

GRADING NOTES

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE APPROVED PLANS AND APPROVED REVISIONS. ANY CHANGES OR REVISIONS THEREFROM SHALL BE APPROVED BY THE CITY ENGINEER AND MITIGATION MONITOR PRIOR TO ANY REQUEST FOR INSPECTION.
2. ALL GRADING SHALL BE INSPECTED AND TESTED BY OR UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER. THE SOILS ENGINEER SHALL INSPECT THE EXCAVATION, AND SHALL OBSERVE AND TEST THE PLACEMENT, AND COMPACTION OF FILL AND BACKFILL AND COMPACTION OF TRENCHES.
3. THE CONTRACTOR SHALL PROPERLY GRADE ALL EXCAVATED SURFACES TO PROVIDE POSITIVE DRAINAGE AND PREVENT PONDING OF WATER.
4. ALL AREAS TO BE FILLED SHALL BE PREPARED PRIOR TO FILLING, AND FILL SHALL BE PLACED IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE SOILS REPORT.
5. CUT AND FILL SLOPES SHALL BE CUT AND TRIMMED TO THE FINISHED GRADE TO PRODUCE SMOOTH SURFACES AND UNIFORM CROSS SECTIONS.
6. IF THERE ARE EROSION SCARS ON EXISTING SLOPES WHICH OTHERWISE WOULD NOT BE ELIMINATED BY THE PROPOSED GRADING, THESE SCARS ARE TO BE ELIMINATED BY TRIMMING, FINE GRADING AND PLANTING.
7. ALL TREES, BRUSH, GRASS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE COLLECTED, PILED OR OTHERWISE DISPOSED OF OFF THE SITE BY THE CONTRACTOR SO AS TO LEAVE THE AREAS THAT HAVE BEEN CLEARED WITH A NEAT AND FINISHED APPEARANCE FREE FROM UNSIGHTLY DEBRIS.
8. SUBDRAIN LOCATIONS SHOWN ARE APPROXIMATE AND ARE RECOMMENDED FOR ALL SIGNIFICANT FILL CANYONS. THE ACTUAL LOCATION AND EXTENT OF SUBDRAINS SHALL BE DETERMINED BY THE GEOTECHNICAL CONSULTANT AT THE TIME OF CONSTRUCTION.
9. THE SOILS REPORT TITLED (SOILS REPORT TITLE & DATE) FROM (FIRM NAME) SHALL BE CONSIDERED TO BE PART OF THIS GRADING PLAN. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN SAID REPORT.
10. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND SHOWN FOR GENERAL INFORMATION ONLY.
11. WHERE GRADING DOES NOT OCCUR, ALL EXISTING PLANT MATERIAL IS TO BE PROTECTED IN PLACE. NO CONSTRUCTION EQUIPMENT WILL BE ALLOWED TO TRAVEL THROUGH AND DAMAGE ANY OF THESE AREAS. ALL AREAS TO BE RETAINED IN A NATURAL CONDITION SHALL BE FENCED UNDER THE DIRECTION OF THE PROJECT BIOLOGIST. CONTRACTOR WILL BE RESPONSIBLE TO REPAIR ANY AND ALL DAMAGE/IMPACTS TO THESE AREAS.
12. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER OF WORK AS-BUILT PLANS FOR ALL NEW IMPROVEMENTS AND GRADING SHOWN ON THESE PLANS FOR SUBMITTAL TO THE CITY ENGINEER FOR APPROVAL IN ACCORDANCE WITH SECTION 15.04.140 OF THE CHULA VISTA MUNICIPAL CODE.
13. IN THE CASE OF CONFLICTS, THE REQUIREMENTS OF THE EARTHWORK, SPECIFICATIONS PREPARED FOR THE PROJECT BY THE SOILS ENGINEER SHALL GOVERN THE REQUIREMENTS OF THIS PLAN AND THESE NOTES AND THESE PLANS SHALL BE REVISED ACCORDINGLY.

NOTICE
ALL FIRE HYDRANTS AND HARD SURFACES ACCESS MUST BE IN PLACE BEFORE COMBUSTIBLE MATERIALS ARE DELIVERED TO THE SITE.

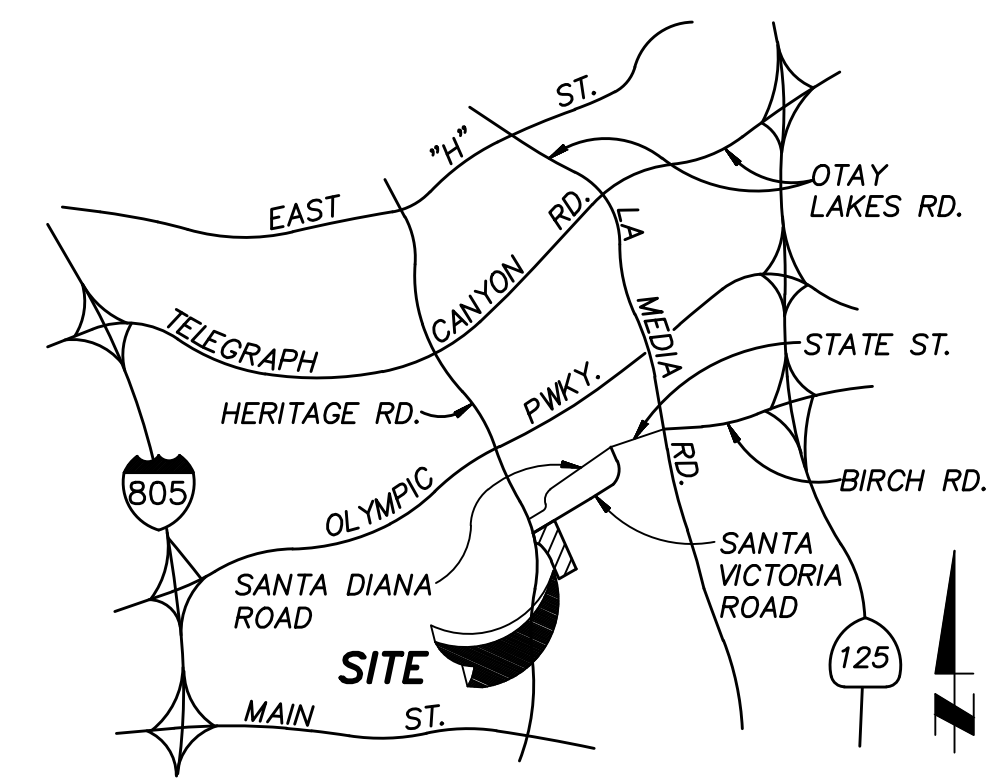
DIG ALERT NOTICE
IMPORTANT NOTICE
SECTION 4215/4217 OF THE GOVERNMENT CODE REQUIRES THAT A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. PER YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG.



UTILITY NOTE
ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE PLOTTED FROM RECORD DATA AT THEIR APPROXIMATE LOCATIONS. UNDERGROUND FACILITIES MAY EXIST WHICH HAVE NOT BEEN REPORTED OR ARE NOT OF RECORD. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PERTINENT UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.

"ENGINEER AS-BUILT CERTIFICATE"
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS (SHEET ----- THROUGH SHEETS -----) HAVE BEEN INSTALLED AND CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE SAID PLANS, ALL APPROPRIATE STANDARDS AND ANY DISCRETIONARY APPROVAL(S) FOR THE PROJECT.
SIGNED: _____ DATE: _____
PRINTED NAME: _____ P.E. No. _____
DISCIPLINE: _____ MY REGISTRATION EXPIRES: _____

**PRECISE GRADING PLANS FOR:
OTAY RANCH VILLAGE 2 R-25(A) - TOWNHOMES
CITY OF CHULA VISTA, CALIFORNIA**



VICINITY MAP
NOT TO SCALE
THOMAS BROTHERS PG. 1331, GRID D-2
2006 EDITION

LIST OF ABBREVIATIONS

Table with 4 columns: EXIST., R/W, TYP., F.G., etc. and their corresponding descriptions like EXISTING RIGHT-OF-WAY, FINISHED GRADE, etc.

LEGAL DESCRIPTION

LOT 8 OF CHULA VISTA TRACT 12-05 OTAY RANCH VILLAGE 2, SOUTH "A" MAP NO. 1 IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16112.

ASSESSOR'S PARCEL NUMBER

644-313-52-00 AND 644-313-29-00

OWNERS

NAME: SUNRANCH CAPITAL PARTNERS LLC AND VILLAGE II OF OTAY HB SUB.
ADDRESS: 610 W. ASH STREET, SUITE 1500 SAN DIEGO, CA. 92101
PHONE: (619) 234-4050

APPLICANT

NAME: BALDWIN AND SONS
ADDRESS: 610 W. ASH STREET, SUITE 1500 SAN DIEGO, CA. 92101
PHONE: (619) 234-4050

SHEET INDEX

- 1-3 TITLE SHEET, KEY MAP, NOTES, DETAILS AND TYPICAL SECTIONS
4-13 PRECISE GRADING PLANS TOWNHOMES
14-27 NOT A PART OF THESE PLANS
28 ADA PATH OF TRAVEL

WORK TO BE DONE

THE WORK TO BE DONE CONSISTS OF THE ITEMS INDICATED UNDER THE "LEGEND" SHOWN BELOW, AND IS TO BE DONE IN ACCORDANCE WITH THESE PLANS AND THE FOLLOWING LIST OR PRINTED MATERIALS AS CURRENTLY ADOPTED BY THE CITY OF CHULA VISTA CITY COUNCIL INCLUDING THE FOLLOWING:

- 1. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREENBOOK") AND REGIONAL SUPPLEMENT AMENDMENTS (TO THE GREENBOOK), LATEST EDITION.
2. COUNTY OF SAN DIEGO AREA REGIONAL STANDARD DRAWINGS, LATEST EDITION.
3. CITY OF CHULA VISTA STANDARD SPECIAL PROVISIONS (TO THE GREENBOOK), LATEST EDITION.
4. DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF CHULA VISTA, LATEST EDITION.
5. CALIFORNIA BUILDING CODE (C.B.C.), LATEST EDITION.
6. CALIFORNIA STORMWATER QUALITY ASSOCIATION (C.A.S.Q.A.) BEST MANAGEMENT PRACTICE HANDBOOK, LATEST EDITION.
7. WATER AGENCIES STANDARDS SPECIFICATIONS FOR WATER, RECYCLED WATER AND SEWER FACILITIES, LATEST EDITION.

ALL REFERENCES ARE TO BE MADE PART OF THESE PLANS. ANY CHANGES OR REVISIONS THEREFROM, SHALL BE APPROVED BY THE CITY ENGINEER, OR HIS DESIGNEE, PRIOR TO ANY REQUEST FOR INSPECTION.

LEGEND ~ PROPOSED

Legend table with columns: DESCRIPTION, STD. DWG. NO., and SYMBOL. Lists items like PROJECT BOUNDARY, CURB AND GUTTER, PROPOSED CONTOUR, etc.

LEGEND ~ EXISTING

Legend table with columns: DESCRIPTION, SYMBOLOGY, and SYMBOL. Lists existing features like EXISTING ELEVATION, EXISTING PROPERTY LINES, EXISTING CONTOUR, etc.

BUILDING SCHEDULE table with columns: BUILDING TYPE, QUANTITY, LIVING SQ. FT., GARAGE SQ. FT., PATIO/BALCONY SQ. FT., TOTAL, and NUMBER OF TH PER BUILDING.

BUILDING DATA "TOWNHOMES" table with columns: BUILDING TYPE, OCCUPANCY CLASSIFICATION, TYPE OF CONSTRUCTION, NO. OF STORIES, FIRE SPRINKLERED, and NO. OF BEDROOMS.

UNIT SCHEDULE table with columns: UNIT, TYPE, Unit SQ. FT., Garage SQ. FT., QUANTITY, PERCENT, and TOTAL SQ. FT.

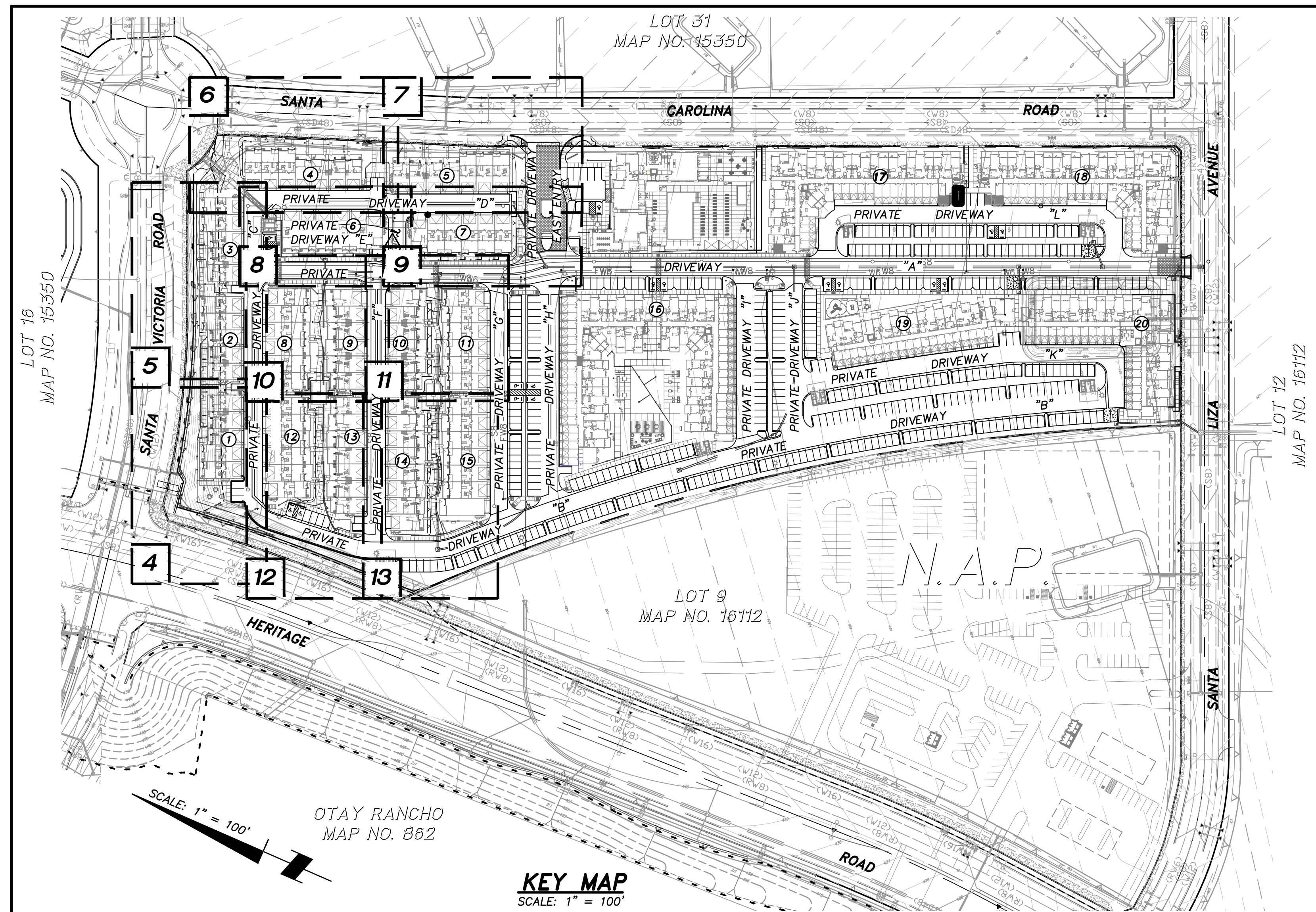
UNIT TABULATION "TOWNHOMES" table with columns: BUILDING #, ADDRESS, BUILDING TYPE, PHASE #, SEWER BACKFLOW, PAD CONDITION, EXPANSION CLASS, FOUNDATION CATEGORY, and EXPANSION INDEX.



SB&O INC.
PLANNING ENGINEERING SURVEYING
3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
858-560-1141
858-560-8157 Fax

CONSTRUCTION RECORD table with columns: CONSTRUCTION RECORD, REFERENCES, REVISIONS, DATE, APP'D, BENCHMARK, SCALE, DESIGNED BY, DRAWN BY, CHECKED BY, SUBMITTED, APPROVED, etc.

OTAY RANCH VILLAGE 2 ~ R-25(A) ~ TOWNHOMES



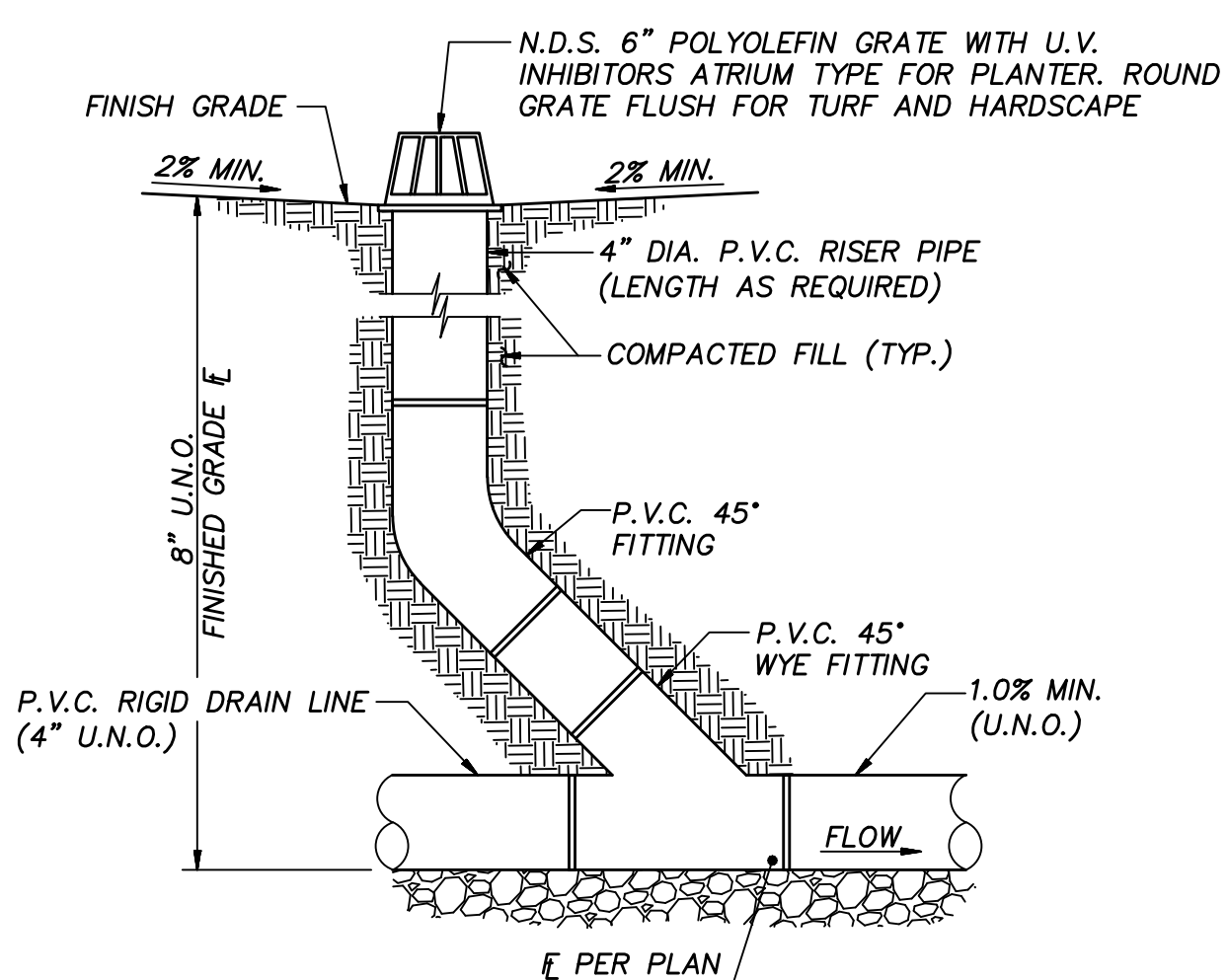
KEY MAP
SCALE: 1" = 100'

KEY MAP LEGEND

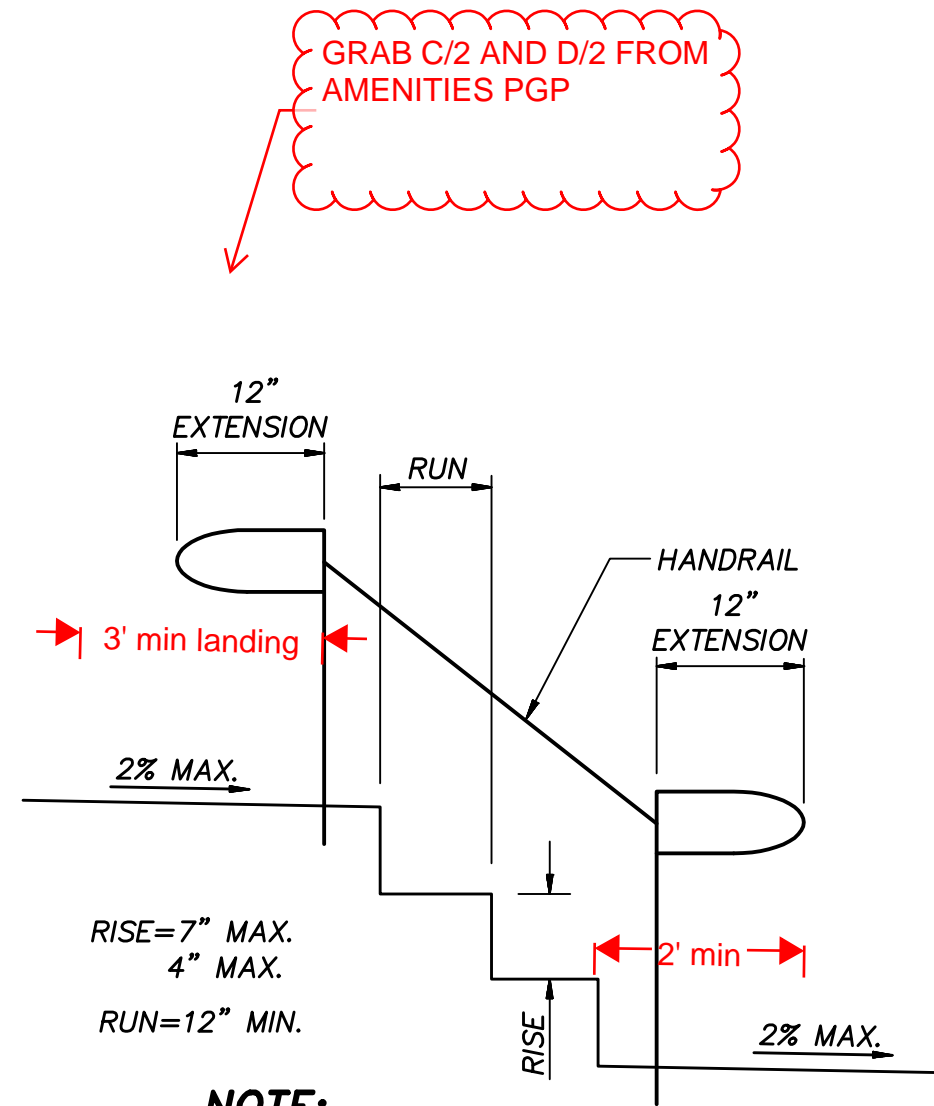
- SHEET LIMITS
- SHEET NUMBER
- SUBDIVISION BOUNDARY

SHEET INDEX

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A
2
DETAIL ~ AREA DRAIN
NOT TO SCALE



NOTE:

1. RISERS AND HANDRAILS CONSTRUCTED PER SDSRD M-24, M-25, M-26 TO MEET CBC REQUIREMENTS 1011, 1014, AND 1115A.
2. STAIRWAYS MUST HAVE A HANDRAIL IF THE STAIRWAY HAS TWO OR MORE RISERS.

