TENTATIVE MAP
OTAY RANCH, VILLAGE 8 WEST
CHULA VISTA TRACT NO. 19-03
CITY OF CHULA VISTA, CALIFORNIA

OTAY RANCH, VILLAGE 8 WEST LOT SIZE/ LOT AREA TABLE

NEIGHBORHOOD/ LOT NO.	GROSS LOT AREA	LAND USE	NO. OF UNITS
B	1.2 AC	TC	0
C-A THROUGH C-B	7.5 AC	TC	180
F	2.8 AC	TC	175
W	2.3 AC	TC	
H1-A THROUGH H1-D	7.5 AC	TC	225
H-2	1.2 AC	TC	
J	5.5 AC	TC	199
L-A THROUGH L-D	14.0 AC	TC	431
X	0.7 AC	TC	
SUBTOTAL	42.7 AC		1210
D-A THROUGH D-C	19.4 AC	MH	234
E	5.1 AC	MH	0
I	6.1 AC	MH	84
M	8.3 AC	MH	125
O	8.7 AC	MH	120
SUBTOTAL	47.6 AC		563
Q	11.1 AC	M	106
U	15.6 AC	M	127
SUBTOTAL	26.7 AC		233
N	20.1 AC	LMV	117
P	25.4 AC	LMV	115
V	19.1 AC	LMV	96
SUBTOTAL	64.6 AC		328
A	15.1 AC	P	
G1	2.3 AC	P	
G2	0.5 AC	P	
T	5.5 AC	P	
SUBTOTAL	23.4 AC		
Y	15.6 AC	OSP	
OS-1	9.8 AC	OS	
OS-2	5.0 AC	OS	
OS-3	3.2 AC	OS	
OS-4	4.2 AC	OS	
OS-5	2.7 AC	OS	
OS-6	0.1 AC	OS	
OS-7	1.6 AC	OS	
OS-8	2.1 AC	OS	
SUBTOTAL	44.3 AC		
R-A THROUGH R-C	5.5 AC	CPF	
S	11.1 AC	SCHOOL	
RIGHT-OF-WAY	34.8 AC		
SUBTOTAL	51.4 AC		
TOTAL	300.7		2,334

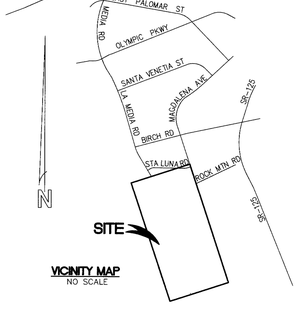
EXISTING RESERVOIR (CSD) 19.2 AC NOT A PART

NOTES:

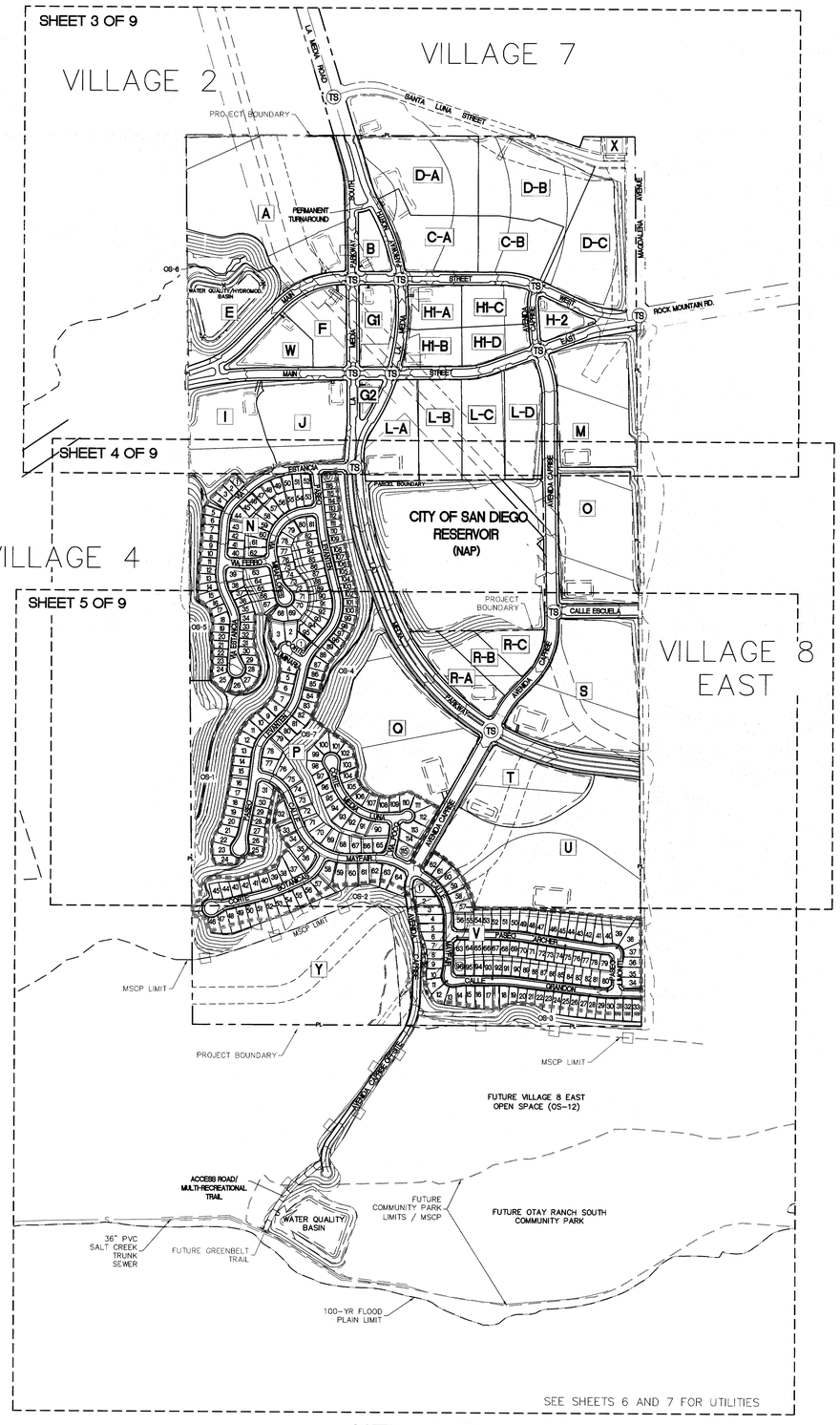
1. SEE VILLAGE 8 WEST SPA PLAN TABLE 2.1-SITE UTILIZATION SUMMARY FOR ADDITIONAL DETAILS.
2. ACREAGE DOES NOT INCLUDE OFF-SITE INFRASTRUCTURE.

ZONING

EXISTING ZONING P-C PLANNED COMMUNITY
PROPOSED ZONING P-C PLANNED COMMUNITY



VICINITY MAP
NO SCALE



KEY MAP
SCALE: 1"=300'

GENERAL NOTES

1. GROSS SITE AREA EXISTING: 300.7 ACRES
   GROSS SITE AREA PROPOSED: 300.7 ACRES
2. TOTAL NUMBER OF LOTS PROPOSED: 370 LOTS
   SINGLE-FAMILY RESIDENTIAL .....328 LOTS
   MULTI-FAMILY RESIDENTIAL .....9 LOTS
   MIXED USE (TOWN CENTER .....16 LOTS
   PARK .....4 LOTS
   OPEN SPACE .....9 LOTS
   COMMUNITY PURPOSE FACILITY .....3 LOTS
   SCHOOL .....1 LOT
3. TOTAL NUMBER OF UNITS PROPOSED: 2,334 UNITS
   SINGLE-FAMILY RESIDENTIAL: 328 UNITS
   MULTI-FAMILY RESIDENTIAL: 796 UNITS
   MIXED USE (TOWN CENTER): 1210 UNITS
4. MAXIMUM NUMBER OF UNITS ALLOWED PER OTAY RANCH VILLAGE 8 WEST SPA: 2334 UNITS
5. ASSESSOR'S PARCEL NUMBERS: 644-070-12, 644-070-14
6. EXISTING/PROPOSED GENERAL PLAN DESIGNATION: LOW MEDIUM DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, MEDIUM HIGH DENSITY RESIDENTIAL, MIXED USE, SCHOOL, PARKS, OPEN SPACE, OPEN SPACE PRESERVE, AND TOWN CENTER ALL PER OTAY RANCH GDP FOR VILLAGE 8 WEST.
7. ZONING: EXISTING: PC (PLANNED COMMUNITY ZONE)
   PROPOSED: PC (PLANNED COMMUNITY ZONE)
8. EXISTING LAND USE: VACANT
   PROPOSED LAND USE: SEE ABOVE LOT SUMMARY FOR PROPOSED LAND USES.

CONDOMINIUM NOTES

THIS IS A MAP OF A RESIDENTIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILLED PURSUANT TO THE SUBDIVISION MAP ACT. PLANNING NEIGHBORHOODS INCLUDED WITHIN THE RESIDENTIAL CONDOMINIUM PROJECT DESIGNATION ARE PARCELS B, C-A, C-B, F, W, H1-A, H1-B, H1-C, H1-D, H-2, J, L-A, L-B, L-C, L-D, X, D-A, D-B, D-C, E, I, M, O, Q, AND U, FOR A MAXIMUM NUMBER OF 2,006 DWELLING UNITS.

THIS IS ALSO A MAP OF A COMMERCIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 6531 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILLED PURSUANT TO THE SUBDIVISION MAP ACT. PLANNING NEIGHBORHOODS INCLUDED WITHIN THE COMMERCIAL CONDOMINIUM PROJECT DESIGNATION ARE PARCELS B, C-A, C-B, F, W, H1-A, H1-B, H1-C, H1-D, H-2, J, L-A, L-B, L-C, L-D, AND X FOR A MAXIMUM OF 1,000 UNITS.

SEE OTAY RANCH VILLAGE 8 WEST LOT SIZE/ LOT AREA TABLE, THIS SHEET, FOR UNIT BREAKDOWN BY LOT.

LOTTING NOTES

CONSECUTIVE NUMBERING OR LABELING OF NEIGHBORHOODS IS NOT INTENDED TO INDICATE ORDER OF DEVELOPMENT. THE TIMING OF REQUIRED INFRASTRUCTURE ELEMENTS (STREETS, UTILITIES, OPEN SPACES, ETC.) SHALL BE ESTABLISHED BY THE DEVELOPER WITH THE CONCURRENCE OF THE CITY ENGINEER.

REFINEMENT OF THE NEIGHBORHOOD BOUNDARIES SHALL BE ESTABLISHED WITH THE FINAL MAPS; DELINEATION SHOWN HEREIN IS NOT INTENDED TO BE EXACT.

OPEN SPACE LOTS AND HOMEOWNERS ASSOCIATION MAINTENANCE LOTS SHOWN HEREIN MAY BE SUBDIVIDED TO CORRESPOND WITH PHASING AND LOGICAL EXTENSION OF IRRIGATION AND ELECTRICAL SYSTEMS.

GENERAL DESIGN NOTES

1. FIRE HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHULA VISTA STANDARDS. FIRE HYDRANTS AS SHOWN ON THIS MAP SHALL BE USED AS A GUIDE ONLY.
2. THIS PROJECT IS A MULTIPLE UNIT (NEIGHBORHOOD) SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILLED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
3. 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.
4. STORM DRAIN AND SEWER SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN.
5. GRADING AND MODEL HOMES MAY BE BUILT PRIOR TO FINAL MAP RECORDATION.

PROJECT WAIVERS

1. CORNER SIGHT DISTANCE REQUIREMENTS SHALL BE PER CALTRANS STANDARDS. A WAIVER IS REQUIRED 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.
2. ALLOW INTERSECTIONS THAT ARE WITHIN HORIZONTAL CURVES OR WITHIN 100-FOOT TANGENTS OF HORIZONTAL CURVES
3. ALLOW 4% GRADE THROUGH INTERSECTIONS ON RESIDENTIAL STREETS.
4. STREET WAIVERS
   OTAY RANCH PARKWAY RESIDENTIAL (STD RWY-03/CVD ST35)
   – ADD ON-STREET PARKING ON BOTH SIDES OF THE STREET
5. REQUEST FOR EXEMPTION TO CVMC 19.62.180 TO ALLOW FOR 17' MINIMUM DRIVEWAYS ON SINGLE FAMILY LOTS.
6. ALLOW ALL INTERNAL STREETS TO BE DESIGNED FOR A 25 MPH DESIGN SPEED.
7. DESIGN WAIVER REQUEST FROM SECTION 1804.3 SITE GRADING OF THE INTERNATIONAL BUILDING CODE (IBC) TO ALLOW FOR AN ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. TYPICAL LOT DRAINAGE TO BE REDUCED FROM A 5% SLOPE AWAY FROM THE FOUNDATION TO A MINIMUM 2% SLOPE. ALSO REQUEST TO ALLOW LOT DRAINAGE SWALE GRADE TO BE REDUCED FROM 2% TO 1%.
8. ALLOW 3-CAR GARAGES.
9. REQUEST FOR EXEMPTION TO CVMC 12.20.160 TO ALLOW FOR THE MINIMUM DISTANCE BETWEEN DRIVEWAYS (22 FT)
10. ALLOW SEWER LATERALS WITHIN DRIVEWAYS.

FUEL MODIFICATION ZONE NOTE:

THE 100' FUEL MODIFICATION ZONE ADJACENT TO THE MSCP IS SHOWN HEREON. FOR LOCATIONS AND DETAILS OF ALL OTHER FUEL MODIFICATION ZONES, REFER TO THE "FIRE PROTECTION PLAN FOR OTAY RANCH VILLAGE 8 WEST"

UTILITY ACCESS ROAD NOTE:

ALL PORTIONS OF THE UTILITY ACCESS ROAD WITH GRADES OF 5 PERCENT OR GREATER SHALL BE CONSTRUCTED OF 6" PCC WITH #4 BARS AT 18" O.C. (EACH WAY) AND A HEAVY BROOM FINISH.

