

GRADING NOTES

- 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.
- 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; SUBMIT GEOTECHNICAL OR SOILS REPORTS AS REQUIRED AND DETERMINE THE SUITABILITY OF ANY FILL MATERIAL UPON COMPLETION OF GRADING OPERATIONS. THE SOILS ENGINEER SHALL STATE THAT OBSERVATIONS AND TESTS WERE MADE BY, OR UNDER DIRECTION OF THE SOILS ENGINEER, AND THAT EMBANKMENTS AND EXCAVATIONS WERE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL ASPECTS OF THE APPROVED GRADING PLANS. ANY APPROVED REVISIONS THERETO, SUBJECT LAND DEVELOPMENT PERMIT AND ORDINANCE NO. 1797 AS AMENDED, AND THAT ALL EMBANKMENTS AND EXCAVATIONS ARE ACCEPTABLE FOR THEIR INTENDED USE.
- THE CONTRACTOR SHALL PROPERLY GRADE ALL EXCAVATED SURFACES TO PROVIDE POSITIVE DRAINAGE AND PREVENT PONDING OF WATER. CONTRACTOR SHALL CONTROL SURFACE WATER TO AVOID DAMAGE TO ADJOINING PROPERTIES OR TO FINISHED WORK ON THE SITE, AND SHALL TAKE REMEDIAL MEASURES TO PREVENT EROSION OF FRESHLY GRADED AREAS UNTIL SUCH TIME AS PERMANENT DRAINAGE AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER AND THE MITIGATION MONITOR.
- 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. ALL VEGETABLE MATTER AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED, BY THE CONTRACTOR, FROM THE SURFACE UPON WHICH THE FILL IS TO BE PLACED. LOOSE FILL AND UNSUITABLE SOILS SHALL BE REMOVED TO SUITABLE FIRM NATURAL GROUND. THE EXPOSED SOILS SHALL BE SCARIFIED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND THEN COMPACTED TO A MINIMUM OF 90% OF ASTM-D1557. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PLACE, SPREAD, WATER AND COMPACT THE FILL IN STRICT ACCORDANCE WITH THE SPECIFICATIONS.
- CUT AND FILL SLOPES SHALL BE CUT AND TRIMMED TO THE FINISHED GRADE TO PRODUCE SMOOTH SURFACES AND UNIFORM CROSS SECTIONS. THE SLOPES OF EXCAVATIONS AND EMBANKMENTS SHALL BE SHAPED, TRIMMED, AND PLANTED IN ACCORDANCE WITH THE PLANTING NOTES AND AS DIRECTED BY THE ENGINEER OF WORK, AND LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS AND OTHER WASTE MATERIALS EXPOSED ON THE EXCAVATION OR EMBANKMENT SLOPES WHICH ARE LIABLE TO BECOME LOOSE, SHALL BE REMOVED AND DISPOSED OF. THE TOE AND TOP OF ALL SLOPES SHALL BE ROUNDED IN ACCORDANCE WITH ORDINANCE NO. 1797, THESE GRADING PLANS, AND THE STANDARD DRAWINGS GRD-01 AND GRD-02. SLOPE SETBACKS AND GRADES SHALL CONFORM TO GRD-06.
- 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. IF THE SCARS ARE IN AREAS OF NATIVE VEGETATION, THE REPAIRS SHOULD BE PERFORMED WITH AN EFFORT TO AVOID OR MINIMIZE IMPACTS TO NATIVE VEGETATION. ALL SUCH REPAIRS IN AREAS OF NATIVE VEGETATION SHALL BE REVIEWED AND APPROVED BY THE CITY'S MITIGATION MONITORING COORDINATOR PRIOR TO THE BEGINNING OF THE REPAIR WORK.
- 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. APPROVAL OF LOCATIONS FOR DEBRIS FILL SHALL BE OBTAINED FROM THE SOILS ENGINEER PRIOR TO THE DISPOSAL OF ANY SUCH MATERIAL.
- 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.
- THE SOILS REPORT TITLED OTAY RANCH VILLAGE 2 SOUTH NEIGHBORHOOD R-25(A), CHULA VISTA, CALIFORNIA, DATED APRIL 9TH, 2020 BY GECON, 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.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND SHOWN FOR GENERAL INFORMATION ONLY.
- 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.
- 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.
- 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.

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

OWNERS CERTIFICATE

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS. IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE THE ENGINEER OF WORK MAKE SUCH CHANGES, ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE ENGINEER OF WORK DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS. ALL PLAN CHANGES SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION. I FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING CITY RIGHT-OF-WAY WITHIN 60 DAYS AFTER ISSUANCE OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER MY CONTROL.

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
BY: *[Signature]* DATE: 12/3/2020

APPLICANT

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

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CHULA VISTA IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR THE PROJECT DESIGN.

SB&O, INC.
3990 RUFFIN ROAD, SUITE 120
SAN DIEGO, CA. 92123
[Signature] 11/30/20
AARON PARKER P.E. 68547 DATE

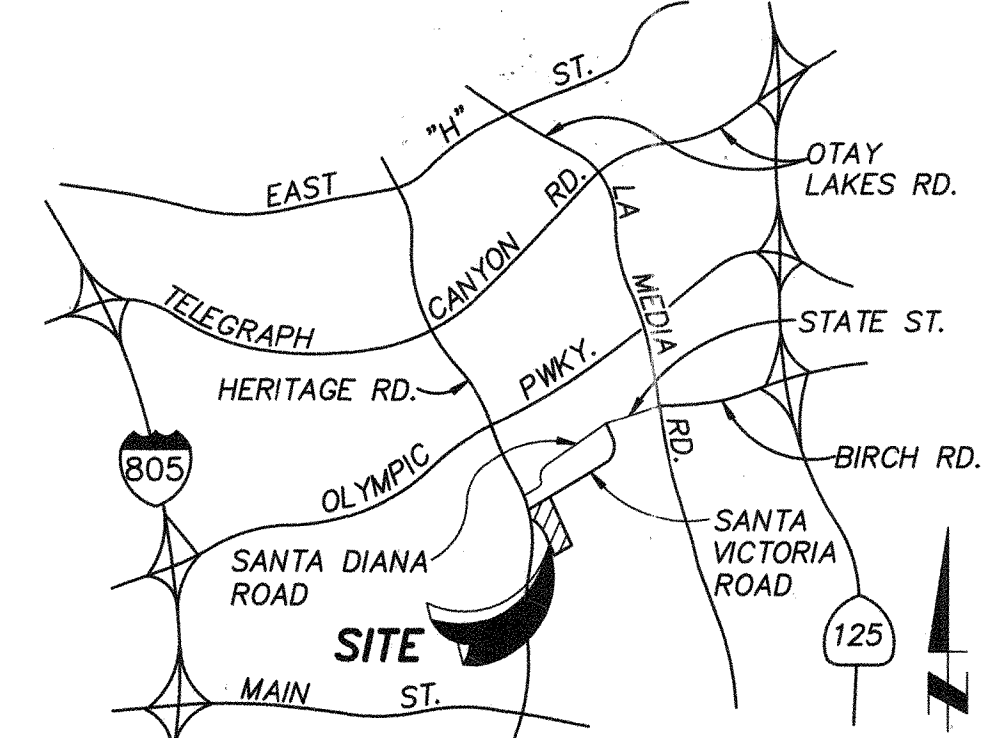


SOILS ENGINEER CERTIFICATE

I, SHAWN WEEDON, A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, PRINCIPALLY DOING BUSINESS IN THE FIELD OF APPLIED SOIL MECHANICS, HEREBY VERIFY THAT A SAMPLING AND STUDY OF THE SOIL CONDITIONS PREVALENT WITHIN THIS SITE WAS MADE BY ME OR UNDER MY DIRECTION BETWEEN THE DATES OF 4/19/2020 AND ONE COMPLETE COPY OF THE SOILS REPORT COMPLETED FROM THIS STUDY, WITH MY RECOMMENDATIONS, HAS BEEN SUBMITTED TO THE OFFICE OF THE CITY ENGINEER.

THESE GRADING PLANS HAVE BEEN REVIEWED BY ME OR UNDER MY DIRECTION AND CONFORM TO THE RECOMMENDATIONS MADE IN THE SOILS REPORT MENTIONED ABOVE.

SIGNED: *[Signature]* DATE: 12/4/2020
R.C.E. NO.: 2714 EXPIRATION DATE: 12/2021



VICINITY MAP

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

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.

TOPOGRAPHIC SOURCE

ROUGH GRADING PLANS FOR OTAY RANCH VILLAGE 2 SOUTH CHULA VISTA TRACT NO. 12-05 DWG. NO.14024 APPROVED ON SEPTEMBER 24, 2015.

ASSESSOR'S PARCEL NUMBER

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

EARTHWORK QUANTITIES

CUT: 13,750 C.Y.
FILL: 300 C.Y.
EXPORT: 13,450 C.Y.

SHEET INDEX

- 1-3 TITLE SHEET, KEY MAP, NOTES, DETAILS AND TYPICAL SECTIONS
- 4-6 ROUGH GRADING PLANS
- 7-9 STORM DRAIN PROFILES
- 10 EROSION CONTROL TITLE SHEET AND LANDSCAPE NOTES
- 11-13 EROSION CONTROL PLANS
- 14-15 IMPROVEMENT PLAN TITLE SHEET AND IMPROVEMENT PLAN NOTES
- 16 SANTA CAROLINA ROAD PRIVATE EAST ENTRY AND CURB RETURNS
- 17 PRIVATE DRIVEWAY EXIT PLAN AND PROFILE
- 18 OTAY WATER DISTRICT NOTES AND R.P.D.A. EXHIBIT PLANS
- 19 RETAINING WALL PROFILES
- 20 OFFSITE SIGNING AND STRIPING
- 21-27 PRIVATE SEWER PLANS
- 28 PRIVATE SEWER LATERAL TABLE

AS-BUILTS (29" WALL STRUCTURAL DETAILS)

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.

GRADING AND PUBLIC IMPROVEMENT PLAN MONUMENTATION NOTE

THE CONTRACTOR/ DEVELOPER SHALL BE RESPONSIBLE THAT ANY MONUMENT OR BENCH MARK WHICH IS DISTURBED OR DESTROYED SHALL BE RE-ESTABLISHED AND REPLACED BY A REGISTERED CIVIL ENGINEER WHO IS ALLOWED TO PRACTICE SURVEYING OR A LICENSED LAND SURVEYOR AND A CORNER RECORD, RECORD OF SURVEY, OR CERTIFICATE OF CORRECTION FILED AS REQUIRED BY THE LAND SURVEYOR'S ACT.

GRADING AND PUBLIC IMPROVEMENT PLAN MONUMENTATION NOTE

THE CONTRACTOR/ DEVELOPER SHALL BE RESPONSIBLE THAT ANY MONUMENT OR BENCH MARK WHICH IS DISTURBED OR DESTROYED SHALL BE RE-ESTABLISHED AND REPLACED BY A REGISTERED CIVIL ENGINEER WHO IS ALLOWED TO PRACTICE SURVEYING OR A LICENSED LAND SURVEYOR AND A CORNER RECORD, RECORD OF SURVEY, OR CERTIFICATE OF CORRECTION FILED AS REQUIRED BY THE LAND SURVEYOR'S ACT.

PRECONSTRUCTION CONFERENCE

THE CONTRACTOR SHALL NOT BEGIN WORK ON THIS PROJECT UNTIL A PRE-CONSTRUCTION CONFERENCE IS HELD AMONG THE ENGINEER OF WORK, SOILS ENGINEER, DEVELOPER, CONTRACTOR, AND CITY INSPECTOR.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STATEMENT

DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF STATE WATER RESOURCES CONTROL BOARD (SWRCB) (NPDES: GENERAL PERMIT NO.: WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY. IN ACCORDANCE WITH SAID PERMIT, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND A MONITORING PROGRAM PLAN SHALL BE DEVELOPED AND IMPLEMENTED CONCURRENT WITH THE COMMENCEMENT OF GRADING ACTIVITIES. THE SWPPP SHALL SPECIFY BOTH CONSTRUCTION AND POST-CONSTRUCTION STRUCTURAL AND NON-STRUCTURAL POLLUTION PREVENTION MEASURES. THE SWPPP SHALL ALSO ADDRESS OPERATION AND MAINTENANCE OF POST-CONSTRUCTION POLLUTION PREVENTIONS MEASURES, INCLUDING SHORT-TERM AND LONG-TERM FUNDING SOURCES AND THE PARTY OR PARTIES THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION OF SAID MEASURES.

A COMPLETE AND ACCURATE NOTICE-OF-INTENT (NOI) WILL BE FILED WITH THE SWRCB A COPY OF THE ACKNOWLEDGMENT FROM THE SWRCB THAT A NOI HAS BEEN RECEIVED FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF CHULA VISTA WHEN RECEIVED; FURTHER, A COPY OF THE COMPLETED NOI FROM THE SWRCB SHOWING THE PERMIT NUMBER FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF CHULA VISTA WHEN RECEIVED.

IN ADDITION, THE UNDERSIGNED AND SUBSEQUENT OWNER(S) OF ANY PORTION OF THE PROPERTY COVERED BY THIS GRADING PERMIT NO. PG-972 SHALL COMPLY WITH SPECIAL PROVISIONS REGARDING THE REVOCATION OR CANCELLATION OF NPDES GENERAL PERMIT COVERAGE, AS SET FORTH IN SWRCB ORDER NO. AND ANY SUBSEQUENT AMENDMENTS THERETO AND REISSUANCES THEREOF.

SUNRANCH CAPITAL PARTNERS LLC AND VILLAGE II OF OTAY HB SUB
OWNER OF LAND

SIGNATURE OF LAND OWNER, CORPORATE OFFICE, GENERAL PARTNER OR PROPRIETOR
[Signature]

DATE: 12/3/2020

Nick Lee
PRINTED NAME OF ABOVE PERSON

9 37C391909
WIDD #



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 OF PRINTED MATERIALS AS CURRENTLY ADOPTED BY THE CITY OF CHULA VISTA CITY COUNCIL INCLUDING THE FOLLOWING:

- 2018 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREENBOOK") AND 2012 REGIONAL SUPPLEMENT AMENDMENTS (TO THE GREENBOOK).
- 2018 SAN DIEGO AREA REGIONAL STANDARD DRAWINGS.
- 2019 CITY OF CHULA VISTA STANDARD SPECIAL PROVISIONS (TO THE GREENBOOK).
- 2017 DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF CHULA VISTA.
- PORTION OF THE STATE STANDARD SPECIFICATIONS, STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, DATED APRIL 2020 AND ALL SUBSEQUENT ADDITIONS AND REVISIONS.
- PORTION OF THE STATE STANDARD PLANS, STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, DATED APRIL 2020 AND ALL SUBSEQUENT ADDITIONS AND REVISIONS.
- LATEST CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES ("CA-MUTCD") AND ALL SUBSEQUENT ADDITIONS AND REVISIONS.
- 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. (2019 EDITION OF THE CALIFORNIA BUILDING CODE AS AMENDED AND ADOPTED BY THE CITY OF CHULA VISTA)

LEGEND ~ PROPOSED

DESCRIPTION	STD. DWG. NO.	SYMBOL
PROJECT BOUNDARY		---
CENTERLINE		---
CURB AND GUTTER		---
PROPERTY/RIGHT-OF WAY LINE		---
EASEMENT LINE		---
DIRECTION OF DRAINAGE		---
EARTHEN SWALE		---
BROW DITCH		---
SLOPE (2:1 U.N.O.)	SEE E-2	---
PROPOSED CONTOUR		---
DAYLIGHT LINE		---
BUILDING NUMBER		---
SUBGRADE ELEVATION		---
FINISHED FLOOR ELEVATION		---
RETAINING WALL	SEE PLAN VIEW (SPECIAL INSPECTION REQUIRED)	---
STORM DRAIN PIPE	HDPE WATER TIGHT IB (PER AASHTO)	---
STORM DRAIN CLEANOUT	SDRSD D-09, (A-4), (A-6)	---
CURB INLET	SDRSD D-02 (TYPE "B")	---
SEWER MAIN (PRIVATE)		---
SEWER MANHOLE (PRIVATE)		---
TOP OF CURB ELEVATION		---
FINISH SURFACE SPOT ELEVATION		---
FINISH GRADE SPOT ELEVATION		---
INVERT ELEVATION		---
FLOWLINE ELEVATION		---
TOP OF WALL ELEVATION		---
WATER MAIN		---
FIRE SERVICE MAIN	PER SEPARATE PLANS	---
FIRE HYDRANT		---

LEGEND ~ EXISTING

DESCRIPTION	SYMBOL
EXISTING ELEVATION	(270.0)
EXISTING PROPERTY LINE	---
EXISTING CONTOUR	---
EXISTING CURB AND GUTTER	---
EXISTING GAS	G
EXISTING ELECTRIC	E
EXISTING SEWER	S
EXISTING WATER	W
EXISTING RSGV WITH THRUST BLOCK	---
EXISTING B.O.	---
EXISTING A.V.	---
EXISTING FIRE HYDRANT	---
EXISTING RECLAIMED WATER MAIN	---
EXISTING SEWER MANHOLE	---
EXISTING STORM DRAIN PIPE	---
EXISTING TYPE "A-4" CLEANOUT	---
EXISTING TYPE "B-1" CURB INLET	---
EXISTING CHAIN LINK FENCE	---
EXISTING STREET LIGHT	---
EXISTING HEADWALL	---



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: _____

SIGNATURE OF LAND OWNER, CORPORATE OFFICE, GENERAL PARTNER OR PROPRIETOR
[Signature]

DATE: 12/3/2020

Nick Lee
PRINTED NAME OF ABOVE PERSON

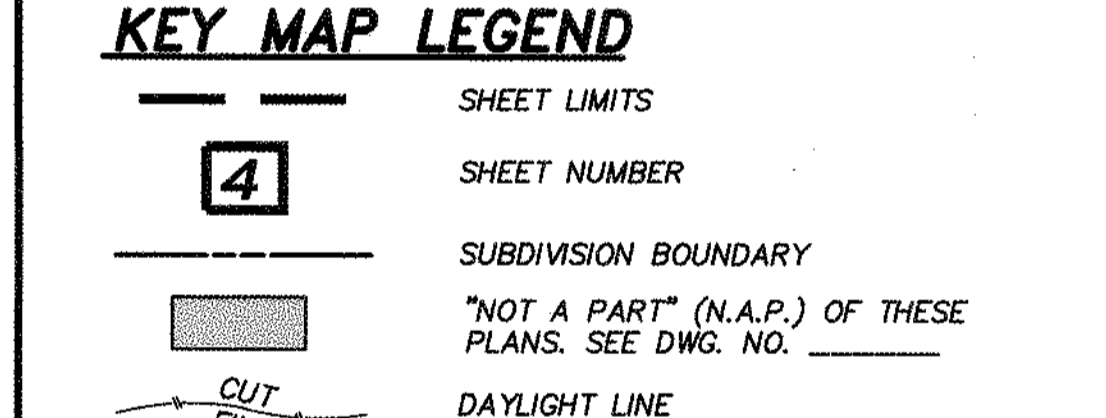
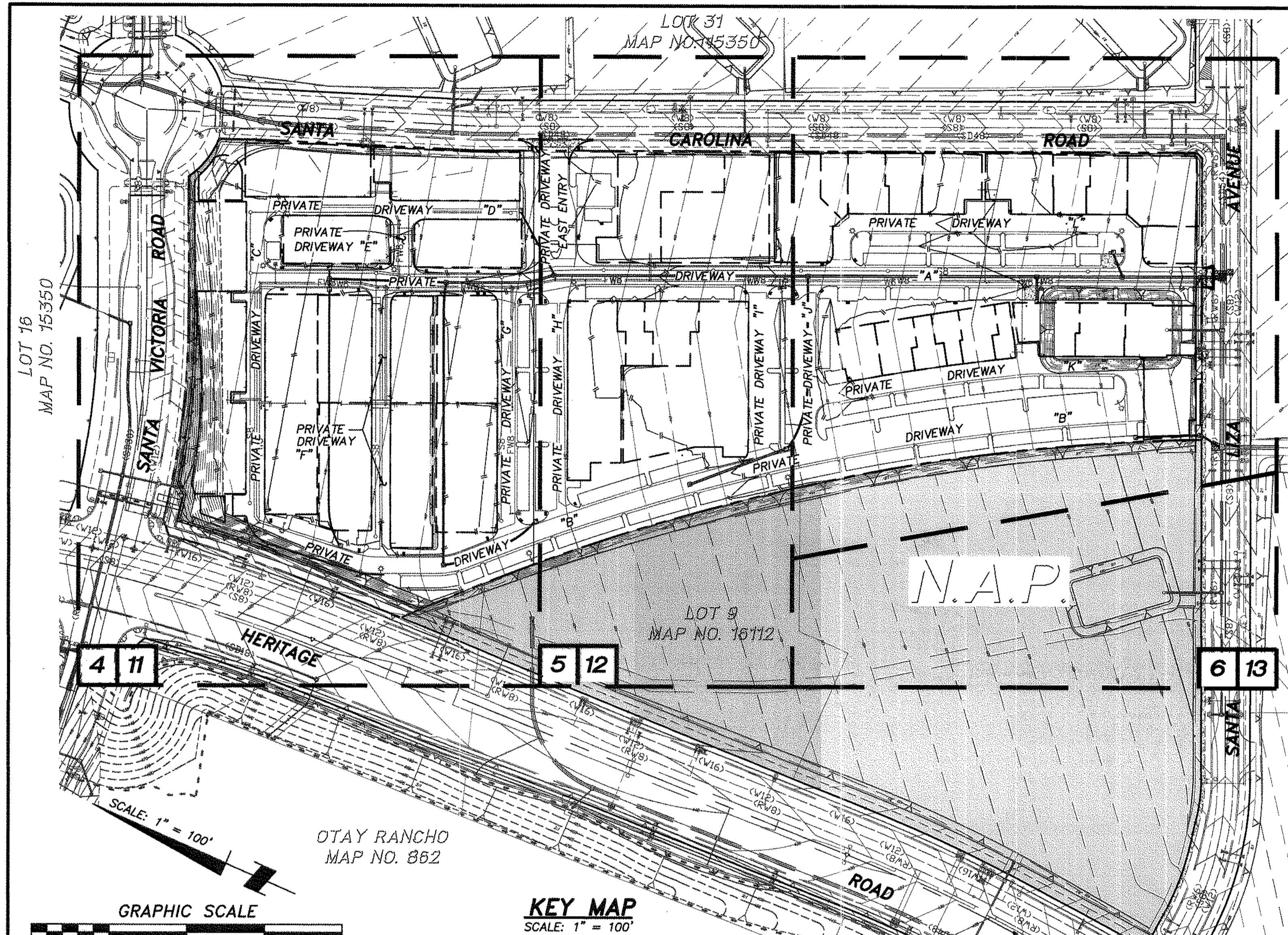
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WIDD #

CONTRACTOR: 06020, 06033, 06035, 06049, 14024, 14031, 14038	INSPECTOR: SB&O	DATE COMPLETED: SB&O	REFERENCES: SHEETS 4-6, 18, 19; WALLS, O.W.D.	REVISIONS: SB&O SHEETS 4-9, 17, 19, 21-23, 26, 28, 29	By: SB&O	Date: 4/6/21	BENCHMARK: SB&O SHEETS 4-7, 16	Date: 8/17/21	Scale: HORIZONTAL N/A, VERTICAL N/A	Designed By: J.S.	Drawn By: T.P.	Checked By: A.P.	Submitted: 01/29/21	Approved: 1/29/2021	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO. 20035-01
DESCRIPTION: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 IN. SLY. OF MIX LA MEDIA RD. & BIRCH RD. SO. SIDE OF GRAVEL RD. 225'+- W. OF GATE TO ALV. TRACKING STA. 15'+- E. OF METAL GATE. (PT. #1344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '86)																
Planning: MR Landscape: MR																

CC1 & FCA 4/6/21

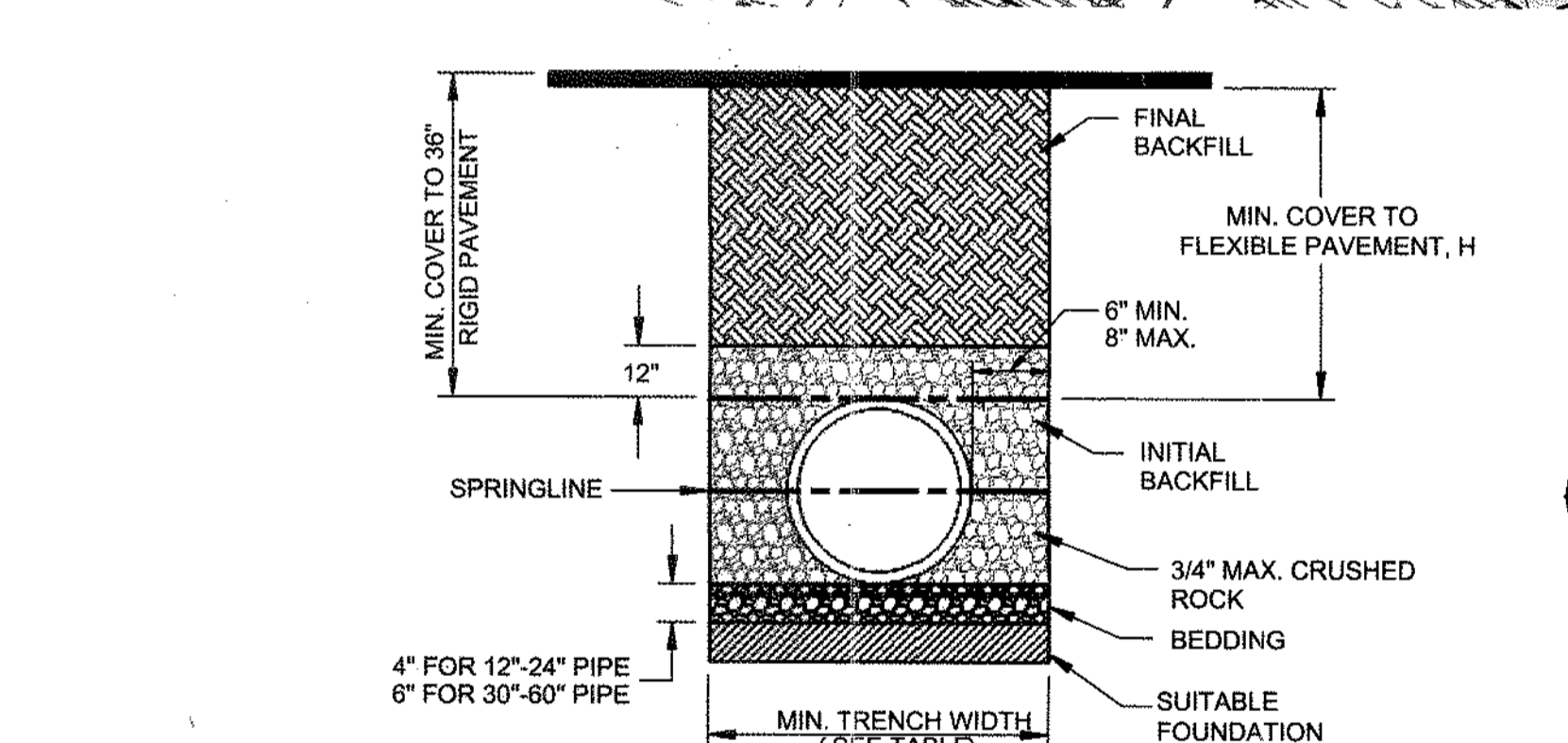
OTAY RANCH VILLAGE 2 ~ R-25(A)

TOTAL NO. OF SHEETS = 21
SB&O INC. PLANNING ENGINEERING SURVEYING 3990 Ruffin Road, Suite 120 San Diego, Ca. 92123 658-560-1411 658-560-9157 Fax



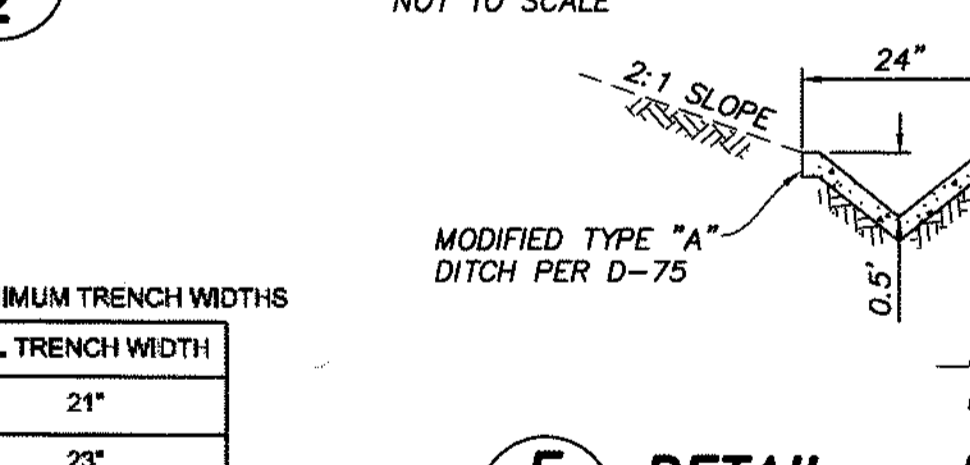
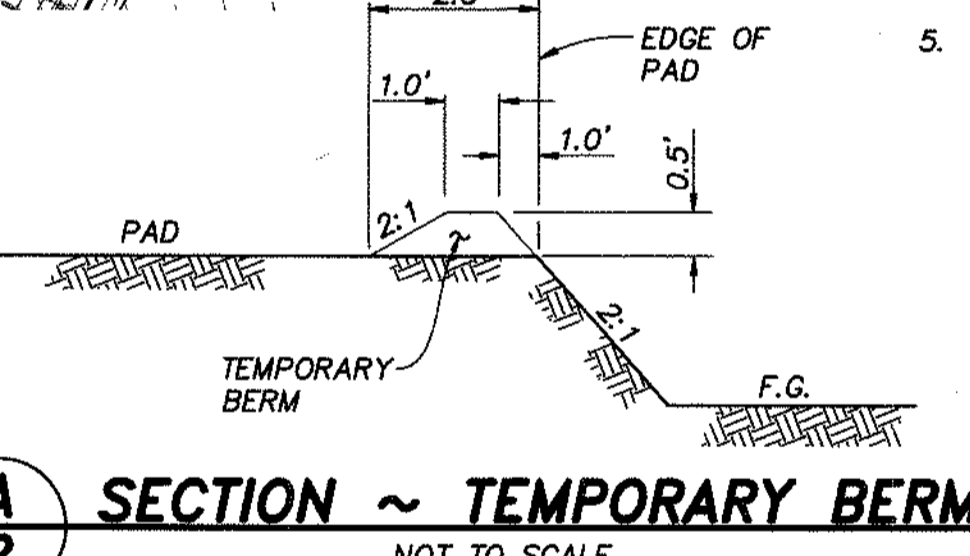
LIST OF ABBREVIATIONS

EXIST.	EXISTING RIGHT-OF-WAY	B.W.	BOTTOM OF WALL
R/W	TYPICAL FINISHED GRADE	H.P.	HIGH POINT
F.G.	TOP OF CURB	F.S.	FINISHED SURFACE
T.C.	FINISHED FLOOR	C.B.	CATCH BASIN
F.F.	SUBGRADE	C.O.	CLEANOUT
S.G.	ACRE	D.G.	DECOMPOSED GRANITE
AC.	PROPERTY LINE	P.C.C.	PORTLAND CEMENT CONCRETE
P.	CENTERLINE	STA.	STATION
E	FLOW LINE	DWG.	DRAWING
MIN.	MINIMUM POWER POLE	MAX.	MAXIMUM ELEVATION
P.P.	EDGE OF PAVEMENT	ELEV.	ELEVATION ON CENTER
DIA.	DIA.	O.C.	ON CENTER
E.O.E.	EXISTING OVERHEAD ELECTRIC	SIM.	SIMILAR
V.C.P.	VITRIFIED CLAY PIPE	ST. LT.	STREET LIGHT
S.F.	SQUARE FEET	PVT.	PRIVATE DRIVEWAY
L.P.	LOW POINT	DWY.	DRIVEWAY
R.C.P.	REINFORCED CONCRETE PIPE	PKWY.	PARKWAY
T.W.	TOP OF WALL	S.D.C.O.	STORM DRAIN CLEANOUT
S.M.H.	SEWER MANHOLE	GTR.	GUTTER
G.F.	GARAGE FLOOR	MOD.	MODIFIED
C.Y.	CUBIC YARD	S.C.O.	SEWER CLEANOUT
D.U.	DWELLING UNIT	U.N.O.	UNLESS NOTED OTHERWISE
PVT.	PRIVATE	I.E.	INVERT ELEVATION
		DWY.	DRIVEWAY
		N.A.P.	NOT A PART
		BTM.	BOTTOM



NOTES:

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING:** SUITABLE MATERIAL SHALL BE CLASS II, III OR IV. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
- INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS II, III OR IV IN THE PIPE ZONE EXTENDING NOT LESS THAN 6' ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- MINIMUM COVER:** MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.



RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"



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.

RCP STORM DRAIN BEVELING NOTES

- WHERE RADIUS = 90 FEET TO 45 FEET, USE 8-FOOT LENGTH OF PIPE BEVELED ONE END.
- WHERE RADIUS CURVE = 45 FEET TO 22 1/2 FEET, USE 8-FOOT LENGTH OF PIPE BEVELED BOTH ENDS.
- WHERE RADIUS CURVE = 22 1/2 FEET, USE 4-FOOT LENGTH OF PIPE BEVELED BOTH ENDS.
- CONTRACTOR SHALL PROVIDE LAYOUT SHEET OF BEVELED PIPE PRIOR TO BEGINNING INSTALLATION.

HDPE AND HP STORM DRAIN INSTALLATION NOTES

- REFERENCE MANUFACTURER INSTALLATION GUIDE AND SPECIFICATIONS FOR MAXIMUM JOINT DEFLECTION.
- CURVILINEAR INSTALLATIONS SPECIFIED PER THIS PLAN ARE BASED ON CHAPTER 5 (INSTALLATION) OF THE ADS, INC. DRAINAGE HANDBOOK, AND ASSUME THE USE OF "N-12 WT IP" AND/OR "HP STORM" GASKETED WATER TIGHT COUPLERS, FOR RADII LESS THAN THAT ACHIEVABLE WITH STANDARD JOINT DEFLECTION A SERIES OF PREFABRICATED BENDS SHALL BE UTILIZED.
- ALL CONCRETE STRUCTURES USED WITH HDPE PIPE MUST BE WATER TIGHT.
- TRENCH BACKFILL FOR HDPE N-12 PER SDRSD SP-02 WITH FILTER FABRIC FULLY SURROUNDING ROCK ZONE.
- TRENCH BACKFILL FOR HP PER SDRSD SP-02 WITH ROCK TO PIPE CROWN AND FILTER FABRIC ROCK ZONE.

GENERAL NOTES

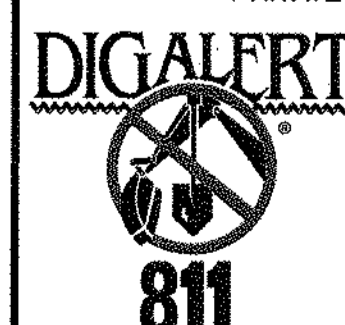
- STORM DRAINS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIZES, LOCATIONS, AND TYPE OF SEWER AND DRAINAGE FACILITIES, OR ANY SURFACE IMPROVEMENTS WITHIN FUTURE STREET RIGHTS-OF-WAY SHOWN ON THESE PLANS. SEPARATE APPROVALS AND PERMITS FOR THESE SHALL 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, REVERSE, AND/OR PRESERVE ALL HISTORICAL PROPOSED IMPROVEMENTS, AND IF DESTROYED, A LAND 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.
- NOT 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

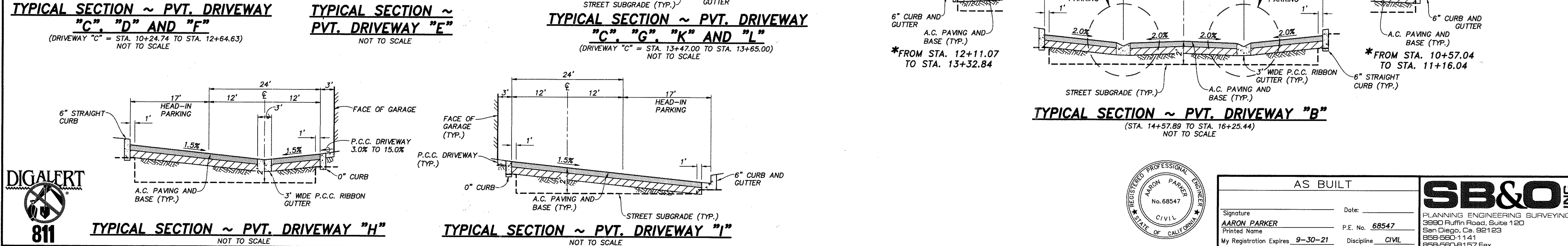
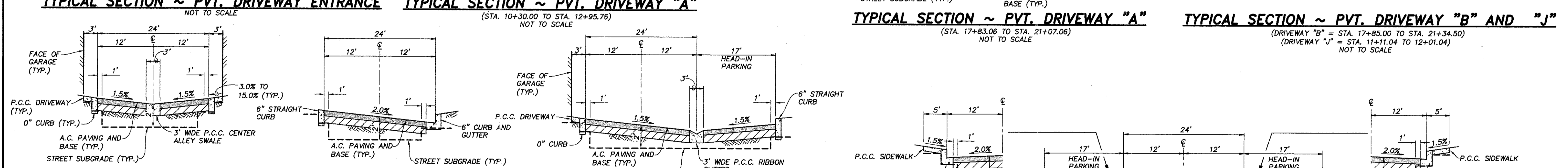
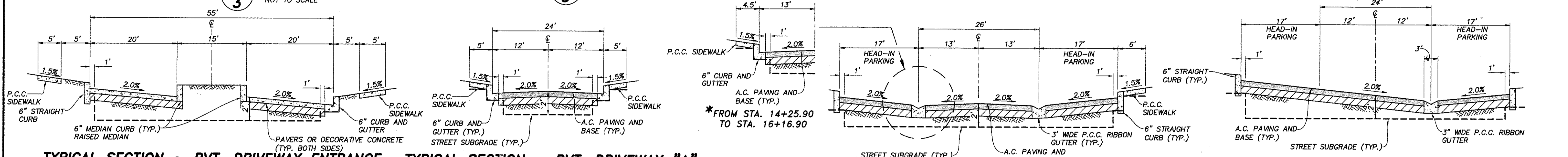
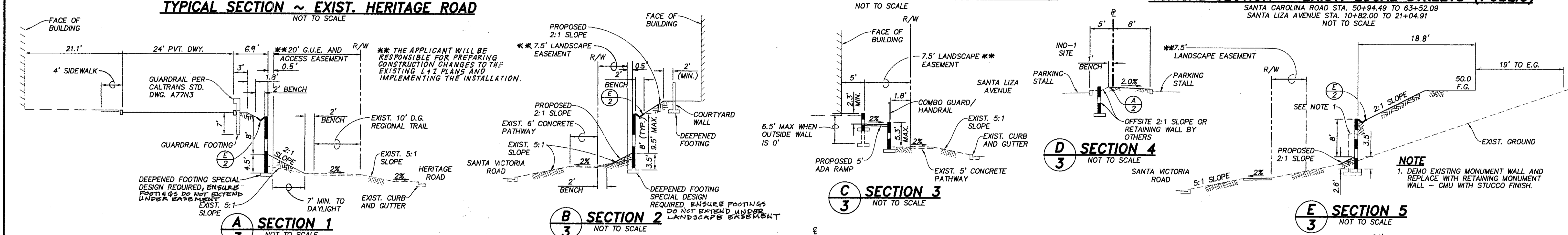
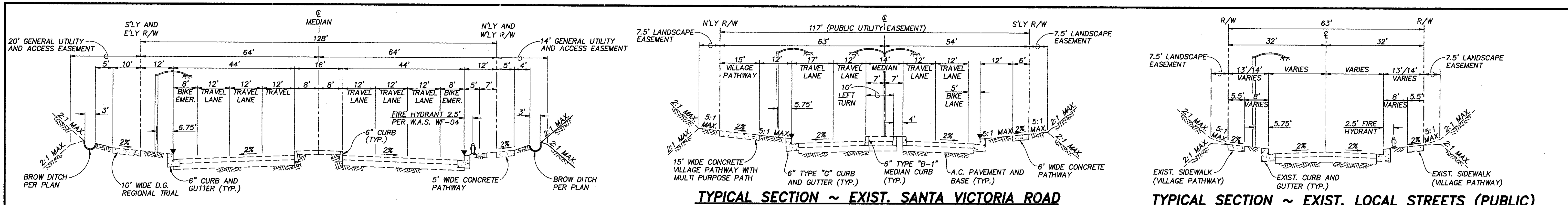
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES SHOWN HEREON AND BALANCING THE EARTHWORK ONSITE. IF DISCREPANCIES ARISE, THE ENGINEER OF WORK SHALL PROVIDE AREAS OF ADJUSTMENT TO THE CONTRACTOR. WHERE TRENCHES ARE WITHIN EASEMENTS, STREETS, OR 10' OF ANY BUILDING, SOILS REPORTS SHALL 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 PLEOCENE 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 MANUFACTURER'S 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:
 - FRACTION PASSING THE NO. 3/8 IN. STANDARD SIEVE SHALL BE 100% BY WEIGHT.
 - 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 SHOW 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.



AS BUILT		SB&O INC.
Signature	Date:	
AARON PARKER	P.E. No. 68547	
My Registration Expires 9-30-21	Discipline CIVIL	

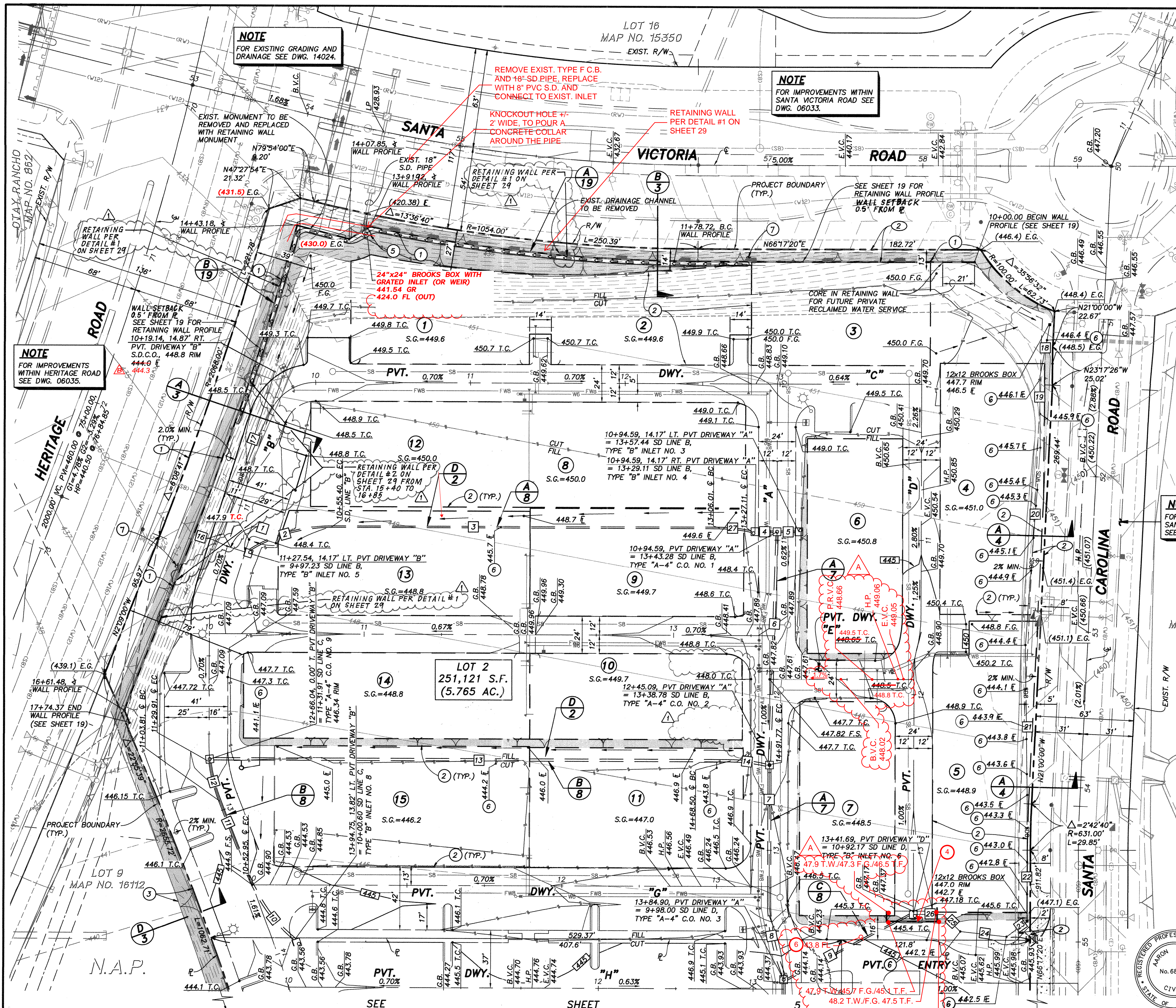


CONTRACTOR: 062020, 06033, 06035, 06049, 14024, 14031, 14038	REFERENCES:	By:	REVISIONS:	Date:	App'd:	BENCHMARK:	SCALE:	Designed By:	Drawn By:	Checked By:	Submitted:	Approved:	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO.:
INSPECTOR:						DESCRIPTION: BRASS DISC M.D. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI S.W. OF INTX LA MEDIA RD. & BRICH RD. S.D. SIDE OF BRACH RD. 225'+- W OF GATE TO A.V.R. TRACKING STA. 15+.- E OF METAL GATE. (P.T. #534 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD 88)	HORIZONTAL 1" = 100'	J.S.	T.P.	A.P.	01/29/21	1/29/2021	ROUGH GRADING PLANS FOR:	20035-02
DATE COMPLETED:							VERTICAL N/A	Plans Prepared Under Supervision Of:	Date:	By:	For the City Engineer		CITY OF CHULA VISTA TRACT NO. DR20-0010	W.O. No. PG-972
								AARON PARKER	12/11/20				OTAY RANCH VILLAGE 2 R-25(A)	74392.20



CONTRACTOR:	062020, 06033, 06035, 06049, 14024, 14031, 14038	REVISIONS:	By:	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 M.D. "50 CITY ENGR." IN 3/4" IRON PIPE 0.5 MI SLY OF INTX LA MEDIA RD. & BROCH RD 30 SIDE OF TRAIL 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)	HORIZONTAL: N/A VERTICAL: N/A	A.A.P.				01/29/21	1/29/2021	ROUGH GRADING PLANS FOR: OTAY RANCH VILLAGE 2 R-25(A) CITY OF CHULA VISTA TRACT NO. DR20-0010	20035-03
DATE COMPLETED:								AARON PARKER					PLANNING ENGINEERING SURVEYING 3980 Puffin Road, Suite 120 San Diego, Ca. 92123 858-660-1141 858-660-8157 Fax	W.O. No. PG-972	

OTAY RANCH VILLAGE 2 ~ R-25(A)



NOTE
FOR EXISTING GRADING AND DRAINAGE SEE DWG. 14024.

REMOVE EXIST. TYPE F.C.B. AND 18" SD PIPE, REPLACE WITH 8" PVC S.D. AND CONNECT TO EXIST. INLET

NOTE
FOR IMPROVEMENTS WITHIN SANTA VICTORIA ROAD SEE DWG. 06033.

NOTE
FOR EXISTING GRADING AND DRAINAGE SEE DWG. 14024.

NOTE
FOR LANDSCAPE NOTES SEE SHEET 10.

NOTE
FOR ONSITE IMPROVEMENTS SEE DWG. NO. BR20-0082.