B
2
DETAIL ~ EXTERIOR STAIR
NOT TO SCALE

NOTIFICATIONS

1. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORD, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN HEREON, HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UNDERGROUND SERVICE ALERT (PHONE 1-800-422-4133) TWO (2) WORKING DAYS IN ADVANCE OF ANY EXCAVATION FOR THE MARK OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.
FOR ANY QUESTIONS REGARDING THE MARK OUT OF UNDERGROUND UTILITIES, THE CONTRACTOR SHOULD CONTACT THE RESPECTIVE UTILITY COMPANY:
STREET LIGHT OR SIGNAL LIGHT CONDUIT CITY OF CHULA VISTA (619) 397-6163
SEWER OR STORM DRAIN CITY OF CHULA VISTA VERIFICATION (619) 691-5024 NOTIFICATION (619) 397-6000
GAS & ELECTRIC SAN DIEGO GAS & ELECTRIC CO. 1-800-227-2600 (619)230-7800
WATER OTAY WATER DISTRICT (619) 670-2222
SWEETWATER AUTHORITY (619) 420-1413
TELEPHONE PACIFIC BELL (619) 266-4683
TELEVISION COX CABLE OF SAN DIEGO/CHULA VISTA CABLE (619) 263-9251 (619) 476-0177
ULTRONICS & WORLDWIDE SATELLITE (619) 422-0776
2. CONTRACTOR SHALL NOTIFY THE CITY ENGINEER'S OFFICE (PHONE 619-585-5737) AND THE MITIGATION MONITOR AT THE DEVELOPMENT SERVICES DIVISION (PHONE 619-691-5101) 48 HOURS (2 WORKING DAYS) PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.
3. THE CONTRACTOR SHALL GIVE 24 HOURS (ONE WORKING DAY) NOTICE ON CALLS FOR INSPECTION. PHONE: 619-397-6128.
4. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL AT CONTRACTOR'S EXPENSE.

GENERAL NOTES

1. STORM DRAINS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIZES, LOCATIONS, AND TYPE OF SEWER AND DRAINAGE FACILITIES, OR ANY SURFACE IMPROVEMENTS WITHIN FUTURE STREET RIGHTS-OF-WAY SHOWN ON THESE PLANS. SEPARATE APPROVALS AND PERMITS FOR THESE SHALL BE REQUIRED IN CONJUNCTION WITH IMPROVEMENT PLANS.
2. WRITTEN PERMISSION SHALL BE OBTAINED FOR ANY OFF-SITE GRADING.
3. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS REQUIRED TO PROTECT ADJACENT PROPERTIES DURING GRADING OPERATIONS. ANYTHING DAMAGED OR DESTROYED SHALL BE REPLACED OR REPAIRED TO CONDITION EXISTING PRIOR TO GRADING.
4. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REVERENCE, AND/OR PRESERVE ALL HISTORICAL PROPOSED IMPROVEMENTS; AND IF DESTROYED, A LANDS SURVEYOR, OR A CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING SHALL REPLACE SUCH MONUMENTS WITH THE APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LANDS SURVEYOR ACT. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE DEVELOPER/CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
5. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
6. ALL FLOWS SHOWN ARE FOR 50-YEAR STORM, EXCEPT AS NOTED.
7. ALL SEDIMENTATION BASINS, OUTLET PIPES AND DITCHES ARE PRIVATE UNLESS OTHERWISE NOTED AND HAVE NOT BEEN REVIEWED FOR ADEQUACY BY THE CITY ENGINEERING DEPARTMENT.
8. THE OWNER MUST OBTAIN AN EXCAVATION PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (D.O.S.H.) FOR CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER INTO WHICH A PERSON IS REQUIRED TO DESCEND; SAID PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT BY THE CITY OF CHULA VISTA.
9. GRADING EQUIPMENT SHALL NOT USE OR BLOCK TRAFFIC LANES DURING GRADING ACTIVITY. TRUCK OPERATIONS IN AND OUT OF CONSTRUCTION AND STAGING AREAS SHALL BE CONTROLLED AS REQUIRED BY THE CITY. TRUCK AND EQUIPMENT ROUTES IN AND OUT OF THE SITE, SHALL BE APPROVED BY THE CITY PRIOR TO START OF WORK, AT THE END OF THE WORKING DAY, STREETS SHALL BE CLEANED OF DIRT AND CONSTRUCTION DEBRIS TO THE SATISFACTION OF THE CITY INSPECTOR AND THE MITIGATION MONITOR.
10. DUST GENERATED BY CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOCAL DUST CONTROL, ANY REQUIREMENTS OF ANY MITIGATION MONITORING PROGRAMS, AND UNIFORM BUILDING CODE (UBC) REQUIREMENTS, WHICH INCLUDE DUST CONTROL MEASURES FOR CONSTRUCTION SITES. DUST REDUCING MEASURES SHALL INCLUDE, BUT NOT LIMITED TO, REGULAR WATERING OF GRADED SURFACES AND RESTRICTION OF ALL CONSTRUCTION VEHICLES AND EQUIPMENT TO TRAVEL ALONG ESTABLISHED AND REGULARLY WATERED ROADWAYS AT SPECIFIED SPEEDS.

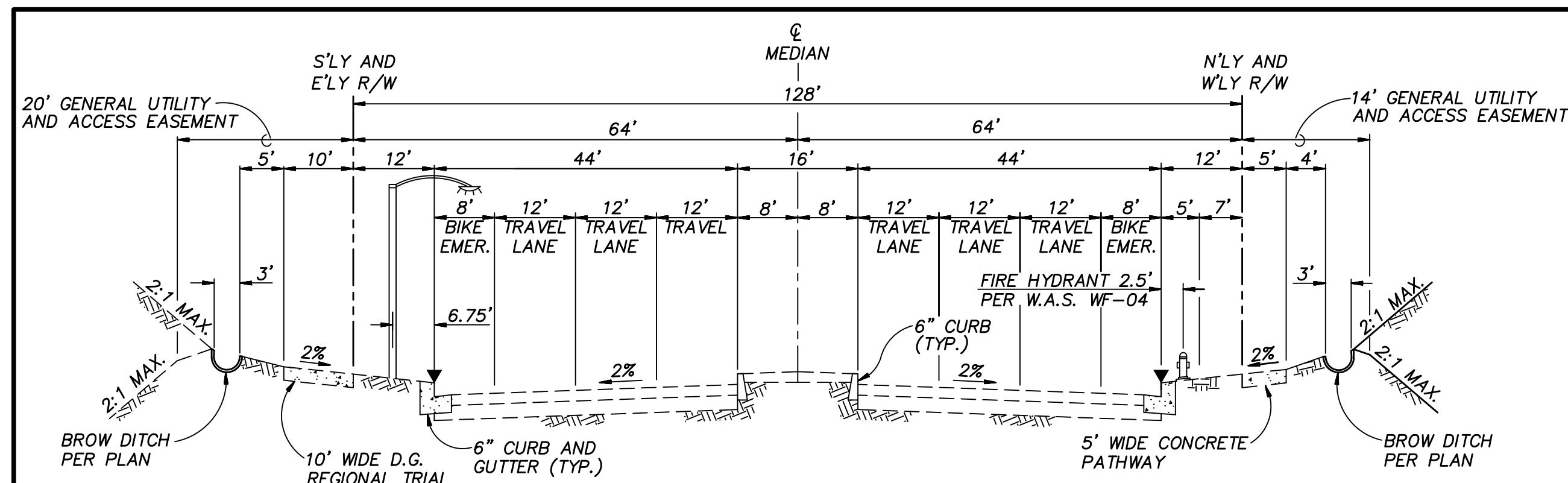
SPECIAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES SHOWN HEREON AND BALANCING THE EARTHWORK ONSITE. IF DISCREPANCIES ARISE, THE ENGINEER OF WORK SHALL PROVIDE AREAS OF ADJUSTMENT TO THE CONTRACTOR. WHERE TRENCHES ARE WITHIN EASEMENTS, STREETS, OR 10' OF ANY BUILDING, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF WORK BY A QUALIFIED SOILS ENGINEER WHICH INDICATE THAT THE TRENCH BACKFILL WAS COMPACTED UNDER THE OBSERVATION OF THE SOILS ENGINEER AND IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER AT (858) 560-1141.
3. THE PALEONTOLOGICAL MONITOR SHALL BE PRESENT DURING THE GRADING OF THE PLEISTOCENE SAN DIEGO FORMATION (TSD) ON THE SITE. THE MONITOR SHALL HAVE THE AUTHORITY TO TEMPORARILY DIRECT, DIVERT, OR HALT GRADING TO ALLOW RECOVERY OF FOSSIL REMAINS.
4. THE CONTRACTOR SHALL UNCOVER ALL UTILITIES THAT MAYBE JOINED, CROSSED, OR PARALLELED TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATION PRIOR TO ANY CONSTRUCTION. ANY CONFLICT OR DISCREPANCY SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION; OTHERWISE THE CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR ANY ADDITIONAL CONSTRUCTION OR RELOCATION COSTS.
5. ALL FILL AREAS, WHICH ARE FENCED, SHALL REMAIN FENCED. TEMPORARY AND/OR FINAL FENCING SHALL BE PROVIDED AS SHOWN ON THE PLANS.
6. ALL APPROVED GEOTEXTILE ENGINEERING FABRIC SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
7. A 6" MINIMUM THICKNESS BEDDING BLANKET UNDERDRAIN BY A LAYER OF GEOTEXTILE (MIRAFI 700X OR EQUIVALENT) SHALL BE CONSTRUCTED BENEATH ALL RIP RAP. THE BEDDING BLANKET SHALL MEET THE FOLLOWING SPECIFICATIONS:
a) FRACTION PASSING THE NO. 3/8 IN. STANDARD SIEVE SHALL BE 100% BY WEIGHT.
b) ANY SOURCE OF ON-SITE MATERIAL DEEMED SUITABLE BY THE SOILS ENGINEER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, MAINTAINING, RELOCATING, AND OR REMOVAL OF EXISTING UTILITIES.
9. THE CONTRACTOR SHALL REPLACE ALL DESTROYED OR DAMAGED SURFACE IMPROVEMENTS WITH IMPROVEMENTS EQUAL OR SUPERIOR.
10. ALL CONTOURS AND ELEVATIONS SHOWN HEREON REPRESENT FINISH GRADE. CONTRACTOR SHALL MAKE THE APPROPRIATE ALLOWANCES FOR PAVEMENT SUBGRADE, PAD UNDERCUT, AND UTILITY TRENCHING.
11. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL PROPOSED CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS AND THE CITY OF CHULA VISTA.
12. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
13. THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THE STATE OF CALIFORNIA SAFETY ORDERS.
14. WALLS. THE HEIGHT OF EACH MASONRY COARSE MAY FORCE THE CONTRACTOR TO BUILD THE RETAINING WALL SLIGHTLY HIGHER THAN THE ELEVATIONS SHOWN ON THE PLANS. THE CONTRACTOR SHALL NOT INSTALL THE TOP-OF-WALL ANY LOWER THAN THE ELEVATIONS SHOWN ON THE PLAN.
15. HE CONTRACTOR SHALL DETERMINE RETAINING WALL FOOTING ELEVATIONS BASED ON THE RETAINING WALL STRUCTURAL DETAILS. FOOTING ELEVATIONS ARE NOT PROVIDED. WALL QUANTITIES ARE BASED ON BOTTOM-OF-WALL ELEVATIONS.
16. DEEPEENED FOOTING LOCATIONS ARE SHOWN HERE SYMBOLICALLY AT LOCATIONS WHERE THE EXISTING GRADE AGAINST THE BUILDING MUST BE LOWER THAN 8" BELOW THE FINISHED FLOOR. DEEPEENED FOOTING DEPTHS, DESIGN AND STEP LOCATIONS SHALL ALWAYS BE DICTATED BY THE STRUCTURAL ENGINEER'S FOUNDATION PLANS. FURTHERMORE, THE FOUNDATION PLANS MAY CALL FOR ADDITIONAL DEEPEENED FOOTING LOCATIONS THAT ARE NOT SHOWN HERE.
17. "ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN."
18. WHERE LOCAL STATIC WATER PRESSURE IS IN EXCESS OF 80 PSI, PROVIDE AN APPROVED PRESSURE REGULATOR PER REQUIRED LOT. PRESSURE REGULATOR INSTALLED AT PRIVATE MAIN SERVICE AND METER.

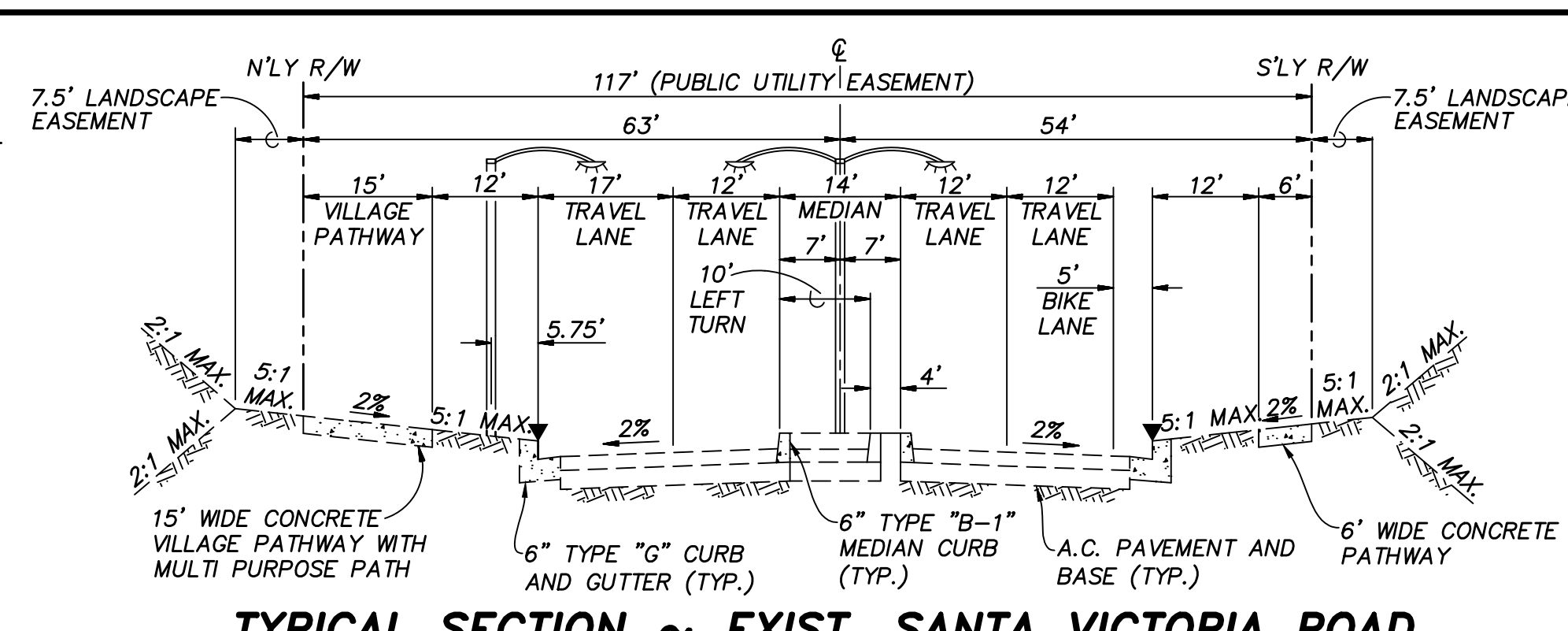


AS BUILT		<p>PLANNING ENGINEERING SURVEYING 3990 Ruffin Road, Suite 120 San Diego, Ca. 92123 858-560-1141 858-560-8157 Fax</p>
Signature AARON PARKER	Date: P.E. No. 68547	
Printed Name	Discipline: CIVIL	
My Registration Expires 9-30-21		

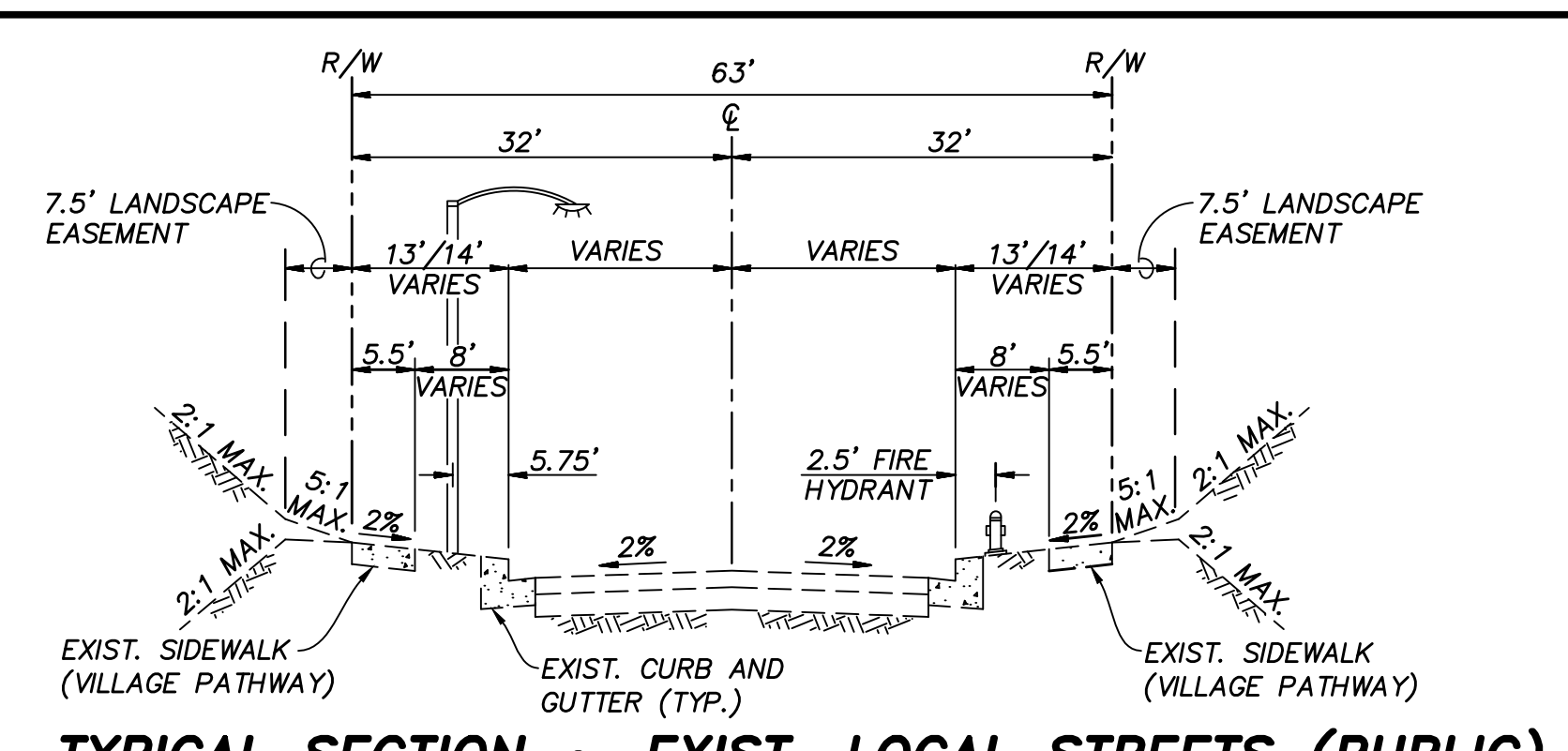
CONTRACTOR:	REFERENCES: 06020, 06033, 06035, 06049, 14024, 14031, 14038, 20035	By: SB&O	REVISIONS: REVISE STORM DRAIN AND CURB ELEV. 9/22/21	Date: 9/22/21	BENCHMARK: DESCRIPTION: BRASS DISC MKD. "SO CITY ENGR." IN 3/4" IRON PIPE 0.5 MI SLY OF INTX LA MEDIA RD. & BIRCH RD SO SIDE OF GRAVEL RD. 225'+- W OF GATE TO A.V.R. TRACKING STA. 154'- E OF METAL GATE. OPT. #344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '88)	SCALE: HORIZONTAL 1" = 100' VERTICAL N/A	Designed By: J.S.	Drawn By: T.P.	Checked By: A.P.	Submitted: _____	Approved: _____	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO. _____
INSPECTOR:										By: _____	For the City Engineer	CITY OF CHULA VISTA TRACT NO. BR20-0131	W.O. No. PG-972
DATE COMPLETED:												OTAY RANCH VILLAGE 2 R-25(A)	-02



