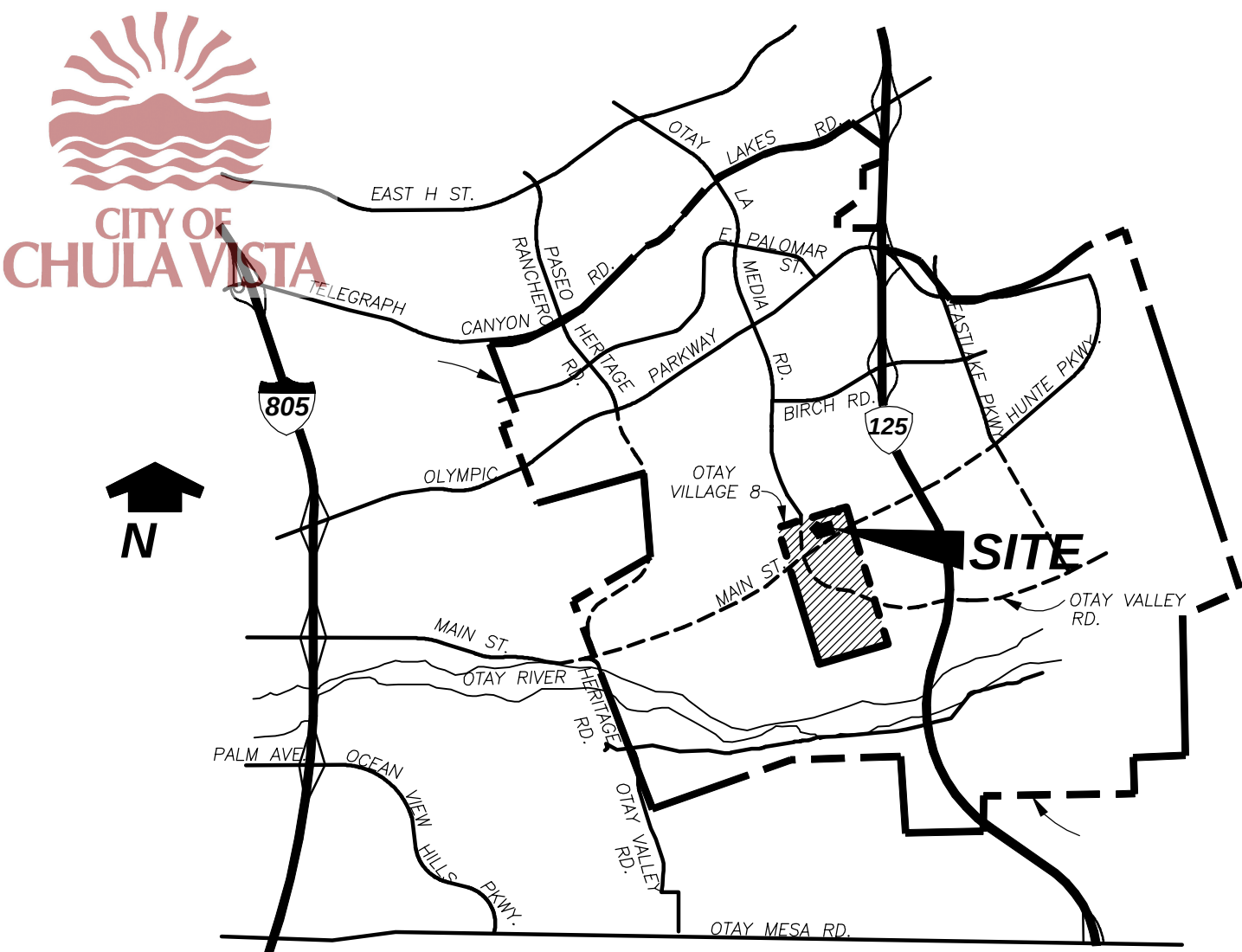
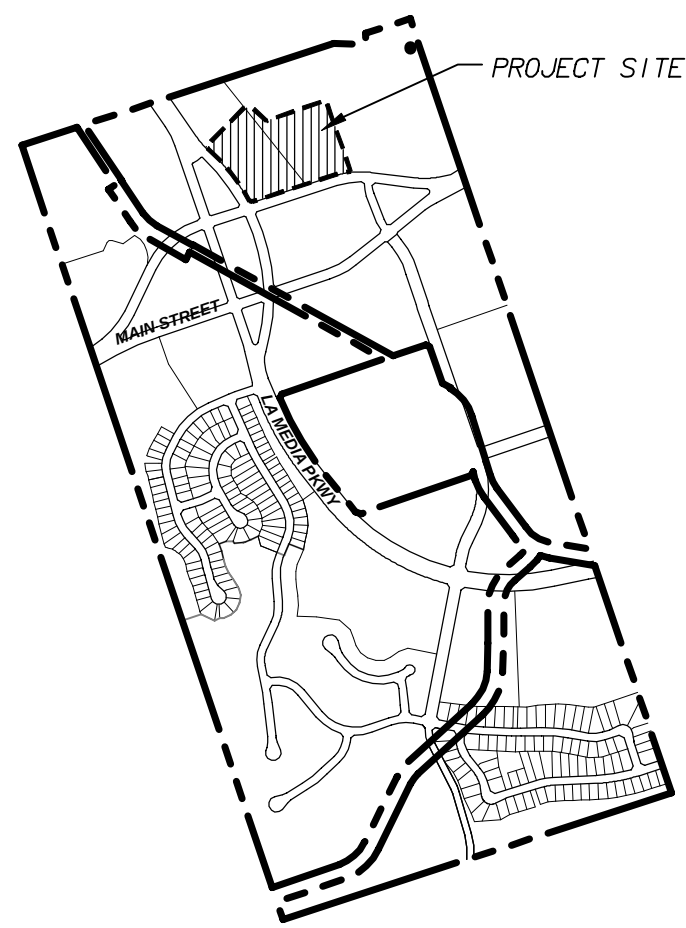




VICINITY MAP
NOT TO SCALE

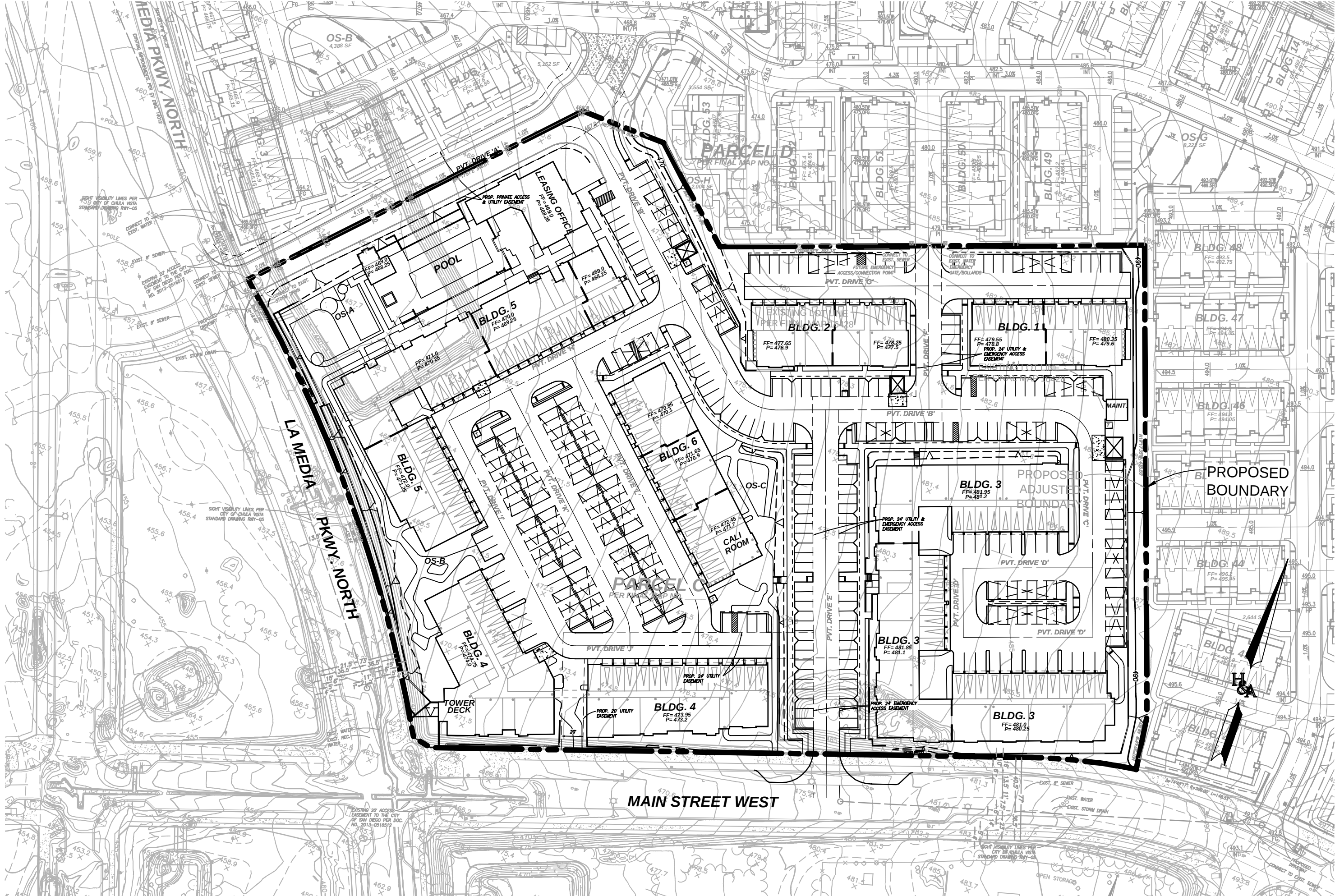


LOCATION MAP
NOT TO SCALE

Approved

11/04/2022

DESIGN REVIEW SITE PLAN FOR: PARCEL C OTAY RANCH VILLAGE 8 WEST CITY OF CHULA VISTA, CALIFORNIA



KEY MAP
NOT TO SCALE

LEGEND

PROJECT BOUNDARY	---
EXISTING TOPO CONTOUR	350
LOT LINE	---
PAD ELEVATION	P237.7
NEIGHBORHOOD	R-1
SLOPE (2:1 MAX)	2%
PERCENT OF GRADE	2%
ST. ELEVATION	350.4
PRVT. SEWER MAIN (8" PVC)	—○—
SEWER INVERT ELEVATION	343.4 IE
PRVT. WATER MAIN (8"*)	—W—
PRVT. WATER FIRE	—F—
PRVT. FIRE HYDRANT	—H—
PRVT. STORM DRAIN(18"*)	—SD—
RETAINING WALL	—TW—
TOP OF WALL ELEVATION	TW
PRVT. ST. LIGHT	—○—
EASEMENT LINE	—X—
TRASH ENCLOSURE	—X—
TRANSFORMER	—T—
CARPORT	—C—
BROW DITCH	—B—

* UNLESS SHOWN OTHERWISE

LEGAL DESCRIPTION

LOT 1, AND A PORTION OF LOTS 2, 23 AND 24 OF OTAY RANCH VILLAGE 8 WEST, CHULA VISTA TRACT NO. 09-04, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16428 FILED IN THE OFFICE OF SAID COUNTY RECORDER NOVEMBER 3, 2020.

