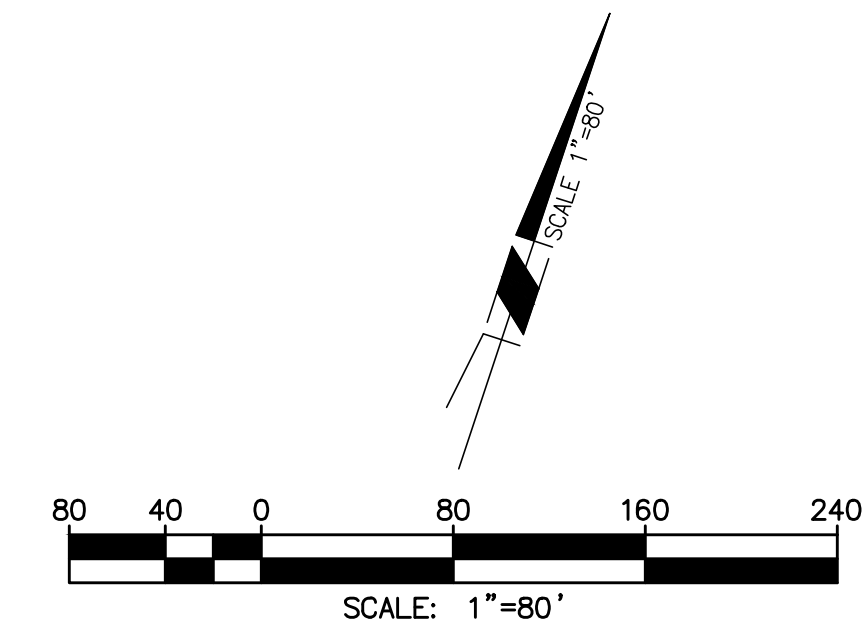
676 MOSS STREET

CITY OF CHULA VISTA, CALIFORNIA



UTILITY PROVIDERS

- ELECTRICITY & GAS**
SAN DIEGO GAS & ELECTRIC
800-411-7343
- SEWER**
CITY OF CHULA VISTA
619-397-6000
- WATER**
SWEETWATER AUTHORITY
619-409-6751
- STORM DRAIN**
CITY OF CHULA VISTA
619-397-6000
- CALTRANS**
760-639-6177
- TELEPHONE**
AT&T
855-327-0860
- CABLE TV**
TIME WARNER CABLE
714-903-4000
- TRASH/REFUSE**
REPUBLIC SERVICES
619-421-9400
- SCHOOL DISTRICT**
CHULA VISTA ELEMENTARY
SCHOOL DISTRICT
619-425-9600
- SWEETWATER UNION HIGH SCHOOL DISTRICT**
619-691-5500



SWEETWATER AUTHORITY

1. SWEETWATER AUTHORITY 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 (STANDARDS).
2. THE WATER FACILITIES SHOWN ON THIS MAP, INCLUDING RELATED APPURTENANCES REQUIRED BY SWEETWATER AUTHORITY STANDARDS, SHALL BE INSTALLED AND APPLICABLE FEES IN ACCORDANCE WITH SWEETWATER AUTHORITY RATES AND RULES PAID, PRIOR TO FINAL PARCEL MAP RECORDATION.

ASSESSOR PARCEL NUMBER

618-010-26, 618-010-30 & 618-010-31

BASIS OF BEARINGS

NORTH 18°22'05" WEST BEING THE BEARING OF THE CENTERLINE OF BROADWAY PER RECORD OF SURVEY MAP NO. 9615.

BENCHMARK

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION; FOUND WELL MONUMENT AT CENTERLINE INTERSECTION OF MOSS STREET AND BROADWAY, STAMPED "RCE 32133".

LYING WITHIN QUARTER SECTION 165 OF RANCHO LA NACION, TOWNSHIP 18 SOUTH, RANGE 2 WEST, CITY OF CHULA VISTA, SAN DIEGO COUNTY, CALIFORNIA.

ELEVATION: 54.15 (NAVD88)

FLOOD ZONE

ZONE X
INSURANCE RATE MAP NUMBER 06073C2152 F
DATE JUNE 11, 2004.

CONDOMINIUM MAP STATEMENT

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE GOVERNMENT CODE PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF DWELLING UNITS IS 141.

GENERAL NOTES

1. GROSS AREA: 7.29 ACRES
2. NET AREA: 6.49 ACRES (0.35 AC MOSS ST. RIGHT-OF-WAY DEDICATION)
3. TOTAL NUMBER OF LOTS: 1
4. PRESENT ZONING: ILP (LIMITED INDUSTRIAL PRECISE PLAN)
5. PROPOSED ZONING: R-3 (HIGH DENSITY RESIDENTIAL/APARTMENT RESIDENTIAL ZONE)
6. PRESENT USE: INDUSTRIAL FABRICATION, REPAIR AND SALVAGE
7. PROPOSED USE: MULTI-FAMILY DWELLING UNITS (CONDOMINIUM COMPLEX) 20.4 DU/AC
8. INTENDED OCCUPANCY USE: RESIDENTIAL R-2 (CONDOS)
9. 1 FOOT CONTOUR INTERVAL
10. TOPOGRAPHIC SOURCE: SHOWN CREATED BY BRENNER & ASSOC. LAND SURVEYOR ALTA/NSPS LAND TITLE SURVEY, DATE: OCT. 22, 2018.
11. PRIVATE STREETS A THRU M ARE PROPOSED AS A PRIVATE STREET TO BE MAINTAINED BY HOA.
12. SEWER: PROJECT PROPOSES ONE SEWER CONNECTION TO THE EXISTING SEWER MAIN IN MOSS STREET AT THE SOUTHWEST CORNER OF THE SITE. A SECOND SEWER CONNECTION IS PROPOSED IN INDUSTRIAL BOULEVARD AT THE WEST END OF THE SITE. THE PROJECT PROPOSES TO CONSTRUCT ON-SITE PRIVATE SEWER MAIN IN THE ON-SITE STREETS AND WILL CONNECT TO EXISTING PUBLIC SEWER MAIN.
13. DOMESTIC WATER: WATER WILL BE SERVED FROM EXISTING PUBLIC WATER LINE IN MOSS STREET. PROJECT WILL CONSTRUCT NEW PRIVATE WATER MAIN WITHIN PRIVATE STREETS TO PROJECT ENTRANCE ALONG WITH NEW METERS.
14. FIRE WATER: A SEPARATE PRIVATE FIRE MAIN WILL CONNECT TO THE PUBLIC WATER MAIN IN MOSS STREET. PRIVATE FIRE WATER SERVICE WILL INCLUDE FIRE HYDRANTS AND FIRE SPRINKLER SERVICE LATERALS.
15. STORM DRAINAGE: STORM WATER RUNOFF WILL COLLECT ON-SITE AND DRAIN INTO BIO-RETENTION STRUCTURES THROUGHOUT THE SITE. OVERFLOW DRAINAGE WILL DISCHARGE TO PRIVATE STREET DRAINS. FROM THERE IT WILL FLOW INTO A PROPOSED STORM DRAIN SYSTEM AND DISCHARGE INTO THE EXISTING TELEGRAPH CANYON DOUBLE (10 FOOT X 12 FOOT) BOX CULVERT.
16. PHASING - PROJECT MAY BE IMPLEMENTED IN SEVERAL PHASES WITHOUT REGARD TO SEQUENCE.
17. SEE SHEET 3 CONCEPTUAL GRADING PLAN FOR PROPOSED GRADING CONCEPT.
18. ELECTRICAL, TELEPHONE AND CABLE TV: ALL SERVICES TO THE SITE WILL BE PROVIDED FROM MOSS STREET.
19. REMOVAL AND RECOMPACTION SHALL BE PER GEOTECHNICAL REPORT; COMPRESSIBLE MATERIALS WITHIN AREAS PLANNED TO SUPPORT THE PROPOSED BUILDING STRUCTURE SHOULD BE EXCAVATED TO COMPETENT MATERIAL AND REPLACED WITH COMPACTED FILL SOILS.
20. PRIOR TO THE ISSUANCE OF ANY DEMOLITION OR GRADING PERMIT, THE PROJECT APPLICANT SHALL DEMONSTRATE TO THE SATISFACTION OF THE CITY DEVELOPMENT SERVICES DEPARTMENT THAT ALL OFF-ROAD CONSTRUCTION EQUIPMENT THAT WILL BE USED ON THE PROJECT SITE IN EXCESS OF 50 HORSEPOWER WILL BE EQUIPPED WITH ENGINES MEETING THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) TIER IV FINAL OFF-ROAD ENGINE EMISSION STANDARDS.
21. THE FOLLOWING EASEMENTS WILL BE DEDICATED TO THE CITY OF CHULA VISTA:

#	EASEMENT DESCRIPTION	REFERENCE SHEET
1	EXISTING BOX CULVERT (6.5')	SHOWN ON SHEET C-3
2	STORM DRAIN (15')	SHOWN ON SHEET C-3
3	RIGHT-OF-WAY (36' R/W AT MOSS STREET)	SHOWN ON SHEET C-3
4	SEWER ACCESS EASEMENT (20')	SHOWN & NOTED ON SHEET C-5

SITE ADDRESS:

676 MOSS STREET
CHULA VISTA, CA 91911

OWNER/APPLICANT:

SHOFF LAND FUND V, LP
JAMES O'MALLEY
2 PARK PLAZA, SUITE 700
IRVINE, CA 92614
(949) 417-1936

James O'Malley 05/28/2020
DATE

CIVIL ENGINEER

MICHAEL BAKER INTERNATIONAL
BRIAN STUP, P.E.
9755 CLAIREMONT MESA BLVD.
SAN DIEGO, CA. 92124
(858) 614-5000

Brian Stup 05/28/2020
DATE



SHEET INDEX

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS AND ENCUMBRANCES
- C-3 CONCEPTUAL GRADING PLAN
- C-4 CONCEPTUAL GRADING/ STORMWATER
- C-5 CONCEPTUAL UTILITY PLAN
- C-6 FIRE AND CIRCULATION PLAN

PROJECT AREA SUMMARY:

EXISTING LOT AREA:
618-010-26: 0.67 AC
618-010-31: 6.61 AC
618-010-32: 240 SF
TOTAL 7.29 AC

PROPOSED LOT USE:
1 LOT FOR CONDOMINIUM PURPOSES

PROPOSED RIGHT-OF-WAY DEDICATION:
36' DEDICATION IN MOSS STREET: 0.35 AC

PROPOSED LOT AREA:
ONE LOT: 6.94 AC

EXISTING CONDITIONS AND ENCUMBRANCES TENTATIVE MAP - CHULA VISTA TENTATIVE MAP NO. 18-0006 676 MOSS STREET CITY OF CHULA VISTA, CALIFORNIA

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

APN 618-010-31:

ALL THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF QUARTER SECTION 165 LYING SOUTHERLY OF THE NORTHERLY 638 FEET OF EVEN WIDTH, AND LYING EASTERLY OF THE WESTERLY 240 FEET EVEN WIDTH THEREOF, ALL BEING LOCATED IN THE RANCHO DE LA NACION, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166 MADE BY MORRILL, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY.

APN 618-010-26:

THAT PORTION OF THE SOUTHWEST QUARTER OF QUARTER SECTION 165 OF RANCHO DE LA NACION, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 11, 1869, DESCRIBED AS FOLLOWS:

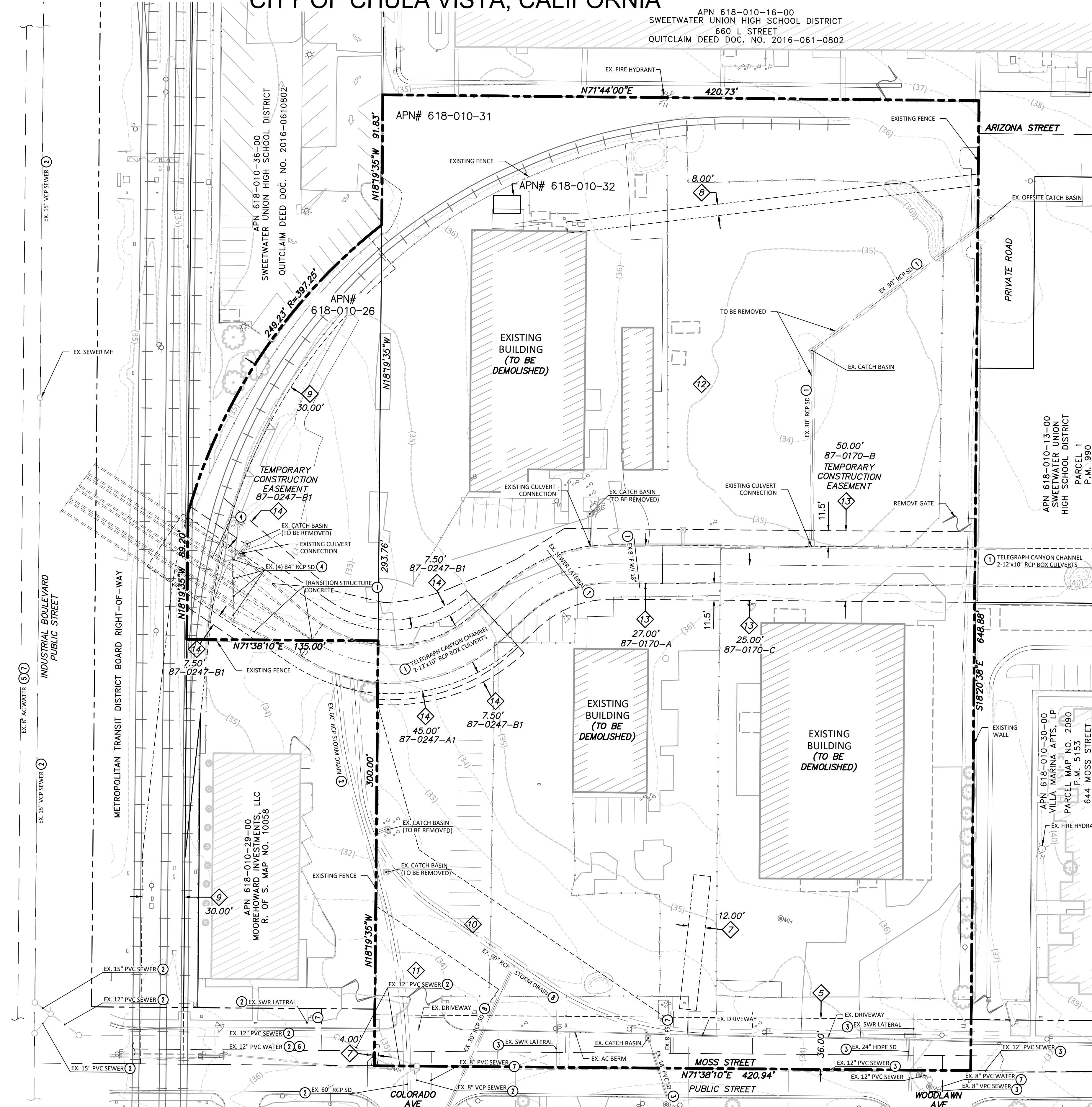
BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 240.00 FEET OF THE NORTHEASTERLY HALF OF THE SOUTHWESTERLY QUARTER OF SAID QUARTER SECTION 165, DISTANT THEREON NORTH 18° 19' 00" WEST, 300.00 FEET FROM THE CENTER LINE OF MOSS STREET (80.00 FEET WIDE); THENCE ALONG SAID NORTHEASTERLY LINE, BEING PARALLEL WITH AND DISTANT 150.00 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE ORIGINAL LOCATED CENTER LINE OF SAN DIEGO AND ARIZONA EASTERN RAILWAY COMPANY'S MAIN TRACT (SAN DIEGO-SAN YSIDRO), NORTH 18° 19' 00" WEST, 293.76 FEET TO A POINT IN THE ARC OF A NON-TANGENT 397.25 FOOT RADIUS CURVE; CONCAVE SOUTHEASTERLY, A RADIAL LINE OF SAID CURVE BEARS NORTH 56° 55' 53" WEST TO SAID POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35° 56' 48" A DISTANCE OF 249.23 FEET TO AN INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT NORTHEASTERLY 15.00 FEET, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF SAID MAIN TRACT; THENCE ALONG LAST SAID PARALLEL LINE SOUTH 18° 19' 00" EAST, 89.11 FEET TO A POINT DISTANT THEREON NORTH 18° 19' 00" WEST, 300.00 FEET FROM THE CENTER LINE OF SAID MOSS STREET; THENCE PARALLEL WITH SAID CENTER LINE, NORTH 71° 41' 00" EAST, 135.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY LYING BELOW A DEPTH OF 500.00 FEET MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE THEREOF; PROVIDED, HOWEVER, THAT GRANTEE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF THE PROPERTY GRANTED HEREIN OR ANY PART THEREOF LYING BETWEEN SAID SURFACE AND 500.00 FEET BELOW SAID SURFACE.

