33 "I" STREET - FLYNN ESTATES
TENTATIVE MAP NO. TM21-0002

DEVELOPMENT SUMMARY

PROJECT SUMMARY:

SUBDIVISION OF ONE EXISTING LOT AND PORTION OF A LOT INTO 20 RESIDENTIAL LOTS, ONE ACCESS AND UTILITY LOT, AND ONE BIOFILTRATION LOT, RETAINING AN EXISTING SINGLE-FAMILY RESIDENCE. PROPOSED DEVELOPMENT WILL INCLUDE GATED ENTRY AT HILLTOP DRIVE AND GATED EXIT AT "I" STREET.

PROJECT TEAM:

CIVIL ENGINEER/LAND SURVEYOR:

CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
(858)271-7200

LANDSCAPE ARCHITECT:

NEW LANDSCAPE ARCHITECTURE
1903 WRIGHT STREET, SUITE 220
SAN DIEGO, CA 92110
(619)291-0720

LEGAL DESCRIPTION:

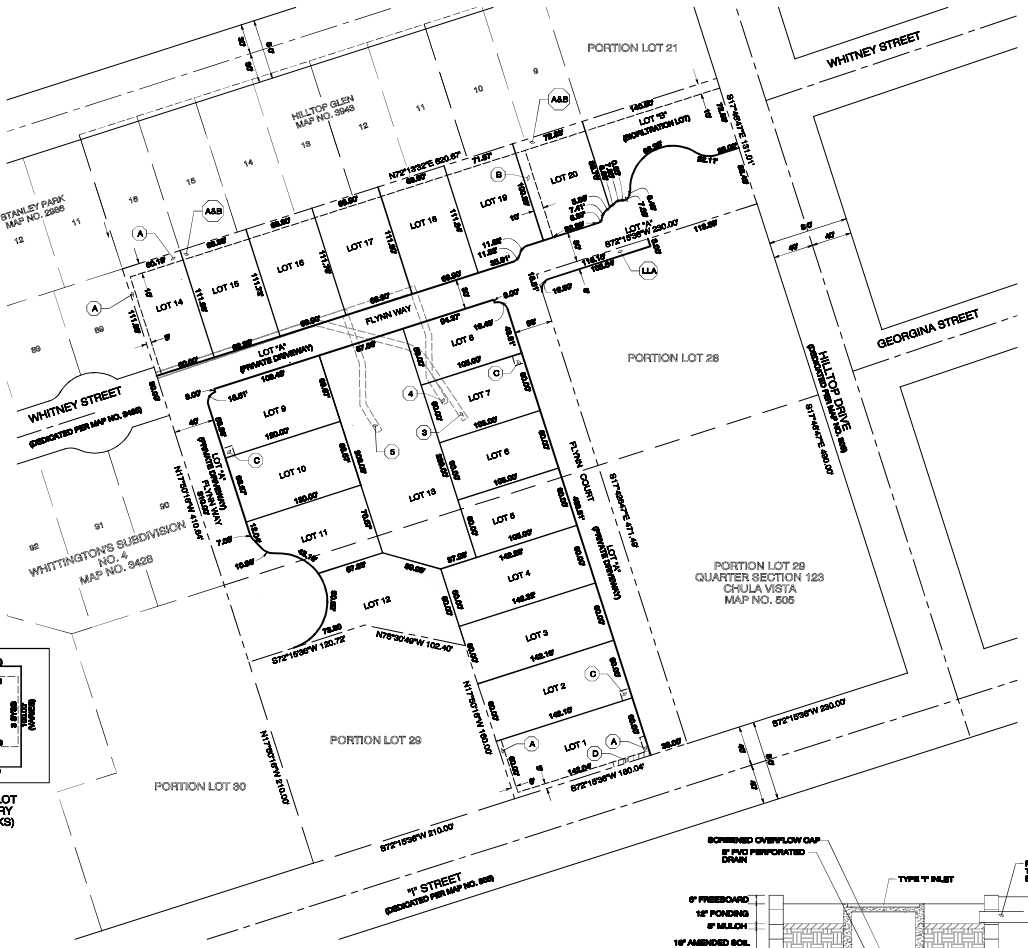
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHULA VISTA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOTS 19 AND 20, EXCEPTING THE SOUTHERLY 10.00 FEET OF SAID LOT 19, IN BLOCK 3 OF CHULA VISTA, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 888, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 15, 1892.

