

PROJECT INFORMATION

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

DRAWING LOG

REV DATE DESCRIPTION

NOT FOR  
CONSTRUCTION

CONFIDENTIALITY NOTICE

BY ACCEPTING THIS MATERIAL, THE RECIPIENT ACKNOWLEDGES AND AGREES THAT THE INFORMATION CONTAINED HEREIN IS CONFIDENTIAL AND SHALL NOT BE DISCLOSED, DISTRIBUTED, OR OTHERWISE TRANSMITTED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF LIFE TIME, INC., OR ITS SUBSIDIARIES (LTI). THIS MATERIAL AND INFORMATION REMAINS THE SOLE PROPERTY OF LTI AND LTI RESERVES THE RIGHT TO REQUIRE ITS RETURN AT ANY TIME. THE RECIPIENT AGREES TO DEFEND AND INDEMNIFY LTI FROM ANY DAMAGES OR LOSSES ARISING OUT OF THE UNAUTHORIZED USE OR DISCLOSURE OF THE INFORMATION.

PROFESSIONAL OF RECORD

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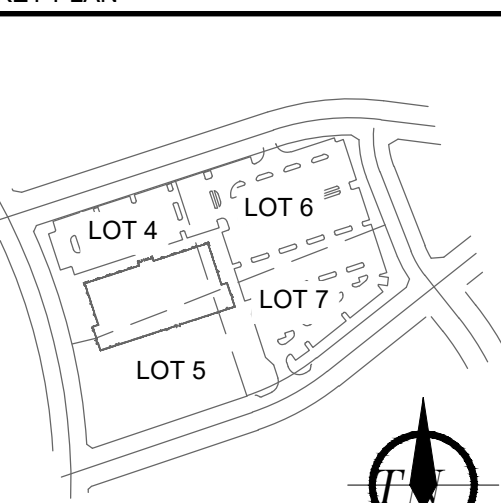
KELSEY M. ABAS REG. NO. 92344

EXP DATE: 06/30/2023

STAMP



KEY PLAN

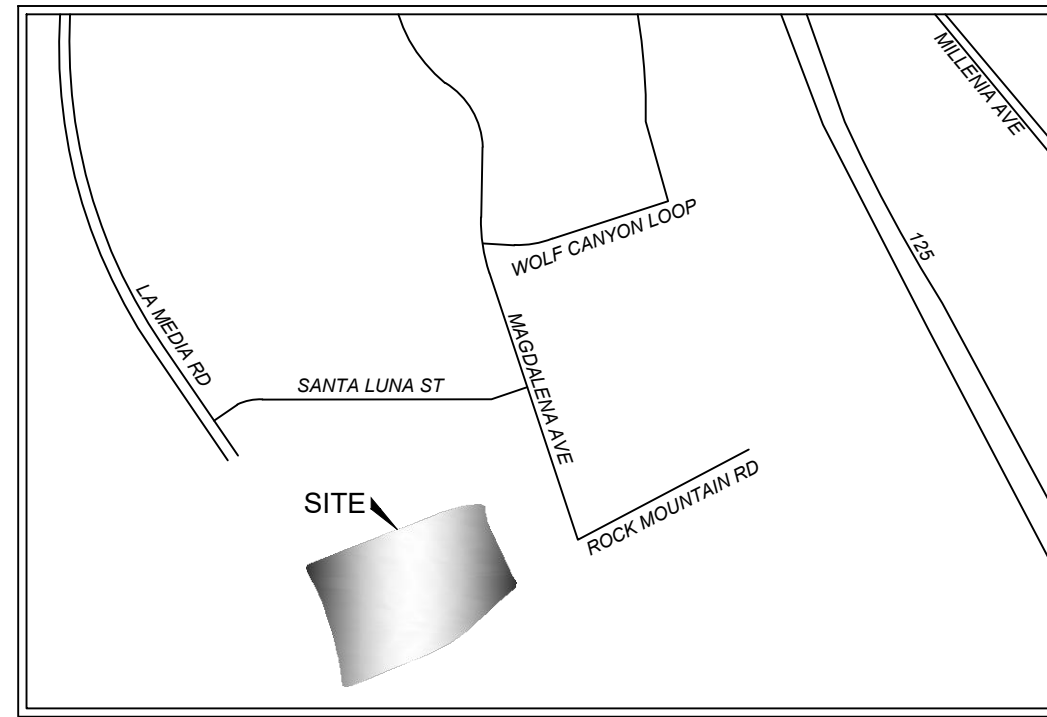


ISSUE DATE: 5/27/2022

SHEET NO.

