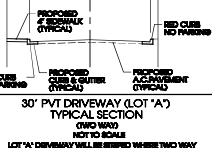
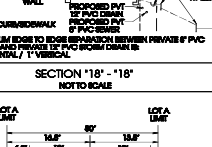
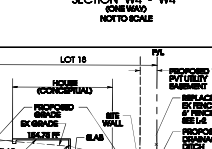
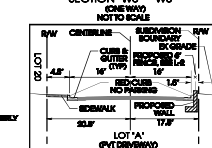
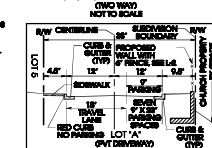
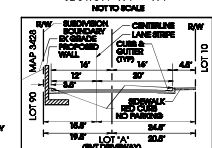
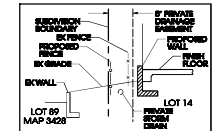


TENTATIVE MAP NO. TM21-0002
33 "I" STREET, CHULA VISTA
FLYNN ESTATES

DEVELOPMENT NOTES

- PROPOSED PRIVATE PFC SEWER MAIN CONNECTION (SEWER/FACILITY SEWER PER BMA STANDARDS)
- PROPOSED PRIVATE PFC SEWER CONNECTION TO PUBLIC
- PROPOSED PRIVATE 12" PFC SEWER DRAIN
- PROPOSED CLEANOUT PER SEWER D-4P AT BK PUBLIC AT 3" OF C/SFA
- PROPOSED 4" TYPE "A" CURB INLET PER SEWER D-4P
- PROPOSED 12" SEWER DRAIN
- PROPOSED MANHOLE WITH 24" SEWER (MIN. 4'-4" DIA.) (TYPICAL)
- PROPOSED 12" TYPE B-1 CURB INLET PER SEWER D-4P
- PROPOSED 4" MANHOLE WALL ALONG LA (LA PFC) (TYPICAL)
- PROPOSED 1" WATER SERVICE (TYPICAL)
- PROPOSED 4" PVC SEWER LATERAL PER SEWER D-4P (TYPICAL)
- PROPOSED 4" CURB AND OUTER PER SEWER D-4P (TYPICAL)
- NOT USED
- PROPOSED 48" SEWER MANHOLE PER SEWER D-4P (TYPICAL)
- PROPOSED MASONRY WALL PER CHULA VISTA STANDARDS (SPECIFIC WALL TO BE DETERMINED AT FINAL PHASE)
- PROPOSED REMOVAL OF SEWER CURB AT SEWER BOUNDARY, CONSTRUCT SEWER MANHOLE PER SEWER D-4P
- PROPOSED CURB OUTLET PER CVD D-10 (TYPICAL)
- PROPOSED CLEANOUT PER SEWER D-4P TO CONVEY TRAP SEWER RUNOFF TO CURB OUTLET AS SHOWN
- PROPOSED 8" CATCH BAIN TO CONVEY TRAP AND DEPAVED RUNOFF FROM LOT 1 TO CURB OUTLET AS SHOWN
- PROPOSED PRIVATE SEWERAGE AS SHOWN (SEE SHEET D-1)
- PROPOSED FIRE HYDRANT AND SEWER PER BMA STANDARDS
- PROPOSED CONCRETE CONNECTION TO CURB INLET
- PROPOSED CONSTRUCTION OF LOT DRAINAGE SYSTEM TO PRIVATE COMMON ONE-DRAIN TO LOT 7 (TYPICAL)
- PROPOSED 1/4" ASPHALT PAVEMENT TO BE DETERMINED BY GEOTECHNICAL CONSULTANT AT THE TIME OF GRADING
- PROPOSED SEWER DRAIN CLEANOUT
- PROPOSED TYPE A CLEANOUT PER SEWER D-4P
- PROPOSED TYPE F CATCH BAIN PER SEWER D-4P
- PROPOSED CONCRETE DITCH PER SEWER D-7S
- PROPOSED PERIMETER FENCE (TYPICAL)
- EXISTING COMMUNICATION FACILITIES TO BE RELOCATED
- PROPOSED PRIVATE 3" DRIVEWAY PER CVD D-8-10
- PROPOSED SEWER CAPTURE STORAGE UNIT OF 1' X 1' X 1' (TYPICAL)
- PROPOSED 3P RAIN SHEDDY (TYPICAL)
- EXISTING 18" IS TO BE REMOVED
- PROPOSED INCINERATION BAIN (SEE SHEET D)
- PROPOSED AUTOMATIC DET GAZE (GASER) 90
- PROPOSED ADA RAMP TO LANDINGS AT PROGRAM BATH
- PROPOSED DECORATIVE MASONRY FENCE PER CIVIC 1995.160. BE LANDSCAPE PLAN
- PROPOSED AUTOMATIC ENTRY GATE
- PROPOSED STREET LIGHT PER CVD 18-08
- PROPOSED CURB RAMP PER SEWER D-8-10
- PROPOSED LANDSCAPE BUFFER ALONG DRIVEWAY (SEE SHEET D) (TYPICAL) BE LANDSCAPE PLAN
- EXISTING WATER SERVICE TO BE KILLED
- PROPOSED TYPE 14 (CAA) MARKERS ON PRIVATE TRUCK AT DRIVEWAY END

