

**TENTATIVE SUBDIVISION MAP  
TRACT NO. \_\_\_\_\_  
FOR CONDOMINIUM PURPOSE  
354 MOSS STREET  
CHULA VISTA, CA**

- LEGAL DESCRIPTION OF THE LAND SHOWN ON THE TENTATIVE MAP THE EASTERLY 90 FEET OF LOT 32 OF QUARTER SECTION 140 OF RANCHO DE LA NACION IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 505, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, MARCH 13, 1988
- TAX ASSESSOR'S PARCEL NUMBER 619-010-140
- TAX RATE AREA 01286
- OWNER & SUBDIVIDER  
NAME: WELLSTON DEVELOPMENT, LLC  
ADDRESS: 4606 WELLSINGTON POINT  
SAN DIEGO, CA 92130  
PHONE: (714) 396-2160  
WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS AS SHOWN ON THE LATEST COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE PRELIMINARY GRADING PLAN. WE HAVE REVIEWED THE PRELIMINARY GRADING PLAN AND APPROVE THE PROPOSED GRADING AND IMPROVEMENTS

- SIGNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TITLE: \_\_\_\_\_
- WATER SOURCE/WATER DISTRICT  
SWEETWATER AUTHORITY  
WATER SYSTEM TO BE INSTALLED PER SWEETWATER AUTHORITY AND TO BE OPERATED AND MAINTAINED BY SAID DISTRICT.
  - SEWER DISTRICT  
CITY OF CHULA VISTA  
SEWER TO BE PROVIDED & CONNECTED TO CITY OF CHULA VISTA. PVT. SEWER MAIN TO BE 8" MIN. SEWER LATERALS TO BE 4" MIN.
  - FIRE DISTRICT  
CITY OF CHULA VISTA
  - SCHOOL DISTRICT(S)  
SWEETWATER HIGH SCHOOL DISTRICT  
CHULA VISTA GUN ELEMENTARY.
  - COMMUNITY/SUBREGIONAL PLAN AREA  
CHULA VISTA PLANNING COMMISSION
  - LAND USE DESIGNATION  
RES. APARTMENT RESIDENTIAL ZONE  
EXISTING GENERAL PLAN: RESIDENTIAL HIGH (RH)  
PROPOSED ZONING, LAND USE, GENERAL PLAN: NO CHANGE
  - ASSOCIATED PERMITS/ANS  
GRADING AND IMPROVEMENT PLANS  
PC-2381, FC-583, DFG NO 16004
  - STATUS OF LEGAL ACCESS  
MOSS STREET IS A DEDICATED & IMPROVED
  - STREETS  
MOSS STREET CURB AND GUTTER CONSTRUCTED  
PER CITY OF CHULA VISTA CURB AND GUTTER IMPROVEMENT DWGS 13031  
EXISTING IMPROVEMENTS TO REMAIN. FRONTAGE CURB, GUTTER & S/W TO BE REPLACED
  - TOPOGRAPHY  
BASED ON AERIAL PHOTOGRAPHIC SURVEY  
PREPARED BY TRI-DIMENSIONAL ENGINEERING INC.  
P.O. BOX 749  
POWAY, CA 92074  
PHONE: (858) 748-8333  
FAX: (858) 748-8412
  - ACTUAL GROSS AREA PER THIS TENTATIVE MAP  
0.6 ACRES GROSS  
26,130 S.F. GROSS
  - TOTAL NUMBER OF UNITS PROPOSED: 16
  - LOT COVERAGE PERCENTAGE  
14 UNITS x 519 S.F. = 7,266, 2 UNITS x 778 SF = 1,556  
TOTAL = 8,822/26,130 = 34%
  - SETBACKS  
FRONT = 15 FT.  
REAR = 15 FT.  
SIDE = 5 FT.
  - PARKING REQUIREMENTS  
2 SPACES PER UNIT  
PROVIDED 16 - 2 CAR GARAGE
  - PRIVATE OPEN SPACE PROVIDED:  
PRIVATE FOR ALL UNITS = 2,300 S.F.  
COMMON FOR ALL UNITS = 4,625 S.F.  
TOTAL PRIVATE & COMMON (2,300 + 4,625) = 6,925  
6,925 / 16 UNITS = 432.81 > 433 O.K.
  - ON-SITE GRADING FOR THIS PROJECT:  
CUT = 150 C.Y. FILL = 2,035 C.Y. IMPORT = 1,885 C.Y.  
(10% SHRINKAGE FOR CUT)
  - REFERENCE DRAWINGS  
CHULA VISTA DRAWINGS NO. 13031.  
89-445 TO 89-447, 06039  
COUNTY OF SAN DIEGO  
DRAWING NO. CG-2497

- BENCHMARK  
DESCRIPTION: #1476 BRASS DISK W/END D.I.  
LOCATION: SE CORNER FOURTH AVE & MOSS ST., E. PCR @ W. END CURB INLET  
RECORD FROM: CITY OF CHULA VISTA  
ELEV: 88.20 NAVD 88 DATUM: MSL
- Revision 12: \_\_\_\_\_  
Revision 11: \_\_\_\_\_  
Revision 10: \_\_\_\_\_  
Revision 9: \_\_\_\_\_  
Revision 8: \_\_\_\_\_  
Revision 7: \_\_\_\_\_  
Revision 6: \_\_\_\_\_  
Revision 5: \_\_\_\_\_  
Revision 4: 10/08/2020  
Revision 3: 07/01/2020  
Revision 2: 02/28/2020  
Revision 1: 08/02/2019  
Original Date: 07/05/18

