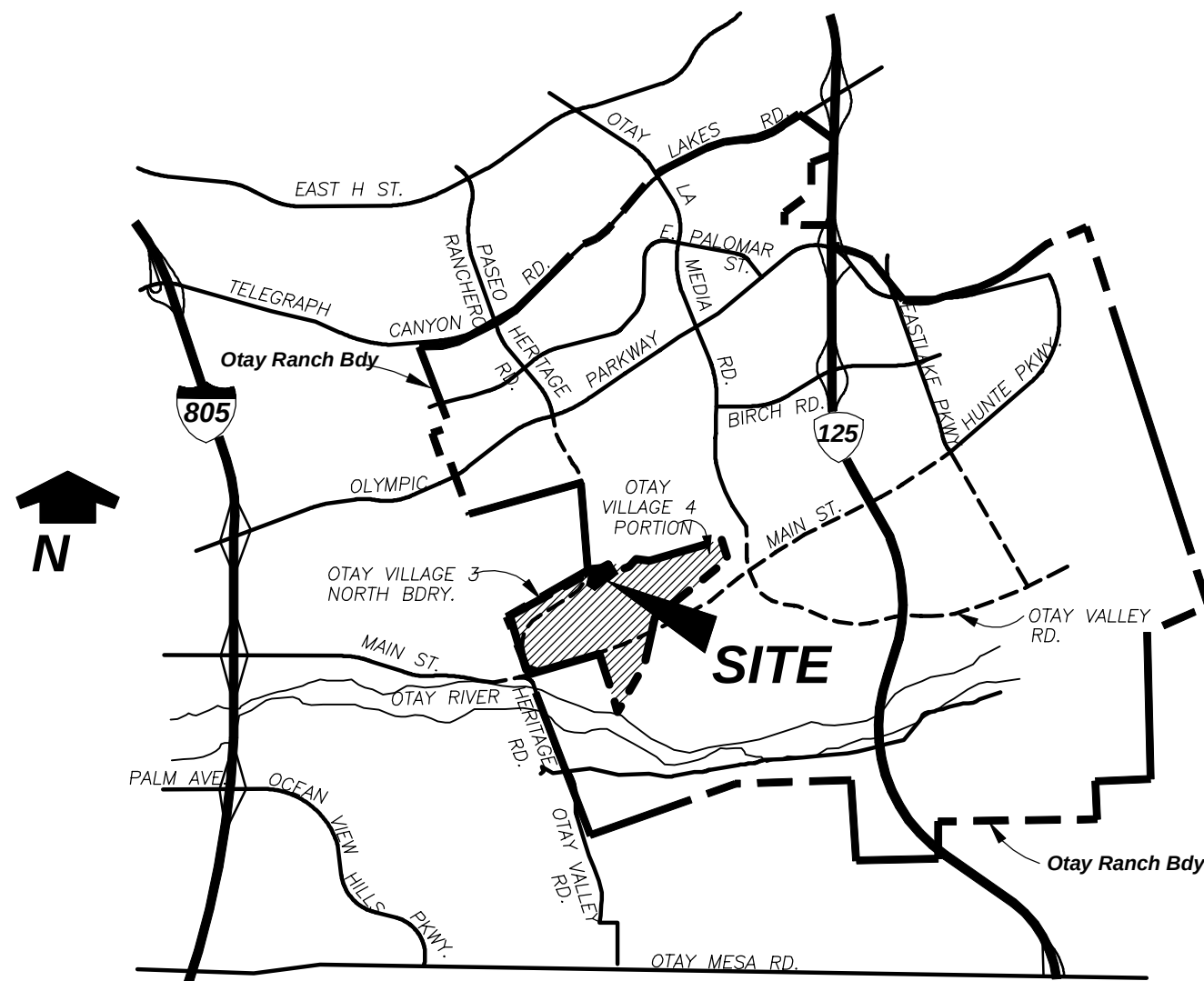
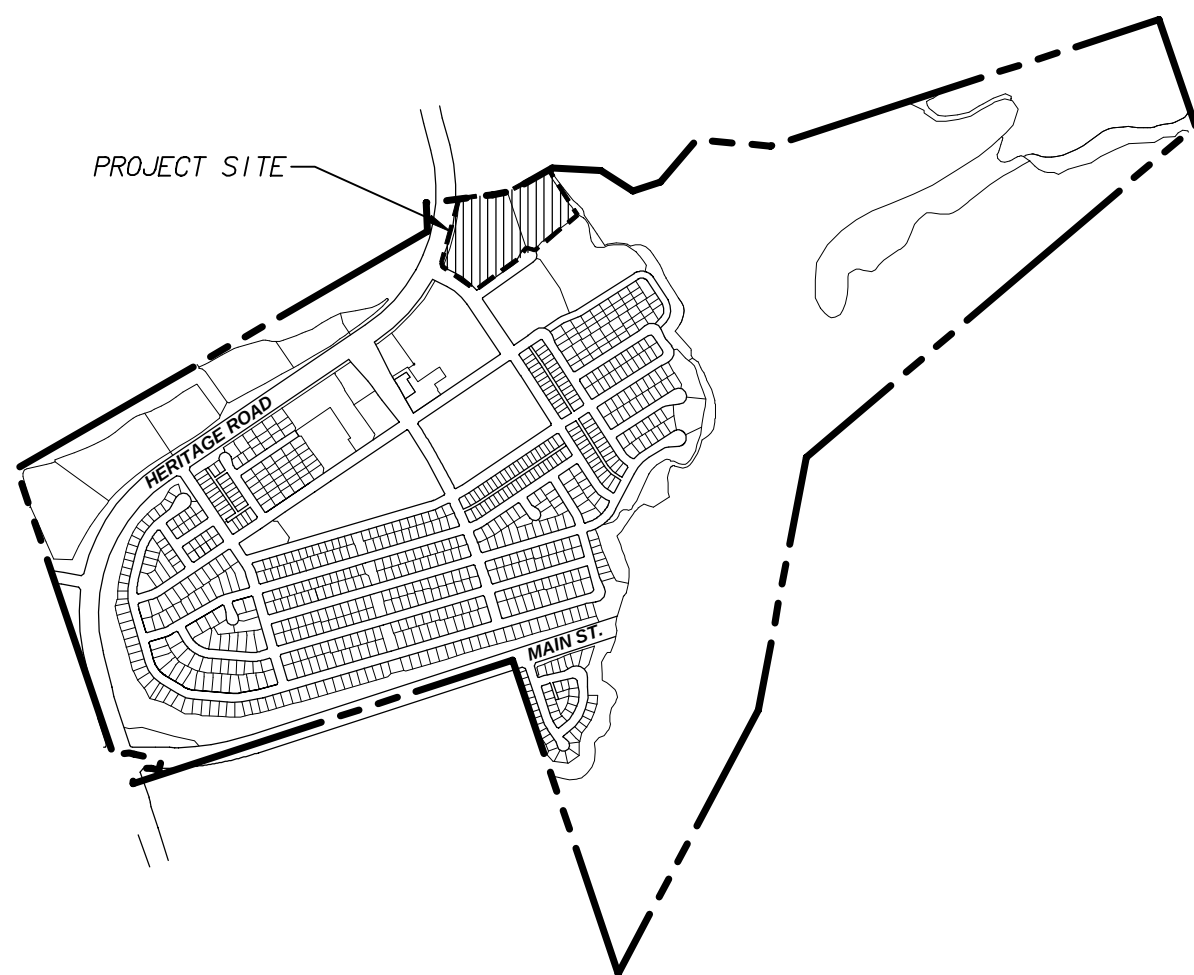
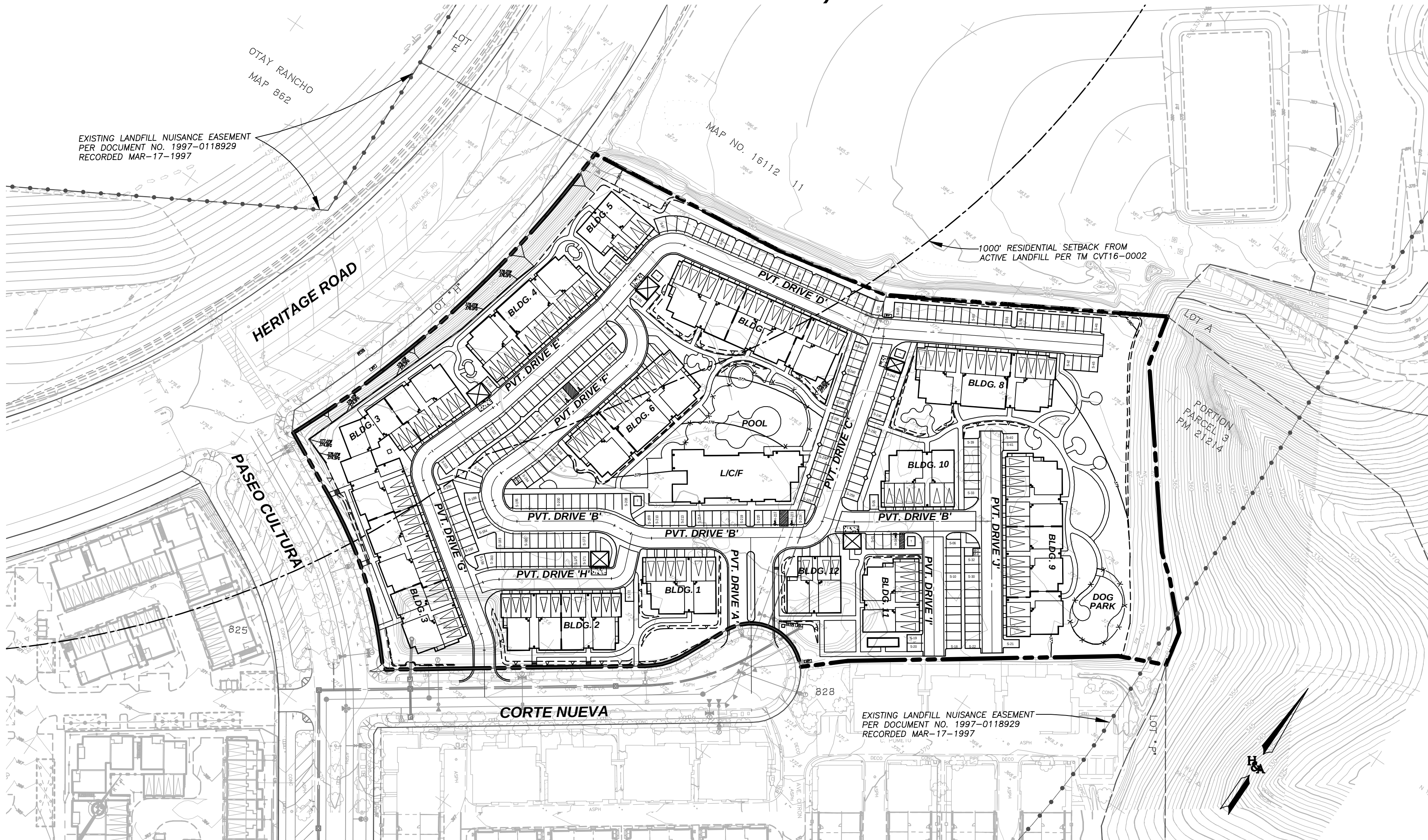




VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

OPEN SPACE SUMMARY
SEE ARCHITECT'S PLAN

LEGAL DESCRIPTION

PARCEL A: APN 644-061-10 & 11
PARCEL A OF CERTIFICATE OF COMPLIANCE RECORDED MAY 10, 2022 AS INSTRUMENT NO. 2022-0202167 OF OFFICIAL RECORDS, BEING FURTHER DESCRIBED AS LOTS 826 AND 827 OF CHULA VISTA TRACT NO. 16-02 OTAY RANCH VILLAGE 3 NORTH, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16160, FILED IN THE OFFICE OF SAID COUNTY RECORDER DECEMBER 21, 2016.

LEGEND

PROJECT BOUNDARY	
EXISTING TOPO CONTOUR	
LOT LINE	
PAD ELEVATION	
SLOPE (2:1 MAX)	
PERCENT OF GRADE	
ST. ELEVATION	
PRIVATE SEWER MAIN (8"*)	
PVT. SEWER INVERT ELEVATION	
PRIVATE WATER MAIN (8"*)	
PRIVATE WATER FIRE (8"*)	
PRIVATE FIRE HYDRANT	
PRIVATE STORM DRAIN(18"*)	
RETAINING WALL	
TOP OF WALL ELEVATION	
ST. LIGHT	
EASEMENT LINE	
TRASH ENCLOSURE	
TRANSFORMER	
CARPORT	
IRRIGATION METER	
* UNLESS SHOWN OTHERWISE	

EARTHWORK/ GRADING QUANTITIES

CUT: APPROX. 5,919 C.Y.
FILL: APPROX. 5,919 C.Y.
GRADING QUANTITIES SHOWN ARE RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING SHOWN IN THE PRELIMINARY SOILS REPORT.