EASEMENT NOTES

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

CONSTRUCTION NOTES

- ① SPECIAL DESIGN WALL PER OTHERS. ORCO 'ADOBE' SLUMPSTONE WITH DAVIS COLOR #MC66 GROUT
- ② LIMITS OF PAD SEE (A) AND (C)
- ③ PERMISSION TO GRADE OFFSITE PER
- ④ CIVL RETAINING WALL PER CITY OF CHULA VISTA STANDARDS, GDR-05.
- ⑤ CVV20 RETAINING WALL PER CITY OF CHULA VISTA. WALL DRAIN TO EXIST. STORM DRAIN STUB.
- ⑥ AREA DRAIN PER DETAIL (B) STUB RISER ABOVE FINISH GRADE. RIM TO BE ADJUSTED PER PRECISE GRADING PLAN. DWG. NO. (B) 4

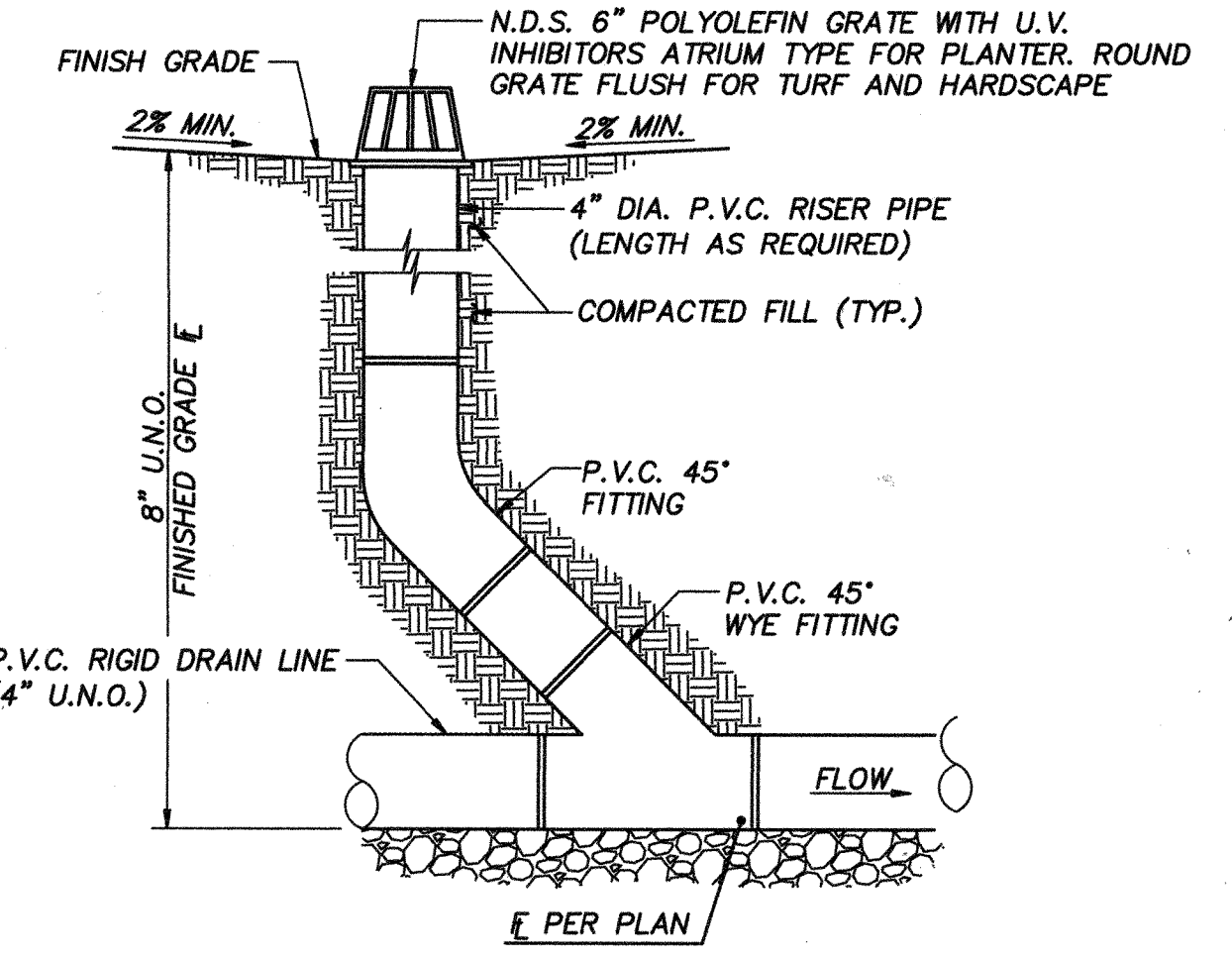
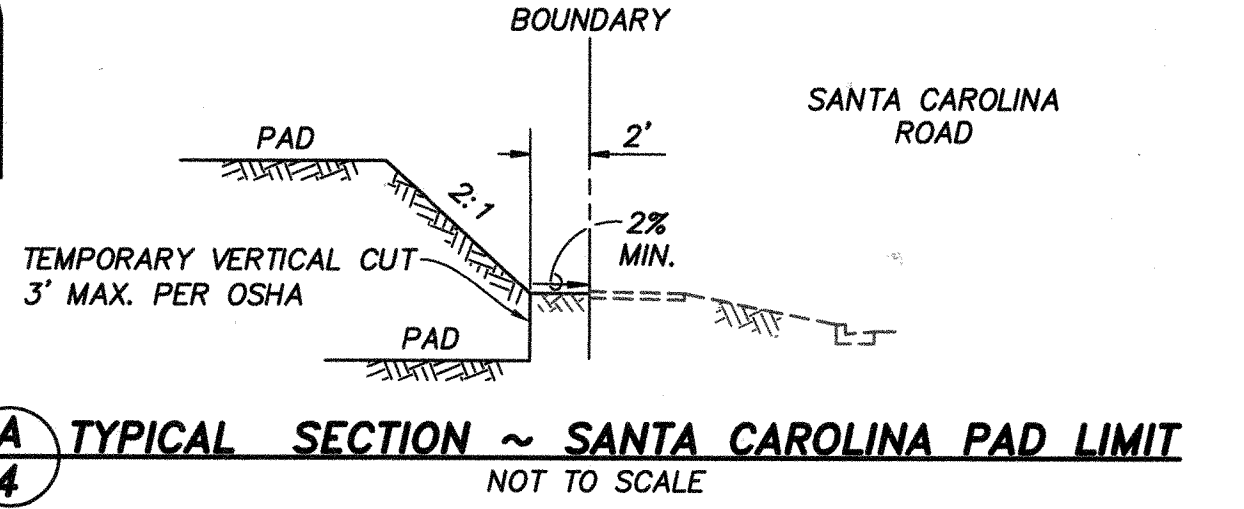
NOTE
THE APPLICANT WILL BE RESPONSIBLE FOR PREPARING CONSTRUCTION CHANGES TO THE EXISTING L+I PLANS AND IMPLEMENTING THE INSTALLATION.

PRIVATE STORM DRAIN DATA TABLE

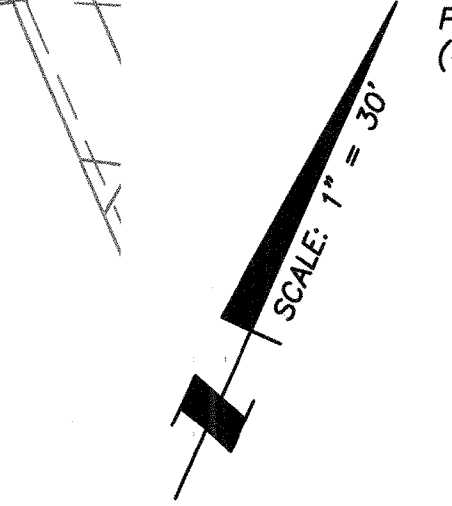
NO.	Δ/BEARING	RADIUS	LENGTH	DESCRIPTION
1	N83°49'38"E	10.00'	10.00'	8" P.V.C.
2	29°42'51"	100.00	51.86'	12" H.D.P.E.
3	N66°17'20"E		275.25'	12" H.D.P.E.
4	N66°17'20"E		10.17'	18" H.D.P.E.
5	N66°17'20"E		10.17'	12" H.D.P.E.
6	N21°56'55"W		146.31'	24" H.D.P.E.
7	N23°42'40"W		86.13'	24" H.D.P.E.
8	22°50'48"	125.00	49.84'	24" H.D.P.E.
9	N38°24'01"E		90.17'	12" H.D.P.E.
10	30°20'10"	100.00	52.95'	12" H.D.P.E.
11	N45°01'14"W		50.86'	12" H.D.P.E.
12	14°57'15"	100.00	26.10'	12" H.D.P.E.
13	N66°17'20"E		334.59'	18" H.D.P.E.
14	13°20'00"	100.00	23.27'	18" H.D.P.E.
15	13°15'27"	50.00	11.57'	18" R.C.P.
16	N51°10'22"W		9.90'	8" P.V.C.
17	N6°10'22"W		108.55'	8" P.V.C.
18	N13°21'00"W		36.06'	8" P.V.C.
19	N24°36'00"W		43.45'	8" P.V.C.
20	N19°29'57"W		127.34'	8" P.V.C.
21	N24°32'20"W		96.17'	8" P.V.C.
22	N23°50'51"W		82.30'	8" P.V.C.
23	N30°04'51"E		16.54'	8" P.V.C.
24	N72°36'03"E		30.02'	8" P.V.C.
25	N68°42'40"W		15.73'	8" P.V.C.
26	N66°17'20"E		17.21'	8" P.V.C.
27	12°05'19"	100.00	12'	H.D.P.E.

NOTE
SEE SHEET 29 FOR WALL STRUCTURAL DETAILS.

NOTE
FOR IMPROVEMENTS WITHIN SANTA CAROLINA ROAD SEE DWG. 14031.



LOT 31
MAP NO. 15350



AS BUILT

Signature: Aaron Parker Date: 1/29/2021

Printed Name: Aaron Parker P.E. No. 68547

My Registration Expires: 9-30-21 Discipline: CIVIL

SIGNATURE OF CIVIL ENGINEER

CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT
ROUGH GRADING PLANS FOR
OTAY RANCH VILLAGE 2 R-25(A)
CITY OF CHULA VISTA TRACT NO. DR20-0010

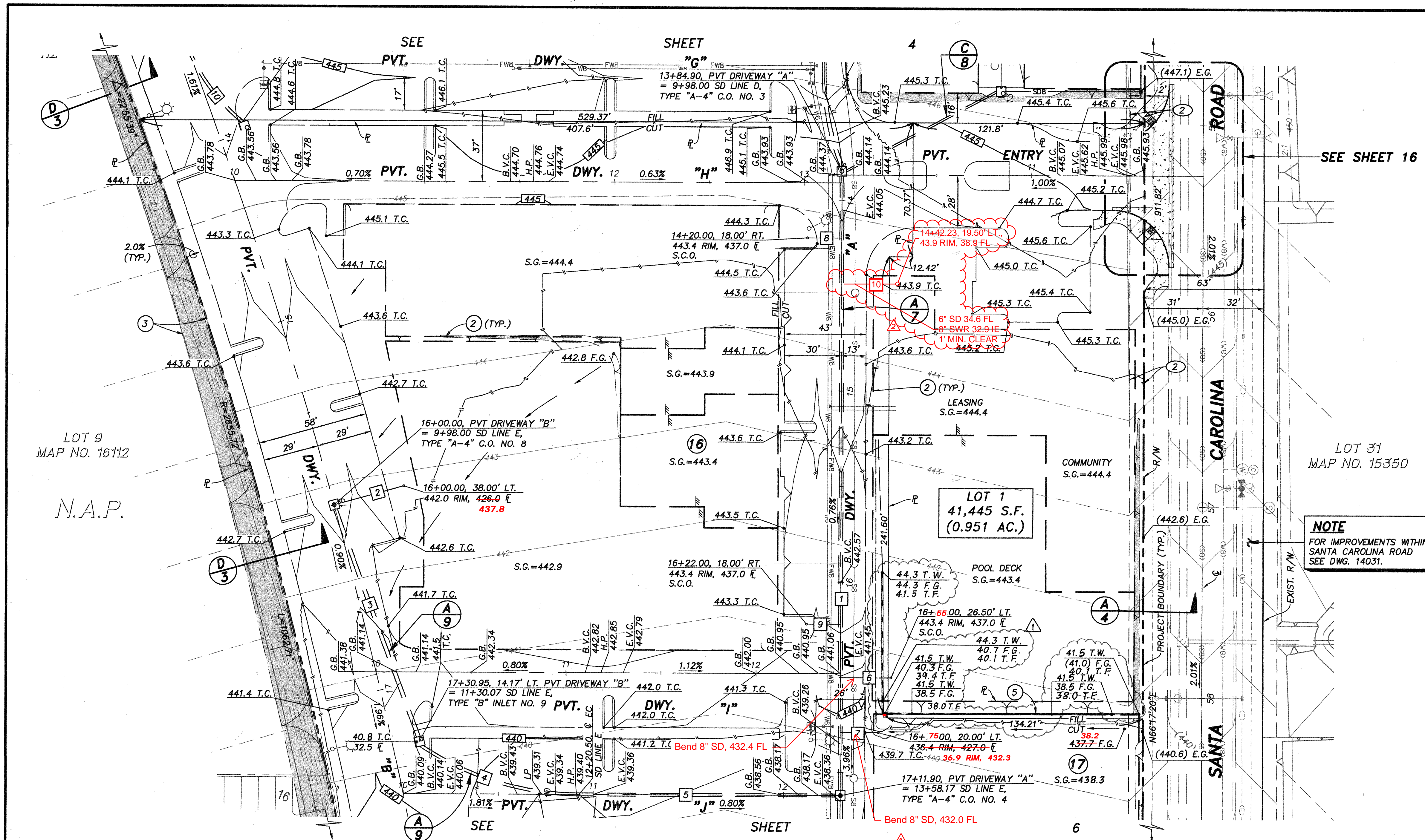
DRAWING NO. **20035-04**
W.O. No. PG-972

CONSTRUCTION RECORD	REFERENCES	By	Date	App'd	BENCHMARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	SUBMITTED	APPROVED	
CONTRACTOR: 06020, 06033, 06035, 06049, 14024, 14031, 14038	06020, 06033, 06035, 06049, 14024, 14031, 14038	SB&O	12/11/20	[Signature]	DESCRIPTION: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" BRONZE PIPE 0.5 MI SLY OF INTX LA MEDIA RD. & BIRCH RD. SO SIDE OF GRABER RD. 225'-W OF GATE TO A.V.R. TRACKING STA. 15'-E OF METAL GATE. (PT. #134 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '88)	HORIZONTAL 1" = 30' VERTICAL N/A	J.S.	T.P.	A.P.	[Signature]	01/29/21	[Signature]
INSPECTOR: SB&O		SB&O	3/17/21	[Signature]			[Signature]	[Signature]	[Signature]			
DATE COMPLETED:												

OTAY RANCH VILLAGE 2 ~ R-25(A)



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



EASEMENT NOTES

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

CONSTRUCTION NOTES

- ① SPECIAL DESIGN WALL PER OTHERS.
- ② LIMITS OF PAD SEE (A/2) AND (C/2).
- ③ PERMISSION TO GRADE OFFSITE PER _____
- ④ CIVL RETAINING WALL PER CITY OF CHULA VISTA STANDARDS, GDR-05.
- ⑤ CV20 RETAINING WALL PER CITY OF CHULA VISTA. PLUG AND STUB EXISTING STORM DRAIN.

NOTE
FOR EXISTING GRADING AND DRAINAGE SEE DWG. 14024.

NOTE
FOR ONSITE IMPROVEMENTS SEE DWG. NO. BR20-0082.

NOTE
FOR LANDSCAPE NOTES SEE SHEET 10.

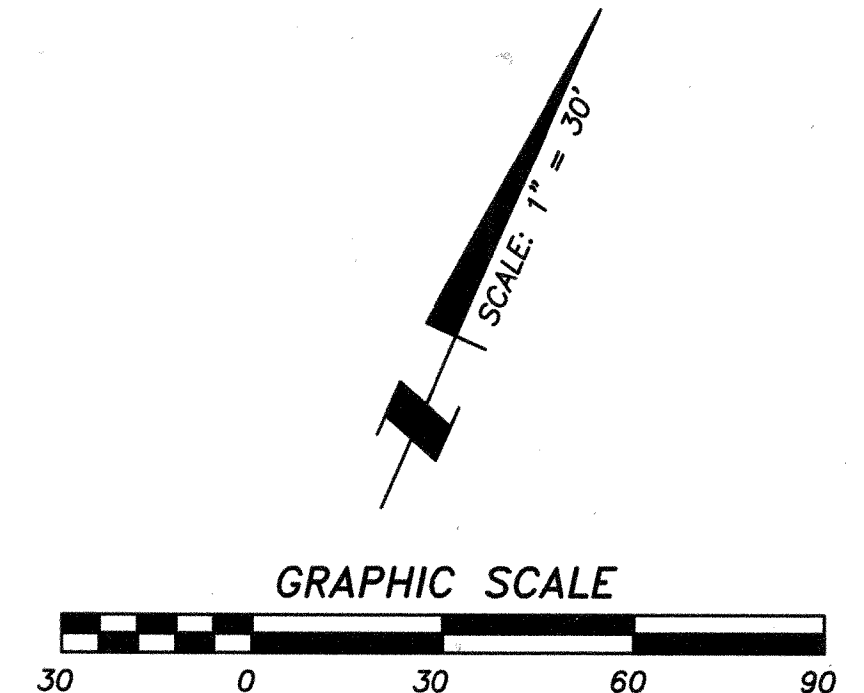
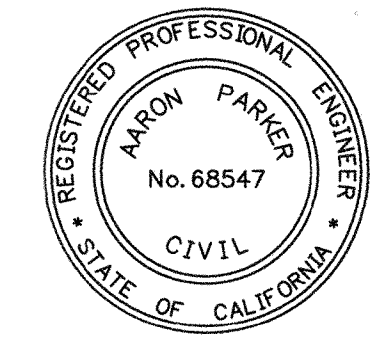
PRIVATE STORM DRAIN DATA TABLE

ID	Δ/BEARING	RADIUS	LENGTH	DESCRIPTION
1	N23°42'40"W	323.00	24"	H.D.P.E.
2	N50°55'49"W	35.50	12"	P.V.C.
3	N44°01'45"W	128.07	12"	H.D.P.E.
4	33°46'44"	150.00	88.43	18" H.D.P.E.
5	N66°17'20"E	135.67	18"	H.D.P.E.
6	N66°17'20"E	26.00	8"	P.V.C.
7	N66°17'20"E	19.50	8"	P.V.C.
8	N66°17'20"E	16.50'	8"	P.V.C.
9	N66°17'20"E	16.50'	8"	P.V.C.
10	N66°17'20"E	18.00'	6"	P.V.C.

NOTE
FOR IMPROVEMENTS WITHIN SANTA CAROLINA ROAD SEE DWG. 14031.

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

LOT 31
MAP NO. 15350



CONTRACTOR:	06020, 06033, 06035, 06049, 14024, 14031, 14038	By:	SB&O	REVISIONS:	1. REVISE RETAINING WALL. 2. REVISE WALL AND SPOT ELE., SD CROSSINGS 3. ADD SD	Date:	5/27/21	App'd:	[Signature]	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 TRAVEL RD. 225' +/- W OF GATE TO ALVAR TRACKING STA. 15' +/- E OF METAL GATE. (PT. #1344 PER R.O.S. 1484) ELEVATION = 520.425 (NAVD '88)	SCALE:	HORIZONTAL 1" = 30' VERTICAL N/A	Designed By:	J.S.	Drawn By:	T.P.	Checked By:	A.P.	Submitted:	9/1/21	Approved:	1/29/2021
INSPECTOR:																							
DATE COMPLETED:																							

AS BUILT

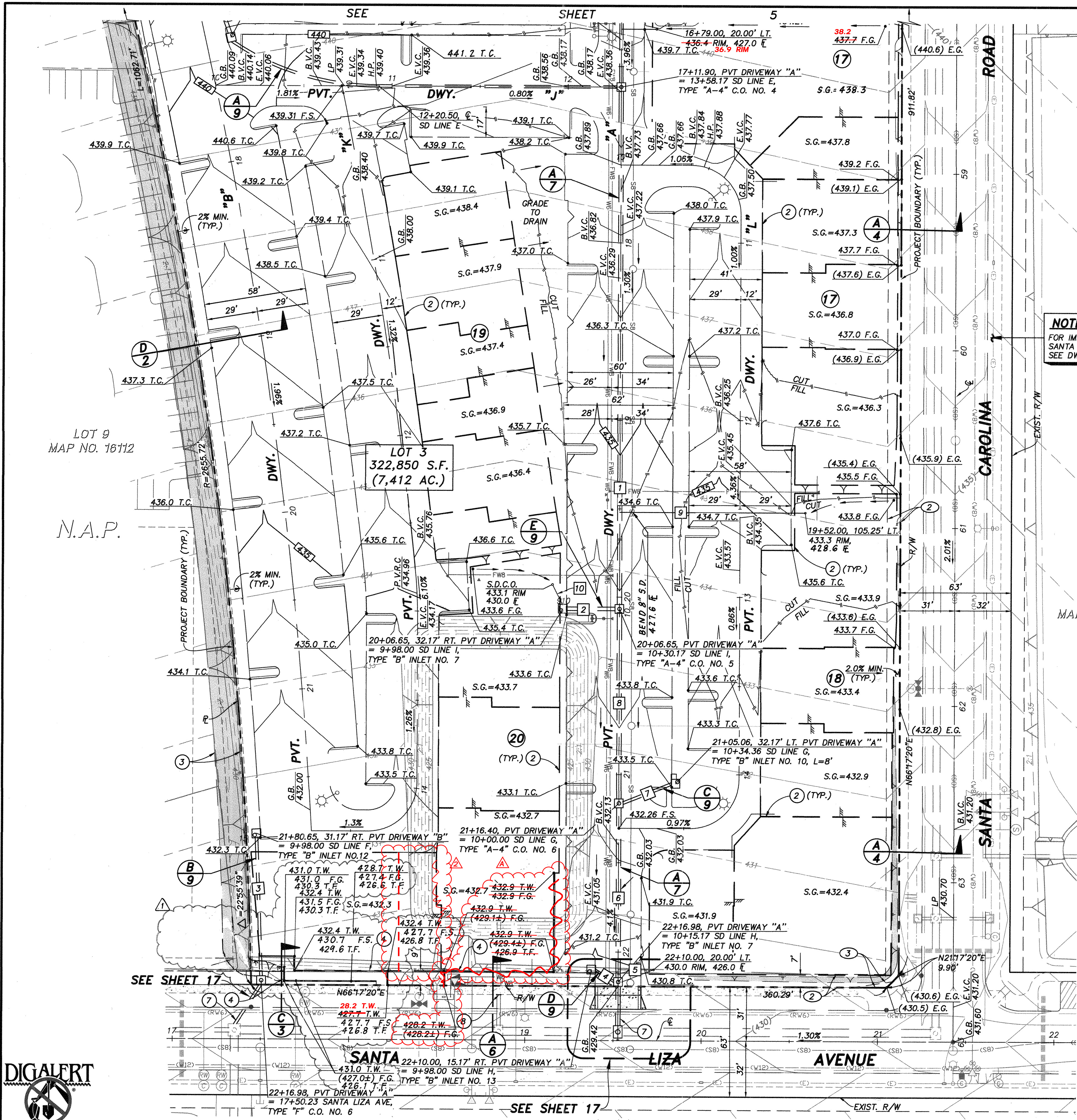
Signature: AARON PARKER Date: 1/29/2021
 Printed Name: AARON PARKER P.E. No. 68547
 My Registration Expires: 9-30-21 Discipline: CIVIL

SB&O INC.
 PLANNING ENGINEERING SURVEYING
 3990 Ruffin Road, Suite 120
 San Diego, Ca. 92123
 858-580-1141
 858-580-8157 Fax

CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT
 ROUGH GRADING PLANS FOR:
OTAY RANCH VILLAGE 2 R-25(A)
 CITY OF CHULA VISTA TRACT NO. DR20-0010

DRAWING NO. 20035-05
 W.O. No. PG-972

OTAY RANCH VILLAGE 2 ~ R-25(A)



EASEMENT NOTES

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

CONSTRUCTION NOTES

- ① SPECIAL DESIGN WALL PER OTHERS.
- ② LIMITS OF PAD SEE (A) AND (C).
- ③ PERMISSION TO GRADE OFFSITE PER _____
- ④ CVVL RETAINING WALL PER CITY OF CHULA VISTA STANDARDS, GDR-05.
- ⑤ CVV20 RETAINING WALL PER CITY OF CHULA VISTA.
- ⑦ FOR PUBLIC STORM DRAIN CONNECTION TO MAIN, SEE SHEET 17.
- ⑧ PLUG AND STUB EXISTING STORM DRAIN.

NOTE

FOR EXISTING GRADING AND DRAINAGE SEE DWG. 14024.

NOTE

FOR ONSITE IMPROVEMENTS SEE DWG. NO. BR20-0082.

NOTE

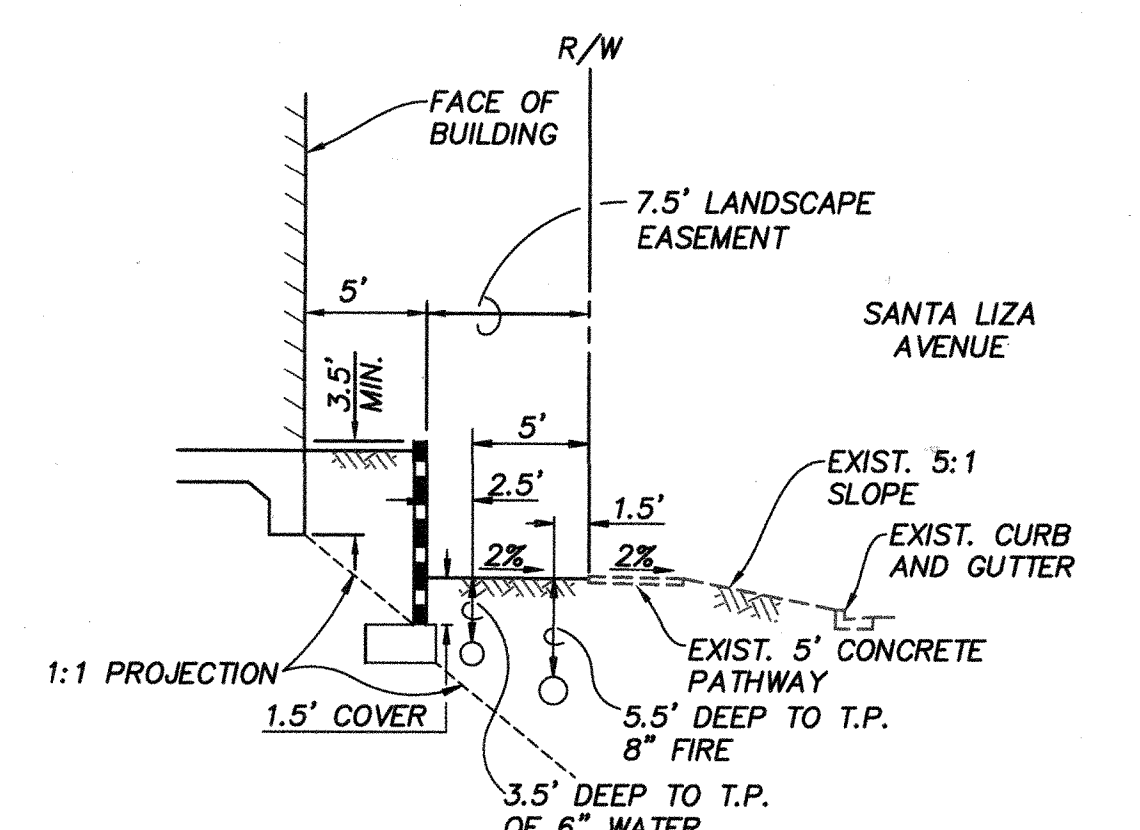
FOR LANDSCAPE NOTES SEE SHEET 10.

NOTE
FOR IMPROVEMENTS WITHIN SANTA CAROLINA ROAD SEE DWG. 14031.

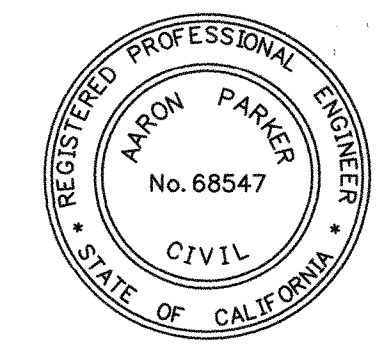
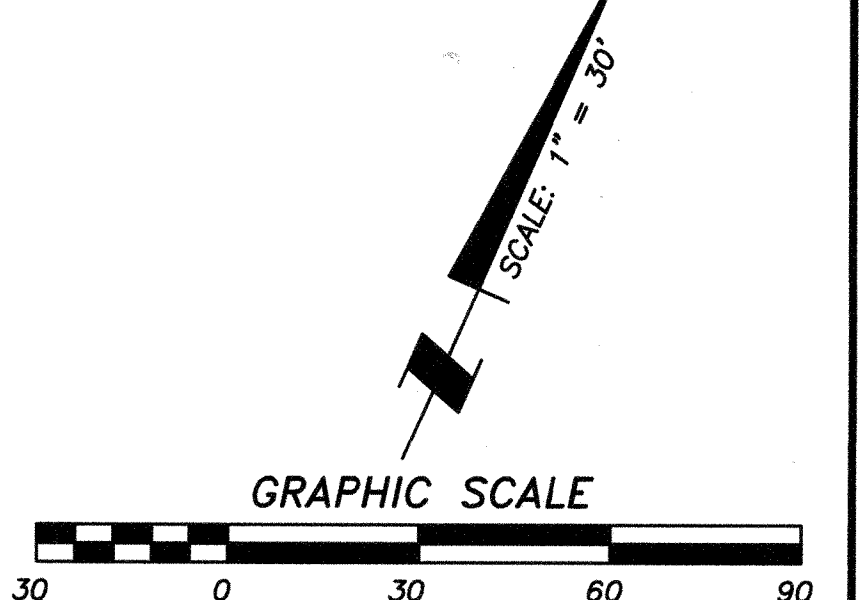
NOTE
FOR IMPROVEMENTS WITHIN SANTA LIZA ROAD SEE DWG. 14031.

PRIVATE STORM DRAIN DATA TABLE

#	Δ/BEARING	RADIUS	LENGTH	DESCRIPTION
1	N23°42'40"W		290.75'	30" H.D.P.E.
2	N66°17'19"E		28.17'	24" H.D.P.E.
3	N25°47'09"W		62.87'	18" H.D.P.E.
4	N81°34'17"W		13.17'	12" H.D.P.E.
5	N66°17'20"E		19.50'	8" P.V.C.
6	N23°42'40"W		96.58'	30" H.D.P.E.
7	N44°22'14"E		30.36'	18" H.D.P.E.
8	N23°42'40"W		105.75'	30" H.D.P.E.
9	N66°17'20"E		104.75'	12" H.D.P.E.
10	N50°36'27"W		12.40'	6" P.V.C.

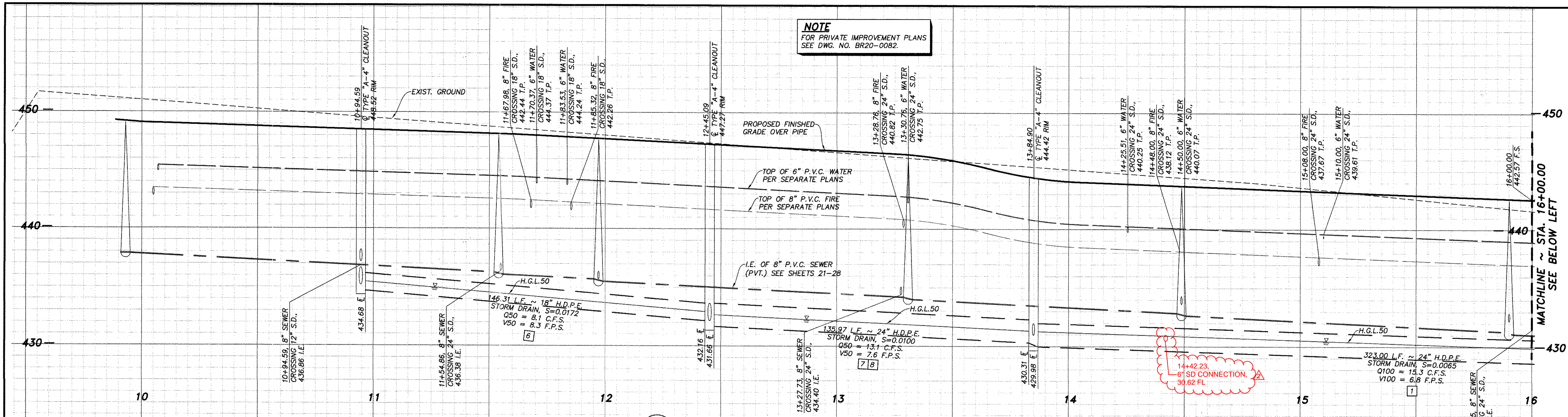


SECTION 3
NOT TO SCALE



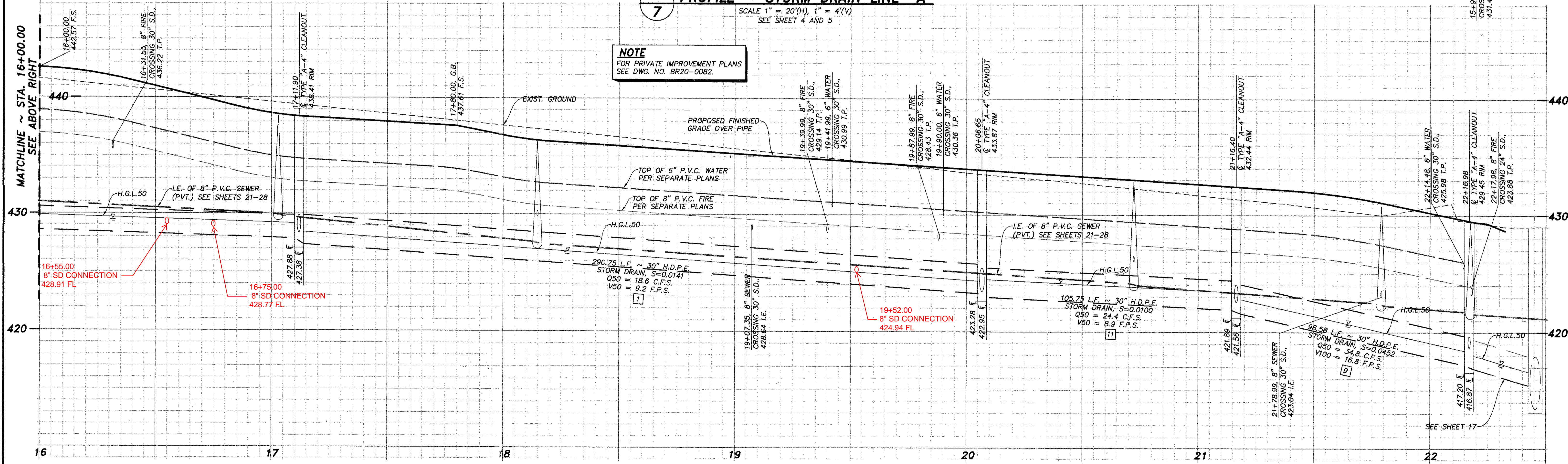
CONSTRUCTION RECORD		REFERENCES	By	Date	App'd	BENCHMARK	SCALE	Designed By:	Drawn By:	Checked By:	Submitted:	Approved:	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO.	
CONTRACTOR: 06020, 06033, 06035, 06049, 14024, 14031, 14038		06020, 06033, 06035, 06049, 14024, 14031, 14038	SBHO	2/14/21	[Signature]	DESCRIPTION: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI SWLY OF NIX LA MEDIA RD. & BIRCH RD TO S/E CORN OF GRAVEL RD. 225'± W OF GATE TO A.V.R. TRACKING STA. 15' OF METAL GATE OPT. #144 PER R.O.S. 14841 ELEVATION = 520.425 (NAVD '88)	HORIZONTAL 1" = 20' VERTICAL N/A	J.S.	T.P.	A.P.		01/29/21	1/29/2021	ROUGH GRADING PLANS FOR: OTAY RANCH VILLAGE 2 R-25(A) CITY OF CHULA VISTA TRACT NO. DR20-0010	20035-06 W.O. No. PG-972
INSPECTOR:			SBSC	3/21/21	[Signature]			Planned Under Supervision Of:	Date:						
DATE COMPLETED:			SBSC	5/28/21	[Signature]			Aaron Parker	12/11/20						

OTAY RANCH VILLAGE 2 ~ R-25(A)



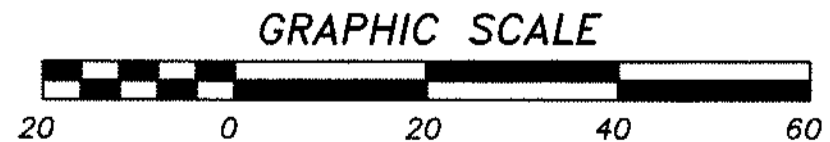
NOTE
FOR PRIVATE IMPROVEMENT PLANS
SEE DWG. NO. BR20-0082.

A
7 PROFILE ~ STORM DRAIN LINE "A"
SCALE 1" = 20'(H), 1" = 4'(V)
SEE SHEET 4 AND 5



NOTE
FOR PRIVATE IMPROVEMENT PLANS
SEE DWG. NO. BR20-0082.

A
7 PROFILE ~ STORM DRAIN LINE "A"
SCALE 1" = 20'(H), 1" = 4'(V)
SEE SHEETS 5 AND 6



AS BUILT

Signature: Aaron Parker Date: 1/29/2021

Printed Name: Aaron Parker P.E. No. 68547

My Registration Expires 9-30-21 Discipline CIVIL

SB&O INC.

PLANNING ENGINEERING SURVEYING
3890 Ruffin Road, Suite 120
San Diego, Ca. 92123
858-580-1141
858-580-8157 Fax

CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT

STORM DRAIN PROFILES FOR:
OTAY RANCH VILLAGE 2 R-25(A)
CITY OF CHULA VISTA TRACT NO. DR20-0010

DRAWING NO.
20035-07

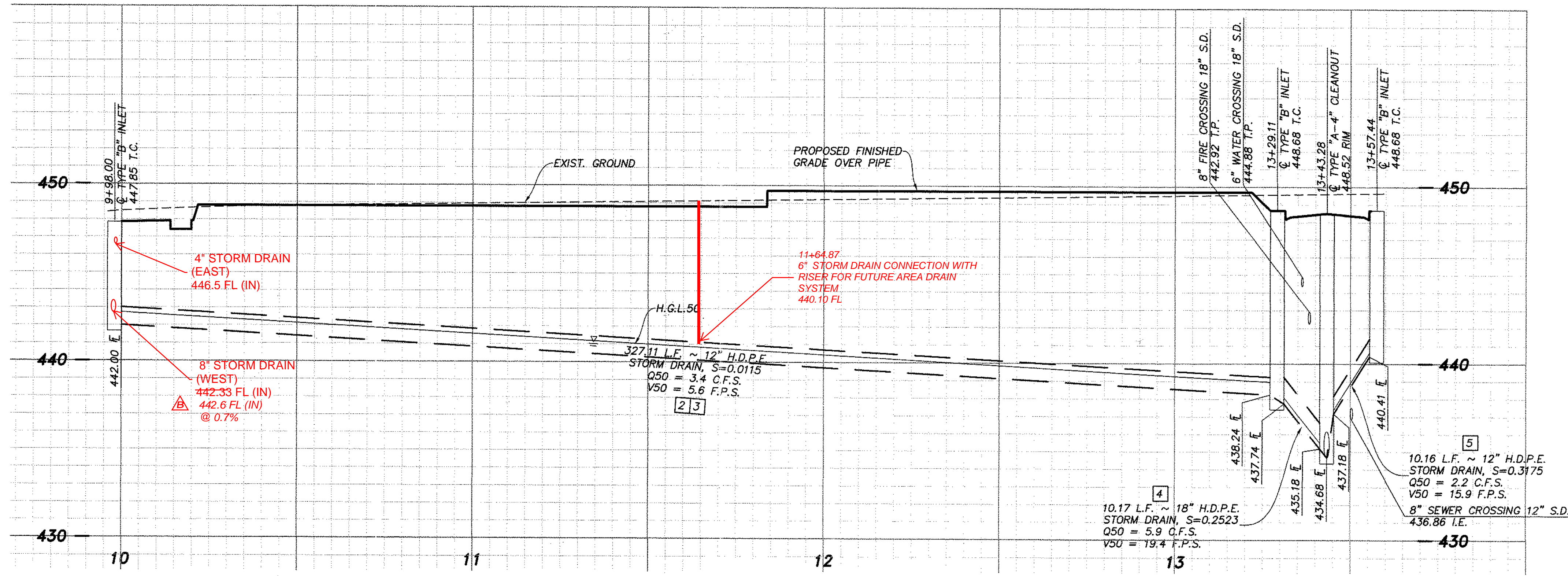
W.O. No. PG-972

CONTRACTOR:	REFERENCES:	By:	REVISIONS:	Date:	App'd:	BENCHMARK:	SCALE:	Designed By:	Drawn By:	Checked By:	Submitted:	Approved:	Date:	By:	For the City Engineer:	
CONSTRUCTION RECORD	06020, 06033, 06035, 06049, 14024, 14031, 14038	SB&O	ADD SD LAT. CONNECTIONS	2/23/21		DESCRIPTION: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI S'LY OF INTX LA MEDIA RD. & BRCH RD. SD SIDE OF GRAVEL RD. 225'-W OF GATE 10 A.V.R. TRACKING STA. 151'-E OF METAL GATE (PI #1344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '88)	HORIZONTAL 1" = 20' VERTICAL 1" = 4'	J.S.	A.P.	A.P.		01/29/21	1/29/2021	12/11/20	Aaron Parker	For the City Engineer
INSPECTOR:		SB&O	ADD SD LAT. CONNECTION	5/27/21												
DATE COMPLETED:																

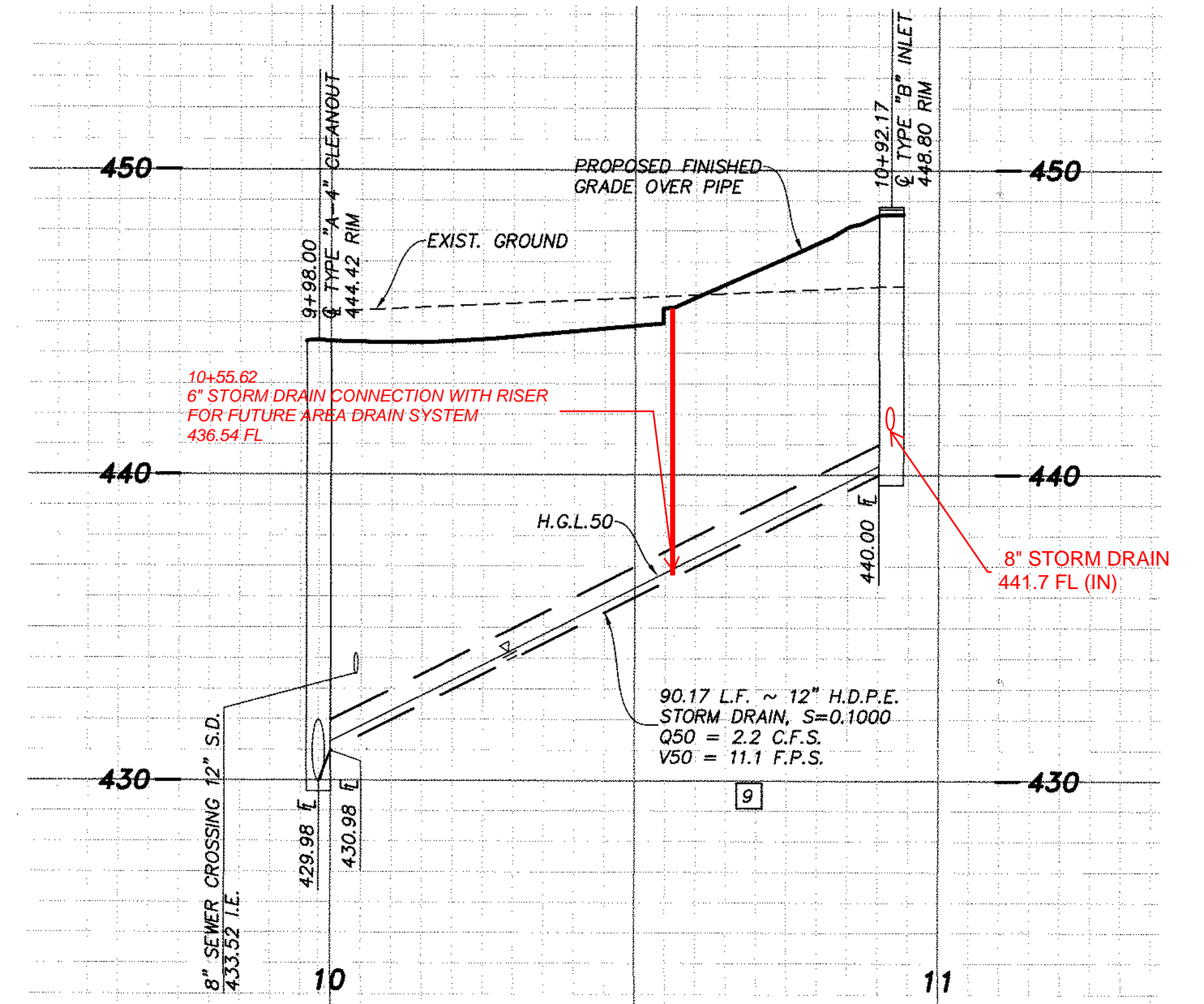
OTAY RANCH VILLAGE 2 ~ R-25(A)

MATCHLINE ~ STA. 16+00.00
SEE BELOW LEFT

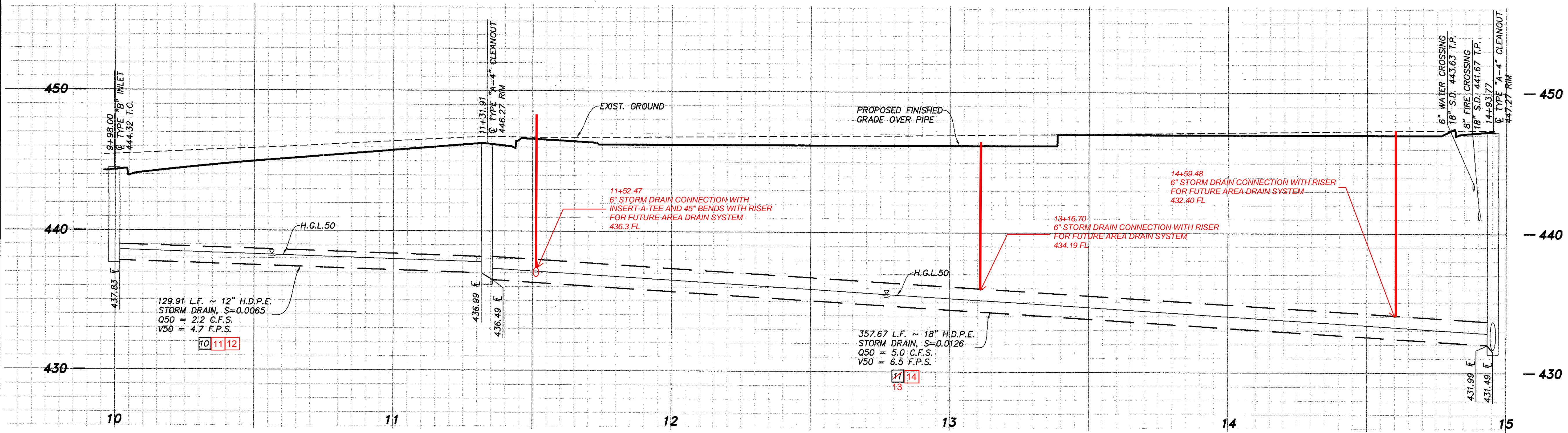
MATCHLINE ~ STA. 16+00.00
SEE ABOVE RIGHT



A PROFILE ~ STORM DRAIN LINE "B"
8 SCALE 1" = 20'(H), 1" = 4'(V)
 SEE SHEET 4

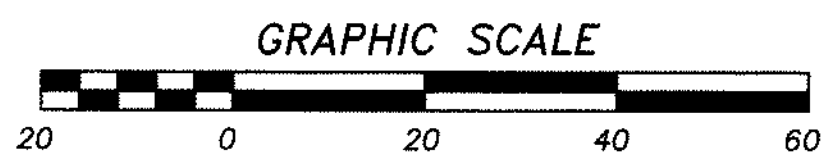


C PROFILE ~ STORM DRAIN LINE "D"
8 SCALE 1" = 20'(H), 1" = 4'(V)
 SEE SHEET 4



B PROFILE ~ STORM DRAIN LINE "C"
8 SCALE 1" = 20'(H), 1" = 4'(V)
 SEE SHEET 4

NOTE
 FOR PRIVATE IMPROVEMENT PLANS
 SEE DWG. NO. BR20-0082.