CALIFORNIA COORDINATE INDEX:1800-6337

BENCHMARK:

DESCRIPTION : BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE 1.5 MILES EAST OF INTERSECTION OF MAIN ST. & HERITAGE RD. 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)

EARTHWORK/GRADING QUANTITIES

CUT: APPROX. 45,155 C.Y.
FILL: APPROX. 12,108 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 - PROPOSED DETAILS
- SHEET 3 - PROPOSED & EXISTING ST. SECTIONS
- SHEET 4 - PROPOSED SITE PLAN
- SHEET 5 - ACCESSIBILITY ROUTES

GENERAL NOTES

- GROSS/ NET SITE AREA: 8.58 ACRES
LOT 1: 4.08 ACRES
PORTION OF LOT 2: 1.86 ACRES
PORTION OF LOT 23: 1.85 ACRES
PORTION OF LOT 24: 0.78 ACRES
TOTAL NUMBER OF EXISTING LOTS: 4
- TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED: 267 UNITS
- NET DENSITY: 31.1 DU/AC (267 UNITS/ 8.58 AC)
- ASSESSOR'S PARCEL NUMBER: 644-071-01 & 02 & 17 & 18
- EXISTING/PROPOSED GENERAL PLAN DESIGNATION: TOWN CENTER (PARCEL C) & MEDIUM-HIGH DENSITY RESIDENTIAL (PARCEL D)
- EXISTING/PROPOSED ZONING:
PARCEL C: TRANSECT T-4: TC (180 TARGET UNITS)
PARCEL D: TRANSECT T-3: NC (234 TARGET UNITS)
- EXISTING LAND USE: VACANT
PROPOSED LAND USE: RESIDENTIAL

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 DISTRICT.
- 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 ADJUST SHALL BE BUILT PRIOR TO FINAL MAP RECORDED.
- 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 66466, 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.
- ALL DRAINAGE SLOPES WILL BE DESIGNED TO A MINIMUM OF 1% GRADIENT & 2% AWAY FROM BUILDING.
- PROPOSED RETAINING WALLS WILL BE SPLIT FACE BLOCK OR SIMILAR TO COMMUNITY WALLS AND SHALL BE BUILT PER CITY STANDARDS.
- POTENTIAL TRANSIT STOP TO BE LOCATED ALONG MAIN STREET WEST/LA MEDIA PKWY. NORTH.

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	SDG&E
CABLE T.V.	COX CABLE, ULTRONICS
POLICE AND FIRE	CITY OF CHULA VISTA
TRASH COLLECTION	CITY OF CHULA VISTA

SOURCE OF TOPOGRAPHY

R. J. LUNG & ASSOCIATES
2832 WALNUT AVENUE, SUITE E
TUSTIN, CA 92780
(714) 832-2077
FLOWN DEC. 22, 2021

OWNER/SUBDIVIDER

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

STEVE LEVENSON

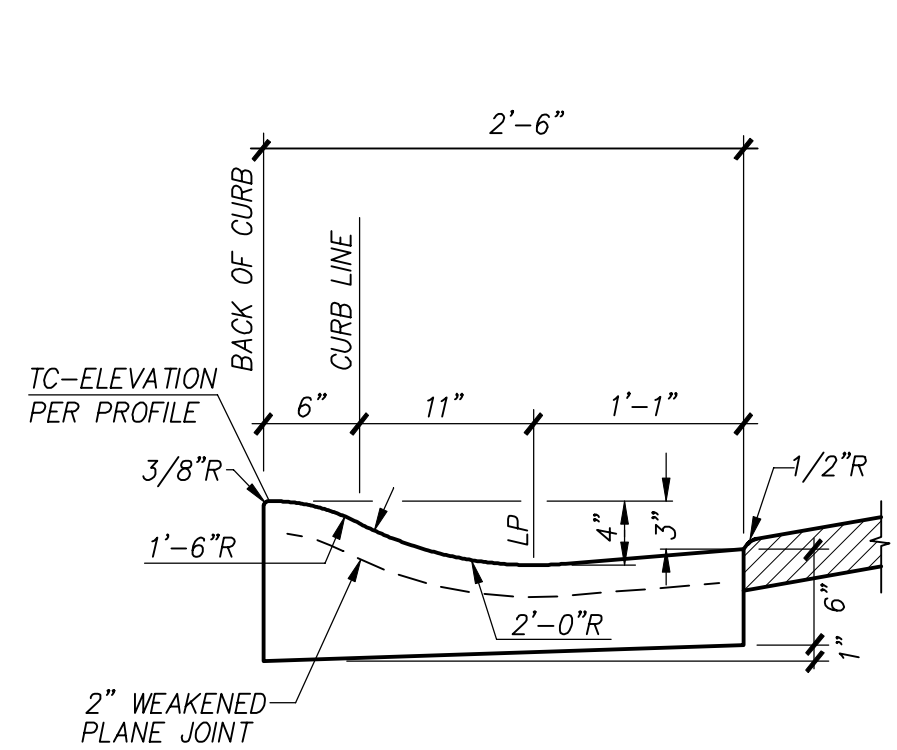


ALISA S. VIALPANDO R.C.E. 47945 DATE

PREPARED BY:	NO. REVISIONS	DATE	BY
 HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING 9707 Waples St. ENGINEERING San Diego, Ca 92121 SURVEYING PH(619)558-4500 FX(619)558-4414	1	1st SUBMITTAL	02/23/21 H&A
	2	2nd SUBMITTAL	06/27/22 H&A
	3	3rd SUBMITTAL	09/14/22 H&A
	4	4th SUBMITTAL	09/20/22 H&A
	5	FINAL SUBMITTAL	10/19/22 H&A
	6		
	7		
	8		
	9		
	10		

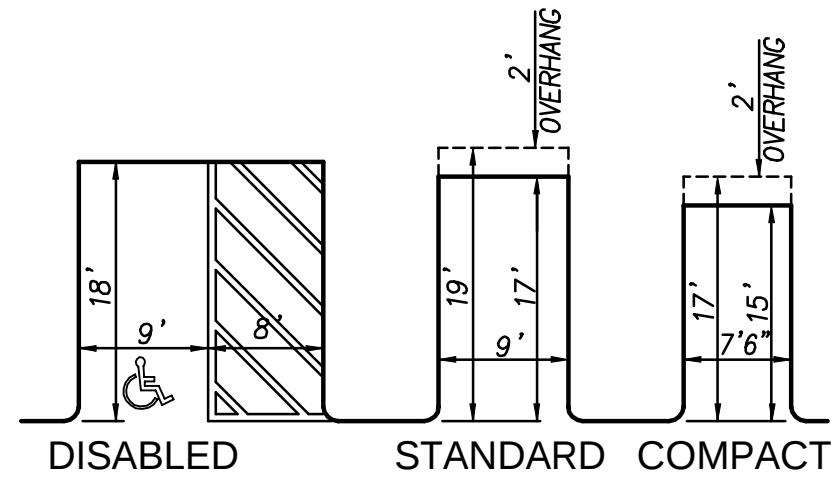
DESIGN REVIEW SITE PLAN FOR:
PARCEL C
PER FINAL MAP NO.
OTAY RANCH VILLAGE 8 WEST
CITY OF CHULA VISTA, CALIFORNIA

