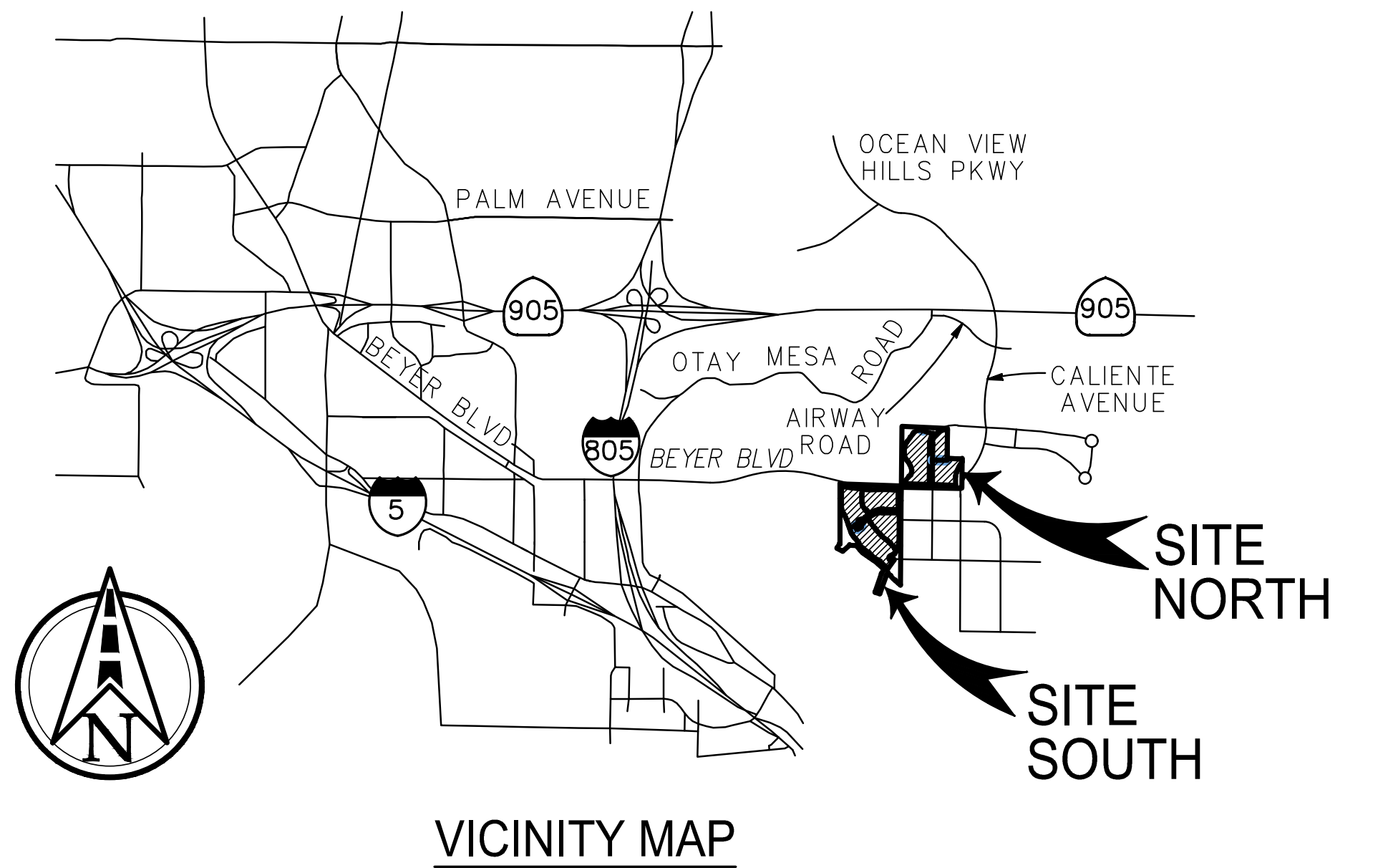
VESTING TENTATIVE MAP NO. 2188969 / SDP 2188971
(FOR CONDOMINIUM PURPOSES)

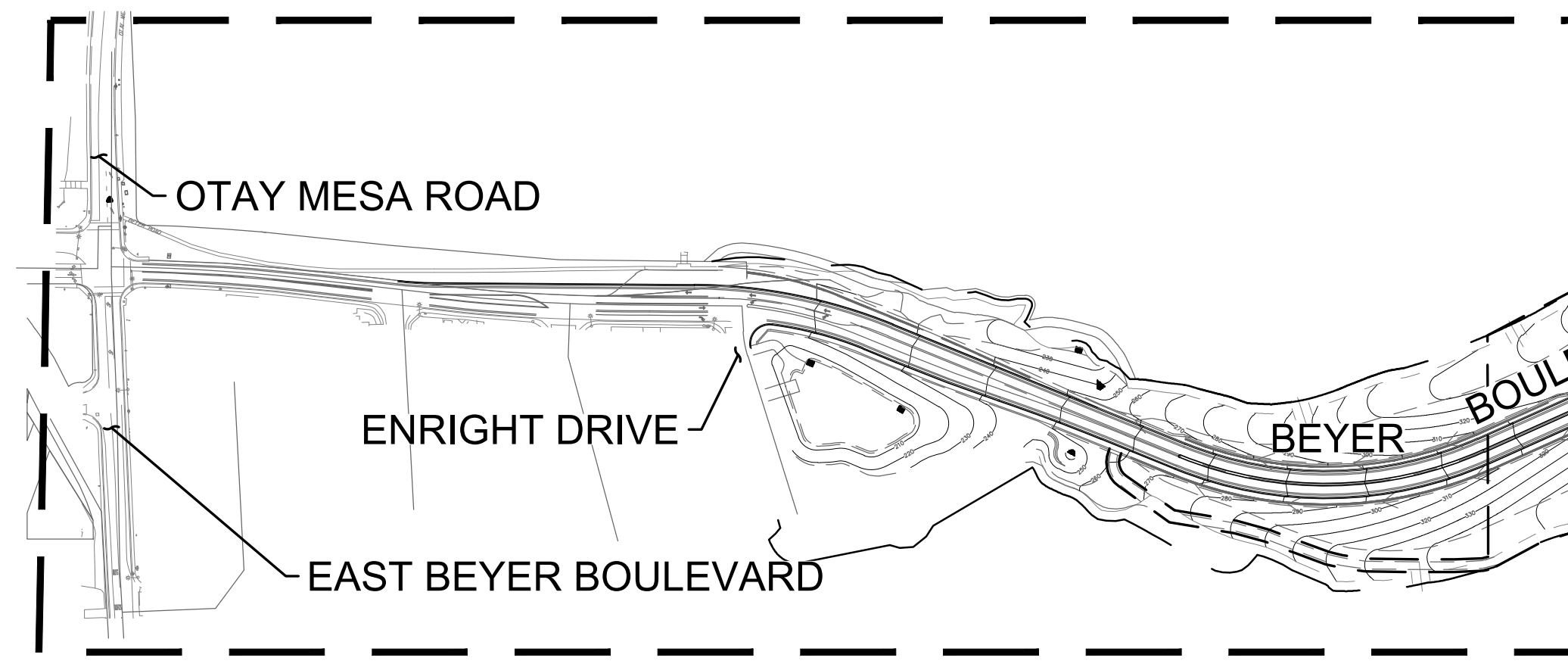
SOUTHWEST VILLAGE

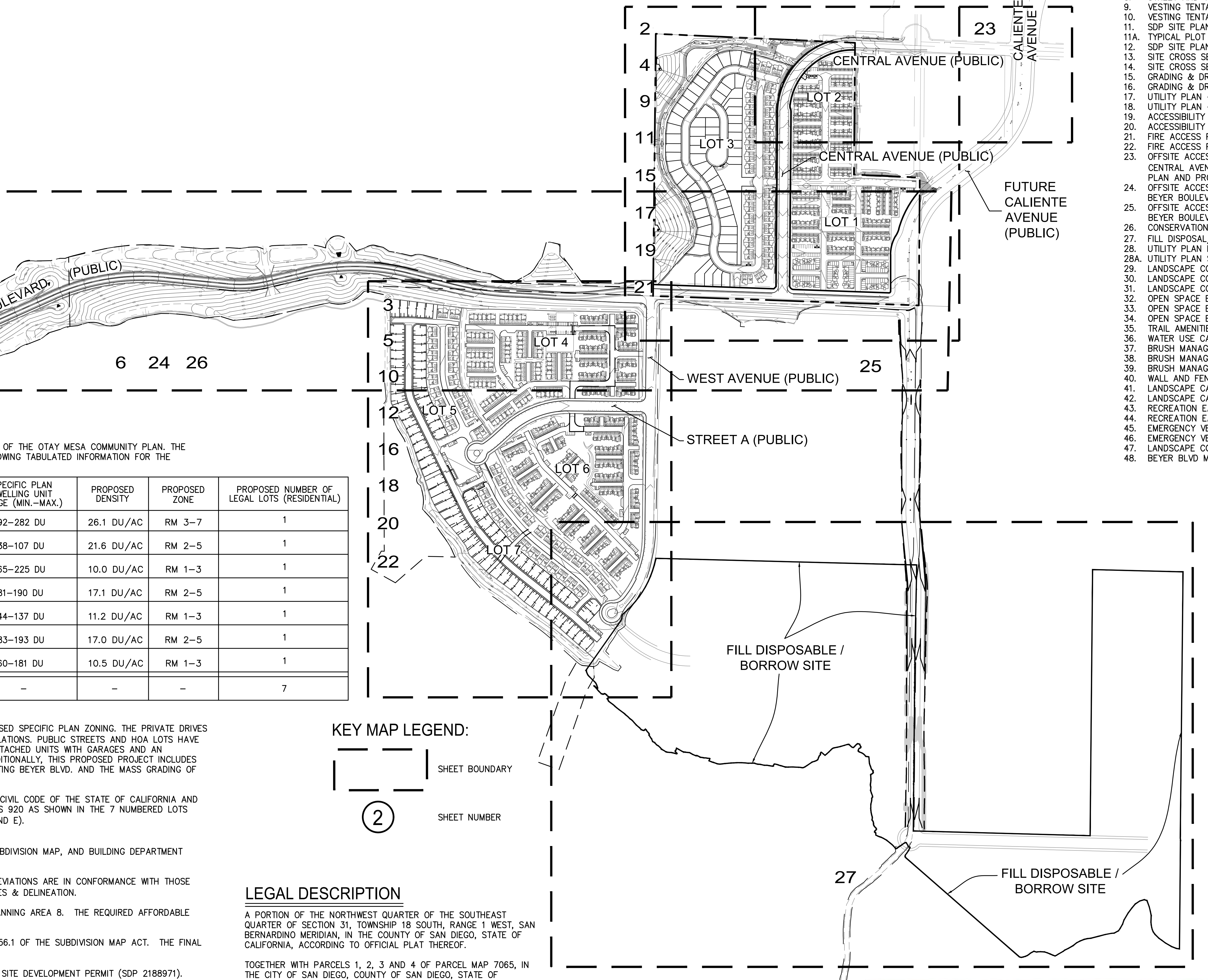
CITY OF SAN DIEGO, CALIFORNIA



VICINITY MAP

NOT TO SCALE





DEVELOPMENT SUMMARY / GENERAL NOTES

BULLET POINT NARRATIVE

A. THE PROJECT SITE IS CURRENTLY VACANT LAND LOCATED IN THE SOUTHWEST VILLAGE PLANNING AREA OF THE OTAY MESA COMMUNITY PLAN. THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF SEVEN SEPARATE PLANNING AREAS WITH THE FOLLOWING TABULATED INFORMATION FOR THE RESIDENTIAL DEVELOPMENT:

PLANNING AREA (PA)	DWELLING UNITS (DU)	RESIDENTIAL TYPE	NO. OF RESIDENTIAL BUILDINGS	SPECIFIC PLAN DENSITY RANGE	SPECIFIC PLAN DWELLING UNIT RANGE (MIN.–MAX.)	PROPOSED DENSITY	PROPOSED ZONE	PROPOSED NUMBER OF LEGAL LOTS (RESIDENTIAL)
* 8	185	MULTI–FAMILY ATTACHED	21	20–44 DU/AC	92–282 DU	26.1 DU/AC	RM 3–7	1
9	95	MULTI–FAMILY ATTACHED	13	15–29 DU/AC	38–107 DU	21.6 DU/AC	RM 2–5	1
10	130	MULTI–FAMILY DETACHED	96	8–22 DU/AC	65–225 DU	10.0 DU/AC	RM 1–3	1
11	168	MULTI–FAMILY ATTACHED	29	15–29 DU/AC	81–190 DU	17.1 DU/AC	RM 2–5	1
12	76	MULTI–FAMILY DETACHED	56	8–22 DU/AC	44–137 DU	11.2 DU/AC	RM 1–3	1
13	170	MULTI–FAMILY ATTACHED	29	15–29 DU/AC	83–193 DU	17.0 DU/AC	RM 2–5	1
14	96	MULTI–FAMILY DETACHED	70	8–22 DU/AC	60–181 DU	10.5 DU/AC	RM 1–3	1
TOTALS:	920	–	–	–	–	–	–	7

* NOTE : PA 8 SHALL INCLUDE A MINIMUM OF 92 AFFORDABLE HOUSING UNITS

B. THE PROJECT PROPOSES A RESIDENTIAL DEVELOPMENT WITH A DENSITY RANGE BASED UPON THE PROPOSED SPECIFIC PLAN ZONING. THE PRIVATE DRIVES HAVE BEEN EXCLUDED FROM THE OVERALL ACREAGE PER CODE SECTION 143.0310(B)(5) OF THE PDP REGULATIONS. PUBLIC STREETS AND HOA LOTS HAVE ALSO BEEN EXCLUDED FROM THE NET ACREAGE. THE SITE WILL INCLUDE 302 RESIDENTIAL MULTI–FAMILY DETACHED UNITS WITH GARAGES AND AN ADDITIONAL 618 MULTI–FAMILY ATTACHED DWELLING UNITS WITH GARAGES FOR A TOTAL OF 920 UNITS. ADDITIONALLY, THIS PROPOSED PROJECT INCLUDES THE GRADING AND CONSTRUCTION OF OFFSITE BEYER BLVD. FROM THE WESTERLY PROJECT LIMITS TO EXISTING BEYER BLVD. AND THE MASS GRADING OF AN ADJACENT OFFSITE BORROW SITE WITHIN THE SPECIFIC PLAN AREA.

C. THIS PROJECT IS A RESIDENTIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OR 6542 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 920 AS SHOWN IN THE 7 NUMBERED LOTS (LOTS 1–7) AND ONE REMAINDER PARCEL. THERE ARE 5 PRIVATE HOA LOTS (LETTERED LOTS A, B, C, D AND E).

D. THIS PROJECT WILL REQUIRE THE FOLLOWING PERMITS/APPROVALS:
VESTING TENTATIVE MAP; SITE DEVELOPMENT PERMIT; GRADING PERMITS; PUBLIC IMPROVEMENT PERMITS, SUBDIVISION MAP, AND BUILDING DEPARTMENT PERMITS.

E. DEVIATIONS TO BUILDING SETBACKS ARE BEING REQUESTED FROM THE BASE ZONE STANDARDS. THESE DEVIATIONS ARE IN CONFORMANCE WITH THOSE SHOWN IN THE ACCOMPANYING SOUTHWEST VILLAGE SPECIFIC PLAN. SEE SHEETS 11/12 FOR SETBACK TABLES & DELINEATION.

F. THE PROJECT WILL BE PROVIDING 10% OF THE ON–SITE UNITS AS AFFORDABLE HOUSING LOCATED IN PLANNING AREA 8. THE REQUIRED AFFORDABLE HOUSING IS 92 UNITS.

G. MULTIPLE FINAL MAPS ARE PROPOSED FOR THIS TENTATIVE MAP PURSUANT TO ARTICLE R, SECTION 66456.1 OF THE SUBDIVISION MAP ACT. THE FINAL MAPS MAY BE RECORDED IN ANY SEQUENCE.

H. ALL FINAL MAPS SHALL COMPLY WITH PROVISIONS OF THE VESTING TENTATIVE MAP (VTM 2188969) AND SITE DEVELOPMENT PERMIT (SDP 2188971).

I. ALL STREETS WITHIN PLANNING PA 8 – 14 WILL BE PRIVATE DRIVES, EXCEPT BEYER BOULEVARD, STREET A, CENTRAL AVENUE AND WEST AVENUE WHICH WILL BE PUBLIC.

J. ALL PROPOSED UTILITIES AND EXISTING OVERHEAD UTILITIES WILL BE UNDERGROUND IN THE AREAS FOR PROPOSED GRADING, IMPROVEMENTS AND DEVELOPMENT OF PLANNING AREAS 8–14 ONLY PER SAN DIEGO MUNICIPAL CODE.

K. ALL PRIVATE DRIVE STREET LIGHTING FOR PLANNING AREAS 8–14 WILL BE PROVIDED DURING BUILDING PERMITS.

L. A PROPOSED BORROW/FILL DISPOSAL SITE WILL BE USED TO PLACE BORROW/FILL MATERIAL AS NEEDED TO BALANCE EARTHWORK FOR PLANNING AREAS 8–14. THIS BALANCE AREA VOLUME RANGES FROM 50,000 CY TO 150,000 CY. SEE SHEET 27 FOR DETAILS.

M. A FUTURE TRANSIT STOP IS PLANNED ON BEYER BOULEVARD IN THE VICINITY OF PLANNING AREA 27.

N. THE GEOLOGIC HAZARD CATEGORIES FOUND ON THIS SITE ARE LEVEL OR SLOPING TERRAIN, UNFAVORABLE GEOLOGIC STRUCTURE, AND LOW TO MODERATE RISK. SEE GEOTECHNICAL REPORT TITLED " GEOTECHNICAL FEASIBILITY STUDY, SOUTH OTAY MESA PROPERTY, CAL." DATED OCTOBER 4, 2002.

O. PROJECT DEVELOPMENT AND CRITERIA ARE DEVELOPED IN ACCORDANCE WITH THE SOUTHWEST VILLAGE SPECIFIC PLAN. THE SOUTHWEST VILLAGE SPECIFIC PLAN SETS FORTH THE POLICY AND REGULATORY FRAMEWORK FOR DEVELOPMENT WITHIN THE SOUTHWEST VILLAGE SPECIFIC PLAN PROJECT AREA. THE PROPOSED PROJECT SERVES AS THE FIRST PHASE OF IMPLEMENTATION OF THE SPECIFIC PLAN. DEVELOPMENT WITHIN THE PROPOSED PROJECT IMPLEMENTS THE LAND USE POLICIES, ZONING PROVISIONS, DEVELOPMENT STANDARDS, AND DESIGN GUIDELINES SET FORTH IN THE SPECIFIC PLAN AND IS THEREFORE CONSISTENT WITH ALL POLICIES AND STANDARDS CONTAINED THEREIN. NO DEVIATIONS FROM THE SOUTHWEST VILLAGE SPECIFIC PLAN ARE REQUESTED.

P. ALL PRIVATELY OWNED PARK, HOA AREAS, LOTS AND TRAILS SHOWN TO BE USED BY PUBLIC SHALL HAVE A RECREATION EASEMENT ALLOWING FOR THE RIGHT OF INGRESS AND EGRESS TO THE GENERAL PUBLIC OVER, UPON, AND ACROSS PRIVATE PROPERTY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION SYSTEMS, EROSION CONTROL FACILITIES, HIKING TRAILS, EQUESTRIAN TRAILS, BIKEWAYS, AND RELINQUISH ANY AND ALL RIGHT TO CONSTRUCT, ERECT, OR MAINTAIN ANY ABOVEGROUND ROOFED BUILDING OR COVERED STRUCTURE EXCEPT FOR RECREATIONAL BUILDING AND ASSOCIATED FACILITIES, GRANTING TO THE CITY OF SAN DIEGO THE RIGHT TO THE PERMIT ANY PUBLIC UTILITY COMPANY TO CONSTRUCT DISTRIBUTION FACILITIES, PROVIDED SUCH FACILITIES ARE CONSTRUCTED UNDERGROUND. RESPONSIBILITY FOR MAINTENANCE OF SAID REAL PROPERTY SHALL REMAIN WITH THE OWNER OF THE FEE TITLE. THIS INCLUDES MASTER PLAN ELEMENTS SUCH AS DETENTION/STORM DRAIN SYSTEM AND WATER QUALITY FACILITIES.

Q. A PORTION OF PRIVATE HOA LOTS "A", "B" & "C" WILL HAVE A COVENANT OF EASEMENT FOR HOA MAINTAINED OPEN SPACE DEDICATION.

R. NO OBSTRUCTION, INCLUDING SOLID WALLS, IN THE SITE VISIBILITY AREAS SHALL EXCEED 3 FEET IN HEIGHT PER SD SECTION 142.0409 (B)(2). NO PLANT MATERIAL, OTHER THAN TREES, LOCATED IN THE SITE VISIBILITY AREAS OR ADJACENT PUBLIC RIGHT SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

S. PROJECT BRUSH MANAGEMENT ZONES ARE BASED UPON A STANDARD 35' ZONE 1 AND A 65' ZONE 2 REQUIREMENT.
ALTERNATIVE COMPLIANCE IS PROPOSED WITH THIS VTM IN PA 10,12 AND 14. SEE BRUSH MANAGEMENT PLANS FOR LOT LOCATION AND ALTERNATIVE COMPLIANCE FEATURES.

T. PROJECT PROPOSES AN MHPA BOUNDARY ADJUSTMENT PER ENVIRONMENTAL DOCUMENTS.

U. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

V. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

W. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.

X. EXISTING PRIVATE ROAD EASEMENTS SHALL BE QUITCLAIMED AND EXISTING OFFSITE PUBLIC STREET EASEMENTS SHALL BE VACATED SEPARATELY THROUGH STREETS AND HIGHWAY CODES AS SHOWN ON THE VTM.

Y. SOURCE OF TOPOGRAPHY: 2' CONTOUR INTERVAL PREPARED BY PROJECT DESIGN CONSULTANTS DATED 7/20/04 AND RICK ENGINEERING COMPANY 4/24/20.

KEY MAP LEGEND:

⬚	SHEET BOUNDARY
②	SHEET NUMBER

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

TOGETHER WITH PARCELS 1, 2, 3 AND 4 OF PARCEL MAP 7065, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 27, 1978.

TOGETHER WITH PARCEL 1 OF PM 21823 IN THE CITY OF SAN DIEGO, THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 10, 2020 AS FILE NO. 2020–70000416.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) (EPOCH 1991.35) ZONE 6, AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON NOVEMBER 13, 2014 AT FIRST ORDER STATIONS SDGPS–190 AND SDGPS–GAY 1964 PER ROS 14492.

THE BEARING FROM STA. SDGPS–190 TO STA SDGPS–GAY 1964 IS N74°03'05" E

BENCHMARK

THE BENCH MARK FOR THIS SURVEY IS NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD23), BASED LOCALLY UPON THE *WBP IN THE TOP OF THE INLET AT THE INTERSECTION OF OTAY MESA ROAD AND REMINGTON HILLS DRIVE, PER THE CITY OF SAN DIEGO VERTICAL CONTROL BOOK DATED OCTOBER 4, 2011.

ELEVATION: 270.049, PER U.S.G.S ADJUSTMENT OF 1970

ASSESSORS PARCEL NUMBER

645–061–09, 645–061–08, 645–061–07, 645–061–06, 645–061–04, 667–010–34

TYPE OF CONSTRUCTION

TYPE V – FIRE RESISTIVE CONSTRUCTION WITH 1–HOUR STRUCTURAL FRAME. STRUCTURES WILL HAVE RATED CONSTRUCTION AS REQUIRED BY THE FIRE MARSHALL FOR HOMES AFFECTED BY BRUSH MANAGEMENT CONDITIONS (CHAPTER 7A OF THE BUILDING CODE) AND AS SHOWN ON THE BRUSH MANAGEMENT PLANS

CONDOMINIUM MAP NOTE

THIS SUBDIVISION IS A RESIDENTIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OR 6542 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 920 UNITS ON 7 LOTS.

OCCUPANCY CLASSIFICATION

R2/R=3; RESIDENTIAL OCCUPANCY

COMMUNITY PLAN AREA

OTAY MESA

PROJECT GROSS SITE AREA

VTM ACREAGE	86.1 AC
* OFFSITE ACREAGE	32.1 AC
REMAINDER PARCEL	1.5 AC
OFFSITE BORROW	63.2 AC
	182.9 AC

* GRADING AND IMPROVEMENTS OUTSIDE OF THE VTM BOUNDARY, BEYER BLVD, A PORTION OF CENTRAL AVENUE, AND A PORTION OF WEST AVENUE. AREAS DO NOT INCLUDE ANY GEOTECHNICAL REMEDIAL GRADING

ZONING DESIGNATION

EXISTING ZONING: AR–1–1
PROPOSED ZONING: RM–1–3, RM–2–5, RM–3–7

PROPOSED USE

THE PROJECT PROPOSES A RESIDENTIAL DEVELOPMENT WITH A DENSITY RANGE BASED UPON THE PROPOSED SPECIFIC PLAN ZONING. THE SITE WILL INCLUDE 302 ON–GRADE RESIDENTIAL MULTI–FAMILY DETACHED UNITS WITH ATTACHED GARAGES AND AN ADDITIONAL 618 MULTI–FAMILY ATTACHED UNITS WITH ATTACHED GARAGES. FOR A TOTAL OF 920 UNITS.

ABBREVIATIONS

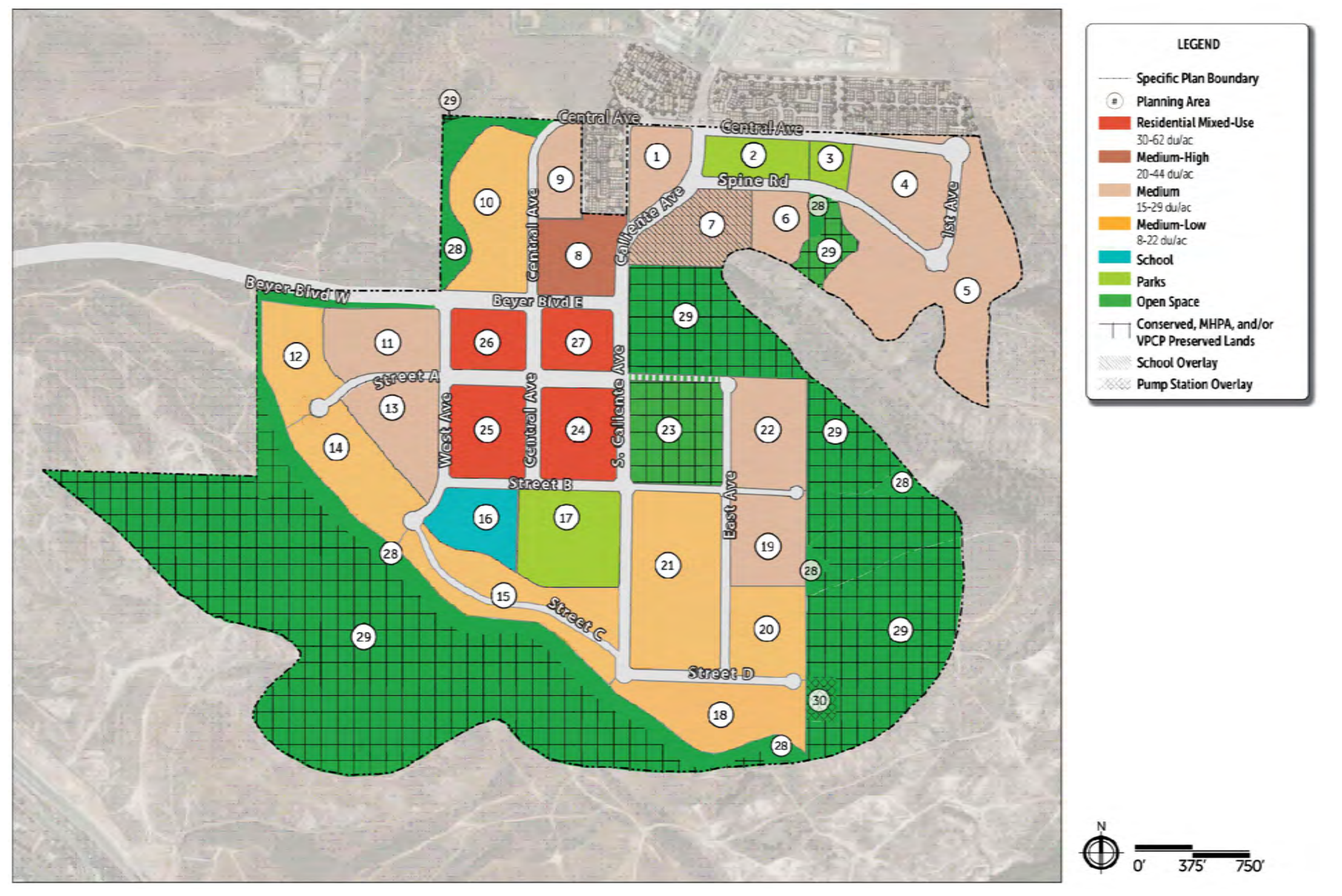
H	HEIGHT
FS	FINISH SURFACE
FL	FLOW LINE
IOD	IRREVOCABLE OFFER OF DEDICATION
I.E.	INVERT ELEVATION
PI	POINT OF INTERSECTION
PVT	PRIVATE
TG	TOP OF GRADE
TP	TOP OF PIPE

MAPPING NOTE

A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE VESTING TENTATIVE MAP IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

KEY MAP

NOT TO SCALE



LAND USE MAP

SOURCE: SOUTHWEST VILLAGE
SPECIFIC PLAN (DRAFT)

SHEET INDEX

1. LAND USE PLAN/TITLE SHEET
2. TOPOGRAPHIC AND MAPPING CONSTRAINTS MAP – NORTH
3. TOPOGRAPHIC AND MAPPING CONSTRAINTS MAP – SOUTH
4. SLOPE ANALYSIS – NORTH
5. SLOPE ANALYSIS – SOUTH
6. TOPOGRAPHIC MAP AND SLOPE ANALYSIS – FUTURE BEYER BLVD
7. STREET AND TRAIL CROSS SECTIONS – NORTH
8. STREET AND TRAIL CROSS SECTIONS – SOUTH
9. VESTING TENTATIVE MAP – NORTH
10. VESTING TENTATIVE MAP – SOUTH
11. SDP SITE PLAN – NORTH
11A. TYPICAL PLOT PLANS
12. SDP SITE PLAN – SOUTH
13. SITE CROSS SECTIONS – NORTH
14. SITE CROSS SECTIONS – SOUTH
15. GRADING & DRAINAGE PLAN – NORTH
16. GRADING & DRAINAGE PLAN – SOUTH
17. UTILITY PLAN – NORTH
18. UTILITY PLAN – SOUTH
19. ACCESSIBILITY AND PARKING PLAN – NORTH
20. ACCESSIBILITY AND PARKING PLAN – SOUTH
21. FIRE ACCESS PLAN – NORTH
22. FIRE ACCESS PLAN – SOUTH
23. OFFSITE ACCESS, GRADING & UTILITY PLAN CENTRAL AVENUE – SUPERELEVATION (NORTH AREA) PLAN AND PROFILE
24. OFFSITE ACCESS, GRADING & UTILITY PLAN BEYER BOULEVARD WEST – PLAN & PROFILE
25. OFFSITE ACCESS, GRADING & UTILITY PLAN BEYER BOULEVARD EAST – PLAN & PROFILE
26. CONSERVATION EASEMENT VACATION EXHIBIT
27. FILL DISPOSAL/BORROW PLAN
28. UTILITY PLAN NORTH PHASE 1A
28A. UTILITY PLAN SOUTH PHASE 1B
29. LANDSCAPE CONCEPT PLAN– NORTH
30. LANDSCAPE CONCEPT PLAN– SOUTH
31. LANDSCAPE CONCEPT PLAN– BEYER BOULEVARD
32. OPEN SPACE ENLARGEMENTS
33. OPEN SPACE ENLARGEMENTS
34. OPEN SPACE ENLARGEMENTS
35. TRAIL AMENITIES ENLARGEMENTS
36. WATER USE CALCULATIONS, PLANT PALETTES AND NOTES
37. BRUSH MANAGEMENT AND FENCING PLAN–NORTH
38. BRUSH MANAGEMENT AND FENCING PLAN–SOUTH
39. BRUSH MANAGEMENT NOTES AND DETAILS
40. WALL AND FENCE DETAILS
41. LANDSCAPE CALCULATIONS–NORTH
42. LANDSCAPE CALCULATIONS–SOUTH
43. RECREATION EASEMENTS – NORTH
44. RECREATION EASEMENTS – SOUTH
45. EMERGENCY VEHICLE ACCESS ROAD
46. EMERGENCY VEHICLE ACCESS ROAD
47. LANDSCAPE CONCEPT PLAN – EVA
48. BEYER BLVD MAINTENANCE ACCESS

LEGEND

PROPOSED IMPROVEMENTS

1) ALL PUBLIC IMPROVEMENTS SHALL UTILIZE CITY OF SAN DIEGO STANDARD DRAWINGS AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
2) ALL UTILITIES AND INFRASTRUCTURE ARE PRIVATE UNLESS LOCATED IN A PUBLIC RIGHT–OF–WAY OR PUBLIC EASEMENT WHERE THEY WILL BE PUBLIC FACILITIES
3) ALL PROPOSED WATER AND SEWER STANDARD DRAWING NUMBERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. STANDARD DRAWING NUMBERS WILL BE DETERMINED DURING THE MINISTERIAL REVIEW.

ITEM	SYMBOL
SUBDIVISION/VTM BOUNDARY	——— – – ———
PROPERTY LINE	———
LOT LINE/ROW	———
CENTERLINE	——— — ———
MHPA BOUNDARY	— — — — —
PROPOSED EASEMENT	– – – – – – – – –
BRUSH MANAGEMENT ZONE BOUNDARY	— — — — —
CONCRETE CURB & GUTTER (PVT)	═══
SIDEWALK	═══
ASHPALT PAVING	▬
UNIT NUMBER AND PAD ELEVATION	DU 47 PE=487.2
BUILDING NUMBER AND PAD ELEVATION	BLDG. 5 PE=492.5
MULTIFAMILY DETACHED DWELLING UNIT NUMBER	DU 97
DIRECTION OF FLOW	1.0% →
DAYLIGHT LINE/GRADING LIMIT	— – – ╫ – – —
PROPOSED MAJOR CONTOUR	——420——
PROPOSED MINOR CONTOUR	———
SLOPE 2:1 (MAX)	
BROW DITCH	⇨ ⇨ ⇨ ⇨ ⇨ ⇨
SWALE	→ → →
COMMUNITY TRAIL	● ● ● ● ● ●
RETAINING WALL	▬▭▬▭▬
STORM DRAIN 18" UNLESS OTHERWISE NOTED	—SD——SD—
DETENTION VAULT AND WATER QUALITY STRUCTURES	
PRECAST CATCH BASIN	■ ⊡
TYPE A–4 CLEAN OUT	⊡
CURB INLET	⊡
STORM DRAIN HEADWALL	⏢
RIPRAP	
SEWER MANHOLE	○
SEWER 8" UNLESS OTHERWISE NOTED	——S——
WATER 8" UNLESS OTHERWISE NOTED	——W——
DUAL WATER METERS AND BACKFLOW DEVICE PER SDW–157	
FIRE SERVICE PER NFPA PAHMPLET 24 (2016 EDITION) 8" UNLESS OTHERWISE NOTED	—FS——FS—
BACKFLOW PREVENTER REDUCED PRINCIPLE DETECTOR ASSEMBLY FOR FIRE SERVICE 3" AND LARGER PER SDW–105	⊗◁○◁⊗
FIRE HYDRANT	⋈
STREET LIGHT	⊗
EXISTING CONDITIONS	
EXISTING MAJOR CONTOUR	——420——
EXISTING MINOR CONTOUR	———
EXISTING ROAD OR TRAIL	═══
EXISTING TREE OR BUSH	
EXISTING BUILDING OR MANMADE STRUCTURE	
EXISTING WATER	———
EXISTING SEWER	———
EXISTING STORM DRAIN	———

PROJECT TEAM

OWNER / DEVELOPER

TRI POINTE HOMES IE–SD, INC.
13520 EVENING CREEK DRIVE NORTH, SUITE 300
SAN DIEGO, CA 92128
PHONE: (858) 794–2500 FAX: (858) 794–2599

CIVIL ENGINEER

LEPPERT ENGINEERING CORPORATION
5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: (858) 597–2001

ENVIRONMENTAL CONSULTANT

RECON ENVIRONMENTAL, INC.
3111 CAMINO DEL RIO NORTH #600
SAN DIEGO, CA 92108
PHONE: (619) 308–9333

GEOTECHNICAL ENGINEER

GEOCON
6960 FLANDERS DRIVE
SAN DIEGO, CA 92121
PHONE: (858) 558–6900

TRANSPORTATION ENGINEER

LOS ENGINEERING, INC.
11622 EL CAMINO REAL, SUITE 100
SAN DIEGO, CA 92130
PHONE: (619) 890–1253

PTS: 614791
I.O.: 24007991

tri pointe HOMES

13520 EVENING CREEK DRIVE NORTH, SUITE 300
SAN DIEGO, CA 92128
TEL. (858) 794–2500
FAX (858) 794–2599

MICHAEL C. TAYLOR
DIVISION PRESIDENT
DATE

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122–2848
Phone: (858) 597–2001 Fax: (858) 597–2009

ENGINEER OF WORK:

JDLeppert 1/13/26
JOHN D. LEPPERT DATE
R.C.E. 26283

JOHN D. LEPPERT
No. 26283
CIVIL

PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858–597–2001

PROJECT NAME:
SOUTHWEST VILLAGE
VTM/SDP

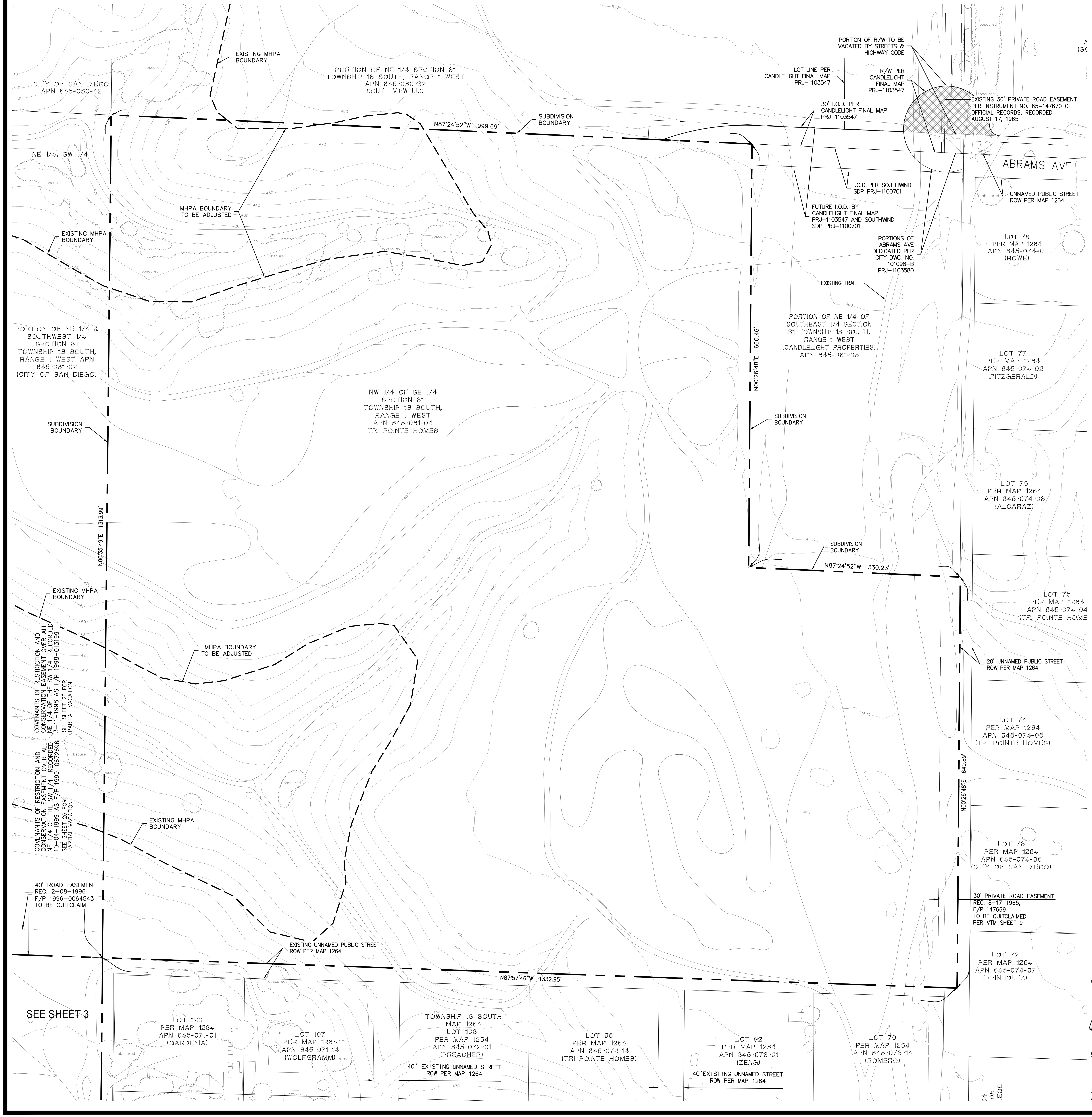
SHEET TITLE:
SOUTHWEST VILLAGE
LAND USE PLAN / TITLE SHEET

REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	03/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

ORIGINAL DATE: 03/29/2019

SHEET 1 **OF** 48


EXISTING MHPA BOUNDARY
PORTION OF NE 1/4 SECTION 31 TOWNSHIP 18 SOUTH, RANGE 1 WEST APN 645-060-32 SOUTH VIEW LLC
CITY OF SAN DIEGO APN 645-060-42
N87°24'52"W 999.69'
SUBDIVISION BOUNDARY
NE 1/4, SW 1/4
MHPA BOUNDARY TO BE ADJUSTED
EXISTING MHPA BOUNDARY
PORTION OF NE 1/4 & SOUTHWEST 1/4 SECTION 31 TOWNSHIP 18 SOUTH, RANGE 1 WEST APN 645-061-02 (CITY OF SAN DIEGO)
NW 1/4 OF SE 1/4 SECTION 31 TOWNSHIP 18 SOUTH, RANGE 1 WEST APN 645-061-04 TRI POINTE HOMES
SUBDIVISION BOUNDARY
N00°35'49"E 1313.99'
EXISTING MHPA BOUNDARY
MHPA BOUNDARY TO BE ADJUSTED
COVENANTS OF RESTRICTION AND CONSERVATION EASEMENT OVER ALL NE 1/4 OF THE SW 1/4 RECORDED 3-11-1998 AS F/P 1998-0131991 SEE SHEET 26 FOR PARTIAL VACATION
COVENANTS OF RESTRICTION AND CONSERVATION EASEMENT OVER ALL NE 1/4 OF THE SW 1/4 RECORDED 10-04-1999 AS F/P 1999-0672896 SEE SHEET 26 FOR PARTIAL VACATION
EXISTING MHPA BOUNDARY
40' ROAD EASEMENT REC. 2-08-1996 F/P 1996-0064543 TO BE QUITCLAIM
EXISTING UNNAMED PUBLIC STREET ROW PER MAP 1264
N87°57'46"W 1332.95'
SEE SHEET 3
LOT 120 PER MAP 1264 APN 645-071-01 (GARDENIA)
LOT 107 PER MAP 1264 APN 645-071-14 (WOLFGRAMM)
TOWNSHIP 18 SOUTH MAP 1264 LOT 106 PER MAP 1264 APN 645-072-01 (PREACHER)
40' EXISTING UNNAMED STREET ROW PER MAP 1264
LOT 95 PER MAP 1264 APN 645-072-14 (TRI POINTE HOMES)
LOT 92 PER MAP 1264 APN 645-073-01 (ZENG)
40' EXISTING UNNAMED STREET ROW PER MAP 1264
LOT 79 PER MAP 1264 APN 645-073-14 (ROMERO)
PORTION OF R/W TO BE VACATED BY STREETS & HIGHWAY CODE
LOT LINE PER CANDLELIGHT FINAL MAP PRJ-1103547
R/W PER CANDLELIGHT FINAL MAP PRJ-1103547
30' I.O.D. PER CANDLELIGHT FINAL MAP PRJ-1103547
EXISTING 30' PRIVATE ROAD EASEMENT PER INSTRUMENT NO. 65-147670 OF OFFICIAL RECORDS, RECORDED AUGUST 17, 1965
ABRAMS AVE
I.O.D PER SOUTHWIND SDP PRJ-1100701
FUTURE I.O.D. BY CANDLELIGHT FINAL MAP PRJ-1103547 AND SOUTHWIND SDP PRJ-1100701
PORTIONS OF ABRAMS AVE DEDICATED PER CITY DWG. NO. 101098-B PRJ-1103580
UNNAMED PUBLIC STREET ROW PER MAP 1264
LOT 78 PER MAP 1264 APN 645-074-01 (ROWE)
EXISTING TRAIL
PORTION OF NE 1/4 OF SOUTHEAST 1/4 SECTION 31 TOWNSHIP 18 SOUTH, RANGE 1 WEST (CANDLELIGHT PROPERTIES) APN 645-061-05
N00°26'48"E 660.46'
LOT 77 PER MAP 1264 APN 645-074-02 (FITZGERALD)
SUBDIVISION BOUNDARY
LOT 76 PER MAP 1264 APN 645-074-03 (ALCARAZ)
SUBDIVISION BOUNDARY
N87°24'52"W 330.23'
LOT 75 PER MAP 1264 APN 645-074-04 (TRI POINTE HOME
20' UNNAMED PUBLIC STREET ROW PER MAP 1264
LOT 74 PER MAP 1264 APN 645-074-05 (TRI POINTE HOMES)
N00°26'48"E 640.89'
LOT 73 PER MAP 1264 APN 645-074-06 (CITY OF SAN DIEGO)
30' PRIVATE ROAD EASEMENT REC. 8-17-1965, F/P 147669 TO BE QUITCLAIMED PER VTM SHEET 9
LOT 72 PER MAP 1264 APN 645-074-07 (REINHOLTZ)

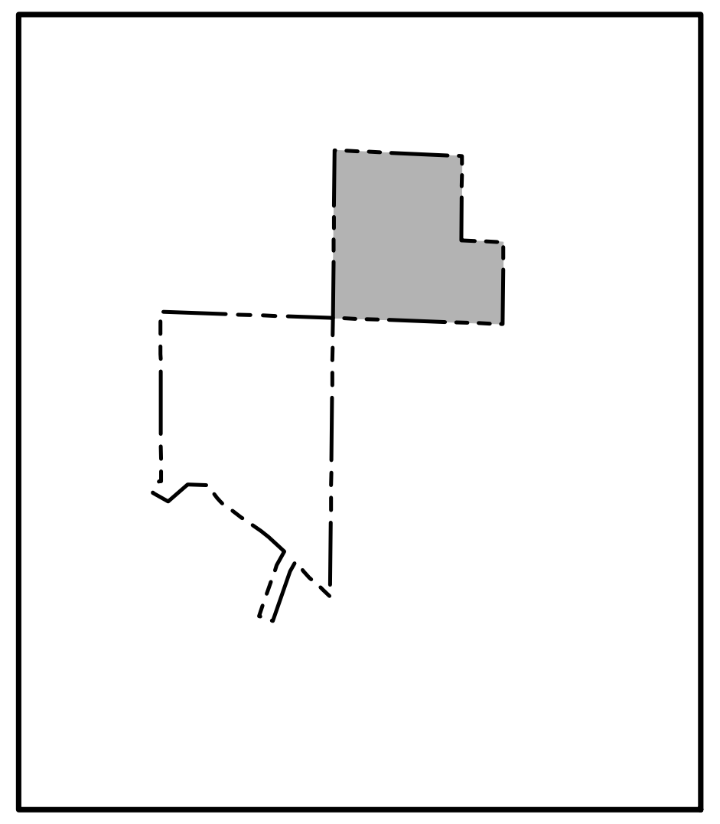
GENERAL NOTES:

1. TOPOGRAHIC SOURCE: RICK ENGINEERING COMPANY DATED: 07-20-04.
2. CONTOURS ARE SHOWN AT 2' INTERVALS
3. MHPA BOUNDARY TO BE ADJUSTED PER ENVIRONMENTAL DOCUMENT.

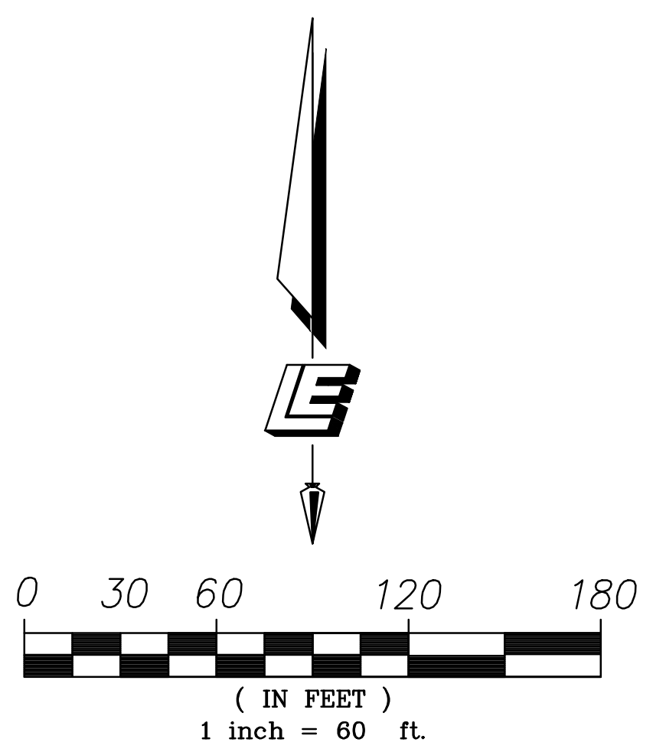
EASEMENT VACATION/QUITCLAIM NOTES:

1. PORTION OF 30' PRIVATE ROAD EASEMENT RECORDED 8-17-1965 F/P 147669 TO BE QUITCLAIMED.

2. PORTION OF PUBLIC RIGHT-OF-WAY PER CANDLELIGHT FINAL MAP PRJ-1103547 TO BE VACATED BY STREETS & HIGHWAY CODE AFTER ABRAMS AVE/CENTRAL AVE HAS BEEN EXTENDED. SEE SHEET 23 FOR ADDITIONAL DETAILS.



KEY MAP
NOT TO SCALE


0
30
60
120
180
(IN FEET)
1 inch = 60 ft.

PTS: 614791
I.O.: 24007991

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

ENGINEER OF WORK:

JOHN D. LEPPERT 1/13/26
R.C.E. 26283 DATE

JOHN D. LEPPERT
No. 26283
CIVIL

PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858-597-2001

PROJECT NAME:
SOUTHWEST VILLAGE
VTM/SDP

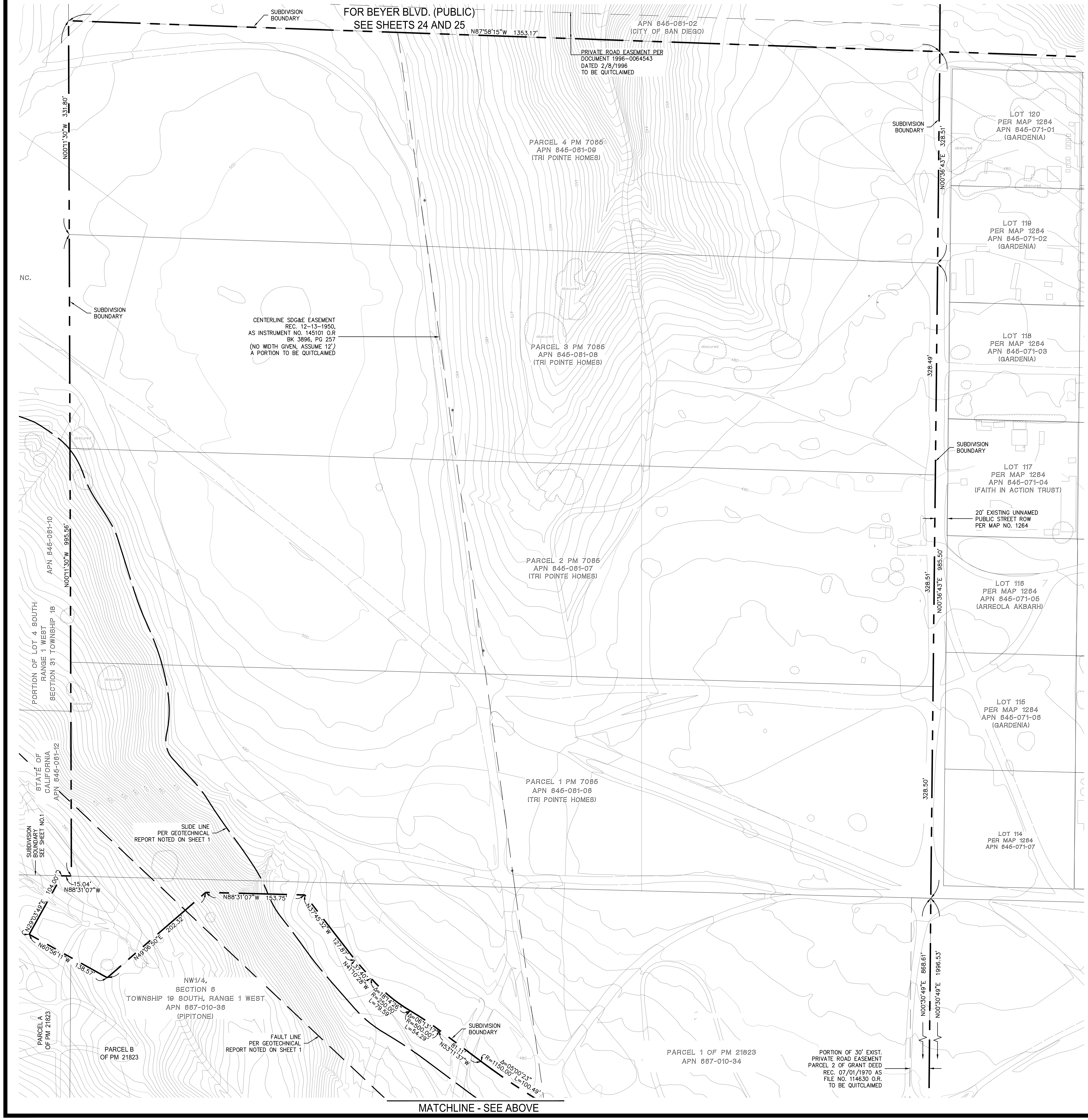
SHEET TITLE:
TOPOGRAPHIC AND MAPPING
CONSTRAINTS MAP - NORTH

REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	03/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

ORIGINAL DATE: 03/29/2019

SHEET 2 **OF** 48

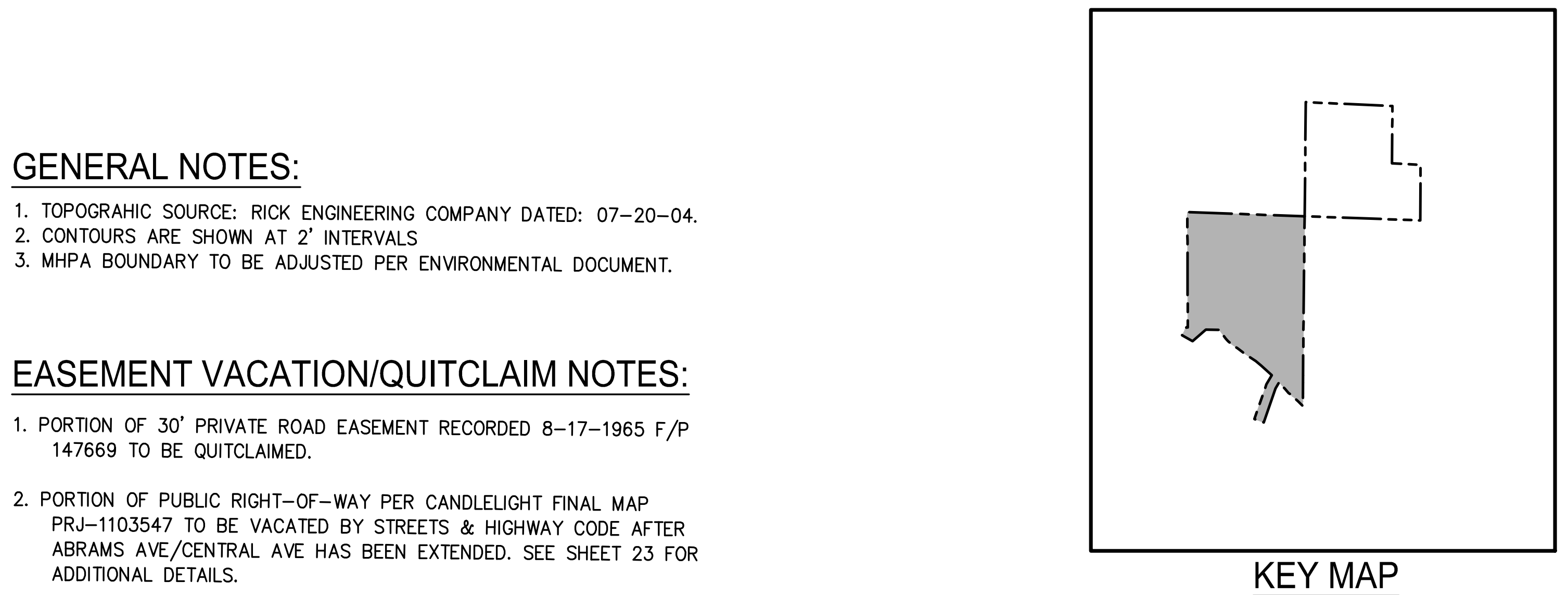

FOR BEYER BLVD. (PUBLIC)
SEE SHEETS 24 AND 25
SUBDIVISION BOUNDARY
N87°58'15"W 1353.17'
APN 645-061-02
(CITY OF SAN DIEGO)
PRIVATE ROAD EASEMENT PER DOCUMENT 1996-0064543 DATED 2/8/1996 TO BE QUITCLAIMED
N00°11'30"W 331.80'
PARCEL 4 PM 7085
APN 645-061-09
(TRI POINTE HOMES)
LOT 120 PER MAP 1264 APN 645-071-01 (GARDENIA)
LOT 119 PER MAP 1264 APN 645-071-02 (GARDENIA)
LOT 118 PER MAP 1264 APN 645-071-03 (GARDENIA)
LOT 117 PER MAP 1264 APN 645-071-04 (FAITH IN ACTION TRUST)
LOT 116 PER MAP 1264 APN 645-071-05 (ARREOLA AKBARH)
LOT 115 PER MAP 1264 APN 645-071-06 (GARDENIA)
LOT 114 PER MAP 1264 APN 645-071-07
N00°36'43"E 328.51'
328.49'
328.51'
N00°36'43"E 985.50'
328.50'
SUBDIVISION BOUNDARY
20' EXISTING UNNAMED PUBLIC STREET ROW PER MAP NO. 1264
CENTERLINE SDG&E EASEMENT REC. 12-13-1950, AS INSTRUMENT NO. 145101 O.R BK 3896, PG 257 (NO WIDTH GIVEN, ASSUME 12') A PORTION TO BE QUITCLAIMED
PARCEL 3 PM 7085
APN 645-061-08
(TRI POINTE HOMES)
PARCEL 2 PM 7085
APN 645-061-07
(TRI POINTE HOMES)
PARCEL 1 PM 7085
APN 645-061-06
(TRI POINTE HOMES)
APN 645-061-10
N00°11'30"W 995.56'
PORTION OF LOT 4 SOUTH RANGE 1 WEST SECTION 31 TOWNSHIP 18
STATE OF CALIFORNIA APN 645-061-12
SUBDIVISION BOUNDARY SEE SHEET NO.1
SLIDE LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
15.04'
N88°31'07"W
104.00'
N29°03'49"E
N60°56'11"W 138.57'
N49°06'50"E 202.32'
N88°31'07"W 153.75'
N37°45'32"W 127.87'
N41°10'28"W 37.40'
Δ=18°14'26" R=250.00' L=79.59'
Δ=06°13'17" R=500.00' L=54.29'
N53°11'37"W 81.11'
R=1150.00' Δ=05°00'23" L=100.49'
NW1/4, SECTION 6 TOWNSHIP 19 SOUTH, RANGE 1 WEST APN 667-010-36 (PIPITONE)
PARCEL A OF PM 21823
PARCEL B OF PM 21823
FAULT LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
SUBDIVISION BOUNDARY
PARCEL 1 OF PM 21823 APN 667-010-34
PORTION OF 30' EXIST. PRIVATE ROAD EASEMENT PARCEL 2 OF GRANT DEED REC. 07/01/1970 AS FILE NO. 114630 O.R. TO BE QUITCLAIMED
N00°30'49"E 868.61'
N00°30'49"E 1996.53'
MATCHLINE - SEE ABOVE

GENERAL NOTES:

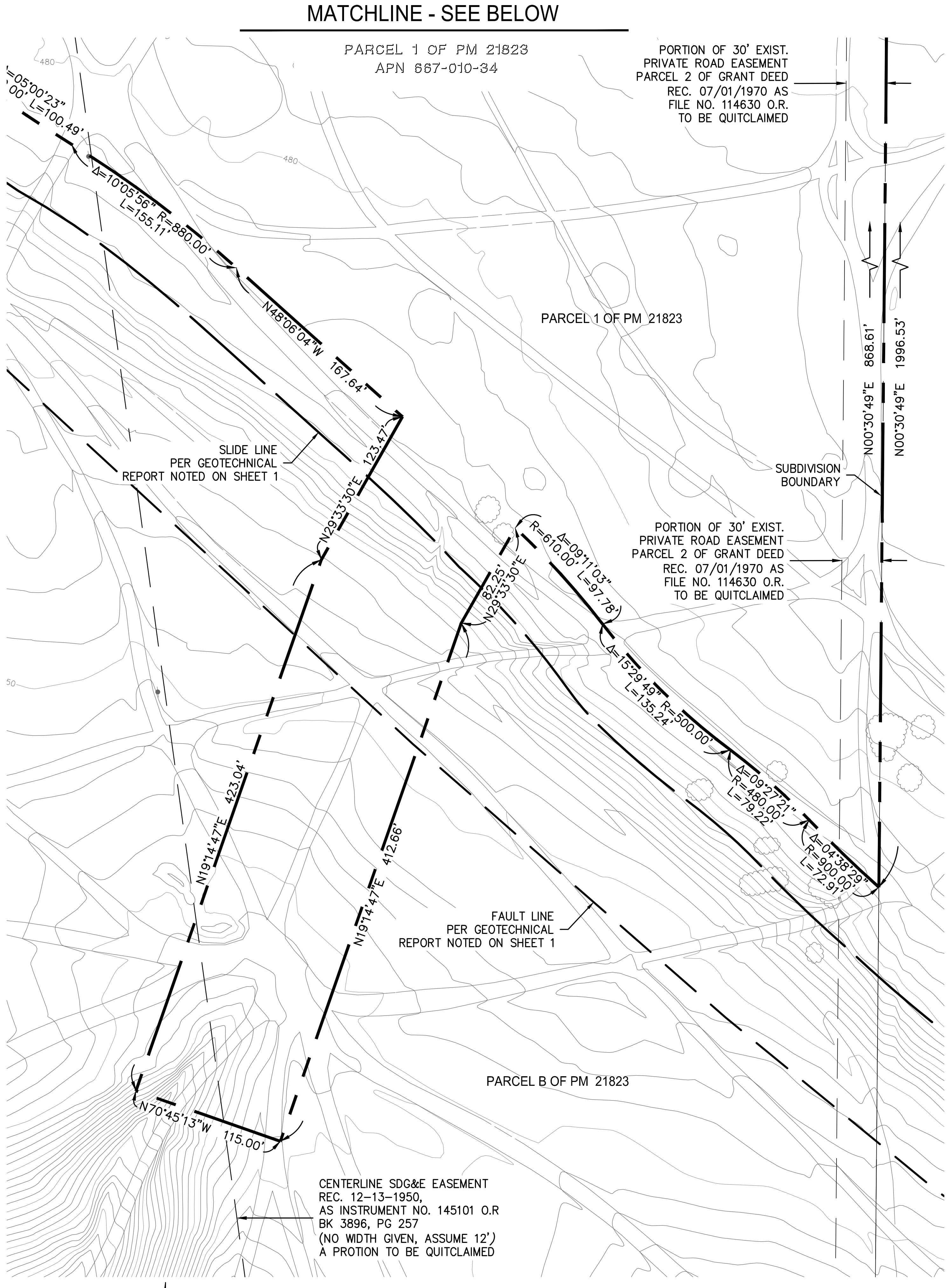
1. TOPOGRAHIC SOURCE: RICK ENGINEERING COMPANY DATED: 07-20-04.
2. CONTOURS ARE SHOWN AT 2' INTERVALS
3. MHPA BOUNDARY TO BE ADJUSTED PER ENVIRONMENTAL DOCUMENT.

EASEMENT VACATION/QUITCLAIM NOTES:

1. PORTION OF 30' PRIVATE ROAD EASEMENT RECORDED 8-17-1965 F/P 147669 TO BE QUITCLAIMED.
2. PORTION OF PUBLIC RIGHT-OF-WAY PER CANDLELIGHT FINAL MAP PRJ-1103547 TO BE VACATED BY STREETS & HIGHWAY CODE AFTER ABRAMS AVE/CENTRAL AVE HAS BEEN EXTENDED. SEE SHEET 23 FOR ADDITIONAL DETAILS.



KEY MAP
NOT TO SCALE


MATCHLINE - SEE BELOW
PARCEL 1 OF PM 21823
APN 667-010-34
PORTION OF 30' EXIST. PRIVATE ROAD EASEMENT PARCEL 2 OF GRANT DEED REC. 07/01/1970 AS FILE NO. 114630 O.R. TO BE QUITCLAIMED
Δ=05°00'23" L=100.49'
Δ=10°05'56" R=880.00' L=155.11'
N48°06'04"W 167.64'
123.47'
N29°33'30"E
SLIDE LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
PARCEL 1 OF PM 21823
N00°30'49"E 868.61'
N00°30'49"E 1996.53'
SUBDIVISION BOUNDARY
PORTION OF 30' EXIST. PRIVATE ROAD EASEMENT PARCEL 2 OF GRANT DEED REC. 07/01/1970 AS FILE NO. 114630 O.R. TO BE QUITCLAIMED
Δ=09°11'03" R=610.00' L=97.78'
82.25' N29°33'30"E
Δ=15°29'49" R=500.00' L=135.24'
Δ=09°27'21" R=480.00' L=79.22'
Δ=04°38'29" R=900.00' L=72.91'
N19°14'47"E 423.04'
N19°14'47"E 412.66'
FAULT LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
PARCEL B OF PM 21823
N70°45'13"W 115.00'
CENTERLINE SDG&E EASEMENT REC. 12-13-1950, AS INSTRUMENT NO. 145101 O.R BK 3896, PG 257 (NO WIDTH GIVEN, ASSUME 12') A PROTION TO BE QUITCLAIMED

0 30 60 120 180
(IN FEET)
1 inch = 60 ft.

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

ENGINEER OF WORK:

JohnLeppert 1/13/26
JOHN D. LEPPERT DATE
R.C.E. 26283

JOHN D. LEPPERT
No. 26283
CIVIL

PTS: 614791
I.O.: 24007991

PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858-597-2001

PROJECT NAME:
SOUTHWEST VILLAGE
VTM/SDP

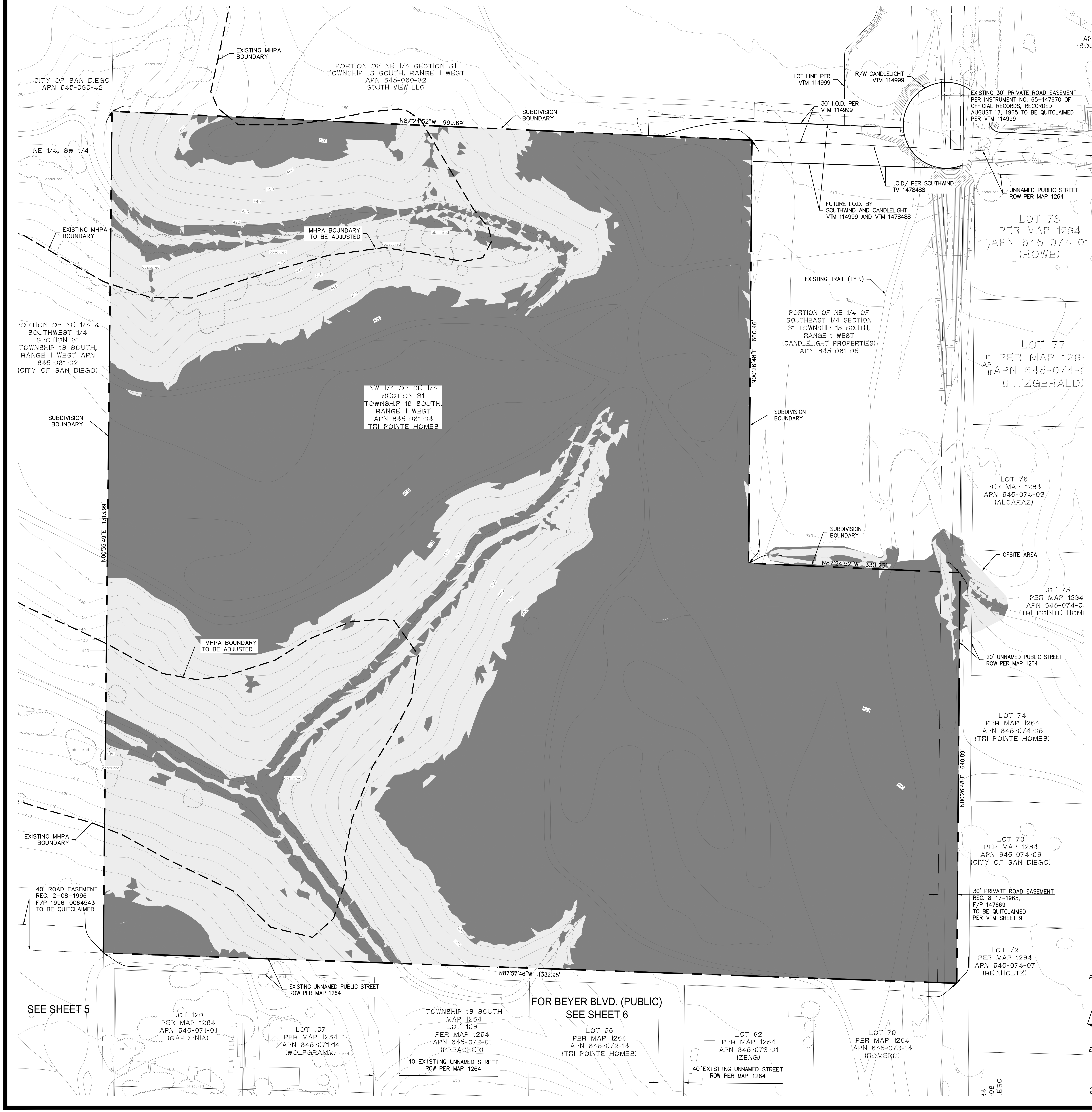
SHEET TITLE:
TOPOGRAPHIC AND MAPPING
CONSTRAINTS MAP - SOUTH

REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	03/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

ORIGINAL DATE: 03/29/2019

SHEET 3 OF 48


EXISTING MHPA BOUNDARY
CITY OF SAN DIEGO
APN 645-060-42
PORTION OF NE 1/4 SECTION 31
TOWNSHIP 18 SOUTH, RANGE 1 WEST
APN 645-060-32
SOUTH VIEW LLC
SUBDIVISION BOUNDARY
N87°24'52"W 999.69'
NE 1/4, SW 1/4
EXISTING MHPA BOUNDARY
MHPA BOUNDARY TO BE ADJUSTED
PORTION OF NE 1/4 & SOUTHWEST 1/4 SECTION 31 TOWNSHIP 18 SOUTH, RANGE 1 WEST APN 645-061-02 (CITY OF SAN DIEGO)
NW 1/4 OF SE 1/4 SECTION 31 TOWNSHIP 18 SOUTH, RANGE 1 WEST APN 645-061-04 TRI POINTE HOMES
SUBDIVISION BOUNDARY
N00°35'49"E 1313.99'
MHPA BOUNDARY TO BE ADJUSTED
EXISTING MHPA BOUNDARY
40' ROAD EASEMENT REC. 2-08-1996 F/P 1996-0064543 TO BE QUITCLAIMED
N87°57'46"W 1332.95'
EXISTING UNNAMED PUBLIC STREET ROW PER MAP 1264
SEE SHEET 5
LOT 120 PER MAP 1264 APN 645-071-01 (GARDENIA)
LOT 107 PER MAP 1264 APN 645-071-14 (WOLFGRAMM)
TOWNSHIP 18 SOUTH MAP 1264 LOT 106 PER MAP 1264 APN 645-072-01 (PREACHER)
40' EXISTING UNNAMED STREET ROW PER MAP 1264
FOR BEYER BLVD. (PUBLIC) SEE SHEET 6
LOT 95 PER MAP 1264 APN 645-072-14 (TRI POINTE HOMES)
LOT 92 PER MAP 1264 APN 645-073-01 (ZENG)
40' EXISTING UNNAMED STREET ROW PER MAP 1264
LOT 79 PER MAP 1264 APN 645-073-14 (ROMERO)
LOT LINE PER VTM 114999
R/W CANDLELIGHT VTM 114999
30' I.O.D. PER VTM 114999
EXISTING 30' PRIVATE ROAD EASEMENT PER INSTRUMENT NO. 65-147670 OF OFFICIAL RECORDS, RECORDED AUGUST 17, 1965 TO BE QUITCLAIMED PER VTM 114999
STREET IMPROVEMENTS PER CANDLELIGHT TM NO. 114999
APN 645-060-35 (SOUTH VIEW LLC)
APN 645-060-35 (SOUTH VIEW LLC)
I.O.D./ PER SOUTHWIND TM 1478488
FUTURE I.O.D. BY SOUTHWIND AND CANDLELIGHT VTM 114999 AND VTM 1478488
UNNAMED PUBLIC STREET ROW PER MAP 1264
LOT 78 PER MAP 1264 APN 645-074-01 (ROWE)
LOT 53 PER MAP 1264 APN 645-074-26 (ARROYO)
LOT 52 PER MAP 1264 APN 645-075-01 (GANEM)
LOT 27 PER MAP 1264 APN 645-075-26 (VILLAESCUSA)
EXISTING TRAIL (TYP.)
PORTION OF NE 1/4 OF SOUTHEAST 1/4 SECTION 31 TOWNSHIP 18 SOUTH, RANGE 1 WEST (CANDLELIGHT PROPERTIES) APN 645-061-05
N00°26'48"E 660.46'
LOT 77 PER MAP 1264 APN 645-074-0 (FITZGERALD)
SUBDIVISION BOUNDARY
LOT 76 PER MAP 1264 APN 645-074-03 (ALCARAZ)
SUBDIVISION BOUNDARY
N87°24'52"W 330.23'
OFFSITE AREA
LOT 75 PER MAP 1264 APN 645-074-0 (TRI POINTE HOM
20' UNNAMED PUBLIC STREET ROW PER MAP 1264
LOT 74 PER MAP 1264 APN 645-074-05 (TRI POINTE HOMES)
N00°26'48"E 640.89'
LOT 73 PER MAP 1264 APN 645-074-06 (CITY OF SAN DIEGO)
30' PRIVATE ROAD EASEMENT REC. 8-17-1965, F/P 147669 TO BE QUITCLAIMED PER VTM SHEET 9
LOT 72 PER MAP 1264 APN 645-074-07 (REINHOLTZ)

LEGEND:

SUBDIVISION BOUNDARY	— — — —
0.00% – 25% SLOPE AREAS	■
25% AND GREATER SLOPE AREAS	□

NORTH (PA 8 ,9 AND 10) (SEE SHEET 4):

SLOPES 0–25%	23.7 AC. (67.7%)
SLOPES 25% AND GREATER	11.2 AC. (32.3%)
TOTAL: 34.9 A.C.	

SOUTH (PA 11, 12, 13 AND 14) (SEE SHEET 5):

SLOPES 0–25%	47.7 AC. (90.7%)
SLOPES 25% AND GREATER	4.9 AC. (9.3%)
TOTAL: 52.60	

OFFSITE BEYER BLVD (SEE SHEET 6):

SLOPES 0–25%	17.1 AC. (56.0%)
SLOPES 25% AND GREATER	13.4 AC. (44.0%)
TOTAL: 30.44	

OFFSITE CENTRAL AVE (SEE SHEET 4):

SLOPES 0–25%	0.79 AC. (86.2%)
SLOPES 25% AND GREATER	0.14 AC. (13.8%)
TOTAL: 0.93	

OFFSITE AREA (SEE SHEET 4/5):

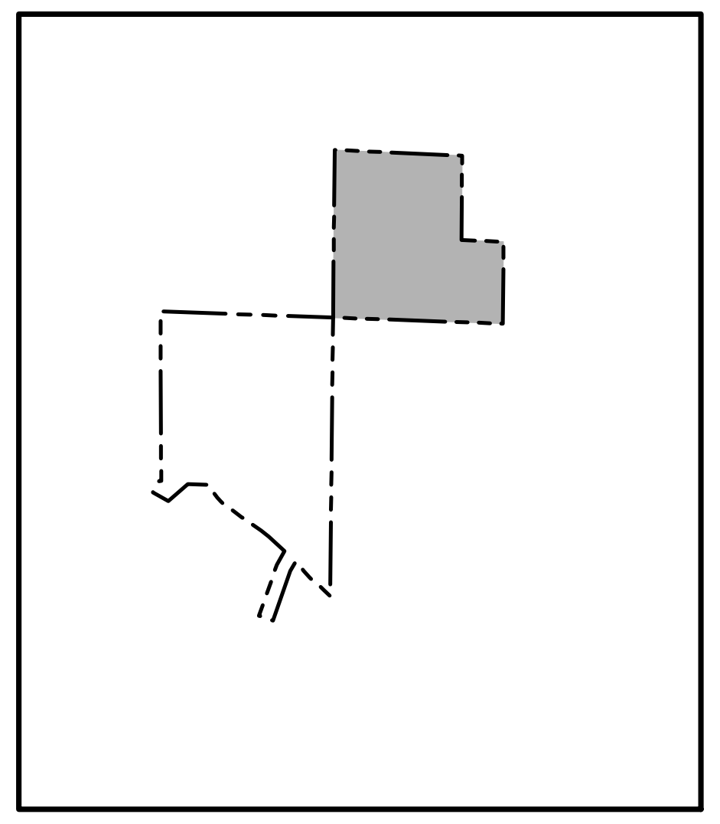
SLOPES 0–25%	0.56 AC. (83.0%)
SLOPES 25% AND GREATER	0.16 AC. (17.0%)
TOTAL: 0.73	

TOTAL PROJECT:

SLOPES 0%–25%:	89.8 AC. (70.1%)
SLOPES 25% & GREATER:	29.9 AC. (29.9%)
TOTAL: 119.7 AC	

*NOTE: AREA'S INCORPORATE EXISTING VTM AREA AND PROPOSED GRADED FOOTPRINT OUTSIDE VTM. REMEDIAL GRADING LIMITS AND OFFSITE FILL DISPOSAL/BORROW SITE NOT INCLUDED IN SLOPE ANALYSIS

0 30 60 120 180
(IN FEET)
1 inch = 60 ft.



KEY MAP
NOT TO SCALE

PTS: 614791
I.O.: 24007991

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

ENGINEER OF WORK:

John D Leppert 1/13/26
JOHN D. LEPPERT DATE
R.C.E. 26283

No. 26283

PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858-597-2001

PROJECT NAME:

SOUTHWEST VILLAGE
VTM/SDP

SHEET TITLE:

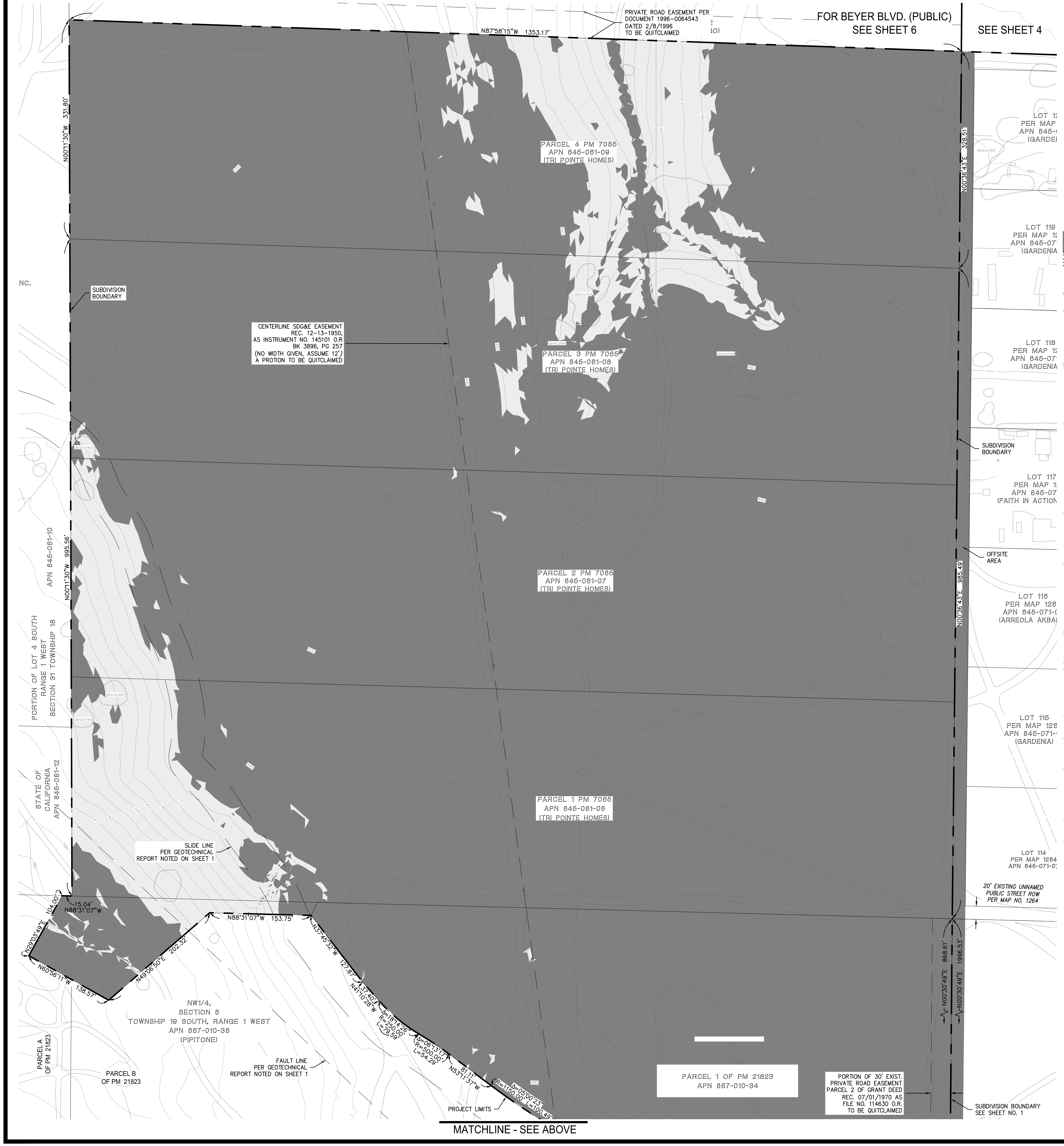
SLOPE ANALYSIS -
NORTH

REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	03/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

ORIGINAL DATE: 03/29/2019

SHEET 4 OF 48


FOR BEYER BLVD. (PUBLIC)
SEE SHEET 6
SEE SHEET 4
PRIVATE ROAD EASEMENT PER
DOCUMENT 1996-0064543
DATED 2/8/1996
TO BE QUITCLAIMED
N87°58'15"W 1353.17'
N00°11'30"W 331.80'
N00°36'43"E 328.51'
NC.
SUBDIVISION
BOUNDARY
PARCEL 4 PM 7065
APN 645-061-09
(TRI POINTE HOMES)
CENTERLINE SDG&E EASEMENT
REC. 12-13-1950,
AS INSTRUMENT NO. 145101 O.R
BK 3896, PG 257
(NO WIDTH GIVEN, ASSUME 12')
A PROTION TO BE QUITCLAIMED
PARCEL 3 PM 7065
APN 645-061-08
(TRI POINTE HOMES)
LOT 120
PER MAP
APN 645-
(GARDEN
LOT 119
PER MAP 12
APN 645-07
(GARDENIA
LOT 118
PER MAP 12
APN 645-07
(GARDENIA
SUBDIVISION
BOUNDARY
LOT 117
PER MAP 1
APN 645-07
(FAITH IN ACTION
OFFSITE
AREA
APN 645-061-10
N00°11'30"W 995.56'
PORTION OF LOT 4 SOUTH
RANGE 1 WEST
SECTION 31 TOWNSHIP 18
PARCEL 2 PM 7065
APN 645-061-07
(TRI POINTE HOMES)
N00°36'43"E 985.49'
LOT 116
PER MAP 126
APN 645-071-
(ARREOLA AKBA
LOT 115
PER MAP 126
APN 645-071-
(GARDENIA)
STATE OF
CALIFORNIA
APN 645-061-12
PARCEL 1 PM 7065
APN 645-061-06
(TRI POINTE HOMES)
LOT 114
PER MAP 1264
APN 645-071-0
SLIDE LINE
PER GEOTECHNICAL
REPORT NOTED ON SHEET 1
20' EXISTING UNNAMED
PUBLIC STREET ROW
PER MAP NO. 1264
15.04'
N88°31'07"W
N29°03'49"E 104.00'
N88°31'07"W 153.75'
N37°45'32"W 127.87'
N60°56'11"W 138.57'
N49°06'50"E 202.32'
N41°10'28"W 37.40'
Δ=18°14'26"
R=250.00'
L=79.59'
Δ=06°13'17"
R=500.00'
L=54.29'
N53°11'37"W 81.11'
Δ=05°00'23"
R=1150.00' L=100.49'
N00°30'49"E 868.61'
N00°30'49"E 1996.53'
NW1/4,
SECTION 6
TOWNSHIP 19 SOUTH, RANGE 1 WEST
APN 667-010-36
(PIPITONE)
PARCEL A
OF PM 21823
PARCEL B
OF PM 21823
FAULT LINE
PER GEOTECHNICAL
REPORT NOTED ON SHEET 1
PARCEL 1 OF PM 21823
APN 667-010-34
PORTION OF 30' EXIST.
PRIVATE ROAD EASEMENT
PARCEL 2 OF GRANT DEED
REC. 07/01/1970 AS
FILE NO. 114630 O.R.
TO BE QUITCLAIMED
PROJECT LIMITS
SUBDIVISION BOUNDARY
SEE SHEET NO. 1
MATCHLINE - SEE ABOVE

LEGEND:

SUBDIVISION BOUNDARY · · · · · · · · · · · · · · · · — — — —

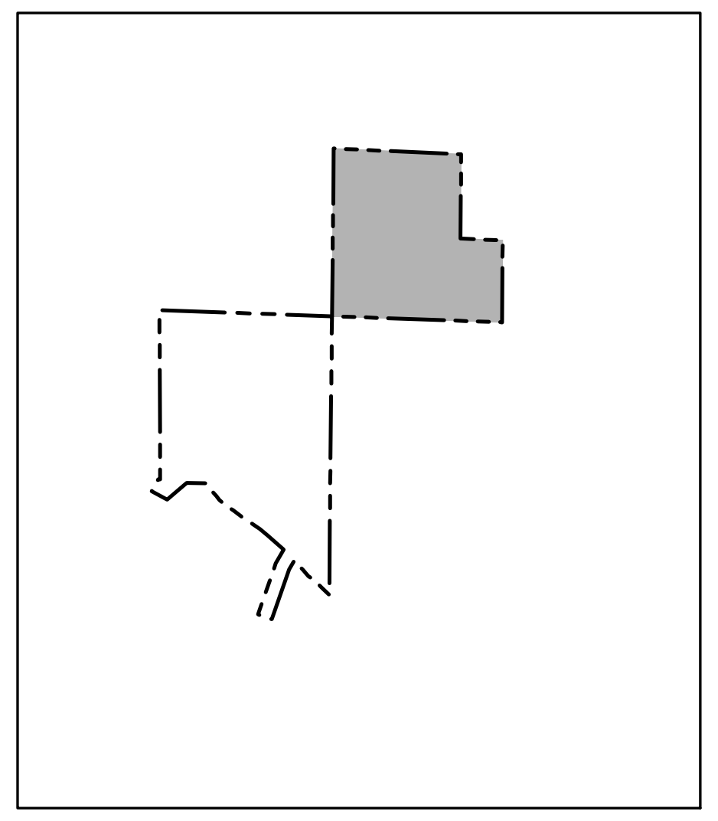
0.00% – 25% SLOPE AREAS · · · · · · · · · · · · · · · ▨

25% AND GREATER SLOPE AREAS · · · · · · · · · · · · · ☐

NORTH (PA 8 ,9 AND 10) (SEE SHEET 4):	
SLOPES 0–25%	23.7 AC. (67.7%)
SLOPES 25% AND GREATER	11.2 AC. (32.3%)
TOTAL: 34.9 A.C.	
SOUTH (PA 11, 12, 13 AND 14) (SEE SHEET 5):	
SLOPES 0–25%	47.7 AC. (90.7%)
SLOPES 25% AND GREATER	4.9 AC. (9.3%)
TOTAL: 52.60	
OFFSITE BEYER BLVD (SEE SHEET 6):	
SLOPES 0–25%	17.1 AC. (56.0%)
SLOPES 25% AND GREATER	13.4 AC. (44.0%)
TOTAL: 30.44	
OFFSITE CENTRAL AVE (SEE SHEET 4):	
SLOPES 0–25%	0.79 AC. (86.2%)
SLOPES 25% AND GREATER	0.14 AC. (13.8%)
TOTAL: 0.93	

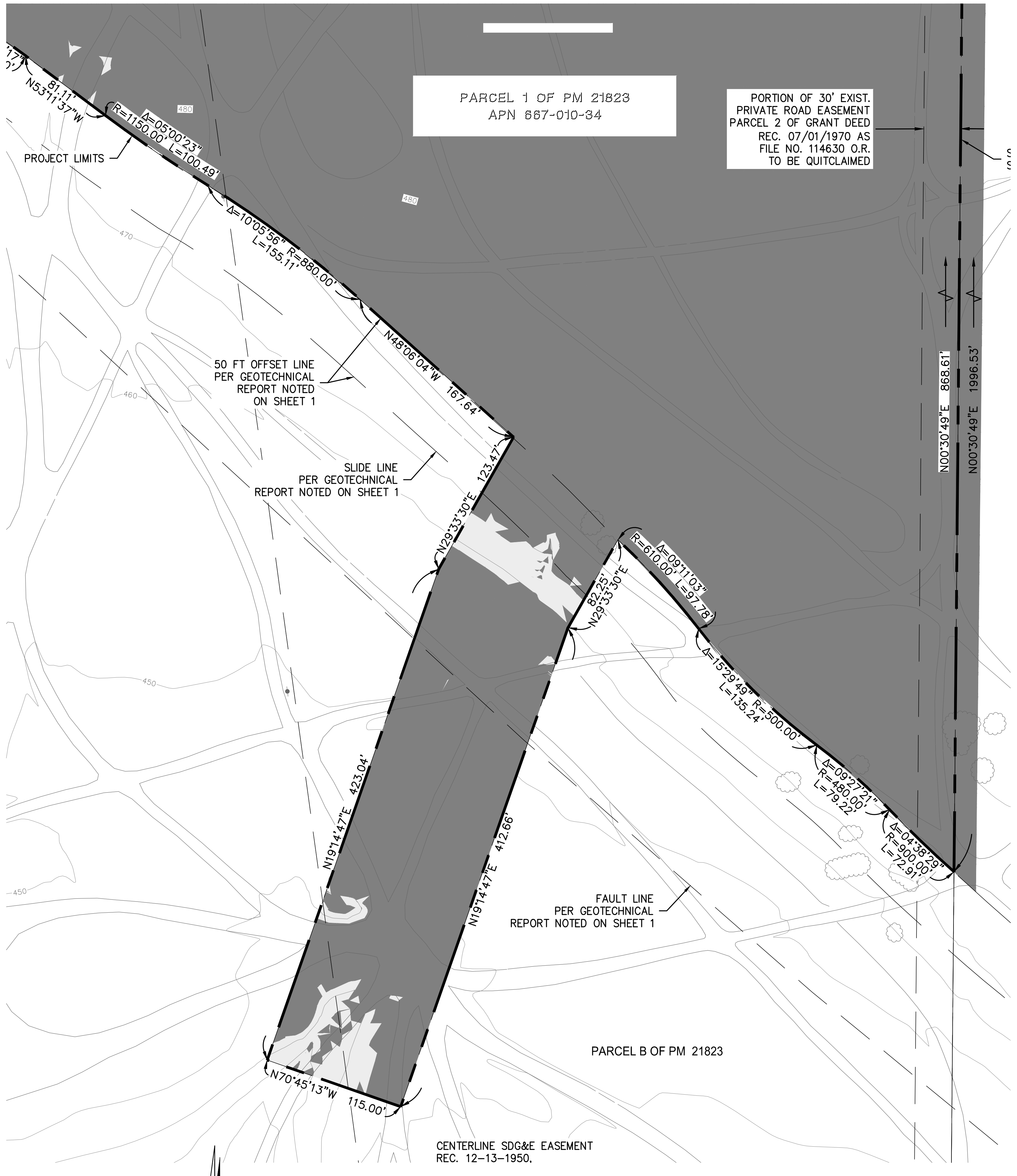
OFFSITE AREA (SEE SHEET 4/5):	
SLOPES 0–25%	0.56 AC. (83.0%)
SLOPES 25% AND GREATER	0.16 AC. (17.0%)
TOTAL: 0.73	
TOTAL PROJECT:	
SLOPES 0%–25%:	89.8 AC. (70.1%)
SLOPES 25% & GREATER:	29.9 AC. (29.9%)
TOTAL: 119.7 AC	

*NOTE:
AREA'S INCORPORATE EXISTING
VTM AREA AND PROPOSED GRADED
FOOTPRINT OUTSIDE VTM.
REMEDIAL GRADING LIMITS AND
OFFSITE FILL DISPOSAL/BORROW SITE
NOT INCLUDED IN SLOPE ANALYSIS



KEY MAP
NOT TO SCALE

MATCHLINE - SEE BELOW


PARCEL 1 OF PM 21823
APN 667-010-34
PORTION OF 30' EXIST.
PRIVATE ROAD EASEMENT
PARCEL 2 OF GRANT DEED
REC. 07/01/1970 AS
FILE NO. 114630 O.R.
TO BE QUITCLAIMED
N53°11'37"W 81.11'
Δ=05°00'23"
R=1150.00' L=100.49'
PROJECT LIMITS
Δ=10°05'56" R=880.00'
L=155.11'
N48°06'04"W 167.64'
50 FT OFFSET LINE
PER GEOTECHNICAL
REPORT NOTED
ON SHEET 1
SLIDE LINE
PER GEOTECHNICAL
REPORT NOTED ON SHEET 1
N29°33'30"E 123.47'
Δ=09°11'03"
R=610.00' L=97.78'
82.25'
N29°33'30"E
Δ=15°29'49" R=500.00'
L=135.24'
Δ=09°27'21"
R=480.00'
L=79.22'
Δ=04°38'29"
R=900.00'
L=72.91'
N00°30'49"E 868.61'
N00°30'49"E 1996.53'
N19°14'47"E 423.04'
N19°14'47"E 412.66'
FAULT LINE
PER GEOTECHNICAL
REPORT NOTED ON SHEET 1
PARCEL B OF PM 21823
N70°45'13"W 115.00'
CENTERLINE SDG&E EASEMENT
REC. 12-13-1950.