**C1**

SHEET 1 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. 2020-0700372 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER 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 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	GB	GRADE BREAK
BLDG	BUILDING	LP	LOW POINT
BW	BOTTOM OF WALL	RL	ROUGH GRADE
EG	EXISTING GRADE	RF	RIDGE LINE
EP	EDGE OF PAVEMENT	RF	SQUARE FEET
EX	EXISTING	SWLK	SIDEWALK
FF	FINISHED FLOOR	TC	TOP OF CURB
FG	FINISHED GRADE	TG	TOP OF GRATE
FL	FLOW LINE	TP	TOP OF PAVEMENT
FS	FINISHED SURFACE	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 AIRVE:	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

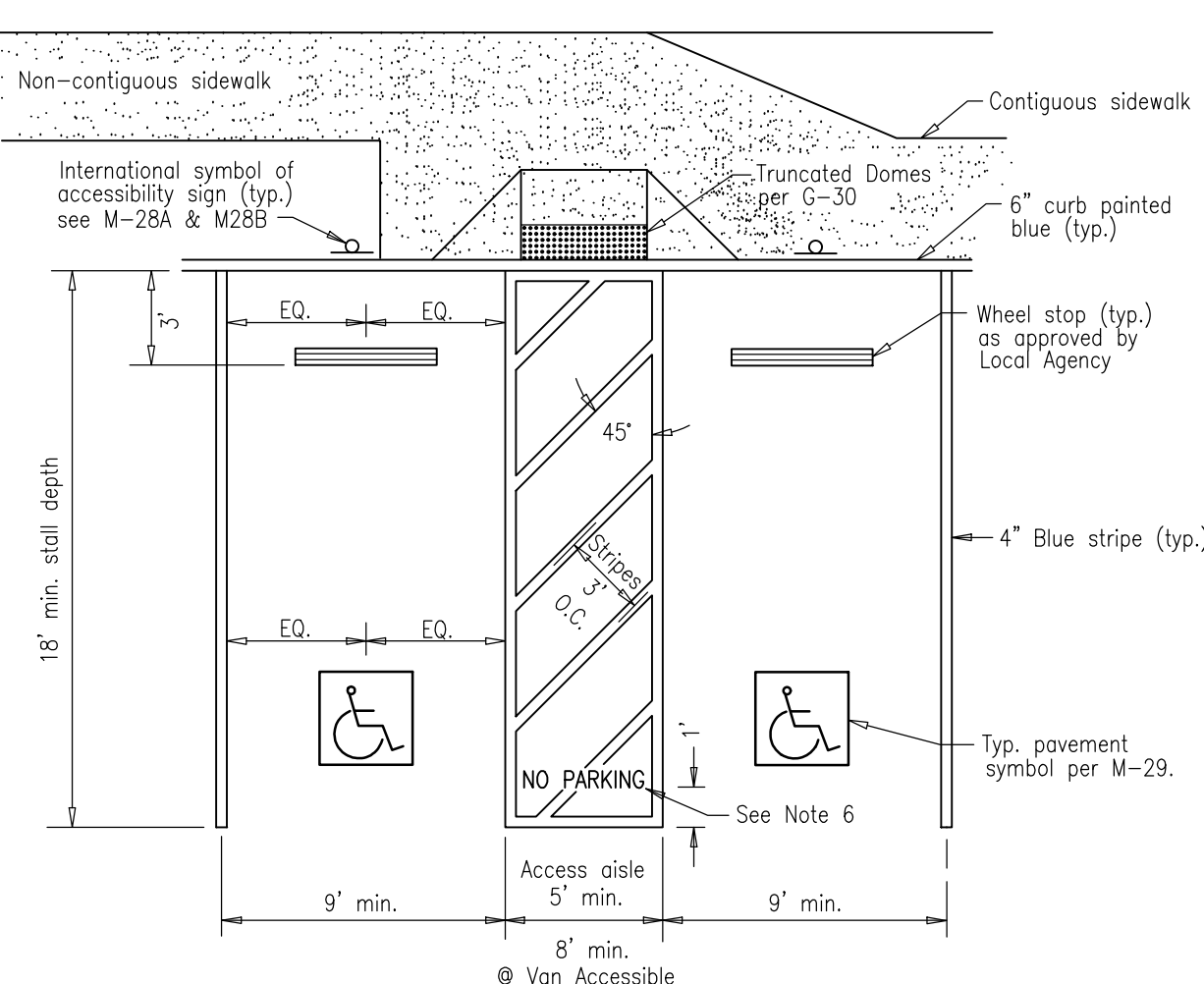
- MASS GRADING PLANS FOR CHULA VISTA TRACT NO 19-03 - DWG NO 14011/W.O. NO OR-661G
- IMPROVEMENT PLANS FOR OR V8W PHASE 1 TOWN CENTER - DWG NO 14012/W.O. NO OR-661I

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.

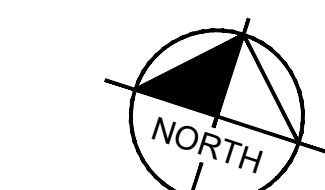
NOTES:

- 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 5220(i).
- 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.

