

**LEGEND:**

--- PROPOSED CONTOUR  
 --- EXISTING CONTOUR

**EXISTING TREES TO REMAIN (ON-SITE)**

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
+	ARB UNE	<i>Arbutus unedo</i>	"Strawberry Tree"
+	LAU NOB	<i>Launus nobilis</i>	"Sweet Bay"
+	PIT VR	<i>Pittosporum viridiflorum</i>	"Cape Pittosporum"
+	SYA ROM	<i>Syagrus romanzoffianum</i>	"Queen Palm"
+	SYZ PAN	<i>Syzygium paniculatum</i>	"Bush Cherry"
+	ULM PAR	<i>Ulmus parvifolia</i>	"Chinese Elm Tree"

**EXISTING TREES TO BE REMOVED (ON SITE)**

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
X	ACA MEL	<i>Acacia melanoxylon</i>	"Blackwood Acacia"
X	ANN CHE	<i>Artocarpus elasticus</i>	"Guanalipe Palm"
X	BRA EDU	<i>Bravaisia edulis</i>	"Cherimoya"
X	BUT CAP	<i>Butia capitata</i>	"Pindo Palm"
X	CEU DEO	<i>Cedrus deodara</i>	"Deodar Cedar"
X	CIN CAM	<i>Cinnamomum camphora</i>	"Camphor Tree"
X	CIT LIM	<i>Citrus limon</i>	"Lemon Tree"
X	EUC LEH	<i>Eucalyptus lehmannii</i>	"Bushy Yate"
X	FIC ELA	<i>Ficus elastica</i>	"Rubber Tree"
X	JAC IMM	<i>Jacaranda mimosoides</i>	"Jacaranda"
X	JUN TOR	<i>Juniperus chinensis 'Torulosa'</i>	"Hollywood Juniper"
X	LEP LAE	<i>Leptospermum laevigatum</i>	"Australian Tea Tree"
X	OLE EUR	<i>Olea europaea</i>	"Olive Tree"
X	PER AME	<i>Persea americana</i>	"Avocado Tree"
X	PHOE CAN	<i>Phoenix canariensis</i>	"Canary Island Date Palm"
X	PIN CAN	<i>Pinus canariensis</i>	"Canary Island Pine"
X	PIT VR	<i>Pittosporum viridiflorum</i>	"Cape Pittosporum"
X	PRU LI	<i>Prunus ilicifolia</i>	"Hollyleaf Cherry"
X	SCH TER	<i>Schinus molle</i>	"Brazilian Pepper Tree"
X	SYA ROM	<i>Syagrus romanzoffianum</i>	"Queen Palm"
X	ULM PAR	<i>Ulmus parvifolia</i>	"Chinese Elm Tree"
X	WAS ROB	<i>Washingtonia robusta</i>	"Mexican Fan Palm"

**EXISTING TREES TO BE REMOVED WHITNEY ST. & ST. MARK'S LUTHERAN CHURCH (OFF SITE)**

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
X	MEL QLI	<i>Melaleuca quinquenervia</i>	"Paper Bark Tea Tree"
X	SCH TER	<i>Schinus molle</i>	"Brazilian Pepper Tree"

**EXISTING SHRUBS TO REMAIN**

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
○	CAR MAC	<i>Carissa macrocarpa</i>	"Natal Plum"
○	JUN HOR	<i>Juniperus horizontalis</i>	"Juniper"
○	PLU AUR	<i>Plumbago auriculata</i>	"Cape Plumbago"
○	STR NIC	<i>Myrtus communis</i>	"Myrtle"
○	RHU INT	<i>Rhus integrifolia</i>	"Lemonade Berry"
○	MYR COM	<i>Streptocarpus nicosii</i>	"Giant Bird of Paradise"

