

1. GROSS SITE AREA EXISTING: 135.724 ACRES
2. GROSS SITE AREA PROPOSED: 135.724 ACRES
3. TOTAL NUMBER OF LOTS: 22
 - 6 MULTI-FAMILY RESIDENTIAL: 6 LOTS
 - 1 COMMUNITY PURPOSE FACILITY: 1 LOT
 - 3 POOGI CREEK EASMENT: 3 LOTS
 - 9 OPEN SPACE: 9 LOTS
 - 3 OPEN SPACE PRESERVE: 3 LOTS
4. TOTAL NUMBER OF UNITS PROPOSED: 718 UNITS
 - 718 MF RESIDENTIAL: 718 UNITS
5. MAXIMUM WATER UNITS ALLOWED PER "SUBDIVISION": 718 UNITS (PHASE 1, PHASE 3 SPA)
 - 718 ASSESSOR'S PARCEL NUMBER: 644-0011-06-00 & 644-00211-00
6. EXISTING GENERAL PLAN DESIGNATIONS:
 - LIMITED INDUSTRIAL, OPEN SPACE, OPEN SPACE PRESERVE
7. ZONING:
 - EXISTING: INDUSTRIAL PARK & OPEN SPACE
 - PROPOSED: SEE SUBDIVISION 11, PHASE 3 SPA
8. PRESENT LAND USE: VACANT
9. PROPOSED LAND USE: OPEN SPACE PRESERVE
 - HIGH, LAND USE: OPEN SPACE PRESERVE
 - MEDIUM, LAND USE: OPEN SPACE PRESERVE
 - LOW, LAND USE: OPEN SPACE PRESERVE

1. PUBLIC WATER SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE OTAY WATER DISTRICT AND SHALL BE MAINTAINED AND OPERATED BY THE DISTRICT. PRIVATE WATER SYSTEMS SHALL BE MAINTAINED AND OPERATED BY THE HOME OWNERS ASSOCIATION.
2. SPECIFIC METHODS OF HANDLING STORM WATER ARE SUBJECT TO DETAILED APPROVAL BY THE DEVELOPMENT SERVICES DEPARTMENT AT THE TIME OF SUBMISSION OF IMPROVEMENT AND FINISH SPECIFICATIONS. DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
3. SEWER MAINS SHALL BE 36" DIA. AND CONNECTED TO CITY OF CHULA VISTA SEWERS. SEWER MAINS ARE 8" MINIMUM P.V.C. UNLESS SHOWN OTHERWISE.
4. EVIDENCE SHALL BE PROVIDED OF HAVING OBTAINED GRADING RIGHTS UPON ADJACENT PROPERTY FROM THE HOME OWNERS ASSOCIATION.
5. STREET TREE DEPOSITS SHALL BE PAID IN ACCORDANCE WITH ORDINANCE NUMBER 1369 AND NO. 1687 OF THE CITY OF CHULA VISTA.
6. ALL LOTS SHALL BE UNDERPAVED AND EASEMENTS PROVIDED AS NECESSARY.
7. SUBDIVIDER TO PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT FOR PUBLIC RIGHT-OF-WAY.
8. SLOPE PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF CHULA VISTA LANDSCAPE MANUAL, AND/OR THE OTAY RANCH VILLAGE DESIGN PLAN.
9. GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH TITLE 15 OF THE CITY OF CHULA VISTA MUNICIPAL CODE.
10. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE SAN DIEGO AREA REGIONAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND THE CITY OF CHULA VISTA.
11. FIRE HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHULA VISTA DESIGN STANDARD NO. 8. FIRE HYDRANTS AS SHOWN ON THIS MAP SHALL BE USED AS A GUIDE ONLY. WHEN DETERMINED NECESSARY BY THE DEVELOPMENT SERVICES DEPARTMENT.
12. GRADING AND MODEL HOMES MAY BE BUILT, AFTER CITY APPROVAL, PRIOR TO FINAL DEVELOPMENT SUBMITTAL.
13. GRADING SHOWN HEREIN IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN SUBJECT TO SUBSTANTIAL COMPLIANCE APPROVAL BY THE CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT.
14. THIS PROJECT IS A MULTIPLE UNIT (NEIGHBORHOOD) SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66456-1 OF THE CALIFORNIA GOVERNMENT CODE.
15. FINAL MAPS MAY BE RECORDED FOR THE PURPOSE OF SUBDIVIDING VILLAGES OR PORTIONS THEREOF INTO UNIMPROVED NEIGHBORHOODS WITH LEGAL ACCESS WITH THE INTENT OF CONVEYING TO MERCHANTS FOR THE PURPOSE OF DEVELOPING COMMERCIAL USES.
16. STORM DRAIN AND SEWER SHOWN HEREIN IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN.
17. THE BEST PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
18. PRELIMINARY GEOTECHNICAL REPORT PREPARED BY: GEOTCON, INC., DATED APRIL 10, 2020.
19. REFER TO THE "WATER QUALITY TECHNICAL REPORT SNOWP" DATED JAN 26, 2021, PREPARED BY HANSKER & ASSOCIATES FOR COMPLIANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD.
20. TEMPORARY TURNAROUNDS SHALL BE PROVIDED AT ALL DEAD END STREETS DURING FINAL ENGINEERING AS REQUESTED BY THE DEVELOPMENT SERVICES DEPARTMENT.
21. THE "FLOOD HAZARD AND FLOOD PROTECTION" MAP OF THE EXTENT OF THE ZONE AS DESCRIBED IN SUBDIVISION AREA 23 FLOOD PROTECTION PLAN DATED 01/26/2020.
22. PUBLIC RECYCLED WATER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE OTAY WATER DISTRICT. PUBLIC SECTIONS SHALL BE MAINTAINED AND OPERATED BY THE DISTRICT.

THIS IS A MAP OF A RESIDENTIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. PLANNING NEIGHBORHOODS INCLUDED WITHIN THE RESIDENTIAL CONDOMINIUM PROJECT DESIGNATION ARE R-1, R-2, R-3, R-4, R-5 & R-6, FOR A MAXIMUM NUMBER OF 718 DWELLING UNITS.

THE TOPOGRAPHIC MAPPING USED FOR THIS SURVEY IS BASED ON A FIELD SURVEY PERFORMED BY HUNSAKER & ASSOC. TOGETHER WITH AERIAL TOPOGRAPHY PRODUCED BY R.J. LUNG & ASSOCIATES PER FLIGHT OF OCTOBER 2, 2019.

BRASS DISK MARKED "SO CITY ENGR." IN 3/4" IRON PIPE. 1.5 MILES EAST OF
INTERSECTION OF MAIN ST. & HERITAGE RD. ON ROCK MOUNTAIN 100' EASTERLY
OF PROMINENT 10' HIGH BOULDER & 1700'. SOUTHERLY OF WATER STORAGE
FACILITY. (PT. #1359 PER R.O.S. 14841)
ELEV. 628.319
DATUM: NAVD '88

GRADING QUANTITIES SHOWN ARE RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING SHOWN IN THE PRELIMINARY SOILS REPORT.

ACI SUNBOW, LLC
2356 MOORE STREET
SAN DIEGO, CA 92110
(619) 544-9100


WILLIAM R. HAMLIN

HUNSAKER & ASSOCIATES, SAN DIEGO, INC.
9707 WAPLES ST.
SAN DIEGO, CA 92121
(858) 558-4500

DESIGN WAIVER REQUESTED FOR STREETS 'A' & 'B', A CLASS III COLLECTOR TO REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH AND REDUCE INTERSECTION SPACING TO A MINIMUM OF 225 LF.