ALL PORTIONS OF THE UTILITY ACCESS ROAD WITH GRADES OF LESS THAN 5 PERCENT SHALL BE CONSTRUCTED OF AC MEETING H20 LOADING STANDARDS.

SERVICE ROAD SHALL SERVE AS BOTH A UTILITY ACCESS ROAD AND AS A MULTI-PURPOSE TRAIL EASEMENT.

PEDESTRIAN TRAIL NOTE:

ULTIMATE TRAIL ALIGNMENT AND GRADE SHALL BE DETERMINED DURING FINAL DESIGN.

SIDE YARD RETAINING WALL NOTE:

WHERE COMBINED, FENCE AND RETAINING WALL HEIGHTS SHALL BE A MAXIMUM OF 6' AND 2.5' RESPECTIVELY. WHERE A COMBINED FENCE AND RETAINING WALL EXCEEDS A HEIGHT OF 8.5 FEET, A LANDSCAPED BENCH OF 2' BETWEEN FENCE AND RETAINING WALL SHALL BE IMPLEMENTED.

UTILITY NOTE:

UTILITY SIZES AND INVERTS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING.

LEGEND

SUBDIVISION BOUNDARY
PROPOSED LOT LINE
CUT/FILL LINE — C F —
MSCP LIMIT LINE
MSCP FENCE
PROPOSED SF NEIGHBORHOOD BOUNDARY
PROPOSED ROAD EASEMENT
SINGLE FAMILY (SF) RESIDENTIAL LOT NUMBER 1
PLANNING AREA DESIGNATION A
PROPOSED RETAINING WALL C.C.V. GRD-05
EXISTING CONTOUR
PROPOSED CONTOUR 450
PROPOSED PAD ELEVATION 450.0
PROPOSED CUT/FILL SLOPE (2:1 MAX)
PROPOSED DAYLIGHT LINE
PROPOSED GRADE 1.0%
PROPOSED DRAINAGE DITCH S.D.R.S.D. D-75
PROPOSED SEWER (8" MIN) S.D.R.S.D. SP-02 S
PROPOSED SEWER MANHOLE S.D.R.S.D. SM-2,3,5
PROPOSED WATER (8" MIN) W
PROPOSED RECLAIMED WATER (6" MIN) RW
PROPOSED FIRE HYDRANT W.A.S. WF-01 & WF-04
PROPOSED STORM DRAIN (18" MIN)
PROPOSED STORM DRAIN INLET S.D.R.S.D. D-2,11,12
PROPOSED STORM CLEANOUT S.D.R.S.D. D-9,11
PROPOSED PEDESTRIAN RAMP C.C.V. GSI-08
PROPOSED STREET LIGHT C.C.V. TRF-08, 09
PROPOSED TRAFFIC SIGNAL TS
EXISTING TRAFFIC SIGNAL

TAX ASSESSOR'S PARCEL NUMBERS

APN 644-070-12, 14 APN 644-070-13 (NOT A PART, CITY OF SAN DIEGO RESERVOIR)

LEGAL DESCRIPTION

BEING PORTIONS OF LOTS 27 AND 28 OF OTAY RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 862, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 7, 1900.

BENCH MARK

CITY OF CHULA VISTA BENCH MARK NO. 95072.
ELEVATION 446.361 NAVD 88
DESCRIPTION: 3" BRASS DISK (LS4324) WELL MON @ CL INT. RUTGERS & OTAY LAKES. PT. NO. 5072 PER ROS 14841.

PUBLIC UTILITIES

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

AIRPORT NOTIFICATION NOTE

THIS PROJECT FALLS WITHIN THE PART 77 AIRSPACE STUDY AREA. DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE BROWN FIELD AIRPORT LAND USE COMPATIBILITY PLAN AND FEDERAL AVIATION REGULATION PART 77. AIRPORT OVERFLIGHT NOTIFICATION WILL BE PROVIDED TO NEW RESIDENTS IN COMPLIANCE WITH THE BROWN FIELD AIRPORT LAND USE COMPATIBILITY PLAN

SOURCE OF TOPOGRAPHY

SANLO AERIAL SURVEY DATED MARCH 1997 MISSION AERIAL PHOTO DATED SEPTEMBER 19, 2000 AND NOVEMBER 13, 2000

EARTHWORK

CUT: 4,350,848 CY
FILL: 4,864,004 CY
IMPORT: 513,156 CY

(NOTE: THE ABOVE QUANTITIES ARE FOR REFERENCE AND FEE PURPOSES ONLY. THESE QUANTITIES DO NOT INCLUDE SHRINKAGE OR BULKING FACTORS. SINCE THE ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT, AND CONSTRUCTION PURPOSES.)

OWNER/SUBDIVIDER

HOMEFED VILLAGE 8, LLC
1903 WRIGHT PLACE, SUITE 220
CARLSBAD, CA 92008
(760) 918-8200

ERIN RUHE 3/4/2020 DATE

CIVIL ENGINEER

HALE ENGINEERING
7910 CONVOY COURT
SAN DIEGO, CA 92111
(858) 715-1420

JOHN A. HAYES 3/5/2020 DATE
R.C.E. 58003

REGISTERED PROFESSIONAL ENGINEER JOHN ANTHONY HAYES C58003 CIVIL STATE OF CALIFORNIA

APPROVED
JFK 2/18/2020
Resolution 2020-034

SHEET INDEX

TITLE SHEET 1
STREET CROSS-SECTIONS 2
GRADING/IMPROVEMENT LAYOUT 3–5
UTILITY LAYOUT 6–7
DETAILS 8
EASEMENTS 9

300 0 300 600 900
SCALE 1" = 300'

ORIGINAL: 05/16/19

PREPARED BY:
HALE
7910 CONVOY COURT
SAN DIEGO, CA 92111
(858) 715-1420
INFO@HALEENGINEERING.COM

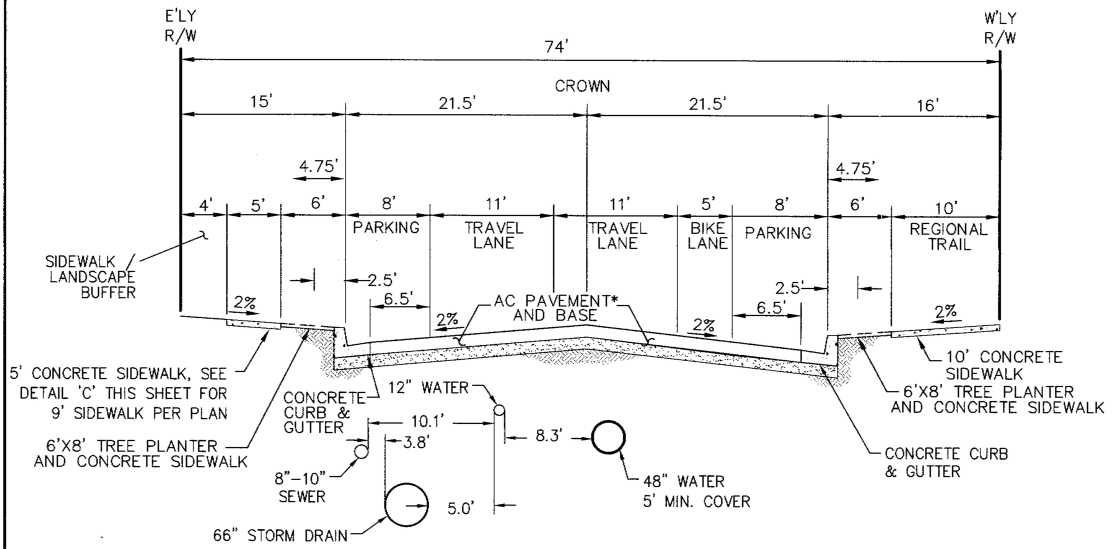
REVISIONS	DATE	BY
FIRST SUBMITTAL	5/16/19	H.E.
SECOND SUBMITTAL	10/29/19	H.E.
THIRD SUBMITTAL	12/30/19	H.E.
FOURTH SUBMITTAL	1/07/20	H.E.

TENTATIVE MAP
OTAY RANCH, VILLAGE 8 WEST
CHULA VISTA TRACT NO. 19-03
CITY OF CHULA VISTA, CALIFORNIA

SHEET

CITY OF CHULA VISTA

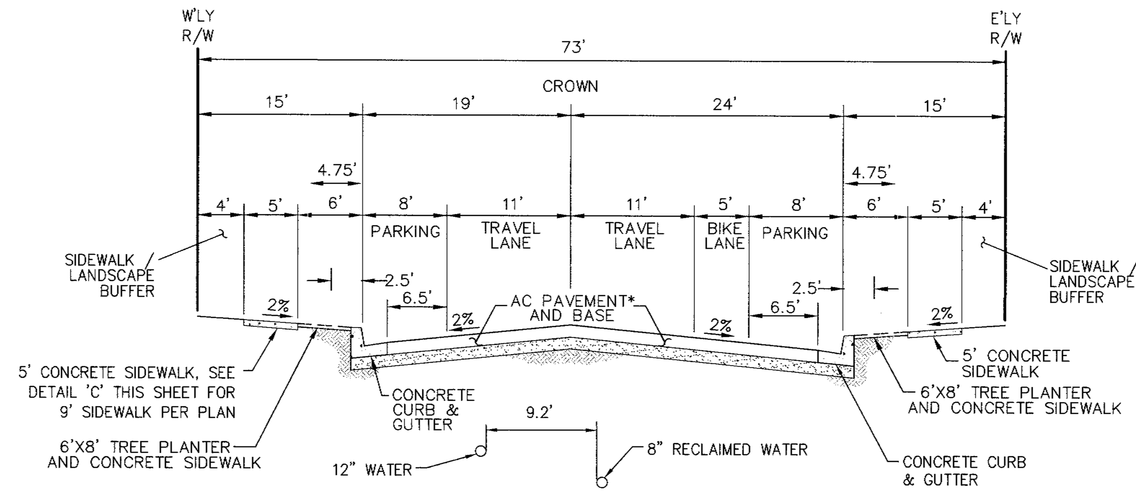
TM 19-03 REPLACES VILLAGE 8 WEST TM 09-04 APPROVED 11/08/13



1 TYPICAL SECTION - ONE WAY LA MEDIA PARKWAY SOUTH BOUND

NO SCALE

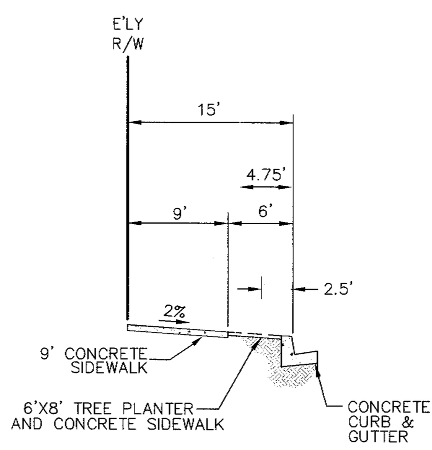
* STREETS ADJACENT TO LOT G1 SHALL HAVE ENHANCED PAVEMENT



2 TYPICAL SECTION - ONE WAY LA MEDIA PARKWAY NORTH BOUND

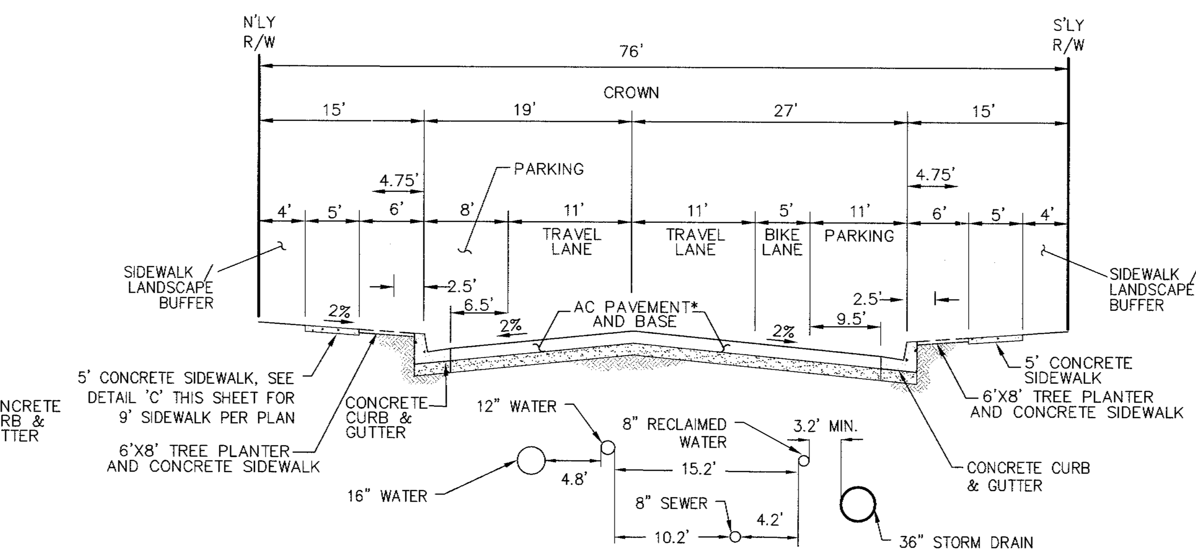
NO SCALE

* STREETS ADJACENT TO LOT G1 SHALL HAVE ENHANCED PAVEMENT



DETAIL 'C'

