

PROJECT INFORMATION

**LIFE TIME
CHULA VISTA**
#DR22-0001

DRAWING LOG

REV DATE DESCRIPTION

NOT FOR
CONSTRUCTION

CONFIDENTIALITY NOTICE

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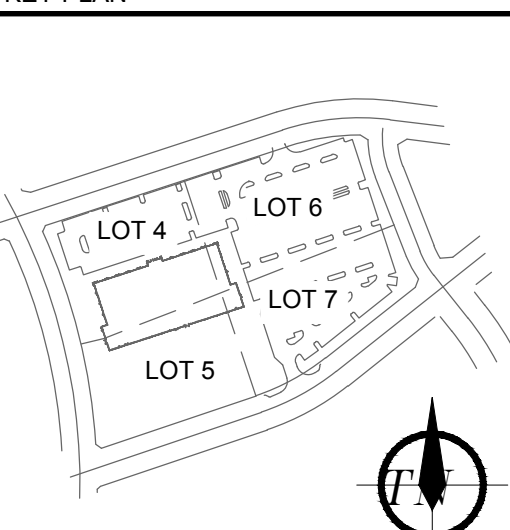
KELSEY M. ABAS REG. NO. 92344

EXP DATE: 06/30/2023

STAMP



KEY PLAN



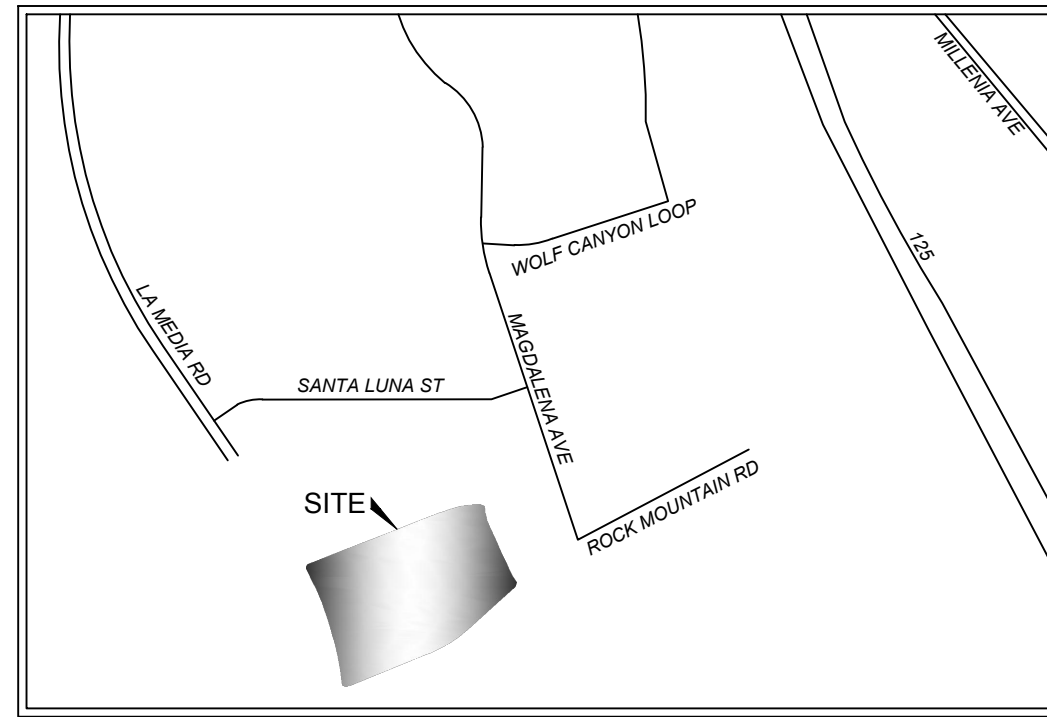
ISSUE DATE: 5/31/2022

SHEET NO.