A



GRAPHIC SCALE IN FEET  
0 15 30 60



**LEGEND**  
PROPERTY LINE / RIGHT-OF-WAY  
EXISTING LOT LINE  
CENTERLINE  
SETBACK  
EASEMENT  
PROPOSED CONTOUR  
EXISTING CONTOUR  
GRADING LIMITS  
GRADE BREAK LINE  
RIDGE LINE  
FLOWLINE  
PAVEMENT SAWCUT  
SLOPE

SPOT ELEVATION

RETAINING WALL  
PRIVATE SEWER  
PRIVATE WATER  
PRIVATE FIRE WATER  
PRIVATE STORM LINE

PRIVATE STORM DRAIN MANHOLE  
PRIVATE STORM DRAIN CURB INLET  
PRIVATE GRATE INLET

EARTHWORK			
LOT SIZE (ACRES)	7.5		
CLEAR DEPTH (INCHES)	0		
RAW CAD EARTHWORK			
CUT (CU. YD.)	6,900.00		
FILL (CU. YD.)	17,100.00		
CUT FACTOR	1		
FILL FACTOR	1		
NET (CU. YD.)	(10,200.0)		
ADDITIONAL EARTHWORK			
ITEM	QUANTITY	Unit	CU. YD.
BUILDING AREA		SF	
BUILDING SLAB DEPTH		IN	10,500
HEAVY DUTY ASPHALT AREA	33,693.9	SF	
HEAVY DUTY ASPHALT SECTION (4'10")	14.0	IN	1,456
LIGHT DUTY ASPHALT AREA	106,781.0	SF	
LIGHT DUTY ASPHALT SECTION (4'17")	11.0	IN	3,625
HEAVY CONCRETE AREA	2,031.5	SF	
HEAVY CONCRETE DEPTH (6'6")	12.0	IN	75
SIDEWALK AREA	7,062.1	SF	
SIDEWALK DEPTH 4"	4.0	IN	87
		AREA	
		IN	
AREA			
DEPTH			
STORM DETENTION (CU. YD.)	CU. YD.	0	
ADDITIONAL CUT SUM (CU. YD.)			15744
CUT FACTOR (SHRINKAGE)			1.0
NET CUT (CU. YD.)			15,744
ESTIMATED EARTHWORK RESULTS			
LOT SIZE (ACRES)	7.5		
CUT (CU. YD.)	22644		
FILL (CU. YD.)	17100		
NET CUT (CU. YD.)	5500		

\*\*THE QUANTITIES LISTED ABOVE ARE APPROXIMATE AND FOR PERMIT PROCESS ONLY. FIELD CONDITIONS DURING CONSTRUCTION MAY VARY RESULTING IN ACTUAL EARTHWORK QUANTITIES DIFFERENT FROM THOSE ESTIMATED BELOW. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF THE QUANTITIES INVOLVED AND BASE HIS BID ON HIS OWN ESTIMATE. THESE QUANTITIES DO NOT REFLECT ANY REMEDIAL GRADING OR OVEREXCAVATION RECOMMENDATIONS PER THE GEOTECHNICAL REPORT.

**FEMA INFORMATION**  
THE PROJECT SITE IS COVERED BY MAP NUMBER 06073C2176G OF THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR SAN DIEGO COUNTY, CALIFORNIA AND INCORPORATED AREAS DATED MAY 16, 2012. THE SITE IS CLASSIFIED AS ZONE X, WHICH IS AN AREA OF MINIMAL FLOODING.

**DRAINAGE AND WATER QUALITY**  
THE PROJECT IS CONSISTENT WITH THE VILLAGE 8 WEST MASTER DRAINAGE AND WATER QUALITY REPORTS. THE PROJECT DOES NOT REQUIRE IMPLEMENTATION OF ANY ADDITIONAL STORM WATER DETENTION OR TREATMENT FACILITIES.

**LIFE TIME**  
HEALTHY WAY OF LIFE  
2902 CORPORATE PLACE CHANHASSEN, MN 55317  
CONSULTANT  
**Kimley»Horn**  
401 B STREET, SUITE 600, SAN DIEGO, CA 92101

