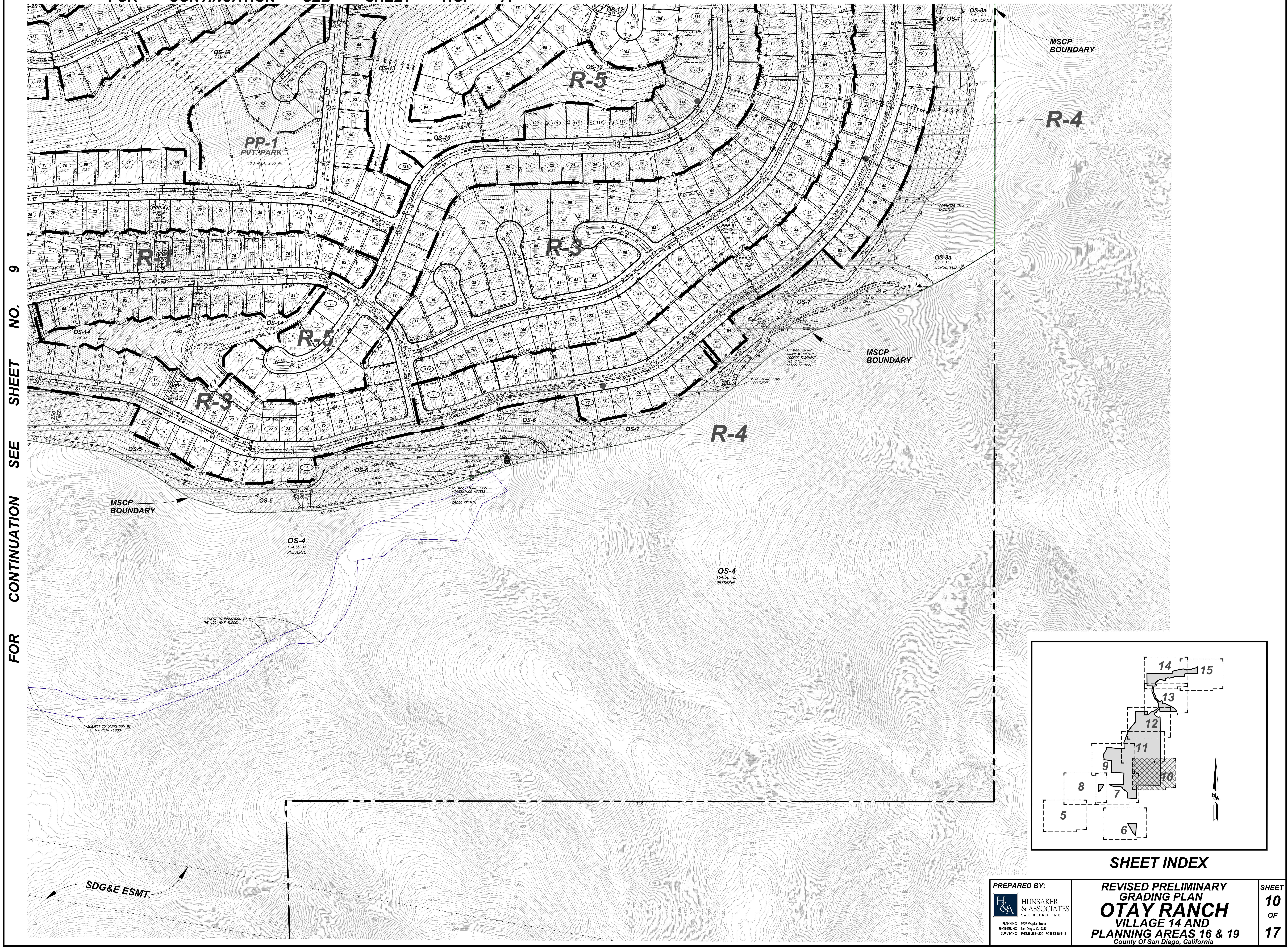
FOR CONTINUATION SEE SHEET NO. 11

FOR CONTINUATION SEE SHEET NO. 9



SHEET INDEX

PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

PLANNING	9707 Waples Street
ENGINEERING	San Diego, Ca 92121
SURVEYING	PH(858)558-4500 · FX(858)558-1414

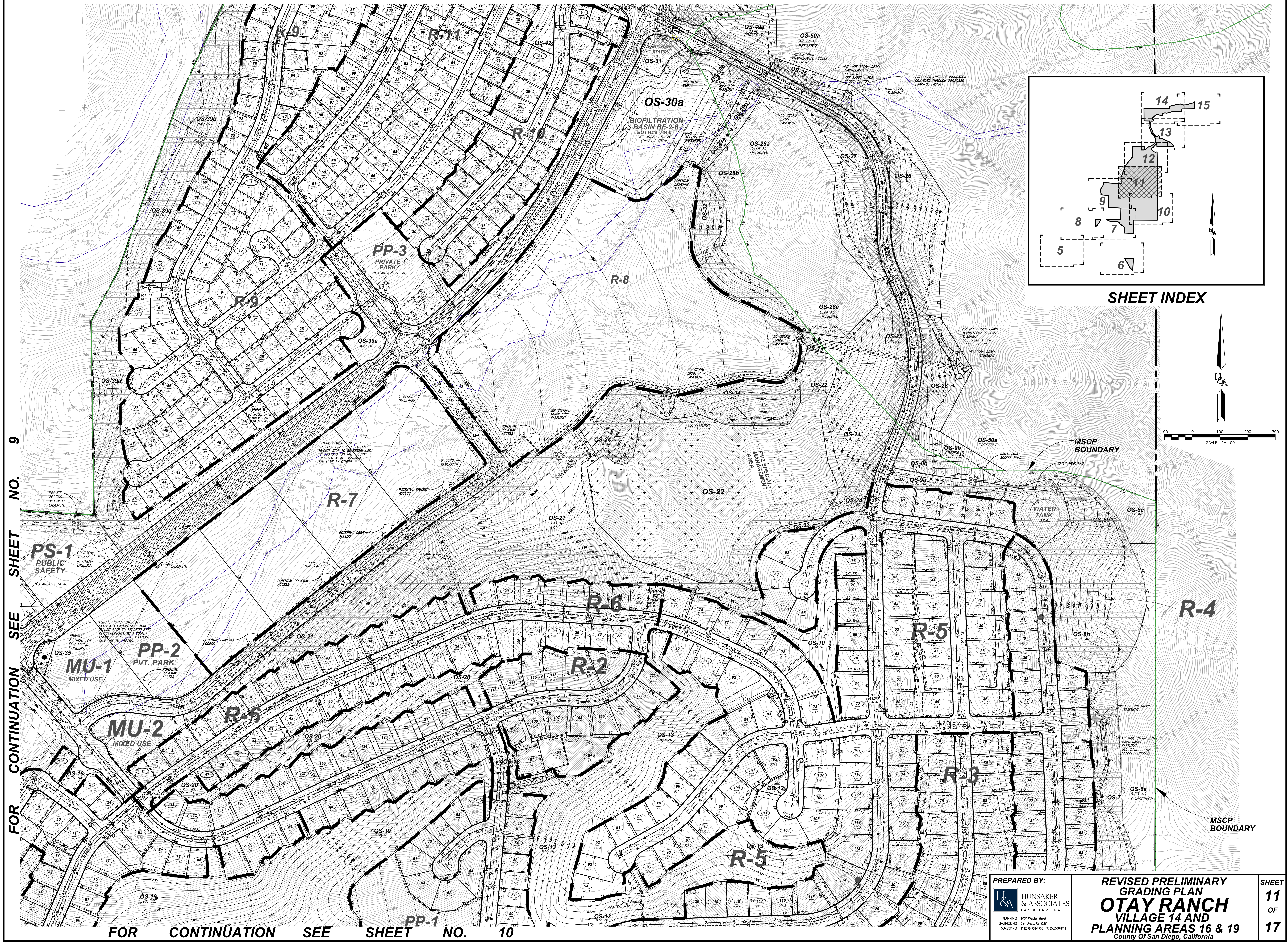
REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET
10
OF
17

W.O. 2421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\PRELIM GRADING PLAN\Village 14 - PRELIM GRADING - Sht 10 (Village 14 & PA 19).dwg[]Dec-17-2019:18:26