0 30 60 120 180
(IN FEET)
1 inch = 60 ft.

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

ENGINEER OF WORK:

JohnLeppert 1/13/26
JOHN D. LEPPERT DATE
R.C.E. 26283

JOHN D. LEPPERT
No. 26283
CIVIL

PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858-597-2001

PROJECT NAME:
SOUTHWEST VILLAGE
VTM/SDP

SHEET TITLE:
SLOPE ANALYSIS -
SOUTH

PTS: 614791
I.O.: 24007991

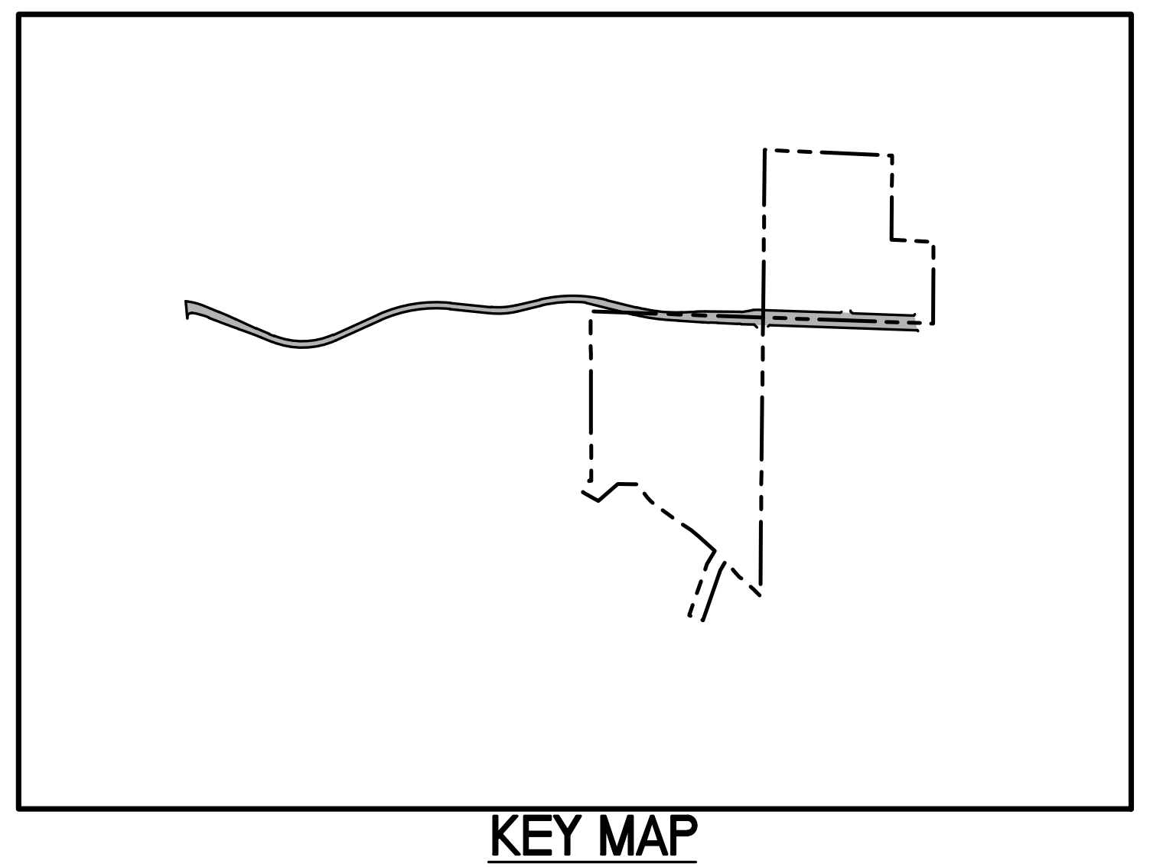
REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	03/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

ORIGINAL DATE: 03/29/2019

SHEET 5 OF 48

LOT 3
SECTION 31
TOWNSHIP 18 SOUTH,
RANGE 1 WEST
NATIONAL ENTERPRISES, INC.
APN 645-061-10
PORTION OF NE 1/4 OF
SOUTHWEST 1/4
SECTION 31 TOWNSHIP
18 SOUTH,
RANGE 1 WEST APN
645-061-02
(CITY OF SAN DIEGO)
MHPA BOUNDARY
EXIST. LOT LINE
PROPOSED LIMITS OF
GRADING FOR BEYER BLVD.
INTERIM BEYER
BLVD. R/W
SUBDIVISION BOUNDARY
MHPA BOUNDARY
TO BE ADJUSTED
NE 1/4 OF SOUTHEAST 1/4
SECTION 31
TOWNSHIP 18 SOUTH, RANGE 1 WEST
APN 645-061-04
TRI POINTE HOMES
LOT 75
PER MAP 1264
APN 645-074-04
(TRI POINTE
HOMES)
LOT 74
PER MAP 1264
APN 645-074-05
(TRI POINTE
HOMES)
SUBDIVISION
BOUNDARY
LOT 73
PER MAP 1264
APN 645-074-06
(CITY OF SAN DIEGO)
EXISTING UNNAMED
PUBLIC STREET ROW
PER MAP 1264
BEYER BLVD. R/W
SUBDIVISION BOUNDARY
APN 645-061-02
(CITY OF SAN DIEGO)
INTERIM BEYER BOULEVARD (PUBLIC)
LOT 72
PER MAP 1264
APN 645-074-07
(REINHOLTZ)
MATCHLINE - SEE BELOW
SUBDIVISION BOUNDARY
LOT 120
PER MAP 1264
APN 645-071-01
(GARDENIA)
LOT 107
PER MAP 1264
APN 645-071-14
(WOLFGRAMM)
TOWNSHIP 18 SOUTH
MAP 1264
PER MAP 1264
APN 645-072-01
(PREACHER)
LOT 95
PER MAP 1264
APN 645-072-14
(TRI POINTE HOMES)
LOT 92
PER MAP 1264
APN
645-073-01
(ZENG)
LOT 79
PER MAP 1264
APN 645-073-14
(ROMERO)
LOT 71
PER MAP 1264
APN 645-074-08
CITY OF SAN DIEGO
PARCEL 4 PM 7065
APN 645-061-09
(TRI POINTE HOMES)
EXISTING UNNAMED
PUBLIC STREET ROW
PER MAP 1264
LOT 119
PER MAP 1264
APN 645-071-02
(GARDENIA)
EXIST.
LOT LINE
SUBDIVISION BOUNDARY
LOT 3
SECTION 31
TOWNSHIP 18 SOUTH,
RANGE 1 WEST
NATIONAL ENTERPRISES, INC.
APN 645-061-10
SUBDIVISION BOUNDARY
PARCEL 3 PM 7065
APN 645-061-08
(TRI POINTE HOMES)
LOT 118
PER MAP 1264
APN 645-071-03
(GARDENIA)
LOT 3
SECTION 31 TOWNSHIP 18
SOUTH,
RANGE 1 WEST
NATIONAL ENTERPRISES, INC.
APN 645-061-10
MHPA BOUNDARY
OTAY MESA ROAD
SECTION 36
TOWNSHIP 18 SOUTH,
RANGE 1 WEST
SAN YSIDRO SCHOOL DISTRICT
APN 638-070-68
SECTION 36
TOWNSHIP 18 SOUTH,
RANGE 2 WEST
COUNTY OF SAN DIEGO
APN 638-070-74
INTERIM BEYER
BLVD. R/W
SLIDE LINE
PER GEOTECHNICAL
REPORT NOTED
ON SHEET 1
INTERIM BEYER BLVD.
R/W
SECTION 36
TOWNSHIP 18 SOUTH,
RANGE 2 WEST
APN 638-070-71
CITY OF SAN DIEGO
EXIST. LOT LINE
GEOTECH SLIDE
COMPLEX LIMIT
PROPOSED LIMITS OF
GRADING FOR BEYER BLVD.
INTERIM BEYER BOULEVARD (PUBLIC)
MATCHLINE - SEE ABOVE
SECTION 36
TOWNSHIP 18 SOUTH,
RANGE 1 WEST
SECTION 36
SECTION 31
SECTION 36
TOWNSHIP 18 SOUTH,
RANGE 2 WEST
COUNTY OF SAN DIEGO
APN 638-070-74
COUNTY OF SAN DIEGO
EXIST. LOT LINE
SLIDE LINE
PER GEOTECHNICAL
REPORT NOTED
ON SHEET 1
LOT 3
SECTION 31
TOWNSHIP 18 SOUTH,
RANGE 1 WEST
NATIONAL ENTERPRISES, INC.
APN 645-061-10
SLIDE LINE
PER GEOTECHNICAL
REPORT NOTED
ON SHEET 1
MHPA BOUNDARY
TO BE ADJUSTED
EXIST. LOT LINE
EXIST. LOT LINE
SEE SHEET 26 FOR MAPPING CONSTRAINTS
AND EASEMENT QUITCLAIMS/VACATIONS



KEY MAP
NOT TO SCALE

LEGEND:

SUBDIVISION BOUNDARY	— – – —
0.00% – 25% SLOPE AREAS	▇
25% AND GREATER SLOPE AREAS	▭

NORTH (PA 8 ,9 AND 10) (SEE SHEET 4):

SLOPES 0–25%	23.7 AC. (67.7%)
SLOPES 25% AND GREATER	11.2 AC. (32.3%)
TOTAL: 34.9 A.C.	

SOUTH (PA 11, 12, 13 AND 14) (SEE SHEET 5):

SLOPES 0–25%	47.7 AC. (90.7%)
SLOPES 25% AND GREATER	4.9 AC. (9.3%)
TOTAL: 52.60	

OFFSITE BEYER BLVD (SEE SHEET 6):

SLOPES 0–25%	17.1 AC. (56.0%)
SLOPES 25% AND GREATER	13.4 AC. (44.0%)
TOTAL: 30.44	

OFFSITE CENTRAL AVE (SEE SHEET 4):

SLOPES 0–25%	0.79 AC. (86.2%)
SLOPES 25% AND GREATER	0.14 AC. (13.8%)
TOTAL: 0.93	

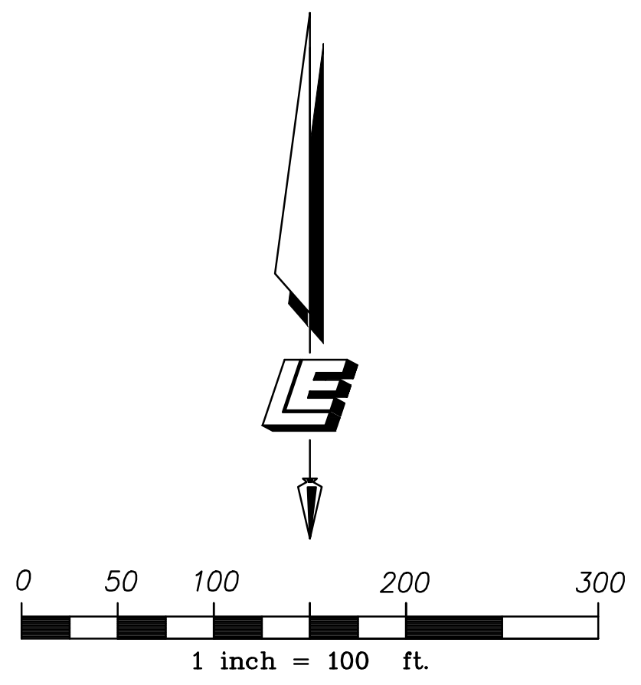
OFFSITE AREA (SEE SHEET 4/5):

SLOPES 0–25%	0.56 AC. (83.0%)
SLOPES 25% AND GREATER	0.16 AC. (17.0%)
TOTAL: 0.73	

TOTAL PROJECT:

SLOPES 0%–25%:	89.8 AC. (70.1%)
SLOPES 25% & GREATER:	29.9 AC. (29.9%)
TOTAL: 119.7 AC	

*NOTE:
AREA'S INCORPORATE EXISTING
VTM AREA AND PROPOSED GRADED
FOOTPRINT OUTSIDE VTM.
REMEDIAL GRADING LIMITS AND
OFFSITE FILL DISPOSAL/BORROW SITE
NOT INCLUDED IN SLOPE ANALYSIS


0
50
100
200
300
1 inch = 100 ft.

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

ENGINEER OF WORK:

JohnLeppert 1/13/26
JOHN D. LEPPERT DATE
R.C.E. 26283

No. 26283

PTS: 614791
I.O.: 24007991

PREPARED BY:
NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858-597-2001

PROJECT NAME:
SOUTHWEST VILLAGE
VTM/SDP

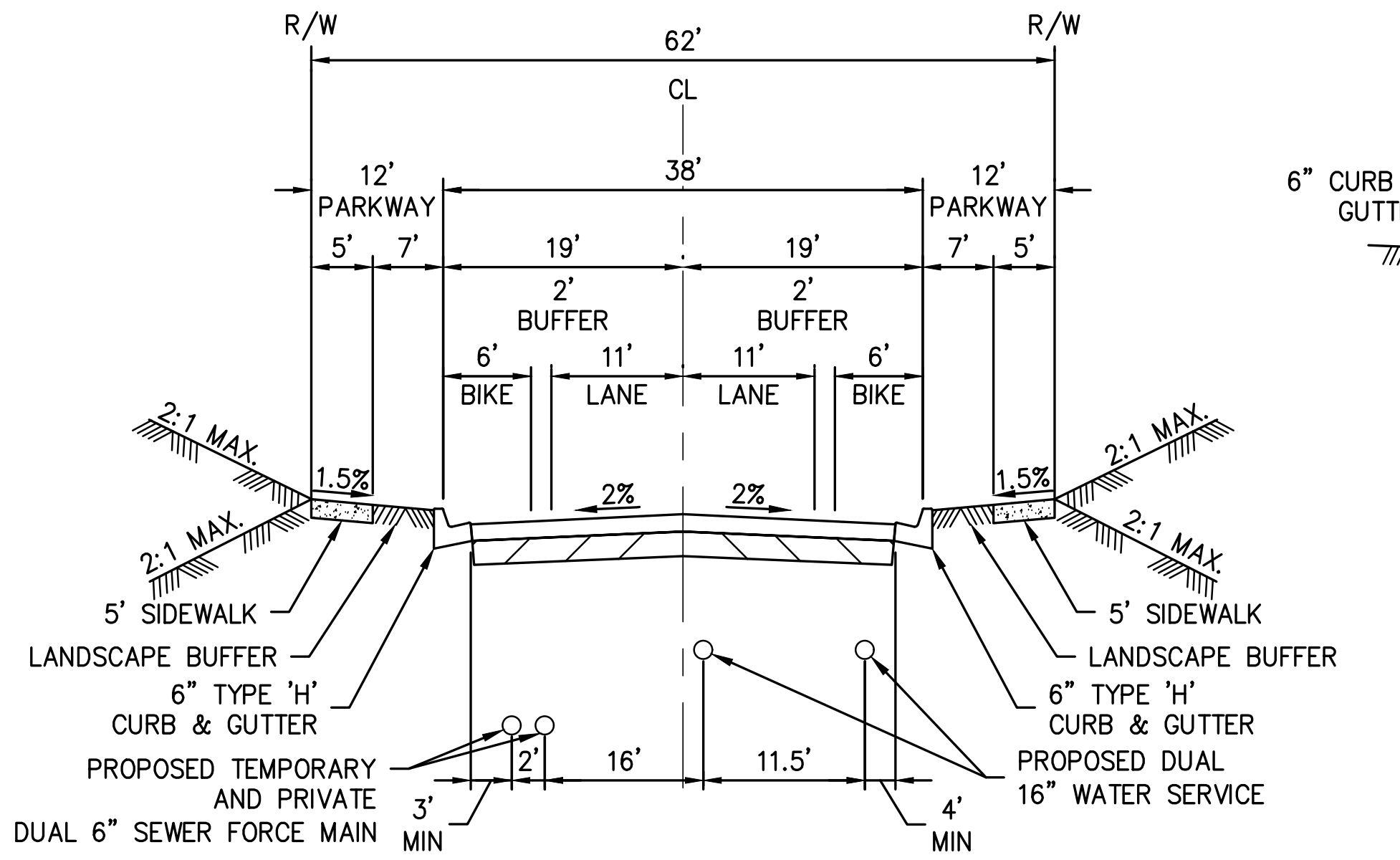
SHEET TITLE:
TOPOGRAPHIC MAP AND SLOPE
ANALYSIS INTERIM BEYER BLVD.

REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	03/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

ORIGINAL DATE: 03/29/2019

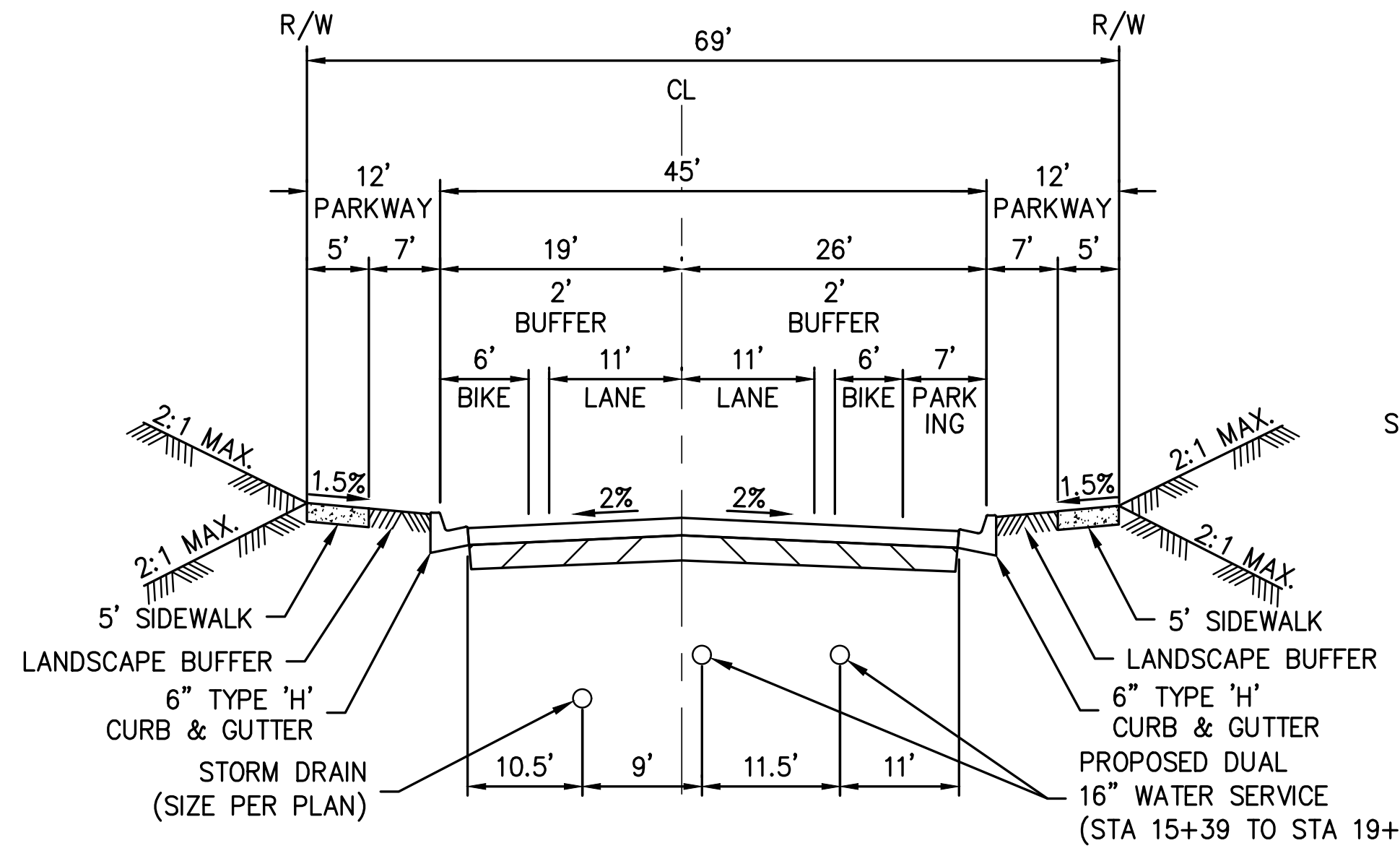
SHEET 6 OF 48


R/W
62'
CL
12'
PARKWAY
38'
19'
2' BUFFER
11'
LANE
6'
BIKE
5'
7'
2:1 MAX
1.5%
2%
5' SIDEWALK
LANDSCAPE BUFFER
6" TYPE 'H' CURB & GUTTER
PROPOSED TEMPORARY AND PRIVATE DUAL 6" SEWER FORCE MAIN
3' MIN
2'
16'
11.5'
4' MIN
PROPOSED DUAL 16" WATER SERVICE

PUBLIC STREET - CENTRAL AVENUE (PUBLIC)
(STA 19+50 TO STA 27+00 +/-)
STREET CLASSIFICATION: TWO LANE COLLECTOR (MODIFIED)

NOT TO SCALE
SEE SHEET 9 FOR STATIONING

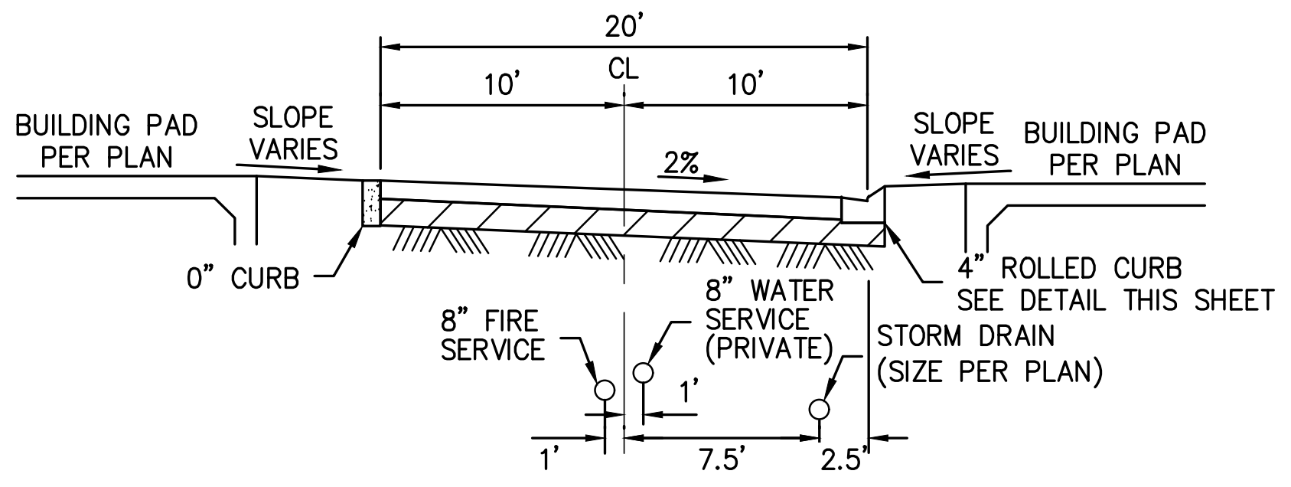
NOTES:
1. CLEARANCE FROM EDGE OF WATER MAIN TO LIP OF GUTTER SHALL BE 3'.
2. CLEARANCE FROM EDGE OF SEWER MAIN TO LIP OF GUTTER SHALL BE 5'
3. CENTRAL AVENUE IS SUPER ELEVATED AT 4% FROM STA 17+91.59 TO STA 26+51.17


R/W
69'
CL
12'
PARKWAY
45'
19'
26'
2' BUFFER
6'
BIKE
11'
LANE
7'
PARK ING
5'
2:1 MAX
1.5%
2%
5' SIDEWALK
LANDSCAPE BUFFER
6" TYPE 'H' CURB & GUTTER
STORM DRAIN (SIZE PER PLAN)
10.5'
9'
11.5'
11'
PROPOSED DUAL 16" WATER SERVICE (STA 15+39 TO STA 19+50)

PUBLIC STREET - CENTRAL AVENUE (PUBLIC)
(STA 10+50 TO STA 19+50 +/-)
STREET CLASSIFICATION: TWO LANE COLLECTOR (MODIFIED)

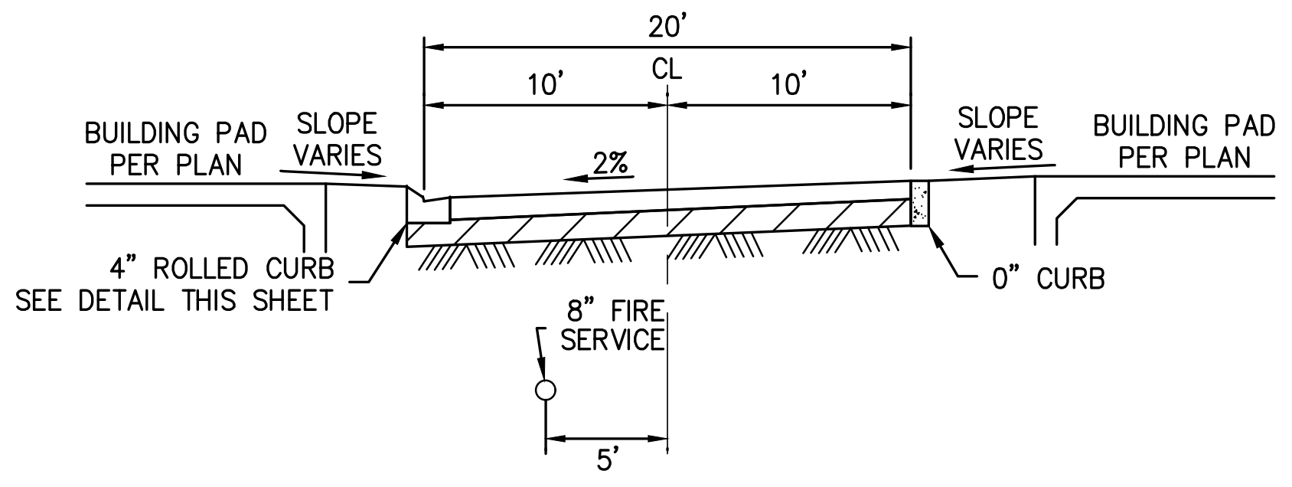
NOT TO SCALE
SEE SHEET 9 FOR STATIONING

NOTES:
1. CLEARANCE FROM EDGE OF WATER MAIN TO LIP OF GUTTER SHALL BE 3'.
2. CLEARANCE FROM EDGE OF SEWER MAIN TO LIP OF GUTTER SHALL BE 5'
3. CENTRAL AVENUE IS SUPER ELEVATED AT 4% FROM STA 17+91.59 TO STA 26+51.17


20'
10'
CL
BUILDING PAD PER PLAN
SLOPE VARIES
2%
0" CURB
4" ROLLED CURB SEE DETAIL THIS SHEET
8" FIRE SERVICE
8" WATER SERVICE (PRIVATE)
STORM DRAIN (SIZE PER PLAN)
1'
7.5'
2.5'

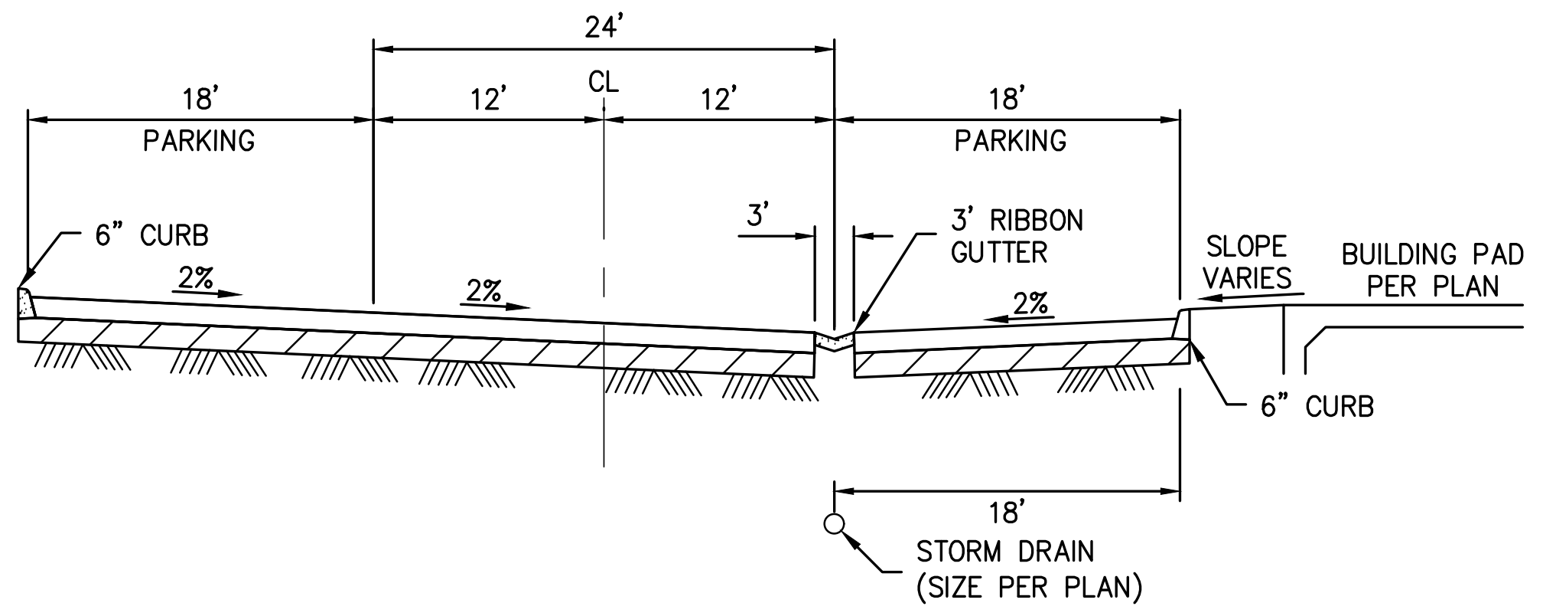
PRIVATE DRIVE V

NOT TO SCALE


20'
10'
CL
BUILDING PAD PER PLAN
SLOPE VARIES
2%
4" ROLLED CURB SEE DETAIL THIS SHEET
0" CURB
8" FIRE SERVICE
5'

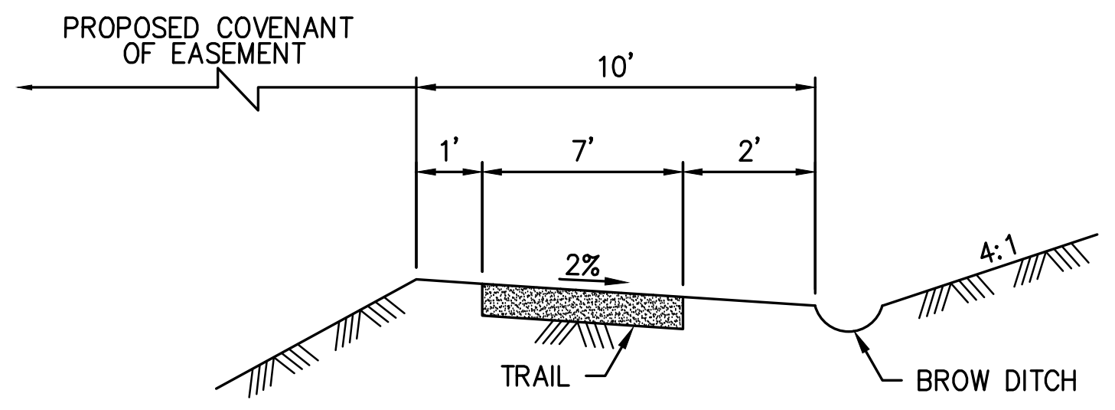
PRIVATE DRIVE W AND X

NOT TO SCALE


24'
18'
PARKING
12'
CL
6" CURB
2%
3'
3' RIBBON GUTTER
SLOPE VARIES
BUILDING PAD PER PLAN
6" CURB
18'
STORM DRAIN (SIZE PER PLAN)

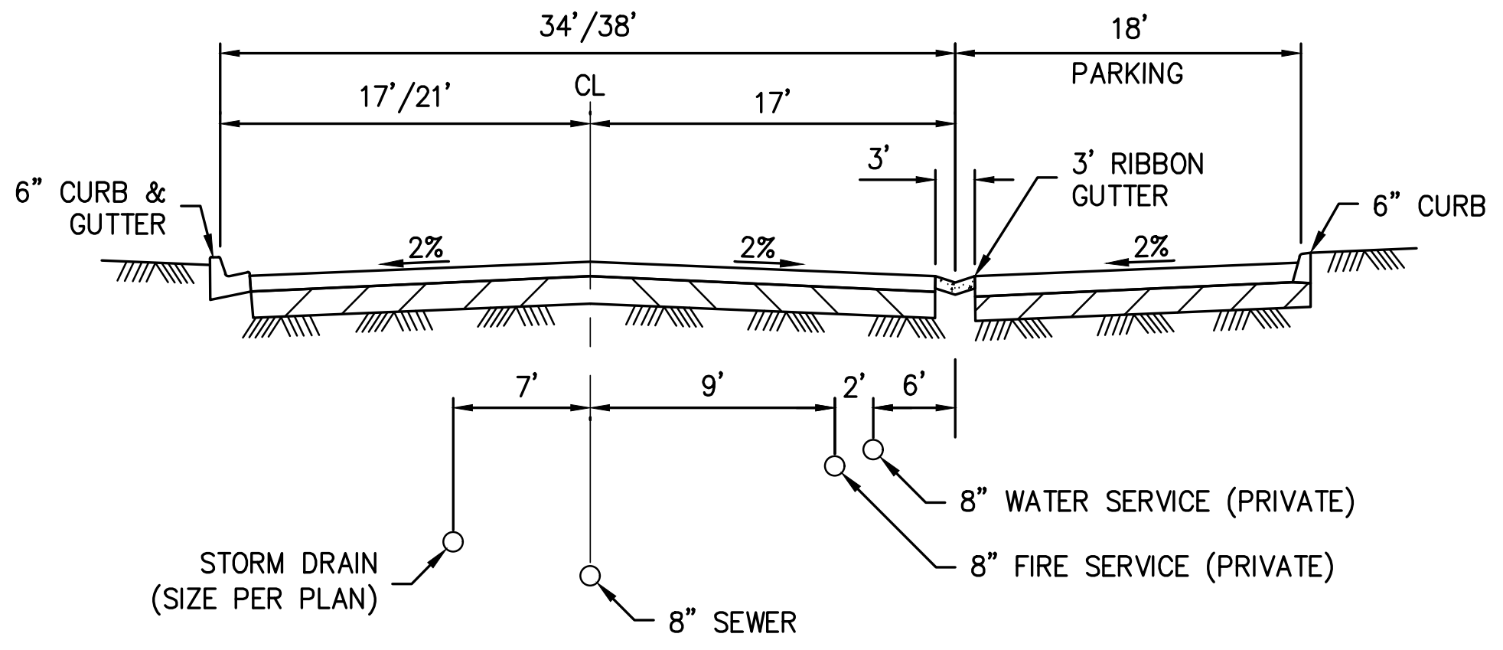
PRIVATE DRIVE T

NOT TO SCALE


PROPOSED COVENANT OF EASEMENT
10'
1'
7'
2'
2%
4:1
TRAIL
BROW DITCH

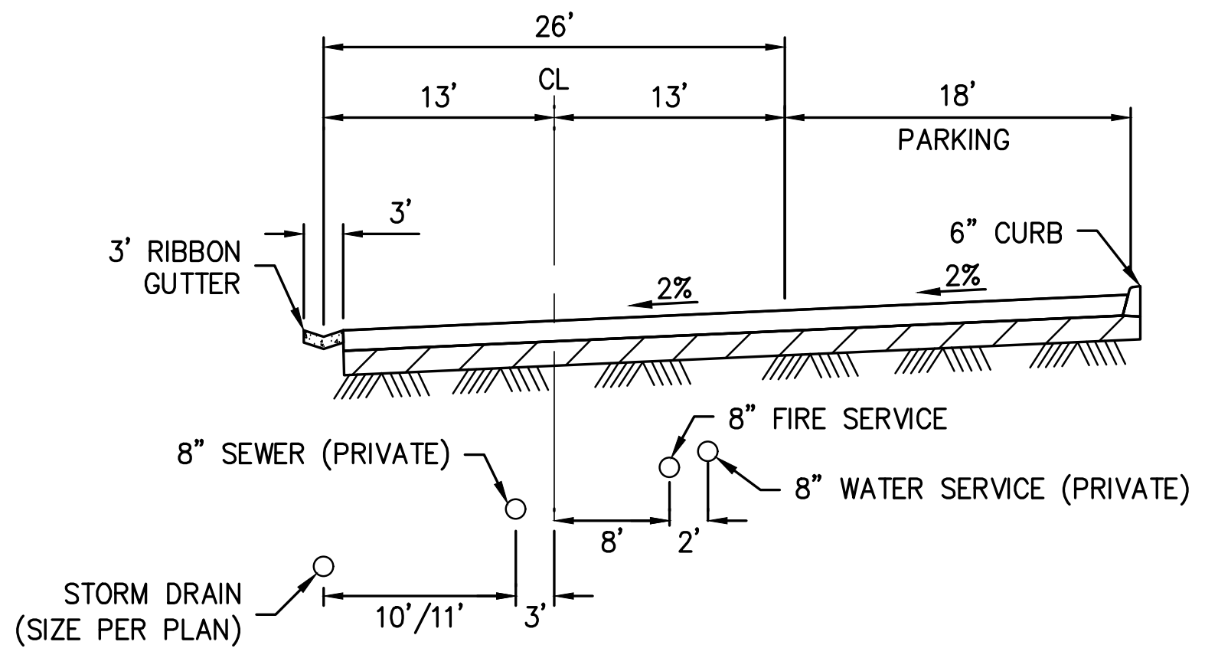
TYPICAL TRAIL GRADING DETAIL

NOT TO SCALE


34'/38'
18'
17'/21'
CL
17'
PARKING
3'
6" CURB & GUTTER
3' RIBBON GUTTER
6" CURB
2%
7'
9'
2'
6'
8" WATER SERVICE (PRIVATE)
8" FIRE SERVICE (PRIVATE)
STORM DRAIN (SIZE PER PLAN)
8" SEWER

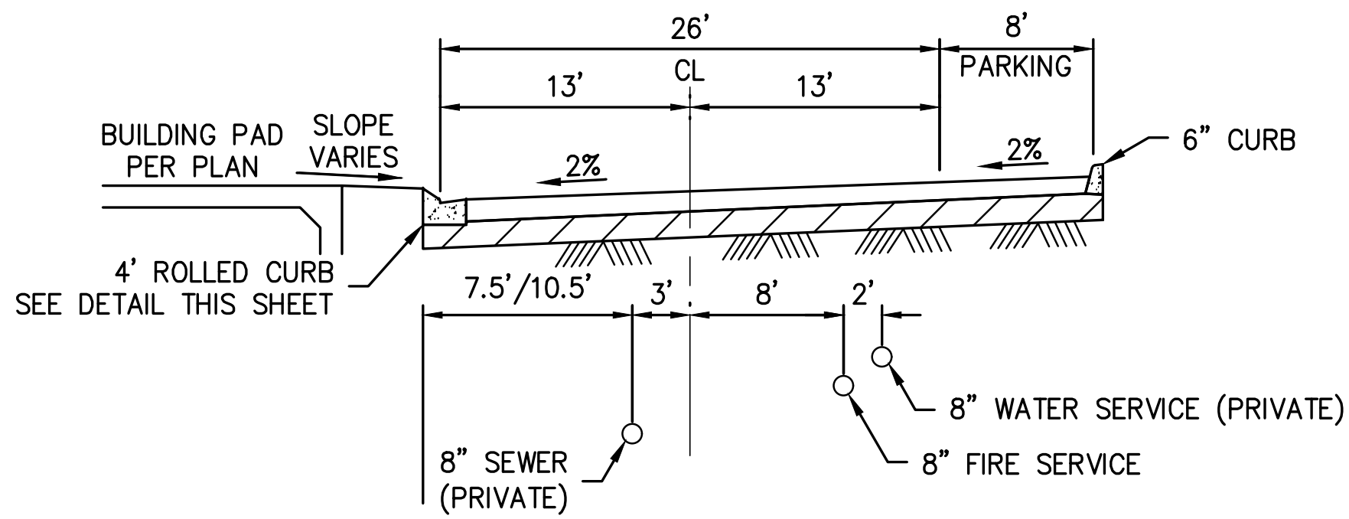
PRIVATE DRIVE E

NOT TO SCALE


26'
13'
CL
18'
PARKING
3' RIBBON GUTTER
3'
6" CURB
2%
8" SEWER (PRIVATE)
8" FIRE SERVICE
8" WATER SERVICE (PRIVATE)
8'
2'
STORM DRAIN (SIZE PER PLAN)
10'/11'
3'

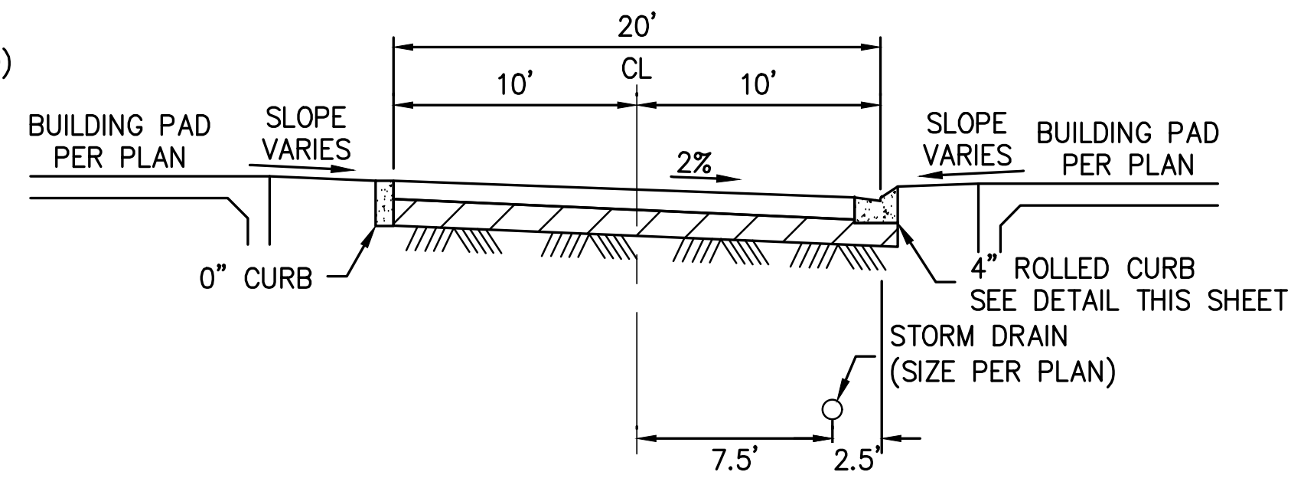
PRIVATE DRIVE F

NOT TO SCALE


26'
8'
13'
CL
PARKING
BUILDING PAD PER PLAN
SLOPE VARIES
2%
6" CURB
4' ROLLED CURB SEE DETAIL THIS SHEET
7.5'/10.5'
3'
8'
2'
8" WATER SERVICE (PRIVATE)
8" FIRE SERVICE
8" SEWER (PRIVATE)
STORM DRAIN (SIZE PER PLAN)

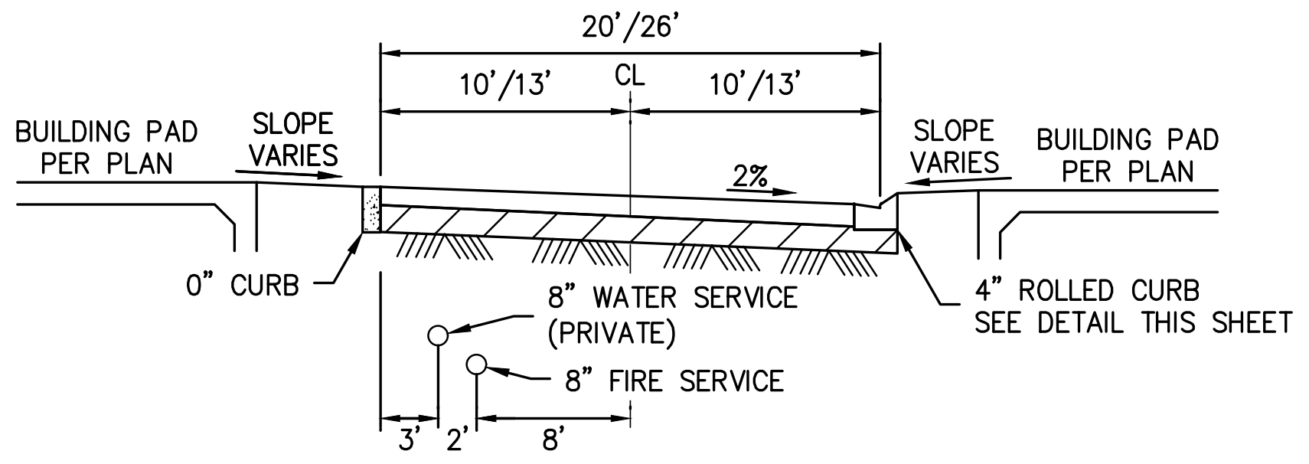
PRIVATE DRIVE O

NOT TO SCALE


20'
10'
CL
BUILDING PAD PER PLAN
SLOPE VARIES
2%
0" CURB
4" ROLLED CURB SEE DETAIL THIS SHEET
STORM DRAIN (SIZE PER PLAN)
7.5'
2.5'

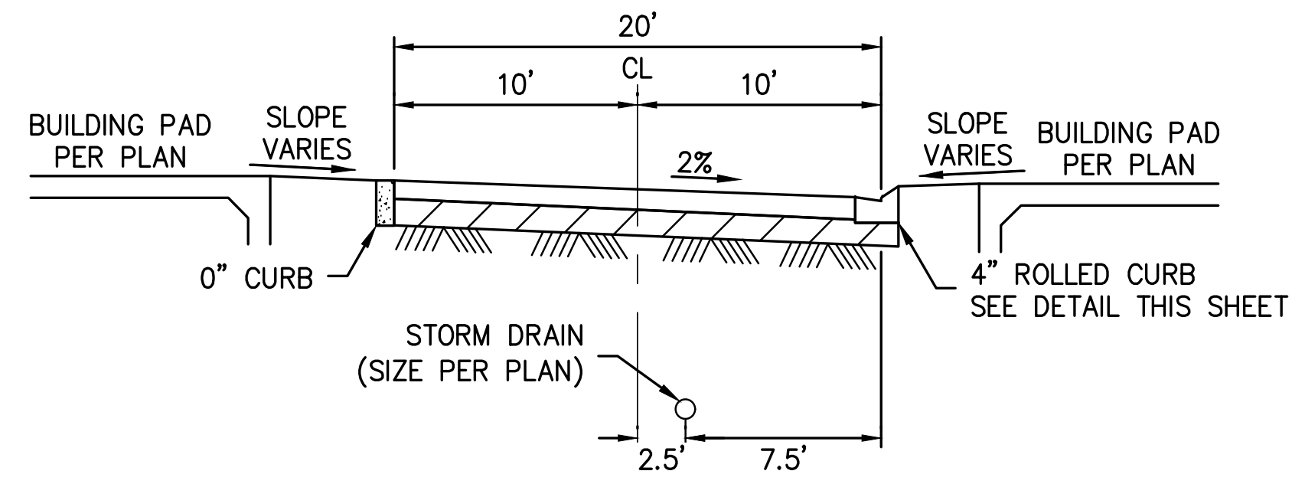
PRIVATE DRIVE Q

NOT TO SCALE


20'/26'
10'/13'
CL
BUILDING PAD PER PLAN
SLOPE VARIES
2%
0" CURB
4" ROLLED CURB SEE DETAIL THIS SHEET
8" WATER SERVICE (PRIVATE)
8" FIRE SERVICE
3'
2'
8'

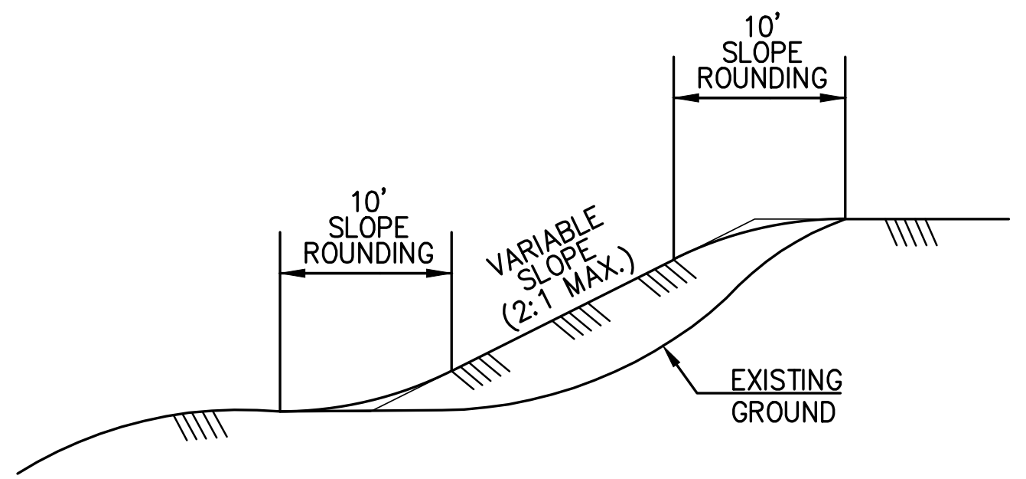
PRIVATE DRIVE R AND U

NOT TO SCALE


20'
10'
CL
BUILDING PAD PER PLAN
SLOPE VARIES
2%
0" CURB
4" ROLLED CURB SEE DETAIL THIS SHEET
STORM DRAIN (SIZE PER PLAN)
2.5'
7.5'

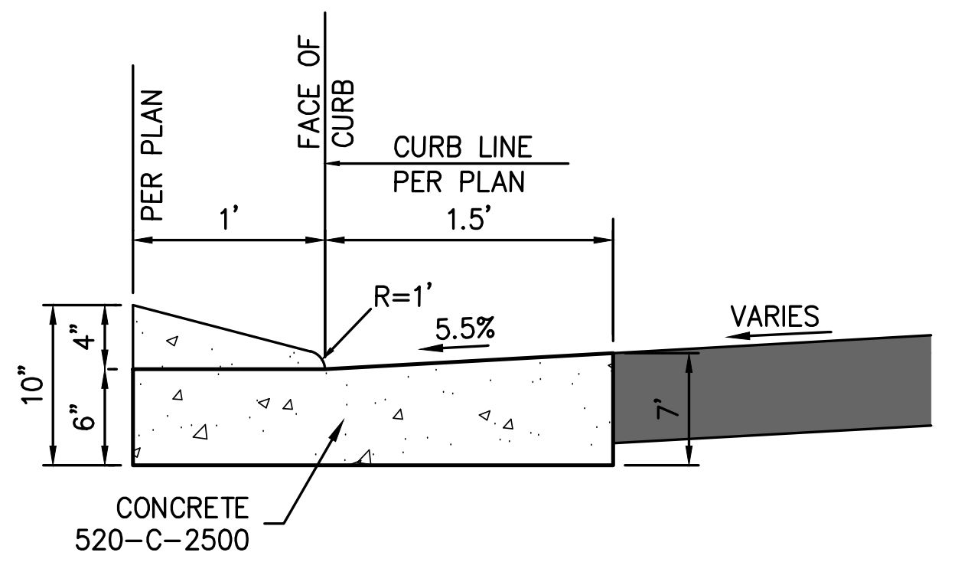
PRIVATE DRIVE P AND S

NOT TO SCALE


10' SLOPE ROUNDING
VARIABLE SLOPE (2:1 MAX.)
EXISTING GROUND

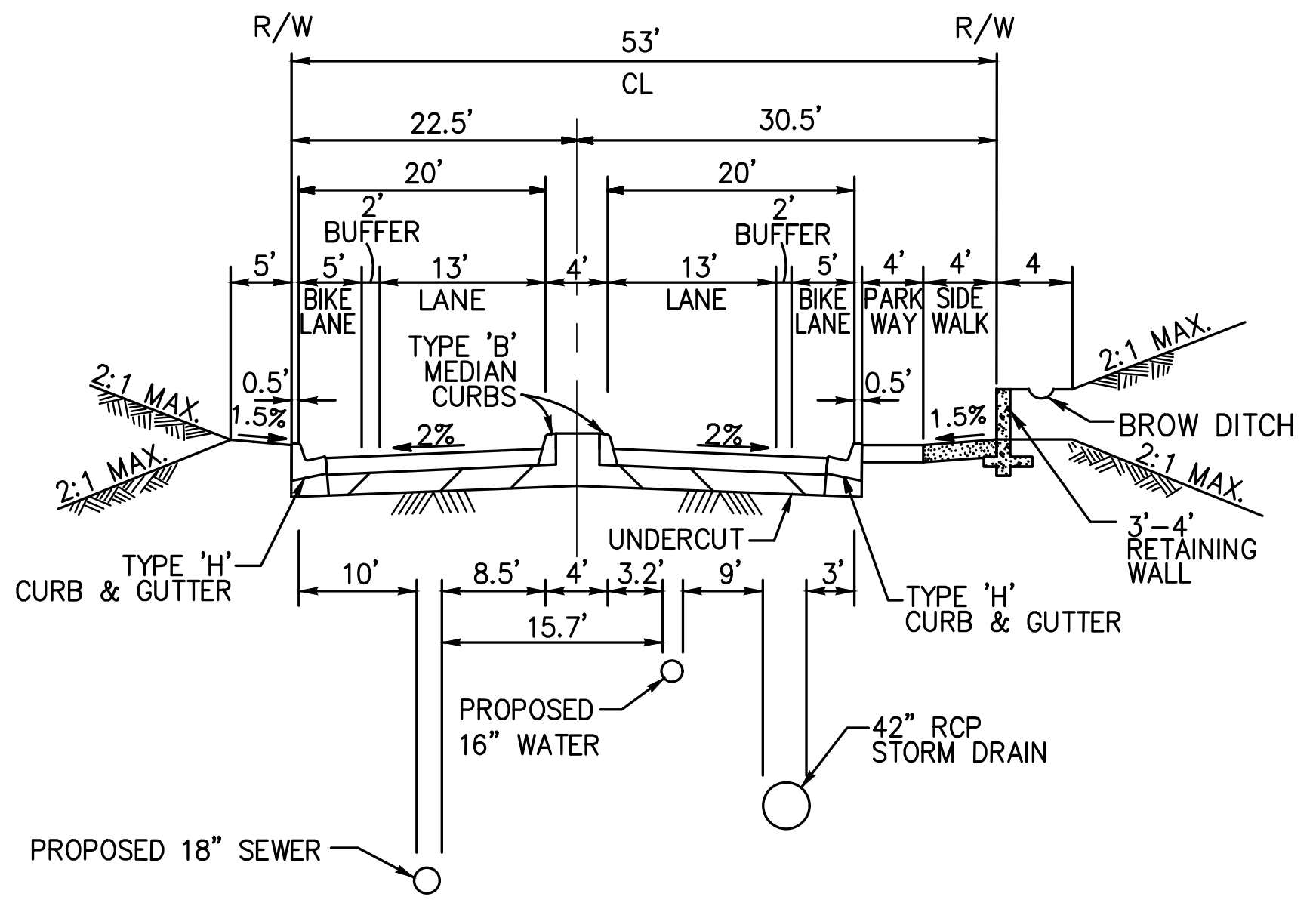
TYPICAL SLOPE ROUNDING TO EXISTING TOPOGRAPHY

NOT TO SCALE


PER PLAN
FACE OF CURB
CURB LINE PER PLAN
1'
1.5'
R=1"
5.5%
VARIES
4"
6"
10"
7"
CONCRETE 520-C-2500

4" ROLLED CURB DETAIL (PVT)

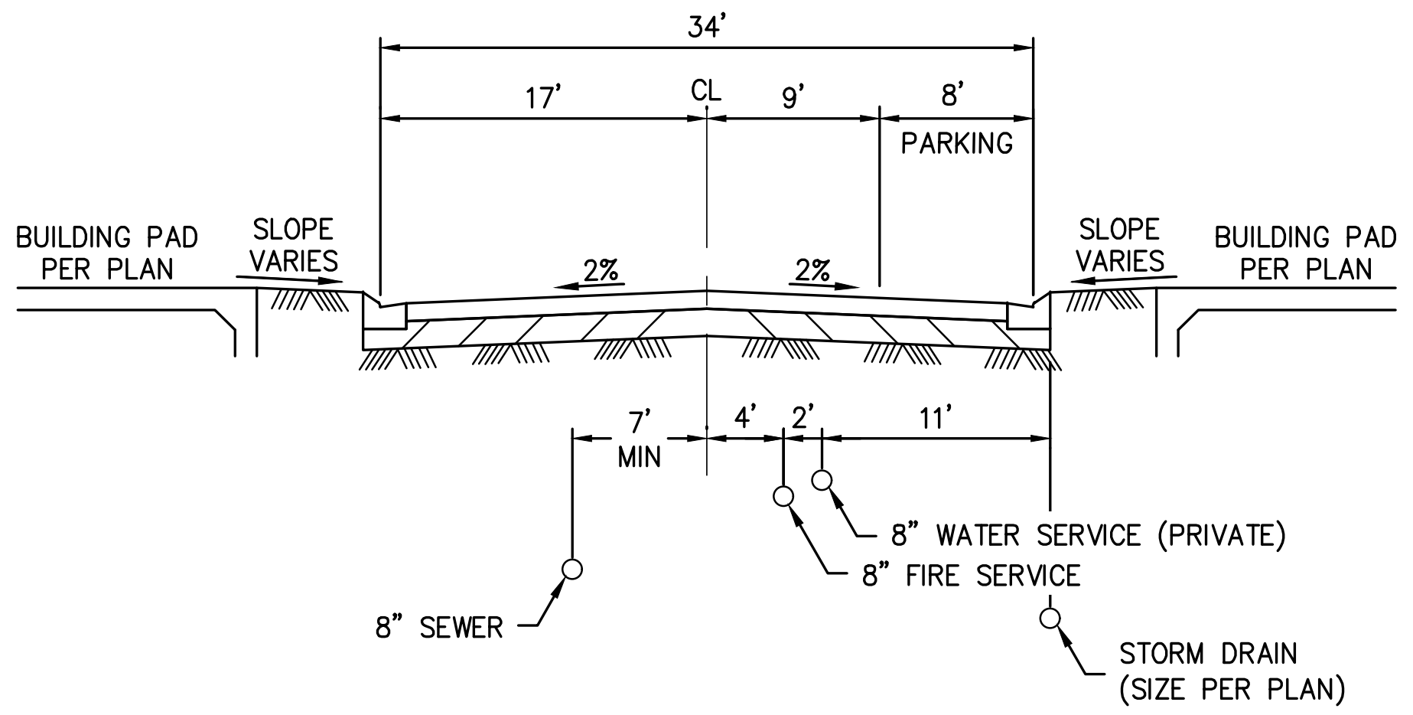
NOT TO SCALE


R/W
53'
CL
22.5'
30.5'
20'
2' BUFFER
5'
13'
BIKE LANE
LANE
4'
PARK WAY
SIDE WALK
TYPE 'B' MEDIAN CURBS
2:1 MAX
0.5'
1.5%
2%
BROW DITCH
3'-4' RETAINING WALL
TYPE 'H' CURB & GUTTER
10'
8.5'
3.2'
9'
3'
UNDERCUT
15.7'
PROPOSED 16" WATER
42" RCP STORM DRAIN
PROPOSED 18" SEWER

BEYER BLVD. WEST (PUBLIC)
(STA 9+50 TO STA 56+00 +/-)
MODIFIED 4-LANE URBAN COLLECTOR
(BUILT WITH 2 LANES DUE TO ENVIRONMENTAL CONSTRAINTS)
FROM ENRIGHT DRIVE TO WEST AVENUE

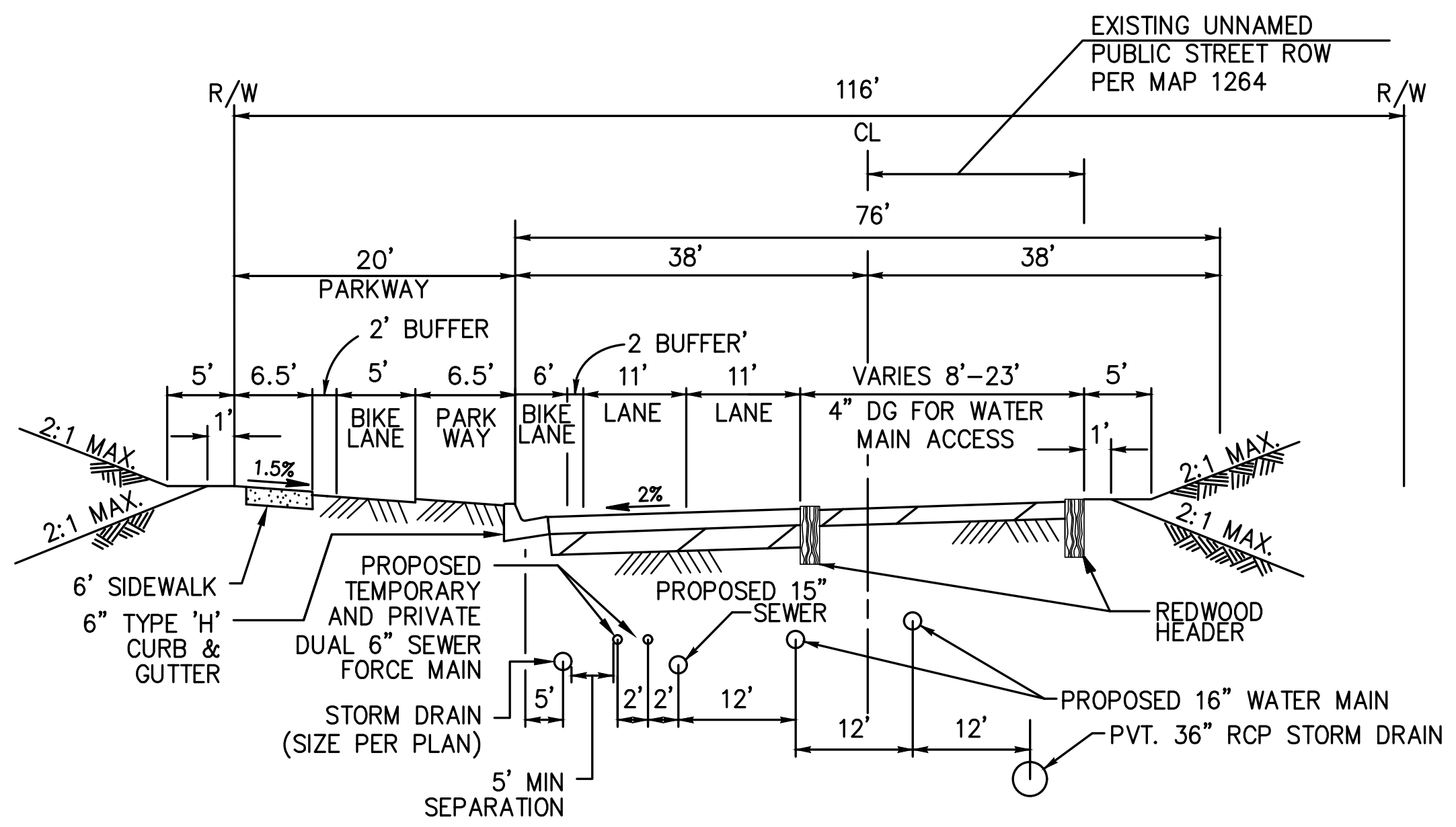
NOT TO SCALE
SEE SHEET 24/25 FOR STATIONING

NOTES:
1. CLEARANCE FROM EDGE OF WATER MAIN TO FACE OF CURB SHALL BE 3' MINIMUM.
2. CLEARANCE FROM EDGE OF SEWER MAIN TO FACE OF CURB OR LIP OF GUTTER SHALL BE 5' MINIMUM.


34'
17'
CL
9'
8'
PARKING
BUILDING PAD PER PLAN
SLOPE VARIES
2%
7' MIN
4'
2'
11'
8" WATER SERVICE (PRIVATE)
8" FIRE SERVICE
STORM DRAIN (SIZE PER PLAN)
8" SEWER

PRIVATE DRIVE F

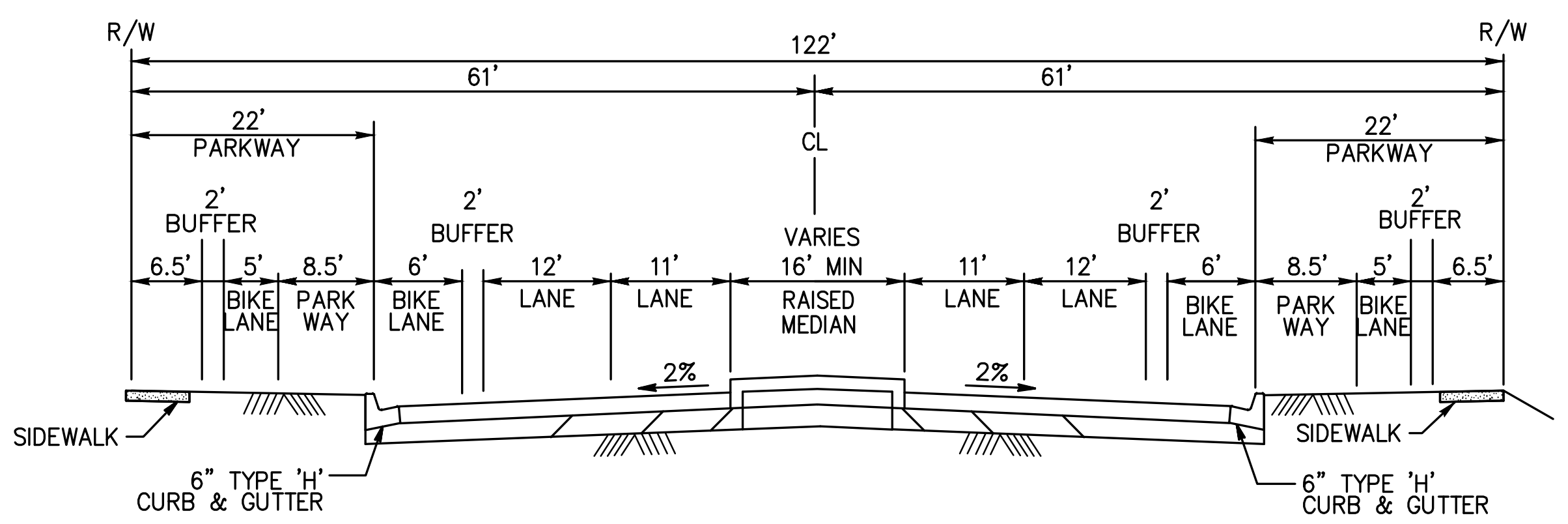
NOT TO SCALE


EXISTING UNNAMED PUBLIC STREET ROW PER MAP 1264
R/W
116'
CL
76'
20' PARKWAY
38'
2' BUFFER
5'
6.5'
BIKE LANE
PARK WAY
11'
LANE
4" DG FOR WATER MAIN ACCESS
VARIES 8'-23'
2:1 MAX
1.5%
2%
6' SIDEWALK
6" TYPE 'H' CURB & GUTTER
PROPOSED TEMPORARY AND PRIVATE DUAL 6" SEWER FORCE MAIN
PROPOSED 15" SEWER
REDWOOD HEADER
STORM DRAIN (SIZE PER PLAN)
5' MIN SEPARATION
5'
2'
12'
PROPOSED 16" WATER MAIN
PVT. 36" RCP STORM DRAIN

INTERIM BEYER BLVD. EAST (PUBLIC)
(STA 56+00 TO STA 67+75 +/-)
4 LANE URBAN MAJOR
FROM WEST AVE. TO CALIENTE AVE.

NOT TO SCALE
SEE SHEET 24/25 FOR STATIONING

NOTES:
1. CLEARANCE FROM EDGE OF WATER MAIN TO LIP OF GUTTER SHALL BE 3'.
2. CLEARANCE FROM EDGE OF SEWER MAIN TO LIP OF GUTTER SHALL BE 5'.

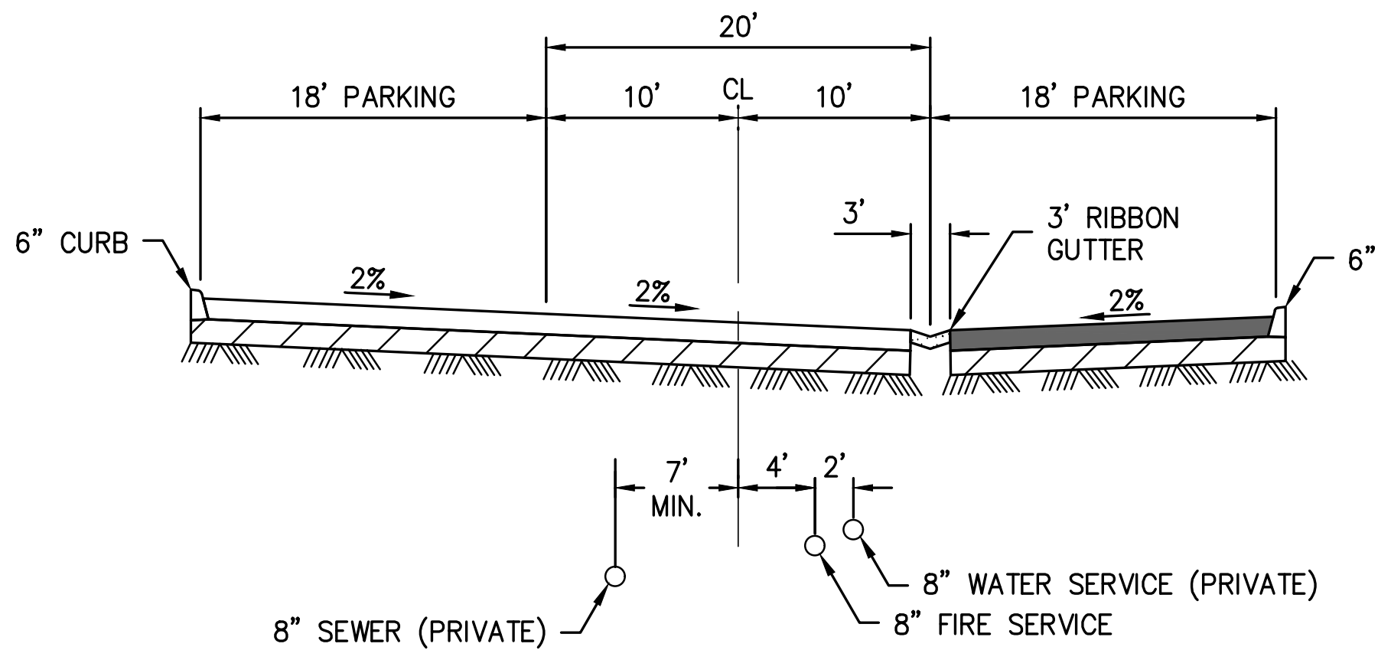

R/W
122'
61'
CL
22' PARKWAY
2' BUFFER
6.5'
5'
8.5'
BIKE LANE
PARK WAY
6'
12'
11'
LANE
VARIES 16' MIN
RAISED MEDIAN
2%
SIDEWALK
6" TYPE 'H' CURB & GUTTER

TYPICAL FUTURE CALIENTE AVENUE (PUBLIC)
(STA 37+50 TO STA 48+50 +/-)
STREET CLASSIFICATION: MODIFIED FOUR LANE URBAN COLLECTOR

NOT TO SCALE

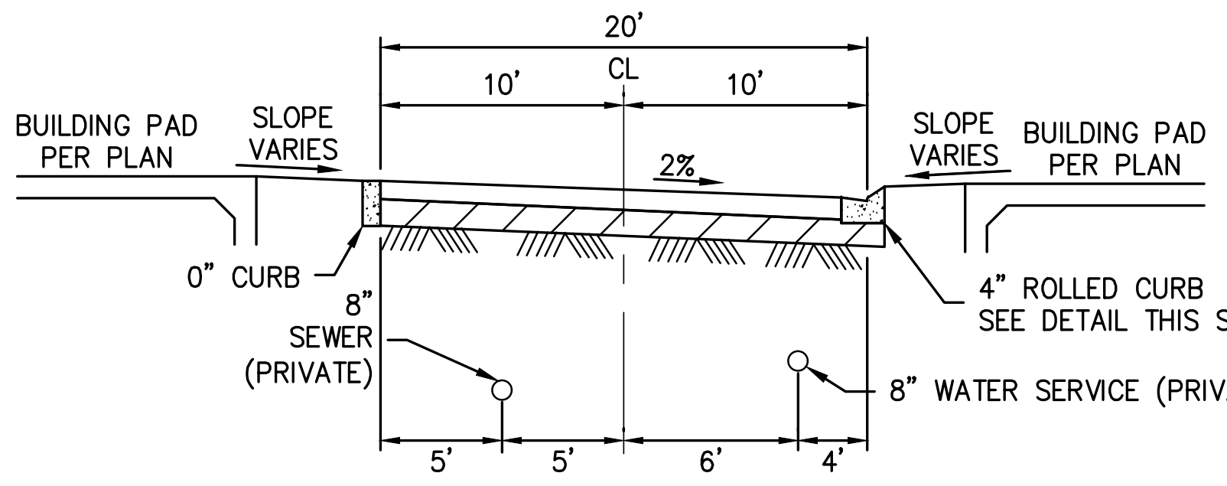
CALIENTE AVE. DESIGN REQUIREMENTS

DESIGN SPEED – 35 MPH
MAXIMUM GRADE – 7%
MINIMUM CURVE RADIUS: 610' WITH 2% STANDARD
CROWN CROSS SECTION PER CALTRANS DESIGN MANUAL
FIGURE 202.2 MINIMUM RADIUS WITH 2%
SUPERELEVATION IS 411 FEET.


20'
18' PARKING
10'
CL
3'
3' RIBBON GUTTER
6" CURB
2%
7' MIN.
4'
2'
8" WATER SERVICE (PRIVATE)
8" FIRE SERVICE
8" SEWER (PRIVATE)

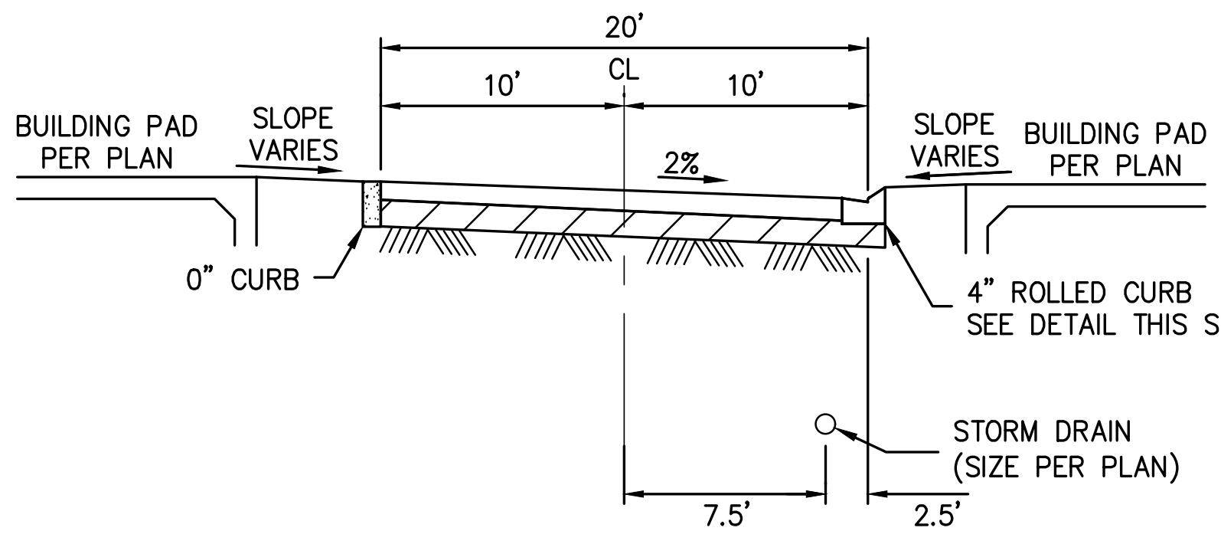
PRIVATE DRIVE G

NOT TO SCALE


20'
10'
CL
BUILDING PAD PER PLAN
SLOPE VARIES
2%
0" CURB
8" SEWER (PRIVATE)
4" ROLLED CURB SEE DETAIL THIS SHEET
8" WATER SERVICE (PRIVATE)
5'
6'
4'

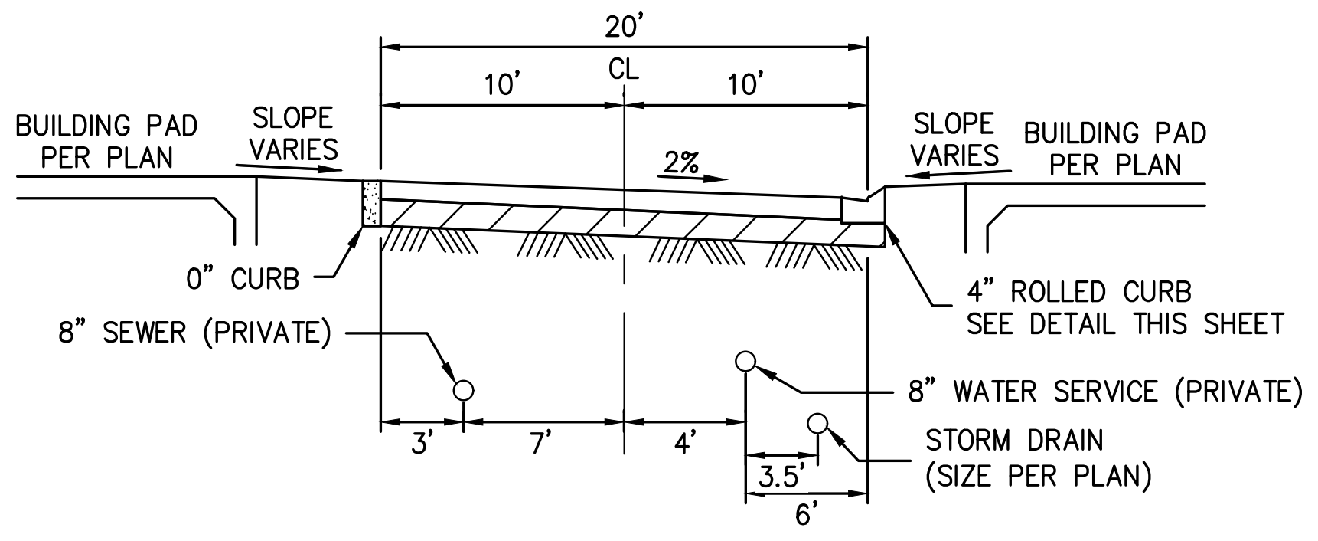
PRIVATE DRIVE H, J, L AND N

NOT TO SCALE


20'
10'
CL
BUILDING PAD PER PLAN
SLOPE VARIES
2%
0" CURB
4" ROLLED CURB SEE DETAIL THIS SHEET
STORM DRAIN (SIZE PER PLAN)
7.5'
2.5'

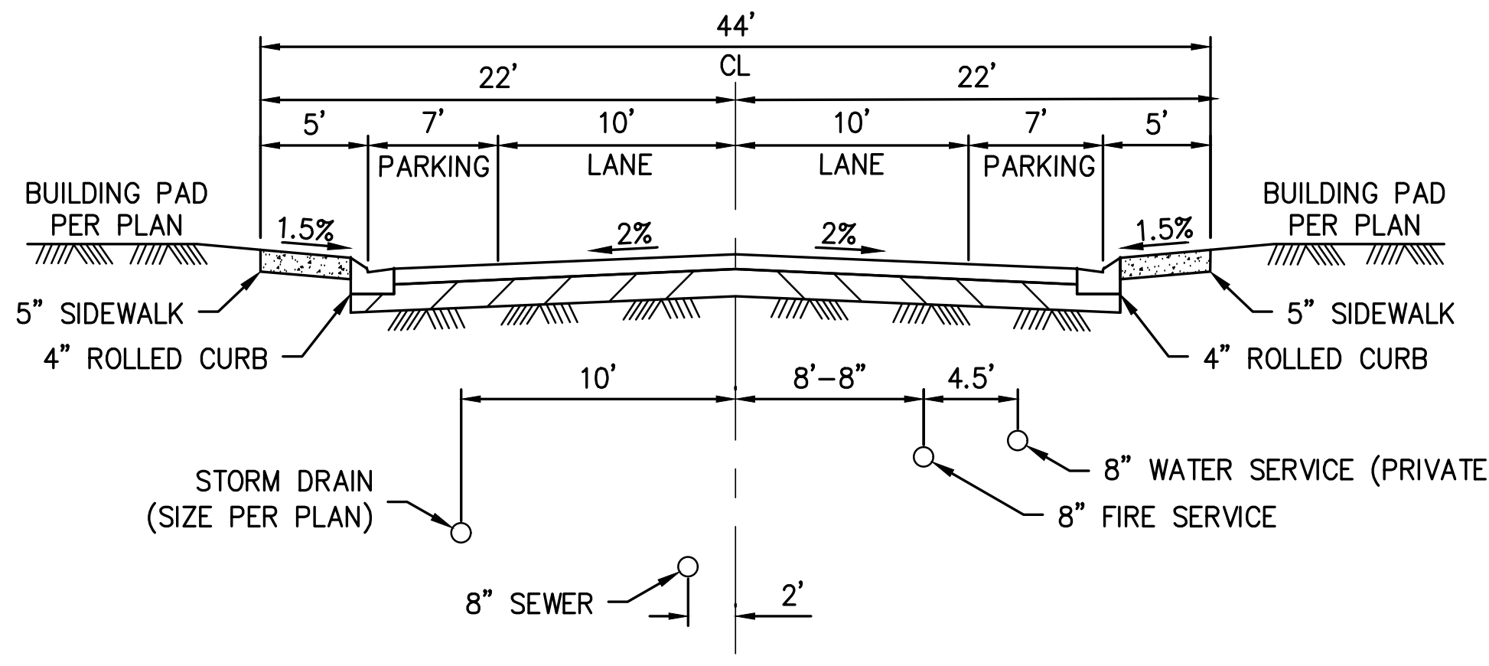
PRIVATE DRIVE M

NOT TO SCALE


20'
10'
CL
BUILDING PAD PER PLAN
SLOPE VARIES
2%
0" CURB
8" SEWER (PRIVATE)
4" ROLLED CURB SEE DETAIL THIS SHEET
8" WATER SERVICE (PRIVATE)
STORM DRAIN (SIZE PER PLAN)
3'
7'
4'
3.5'
6'

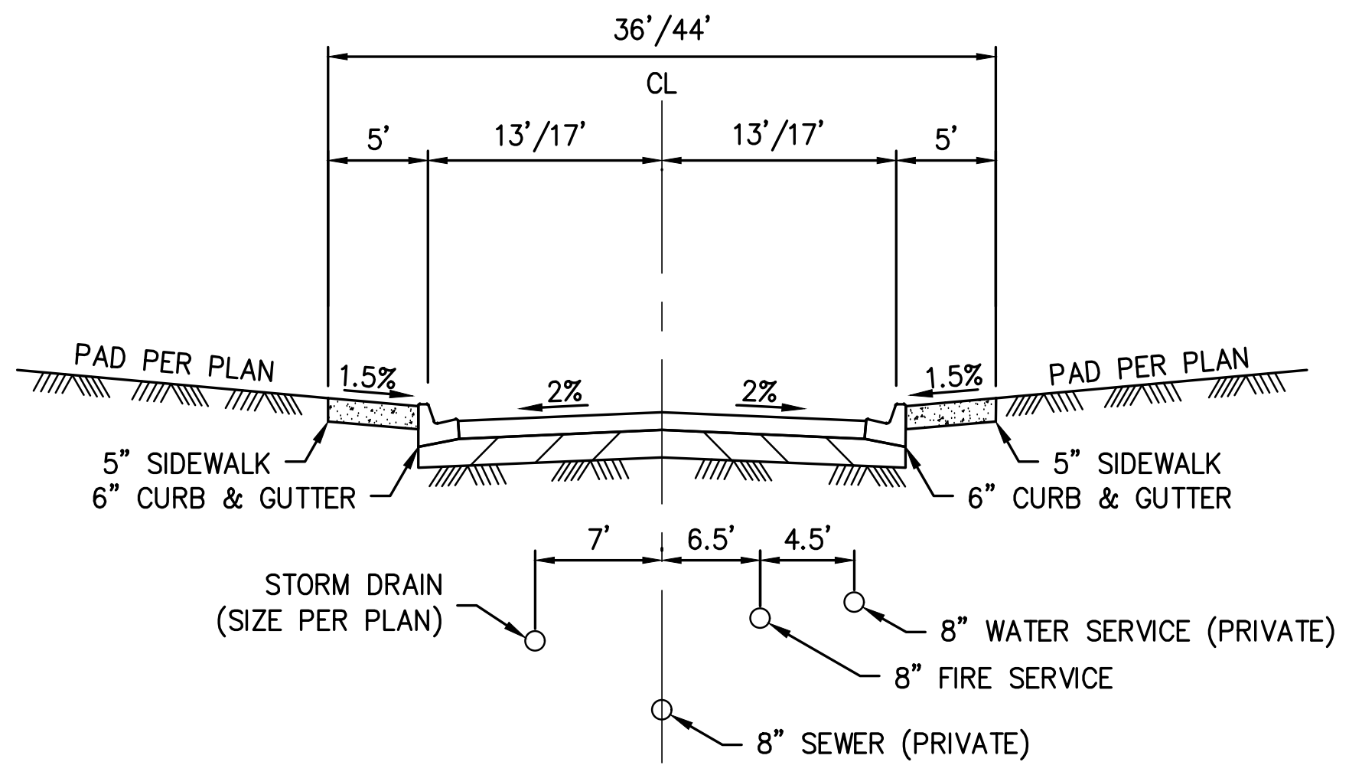
PRIVATE DRIVE I AND K

NOT TO SCALE


44'
22'
CL
5'
7'
10'
PARKING
LANE
BUILDING PAD PER PLAN
1.5%
2%
5" SIDEWALK
4" ROLLED CURB
10'
8'-8"
4.5'
STORM DRAIN (SIZE PER PLAN)
8" WATER SERVICE (PRIVATE)
8" FIRE SERVICE
8" SEWER
2'

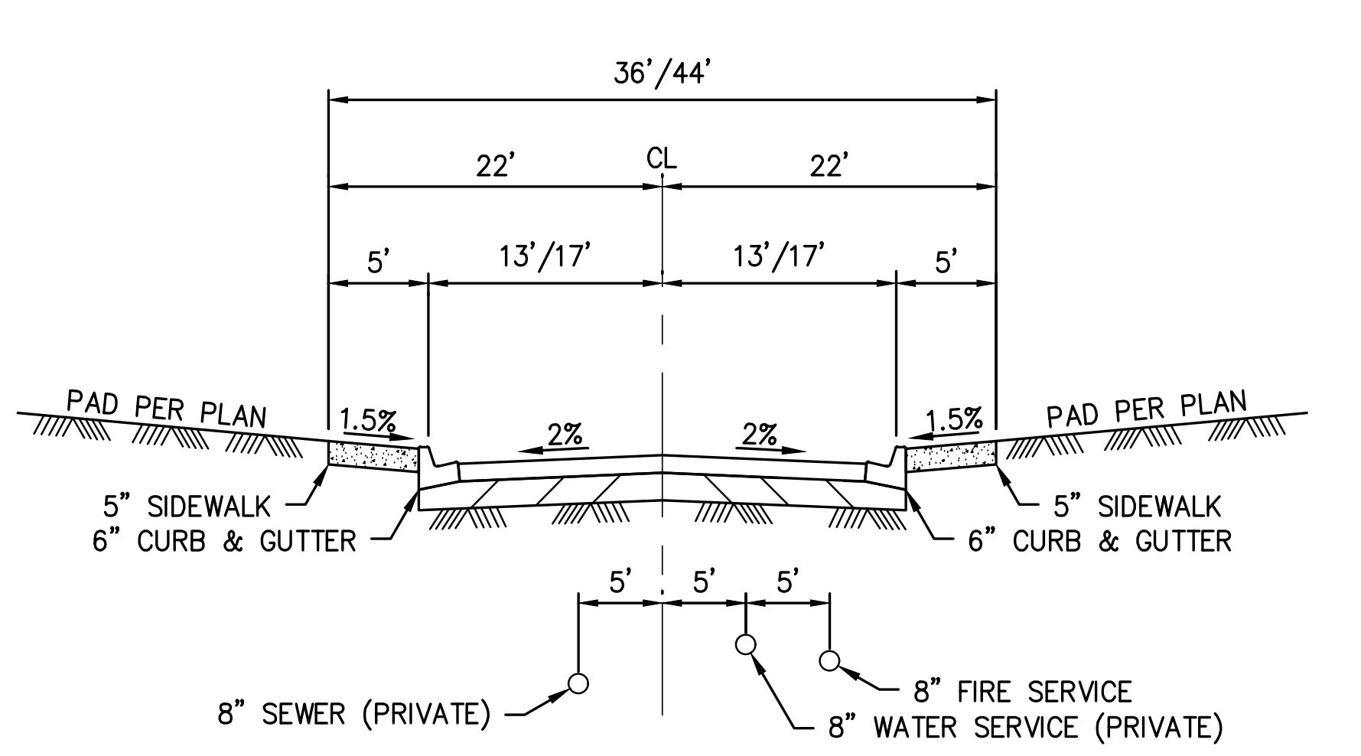
PRIVATE DRIVE A,B & C

NOT TO SCALE


36'/44'
CL
5'
13'/17'
PAD PER PLAN
1.5%
2%
5" SIDEWALK
6" CURB & GUTTER
STORM DRAIN (SIZE PER PLAN)
7'
6.5'
4.5'
8" WATER SERVICE (PRIVATE)
8" FIRE SERVICE
8" SEWER (PRIVATE)

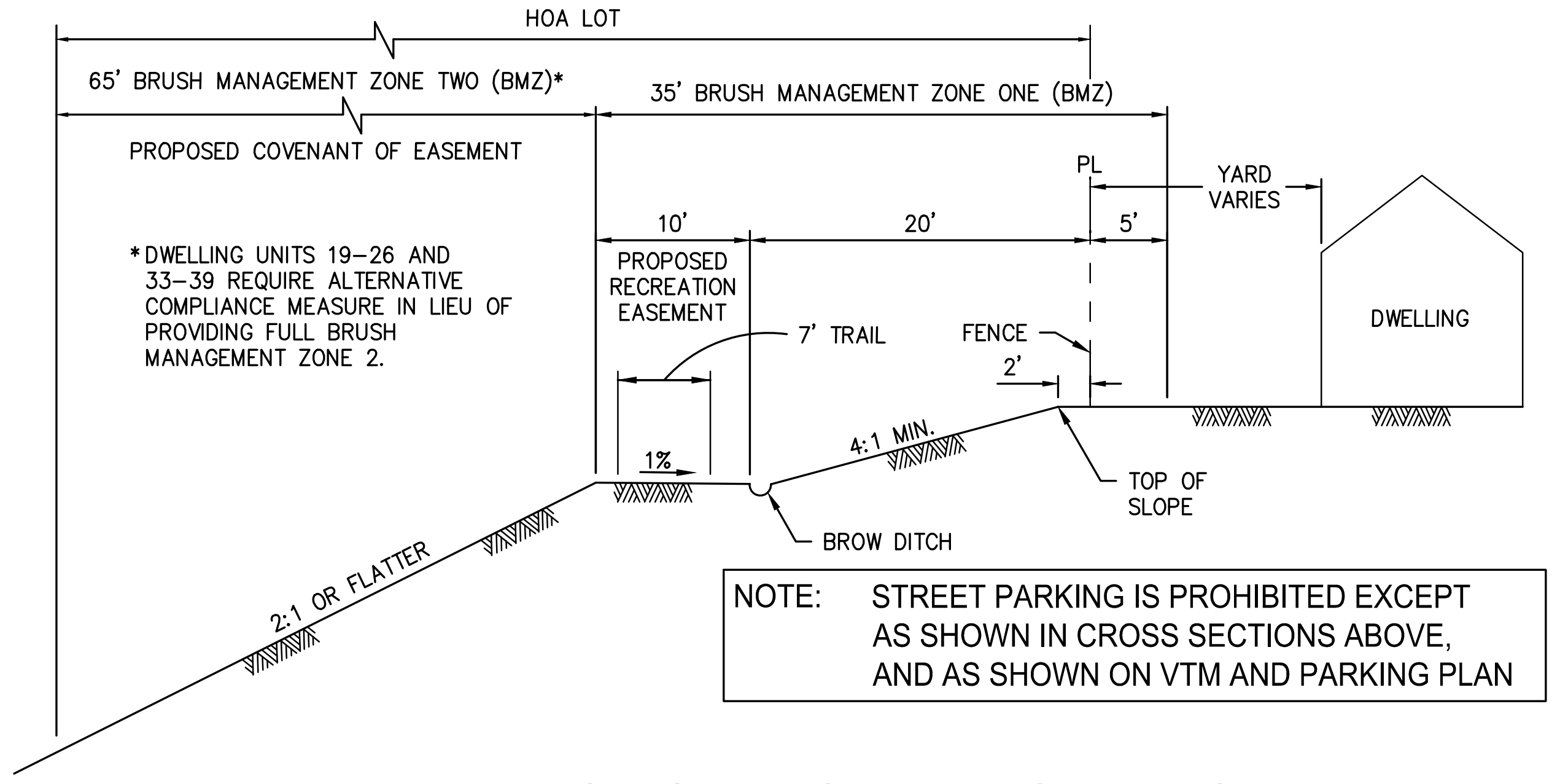
PRIVATE DRIVE D

NOT TO SCALE
NOTE: NO PARKING ON DRIVE "D"


36'/44'
22'
CL
5'
13'/17'
PAD PER PLAN
1.5%
2%
5" SIDEWALK
6" CURB & GUTTER
5'
8" SEWER (PRIVATE)
8" FIRE SERVICE
8" WATER SERVICE (PRIVATE)

PRIVATE DRIVE E

NOT TO SCALE
NOTE: NO PARKING ON DRIVE "E"


HOA LOT
65' BRUSH MANAGEMENT ZONE TWO (BMZ)*
35' BRUSH MANAGEMENT ZONE ONE (BMZ)
PROPOSED COVENANT OF EASEMENT
*DWELLING UNITS 19-26 AND 33-39 REQUIRE ALTERNATIVE COMPLIANCE MEASURE IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONE 2.
10'
PROPOSED RECREATION EASEMENT
7' TRAIL
20'
FENCE
2'
PL
5'
YARD VARIES
DWELLING
1%
4:1 MIN.
BROW DITCH
TOP OF SLOPE
2:1 OR FLATTER

NOTE: STREET PARKING IS PROHIBITED EXCEPT AS SHOWN IN CROSS SECTIONS ABOVE, AND AS SHOWN ON VTM AND PARKING PLAN

E

TYPICAL GRADING AND BRUSH MANAGEMENT FOR WEST EDGE LOTS WITH TRAIL - PA 10

NOT TO SCALE

NOTE

ALL WATER AND SEWER IN PRIVATE DRIVEWAYS ARE PRIVATE. ALL WATER AND SEWER MAINS IN PUBLIC STREETS ARE PUBLIC.

