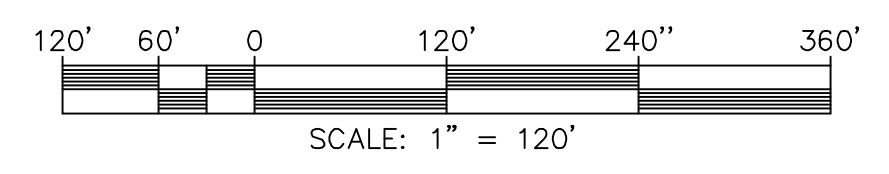
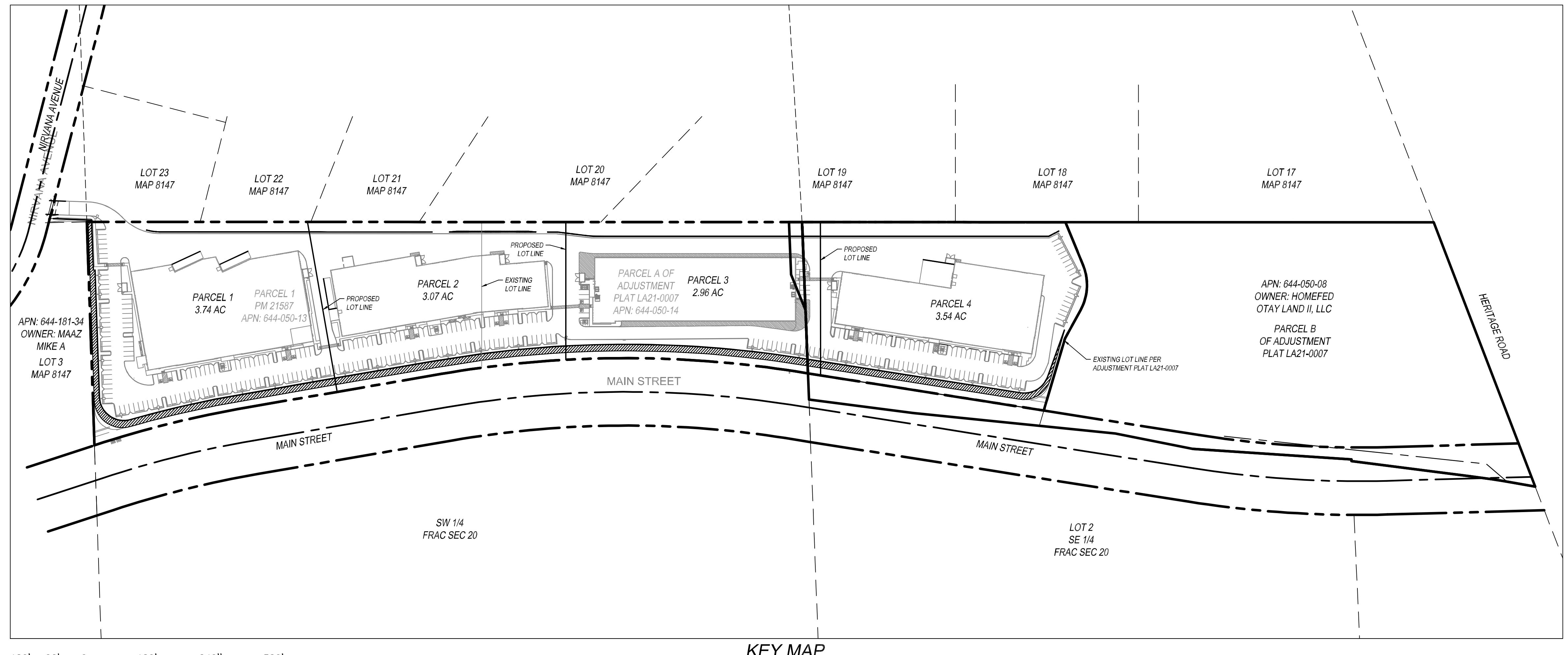
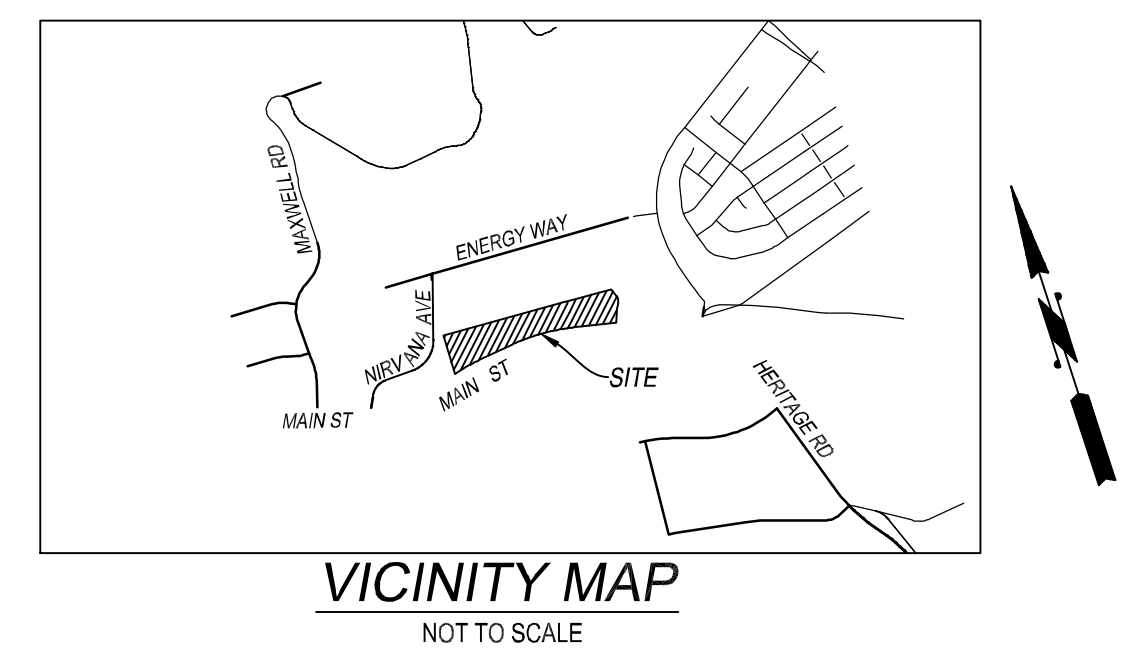


- ### LEGEND
- RIGHT OF WAY
 - PROPERTY LINE
 - PROPOSED LOT LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED SLOPE (2:1 MAX)
 - PROPOSED CUT/FILL LINE
 - PROPOSED LIMIT OF GRADING
 - PROPOSED AC PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED 6" CURB (PER SDRSD G-01)
 - PROPOSED 6" CURB & GUTTER (PER SDRSD G-02)
 - PROPOSED 3" RIBBON GUTTER
 - PROPOSED RETAINING WALL
 - PROPOSED BROW DITCH
 - PROPOSED FENCE
 - EXISTING SEWER LINE
 - PROPOSED PRIVATE SEWER (PER C.O.C.V. SWR-05) & CLEANOUT (PER SDRSD SC-01)
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN (SIZE PER PLAN)
 - EXISTING WATER LINE
 - PROPOSED 2" PRIVATE WATER LINE
 - PROPOSED 8" PRIVATE FIRE LINE
 - PROPOSED 2" WATER METER, 2" WATER SERVICE & BACKFLOW (PER C.O.E. W-2-E & W-10-E)
 - PROPOSED 2" IRRIGATION SERVICE
 - PROPOSED FIRE HYDRANT (PER W.A.S. WF-02)
 - PROPOSED FIRE DEPARTMENT CONNECTION
 - PROPOSED POST INDICATOR VALVE
 - PROPOSED GATE VALVE
 - PROPOSED THRUST BLOCK
 - PROPOSED BACKFLOW PREVENTION ASSEMBLY (PER W.A.S. WR-02)
 - PROPOSED BUILDING FIRE POINT OF CONNECTION
 - PROPOSED BUILDING SEWER POINT OF CONNECTION
 - PROPOSED BUILDING WATER POINT OF CONNECTION
 - PROPOSED ROOF DRAIN
 - PROPOSED TRANSFORMER
 - PROPOSED CURB INLET (TYPE PER PLAN, PER SDRSD D-02)
 - PROPOSED TYPE F CATCH BASIN
 - PROPOSED TYPE A STORM DRAIN CLEANOUT (PER SDRSD D-09)
 - PROPOSED TYPE G CATCH BASIN (TYPE PER PLAN, PER SDRSD D-08)
 - PROPOSED STREET LIGHT
 - EXISTING STREET LIGHT
 - TRUNCATED DUMES (SDRSD G-30)
 - PROPOSED BIOCLEAN MODULAR WETLAND SYSTEM
 - PROPOSED STORMTRAP DETENTION SYSTEM
 - PROPOSED TREE WELL

TENTATIVE PARCEL MAP NIRVANA BUSINESS PARK TPM21-0003



OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

BY: _____ DATE: _____

APPLICANT/DEVELOPER

BY: _____ DATE: _____

ENGINEER OF WORK

GREGORY W. LANG, RCE NO. 68075
DATE: 05/10/2022



LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 21587 IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MAY 18, 2018.

PARCEL 'A' PER LOT LINE ADJUSTMENT PLAT NO. LA21-0007 APPROVED BY THE CITY OF CHULA VISTA ON APRIL 14, 2022, RECORDED ON APRIL 27, 2022 AS DOCUMENT NO. 2022-0193963.

ASSESSOR'S PARCEL NO.

644-050-13, 644-050-14, 644-050-08

OWNER

WVP-OP NIRVANA OWNER, LLC
2390 E. CAMELBACK RD. STE. 305
PHOENIX, AZ 85016
(602) 957-8300

APPLICANT/DEVELOPER

WVP-OP NIRVANA OWNER, LLC
2390 E. CAMELBACK RD. STE. 305
PHOENIX, AZ 85016
(602) 957-8300

CIVIL ENGINEER

PASCO LARET SUITER & ASSOCIATES
119 ABERDEEN DRIVE
CARLEFF BY THE SEA, CA 92007
(858) 259-8212

SITE ADDRESS

821 MAIN STREET
CHULA VISTA, CA 91911

WATER SUPPLY

WATER SYSTEM TO BE INSTALLED PER STANDARDS OF OTAY WATER DISTRICT AND OPERATED AND MAINTAINED BY SAID DISTRICT

SEWAGE DISPOSAL

SEWER TO BE PROVIDED & CONNECTED TO CITY OF CHULA VISTA SEWER MAINS (8" MIN.). SEWER SERVICES WILL GRAVITY FLOW INTO PROPOSED MANHOLE AND 8" SEWER MAIN.

FIRE DEPARTMENT

CITY OF CHULA VISTA FIRE DEPARTMENT

EXISTING AND PROPOSED ZONING

IL - LIMITED INDUSTRIAL (GENERAL PLAN DESIGNATION)
IP - GENERAL INDUSTRIAL PRECISE PLAN

PROPOSED USAGE

INDUSTRIAL

PROJECT INFORMATION

EXISTING TOTAL NUMBER OF LOTS: 2
PROPOSED NUMBER OF LOTS: 4

GROSS AREA

13.31 ACRES (579,978 SF)

PRELIMINARY GRADING/EARTHWORK

GRADED AREA	14.11 (ACRES)	MAX CUT DEPTH	36 (FT)
CUT QUANTITIES	169,000 (CYO)	MAX CUT SLOPE RATIO	2:1
FILL QUANTITIES	175,000 (CYO)	MAX FILL DEPTH	52 (FT)
ANTICIPATED SPOILS	15,000 (CYO)	MAX FILL SLOPE RATIO	2:1
EXPORT	9 (CYO)		

NOTE: THE GRADING QUANTITIES ABOVE ARE AN ESTIMATE FOR PERMITTING PURPOSES ONLY. THE QUANTITIES ABOVE DO NOT REFLECT SPOILS DUE TO LOSS FROM CLEARING AND GRUBBING, STRIPPING, SHRINKAGE, SWELL, BULKING, UNSUITABLE MATERIALS, REMEDIAL GRADING, UTILITY TRENCH SPOILS, UNDERGROUND STORM WATER VAULTS, RETAINING WALL BACKFILL, BUILDING FOUNDATIONS/FOOTINGS, ETC. SUBGRADE IS ASSUMED TO BE 1-FOOT BELOW PROPOSED FINISH GRADE, TO ACCOUNT FOR PAVEMENT AND SLAB THICKNESSES.