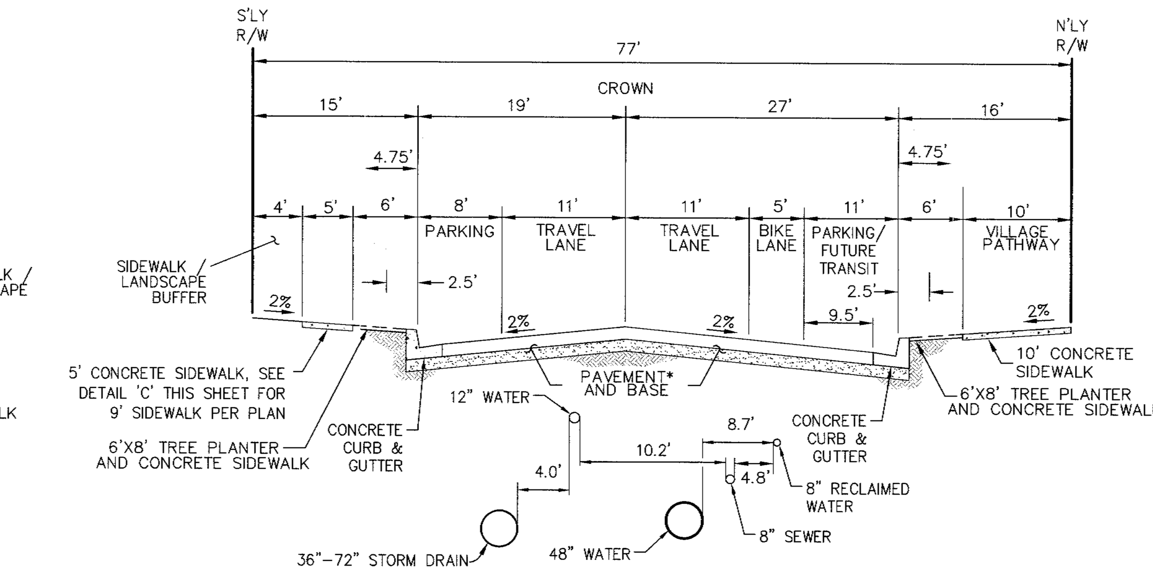
ALTERNATE CONDITION: 9' SIDEWALK



3 TYPICAL SECTION - ONE WAY MAIN STREET EAST BOUND

NO SCALE

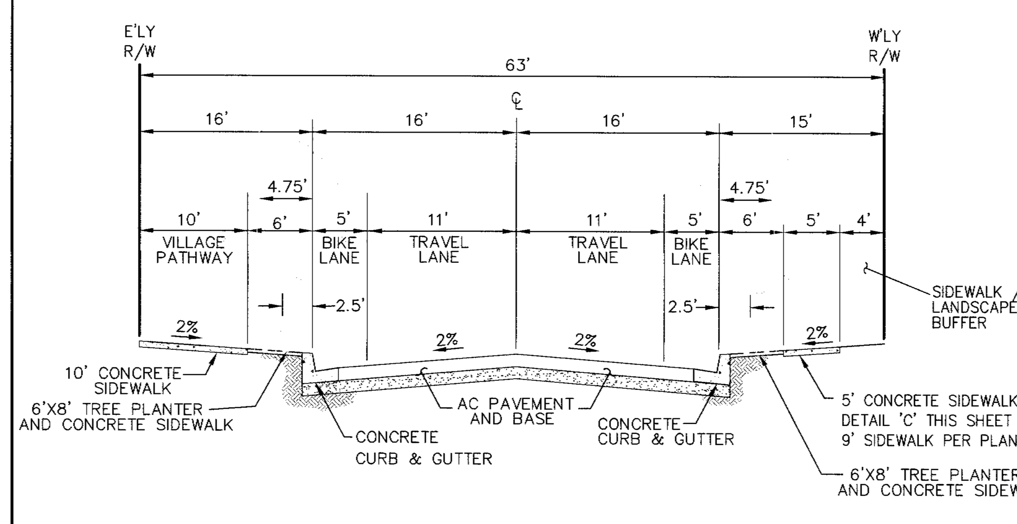
* STREETS ADJACENT TO LOT G1 SHALL HAVE ENHANCED PAVEMENT



4 TYPICAL SECTION - ONE WAY MAIN STREET WEST BOUND

NO SCALE

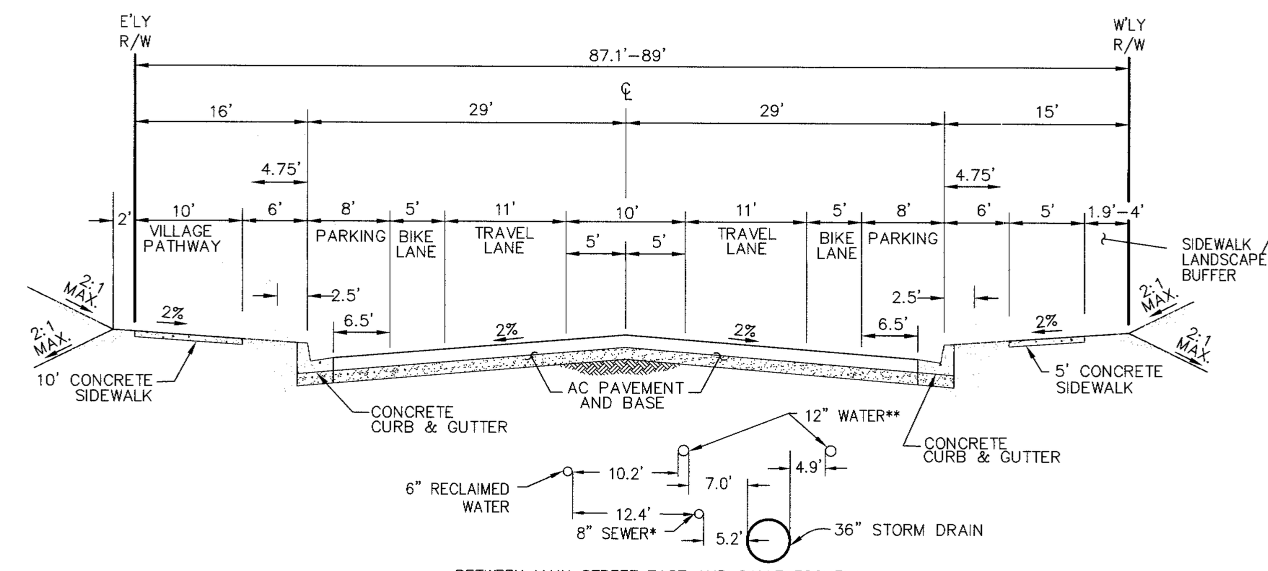
* STREETS ADJACENT TO LOT G1 SHALL HAVE ENHANCED PAVEMENT



BETWEEN MAIN STREET EAST AND MAIN STREET WEST

5 TYPICAL SECTION - AVENIDA CAPRISE

NO SCALE



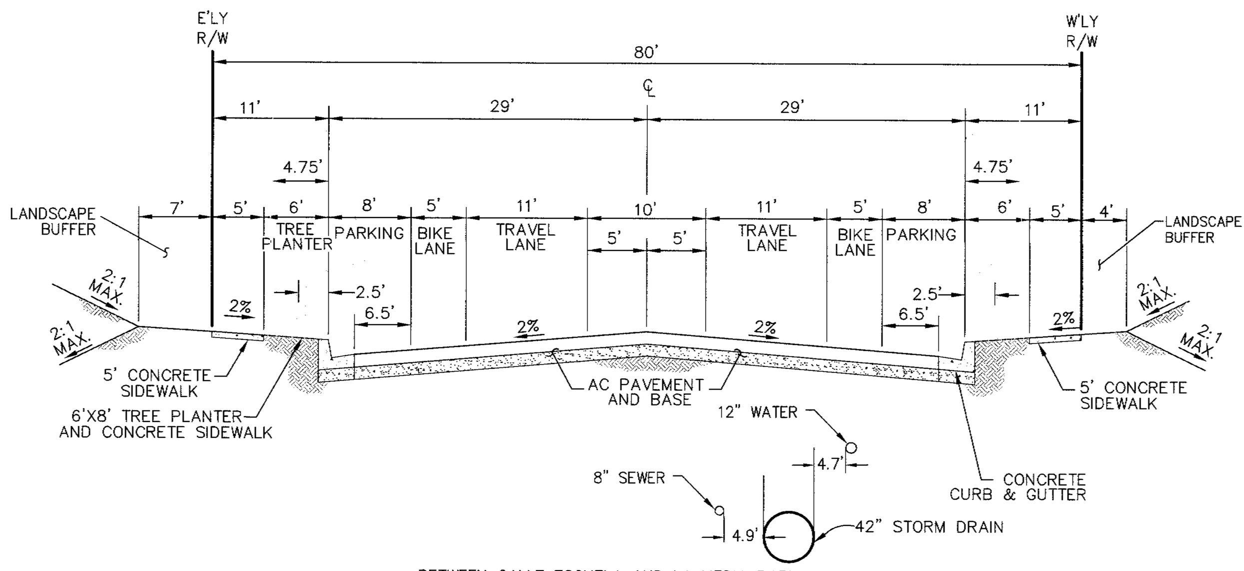
BETWEEN MAIN STREET EAST AND CALLE ESCUELA

6 TYPICAL SECTION - AVENIDA CAPRISE

NO SCALE

* SEWER TO BEGIN AFTER TERMINATION OF 8" RECLAIMED WATER LINE

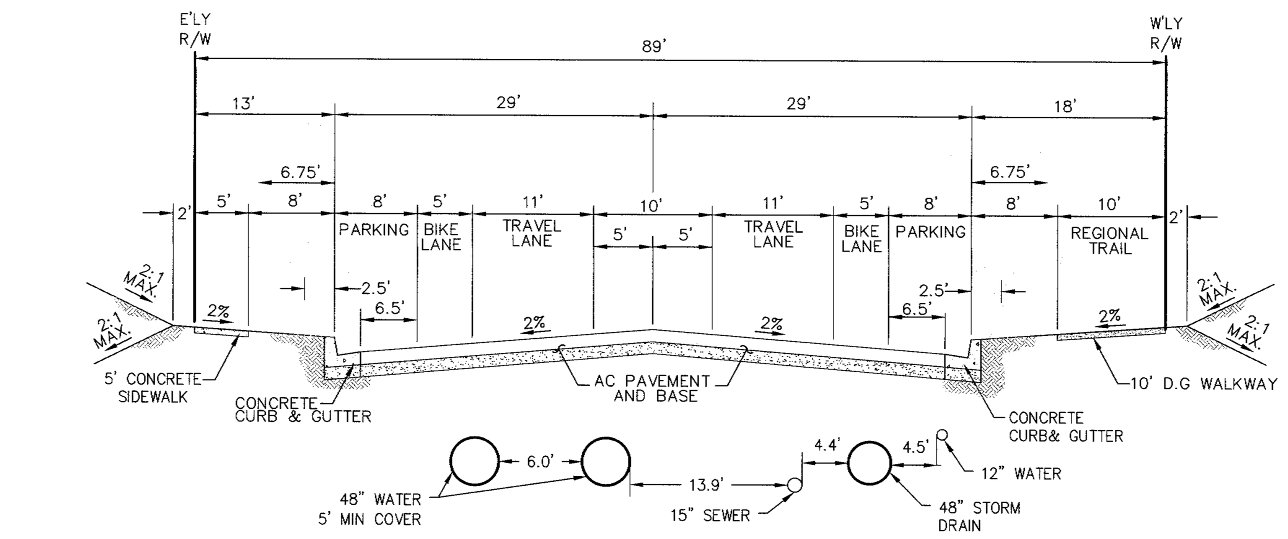
** WATER LINE TO THE EAST OF THE STORM DRAIN WHEN SEWER IS NOT PRESENT WATER LINE TO THE WEST OF THE STORM DRAIN WHEN SEWER IS PRESENT



