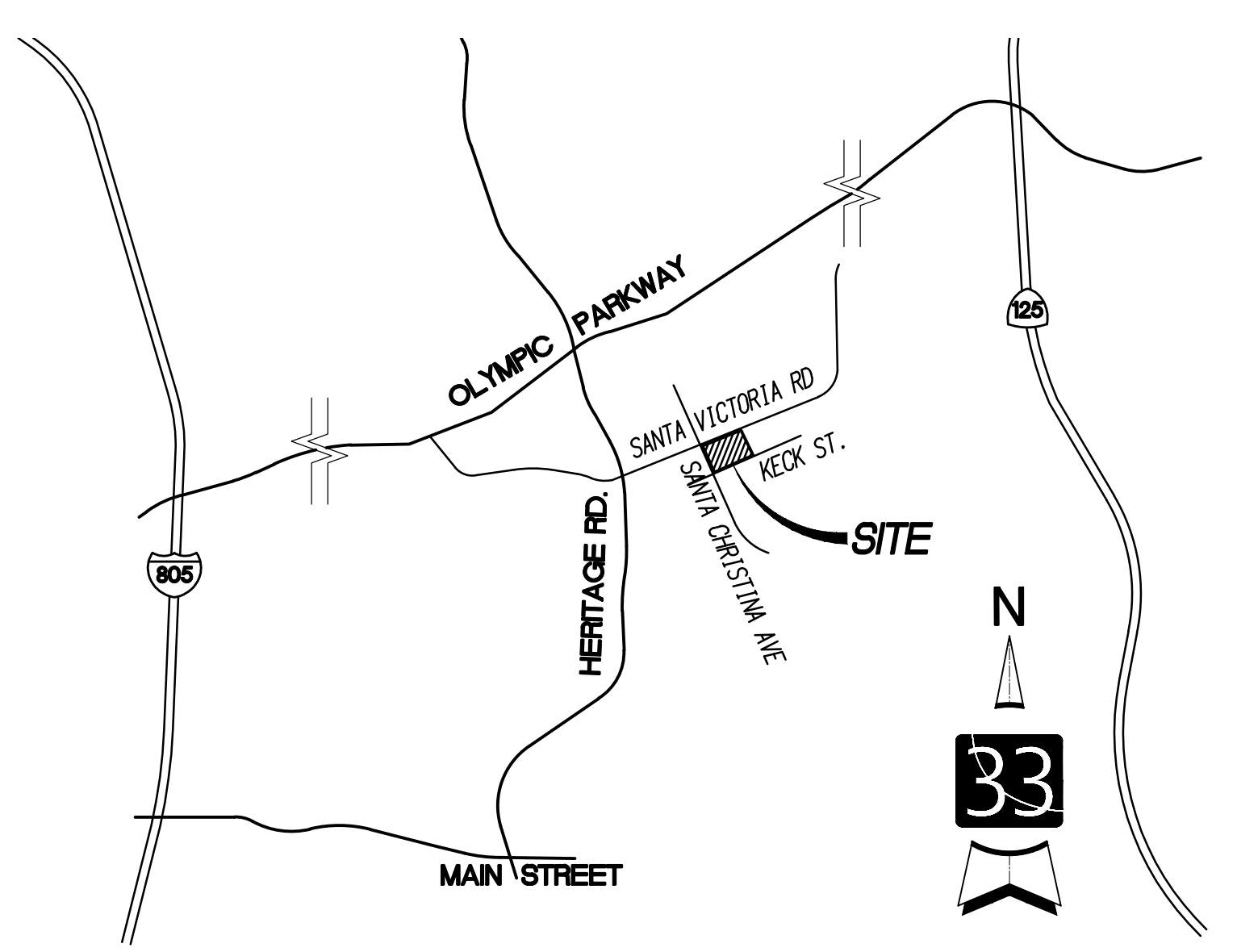
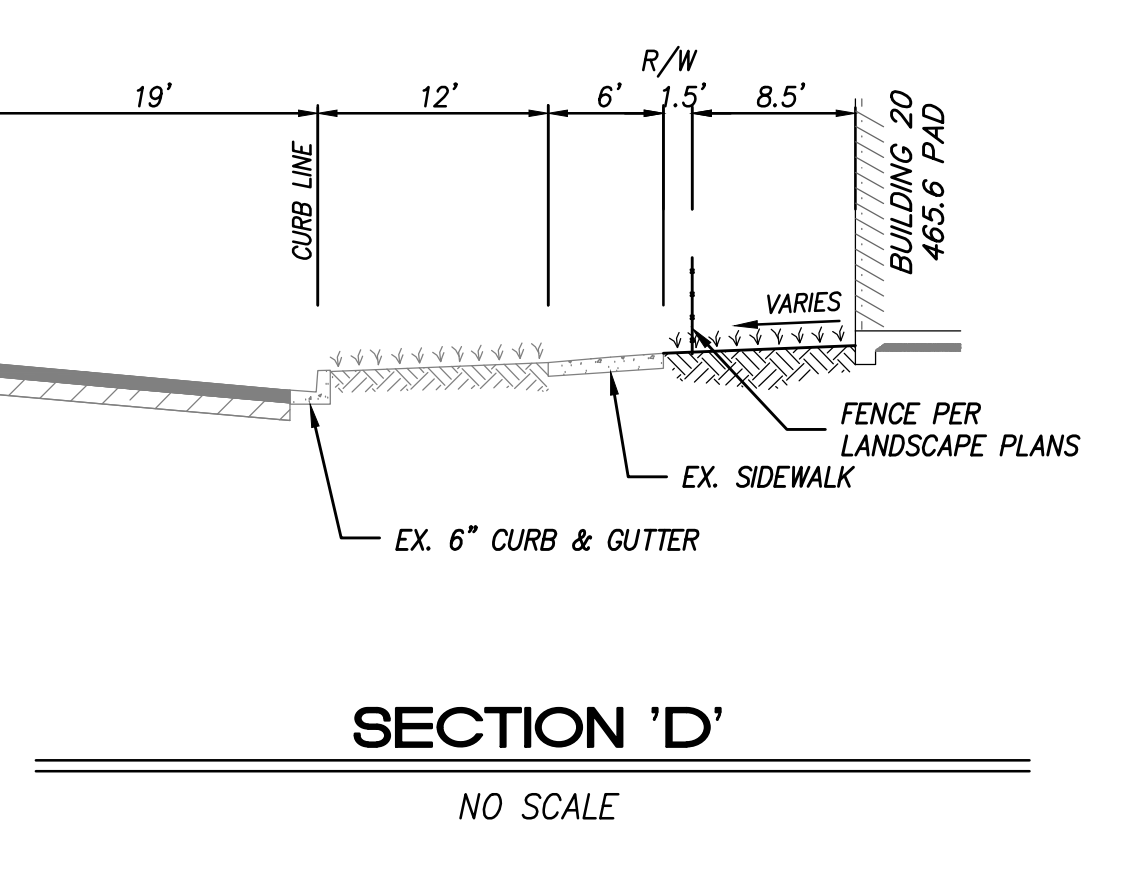