SOURCE OF TOPOGRAPHY

AERIAL MAPPING FLOWN JUNE 11, 2021 (BY AEROTECH)

BENCHMARK

ELEVATIONS ARE BASED ON A 12" BRASS PLUG IN THE TOP OF A CURB INLET IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF MAXWELL ROAD AND DESIGN COURT. POINT NUMBER 1700 OF THE CITY OF CHULA VISTA SURVEY CONTROL NETWORK.

EL=182.620 NAVD 88

FLOOR AREA RATIO

TOTAL BUILDING SQUARE FOOTAGE: 299,218 SF
FLOOR AREA RATIO (FAR): 51.6%

STANDARD DRAWINGS

CITY OF CHULA VISTA DESIGN AND CONSTRUCTION STANDARDS - 2017 (C.O.C.V.)
SAN DIEGO REGIONAL STANDARD DRAWINGS - 2018 (SDRSD)
WATER AGENCIES' STANDARDS (W.A.S.)

NOTES

GRADING AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CITY OF CHULA VISTA DESIGN AND CONSTRUCTION STANDARDS.

EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND/OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES, AND PUBLIC UTILITY EASEMENT NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH SERVING UTILITY COMPANIES.

LOT DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE. THE DIMENSIONS MAY BE ADJUSTED TO BE CONSISTENT WITH THE FINAL MAP.

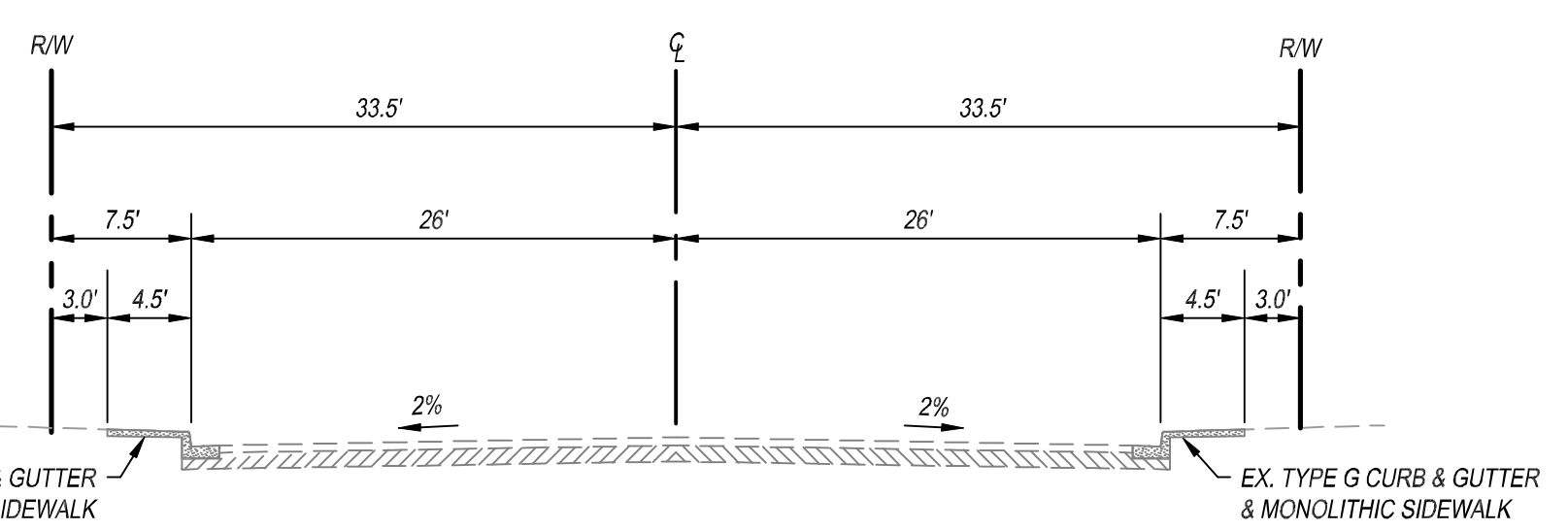
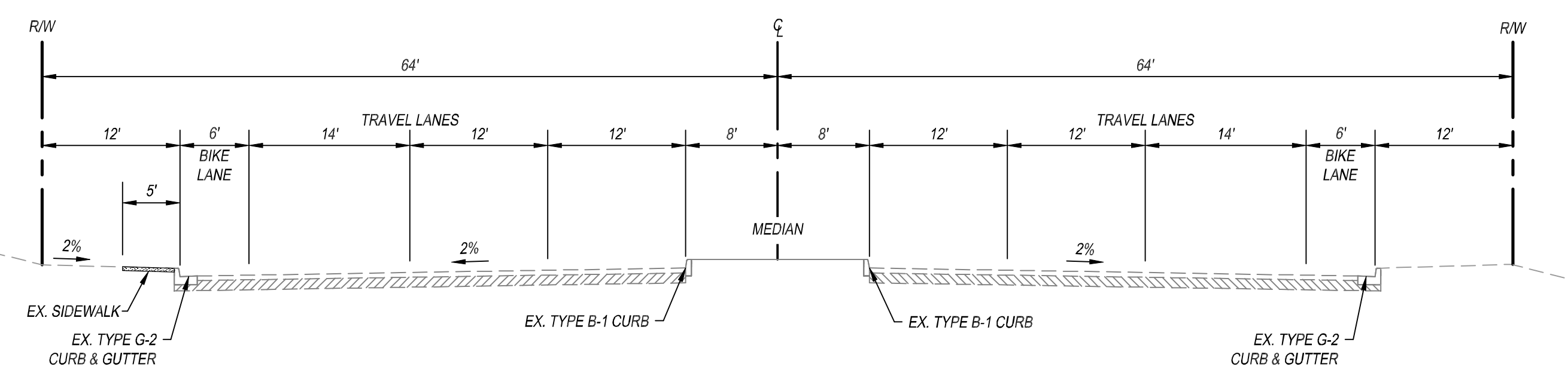
ALL EXISTING UTILITIES ARE SHOWN PER AVAILABLE RECORDS. ACTUAL FIELD CONDITIONS MAY VARY.

SHEET INDEX

- C1.0 - TITLE SHEET
- C2.0 - EXISTING CONDITIONS
- C3.0 - TENTATIVE PARCEL MAP
- C4.0 - PRELIMINARY GRADING PLAN
- C5.0 - PRELIMINARY GRADING PLAN
- C6.0 - PRELIMINARY UTILITY PLAN
- C7.0 - PRELIMINARY UTILITY PLAN
- C8.0 - SITE SECTIONS

ABBREVIATIONS

- AC ACRE / ACREAGE
- APN ASSESSOR PARCEL NO.
- BMP BEST MANAGEMENT PRACTICE
- BO BLOW-OFF
- CAV COMBINATION AIR VALVE
- CB CATCH BASIN
- CL CENTERLINE
- CO CLEANOUT
- CSP CORRUGATED STEEL PIPE
- CY CUBIC YARDS
- C&G CURB AND GUTTER
- DIA DIAMETER
- DWY DRIVEWAY
- ESMT EASEMENT
- EX EXISTING
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FH FIRE HYDRANT
- FL FLOW LINE
- FS FINISHED SURFACE
- GB GRADE BREAK
- GV GATE VALVE
- H HEIGHT
- IE INVERT ELEVATION
- MAX MAXIMUM
- MIN MINIMUM
- MH MANHOLE
- MWS MODULAR WETLAND SYSTEM
- PL PROPERTY LINE
- POC POINT OF CONNECTION
- PROP PROPOSED
- RCP REINFORCED CONCRETE PIPE
- ROW RIGHT OF WAY
- RW RETAINING WALL
- SD STORM DRAIN
- SF SQUARE FEET
- SFM SEWER FORCE MAIN
- SSMH SANITARY SEWER MANHOLE
- SS SANITARY SEWER
- TC TOP OF CURB
- TW TOP OF WALL
- TYP TYPICAL
- W WATER
- WM WATER METER



PASCO LARET SUITER & ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.259.8212 | www.plsaengineering.com

119 Aberdeen Drive
Carleff by the Sea, CA 92007
T: 858.259.8212



NIRVANA BUSINESS PARK
821 MAIN STREET
CHULA VISTA, CA 91911

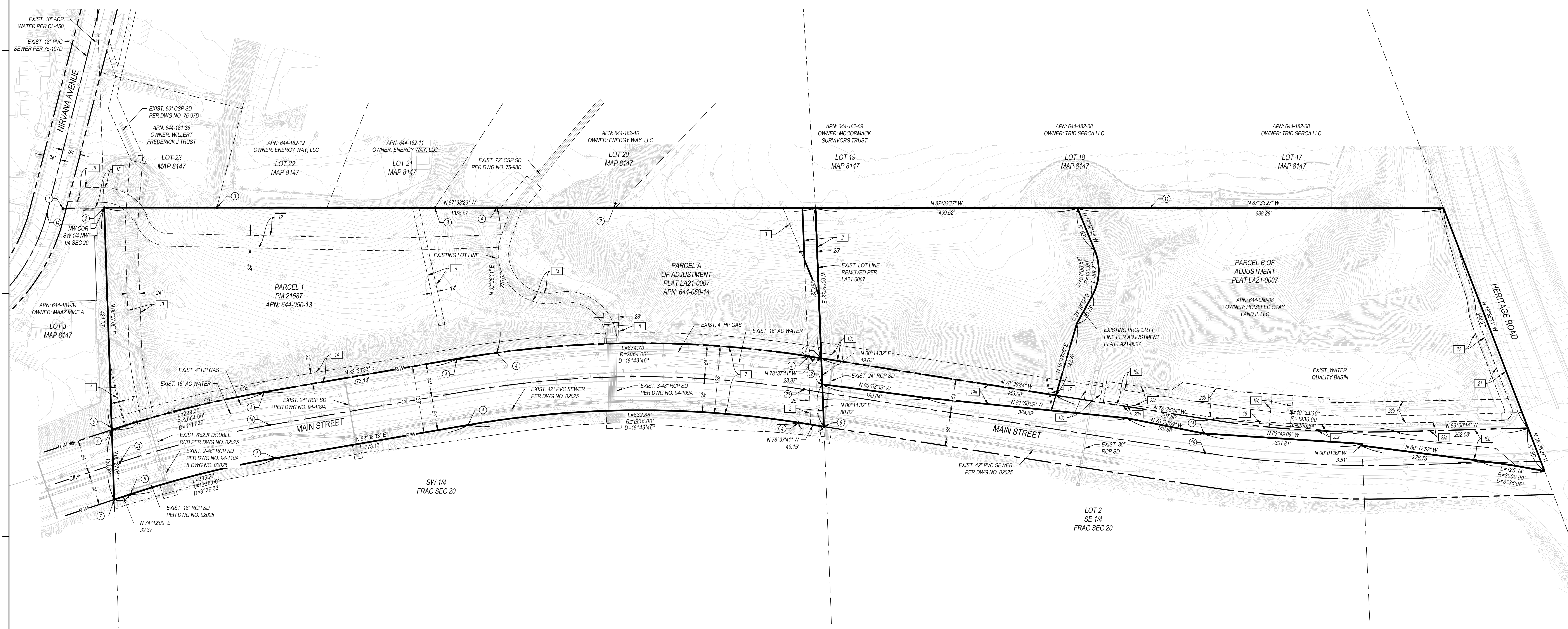
DATE	REVISIONS
02/10/2021	DESIGN REVIEW SUBMITTAL
12/10/2021	DESIGN REVIEW RE-SUBMITTAL
03/25/2022	DESIGN REVIEW RE-SUBMITTAL

PA/FM:	GL
DRAWN BY.:	MM
JOB NO.:	3668

SHEET
C1.0



NIRVANA BUSINESS PARK
821 MAIN STREET
CHULA VISTA, CA 91911



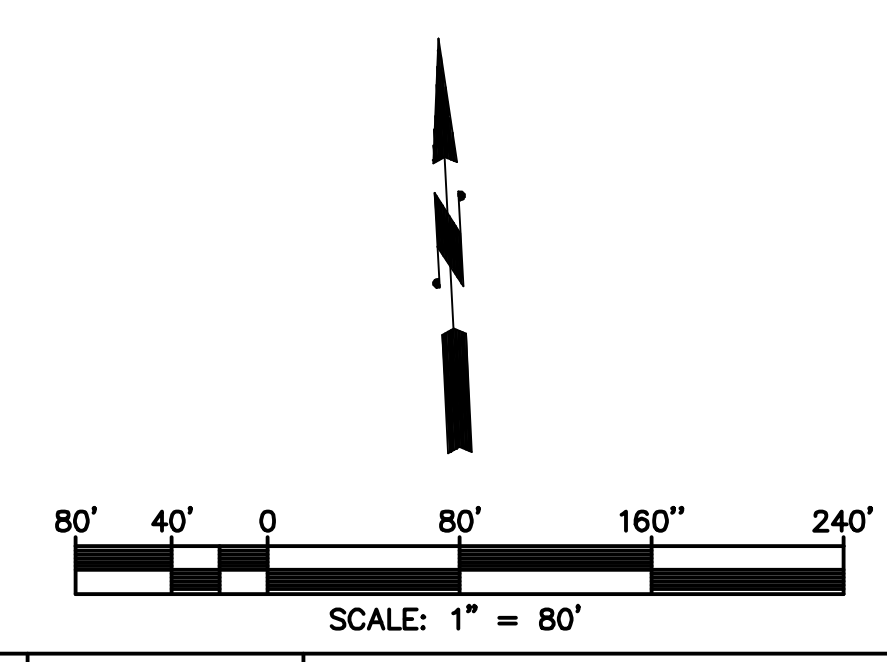
EXISTING CONDITIONS
 SCALE 1" = 80'

