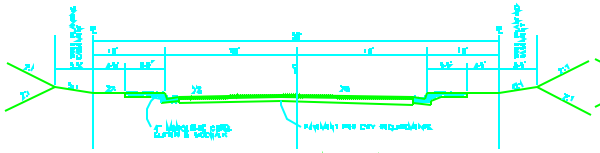
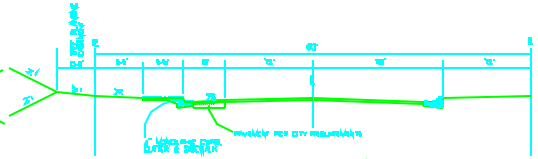
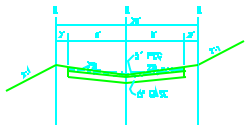
TENTATIVE MAP – CHULA VISTA TRACT NO. 96-06
VISTA DEL MAR



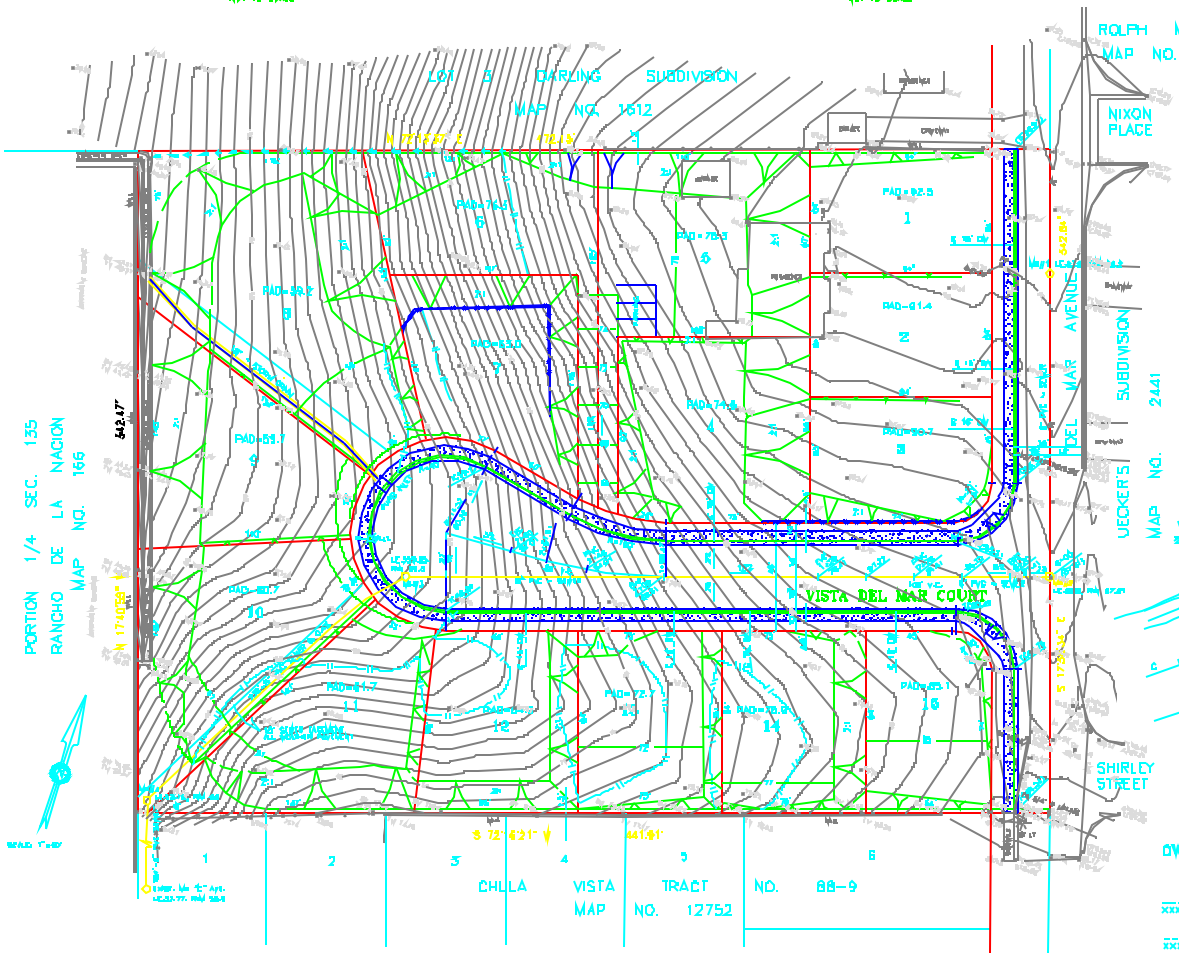
TYPICAL SECTION – VISTA DEL MAR COURT
NOT TO SCALE



TYPICAL SECTION – DEL MAR AVENUE
NOT TO SCALE

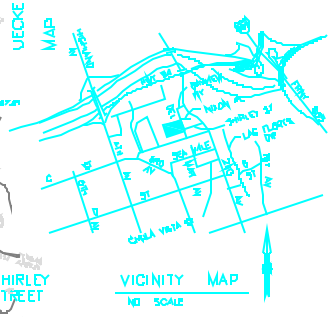


TYPICAL SECTION
PRIVATE DRIVE-LOTS 5 & 6
NOT TO SCALE



LOT SIZES (SQ. FT.)