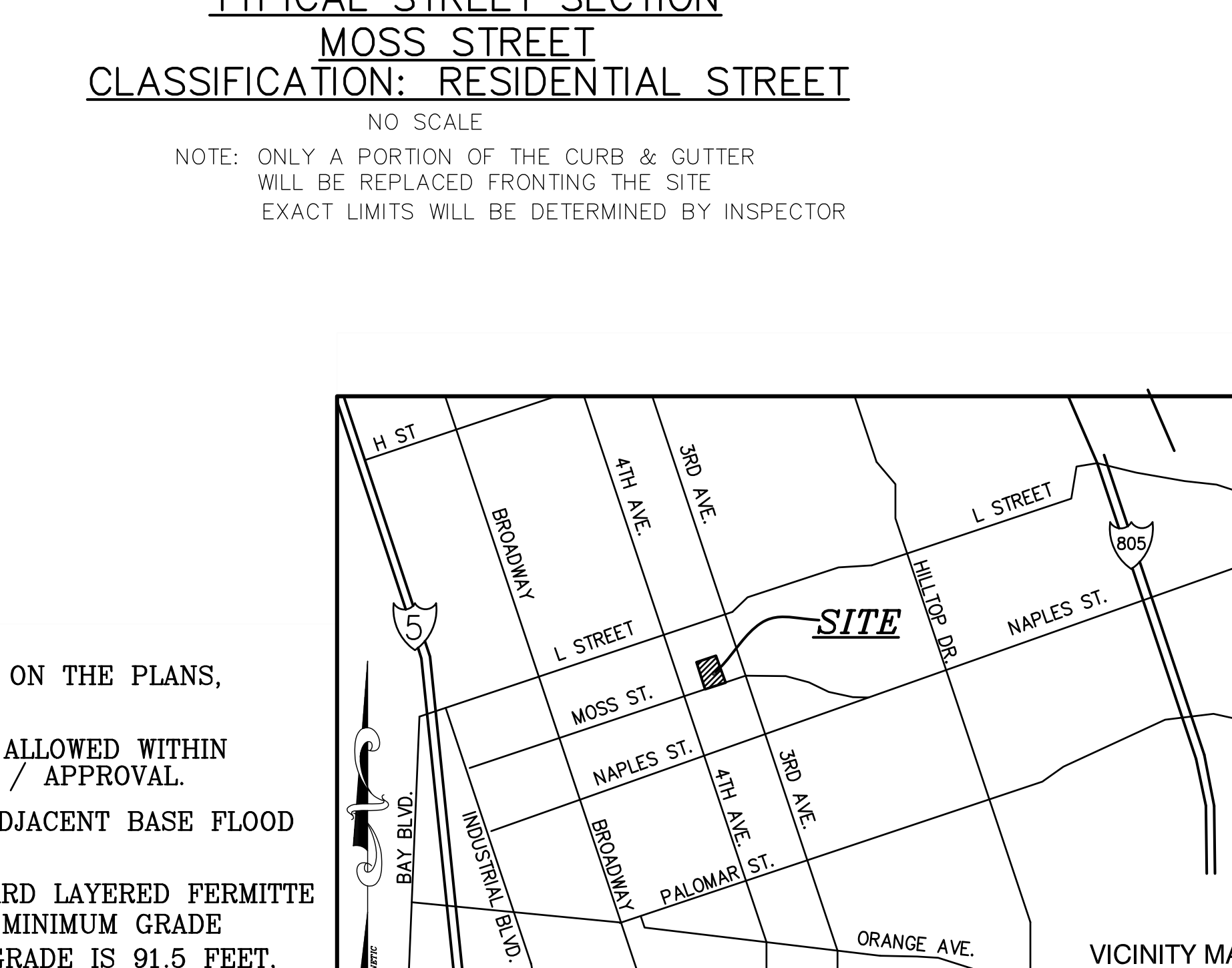
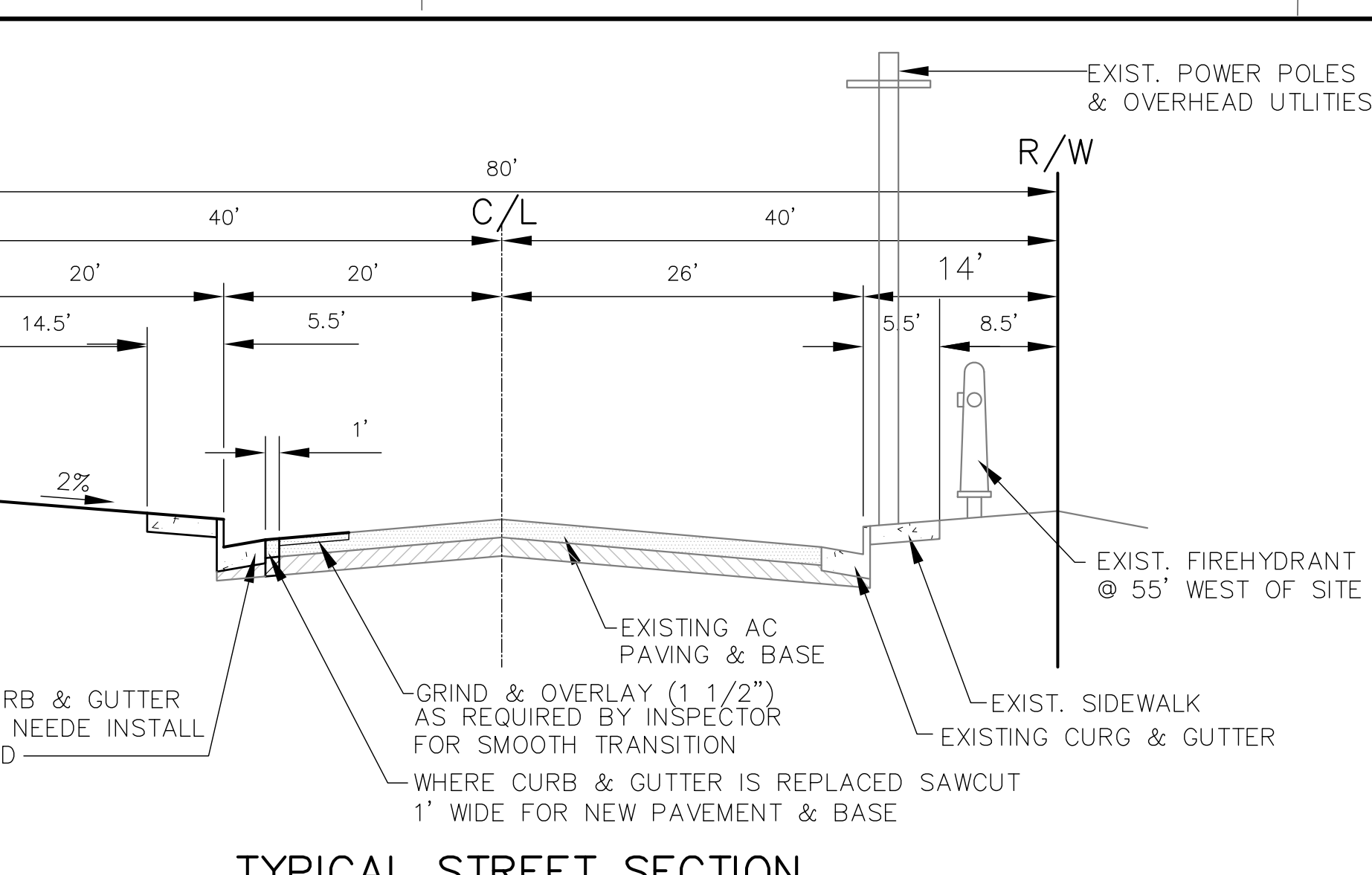
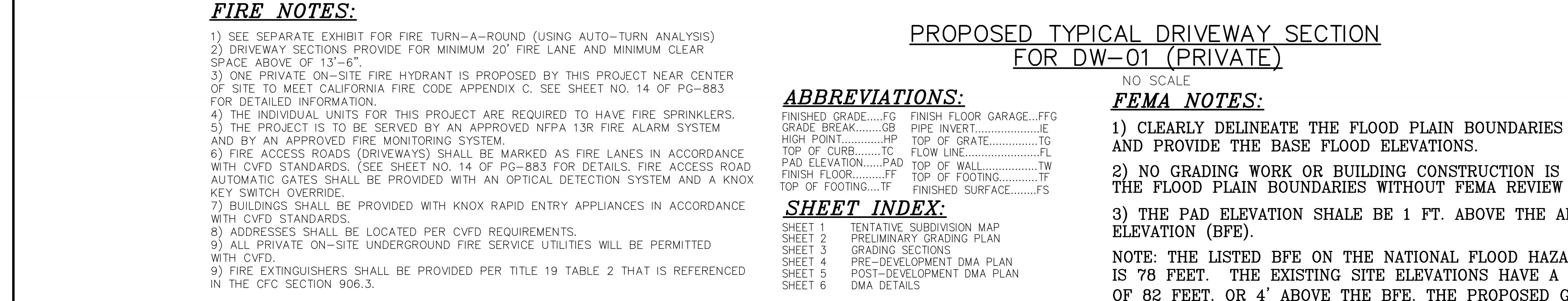
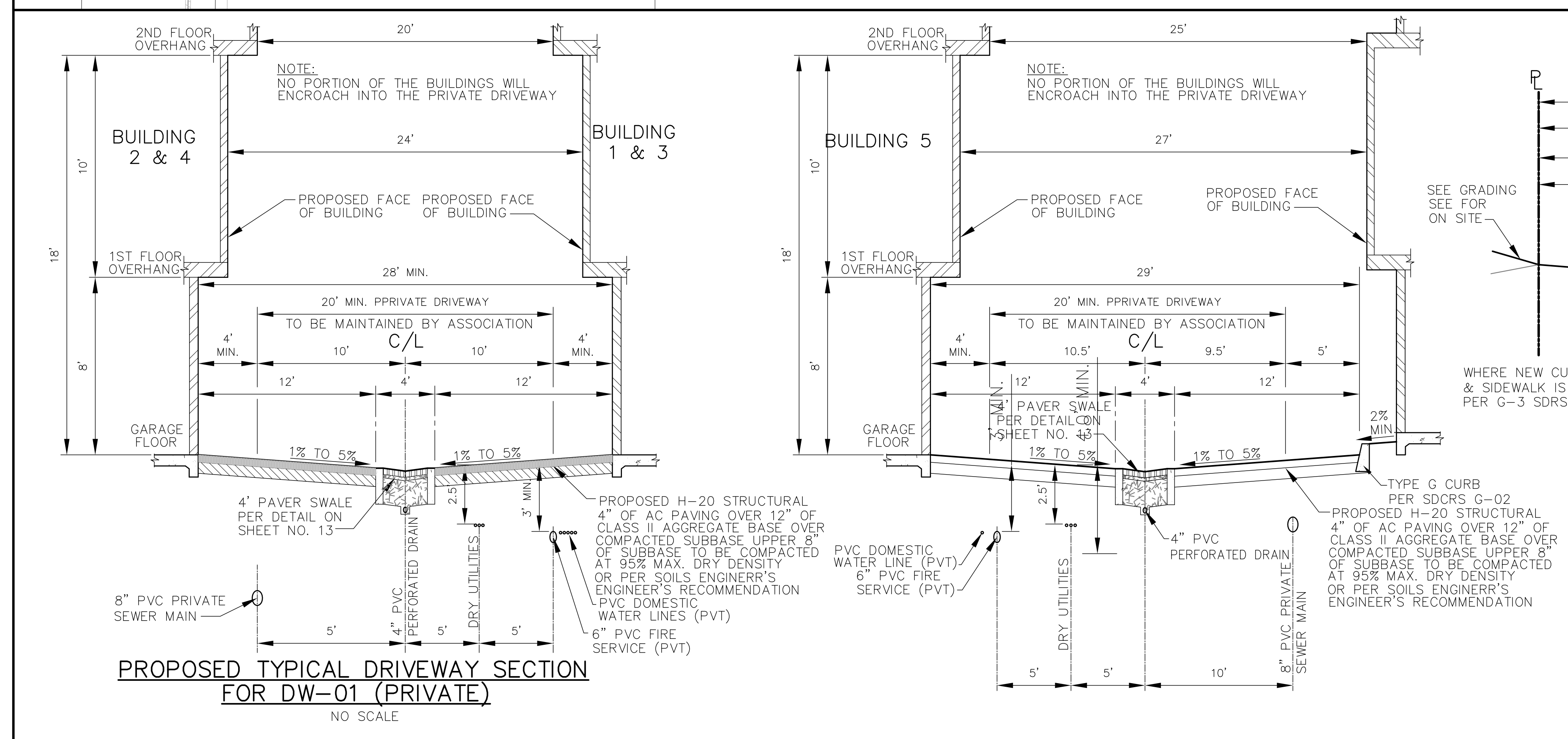
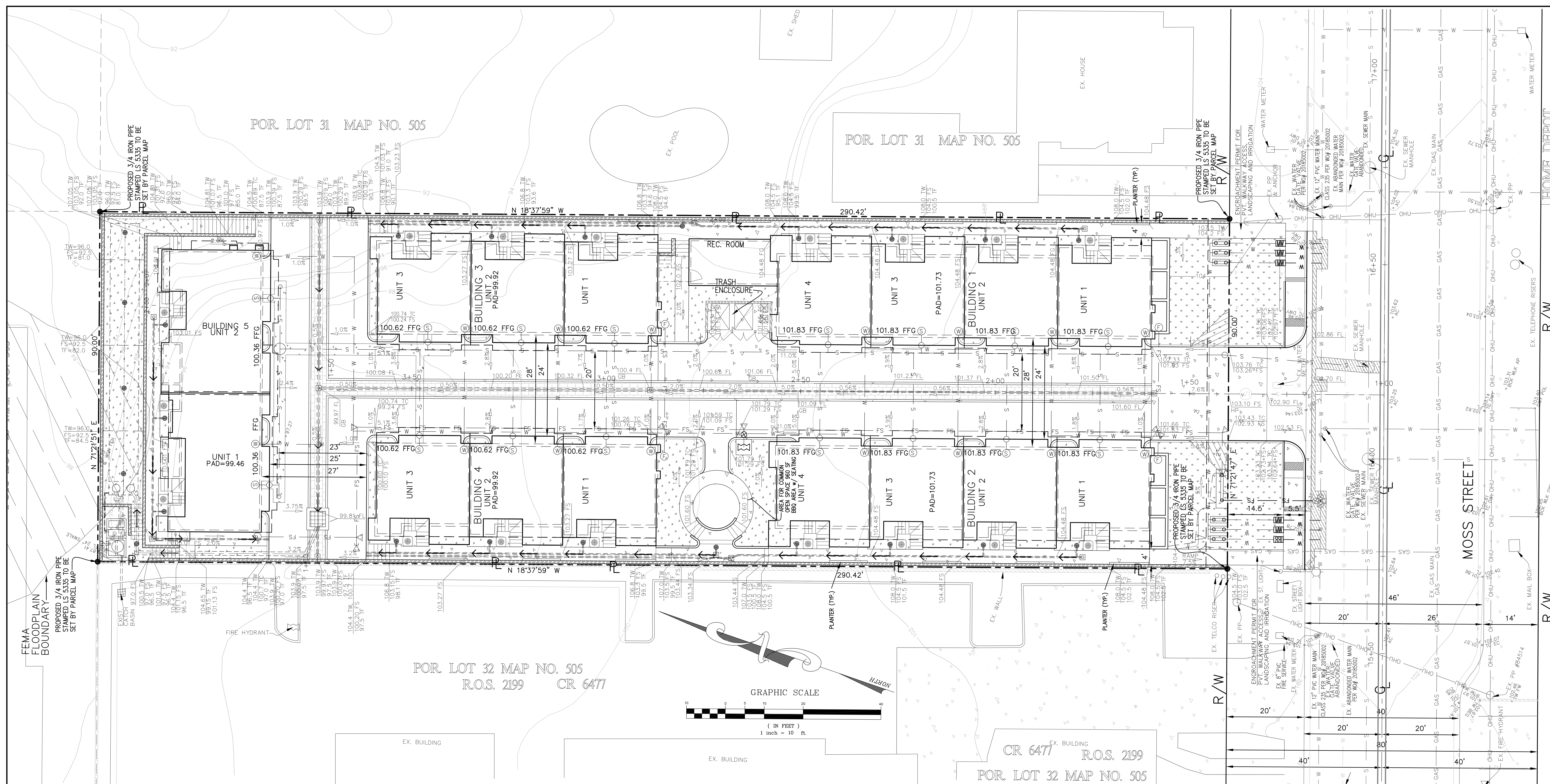
Q. LEGEND:	DWG. NO.	SYMBOL
EX. RIGHT OF WAY		---
PROJECT BOUNDARY		---
BUILDING SETBACK LINE		---
EASEMENT		---
A.C. PAVING ON BASE		---
TRENCH PATCH		---
CONCRETE SIDEWALK/PAVING		---
LANDSCAPE ENHANCED PAVING (IN PVT. DWGS.)		---
ON-SITE SIDEWALK W/ ADA HAND RAILS		---
6" CURB & GUTTER TYPE G		---
6" CURB (PRIVATE ON-SITE)		---
24" WIDE DRIVEWAY		---
SAWCUT LINE		---
STREET NAME SIGN & STOP SIGN		---
"NO PARKING" SIGN		---
PVT. ON-SITE WATER MAIN (FIRE)		---
IRRIGATION SLEEVING		---
POTABLE WATER METER 1-1/2 INCH WATER SERVICE		---
IRRIGATION WATER METER 1-INCH WATER SERVICE		---
BACKFLOW PREVENTOR		---
WATER SERVICE* (SIZE PER PLAN)		---
FIRE LATERAL 6-INCH FIRE SERVICE		---
FIRE HYDRANT ASSEMBLY		---
GATE VALVE		---
CONCRETE THRUST BLOCK		---
5" SEWER MANHOLE		---
PVT. SEWER CLEANOUT		---
4" SEWER LATERAL		---
PVT. STORM DRAIN PIPE		---
PVT. STORM DRAIN CLEANOUT(TYPE A)		---
PVT. STORM DRAIN CLEANOUT		---
PVT. STORM DRAIN LANDSCAPE DRAIN		---
PVT. STORM DRAIN CATCH BASIN		---
DIRECTION OF FLOW		---
DIRECTION OF FLOW STORM DRAIN		---
RETAINING WALL		---
2:1 SLOPE		---
CONTOUR INTERVAL		---
EX. RET. WALL		---
EX. OVERHEAD UTILITIES		---
EX. SEWER MAIN		---
EX. WATER MAIN		---