SHEET
1
OF
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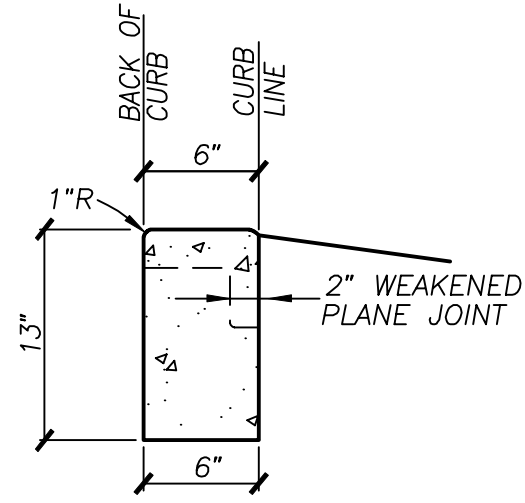
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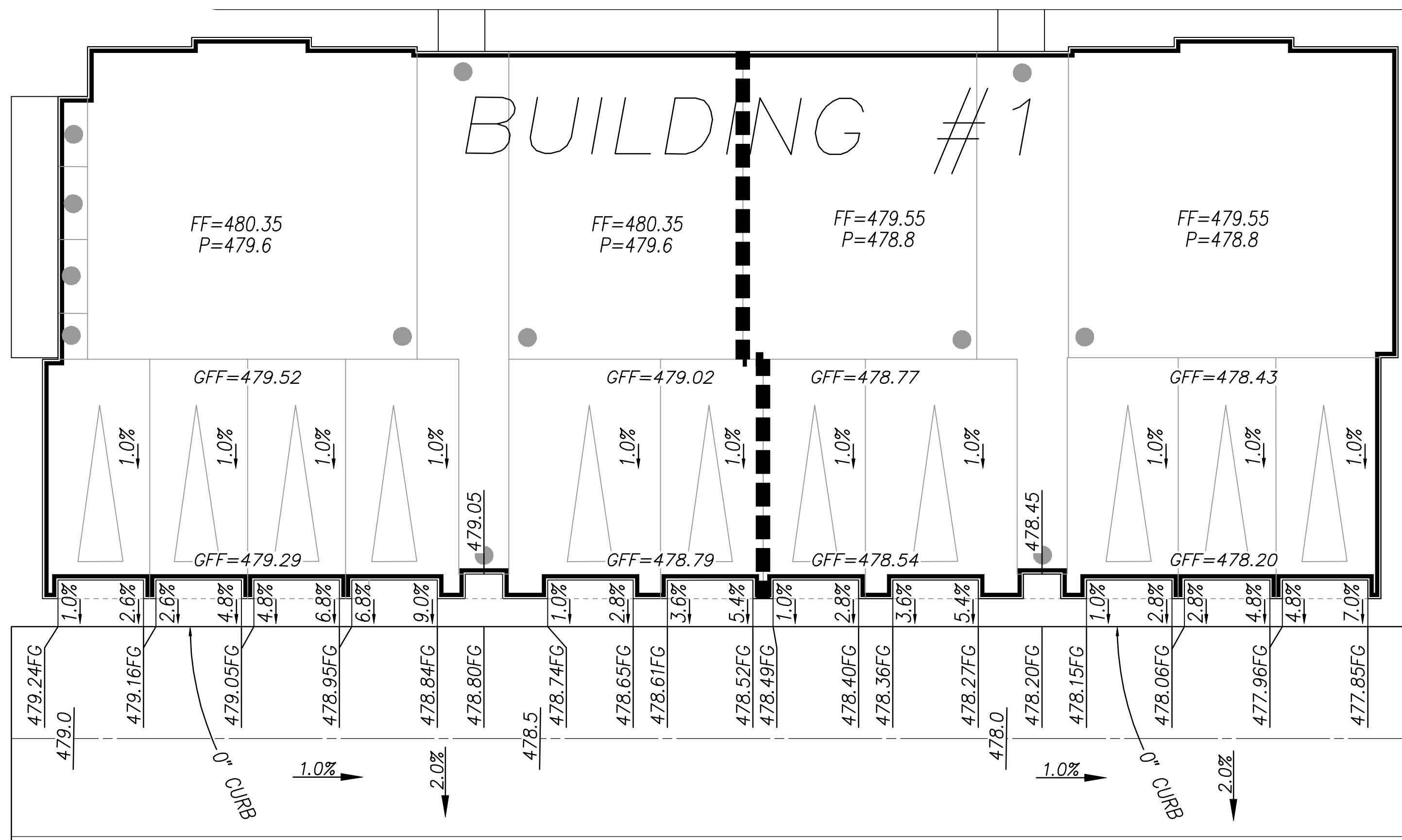
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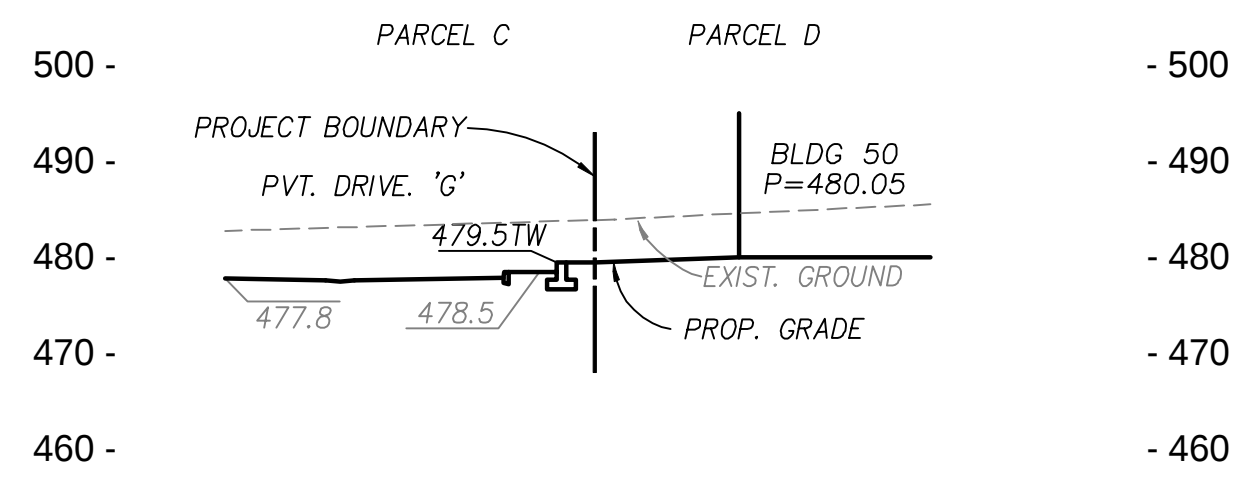
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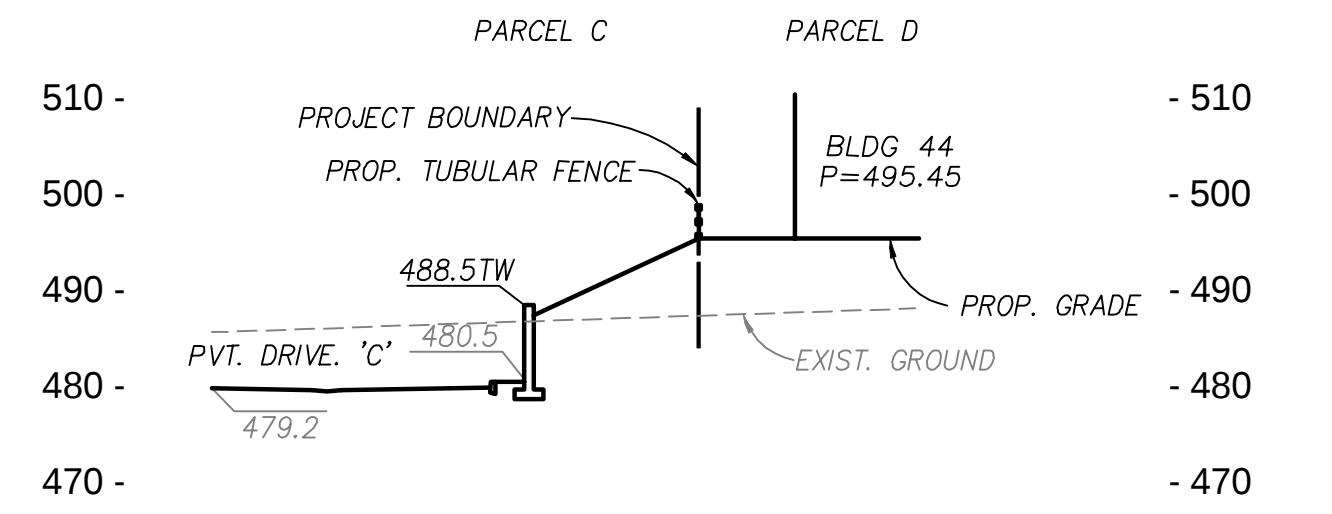
TYPICAL GRADING DETAIL

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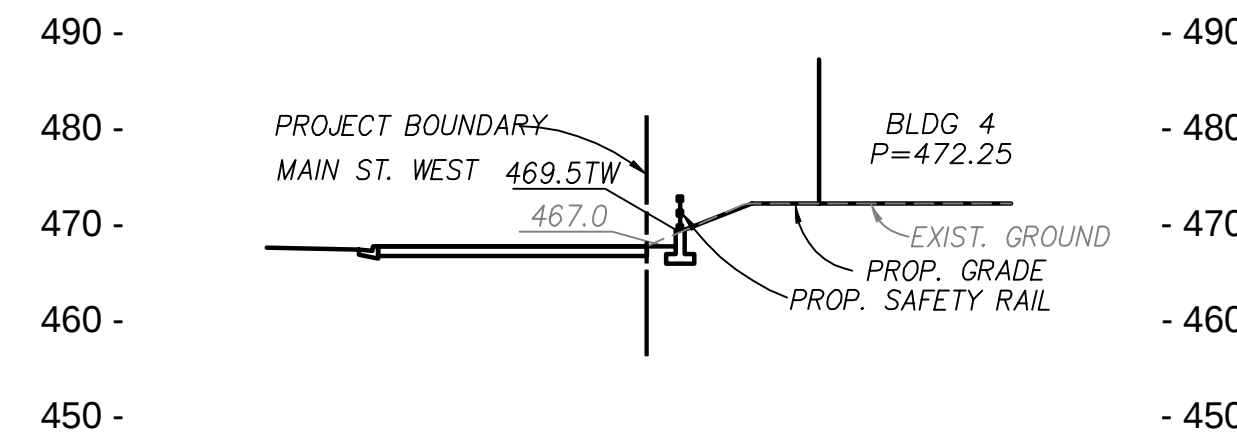
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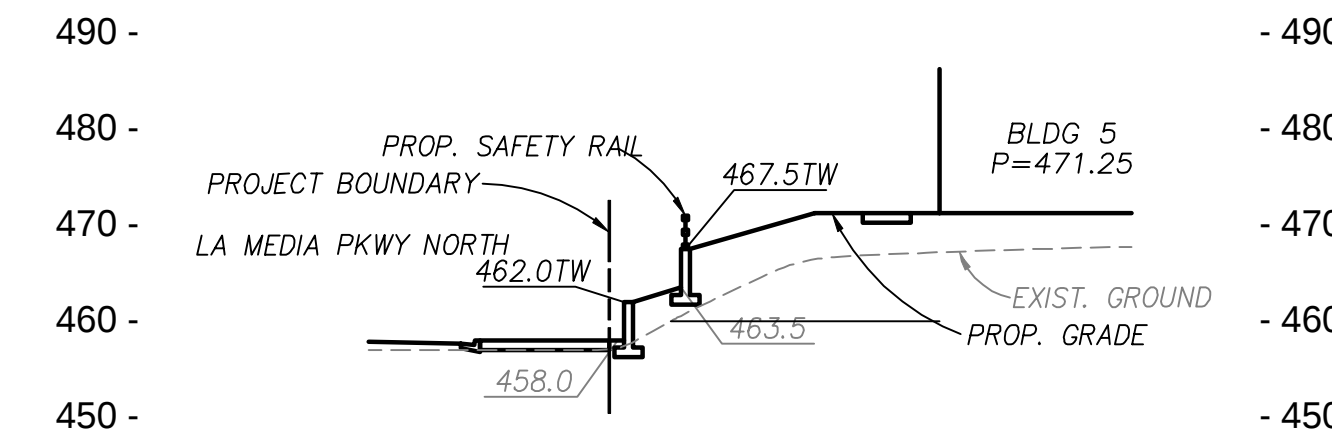
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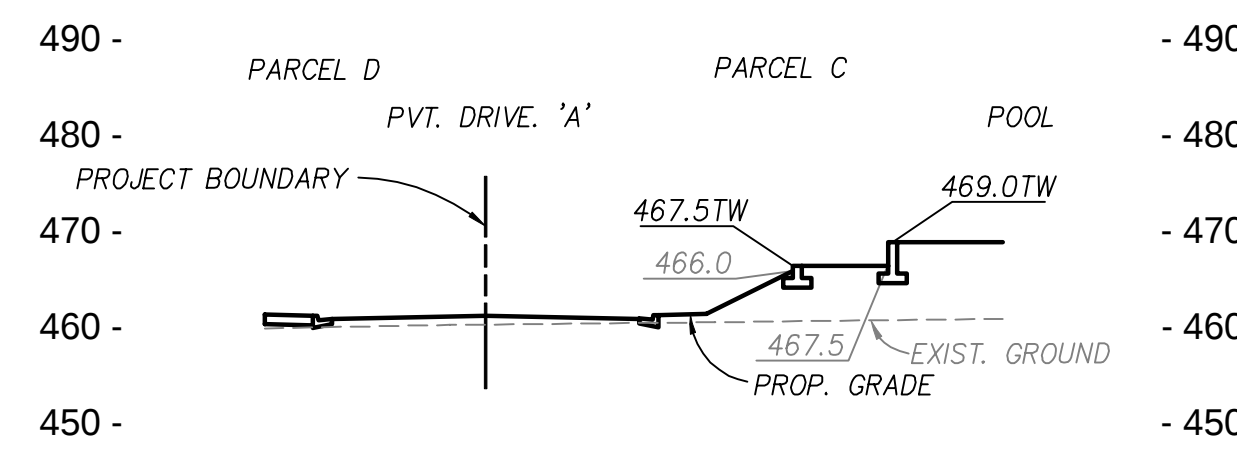
SECTION "C"