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

DRAWING LOG		
REV	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

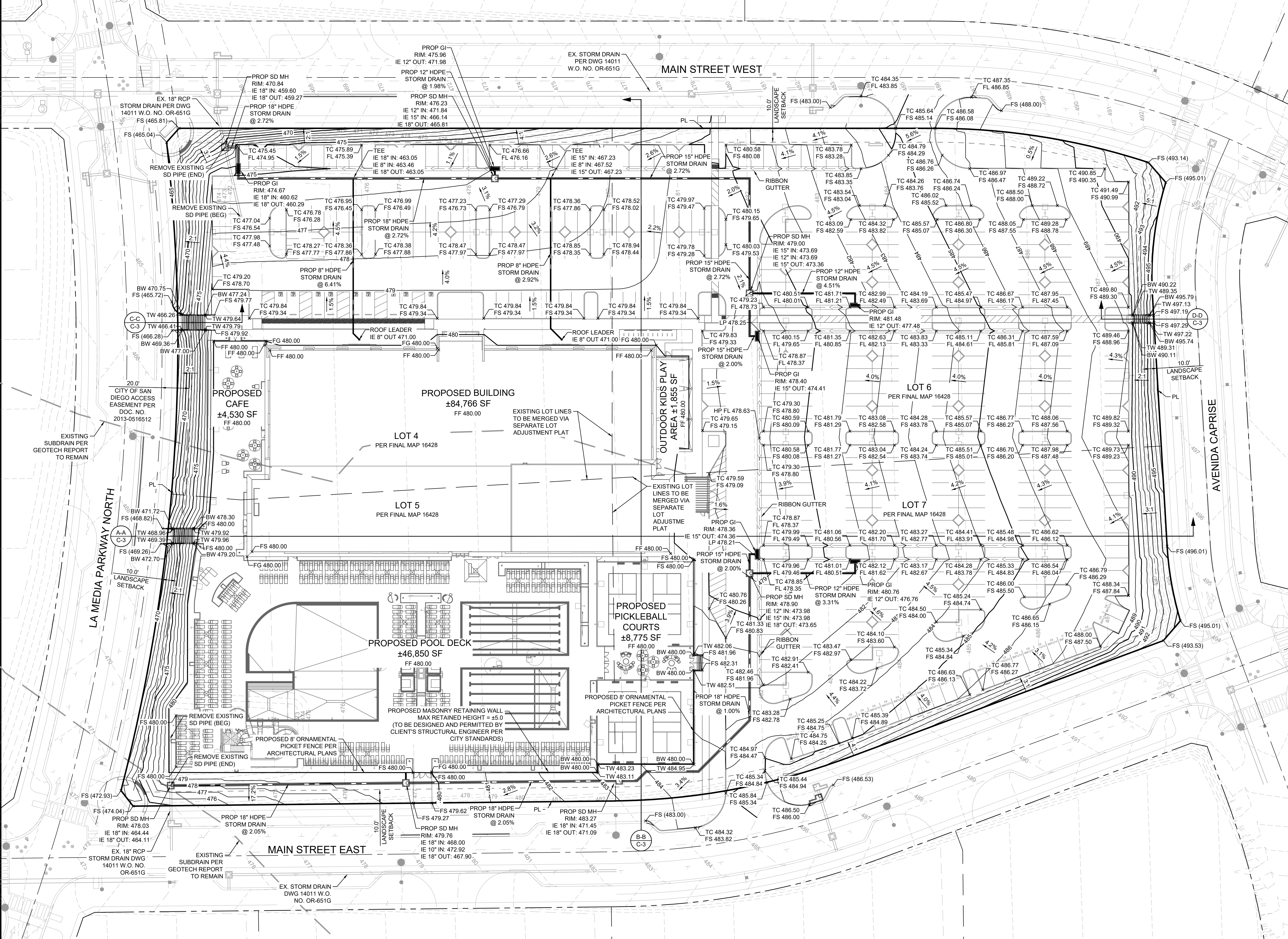
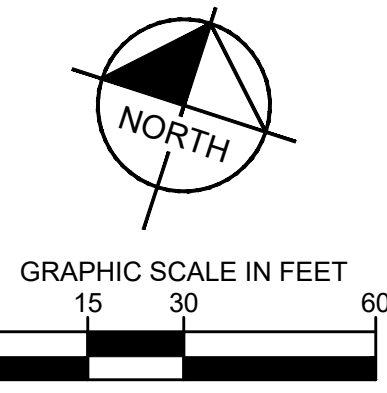
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**KELSEY M. ABAS** REG. NO. 92344  
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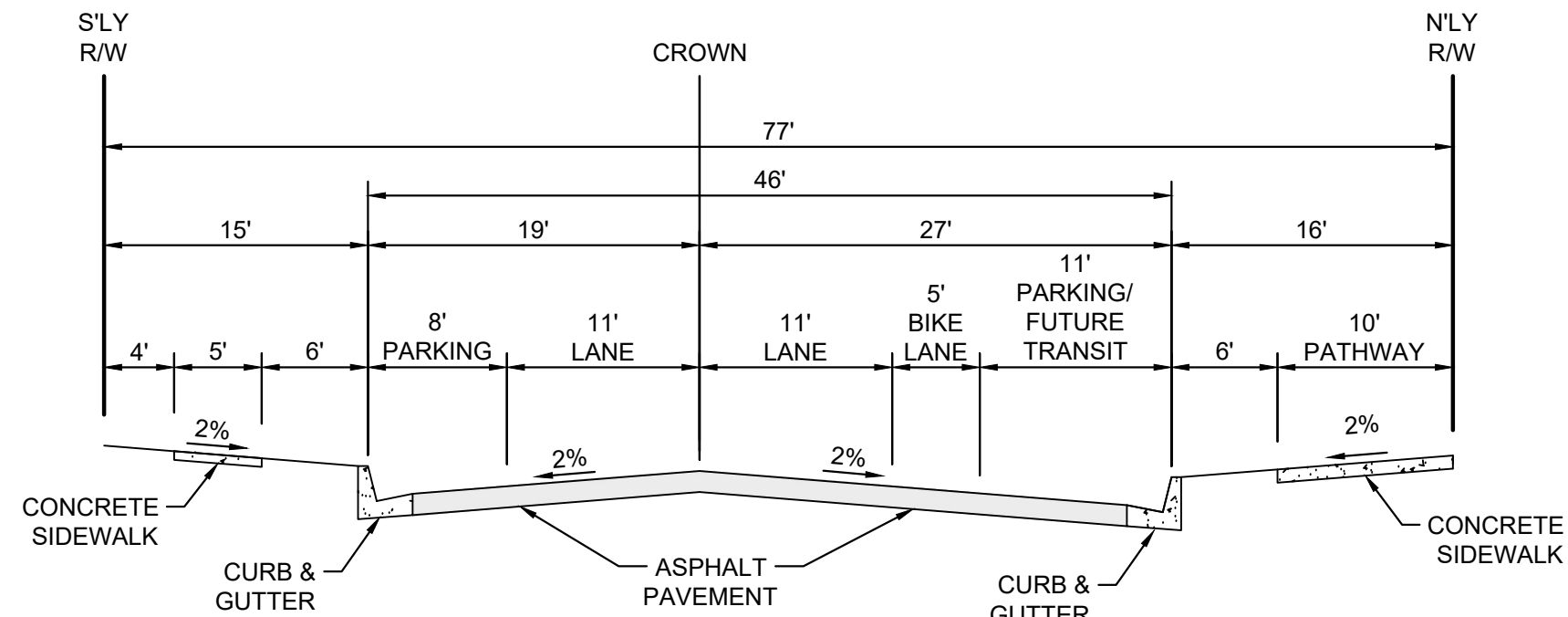