DATE: OCTOBER 8, 2020

**ALTA CONSULTANTS**  
PLANNING ENGINEERING SURVEYING  
1300 E. Main St., Ste. 100, El Cajon, CA 92021 (619) 748-8810 Fax (619) 748-8811  
JOB NO. 457-01, DATE: OCTOBER 8, 2020

**TENTATIVE SUBDIVISION MAP**

Date: 08/8/2020 SHEET 1 OF 6 SHEET



# PRELIMINARY GRADING FOR 16 TOWN HOME UNITS

354 MOSS STREET, TM 06-07

## TENTATIVE SUBDIVISION MAP TRACT NO. \_\_\_\_\_ FOR CONDOMINIUM PURPOSE 354 MOSS STREET CHULA VISTA, CA

1. LEGAL DESCRIPTION OF THE LAND SHOWN ON THE TENTATIVE MAP THE EASTERLY 90 FEET OF LOT 32 OF QUARTER SECTION 140 OF RANCHO DE LA NACION IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 505, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, MARCH 13, 1988

2. TAX ASSESSOR'S PARCEL NUMBER 619-010-140

3. TAX RATE AREA: 01286 01286

4. OWNER & SUBDIVIDER  
NAME: WELLSTON DEVELOPMENT, LLC  
ADDRESS: 4606 WELLSFORD POINT  
SAN DIEGO, CA 92130  
PHONE: (714) 396-2160

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS AS SHOWN ON THE LATEST COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE PRELIMINARY GRADING PLAN. WE HAVE REVIEWED THE PRELIMINARY GRADING PLAN AND APPROVE THE PROPOSED GRADING AND IMPROVEMENTS

SIGNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TITLE: \_\_\_\_\_

5. WATER SOURCE/WATER DISTRICT  
SWEETWATER AUTHORITY  
WATER SYSTEM TO BE INSTALLED PER SWEETWATER AUTHORITY AND TO BE OPERATED AND MAINTAINED BY SAID DISTRICT.