NOT TO SCALE



SECTION "D"

NOT TO SCALE



SECTION "E"

NOT TO SCALE

PROPOSED DETAILS

PREPARED BY:



HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

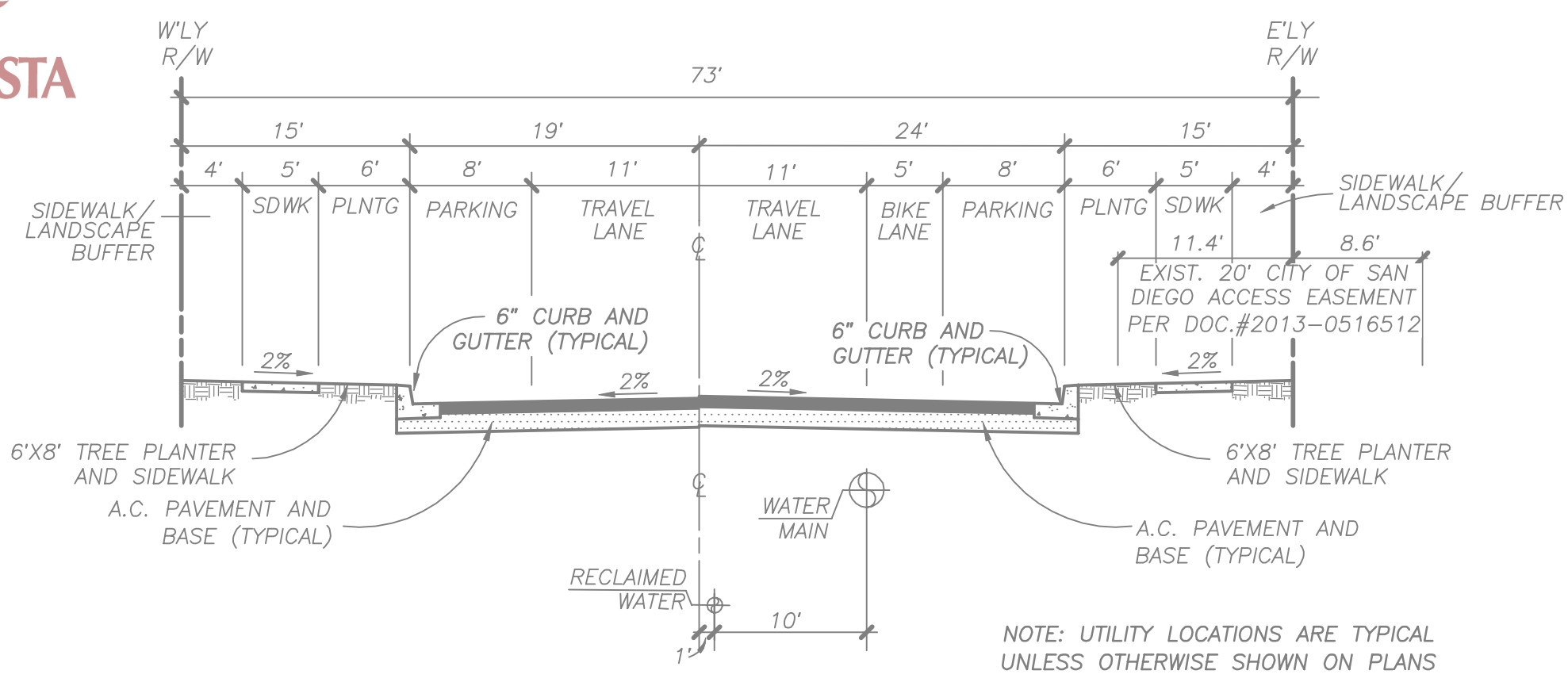
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(619)558-4200 - FX(619)558-1414

DESIGN REVIEW SITE PLAN FOR:
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PER FINAL MAP NO. _____
OTAY RANCH VILLAGE 8 WEST
CITY OF CHULA VISTA, CALIFORNIA

SHEET

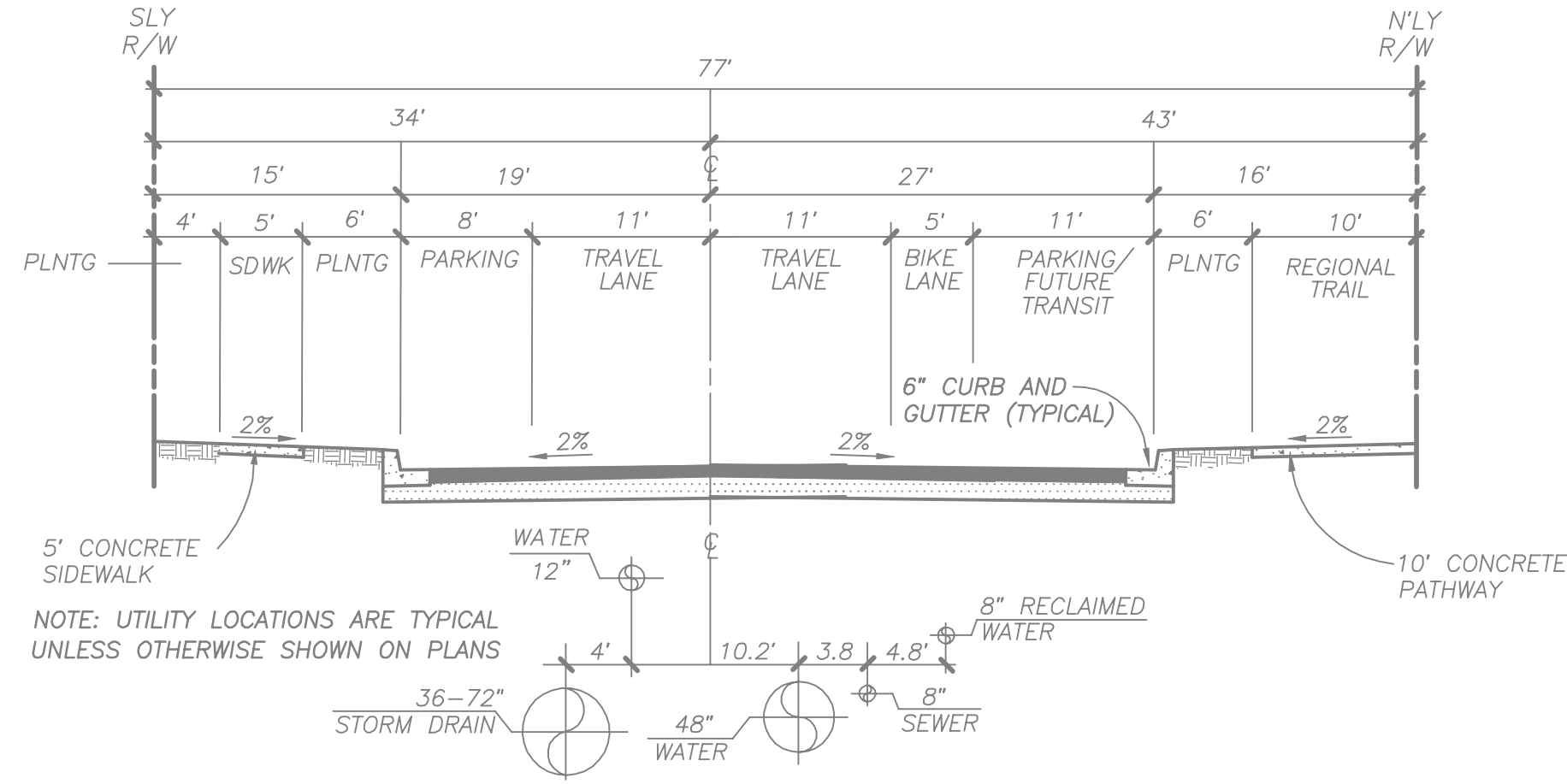
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WO # 2395-0048