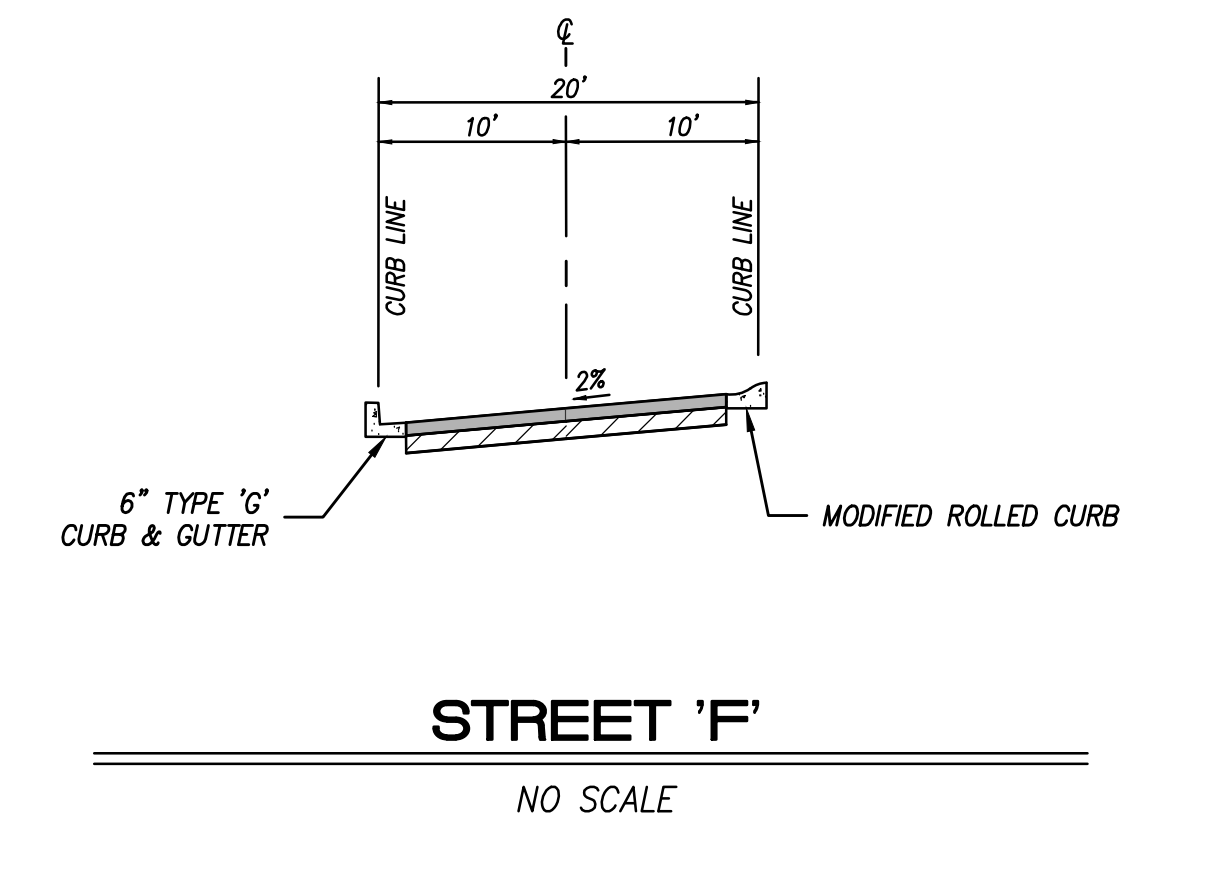
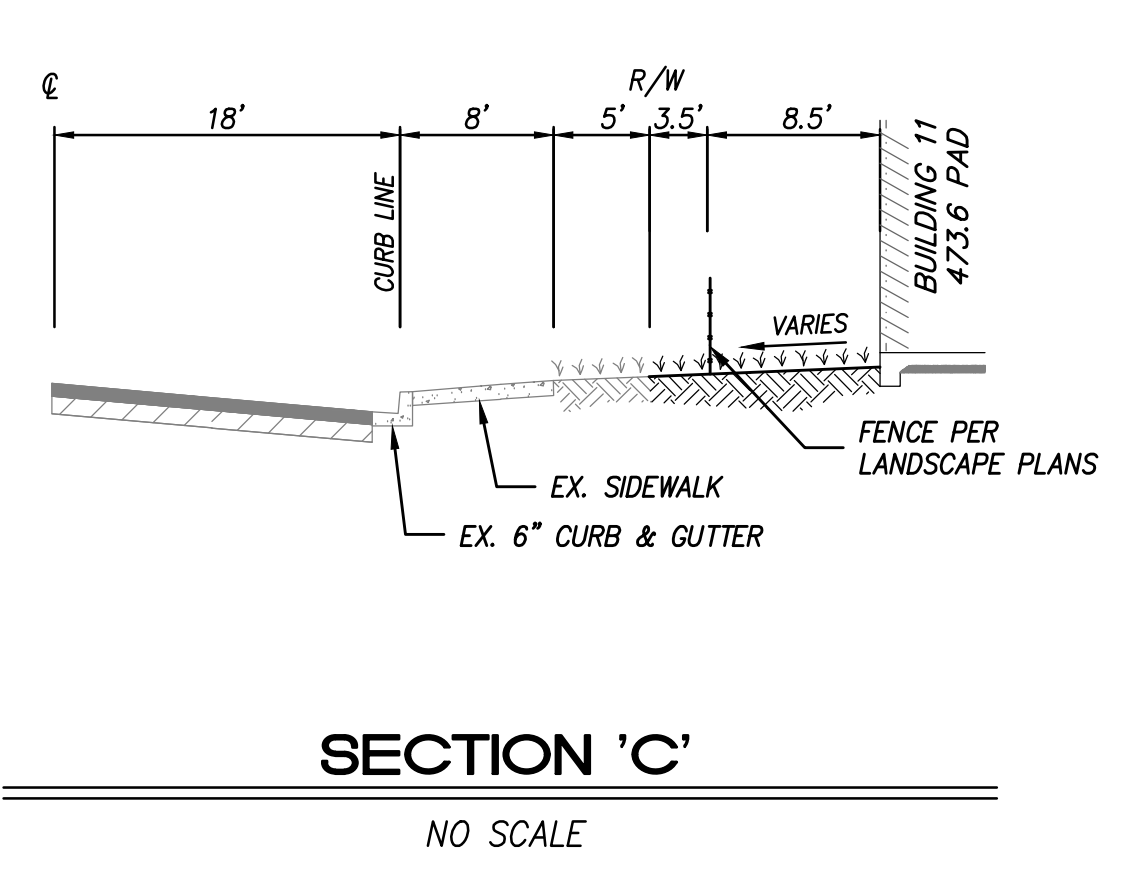