6. SEWER DISTRICT  
CITY OF CHULA VISTA  
SEWER TO BE PROVIDED & CONNECTED TO CITY OF CHULA VISTA P.V.T. SEWER MAIN TO BE 8" MIN. SEWER LATERALS TO BE 4" MIN.

7. FIRE DISTRICT  
CITY OF CHULA VISTA

8. SCHOOL DISTRICT(S)  
SWEETWATER HIGH SCHOOL DISTRICT  
CHULA VISTA GEN. ELEMENTARY

9. COMMUNITY/SUBREGIONAL PLAN AREA  
CHULA VISTA PLANNING COMMISSION

10. LAND USE DESIGNATION  
R-3 APARTMENT RESIDENTIAL ZONE  
EXISTING LAND USE: SINGLE FAMILY HOMES  
EXISTING GENERAL PLAN: MIXED USE COMMERCIAL  
PROPOSED ZONING, LAND USE, GENERAL PLAN: NO CHANGE

11. ASSOCIATED PERMITS/ANS  
GRADING AND IMPROVEMENT PLANS  
PG-883, DWG NO. 16004

12. STATUS OF LEGAL ACCESS  
MOSS STREET IS A DEDICATED IMPROVED

13. STREETS  
MOSS STREET CURB AND GUTTER CONSTRUCTED  
PER CITY OF CHULA VISTA CORRIDOR IMPROVEMENT DWGS 13031  
EXISTING IMPROVEMENTS TO REMAIN. FRONTAGE CURB, GUTTER & SW TO BE REPLACED

14. TOPOGRAPHY:  
BASED ON AERIAL TOPOGRAPHIC SURVEY  
PREPARED BY TRI-DIMENSIONAL ENGINEERING INC.  
P.O. BOX 749  
POWAY, CA 92074  
PHONE: (951) 748-8333  
FAX: (951) 748-8412

15. ACTUAL GROSS AREA PER THIS TENTATIVE MAP  
0.6 ACRES GROSS  
26,130 S.F. GROSS

16. TOTAL NUMBER OF UNITS PROPOSED: 16

17. LOT COVERAGE PERCENTAGE:  
14 UNITS x 519 SF = 7,266, 2 UNITS x 778 SF = 1,556  
TOTAL = 8,822/26,130 = 34%

18. SETBACKS  
FRONT = 15 FT.  
REAR = 15 FT.  
SIDE = 5 FT.

19. PARKING REQUIREMENTS  
2 SPACES PER UNIT  
PROVIDED 16 - 2 CAR GARAGE

20. PRIVATE OPEN SPACE PROVIDED:  
PRIVATE FOR ALL UNITS = 2,300 S.F.  
COMMON FOR ALL UNITS = 4,625 S.F.  
TOTAL PRIVATE & COMMON (2,300 + 4,625) = 6,925  
16 UNITS / 6,925 S.F. = 432 SF x 16 UNITS = 6,912 S.F.

21. ON-SITE GRADING FOR THIS PROJECT:  
CUT = 150 C.Y. FILL = 2,035 C.Y. IMPORT = 1,885 C.Y.  
(10% SHRINKAGE FOR CUT)

22. REFERENCE DRAWINGS  
CHULA VISTA DRAWINGS NO. 13031,  
89-445 TO 89-447, 060808  
COUNTY OF SAN DIEGO  
DRAWING NO. CG-2497

BENCHMARK  
DESCRIPTION: #1476 BRASS DISK W/END D.I.  
LOCATION: SE CORNER FOURTH AVE &  
MOSS ST., E. PCR @ W. END CURB INLET  
RECORD FROM: CITY OF CHULA VISTA  
ELEV: 88.20 NAVD 88 DATUM: MSL

Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
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Revision 8:	_____
Revision 7:	_____
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Revision 4:	10/08/2020
Revision 3:	_____
Revision 2:	02/28/2020
Revision 1:	12/11/2019
Original Date:	07/05/18

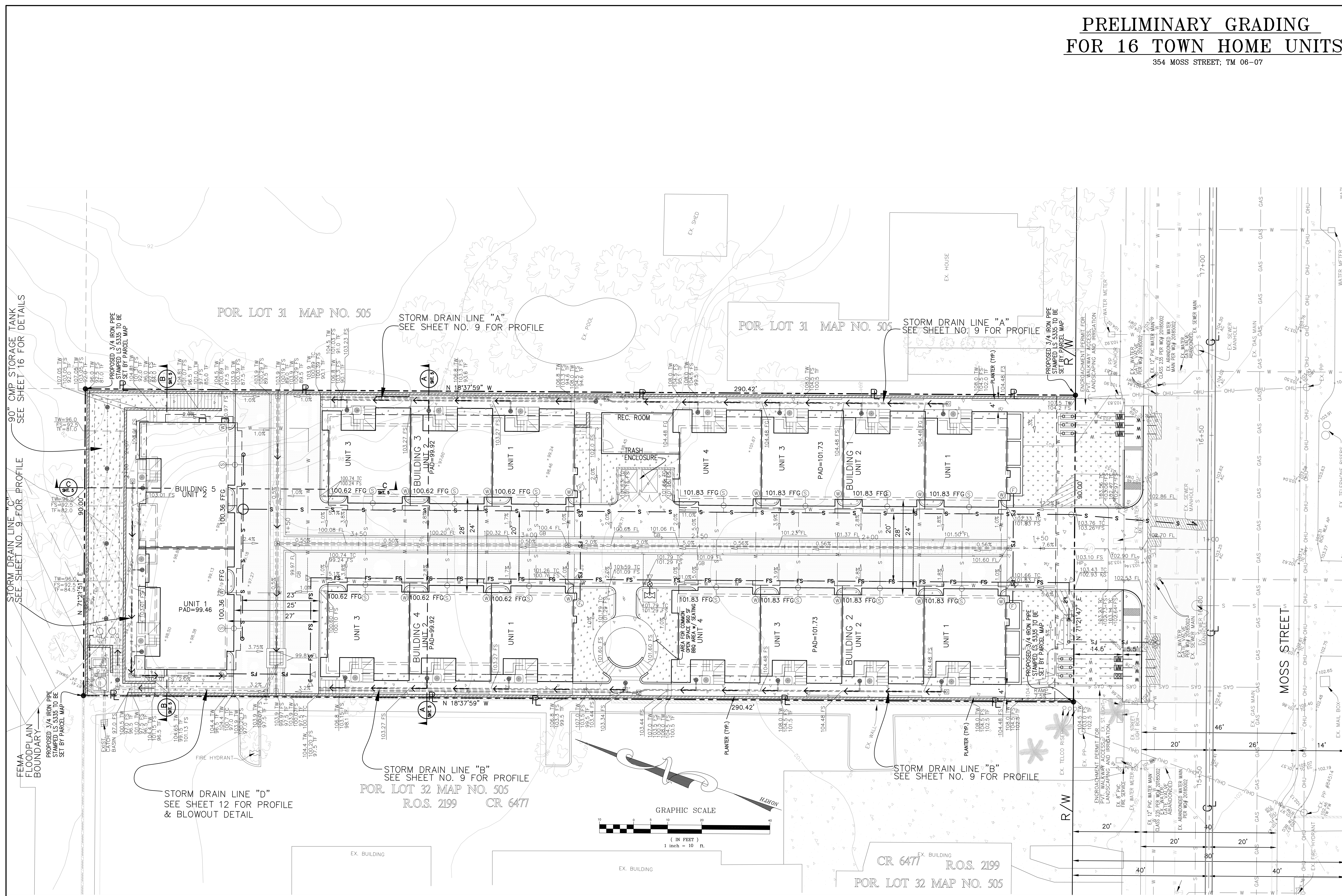
*Bartholomew J. Pastore*  
BARTHOLOMEW J. PASTORE, RCE 38608  
DATED: OCTOBER 8, 2020



**ALTA CONSULTANTS**  
PLANNING ENGINEERING SURVEYING  
1308 E. MAIN ST., SUITE 100, EL CAJON, CA 92021 (619) 749-8818 FAX (619) 749-8818  
JOB NO. 457-01, DATE: OCTOBER 8, 2020