FOUND MONUMENTS

- ① FOUND LEAD & DISK STAMPED "RCE 17185" PER R1.
- ② FOUND 2" IRON PIPE AND DISK STAMPED "RCE 17185" PER R1.
- ③ FOUND 3/4" IRON PIPE AND DISK STAMPED "RCE 17185" PER R1.
- ④ FOUND 2" IRON PIPE AND DISK STAMPED "LS 8172" PER R2.
- ⑤ FOUND 3/4" IRON PIPE AND PLUG, ILLEGIBLE.
- ⑥ FOUND LEAD AND DISK STAMPED "LS 8172" PER R2.
- ⑦ FOUND 2" IRON PIPE AND DISK STAMPED "LS 5334" NO REFERENCE.
- ⑧ FOUND 3/4" IP WITH DISC RCE 17185 PER R1.
- ⑨ FOUND 3/4" IRON PIPE WITH CAP MARKED "LS 893X" NO RECORD.
- ⑩ FOUND 2" IRON PIPE WITH DISC MARKED "CV CITY ENGINEER" IN M-10 MONUMENT WELL PER CR 29007.
- ⑪ FOUND RUSTED 3/4" IRON PIPE, PER R1.
- ⑫ FOUND PK NAIL AND DISC, ILLEGIBLE. ACCEPTED PER R4 AS PK NAIL STAMPED "RCE 19073".
- ⑬ FOUND M-10 MONUMENT WELL, PER R5.
- ⑭ FOUND 3/4" IRON PIPE WITH DISC RCE 19037 PER R3.
- ⑮ FOUND 2" IRON PIPE WITH ILLEGIBLE DISC ACCEPTED PER R3 IN M-10 MONUMENT WELL, ACCEPTED PER R3.
- ⑯ FOUND 2" IRON PIPE SET IN CONCRETE WITH ILLEGIBLE DISC IN M-10 MONUMENT WELL, PER R5.
- ⑰ FOUND 2" IRON PIPE SET IN CONCRETE MARKED LS 9073 IN M-10 MONUMENT WELL, PER R5.
- ⑱ FOUND 2" IRON PIPE SET IN CONCRETE MARKED LS 4611 IN M-10 MONUMENT WELL, PER R5.

EXISTING EASEMENT TABLE

NO.	PURPOSE	OWNER	REFERENCE	DATE	DISPOSITION
1	PUBLIC UTILITY	SAN DIEGO GAS & ELECTRIC	BOOK 1803, PAGE 273	AUGUST 11, 1930	TO BE OUTCLAIMED
2	ROAD	MARY C POWERS	BOOK 964, PAGE 235	NOVEMBER 4, 1939	TO BE OUTCLAIMED
3	PUBLIC UTILITY	SAN DIEGO GAS & ELECTRIC	BOOK 4100, PAGE 491	MAY 16, 1951	TO BE OUTCLAIMED
4	PUBLIC UTILITY	SAN DIEGO GAS & ELECTRIC	BOOK 7223, PAGE 39	AUGUST 9, 1959	TO BE OUTCLAIMED
5	DRAINAGE	CITY OF CHULA VISTA	DOC NO. 1993-0867005, PAGE 39	OCTOBER 7, 1993	TO BE VACATED
7	STREET & PUBLIC UTILITY	CITY OF CHULA VISTA	DOC NO. 1993-0867006, PAGE 39	OCTOBER 7, 1993	TO REMAIN
12	FUTURE PVT. RECIPROCAL DRAINAGE SEWER, ACCESS & UTILITY	CITY OF CHULA VISTA	DOC NO. 1999-752372	NOVEMBER 12, 1999	TO BE OUTCLAIMED
13	DRAINAGE	CITY OF CHULA VISTA	MAP 21587, DOC NO. 2018-7000173	MAY 18, 2018	TO BE VACATED
14	LANDSCAPE BUFFER	CITY OF CHULA VISTA	MAP 21587, DOC NO. 2018-7000173	MAY 18, 2018	TO REMAIN
15	ACCESS	CITY OF CHULA VISTA	DOC NO. 2013-0573538	SEPTEMBER 18, 2013	TO REMAIN
16	UTILITIES	CITY OF CHULA VISTA	DOC NO. 2013-0573538	SEPTEMBER 18, 2013	TO REMAIN
17	PUBLIC UTILITIES	SAN DIEGO GAS & ELECTRIC	BOOK 149, PAGE 34	JULY 20, 1932	TO BE OUTCLAIMED
18	PUBLIC UTILITIES	SAN DIEGO GAS & ELECTRIC	BOOK 4482, PAGE 486	MAY 29, 1952	TO REMAIN
19	PUBLIC UTILITY, DRAINAGE SLOPES & TEMPORARY CONSTRUCTION	CITY OF CHULA VISTA	DOC NO. 1994-0265920	APRIL 21, 1994	TO REMAIN
19a	STREET & PUBLIC UTILITY	CITY OF CHULA VISTA	DOC NO. 1994-0265920	APRIL 21, 1994	TO REMAIN
19b	TEMP. CONSTRUCTION	CITY OF CHULA VISTA	DOC NO. 1994-0265920	APRIL 21, 1994	TO REMAIN
19c	DRAINAGE	CITY OF CHULA VISTA	DOC NO. 1994-0265920	APRIL 21, 1994	TO REMAIN
21	STREET	CITY OF CHULA VISTA	DOC NO. 2016-0631464	NOVEMBER 18, 2016	TO REMAIN
22	UTILITY & ACCESS	CITY OF CHULA VISTA	DOC NO. 2016-0631465	NOVEMBER 18, 2016	TO REMAIN
23	STREET & PUBLIC UTILITY	CITY OF CHULA VISTA	DOC NO. 2017-0215017	MAY 12, 2017	TO REMAIN
23a	STREET & PUBLIC UTILITY	CITY OF CHULA VISTA	DOC NO. 2017-0215017	MAY 12, 2017	TO REMAIN
23b	RIGHT OF ENTRY	CITY OF CHULA VISTA	DOC NO. 2017-0215017	MAY 12, 2017	TO REMAIN



EXISTING CONDITIONS

DATE	REMARKS
02/10/2021	DESIGN REVIEW SUBMITTAL
12/10/2021	DESIGN REVIEW RE-SUBMITTAL
03/25/2022	DESIGN REVIEW RE-SUBMITTAL

PA/PM:	GL
DRAWN BY.:	MM
JOB NO.:	3668

SHEET
C2.0

THESE DRAWINGS ARE THE PROPERTY OF PASCO LARET SUITER & ASSOCIATES. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED, COPIED, STORED, RETRIEVED, TRANSMITTED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PASCO LARET SUITER & ASSOCIATES.

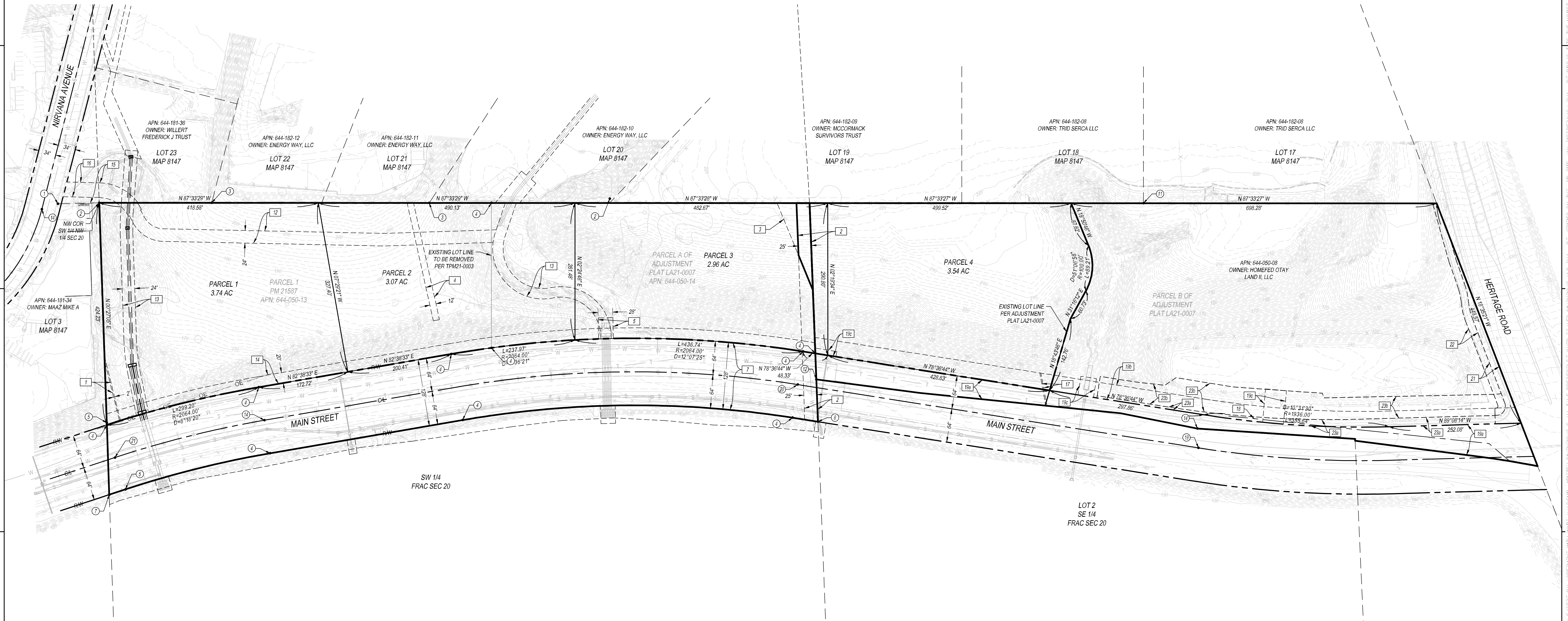
TENTATIVE PARCEL MAP NIRVANA BUSINESS PARK

PASCO LARET SUITER & ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.259.8212 | www.plsengineering.com