BETWEEN CALLE ESCUELA AND LA MEDIA PARKWAY

7 TYPICAL SECTION - AVENIDA CAPRISE

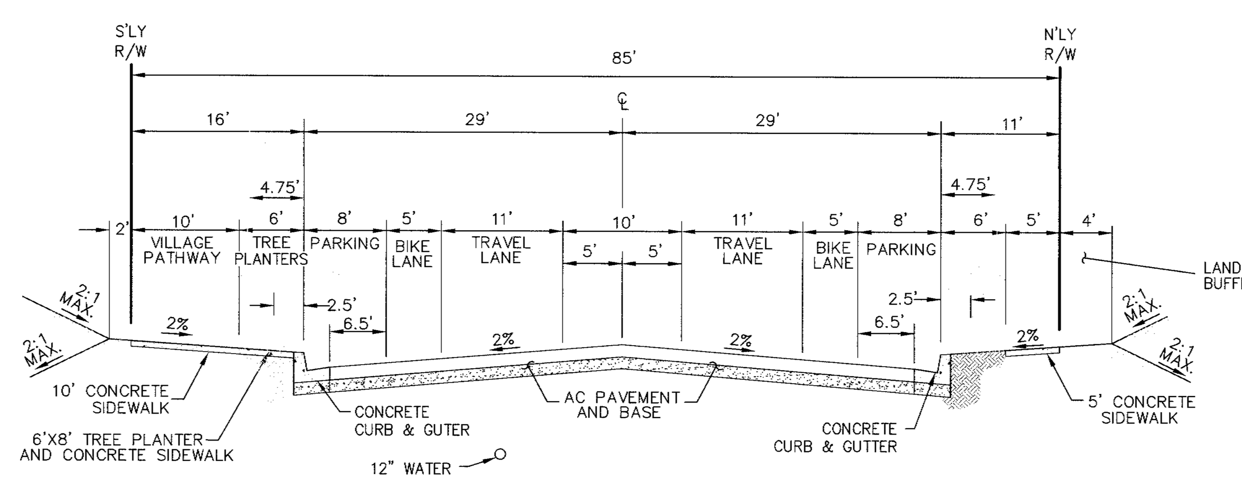
NO SCALE



SOUTH OF LA MEDIA PARKWAY

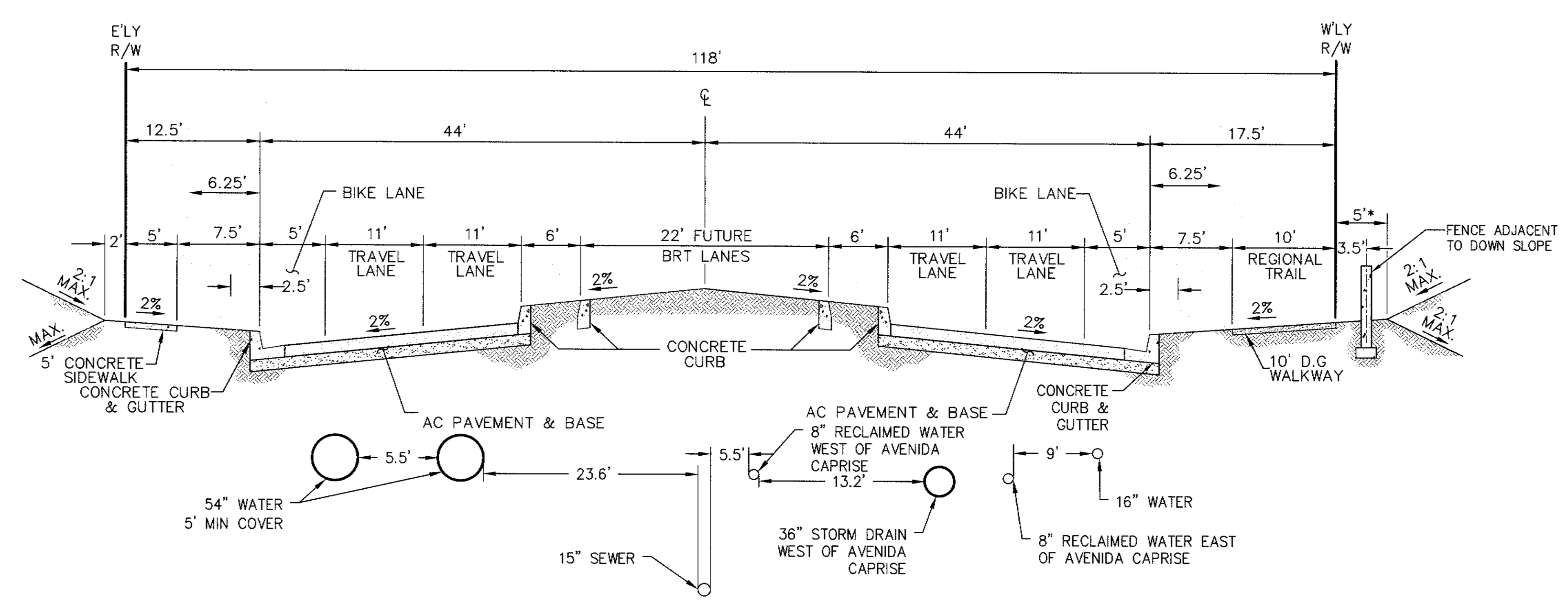
8 TYPICAL SECTION - AVENIDA CAPRISE

NO SCALE



9 TYPICAL SECTION - CALLE ESCUELA

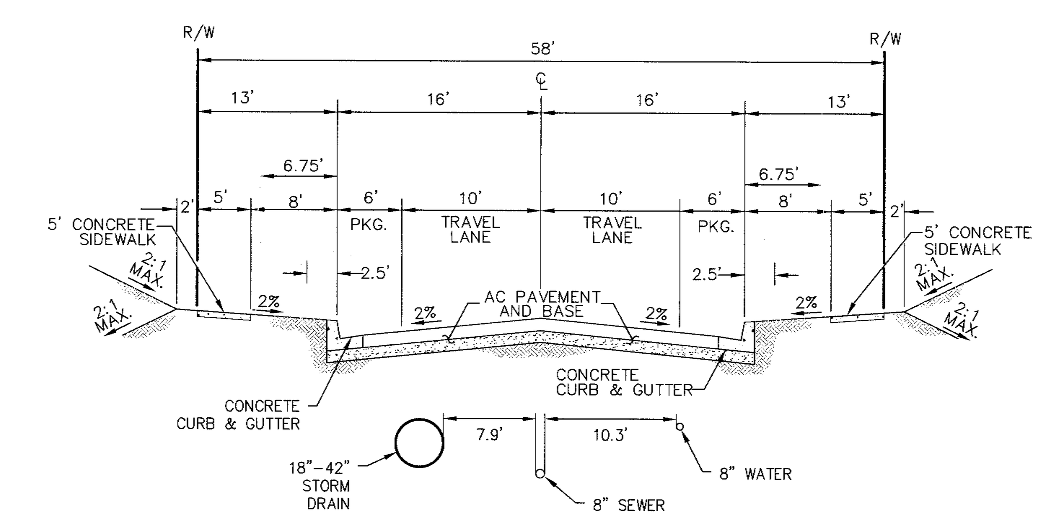
NO SCALE



*2' ADJACENT TO UPSLOPE BETWEEN VIA ESTANCIA AND LOT Q

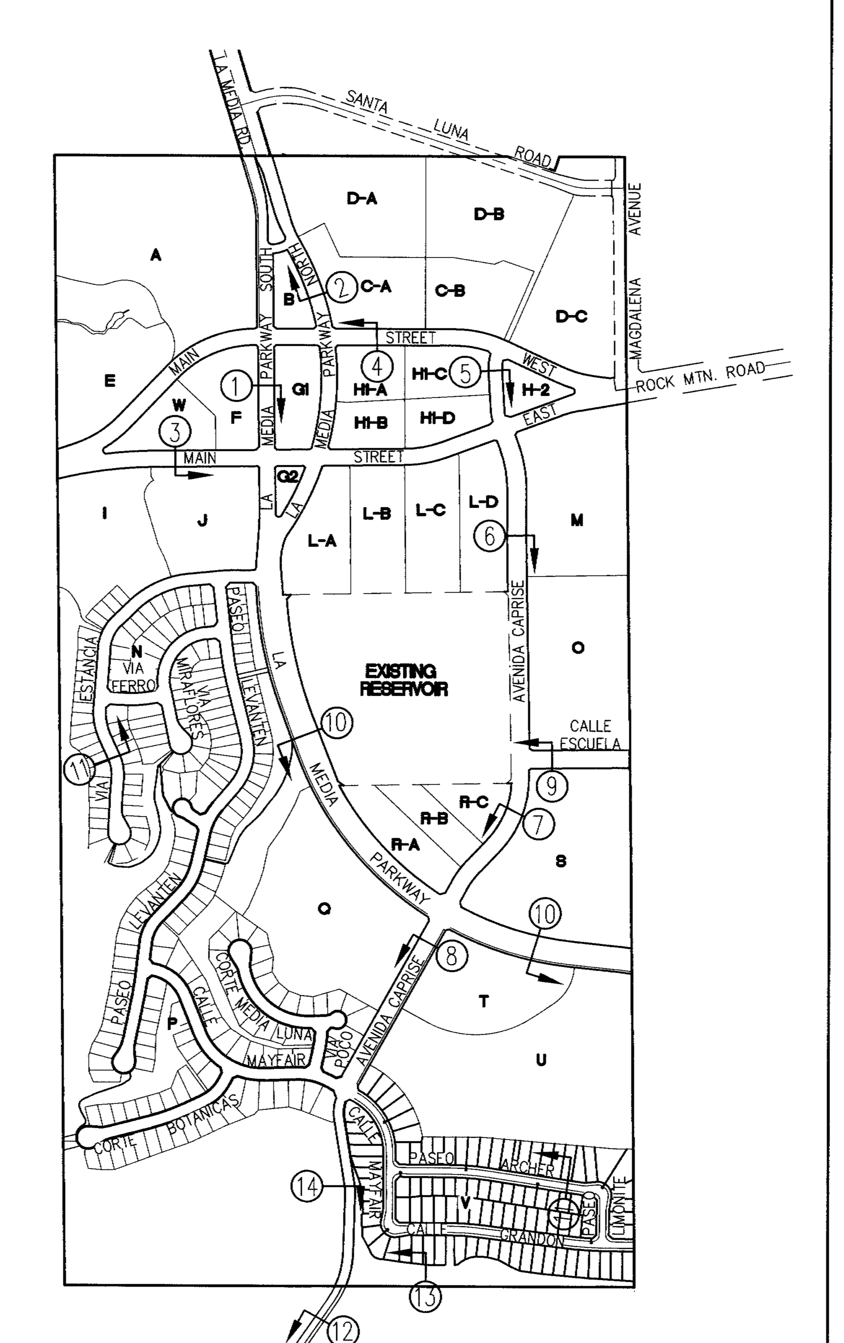
10 TYPICAL SECTION -LA MEDIA PARKWAY

NO SCALE

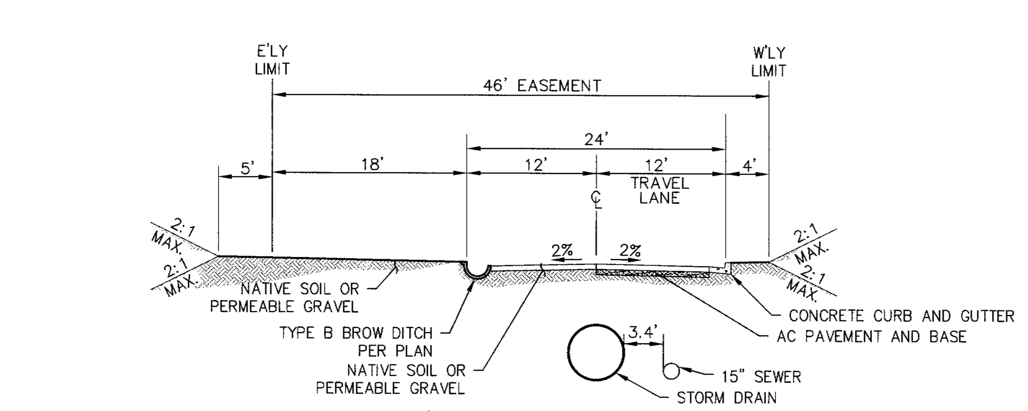


11 TYPICAL SECTION - PARKWAY RESIDENTIAL

NO SCALE

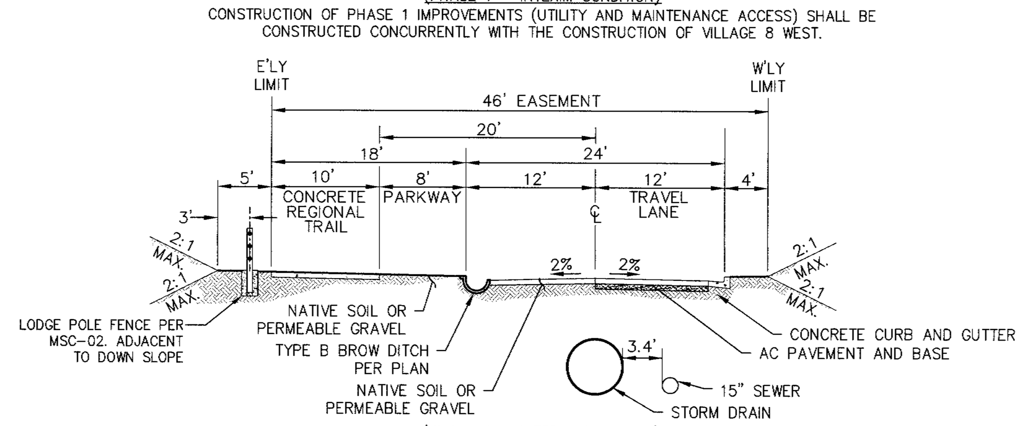


KEY MAP



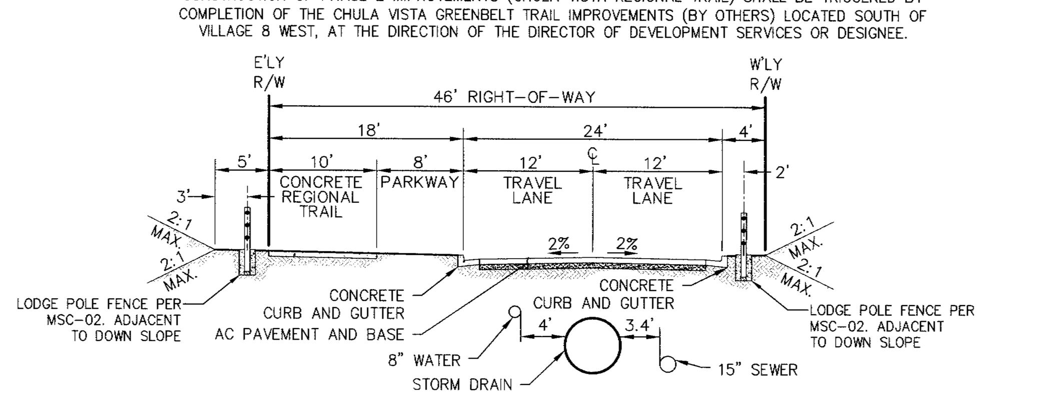
(PHASE 1 - INTERIM CONDITION)

CONSTRUCTION OF PHASE 1 IMPROVEMENTS (UTILITY AND MAINTENANCE ACCESS) SHALL BE CONSTRUCTED CONCURRENTLY WITH THE CONSTRUCTION OF VILLAGE 8 WEST.



(PHASE 2 - INTERIM CONDITION)

CONSTRUCTION OF PHASE 2 IMPROVEMENTS (CHULA VISTA REGIONAL TRAIL) SHALL BE TRIGGERED BY COMPLETION OF THE CHULA VISTA GREENBELT TRAIL IMPROVEMENTS (BY OTHERS) LOCATED SOUTH OF VILLAGE 8 WEST, AT THE DIRECTION OF THE DIRECTOR OF DEVELOPMENT SERVICES OR DESIGNEE.

