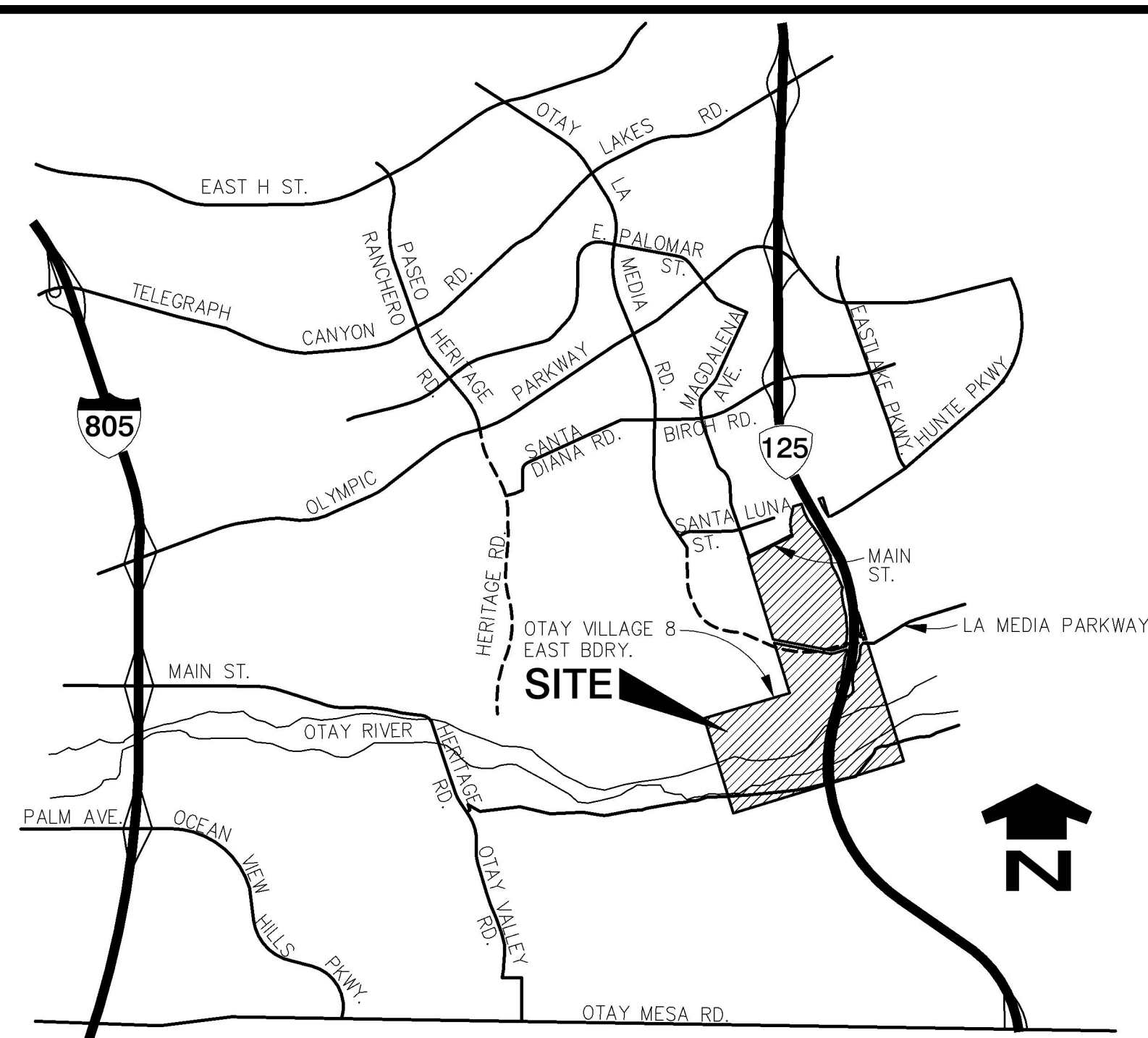


# TENTATIVE MAP CVT-22-0005

# OTAY RANCH - VILLAGE 8 EAST

## CITY OF CHULA VISTA, CALIFORNIA



VICINITY MAP

NOT TO SCALE

### LAND USE TABLE

Parcel	Permitted Density Range	Estimated Units <sup>1</sup>	Gross Acres <sup>2</sup>	Net Acres	Estimated Density <sup>3</sup>
<b>Medium High Multi-Family Residential</b>					
R-1	11-18 du/ac.	154	9.9	8.7	15.6
R-2	11-18 du/ac.	163	10.7	9.2	15.2
R-3	11-18 du/ac.	162	11.4	9.8	14.2
R-4	11-18 du/ac.	147	10.9	8.9	13.5
R-5	11-18 du/ac.	155	11.0	8.7	14.1
R-6	11-18 du/ac.	143	10.3	8.2	13.9
R-7	11-18 du/ac.	226	15.8	14.8	14.3
R-8	11-18 du/ac.	176	14.0	11.6	12.6
R-9	11-18 du/ac.	196	15.4	12.4	12.7
R-10	11-18 du/ac.	142	11.5	12.3	12.3
<b>Total MH</b>		<b>1,664</b>	<b>120.9</b>	<b>106.8</b>	<b>13.8</b>
<b>Village Core<sup>4</sup></b>					
VC-1	18-45 du/ac.	275	7.6	7.4	36.2
VC-2	18-45 du/ac.	430	11.3	9.6	38.1
VC-3A	18-45 du/ac.	161	5.5	4.1	29.3
VC-3B	18-45 du/ac.	0	5.6	5.4	0.0
VC-4	18-45 du/ac.	192	4.5	4.3	42.7
VC-5	18-45 du/ac.	0	5.7	5.5	0.0
VC-6	18-45 du/ac.	142	5.3	4.7	26.8
VC-7	18-45 du/ac.	148	6.0	5.5	24.7
<b>Total VC</b>		<b>1,348</b>	<b>51.5</b>	<b>46.5</b>	<b>26.2</b>
<b>Subtotal Residential</b>			<b>3,012</b>	<b>172.4</b>	<b>153.3</b>
<b>Other</b>					
<b>Community Purpose Facility<sup>6</sup></b>					
CPF-1				1.2	
<b>Subtotal CPF</b>				<b>1.2</b>	
<b>Parks</b>					
P-1 <sup>7</sup>			7.3	6.5	
P-2			43.3	36.3	
<b>Total Parks</b>			<b>50.6</b>	<b>42.8</b>	
<b>School</b>					
S-1 <sup>8</sup>		264	11.3	10.0	26.4
<b>Open Space</b>					
<b>Preserve (OSP Lots 1-4)</b>			253.6		
<b>Manufactured/Basin (OS Lots 5-8)<sup>9</sup></b>			16.4		
<b>Total Open Space</b>			<b>270.0</b>		
<b>Circulation</b>					
Internal		22.5			
External		9.2			
<b>Total Circulation</b>			<b>31.7</b>		
<b>CALTRANS Lots (To Be Dedicated)</b>					
CT-1		1.7			
CT-2		0.1			
CT-3		1.9			
<b>Total CALTRANS Lots</b>			<b>3.7</b>		
<b>Future Development</b>					
Lot A		1.0			
Lot B		8.4			
<b>Total Future Development</b>			<b>9.4</b>		
<b>Subtotal Other</b>			<b>377.9</b>		
<b>OVERALL TENTATIVE MAP TOTAL<sup>10</sup></b>			<b>3,276</b>	<b>550.3</b>	

**Notes:**

1. Estimated Units are provided for planning purposes only, do not represent the final unit allocation for each parcel and shall not be used to limit or restrict the final units allocated to any parcel. The final unit allocation must remain consistent with the permitted density range applicable to the parcel. The final unit allocation shall be determined during Design Review and shall be documented in the Unit Tracking Table (Village 8 East SPA Plan, Attachment 1). Revisions to the Site Utilization Table shall not be required based on changes to the Estimated Units presented herein.

2. Final acreage information to be determined during final engineering. Acreage may vary due to rounding. Residential and Village Core gross acreage includes approximately 15.3 of perimeter open space areas. Open space easements shall be recorded over perimeter open space slopes that are to be maintained by the Master HOA or a Sub-Association, as determined during final design.

3. Estimated Density calculated based on gross parcel acreage. Final density to be determined during Design Review.

4. 20,000 SF of commercial uses are authorized within Village 8 East. Commercial SF may be developed within a single parcel designated VC or distributed among any parcel designated VC (VC-1 through VC-7). The final distribution of commercial SF to be determined during Design Review. The "Permitted Density Range" is not applicable to VC parcels with no residential units.

5. VC-3B and VC-5 are anticipated to be developed with non-residential uses only, consistent with the Village Core zoning district. The "Permitted Density Range" is not applicable to VC parcels with no residential units.

6. Per the Land Offer Agreement (7/8/2014), the Village 8 East SPA Plan shall designate 4.0 acres of CPF land. The Applicant is proposing to meet a portion of the Village 8 East CPF obligation by designating the 1.2-acre CPF-1 site as a private recreation facility. The remaining 2.8 acre CPF obligation shall be addressed in a separate agreement between the Applicant and the City of Chula Vista.

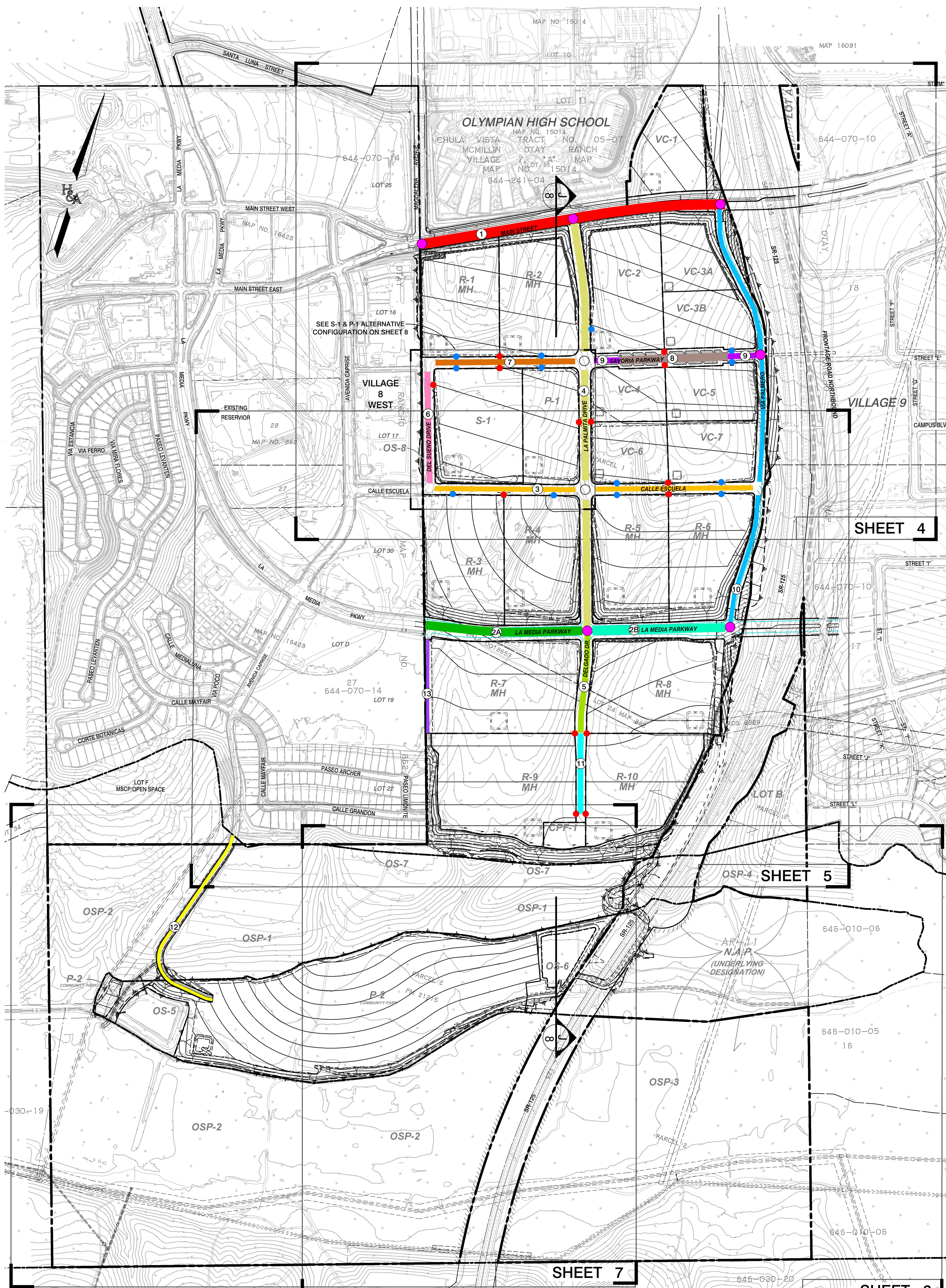
7. Both the Village 8 East SPA Plan and Tentative Map include the "Proposed" and "Alternative" configuration and acreage for the S-1 School site and P-1 Neighborhood Park. Either the Proposed or Alternative may be implemented without the need for an amendment to the SPA Plan or TM. If Proposed configuration is implemented, the S-1 site would be 10.0 acre (net) and the P-1 park site would be 6.5 acre (net); however, if the Alternative configuration is implemented, the S-1 site would be 12.0 acre (net) and the P-1 park site would be 4.6 acre (net). The final neighborhood park acreage shall be addressed in the future Village 8 East Parks Construction Agreement.

8. The S-1 school site has an underlying residential land use designation of High Residential. If the site is not developed as a school site, then it shall be developed as residential; however, if the site is developed as an elementary school, then the 264 units may be reallocated to another Village 8 East parcel or transferred to another village, as permitted in the Village 8 East PC District Regulations, Chapter 10, Implementation.

9. A portion of the Edge Trail and associated overlook features (approximately 1.76 acres) are included within the 8.2-acre OS-7 parcel. The Edge Trail area shall be secured with a public access easement and the 1.76 acres shall satisfy a portion of the Village 8 East park obligation. The 1.76-acre Edge Trail area is not counted toward meeting the Village 8 East open space requirements.

10. Village 8 East acreage adjusted from approved 2014 development area to reflect changes in SR-125 ROW and to facilitate the future SR-125 ROW Decertification process.

11. The P-2 Community Park / OS-6 alternative would be implemented only upon City approval of the Alternative Compliance Program ("ACP") and Rough Grading Storm Water Quality Management Plan ("SWQMP") (See TM Sheet 6 for additional details). This would increase the P-2 Community Park parcel to 47.4 acres (gross) and 39.0 acres (net) and correspondingly decrease the OS-6 parcel to 0.7 acres (gross).



### LOTGING NOTES

- CONSECUTIVE NUMBERING OR LABELING OF NEIGHBORHOODS IS NOT INTENDED TO INDICATE ORDER OF DEVELOPMENT. THE TIMING OF REQUIRED INFRASTRUCTURE ELEMENTS (STREETS, SEWER, WATER, STORM DRAIN, PUBLIC OPEN SPACE, ETC.) WILL BE ESTABLISHED BY THE DEVELOPER WITH THE CONFORMANCE OF THE CITY ENGINEER.
- DELINEATION OF NEIGHBORHOOD BOUNDARIES IS NOT INTENDED TO BE EXACT. FURTHER REFINEMENT WILL BE ESTABLISHED WITH THE FINAL MAPS.
- OPEN SPACE LOTS AND HOMEOWNERS MAINTENANCE LOTS SHOWN ON THE TENTATIVE MAP MAY BE SUBDIVIDED INTO ADDITIONAL LOTS TO CORRESPOND WITH PHASING AND LOGICAL EXTENSION OF ELECTRIC AND IRRIGATION SYSTEMS.

### PUBLIC UTILITIES

SEWER	CITY OF CHULA VISTA
WATER	OTAY WATER DISTRICT
STORM DRAIN	CITY OF CHULA VISTA
TELEPHONE	AT&T
GAS AND ELECTRIC	SOGIE
CABLE T.V.	COX COMMUNICATIONS
POLICE & FIRE	CITY OF CHULA VISTA
SCHOOLS	CHULA VISTA ELEMENTARY SCHOOL DISTRICT
	SWEETWATER UNION HIGH SCHOOL DISTRICT

### LEGAL DESCRIPTION

SEE SHEET 9

### EXISTING EASEMENTS/ ENCUMBRANCE NOTES

SEE SHEETS 9 & 10. SEE SHEET 9 FOR PROPOSED DISPOSITION OF PLOTTABLE EASEMENTS. EASEMENTS TO REMAIN ARE SHOWN ON THE TENTATIVE MAP PLAN VIEW SHEETS. EASEMENTS TO BE QUITCLAIMED/ VACATED ARE NOT.

### SOURCE OF TOPOGRAPHY

TOPO FLOREN BY R.J. LUNG & ASSOCIATES ON 12-21-2021.

### LEGEND

PROPOSED SUBDIVISION BOUNDARY	
EXISTING SUBDIVISION BOUNDARY	
EXISTING TOPO CONTOUR	
NEIGHBORHOOD BOUNDARY	
LOT LINE	
NEIGHBORHOOD	
OPEN SPACE LOT	
OPEN SPACE EASEMENT	
SLOPE (2:1 MAX)	
PERCENT OF GRADE	
STREET ELEVATION	
PUBLIC SEWER MAIN (8")	
SEWER LATERAL	
SEWER INVERT ELEVATION	
WATER MAIN (8") (ZONE 711 OR 824 AS SHOWN ON PLAN) PUBLIC UNLESS OTHERWISE SHOWN ON PLAN	
FIRE HYDRANT	
RECLAIMED WATER MAIN (ZONE 680 OR 815 AS SHOWN ON PLAN) PUBLIC UNLESS OTHERWISE SHOWN ON PLAN	
PUBLIC STORM DRAIN (18")	
RETAINING WALL	
MSE RETAINING WALL	
TOP OF WALL ELEVATION	
FINISHED SURFACE ELEVATION	
STREET LIGHT	
EASEMENT LINE	
EASEMENT NUMBER	
GATE	
LIMITS MSP	
TRAIL	
RAISED CROSSWALK	
TRAIL TYPE (SEE TYP. SECTION SHEET 3)	
PARKING SPACE COUNT	
CROSS SECTION	
TEMPORARY SEDIMENT BASIN, FINAL SIZE AND LOCATION TO BE DETERMINED ON ROUGH GRADING PLAN.	
FEMA ZONE AE FLOODWAY	
FEMA ZONE A 100-YEAR FLOODLINE	
UNLESS SHOWN OTHERWISE	

### KEY MAP LEGEND

- SIGNALIZED INTERSECTION
- FULL MOVEMENT (WITH TURN POCKETS WHERE SHOWN ON PLAN)
- RIGHT IN/RIGHT OUT

### PROJECT WAIVERS

- CORNER SIGHT DISTANCE REQUIREMENTS SHALL BE PER CALTRANS STANDARDS. A WAIVER IS REQUESTED TO ELIMINATE THE 45' CORNER SIGHT DISTANCE AND 3' SETBACK TO ALLOW THE ARCHITECTURE TO MOVE TOWARDS THE STREET AS APPROVED PER THE SPA DOCUMENT.
- TO ALLOW INTERSECTIONS THAT ARE WITHIN HORIZONTAL CURVES OR WITHIN 100-FOOT TANGENTS OF HORIZONTAL CURVES.
- TO ALLOW ALL INTERNAL STREETS TO BE DESIGNED FOR A 25 MPH DESIGN SPEED.
- TO ALLOW 11' INSIDE TRAVEL LANE ON MAIN STREET INSTEAD OF 12' TO ALLOW THE ELIMINATION OF THE SHOULDER IN FAVOR OF AN EMERGENCY PULL-OUT.

### SHEET INDEX

- SHEET 1 - TITLE SHEET
- SHEET 2 - STREET SECTIONS / DETAILS
- SHEET 3 - TRAILS, WALLS, GRADING & TRAFFIC DETAILS
- SHEET 4 - PRELIMINARY GRADING & LOTGING STUDY
- SHEET 5 - PRELIMINARY GRADING & LOTGING STUDY
- SHEET 6 - PRELIMINARY GRADING & LOTGING STUDY
- SHEET 7 - PRELIMINARY GRADING & LOTGING STUDY
- SHEET 8 - CROSS SECTIONS
- SHEET 9 - EXISTING BOUNDARY, EASEMENTS & ENCUMBRANCES
- SHEET 10 - EXISTING BOUNDARY, EASEMENTS & ENCUMBRANCES

### GENERAL NOTES

- GROSS SITE AREA: 546.5 ACRES
- TOTAL NUMBER OF LOTS: 34
- MULTI-FAMILY RESIDENTIAL: 10 LOTS
- VILLAGE CORE: 7 LOTS
- COMMUNITY PURPOSE FACILITY: 1 LOT
- SCHOOL: 1 LOT
- PARK: 1 LOT
- COMMUNITY PARK: 1 LOT
- OPEN SPACE PRESERVE LOTS 5-8: 4 LOTS
- OPEN SPACE PRESERVE LOTS 1-4: 4 LOTS
- FUTURE DEVELOPMENT LOTS: 2 LOTS
- CAL TRANS LOTS: 3 LOTS
- TOTAL NUMBER OF UNITS PROPOSED: 3,276 UNITS
- MR RESIDENTIAL: 1,664 UNITS
- VC RESIDENTIAL: 1,348 UNITS
- S-1 (UNDERLYING RESIDENTIAL USE): 264 UNITS
- MAXIMUM NUMBER UNITS ALLOWED PER OTAY RANCH VILLAGE 8 EAST SPA: 3,276
- ASSESSOR'S PARCEL NUMBERS: 644-010-08 & 644-070-21
- EXISTING/PROPOSED GENERAL PLAN DESIGNATION:  
EXISTING MIXED USE RESIDENTIAL, MEDIUM RESIDENTIAL, PARK, SCHOOL, OPEN SPACE PRESERVE, OPEN SPACE  
PROPOSED: VILLAGE CORE, MEDIUM HIGH RESIDENTIAL, PARK, OFF. SCHOOL, OPEN SPACE PRESERVE, OPEN SPACE
- ZONING: EXISTING: PC (PLANNED COMMUNITY ZONE)  
PROPOSED: SEE VILLAGE 8 EAST SPA PC DISTRICT REGULATIONS
- PRESENT LAND USE: VACANT  
PROPOSED LAND USE: SEE LAND USE TABLE FOR PROPOSED LAND USES

### 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 PUBLIC AND 8" MINIMUM P.C.I. UNLESS SHOWN OTHERWISE.
- EVIDENCE SHALL BE PROVIDED OF HAVING OBTAINED GRADING RIGHTS UPON ADJACENT PROPERTY WHERE REQUIRED DURING FINAL ENGINEERING.
- 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.
- SCHOOL 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 STANDARD NO. R. 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 RECORDATION.
- GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN A FINAL DESIGN SUBJECT TO SUBSTANTIAL CONFORMANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS OF THE 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 64666.1 OF THE SUBDIVISION MAP ACT.
- FINAL MAPS MAY BE RECORDED FOR THE PURPOSE OF SUBDIVIDING VILLAGES OR PORTIONS THEREOF INTO UNIMPROVED NEIGHBORHOODS WITH LEGAL ACCESS WITH THE INTENT OF TRANSFERRING TITLE TO MERCHANT BUILDERS.
- STORM DRAIN AND SEWER SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION DURING 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: GEODOM, INC., DATED SEPTEMBER 2022.
- PRIVATE LOT DRAINAGE AND SLOPES SHALL COMPLY WITH THE CURRENT BUILDING CODE AS REQUIRED BY THE CITY OF CHULA VISTA OR AS OTHERWISE RECOMMENDED BY THE ABOVE-REFERENCED GEOTECHNICAL REPORT.
- REFER TO THE "SNOW DATED MAY 2023" PREPARED BY HUNSAKER & ASSOCIATES FOR COMPLIANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD SUBDIVISIONAL PERMIT.
- TEMPORARY TURNAROUNDS SHALL BE PROVIDED AT ALL DEAD END STREETS DURING FINAL ENGINEERING AS REQUESTED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- A SEPARATE CITY OF SAN DIEGO PUBLIC IMPROVEMENT PERMIT SHALL BE REQUIRED FOR CONSTRUCTION OF THE CITY OF SAN DIEGO WATER PIPELINE.
- THE BUS PULL-OUT DESIGN TO BE CONSTRUCTED PER MUTS STANDARDS AND AT LOCATION(S) TO BE DETERMINED BY MUTS IN COORDINATION WITH THE CITY AND THE APPLICANT.
- TYPICAL LOT AND/OR BUILDING DRAINAGE SLOPES SHALL BE DESIGNED IN ACCORDANCE WITH PC DISTRICT REGULATIONS, CHAPTER 3, SECTION 3.C.4., MULTI-FAMILY DEVELOPMENT STANDARDS, SITE PLANNING AND CHAPTER 4, SECTION 4.0.4., VILLAGE CORE DEVELOPMENT STANDARDS, SITE PLANNING.