119 Aberdeen Drive
Carroll by The Sea, CA 92007
T: 858.259.8212



NIRVANA BUSINESS PARK
821 MAIN STREET
CHULA VISTA, CA 91911



EXISTING EASEMENT TABLE					
NO.	PURPOSE	OWNER	REFERENCE	DATE	DISPOSITION
1	PUBLIC UTILITY	SAN DIEGO GAS & ELECTRIC	BOOK 1803, PAGE 273	AUGUST 11, 1930	TO BE OUTCLAIMED
2	ROAD	MARY C POWERS	BOOK 964, PAGE 235	NOVEMBER 4, 1939	TO BE OUTCLAIMED
3	PUBLIC UTILITY	SAN DIEGO GAS & ELECTRIC	BOOK 4100, PAGE 491	MAY 16, 1951	TO BE OUTCLAIMED
4	PUBLIC UTILITY	SAN DIEGO GAS & ELECTRIC	BOOK 7223, PAGE 39	AUGUST 9, 1959	TO BE OUTCLAIMED
5	DRAINAGE	CITY OF CHULA VISTA	DOC NO. 1993-0867005, PAGE 39	OCTOBER 7, 1993	TO BE VACATED
7	STREET & PUBLIC UTILITY	CITY OF CHULA VISTA	DOC NO. 1993-0867006, PAGE 39	OCTOBER 7, 1993	TO REMAIN
12	FUTURE PVT. RECIPROCAL DRAINAGE SEWER ACCESS & UTILITY	CITY OF CHULA VISTA	DOC NO. 1999-752372	NOVEMBER 12, 1999	TO BE OUTCLAIMED
13	DRAINAGE	CITY OF CHULA VISTA	MAP 21587, DOC NO. 2016-7000173	MAY 18, 2016	TO BE VACATED
14	LANDSCAPE BUFFER	CITY OF CHULA VISTA	MAP 21587, DOC NO. 2016-7000173	MAY 18, 2016	TO REMAIN
15	ACCESS	CITY OF CHULA VISTA	DOC NO. 2013-0573538	SEPTEMBER 18, 2013	TO REMAIN
16	UTILITIES	CITY OF CHULA VISTA	DOC NO. 2013-0573538	SEPTEMBER 18, 2013	TO REMAIN
17	PUBLIC UTILITIES	SAN DIEGO GAS & ELECTRIC	BOOK 149, PAGE 34	JULY 20, 1932	TO BE OUTCLAIMED
18	PUBLIC UTILITIES	SAN DIEGO GAS & ELECTRIC	BOOK 4482, PAGE 486	MAY 29, 1952	TO REMAIN
19	PUBLIC UTILITY, DRAINAGE SLOPES & TEMPORARY CONSTRUCTION	CITY OF CHULA VISTA	DOC NO. 1994-0265920	APRIL 21, 1994	TO REMAIN
19a	STREET & PUBLIC UTILITY	CITY OF CHULA VISTA	DOC NO. 1994-0265920	APRIL 21, 1994	TO REMAIN
19b	TEMP. CONSTRUCTION	CITY OF CHULA VISTA	DOC NO. 1994-0265920	APRIL 21, 1994	TO REMAIN
19c	DRAINAGE	CITY OF CHULA VISTA	DOC NO. 1994-0265920	APRIL 21, 1994	TO REMAIN
21	STREET	CITY OF CHULA VISTA	DOC NO. 2016-0631464	NOVEMBER 18, 2016	TO REMAIN
22	UTILITY & ACCESS	CITY OF CHULA VISTA	DOC NO. 2016-0631465	NOVEMBER 18, 2016	TO REMAIN
23	STREET & PUBLIC UTILITY	CITY OF CHULA VISTA	DOC NO. 2017-0215017	MAY 12, 2017	TO REMAIN
23a	STREET & PUBLIC UTILITY	CITY OF CHULA VISTA	DOC NO. 2017-0215017	MAY 12, 2017	TO REMAIN
23b	RIGHT OF ENTRY	CITY OF CHULA VISTA	DOC NO. 2017-0215017	MAY 12, 2017	TO REMAIN

FOUND MONUMENTS

- ① FOUND LEAD & DISK STAMPED "RCE 17185" PER R1.
- ② FOUND 2" IRON PIPE AND DISK STAMPED "RCE 17185" PER R1.
- ③ FOUND 3/4" IRON PIPE AND DISK STAMPED "RCE 17185" PER R1.
- ④ FOUND 2" IRON PIPE AND DISK STAMPED "RCE 18172" PER R2.
- ⑤ FOUND 3/4" IRON PIPE AND PLUG, ILLEGIBLE.
- ⑥ FOUND LEAD AND DISK STAMPED "LS 5334" PER R2.
- ⑦ FOUND 2" IRON PIPE AND DISK STAMPED "LS 5334" NO REFERENCE.
- ⑧ FOUND 3/4" IP WITH DISC RCE 17185 PER R1.
- ⑨ FOUND 3/4" IRON PIPE WITH CAP MARKED "LS 893X" NO RECORD.
- ⑩ FOUND 2" IRON PIPE WITH DISC MARKED "CV CITY ENGINEER" IN M-10 MONUMENT WELL PER CR 29007.
- ⑪ FOUND RUSTED 3/4" IRON PIPE, PER R1.
- ⑫ FOUND PK NAIL AND DISC, ILLEGIBLE. ACCEPTED PER R4 AS PK NAIL STAMPED "RCE 19073".
- ⑬ FOUND M-10 MONUMENT WELL, PER R5.
- ⑭ FOUND 3/4" IRON PIPE WITH DISC RCE 19037 PER R3.
- ⑮ FOUND 2" IRON PIPE WITH ILLEGIBLE DISC ACCEPTED PER R3 IN M-10 MONUMENT WELL, ACCEPTED PER R3.
- ⑯ FOUND 2" IRON PIPE SET IN CONCRETE WITH ILLEGIBLE DISC IN M-10 MONUMENT WELL, PER R5.
- ⑰ FOUND 2" IRON PIPE SET IN CONCRETE MARKED LS 9073 IN M-10 MONUMENT WELL, PER R5.
- ⑱ FOUND 2" IRON PIPE SET IN CONCRETE MARKED LS 4611 IN M-10 MONUMENT WELL, PER R5.

PROPOSED ACCESS & PRIVATE UTILITY EASEMENTS:

NON-EXCLUSIVE ACCESS EASEMENTS FOR THE PROPOSED PARCELS SHOWN HEREON WILL BE FOR COMMERCIALLY REASONABLE PURPOSES FOR PEDESTRIAN AND VEHICULAR ACCESS. PRIVATE RECIPROCAL DRAINAGE, SEWER, WATER, FIRE PROTECTION, STORMWATER STORAGE, INGRESS AND EGRESS THROUGH, OVER, AND ACROSS ANY PRIVATE DRIVEWAYS AND DRIVE ABLES LOCATED ON THE LOTS FROM TIME TO TIME. FURTHER, THE FOREGOING GRANTS OF NON-EXCLUSIVE ACCESS EASEMENTS DO NOT INCLUDE: (I) ANY RIGHTS TO PARKING; OR (II) ANY RIGHTS TO ENTER BUILDINGS OR OTHER STRUCTURES CONSTRUCTED UPON ANY LOT.

TENTATIVE PARCEL MAP

DATE	REVISIONS
02/10/2021	DESIGN REVIEW SUBMITTAL
12/10/2021	DESIGN REVIEW RE-SUBMITTAL
03/25/2022	DESIGN REVIEW RE-SUBMITTAL

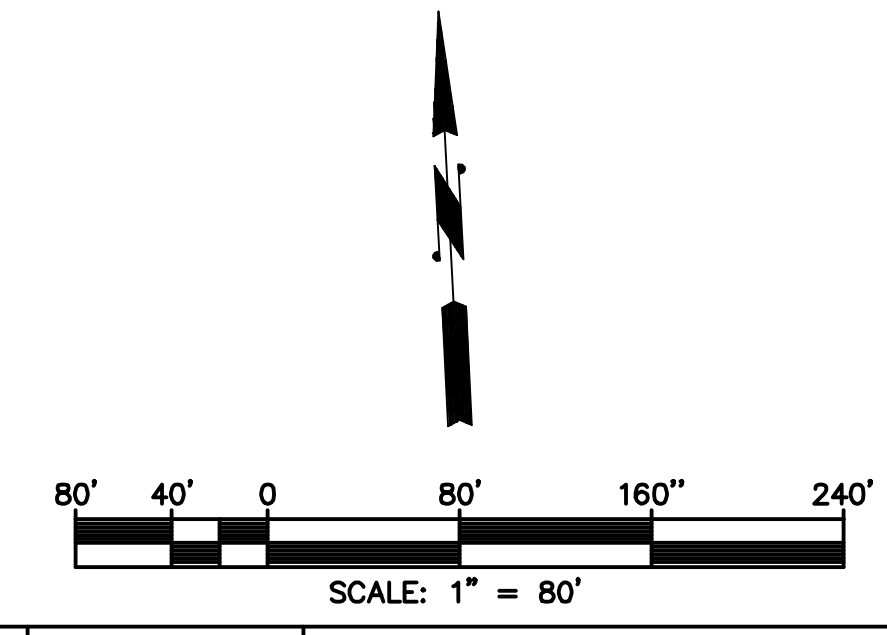
PA/FM: GL

DRAWN BY: MM

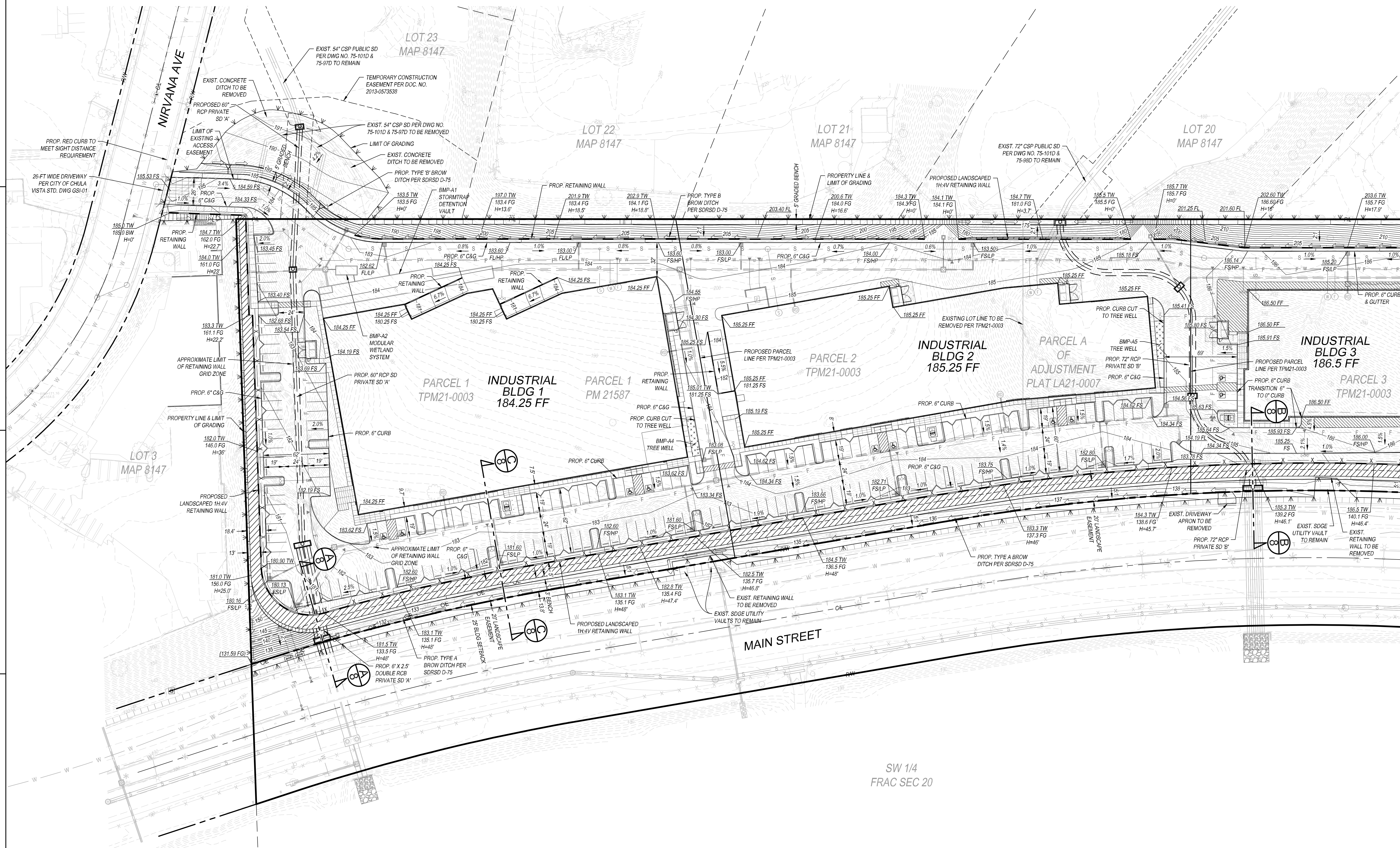
JOB NO.: 3668

SHEET

C3.0



DATE PLOTTED: 03/25/2022 10:45:30 AM; PLOT BY: PASCO LARET SUITER & ASSOCIATES; PROJECT: NIRVANA BUSINESS PARK; SHEET: C3.0 OF 3; SCALE: 1" = 80'; TITLE: TENTATIVE PARCEL MAP



GRADING PLAN
SCALE 1"=40'

SW 1/4
FRAC SEC 20

SEE SHEET 5

PASCO LARET SUTER & ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.259.8212 | www.plsengineering.com