EXISTING EASEMENTS

DESCRIPTION	DISPOSITION	DOC. #
5 PUBLIC HIGHWAY - SAN DIEGO LANDS, INC	TO REMAIN	BK 863, PG. 128, 9/16/21
7 PUBLIC UTILITY EASEMENT - SDGE	TO BE QUITCLAIMED	INSTR. 74-154472, 6/11/74
8 PUBLIC UTILITY EASEMENT - SDGE	TO BE QUITCLAIMED	INSTR. 74-232956, 8/27/74
9 RAILROAD EASEMENT - SD, AZ & EASTERN RAILWAY CO.	TO BE QUITCLAIMED	INSTR. 77-302949, 7/27/77
10 FLOOD DRAINAGE CHANNEL EASEMENT	TO REMAIN	INSTR. 79-044389, 1/29/79
11 FLOOD DRAINAGE CHANNEL EASEMENT	TO REMAIN	INSTR. 83-199081, 6/14/83
12 PUBLIC UTILITY EASEMENT - SDGE	TO REMAIN	INSTR. 85-341634, 9/17/85
13 FLOOD DRAINAGE CHANNEL EASEMENT	REMOVE PORTION	INSTR. 89-011720, 1/10/89
87-0170-A	TO REMAIN	INSTR. 89-011720, 1/10/89
87-0170-B	TO BE QUITCLAIMED	INSTR. 89-011720, 1/10/89
87-0170-C	TO REMAIN	INSTR. 89-011720, 1/10/89
14 FLOOD DRAINAGE CHANNEL EASEMENT	REMOVE PORTION	INSTR. 89-011721, 1/10/89
87-0247-A1	TO REMAIN	INSTR. 89-011721, 1/10/89
87-0247-B1	TO BE QUITCLAIMED	INSTR. 89-011721, 1/10/89

EASEMENTS AND RESTRICTIONS (PER FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT ORDER NUMBER NS-898424-SD UPDATED AND AMENDED JUNE 7, 2018).
EASEMENTS PLOTTED PER BRENNER & ASSOC. LAND SURVEYORS ALTA/NPS LAND TITLE SURVEY, DATED OCTOBER 22, 2018.

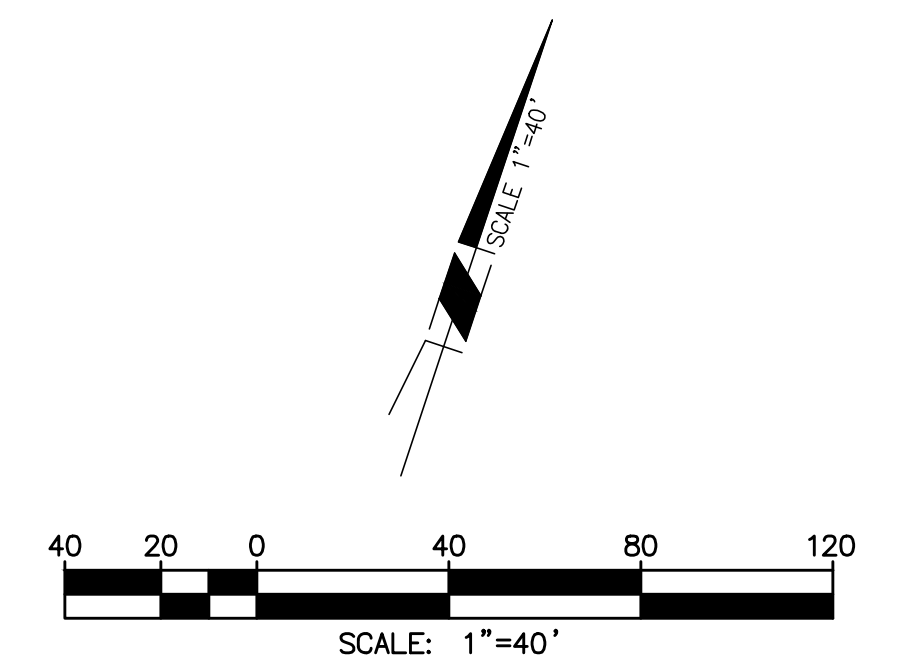


LEGEND

- PROPERTY LINE
- EX. LOT LINE
- STREET CENTERLINE
- EX. EASEMENT
- EX. TEMPORARY CONSTRUCTION EASEMENT
- EX. BUILDING
- EX. POST
- EX. VALVE
- EX. MANHOLE
- EX. SIGN
- EX. FIRE HYDRANT
- EX. TREE
- EX. CONTOUR
- EX. CATCH BASIN
- EX. EASEMENT
- PLAN REFERENCE NUMBER

EXISTING UTILITY PLAN REFERENCES

- ① US ARMY CORPS OF ENGINEERS (LOS ANGELES DISTRICT) TELEGRAPH CANYON CHANNEL DACW 09-87-0016
- ② CITY OF CHULA VISTA DWG 11031
- ③ CITY OF CHULA VISTA DWG 04071
- ④ STATE OF CALIFORNIA HIGHWAY TRANSPORTATION AGENCY DEPARTMENT OF PUBLIC WORKS DWG. NO. 57709- JULY 1970
- ⑤ CITY OF CHULA VISTA DWG 60-1 L
- ⑥ SWEETWATER AUTHORITY W0 A3403
- ⑦ SWEETWATER AUTHORITY MAPBOOK #165
- ⑧ COUNTY OF SAN DIEGO PN. ZC3006, SD20304
- ⑨ MBI GROUND SURVEY/POTHOLE DATA (DEC. 2018)