C7

SHEET 7 OF 8

PUBLICATIONS ISSUED FOR COORDINATION



VICINITY MAP
NTS

LEGEND

PROPERTY LINE / RIGHT-OF-WAY
EXISTING LOT LINE
CENTERLINE
SETBACK
EASEMENT
RETAINING WALL
LIGHT DUTY ASPHALT PAVEMENT (4" AC/7" AB)
PER GEOTECH REPORT
HEAVY DUTY ASPHALT PAVEMENT (4" AC/10" AB)
PER GEOTECH REPORT
HEAVY DUTY CONCRETE PAVEMENT (6" PCC/6" AB)

CONCRETE SIDEWALK

LANDSCAPE

HARDSCAPE (PER ARCHITECTURAL PLANS)

DECORATIVE CONCRETE PAVERS
R1-1 STOP SIGN/ R3-5 LEFT TURN ONLY SIGN/
R6-2 LEFT ONE WAY SIGN

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHULA VISTA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOTS 4, 5, 6 AND 7 OF CITY OF CHULA VISTA TRACT NO. 19-03 OTAY RANCH VILLAGE 8 WEST 'A' MAP, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16428, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON NOVEMBER 3, 2020, AS DOCUMENT NO. 2020-7000372 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATEVER NAME KNOWN, GEOTHERMAL, STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING, AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER FIVE HUNDRED (500) FEET OF THE SUBSURFACE OF THE PROPERTY, AS RESERVED BY THE OTAY LAND COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN GRANT DEED RECORDED OCTOBER 29, 2018, AS INSTRUMENT NO. 2018-0450280 OF OFFICIAL RECORDS AND ALSO AS RESERVED BY HOMEFED VILLAGE 8, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN GRANT DEED RECORDED DECEMBER 17, 2020 AS INSTRUMENT NO. 2020-0810208 OF OFFICIAL RECORDS.

ABBREVIATIONS

(X.XX) EXISTING ELEVATION
BLDG BUILDING
BW BOTTOM OF WALL
EG EXISTING GRADE
EP EDGE OF PAVEMENT
EX EXISTING
FF FINISHED FLOOR
ELEV ELEVATION
FG FINISHED GRADE
FL FLOW LINE
FS FINISHED SURFACE

GB GRADE BREAK
LP LOW POINT
RG ROUGH GRADE
RL RIDGE LINE
SF SQUARE FEET
SWLK SIDEWALK
TC TOP OF CURB
TG TOP OF GRATE
TP TOP OF PAVEMENT
TW TOP OF WALL
TYP TYPICAL

ASSESSOR'S PARCEL NUMBER

644-071-04-00, 644-071-05-00, 644-071-06-00, 644-071-07-00

UTILITY INFORMATION

STORM: CITY OF CHULA VISTA
SEWER: CITY OF CHULA VISTA
WATER: OTAY WATER DISTRICT
ELECTRIC: SAN DIEGO GAS AND ELECTRIC COMPANY
GAS: SAN DIEGO GAS AND ELECTRIC COMPANY
TELECOM: AT&T

OWNER INFORMATION

HOMEFED VILLAGE 8, LLC
1903 WRIGHT PLACE, SUITE 220
CARLSBAD, CA 92008

DEVELOPER INFORMATION

LIFE TIME PROPERTY DEVELOPMENT
2902 CORPORATE PLACE
CHANHASSEN, MN 55317
DEVELOPMENT MANAGER: CHRIS CAMPBELL
EMAIL: CCAMPBELL@LTI.LIFE
PHONE: (952) 401-2581
ENGINEERING MANAGER: PETER GALZKI
EMAIL: PGALZKI@LTI.LIFE
PHONE: (952) 229-7495

SITE INFORMATION

ZONING: TOWN CENTER (TC) ZONE WITHIN OTAY RANCH VILLAGE 8 WEST SECTIONAL PLANNING AREA
ACREAGE: 7.5
FLOOR AREA RATIO (FAR): 0.26
LOT COVERAGE: 0.44
PROPOSED DEMOLITION: THERE ARE NO EXISTING TREES TO BE REMOVED. MINOR DEMOLITION PROPOSED FOR REMOVAL OF A PORTION OF TEMPORARY SEDIMENT BASIN STORM DRAIN LINES. NO OTHER EXISTING MANMADE STRUCTURES TO REMAIN OR BE REMOVED.

PARKING SUMMARY

ALL PARKING ONSITE IS SHARED AND UNASSIGNED.

