

LEGEND

PROJECT BOUNDARY
STREET CENTERLINE
LOT LINE
DIRECTION OF DRAINAGE
SLOPE (2:1 MAX., U.O.N.)
EASEMENT LINE
BUILDING

LOT 1

LOT NUMBER
EXISTING LOT NUMBER
SUBGRADE ELEVATION
FINISHED FLOOR ELEVATION
PRIVATE SEWER MAIN
PRIVATE SEWER MANHOLE
PRIVATE FIRE MAIN
PRIVATE FIRE RPDA
PRIVATE WATER MAIN
PRIVATE 4" METER AND RPDA
PRIVATE HDPE STORM DRAIN
PRIVATE STORM DRAIN CLEANOUT
PRIVATE STORM DRAIN INLET
RETAINING WALL
PROPOSED HMP TANK
PROPOSED MWS

EXISTING UTILITIES

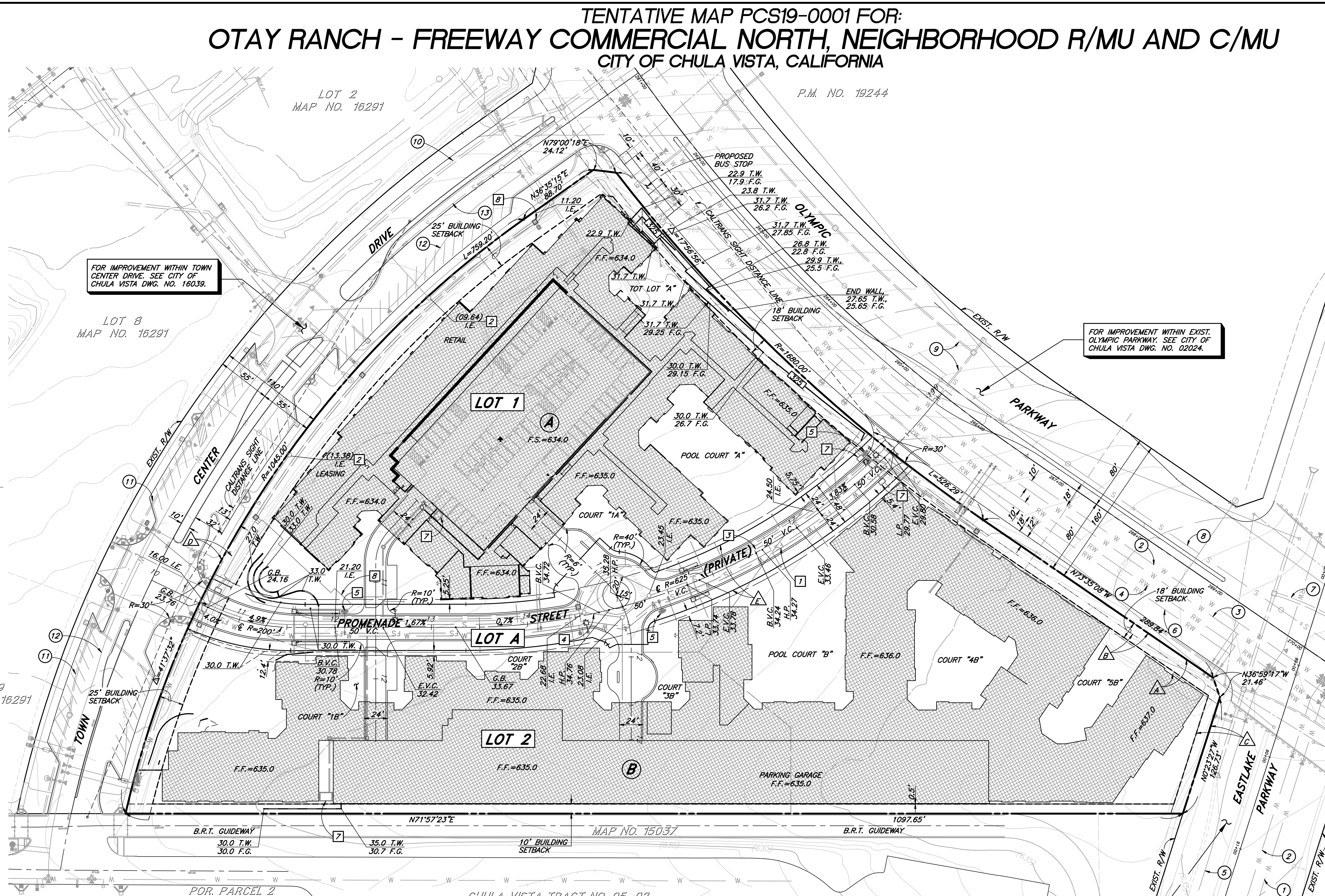
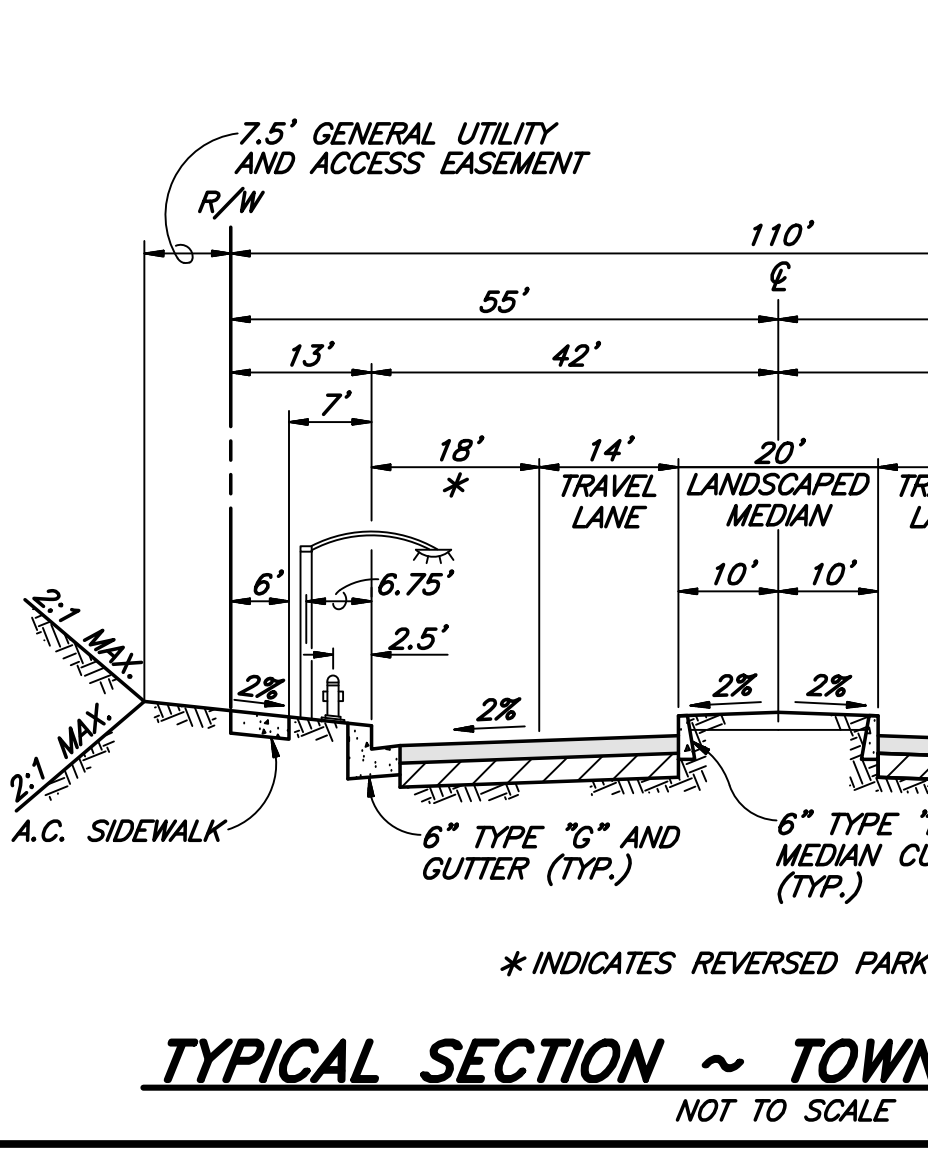
EXISTING STORM DRAIN PIPE
EXISTING TYPE "A"-4" CLEANOUT
EXISTING TYPE "B"-1" CURB INLET
EXISTING CONTOUR
EXISTING CURB AND GUTTER
EXISTING STRIPING
EXISTING GAS
EXISTING ELECTRIC
EXISTING SEWER MAIN
EXISTING WATER MAIN
EXISTING RECLAIMED WATER MAIN
EXISTING FIRE HYDRANT
EXISTING FENCE
EXISTING STREET LIGHT