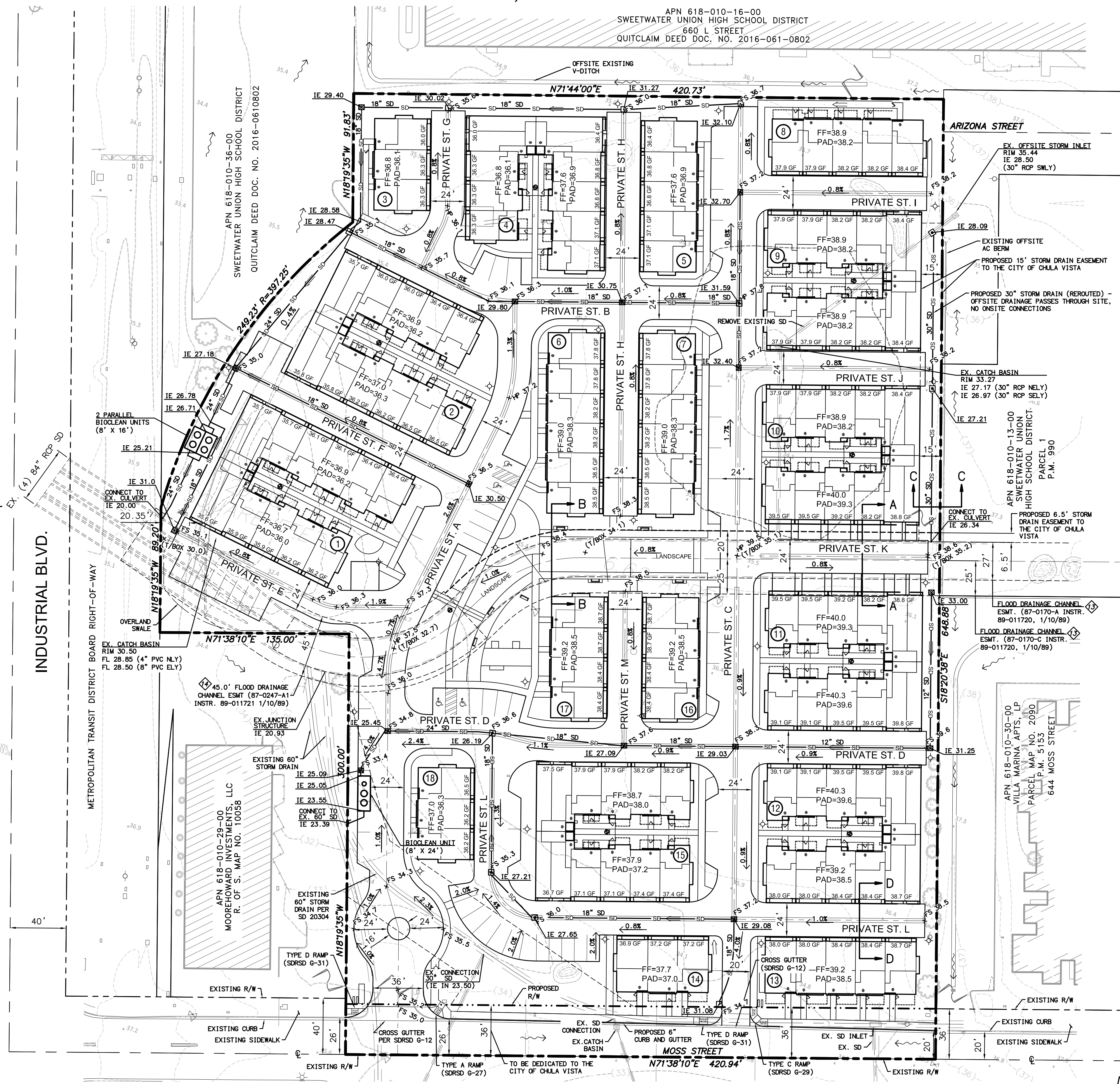
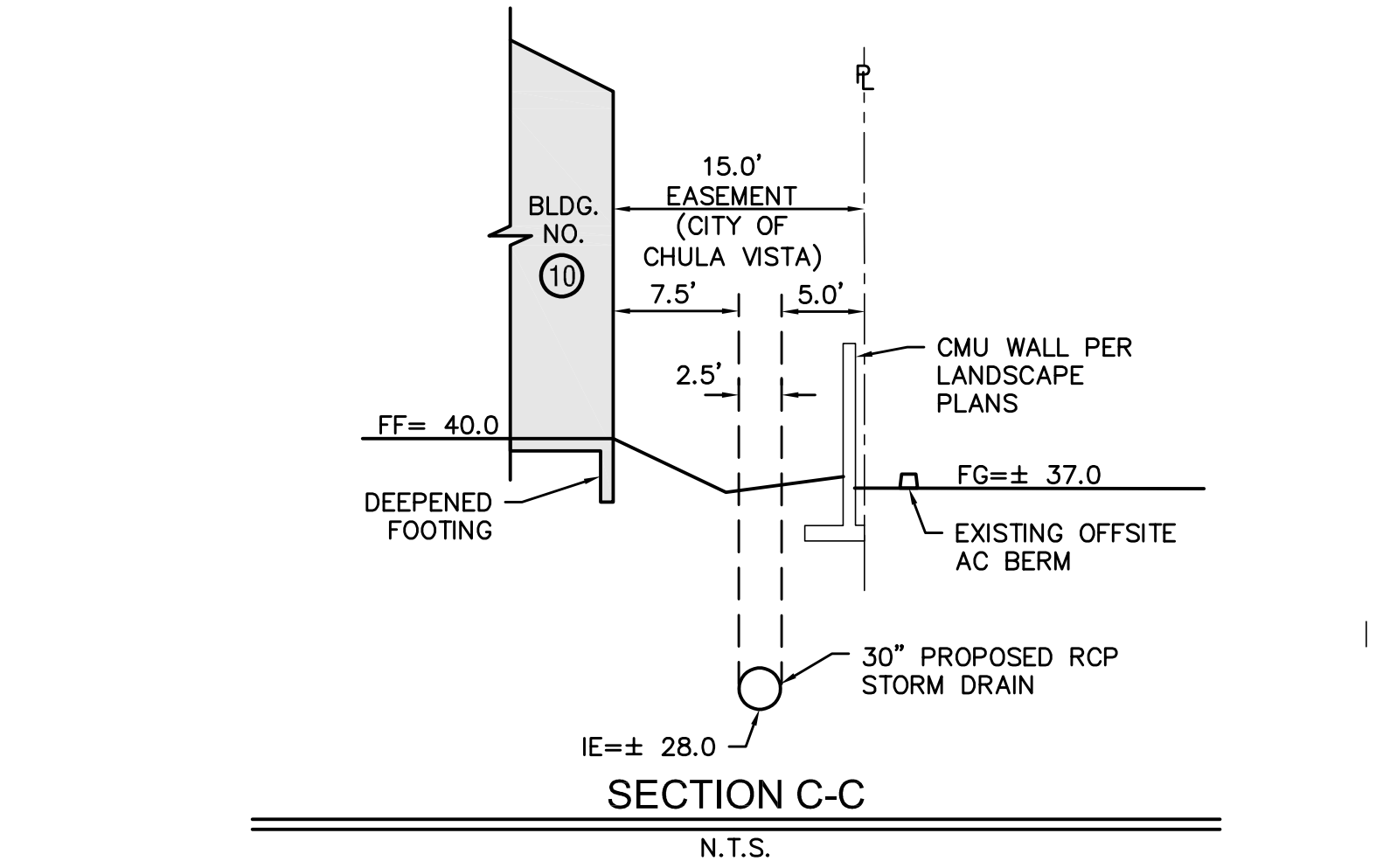
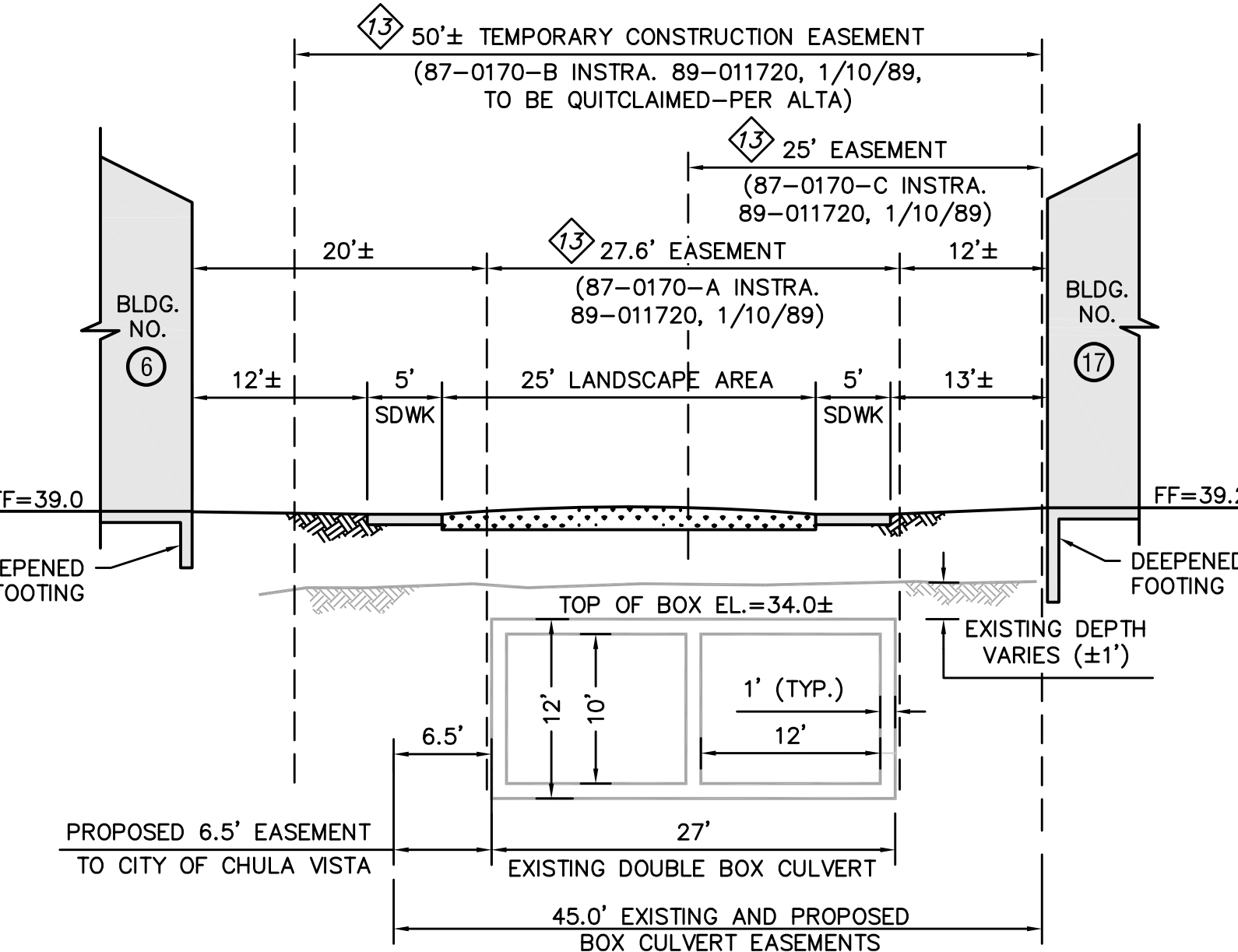
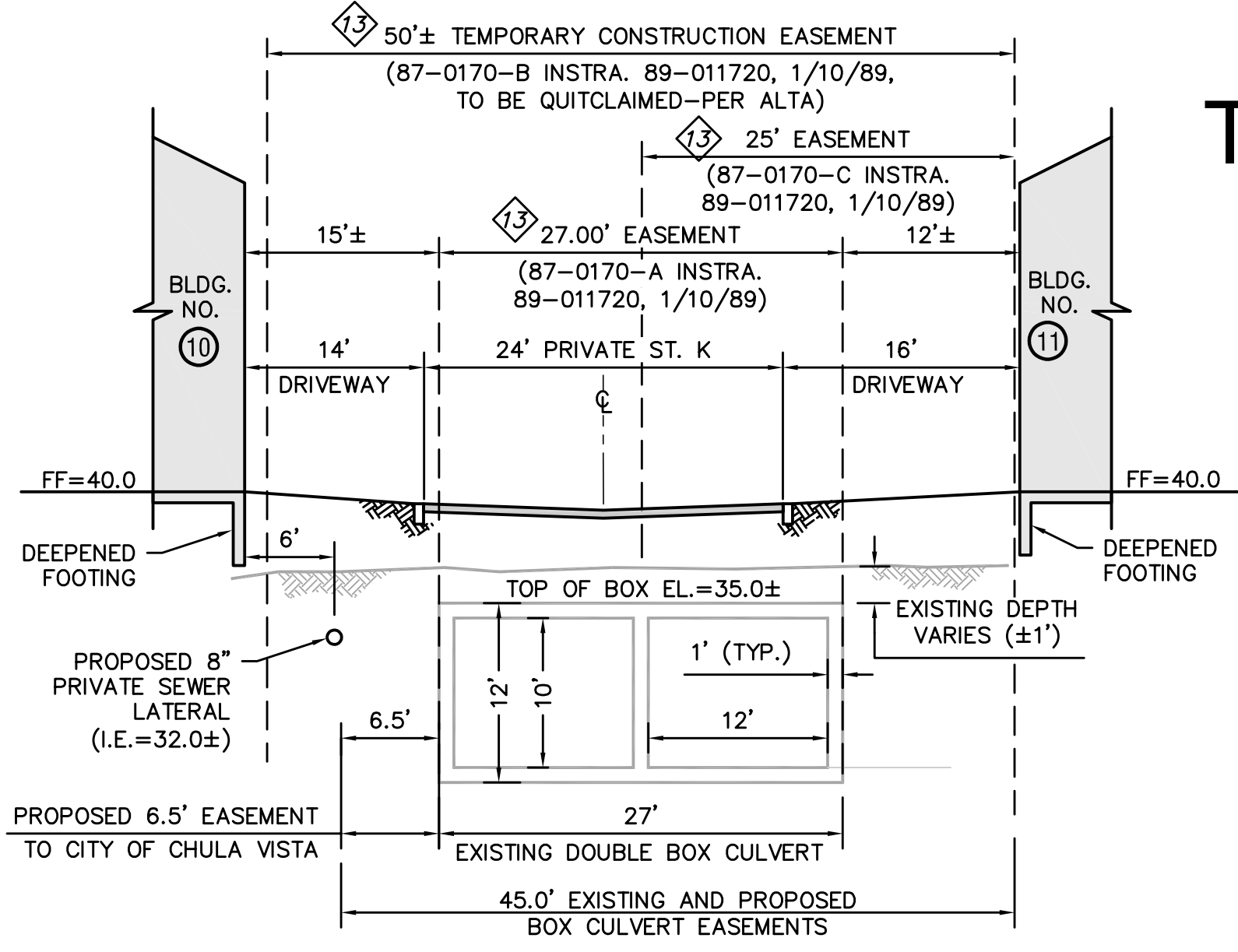
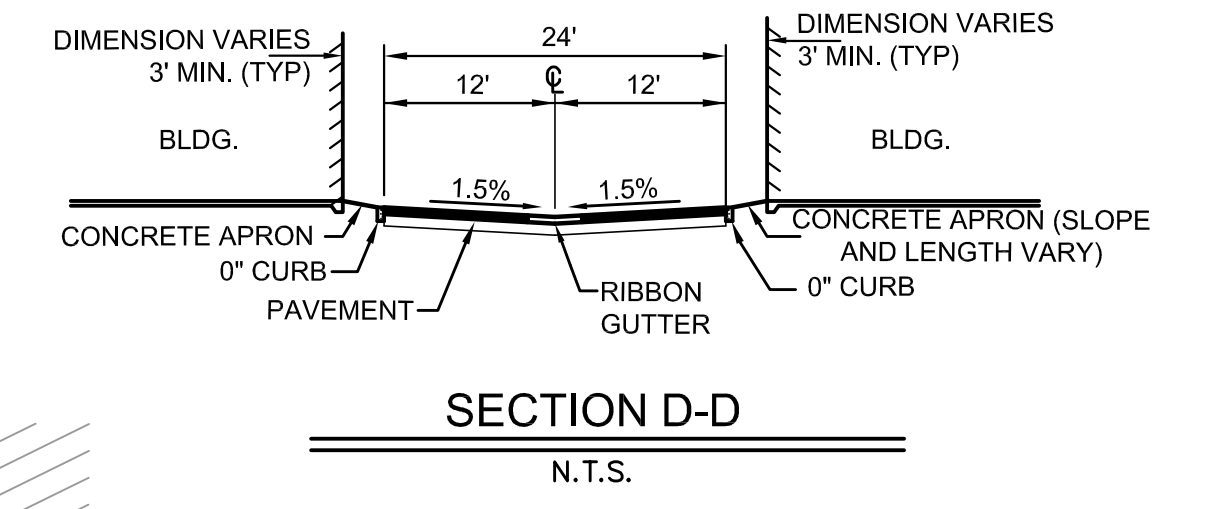