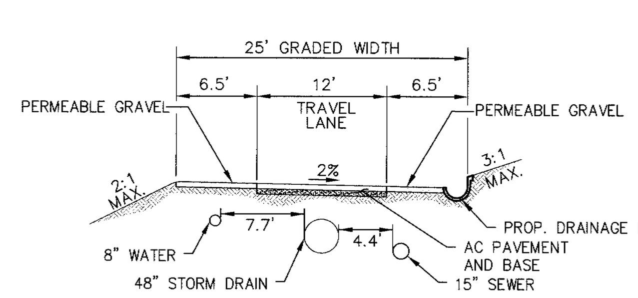


(PHASE 3 - FINAL CONDITION)

CONSTRUCTION OF PHASE 3 IMPROVEMENTS (FULL IMPROVEMENTS) SHALL BE TRIGGERED BY CONSTRUCTION OF OTAY RANCH SOUTH COMMUNITY PARK IMPROVEMENTS, AT THE DIRECTION OF THE DEVELOPMENT SERVICES DIRECTOR OR DESIGNEE.

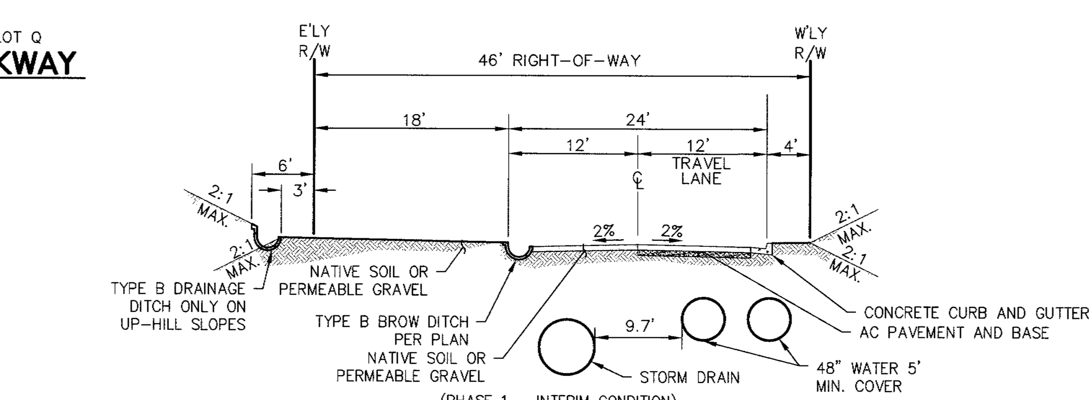
12 OFF-SITE AVENIDA CAPRISE

NO SCALE



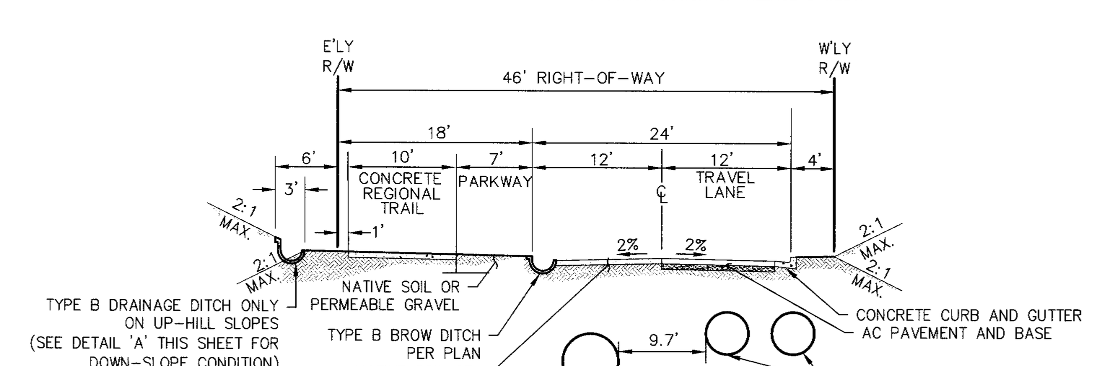
13 UTILITY ACCESS ROAD

NO SCALE



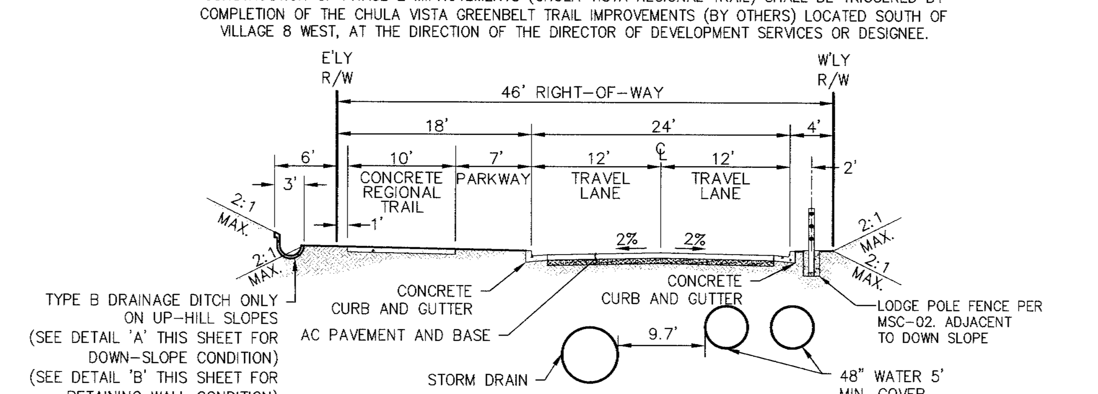
(PHASE 1 - INTERIM CONDITION)

CONSTRUCTION OF PHASE 1 IMPROVEMENTS (UTILITY AND MAINTENANCE ACCESS) SHALL BE CONSTRUCTED CONCURRENTLY WITH THE CONSTRUCTION OF VILLAGE 8 WEST.



(PHASE 2 - INTERIM CONDITION)

CONSTRUCTION OF PHASE 2 IMPROVEMENTS (CHULA VISTA REGIONAL TRAIL) SHALL BE TRIGGERED BY COMPLETION OF THE CHULA VISTA GREENBELT TRAIL IMPROVEMENTS (BY OTHERS) LOCATED SOUTH OF VILLAGE 8 WEST, AT THE DIRECTION OF THE DIRECTOR OF DEVELOPMENT SERVICES OR DESIGNEE.

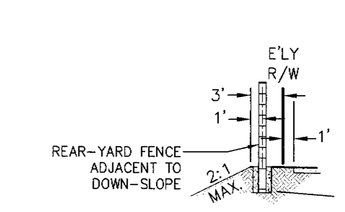


(PHASE 3 - FINAL CONDITION)

CONSTRUCTION OF PHASE 3 IMPROVEMENTS (FULL IMPROVEMENTS) SHALL BE TRIGGERED BY CONSTRUCTION OF OTAY RANCH SOUTH COMMUNITY PARK IMPROVEMENTS, AT THE DIRECTION OF THE DEVELOPMENT SERVICES DIRECTOR OR DESIGNEE.

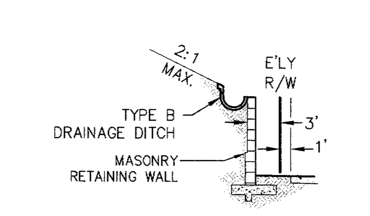
14 AVENIDA CAPRISE

NO SCALE



DETAIL 'A'

DOWN-SLOPE CONDITION



DETAIL 'B'

RETAINING WALL CONDITION

ORIGINAL: 05/16/19

PREPARED BY:	REVISIONS	DATE	BY
	FIRST SUBMITTAL	5/16/19	H.E.
	SECOND SUBMITTAL	10/29/19	H.E.
	THIRD SUBMITTAL	12/30/19	H.E.
	FOURTH SUBMITTAL	1/07/20	H.E.

7910 CONVOY COURT SAN DIEGO, CA 92111
(858) 715-1420 INFO@HALEENGINEERING.COM

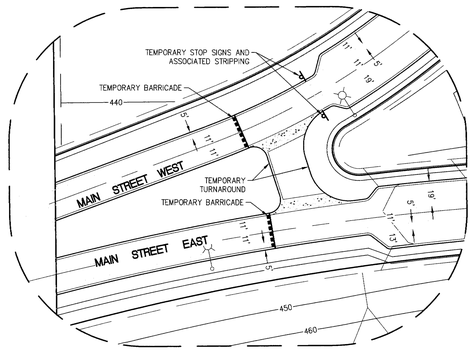
TENTATIVE MAP
OTAY RANCH, VILLAGE 8 WEST
CHULA VISTA TRACT NO. 19-03

CITY OF CHULA VISTA, CALIFORNIA

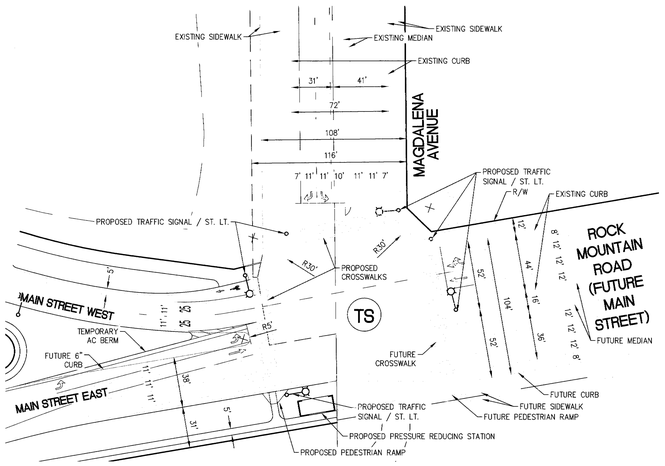
SHEET 2

CITY OF CHULA VISTA

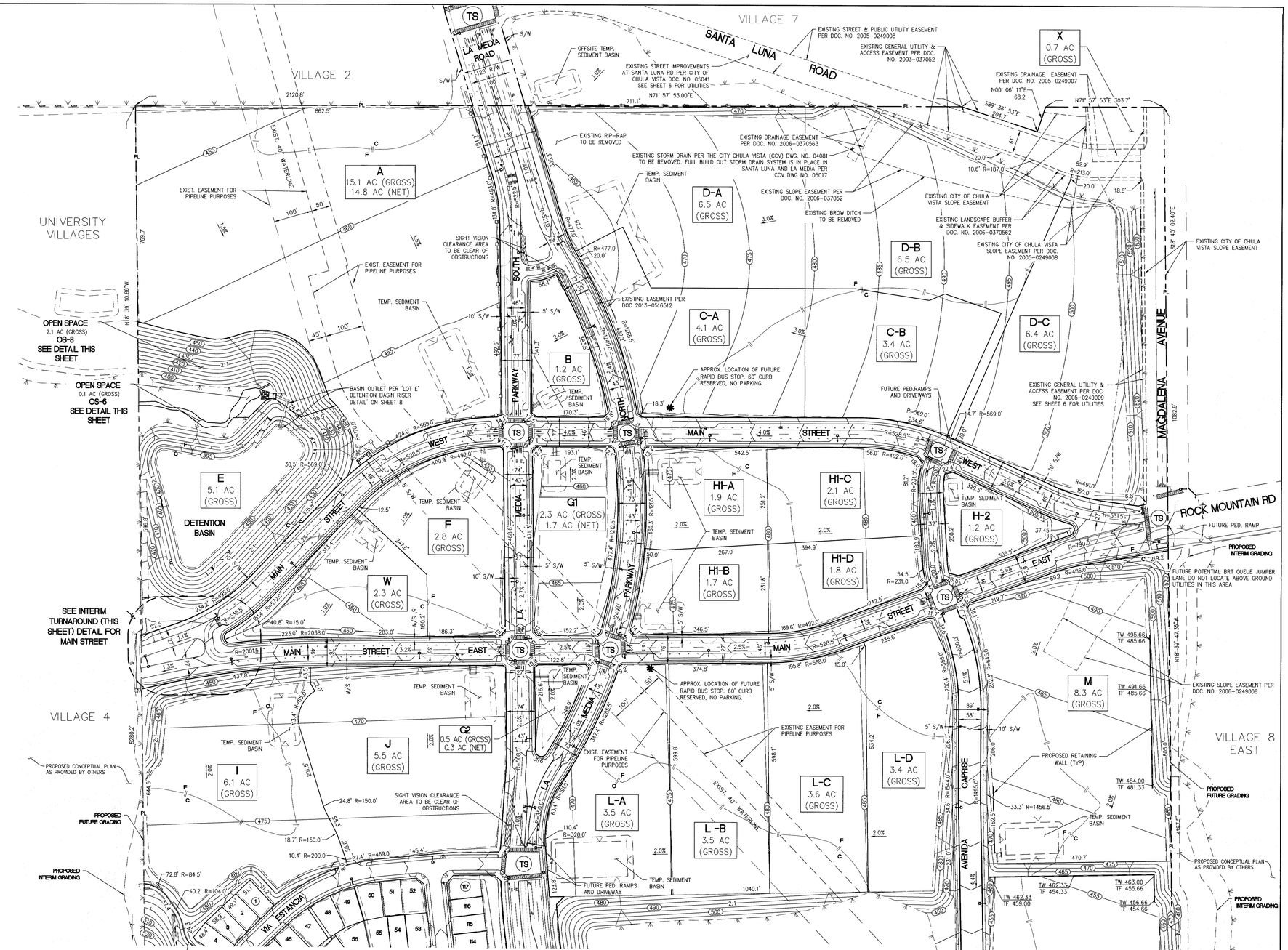
TM 19-03 REPLACES VILLAGE 8 WEST TM 09-04 APPROVED 11/08/13