FOR CONTINUATION SEE SHEET NO. 12



FOR CONTINUATION SEE SHEET NO. 9

FOR CONTINUATION SEE SHEET NO. 10

PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

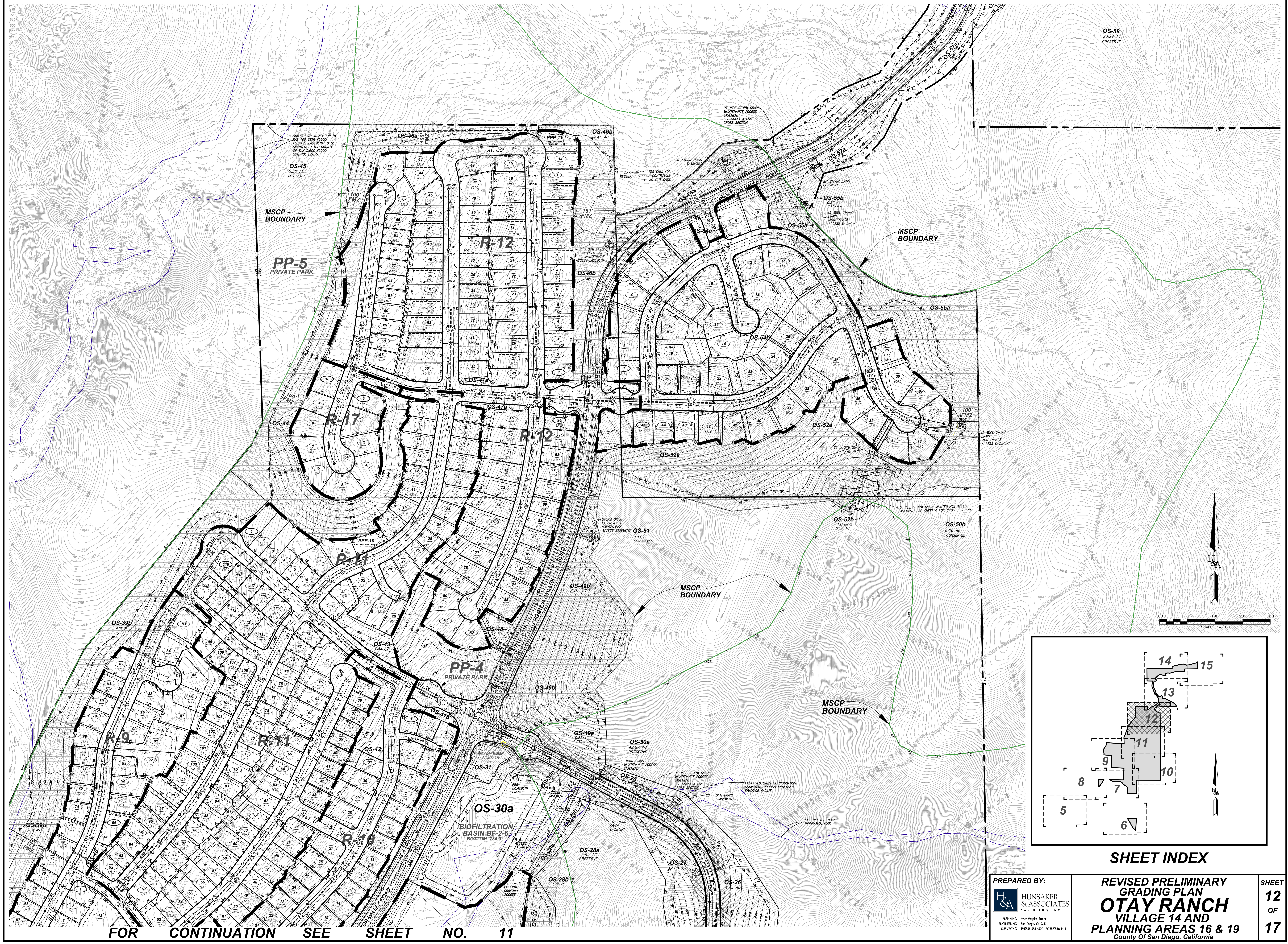
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET
11
OF
17

W.O. 2421-0036

FOR CONTINUATION SEE SHEET NO. 13



SHEET INDEX

PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

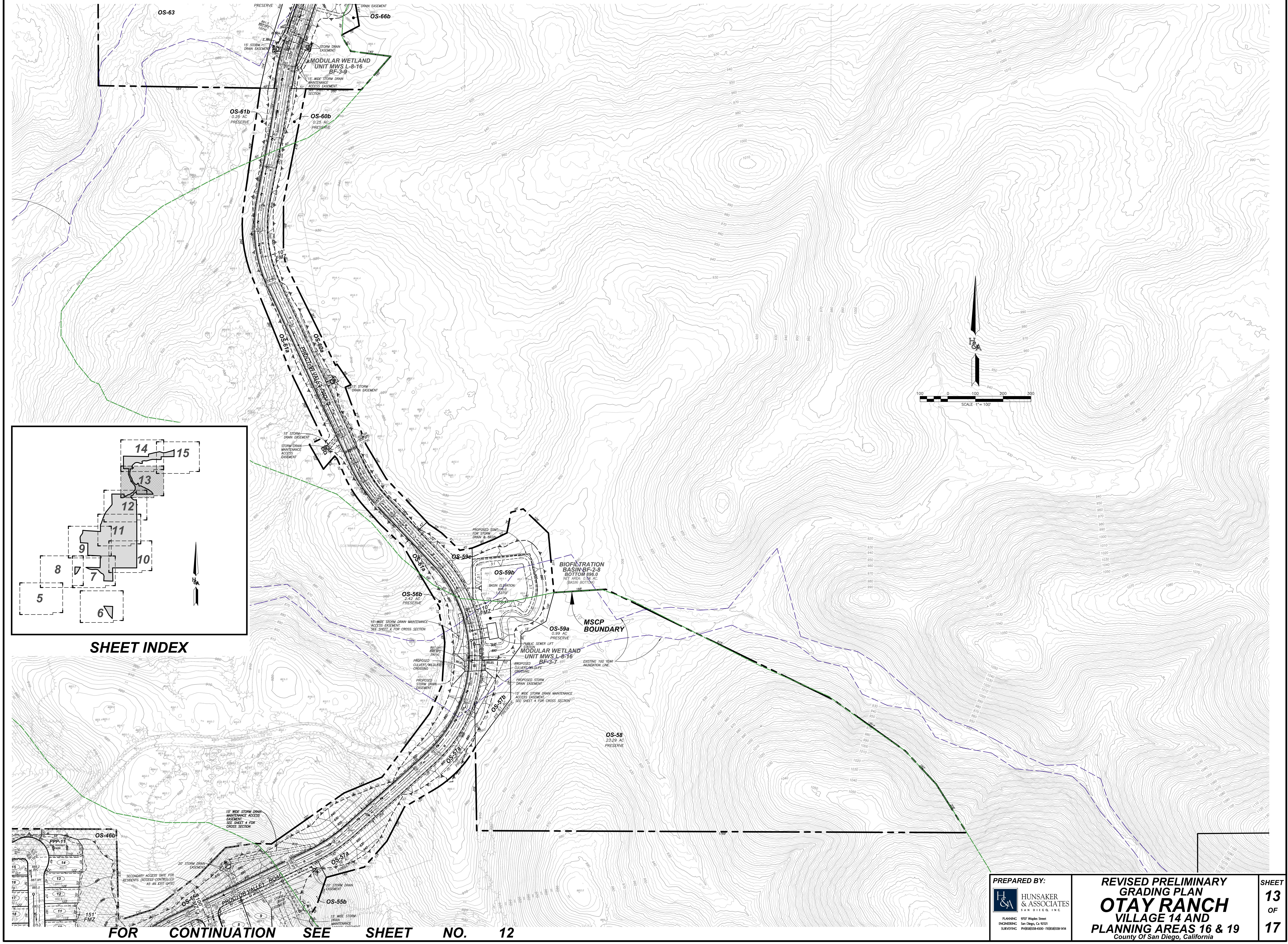
SHEET 12 OF 17

W.O. 2421-0036

FOR CONTINUATION SEE SHEET NO. 11

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\PRELIM GRADING PLAN\Village 14 - PRELIM GRADING - Sht 12 (Village 14 & PA 19).dwg[]Dec-18-2019:08:16

FOR CONTINUATION SEE SHEET NO. 14



FOR CONTINUATION SEE SHEET NO. 12

PREPARED BY:

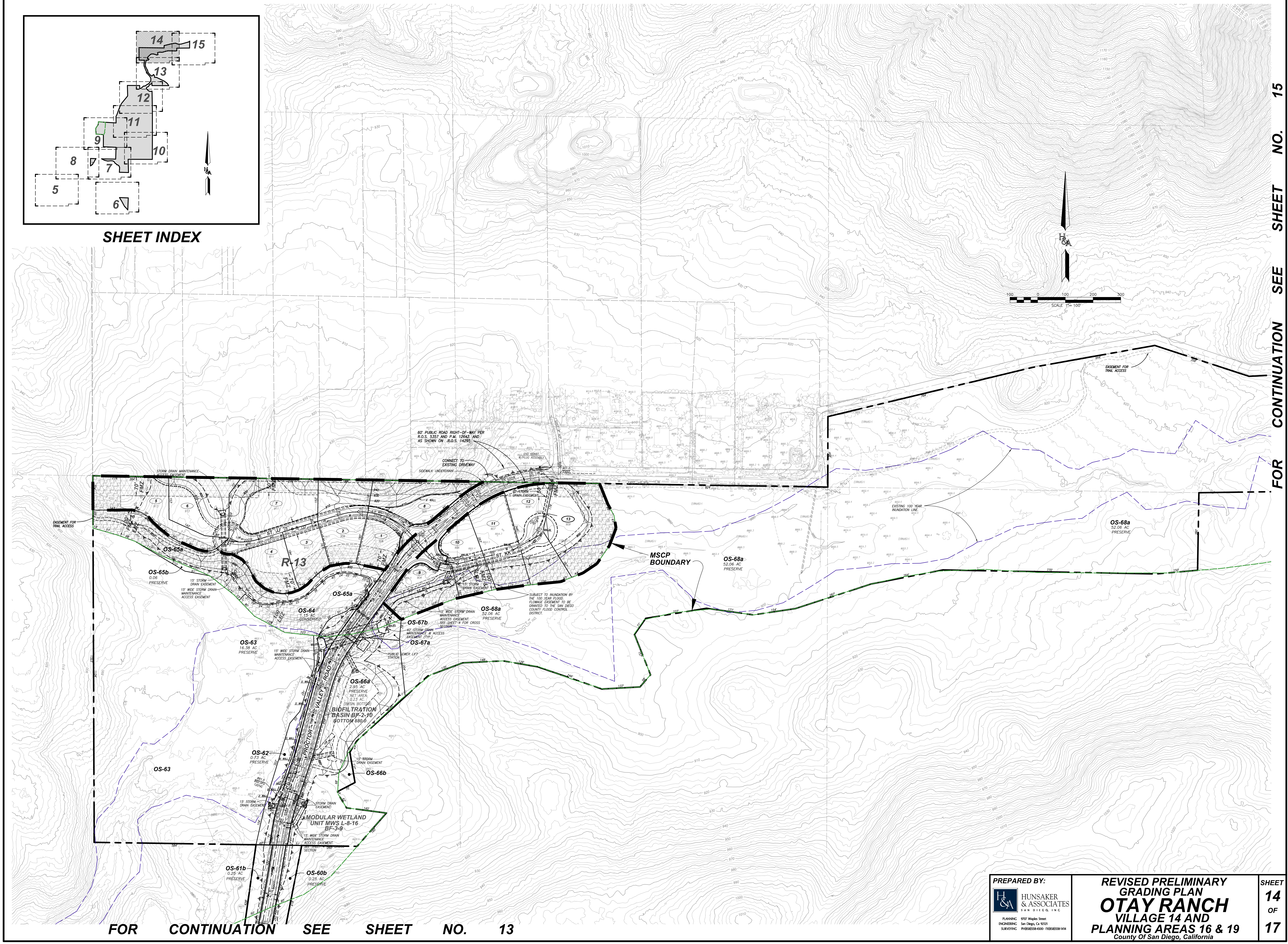
HUNSAKER & ASSOCIATES
SAN DIEGO, INC

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET
13
OF
17

W.O. 2421-0036


SHEET INDEX
5
6
7
8
9
10
11
12
13
14
15
SCALE 1" = 100'
100
0
100
200
300
60' PUBLIC ROAD RIGHT-OF-WAY PER R.O.S. 5357 AND P.M. 12642. AND AS SHOWN ON R.O.S. 14295
CONNECT TO EXISTING DRIVEWAY
SIDEWALK UNDERDRAIN
END CONST. W/PLUG ASSEMBLY
STORM DRAIN MAINTENANCE ACCESS EASEMENT
EASEMENT FOR TRAIL ACCESS
70' FMZ
50' FMZ
100' FMZ
100' LBZ
R-13
ST. 'JJ'
ST. 'KK'
4' WALL
6.5' WALL
15' STORM DRAIN EASEMENT
15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT
OS-65a
OS-65b
0.06
PRESERVE
OS-64
1.15 AC
CONSERVED
OS-63
16.38 AC
PRESERVE
OS-67a
OS-67b
40' STORM DRAIN MAINTENANCE & ACCESS EASEMENT (TYP.)
15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT. SEE SHEET 4 FOR CROSS SECTION
OS-68a
52.06 AC
PRESERVE
SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD. FLOWAGE EASEMENT TO BE GRANTED TO THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT.
MSCP BOUNDARY
EXISTING 100 YEAR INUNDATION LINE.
EXIST. 10" ACP
PROCTOR VALLEY RD.
PUBLIC SEWER LIFT STATION
PROCTOR VALLEY ROAD
OS-66a
2.95 AC
PRESERVE
NET AREA: 0.23 AC.
(BASIN BOTTOM)
BIOFILTRATION BASIN BF-2-10
BOTTOM 880.0
OS-62
0.73 AC
PRESERVE
OS-66b
STORM DRAIN EASEMENT
MODULAR WETLAND UNIT MWS L-8-16
BF-3-9
OS-61b
0.25 AC
PRESERVE
OS-60b
0.25 AC
PRESERVE
5' WALL
6' WALL
8' WALL
2' WALL
BRUSH
TREES
ROCKS

FOR CONTINUATION SEE SHEET NO. 15

FOR CONTINUATION SEE SHEET NO. 13

PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC

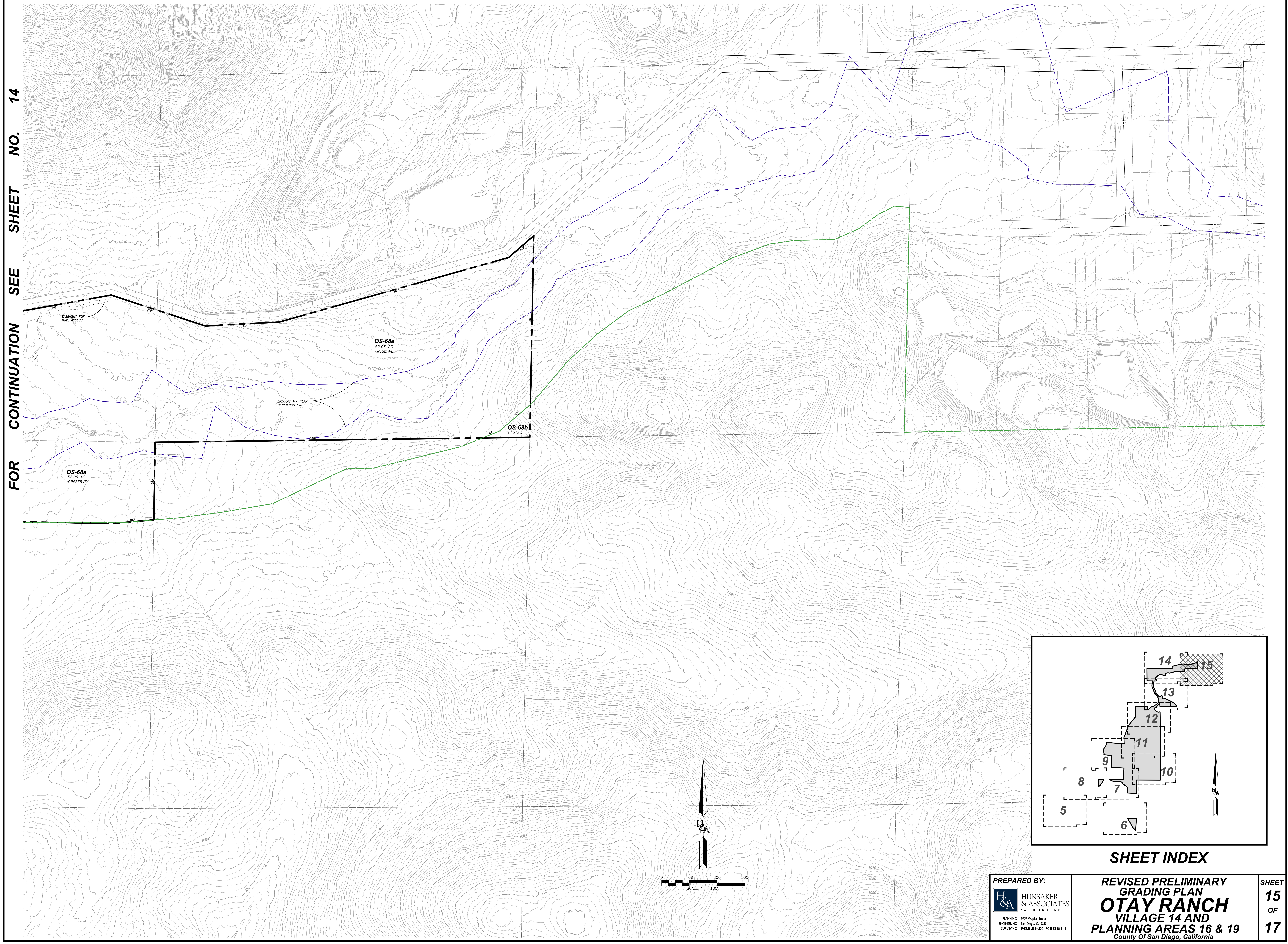
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

REVISED PRELIMINARY
GRADING PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET
14
OF
17

W.O. 2421-0036

FOR CONTINUATION SEE SHEET NO. 14



SHEET INDEX

PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET
15
OF
17

W.O. 2421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\PRELIM GRADING PLAN\Village 14 - PRELIM GRADING - Sht 15 (Village 14 & PA 19).dwg[]Dec-18-2019:08:36

TITLE REPORT EXCEPTIONS:

EXCEPTIONS TO TITLE LISTED BELOW ARE PER PRELIMINARY TITLE REPORT DATED SEPTEMBER 30, 2016 BY CHICAGO TITLE COMPANY, ORDER NO. 00052116-996-SD1.

A. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:
AMOUNTS HYPERLINKED HERE.

B. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

THE FOLLOWING MATTERS AFFECT PARCELS 1 – 5

1. AN EASEMENT AND RIGHT OF WAY FOR PUBLIC ROAD OVER AND ACROSS OLD SURVEY NO. 133, ACCORDING TO MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

SAID MATTER AFFECTS PARCELS 1 AND 5

2. THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN PROCTOR VALLEY ROAD.

AFFECTS: PARCELS 1 AND 5

△3 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDING DATE: JUNE 7, 1983
RECORDING NO: 83-0190255 OF OFFICIAL RECORDS
AFFECTS: PARCELS 1 AND 5

4. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: JULY 31, 2006
RECORDING NO: 2006-0540383 OF OFFICIAL RECORDS
AFFECTS PARCEL 5

5. THE FACT THAT THE PUBLIC RECORD DOES NOT DISCLOSED THAT THE OWNERSHIP OF SAID LAND INCLUDES RIGHTS OF ACCESS TO OR FROM ANY PUBLIC STREET. NOTWITHSTANDING THE INSURING CLAUSES OF THE POLICY, THE COMPANY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

AFFECTS LOT 7 OF PARCEL 5

6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO: CITY OF CHULA VISTA AND COUNTY OF SAN DIEGO
PURPOSE: VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS
RECORDED: MARCH 20, 2014, AS INSTRUMENT NO. 2014-0111210 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

THE FOLLOWING MATTERS AFFECT PARCEL 6

7. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

8. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO:. KK3RM, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
PURPOSE:. ROAD AND ACCESS
RECORDED:. JANUARY 21, 2009, AS INSTRUMENT NO. 2009-0025823 OF OFFICIAL RECORDS
AFFECTS:. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

9. A CERTIFICATE OF COMPLIANCE
DATED:. MAY 5, 2010
EXECUTED BY:. DEPT. OF PLANNING AND LAND USE, COUNTY OF SAN DIEGO
COMPLIANCE NO.:. C08-0105BA(C)12
RECORDED:. MAY 5, 2010, AS INSTRUMENT NO. 2010-0226435 OF OFFICIAL RECORDS

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: JOURNEY PARTNERS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
PURPOSE: ACCESS EASEMENT FOR MONITORING AND MAINTENANCE OF PRESERVE LAND
RECORDING DATE: DECEMBER 13, 2013
RECORDING NO: 2013-0719879 OF OFFICIAL RECORDS
AFFECTS: PARCEL 6

△11 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: JOURNEY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: FEBRUARY 6, 2014
RECORDING NO: 2014-0051584 OF OFFICIAL RECORDS
AFFECTS: PARCEL 6

MATTERS AFFECTING PARCELS 7-9

12. T HE FACT THAT THE PUBLIC RECORD DOES NOT DISCLOSE THAT THE OWNERSHIP OF SAID LAND INCLUDES RIGHTS OF ACCESS TO OR FROM ANY PUBLIC STREET. NOTWITHSTANDING THE INSURING CLAUSES OF THE POLICY, THE COMPANY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

13. A CONDITIONAL CERTIFICATE OF COMPLIANCE
DATED:. MAY 5, 2010
EXECUTED BY:. DEPARTMENT OF PLANNING AND LAND USE
COMPLIANCE NO.:. C08-0105BA(C)12
RECORDED:. MAY 5, 2010 AS FILE NO. 2010-0226435, OFFICIAL RECORDS
CONDITIONS:. NOT APPROVED FOR DEVELOPMENT

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

14. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCESS EASEMENT FOR MONITORING AND MAINTENANCE OF PRESERVE LAND" RECORDED FEBRUARY 5, 2013 AS INSTRUMENT NO. 2013-0078595 OFFICIAL RECORDS.

THE FOLLOWING MATTERS AFFECT PARCEL 10

15. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

THE FOLLOWING MATTERS AFFECT PARCEL 11

16. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

17. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: PUBLIC HIGHWAY
RECORDED: APRIL 28, 1891, IN BOOK 191, PAGE 104 OF DEEDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

18. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: W.H. GIBSON
PURPOSE: ROAD
RECORDED: AUGUST 29, 1934 IN BOOK 313, PAGE 437 OF OFFICIAL RECORDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

△19 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: MARCH 14, 1969 AS DOCUMENT NO. 45460 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

THE FOLLOWING MATTERS AFFECT PARCEL 12

20. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

△21 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: SEPTEMBER 29, 1955 IN BOOK 5812, PAGE 373 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

THE DESCRIPTION CONTAINED WITHIN THIS DOCUMENT RESULTS IN A PLOTTED LOCATION NORTHERLY OF THE SOUTHERLY LINE OF PROCTOR VALLEY ROAD. HOWEVER, PHYSICAL EVIDENCE (A GUY SUPPORTING AN ELECTRICAL POLE SOUTHERLY OF THE ROAD IN THE VICINITY) SUGGEST AN INTENT FOR THE EASEMENT.

THE FOLLOWING MATTERS AFFECT ALL PARCELS

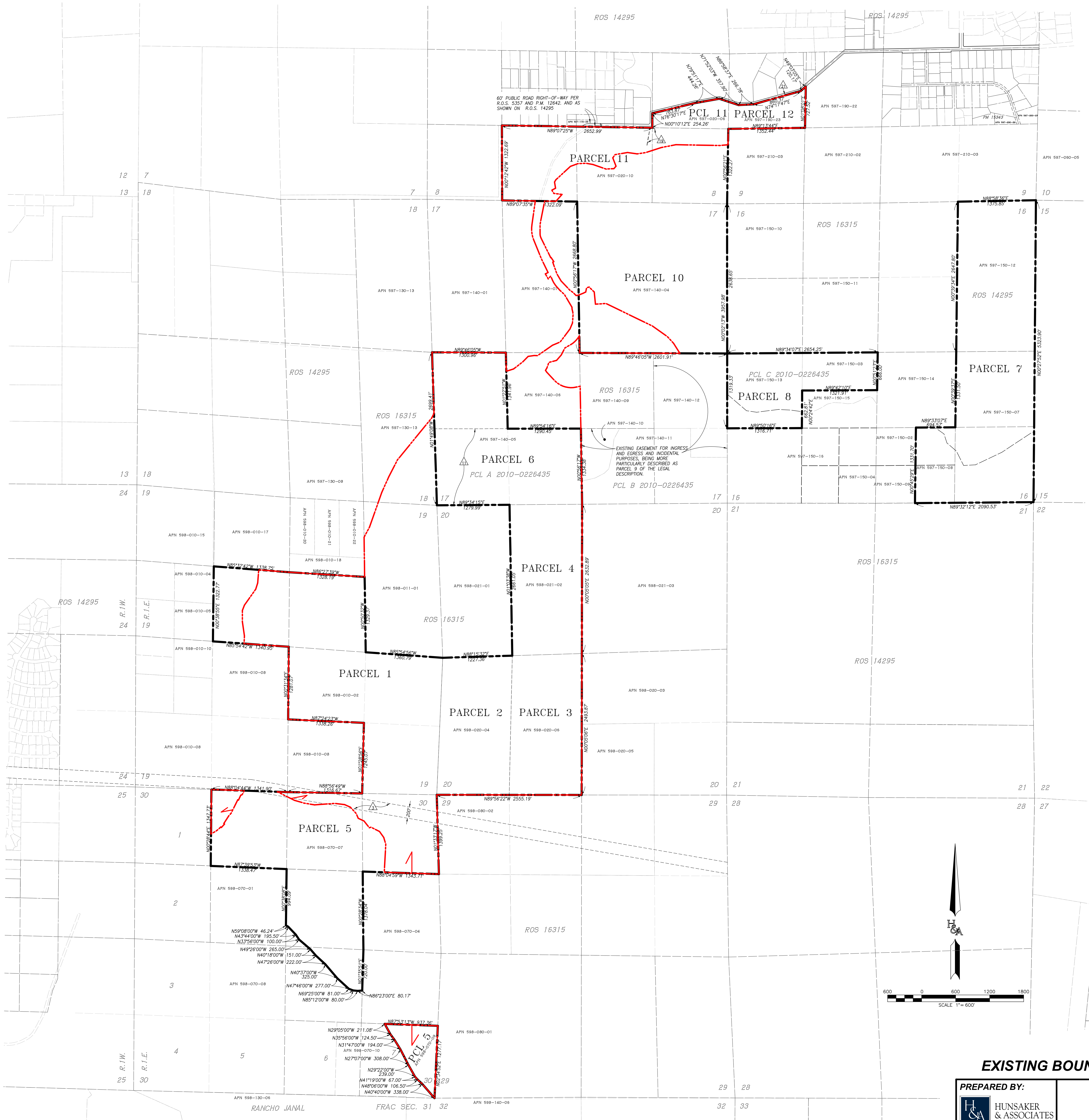
22. A DOCUMENT ENTITLED "AGREEMENT FOR INDEMNIFICATION, IMPLEMENTATION OF MITIGATION MEASURES, AND PAYMENT OF CERTAIN FEES IN CONNECTION WITH THE APPROVAL OF THE GENERAL PLAN AMENDMENT, GENERAL AND OTHER DEVELOPMENT PLANS FOR THE OTAY RANCH", EXECUTED BY CITY OF CHULA VISTA, COUNTY OF SAN DIEGO AND OTAY VISTA ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED FEBRUARY 7, 1994 AS DOCUMENT NO. 1994-0084743.

23. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

24. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

25. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

26. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OTAY, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: 598-010-02

THE EAST HALF OF THE SOUTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2: 598-020-04

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3: 598-020-06

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 4: 598-021-02

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 5: 598-070-07, 09

LOT 7, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, ALL BEING IN TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 7 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 40°40'00" WEST, 338.00 FEET; THENCE NORTH 48°06'00" WEST, 106.50 FEET; THENCE NORTH 41°19'00" WEST, 67.00 FEET; THENCE NORTH 29°22'00" WEST, 239.00 FEET; THENCE NORTH 27°07'00" WEST, 308.00 FEET; THENCE NORTH 31°47'00" WEST, 194.00 FEET; THENCE NORTH 35°56'00" WEST, 124.50 FEET; THENCE NORTH 29°05'00" WEST, 210.89 FEET TO THE NORTHERLY LINE OF SAID LOT 7 AND THE POINT OF TERMINUS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE ALONG THE WESTERLY LINE THEREOF, NORTH 01°35'31" EAST 572.34 FEET; THENCE LEAVING SAID WESTERLY LINE, SOUTH 86°23'00" WEST 80.17 FEET; THENCE NORTH 85°12'00" WEST, 80.00 FEET; THENCE NORTH 69°25'00" WEST, 81.00 FEET; THENCE NORTH 7°46'00" WEST, 277.00 FEET; THENCE NORTH 40°37'00" WEST, 325.00 FEET; THENCE NORTH 47°26'00" WEST 222.00 FEET; THENCE NORTH 40°18'00" WEST, 151.00 FEET; THENCE NORTH 49°26'00" WEST, 265.00 FEET; THENCE NORTH 33°56'00" WEST, 100.00 FEET; THENCE NORTH 43°44'00" WEST, 195.50 FEET; THENCE NORTH 59°08'00" WEST 46.11 FEET TO A POINT ON THE WESTERLY LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30 AND THE POINT OF TERMINUS.

PARCEL 6: (APN: 597-140-05)

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 7: APN 597-150-07, 08, 12

THE EAST HALF OF THE NORTHEAST QUARTER; THE EAST HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 8: APN 597-150-03 & 13

PARCEL C OF CERTIFICATE OF COMPLIANCE RECORDED MAY 5, 2010 AS FILE NO. 2010-0226435, OFFICIAL RECORDS, BEING THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM HALF OF THE MINERALS AND MINERAL RIGHTS IN, UNDER AND ON THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, AS RESERVED IN THE DEED FROM A.R. DILLARD AND PEARL A. DILLARD, HUSBAND AND WIFE RECORDED MAY 5, 1920 IN BOOK 1251, PAGE 395 OF DEEDS.

PARCEL 9:

AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES OVER, ALONG AND ACROSS PARCEL B AS SHOWN ON CERTIFICATE OF COMPLIANCE, AS EVIDENCED BY DOCUMENT RECORDED MAY 5, 2010 AS INSTRUMENT NO. 2010-0226435 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SAID EASEMENT RECITES THAT IT IS A BLANKET EASEMENT AND APPURTENANT TO PARCEL 8 DESCRIBED ABOVE. GRANTOR AND GRANTEE AGREE THAT THE LOCATION OF THE EASEMENT SHALL, IN THE FUTURE, BE CONFINED TO A SPECIFICALLY DEFINED PORTION OF THE SERVIENT TENEMENT AND THAT THE EASEMENT AS IT EXISTS TODAY IS CONFINED TO THE NORTHEAST QUADRANT OF THE SERVIENT TENEMENT IN THAT CERTAIN AREA IDENTIFIED AS "LIMITED DEVELOPMENT AREA" IN THE APPROVED OTAY RANCH GENERAL DEVELOPMENT PLAN/SUBREGIONAL PLAN, DATED JUNE 4, 1996, EACH PARTY AGREES TO COOPERATE FULLY TO SPECIFICALLY DEFINE THE LOCATION OF THE EASEMENT AS SET FORTH IN INSTRUMENT RECORDED JANUARY 29, 2014 AS INSTRUMENT NO. 2014-0038929 OF OFFICIAL RECORDS.

PARCEL 10: (APN: 597-140-04)

THE NORTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 11: (APN: 597-020-06 &10)

THE EAST HALF OF THE SOUTHEAST QUARTER LYING SOUTHERLY OF THE SOUTHERLY LINE OF PROCTOR VALLEY ROAD AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 12: (APN: 597-190-23)

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF. LYING SOUTHERLY OF THE SOUTHERLY LINE OF PROCTOR VALLEY ROAD.

LEGEND:

🟥 ULTIMATE TM BOUNDARY UPON RECORDATION OF CONVEYANCE DEEDS WITH THE STATE.