CONCEPTUAL GRADING PLAN

TENTATIVE MAP - CHULA VISTA TENTATIVE MAP NO. 18-0006

676 MOSS STREET

CITY OF CHULA VISTA, CALIFORNIA



GRADING TABULATIONS

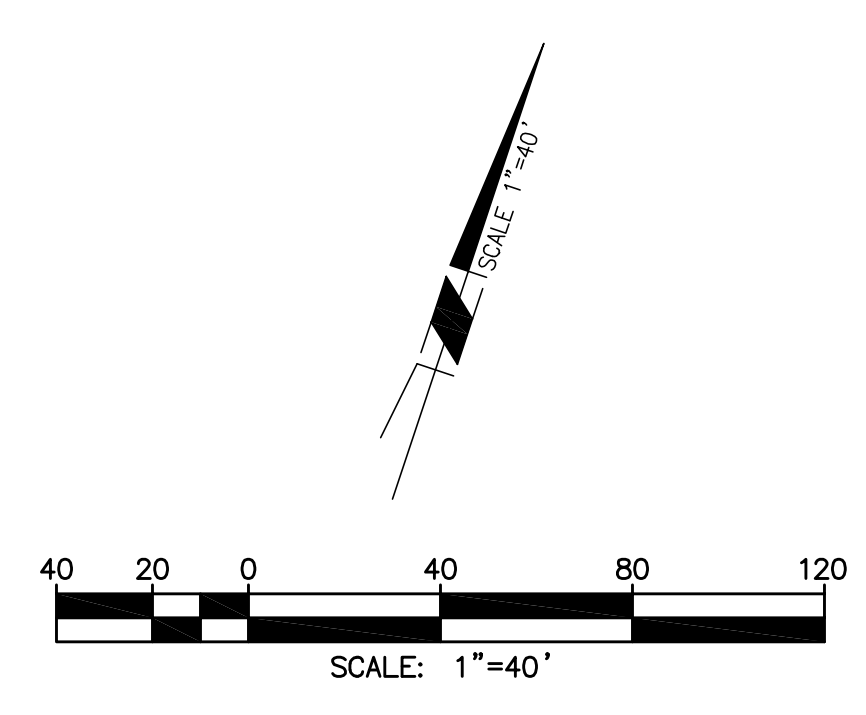
SITE GRADING	
TOTAL AREA OF ONSITE TO BE GRADED:	7.29 AC.
% OF TOTAL SITE TO BE GRADED:	100 %
AMOUNT OF CUT:	0 CUBIC YARDS
AMOUNT OF FILL:	10,000 CUBIC YARDS
AMOUNT OF EXPORT:	0 CUBIC YARDS
AMOUNT OF IMPORT:	10,000 CUBIC YARDS
REMEDIAL GRADING EXPORT:	15,000 CUBIC YARDS

NOTE: QUANTITIES SHOWN DO NOT INCLUDE EXCAVATION FOR BUILDING FOOTINGS, UTILITY TRENCHING AND ADJUSTMENTS DUE TO BULKING/SHRINKAGE.