### GRADING QUANTITIES

- CUT: APPROX. 4,966,000 C.Y.  
FILL: APPROX. 4,966,000 C.Y.
- GRADING QUANTITIES SHOWN ARE RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING SHOWN IN THE PRELIMINARY SOILS REPORT.
- P-2 TO BE UTILIZED AS A LOT PULL SITE. P-2 GRADES SHOWN HERE ARE DESIGNED TO TAKE APPROXIMATELY 500,000 C.Y. OF DISPOSAL MATERIAL AFTER ROUGH GRADING OF THE RESIDENTIAL AREA IS COMPLETE.

### BENCHMARK:

BRASS DISK MARKED "30 CITY ENR." 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 BOLDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT # 1359 PER D.O.S. 14841) ELEVATION: 626.319' (NAVD '88)

### CONDOMINIUM NOTE

**RESIDENTIAL CONDOMINIUM:**  
THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. PLANNING NEIGHBORHOODS INCLUDED WITHIN THE RESIDENTIAL CONDOMINIUM DESIGNATION ARE R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, VC-1, VC-2, VC-3, VC-3A, VC-3B, VC-4, VC-5, VC-6, VC-7 AND S-1. CONTAINING A MAXIMUM OF 3276 DWELLING UNITS. PLANNING NEIGHBORHOODS THAT ARE DETERMINED NOT TO REQUIRE THE CONDOMINIUM DESIGNATION AT SITE PLAN SHALL NOT REQUIRE A FINAL B MAP FOR DEVELOPMENT APPROVALS.

**COMMERCIAL CONDOMINIUM:**  
THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 6531 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. PLANNING NEIGHBORHOODS INCLUDED WITHIN THE COMMERCIAL CONDOMINIUM DESIGNATION ARE VC-1, VC-2, VC-3, VC-3A, VC-3B, VC-4, VC-5, VC-6, AND VC-7 FOR A MAXIMUM OF 20,000 SQUARE FEET. PLANNING NEIGHBORHOODS THAT ARE DETERMINED NOT TO REQUIRE THE CONDOMINIUM DESIGNATION AT SITE PLAN SHALL NOT REQUIRE A FINAL B MAP FOR DEVELOPMENT APPROVALS.

### OWNER/SUBDIVIDER

HOMED BY OTAY LAND II, LLC  
1903 WILSON PLACE, SUITE 220  
CARLSBAD, CA 92008  
(760) 918-8200

JEFF O'CONNOR  
CIVIL ENGINEER

HUNSAKER & ASSOCIATES, SAN DIEGO, INC.  
8707 MARLES STREET  
SAN DIEGO, CA 92121  
(858) 558-4500

ALISA S. VIALPANDO R.C.E. 47945  
MY REGISTRATION EXPIRES ON 12/31/24

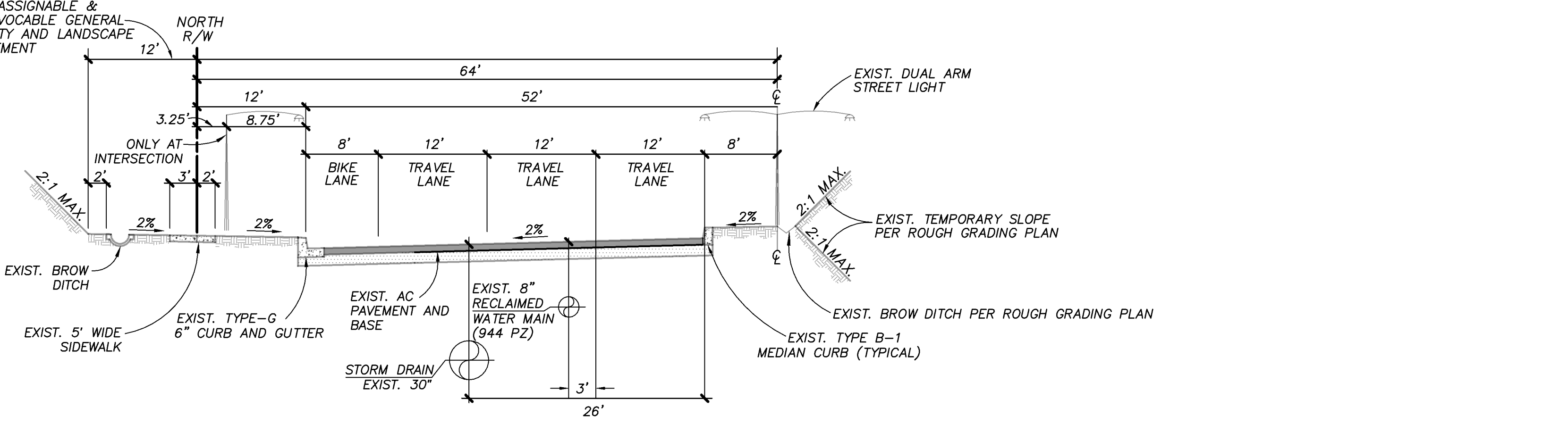
PREPARED BY:	NO. REVISIONS	DATE	BY
 HUNSAKER & ASSOCIATES SAN DIEGO, INC. <small>PLANNING: 9707 Wilkes Street, San Diego, CA 92121</small> <small>ENGINEERING: 8707 Marles Street, San Diego, CA 92121</small> <small>PH: 858.558.4500 FAX: 858.558.4411</small>	1	FIRST SUBMITTAL	09/20/22
	2	SECOND SUBMITTAL	05/18/23
	3	THIRD SUBMITTAL	09/18/23
	4	FOURTH SUBMITTAL	11/20/23
	5	FIFTH SUBMITTAL	01/19/24

## TENTATIVE MAP CVT-22-0005

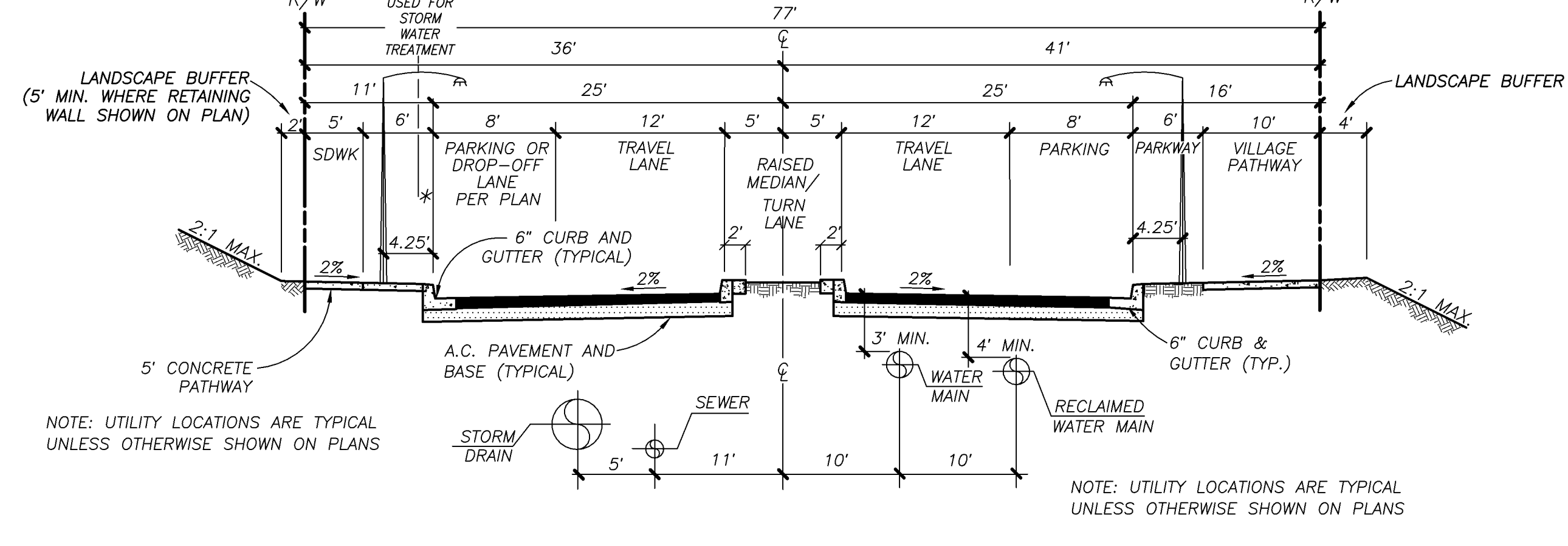
## OTAY RANCH VILLAGE 8 EAST

City Of Chula Vista, California

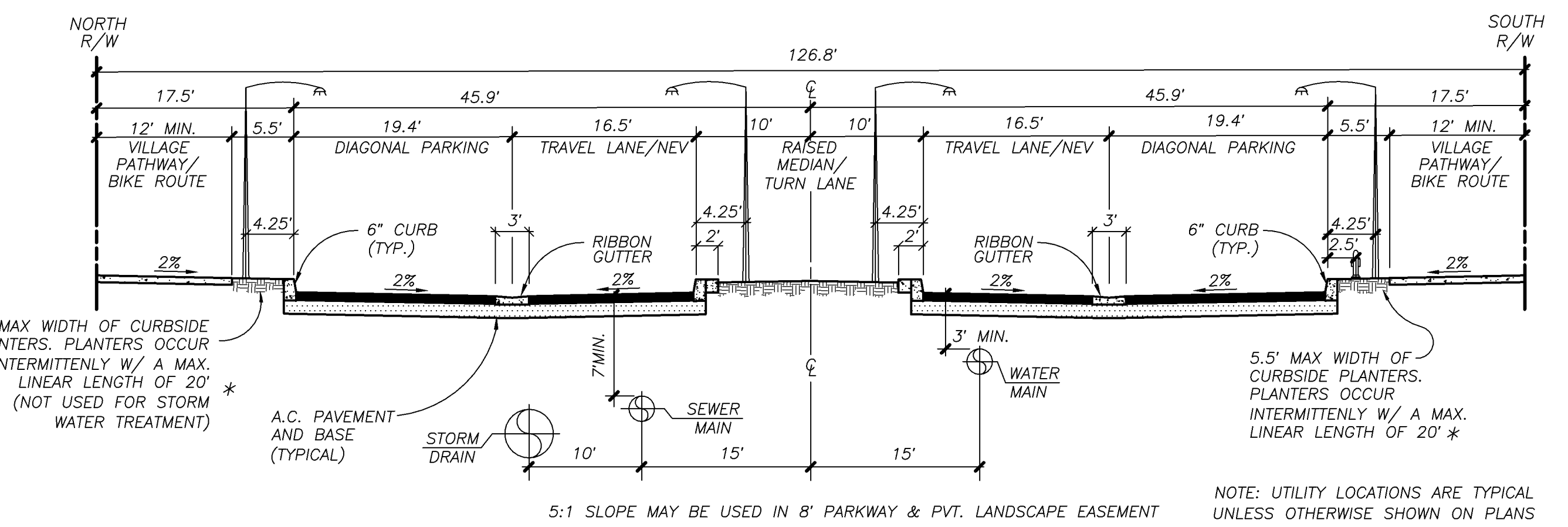
TENTATIVE MAP OTAY RANCH VILLAGE 8 EAST



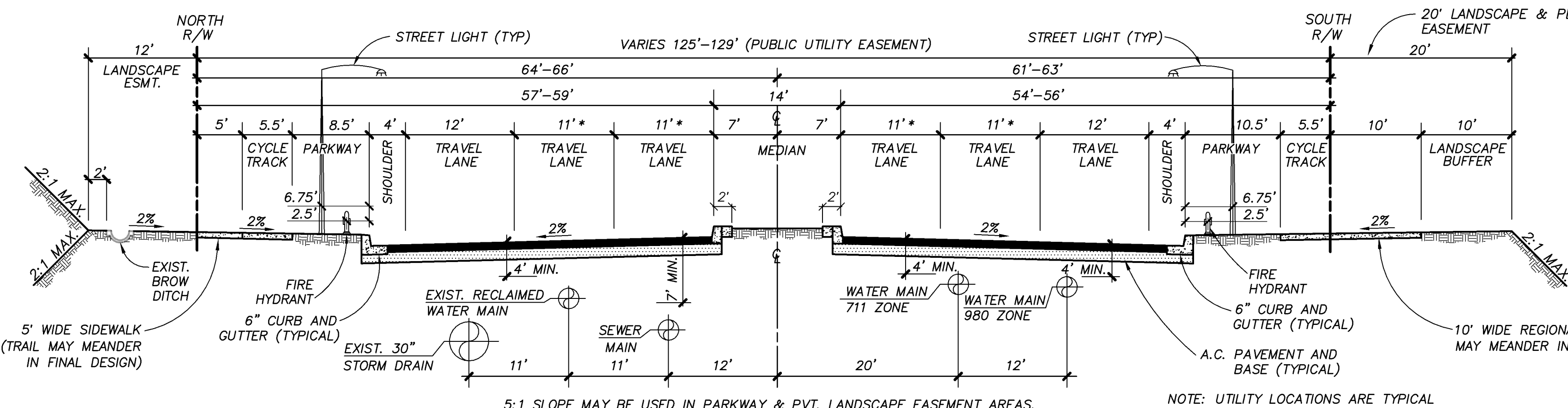
EXIST. ROCK MOUNTAIN ROAD (FUTURE MAIN STREET)