SHEET 1 - TITLE SHEET/ ST. SECTIONS
SHEET 2 - LOTTING/ SUMMARY TABLES
SHEET 3 - PROJECT DESIGN
SHEET 4 - PROJECT DESIGN
SHEET 5 - PROJECT DESIGN
SHEET 6 - PROJECT DESIGN
SHEET 7 - BOUNDARY, EASEMENTS
& ENCUMBRANCES

NO.	REVISIONS	DATE	BY
1	FIRST SUBMITTAL	02/26/20	H&M
2	SECOND SUBMITTAL	04/27/20	H&M
3	THIRD SUBMITTAL	06/23/20	H&M
4	FOURTH SUBMITTAL	01/27/21	H&M
5	FIFTH SUBMITTAL	03/16/21	H&M
6	SIXTH SUBMITTAL	06/01/21	H&M
7	SEVENTH SUBMITTAL	07/06/21	H&M
8	EIGHTH SUBMITTAL	07/08/21	H&M
9	NINTH SUBMITTAL (REC. WATER)	07/29/21	H&M
10	REV. REC. WATER IN ST. 'A'	07/14/21	H&M

**SUNBOW II
PHASE 3**
City Of Chula Vista, California

01/15/01 12:01 PM C:\WINDOWS\TEMP\011501\00001110

SUBDIVISION BOUNDARY	
PROPOSED LOT LINE	
PROPOSED NEIGHBORHOOD BOUNDARY	
EXISTING PAD ELEVATION	P=379.4
EXISTING TEMPORARY MAP NO. & LOT NO.	LOT 21 008668
EXISTING ASSESSOR'S PARCEL NO.	38130010200
PROPOSED LOT NUMBER	(5)
PROPOSED RESIDENTIAL NEIGHBORHOOD	R-1
PROPOSED OPEN SPACE LOT	OS-1
COMMUNITY PURPOSE FACILITY LOT	CP-1
PROPOSED BROW DITCH	
PROPOSED EASEMENT LINE	
EXISTING EASEMENT LINE	
EXISTING SEWER MAIN WITH MANHOLE	
PROPOSED SEWER MAIN WITH MANHOLE (8" PVC UNLESS OTHERWISE NOTED)	
EXISTING WATER MAIN WITH FIRE HYDRANT	
PROPOSED WATER MAIN (PUBLIC) (8" PVC UNLESS OTHERWISE NOTED)	
PROPOSED WATER MAIN (PUBLIC) (8" PVC UNLESS OTHERWISE NOTED)	
PROPOSED FIRE MAIN WITH FIRE HYDRANT (8" PVC UNLESS OTHERWISE NOTED)	
PROPOSED FIRE MAIN WITH FIRE HYDRANT (8" PVC UNLESS OTHERWISE NOTED)	
EXISTING RECYCLED WATER MAIN	
PROPOSED RECYCLED WATER MAIN (PUBLIC) (8" PVC UNLESS OTHERWISE NOTED)	
EXISTING GAS MAIN	
EXISTING STORM DRAIN SYSTEM	
PROPOSED STORM DRAIN SYSTEM	
A. INLET OR CATCH BASIN	
B. HEADWALL	
C. CLEANSUIT	
D. CATCH BASIN	
E. MODULAR WETLANDS UNIT	
PROPOSED BYPASS STORM DRAIN	
PROPOSED STREET CENTERLINE ELEVATION	365.4
PROPOSED STREET GRADE	-2.0%
STREET LIGHT	
CUT/FILL LINE	
PROPOSED FILL SLOPE	2:1 MAX
PROPOSED CUT SLOPE	1.5:1 MAX
RETAINING WALL	
6' BLOCK WALL	

SEWER	CITY OF CHULA VISTA
WATER	OTAY WATER DISTRICT
RECYCLED WATER	OTAY WATER DISTRICT
STORM DRAIN	CITY OF CHULA VISTA
TELEPHONE	AT&T
GAS AND ELECTRIC	SDG&E
CABLE T.V.	COX COMMUNICATIONS
POLICE & FIRE	CITY OF CHULA VISTA
SCHOOLS	CHULA VISTA ELEMENTARY SCHOOL DISTRICT SWEETWATER UNION HIGH SCHOOL DISTRICT

SEE SHEET 7

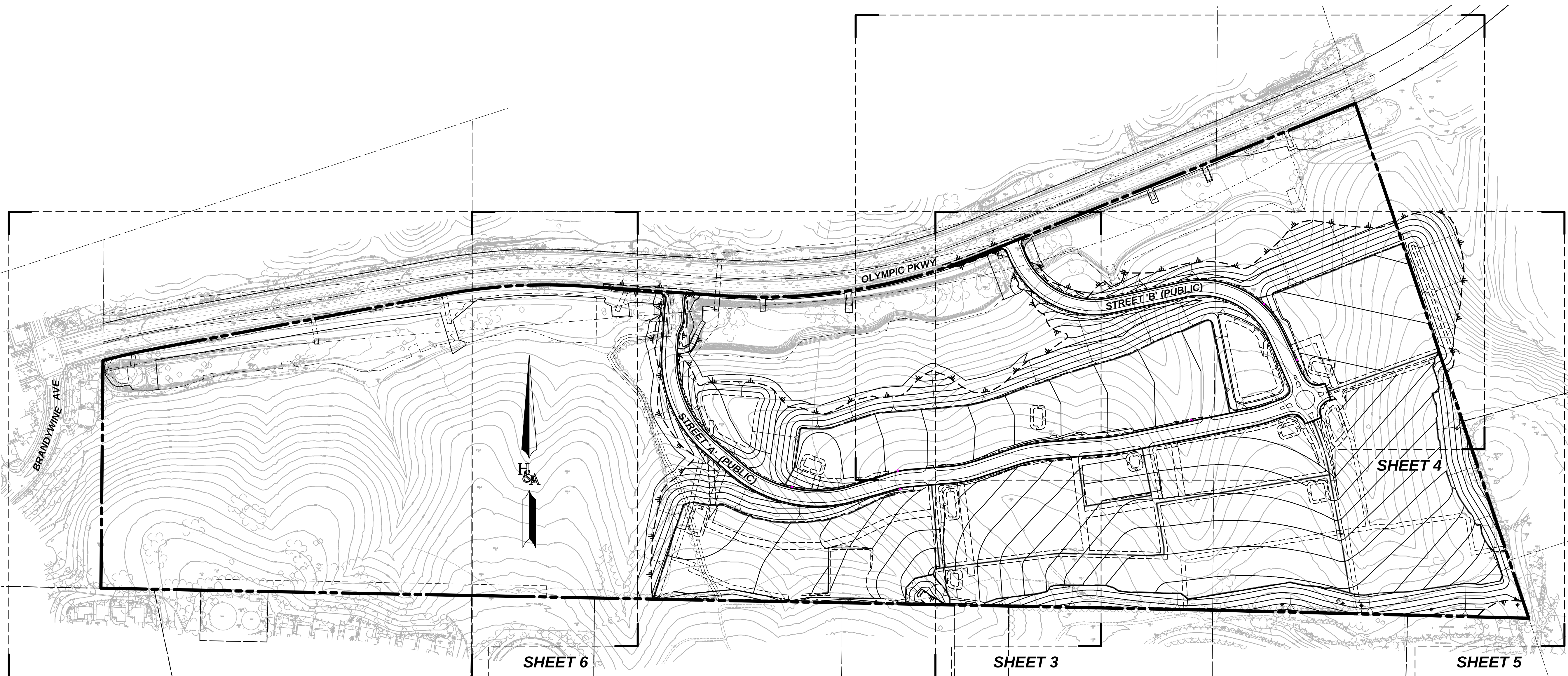
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHULA VISTA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE "REMAINDER LOT" OF CHULA VISTA TRACT 90-07 SUBDIVISION, UNITS 1 AND 2, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13423, FILED IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF SAN DIEGO, MAY 28, 1997, LYING WITHIN SECTIONS 17 AND 18, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