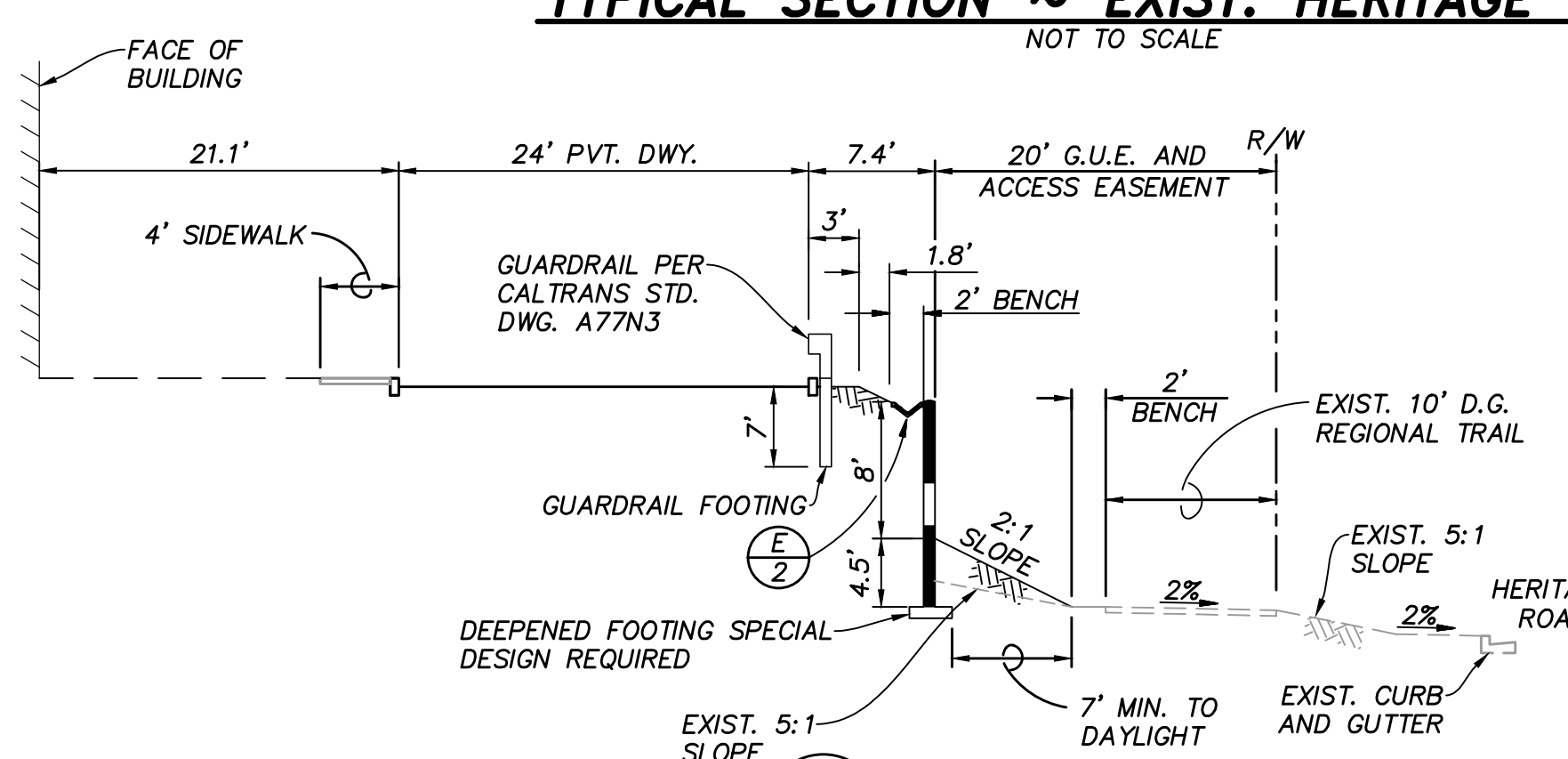
TYPICAL SECTION ~ EXIST. HERITAGE ROAD
NOT TO SCALE



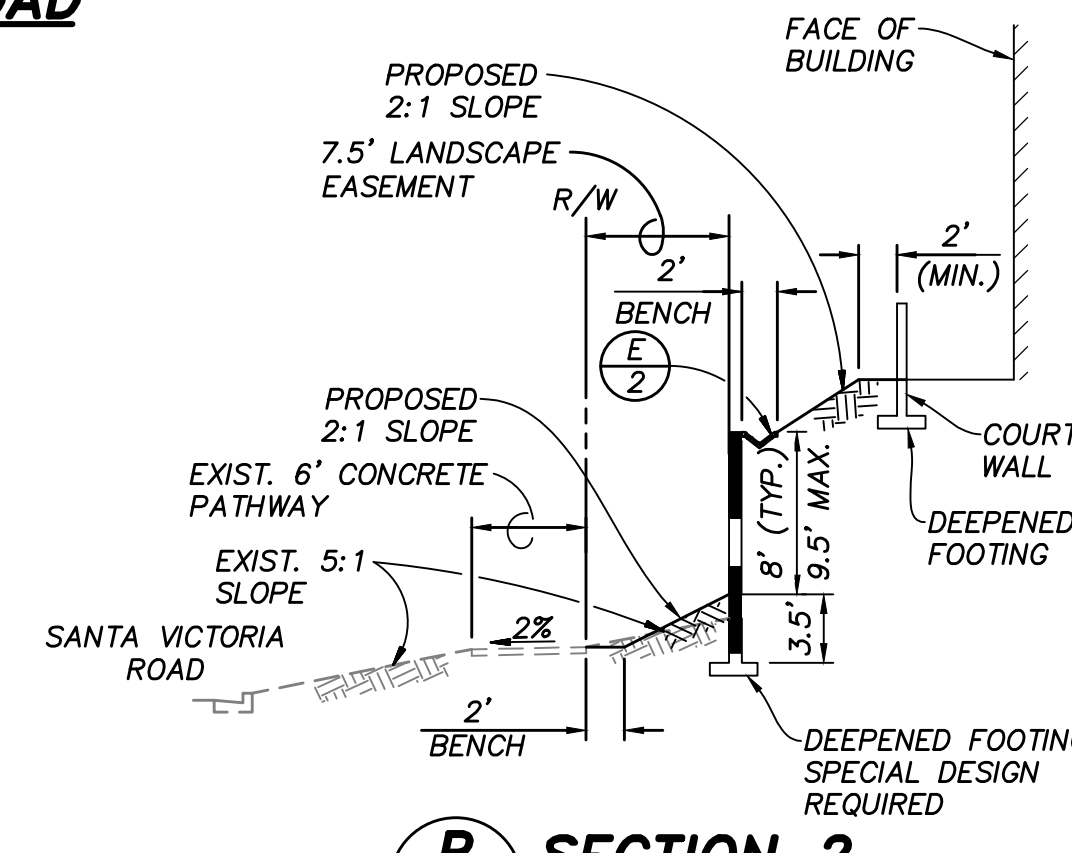
TYPICAL SECTION ~ EXIST. SANTA VICTORIA ROAD
NOT TO SCALE



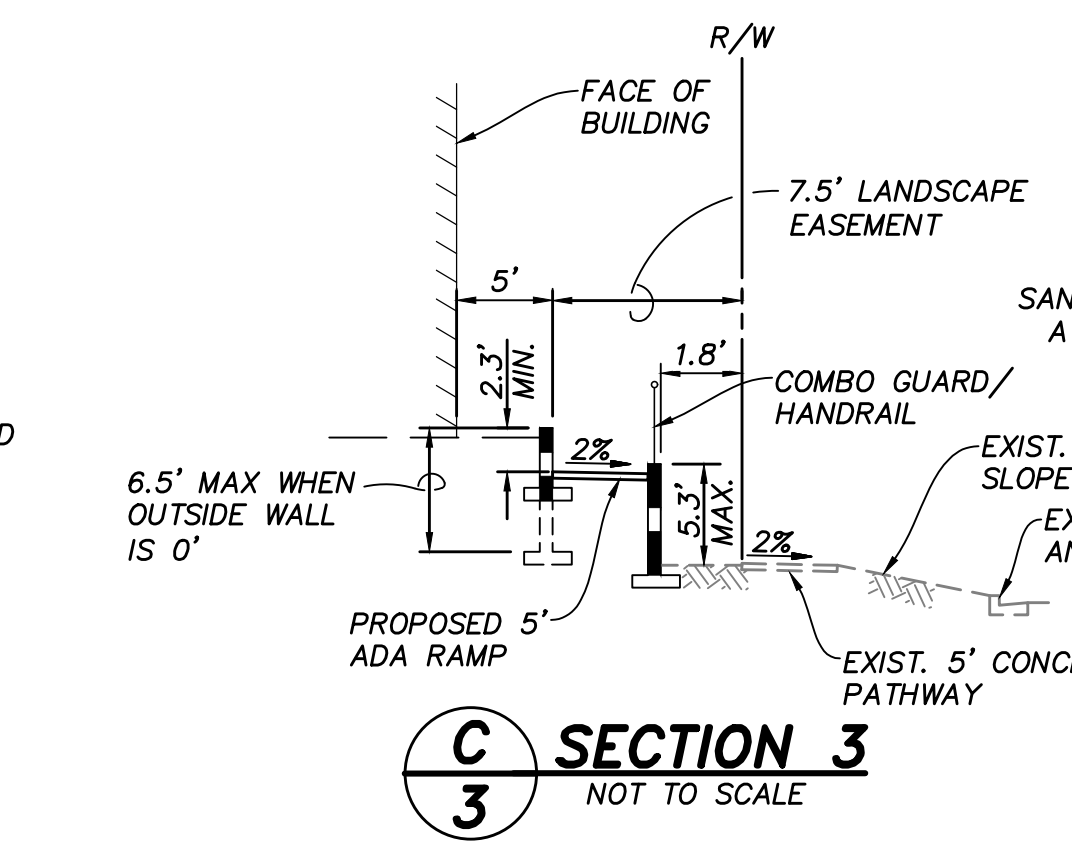
TYPICAL SECTION ~ EXIST. LOCAL STREETS (PUBLIC)
NOT TO SCALE



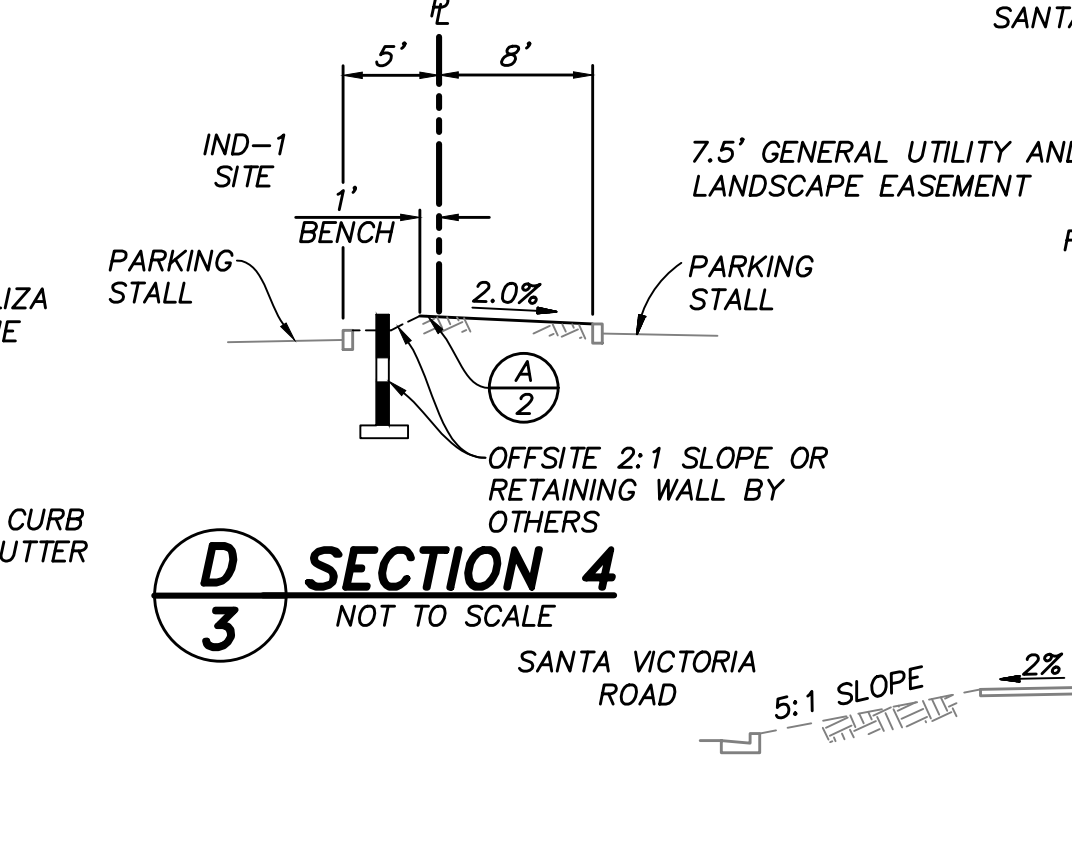
SECTION 1
NOT TO SCALE



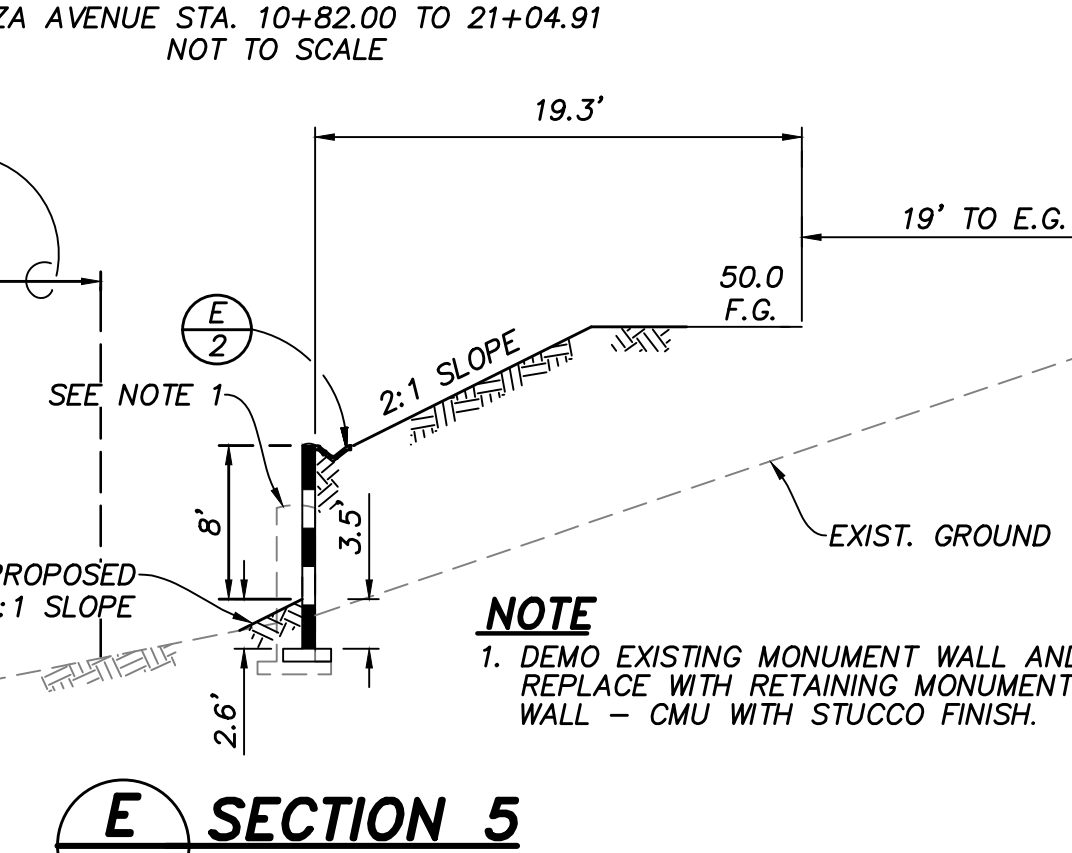
SECTION 2
NOT TO SCALE



SECTION 3
NOT TO SCALE

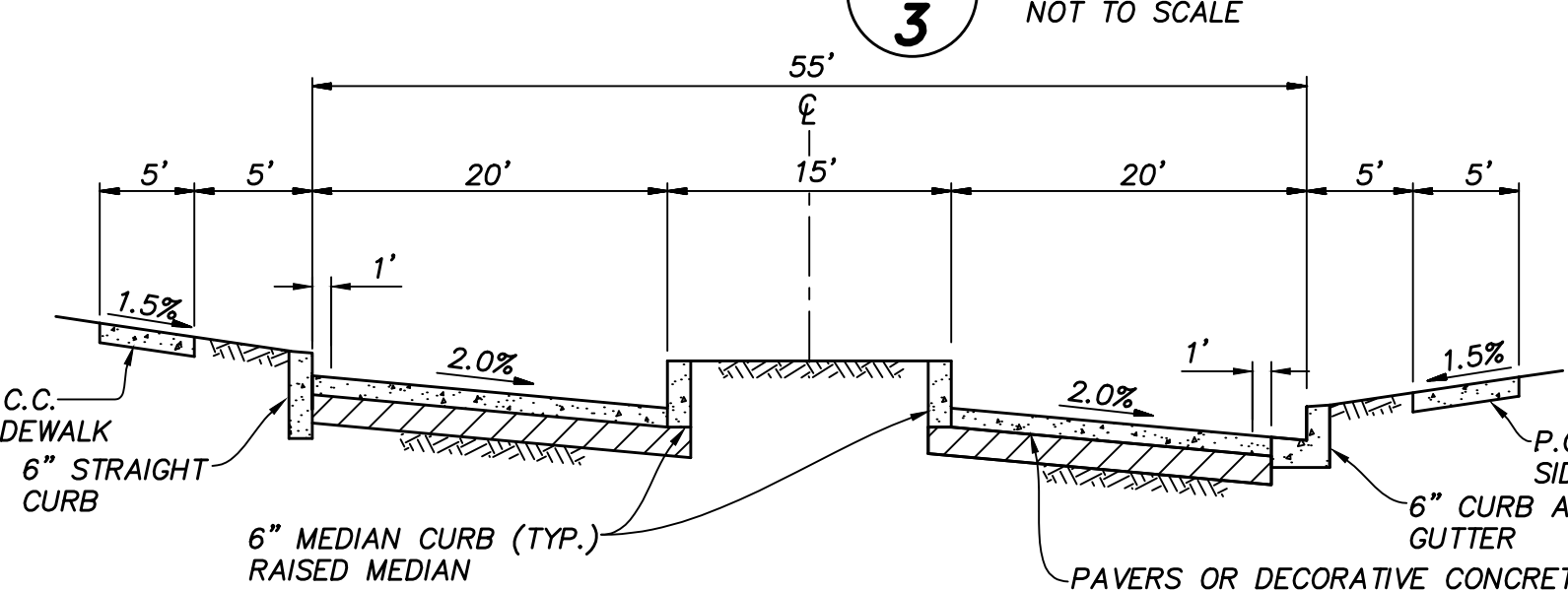


SECTION 4
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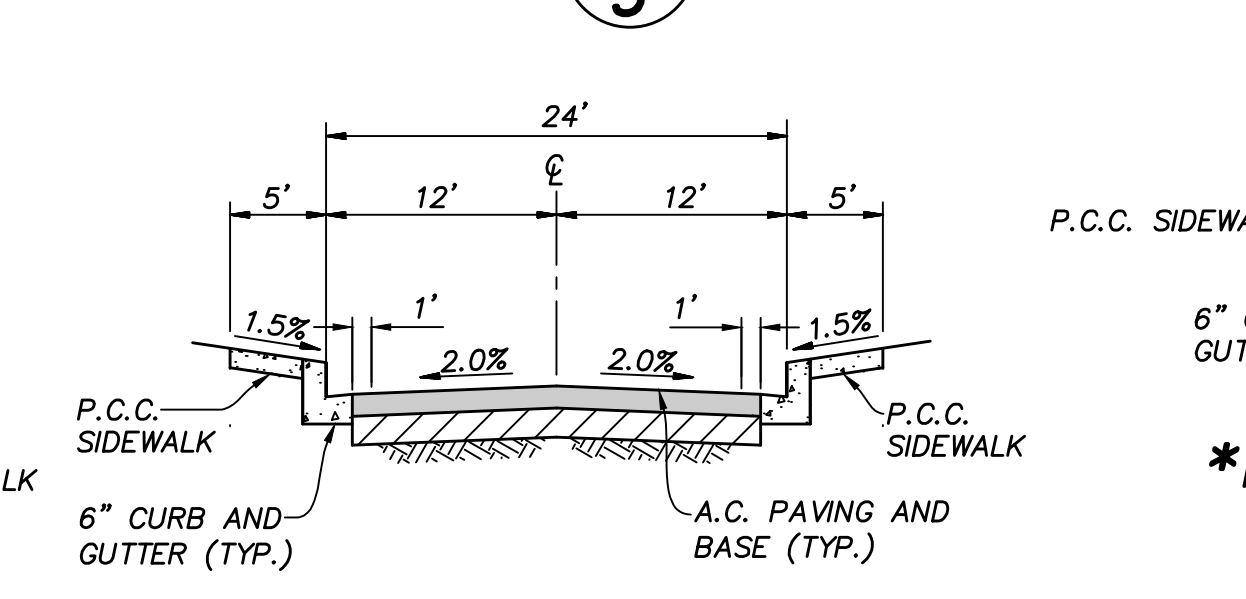