PTS: 614791
I.O.: 24007991

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

ENGINEER OF WORK:

John D. Leppert
1/13/26
JOHN D. LEPPERT DATE
R.C.E. 26283

No. 26283

PREPARED BY:
NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858-597-2001

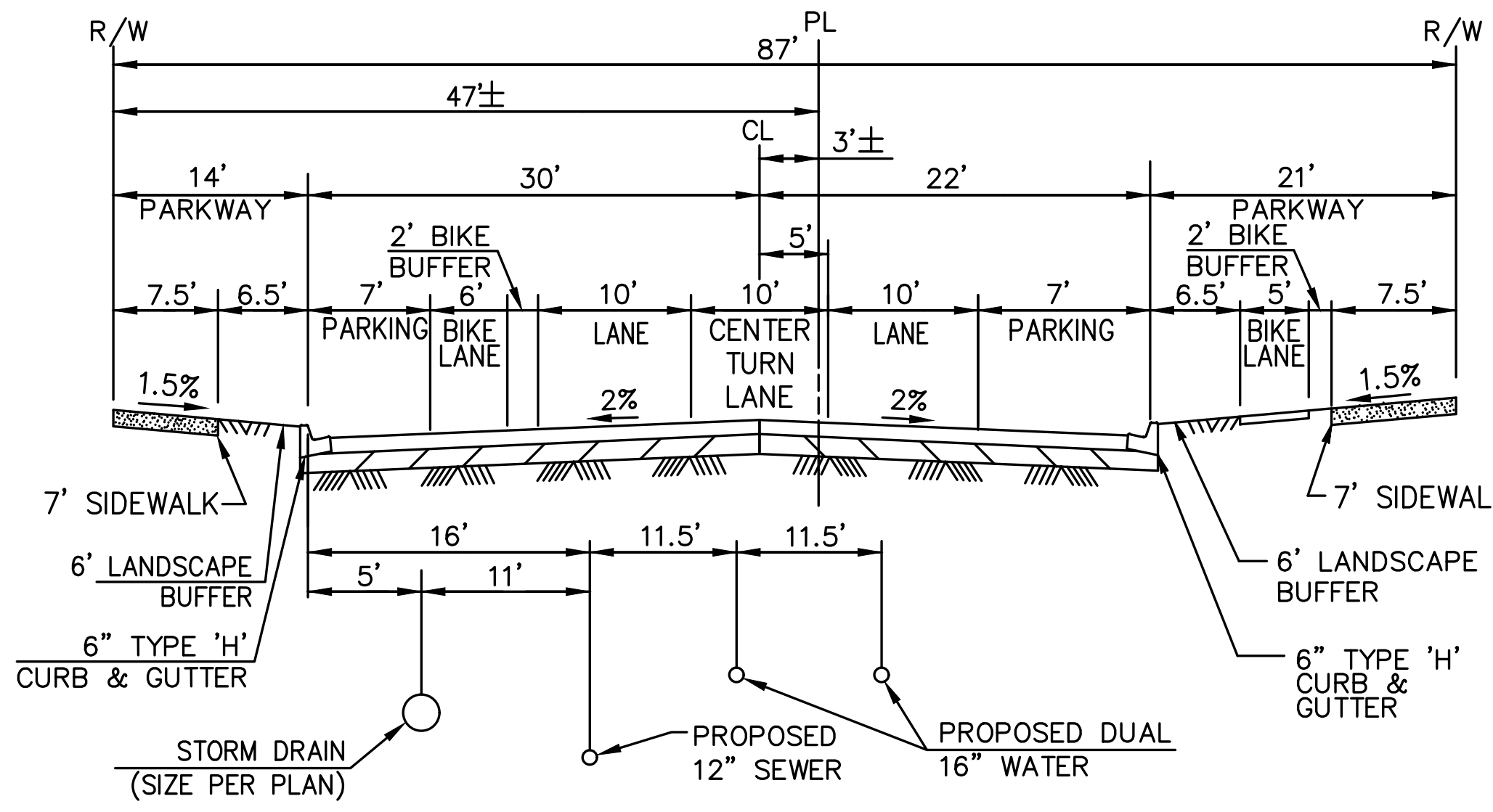
PROJECT NAME:
SOUTHWEST VILLAGE
VTM/SDP

SHEET TITLE:
STREET AND TRAIL
CROSS SECTIONS -
NORTH

REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	03/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

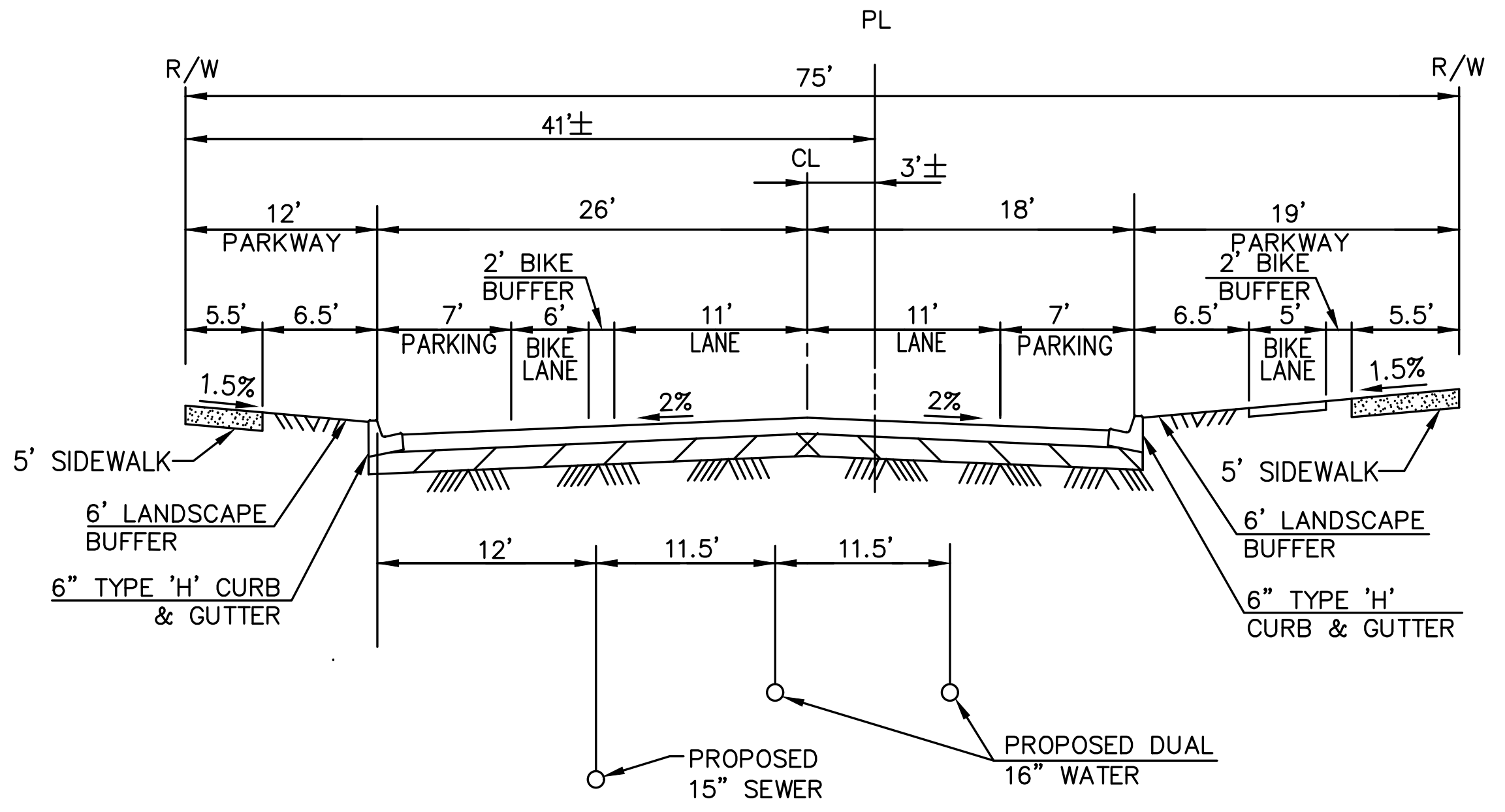
ORIGINAL DATE: 03/29/2019


R/W
PL
R/W
87'
47'±
CL
3'±
22'
14'
30'
21'
PARKWAY
2' BIKE BUFFER
PARKWAY
7.5'
6.5'
7'
6'
10'
10'
5'
10'
7'
6.5'
5'
7.5'
PARKING
BIKE LANE
LANE
CENTER TURN LANE
LANE
PARKING
BIKE LANE
1.5%
2%
2%
1.5%
7' SIDEWALK
6' LANDSCAPE BUFFER
6" TYPE 'H' CURB & GUTTER
16'
5'
11'
11.5'
11.5'
STORM DRAIN (SIZE PER PLAN)
PROPOSED 12" SEWER
PROPOSED DUAL 16" WATER
7' SIDEWALK
6' LANDSCAPE BUFFER
6" TYPE 'H' CURB & GUTTER

PUBLIC STREET - ULTIMATE WEST AVENUE (PUBLIC) (STA 10+00 TO STA 15+00 +/-) STREET CLASSIFICATION: TWO LANE COLLECTOR WITH LEFT TURN LANE

NOT TO SCALE
(SEE SHEET 10 FOR STATIONING)

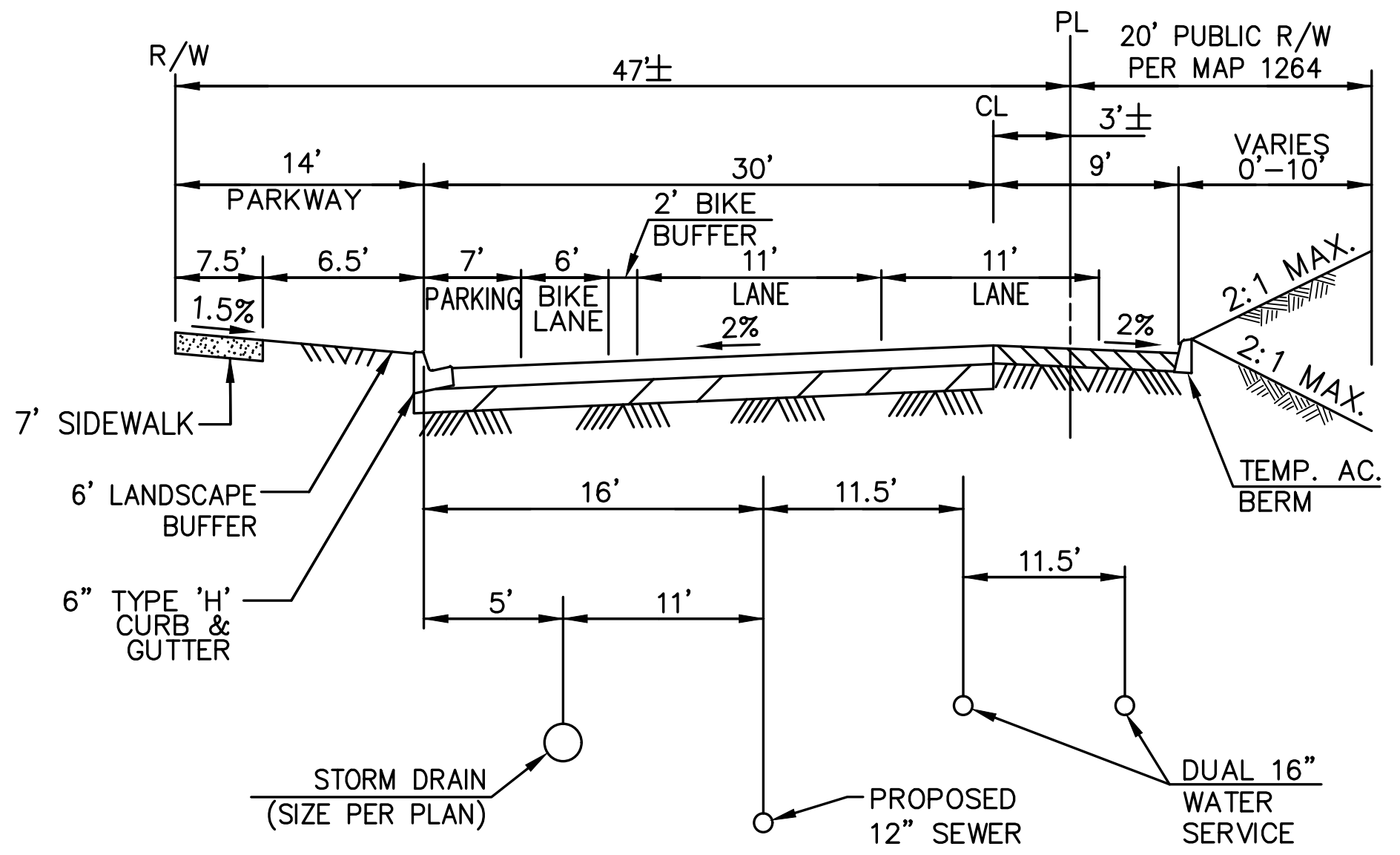
NOTES:
1. CLEARANCE FROM EDGE OF WATER MAIN TO LIP OF GUTTER SHALL BE 3'.
2. CLEARANCE FROM EDGE OF SEWER MAIN TO LIP OF GUTTER SHALL BE 5'


PL
R/W
R/W
75'
41'±
CL
3'±
12'
26'
18'
19'
PARKWAY
2' BIKE BUFFER
PARKWAY
5.5'
6.5'
7'
6'
11'
11'
7'
6.5'
5'
5.5'
PARKING
BIKE LANE
LANE
LANE
PARKING
BIKE LANE
1.5%
2%
2%
1.5%
5' SIDEWALK
6' LANDSCAPE BUFFER
6" TYPE 'H' CURB & GUTTER
12'
11.5'
11.5'
PROPOSED 15" SEWER
PROPOSED DUAL 16" WATER
5' SIDEWALK
6' LANDSCAPE BUFFER
6" TYPE 'H' CURB & GUTTER

PUBLIC STREET - ULTIMATE WEST AVENUE (PUBLIC) (STA 15+00 TO STA 24+30 +/-) STREET CLASSIFICATION: TWO LANE COLLECTOR

NOT TO SCALE
SEE SHEET 10 FOR STATIONING

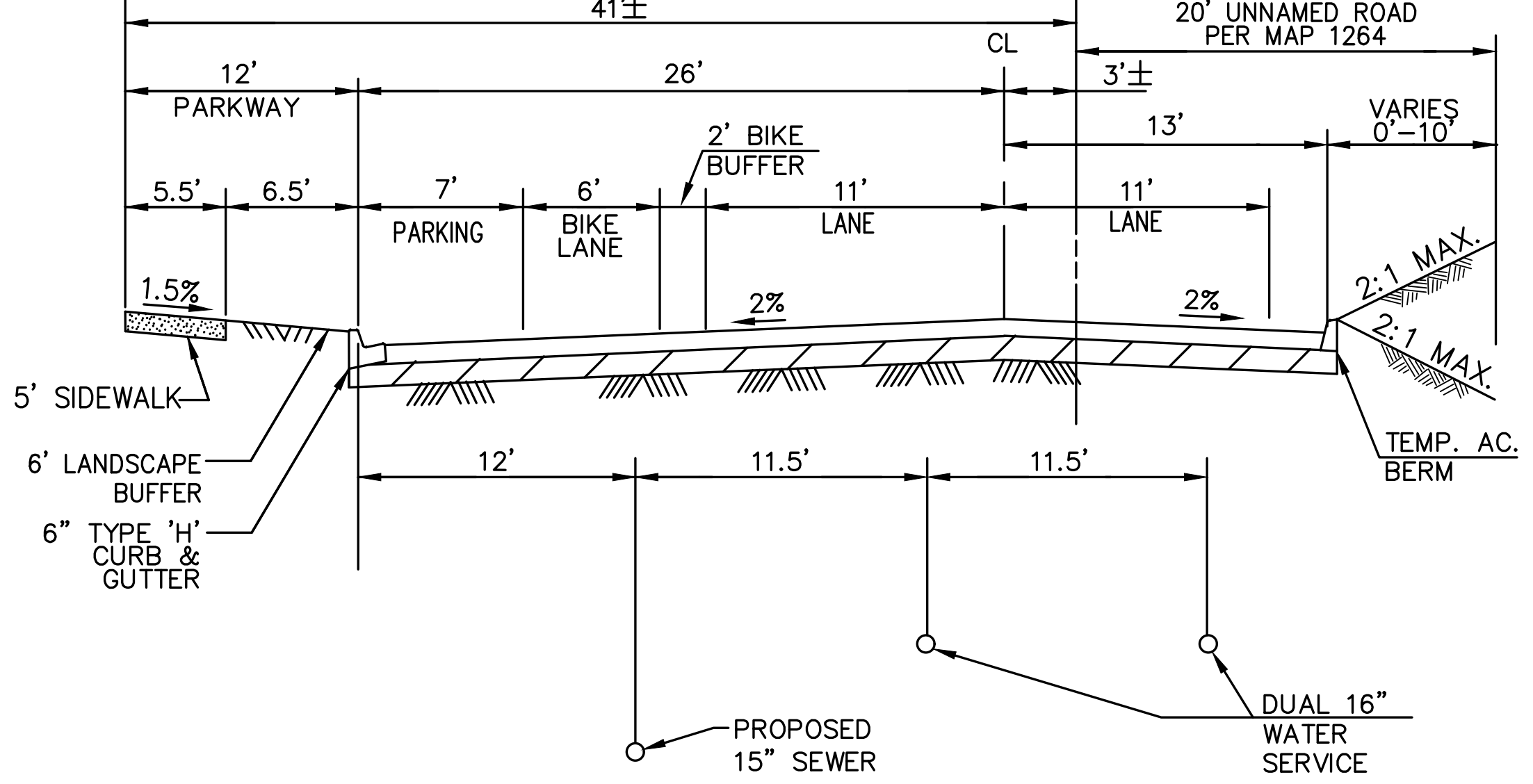
NOTES:
1. CLEARANCE FROM EDGE OF WATER MAIN TO LIP OF GUTTER SHALL BE 3'.
2. CLEARANCE FROM EDGE OF SEWER MAIN TO LIP OF GUTTER SHALL BE 5'


R/W
PL
20' PUBLIC R/W PER MAP 1264
47'±
CL
3'±
14'
30'
9'
VARIES 0'-10'
PARKWAY
2' BIKE BUFFER
7.5'
6.5'
7'
6'
11'
11'
PARKING
BIKE LANE
LANE
LANE
1.5%
2%
2%
2:1 MAX.
2:1 MAX.
7' SIDEWALK
6' LANDSCAPE BUFFER
6" TYPE 'H' CURB & GUTTER
TEMP. AC. BERM
16'
11.5'
5'
11'
11.5'
STORM DRAIN (SIZE PER PLAN)
PROPOSED 12" SEWER
DUAL 16" WATER SERVICE

PUBLIC STREET -INTERIM WEST AVENUE (PUBLIC) (STA 10+00 TO STA 15+00 +/-)

NOT TO SCALE
SEE SHEET 10 FOR STATIONING

NOTES:
1. CLEARANCE FROM EDGE OF WATER MAIN TO LIP OF GUTTER SHALL BE 3'.
2. CLEARANCE FROM EDGE OF SEWER MAIN TO LIP OF GUTTER SHALL BE 5'


R/W
PL
20' UNNAMED ROAD PER MAP 1264
41'±
CL
3'±
12'
26'
13'
VARIES 0'-10'
PARKWAY
2' BIKE BUFFER
5.5'
6.5'
7'
6'
11'
11'
PARKING
BIKE LANE
LANE
LANE
1.5%
2%
2%
2:1 MAX.
2:1 MAX.
5' SIDEWALK
6' LANDSCAPE BUFFER
6" TYPE 'H' CURB & GUTTER
TEMP. AC. BERM
12'
11.5'
11.5'
PROPOSED 15" SEWER
DUAL 16" WATER SERVICE

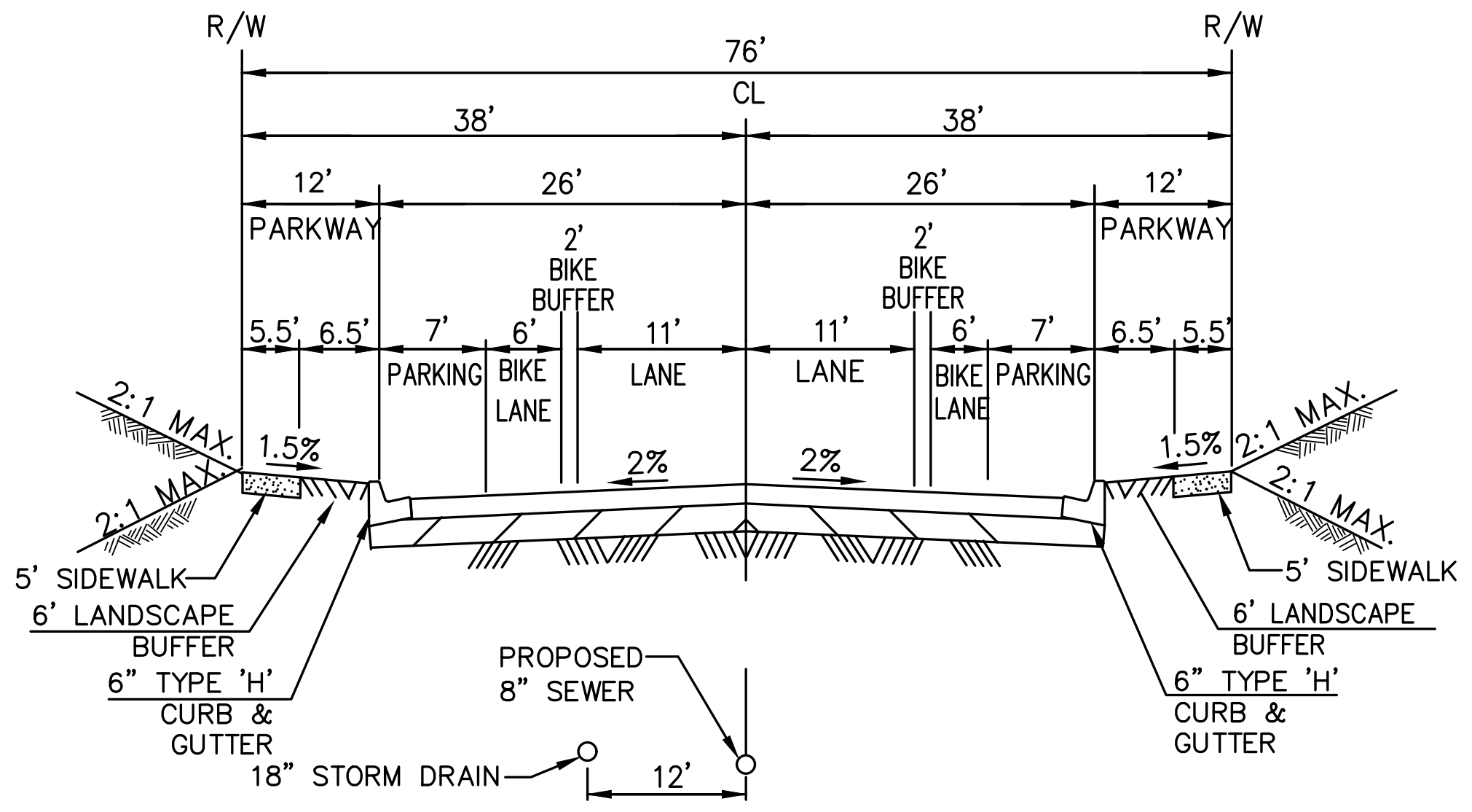
PUBLIC STREET - INTERIM WEST AVENUE (PUBLIC) (STA 15+00 TO STA 24+30 +/-)

NOT TO SCALE
SEE SHEET 10 FOR STATIONING

NOTES:
1. CLEARANCE FROM EDGE OF WATER MAIN TO LIP OF GUTTER SHALL BE 3'.
2. CLEARANCE FROM EDGE OF SEWER MAIN TO LIP OF GUTTER SHALL BE 5'

BUILDING SUMMARY		
SOLMAR (PA-13)		
PLAN	TYPE	NO. OF UNITS
1	2 BR + 2.5 BA	11
2	2 BR + 2.5 BA	11
3	3 BR + 2.5 BA	14
4	3 BR + 2.5 BA	18
5	4 BR + 3.5 BA	11
	TOTAL	65
MAREA (PA-13)		
PLAN	TYPE	NO. OF UNITS
1	2 BR + 2.5 BA	16
2	2 BR + 2.5 BA	16
3	3 BR + 2.5 BA + DEN	25
4	4 BR + 3.5 BA	34
5	3 BR + LOFT + 2.5 BA	14
	TOTAL	105
CASTELLO (PA-14)		
PLAN	TYPE	NO. OF UNITS
1	3 BR + 2.5 BA	11
2	3 - 4 BR + 2.5 - 3 BA	15
3	4 - 5 BR + 3 BA	18
	TOTAL	44
ZUTANO (PA-14)		
PLAN	TYPE	NO. OF UNITS
1	3 BR + 2.5 BA	13
2	3 BR + 2.5 BA	18
3	4 BR + 2.5 BA	21
	TOTAL	52

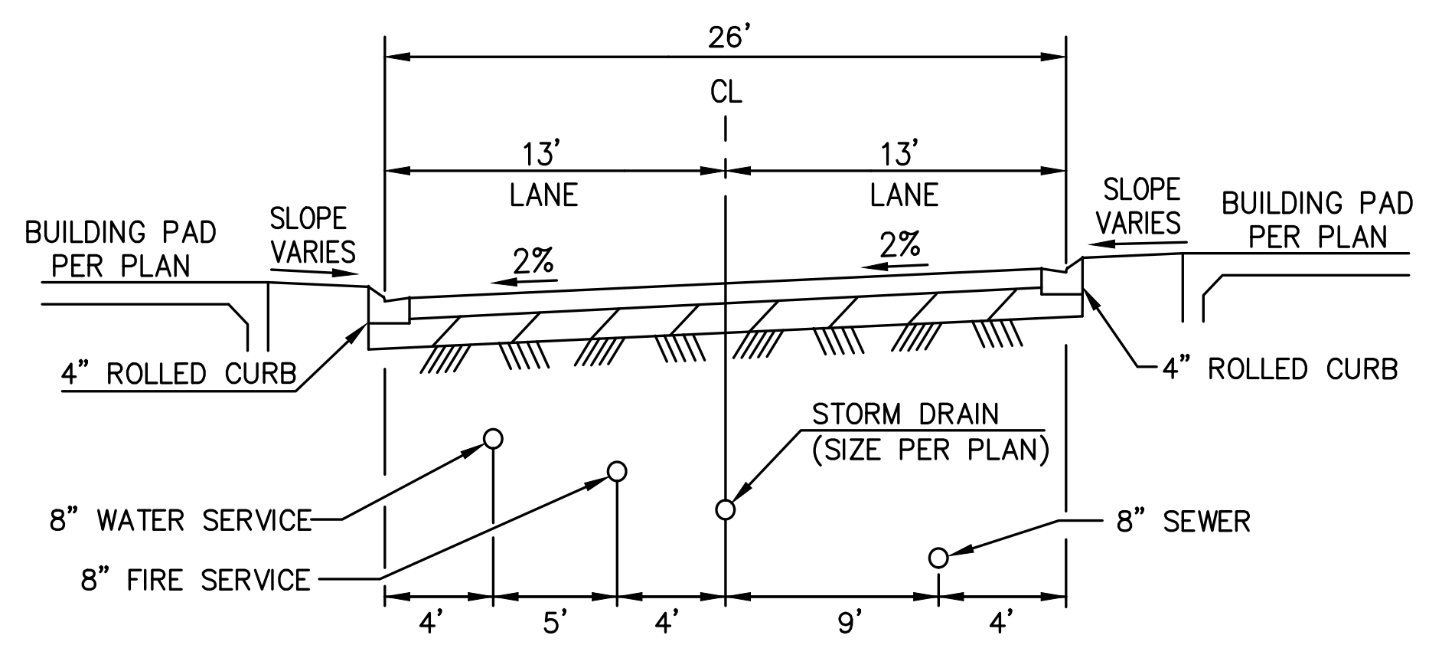
BUILDING SUMMARY		
SOLMAR (PA-11)		
PLAN	TYPE	NO. OF UNITS
1	2 BR + 2.5 BA	12
2	2 BR + 2.5 BA	12
3	3 BR + 2.5 BA	18
4	3 BR + 2.5 BA	18
5	4 BR + 3.5 BA	12
	TOTAL	72
MEYER (PA-11)		
PLAN	TYPE	NO. OF UNITS
1	2 BR + 2.5 BA	14
2	2 BR + 2.5 BA	17
3	3 BR + 2.5 BA	31
3	3 - 4 BR + 3.5 BA	34
	TOTAL	96
ZUTANO (PA-12)		
PLAN	TYPE	NO. OF UNITS
1	3 BR + 2.5 BA	10
2	3 BR + 2.5 BA	14
3	4 BR + 2.5 BA	16
	TOTAL	40
CASTELLO (PA-12)		
PLAN	TYPE	NO. OF UNITS
1	3 BR + 2.5 BA	9
2	3 - 4 BR + 2.5 - 3 BA	13
3	4 - 5 BR + 3 BA	14
	TOTAL	36


R/W
R/W
76'
CL
38'
38'
12'
26'
26'
12'
PARKWAY
2' BIKE BUFFER
2' BIKE BUFFER
PARKWAY
5.5'
6.5'
7'
6'
11'
11'
6'
7'
6.5'
5.5'
PARKING
BIKE LANE
LANE
LANE
BIKE LANE
PARKING
2:1 MAX.
2:1 MAX.
2:1 MAX.
2:1 MAX.
1.5%
2%
2%
1.5%
5' SIDEWALK
6' LANDSCAPE BUFFER
6" TYPE 'H' CURB & GUTTER
PROPOSED 8" SEWER
18" STORM DRAIN
12'
5' SIDEWALK
6' LANDSCAPE BUFFER
6" TYPE 'H' CURB & GUTTER

PUBLIC STREET A (STA 10+00.00 TO STA 15+00 +/-) (PUBLIC) STREET CLASSIFICATION: TWO LANE COLLECTOR (MODIFIED)

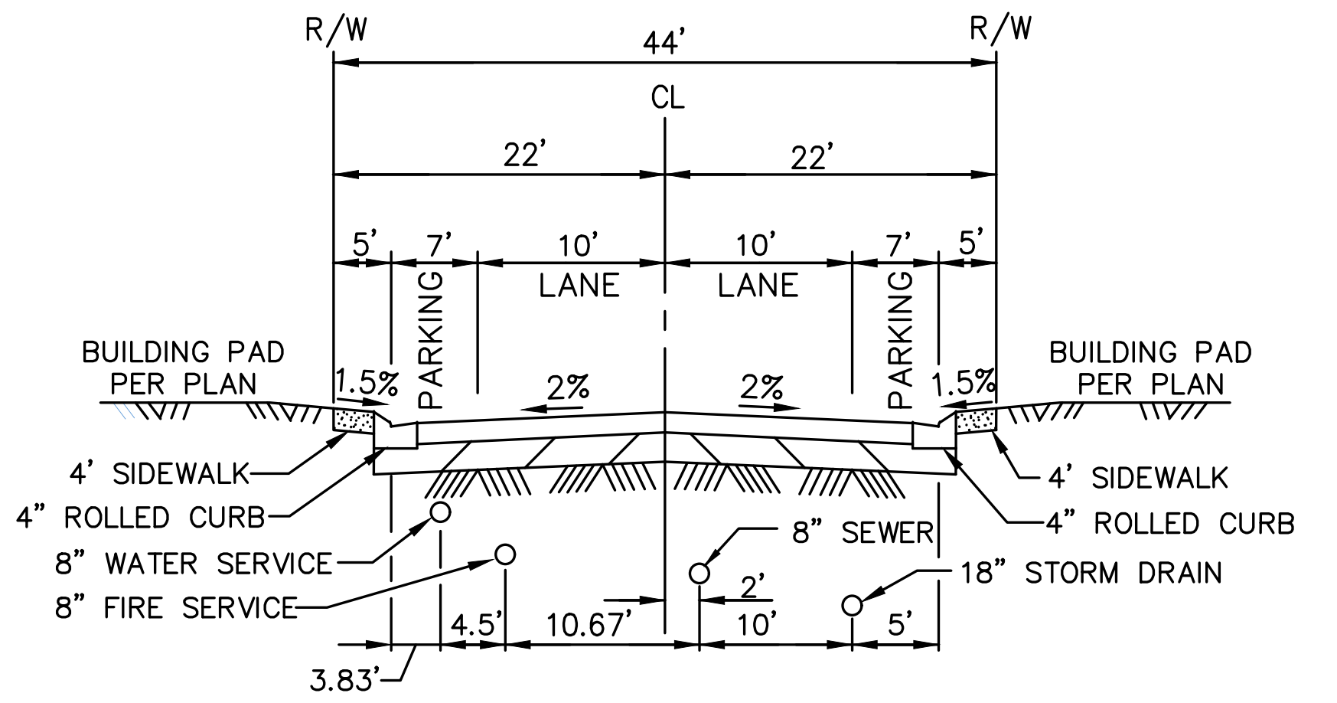
NOT TO SCALE

NOTES:
1. CLEARANCE FROM EDGE OF WATER MAIN TO LIP OF GUTTER SHALL BE 3'.
2. CLEARANCE FROM EDGE OF SEWER MAIN TO LIP OF GUTTER SHALL BE 5'


26'
CL
13'
13'
LANE
LANE
BUILDING PAD PER PLAN
SLOPE VARIES
SLOPE VARIES
BUILDING PAD PER PLAN
2%
2%
4" ROLLED CURB
4" ROLLED CURB
STORM DRAIN (SIZE PER PLAN)
8" WATER SERVICE
8" FIRE SERVICE
8" SEWER
4'
5'
4'
9'
4'

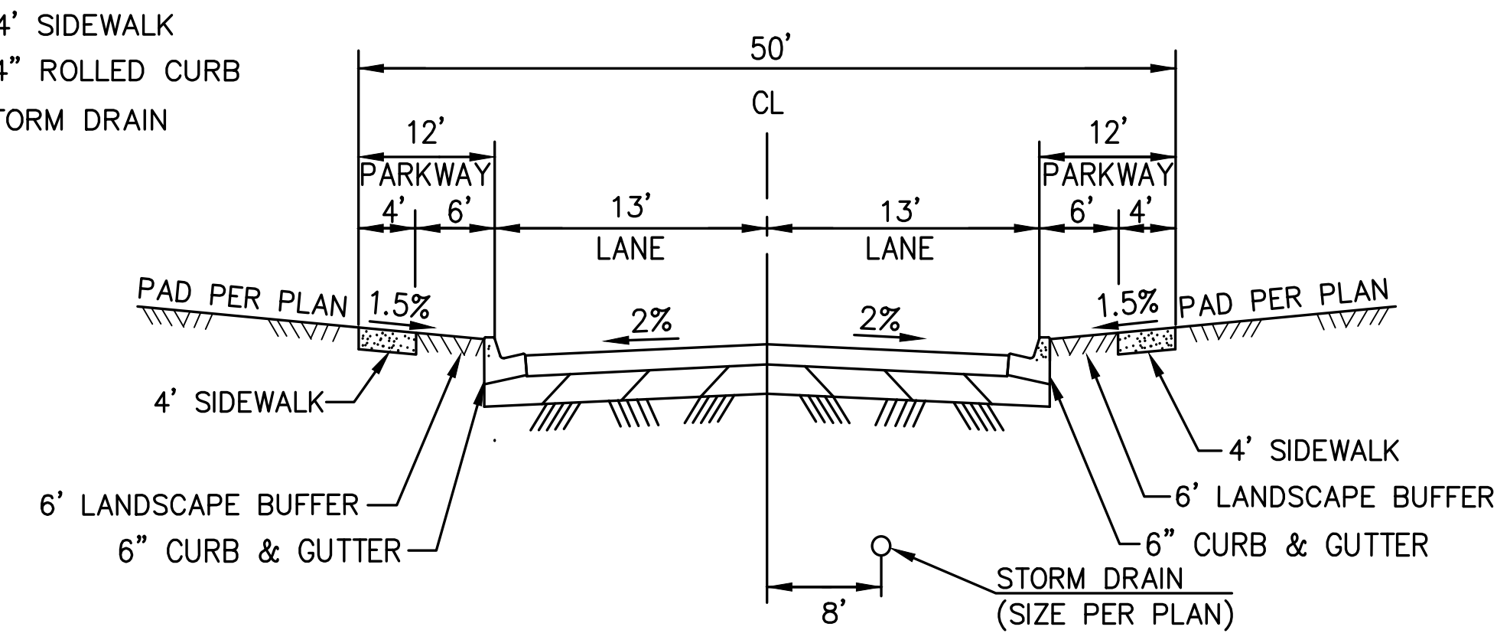
PRIVATE DRIVE AA, CC, EE, GG

NOT TO SCALE


R/W
R/W
44'
CL
22'
22'
5'
7'
10'
10'
7'
5'
PARKING
LANE
LANE
PARKING
BUILDING PAD PER PLAN
BUILDING PAD PER PLAN
1.5%
2%
2%
1.5%
4' SIDEWALK
4" ROLLED CURB
8" WATER SERVICE
8" FIRE SERVICE
8" SEWER
18" STORM DRAIN
4' SIDEWALK
4" ROLLED CURB
3.83'
4.5'
10.67'
2'
10'
5'

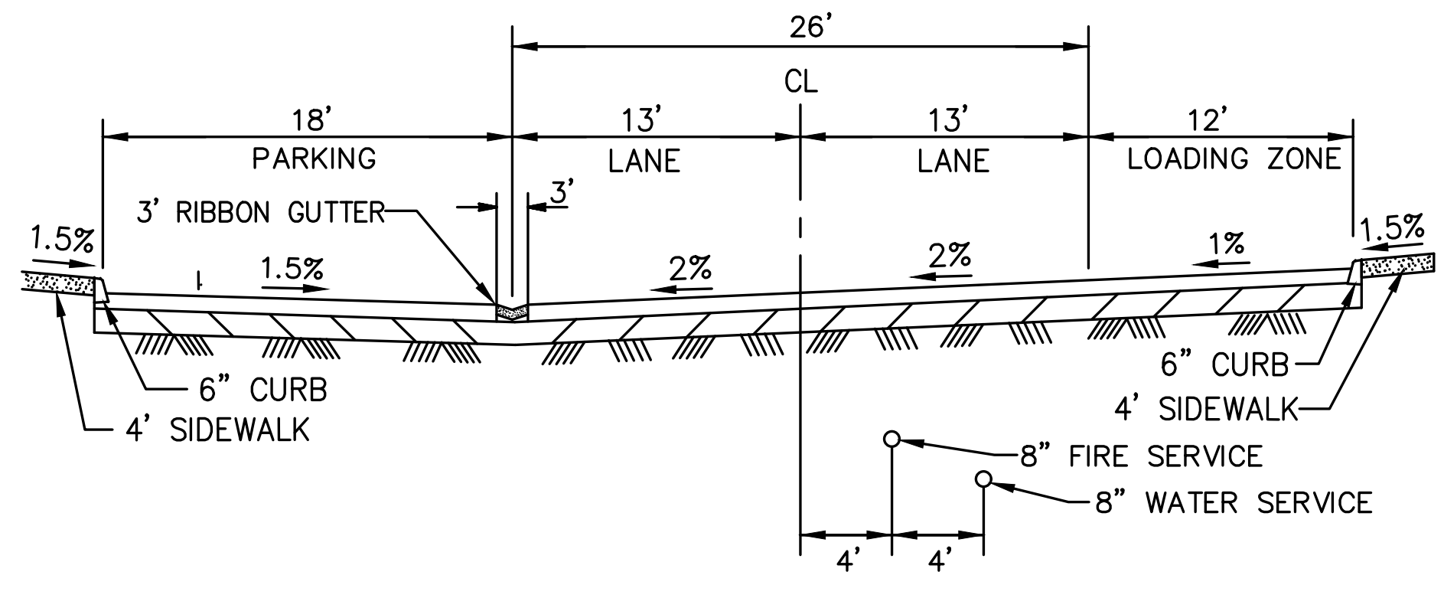
PRIVATE DRIVE BB

NOT TO SCALE


50'
CL
12'
13'
13'
12'
PARKWAY
PARKWAY
4'
6'
6'
4'
LANE
LANE
PAD PER PLAN
PAD PER PLAN
1.5%
2%
2%
1.5%
4' SIDEWALK
6' LANDSCAPE BUFFER
6" CURB & GUTTER
8'
STORM DRAIN (SIZE PER PLAN)
4' SIDEWALK
6' LANDSCAPE BUFFER
6" CURB & GUTTER

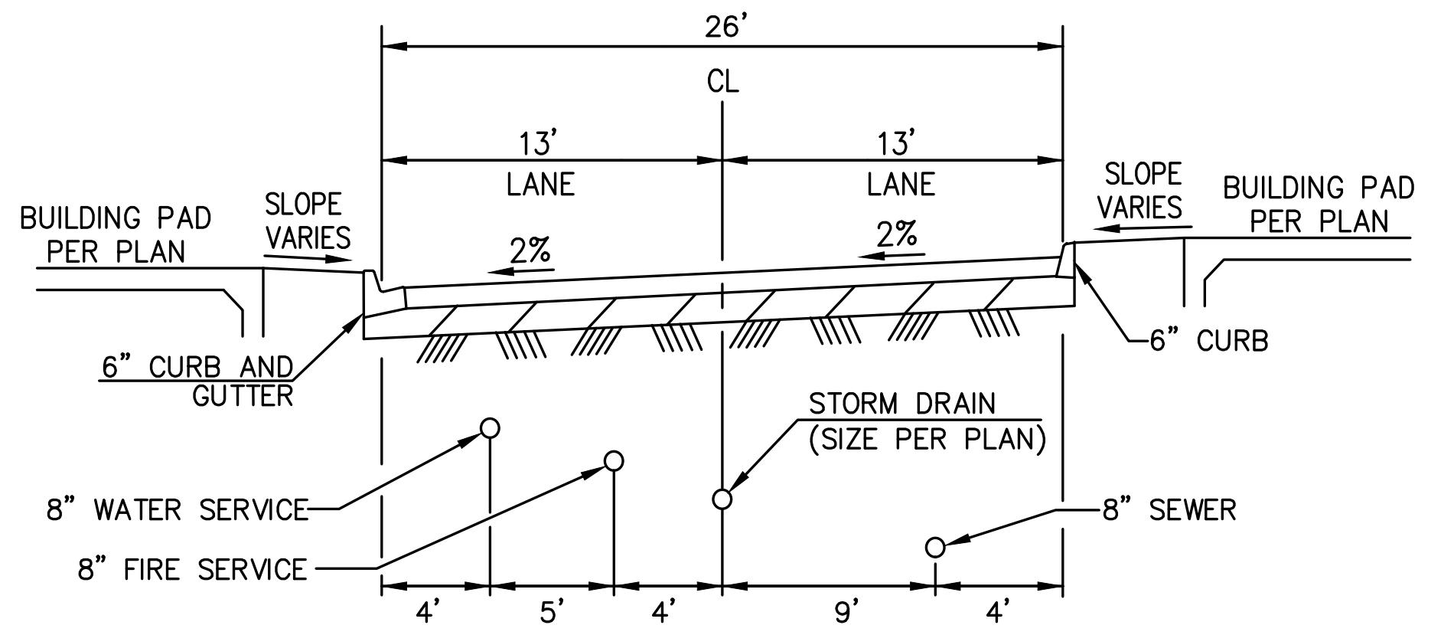
PRIVATE DRIVE NN & TT (ENTRANCE ONLY)

NOT TO SCALE


26'
CL
18'
13'
13'
12'
PARKING
LANE
LANE
LOADING ZONE
3' RIBBON GUTTER
3'
1.5%
1.5%
2%
2%
1%
1.5%
6" CURB
4' SIDEWALK
6" CURB
4' SIDEWALK
8" FIRE SERVICE
8" WATER SERVICE
4'
4'

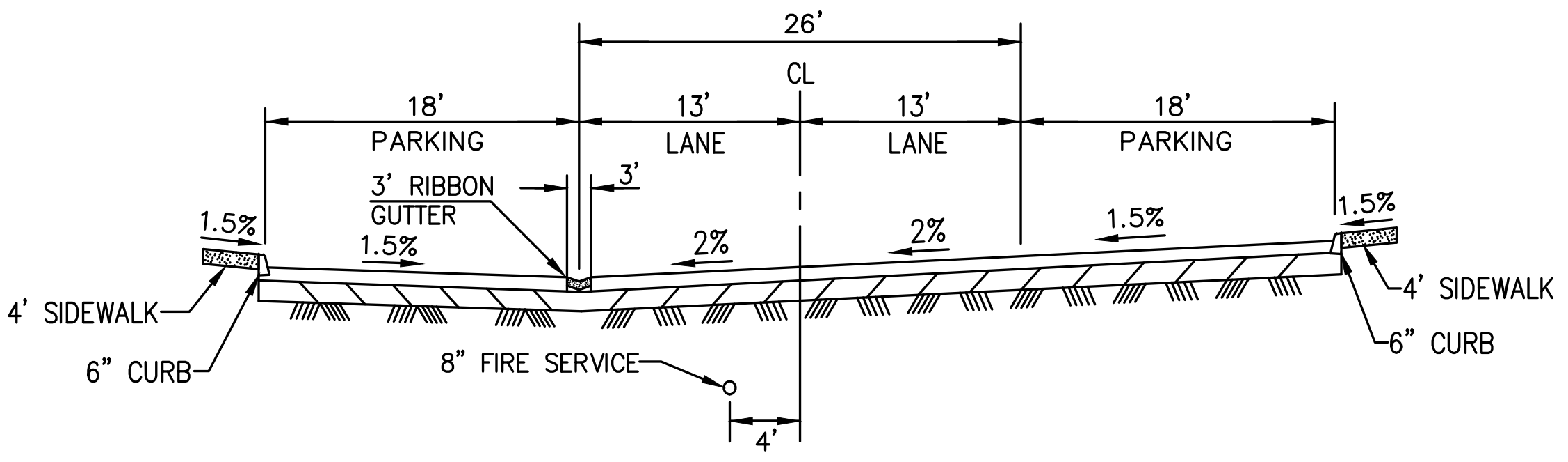
PRIVATE DRIVE KK

NOT TO SCALE


26'
CL
13'
13'
LANE
LANE
BUILDING PAD PER PLAN
SLOPE VARIES
SLOPE VARIES
BUILDING PAD PER PLAN
2%
2%
6" CURB AND GUTTER
6" CURB
STORM DRAIN (SIZE PER PLAN)
8" WATER SERVICE
8" FIRE SERVICE
8" SEWER
4'
5'
4'
9'
4'

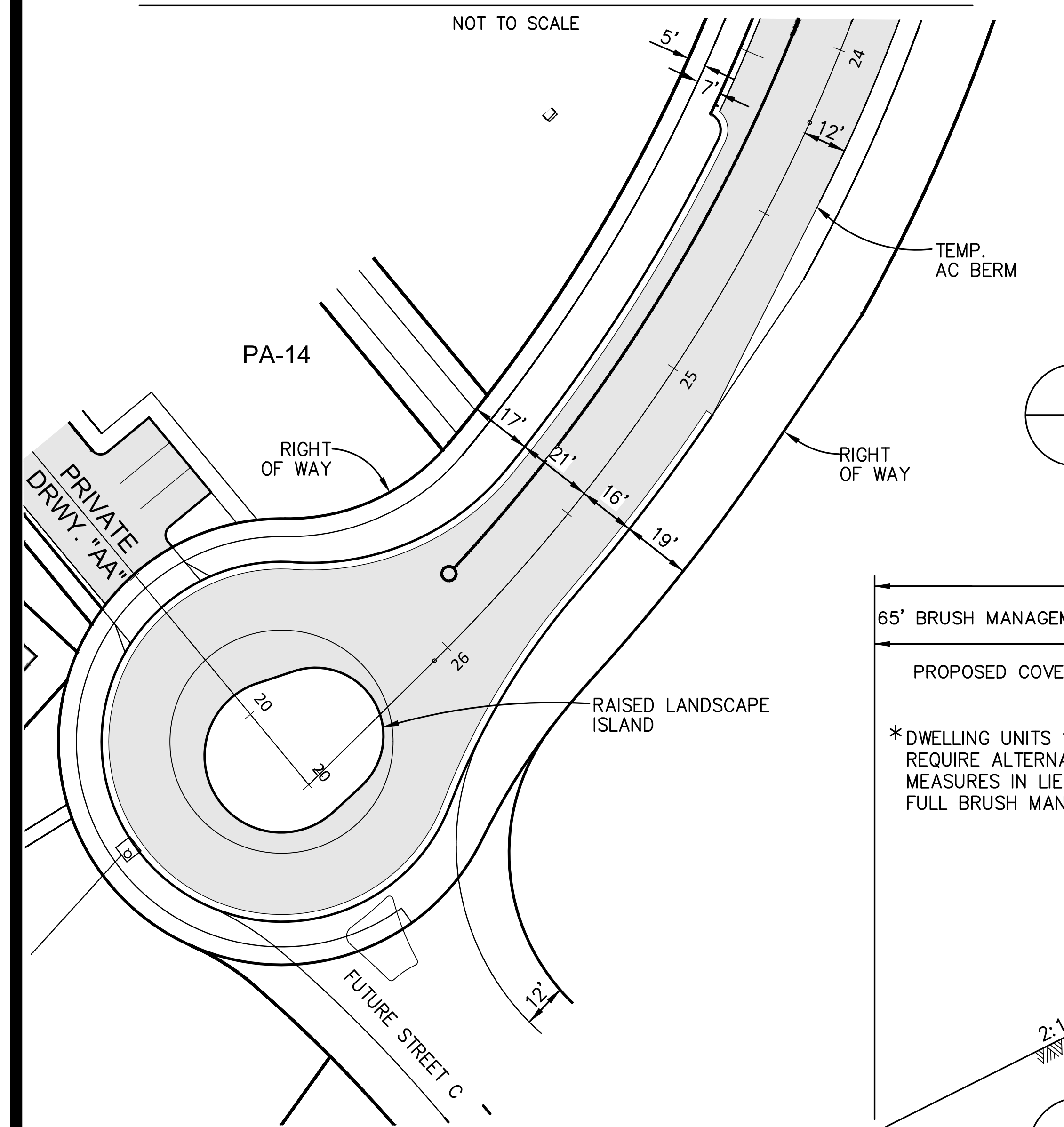
PRIVATE DRIVE HH, JJ, KK, OO, PP, QQ, SS, UU, VV, YY

NOT TO SCALE


26'
CL
18'
13'
13'
18'
PARKING
LANE
LANE
PARKING
3' RIBBON GUTTER
3'
1.5%
1.5%
2%
2%
1.5%
1.5%
4' SIDEWALK
6" CURB
8" FIRE SERVICE
4'
4' SIDEWALK
6" CURB

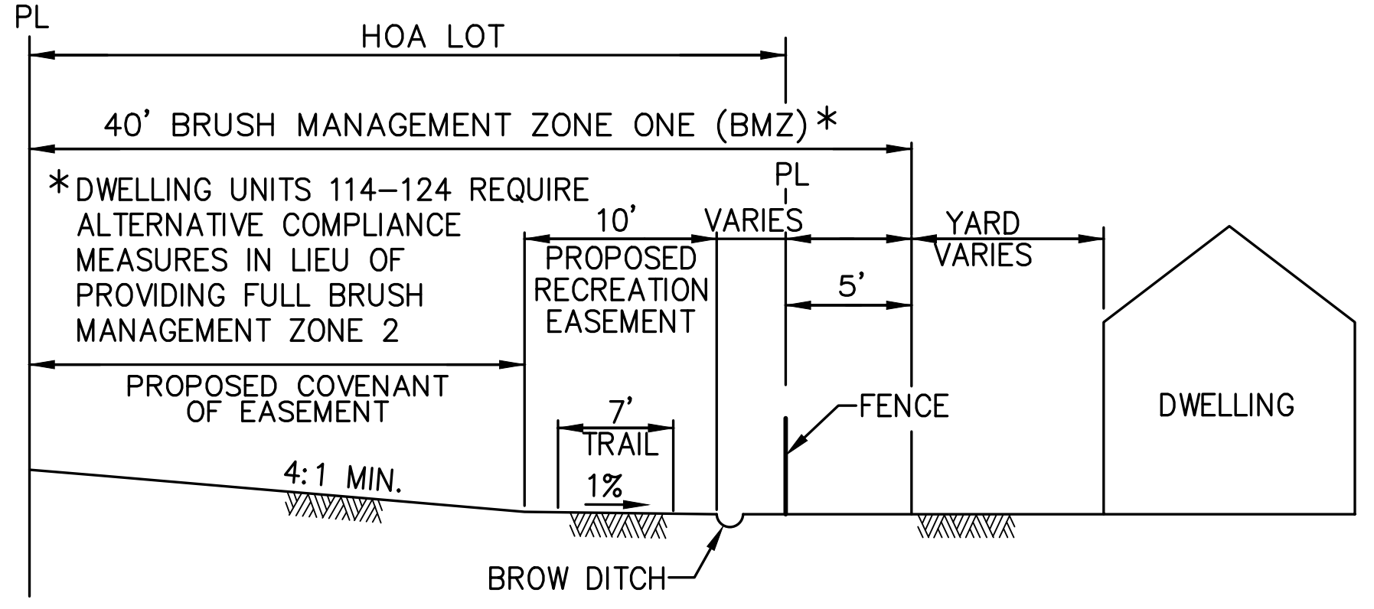
PRIVATE DRIVE JJ, CC

NOT TO SCALE


5'
7'
12'
24
TEMP. AC BERM
PA-14
RIGHT OF WAY
PRIVATE DRWY. "AA"
17'
21'
16'
19'
25
RIGHT OF WAY
26
20
30
RAISED LANDSCAPE ISLAND
FUTURE STREET C
12'

WEST AVE. MINI-ROUNDABOUT ULTIMATE CONDITION

NOT TO SCALE

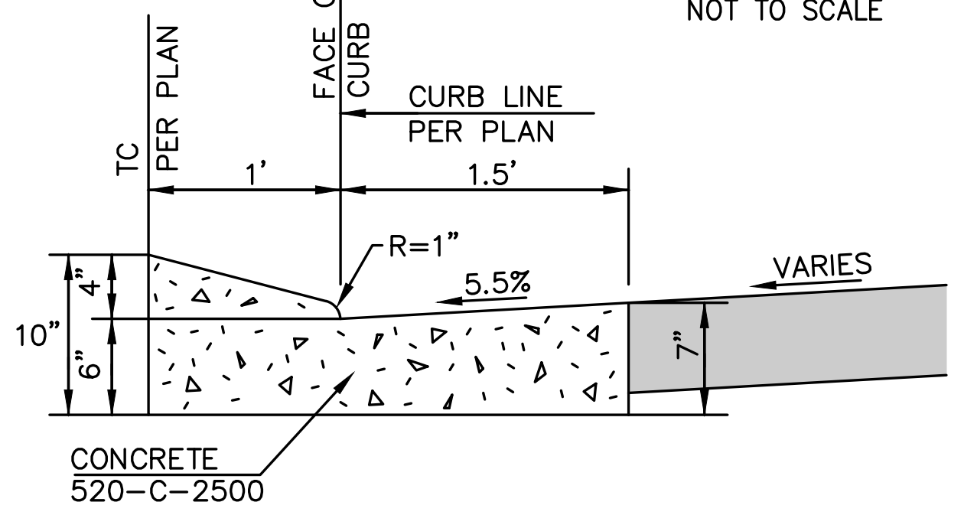

PL
HOA LOT
40' BRUSH MANAGEMENT ZONE ONE (BMZ)*
PL
10'
VARIES
YARD VARIES
PROPOSED RECREATION EASEMENT
5'
PROPOSED COVENANT OF EASEMENT
7' TRAIL
1%
FENCE
DWELLING
4:1 MIN.
BROW DITCH

*DWELLING UNITS 114-124 REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONE 2

F

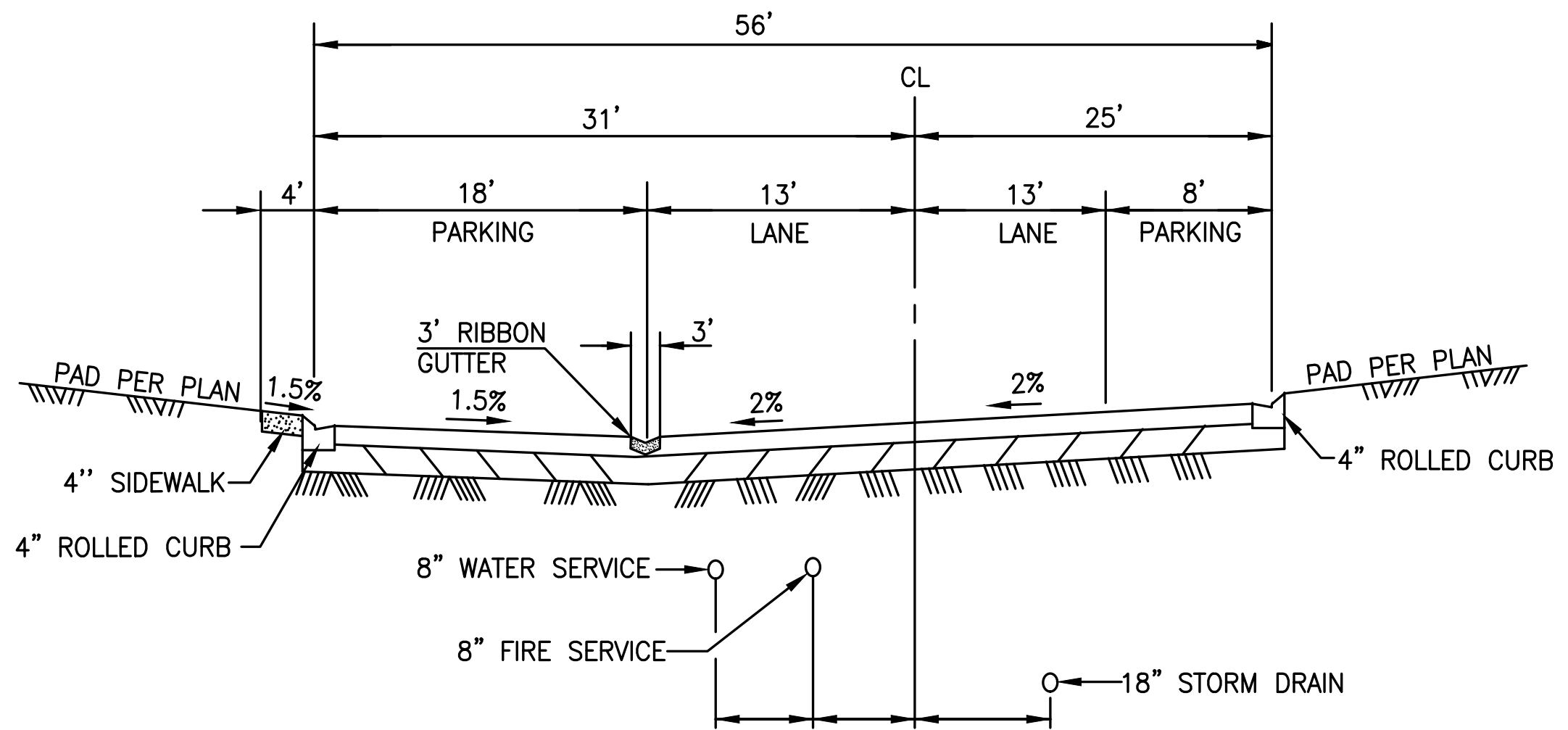
TYPICAL GRADING AND BRUSH MANAGEMENT FOR WEST EDGE LOTS WITH TRAIL - PA 12

NOT TO SCALE


TC PER PLAN
FACE OF CURB
CURB LINE PER PLAN
1'
1.5'
R=1"
5.5%
VARIES
10"
4"
6"
7"
CONCRETE 520-C-2500

4" ROLLED CURB DETAIL (PVT)

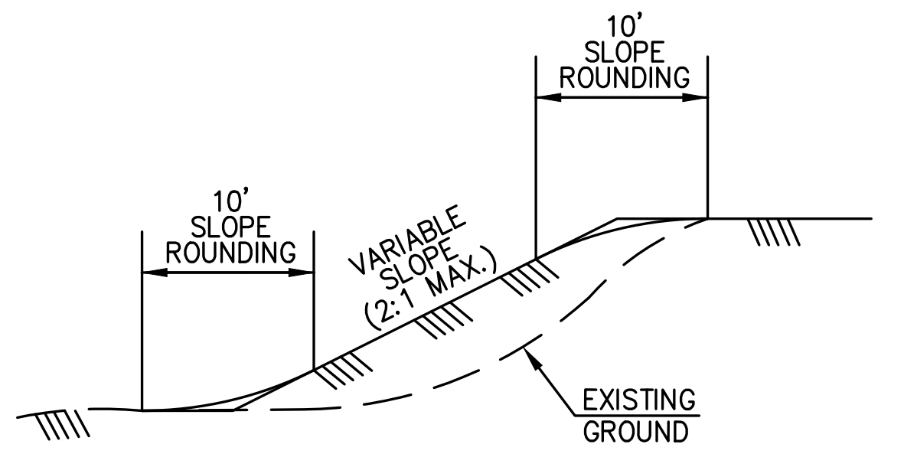
NOT TO SCALE


56'
CL
31'
25'
4'
18'
13'
13'
8'
PARKING
LANE
LANE
PARKING
3' RIBBON GUTTER
3'
PAD PER PLAN
PAD PER PLAN
1.5%
1.5%
2%
2%
4" SIDEWALK
4" ROLLED CURB
4" ROLLED CURB
8" WATER SERVICE
8" FIRE SERVICE
18" STORM DRAIN
5'
5'
10'

PRIVATE DRIVE II

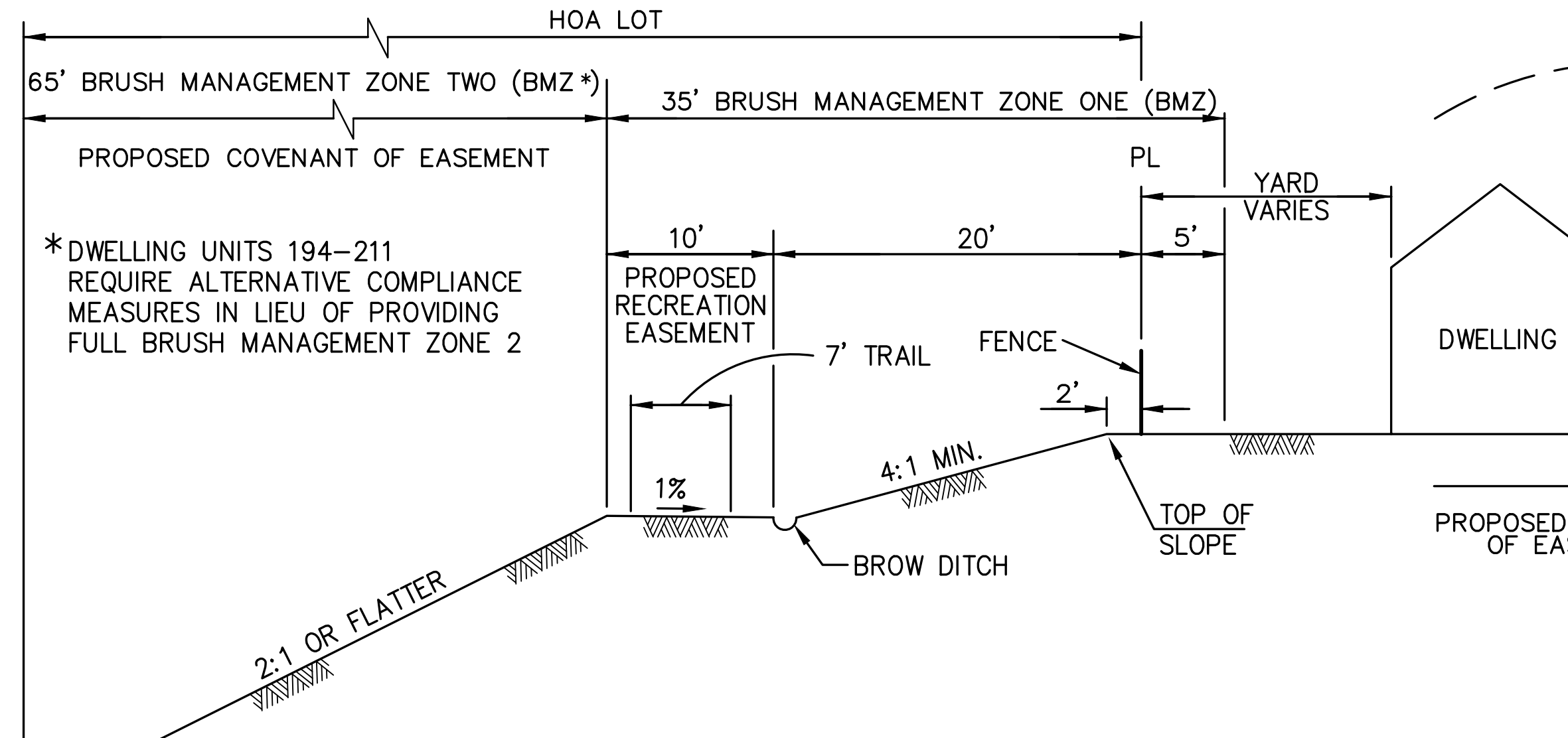
NOT TO SCALE

NOTES:
1. STREET PARKING IS PROHIBITED EXCEPT AS SHOWN IN CROSS SECTIONS ABOVE, AND AS SHOWN ON VTM AND PARKING PLAN.
2. ALL WATER AND SEWER IN PRIVATE DRIVEWAYS ARE PRIVATE. ALL WATER AND SEWER IN PUBLIC STREETS ARE PUBLIC.


10' SLOPE ROUNDING
10' SLOPE ROUNDING
VARIABLE SLOPE (2:1 MAX.)
EXISTING GROUND

TYPICAL SLOPE ROUNDING TO EXISTING TOPOGRAPHY

NOT TO SCALE

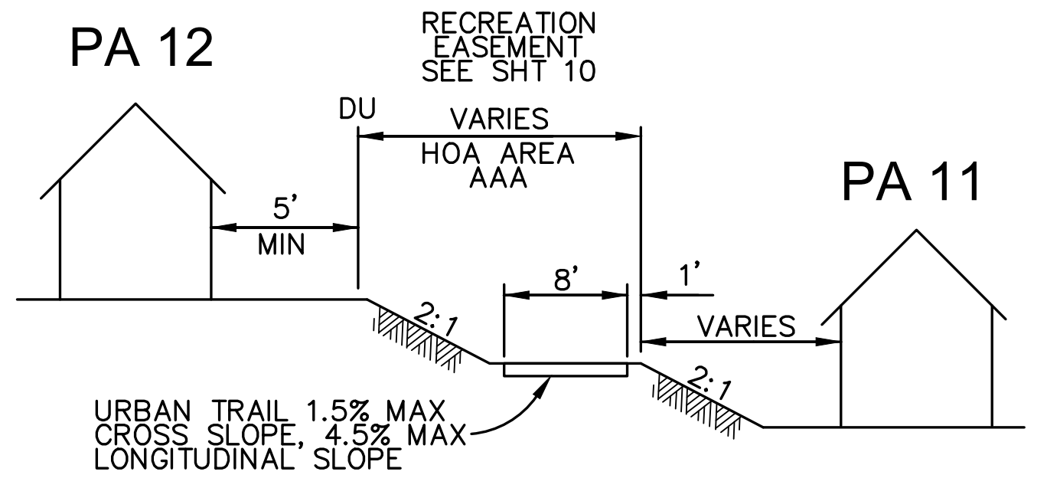

HOA LOT
65' BRUSH MANAGEMENT ZONE TWO (BMZ*)
35' BRUSH MANAGEMENT ZONE ONE (BMZ)
PL
PROPOSED COVENANT OF EASEMENT
YARD VARIES
10'
20'
5'
PROPOSED RECREATION EASEMENT
7' TRAIL
FENCE
2'
DWELLING
1%
4:1 MIN.
BROW DITCH
TOP OF SLOPE
2:1 OR FLATTER

*DWELLING UNITS 194-211 REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONE 2

E

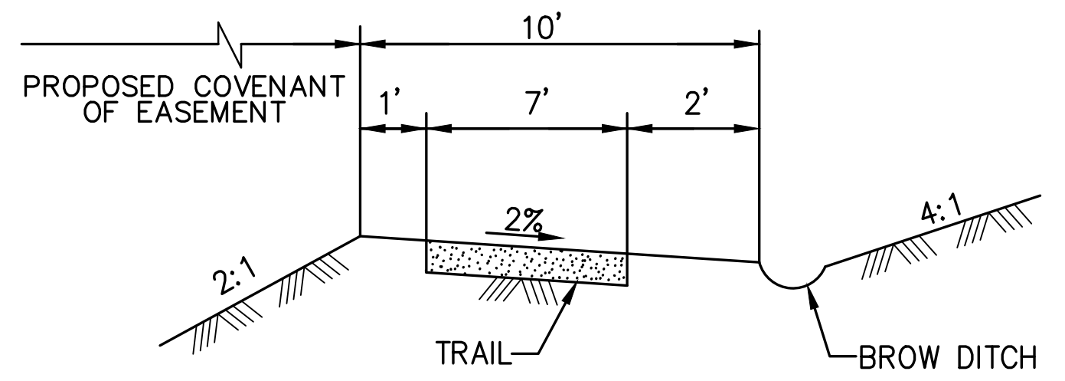
TYPICAL GRADING AND BRUSH MANAGEMENT FOR WEST EDGE LOTS WITH TRAIL - PA 14

NOT TO SCALE


PA 12
RECREATION EASEMENT SEE SHT 10
DU
VARIES
HOA AREA AAA
PA 11
5' MIN
8'
1'
VARIES
2:1
2:1
URBAN TRAIL 1.5% MAX CROSS SLOPE, 4.5% MAX LONGITUDINAL SLOPE

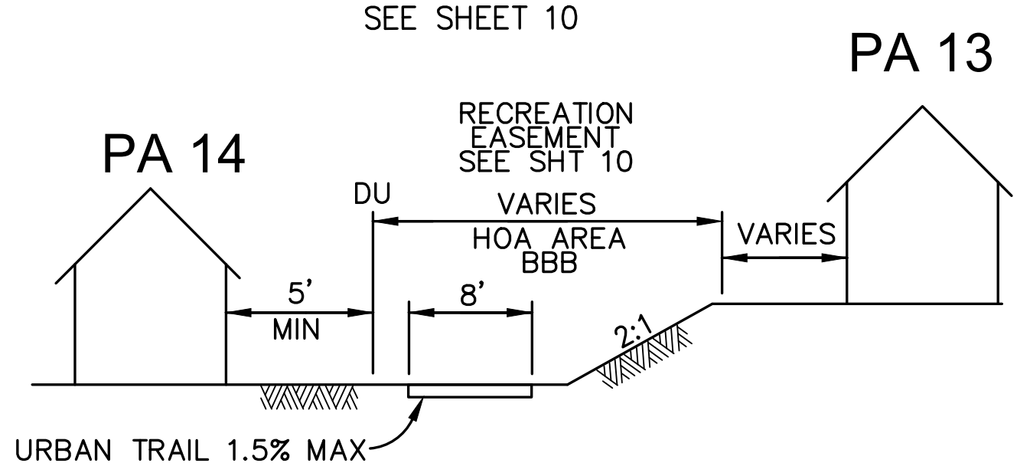
SECTION X-X

NOT TO SCALE
SEE SHT 10


PROPOSED COVENANT OF EASEMENT
10'
1'
7'
2'
2%
2:1
4:1
TRAIL
BROW DITCH

TYPICAL TRAIL GRADING DETAIL

NOT TO SCALE


PA 14
PA 13
RECREATION EASEMENT SEE SHT 10
DU
VARIES
HOA AREA BBB
VARIES
5' MIN
8'
2:1
URBAN TRAIL 1.5% MAX CROSS SLOPE, 4.5% MAX LONGITUDINAL SLOPE

SECTION Y-Y

NOT TO SCALE
SEE SHEET 10

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

ENGINEER OF WORK:

JDLeppert 1/13/26
JOHN D. LEPPERT DATE
R.C.E. 26283

JOHN D. LEPPERT
No. 26283

PTS: 614791
I.O.: 24007991

PREPARED BY:
NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858-597-2001

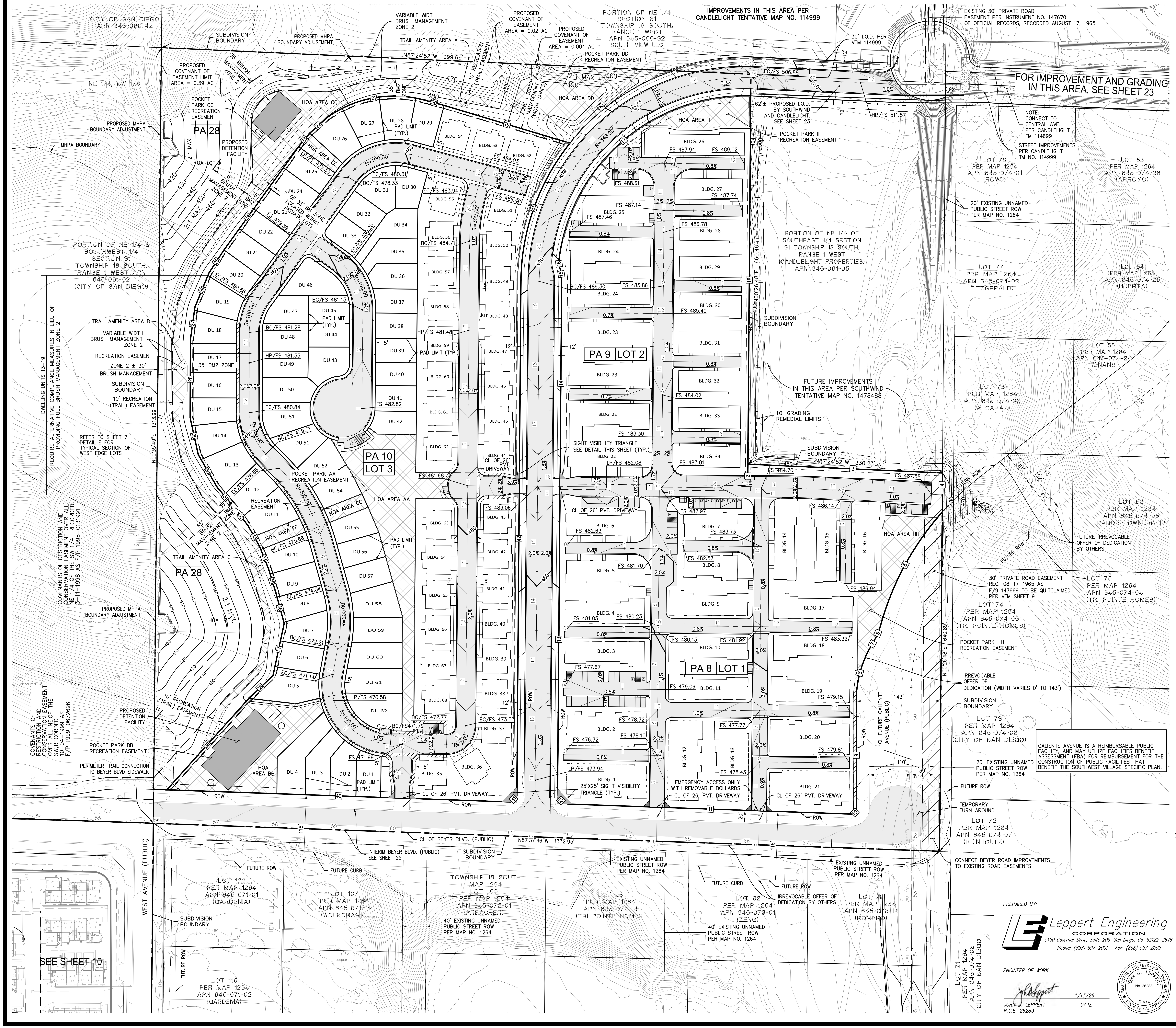
PROJECT NAME:
SOUTHWEST VILLAGE
VTM / SDP

SHEET TITLE:
STREET AND TRAIL TYPICAL SECTIONS - SOUTH

REVISIONS:
REVISION 10: 1/13/2026
REVISION 9: 5/07/2025
REVISION 8: 9/06/2024
REVISION 7: 3/27/2027
REVISION 6: 11/02/2024
REVISION 5: 06/23/2023
REVISION 4: 12/16/2022
REVISION 3: 07/15/2022
REVISION 2: 08/07/2020
REVISION 1: 11/15/2019

ORIGINAL DATE: 03/29/2019

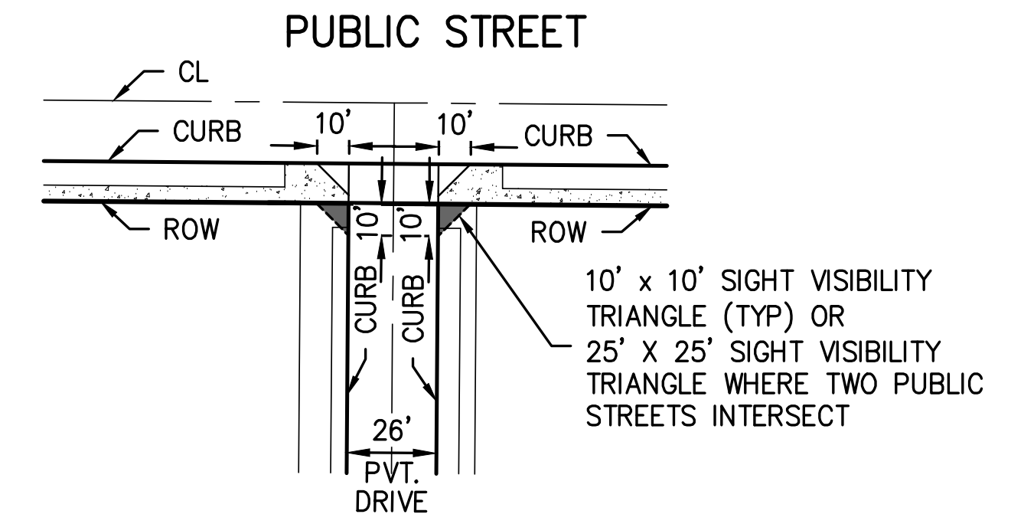
SHEET 8 OF 48


CITY OF SAN DIEGO
APN 645-060-42
SUBDIVISION BOUNDARY
PROPOSED MHPA BOUNDARY ADJUSTMENT
VARIABLE WIDTH BRUSH MANAGEMENT ZONE 2
TRAIL AMENITY AREA A
PROPOSED COVENANT OF EASEMENT AREA = 0.02 AC
PROPOSED COVENANT OF EASEMENT AREA = 0.004 AC
PORTION OF NE 1/4 SECTION 31 TOWNSHIP 18 SOUTH, RANGE 1 WEST APN 645-060-32 SOUTH VIEW LLC
IMPROVEMENTS IN THIS AREA PER CANDLELIGHT TENTATIVE MAP NO. 114999
EXISTING 30' PRIVATE ROAD EASEMENT PER INSTRUMENT NO. 147670 OF OFFICIAL RECORDS, RECORDED AUGUST 17, 1965
30' I.O.D. PER VTM 114999
FOR IMPROVEMENT AND GRADING IN THIS AREA, SEE SHEET 23
N87°24'52"W 999.69'
10' RECREATION (TRAIL) EASEMENT
POCKET PARK DD RECREATION EASEMENT
ZONE 1 BRUSH MANAGEMENT (WIDTH VARIES)
2:1 MAX.
HOA AREA DD
EC/FS 506.88
62'± PROPOSED I.O.D. BY SOUTHWIND AND CANDLELIGHT. SEE SHEET 23
HP/FS 511.57
NOTE: CONNECT TO CENTRAL AVE. PER CANDLELIGHT TM 114699
STREET IMPROVEMENTS PER CANDLELIGHT TM NO. 114999
PROPOSED COVENANT OF EASEMENT LIMIT AREA = 0.39 AC
35' BRUSH MANAGEMENT ZONE 2
NE 1/4, SW 1/4
POCKET PARK CC RECREATION EASEMENT
PA 28
HOA AREA CC
PROPOSED DETENTION FACILITY
PROPOSED MHPA BOUNDARY ADJUSTMENT
MHPA BOUNDARY
HOA LOT A
65' BRUSH MANAGEMENT ZONE 2
35' BMZ ZONE 1
5' OF 35' BM ZONE 1 LOCATED WITHIN PRIVATE LOTS
HOA AREA EE
LP/FS 478.33
R=100.00'
EC/FS 480.31
BC/FS 478.33
DU 1 DU 2 DU 3 DU 4 DU 5 DU 6 DU 7 DU 8 DU 9 DU 10 DU 11 DU 12 DU 13 DU 14 DU 15 DU 16 DU 17 DU 18 DU 19 DU 20 DU 21 DU 22 DU 23 DU 24 DU 25 DU 26 DU 27 DU 28 DU 29 DU 30 DU 31 DU 32 DU 33 DU 34 DU 35 DU 36 DU 37 DU 38 DU 39 DU 40 DU 41 DU 42 DU 43 DU 44 DU 45 DU 46 DU 47 DU 48 DU 49 DU 50 DU 51 DU 52 DU 54 DU 55 DU 56 DU 57 DU 58 DU 59 DU 60 DU 61 DU 62
PAD LIMIT (TYP.)
PORTION OF NE 1/4 & SOUTHWEST 1/4 SECTION 31 TOWNSHIP 18 SOUTH, RANGE 1 WEST APN 645-061-02 (CITY OF SAN DIEGO)
TRAIL AMENITY AREA B
VARIABLE WIDTH BRUSH MANAGEMENT ZONE 2
RECREATION EASEMENT
ZONE 2 ± 30' BRUSH MANAGEMENT
SUBDIVISION BOUNDARY
10' RECREATION (TRAIL) EASEMENT
DWELLING UNITS 13–19 REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONE 2
N00°35'49"E 1313.99'
REFER TO SHEET 7 DETAIL E FOR TYPICAL SECTION OF WEST EDGE LOTS
COVENANTS OF RESTRICTION AND CONSERVATION EASEMENT OVER ALL NE OF THE SW 1/4 RECORDED 11-11-1998 AS F/P 1998-0713991
RECREATION EASEMENT
TRAIL AMENITY AREA C
PA 28
PROPOSED MHPA BOUNDARY ADJUSTMENT
HOA LOT A
COVENANTS OF RESTRICTION AND CONSERVATION EASEMENT OVER ALL NE OF THE SW RECORDED 10-04-1999 AS F/P 1999-0672696
10' RECREATION (TRAIL) EASEMENT
PROPOSED DETENTION FACILITY
POCKET PARK BB RECREATION EASEMENT
PERIMETER TRAIL CONNECTION TO BEYER BLVD SIDEWALK
HOA AREA BB
POCKET PARK AA RECREATION EASEMENT
HOA AREA AA
HOA AREA FF
HOA AREA GG
PA 10 LOT 3
R=200.00'
R=300.00'
BLDG. 35 BLDG. 36 BLDG. 37 BLDG. 38 BLDG. 39 BLDG. 40 BLDG. 41 BLDG. 42 BLDG. 43 BLDG. 44 BLDG. 45 BLDG. 46 BLDG. 47 BLDG. 48 BLDG. 49 BLDG. 50 BLDG. 51 BLDG. 52 BLDG. 53 BLDG. 54 BLDG. 55 BLDG. 56 BLDG. 57 BLDG. 58 BLDG. 59 BLDG. 60 BLDG. 61 BLDG. 62 BLDG. 63 BLDG. 64 BLDG. 65 BLDG. 66 BLDG. 67 BLDG. 68
CL OF 26' PVT DRIVEWAY
CL OF 26' PVT. DRIVEWAY
R=348.00'
HOA AREA II
POCKET PARK II RECREATION EASEMENT
BLDG. 1 BLDG. 2 BLDG. 3 BLDG. 4 BLDG. 5 BLDG. 6 BLDG. 7 BLDG. 8 BLDG. 9 BLDG. 10 BLDG. 11 BLDG. 12 BLDG. 13 BLDG. 14 BLDG. 15 BLDG. 16 BLDG. 17 BLDG. 18 BLDG. 19 BLDG. 20 BLDG. 21 BLDG. 22 BLDG. 23 BLDG. 24 BLDG. 25 BLDG. 26 BLDG. 27 BLDG. 28 BLDG. 29 BLDG. 30 BLDG. 31 BLDG. 32 BLDG. 33 BLDG. 34
PA 9 LOT 2
PA 8 LOT 1
SIGHT VISIBILITY TRIANGLE SEE DETAIL THIS SHEET (TYP.)
25'X25' SIGHT VISIBILITY TRIANGLE (TYP.)
EMERGENCY ACCESS ONLY WITH REMOVABLE BOLLARDS
HOA AREA HH
POCKET PARK HH RECREATION EASEMENT
SUBDIVISION BOUNDARY
N87°24'52"W 330.23'
N00°26'48"E 660.46'
N00°26'48"E 640.89'
PORTION OF NE 1/4 OF SOUTHEAST 1/4 SECTION 31 TOWNSHIP 18 SOUTH, RANGE 1 WEST (CANDLELIGHT PROPERTIES) APN 645-061-05
FUTURE IMPROVEMENTS IN THIS AREA PER SOUTHWIND TENTATIVE MAP NO. 1478488
10' GRADING REMEDIAL LIMITS
20' EXISTING UNNAMED PUBLIC STREET ROW PER MAP NO. 1264
FUTURE ROW
FUTURE IRREVOCABLE OFFER OF DEDICATION BY OTHERS
30' PRIVATE ROAD EASEMENT REC. 08-17-1965 AS F/9 147669 TO BE QUITCLAIMED PER VTM SHEET 9
IRREVOCABLE OFFER OF DEDICATION (WIDTH VARIES 0' TO 143')
SUBDIVISION BOUNDARY
CL FUTURE CALIENTE AVENUE (PUBLIC)
20' EXISTING UNNAMED PUBLIC STREET ROW PER MAP NO. 1264
FUTURE ROW
TEMPORARY TURN AROUND
LOT 78 PER MAP 1264 APN 645-074-01 (ROWS)
LOT 53 PER MAP 1264 APN 645-074-26 (ARROYO)
LOT 77 PER MAP 1264 APN 645-074-02 (FITZGERALD)
LOT 54 PER MAP 1264 APN 645-074-25 (HUERTA)
LOT 55 PER MAP 1264 APN 645-074-24 WINANS
LOT 76 PER MAP 1264 APN 645-074-03 (ALCARAZ)
LOT 56 PER MAP 1264 APN 645-074-05 PARDEE OWNERSHIP
LOT 75 PER MAP 1264 APN 645-074-04 (TRI POINTE HOMES)
LOT 74 PER MAP 1264 APN 645-074-05 (TRI POINTE HOMES)
LOT 73 PER MAP 1264 APN 645-074-06 (CITY OF SAN DIEGO)
LOT 72 PER MAP 1264 APN 645-074-07 (REINHOLTZ)
CONNECT BEYER ROAD IMPROVEMENTS TO EXISTING ROAD EASEMENTS
CL OF BEYER BLVD. (PUBLIC)
N87°37'46"W 1332.95'
ROW
INTERIM BEYER BLVD. (PUBLIC) SEE SHEET 25
SUBDIVISION BOUNDARY
FUTURE CURB
FUTURE ROW
TOWNSHIP 18 SOUTH MAP 1264 LOT 108 PER MAP 1264 APN 645-072-01 (PREACHER)
LOT 107 PER MAP 1264 APN 645-071-14 (WOLFGRAMM)
LOT 120 PER MAP 1264 APN 645-071-01 (GARDENIA)
LOT 119 PER MAP 1264 APN 645-071-02 (GARDENIA)
LOT 95 PER MAP 1264 APN 645-072-14 (TRI POINTE HOMES)
LOT 92 PER MAP 1264 APN 645-073-01 (ZENG)
LOT 79 PER MAP 1264 APN 645-073-14 (ROMERO)
LOT 71 PER MAP 1264 APN 645-074-08 CITY OF SAN DIEGO
40' EXISTING UNNAMED PUBLIC STREET ROW PER MAP NO. 1264
EXISTING UNNAMED PUBLIC STREET ROW PER MAP NO. 1264
IRREVOCABLE OFFER OF DEDICATION BY OTHERS
WEST AVENUE (PUBLIC)
SUBDIVISION BOUNDARY
SEE SHEET 10

CALIENTE AVENUE IS A REIMBURSABLE PUBLIC FACILITY, AND MAY UTILIZE FACILITIES BENEFIT ASSESSMENT (FBA) FOR REIMBURSEMENT FOR THE CONSTRUCTION OF PUBLIC FACILITIES THAT BENEFIT THE SOUTHWEST VILLAGE SPECIFIC PLAN.

NOTES:

1. FOR PA 8/PA 9 SEE SITE PLAN SHEET 11 FOR ACTUAL DWELLING UNITS WITHIN BUILDINGS.
2. FOR PA 10 SEE SITE PLAN SHEET 11 FOR TYPICAL LAYOUT OF THE MULTIFAMILY DETACHED DWELLING UNITS.
3. SEE GRADING PLAN ON SHEET 15 AND UTILITY PLAN ON SHEET 17 FOR ANY PUBLIC OR PRIVATE DRAINAGE OR UTILITY EASEMENTS.
4. HOA AREA AA THROUGH II WILL HAVE A RECREATION EASEMENT DEDICATED FOR ALL PRIVATELY OWNED PARK, HOA AREAS, LOTS AND TRAILS SHOWN TO BE USED BY THE PUBLIC.
5. A PORTION OF PRIVATE HOA LOT "A" WILL HAVE A RECREATION EASEMENT DEDICATED FOR THE TRAIL.
6. A PORTION OF PRIVATE HOA LOT "A" WILL HAVE A BUILDING RESTRICTED EASEMENT DEDICATED.
7. A PORTION OF PRIVATE HOA LOT "A" WILL HAVE A COVENANT OF EASEMENT FOR HOA MAINTAINED OPEN SPACE DEDICATION.


PUBLIC STREET
CL
CURB
10'
10'
CURB
ROW
ROW
10'
10'
CURB
CURB
26'
PVT. DRIVE
10' x 10' SIGHT VISIBILITY TRIANGLE (TYP) OR 25' X 25' SIGHT VISIBILITY TRIANGLE WHERE TWO PUBLIC STREETS INTERSECT

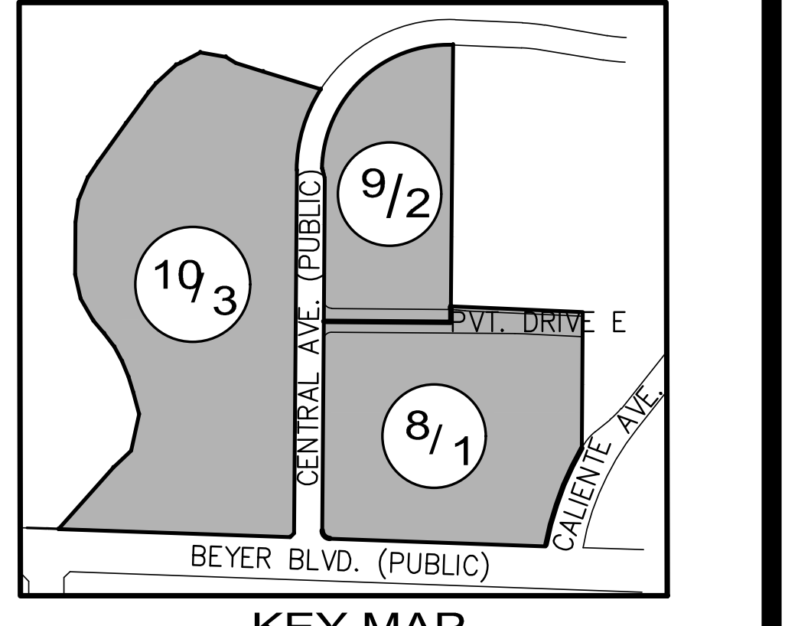
TYPICAL SIGHT VISIBILITY TRIANGLE DETAIL AT PRIVATE DRIVEWAY CONNECTION TO THE PUBLIC STREET

NOT TO SCALE

LOT LINE DATA TABLE			
NO.	DELTA/BEARING	RADIUS	LENGTH
1	N 89°32'35" W		317.90'
2	N 00°26'48" E		40.22'
3	N 87°24'52" W		330.23'
4	N 00°26'48" E		66.21'
5	26°11'49"	480.00'	219.47'
6	14°27'54"	120.00'	30.30'
7	N 29°59'37" E		10.38'
8	30°04'07"	184.00'	96.56'
9	N 00°04'30" W		183.60'
10	92°06'15"	8.00'	12.86'
11	N 87°58'15" W		478.92'
12	88°25'40"	20.00'	30.87'
13	N 00°27'25" E		517.97'
14	N 00°27'25" E		349.98'
15	18°05'02"	62.00'	19.57'
16	25°03'04"	38.00'	16.61'
17	84°26'21"	317.00'	467.18'
18	N 00°26'48" E		623.85'
19	N 73°17'43" W		222.49'
20	N 74°55'20" W		35.38'
21	50°48'00"	195.00'	172.89'
22	N 47°47'47" E		39.11'
23	N 39°34'51" E		29.33'
24	N 35°51'54" E		216.34'
25	N 33°09'21" E		46.50'
26	N 22°17'44" E		62.36'
27	N 07°52'07" E		57.02'
28	N 00°09'11" E		131.06'
29	N 12°22'19" W		63.75'
30	N 30°06'08" W		64.90'
31	N 40°57'00" W		42.29'
32	N 36°32'04" W		42.01'
33	N 28°49'09" W		40.04'
34	N 21°32'36" W		40.60'
35	N 17°01'44" W		41.18'
36	N 15°14'57" W		53.91'
37	N 12°07'38" E		90.05'
38	N 46°07'20" E		60.42'
39	N 41°54'41" E		204.26'
40	N 87°58'15" W		582.78'
41	N 46°14'35" E		14.65'
42	N 00°27'25" E		872.21'
43	38°12'35"	379.00'	252.75'

LEGEND

▨	INDICATES PUBLIC PEDESTRIAN AND VEHICULAR ACCESS PERMITTED WITHIN THE PRIVATE DRIVEWAYS TO BE PROVIDED THROUGH PROJECT CC&RS
▨	INDICATES RECREATION EASEMENT PER NOTE P ON SHEET 1


10/3
9/2
8/1
CENTRAL AVE. (PUBLIC)
PVT. DRIVE E
CALIENTE AVE.
BEYER BLVD. (PUBLIC)

KEY MAP
NOT TO SCALE

10/3 DENOTES: PLANNING AREA/LOT NUMBER

0 30 60 120 180
(IN FEET)
1 inch = 60 ft.