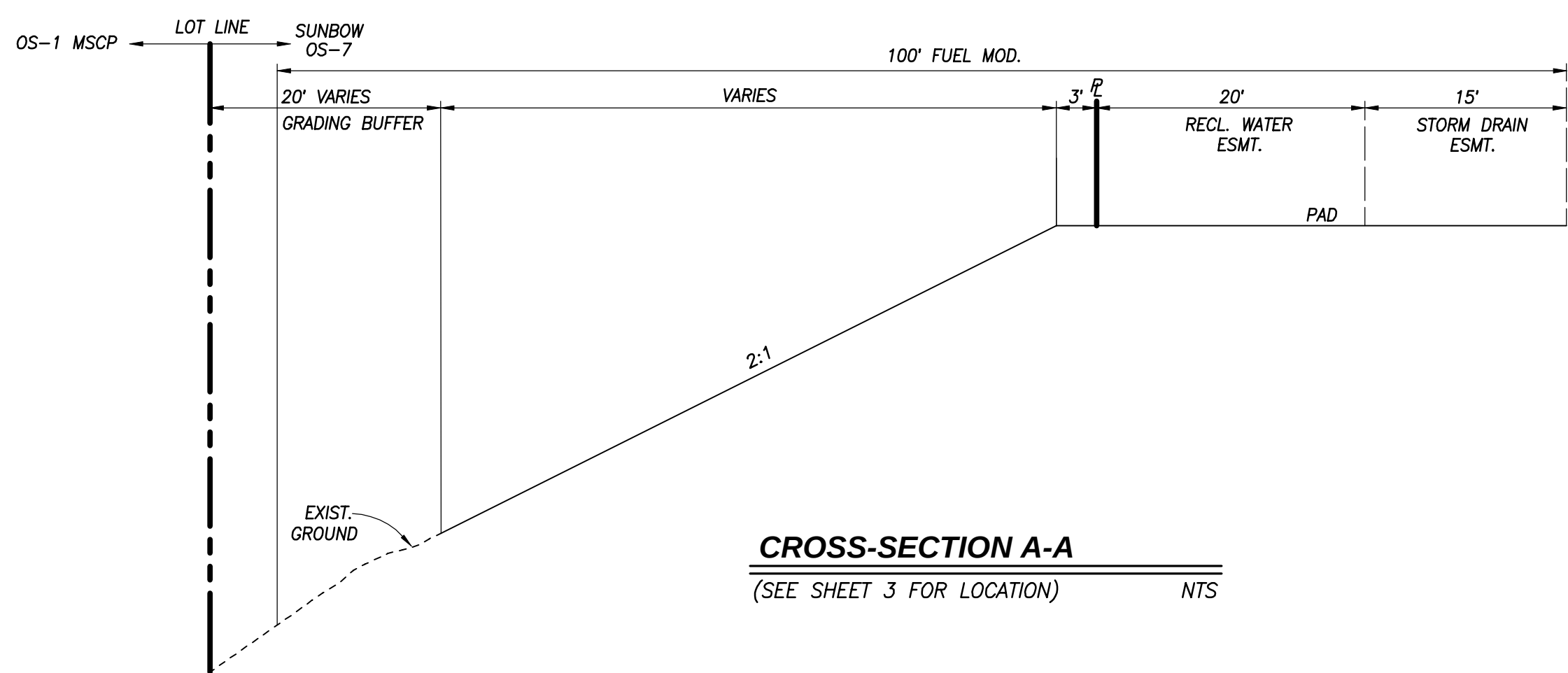
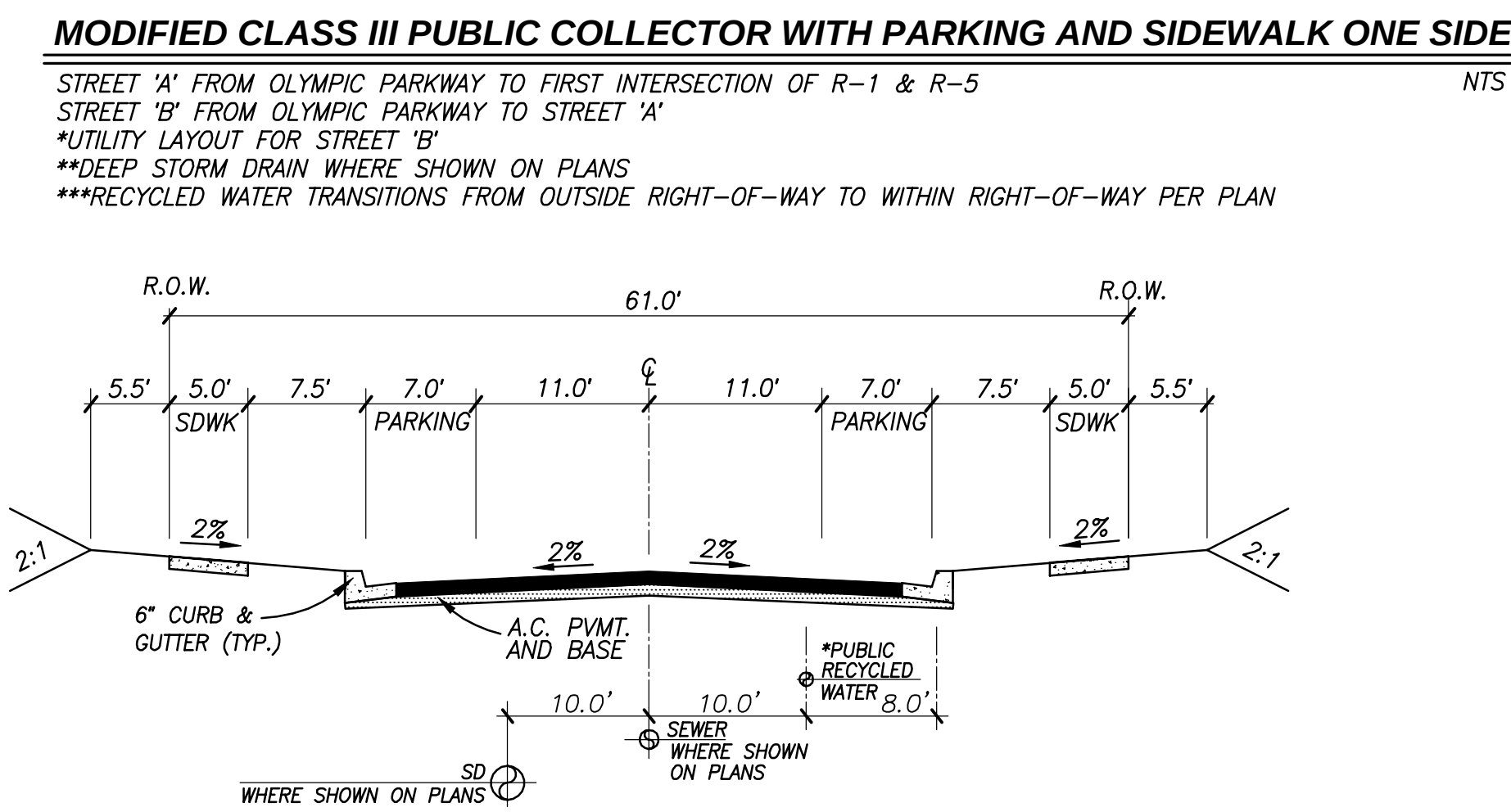
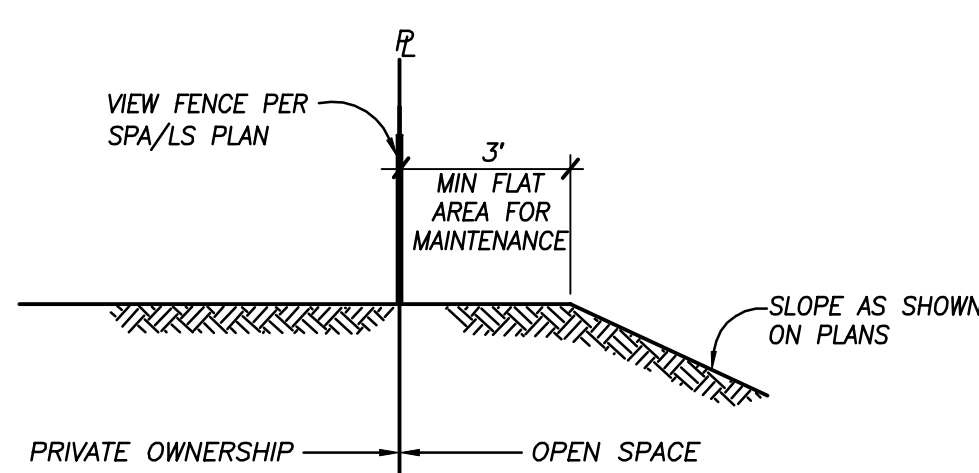
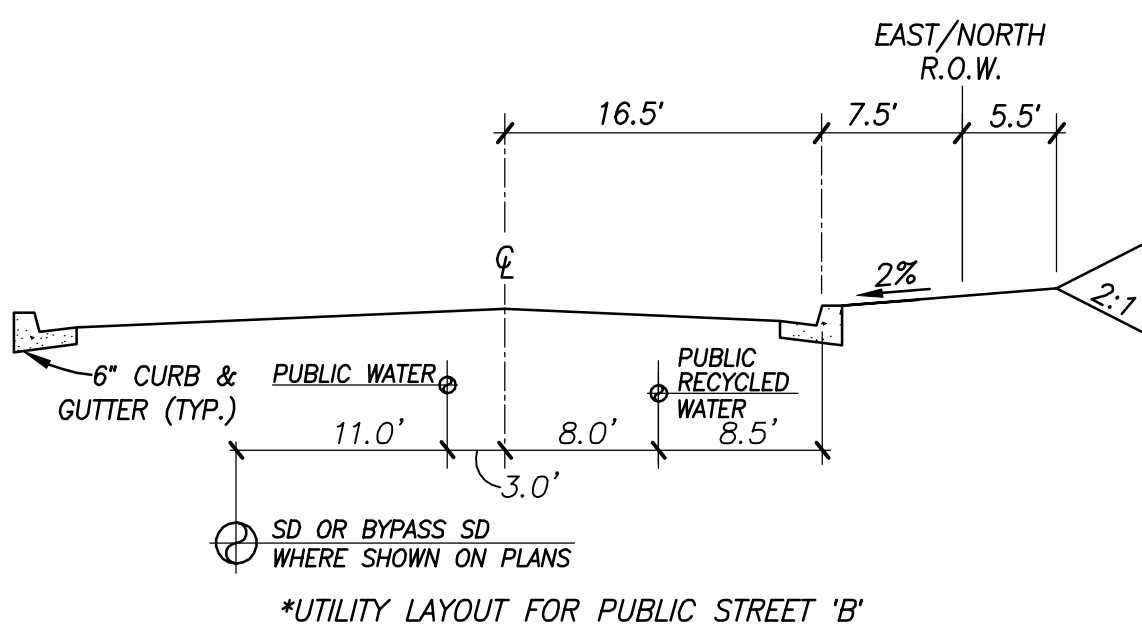
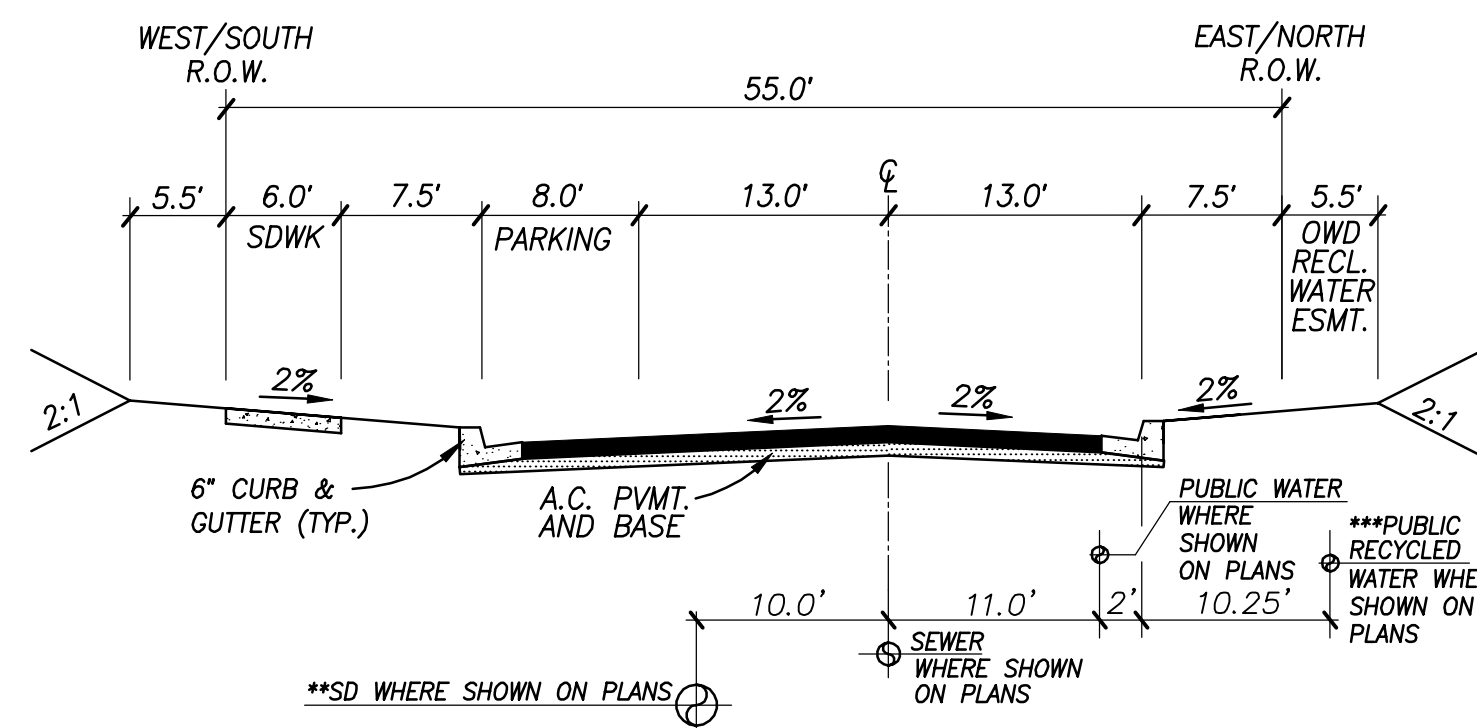
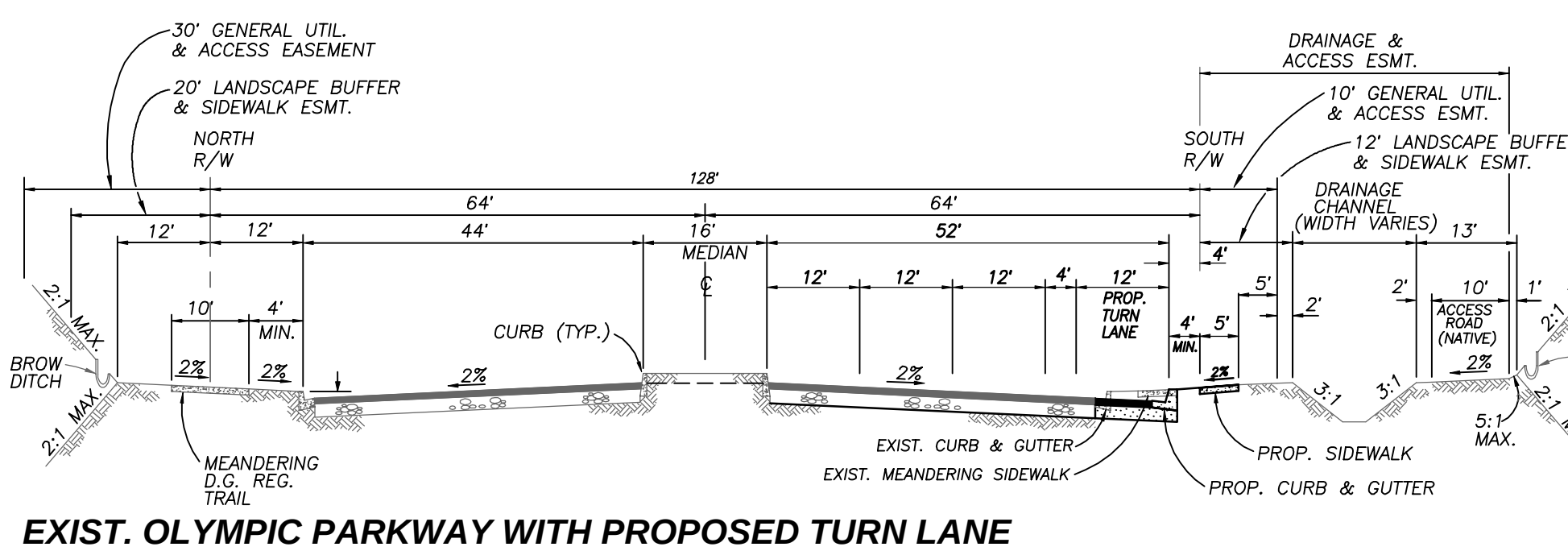
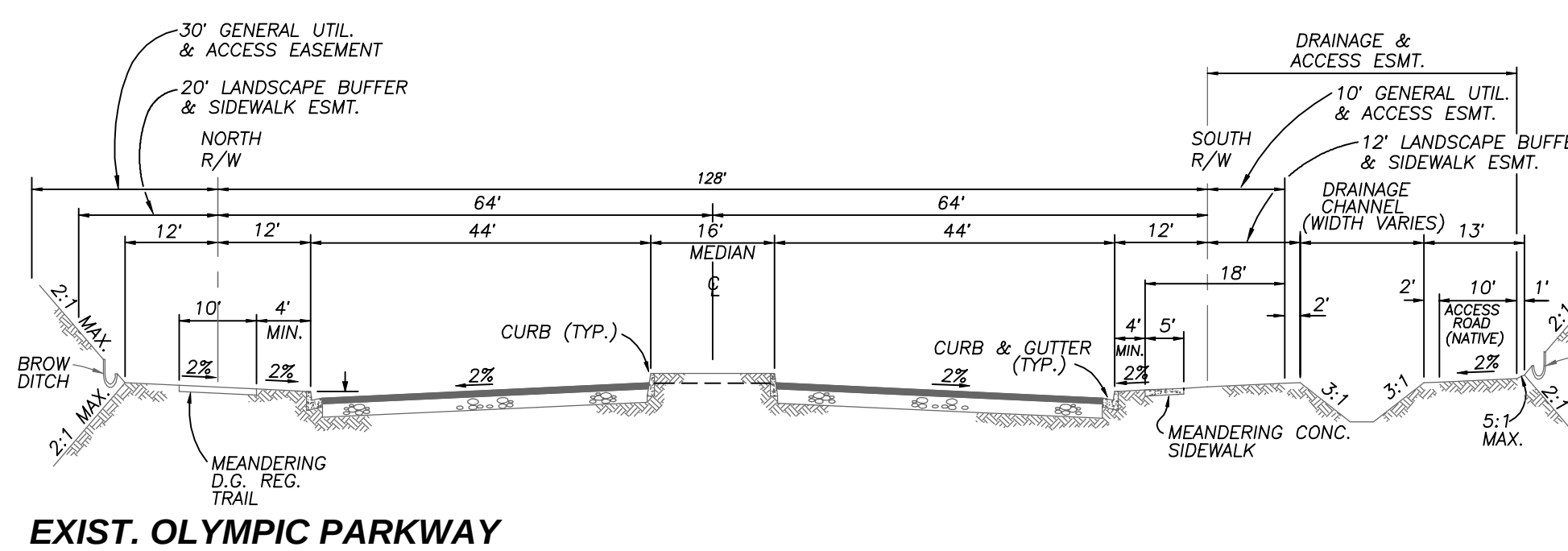
EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF THE SOUTHERLY
BOUNDARY OF CHULA VISTA TRACT NO. 90-07, SUNBOW, PHASE 1C UNITS 5,
6, 13, 14 AND 15, ACCORDING TO MAP THEREOF NO. 13917 IN THE CITY OF
CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE
OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 19,
2000.