119 Aberdeen Drive
Carroll by The Sea, CA 92007
T: 858.259.8212



NIRVANA BUSINESS PARK
821 MAIN STREET
CHULA VISTA, CA 91911

GRADING PLAN

DATE	REMARKS
02/10/24	DESIGN REVIEW SUBMITTAL
02/16/24	DESIGN REVIEW RE-SUBMITTAL
03/29/24	DESIGN REVIEW RE-SUBMITTAL

PA/PM:	GL
DRAWN BY:	MM
JOB NO.:	3888

SHEET
C4.0

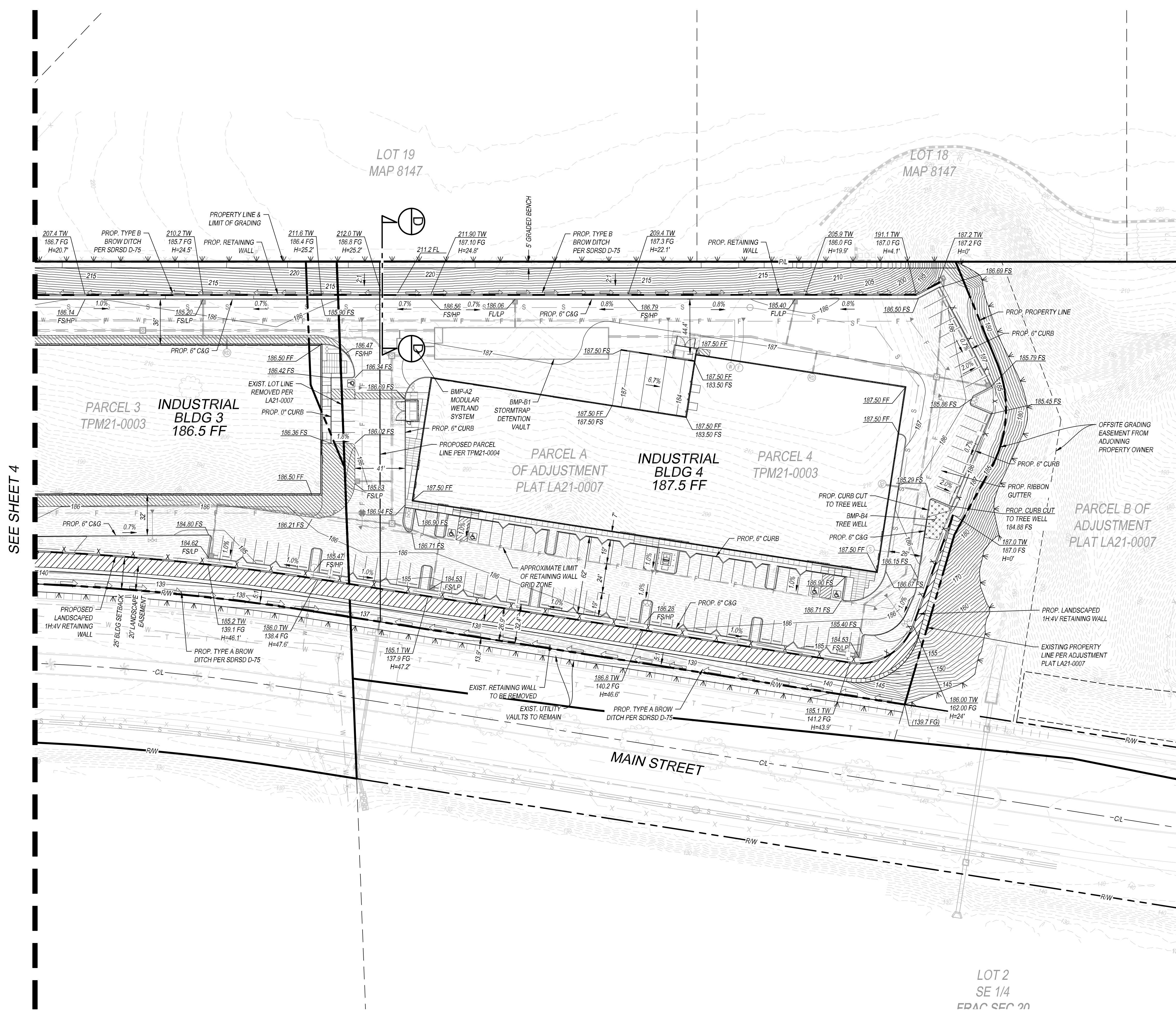


NIRVANA BUSINESS PARK
 821 MAIN STREET
 CHULA VISTA, CA 91911

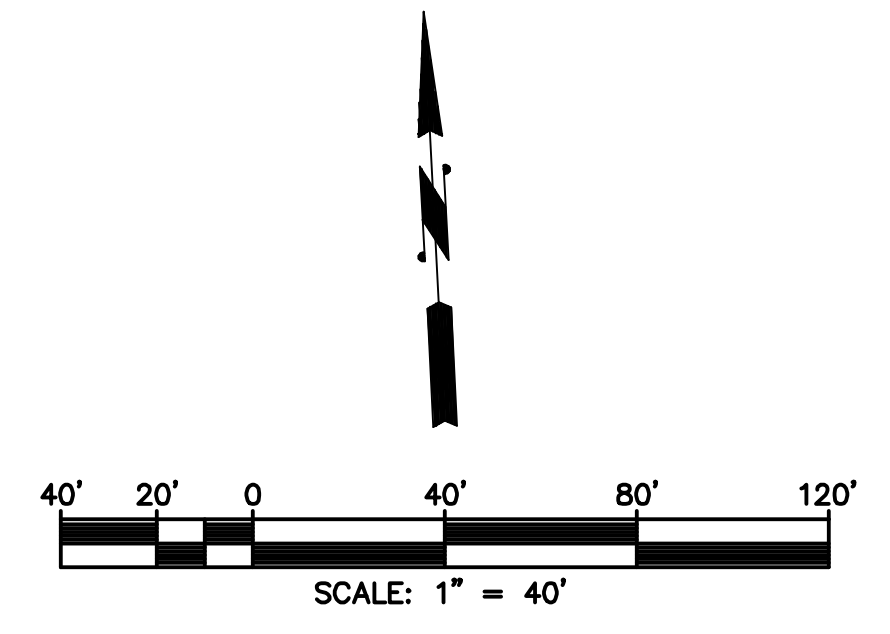
GRADING PLAN	
DATE	REMARKS
02/10/24	DESIGN REVIEW SUBMITTAL
12/16/24	DESIGN REVIEW RE-SUBMITTAL
03/25/25	DESIGN REVIEW RE-SUBMITTAL

PA/PM: GL
 DRAWN BY: MM
 JOB NO.: 3868

SHEET
C5.0

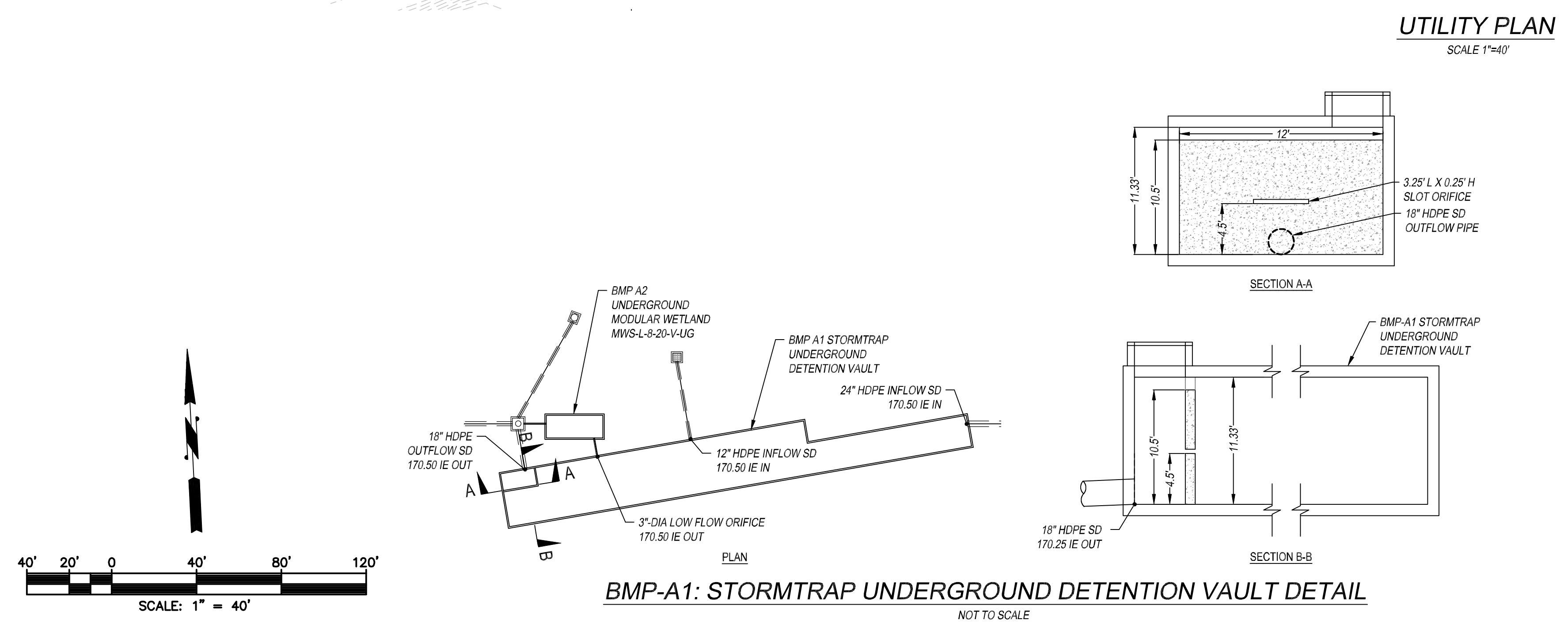
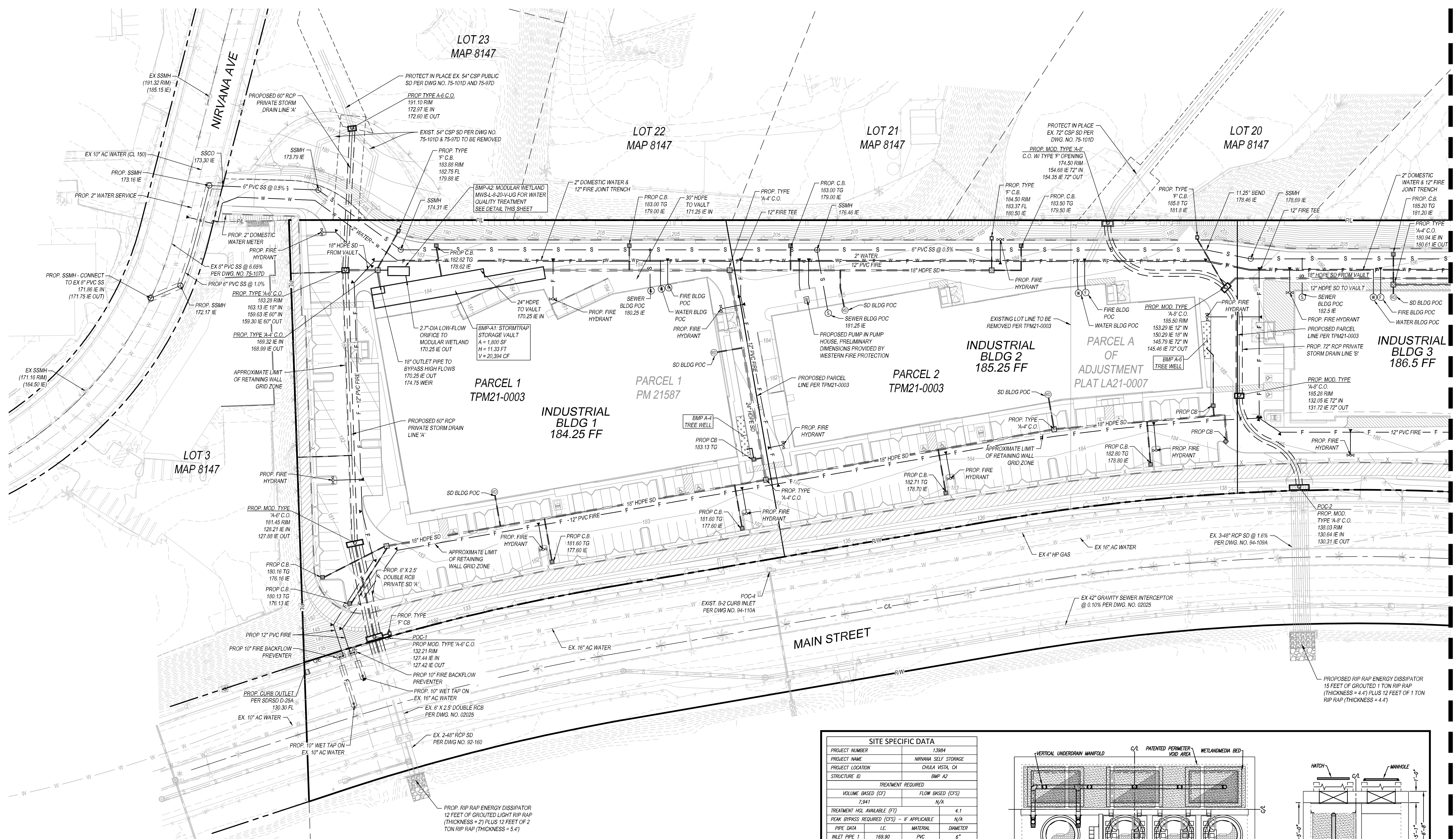