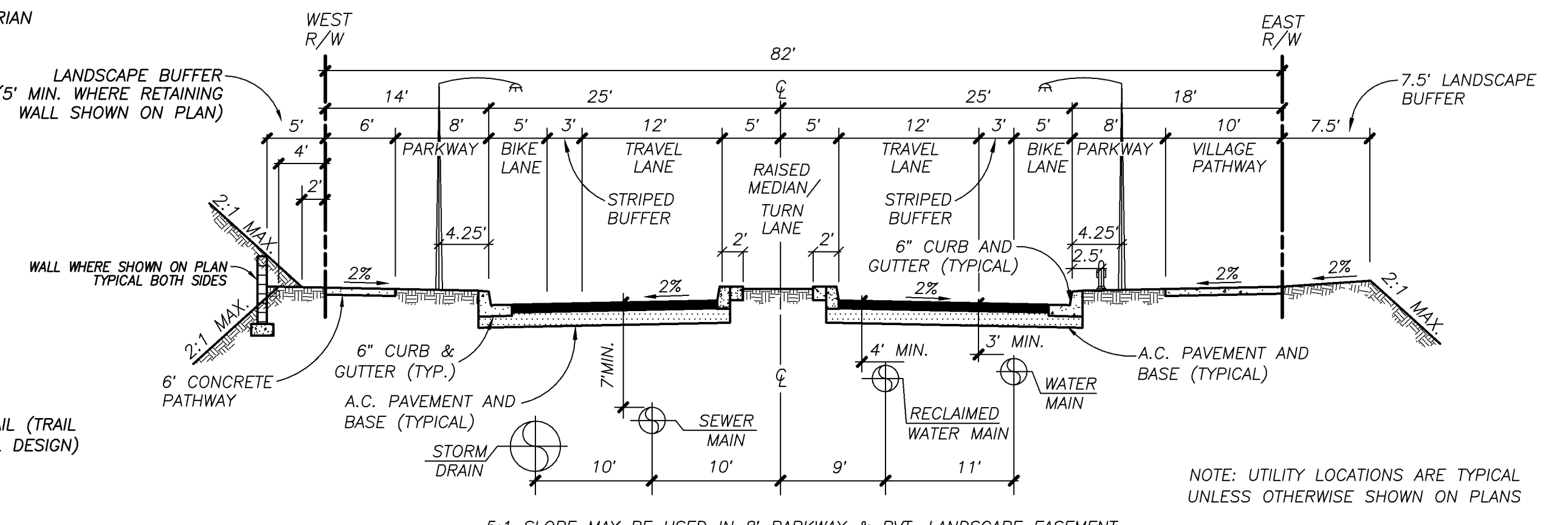
MODIFIED RESIDENTIAL COLLECTOR CALLE ESCUELA



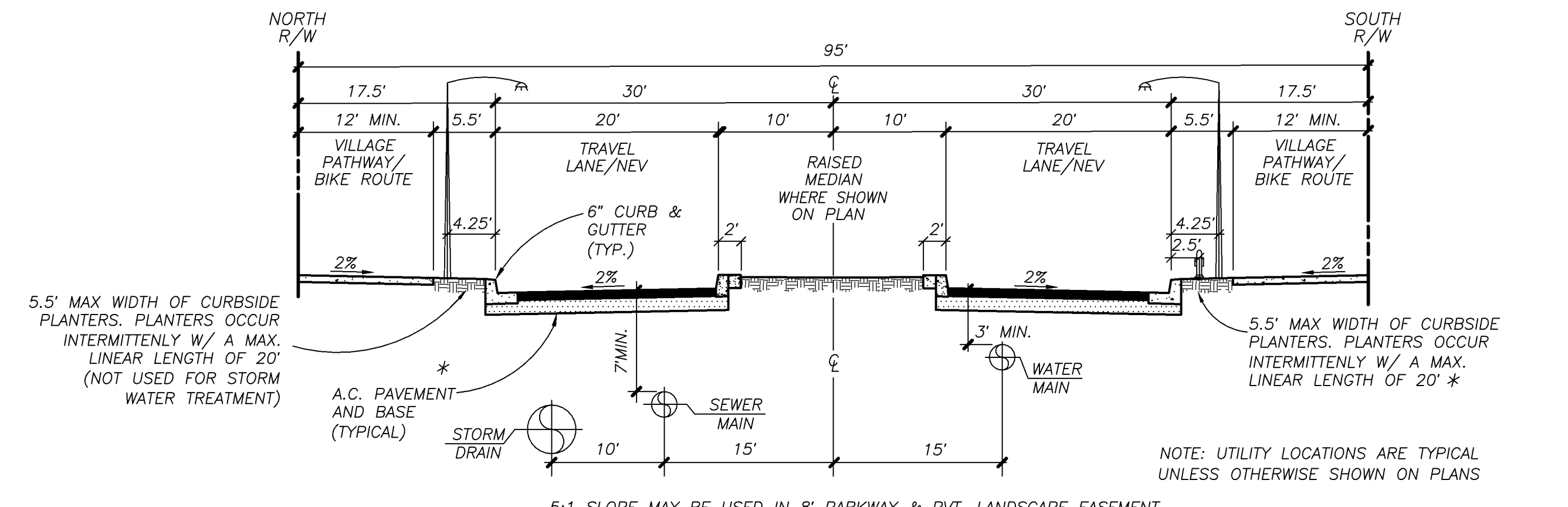
MODIFIED SECONDARY VILLAGE ENTRY STREET WITH DIAGONAL PARKING



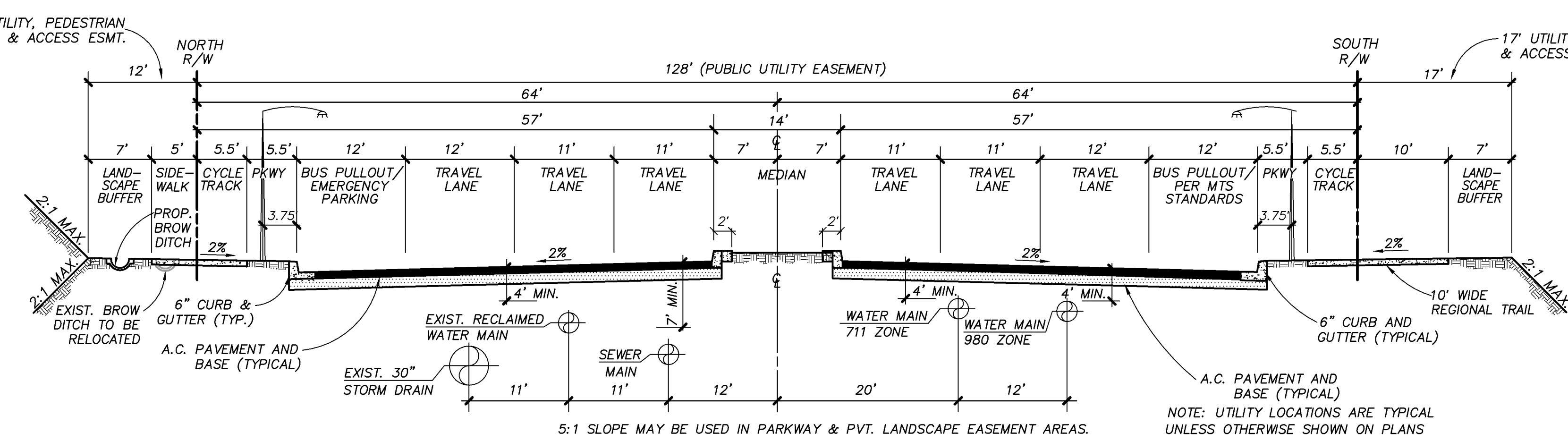
SIX LANE PRIME ARTERIAL MAIN STREET



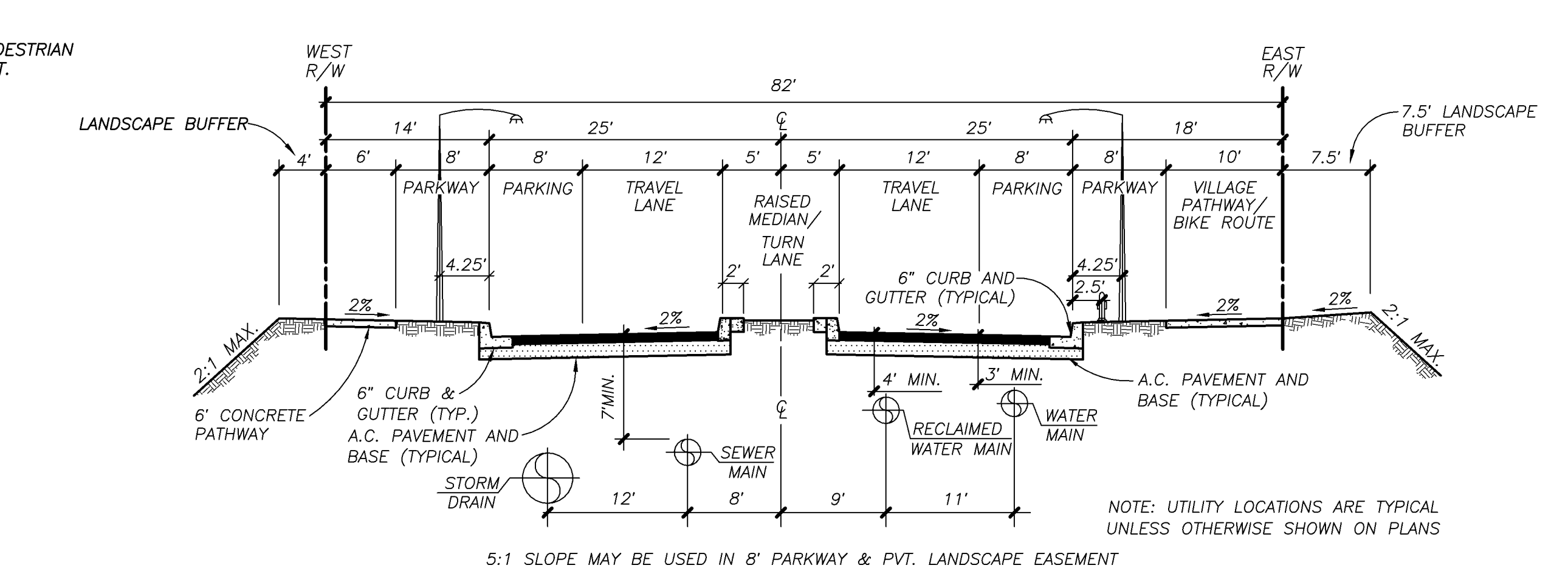
MODIFIED SECONDARY VILLAGE ENTRY W/ MEDIAN LA PALMITA DRIVE



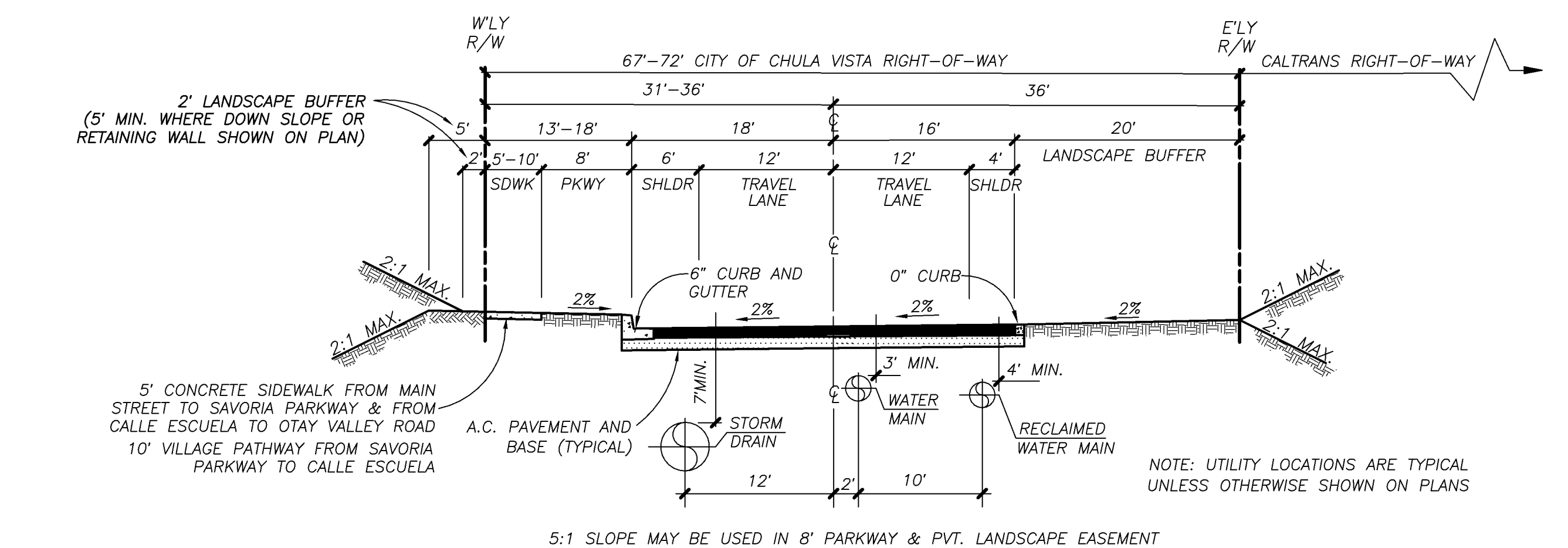
MODIFIED SECONDARY VILLAGE ENTRY STREET PORTION OF SAVORIA PARKWAY



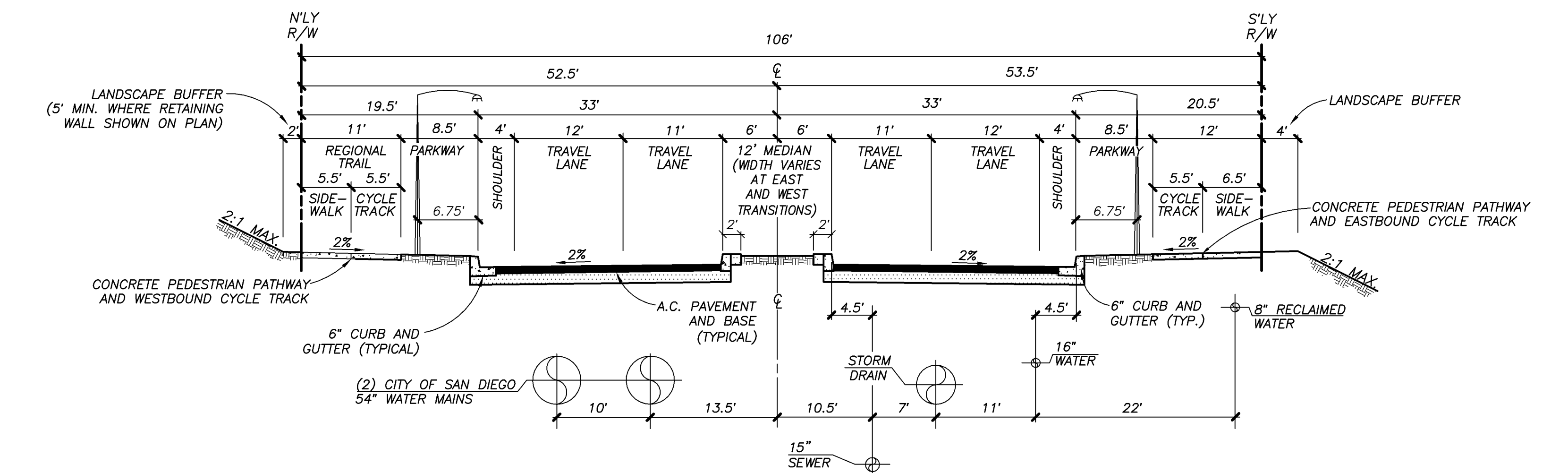
BUS PULLOUT / EMERGENCY PARKING MAIN STREET



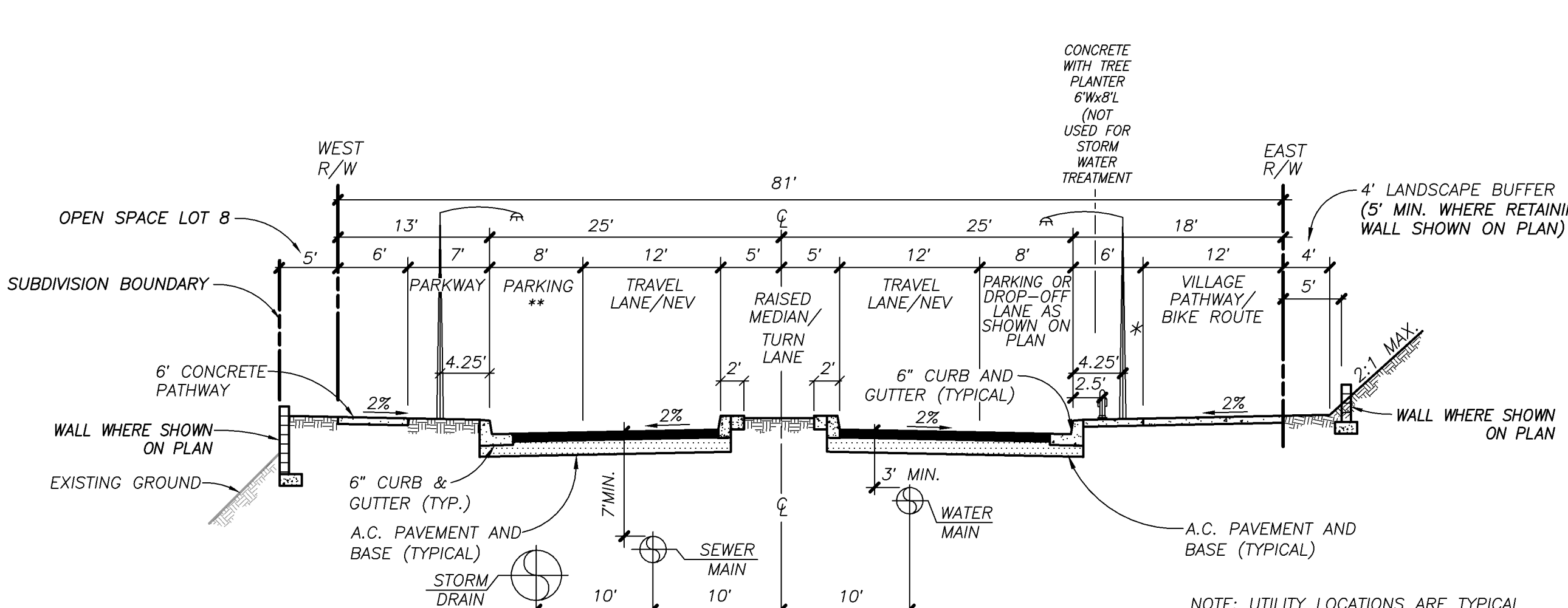
MODIFIED PROMENADE STREET DELGADO DRIVE