SECTION 5
NOT TO SCALE

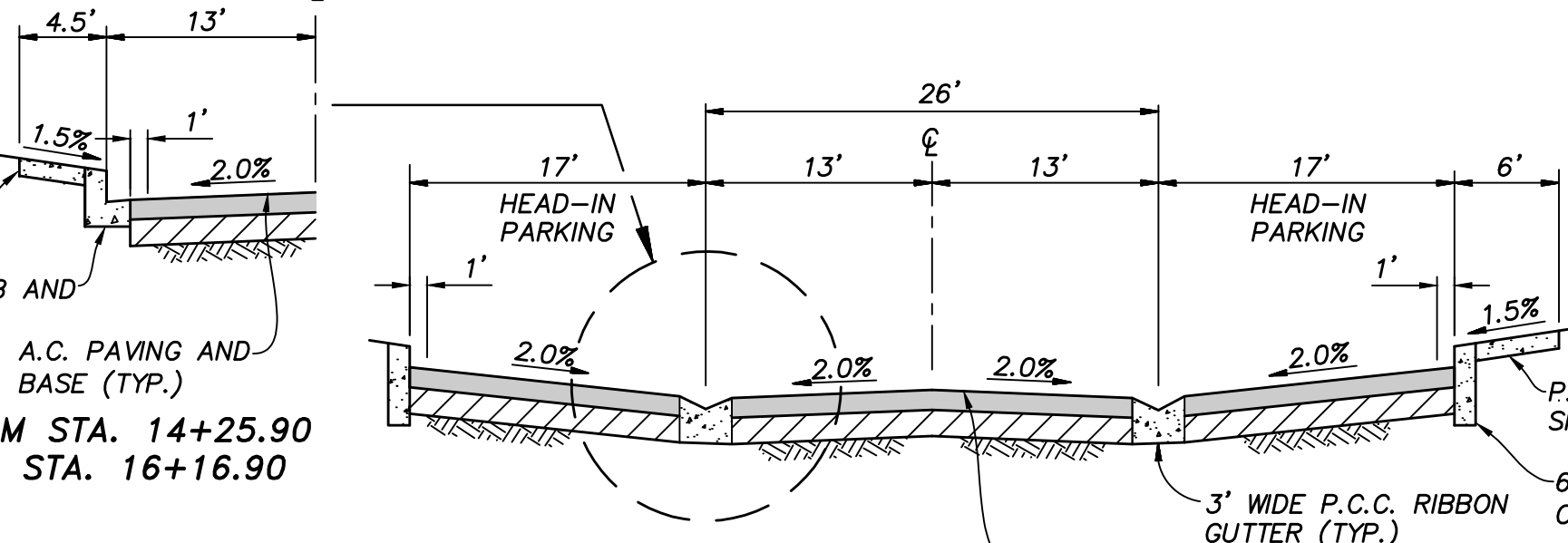
NOTE
1. DEMO EXISTING MONUMENT WALL AND REPLACE WITH RETAINING MONUMENT WALL - CMU WITH STUCCO FINISH.



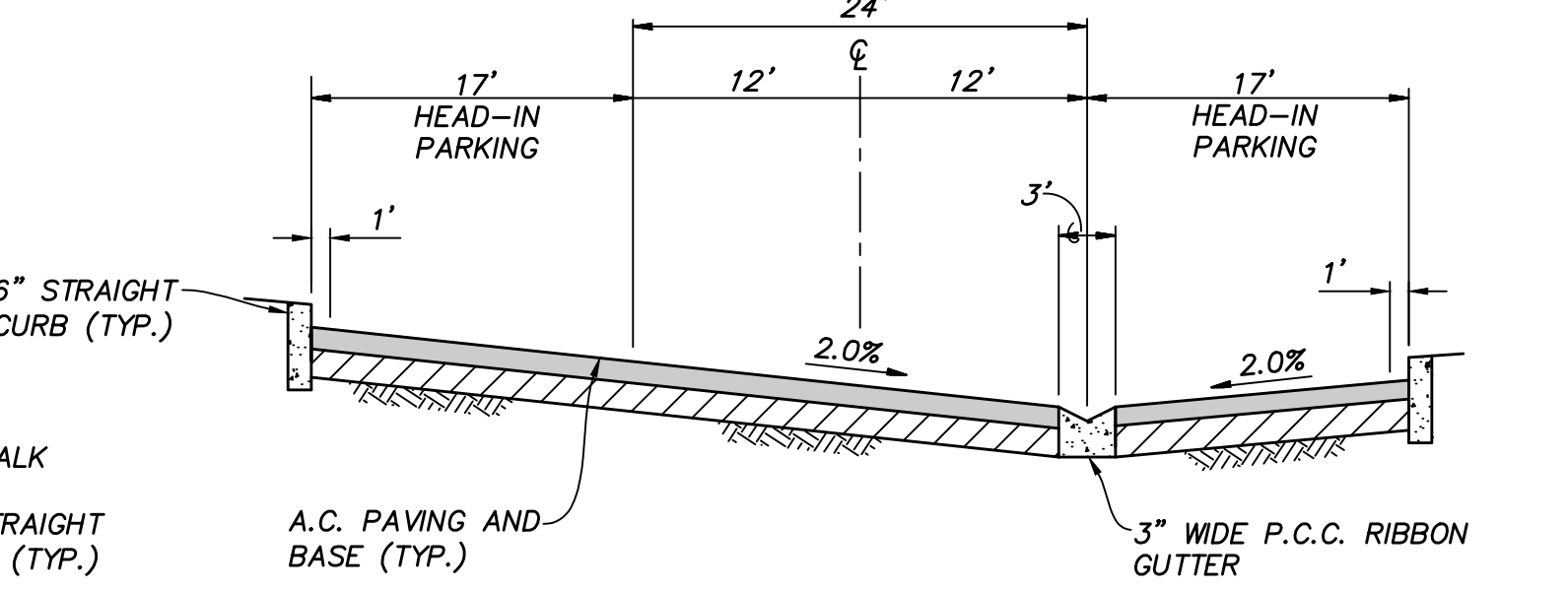
TYPICAL SECTION ~ PVT. DRIVEWAY ENTRANCE
NOT TO SCALE



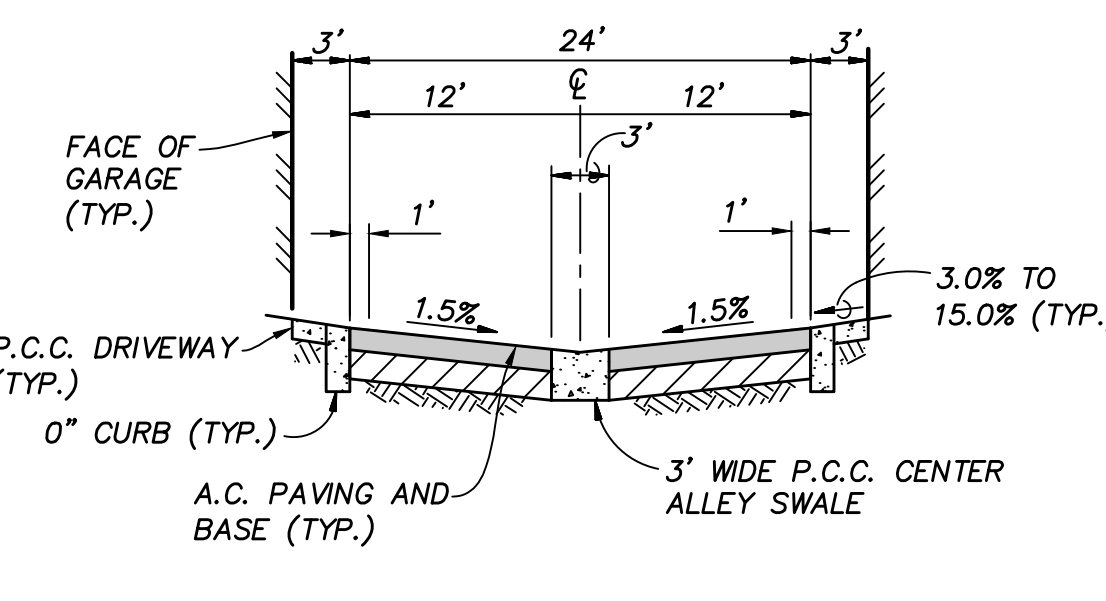
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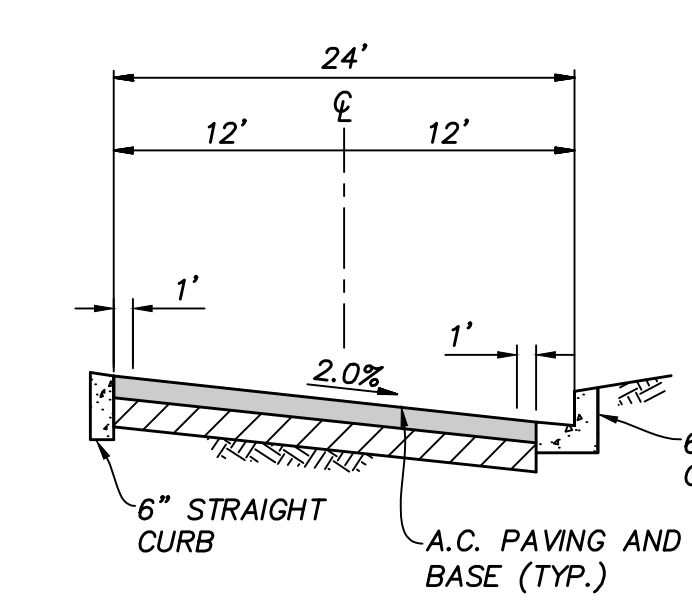
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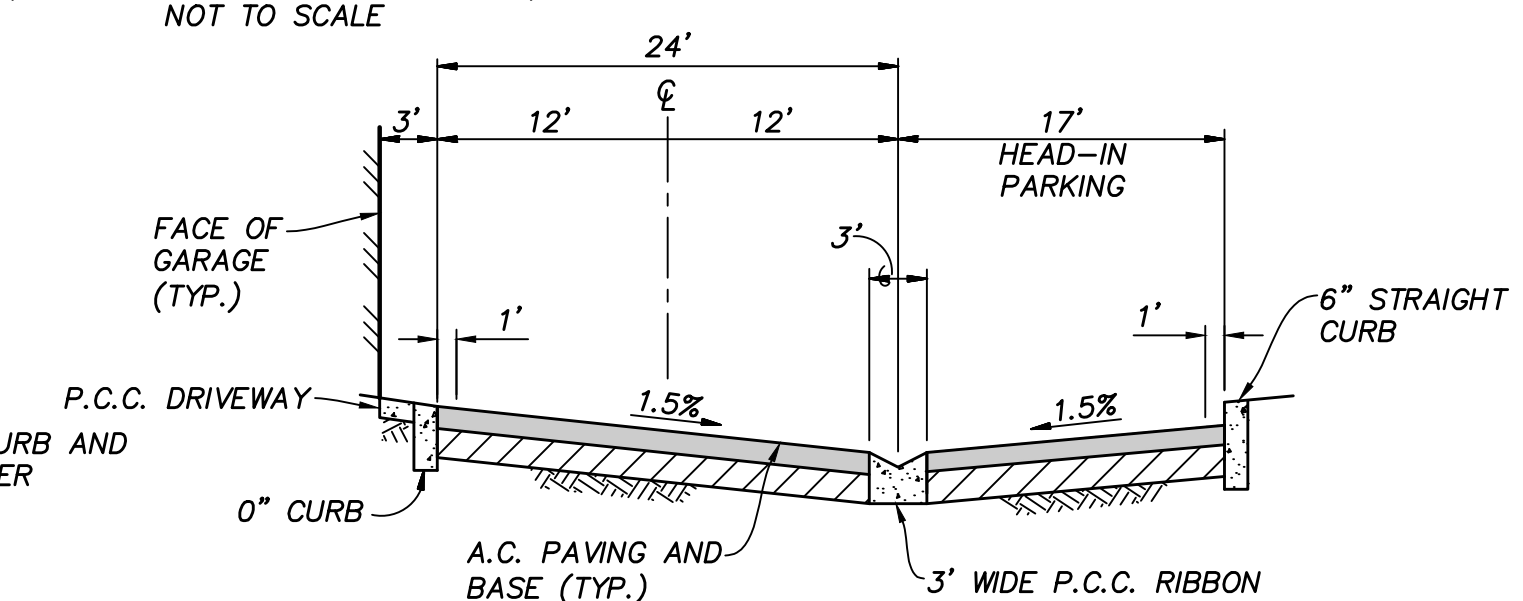
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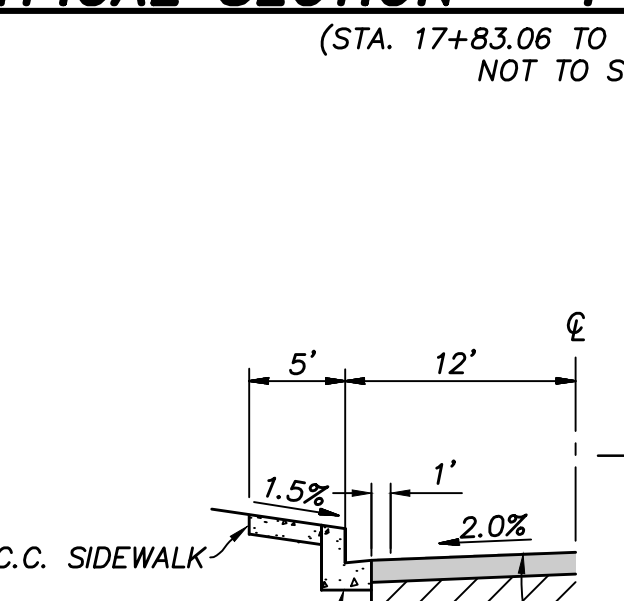
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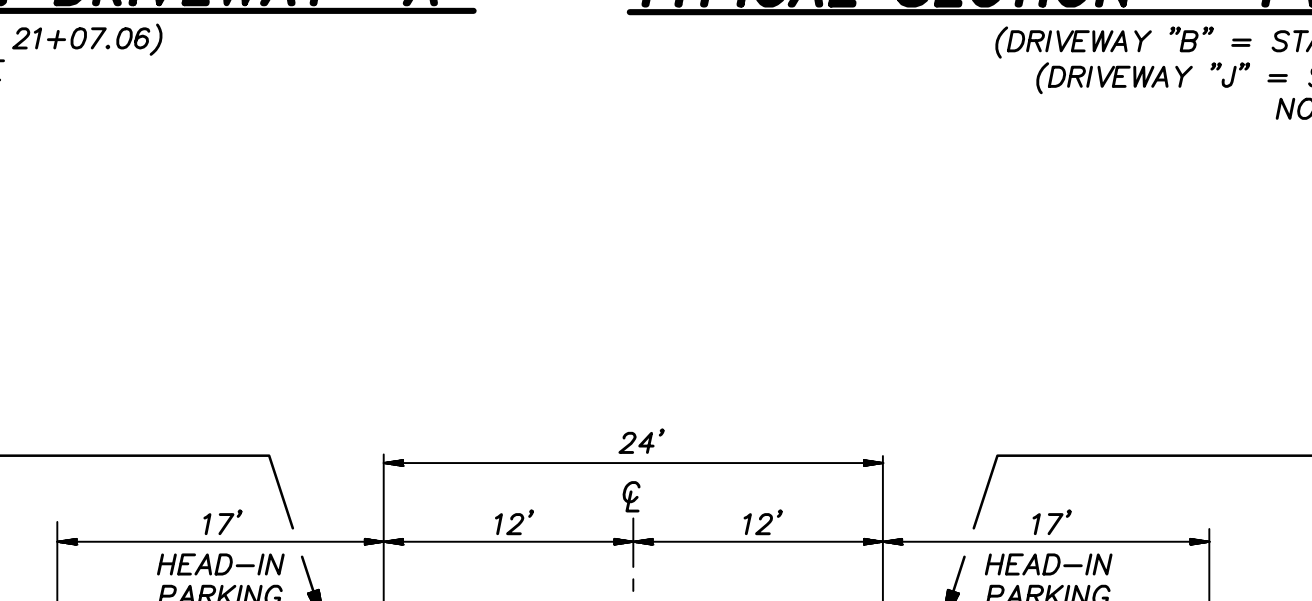
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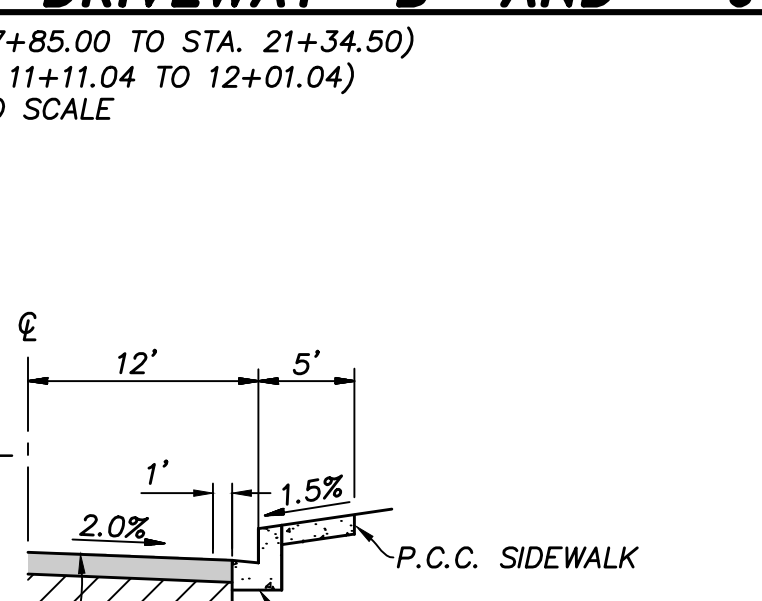
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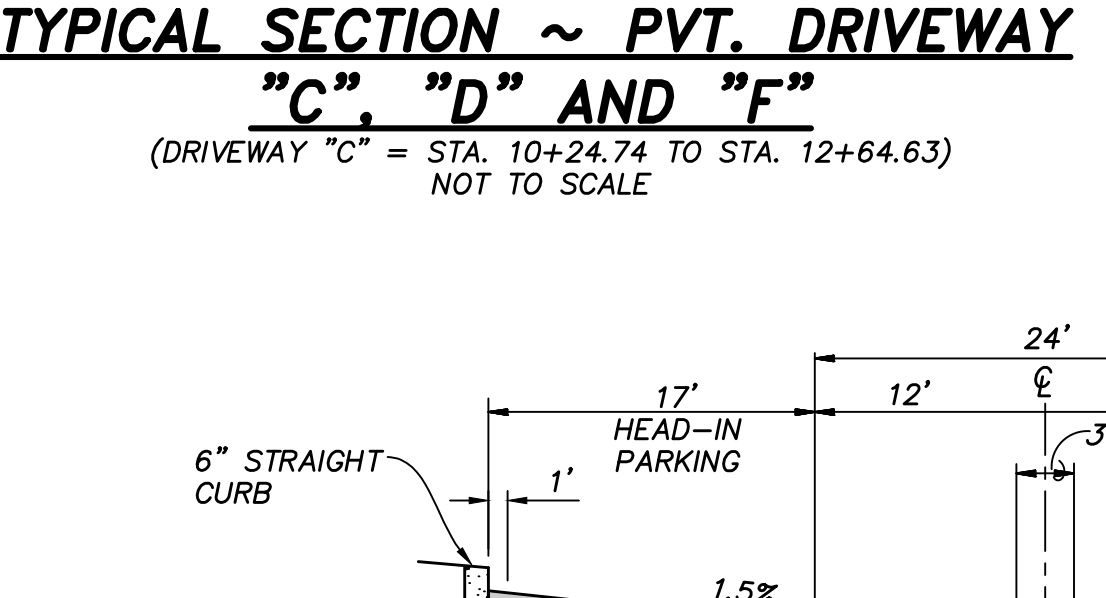
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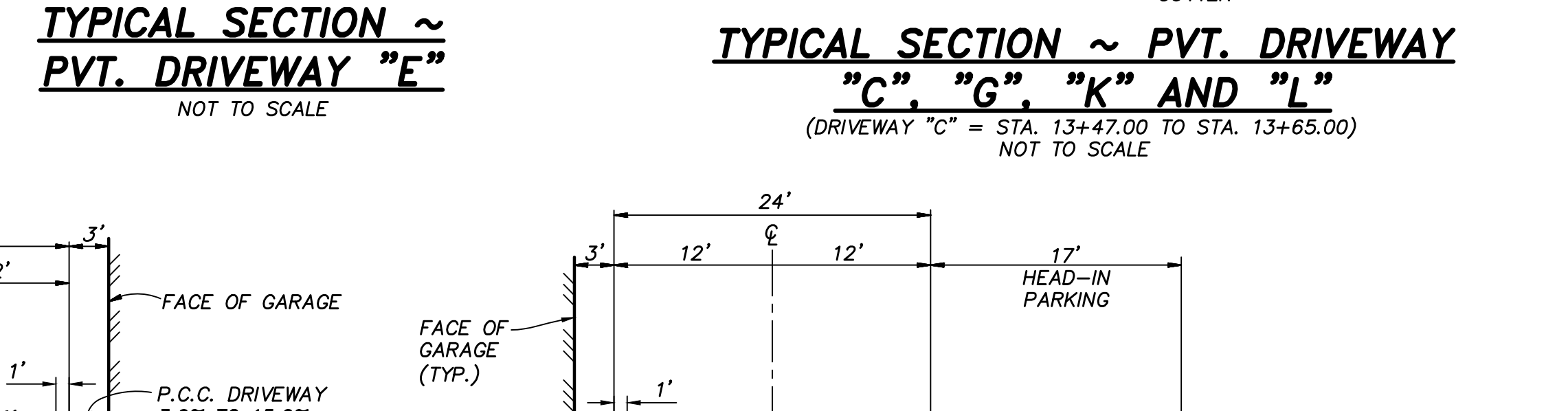
TYPICAL SECTION ~ PVT. DRIVEWAY "B"
NOT TO SCALE



TYPICAL SECTION ~ PVT. DRIVEWAY "B"
NOT TO SCALE



TYPICAL SECTION ~ PVT. DRIVEWAY "H"
NOT TO SCALE



TYPICAL SECTION ~ PVT. DRIVEWAY "I"
NOT TO SCALE



CONSTRUCTION RECORD	REFERENCES	By	REVISIONS	Date	App'd	BENCHMARK	SCALE	Designed By:	Drawn By:	Checked By:	Submitted:	Approved:	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO.
CONTRACTOR:						DESCRIPTION: BRASS DISC MKD. "SO CITY ENGR." IN 3/4" IRON PIPE 0.5 MI SLY OF INTX LA MEDIA RD. & BIRCH RD SO SIDE OF GRAVEL RD. 225'+- W OF GATE TO A.V.R. TRACKING STA. 15'+- E OF METAL GATE. OPT. #1344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '88)	HORIZONTAL	J.S.	T.P.	A.P.			CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	
INSPECTOR:							VERTICAL	Plans Prepared Under Supervision Of:	Date:	3-9-21			PRECISE GRADING PLANS FOR:	03
DATE COMPLETED:								AARON PARKER	R.C.E. No.:	68547			OTAY RANCH VILLAGE 2 R-25(A)	PG-972
													CITY OF CHULA VISTA TRACT NO. BR20-0131	W.O. No. PG-972



AS BUILT

Signature: AARON PARKER
 Date: _____
 Printed Name: AARON PARKER
 P.E. No. 68547
 My Registration Expires 9-30-21
 Discipline: CIVIL

SB&O INC.
 PLANNING ENGINEERING SURVEYING
 3990 Ruffin Road, Suite 120
 San Diego, Ca. 92123
 658-560-1141
 658-560-1577 Fax

OTAY RANCH VILLAGE 2 ~ R-25(A)

EASEMENT NOTES

- ① INDICATES A 20' GENERAL UTILITY AND ACCESS EASEMENT.
- ② INDICATES A 7.5' LANDSCAPE EASEMENT.
- ③ INDICATES A SITE VISIBILITY EASEMENT.