LIST OF ABBREVIATIONS

EXIST. EXISTING
R/W RIGHT-OF-WAY
TYP. TYPICAL
F.G. FINISHED GRADE
T.C. TOP OF CURB
F.F. FINISHED FLOOR
S.G. SUBGRADE
AC. ACRE
P. PROPERTY LINE
C. CENTERLINE
M. MINIMUM
P.P. POWER POLE
E.P. EDGE OF PAVEMENT
D.M. DIAMETER
E.O.E. EXISTING OVERHEAD ELECTRIC
V.C.P. VITRIFIED CLAY PIPE
C.B. CATCH BASIN
L.P. LOW POINT
R.C.P. REINFORCED CONCRETE PIPE
T.W. TOP OF WALL
S.M.H. SEWER MANHOLE
G.F. GARAGE FLOOR
D.U. DWELLING UNIT
F.S. FINISHED SURFACE
C.B. CATCH BASIN
C.O. CLEANOUT
D.G. DECOMPOSED GRANITE
P.C.C. PORTLAND CEMENT CONCRETE
STA. STATION
D.W.G. DRAWING
MAX. MAXIMUM
ELEV. ELEVATION
O.C. ON CENTER
SIM. SIMILAR
ST. LT. STREET LIGHT
PVT. PRIVATE
DRIVEWAY
PKWY. PARKWAY
S.D.C.O. STORM DRAIN CLEANOUT
GTR. GUTTER
MOD. MODIFIED
S.C.O. SEWER CLEANOUT
U.O.N. UNLESS NOTED OTHERWISE
I.E. INVERT ELEVATION
C.Y. CUBIC YARD
B.W. BOTTOM OF WALL
H.P. HIGH POINT

EASEMENTS

EXIST. LANDSCAPE AND PEDESTRIAN ACCESS EASEMENTS TO THE CITY OF CHULA VISTA PER DOCUMENT RECORDED DECEMBER 17, 2002 AS FILE NO. 2002-1153501 OF OFFICIAL RECORDS.
EXIST. GENERAL UTILITY EASEMENT TO THE CITY OF CHULA VISTA PER DOCUMENT RECORDED DECEMBER 17, 2002 AS FILE NO. 2002-1153502 OF OFFICIAL RECORDS.
EXIST. LANDSCAPE BUFFER AND ACCESS EASEMENT TO THE CITY OF CHULA VISTA RECORDED MARCH 13, 2003 AS FILE NO. 2003-0283319 OF OFFICIAL RECORDS.
EXIST. GENERAL UTILITY AND ACCESS EASEMENT TO THE CITY OF CHULA VISTA RECORDED SEPTEMBER 16, 2005 AS FILE NO. 2005-0801100 OF OFFICIAL RECORDS.
PROPOSED PUBLIC ACCESS AND EMERGENCY ACCESS EASEMENT (OVER LOT 3).