GRADING PLAN
 SCALE 1"=40'



SEE SHEET 4

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF PASCO LARET SUITER & ASSOCIATES. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PASCO LARET SUITER & ASSOCIATES. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



SITE SPECIFIC DATA

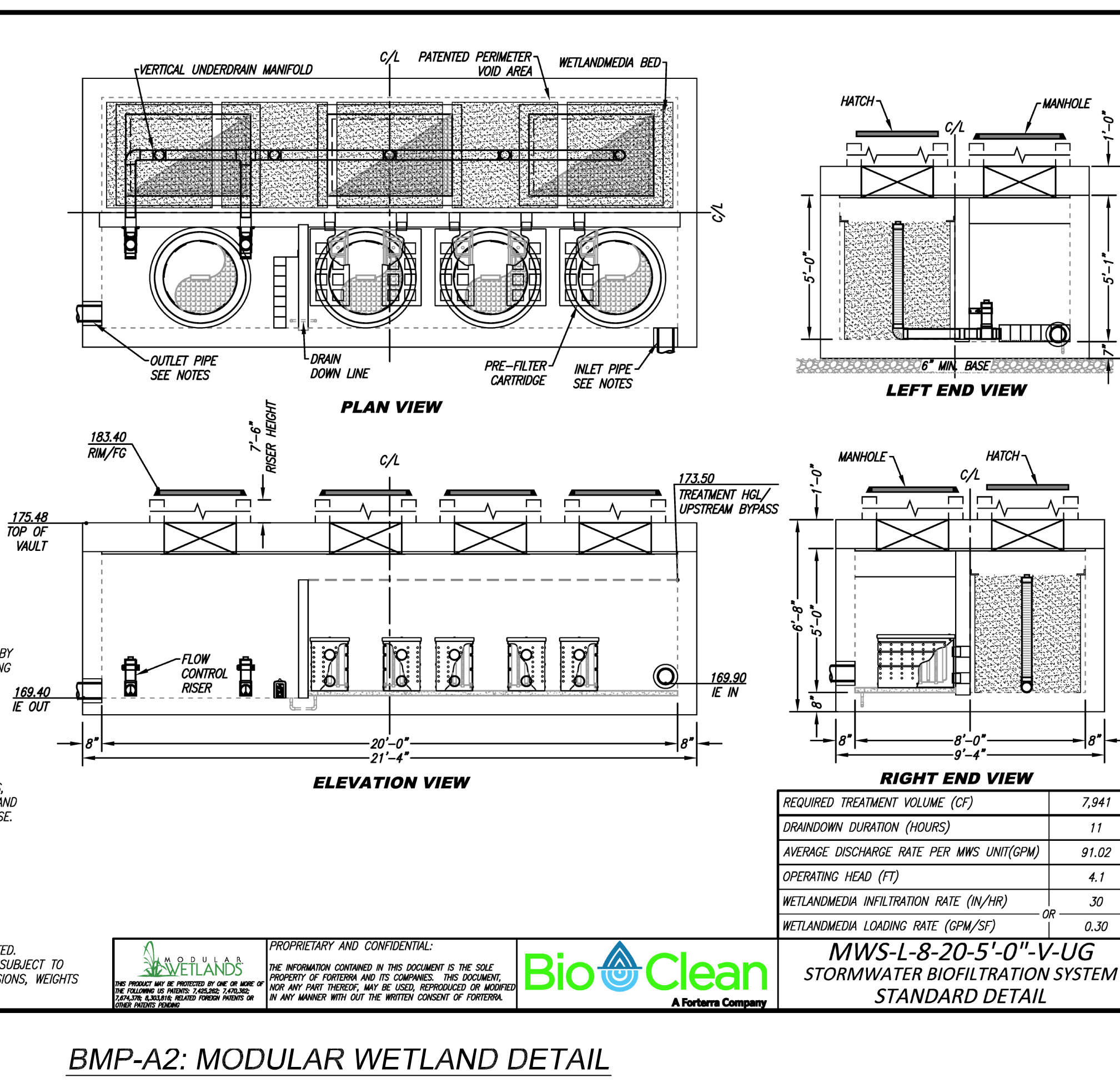
PROJECT NUMBER	13884
PROJECT NAME	NIRVANA SELF STORAGE
PROJECT LOCATION	CHULA VISTA, CA
STRUCTURE ID	BMP A2

TREATMENT REQUIRED	VOLUME BASED (CY)	FLOW BASED (CFS)
TREATMENT HGL AVAILABLE (FT)	7.941	N/A
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	N/A	4.1

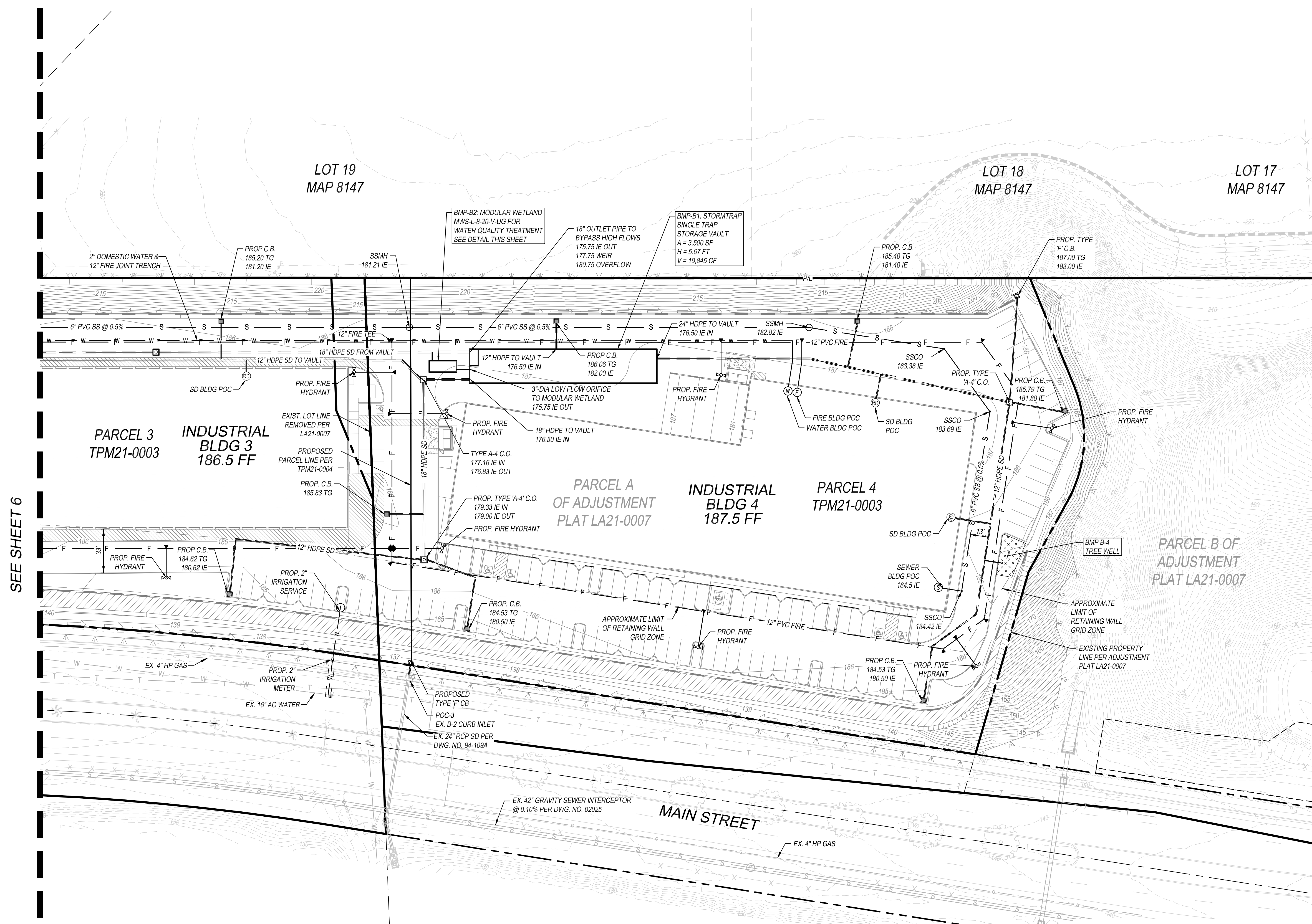
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	189.80	PVC	6"
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE	189.40	PVC	6"

PRE-TREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION	183.40	183.40
SURFACE LOAD	H-20 DIRECT	H-20 DIRECT
FRAME & COVER	3CA #30" x 3CA 30" x 48"	#30"
WETLANDMEDIA VOLUME (CY)	10.35	
ORIFICE SIZE (DIA. INCHES)	#1.94	EA

NOTES: PRELIMINARY NOT FOR CONSTRUCTION. 8" WALLS REQUIRED DUE TO STRUCTURAL EVALUATION.



PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DOCUMENT IS THE SOLE PROPERTY OF PASCO LARET SUITER & ASSOCIATES. THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. ANY REPRODUCTION OR DISSEMINATION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF PASCO LARET SUITER & ASSOCIATES IS PROHIBITED.

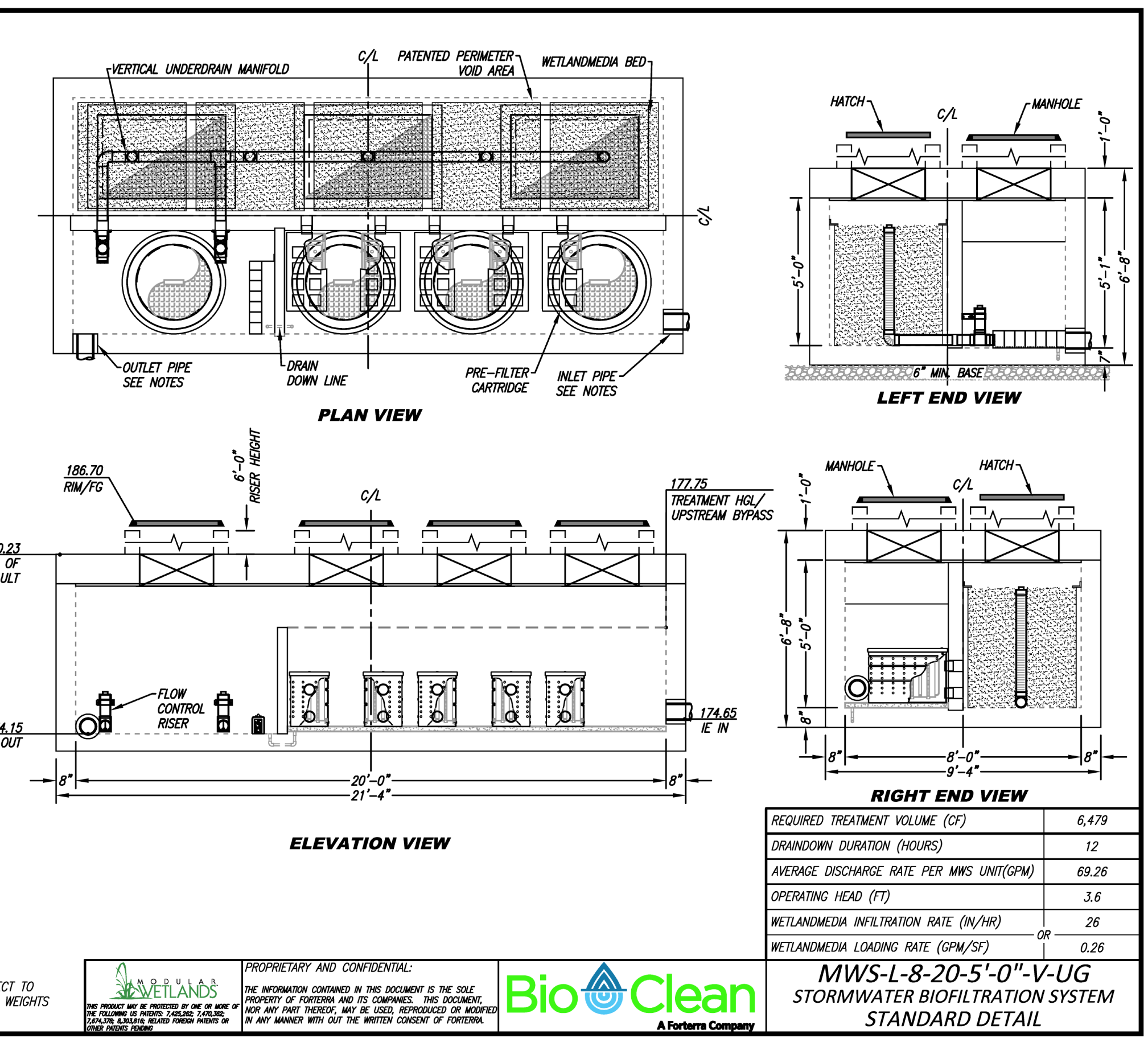


LOT 2 SE 1/4 FRAC SEC 20
UTILITY PLAN
 SCALE 1"=40'