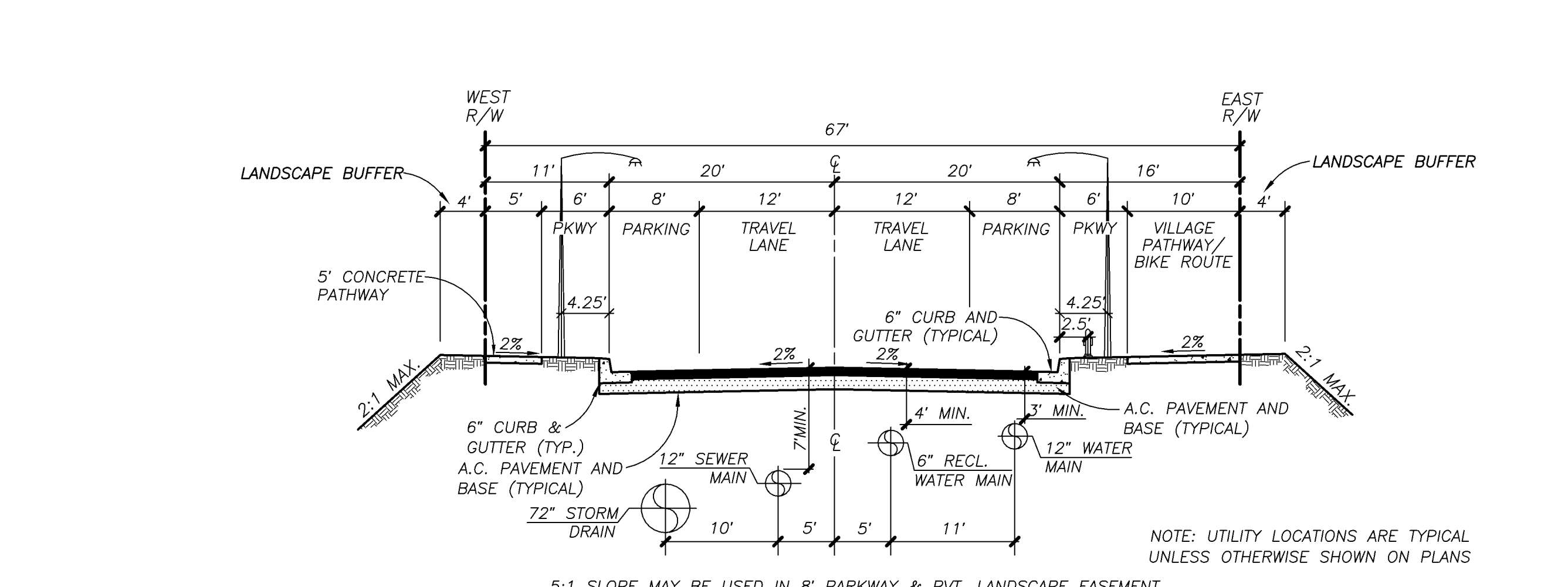
ONE WAY FRONTAGE ROAD (SOUTHBOUND) VIA PALMERO



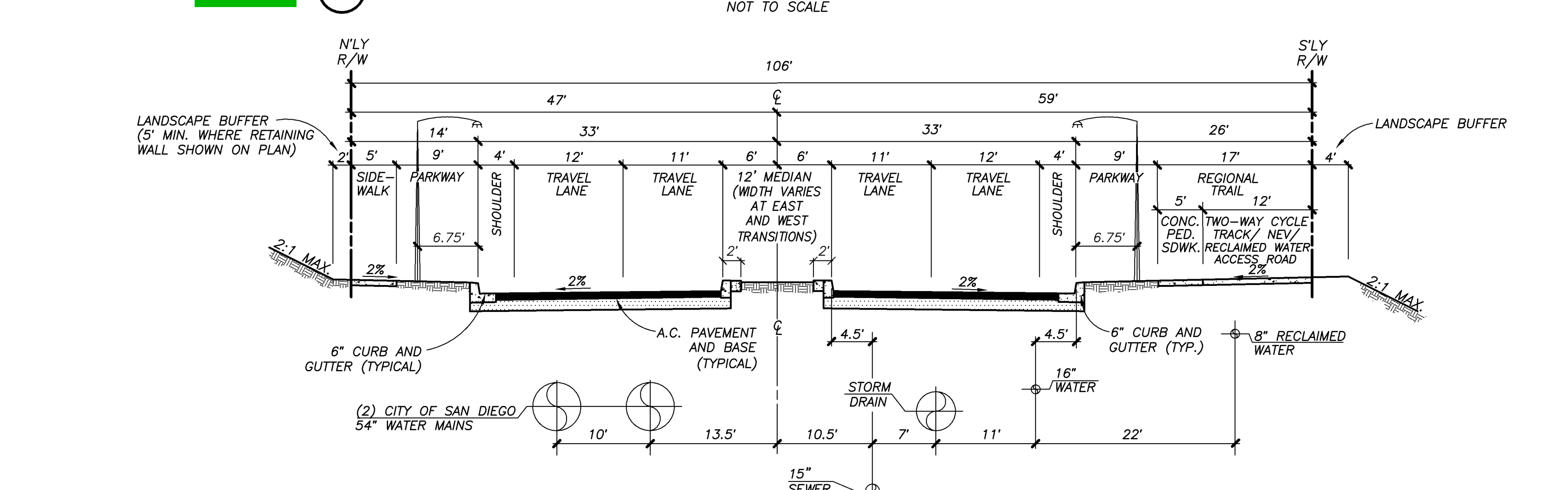
4-LANE MAJOR LA MEDIA PARKWAY



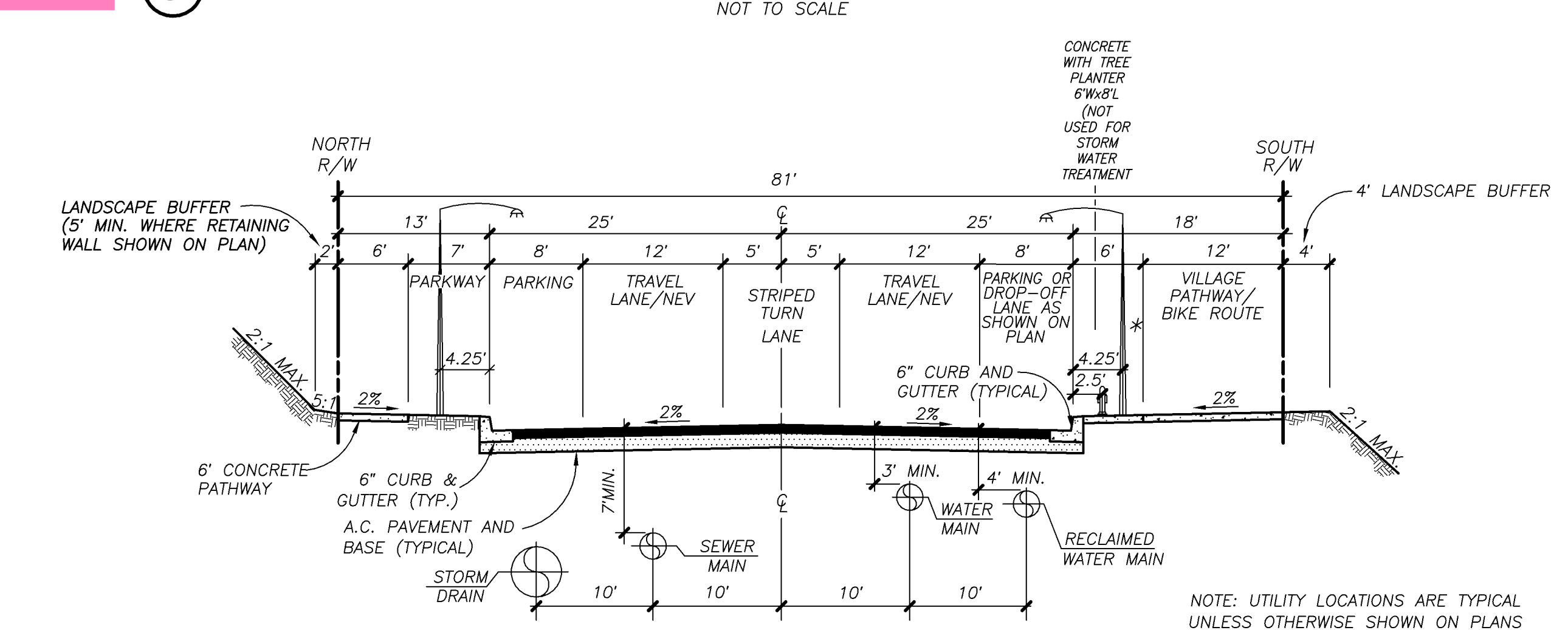
MODIFIED RESIDENTIAL COLLECTOR STREET DEL SUENO DRIVE



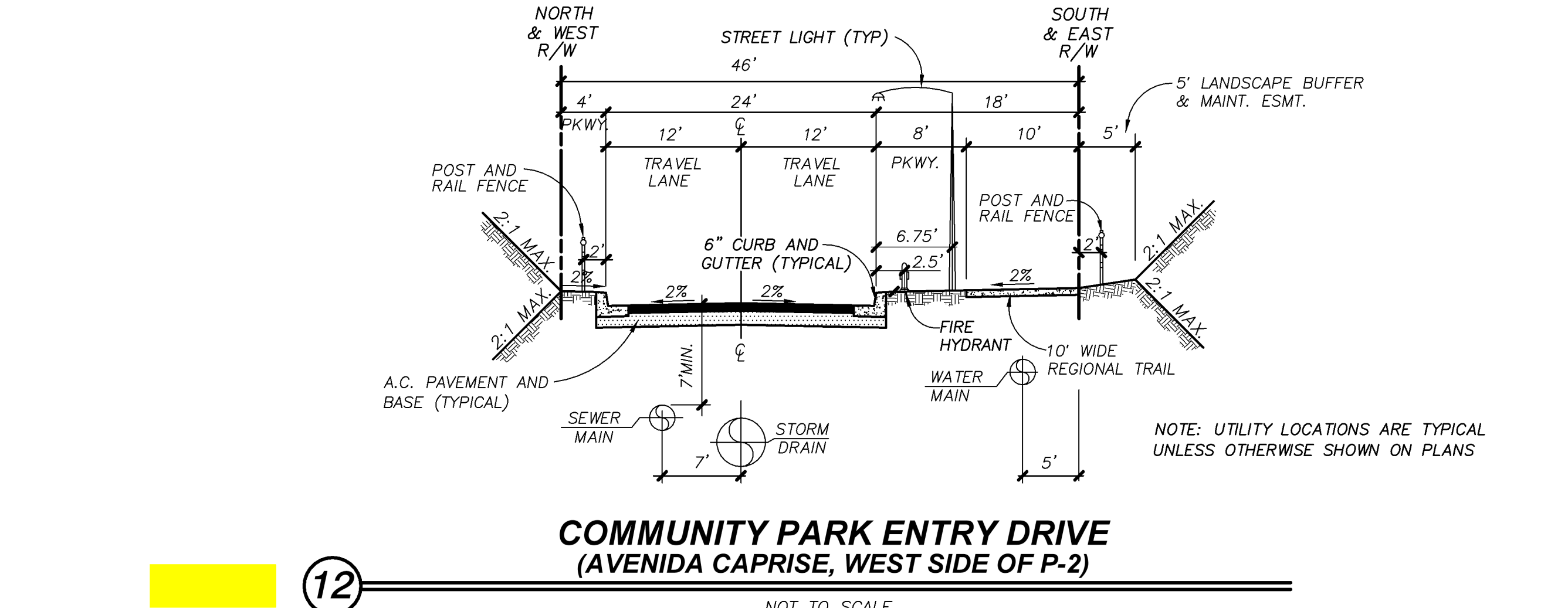
MODIFIED RESIDENTIAL COLLECTOR DELGADO DRIVE



4-LANE MAJOR LA MEDIA PARKWAY



MODIFIED SECONDARY VILLAGE ENTRY STREET PORTION OF SAVORIA PARKWAY



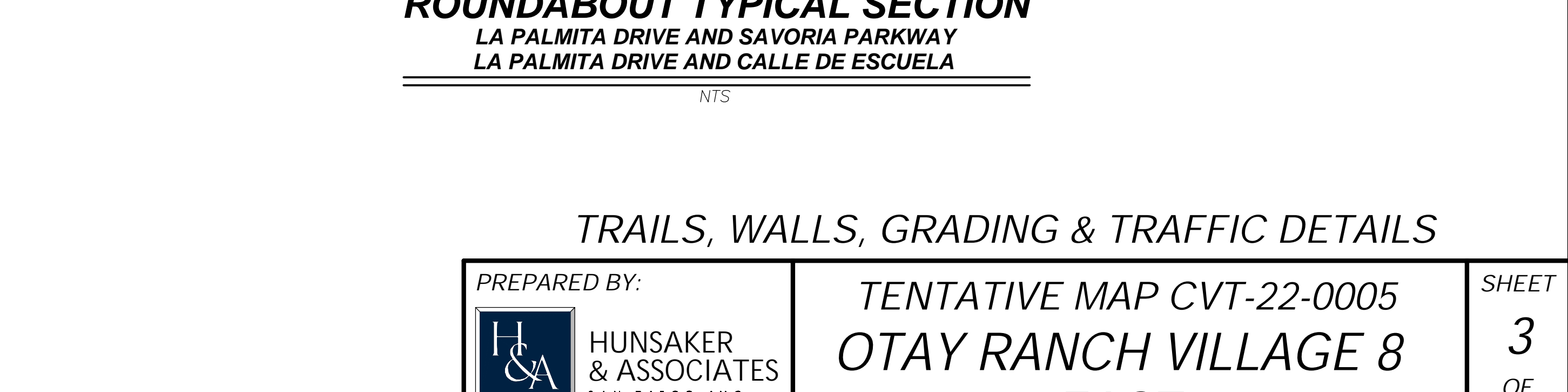
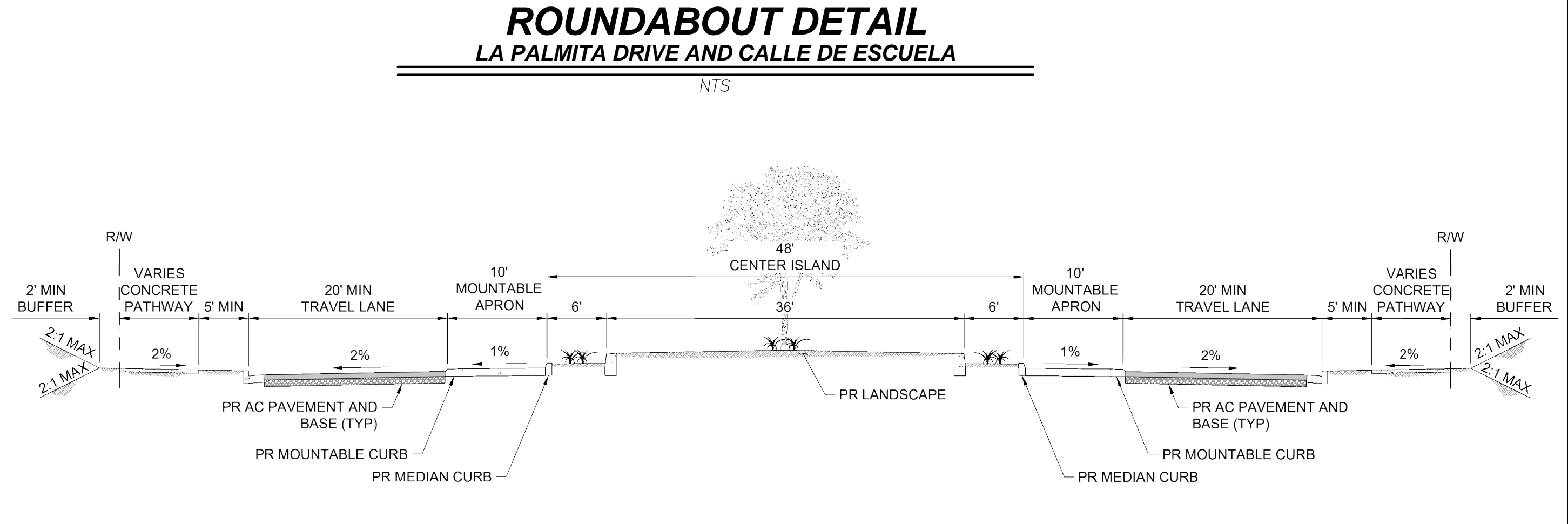
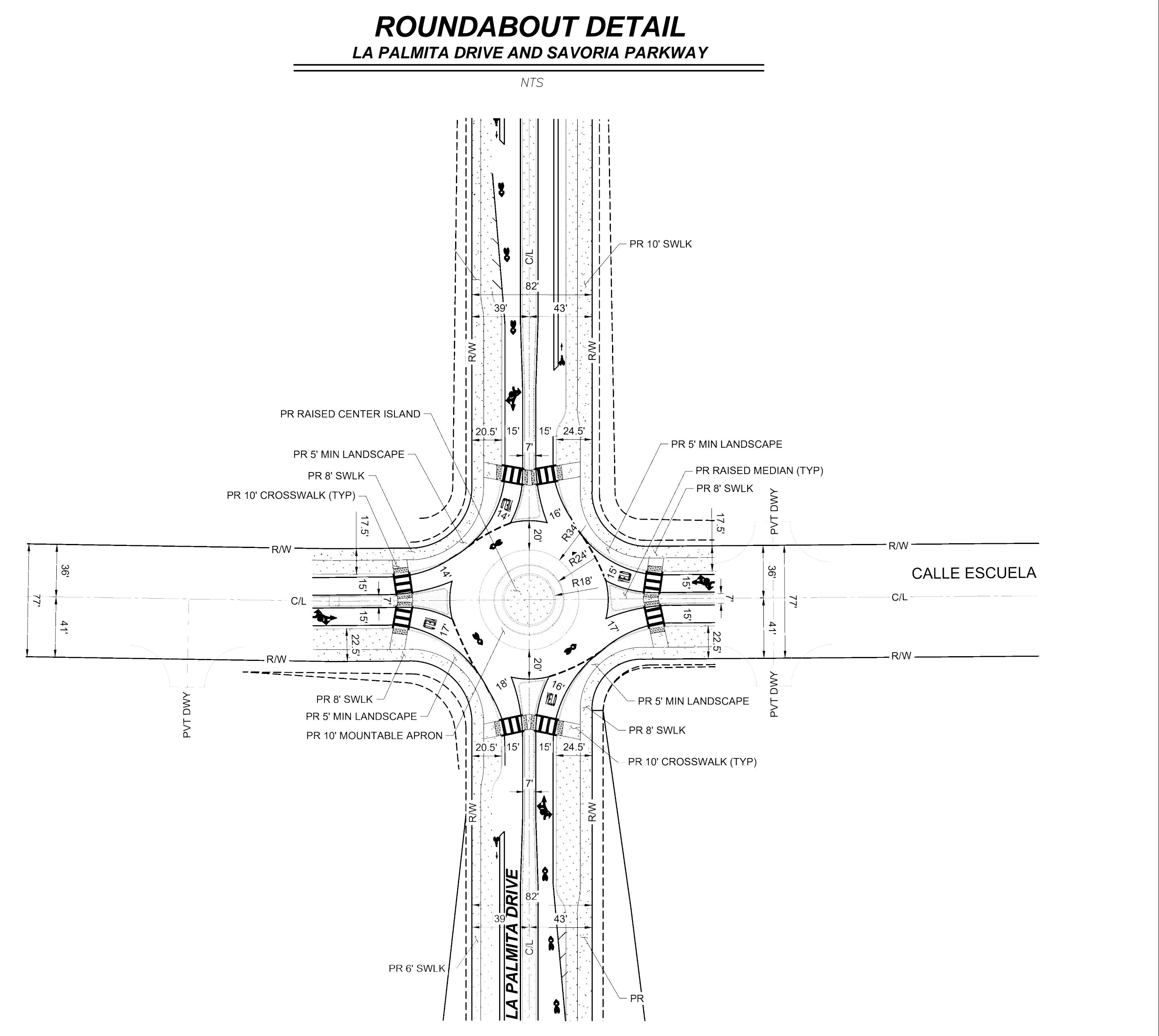
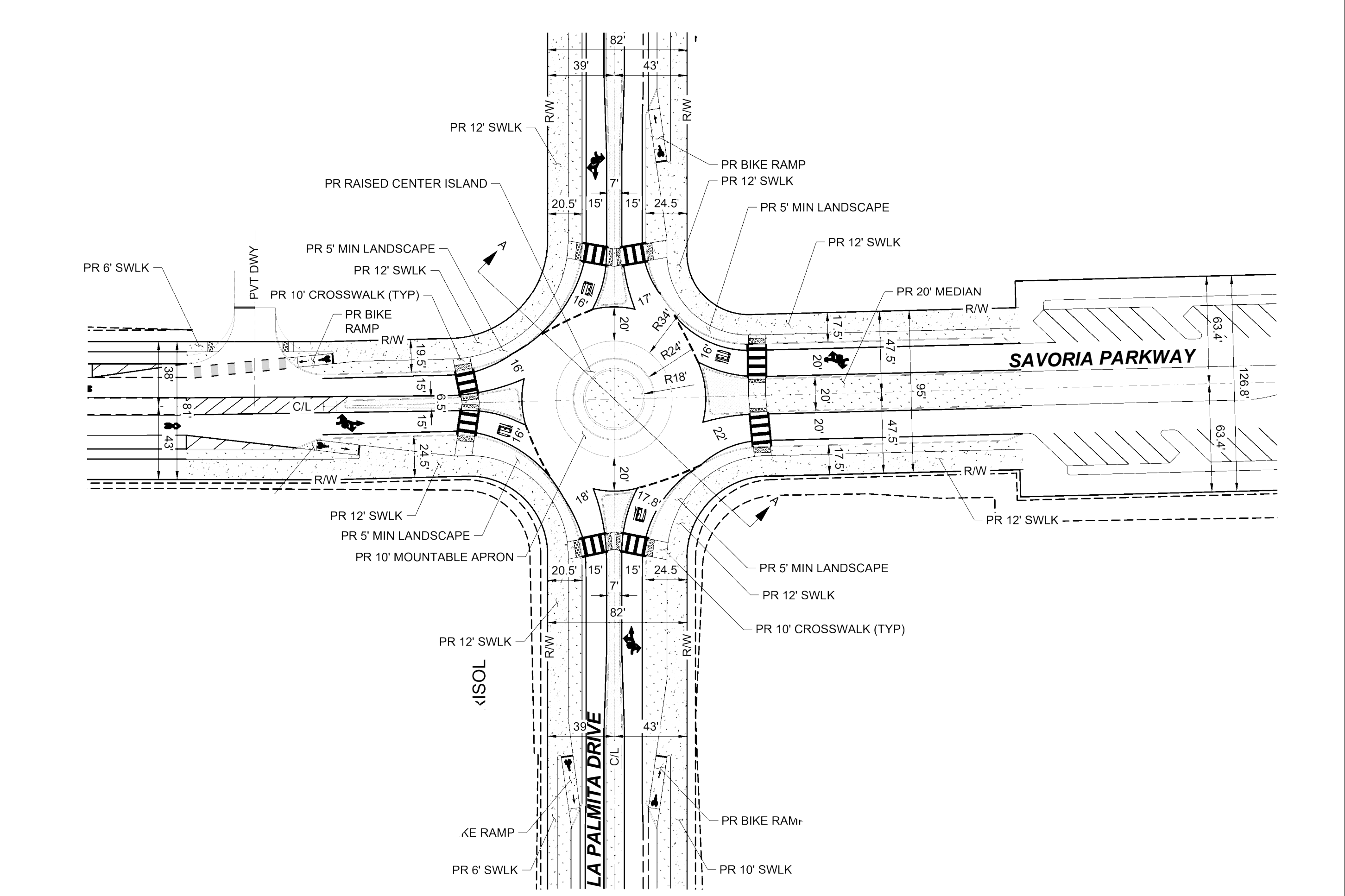
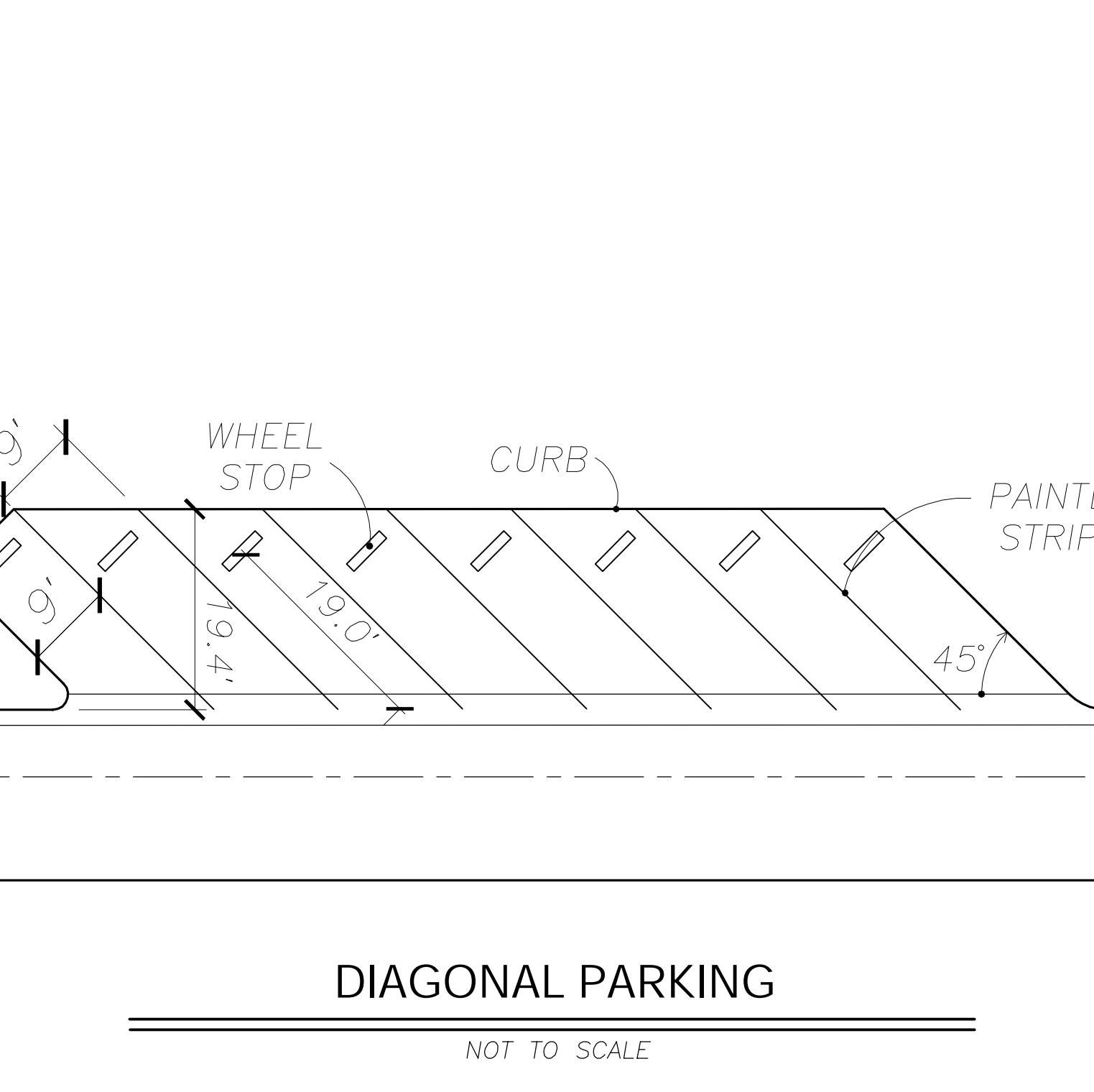