**EXISTING SHRUBS TO BE REMOVED**

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
○	AGA ATT	<i>Agave attenuata</i>	"Fountain Agave"
○	ECH FAS	<i>Echinops fastuosus</i>	"Pride of Madagascar"
○	HET ARB	<i>Heteromeles arbutifolia</i>	"Toyon"
○	JAS HUM	<i>Jasminum humile</i>	"Italian Jasmine"
○	LAN CAM	<i>Lantana camara</i>	"Lantana"
○	MIR COM	<i>Myrtus communis</i>	"Myrtle"
○	NER OLE	<i>Nerium oleander</i>	"Oleander"
○	PIT TOB	<i>Pittosporum tobira</i>	"Tobira"
○	PIT VR	<i>Pittosporum viridiflorum</i>	"Cape Pittosporum"
○	FOR AFR	<i>Portulacaria afra</i>	"Elephant's Foot"
○	RHU INT	<i>Rhus integrifolia</i>	"Lemonade Berry"
○	ROS OFF	<i>Rosmarinus officinalis</i>	"Rosemary"
○	THU OCC	<i>Thuja occidentalis</i>	"American Arborvitae"
○	YUC GLO	<i>Yucca glauca</i>	"Spanish Dagger"

**EXISTING GROUND COVER TO BE REMOVED**

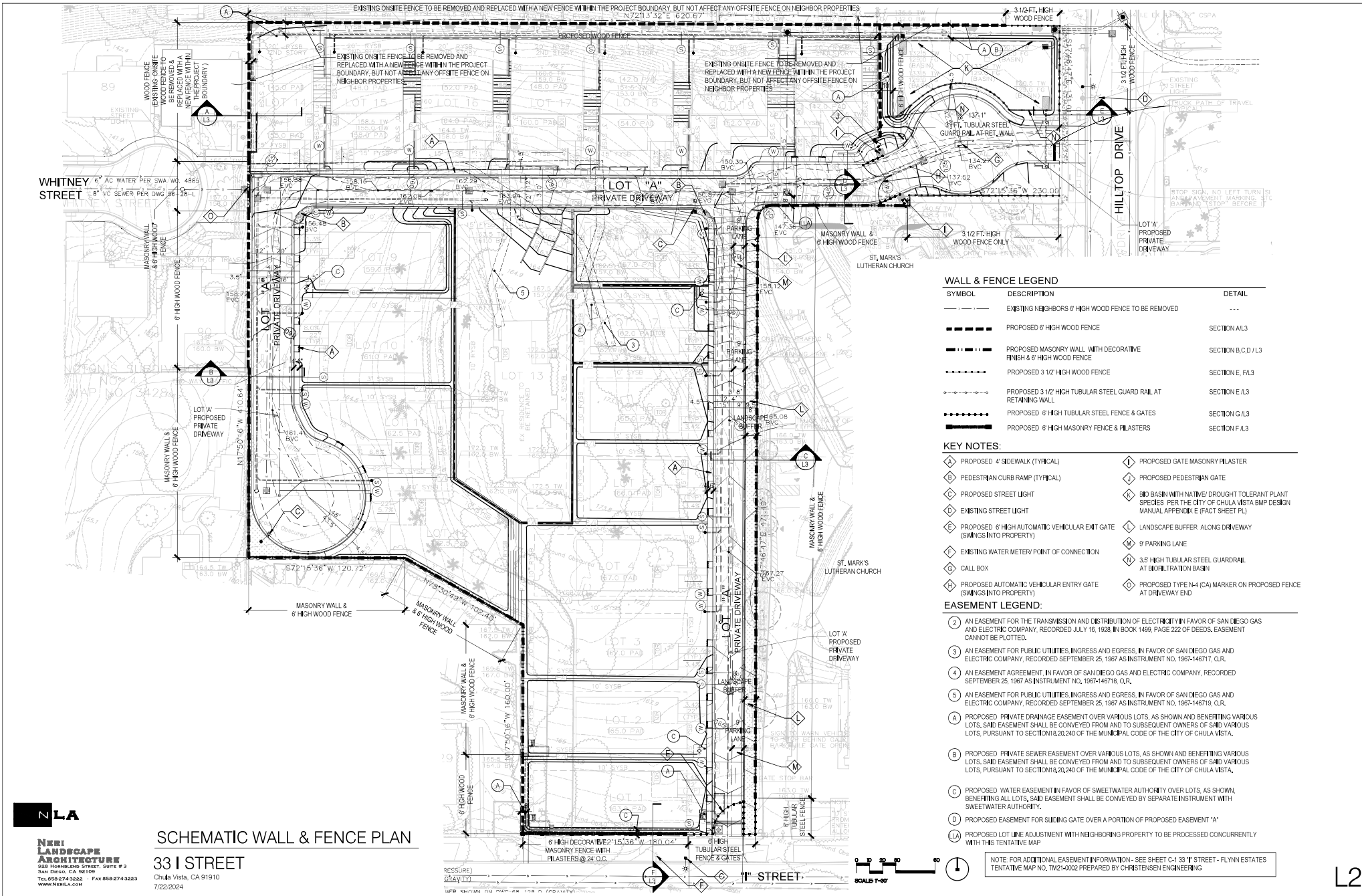
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
○	CAR EDU	<i>Carpobrotus edulis</i>	"Ice Plant"