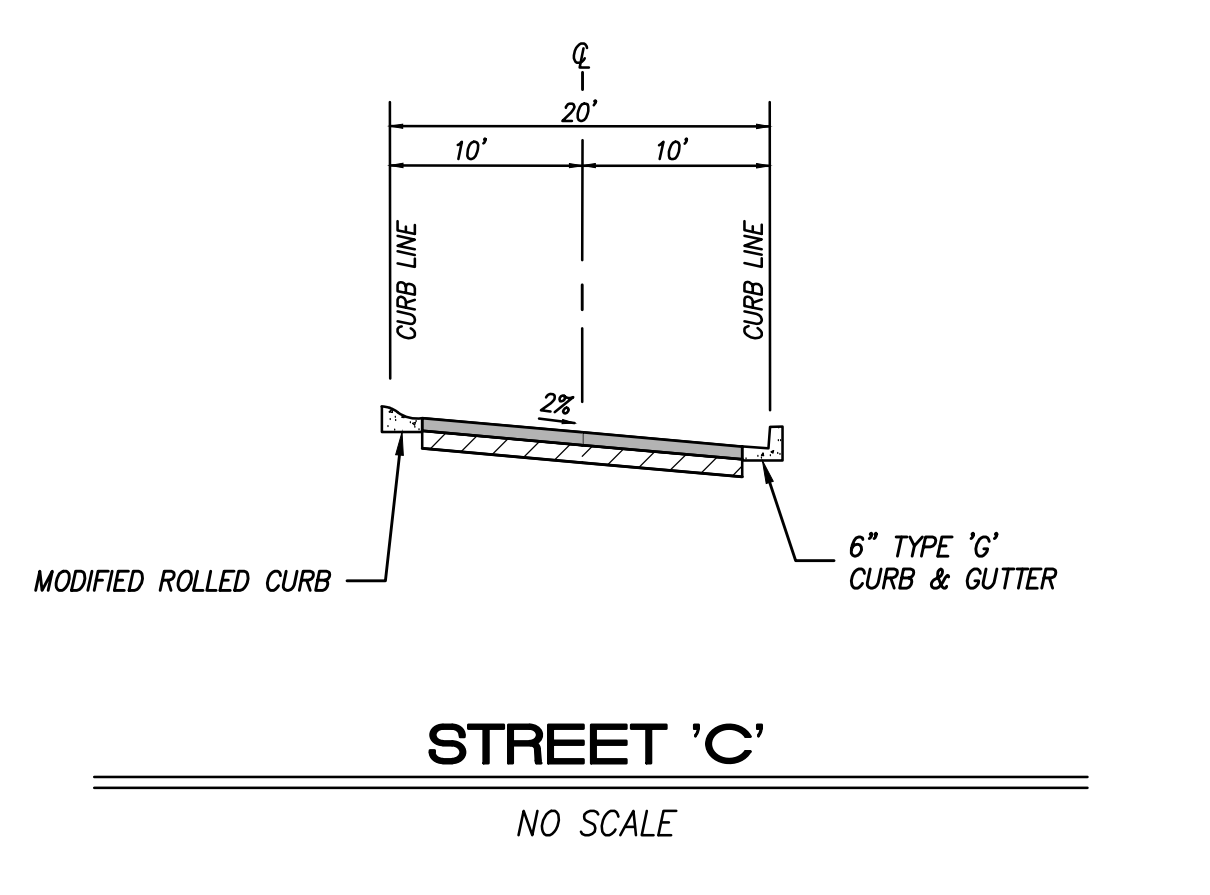