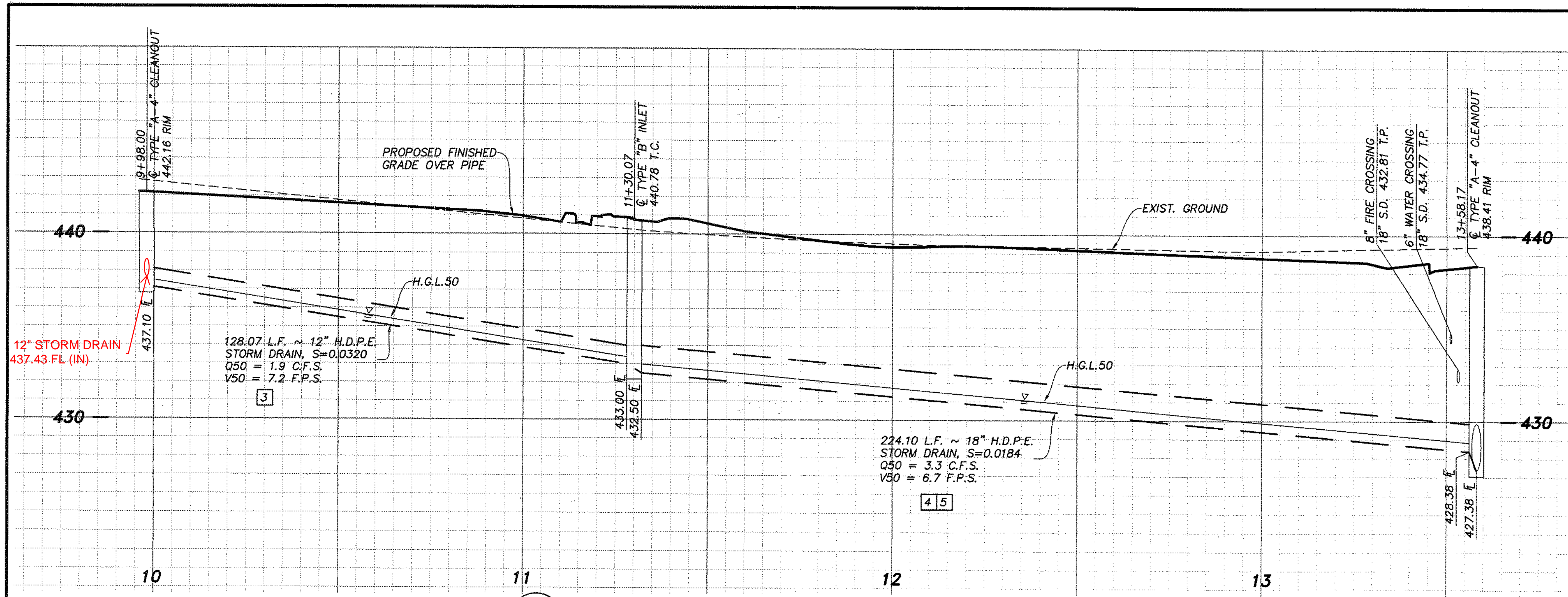
AS BUILT

Signature: Aaron Parker Date: 1/25/2021
 Printed Name: Aaron Parker P.E. No. 68547
 My Registration Expires 9-30-21 Discipline: CIVIL

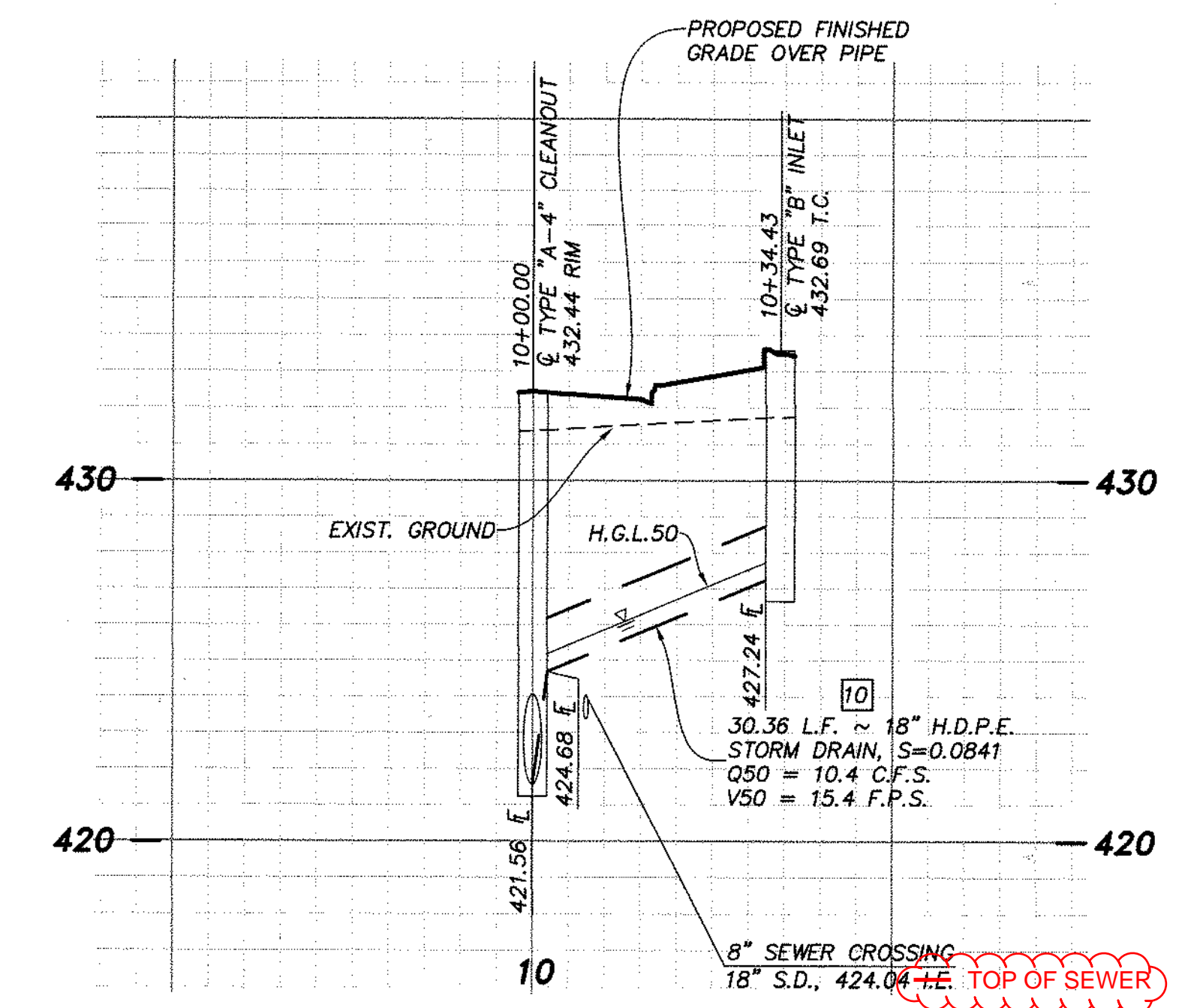
SB&O INC.
 PLANNING ENGINEERING SURVEYING
 3930 Ruffin Road, Suite 120
 San Diego, Ca. 92123
 658-560-1141
 658-560-8157 Fax

CONTRACTOR:	06020, 06033, 06035, 06049,	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:	14024, 14031, 14038	SB&O	ADD SD LAT. CONNECTIONS	2/23/21		DESCRIPTION: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI S'LY OF INTX LA MEDIA RD. & BIRCH RD 30 SIDE OF TRAVEL RD. 225'+- W OF GATE TO A.V.R. TRACKING STA. 15'+- E OF METAL GATE. (PT. #134 PER R.O.S. 1484) ELEVATION = 520.425 (NAVD '88)	HORIZONTAL 1" = 20' VERTICAL 1" = 4'	U.S.	T.P.	A.P.	01/20/21	1/25/2021	STORM DRAIN PROFILES FOR:	20035-08
DATE COMPLETED:		SB&O	REVISE SD LAT. ELEVATIONS	9/9/21				Prepared Under Supervision Of:	Date:	R.C.E. No.	Planning:	For the City Engineer	OTAY RANCH VILLAGE 2 R-25(A) CITY OF CHULA VISTA TRACT NO. DR20-0010	PG-972

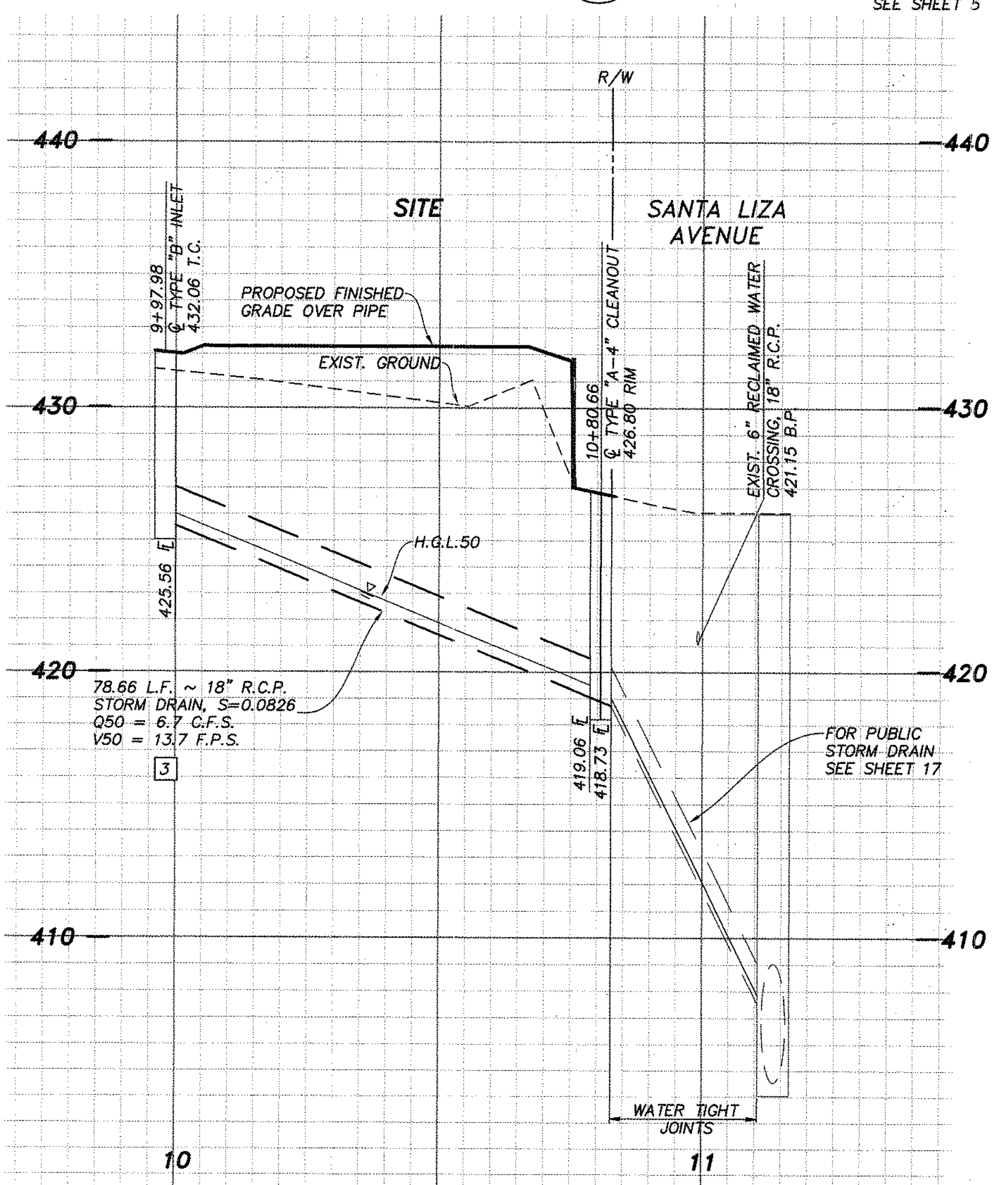
OTAY RANCH VILLAGE 2 ~ R-25(A)



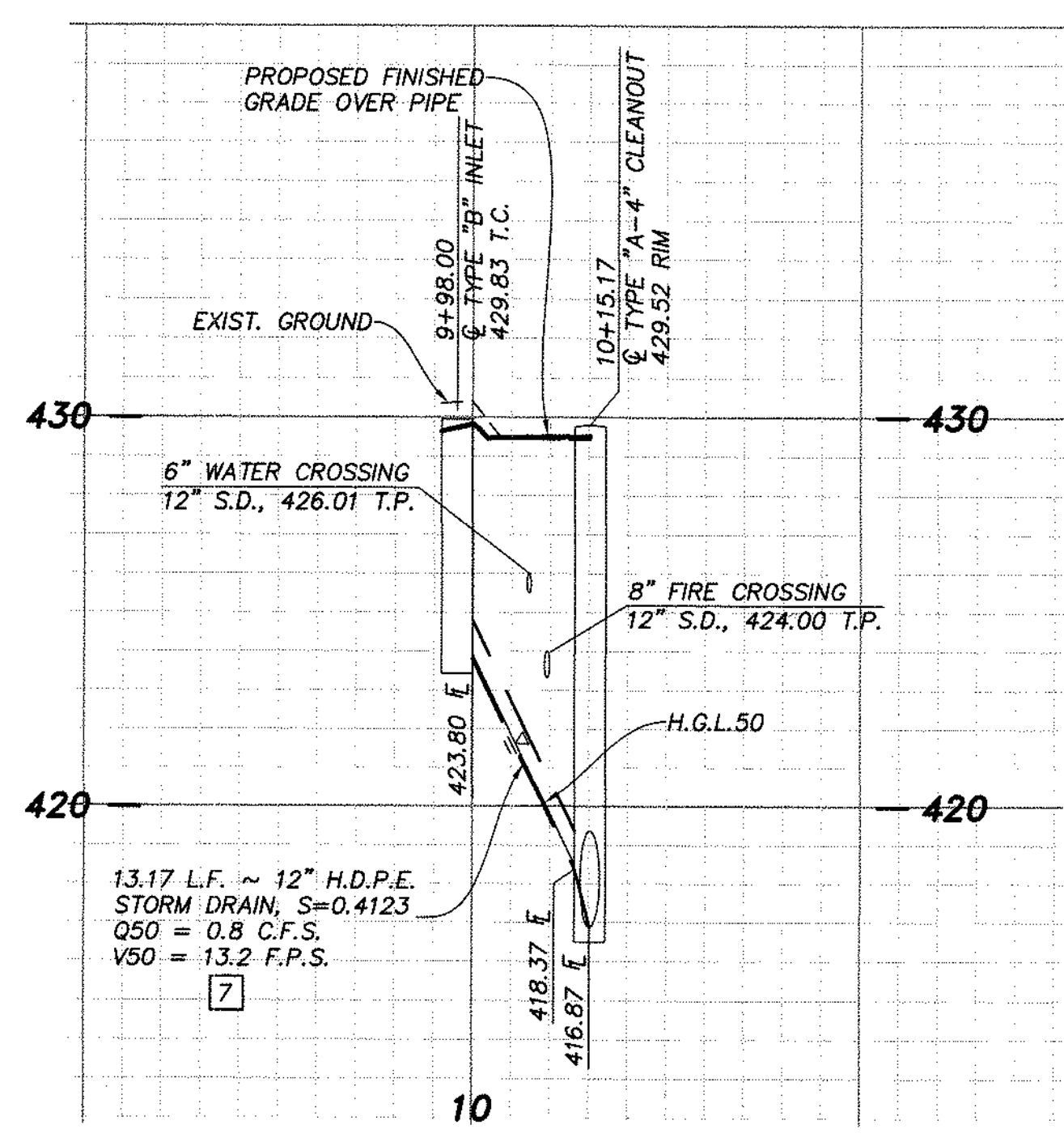
A PROFILE ~ STORM DRAIN LINE "E"
 SCALE 1" = 20'(H), 1" = 4'(V)
 SEE SHEET 5



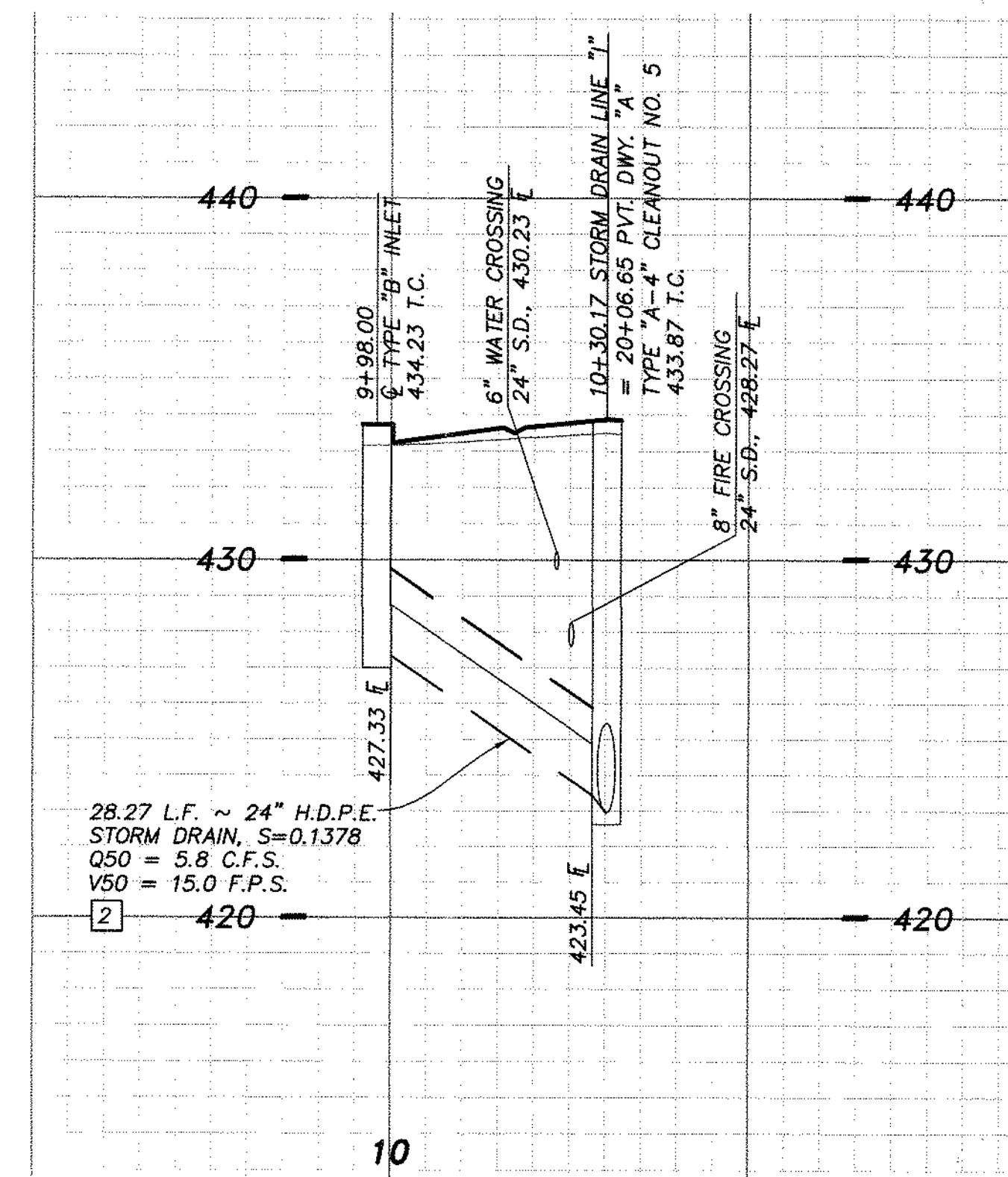
C PROFILE ~ STORM DRAIN LINE "G"
 SCALE 1" = 20'(H), 1" = 4'(V)
 SEE SHEET 6



B PROFILE ~ STORM DRAIN LINE "F"
 SCALE 1" = 20'(H), 1" = 4'(V)
 SEE SHEET 6

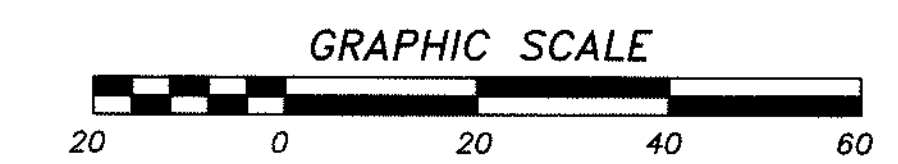


D PROFILE ~ STORM DRAIN LINE "H"
 SCALE 1" = 20'(H), 1" = 4'(V)
 SEE SHEET 6



E PROFILE ~ STORM DRAIN LINE "I"
 SCALE 1" = 20'(H), 1" = 4'(V)
 SEE SHEET 6

NOTE
 FOR PRIVATE IMPROVEMENT PLANS
 SEE DWG. NO. BR20-0082.



AS BUILT		SB&O INC. PLANNING ENGINEERING SURVEYING 3930 Ruffin Road, Suite 120 San Diego, Ca. 92123 658-560-1141 658-580-6157 Fax
Signature	Date:	
AARON PARKER	P.E. No. 68547	
My Registration Expires 9-30-21	Discipline CIVIL	

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.
INSPECTOR:	06020, 06033, 06035, 06049, 14024, 14031, 14038	SB&O	ADD SD LAT. CONNECTIONS	2/23/21		DESCRIPTION: BRASS DISC MTD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI S.W. OF INTX LA MEDIA RD. & BIRCH RD SO. SIDE OF JAVEL RD. 225'± W OF GATE TO A.V.R. TRACKING STA. 151± E OF METAL GATE (PI #1344 PER R.O.S. 1484) ELEVATION = 520.425 (NAVD '88)	HORIZONTAL 1" = 20' VERTICAL 1" = 4'	J.S.	T.P.	A.P.	01/29/21	1/29/2021	STORM DRAIN PROFILES FOR: OTAY RANCH VILLAGE 2 R-25(A) CITY OF CHULA VISTA TRACT NO. DR20-0010	20035-09
DATE COMPLETED:								AARON PARKER				For the City Engineer	W.O. No. PG-972	

OTAY RANCH VILLAGE 2 ~ R-25(A)

EROSION CONTROL NOTES

PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, TEMPORARY EROSION CONTROL SHALL BE PERFORMED AND INSTALLED BY THE CONTRACTOR AS INDICATED BELOW:

1. THE EROSION CONTROL CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND MODIFICATION OF THE EROSION CONTROL DEVICES DURING THE RAINY SEASON. THE CONTRACTOR, PERMITTEE OR OWNER SHALL BE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF THE EROSION CONTROL DEVICES DURING THE RAINY SEASON. IN THE EVENT OF FAILURE OR REFUSAL TO PROPERLY MAINTAIN SAID DEVICES, THE CITY ENGINEER OR MITIGATION MONITOR MAY CAUSE EMERGENCY MAINTENANCE WORK TO BE DONE TO PROTECT ADJACENT PRIVATE AND PUBLIC PROPERTY, THE COST (INCLUDING AN INITIAL MOBILIZATION AMOUNT) OF WHICH SHALL BE CHARGED TO THE OWNER.
2. SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER AND MITIGATION MONITOR.
3. TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES, WHICH INTERFERE WITH THE WORK, SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES, AS RECOMMENDED BY THE ENGINEER OF WORK AND AS APPROVED BY THE CITY ENGINEER AND MITIGATION MONITOR.
4. ALL REMOVABLE PROTECTION BEST MANAGEMENT PRACTICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40 PERCENT. AFTER EACH RAINSTORM EXCEEDING 1/4 INCH IN A 12-HOUR PERIOD, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS AND DESILTING BASINS AND BASINS SHALL BE PUMPED DRY AS DEEMED NECESSARY BY THE CITY ENGINEER AND MITIGATION MONITOR.
5. EFFECTIVE PLANTING SHALL BE INSTALLED, FULLY GERMINATED, AND SHALL EFFECTIVELY COVER THE REQUIRED SLOPES PRIOR TO FINAL APPROVAL. THE PLANTING MIX SHALL BE APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OR DESIGNEE PRIOR TO INSTALLATION. SPRINKLER SYSTEMS ARE REQUIRED ON ALL SLOPES THREE FEET IN VERTICAL HEIGHT OR GREATER. FIVE FEET IN HEIGHT.
6. A 12 INCH HIGH BY 3 FEET WIDE BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS. CONCENTRATED WATER SHALL NOT BE CARRIED CLOSER THAN 10 FEET FROM THE TOP OF SLOPES.
7. SILT BASINS, TRAPS, OR SANDBAGS SHALL BE PROVIDED AT EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
8. FOR INLETS LOCATED AT SUMPS ADJACENT TO TOP OF SLOPE, THE CONTRACTOR SHALL INSURE THAT WATER DRAINING TO THE SUMPS IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1.0' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. SANDBAGS OR DIKES.
9. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREETS DUE TO CONSTRUCTION ACTIVITY.
10. THE CONTRACTOR SHALL CHECK AND MAINTAIN LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
11. THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH RAINFALL EXCEEDING 1/4" IN A 12-HOUR PERIOD AND WHEN SILT REACHES A DEPTH OF 1.0'.
12. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
13. DEVICES SHOWN ON THESE PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE PUBLIC WORKS INSPECTOR AND MITIGATION MONITOR.
14. THE CONTRACTOR SHALL RESTORE ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER AND MITIGATION MONITOR AFTER EACH RAINFALL WHICH PRODUCES RUNOFF.
15. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE CITY ENGINEER OR MITIGATION MONITOR DUE TO INCOMPLETE GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCE WHICH MAY ARISE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
17. ALL EROSION CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREIN.
18. GRADED AREA AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY.
19. IN CASE EMERGENCY WORK IS REQUIRED, CONTACT RICH NORTON AT 949-278-9212.
20. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT MAY RESULT FROM GRADING OPERATIONS BY APPROPRIATE MEANS (GRAVEL BAGS, FIBER ROLLS, TEMPORARY DESILTING BASINS, SILT FENCES, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE TOTAL PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY OWNER.

LEGEND

DESCRIPTION	C.A.S.O.A. STANDARD	SYMBOL
EARTH SWALE		
DIRECTION OF DRAINAGE		
STABILIZED SLOPES WITH SOIL BINDER	EC-4	
STABILIZED CONSTRUCTION ENTRY	TC-1	
SILT FENCE	SE-1	
GRAVEL BAGS (SINGLE ROW)		
INLET PROTECTION	SE-10	
FIBER ROLL	SE-5	
STORM DRAIN		
STORM DRAIN CLEANOUT		
AREA DRAIN		
CONCRETE WASHOUT	WM-8	
MATERIAL STORAGE AREA	WM-1	
SANITARY FACILITIES	WM-9	
WASTE STORAGE AREA	WM-5	
SOIL STOCKPILE	WM-3	
LANDSCAPE STOCKPILE	WM-3	
EROSION CONTROL STOCKPILE	WM-1	
MATERIAL STOCKPILE	WM-1	
FUELING AREA	WS-9	
VEHICLE MAINTENANCE	NS-10	
VEHICLE PARKING		
EQUIPMENT STORAGE		
HAZARDOUS MATERIAL STORAGE	WM-6	
CLEANUP MATERIALS		
CONSTRUCTION TRAILER		

*CONTRACTOR IS TO UPDATE S.W.P.P.P. WALL MAP (THIS EXHIBIT) TO REFLECT ACTUAL B.M.P. LOCATIONS.

NOTICE

EFFECTIVE SOIL COVER MUST BE EMPLOYED FOR INACTIVE AREAS WHICH INCLUDES ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED PADS. INACTIVE AREAS OF CONSTRUCTION ARE AREAS THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE RE-DISTURBED FOR AT LEAST 14 DAYS.

EROSION CONTROL FOR INACTIVE AREAS OF CONSTRUCTION

CONTRACTOR SHALL PROVIDE SOIL STABILIZATION BMPs TO ANY AREAS OF CONSTRUCTION THAT HAVE BEEN DISTURBED (INCLUDING FLAT-GRADED AREAS) AND ARE NOT SCHEDULED TO BE RE-DISTURBED FOR AT LEAST 14 DAYS. SOME OF THE SOIL STABILIZATION BMPs THAT CAN BE UTILIZED, AND CAN BE USED IN CONJUNCTION WITH EACH OTHER, OR USED WITH OTHER SOIL STABILIZATION AND SEDIMENT CONTROL BMPs TO REDUCE EROSION AND SEDIMENT AND POLLUTION TRANSPORT ARE:

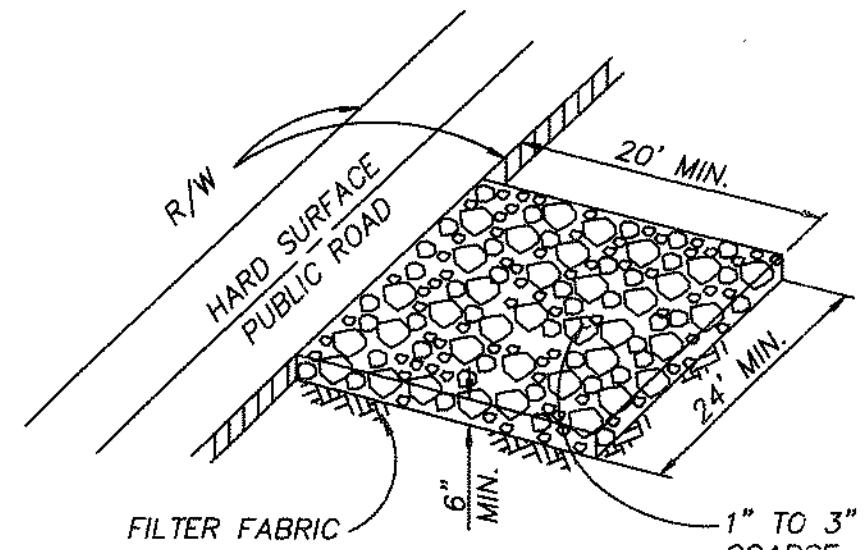
- HYDRAULIC MULCH (SS-3)
- HYDROSEEDING (SS-4)
- SOIL BINDERS (SS-5)
- STRAW MULCH (SS-6)
- ROLLED EROSION CONTROL PRODUCTS (SS-7)
- WOOD MULCH (SS-8)

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STATEMENT

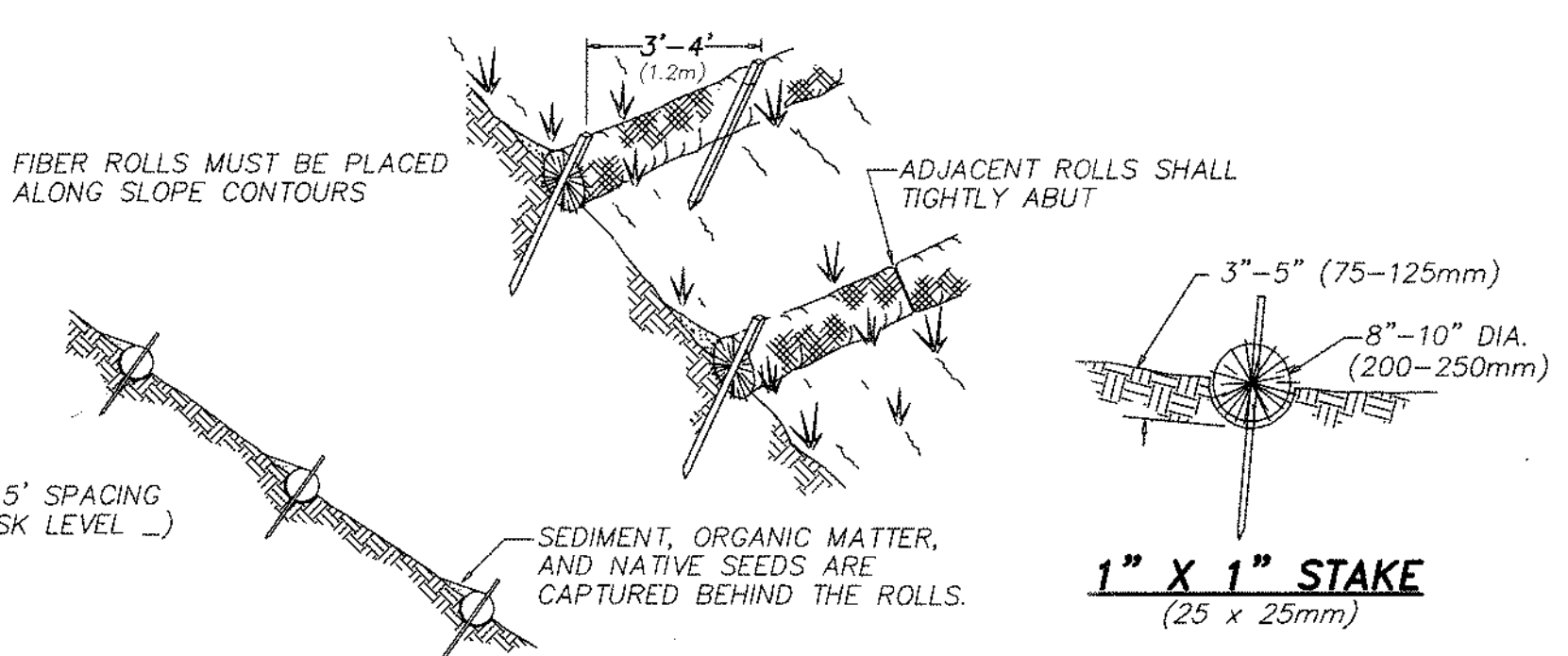
DEVELOPMENT THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF STATE WATER RESOURCES CONTROL BOARD (SWRCB) (NPDES GENERAL PERMIT NO. CAS000002, WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY. IN ACCORDANCE WITH SAID PERMIT, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND A MONITORING PROGRAM PLAN SHALL BE DEVELOPED AND IMPLEMENTED CONCURRENTLY WITH THE COMMENCEMENT OF GRADING ACTIVITIES. THE SWPPP SHALL SPECIFY CONSTRUCTION AND STRUCTURAL AND NON-STRUCTURAL POLLUTION PREVENTION MEASURES. A COMPLETE AND ACCURATE NOTICE-OF-INTENT (NOI) WILL BE FILED WITH THE SWRCB. A COPY OF THE ACKNOWLEDGMENT FROM THE SWRCB THAT A NOI HAS BEEN RECEIVED FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF CHULA VISTA WHEN RECEIVED; FURTHER, A COPY OF THE COMPLETED NOI FROM THE SWRCB SHOWING THE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID) FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF CHULA VISTA WHEN RECEIVED. IN ADDITION, THE UNDERSIGNED AND SUBSEQUENT OWNER(S) OF ANY PORTION OF THE PROPERTY COVERED BY THIS GRADING PERMIT NO. PG-972 SHALL COMPLY WITH SPECIAL PROVISIONS REGARDING THE REVOCATION OR CANCELLATION OF NPDES GENERAL PERMIT COVERAGE, AS SET FORTH IN SWRCB ORDER NO. CAS000002, AND ANY SUBSEQUENT AMENDMENTS THERETO AND REISSUANCES THEREOF.

SUNRANCH CAPITAL PARTNERS LLC AND VILLAGE II OF OTAY H.B. SUB
OWNER OF LAND

SIGNATURE OF LAND OWNER, CORPORATE OFFICE, GENERAL PARTNER, OR PROPRIETOR
DATE: 12/3/2020
PRINTED NAME OF ABOVE PERSON: NICK LEE
TITLE: SENIOR VICE PRESIDENT
937-391-909
PERMIT IDENTIFICATION NUMBER



DETAIL - STABILIZED CONSTRUCTION ENTRY
NOT TO SCALE SEE SHEET



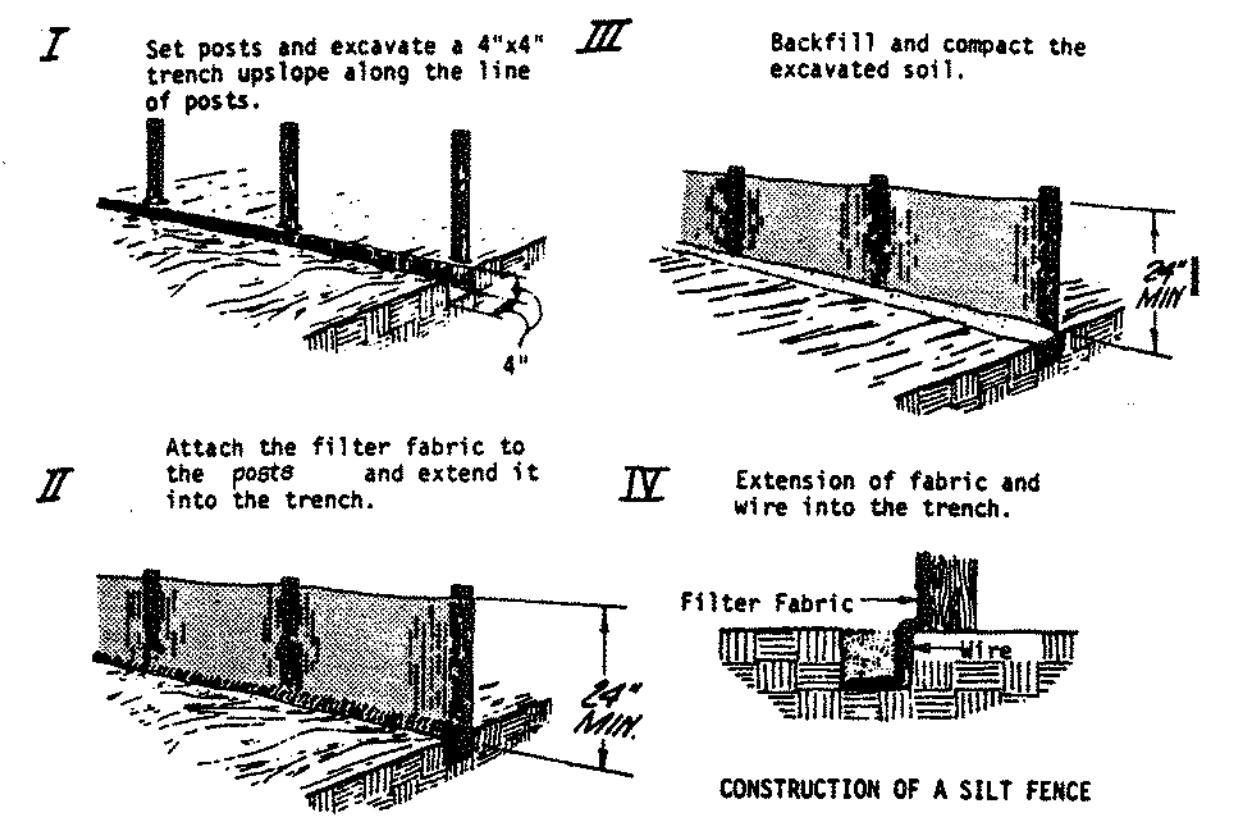
DETAIL - FIBER ROLLS
NOT TO SCALE

FIBER ROLL NOTES

- CONSTRUCTION STANDARDS AND SPECIFICATIONS:**
- PREPARE THE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED.
 - SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.
 - DIG SMALL TRENCHES ACROSS THE SLOPE ON CONTOUR, TO PLACE ROLLS IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE ROLL. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE ROLL 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE.
 - IT IS CRITICAL THAT ROLLS ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.
 - START BUILDING TRENCHES AND INSTALL ROLL FROM THE BOTTOM OF THE SLOPE AND WORK UP.
 - CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF 3-12 FEET APART, DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.
 - LAY THE ROLL ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL, MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE.
 - USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE SOIL FOR THE WILLOW OR WOODEN STAKES.
 - DRIVE THE STAKE THROUGH PREPARED HOLE INTO SOIL. LEAVE ONLY 1 OR 2 INCHES OF STAKE EXPOSED ABOVE ROLL.
 - IF USING WILLOW STAKES REFER TO LIVE STAKING B.M.P.
 - INSTALL STAKES AT LEAST EVERY 4 FEET APART THROUGH THE WATTLE. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY EROSION OR VERY STEEP SLOPES.
- INSPECTION AND MAINTENANCE:**
- INSPECT THE FIBER ROLLS AND THE SLOPES AFTER SIGNIFICANT STORMS, MAKE SURE THE ROLLS ARE IN CONTACT WITH THE SOIL.
 - REPAIR ANY RILLS OR GULLYS PROMPTLY.
 - RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS STABILIZED.
 - REMOVE FIBER ROLL NETTING FROM SITE AFTER USE AND/OR FIBER ROLLS SHALL BE MADE WITH BIODEGRADABLE NETTING SUCH AS JUTE TO AVOID ANIMAL ENTRAPMENT.

LANDSCAPE NOTES

1. ALL SLOPES 3 FEET IN VERTICAL HEIGHT AND GREATER SHALL BE PLANTED AND IRRIGATED IN ACCORDANCE WITH LANDSCAPE IMPROVEMENT PLANS CONFORMING TO THE CITY OF CHULA VISTA LANDSCAPE MANUAL (MOST RECENT EDITION), GRADING ORDINANCE 1797, THE WATER CONSERVATION ORDINANCE, AND THE SAN DIEGO COUNTY HANDBOOK FOR PUBLIC WORKS CONSTRUCTION. WHENEVER SPECIAL REQUIREMENTS CONFLICT ON ANY MATTER, THE DIRECTOR OF DEVELOPMENT SERVICES OR DESIGNEE SHALL DETERMINE WHICH SPECIAL CONDITION OR CODE SHALL GOVERN. PLANS SHALL BE APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OR DESIGNEE PRIOR TO ISSUANCE OF APPLICABLE CONSTRUCTION AND BUILDING PERMITS.
2. FINISH GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1 OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1. PADS OR OTHER RELATIVELY LEVEL AREAS SHALL BE PLANTED AS DIRECTED BY THE CITY'S DIRECTOR OF DEVELOPMENT SERVICES.
3. PRIOR TO GRADING, CONTRACTOR SHALL FIELD VERIFY EXISTING IRRIGATION SYSTEMS TO DETERMINE WHICH ARE OPERABLE, UNLESS OTHERWISE NOTED ON THESE PLANS. ALL EXISTING IRRIGATION SYSTEMS ARE TO BE PROTECTED IN PLACE AND REMAIN OPERABLE. CONTACT THE FOLLOWING TWO (2) WORKING DAYS IN ADVANCE OF ANY WORK: CITY LANDSCAPING COORDINATION CONTACTS: PUBLIC RIGHT-OF-WAY AND OPEN SPACE - DAVE DEFACCI, SENIOR LANDSCAPE INSPECTOR, (619) 409-5432; PARKS - HUGO MARTINEZ, PARKS SUPERVISOR, (619) 397-6145.
4. EFFECTIVE PLANTING SHALL BE INSTALLED, FULLY GERMINATED, AND SHALL EFFECTIVELY COVER THE REQUIRED SLOPES PRIOR TO FINAL APPROVAL. THE PLANTING MIX SHALL BE APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OR DESIGNEE, PRIOR TO INSTALLATION. SPRINKLER SYSTEMS ARE REQUIRED ON ALL SLOPES THREE FEET IN VERTICAL HEIGHT OR GREATER.



DETAIL - TYPICAL SILT FENCE
NOT TO SCALE

SILT FENCE NOTES:

1. POSTS FOR SILT FENCES SHALL BE EITHER 4-INCH-DIAMETER WOOD OR EQUIVALENT WITH A MINIMUM LENGTH OF 5 FEET. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). 2" DIA. WOOD OR EQUIVALENT MAY BE USED PROVIDED POST SPACING DOES NOT EXCEED 4'.
2. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
3. THE FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POST, AND 8 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
4. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC.

HYDROSEED PROCEDURES

- 4.4-1 SEED MIXES SHALL BE SPECIFIED BY THE PURE LIVE SEED OF EACH SPECIES.
- 4.4-2 FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 POUNDS PER ACRE EXCEPT WHEN USED IN CONJUNCTION WITH STRAW MULCH, WHEN IT SHALL BE APPLIED AT A MINIMUM RATE OF 400 POUNDS PER ACRE.
- 4.4-3 A WETTING AGENT CONSISTING OF 95 PERCENT ALKYL POLYETHYLENE GLYCOL ETHER SHALL BE APPLIED AS PER "MANUFACTURERS" RECOMMENDATIONS.
- 4.4-4 EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENEOUSLY MIX THE SLURRY. THE SLURRY MIX SHALL BE DYED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.

INTERIM BINDER NOTE

GRADED, DISTURB OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AND INTERIM BINDER/TACKIFIER AS NEEDED BETWEEN APRIL 2ND AND AUGUST 31ST FOR DUST-EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING RAINY SEASON BETWEEN OCTOBER 1ST AND APRIL 1ST.