**NLA**  
**NERI**  
**LANDSCAPE**  
**ARCHITECTURE**  
 233 HORNBLAND STREET, SUITE # 3  
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 TEL: 619.274.3322 • FAX: 619.274.3323  
 WWW.NERI.A.COM

**EXISTING VEGETATION SURVEY AND ASSESSMENT PLAN**  
**33 | STREET**  
 Chula Vista, CA 91910  
 7/22/2024



L1



**WALL & FENCE LEGEND**

SYMBOL	DESCRIPTION	DETAIL
---	EXISTING NEIGHBORS 6' HIGH WOOD FENCE TO BE REMOVED	---
---	PROPOSED 6' HIGH WOOD FENCE	SECTION A/L3
---	PROPOSED MASONRY WALL WITH DECORATIVE FINISH & 6' HIGH WOOD FENCE	SECTION B,C,D / L3
---	PROPOSED 3 1/2' HIGH WOOD FENCE	SECTION E, F/L3
---	PROPOSED 3 1/2' HIGH TUBULAR STEEL GUARD RAIL AT RETAINING WALL	SECTION E / L3
---	PROPOSED 6' HIGH TUBULAR STEEL FENCE & GATES	SECTION G / L3
---	PROPOSED 6' HIGH MASONRY FENCE & FILASTERS	SECTION F / L3

- KEY NOTES:**
- ⬡ PROPOSED 4' SIDEWALK (TYPICAL)
  - ⬡ PEDESTRIAN CURB RAMP (TYPICAL)
  - ⬡ PROPOSED STREET LIGHT
  - ⬡ EXISTING STREET LIGHT
  - ⬡ PROPOSED 6' HIGH AUTOMATIC VEHICULAR EXIT GATE (SWINGS INTO PROPERTY)
  - ⬡ EXISTING WATER METER/ POINT OF CONNECTION
  - ⬡ CALL BOX
  - ⬡ PROPOSED AUTOMATIC VEHICULAR ENTRY GATE (SWINGS INTO PROPERTY)
  - ⬡ PROPOSED GATE MASONRY FILASTER
  - ⬡ PROPOSED PEDESTRIAN GATE
  - ⬡ 9x0 BASH (WITH NATIVE) DROUGHT TOLERANT PLANT SPECIES PER THE CITY OF CHULA VISTA BMP DESIGN MANUAL APPENDIX E (FACT SHEET PL)
  - ⬡ LANDSCAPE BUFFER ALONG DRIVEWAY
  - ⬡ 9' PARKING LANE
  - ⬡ 3.5' HIGH TUBULAR STEEL GUARD RAIL AT DECONTAMINATION BASIN
  - ⬡ PROPOSED TYPE N4 (CA) MARKER ON PROPOSED FENCE AT DRIVEWAY END