### TENTATIVE SUBDIVISION MAP GRADING & DRAINAGE PLAN

Date: 10/08/2020 SHEET 2 OF 5 SHEET



FOR STREET, DW AND STORM DRAIN  
PROFILES SEE SHEETS 5, 8-12  
OF PG-883  
SEE TM SHEET NO. 3 FOR  
GRADING SECTIONS  
SEE TM SHEET NO. 6 FOR  
DRAINAGE DETAILS

#### FEMA NOTES:

- 1) CLEARLY DELINEATE THE FLOOD PLAIN BOUNDARIES ON THE PLANS, AND PROVIDE THE BASE FLOOD ELEVATIONS.
  - 2) NO GRADING WORK OR BUILDING CONSTRUCTION IS ALLOWED WITHIN THE FLOOD PLAIN BOUNDARIES WITHOUT FEMA REVIEW / APPROVAL.
  - 3) THE PAD ELEVATION SHALL BE 1 FT. ABOVE THE ADJACENT BASE FLOOD ELEVATION (BFE).
- NOTE: THE LISTED BFE ON THE NATIONAL FLOOD HAZARD LAYERED PERMITTEE IS 78 FEET. THE EXISTING SITE ELEVATIONS HAVE A MINIMUM GRADE OF 82 FEET, OR 4' ABOVE THE BFE. THE PROPOSED GRADE IS 91.5 FEET, OR 13.5' ABOVE BFE

# GRADING SECTIONS FOR 16 TOWN HOME UNITS

354 MOSS STREET, TM 06-07

## TENTATIVE SUBDIVISION MAP TRACT NO. \_\_\_\_\_ FOR CONDOMINIUM PURPOSE 354 MOSS STREET CHULA VISTA, CA

- LEGAL DESCRIPTION OF THE LAND SHOWN ON THE TENTATIVE MAP: THE EASTERLY 90 FEET OF LOT 32 OF QUARTER SECTION 140 OF RANCHO DE LA NACION IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 505, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, MARCH 13, 1886.
- TAX ASSESSOR'S PARCEL NUMBER: 619-010-140
- TAX RATE AREA: 01286
- OWNER & SUBDIVIDER: NAME: WELLSTON DEVELOPMENT, LLC; ADDRESS: 4606 WELLSTON POINT, SAN DIEGO, CA 92130; PHONE: (714) 396-2160. WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS AS SHOWN ON THE LATEST COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE PRELIMINARY GRADING PLAN. WE HAVE REVIEWED THE PRELIMINARY GRADING PLAN AND APPROVE THE PROPOSED GRADING AND IMPROVEMENTS.

- SIGNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TITLE: \_\_\_\_\_
- WATER SOURCE/WATER DISTRICT: SWEETWATER AUTHORITY. WATER SYSTEM TO BE INSTALLED PER SWEETWATER AUTHORITY AND TO BE OPERATED AND MAINTAINED BY SAID DISTRICT.
  - SEWER DISTRICT: CITY OF CHULA VISTA. SEWER TO BE PROVIDED & CONNECTED TO CITY OF CHULA VISTA. PVT. SEWER MAIN TO BE 8" MIN. SEWER LATERALS TO BE 4" MIN.
  - FIRE DISTRICT: CITY OF CHULA VISTA
  - SCHOOL DISTRICT(S): SWEETWATER HIGH SCHOOL DISTRICT; CHULA VISTA GEN. ELEMENTARY.
  - COMMUNITY/SUBREGIONAL PLAN AREA: CHULA VISTA PLANNING COMMISSION
  - LAND USE DESIGNATION: R-3 - APARTMENT RESIDENTIAL ZONE. EXISTING LAND USE: SINGLE FAMILY HOMES. EXISTING GENERAL PLAN: MIXED USE COMMERCIAL. PROPOSED ZONING, LAND USE, GENERAL PLAN: NO CHANGE.
  - ASSOCIATED PERMITS/ANS: GRADING AND IMPROVEMENT PLANS PG-885, DWG NO. 16004
  - STATUS OF LEGAL ACCESS: MOSS STREET IS A DEDICATED IMPROVED
  - STREETS: MOSS STREET CURB AND GUTTER CONSTRUCTED PER CITY OF CHULA VISTA CORRIDOR IMPROVEMENT DWGS 13031. EXISTING IMPROVEMENTS TO REMAIN. FRONTAGE CURB, GUTTER & S/W TO BE REPLACED
  - TOPOGRAPHY: BASED ON AERIAL TOPOGRAPHIC SURVEY PREPARED BY TRI-DIMENSIONAL ENGINEERING INC. P.O. BOX 749, POWAY, CA 92074. PHONE: (858) 748-8333. FAX: (858) 748-8412
  - ACTUAL GROSS AREA PER THIS TENTATIVE MAP: 0.6 ACRES GROSS; 26,130 S.F. GROSS
  - TOTAL NUMBER OF UNITS PROPOSED: 16
  - LOT COVERAGE PERCENTAGE: 14 UNITS x 519 S.F. = 7,266; 2 UNITS x 776 S.F. = 1,556. TOTAL = 8,822/26,130 = 34%
  - SETBACKS: FRONT = 15 FT.; REAR = 15 FT.; SIDE = 5 FT.
  - PARKING REQUIREMENTS: 2 SPACES PER UNIT; PROVIDED 16 - 2 CAR GARAGE.
  - PRIVATE OPEN SPACE PROVIDED: PRIVATE FOR ALL UNITS = 2,300 S.F.; COMMON FOR ALL UNITS = 4,825 S.F.; TOTAL PRIVATE & COMMON (2,300 + 4,825) = 6,925 / 16 UNITS = 433.81 > 433 O.K.
  - ON-SITE GRADING FOR THIS PROJECT: CUT = 150 C.Y.; FILL = 2,035 C.Y. IMPORT = 1,885 C.Y. (10% SHRINKAGE FOR CUT)
  - REFERENCE DRAWINGS: CHULA VISTA DRAWINGS NO. 13031, 89-445 TO 89-447, 06038. COUNTY OF SAN DIEGO. DRAWING NO. CG-2497

BENCHMARK DESCRIPTION: #1478 BRASS DISK W/END D.I.  
LOCATION: SE CORNER FOURTH AVE. & MOSS ST., E. PCR @ W. END CURB INLET.  
RECORD FROM: CITY OF CHULA VISTA  
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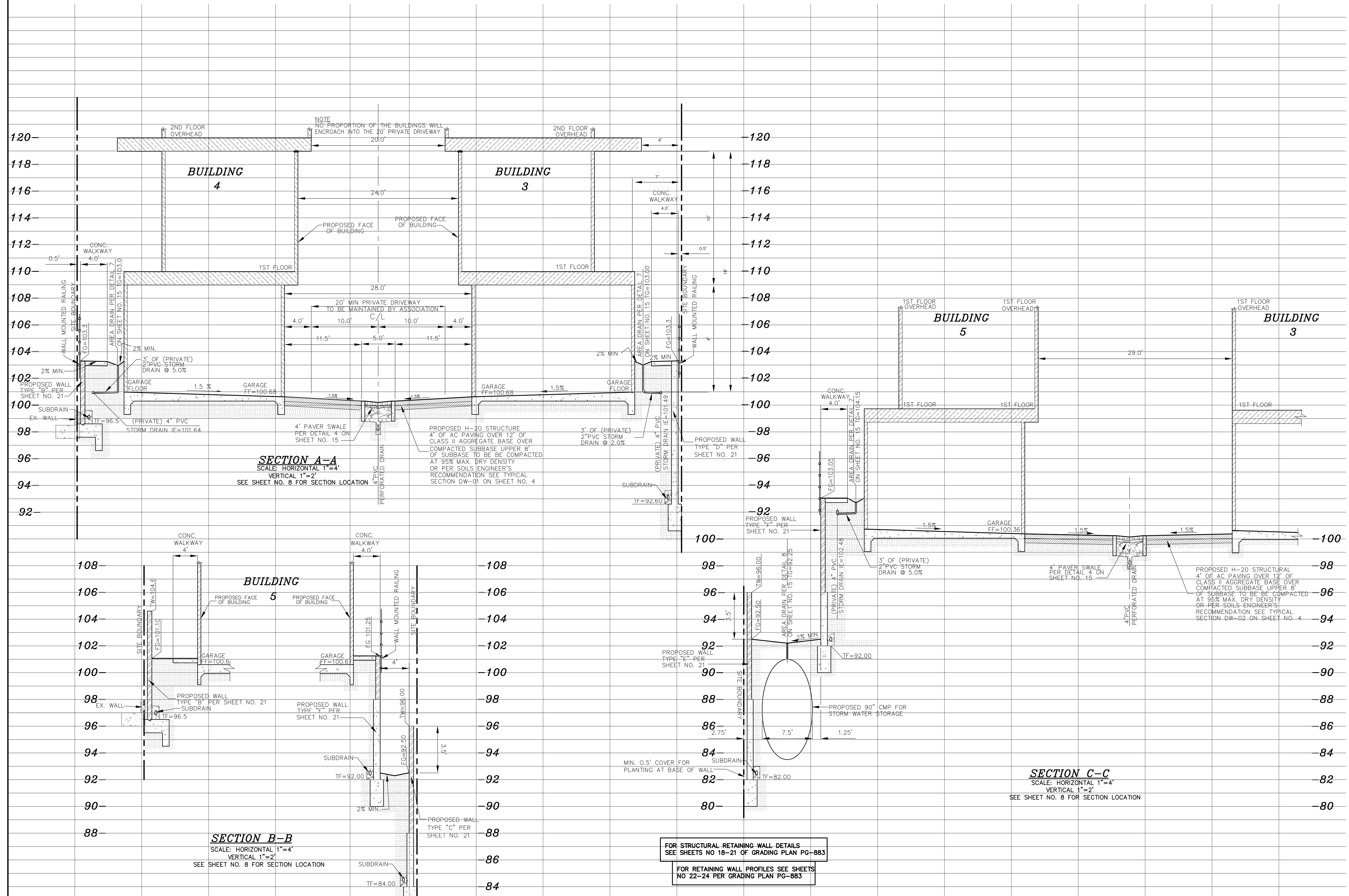
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Original Date:	02/28/2020

