

NOTIFICATIONS

- 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
- 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.
- THE CONTRACTOR SHALL GIVE 24 HOURS (ONE WORKING DAY) NOTICE ON CALLS FOR INSPECTION. PHONE: 619-397-6128.
- ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL AT CONTRACTOR'S EXPENSE.

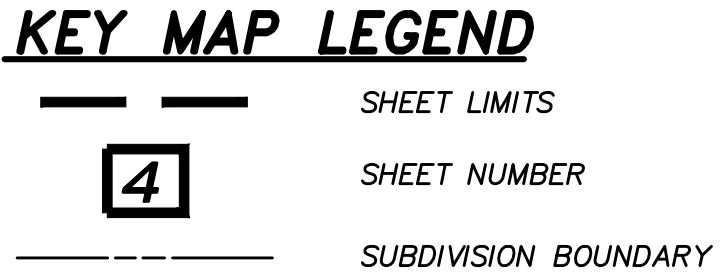
SPECIAL NOTES

- 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.
- 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.
- 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.
- 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.
- ALL FILL AREAS, WHICH ARE FENCED, SHALL REMAIN FENCED. TEMPORARY AND/OR FINAL FENCING SHALL BE PROVIDED AS SHOWN ON THE PLANS.
- ALL APPROVED GEOTEXTILE ENGINEERING FABRIC SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, MAINTAINING, RELOCATING, AND OR REMOVAL OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL REPLACE ALL DESTROYED OR DAMAGED SURFACE IMPROVEMENTS WITH IMPROVEMENTS EQUAL OR SUPERIOR.
- ALL CONTOURS AND ELEVATIONS SHOWN HEREON REPRESENT FINISH GRADE. CONTRACTOR SHALL MAKE THE APPROPRIATE ALLOWANCES FOR PAVEMENT SUBGRADE, PAD UNDERCUT, AND UTILITY TRENCHING.
- 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 WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS AND THE CITY OF CHULA VISTA.
- 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, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THE STATE OF CALIFORNIA SAFETY ORDERS.
- 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.
- 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.
- 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.
- "ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN."
- 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.

GENERAL NOTES

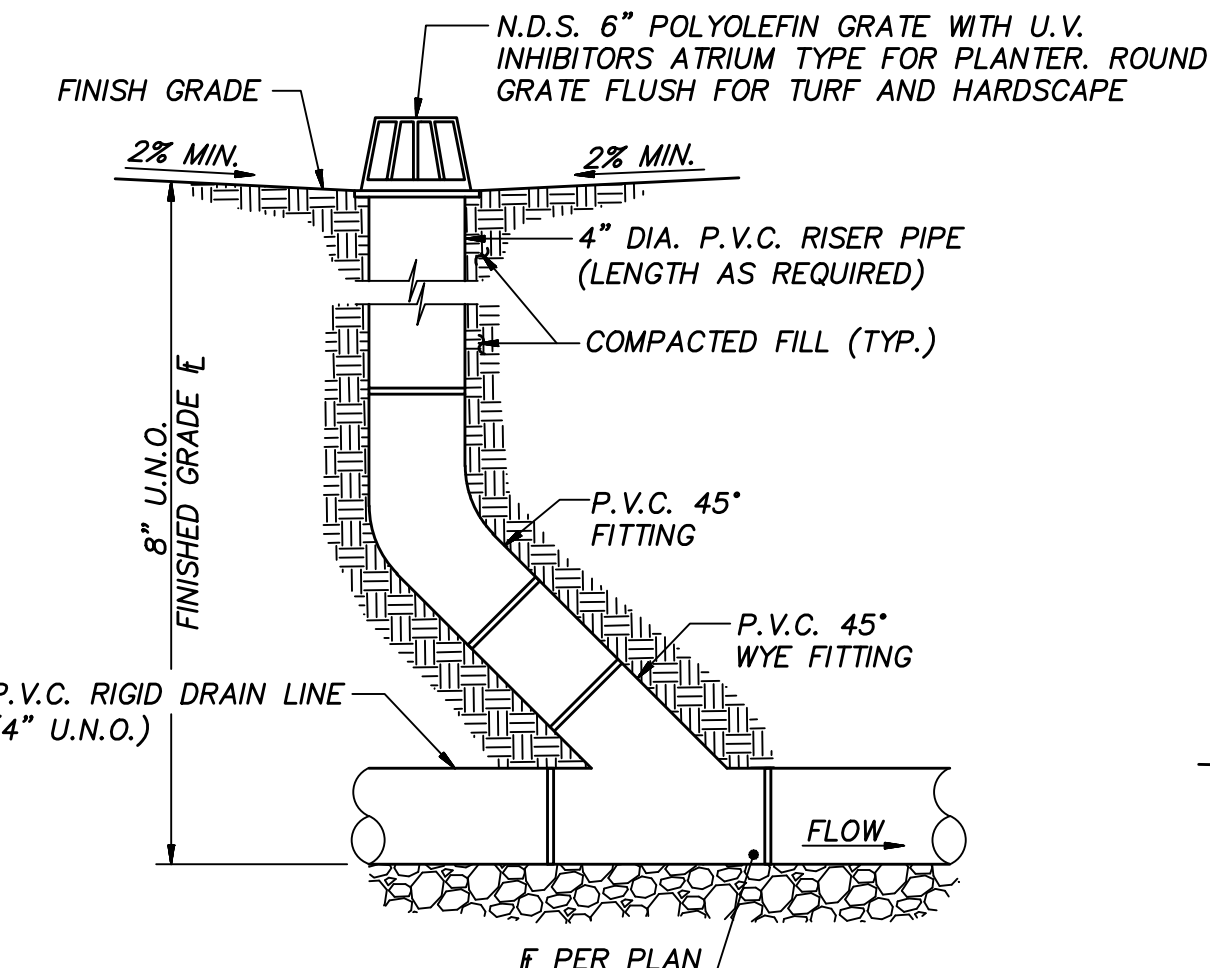
- STORM DRAINS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIZES, LOCATIONS, AND TYPE OF SEWER AND DRAINAGE FACILITIES, OR ANY SURFACE IMPROVEMENTS WITHIN FUTURE STREET RIGHTS-OF-WAY SHOWN ON THESE PLANS. SEPARATE APPROVALS AND PERMITS FOR THESE SHALL BE REQUIRED IN CONJUNCTION WITH IMPROVEMENT PLANS.
- WRITTEN PERMISSION SHALL BE OBTAINED FOR ANY OFF-SITE GRADING.
- 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.
- 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.
- 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.
- ALL FLOWS SHOWN ARE FOR 50 -YEAR STORM, EXCEPT AS NOTED.
- ALL SEDIMENTATION BASINS, OUTLET PIPES AND DITCHES ARE PRIVATE UNLESS OTHERWISE NOTED AND HAVE NOT BEEN REVIEWED FOR ADEQUACY BY THE CITY ENGINEERING DEPARTMENT.
- 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.
- 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.
- 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.

KEY MAP
SCALE: 1" = 100'

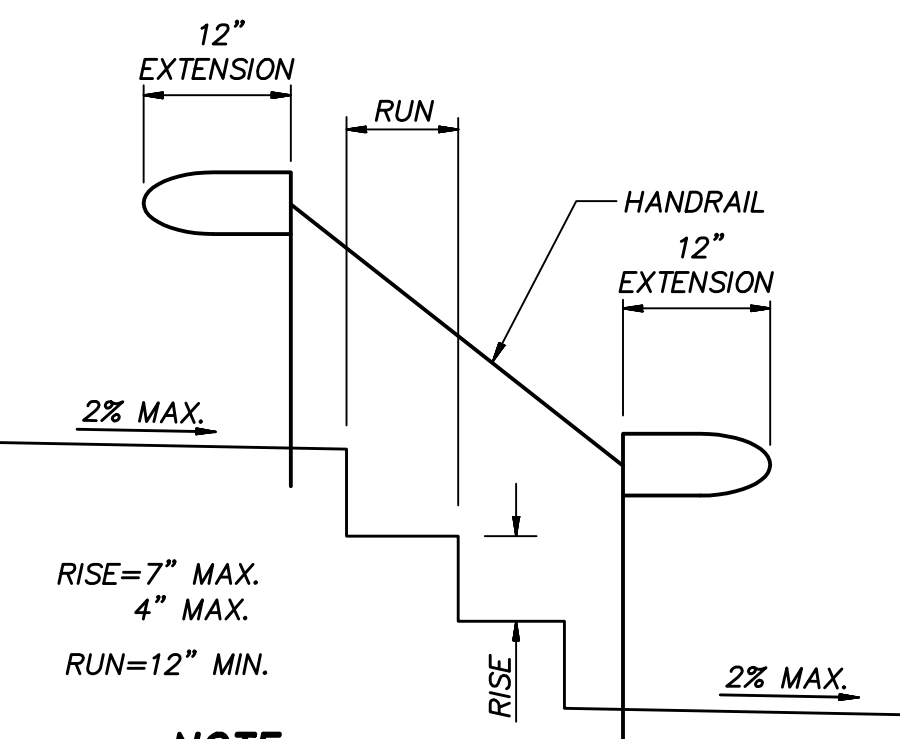


SHEET INDEX

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- 14-15, 18-27 PRECISE GRADING PLANS FLATS
- 28 ADA PATH OF TRAVEL

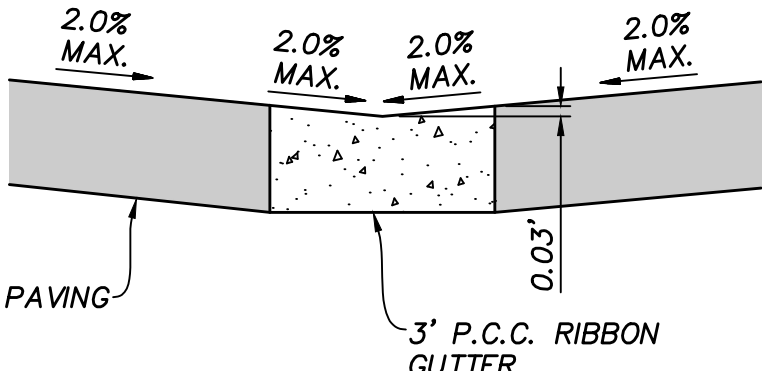


A
2 **DETAIL ~ AREA DRAIN**
NOT TO SCALE

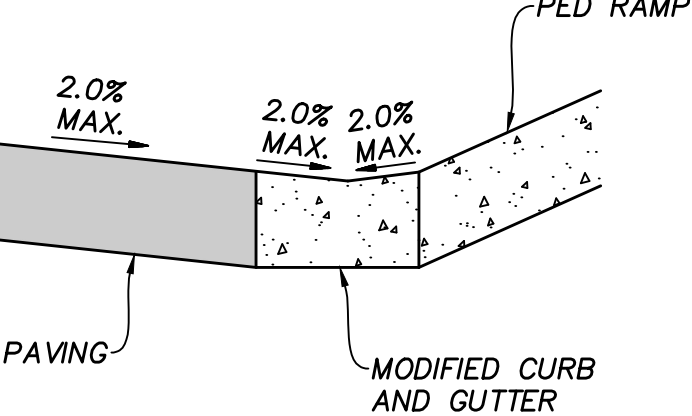


NOTE:
1. RISERS AND HANDRAILS CONSTRUCTED PER SDRSD M-24, M-25, M-26 TO MEET CBC REQUIREMENTS 1011, 1014, AND 1115A.
2. STAIRWAYS MUST HAVE A HANDRAIL IF THE STAIRWAY HAS TWO OR MORE RISERS.