HYDROSEED NOTES

1. ALL SLOPES 3 FEET IN VERTICAL HEIGHT OR GREATER AND PADS STEEPER THAN 2% SHALL BE HYDROSEED WITH THE FOLLOWING IRRIGATED SEED MIX, MULCH AND BINDING AGENT:

SPECIES:	POUNDS/ACRE
BROMUS MOLLIS	30
FESTUCA MEGALURA	12

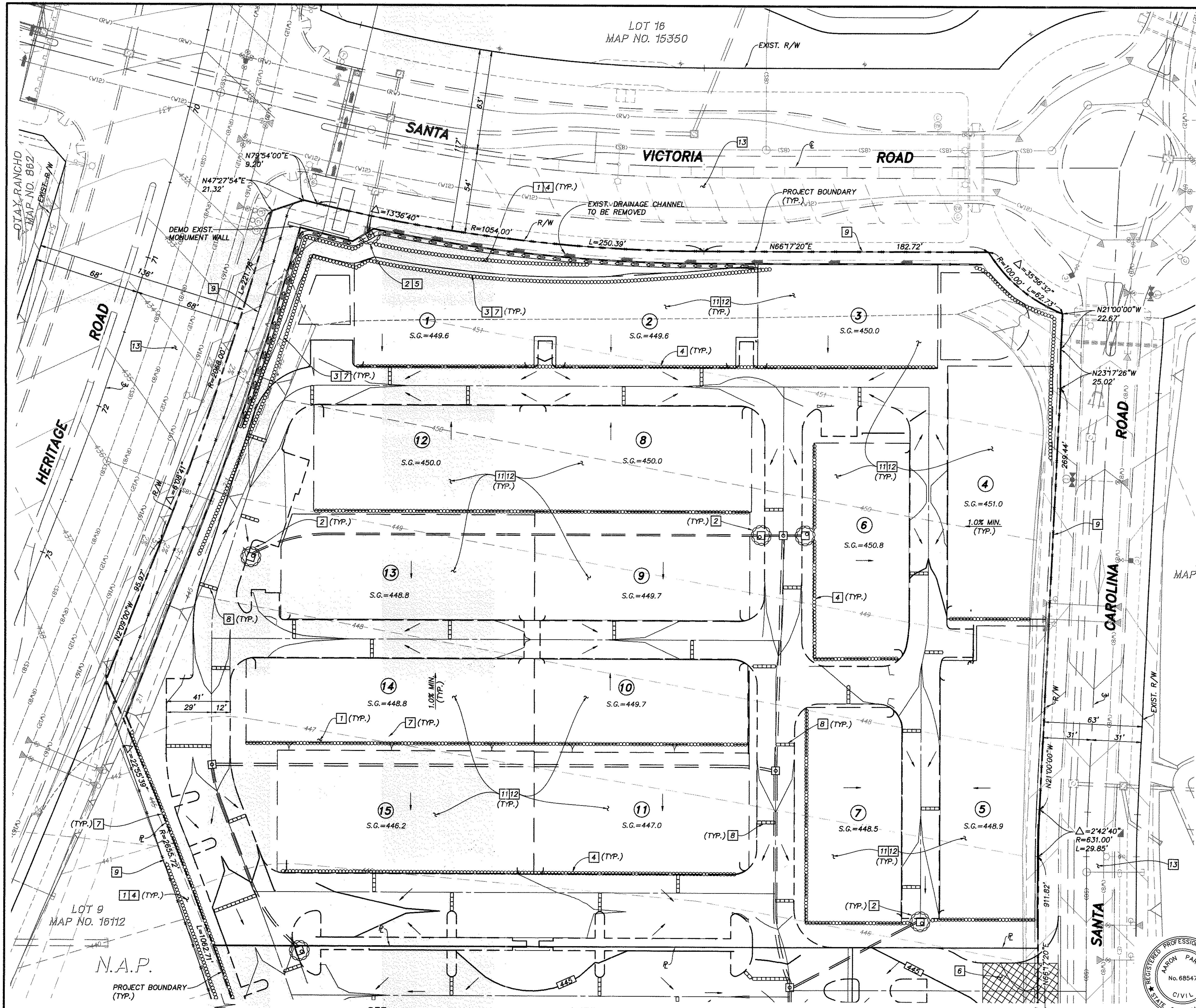
HYDROSEED COMPONENTS
2000 LBS CELLULOSE FIBRE MULCH
140 LBS M-BINDER TRIPLE 15
200 LBS FERTILIZER

NOTE: PRIOR TO HYDROSEEDING, MIX SHALL BE REVIEWED AND APPROVED BY THE DIRECTOR OF BUILDING AND PARK CONSTRUCTION AND THE ENVIRONMENTAL REVIEW COORDINATOR.
2. IRRIGATION METHODS ARE REQUIRED FOR ALL AREAS HYDROSEED BETWEEN MARCH FIRST AND NOVEMBER FIRST AS NEEDED. IMMEDIATELY FOLLOWING HYDROSEED APPLICATION, AND FOR A PERIOD OF TIME OF NO LESS THAN 90 DAYS, ADEQUATE SOIL MOISTURE SHALL BE MAINTAINED IN THE UPPER 1/2 INCH OF SOIL TO ASSURE MAXIMUM RATES OF SEED GERMINATION AND PLANT ESTABLISHMENT. IRRIGATION SHALL BE MAINTAINED BEYOND THE 90 DAYS WHEN DEEMED NECESSARY BY THE CITY OF CHULA VISTA PUBLIC WORKS OPERATIONS, OPEN SPACE SECTION.
3. IRRIGATION SYSTEMS ARE NOT REQUIRED FOR AREAS HYDROSEED ON (OR WITHIN ONE WEEK OF) NOVEMBER FIRST; HOWEVER, TEMPORARY WATERING (BY HAND OR TRUCK) IS REQUIRED UNTIL PLANTING IS ESTABLISHED IF RAINFALL IS NOT PRESENT.
4. NON-IRRIGATED HYDROSEED MIX IS ACCEPTABLE (SEE INTERIM BINDER NOTE).



AS BUILT		SB&O INC. PLANNING ENGINEERING SURVEYING 3980 Ruffin Road, Suite 120 San Diego, CA 92123 858-560-1141 858-560-8157 Fax
Signature: AARON PARKER	Date: 1/29/2021	
Printed Name: AARON PARKER	P.E. No. 68547	
My Registration Expires: 9-30-21	Discipline: CIVIL	

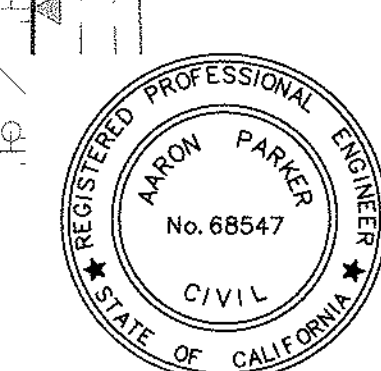
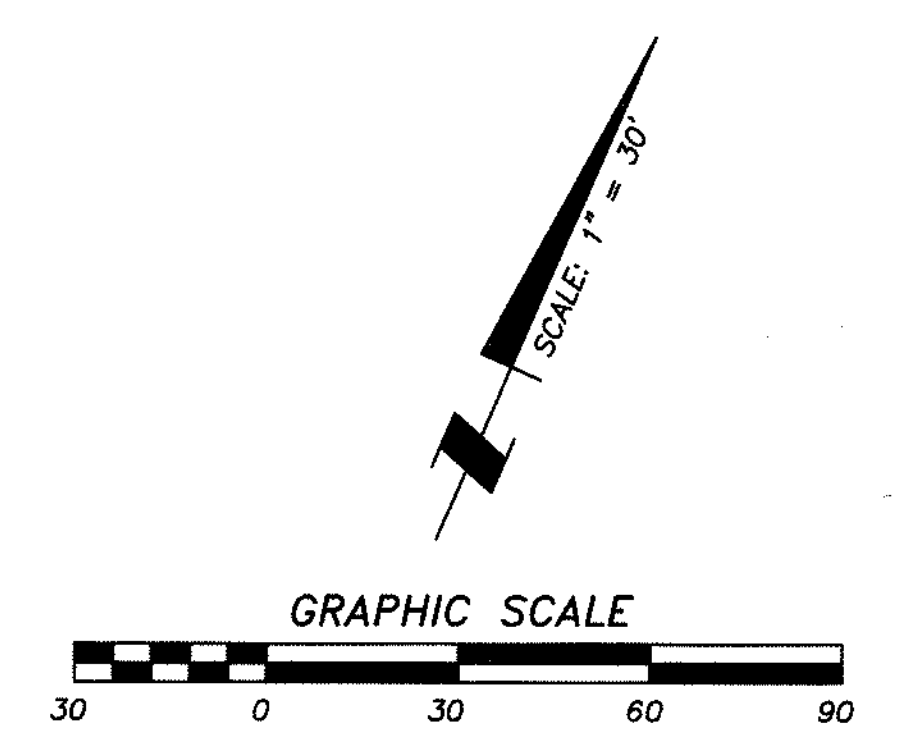
CONTRACTOR:	06020, 06033, 06035, 06049,	By:	REVISIONS:	Date:	App'd:	BENCHMARK:	SCALE:	Designed By:	Drawn By:	Checked By:	Submitted:	Approved:	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO.:
INSPECTOR:	14024, 14031, 14038					DESCRIPTION: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.1 MI SLY OF INTX LA MEDIA RD & BRCH RD SD SIDE OF GRAVEL RD 2254-- W OF GATE TO L.V.R. TRACKING STA. 154-- E OF METAL GATE. (PT. #1344 PER R.O.S. 1484) ELEVATION = 520.425 (NAVD '88)	HORIZONTAL: 1" = 20'	J.S.	T.P.	A.P.	01/29/21	1/29/2021	EROSION CONTROL PLANS FOR:	20035-10
DATE COMPLETED:							VERTICAL: 1" = 4'	Plans Prepared Under Supervision of:	Date: 11/30/20	R.C.E. No. 68547		For the City Engineer	OTAY RANCH VILLAGE 2 R-25(A)	W.O. No. PG-972
								AARON PARKER					CITY OF CHULA VISTA TRACT NO. DR20-0010	94392.20



CONSTRUCTION NOTES

DESCRIPTION	CASQA STANDARD
1 STABILIZE ALL SLOPES GREATER THAN 3' IN HEIGHT.	EC-4
2 PROVIDE INLET PROTECTION (TYP.).	SE-10
3 A BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROCESS. CONCENTRATED WATER SHALL BE CARRIED NOT CLOSER THAN 10 FEET FROM THE TOP OF SLOPES SEE (A/2)	
4 INSTALL GRAVEL BAGS OR FIBER ROLLS.	SE-5, SE-6
5 DISCHARGE LOCATION.	
6 INSTALL STABILIZED CONSTRUCTION ENTRY.	TC-1
7 MAINTAIN DRAINAGE AWAY FROM TOP OF SLOPES.	SE-8
8 SINGLE ROW GRAVEL BAGS IN GUTTER. DO NOT ENCROACH INTO TRAVELED WAY.	
9 INSTALL SILT FENCE AT TOE OF SLOPES/LIMITS OF WORK.	SE-1
10 EXISTING DESILT BASIN PER DWG. NO. 14024-08. PROTECT IN PLACE.	
11 PAD STABILIZATION.	EC-3 THROUGH EC-8
12 WIND EROSION.	WE-1
13 STREET SWEEPING.	SC-7

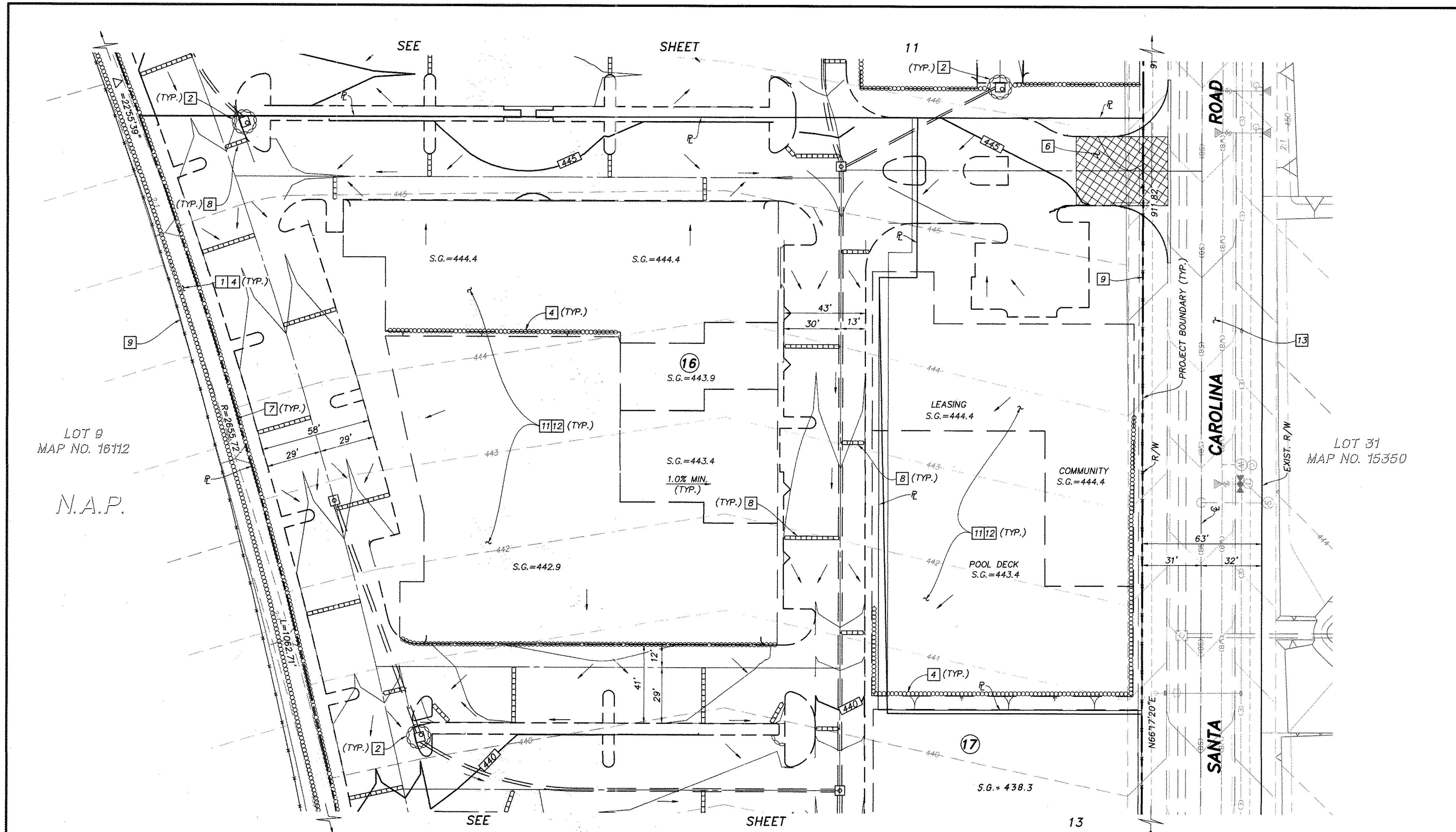
LOT 31
MAP NO. 15350



AS BUILT		
Signature: <u>Aaron Parker</u>	Date: <u>1/29/2021</u>	
Printed Name: <u>Aaron Parker</u>	P.E. No. <u>68547</u>	PLANNING ENGINEERING SURVEYING 5990 Ruffin Road, Suite 120 San Diego, Ca. 92123 658-560-1141 658-560-8157 Fax
My Registration Expires <u>9-30-21</u>	Discipline: <u>CIVIL</u>	
CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT		DRAWING NO.
EROSION CONTROL PLANS FOR:		20035-11
OTAY RANCH VILLAGE 2 R-25(A)		W.O. No. PG-972
CITY OF CHULA VISTA TRACT NO. DR20-0010		

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					DESCRIPTION: BRASS DISC M.D. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI S'LY OF INTX LA MEDIA RD. & BIRCH RD. 30' 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)	1" = 30'	J.S.	T.P.	A.P.	01/29/21	1/29/2021
DATE COMPLETED:							HORIZONTAL	Plans Prepared Under Supervision Of:	Date:	R.C.E. No.:	By:	For the City Engineer:
							VERTICAL	Aaron Parker	12/16/20	68547		
							N/A					

OTAY RANCH VILLAGE 2 ~ R-25(A)



CONSTRUCTION NOTES		CASQA STANDARD
DESCRIPTION		
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2 PROVIDE INLET PROTECTION (TYP.).		SE-10
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4 INSTALL GRAVEL BAGS OR FIBER ROLLS.		SE-5, SE-6
5 DISCHARGE LOCATION.		
6 INSTALL STABILIZED CONSTRUCTION ENTRY.	(A/10)	TC-1
7 MAINTAIN DRAINAGE AWAY FROM TOP OF SLOPES.		SE-8
8 SINGLE ROW GRAVEL BAGS IN GUTTER. DO NOT ENCR OACH INTO TRAVELED WAY.		
9 INSTALL SILT FENCE AT TOE OF SLOPES/LIMITS OF WORK.		SE-1
10 EXISTING DESILT BASIN PER DWG. NO. 14024-08. PROTECT IN PLACE.		EC-3 THROUGH EC-8
11 PAD STABILIZATION.		WE-1
12 WIND EROSION.		SC-7
13 STREET SWEEPING.		

OTAY RANCH VILLAGE 2 ~ R-25(A)

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:	06020, 06033, 06035, 06049,							DESCRIPTION: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI S'LY OF INTX LA MEDIA RD. & BRCH RD SO SIDE OF GRAVEL RD. 225+- W OF GATE TO A.V.R. TRACKING STA. 15+- E OF METAL GATE. (P.T. #1344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '88)	HORIZONTAL 1" = 30'	J.S.	T.P.	A.P.	01/29/21	1/29/2021	EROSION CONTROL PLANS FOR:		20035-12
INSPECTOR:	14024, 14031, 14038								VERTICAL N/A	Aaron Parker	Aaron Parker		12/11/20	By: [Signature]	OTAY RANCH VILLAGE 2 R-25(A)		W.O. No. PG-972
DATE COMPLETED:										Aaron Parker				For the City Engineer	CITY OF CHULA VISTA TRACT NO. DR20-0010		



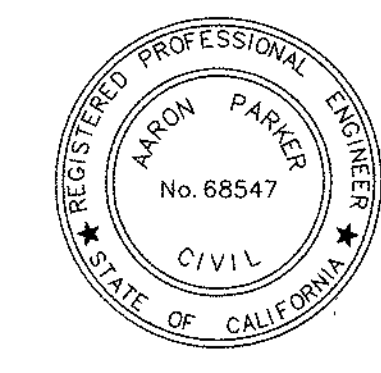
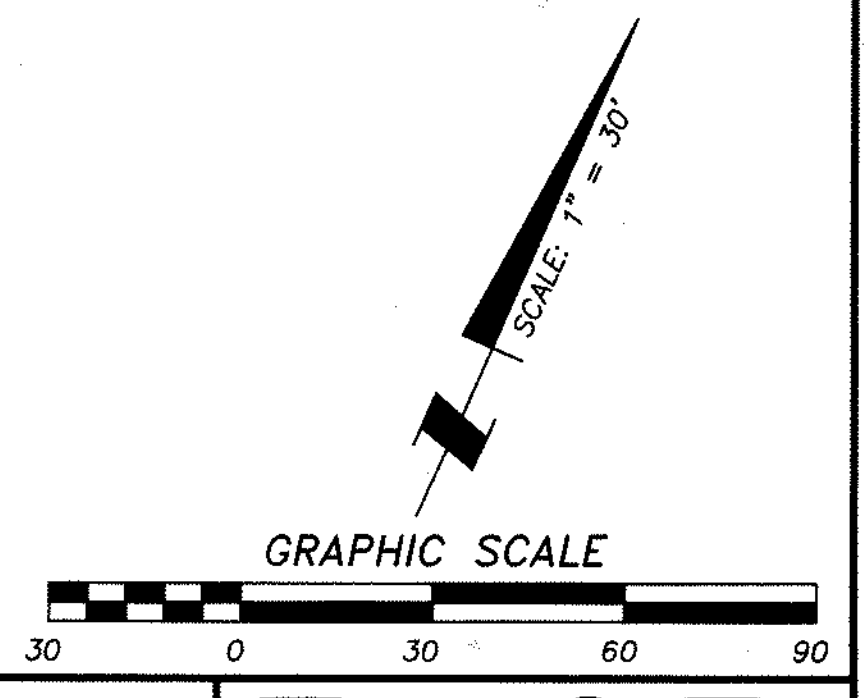
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4 INSTALL GRAVEL BAGS OR FIBER ROLLS. [Symbol]	SE-5, SE-6
5 DISCHARGE LOCATION. [Symbol]	
6 INSTALL STABILIZED CONSTRUCTION ENTRY. [Symbol]	TC-1
7 MAINTAIN DRAINAGE AWAY FROM TOP OF SLOPES.	SE-8
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11 PAD STABILIZATION.	WE-1
12 WIND EROSION.	SC-7
13 STREET SWEEPING.	

LOT 9
MAP NO. 16112

N.A.P.

LOT 31
MAP NO. 15350



AS BUILT		SB&O INC. PLANNING ENGINEERING SURVEYING 3990 Ruffin Road, Suite 120 San Diego, Ca. 92123 858-580-1141 858-580-8157 Fax
Signature	Date:	
AARON PARKER	P.E. No. 68547	
My Registration Expires 9-30-21	Discipline CIVIL	

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.:
INSPECTOR:	06020, 06033, 06035, 06049, 14024, 14031, 14038					DESCRIPTION: BRASS DISC M.D. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI S'LY OF INTX LA MEDIA RD. & BROOK RD. SO SIDE OF GRAVEL RD. 225'+ W OF GATE TO A.V.R. TRACKING STA. 15+ E OF METAL GATE. (PT. #344 FOR R.O.S. 14841) ELEVATION = 520.425 (NAVD 88)	HORIZONTAL 1" = 30' VERTICAL N/A	J.S.	T.P.	A.P.	01/29/21	1/29/2021	EROSION CONTROL PLANS FOR: OTAY RANCH VILLAGE 2 R-25(A) CITY OF CHULA VISTA TRACT NO. DR20-0010	20035-13
DATE COMPLETED:								Plone Prepared Under Supervision Of: Aaron Parker	Date: 12/11/20	R.C.E. No. 68547	By: [Signature]	For the City Engineer		W.O. No. PG-972

OTAY RANCH VILLAGE 2 ~ R-25(A)

GENERAL NOTES

- ALL UNDERGROUND UTILITIES AND LATERALS TO BE INSTALLED BEFORE CONSTRUCTION OF CURB, SIDEWALK, OR SURFACING OF STREETS.
- SIDEWALK IS TO BE SIX INCHES THICK THROUGH ALL DRIVEWAYS.
- ALL WORK SHALL BE COMPLETED PER THESE PLANS AND APPROVED REVISIONS. ALL CHANGES OR REVISIONS THERETO MUST BE APPROVED BY THE CITY ENGINEER, IN WRITING, PRIOR TO ANY REQUEST FOR INSPECTION.
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS, 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:
 - a. STREET LIGHT OR SIGNAL LIGHT CONDUIT CITY OF CHULA VISTA 619-397-6000
 - b. SEWER OR STORM DRAIN - CITY OF CHULA VISTA VERIFICATION NOTIFICATION 619-397-6000
 - c. GAS AND ELECTRIC SAN DIEGO GAS & ELECTRIC 619-230-7800
 - d. WATER OTAY WATER DISTRICT 619-670-2222 SAN DIEGO COUNTY WATER AUTHORITY 858-522-6900
 - e. TELEPHONE PACIFIC BELL 619-266-4683
 - f. TELEVISION COX CABLE OF SAN DIEGO 619-263-9251 ULTRONICS 619-476-0177
- CITY OF CHULA VISTA INSPECTION NOTICE:
 - a. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE CITY ENGINEER 2 WORKING DAYS IN ADVANCE OF COMMENCEMENT OF WORK. PHONE: (619) 397-6128.
 - b. THE CONTRACTOR SHALL GIVE 24 HOURS (ONE WORKING DAY) NOTICE ON CALLS FOR INSPECTION. PHONE: (619) 397-6128.
 - c. ANY WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL AT CONTRACTOR'S EXPENSE.
 - d. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND WORK PRIOR TO THE EXCAVATION FOR INSTALLATION OF NEW UNDERGROUND WORK.
- STREET LIGHT NOTE: THE STREET LIGHTS AND SERVICE POINTS SHOWN HEREON ARE APPROXIMATE ONLY, SERVICE POINTS ARE SUBJECT TO REVISION BY SAN DIEGO GAS AND ELECTRIC COMPANY FINAL PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE PROPER SERVICES TO THE STREET LIGHTS SHOWN ON THE PLAN ACCORDING TO ALL THE APPLICABLE CITY OF CHULA VISTA PLANS AND SPECIFICATIONS. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING CONDUIT AND CONDUCTORS FROM STREET LIGHTS TO APPROVED SERVICE POINTS FURNISHED BY SAN DIEGO GAS AND ELECTRIC COMPANY. CONDUIT RUNS AND CONDUCTOR SIZE FROM STREET LIGHTS TO SERVICE POINTS SHALL BE SHOWN ON THESE PLANS AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION. STREET LIGHTING CONDUIT SHALL BE 1 1/2" MIN. PVC (SCHEDULE 80). FINAL LOCATION AND SIZE OF STREET LIGHTS, CONDUIT, WIRE AND PULL BOXES SHALL BE APPROVED PRIOR TO BEGINNING OF CONSTRUCTION.
- NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS DURING CONSTRUCTION OPERATIONS.
- LOCATION AND TYPE OF STREET TREES FOR EACH LOT TO BE DETERMINED BY THE PUBLIC WORKS DEPARTMENT - STREET OPERATIONS.
- MAXIMUM DISTANCE BETWEEN PULL BOXES IS 190 FEET.
- ALL UTILITIES SHALL HAVE A MINIMUM OF 90% RELATIVE COMPACTION IN ALL TRENCH BACKFILL.
- AS-BUILT DRAWINGS: A SET OF BLUELINE PRINTS AND A SET OF SPECIFICATIONS SHALL BE KEPT AT ALL TIMES ON WHICH ALL CHANGES OR VARIATIONS IN THE WORK, INCLUDING ALL UTILITIES, ARE TO BE RECORDED.
- CONTRACTOR SHALL FURNISH TO THE ENGINEER OF WORK AS-BUILT PLANS FOR ALL NEW IMPROVEMENTS SHOWN ON THESE PLANS FOR SUBMITTAL TO THE CITY ENGINEER FOR APPROVAL.
- THE OWNER MUST OBTAIN AN EXCAVATION PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (D.O.S.H.) PRIOR TO START OF CONSTRUCTION.
- ALL STORM DRAIN PIPE SHALL BE 1500 D-LOAD UNLESS OTHERWISE SHOWN ON THESE PLANS.
- DUST GENERATED BY CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOCAL DUST CONTROL AND UNIFORM BUILDING CODE (UBC) REQUIREMENTS WHICH INCLUDE DUST CONTROL MEASURES FOR CONSTRUCTION SITES. DUST REDUCING MEASURES SHALL INCLUDE REGULAR WATERING OF GRADED SURFACES AND RESTRICTION OF ALL CONSTRUCTION VEHICLES AND EQUIPMENT TO TRAVEL ALONG ESTABLISHED AND REGULARLY WATERED ROADWAYS.

SPECIAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES, STREETS, UTILITIES, AND STORM DRAINS 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 OF WORK AT _____ AND THE CITY INSPECTOR. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM CONTRACTOR'S OPERATIONS BY APPROPRIATE MEANS (SAND BAGS, HAY BALES, TEMPORARY DESILTING BASINS, SILT FENCES, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE TOTAL PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OWNER, AGENCY OR ASSOCIATION IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
- CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
- LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET (OR AVOIDED) BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK. CONTRACTOR SHALL REPORT TO THE ENGINEER OR CITY INSPECTOR ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND THE PLANS.
- BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS.
- CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- CONTRACTOR AGREES: TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS 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, THE ENGINEER AND THE CITY OF CHULA VISTA HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING THEREFROM LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER OR THE CITY OF CHULA VISTA.
- CONTRACTOR IS RESPONSIBLE FOR HAVING TRAFFIC CONTROL PLANS APPROVED BY THE CITY ENGINEER PRIOR TO COMMENCING ANY WORK IN THE PUBLIC RIGHT OF WAY.
- CONTRACTOR SHALL REPAIR ALL DESTROYED OR DAMAGED EXISTING SURFACE IMPROVEMENTS WITH IMPROVEMENTS EQUAL OR SUPERIOR.
- ALL DEMOLISHED MATERIAL SHALL BE REMOVED FROM THE JOB SITE TO AN APPROVED DISPOSAL SITE.
- 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 ENGINEER.
- STOP SIGN AND STREET NAME SIGN POLES SHALL BE CONSTRUCTED CONCURRENT WITH SIDEWALK CONSTRUCTION IN ACCORDANCE WITH TRF-02, TRF-10, AND TRF-07.

AS-BUILTS

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.

FIRE NOTES

- COMMERCIAL FIRE HYDRANTS SHALL HAVE ONE (1) 4-INCH OUTLET AND TWO (2) 2 1/2 INCH OUTLETS. RESIDENTIAL FIRE HYDRANTS SHALL HAVE ONE (1) FOUR INCH OUTLET AND TWO (2) 2-1/2 INCH OUTLETS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
- FIRE HYDRANT SPACING SHALL BE:
 - 300 FEET FOR COMMERCIAL BUILDINGS, APARTMENTS & CONDOMINIUMS.
 - 500 FEET FOR RESIDENTIAL.
 - 1,000 FEET ON PARKWAYS - ALTERNATING SIDES OF STREET.
- PROTECTION OF FIRE HYDRANTS TO BE PROVIDED AND MAINTAINED AT ALL TIMES.
- WATER SUPPLY SHALL BE INSTALLED AND OPERABLE PRIOR TO DELIVERY OF COMBUSTIBLE MATERIALS TO THE SITE.
- WATER SUPPLY WILL CONSIST OF FIRE HYDRANTS AS APPROVED AND INDICATED BY THE FIRE DEPARTMENT DURING PLAN CHECK. A TEMPORARY SUPPLY MAY BE ALLOWED AND WILL INCLUDE ABOVE GROUND PIPING (HIGH LINE) CONNECTED TO AN UNDERGROUND SUPPLY. ANY TEMPORARY WATER SUPPLY SOURCE IS SUBJECT TO PRIOR APPROVAL FROM THE FIRE MARSHAL.
- ACCESS FOR FIRE APPARATUS TO BE PROVIDED AND MAINTAINED TO WITHIN 150 FEET OF ANY FINISHED OR UNFINISHED BUILDING MATERIAL OR COMBUSTIBLE CONSTRUCTION MATERIAL.
- ACCESS TO FIRE HYDRANTS TO BE PROVIDED AND MAINTAINED AT ALL TIMES. HYDRANTS SHALL NOT BE OBSTRUCTED IN ANY MANNER. CURBS SHALL BE PAINTED RED A MINIMUM OF 15 FEET ON EACH SIDE OF HYDRANT.
- THE FIRE FLOWS SHALL BE DETERMINED BY THE FIRE MARSHAL.
- TEMPORARY STREET SIGNS SHALL BE PROVIDED BEFORE CONSTRUCTION BEGINS AND SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER.

GRADING AND PUBLIC IMPROVEMENT PLAN MONUMENTATION NOTE

THE CONTRACTOR/ DEVELOPER SHALL BE RESPONSIBLE THAT ANY MONUMENT OR BENCH MARK WHICH IS DISTURBED OR DESTROYED SHALL BE RE-ESTABLISHED AND REPLACED BY A REGISTERED CIVIL ENGINEER WHO IS ALLOWED TO PRACTICE SURVEYING OR A LICENSED LAND SURVEYOR AND A CORNER RECORD, RECORD OF SURVEY, OR CERTIFICATE OF CORRECTION FILED AS REQUIRED BY THE LAND SURVEYOR'S ACT.

PRECONSTRUCTION CONFERENCE

THE CONTRACTOR SHALL NOT BEGIN WORK ON THIS PROJECT UNTIL A PRE-CONSTRUCTION CONFERENCE IS HELD AMONG THE ENGINEER OF WORK, SOILS ENGINEER, DEVELOPER, CONTRACTOR, AND CITY INSPECTOR.

LEGEND ~ PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DWG. NO.	SYMBOL
PROJECT BOUNDARY		
CENTERLINE		
A.C. PAVING AND BASE (CLASS II)		
6" TYPE "G" CURB AND GUTTER	G-2 (SDRSD)	
P.C.C. SIDEWALK	G-7, G-9 (SDRSD)	
SAWCUT LINE		
PEDESTRIAN RAMP	GS1-08, CVCS-25	
CONCRETE DRIVEWAY	GS1-01	
P.C.C. CROSS GUTTER	GS1-02 (SDRSD)	
TRENCH PATCH	GS1-03	
STREET SIGNS	CVD-TR04, CVD-TR06	
4" WATER METER	WS-04, WS-06, WT-01	
RETAINING WALL	SEE PLAN VIEW (SPECIAL INSPECTION REQUIRED)	
STORM DRAIN PIPE	HDPE WATERTIGHT IB (PER AASHTO)	
STORM DRAIN CLEANOUT	SDRSD D-09, (A-4), (A-6)	
CURB INLET	SDRSD D-02 (TYPE "B")	
8" P.V.C. SEWER MAIN	SP-02	
SEWER MANHOLE	SM-02, SM-03 SM-04, SM-05	
WATER MAIN		
FIRE SERVICE MAIN		
RPDA (SIZE PER PLAN)		
FIRE HYDRANT (3-WAY)		

LEGEND ~ EXISTING

DESCRIPTION	SYMBOL
EXISTING ELEVATION	(270.0)
EXISTING PROPERTY LINES	
EXISTING CONTOUR	
EXISTING CURB AND GUTTER	
EXISTING GAS	
EXISTING ELECTRIC	
EXISTING SEWER	
EXISTING WATER	
EXISTING FIRE HYDRANT	
EXISTING RECLAIMED WATER MAIN	
EXISTING SEWER MANHOLE	
EXISTING STORM DRAIN PIPE	
EXISTING TYPE "A-4" CLEANOUT	
EXISTING TYPE "B-1" CURB INLET	
EXISTING CHAIN LINK FENCE	
EXISTING STREET LIGHT	
EXISTING HEADWALL	
EXISTING SIDEWALK	
EXISTING SLOPE	
EXISTING RETAINING WALL	

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.

"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.

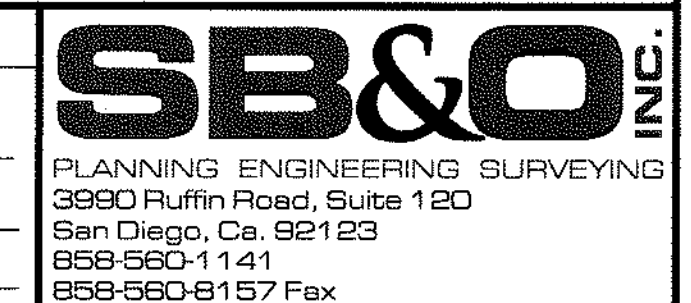
SIGNED: _____ DATE: _____
PRINTED NAME: _____ P.E. No. _____
DISCIPLINE: _____ MY REGISTRATION EXPIRES: _____



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.

CONTRACTOR:	06020, 06033, 06035, 06049,	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:	14024, 14031, 14038					DESCRIPTION: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI SLY OF INTX LA MEDIA RD. & BRCH RD SO SIDE OF BRVEL RD. 225'+- W OF GATE TO A.V.R. TRACKING STA. 15'+- E OF METAL GATE. (PT. #3544 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '88)	HORIZONTAL N/A VERTICAL N/A	J.S.	T.P.	A.P.	01/29/21	1/29/2021	IMPROVEMENT PLAN NOTES FOR:	20035-14
DATE COMPLETED:								AARON PARKER					CITY OF CHULA VISTA TRACT NO. DR20-0010	W.O. No. PC-2609



OTAY RANCH VILLAGE 2 ~ R-25(A)

PAVEMENT NOTES

THE OFFICE OF THE CITY ENGINEER SHALL DESIGN ALL STRUCTURAL STREET SECTIONS BASED ON THE "R" VALUE METHOD SPECIFIED BY THE CITY ENGINEER. THE SOIL TEST SHALL BE PERFORMED BY A REGISTERED CIVIL ENGINEER WHOSE PRIMARY PROFESSIONAL ACTIVITY IS PERFORMING SUCH TESTS. TEST RESULTS SHALL BE PROVIDED TO THE CITY BY THE SUBDIVIDER IN THE NUMBER AND AT SUCH LOCATIONS AND TIMES AS DETERMINED BY THE CITY ENGINEER. WHERE HEAVY GRADING IS PROPOSED, GATHERING OF SAMPLES SHALL BE DELAYED UNTIL ROUGH SUBGRADE IS MADE. MINIMUM BASE THICKNESS ON ALL STREET CLASSIFICATIONS SHALL BE PER SECTION 3-405.3 OF THE SUBDIVISION MANUAL. BASE MATERIAL SHALL CONFORM TO CRUSHED AGGREGATE BASE, 3/4 INCH MAXIMUM, OR APPROVED ALTERNATIVE, AS SET FORTH IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 200-2.2 LATEST EDITION. ALL ASPHALT CONCRETE SURFACES SHALL BE SEAL COATED IN ACCORDANCE WITH SECTION 302-5.10 OF THE CITY OF CHULA VISTA STANDARD SPECIAL PROVISIONS.

(FOR ALLEYS AND ALLEY APPROACHES ONLY) WHERE R VALUE TESTS ARE NOT PROVIDED OR RESULTS ARE NOT ADEQUATE FOR 5.5-INCH (14 CM) THICK CONCRETE, ALLEYS AND ALLEY TYPE DRIVEWAY APPROACHES SHALL BE CONSTRUCTED OF 8-INCH (20 CM) THICK CONCRETE REINFORCED WITH 6-INCH BY 6-INCH (15CM X 15 CM) 4/4 WOVEN WIRE MESH OR EQUIVALENT.

SPECIAL STREET LIGHT NOTES

STREET LIGHT CONSTRUCTION SHALL NOT PROCEED UNTIL SERVICE POINTS ARE KNOWN AND STREET LIGHTING CONDUIT, PULL BOXES, AND WIRE SIZES ARE SHOWN ON THESE PLANS TO THE SATISFACTION OF THE CITY ENGINEER. STREET LIGHT WIRING AND SERVICE POINTS SHALL BE ADDED TO THESE PLANS BY A CONSTRUCTION CHANGE APPROVED BY THE CITY ENGINEER.

TRAFFIC CONTROL NOTES

TRAFFIC CONTROL PLANS SHALL BE REQUIRED FOR ALL WORK PERMITTED WITHIN THE CITY RIGHT-OF-WAY THAT MAKES IT NECESSARY FOR MOTORISTS TO DEVIATE FROM THE NORMAL COURSE OF TRAVEL. SAID TRAFFIC CONTROL PLANS SHALL CONFORM TO THE LATEST STANDARDS SET FORTH IN PART 6 OF THE MUTCD MANUAL WITH THE CALIFORNIA SUPPLEMENT OR THE LATEST VERSION OF THE SAN DIEGO REGIONAL STANDARDS. THE CITY OF CHULA VISTA TRAFFIC ENGINEERING SECTION PRIOR TO THE ISSUANCE OF PERMITS SHALL APPROVE THESE PLANS FOR ANY SUCH WORK.

IF THE NEED FOR TRAFFIC CONTROL BECOMES APPARENT AFTER THE ISSUANCE OF A PERMIT OR START OF WORK, THE INSPECTION SECTION MAY REQUIRE THE PREPARATION OF SUCH A PLAN. IF SUCH A DETERMINATION IS MADE BY THE INSPECTION SECTION, UPON NOTIFICATION OF THE SUPERINTENDENT OF THE JOB IN QUESTION, WORK IN THE RIGHTS OF WAY SHALL CEASE UNTIL SUCH TIME AS TRAFFIC CONTROL PLANS HAVE BEEN APPROVED BY TRAFFIC ENGINEERING.

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, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK OR PROPOSED IMPROVEMENTS; AND IF DESTROYED, A LAND 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 LAND SURVEYORS ACT. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF CHULA VISTA FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST THREE (3) DAYS PRIOR TO THE CONSTRUCTION. THE DEVELOPER/CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.

TRAFFIC STRIPES, PAVEMENT MARKINGS AND IN PAVEMENT MARKERS

- ALL DETAILS AND DIMENSIONS FOR TRAFFIC STRIPES AND MARKINGS SHALL CONFORM TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) TRAFFIC MANUAL AND MAINTENANCE MANUAL, THE LATEST VERSION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND CALIFORNIA SUPPLEMENTS. PAVEMENT STRIPES SHALL CONFORM TO SECTION 310-5.6 OF THE STANDARD SPECIFICATIONS AND THESE SPECIAL PROVISIONS.
- TRAFFIC LINE PAINT SHALL BE RAPID DRY CONFORMING TO SECTION 210-1.6.3 AND SHALL CONTAIN REFLECTIVE MATERIAL CONFORMING TO SECTION 210-1.6.5 OF THE STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL FURNISH THE NECESSARY CONTROL POINTS FOR ALL STRIPING AND MARKINGS, AND SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY THEREOF TO THE SATISFACTION OF THE ENGINEER.
- REFLECTORIZED PAVEMENT MARKERS SHALL BE INSTALLED ON ALL LANE LINES AND CENTERLINE STRIPING PER APPROPRIATE CALTRANS "DETAIL NUMBER." BLUE REFLECTORIZED PAVEMENT MARKER FOR FIRE HYDRANT LOCATION TO BE INSTALLED PER CALTRANS TRAFFIC MANUAL, FIG. 6-4B. PAVEMENT MARKERS SHALL CONFORM TO SECTION 85, "PAVEMENT MARKERS" OF THE CALTRANS STANDARD SPECIFICATIONS, AND THESE SPECIAL PROVISIONS. PAVEMENT MARKER HEIGHT SHALL BE 0.70-INCH MINIMUMS. "LOW PROFILE" TYPE MARKERS WILL NOT BE ACCEPTABLE.
- NOTHING IN THESE SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS/HER RESPONSIBILITIES AS PROVIDED IN SECTION 7-1.09, "PUBLIC SAFETY" OF THE CALTRANS STANDARD SPECIFICATIONS, SECTION 7-10 OF THE GREEN BOOK.
- USE HOT APPLIED "THERMOPLASTIC" MATERIALS FOR CROSSWALKS AND LIMIT LINES. SEE SECTION 84-2 OF CALTRANS STANDARD SPECIFICATIONS (JULY 1999).
- PAINTING TRAFFIC STRIPES (TRAFFIC LINES) AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 84-1, "GENERAL" AND 84-3, "PAINTED TRAFFIC STRIPES AND PAVEMENT MARKINGS" OF THE CALTRANS STANDARD SPECIFICATIONS.
- CONTROL OF ALIGNMENT AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SUBJECT TO APPROVAL BY THE ENGINEER.
- SECTION 84-3.02, "MATERIALS", OF THE STANDARD SPECIFICATIONS IS AMENDED TO READ:
PAINT FOR TRAFFIC STRIPES AND PAVEMENT ARROWS SHALL CONFORM TO THE FOLLOWING STATE SPECIFICATIONS:

PAINT _____ STATE SPECIFICATION NO. # PTWB-01
RAPID DRY WATER-BORNE, DECEMBER 2003
WHITE, YELLOW, AND BLACK

- GLASS BEADS SHALL CONFORM TO STATE SPEC. NO. 8010-51J-22 (TYPE III)

TRAFFIC STRIPES, PAVEMENT MARKINGS AND IN PAVEMENT MARKERS (CONT.)

- COPIES OF STATE SPECIFICATIONS FOR TRAFFIC PAINT AND GLASS BEADS MAY BE OBTAINED FROM THE TRANSPORTATION LABORATORY, P.O. BOX 19128, SACRAMENTO, CA. 95819, TEL. (916) 739-2400 OR AT HTTP://WWW.DOT.CA.GOV/HQ/ESC/TTSB/CHEMICAL/SPECPTWB-01 (DEC03).PDF
- THINNING OF PAINT WILL NOT BE ALLOWED.
- PAINT SHALL BE TESTED PRIOR TO USE. OR THE MANUFACTURER SHALL PROVIDE THE CITY ENGINEER WITH A CERTIFICATE OF COMPLIANCE IN ACCORDANCE WITH SECTION 6-1.07, "CERTIFICATE OF COMPLIANCE", OF THE STANDARD SPECIFICATIONS. SAID CERTIFICATE SHALL CERTIFY THAT THE PAINT COMPLIES WITH THE SPECIFICATIONS AND THAT PAINT MANUFACTURED TO THE SAME FORMULATION AND PROCESS HAS PREVIOUSLY PASSED STATE TESTING. A LIST OF MANUFACTURERS THAT HAVE PRODUCED PAINT MEETING STATE SPECIFICATION IS AVAILABLE FROM THE STATE'S TRANSPORTATION LABORATORY. (MATERIAL SUPPLIED BY MANUFACTURERS OTHER THAN THOSE THAT HAVE MANUFACTURED APPROVED PAINT WILL REQUIRE COMPLETE TESTING.)
- THE SECOND PARAGRAPH IN SECTION 84-3.03, "MIXING", OF THE STANDARD SPECIFICATIONS IS DELETED.
- ON NEW SURFACING, THE FIRST COAT OF PAINT FOR TRAFFIC STRIPING SHALL BE APPLIED NO LATER THAN 24 HOURS FOLLOWING COMPLETION OF ROLLING. THE SECOND COAT SHALL BE COMPLETED NO LATER THAN 4:00 P.M. OF THE FOLLOWING WORKDAY.
- THE CONTRACTOR SHALL BE REQUIRED TO PAINT TRAFFIC STRIPES AND PAVEMENT MARKINGS AND INSTALL RAISED PAVEMENT MARKERS PER CALTRANS STANDARD PLANS.
- ALL NEW SANDBLASTING OF REDUNDANT STRIPING SHALL BE COMPLETED WITHIN 48 HOURS OF THE CHANGES.
- INSIDE DIMENSION OF ALL CROSSWALKS TO BE 10 FEET. (TRF-01) PAVEMENT STRIPING REMOVAL, RE-STRIPING, AND MARKING
- EXISTING TRAFFIC STRIPES AND MARKINGS THAT DO NOT CONFORM TO THE PLANS SHALL BE REMOVED BY SAND BLASTING AS SHOWN ON PLANS. CONTRACTOR IS RESPONSIBLE TO VERIFY THE LINEAL FOOTAGE OF STRIPING TO BE REMOVED.
- SPOTTING SHALL BE COMPLETED PRIOR TO THE REMOVAL OF ANY EXISTING STRIPES. EXISTING STRIPES AND MARKINGS SHALL BE REMOVED PRIOR TO PAINTING NEW ONES, BUT IN NO CASE SHALL ANY SECTION OF STREET BE LEFT WITHOUT PROPER STRIPING FOR MORE THAN 24 HOURS, OR OVER WEEKENDS OR HOLIDAYS.
- CONTRACTOR SHALL REMOVE PAVEMENT LEGENDS/MARKINGS, TRAFFIC STRIPING, AND ASSOCIATED RAISED PAVEMENT MARKERS AS SHOWN ON THE PLANS.
- EXISTING RAISED PAVEMENT MARKERS, WHEN ADJACENT TO A PAINT STRIPE, WHICH IS TO BE REMOVED, SHALL BE REMOVED AND DISPOSED OF.
- IF, FOR ANY REASON, THERE WILL BE A PERIOD OF TIME AFTER REMOVAL OF EXISTING STRIPING AND PAINTING OF NEW STRIPING, DURING WHICH PUBLIC TRAFFIC WILL USE ALL OR A PORTION OF ANY ROADWAY IN THE PROJECT AREA, THE CONTRACTOR SHALL PROVIDE TEMPORARY DELINEATION WITH "CHIP SEAL MARKERS," WHITE (ONE WAY), TYPE W, AND YELLOW (TWO-WAY), TYPE Y, TEMPORARY PAVEMENT MARKERS, BOTH TYPES WITH REFLECTIVE STRIPS; OR APPROVED EQUAL). THESE MARKERS SHALL BE EITHER WHITE OR YELLOW, AS DIRECTED BY THE PUBLIC WORKS INSPECTOR, AND SHALL BE AT MAXIMUM 24-FOOT CENTERS. THE MARKER WILL BE PLACED EITHER ON THE OLD LINES, WHICH WERE JUST REMOVED, OR ON NEW LINES LAID OUT BY THE CONTRACTOR, AS DIRECTED BY THE CITY ENGINEER. THE FURNISHING AND INSTALLING OF THESE MARKERS SHALL BE IN ADDITION TO ANY OTHER DELINEATION (CONES, SIGNS, BARRICADES, ETC.) WHICH ARE REQUIRED FOR PUBLIC SAFETY. AFTER CONTRACTOR HAS PAINTED THE NEW STRIPING, CONTRACTOR SHALL REMOVE AND DISPOSE OF THESE TEMPORARY PAVEMENT MARKERS.
- ALL SIGNS REMOVED AND SALVAGED SHALL BE DELIVERED TO THE CITY CORPORATION YARD, 1800 MAXWELL ROAD. ATTENTION: DAVID SAVAGE, SIGNS AND STRIPING SUPERVISOR AT (619) 397-6207.