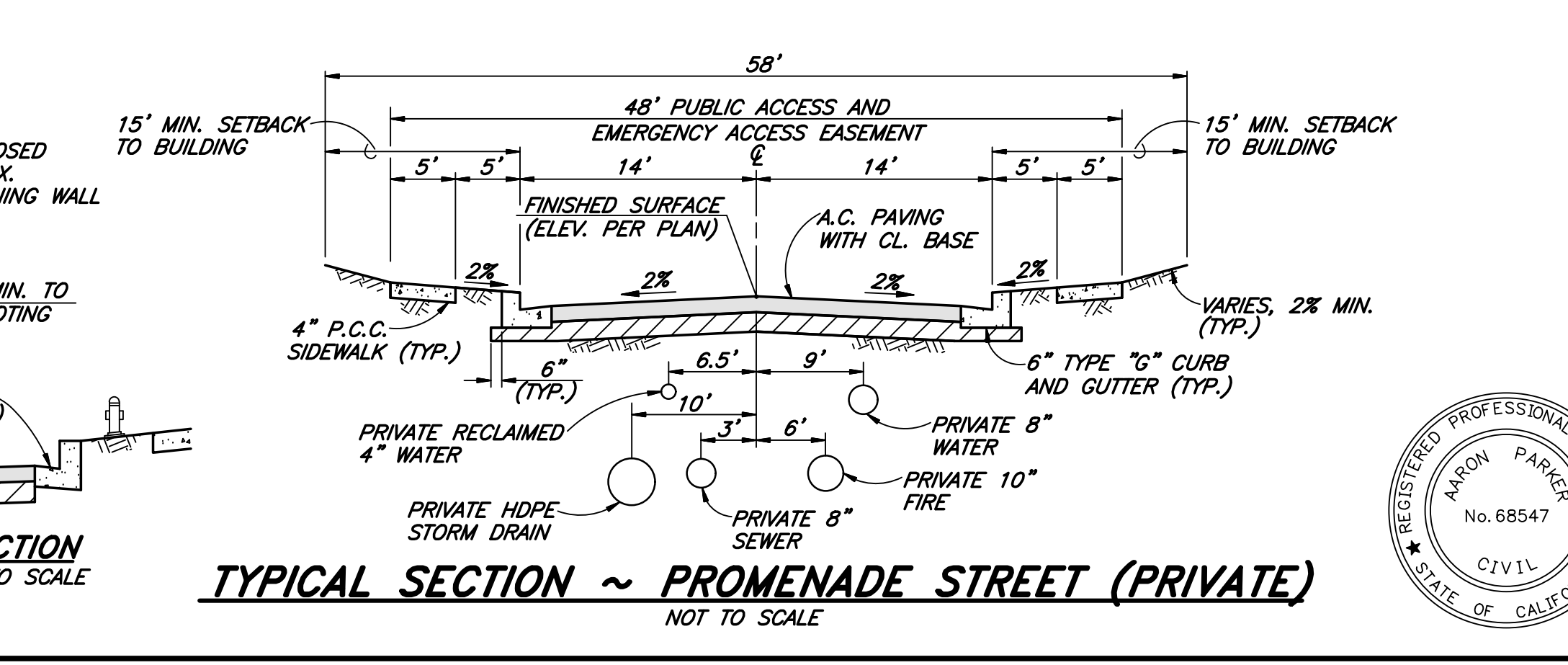
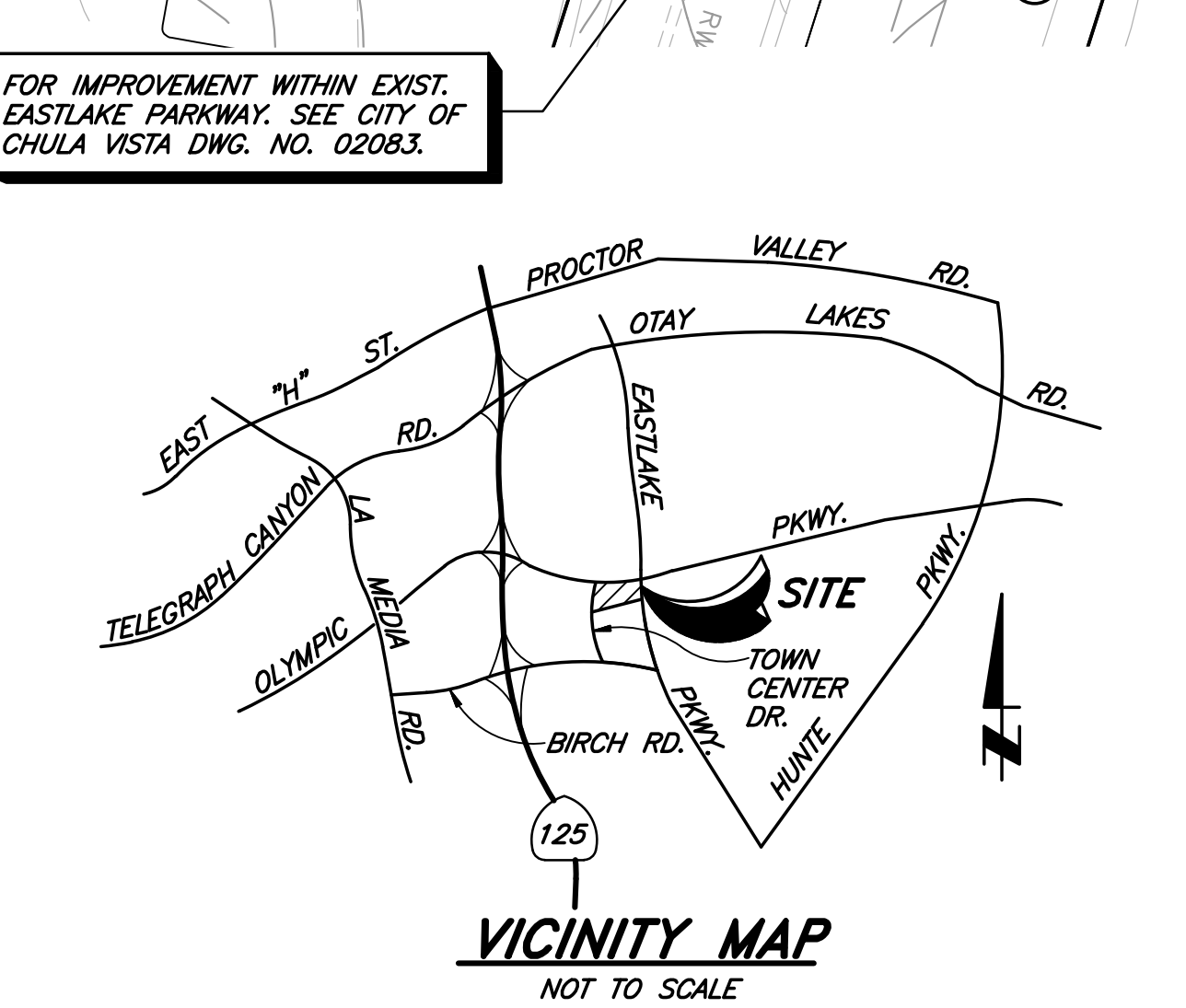