B
2 **DETAIL ~ EXTERIOR STAIR**
NOT TO SCALE



C
2 **DETAIL ~ MODIFIED RIBBON GUTTER-ADA COMPLIANT**
SEE PRIVATE IMPROVEMENT PLANS BR- NOT TO SCALE



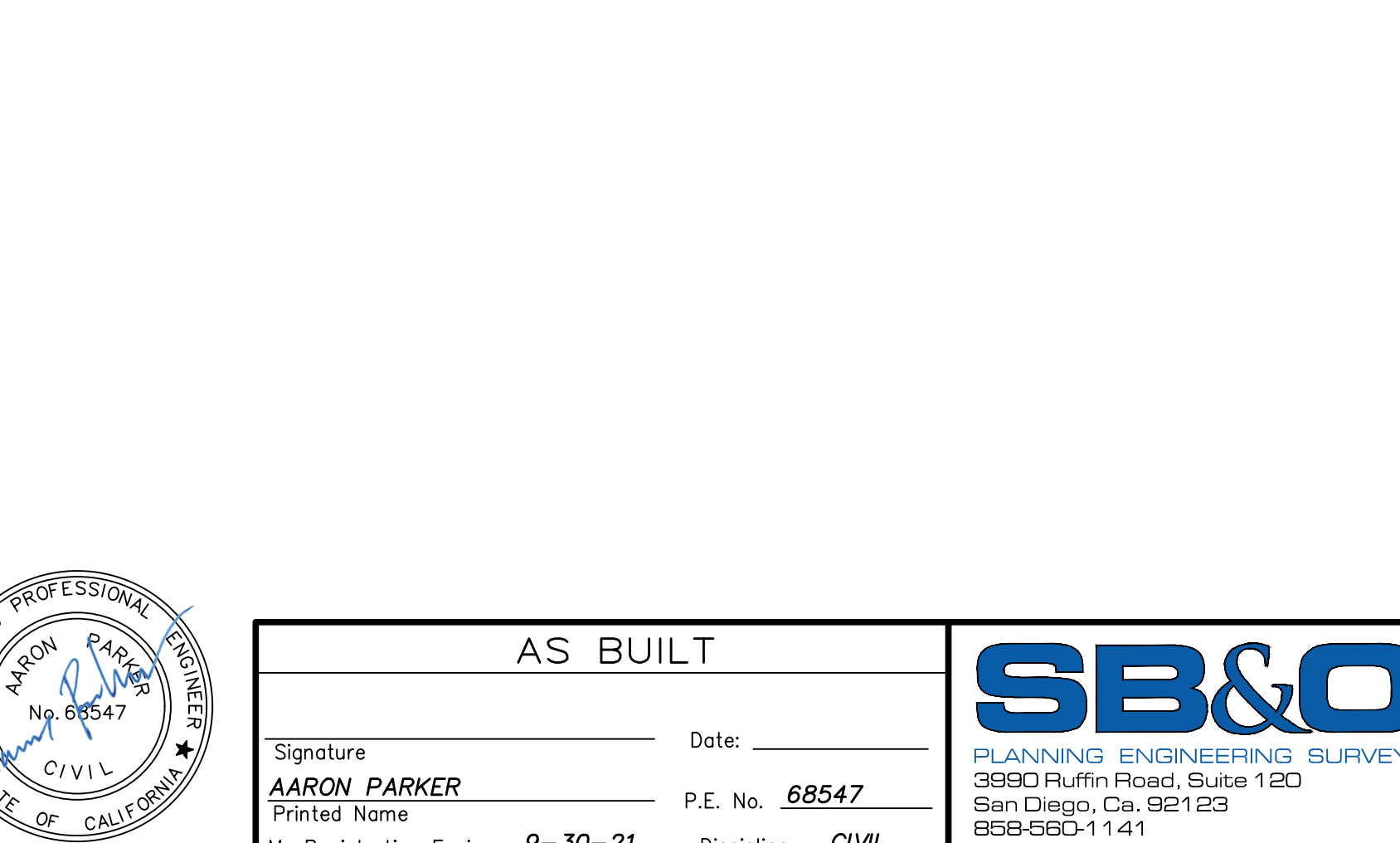
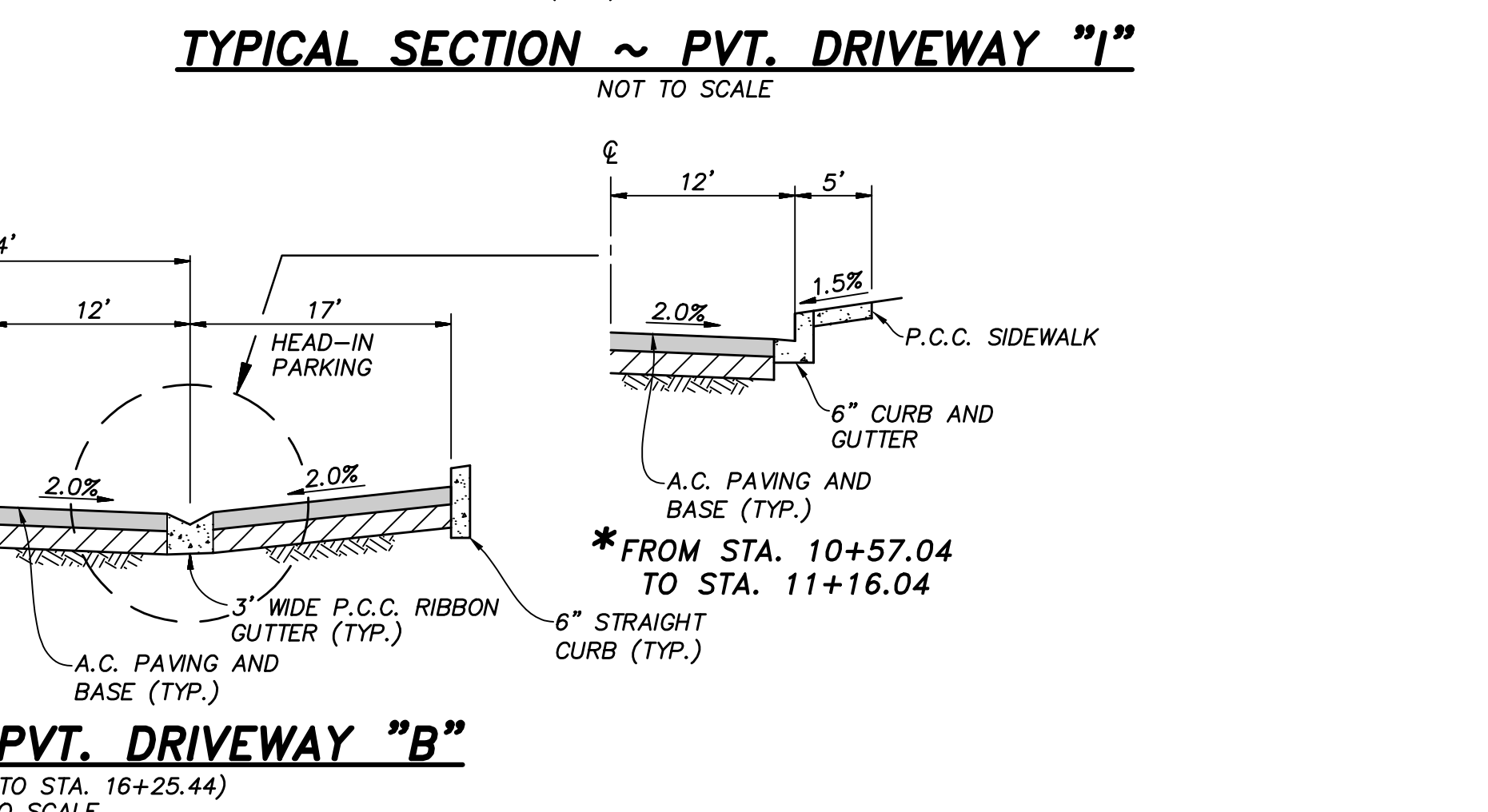
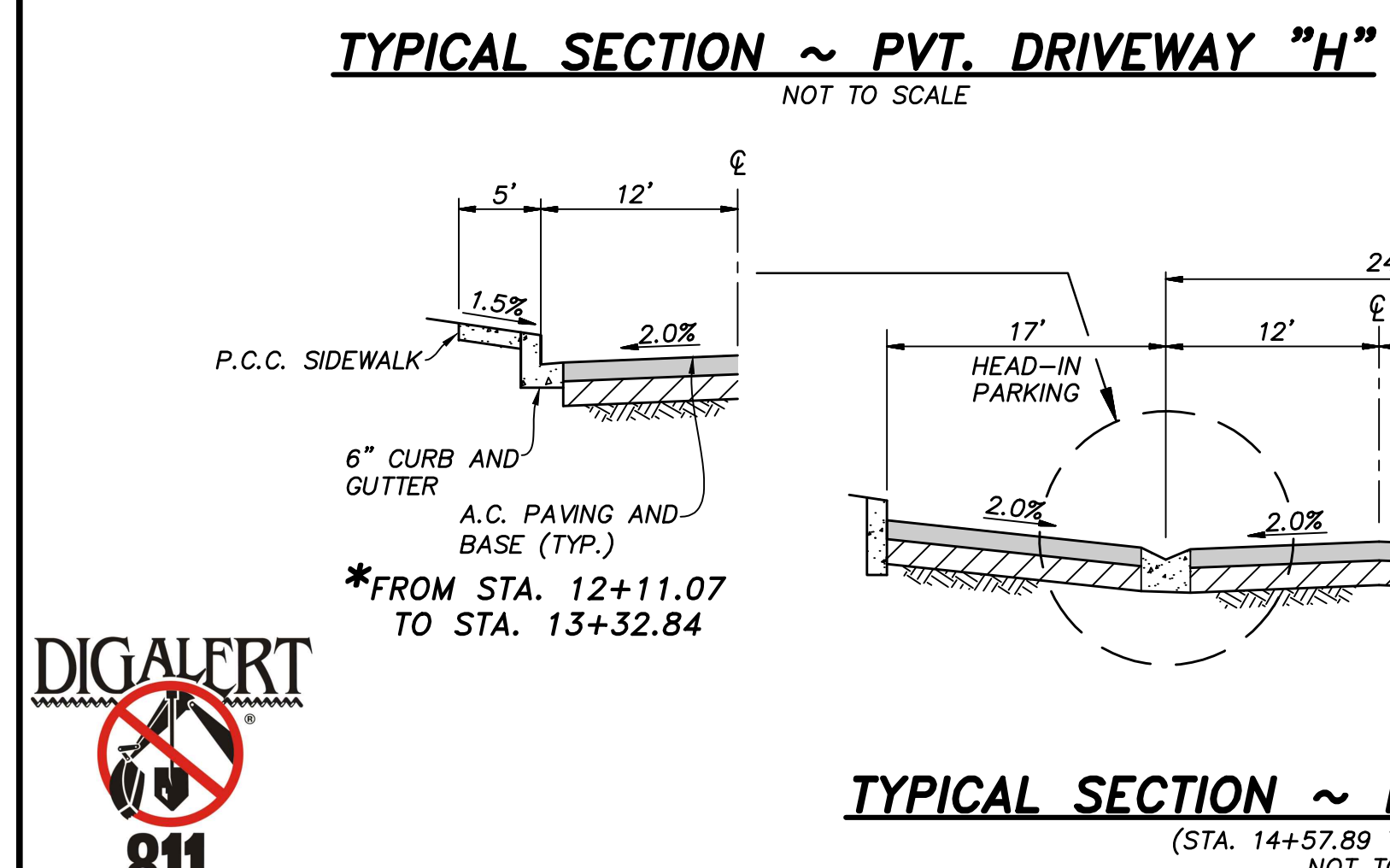
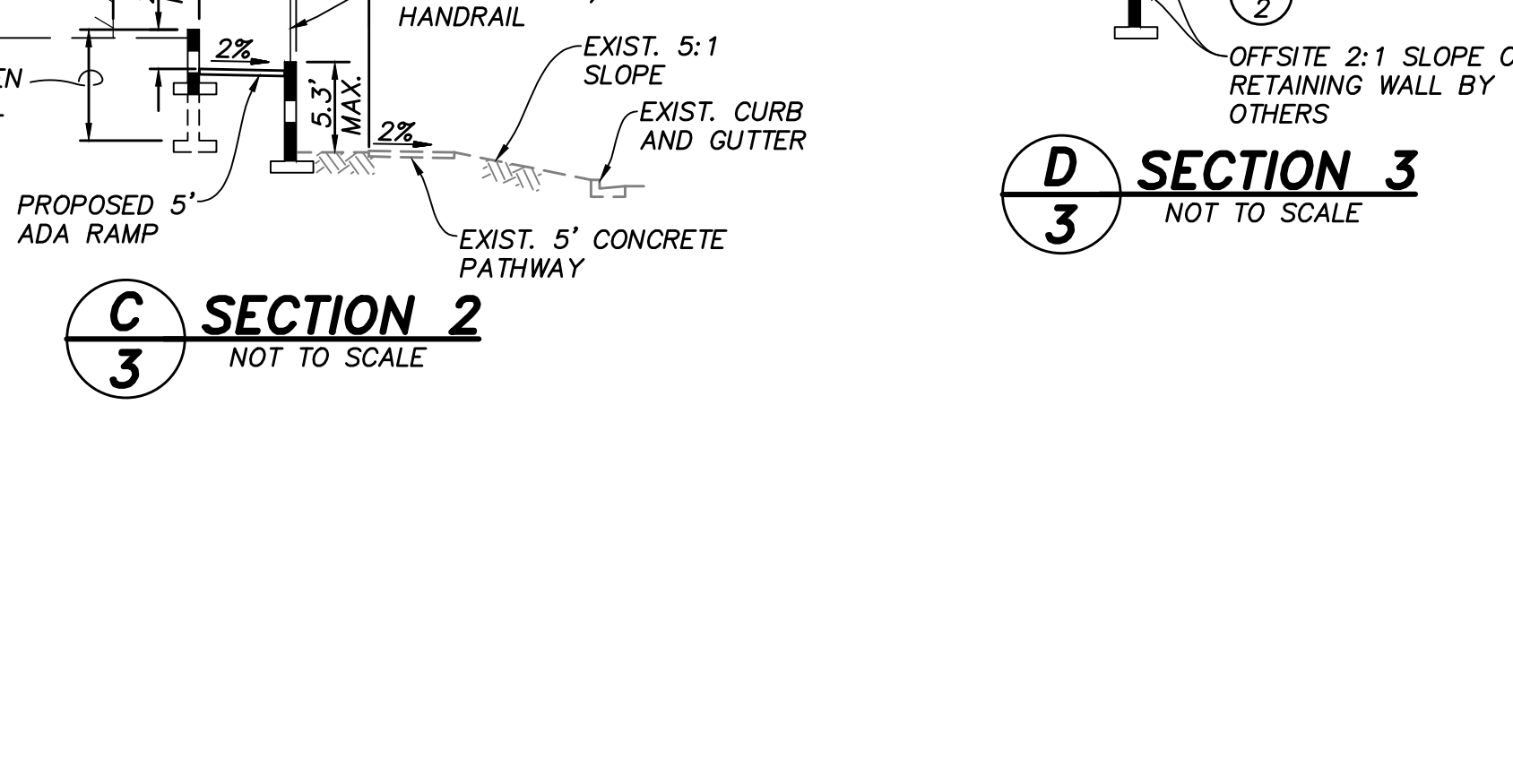
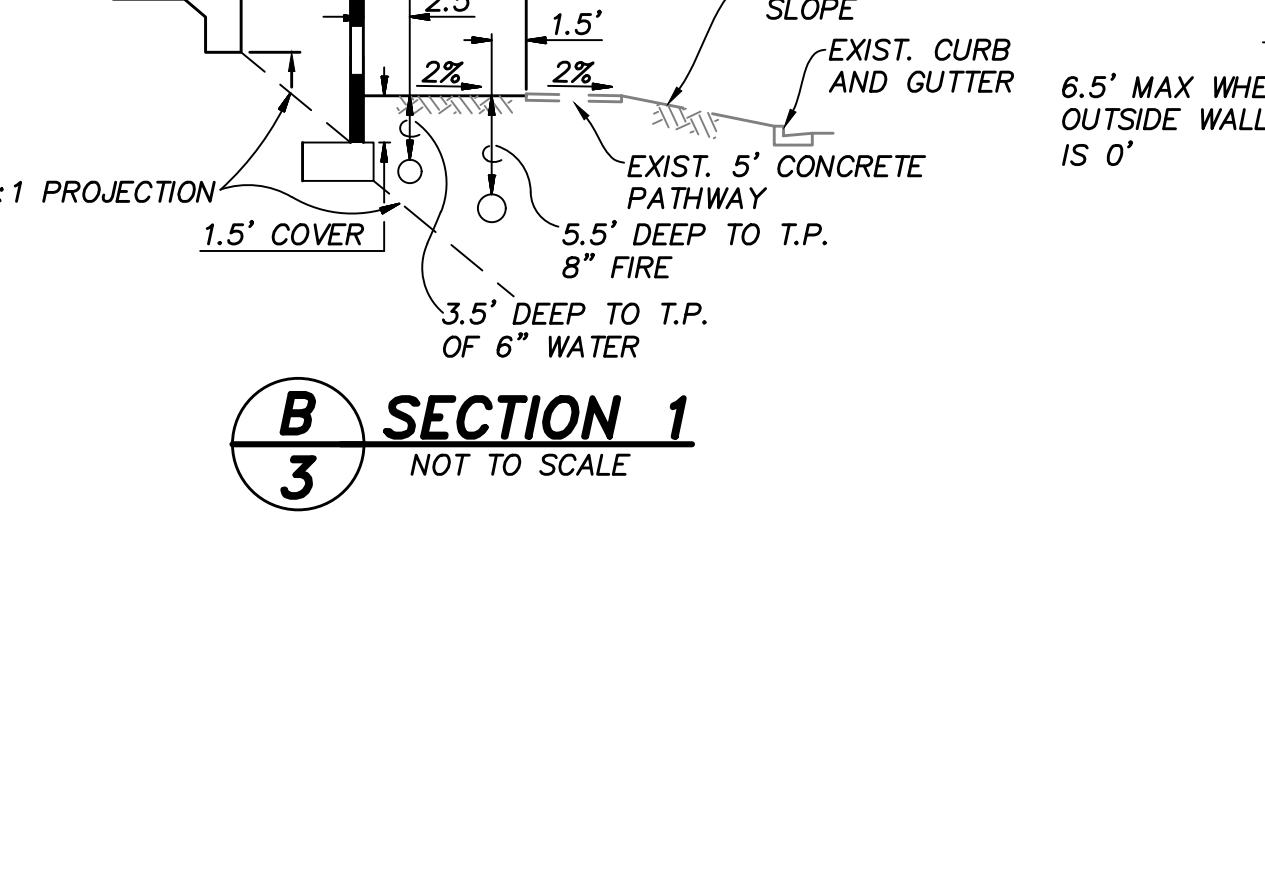
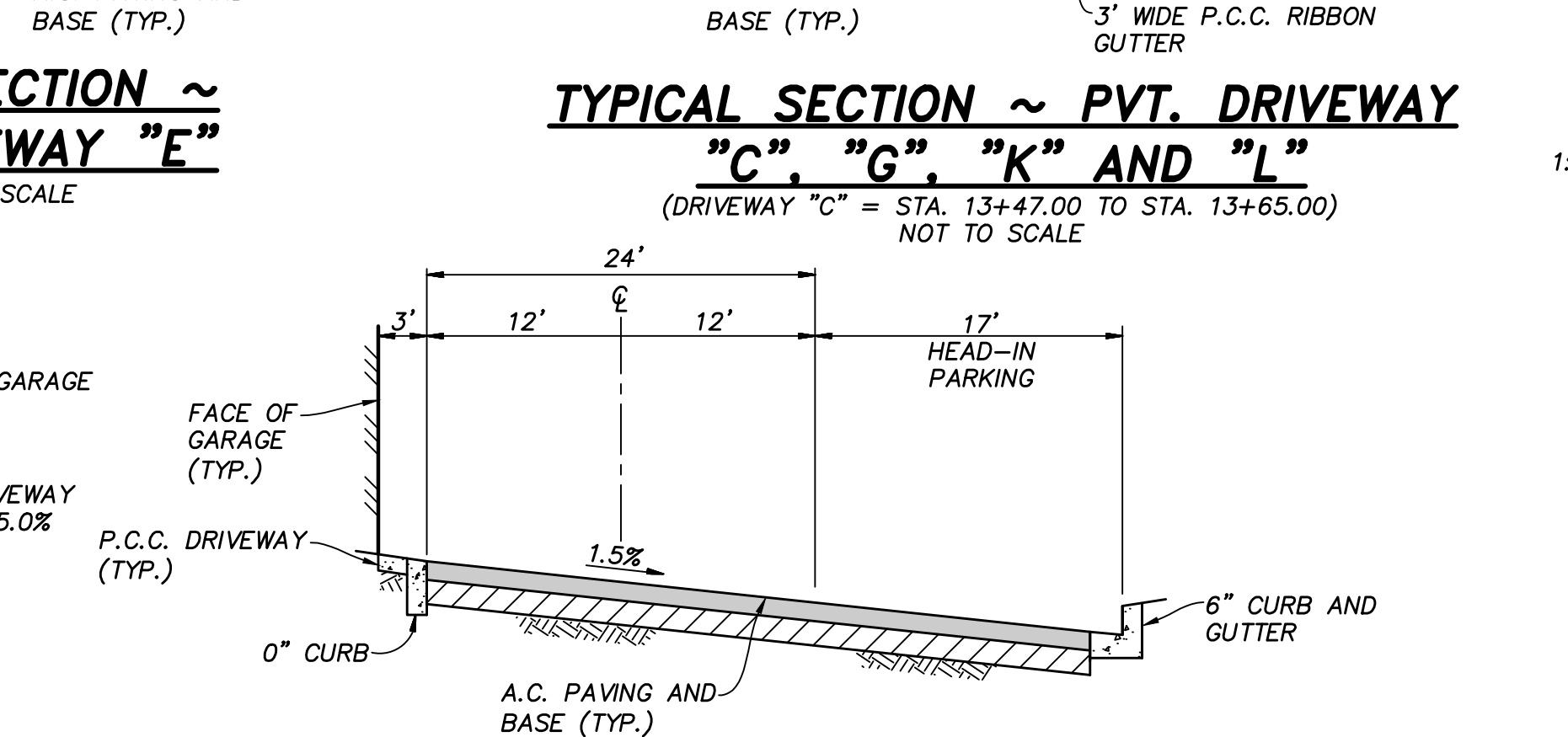
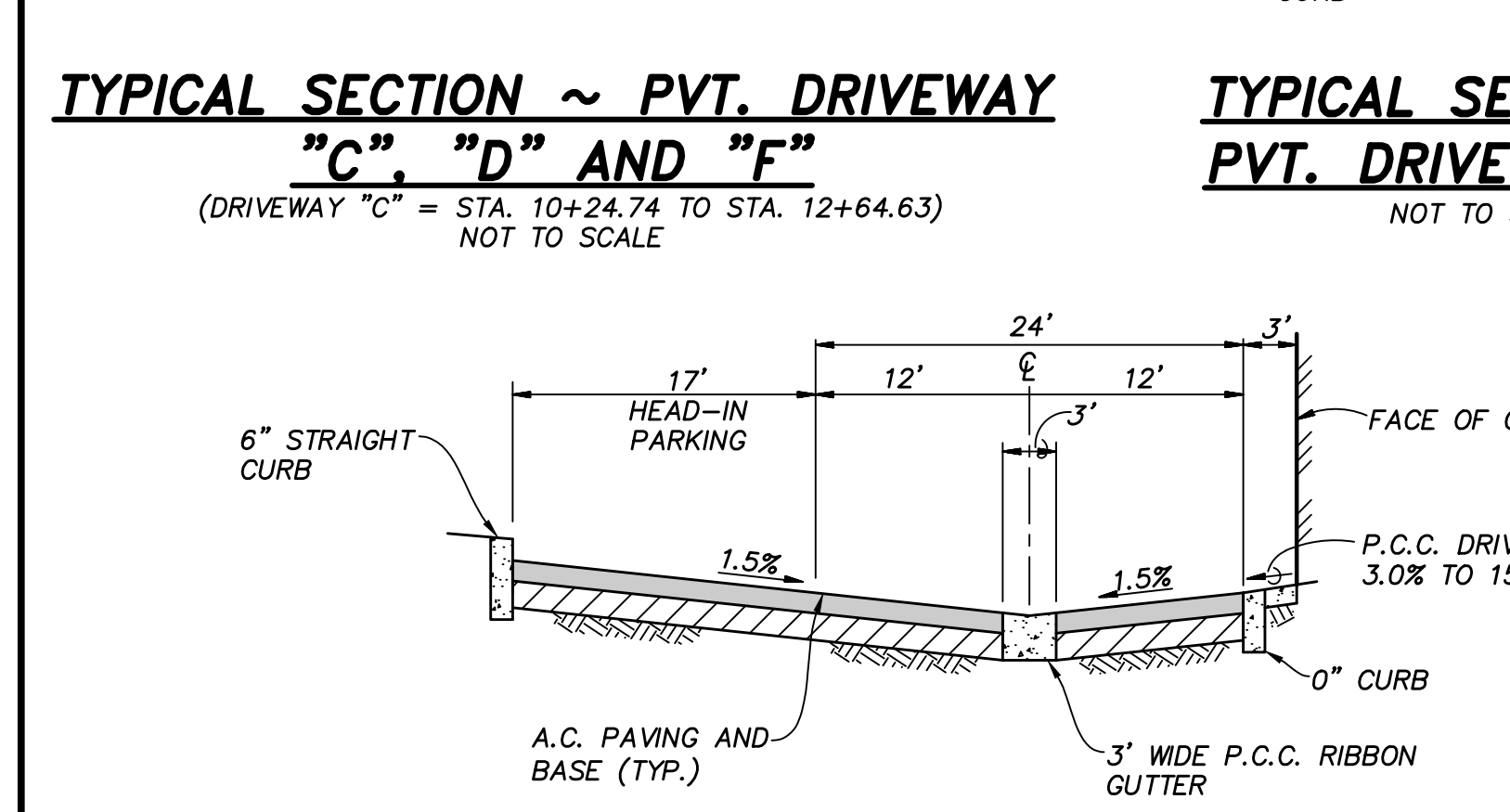
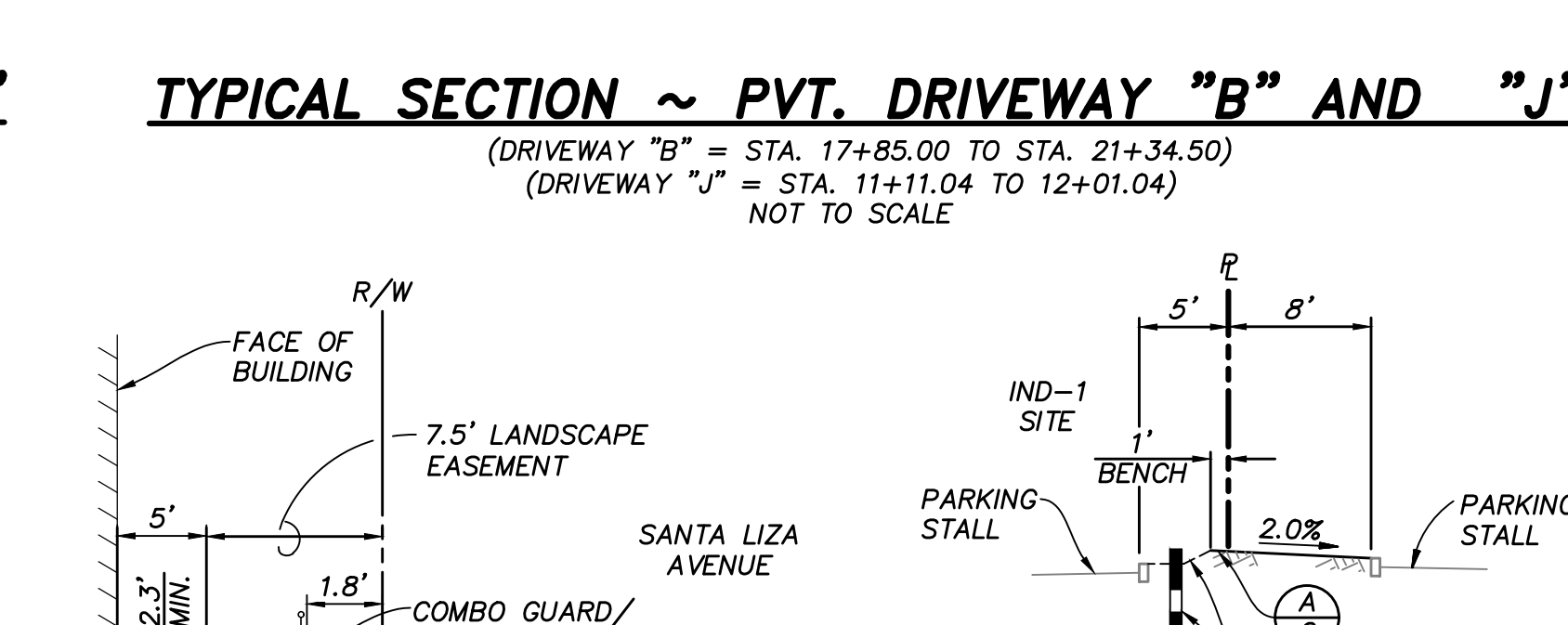