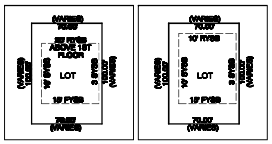
EXCEPTING THAT PORTION OF SAID LOTS 20 AND 19 CONVEYED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 20, THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 20 AND THE EASTERLY LINE OF SAID LOT 19, THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 19 A DISTANCE OF 5.00 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOTS 20 AND 19 A DISTANCE OF 46.00 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 19, A DISTANCE OF 5.00 FEET TO THE EASTERLY LINE OF SAID LOT 19; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOTS 19 AND 20 A DISTANCE OF 46.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THAT PORTION OF SAID LOT 20 DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 20, THENCE ALONG THE WESTERLY LINE OF SAID LOT NORTH 10° 09' 00" WEST A DISTANCE OF 24.00 FEET; THENCE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, NORTH 79° 51' 00" EAST A DISTANCE OF 5.00 FEET; THENCE SOUTH 10° 09' 00" EAST A DISTANCE OF 24.00 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT; THENCE ALONG SAID SOUTHERLY LINE SOUTH 79° 51' 00" WEST A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

LEGEND:

- SUBDIVISION BOUNDARY
- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING ELECTRICAL LINE (E)
- EXISTING GAS LINE (G)
- EXISTING SEWER LINE (S)
- EXISTING WATER LINE (W)
- EXISTING/PROPOSED FIRE HYDRANT
- EXISTING MANHOLE
- PROPOSED 4" PVC SEWER LATERAL AND CLEANOUT (SWR-04)
- PROPOSED WATER SERVICE (SEWER WS-01)
- DIRECTION OF DRAINAGE
- DRIVEWAY (WIDTH PER PLANS (SEE-02 (HILLTOP ENTRANCE) AND "I" STREET EXIT))
- CURB OUTLET (SDRSD D-30)
- PERMEABLE INTERLOCKING CONCRETE PAVERS
- AC PAVEMENT
- CATCH BASIN
- SEWER CLEANOUT
- STORM DRAIN CLEANOUT
- SDCWA CAPTURE UNIT SIZE PER PLAN
- MODULAR WETLAND SYSTEM TREATMENT UNIT
- 12" TRENCH DRAIN
- PVC STORM DRAIN
- MASONRY RETAINING WALL
- 6" CURB & GUTTER
- SEWER/STORM DRAIN CLEANOUT
- 16' DRIVEWAY CURB CUT PER SDRSD G-16D (LSRS-2-01T)
- PRIVATE 8" PVC SEWER
- PRIVATE 8" PVC WATER
- WASTE GATES (GREEN, TRASH & RECYCLING)
- CURB RAMP PER SDRSD G-30
- PROPOSED LANDSCAPE AREA





TYPICAL LOT 2ND STORY (SETBACKS)

TYPICAL LOT 1ST STORY (SETBACKS)

SCALE 1" = 50'

0' 50' 100' 150' 200'

EASEMENTS LEGEND:

TITLE INFORMATION FOR THIS SURVEY IS FROM FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT FILE NO. 624-1878488-551-RT4, DATED FEBRUARY 08, 2024.

(2) AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION OF ELECTRICITY IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED MAY 14, 1908, IN BOOK 181, PAGE 335 OF DEEDS. EASEMENT CANNOT BE PLOTTED.

(3) AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED SEPTEMBER 26, 1997 AS INSTRUMENT NO. 1997-0467717, O.R.

(4) AN EASEMENT AGREEMENT, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED SEPTEMBER 26, 1997 AS INSTRUMENT NO. 1997-0467718, O.R.

(5) AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED SEPTEMBER 26, 1997 AS INSTRUMENT NO. 1997-0467719, O.R.

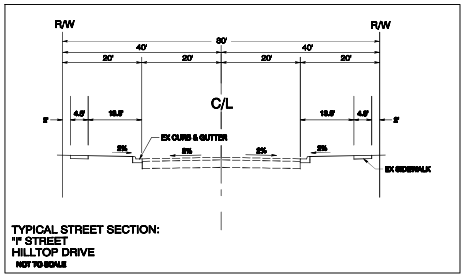
(A) PROPOSED: PRIVATE DRAINAGE EASEMENT OVER VARIOUS LOTS, AS SHOWN AND BENEFITING VARIOUS LOTS, AND EASEMENT SHALL BE CONVEYED FROM AND TO SUBSEQUENT OWNERS OF SAID VARIOUS LOTS, PURSUANT TO SECTION 15.30.040 OF THE MUNICIPAL CODE OF THE CITY OF CHULA VISTA.