SEWER NOTES

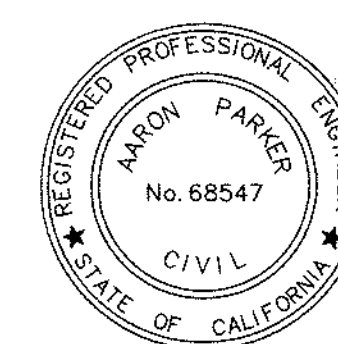
- SEWER SHOWN ON THESE PLANS IS P.V.C. SEWER PIPE PER ASTM D-3034 TYPE PSM SDR-35, UNLESS OTHERWISE NOTED, WITH MINIMUM PIPE STIFFNESS OF 46 WHEN TESTED AT FIVE PERCENT DEFLECTION. GRAVITY P.V.C. SEWER SHALL HAVE A 3/4 INCH MAXIMUM CRUSHED ROCK BACKFILL TO ONE FOOT ABOVE THE PIPE.
- AS AN ALTERNATE TO P.V.C. AN A.B.S. COMPOSITE SEWER PIPE CONFORMING TO ASTM D-2680 WITH TYPE S.C. COUPLERS MAY BE USED IN SIZES EIGHT INCHES AND ABOVE. FOUR INCHES OR SIX INCHES SHALL BE A.B.S. SOLID WALL WITH F/DY NOT LESS THAN 150 PSI PER ASTM D- 2751.
- SEWER CONTRACTOR SHALL MAKE CERTAIN THAT ALL MANHOLES ARE CONSTRUCTED IN EXACT LOCATION SHOWN, AND WITH THE OFFSET CONE POSITIONED AWAY FROM SURVEY MONUMENT LOCATION ADJACENT THERETO.
- THE PIPE BEDDING SHALL BE IN ACCORDANCE WITH REGIONAL STANDARD DRAWING NO. SP-02
- THE P.V.C. AND A.B.S. PIPE CONNECTIONS TO MANHOLES SHALL HAVE MANHOLE WATER STOP GASKETS AT EACH CONNECTION TO MANHOLES. THESE WATER STOP GASKETS SHALL BE CONSIDERED TO BE INCLUDED IN THE UNIT PRICE BID FOR MANHOLES.
- RIM ELEVATIONS SHOWN ARE FOR INFORMATION ONLY. ALL MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE. FINAL PAVING ELEVATIONS AND CROSS SLOPES ACCORDING TO CHULA VISTA STANDARDS AND SPECIAL PROVISIONS.
- EACH UNIT SHALL RECEIVE ONE SEWER LATERAL WHICH WILL BE SHOWN ON AS-BUILT PLANS.
- PIPE CONNECTION SHALL RECEIVE ONE SEWER LATERAL WHICH WILL BE SHOWN ON AS-BUILT PLANS.
- AN "S" MUST BE STAMPED ON CURB AT ALL SEWER LATERAL LOCATIONS.
- PIPE CONNECTION TO MANHOLE (MH) SHALL COMPLY WITH REGIONAL STANDARDS.
- EACH SEWER LATERAL SHALL RECEIVE ONE (1) CLEANOUT INSTALLED AT PROPERTY LINE.

CONSTRUCTION NOTES

- NEW CONSTRUCTION IS SHOWN IN BOLD LINES AND EXISTING IMPROVEMENTS ARE SHOWN IN LIGHT LINES. USE ALL NEW EQUIPMENT AND HARDWARE EXCEPT WHEN NOTED IN THE PLAN, SCHEDULE OR SPECIFICATION. ALL OTHER EQUIPMENT SHALL REMAIN IN PLACE.
- REMOVE AND SALVAGE STREET NAME SIGNS, STOP SIGNS, AND POSTS. REMOVE ABANDONED FOUNDATIONS TO A DEPTH OF 6" BELOW EXISTING SURFACE GRADE OR 30" BELOW GRADE IN DIRT AREAS. SALVAGED EQUIPMENT SHALL BE DELIVERED TO THE CITY CORPORATION YARD LOCATED AT 1800 MAXWELL ROAD. ALL OTHER REMOVED EQUIPMENT SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
- SANDBLAST EXISTING STOP LEGENDS, LANE LINES, AND CONFLICTING STRIPING AS SHOWN ON PLAN. ALL SANDBLASTED AREAS SHALL BE REPAVED BY APPLYING A SEAL COAT OR OTHER APPROVED METHODS IN ORDER TO RESTORE THE PAVEMENT'S EXISTING CONDITION.
- CROSSWALK, LIMIT LINES, TURN ARROWS, AND LEGEND SHALL BE INSTALLED IN THERMOPLASTIC.
- TRAFFIC SIGNAL STANDARDS AND EQUIPMENTS SHALL BE INSTALLED TO ALLOW FOR A FOUR FEET (4') A.D.A. CLEARANCE. INSTALL CONDUIT AWAY FROM AN EXISTING AND OR PROPOSED LOCATION OF PEDESTRIAN RAMP.
- SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NO., CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE E YOU DIG.

SIGN NOTES

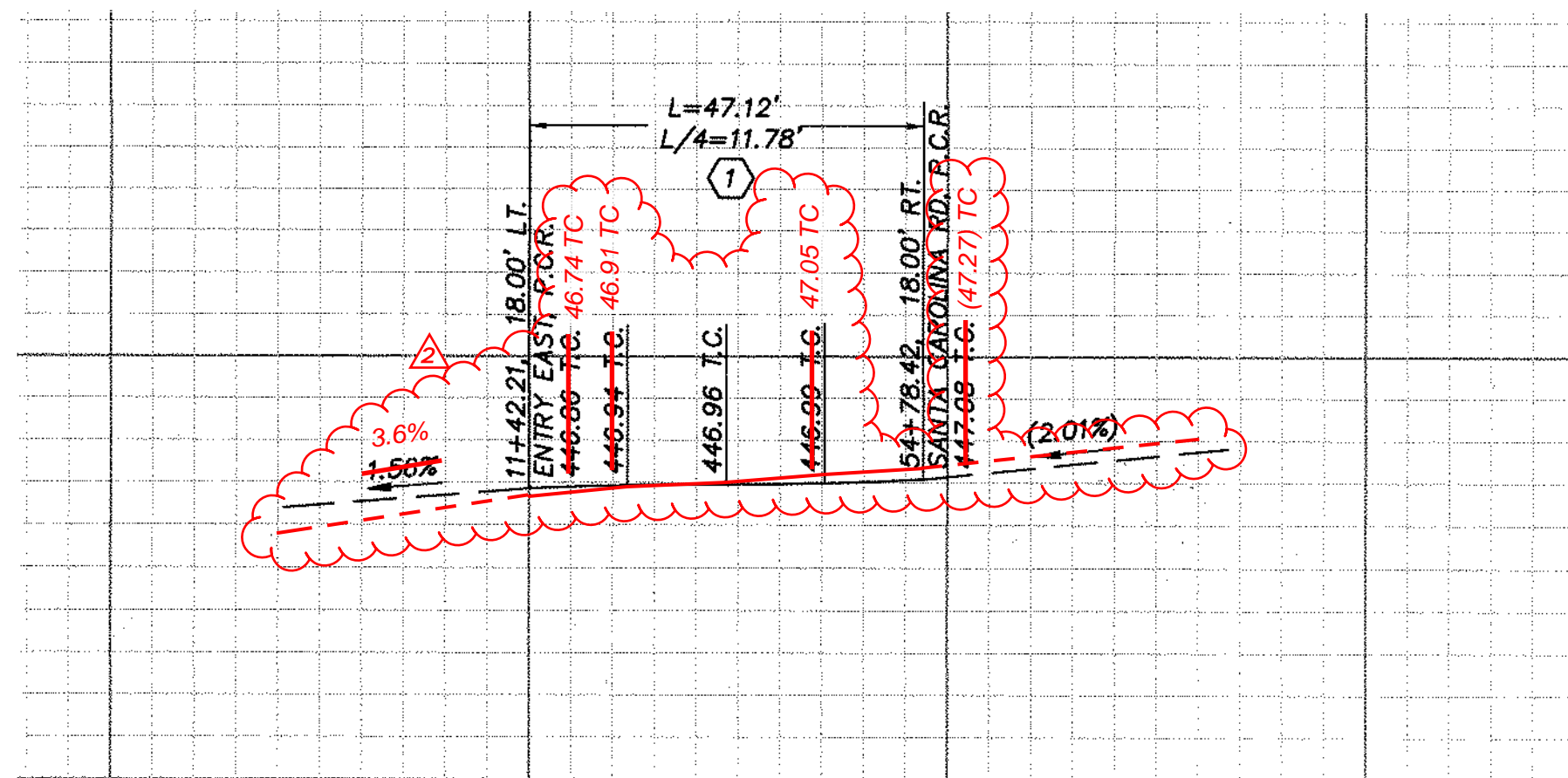
- THE CONTRACTOR SHALL FURNISH NEW VANDAL PROOF NUTS, BOLTS, WASHERS, FRAMEWORK AND OTHER MOUNTING HARDWARE.
- ALL NEW SIGNS SHALL BE ALUMINUM WITH ASTM TYPE 11 REFLECTIVE SHEETING OR APPROVED EQUAL.
- ALL SIGNS REMOVED AND SALVAGED SHALL BE DELIVERED TO THE CITY CORPORATION YARD, 1800 MAXWELL ROAD. ATTENTION DAVID SAVAGE, SIGNS AND STRIPING SUPER AT (619) 397-6207.



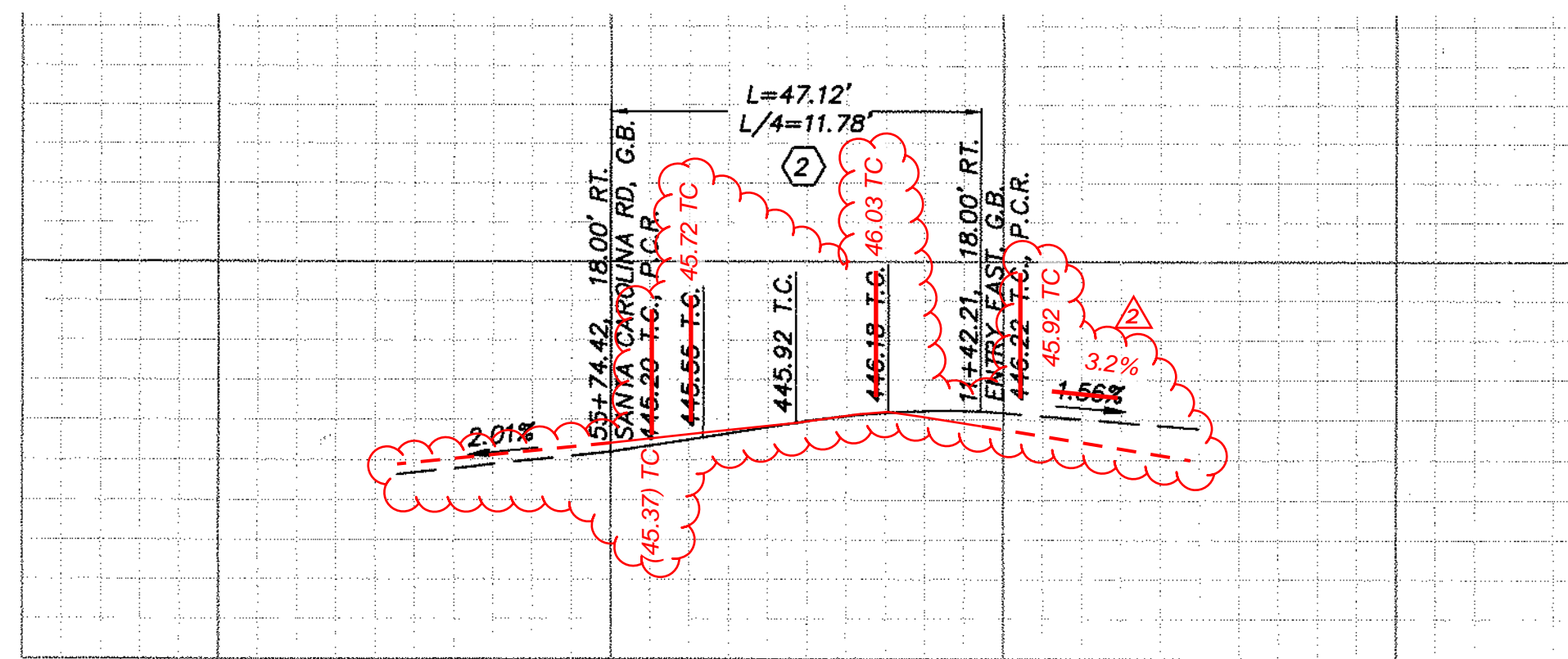
AS BUILT		SB&O INC. PLANNING ENGINEERING SURVEYING 3980 Ruffin Road, Suite 120 San Diego, Ca. 92123 858-560-1141 858-560-8157 Fax
Signature	Date:	
AARON PARKER	P.E. No. 68547	
My Registration Expires 9-30-21	Discipline CIVIL	

CONTRACTOR:	06020, 06033, 06035, 06049,	By	REVISIONS	Date	App'd	BENCHMARK	SCALE	Designed By:	Drawn By:	Checked By:	Submitted:	Approved:	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT IMPROVEMENT PLAN NOTES FOR: OTAY RANCH VILLAGE 2 R-25(A) CITY OF CHULA VISTA TRACT NO. DR20-0010	DRAWING NO. 20035-15 W.O. No. PC-2609
INSPECTOR:	14024, 14031, 14038					DESCRIPTION: BRASS DISC MND. "50 CITY ENGR." IN 3/4" IRON PIPE, 0.5 MI SLY OF INTX LA MEDIA RD. & BIRCH RD. 50' SIDE OF GRAVEL RD. 225'+- W OF GATE TO A.V.R. TRACKING STA. 15'+- E OF METAL GATE. (P.I. #344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '88)	HORIZONTAL N/A VERTICAL N/A	J.S. Planned Under Supervision Of: AARON PARKER	T.P. Date: 12/11/20 R.C.E. No. 68547	A.P.	01/29/21 1/29/2021	For the City Engineer		

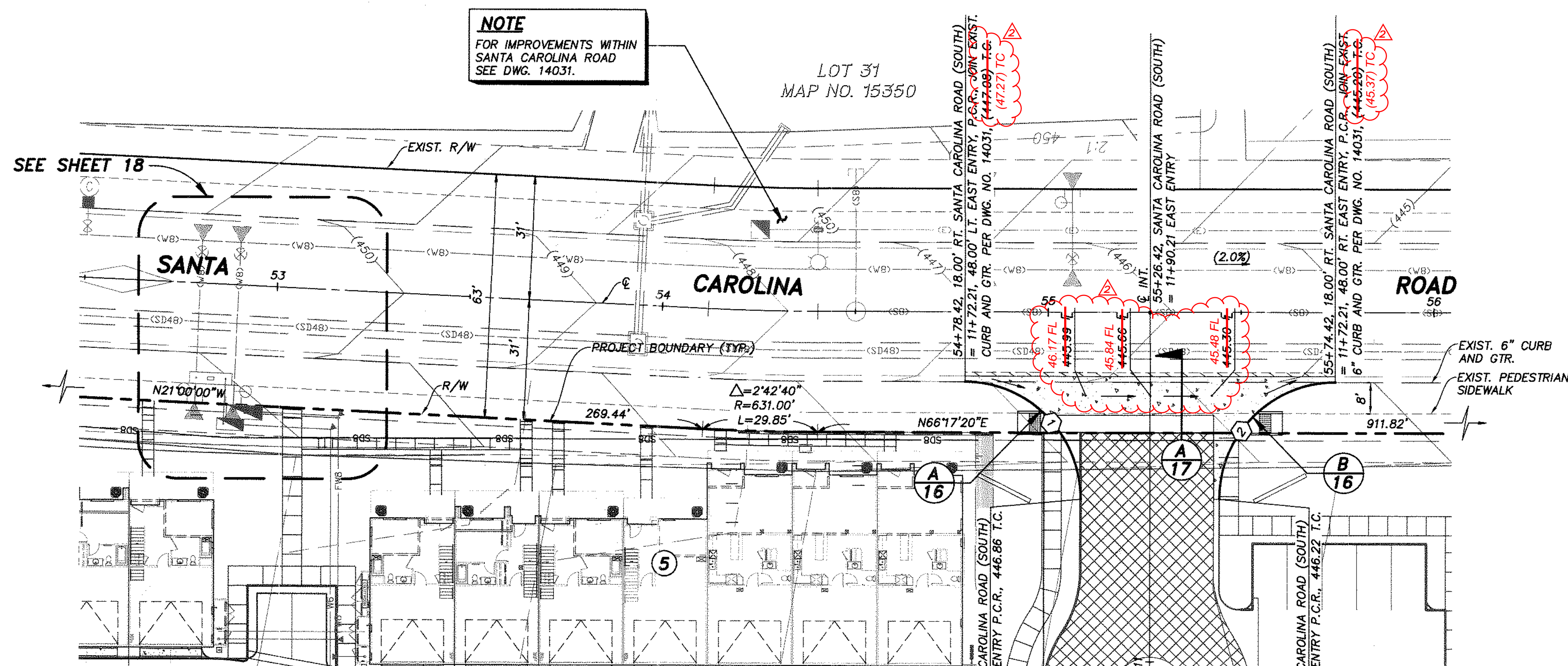
OTAY RANCH VILLAGE 2 ~ R-25(A)



A CURB RETURN EAST ENTRY (NORTH)
16 SCALE 1" = 20'(H), 1" = 4'(V)



B CURB RETURN EAST ENTRY (SOUTH)
16 SCALE 1" = 20'(H), 1" = 4'(V)

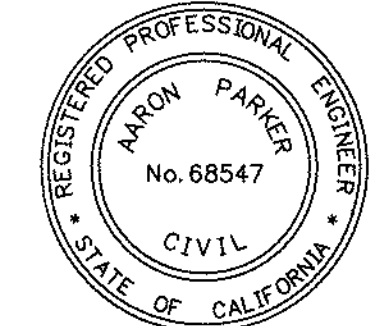
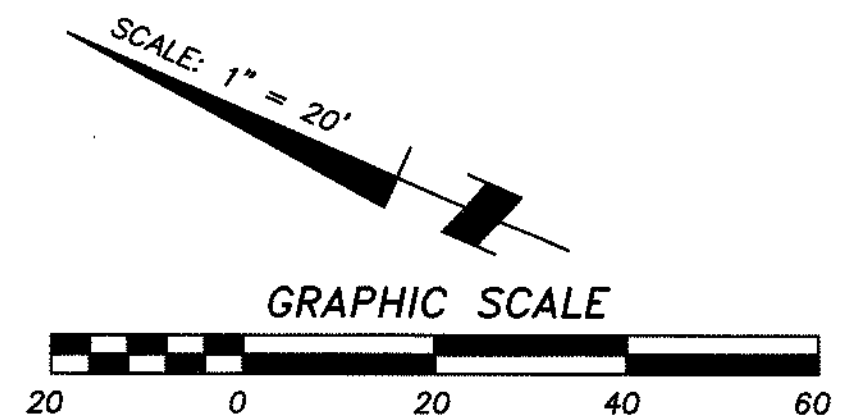


NOTE
FOR EXISTING GRADING AND DRAINAGE SEE DWG. 14024.

CURB DATA TABLE

NO.	BEARING	RADIUS	LENGTH	DESCRIPTION
1	90°00'00"	30.00'	47.12'	6" STRAIGHT CURB
2	90°00'00"	30.00'	47.12'	6" STRAIGHT CURB

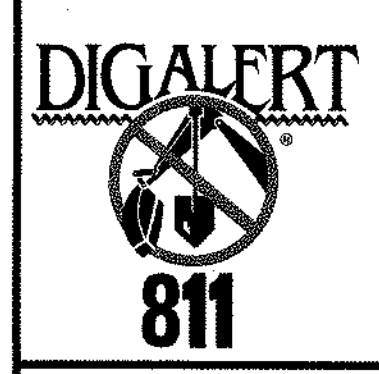
NOTE
FOR ONSITE IMPROVEMENT PLANS SEE PERMIT NO. BR20-0082.



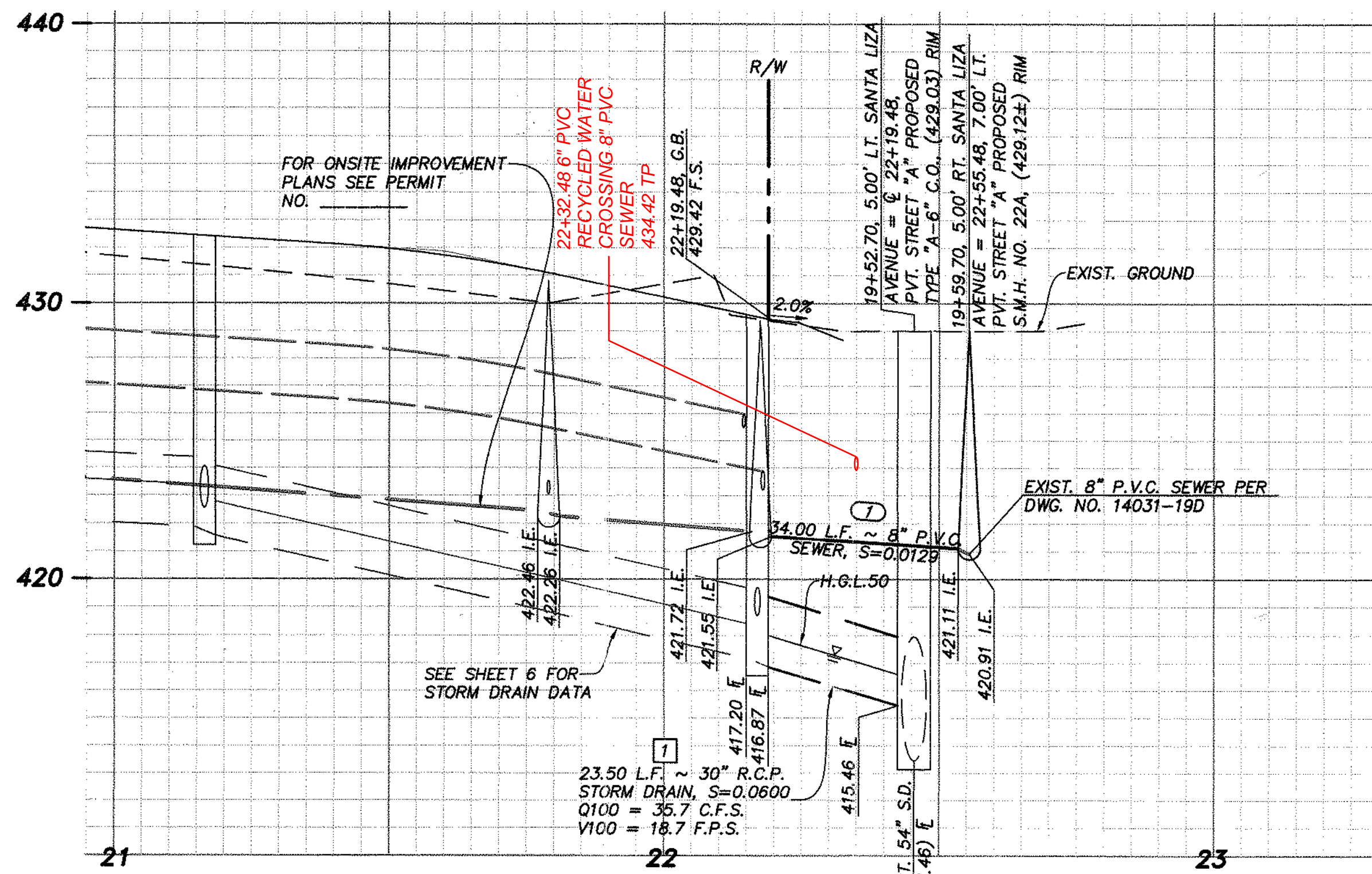
AS BUILT

Signature: Aaron Parker Date: 1/29/2021
 Printed Name: Aaron Parker P.E. No. 68547
 My Registration Expires: 9-30-21 Discipline: CIVIL

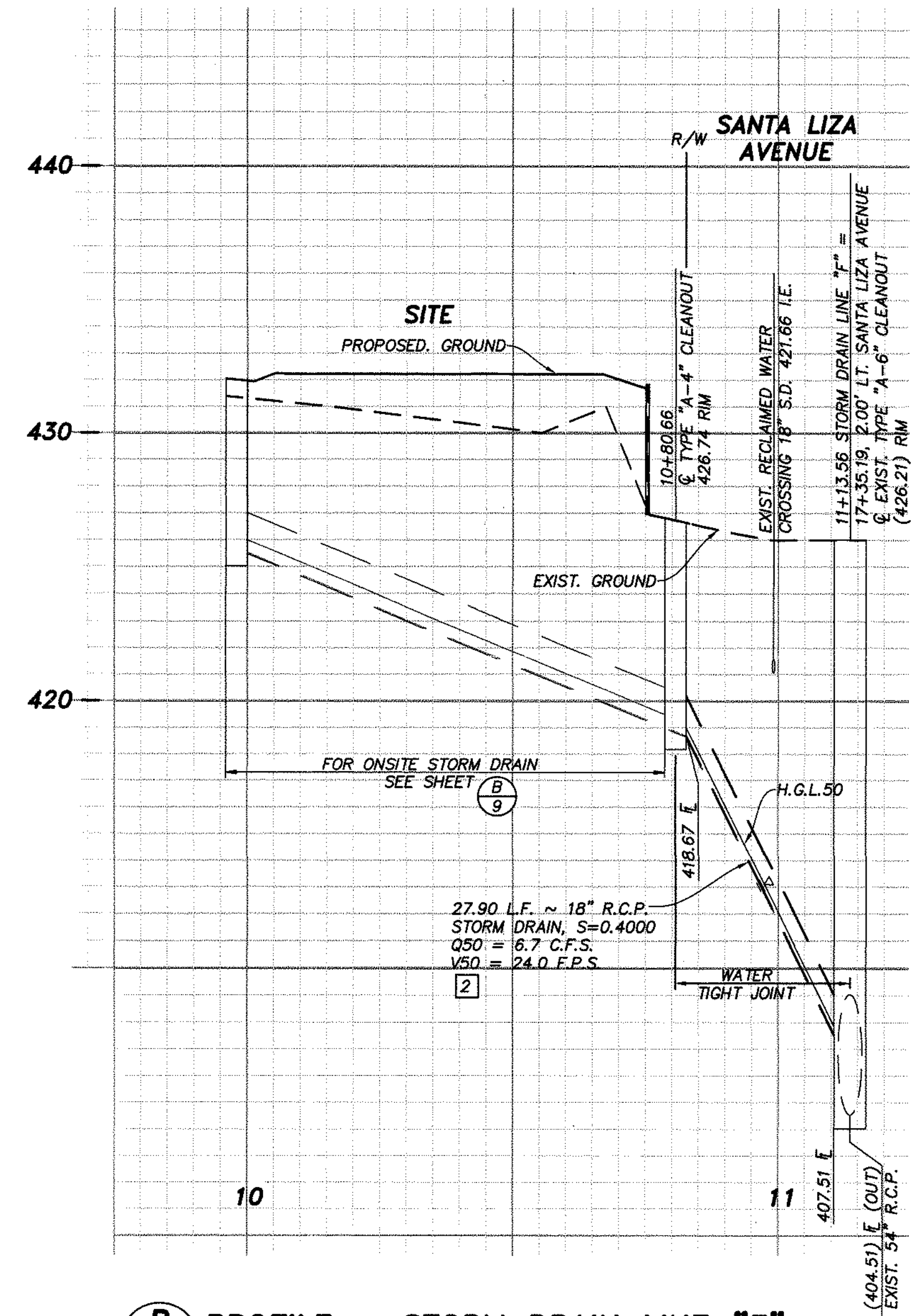
SB&O INC.
 PLANNING ENGINEERING SURVEYING
 3990 Ruffin Road, Suite 120
 San Diego, Ca. 92123
 658-560-1141
 658-560-8157 Fax



CONTRACTOR:	REFERENCES:	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:	06020, 06033, 06035, 06049, 14024, 14031, 14038	SB&O	REVISE CURB RETURN, X-GTR	7/02/21		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. (PT. #1344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '80)	HORIZONTAL 1" = 20' VERTICAL 1" = 4'	J.S.	T.P.	A.P.	01/09/21	1/29/2021	SANTA CAROLINA ROAD CURB RETURN PLANS FOR OTAY RANCH VILLAGE 2 R-25(A) CITY OF CHULA VISTA TRACT NO. DR20-0010	20035-16
DATE COMPLETED:								Aaron Parker					CITY OF CHULA VISTA TRACT NO. DR20-0010	W.O. No. PC-2609



A PROFILE ~ PRIVATE DRIVEWAY EXIT
 SCALE 1" = 20'(H), 1" = 4'(V)



B PROFILE ~ STORM DRAIN LINE "F"
 SCALE 1" = 20'(H), 1" = 4'(V)

SEWER DATA TABLE

NO.	Δ/BEARING	RADIUS	LENGTH	DESCRIPTION
1	N23°42'40"W		67.40'	8" P.V.C., DR-35

STORM DRAIN DATA TABLE

NO.	Δ/BEARING	RADIUS	LENGTH	DESCRIPTION
1	N23°42'40"W		23.50'	30" R.C.P.
2	N8°53'52"E		27.90'	18" R.C.P.

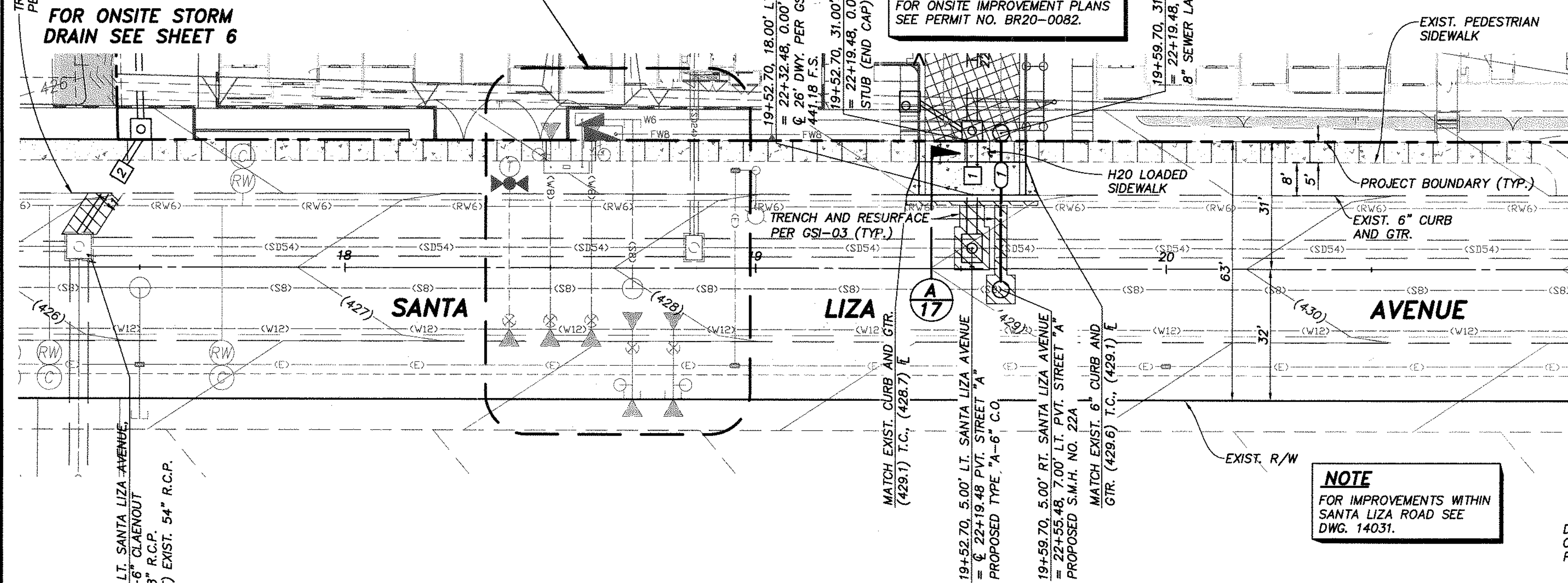
TRENCH AND RESURFACE PER GSI-03

FOR ONSITE STORM DRAIN SEE SHEET 6

SEE SHEET 18

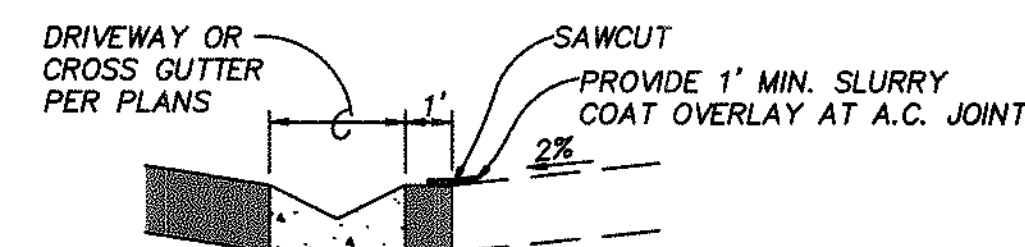
FOR ONSITE SEWER SEE SHEETS 21-27
 FOR OFFSITE STORM DRAIN SEE SHEET 6

NOTE
 FOR ONSITE IMPROVEMENT PLANS SEE PERMIT NO. BR20-0082.

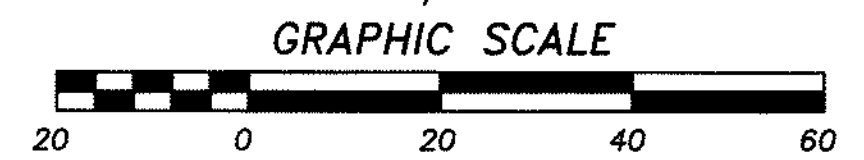
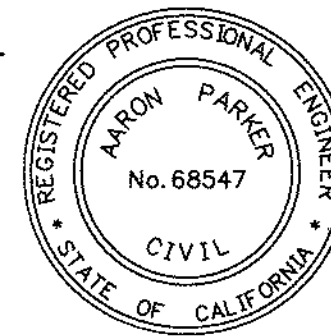


PRIVATE DRIVEWAY EXIT

NOTE
 FOR IMPROVEMENTS WITHIN SANTA LIZA ROAD SEE DWG. 14031.



A DETAIL ~ CROSS-GUTTER
 NOT TO SCALE



AS BUILT

Signature: <u>Aaron Parker</u>	Date: <u>1/29/2021</u>
Printed Name: <u>Aaron Parker</u>	P.E. No. <u>68547</u>
My Registration Expires: <u>9-30-21</u>	Discipline: <u>CIVIL</u>

DIGALERT 811

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

CONTRACTOR: 06020, 06033, 06035, 06049, 14024, 14031, 14038	By: SB&O	REVISIONS: ADD SWR LAT. CROSSING	Date: 2/16/21	App'd: [Signature]	BENCHMARK: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" IRON PIPE (3.5 MI. SLY. OF INTX LA MEDIA RD. & BIRCH RD. 50' SIDE OF GRAVEL RD. 228'+ W OF GATE TO A.V.R. TRACKING STA. 15'+ E OF METAL GATE (PT. #1344 PER R.O.S. 1484) ELEVATION = 520.425 (NAVD '88)	SCALE: HORIZONTAL, VERTICAL	Designed By: J.S.	Drawn By: T.P.	Checked By: A.P.	Submitted: 01/29/21	Approved: [Signature]	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO. 20035-17
INSPECTOR:	DATE COMPLETED:						Plans Prepared Under Supervision Of: Aaron Parker	Date: 2/11/20	R.C.E. No. 68547	By: [Signature]	For the City Engineer	DRIVEWAY EXIT PLANS FOR: OTAY RANCH VILLAGE 2 R-25(A) CITY OF CHULA VISTA TRACT NO. DR20-0010	W.O. No. PC-2609

OTAY RANCH VILLAGE 2 ~ R-25(A)

WET TAP CONNECTION NOTE

FOR CONNECTIONS TO EXISTING WATER MAINS, ALL WET TAP CONNECTIONS TO EXISTING PIPELINES, WHETHER FOR MAINLINE EXTENSION OR SERVICE LATERALS, SHALL BE PERFORMED BY THE DISTRICT. THE CONTRACTOR SHALL FURNISH THE TAPPING SLEEVE OR TEE VALVES AND ALL OTHER MATERIALS AS CALLED FOR IN THE WATER AGENCIES' STANDARDS. [HTTP://WWW.SDWS.ORG/](http://www.sdws.org/) STANDARD SPECIFICATIONS SECTION, IN ACCORDANCE WITH THE APPROVED MATERIALS LIST, THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR AND TRAFFIC CONTROL REQUIRED FOR THE EXCAVATION AND INSTALLATION OF THE CONNECTION INCLUDING BUT NOT LIMITED TO EXCAVATION BY HAND OR MACHINE, POURING OF THRUST AND ANCHOR BLOCKS, INSTALLATION OF GATE CASING, PAINTING AND WRAPPING OF FITTINGS, BACKFILL AND COMPACTION OF TRENCH AREA AND PAVEMENT REPLACEMENT.

CONNECT TO EXISTING LATERAL

CONTRACTOR TO REMOVE EXISTING END CAP, THRUST BLOCK AND TEMPORARY BLOW OFF. CONTRACTOR TO CONNECT TO EXISTING LATERAL USING A MINIMUM PIPE LENGTH OF 60 INCHES.

CONNECT TO EXISTING SUB

CONTRACTOR TO REMOVE EXISTING END CAP, THRUST BLOCK AND TEMPORARY BLOW OFF. CONTRACTOR TO CONNECT TO EXISTING LATERAL USING A MINIMUM PIPE LENGTH OF 60 INCHES.

INSPECTION NOTE

OTAY WATER DISTRICT INSPECTION SHALL BE NOTIFIED FIVE (5) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION AT (619) 670-2241. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.

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.

NOTE

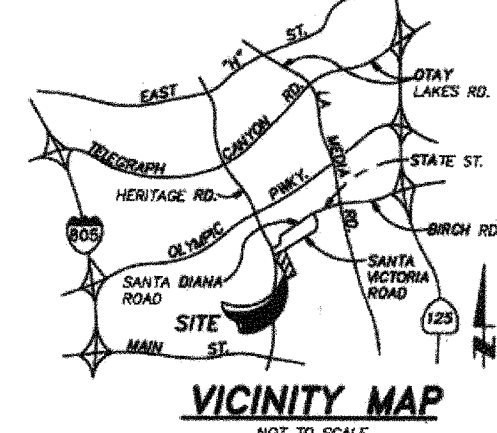
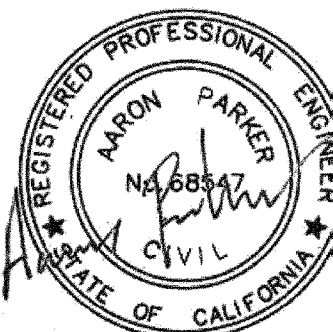
WET TAP ON 20" RECLAIMED WATER MAIN REQUIRES THAT THE SYSTEM PRESSURE BE LOWERED BY OWD STAFF PRIOR TO TAP AND RETURNED TO FULL SYSTEM PRESSURE FOLLOWING THE COMPLETION OF THE TAP. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL FOR OWD STAFF WHEN OPENING AND CLOSING VALVES.

OWNER

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

ASSESSOR'S PARCEL NO.

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



VICINITY MAP

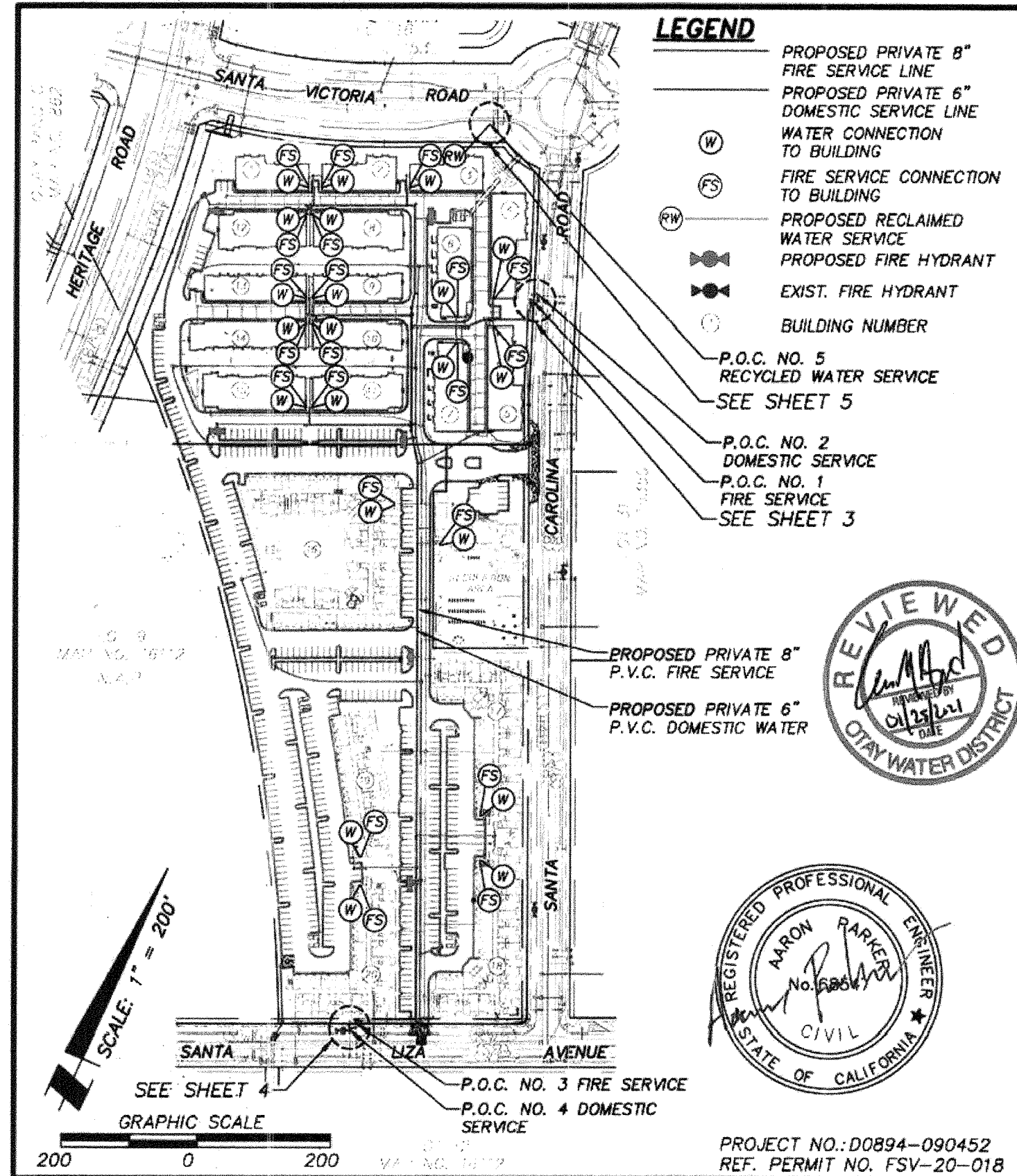
PROJECT NO.: D0894-090452
REF. PERMIT NO. FSV-20-018



R.P.D.A. ASSEMBLY INSTALLATION

OTAY WATER DISTRICT
OTAY RANCH: R-25(A)

SHEET 1 OF 6 SHEETS
74392.10

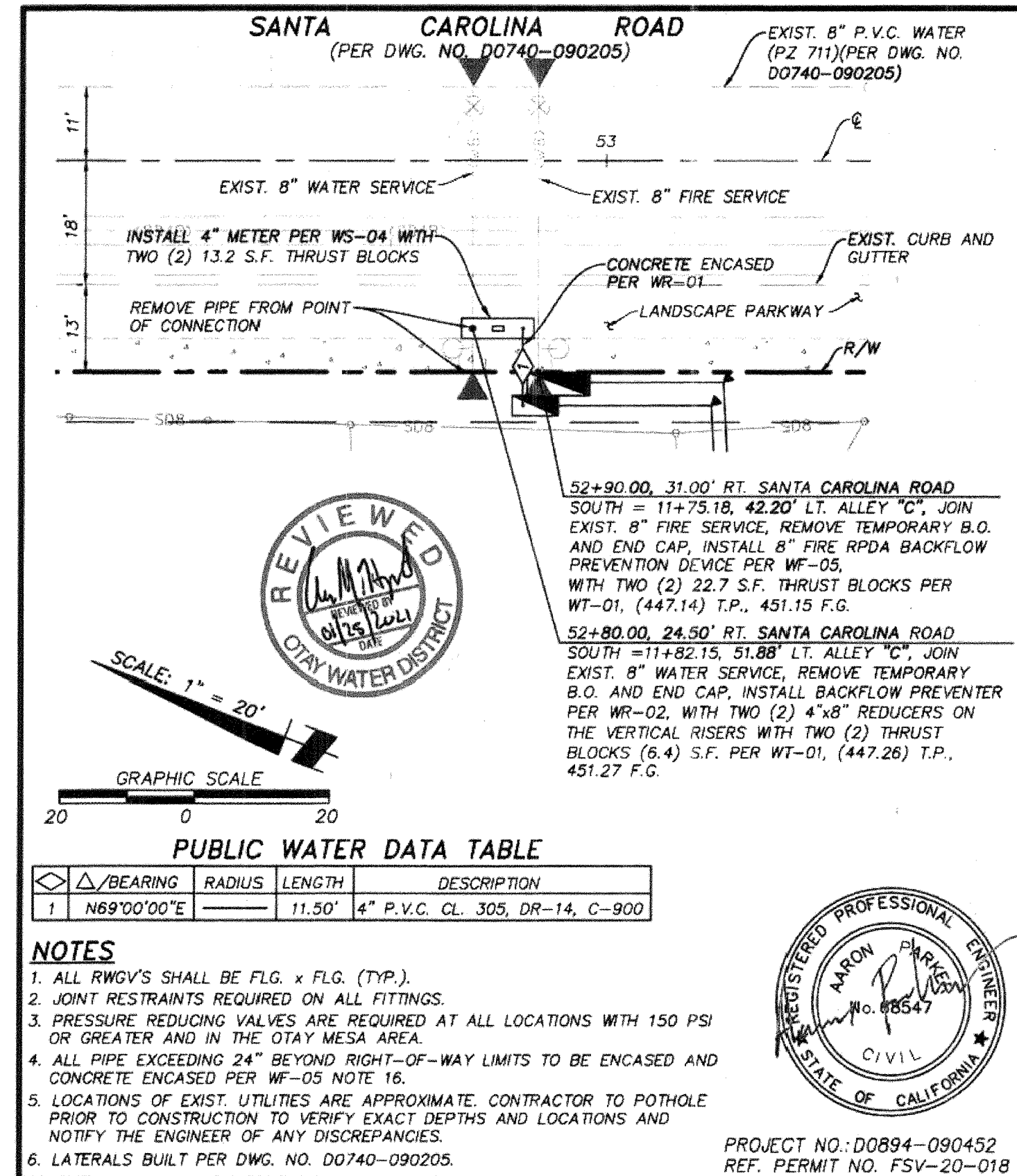


OTAY WATER DISTRICT
OTAY RANCH: R-25(A)