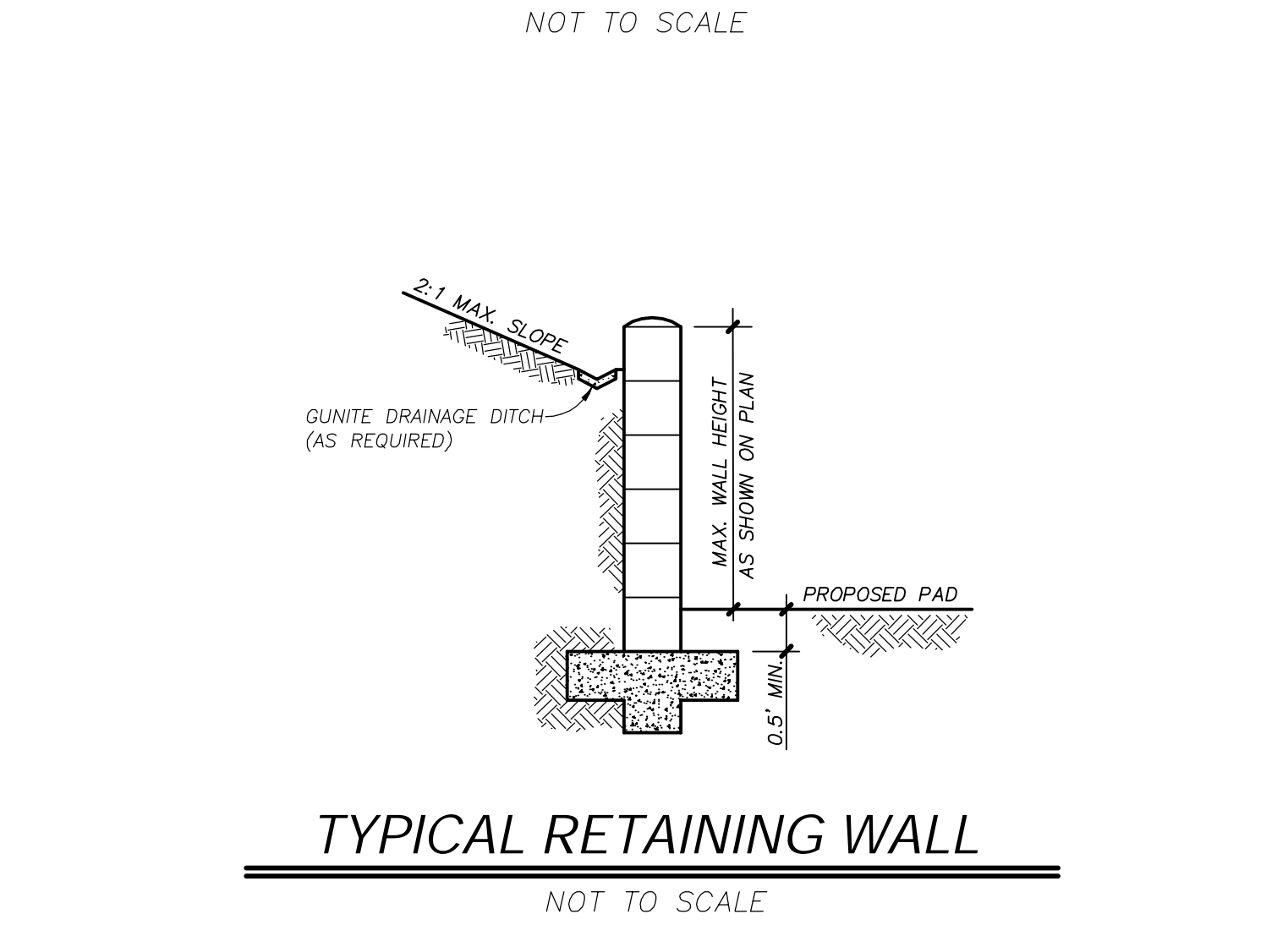
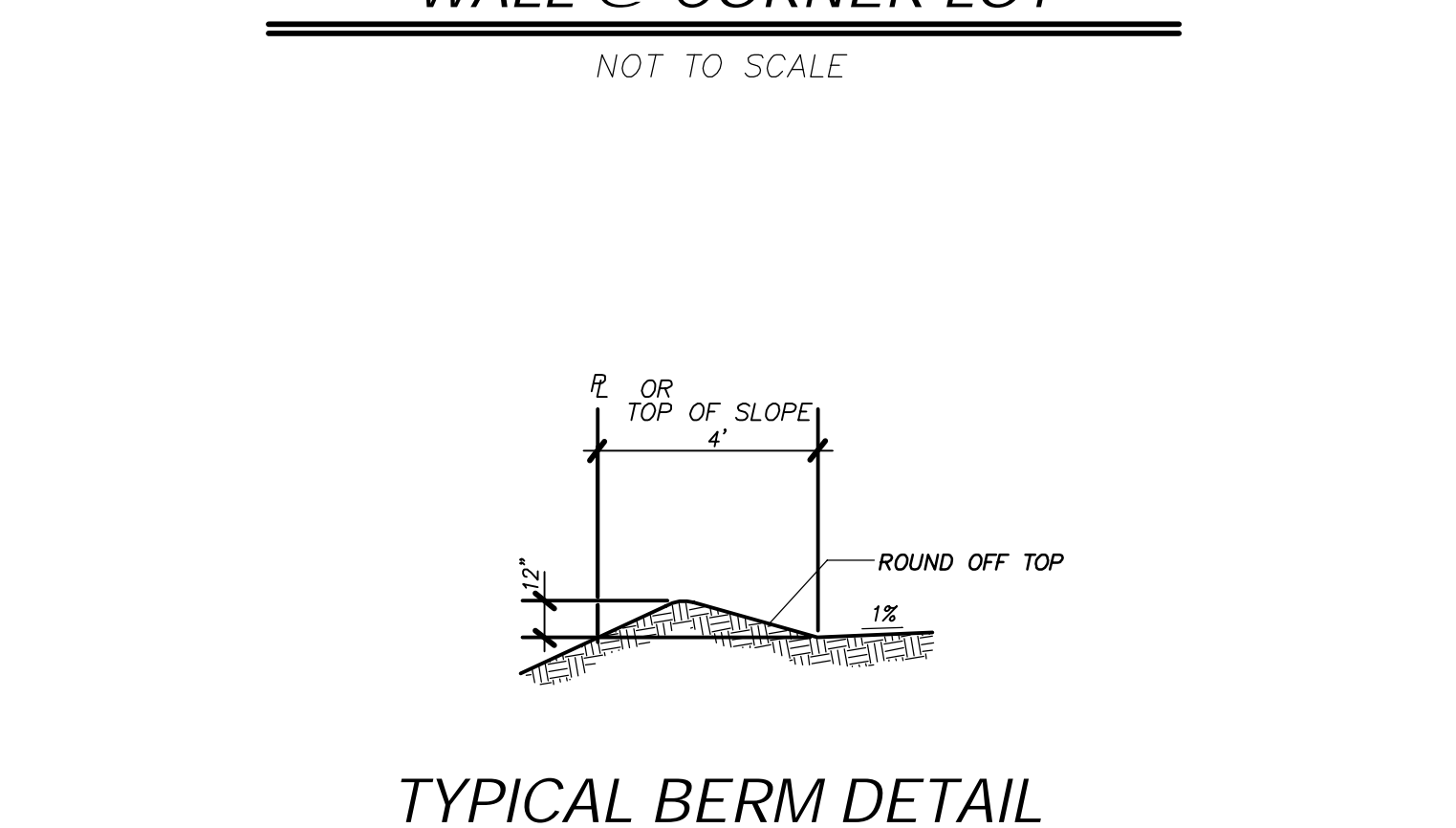
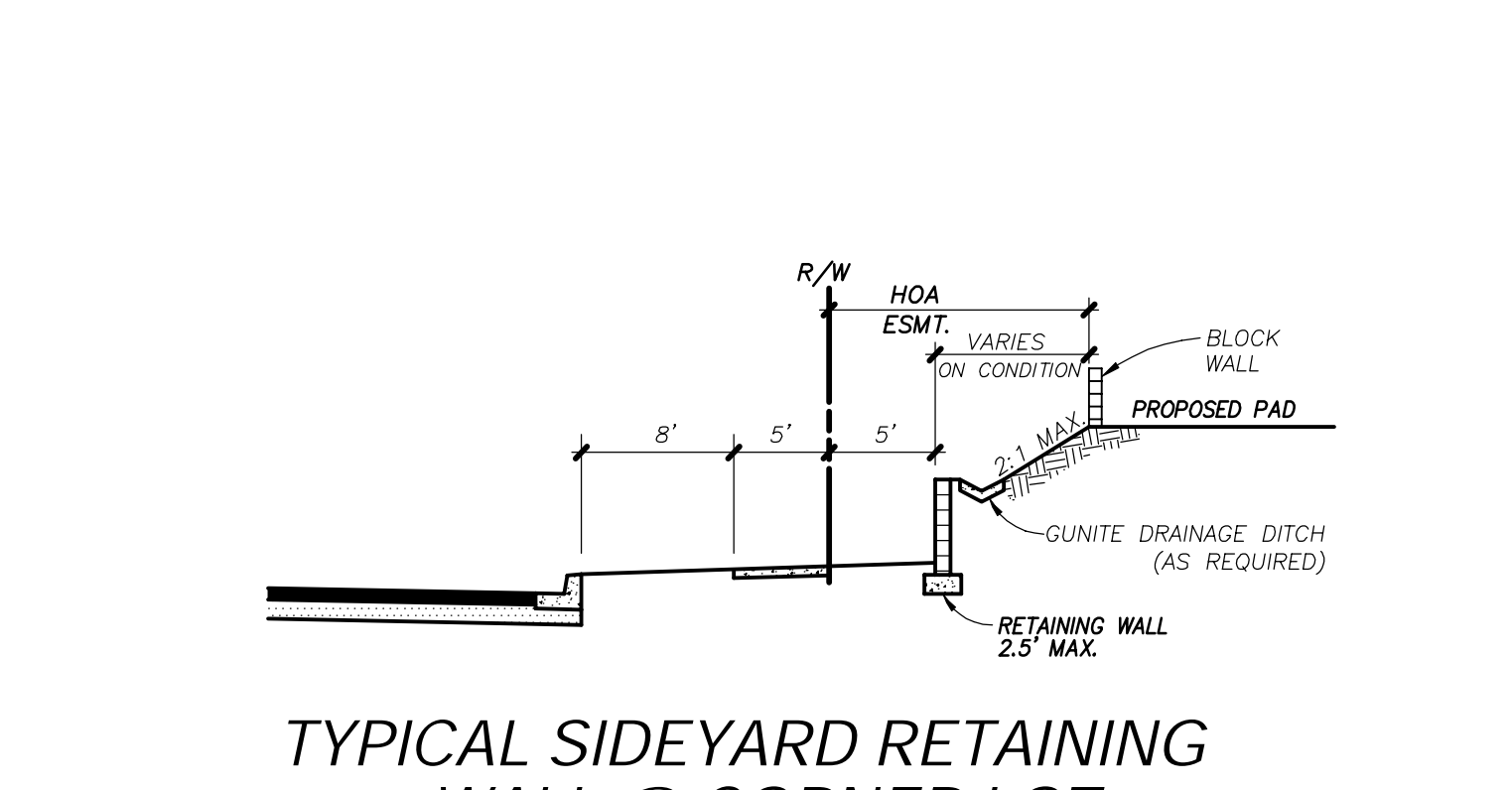
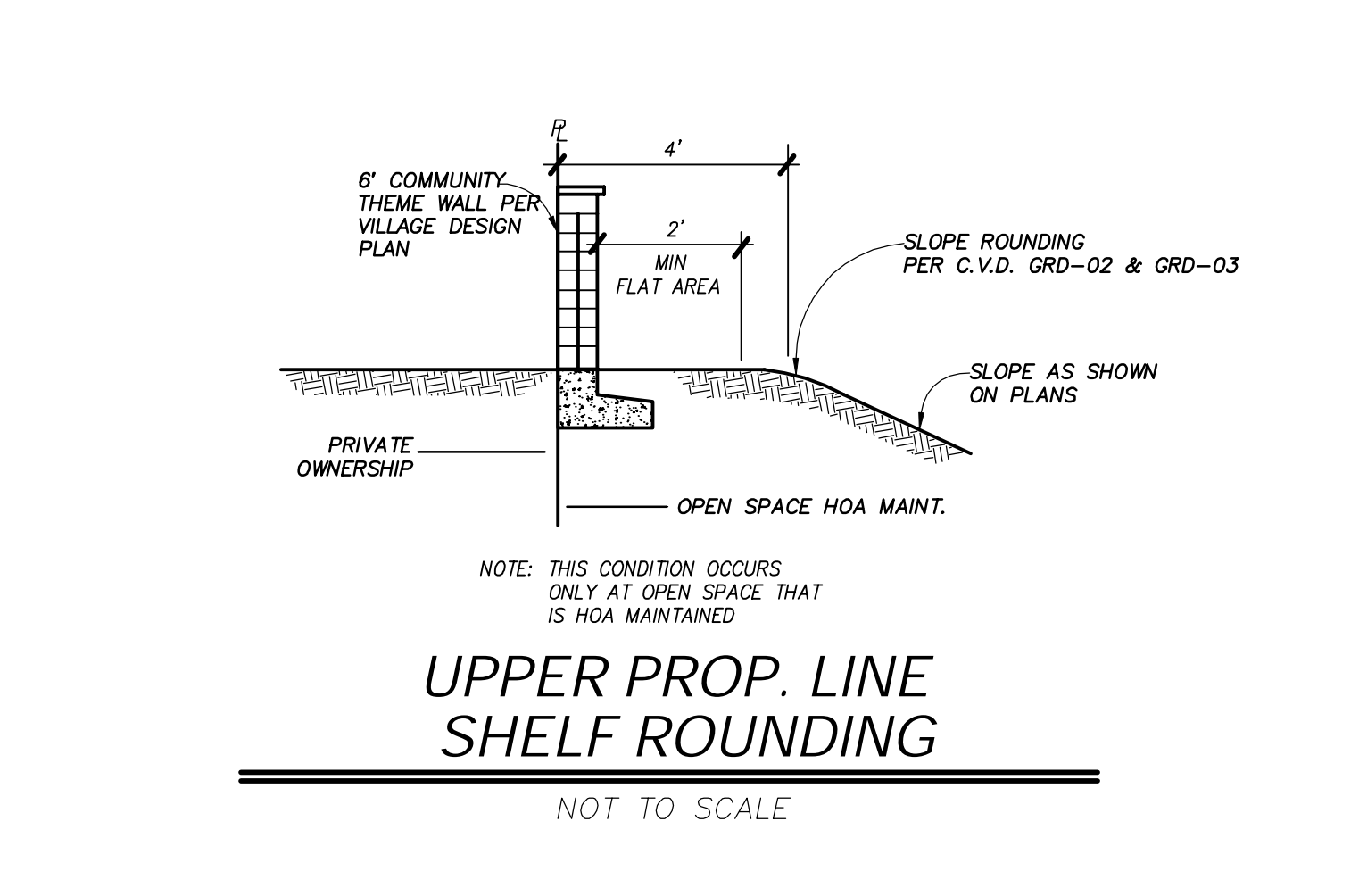
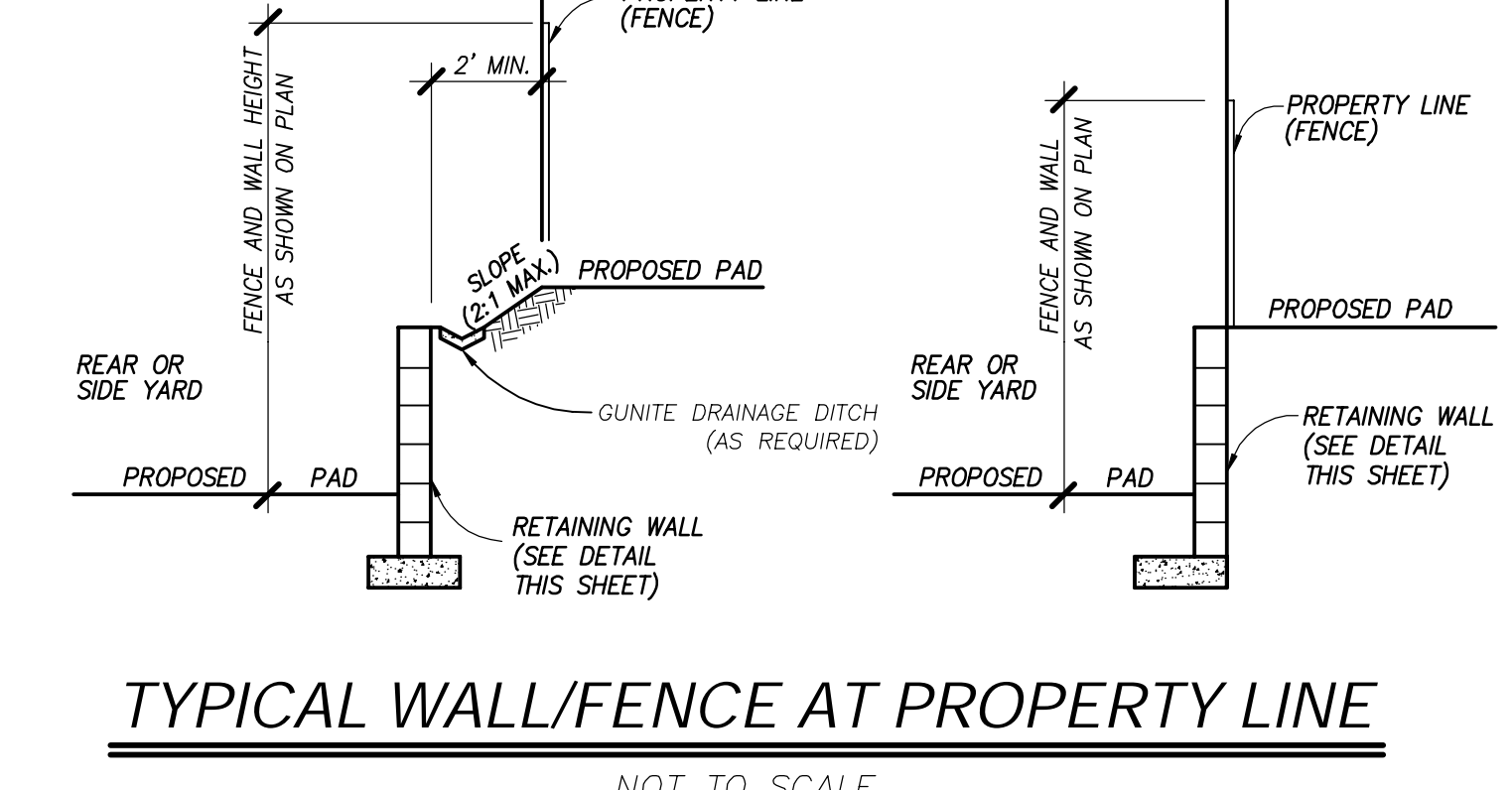
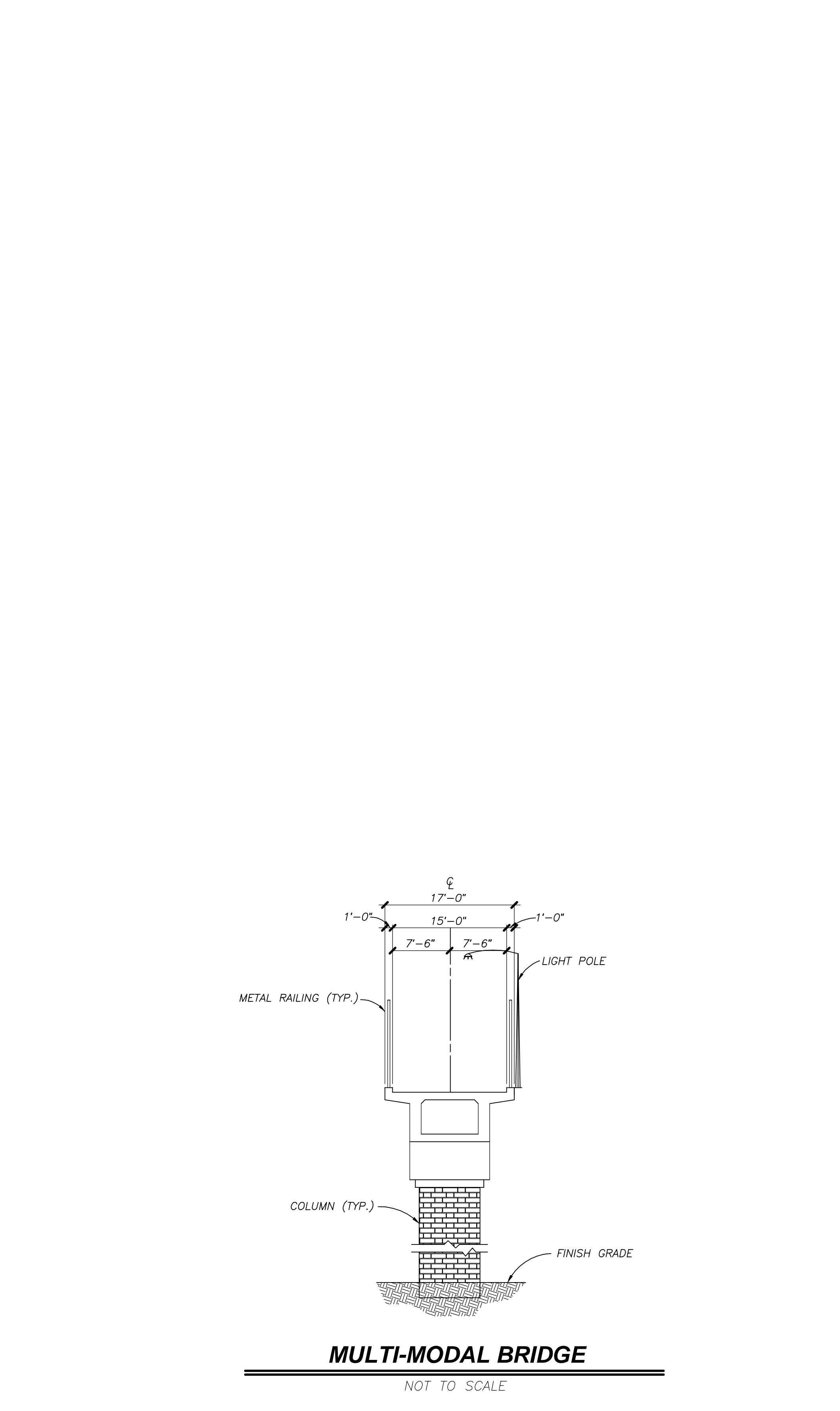
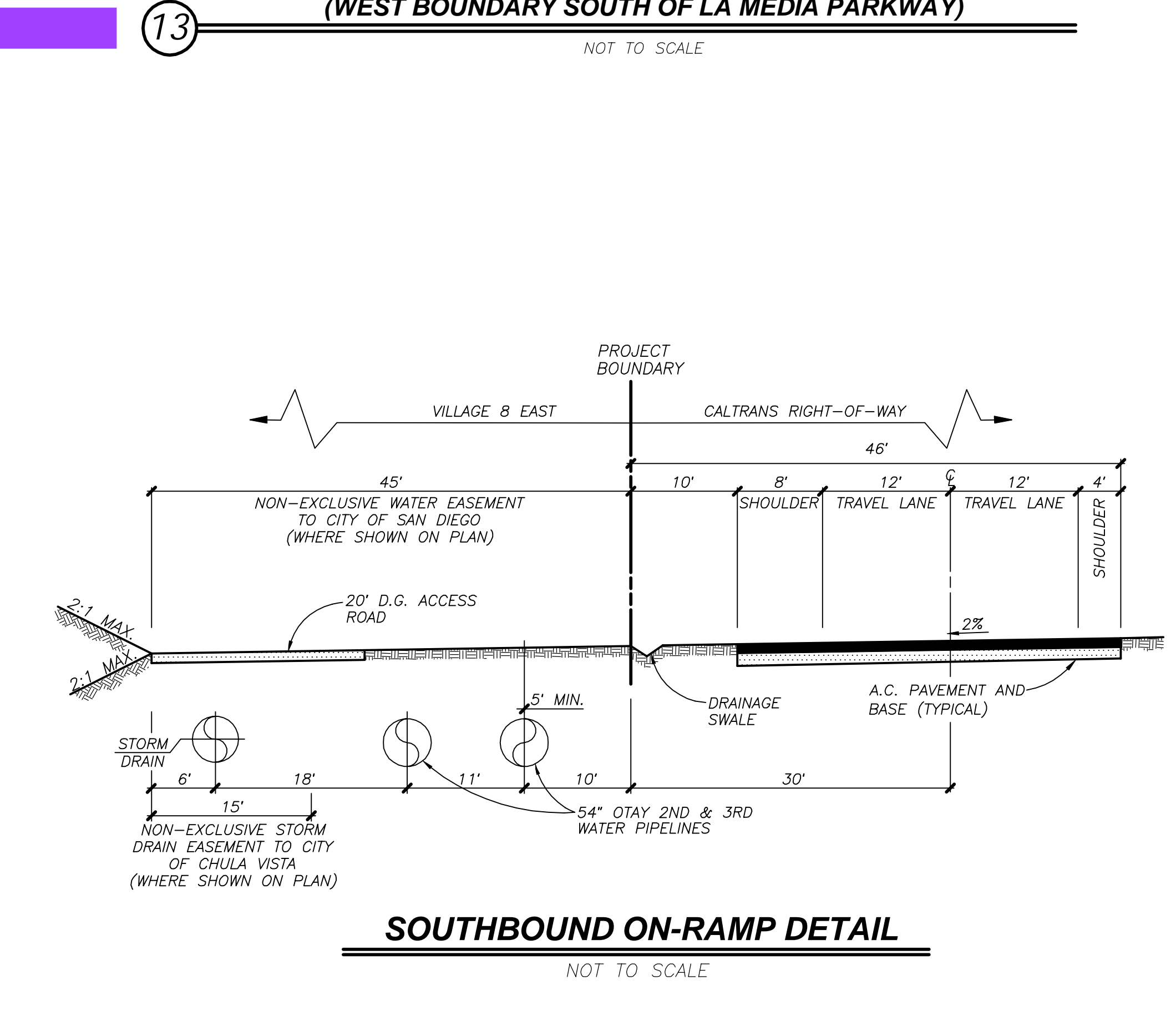
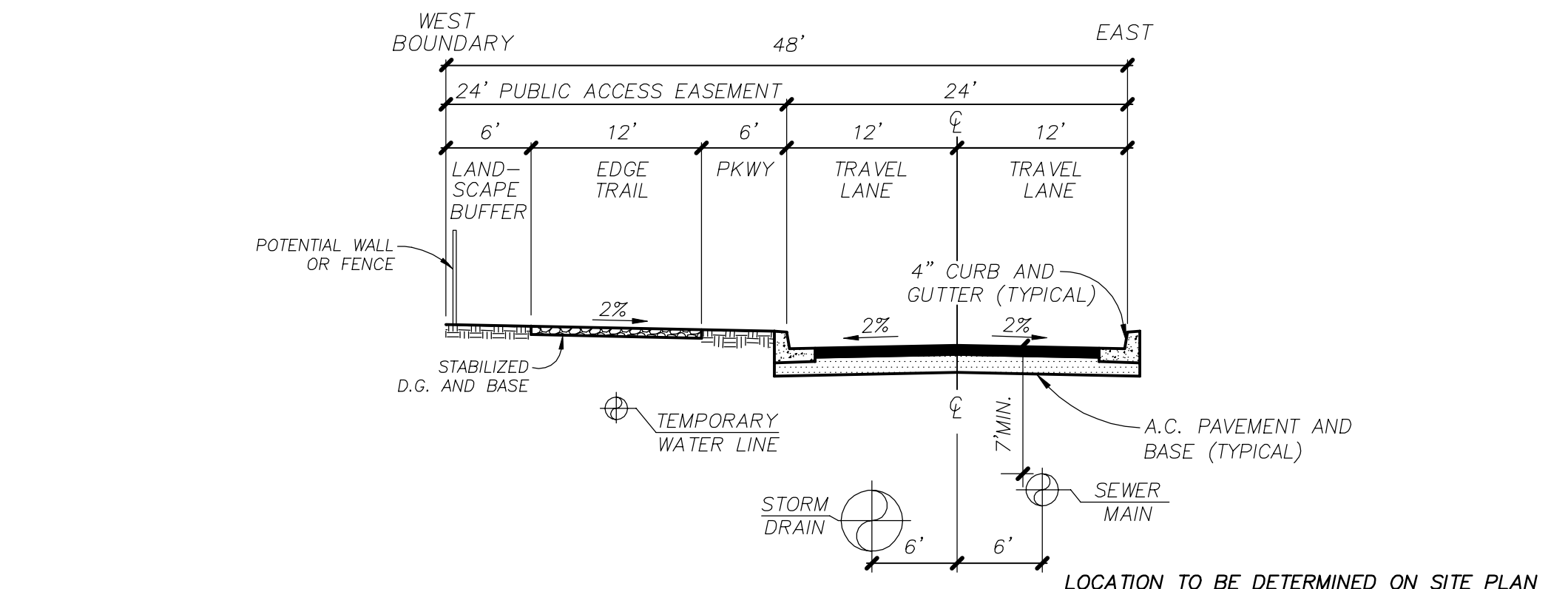
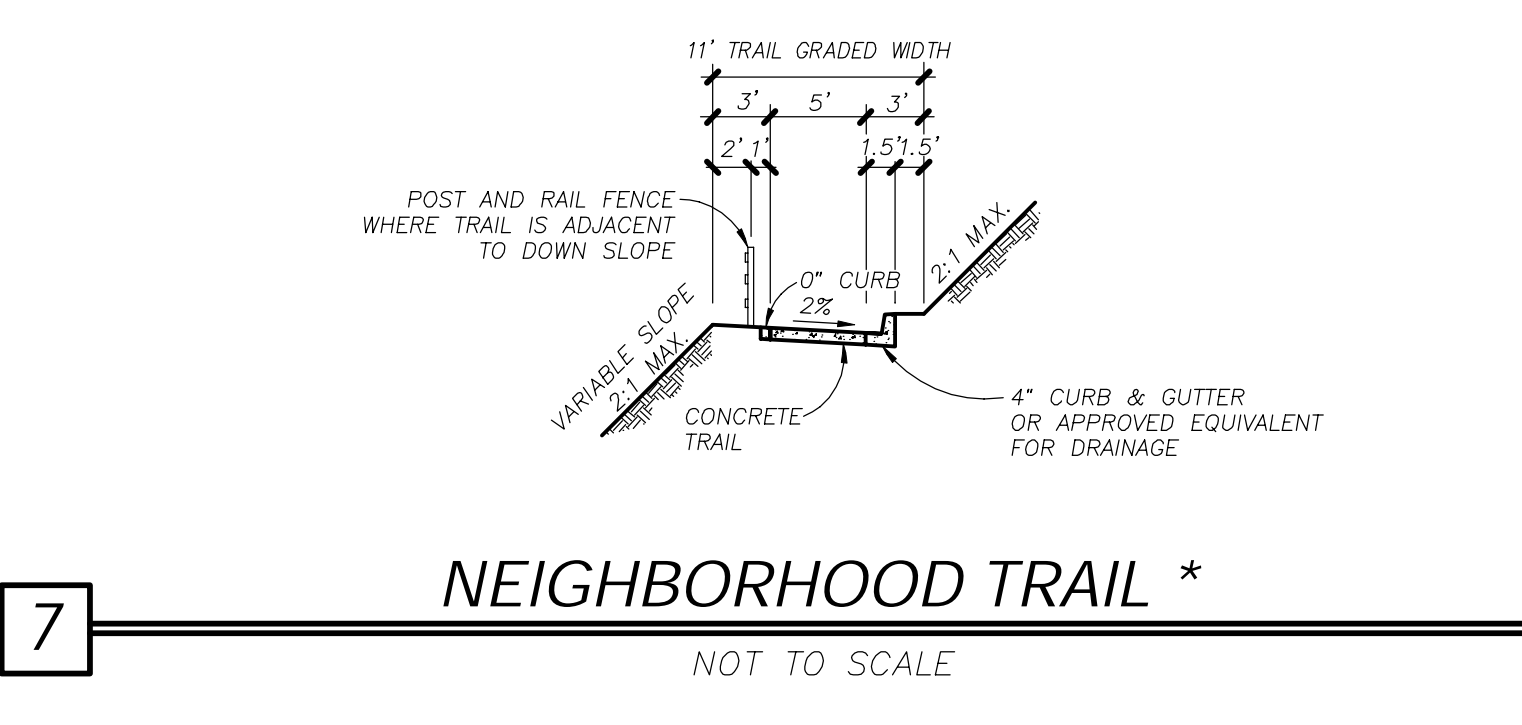
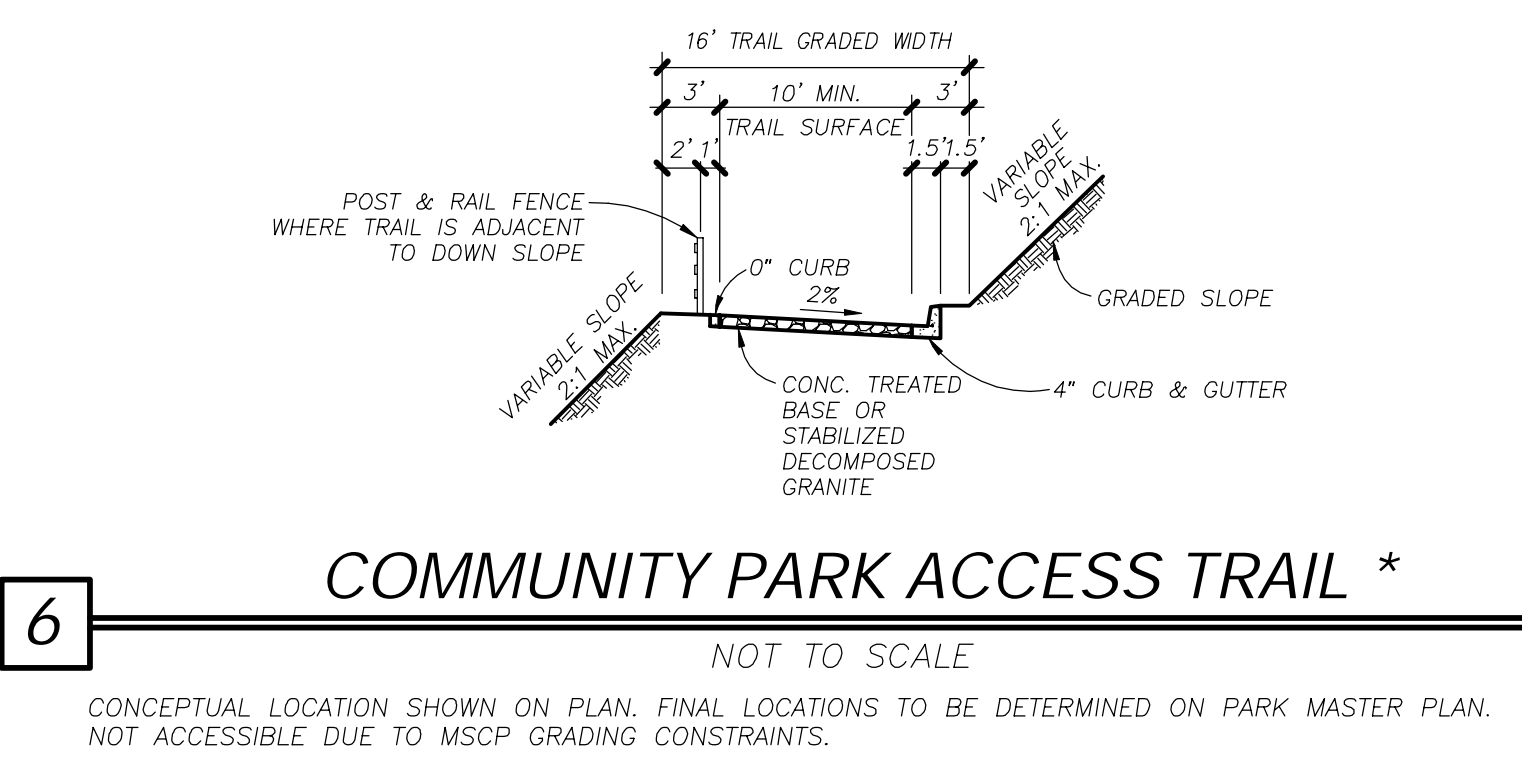
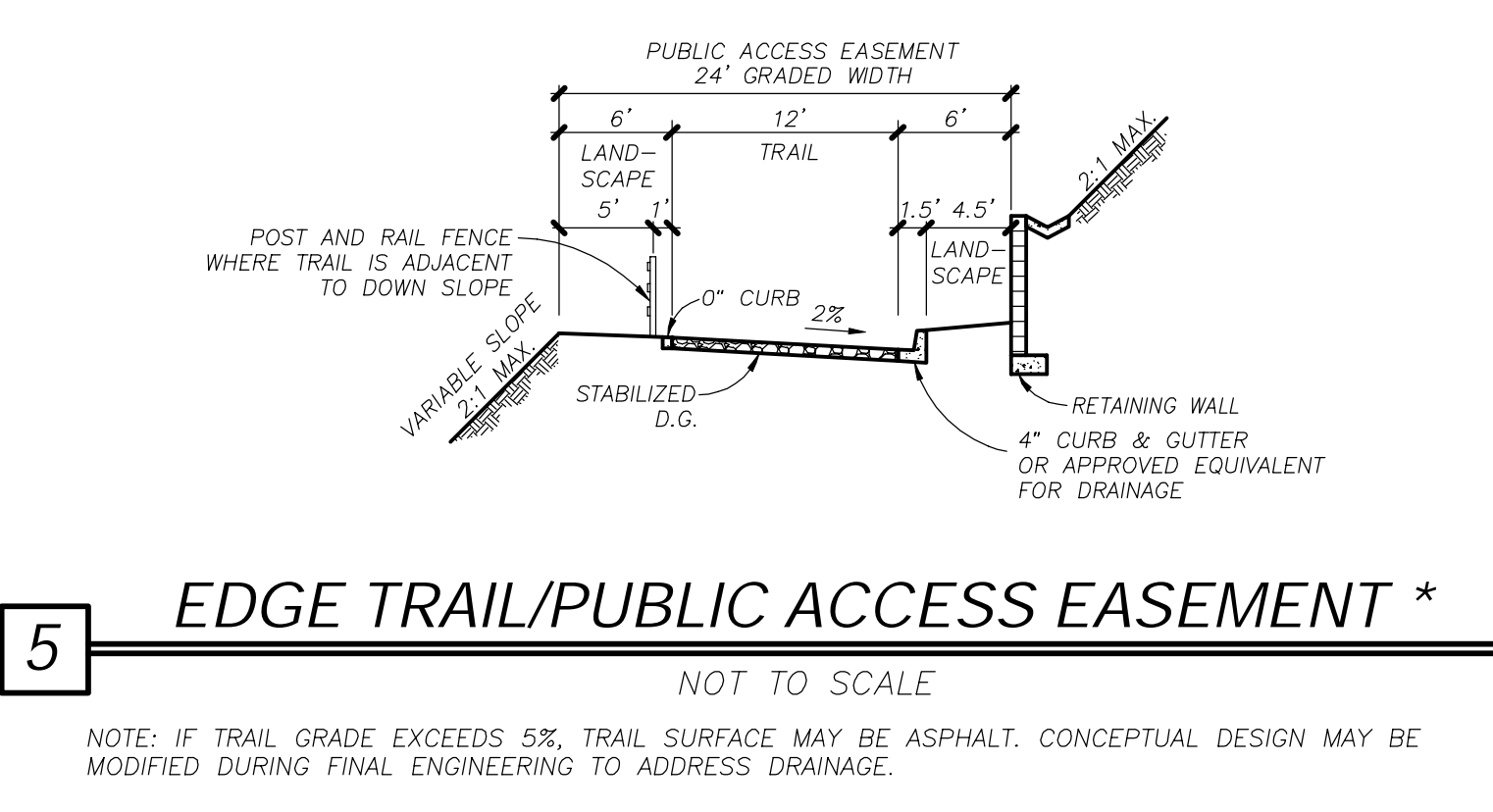
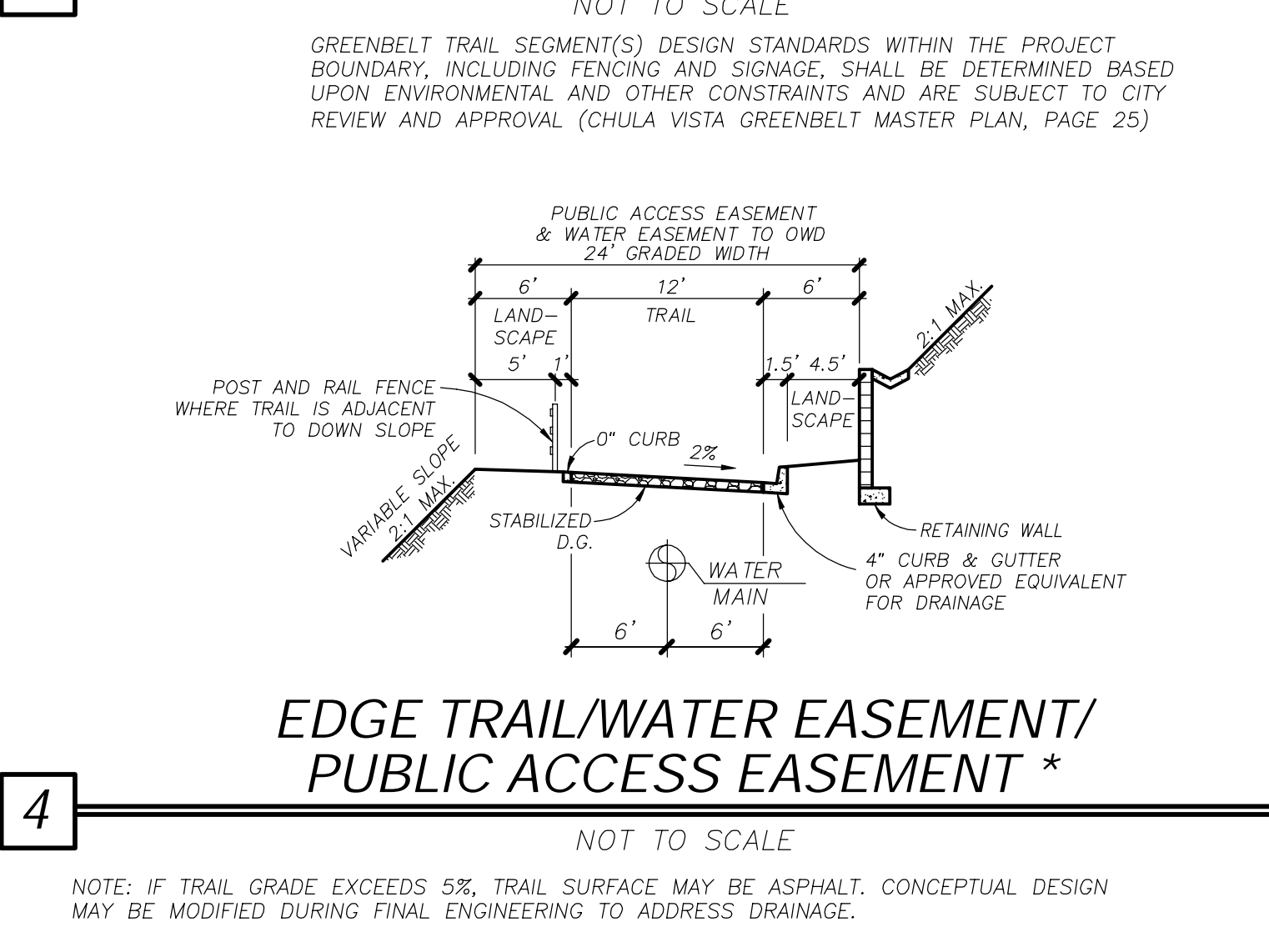
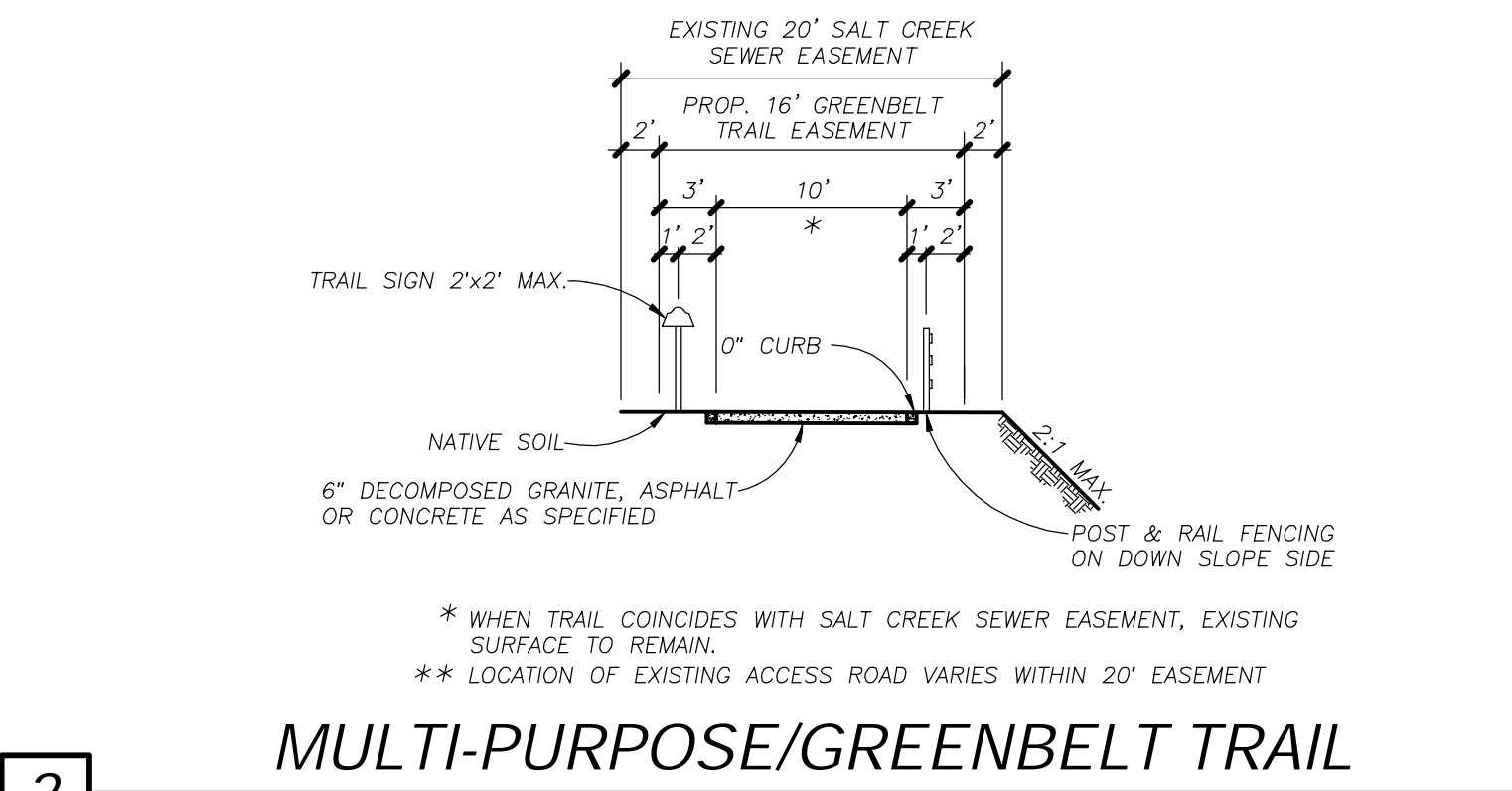
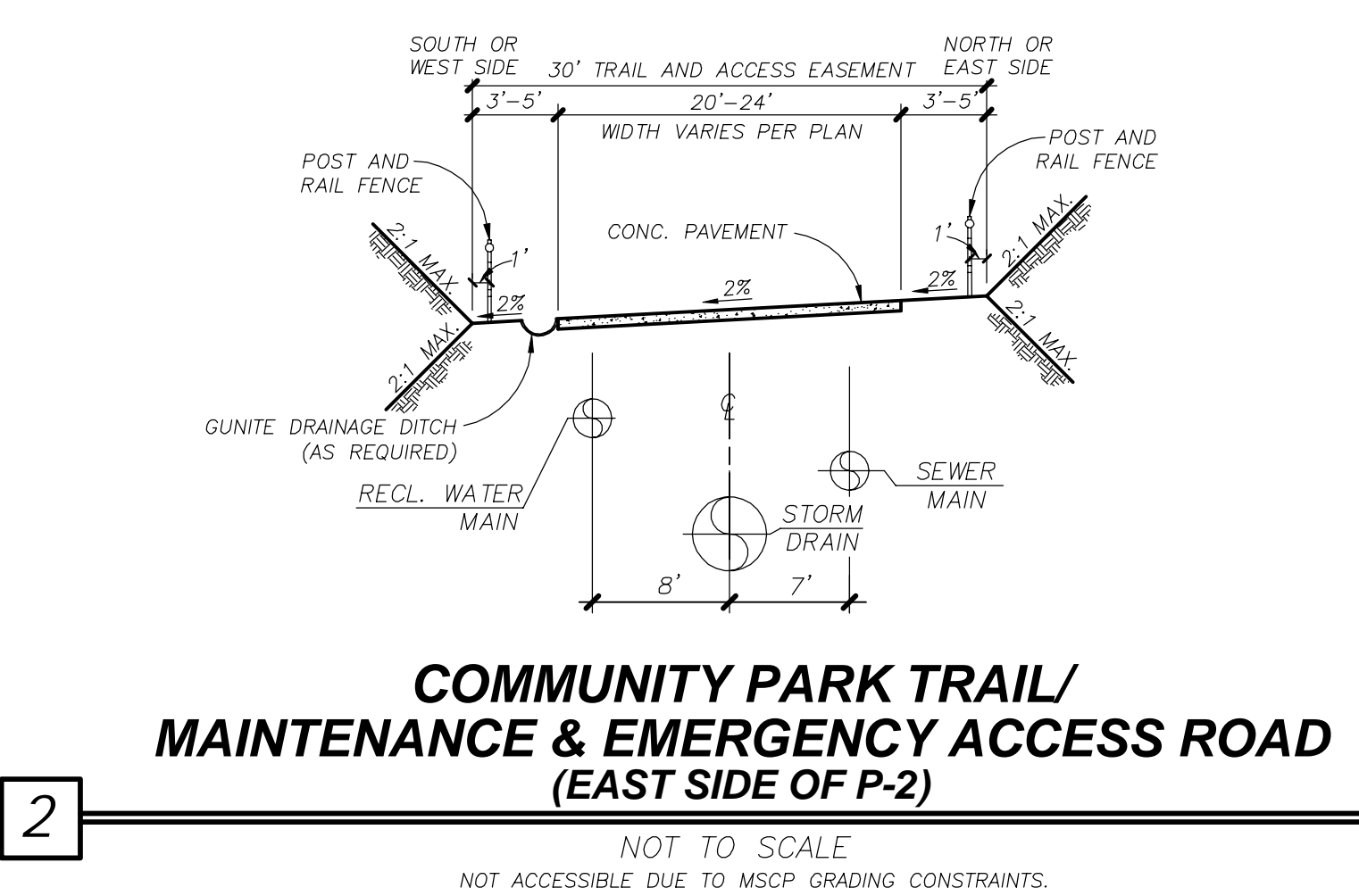
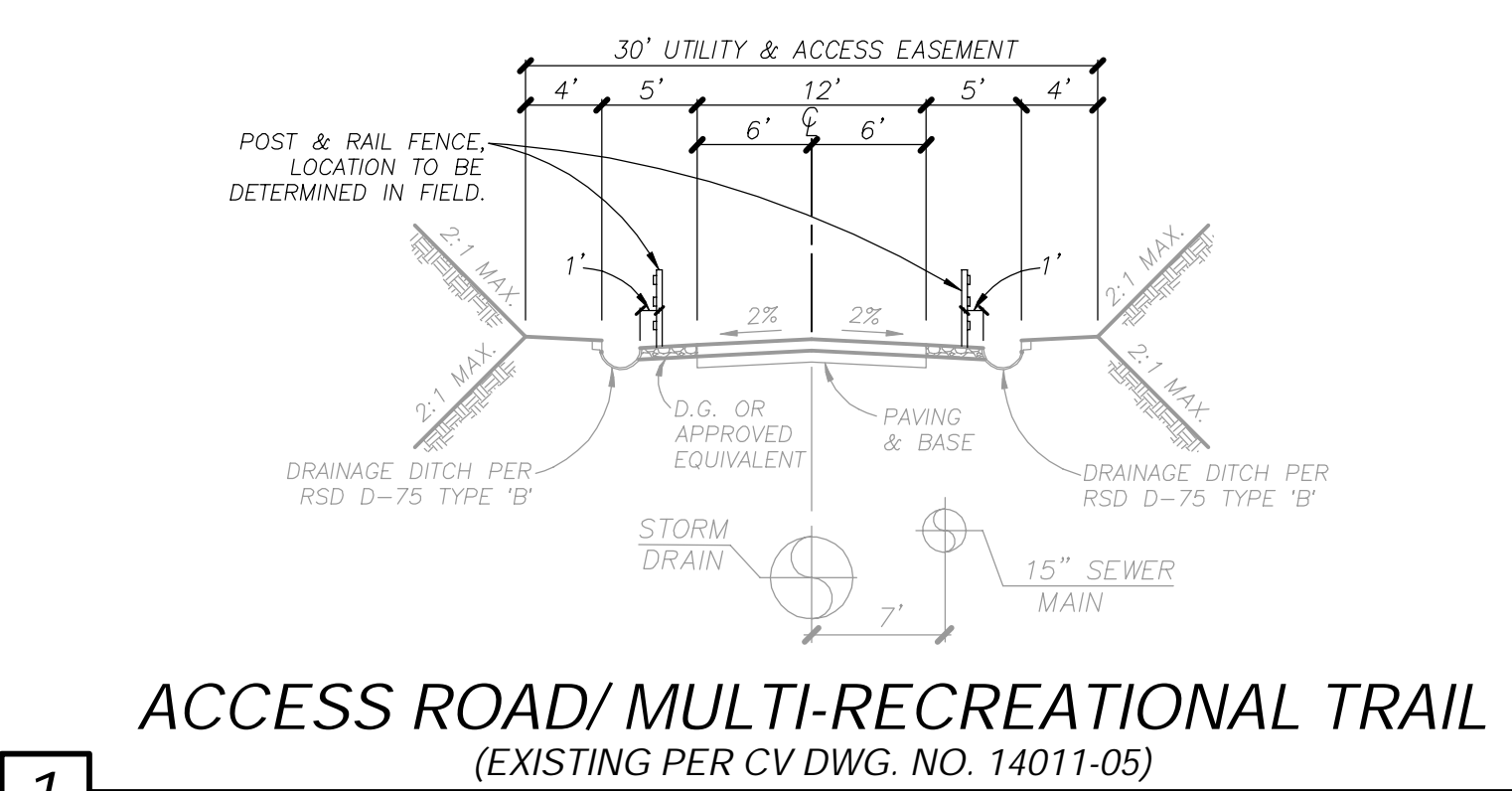
COMMUNITY PARK ENTRY DRIVE