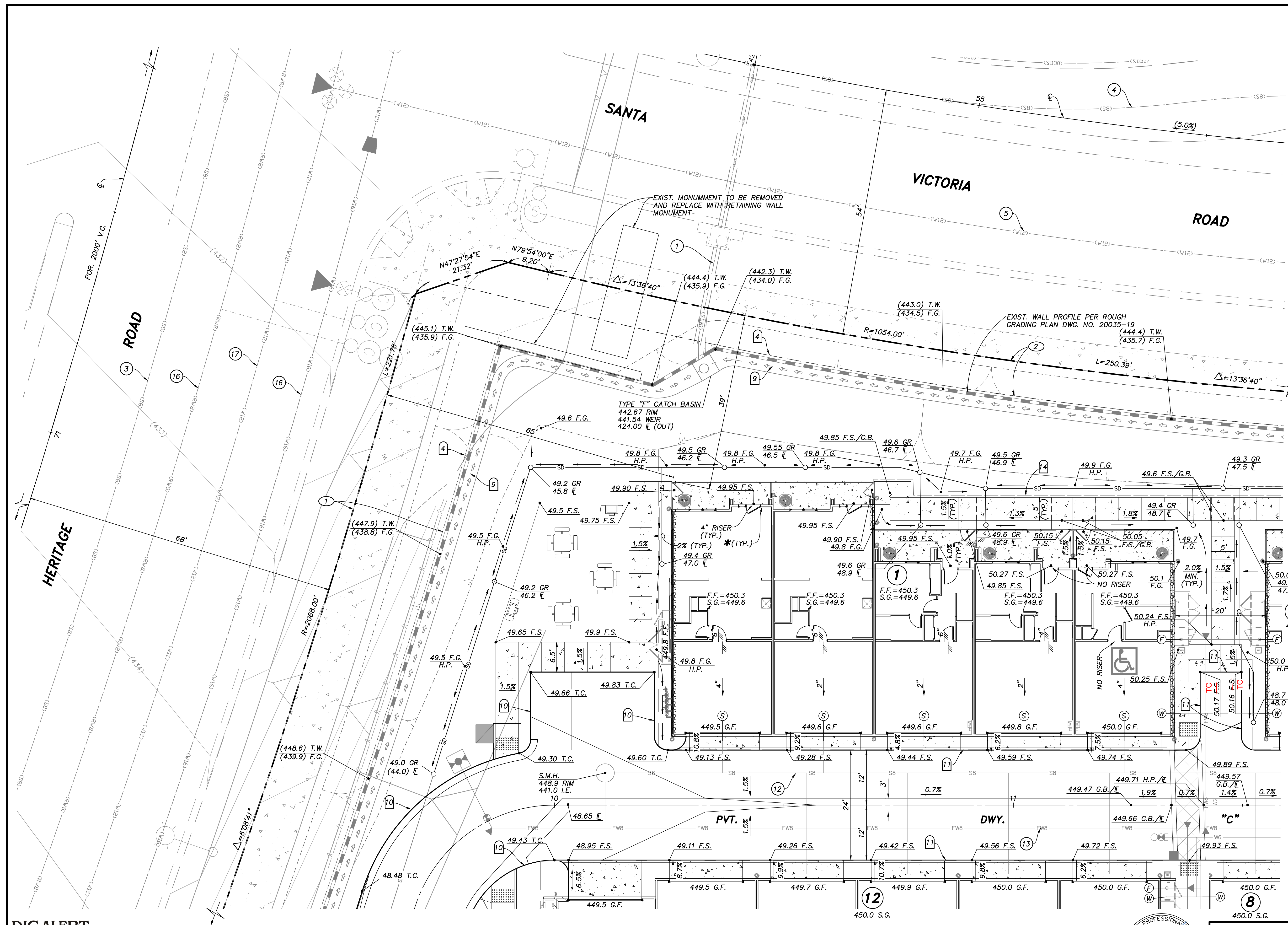
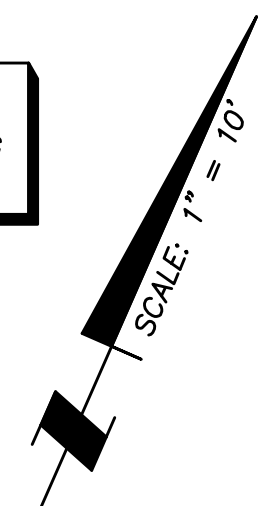
UTILITY NOTES

- ① EXISTING 18" R.C.P. STORM DRAIN PER DWG. _____
- ② PROPOSED 2" RECLAIMED WATER SERVICE AND 1 1/2" METER PER DWG. NO. 20035-16.
- ③ EXISTING 8" P.V.C. SEWER PER DWG. NO. 06035-08 AND 10.
- ④ EXISTING 8" P.V.C. SEWER PER DWG. NO. 06033-05.
- ⑤ EXISTING 12" P.V.C. WATER PER DWG. NO. 06033-05.
- ⑥ EXISTING RECLAIMED WATER PER DWG. NO. 06033-5.
- ⑦ EXISTING 8" P.V.C. WATER PER DWG. NO. 14031-11 AND 12.
- ⑧ CONNECT TO EXISTING 6" WATER STUB.
- ⑨ CONNECT TO EXISTING 8" WATER STUB.
- ⑩ PROPOSED 6" WATER (PVT.).
- ⑪ PROPOSED 12"x6" WET TAP FOR WATER.
- ⑫ PROPOSED 8" SEWER (PVT.).
- ⑬ PROPOSED 8" FIRE (PVT.).
- ⑭ PROPOSED 12"x8" WET TAP FOR FIRE.
- ⑮ PROPOSED 12" STORM DRAIN (PVT.).
- ⑯ EXISTING 8" RECLAIMED WATER PER DWG. NO. 06035-10.
- ⑰ EXISTING 12" P.V.C. WATER PER DWG. NO. 06035-10.
- ⑱ EXISTING 16" P.V.C. WATER PER DWG. NO. 06035-10.
- ⑲ EXISTING 48" H.D.P.E. STORM DRAIN PER DWG. NO. 14024-12 AND 34.
- ⑳ EXISTING 24" H.D.P.E. STORM DRAIN PER DWG. NO. 14024-12 AND 34.
- ㉑ EXISTING 8" P.V.C. SEWER PER DWG. NO. 14031-11 AND 12.
- ㉒ CONNECT TO EXISTING STORM DRAIN.
- ㉓ CONNECT TO EXISTING SEWER.
- ㉔ EXISTING 6" P.V.C. RECLAIMED WATER PER DWG. NO. 14031-19.
- ㉕ EXISTING 12" P.V.C. WATER PER DWG. NO. 14031-19.
- ㉖ EXISTING 8" P.V.C. SEWER PER DWG. NO. 14031-10.

CONSTRUCTION NOTES

- ① AREA DRAIN PER ROUGH GRADING PLAN DWG. NO. 20035-4, ADJUST RIM PER PLAN.
- ② PLUG AND STUB EXISTING STORM DRAIN.
- ③ GATE FOR EXIT ONLY.
- ④ SPECIAL DESIGN WALL PER OTHERS. FINISH AND COLOR PER LANDSCAPE PLANS.
- ⑤ RETAINING WALL PER CITY OF CHULA VISTA STANDARDS.
- ⑥ RETAINING WALL WITH RISERS AND HANDRAILS (TYP.), SEE (B/2)
- ⑦ ENHANCED PAVING, DESIGN PER LANDSCAPE PLANS.
- ⑧ EXIST. CATCH BASIN TO BE REPLACED. STORM DRAIN EXTENDED.
- ⑨ PROPOSED DRAINAGE DITCH.
- ⑩ 6" CURB.
- ⑪ 0" CURB.
- ⑫ TUBULAR STEEL FENCE PER LANDSCAPE PLANS.
- ⑬ OVERHEAD CARPORT STRUCTURE BY OTHERS.
- ⑭ HANDRAILS AND DEEPEDED EDGE PER LANDSCAPE PLANS.

NOTE:
* WATERPROOFING REQUIRED ALONG BUILDING AT ALL COURTYARDS.



SEE SHEET 5

SEE SHEET 12



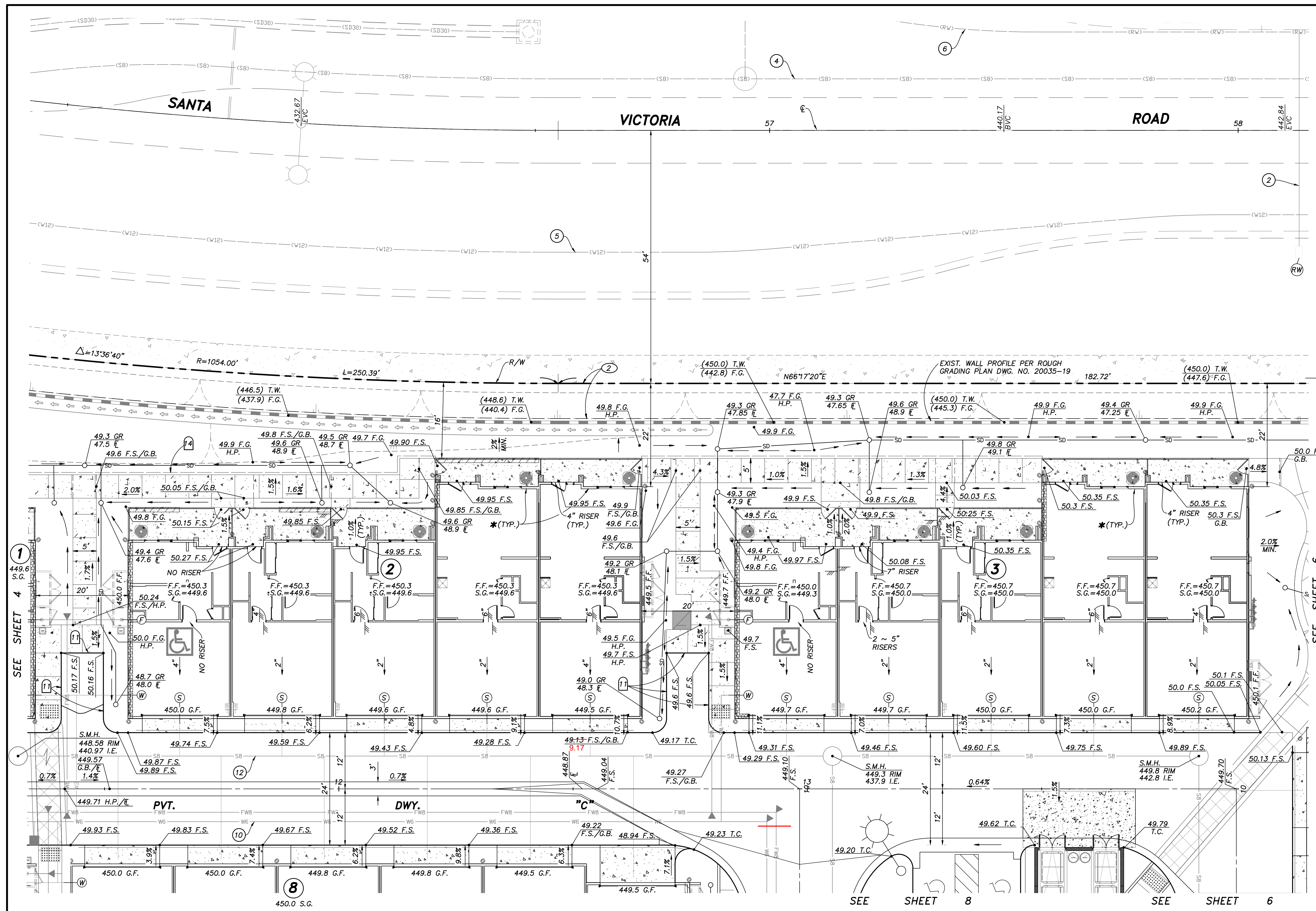
NOTE:
CONNECT ALL ROOF DRAINS TO NEAREST AREA DRAIN SYSTEM. IF NO AREA DRAIN, ADD SPLASH BLOCK PER LANDSCAPE PLANS.

NOTE:
UTILITY CABINET AT F.F. ELEVATION U.N.O. ADD 6" DEEPEDED EDGE TO CABINET TO ALLOW FOR MINIMAL GRADE DIFFERENCE IN FRONT OF CLOSET.



AS BUILT	
Signature: AARON PARKER	Date: _____
Printed Name: AARON PARKER	P.E. No. 68547
My Registration Expires 9-30-21	Discipline CIVIL

CONTRACTOR: _____	REFERENCES: 06020, 06033, 06035, 06049, 14024, 14031, 14038, 20035	By: SB&O	REVISIONS: REVISE TC	Date: 2/15/22	App'd: _____	BENCHMARK: _____	SCALE: HORIZONTAL 1" = 10', VERTICAL N/A	Designed By: J.S.	Drawn By: T.P.	Checked By: A.P.	Submitted: _____	Approved: _____	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO. _____
INSPECTOR: _____	DATE COMPLETED: _____	DESCRIPTION: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI SLY OF INTX LA MEDIA RD. & BIRCH RD SO SIDE OF GRAVEL RD. 225'+- W OF GATE TO A.V.R. TRACKING STA. 15'+- E OF METAL GATE. OPT. #344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '88)	SCALE: HORIZONTAL 1" = 10', VERTICAL N/A	Date: 3-9-21	R.C.E. No. 68547	Planning: _____	Landscape: _____	By: _____	For the City Engineer	PRECISE GRADING PLANS FOR: OTAY RANCH VILLAGE 2 R-25(A)	CITY OF CHULA VISTA TRACT NO. BR20-0131	W.O. No. PG-972	DRAWING NO. 04	



EASEMENT NOTES

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- ② INDICATES A 7.5' LANDSCAPE EASEMENT.
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UTILITY NOTES

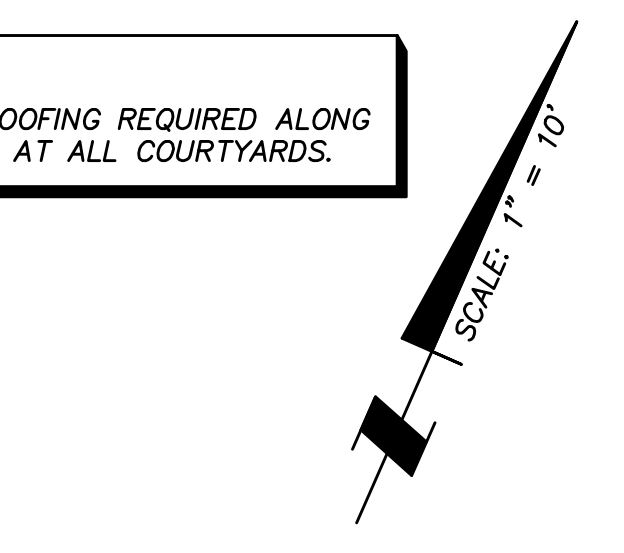
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- ④ EXISTING 8" P.V.C. SEWER PER DWG. NO. 06033-05.
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- ㉖ EXISTING 8" P.V.C. SEWER PER DWG. NO. 14031-10.

CONSTRUCTION NOTES

- ① AREA DRAIN PER ROUGH GRADING PLAN DWG. NO. 20035-4, ADJUST RIM PER PLAN.
- ② PLUG AND STUB EXISTING STORM DRAIN.
- ③ GATE FOR EXIT ONLY.
- ④ SPECIAL DESIGN WALL PER OTHERS. FINISH AND COLOR PER LANDSCAPE PLANS.
- ⑤ RETAINING WALL PER CITY OF CHULA VISTA STANDARDS.
- ⑥ RETAINING WALL WITH RISERS AND HANDRAILS (TYP.), SEE (B) 2.
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- ⑨ PROPOSED DRAINAGE DITCH.
- ⑩ 6" CURB.
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NOTE:
* WATERPROOFING REQUIRED ALONG BUILDING AT ALL COURTYARDS.

④
451.0 S.G.



NOTE:
CONNECT ALL ROOF DRAINS TO NEAREST AREA DRAIN SYSTEM. IF NO AREA DRAIN, ADD SPLASH BLOCK PER LANDSCAPE PLANS.

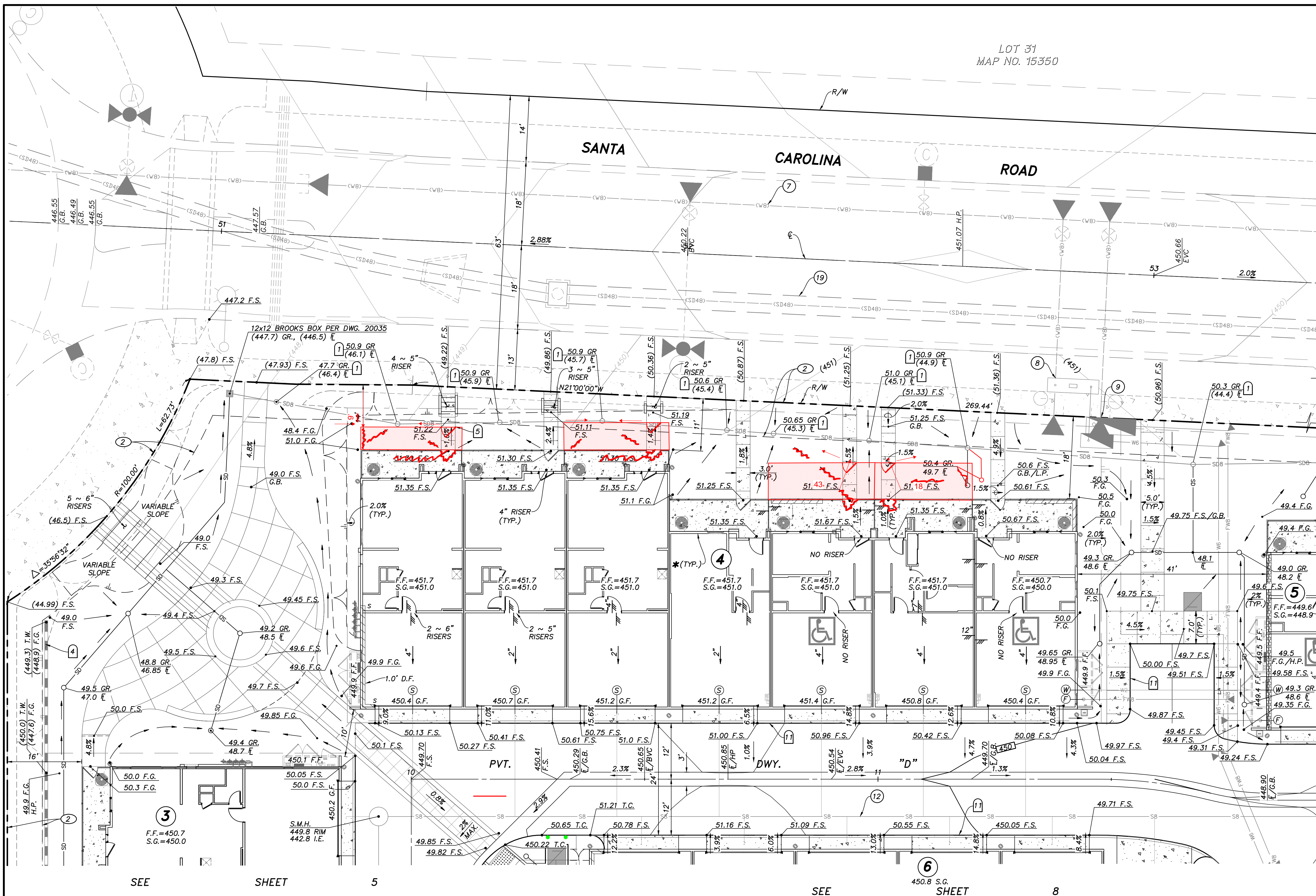
NOTE:
UTILITY CABINET AT F.F. ELEVATION U.N.O. ADD 6" DEEPENED EDGE TO CABINET TO ALLOW FOR MINIMAL GRADE DIFFERENCE IN FRONT OF CLOSET.