PTS: 614791
I.O.: 24007991

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122–2848
Phone: (858) 597–2001 Fax: (858) 597–2009

ENGINEER OF WORK:

John D Leppert 1/13/26
JOHN D. LEPPERT DATE
R.C.E. 26283

No. 26283

PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858–597–2001

PROJECT NAME:

SOUTHWEST VILLAGE
VTM/SDP

SHEET TITLE:

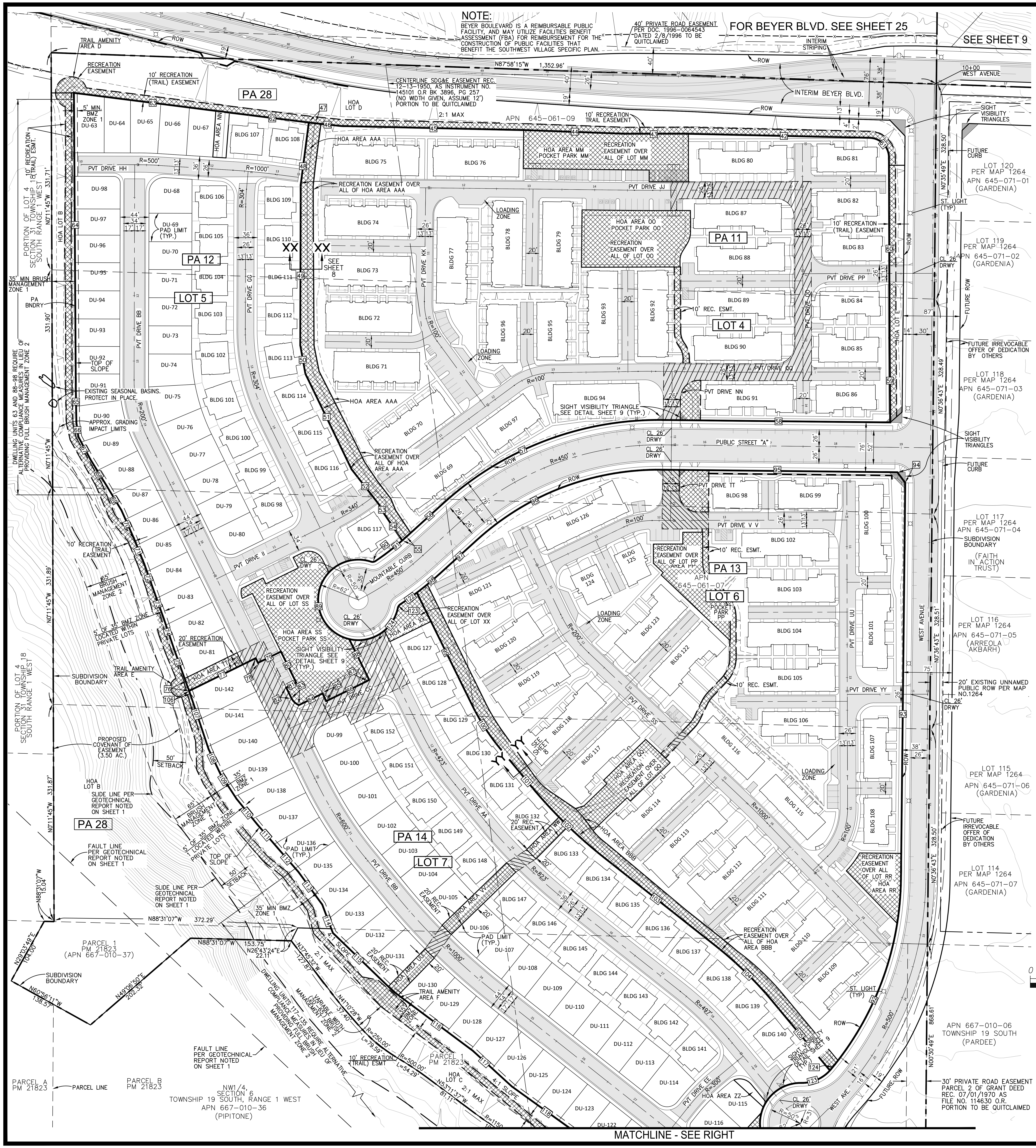
VESTING TENTATIVE MAP - NORTH

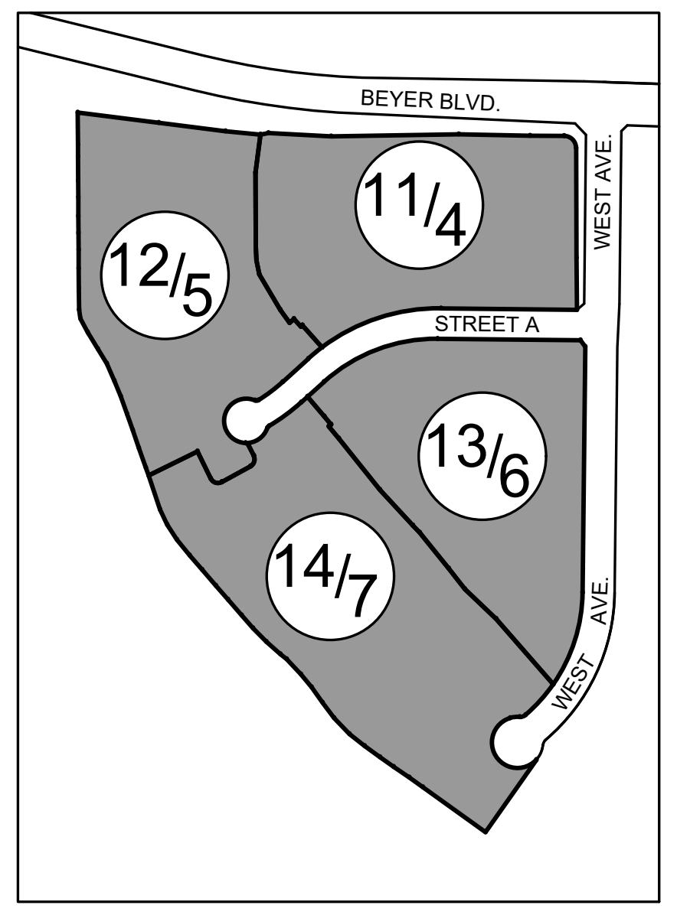
REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	03/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

ORIGINAL DATE: 03/29/2019

SHEET 9 OF 48


NOTE:
BEYER BOULEVARD IS A REIMBURSABLE PUBLIC FACILITY, AND MAY UTILIZE FACILITIES BENEFIT ASSESSMENT (FBA) FOR REIMBURSEMENT FOR THE CONSTRUCTION OF PUBLIC FACILITIES THAT BENEFIT THE SOUTHWEST VILLAGE SPECIFIC PLAN.
40' PRIVATE ROAD EASEMENT PER DOC. 1996-0064543 DATED 2/8/1996 TO BE QUITCLAIMED
FOR BEYER BLVD. SEE SHEET 25
SEE SHEET 9
INTERIM BEYER BLVD.
WEST AVENUE
PA 28
PA 12
PA 11
PA 13
PA 14
LOT 4
LOT 5
LOT 6
LOT 7
PUBLIC STREET "A"
HOA AREA AAA
HOA AREA MM POCKET PARK MM
HOA AREA OO POCKET PARK OO
HOA AREA SS POCKET PARK SS
CENTERLINE SDG&E EASEMENT REC. 12-13-1950, AS INSTRUMENT NO. 145101 O.R BK 3896, PG 257 (NO WIDTH GIVEN, ASSUME 12') PORTION TO BE QUITCLAIMED
DWELLING UNITS 63 AND 88-98 REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONE 2
EXISTING SEASONAL BASINS. PROTECT IN PLACE.
SUBDIVISION BOUNDARY
FAULT LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
SLIDE LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
PROPOSED COVENANT OF EASEMENT (3.50 AC.)
PARCEL 1 PM 21823 (APN 667-010-37)
PARCEL A PM 21823
PARCEL B PM 21823
NW1/4, SECTION 6 TOWNSHIP 19 SOUTH, RANGE 1 WEST APN 667-010-36 (PIPITONE)
LOT 120 PER MAP 1264 APN 645-071-01 (GARDENIA)
LOT 119 PER MAP 1264 APN 645-071-02 (GARDENIA)
LOT 118 PER MAP 1264 APN 645-071-03 (GARDENIA)
LOT 117 PER MAP 1264 APN 645-071-04 (FAITH IN ACTION TRUST)
LOT 116 PER MAP 1264 APN 645-071-05 (ARREOLA AKBARH)
LOT 115 PER MAP 1264 APN 645-071-06 (GARDENIA)
LOT 114 PER MAP 1264 APN 645-071-07 (GARDENIA)
APN 667-010-06 TOWNSHIP 19 SOUTH (PARDEE)
FUTURE IRREVOCABLE OFFER OF DEDICATION BY OTHERS
20' EXISTING UNNAMED PUBLIC ROW PER MAP NO.1264
30' PRIVATE ROAD EASEMENT PARCEL 2 OF GRANT DEED REC. 07/01/1970 AS FILE NO. 114630 O.R. PORTION TO BE QUITCLAIMED
MATCHLINE - SEE RIGHT


BEYER BLVD.
WEST AVE
STREET A
WEST AVE
11/4
12/5
13/6
14/7

KEY MAP
NOT TO SCALE
13/6 DENOTES:
PLANNING AREA/LOT NUMBER

LEGEND
▨ INDICATES PUBLIC PEDESTRIAN AND VEHICULAR ACCESS PERMITTED WITHIN THE PRIVATE DRIVEWAYS TO BE PROVIDED THROUGH PROJECT CC&R'S

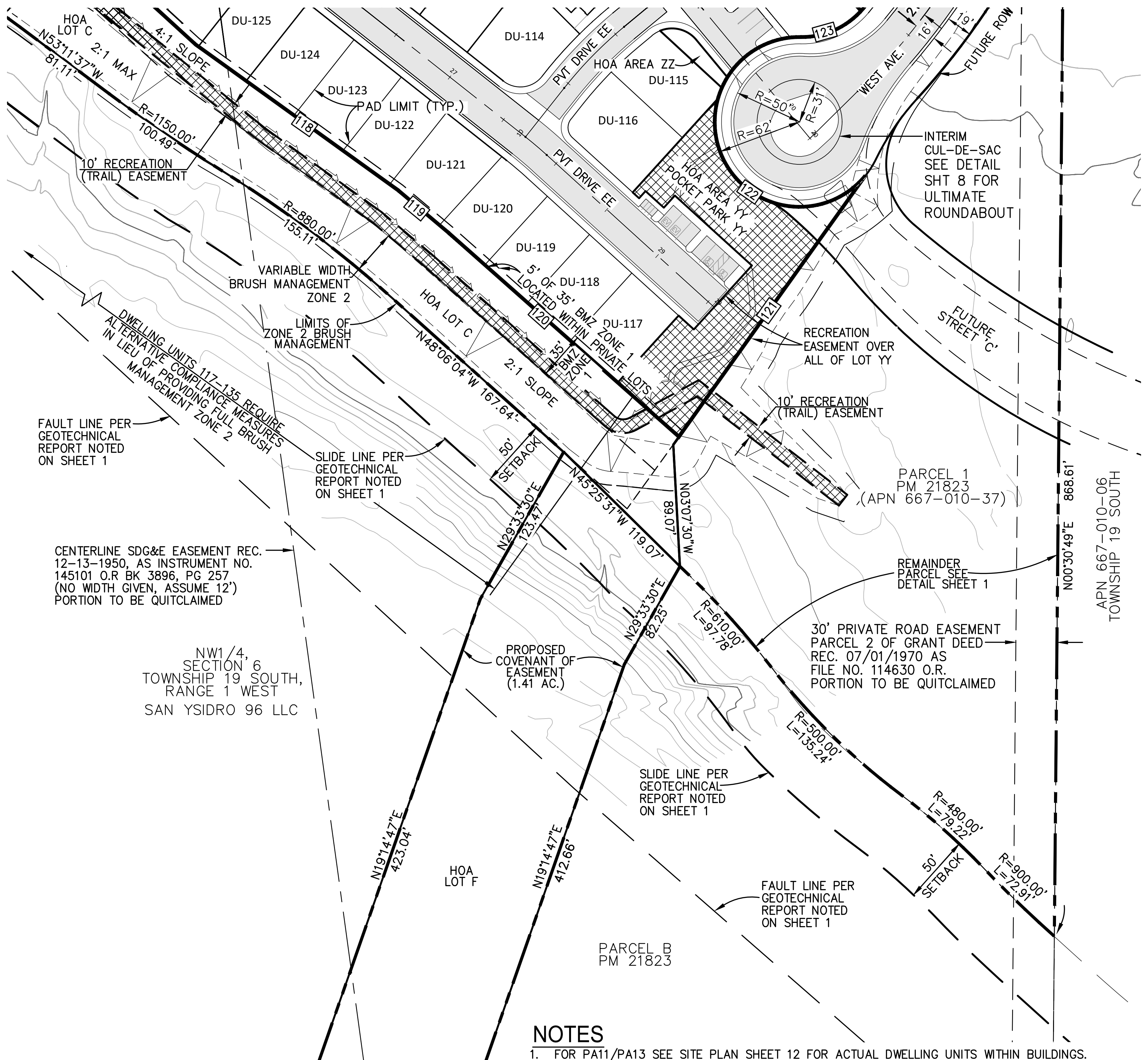
▩ INDICATES RECREATION EASEMENT

LOT LINE DATA TABLE			
NO.	DELTA/BEARING	RADIUS	LENGTH
42	N88°43'05"W		282.15'
43	N89°57'06"E		92.82'
44	N87°53'16"W		148.70'
45	N88°43'05"W		283.98'
46	N84°03'20"W		39.53'
47	N82°52'16"W		10.00'
48	N07°25'30"E		95.60'
49	N00°09'37"E		245.40'
50	N10°08'41"W		44.19'
51	N25°47'02"W		162.02'
52	N37°57'27"W		66.85'
53	N29°31'18"W		17.43'
54	N33°57'14"W		49.54'
55	1°08'12"	412.00'	8.17'
56	N47°45'35"E		76.52'
57	42°51'36"	488.00'	365.05'
58	N89°22'49"W		348.57'
59	N0°26'14"W		130.08'
60	N0°11'57"W		274.77'
61	88°31'08"	30.00'	46.35'
62	N82°52'16"W		119.70'
63	N82°46'06"W		241.85'
64	N0°21'24"W		449.30'
65	N0°56'53"W		54.22'
66	N8°05'07"W		22.09'
67	N27°59'24"W		39.00'
68	N31°33'02"W		49.20'
69	N31°05'35"W		42.16'
70	N23°57'29"W		47.04'
71	N21°58'22"W		42.11'

LOT LINE DATA TABLE			
NO.	DELTA/BEARING	RADIUS	LENGTH
72	N19°39'22"W		47.31'
73	N19°38'02"W		42.27'
74	N18°37'23"W		47.41'
75	N19°45'10"W		52.33'
76	N19°57'24"W		16.09'
77	N63°49'46"E		91.31'
78	N26°10'14"W		7.95'
79	N63°49'46"E		39.00'
80	N26°10'14"W		53.00'
81	N63°49'46"E		17.00'
82	N26°10'14"W		17.49'
83	40°42'21"	23.00'	16.34'
84	N63°49'46"E		40.22'
85	N26°10'14"W		13.00'
86	N63°49'46"E		68.21'
87	10°17'12"	28.00'	5.03'
88	N26°10'14"W		69.19'
89	185°00'35"	61.50'	198.59'
90	52°09'16"	8.00'	7.28'
91	7°08'42"	412.00'	51.38'
92	39°08'57"	462.00'	315.68'
93	N0°37'11"E		605.32'
94	N36°41'39"W		20.12'
95	N89°22'49"W		356.52'
96	42°51'36"	412.00'	308.20'
97	N47°45'35"		77.46'
98	5°18'18"	488.00'	45.18'
99	N26°10'14"W		192.09'
100	13°16'08"	335.00'	77.58'
101	N39°26'22"W		73.94'

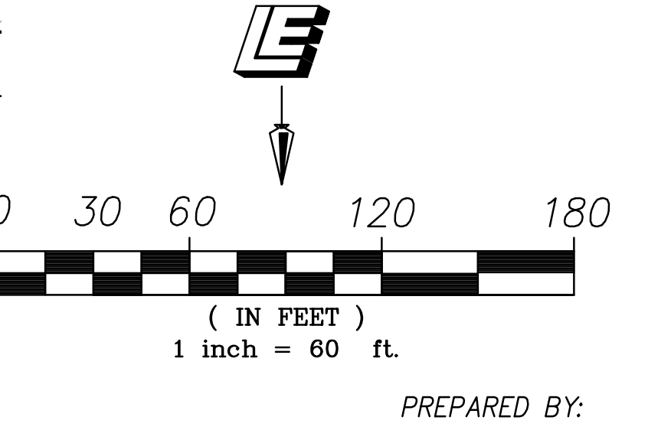
LOT LINE DATA TABLE			
NO.	DELTA/BEARING	RADIUS	LENGTH
102	12°10'36"	735.00'	156.20'
103	N51°36'58"W		219.65'
104	11°57'14"	585.00'	122.05'
105	N39°39'44"W		135.83'
106	N19°57'24"W		4.02'
107	N18°23'09"W		89.83'
108	N25°28'31"W		42.00'
109	N32°57'38"W		44.88'
110	N39°02'25"W		50.17'
111	N40°48'43"W		47.89'
112	N40°53'10"W		49.06'
113	N36°05'03"W		61.40'
114	N20°31'09"W		46.14'
115	N45°56'41"W		128.17'
116	N53°14'12"W		152.11'
117	N47°29'53"W		80.31'
118	N54°14'21"W		182.70'
119	N49°52'04"W		48.09'
120	N48°27'44"W		224.37'
121	N35°32'27"W		234.24'
122	231°37'04"	62.00'	250.63'
123	48°39'41"	58.00'	49.26'
124	2°27'12"	58.00'	2.48'
125	3°35'19"	488.00'	30.56'
126	44°53'33"	9.50'	7.44'
127	91°25'31"	61.50'	98.13'

MATCHLINE - SEE LEFT


HOA LOT C
DU-114
DU-115
DU-116
DU-117
DU-118
DU-119
DU-120
DU-121
DU-122
DU-123
DU-124
DU-125
PVT DRIVE EE
HOA AREA ZZ
HOA AREA YY POCKET PARK YY
WEST AVE.
FUTURE STREET 'C'
INTERIM CUL-DE-SAC SEE DETAIL SHT 8 FOR ULTIMATE ROUNDABOUT
RECREATION EASEMENT OVER ALL OF LOT YY
10' RECREATION (TRAIL) EASEMENT
VARIABLE WIDTH BRUSH MANAGEMENT ZONE 2
LIMITS OF ZONE 2 BRUSH MANAGEMENT
DWELLING UNITS 117-135 REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONE 2
FAULT LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
SLIDE LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
CENTERLINE SDG&E EASEMENT REC. 12-13-1950, AS INSTRUMENT NO. 145101 O.R BK 3896, PG 257 (NO WIDTH GIVEN, ASSUME 12') PORTION TO BE QUITCLAIMED
PROPOSED COVENANT OF EASEMENT (1.41 AC.)
NW1/4, SECTION 6 TOWNSHIP 19 SOUTH, RANGE 1 WEST SAN YSIDRO 96 LLC
HOA LOT F
PARCEL 1 PM 21823 (APN 667-010-37)
REMAINDER PARCEL SEE DETAIL SHEET 1
30' PRIVATE ROAD EASEMENT PARCEL 2 OF GRANT DEED REC. 07/01/1970 AS FILE NO. 114630 O.R. PORTION TO BE QUITCLAIMED
APN 667-010-06 TOWNSHIP 19 SOUTH
PARCEL B PM 21823
N70°45'13"W 115.00'

NOTES
1. FOR PA11/PA13 SEE SITE PLAN SHEET 12 FOR ACTUAL DWELLING UNITS WITHIN BUILDINGS.
2. FOR PA12/PA14 SEE SITE PLAN SHEET 12 FOR TYPICAL LAYOUT OF THE MULTIFAMILY DETACHED DWELLING UNITS.
3. SEE GRADING AND DRAINAGE PLAN ON SHEET 16 AND UTILITY PLAN ON SHEET 18 FOR ANY PUBLC OR PRIVATE DRAINAGE OR UTILITY EASEMENTS.
4. HOA AREA MM AND OO WILL HAVE A DRAINAGE AND FLOOD STORAGE EASEMENT FOR ASSOCIATED DRAINAGE FACILITIES PER CITY ENGINEERS' REQUIREMENTS.
5. HOA AREA MM, OO, PP, QQ, SS, TT, UU, VV, WW, XX, AND YY WILL HAVE A RECREATION EASEMENT DEDICATED.
6. A PORTION OF PRIVATE HOA LOTS B, C, D & E WILL HAVE A RECREATION EASEMENT DEDICATED FOR THE TRAIL.
7. A PORTION OF PRIVATE HOA LOTS B, C, D & E WILL HAVE A BUILDING RESTRICTED EASEMENT DEDICATED.
8. A PORTION OF PRIVATE HOA LOTS "B" & "C" WILL HAVE A COVENANT OF EASEMENT FOR HOA MAINTENAINED OPEN SPACE DEDICATION.

PTS: 614791
I.O.: 24007991


0
30
60
120
180
(IN FEET)
1 inch = 60 ft.

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

ENGINEER OF WORK:

John D Leppert
JOHN D. LEPPERT R.C.E. 26283
1/13/26 DATE

No. 26283

PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858-597-2001

REVISIONS:

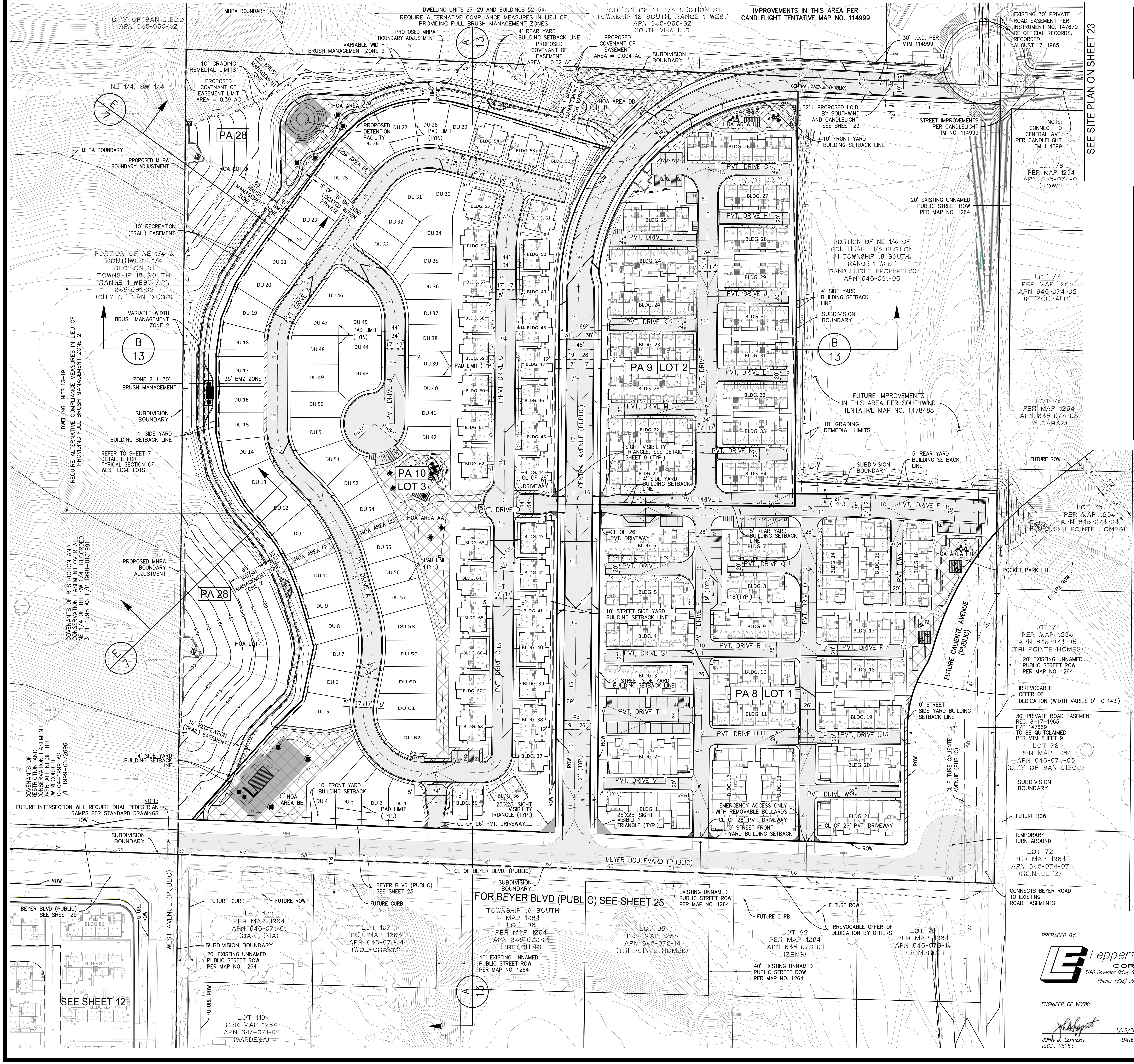
REVISION 10: 1/13/2026
REVISION 9: 5/07/2025
REVISION 8: 9/06/2024
REVISION 7: 3/27/2027
REVISION 6: 11/02/2024
REVISION 5: 06/23/2023
REVISION 4: 12/16/2022
REVISION 3: 07/15/2022
REVISION 2: 08/07/2020
REVISION 1: 11/15/2019

PROJECT NAME:
SOUTHWEST VILLAGE
VTM / SDP

SHEET TITLE:
VESTING TENTATIVE MAP
SOUTH

ORIGINAL DATE: 03/29/2019

SHEET 10 OF 48


SEE SITE PLAN ON SHEET 23
IMPROVEMENTS IN THIS AREA PER CANDLELIGHT TENTATIVE MAP NO. 114999
DWELLING UNITS 27-29 AND BUILDINGS 52-54 REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONES
PORTION OF NE 1/4 SECTION 31 TOWNSHIP 18 SOUTH, RANGE 1 WEST APN 645-080-32 SOUTH VIEW LLC
CITY OF SAN DIEGO APN 645-080-42
MHPA BOUNDARY
PA 28
PA 10 LOT 3
PA 9 LOT 2
PA 8 LOT 1
CENTRAL AVENUE (PUBLIC)
FUTURE CALIENTE AVENUE (PUBLIC)
BEYER BOULEVARD (PUBLIC)
WEST AVENUE (PUBLIC)
FOR BEYER BLVD (PUBLIC) SEE SHEET 25
SEE SHEET 12
FUTURE IMPROVEMENTS IN THIS AREA PER SOUTHWIND TENTATIVE MAP NO. 1478488
PORTION OF NE 1/4 OF SOUTHEAST 1/4 SECTION 31 TOWNSHIP 18 SOUTH, RANGE 1 WEST (CANDLELIGHT PROPERTIES) APN 645-081-05
PORTION OF NE 1/4 & SOUTHWEST 1/4 SECTION 31 TOWNSHIP 18 SOUTH, RANGE 1 WEST APN 645-081-02 (CITY OF SAN DIEGO)
LOT 78 PER MAP 1264 APN 645-074-01 (ROWS)
LOT 77 PER MAP 1264 APN 645-074-02 (FITZGERALD)
LOT 76 PER MAP 1264 APN 645-074-03 (ALCARAZ)
LOT 75 PER MAP 1264 APN 645-074-04 (TRI POINTE HOMES)
LOT 74 PER MAP 1264 APN 645-074-05 (TRI POINTE HOMES)
LOT 73 PER MAP 1264 APN 645-074-06 (CITY OF SAN DIEGO)
LOT 72 PER MAP 1264 APN 645-074-07 (REINHOLTZ)
LOT 120 PER MAP 1264 APN 645-071-01 (GARDENIA)
LOT 107 PER MAP 1264 APN 645-071-14 (WOLFGRAMM)
LOT 108 PER MAP 1264 APN 645-072-01 (PREACHER)
LOT 95 PER MAP 1264 APN 645-072-14 (TRI POINTE HOMES)
LOT 92 PER MAP 1264 APN 645-073-01 (ZENG)
LOT 79 PER MAP 1264 APN 645-073-14 (ROMERO)
LOT 119 PER MAP 1264 APN 645-071-02 (GARDENIA)
HOA AREA AA
HOA AREA BB
HOA AREA CC
HOA AREA DD
HOA AREA EE
HOA AREA FF
HOA AREA GG
HOA AREA HH
POCKET PARK HH
HOA LOT A
PVT. DRIVE A
PVT. DRIVE B
PVT. DRIVE C
PVT. DRIVE D
PVT. DRIVE E
PVT. DRIVE F
PVT. DRIVE G
PVT. DRIVE H
PVT. DRIVE I
PVT. DRIVE J
PVT. DRIVE K
PVT. DRIVE L
PVT. DRIVE M
PVT. DRIVE N
PVT. DRIVE O
PVT. DRIVE P
PVT. DRIVE Q
PVT. DRIVE R
PVT. DRIVE S
PVT. DRIVE T
PVT. DRIVE U
PVT. DRIVE V
PVT. DRIVE W
PROPOSED DETENTION FACILITY DU 26
PROPOSED MHPA BOUNDARY ADJUSTMENT
PROPOSED COVENANT OF EASEMENT LIMIT AREA = 0.39 AC
PROPOSED COVENANT OF EASEMENT AREA = 0.02 AC
PROPOSED COVENANT OF EASEMENT AREA = 0.004 AC
10' GRADING REMEDIAL LIMITS
35' BRUSH MANAGEMENT ZONE 1
VARIABLE WIDTH BRUSH MANAGEMENT ZONE 2
ZONE 2 ± 30' BRUSH MANAGEMENT
10' RECREATION (TRAIL) EASEMENT
SUBDIVISION BOUNDARY
4' SIDE YARD BUILDING SETBACK LINE
4' REAR YARD BUILDING SETBACK LINE
10' FRONT YARD BUILDING SETBACK LINE
5' REAR YARD BUILDING SETBACK LINE
10' STREET SIDE YARD BUILDING SETBACK LINE
0' STREET SIDE YARD BUILDING SETBACK LINE
0' STREET FRONT YARD BUILDING SETBACK
REFER TO SHEET 7 DETAIL E FOR TYPICAL SECTION OF WEST EDGE LOTS
DWELLING UNITS 13-19 REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONE 2
COVENANTS OF RESTRICTION AND CONSERVATION EASEMENT OVER ALL N 1/2 OF THE SE 1/4 RECORDED 3-11-1998 AS F/P 1998-0131991
COVENANTS OF RESTRICTION AND CONSERVATION EASEMENT OVER ALL OF THE RECORDED 0-04-1999 AS F/P 1999-0672696
EXISTING 30' PRIVATE ROAD EASEMENT PER INSTRUMENT NO. 147670 OF OFFICIAL RECORDS, RECORDED AUGUST 17, 1965
30' I.O.D. PER VTM 114999
62'± PROPOSED I.O.D. BY SOUTHWIND AND CANDLELIGHT. SEE SHEET 23
STREET IMPROVEMENTS PER CANDLELIGHT TM NO. 114999
NOTE: CONNECT TO CENTRAL AVE. PER CANDLELIGHT TM 114999
20' EXISTING UNNAMED PUBLIC STREET ROW PER MAP NO. 1264
40' EXISTING UNNAMED PUBLIC STREET ROW PER MAP NO. 1264
IRREVOCABLE OFFER OF DEDICATION (WIDTH VARIES 0' TO 143')
IRREVOCABLE OFFER OF DEDICATION BY OTHERS
30' PRIVATE ROAD EASEMENT REC. 8-17-1965, F/P 147669 TO BE QUITCLAIMED PER VTM SHEET 9
EMERGENCY ACCESS ONLY WITH REMOVABLE BOLLARDS
SIGHT VISIBILITY TRIANGLE, SEE DETAIL SHEET 9 (TYP.)
25'X25' SIGHT VISIBILITY TRIANGLE (TYP.)
CL OF 26' PVT. DRIVEWAY
PAD LIMIT (TYP.)
FUTURE INTERSECTION WILL REQUIRE DUAL PEDESTRIAN RAMPS PER STANDARD DRAWINGS
TEMPORARY TURN AROUND
CONNECTS BEYER ROAD TO EXISTING ROAD EASEMENTS
FUTURE ROW
FUTURE CURB
CL OF BEYER BLVD. (PUBLIC)
TOWNSHIP 18 SOUTH MAP 1264
A 13
B 13
E 7

0 30 60 120 180
(IN FEET)
1 inch = 60 ft.

SITE ACREAGES AND DENSITY – NORTH					
RESIDENTIAL AREAS					
PLANNING AREA	LOT NO	NET ACREAGE	UNITS	DENSITY	SPECIFIC PLAN DENSITY RANGE
8	1	7.1	185	26.1 DU/AC	20–44 DU/AC
9	2	4.4	95	21.6 DU/AC	15–29 DU/AC
10	3	13.0	130	10.0 DU/AC	8–22 DU/AC

NOTES:

1. SEE SHEET 1 FOR IMPROVEMENT LEGEND.
2. SEE SHEETS 15 & 16 FOR GRADING, STORM DRAIN AND RETAINING WALL INFORMATION.
3. SEE SHEETS 17 & 18 FOR WATER AND SEWER DESIGN DATA.
4. NO EXISTING FIRE HYDRANTS ARE WITHIN 600' OF THE PROJECT AREA.
5. SEE SHEET 19 & 20 FOR PARKING CALCULATIONS.
6. HOA AREA AA THROUGH II WILL HAVE A RECREATION EASEMENT DEDICATED FOR ALL PRIVATELY OWN PARK, HOA AREAS, LOTS AND TRAILS SHOWN TO BE USED BY THE PUBLIC.
7. A RECREATION EASEMENT FOR THE TRAIL WILL BE DEDICATED ON A PORTION OF HOA LOT A.
8. HOA LOT A WILL HAVE A BUILDING RESTRICTED EASEMENT DEDICATED.
9. A PORTION OF PRIVATE HOA LOT "A" WILL HAVE A COVENANT OF EASEMENT FOR HOA MAINTAINED OPEN SPACE DEDICATION.

HOA AREAS WITHIN NORTH VTM				
HOA AREA	**PLANNING AREA**	**LOT NO.**	**ACREAGE**	**DESCRIPTION**
N/A	8	1	1.94 AC.	PRIVATE STREETS
HH	8	1	0.30 AC.	POCKET PARK WITH REC EASEMENT
N/A	9	2	1.02 AC.	PRIVATE STREETS
II	9	2	0.25 AC.	POCKET PARK WITH REC EASEMENT
N/A	10	3	2.26 AC.	PRIVATE STREETS
AA	10	3	0.66 AC.	POCKET PARK WITH REC EASEMENT
BB	10	3	0.53 AC.	POCKET PARK WITH REC EASEMENT
EE	10	3	0.04 AC.	PASEO W/ REC. ESMT.
FF	10	3	0.05 AC.	PASEO W/ REC. ESMT.
GG	10	3	0.04 AC.	PASEO W/ REC. ESMT.
A	28	A	4.41 AC.*	HOA AREA
CC	28	A	0.35 AC.*	POCKET PARK WITH REC EASEMENT
DD	28	A	0.45 AC.*	POCKET PARK WITH REC EASEMENT
BEYER BLVD.			1.16 AC.	PUBLIC STREET
BEYER BLVD. OFFSITE			5.10 AC.	PUBLIC STREET
CENTRAL AVE.			2.14 AC.	PUBLIC STREET
CENTRAL AVE. OFFSITE			0.93 AC.	PUBLIC STREET
CALIENTE AVE			1.48 AC.	PUBLIC STREET

* NOTE: HOA AREA'S CC & DD ARE NOT INCLUDED IN HOA AREA A.

PLANNING AREA IMPLEMENTATION ZONING			
NORTH			
PA NUMBER	LOT NO.	EXISTING	PROPOSED
8	1	AR–1–1	RM–3–7
9	2	AR–1–1	RM–2–5
10	3	AR–1–1	RM–1–3

BUILDING SETBACK TABLE

	(1) RM 3–7 (STD/MIN) PA 8	(1) RM 2–5 (STD/MIN) PA 9	(1) RM 1–3 (STD/MIN) PA 10
FRONT	0'/0'	10'	10'/8'
REAR	5'	10'	10'
SIDE	0'	4'	4'
STREET SIDE	0'/0'	10'	10'

(1) SETBACKS DEFINED IN CHAPTER 13, ARTICLE 1, DIVISION 4 OF LAND DEVELOPMENT CODE AND EXCEPTIONS AS IDENTIFIED IN THE SPECIFIC PLAN

NOTE:

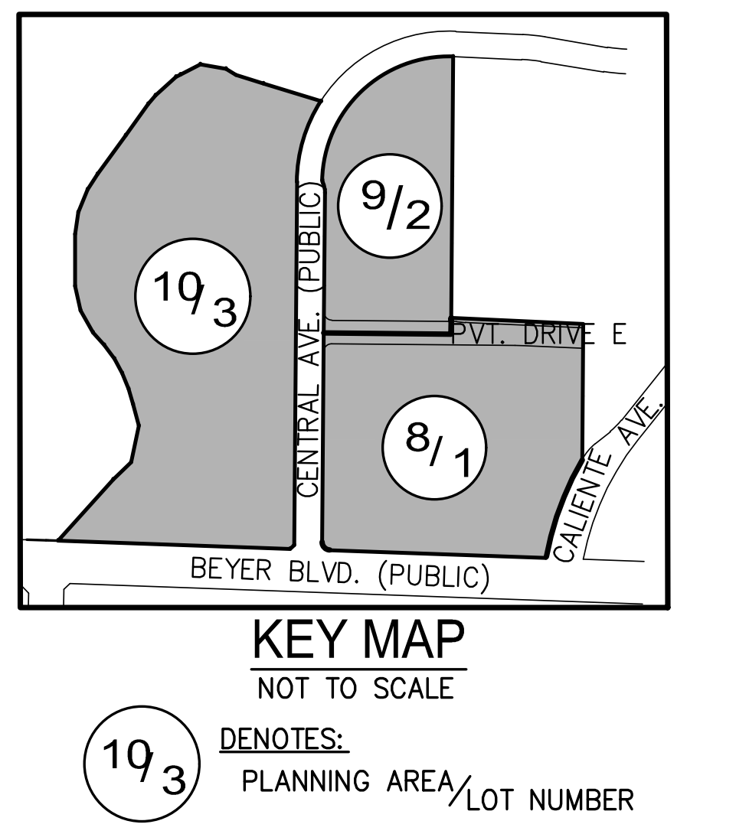
THE PROJECT WILL PROVIDE 3 WASTE BINS AND ELECTRICAL OUTLETS IN THE GARAGES TO ALLOW FOR BICYCLE CHARGING FOR ALL UNIT TYPES.

NOTE:

BEYER BOULEVARD IS A REIMBURSABLE PUBLIC FACILITY, AND MAY UTILIZE FACILITIES BENEFIT ASSESSMENT (FBA) FOR REIMBURSEMENT FOR THE CONSTRUCTION OF PUBLIC FACILITIES THAT BENEFIT THE SOUTHWEST VILLAGE SPECIFIC PLAN.

NOTE:

FOR TYPICAL PLOT PLAN DETAIL, SEE SHEET 11A.


10/3
9/2
8/1
CENTRAL AVE. (PUBLIC)
PVT. DRIVE E
CALIENTE AVE.
BEYER BLVD. (PUBLIC)

KEY MAP
NOT TO SCALE

10/3 DENOTES: PLANNING AREA/LOT NUMBER

PTS: 614791
I.O.: 24007991

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

ENGINEER OF WORK:

JohnLeppert 1/13/26
JOHN D. LEPPERT DATE
R.C.E. 26283

JOHN D. LEPPERT
No. 26283

PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858-597-2001

PROJECT NAME:
SOUTHWEST VILLAGE
VTM/SDP

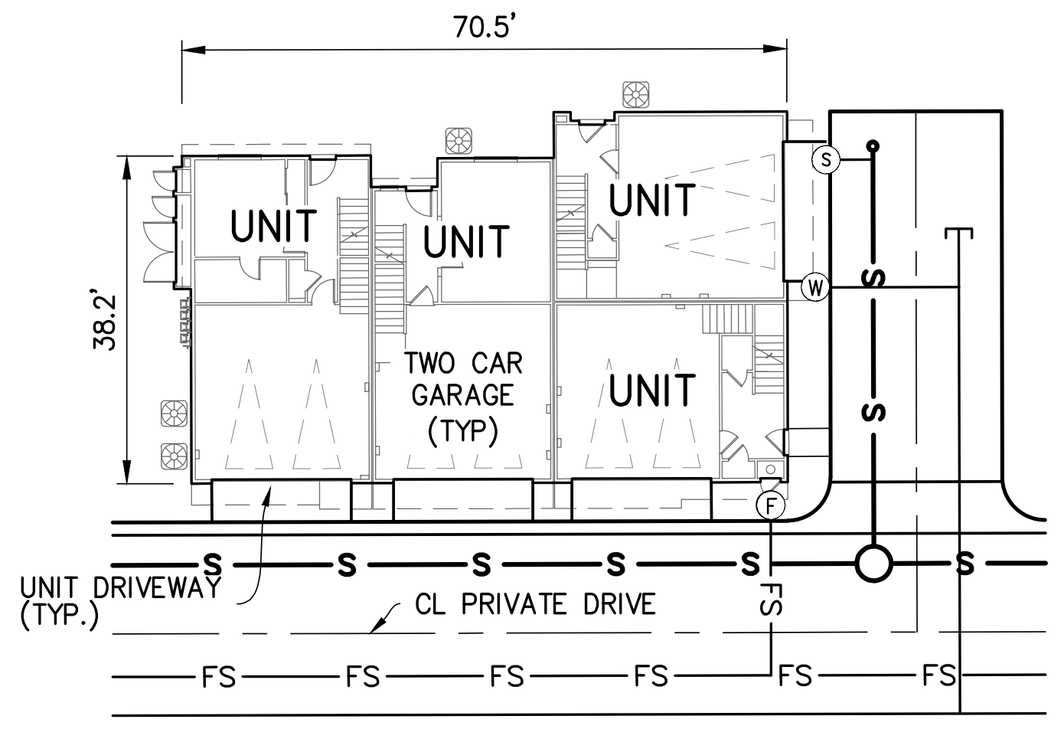
SHEET TITLE:
SITE PLAN –
NORTH

REVISIONS:

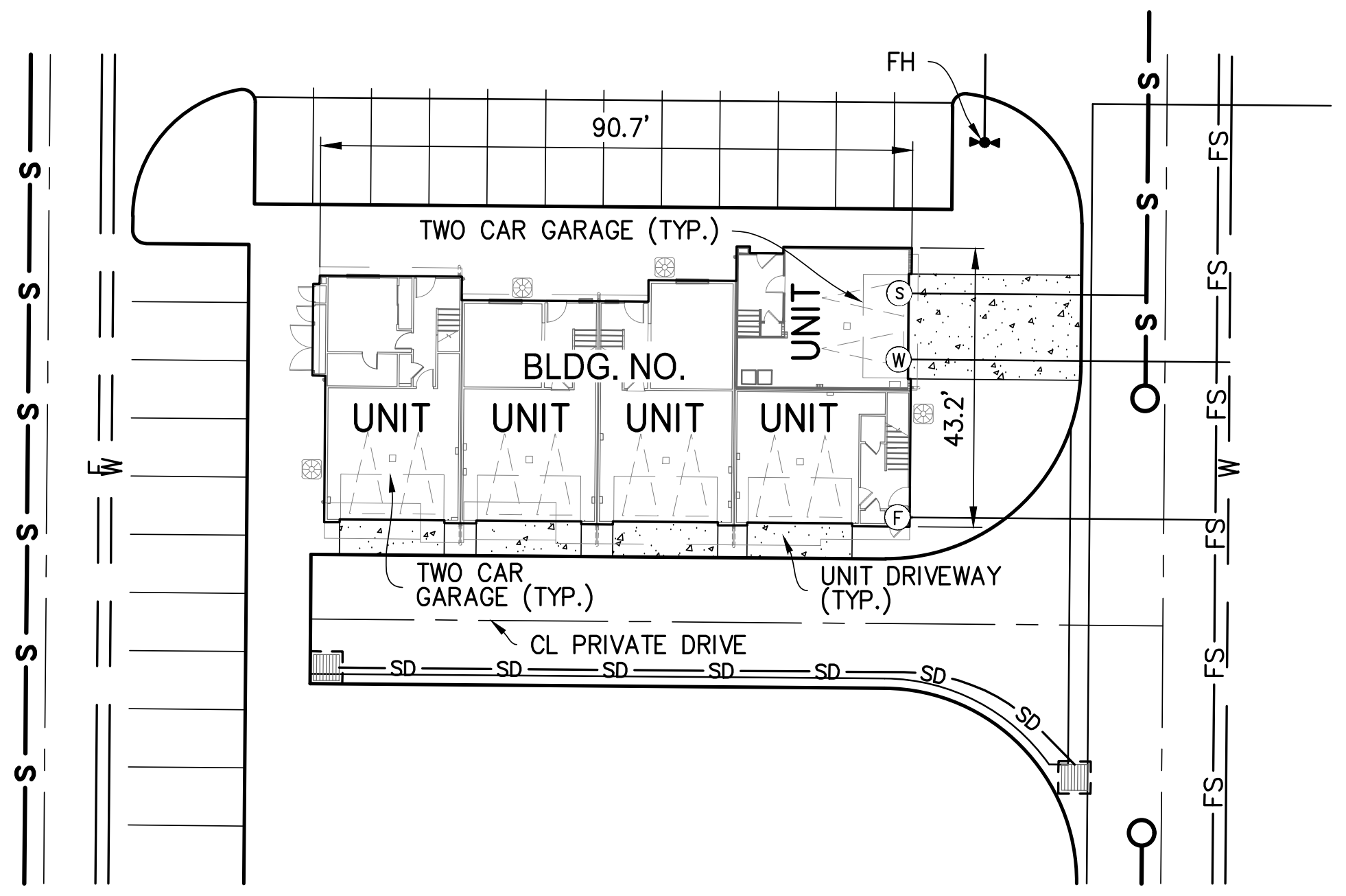
REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	03/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

ORIGINAL DATE: 03/29/2019

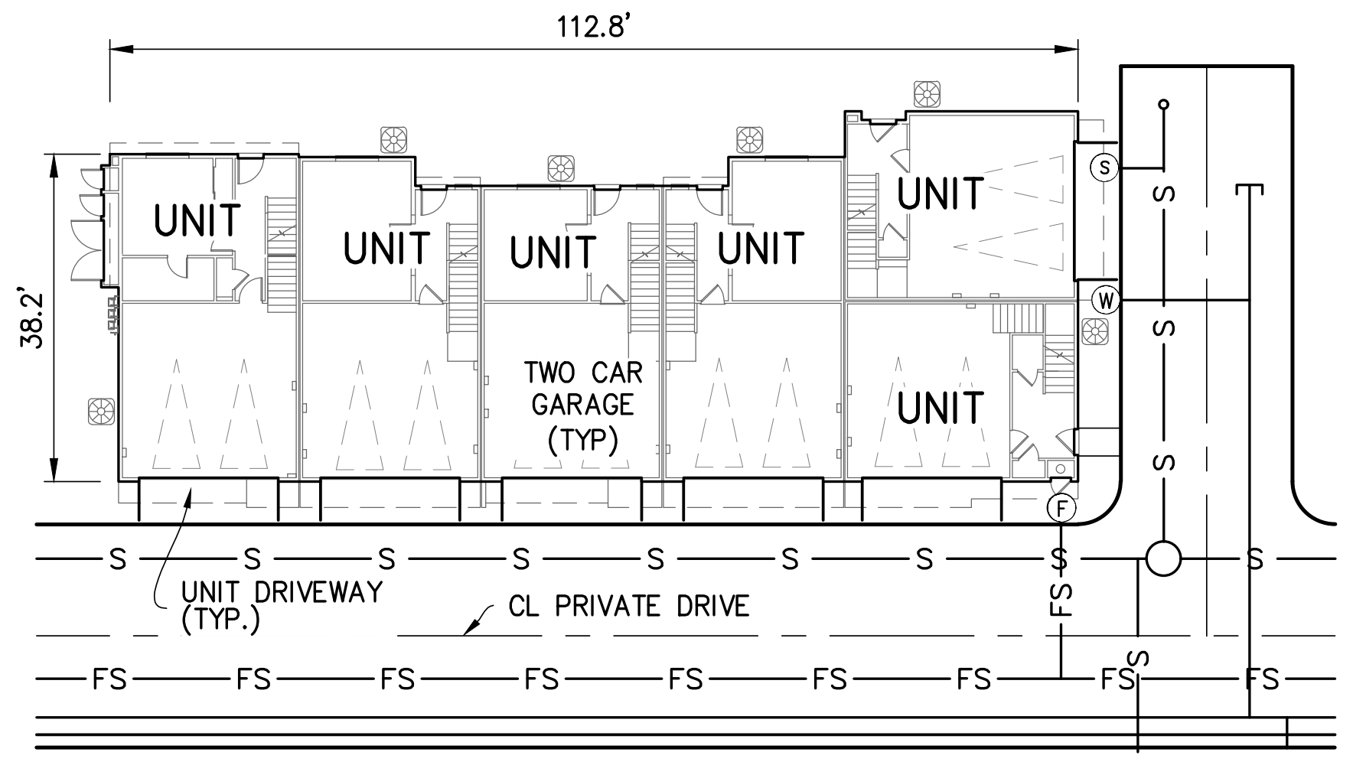
SHEET 11 **OF** 48


70.5'
38.2'
UNIT
UNIT
UNIT
UNIT
TWO CAR GARAGE (TYP)
UNIT DRIVEWAY (TYP.)
CL PRIVATE DRIVE
S
FS

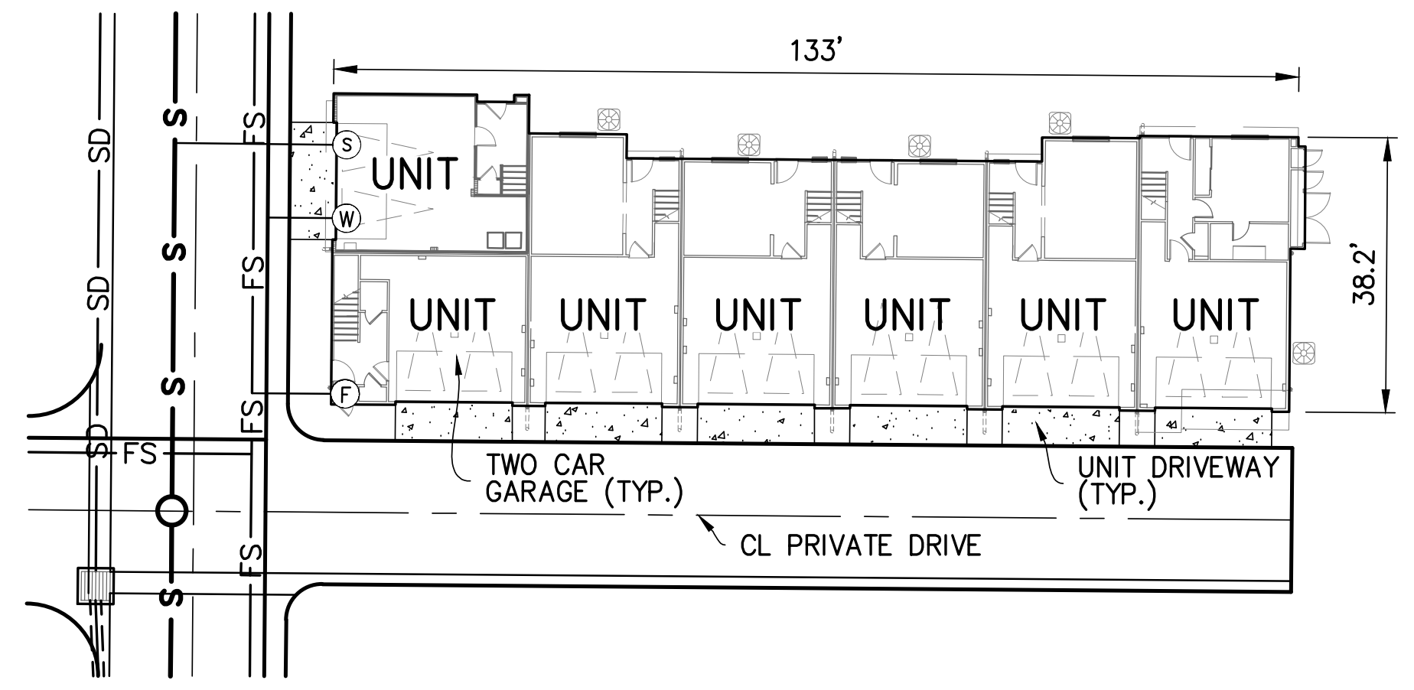
PLANNING AREA 13
MULTI–FAMILY ATTACHED (4–PLEX)
TYPICAL PLOT PLAN
NO SCALE


90.7'
FH
TWO CAR GARAGE (TYP.)
BLDG. NO.
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
43.2'
TWO CAR GARAGE (TYP.)
UNIT DRIVEWAY (TYP.)
CL PRIVATE DRIVE
SD
S
W
FS

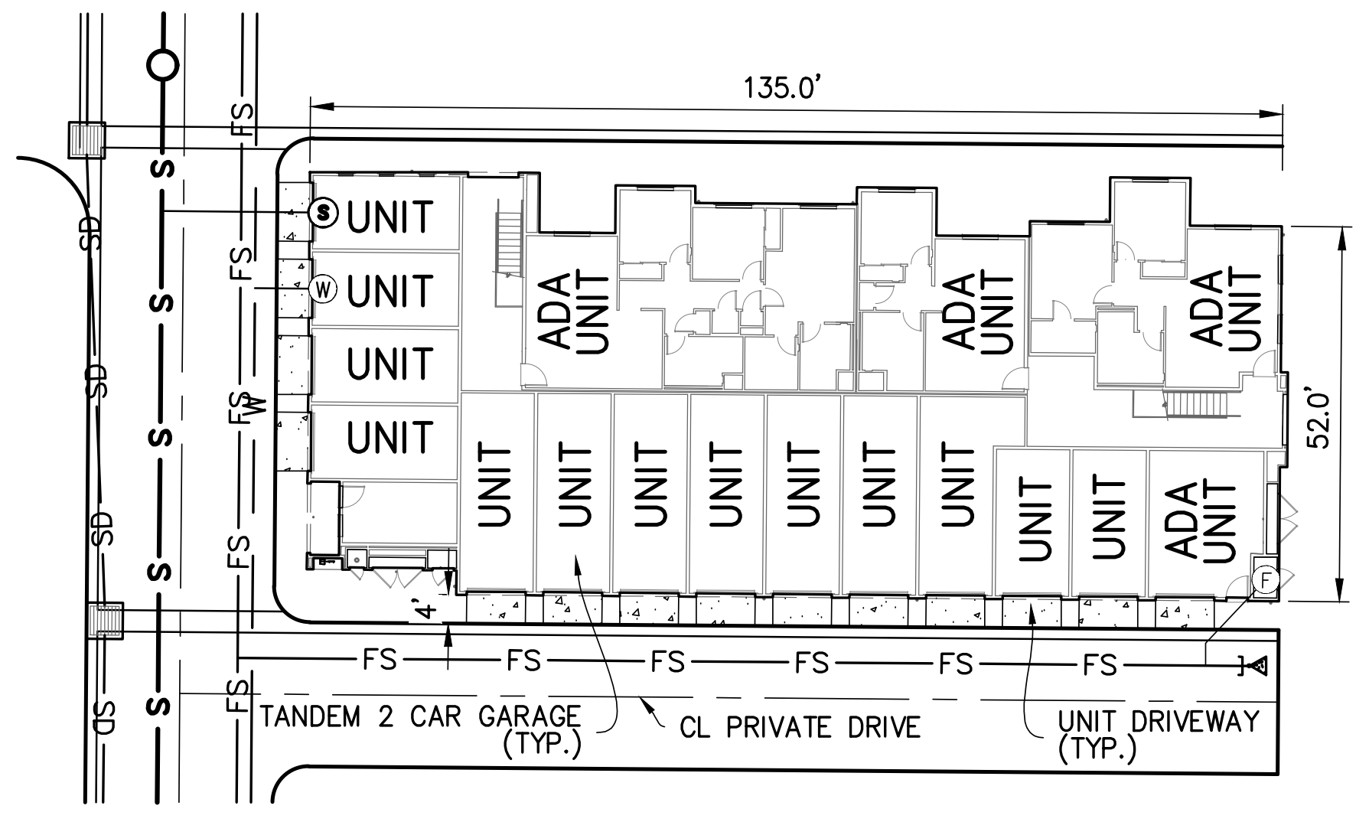
PLANNING AREA 8, 11 & 13
MULTI–FAMILY ATTACHED (5–PLEX)
TYPICAL PLOT PLAN
NO SCALE


112.8'
38.2'
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
TWO CAR GARAGE (TYP)
UNIT DRIVEWAY (TYP.)
CL PRIVATE DRIVE
S
FS

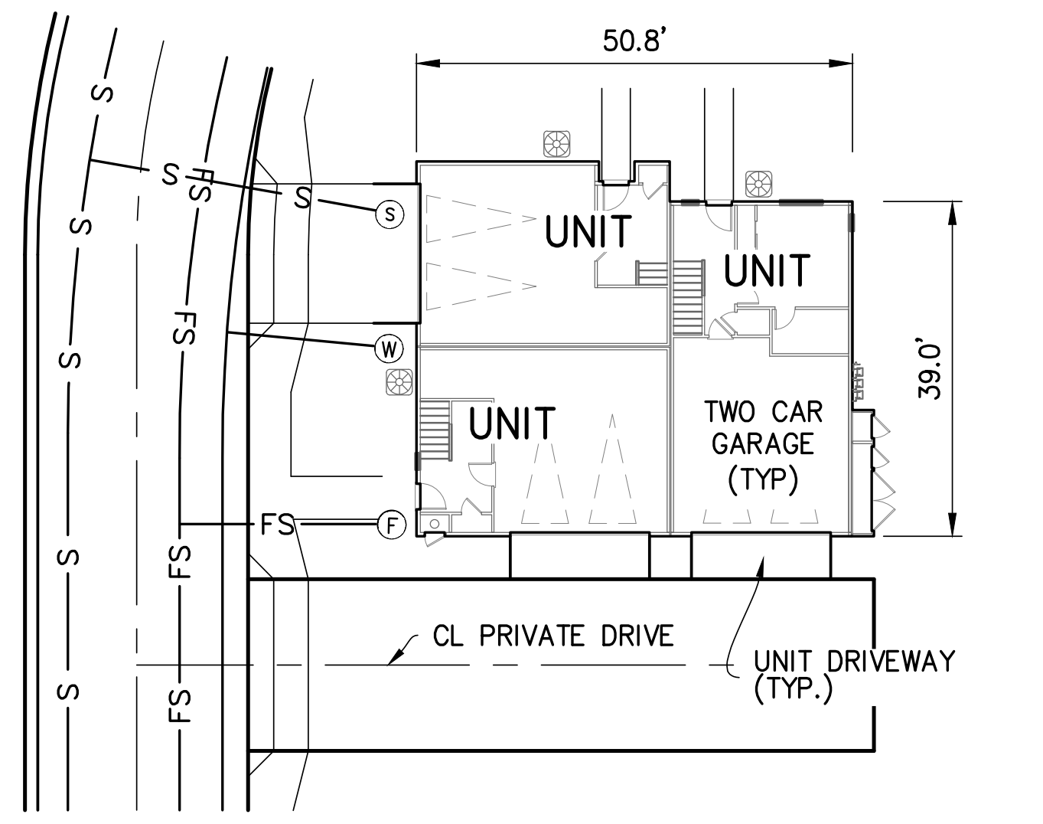
PLANNING AREA 11 & 13
MULTI–FAMILY ATTACHED (6–PLEX)
TYPICAL PLOT PLAN
NO SCALE


133'
38.2'
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
TWO CAR GARAGE (TYP.)
UNIT DRIVEWAY (TYP.)
CL PRIVATE DRIVE
SD
S
FS

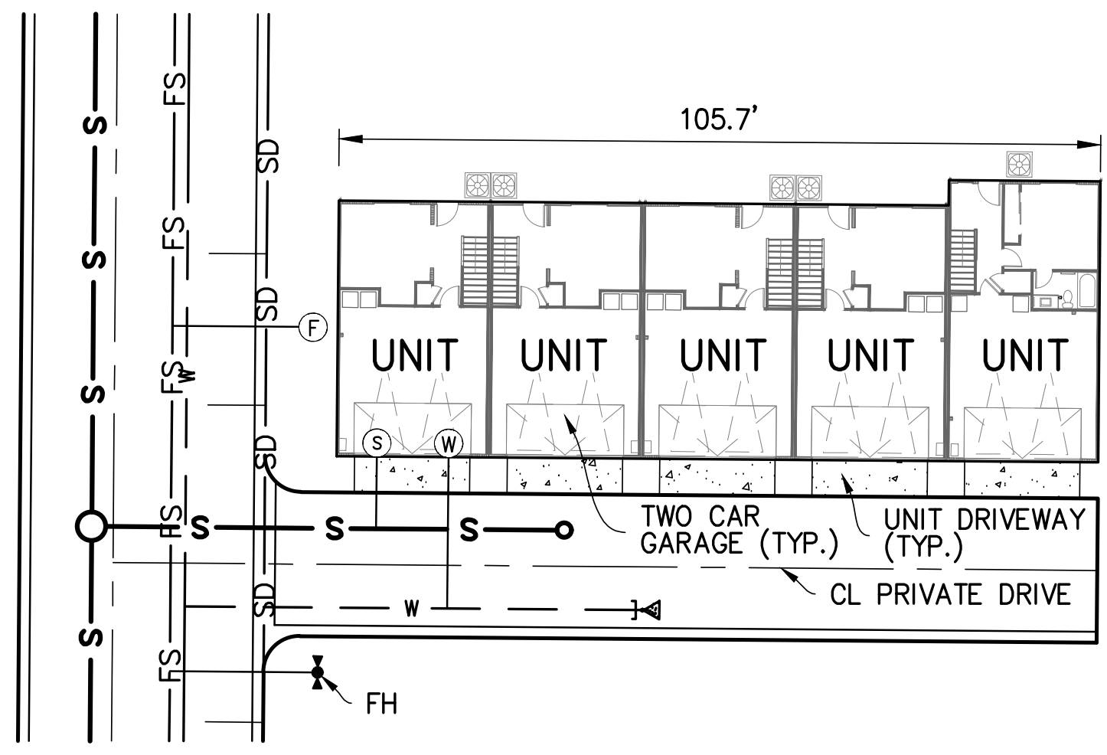
PLANNING AREA 8, 11 & 13
MULTI–FAMILY ATTACHED (7–PLEX)
TYPICAL PLOT PLAN
NO SCALE


135.0'
52.0'
UNIT
UNIT
UNIT
UNIT
ADA UNIT
ADA UNIT
ADA UNIT
ADA UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
4'
TANDEM 2 CAR GARAGE (TYP.)
CL PRIVATE DRIVE
UNIT DRIVEWAY (TYP.)
SD
S
FS

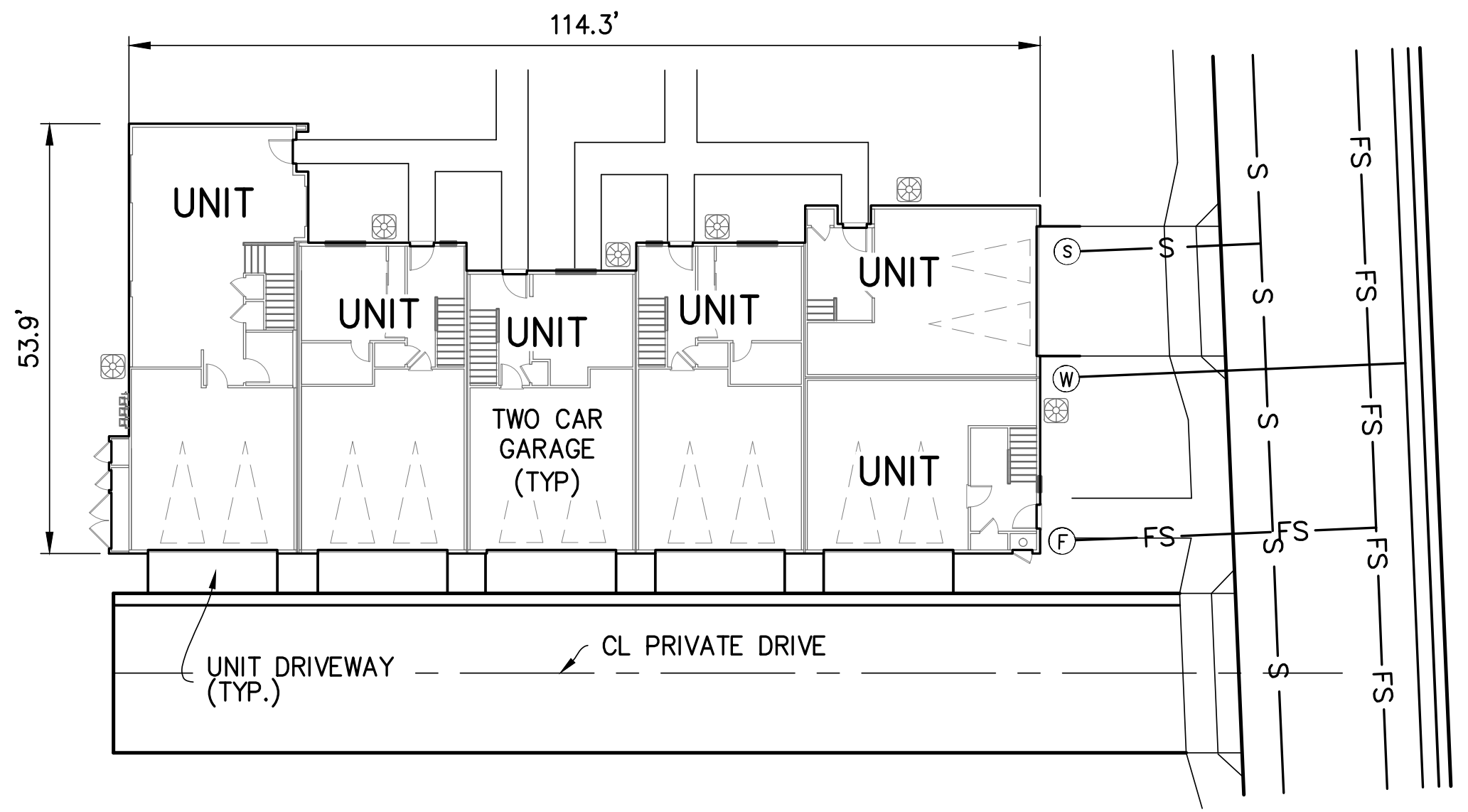
PLANNING AREA 8
MULTI–FAMILY ATTACHED (14–PLEX)
TYPICAL PLOT PLAN
NO SCALE


50.8'
39.0'
UNIT
UNIT
UNIT
TWO CAR GARAGE (TYP)
CL PRIVATE DRIVE
UNIT DRIVEWAY (TYP.)
S
FS

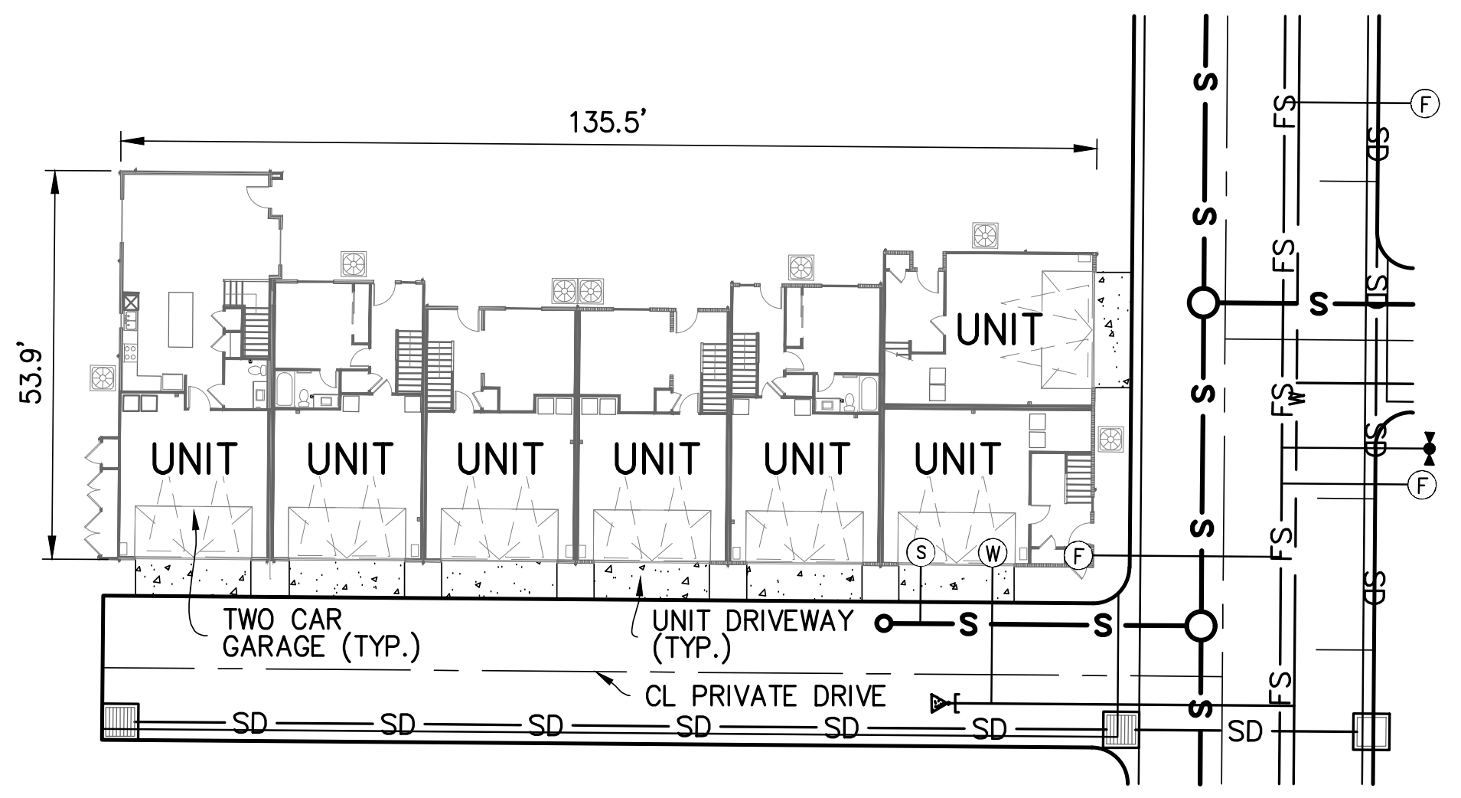
PLANNING AREA 13
MULTI–FAMILY ATTACHED (3–PLEX)
TYPICAL PLOT PLAN
NO SCALE


105.7'
39.0'
UNIT
UNIT
UNIT
UNIT
UNIT
TWO CAR GARAGE (TYP.)
UNIT DRIVEWAY (TYP.)
CL PRIVATE DRIVE
FH
SD
S
FS

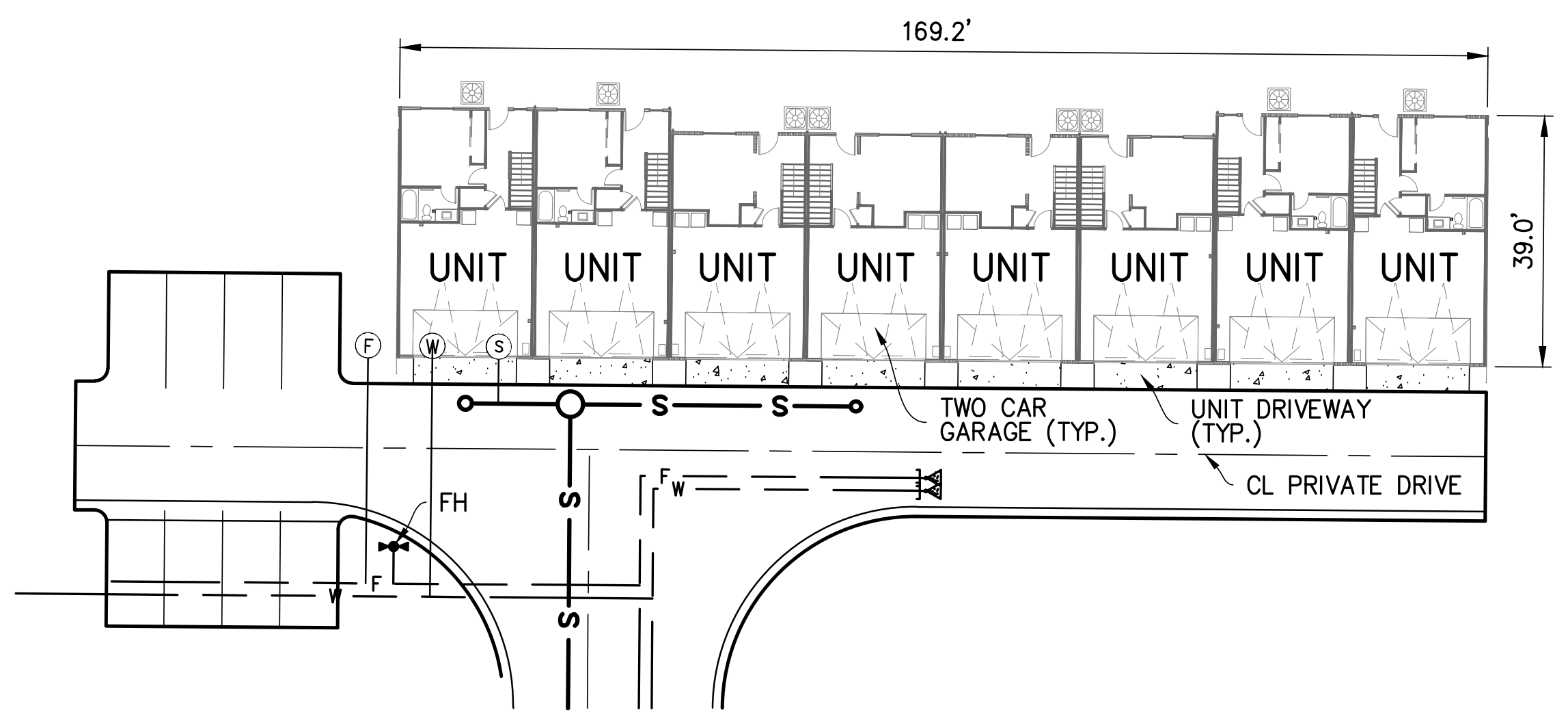
PLANNING AREA 9
MULTI–FAMILY ATTACHED (5–PLEX)
TYPICAL PLOT PLAN
NO SCALE


114.3'
53.9'
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
TWO CAR GARAGE (TYP)
UNIT DRIVEWAY (TYP.)
CL PRIVATE DRIVE
S
FS

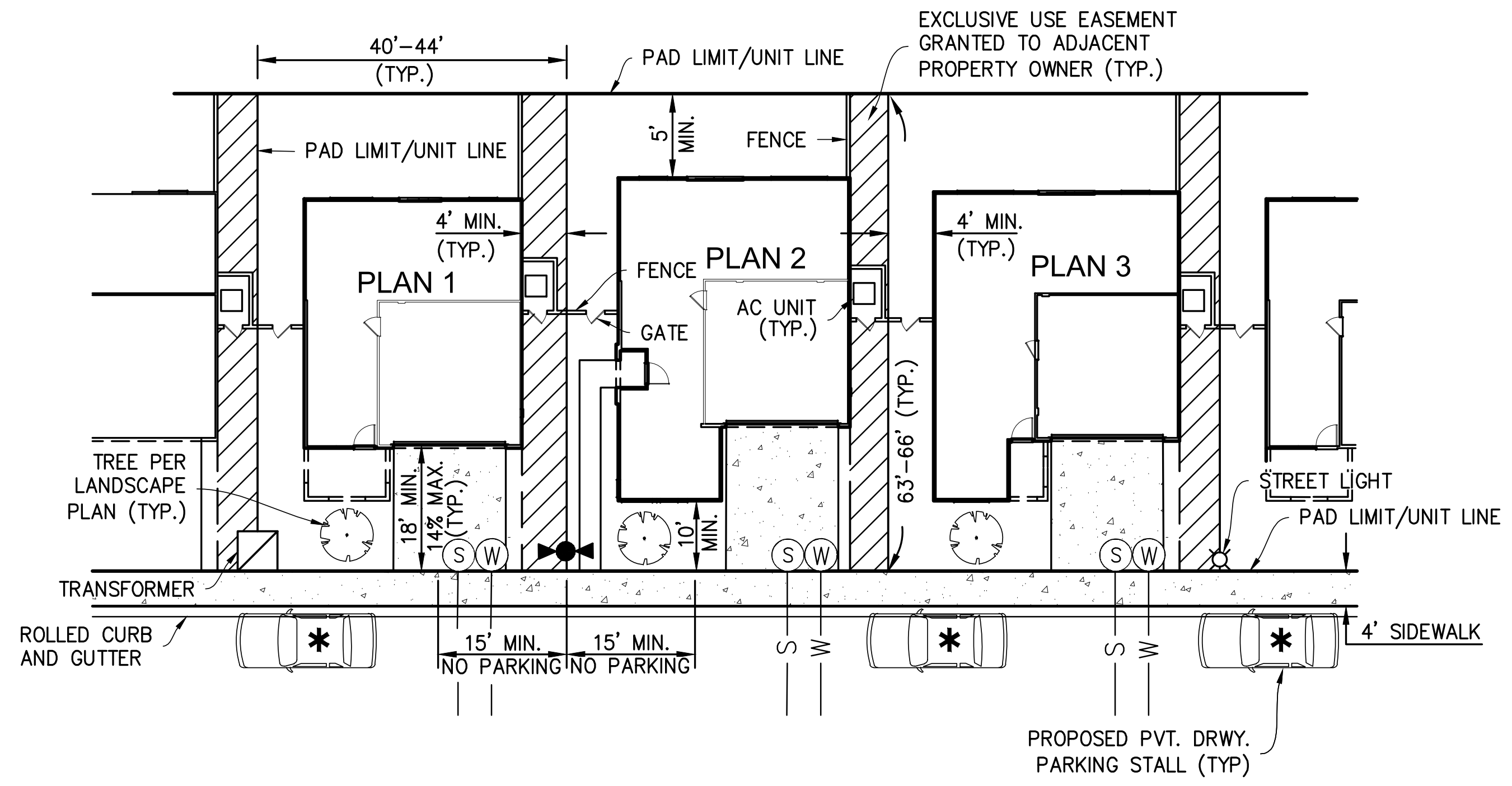
PLANNING AREA 13
MULTI–FAMILY ATTACHED (6–PLEX)
TYPICAL PLOT PLAN
NO SCALE


135.5'
53.9'
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
TWO CAR GARAGE (TYP.)
UNIT DRIVEWAY (TYP.)
CL PRIVATE DRIVE
SD
S
FS

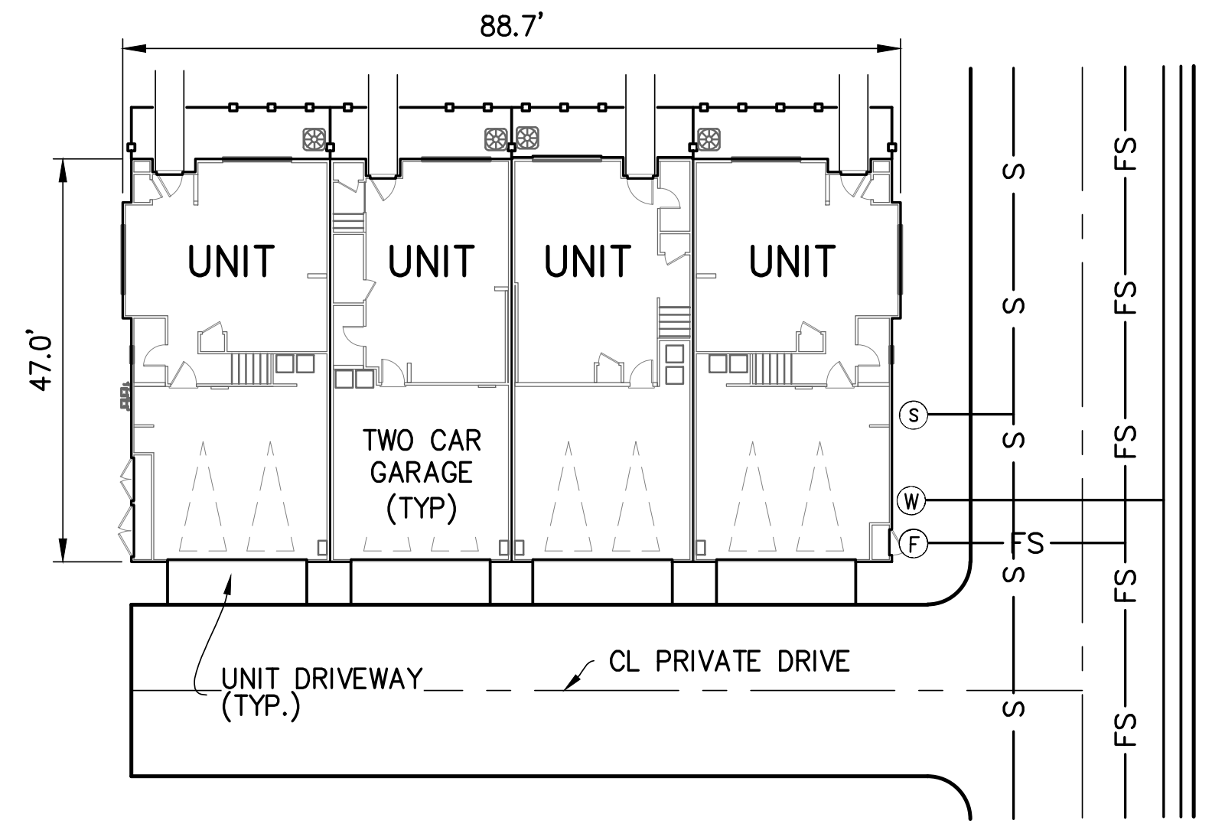
PLANNING AREA 9 & 13
MULTI–FAMILY ATTACHED (7–PLEX)
TYPICAL PLOT PLAN
NO SCALE


169.2'
39.0'
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
TWO CAR GARAGE (TYP.)
UNIT DRIVEWAY (TYP.)
CL PRIVATE DRIVE
FH
S

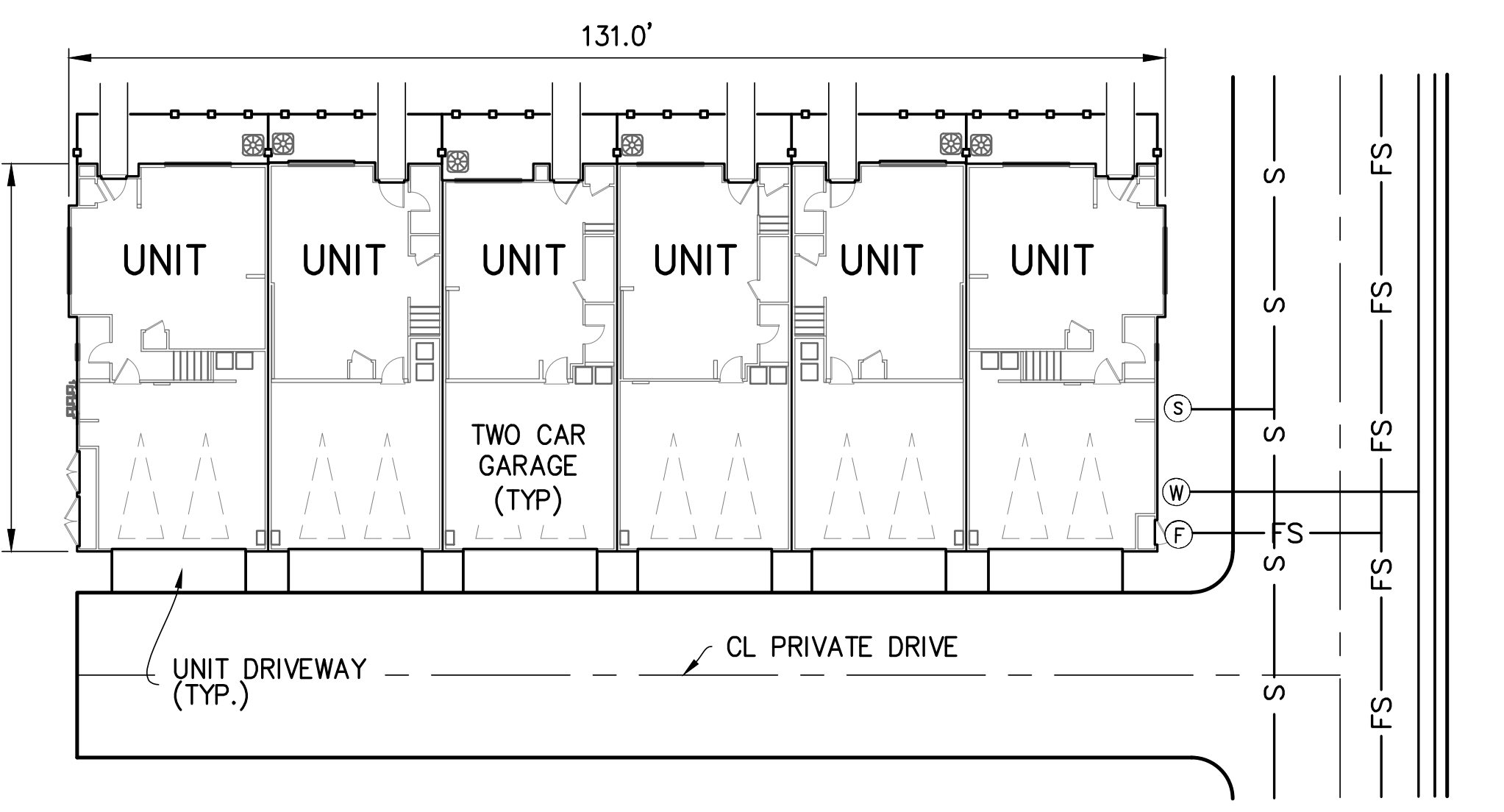
PLANNING AREA 9
MULTI–FAMILY ATTACHED (8–PLEX)
TYPICAL PLOT PLAN
NO SCALE


40'–44' (TYP.)
PAD LIMIT/UNIT LINE
EXCLUSIVE USE EASEMENT GRANTED TO ADJACENT PROPERTY OWNER (TYP.)
PAD LIMIT/UNIT LINE
5' MIN.
FENCE
4' MIN. (TYP.)
PLAN 1
FENCE
PLAN 2
GATE
AC UNIT (TYP.)
4' MIN. (TYP.)
PLAN 3
63'–66' (TYP.)
TREE PER LANDSCAPE PLAN (TYP.)
18' MIN.
4% MAX. (TYP.)
10' MIN.
STREET LIGHT
PAD LIMIT/UNIT LINE
TRANSFORMER
ROLLED CURB AND GUTTER
15' MIN.
15' MIN.
NO PARKING
NO PARKING
4' SIDEWALK
PROPOSED PVT. DRWY. PARKING STALL (TYP)

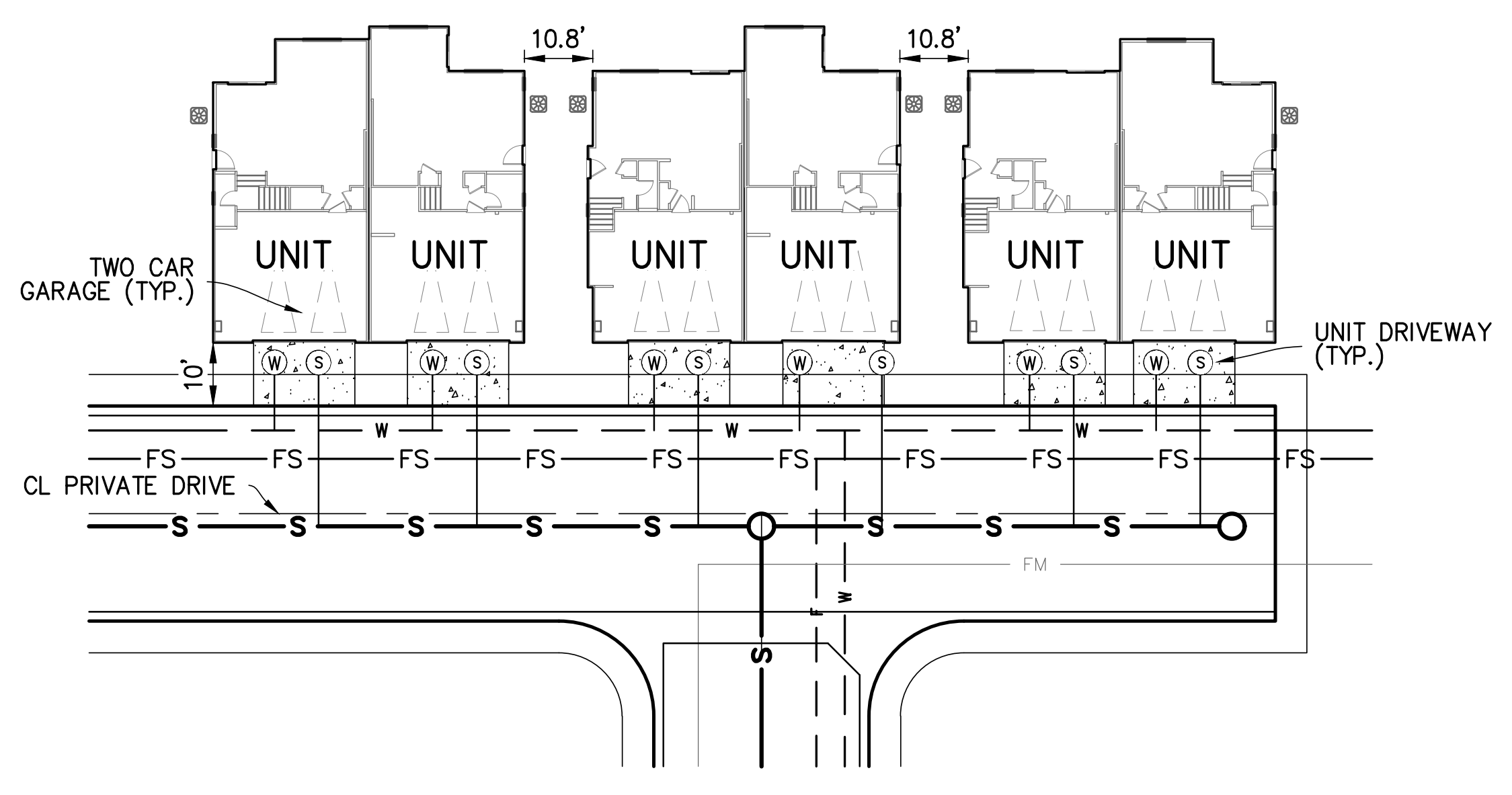
PLANNING AREA 10, 12 & 14
MULTI–FAMILY DETACHED
TYPICAL PLOT PLAN
NO SCALE


88.7'
47.0'
UNIT
UNIT
UNIT
UNIT
TWO CAR GARAGE (TYP)
UNIT DRIVEWAY (TYP.)
CL PRIVATE DRIVE
S
FS

PLANNING AREA 11
MULTI–FAMILY ATTACHED (4–PLEX)
TYPICAL PLOT PLAN


131.0'
47.0'
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
TWO CAR GARAGE (TYP)
UNIT DRIVEWAY (TYP.)
CL PRIVATE DRIVE
S
FS

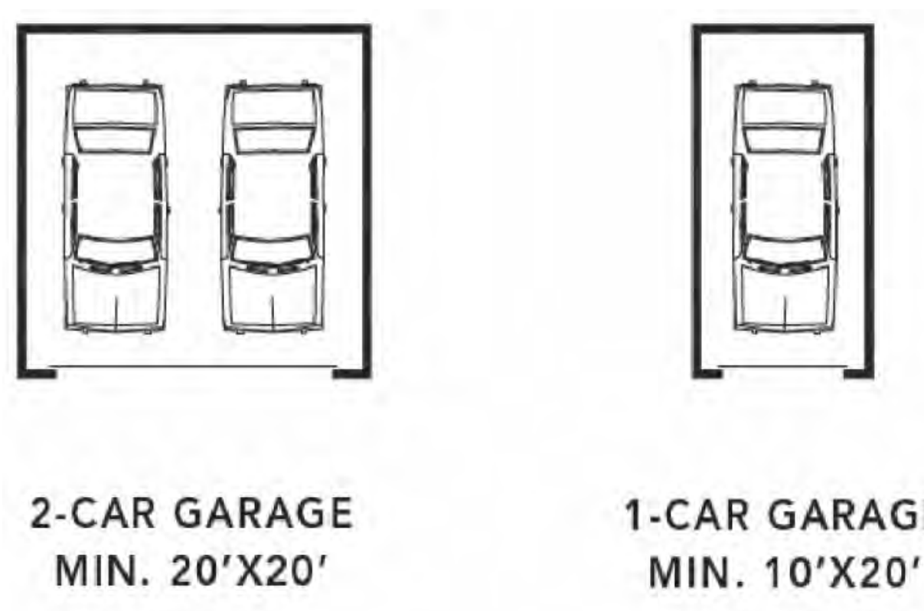
PLANNING AREA 11
MULTI–FAMILY ATTACHED (6–PLEX)
TYPICAL PLOT PLAN


10.8'
10.8'
TWO CAR GARAGE (TYP.)
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT DRIVEWAY (TYP.)
10'
CL PRIVATE DRIVE
FS
S
FM

PLANNING AREA 10, 12 & 14
DUPLEXES
TYPICAL PLOT PLAN
NO SCALE

TYPICAL GARAGE SPACE DETAIL

CITY OF SAN DIEGO STANDARDS, ALL TWO–CAR GARAGES SHALL HAVE A MINIMUM DIMENSION OF 20 FEET X 20 FEET, WHILE ONE–CAR GARAGE SHALL HAVE A MINIMUM DIMENSION OF 10 FEET X 20 FEET, AS SHOWN BELOW.