ALL STREETS WILL BE PUBLIC UNLESS OTHERWISE NOTED.

NOTES: ALL UTILITIES SHOWN HEREON ARE TO BE PUBLIC UNLESS OTHERWISE SHOWN. TREE AND CURBSIDE PLANTERS ARE NOT INTENDED TO BE USED FOR STORMWATER TREATMENT.

STREET SECTIONS/DETAILS TENTATIVE MAP CVT-22-005 OTAY RANCH VILLAGE 8 EAST City Of Chula Vista, California

TENTATIVE MAP OTAY RANCH VILLAGE 8 EAST



\* THESE TRAILS ARE DESIGNED TO BE ACCESSIBLE IN ACCORDANCE WITH "TRAILS HANDBOOK STATE OF CALIFORNIA- CHAPTER 8 ACCESSIBLE TRAIL DESIGN"

TRAILS, WALLS, GRADING & TRAFFIC DETAILS

PREPARED BY: **HUNSAKER & ASSOCIATES** SAN DIEGO, CA

TENTATIVE MAP CVT-22-0005  
**OTAY RANCH VILLAGE 8 EAST**  
City Of Chula Vista, California

PLANNING: 9007 Wagon Street  
ENGINEERING: San Diego, CA 92121  
SURVEYING: PH828558-4500- F3858558-1414

SHEET **3** OF **10**

R:\0520\Map\Otay V8 TM - Sht 03.dwg\Feb-01-2024\16-43

TENTATIVE MAP OTAY RANCH VILLAGE 8 EAST



**OLYMPIAN HIGH SCHOOL**

**VILLAGE 8 WEST**  
 PER MAP NO. 16428  
 SEE TOWNCENTER IMPROVEMENT PLANS  
 C.C.V. DWG. NO. 14012  
 G.C.V. DWG. NO. 19036

**VILLAGE 9**

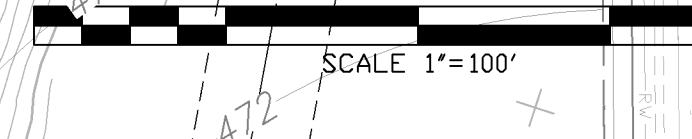
**PRELIMINARY GRADING & LOTTING STUDY**

PREPARED BY:  
  
**HUNSAKER & ASSOCIATES**  
 SAN DIEGO, CA  
 PLANNING: 9070 Wiggins Street  
 ENGINEERING: San Diego, CA 92121  
 SURVEYING: PH805858-4500 FAX805858-4414

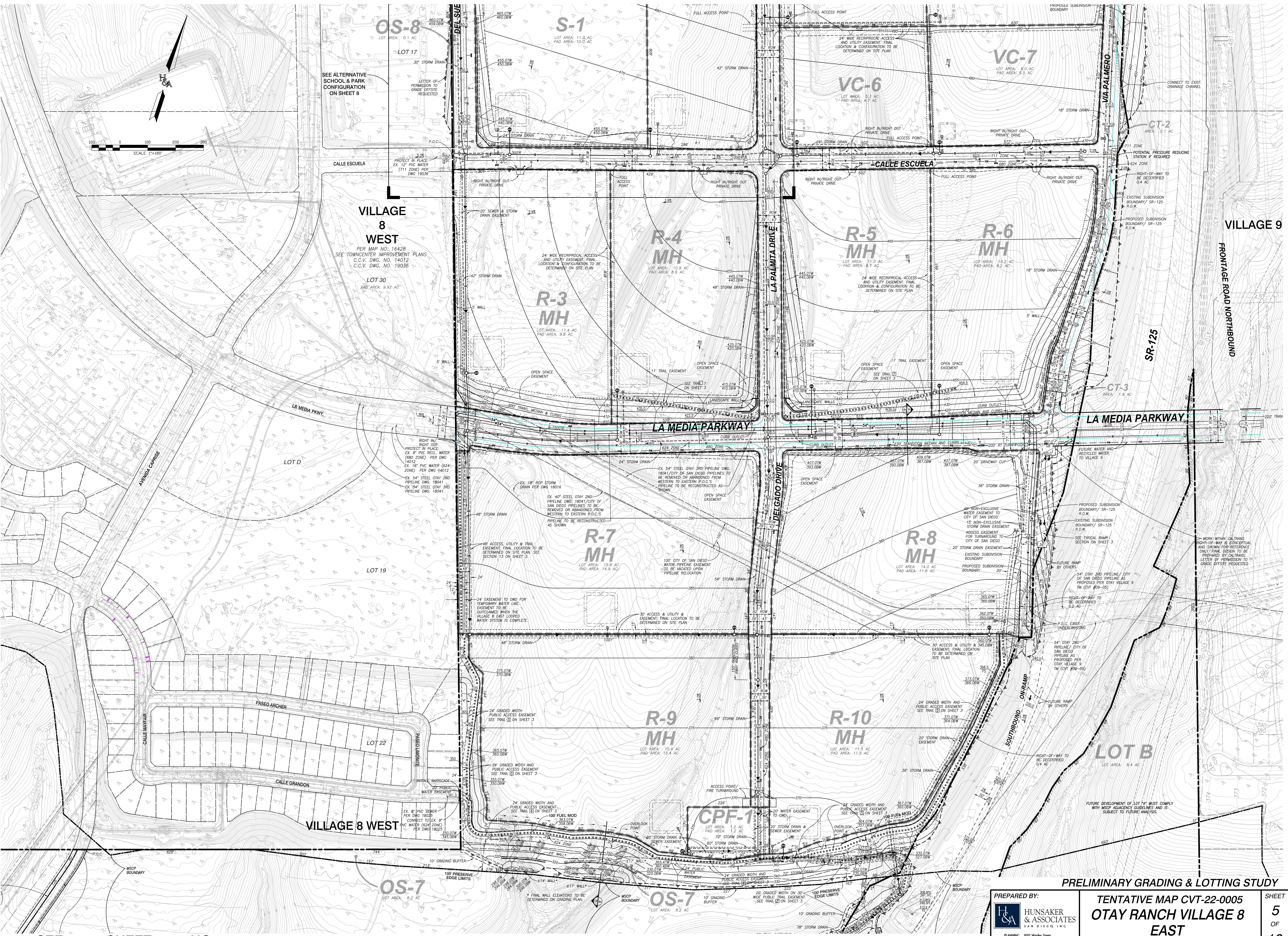
**TENTATIVE MAP CVT-22-0005**  
**OTAY RANCH VILLAGE 8 EAST**  
 City Of Chula Vista, California