ACCESSIBLE: 9
MOTORCYCLE: 8
FUTURE CLEAN AIR/VE: 26
AUTOMOBILE: 400
TOTAL: 443

BICYCLE SPACES: 22

OPERATIONS SUMMARY

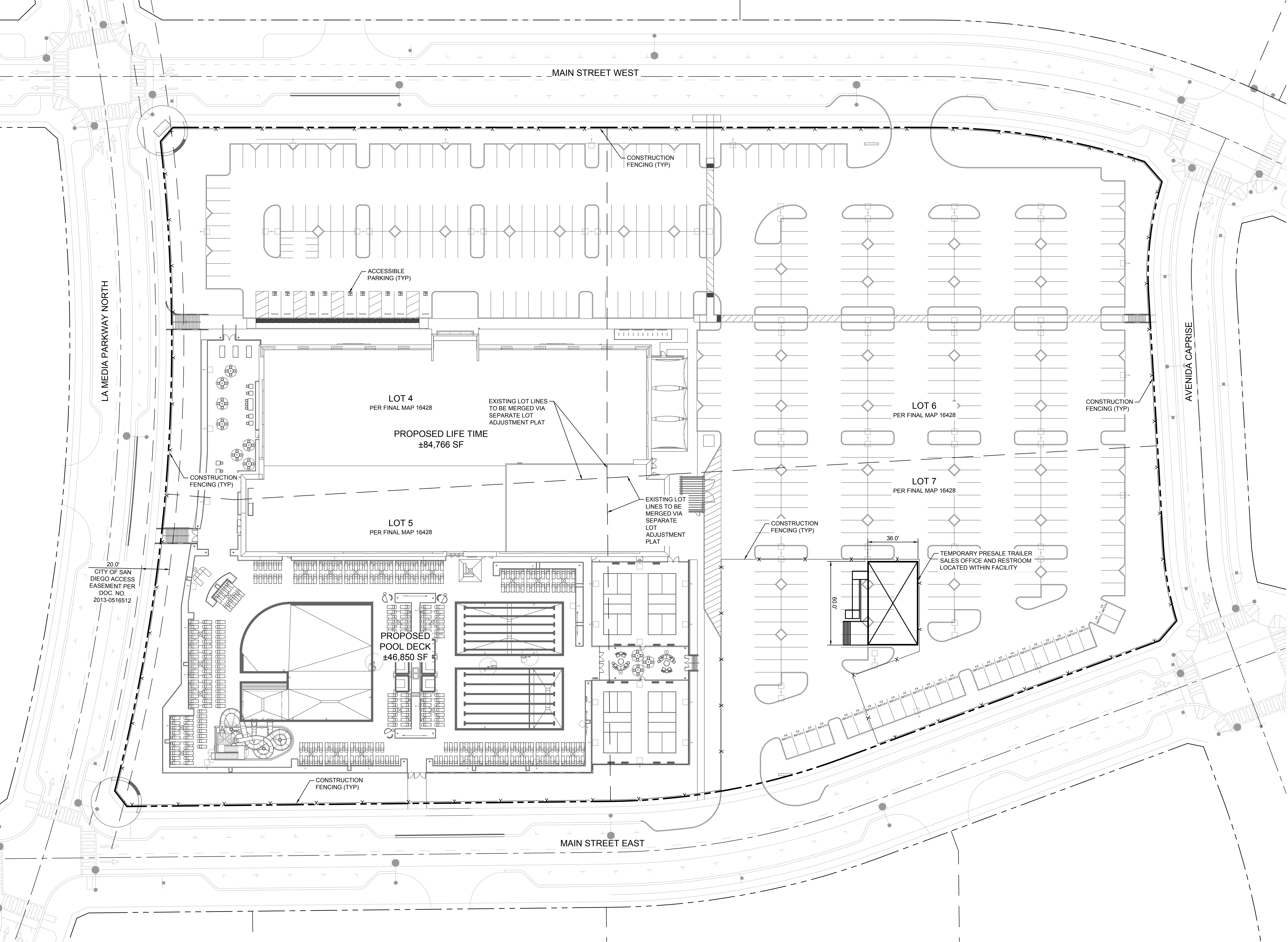
HOURS OF OPERATION: 24 HOURS, 7 DAYS A WEEK
NUMBER OF EMPLOYEES: 200 - 250 FULL AND PART TIME

REFERENCED IMPROVEMENT PLANS

- MASS GRADING PLANS FOR CHULA VISTA TRACT NO 19-03 - DWG NO 14011/W.O. NO OR-651G
- IMPROVEMENT PLANS FOR OR V8W PHASE 1 TOWN CENTER - DWG NO 14012/W.O. NO OR-651I