*Bartolone*  
BERTOLONE J. PASTOR, RCE 38608  
DATED: OCTOBER 8, 2020



ALTA CONSULTANTS  
PLANNING ENGINEERING SURVEYING  
1283 E. MAIN ST., SUITE 100, CHULA VISTA, CA 92011 (619) 748-8818 FAX (619) 748-8818  
JOB NO. 427-01, DATE: OCTOBER 8, 2020

TENTATIVE SUBDIVISION MAP  
DMA DETAILS SWQMP  
Date: 10/08/2020 SHEET 3 OF 6 SHEET



FOR STRUCTURAL RETAINING WALL DETAILS  
SEE SHEETS NO 18-21 OF GRADING PLAN PG-883  
FOR RETAINING WALL PROFILES SEE SHEETS  
NO 22-24 PER GRADING PLAN PG-883

# PRE-DEVELOPMENT DMA FOR 16 TOWN HOME UNITS

354 MOSS STREET; TM 06-07

**TENTATIVE SUBDIVISION MAP**  
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12. STATUS OF LEGAL ACCESS: MOSS STREET IS A DEDICATED IMPROVED
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19. PARKING REQUIREMENTS: 2 SPACES PER UNIT; PROVIDED 16 = 2 GARAGE.
20. PRIVATE OPEN SPACE PROVIDED: PRIVATE FOR ALL UNITS = 2,300 S.F.; COMMON FOR ALL UNITS = 4,625 S.F.; TOTAL PRIVATE & COMMON (2,300 + 4,625) = 6,925; 6,925 / 16 UNITS = 432.81 > 433 O.K.
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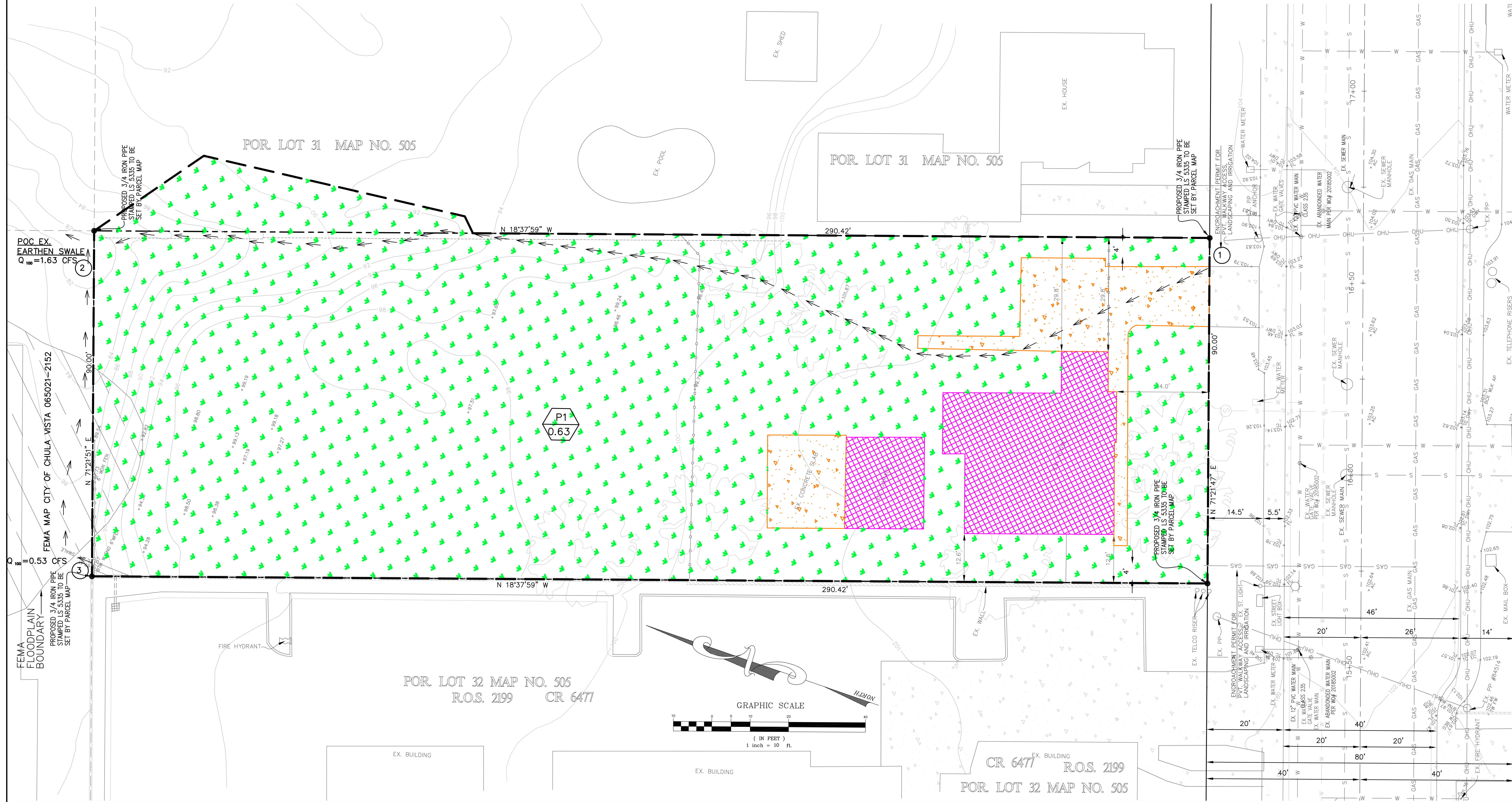
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- Revision 4: 10/08/2020
- Revision 3: \_\_\_\_\_
- Revision 2: 02/28/2020
- Revision 1: 08/02/2019
- Original Date: 07/05/18

*Bartholomew J. Pastore*  
BARTHOLOMEW J. PASTORE, RCE 388608  
DATED: OCTOBER 8, 2020

**ALTA CONSULTANTS**  
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1300 B. Main St., Ste. 100, El Cajon, CA 92021 (619) 749-8818 Fax (619) 749-8818  
JOB NO. 427-01, DATE: OCTOBER 8, 2020

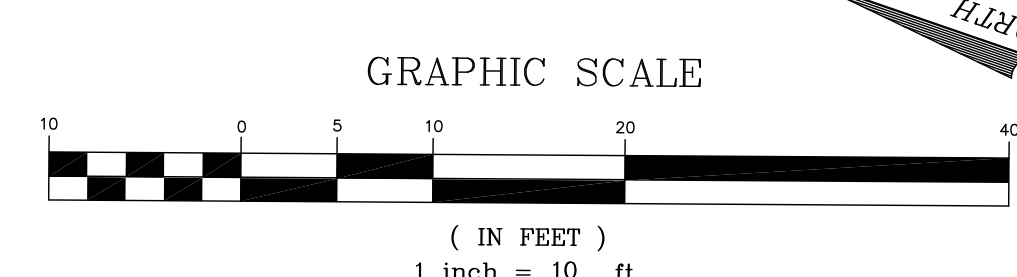
**TENTATIVE SUBDIVISION MAP**  
**PRE-DEVELOPMENT DMA SWQMP**

Date: 10/8/2020 SHEET 4 OF 6 SHEET



FEMA FLOODPLAIN BOUNDARY  
POC EX. FARTHEN SWALE Q<sub>100</sub> = 1.63 CFS  
FEMA MAP CITY OF CHULA VISTA 065021-2152  
PROPOSED 3/4" IRON PIPE STAMPED LS 5335 TO BE SET BY PARCEL MAP  
N 7121'15" E  
30.00'