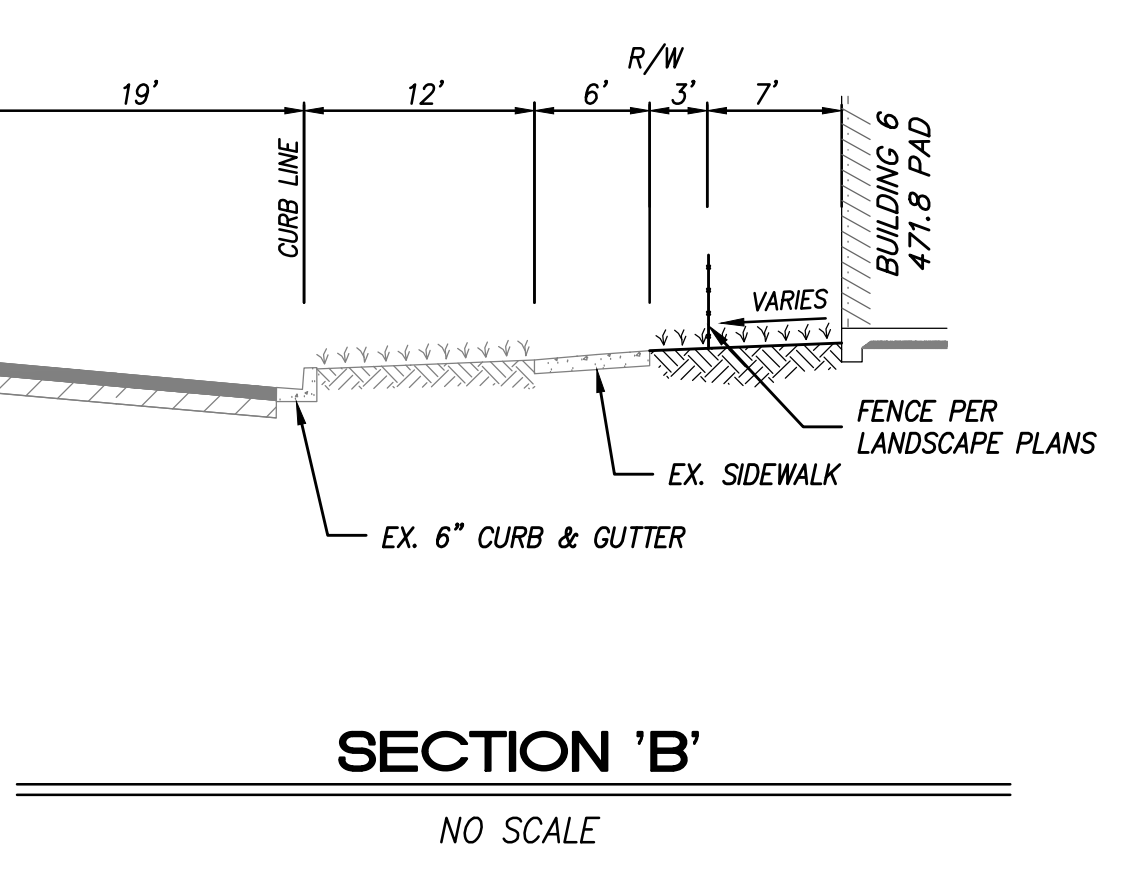
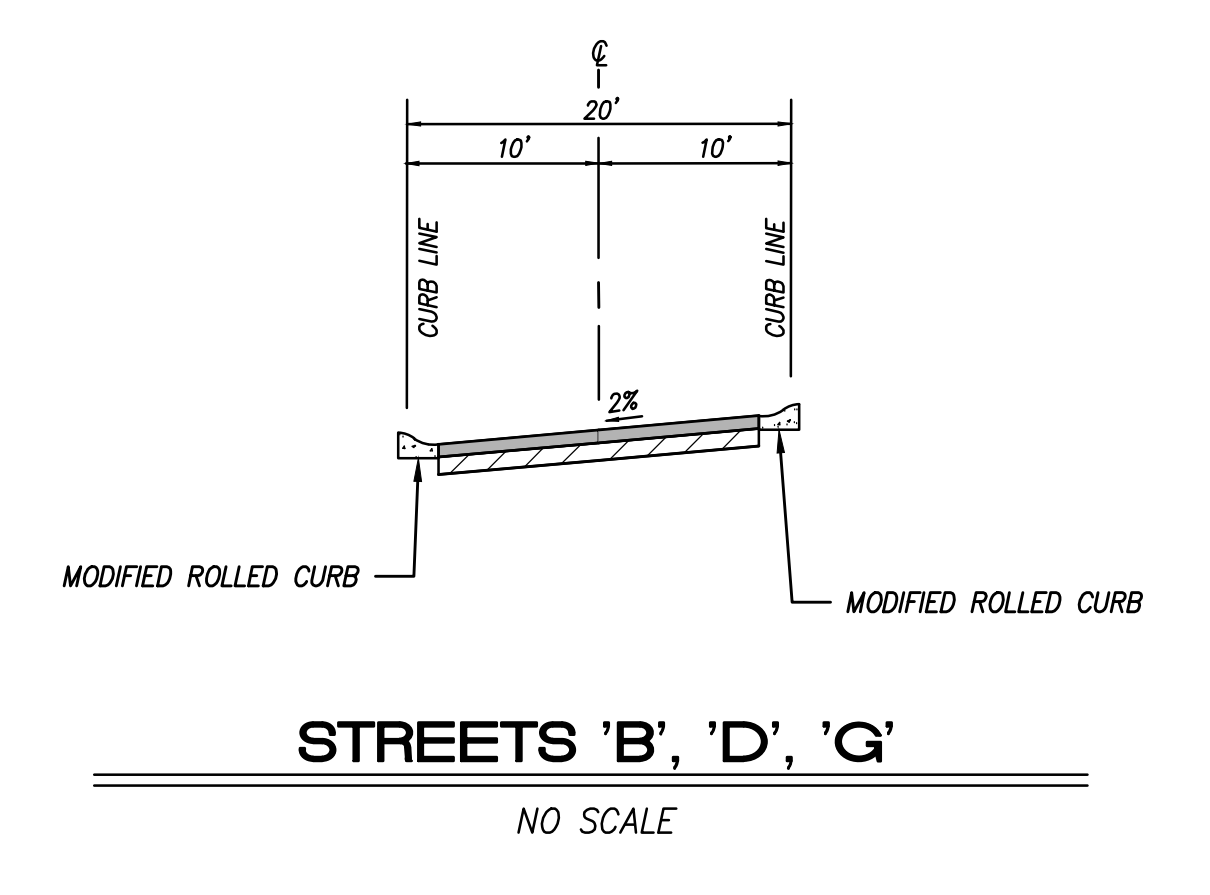