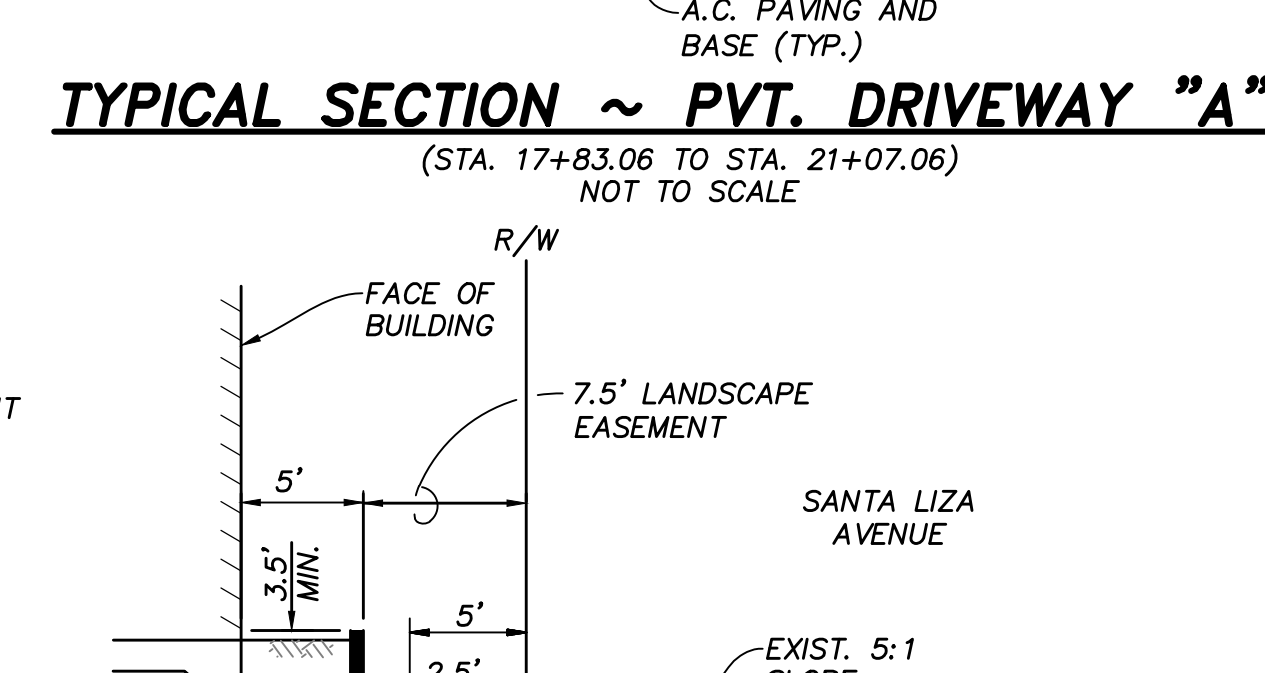
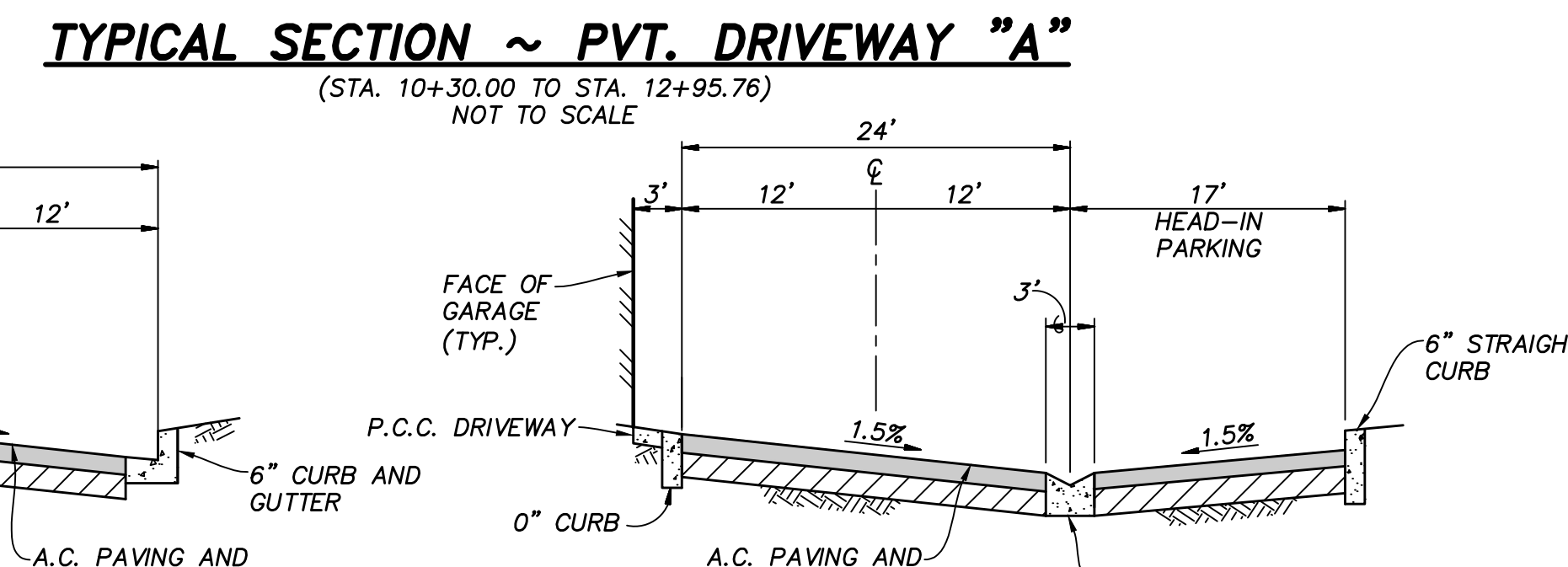
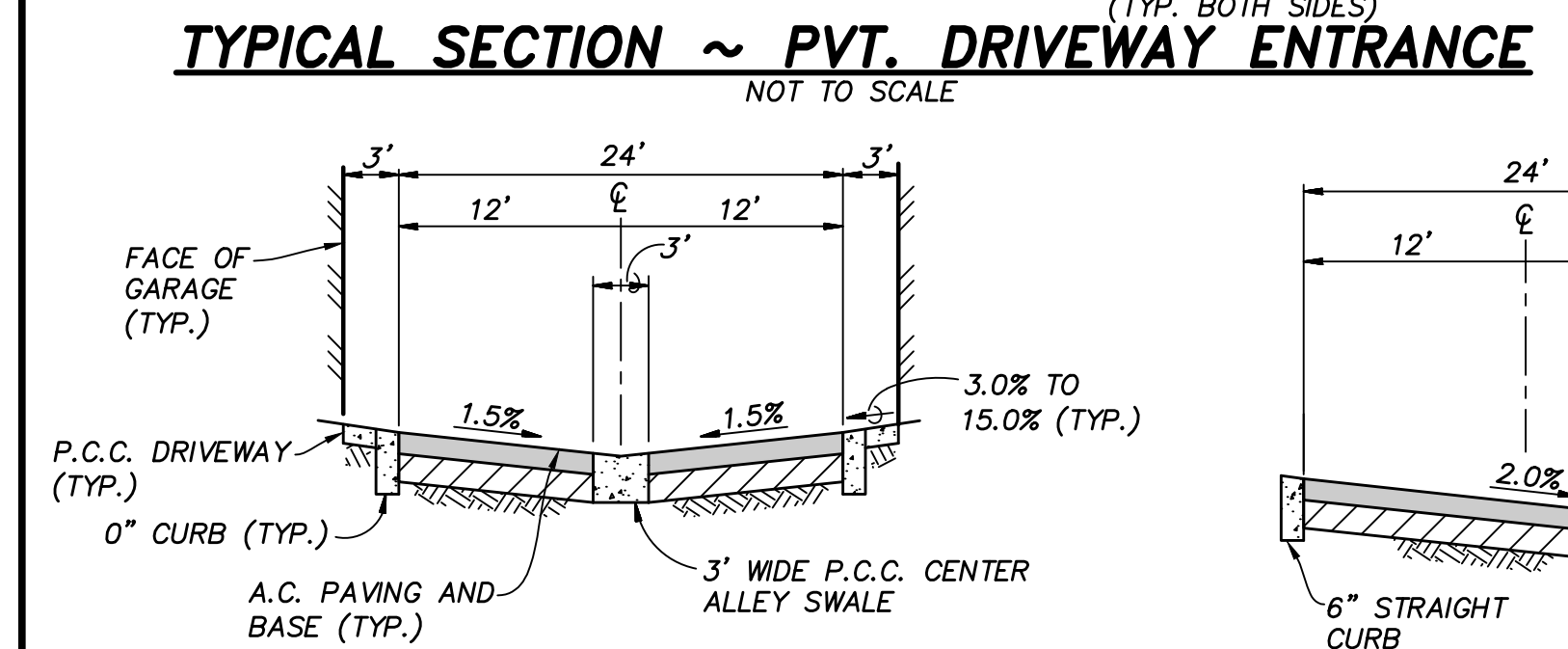
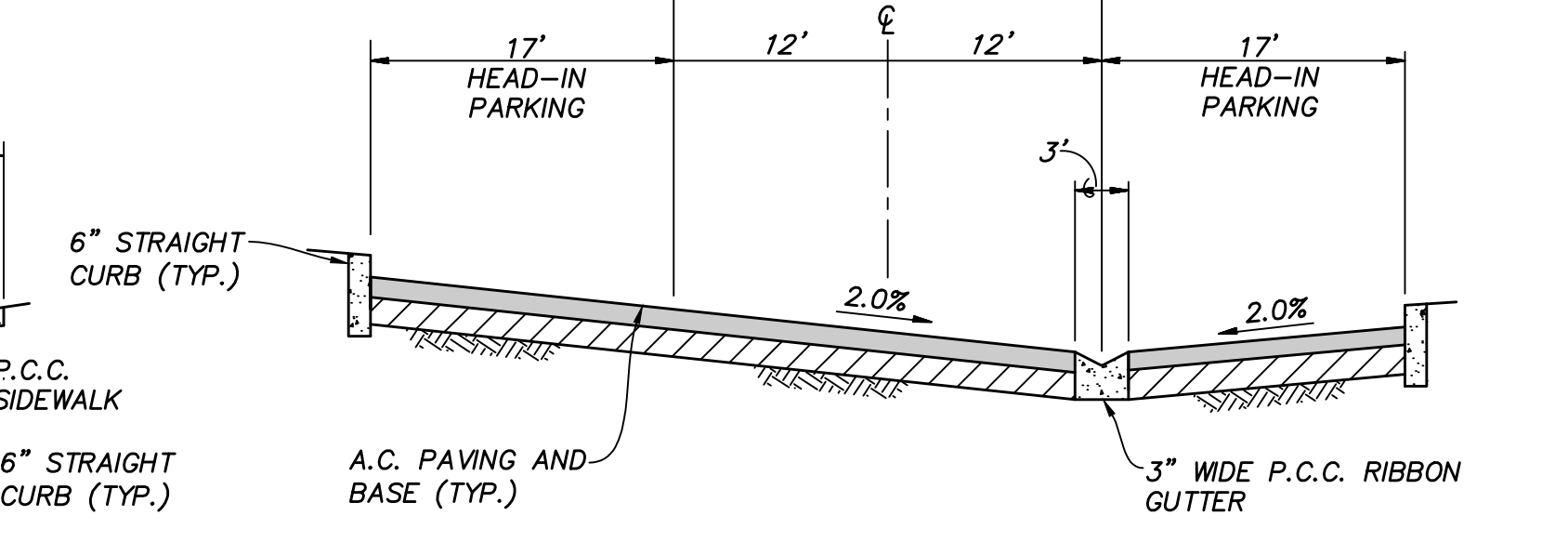
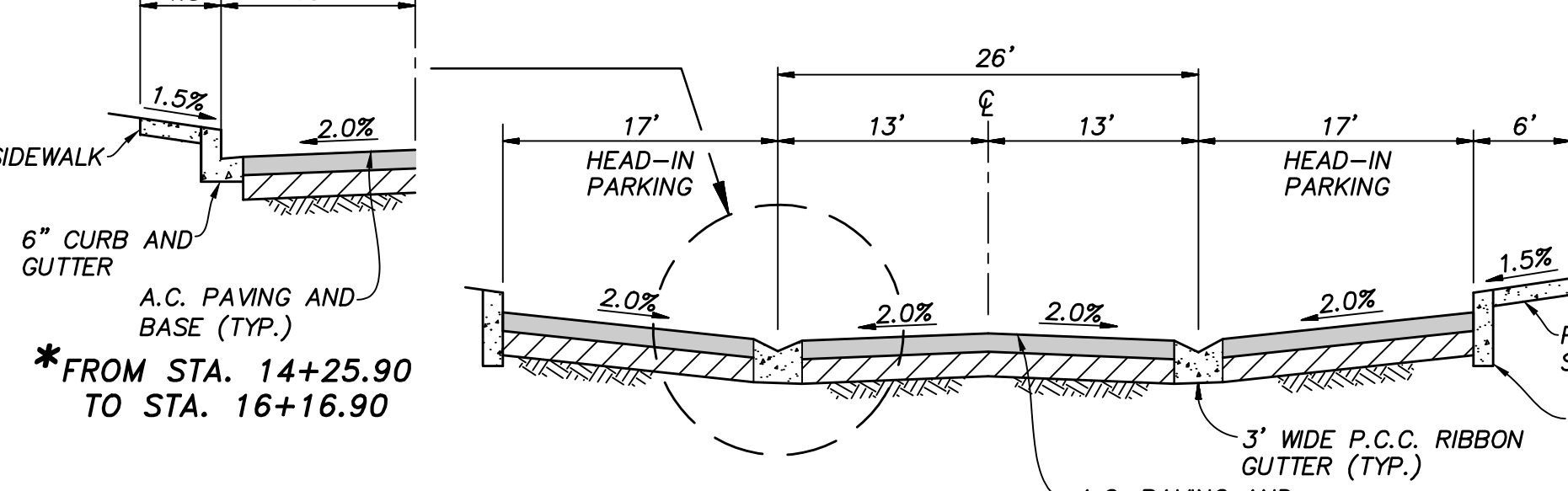
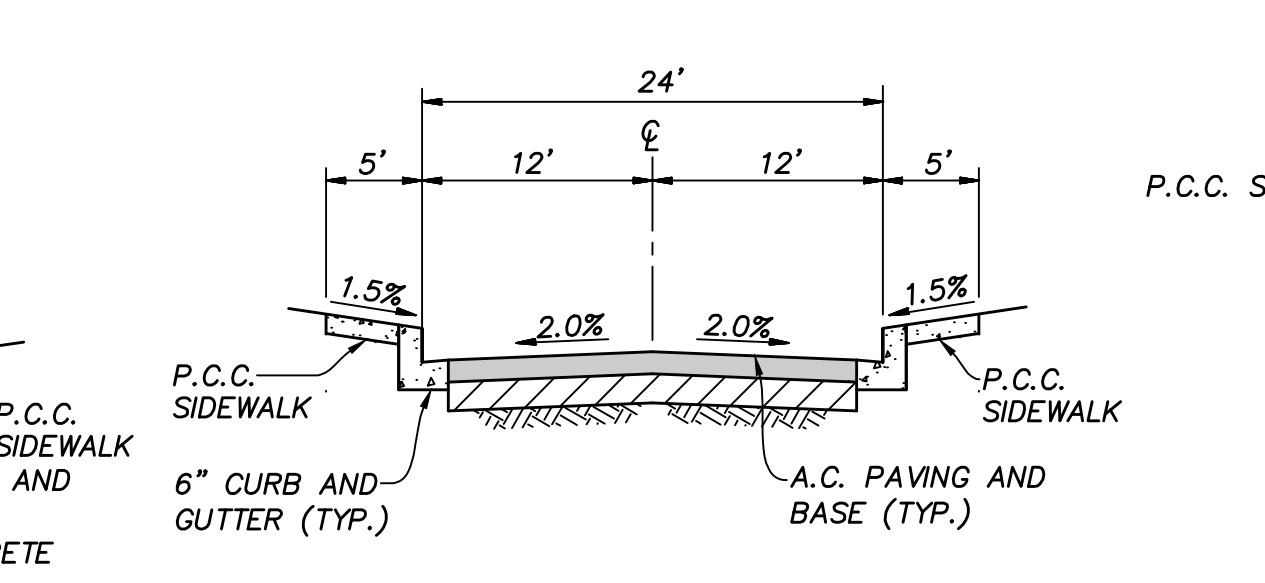
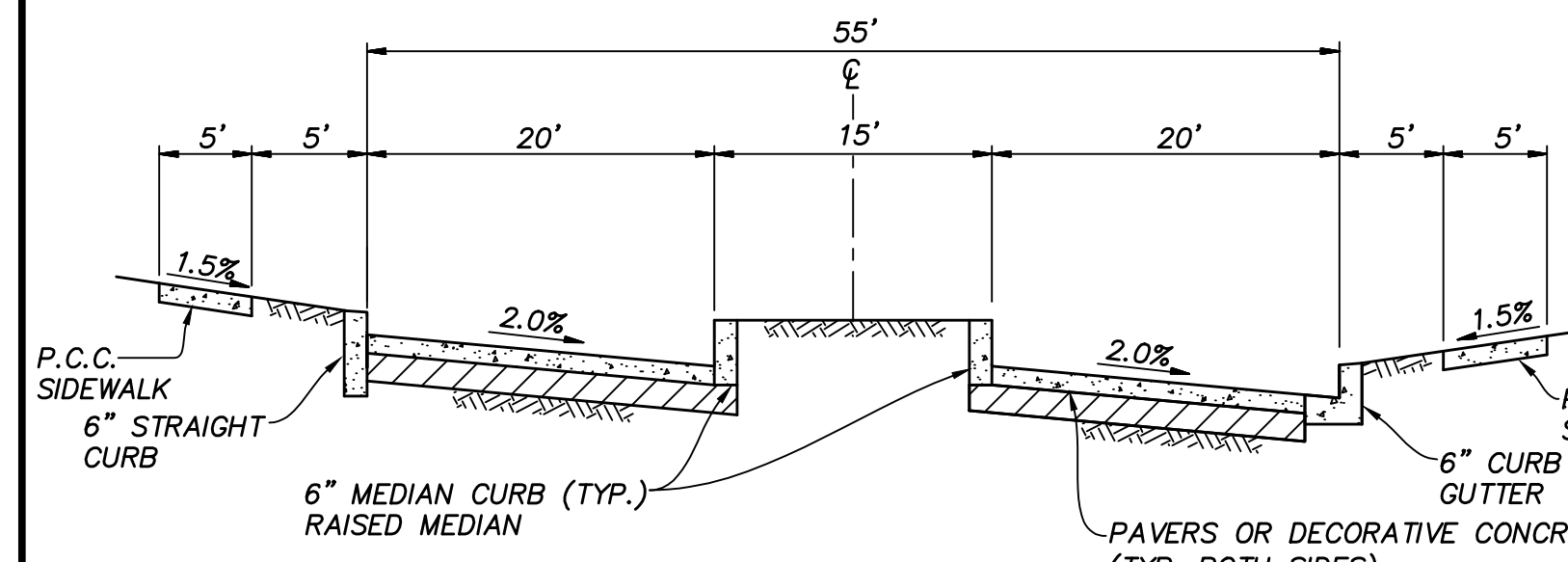
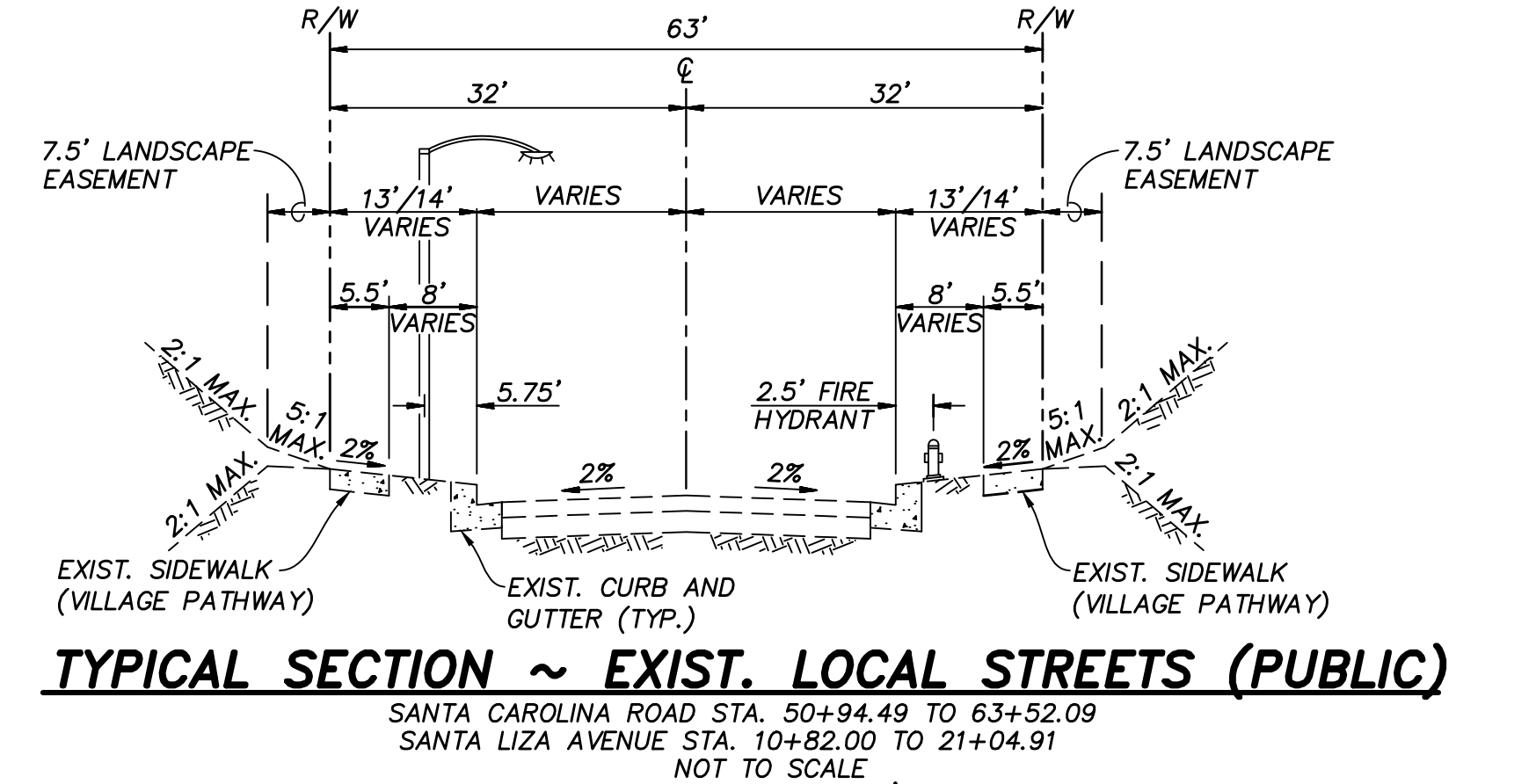
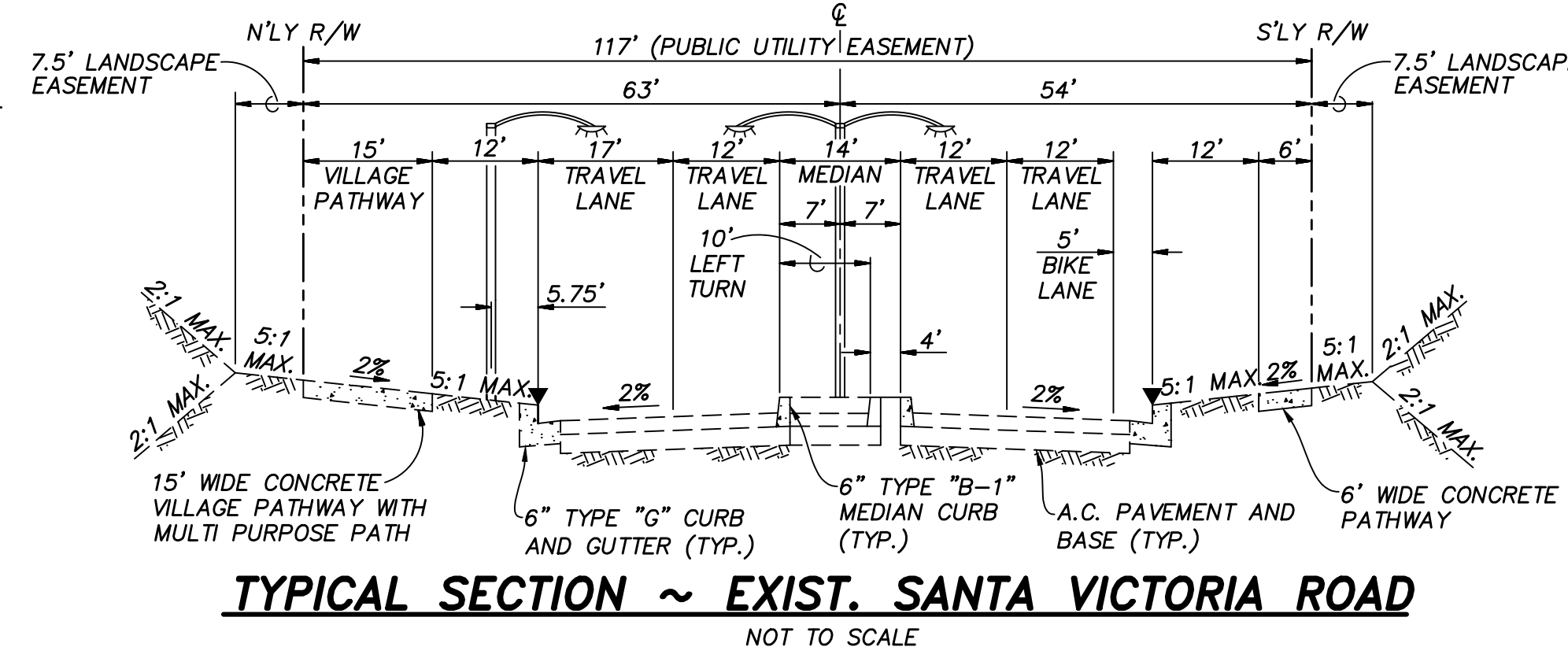
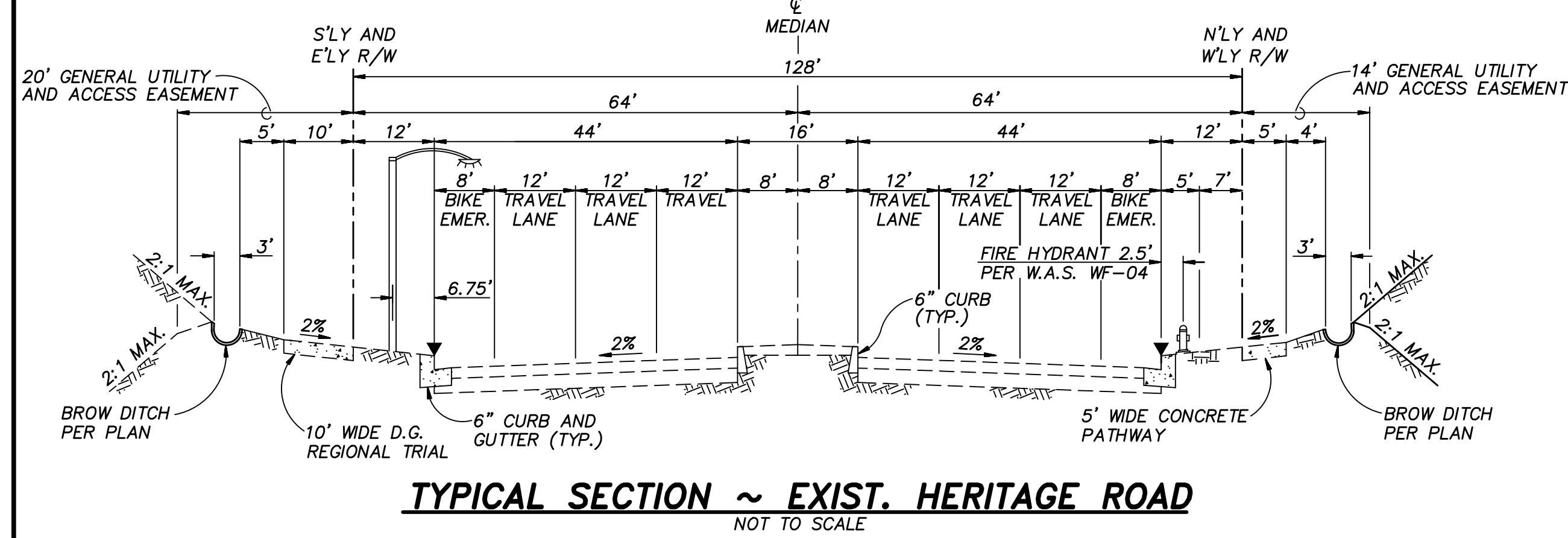
D
2 **DETAIL ~ MODIFIED GUTTER FLOW LINE-ADA COMPLIANT**
SEE PRIVATE IMPROVEMENT PLANS BR- NOT TO SCALE