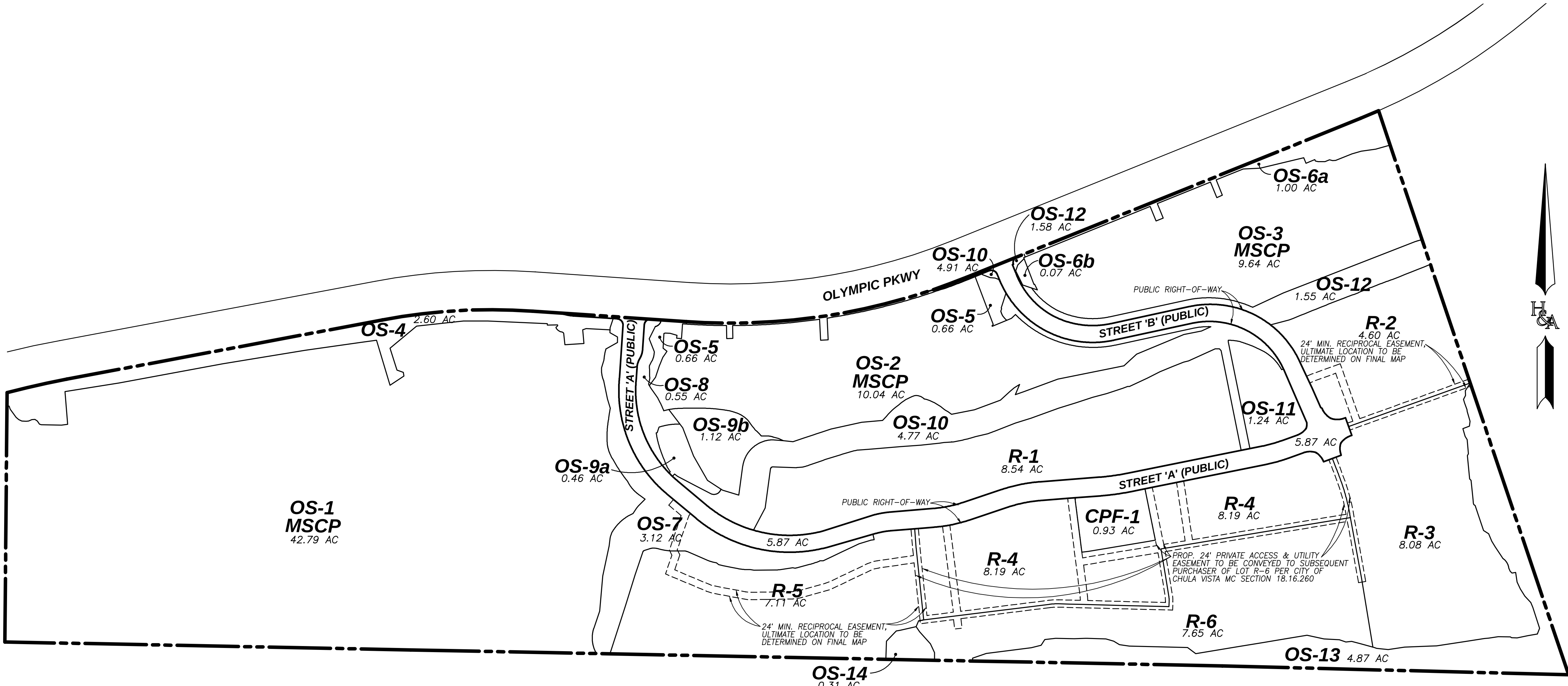
APN(S): 644-011-06-00 AND 644-020-11-00

FP	FLOOD PLAIN
FP	FIRE PROTECTION PLAN
LSVC	LIGHTED SAG VERTICAL CURVE
M#	MANHOLE
NSF	NET SQ. FT.
NTS	NOT TO SCALE
P1	POINT OF INTERSECTION (V.C.)
PL	PROPERTY LINE
RCP	REINFORCED CONCRETE PIPE
RW	RECLAIMED WATER
R/W	RIGHT OF WAY
S	SEWER
SD	STORM DRAIN
SF	GROSS SQ. FT.
W	WATER



SCALE: 1"=200'