LEGEND

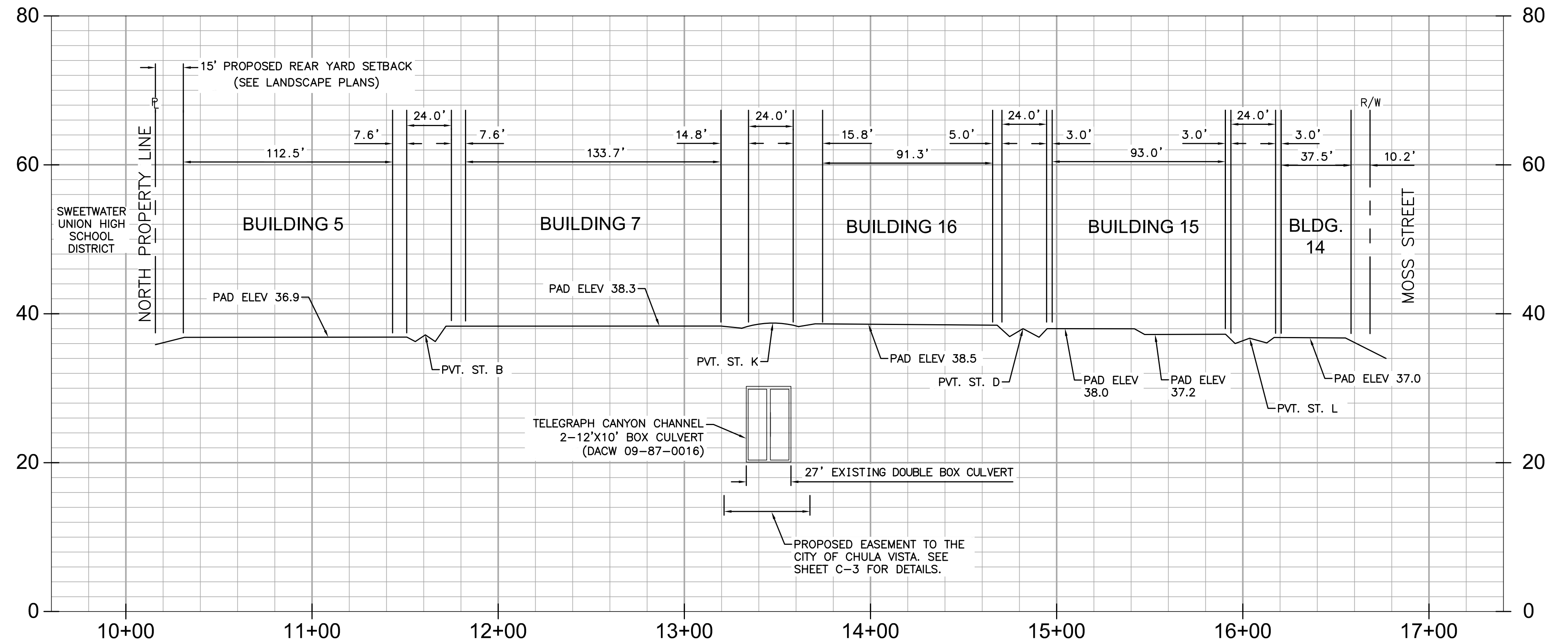
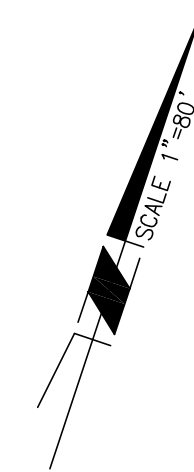
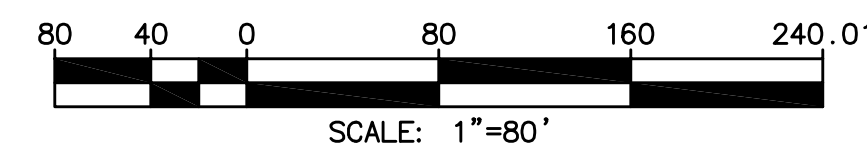
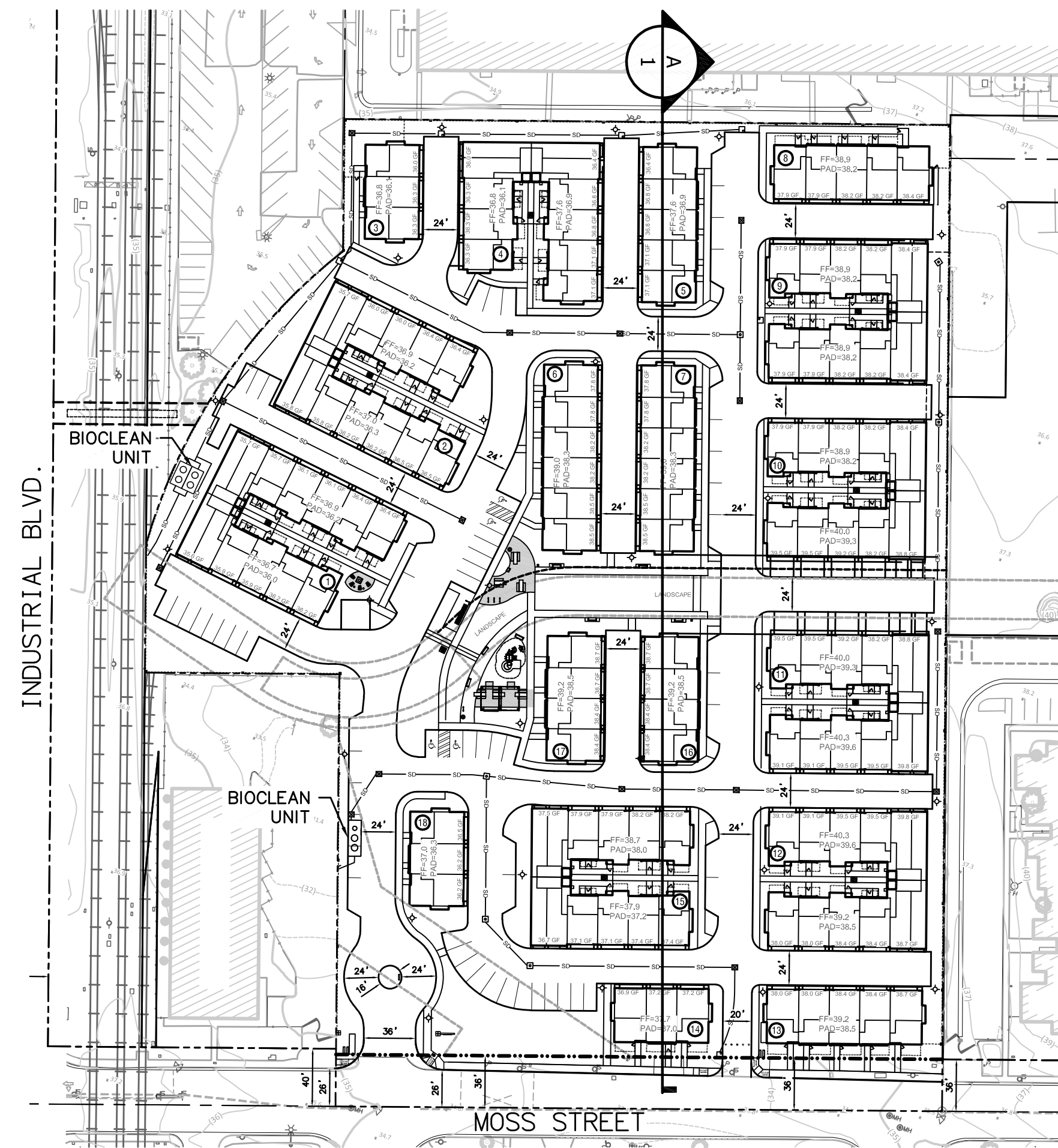
- PROPERTY LINE
- STREET CENTERLINE
- - - EX. EASEMENT
- - - PROP. EASEMENT
- Ⓟ BUILDING NUMBER
- EX. DIRECTION OF FLOW
- EX. CONTOUR
- EX. STORM DRAIN
- SD STORM DRAIN
- STORM DRAIN PIPE FLOW DIRECTION
- Ⓞ BIO-FILTRATION SYSTEM (SEE DETAIL ON SHEET C-4)
- × T/BOX TOP OF EX. BOX CULVERT
- FF FINISH FLOOR
- × FS FINISH SURFACE
- GF GARAGE FLOOR
- GB GRADE BREAK
- × FS 35.1 SPOT ELEVATION
- 0.5% FLOW DIRECTION
- Ⓞ PROP. SD CLEANOUT (SDRSD D-09)
- Ⓞ PROP. CURB INLET (SDRSD D-02)
- Ⓞ PROP. CATCH BASIN (SDRSD D-08)
- Ⓞ EX. CATCH BASIN
- PROP. MONOLITHIC CURB, GUTTER, & SIDEWALK (SDRSD G-03)
- PROP. RIBBON GUTTER

NOTE: SEE SHEET C-5 FOR WATER AND SEWER IMPROVEMENTS.