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

CONTRACTOR:	06020, 06033, 06035, 06049, 14024, 14031, 14038, 20035	By:	REVISIONS	Date	App'd	BENCHMARK	SCALE	Designed By:	Drawn By:	Checked By:	Submitted:	Approved:	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO.
INSPECTOR:						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+4 - E OF METAL GATE. OPT. #344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '88)	HORIZONTAL	J.S.	T.P.	A.P.	By:	By:	PRECISE GRADING PLANS FOR:	-02
DATE COMPLETED:							VERTICAL	Aaron Parker	Date: 6-18-21	R.C.E. No. 68547	Planning:	For the City Engineer	OTAY RANCH VILLAGE 2 R-25(A)	W.O. No. PG-972
								Aaron Parker					CITY OF CHULA VISTA TRACT NO. BR20-0131	74392.30

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



AS BUILT		PLANNING ENGINEERING SURVEYING 3990 Ruffin Road, Suite 120 San Diego, Ca. 92123 658-560-1141 658-560-8157 Fax
Signature	Date:	
AARON PARKER	P.E. No. 68547	
Printed Name	Discipline CIVIL	

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CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT		DRAWING NO.
PRECISE GRADING PLANS FOR:		-03
OTAY RANCH VILLAGE 2 R-25(A)		
CITY OF CHULA VISTA TRACT NO. BR20-0131		W.O. No. PG-972

EASEMENT NOTES

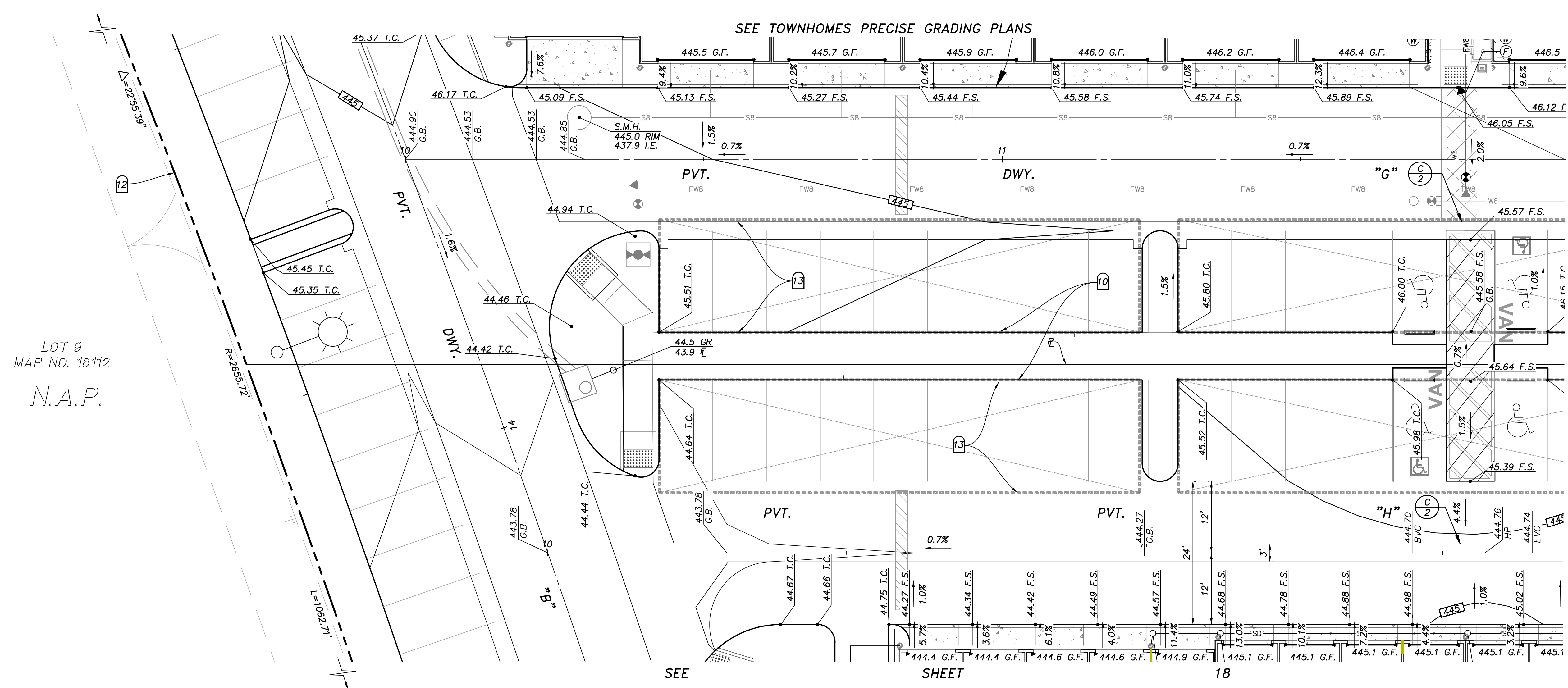
- ① INDICATES A 20' GENERAL UTILITY AND ACCESS EASEMENT.
- ② INDICATES A 7.5' LANDSCAPE EASEMENT.
- ③ INDICATES A SITE VISIBILITY EASEMENT.

UTILITY NOTES

- ① EXISTING 18" R.C.P. STORM DRAIN PER DWG. _____
- 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.
- 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

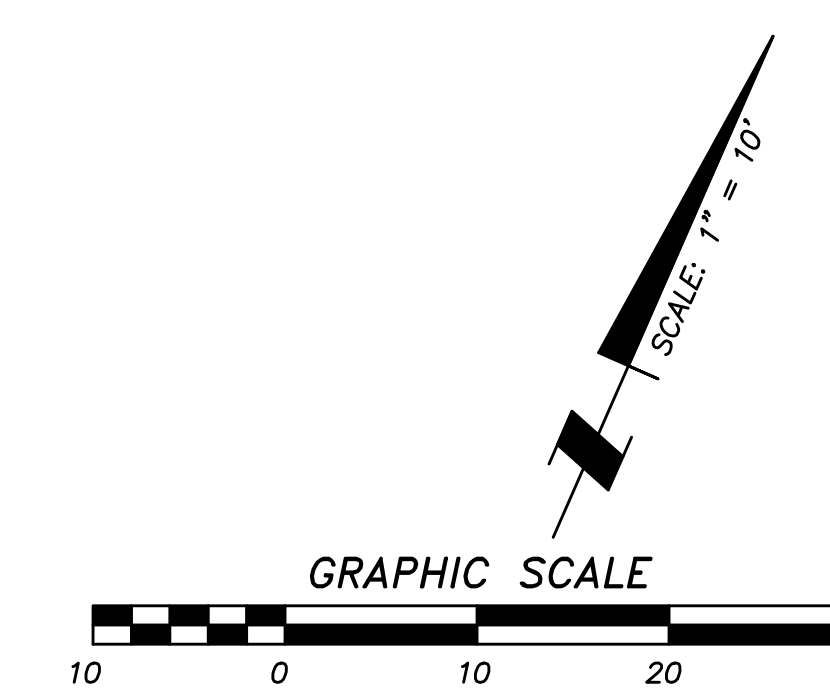
- ① AREA DRAIN PER ROUGH GRADING PLAN DWG. NO. 20035-4, ADJUST RIM PER PLAN.
- ② PLUG AND STUB EXISTING STORM DRAIN.
- ③ GATE FOR EXIT ONLY.
- ④ SPECIAL DESIGN WALL PER OTHERS. FINISH AND COLOR PER LANDSCAPE PLANS.
- ⑤ RETAINING WALL PER CITY OF CHULA VISTA STANDARDS.
- ⑥ RETAINING WALL WITH RISERS AND 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 DEEPENED EDGE PER LANDSCAPE PLANS.