(B) PROPOSED: PRIVATE SEWER EASEMENT OVER VARIOUS LOTS, AS SHOWN AND BENEFITING VARIOUS LOTS, AND EASEMENT SHALL BE CONVEYED FROM AND TO SUBSEQUENT OWNERS OF SAID VARIOUS LOTS, PURSUANT TO SECTION 15.30.040 OF THE MUNICIPAL CODE OF THE CITY OF CHULA VISTA.

(C) PROPOSED: WATER EASEMENT IN FAVOR OF SWEETWATER AUTHORITY OVER LOTS, AS SHOWN, BENEFITING ALL LOTS, AND EASEMENT SHALL BE CONVEYED BY SEPARATE INSTRUMENT WITH SWEETWATER AUTHORITY.

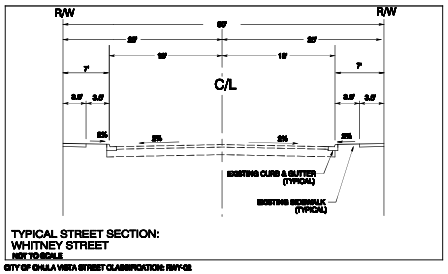
(D) PROPOSED EASEMENT FOR SLIDING GATE OVER A PORTION OF PROPOSED EASEMENT "A"

(LLA) PROPOSED LOT LINE ADJUSTMENT WITH NEIGHBORING PROPERTY TO BE PROCESSED CONCURRENTLY WITH THIS TENTATIVE MAP



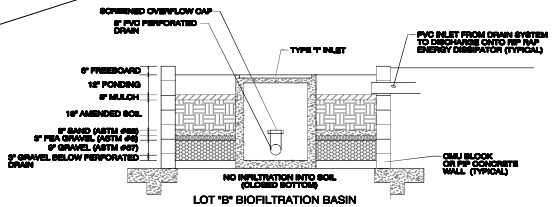
TYPICAL STREET SECTION:
"I" STREET
HILLTOP DRIVE
NOT TO SCALE

CITY OF CHULA VISTA STREET CLASSIFICATION: RW=62

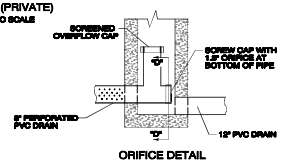


TYPICAL STREET SECTION:
WHITNEY STREET
NOT TO SCALE

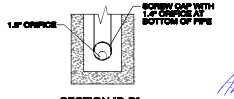
CITY OF CHULA VISTA STREET CLASSIFICATION: RW=62



LOT "B" BIOFILTRATION BASIN DETAIL (PRIVATE)
NOT TO SCALE



ORIFICE DETAIL
NOT TO SCALE



SECTION "D-D"
NOT TO SCALE

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE MAP AND THAT SAID MAP SHOWS ALL OF MY CONTIGUOUS OWNERSHIP IN WHICH I HAVE ANY INTEREST. I UNDERSTAND THAT MY PROPERTY IS CONSIDERED CONTIGUOUS WHEN IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

JOHN McLAUGHLIN — DATE
33 "I" STREET
CHULA VISTA, CA 91910

WATER SUPPLY:
SWEETWATER AUTHORITY

SEWER:
CITY OF CHULA VISTA

FIRE PROTECTION:
CITY OF CHULA VISTA

ELECTRIC/GAS:
SAN DIEGO GAS & ELECTRIC

TELEPHONE:
AT&T

ADDRESS / APN:
33 "I" STREET
CHULA VISTA, CA 91910
APN: 639-661-01-00 & 639-661-09-00

AVERAGE SLOPE:
10.0%

LOT AREA:

LOT	GROSS AREA	NET AREA
1	8,554 SF	7,454 SF
2	6,600 SF	6,600 SF
3	6,600 SF	
4	6,600 SF	
5	6,600 SF	
6	6,600 SF	6,600 SF
7	6,600 SF	
8	6,600 SF	6,600 SF
9	7,200 SF	
10	7,200 SF	
11	7,200 SF	
12	7,200 SF	
13	7,200 SF	
14	6,600 SF	6,600 SF
15	7,200 SF	7,200 SF
16	7,200 SF	7,200 SF
17	7,200 SF	7,200 SF
18	7,200 SF	7,200 SF
19	7,200 SF	7,200 SF
20	7,200 SF	7,200 SF
TOTAL	144,554 SF	133,454 SF
AVERAGE	6,598 SF	7,308 SF
LOT "A"	69,606 SF (INCLUDING LLA)	
LOT "B"	6,627 SF	7,552 SF (NET)
LOT LINE ADJUSTMENT AREA	926 SF	

NET AREA = GROSS AREA - EASEMENTS

DESIGN SPEED:
30K

PUBLICLY MAINTAINED ROADS:
WHITNEY STREET, "I" STREET, HILLTOP DRIVE

ASSOCIATED PERMITS:
NONE

EXISTING AND PROPOSED ZONING:
R-1-7 (EXISTING & PROPOSED)

GRADING:
ENGINEERING
SEE SHEET C-2

SCHOOL DISTRICTS:
CHULA VISTA ELEMENTARY SCHOOL DISTRICT (KELLY ELEMENTARY)
SWEETWATER UNION HIGH SCHOOL DISTRICT (HILLTOP MIDDLE AND HIGH SCHOOLS)

TOTAL PROPOSED LOTS:
20 RESIDENTIAL LOTS, 1 ACCESS & UTILITY LOT, 1 BIOFILTRATION LOT

EXISTING USE:
SINGLE-FAMILY RESIDENCE

PROPOSED IMPERVIOUS AREA:
0.597 AC (ULTIMATELY)

LEGAL DESCRIPTION:
PORTION OF LOTS 20 AND 19, QUARTER SECTION 123 OF CHULA VISTA, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 888, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 15, 1892.
SEE TITLE REPORT FOR COMPLETE LEGAL DESCRIPTION.

TOPOGRAPHY SOURCE:
THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS PHOTOGRAMMETRIC SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING IN DECEMBER 2023.

BENCHMARK:
CITY OF CHULA VISTA BENCHMARK NO. 1205 LOCATED AT THE NORTHWESTERLY CORNER OF MAIN STREET AND ALBANY. ELEVATION 70.59' NAVD 88 (U.S.F.T. 88).

AREA:
SITE AREA: 0.3200 ACRES (GROSS SQUARE FEET) | 0.3103 ACRES (NET OF ROLLOVER LLA)

TYPE OF CONSTRUCTION/OCCUPANCY CLASSIFICATION:
CONSTRUCTION CLASSIFICATION:
TYPE VB

OCCUPANCY CLASSIFICATION:
RESIDENTIAL GROUP R-3

ZONING:
R-1-7

7,200 SQUARE FEET MIN. LOT SIZE
50% PERMITTED TO BE 6,000 SF MINIMUM
10% PERMITTED TO BE 5,000 SF MINIMUM
65' MIN. LOT WIDTH
(PER CHULA VISTA MUNICIPAL CODE SECTION 19.08.040 ALL CORNER LOT'S TO BE LESS THAN 80' IN WIDTH)
MAX LOT COVERAGE: 45% OF THE LOT AREA.
FLOOR TO AREA RATIO:
45% FOR LOTS WITH AREA GREATER OR EQUAL TO 7,000 SF
50% FOR LOTS 6,000 SF TO LESS THAN 7,000 SF, WITH LOT AREA LESS THAN 7,000 SF

SETBACKS:
15' FRONT SET TO GARAGE
10'/5' MAIN AND PORCH SIDE, 1ST (TWO STORY)
10'/10' MAIN AND PORCH SIDE, 2ND STORY AND BEYOND
15' FROM ACCESS/PRIVATE DRIVEWAY EASEMENT (DO NOT SHOW FOR THIS PROJECT)

CE&S CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126
TELEPHONE: (858)271-7200 EMAIL: cesande@aol.com

ANTHONY K. CHRISTENSEN, RCE 44324 — JULY 30, 2024 — Date
LS 7859

C-1
FOURTH DRAFT
JN A0220-02