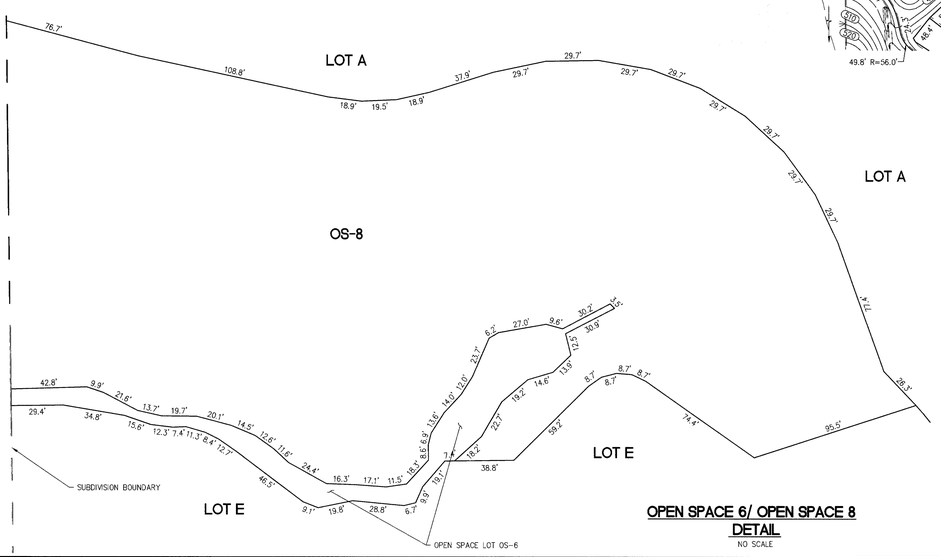


INTERIM TURNAROUND DETAIL
MAIN STREET
NO SCALE

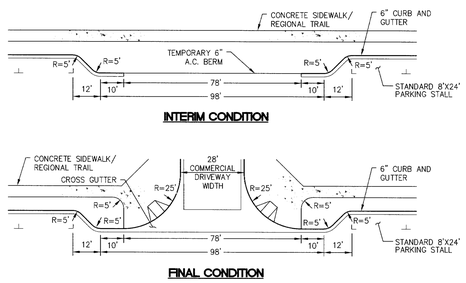


INTERSECTION DETAIL
MAGDALENA AVENUE - MAIN STREET
NO SCALE
NOTE: FINAL CONDITION TO BE CONSTRUCTED WITH FUTURE EXPANSION OF MAIN STREET, INTERIM CONDITION TO BE CONSTRUCTED AS PART OF OTAY RANCH VILLAGE 8 WEST





OPEN SPACE 6/ OPEN SPACE 8 DETAIL
NO SCALE



MID-BLOCK POP-OUT FOR FUTURE DRIVEWAYS
NO SCALE
ALL LOCATIONS AND DRIVEWAY WIDTHS SHOWN ARE CONCEPTUAL
ULTIMATE LOCATIONS AND WIDTHS TO BE DETERMINED DURING FINAL DESIGN

100 0 100 200 300
SCALE 1" = 100'

SCALE: 1" =100'

ORIGINAL: 05/16/19

REVISIONS	DATE	BY
FIRST SUBMITTAL	5/16/19	H.E.
SECOND SUBMITTAL	10/29/19	H.E.
THIRD SUBMITTAL	12/30/19	H.E.
FOURTH SUBMITTAL	1/07/20	H.E.

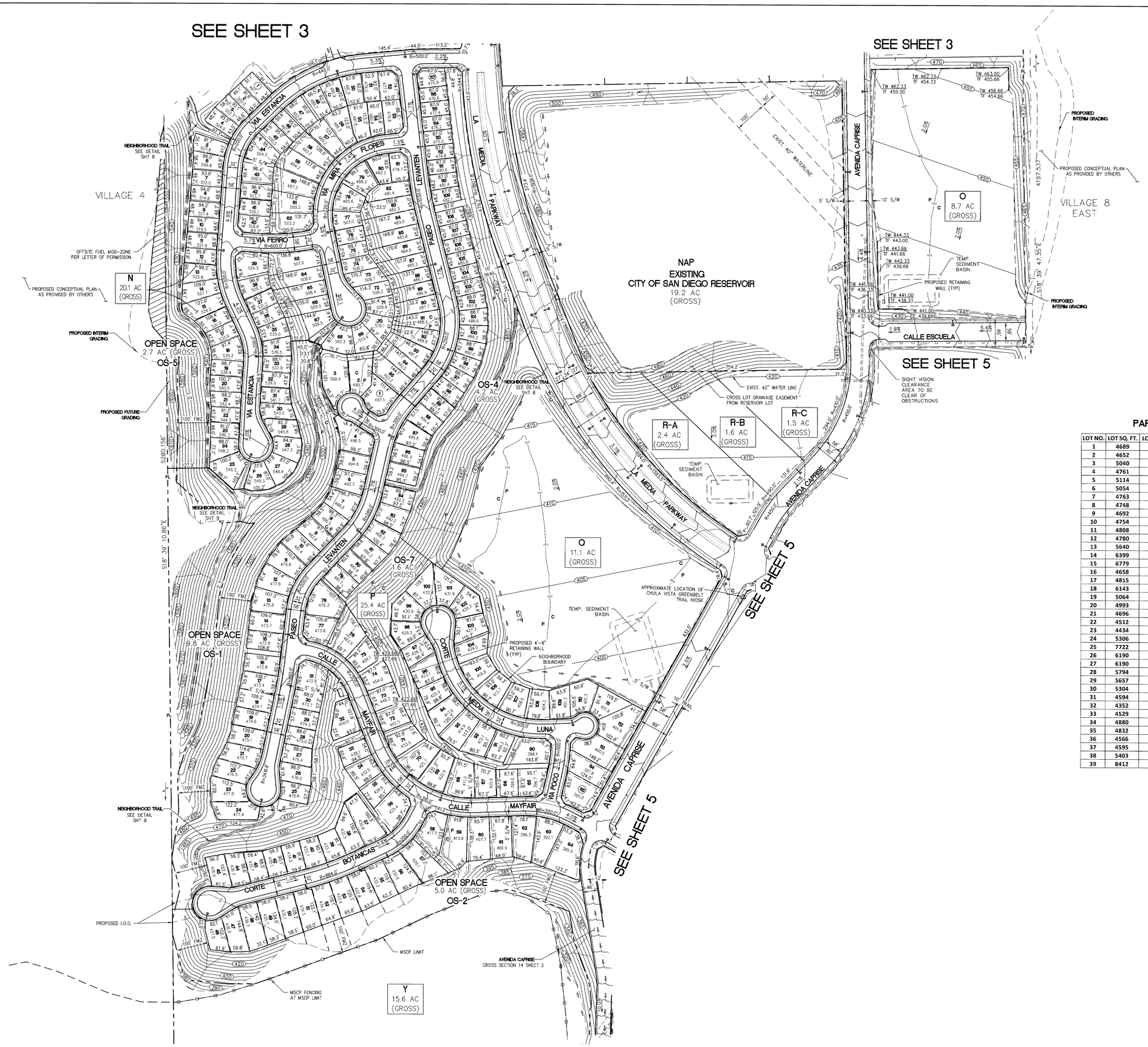
PREPARED BY:
7910 CONVOY COURT
SAN DIEGO, CA 92111
(858) 715-1420
INFO@HALEENGINEERING.COM

TENTATIVE MAP
OTAY RANCH, VILLAGE 8 WEST
CHULA VISTA TRACT NO. 19-03
CITY OF CHULA VISTA, CALIFORNIA

SHEET 3

CITY OF CHULA VISTA

TM 19-03 REPLACES VILLAGE 8 WEST TM 09-04 APPROVED 11/08/13



PARCEL N LOTS

LOT NO.	LOT SQ. FT.	LOT NO.	LOT SQ. FT.	LOT NO.	LOT SQ. FT.
1	4689	40	5690	79	7002
2	4652	41	4931	80	5751
3	5040	42	4900	81	5312
4	4761	43	6071	82	6316
5	5114	44	7551	83	8026
6	5054	45	5293	84	8252
7	4763	46	4961	85	7771
8	4748	47	5917	86	7602
9	4692	48	5750	87	6761
10	4754	49	5547	88	6060
11	4808	50	5783	89	5986
12	4780	51	4890	90	6265
13	5640	52	5903	91	6814
14	6399	53	6947	92	6863
15	6779	54	4929	93	6884
16	4658	55	6433	94	6865
17	4815	56	7258	95	7435
18	6143	57	7466	96	4460
19	5064	58	7705	97	4448
20	4993	59	8889	98	4448
21	4696	60	8529	99	4448
22	4512	61	7891	100	4448
23	4434	62	8561	101	4448
24	5306	63	10223	102	4374
25	7722	64	7797	103	4072
26	6190	65	7473	104	4050
27	6190	66	6986	105	4050
28	5794	67	9577	106	4050
29	5657	68	7006	107	4050
30	5304	69	5764	108	4050
31	4594	70	5584	109	4167
32	4352	71	5018	110	4167
33	4529	72	4911	111	4082
34	4880	73	5351	112	4050
35	4832	74	4630	113	4050
36	4566	75	4145	114	4050
37	4595	76	4366	115	4050
38	5403	77	4777	116	4050
39	8412	78	6680	117	5488

PARCEL P LOTS

LOT NO.	LOT SQ. FT.	LOT NO.	LOT SQ. FT.	LOT NO.	LOT SQ. FT.
1	8492	40	5692	79	5846
2	8993	41	5345	80	5887
3	11996	42	5204	81	6217
4	9297	43	5472	82	6748
5	5796	44	6048	83	6376
6	6131	45	5890	84	5665
7	6980	46	5675	85	5678
8	6239	47	7543	86	5463
9	6089	48	8361	87	6438
10	6530	49	7980	88	6011
11	7333	50	7647	89	5524
12	7357	51	7364	90	10264
13	7218	52	7340	91	5729
14	6550	53	7386	92	7125
15	6258	54	7292	93	8093
16	6352	55	7435	94	7370
17	6314	56	8183	95	6117
18	6240	57	9613	96	6877
19	6235	58	9233	97	5705
20	6357	59	12699	98	6230
21	7014	60	9441	99	6715
22	6731	61	8796	100	7631
23	7585	62	9232	101	7472
24	7537	63	9451	102	6569
25	4995	64	12936	103	6743
26	5881	65	7254	104	6643
27	5973	66	5881	105	7081
28	5837	67	6540	106	7080
29	5680	68	9289	107	7080
30	5580	69	8419	108	6424
31	9028	70	8939	109	6033
32	7920	71	7891	110	7833
33	5261	72	6116	111	7101
34	6457	73	5864	112	12119
35	6270	74	6342	113	10875
36	8595	75	6537	114	8353
37	9648	76	10386	115	10119
38	7527	77	7675		
39	5672	78	9503		

ORIGINAL: 05/16/19

PREPARED BY:

7810 CONVOY COURT
SAN DIEGO, CA 92111
(858) 715-1420
INFO@HALEENGINEERING.COM

REVISIONS	DATE	BY
FIRST SUBMITTAL	5/16/19	H.E.
SECOND SUBMITTAL	10/29/19	H.E.
THIRD SUBMITTAL	12/30/19	H.E.
FOURTH SUBMITTAL	1/07/20	H.E.