PROPOSED UTILITIES

1 6" PRIVATE WATER MAIN.
2 CONNECT TO EXIST. SEWER.
3 8" PRIVATE SEWER MAIN.
4 8" PRIVATE FIRE MAIN.
5 PRIVATE 6" F.H. ASSEMBLY.
6 PRIVATE H.D.P.E. STORM DRAIN.
7 PRIVATE PROPRIETARY MODULAR WETLAND SYSTEM.
8 PRIVATE HMP TANK (25,200 C.F.)

EXISTING UTILITIES

1 EXIST. 20" WATER MAIN PER DWG. NO. 02024 (ZONE 980).
2 EXIST. 16" WATER MAIN PER DWG. NO. 02024 (ZONE 711).
3 EXIST. 16" WATER MAIN PER DWG. NO. 02024 (ZONE 980).
4 EXIST. 12" RECLAIMED WATER MAIN PER DWG. NO. 02024 (ZONE 944).
5 EXIST. 16" RECLAIMED WATER MAIN PER DWG. NO. 02024 (ZONE 944).
6 EXIST. 20" RECLAIMED WATER MAIN PER DWG. NO. 02024 (ZONE 680).
7 EXIST. 36" STORM DRAIN PER DWG. NO. 02024.
8 EXIST. 18" SEWER MAIN PER DWG. NO. 02024.
9 EXIST. 18" STORM DRAIN PER DWG. NO. 02024.
10 EXIST. 30" STORM DRAIN PER DWG. NO. 05012.
11 EXIST. 18" STORM DRAIN PER DWG. NO. 05012.
12 EXIST. 12" WATER MAIN PER DWG. NO. 5012.
13 EXIST. 8" SEWER MAIN PER DWG. NO. 5012.



LEGAL DESCRIPTION
LOTS 3 THROUGH 5 OF CHULA VISTA TRACT NO. 15-007, OTAY RANCH PLANNING AREA 12, IN THE CITY OF CHULA VISTA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER MAP FILED AS NO. 16291, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EARTHWORK QUANTITIES
CUT: 14,100 C.Y.
FILL: 33,250 C.Y.
19,150 C.Y. IMPORT