SHEET INDEX

- SHEET 1 - TITLE SHEET
SHEET 2 - EXISTING & PROPOSED ST. SECTIONS
SHEET 3 - PROJECT DESIGN
SHEET 4 - PROPOSED OPEN SPACE
SHEET 5 - ACCESSIBILITY ROUTES

GENERAL NOTES

- GROSS SITE AREA: 8.50 ACRES
 - TOTAL NUMBER OF LOTS: 11
 - TOTAL NUMBER OF UNITS PROPOSED: 218 UNITS
MF RESIDENTIAL: 218 UNITS
 - MAXIMUM NUMBER UNITS PROPOSED: 218 UNITS
 - ASSESSOR'S PARCEL NUMBERS: 644-061-10-00 & 644-061-11-00
 - EXISTING GENERAL PLAN DESIGNATION: HIGH RESIDENTIAL
 - PROPOSED GENERAL PLAN DESIGNATION: HIGH RESIDENTIAL
 - ZONING: EXISTING: RM-2
PROPOSED: RM-2
 - PRESENT LAND USE: MASS GRADED/ VACANT
PROPOSED LAND USE: HIGH RESIDENTIAL
- * R-19 IS A CONSOLIDATION OF LOTS 826 & 827 OF CHULA VISTA TRACT NO. 16-02, OTAY RANCH VILLAGE 3 NORTH (ESCAYA), PER MAP NO. 16160, PARCEL A LL421-0008, COC 2022-0202167

GENERAL DESIGN NOTES

- WATER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE OTAY WATER DISTRICT AND SHALL BE MAINTAINED AND OPERATED BY THE OWNER.
- SPECIFIC METHODS OF HANDLING STORM WATER ARE SUBJECT TO DETAILED APPROVAL BY THE DEVELOPMENT SERVICES DEPARTMENT AT THE TIME OF SUBMISSION OF IMPROVEMENT AND GRADING PLANS. DESIGN SHALL BE ACCOMPLISHED ON THE BASIS OF THE REQUIREMENTS OF THE SUBDIVISION MANUAL. DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
- SANITARY SEWER TO BE PROVIDED AND CONNECTED TO CITY OF CHULA VISTA SEWERS. SEWER MAINS ARE 8" MINIMUM P.V.C. UNLESS SHOWN OTHERWISE.
- EVIDENCE SHALL BE PROVIDED OF HAVING OBTAINED GRADING RIGHTS UPON ADJACENT PROPERTY WHERE REQUIRED DURING FINAL ENGINEERING.
- STREET TREE DEPOSITS SHALL BE PAID IN ACCORDANCE WITH ORDINANCE NUMBER 1369 AND NO. 1687 OF THE CITY OF CHULA VISTA.
- UTILITIES SHALL BE UNDERGROUND AND EASEMENTS PROVIDED AS NECESSARY.
- SUBDIVIDER TO PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT FOR PUBLIC RIGHT-OF-WAY.
- SLOPE PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF CHULA VISTA LANDSCAPE MANUAL, AND/OR THE OTAY RANCH VILLAGE DESIGN PLAN.
- GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH TITLE 15 OF THE CITY OF CHULA VISTA MUNICIPAL CODE.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS AND THE DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF CHULA VISTA.
- FIRE HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHULA VISTA DESIGN STANDARDS. FIRE HYDRANTS AS SHOWN ON THIS MAP SHALL BE USED AS A GUIDE ONLY.
- ONE FOOT CONTROL LOTS TO BE GRANTED TO THE CITY OF CHULA VISTA BY SEPARATE DEED WHERE DETERMINED NECESSARY BY THE DEVELOPMENT SERVICES DEPARTMENT.
- GRADING AND MODEL HOMES MAY BE BUILT PRIOR TO FINAL MAP RECDORDATION.
- GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN SUBJECT TO SUBSTANTIAL CONFORMANCE APPROVAL BY THE CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT.
- THIS PROJECT IS A MULTIPLE UNIT (NEIGHBORHOOD) SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
- STORM DRAIN AND SEWER SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN.
- TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
- PRELIMINARY GEOTECHNICAL REPORT PREPARED BY: GEOCON, INC. DATED DECEMBER 14, 2021. REFER TO THE "TOP SWAMP FOR OTAY RANCH VILLAGE 3" DATED JUNE 1, 2016 PREPARED BY HANSAKER & ASSOCIATES FOR COMPLIANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD JURISDICTIONAL PERMIT.
- SEE CONCEPT LIGHTING PLAN FOR SPECIFIC LOCATIONS FOR INTERNAL STREET LIGHTS
- PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, A LOT CONSOLIDATION WILL BE REQUIRED.

PUBLIC UTILITIES

SEWER	CITY OF CHULA VISTA
WATER	OTAY MUNICIPAL WATER DISTRICT
STORM DRAIN	CITY OF CHULA VISTA
TELEPHONE	SBC OR OTHER
GAS AND ELECTRIC	SBC
CABLE T.V.	COX CABLE, ULTRONICS
POLICE AND FIRE	CITY OF CHULA VISTA
TRASH COLLECTION	CITY OF CHULA VISTA

SOURCE OF TOPOGRAPHY

ROUGH GRADING PLANS FOR OTAY RANCH VILLAGE 3 CVT 16-02
SPliced INTO TOPO FLOWN BY R.J. LUNG & ASSOCIATES ON 7-25-12.

BENCHMARK:

BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE 1.5 MILES EAST OF INTERSECTION OF MAIN STREET & HERITAGE ROAD ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT # 1359 PER R.O.S. 14841) ELEVATION 628.319" (NAVD '88)

OWNER/SUBDIVIDER/APPLICANT

ESCAYA APARTMENTS II, LLC
1903 WRIGHT PLACE, SUITE 220
CARLSBAD, CA 92008
(760) 918-8200

STEVE LEVENSON	DATE
ALISA S. VIALPANDO	R.C.E. 47945 DATE

PREPARED BY:	NO. REVISIONS	DATE	BY
 HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING 9707 Waples St. ENGINEERING San Diego, Ca 92121 SURVEYING PH(658)558-4500 · FX(658)558-1414	1	1st SUBMITTAL	12/20/21 H&A
	2	2nd SUBMITTAL	03/21/22 H&A
	3	3rd SUBMITTAL	06/14/22 H&A
	4	FINAL SUBMITTAL	07/18/22 H&A
	5	PLANNING COMMISSION SET	08/25/22 H&A
	6		
	7		
	8		
	9		
	10		

DESIGN REVIEW SITE PLAN FOR: PARCEL R-19 OTAY RANCH VILLAGE 3 CITY OF CHULA VISTA, CALIFORNIA		SHEET 1 OF 5
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PARKING SUMMARY

A. PARKING REQUIRED

RESIDENTIAL	UNITS	RATIO	QTY.
1 BDRM. UNITS	125	1.50	188
2 BDRM. UNITS	93	2.00	186
SUB-TOTAL UNITS	218	-	374
TOTAL REQUIRED - RESIDENT			374