SHEET  
 4  
 OF  
 10

SEE SHEET NO. 5



TENTATIVE MAP OTAY RANCH VILLAGE 8 EAST



PRELIMINARY GRADING & LOTTING STUDY

PREPARED BY:  
 HUNSAKER & ASSOCIATES  
 SAN DIEGO, CALIFORNIA  
 PLANNING: 900 Wagon Street  
 ENGINEERING: San Diego, CA 92101  
 SURVEYING: PH880558-4500 FAX880558-1414

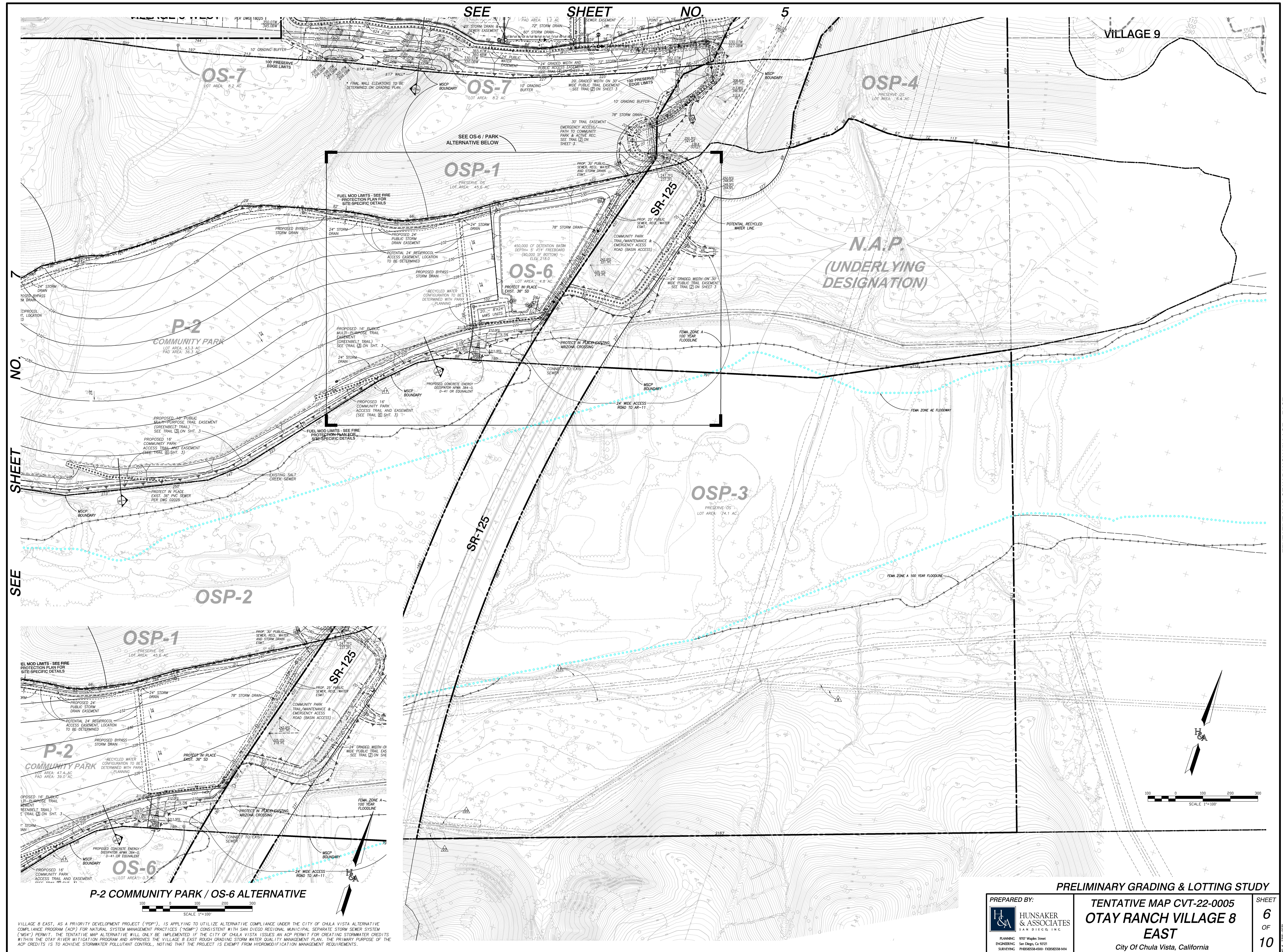
TENTATIVE MAP CVT-22-0005  
 OTAY RANCH VILLAGE 8  
 EAST  
 City Of Chula Vista, California

SHEET  
 5  
 OF  
 10

TENTATIVE MAP OTAY RANCH VILLAGE 8 EAST

SEE SHEET NO 5

VILLAGE 9



NO. SHEET SEE

NO.

SHEET

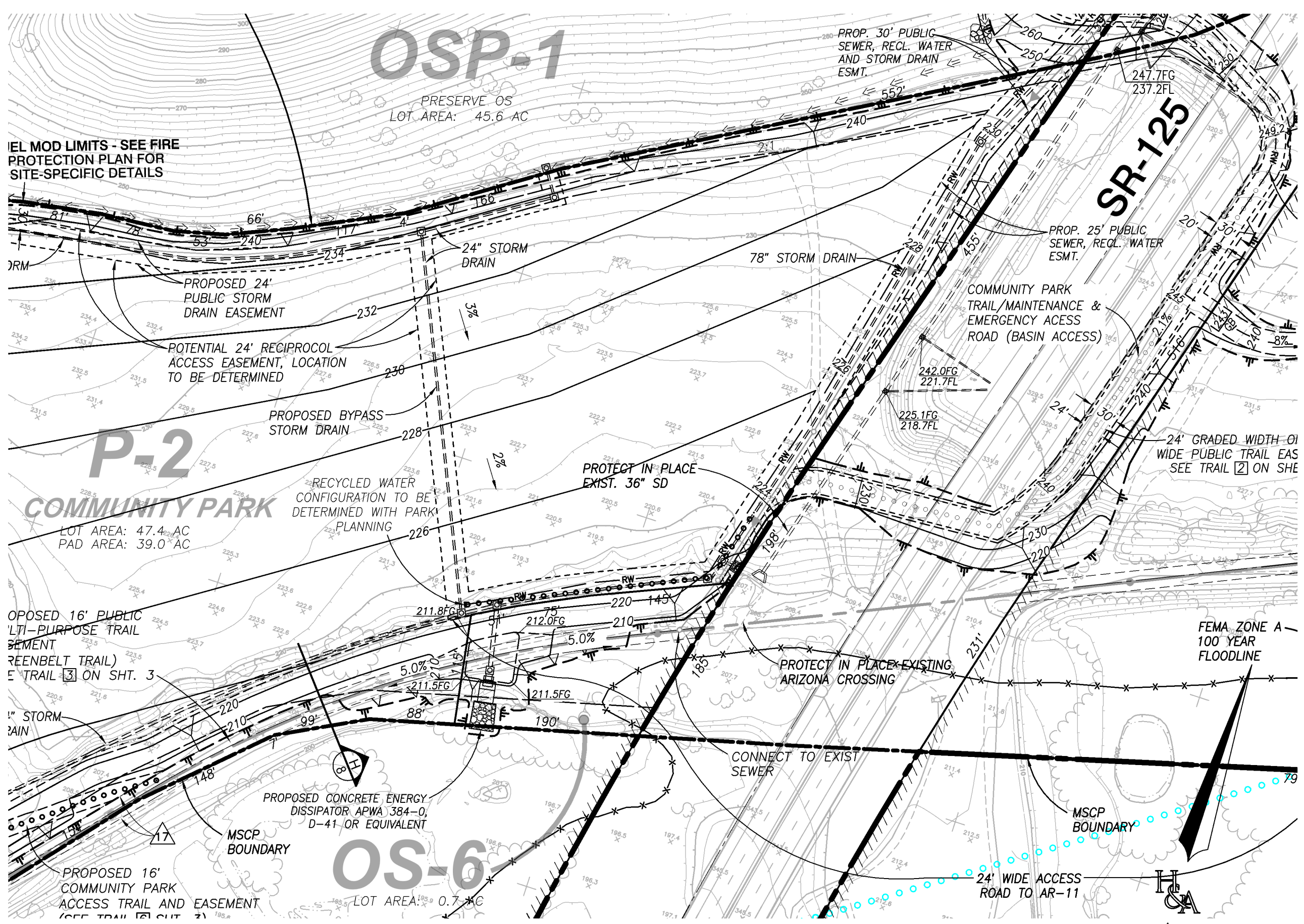
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SEE

TENTATIVE MAP OTAY RANCH VILLAGE 8 EAST



P-2 COMMUNITY PARK / OS-6 ALTERNATIVE

PRELIMINARY GRADING & LOTTING STUDY

PREPARED BY:  
 HUNSAKER & ASSOCIATES  
 SAN DIEGO, CALIF.

TENTATIVE MAP CVT-22-0005  
**OTAY RANCH VILLAGE 8 EAST**  
 City Of Chula Vista, California

SHEET  
 6  
 OF  
 10

VILLAGE 8 EAST, AS A PRIORITY DEVELOPMENT PROJECT ("PDP"), IS APPLYING TO UTILIZE ALTERNATIVE COMPLIANCE UNDER THE CITY OF CHULA VISTA ALTERNATIVE COMPLIANCE PROGRAM (ACP) FOR NATURAL SYSTEM MANAGEMENT PRACTICES ("NSMP") CONSISTENT WITH SAN DIEGO REGIONAL MUNICIPAL SEPARATE STORM SEWER SYSTEM ("MS4") PERMIT. THE TENTATIVE MAP ALTERNATIVE WILL ONLY BE IMPLEMENTED IF THE CITY OF CHULA VISTA ISSUES AN ACP PERMIT FOR CREATING STORMWATER CREDITS WITHIN THE OTAY RIVER MITIGATION PROGRAM AND APPROVES THE VILLAGE 8 EAST ROUGH GRADING STORM WATER QUALITY MANAGEMENT PLAN. THE PRIMARY PURPOSE OF THE ACP CREDITS IS TO ACHIEVE STORMWATER POLLUTANT CONTROL, NOTING THAT THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS.