- GENERAL NOTES**
- GROSS SUBDIVISION AREA: 10.405 AC. (453,242 S.F.).
 - TOTAL NUMBER OF EXISTING LOTS: 3.
 - TOTAL NUMBER OF PROPOSED LOTS: 3.
LOT 1 = 173,369 S.F. (3,980 AC.)
LOT 2 = 238,534 S.F. (5,476 AC.)
LOT A = 41,338 S.F. (0.949 AC.)
 - TOTAL NUMBER OF PROPOSED UNITS: 608 RESIDENTIAL (MF), 10 COMMERCIAL, 1,049 PARKING.
 - ASSESSOR PARCEL NUMBER: 643-020-88-00.
 - EXISTING/PROPOSED GENERAL PLAN DESIGNATION: FC-2.
 - EXISTING ZONING: FC-2.
 - PROPOSED ZONING: FC-2.
 - DENSITY: 58.43 DW/AC (608 UNITS/10,405 AC.).
 - PRESENT LAND USE: VACANTLAND.
 - PROPOSED LAND USE: R/MU, C/MU.
 - THIS MAP SUBSTANTIALLY CONFORMS TO THE CITY OF CHULA VISTA GENERAL PLAN, THE OTAY RANCH GENERAL DEVELOPMENT PLAN, THE OTAY RANCH VILLAGE DESIGN PLAN 2 SECTIONAL PLANNING AREA PLAN, THE OTAY RANCH FREEWAY COMMERCIAL SPA PLAN AND PLANNING AREA 12 FREEWAY COMMERCIAL-2 MASTER PRELIMINARY PLAN.
 - ALL ONSITE WATER SYSTEM SHOWN ON THIS TENTATIVE MAP IS PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. WATER SYSTEMS PROVIDED TO BE SUPPLIED BY AND CONNECTED TO OTAY WATER DISTRICT WATER MAINS.
 - ALL ONSITE STORM DRAIN SHOWN ON THIS TENTATIVE MAP IS PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SPECIFIC METHODS OF HANDLING STORM WATER ARE SUBJECT TO DETAILED APPROVAL BY THE CITY DEVELOPMENT SERVICES DEPARTMENT AT THE TIME OF SUBMISSION OF IMPROVEMENT AND GRADING PLANS. DESIGN SHALL BE ACCOMPLISHED ON THE BASIS OF THE REQUIREMENTS OF THE SUBDIVISION MANUAL. DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
 - ALL SANITARY SEWER MAINS SHOWN ON THIS TENTATIVE MAP ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEWER MAINS PROVIDED MUST BE CONNECTED TO CITY OF CHULA VISTA SEWERS. SEWER MAINS ARE 8" MINIMUM P.V.C. UNLESS SHOWN OTHERWISE.
 - EVIDENCE SHALL BE PROVIDED OF HAVING OBTAINED GRADING RIGHTS UPON ADJACENT PROPERTY WHERE REQUIRED DURING FINAL ENGINEERING.
 - STREET TREE DEPOSITS SHALL BE PAID IN ACCORDANCE WITH ORDINANCE NUMBER 1369 AND NO. 1687 OF THE CITY OF CHULA VISTA.
 - UTILITIES SHALL BE UNDERGROUND AND EASEMENTS PROVIDED AS NECESSARY.
 - SUBDIVIDER TO PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE CITY DEVELOPMENT SERVICES DEPARTMENT FOR PUBLIC RIGHT-OF-WAY.
 - SLOPE PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF CHULA VISTA LANDSCAPE MANUAL, AND/OR THE OTAY RANCH VILLAGE DESIGN PLAN.
 - GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH ORDINANCE NO. 1797 (AS AMENDED BY ORDINANCE NO. 1877) OF THE CITY OF CHULA VISTA.
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE SAN DIEGO AREA STANDARD DRAWINGS AND THE DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF CHULA VISTA.
 - FIRE HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHULA VISTA DESIGN STANDARD NO. 8. FIRE HYDRANTS AS SHOWN ON THIS MAP SHALL BE USED AS A GUIDE ONLY.
 - GRADING AND MODELS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION.
 - GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN SUBJECT TO SUBSTANTIAL CONFORMANCE APPROVAL BY THE CITY OF CHULA VISTA ENGINEERING DEPARTMENT.
 - STORM DRAIN AND SEWER SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN.
 - TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
 - PRELIMINARY GEOTECHNICAL REPORT "UPDATE GEOTECHNICAL REPORT OTAY RANCH PA-12 RETAIL CENTER CHULA VISTA, CALIFORNIA" PREPARED BY GEOCON INCORPORATED ON JULY 8, 2013, AND "UPDATE LETTER OTAY RANCH VILLAGE 12-P-12 EAST CHULA VISTA, CALIFORNIA" PREPARED BY GEOCON INCORPORATED ON NOVEMBER 11, 2017 IS INCLUDED AS PART OF THESE PLANS.
 - SOURCE OF TOPOGRAPHY: R.J. LUNG & ASSOCIATES, FLOWN: ON JANUARY 6, 2012.
 - REFER TO THE STORM WATER QUALITY MANAGEMENT PLAN PREPARED BY SB&O INC. DATED NOVEMBER 09, 2018 FOR COMPLIANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD JURISDICTIONAL PERMIT.
 - TEMPORARY TURNAROUNDS SHALL BE PROVIDED AT ALL DEAD END STREETS DURING FINAL ENGINEERING REQUIRED BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.