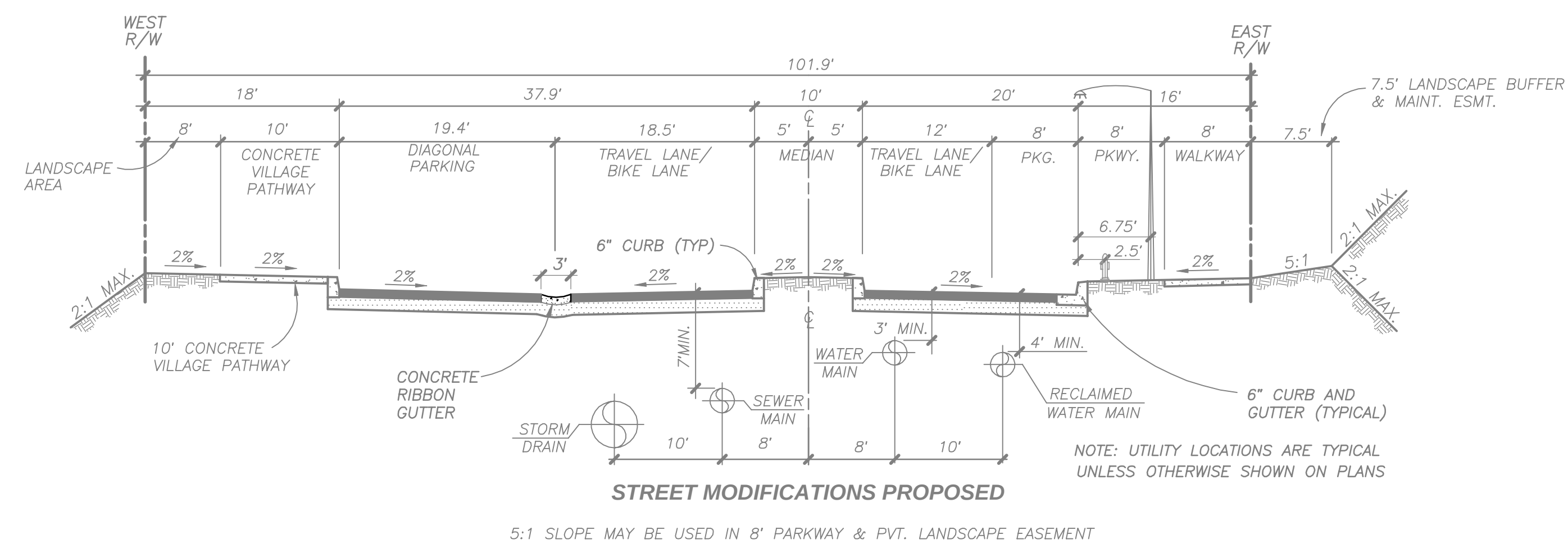
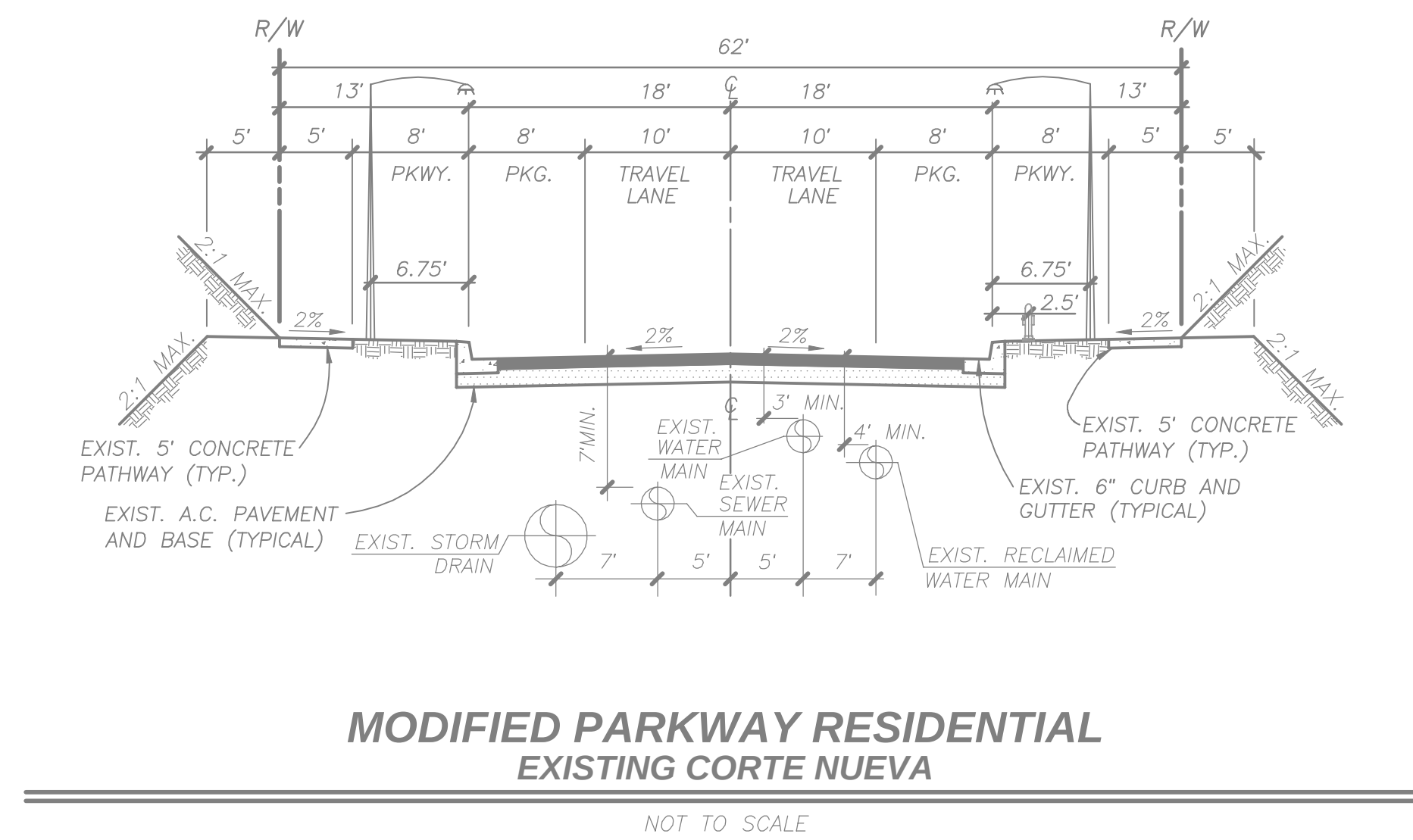
B. PARKING PROVIDED

RESIDENTIAL	QTY.	%
GARAGE	122	32%
OPEN STALL	155	40%
CARPORT	103	27%
MOTORCYCLE	4	1%
TOTAL PROVIDED PARKING	384	100%

* GUEST PARKING SPACES PROVIDED IN THE TABLE ABOVE, BUT ARE NOT ASSIGNED SPACES.