R.P.D.A. ASSEMBLY INSTALLATION

SHEET 2 OF 6 SHEETS
74392.10

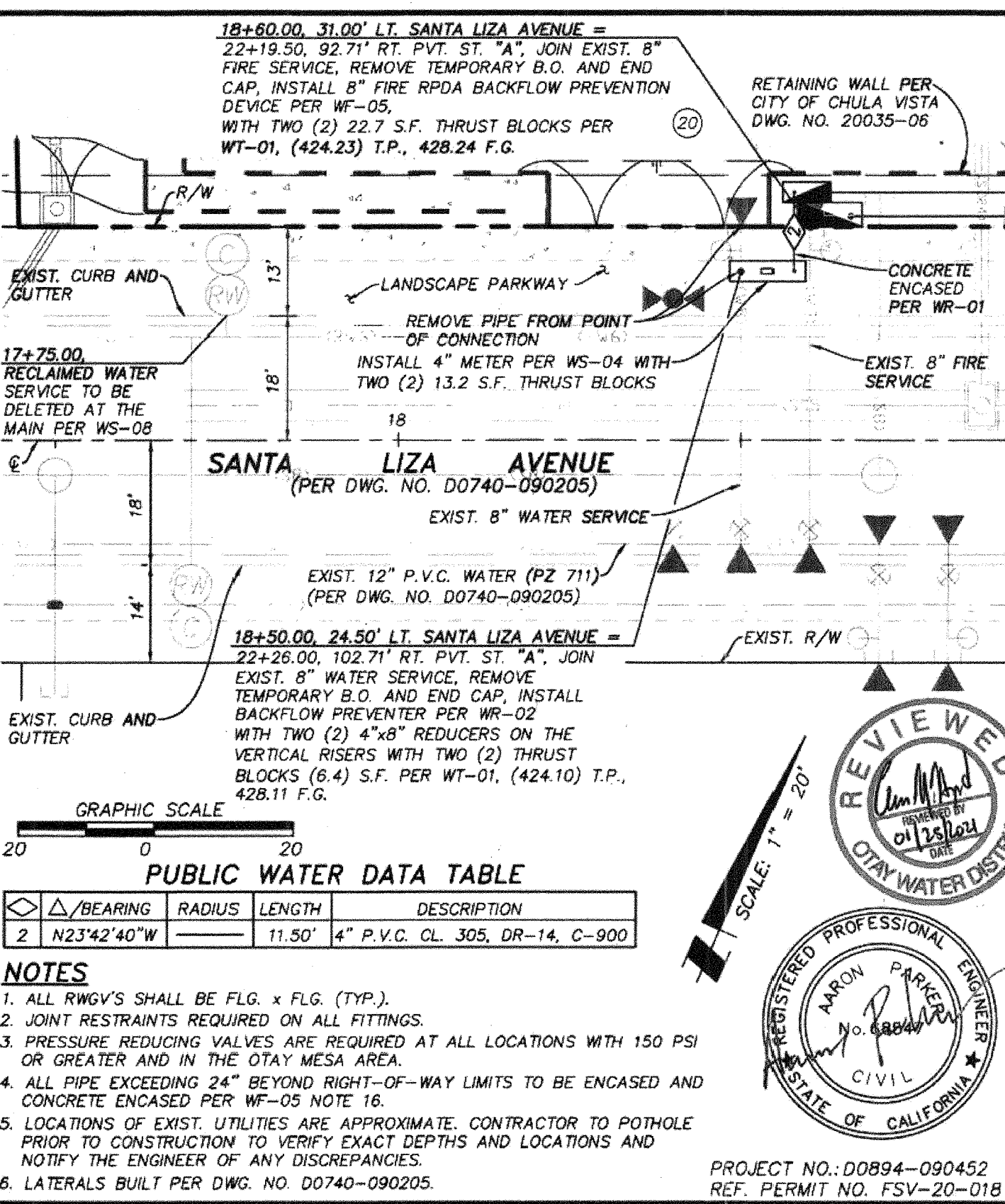


OTAY WATER DISTRICT
OTAY RANCH: R-25(A)



R.P.D.A. ASSEMBLY INSTALLATION

SHEET 3 OF 6 SHEETS
74392.10

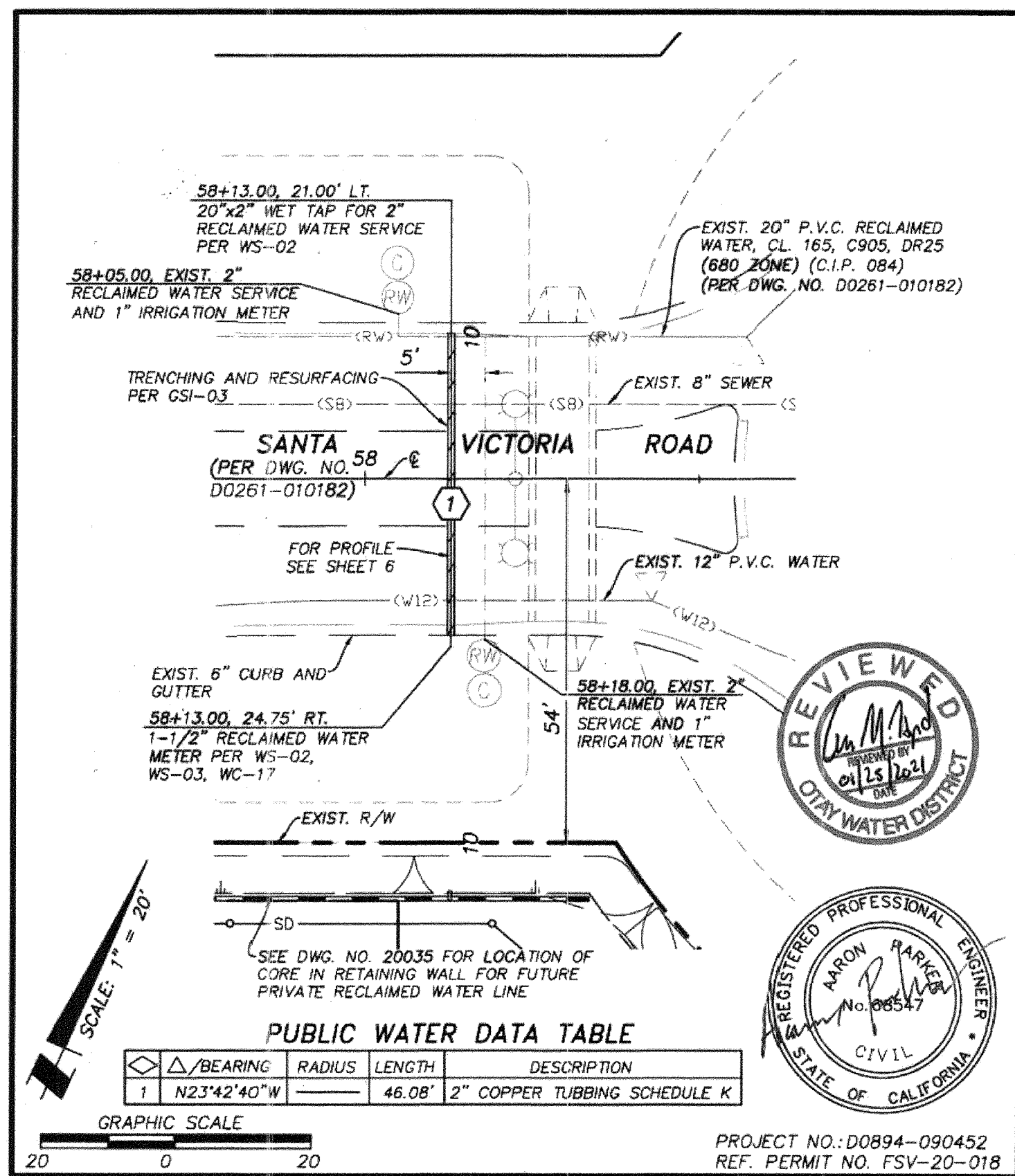


OTAY WATER DISTRICT
OTAY RANCH: R-25(A)



R.P.D.A. ASSEMBLY INSTALLATION

SHEET 4 OF 6 SHEETS
74392.10

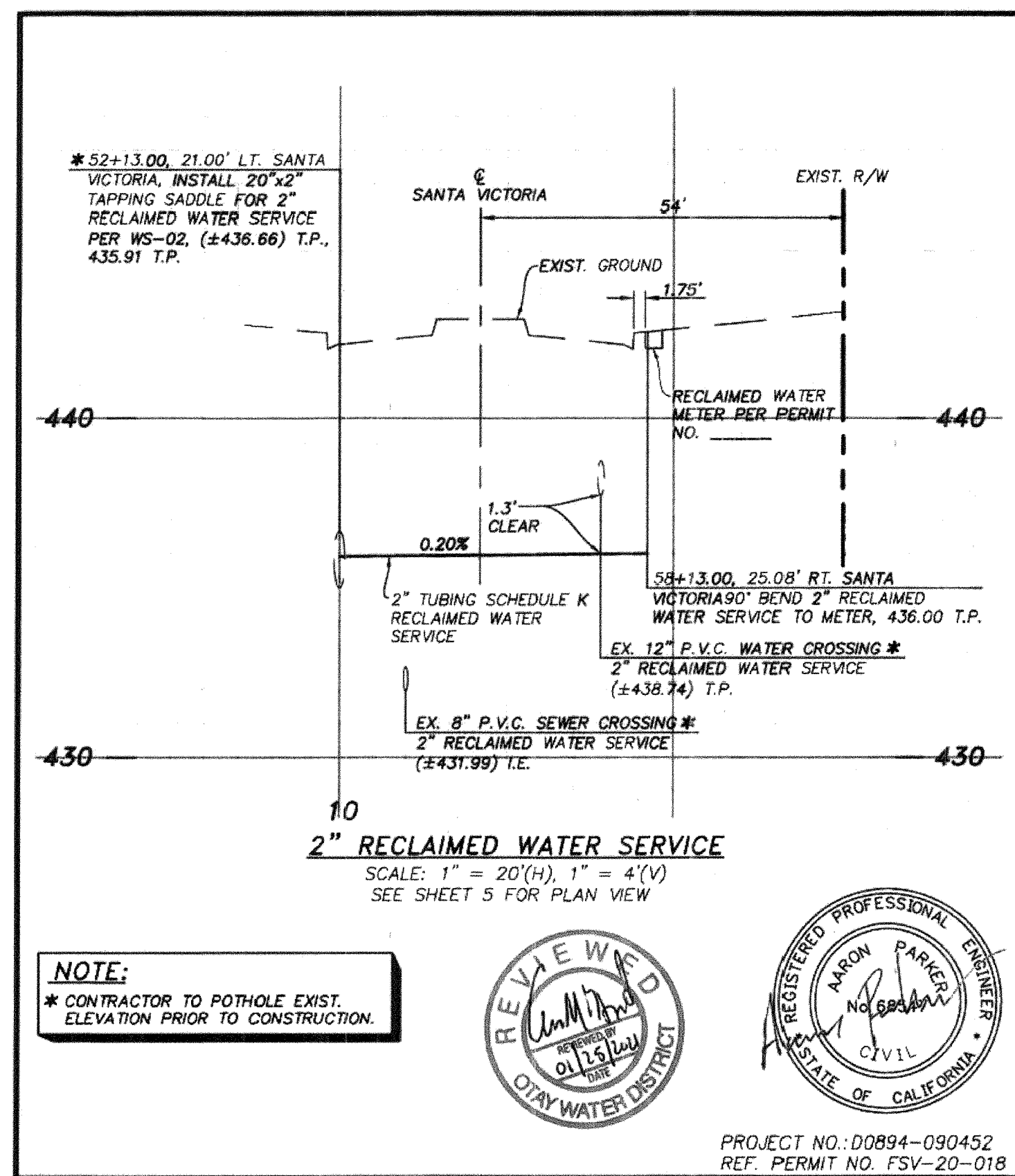


OTAY WATER DISTRICT
OTAY RANCH: R-25(A)



R.P.D.A. ASSEMBLY INSTALLATION

SHEET 5 OF 6 SHEETS
74392.10



OTAY WATER DISTRICT
OTAY RANCH: R-25(A)

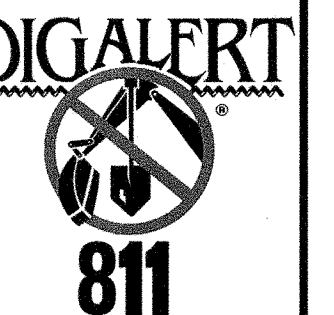
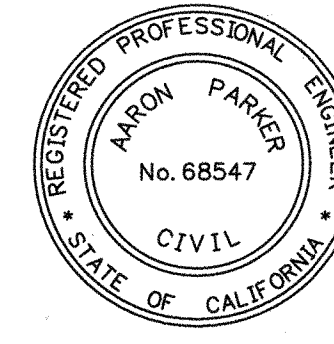


R.P.D.A. ASSEMBLY INSTALLATION

SHEET 6 OF 6 SHEETS
74392.10

OTAY WATER DISTRICT NOTES

1. WATER MAINS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND THE CURRENT APPROVED WATER AGENCIES' STANDARDS.
2. OTAY DISTRICT INSPECTION SHALL RECEIVE THE CONSTRUCTION SCHEDULE AT LEAST FIVE (5) WORKING DAYS IN ADVANCE OF THE START OF CONSTRUCTION. WORK DONE WITHOUT BENEFIT OF INSPECTION SHALL BE SUBJECT TO REMOVAL AT THE CONTRACTOR'S EXPENSE. THE TELEPHONE NUMBER OF OTAY WATER DISTRICT INSPECTION IS (619) 670-2203.
3. CONSTRUCTION SHALL NOT START UNTIL THE SUBDIVISION AGREEMENT HAS BEEN EXECUTED BETWEEN THE OTAY WATER DISTRICT AND THE DEVELOPER AND A PRECONSTRUCTION MEETING HAS BEEN HELD WITH THE OTAY WATER DISTRICT'S INSPECTION DEPARTMENT.
4. THE CONTRACTOR SHALL POTHOLE ALL TIE-IN LOCATIONS BEFORE PIPE INSTALLATION TO DETERMINE PIPE SIZE AND MATERIAL, ELEVATION, AND IF TIE-IN CAN BE MADE AT THE LOCATION INDICATED. THE CONTRACTOR SHALL ALSO POTHOLE ALL EXISTING UTILITIES THAT MAY INTERFERE WITH THE TIE-IN LOCATION AND EXPOSE PIPE A MINIMUM OF 3'-FEET ON EACH SIDE OF THE CONNECTION POINT TO ASSURE THAT NO COLLARS ARE IN THE TAP AREA. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OTAY WATER DISTRICT'S ENGINEERING DEPARTMENT, PUBLIC SERVICES PRIOR TO PROCEEDING.
5. WATER PRESSURE REGULATORS WILL BE REQUIRED. THE INSTALLATION AND MAINTENANCE OF REGULATORS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
6. APPROVAL OF THE PLANS BY THE OTAY WATER DISTRICT DOES NOT CONSTITUTE RESPONSIBILITY FOR ACCURACY OF INFORMATION NOR LOCATIONS OF EXISTING FACILITIES.
7. DEVELOPER/CUSTOMER AGREES THAT IF IT, ITS EMPLOYEES, AGENTS, OR ANY INDEPENDENT CONTRACTORS OR SUBCONTRACTORS SHOULD MAKE AN UNAUTHORIZED CONNECTION TO THE DISTRICT WATER SYSTEM, CUSTOMER IS SUBJECT TO THE FINES SET FORTH IN SECTION 72 OF THE DISTRICT'S CODE OF ORDINANCES INCLUDING, BUT NOT LIMITED TO, SECTION 72.03, "CERTAIN SPECIFIC OPERATIONAL VIOLATIONS". CUSTOMER ACKNOWLEDGES AND AGREES THAT PAYMENT OF FINES MAY BE DEDUCTED FROM ANY DEPOSIT CUSTOMER HAS WITH THE DISTRICT.
8. NO PERSON, OTHER THAN AN EMPLOYEE OR AGENT OF THE DISTRICT, SHALL HAVE ANY RIGHT TO OPERATE ANY PART OF A DISTRICT WATER DISTRIBUTION SYSTEM. ANY PERSON WHO TAMPERS OR INTERFERES WITH ANY PART OR COMPONENT OF SAID SYSTEM, OR CAUSES OR PERMITS ANY ACT OF TAMPERING OR INTERFERING WITH THE SYSTEM, SHALL BE LIABLE FOR ANY INJURY OR DAMAGE CAUSED THEREBY OR RESULTING THEREFROM. IN ADDITION, THE FINES SET FORTH IN SECTION 72 OF THE DISTRICT'S CODE OF ORDINANCES INCLUDING, BUT NOT LIMITED TO, SECTION 72.03, "CERTAIN SPECIFIC OPERATIONAL VIOLATIONS", WILL BE IMPOSED ON ANY PERSON OR COMPANY WHO OPERATES ANY PART OF THE DISTRICT WATER SYSTEM WITHOUT PROPER AUTHORIZATION.
9. NO MORE THAN 70 EQUIVALENT DWELLING UNITS CAN BE ON AN UNLOOPED SYSTEM.
10. NO MORE THAN 1,320 FEET OF MAIN SHALL BE IN USE WITHOUT LOOPING TO A SECOND THE WATER MAIN SHALL BE DESIGNED AND INSTALLED SO THAT IT TERMINATES AT A LOT LINE AND NOT WITHIN A LOT OR OTHERWISE APPROVED BY THE OTAY WATER DISTRICT.
11. THRUST BLOCK SIZING ASSUMES A SOIL BEARING CAPACITY OF 1,500 PSF. SHOULD FIELD CONDITIONS INDICATE A LESSER SOIL BEARING CAPACITY, NOTIFY THE OTAY WATER DISTRICT'S ENGINEERING DEPARTMENT, PUBLIC SERVICES.
12. THE TOP OF POTABLE WATER MAINS 12-INCHES IN DIAMETER AND SMALLER MUST BE 3.5 FEET BELOW FINISHED GRADE. THE TOP OF RECYCLED WATER MAINS 12-INCHES IN DIAMETER AND SMALLER MUST BE AT LEAST 4.5 FEET BELOW FINISHED GRADE. ALL WATER MAINS 16-INCHES IN DIAMETER AND LARGER MUST HAVE AN ADDITIONAL 1-FOOT OF COVER. THE TOP OF PIPE ELEVATIONS SHALL BE PROVIDED ON THE PROFILE EVERY 100 FEET. PIPELINES MUST BE THE CLASS AS SHOWN AND CONSTRUCTED ACCORDING TO THE APPROVED PLANS WITH A HORIZONTAL TOLERANCE OF 0.15 FEET AND A VERTICAL TOLERANCE OF 0.10 FEET.
13. EVERY RESIDENTIAL LOT MUST BE SERVED BY A 1-INCH COPPER SERVICE (WAS DWG WS-01). ALL OTHER LOTS MUST BE SERVED WITH A MINIMUM 2-INCH COPPER SERVICE (WAS DWG WS-02). CATHODIC PROTECTION WILL BE REQUIRED ON ALL NEW COPPER SERVICES (WAS DWG WC-17). ADDITIONALLY, ALL SACRIFICIAL ANODES SHALL BE TESTED FOR OPERATION AND A REPORT ISSUED BY THE DEVELOPER'S CORROSION ENGINEER. SERVICE SADDLES SHALL BE A MINIMUM 2.0 FEET AWAY FROM OTHER SADDLES OR JOINTS. MULTIPLE SADDLES ON THE SAME PIPE LENGTH SHALL BE ALTERNATELY STAGGERED 10 TO 30 DEGREES TO PREVENT A WEAK PLANE IN THE PIPE.
14. FOR CONNECTIONS TO EXISTING WATER MAINS, ALL WET TAP CONNECTIONS TO EXISTING PIPELINES, WHETHER FOR MAINLINE EXTENSION OR SERVICE LATERALS, SHALL BE PERFORMED BY THE DISTRICT. THE CONTRACTOR SHALL FURNISH THE TAPPING SLEEVE OR TEE VALVES AND ALL OTHER MATERIALS AS CALLED FOR IN THE WATER AGENCIES' STANDARDS. [HTTP://WWW.SDWS.ORG/](http://www.sdws.org/) STANDARD SPECIFICATIONS SECTION, IN ACCORDANCE WITH THE APPROVED MATERIALS LIST, THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR AND TRAFFIC CONTROL REQUIRED FOR THE EXCAVATION AND INSTALLATION OF THE CONNECTION INCLUDING BUT NOT LIMITED TO EXCAVATION BY HAND OR MACHINE, POURING OF THRUST AND ANCHOR BLOCKS, INSTALLATION OF GATE CASING, PAINTING AND WRAPPING OF FITTINGS, BACKFILL AND COMPACTION OF TRENCH AREA AND PAVEMENT REPLACEMENT.
15. A MINIMUM OF 24-INCHES OF PERMANENT BACKFILL SHALL BE INSTALLED OVER THE WATER MAIN PRIOR TO ANY TESTING.



AS BUILT

Signature: AARON PARKER Date: 2/26/2021

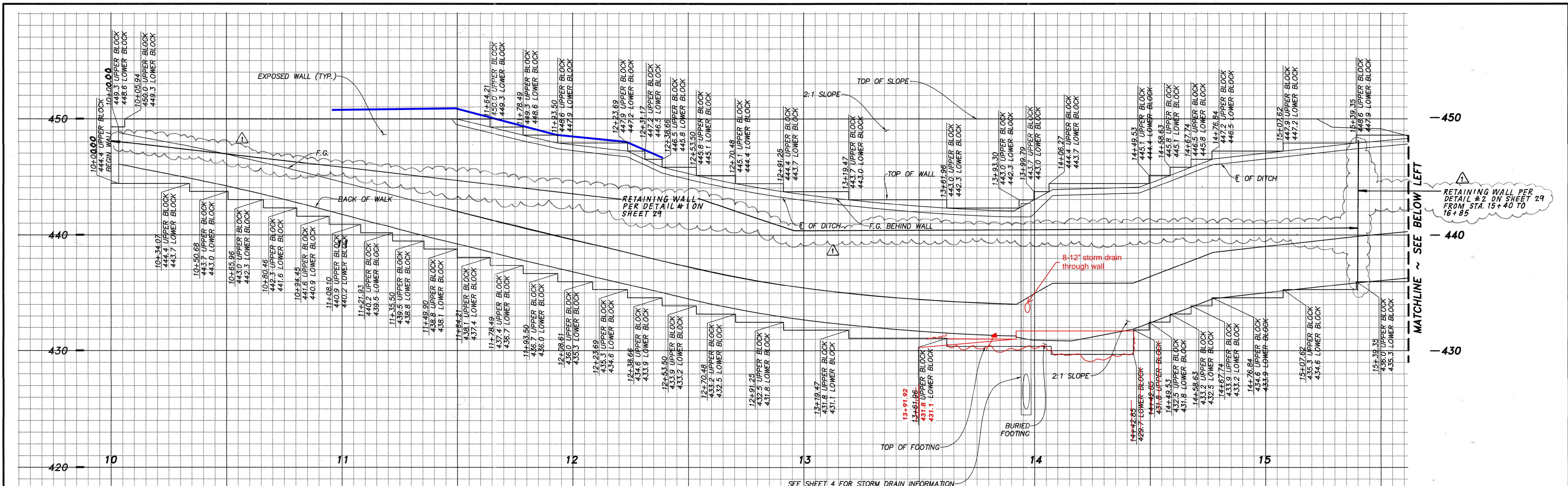
Printed Name: AARON PARKER P.E. No. 68547

My Registration Expires 9-30-21 Discipline: CIVIL

PLANNING ENGINEERING SURVEYING
3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
(619) 560-1141
688-560-8157 Fax

CONTRACTOR:	06200, 06033, 06035, 06049, 14024, 14031, 14038	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.R. TRACKING STA. 15'+ E OF METAL GATE. (PT. #1344 PER R.O.S. 1484) ELEVATION = 520.425 (NAVD '88)	HORIZONTAL N/A VERTICAL N/A	J.S.	T.P.	A.P.	02/26/21	2/26/2021	OTAY WATER DISTRICT PLANS AND R.P.D.A. EXHIBITS FOR: OTAY RANCH VILLAGE 2 R-25(A) CITY OF CHULA VISTA TRACT NO. DR20-0010	20035-18
DATE COMPLETED:								AARON PARKER					CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	W.O. No. PC-2609

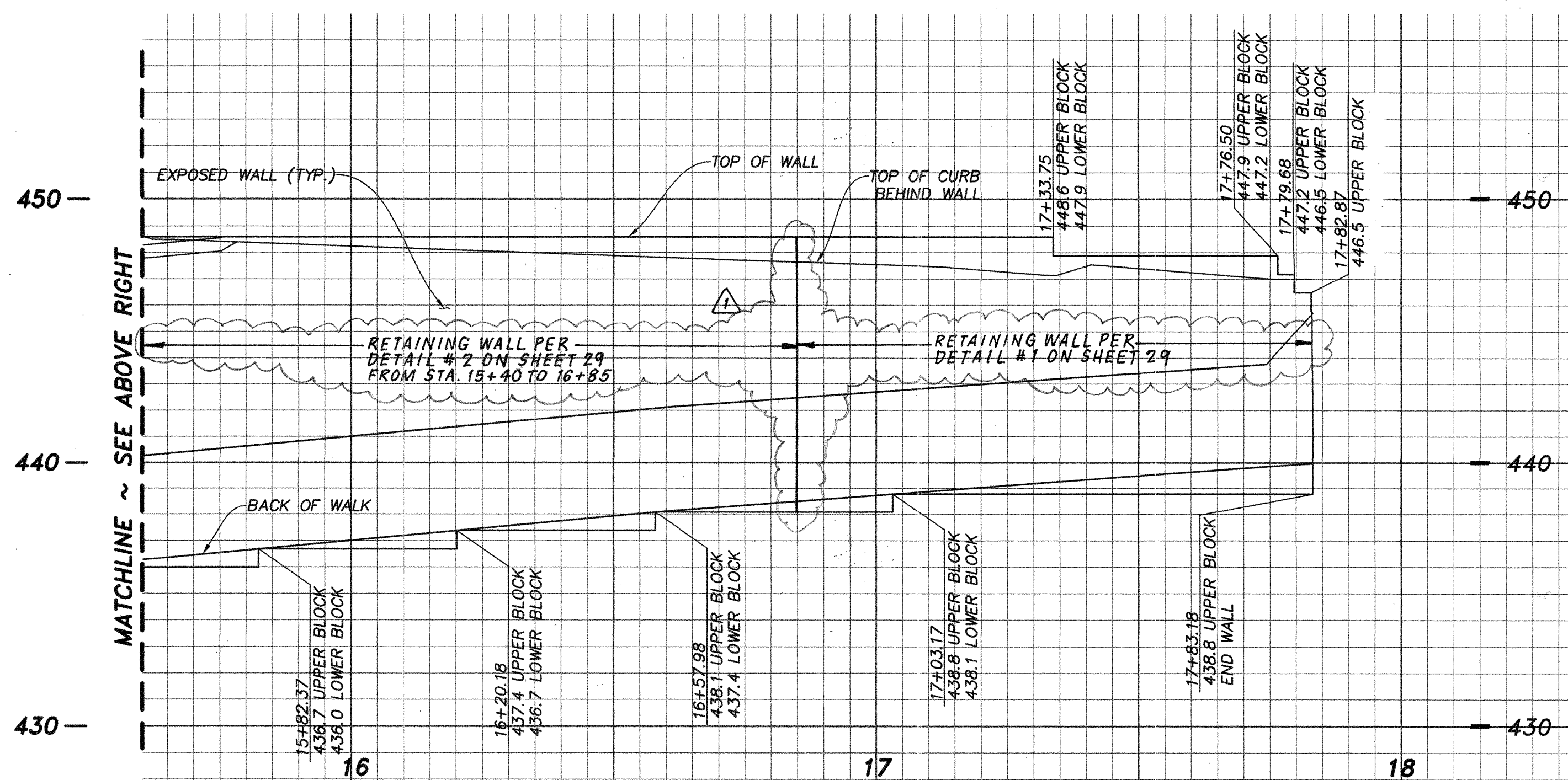
OTAY RANCH VILLAGE 2 ~ R-25(A)



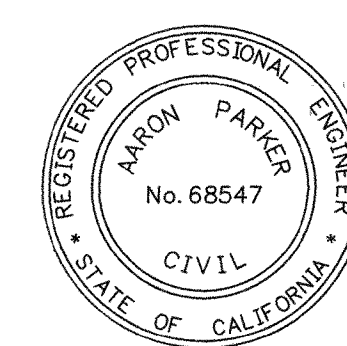
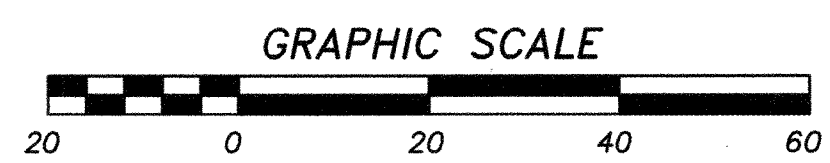
A PROFILE ~ RETAINING WALL
 19 SCALE 1" = 20'(H), 1" = 4'(V)

NOTE:
 WALL MATERIAL IS ORGO 'ADOBE' SLUMPSTONE WITH DAVIS COLOR # MC66 GROUT.

NOTE:
 SEE SHEET 29 FOR WALL STRUCTURAL DETAILS.



A PROFILE ~ RETAINING WALL
 19 SCALE 1" = 20'(H), 1" = 4'(V)



AS BUILT

Signature: Aaron Parker Date: 1/29/2021

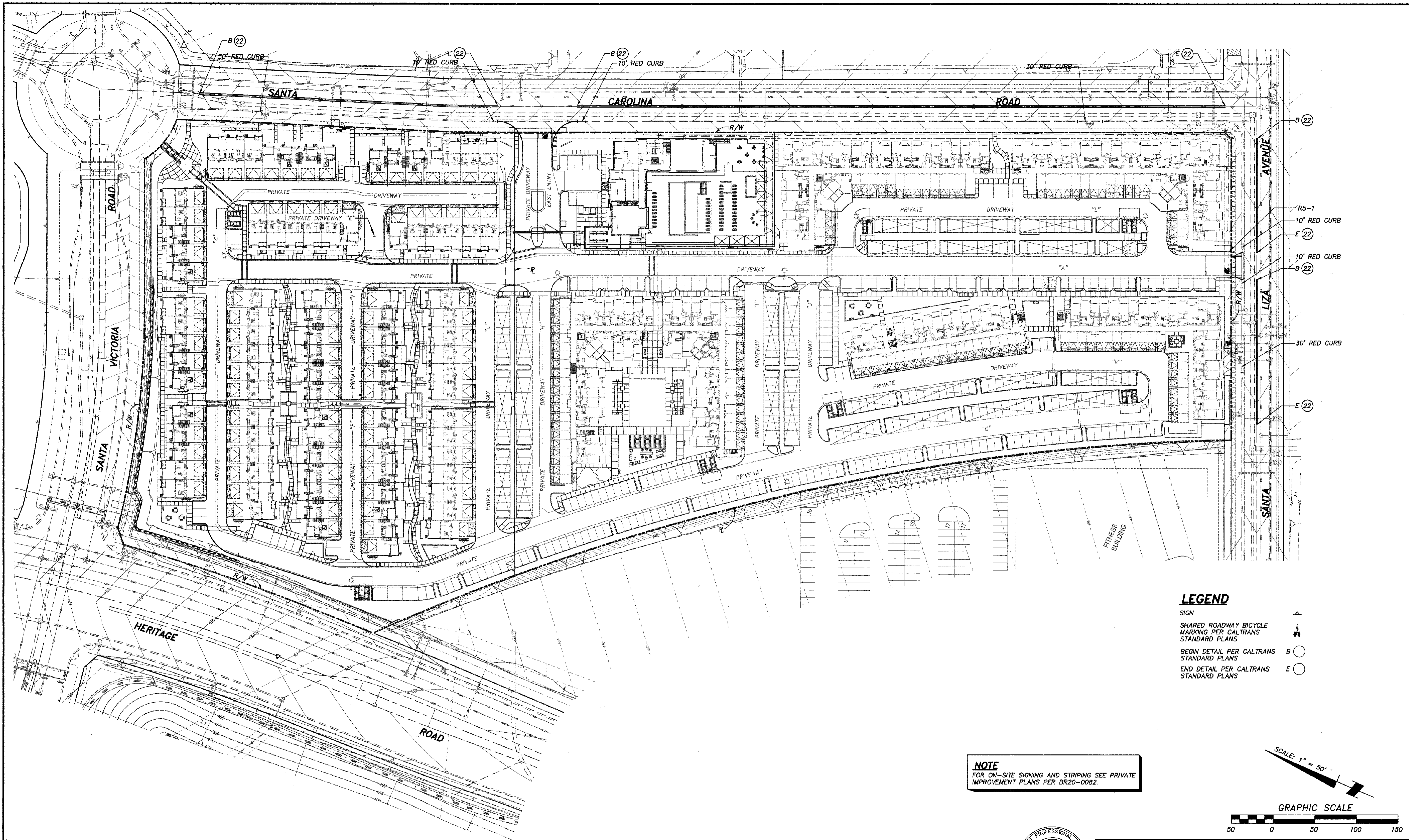
Printed Name: Aaron Parker P.E. No. 68547

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: 06020, 06033, 06035, 06049, 14024, 14031, 14038	REFERENCES	By: <u>SB&O</u>	App'd: <u>ADD RETAINING WALL NOTE.</u>	Date: <u>2/24/21</u>	App'd: <u>REVISOR RET. WALL FOOTING</u>	Date: <u>3/7/21</u>	BENCHMARK DESCRIPTION: BRASS DISC MKD. "SO CITY ENGR." IN 3/4" IRON PIPE 0.5 MI S'LY OF INTX LA MEDIA RD. & BIRCH RD 80' S'W CORN. OF GRANEL RD. 225'-1" W OF GATE TO A.V.R. TRACKING STA. 15+00 E OF METAL GATE. (PT. #1344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD 88)	SCALE HORIZONTAL 1" = 20' VERTICAL 1" = 4'	Designed By: <u>J.S.</u>	Drawn By: <u>T.P.</u>	Checked By: <u>A.P.</u>	Submitted: <u>9/29/21</u>	Approved: <u>1/29/2021</u>	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT RETAINING WALL PROFILES FOR: OTAY RANCH VILLAGE 2, R-25(A) CITY OF CHULA VISTA TRACT NO. DR20-0010	DRAWING NO. 20035-19 W.O. No. PC-2609
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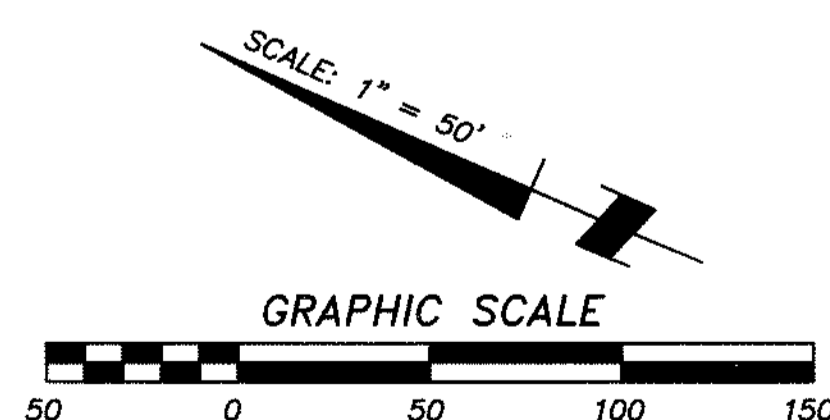
OTAY RANCH VILLAGE 2 ~ R-25(A)



LEGEND

- SIGN
- SHARED ROADWAY BICYCLE MARKING PER CALTRANS STANDARD PLANS
 - BEGIN DETAIL PER CALTRANS STANDARD PLANS
 - END DETAIL PER CALTRANS STANDARD PLANS

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



AS BUILT

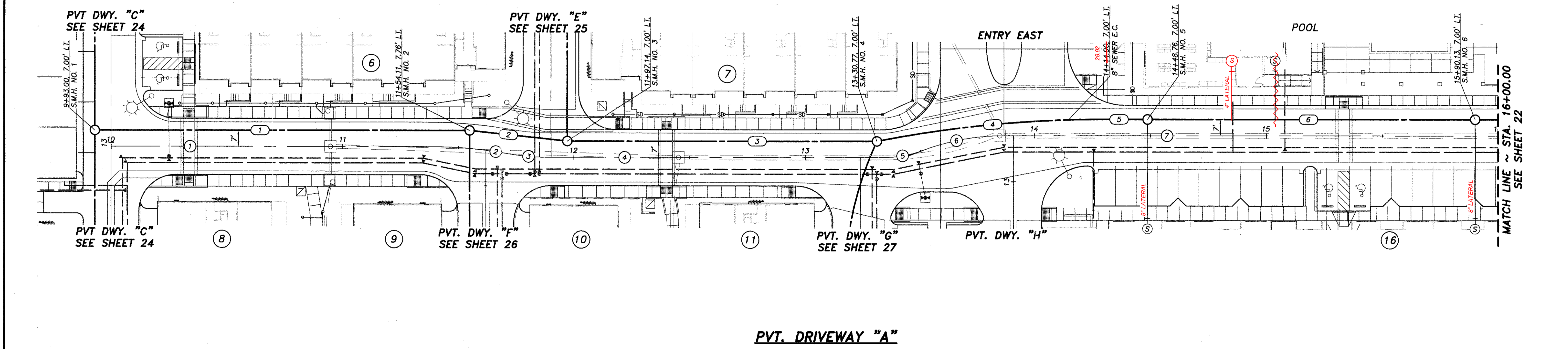
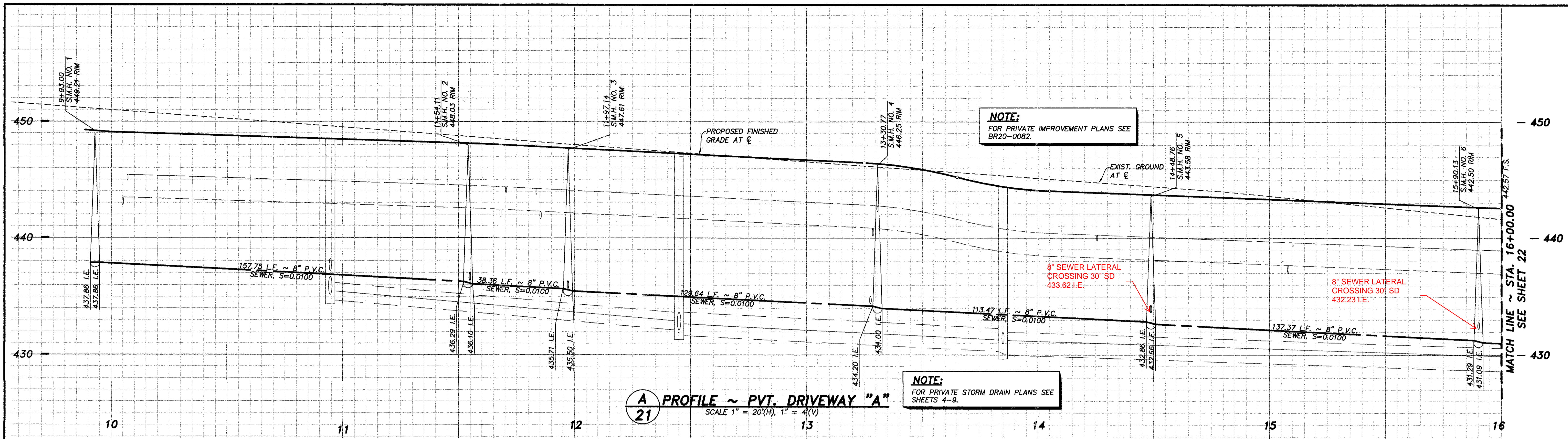
Signature: Aaron Parker Date: 1/29/2021
 Printed Name: AARON PARKER P.E. No. 68547
 My Registration Expires: 9-30-21 Discipline: CIVIL

SB&O INC.
 PLANNING ENGINEERING SURVEYING
 3890 Ruffin Road, Suite 120
 San Diego, Ca. 92123
 658-560-1141
 658-560-8157 Fax

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:	06020, 06033, 06035, 06049,								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/VK TRACKING STA. 15'+ E OF METAL GATE. (PT. #1344 PER R.O.S. 1484) ELEVATION = 520.425 (NAVD '88)		HORIZONTAL 1" = 50'	J.S.	T.P.	A.P.	01/29/21	1/29/2021	SIGNING AND STRIPING PLANS FOR: OTAY RANCH VILLAGE 2 R-25(A) CITY OF CHULA VISTA TRACT NO. DR20-0010		20035-20
INSPECTOR:	14024, 14031, 14038										VERTICAL N/A	Plans Prepared Under Supervision Of: <u>Aaron Parker</u>		12/11/20					W.O. No. PC-2609
DATE COMPLETED:												AARON PARKER	R.C.E. No. 68547						74392.20

OTAY RANCH VILLAGE 2 ~ R-25(A)

Plotted: 11/22/2020 10:14 AM D:\74392 R-25A MF\03 DWG\DRP174392R20.DWG - mquarm



PVT. DRIVEWAY "A"

NOTE:
FOR SEWER LATERAL DATA TABLE
SEE SHEET 28.

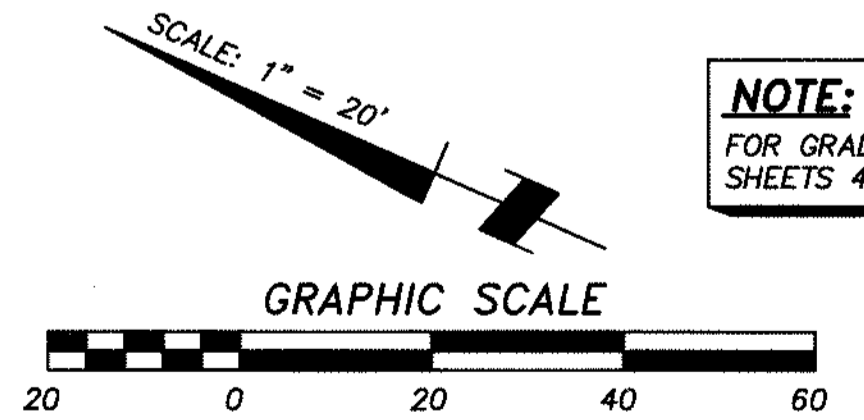
NOTE:
FOR GRADING AND STORM DRAIN PLANS SEE
SHEETS 4-9.

PRIVATE SEWER DATA TABLE

NO.	Δ/BEARING	RADIUS	LENGTH	DESCRIPTION
1	N23°42'40"W	157.75	8" P.V.C., DR-35	
2	N17°36'49"W	38.36	8" P.V.C., DR-35	
3	N23°42'40"W	129.64	8" P.V.C., DR-35	
4	10°57'27"	500.00	8" P.V.C., DR-35	
5	N23°42'40"W	17.85	8" P.V.C., DR-35	
6	N23°42'40"W	137.38	8" P.V.C., DR-35	

Δ DATA TABLE

NO.	Δ/BEARING	RADIUS	LENGTH
1	N23°42'40"W	157.75	136.98'
2	9°56'11"	200.00'	34.68'
3	9°56'11"	100.00'	17.34'
4	N23°42'40"W	17.85	144.22'
5	20°30'03"	50.00'	17.89'
6	20°30'03"	100.00'	35.78'
7	N23°42'40"W	137.38	187.50'



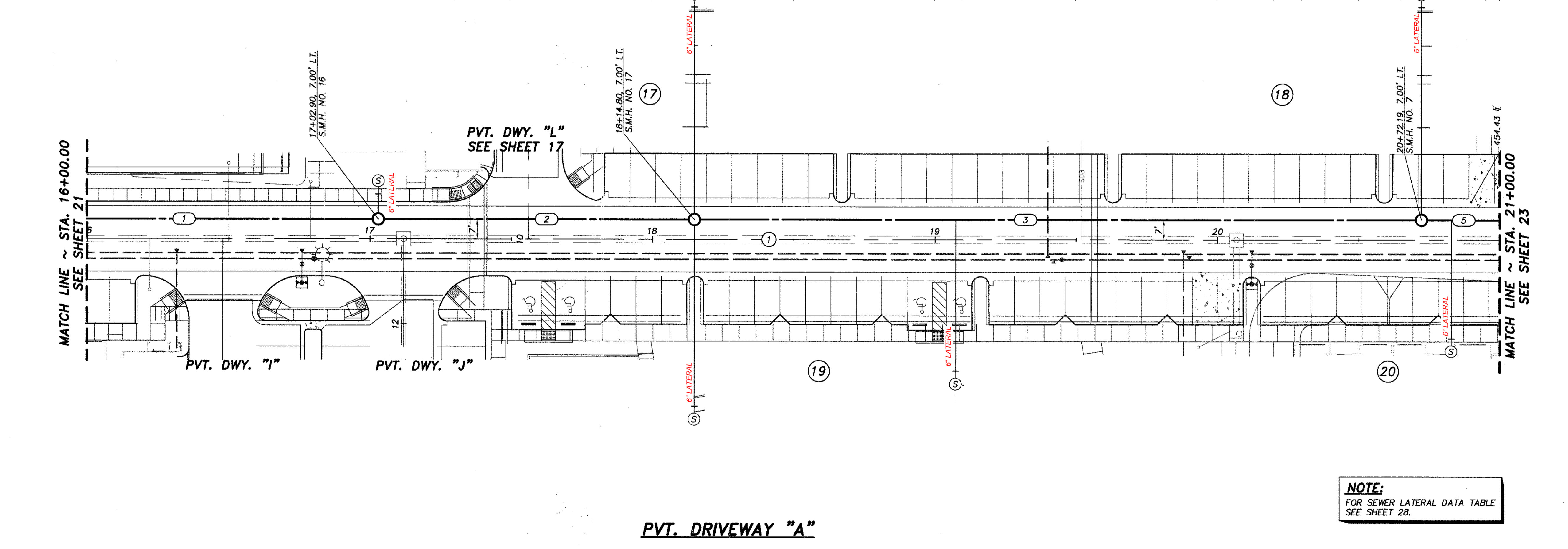
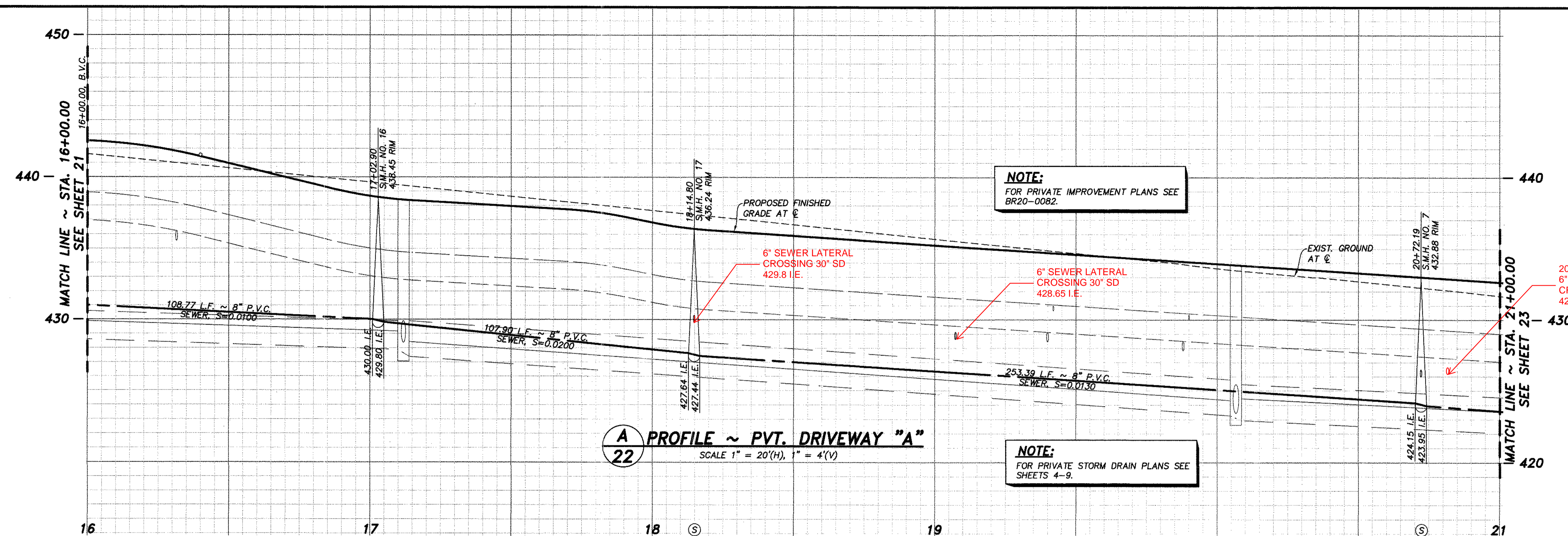
AS BUILT

Signature: Aaron Parker Date: 1/29/2021
 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: INSPECTOR: DATE COMPLETED:	REFERENCES 06020, 06033, 06035, 06049, 14024, 14031, 14038	By: <u>SB&C</u> REVISIONS ADD SWR LAT. SIZES, SHIFT LATERAL Date: <u>2/16/21</u>	App'd: _____ Date: _____	BENCHMARK DESCRIPTION: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI SLY. OF INTX LA MEDIA RD. & BRCH RD SD SIDE OF GRAVEL RD. 225'+ W OF GATE TO A.V.R. TRACKING STA. 15'+ E OF METAL GATE. (PT. #1544 PER R.O.S. 1484) ELEVATION = 520.425 (NAVD '88)	SCALE HORIZONTAL 1" = 20' VERTICAL 1" = 4'	Designed By: <u>J.S.</u> Drawn By: <u>T.P.</u> Checked By: <u>A.P.</u> Planned Under Supervision Of: <u>Aaron Parker</u> Date: <u>12/11/20</u> R.C.E. No. <u>68547</u>	Submitted: <u>1/29/21</u> By: <u>[Signature]</u> Planning: <u>[Signature]</u> Landscape: <u>MR</u>	Approved: <u>1/29/2021</u> By: <u>[Signature]</u> For the City Engineer	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT PRIVATE IMPROVEMENT PLANS FOR: OTAY RANCH VILLAGE 2 R-25(A) CITY OF CHULA VISTA TRACT NO. DR20-0010	DRAWING NO. 20035-21 W.O. No. PC-2609
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OTAY RANCH VILLAGE 2 ~ R-25(A)



¢ DATA TABLE

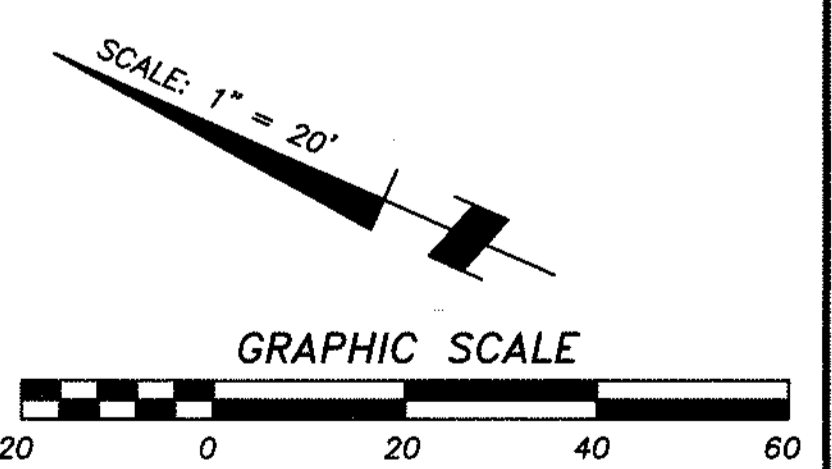
¢	Δ/BEARING	RADIUS	LENGTH
1	N23°42'40"W	500.00'	

PRIVATE SEWER DATA TABLE

¢	Δ/BEARING	RADIUS	LENGTH	DESCRIPTION
1	N23°42'40"W	109.63	8"	P.V.C., DR-35
2	N23°42'40"W	108.60	8"	P.V.C., DR-35
3	N23°42'40"W	88.50	8"	P.V.C., DR-35
4	N23°42'40"W	170.81	8"	P.V.C., DR-35
5	N23°42'40"W	15.21	8"	P.V.C., DR-35

NOTE:
FOR GRADING AND STORM DRAIN PLANS SEE SHEETS 4-9.