LOT NO.	GROSS	NET	PAD
1	8000	8000	5465
2	8000	8000	5828
3	8000	8000	5465
4	9800	9800	5041
5	11515	10816	5700
6	8930	7440	5900
7	8180	8140	5363
8	16560	16560	8320
9	9597	9597	5284
10	10411	10411	8450
11	8000	8000	5375
12	7501	7501	5000
13	7003	7003	5915
14	7003	7003	5175
15	8002	8002	5289



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

BEING A PORTION OF LOT 4 OF DARLING'S SUBDIVISION, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1612 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 1, 1913, TOGETHER WITH A PORTION OF THE SOUTHERLY HALF OF THE SOUTHWESTERLY QUARTER OF 40 ACRE LOT 2 IN QUARTER SECTION 135 OF RANCHO DE LA NACION, ACCORDING TO MAP THEREOF NO. 166 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MAY 11, 1869.

GENERAL NOTES

1. GROSS AREA IS 3.713 ACRES.
2. TOTAL NUMBER OF LOTS IS 15. TOTAL NUMBER OF UNITS IS 15.
3. MINIMUM LOT SIZE IS 8000 SQ. FT.
4. WATER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE SWEETWATER AUTHORITY, AND TO BE MAINTAINED AND OPERATED BY SAID DISTRICT. MAINTAINED AND OPERATED BY SAID DISTRICT.
5. SPECIFIC METHODS OF HANDLING STORM DRAINAGE ARE SUBJECT TO DETAILED APPROVAL BY THE CITY ENGINEER AT THE TIME OF SUBMISSION OF IMPROVEMENT AND GRADING PLANS. DESIGN SHALL BE ACCOMPLISHED ON THE BASIS OF THE SUBDIVISION MANUAL. DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED BY THE CITY ENGINEER.
6. SANITARY SEWER TO BE PROVIDED AND CONNECTED TO CITY OF CHULA VISTA SEWERS. SEWER MAINS ARE 8" P.V.C. MINIMUM.
7. EXISTING ZONING IS R1-RESIDENTIAL. PROPOSED USAGE-RESIDENTIAL.
8. EVIDENCE SHALL BE PROVIDED OF HAVING OBTAINED SLOPE RIGHTS UPON ADJACENT PROPERTY WHERE REQUIRED.
9. TREE DEPOSITS SHALL BE PAID IN ACCORDANCE WITH ORDINANCE NO. 1380 AND NO. 1687 OF THE CITY OF CHULA VISTA.
10. UTILITIES SHALL ALL BE UNDERGROUND. EASEMENTS TO BE PROVIDED AS NECESSARY.
11. SUBDIVIDER TO PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE CITY ENGINEER.
12. SLOPE PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF CHULA VISTA LANDSCAPE MANUAL.
13. GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH ORDINANCE NO. 1797 AS AMENDED BY ORDINANCE NO. 1877 OF THE CITY OF CHULA VISTA.
14. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS AND THE DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF CHULA VISTA.
15. UTILITIES:
    SEWER – CITY OF CHULA VISTA
    WATER – SWEETWATER AUTHORITY
    TELEPHONE – PACIFIC TELEPHONE
    GAS & ELECTRIC – SAN DIEGO GAS & ELECTRIC COMPANY
    CABLE T.V. – COX COMMUNICATIONS OR CHULA VISTA CABLE
16. SCHOOLS:
    ELEMENTARY – CHULA VISTA ELEMENTARY SCHOOL DISTRICT
    HIGH SCHOOL – SWEETWATER UNION HIGH SCHOOL DISTRICT
17. FIRE HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH REGIONAL STANDARD DRAWINGS.
18. SUBSTANTIALLY CONFORMS TO THE CITY OF CHULA VISTA GENERAL PLAN.
19. PRESENT LAND USE – RESIDENTIAL & UNDEVELOPED.
20. PRELIMINARY SOILS TESTS MADE BY:
21. ASSESSOR'S PARCEL NUMBERS – 643-290-06 & 643-331-02
22. GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION AT FINAL DESIGN.
23. STORM DRAIN AND SEWER SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION AT FINAL DESIGN.

DEVELOPER

BY: _____ DATE
XXXXX XXXXX

OWNER

_____ DATE
XXXXXXXXXXXXXXXXX

_____ DATE
XXXXXXXXXXXXXXXXX

ENGINEER OF WORK

_____ DATE