VILLAGE 8 WEST

CPF-1

OSP-2  
PRESERVE OS  
LOT AREA: 127.5 AC

OSP-1  
PRESERVE OS  
LOT AREA: 45.6 AC

OSP-1  
PRESERVE OS  
LOT AREA: 45.6 AC

P-2  
COMMUNITY PARK  
LOT AREA: 43.3 AC  
PAD AREA: 36.3 AC

OS-5  
LOT AREA: 3.4 AC

P-2  
COMMUNITY PARK  
LOT AREA: 43.3 AC  
PAD AREA: 36.3 AC

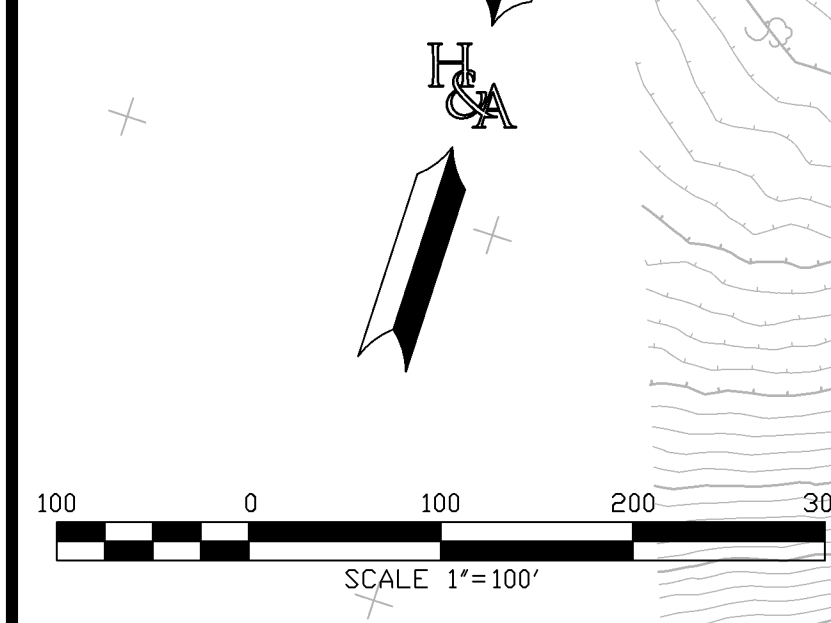
OS-6  
LOT AREA: 4.8 AC

OSP-2  
PRESERVE OS  
LOT AREA: 127.5 AC

OSP-2  
PRESERVE OS  
LOT AREA: 127.5 AC

SEE SHEET NO. 6

SR-125

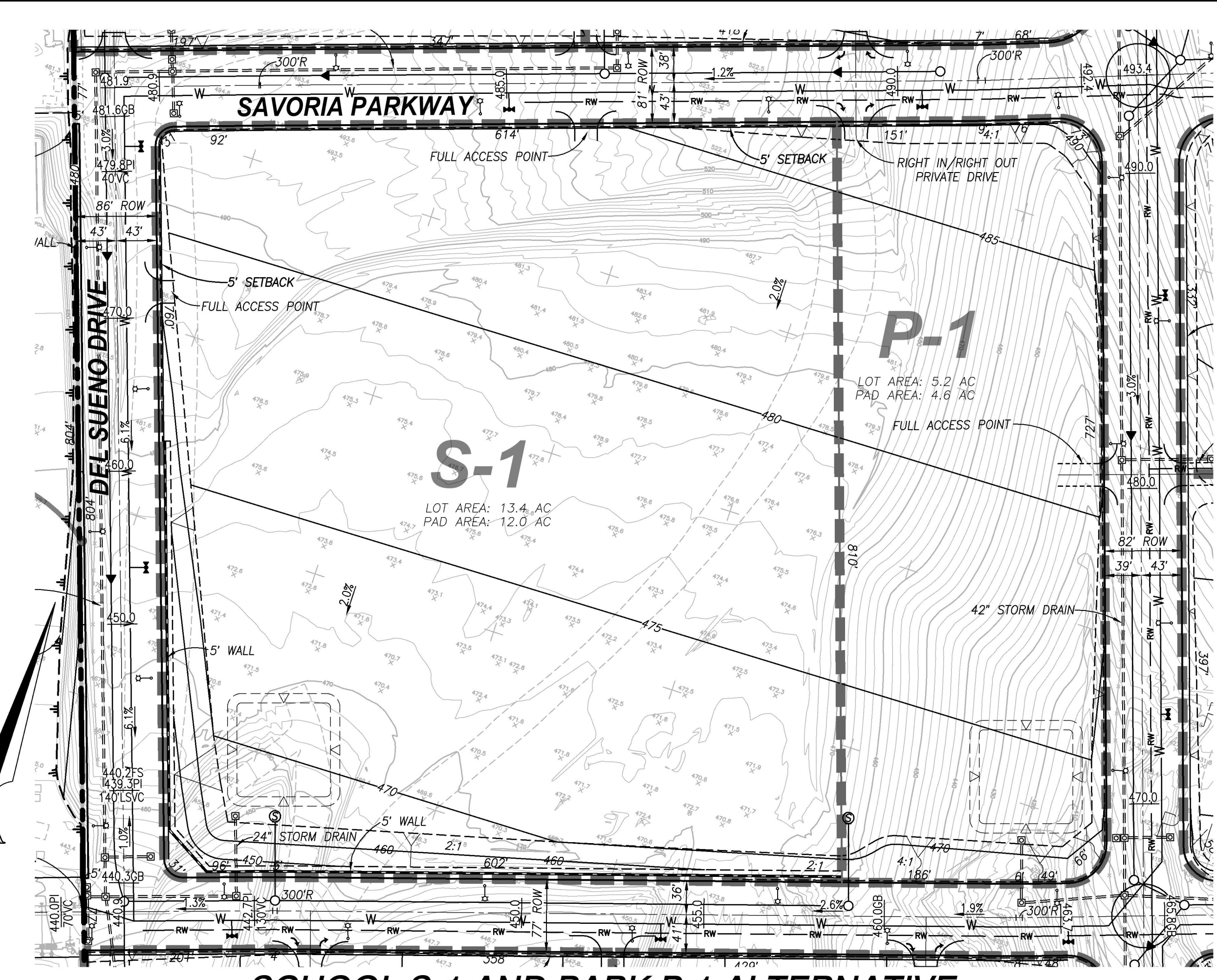
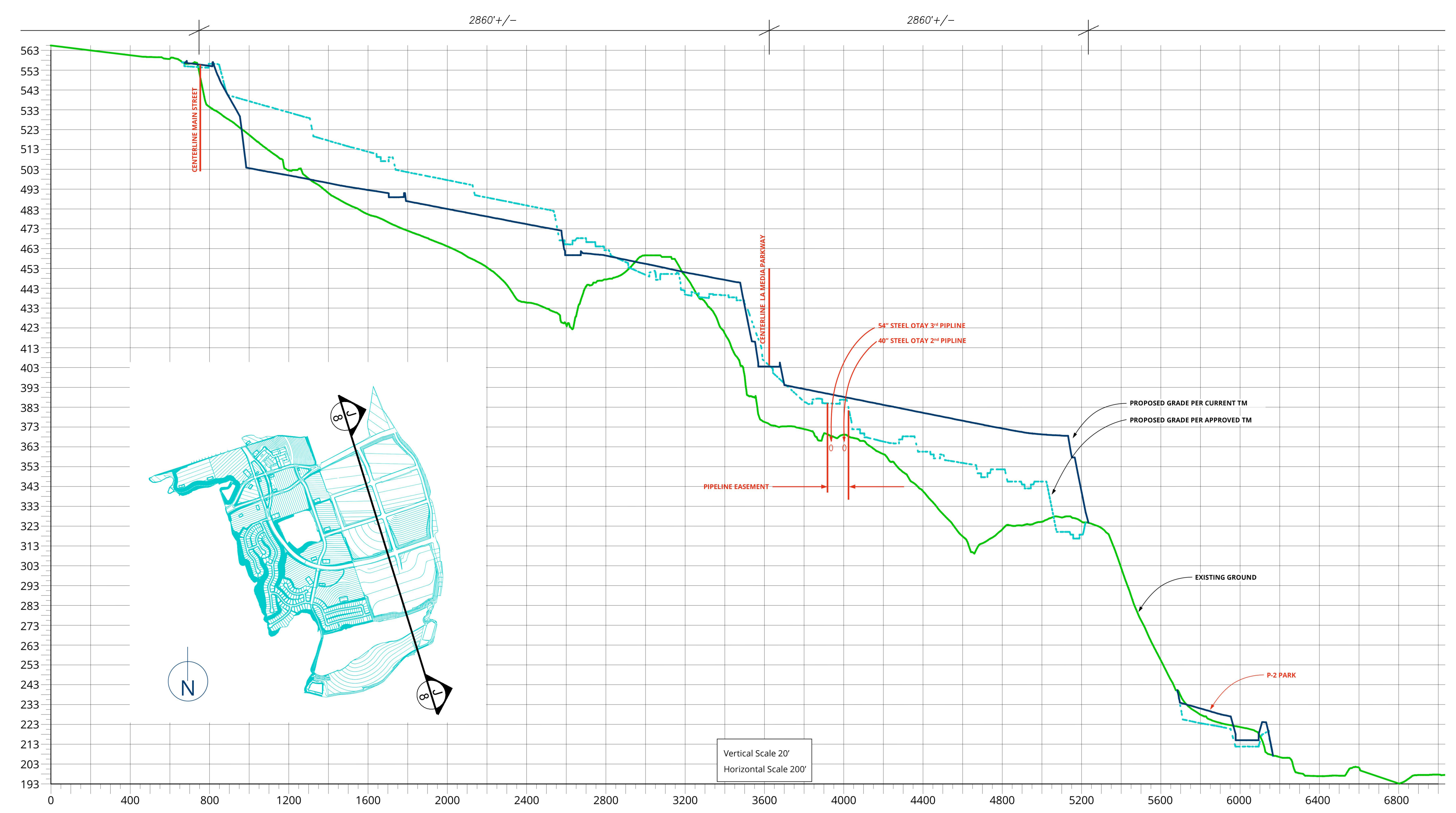
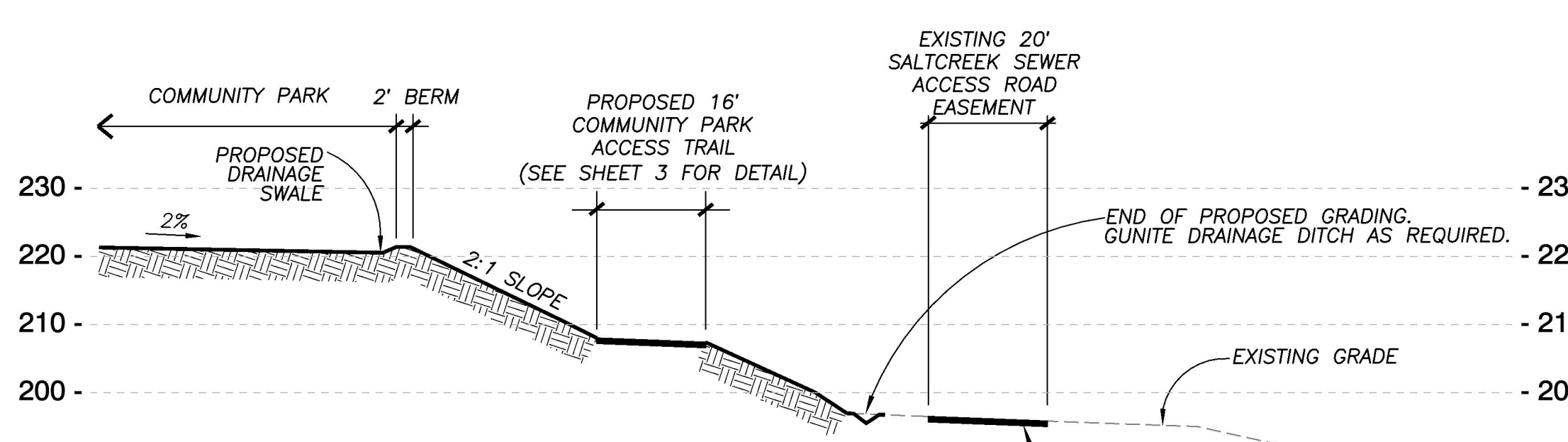
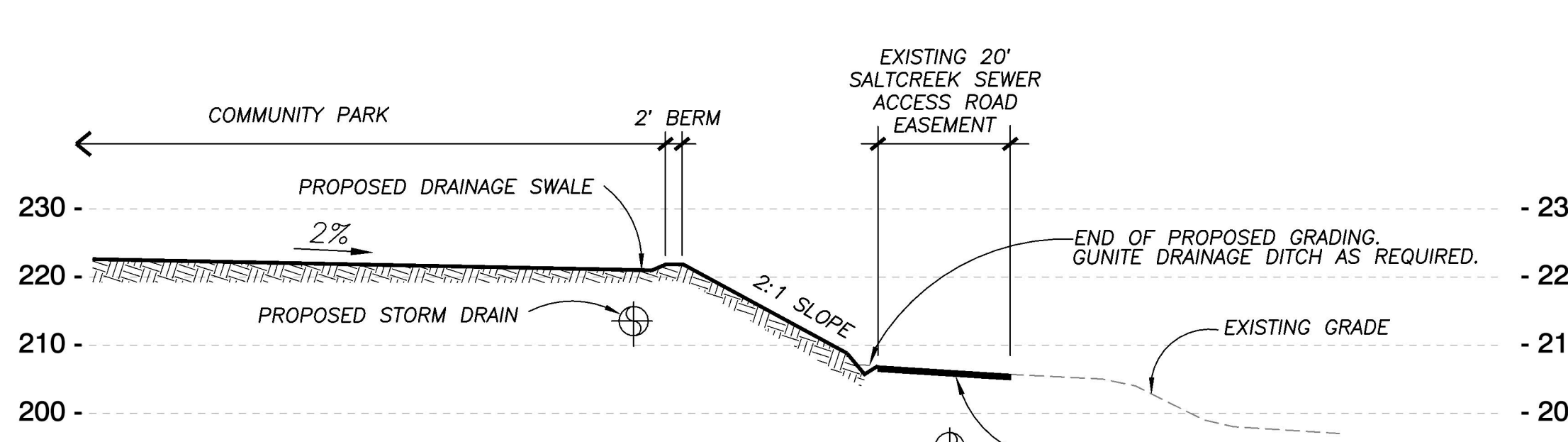
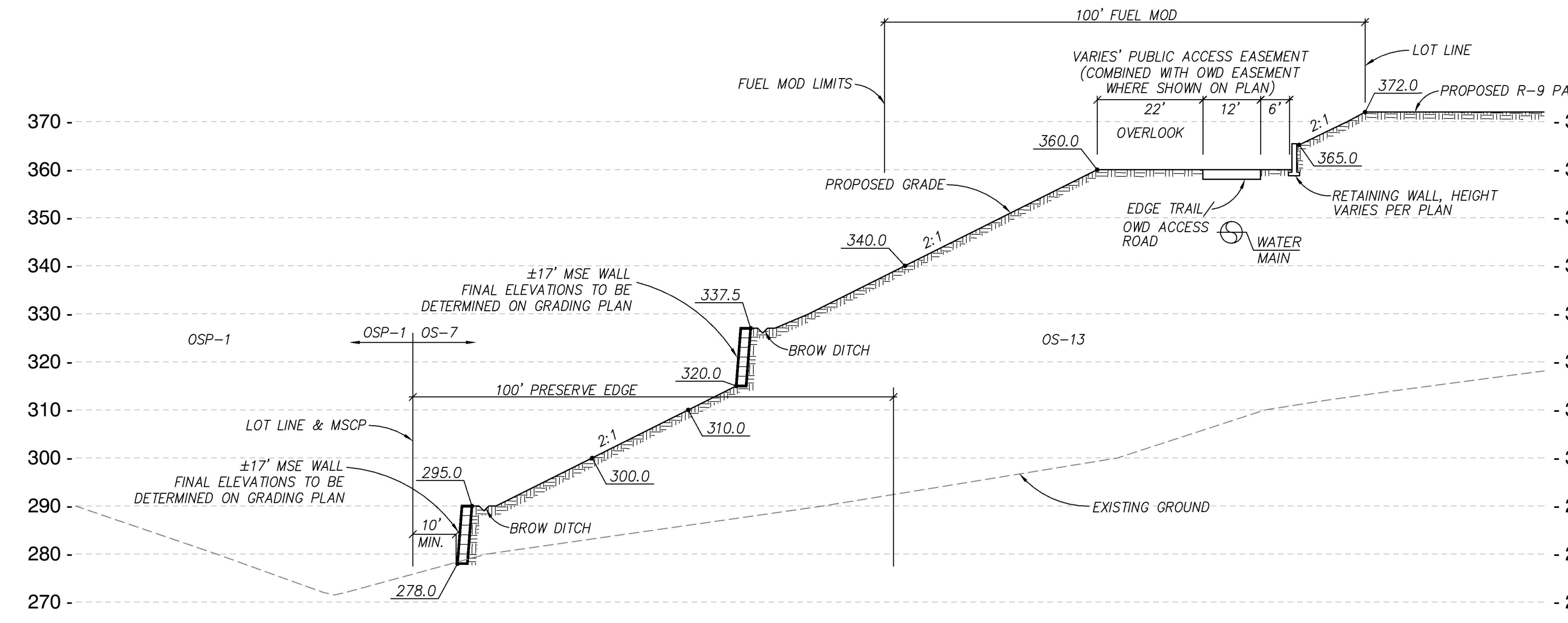
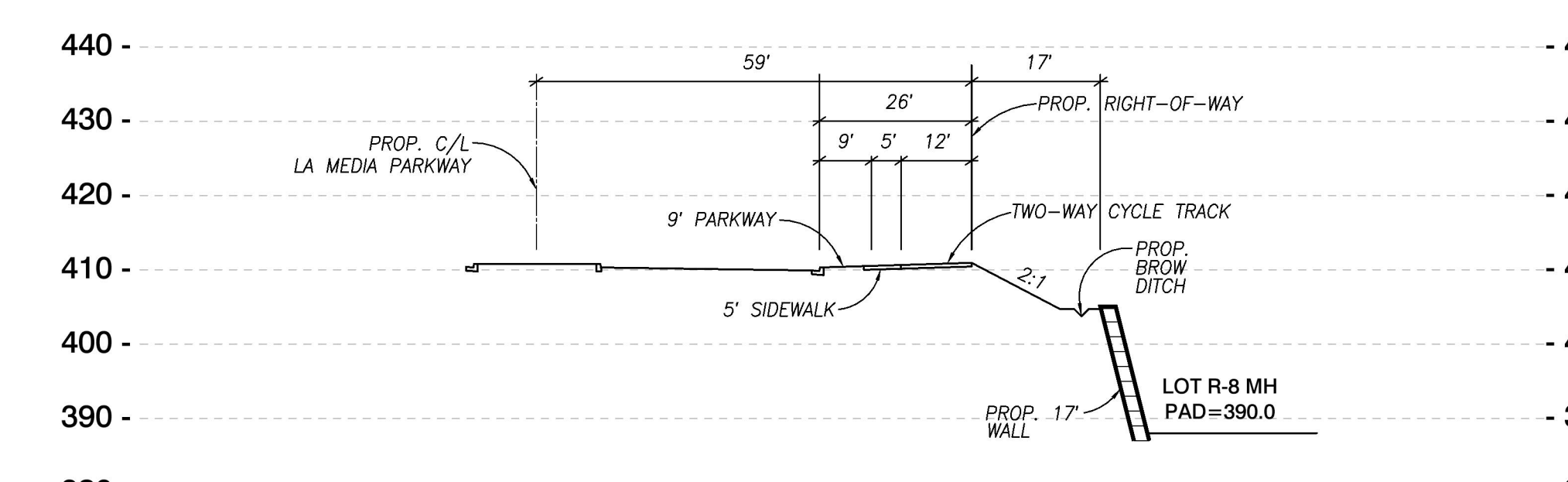
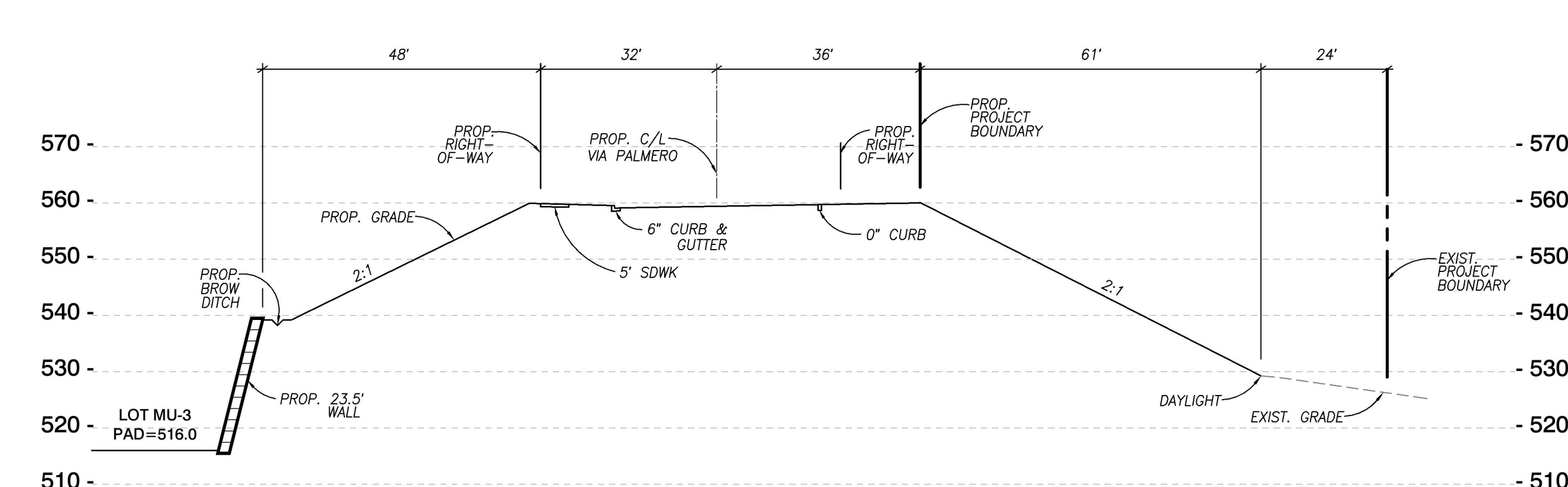
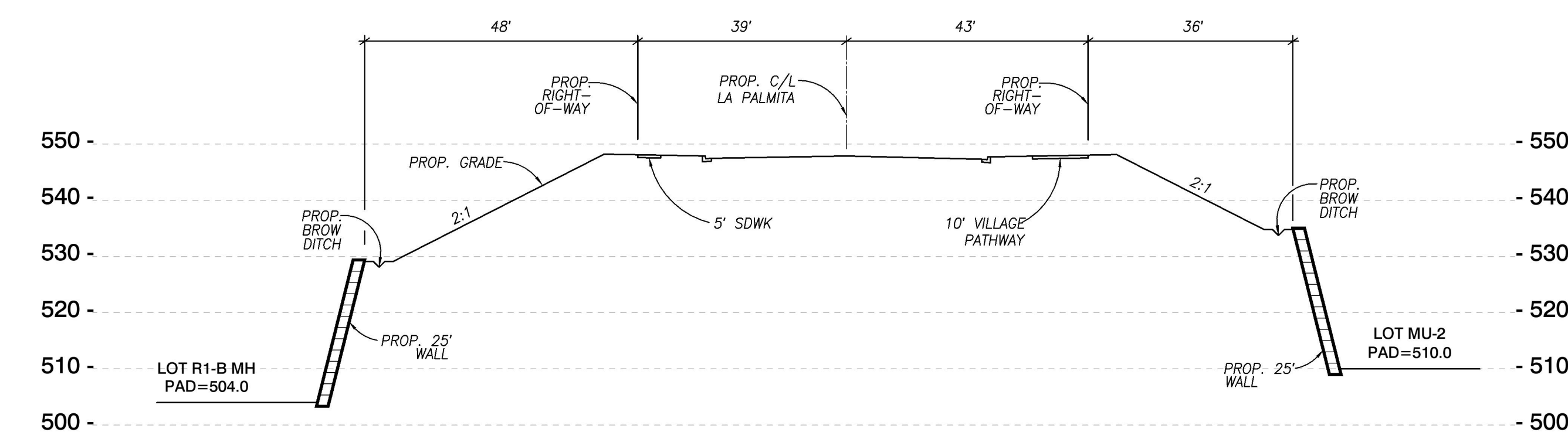
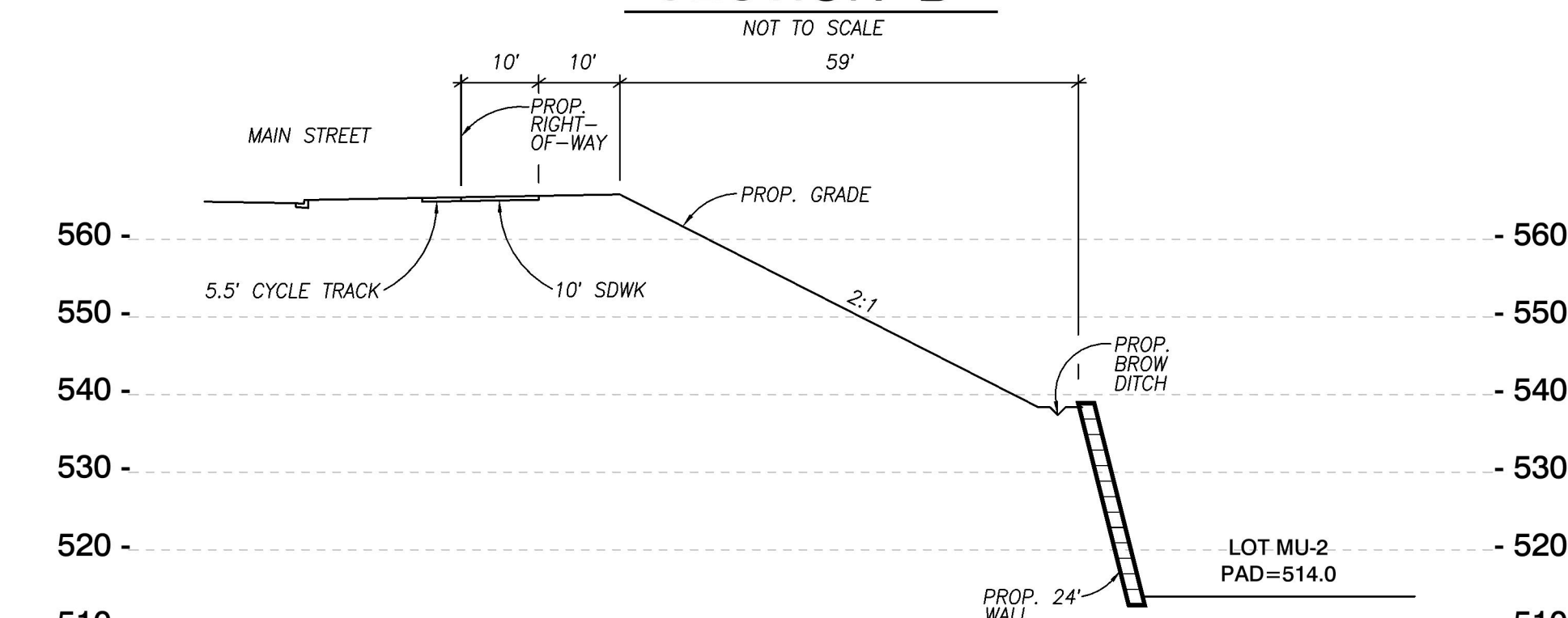
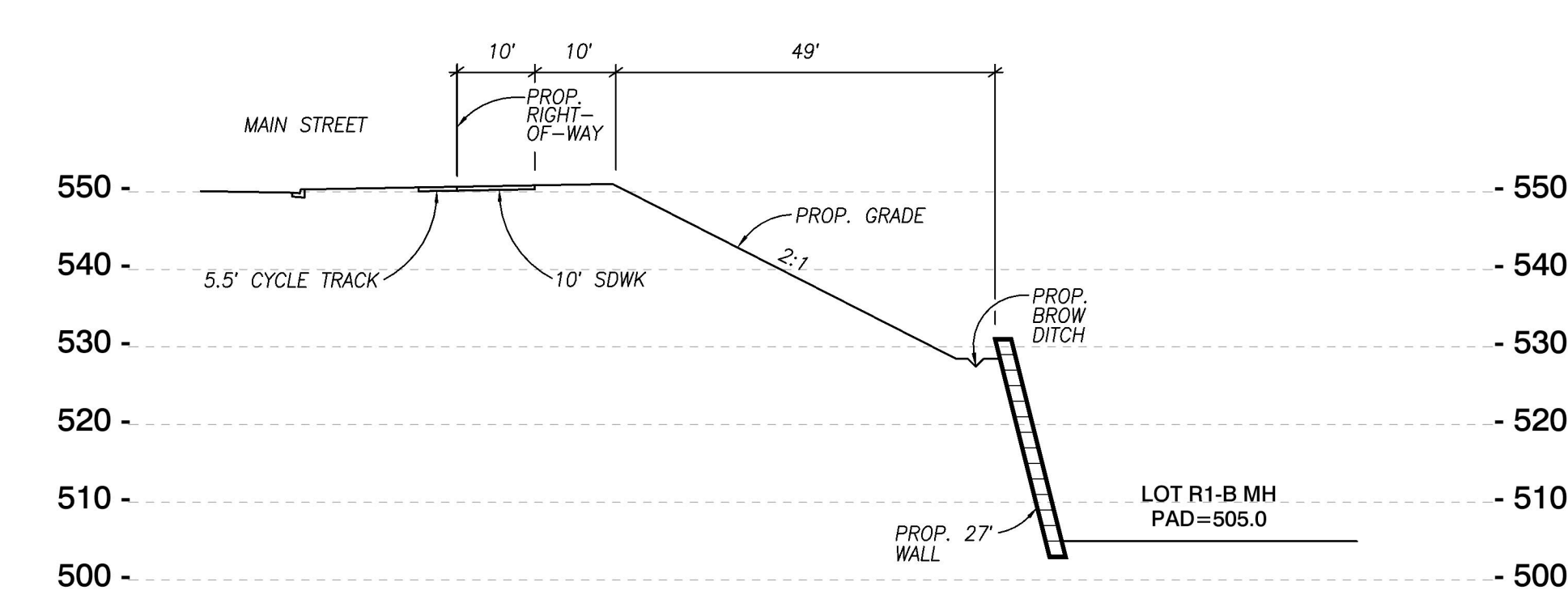
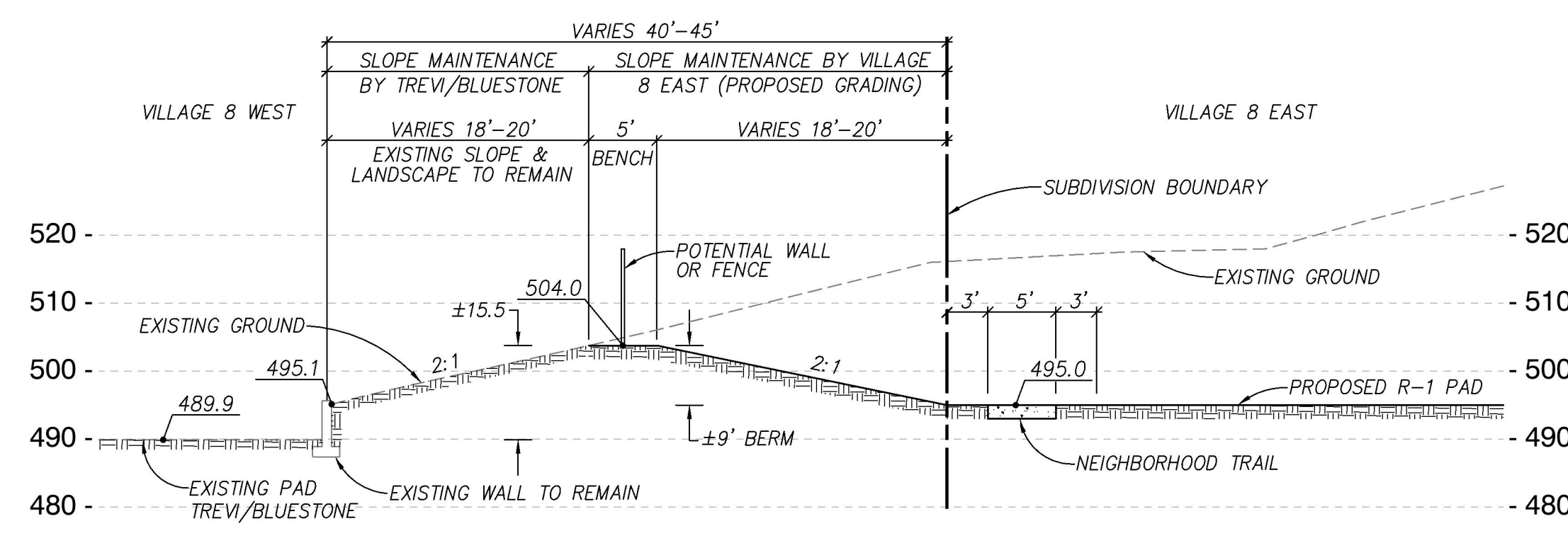


PRELIMINARY GRADING & LOTTING STUDY

PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
PLANNING: 9000 Waples Street  
ENGINEERING: San Diego, CA 92121  
SURVEYING: P18658158-4500-FX3858558-1414

TENTATIVE MAP CVT-22-0005  
**OTAY RANCH VILLAGE 8 EAST**  
City Of Chula Vista, California

SHEET  
7  
OF  
10

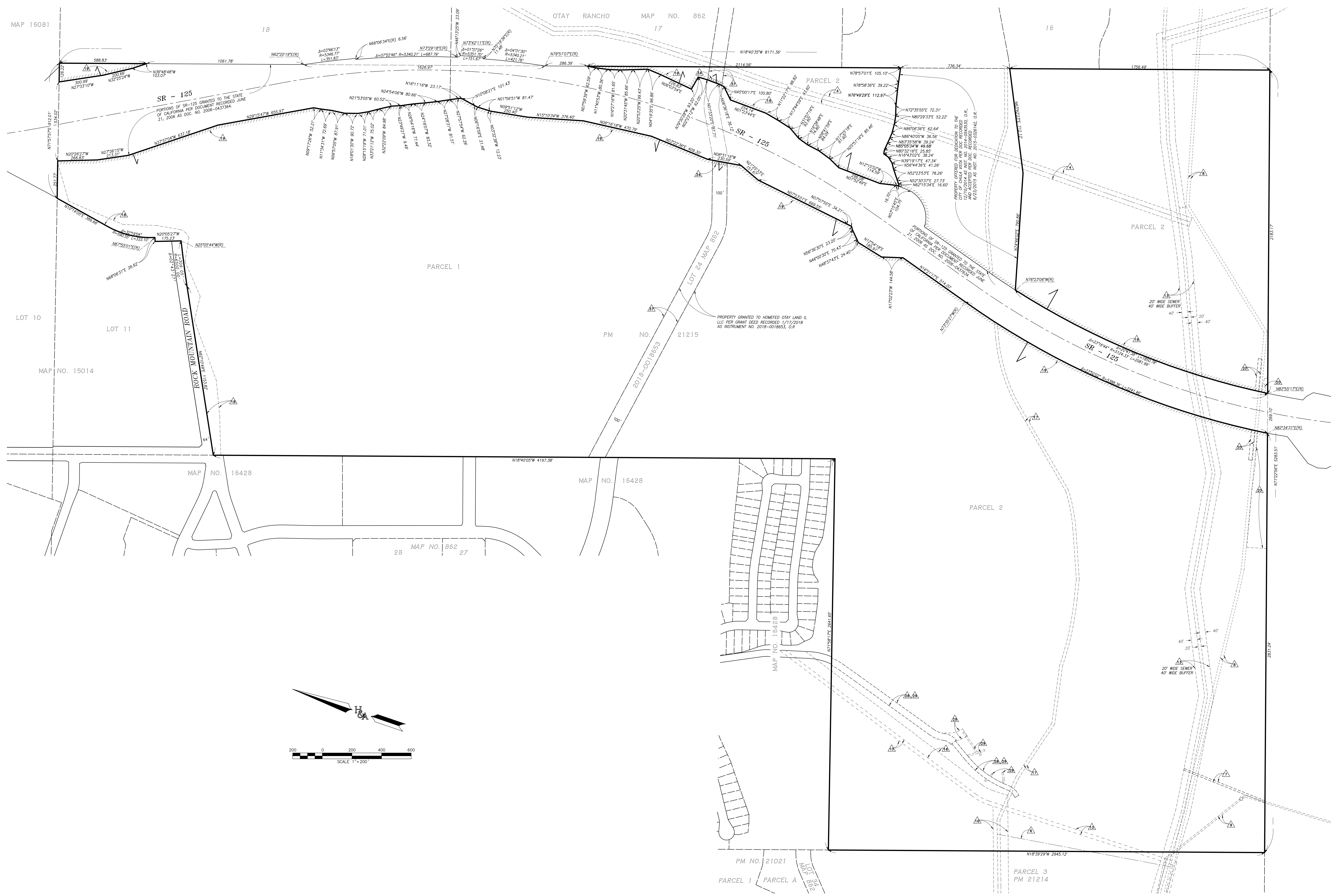


PREPARED BY:  <b>HUNSAKER &amp; ASSOCIATES</b> SAN DIEGO, CA PLANNING: 3007 Wagon Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH858558-4500; FX385858-4414	<b>TENTATIVE MAP CVT-22-0005</b> <b>OTAY RANCH VILLAGE 8 EAST</b> City Of Chula Vista, California	SHEET <b>8</b> OF <b>10</b>
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TENTATIVE MAP OTAY RANCH VILLAGE 8 EAST







**EXISTING BOUNDARY, EASEMENTS & ENCUMBRANCES**

PREPARED BY:  
 **HUNSAKER & ASSOCIATES**  
 SAN DIEGO, CA

**TENTATIVE MAP CVT-22-0005**  
**OTAY RANCH VILLAGE 8 EAST**  
 City Of Chula Vista, California

PLANNING: 9707 Wight Street  
 ENGINEERING: San Diego, CA 92121  
 SURVEYING: PH828558-4500- F3058058-1414

SHEET  
 OF  
 10

TENTATIVE MAP OTAY RANCH VILLAGE 8 EAST

22-0005-003