NOTE:
* WATERPROOFING REQUIRED ALONG BUILDING AT ALL COURTYARDS.

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.



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

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DATE COMPLETED:							VERTICAL N/A	<i>Aaron Parker</i>	Date: 6-18-21	R.C.E. No. 68547	Planning:	For the City Engineer	CITY OF CHULA VISTA TRACT NO. BR20-0131	W.O. No. PG-972

EASEMENT NOTES

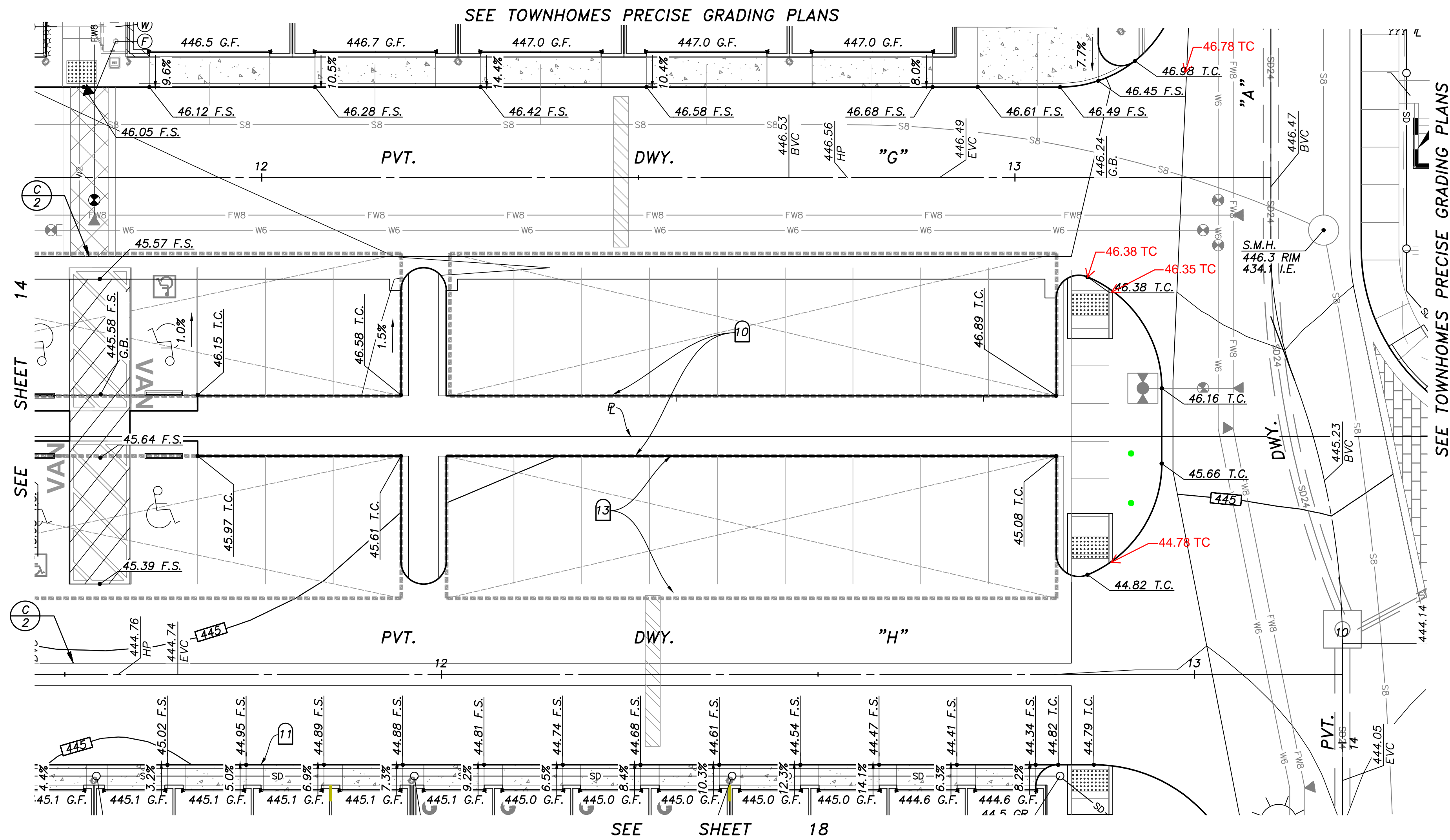
- ① INDICATES A 20' GENERAL UTILITY AND ACCESS EASEMENT.
- ② INDICATES A 7.5' LANDSCAPE EASEMENT.
- ③ INDICATES A SITE VISIBILITY EASEMENT.

UTILITY NOTES

- ① EXISTING 18" R.C.P. STORM DRAIN PER DWG. _____
- 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.
- 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.).
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- ⑮ PROPOSED 12" STORM DRAIN (PVT.).
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- ⑲ EXISTING 48" H.D.P.E STORM DRAIN PER DWG. NO. 14024-12 AND 34.
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- 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

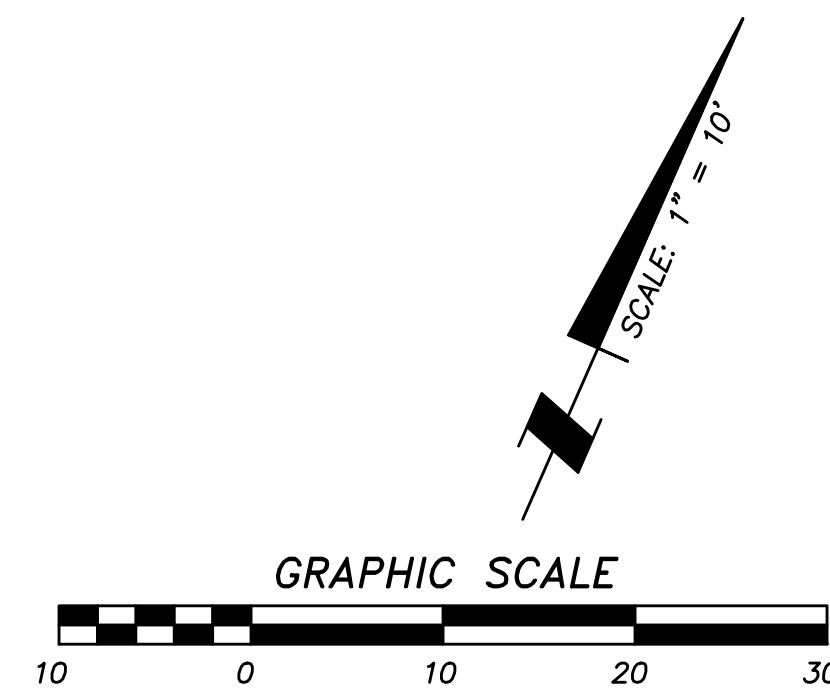
- ① AREA DRAIN PER ROUGH GRADING PLAN DWG. NO. 20035-4, ADJUST RIM PER PLAN.
- ② PLUG AND STUB EXISTING STORM DRAIN.
- ③ GATE FOR EXIT ONLY.
- ④ SPECIAL DESIGN WALL PER OTHERS. FINISH AND COLOR PER LANDSCAPE PLANS.
- ⑤ RETAINING WALL PER CITY OF CHULA VISTA STANDARDS.
- ⑥ RETAINING WALL WITH RISERS AND HANDRAILS (TYP.), SEE $\frac{B}{2}$
- 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:
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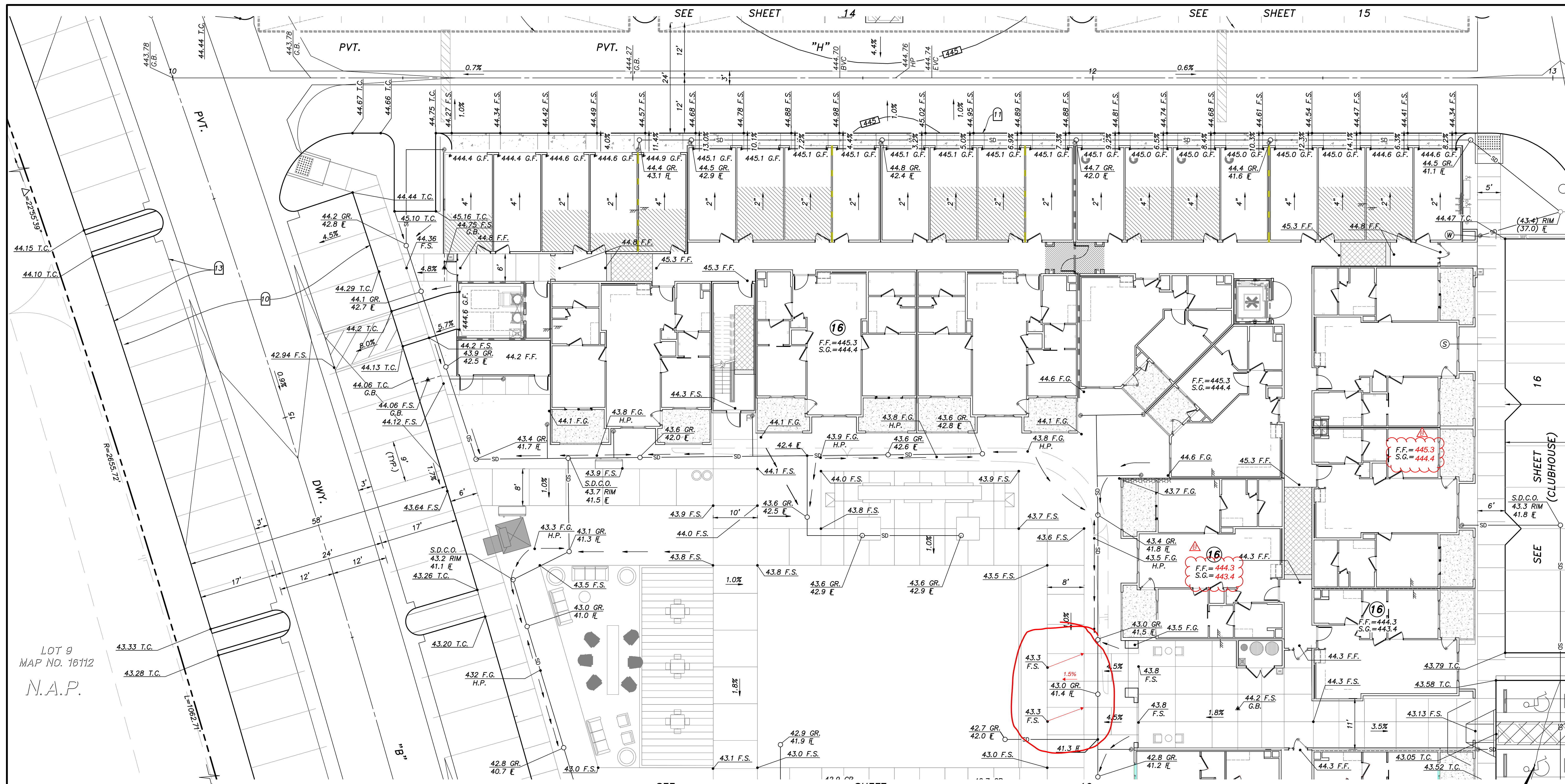
NOTE:
CONNECT ALL ROOF DRAINS TO NEAREST AREA DRAIN SYSTEM. IF NO AREA DRAIN, ADD SPLASH BLOCK PER LANDSCAPE PLANS.

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.



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

CONTRACTOR:	06020, 06033, 06035, 06049, 14024, 14031, 14038, 20035	By	REVISIONS	Date	App'd	BENCHMARK	SCALE	Designed By:	Drawn By:	Checked By:	Submitted:	Approved:	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO.
INSPECTOR:						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" = 10' VERTICAL N/A	J.S.	T.P.	A.P.	By: _____	By: _____	PRECISE GRADING PLANS FOR: OTAY RANCH VILLAGE 2 R-25(A) CITY OF CHULA VISTA TRACT NO. BR20-0131	_____ -15 W.O. No. PG-972
DATE COMPLETED:								AARON PARKER	Date: 6-18-21	R.C.E. No. 68547	Planning:	For the City Engineer		



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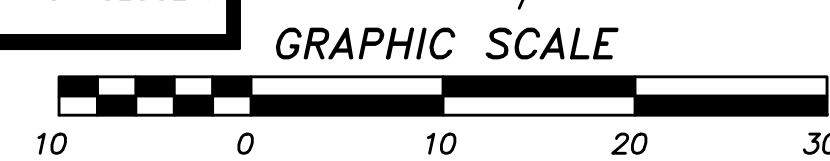
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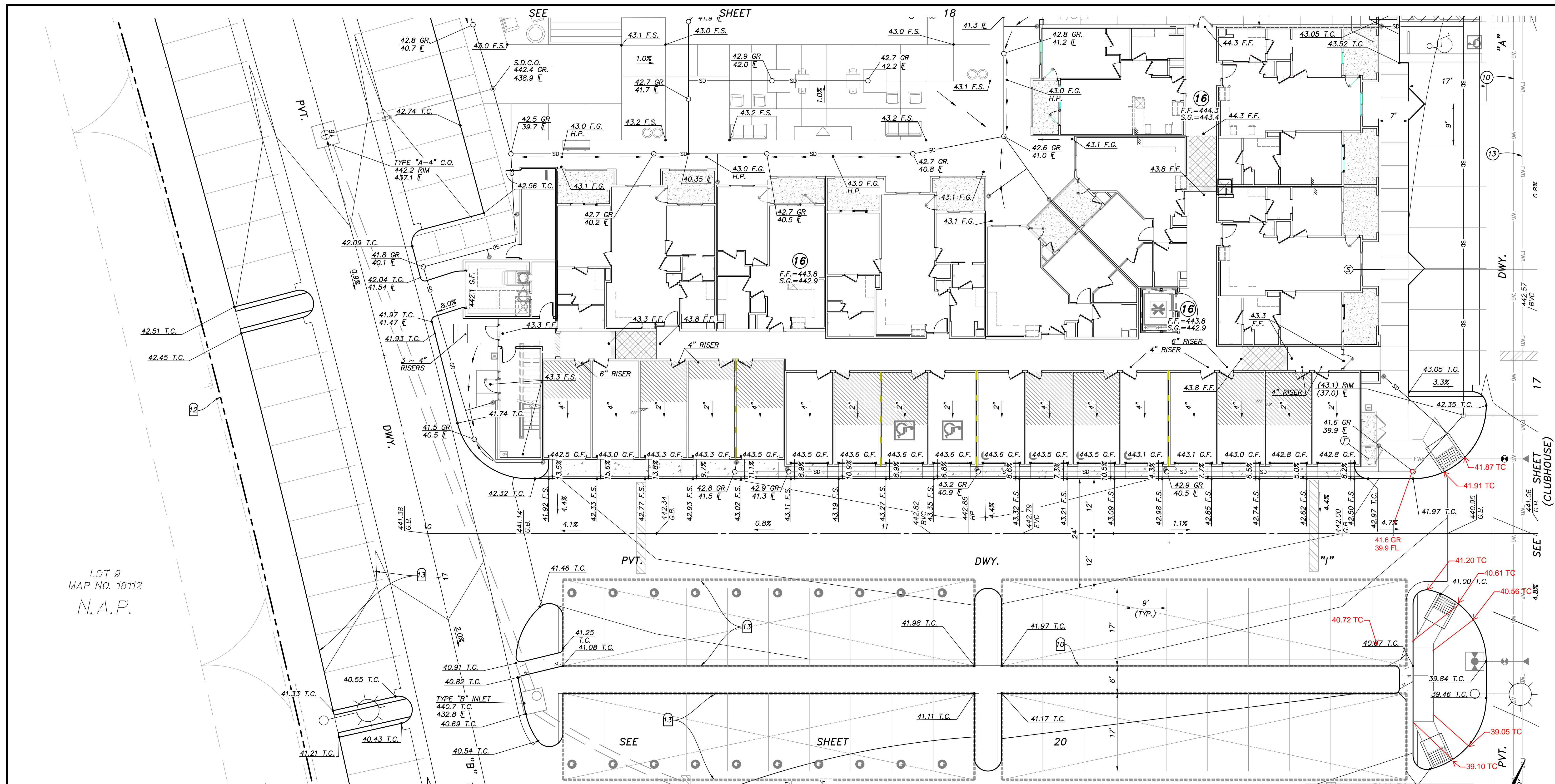
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AS BUILT	
Signature AARON PARKER	Date: _____
Printed Name	P.E. No. 68547
My Registration Expires 9-30-21	Discipline CIVIL

SB&O inc.
PLANNING ENGINEERING SURVEYING
3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
858-560-1141
858-560-1577 Fax

CONTRACTOR: 06020, 06033, 06035, 06049, 14024, 14031, 14038, 20035	REVISIONS By: SB&O Date: 9/22/21 App'd: _____ REVISIONS By: SB&O Date: 12/7/21 App'd: _____	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)	SCALE HORIZONTAL 1" = 10' VERTICAL N/A	Designed By: J.S. Drawn By: T.P. Checked By: A.P. Date: 6-18-21 R.C.E. No. 68547	Submitted: _____ By: _____ Planning: _____ Landscape: _____	Approved: _____ By: _____ For the City Engineer	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. _____ W.O. No. PG-972
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LOT 9
MAP NO. 16112
N.A.P.