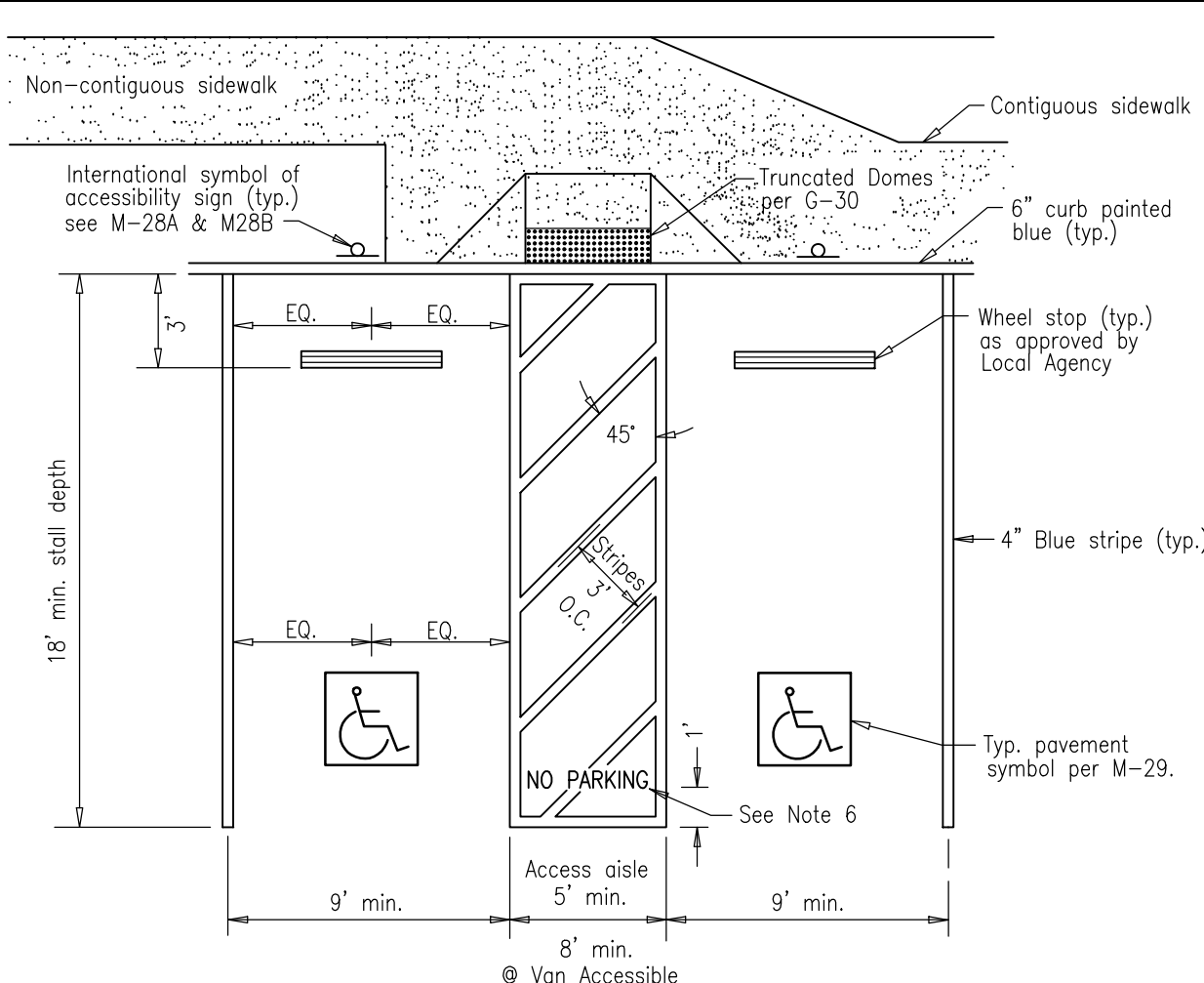
NOTES

- FOLLOWING USE AS SALES OFFICE, THE APPLICANT SHALL REMOVE ALL TEMPORARY LANDSCAPING (IF APPLICABLE) AND ABOVE GRADE IMPROVEMENTS SUCH AS FENCES, RAMPS, AND STAIRS AND FINISH/RESTORE TO THE FINAL DESIGN CONDITION.