2-CAR GARAGE
MIN. 20'X20'
1-CAR GARAGE
MIN. 10'X20'

PREPARED BY:

Leppert Engineering CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122–2848
Phone: (858) 597–2001 Fax: (858) 597–2009

ENGINEER OF WORK:

JDLeppert 1/13/26
JOHN D. LEPPERT DATE
R.C.E. 26283

JOHN D. LEPPERT
No. 26283
CIVIL

PTS: 614791
I.O.: 24007991

PREPARED BY:

NAME:	LEPPERT ENGINEERING CORPORATION
ADDRESS:	5190 GOVERNOR DRIVE, SUITE 205
	SAN DIEGO, CA 92122
PHONE:	858–597–2001

PROJECT NAME:
SOUTHWEST VILLAGE
VTM/SDP

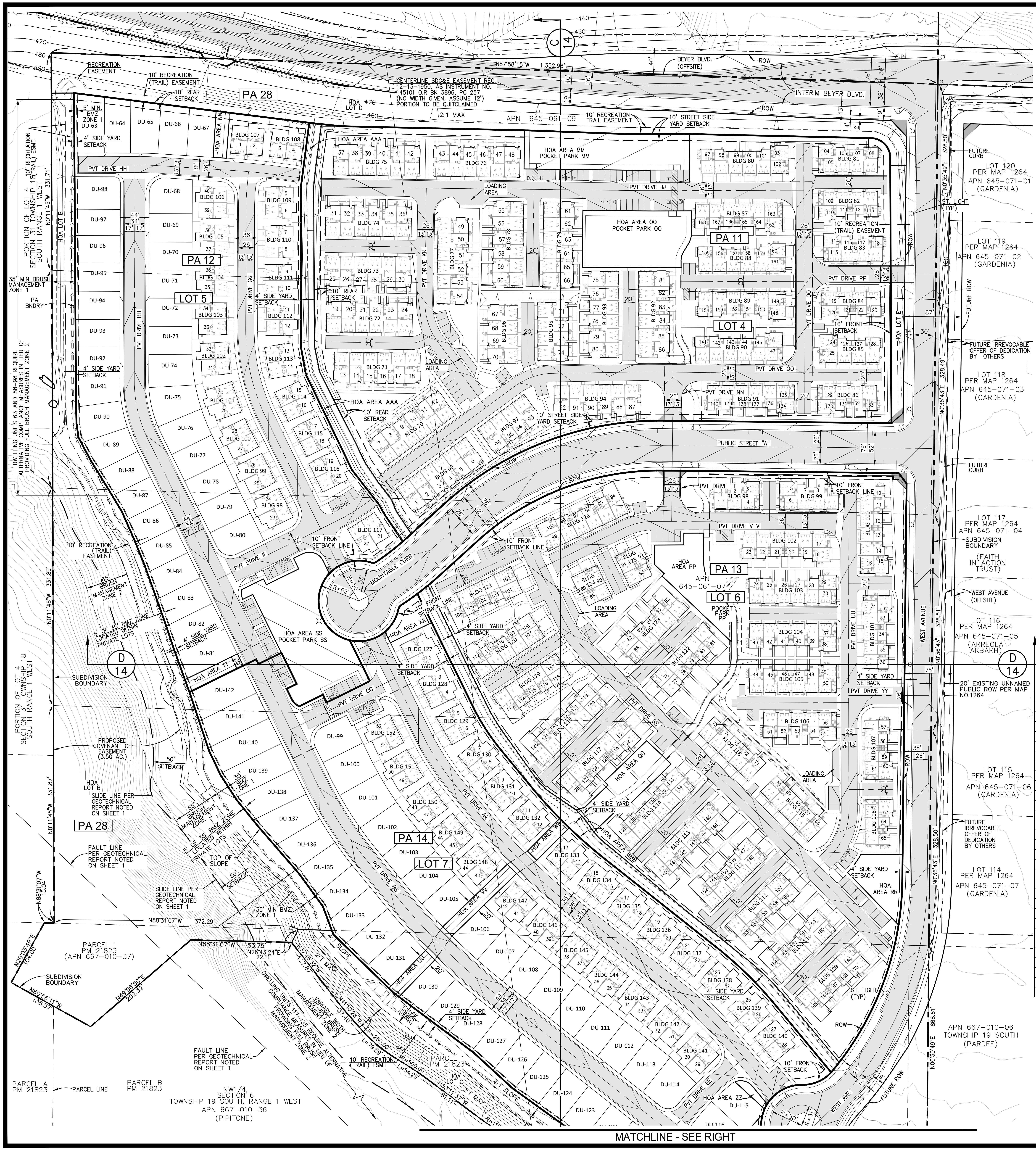
SHEET TITLE:
TYPICAL PLOT PLANS

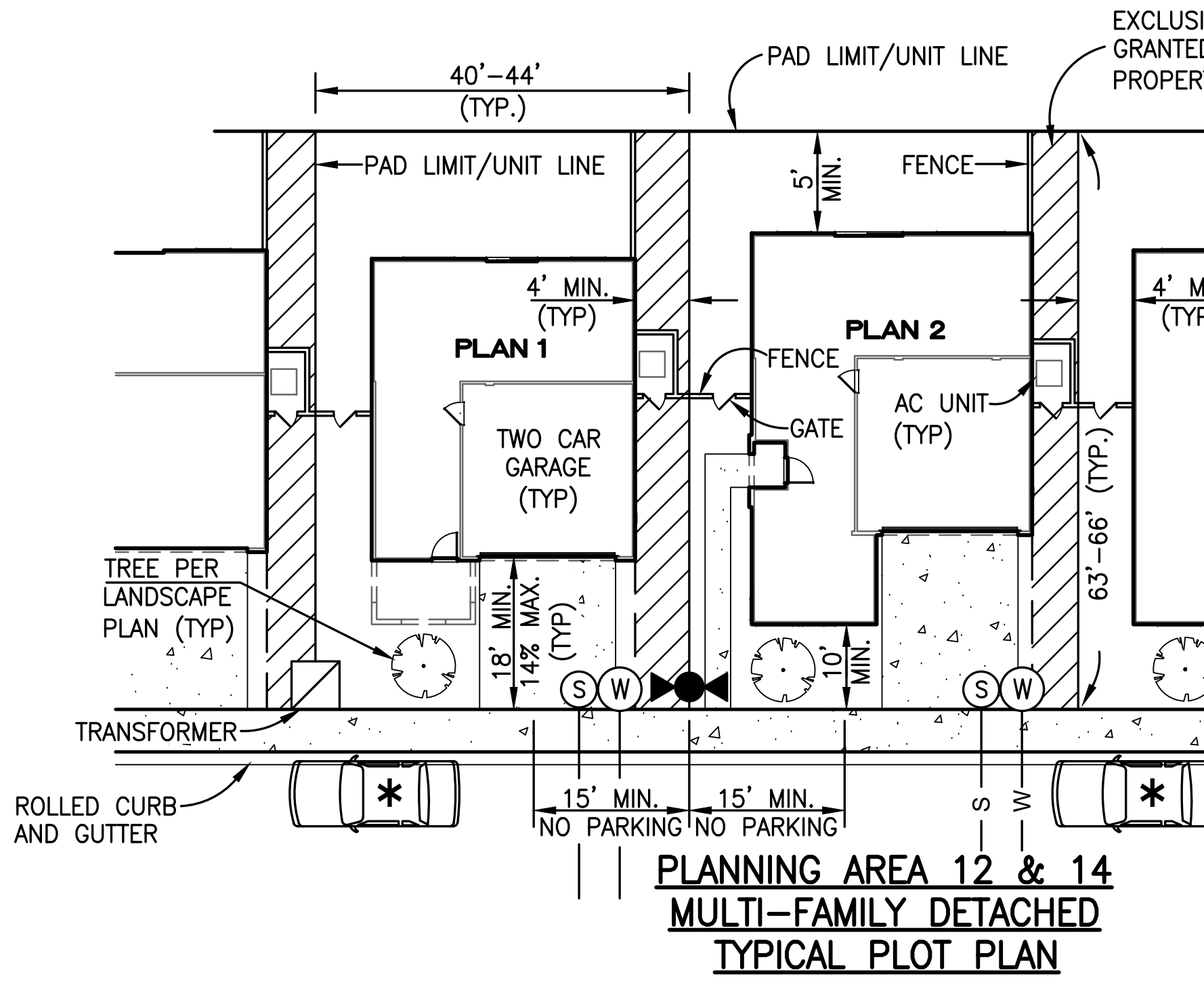
REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	03/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

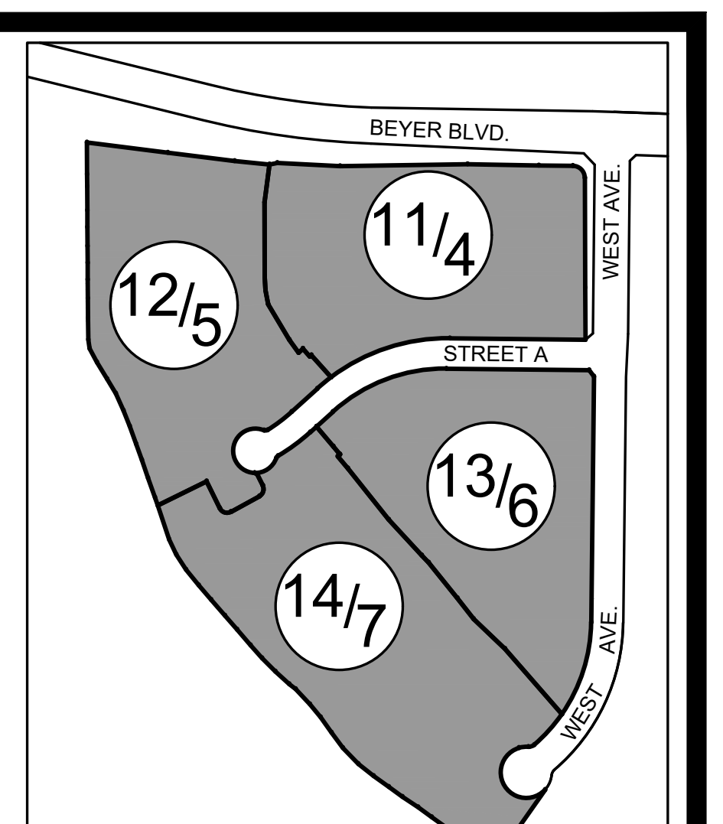
ORIGINAL DATE: 03/29/2019

SHEET 11A OF 48


PA 28
PA 12
LOT 5
PA 11
LOT 4
PA 13
LOT 6
PA 14
LOT 7
BEYER BLVD. (OFFSITE)
INTERIM BEYER BLVD.
N87°58'15"W 1,352.95'
CENTERLINE SDG&E EASEMENT REC. 12-13-1950, AS INSTRUMENT NO. 145101 O.R BK 3896, PG 257 (NO WIDTH GIVEN, ASSUME 12') PORTION TO BE QUITCLAIMED
HOA LOT D
APN 645-061-09
HOA AREA MM POCKET PARK MM
HOA AREA OO POCKET PARK OO
HOA AREA SS POCKET PARK SS
HOA AREA PP
APN 645-061-07
POCKET PARK PP
HOA AREA QQ
HOA AREA RR
HOA AREA AAA
HOA AREA BBB
HOA AREA XX
HOA AREA TT
HOA AREA VV
HOA AREA UU
HOA AREA ZZ
PUBLIC STREET "A"
MOUNTABLE CURB
R=62'
WEST AVENUE
LOT 120 PER MAP 1264 APN 645-071-01 (GARDENIA)
LOT 119 PER MAP 1264 APN 645-071-02 (GARDENIA)
LOT 118 PER MAP 1264 APN 645-071-03 (GARDENIA)
LOT 117 PER MAP 1264 APN 645-071-04
SUBDIVISION BOUNDARY
(FAITH IN ACTION TRUST)
WEST AVENUE (OFFSITE)
LOT 116 PER MAP 1264 APN 645-071-05 (ARREOLA AKBARH)
20' EXISTING UNNAMED PUBLIC ROW PER MAP NO.1264
LOT 115 PER MAP 1264 APN 645-071-06 (GARDENIA)
LOT 114 PER MAP 1264 APN 645-071-07 (GARDENIA)
APN 667-010-06 TOWNSHIP 19 SOUTH (PARDEE)
FUTURE IRREVOCABLE OFFER OF DEDICATION BY OTHERS
FUTURE CURB
FUTURE ROW
ST. LIGHT (TYP)
PORTION OF LOT 4 10' RECREATION SECTION 31 TOWNSHIP 18 (TRAIL) ESMT. SOUTH RANGE 1 WEST
PORTION OF LOT 4 SECTION 31 TOWNSHIP 18 SOUTH RANGE 1 WEST
DWELLING UNITS 63 AND 88-98 REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONE 2
DWELLING UNITS 117-135 REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONE 2
35' MIN BRUSH MANAGEMENT ZONE 1
PROPOSED COVENANT OF EASEMENT (3.50 AC.)
HOA LOT B
HOA LOT C
SLIDE LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
FAULT LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
TOP OF SLOPE
SUBDIVISION BOUNDARY
PARCEL 1 PM 21823 (APN 667-010-37)
PARCEL A PM 21823
PARCEL B PM 21823
NW1/4, SECTION 6 TOWNSHIP 19 SOUTH, RANGE 1 WEST APN 667-010-36 (PIPITONE)
N88°31'07"W 372.29'
N0°11'45"W 331.71'
N0°11'45"W 331.89'
N0°11'45"W 331.87'
N0°36'43"E 328.50'
N0°36'43"E 328.49'
N0°36'43"E 328.51'
N0°30'49"E 868.61'
D 14
C 14
MATCHLINE - SEE RIGHT


40'-44' (TYP.)
PAD LIMIT/UNIT LINE
EXCLUSIVE USE EASEMENT GRANTED TO ADJACENT PROPERTY OWNER (TYP.)
FENCE
PLAN 1
PLAN 2
PLAN 3
TWO CAR GARAGE (TYP)
AC UNIT (TYP)
GATE
4' MIN. (TYP)
5' MIN.
TREE PER LANDSCAPE PLAN (TYP)
TRANSFORMER
STREET LIGHT
ROLLED CURB AND GUTTER
15' MIN. NO PARKING
15' MIN. NO PARKING
PROPOSED PVT. DRWY. PARKING STALL (TYP)
4' SIDEWALK

PLANNING AREA 12 & 14 MULTI-FAMILY DETACHED TYPICAL PLOT PLAN


BEYER BLVD.
11/4
12/5
13/6
14/7
STREET A
WEST AVE.

KEY MAP

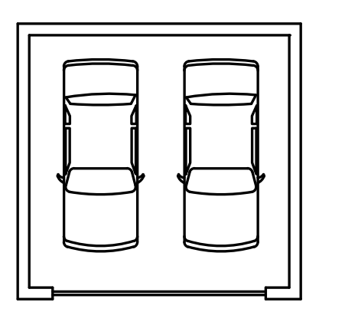
NOT TO SCALE

13/6 DENOTES: PLANNING AREA/LOT NUMBER

SITE ACREAGES AND DENSITY – SOUTH					
RESIDENTIAL AREAS					
PLANNING AREA	LOT NO.	NET ACREAGE	UNITS	DENSITY	SPECIFIC PLAN DENSITY RANGE
11	4	9.9	168	17.0 UNITS/AC	15–29 DU/AC
12	5	6.9	76	11.0 UNITS/AC	8–22 DU/AC
13	6	10.2	170	16.7 UNITS/AC	15–29 DU/AC
14	7	8.8	96	10.9 UNITS/AC	8–22 DU/AC

TYPICAL GARAGE SPACE DETAIL

CITY OF SAN DIEGO STANDARDS, ALL TWO–CAR GARAGES SHALL HAVE A MINIMUM DIMENSION OF 20 FEET X 20 FEET, AS SHOWN BELOW:



2–CAR GARAGE
MIN. 20' X 20'

PLANNING AREA IMPLEMENTATION ZONING			
SOUTH			
PA NUMBER	LOT NO.	EXISTING	PROPOSED
11	4	AR–1–1	RM–2–5
12	5	AR–1–1	RM–1–3
13	6	AR–1–1	RM–2–5
14	7	AR–1–1	RM–1–3

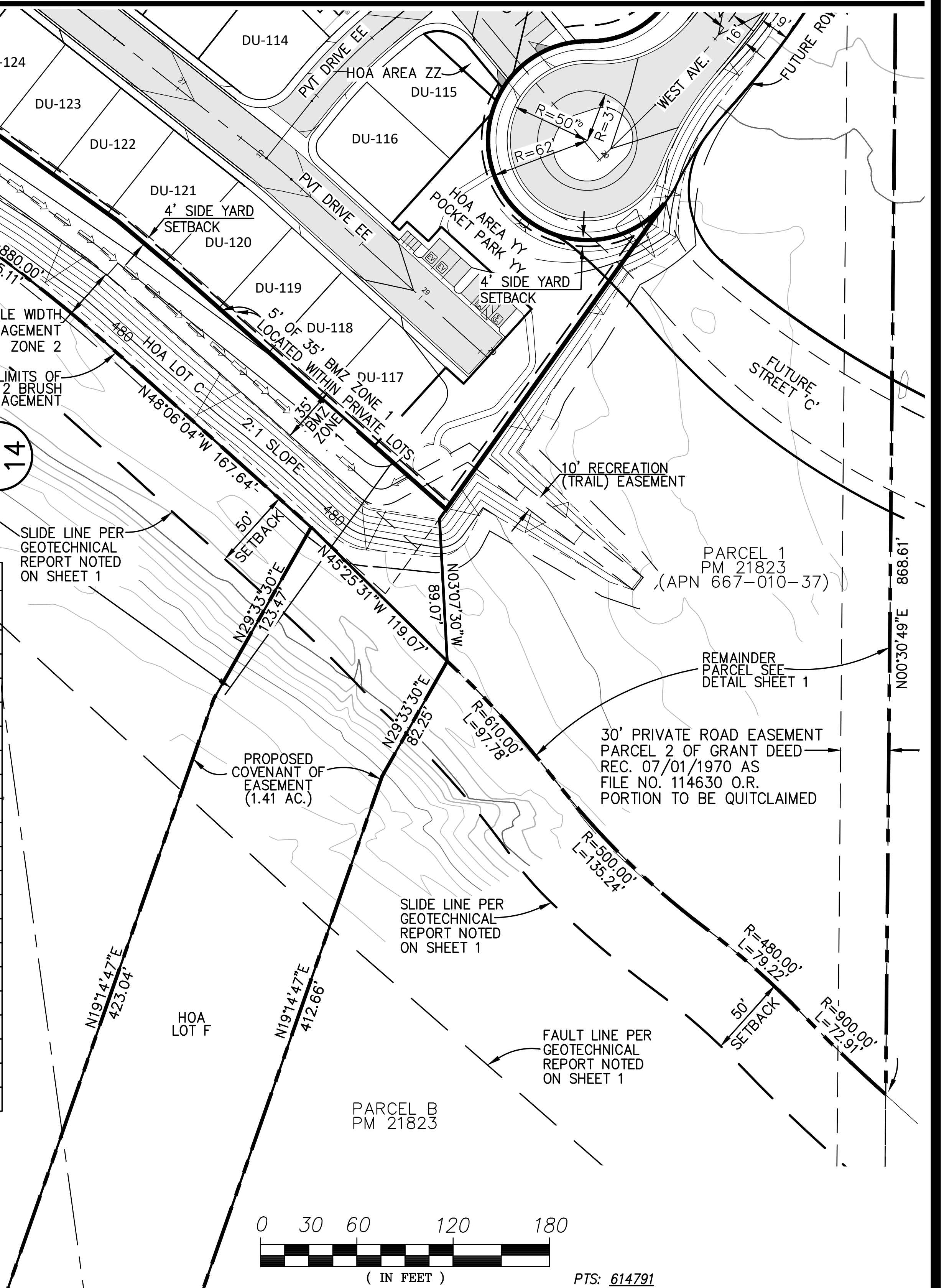
BUILDING SETBACK TABLE		
	RM 2–5 (1) (STD/MIN) PA 11/13	RM 1–3 (1) (STD/MIN) PA 12/14
FRONT	10'	10'
REAR	10'	10'
SIDE	4'	4'
STREET SIDE	10'	10'

(1) SETBACKS DEFINED IN CHAPTER 13, ARTICLE 1, DIVISION 4 OF LAND DEVELOPMENT CODE AND EXCEPTIONS AS IDENTIFIED IN THE SPECIFIC PLAN

NOTES:

1. SEE SHEET 1 FOR IMPROVEMENT LEGEND.
2. SEE SHEETS 15 & 16 FOR GRADING, STORM DRAIN AND RETAINING WALL INFORMATION.
3. SEE SHEETS 17 & 18 FOR WATER AND SEWER DESIGN DATA.
4. NO EXISTING FIRE HYDRANTS ARE WITHIN 600' OF THE PROJECT AREA.
5. SEE SHEET 19 & 20 FOR PARKING CALCULATIONS
6. PORTIONS OF LOT B, C, D & E WILL HAVE A RECREATION EASEMENT FOR THE TRAIL AND HOA AREAS MM – YY WILL HAVE A RECREATION EASEMENT.
7. LOTS B, C, D & E WILL HAVE BUILDING RESTRICTED EASEMENTS.
8. SEE SHEET 11 FOR PA 11/13 FOR TYPICAL MULTI–FAMILTY ATTACHED BUILDING DETAIL.

MATCHLINE - SEE LEFT


DU-114
DU-115
DU-116
DU-117
DU-118
DU-119
DU-120
DU-121
DU-122
DU-123
DU-124
DU-125
PVT DRIVE EE
HOA AREA ZZ
HOA AREA YY POCKET PARK YY
WEST AVE.
FUTURE ROW
R=50'
R=31'
R=62'
HOA LOT C
4:1 SLOPE
2:1 MAX
N53°11'37"W
10' RECREATION (TRAIL) EASEMENT
VARIABLE WIDTH BRUSH MANAGEMENT ZONE 2
LIMITS OF ZONE 2 BRUSH MANAGEMENT
5' OF 35' BMZ ZONE 1 LOCATED WITHIN PRIVATE LOTS
4' SIDE YARD SETBACK
FUTURE STREET "C"
FAULT LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
SLIDE LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
PARCEL 1 PM 21823 (APN 667-010-37)
REMAINDER PARCEL SEE DETAIL SHEET 1
30' PRIVATE ROAD EASEMENT PARCEL 2 OF GRANT DEED REC. 07/01/1970 AS FILE NO. 114630 O.R. PORTION TO BE QUITCLAIMED
PROPOSED COVENANT OF EASEMENT (1.41 AC.)
HOA LOT F
PARCEL B PM 21823
N19°14'47"E 423.04'
N19°14'47"E 412.66'
N45°25'31"W 119.07'
N48°06'04"W 167.64'
N0°30'49"E 868.61'
50' SETBACK
C 14
0 30 60 120 180
(IN FEET)
1 inch = 60 ft.

HOA AREAS WITHIN SOUTH VTM				
HOA AREA	PLANNING AREA	LOT NO.	ACREAGE	DESCRIPTION
N/A	11	4	1.36 AC.	PRIVATE STREETS
MM	11	4	0.35 AC.	POCKET PARK W/ REC. ESMT.
OO	11	4	0.32 AC.	POCKET PARK W/ REC. ESMT.
N/A	12	5	1.37 AC.	PRIVATE STREETS
NN	12	5	0.03 AC.	HOA AREA
SS	12	5	0.48 AC.	POCKET PARK W/ REC. ESMT.
TT	12	5	0.04 AC.	PASEO W/ REC. ESMT.
N/A	13	6	1.23 AC.	PRIVATE STREETS
PP	13	6	0.19 AC.	POCKET PARK W/ REC. ESMT.
QQ	13	6	0.15 AC.	PASEO W/ REC. ESMT.
RR	13	6	0.12 AC.	POCKET PARK W/ REC. ESMT.
N/A	14	7	1.66 AC.	PRIVATE STREETS
UU	14	7	0.04 AC.	PASEO W/ REC. ESMT.
VV	14	7	0.06 AC.	PASEO W/ REC. ESMT.
WW	14	7	0.03 AC.	PASEO W/ REC. ESMT.
XX	14	7	0.06 AC.	PASEO W/ REC. ESMT.
YY	14	7	0.27 AC.	POCKET PARK W/ REC. ESMT.
ZZ	14	7	0.01 AC.	HOA AREA
AAA	12	5	0.31 AC.	PASEO W/ REC. ESMT.
BBB	14	7	0.41 AC.	PASEO W/ REC. ESMT.
B	28	B	4.77 AC.	HOA AREA
C	28	C	1.35 AC.	HOA AREA
D	28	D	1.51 AC.	HOA AREA
E	28	E	0.19 AC.	HOA AREA
F	28	F	1.37 AC.	HOA AREA
STREET "A"			1.76 AC.	PUBLIC STREET
BEYER BLVD.			1.16 AC.	PUBLIC STREET
BEYER BLVD. (OFFSITE)			5.44 AC.	PUBLIC STREET
WEST AVENUE			2.01 AC.	PUBLIC STREET
WEST AVENUE (OFFSITE)			0.49 AC.	PUBLIC STREET
REMAINDER LOT			2.75 AC.	REMAINDER LOT

PTS: 614791
I.O.: 24007991

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122–2848
Phone: (858) 597–2001 Fax: (858) 597–2009

ENGINEER OF WORK:

JohnLeppert 1/13/26
JOHN D. LEPPERT *DATE*
R.C.E. 26283

JOHN D. LEPPERT
No. 26283
CIVIL

PREPARED BY:

NAME:	LEPPERT ENGINEERING CORPORATION
ADDRESS:	5190 GOVERNOR DRIVE, SUITE 205
	SAN DIEGO, CA 92122
PHONE:	858–597–2001

PROJECT NAME:
SOUTHWEST VILLAGE
VTM / SDP

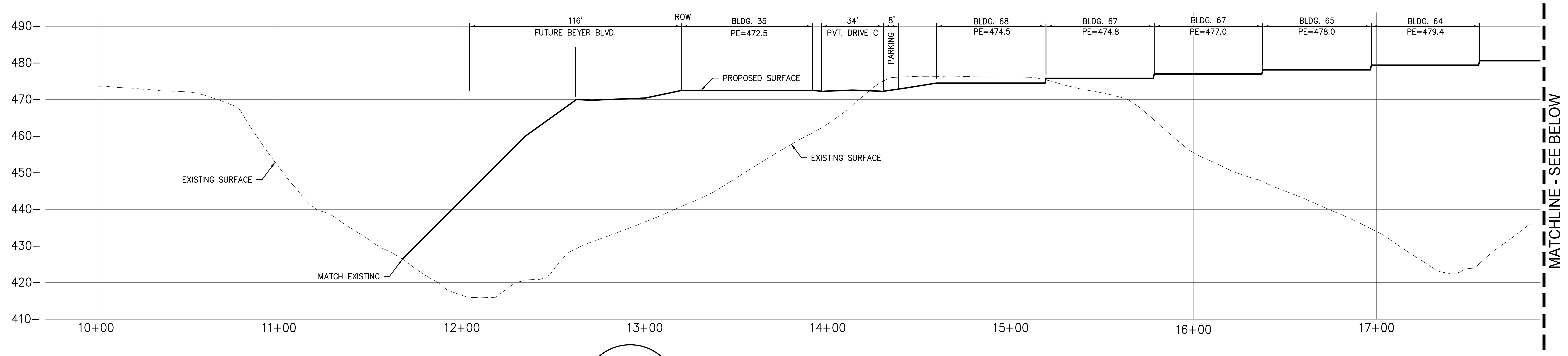
SHEET TITLE:
SITE PLAN
SOUTH

REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	3/27/2027
REVISION 6:	11/02/2024
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

ORIGINAL DATE: 03/29/2019

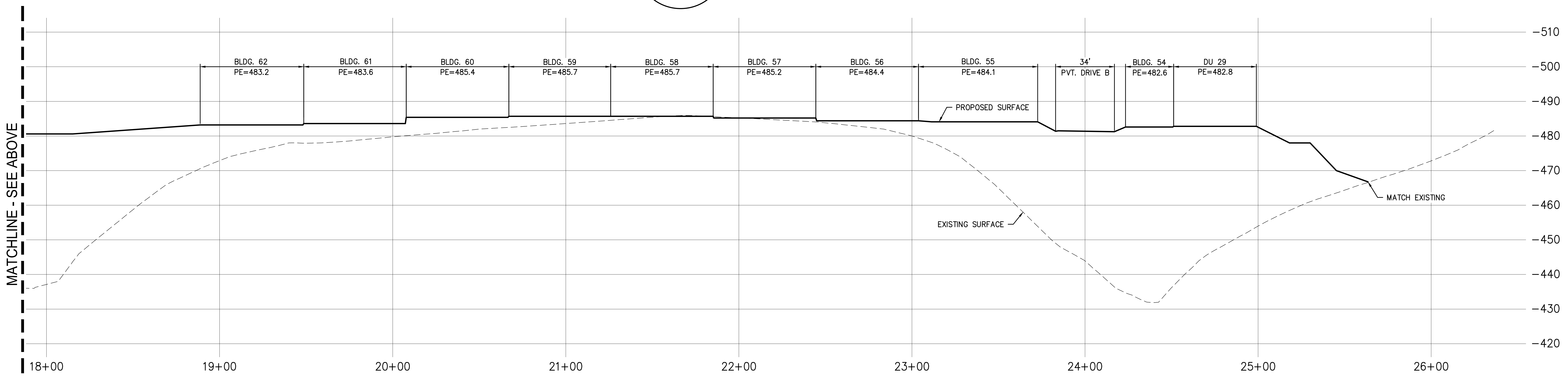
SHEET 12 **OF** 48


490
480
470
460
450
440
430
420
410
116'
FUTURE BEYER BLVD.
℄
ROW
BLDG. 35
PE=472.5
34'
PVT. DRIVE C
8'
PARKING
BLDG. 68
PE=474.5
BLDG. 67
PE=474.8
BLDG. 67
PE=477.0
BLDG. 65
PE=478.0
BLDG. 64
PE=479.4
PROPOSED SURFACE
EXISTING SURFACE
EXISTING SURFACE
MATCH EXISTING
MATCHLINE - SEE BELOW
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00

A

SITE SECTION - LOOKING WEST

SEE SHEET 11 FOR PLAN VIEW
SCALE: HORIZ. 1"=30', VERT. 1"=15'


MATCHLINE - SEE ABOVE
BLDG. 62
PE=483.2
BLDG. 61
PE=483.6
BLDG. 60
PE=485.4
BLDG. 59
PE=485.7
BLDG. 58
PE=485.7
BLDG. 57
PE=485.2
BLDG. 56
PE=484.4
BLDG. 55
PE=484.1
34'
PVT. DRIVE B
BLDG. 54
PE=482.6
DU 29
PE=482.8
PROPOSED SURFACE
EXISTING SURFACE
MATCH EXISTING
510
500
490
480
470
460
450
440
430
420
18+00
19+00
20+00
21+00
22+00
23+00
24+00
25+00
26+00

A

SITE SECTION - LOOKING WEST (CONT'D)

SEE SHEET 11 FOR PLAN VIEW
SCALE: HORIZ. 1"=30', VERT. 1"=15'

510
500
490
480
470
460
H.O.A LOT A
10' TRAIL EASEMENT
DU 18
PE=483.0
34'
PVT. DRIVE A
DU 48
PE=483.0
DU 44
PE=483.3
34'
PVT. DRIVE B
DU 38
PE=483.2
BLDG. 59
PE=483.2
34'
PVT. DRIVE C
BLDG. 47
PE=485.7
45'
CENTRAL AVENUE
(PUBLIC)
BLDG. 23
PE=485.4
34'
PVT. DRIVE F
BLDG. 31
PE=485.0
MATCH EXISTING
PROPOSED SURFACE
PROPOSED SURFACE
EXISTING SURFACE
EXISTING SURFACE
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
18+00
19+00
20+00
21+00

B

SITE SECTION - LOOKING NORTH

SEE SHEET 11 FOR PLAN VIEW
SCALE: HORIZ. 1"=30', VERT. 1"=15'

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

ENGINEER OF WORK:

JohnLeppert
1/13/26
JOHN D. LEPPERT DATE
R.C.E. 26283

JOHN D. LEPPERT
No. 26283
CIVIL

PREPARED BY:
NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858-597-2001

PROJECT NAME:
SOUTHWEST VILLAGE
VTM/SDP

SHEET TITLE:
SITE CROSS SECTIONS - NORTH

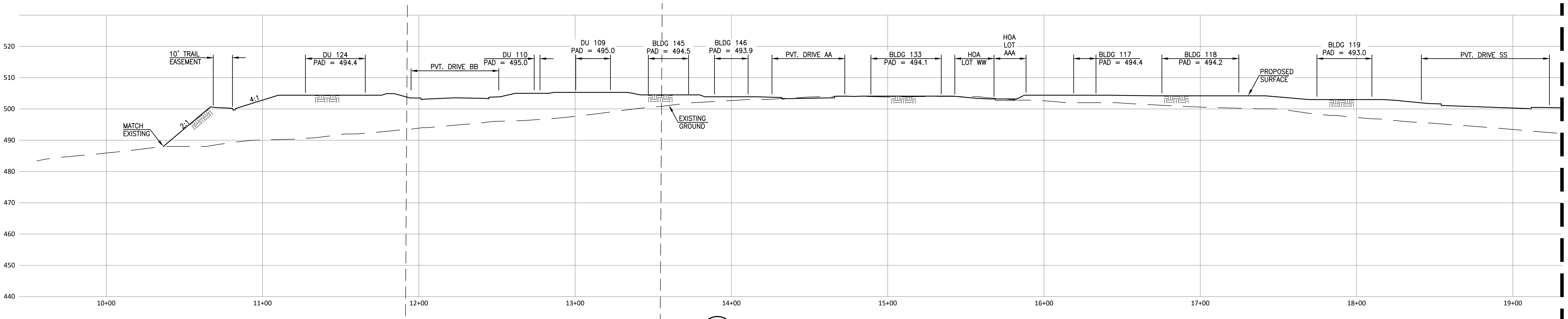
PTS: 614791
I.O.: 24007991

REVISIONS:

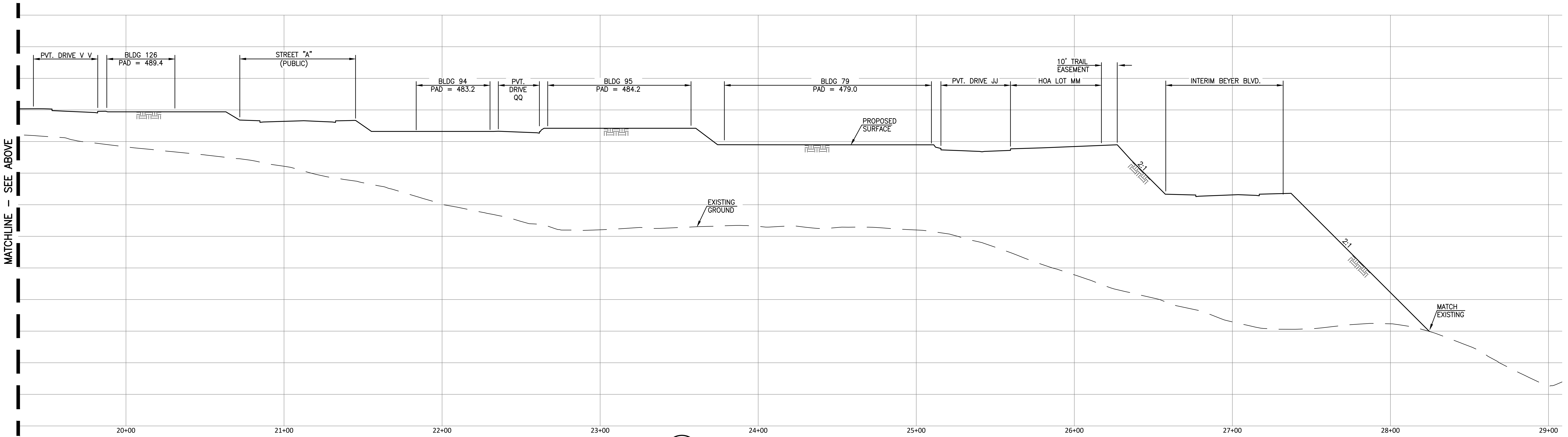
REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	03/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

ORIGINAL DATE: 03/29/2019

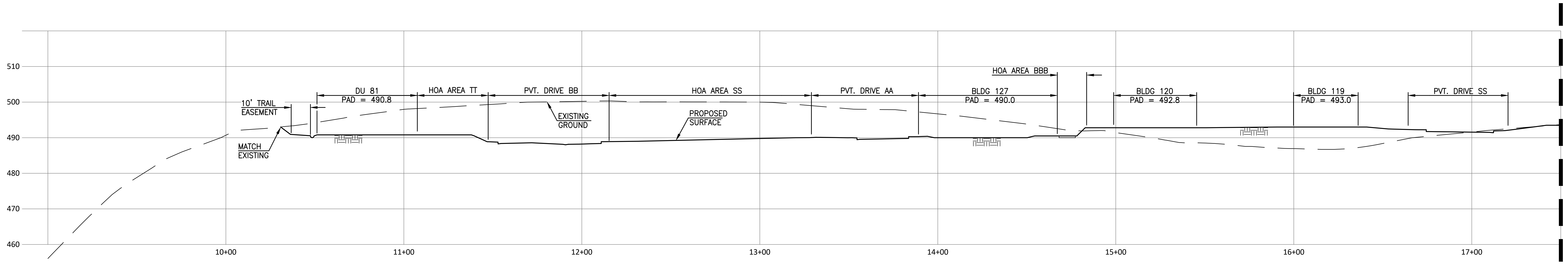
SHEET 13 **OF** 48


520
510
500
490
480
470
460
450
440
10' TRAIL EASEMENT
DU 124 PAD = 494.4
PVT. DRIVE BB
DU 110 PAD = 495.0
DU 109 PAD = 495.0
BLDG 145 PAD = 494.5
BLDG 146 PAD = 493.9
PVT. DRIVE AA
BLDG 133 PAD = 494.1
HOA LOT WW
HOA LOT AAA
BLDG 117 PAD = 494.4
BLDG 118 PAD = 494.2
BLDG 119 PAD = 493.0
PVT. DRIVE SS
PROPOSED SURFACE
EXISTING GROUND
MATCH EXISTING
2:1
4:1
MATCHLINE – SEE BELOW
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
18+00
19+00

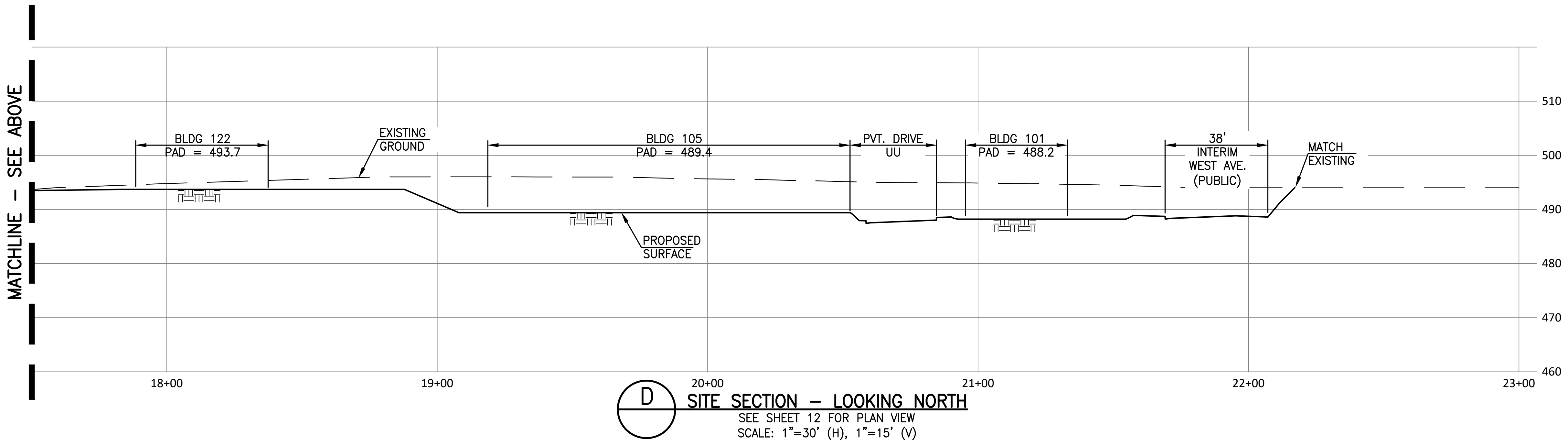
(C) **SITE SECTION – LOOKING WEST**
SEE SHEET 12 FOR PLAN VIEW
SCALE: 1"=30' (H), 1"=15' (V)


MATCHLINE – SEE ABOVE
PVT. DRIVE V V
BLDG 126 PAD = 489.4
STREET "A" (PUBLIC)
BLDG 94 PAD = 483.2
PVT. DRIVE QQ
BLDG 95 PAD = 484.2
BLDG 79 PAD = 479.0
PVT. DRIVE JJ
HOA LOT MM
10' TRAIL EASEMENT
INTERIM BEYER BLVD.
PROPOSED SURFACE
EXISTING GROUND
2:1
2:1
MATCH EXISTING
520
510
500
490
480
470
460
450
440
430
420
410
20+00
21+00
22+00
23+00
24+00
25+00
26+00
27+00
28+00
29+00

(C) **SITE SECTION – LOOKING WEST**
SEE SHEET 12 FOR PLAN VIEW
SCALE: 1"=30' (H), 1"=15' (V)


510
500
490
480
470
460
10' TRAIL EASEMENT
MATCH EXISTING
DU 81 PAD = 490.8
HOA AREA TT
PVT. DRIVE BB
EXISTING GROUND
HOA AREA SS
PROPOSED SURFACE
PVT. DRIVE AA
HOA AREA BBB
BLDG 127 PAD = 490.0
BLDG 120 PAD = 492.8
BLDG 119 PAD = 493.0
PVT. DRIVE SS
MATCHLINE – SEE BELOW
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00

(D) **SITE SECTION – LOOKING NORTH**
SEE SHEET 12 FOR PLAN VIEW
SCALE: 1"=30' (H), 1"=15' (V)


MATCHLINE – SEE ABOVE
BLDG 122 PAD = 493.7
EXISTING GROUND
BLDG 105 PAD = 489.4
PROPOSED SURFACE
PVT. DRIVE UU
BLDG 101 PAD = 488.2
38' INTERIM WEST AVE. (PUBLIC)
MATCH EXISTING
510
500
490
480
470
460
18+00
19+00
20+00
21+00
22+00
23+00

(D) **SITE SECTION – LOOKING NORTH**
SEE SHEET 12 FOR PLAN VIEW
SCALE: 1"=30' (H), 1"=15' (V)

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

ENGINEER OF WORK:

JohnLeppert 1/13/26
JOHN D. LEPPERT DATE
R.C.E. 26283

No. 26283

PREPARED BY:
NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858-597-2001

PROJECT NAME:
SOUTHWEST VILLAGE
VTM / SDP

SHEET TITLE:
SITE CROSS SECTIONS
SOUTH

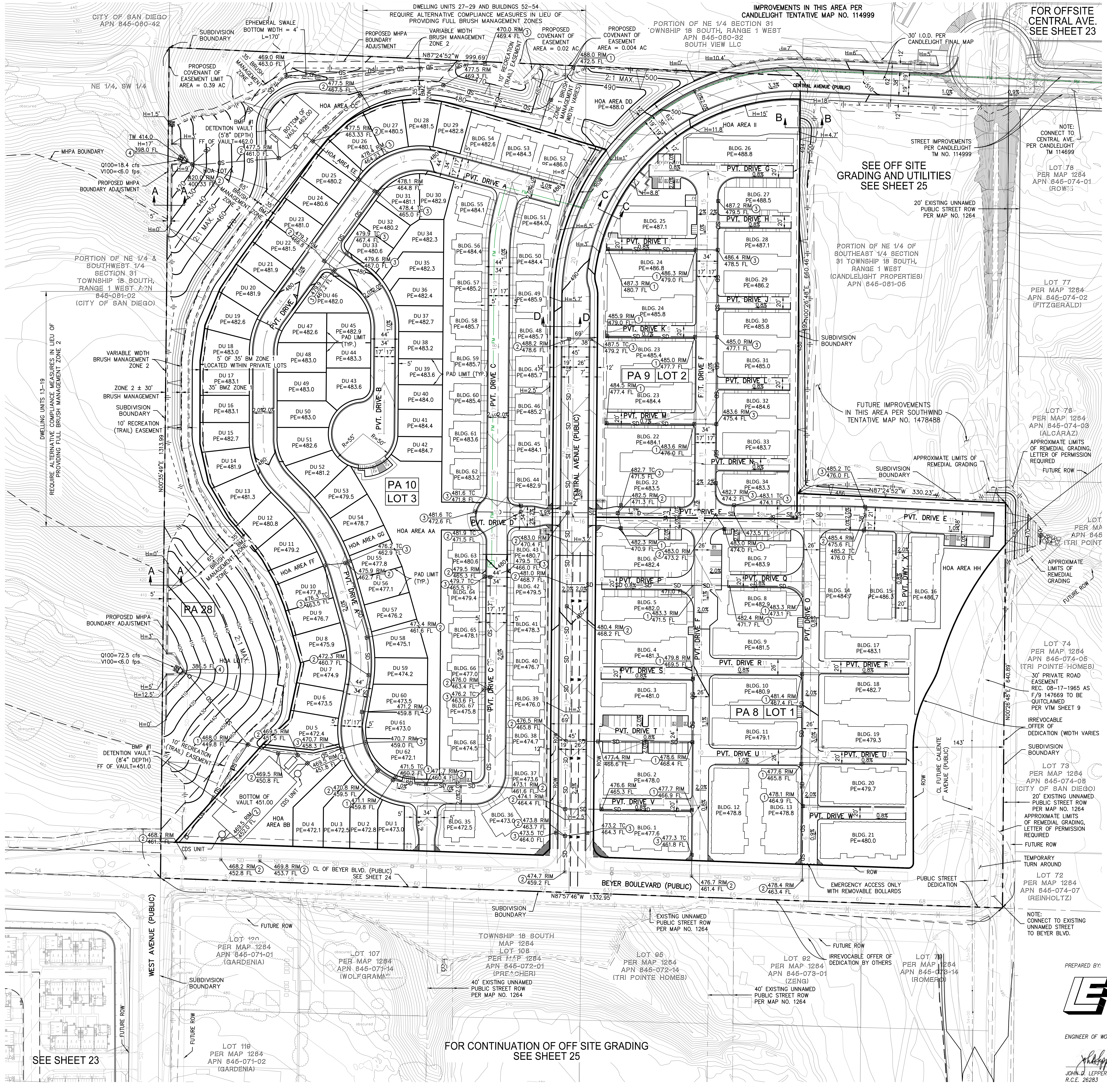
PTS: 614791
I.O.: 24007991

REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	3/27/2027
REVISION 6:	11/02/2024
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

ORIGINAL DATE: 03/29/2019

SHEET 14 **OF** 48

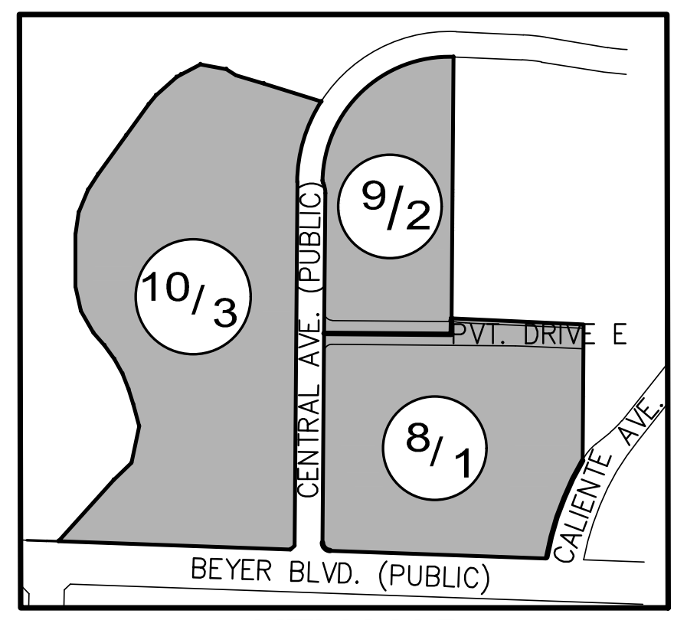

DWELLING UNITS 27–29 AND BUILDINGS 52–54
REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONES
IMPROVEMENTS IN THIS AREA PER CANDLELIGHT TENTATIVE MAP NO. 114999
FOR OFFSITE CENTRAL AVE. SEE SHEET 23
CITY OF SAN DIEGO APN 645-060-42
SUBDIVISION BOUNDARY
EPHEMERAL SWALE BOTTOM WIDTH = 4' L=170'
PROPOSED MHPA BOUNDARY ADJUSTMENT
VARIABLE WIDTH BRUSH MANAGEMENT ZONE 2
PROPOSED COVENANT OF EASEMENT AREA = 0.02 AC
PROPOSED COVENANT OF EASEMENT AREA = 0.004 AC
PROPOSED COVENANT OF EASEMENT LIMIT AREA = 0.39 AC
PORTION OF NE 1/4 SECTION 31 TOWNSHIP 18 SOUTH, RANGE 1 WEST APN 645-060-32 SOUTH VIEW LLC
30' I.O.D. PER CANDLELIGHT FINAL MAP
N87°24'52"W 999.69'
10' RECREATION (TRAIL) EASEMENT
ZONE 1 BRUSH MANAGEMENT (WIDTH VARIES)
35' BRUSH MANAGEMENT ZONE 2
65' BRUSH MANAGEMENT ZONE 2
NE 1/4, SW 1/4
MHPA BOUNDARY
BMP #1 DETENTION VAULT (5'8" DEPTH) FF OF VAULT=462.0
BOTTOM OF VAULT 462.00
TW 414.0 H=17' 398.0 FL
Q100=18.4 cfs V100=<6.0 fps
HOA LOT A
HOA AREA CC
HOA AREA DD PE=488.0
HOA AREA EE
HOA AREA II
HOA AREA AA
HOA AREA FF
HOA AREA GG
HOA AREA HH
HOA AREA BB
CENTRAL AVENUE (PUBLIC)
PVT. DRIVE A
PVT. DRIVE B
PVT. DRIVE C
PVT. DRIVE D
PVT. DRIVE E
PVT. DRIVE F
PVT. DRIVE G
PVT. DRIVE H
PVT. DRIVE I
PVT. DRIVE J
PVT. DRIVE K
PVT. DRIVE L
PVT. DRIVE M
PVT. DRIVE N
PVT. DRIVE O
PVT. DRIVE P
PVT. DRIVE Q
PVT. DRIVE R
PVT. DRIVE S
PVT. DRIVE T
PVT. DRIVE U
PVT. DRIVE V
PVT. DRIVE W
PVT. DWY. X
PA 10 LOT 3
PA 9 LOT 2
PA 8 LOT 1
PA 28
SEE OFF SITE GRADING AND UTILITIES SEE SHEET 25
STREET IMPROVEMENTS PER CANDLELIGHT TM NO. 114999
NOTE: CONNECT TO CENTRAL AVE. PER CANDLELIGHT TM 114699
20' EXISTING UNNAMED PUBLIC STREET ROW PER MAP NO. 1264
PORTION OF NE 1/4 OF SOUTHEAST 1/4 SECTION 31 TOWNSHIP 18 SOUTH, RANGE 1 WEST (CANDLELIGHT PROPERTIES) APN 645-061-05
PORTION OF NE 1/4 & SOUTHWEST 1/4 SECTION 31 TOWNSHIP 18 SOUTH, RANGE 1 WEST APN 645-061-02 (CITY OF SAN DIEGO)
LOT 78 PER MAP 1264 APN 645-074-01 (ROWS)
LOT 77 PER MAP 1264 APN 645-074-02 (FITZGERALD)
LOT 76 PER MAP 1264 APN 645-074-03 (ALCARAZ)
LOT 74 PER MAP 1264 APN 645-074-05 (TRI POINTE HOMES)
LOT 73 PER MAP 1264 APN 645-074-06 (CITY OF SAN DIEGO)
LOT 72 PER MAP 1264 APN 645-074-07 (REINHOLTZ)
FUTURE IMPROVEMENTS IN THIS AREA PER SOUTHWIND TENTATIVE MAP NO. 1478488
APPROXIMATE LIMITS OF REMEDIAL GRADING
APPROXIMATE LIMITS OF REMEDIAL GRADING, LETTER OF PERMISSION REQUIRED
FUTURE ROW
30' PRIVATE ROAD EASEMENT REC. 08-17-1965 AS F/9 147669 TO BE QUITCLAIMED PER VTM SHEET 9
IRREVOCABLE OFFER OF DEDICATION (WIDTH VARIES)
CL FUTURE CALIENTE AVENUE (PUBLIC)
N00°26'48"E 660.46'
N87°24'52"W 330.23'
N00°35'49"E 1313.99'
REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONE 2
DWELLING UNITS 13–19
5' OF 35' BM ZONE 1 LOCATED WITHIN PRIVATE LOTS
35' BMZ ZONE 1
ZONE 2 ± 30' BRUSH MANAGEMENT
10' RECREATION (TRAIL) EASEMENT
Q100=72.5 cfs V100=<6.0 fps
BMP #1 DETENTION VAULT (8'4" DEPTH) FF OF VAULT=451.0
BOTTOM OF VAULT 451.00
CDS UNIT
PAD LIMIT (TYP.)
TEMPORARY TURN AROUND
PUBLIC STREET DEDICATION
EMERGENCY ACCESS ONLY WITH REMOVABLE BOLLARDS
CL OF BEYER BLVD. (PUBLIC) SEE SHEET 24
BEYER BOULEVARD (PUBLIC)
N87°57'46"W 1332.95'
WEST AVENUE (PUBLIC)
EXISTING UNNAMED PUBLIC STREET ROW PER MAP NO. 1264
40' EXISTING UNNAMED PUBLIC STREET ROW PER MAP NO. 1264
IRREVOCABLE OFFER OF DEDICATION BY OTHERS
NOTE: CONNECT TO EXISTING UNNAMED STREET TO BEYER BLVD.
LOT 120 PER MAP 1264 APN 645-071-01 (GARDENIA)
LOT 107 PER MAP 1264 APN 645-071-14 (WOLFGRAMM)
TOWNSHIP 18 SOUTH MAP 1264 LOT 106 PER MAP 1264 APN 645-072-01 (PREACHER)
LOT 95 PER MAP 1264 APN 645-072-14 (TRI POINTE HOMES)
LOT 92 PER MAP 1264 APN 645-073-01 (ZENG)
LOT 79 PER MAP 1264 APN 645-073-14 (ROMERO)
LOT 119 PER MAP 1264 APN 645-071-02 (GARDENIA)
SEE SHEET 23
FOR CONTINUATION OF OFF SITE GRADING SEE SHEET 25

STORM DRAIN NOTES

① CATCH BASIN
② TYPE A–4 CLEAN OUT
③ STORM DRAIN CURB INLET
④ STORM DRAIN HEADWALL WITH RIPRAP
⑤ STORM DRAIN TREATMENT FACILITY VAULT, MODULAR WETLAND.

WQ NOTES

BMP #1	6,159 CF
BMP #2	26,310 CF


10/3
9/2
8/1
CENTRAL AVE. (PUBLIC)
PVT. DRIVE E
CALIENTE AVE.
BEYER BLVD. (PUBLIC)

KEY MAP

NOT TO SCALE

(10/3) DENOTES: PLANNING AREA/LOT NUMBER

GRADING TABULATION NORTH AND SOUTH

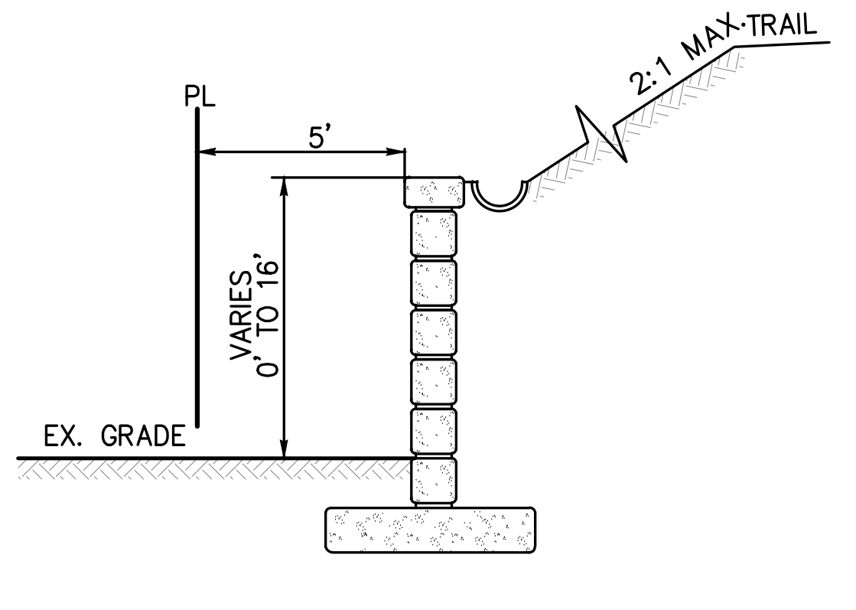
TOTAL VTM AREA TO BE GRADED:	109.9 AC
TOTAL ON–SITE AREA TO BE GRADED:	77.8 AC
TOTAL OFFSITE AREA TO BE GRADED:	32.1 AC
% OF TOTAL SITE (ON–SITE) TO BE GRADED:	89 %
TOTAL OFFSITE BORROW AREA TO BE GRADED:	63.2 AC
TOTAL AMOUNT OF CUT:	1,477,001 CY
MAXIMUM DEPTH OF CUT:	17 FT
TOTAL AMOUNT OF FILL:	1,055,224 CY
MAXIMUM DEPTH OF FILL:	80 FT
MAXIMUM HEIGHT OF FILL SLOPES:	85 FT
SLOPE RATIO:	2:1
SPOILS & BULK:	(INCLUDED)
MAXIMUM HEIGHT OF CUT SLOPES:	17 FT
SLOPE RATIO:	2:1
TOTAL AMOUNT OF FILL DISPOSAL (IMPORT)/ BORROW (EXPORT) SITE:	421,777 CY
TOTAL LENGTH OF RETAINING WALL LENGTH:	6,300 LF
MAXIMUM RETAINING WALL HEIGHT:	20 FT

NOTE:

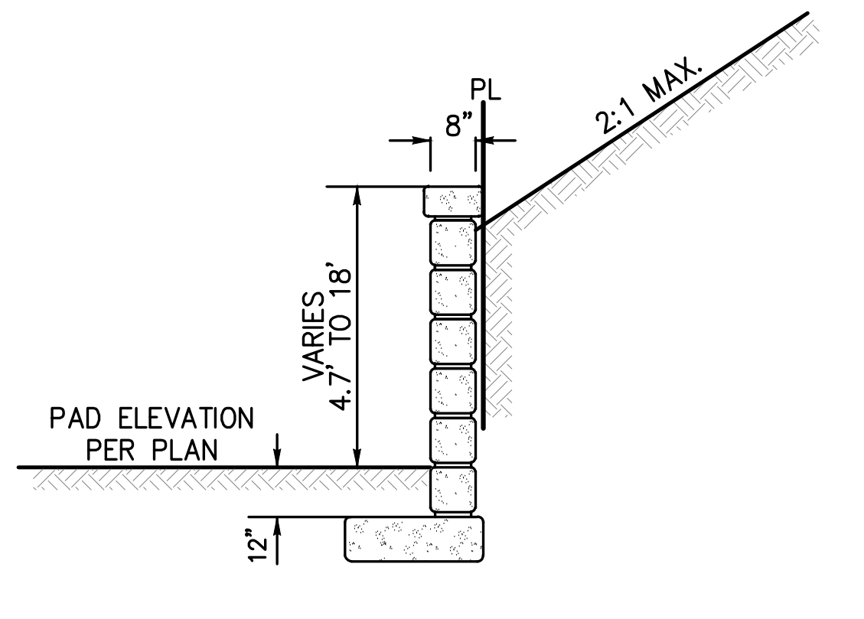
BEYER BOULEVARD IS A REIMBURSABLE PUBLIC FACILITY, AND MAY UTILIZE FACILITIES BENEFIT ASSESSMENT (FBA) FOR REIMBURSEMENT FOR THE CONSTRUCTION OF PUBLIC FACILITIES THAT BENEFIT THE SOUTHWEST VILLAGE SPECIFIC PLAN.

NOTES

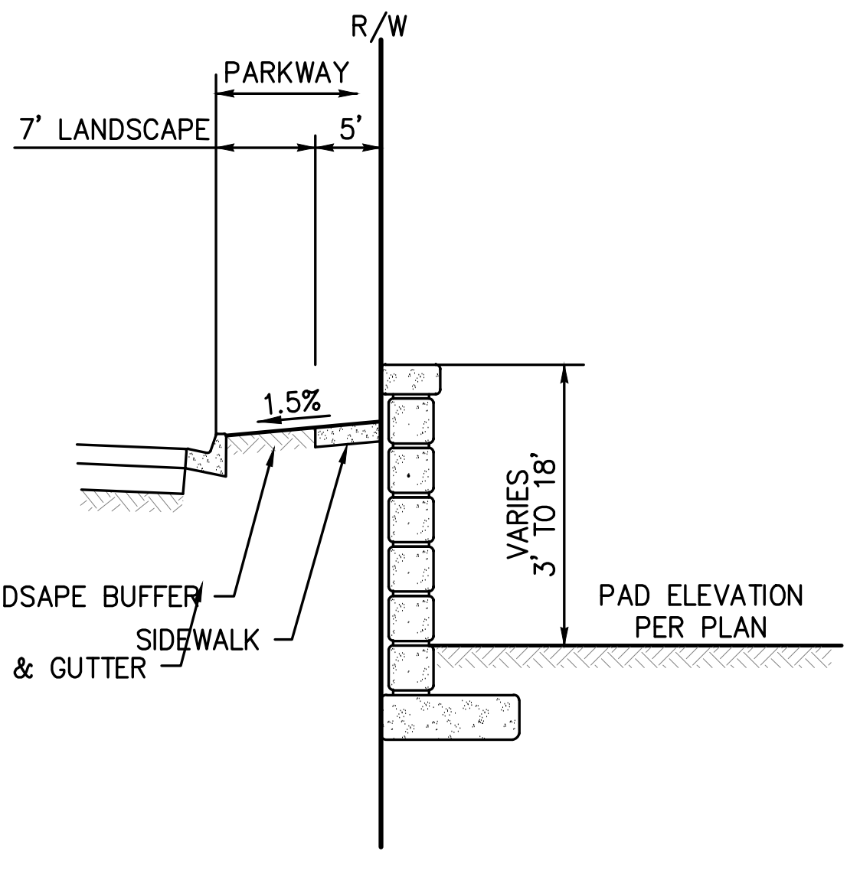
1. SLOPES LESS THAN 3' HIGH ARE NOT SHOWN.
2. CONTOURS ARE SHOWN AT 2' INTERVALS.
3. DRAINAGE FACILITIES AND STRUCTURES TO BE CONSTRUCTED PER CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION.
4. SEE SHEETS 17 & 18 FOR SEWER, WATER, AND FIRE SERVICE DESIGN.
5. DAYLIGHT GRADING CONDITIONS AT THE NORTH EASTERN CORNER OF THE DEVELOPMENT CORRELATES WITH WORK TO BE CONCURRENTLY PERFORMED PER TENTATIVE MAP NO. 114999 (CANDLELIGHT) & TENTATIVE MAP NO. 1478488 (SOUTHWIND).
6. CALIENTE AVENUE, CENTRAL AVENUE & BEYER BOULEVARD ARE PUBLIC STREETS.
7. DRIVES A–X ARE PRIVATE.
8. DETAILS AND CUT SHEETS FOR WATER QUALITY STRUCTURES (MODULAR WETLAND, CDS UNIT, STORM TRAP SUB–SURFACE WATER QUALITY VAULT) CAN BE FOUND AS PART OF THE PDP STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) AND ARE SUBJECT TO CHANGE.
9. ALL STORM DRAINS ARE PRIVATE, EXCEPT THOSE LOCATED IN PUBLIC STREETS.
10. RETAINING WALLS LESS THAN 3 FEET ARE NOT SHOWN.
11. AT STORM DRAIN DISCHARGE LOCATIONS, ENERGY DISSIPATORS WILL BE INSTALLED TO REDUCE VELOCITIES TO NON–ERODIBLE VELOCITIES. NO ADDITIONAL INCREASE IN RUNOFF FLOW RATE WILL BE PROPOSED AT THE DISCHARGE LOCATION.
12. ALL PRIVATE STORM DRAIN CONNECTING TO PUBLIC STORM DRAIN WILL REQUIRE AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT (EMRA).
13. SEE SHEET 27 FOR BORROW SITE PLAN.
14. A PORTION OF PRIVATE HOA LOT "A" WILL HAVE A COVENANT OF EASEMENT FOR HOA MAINTAINED OPEN SPACE DEDICATION.


PL
5'
2:1 MAX·TRAIL
VARIES 0' TO 16'
EX. GRADE

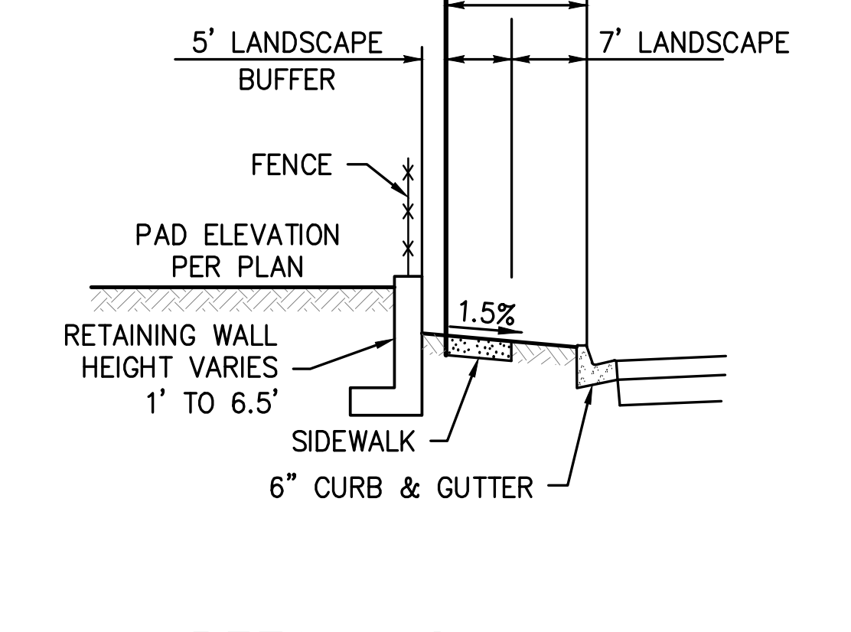
RETAINING WALL SECTION A–A
NO SCALE


PL
8"
2:1 MAX.
VARIES 4.7' TO 18'
PAD ELEVATION PER PLAN
12"

RETAINING WALL SECTION B–B
NO SCALE


R/W
PARKWAY
7' LANDSCAPE
5'
1.5%
VARIES 3' TO 18'
PAD ELEVATION PER PLAN
LANDSAPE BUFFER
SIDEWALK
6" CURB & GUTTER

RETAINING WALL SECTION C–C
NO SCALE


R/W
PARKWAY
5' LANDSCAPE BUFFER
7' LANDSCAPE
FENCE
PAD ELEVATION PER PLAN
1.5%
RETAINING WALL HEIGHT VARIES 1' TO 6.5'
SIDEWALK
6" CURB & GUTTER

RETAINING WALL SECTION D–D
NO SCALE

0 30 60 120 180
(IN FEET)
1 inch = 60 ft.

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122–2848
Phone: (858) 597–2001 Fax: (858) 597–2009

ENGINEER OF WORK:

JohnLeppert 1/13/26
JOHN D. LEPPERT DATE
R.C.E. 26283

No. 26283

PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858–597–2001

PROJECT NAME:
SOUTHWEST VILLAGE
VTM/SDP

SHEET TITLE:
GRADING AND DRAINAGE
PLAN – NORTH

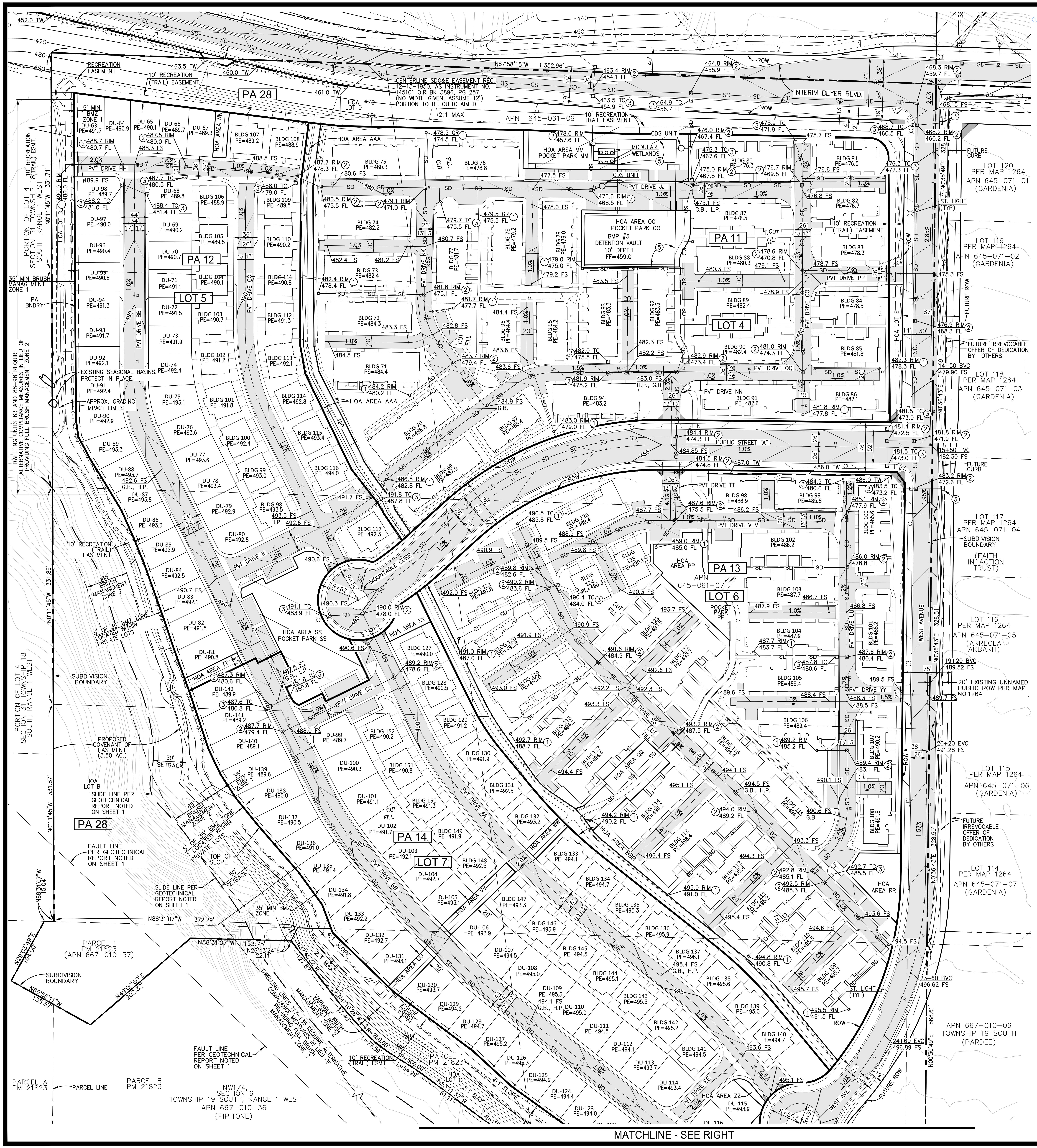
PTS: 614791
I.O.: 24007991

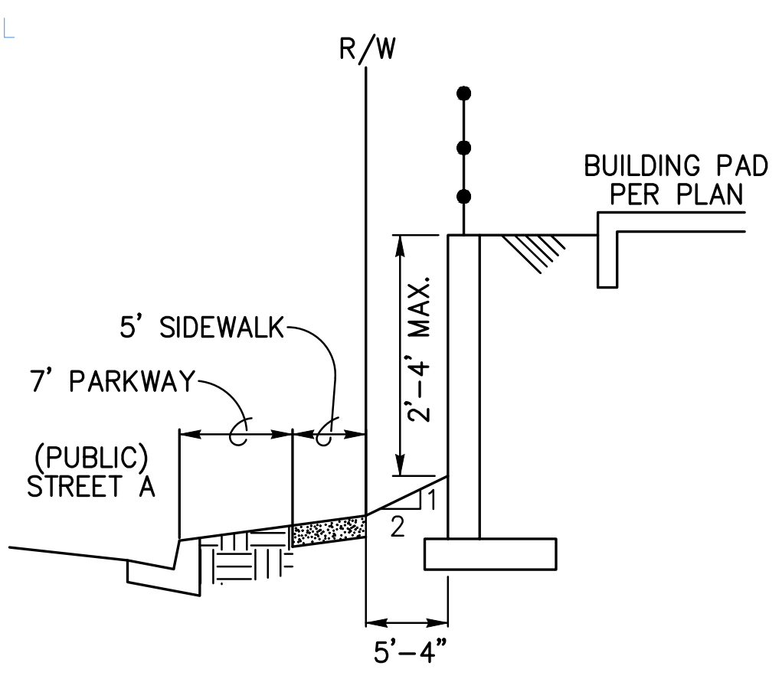
REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	03/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

ORIGINAL DATE: 03/29/2019

SHEET 15 **OF** 48


PA 28
PA 12
LOT 5
PA 11
LOT 4
PA 13
LOT 6
PA 14
LOT 7
INTERIM BEYER BLVD.
PUBLIC STREET "A"
WEST AVENUE
HOA AREA OO POCKET PARK OO BMP #3 DETENTION VAULT 10' DEPTH FF=459.0
HOA AREA MM POCKET PARK MM
MODULAR WETLANDS
CDS UNIT
HOA AREA AAA
HOA AREA SS POCKET PARK SS
HOA AREA XX
HOA AREA BBB
HOA AREA PP
HOA AREA QQ
HOA AREA RR
HOA AREA TT
HOA AREA ZZ
POCKET PARK PP
MOUNTABLE CURB
APN 645-061-09
APN 645-061-07
LOT 120 PER MAP 1264 APN 645-071-01 (GARDENIA)
LOT 119 PER MAP 1264 APN 645-071-02 (GARDENIA)
LOT 118 PER MAP 1264 APN 645-071-03 (GARDENIA)
LOT 117 PER MAP 1264 APN 645-071-04 (FAITH IN ACTION TRUST)
LOT 116 PER MAP 1264 APN 645-071-05 (ARREOLA AKBARH)
LOT 115 PER MAP 1264 APN 645-071-06 (GARDENIA)
LOT 114 PER MAP 1264 APN 645-071-07 (GARDENIA)
APN 667-010-06 TOWNSHIP 19 SOUTH (PARDEE)
PARCEL 1 PM 21823 (APN 667-010-37)
PARCEL A PM 21823
PARCEL B PM 21823
NW1/4, SECTION 6 TOWNSHIP 19 SOUTH, RANGE 1 WEST APN 667-010-36 (PIPITONE)
SUBDIVISION BOUNDARY
FUTURE IRREVOCABLE OFFER OF DEDICATION BY OTHERS
20' EXISTING UNNAMED PUBLIC ROW PER MAP NO.1264
CENTERLINE SDG&E EASEMENT REC. 12-13-1950, AS INSTRUMENT NO. 145101 O.R BK 3896, PG 257 (NO WIDTH GIVEN, ASSUME 12') PORTION TO BE QUITCLAIMED
DWELLING UNITS 63 AND 88-98 REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONE 2
FAULT LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
SLIDE LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
PROPOSED COVENANT OF EASEMENT (3.50 AC.)
10' RECREATION (TRAIL) EASEMENT
35' MIN BMZ ZONE 1
MATCHLINE - SEE RIGHT


R/W
BUILDING PAD PER PLAN
5' SIDEWALK
7' PARKWAY
(PUBLIC) STREET A
2'-4' MAX.
5'-4"

TYPICAL SECTION A-A
(PUBLIC) STREET A
RETAINING WALL

NO SCALE

STORM DRAIN NOTES

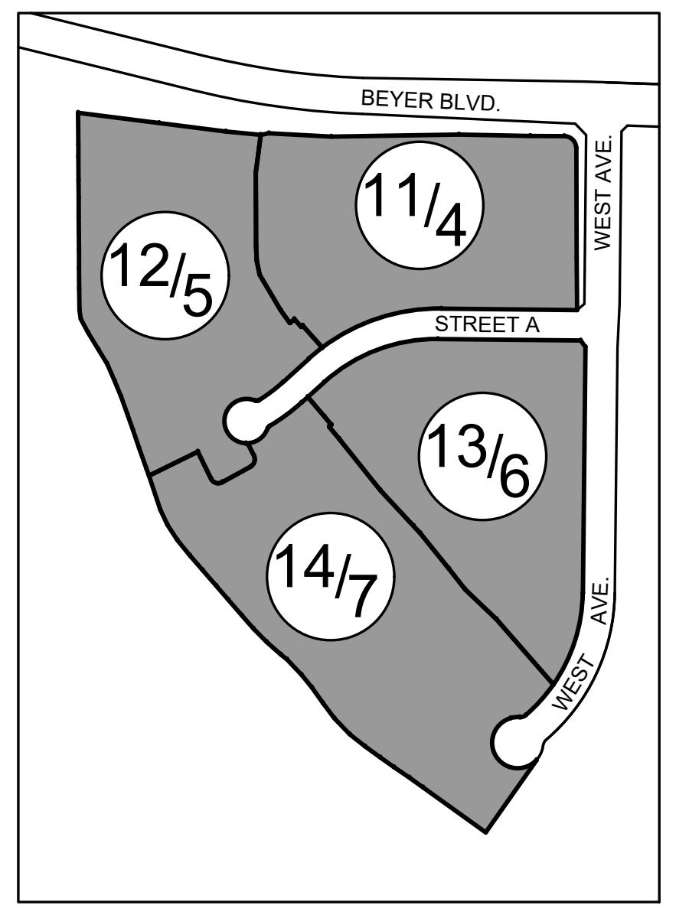
① CATCH BASIN
② TYPE A-4 CLEAN OUT
③ STORM DRAIN CURB INLET
④ STORM DRAIN HEADWALL W/RIPRAP
⑤ STORM DRAIN TREATMENT FACILITY
CDS UNIT, UNDERGROUND DETENTION VAULT, MODULAR WETLAND

NOTES

1. SLOPES LESS THAN 3' HIGH ARE NOT SHOWN.
2. CONTOURS ARE SHOWN AT 2' INTERVALS.
3. DRAINAGE FACILITIES AND STRUCTURES TO BE CONSTRUCTED PER CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION.
4. SEE SHEETS 17 & 18 FOR SEWER, WATER, AND FIRE SERVICE DESIGN.
5. DAYLIGHT GRADING CONDITIONS AT THE NORTH EASTERN CORNER OF THE DEVELOPMENT CORRELATES WITH WORK TO BE CONCURRENTLY PERFORMED PER TENTATIVE MAP NO. 114999 (CANDLELIGHT) & TENTATIVE MAP NO. 1478488 (SOUTWIND).
6. STREETS A AND WEST AVE. ARE PUBLIC STREETS.
7. STREETS AA-YY ARE PRIVATE DRIVES.
8. DETAILS AND CUT SHEETS FOR WATER QUALITY STRUCTURES (MODULAR WETLAND, CDS UNITS, STORM TRAP SUB-SURFACE WATER QUALITY VAULT) CAN BE FOUND AS PART OF THE PDP STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) AND ARE SUBJECT TO CHANGE
9. ALL STORM DRAINS ARE PRIVATE EXCEPT THOSE LOCATED IN PUBLIC STREETS.
10. RETAINING WALLS LESS THAN 3 FEET ARE NOT SHOWN.
11. HOA AREA SS WILL HAVE A DRAINAGE AND FLOOD STORAGE EASEMENT FOR ASSOCIATED DRAINAGE FACILITIES PER CITY ENGINEERS' REQUIREMENTS.
12. AT STORM DRAIN DISCHARGE LOCATIONS, ENERGY DISSIPATORS WILL BE INSTALLED TO REDUCE VELOCITIES TO NON-ERODIBLE VELOCITIES. NO ADDITIONAL RUNOFF FLOW RATE WILL BE PROPOSED AT THE DISCHARGE LOCATION.
13. ALL PRIVATE STORM DRAIN CONNECTING TO PUBLIC STORM DRAIN WILL REQUIRE AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT (EMRA).
14. SEE SHEET 27 FOR BORROW/FILL DISPOSAL SITE PLAN.
15. A PORTION OF PRIVATE HOA LOTS "B" & "C" WILL HAVE A COVENANT OF EASEMENT FOR HOA MAINTAINED OPEN SPACE DEDICATION.

WQ VOLUMES

BMP #3 20,000 CF


BEYER BLVD.
WEST AVE.
STREET A
12/5
11/4
13/6
14/7

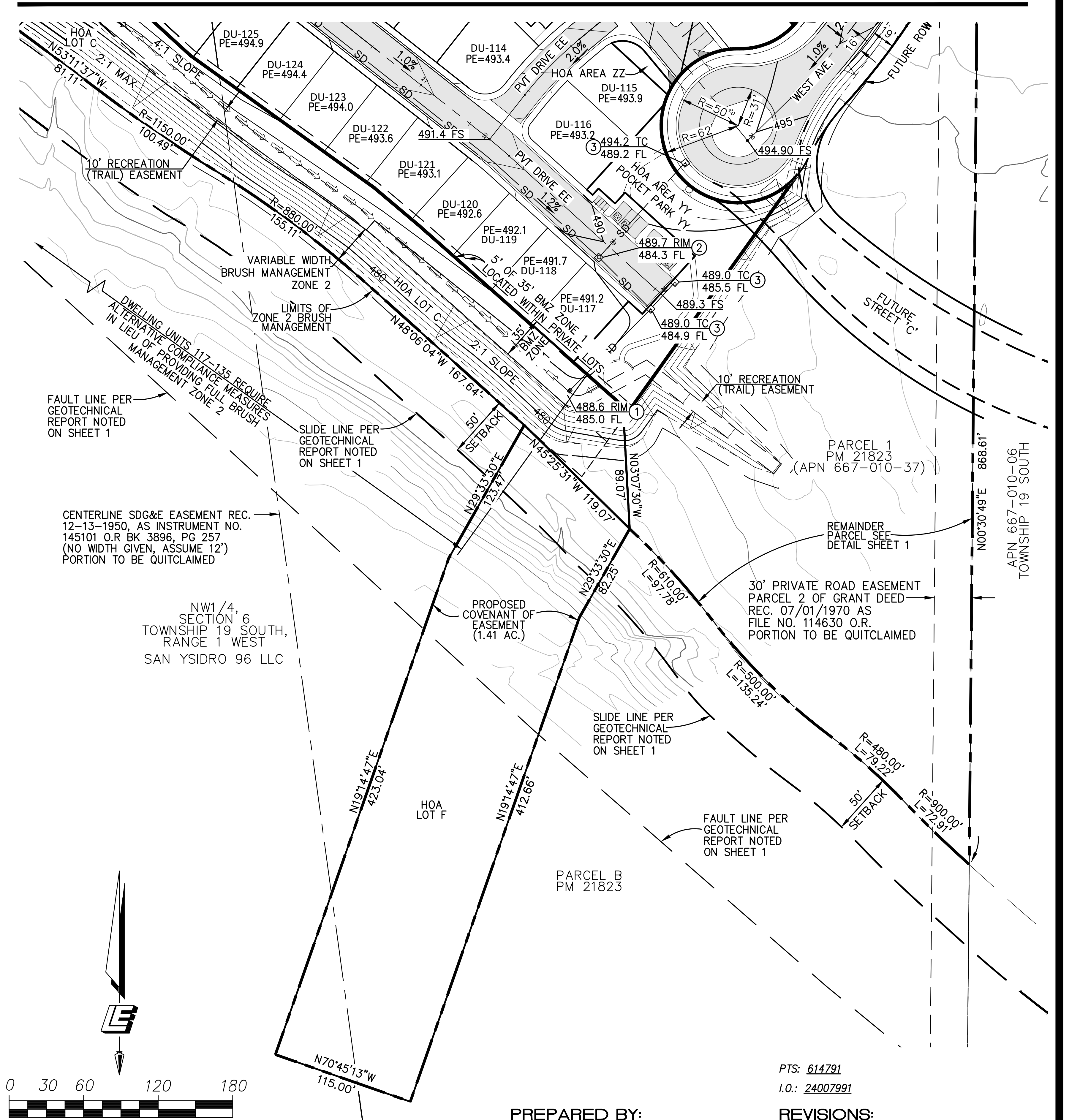
KEY MAP

NOT TO SCALE
13/6 DENOTES:
PLANNING AREA/LOT NUMBER

NOTE:

BEYER BOULEVARD IS A REIMBURSABLE PUBLIC FACILITY, AND MAY UTILIZE FACILITIES BENEFIT ASSESSMENT (FBA) FOR REIMBURSEMENT FOR THE CONSTRUCTION OF PUBLIC FACILITIES THAT BENEFIT THE SOUTHWEST VILLAGE SPECIFIC PLAN.

MATCHLINE - SEE LEFT


HOA LOT C
HOA LOT F
HOA AREA ZZ
HOA AREA YY POCKET PARK YY
PVT DRIVE EE
WEST AVE.
FUTURE STREET "C"
FUTURE ROW
10' RECREATION (TRAIL) EASEMENT
VARIABLE WIDTH BRUSH MANAGEMENT ZONE 2
LIMITS OF ZONE 2 BRUSH MANAGEMENT
5' OF 35' BMZ LOCATED WITHIN PRIVATE LOTS
DWELLING UNITS 117-135 REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONE 2
FAULT LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
SLIDE LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
CENTERLINE SDG&E EASEMENT REC. 12-13-1950, AS INSTRUMENT NO. 145101 O.R BK 3896, PG 257 (NO WIDTH GIVEN, ASSUME 12') PORTION TO BE QUITCLAIMED
PROPOSED COVENANT OF EASEMENT (1.41 AC.)
NW1/4, SECTION 6 TOWNSHIP 19 SOUTH, RANGE 1 WEST SAN YSIDRO 96 LLC
PARCEL 1 PM 21823 (APN 667-010-37)
REMAINDER PARCEL SEE DETAIL SHEET 1
30' PRIVATE ROAD EASEMENT PARCEL 2 OF GRANT DEED REC. 07/01/1970 AS FILE NO. 114630 O.R. PORTION TO BE QUITCLAIMED
PARCEL B PM 21823
APN 667-010-06 TOWNSHIP 19 SOUTH
50' SETBACK
2:1 SLOPE
N70°45'13"W 115.00'

0 30 60 120 180
(IN FEET)
1 inch = 60 ft.

PTS: 614791
I.O.: 24007991

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

ENGINEER OF WORK:

JohnDLeppert 1/13/26
JOHN D. LEPPERT DATE
R.C.E. 26283

REGISTERED PROFESSIONAL ENGINEER
JOHN D. LEPPERT
No. 26283
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858-597-2001

PROJECT NAME:
SOUTHWEST VILLAGE
VTM / SDP

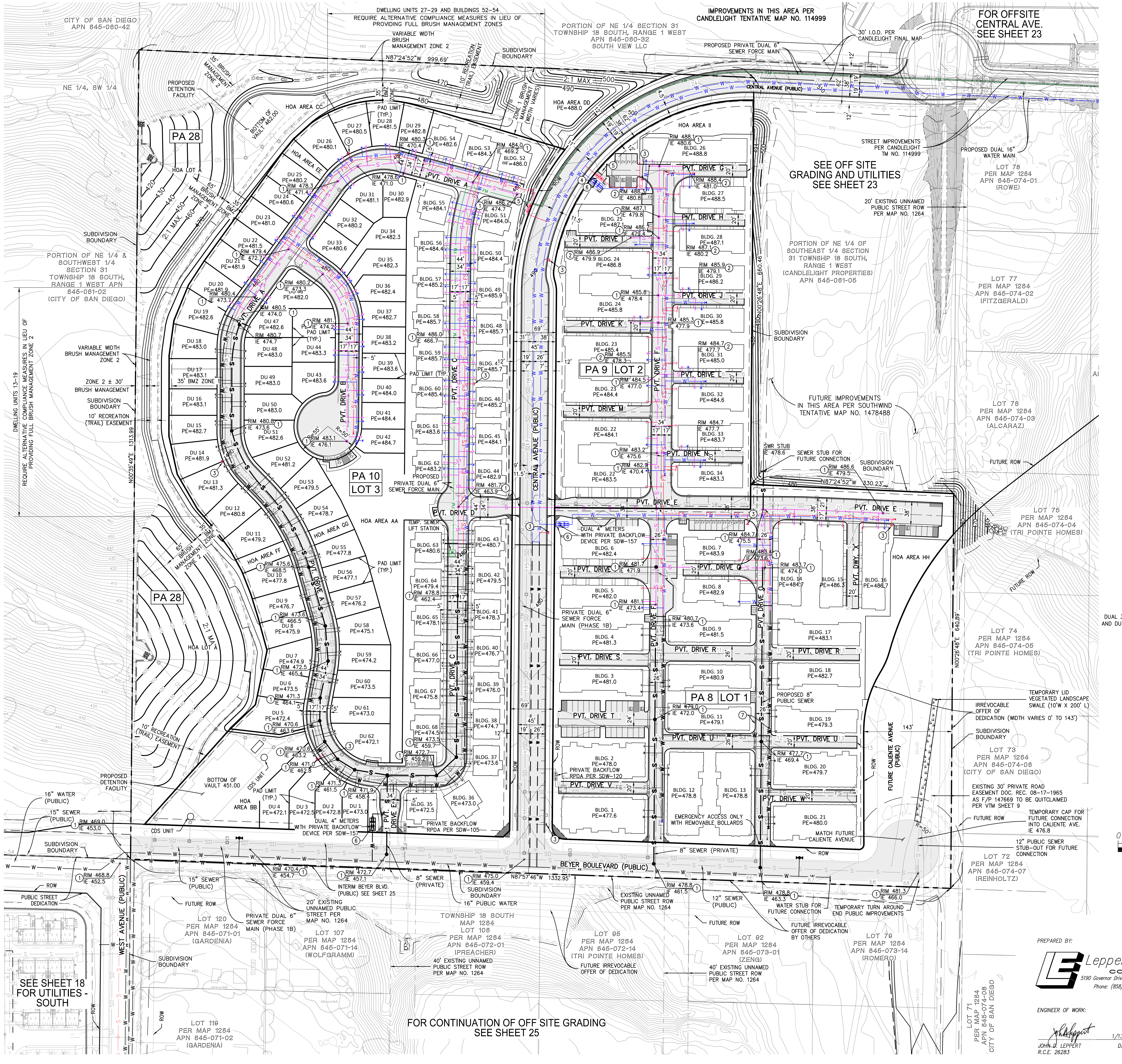
SHEET TITLE:
GRADING AND DRAINAGE
PLAN - SOUTH

REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	3/27/2027
REVISION 6:	11/02/2024
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

ORIGINAL DATE: 03/29/2019

SHEET 16 **OF** 48


CITY OF SAN DIEGO
APN 645-080-42
DWELLING UNITS 27-29 AND BUILDINGS 52-54 REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONES
IMPROVEMENTS IN THIS AREA PER CANDLELIGHT TENTATIVE MAP NO. 114999
PORTION OF NE 1/4 SECTION 31 TOWNSHIP 18 SOUTH, RANGE 1 WEST APN 645-080-32 SOUTH VIEW LLC
FOR OFFSITE CENTRAL AVE. SEE SHEET 23
30' I.O.D. PER CANDLELIGHT FINAL MAP
PROPOSED PRIVATE DUAL 6" SEWER FORCE MAIN
NE 1/4, SW 1/4
PA 28
PROPOSED DETENTION FACILITY
HOA AREA CC
HOA AREA DD
HOA AREA II
SUBDIVISION BOUNDARY
PORTION OF NE 1/4 & SOUTHWEST 1/4 SECTION 31 TOWNSHIP 18 SOUTH, RANGE 1 WEST APN 645-061-02 (CITY OF SAN DIEGO)
VARIABLE WIDTH BRUSH MANAGEMENT ZONE 2
ZONE 2 ± 30' BRUSH MANAGEMENT
10' RECREATION (TRAIL) EASEMENT
DWELLING UNITS 13-19 REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONE 2
STREET IMPROVEMENTS PER CANDLELIGHT TM NO. 114999
SEE OFF SITE GRADING AND UTILITIES SEE SHEET 23
PROPOSED DUAL 16" WATER MAIN
20' EXISTING UNNAMED PUBLIC STREET ROW PER MAP NO. 1264
LOT 78 PER MAP 1264 APN 645-074-01 (ROWE)
PORTION OF NE 1/4 OF SOUTHEAST 1/4 SECTION 31 TOWNSHIP 18 SOUTH, RANGE 1 WEST (CANDLELIGHT PROPERTIES) APN 645-061-05
LOT 77 PER MAP 1264 APN 645-074-02 (FITZGERALD)
PA 9 LOT 2
PA 10 LOT 3
PA 8 LOT 1
CENTRAL AVENUE (PUBLIC)
FUTURE IMPROVEMENTS IN THIS AREA PER SOUTHWIND TENTATIVE MAP NO. 1478488
LOT 76 PER MAP 1264 APN 645-074-03 (ALCARAZ)
SEWER STUB FOR FUTURE CONNECTION
LOT 75 PER MAP 1264 APN 645-074-04 (TRI POINTE HOMES)
HOA AREA AA
HOA AREA GG
HOA AREA FF
HOA AREA HH
TEMP. SEWER LIFT STATION
PROPOSED PRIVATE DUAL 6" SEWER FORCE MAIN
DUAL 4" METERS WITH PRIVATE BACKFLOW DEVICE PER SDW-157
PRIVATE DUAL 6" SEWER FORCE MAIN (PHASE 1B)
LOT 74 PER MAP 1264 APN 645-074-05 (TRI POINTE HOMES)
PROPOSED 8" PUBLIC SEWER
TEMPORARY LID VEGETATED LANDSCAPE SWALE (10'W X 200' L)
IRREVOCABLE OFFER OF DEDICATION (WIDTH VARIES 0' TO 143')
LOT 73 PER MAP 1264 APN 645-074-06 (CITY OF SAN DIEGO)
FUTURE CALIENTE AVENUE (PUBLIC)
EXISTING 30' PRIVATE ROAD EASEMENT DOC. REC. 08-17-1965 AS F/P 147669 TO BE QUITCLAIMED PER VTM SHEET 9
TEMPORARY CAP FOR FUTURE CONNECTION INTO CALIENTE AVE.
EMERGENCY ACCESS ONLY WITH REMOVABLE BOLLARDS
MATCH FUTURE CALIENTE AVENUE
PRIVATE BACKFLOW RPDA PER SDW-105
DUAL 4" METERS WITH PRIVATE BACKFLOW DEVICE PER SDW-157
BOTTOM OF VAULT 451.00
HOA AREA BB
CDS UNIT
16" WATER (PUBLIC)
15" SEWER (PUBLIC)
BEYER BOULEVARD (PUBLIC)
N87°57'46"W 1332.95'
8" SEWER (PRIVATE)
INTERIM BEYER BLVD. (PUBLIC) SEE SHEET 25
16" PUBLIC WATER
12" PUBLIC SEWER STUB-OUT FOR FUTURE CONNECTION
LOT 72 PER MAP 1264 APN 645-074-07 (REINHOLTZ)
WEST AVENUE (PUBLIC)
PUBLIC STREET DEDICATION
FUTURE ROW
PRIVATE DUAL 6" SEWER FORCE MAIN (PHASE 1B)
20' EXISTING UNNAMED PUBLIC STREET PER MAP NO. 1264
LOT 120 PER MAP 1264 APN 645-071-01 (GARDENIA)
LOT 107 PER MAP 1264 APN 645-071-14 (WOLFGRAMM)
TOWNSHIP 18 SOUTH MAP 1264 LOT 108 PER MAP 1264 APN 645-072-01 (PREACHER)
40' EXISTING UNNAMED PUBLIC STREET ROW PER MAP NO. 1264
LOT 95 PER MAP 1264 APN 645-072-14 (TRI POINTE HOMES)
FUTURE IRREVOCABLE OFFER OF DEDICATION
EXISTING UNNAMED PUBLIC STREET ROW PER MAP NO. 1264
12" SEWER (PUBLIC)
WATER STUB FOR FUTURE CONNECTION
TEMPORARY TURN AROUND END PUBLIC IMPROVEMENTS
FUTURE IRREVOCABLE OFFER OF DEDICATION BY OTHERS
LOT 92 PER MAP 1264 APN 645-073-01 (ZENG)
LOT 79 PER MAP 1264 APN 645-073-14 (ROMERO)
LOT 71 PER MAP 1264 APN 645-074-08 CITY OF SAN DIEGO
SEE SHEET 18 FOR UTILITIES - SOUTH
LOT 119 PER MAP 1264 APN 645-071-02 (GARDENIA)
FOR CONTINUATION OF OFF SITE GRADING SEE SHEET 25
0 30 60 120 180
(IN FEET)
1 inch = 60 ft.