EXISTING BOUNDARY AND ENCUMBRANCES

PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 16 OF 17

W.O. 2421-0036

VILLAGE 14 SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	GROSS NEIGHBORHOOD ACREAGE
R-1	SF	103	50 X 100	23.92
R-2	SF	136	60 X 100	37.98
R-3	SF	112	60 X 85	30.89
R-4	SF	73	60 X 100	18.03
R-5	SF	121	75 X 100	40.74
R-6	SF	47	60 X 85	10.87
R-9	SF	96	60 X 85	22.55
R-10	SF	31	60 X 85	7.07
R-11	SF	119	50 X 85	24.84
R-12	SF	94	50 X 100	22.35
R-17	SF	10	70 X 100	2.93
R-18	SF	45	70 X 100	16.23
RESIDENTIAL SUBTOTAL		987		258.41
NEIGHBORHOOD	LAND USE	DWELLING UNITS	TARGET DENSITY (DU/AC)	GROSS NEIGHBORHOOD ACREAGE
R-7	MULTI-FAMILY	150		12.74
R-8	COURTYARD	116		16.74
RESIDENTIAL SUBTOTAL		266		29.49
NEIGHBORHOOD	LAND USE	DWELLING UNITS	DESCRIPTION	GROSS PARK ACREAGE
P-1	PUBLIC PARK	-	CENTRAL PARK	6.23
P-2	PUBLIC PARK	-	SCENIC PARK	3.94
PUBLIC PARK SUBTOTAL		-		10.17
PP-1	PRIVATE PARK	-	-	2.77
PP-2	PRIVATE PARK	-	-	2.09
PP-3	PRIVATE PARK	-	-	1.90
PP-4	PRIVATE PARK	-	-	1.53
PP-5	PRIVATE PARK	-	-	0.77
PP-6	PRIVATE PARK	-	-	0.39
PRIVATE PARK SUBTOTAL		-		9.46
PPP-1	PRIVATE POCKET PARK		-	0.29
PPP-2	PRIVATE POCKET PARK		-	0.22
PPP-3	PRIVATE POCKET PARK		-	0.17
PPP-4	PRIVATE POCKET PARK		-	0.20
PPP-5	PRIVATE POCKET PARK		-	0.22
PPP-6	PRIVATE POCKET PARK		-	0.22
PPP-7	PRIVATE POCKET PARK	-	-	0.16
PPP-8	PRIVATE POCKET PARK	-	-	0.12
PPP-9	PRIVATE POCKET PARK	-	-	0.17
PPP-10	PRIVATE POCKET PARK	-	-	0.16
PPP-11	PARK	-	-	0.23
PRIVATE POCKET PARK SUBTOTAL		-		2.14
MU-1	MIXED USE	-	COMMERCIAL	1.68
MU-2	MIXED USE	-	COMMERCIAL	1.02
MIXED USE SUBTOTAL		-		2.70
S-1	SCHOOL	-	SCHOOL	9.88
SCHOOL SUBTOTAL		-		9.88
PS-1	PUBLIC SERVICES	-	FIRE STATION	2.26
PUBLIC SERVICES SUBTOTAL		-		2.26
OS-1a	OPEN SPACE	-	BASIN	3.67
OS-1b	OPEN SPACE	-	HOA OS	1.11
OS-2a	OPEN SPACE	-	PRESERVE	0.25
OS-2b	OPEN SPACE	-	HOA OS	1.30
OS-3a	OPEN SPACE	-	HOA OS	4.18
OS-3b	OPEN SPACE	-	HOA OS	0.03
OS-4	OPEN SPACE	-	PRESERVE	164.56
OS-5	OPEN SPACE	-	HOA OS	4.47
OS-6	OPEN SPACE	-	HOA OS	4.78
OS-7	OPEN SPACE	-	HOA OS	8.57
OS-8a	OPEN SPACE	-	POTENTIAL PRESERVE	5.53
OS-8b	OPEN SPACE	-	HOA OS	5.13
OS-8c	OPEN SPACE	-	POTENTIAL PRESERVE	0.71
OS-9a	OPEN SPACE	-	WATER TANK	1.35
OS-9b	OPEN SPACE	-	PRESERVE	0.50
OS-10	OPEN SPACE	-	HOA OS	1.88
OS-11	OPEN SPACE	-	HOA OS	0.06
OS-12	OPEN SPACE	-	HOA OS	0.11
OS-13	OPEN SPACE	-	HOA OS	8.64
OS-14	OPEN SPACE	-	HOA OS	2.81
OS-15	OPEN SPACE	-	HOA OS	1.36
OS-16	OPEN SPACE	-	HOA OS	0.17
OS-17	OPEN SPACE	-	HOA OS	2.21
OS-18	OPEN SPACE	-	HOA OS	0.25
OS-19	OPEN SPACE	-	HOA OS	7.67
OS-20	OPEN SPACE	-	HOA OS	2.36
OS-21	OPEN SPACE	-	HOA OS	9.17
OS-22	OPEN SPACE	-	HOA OS	9.52
OS-23	OPEN SPACE	-	HOA OS	0.24
OS-24	OPEN SPACE	-	HOA OS	2.07
OS-25	OPEN SPACE	-	PRESERVE	1.85
OS-26	OPEN SPACE	-	PRESERVE	4.43
OS-27	OPEN SPACE	-	PRESERVE	2.08
OS-28a	OPEN SPACE	-	PRESERVE	5.94
OS-28b	OPEN SPACE	-	HOA OS	0.85
OS-29a	OPEN SPACE	-	HOA OS	0.18
OS-29b	OPEN SPACE	-	PRESERVE	0.25
OS-30a	OPEN SPACE	-	BASIN	3.83
OS-30b	OPEN SPACE	-	PRESERVE	0.54
OS-31	OPEN SPACE	-	HOA OS	0.37
OS-32	OPEN SPACE	-	HOA OS	1.61
OS-33	OPEN SPACE	-	HOA OS	0.13
OS-34	OPEN SPACE	-	HOA OS	2.75
OS-35	OPEN SPACE	-	HOA OS	0.14
OS-36	OPEN SPACE	-	PRESERVE	0.30
OS-37a	OPEN SPACE	-	PRESERVE	25.90
OS-37b	OPEN SPACE	-	POTENTIAL PRESERVE	1.06
OS-38	OPEN SPACE	-	BASIN	8.66
OS-39a	OPEN SPACE	-	HOA OS	5.62
OS-39b	OPEN SPACE	-	HOA OS	4.61
OS-40	OPEN SPACE	-	HOA OS	0.07
OS-41a	OPEN SPACE	-	HOA OS	0.70
OS-41b	OPEN SPACE	-	HOA OS	0.14
OS-42	OPEN SPACE	-	HOA OS	0.56
OS-43	OPEN SPACE	-	HOA OS	0.42
OS-44	OPEN SPACE	-	HOA OS	4.49
OS-45	OPEN SPACE	-	PRESERVE	5.50
OS-46a	OPEN SPACE	-	HOA OS	1.87
OS-46b	OPEN SPACE	-	HOA OS	2.45
OS-47a	OPEN SPACE	-	HOA OS	0.07
OS-47b	OPEN SPACE	-	HOA OS	0.11
OS-48	OPEN SPACE	-	HOA OS	0.53
OS-49a	OPEN SPACE	-	PRESERVE	0.83
OS-49b	OPEN SPACE	-	HOA OS	4.36
OS-50a	OPEN SPACE	-	PRESERVE	42.27
OS-50b	OPEN SPACE	-	POTENTIAL PRESERVE	6.26
OS-51	OPEN SPACE	-	POTENTIAL PRESERVE	9.44
OS-52a	OPEN SPACE	-	HOA OS	7.13
OS-52b	OPEN SPACE	-	PRESERVE	0.07
OS-53	OPEN SPACE	-	HOA OS	0.21
OS-54a	OPEN SPACE	-	HOA OS	0.11
OS-54b	OPEN SPACE	-	HOA OS	0.24
OS-55a	OPEN SPACE	-	HOA OS	3.85
0S-55b	OPEN SPACE	-	PRESERVE	0.37
OS-56a	OPEN SPACE	-	HOA OS	1.19
OS-56b	OPEN SPACE	-	PRESERVE	2.42
OS-57a	OPEN SPACE	-	PRESERVE	1.36
OS-59c	OPEN SPACE	-	HOA OS	0.39
OS-60a	OPEN SPACE	-	HOA OS	1.72
OS-60b	OPEN SPACE	-	PRESERVE	0.25
OS-61a	OPEN SPACE	-	HOA OS	1.86
OS-61b	OPEN SPACE	-	PRESERVE	0.33
OS-69	OPEN SPACE	-	PRESERVE	14.88
OPEN SPACE SUBTOTAL		-		442.20
ON-SITE PVR	STREET	-	MAJOR CIRCULATION	16.46
ON-SITE PVR PRESERVE	STREET	-	MAJOR CIRCULATION	1.61
ON-SITE ROW PRESERVE	STREET	-	CIRCULATION	2.12
ON-SITE ROW	STREET	-	CIRCULATION	6.82
STREET SUBTOTAL		-		27.02
OVERALL TM TOTAL		987		793.72

VILLAGE 14 LOTTING

NEIGHBORHOOD R-1

LOT #	LOT AREA
1	5,706
2	5,796
3	5,849
4	5,696
5	5,543
6	5,612
7	5,690
8	5,841
9	5,987
10	6,309
11	6,470
12	7,189
13	6,534
14	7,931
15	5,748
16	5,982
17	6,166
18	6,137
19	6,069
20	5,964
21	5,822
22	5,771
23	5,851
24	9,655
25	13,236
26	12,177
27	5,258
28	5,168
29	5,472
30	5,874
31	6,191
32	6,338
33	5,498
34	6,037
35	6,053
36	6,132
37	6,005
38	5,841
39	5,812
40	6,093
41	5,810
42	5,664
43	5,642
44	5,515
45	5,350
46	5,090
47	5,665
48	6,673
49	7,949
50	8,783
51	7,589
52	8,977
53	8,611
54	7,198
55	7,297
56	8,754
57	8,565
58	8,624
59	8,500
60	8,900
61	9,903
62	10,378
63	11,574
64	13,271
65	13,496
66	13,614
67	11,967
68	10,648
69	10,398
70	10,126
71	9,932
72	9,454
73	9,482
74	9,396
75	9,243
76	8,873
77	8,473
78	8,398
79	8,151
80	8,914
81	7,328
82	6,751
83	8,774
84	9,247
85	7,492
86	7,015
87	7,050
88	7,238
89	7,202
90	7,218
91	7,474
92	8,358
93	8,555
94	8,191
95	8,304
96	7,328
97	8,967
98	9,007
99	8,238
100	11,458
101	8,484
102	7,171
103	6,448
RES. SUBTOTAL SF	790,648
RES. SUBTOTAL AC	18.15
MAX	13,614
MIN	5,090
RES. AVG LOT SIZE	7,676
CIRCULATION SF	251,264
CIRCULATION AC	5.77
TOTAL SF	1,041,912
TOTAL AC	23.92

NEIGHBORHOOD R-2

LOT #	LOT AREA
1	6,794
2	6,565
3	6,127
4	6,005
5	6,005
6	6,005
7	6,002
8	9,458
9	9,576
10	9,455
11	9,784
12	6,697
13	7,809
14	7,649
15	8,008
16	9,384
17	10,223
18	13,295
19	11,733
20	14,362
21	16,456
22	9,273
23	8,223
24	9,308
25	9,403
26	9,522
27	9,000
28	8,827
29	8,761
30	8,448
31	8,700
32	8,449
33	8,364
34	8,459
35	8,520
36	8,126
37	7,653
38	7,519
39	7,602
40	7,606
41	7,713
42	8,038
43	6,916
44	6,773
45	7,335
46	11,123
47	10,966
48	10,869
49	10,419
50	7,793
51	6,688
52	6,416
53	6,554
54	6,476
55	7,415
56	9,826
57	10,273
58	7,931
59	6,700
60	7,268
61	11,245
62	10,905
63	12,101
64	15,424
65	8,063
66	10,917
67	9,957
68	9,293
69	9,357
70	9,372
71	9,031
72	9,326
73	9,465
74	9,295
75	9,300
76	8,952
77	10,873
78	12,168
79	9,114
80	8,755
81	8,335
82	8,396
83	11,247
84	11,160
85	10,622
86	9,910
87	8,536
88	7,171
89	11,041
90	9,774
91	8,199
92	8,150
93	8,253
94	8,463
95	8,909
96	8,964
97	8,736
98	8,714
99	8,488
100	7,628
101	8,017
102	9,441
103	9,800
104	21,542
105	10,031
106	9,084
107	8,568
108	8,293
109	8,819
110	10,793
111	10,950
112	9,823
113	13,197
114	15,714
115	11,575
116	10,735
117	10,941
118	8,618
119	6,745
120	7,369
121	8,498
122	8,403
123	8,697
124	8,743
125	8,522
126	9,269
127	9,170
128	8,792
129	8,666
130	8,785
131	8,883
132	10,777
133	9,484
134	7,458
135	7,970
136	7,201
RES. SUBTOTAL SF	1,245,629
RES. SUBTOTAL AC	28.60
MAX	21,542
MIN	6,002
RES. AVG LOT SIZE	9,159
CIRCULATION SF	408,913
CIRCULATION AC	9.39
TOTAL SF	1,654,542
TOTAL AC	37.98