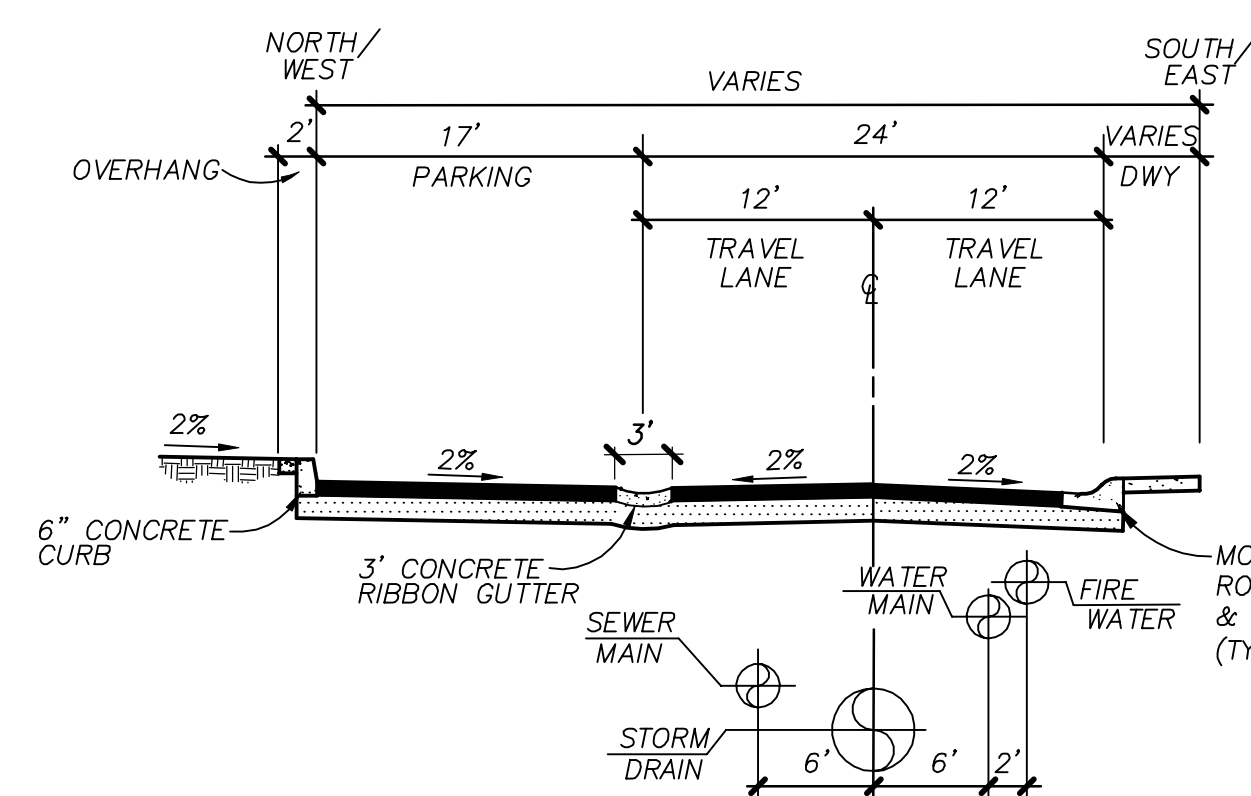
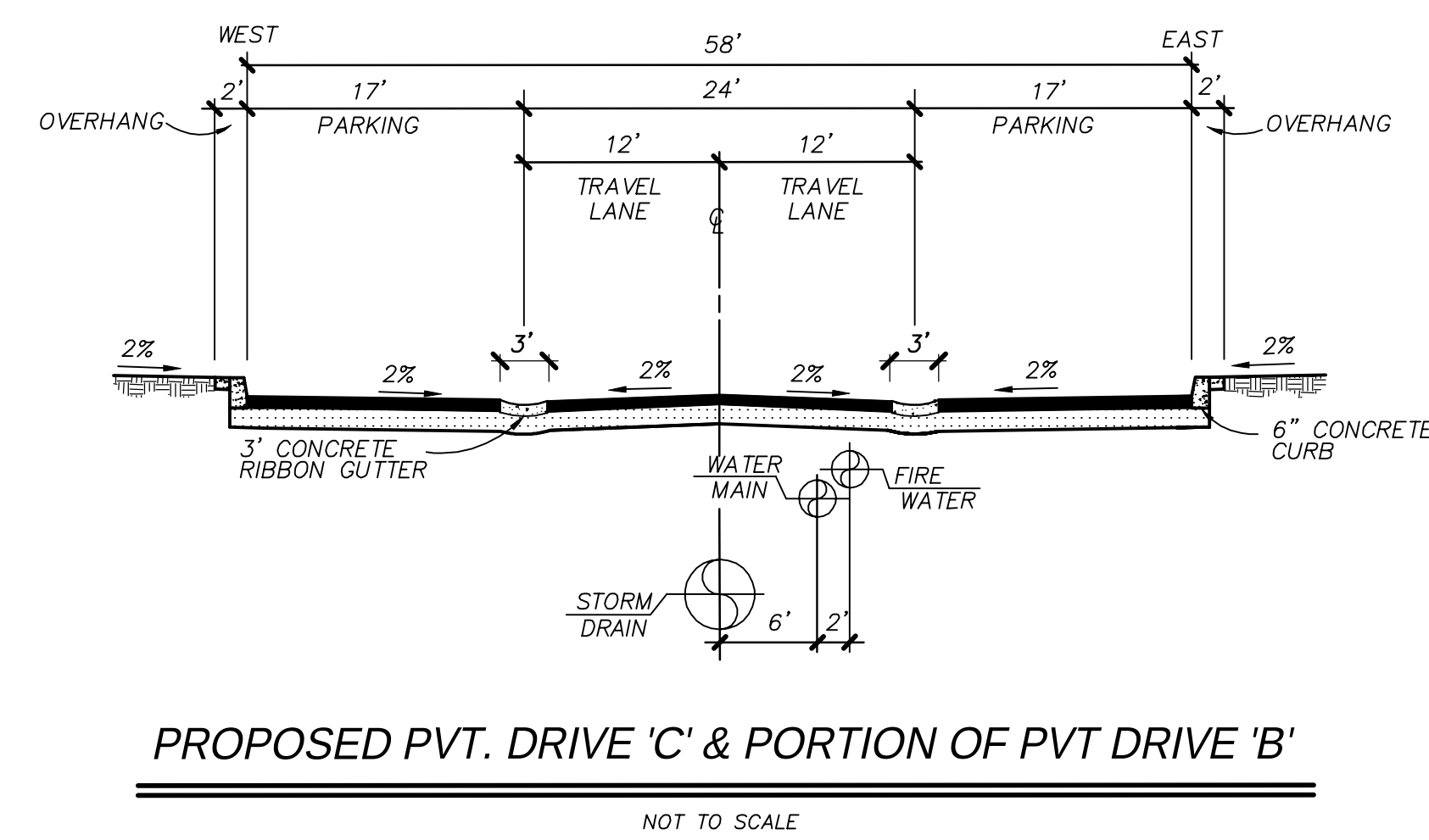