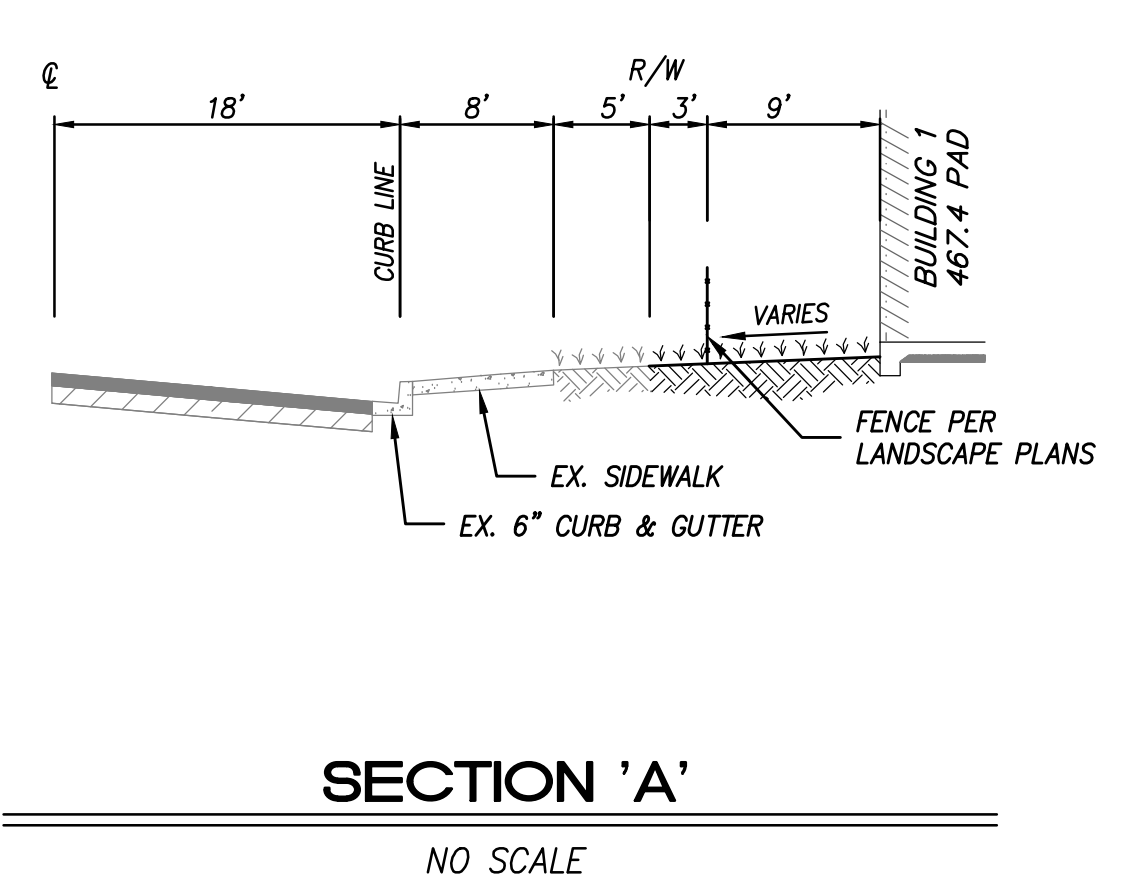
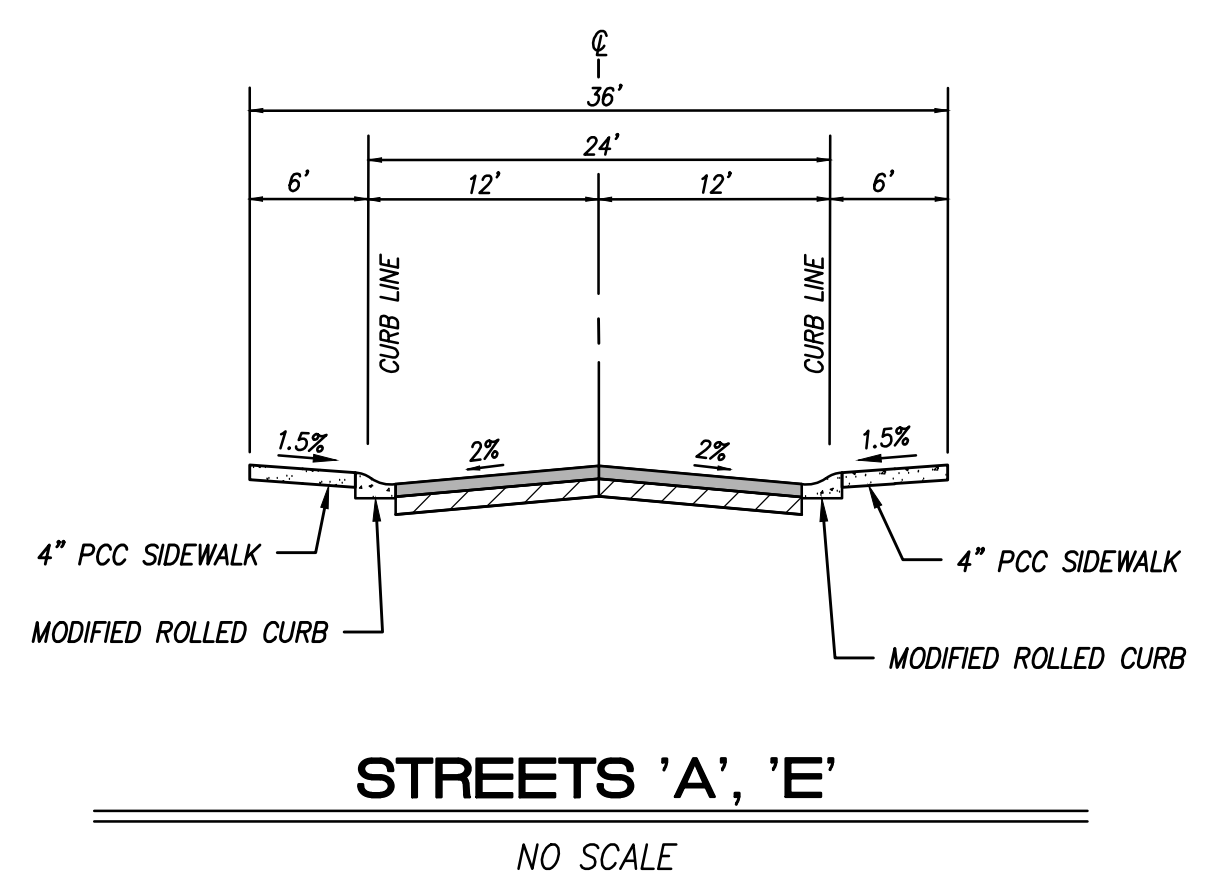