TENTATIVE MAP
OTAY RANCH, VILLAGE 8 WEST
CHULA VISTA TRACT NO. 19-03
CITY OF CHULA VISTA, CALIFORNIA

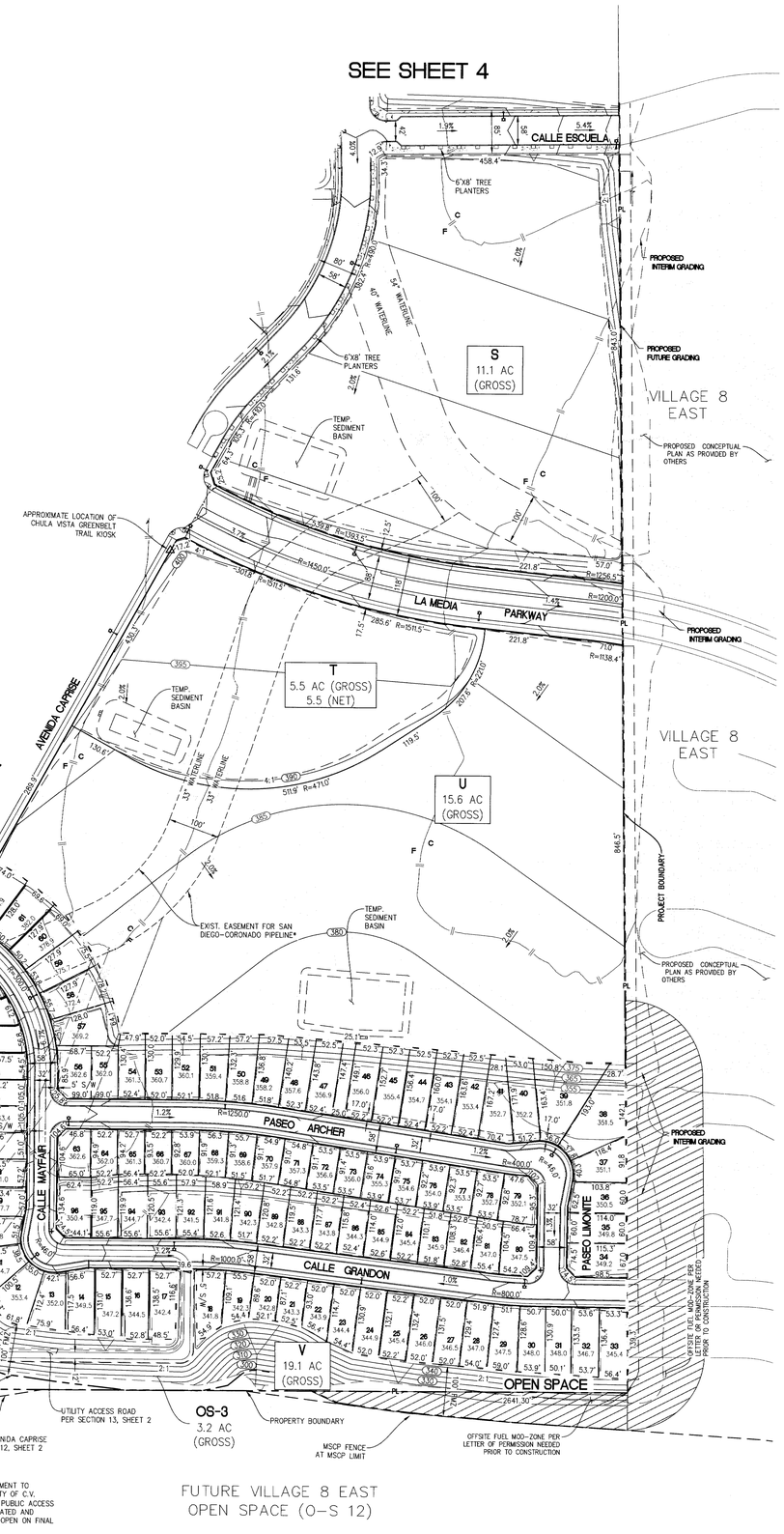
SHEET

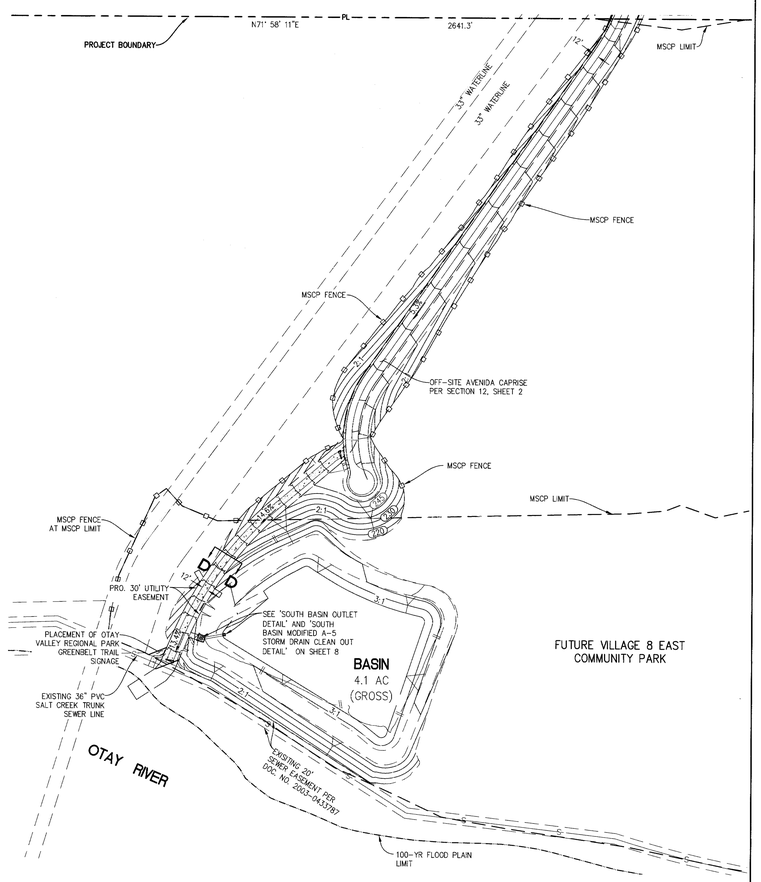
TM 19-03 REPLACES VILLAGE 8 WEST TM 09-04 APPROVED 11/08/13

CITY OF CHULA VISTA

PARCEL V LOTS

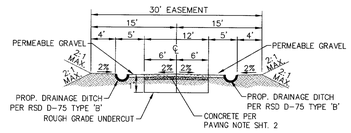
LOT NO.	LOT SQ. FT.	LOT NO.	LOT SQ. FT.
1	9589	49	7574
2	7793	50	7296
3	8310	51	7133
4	8222	52	6935
5	7368	53	6757
6	6474	54	6752
7	5592	55	5429
8	5508	56	6655
9	5100	57	8980
10	5241	58	8561
11	6298	59	9565
12	7410	60	7624
13	6569	61	7660
14	7008	62	8358
15	7046	63	6083
16	7283	64	4935
17	7278	65	4946
18	6337	66	4863
19	5480	67	4894
20	4576	68	4977
21	4702	69	4899
22	5377	70	4863
23	6385	71	4986
24	6837	72	4883
25	6904	73	4901
26	6863	74	4945
27	6784	75	4946
28	6793	76	4977
29	7025	77	4953
30	6699	78	4965
31	6610	79	6604
32	7231	80	6985
33	7551	81	5585
34	7605	82	5668
35	6879	83	5659
36	6589	84	5798
37	6987	85	5943
38	13818	86	6021
39	15094	87	6097
40	8725	88	6194
41	8319	89	6279
42	8666	90	6601
43	8444	91	6780
44	8288	92	6891
45	7073	93	6724
46	8874	94	6682
47	7630	95	7099
48	7503	96	7710





OFF-SITE SEWER AND STORM DRAIN DETAIL

SCALE 1" = 100'



SECTION D-D
ACCESS ROAD / MULTI RECREATIONAL TRAIL

NO SCALE

100 0 100 200 300

SCALE 1" = 100'

ORIGINAL: 05/16/19

PREPARED BY:	REVISIONS	DATE	BY
	FIRST SUBMITTAL	5/16/19	H.E.
	SECOND SUBMITTAL	10/29/19	H.E.
	THIRD SUBMITTAL	12/30/19	H.E.
	FOURTH SUBMITTAL	1/07/20	H.E.

7910 CONVOY COURT
SAN DIEGO, CA 92111
(858) 715-1420
INFO@HALEENGINEERING.COM

TENTATIVE MAP
OTAY RANCH, VILLAGE 8 WEST
CHULA VISTA TRACT NO. 19-03

CITY OF CHULA VISTA, CALIFORNIA

SHEET 1

CITY OF CHULA VISTA

TM 19-03 REPLACES VILLAGE 8 WEST TM 09-04 APPROVED 11/08/13

TENTATIVE MAP
OTAY RANCH, VILLAGE 8 WEST
CHULA VISTA TRACT NO. 19-03
CITY OF CHULA VISTA, CALIFORNIA

ORIGINAL: 05/16/19

REVISIONS	DATE	BY
FIRST SUBMITTAL	5/16/19	H.E.
SECOND SUBMITTAL	10/29/19	H.E.
THIRD SUBMITTAL	12/30/19	H.E.
FOURTH SUBMITTAL	1/07/20	H.E.

PREPARED BY:
PHALEN
7510 CONVOY COURT (858) 715-1420
SAN DIEGO, CA 92111 INFO@PHALENENGINEERING.COM

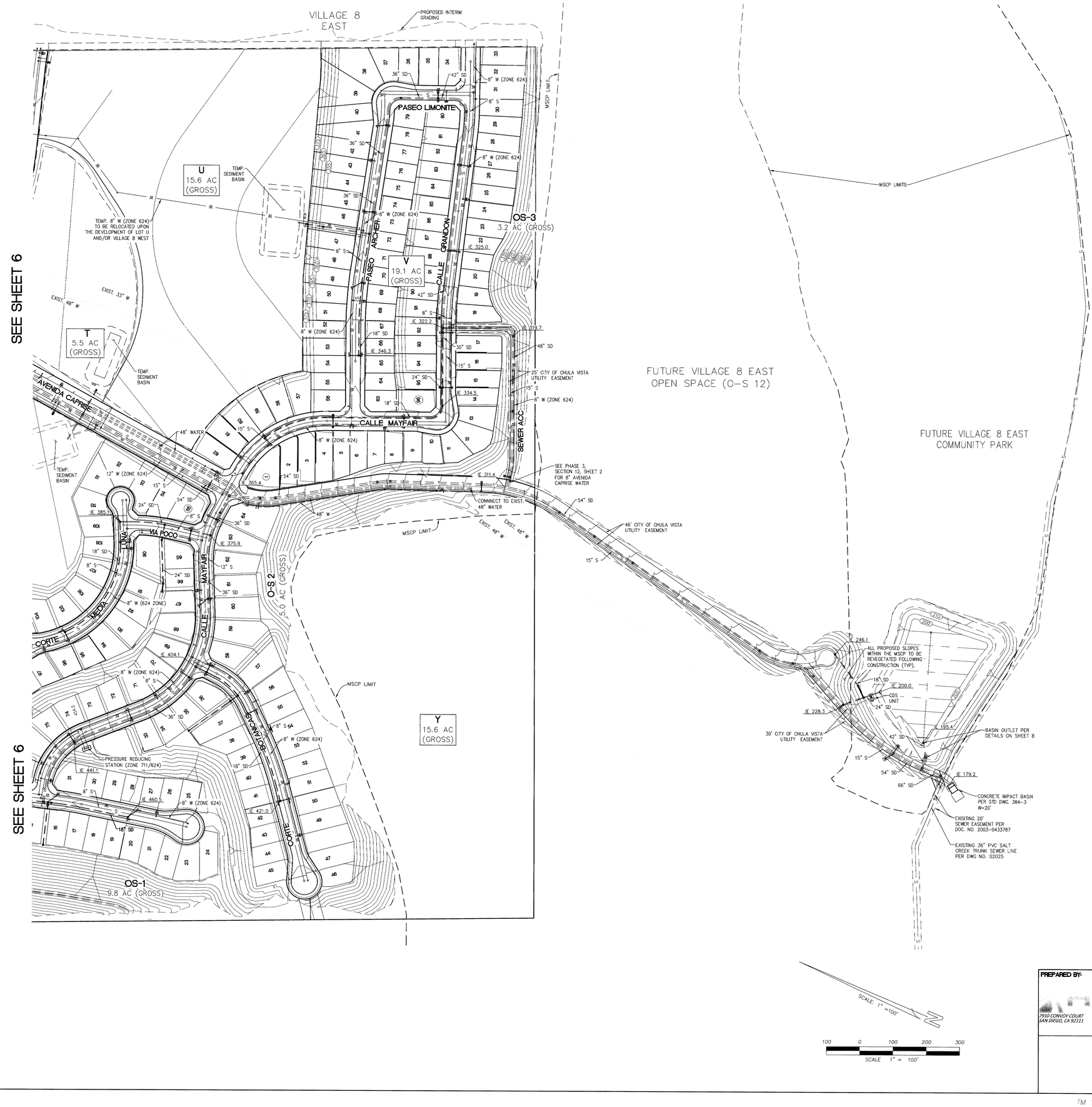
SHEET

SCALE: 1" = 100'

100 0 100 200 300
SCALE 1" = 100'

CITY OF CHULA VISTA

TM 19-03 REPLACES VILLAGE 8 WEST TM 09-04 APPROVED 11/08/13



ORIGINAL: 05/16/19

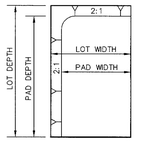
PREPARED BY:	REVISIONS	DATE	BY
	FIRST SUBMITTAL	5/16/19	H.E.
	SECOND SUBMITTAL	10/29/19	H.E.
	THIRD SUBMITTAL	12/30/19	H.E.
	FOURTH SUBMITTAL	1/07/20	H.E.

7910 CONVOY COURT
SAN DIEGO, CA 92111
(858) 215-1420
INFO@HALEENGINEERING.COM

TENTATIVE MAP
OTAY RANCH, VILLAGE 8 WEST
CHULA VISTA TRACT NO. 19-03
CITY OF CHULA VISTA, CALIFORNIA

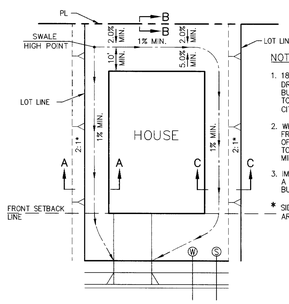
SHEET

TM 19-03 REPLACES VILLAGE 8 WEST TM 09-04 APPROVED 11/08/13



LOT AREA = LOT DEPTH X LOT WIDTH
PAD AREA = PAD DEPTH X PAD WIDTH
LOT SQ. FT = APPROXIMATE GROSS AREA (INCLUDING SLOPES)

TYPICAL SF LOT/PAD
NO SCALE

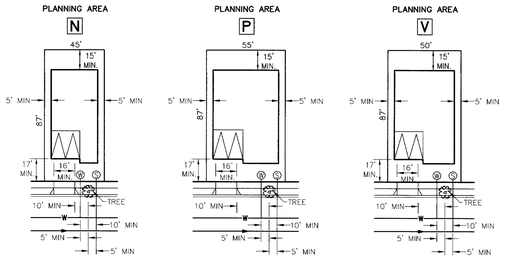


NOTES:

1. 1803 UBC GRADING WAIVER. (LOTS SHALL DRAIN MIN. 6" @ 10' (5%) FROM THE BUILDING FINISH FLOOR AND 1% MINIMUM TOWARDS THE FRONT OF THE LOT PER CITY STANDARD).
2. WHERE 10' IS NOT POSSIBLE, DRAINAGE FROM THE BUILDING SHALL BE A MINIMUM OF 5% TO A SWALE DIVERTING WATER TOWARDS THE FRONT OF THE LOT AT A MINIMUM GRADE OF 2%.
3. IMPERVIOUS SURFACES SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

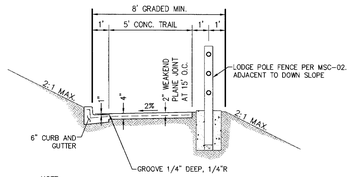
* SIDE SLOPE RATIO VARIES. 4' AND UNDER ARE 1.5:1 AND OVER 4' ARE 2:1.