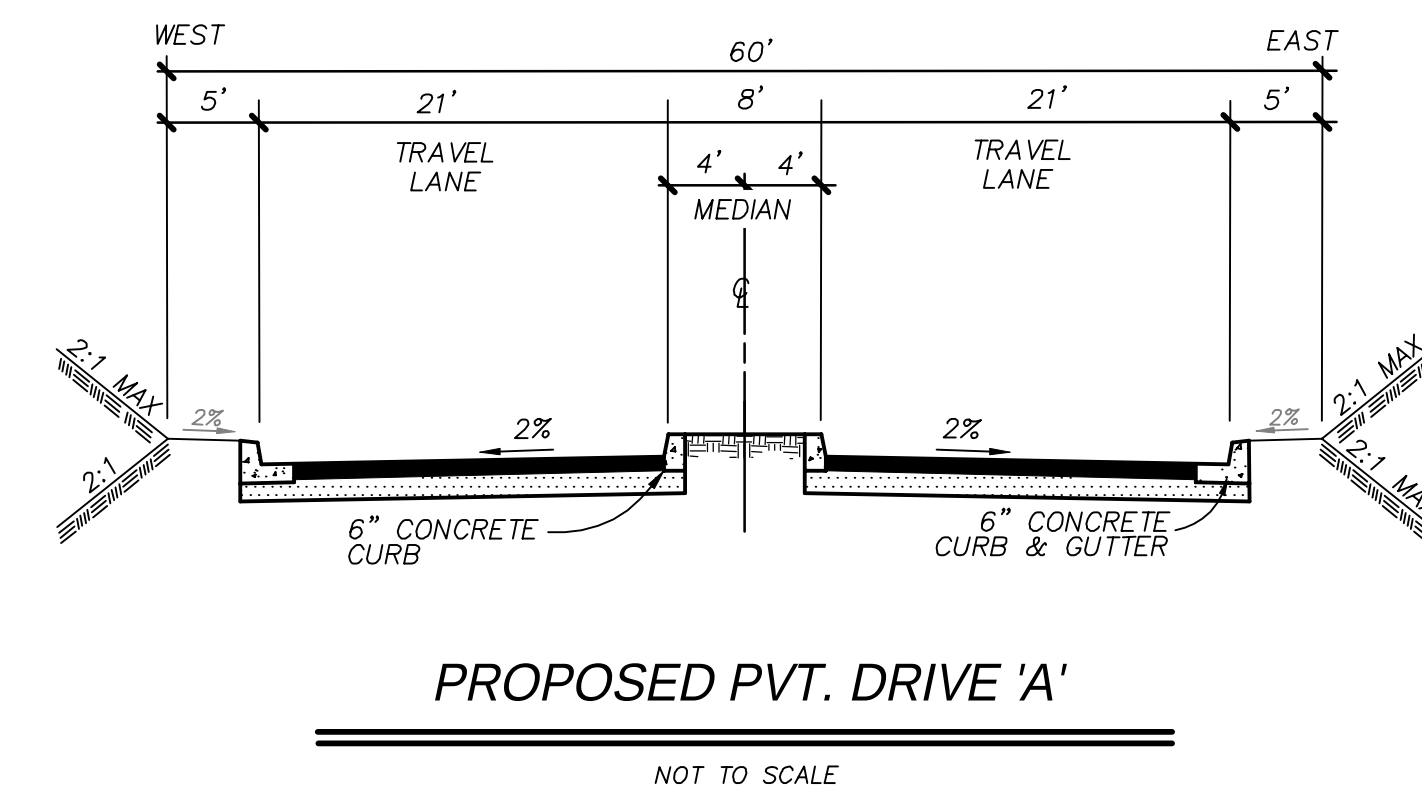
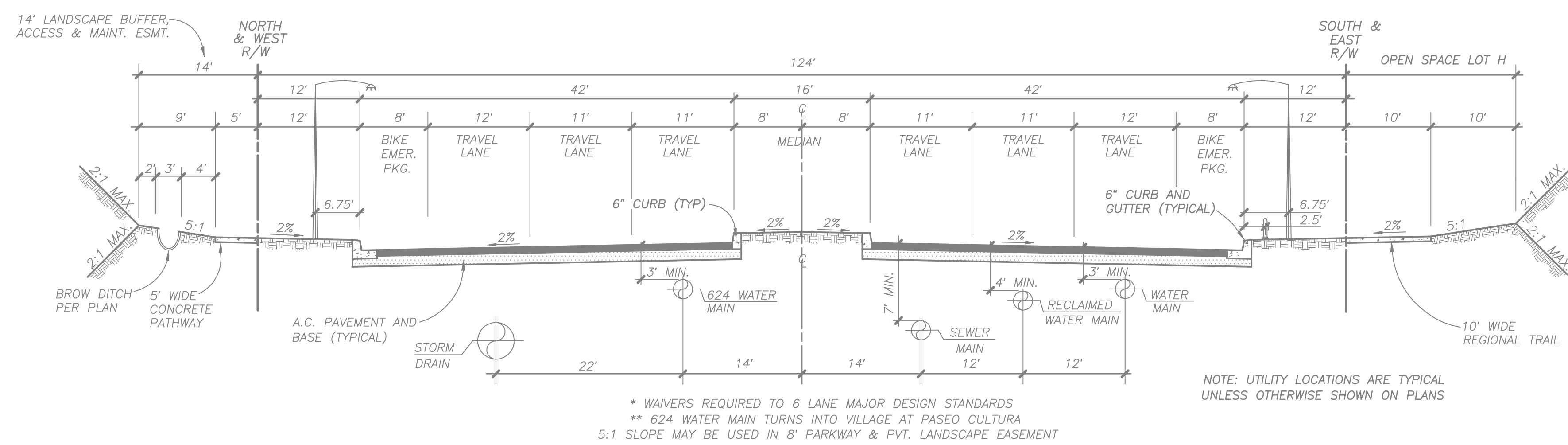
C. HANDICAP PARKING REQUIRED & PROVIDED