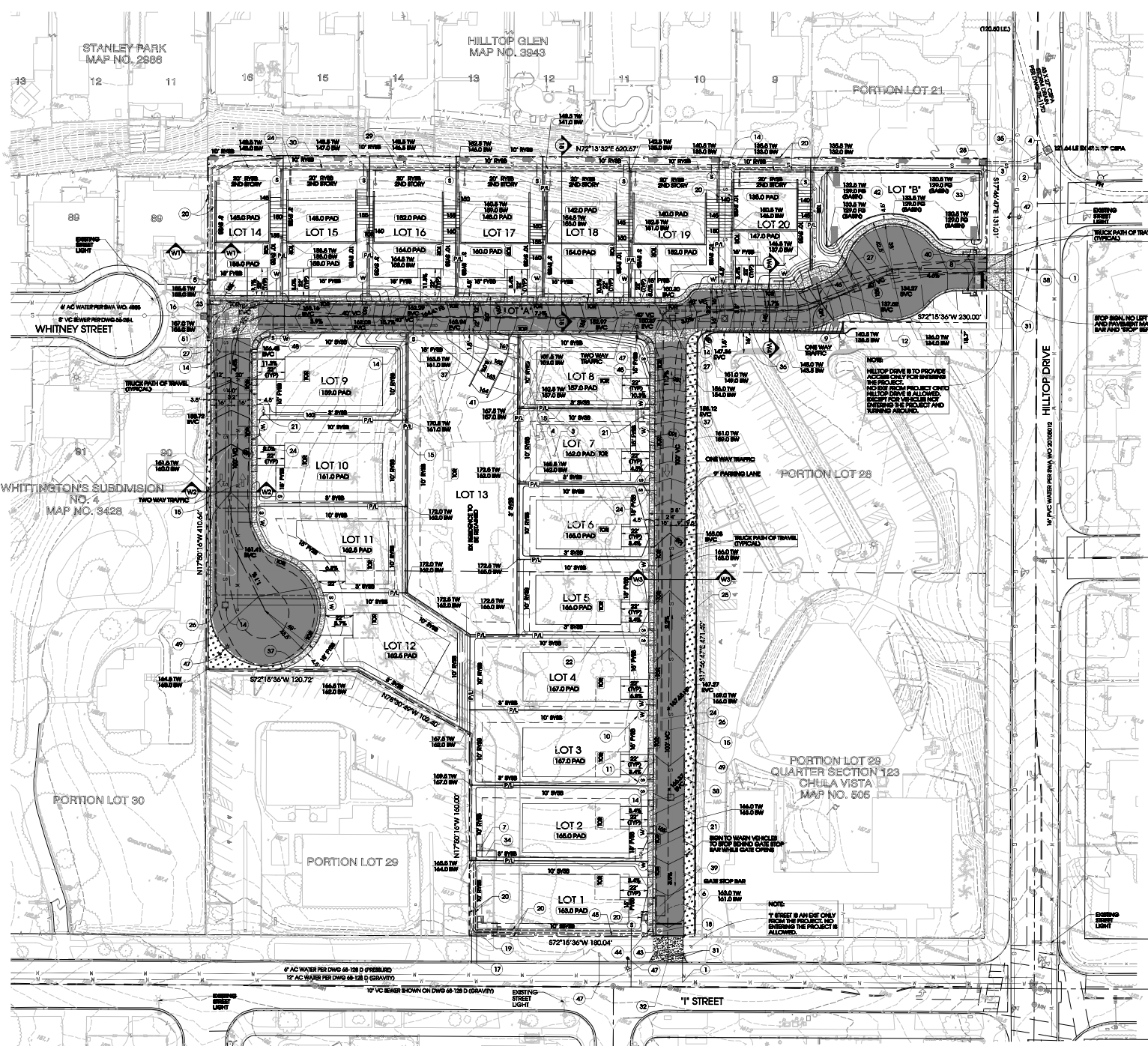


NOTES:
THE 18" IS TO BE REMOVED AND REPLACED BY A 18" X 18" X 18" SEWER CAPTURE WALL. THE WALL SHALL BE CONCRETE AND SHALL BE 4" THICK AND SHALL BE 18" HIGH. THE WALL SHALL BE 18" LONG AND SHALL BE 18" WIDE. THE WALL SHALL BE 18" HIGH AND SHALL BE 18" LONG. THE WALL SHALL BE 18" HIGH AND SHALL BE 18" LONG.

GRADING DATA
AREA OF THE 18" IS TO BE REMOVED AND REPLACED BY A 18" X 18" X 18" SEWER CAPTURE WALL. THE WALL SHALL BE CONCRETE AND SHALL BE 4" THICK AND SHALL BE 18" HIGH. THE WALL SHALL BE 18" LONG AND SHALL BE 18" WIDE. THE WALL SHALL BE 18" HIGH AND SHALL BE 18" LONG.

MINIMUM HEIGHT: 12" FOR RAILING WALLS 24" FOR BUILT WALLS
TOTAL LENGTH:
SEWER WORK CALCULATIONS ARE APPROXIMATED TO FURNISH ESTIMATES.
SEWER MANHOLE AREA: 18.00 SQ FT
PROPOSED CATCH BAIN PER SEWER D-4P (SEE SHEET D-1)