NEIGHBORHOOD R-3

LOT #	LOT AREA
1	5,154
2	5,270
3	5,486
4	6,422
5	7,067
6	7,066
7	7,526
8	7,707
9	7,727
10	7,829
11	9,771
12	9,065
13	9,306
14	10,079
15	9,912
16	11,327
17	10,268
18	8,261
19	7,274
20	6,819
21	9,064
22	9,018
23	8,870
24	9,143
25	9,244
26	8,968
27	8,689
28	7,961
29	6,614
30	6,841
31	7,896
32	8,704
33	13,693
34	7,717
35	12,971
36	18,583
37	8,726
38	6,282
39	7,187
40	5,883
41	5,394
42	5,541
43	6,295
44	19,778
45	15,302
46	17,359
47	7,543
48	6,483
49	5,852
50	6,091
51	6,345
52	6,212
53	6,849
54	8,651
55	8,367
56	8,506
57	5,835
58	5,976
59	17,317
60	9,452
61	11,564
62	14,424
63	11,003
64	13,998
65	12,440
66	13,329
67	12,271
68	10,896
69	10,223
70	9,890
71	10,811
72	11,362
73	10,524
74	10,585
75	10,443
76	9,936
77	9,671
78	9,853
79	11,526
80	10,243
81	9,962
82	11,011
83	10,773
84	11,406
85	11,968
86	9,851
87	10,094
88	9,436
89	9,174
90	9,780
91	9,256
92	9,379
93	10,210
94	9,365
95	9,454
96	9,985
97	8,786
98	8,766
99	9,437
100	10,833
101	10,177
102	8,810
103	8,254
104	8,233
105	7,963
106	7,846
107	7,491
108	6,816
109	6,234
110	5,671
111	5,638
112	6,323
RES. SUBTOTAL SF	1,033,912
RES. SUBTOTAL AC	23.74
MAX	19,778
MIN	5,154
RES. AVG LOT SIZE	9,231
CIRCULATION SF	311,450
CIRCULATION AC	7.15
TOTAL SF	1,345,362
TOTAL AC	30.89

NEIGHBORHOOD R-4

LOT #	LOT AREA
1	8,382
2	7,835
3	7,386
4	7,071
5	7,696
6	7,376
7	7,234
8	6,548
9	6,380
10	6,426
11	6,550
12	7,043
13	6,970
14	6,324
15	6,324
16	6,323
17	6,322
18	6,918
19	7,559
20	7,514
21	7,575
22	7,550
23	7,729
24	7,819
25	7,896
26	7,569
27	7,701
28	7,414
29	7,667
30	9,214
31	9,175
32	8,638
33	7,794
34	8,139
35	7,268
36	8,583
37	8,613
38	8,242
39	7,788
40	7,546
41	7,652
42	7,352
43	13,606
44	9,170
45	6,785
46	6,274
47	6,270
48	6,540
49	7,226
50	8,066
51	8,022
52	8,153
53	8,190
54	7,691
55	7,010
56	7,047
57	7,360
58	7,371
59	7,386
60	7,429
61	7,129
62	7,222
63	6,780
64	6,317
65	6,345
66	6,342
67	6,523
68	6,965
69	7,259
70	7,072
71	6,519
72	6,655
73	6,941
RES. SUBTOTAL SF	542,770
RES. SUBTOTAL AC	12.46
MAX	13,606
MIN	6,270
RES. AVG LOT SIZE	7,435
CIRCULATION SF	242,579
CIRCULATION AC	5.57
TOTAL SF	785,349
TOTAL AC	18.03

NEIGHBORHOOD R-5

LOT #	LOT AREA
1	9,610
2	9,421
3	10,312
4	12,905
5	8,627
6	10,139
7	9,026
8	10,125
9	13,676
10	8,041
11	8,375
12	9,205
13	8,354
14	8,058
15	8,160
16	8,364
17	9,916
18	9,836
19	8,588
20	7,854
21	7,854
22	7,854
23	7,997
24	8,242
25	8,874
26	10,054
27	10,407
28	10,424
29	11,837
30	11,834
31	12,025
32	10,829
33	9,515
34	9,009
35	11,077
36	15,425
37	14,082
38	13,382
39	13,168
40	13,099
41	12,627
42	13,163
43	15,315
44	10,337
45	11,363
46	11,306
47	11,359
48	12,781
49	12,778
50	9,895
51	9,124
52	9,785
53	10,184
54	9,988
55	10,124
56	16,312
57	8,870
58	9,060
59	9,040
60	9,361
61	11,723
62	18,267
63	12,743
64	11,618
65	10,849
66	9,581
67	9,420
68	9,671
69	9,570
70	9,944
71	8,534
72	8,786
73	11,575
74	12,578
75	12,109
76	12,265
77	10,582
78	11,054
79	10,840
80	12,873
81	13,554
82	23,844
83	10,315
84	9,179
85	10,337
86	10,172
87	10,908
88	9,862
89	9,589
90	8,258
91	8,180
92	11,140
93	9,982
94	14,597
95	9,915
96	8,493
97	8,810
98	9,444
99	12,016
100	11,056
101	10,919
102	11,236
103	12,287
104	12,189
105	13,270
106	9,581
107	10,526
108	12,003
109	10,980
110	9,230
111	10,457
112	12,288
113	16,771
114	16,929
115	15,549
116	9,751
117	8,742
118	10,053
119	9,593
120	8,076
121	12,588
RES. SUBTOTAL SF	1,315,603
RES. SUBTOTAL AC	30.20
MAX	23,844
MIN	7,854
RES. AVG LOT SIZE	10,873
CIRCULATION SF	459,116
CIRCULATION AC	10.54
TOTAL SF	1,774,719
TOTAL AC	40.74

NEIGHBORHOOD R-6

LOT #	LOT AREA
1	5,449
2	6,066
3	5,731
4	5,626
5	5,763
6	6,691
7	6,948
8	6,827
9	6,829
10	7,049
11	7,485
12	7,742
13	7,653
14	7,445
15	7,713
16	7,602
17	7,480
18	5,709
19	7,898
20	8,073
21	7,984
22	7,607
23	7,602
24	7,417
25	5,913
26	6,016
27	6,957
28	6,480
29	7,200
30	8,298
31	9,894
32	12,783
33	11,022
34	10,344
35	9,307
36	8,168
37	7,930
38	7,732
39	7,810
40	7,168
41	6,843
42	7,090
43	7,234
44	7,128
45	6,502
46	5,894
47	5,667
RES. SUBTOTAL SF	347,769
RES. SUBTOTAL AC	7.98
MAX	12,783
MIN	5,449
RES. AVG LOT SIZE	7,399
CIRCULATION SF	125,935
CIRCULATION AC	2.89
TOTAL SF	473,704
TOTAL AC	10.87

NEIGHBORHOOD R-9

LOT #	LOT AREA
1	6,390
2	5,829
3	5,830
4	5,830
5	6,250
6	8,229
7	7,406
8	7,573
9	7,925
10	11,164
11	8,453
12	8,590
13	16,059
14	6,878
15	8,076
16	5,648
17	5,590
18	5,590
19	5,590
20	5,590
21	5,590
22	5,590
23	6,649
24	7,437
25	6,624
26	6,624
27	6,624
28	6,624
29	6,624
30	6,624
31	6,942
32	6,658
33	6,574
34	6,454
35	6,319
36	6,169
37	6,055
38	5,677
39	5,524
40	5,380
41	5,245
42	5,217
43	5,126
44	5,122
45	5,242
46	6,760
47	7,881
48	7,648
49	6,639
50	6,888
51	6,888
52	6,893
53	7,887
54	6,778
55	5,671
56	5,677
57	5,789
58	11,814
59	10,368
60	10,225
61	8,457
62	7,262
63	10,326
64	8,770
65	5,690
66	5,507
67	5,510
68	5,705
69	5,889
70	5,895
71	5,931
72	6,104
73	6,356
74	6,252
75	6,070
76	5,941
77	5,810
78	6,750
79	6,552
80	6,177
81	6,314
82	7,791
83	10,831
84	10,838
85	18,829
86	9,425
87	11,815
88	7,558
89	6,951
90	7,107
91	17,058
92	13,608
93	6,329
94	9,451
95	7,127
96	8,475
RES. SUBTOTAL SF	705,471
RES. SUBTOTAL AC	16.20
MAX	18,829
MIN	5,122
RES. AVG LOT SIZE	7,349
CIRCULATION SF	276,920
CIRCULATION AC	6.36
TOTAL SF	982,391
TOTAL AC	22.55