CONTRACTOR: INSPECTOR: DATE COMPLETED:	REFERENCES: 06020, 06033, 06035, 06049, 14024, 14031, 14038, 20035	By: S&B	REVISIONS: REVISE TC	Date: 2/15/22	App'd:	BENCHMARK: DESCRIPTION: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI SLY OF INTX LA MEDIA RD. & BIRCH RD SO SIDE OF GRAVEL RD. 225'+- W OF GATE TO ALVR. TRACKING STA. 154'- E OF METAL GATE. OPT. #344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '88)	SCALE: HORIZONTAL 1" = 10' VERTICAL N/A	Designed By: J.S.	Drawn By: T.P.	Checked By: A.P.	Submitted:	Approved:	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT PRECISE GRADING PLANS FOR: OTAY RANCH VILLAGE 2 R-25(A) CITY OF CHULA VISTA TRACT NO. BR20-0131	DRAWING NO. -05 W.O. No. PG-972
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OTAY RANCH VILLAGE 2 ~ R-25(A)

LOT 31
MAP NO. 15350

SANTA CAROLINA ROAD



EASEMENT NOTES

- ① INDICATES A 20' GENERAL UTILITY AND ACCESS EASEMENT.
- ② INDICATES A 7.5' LANDSCAPE EASEMENT.
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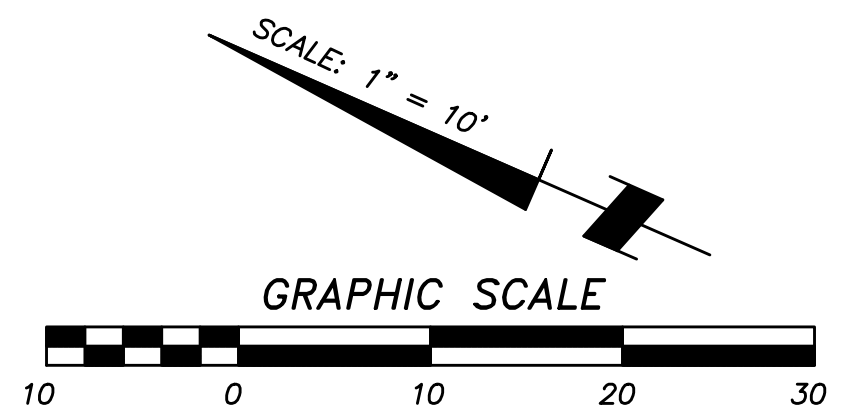
UTILITY NOTES

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- ④ EXISTING 8" P.V.C. SEWER PER DWG. NO. 06033-05.
- ⑤ EXISTING 12" P.V.C. WATER PER DWG. NO. 06033-05.
- ⑥ EXISTING RECLAIMED WATER PER DWG. NO. 06033-5.
- ⑦ EXISTING 8" P.V.C. WATER PER DWG. NO. 14031-11 AND 12.
- ⑧ CONNECT TO EXISTING 6" WATER STUB.
- ⑨ CONNECT TO EXISTING 8" WATER STUB.
- ⑩ PROPOSED 6" WATER (P.V.T.).
- ⑪ PROPOSED 12"x6" WET TAP FOR WATER.
- ⑫ PROPOSED 8" SEWER (P.V.T.).
- ⑬ PROPOSED 8" FIRE (P.V.T.).
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- ㉔ EXISTING 6" P.V.C. RECLAIMED WATER PER DWG. NO. 14031-19.
- ㉕ EXISTING 12" P.V.C. WATER PER DWG. NO. 14031-19.
- ㉖ EXISTING 8" P.V.C. SEWER PER DWG. NO. 14031-10.

CONSTRUCTION NOTES

- ① AREA DRAIN PER ROUGH GRADING PLAN DWG. NO. 20035-4, ADJUST RIM PER PLAN.
- ② PLUG AND STUB EXISTING STORM DRAIN.
- ③ GATE FOR EXIT ONLY.
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NOTE:
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OTAY RANCH VILLAGE 2 ~ R-25(A)

DIGALERT 811

NOTE:
CONNECT ALL ROOF DRAINS TO NEAREST AREA DRAIN SYSTEM. IF NO AREA DRAIN, ADD SPLASH BLOCK PER LANDSCAPE PLANS.

NOTE:
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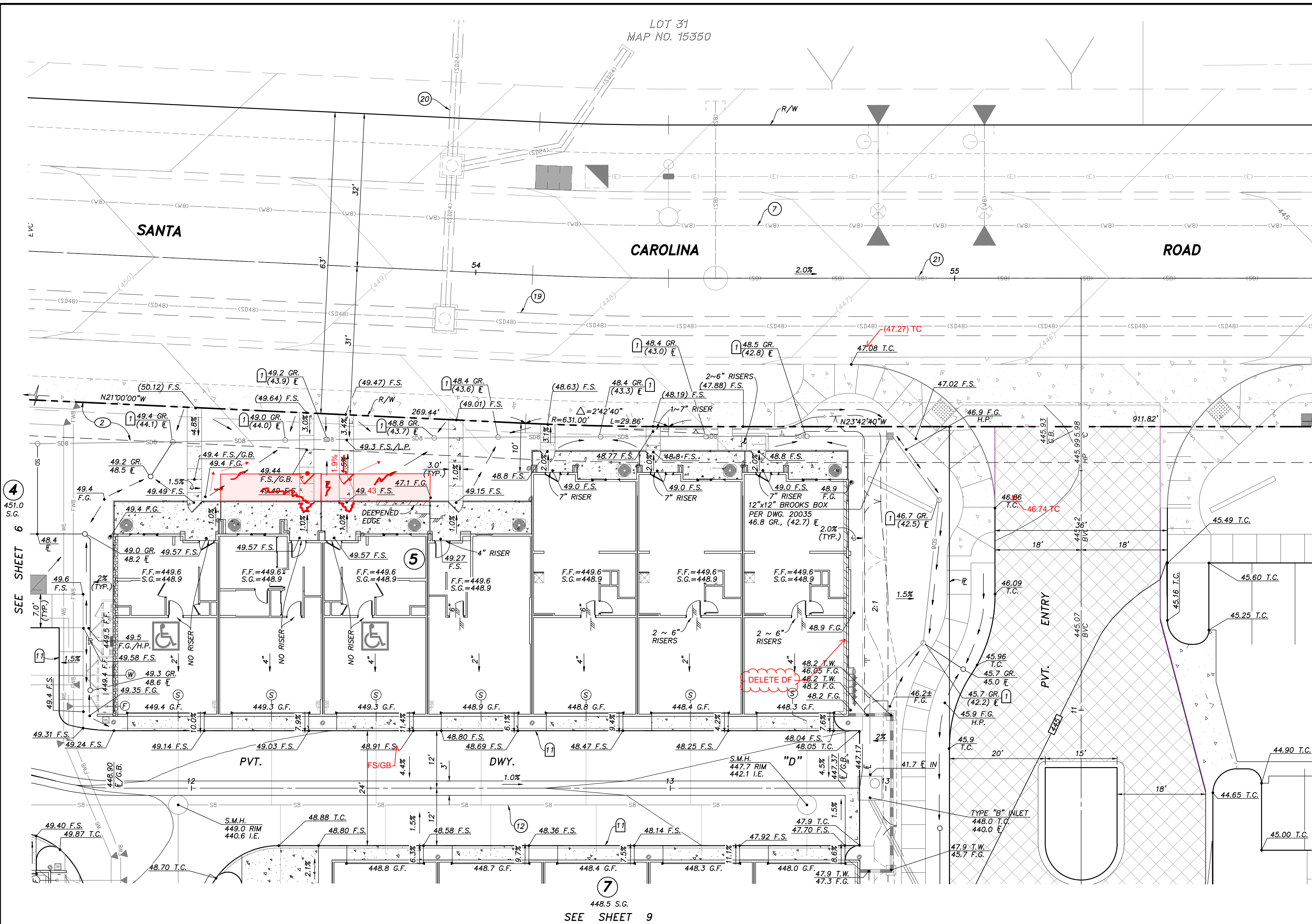


AS BUILT

Signature: AARON PARKER Date: _____
 Printed Name: AARON PARKER P.E. No. 68547
 My Registration Expires 9-30-21 Discipline CIVIL

SB&O inc.
 PLANNING ENGINEERING SURVEYING
 3990 Ruffin Road, Suite 120
 San Diego, Ca. 92123
 658-560-1141
 658-560-8157 Fax

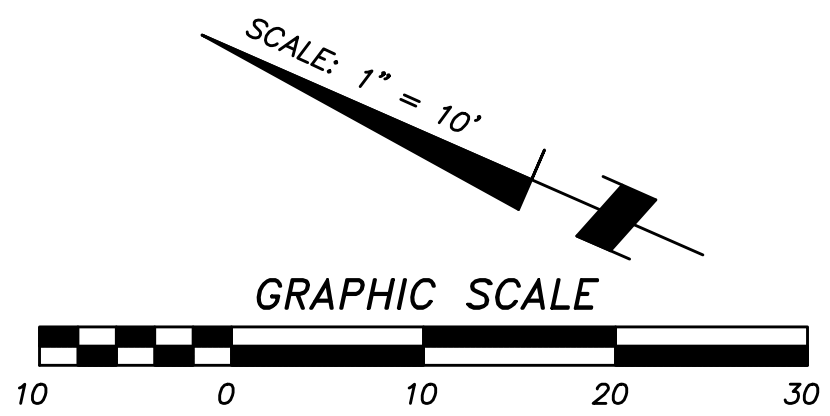
CONTRACTOR:	REFERENCES: 06020, 06033, 06035, 06049, 14024, 14031, 14038, 20035	By: <u>SB&O</u>	REVISIONS: <u>EXTEND COURTYARDS</u>	Date: <u>2/2/22</u>	App'd:	BENCHMARK: "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI SLY OF INTX LA MEDIA RD. & BIRCH RD SO SIDE OF GRAVEL RD. 225'+- W OF GATE TO ALVR. TRACKING STA. 15'+- E OF METAL GATE. OPT. #344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '88)	SCALE: HORIZONTAL 1" = 10' VERTICAL N/A	Designed By: <u>J.S.</u>	Drawn By: <u>T.P.</u>	Checked By: <u>A.P.</u>	Submitted: _____	Approved: _____	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO. _____
INSPECTOR:								Plans Prepared Under Supervision Of: <u>Aaron Parker</u>	Date: <u>3-9-21</u>	R.C.E. No. <u>68547</u>	By: _____	For the City Engineer	PRECISE GRADING PLANS FOR: OTAY RANCH VILLAGE 2 R-25(A)	W.O. No. PG-972
DATE COMPLETED:													CITY OF CHULA VISTA TRACT NO. BR20-0131	-06



- ### EASEMENT NOTES
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 - PLUG AND STUB EXISTING STORM DRAIN.
 - GATE FOR EXIT ONLY.
 - SPECIAL DESIGN WALL PER OTHERS. FINISH AND COLOR PER LANDSCAPE PLANS.
 - RETAINING WALL PER CITY OF CHULA VISTA STANDARDS.
 - RETAINING WALL WITH RISERS AND HANDRAILS (TYP.), SEE (B) 2
 - ENHANCED PAVING, DESIGN PER LANDSCAPE PLANS.
 - EXIST. CATCH BASIN TO BE REPLACED. STORM DRAIN EXTENDED.
 - PROPOSED DRAINAGE DITCH.
 - 6" CURB.
 - 0" CURB.
 - TUBULAR STEEL FENCE PER LANDSCAPE PLANS.
 - OVERHEAD CARPORT STRUCTURE BY OTHERS.
 - HANDRAILS AND DEEPEENED EDGE PER LANDSCAPE PLANS.

NOTE:
* WATERPROOFING REQUIRED ALONG BUILDING AT ALL COURTYARDS.



SEE SHEET 6

SEE SHEET 9

DIGALERT
811

NOTE:
CONNECT ALL ROOF DRAINS TO NEAREST AREA DRAIN SYSTEM. IF NO AREA DRAIN, ADD SPLASH BLOCK PER LANDSCAPE PLANS.

NOTE:
UTILITY CABINET AT F.F. ELEVATION U.N.O. ADD 6" DEEPEENED EDGE TO CABINET TO ALLOW FOR MINIMAL GRADE DIFFERENCE IN FRONT OF CLOSET.



AS BUILT

Signature: AARON PARKER
Date: 3-9-21
Printed Name: AARON PARKER
My Registration Expires: 9-30-21
Discipline: CIVIL

Date: 3-9-21
P.E. No. 68547
R.C.E. No. 68547

City of Chula Vista Development Services Department
Precise Grading Plans for:
OTAY RANCH VILLAGE 2 R-25(A)
City of Chula Vista Tract No. BR20-0131

CONTRACTOR:	REFERENCES:	By:	REVISIONS:	Date:	App'd:	BENCHMARK:	SCALE:	Designed By:	Drawn By:	Checked By:	Submitted:	Approved:	DRAWING NO.:
06020, 06033, 06035, 06049, 14024, 14031, 14038, 20035	SB&O	AARON PARKER	REVISE STORM DRAIN AND CURB ELEV.	9/22/21		DESCRIPTION: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI. SLY OF INTX LA MEDIA RD. & BIRCH RD SO SIDE OF GRAVEL RD. 225'+- W OF GATE TO A.V.R. TRACKING STA. 15'+- E OF METAL GATE. OPT. #344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '88)	HORIZONTAL 1" = 10' VERTICAL N/A	J.S.	T.P.	A.P.		For the City Engineer	07
DATE COMPLETED:			EXTEND COURTYARDS	2/2/22				AARON PARKER					PG-972

EASEMENT NOTES

- ① INDICATES A 20' GENERAL UTILITY AND ACCESS EASEMENT.
- ② INDICATES A 7.5' LANDSCAPE EASEMENT.
- ③ INDICATES A SITE VISIBILITY EASEMENT.

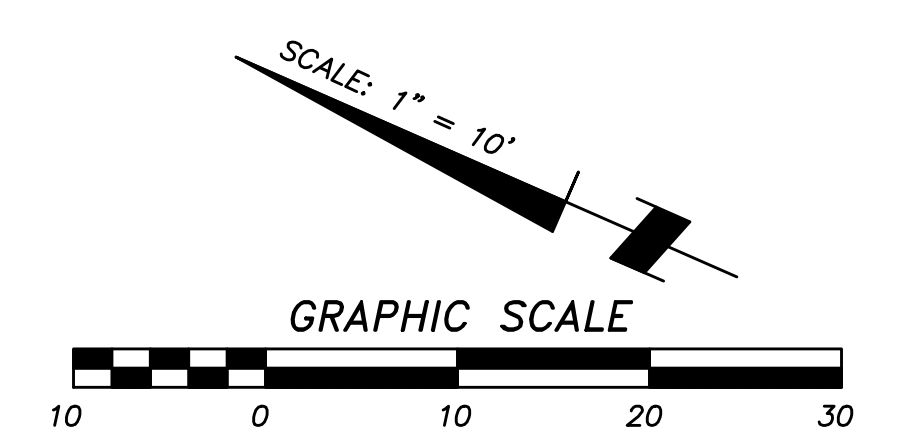
UTILITY NOTES

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- ② PROPOSED 2" RECLAIMED WATER SERVICE AND 1½" METER PER DWG. NO. 20035-16.
- ③ EXISTING 8" P.V.C. SEWER PER DWG. NO. 06035-08 AND 10.
- ④ EXISTING 8" P.V.C. SEWER PER DWG. NO. 06033-05.
- ⑤ EXISTING 12" P.V.C. WATER PER DWG. NO. 06033-05.
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- ⑦ EXISTING 8" P.V.C. WATER PER DWG. NO. 14031-11 AND 12.
- ⑧ CONNECT TO EXISTING 6" WATER STUB.
- ⑨ CONNECT TO EXISTING 8" WATER STUB.
- ⑩ PROPOSED 6" WATER (PVT.).
- ⑪ PROPOSED 12"x6" WET TAP FOR WATER.
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- ㉓ CONNECT TO EXISTING SEWER.
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- ㉕ EXISTING 12" P.V.C. WATER PER DWG. NO. 14031-19.
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CONSTRUCTION NOTES

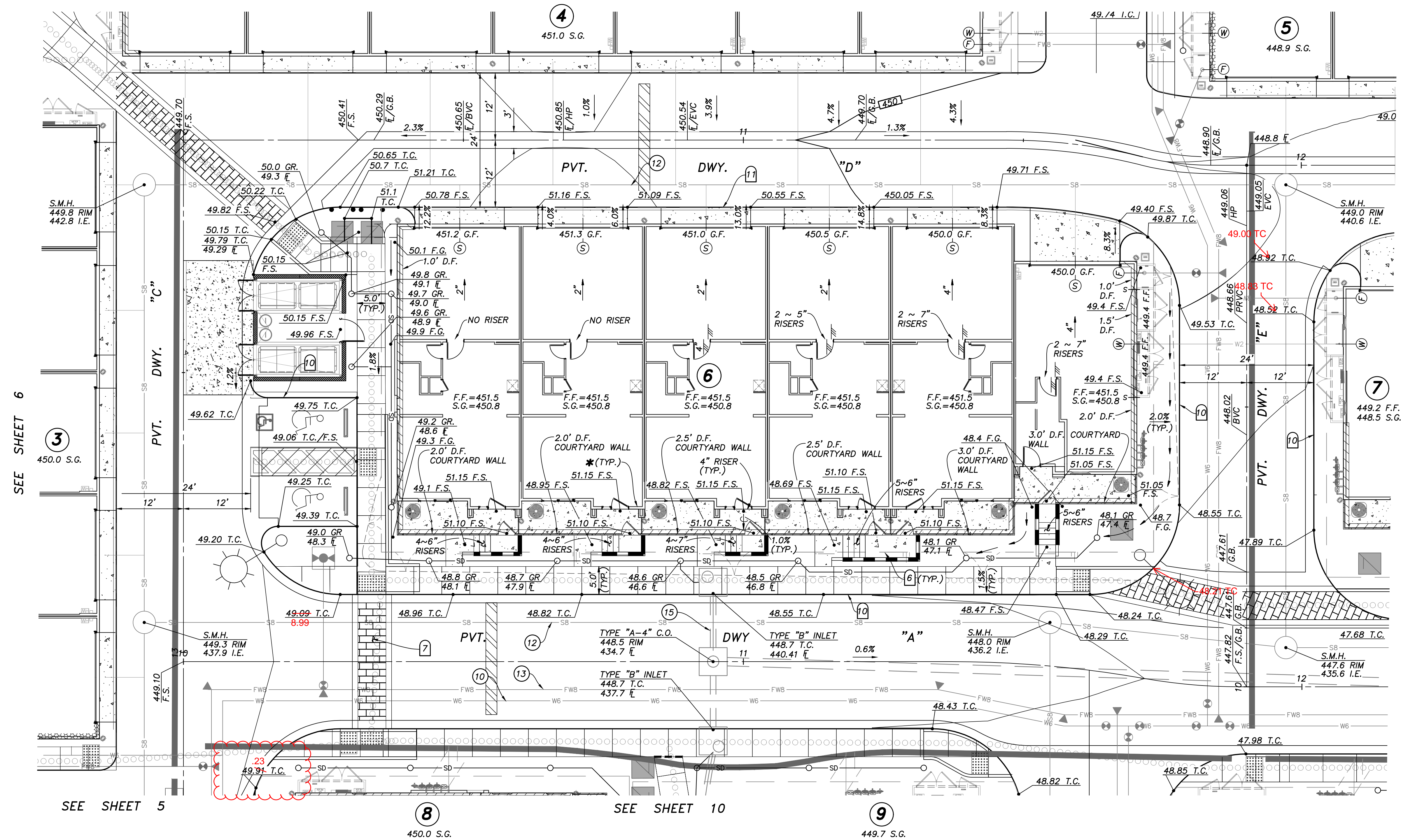
- ① AREA DRAIN PER ROUGH GRADING PLAN DWG. NO. 20035-4, ADJUST RIM PER PLAN.
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SEE SHEET 6