SCALE 1" = 30'
ANTHONY CHRISTENSEN ENGINEERING & SURVEYING
JULY 2024
Date



CE & S CHRISTENSEN ENGINEERING & SURVEYING
1400 BROADWAY, SUITE 100, CHULA VISTA, CALIFORNIA 92015
TEL: 619-591-8917 FAX: 619-591-8912

SEWER MAIN CONSTRUCTION PROHIBITION NOTE
NO WALL FOOTING, FENCE, DRIVEWAY, DRIVE, OR OTHER PERMITTED STRUCTURE SHALL BE CONSTRUCTED OVER SEWER MAIN.

WASTE CART NOTE (TRASH, ORGANICS & RECYCLING)
ORGANIC: WASTE, TRASH AND RECYCLING CARTS OR GALLON AIR-BLOWN CURB CUTS MUST BE PROVIDED AT EACH CURB CUT. CURB CUTS MUST BE PROVIDED AT EACH CURB CUT. CURB CUTS MUST BE PROVIDED AT EACH CURB CUT.

TRASH/RECYCLE TRUCK PAVEMENT NOTE
APPLICABLE CONCRETE PAVEMENT TO BE DRIVEN OVER BY TRASH AND RECYCLE TRUCKS SHALL BE PROVIDED BY THE PUBLIC. TRUCK PAVEMENT SHALL BE PROVIDED BY THE PUBLIC.