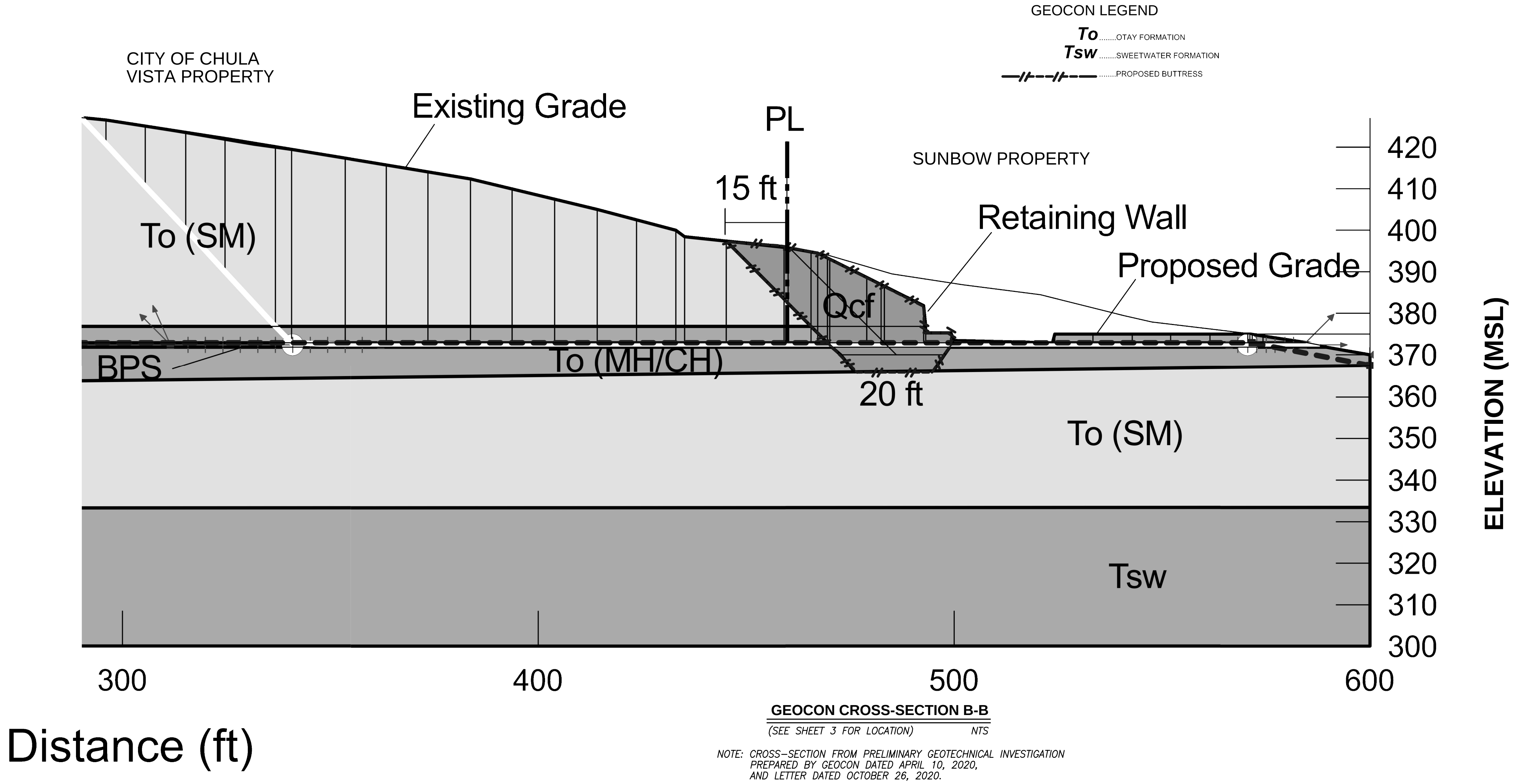




LOTTING
SCALE: 1"=200'

Sunbow 2, Phase III Project Summary				
Land Use Summary				
Neighborhood	Land Use	AC	Units	Density
R-1	RM	8.54	131	15.3
R-2	RM	4.60	73	15.9
R-3	RM	8.08	108	13.4
R-4	RM	8.19	118	14.4
R-5	RM	7.11	104	14.6
R-6	RC	7.65	184	24.1
Residential Subtotal		44.16	718	16.3
Land Use		AC		
MSCP Open Space Preserve (OS Lots 1-3 & 9b)		63.62		
Open Space (OS Lots 7, 8, 9a, 10-14)		16.81		
Poggi Creek Easement (OS Lots 4, 5, 6a & 6b)		4.34		
Community Purpose Facility Land (CPF-1)		0.93		
Public Streets A & B		5.87		
Total Project Area		135.72	718	16.3

Note: Acreages are rounded to the nearest 1/100th acre and may vary slightly from calculated total.



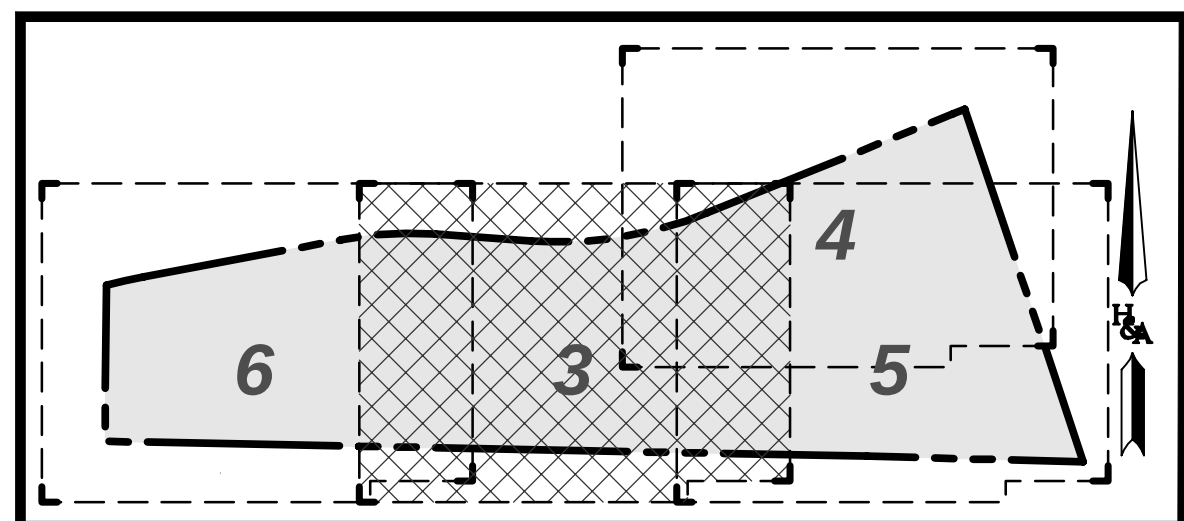
NOTE: CROSS-SECTION FROM PRELIMINARY GEOTECHNICAL INVESTIGATION
PREPARED BY GEOCON, DATED APRIL 10, 2020,
AND LETTER DATED OCTOBER 26, 2020.

LOTTING/ SUMMARY TABLES

PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING: 9017 Wagon Street
ENGINEERING: San Diego, CA 92121
SURVEYING: PH020508-000- PH020508-001

TENTATIVE MAP/SPA/GPA/REZONE
CVT # 20-0002
SUNBOW II
PHASE 3
City Of Chula Vista, California