KEY PLAN

ISSUE DATE: 5/27/2022  
SHEET NO. **C2**  
SHEET 2 OF 8  
PUBLICATIONS  
ISSUED FOR COORDINATION



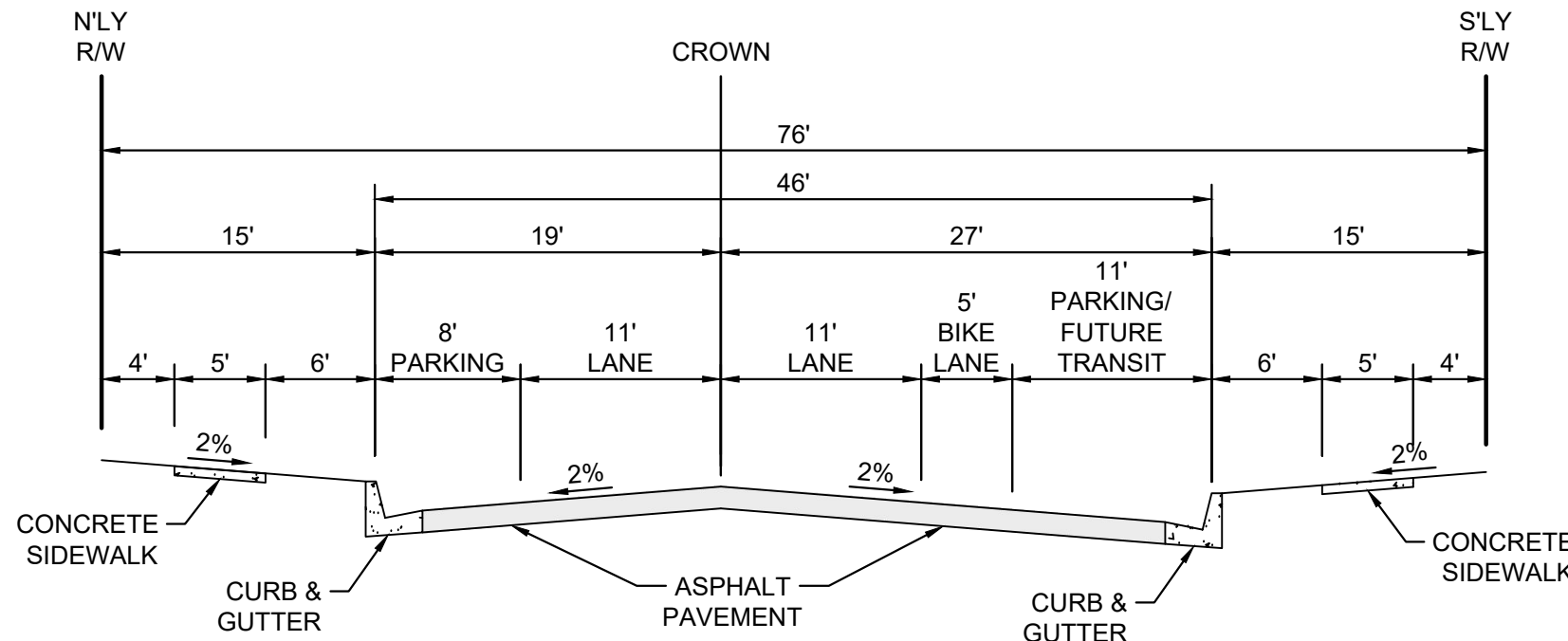




TYPICAL SECTION - MAIN STREET WEST

HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 2.5'