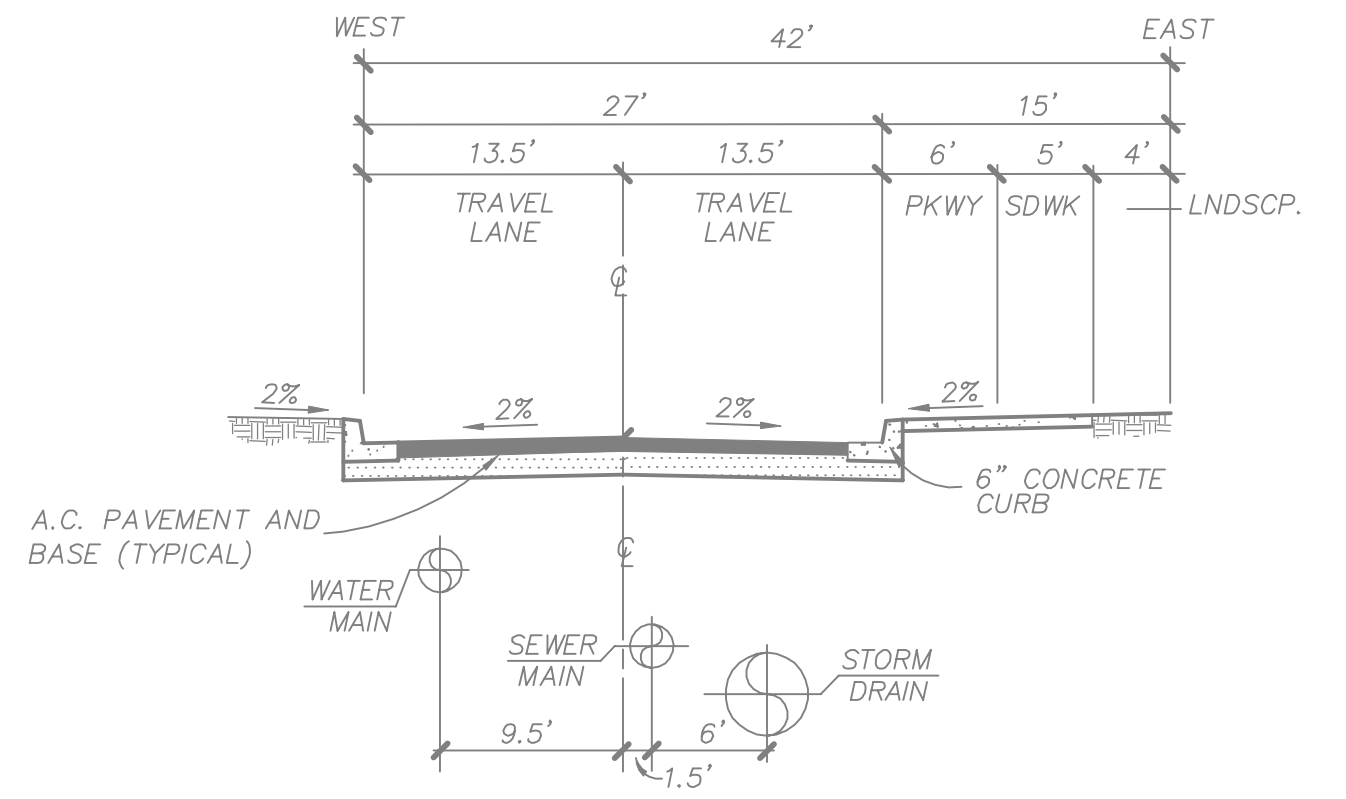
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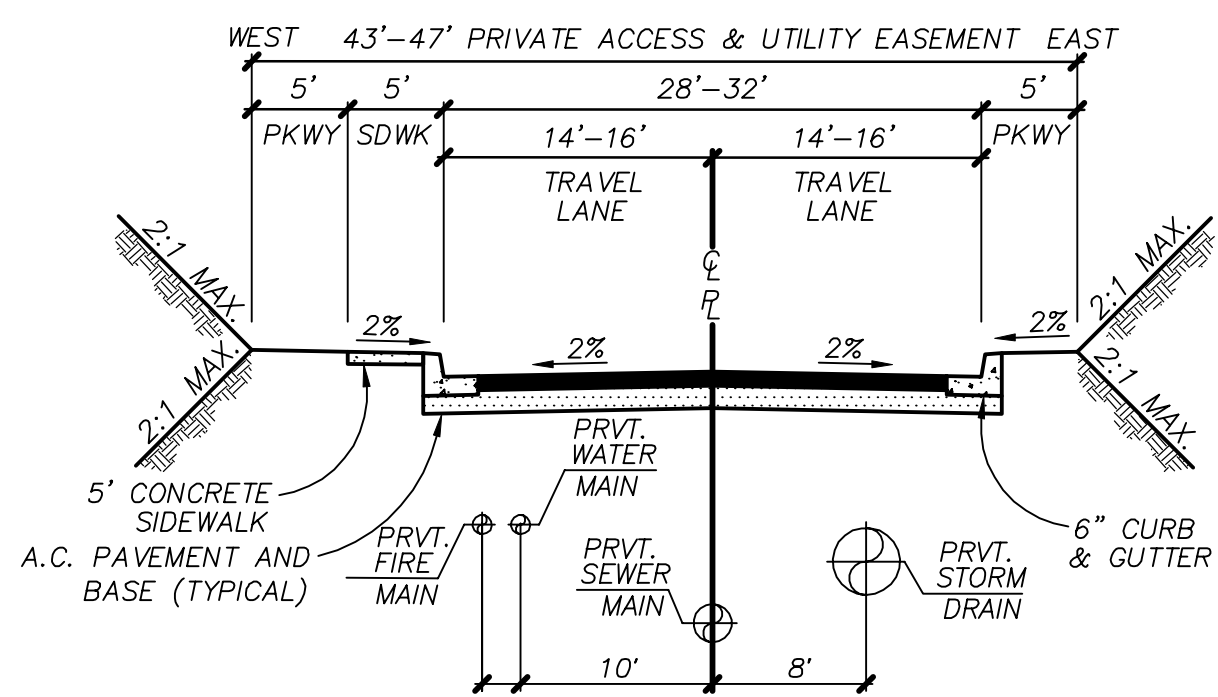
EXISTING MAIN STREET WEST
PER DWG NO. 14012-05