NOTE:
FOR SEWER LATERAL DATA TABLE SEE SHEET 28.



AS BUILT

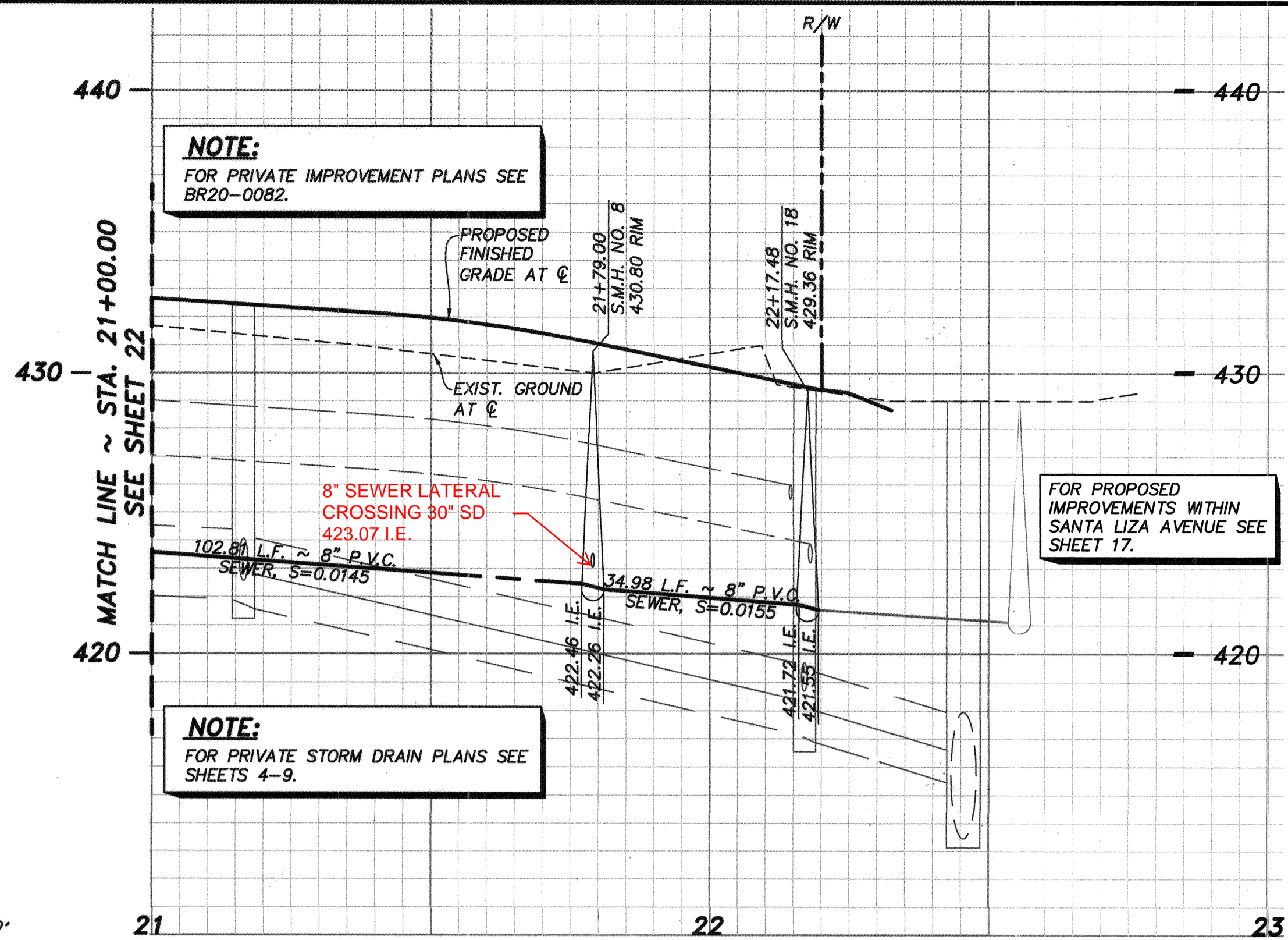
Signature: Aaron Parker Date: 1/29/2021

Printed Name: Aaron Parker P.E. No. 68547

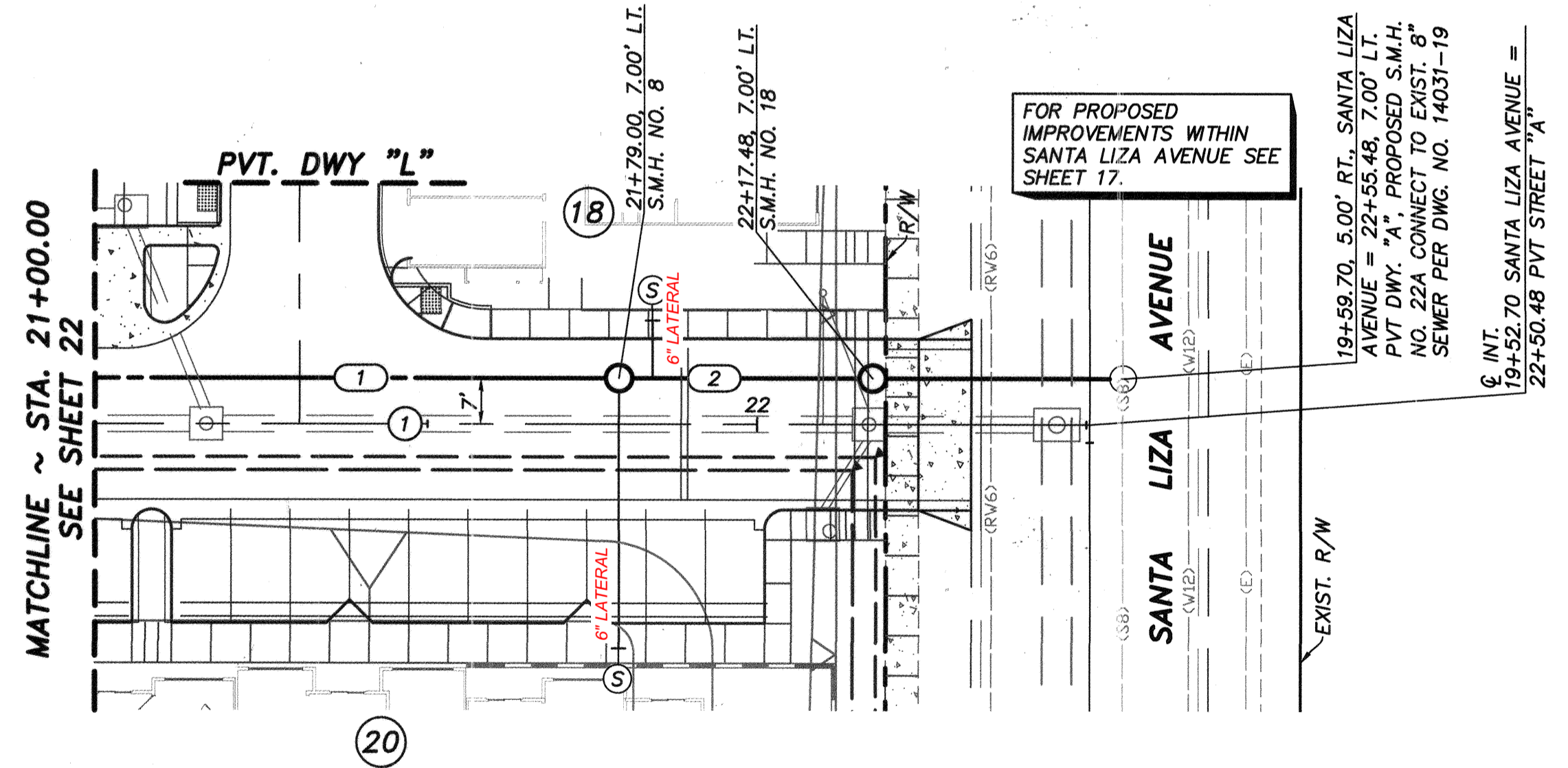
My Registration Expires 9-30-21 Discipline CIVIL

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3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
658-563-1141
658-560-3157 Fax

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: INSPECTOR: DATE COMPLETED:	06020, 06033, 06035, 06049, 14024, 14031, 14038	SB&O	ADD SWR LAT. SIZES	2/18/21		DESCRIPTION: BRASS DISC MKD. "SO CITY ENGR." IN 3/4" IRON PIPE (1.5 IN SLY) OF INTX LA MEDIA RD. & BRICH 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. 1484) ELEVATION = 520.425 (NAVD '88)	HORIZONTAL 1" = 20' VERTICAL 1" = 4'	J.S.	TP	A.P.		01/20/21	1/29/2021	PRIVATE IMPROVEMENT PLANS FOR: OTAY RANCH VILLAGE 2 R-25(A) CITY OF CHULA VISTA TRACT NO. DR20-0010	20035-22 W.O. No. PC-2609



A PROFILE ~ PVT. DRIVEWAY "A"
23
SCALE 1" = 20'(H), 1" = 4'(V)



PVT. DRIVEWAY "A"

DATA TABLE

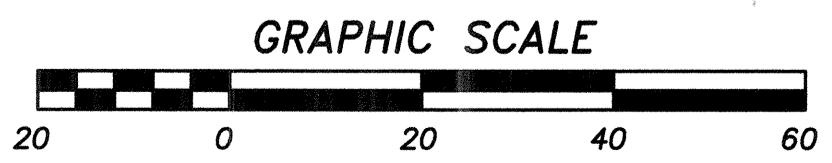
Δ/BEARING	RADIUS	LENGTH
1 N23°42'40"W		150.48'

PRIVATE SEWER DATA TABLE

Δ/BEARING	RADIUS	LENGTH	DESCRIPTION
1 N23°42'40"W	77.00	8"	P.V.C., DR-35
2 N23°42'40"W	34.48	8"	P.V.C., DR-35

NOTE:
FOR SEWER LATERAL DATA TABLE SEE SHEET 28.

NOTE:
FOR GRADING AND STORM DRAIN PLANS SEE SHEETS 4-9.



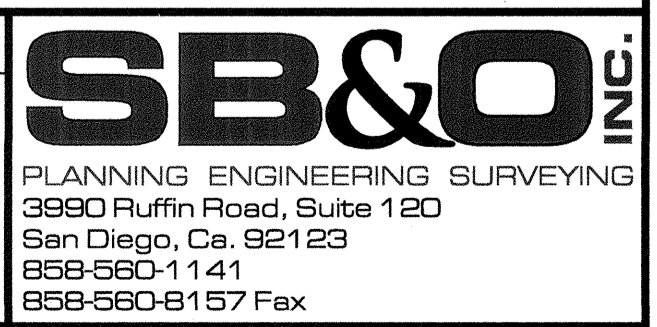
AS BUILT

Signature: _____ Date: _____

AARON PARKER P.E. No. 68547

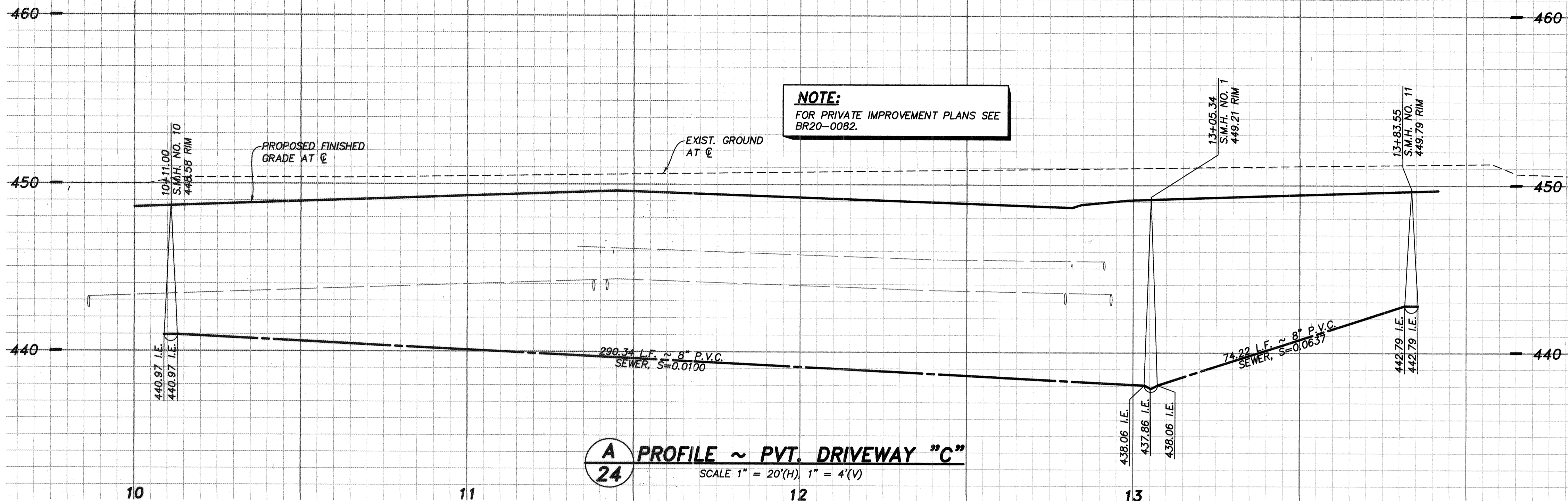
Printed Name

My Registration Expires 9-30-21 Discipline CIVIL



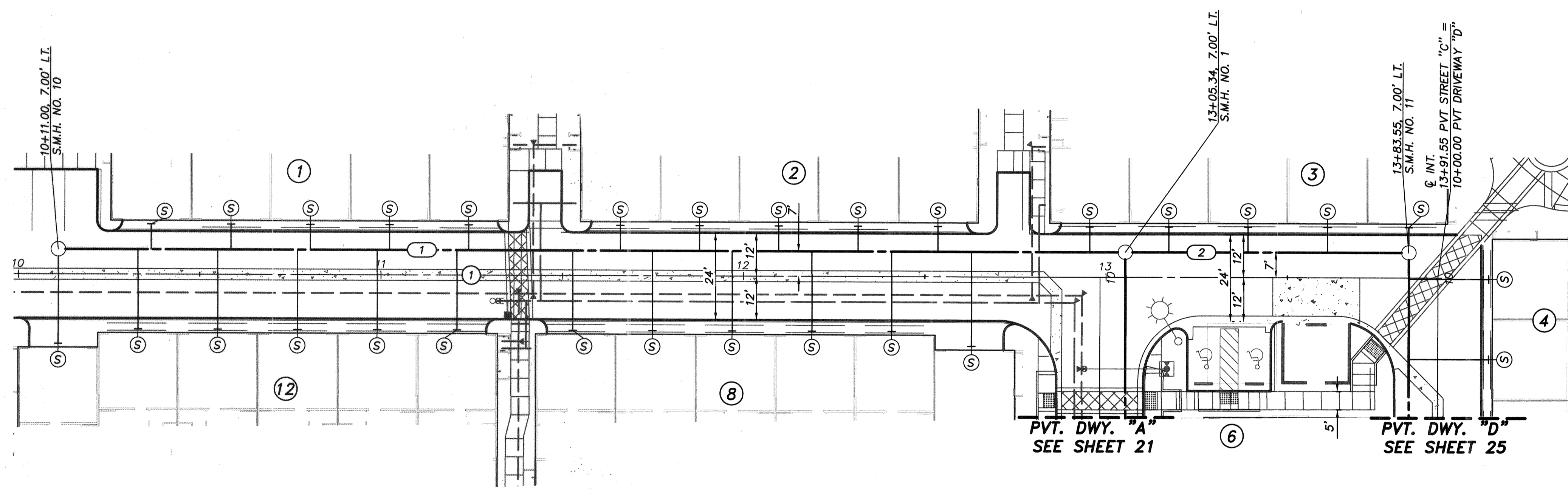
CONSTRUCTION RECORD	REFERENCES	By	REVISIONS	Date	App'd	BENCHMARK	SCALE	Designed By:	Drawn By:	Checked By:	Submitted:	Approved:	CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO.
CONTRACTOR:	06020, 06033, 06035, 06049, 14024, 14031, 14038	SB&C	ADD SWR LAT. SIZES	2/18/21		DESCRIPTION: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" IRON PIPE, 0.5 MI SLY. OF INTX. LA MEDIA RD. & BRCH 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)	1" = 20' VERTICAL 1" = 4'	J.S.	T.P.	A.P.	01/29/21	1/29/2021	PRIVATE IMPROVEMENT PLANS FOR: OTAY RANCH VILLAGE 2 R-25(A) CITY OF CHULA VISTA TRACT NO. DR20-0010	20035-23
INSPECTOR:								AARON PARKER			12/11/20	For the City Engineer		W.O. No. PC-2609
DATE COMPLETED:														74392.20

OTAY RANCH VILLAGE 2 ~ R-25(A)



NOTE:
FOR PRIVATE IMPROVEMENT PLANS SEE
BR20-0082.

A PROFILE ~ PVT. DRIVEWAY "C"
SCALE 1" = 20'(H), 1" = 4'(V)



PVT. DRIVEWAY "C"

Q DATA TABLE

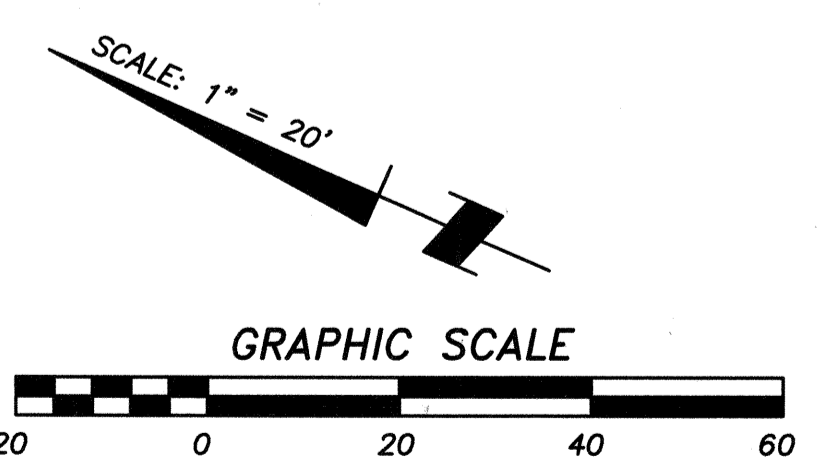
Q	Δ/BEARING	RADIUS	LENGTH
1	N66°17'20"E	—	145.25'

PRIVATE SEWER DATA TABLE

Q	Δ/BEARING	RADIUS	LENGTH	DESCRIPTION
1	N66°17'20"E	290.34	8" P.V.C.	DR-35
2	N66°17'20"E	74.20	8" P.V.C.	DR-35

NOTE:
FOR SEWER LATERAL DATA TABLE
SEE SHEET 28.

NOTE:
FOR GRADING AND STORM DRAIN PLANS SEE
SHEETS 4-9.



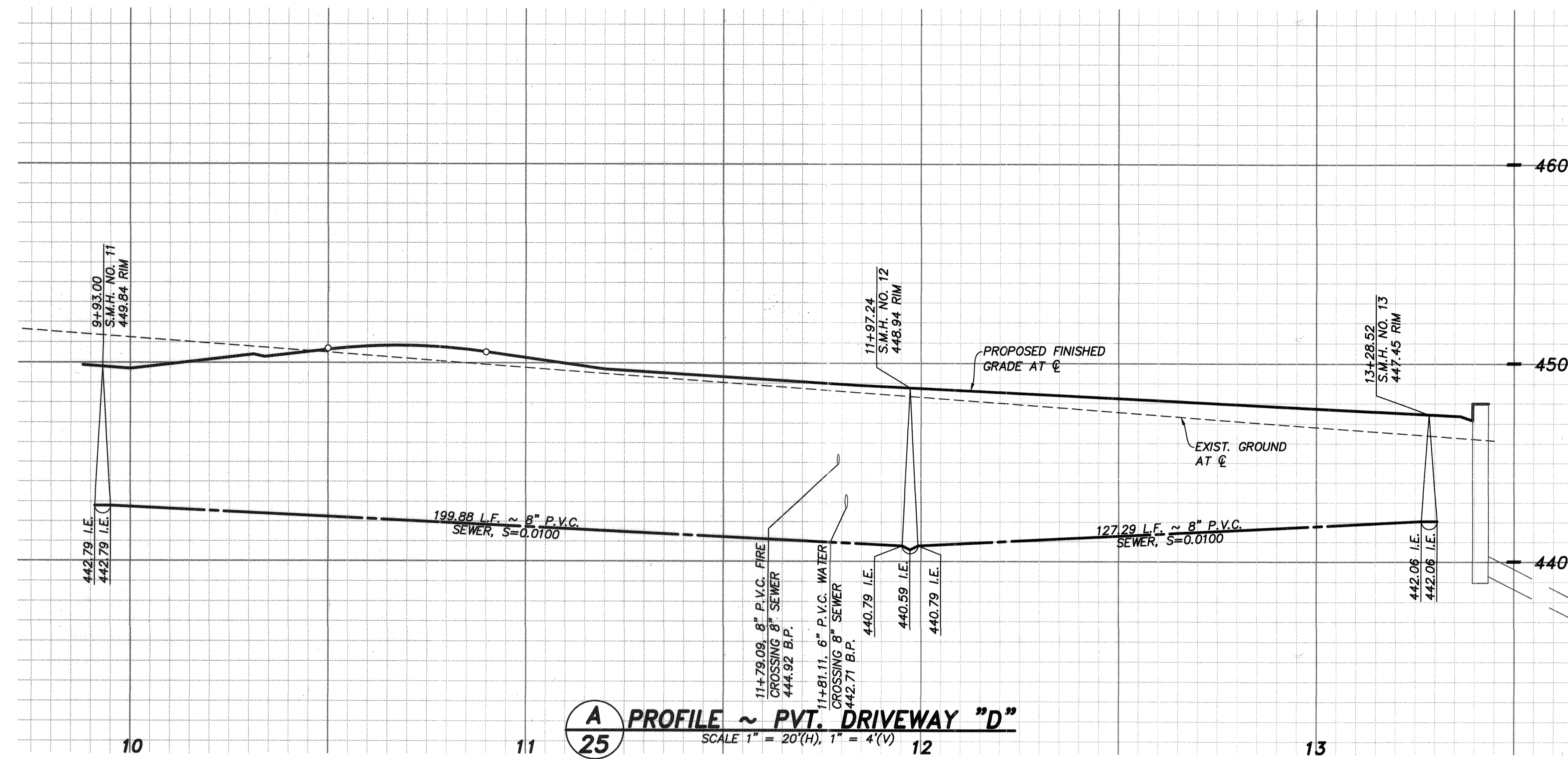
AS BUILT

Signature: Aaron Parker Date: 1/29/2021
 Printed Name: Aaron Parker P.E. No. 68547
 My Registration Expires 9-30-21 Discipline CIVIL

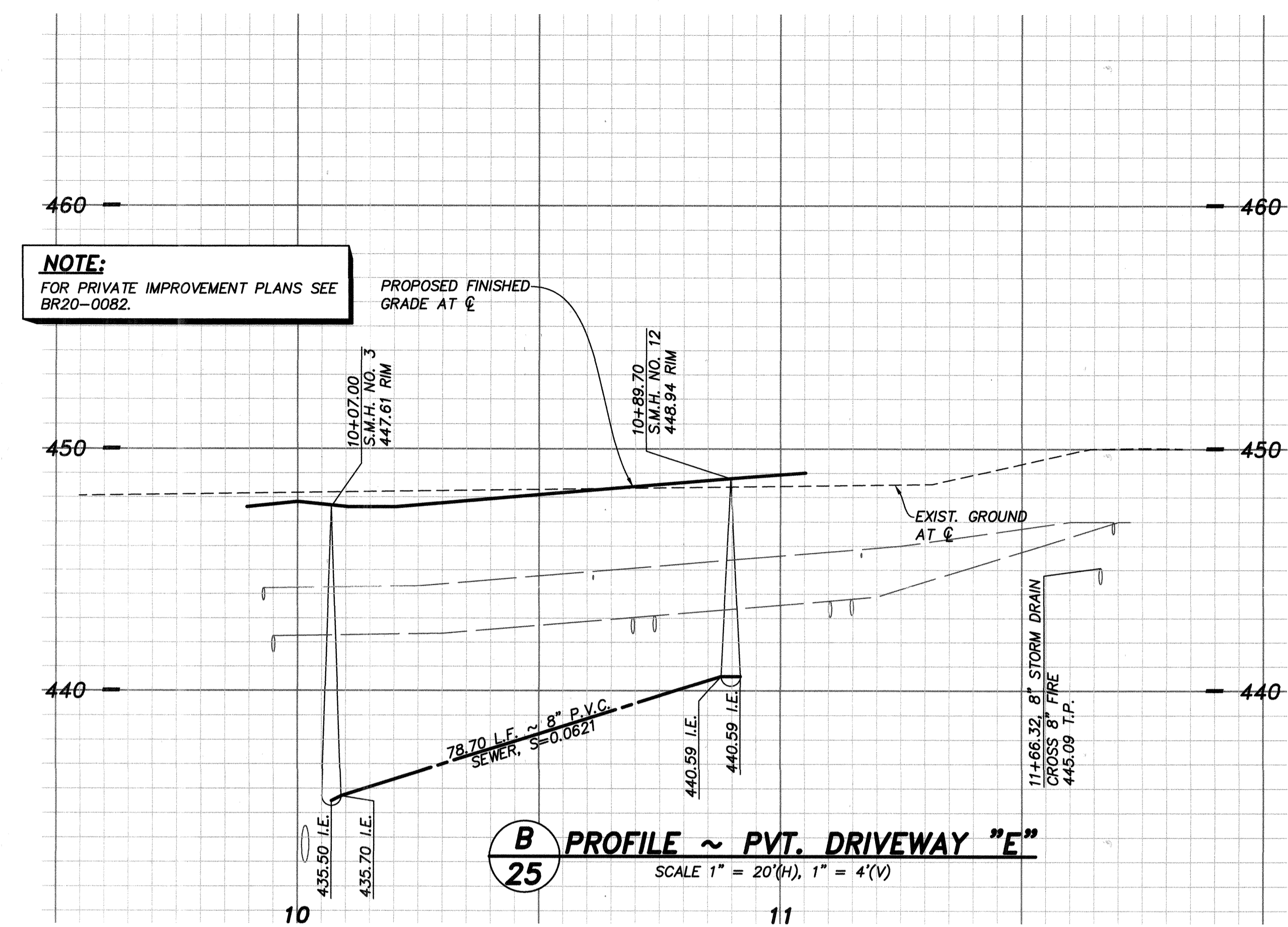
SB&O INC.
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 3990 Ruffin Road, Suite 120
 San Diego, Ca. 92123
 658-560-1141
 658-560-8157 Fax

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: INSPECTOR: DATE COMPLETED:	06020, 06033, 06035, 06049, 14024, 14031, 14038					DESCRIPTION: 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. (PT. #1344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '88)	HORIZONTAL 1" = 20' VERTICAL 1" = 4'	J.S. Plane Prepared Under Supervision Of: <u>Aaron Parker</u> R.C.E. No. <u>68547</u>	T.P. A.P.			01/29/21 <u>[Signature]</u>	1/29/2021 <u>[Signature]</u> For the City Engineer	PRIVATE IMPROVEMENT PLANS FOR: OTAY RANCH VILLAGE 2 R-25(A) CITY OF CHULA VISTA TRACT NO. DR20-0010	20035-24 W.O. No. PC-2609

OTAY RANCH VILLAGE 2 ~ R-25(A)



A PROFILE ~ PVT. DRIVEWAY "D"
 SCALE 1" = 20'(H), 1" = 4'(V)



B PROFILE ~ PVT. DRIVEWAY "E"
 SCALE 1" = 20'(H), 1" = 4'(V)

DATA TABLE

NO.	Δ/BEARING	RADIUS	LENGTH
1	N23°42'40"W	—	146.99'
2	14°04'12"	100.00'	24.56'
3	14°04'12"	50.00'	12.28'
4	N23°42'40"W	—	155.69'

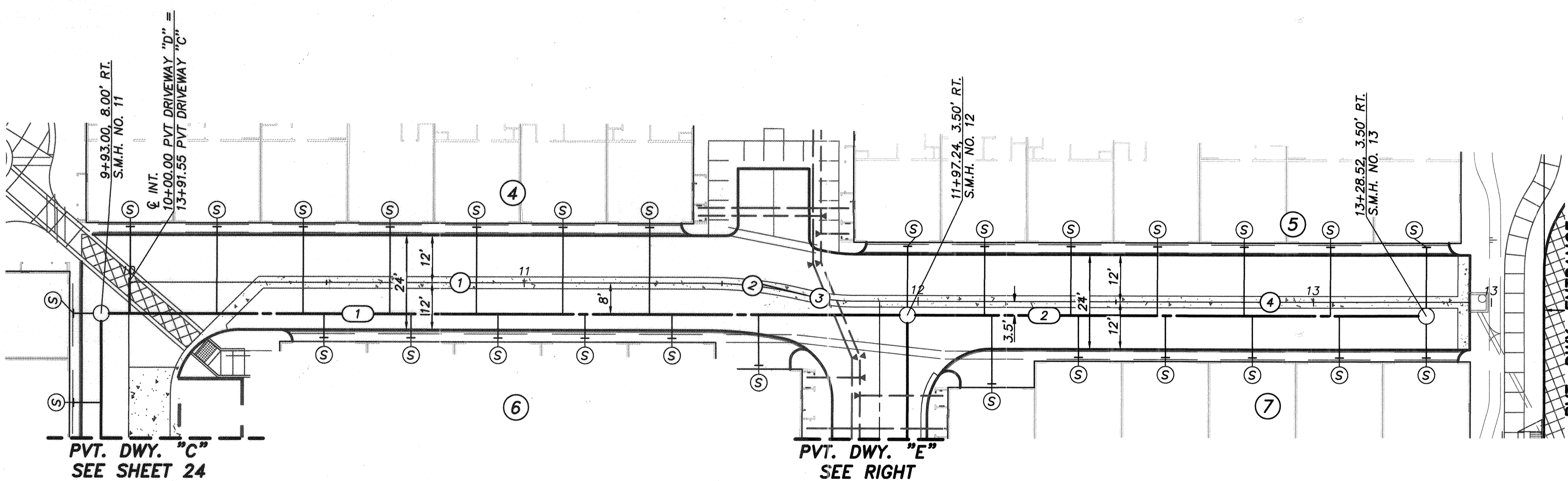
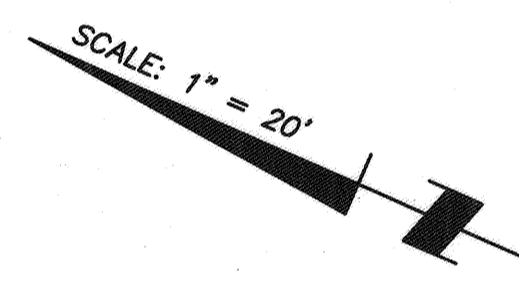
NOTE:
 FOR GRADING AND STORM DRAIN PLANS SEE SHEETS 4-9.

DATA TABLE

NO.	Δ/BEARING	RADIUS	LENGTH
1	N66°17'20"E	—	193.20'

PRIVATE SEWER DATA TABLE

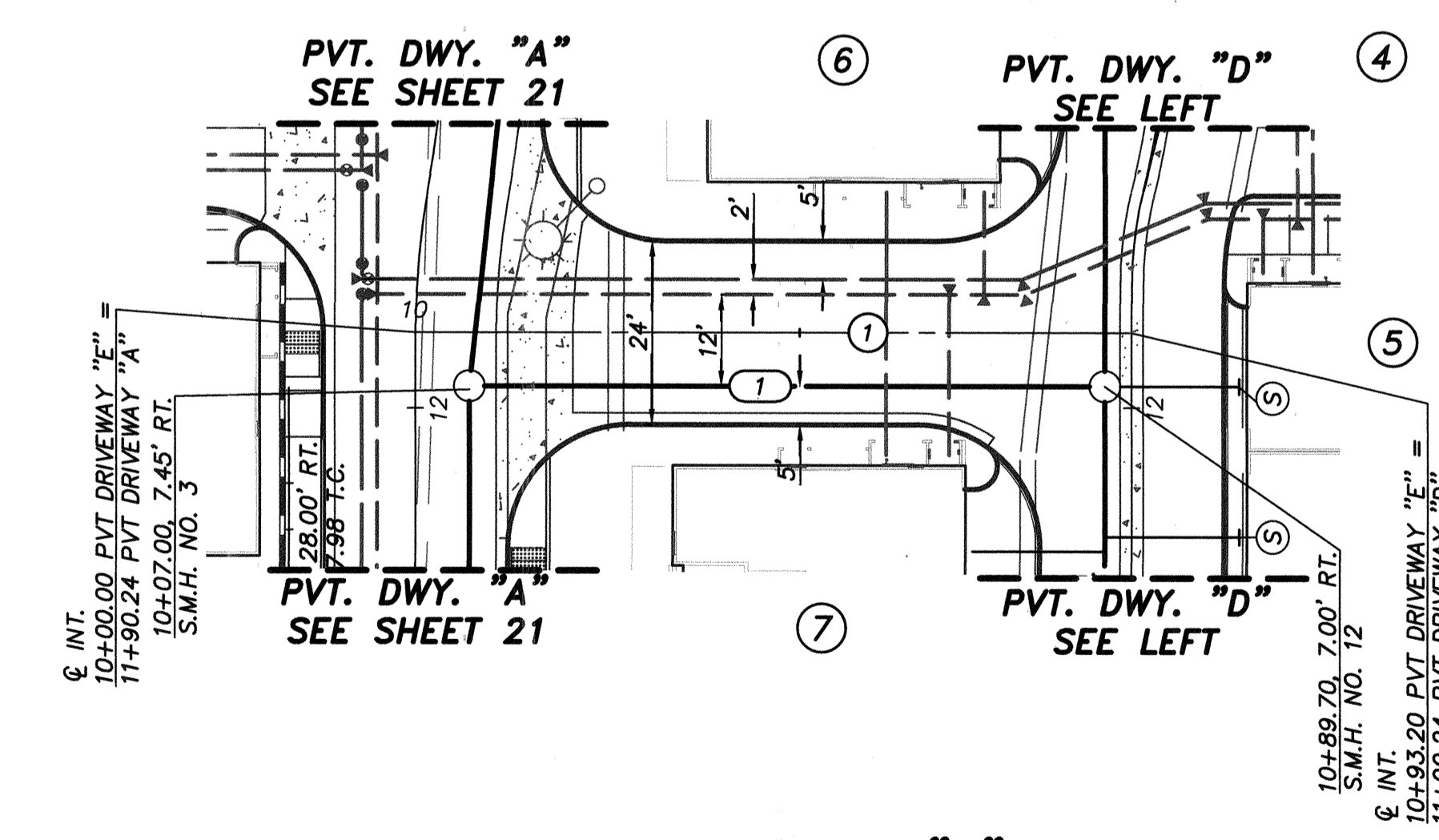
NO.	Δ/BEARING	RADIUS	LENGTH	DESCRIPTION
1	N66°17'20"E	—	78.70'	8" P.V.C., DR-35



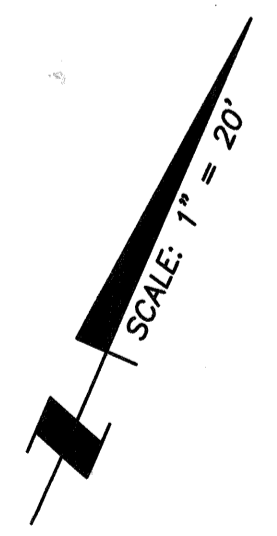
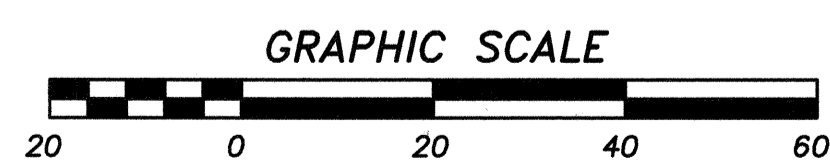
PVT. DRIVEWAY "D"

PRIVATE SEWER DATA TABLE

NO.	Δ/BEARING	RADIUS	LENGTH	DESCRIPTION
1	N23°42'40"W	—	199.88'	8" P.V.C., DR-35
2	N23°42'40"W	—	127.28'	8" P.V.C., DR-35



PVT. DRIVEWAY "E"

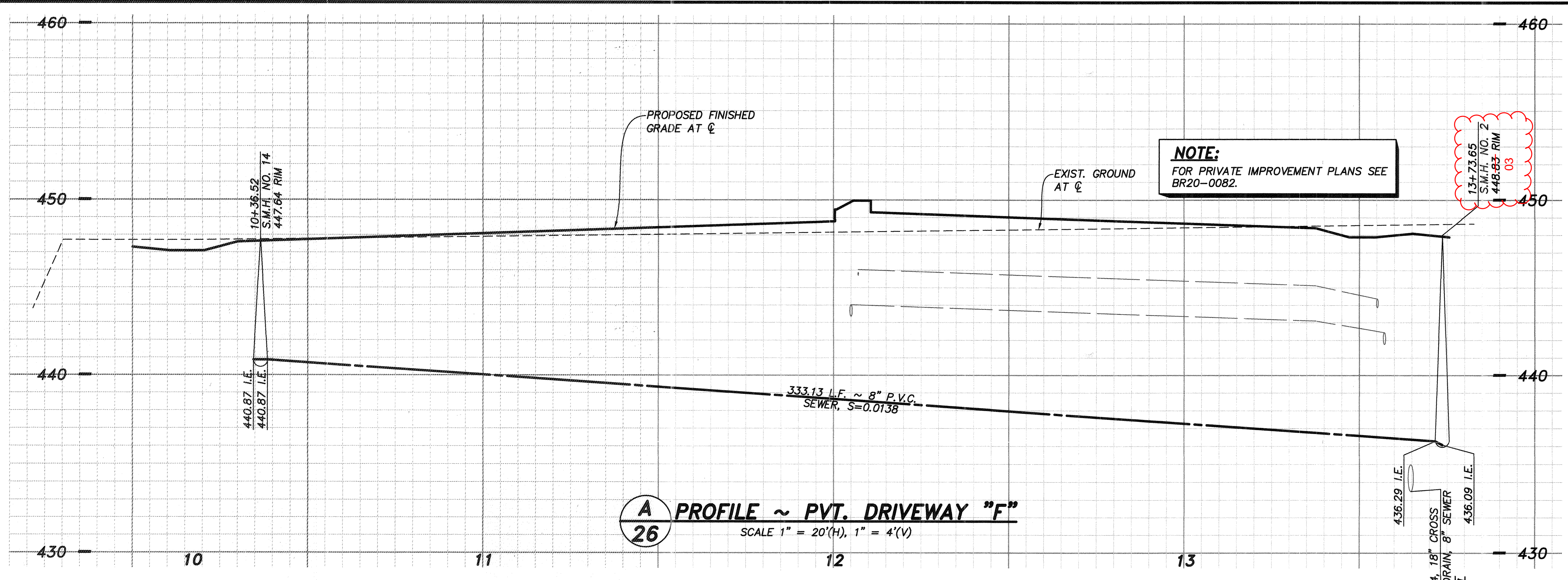


AS BUILT

Signature: AARON PARKER Date: 1/29/2021
 Printed Name: AARON PARKER P.E. No. 68547
 My Registration Expires 9-30-21 Discipline CIVIL

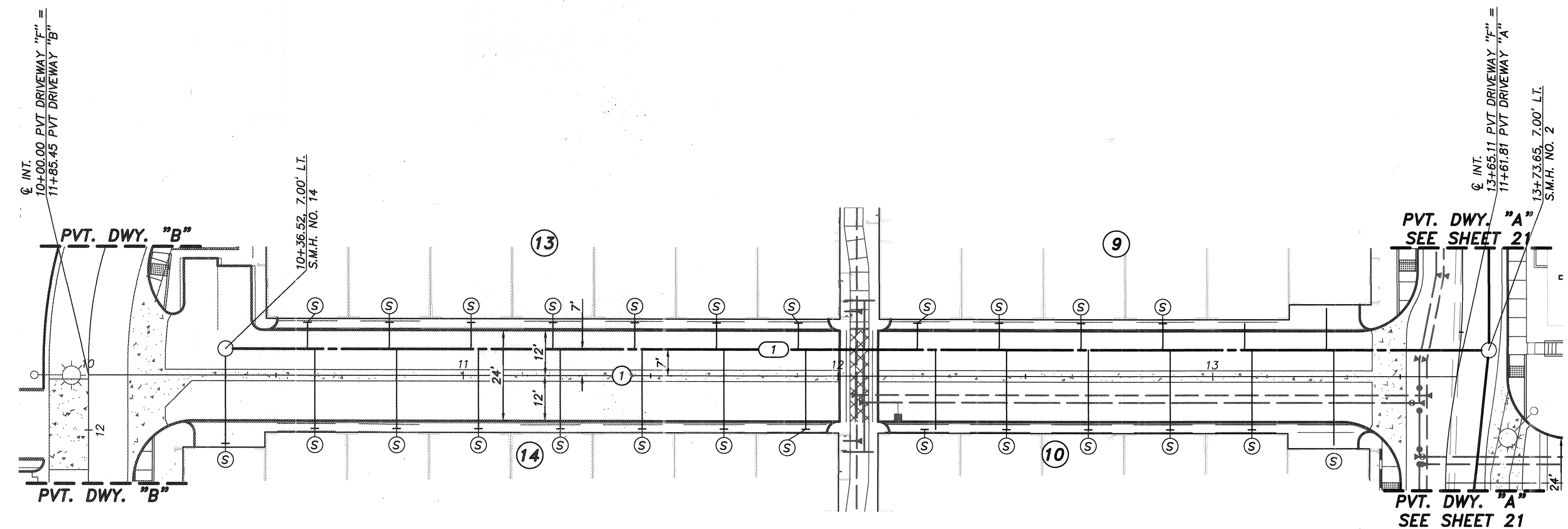
SB&O INC.
 PLANNING ENGINEERING SURVEYING
 3890 Ruffin Road, Suite 120
 San Diego, Ca. 92123
 619-580-1141
 619-580-8157 Fax

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.:	
INSPECTOR:	06020, 06033, 06035, 06049, 14024, 14031, 14038					DESCRIPTION: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 W. SLY. OF INTX LA MEZAR RD. & BRCH 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. 1484) ELEVATION = 520.425 (NAVD 88)	HORIZONTAL 1" = 20' VERTICAL 1" = 4'	J.S.	T.P.	A.P.		9/25/21	1/29/2021	PRIVATE IMPROVEMENT PLANS FOR: OTAY RANCH VILLAGE 2 R-25(A) CITY OF CHULA VISTA TRACT NO. DR20-0010	20035-25
DATE COMPLETED:								AARON PARKER						W.O. No. PC-2609	



A PROFILE ~ PVT. DRIVEWAY "F"
 26 SCALE 1" = 20'(H), 1" = 4'(V)

NOTE:
 FOR SEWER LATERAL DATA TABLE
 SEE SHEET 28.

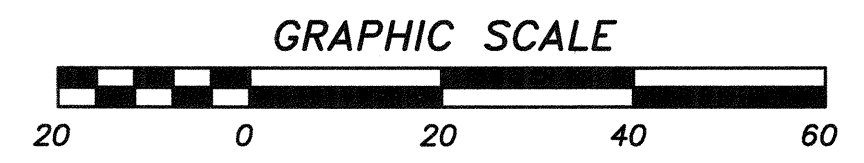
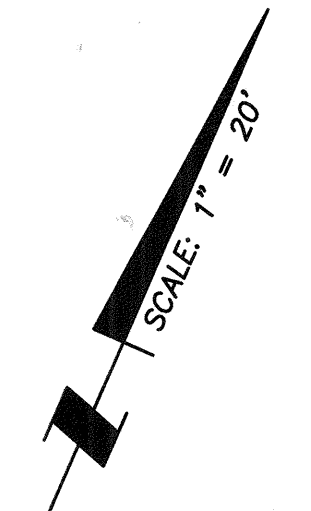


DATA TABLE

Δ/BEARING	RADIUS	LENGTH
1 N66°17'20"E	—	365.11'

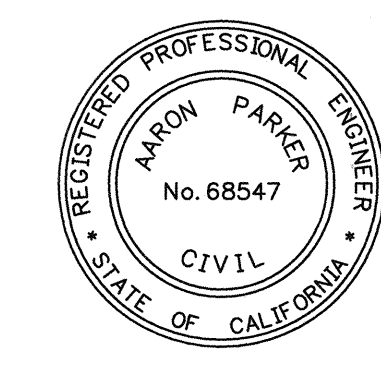
PRIVATE SEWER DATA TABLE

Δ/BEARING	RADIUS	LENGTH	DESCRIPTION
1 N66°17'20"E	—	333.13	8" P.V.C., DR-35



PVT. DRIVEWAY "F"

NOTE:
 FOR GRADING AND STORM DRAIN PLANS SEE
 SHEETS 4-9.