TYPICAL LOT DRAINAGE - PLAN
NO SCALE



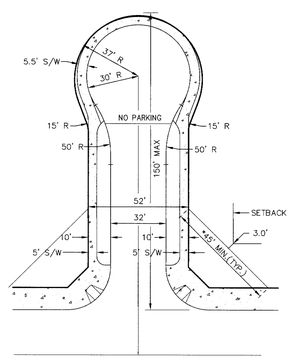
TYPICAL LOTS
NO SCALE

NOTE: LOCATIONS OF DRIVEWAYS, UTILITIES, AND TREES ARE APPROXIMATE; THEY ARE SUBJECT TO REVISION UPON FINAL ENGINEERING/LANDSCAPE PLANS. AT FINAL DESIGN, SEWER MAY BE LOCATED WITHIN THE DRIVEWAY.

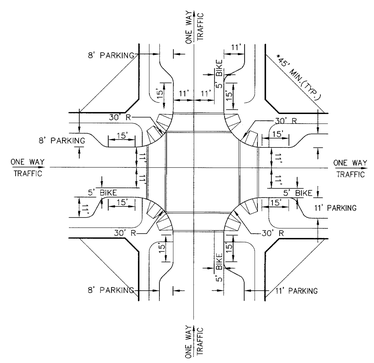


NOTE:
1) APPROPRIATE SIGNAGE SHALL BE PROVIDED AT EACH APPLICABLE NEIGHBORHOOD TRAIL HEAD WHENEVER TRAIL SLOPE GRADIENTS ARE NOT COMPLIANT WITH ADA THRESHOLDS
2) CONCRETE TO BE 520-C-2500

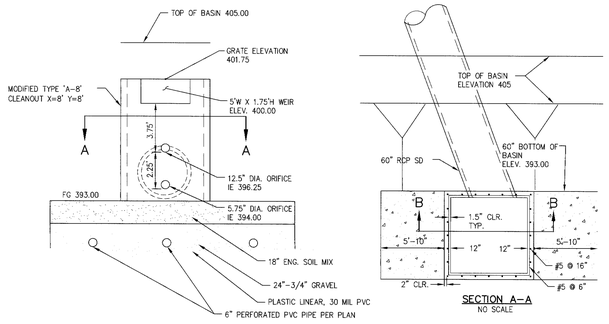
TYPICAL NEIGHBORHOOD TRAIL DETAIL
NO SCALE



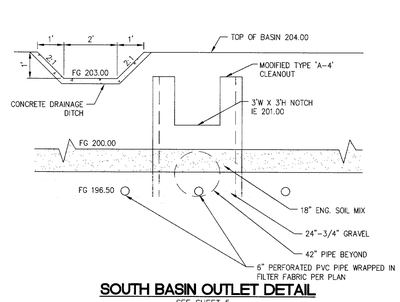
MODIFIED CUL-DE-SAC DETAIL
NO SCALE



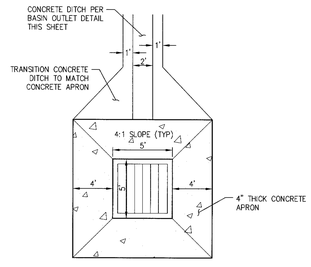
TYPICAL INTERSECTION NECKDOWN
NO SCALE



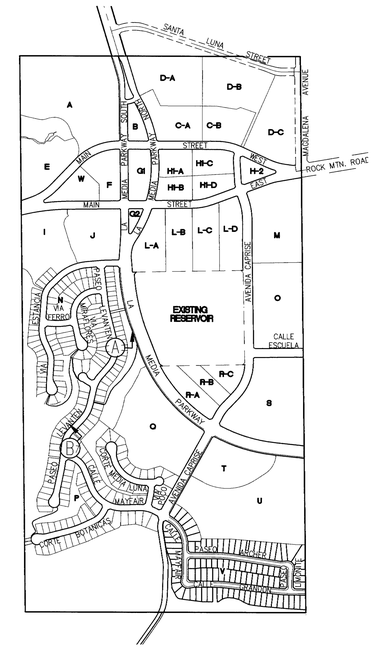
LOT E DETENTION BASIN RISER DETAIL
SEE SHEET 3
NO SCALE



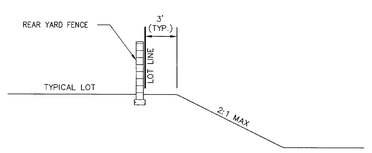
SOUTH BASIN OUTLET DETAIL
SEE SHEET 5
NO SCALE



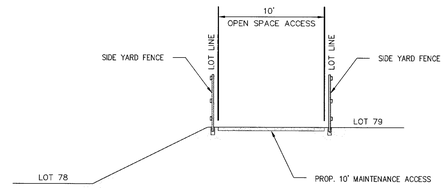
SOUTH BASIN MODIFIED 'A-5' STORM DRAIN CLEANOUT DETAIL
SEE SHEET 5
NO SCALE



KEY MAP



SECTION A
TYPICAL BENCH AT TOP OF SLOPES
NO SCALE



SECTION B
OPEN SPACE ACCESS
IN NEIGHBORHOOD P, BETWEEN LOTS 78 AND 79
SEE SHEET 4
NO SCALE

ORIGINAL: 05/16/19

PREPARED BY:

7910 CONVOY COURT
SAN DIEGO, CA 92111
(858) 715-1420
INFO@HALEENGINEERING.COM

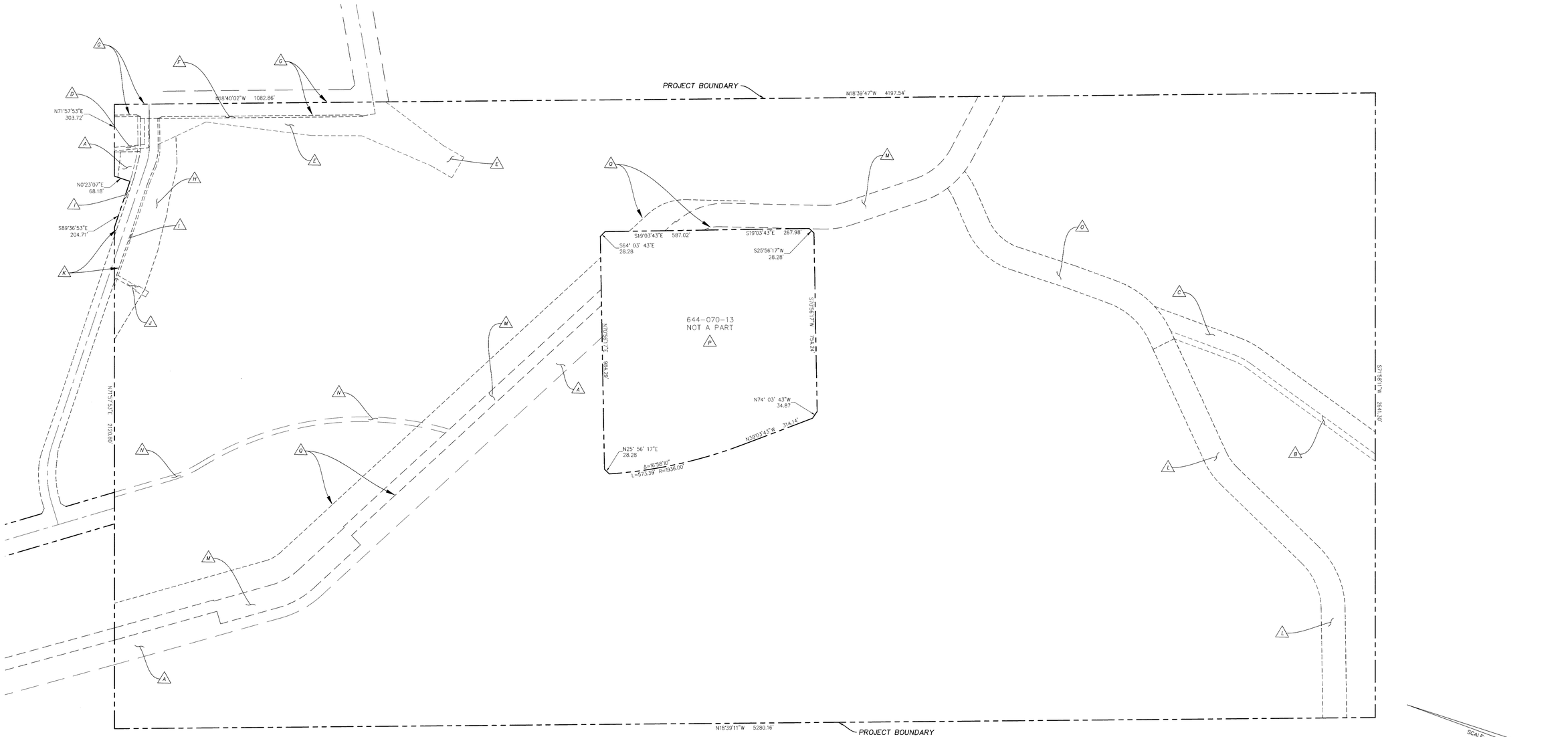
REVISIONS	DATE	BY
FIRST SUBMITTAL	5/16/19	H.E.
SECOND SUBMITTAL	10/29/19	H.E.
THIRD SUBMITTAL	12/30/19	H.E.
FOURTH SUBMITTAL	1/07/20	H.E.

TENTATIVE MAP
OTAY RANCH, VILLAGE 8 WEST
CHULA VISTA TRACT NO. 19-03
CITY OF CHULA VISTA, CALIFORNIA

SHEET 3

CITY OF CHULA VISTA

TM 19-03 REPLACES VILLAGE 8 WEST TM 09-04 APPROVED 11/08/13



EXISTING EASEMENTS

A MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: AGREEMENT
EXECUTED BY: R.E. HARRISON, ET UX AND THE CITY OF SAN DIEGO
RECORDED: APRIL 14, 1930 IN BOOK 1762, PAGE 207 OF DEEDS

B EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT

GRANTED TO: CITY OF SAN DIEGO
PURPOSE: PIPELINES, WATER MAINS
RECORDED: NOVEMBER 27, 1963
AFFECTS: THE EXACT LOCATION AND EXTEND OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

C EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT

PURPOSE: SOUTH SAN DIEGO PIPELINE NO. 2, REACH A & PROJECT
RECORDED: AUGUST 20, 2003 AS DOC. NO. 2003-015277 OF OFFICIAL RECORDS
AND RECORDED: NOVEMBER 15, 2003 AS DOC NO. 2003-1340607 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN

D EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF CHULA VISTA
PURPOSE: DRAINAGE
RECORDED: MARCH 28, 2005 AS DOC. NO. 2005-0249007 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN

E EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF CHULA VISTA
PURPOSE: SLOPE
RECORDED: MARCH 28, 2005 AS DOC. NO. 2005-0249008 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN

F EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF CHULA VISTA
PURPOSE: GENERAL UTILITY AND ACCESS
RECORDED: MARCH 28, 2005 AS DOC. NO. 2005-0249009 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN

G AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR:
PURPOSE: STREET
RECORDED: MARCH 29, 2005 AS DOC. NO. 2005-0254563 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN

H EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF CHULA VISTA
PURPOSE: SLOPE
RECORDED: MAY 25, 2006 AS DOC. NO. 2006-0370561 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN

I EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF CHULA VISTA
PURPOSE: GENERAL UTILITY AND ACCESS
RECORDED: MAY 25, 2006 AS DOC. NO. 2006-0370562 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN

J EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF CHULA VISTA
PURPOSE: DRAINAGE
RECORDED: MAY 25, 2006 AS DOC. NO. 2006-0370563 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN

K EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF CHULA VISTA
PURPOSE: STREET AND PUBLIC UTILITY
RECORDED: MAY 25, 2006 AS DOC. NO. 2006-0370564 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN

L SAN DIEGO-CORONADO PIPELINE RIGHT OF WAY GRANTED PER DEED BOOK 570, PAGE 113 RECORDED JUNE 24, 1912, SEE RECORD OF SURVEY NO. 18296

M EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SAN DIEGO
PURPOSE: WATER PIPELINES
RECORDED: AUGUST 16, 2013 AS DOC. NO. 2013-0516511 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN

N EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SAN DIEGO
PURPOSE: ACCESS
RECORDED: AUGUST 16, 2013 AS DOC. NO. 2013-0516512 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN

O EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SAN DIEGO
PURPOSE: WATER PIPELINES
RECORDED: APRIL 09, 2018 AS DOC. NO. 2018-0139481 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN

P EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SAN DIEGO
PURPOSE: PRIVATE ROAD, INGRESS, EGRESS
RECORDED: JANUARY 9, 2009 AS DOC. NO. 2009-0010329 OF OFFICIAL RECORDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

NOTE: EXIST. EASEMENT FOR CITY OF SAN DIEGO WATER PIPELINE TO BE RELOCATED PER AGREEMENT 2018-0361515

Q EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF CHULA VISTA
PURPOSE: AS DESCRIBED THEREIN
RECORDED: 2008-0218696

AFFECTS: AS DESCRIBED THEREIN

150 0 150 300 450
SCALE 1" = 150'

ORIGINAL: 05/16/19

PREPARED BY:	REVISIONS	DATE	BY
	FIRST SUBMITTAL	5/16/19	H.E.
	SECOND SUBMITTAL	10/29/19	H.E.
	THIRD SUBMITTAL	12/30/19	H.E.
	FOURTH SUBMITTAL	1/07/20	H.E.
7910 CONVOY COURT (858) 715-1420 SAN DIEGO, CA 92111 INFO@HALEENGINEERING.COM			

TENTATIVE MAP
OTAY RANCH, VILLAGE 8 WEST
CHULA VISTA TRACT NO. 19-03
CITY OF CHULA VISTA, CALIFORNIA

SHEET

CITY OF CHULA VISTA

TM 19-03 REPLACES VILLAGE 8 WEST TM 09-04 APPROVED 11/08/13