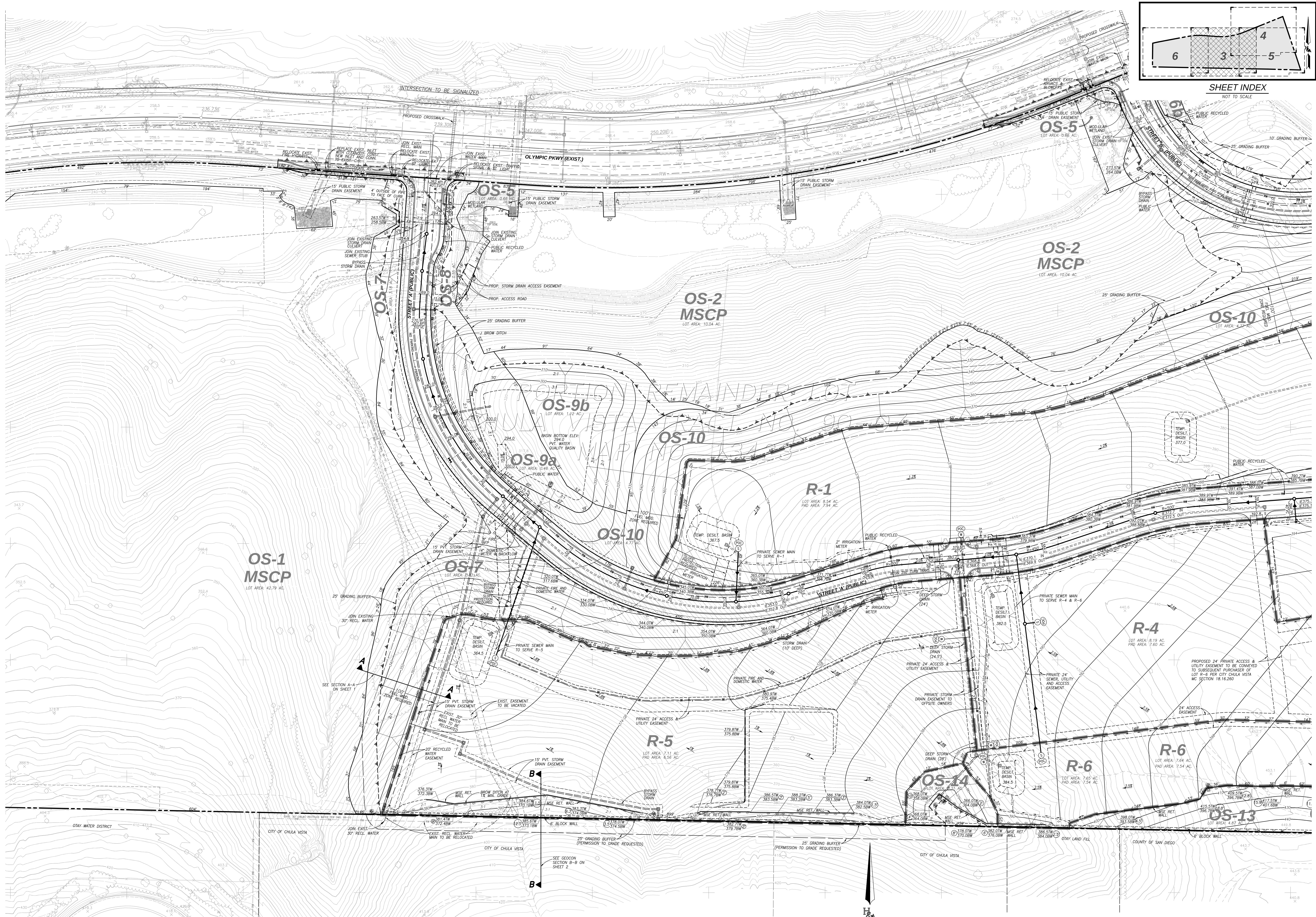
SHEET
2
OF
7



SHEET INDEX

FOR CONTINUATION SEE SHEET 4

FOR CONTINUATION SEE SHEET 6



FOR CONTINUATION SEE SHEET 5

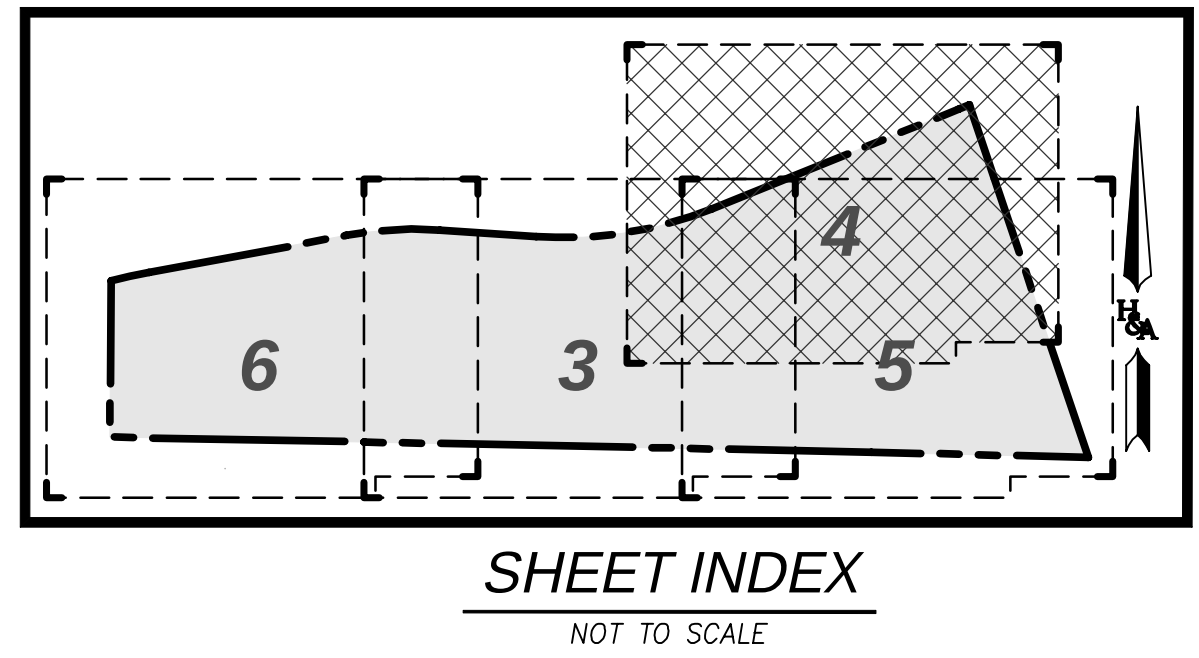
ROS 15503

ROS 15669

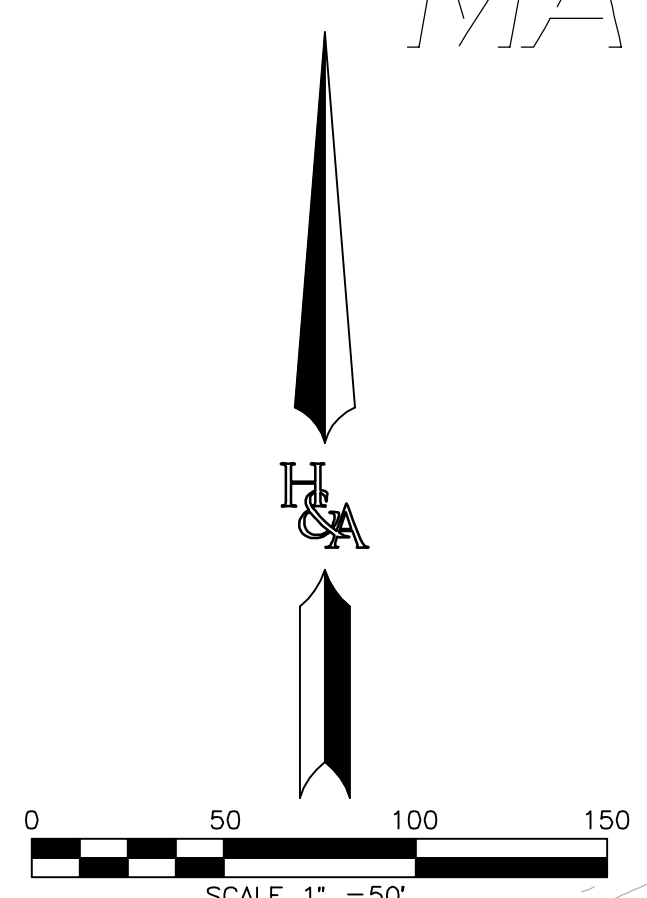
PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, CA
PLANNING: 907 Wagon Street
ENGINEERING: San Diego, CA 92121
SURVEYING: PH080508-0000 PH080508-0001

TENTATIVE MAP/SPA/GPA/REZONE
CVT # 20-0002
SUNBOW II
PHASE 3
City Of Chula Vista, California