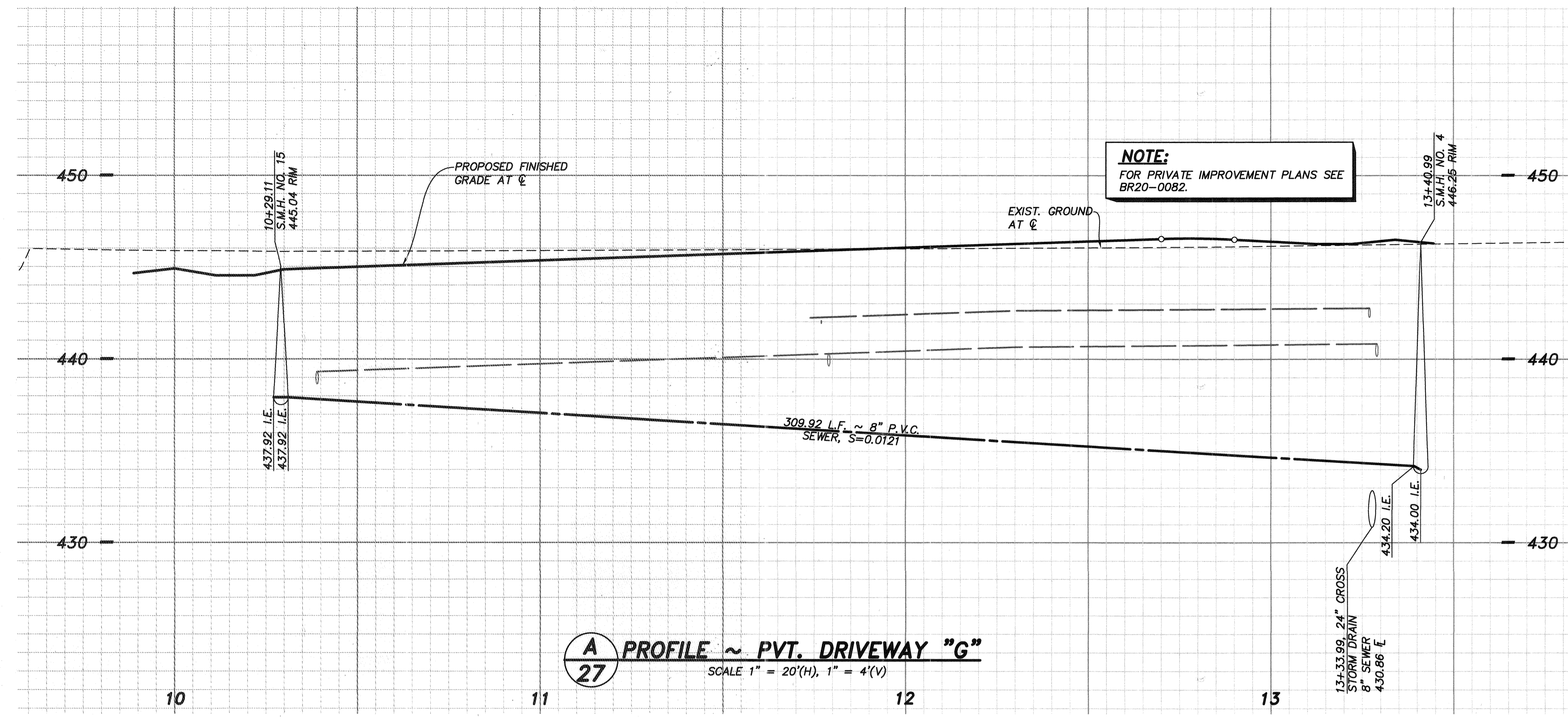


AS BUILT

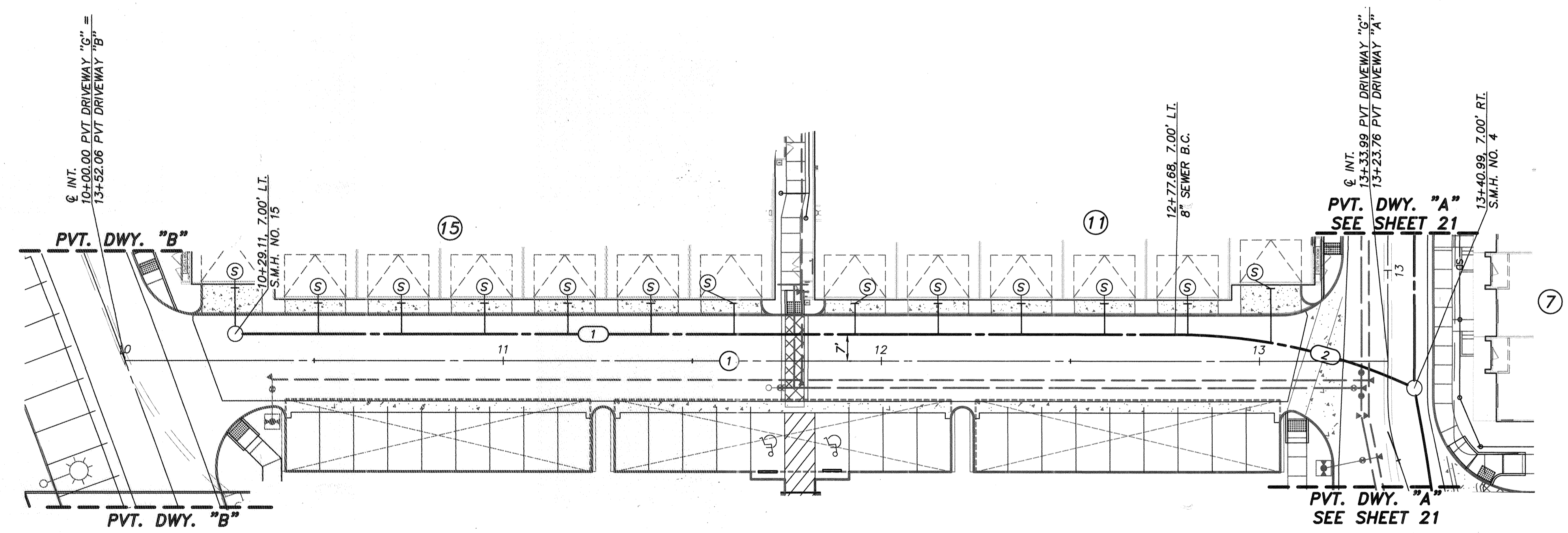
Signature: Aaron Parker Date: 1/29/2021
 Printed Name: Aaron Parker P.E. No. 68547
 My Registration Expires 9-30-21 Discipline CIVIL

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 PLANNING ENGINEERING SURVEYING
 3890 Ruffin Road, Suite 120
 San Diego, Ca. 92123
 858-560-1141
 858-560-8157 Fax

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: INSPECTOR: DATE COMPLETED:	06020, 06033, 06035, 06049, 14024, 14031, 14038	SB&O	REVISE SEWER MH RIM	3/25/21	[Signature]	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. 151± E OF METAL GATE (PT. #344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD '88)	HORIZONTAL 1" = 20' VERTICAL 1" = 4'	J.S.	[Signature]	T.P.	A.P.	01/29/21	[Signature]	PRIVATE IMPROVEMENT PLANS FOR: OTAY RANCH VILLAGE 2 R-25(A) CITY OF CHULA VISTA TRACT NO. DR20-0010	20035-26 W.O. No. PC-2609



A PROFILE ~ PVT. DRIVEWAY "G"
SCALE 1" = 20'(H), 1" = 4'(V)



Q DATA TABLE

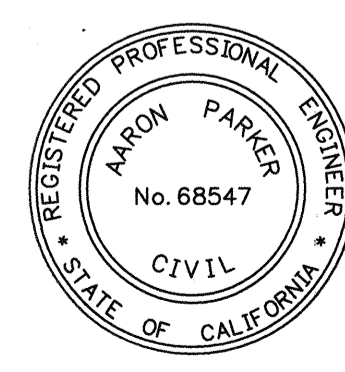
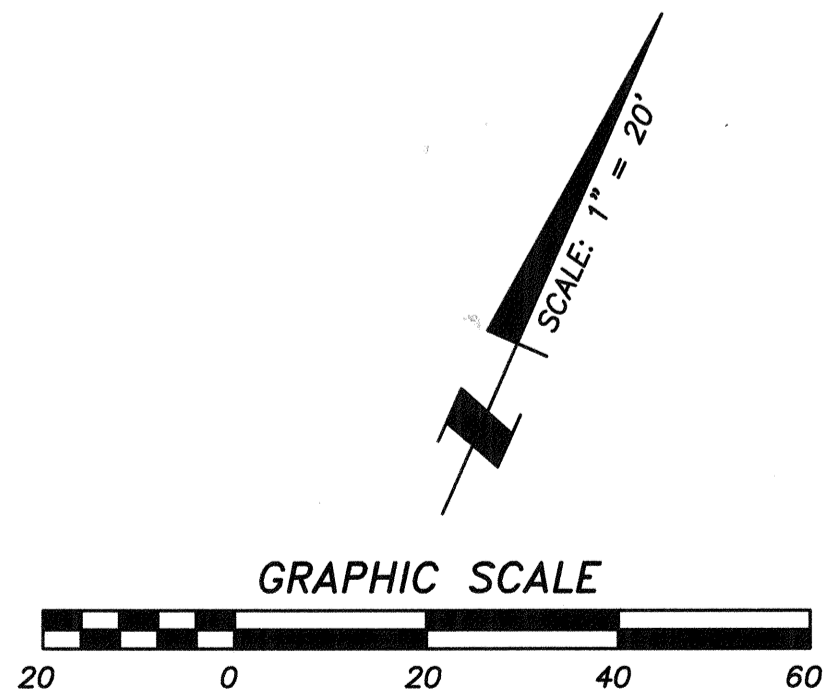
Q	Δ/BEARING	RADIUS	LENGTH
1	N68°17'20"E	—	333.93'

PRIVATE SEWER DATA TABLE

Q	Δ/BEARING	RADIUS	LENGTH	DESCRIPTION
1	N68°17'20"E	—	246.57	8" P.V.C., DR-35
2	24°11'57"	150.00	63.35	8" P.V.C., DR-35

NOTE:
FOR SEWER LATERAL DATA TABLE SEE SHEET 28.

NOTE:
FOR GRADING AND STORM DRAIN PLANS SEE SHEETS 4-9.



AS BUILT

Signature: Aaron Parker Date: 1/29/2021
 Printed Name: Aaron Parker P.E. No. 68547
 My Registration Expires 9-30-21 Discipline CIVIL

SB&O INC.
 PLANNING ENGINEERING SURVEYING
 3980 Ruffin Road, Suite 120
 San Diego, Ca. 92123
 658-560-1141
 658-560-8157 Fax

CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT
 PRIVATE IMPROVEMENT PLANS FOR:
OTAY RANCH VILLAGE 2 R-25(A)
 CITY OF CHULA VISTA TRACT NO. DR20-0010

DRAWING NO. **20035-27**
 W.O. No. PC-2609

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					DESCRIPTION: BRASS DISC MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 1/5 MI SLY OF INTX LA MEDIA RD. & BRCH RD. SO SIDE OF GRAVEL RD. 225'± W OF GATE TO A.V.R. TRACKING STA. 16±± E OF METAL GATE. (PT. #1344 PER R.O.S. 14841) ELEVATION = 520.425 (NAVD 88)	HORIZONTAL 1" = 20' VERTICAL 1" = 4'	J.S.	T.P.	A.P.	01/29/21	1/29/2021
								Aaron Parker				For the City Engineer

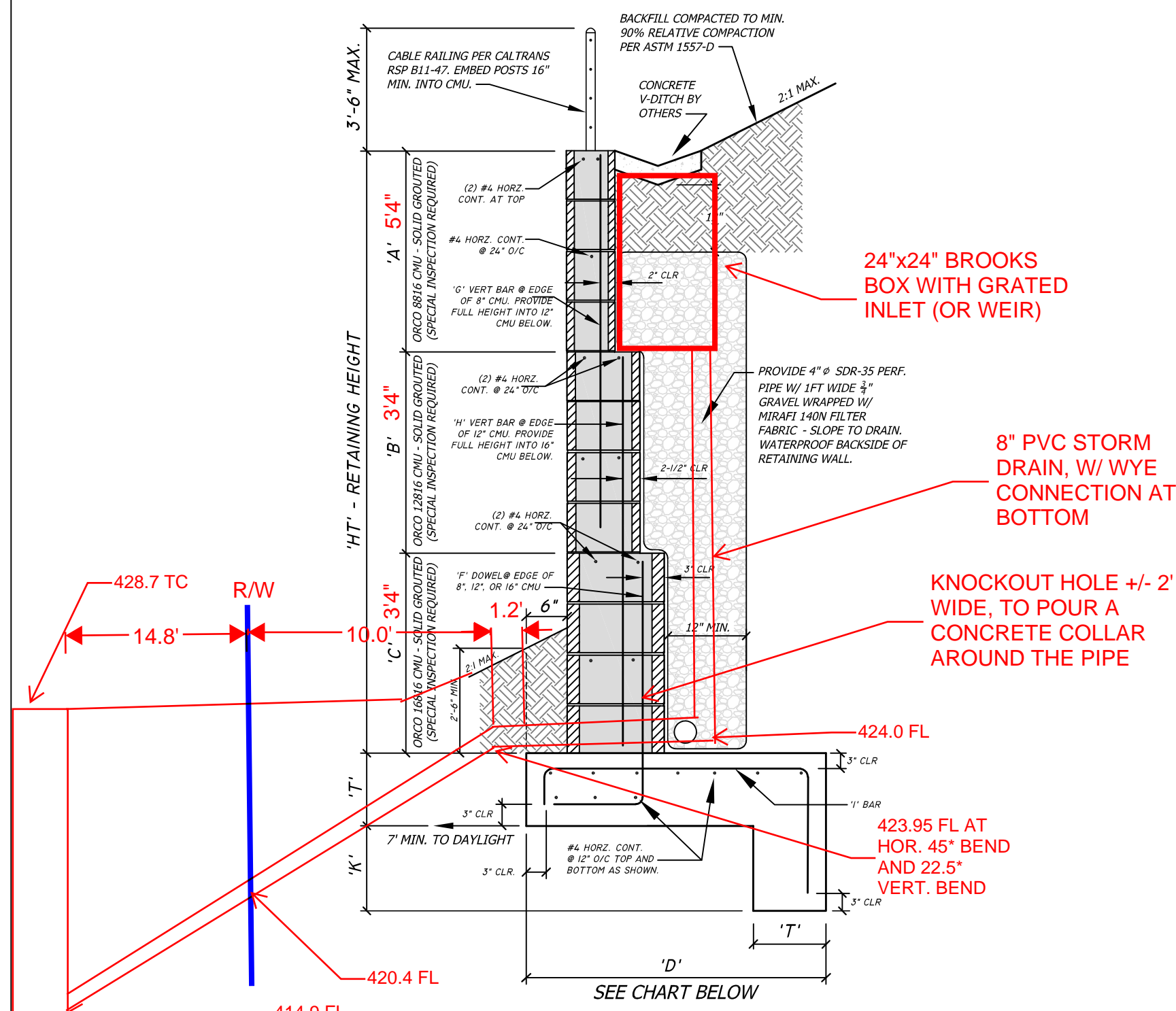
PRIVATE SEWER LATERAL TABLE

BLDG #	UNIT #	DROP TO MAIN AT "WYE"	L'	INVERT ELEV AT R/W	SLOPE	FS ELE @ R/W	DEPTH BELOW FS @ R/W	STREET NAME	SWR STA.	OFFSET	INVERT ELEV AT MAIN	SEWER BACK FLOW REQ.	LATERAL SIZE
1	1	1.20	7.0	444.16	38.45%	449.16	5.00	DRIVEWAY C	10+36.62	-14.00	440.73		4"
1	2	1.20	7.0	444.32	45.00%	449.32	5.00	DRIVEWAY C	10+58.64	-14.00	440.51		8"
1	3	1.20	7.0	444.47	51.38%	449.47	5.00	DRIVEWAY C	10+80.53	-14.00	440.29		8"
1	4	1.20	7.0	444.62	57.76%	449.62	5.00	DRIVEWAY C	11+02.37	-14.00	440.07		6"
1	5	1.20	7.0	444.78	64.31%	449.78	5.00	DRIVEWAY C	11+24.20	-14.00	439.85		6"
2	6	1.20	7.0	444.78	71.38%	449.78	5.00	DRIVEWAY C	11+66.03	-14.00	439.44		6"
2	7	1.20	7.0	444.62	72.41%	449.62	5.00	DRIVEWAY C	11+87.87	-14.00	439.22		6"
2	8	1.20	7.0	444.47	73.62%	449.47	5.00	DRIVEWAY C	12+09.70	-14.00	439.00		6"
2	9	1.20	7.0	444.32	74.83%	449.32	5.00	DRIVEWAY C	12+31.62	-14.00	438.78		6"
2	10	1.20	7.0	444.16	75.86%	449.16	5.00	DRIVEWAY C	12+53.64	-14.00	438.56		6"
3	11	1.20	7.0	444.37	86.72%	449.37	5.00	DRIVEWAY C	12+95.53	-14.00	438.14		6"
3	12	1.20	7.0	444.49	79.14%	449.49	5.00	DRIVEWAY C	13+17.37	-14.00	438.70		6"
3	13	1.20	7.0	444.62	57.41%	449.62	5.00	DRIVEWAY C	13+39.20	-14.00	440.09		6"
3	14	1.20	7.0	444.75	35.52%	449.75	5.00	DRIVEWAY C	13+61.12	-14.00	441.49		6"
3	15	0.20	7.0	444.88	29.48%	449.88	5.00	DRIVEWAY C	13+83.55	-14.00	442.97		6"
12	16	0.20	26.0	442.23	4.27%	448.98	6.75	DRIVEWAY C	10+10.97	19.00	440.97		6"
12	17	0.75	22.0	442.14	2.98%	449.14	7.00	DRIVEWAY C	10+32.97	15.00	440.77		6"
12	18	0.75	22.0	442.54	5.96%	449.29	6.75	DRIVEWAY C	10+54.97	15.00	440.55		6"
12	19	1.00	22.0	442.95	7.79%	449.45	6.50	DRIVEWAY C	10+76.97	15.00	440.33		6"
12	20	1.20	22.0	443.10	8.61%	449.60	6.50	DRIVEWAY C	10+98.97	15.00	440.11		6"
12	21	1.20	22.0	443.75	12.79%	449.75	6.00	DRIVEWAY C	11+20.97	15.00	439.89		6"
8	22	1.20	22.0	444.37	17.31%	449.87	5.50	DRIVEWAY C	11+52.89	15.00	439.57		6"
8	23	1.20	22.0	444.21	17.60%	449.71	5.50	DRIVEWAY C	11+74.89	15.00	439.35		6"
8	24	1.20	22.0	444.06	17.93%	449.56	5.50	DRIVEWAY C	11+96.89	15.00	439.13		6"
8	25	1.20	22.0	443.91	18.27%	449.41	5.50	DRIVEWAY C	12+18.89	15.00	438.91		6"
8	26	1.20	22.0	444.00	19.76%	449.25	5.25	DRIVEWAY C	12+40.89	15.00	438.69		6"
8	27	1.20	26.0	444.10	17.86%	449.10	5.00	DRIVEWAY C	12+62.89	19.00	438.47		6"
4	28	1.20	22.0	445.19	6.01%	450.19	5.00	DRIVEWAY D	10+00.31	-14.00	442.74		6"
4	29	1.20	22.0	445.53	8.70%	450.53	5.00	DRIVEWAY D	10+22.23	-14.00	442.52		6"
4	30	1.20	22.0	445.87	11.39%	450.87	5.00	DRIVEWAY D	10+44.06	-14.00	442.30		6"
4	31	1.20	22.0	446.06	13.37%	451.06	5.00	DRIVEWAY D	10+65.98	-14.00	442.08		6"
4	32	1.20	22.0	446.09	14.57%	451.09	5.00	DRIVEWAY D	10+87.90	-14.00	441.86		6"
4	33	1.20	22.0	445.73	13.89%	450.73	5.00	DRIVEWAY D	11+09.73	-14.00	441.64		6"
4	34	1.20	22.0	445.17	12.26%	450.17	5.00	DRIVEWAY D	11+31.65	-14.00	441.42		6"
5	35	1.20	17.5	444.17	14.60%	449.17	5.00	DRIVEWAY D	11+97.24	-14.00	440.59		6"
5	36	1.20	17.5	444.07	11.72%	449.07	5.00	DRIVEWAY D	12+16.74	-14.00	440.96		6"
5	37	1.20	17.5	443.95	9.63%	448.95	5.00	DRIVEWAY D	12+38.58	-14.00	441.18		6"
5	38	1.20	17.5	443.77	7.18%	448.77	5.00	DRIVEWAY D	12+60.49	-14.00	441.40		6"
5	39	1.20	17.5	443.55	4.48%	448.55	5.00	DRIVEWAY D	12+82.41	-14.00	441.62		6"
5	40	0.75	17.5	443.33	4.54%	448.33	5.00	DRIVEWAY D	13+04.24	-14.00	441.84		6"
5	41	0.20	17.5	443.09	5.09%	448.09	5.00	DRIVEWAY D	13+26.52	-14.00	442.06		6"
6	42	1.20	6.0	446.00	53.13%	451.00	5.00	DRIVEWAY D	10+49.35	14.00	442.25		6"
6	43	1.20	6.0	446.16	61.04%	451.16	5.00	DRIVEWAY D	10+71.35	14.00	442.03		6"
6	44	1.20	6.0	445.74	56.88%	450.74	5.00	DRIVEWAY D	10+93.35	14.00	441.81		6"
6	45	1.20	6.0	445.11	48.33%	450.11	5.00	DRIVEWAY D	11+15.35	14.00	441.59		6"
6	46	1.20	6.0	444.78	46.04%	449.78	5.00	DRIVEWAY D	11+37.35	14.00	441.37		6"
6	47	1.20	11.8	444.49	20.51%	449.49	5.00	DRIVEWAY D	11+62.35	19.78	441.12		6"
7	48	1.20	17.2	443.86	10.49%	448.86	5.00	DRIVEWAY D	12+18.60	20.72	440.98		6"
7	49	1.20	10.5	443.64	13.33%	448.64	5.00	DRIVEWAY D	12+40.52	14.00	441.20		6"
7	50	1.20	10.5	443.42	8.60%	448.42	5.00	DRIVEWAY D	12+62.52	14.00	441.42		6"
7	51	1.20	10.5	443.20	3.87%	448.20	5.00	DRIVEWAY D	12+84.52	14.00	441.64		6"
7	52	0.75	10.5	442.98	3.98%	447.98	5.00	DRIVEWAY D	13+06.52	14.00	441.86		6"
7	53	0.20	10.5	442.76	5.38%	447.76	5.00	DRIVEWAY D	13+28.52	14.00	442.06		6"
13	54	1.20	7.0	443.39	27.41%	448.39	5.00	DRIVEWAY F	10+58.35	-14.00	440.60		6"
13	55	1.20	7.0	443.49	34.31%	448.49	5.00	DRIVEWAY F	10+80.19	-14.00	440.30		6"
13	56	1.20	7.0	443.60	41.38%	448.60	5.00	DRIVEWAY F	11+02.02	-14.00	440.00		6"
13	57	1.20	7.0	443.71	48.45%	448.71	5.00	DRIVEWAY F	11+23.85	-14.00	439.70		6"
13	58	1.20	7.0	443.82	55.52%	448.82	5.00	DRIVEWAY F	11+45.69	-14.00	439.40		6"
13	59	1.20	7.0	443.93	62.59%	448.93	5.00	DRIVEWAY F	11+67.52	-14.00	439.10		6"
13	60	1.20	7.0	444.04	69.66%	449.04	5.00	DRIVEWAY F	11+89.35	-14.00	438.80		6"
9	61	1.20	7.0	444.52	85.52%	449.52	5.00	DRIVEWAY F	12+21.10	-14.00	438.36		6"
9	62	1.20	7.0	444.36	87.93%	449.36	5.00	DRIVEWAY F	12+42.94	-14.00	438.06		6"
9	63	1.20	7.0	444.21	90.52%	449.21	5.00	DRIVEWAY F	12+64.77	-14.00	437.76		6"
9	64	1.20	7.0	444.06	93.10%	449.06	5.00	DRIVEWAY F	12+86.60	-14.00	437.46		6"
9	65	1.20	7.0	443.91	95.69%	448.91	5.00	DRIVEWAY F	13+08.44	-14.00	437.16		6"
9	66	1.20	11.0	443.75	58.06%	448.75	5.00	DRIVEWAY F	13+30.27	-18.00	436.86		6"
14	67	0.20	25.0	443.01	8.15%	448.01	5.00	DRIVEWAY F	10+36.52	18.00	440.87		6"
14	68	1.20	21.0	443.40	8.23%	448.40	5.00	DRIVEWAY F	10+60.35	14.00	440.57		6"
14	69	1.20	21.0	443.50	10.25%	448.50	5.00	DRIVEWAY F	10+82.19	14.00	440.27		6"
14	70	1.20	21.0	443.61	12.32%	448.61	5.00	DRIVEWAY F	11+04.02	14.00	439.97		6"
14	71	1.20	21.0	443.72	14.39%	448.72	5.00	DRIVEWAY F	11+25.85	14.00	439.67		6"
14	72	1.20	21.0	443.83	16.46%	448.83	5.00	DRIVEWAY F	11+47.69	14.00	439.37		6"
14	73	1.20	21.0	443.94	18.54%	448.94	5.00	DRIVEWAY F	11+69.52	14.00	439.07		6"
14	74	1.20	21.0	444.05	20.61%	449.05	5.00	DRIVEWAY F	11+91.35	14.00	438.77		6"
10	75	1.20	21.0	444.02	22.88%	449.52	5.50	DRIVEWAY F	12+26.00	14.00	438.29		6"
10	76	1.20	21.0	443.85	23.33%	449.35	5.50	DRIVEWAY F	12+44.94	14.00	438.03		6"
10	77	1.20	21.0	443.70	24.09%	449.20	5.50	DRIVEWAY F	12+66.77	14.00	437.73		6"
10	78	1.20	21.0	444.04	27.32%	449.04	5.00	DRIVEWAY F	12+88.60	14.00	437.43		6"
10	79	1.20	21.0	443.89	28.08%	448.89	5.00	DRIVEWAY F	13+10.44	14.00	437.13		6"
10	80	1.20	25.0	443.74	23.99%	448.74	5.00	DRIVEWAY F	13+32.27	18.00	436.83		6"
15	81	0.20	12.0	440.03	17.69%	445.03	5.00	DRIVEWAY G	10+29.11	-19.00	437.92		6"
15	82	1.20	8.0	440.18	18.97%	445.18	5.00	DRIVEWAY G	10+51.11	-15.00	437.69		6"
15	83	1.20	8.0	440.33	25.00%	445.33	5.00	DRIVEWAY G	10+73.11	-15.00	437.43		6"
15	84	1.20	8.0	440.49	31.03%	445.49	5.00	DRIVEWAY G	10+95.11	-15.00	437.18		6"
15	85	1.20	8.0	440.64	37.06%	445.64	5.00	DRIVEWAY G	11+17.11	-15.00	436.92		6"
15	86	1.20	8.0	440.79	42.94%	445.79	5.00	DRIVEWAY G	11+39.11	-15.00	436.67		6"
15	87	1.20	8.0	440.95	48.97%	445.95	5.00	DRIVEWAY G	11+61.03	-15.00	436.42		6"
11	88	1.20	8.0	441.17	57.65%	446.17	5.00	DRIVEWAY G	11+93.03	-15.00	436.05		6"
11	89	1.20	8.0	441.32	63.68%	446.32	5.00	DRIVEWAY G	12+15.03	-15.00	435.79		6"
11	90	1.20	8.0	441.48	69.71%	446.48	5.00	DRIVEWAY G	12+37.03	-15.00	435.54		6"
11	91	1.20	8.0	441.63	75.74%	446.63	5.00	DRIVEWAY G	12+59.03	-15.00	435.28		6"
11	92	1.20	8.0	441.73	80.88%	446.73	5.00	DRIVEWAY G	12+81.03	-15.00	435.03		6"
11	93	1.20	14.2	441.53	42.69%	446.53	5.00	DRIVEWAY G	13+03.03	-19.00	434.78		6"

PRIVATE SEWER LATERAL TABLE CONT.

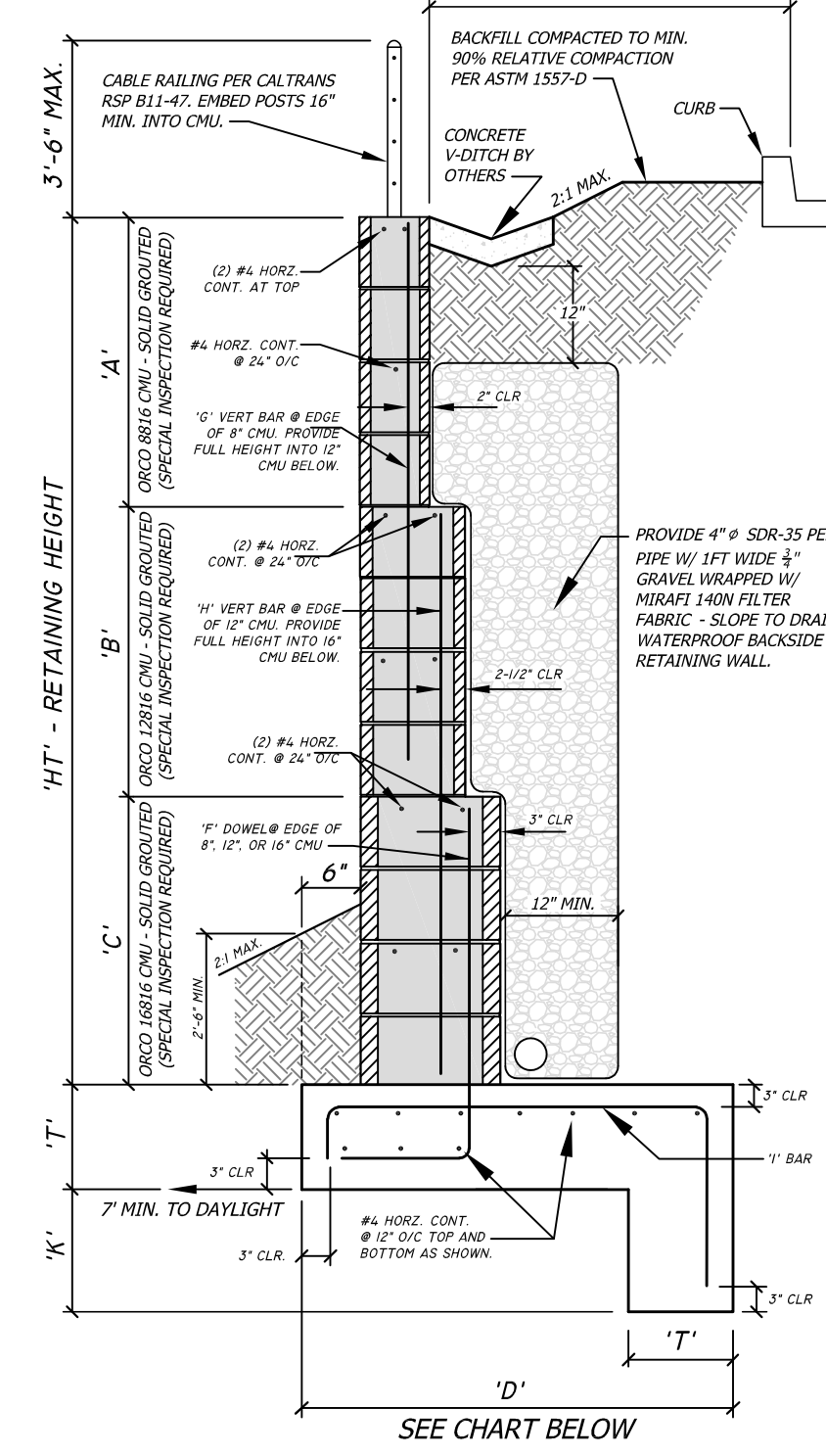
DETAIL #1

2'-8" TO 12'-0" HIGH RETAINING WALL W/ 2:1 BACKFILL SLOPE



DETAIL #2

2'-8" TO 12'-0" RETAINING W/ 2:1 BACKFILL & VEHICULAR LOAD



DESIGN CRITERIA PER THE 2019 CBC:

- REFER TO GEOCON INC. SOILS REPORT No. 06772-52-02A DATED 02/14/19. SOIL CLASSIFICATION BASED ON EXPANSION POTENTIAL ($E_i \leq 90$) = "MEDIUM" AS DEFINED BY ASTM D 4829.
- ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF + 300 PSF FOR EACH ADDITIONAL FOOT OF FOUNDATION WIDTH FOR A MAXIMUM OF 3000 PSF PER SOILS REPORT.
- EQUIVALENT FLUID PRESSURE LEVEL BACKFILL = 40 PCF PER SOILS REPORT.
- EQUIVALENT FLUID PRESSURE 2:1 BACKFILL = 55 PCF PER SOILS REPORT.
- ALLOWABLE LATERAL PASSIVE PRESSURE = 350 PCF PER SOILS REPORT.
- GROUT STRENGTH = 2000 PSI @ 28 DAYS.
- REINFORCING STEEL : GRADE 60; EARTH FRICTION COEFFICIENT = 0.35.
- SEISMIC LOAD FOR HT>6' = 12HT.
- MASONRY COMPRESSION STRENGTH, $f'_m = 2000$ PSI. SPECIAL INSPECTION REQUIRED.

CBC 1704.4 CONTRACTOR RESPONSIBILITY:

CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE SEISMIC FORCE RESISTANT SYSTEMS HEREIN, SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER OR THE OWNER'S AUTHORIZED AGENT PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEMS HEREIN. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION.

SPECIAL INSPECTION:
PROVIDE LEVEL 2 SPECIAL INSPECTION PER TMS 602-16 TABLE 4 OF THE MASONRY STEM.

MINIMUM SPECIAL INSPECTION REQUIREMENTS TABLE 4, TMS 602-16

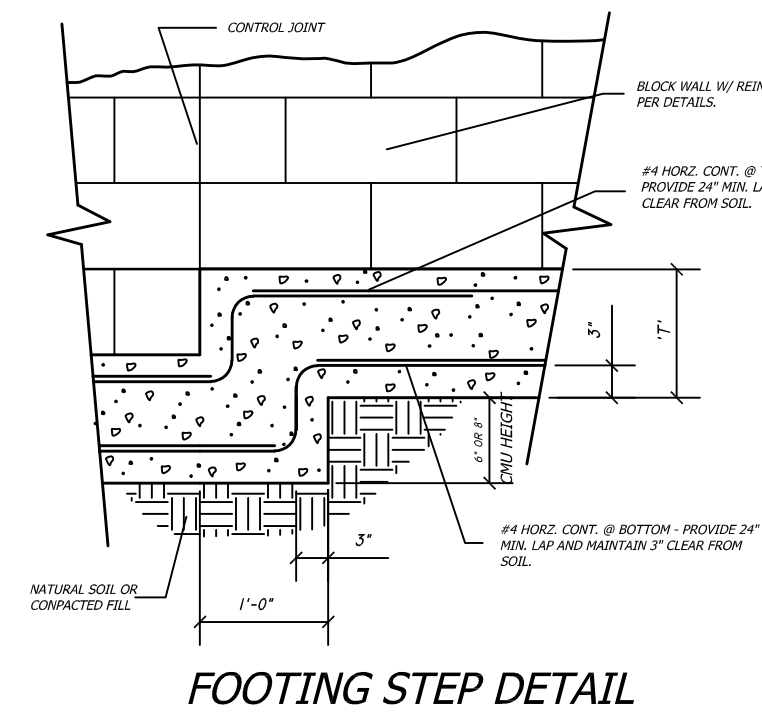
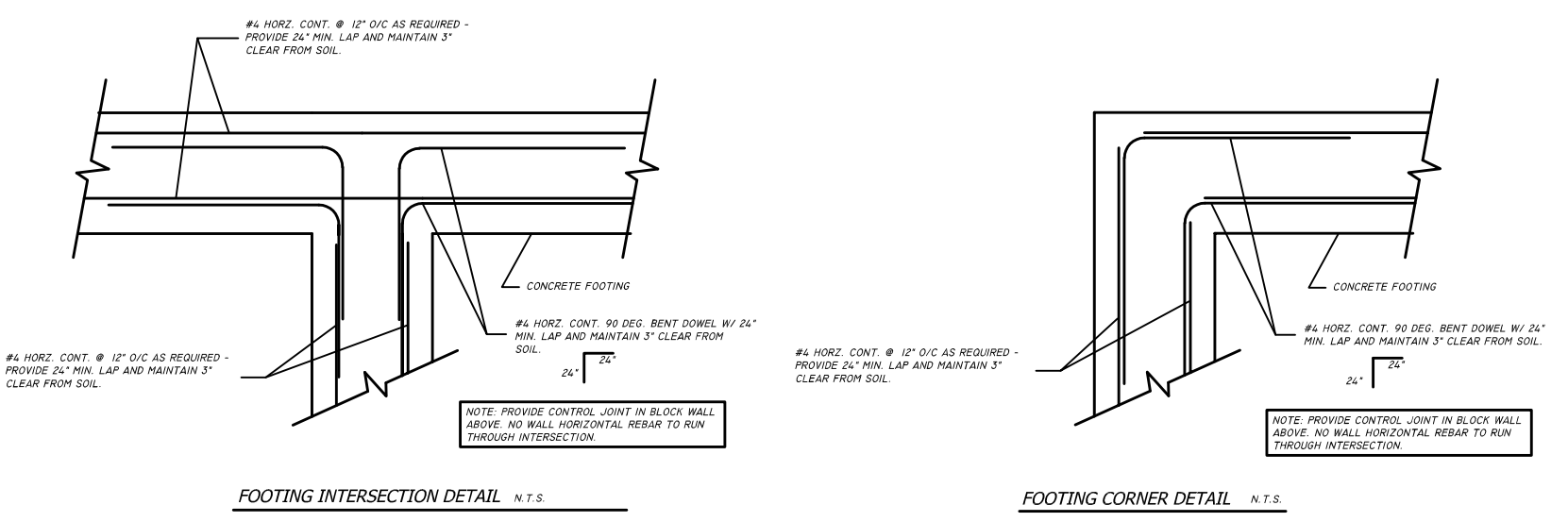
INSPECTION TASK	FREQUENCY OF INSPECTION	
	CONTINUOUS DURING TASK	PERIODIC DURING TASK
1. AS MASONRY CONSTRUCTION BEGINS, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE: PROPORTIONS OF SITE-PREPARED MORTAR, GRADE, TYPE AND SIZE OF REINFORCEMENT, SAMPLE PANEL CONSTRUCTION.		X
2. PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE: GROUT SPACE PLACEMENT OF REINFORCEMENT. PROPORTIONS OF SITE-PREPARED GROUT.		X
3. VERIFY COMPLIANCE OF THE FOLLOWING DURING CONSTRUCTION: MATERIALS AND PROCEDURES WITH THE APPROVED SUBMITTALS. PLACEMENT OF MASONRY UNITS AND MORTAR JOINT CONSTRUCTION. SIZE AND LOCATION OF STRUCTURAL ELEMENTS. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMP. < 40°F) OR HOT WEATHER (TEMP. > 90°F).		X
4. OBSERVE PREPARATION OF GROUT SPECIMENS AND MORTAR SPECIMENS.	X	

GENERAL NOTES:

- CONCRETE BLOCK SHALL BE MANUFACTURED BY ORCO ASTM C 90. WEDGELOCK BLOCK, SLUMP BLOCK AND SPLITFACE BLOCK ARE ACCEPTABLE.
- CONCRETE FOR FOOTING SHALL BE 1 PART CEMENT TO 2-1/2 PARTS SAND TO 3-1/2 PARTS GRAVEL WITH A MAXIMUM OF 1-1/2 GALLONS OF WATER PER SACK. PORTLAND CEMENT SHALL CONFORM TO ASTM C 150 TYPE III/V. $f'_c = 2500$ PSI
- REINFORCING STEEL SHALL BE DEFORMED AND CONFORM TO ASTM A 615 GRADE 60. PROVIDE 48 BAR DIAMETER LAP.
- REBAR SHALL BE CENTERED IN THE CONCRETE BLOCK CELL IN WHICH IT IS LOCATED.
- CONCRETE BLOCK SHALL BE LAID IN A RUNNING BOND PATTERN WITH VERTICAL CONTINUITY OF THE CELLS UNO.
- ALL RETAINING WALL BLOCK CELLS SHALL BE SOLID GROUTED.
- USE TYPE S MORTAR PROPORTIONED USING ASTM C 270 PART CEMENT TO 1/2 PART LIME TO 4-1/2 PARTS DAMP, LOOSE SAND.
- GROUT FOR CONCRETE BLOCK PER ASTM C 476 TO BE 1 PART CEMENT TO 3 PARTS SAND (GROUT MAY CONTAIN 2 PARTS 3/8" PEA GRAVEL IF WEATHER CONDITIONS ARE FAVORABLE AND BLOCK UNOABSTRUCTED CELL SIZE IS SUFFICIENT TO ALLOW GOOD GROUT FLOW). WATER SHALL BE ADDED TO PRODUCE GOOD GROUT FLOW WITHOUT SEGREGATION OF THE CONSTITUENTS.
- BLOCK STEM MAY BE WET-SET 1-1/2" INTO THE FOOTING WHILE THE CONCRETE IS PLASTIC. BLOCK STEM MAY BE PLACED TO EITHER EDGE OF THE TRENCH TYPE FOOTING.
- FOOTING MUST BE POURED ON OR INTO UNDISTURBED NATURAL SOIL OR ON COMPACTED FILL WITH A MINIMUM COMPACTION OF 90%.
- FIRST INSPECTION TO BE AFTER FOOTING TRENCHES ARE READY FOR CONCRETE AND ALL REQUIRED STEEL IS TIED IN PLACE. SECOND INSPECTION TO BE WHEN THE REQUIRED VERTICAL IS IN PLACE AND THE BLOCK WALL IS READY TO GROUT.
- MAXIMUM CONTROL JOINT SPACING: 40' O/C. 20' O/C FOR WALLS TO BE MORTAR WASHED OR STUCCO COATED.

'HT'	'A'	'B'	'C'	'D'	'F' DOWEL	'G' VERT	'H' VERT	'I' DOWEL	'K'	'T'	
2'-8"	2'-8"	N/A	N/A	2'-9"	#4@32" O/C	8"	N/A	#4@32" O/C	22"	8"	12"
3'-4"	3'-4"	N/A	N/A	2'-9"	#4@16" O/C	8"	N/A	#4@16" O/C	22"	8"	12"
4'-0"	4'-0"	N/A	N/A	3'-0"	#4@16" O/C	8"	N/A	#4@16" O/C	30"	11"	12"
4'-8"	4'-8"	N/A	N/A	3'-3"	#4@8" O/C	8"	N/A	#4@8" O/C	30"	11"	12"
5'-4"	5'-4"	N/A	N/A	3'-6"	#4@8" O/C	8"	N/A	#4@8" O/C	36"	11"	12"
6'-0"	3'-4"	2'-8"	N/A	3'-9"	#4@8" O/C	8"	N/A	#4@8" O/C	36"	11"	12"
6'-8"	4'-0"	2'-8"	N/A	4'-3"	#4@8" O/C	8"	N/A	#4@8" O/C	42"	11"	12"
7'-4"	4'-0"	3'-4"	N/A	4'-9"	#4@8" O/C	8"	N/A	#5@8" O/C	50"	12"	12"
8'-0"	4'-8"	3'-4"	N/A	5'-3"	#4@8" O/C	8"	N/A	#5@8" O/C	57"	12"	12"
8'-8"	3'-4"	2'-8"	2'-8"	5'-9"	#4@8" O/C	8"	N/A	#5@8" O/C	63"	12"	15"
9'-4"	3'-4"	3'-4"	2'-8"	6'-3"	#5@8" O/C	8"	N/A	#6@8" O/C	69"	12"	15"
10'-0"	4'-0"	3'-4"	2'-8"	7'-0"	#5@8" O/C	8"	N/A	#6@8" O/C	75"	12"	15"
10'-8"	4'-0"	3'-4"	3'-4"	7'-6"	#6@8" O/C	8"	N/A	#7@8" O/C	81"	12"	15"
11'-4"	4'-8"	3'-4"	3'-4"	8'-0"	#6@8" O/C	8"	N/A	#8@8" O/C	87"	12"	15"
12'-0"	5'-4"	3'-4"	3'-4"	9'-0"	#6@8" O/C	8"	N/A	#8@8" O/C	93"	12"	15"

'HT'	'A'	'B'	'C'	'D'	'F' DOWEL	'G' VERT	'H' VERT	'I' DOWEL	'K'	'T'	
2'-8"	2'-8"	N/A	N/A	2'-9"	#4@32" O/C	8"	N/A	#4@32" O/C	22"	8"	12"
3'-4"	3'-4"	N/A	N/A	3'-0"	#4@16" O/C	8"	N/A	#4@16" O/C	30"	11"	12"
4'-0"	4'-0"	N/A	N/A	3'-3"	#4@16" O/C	8"	N/A	#4@16" O/C	30"	11"	12"
4'-8"	4'-8"	N/A	N/A	3'-3"	#4@8" O/C	8"	N/A	#4@8" O/C	30"	11"	12"
5'-4"	5'-4"	N/A	N/A	3'-9"	#4@8" O/C	8"	N/A	#4@8" O/C	36"	11"	12"
6'-0"	3'-4"	2'-8"	N/A	4'-0"	#4@8" O/C	8"	N/A	#4@8" O/C	36"	11"	12"
6'-8"	4'-0"	2'-8"	N/A	4'-6"	#4@8" O/C	8"	N/A	#5@8" O/C	42"	11"	12"
7'-4"	4'-0"	3'-4"	N/A	5'-0"	#4@8" O/C	8"	N/A	#5@8" O/C	48"	11"	12"
8'-0"	4'-8"	3'-4"	N/A	5'-6"	#5@8" O/C	8"	N/A	#5@8" O/C	54"	12"	12"
8'-8"	3'-4"	2'-8"	2'-8"	6'-0"	#5@8" O/C	8"	N/A	#6@8" O/C	60"	12"	15"
9'-4"	3'-4"	3'-4"	2'-8"	6'-6"	#5@8" O/C	8"	N/A	#6@8" O/C	66"	12"	15"
10'-0"	4'-0"	3'-4"	2'-8"	7'-3"	#5@8" O/C	8"	N/A	#7@8" O/C	72"	12"	15"
10'-8"	4'-0"	3'-4"	3'-4"	7'-9"	#6@8" O/C	8"	N/A	#7@8" O/C	78"	12"	15"
11'-4"	4'-8"	3'-4"	3'-4"	8'-6"	#6@8" O/C	8"	N/A	#8@8" O/C	84"	12"	15"
12'-0"	5'-4"	3'-4"	3'-4"	9'-6"	#7@8" O/C	8"	N/A	#8@8" O/C	90"	12"	15"



ENGINEERING STAMP APPROVAL IS CONDITIONAL; REQUIRING USE OF ORCO MANUFACTURED CMU ON ALL ORCO WALL SYSTEM DESIGNS.



NOTE: DIMENSIONS ARE NOT TO SCALE.

AS BUILT

Signature: _____ Date: _____

Printed Name: _____ P.E. No. _____

My Registration Expires: _____ Discipline: _____

CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT

ROUGH GRADING PLANS FOR:
OTAY RANCH VILLAGE 2 R-25(A)
CITY OF CHULA VISTA

ORCO BLOCK & HARDSCAPE
GABRIEL VERDUGO-ZEPEDA R.C.E. NO. 83660
ORCO BLOCK CO.
11100 BEACH BLVD. STANTON, CA 90680
PH. (714) 527-2239 FAX (714) 897-1904

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: INSPECTOR: DATE COMPLETED:	01099, 02024, 02083, 03070, 05012, 16039	SBAO	ADD BROOKS BOX AND PIPE TO DETAIL	3/8/21		DESCRIPTION: BRASS DISK MKD. "SD CITY ENGR." IN 3/4" IRON PIPE 0.5 MI S1/2 OF WITH LA MEDIA RD & BRANCH 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)	HORIZONTAL VERTICAL	GABRIEL VERDUGO-ZEPEDA			02/19/2021 83660	For the City Engineer	ROUGH GRADING PLANS FOR: OTAY RANCH VILLAGE 2 R-25(A) CITY OF CHULA VISTA	20035-29 W.O. No. PG-972