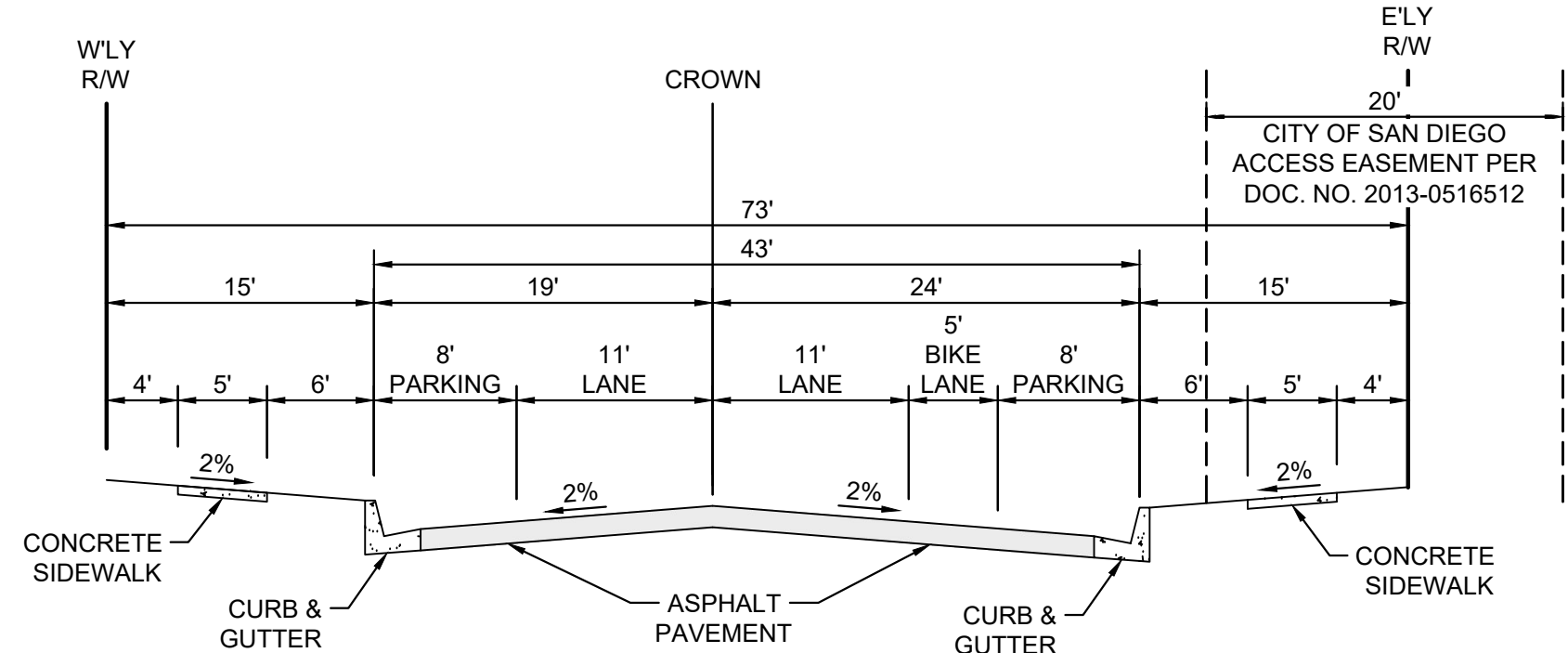
PROPOSED PER DWG. NO. 14012



TYPICAL SECTION - MAIN STREET EAST

HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 2.5'

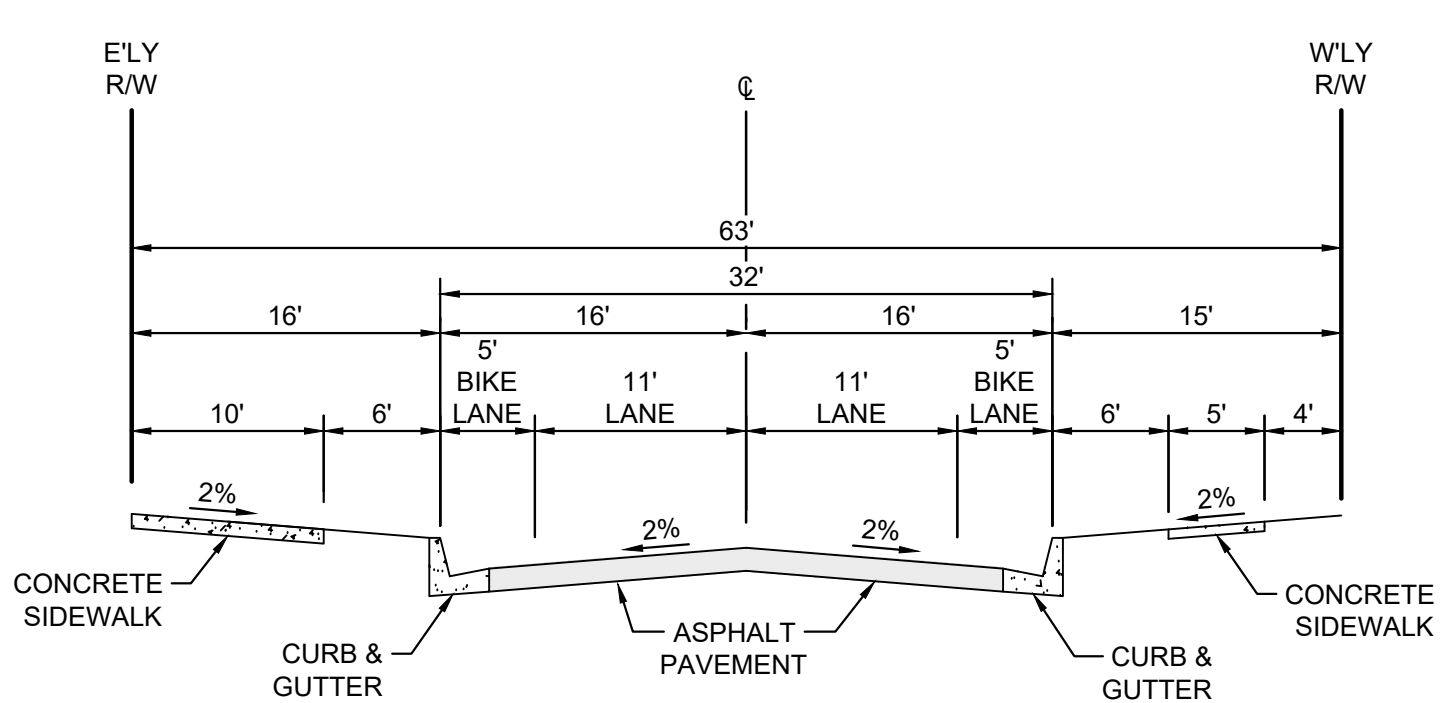
PROPOSED PER DWG. NO. 14012



TYPICAL SECTION - LA MEDIA PARKWAY NORTH

HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 2.5'