FEMA FLOODPLAIN BOUNDARY  
POC EX. FARTHEN SWALE Q<sub>100</sub> = 0.53 CFS  
FEMA MAP CITY OF CHULA VISTA 065021-2152  
PROPOSED 3/4" IRON PIPE STAMPED LS 5335 TO BE SET BY PARCEL MAP  
N 7121'15" E  
30.00'



- FEMA NOTES:**
- 1) CLEARLY DELINEATE THE FLOOD PLAIN BOUNDARIES ON THE PLANS, AND PROVIDE THE BASE FLOOD ELEVATIONS.
  - 2) NO GRADING WORK OR BUILDING CONSTRUCTION IS ALLOWED WITHIN THE FLOOD PLAIN BOUNDARIES WITHOUT FEMA REVIEW / APPROVAL.
  - 3) THE PAD ELEVATION SHALL BE 1 FT. ABOVE THE ADJACENT BASE FLOOD ELEVATION (BFE).
- NOTE: THE LISTED BFE ON THE NATIONAL FLOOD HAZARD LAYERED FERMITEE IS 78 FEET. THE EXISTING SITE ELEVATIONS HAVE A MINIMUM GRADE OF 82 FEET. OR 4' ABOVE THE BFE. THE PROPOSED GRADE IS 91.5 FEET, OR 13.5' ABOVE BFE

**LEGEND:**

- WATERSHED BOUNDARY
- DRAINAGE AREA DESIGNATION
- AREA IN ACRES
- DIRECTION OF FLOW

LOW IMPACT DEVELOPMENT DESIGN EXISTING CONDITIONS ON-SITE			
SOIL TYPE D	SYMBOL	DMA AREA SF	% OF AREA
PERMEABLE SURFACES	Green dots	22,197	85%
BUILDINGS	Red X	2,149	8%
IMPERMEABLE SURFACES	Red X	1,792	7%
TOTAL SITE AREA		26,138	0.60

LOW IMPACT DEVELOPMENT DESIGN EXISTING CONDITIONS OFF-SITE			
SOIL TYPE D	SYMBOL	DMA AREA SF	% OF AREA
PERMEABLE SURFACES	Green dots	1,105	100%
TOTAL SITE AREA		1,105	0.03

# POST DEVELOPMENT DMA FOR 16 TOWN HOME UNITS

354 MOSS STREET; TM 06-07

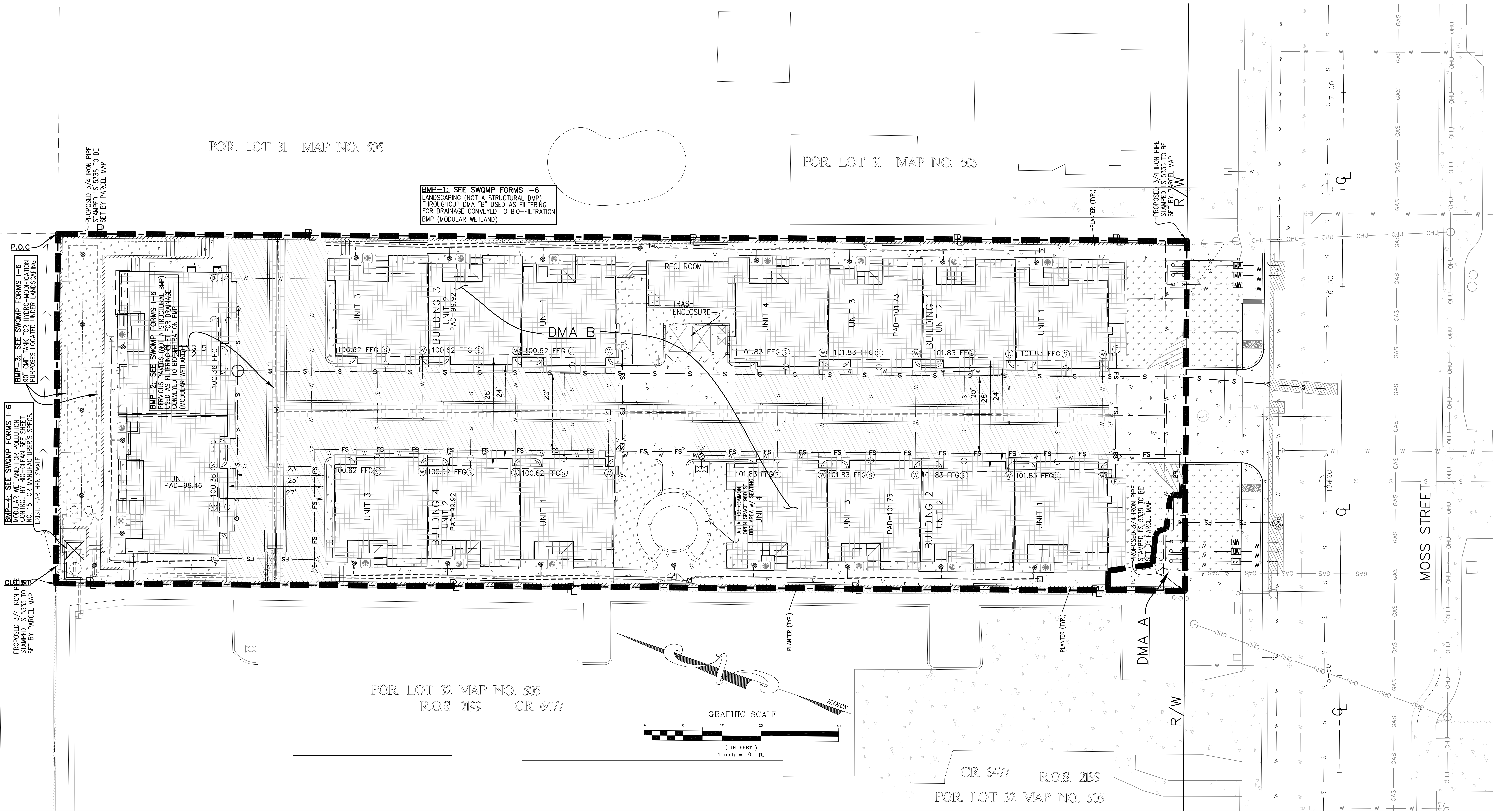
## TENTATIVE SUBDIVISION MAP TRACT NO. \_\_\_\_\_ FOR CONDOMINIUM PURPOSE 354 MOSS STREET CHULA VISTA, CA

- LEGAL DESCRIPTION OF THE LAND SHOWN ON THE TENTATIVE MAP THE EASTERLY 90 FEET OF LOT 32 OF QUARTER SECTION 140 OF RANCHO DE LA NACION IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 505, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, MARCH 13, 1988
- TAX ASSESSOR'S PARCEL NUMBER 619-010-140
- TAX RATE AREA: 01286
- OWNER & SUBDIVIDER  
NAME: WELLSTON DEVELOPMENT, LLC  
ADDRESS: 4606 WELLSFON POINT  
SAN DIEGO, CA 921130  
PHONE: (714) 396-2160  
WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS AS SHOWN ON THE LATEST COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE PRELIMINARY GRADING PLAN. WE HAVE REVIEWED THE PRELIMINARY GRADING PLAN AND APPROVE THE PROPOSED GRADING AND IMPROVEMENTS

- SIGNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TITLE: \_\_\_\_\_
- WATER SOURCE/WATER DISTRICT  
SWEETWATER AUTHORITY  
WATER SYSTEM TO BE INSTALLED PER SWEETWATER AUTHORITY AND TO BE OPERATED AND MAINTAINED BY SAID DISTRICT.
  - SEWER DISTRICT  
CITY OF CHULA VISTA  
SEWER TO BE PROVIDED & CONNECTED TO CITY OF CHULA VISTA. PVT. SEWER MAIN TO BE 8" MIN. SEWER LATERALS TO BE 4" MIN.
  - FIRE DISTRICT  
CITY OF CHULA VISTA
  - SCHOOL DISTRICT(S)  
SWEETWATER HIGH SCHOOL DISTRICT  
CHULA VISTA GYM ELEMENTARY
  - COMMUNITY/SUBREGIONAL PLAN AREA  
CHULA VISTA PLANNING COMMISSION
  - LAND USE DESIGNATION  
R-3 APARTMENT RESIDENTIAL ZONE  
EXISTING LAND USE: SINGLE FAMILY HOMES  
EXISTING GENERAL PLAN: MIXED USE COMMERCIAL  
PROPOSED ZONING, LAND USE, GENERAL PLAN: NO CHANGE
  - ASSOCIATED PERMITS/ANS  
GRADING AND IMPROVEMENT PLANS  
PG-683, DWG NO. 16004
  - STATUS OF LEGAL ACCESS  
MOSS STREET IS A DEDICATED IMPROVED
  - STREETS  
MOSS STREET CURB AND GUTTER CONSTRUCTED PER CITY OF CHULA VISTA CORRIDOR IMPROVEMENT DWGS 13031 EXISTING IMPROVEMENTS TO REMAIN. FRONTAGE CURB, GUTTER & 5' W TO BE REPLACED
  - TOPOGRAPHY  
BASED ON AERIAL TOPOGRAPHIC SURVEY  
PREPARED BY TRI-DIMENSIONAL ENGINEERING INC.  
P.O. BOX 749  
POMAY, CA 92074  
PHONE: (958) 748-8333  
FAX: (958) 748-8412
  - ACTUAL GROSS AREA FOR THIS TENTATIVE MAP  
0.6 ACRES GROSS  
26,130 S.F. GROSS
  - TOTAL NUMBER OF UNITS PROPOSED: 16
  - LOT COVERAGE PERCENTAGE  
14 UNITS x 519 S.F. = 7,266, 2 UNITS x 778 S.F. = 1,556  
TOTAL = 8,822/26,130 = 34%
  - SETBACKS  
FRONT = 15 FT.  
REAR = 15 FT.  
SIDE = 5 FT.
  - PARKING REQUIREMENTS  
2 SPACES PER UNIT.  
PROVIDED 16 - 2 CAR GARAGE.
  - PRIVATE OPEN SPACE PROVIDED  
PRIVATE FOR ALL UNITS = 2,300 S.F.  
COMMON FOR ALL UNITS = 4,625 S.F.  
TOTAL PRIVATE & COMMON (2,300 + 4,625) = 6,925  
6,925 / 16 UNITS = 432.81 > 433 O.K.
  - ON-SITE GRADING FOR THIS PROJECT  
CUT = 150 C.Y. FILL = 2,035 C.Y. IMPORT = 1,885 C.Y.  
(10% SHRINKAGE FOR CUT)
  - REFERENCE DRAWINGS  
CHULA VISTA DRAWINGS NO. 13031,  
89-445 TO 89-447, 06038  
COUNTY OF SAN DIEGO  
DRAWING NO. CG-2497

BENCHMARK  
DESCRIPTION: #1476 BRASS DISK W/END D.I.  
LOCATION: SE CORNER FOURTH AVE &  
MOSS ST., E. PCR @ W. END CURB INLET  
RECORD FROM: CITY OF CHULA VISTA  
ELEV: 88.20 NAVD 88 DATUM: MSL

- Revision 12: \_\_\_\_\_  
Revision 11: \_\_\_\_\_  
Revision 10: \_\_\_\_\_  
Revision 9: \_\_\_\_\_  
Revision 8: \_\_\_\_\_  
Revision 7: \_\_\_\_\_  
Revision 6: \_\_\_\_\_  
Revision 5: \_\_\_\_\_  
Revision 4: 10/08/2020  
Revision 3: \_\_\_\_\_  
Revision 2: 02/28/2020  
Revision 1: 12/11/2019  
Original Date: 07/05/18



### FEMA NOTES:

- CLEARLY DELINEATE THE FLOOD PLAIN BOUNDARIES ON THE PLANS, AND PROVIDE THE BASE FLOOD ELEVATIONS.
  - NO GRADING WORK OR BUILDING CONSTRUCTION IS ALLOWED WITHIN THE FLOOD PLAIN BOUNDARIES WITHOUT FEMA REVIEW / APPROVAL.
  - THE PAD ELEVATION SHALL BE 1 FT. ABOVE THE ADJACENT BASE FLOOD ELEVATION (BFE).
- NOTE: THE LISTED BFE ON THE NATIONAL FLOOD HAZARD LAYERED PERMITTE IS 78 FEET. THE EXISTING SITE ELEVATIONS HAVE A MINIMUM GRADE OF 82 FEET OR 4' ABOVE THE BFE. THE PROPOSED GRADE IS 91.5 FEET, OR 13.5' ABOVE BFE

### REQUIRED NOTES FOR THIS EXHIBIT:

- THE UNDERLYING HYDROLOGIC SOIL GROUP IS "D".
- THE GROUNDWATER IN THIS AREA IS SHALLOW (ABOUT 6 FEET DEEP OVER THE SITE)
- THERE ARE NO NATURAL HYDROLOGIC FEATURES ON THIS SITE.
- THERE ARE NO CRITICAL COURSE SEDIMENT YIELD AREAS ON THE PROJECT.
- THE EXISTING TOPOGRAPHY AND PROPOSED IMPERVIOUS AREAS ARE INDICATED ON THE EXHIBIT.
- THE EXISTING AND PROPOSED SITE DRAINAGE NETWORK AND CONNECTIONS TO OFFSITE ARE SHOWN.
- THERE IS NOT PROPOSED DEMOLITION ON THIS SITE.
- THE PROPOSED GRADING IS SHOWN ON THIS EXHIBIT, INCLUDING PROPOSED RETAINING WALLS.
- THE PROPOSED IMPERVIOUS FEATURES ON THIS PROJECT ARE SHOWN ON THIS EXHIBIT.
- THE DESIGN FEATURES AND SURFACE TREATMENTS USED TO MAINTAIN IMPERVIOUSNESS ARE SHOWN ON THIS EXHIBIT.
- DRAINAGE MANAGEMENT AREAS ARE SHOWN AND IDENTIFIED, ONE IS SELF TREATING.
- THERE ARE NO POLLUTANT SOURCE AREAS REQUIRING SOURCE CONTROLS ON THIS PROJECT.
- THE STRUCTURAL (PERMANENT) BMPs ARE SHOWN AND IDENTIFIED ON THIS EXHIBIT.

POLLUTANT	POTENTIAL SOURCE	SOURCE CONTROLS
SEDIMENT	DURING GRADING OPERATIONS	CONST. BMP'S PERMANENT LANDSCAPING AND HARDSCAPE
NUTRIENTS	FERTILIZER	TO BE APPLIED ONLY AS NEEDED
TRASH & DEBRIS	GENERAL TRASH	REMOVE & DISPOSE IN A PROPER MANNER
OXYGEN DEMANDING SUBSTANCES	GENERAL	TO REMOVE & DISPOSE IN A PROPER MANNER
BACTERIA & VIRUSES	GENERAL	ALL RUNOFF IS DIRECTED TO A BIO-FILTRATION UNIT
PESTICIDES	LANDSCAPING	ALL RUNOFF IS DIRECTED TO A BIO-FILTRATION UNIT

AREA A LOW IMPACT DEVELOPMENT SELF TREATING STREET RUNOFF			
DMA NAME	DMA AREA SF	POST PROJECT SURFACE TYPE	DMA RUNOFF FACTOR
CONCRETE	79	CONCRETE	7.0
LANDSCAPING	107	LANDSCAPING	0.1
WALLS	13	WALLS	1.0
TOTAL DMA AREA	207	TOTAL AREA	103.04
TOTAL DMA AREA			
AREA B LOW IMPACT DEVELOPMENT DESIGN DRAINS TO MODULAR WETLAND			
DMA NAME	DMA AREA SF	POST PROJECT SURFACE TYPE	DMA RUNOFF FACTOR
DRIVEWAY	4,467	ASPHALT	1.0
BUILDINGS	12,122	ROOFS	1.0
CONCRETE	3,950	CONCRETE	1.0
LANDSCAPING	3,088	LANDSCAPING	0.1
WALLS	590	WALLS	1.0
PAVERS	1,163	PAVERS	2.0
TREATMENT	35	PROPRIETARY	0.1
TOTAL DMA AREA	25,415	TOTAL AREA	21,732
TOTAL DMA AREA			

APN: 648-040-57  
TOTAL SITE AREA: 0.60 AC.

DMA AREA (PAD AREA) 0.60 AC.

HYDROLOGIC SOIL GROUP "D"  
DEPTH TO GROUNDWATER < 5'

**ALTA CONSULTANTS**  
PLANNING ENGINEERING SURVEYING  
1383 N. Main St., Ste. 100, El Cajon, CA 92021 (619) 749-8818 Fax (619) 749-8818  
JOB NO. 427-01, DATE: OCTOBER 8, 2020

**TENTATIVE SUBDIVISION MAP**  
POST-DEVELOPMENT DMA SWQMP  
Date: 10/8/2020 SHEET 5 OF 6 SHEET