IMPROVEMENT NOTES

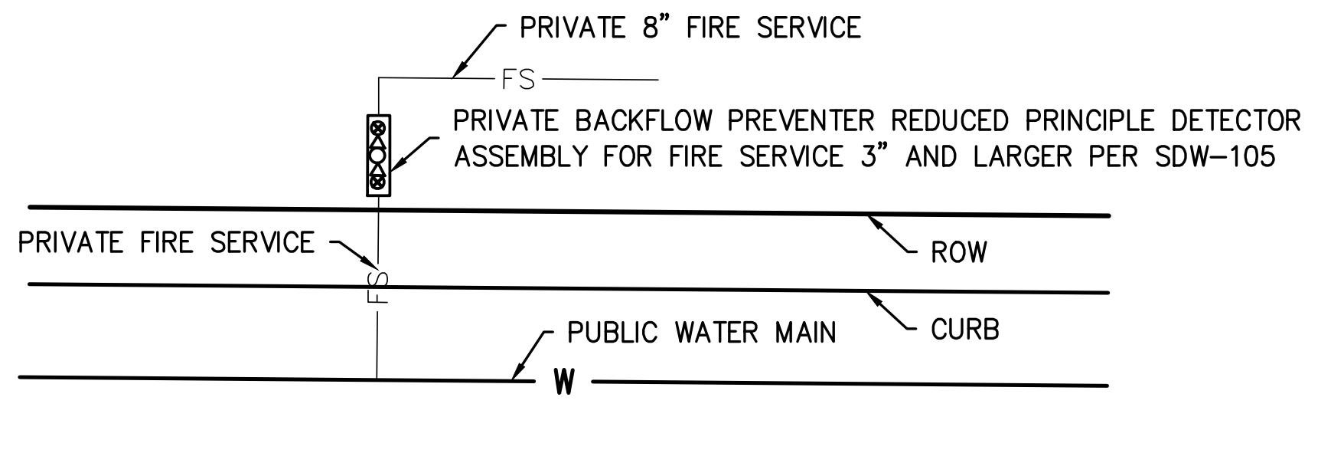
① SEWER MANHOLE
② SEWER CLEAN OUT
③ FIRE HYDRANT
④ DUAL 3" METERS WITH PRIVATE BACKFLOW DEVICE PER SDW-157
⑤ PRIVATE BACKFLOW PREVENTER REDUCED PRINCIPLE DETECTOR ASSEMBLY FOR FIRE SERVICE 3" AND LARGER PER SDW-105
⑥ PROPOSED WATER EASEMENT
⑦ PROPOSED SEWER EASEMENT

NOTES

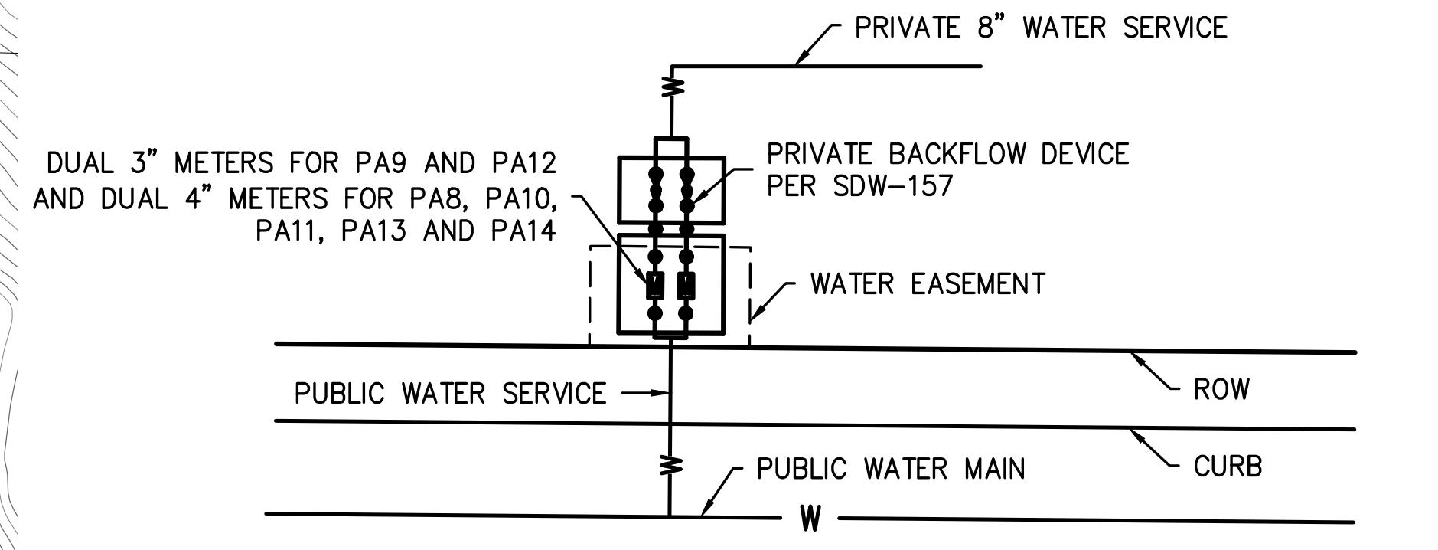
1. SEE SHEET 1 FOR IMPROVEMENT LEGEND AND BELOW FOR PHASE 1A AND 1B WATER AND SEWER LEGEND.
2. SEE SHEETS 15 & 16 FOR GRADING, STORM DRAIN DESIGN DATA AND RETAINING WALL INFORMATION.
3. NO EXISTING FIRE HYDRANTS ARE WITHIN 600' OF THE AREA.
4. ALL WATER MAINS ARE 8" UNLESS NOTED OTHERWISE.
5. ALL FIRE MAINS ARE 8" UNLESS NOTED OTHERWISE.
6. ALL SEWER MAINS ARE 8" UNLESS NOTED OTHERWISE.
7. IF A 3" OR LARGER WATER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITTEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
8. ALL WATER AND SEWER IN PRIVATE DRIVEWAYS ARE PRIVATE. PRIVATE SEWER MAIN WILL BE CONVERT TO A PUBLIC SEWER MAIN WHEN: 1) THE SOUTHWIND PROJECT CONNECTS TO THE SEWER MAIN IN PRIVATE DRIVE O 2) A PUBLIC SEWER EASEMENT IS DEDICATED BETWEEN PRIVATE DRIVE E AND O 3) AN ACCESS EASEMENT IS DEDICATED ON PRIVATE DRIVE E (BETWEEN CENTRAL AVENUE AND PRIVATE DRIVE O) 4) AN EMRA REQUIREMENT FOR ALL NON-SEWER UTILITIES AND SURFACE IMPROVEMENTS.
9. SEE SHEET 11 FOR TYPICAL LOT LAYOUT FOR PA10.
10. ALL WATER, SEWER, FIRE AND STORM DRAIN UTILITIES TO MAINTAIN 10' SEPARATION FROM STREET TREES.
11. ALL PUBLIC WATER AND SEWER MAINS IN PUBLIC STREETS (CENTRAL AVENUE, BEYER BOULEVARD, WEST AVENUE AND STREET 'A') SHALL BE PVC.
12. ALL FIRE SERVICES SHALL BE PUBLIC WITHIN RIGHT-OF-WAY. ALL FIRE BACKFLOWS WILL BE PRIVATE.
13. SEE DETAIL ON SHEET 17 FOR TYPICAL WATER/FIRE SERVICE METER AND BACKFLOW DETAILS.
14. ALL PROPOSED PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECTS APPROVED WATER METER DATA CARD.

LEGEND

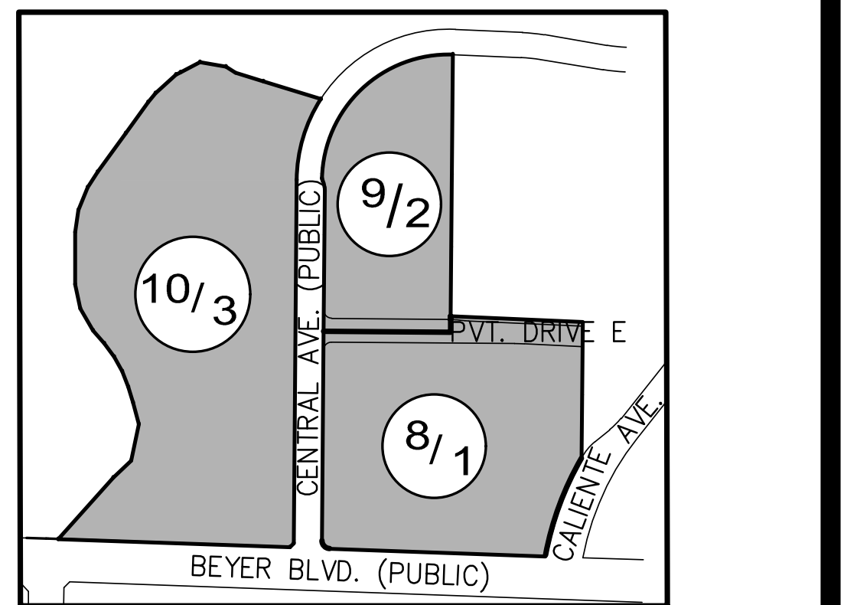
ITEM	SYMBOL
PROPOSED PAVING OR RECONSTRUCTED AC	▨
SEWER MANHOLE (PHASE 1A)	○
SEWER (PHASE 1A)	—S—
WATER (PHASE 1A)	—W—
PRIVATE SEWER FORCE MAIN (PHASE 1A)	—FM—
FIRE SERVICE (PHASE 1A)	—FS—FS—
SEWER MANHOLE (PHASE 1B)	●
SEWER (PHASE 1B)	—S—
WATER (PHASE 1B)	—W—
PRIVATE SEWER FORCE MAIN (PHASE 1B)	—FM—
FIRE SERVICE (PHASE 1B)	—FS—FS—


PRIVATE 8" FIRE SERVICE
FS
PRIVATE BACKFLOW PREVENTER REDUCED PRINCIPLE DETECTOR ASSEMBLY FOR FIRE SERVICE 3" AND LARGER PER SDW-105
PRIVATE FIRE SERVICE
ROW
FS
PUBLIC WATER MAIN
CURB
W

TYPICAL FIRE SERVICE DETAIL
NO SCALE


PRIVATE 8" WATER SERVICE
DUAL 3" METERS FOR PA9 AND PA12 AND DUAL 4" METERS FOR PA8, PA10, PA11, PA13 AND PA14
PRIVATE BACKFLOW DEVICE PER SDW-157
WATER EASEMENT
PUBLIC WATER SERVICE
ROW
PUBLIC WATER MAIN
CURB
W

TYPICAL WATER METER DETAIL
NO SCALE


9/2
10/3
8/1
PVT. DRIVE E
CENTRAL AVE. (PUBLIC)
CALIENTE AVE.
BEYER BLVD. (PUBLIC)

KEY MAP
NOT TO SCALE

DENOTES:
10/3 PLANNING AREA/LOT NUMBER

PTS: 614791
I.O.: 24007991

PREPARED BY:

Leppert Engineering CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

ENGINEER OF WORK:

John D. Leppert 1/13/26
JOHN D. LEPPERT DATE
R.C.E. 26283

No. 26283

PREPARED BY:
NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858-597-2001

PROJECT NAME:
SOUTHWEST VILLAGE
VTM/SDP

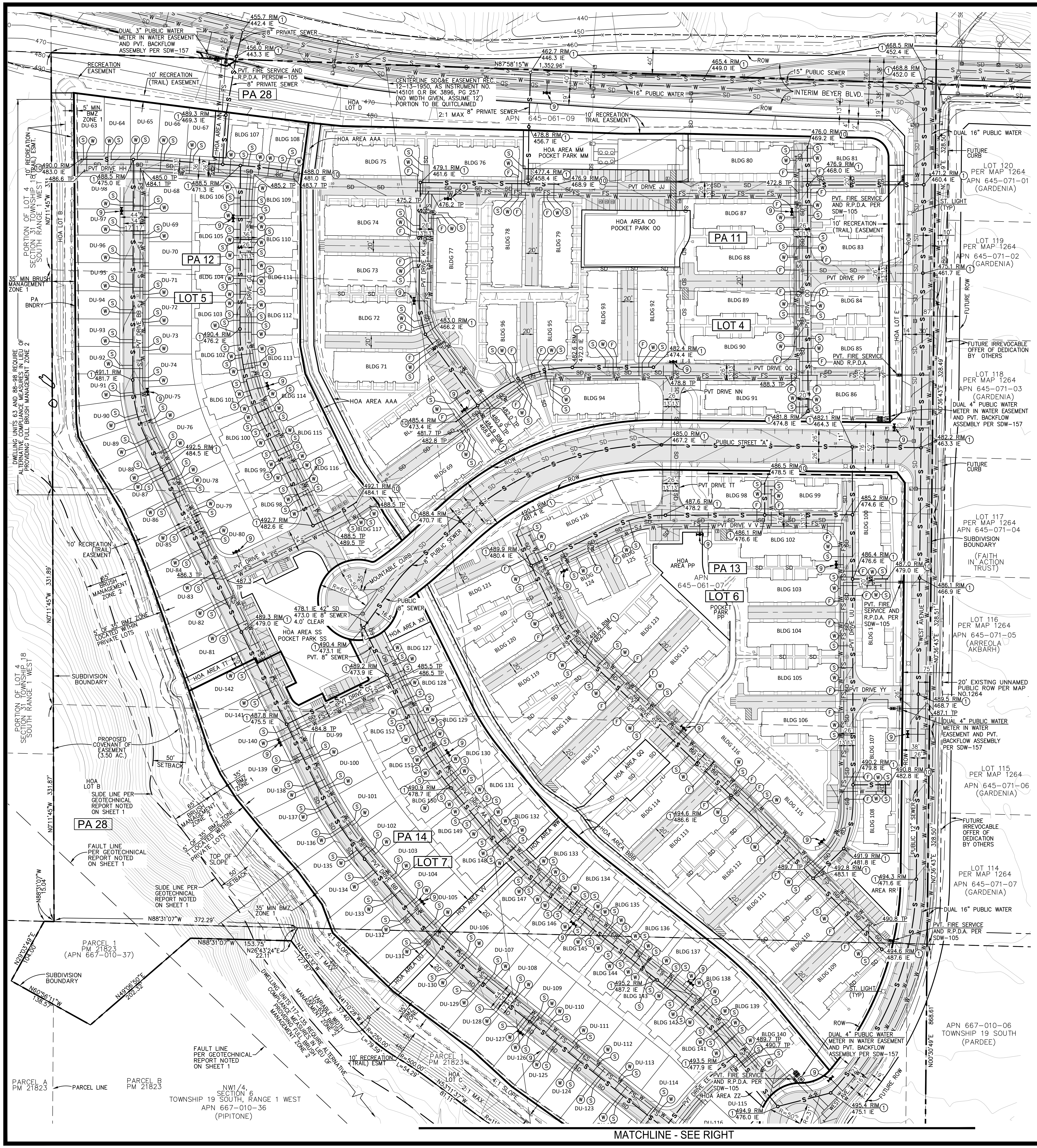
SHEET TITLE:
UTILITY PLAN - NORTH

REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	03/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

ORIGINAL DATE: 03/29/2019

SHEET 17 **OF** 48


PA 28
PA 12
LOT 5
PA 11
LOT 4
PA 13
LOT 6
PA 14
LOT 7
PUBLIC STREET "A"
INTERIM BEYER BLVD.
16" PUBLIC WATER
15" PUBLIC SEWER
8" PRIVATE SEWER
WEST AVENUE
HOA AREA OO POCKET PARK OO
HOA AREA MM POCKET PARK MM
HOA AREA SS POCKET PARK SS
HOA AREA PP POCKET PARK PP
HOA AREA AAA
HOA AREA QQ
HOA AREA BBB
HOA AREA XX
HOA AREA ZZ
HOA LOT B
HOA LOT C
HOA LOT D
LOT 120 PER MAP 1264 APN 645-071-01 (GARDENIA)
LOT 119 PER MAP 1264 APN 645-071-02 (GARDENIA)
LOT 118 PER MAP 1264 APN 645-071-03 (GARDENIA)
LOT 117 APN 645-071-04
LOT 116 PER MAP 1264 APN 645-071-05 (ARREOLA AKBARH)
LOT 115 PER MAP 1264 APN 645-071-06 (GARDENIA)
LOT 114 PER MAP 1264 APN 645-071-07 (GARDENIA)
APN 667-010-06 TOWNSHIP 19 SOUTH (PARDEE)
APN 645-061-07
APN 645-061-09
PARCEL 1 PM 21823 (APN 667-010-37)
PARCEL A PM 21823
PARCEL B PM 21823
NW1/4, SECTION 6 TOWNSHIP 19 SOUTH, RANGE 1 WEST APN 667-010-36 (PIPITONE)
PORTION OF LOT 4 SECTION 31 TOWNSHIP 18 SOUTH RANGE 1 WEST
SUBDIVISION BOUNDARY
FAULT LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
SLIDE LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
PROPOSED COVENANT OF EASEMENT (3.50 AC.)
DWELLING UNITS 63 AND 88-98 REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONE 2
DUAL 16" PUBLIC WATER
DUAL 4" PUBLIC WATER METER IN WATER EASEMENT AND PVT. BACKFLOW ASSEMBLY PER SDW-157
PVT. FIRE SERVICE AND R.P.D.A. PER SDW-105
FUTURE IRREVOCABLE OFFER OF DEDICATION BY OTHERS
20' EXISTING UNNAMED PUBLIC ROW PER MAP NO.1264
CENTERLINE SDG&E EASEMENT REC. 12-13-1950, AS INSTRUMENT NO. 145101 O.R BK 3896, PG 257 (NO WIDTH GIVEN, ASSUME 12') PORTION TO BE QUITCLAIMED

MATCHLINE - SEE RIGHT

IMPROVEMENT NOTES

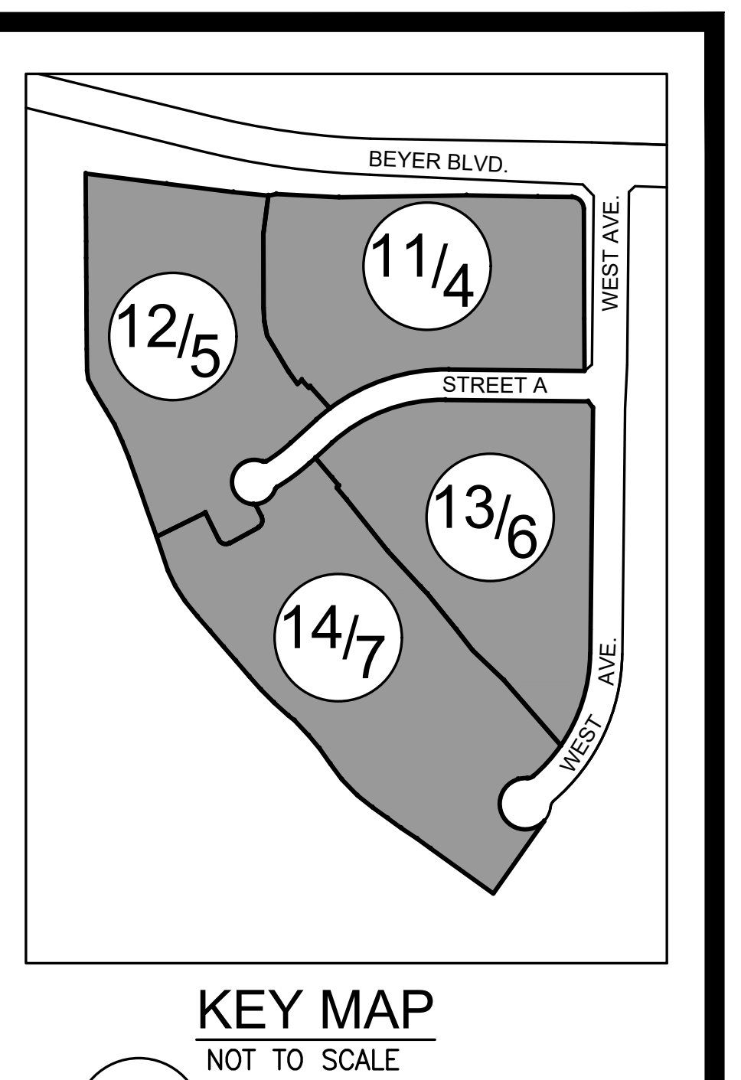
- ① SEWER MANHOLE
- ⑨ FIRE HYDRANT
- ⑩ SEWER CLEANOUT
- Ⓢ PRIVATE SEWER LATERAL
- Ⓦ PRIVATE WATER SERVICE
- Ⓕ PRIVATE FIRE SERVICE

NOTE:

BEYER BOULEVARD IS A REIMBURSABLE PUBLIC FACILITY, AND MAY UTILIZE FACILITIES BENEFIT ASSESSMENT (FBA) FOR REIMBURSEMENT FOR THE CONSTRUCTION OF PUBLIC FACILITIES THAT BENEFIT THE SOUTHWEST VILLAGE SPECIFIC PLAN.

NOTES:

1. SEE SHEET 1 FOR IMPROVEMENT LEGEND.
2. SEE SHEETS 15 & 16 FOR GRADING, STORM DRAIN DESIGN DATA AND RETAINING WALL INFORMATION.
3. NO EXISTING FIRE HYDRANTS ARE WITHIN 600' OF THE PROJECT AREA.
4. ALL WATER MAINS ARE 8" UNLESS NOTED OTHERWISE
5. ALL FIRE MAINS ARE 8" UNLESS NOTED OTHERWISE
6. ALL SEWER MAINS ARE 8" UNLESS NOTED OTHERWISE
7. IF A 3" OR LARGER WATER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITTEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
8. ALL WATER AND SEWER IN PRIVATE DRIVEWAYS ARE PRIVATE. ALL WATER AND SEWER MAINS IN PUBLIC STREETS ARE PUBLIC.
9. SEE SHEET 11 FOR TYPICAL LOT LAYOUT FOR PA 10
10. ALL WATER, SEWER, FIRE AND STORM DRAIN UTILITIES TO MAINTAIN 10' SEPARATION FROM STREET TREES.
11. ALL PUBLIC WATER AND SEWER MAINS IN PUBLIC STREETS (CENTRAL AVENUE, BEYER BOULEVARD, WEST AVENUE AND STREET 'A') SHALL BE PVC.
12. ALL FIRE SERVICES SHALL BE PUBLIC WITHIN RIGHT-OF-WAY. ALL FIRE BACKFLOWS WILL BE PRIVATE.
13. ALL PRIVATE SEWER LATERAL CONNECTIONS WILL REQUIRE AN EMRA.
14. SEE DETAIL ON SHEET 17 FOR TYPICAL WATER/FIRE SERVICE METER, AND BACKFLOW DETAILS.
15. ALL PROPOSED PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECTS APPROVED WATER METER DATA CARD.

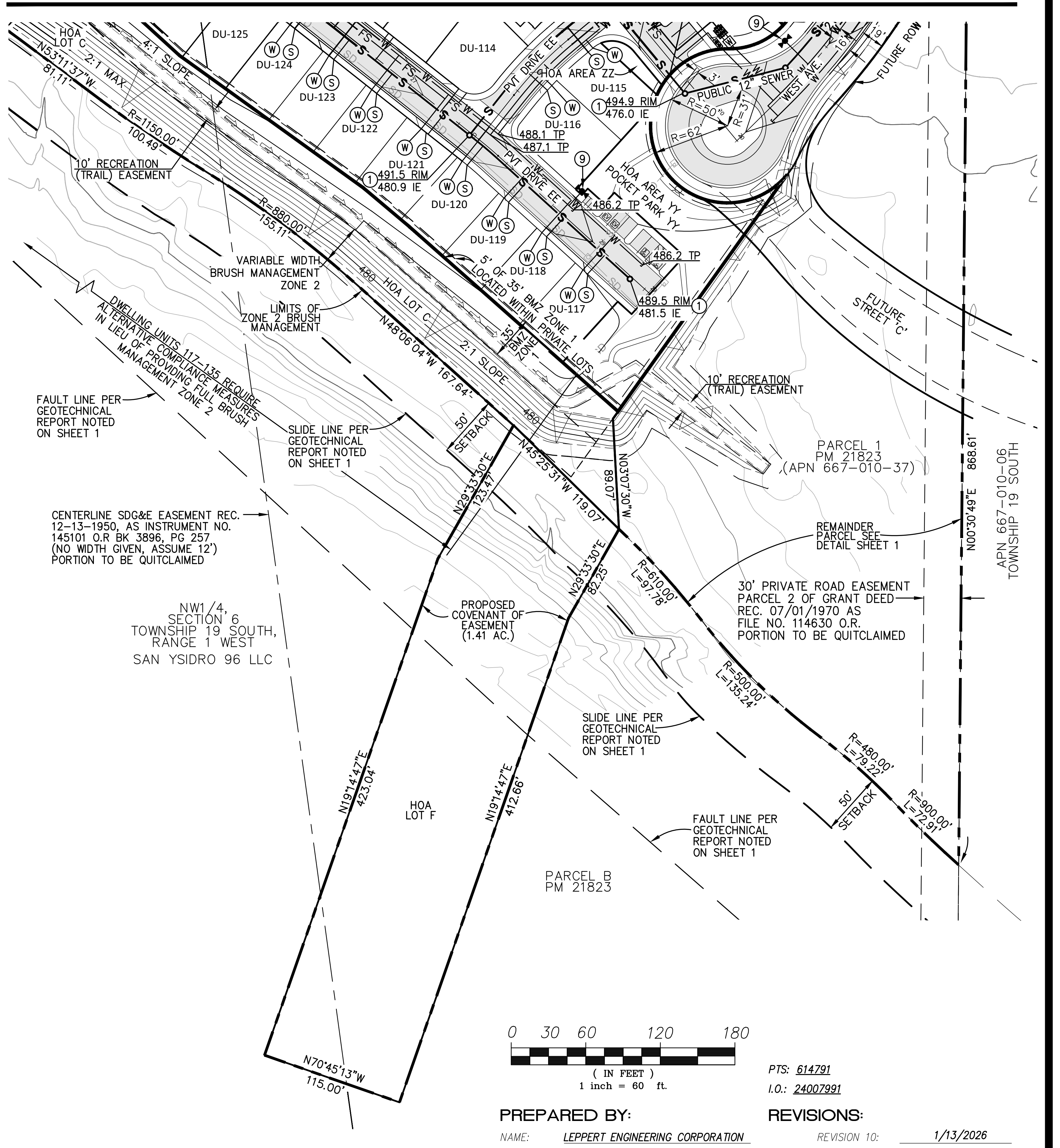

BEYER BLVD.
WEST AVE.
STREET A
12/5
11/4
13/6
14/7

KEY MAP

NOT TO SCALE

13/6 DENOTES: PLANNING AREA/LOT NUMBER

MATCHLINE - SEE LEFT


HOA LOT C
HOA AREA YY POCKET PARK YY
FUTURE STREET "C"
10' RECREATION (TRAIL) EASEMENT
VARIABLE WIDTH BRUSH MANAGEMENT ZONE 2
LIMITS OF ZONE 2 BRUSH MANAGEMENT
DWELLING UNITS 117-135 REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONE 2
FAULT LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
SLIDE LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
CENTERLINE SDG&E EASEMENT REC. 12-13-1950, AS INSTRUMENT NO. 145101 O.R BK 3896, PG 257 (NO WIDTH GIVEN, ASSUME 12') PORTION TO BE QUITCLAIMED
PROPOSED COVENANT OF EASEMENT (1.41 AC.)
NW1/4, SECTION 6 TOWNSHIP 19 SOUTH, RANGE 1 WEST SAN YSIDRO 96 LLC
PARCEL 1 PM 21823 (APN 667-010-37)
REMAINDER PARCEL SEE DETAIL SHEET 1
30' PRIVATE ROAD EASEMENT PARCEL 2 OF GRANT DEED REC. 07/01/1970 AS FILE NO. 114630 O.R. PORTION TO BE QUITCLAIMED
APN 667-010-06 TOWNSHIP 19 SOUTH
HOA LOT F
PARCEL B PM 21823
N70°45'13"W 115.00'

0 30 60 120 180

(IN FEET)
1 inch = 60 ft.

PTS: 614791
I.O.: 24007991

PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858-597-2001

REVISIONS:	
REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	3/27/2027
REVISION 6:	11/02/2024
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

ENGINEER OF WORK:

1/13/26
JOHN D. LEPPERT DATE
R.C.E. 26283

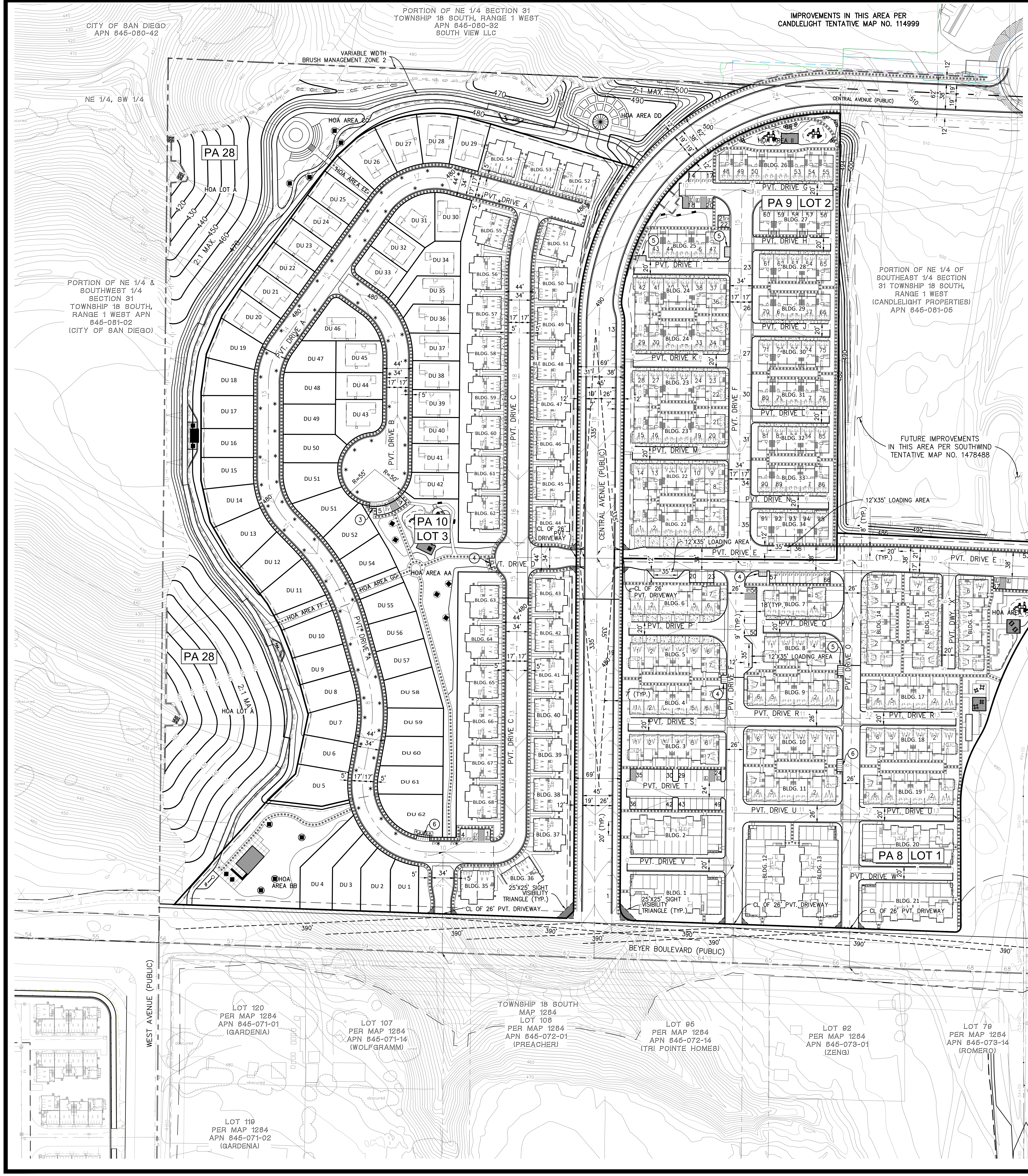
No. 26283

PROJECT NAME:
SOUTHWEST VILLAGE
VTM / SDP

SHEET TITLE:
UTILITY PLAN
SOUTH

ORIGINAL DATE: 03/29/2019

SHEET 18 **OF** 48


IMPROVEMENTS IN THIS AREA PER
CANDLELIGHT TENTATIVE MAP NO. 114999
PORTION OF NE 1/4 SECTION 31
TOWNSHIP 18 SOUTH, RANGE 1 WEST
APN 645-060-32
SOUTH VIEW LLC
CITY OF SAN DIEGO
APN 645-060-42
VARIABLE WIDTH
BRUSH MANAGEMENT ZONE 2
NE 1/4, SW 1/4
PA 28
HOA LOT A
HOA AREA DD
HOA AREA EE
HOA AREA II
CENTRAL AVENUE (PUBLIC)
PA 9 LOT 2
PORTION OF NE 1/4 &
SOUTHWEST 1/4
SECTION 31
TOWNSHIP 18 SOUTH,
RANGE 1 WEST APN
645-061-02
(CITY OF SAN DIEGO)
PORTION OF NE 1/4 OF
SOUTHEAST 1/4 SECTION
31 TOWNSHIP 18 SOUTH,
RANGE 1 WEST
(CANDLELIGHT PROPERTIES)
APN 645-061-05
FUTURE IMPROVEMENTS
IN THIS AREA PER SOUTHWIND
TENTATIVE MAP NO. 1478488
12'X35' LOADING AREA
PVT. DRIVE A
PVT. DRIVE B
PVT. DRIVE C
PVT. DRIVE E
PVT. DRIVE F
PVT. DRIVE G
PVT. DRIVE H
PVT. DRIVE I
PVT. DRIVE J
PVT. DRIVE K
PVT. DRIVE L
PVT. DRIVE M
PVT. DRIVE N
PVT. DRIVE O
PVT. DRIVE P
PVT. DRIVE Q
PVT. DRIVE R
PVT. DRIVE S
PVT. DRIVE T
PVT. DRIVE U
PVT. DRIVE V
PVT. DRIVE W
PVT. DWY X
PA 10 LOT 3
HOA AREA AA
HOA AREA BB
HOA AREA FF
HOA AREA GG
HOA AREA HH
LOT 75
PER MAP 1264
APN 645-074-04
(TRI POINTE HOMES)
LOT 74
PER MAP 1264
APN 645-074-05
(TRI POINTE HOMES)
LOT 73
PER MAP 1264
APN 645-074-06
(CITY OF SAN DIEGO)
LOT 72
PER MAP 1264
APN 645-074-07
(REINHOLTZ)
PA 8 LOT 1
25'X25' SIGHT VISIBILITY TRIANGLE (TYP.)
CL OF 26' PVT. DRIVEWAY
BEYER BOULEVARD (PUBLIC)
390'
WEST AVENUE (PUBLIC)
LOT 120
PER MAP 1264
APN 645-071-01
(GARDENIA)
LOT 107
PER MAP 1264
APN 645-071-14
(WOLFGRAMM)
TOWNSHIP 18 SOUTH
MAP 1264
LOT 108
PER MAP 1264
APN 645-072-01
(PREACHER)
LOT 95
PER MAP 1264
APN 645-072-14
(TRI POINTE HOMES)
LOT 92
PER MAP 1264
APN 645-073-01
(ZENG)
LOT 79
PER MAP 1264
APN 645-073-14
(ROMERO)
LOT 119
PER MAP 1264
APN 645-071-02
(GARDENIA)

BUILDING SUMMARY

PLAN	TYPE	NO. OF UNITS
SOLMAR (PA-8)		
1	2 BR + 2.5 BA	15
2	2 BR + 2.5 BA	15
3	3 BR + 2.5 BA	28
4	3 BR + 2.5 BA	20
5	4 BR + 3.5 BA	15
	TOTAL	93
MAREA (PA-9)		
1	2 BR + 2.5 BA	6
2	2 BR + 2.5 BA	6
3	3 BR + 2.5 BA + DEN	43
4	4 BR + 3.5 BA	34
5	3 BR + LOFT + 2.5 BA	6
	TOTAL	95
CASTELLO (PA-10)		
1	3 BR + 2.5 BA	15
2	3 – 4 BR + 2.5 – 3 BA	22
3	4 – 5 BR + 3 BA	25
	TOTAL	62
ZUTANO (PA-10)		
1	3 BR + 2.5 BA	17
2	3 BR + 2.5 BA	24
3	4 BR + 2.5 BA	27
	TOTAL	68

BUILDING SUMMARY

AFFORDABLE UNITS (PA-8)

PLAN	TYPE	NO. OF UNITS
1	1 BR + 1 BA	6
2	2 BR + 1 BA	30
3	3 BR + 2 BA	56
	TOTAL	92

PA-8 PARKING CALCULATIONS:

PARKING REQUIRED PER CODE:

AUTOMOBILE SPACES PER SDMC TABLE 142-05C

TYPE	NO. OF UNITS	RATE	SUBTOTAL
1 BEDROOMS	0	1.5	0
2 BEDROOMS	30	2	60
3-4 BEDROOMS	63	2.25	142
TOTAL	93		202

AUTOMOBILE SPACES PER SDMC TABLE 142-05D

TYPE	NO. OF UNITS	RATE	SUBTOTAL
1 BEDROOMS	6	1	6
2 BEDROOMS	30	1.3	39
3-4 BEDROOMS	56	1.75	98
TOTAL	92		143

COMMON SPACES PER SDMC SECTION 142.0525 (C)(1)(A)
345 REQUIRED SPACES X 0.15 = 52 COMMON SPACES

TOTAL SPACES REQUIRED = 397

ELECTRICAL (EV) PARKING REQUIRED
83 SURFACE SPACES X 0.1 = 9 EV SPACES

ACCESSIBLE SPACES PER CBC TABLE 11B-208.2
4 REQUIRED BASED ON 83 SURFACE SPACES

MOTORCYCLE SPACES PER SDMC TABLE 142-05C

TYPE	NO. OF UNITS	RATE	SUBTOTAL
1-4 BEDROOMS	185	0.1	19

BICYCLE SPACES PER SDMC TABLE 142-05C *

TYPE	NO. OF UNITS	RATE	SUBTOTAL
1-4 BEDROOMS	185	0.6	111

* BICYCLE PARKING IS INCLUDED IN EACH GARAGE

PA-8 PARKING PROVIDED:

GARAGE PARKING SPACES:	334
SURFACE SPACES:	72
TOTAL PARKING PROVIDED:	406
MOTORCYCLE SPACES:	19
DISABLED SPACES:	5
ELECTRICAL VEHICLE SPACES:	9
LOADING SPACES:	2

PA-9 PARKING CALCULATIONS:

PARKING REQUIRED PER CODE:

AUTOMOBILE SPACES PER SDMC TABLE 142-05C

TYPE	NO. OF UNITS	RATE	SUBTOTAL
1 BEDROOMS	0	1.5	0
2 BEDROOMS	12	2	24
3-4 BEDROOMS	83	2.25	187
TOTAL	95	RATE	211

COMMON SPACES PER SDMC SECTION 142.0525 (C)(1)(A)
211 REQUIRED SPACES X 0.15 = 32 COMMON SPACES

TOTAL SPACES REQUIRED = 243

ELECTRICAL (EV) PARKING REQUIRED
53 SURFACE SPACES X 0.1 = 6 SPACE

ACCESSIBLE SPACES PER CBC TABLE 11B-208.2
3 SPACES REQUIRED BASED ON 53 SURFACE SPACES

MOTORCYCLE SPACES PER SDMC TABLE 142-05C

TYPE	NO. OF UNITS	RATE	SUBTOTAL
2-4 BEDROOMS	95	0.1	10

BICYCLE SPACES PER SDMC TABLE 142-05C *

TYPE	NO. OF UNITS	RATE	SUBTOTAL
2-4 BEDROOMS	95	0.6	57

* BICYCLE PARKING IS INCLUDED IN EACH GARAGE

PA-9 PARKING PROVIDED:

GARAGE PARKING SPACES:	190
SURFACE SPACES:	53
TOTAL PARKING PROVIDED:	243
MOTORCYCLE SPACES:	10
DISABLED SPACES:	3
ELECTRICAL VEHICLE SPACES:	6
LOADING SPACE:	1

INTERSECTION SIGHT DISTANCE

BEYER BOULEVARD	2 LANE URBAN COLLECTOR	35 MPH	390'
WEST AVENUE	2 LANE COLLECTOR WITH LEFT TURN	30 MPH	335'
CENTRAL AVENUE	2 LAND COLLECTOR	30 MPH	335'
STREET A	2 LANE COLLECTOR	30 MPH	335'*

* AT THE CUL-DE-SAC BULB, STOPPING SIGHT DISTANCE OF 200' IS PROVIDED.

PA-10 PARKING CALCULATIONS:

PARKING REQUIRED PER CODE:

AUTOMOBILE SPACES PER SDMC TABLE 142-05C

TYPE	NO. OF UNITS	RATE	SUBTOTAL
1 BEDROOMS	0	1.6	0
2 BEDROOMS	0	2	0
3-4 BEDROOMS	130	2.25	293
TOTAL	130		293

COMMON SPACES PER SDMC SECTION 142.0525 (C)(1)(A)
293 REQUIRED SPACES X 0.15 = 44 COMMON SPACES

TOTAL SPACES REQUIRED = 337

ELECTRICAL (EV) PARKING REQUIRED
80 SURFACE SPACES X 0.1 = 8 SPACES

ACCESSIBLE SPACES PER CBC TABLE 11B-208.2
4 REQUIRED BASED ON 80 SURFACE SPACES

MOTORCYCLE SPACES PER SDMC TABLE 142-05C

TYPE	NO. OF UNITS	RATE	SUBTOTAL
3-4 BEDROOMS	130	0.1	13

BICYCLE SPACES PER SDMC TABLE 142-05C *

TYPE	NO. OF UNITS	RATE	SUBTOTAL
3-4 BEDROOMS	130	0.6	78

* BICYCLE PARKING IS INCLUDED IN EACH GARAGE

PA-10 PARKING PROVIDED:

GARAGE PARKING SPACES:	260
SURFACE SPACES:	80
TOTAL PARKING PROVIDED:	340
MOTORCYCLE SPACES:	13
DISABLED SPACES:	4
ELECTRICAL VEHICLE SPACES:	8
LOADING SPACES:	N/A

PARKING NOTES

1. STANDARD PARKING DIMENSION IS 9' X 18'
2. STANDARD MOTORCYCLE PARKING SPACE IS 3' x 8'
3. GARAGES WITH TANDEM PARKING HAVE BEEN COUNTED AS 2
4. NO COMMON AREA PARKING ALLOWED IN DWELLING UNIT DRIVEWAYS

LEGEND

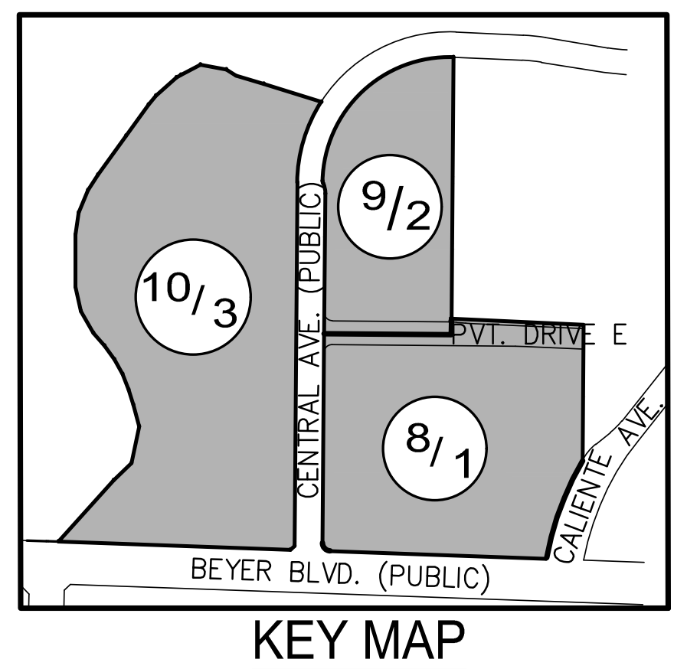
ACCESSIBLE ROUTE	● ● ● ● ● ●
PARKING STALLS	
MOTORCYCLE STALLS	④
STREET PARKING	
SIGHT VISIBILITY TRIANGLE	◢
STOPPING/INTERSECTION SIGHT DISTANCE	
PRIVATE DRIVEWAY PARKING SPACE	*
DISABLED PARKING SPACE	
EV PARKING SPACE	EV

LOADING SPACE CALCULATIONS

PLANNING AREA	UNIT COUNT	UNIT S.F. RANGE	AVERAGE UNIT S.F.	TOTAL S.F.
8 8	93 92	1244–1946 590–1184	1595 887 TOTAL	148,335 81,604 229,939
9	95	1814–2389	2102	199,690

PER SDMC TABLE 142-10B
- PLANNING AREA 8 REQUIRES 2 LOADING SPACES, PROVIDED 2
- PLANNING AREA 9 REQUIRES 1 LOADING SPACE, PROVIDED 1

NOTE:
1. PLANNING AREA 10 ARE SINGLE FAMILY/DUPLEX PRODUCTS SO LOADING SPACES ARE NOT REQUIRED.


9/2
10/3
8/1
CENTRAL AVE. (PUBLIC)
PVT. DRIVE E
CALIENTE AVE.
BEYER BLVD. (PUBLIC)

KEY MAP
NOT TO SCALE

(10/3) DENOTES:
PLANNING AREA/LOT NUMBER

0 30 60 120 180
(IN FEET)
1 inch = 60 ft.

PTS: 614791
I.O.: 24007991

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

ENGINEER OF WORK:

JohnLeppert
JOHN D. LEPPERT
R.C.E. 26283

1/13/26
DATE

JOHN D. LEPPERT
No. 26283

PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858-597-2001

PROJECT NAME:
SOUTHWEST VILLAGE
VTM/SDP

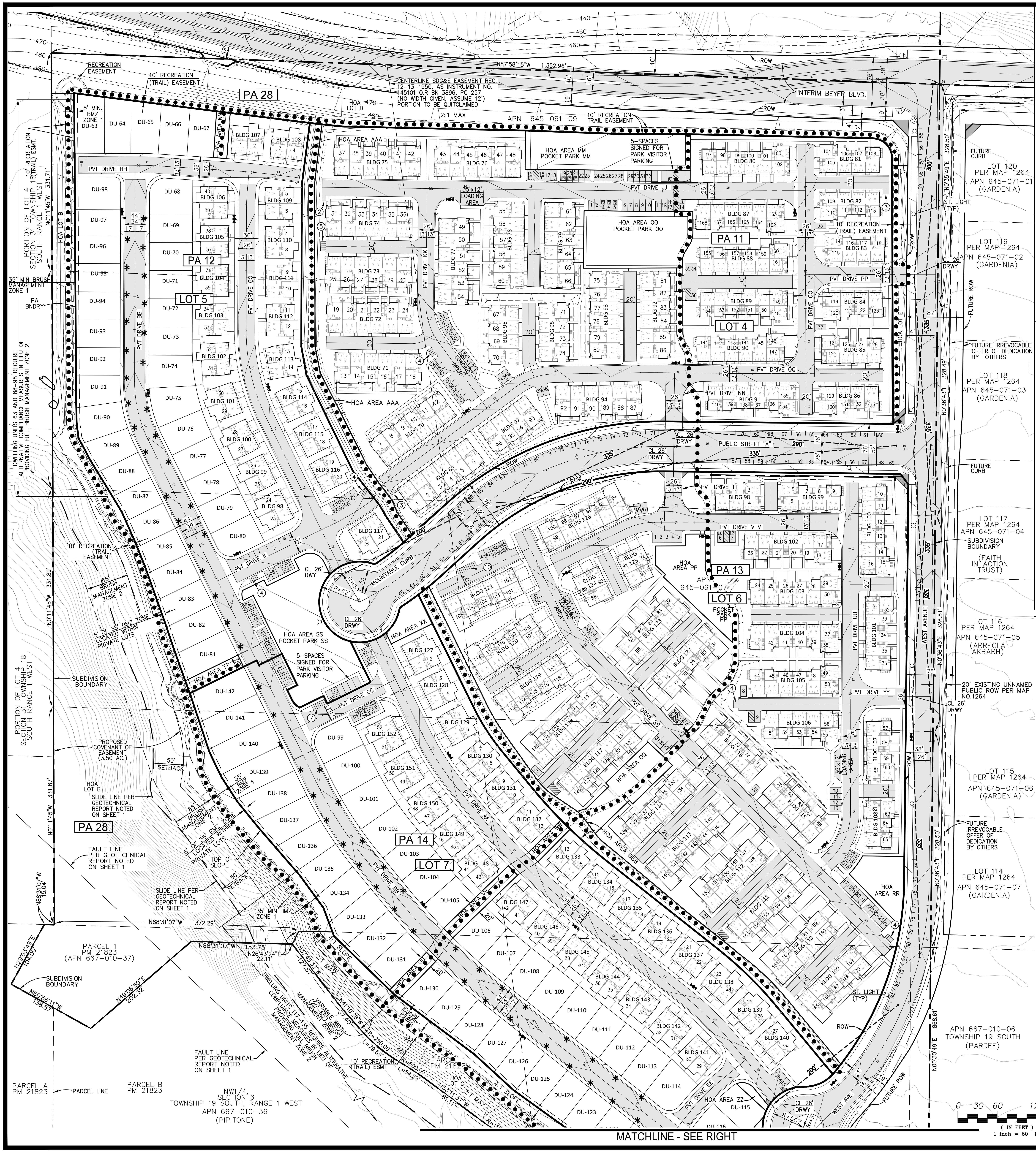
SHEET TITLE:
ACCESSIBILITY ROUTE
AND PARKING PLAN -
NORTH

REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	03/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

ORIGINAL DATE: 03/29/2019

SHEET 19 OF 48


PA 28
PA 11
PA 12
PA 13
PA 14
LOT 4
LOT 5
LOT 6
LOT 7
INTERIM BEYER BLVD.
PUBLIC STREET "A"
WEST AVENUE
HOA AREA AAA
HOA AREA OO POCKET PARK OO
HOA AREA MM POCKET PARK MM
HOA AREA SS POCKET PARK SS
HOA AREA PP POCKET PARK PP
HOA AREA XX
HOA AREA QQ
HOA AREA BBB
HOA AREA RR
HOA AREA ZZ
5-SPACES SIGNED FOR PARK VISITOR PARKING
MOUNTABLE CURB
10' RECREATION (TRAIL) EASEMENT
CENTERLINE SDG&E EASEMENT REC. 12-13-1950, AS INSTRUMENT NO. 145101 O.R BK 3896, PG 257 (NO WIDTH GIVEN, ASSUME 12') PORTION TO BE QUITCLAIMED
LOT 120 PER MAP 1264 APN 645-071-01 (GARDENIA)
LOT 119 PER MAP 1264 APN 645-071-02 (GARDENIA)
LOT 118 PER MAP 1264 APN 645-071-03 (GARDENIA)
LOT 117 PER MAP 1264 APN 645-071-04 (FAITH IN ACTION TRUST)
LOT 116 PER MAP 1264 APN 645-071-05 (ARREOLA AKBARH)
LOT 115 PER MAP 1264 APN 645-071-06 (GARDENIA)
LOT 114 PER MAP 1264 APN 645-071-07 (GARDENIA)
APN 667-010-06 TOWNSHIP 19 SOUTH (PARDEE)
PARCEL 1 PM 21823 (APN 667-010-37)
PARCEL A PM 21823
PARCEL B PM 21823
NW1/4, SECTION 6 TOWNSHIP 19 SOUTH, RANGE 1 WEST APN 667-010-36 (PIPITONE)
FUTURE IRREVOCABLE OFFER OF DEDICATION BY OTHERS
20' EXISTING UNNAMED PUBLIC ROW PER MAP NO.1264
SUBDIVISION BOUNDARY
FAULT LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
SLIDE LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
PROPOSED COVENANT OF EASEMENT (3.50 AC.)
DWELLING UNITS 63 AND 88-98 REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONE 2
DWELLING UNITS 117-135 REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONE 2
MATCHLINE - SEE RIGHT

0 30 60 120 180
(IN FEET)
1 inch = 60 ft.

PA–11 PARKING CALCULATIONS:

PARKING REQUIRED PER CODE:

AUTOMOBILE SPACES PER SDMC TABLE 142–05C			
TYPE	NO. OF UNITS	RATE	SUBTOTAL
1 BEDROOMS	0	1.5	0
2 BEDROOMS	55	2.0	110
3–4 BEDROOMS	113	2.25	255
TOTAL	168		365

COMMON SPACES PER SDMC SECTION 142.0525 (C)(1)(A)
365 REQUIRED SPACES X 0.15 = 55 COMMON SPACES

TOTAL SPACES REQUIRED = 420

ELECTRIC VEHICLE (EV) PARKING REQUIRED
55 COMMON SPACES X 0.10 = 6 EV SPACES

ACCESSIBLE SPACES PER CBC TABLE 11B–208.2
4 REQUIRED BASED ON 94 SURFACE SPACES

MOTORCYCLE SPACES PER SDMC TABLE 142–05C			
TYPE	NO. OF UNITS	RATE	SUBTOTAL
1–4 BEDROOMS	168	0.1	17

BICYCLE SPACES PER SDMC TABLE 142–05C			
TYPE	NO. OF UNITS	RATE	SUBTOTAL
1–4 BEDROOMS	168	0.6	101

* BICYCLE PARKING IS INCLUDED IN EACH GARAGE

PA–11 PARKING PROVIDED:

GARAGE PARKING SPACES:	336 SPACES
SURFACE SPACES:	88 SPACES
TOTAL PARKING PROVIDED:	424 SPACES
MOTORCYCLE SPACES:	17 SPACES
DISABLED SPACES:	4 SPACES (2 VAN)
ELECTRIC VEHICLE SPACES:	6 SPACES
LOADING SPACES:	2 SPACES

PA–12 PARKING CALCULATIONS:

PARKING REQUIRED PER CODE:

AUTOMOBILE SPACES PER SDMC TABLE 142–05C			
TYPE	NO. OF UNITS	RATE	SUBTOTAL
3–4 BEDROOMS	76	2.25	171
TOTAL	76		171

COMMON SPACES PER SDMC SECTION 142.0525 (C)(1)(A)
171 REQUIRED SPACES X 0.15 = 26 COMMON SPACES

TOTAL SPACES REQUIRED = 197

ELECTRIC VEHICLE (EV) PARKING REQUIRED
26 COMMON SPACES X 0.10 = 3 EV SPACE

ACCESSIBLE SPACES PER CBC TABLE 11B–208.2
2 REQUIRED BASED ON 49 SURFACE SPACES

MOTORCYCLE SPACES PER SDMC TABLE 142–05C			
TYPE	NO. OF UNITS	RATE	SUBTOTAL
1–4 BEDROOMS	76	0.1	8

BICYCLE SPACES PER SDMC TABLE 142–05C			
TYPE	NO. OF UNITS	RATE	SUBTOTAL
1–4 BEDROOMS	76	0.6	46

* BICYCLE PARKING IS INCLUDED IN EACH GARAGE

PA–12 PARKING PROVIDED:

GARAGE PARKING SPACES:	152 SPACES
SURFACE SPACES:	49 SPACES
TOTAL PARKING PROVIDED:	201 SPACES
MOTORCYCLE SPACES:	8 SPACES
DISABLED SPACES:	2 SPACES (1 VAN)
ELECTRIC VEHICLE SPACES:	3 SPACES

PA–13 PARKING CALCULATIONS:

PARKING REQUIRED PER CODE:

AUTOMOBILE SPACES PER SDMC TABLE 142–05C			
TYPE	NO. OF UNITS	RATE	SUBTOTAL
1 BEDROOMS	0	1.5	0
2 BEDROOMS	54	2.0	108
3–4 BEDROOMS	116	2.25	261
TOTAL	170		369

COMMON SPACES PER SDMC SECTION 142.0525 (C)(1)(A)
369 REQUIRED SPACES X 0.15 = 56 COMMON SPACES

TOTAL SPACES REQUIRED = 425

ELECTRIC VEHICLE (EV) PARKING REQUIRED
56 COMMON SPACES X 0.10 = 6 EV SPACES

ACCESSIBLE SPACES PER CBC TABLE 11B–208.2
4 REQUIRED BASED ON 85 SURFACE SPACES

MOTORCYCLE SPACES PER SDMC TABLE 142–05C			
TYPE	NO. OF UNITS	RATE	SUBTOTAL
1–4 BEDROOMS	170	0.1	17

BICYCLE SPACES PER SDMC TABLE 142–05C			
TYPE	NO. OF UNITS	RATE	SUBTOTAL
1–4 BEDROOMS	170	0.6	102

* BICYCLE PARKING IS INCLUDED IN EACH GARAGE

PA–13 PARKING PROVIDED:

GARAGE PARKING SPACES:	340 SPACES
SURFACE SPACES:	85 SPACES
TOTAL PARKING PROVIDED:	425 SPACES
MOTORCYCLE SPACES:	18 SPACES
DISABLED SPACES:	4 SPACES (1 VAN)
ELECTRIC VEHICLE SPACES:	6 SPACES
LOADING SPACES:	2 SPACES

PA–14 PARKING CALCULATIONS:

PARKING REQUIRED PER CODE:

AUTOMOBILE SPACES PER SDMC TABLE 142–05C			
TYPE	NO. OF UNITS	RATE	SUBTOTAL
3–4 BEDROOMS	96	2.25	216
TOTAL	96		216

COMMON SPACES PER SDMC SECTION 142.0525 (C)(1)(A)
216 REQUIRED SPACES X 0.15 = 33 COMMON SPACES

TOTAL SPACES REQUIRED = 249

ELECTRIC VEHICLE (EV) PARKING REQUIRED
33 COMMON SPACES X 0.10 = 4 EV SPACE

ACCESSIBLE SPACES PER CBC TABLE 11B–208.2
3 REQUIRED BASED ON 57 SURFACE SPACES

MOTORCYCLE SPACES PER SDMC TABLE 142–05C			
TYPE	NO. OF UNITS	RATE	SUBTOTAL
1–4 BEDROOMS	96	0.1	10

BICYCLE SPACES PER SDMC TABLE 142–05C			
TYPE	NO. OF UNITS	RATE	SUBTOTAL
1–4 BEDROOMS	96	0.6	58

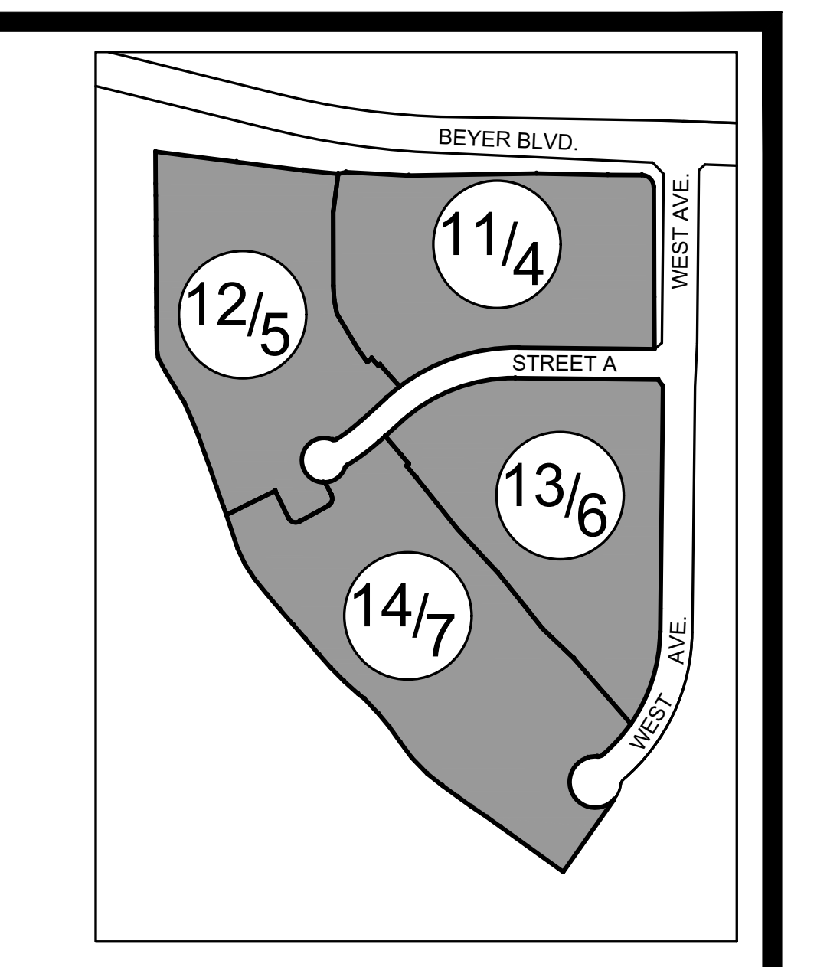
* BICYCLE PARKING IS INCLUDED IN EACH GARAGE

PA–14 PARKING PROVIDED:

GARAGE PARKING SPACES:	192 SPACES
SURFACE SPACES:	57 SPACES
TOTAL PARKING PROVIDED:	249 SPACES
MOTORCYCLE SPACES:	11 SPACES
DISABLED SPACES:	3 SPACES (1 VAN)
ELECTRIC VEHICLE SPACES:	4 SPACES

NOTES:

1. STANDARD PARKING DIMENSION IS 9' X 18".
2. STANDARD MOTORCYCLE PARKING SPACE IS 3' X 8'.
3. GARAGES WITH TANDEM PARKING HAVE BEEN COUNTED AS 2 PROVIDED PARKING SPACES.
4. NO COMMON AREA PARKING ALLOWED IN DWELLING UNIT DRIVEWAYS.


BEYER BLVD.
11/4
12/5
13/6
14/7
STREET A
WEST AVE

KEY MAP

NOT TO SCALE

13/6 DENOTES: PLANNING AREA/LOT NUMBER

LEGEND:

ACCESSIBLE ROUTE	● ● ● ● ● ●
PARKING STALLS	
MOTORCYCLE STALLS	④
STREET PARKING	
SIGHT VISIBILITY TRIANGLE	◢
STOPPING/INTERSECTION SIGHT DISTANCE	– – –
PRIVATE DRIVEWAY PARKING SPACE	*
DISABLED PARKING SPACE	♿
EV PARKING SPACE	EV

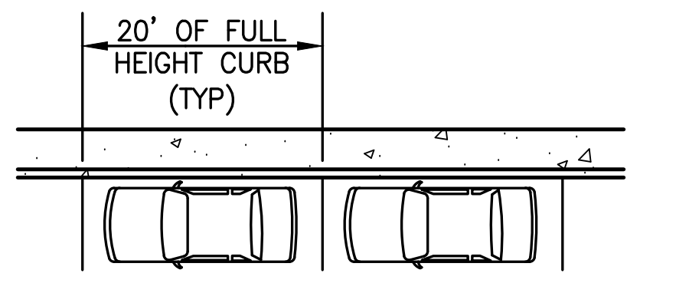
SEE SHEET 19 FOR STOPPING AND INTERSECTION SIGHT DISTANCE CRITERIA

LOADING SPACE CALCULATIONS

PLANNING AREA	UNIT COUNT	UNIT S.F. RANGE	AVERAGE UNIT S.F.	TOTAL S.F.
11	72	1244–1946	1595	114,840
11	96	1083–1480	1282	123,072
			TOTAL	237,912
13	65	1244–1946	1595	103,675
13	105	1814–2389	2102	220,710
			TOTAL	324,385

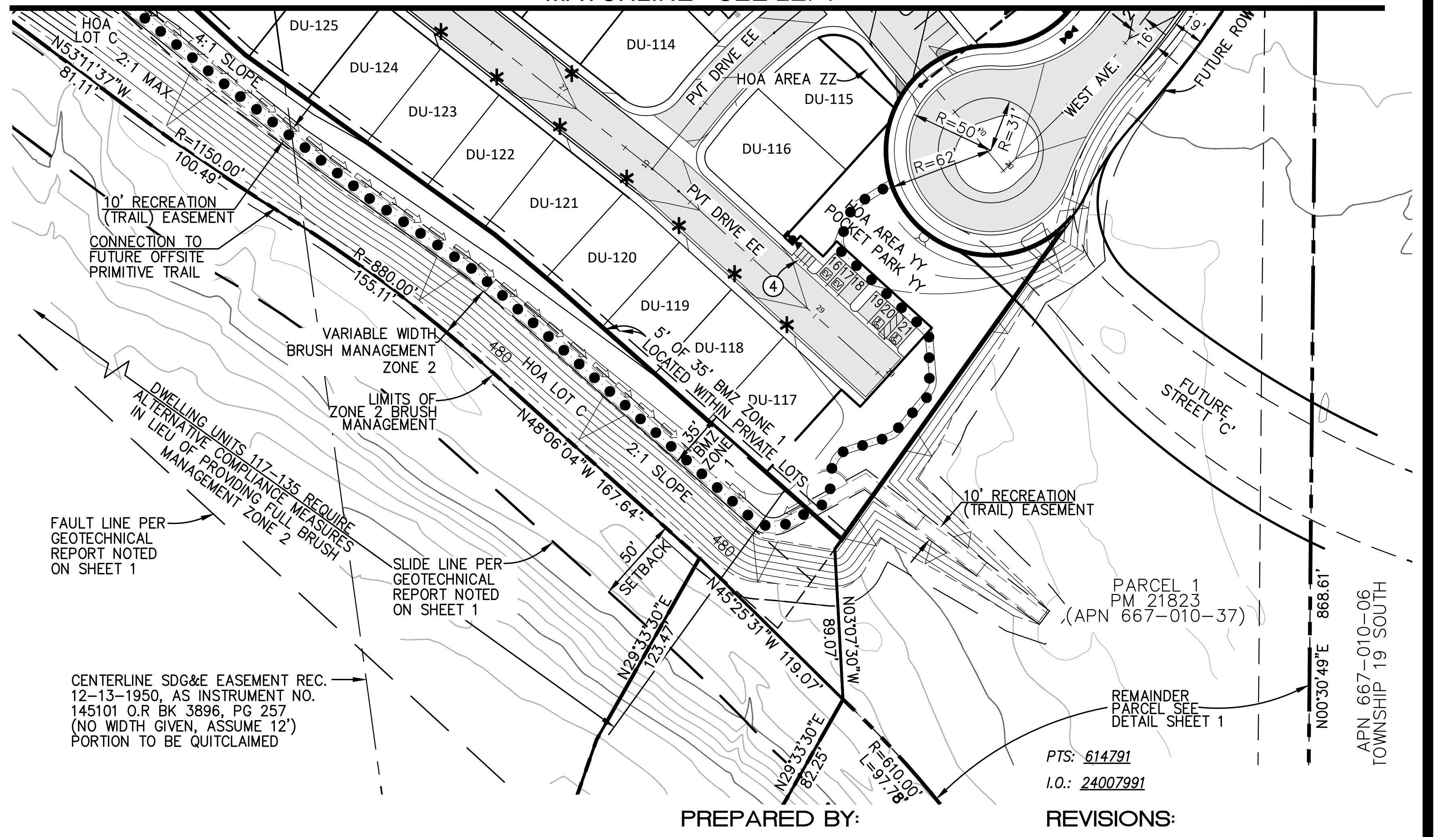
PER SDMC TABLE 142–10B
– PLANNING AREA 11 REQUIRES 2 LOADING SPACES.
– PLANNING AREA 13 REQUIRES 2 LOADING SPACES.

NOTE:
1. PLANNING AREAS 12 AND 14 ARE SINGLE FAMILY/DUPLEX PRODUCTS SO LOADING SPACES ARE NOT REQUIRED.


20' OF FULL HEIGHT CURB (TYP)

TYPICAL ON–STREET COMMON AREA PARKNG

PER SDMC SEC. 142.0525(c)(4)(D)


MATCHLINE - SEE LEFT
HOA AREA ZZ
HOA AREA YY POCKET PARK YY
PVT DRIVE EE
WEST AVE.
FUTURE ROW
FUTURE STREET 'C'
HOA LOT C
10' RECREATION (TRAIL) EASEMENT
CONNECTION TO FUTURE OFFSITE PRIMITIVE TRAIL
VARIABLE WIDTH BRUSH MANAGEMENT ZONE 2
LIMITS OF ZONE 2 BRUSH MANAGEMENT
5' OF 35' BMZ ZONE 1 LOCATED WITHIN PRIVATE LOTS
DWELLING UNITS 117-135 REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONE 2
FAULT LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
SLIDE LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
CENTERLINE SDG&E EASEMENT REC. 12-13-1950, AS INSTRUMENT NO. 145101 O.R BK 3896, PG 257 (NO WIDTH GIVEN, ASSUME 12') PORTION TO BE QUITCLAIMED
PARCEL 1 PM 21823 (APN 667-010-37)
REMAINDER PARCEL SEE DETAIL SHEET 1
APN 667-010-06 TOWNSHIP 19 SOUTH

PTS: 614791
I.O.: 24007991

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

ENGINEER OF WORK:

JohnLeppert 1/13/26
JOHN D. LEPPERT DATE
R.C.E. 26283

JOHN D. LEPPERT No. 26283

PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858-597-2001

PROJECT NAME:

SOUTHWEST VILLAGE
VTM / SDP

SHEET TITLE:

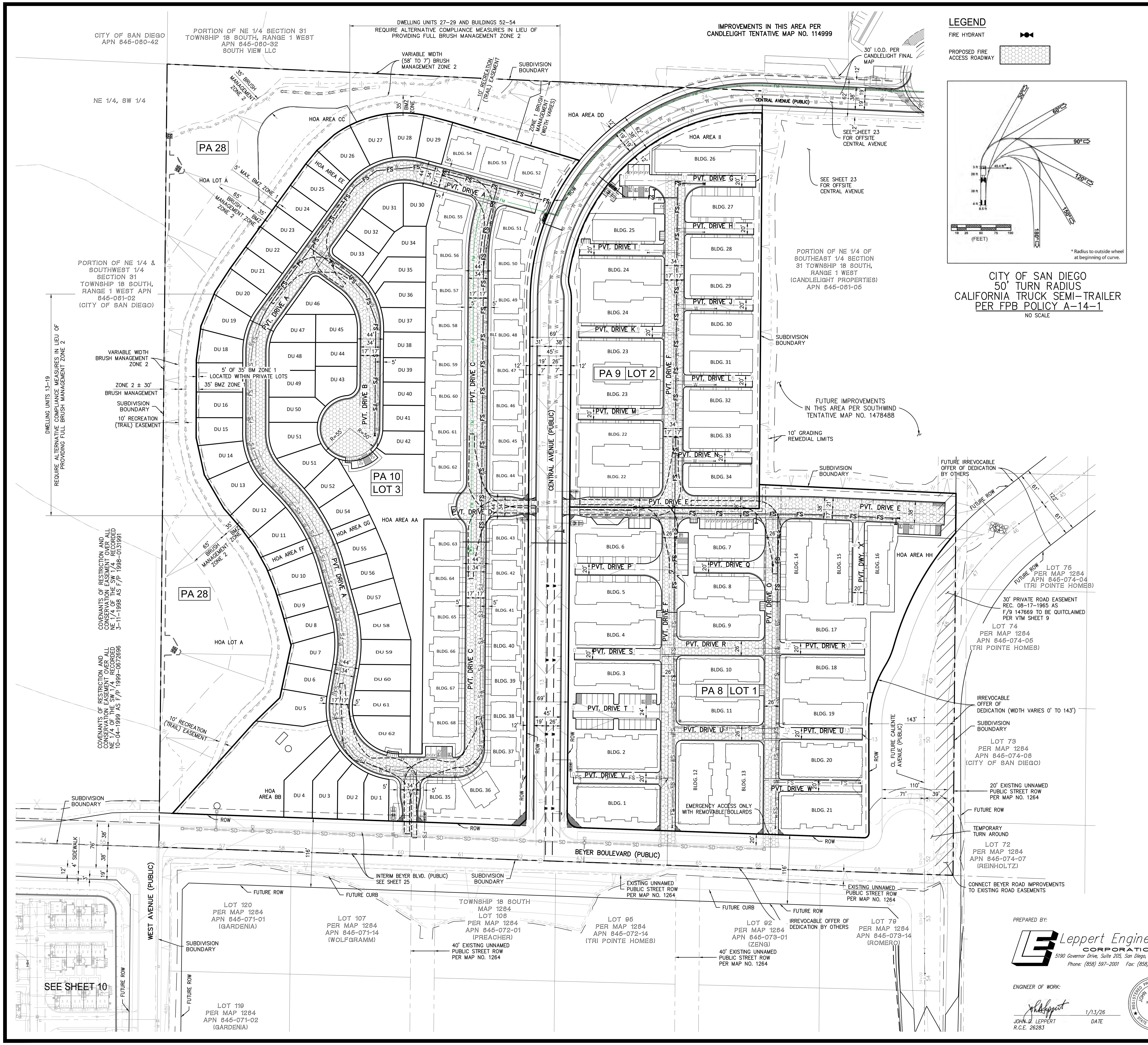
ACCESSIBILITY ROUTE AND PARKING PLAN - SOUTH

REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	3/27/2027
REVISION 6:	11/02/2024
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

ORIGINAL DATE: 03/29/2019

SHEET 20 OF 48


CITY OF SAN DIEGO
APN 645-060-42
PORTION OF NE 1/4 SECTION 31
TOWNSHIP 18 SOUTH, RANGE 1 WEST
APN 645-060-32
SOUTH VIEW LLC
DWELLING UNITS 27-29 AND BUILDINGS 52-54
REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF
PROVIDING FULL BRUSH MANAGEMENT ZONE 2
IMPROVEMENTS IN THIS AREA PER
CANDLELIGHT TENTATIVE MAP NO. 114999
30' I.O.D. PER
CANDLELIGHT FINAL
MAP
VARIABLE WIDTH
(58' TO 7') BRUSH
MANAGEMENT ZONE 2
10' RECREATION
(TRAIL) EASEMENT
SUBDIVISION
BOUNDARY
ZONE 2 BRUSH
MANAGEMENT
(WIDTH VARIES)
NE 1/4, SW 1/4
35' BRUSH MANAGEMENT ZONE 2
HOA AREA CC
HOA AREA DD
HOA AREA EE
HOA AREA II
PA 28
HOA LOT A
5' MAX. BMZ ZONE 1
65' BRUSH MANAGEMENT ZONE 2
35' BMZ
CENTRAL AVENUE (PUBLIC)
SEE SHEET 23
FOR OFFSITE
CENTRAL AVENUE
PVT. DRIVE A
PVT. DRIVE B
PVT. DRIVE C
PVT. DRIVE E
PVT. DRIVE F
PVT. DRIVE G
PVT. DRIVE H
PVT. DRIVE I
PVT. DRIVE J
PVT. DRIVE K
PVT. DRIVE L
PVT. DRIVE M
PVT. DRIVE N
PVT. DRIVE O
PVT. DRIVE P
PVT. DRIVE Q
PVT. DRIVE R
PVT. DRIVE S
PVT. DRIVE T
PVT. DRIVE U
PVT. DRIVE V
PVT. DRIVE W
PVT. DWY. X
PORTION OF NE 1/4 &
SOUTHWEST 1/4
SECTION 31
TOWNSHIP 18 SOUTH,
RANGE 1 WEST APN
645-061-02
(CITY OF SAN DIEGO)
PORTION OF NE 1/4 OF
SOUTHEAST 1/4 SECTION
31 TOWNSHIP 18 SOUTH,
RANGE 1 WEST
(CANDLELIGHT PROPERTIES)
APN 645-061-05
DWELLING UNITS 13-19
REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF
PROVIDING FULL BRUSH MANAGEMENT ZONE 2
VARIABLE WIDTH
BRUSH MANAGEMENT
ZONE 2
5' OF 35' BM ZONE 1
LOCATED WITHIN PRIVATE LOTS
35' BMZ ZONE 1
ZONE 2 ± 30'
BRUSH MANAGEMENT
SUBDIVISION
BOUNDARY
10' RECREATION
(TRAIL) EASEMENT
PA 9 LOT 2
PA 10
LOT 3
PA 8 LOT 1
FUTURE IMPROVEMENTS
IN THIS AREA PER SOUTHWIND
TENTATIVE MAP NO. 1478488
10' GRADING
REMEDIAL LIMITS
FUTURE IRREVOCABLE
OFFER OF DEDICATION
BY OTHERS
HOA AREA AA
HOA AREA FF
HOA AREA GG
HOA AREA HH
HOA AREA BB
COVENANTS OF RESTRICTION AND
CONSERVATION EASEMENT OVER ALL
NE 1/4 OF THE SW 1/4 RECORDED
3-11-1998 AS F/P 1998-0131991
COVENANTS OF RESTRICTION AND
CONSERVATION EASEMENT OVER ALL
NE 1/4 OF THE SW 1/4 RECORDED
10-04-1999 AS F/P 1999-0672696
LOT 75
PER MAP 1264
APN 645-074-04
(TRI POINTE HOMES)
30' PRIVATE ROAD EASEMENT
REC. 08-17-1965 AS
F/9 147669 TO BE QUITCLAIMED
PER VTM SHEET 9
LOT 74
PER MAP 1264
APN 645-074-05
(TRI POINTE HOMES)
IRREVOCABLE
OFFER OF
DEDICATION (WIDTH VARIES 0' TO 143')
SUBDIVISION
BOUNDARY
LOT 73
PER MAP 1264
APN 645-074-06
(CITY OF SAN DIEGO)
CL FUTURE CALIENTE
AVENUE (PUBLIC)
20' EXISTING UNNAMED
PUBLIC STREET ROW
PER MAP NO. 1264
FUTURE ROW
EMERGENCY ACCESS ONLY
WITH REMOVABLE BOLLARDS
TEMPORARY
TURN AROUND
LOT 72
PER MAP 1264
APN 645-074-07
(REINHOLTZ)
CONNECT BEYER ROAD IMPROVEMENTS
TO EXISTING ROAD EASEMENTS
BEYER BOULEVARD (PUBLIC)
SUBDIVISION
BOUNDARY
WEST AVENUE (PUBLIC)
INTERIM BEYER BLVD. (PUBLIC)
SEE SHEET 25
FUTURE ROW
FUTURE CURB
TOWNSHIP 18 SOUTH
MAP 1264
LOT 108
PER MAP 1264
APN 645-072-01
(PREACHER)
EXISTING UNNAMED
PUBLIC STREET ROW
PER MAP NO. 1264
LOT 120
PER MAP 1264
APN 645-071-01
(GARDENIA)
LOT 107
PER MAP 1264
APN 645-071-14
(WOLFGRAMM)
40' EXISTING UNNAMED
PUBLIC STREET ROW
PER MAP NO. 1264
LOT 95
PER MAP 1264
APN 645-072-14
(TRI POINTE HOMES)
LOT 92
PER MAP 1264
APN 645-073-01
(ZENG)
IRREVOCABLE OFFER OF
DEDICATION BY OTHERS
LOT 79
PER MAP 1264
APN 645-073-14
(ROMERO)
SEE SHEET 10
LOT 119
PER MAP 1264
APN 645-071-02
(GARDENIA)
FUTURE ROW
SIDEWALK

LEGEND

FIRE HYDRANT ⧓

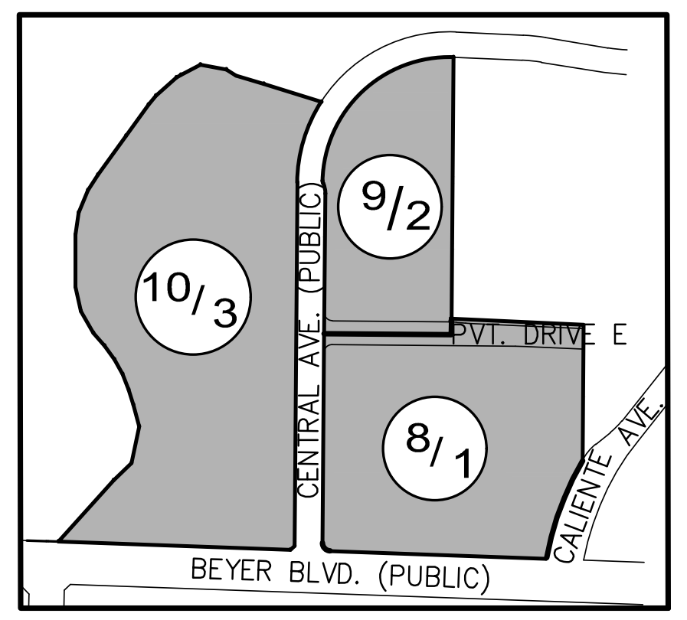
PROPOSED FIRE ACCESS ROADWAY ▨

* Radius to outside wheel at beginning of curve.

CITY OF SAN DIEGO
50' TURN RADIUS
CALIFORNIA TRUCK SEMI-TRAILER
PER FPB POLICY A-14-1
NO SCALE

LEGEND

1. FPB POLICY A-14-1 – FIRE ACCESS ROADWAY SIGNS OR RED CURBS SHALL BE PROVIDED ALONG ALL PRIVATE DRIVEWAYS LESS THAN 28' AND ARE DESIGNATED A VEHICULAR FIRE ACCESS PATH PER THIS PLAN.
2. SAN DIEGO MUNICIPAL CODE SECTION 55.0507 – POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE.
3. N/A
4. ALL STREETS LESS THAN 28' SHALL HAVE PARKING PROHIBITED ON BOTH SIDES.
5. SAN DIEGO MUNICIPAL CODE SECTION 92.0209 – PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET, OR ROAD FRONTING THE PROPERTY.
6. N/A
7. N/A
8. CFC 505.2 – TEMPORARY STREET SIGNS DURING CONSTRUCTION ARE REQUIRED.
9. CFC 503.2.3 – FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
10. CFC 501.4 – FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION SHALL BE INSTALLED, AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION.
11. SAN DIEGO MUNICIPAL CODE SECTION 55.0507 – ITEM (c) HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS. SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED BETWEEN CURBS, AND AT A RIGHT ANGLE TO THE HYDRANT.
12. CFC 507.5.5 – CLEAR SPACE AROUND HYDRANTS – A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
13. CFC 507.5.6 – PHYSICAL PROTECTION – IF ADDITIONAL HYDRANTS ARE REQUIRED, AND WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION CFC 312.
14. N/A
15. CFC 504 – EXTERIOR DOORS AND OPENINGS REQUIRED BY THIS CODE OR THE CBC SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS BY THE FIRE DEPARTMENT. AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS SHALL BE PROVIDED WHEN REQUIRED BY THE FIRE CODE OFFICIAL.
16. ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC.
17. CFC 105.4.4 – CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.
18. ALL BUILDING EAVES ARE LESS THAN 30' HIGH FROM ADJACENT FINISHED GRADES.
19. CFC 105.4.4 – CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC/CBC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THESE CODES.
20. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. CFC 503.2.5. SEE APPENDIX D CFC FIGURE D103.1 RADIUS 30' INSIDE 50' OUTSIDE.
21. ANY HAMMERHEAD/TURNAROUND/CUL-DE-SAC SHALL BE PROVIDED IN ACCORDANCE WITH APPENDIX D CFC. FIGURE D103.1. ALL DIMENSIONS HAVE BEEN SHOWN ON THE FIRE ACCESS PLAN. TURN RADIUS 30' INSIDE/50' OUTSIDE. SDFD FPB POLICY A-14-1.
22. AERIAL FIRE ACCESS ROAD(S) ADJACENT TO BUILDINGS THAT ARE GREATER THAN 30 FEET IN HEIGHT FROM GRADE PLANE, SHALL HAVE A MINIMUM WIDTH OF 26 FEET. THE PROXIMAL EDGE OF AERIAL FIRE ACCESS SHALL BE A MINIMUM OF 15-30 FEET FROM THE BUILDING FACADE(S) AND/OR PLUMB LINE OF EAVE(S). AERIAL ACCESS SHALL BE PROVIDED ALONG ONE ENTIRE LONG SIDE(S) OF THE BUILDING(S). SHOW ALL PROPOSED LOCATIONS WHERE AERIAL ACCESS IS BEING PROVIDED. (SEE FPB POLICY A-14-1).
23. ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDING(S) PER POLICY A-14-1. HOSE PULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) WHEN THE FIRE ENGINE IS IN A FIRE ACCESS ROAD/LANE. HOSE PULL CAN BE MEASURED FROM MULTIPLE LOCATIONS WITHIN THE ACCESS ROAD/LANE. THE HOSE PULLS MUST CONNECT OR OVERLAP TO SHOW COMPLETE COVERAGE. FOR A SPRINKLERED BUILDING(S); THE MAXIMUM HOSE PULL IS 200'. FOR NON-SPRINKLERED BUILDING(S); THE MAXIMUM HOSE PULL IS 150'. CHANGE IN VERTICAL ELEVATION MUST ALSO BE ACCOUNTED FOR.
24. ALL EXISTING AND/OR PROPOSED FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE AND A 300' RADIUS OVERLAY SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART OF SUBMITTED PROJECT. SD ORDINANCE 17927.
25. SAN DIEGO MUNICIPAL CODE SECTION 55.0507 ITEM (C) HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS. SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED IN ROAD/LANE AND/OR BETWEEN CURBS. THE MARKER(S) SHALL BE AT A RIGHT ANGLE TO THE HYDRANT.
26. ALL RED CURB/NO PARKING SIGN AREAS HAVE BEEN SHOWN WITH A KEY INDICATOR. ALL REQUIRED ACCESS ROADWAYS SHALL NOT PROVIDE LESS THAN THE REQUIRED/APPROVED WIDTH AND/OR BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. WHERE INADEQUATE WIDTH HAS NOT PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEN SUCH ACCESS SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OR THE PAINTING OF CURBS PER POLICY A-14-1.
27. THE LOCATION(S) OF AN APPROVED "KNOX" KEY BOX ARE SHOWN ON THE FAP AND FOLLOW THE SAN DIEGO FIRE DEPARTMENT FPB POLICY K-15-2.
28. N/A
29. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.
30. N/A
31. FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER. ROOMS CONTAINING CONTROLS FOR A/C SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS PERMANENTLY INSTALLED AND READELY VISIBLE.


9/2
10/3
8/1
PVT. DRIVE E
CENTRAL AVE. (PUBLIC)
CALIENTE AVE.
BEYER BLVD. (PUBLIC)

KEY MAP
NOT TO SCALE

(10/3) DENOTES:
PLANNING AREA/LOT NUMBER

0 30 60 120 180
(IN FEET)
1 inch = 60 ft.