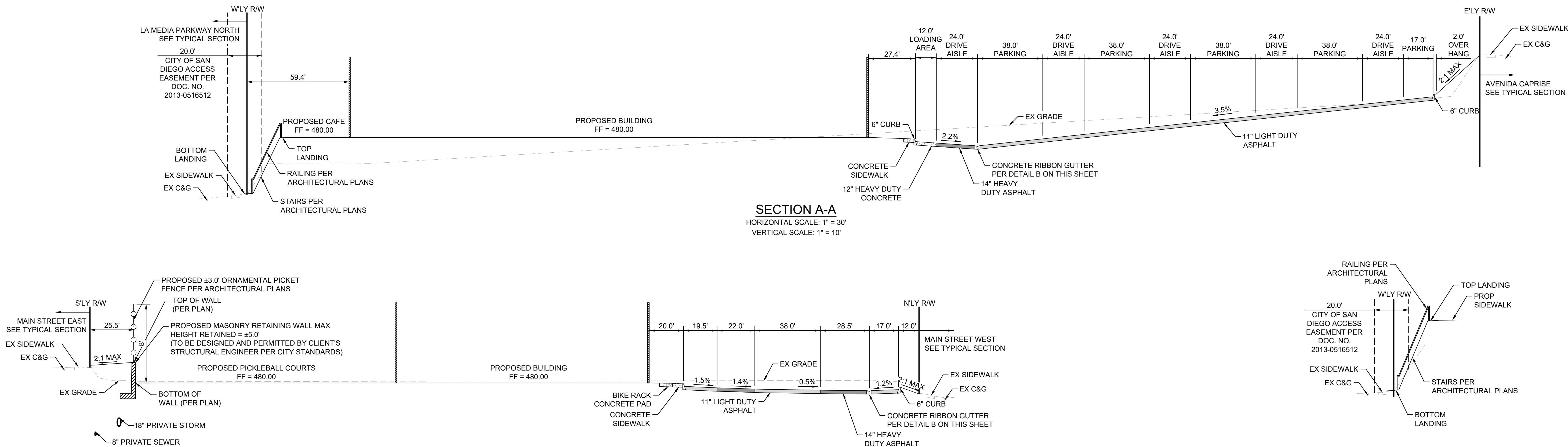
PROPOSED PER DWG. NO. 14012



TYPICAL SECTION - AVENIDA CAPRISE

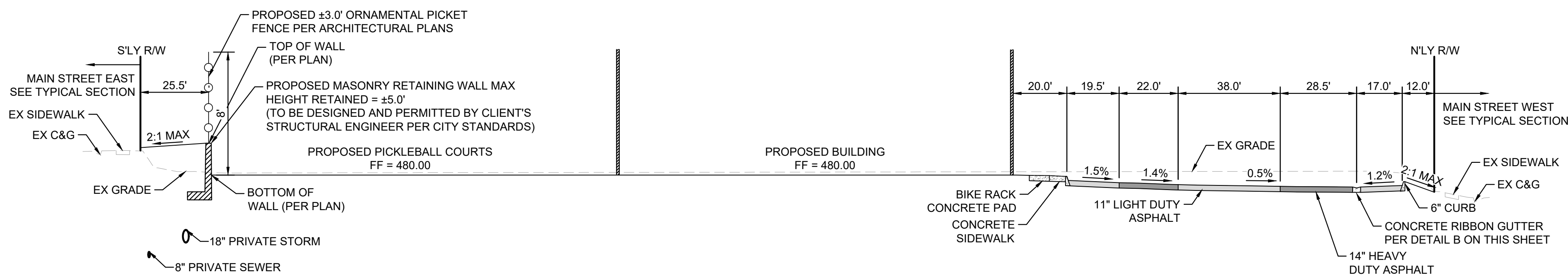
HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 2.5'