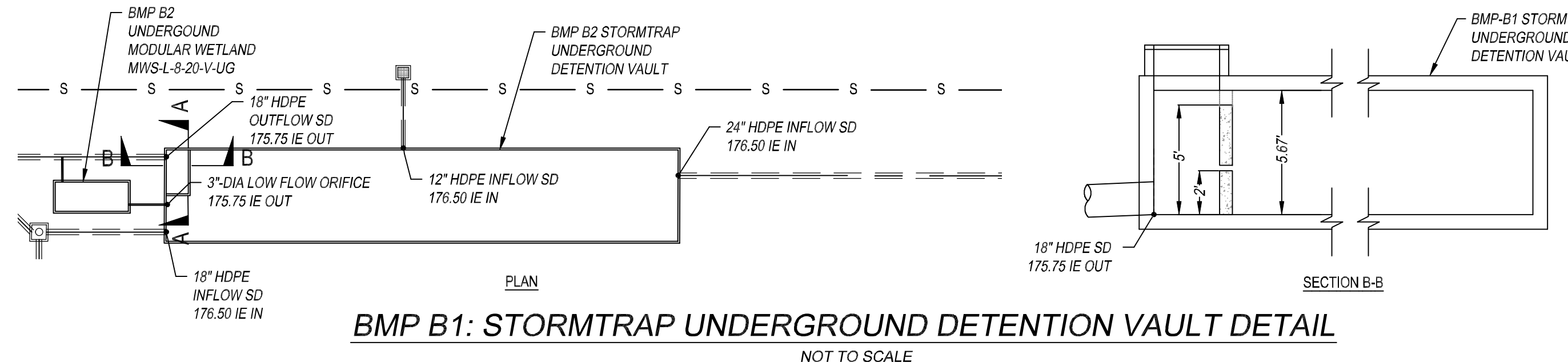
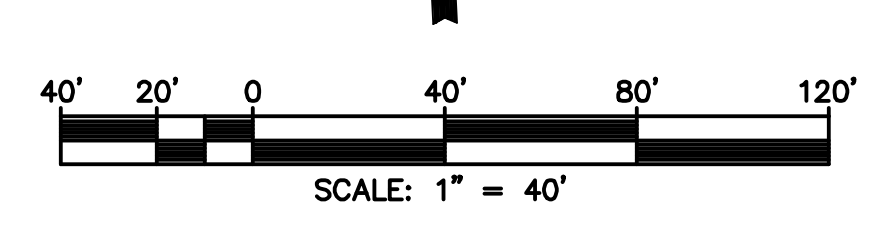
SITE SPECIFIC DATA

PROJECT NUMBER	13984		
PROJECT NAME	NIRVANA SELF STORAGE		
PROJECT LOCATION	CHULA VISTA, CA		
STRUCTURE ID	BMP B2		
TREATMENT REQUIRED	VOLUME BASED (CF)	FLOW BASED (CFS)	
	6,479	N/A	
TREATMENT HGL AVAILABLE (FT)	3.6		
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	OFFLINE		
PIPE DATA	SIZE	MATERIAL	DIAMETER
INLET PIPE 1	174.65	PVC	6"
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE	174.15	PVC	6"
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION	186.70	186.70	186.70
SURFACE LOAD	H-20 DIRECT	H-20 DIRECT	H-20 DIRECT
FRAME & COVER	3EA #30"	3EA 30" X 49"	#30"
WETLANDMEDIA VOLUME (CY)	10.35		
ORIFICE SIZE (DIA. INCHES)	#1.75 EA		

NOTES: PRELIMINARY NOT FOR CONSTRUCTION. 8" WALLS REQUIRED DUE TO STRUCTURAL EVALUATION.

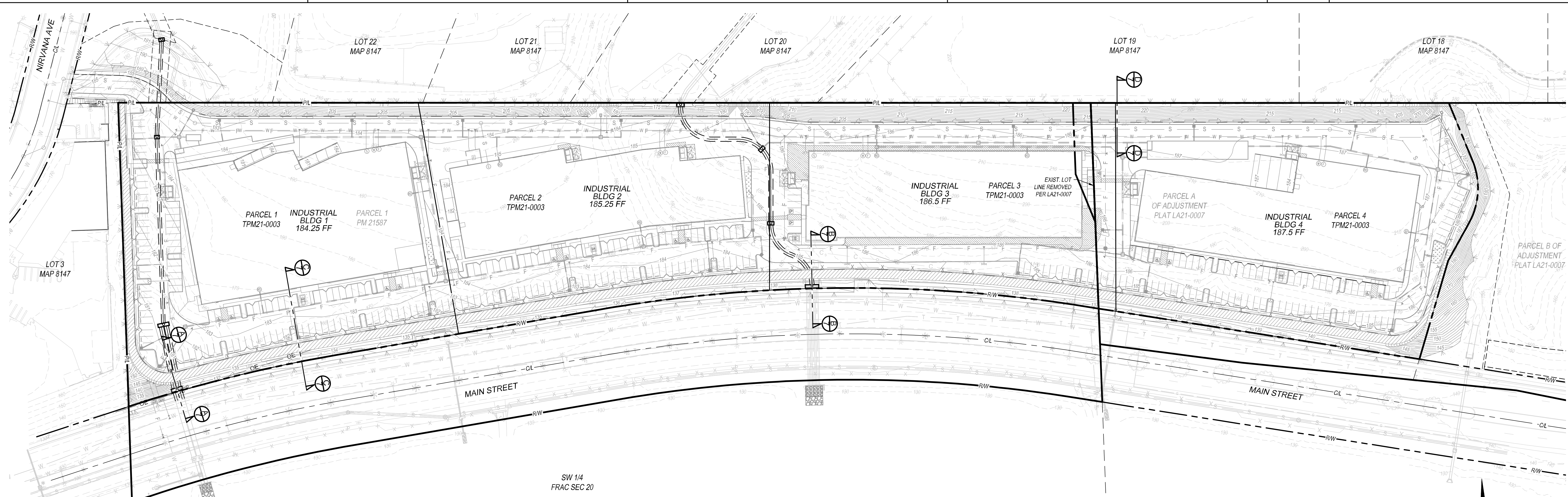


- INSTALLATION NOTES**
- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
 - UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
 - CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER-TIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
 - CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL PIPES, RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS OTHERWISE SPECIFIED.
 - VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
 - CONTRACTOR RESPONSIBLE FOR CONTACTING BIO CLEAN FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A BIO CLEAN REPRESENTATIVE.
- GENERAL NOTES**
- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS OBTAINING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT BIO CLEAN.