PTS: 614791
I.O.: 24007991

PREPARED BY:
NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858-597-2001

REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	03/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

ENGINEER OF WORK:

1/13/26
JOHN D. LEPPERT
R.C.E. 26283
DATE

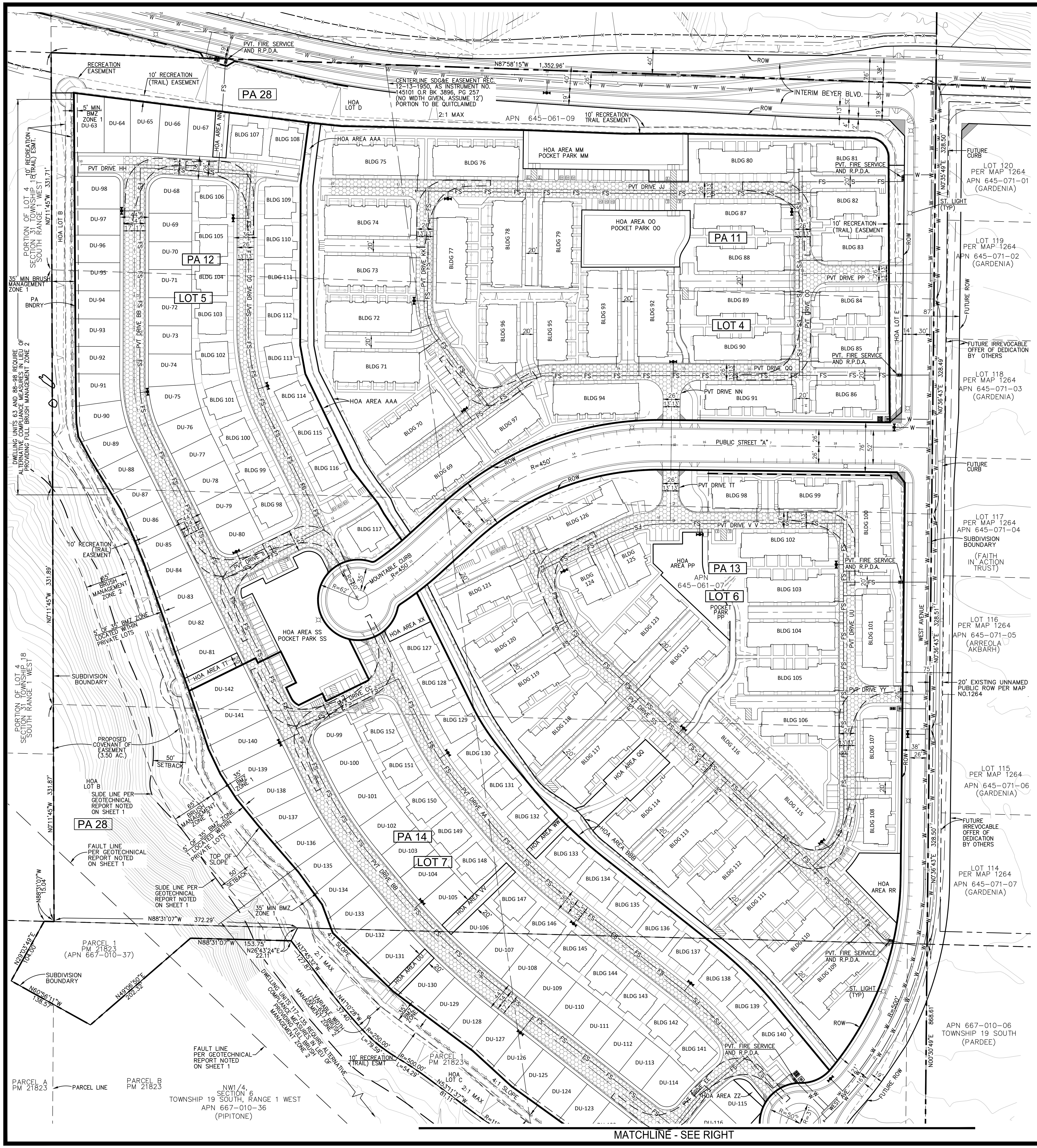
JOHN D. LEPPERT
No. 26283

PROJECT NAME:
SOUTHWEST VILLAGE
VTM/SDP

SHEET TITLE:
FIRE ACCESS PLAN -
NORTH

ORIGINAL DATE: 03/29/2019

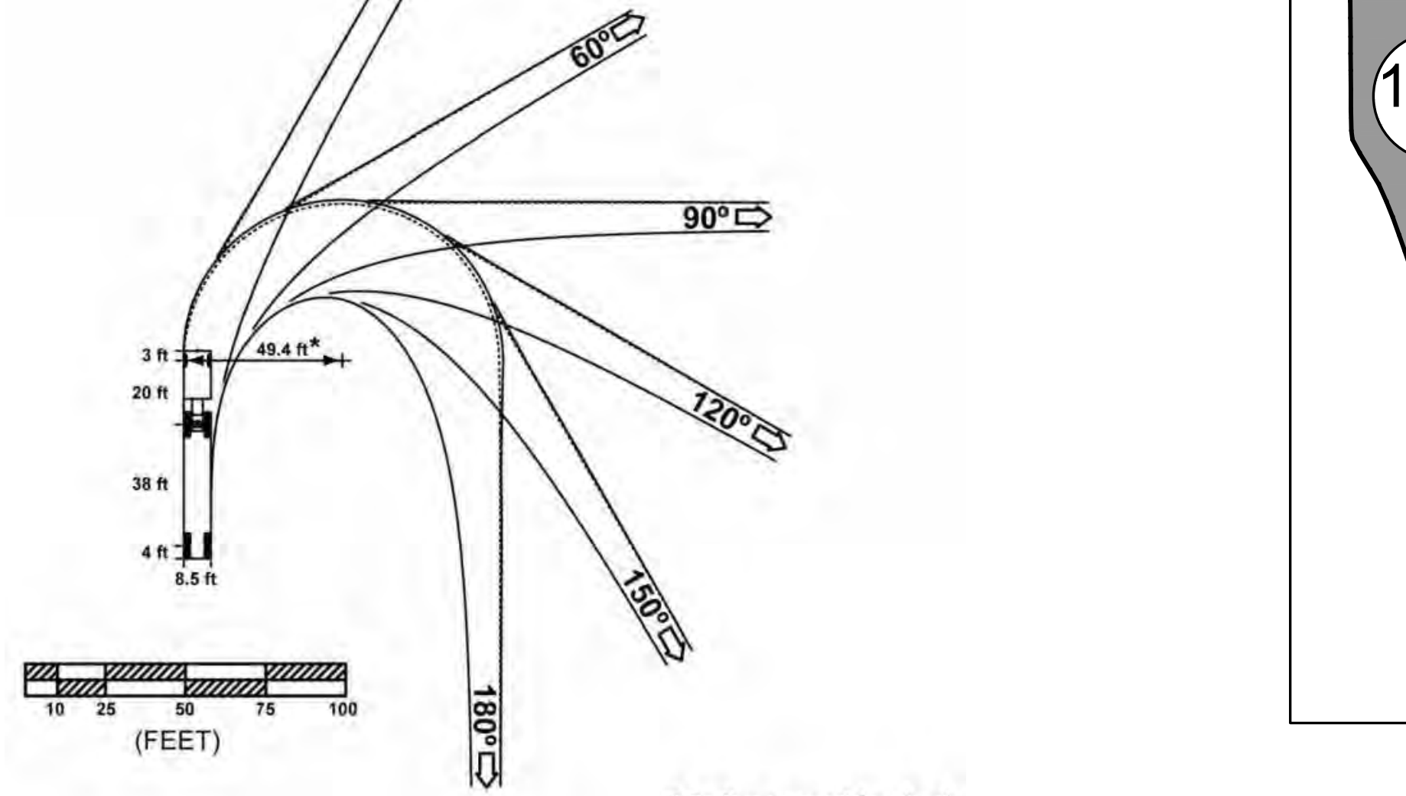
SHEET 21 OF 48


PA 28
PA 11
PA 12
PA 13
PA 14
LOT 4
LOT 5
LOT 6
LOT 7
INTERIM BEYER BLVD.
PUBLIC STREET "A"
WEST AVENUE
HOA AREA OO POCKET PARK OO
HOA AREA MM POCKET PARK MM
HOA AREA SS POCKET PARK SS
HOA AREA AAA
PVT. FIRE SERVICE AND R.P.D.A.
10' RECREATION (TRAIL) EASEMENT
SUBDIVISION BOUNDARY
FUTURE IRREVOCABLE OFFER OF DEDICATION BY OTHERS
LOT 120 PER MAP 1264 APN 645-071-01 (GARDENIA)
LOT 119 PER MAP 1264 APN 645-071-02 (GARDENIA)
LOT 118 PER MAP 1264 APN 645-071-03 (GARDENIA)
LOT 117 PER MAP 1264 APN 645-071-04
LOT 116 PER MAP 1264 APN 645-071-05 (ARREOLA AKBARH)
LOT 115 PER MAP 1264 APN 645-071-06 (GARDENIA)
LOT 114 PER MAP 1264 APN 645-071-07 (GARDENIA)
APN 667-010-06 TOWNSHIP 19 SOUTH (PARDEE)
PARCEL 1 PM 21823 (APN 667-010-37)
PARCEL A PM 21823
PARCEL B PM 21823
NW1/4, SECTION 6 TOWNSHIP 19 SOUTH, RANGE 1 WEST APN 667-010-36 (PIPITONE)
PORTION OF LOT 4 SECTION 31 TOWNSHIP 18 SOUTH RANGE 1 WEST
MATCHLINE - SEE RIGHT

LEGEND

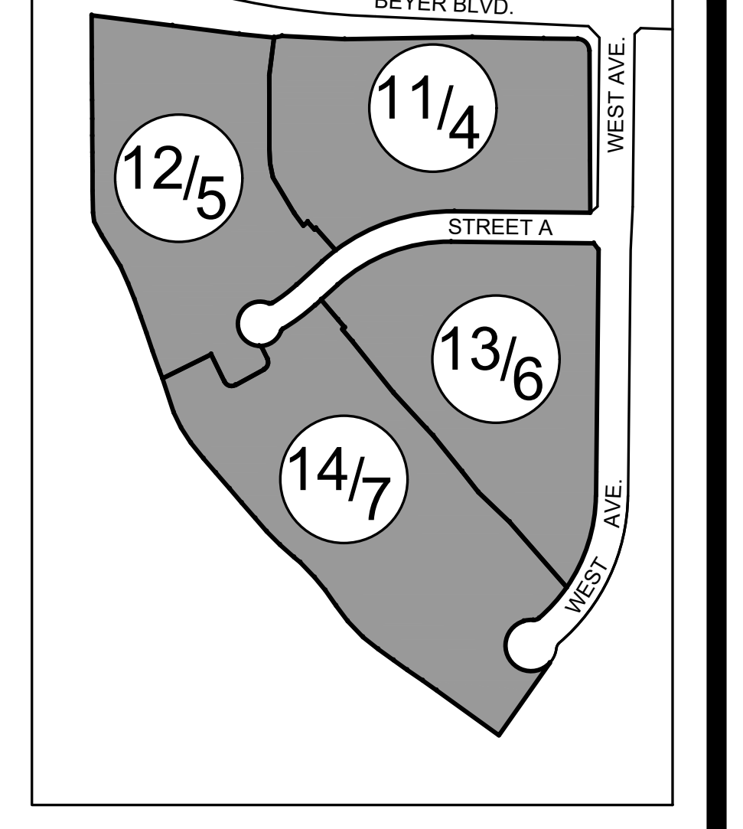
FIRE HYDRANT	⧓
PROPOSED FIRE ACCESS ROADWAY	▨

NOTE:
SEE SHEET 21 FOR FIRE PLAN NOTES.


30°
60°
90°
120°
150°
180°
3 ft
20 ft
38 ft
4 ft
8.5 ft
49.4 ft*
10
25
50
75
100
(FEET)

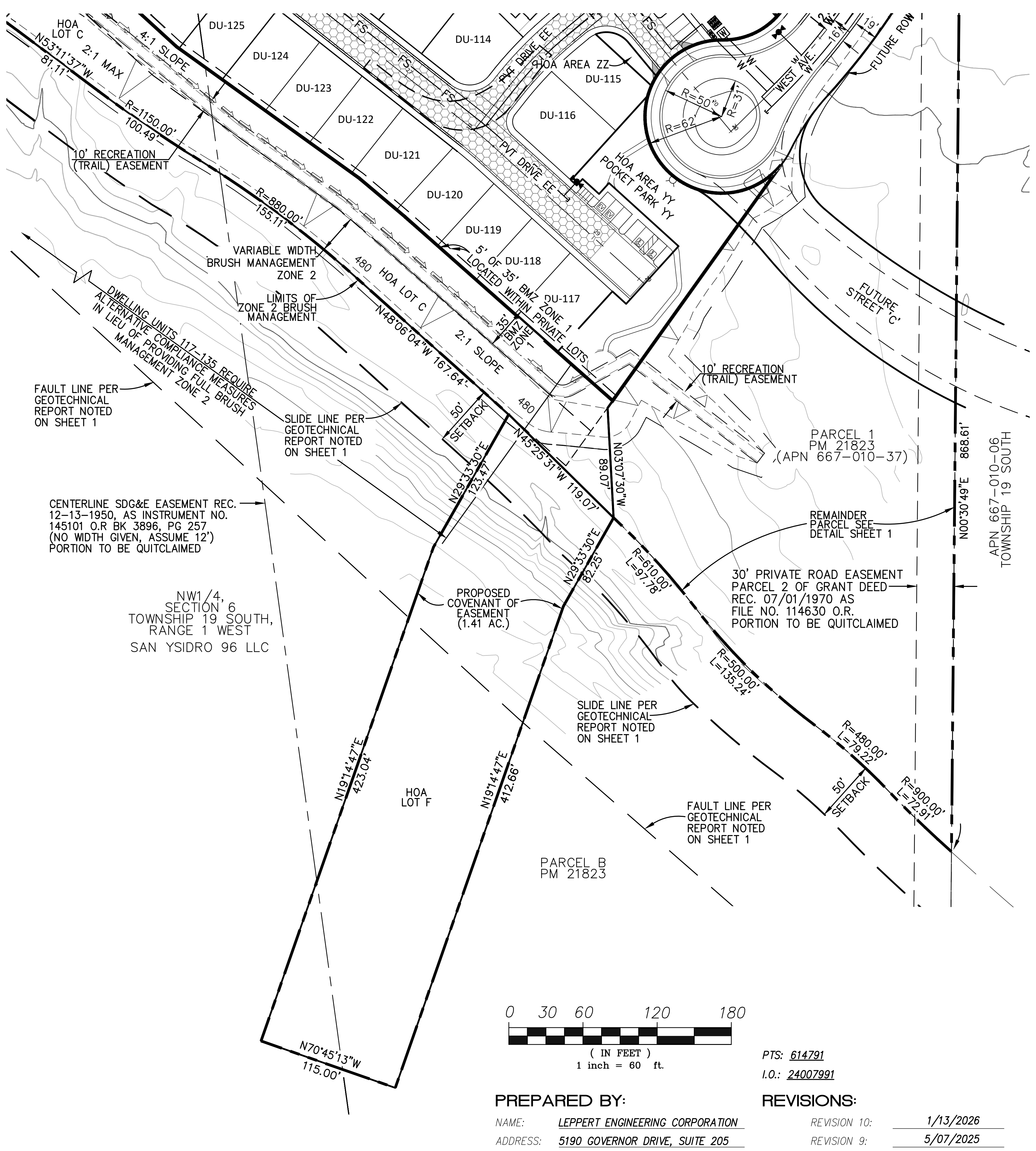
* Radius to outside wheel at beginning of curve.

CITY OF SAN DIEGO
50' TURN RADIUS
CALIFORNIA TRUCK SEMI-TRAILER
PER FPB POLICY A-14-1
NO SCALE


BEYER BLVD.
WEST AVE.
STREET A
11/4
12/5
13/6
14/7
WEST AVE.

KEY MAP
NOT TO SCALE
13/6 DENOTES: PLANNING AREA/LOT NUMBER

MATCHLINE - SEE LEFT


HOA LOT C
10' RECREATION (TRAIL) EASEMENT
VARIABLE WIDTH BRUSH MANAGEMENT ZONE 2
DWELLING UNITS 117-135 REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONE 2
FAULT LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
SLIDE LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
CENTERLINE SDG&E EASEMENT REC. 12-13-1950, AS INSTRUMENT NO. 145101 O.R BK 3896, PG 257 (NO WIDTH GIVEN, ASSUME 12') PORTION TO BE QUITCLAIMED
NW1/4, SECTION 6 TOWNSHIP 19 SOUTH, RANGE 1 WEST SAN YSIDRO 96 LLC
PROPOSED COVENANT OF EASEMENT (1.41 AC.)
HOA LOT F
PARCEL 1 PM 21823 (APN 667-010-37)
REMAINDER PARCEL SEE DETAIL SHEET 1
30' PRIVATE ROAD EASEMENT PARCEL 2 OF GRANT DEED REC. 07/01/1970 AS FILE NO. 114630 O.R. PORTION TO BE QUITCLAIMED
PARCEL B PM 21823
APN 667-010-06 TOWNSHIP 19 SOUTH
HOA AREA YY POCKET PARK YY
HOA AREA ZZ
FUTURE STREET "C"
N70°45'13"W 115.00'
0 30 60 120 180
(IN FEET)
1 inch = 60 ft.

PTS: 614791
I.O.: 24007991

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

ENGINEER OF WORK:

JOHN D. LEPPERT 1/13/26
R.C.E. 26283 DATE

JOHN D. LEPPERT
No. 26283
CIVIL

PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858-597-2001

PROJECT NAME:
SOUTHWEST VILLAGE
VTM / SDP

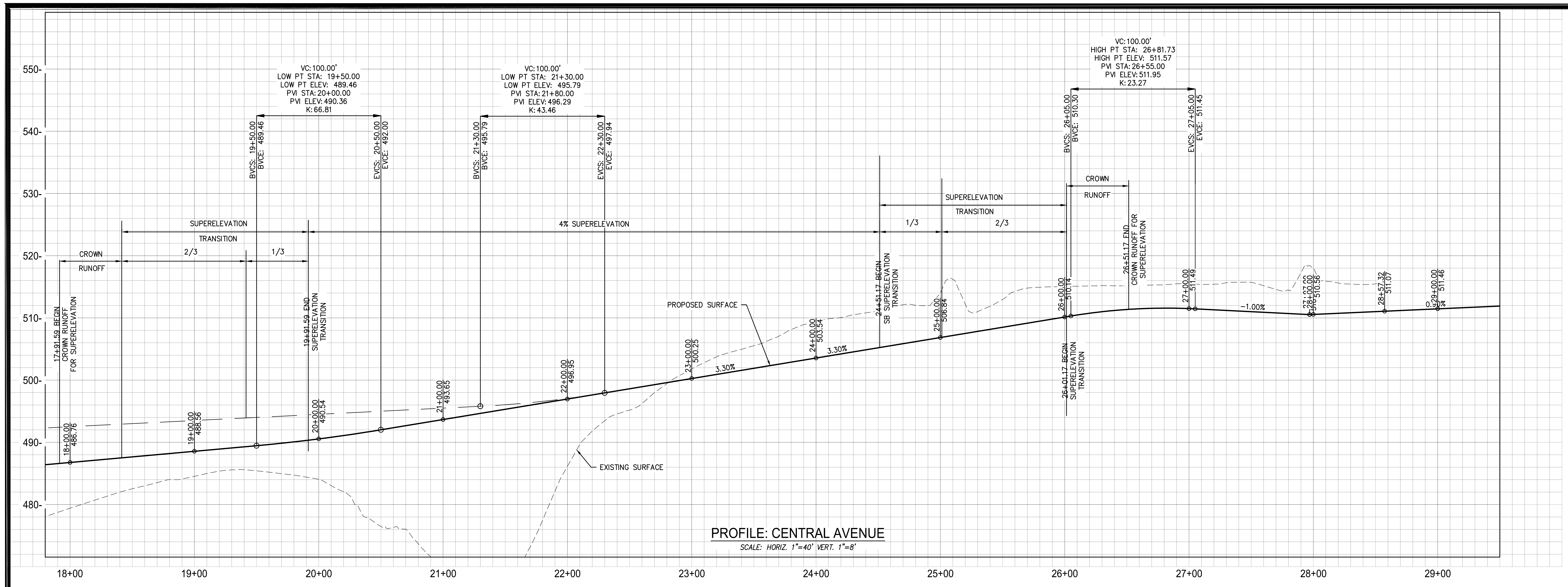
SHEET TITLE:
FIRE ACCESS PLAN
SOUTH

REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	3/27/2027
REVISION 6:	11/02/2024
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

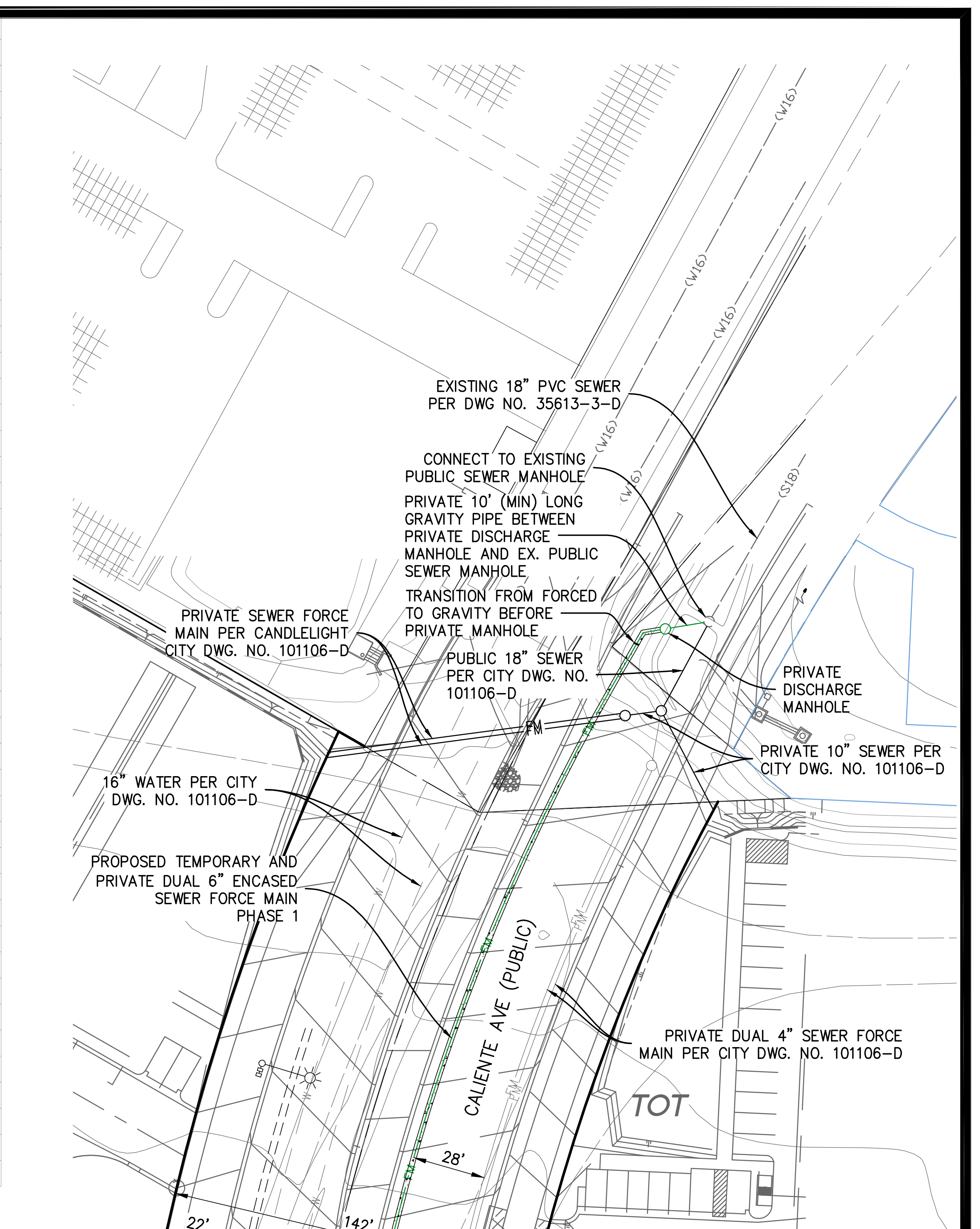
ORIGINAL DATE: 03/29/2019

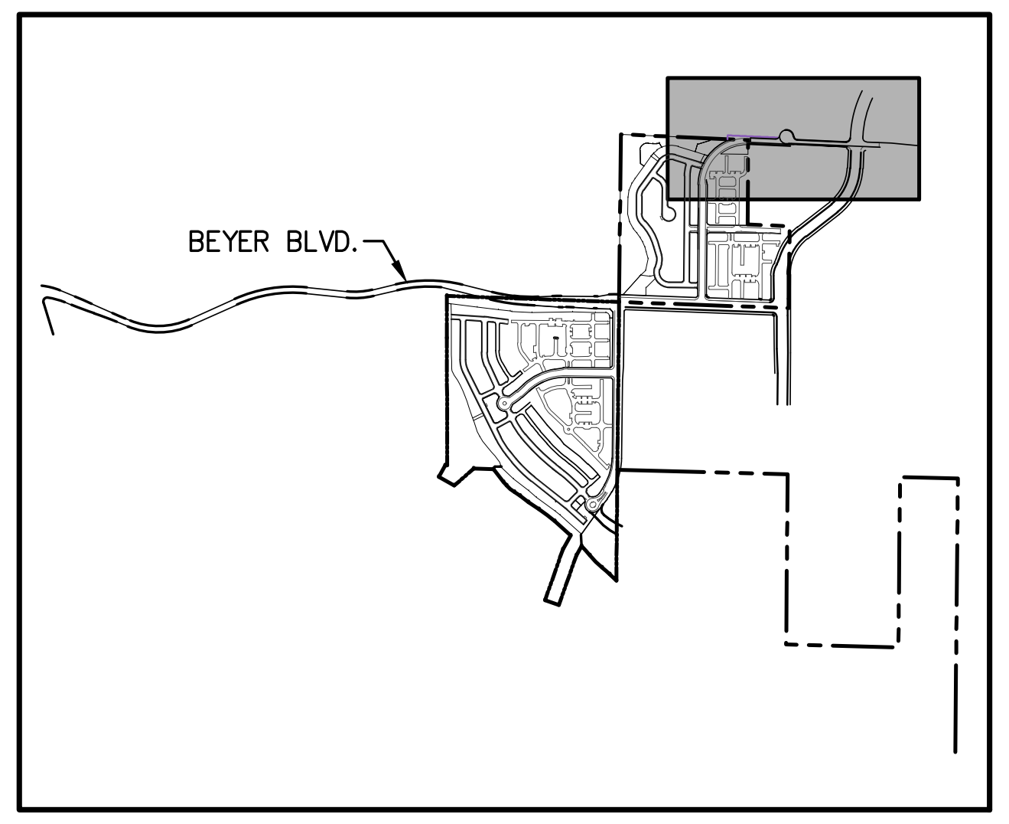
SHEET 22 **OF** 48



PROFILE: CENTRAL AVENUE

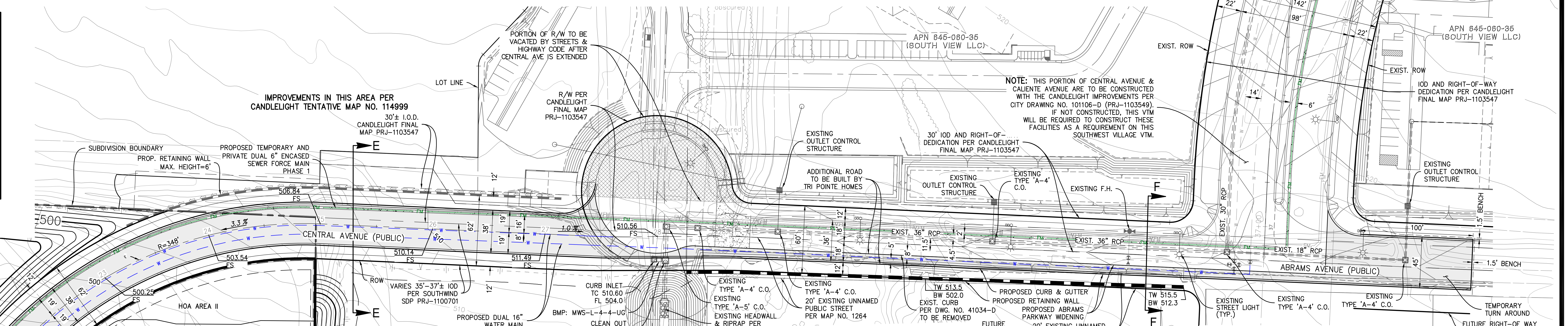
SCALE: HORIZ. 1"=40' VERT. 1"=8'

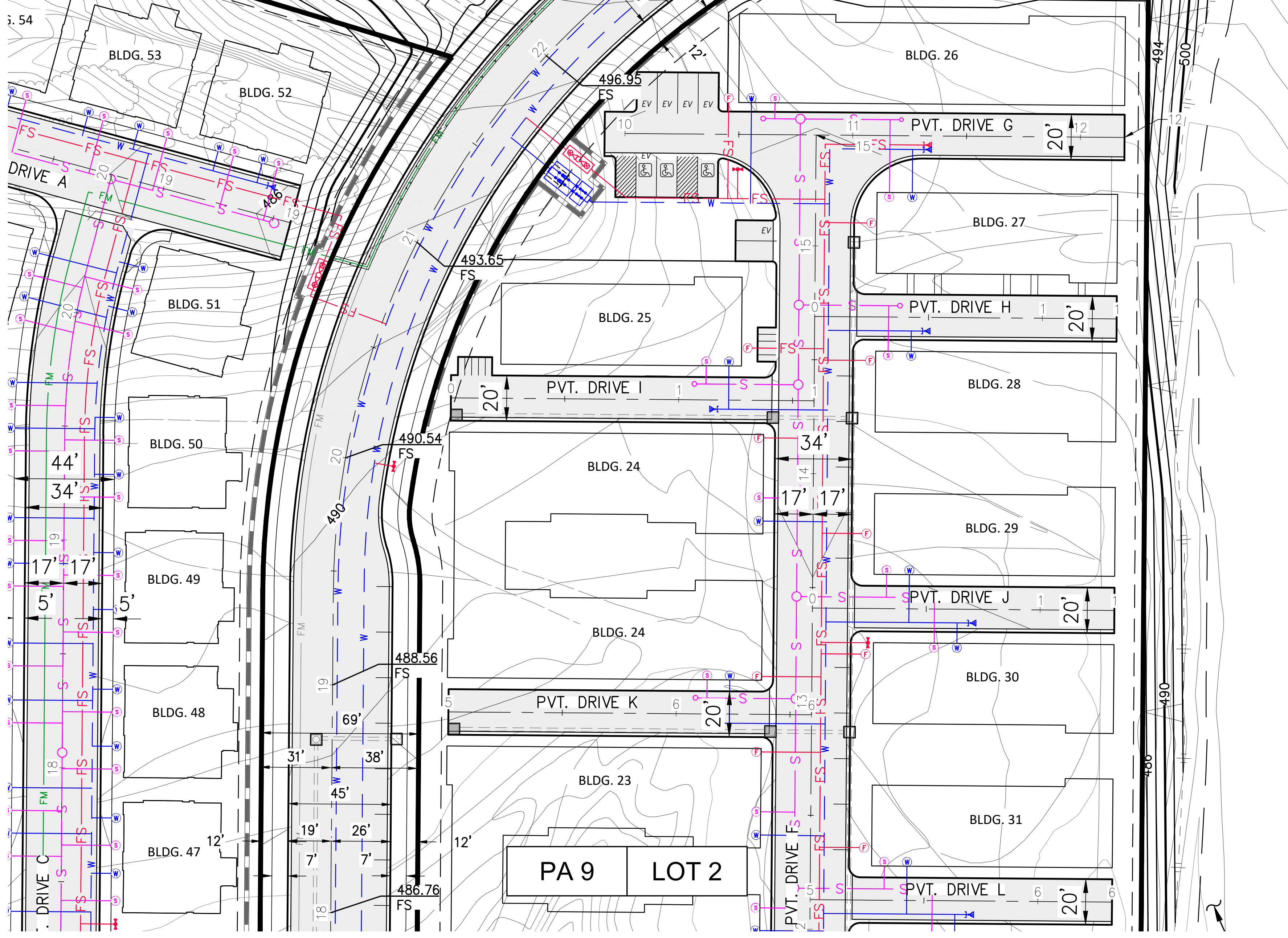

EXISTING 18" PVC SEWER PER DWG NO. 35613-3-D
CONNECT TO EXISTING PUBLIC SEWER MANHOLE
PRIVATE 10" (MIN) LONG GRAVITY PIPE BETWEEN PRIVATE DISCHARGE MANHOLE AND EX. PUBLIC SEWER MANHOLE
TRANSITION FROM FORCED TO GRAVITY BEFORE PRIVATE MANHOLE
PRIVATE SEWER FORCE MAIN PER CANDLELIGHT CITY DWG. NO. 101106-D
PUBLIC 18" SEWER PER CITY DWG. NO. 101106-D
PRIVATE DISCHARGE MANHOLE
PRIVATE 10" SEWER PER CITY DWG. NO. 101106-D
16" WATER PER CITY DWG. NO. 101106-D
PROPOSED TEMPORARY AND PRIVATE DUAL 6" ENCASED SEWER FORCE MAIN PHASE 1
CALIENTE AVE (PUBLIC)
PRIVATE DUAL 4" SEWER FORCE MAIN PER CITY DWG. NO. 101106-D
TOT
28'
22'
142'
98'
22'



KEY MAP

NOT TO SCALE


PORTION OF R/W TO BE VACATED BY STREETS & HIGHWAY CODE AFTER CENTRAL AVE IS EXTENDED
LOT LINE
R/W PER CANDLELIGHT FINAL MAP PRJ-1103547
IMPROVEMENTS IN THIS AREA PER CANDLELIGHT TENTATIVE MAP NO. 114999
30'± I.O.D. CANDLELIGHT FINAL MAP PRJ-1103547
SUBDIVISION BOUNDARY
PROP. RETAINING WALL MAX. HEIGHT=6'
PROPOSED TEMPORARY AND PRIVATE DUAL 6" ENCASED SEWER FORCE MAIN PHASE 1
E
E
506.84 FS
503.54 FS
510.14 FS
511.49 FS
510.56 FS
500.25 FS
3.3%
1.0%
R=348'
CENTRAL AVENUE (PUBLIC)
62'
38'
19'
19'
16'
8'
12'
12'
HOA AREA DD
HOA AREA II
ROW
VARIES 35'-37'± IOD PER SOUTHWIND SDP PRJ-1100701
PROPOSED DUAL 16" WATER MAIN
CURB INLET TC 510.60 FL 504.0
BMP: MWS-L-4-4-UG
CLEAN OUT RIM 510.6 CONNECT TO EX.
IMPROVEMENT IN THESE AREA PER SOUTHWIND SDP PRJ-1100701
PORTION OF NE 1/4 OF SOUTHEAST 1/4 SECTION 31 TOWNSHIP 18 SOUTH, RANGE 1 WEST (CANDLELIGHT PROPERTIES) APN 645-061-05
LOT 78 PER MAP 1264 APN 645-074-01 (ROWE)
APN 645-080-35 (SOUTH VIEW LLC)
NOTE: THIS PORTION OF CENTRAL AVENUE & CALIENTE AVENUE ARE TO BE CONSTRUCTED WITH THE CANDLELIGHT IMPROVEMENTS PER CITY DRAWING NO. 101106-D (PRJ-1103549). IF NOT CONSTRUCTED, THIS VTM WILL BE REQUIRED TO CONSTRUCT THESE FACILITIES AS A REQUIREMENT ON THIS SOUTHWEST VILLAGE VTM.
30' IOD AND RIGHT-OF-WAY DEDICATION PER CANDLELIGHT FINAL MAP PRJ-1103547
EXISTING OUTLET CONTROL STRUCTURE
ADDITIONAL ROAD TO BE BUILT BY TRI POINTE HOMES
EXISTING OUTLET CONTROL STRUCTURE
EXISTING TYPE 'A-4' C.O.
EXISTING F.H.
EXIST. 36" RCP
EXIST. 36" RCP
EXIST. 30" RCP
EXIST. 18" RCP
60'
36'
12'
18'
18'
12'
5'
8'
11.5'
4.5'
2'
EXISTING TYPE 'A-4' C.O.
EXISTING TYPE 'A-5' C.O.
EXISTING HEADWALL & RIPRAP PER 41303-15-D
EXISTING TYPE 'A-4' C.O.
20' EXISTING UNNAMED PUBLIC STREET PER MAP NO. 1264
TW 513.5 BW 502.0
EXIST. CURB PER DWG. NO. 41034-D TO BE REMOVED
PROPOSED CURB & GUTTER
PROPOSED RETAINING WALL
PROPOSED ABRAMS PARKWAY WIDENING
20' EXISTING UNNAMED PUBLIC STREET PER MAP NO. 1264
F
F
TW 515.5 BW 512.3
EXIST. ROW
EXIST. ROW
APN 645-080-35 (SOUTH VIEW LLC)
IOD AND RIGHT-OF-WAY DEDICATION PER CANDLELIGHT FINAL MAP PRJ-1103547
EXISTING OUTLET CONTROL STRUCTURE
14'
6'
100'
1.5' BENCH
45'
ABRAMS AVENUE (PUBLIC)
EXISTING STREET LIGHT (TYP.)
EXISTING TYPE 'A-4' C.O.
EXISTING TYPE 'A-4' C.O.
TEMPORARY TURN AROUND
FUTURE RIGHT-OF WAY BY OTHERS
CONSERVATION EASEMENT BOUNDARY PER CANDLELIGHT


BLDG. 53
BLDG. 52
BLDG. 51
BLDG. 50
BLDG. 49
BLDG. 48
BLDG. 47
BLDG. 26
BLDG. 27
BLDG. 25
BLDG. 28
BLDG. 24
BLDG. 29
BLDG. 24
BLDG. 30
BLDG. 23
BLDG. 31
PVT. DRIVE G
PVT. DRIVE H
PVT. DRIVE I
PVT. DRIVE J
PVT. DRIVE K
PVT. DRIVE L
PVT. DRIVE C
PVT. DRIVE F
DRIVE A
496.95 FS
493.65 FS
490.54 FS
488.56 FS
486.76 FS
44'
34'
17'
17'
5'
5'
69'
45'
31'
38'
19'
26'
7'
7'
12'
12'
34'
17'
17'
20'
20'
20'
20'
20'
20'
PA 9
LOT 2

NOTES

1. FOR ADDITIONAL INFORMATION FOR CALIENTE AVENUE AND PUBLIC STREET (CENTRAL AVENUE) FRONTAGE OF CANDLELIGHT, SEE CITY DRAWING NO. 41303-D AND 41304-D AND SOUTHWIND SDP, SEE PRJ-1100701.
2. 4% SUPERELEVATION CALCULATION BASED UPON CALTRANS HIGHWAY DESIGN MANUAL TABLE 202A FOR 348' RADIUS AND A 30 MPH DESIGN SPEED

LEGEND

ITEM	SYMBOL
PROPOSED PAVING OR RECONSTRUCTED AC	▭
SEWER MANHOLE (PHASE 1A)	○
SEWER (PHASE 1A)	—S—
WATER (PHASE 1A)	—W—
PRIVATE SEWER FORCE MAIN (PHASE 1A)	—FM—
FIRE SERVICE (PHASE 1A)	—FS—FS—
SEWER MANHOLE (PHASE 1B)	**O**
SEWER (PHASE 1B)	**—S—**
WATER (PHASE 1B)	**—W—**
FIRE SERVICE (PHASE 1B)	—FS—FS—

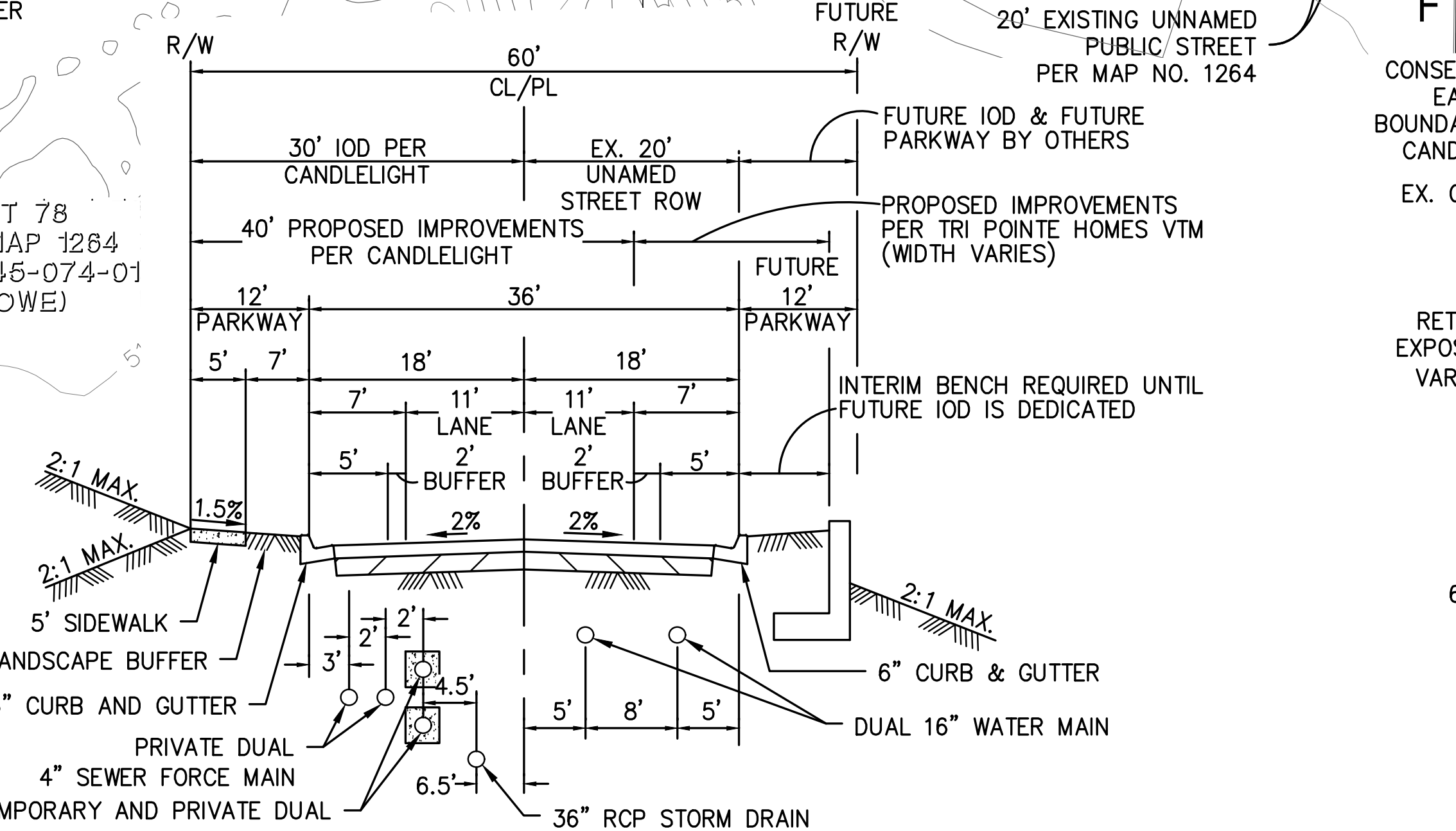
IMPROVEMENT NOTES

① IMPROVEMENTS IN THIS AREA PER CANDLELIGHT GRADING CITY DRAWING NO. 41303-D AND IMPROVEMENT CITY DRAWING NO. 41304-D.

② PORTIONS OF CUL-DE-SAC RIGHT-OF-WAY PER CANDLELIGHT FINAL PRJ-11003547 TO BE VACATIED AFTER CENTRAL AVE IS EXTENDED.

③ CONNECT 16" WATER MAIN TO UPSIZED 16" WATER MAIN PER CANDLELIGHT IMPROVEMENT CITY DRAWING NO. 41304-D.

④ CONNECT TO EXISTING CLEANOUT.


R/W
60'
CL/PL
FUTURE R/W
30' IOD PER CANDLELIGHT
EX. 20' UNAMED STREET ROW
FUTURE IOD & FUTURE PARKWAY BY OTHERS
40' PROPOSED IMPROVEMENTS PER CANDLELIGHT
PROPOSED IMPROVEMENTS PER TRI POINTE HOMES VTM (WIDTH VARIES)
12' PARKWAY
36'
FUTURE 12' PARKWAY
5'
7'
18'
18'
7'
11' LANE
11' LANE
7'
5'
2' BUFFER
2' BUFFER
5'
INTERIM BENCH REQUIRED UNTIL FUTURE IOD IS DEDICATED
2:1 MAX.
2:1 MAX.
1.5%
2%
2%
2:1 MAX.
5' SIDEWALK
7' LANDSCAPE BUFFER
6" CURB AND GUTTER
3'
2'
2'
4.5'
6.5'
PRIVATE DUAL 4" SEWER FORCE MAIN
TEMPORARY AND PRIVATE DUAL 6" ENCASED SEWER FORCE MAIN PHASE 1
36" RCP STORM DRAIN
5'
8'
5'
6" CURB & GUTTER
DUAL 16" WATER MAIN

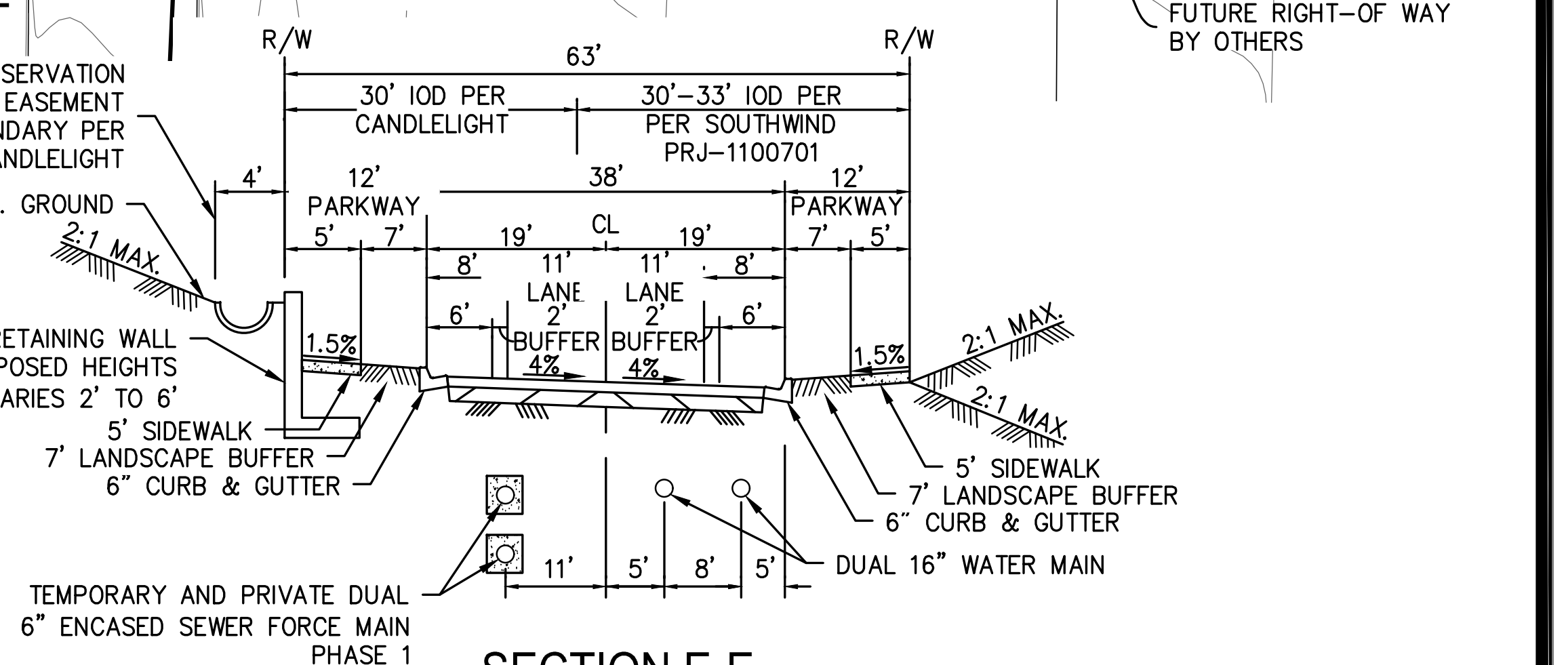
SECTION F-F

PUBLIC STREET - ABRAMS AVENUE (MODIFIED)
STREET CLASSIFICATION: TWO LANE COLLECTOR

NOT TO SCALE

NOTES:

1. TRI POINTE HOMES TO BUILD REMAINING 8' OF ROAD WIDTH FOR ABRAMS PARKWAY AND PARKWAY IMPROVEMENTS WITHIN THE EXISTING ROW LIMITS. A RETAINING WALL WOULD BE CONSTRUCTED 1' OFF EX. ROW SO NO OFF-SITE GRADING IS REQUIRED.


R/W
63'
R/W
30' IOD PER CANDLELIGHT
30'-33' IOD PER SOUTHWIND PRJ-1100701
CONSERVATION EASEMENT BOUNDARY PER CANDLELIGHT
4'
12' PARKWAY
38'
12' PARKWAY
EX. GROUND
5'
7'
19'
CL
19'
7'
5'
8'
11' LANE
11' LANE
8'
6'
2' BUFFER
2' BUFFER
6'
2:1 MAX.
1.5%
4%
4%
1.5%
2:1 MAX.
2:1 MAX.
RETAINING WALL EXPOSED HEIGHTS VARIES 2' TO 6'
5' SIDEWALK
7' LANDSCAPE BUFFER
6" CURB & GUTTER
5' SIDEWALK
7' LANDSCAPE BUFFER
6" CURB & GUTTER
TEMPORARY AND PRIVATE DUAL 6" ENCASED SEWER FORCE MAIN PHASE 1
11'
5'
8'
5'
DUAL 16" WATER MAIN

SECTION E-E

PUBLIC STREET - CENTRAL AVENUE (MODIFIED)
STREET CLASSIFICATION: TWO LANE COLLECTOR

NOT TO SCALE

NOTES:

1. CENTRAL AVENUE IS SUPER ELEVATED AT 4%. FROM STA 17+91.59 TO STA 26+51.17

0 20 40 80 120
(IN FEET)
1 inch = 40 ft.

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

ENGINEER OF WORK:

JOHN D. LEPPERT 1/13/26
R.C.E. 26283 *DATE*

JOHN D. LEPPERT
No. 26283
CIVIL

PTS: 614791
I.O.: 24007991

PREPARED BY:

NAME: *LEPPERT ENGINEERING CORPORATION*
ADDRESS: *5190 GOVERNOR DRIVE, SUITE 205*
SAN DIEGO, CA 92122
PHONE: *858-597-2001*

PROJECT NAME:
SOUTHWEST VILLAGE
VTM/SDP

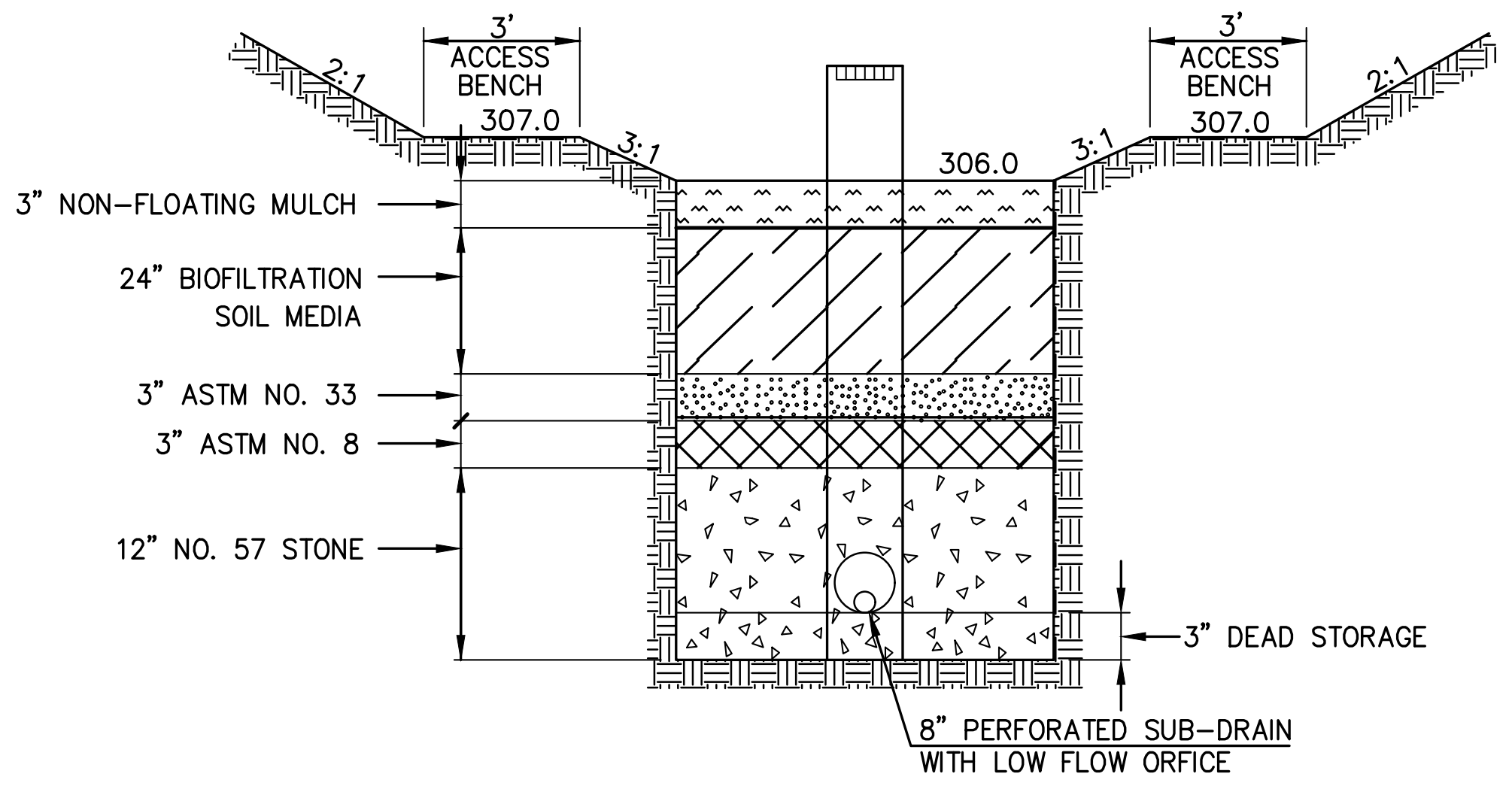
REVISIONS:

REVISION 10:	*1/13/2026*
REVISION 9:	*05/07/2025*
REVISION 8:	*09/06/2024*
REVISION 7:	*03/27/2024*
REVISION 6:	*11/02/2023*
REVISION 5:	*06/23/2023*
REVISION 4:	*12/16/2022*
REVISION 3:	*07/15/2022*
REVISION 2:	*08/07/2020*
REVISION 1:	*11/15/2019*

SHEET TITLE:
OFFSITE ACCESS, GRADING AND UTILITY PLAN - CENTRAL AVENUE

ORIGINAL DATE: *03/29/2019*

SHEET 23 **OF** 48

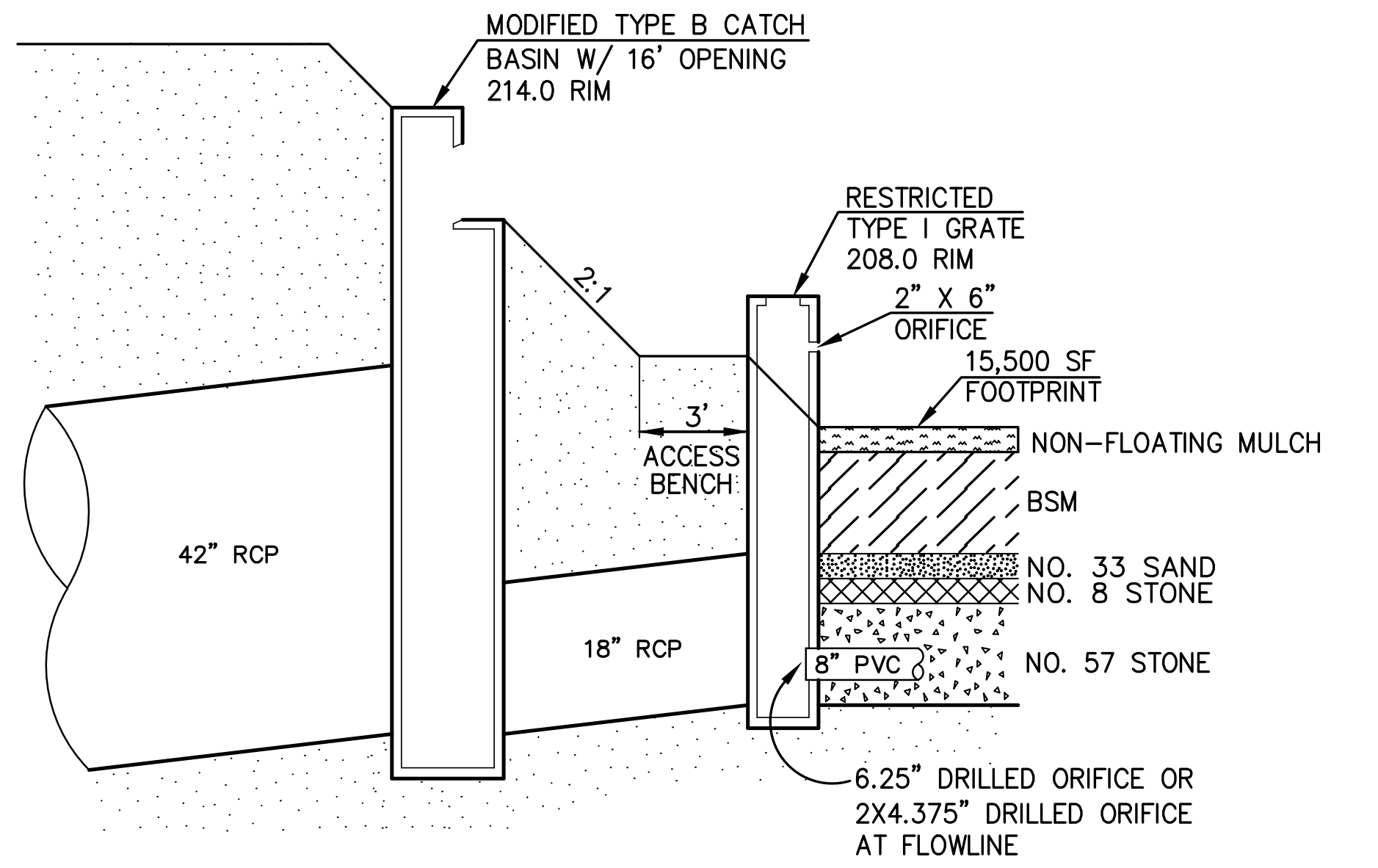

3' ACCESS BENCH 307.0
3' ACCESS BENCH 307.0
2:1
3:1
306.0
3" NON-FLOATING MULCH
24" BIOFILTRATION SOIL MEDIA
3" ASTM NO. 33
3" ASTM NO. 8
12" NO. 57 STONE
3" DEAD STORAGE
8" PERFORATED SUB-DRAIN WITH LOW FLOW ORFICE

BIOFILTRATION BASIN DETAIL

NOT TO SCALE

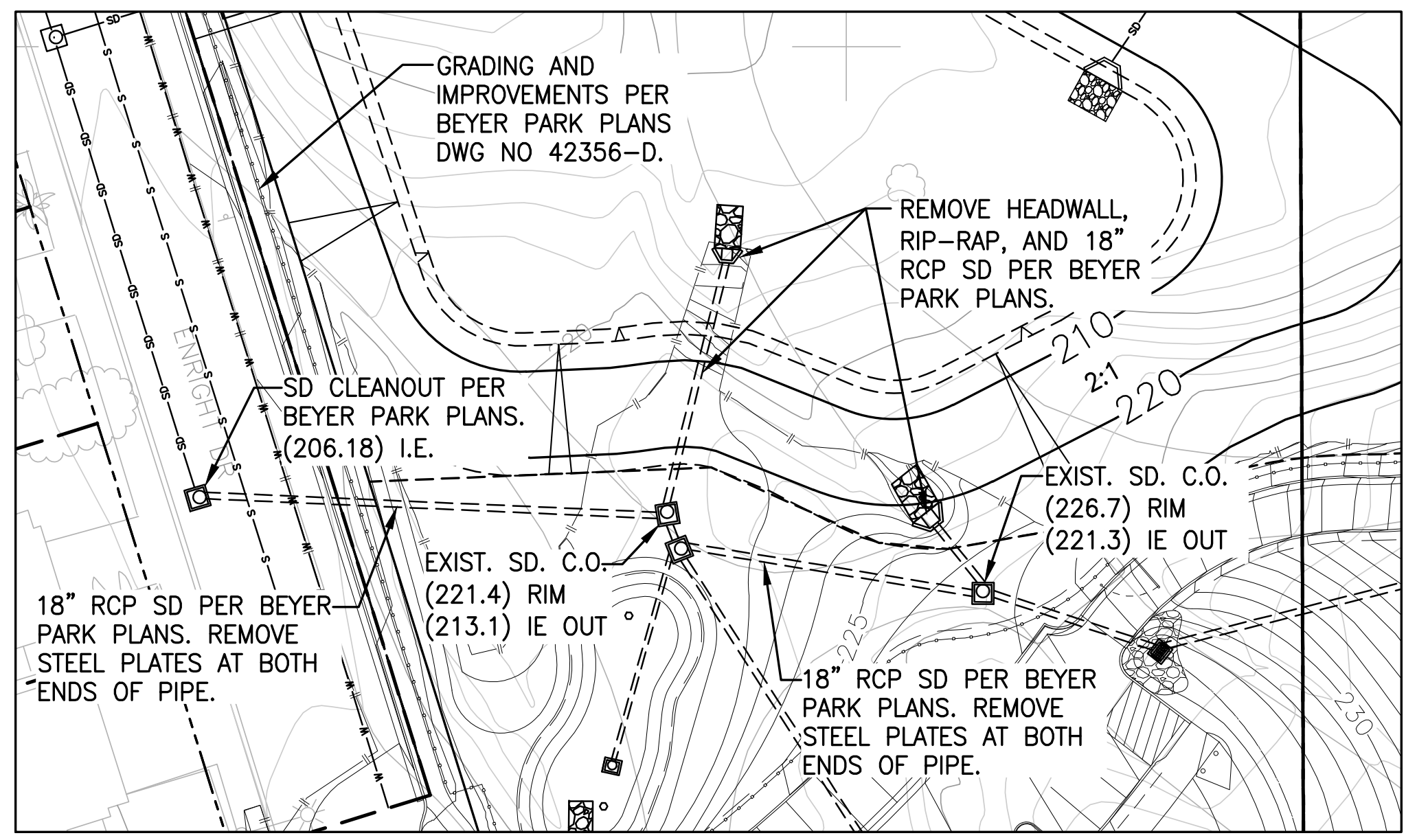
NOTES

THE BIORETENTION BASIN SURFACE AREA REQUIRED TO ADDRESS THE WATER QUALITY REQUIREMENTS FOR THE BEYER BLVD. IMPROVEMENTS SHOWN ARE APPROXIMATELY 15,500 SF. THE SURFACE AREA REQUIRED TO TREAT THE INTERIM IMPROVEMENTS SHOWN HEREON IS APPROX. 13,500 SF. THIS BIORETENTION BASIN WILL BE GRADED TO ACCOMODATE THE ULTIMATE WATER QUALITY REQUIREMENTS. HOWEVER, THE BIOFILTRATION MATERIAL AND DROP STRUCTURES WILL ONLY BE CONSTRUCTED AS NECESSARY TO ADDRESS THE TWO-LANE BEYER BOULEVARD CONSTRUCTION.


MODIFIED TYPE B CATCH BASIN W/ 16' OPENING 214.0 RIM
RESTRICTED TYPE I GRATE 208.0 RIM
2" x 6" ORIFICE
15,500 SF FOOTPRINT
NON-FLOATING MULCH
BSM
NO. 33 SAND
NO. 8 STONE
NO. 57 STONE
2:1
3' ACCESS BENCH
42" RCP
18" RCP
8" PVC
6.25" DRILLED ORIFICE OR 2X4.375" DRILLED ORIFICE AT FLOWLINE

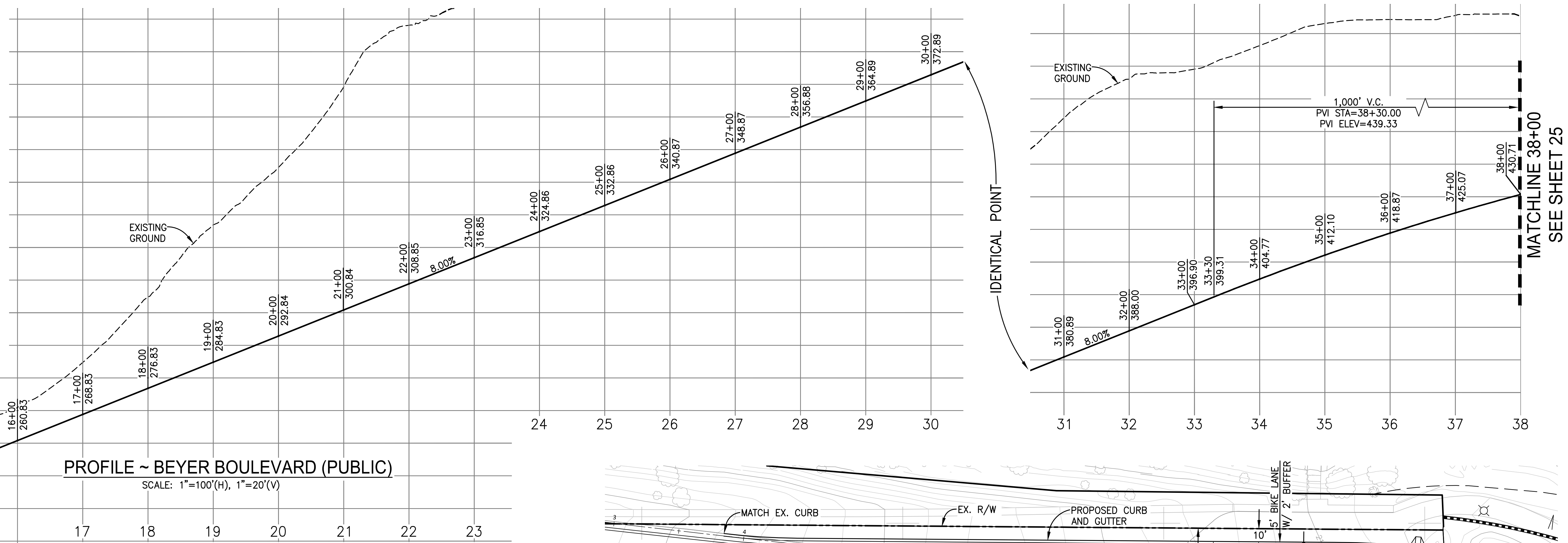
BIORETENTION BASIN OUTLET DETAIL

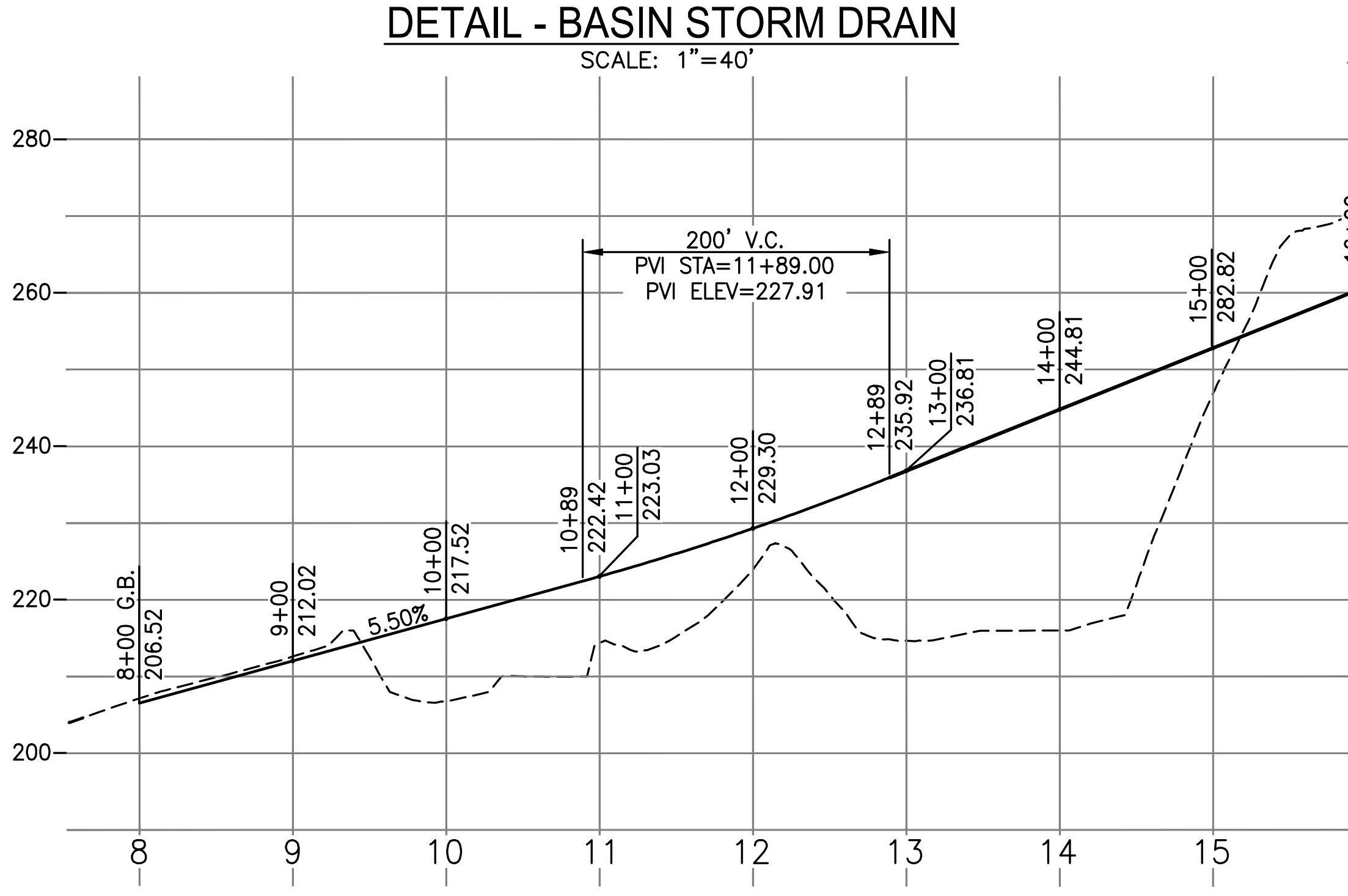
NOT TO SCALE


GRADING AND IMPROVEMENTS PER BEYER PARK PLANS DWG NO 42356-D.
REMOVE HEADWALL, RIP-RAP, AND 18" RCP SD PER BEYER PARK PLANS.
SD CLEANOUT PER BEYER PARK PLANS. (206.18) I.E.
EXIST. SD. C.O. (226.7) RIM (221.3) IE OUT
EXIST. SD. C.O. (221.4) RIM (213.1) IE OUT
18" RCP SD PER BEYER PARK PLANS. REMOVE STEEL PLATES AT BOTH ENDS OF PIPE.
18" RCP SD PER BEYER PARK PLANS. REMOVE STEEL PLATES AT BOTH ENDS OF PIPE.
210
220
2:1

DETAIL - BASIN STORM DRAIN

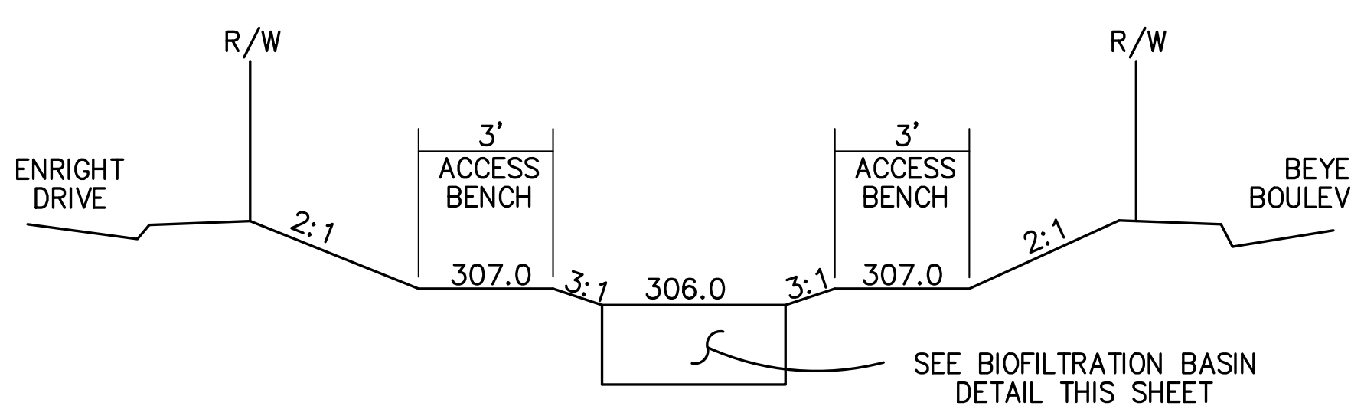
SCALE: 1"=40'





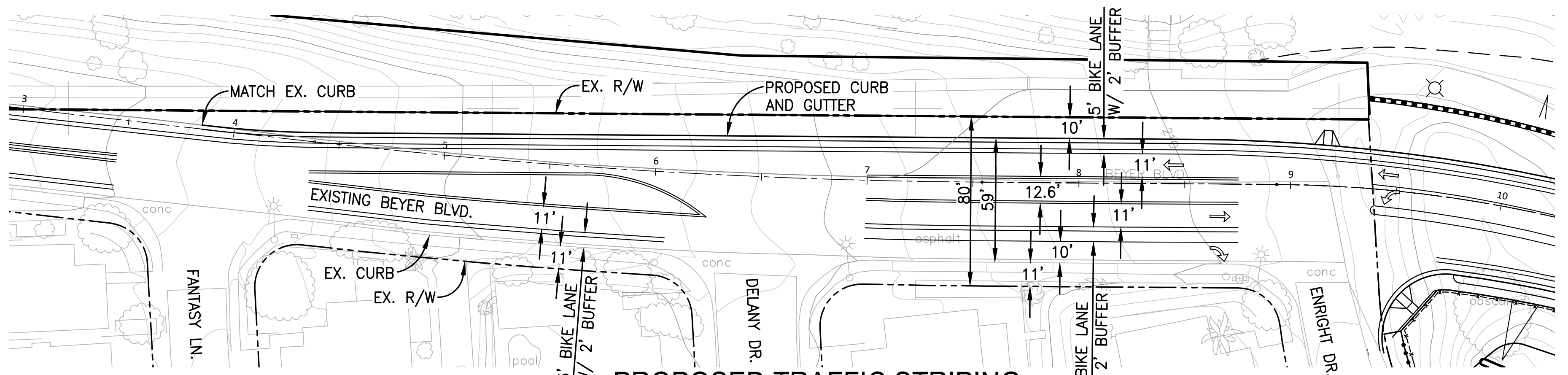
PROFILE ~ BEYER BOULEVARD (PUBLIC)

SCALE: 1"=100'(H), 1"=20'(V)


R/W
R/W
ENRIGHT DRIVE
3' ACCESS BENCH
3' ACCESS BENCH
BEYER BOULEVARD
2:1
2:1
307.0
3:1
306.0
3:1
307.0
SEE BIOFILTRATION BASIN DETAIL THIS SHEET

SECTION C-C

NOT TO SCALE


MATCH EX. CURB
EX. R/W
PROPOSED CURB AND GUTTER
EXISTING BEYER BLVD.
EX. CURB
EX. R/W
5' BIKE LANE W/ 2' BUFFER
5' BIKE LANE W/ 2' BUFFER
5' BIKE LANE W/ 2' BUFFER
FANTASY LN.
DELANY DR.
ENRIGHT DR.
10'
11'
11'
12.6'
11'
11'
10'
11'
80'
59'

PROPOSED TRAFFIC STRIPING BEYER BLVD. WEST

SCALE: 1"=50'

BEYER BLVD. DEDICATIONS		
APN	RIGHT-OF-WAY DEDICATION (ACRES)	SLOPE AND DRAINAGE EASEMENT (ACRES)
638-070-71-00	1.72	5.70
638-070-74-00	0.57	3.19
638-061-10-00	1.94	10.16
638-061-02-00	1.20	2.32

NOTES:

- IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC ROAD AND SLOPE EASEMENT FOR FUTURE BEYER BLVD. REQUIRED OVER APN 638-070-74 AND 645-061-10.
- A PUBLIC STREET EASEMENT DEDICATION FOR PUBLIC ROAD FOR FUTURE BEYER BOULEVARD REQUIRED OVER APN 638-070-71 AND 645-061-02.

MAINTENANCE NOTES:

1. THE CITY TRANSPORTATION DEPT. WILL MAINTAIN THE ROAD AND ADJACENT SLOPES.
2. THE CITY PARKS AND REC. DEPT. WILL MAINTAIN OVERCROSSING.
3. THE CITY STORMWATER DEPT. WILL MAINTAIN THE STORM DRAIN FACILITIES AND UNDERCROSSINGS IF ALSO CONVEYING RUNOFF.
4. IT HAS NOT BEEN DETERMINED WHO WILL MAINTAIN THE BRIDGE.

NOTE: VERTICAL SEPARATION AT ALL PUBLIC UTILITY CROSSINGS SHALL BE 12 INCHES MINIMUM.

SECTION 36 T 18 S, R 2 W SAN YSIDRO SCHOOL DISTRICT APN 638-070-68
SECTION 36 T 18 S, R 2 W COUNTY OF SAN DIEGO APN 638-070-74
SECTION 36 T 18 S, R 2 W
CITY OF SAN DIEGO APN 638-070-71
SECTION 36 T 18 S, R 2 W MAP 2005
LOT 3 SECTION 31 T 18 S, R 1 W NATIONAL ENTERPRISES, INC. APN 645-061-10
LOT 4 SECTION 31 T 18 S, R 1 W NATIONAL ENTERPRISES, INC. APN 645-061-10
OTAY MESA ROAD
ENRIGHT DR.
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
MHPA BOUNDARY
APPROXIMATE LOCATION OF FAULT LINE
SDGE ESMT. REC. 7/21/1954 PER BK 5307, PG 289, O.R. SEE SHEET 26 FOR ENCROACHMENT LIMITS
GEOTECHNICAL SLIDE COMPLEX LIMIT
EXISTING POWER POLE TO BE RELOCATED BY OTHERS
GEOTECHNICAL SLIDE LINE
NOTE: A PORTION OF THE "GRANT OF CONSERVATION EASEMENT" REC 11-6-1997 AS DOC. 1997-0561037, O.R. TO BE VACATED. SEE SHEET 26 FOR LIMITS.
APPROXIMATE GRADING IMPACT LIMITS
WILDLIFE OVER CROSSING (60' SPAN WIDTH X 32' LENGTH
MATCHLINE 38+00 SEE SHEET 25
STRIPING/PAVEMENT MARKINGS SHOWN WITHIN THE EXISTING BEYER BLVD. PAVED WIDTH PROVIDE THE REQUIRED LANE TRANSITIONS BETWEEN PROPOSED BEYER BLVD. SHOWN HEREON AND EXISTING BEYER BLVD.
PROPOSED 16" WATER MAIN TO BE CONNECTED TO PRINCESS PARK PUMP STATION
EXIST. 16" AC WATER
EXIST. 54" STORM DRAIN
EX. MANHOLE (198.4) RIM (191.26) IE
EXIST. 10" SEWER TO REMAIN
9+18.50 MATCH EX. IMPROVEMENTS
EX. MANHOLE (162.40) RIM (150.47) IE EX. 10"
EX. MANHOLE (183.2) RIM (174.9) IE EX. 6"
EXIST. 6" PVC SEWER
EXIST. 6" AC WATER
EXIST. 12" AC WATER
EXIST. 12" VCP SEWER
EXIST. 8" AC WATER
EXIST. 8" PVC SEWER
EX. MANHOLE (198.1) RIM, (189.92) IE EX. 8"
CONNECT TO EXISTING SEWER MANHOLE #32 CHANNELIZATION TO BE DONE FOR A LAMINAR FLOW (214.35±) RIM (205.5) IE EX. 10" (205.3) IE EX. 18"
PIPELINE ESMT TO CITY OF SD REC. 12/20/1972 AS FILE NO. 1972-0338648, O.R.
25' SET ASIDE EASEMENT
SDG&E ACCESS WITH GATE
PRE TREATMENT UNIT
18" WATER (PUBLIC)
16" WATER (PUBLIC)
18" SEWER
42" RCP SD
54" RCP SD
3'-4' WALL (TYP)
12' MAX MSE WALL
R=610'
R=1090'
SEE DETAIL ABOVE FOR STORM DRAIN CONNECTIONS
PARK GRADING AND IMPROVEMENTS SHOWN FOR REFERENCE ONLY NOT A PART
NOTE: ACCESS GATE TO BE CONSTRUCTED AT WILDLIFE FENCE CROSSING & SDGE ACCESS
SDG&E ACCESS
SLOPE AND RIGHT-OF-WAY TO BE CONVEYED TO THE CITY OF SAN DIEGO
EXIST. POWER POLE TO REMAIN
EXISTING SEASONAL BASINS TO BE PROTECTED IN PLACE
A
A
B
B
C
C

NOTE:

APN 638-070-68, 638-070-74 AND 645-061-10 REQUIRE LETTER OF PERMISSION FOR REQUIRED OFFSITE GRADING AND IMPROVEMENTS.

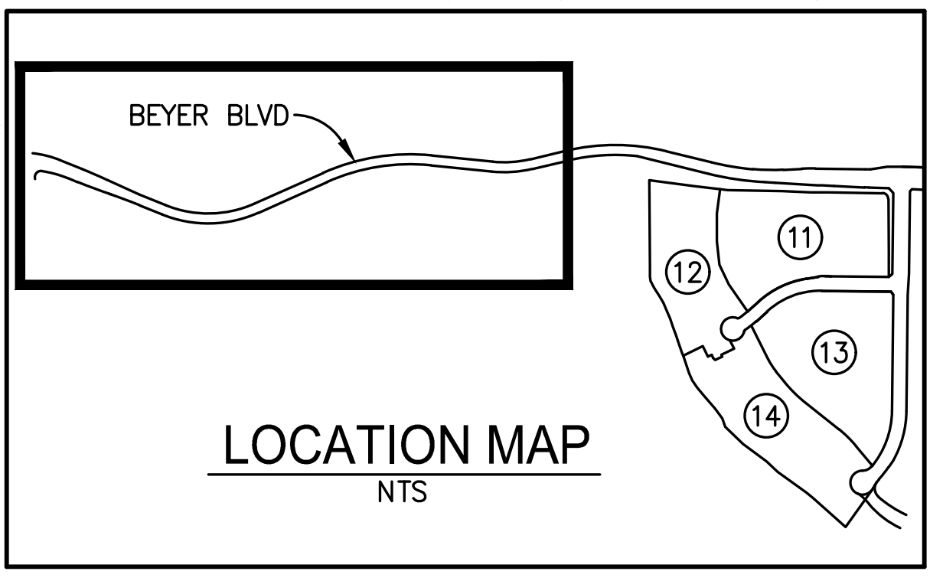
BEYER BOULEVARD (PUBLIC)

LIMIT OF GRADING PER BEYER PARK PLANS DWG NO 42356-D.

GRADING AND IMPROVEMENTS PER BEYER PARK PLANS DWG NO 42356-D.

12' ACCESS ROAD AND 20' ACCESS EASEMENT TO THE COUNTY OF SAN DIEGO

SDGE ESMT. REC. 11/20/1928 PER BK 1559, PG 279, SEE SHEET 26 FOR ENCROACHMENT LIMITS


BEYER BLVD
11
12
13
14

LOCATION MAP

NTS

IMPROVEMENT NOTES

① CATCH BASIN
② TYPE A CLEAN OUT
③ CURB INLET
④ STORM DRAIN HEADWALL
⑤ SEWER MANHOLE
⑨ FIRE HYDRANT
⑪ EXIST, STORM DRAIN TO BE REMOVED
⑫ 20' PUBLIC STORM DRAIN EASEMENT
⑬ MODIFIED CATCH BASIN/PIPE OUTLET INTO BROW DITCH
⑭ 15' DETENTION BASIN ACCESS ROAD WITH DRIVEWAY AND BOLLARDS

TWO LANE BEYER BLVD. DESIGN REQUIREMENTS FOR VTM ACCESS

ULTIMATE STREET CLASSIFICATION – MODIFIED FOUR LANE URBAN COLLECTOR WITH TWO WAY LEFT TURN LANE
DESIGN SPEED – 35 mph
MAXIMUM GRADE – 8% / MINIMUM RADIUS – 610'

*PER CITY OF SAN DIEGO STREET DESIGN MANUAL TABLE 1-8 & TABLE 1-10

SEE SHEET 7 FOR BEYER BLVD. STREET CROSS SECTION

BEYER BLVD. LEGEND

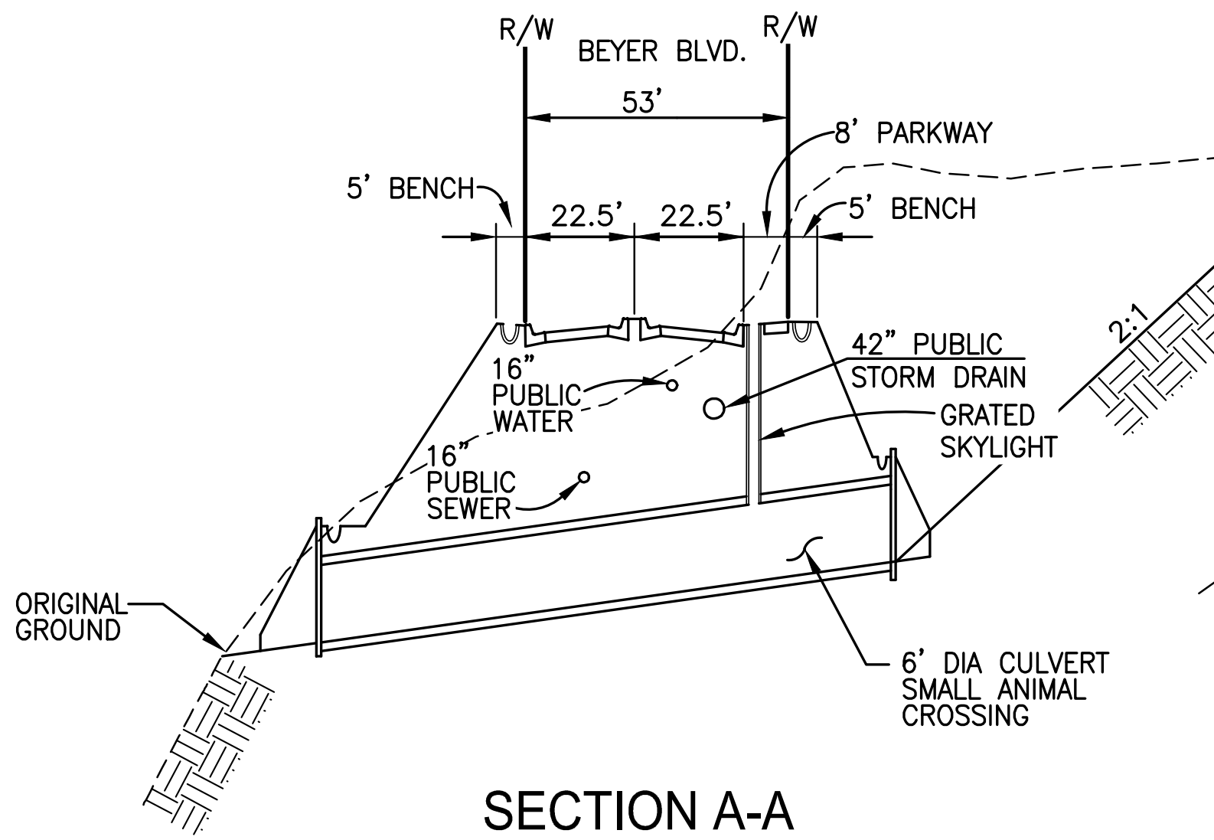
▢	2-LANE BEYER BLVD. PAVEMENT LIMITS
🟥	PROPOSED BEYER BOULEVARD RIGHT-OF-WAY DEDICATION PER TABLE ON THIS SHEET
🟦	PROPOSED SLOPE AND DRAINAGE EASEMENT PER TABLE ON THIS SHEET

W.Q. VOLUMES

BEYER BLVD. BMP = 13,500 SF MIN.

NOTES

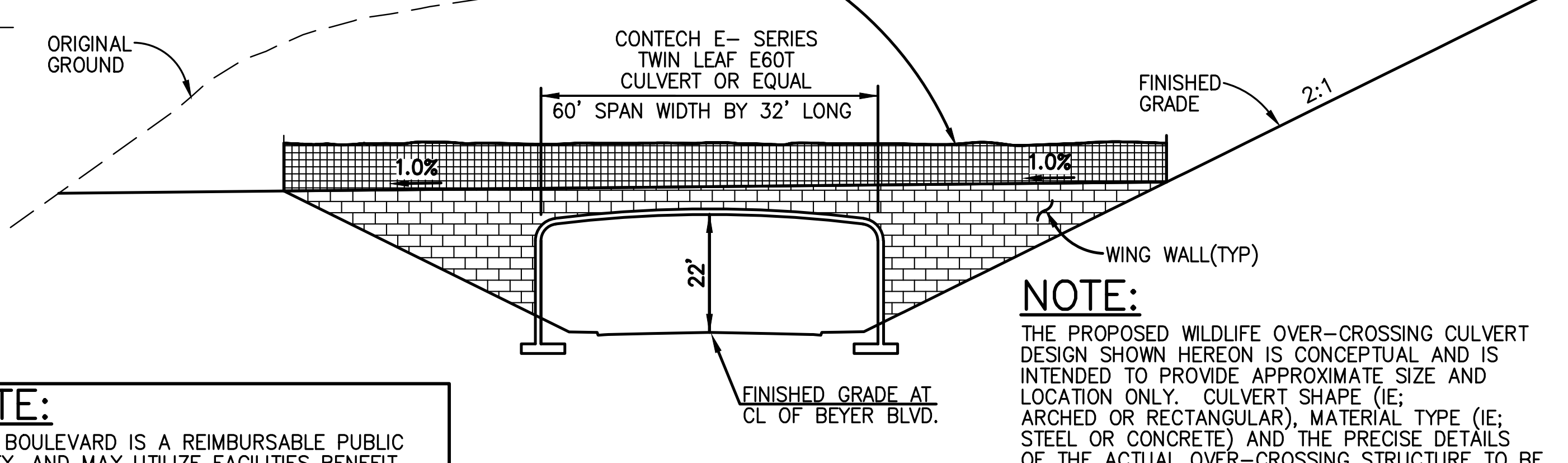
1. TOPOGRAPHIC SOURCE: TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY, DATED 07-20-04, BY PROJECT DESIGN CONSULTANTS AND SUPPLEMENTED WITH ADDITIONAL TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY DATED, 04-03-20, BY RICK ENGINEERING COMPANY.
2. EXISTING CONTOURS ARE SHOWN AT 2' INTERVALS
3. DRAINAGE FACILITIES AND STRUCTURES TO BE CONSTRUCTED PER CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION.
4. SEE SHEET 1 FOR IMPROVEMENT LEGEND.
5. DETAILS AND CUT SHEETS FOR WATER QUALITY STRUCTURES (MODULAR WETLAND, CDS UNIT, STORM TRAP SUB-SURFACE WATER QUALITY VAULT) CAN BE FOUND AS PART OF THE PDP STORM WATER QUALITY MANAGEMENT PLAN (SWQMP).
6. 16" WATER MAIN, 18" SEWER MAIN AND ALL RCP STORM DRAIN LOCATED WITHIN BEYER BLVD ARE TO BE PUBLIC UTILITIES, MAINTAINED BY THE CITY OF SAN DIEGO.


R/W
R/W
BEYER BLVD.
53'
22.5'
22.5'
5' BENCH
5' BENCH
8' PARKWAY
2:1
16" PUBLIC WATER
16" PUBLIC SEWER
42" PUBLIC STORM DRAIN
GRATED SKYLIGHT
ORIGINAL GROUND
6' DIA CULVERT SMALL ANIMAL CROSSING

SECTION A-A SMALL ANIMAL UNDER CROSSING

NTS

WILDLIFE FENCE TO BE CONSTRUCTED ALONG BOTH SIDES OF OVER-CROSSING AND PARALLEL TO BEYER BLVD. MID-SLOPE CONNECTING TO WING WALLS AT WILDLIFE OVERCROSSING AND SMALL ANIMAL UNDER CROSSINGS ON BOTH THE NORTH AND SOUTH SIDES OF BEYER BLVD. FENCING HEIGHTS AND DETAILS TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE, AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.


ORIGINAL GROUND
CONTECH E- SERIES TWIN LEAF E60T CULVERT OR EQUAL
60' SPAN WIDTH BY 32' LONG
FINISHED GRADE
2:1
2:1
1.0%
1.0%
22'
WING WALL(TYP)
FINISHED GRADE AT CL OF BEYER BLVD.

NOTE:

BEYER BOULEVARD IS A REIMBURSABLE PUBLIC FACILITY, AND MAY UTILIZE FACILITIES BENEFIT ASSESSMENT (FBA) FOR REIMBURSEMENT FOR THE CONSTRUCTION OF PUBLIC FACILITIES THAT BENEFIT THE SOUTHWEST VILLAGE SPECIFIC PLAN.

SECTION B-B WILDLIFE OVER CROSSING

NTS

NOTE:

THE PROPOSED WILDLIFE OVER-CROSSING CULVERT DESIGN SHOWN HEREON IS CONCEPTUAL AND IS INTENDED TO PROVIDE APPROXIMATE SIZE AND LOCATION ONLY. CULVERT SHAPE (IE; ARCHED OR RECTANGULAR), MATERIAL TYPE (IE; STEEL OR CONCRETE) AND THE PRECISE DETAILS OF THE ACTUAL OVER-CROSSING STRUCTURE TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.

0 50 100 200 300
(IN FEET)
1 inch = 100 ft.