RESIDENTIAL	QTY.
TOTAL COVERED (GARAGE) HANDICAP STALLS	
122 GARAGES ON SITE X 0.02	3
TOTAL OPEN HANDICAP STALLS	
103 OPEN/CARPORT UNITS ON SITE X 0.02	2
TOTAL GUEST HANDICAP STALLS	
72 GUEST PARKING PROVIDED X 0.05	3
TOTAL HANDICAP STALL PROVIDED ON SITE	8



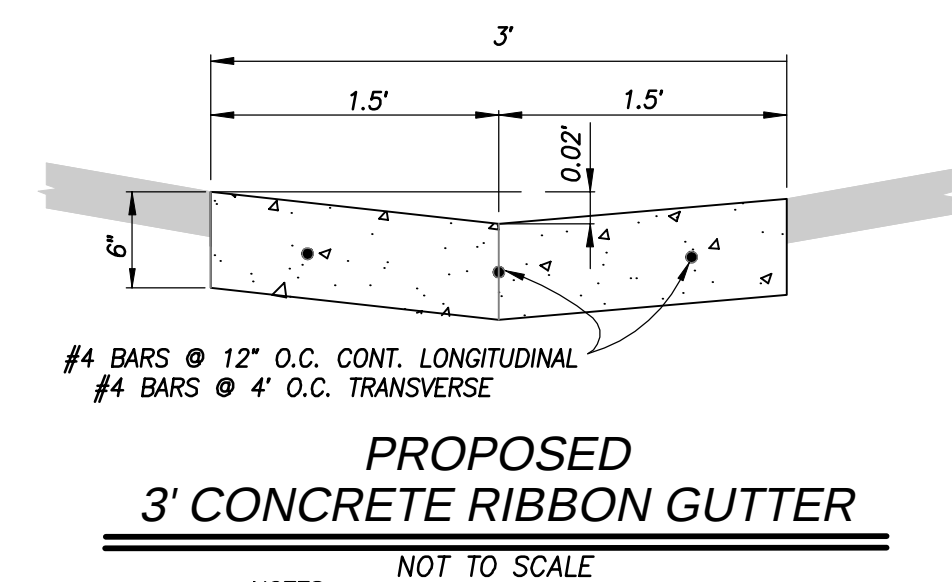
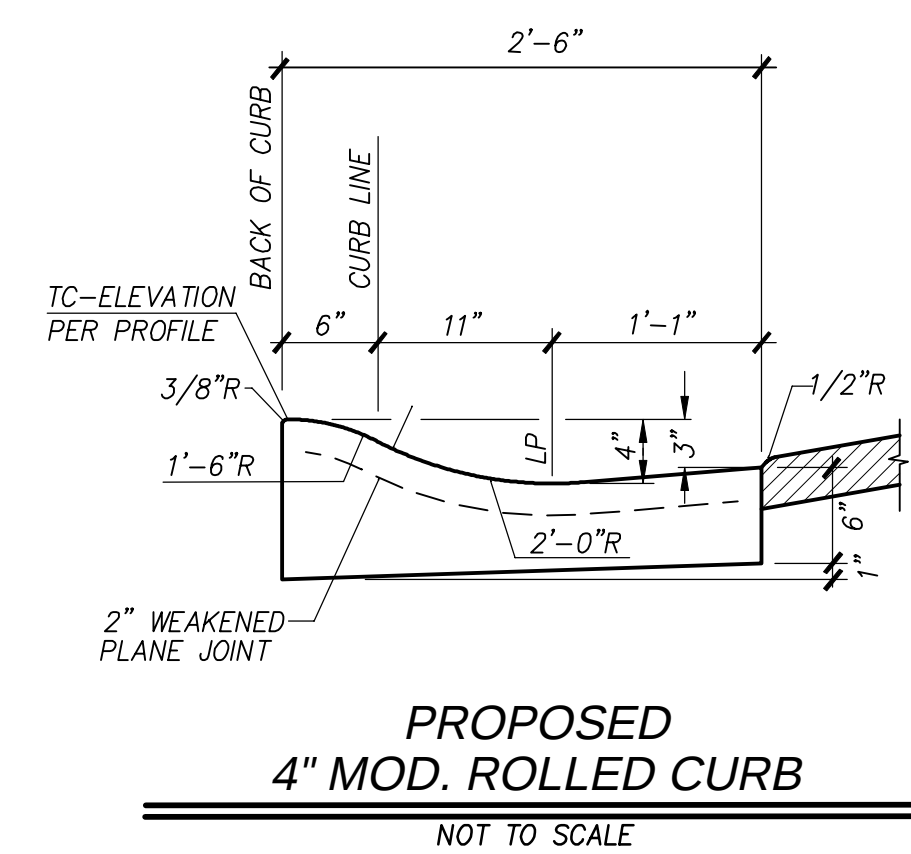
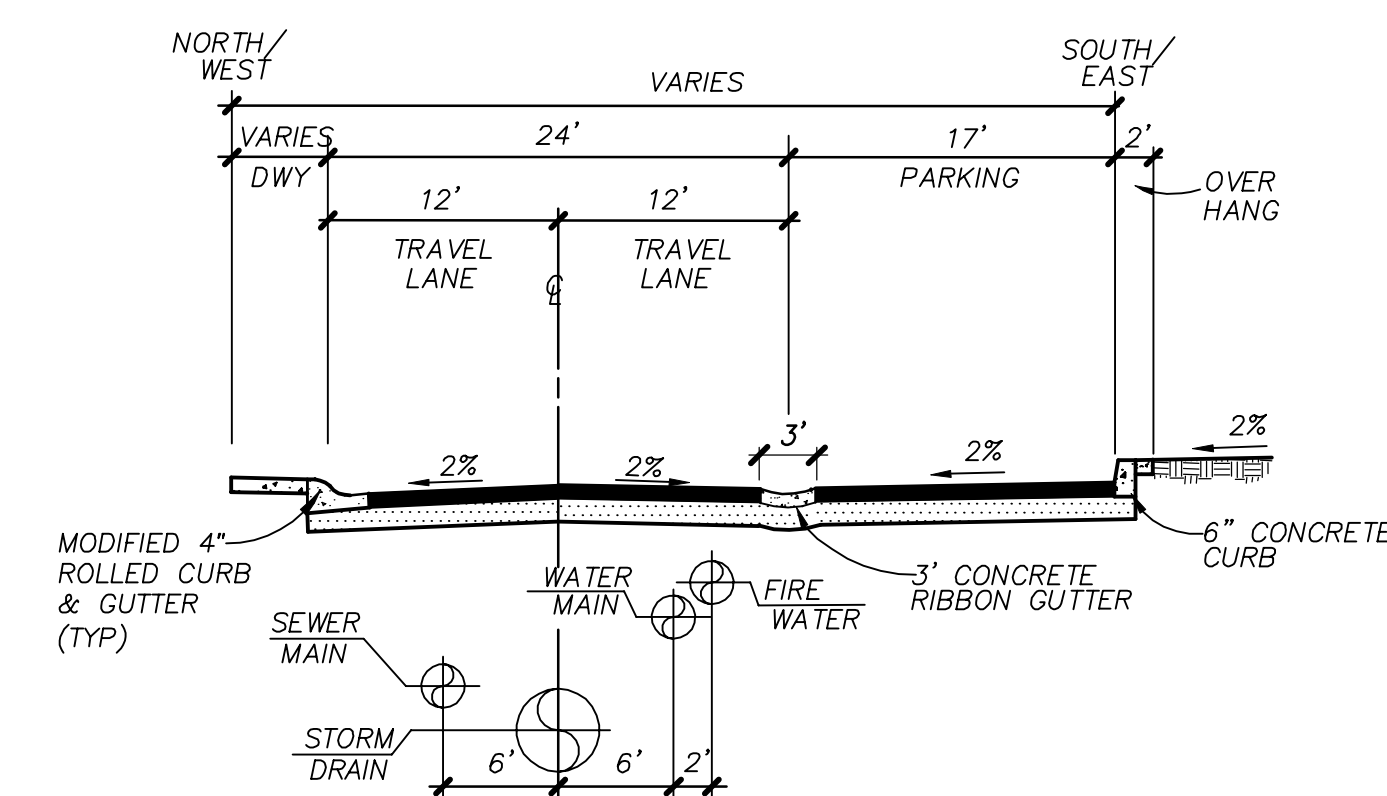
**EXISTING PASEO CULTURA
FROM HERITAGE ROAD TO CAMINO ALDEA**

NOT TO SCALE



**PROPOSED PVT. DRIVES 'D', 'F', 'H', 'J', &
PORTION OF PVT DRIVE 'B'**

NOT TO SCALE



NOTES:
1. CONCRETE SHALL BE 500-C-3250 P.C.C.
2. PROVIDE TRANSVERSE JOINTS PER REGIONAL
STANDARD DRAWING NO. G-10.