CONDOMINIUM NOTES
THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THIS SUBDIVISION IS APPROVED FOR A MAXIMUM OF 608 RESIDENTIAL CONDOMINIUM UNITS, 10 COMMERCIAL CONDOMINIUM UNITS, AND 1049 PARKING CONDOMINIUM UNITS.

OWNER/SUBDIVIDER
VILLAGE II TOWN CENTER, LLC
610 WEST ASH STREET, SUITE 1500
SAN DIEGO, CA 92101
619-234-4050

NICK LEE DATE

CIVIL ENGINEER
SB&O INC.
PLANNING, ENGINEERING AND SURVEYING
3990 RUFFIN ROAD, SUITE 120
SAN DIEGO, CALIFORNIA 92123
858-560-1141
858-560-1141

AARON PARKER, R.C.E. 68457 DATE

NOTE:
FOR MAPPING INFORMATION SEE SHEET 2.

GRAPHIC SCALE
50 0 50 100 150

PREPARED BY:
SB&O INC.
PLANNING ENGINEERING SURVEYING
3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
858-560-1141
858-560-1141 Fax

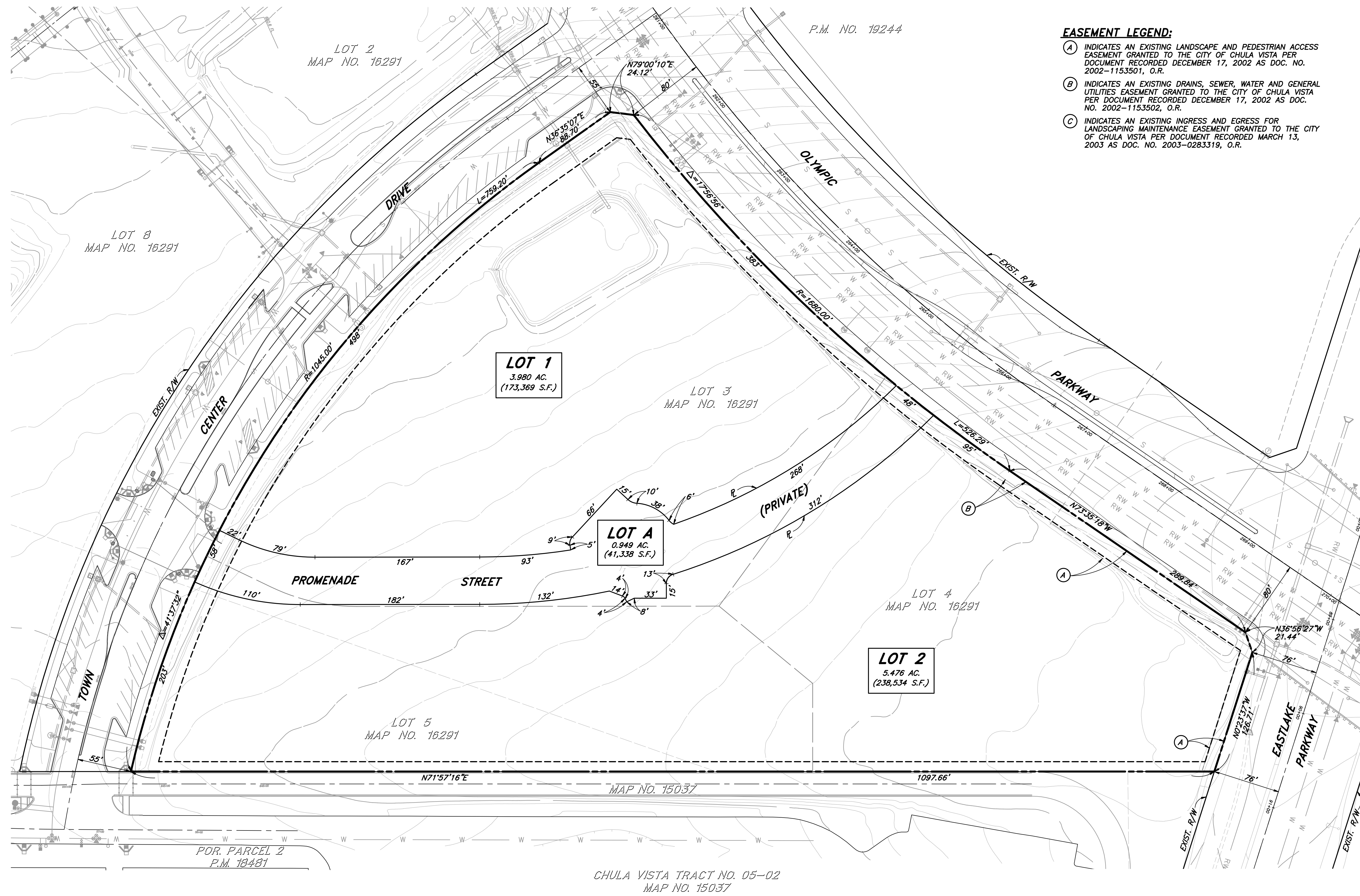
NO. REVISIONS DATE

NO.	REVISIONS	DATE
2	REVISION	4-12-19
1	REVISION	3-1-19
	ORIGINAL	12-7-18

AARON PARKER P.E. 68547 DATE 4-12-19

**TENTATIVE MAP PCS19-0001 FOR:
OTAY RANCH - FREEWAY
COMMERCIAL NORTH, NEIGHBORHOOD
R/MU AND C/MU
CITY OF CHULA VISTA, CALIFORNIA**

SHEET 1 OF 2



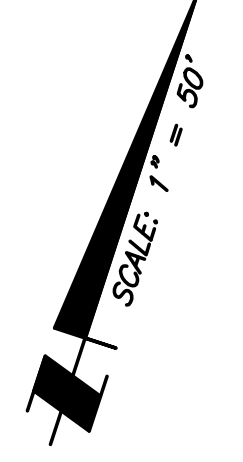
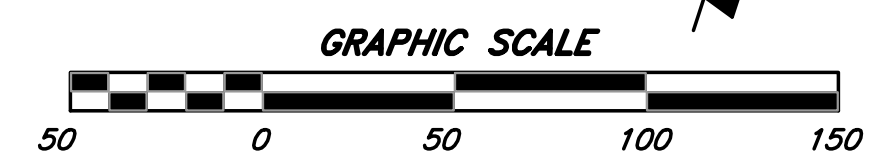