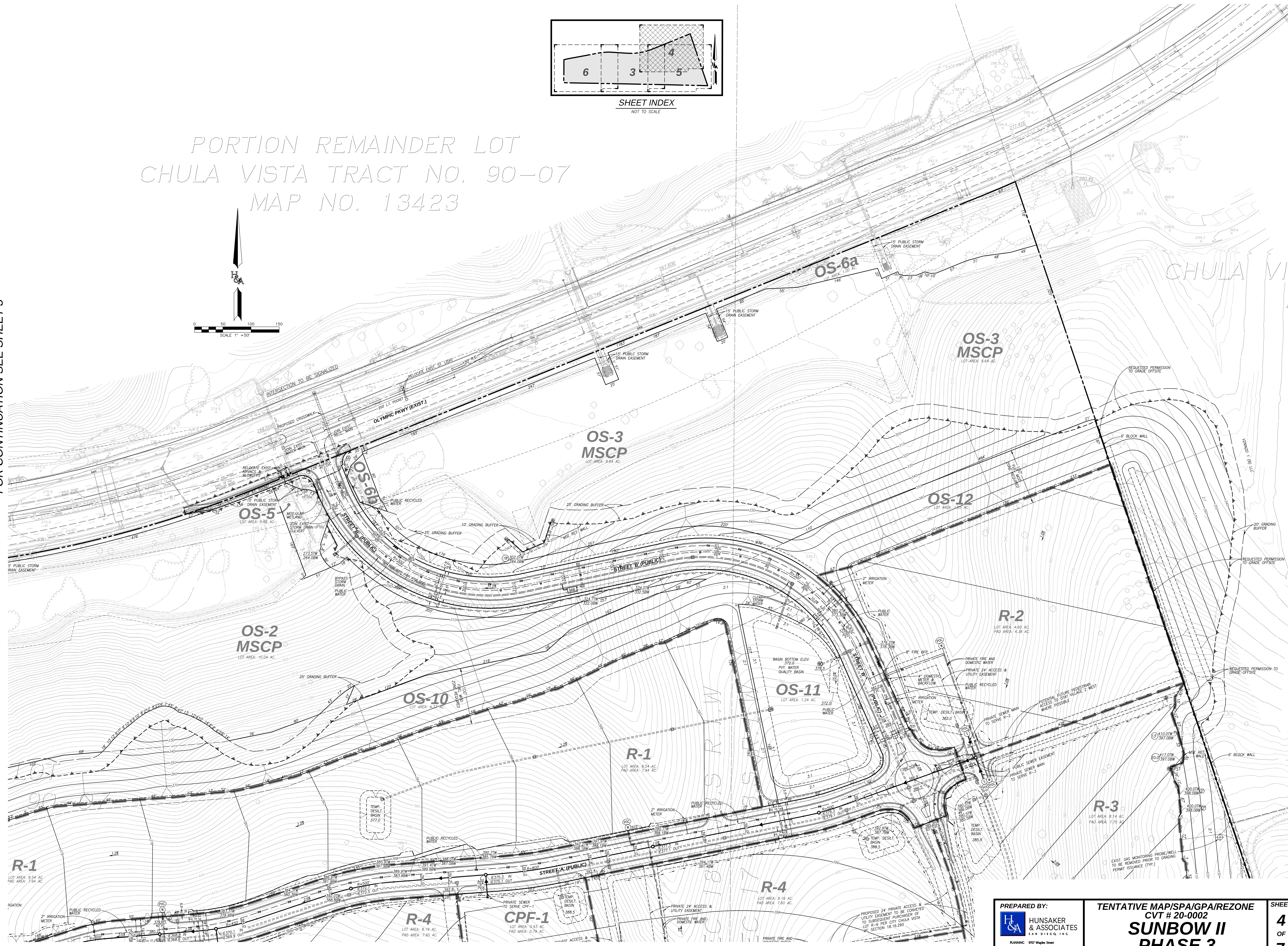
SHEET
3
OF
7



PORTION REMAINDER LOT
CHULA VISTA TRACT NO. 90-07
MAP NO. 13423



FOR CONTINUATION SEE SHEET 3

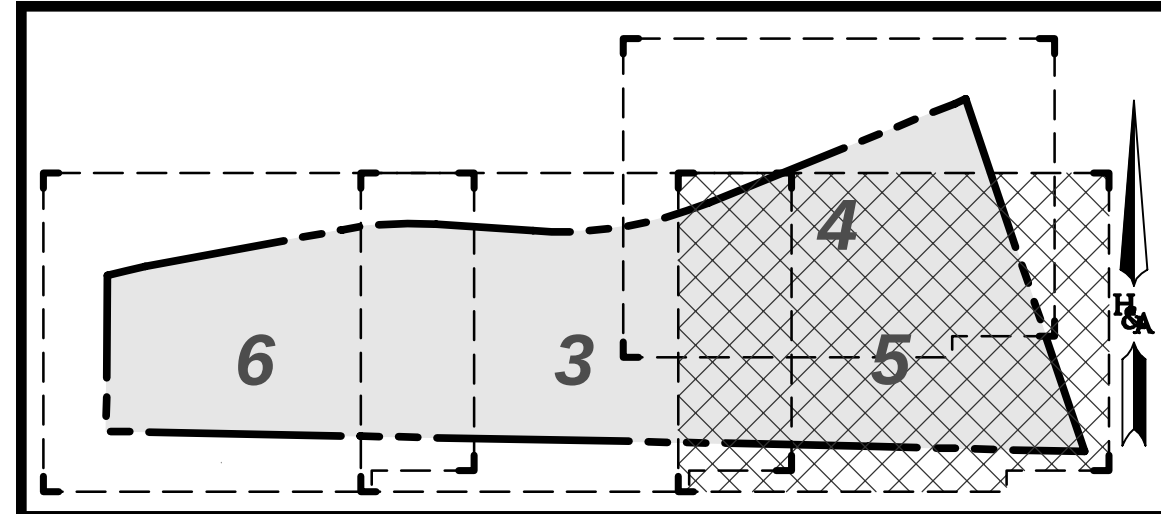


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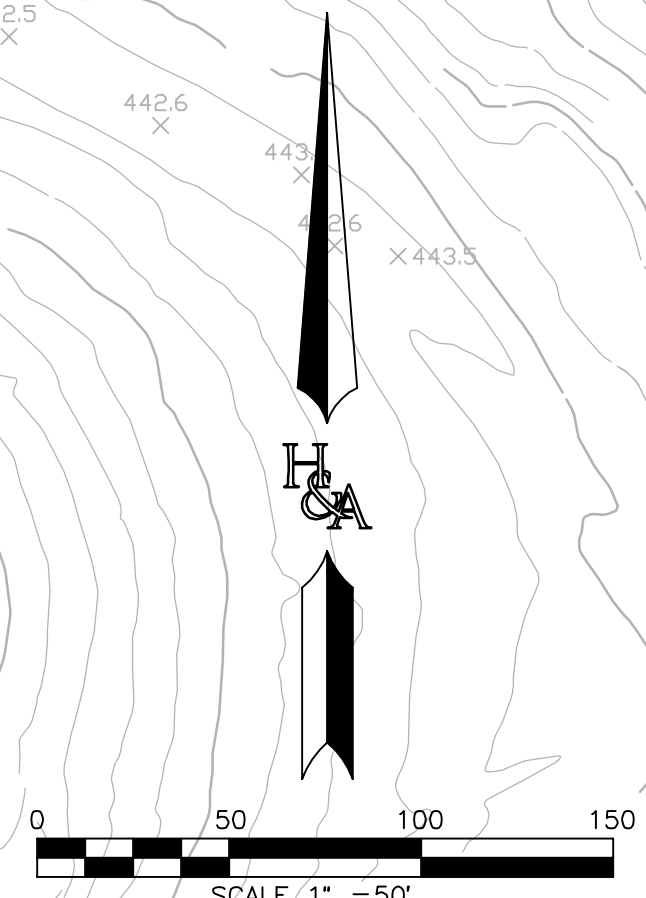
 PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, CA	TENTATIVE MAP/SPA/GPA/REZONE CVT # 20-0002		SHEET 4 OF 7 4.0, 2.167-0161
	SUNBOW II		
	PHASE 3		
	City of Chula Vista, California		
PLANNING: 1001 Wagon Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH020508-400- PH050508-404			

FOR CONTINUATION SEE SHEET 4

FOR CONTINUATION SEE SHEET 3



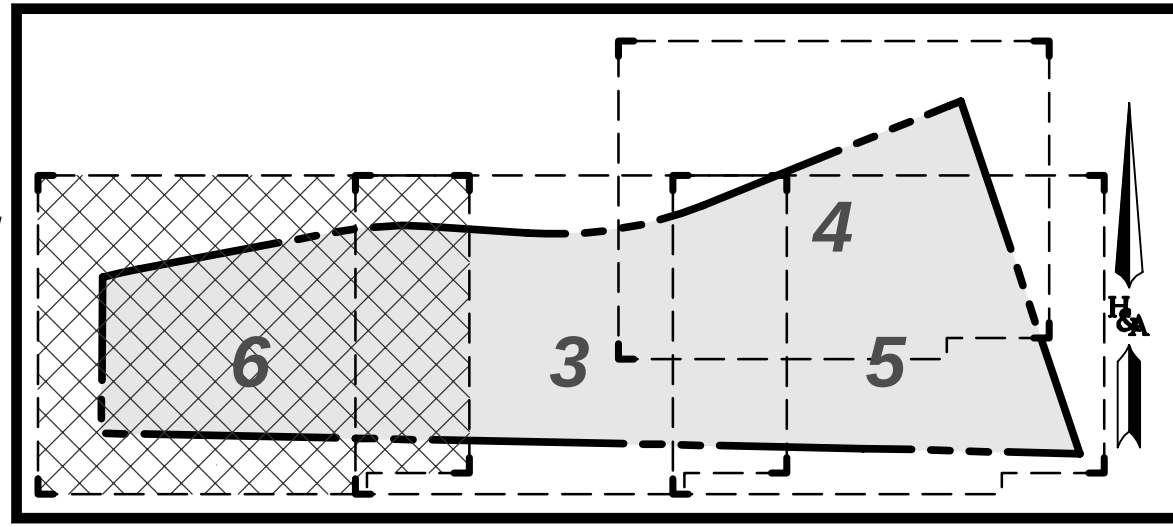
SHEET INDEX
NOT TO SCALE



PREPARED BY:  HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING: 907 Wagon Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH020508-000-000000000000	TENTATIVE MAP/SPA/GPA/REZONE CVT # 20-0002 SUNBOW II PHASE 3 City Of Chula Vista, California	SHEET 5 OF 7 4.0. 2167-0161



FOR CONTINUATION SEE SHEET 3



PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, INC.	TENTATIVE MAP/SPA/GPA/REZONE CVT # 20-0002		SHEET 6 OF 7 A.O. 2167-0161
	SUNBOW II		
	PHASE 3		
	City Of Chula Vista, California		
PLANNING: 900 Wagon Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH080508-000- PH080508-001			