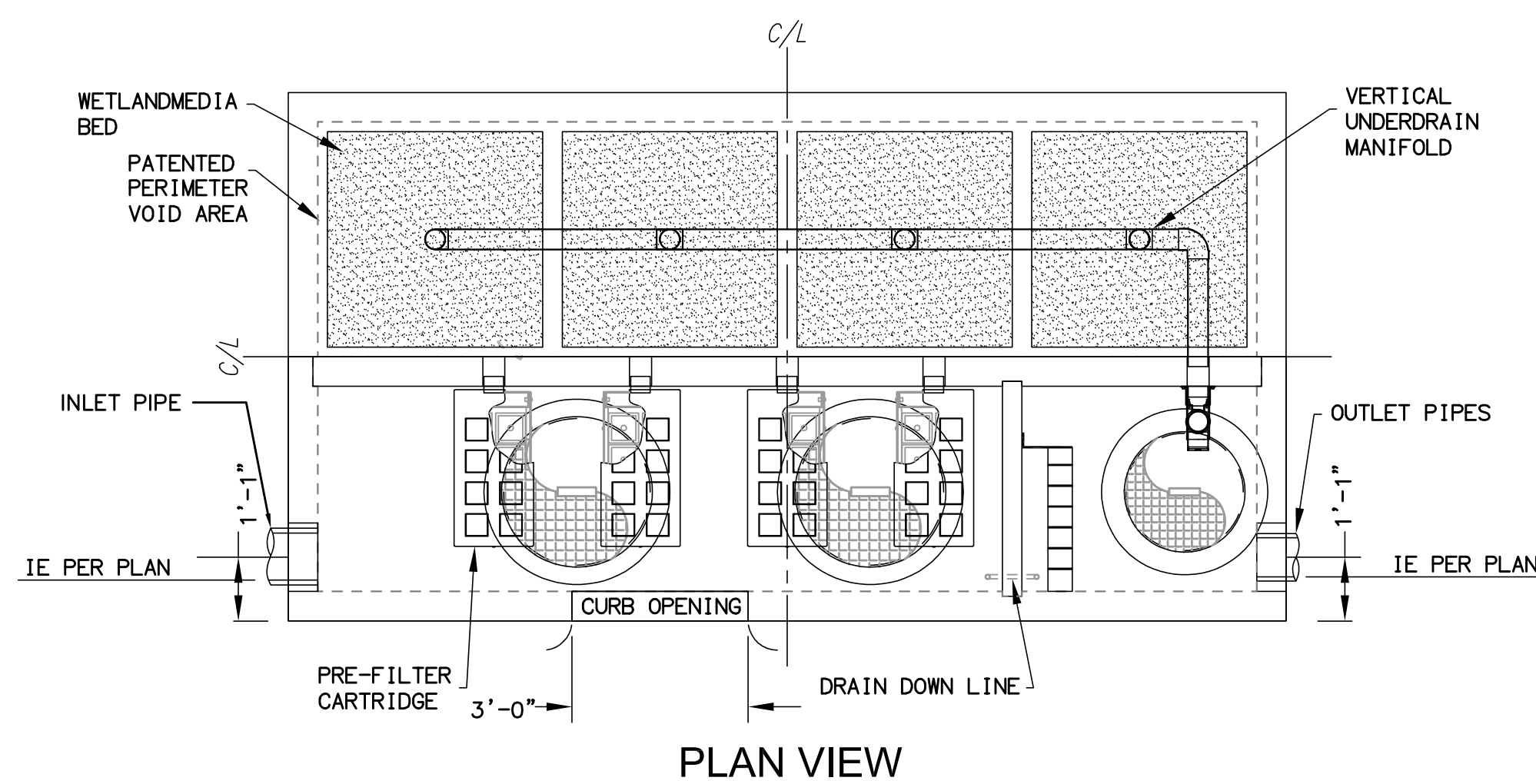


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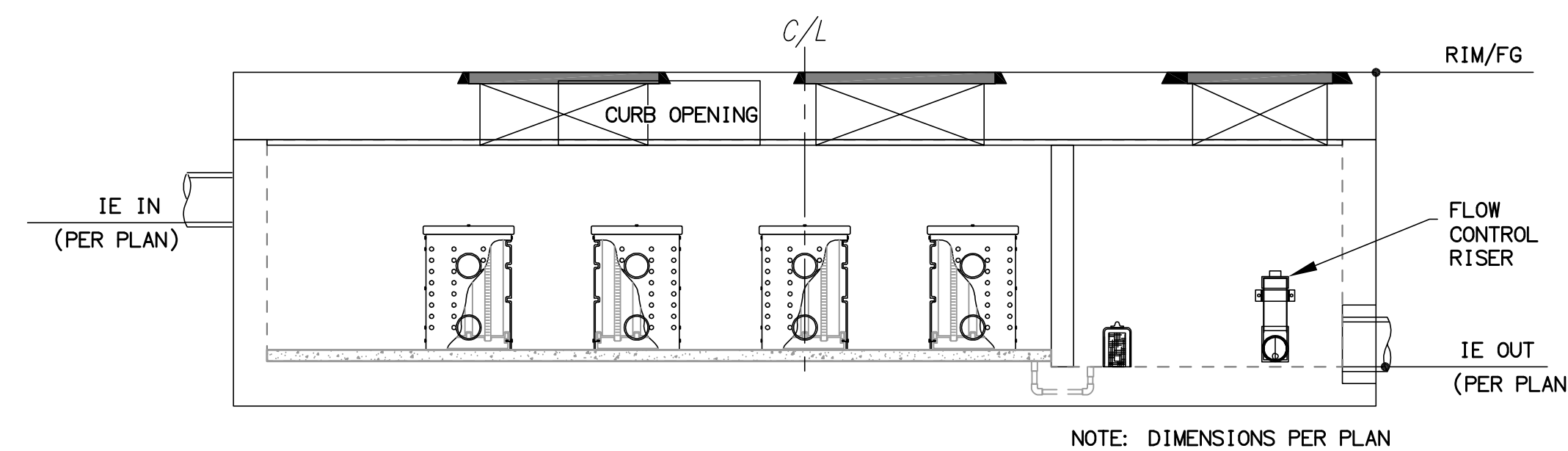
CONCEPTUAL GRADING/STORMWATER
 TENTATIVE MAP - CHULA VISTA TENTATIVE MAP NO. 18-0006
676 MOSS STREET
 CITY OF CHULA VISTA, CALIFORNIA



CROSS SECTION 'A'
 SCALE: HORIZ 1"=40'
 VERT 1"=10'