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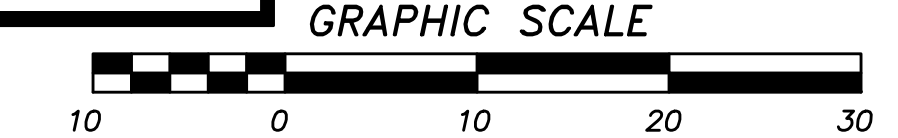
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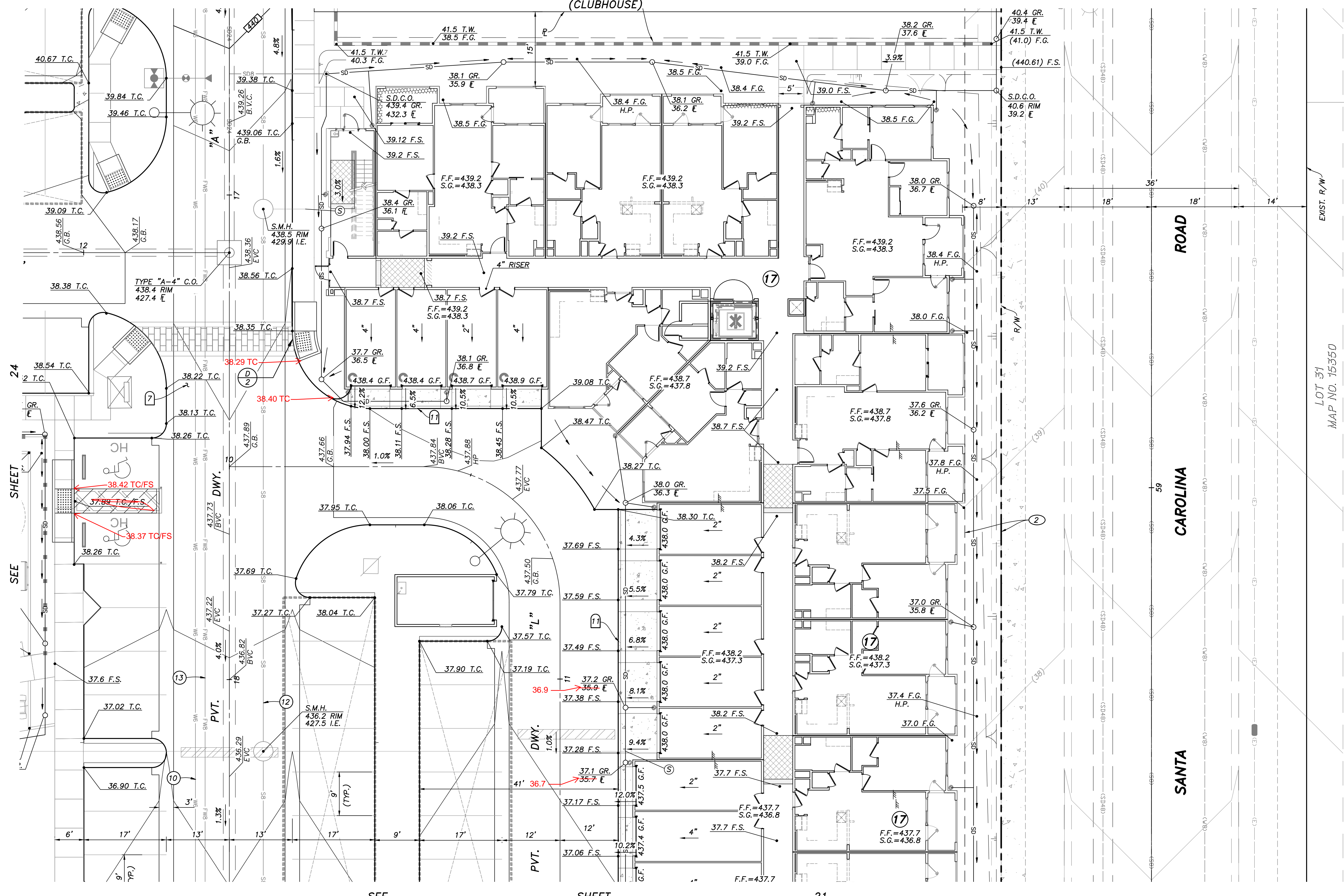
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AS BUILT		<p>PLANNING ENGINEERING SURVEYING 3990 Ruffin Road, Suite 120 San Diego, Ca. 92123 858-560-1141 858-560-8157 Fax</p>
Signature AARON PARKER	Date: _____	
Printed Name	P.E. No. 68547	
My Registration Expires 9-30-21	Discipline CIVIL	

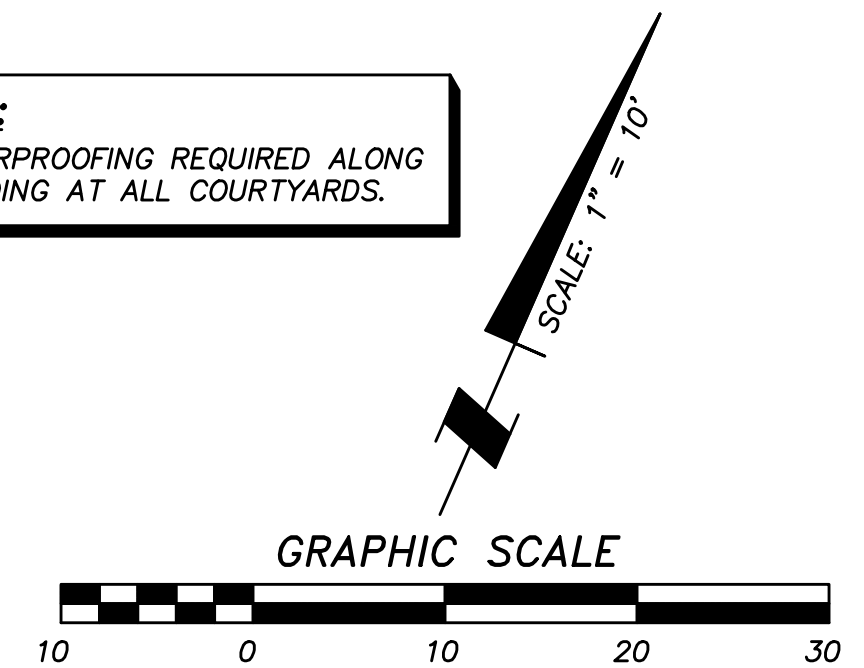
CONTRACTOR:	06020, 06033, 06035, 06049, 14024, 14031, 14038, 20035	By: SB&O	REVISIONS	Date: 9/22/21	App'd:	BENCHMARK	SCALE	Designed By: J.S.	Drawn By: T.P.	Checked By: A.P.	Submitted:	Approved:	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO. _____
INSPECTOR:			REVISE STORM DRAIN AND CURB ELEV.			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	Aaron Parker	Date: 6-18-21	R.C.E. No. 68547	By: _____	For the City Engineer	PRECISE GRADING PLANS FOR: OTAY RANCH VILLAGE 2 R-25(A) CITY OF CHULA VISTA TRACT NO. BR20-0131	19
DATE COMPLETED:														PG-972



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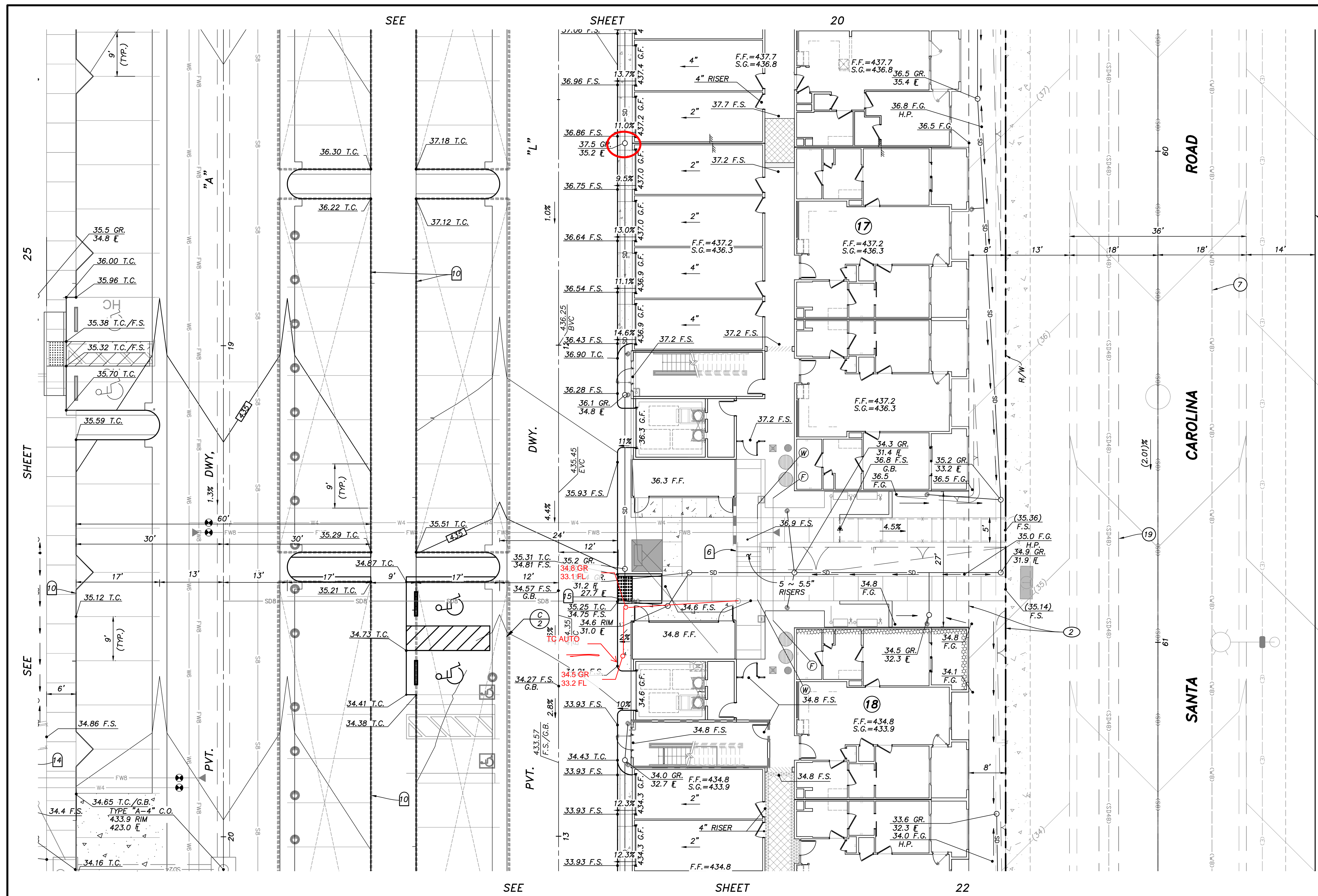
Signature: **AARON PARKER** Date: _____
 Printed Name: **AARON PARKER** P.E. No. **68547**
 My Registration Expires **9-30-21** Discipline **CIVIL**

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. _____
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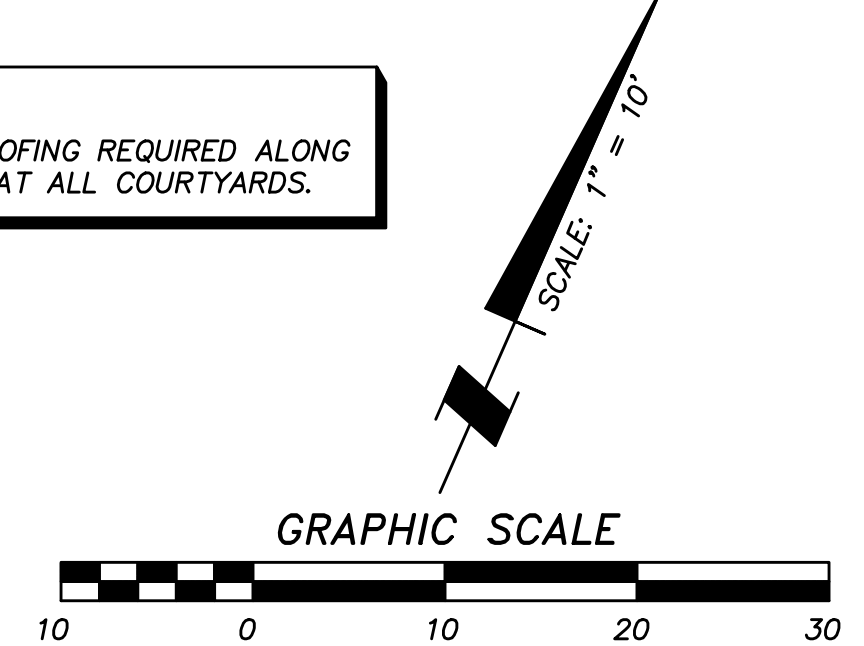
CONSTRUCTION RECORD	REFERENCES	By	REVISIONS	Date	App'd	BENCHMARK	SCALE	Designed By	Drawn By	Checked By	Submitted	Approved
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 - EXISTING 6" P.V.C. RECLAIMED WATER PER DWG. NO. 14031-19.
 - EXISTING 12" P.V.C. WATER PER DWG. NO. 14031-19.
 - EXISTING 8" 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/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 DEEPENED EDGE PER LANDSCAPE PLANS.
 - CONNECT TO EXIST. STORM DRAIN STUB WITH TEE CONNECTION. REMOVE EXIST. BEHIND CONNECTION.

NOTE:
* WATERPROOFING REQUIRED ALONG BUILDING AT ALL COURTYARDS.



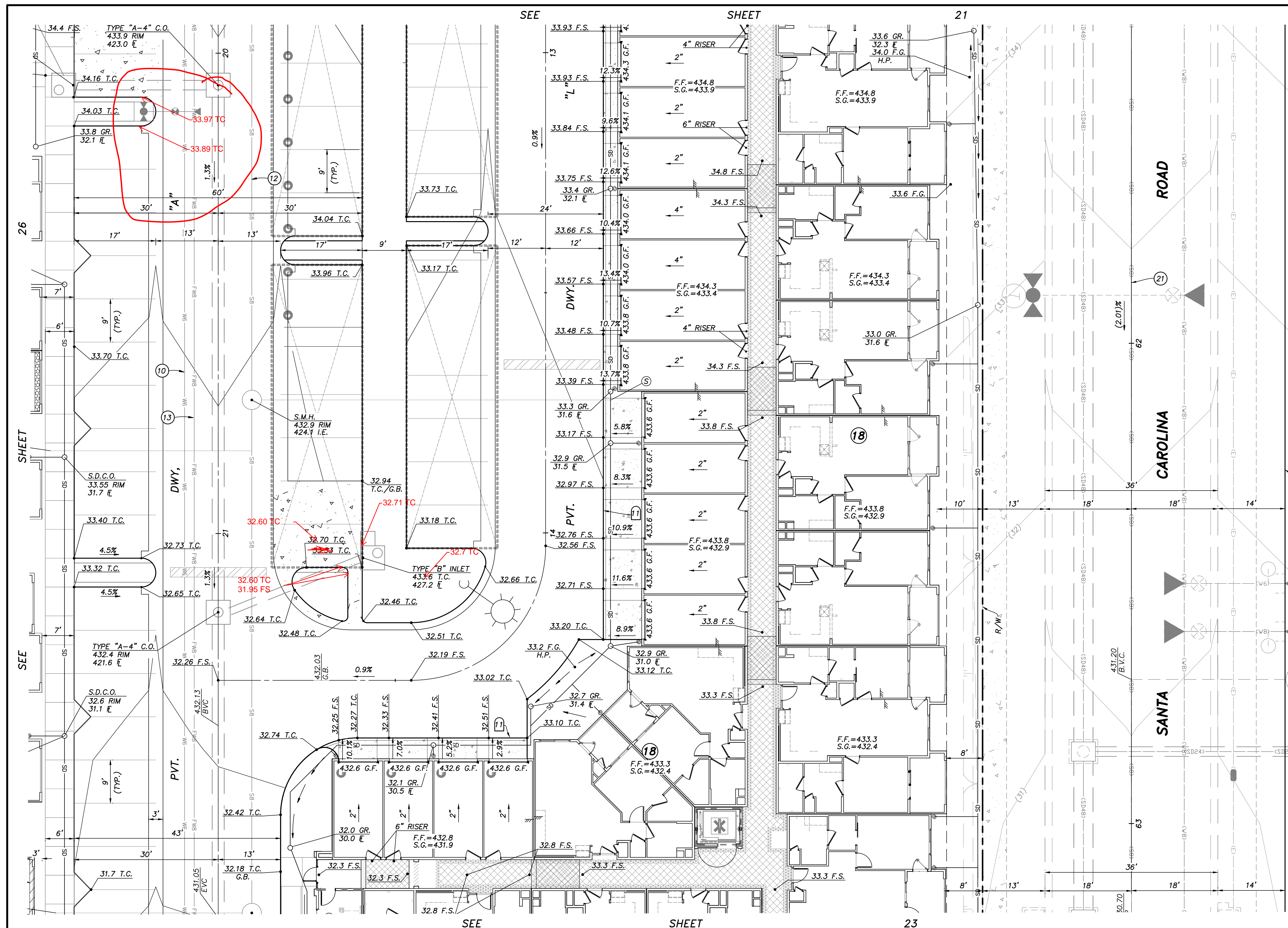
NOTE:
CONNECT ALL ROOF DRAINS TO NEAREST AREA DRAIN SYSTEM. IF NO AREA DRAIN, ADD SPLASH BLOCK PER LANDSCAPE PLANS.

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.



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

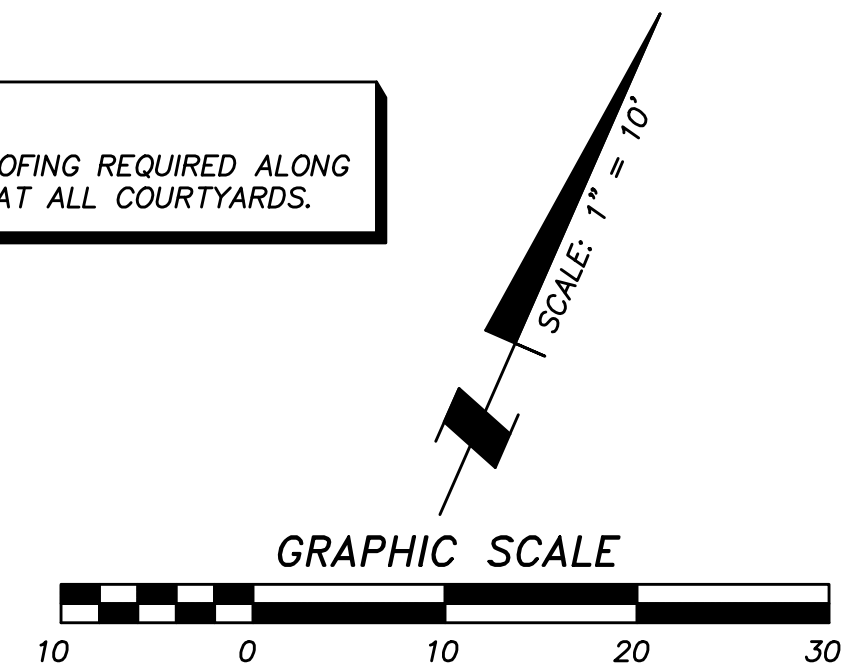
CONTRACTOR: 06020, 06033, 06035, 06049, 14024, 14031, 14038, 20035	By: SB&O	REVISIONS REVISE STORM DRAIN AND CURB ELEV. 9/22/21	Date: 9/22/21	App'd: _____	BENCHMARK DESCRIPTION: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI SLY OF INTX LA MEDIA RD. & BIRCH RD SO SIDE OF GRAVEL RD. 225'+- W OF GATE TO ALV.R. 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: _____ By: _____ Planning: _____	Approved: _____ By: _____ For the City Engineer	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. _____ W.O. No. PG-972
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- EASEMENT NOTES**
- INDICATES A 20' GENERAL UTILITY AND ACCESS EASEMENT.
 - INDICATES A 7.5' LANDSCAPE EASEMENT.
 - INDICATES A SITE VISIBILITY EASEMENT.
- UTILITY 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.
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 - 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.).
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NOTE:
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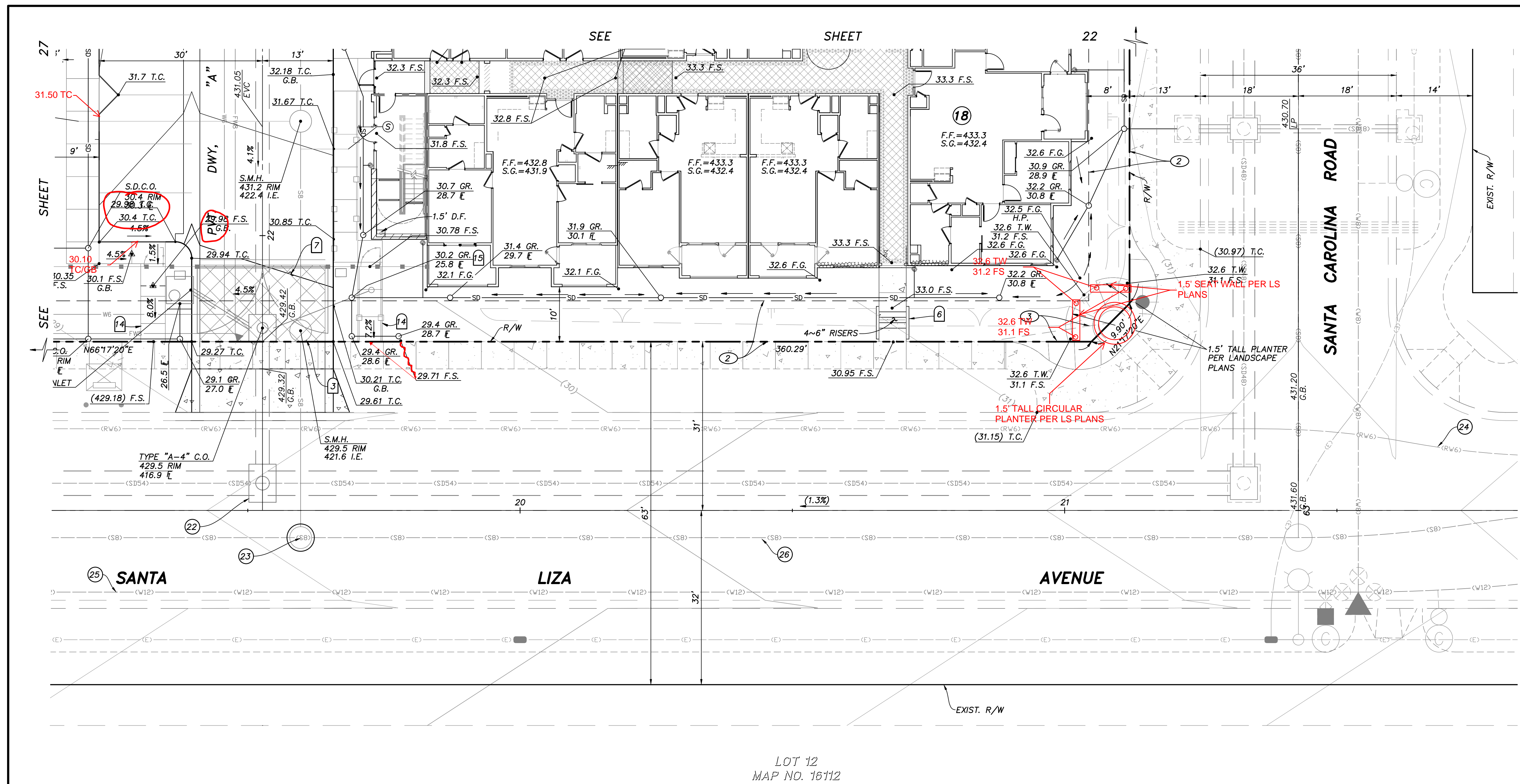
NOTE:
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Signature AARON PARKER	Date: _____
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CONTRACTOR:	REFERENCES: 06020, 06033, 06035, 06049, 14024, 14031, 14038, 20035	By: SB&O	REVISIONS: REVISE STORM DRAIN AND CURB ELEV. 9/22/21	Date: 9/22/21	App'd: _____	BENCHMARK: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI S/W 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)	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. _____
DATE COMPLETED:								Date: 6-18-21	R.C.E. No. 68547	By: _____	For the City Engineer			W.O. No. PG-972