NEIGHBORHOOD R-10

LOT #	LOT AREA
1	5,910
2	5,743
3	6,923
4	7,254
5	5,361
6	7,208
7	6,158
8	6,024
9	5,958
10	5,936
11	6,454
12	6,391
13	6,744
14	6,896
15	6,640
16	6,760
17	6,774
18	7,314
19	6,634
20	6,560
21	7,078
22	6,865
23	6,983
24	7,033
25	7,551
26	8,035
27	9,189
28	70,225
29	9,228
30	8,738
31	8,513
RES. SUBTOTAL SF	279,080
RES. SUBTOTAL AC	6.41
MAX	70,225
MIN	5,361
RES. AVG LOT SIZE	9,003
CIRCULATION SF	29,041
CIRCULATION AC	0.67
TOTAL SF	308,121
TOTAL AC	7.07

NEIGHBORHOOD R-11

LOT #	LOT AREA
1	8,546
2	8,740
3	8,766
4	10,266
5	4,680
6	5,581
7	8,021
8	8,898
9	7,337
10	6,510
11	5,947
12	5,279
13	5,653
14	6,707
15	6,598
16	6,921
17	5,581
18	6,187
19	6,583
20	6,869
21	6,639
22	6,606
23	6,056
24	6,165
25	5,125
26	5,391
27	6,965
28	8,050
29	7,314
30	6,699
31	7,900
32	5,657
33	7,270
34	5,552
35	4,735
36	4,558
37	4,632
38	4,644
39	4,720
40	5,027
41	5,073
42	5,217
43	7,811
44	6,328
45	6,443
46	6,552
47	6,766
48	6,746
49	6,132
50	5,519
51	5,135
52	7,206
53	5,849
54	6,260
55	7,345
56	7,655
57	8,273
58	8,791
59	8,696
60	8,730
61	8,684
62	8,801
63	8,947
64	8,701
65	7,815
66	7,533
67	7,435
68	7,428
69	7,497
70	7,869
71	12,599
72	5,902
73	5,153
74	4,771
75	4,500
76	4,500
77	4,866
78	5,027
79	5,073
80	5,377
81	5,983
82	5,999
83	5,937
84	5,935
85	5,873
86	5,922
87	5,435
88	5,163
89	5,110
90	4,836
91	7,571
92	6,811
93	5,619
94	5,660
95	6,154
96	7,009
97	8,005
98	8,582
99	6,899
100	7,051
101	7,360
102	5,648
103	5,308
104	5,005
105	5,306
106	5,427
107	5,071
108	5,049
109	6,501
110	6,979
111	6,732
112	7,041
113	7,782
114	7,851
115	7,110
116	4,884
117	5,209
118	5,234
119	6,213
RES. SUBTOTAL SF	775,644
RES. SUBTOTAL AC	17.81
MAX	12,599
MIN	4,500
RES. AVG LOT SIZE	6,518
CIRCULATION SF	306,409
CIRCULATION AC	7.03
TOTAL SF	1,082,053
TOTAL AC	24.84

NEIGHBORHOOD R-12

LOT #	LOT AREA
1	6,300
2	6,300
3	6,300
4	6,364
5	6,002
6	6,820
7	6,490
8	6,490
9	6,380
10	6,400
11	6,929
12	7,011
13	7,229
14	7,001
15	6,334
16	6,309
17	6,785
18	7,989
19	8,190
20	8,093
21	8,196
22	8,343
23	8,432
24	8,495
25	8,500
26	8,490
27	8,240
28	9,114
29	6,864
30	5,678
31	6,534
32	5,925
33	5,911
34	5,796
35	5,913
36	5,990
37	5,962
38	5,905
39	5,776
40	6,232
41	7,891
42	8,516
43	5,487
44	7,705
45	7,734
46	6,046
47	6,593
48	6,979
49	7,125
50	7,355
51	7,549
52	7,807
53	8,772
54	8,598
55	8,609
56	11,557
57	7,931
58	6,344
59	6,193
60	6,182
61	5,904
62	5,510
63	5,716
64	5,553
65	5,500
66	5,541
67	9,403
68	10,692
RES. SUBTOTAL SF	480,804
RES. SUBTOTAL AC	11.04
MAX	11,557
MIN	5,487
RES. AVG LOT SIZE	7,071
CIRCULATION SF	492,875
CIRCULATION AC	11.31
TOTAL SF	973,679
TOTAL AC	22.35

NEIGHBORHOOD R-17

LOT #	LOT AREA
1	9,612
2	11,729
3	8,533
4	10,734
5	11,061
6	8,735
7	8,628
8	10,139
9	7,098
10	10,865
RES. SUBTOTAL SF	97,134
RES. SUBTOTAL AC	2.23
MAX	11,729
MIN	7,098
RES. AVG LOT SIZE	9,713
CIRCULATION SF	30,564
CIRCULATION AC	0.70
TOTAL SF	127,698
TOTAL AC	2.93

NEIGHBORHOOD R-18

LOT #	LOT AREA
1	10,380
2	10,343
3	11,391
4	11,932
5	14,753
6	12,319
7	12,594
8	13,377
9	12,132
10	9,106
11	13,070
12	13,051
13	22,611
14	11,935
15	9,358
16	13,200
17	13,813
18	15,473
19	17,252
20	9,190
21	11,450
22	15,031
23	12,451
24	9,578
25	7,953
26	8,987
27	10,324
28	7,482
29	9,302
30	12,519
31	8,963
32	9,818
33	11,260
34	9,842
35	9,787
36	10,933
37	23,241
38	14,231
39	12,737
40	12,507
41	10,747
42	9,580
43	9,355
44	8,700
45	9,237
RES. SUBTOTAL SF	533,295
RES. SUBTOTAL AC	12.24
MAX	23,241
MIN	7,482
RES. AVG LOT SIZE	11,851
CIRCULATION SF	173,621
CIRCULATION AC	3.99
TOTAL SF	706,916
TOTAL AC	16.23

PLANNING AREA 19 LOTTING

NEIGHBORHOOD R-13

LOT #	LOT AREA
1	24,338
2	48,775
3	25,422
4	34,268
5	49,498
6	43,520
7	62,670
8	44,654
9	38,334
10	37,521
11	44,149
12	46,899
13	64,156
RES. SUBTOTAL SF	564,204
RES. SUBTOTAL AC	12.95
MAX	64,156
MIN	24,338
RES. AVG LOT SIZE	43,400
CIRCULATION SF	-6,873
CIRCULATION AC	-0.16
TOTAL SF	557,331
TOTAL AC	12.79

PLANNING AREA 16 & 19 SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	GROSS NEIGHBORHOOD ACREAGE
R-13	SF	13	.5 ACRE	12.79
RESIDENTIAL SUBTOTAL		13		12.79
NEIGHBORHOOD	LAND USE	DWELLING UNITS	DESCRIPTION	GROSS PARK ACREAGE
OS-57b	OPEN SPACE	-	PRESERVE	0.61
OS-58	OPEN SPACE	-	PRESERVE	23.29
OS-59a	OPEN SPACE	-	BASIN + SEWER PUPMP IN PRESERVE	0.99
OS-59b	OPEN SPACE	-	BASIN	1.66
OS-62	OPEN SPACE	-	PRESERVE	0.74
OS-63	OPEN SPACE	-	PRESERVE	15.59
OS-64	OPEN SPACE	-	POTENTIAL PRESERVE	1.15
OS-65a	OPEN SPACE	-	HOA OS	1.93
OS-65b	OPEN SPACE	-	PRESERVE	0.06
OS-66a	OPEN SPACE	-	BASIN IN PRESERVE	3.48
OS-66b	OPEN SPACE	-	POTENTIAL PRESERVE	0.12
OS-67a	OPEN SPACE	-	PRESERVE	0.14
OS-67b	OPEN SPACE	-	HOA OS	0.14
OS-68a	OPEN SPACE	-	PRESERVE	52.06
OS-68b	OPEN SPACE	-	POTENTIAL PRESERVE	0.20
OPEN SPACE SUBTOTAL		-		102.16
ON-SITE PVR	STREET	-	MAJOR CIRCULATION	3.44
ON-SITE PVR PRESERVE	STREET	-	MAJOR CIRCULATION	1.44
STREET SUBTOTAL		-		4.88
OVERALL TM TOTAL		13		119.83

NEIGHBORHOOD/LOT SUMMARY TABLES

PREPARED BY:

H&A HUNSAKER & ASSOCIATES
SAN DIEGO, INC

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

REVISED PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET
17
OF
17

W.O. 2421-0036