DESIGN REVIEW/SITE PLAN/CONCEPTUAL GRADING AND UTILITY PLAN

OTAY RANCH VILLAGE II R-17B(b)

DR15-0024, LOVINA

CITY OF CHULA VISTA, CALIFORNIA



LEGEND

PROPERTY BOUNDARY	---
EXISTING CONTOURS	~
BUILDING NUMBER	1
FINISH FLOOR ELEVATION	FF=470.50
PAD ELEVATION	(PAD)=470.00
TOP OF WALL	470.50TW
TOP OF FOOTING	470.50TF
SLOPE (2:1 MAX)	2:1
PERCENT OF GRADE	2.00%
STREET ELEVATION	570.0
EXIST. SEWER MAIN	—S—S—
PROP. SEWER MAIN	—S—S—
EXIST. WATER MAIN	—W—W—
PROP. WATER MAIN	—W—W—
EXIST. STREET LIGHT	—L—L—
PROP. STREET LIGHT	—L—L—
EXIST. STORM DRAIN	—SD—SD—
PROP. STORM DRAIN	—SD—SD—
EASEMENT LINE	—E—E—
PROP. FENCE	—F—F—

PROJECT AREA SUMMARY

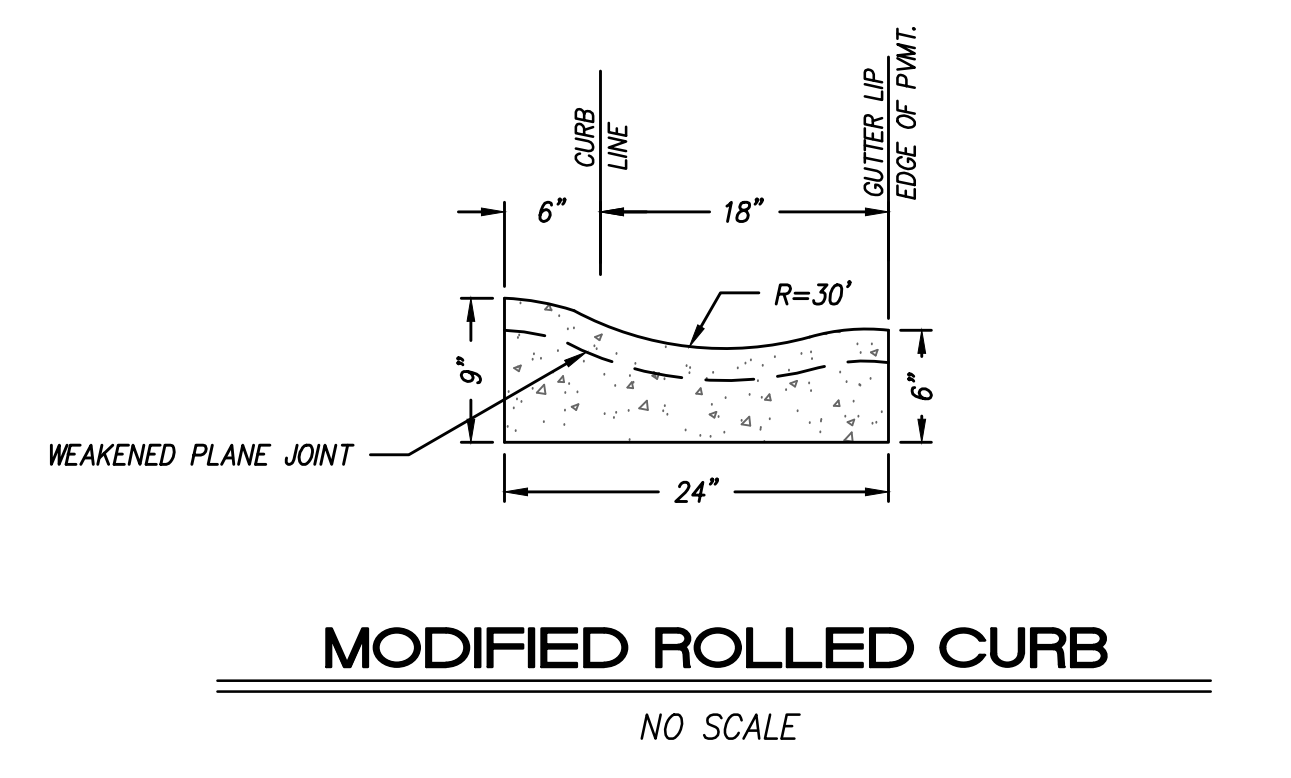
DESCRIPTION	AREA S.F.	AREA A.C.	PERCENT
BUILDING COVERAGE	90,682	2.08	44%
STREET COVERAGE	41,864	0.96	20%
LANDSCAPING/PLANTING AREAS*	34,097	0.78	17%
WALKS/MISCELLANEOUS HARDSCAPE*	38,896	0.90	19%
TOTAL SITE AREA	205,539	4.72	100%

* SEE LANDSCAPING SHEET L-6 FOR BREAKDOWN OF LANDSCAPE/HARDSCAPE AREA CALCULATIONS.

OPEN SPACE

DESCRIPTION	AREA S.F.	AREA A.C.	PERCENT
PRIVATE OPEN SPACE - REQUIRED**	7,800	0.18	-
PRIVATE OPEN SPACE - PROVIDED**	30,895	0.71	15%
COMMUNAL OPEN SPACE - REQUIRED**	15,800	0.36	-
COMMUNAL OPEN SPACE - PROVIDED**	20,966	0.48	10%