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

ENGINEER OF WORK:

JohnLeppert 1/13/26
JOHN D. LEPPERT DATE
R.C.E. 26283

JOHN D. LEPPERT No. 26283

PTS: 614791
I.O.: 24007991

PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858-597-2001

PROJECT NAME:
SOUTHWEST VILLAGE
VTM/~~PDP~~/SDP

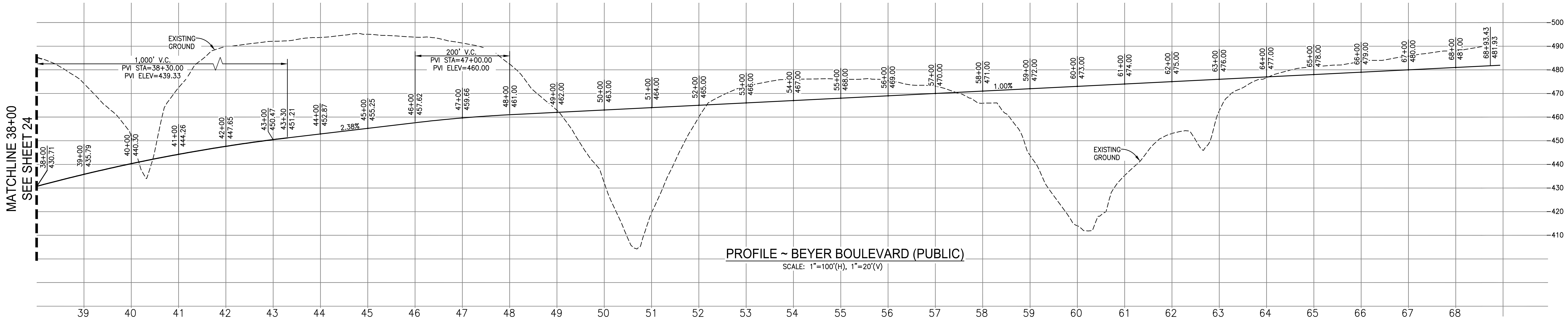
SHEET TITLE:
OFFSITE ACCESS, GRADING AND UTILITY PLAN BEYER BOULEVARD (WEST)

REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	3/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

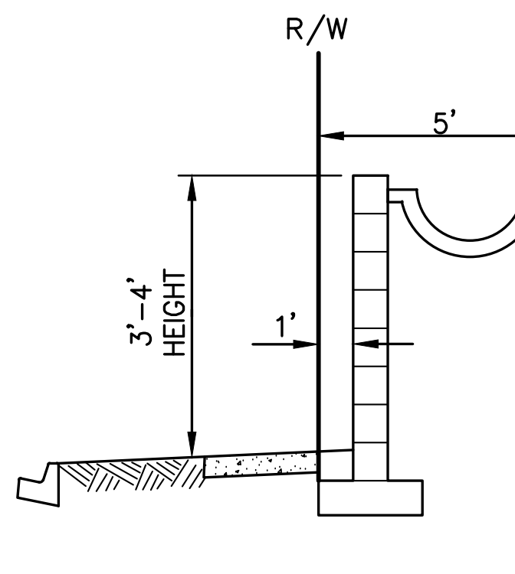
ORIGINAL DATE: 03/29/2019

SHEET 24 OF 48



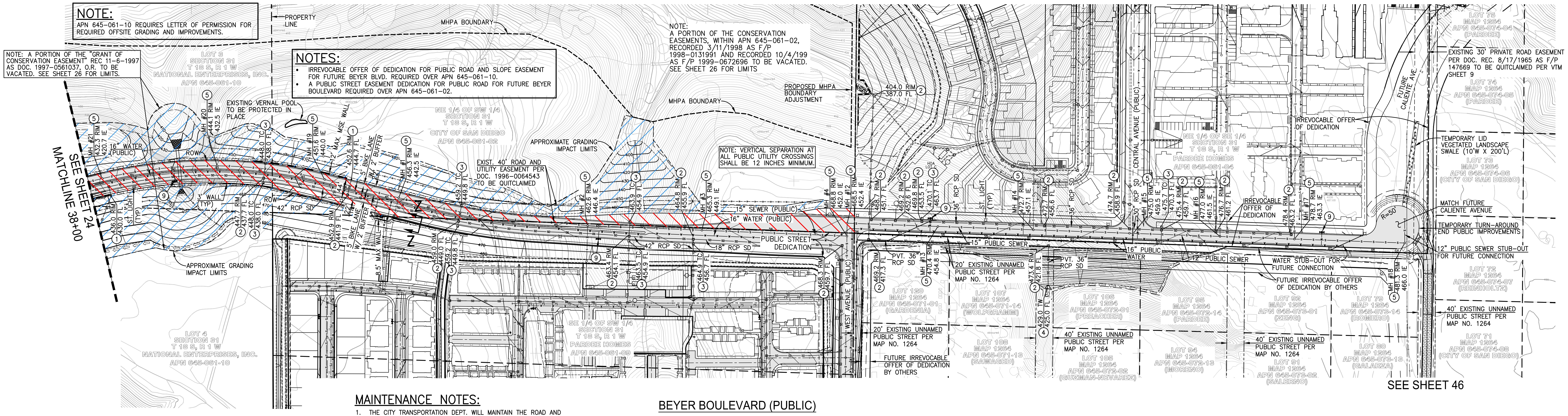
PROFILE ~ BEYER BOULEVARD (PUBLIC)

SCALE: 1"=100'(H), 1"=20'(V)


R/W
5'
2:1
3'-4" HEIGHT
1'

SECTION Z–Z

NOT TO SCALE


PROPERTY LINE
MHPA BOUNDARY
LOT 3
SECTION 31
T 18 S, R 1 W
NATIONAL ENTERPRISES, INC.
APN 645-061-10
EXISTING VERNAL POOL TO BE PROTECTED IN PLACE
16" WATER (PUBLIC)
ROW
NE 1/4 OF SW 1/4
SECTION 31
T 18 S, R 1 W
CITY OF SAN DIEGO
APN 645-061-02
APPROXIMATE GRADING IMPACT LIMITS
EXIST. 40' ROAD AND UTILITY EASEMENT PER DOC. 1996-0064543 TO BE QUITCLAIMED
PROPOSED MHPA BOUNDARY ADJUSTMENT
MHPA BOUNDARY
15" SEWER (PUBLIC)
16" WATER (PUBLIC)
PUBLIC STREET DEDICATION
42" RCP SD
18" RCP SD
SEE SHEET 24
MATCHLINE 38+00
LOT 4
SECTION 31
T 18 S, R 1 W
NATIONAL ENTERPRISES, INC.
APN 645-061-10
SE 1/4 OF SW 1/4
SECTION 31
T 18 S, R 1 W
PARDEE HOMES
APN 645-061-09
NE 1/4 OF SE 1/4
SECTION 31
T 18 S, R 1 W
PARDEE HOMES
APN 645-061-04
WEST AVENUE (PUBLIC)
CENTRAL AVENUE (PUBLIC)
FUTURE CALIENTE AVE.
15" PUBLIC SEWER
16" PUBLIC WATER
12" PUBLIC SEWER
20' EXISTING UNNAMED PUBLIC STREET PER MAP NO. 1264
FUTURE IRREVOCABLE OFFER OF DEDICATION BY OTHERS
40' EXISTING UNNAMED PUBLIC STREET PER MAP NO. 1264
IRREVOCABLE OFFER OF DEDICATION
WATER STUB-OUT FOR FUTURE CONNECTION
FUTURE IRREVOCABLE OFFER OF DEDICATION BY OTHERS
EXISTING 30' PRIVATE ROAD EASEMENT PER DOC. REC. 8/17/1965 AS F/P 147669 TO BE QUITCLAIMED PER VTM SHEET 9
TEMPORARY LID VEGETATED LANDSCAPE SWALE (10'W X 200'L)
MATCH FUTURE CALIENTE AVENUE
TEMPORARY TURN-AROUND END PUBLIC IMPROVEMENTS
12" PUBLIC SEWER STUB-OUT FOR FUTURE CONNECTION
LOT 108
MAP 1264
APN 645-071-13
(SAWAGED)
LOT 105
MAP 1264
APN 645-072-02
(GUZMAN-NEVAREZ)
LOT 94
MAP 1264
APN 645-072-13
(MORENO)
LOT 91
MAP 1264
APN 645-073-02
(SALERNO)
SEE SHEET 46
0
50
100
200
300
(IN FEET)
1 inch = 100 ft.

NOTE:

APN 645–061–10 REQUIRES LETTER OF PERMISSION FOR REQUIRED OFFSITE GRADING AND IMPROVEMENTS.

NOTE: A PORTION OF THE "GRANT OF CONSERVATION EASEMENT" REC 11–6–1997 AS DOC. 1997–0561037, O.R. TO BE VACATED. SEE SHEET 26 FOR LIMITS.

NOTES:

- IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC ROAD AND SLOPE EASEMENT FOR FUTURE BEYER BLVD. REQUIRED OVER APN 645–061–10.
- A PUBLIC STREET EASEMENT DEDICATION FOR PUBLIC ROAD FOR FUTURE BEYER BOULEVARD REQUIRED OVER APN 645–061–02.

NOTE:
A PORTION OF THE CONSERVATION EASEMENTS, WITHIN APN 645–061–02, RECORDED 3/11/1998 AS F/P 1998–0131991 AND RECORDED 10/4/199 AS F/P 1999–0672696 TO BE VACATED. SEE SHEET 26 FOR LIMITS

NOTE: VERTICAL SEPARATION AT ALL PUBLIC UTILITY CROSSINGS SHALL BE 12 INCHES MINIMUM.

NOTE:

IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC ROAD, PRIMITIVE TRAIL AND SLOPE EASEMENT FOR FUTURE BEYER BLVD. REQUIRED OVER APN: 645–061–10

MAINTENANCE NOTES:

1. THE CITY TRANSPORTATION DEPT. WILL MAINTAIN THE ROAD AND ADJACENT SLOPES.
2. THE CITY PARK AND REC. DEPT. WILL MAINTAIN THE OVERCROSSING.
3. THE CITY STORMWATER DEPT, WILL MAINTAIN THE STORM DRAIN FACILITIES AND UNDERCROSSINGS IF ALSO CONVEYING RUNOFF.
4. IT HAS NOT BEEN DETERMINED WHO WILL MAINTAIN THE BRIDGE.

BEYER BOULEVARD (PUBLIC)

NOTE:

BEYER BOULEVARD IS A REIMBURSABLE PUBLIC FACILITY, AND MAY UTILIZE FACILITIES BENEFIT ASSESSMENT (FBA) FOR REIMBURSEMENT FOR THE CONSTRUCTION OF PUBLIC FACILITIES THAT BENEFIT THE SOUTHWEST VILLAGE SPECIFIC PLAN.

NOTE:

APN 645–071–14, AND 645–072–01 REQUIRE A LETTER OF PERMISSION FOR REQUIRED OFFSITE GRADING AND IMPROVEMENTS.

MAINTENANCE RESPONSIBILITIES

DESCRIPTION	MAINTENANCE RESPONSIBILITY
PUBLIC STORM DRAIN	STORM WATER DEPT.
DETENTION BASIN	PARKS & REC. W/ STORM WATER
PUBLIC SEWER	PUBLIC UTILITIES DEPT.
PUBLIC WATER	PUBLIC UTILITIES DEPT.
STREET PARKWAY LANDSCAPING	M.A.D.
SLOPES	TRANSPORTATION DEPT.
TRAILS	PARKS & REC.
RETAINING WALLS	TRANSPORTATION DEPT.
LINED DITCHES	TRANSPORTATION DEPT.
STREET LIGHTS	M.A.D.
SIDEWALK	TRANSPORTATION DEPT.
ROADWAY AND TRAFFIC STRIPING	TRANSPORTATION DEPT.
SOUND WALL	TRANSPORTATION DEPT.
WILDLIFE FENCE	PARKS & REC.
ANIMAL UNDERCROSSING	PARKS & REC. W/ STORM WATER
LARGE ANIMAL OVERCROSSING	PARKS & REC.

TWO LANE BEYER BLVD.
DESIGN REQUIREMENTS FOR VTM ACCESS

ULTIMATE STREET CLASSIFICATION – MODIFIED FOUR LANE URBAN COLLECTOR WITH TWO WAY LEFT TURN LANE
DESIGN SPEED – 35 mph
MAXIMUM GRADE – 8% / MINIMUM RADIUS – 610'

*PER CITY OF SAN DIEGO STREET DESIGN MANUAL TABLE 1–8 & TABLE 1–10

SEE SHEET 7 FOR BEYER BLVD. STREET CROSS SECTION

BEYER BLVD. LEGEND

▒	2–LANE BEYER BLVD. PAVEMENT LIMITS
▨	PROPOSED BEYER BOULEVARD RIGHT–OF–WAY DEDICATION PER TABLE ON THIS SHEET
▨	PROPOSED SLOPE AND DRAINAGE EASEMENT PER TABLE ON THIS SHEET

BEYER BLVD. DEDICATIONS

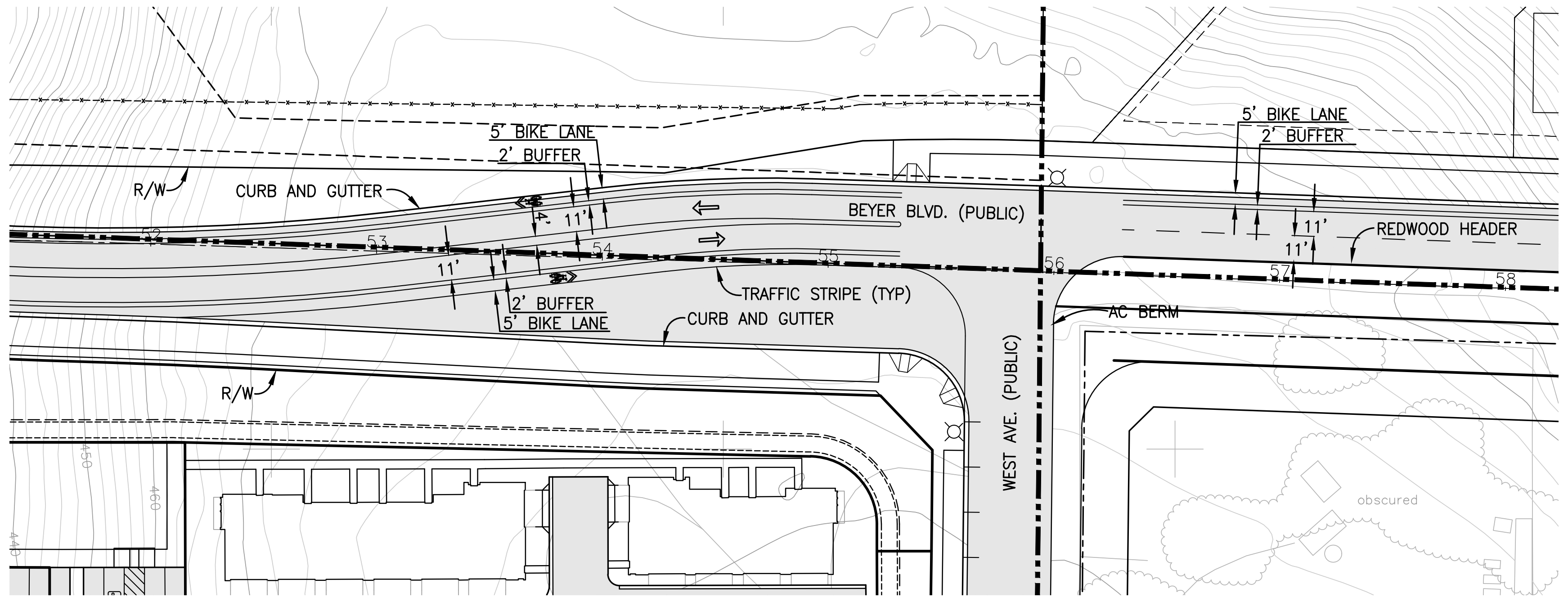
APN	RIGHT–OF–WAY DEDICATION (ACRES)	SLOPE AND DRAINAGE EASEMENT (ACRES)
638–070–71–00	1.72	5.70
638–070–74–00	0.57	3.19
638–061–10–00	1.94	10.16
638–061–02–00	1.20	2.32

IMPROVEMENT NOTES

① CATCH BASIN
② TYPE A CLEAN OUT
③ CURB INLET
④ STORM DRAIN HEADWALL
⑤ SEWER MANHOLE
⑨ FIRE HYDRANT

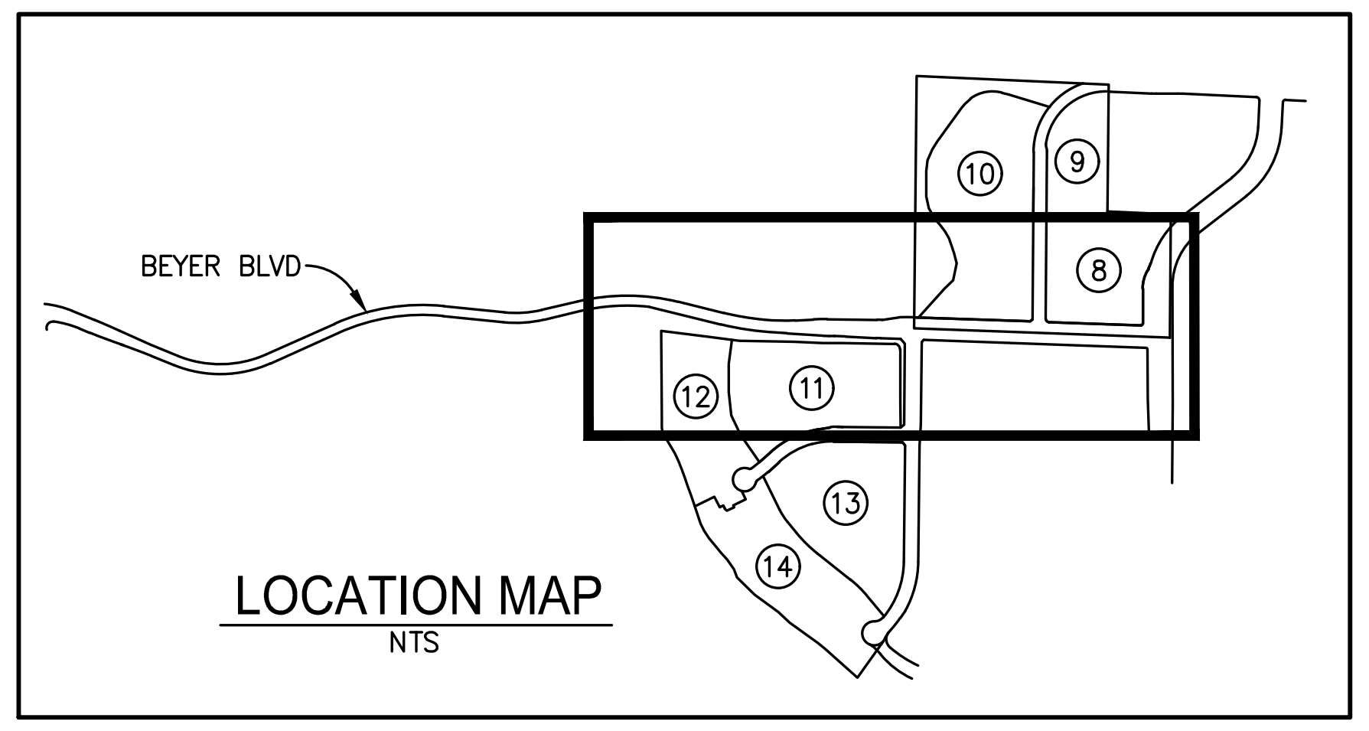
NOTES

1. TOPOGRAPHIC SOURCE: TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY, DATED 07–20–04, BY PROJECT DESIGN CONSULTANTS AND SUPPLEMENTED WITH ADDITIONAL TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY DATED, 04–03–20, BY RICK ENGINEERING COMPANY.
2. EXISTING CONTOURS ARE SHOWN AT 2' INTERVALS
3. DRAINAGE FACILITIES AND STRUCTURES TO BE CONSTRUCTED PER CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION.
4. SEE SHEET 1 FOR IMPROVEMENT LEGEND.
5. DETAILS AND CUT SHEETS FOR WATER QUALITY STRUCTURES (MODULAR WETLAND, CDS UNIT, STORM TRAP SUB–SURFACE WATER QUALITY VAULT) CAN BE FOUND AS PART OF THE PDP STORM WATER QUALITY MANAGEMENT PLAN (SWQMP).
6. 16" WATER MAIN, 12", 15" AND 18" SEWER MAIN AND ALL RCP STORM DRAIN LOCATED WITHIN BEYER BLVD ARE TO BE PUBLIC UTILITIES, MAINTAINED BY THE CITY OF SAN DIEGO.


5' BIKE LANE
2' BUFFER
R/W
CURB AND GUTTER
BEYER BLVD. (PUBLIC)
11'
2' BUFFER
5' BIKE LANE
TRAFFIC STRIPE (TYP)
CURB AND GUTTER
AC BERM
REDWOOD HEADER
WEST AVE. (PUBLIC)

PROPOSED TRAFFIC STRIPING
AT BEYER BLVD AND WEST AVENUE

SCALE 1" = 50'


BEYER BLVD
8
9
10
11
12
13
14

LOCATION MAP

NTS

PTS: 614791
I.O.: 24007991

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122–2848
Phone: (858) 597–2001 Fax: (858) 597–2009

ENGINEER OF WORK:

JOHN D. LEPPERT
R.C.E. 26283
1/13/26
DATE

No. 26283

PREPARED BY:
NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858–597–2001

PROJECT NAME:
SOUTHWEST VILLAGE
VTM / SDP

SHEET TITLE:
OFFSITE ACCESS, GRADING AND UTILITY PLAN
BEYER BOULEVARD (EAST)

REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	3/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

ORIGINAL DATE: 03/29/2019

SHEET 25 **OF** 48

SAN YSIDRO SCHOOL DISTRICT
APN 638-070-68
COUNTY OF
SAN DIEGO
APN 638-070-74
NATIONAL ENTERPRISES, INC.
APN 645-061-10
COUNTY OF SAN DIEGO
APN 645-060-42
CITY OF SAN DIEGO
APN 645-061-02
SOUTHVIEW, LLC
APN 645-060-32
SOUTHVIEW, LLC
APN 645-060-35
PA 10
PA 9
PA 8
FUTURE CALIENTE AVE
(PUBLIC)
CENTRAL AVENUE (PUBLIC)
BEYER BLVD. (PUBLIC)
INTERIM BEYER BLVD.
(PUBLIC)
INTERIM BEYER BLVD. (PUBLIC)
PA 11
PA 12
STREET A (PUBLIC)
PA 13
WEST AVENUE (PUBLIC)
NATIONAL ENTERPRISES, INC.
APN 645-061-10
CITY OF
SAN DIEGO
APN 638-070-71
COUNTY OF
SAN DIEGO
APN 638-070-74
PA 28
PA 14
36
31
1
6

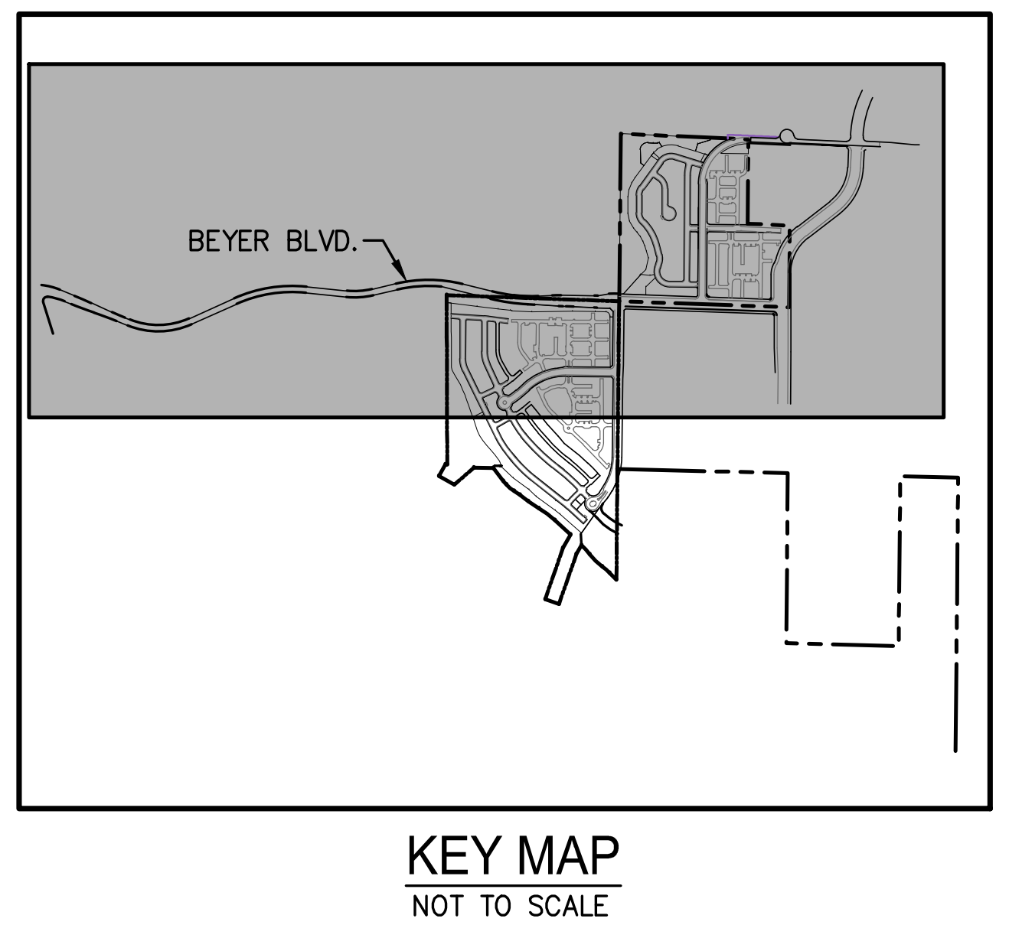
BEYER BLVD ENCROACHMENT
INTO "GRANT" OF CONSERVATION EASEMNT"
RECORDED 11/6/1997 AS
DOC. 1997–0561037 O.R.
AREA = 13 ± ACRES

EXISTING PRIVATE ROAD AND
UTILITY EASEMENT PER
DOC. 1996–0064543
RECORDED 2/08/1996
TO BE QUITCLAIMED

BEYER BLVD. ENCROACHMENT INTO
CONSERVATION EASEMENTS PER
DOC. 1998–0131991, REC. 3/11/1998 O.R. AND
DOC. 1999–0672696, REC. 10/04/1999 O.R.
AREA = 4 ± ACRES

EXISTING SDGE EASEMENT
REC. 1/20/1928
PER BK 1559, PG 79, O.R.

EXISTING SDGE EASEMENT
REC. 7/21/1954
PER BK 5307, PG 289, O.R.



KEY MAP
NOT TO SCALE

LEGEND:

▨	APPROXIMATE LIMITES OF CONSERVATION EASEMENT VACATION WITHIN APN 645–061–10
▩	APPROXIMATE LIMITES OF CONSERVATION EASEMENT VACATION WITHIN APN 645–061–02
— —	APPROXIMATE LIMITS OF REMEDIAL GRADING

0 100 200 400 600
(IN FEET)
1 inch = 200 ft.

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122–2848
Phone: (858) 597–2001 Fax: (858) 597–2009

ENGINEER OF WORK:

JohnLeppert 1/13/26
JOHN D. LEPPERT DATE
R.C.E. 26283

No. 26283

PTS: 614791
I.O.: 24007991

PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858–597–2001

PROJECT NAME:
SOUTHWEST VILLAGE
VTM/SDP

SHEET TITLE:
CONSERVATION EASEMENT
VACATIONS / QUITCLAIMS

REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	03/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

ORIGINAL DATE: 03/29/2019

SHEET 26 **OF** 48

PA 13
PA 14
WEST AVENUE (PUBLIC)
LOT 114 PER MAP 1264 APN 645–071–07
LOT 113 PER MAP 1264 APN 645–071–08
LOT 100 PER MAP 1264 APN 645–072–07
LOT 99 PER MAP 1264 APN 645–072–08
LOT 86 PER MAP 1264 APN 645–073–07
LOT 85 PER MAP 1264 APN 645–073–08
LOT 66 PER MAP 1264 APN 645–074–13
LOT 65 PER MAP 1264 APN 645–074–14
LOT 40 PER MAP 1264 APN 645–075–13
LOT 39 PER MAP 1264 APN 645–075–14
LOT 14 PER MAP 1264 APN 645–076–14
LOT 13 PER MAP 1264 APN 645–076–13
20' EXISTING UNNAMED PUBLIC STREET PER MAP NO. 1264
LIMIT OF FUTURE GRADING (TYPICAL)
30' PRIVATE ROAD EASEMENT PARCEL 2 OF GRANT DEED REC. 07/01/1970 AS FILE NO. 114630 O.R. A PORTION TO BE QUITCLAIMED
SEE DETAIL SHEET 8 FOR ROUNDABOUT
30' PRIVATE ROAD EASEMENT PARCEL 2 OF GRANT DEED REC. 07/01/1970 AS FILE NO. 114630 O.R.
30' PRIVATE ROAD EASEMENT PARCEL 2 OF GRANT DEED REC. 07/01/1970 AS FILE NO. 114630 O.R. A PORTION TO BE QUITCLAIMED
PARCEL 1 OF PM 21823 APN 667–010–34
PARCEL 1 OF PM 21823 & PROPOSED HOA LOT H LOT LINE
NOTE: HOA AREA YY WILL HAVE A DRAINAGE EASEMENT TO CITY STANDARDS FOR THE DETENTION FACILITIES
N48°06'04"W 167.64'
N29°33'30"E 123.47'
N03°07'30"W 89.07'
N29°33'30"E 82.25'
R=610.00' 97.78'
R=500.00' 135.24'
R=480.00' 79.22'
R=900.00' 72.91'
N19°14'47"E 423.04'
N19°14'47"E 412.66'
N70°45'13"W 115.00'
FILL DISPOSABLE / BORROW SITE
NW1/4 SECTION 6 TOWNSHIP 19 SOUTH, RANGE 1 WEST (TRI POINTE HOMES) APN 667–010–06
PARCEL B OF PM 21823
CENTERLINE SDG&E EASEMENT REC. 12/13/1950 AS INSTRUMENT NO. 145101 O.R. (NO WIDTH GIVEN)
APN 667–010–22 (PIPITONE)
12' SDG&E EASEMENT REC. 5–25–1966, F/P 87169
12' SDG&E EASEMENT REC. 5–25–1966, F/P 87169
SE 1/4, NW 1/4 SECTION 6
APN 667–010–06 PARDEE HOMES
APN 667–010–14 BOM TWENTY LLC
W1/2 OF NW1/4 OF NE1/4 SECTION 6 TOWNSHIP 19 SOUTH, RANGE 1 WEST
APN 667–010–20 DEXTAR INC
APN 667–010–20 PARDEE HOMES
APN 667–010–19 PARDEE HOMES
E1/2 OF NW1/4 OF NE1/4 SECTION 6 TOWNSHIP 19 SOUTH, RANGE 1 WEST
FILL DISPOSABLE / BORROW SITE 2
CONSTRUCTION BMP SEE NOTE 6
LIMIT OF FUTURE GRADING (TYPICAL)
50FT OFFSET SLIDE
FAULT LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
SW 1/4 OF NE 1/4 SECTION 6 TOWNSHIP 19 SOUTH, RANGE 1 WEST (TRI POINTE HOMES)
PROPOSED 20' PUBLIC STORM DRAIN EASEMENT
7
SD
MATCHLINE - SEE ABOVE
MATCHLINE - SEE BELOW
APN 667–040–13
APN 667–010–15 PARDEE HOMES
PROPOSED 20' PUBLIC STORM DRAIN EASEMENT
APN 667–010–28
APN 667–040–14
APN 667–010–29
APN 667–040–12
10/3
9/2
DRIVE E
CENTRAL AVE.
CALIENTE AVE.
8/1
BEYER BLVD.
11/4
12/5
STREET A
WEST AVE.
13/6
14/7
BORROW SITE
KEY MAP
NOT TO SCALE
0 50 100 200 300
1 inch = 100 ft.

BORROW SITE NOTES:

1. FILL DISPOSAL/BORROW SITE LOCATIONS SHOWN TO IDENTIFY AREAS TO BE USED FOR OVERALL EARTHWORK BALANCE.
2. EXISTING TOPOGRAPHIC SLOPE RATIOS AND AREAS FOR BORROW SITES 1 AND 2 COMBINED:
   EXISTING SLOPES 0–25% : 62.1 C (98.3%)
   EXISTING SLOPES 25% AND GREATER: 1.1 C (1.7%)
3. GROSS SITE AREA: 63.2 AC
   GRADED AREA, BORROW SITE: 1 : 35.0 AC
   GRADED AREA, BORROW SITE: 2 : 28.2 AC
4. OWNERSHIP: PARDEE HOMES
5. BORROW SITE EXPORT AREAS WILL BE SHEET GRADED AS NEEDED TO BALANCE EARTHWORK FOR PLANNING AREAS 8 – 14. DEPTH OF GRADING IS ANTICIPATED TO BE APPROXIMATELY 3 TO 8 FEET TO PROVIDE A BORROW SITE EXPORT RANGE OF APPROXIMATELY 50,000 TO 150,000 C.Y..
6. CONSTRUCTION BMPs SHOWN TO IDENTIFY ANTICIPATED BMP LOCATIONS ONLY. DESIGN OF SAID BMPs SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE, AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
7. STORM DRAIN OUTFALL & FACILITIES MAY BE DESIGNED TO ACCOMODATE BOTH TEMPORARY FILL DISPOSAL/BORROW SITE AND ULTIMATE SPECIFIC PLAN STORM DRAIN REQUIREMENTS

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122–2848
Phone: (858) 597–2001 Fax: (858) 597–2009

ENGINEER OF WORK:

JohnDLeppert 1/13/26
JOHN D. LEPPERT DATE
R.C.E. 26283

JOHN D. LEPPERT
No. 26283
CIVIL

PTS: 614791
I.O.: 24007991

PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858–597–2001

PROJECT NAME:
SOUTHWEST VILLAGE
VTM/SDP

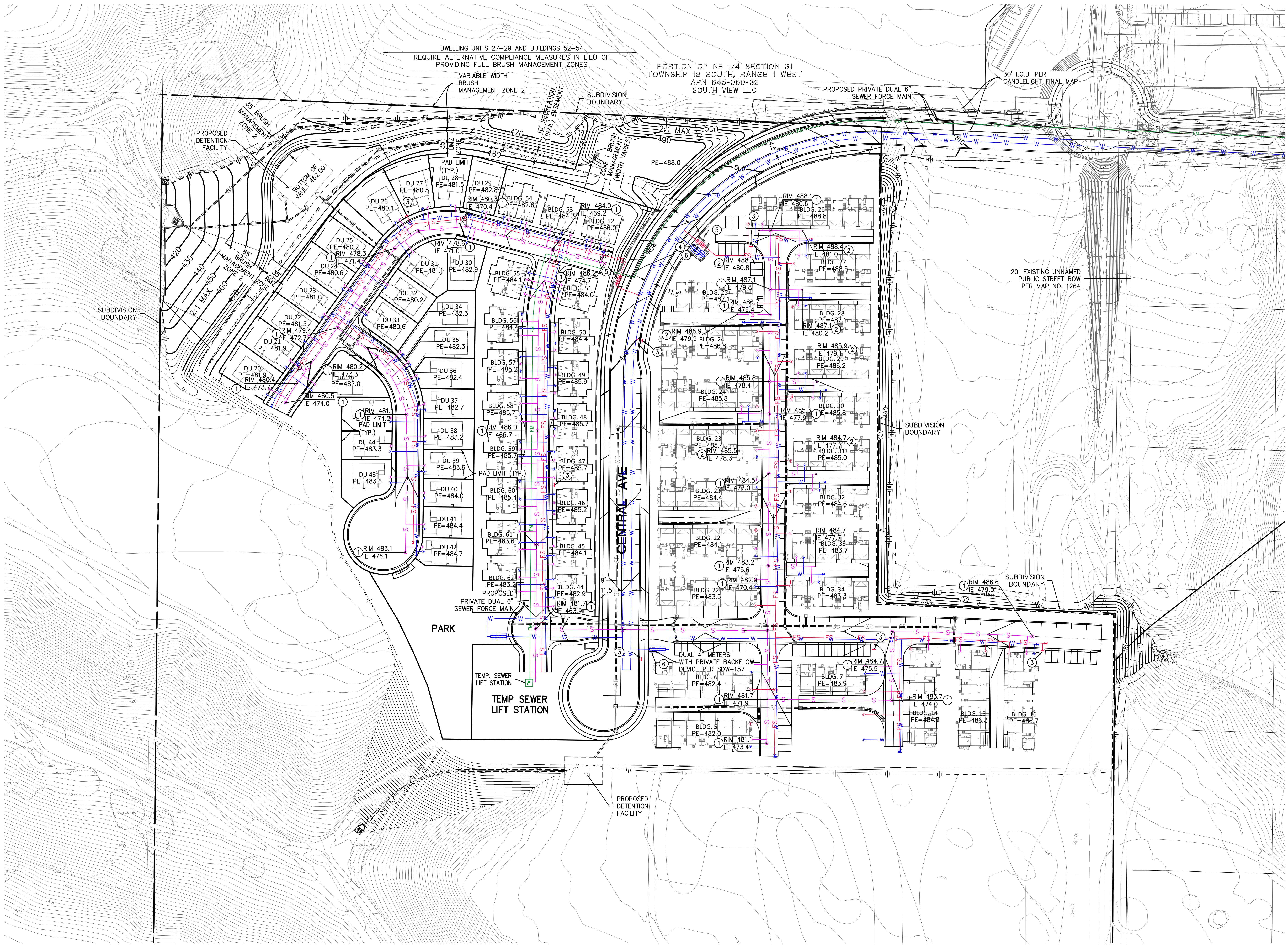
SHEET TITLE:
OFFSITE BORROW PLAN

REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	03/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

ORIGINAL DATE: 03/29/2019

SHEET 27 **OF** 48


DWELLING UNITS 27–29 AND BUILDINGS 52–54 REQUIRE ALTERNATIVE COMPLIANCE MEASURES IN LIEU OF PROVIDING FULL BRUSH MANAGEMENT ZONES
PORTION OF NE 1/4 SECTION 31 TOWNSHIP 18 SOUTH, RANGE 1 WEST APN 645-060-32 SOUTH VIEW LLC
PROPOSED PRIVATE DUAL 6" SEWER FORCE MAIN
30' I.O.D. PER CANDLELIGHT FINAL MAP
VARIABLE WIDTH BRUSH MANAGEMENT ZONE 2
10' RECREATION (TRAIL) EASEMENT
SUBDIVISION BOUNDARY
PROPOSED DETENTION FACILITY
35' BRUSH MANAGEMENT ZONE 2
65' BRUSH MANAGEMENT ZONE 1
BOTTOM OF VAULT 462.00
PE=488.0
20' EXISTING UNNAMED PUBLIC STREET ROW PER MAP NO. 1264
CENTRAL AVE
PARK
PROPOSED PRIVATE DUAL 6" SEWER FORCE MAIN
TEMP. SEWER LIFT STATION
TEMP SEWER LIFT STATION
DUAL 4" METERS WITH PRIVATE BACKFLOW DEVICE PER SDW-157
PROPOSED DETENTION FACILITY
PAD LIMIT (TYP.)
ROW

IMPROVEMENT NOTES

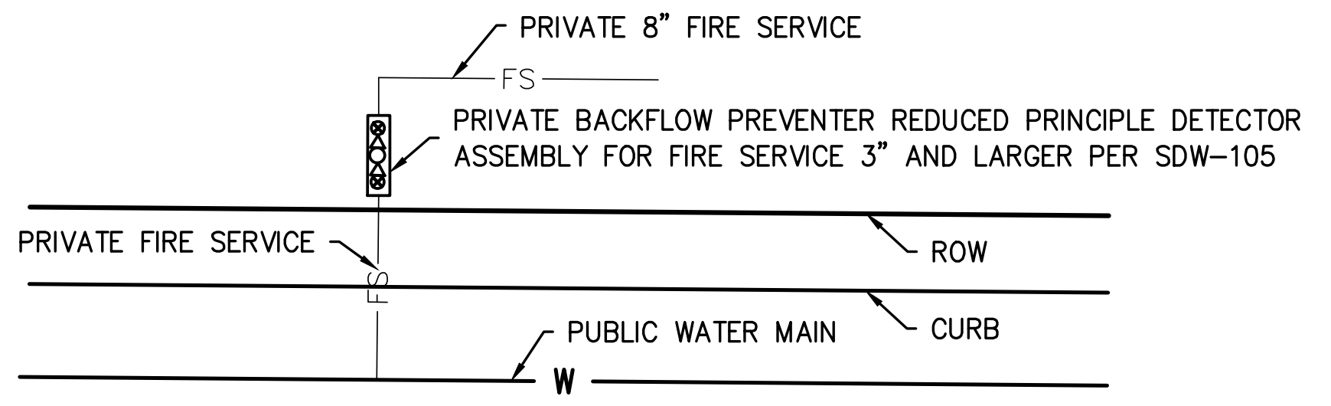
1. ① SEWER MANHOLE
2. ② SEWER CLEAN OUT
3. ③ FIRE HYDRANT
4. ④ DUAL 3" METERS WITH PRIVATE BACKFLOW DEVICE PER SDW–157
5. ⑤ PRIVATE BACKFLOW PREVENTER REDUCED PRINCIPLE DETECTOR ASSEMBLY FOR FIRE SERVICE 3" AND LARGER PER SDW–105
6. ⑥ PROPOSED WATER EASEMENT
7. ⑦ PROPOSED SEWER EASEMENT

NOTES

1. SEE SHEET 1 FOR IMPROVEMENT LEGEND AND BELOW FOR PHASE 1A AND 1B WATER AND SEWER LEGEND.
2. SEE SHEETS 15 & 16 FOR GRADING, STORM DRAIN DESIGN DATA AND RETAINING WALL INFORMATION.
3. NO EXISTING FIRE HYDRANTS ARE WITHIN 600' OF THE AREA.
4. ALL WATER MAINS ARE 8" UNLESS NOTED OTHERWISE.
5. ALL FIRE MAINS ARE 8" UNLESS NOTED OTHERWISE.
6. ALL SEWER MAINS ARE 8" UNLESS NOTED OTHERWISE.
7. IF A 3" OR LARGER WATER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITTEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
8. ALL WATER AND SEWER IN PRIVATE DRIVEWAYS ARE PRIVATE. PRIVATE SEWER MAIN WILL BE CONVERT TO A PUBLIC SEWER MAIN WHEN: 1) THE SOUTHWIND PROJECT CONNECTS TO THE SEWER MAIN IN PRIVATE DRIVE O 2) A PUBLIC SEWER EASEMENT IS DEDICATED BETWEEN PRIVATE DRIVE E AND O 3) AN ACCESS EASEMENT IS DEDICATED ON PRIVATE DRIVE E (BETWEEN CENTRAL AVENUE AND PRIVATE DRIVE O) 4) AN EMRA REQUIREMENT FOR ALL NON–SEWER UTILITIES AND SURFACE IMPROVEMENTS.
9. SEE SHEET 11 FOR TYPICAL LOT LAYOUT FOR PA10.
10. ALL WATER, SEWER, FIRE AND STORM DRAIN UTILITIES TO MAINTAIN 10' SEPARATION FROM STREET TREES.
11. ALL PUBLIC WATER AND SEWER MAINS IN PUBLIC STREETS (CENTRAL AVENUE, BEYER BOULEVARD, WEST AVENUE AND STREET 'A') SHALL BE PVC.
12. ALL FIRE SERVICES SHALL BE PUBLIC WITHIN RIGHT–OF–WAY. ALL FIRE BACKFLOWS WILL BE PRIVATE.
13. SEE DETAIL ON SHEET 17 FOR TYPICAL WATER/FIRE SERVICE METER AND BACKFLOW DETAILS.
14. ALL PROPOSED PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECTS APPROVED WATER METER DATA CARD.

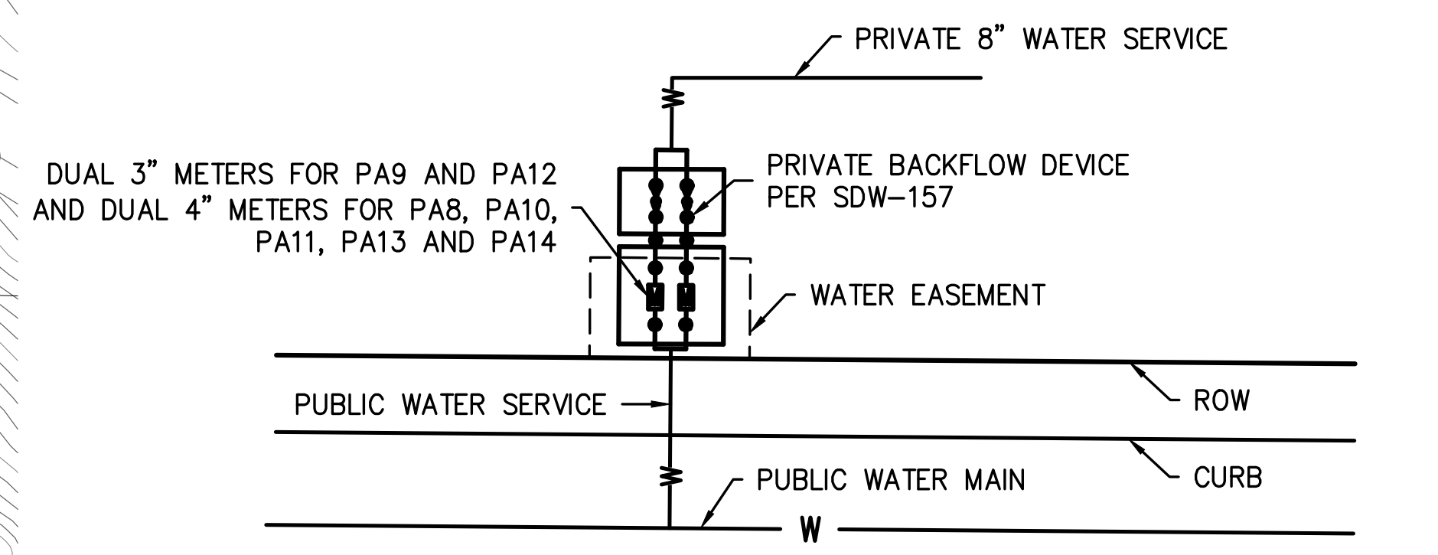
LEGEND

ITEM	SYMBOL
PROPOSED PAVING OR RECONSTRUCTED AC	▨
SEWER MANHOLE (PHASE 1A)	○
SEWER (PHASE 1A)	—S—
WATER (PHASE 1A)	—W—
PRIVATE SEWER FORCE MAIN (PHASE 1A)	—FM—
FIRE SERVICE (PHASE 1A)	—FS——FS—


PRIVATE 8" FIRE SERVICE
FS
PRIVATE BACKFLOW PREVENTER REDUCED PRINCIPLE DETECTOR ASSEMBLY FOR FIRE SERVICE 3" AND LARGER PER SDW–105
PRIVATE FIRE SERVICE
ROW
PUBLIC WATER MAIN
CURB
W

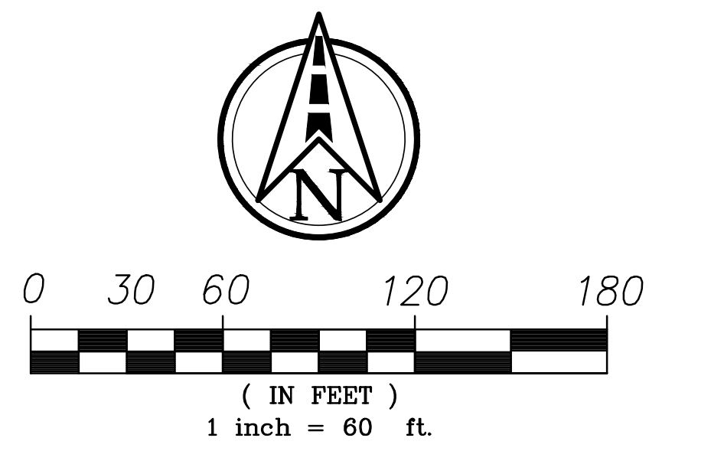
TYPICAL FIRE SERVICE DETAIL

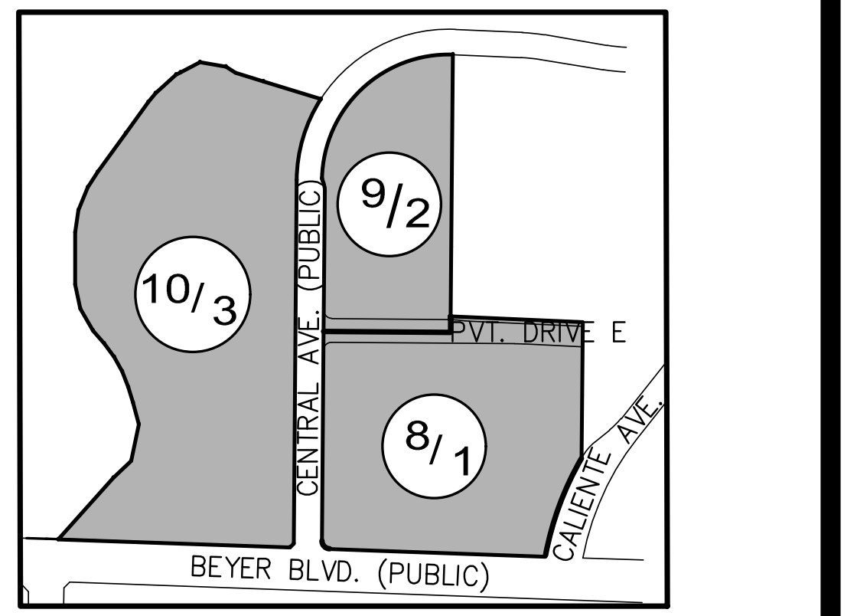
NO SCALE


PRIVATE 8" WATER SERVICE
DUAL 3" METERS FOR PA9 AND PA12 AND DUAL 4" METERS FOR PA8, PA10, PA11, PA13 AND PA14
PRIVATE BACKFLOW DEVICE PER SDW–157
WATER EASEMENT
PUBLIC WATER SERVICE
ROW
PUBLIC WATER MAIN
CURB
W

TYPICAL WATER METER DETAIL

NO SCALE


N
0
30
60
120
180
(IN FEET)
1 inch = 60 ft.


9/2
10/3
8/1
CENTRAL AVE. (PUBLIC)
PVT. DRIVE E
CALIENTE AVE
BEYER BLVD. (PUBLIC)

KEY MAP

NOT TO SCALE

(10/3) DENOTES:
PLANNING AREA/LOT NUMBER

PTS: 614791
I.O.: 24007991

PREPARED BY:

Leppert Engineering CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122–2848
Phone: (858) 597–2001 Fax: (858) 597–2009

ENGINEER OF WORK:

JohnLeppert 1/13/26
JOHN D. LEPPERT DATE
R.C.E. 26283

No. 26283

PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858–597–2001

PROJECT NAME:
SOUTHWEST VILLAGE
VTM/SDP

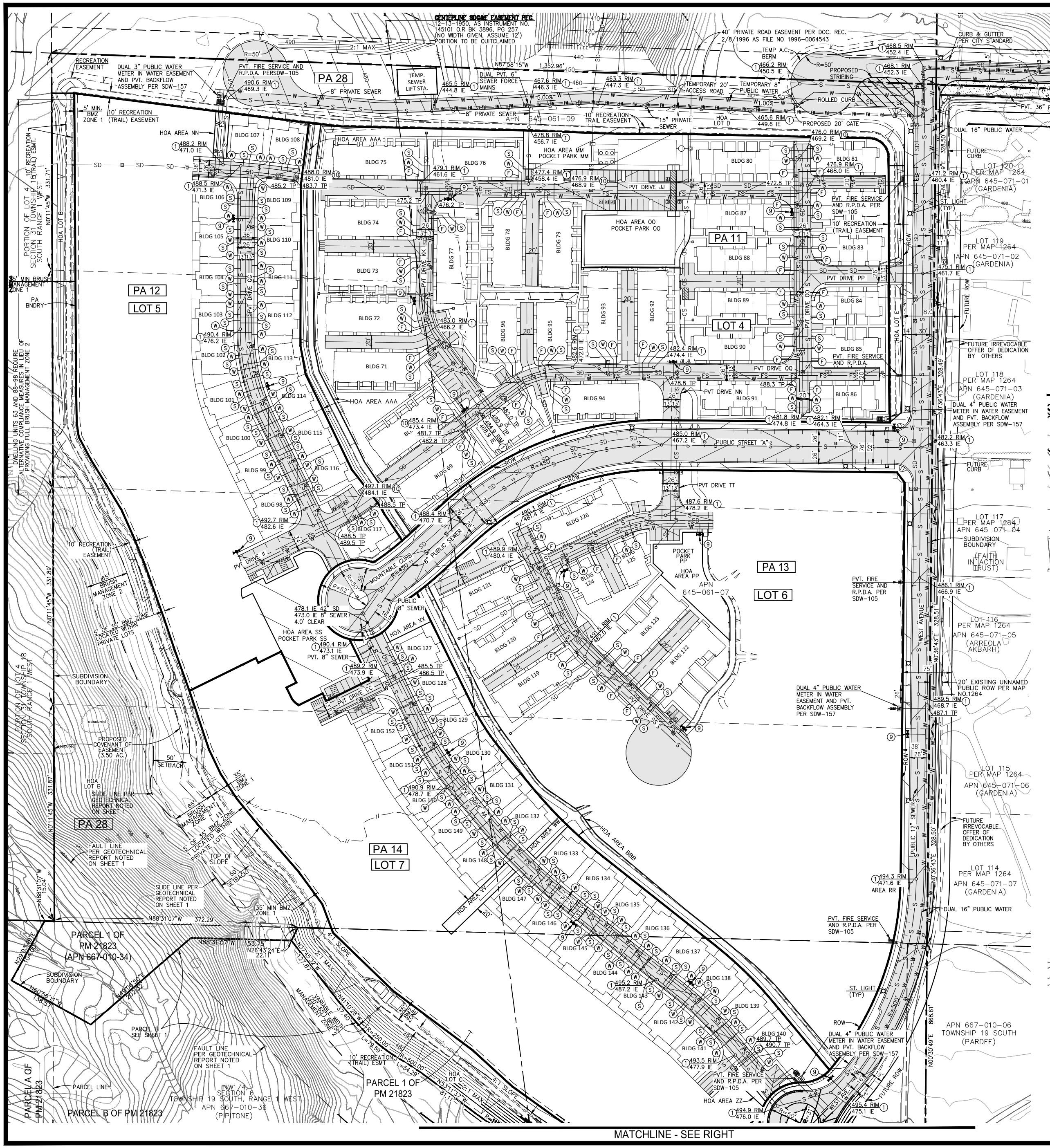
SHEET TITLE:
UTILITY PLAN
NORTH PHASE 1A

REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	03/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

ORIGINAL DATE: 03/29/2019

SHEET 28 **OF** 48


CENTERLINE SDG&E EASEMENT REC. 12-13-1950, AS INSTRUMENT NO. 145101 O.R BK 3896, PG 257 (NO WIDTH GIVEN, ASSUME 12') PORTION TO BE QUITCLAIMED
40' PRIVATE ROAD EASEMENT PER DOC. REC. 2/8/1996 AS FILE NO 1996-0064543
PA 28
PA 12
LOT 5
PA 11
LOT 4
PA 13
LOT 6
PA 14
LOT 7
HOA AREA OO POCKET PARK OO
HOA AREA MM POCKET PARK MM
HOA AREA SS POCKET PARK SS
HOA AREA AAA
HOA AREA XX
HOA AREA BBB
HOA AREA ZZ
PUBLIC STREET "A"
WEST AVENUE
BEYER BOULEVARD
PVT DRIVE JJ
PVT DRIVE PP
PVT DRIVE QQ
PVT DRIVE NN
PVT DRIVE TT
PVT DRIVE CC
TEMP. SEWER LIFT STA.
8" PRIVATE SEWER
DUAL 16" PUBLIC WATER
PUBLIC 12" SEWER
SUBDIVISION BOUNDARY
FUTURE IRREVOCABLE OFFER OF DEDICATION BY OTHERS
LOT 120 PER MAP 1264 APN 645-071-01 (GARDENIA)
LOT 119 PER MAP 1264 APN 645-071-02 (GARDENIA)
LOT 118 PER MAP 1264 APN 645-071-03 (GARDENIA)
LOT 117 PER MAP 1264 APN 645-071-04
LOT 116 PER MAP 1264 APN 645-071-05 (ARREOLA AKBARH)
LOT 115 PER MAP 1264 APN 645-071-06 (GARDENIA)
LOT 114 PER MAP 1264 APN 645-071-07 (GARDENIA)
APN 667-010-06 TOWNSHIP 19 SOUTH (PARDEE)
PARCEL 1 OF PM 21823 (APN 667-010-34)
PARCEL B OF PM 21823
APN 667-010-36 (PIPITONE)
FAULT LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1

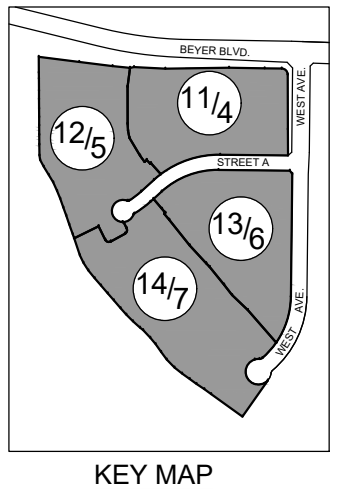
MATCHLINE - SEE RIGHT

NOTES:

1. SEE SHEET 1 FOR IMPROVEMENT LEGEND.
2. SEE SHEETS 15 & 16 FOR GRADING, STORM DRAIN DESIGN DATA AND RETAINING WALL INFORMATION.
3. NO EXISTING FIRE HYDRANTS ARE WITHIN 600' OF THE PROJECT AREA.
4. ALL WATER MAINS ARE 8" UNLESS NOTED OTHERWISE
5. ALL FIRE MAINS ARE 8" UNLESS NOTED OTHERWISE
6. ALL SEWER MAINS ARE 8" UNLESS NOTED OTHERWISE
7. IF A 3" OR LARGER WATER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITTEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
8. ALL WATER AND SEWER IN PRIVATE DRIVEWAYS ARE PRIVATE. ALL WATER AND SEWER MAINS IN PUBLIC STREETS ARE PUBLIC.
9. SEE SHEET 11 FOR TYPICAL LOT LAYOUT FOR PA 10
10. ALL WATER, SEWER, FIRE AND STORM DRAIN UTILITIES TO MAINTAIN 10' SEPARATION FROM STREET TREES.
11. ALL PUBLIC WATER AND SEWER MAINS IN PUBLIC STREETS (CENTRAL AVENUE, BEYER BOULEVARD, WEST AVENUE AND STREET 'A') SHALL BE PVC.
12. ALL FIRE SERVICES SHALL BE PUBLIC WITHIN RIGHT-OF-WAY. ALL FIRE BACKFLOWS WILL BE PRIVATE.
13. ALL PRIVATE SEWER LATERAL CONNECTIONS WILL REQUIRE AN EMRA.
14. SEE DETAIL ON SHEET 17 FOR TYPICAL WATER/FIRE SERVICE METER, AND BACKFLOW DETAILS.
15. ALL PROPOSED PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECTS APPROVED WATER METER DATA CARD.

IMPROVEMENT NOTES

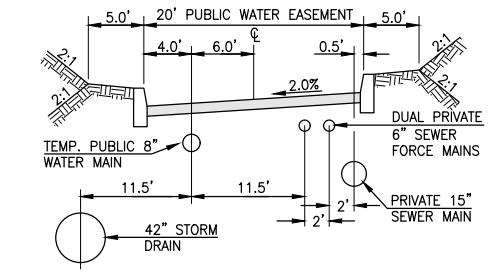
①	SEWER MANHOLE
⑨	FIRE HYDRANT
⑩	SEWER CLEANOUT
Ⓢ	PRIVATE SEWER LATERAL
Ⓦ	PRIVATE WATER SERVICE
Ⓕ	PRIVATE FIRE SERVICE


BEYER BLVD.
WEST AVE.
STREET A
11/4
12/5
13/6
14/7

KEY MAP

NOT TO SCALE

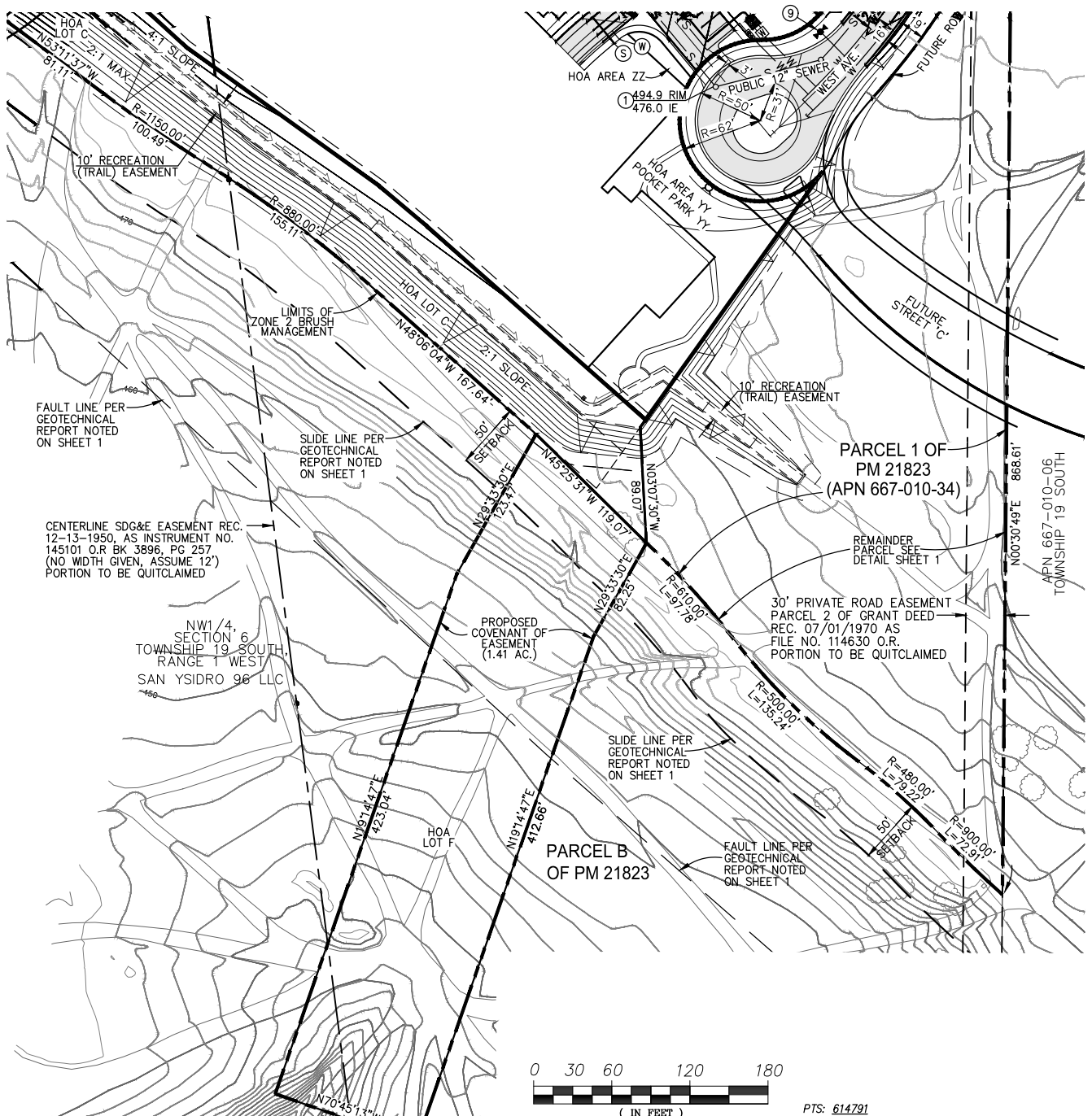
13/6 DENOTES: PLANNING AREA/LOT NUMBER


5.0'
20' PUBLIC WATER EASEMENT
5.0'
4.0'
6.0'
0.5'
2:1
2.0%
DUAL PRIVATE 6" SEWER FORCE MAINS
TEMP. PUBLIC 8" WATER MAIN
11.5'
11.5'
2'
2'
PRIVATE 15" SEWER MAIN
42" STORM DRAIN

SECTION - ACCESS ROAD

NOT TO SCALE

MATCHLINE - SEE LEFT


HOA LOT C
4:1 SLOPE
N53°11'37"W 81.11'
HOA AREA ZZ
494.9 RIM
476.0 IE
HOA AREA YY POCKET PARK YY
FUTURE STREET 'C'
10' RECREATION (TRAIL) EASEMENT
LIMITS OF ZONE 2 BRUSH MANAGEMENT
FAULT LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
SLIDE LINE PER GEOTECHNICAL REPORT NOTED ON SHEET 1
CENTERLINE SDG&E EASEMENT REC. 12-13-1950, AS INSTRUMENT NO. 145101 O.R BK 3896, PG 257 (NO WIDTH GIVEN, ASSUME 12') PORTION TO BE QUITCLAIMED
NW1/4, SECTION 6 TOWNSHIP 19 SOUTH, RANGE 1 WEST SAN YSIDRO 96 LLC
PROPOSED COVENANT OF EASEMENT (1.41 AC.)
PARCEL 1 OF PM 21823 (APN 667-010-34)
REMAINDER PARCEL SEE DETAIL SHEET 1
30' PRIVATE ROAD EASEMENT PARCEL 2 OF GRANT DEED REC. 07/01/1970 AS FILE NO. 114630 O.R. PORTION TO BE QUITCLAIMED
APN 667-010-06 TOWNSHIP 19 SOUTH
HOA LOT F
PARCEL B OF PM 21823
50' SETBACK
N70°45'13"W 115.00'

0 30 60 120 180
(IN FEET)
1 inch = 60 ft.

PTS: 614791
I.O.: 24007991

PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE: 858-597-2001

REVISIONS:

REVISION 10:	1/13/2026
REVISION 9:	5/07/2025
REVISION 8:	9/06/2024
REVISION 7:	3/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

PREPARED BY:

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, Ca. 92122-2848
Phone: (858) 597-2001 Fax: (858) 597-2009

ENGINEER OF WORK:

John D Leppert 1/13/26
JOHN D. LEPPERT DATE
R.C.E. 26283

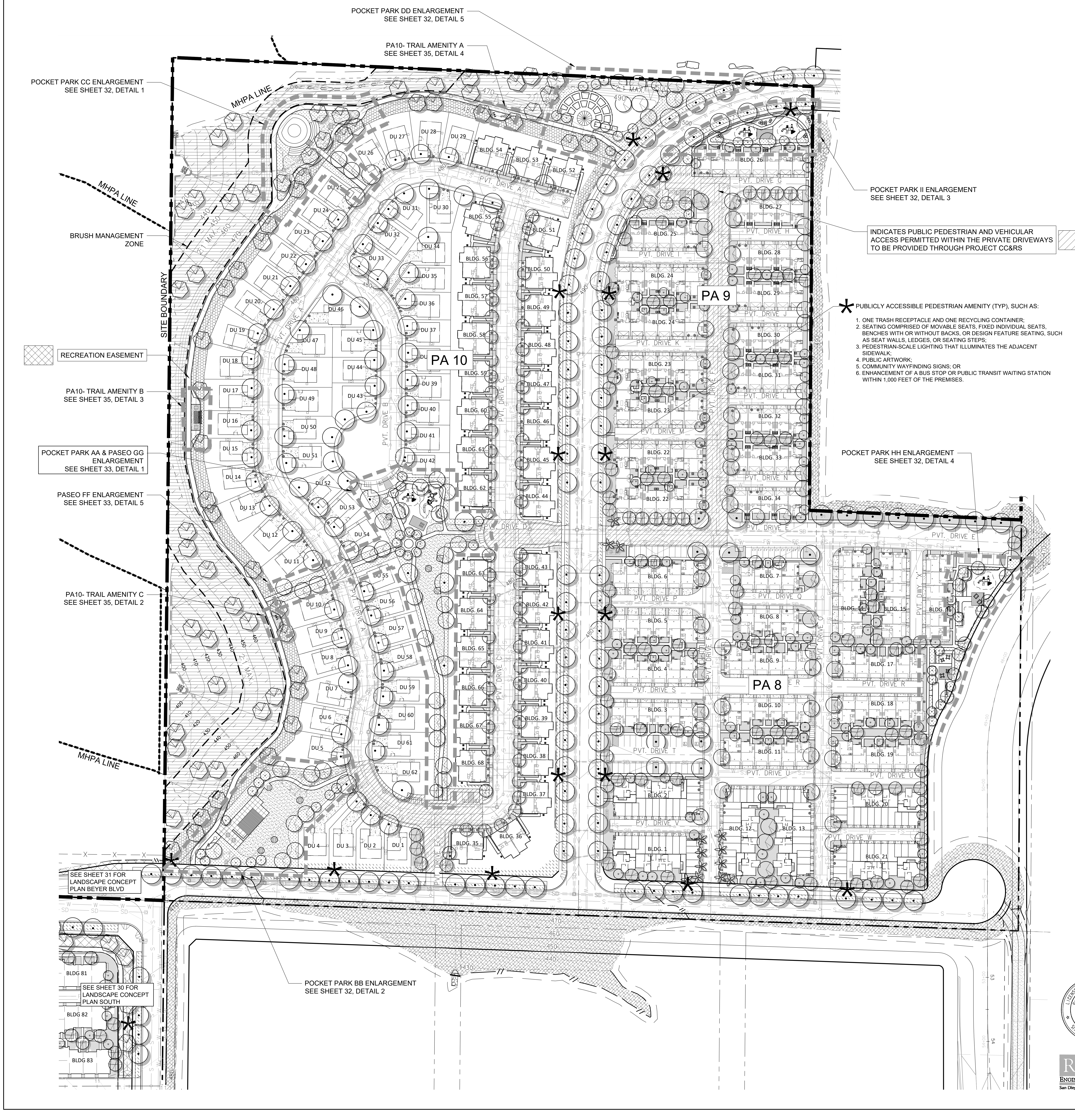
JOHN D. LEPPERT
No. 26283

PROJECT NAME:
SOUTHWEST VILLAGE
VTM / SDP

SHEET TITLE:
UTILITY PLAN
SOUTH PHASE 1B

ORIGINAL DATE: 03/29/2019

SHEET 28A **OF** 48


POCKET PARK DD ENLARGEMENT
SEE SHEET 32, DETAIL 5
PA10- TRAIL AMENITY A
SEE SHEET 35, DETAIL 4
POCKET PARK CC ENLARGEMENT
SEE SHEET 32, DETAIL 1
MHPA LINE
MHPA LINE
BRUSH MANAGEMENT
ZONE
SITE BOUNDARY
PA10- TRAIL AMENITY B
SEE SHEET 35, DETAIL 3
POCKET PARK AA & PASEO GG
ENLARGEMENT
SEE SHEET 33, DETAIL 1
PASEO FF ENLARGEMENT
SEE SHEET 33, DETAIL 5
PA10- TRAIL AMENITY C
SEE SHEET 35, DETAIL 2
MHPA LINE
SEE SHEET 31 FOR
LANDSCAPE CONCEPT
PLAN BEYER BLVD
SEE SHEET 30 FOR
LANDSCAPE CONCEPT
PLAN SOUTH
POCKET PARK BB ENLARGEMENT
SEE SHEET 32, DETAIL 2
POCKET PARK II ENLARGEMENT
SEE SHEET 32, DETAIL 3
POCKET PARK HH ENLARGEMENT
SEE SHEET 32, DETAIL 4
PA 10
PA 9
PA 8
PVT. DRIVE A
PVT. DRIVE B
PVT. DRIVE C
PVT. DRIVE D
PVT. DRIVE E
PVT. DRIVE G
PVT. DRIVE H
PVT. DRIVE I
PVT. DRIVE J
PVT. DRIVE K
PVT. DRIVE L
PVT. DRIVE M
PVT. DRIVE N
PVT. DRIVE P
PVT. DRIVE Q
PVT. DRIVE R
PVT. DRIVE S
PVT. DRIVE T
PVT. DRIVE U
PVT. DRIVE V
PVT. DRIVE W
PVT. DWY. "X"
BLDG. 81
BLDG. 82
BLDG. 83

▨	RECREATION EASEMENT

INDICATES PUBLIC PEDESTRIAN AND VEHICULAR ACCESS PERMITTED WITHIN THE PRIVATE DRIVEWAYS TO BE PROVIDED THROUGH PROJECT CC&RS ▨

* PUBLICLY ACCESSIBLE PEDESTRIAN AMENITY (TYP), SUCH AS:

1. ONE TRASH RECEPTACLE AND ONE RECYCLING CONTAINER;
2. SEATING COMPRISED OF MOVABLE SEATS, FIXED INDIVIDUAL SEATS, BENCHES WITH OR WITHOUT BACKS, OR DESIGN FEATURE SEATING, SUCH AS SEAT WALLS, LEDGES, OR SEATING STEPS;
3. PEDESTRIAN-SCALE LIGHTING THAT ILLUMINATES THE ADJACENT SIDEWALK;
4. PUBLIC ARTWORK;
5. COMMUNITY WAYFINDING SIGNS; OR
6. ENHANCEMENT OF A BUS STOP OR PUBLIC TRANSIT WAITING STATION WITHIN 1,000 FEET OF THE PREMISES.

PLANTING AREAS

SYMBOL	PLANTING AREA
■	NEIGHBORHOOD PLANTING
▧	STREETSCAPES AND ENTRIES PLANTING
▒	DEVELOPED PARKS PLANTING
▨	INTERIOR SLOPE PLANTING
▩	EXTERIOR PLANTING FOR MANUFACTURED SLOPES
▦	BRUSH MANAGEMENT ZONE 1
▤	MHPA ADJACENT LANDS AND BRUSH MANAGEMENT ZONE 2
▩	TEMPORARY SLOPE PLANTING
▨	WILDLIFE OVERCROSS PLANTING

SEE SHEET 31 & 36 FOR PLANT PALETTES AND PLANTING NOTES

PLANTING NOTES

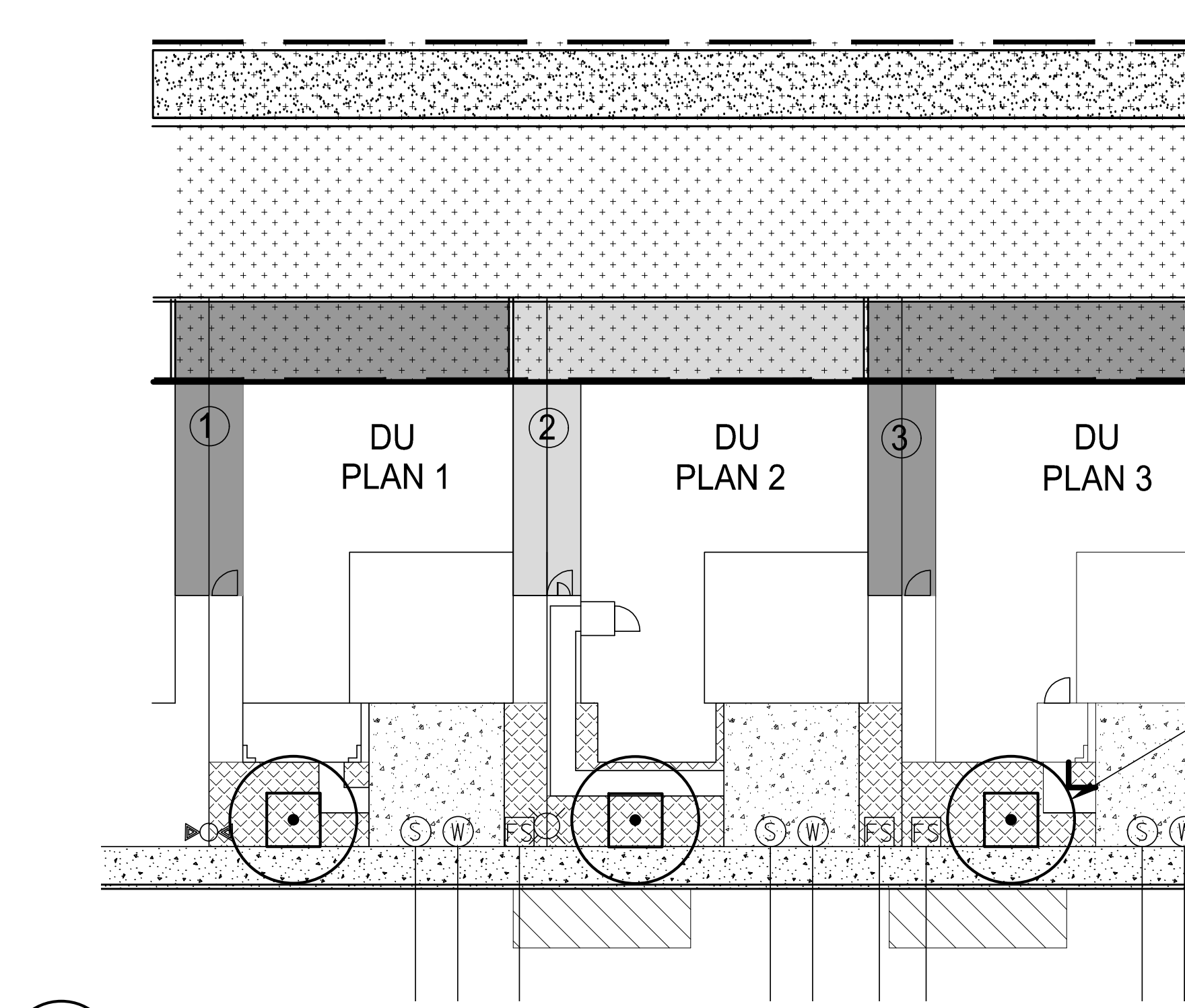
1. REFER TO SHEET 36 FOR PLANT PALETTES AND NOTES.
2. REFER TO SHEETS 37-39 FOR BRUSH MANAGEMENT PLANS, NOTES, AND DETAILS.
3. FOR MANUFACTURED SLOPES WITHIN / ADJACENT TO MHPA, PROVIDE NATIVE TREES (MINIMUM 1 GALLON CONTAINER SIZE) AT A RATE OF ONE PLANT PER 100 SQUARE FEET OF DISTURBED AREAS IN ADDITION TO THE MHPA HYDROSEED MIX.
4. REFER TO SHEETS 41 & 42 FOR LANDSCAPE CALCULATIONS.

PARK/OPEN SPACE AREAS

PARK ACREAGE REQUIREMENTS ARE ACCOMMODATED THROUGH A COMBINATION OF MINI/POCKET PARKS AND TRAILS.

MAILBOXES

A CENTRALIZED COMMUNAL MAILBOX LOCATION WILL BE PROVIDED FOR EACH PLANNING AREA AND WILL CONFORM TO US POSTAL SERVICE REQUIREMENTS.


1
2
3
DU
PLAN 1
DU
PLAN 2
DU
PLAN 3
STREET TREE -
MINIMUM 40SF
PLANTING AREA
(TYPICAL)

① **PA 10**
TYPICAL ROOT CLEARANCE DIAGRAM SCALE: 1" = 20'-0"

0 30' 60' 120'
GRAPHIC SCALE: 1" = 60'
N

PTS: 614791
I.O.: 24007991

PREPARED BY:
NAME: RICK ENGINEERING – LANDSCAPE ARCHITECTURE
ADDRESS: 13475 DANIELSON STREET, SUITE 150
POWAY, CA 92128
PHONE: 858-843-4253

REVISIONS:	
REVISION 10:	01/09/2026
REVISION 9:	05/07/2025
REVISION 8:	09/06/2024
REVISION 7:	03/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

LICENSED LANDSCAPE ARCHITECT
Patricia Trauth - 3247
Signature
11-30-25
Renewal Date
Date
STATE OF CALIFORNIA

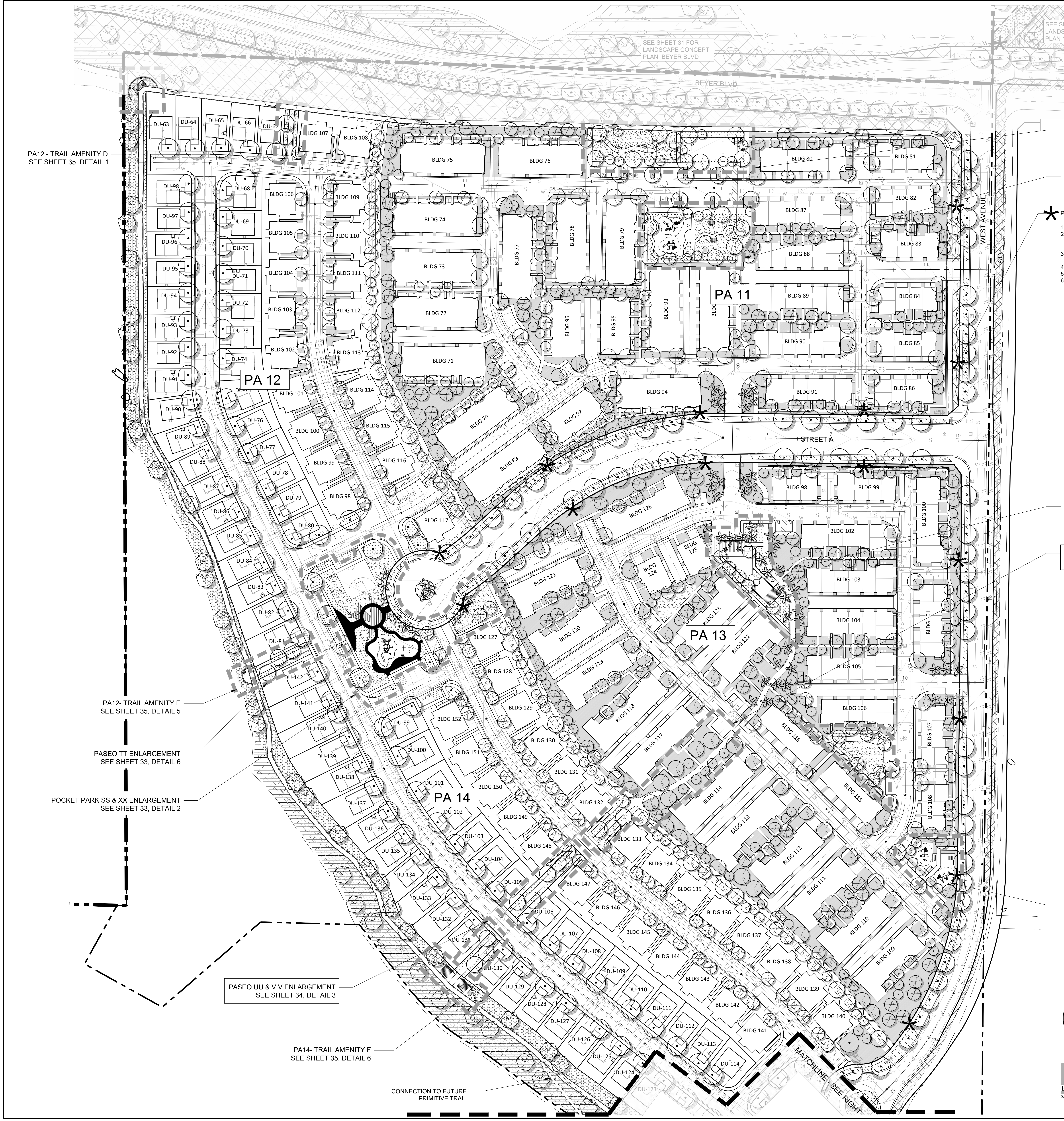
LANDSCAPE ARCHITECT OF RECORD:

PATRICIA TRAUTH RLA, AICP DATE
RLA NO: 3247

RICK
ENGINEERING COMPANY
San Diego
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX)619.291.4165
rickengineering.com
Riverside - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

PROJECT NAME:
SOUTHWEST VILLAGE
VTM/ SDP

SHEET TITLE: **ORIGINAL DATE:** 03/29/2019
LANDSCAPE CONCEPT PLAN
NORTH
SHEET 29 **OF** 48


SEE SHEET 31 FOR LANDSCAPE CONCEPT PLAN BEYER BLVD
SEE SHEET 29 FOR LANDSCAPE CONCEPT PLAN NORTH
BEYER BLVD
WEST AVENUE
STREET A
PA 11
PA 12
PA 13
PA 14
BLDG 75
BLDG 76
BLDG 80
BLDG 81
BLDG 107
BLDG 108
BLDG 94
BLDG 98
BLDG 99
BLDG 126
DU-63
DU-64
DU-65
DU-66
DU-67
MATCHLINE - SEE RIGHT
PA12 - TRAIL AMENITY D
SEE SHEET 35, DETAIL 1
PA12- TRAIL AMENITY E
SEE SHEET 35, DETAIL 5
PASEO TT ENLARGEMENT
SEE SHEET 33, DETAIL 6
POCKET PARK SS & XX ENLARGEMENT
SEE SHEET 33, DETAIL 2
PASEO UU & V V ENLARGEMENT
SEE SHEET 34, DETAIL 3
PA14- TRAIL AMENITY F
SEE SHEET 35, DETAIL 6
CONNECTION TO FUTURE
PRIMITIVE TRAIL

POCKET PARK MM ENLARGEMENT
SEE SHEET 33, DETAIL 3

POCKET PARK OO ENLARGEMENT
SEE SHEET 33, DETAIL 4

POCKET PARK PP ENLARGEMENT
SEE SHEET 34, DETAIL 4

PASEO QQ & WW ENLARGEMENT
SEE SHEET 34, DETAIL 2

POCKET PARK RR ENLARGEMENT
SEE SHEET 34, DETAIL 2

PLANTING NOTES

1. REFER TO SHEET 36 FOR PLANT PALETTES AND NOTES.
2. REFER TO SHEETS 37-39 FOR BRUSH MANAGEMENT PLANS, NOTES, AND DETAILS.
3. FOR MANUFACTURED SLOPES WITHIN / ADJACENT TO MHPA, PROVIDE NATIVE TREES (MINIMUM 1 GALLON CONTAINER SIZE) AT A RATE OF ONE PLANT PER 100 SQUARE FEET OF DISTURBED AREAS IN ADDITION TO THE MHPA HYDROSEED MIX.
4. REFER TO SHEETS 41 & 42 FOR LANDSCAPE CALCULATIONS.

PARK/OPEN SPACE AREAS

PARK ACREAGE REQUIREMENTS ARE ACCOMMODATED THROUGH A COMBINATION OF MINI/POCKET PARKS AND TRAILS.

MAILBOXES

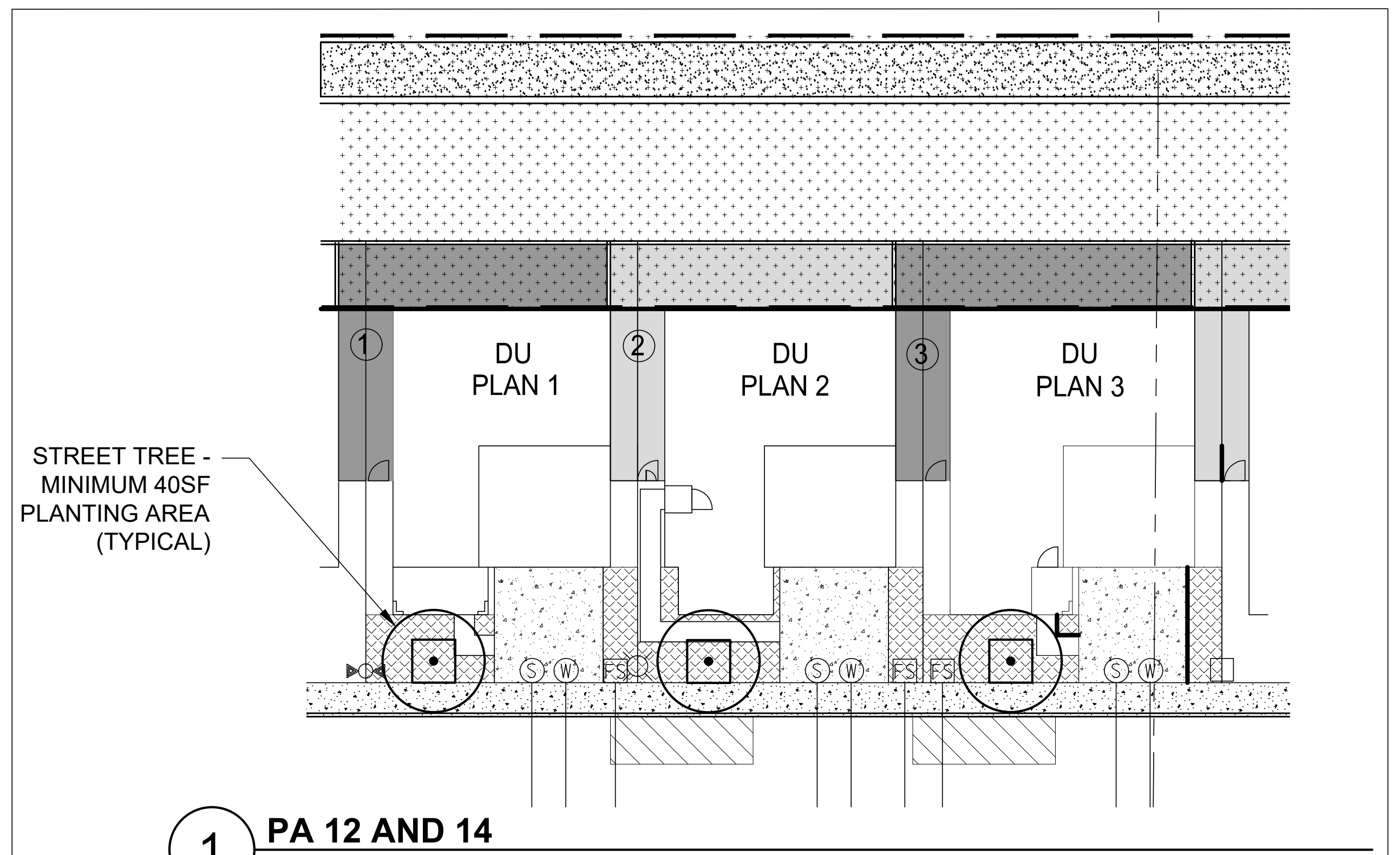
A CENTRALIZED COMMUNAL MAILBOX LOCATION WILL BE PROVIDED FOR EACH PLANNING AREA AND WILL CONFORM TO US POSTAL SERVICE REQUIREMENTS.

PLANTING AREAS	
SYMBOL	PLANTING AREA
■	NEIGHBORHOOD PLANTING
▨	STREETSCAPES AND ENTRIES PLANTING
⁺	DEVELOPED PARKS PLANTING
▨	INTERIOR SLOPE PLANTING
▩	EXTERIOR PLANTING FOR MANUFACTURED SLOPES
⬡	BRUSH MANAGEMENT ZONE 1
▤	MHPA ADJACENT LANDS AND BRUSH MANAGEMENT ZONE 2
▩	TEMPORARY SLOPE PLANTING
▨	WILDLIFE OVERCROSS PLANTING

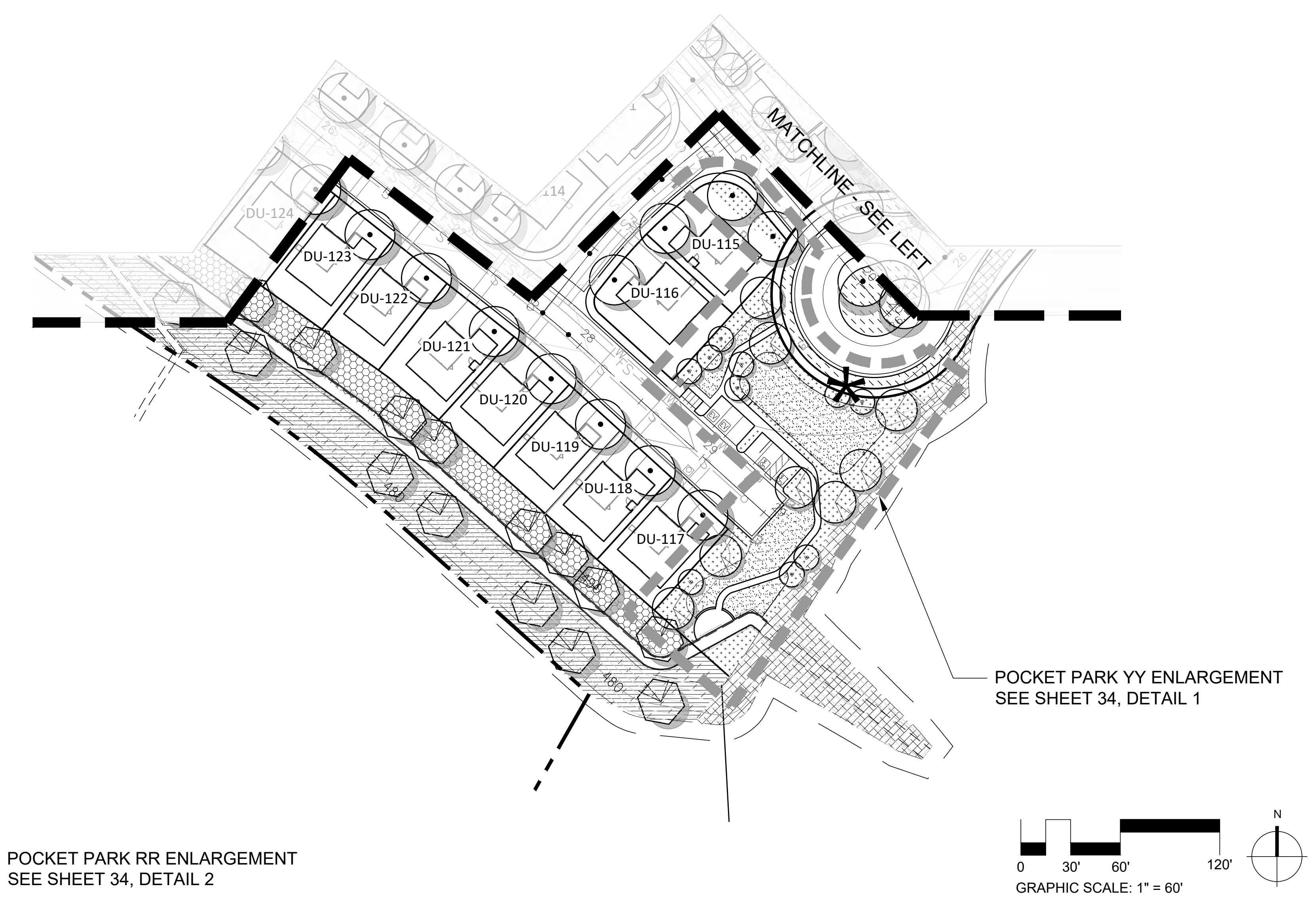
SEE SHEET 31 & 36 FOR PLANT PALETTES AND PLANTING NOTES

* PUBLICLY ACCESSIBLE PEDESTRIAN AMENITY (TYP), SUCH AS:

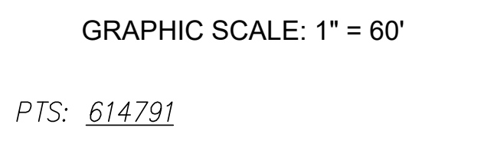
1. ONE TRASH RECEPTACLE AND ONE RECYCLING CONTAINER;
2. SEATING COMPRISED OF MOVABLE SEATS, FIXED INDIVIDUAL SEATS, BENCHES WITH OR WITHOUT BACKS, OR DESIGN FEATURE SEATING, SUCH AS SEAT WALLS, LEDGES, OR SEATING STEPS;
3. PEDESTRIAN-SCALE LIGHTING THAT ILLUMINATES THE ADJACENT SIDEWALK;
4. PUBLIC ARTWORK;
5. COMMUNITY WAYFINDING SIGNS; OR
6. ENHANCEMENT OF A BUS STOP OR PUBLIC TRANSIT WAITING STATION WITHIN 1,000 FEET OF THE PREMISES.


STREET TREE - MINIMUM 40SF PLANTING AREA (TYPICAL)
1
2
3
DU PLAN 1
DU PLAN 2
DU PLAN 3
S
W
FS

1 PA 12 AND 14
TYPICAL ROOT CLEARANCE DIAGRAM
SCALE: 1" = 20'-0"


MATCHLINE - SEE LEFT
DU-115
DU-116
DU-117
DU-118
DU-119
DU-120
DU-121
DU-122
DU-123
DU-124

POCKET PARK YY ENLARGEMENT
SEE SHEET 34, DETAIL 1



GRAPHIC SCALE: 1" = 60'

PTS: 614791
I.O.: 24007991

PREPARED BY:
NAME: RICK ENGINEERING – LANDSCAPE ARCHITECTURE
ADDRESS: 13475 DANIELSON STREET, SUITE 150
POWAY, CA 92128
PHONE: 858-843-4253

REVISIONS:

REVISION 10:	01/09/2026
REVISION 9:	05/07/2025
REVISION 8:	09/06/2024
REVISION 7:	03/27/2024
REVISION 6:	11/02/2023
REVISION 5:	06/23/2023
REVISION 4:	12/16/2022
REVISION 3:	07/15/2022
REVISION 2:	08/07/2020
REVISION 1:	11/15/2019

Patricia Trauth - 3247
11-30-25
Renewal Date

LANDSCAPE ARCHITECT OF RECORD:

PATRICIA TRAUTH RLA, AICP DATE
RLA NO: 3247

RICK
ENGINEERING COMPANY
San Diego

5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX)619.291.4165
rickengineering.com
Riverside - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

PROJECT NAME:
SOUTHWEST VILLAGE
VTM/ SDP

SHEET TITLE:
LANDSCAPE CONCEPT PLAN SOUTH

ORIGINAL DATE: 03/29/2019

SHEET 30 **OF** 48