SEE SHEET 7



SEE SHEET 6

SEE SHEET 9

SEE SHEET 5

SEE SHEET 10

SEE SHEET 9



NOTE:
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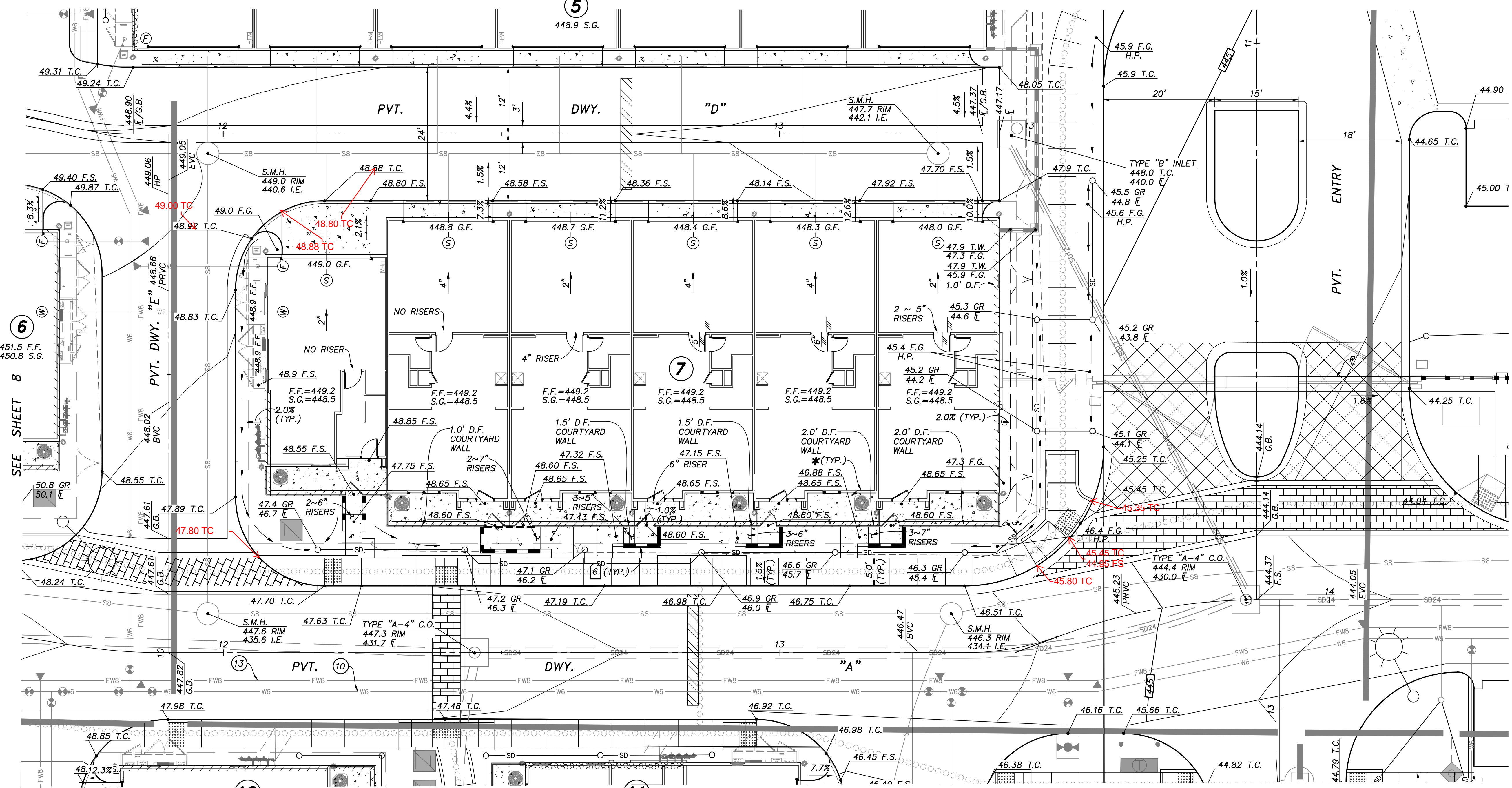


AS BUILT	
Signature AARON PARKER	Date: _____
Printed Name	P.E. No. 68547
My Registration Expires 9-30-21	Discipline CIVIL

CONTRACTOR:	REFERENCES: 06020, 06033, 06035, 06049, 14024, 14031, 14038, 20035	By: SB&O	REVISIONS:	Date:	App'd:	BENCHMARK:	SCALE:	Designed By:	Drawn By:	Checked By:	Submitted:	Approved:	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO.:
INSPECTOR:		SB&O	REVISE STORM DRAIN AND CURB ELEV.	9/22/21		DESCRIPTION: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI SLY OF INTX LA MEDIA RD. & BIRCH RD SO SIDE OF GRAVEL RD. 225'+- W OF GATE TO A.V.R. TRACKING STA. 15'+- E OF METAL GATE. OPT. #344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '88)	HORIZONTAL 1" = 10'	J.S.	T.P.	A.P.	By: _____	For the City Engineer	PRECISE GRADING PLANS FOR: OTAY RANCH VILLAGE 2 R-25(A) CITY OF CHULA VISTA TRACT NO. BR20-0131	-08
DATE COMPLETED:		SB&O	REVISE TC	2/15/22			VERTICAL N/A	AARON PARKER	R.C.E. No. 68547		Planning: _____			W.O. No. PG-972

OTAY RANCH VILLAGE 2 ~ R-25(A) ~ TOWNHOMES

5
448.9 S.G.



EASEMENT NOTES

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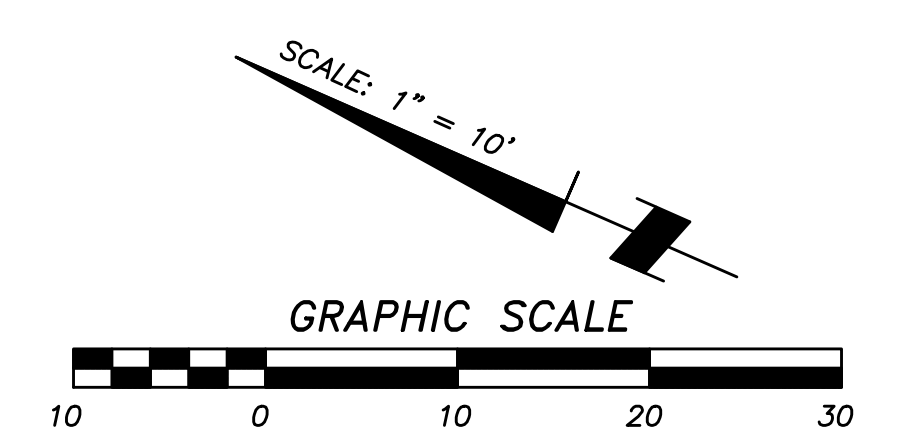
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CONSTRUCTION NOTES

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DIGALERT
811

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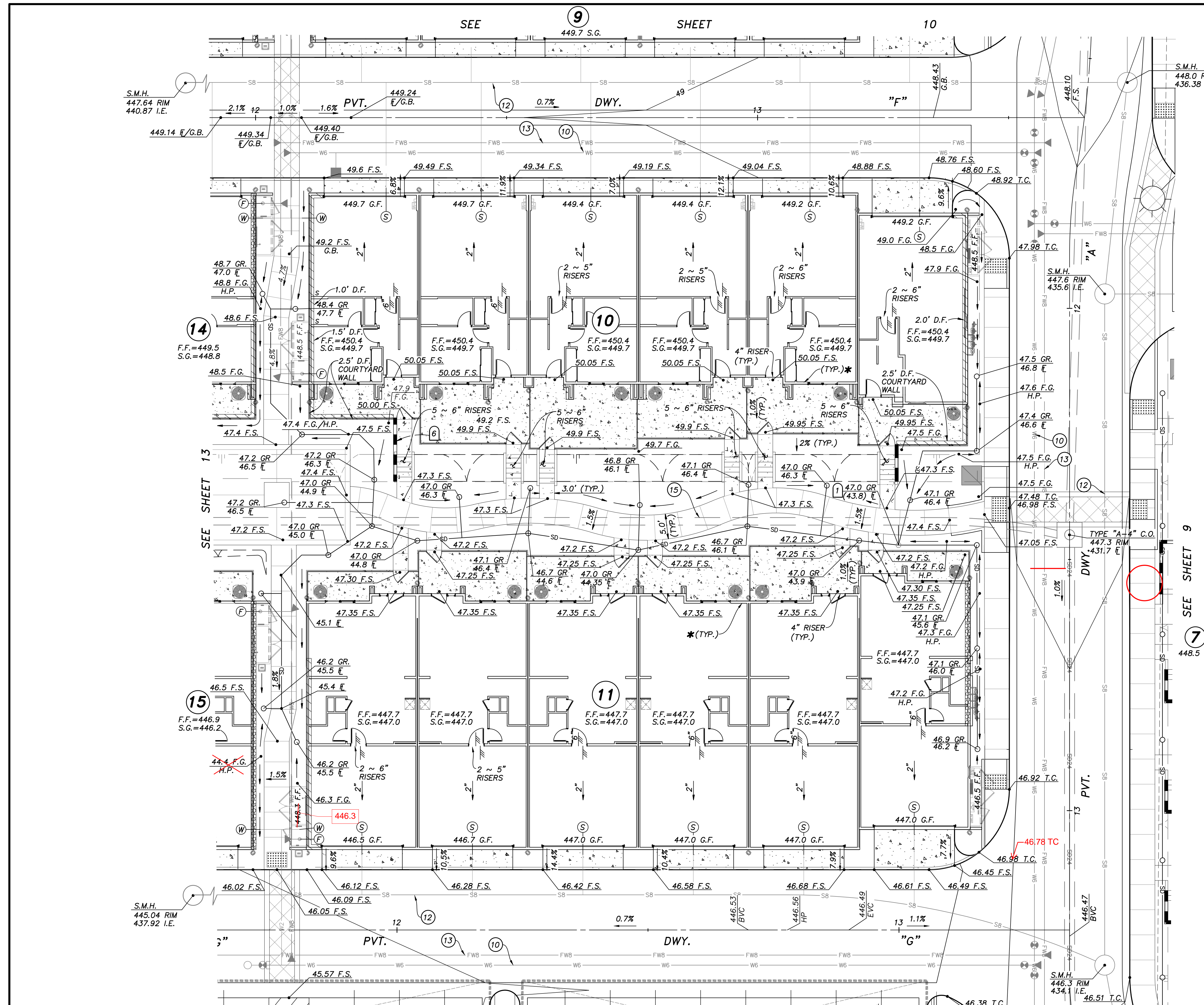


AS BUILT

Signature: AARON PARKER Date: _____
 Printed Name: AARON PARKER P.E. No. 68547
 My Registration Expires 9-30-21 Discipline CIVIL

SB&O inc.
 PLANNING ENGINEERING SURVEYING
 3990 Ruffin Road, Suite 120
 San Diego, Ca. 92123
 858-560-1141 858-560-8157
 Fax _____

CONTRACTOR: _____	REFERENCES: 06020, 06033, 06035, 06049, 14024, 14031, 14038, 20035	By: <u>SB&O</u>	REVISIONS: <u>REVISE STORM DRAIN AND CURB ELEV.</u> 9/22/21	Date: _____	App'd: _____	BENCHMARK: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI. SLY. OF INTX LA MEDIA RD. & BIRCH RD. SO SIDE OF GRAVEL RD. 225'+- W OF GATE TO A.V.R. TRACKING STA. 15'+- E OF METAL GATE. OPT. #344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '88)	SCALE: HORIZONTAL 1" = 10' VERTICAL N/A	Designed By: <u>J.S.</u>	Drawn By: <u>T.P.</u>	Checked By: <u>A.P.</u>	Submitted: _____	Approved: _____	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO. _____
INSPECTOR: _____								Plans Prepared Under Supervision Of: _____	Date: _____	R.C.E. No. <u>68547</u>	By: _____	For the City Engineer	PRECISE GRADING PLANS FOR: OTAY RANCH VILLAGE 2 R-25(A)	W.O. No. <u>PG-972</u>
DATE COMPLETED: _____								<u>AARON PARKER</u>					CITY OF CHULA VISTA TRACT NO. BR20-0131	74392.30



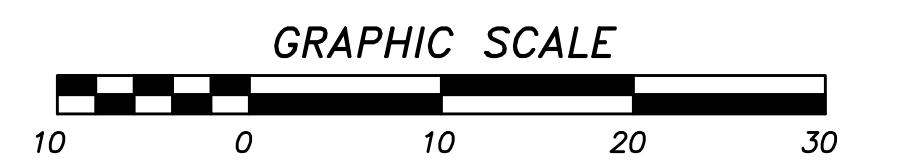
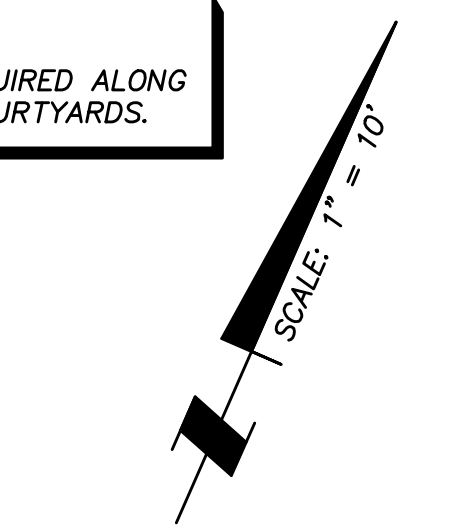
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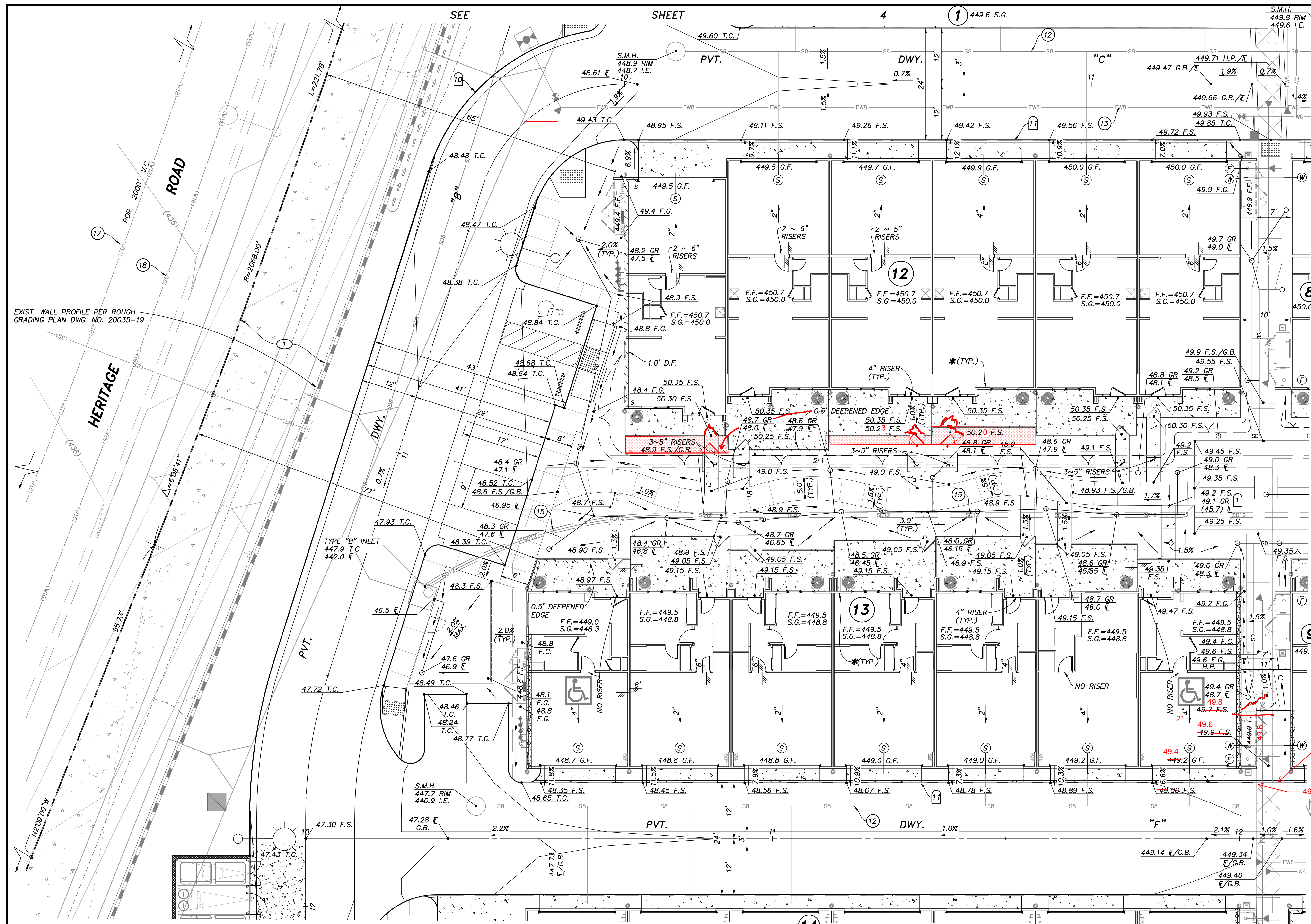
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AS BUILT		<p>PLANNING ENGINEERING SURVEYING 3990 Ruffin Road, Suite 120 San Diego, Ca. 92123 858-560-1141 858-560-8157 Fax</p>
Signature AARON PARKER	Date: _____	
Printed Name	P.E. No. 68547	
My Registration Expires 9-30-21	Discipline CIVIL	

CONTRACTOR:	REFERENCES: 06020, 06033, 06035, 06049, 14024, 14031, 14038, 20035	By: SB&O	REVISIONS: REVISE STORM DRAIN AND CURB ELEV. 9/22/21	Date: 9/22/21	App'd:	BENCHMARK: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI. SLY. OF INTX LA MEDIA RD. & BIRCH RD. SO SIDE OF GRAVEL RD. 225'+- W OF GATE TO A.V.R. TRACKING STA. 154'- E OF METAL GATE. OPT. #1344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '88)	SCALE: HORIZONTAL 1" = 10' VERTICAL N/A	Designed By: J.S.	Drawn By: T.P.	Checked By: A.P.	Submitted: _____	Approved: _____	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO. _____
INSPECTOR:								AARON PARKER	T.P.	A.P.	By: _____	For the City Engineer	PRECISE GRADING PLANS FOR:	_____ -11
DATE COMPLETED:									Date: 3-9-21	R.C.E. No. 68547	Planning: _____	Landscape: _____	OTAY RANCH VILLAGE 2 R-25(A)	W.O. No. PG-972
													CITY OF CHULA VISTA TRACT NO. BR20-0131	74392.30



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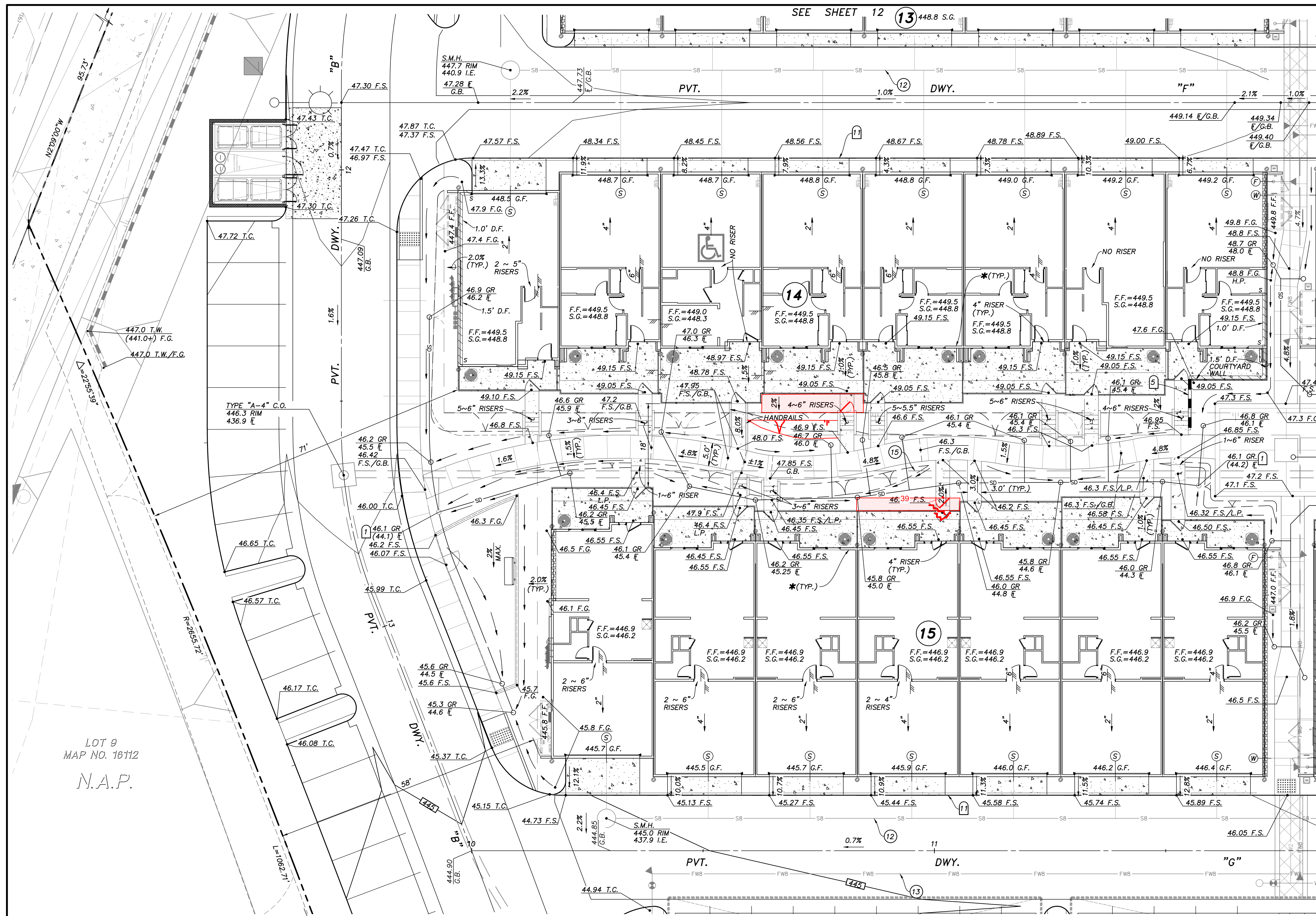


DIGALERT 811

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NOTE:
UTILITY CABINET AT F.F. ELEVATION U.N.O. ADD 6" DEEPENED EDGE TO CABINET TO ALLOW FOR MINIMAL GRADE DIFFERENCE IN FRONT OF CLOSET.