EASEMENT LEGEND:

- (A) INDICATES AN EXISTING LANDSCAPE AND PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF CHULA VISTA PER DOCUMENT RECORDED DECEMBER 17, 2002 AS DOC. NO. 2002-1153501, O.R.
- (B) INDICATES AN EXISTING DRAINS, SEWER, WATER AND GENERAL UTILITIES EASEMENT GRANTED TO THE CITY OF CHULA VISTA PER DOCUMENT RECORDED DECEMBER 17, 2002 AS DOC. NO. 2002-1153502, O.R.
- (C) INDICATES AN EXISTING INGRESS AND EGRESS FOR LANDSCAPING MAINTENANCE EASEMENT GRANTED TO THE CITY OF CHULA VISTA PER DOCUMENT RECORDED MARCH 13, 2003 AS DOC. NO. 2003-0283319, O.R.

CHULA VISTA TRACT NO. 01-11
MAP NO. 74559

CHULA VISTA TRACT NO. 05-02
MAP NO. 15037

POR. PARCEL 2
P.M. 19481



PREPARED BY:		NO.	REVISIONS	DATE
 PLANNING ENGINEERING SURVEYING 3990 Ruffin Road, Suite 120 San Diego, Ca. 92123 858-560-1141 858-560-8157 Fax				
		2	REVISION	4-12-19
 AARON PARKER P.E. 68547		1	REVISION	3-1-19
DATE 4-12-19			ORIGINAL	12-7-18
TENTATIVE MAP PCS19-0001 FOR: OTAY RANCH - FREEWAY COMMERCIAL NORTH, NEIGHBORHOOD R/MU AND C/MU CITY OF CHULA VISTA, CALIFORNIA				SHEET 2 OF 2



7/16/2019 10:02 AM Aaron Parker