- EASEMENT LEGEND:**
- ② AN EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JULY 16, 1928, IN BOOK 1499, PAGE 222 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 25, 1967 AS INSTRUMENT NO. 1967-146717, Q.R.
  - ④ AN EASEMENT AGREEMENT, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED SEPTEMBER 25, 1967 AS INSTRUMENT NO. 1967-146718, Q.R.
  - ⑤ AN EASEMENT FOR PUBLIC UTILITIES INGRESS AND EGRESS, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED SEPTEMBER 25, 1967 AS INSTRUMENT NO. 1967-146719, Q.R.
  - Ⓐ PROPOSED PRIVATE DRAINAGE EASEMENT OVER VARIOUS LOTS, AS SHOWN AND BENEFITTING VARIOUS LOTS, SAID EASEMENT SHALL BE CONVEYED FROM AND TO SUBSEQUENT OWNERS OF SAID VARIOUS LOTS, PURSUANT TO SECTION 18.20.240 OF THE MUNICIPAL CODE OF THE CITY OF CHULA VISTA.
  - Ⓑ PROPOSED PRIVATE SEWER EASEMENT OVER VARIOUS LOTS, AS SHOWN AND BENEFITTING VARIOUS LOTS, SAID EASEMENT SHALL BE CONVEYED FROM AND TO SUBSEQUENT OWNERS OF SAID VARIOUS LOTS, PURSUANT TO SECTION 18.20.240 OF THE MUNICIPAL CODE OF THE CITY OF CHULA VISTA.
  - Ⓒ PROPOSED WATER EASEMENT IN FAVOR OF SWEETWATER AUTHORITY OVER LOTS, AS SHOWN, BENEFITING ALL LOTS, SAID EASEMENT SHALL BE CONVEYED BY SEPARATE INSTRUMENT WITH SWEETWATER AUTHORITY.
  - Ⓓ PROPOSED EASEMENT FOR SLIDING GATE OVER A PORTION OF PROPOSED EASEMENT 'A'
  - Ⓙ PROPOSED LOT LINE ADJUSTMENT WITH NEIGHBORING PROPERTY TO BE PROCESSED CONCURRENTLY WITH THIS TENTATIVE MAP

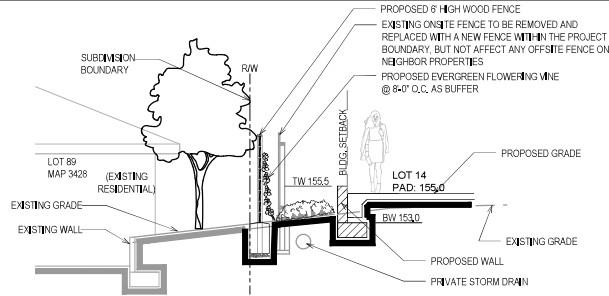
NOTE: FOR ADDITIONAL EASEMENT INFORMATION - SEE SHEET C-1 331 STREET - FLYNN ESTATES TENTATIVE MAP NO. TM21-0022 PREPARED BY CHRISTENSEN ENGINEERING



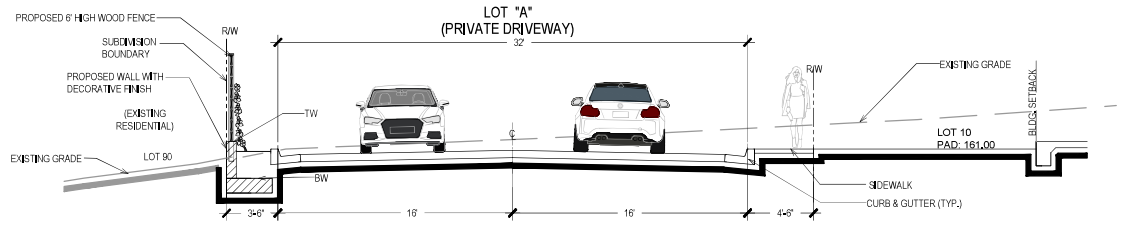
**NLA**  
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**SCHEMATIC WALL & FENCE PLAN**  
**331 STREET**  
 Chula Vista, CA 91910  
 7/22/2024