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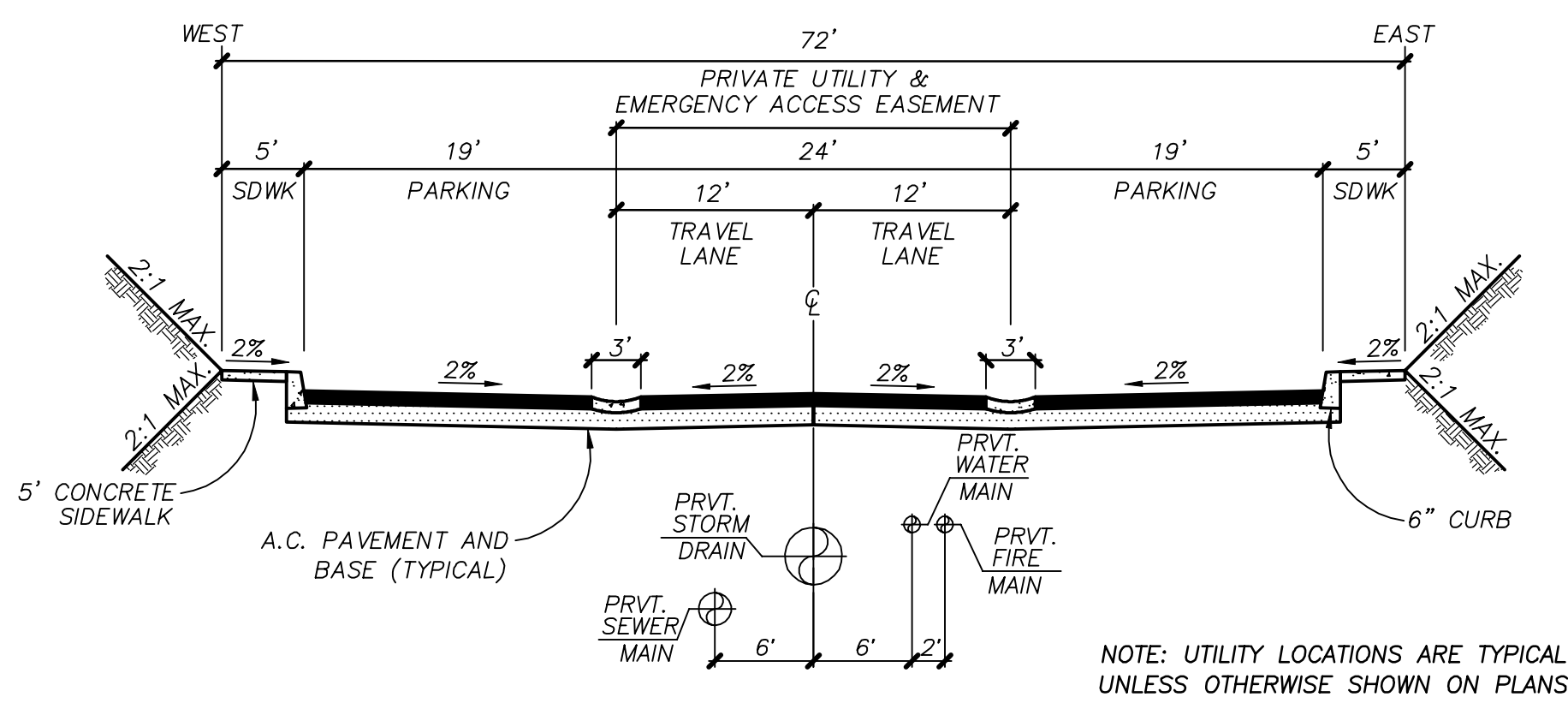
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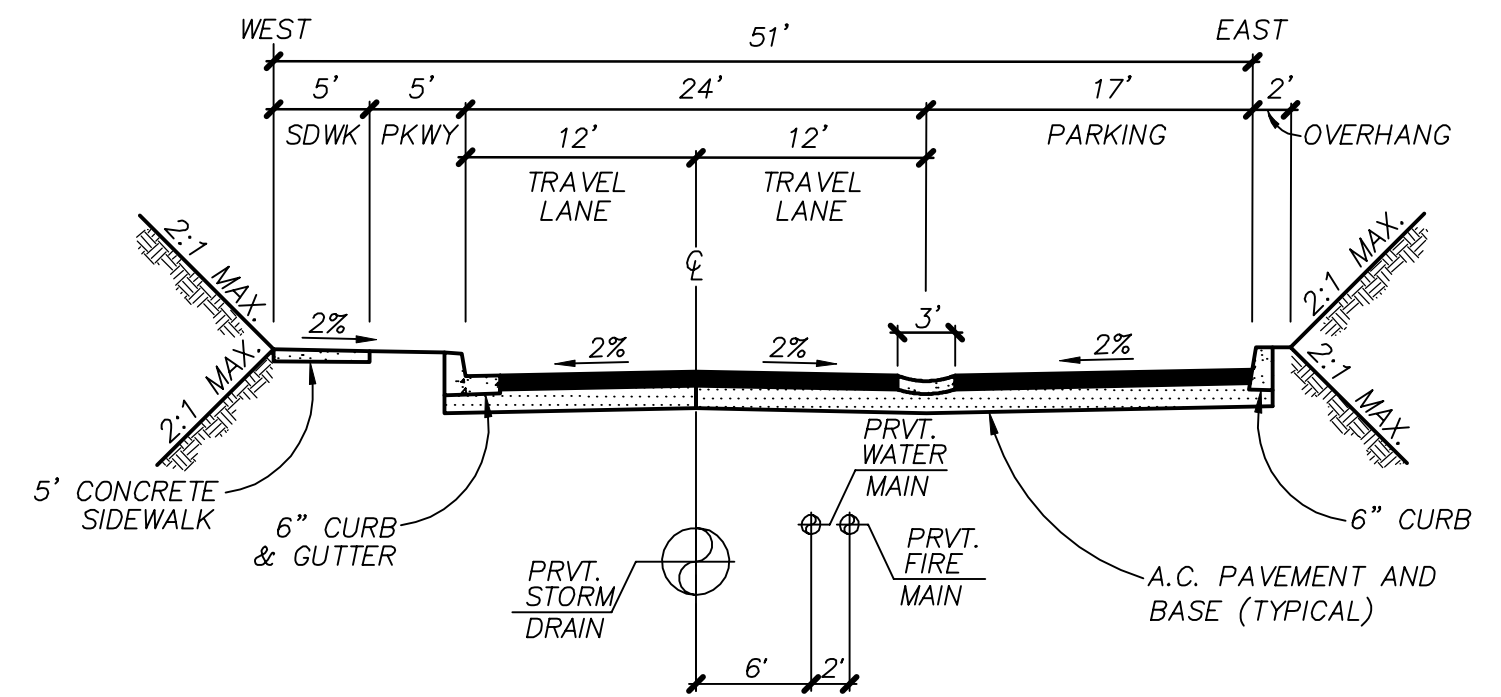
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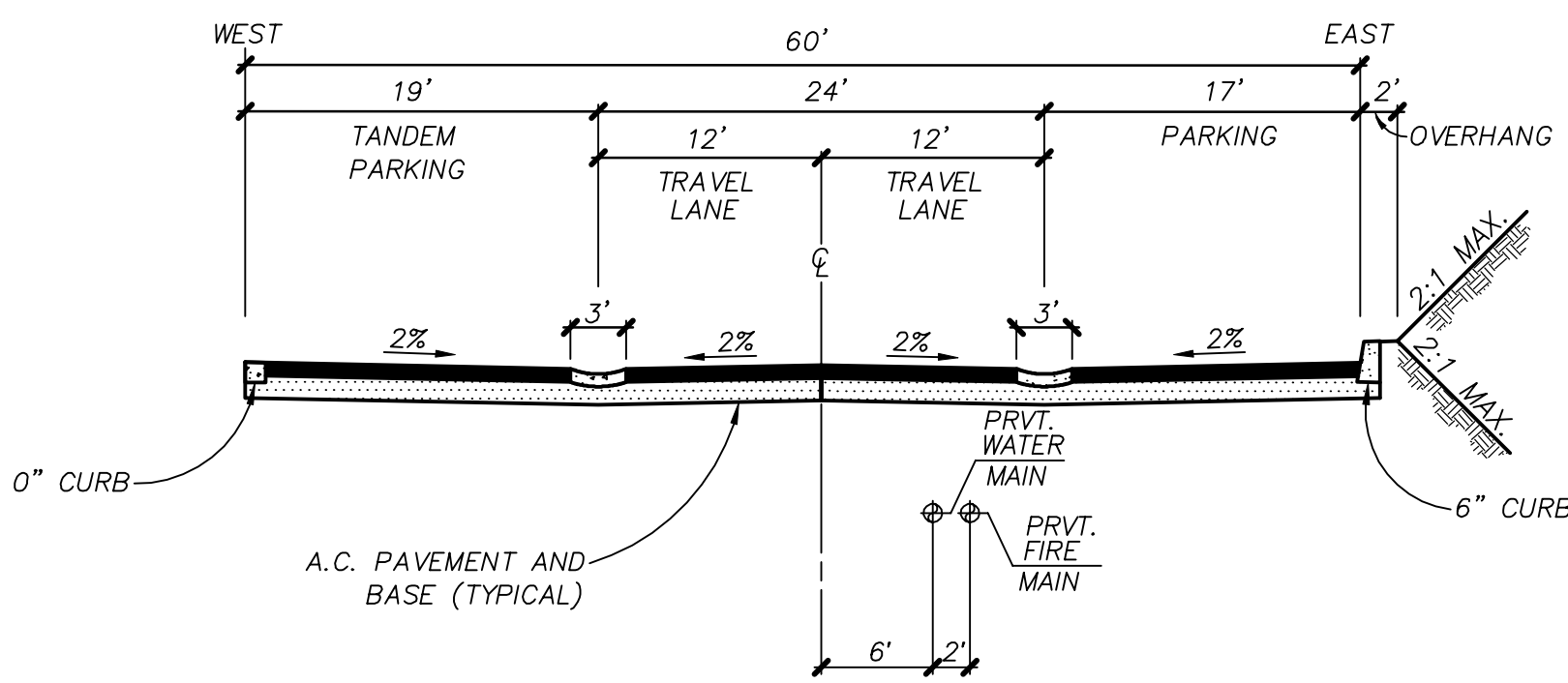
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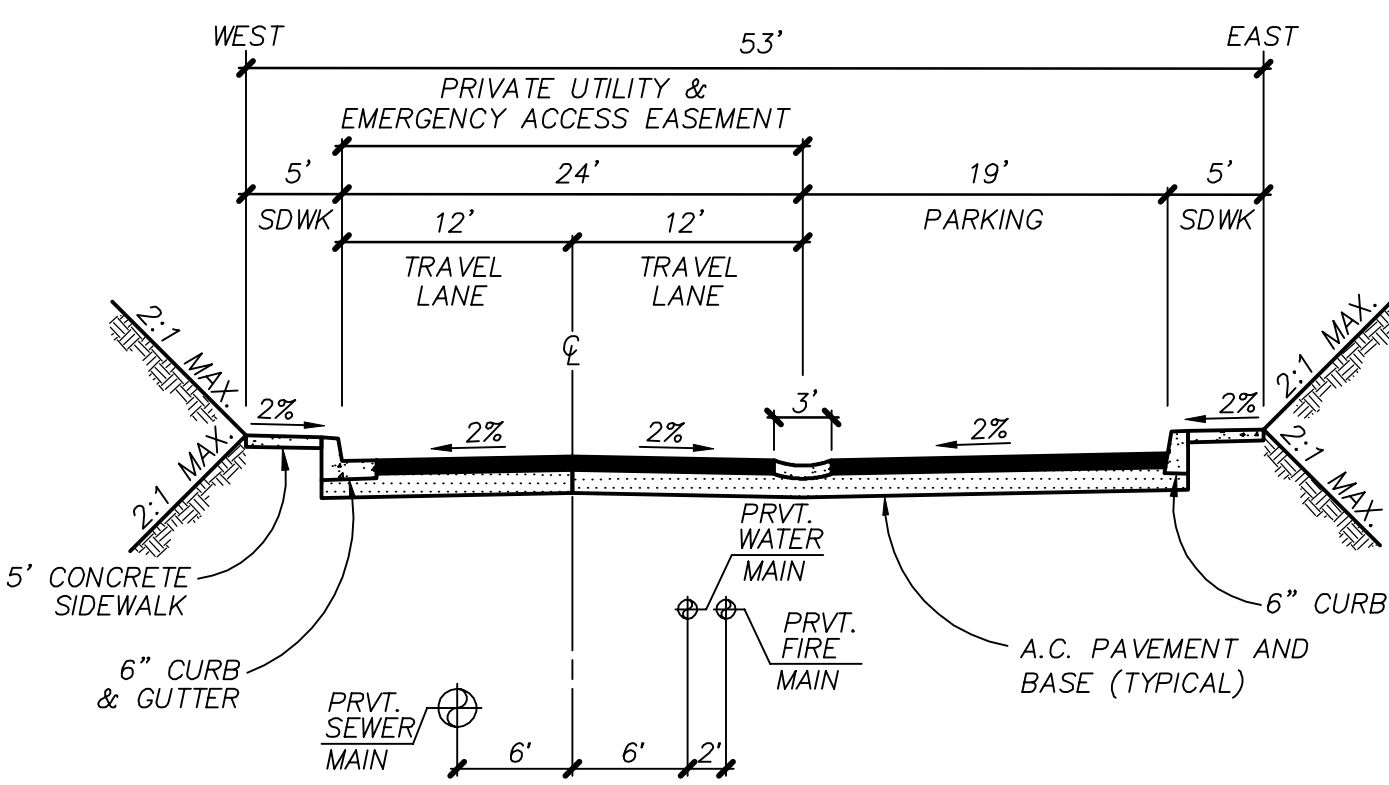