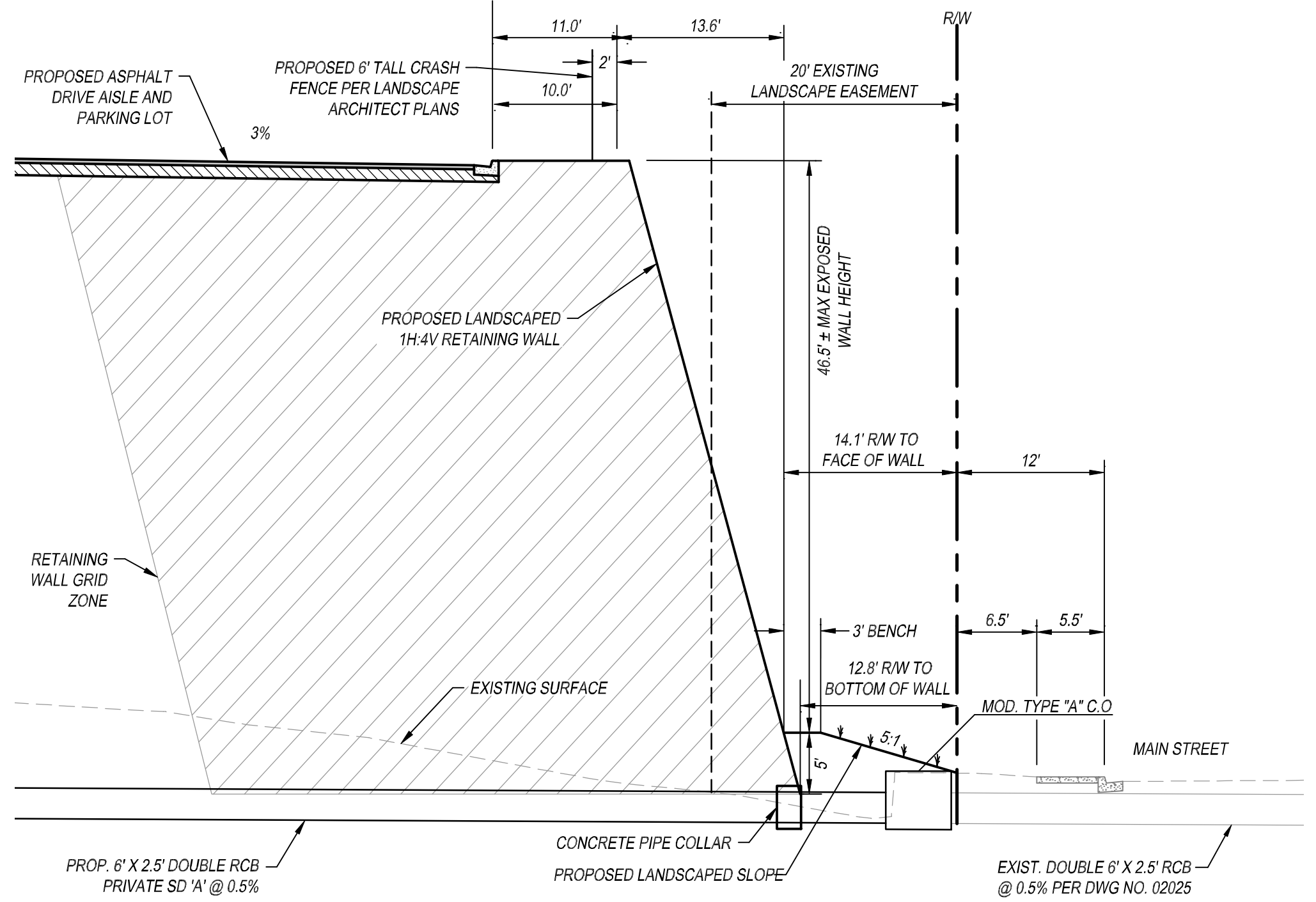


BMP B1: STORMTRAP UNDERGROUND DETENTION VAULT DETAIL
 NOT TO SCALE

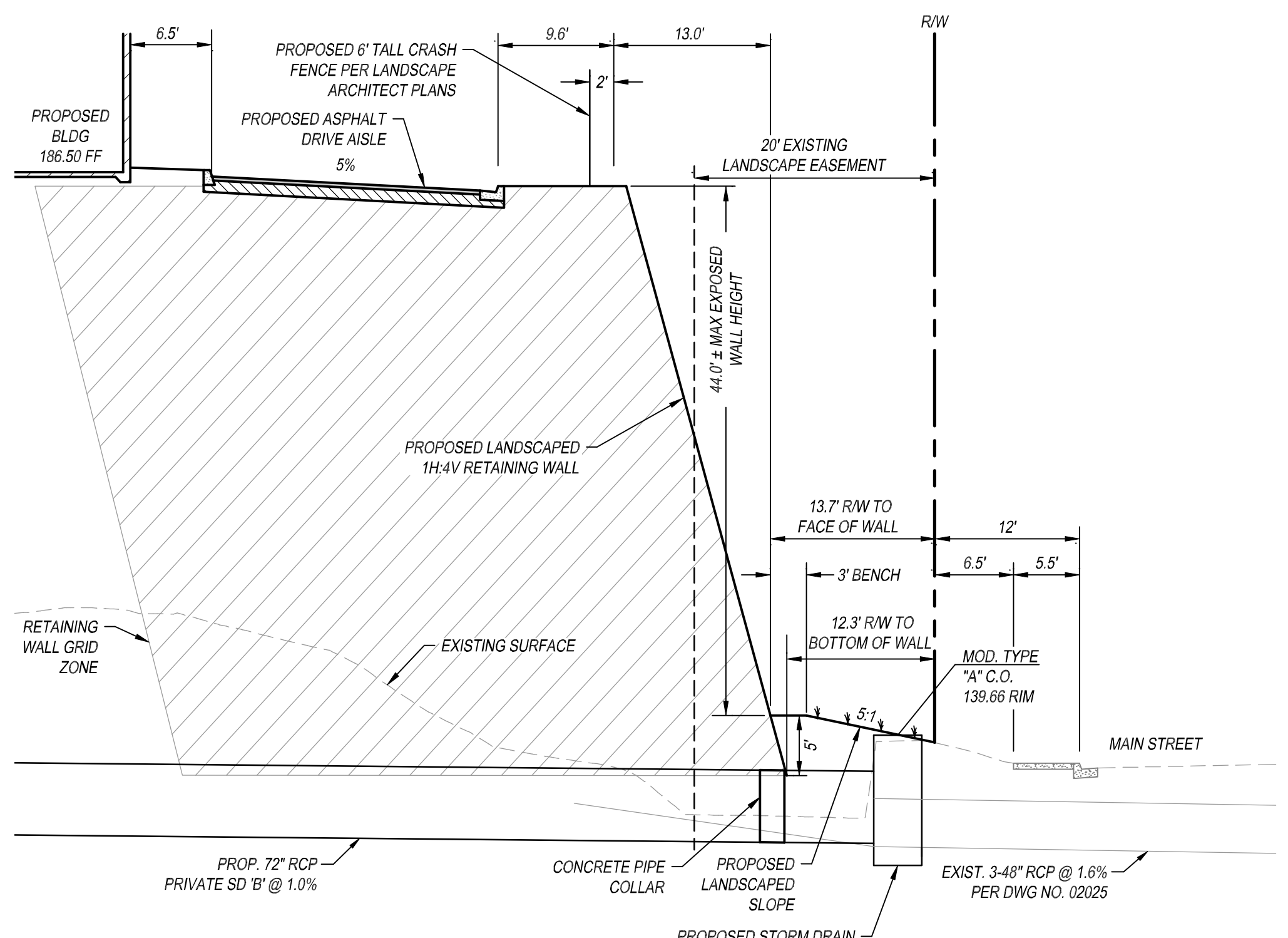
BMP B2: MODULAR WETLAND DETAIL



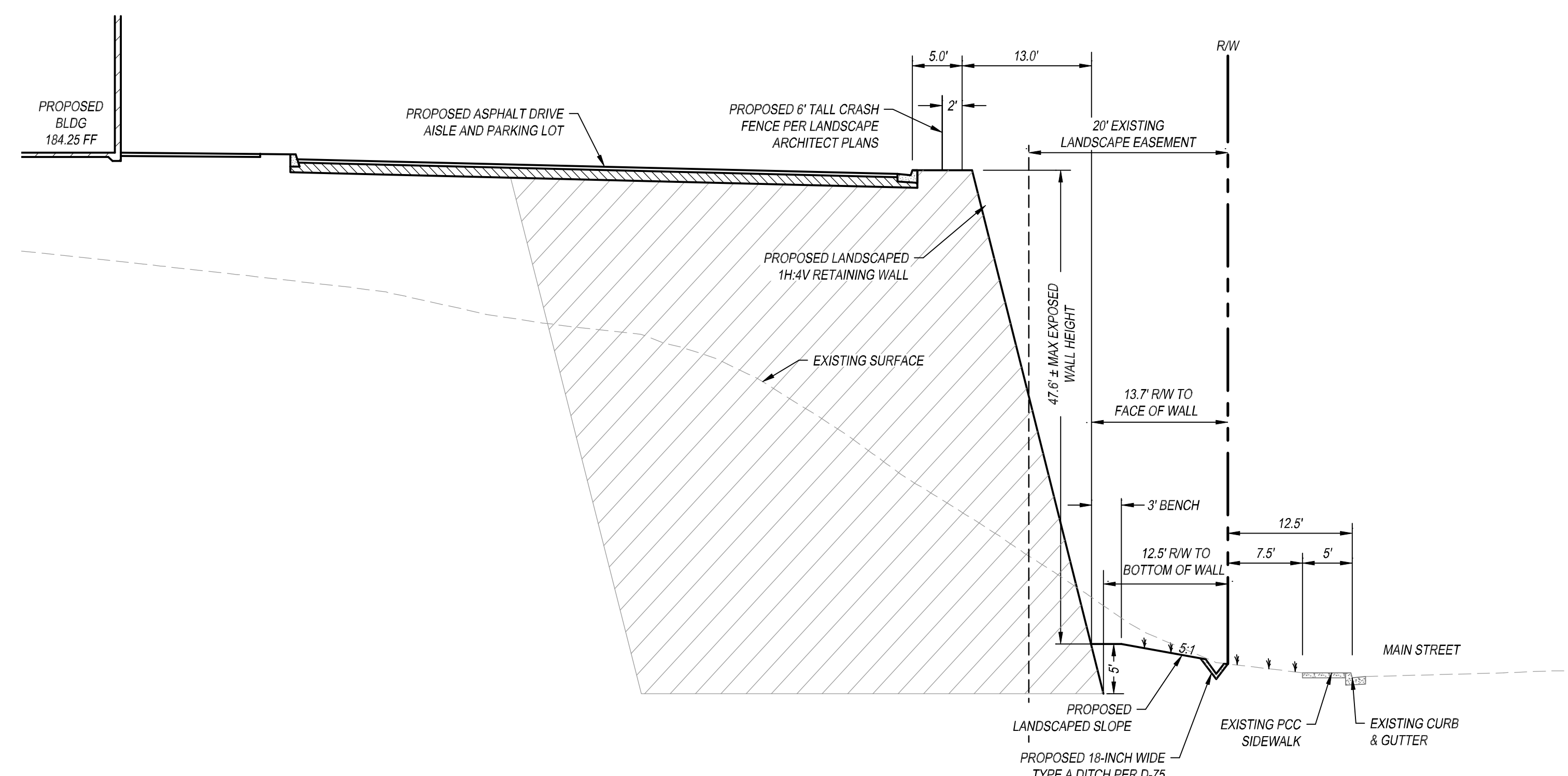
SECTION KEY MAP
SCALE 1"=60'



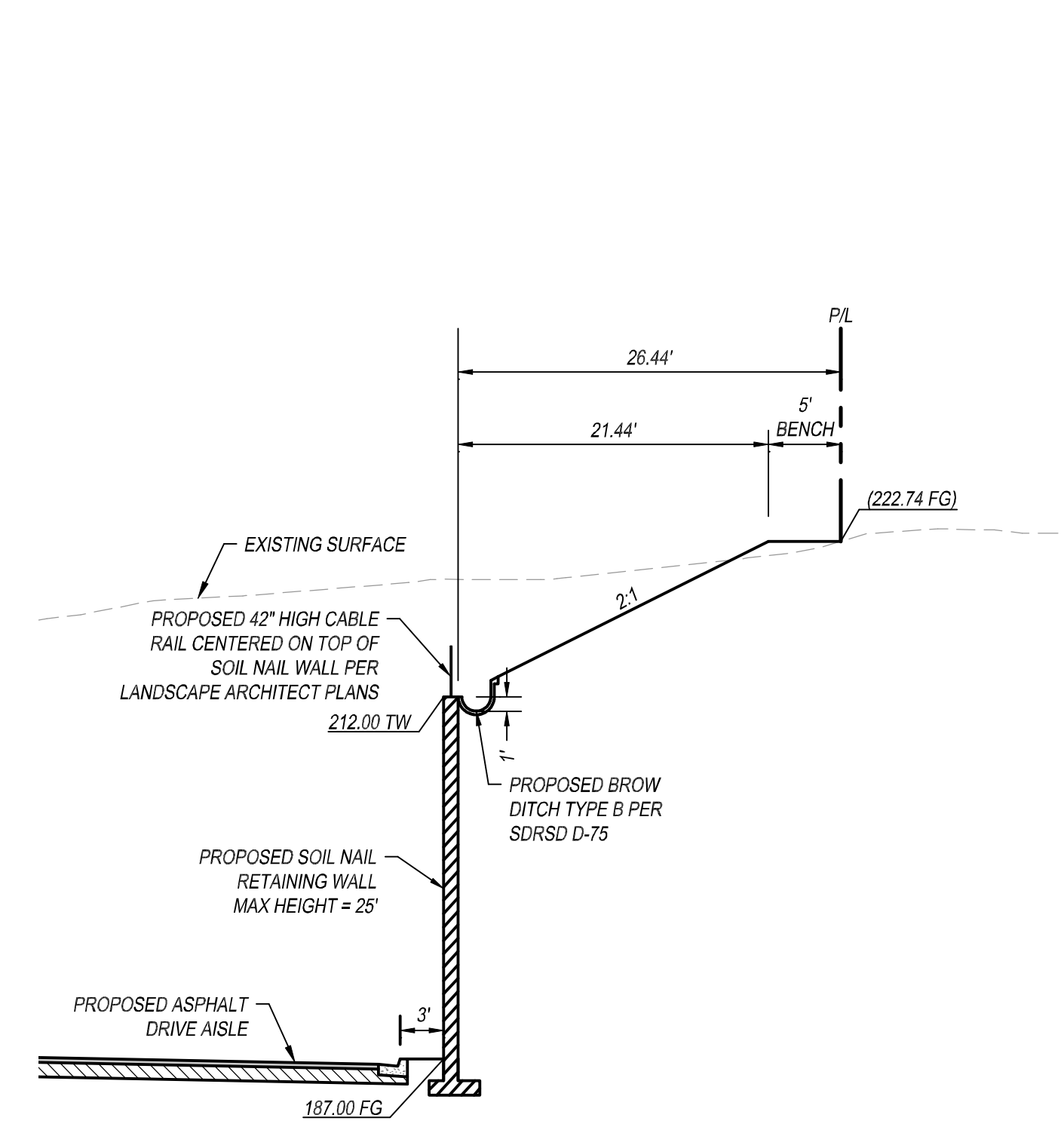
A WALL SECTION
SCALE: HORZ. 1"=10'; VERT. 1"=10'



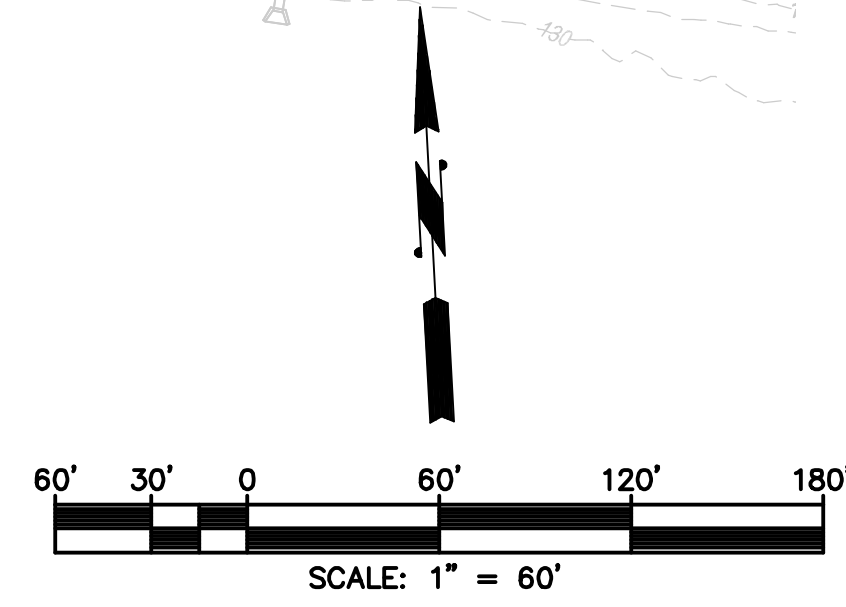
B WALL SECTION
SCALE: HORZ. 1"=10'; VERT. 1"=10'



C WALL SECTION
SCALE: HORZ. 1"=10'; VERT. 1"=10'



D WALL SECTION
SCALE: HORZ. 1"=10'; VERT. 1"=10'



PASCO LARET SUITER & ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.259.8212 | www.pascoengineering.com

119 Aberdeen Drive
Carroll by The Sea, CA 92007
T: 858.259.8212



NIRVANA BUSINESS PARK
821 MAIN STREET
CHULA VISTA, CA 91911

SECTIONS	
DATE	REMARKS
02/10/24	DESIGN REVIEW SUBMITTAL
12/16/24	DESIGN REVIEW RE-SUBMITTAL
03/25/25	DESIGN REVIEW RE-SUBMITTAL

PA/PM:	GL
DRAWN BY:	MM
JOB NO.:	3668

SHEET
C8.0