** SEE LANDSCAPING SHEET L-2 FOR BREAKDOWN OF OPEN SPACE CALCULATIONS.



- GENERAL NOTES**
- GROSS AREA: 4.7 ACRES
 - TOTAL NUMBER OF BUILDINGS: 39 DUPLEX BUILDINGS, VB CONSTRUCTION TYPE, 2307.75 SF AND 2345.50 SF PER DUPLEX BUILDING
 - TOTAL NUMBER OF UNITS:
 - ALLOWED: 98 UNITS
 - PROVIDED: 98 (39 DUPLEX BUILDINGS)
 - DENSITY: 16.6 DU/ACRE
 - EXISTING/PROPOSED ZONING: RM2
 - EXISTING LAND USE: VACANT RESIDENTIAL
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
 - ASSESSOR'S PARCEL NUMBER: PORTION OF 644-313-03
 - WATER SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH STANDARDS OF THE OTAY MUNICIPAL WATER DISTRICT. THE ONSITE WATER SYSTEM SHALL BE PRIVATE AND MAINTAINED BY THE HOA.
 - ALL ONSITE STORM DRAINS SHALL BE PRIVATE AND MAINTAINED BY THE HOA.
 - SANITARY SEWER TO BE PROVIDED AND CONNECTED TO CITY OF CHULA VISTA SEWERS. ALL ONSITE SEWER SYSTEMS SHALL BE PUBLIC.
 - STREET TREE DEPOSITS SHALL BE PAID IN ACCORDANCE WITH ORDINANCE NO. XXX AND NO. XXX OF THE CITY OF CHULA VISTA.
 - UTILITIES SHALL BE UNDERGROUND. EASEMENTS TO BE PROVIDED AS NECESSARY.
 - SUBDIVIDER TO PROVIDE APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE CITY ENGINEER FOR PUBLIC RIGHT-OF-WAY.
 - SLOPE PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF CHULA VISTA LANDSCAPE MANUAL AND THE MONTECITO VILLAGE DESIGN PLAN DESIGN GUIDELINES.
 - GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH ORDINANCE NO. 1797 (AS AMENDED BY ORDINANCE NO. 1877) OF THE CITY OF CHULA VISTA.
 - ALL WORK DONE WITHIN 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. 8.
 - TRASH PICKUP SHALL BE INDIVIDUAL PICKUP ONCE A WEEK.
 - PRELIMINARY GEOTECHNICAL REPORT PREPARED BY: GECON, INC. DATED JUNE 6, 2014 AS PROJECT NO. 06862-52-38
 - GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN.
 - SOURCE OF TOPOGRAPHY: ROUGH GRADING PLANS BY HUNSAKER AS DRAWING NO. 14031-01
 - PROJECT DATUM: NAVD 88
 - ONE FOOT CONTROL LOTS TO BE GRANTED TO THE CITY OF CHULA VISTA BY SEPARATE DEED WHERE DETERMINED NECESSARY BY THE CITY ENGINEER.
 - THIS PLAN CONFORMS TO THE VILLAGE OF MONTECITO & OTAY RANCH BUSINESS PARK PLANNED COMMUNITY DISTRICT REGULATIONS AND SECTIONAL PLANNING AREA (SPA) PLAN.
 - MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION.
 - FOR WALL AND FENCE HEIGHT, DESIGN AND MATERIALS, SEE XXX

- EASEMENTS**
- INDICATES EASEMENT FOR LANDSCAPE PURPOSES GRANTED TO THE CITY OF CHULA VISTA IN CHULA VISTA TRACT NO. 12-05 MAP PREPARED BY HUNSAKER AND ASSOCIATES.
 - INDICATES SIGHT VISIBILITY AND OTHER PUBLIC PURPOSES EASEMENT GRANTED TO THE CITY OF CHULA VISTA IN CHULA VISTA TRACT NO. 12-05 MAP PREPARED BY HUNSAKER AND ASSOCIATES.

WATER QUALITY AND HYDROMODIFICATION
 WATER QUALITY AND HYDROMODIFICATION REQUIREMENTS OF THE PROJECT ARE BEING SATISFIED BY IMPROVEMENTS TO BE INSTALLED PURSUANT TO TENTATIVE MAP PCS-12-05, AS APPROVED BY THE CITY OF CHULA VISTA.

GRADING REQUIREMENTS
 THE PROJECT PROPOSES GRADING OF MORE THAN 250 CUBIC YARDS OF EARTHWORK, THEREFORE, A GRADING PERMIT (LAND DEVELOPMENT PERMIT) WILL BE REQUIRED.

GRADING QUANTITIES
 CUT: 1,100 C.Y.
 FILL: 3,544 C.Y.
 IMPORT: 2,220 C.Y.

PUBLIC UTILITIES

SEWER	CITY OF CHULA VISTA
WATER	OTAY WATER DISTRICT
STORM DRAIN	PRIVATE H.O.A
TELEPHONE	PACIFIC BELL
GAS AND ELECTRIC	SDG&E
CABLE T.V.	COX CABLE, ULTRONICS
POLICE & FIRE	CITY OF CHULA VISTA

OWNER/DEVELOPER
 HERITAGE BUILDING & DEVELOPMENT
 4350 EXECUTIVE DR., #305
 SAN DIEGO, CA 92121
 (858) 259-2960

ENGINEER
 LATITUDE 33 PLANNING & ENGINEERING
 9988 HIBERT STREET 2ND FLOOR
 SAN DIEGO, CA 92131
 (619) 751-0633



BRAD SAGER _____ DATE _____
 R.C.E. NO. 0054564
 EXP. 12-31-2017

PARKING SUMMARY

REQUIRED	PROVIDED
38 UNITS (3-4 BDRM) @ 2.25	85.5
14 UNITS (5 BDRM) @ 2.75	38.5
28 UNITS (6 BDRM) @ 3.25	84.5
TOTAL	209

BUILDING UNIT MIX BREAKDOWN

- MINIMUM OF THIRTY-EIGHT (38) 3-4 BEDROOM UNITS
- NO MORE THAN FOURTEEN (14) 5 BEDROOM UNITS
- NO MORE THAN TWENTY-SIX (26) 6 BEDROOM UNITS

DESCRIPTION	NUMBER	DIMENSIONS*
GARAGE	156	**
PARALLEL ON-SITE	24	20 FT X 7 FT**
PARALLEL OFF-SITE, ON-STREET	29	20 FT X 6 FT**
DISABLED	0	N/A
TOTAL	209***	