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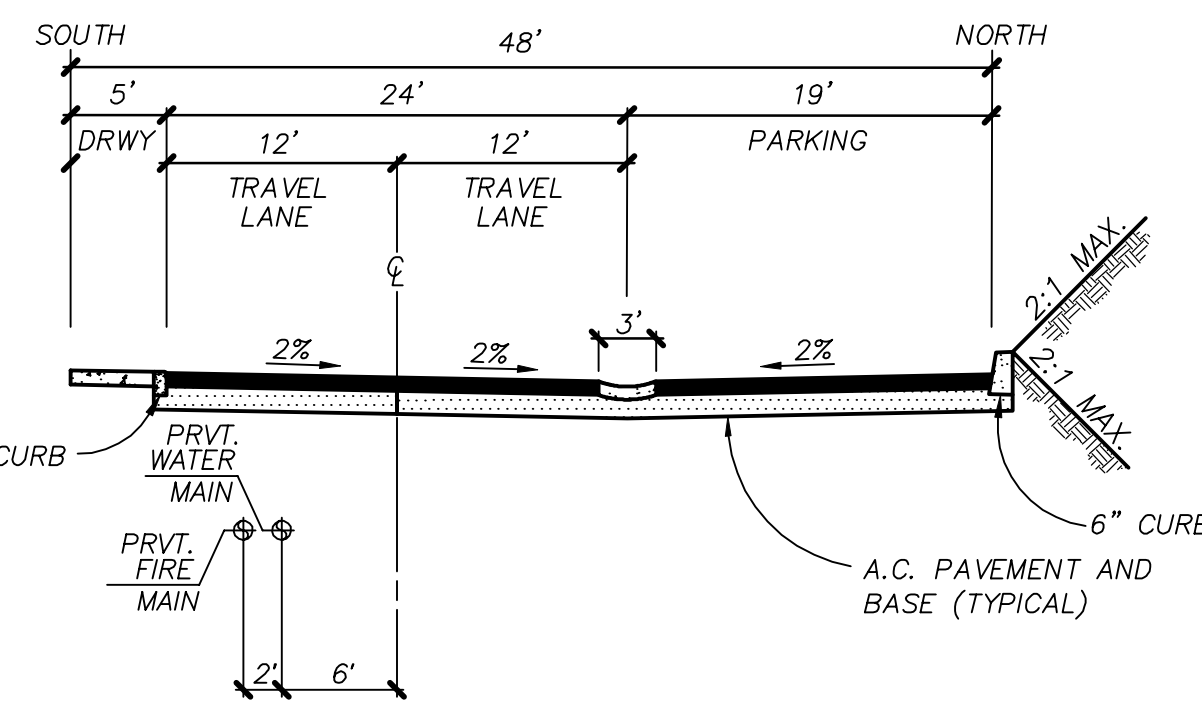
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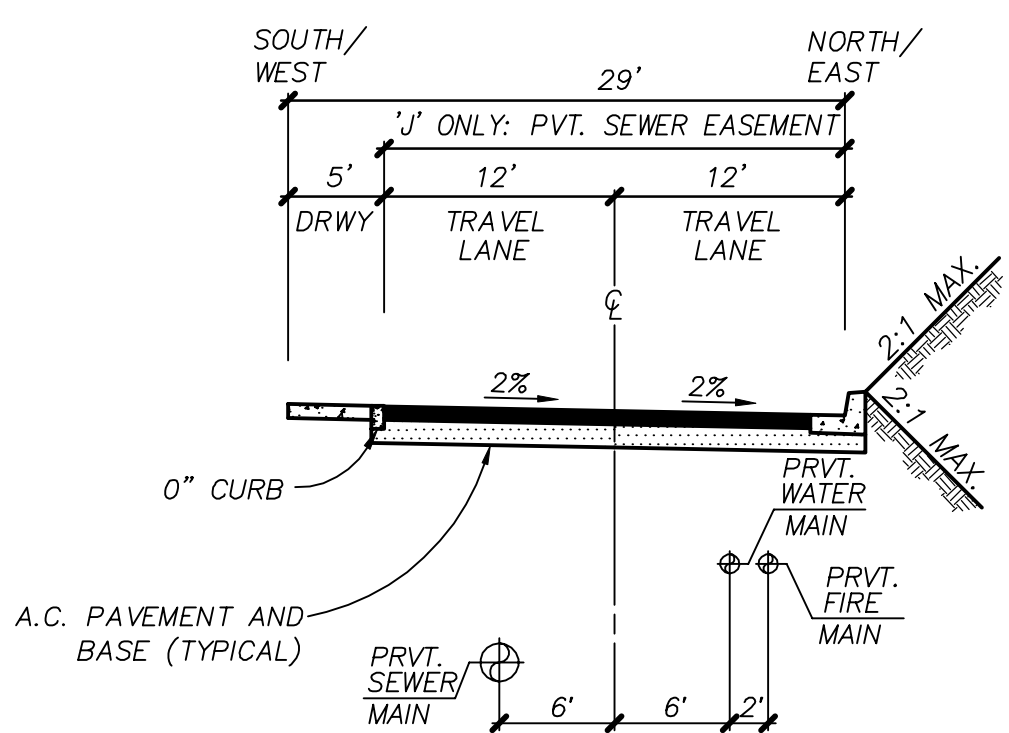
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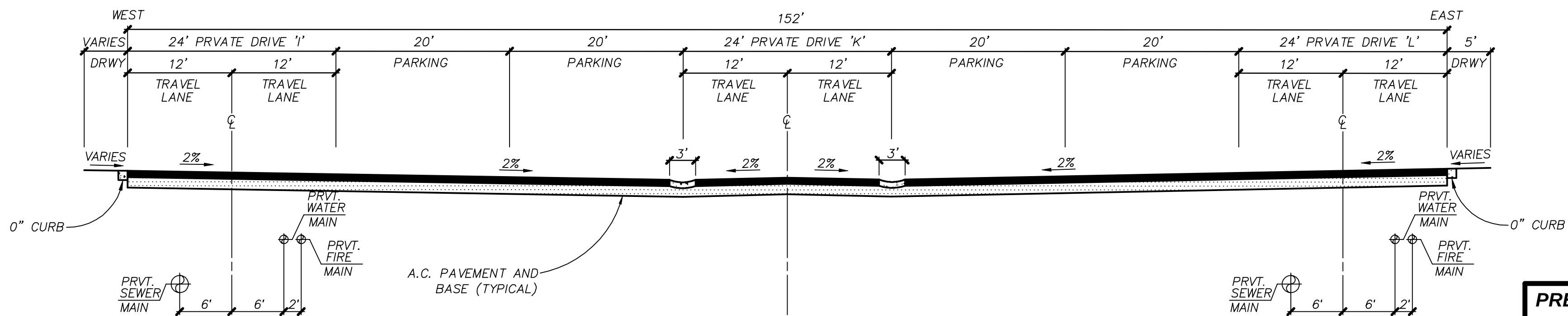
PROPOSED PVT. DRIVE 'G'