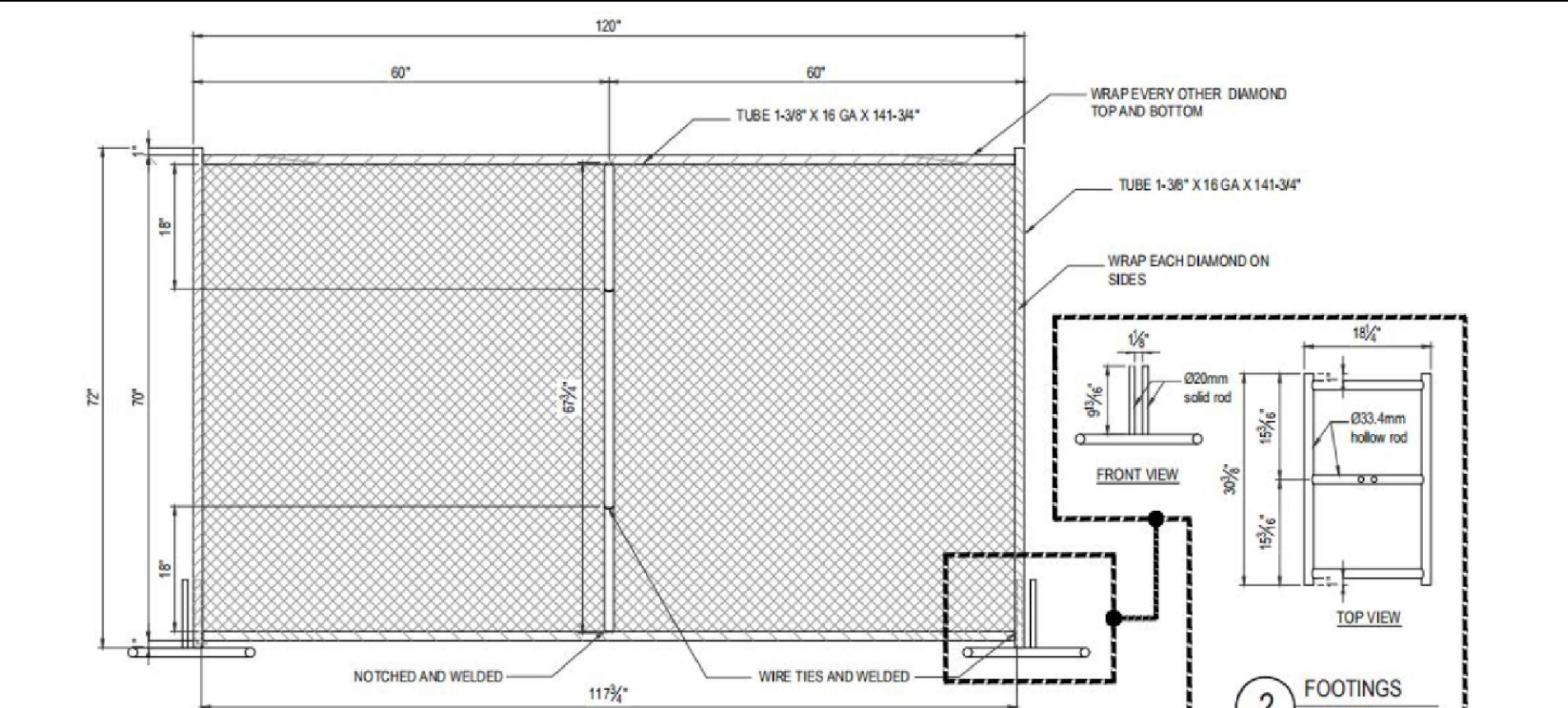
NOTES:

- Provide for adequate drainage.
- For appropriate ramp alternate to conform to topographical conditions, see standard drawings G-27 through G-32B.
- Blue color should match color No. 15090 in the Federal Standard 595a as specified in Section 522(b)(2).
- If only one accessible parking stall is going to be provided, the access aisle shall be 8' (van accessible) and located on the passenger side.
- Sidewalk cross slope shall not exceed 2.0%.
- "NO PARKING" 12" high stencil marking, reflective white over blue stripes.



DISABLED PARKING STALL(S) SDRSD M-27A

N.T.S.



MATERIALS	QTY
TUBE 1-3/8" X 16 GA X 117-3/4"	2
TUBE 1-3/8" X 16 GA X 72"	2
TUBE 1-3/8" X 16 GA X 67-3/4"	1

TEMPORARY CONSTRUCTION FENCE

N.T.S.