CONTRACTOR: SB&O	REFERENCES: 06020, 06033, 06035, 06049, 14024, 14031, 14038, 20035	By: SB&O	REVISIONS: REVISE STORM DRAIN AND CURB ELEV. 9/22/21, EXTEND COURTYARDS 2/2/22	Date: 9/22/21	App'd: [Signature]	BENCHMARK: DESCRIPTION: BRASS DISC MKD. "SO CITY ENGR." IN 3/4" IRON PIPE 0.5 MI SLY OF INTX LA MEDIA RD. & BIRCH RD SO SIDE OF GRAVEL RD. 225'+- W OF GATE TO ALVR. TRACKING STA. 15'+- E OF METAL GATE. OPT. #344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '88)	SCALE: HORIZONTAL 1" = 10', VERTICAL N/A	Designed By: J.S.	Drawn By: T.P.	Checked By: A.P.	Submitted: [Signature]	Approved: [Signature]	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO. 12
INSPECTOR: SB&O	DATE COMPLETED: 3-9-21	DATE: 3-9-21	R.C.E. No. 68547	Planning: [Signature]	Landscape: [Signature]	For the City Engineer	AS BUILT	Signature: AARON PARKER, P.E. No. 68547	Date: 9-30-21	Discipline: CIVIL	PLANNING ENGINEERING SURVEYING 3990 Ruffin Road, Suite 120 San Diego, Ca. 92123 858-560-1141 858-560-1577 Fax	CITY OF CHULA VISTA TRACT NO. BR20-0131	W.O. No. PG-972	



- ### EASEMENT NOTES
- INDICATES A 20' GENERAL UTILITY AND ACCESS EASEMENT.
 - INDICATES A 7.5' LANDSCAPE EASEMENT.
 - INDICATES A SITE VISIBILITY EASEMENT.
- ### UTILITIES NOTES
- EXISTING 18" R.C.P. STORM DRAIN PER DWG. _____
 - PROPOSED 2" RECLAIMED WATER SERVICE AND 1 1/2" METER PER DWG. NO. 20035-16.
 - EXISTING 8" P.V.C. SEWER PER DWG. NO. 06035-08 AND 10.
 - EXISTING 8" P.V.C. SEWER PER DWG. NO. 06033-05.
 - EXISTING 12" P.V.C. WATER PER DWG. NO. 06033-05.
 - EXISTING RECLAIMED WATER PER DWG. NO. 06033-5.
 - EXISTING 8" P.V.C. WATER PER DWG. NO. 14031-11 AND 12.
 - CONNECT TO EXISTING 6" WATER STUB.
 - CONNECT TO EXISTING 8" WATER STUB.
 - PROPOSED 6" WATER (PVT.).
 - PROPOSED 12"x6" WET TAP FOR WATER.
 - PROPOSED 8" SEWER (PVT.).
 - PROPOSED 8" FIRE (PVT.).
 - PROPOSED 12"x8" WET TAP FOR FIRE.
 - PROPOSED 12" STORM DRAIN (PVT.).
 - EXISTING 8" RECLAIMED WATER PER DWG. NO. 06035-10.
 - EXISTING 12" P.V.C. WATER PER DWG. NO. 06035-10.
 - EXISTING 16" P.V.C. WATER PER DWG. NO. 06035-10.
 - EXISTING 48" H.D.P.E. STORM DRAIN PER DWG. NO. 14024-12 AND 34.
 - EXISTING 24" H.D.P.E. STORM DRAIN PER DWG. NO. 14024-12 AND 34.
 - EXISTING 8" P.V.C. SEWER PER DWG. NO. 14031-11 AND 12.
 - CONNECT TO EXISTING STORM DRAIN.
 - CONNECT TO EXISTING SEWER.
 - EXISTING 6 P.V.C. RECLAIMED WATER PER DWG. NO. 14031-19.
 - EXISTING 12" P.V.C. WATER PER DWG. NO. 14031-19.
 - EXISTING 8" P.V.C. SEWER PER DWG. NO. 14031-10.

- ### CONSTRUCTION NOTES
- AREA DRAIN PER ROUGH GRADING PLAN DWG. NO. 20035-4, ADJUST RIM PER PLAN.
 - PLUG AND STUB EXISTING STORM DRAIN.
 - GATE FOR EXIT ONLY.
 - SPECIAL DESIGN WALL PER OTHERS. FINISH AND COLOR PER LANDSCAPE PLANS.
 - RETAINING WALL PER CITY OF CHULA VISTA STANDARDS.
 - RETAINING WALL WITH RISERS AND HANDRAILS (TYP.), SEE (B) 7
 - ENHANCED PAVING, DESIGN PER LANDSCAPE PLANS.
 - EXIST. CATCH BASIN TO BE REPLACED. STORM DRAIN EXTENDED.
 - PROPOSED DRAINAGE DITCH.
 - 6" CURB.
 - 0" CURB.
 - TUBULAR STEEL FENCE PER LANDSCAPE PLANS.
 - OVERHEAD CARPORT STRUCTURE BY OTHERS.
 - HANDRAILS AND DEEPEDED EDGE PER LANDSCAPE PLANS.

NOTE:
* WATERPROOFING REQUIRED ALONG BUILDING AT ALL COURTYARDS.

S.M.H. 447.64 RIM 440.87 I.E.

SCALE: 1" = 10'

GRAPHIC SCALE

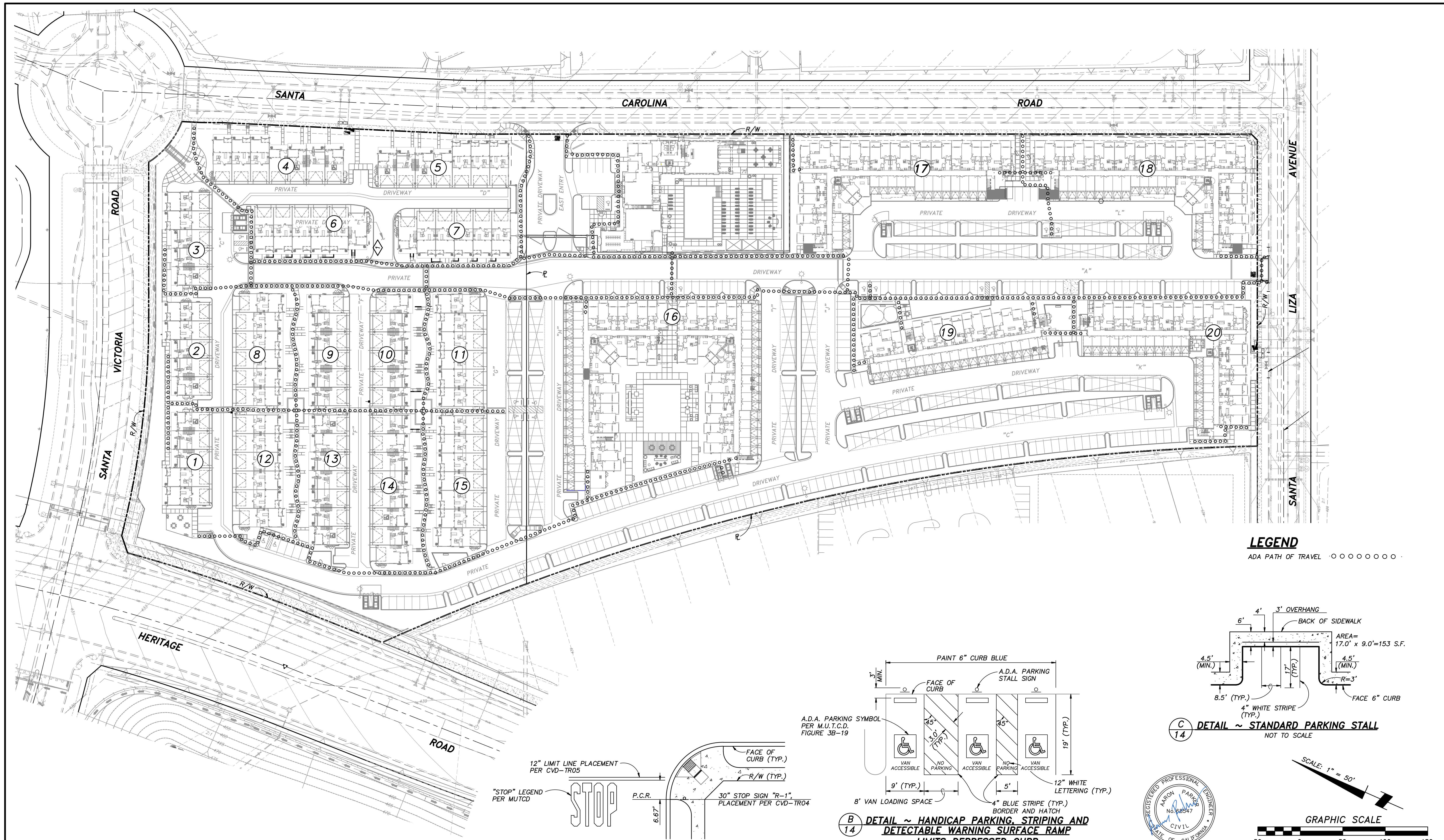
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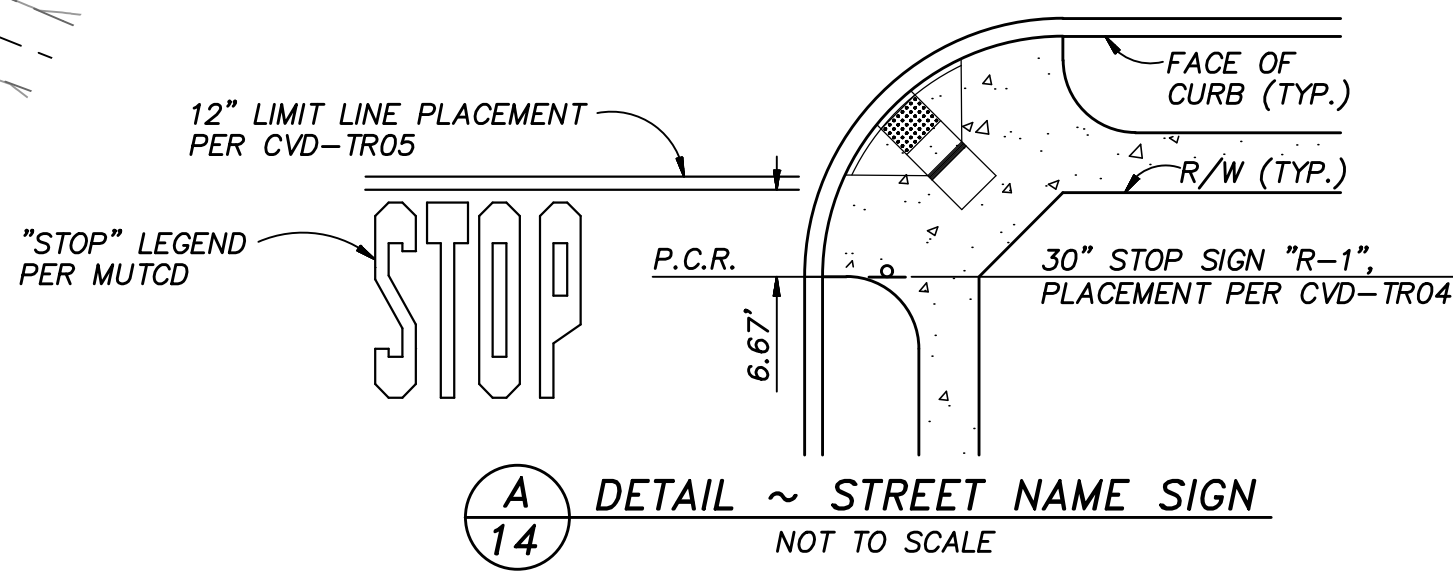
NOTE:
CONNECT ALL ROOF DRAINS TO NEAREST AREA DRAIN SYSTEM. IF NO AREA DRAIN, ADD SPLASH BLOCK PER LANDSCAPE PLANS.

NOTE:
UTILITY CABINET AT F.F. ELEVATION U.N.O. ADD 6" DEEPEDED EDGE TO CABINET TO ALLOW FOR MINIMAL GRADE DIFFERENCE IN FRONT OF CLOSET.

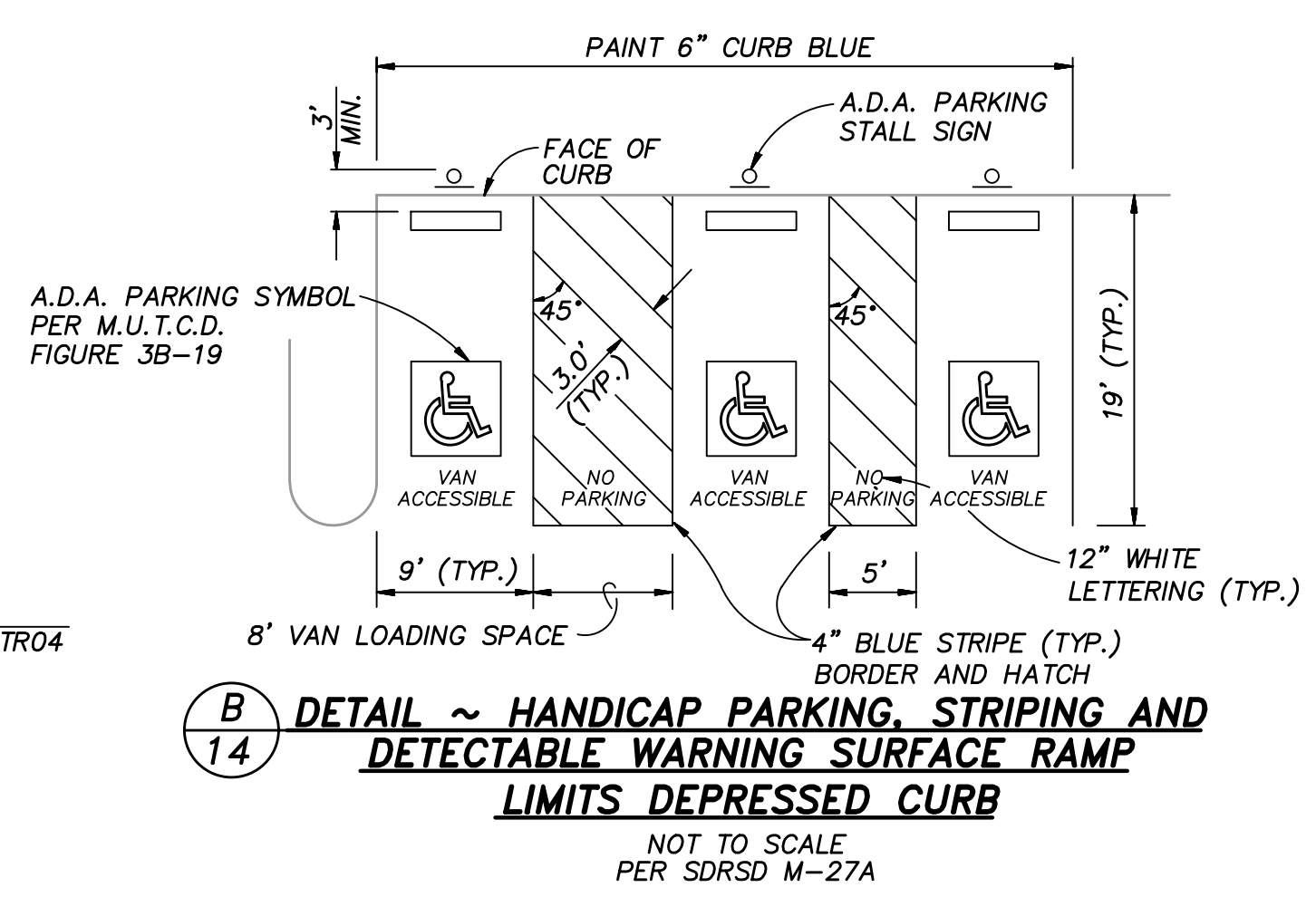
CONTRACTOR:	REFERENCES:	By:	REVISIONS:	Date:	App'd:	BENCHMARK:	SCALE:	Designed By:	Drawn By:	Checked By:	Submitted:	Approved:	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO.:	
DATE COMPLETED:	06020, 06033, 06035, 06049, 14024, 14031, 14038, 20035	SB&O	EXTEND COURTYARDS	2/2/22		DESCRIPTION: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI SLY OF INTX LA MEDIA RD. & BIRCH RD SO SIDE OF GRAVEL RD. 225'+- W OF GATE TO A.V.R. TRACKING STA. 154+ - E OF METAL GATE. OPT. #344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '88)	HORIZONTAL 1" = 10' VERTICAL N/A	J.S.	T.P.	A.P.			Signature: AARON PARKER P.E. No. 68547 My Registration Expires 9-30-21 Discipline: CIVIL	AS BUILT	PLANNING ENGINEERING SURVEYING 3990 Ruffin Road, Suite 120 San Diego, Ca. 92123 858-560-1141 858-560-8157 Fax
								AARON PARKER					CITY OF CHULA VISTA TRACT NO. BR20-0131	13	



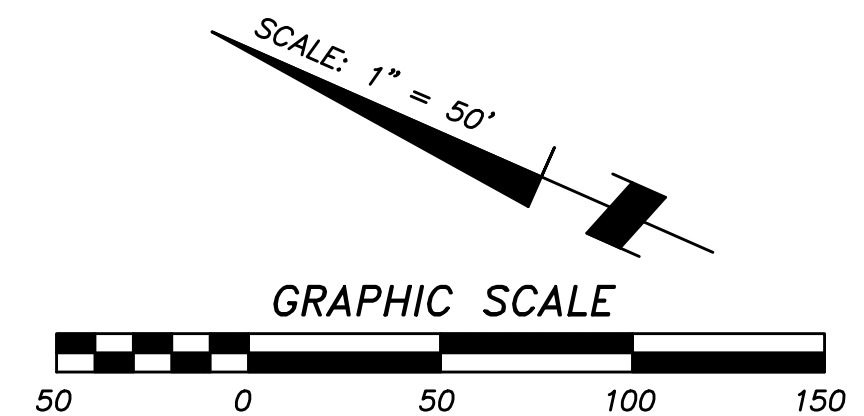
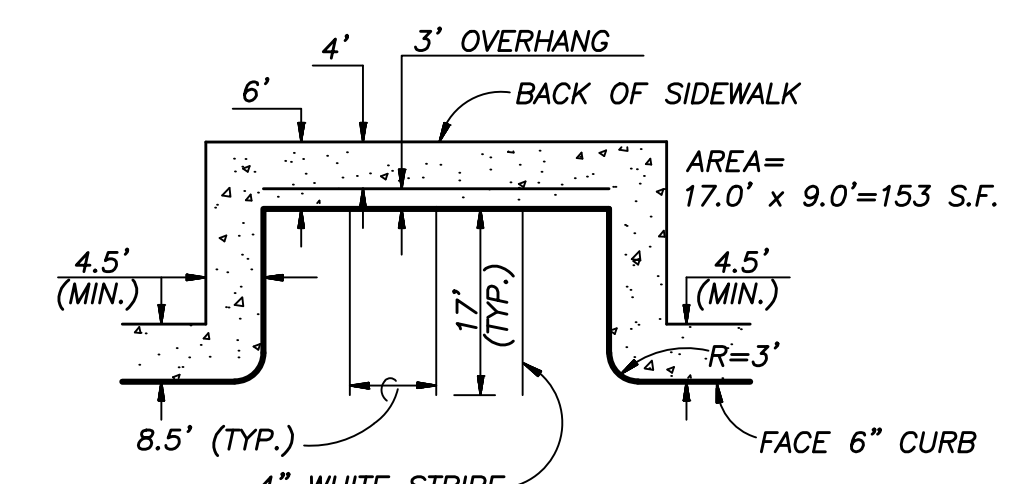
LEGEND
 ADA PATH OF TRAVEL ○○○○○○



NOTE
 FOR ON-SITE SIGNING AND STRIPING SEE PRIVATE IMPROVEMENT PLANS PER BR20-0082.



NOTE
 SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1 UNIT VERTICAL TO 48 UNITS HORIZONTAL IN ANY DIRECTION.



AS BUILT		<p>PLANNING ENGINEERING SURVEYING 3990 Ruffin Road, Suite 120 San Diego, Ca. 92123 658-560-1141 658-560-8157 Fax</p>
Signature AARON PARKER	Date: _____	
Printed Name	P.E. No. 68547	
My Registration Expires 9-30-21	Discipline CIVIL	
CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT		DRAWING NO.
ADA PATHWAY		-14
OTAY RANCH VILLAGE 2 R-25(A)		W.O. No. PG-972
CITY OF CHULA VISTA TRACT NO. BR20-0131		

CONSTRUCTION RECORD	REFERENCES	By	REVISIONS	Date	App'd	BENCHMARK	SCALE	Designed By:	Drawn By:	Checked By:	Submitted:	Approved:	
CONTRACTOR: INSPECTOR: DATE COMPLETED:	06020, 06033, 06035, 06049, 14024, 14031, 14038, 20035					DESCRIPTION: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI SLY OF INTX LA MEDIA RD. & BIRCH RD SO SIDE OF GRAVEL RD. 225'+- W OF GATE TO A.V.R. TRACKING STA. 154+ - E OF METAL GATE. OPT. #1344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '88)	HORIZONTAL 1" = 50' VERTICAL N/A	J.S.	T.P.	A.P.			
								Aaron Parker			Date: 3-9-21	For the City Engineer	
								AARON PARKER			R.C.E. No. 68547		