NOT TO SCALE



PROPOSED PVT. DRIVES 'H' & 'J'

NOT TO SCALE



PROPOSED PVT. DRIVES 'I', 'K' & 'L'

NOT TO SCALE

PROPOSED & EXISTING STREET SECTIONS

PREPARED BY:



PLANNING 9707 Waples St.
ENGINEERING San Diego, Ca 92121
SURVEYING PH(619)558-4900 FX(619)558-1414

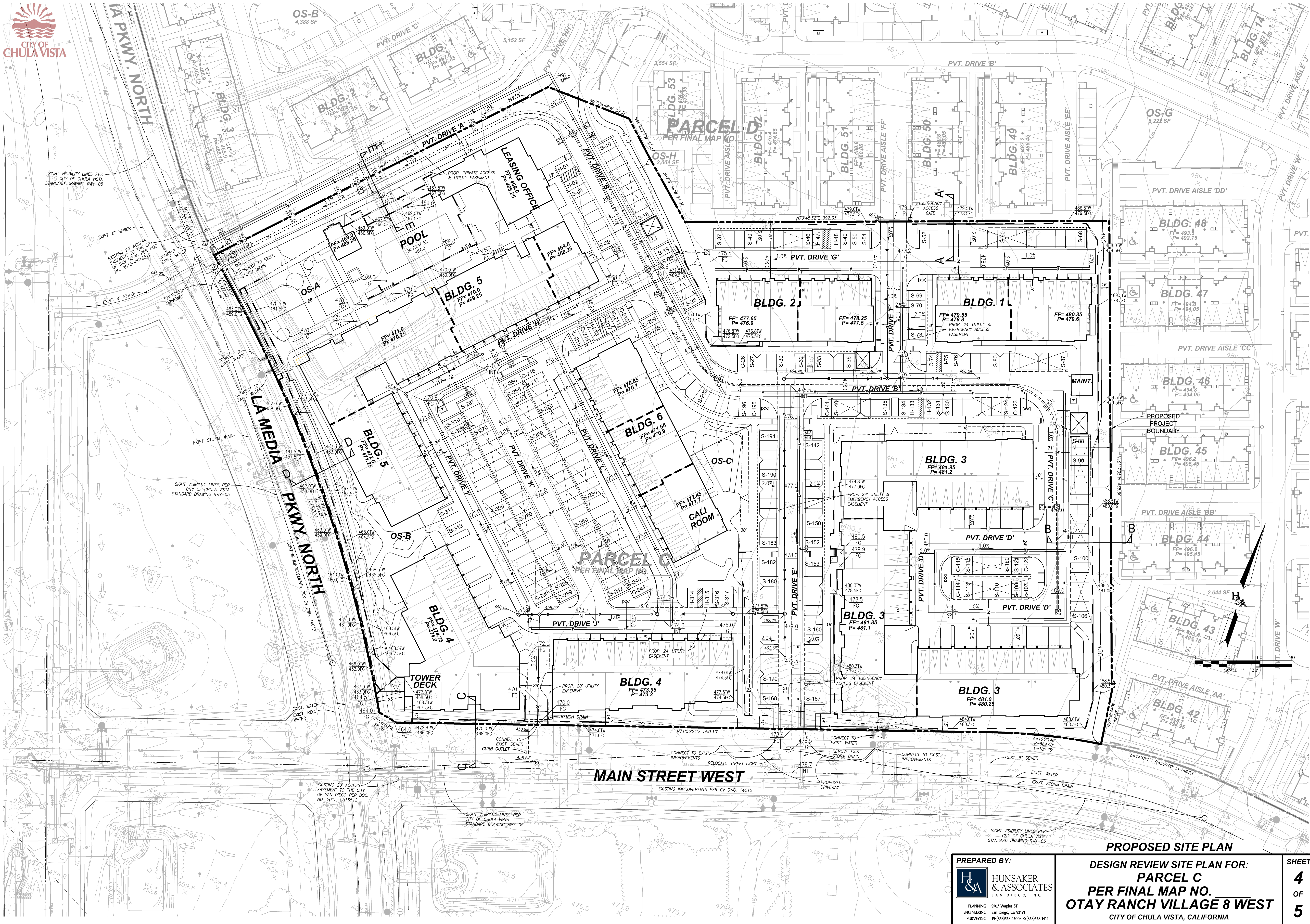
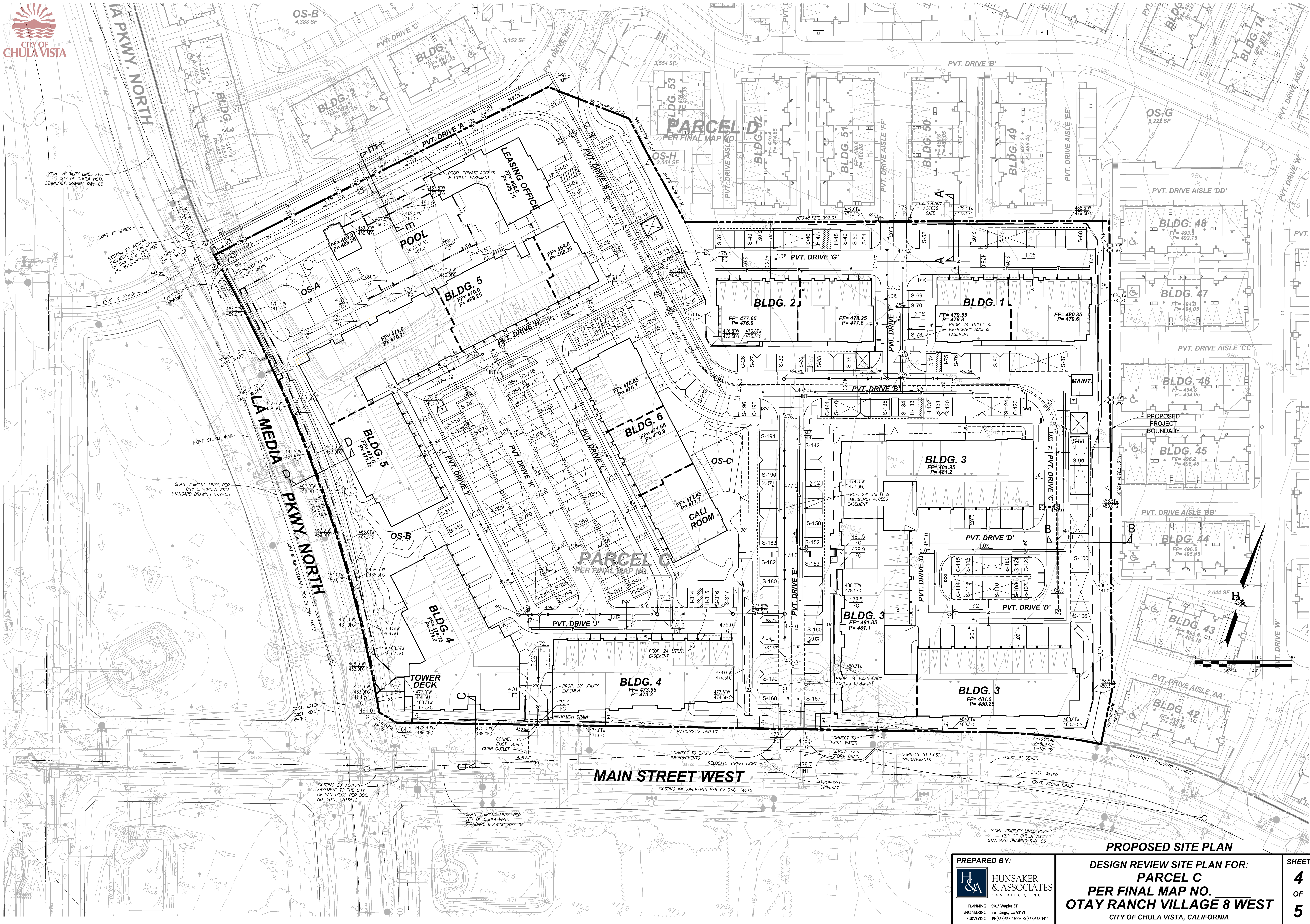
DESIGN REVIEW SITE PLAN FOR:

PARCEL C
PER FINAL MAP NO.
OTAY RANCH VILLAGE 8 WEST
CITY OF CHULA VISTA, CALIFORNIA

SHEET

3
OF
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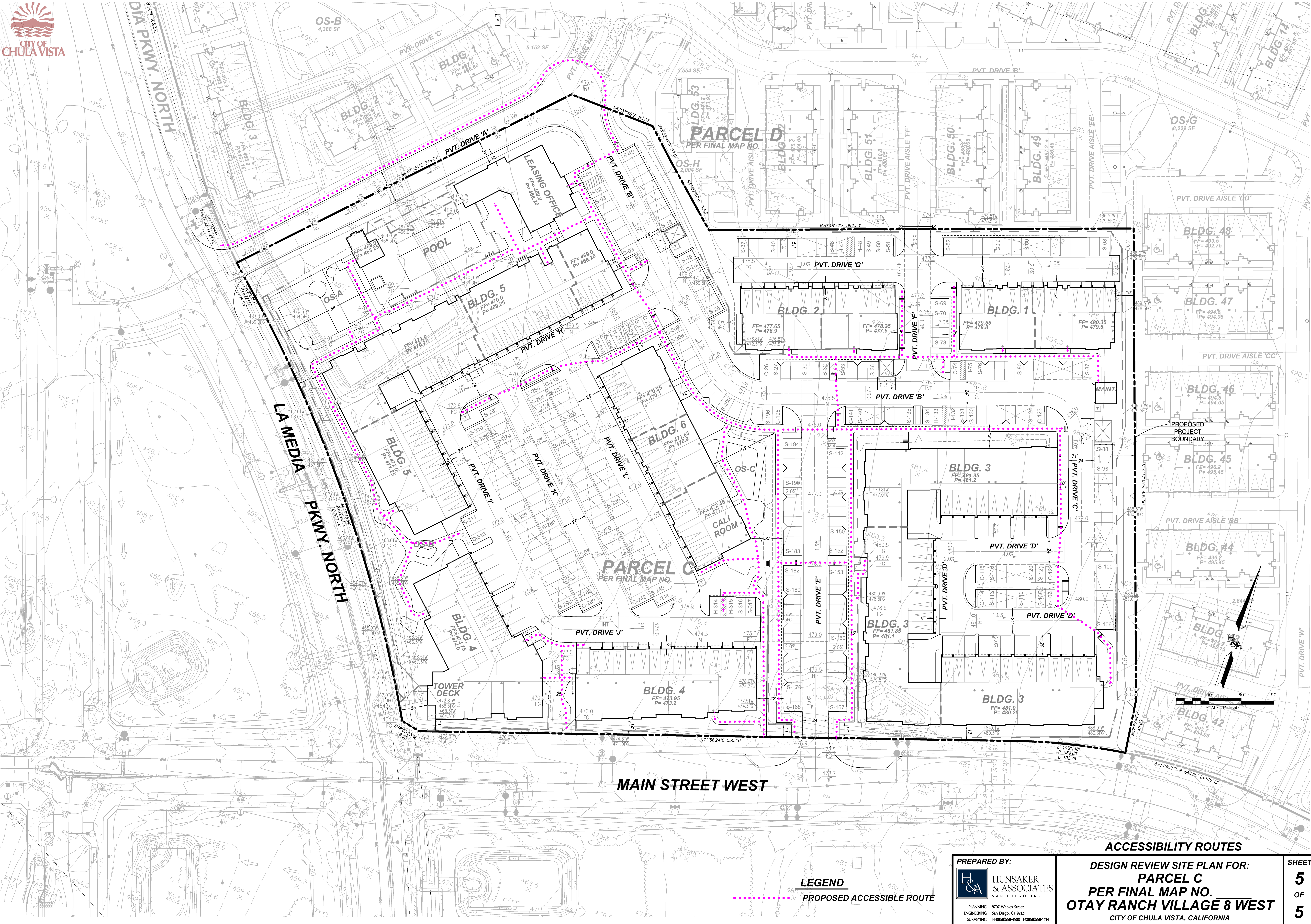
NO # 2395-0048



PREPARED BY:
 HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING 9707 Waples St.
ENGINEERING San Diego, CA 92121
SURVEYING PH080558-4900 - FX080558-1414

DESIGN REVIEW SITE PLAN FOR:
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CITY OF CHULA VISTA, CALIFORNIA

SHEET
4
OF
5



MAIN STREET WEST

ACCESSIBILITY ROUTES

LEGEND
PROPOSED ACCESSIBLE ROUTE

PREPARED BY:
H&A
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, CA 92121
SURVEYING PH080558-4900 - FX080558-1414

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SHEET
5
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5
NO. 2395-0048