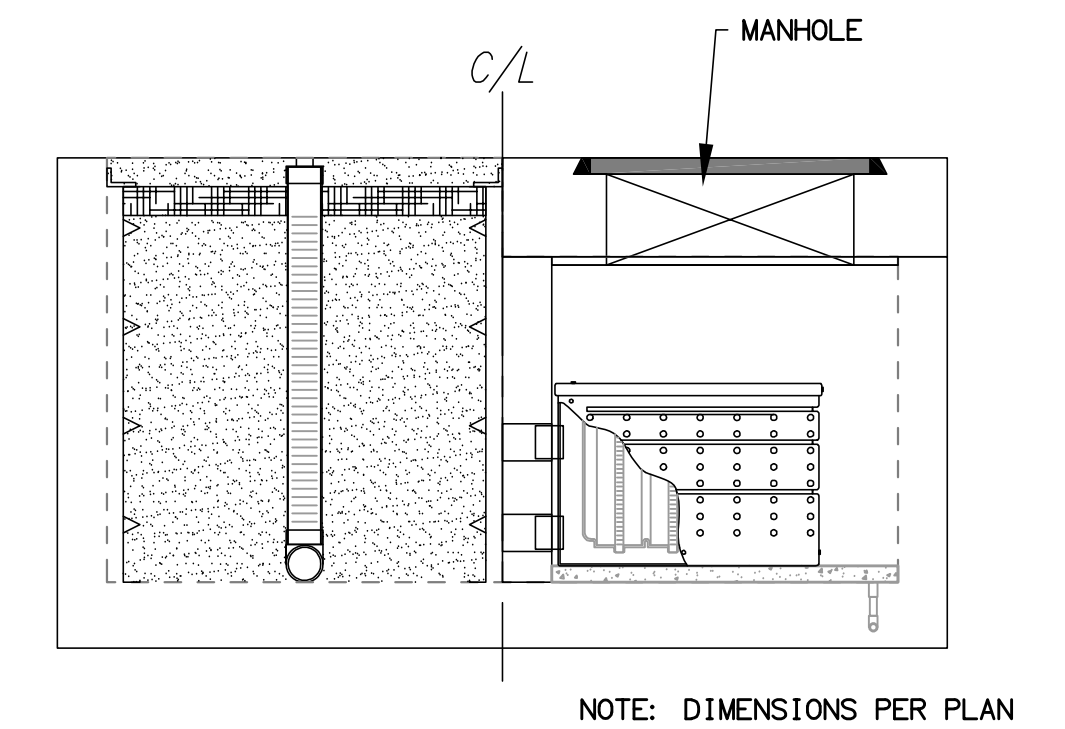


BIOCLEAN STORMWATER BIOFILTRATION SYSTEM



ELEVATION VIEW

BIOCLEAN STORMWATER BIOFILTRATION SYSTEM



LEFT END VIEW

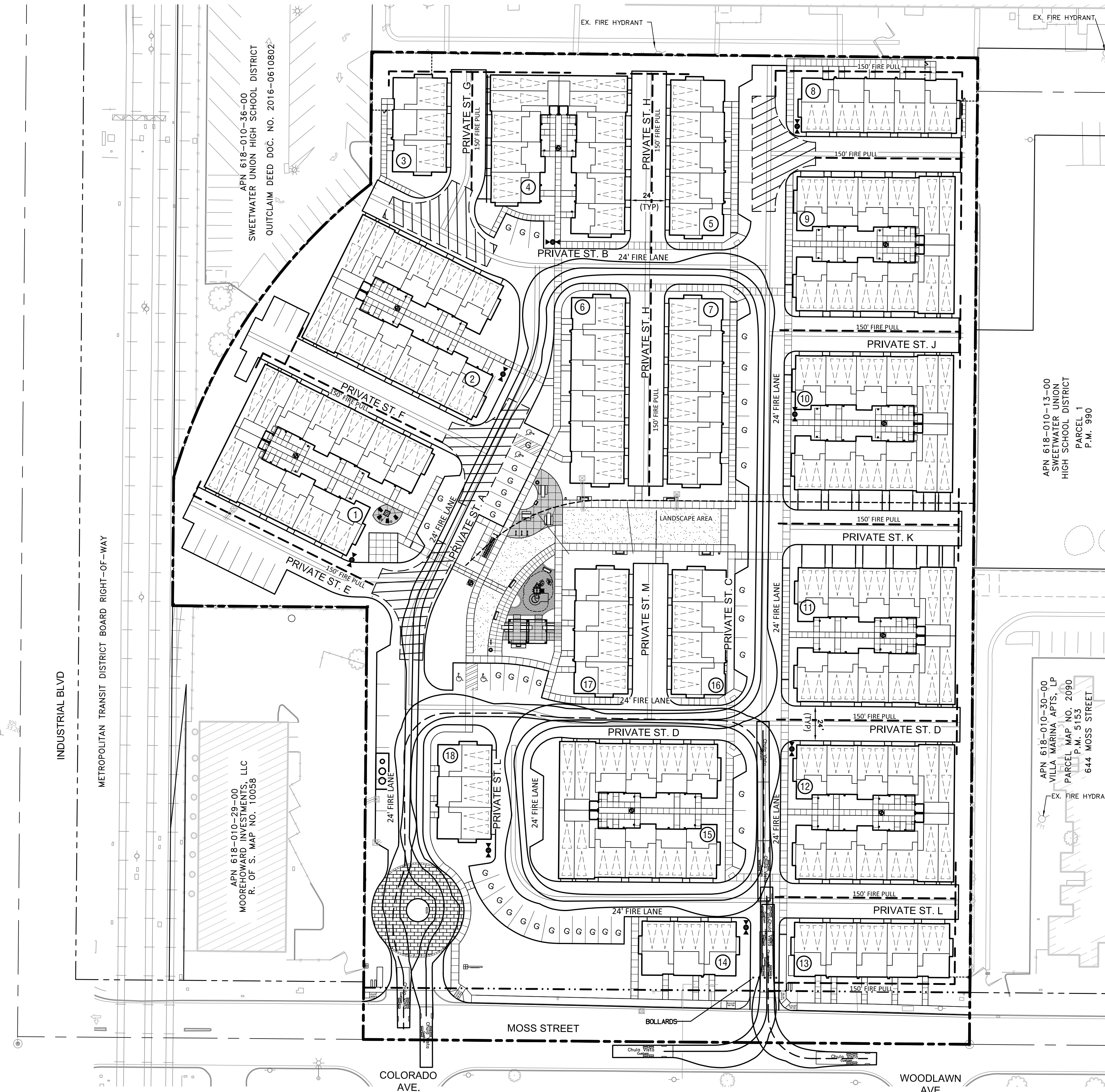
BIOCLEAN STORMWATER
 BIOFILTRATION SYSTEM

FIRE AND CIRCULATION PLAN

TENTATIVE MAP - CHULA VISTA TENTATIVE MAP NO. 18-0006

676 MOSS STREET

CITY OF CHULA VISTA, CALIFORNIA



PROJECT SUMMARY:

SITE APN: 618-010-26, 618-010-30 & 618-010-31
 TOTAL SITE AREA: 7.29 ACRES
 SEE CONCEPTUAL SITE PLAN (SHEET SP-1) FOR THE FOLLOWING INFORMATION:

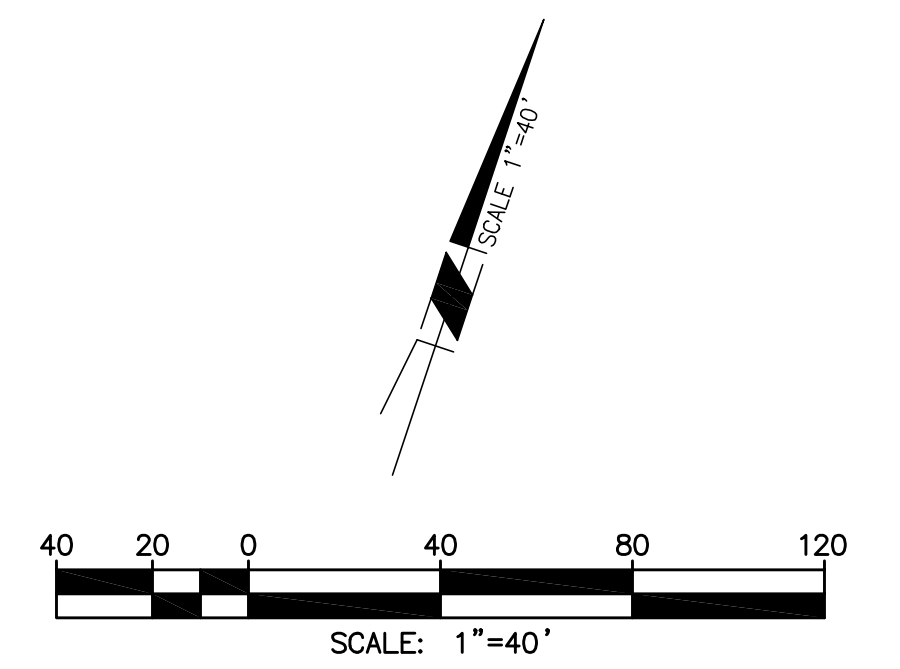
- TOTAL PROPOSED UNITS
- PARKING REQUIREMENTS
- OPEN SPACE REQUIREMENTS
- LOT COVERAGE

LEGEND:

- HANDICAP STALL (ADA)
- GUEST PARKING
- FIRE HYDRANT
- 150' FIRE PULL
- FIRE "HAMMERHEAD" TURN
- AUTO-TURN DATA FOR CITY OF CHULA VISTA FIRE LADDER TRUCK AND SOLID WASTE TRUCK (WIDTH 9'-10", TRACK 6'-10", LENGTH 41'-11")
- INDICATES DIRECTION OF PARKING GARAGE. A MINIMUM OF 24- FEET TO BE PROVIDED BEHIND GARAGE FACE FOR PULL OUT MOVEMENT.

NOTE:

- 1) FIRE ACCESS ROADS SHALL BE MARKED AS FIRE LANES IN ACCORDANCE WITH CVFD STANDARDS.
- 2) REMOVABLE BOLLARDS SHALL BE PLACED NEAR THE 20-FOOT WIDE EMERGENCY INGRESS/EGRESS TO MOSS STREET.
- 3) PROPOSED FIRE ACCESS ROAD SHALL MEET H-20 LOADING REQUIREMENTS OR SHALL BE DESIGNED FOR A TRAFFIC INDEX (T.I.) OF 5.



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