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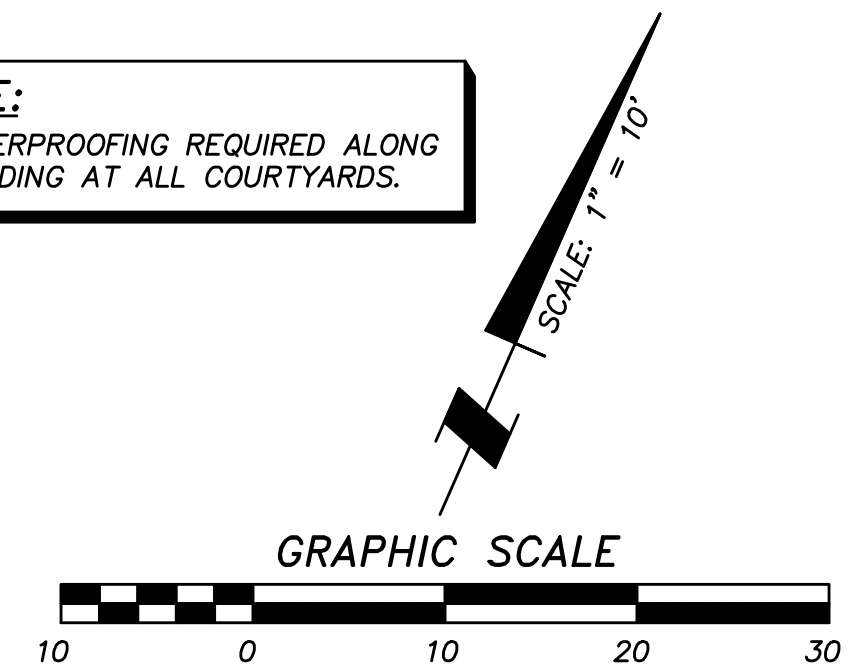
UTILITY NOTES

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- ④ EXISTING 8" P.V.C. SEWER PER DWG. NO. 06033-05.
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CONSTRUCTION NOTES

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NOTE:
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LOT 12
 MAP NO. 16112



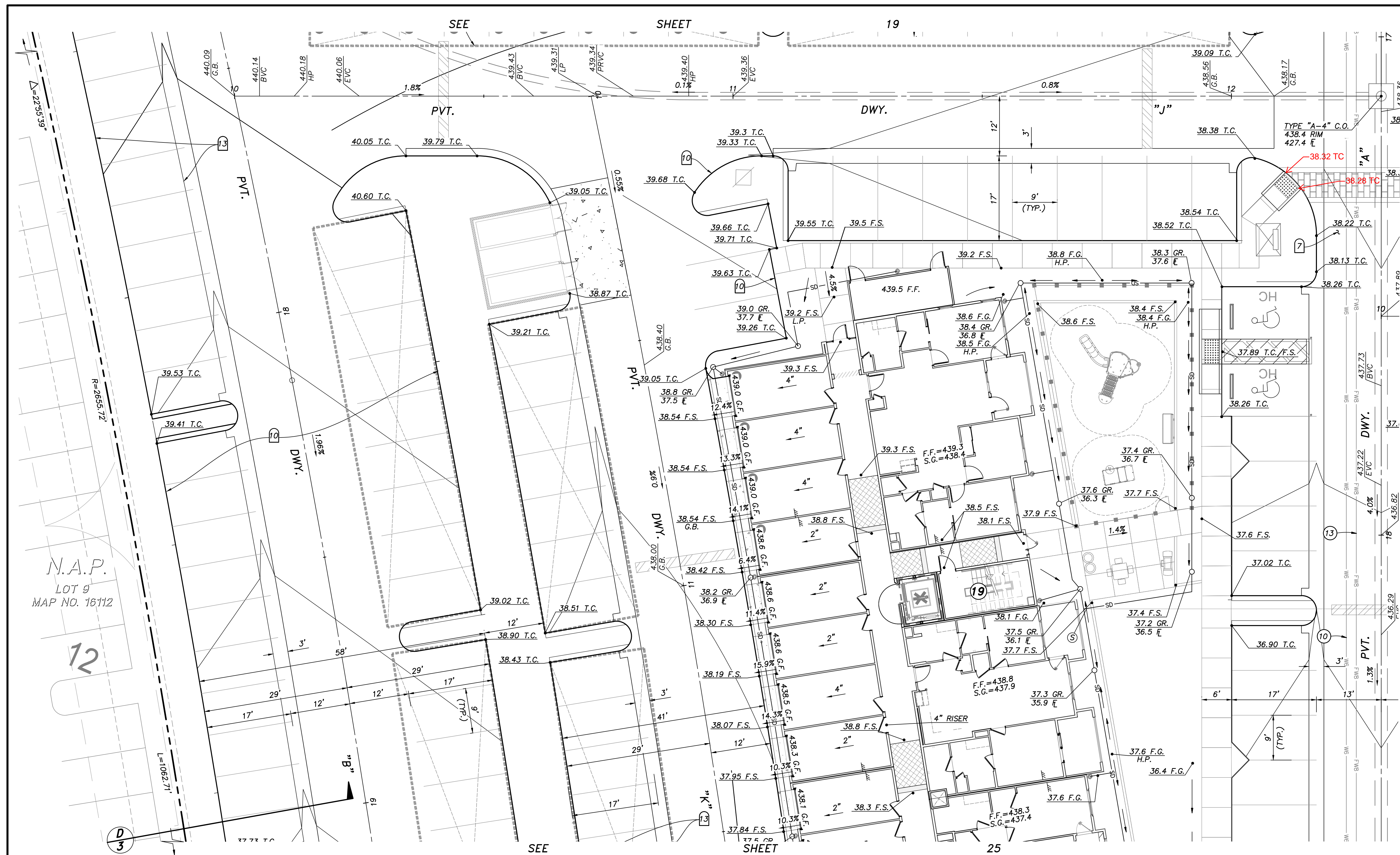
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AS BUILT	
Signature AARON PARKER	Date: _____
Printed Name	P.E. No. 68547
My Registration Expires 9-30-21	Discipline CIVIL

CONTRACTOR:	REFERENCES: 06020, 06033, 06035, 06049, 14024, 14031, 14038, 20035	By: SB&O	REVISIONS: REVISE STORM DRAIN AND CURB ELEV. 9/22/21	Date: 9/22/21	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 A.V.R. TRACKING STA. 15'+- E OF METAL GATE. (PT. #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:								Plans Prepared Under Supervision Of: <i>Aaron Parker</i>	Date: 6-18-21	R.C.E. No. 68547	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
DATE COMPLETED:														-23



EASEMENT NOTES

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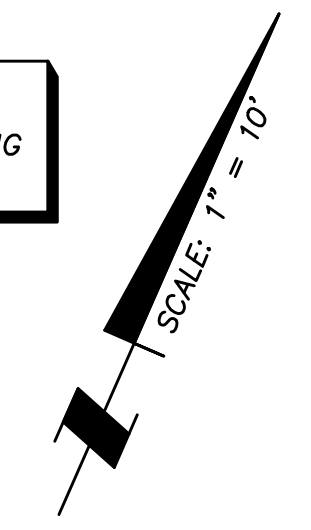
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N.A.P.
LOT 9
MAP NO. 16112

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AS BUILT	
Signature AARON PARKER	Date: _____
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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. 15'+- E OF METAL GATE. (PT. #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. _____
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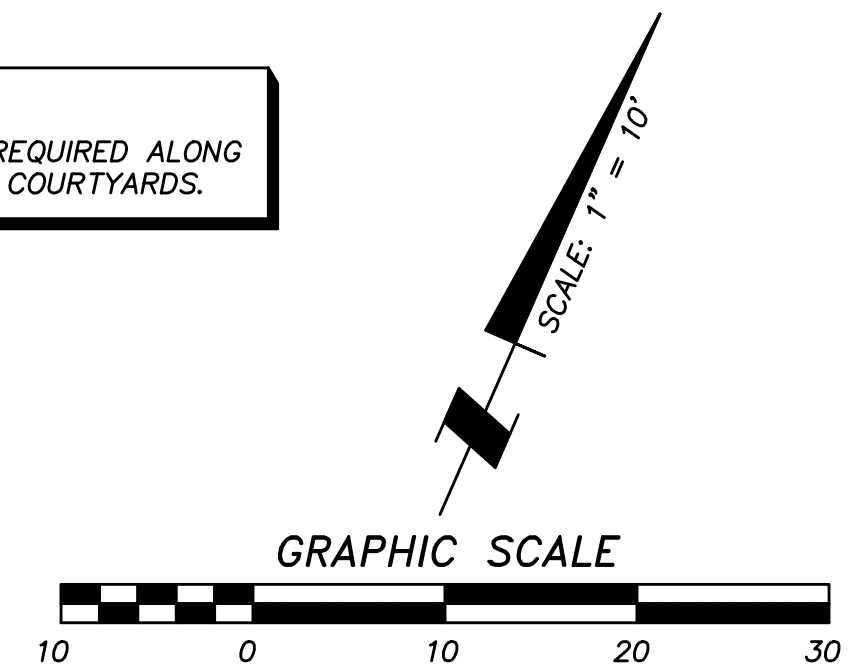
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N.A.P.
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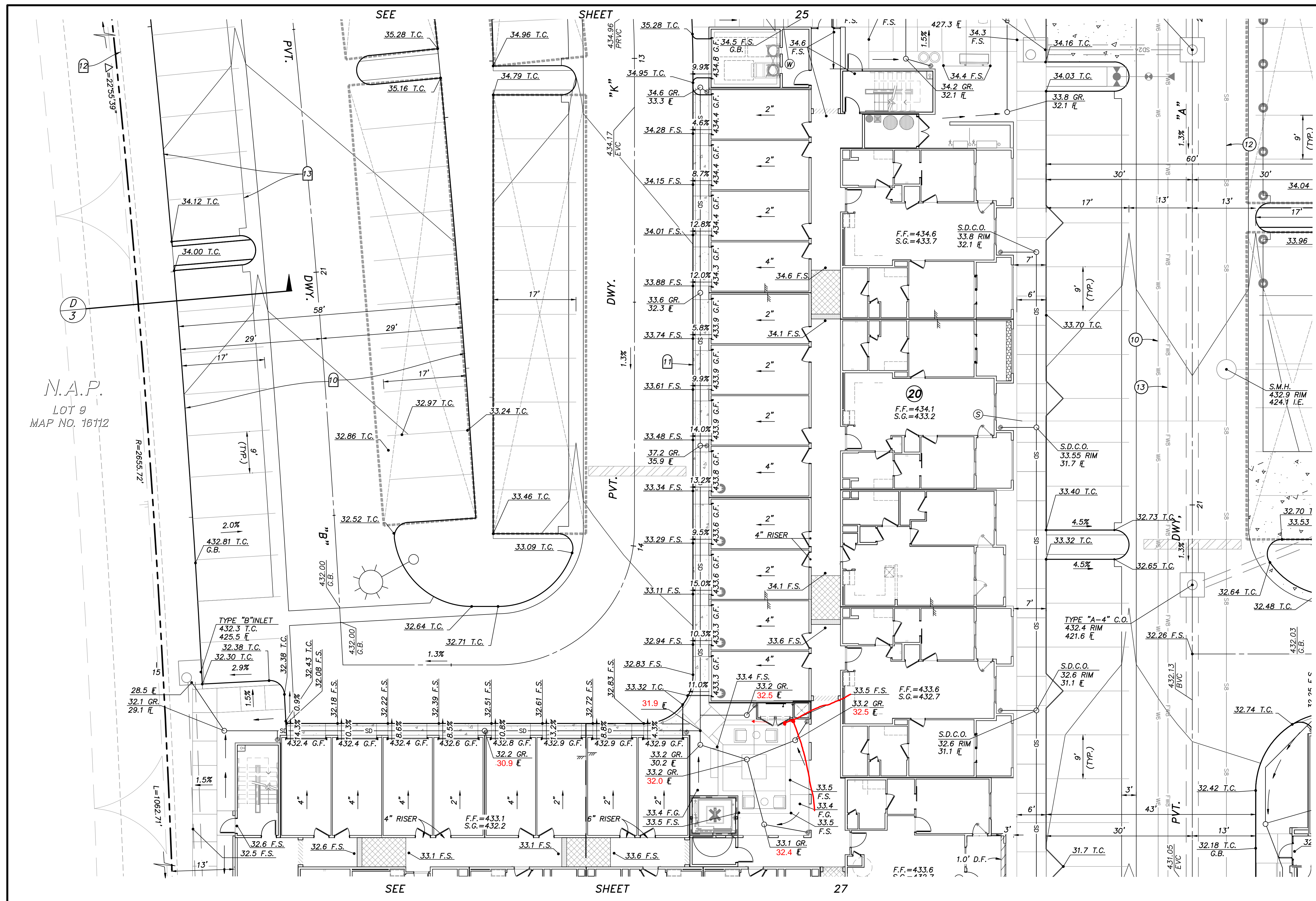
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Printed Name	P.E. No. 68547
My Registration Expires 9-30-21	Discipline CIVIL



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: 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. (PT. #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. _____
INSPECTOR:	DATE COMPLETED:								Date: 6-18-21	R.C.E. No. 68547	By: _____	For the City Engineer		PG-972

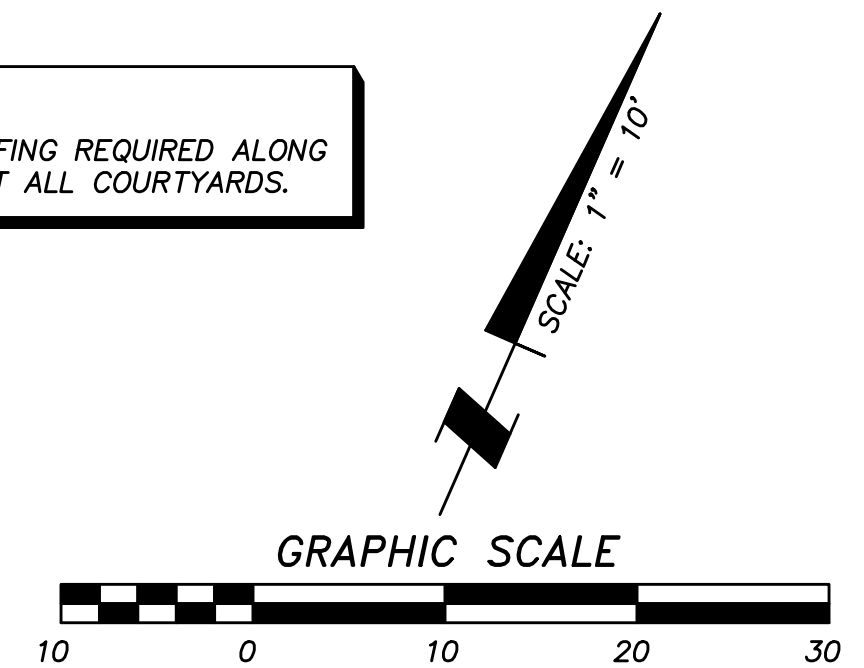


N.A.P.
LOT 9
MAP NO. 16112

- ### EASEMENT NOTES
- INDICATES A 20' GENERAL UTILITY AND ACCESS EASEMENT.
 - INDICATES A 7.5' LANDSCAPE EASEMENT.
 - INDICATES A SITE VISIBILITY EASEMENT.
- ### UTILITY NOTES
- EXISTING 18" R.C.P. STORM DRAIN PER DWG. _____
 - PROPOSED 2" RECLAIMED WATER SERVICE AND 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/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 DEEPENED EDGE PER LANDSCAPE PLANS.

NOTE:
* WATERPROOFING REQUIRED ALONG BUILDING AT ALL COURTYARDS.



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.