PREPARED BY:



**HUNSAKER
& ASSOCIATES
SAN DIEGO, INC.**

PLANNING 9707 Waples St.
ENGINEERING San Diego, Ca 92121
SURVEYING PH(619)558-4900 FX(619)558-1144

DESIGN REVIEW SITE PLAN FOR:

**PARCEL R-19
OTAY RANCH VILLAGE 3**

CITY OF CHULA VISTA, CALIFORNIA

SHEET

**2
OF
5**

NOTE:

BUILDINGS 3, 4, 5, 6 & 7 TO COMPLY WITH TENTATIVE MAP CONDITION #19 (RESOLUTION 2021-123): PRIOR TO APPROVAL OF EACH RESIDENTIAL BUILDING PERMIT IN VILLAGE 3 R-19, THE APPLICANT SHALL PROVIDE EVIDENCE SATISFACTORY TO THE DIRECTOR OF DEVELOPMENT SERVICES (OR THEIR DESIGNEE) THAT EACH PROPOSED RESIDENTIAL UNIT TO BE CONSTRUCTED SHALL BE LOCATED AT LEAST 1,000 FEET AWAY FROM THE THEN ACTIVE SOLID WASTE DISPOSAL AREAS OF THE OTAY LANDFILL AS REQUIRED BY GENERAL PLAN POLICY E 6.4 AND SECTION 2.5 OF THE AMENDED AND RESTATED OTAY LANDFILL EXPANSION AGREEMENT. NOTWITHSTANDING THE TYPICALLY MINISTERIAL NATURE OF BUILDING PERMIT APPROVALS, THE CITY SHALL HAVE AND RETAIN DISCRETION HERE TO DENY ANY BUILDING PERMIT APPLICATION FOR ANY RESIDENTIAL LOT OR PARCEL THAT DOES NOT COMPLY WITH THIS CONDITION OF APPROVAL.

OTAY VILLAGE 2
NAP

HERITAGE ROAD

PASEO CULTURA

CORTE NUEVA

POOL

DOG PARK

SCALE 1" = 30'

PREPARED BY:

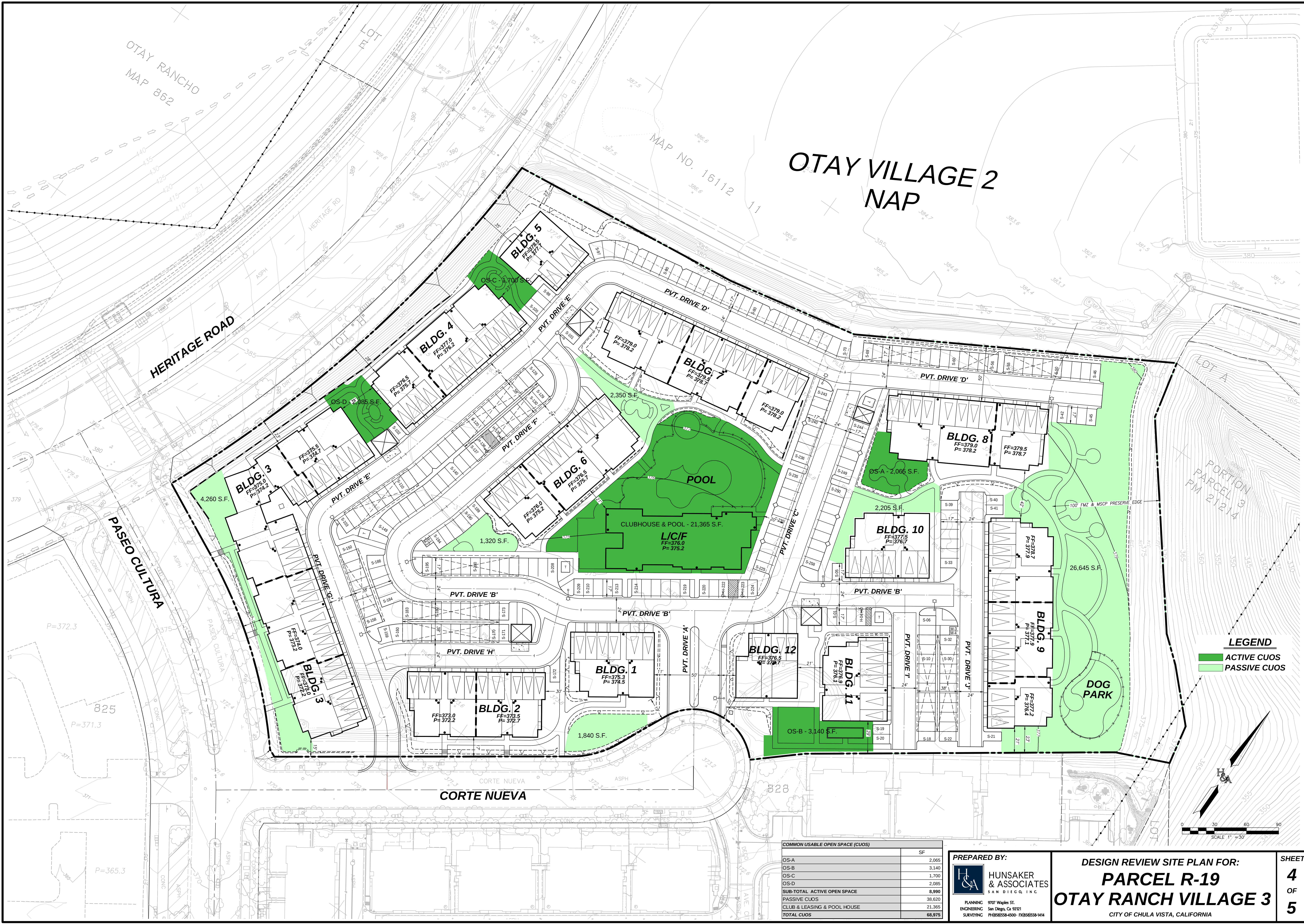
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING 9707 Waples St.
ENGINEERING San Diego, CA 92121
SURVEYING PH(619)558-4900 - FX(619)558-4144

DESIGN REVIEW SITE PLAN FOR:

PARCEL R-19
OTAY RANCH VILLAGE 3
CITY OF CHULA VISTA, CALIFORNIA

SHEET

3
OF
5



OTAY RANCHO
MAP 862OTAY VILLAGE 2
NAP

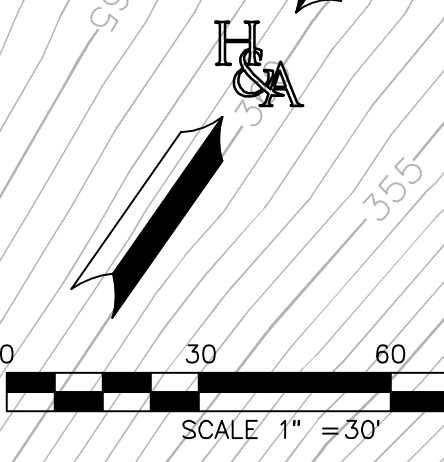
HERITAGE ROAD

PASEO CULTURA

CORTE NUEVA

PORTION
PARCEL 3
PM 21214

DOG PARK



PREPARED BY:

**HUNSAKER
& ASSOCIATES**
SAN DIEGO, INC.

 PLANNING 9707 Waples St.
 ENGINEERING San Diego, Ca 92121
 SURVEYING PH(619)598-4900 - FX(619)598-1414

DESIGN REVIEW SITE PLAN FOR:

PARCEL R-19
OTAY RANCH VILLAGE 3
 CITY OF CHULA VISTA, CALIFORNIA

SHEET

5
 OF
5