PROPOSED PER DWG. NO. 14012



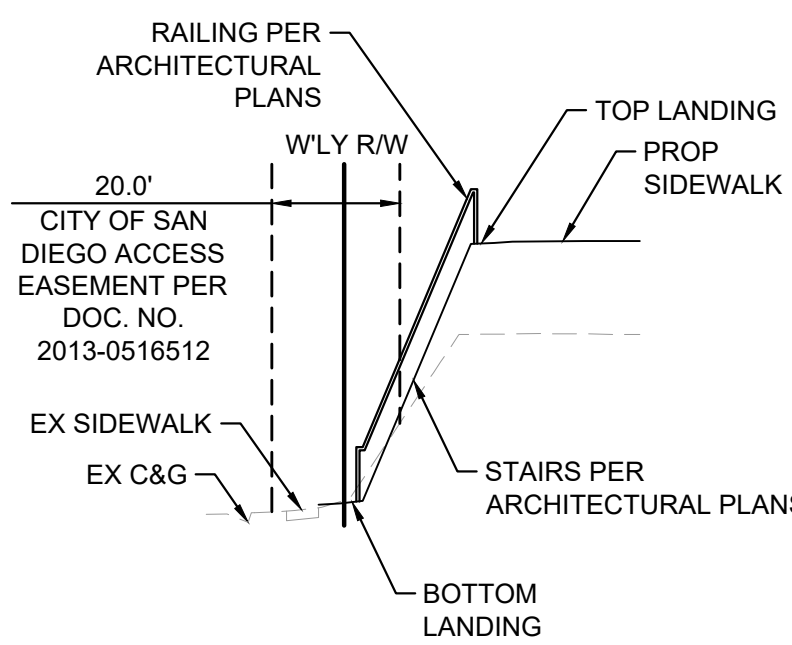
SECTION A-A

HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 10'



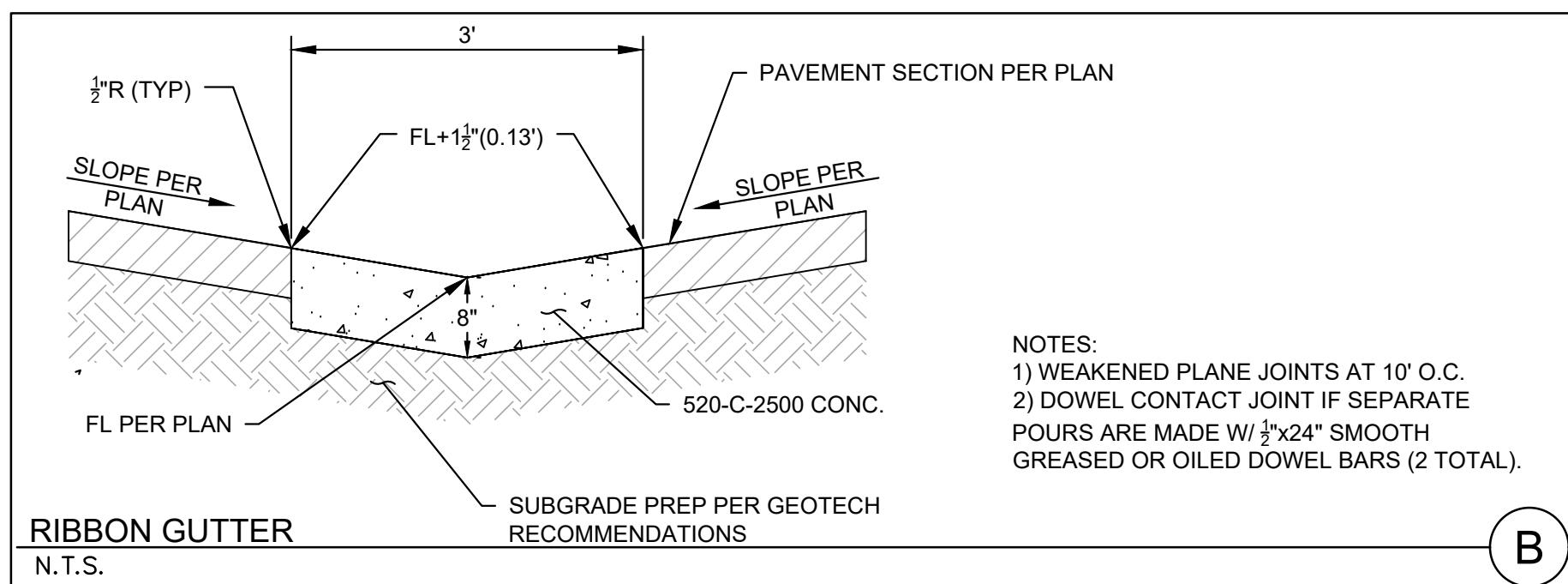
SECTION B-B

HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 10'



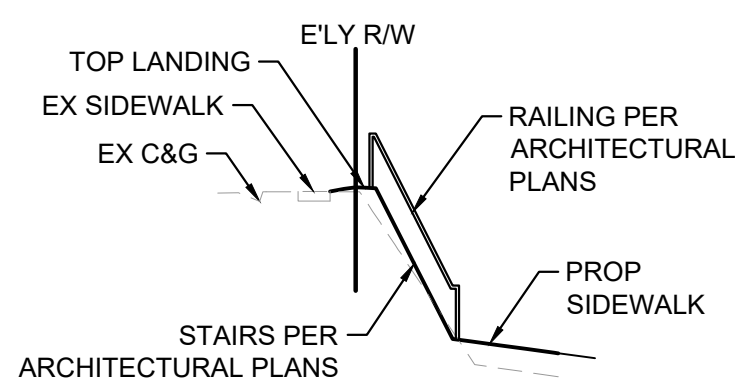
SECTION C-C

HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 10'



RIBBON GUTTER  
N.T.S.

B



SECTION D-D

HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 10'