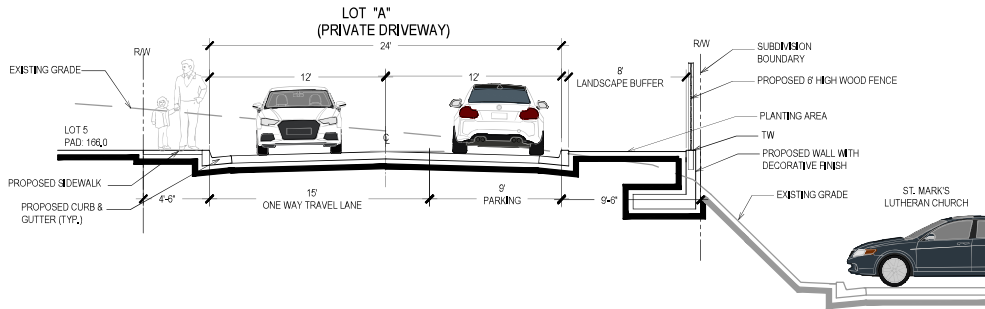
L2



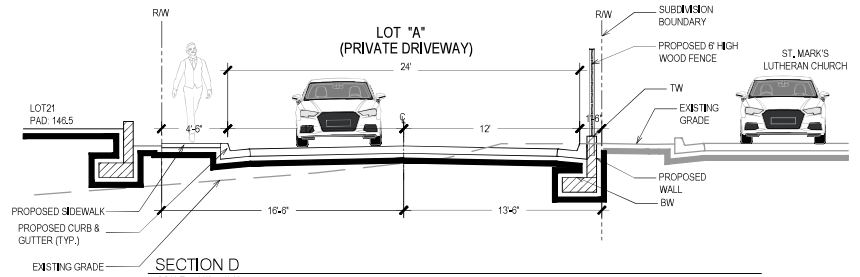
SECTION A  
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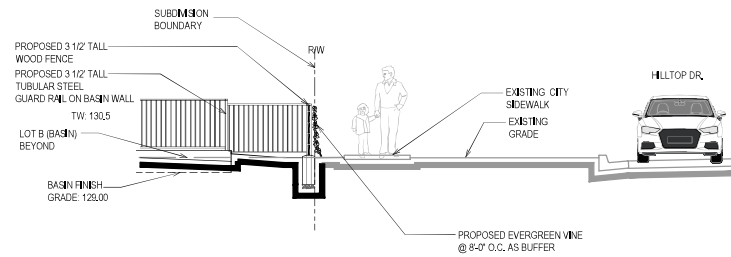
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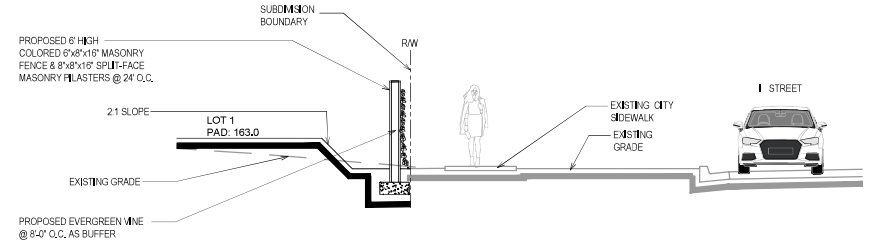
SECTION C  
SCALE: 1/4" = 1'-0"



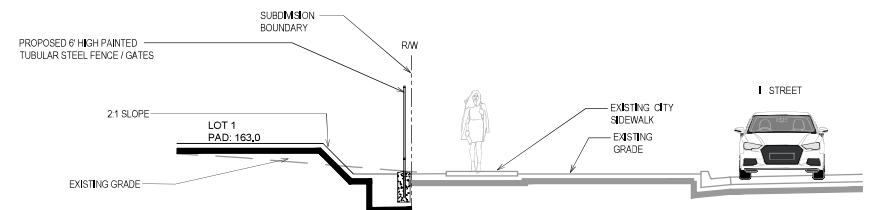
SECTION D  
SCALE: 1/4" = 1'-0"



SECTION E  
SCALE: 1/4" = 1'-0"



SECTION F  
SCALE: 1/4" = 1'-0"



SECTION G  
SCALE: 1/4" = 1'-0"