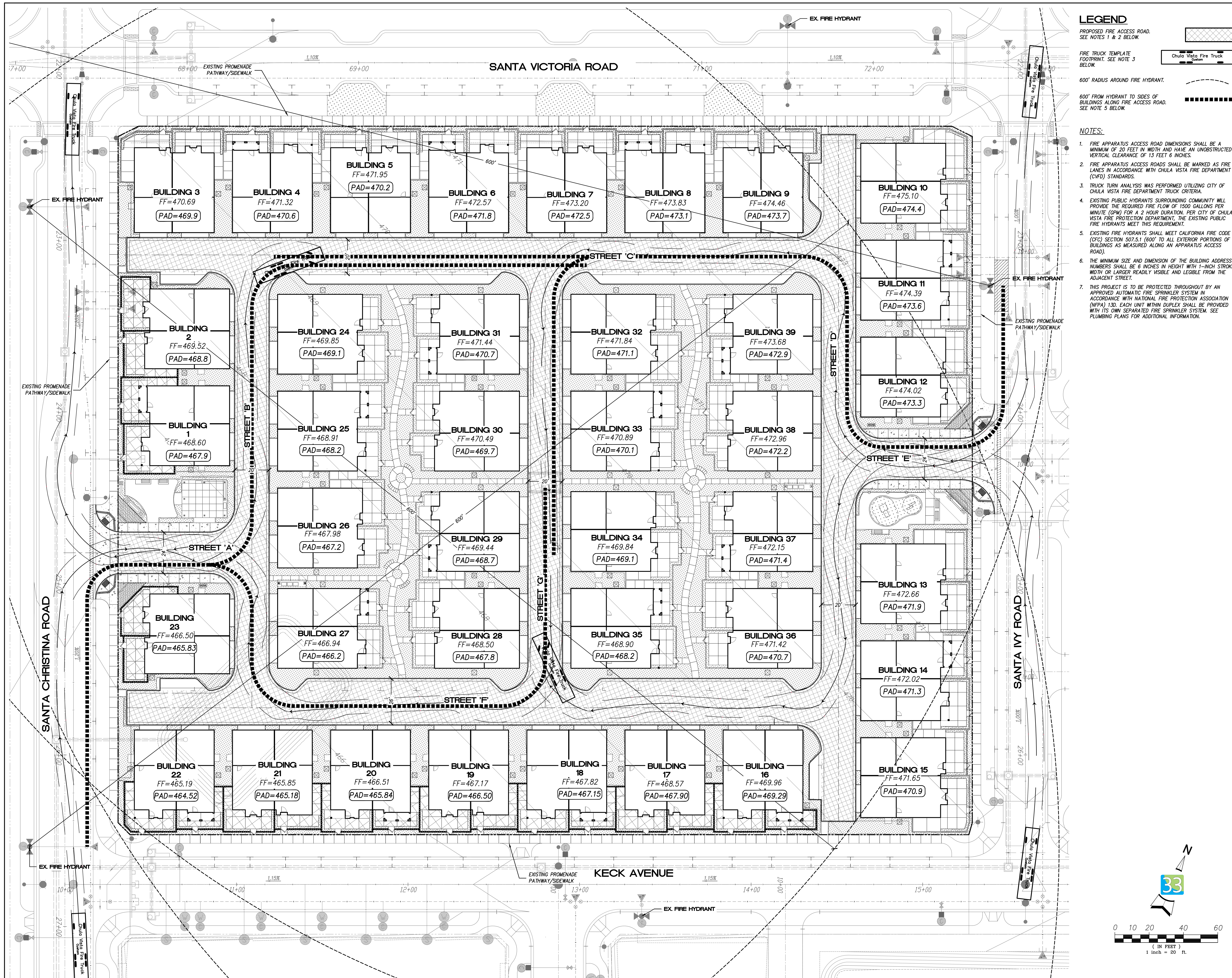
* PARKING IN ACCORDANCE WITH SECTIONAL PLANNING AREA PLAN FOR PARKWAY RESIDENTIAL STREETS
 ** PROVIDED ON ARCHITECTURAL PLANS
 *** MINIMUM DIMENSION DENOTED
 **** 180 ON-SITE + 29 OFF-SITE

OTAY RANCH VILLAGE TWO - R-17B(b)
DUPLEX
CHULA VISTA, CALIFORNIA
HERITAGE BUILDING AND DEVELOPMENT
SAN DIEGO, CALIFORNIA
TRACT#
DUPLEX

REVISIONS

NO.	DATE	DESCRIPTION

SHEET SCALE: _____
PROJECT MANAGER: _____
DESIGNER: _____
DRAWN BY: _____
REVIEWED BY: _____
1ST BLDG. DEPT. SUBMITTAL: _____
ISSUED FOR CONSTRUCTION: _____
JOB NUMBER: 2015069
CAD FILE NAME: _____
DATE: 1ST - 10/26/2015 **SHEET:** _____
05/31/2016 **C1**



LEGEND

- PROPOSED FIRE ACCESS ROAD. SEE NOTES 1 & 2 BELOW.
- FIRE TRUCK TEMPLATE FOOTPRINT. SEE NOTE 3 BELOW.
- 600' RADIUS AROUND FIRE HYDRANT.
- 600' FROM HYDRANT TO SIDES OF BUILDINGS ALONG FIRE ACCESS ROAD. SEE NOTE 5 BELOW.

NOTES:

1. FIRE APPARATUS ACCESS ROAD DIMENSIONS SHALL BE A MINIMUM OF 20 FEET IN WIDTH AND HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET 6 INCHES.
2. FIRE APPARATUS ACCESS ROADS SHALL BE MARKED AS FIRE LANES IN ACCORDANCE WITH CHULA VISTA FIRE DEPARTMENT (CVFD) STANDARDS.
3. TRUCK TURN ANALYSIS WAS PERFORMED UTILIZING CITY OF CHULA VISTA FIRE DEPARTMENT TRUCK CRITERIA.
4. EXISTING PUBLIC HYDRANTS SURROUNDING COMMUNITY WILL PROVIDE THE REQUIRED FIRE FLOW OF 1500 GALLONS PER MINUTE (GPM) FOR A 2 HOUR DURATION, PER CITY OF CHULA VISTA FIRE PROTECTION DEPARTMENT. THE EXISTING PUBLIC FIRE HYDRANTS MEET THIS REQUIREMENT.
5. EXISTING FIRE HYDRANTS SHALL MEET CALIFORNIA FIRE CODE (CFC) SECTION 507.5.1 (600' TO ALL EXTERIOR PORTIONS OF BUILDINGS AS MEASURED ALONG AN APPARATUS ACCESS ROAD).
6. THE MINIMUM SIZE AND DIMENSION OF THE BUILDING ADDRESS NUMBERS SHALL BE 6 INCHES IN HEIGHT WITH 1-INCH STROKE WIDTH OR LARGER, READILY VISIBLE AND LEGIBLE FROM THE ADJACENT STREET.
7. THIS PROJECT IS TO BE PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13D. EACH UNIT WITHIN DUPLEX SHALL BE PROVIDED WITH ITS OWN SEPARATED FIRE SPRINKLER SYSTEM. SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION.



OTAY RANCH VILLAGE TWO - R-17B(b)
 DUPLEX
 CHULA VISTA, CALIFORNIA
 HERITAGE BUILDING AND DEVELOPMENT
 SAN DIEGO, CALIFORNIA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET SCALE:	
PROJECT MANAGER:	
DESIGNER:	
DRAWN BY:	
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2015069
CAD FILE NAME:	
DATE: 1ST - 10/26/2015	SHEET:
05/31/2016	C3