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



CONTRACTOR: INSPECTOR: DATE COMPLETED:	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 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)	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. -26 W.O. No. PG-972
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EASEMENT NOTES

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

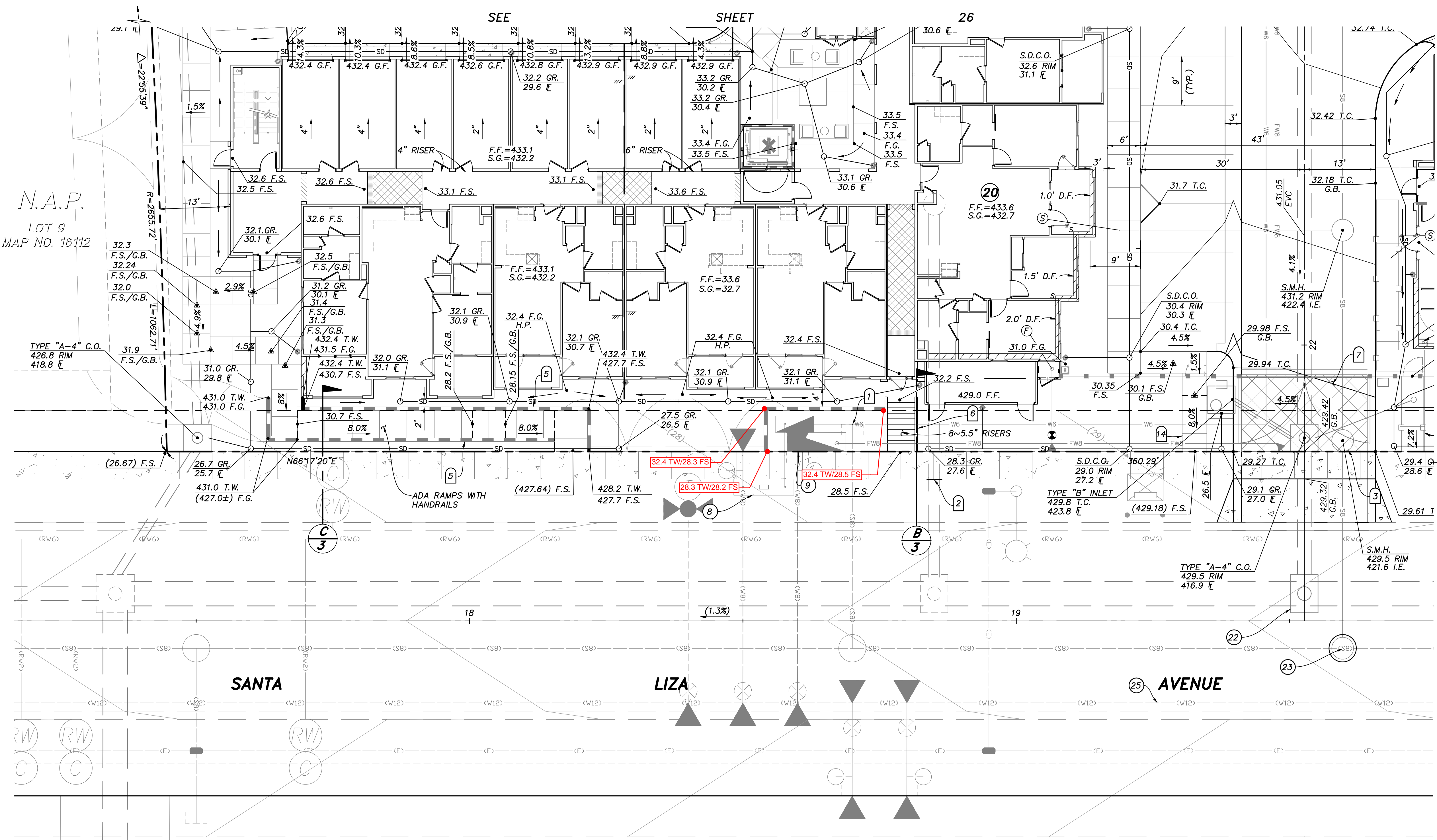
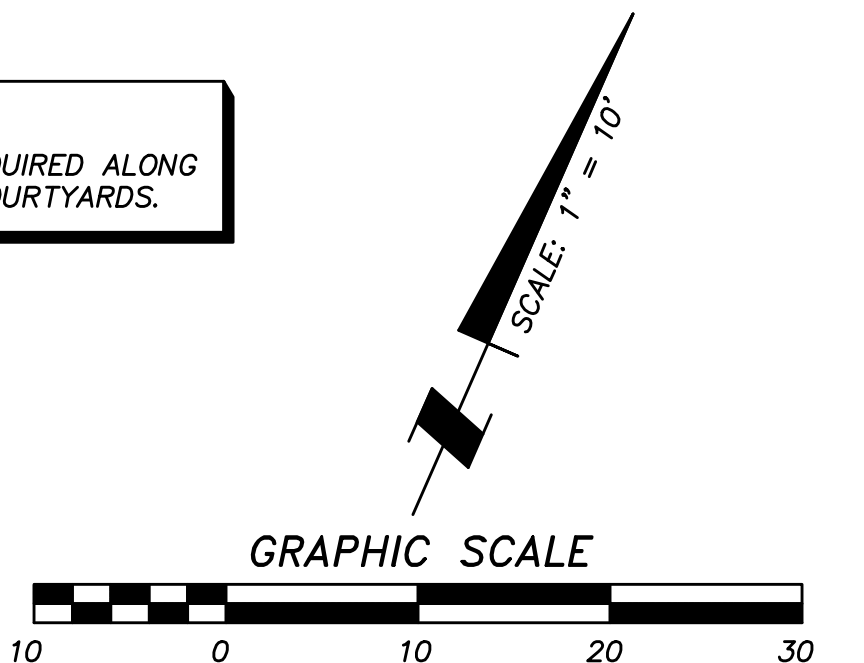
UTILITY NOTES

- 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.



N.A.P.
LOT 9
MAP NO. 16112

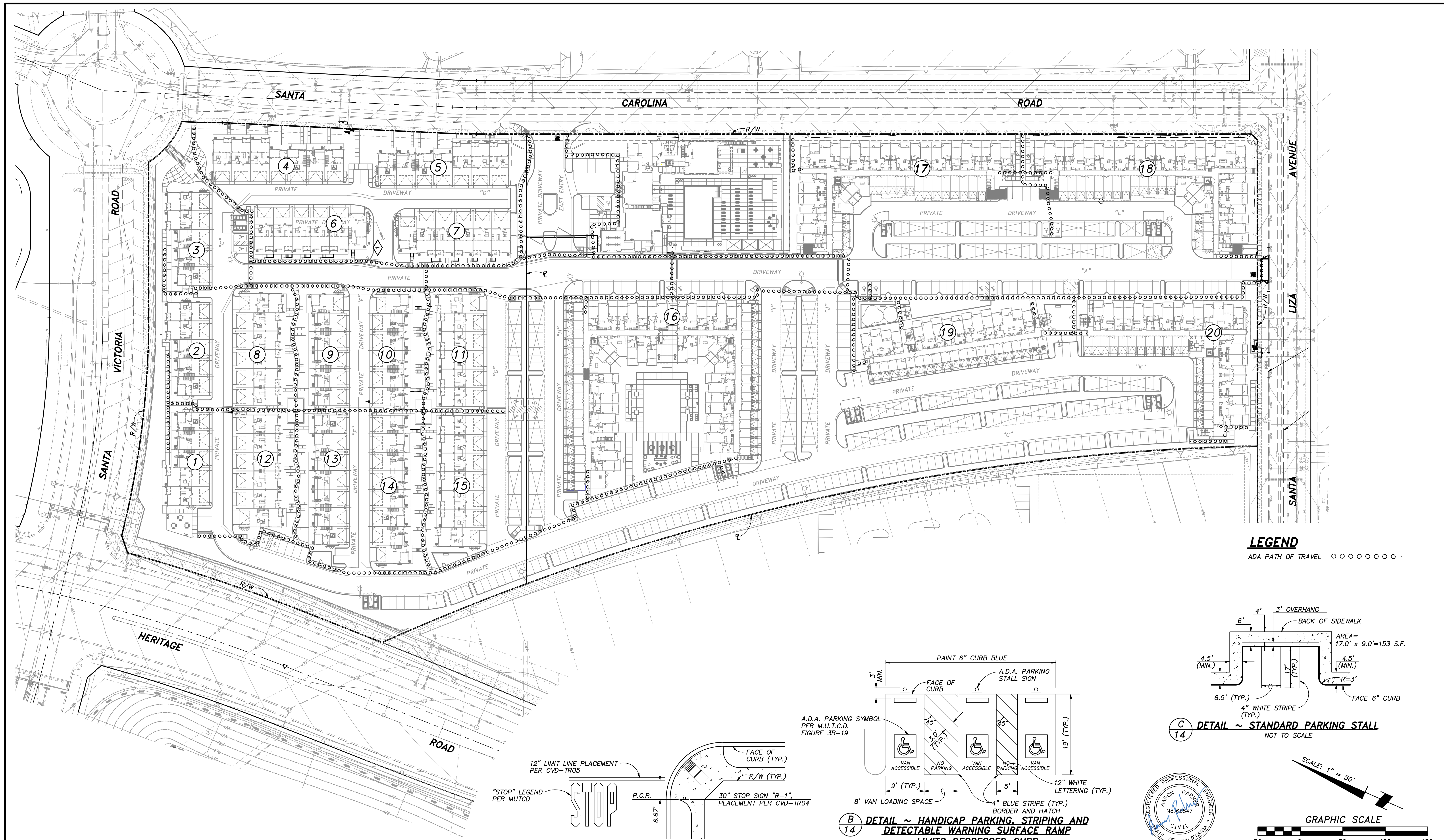
LOT 12
MAP NO. 16112

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

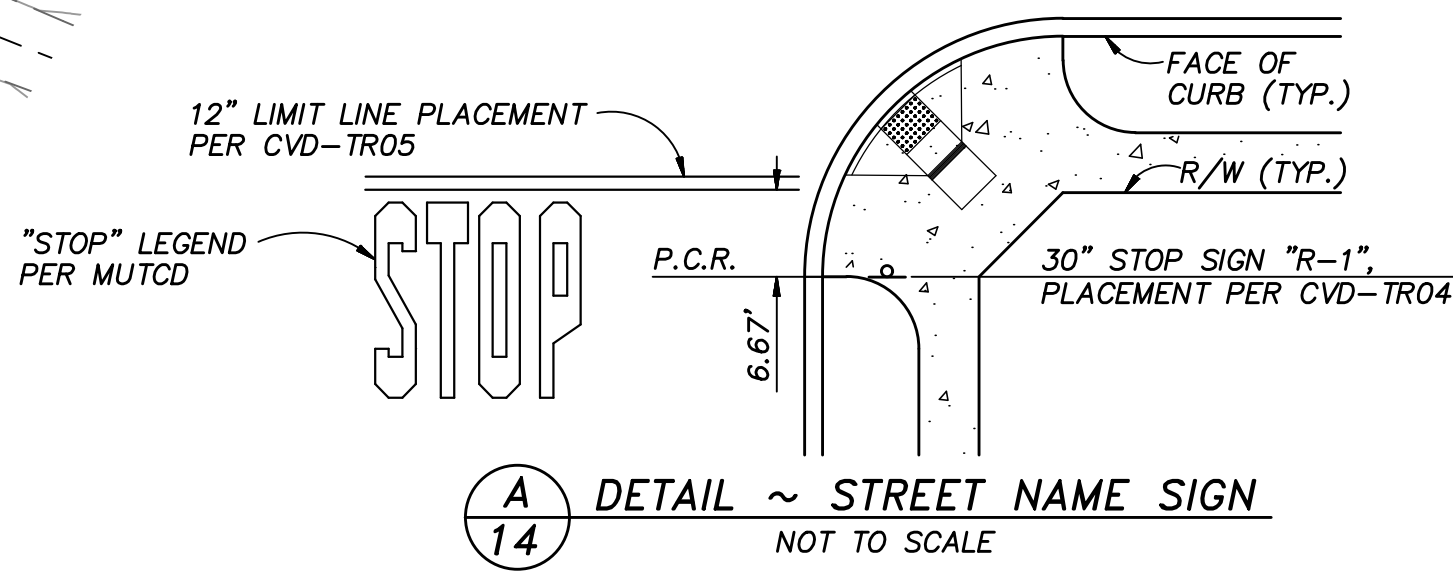
NOTE:
UTILITY CABINET AT F.F. ELEVATION U.N.O. ADD 6" DEEPEDED EDGE TO CABINET TO ALLOW FOR MINIMAL GRADE DIFFERENCE IN FRONT OF CLOSET.



CONTRACTOR: 06020, 06033, 06035, 06049, 14024, 14031, 14038, 20035		By	REVISIONS	Date	App'd	BENCHMARK	SCALE	Designed By:	Drawn By:	Checked By:	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. -27 W.O. No. PG-972
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. 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.	By:	By:		

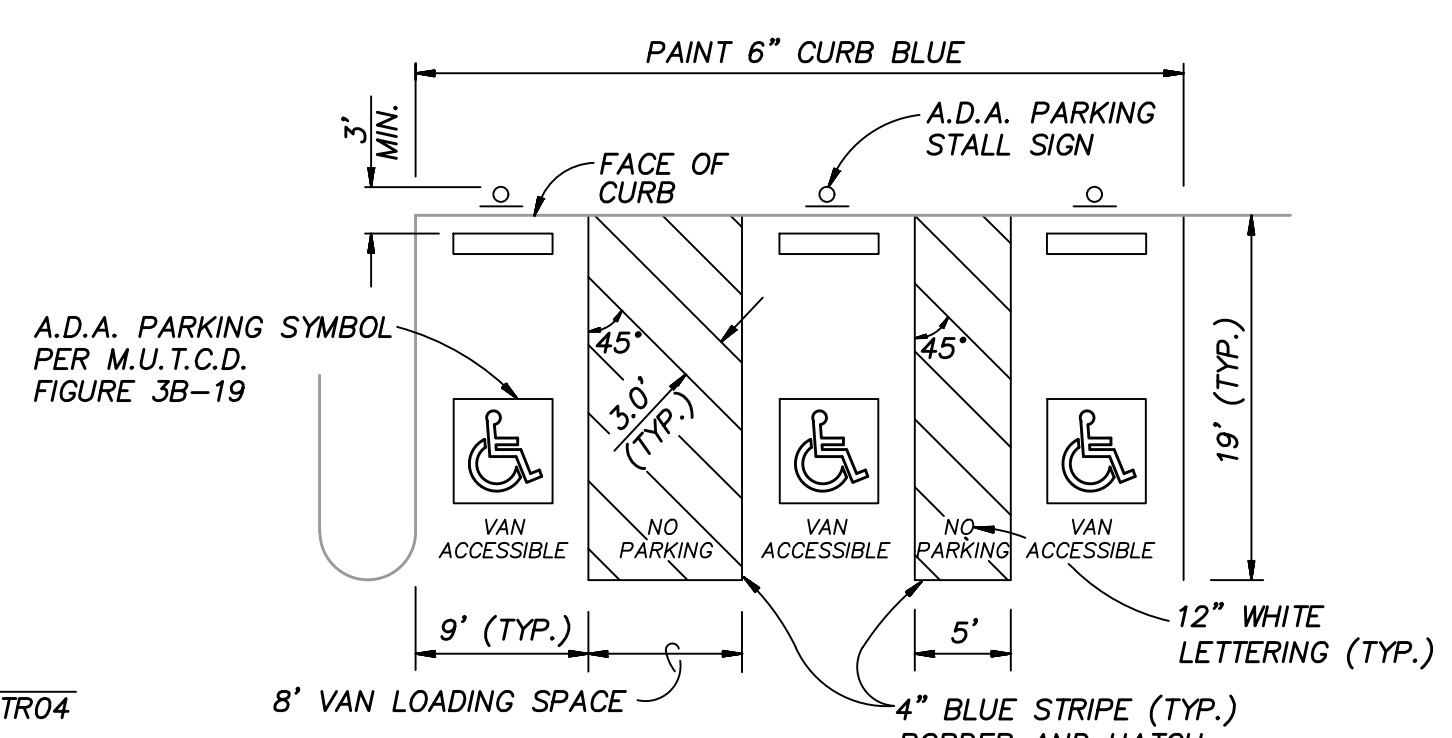


LEGEND
 ADA PATH OF TRAVEL ○○○○○○



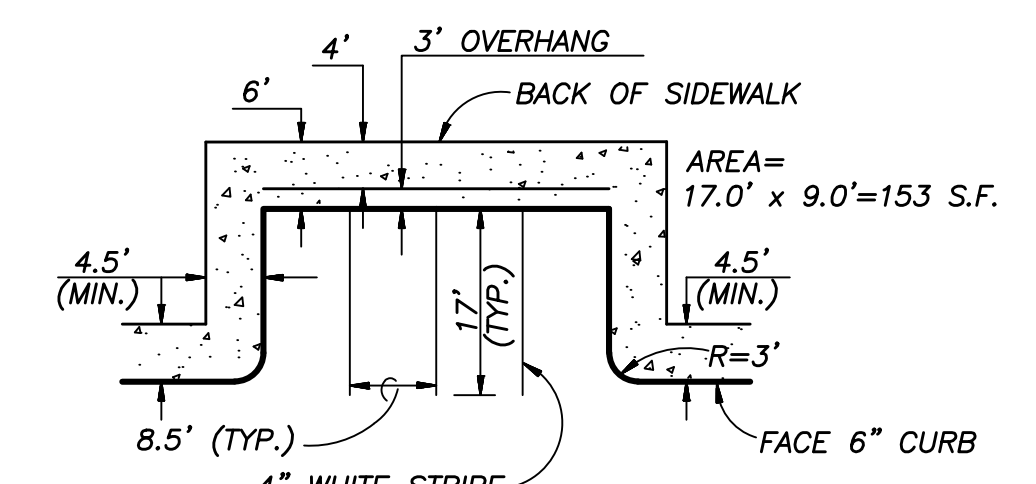
A
 14
 DETAIL ~ STREET NAME SIGN
 NOT TO SCALE

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

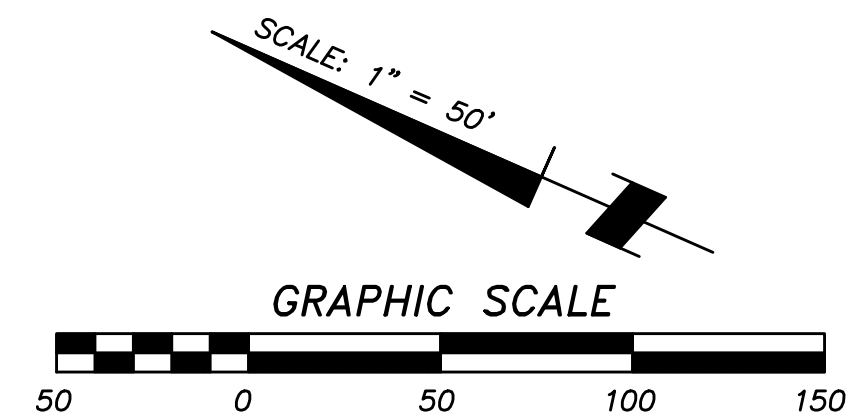


B
 14
 DETAIL ~ HANDICAP PARKING, STRIPING AND DETECTABLE WARNING SURFACE RAMP LIMITS DEPRESSED CURB
 NOT TO SCALE
 PER SDRSD M-27A

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.



C
 14
 DETAIL ~ STANDARD PARKING STALL
 NOT TO SCALE



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 ADA PATHWAY		<p>OTAY RANCH VILLAGE 2 R-25(A) CITY OF CHULA VISTA TRACT NO. BR20-0131</p>
DRAWING NO. _____		PG-972

CONTRACTOR:	REFERENCES	By	REVISIONS	Date	App'd	BENCHMARK	SCALE	Designed By:	Drawn By:	Checked By:	Submitted:	Approved:	
INSPECTOR:	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.			
DATE COMPLETED:								Aaron Parker	Date: 6-18-21	R.C.E. No. 68547	By:	For the City Engineer	