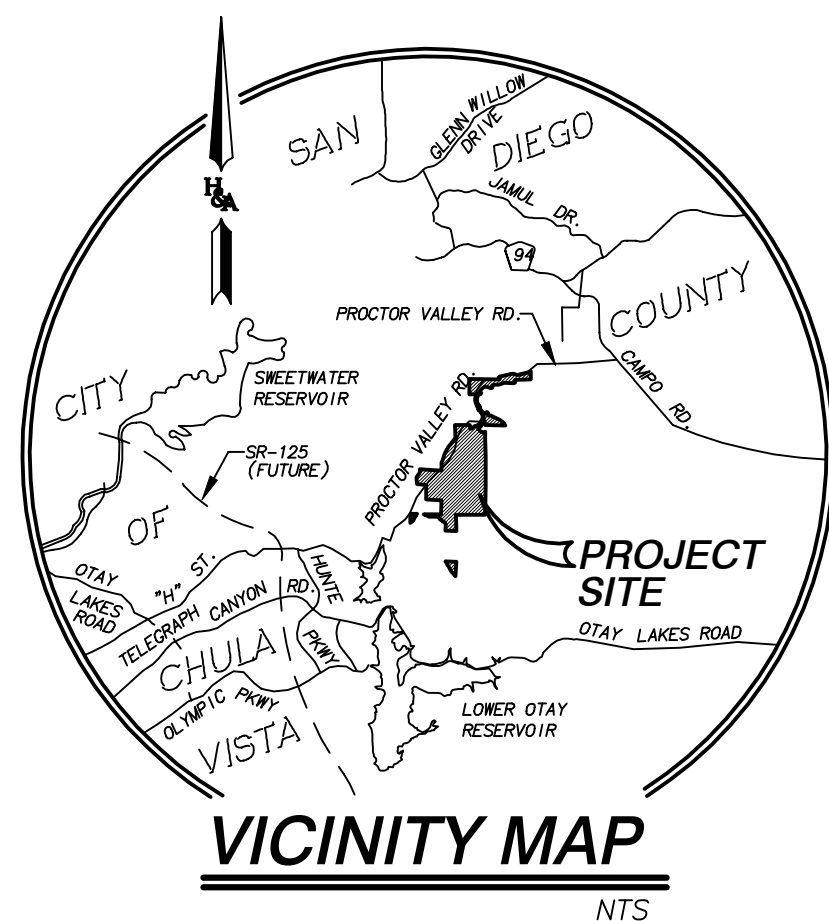


REVISED PRELIMINARY VESTING TENTATIVE MAP

OTAY RANCH

VILLAGE 14 AND PLANNING AREAS 16 & 19

County Of San Diego, California



LEGEND

SUBDIVISION BOUNDARY	---
PROPOSED LOT LINE	---
PROPOSED NEIGHBORHOOD BOUNDARY	---
EXISTING MAP DATA	---
PROPOSED LOT NUMBER	LOT 270
PROPOSED RESIDENTIAL NEIGHBORHOOD	R-1
PROPOSED OPEN SPACE	OS-1
PROPOSED PRIVATE PARK	PP-1
PROPOSED PRIVATE POCKET PARK	PPP-1
PROPOSED RIPRAP (ENERGY DISSIPATER)	SS
PROPOSED BROW DITCH	←←←←←
PROPOSED EASEMENT LINE	---
EXISTING EASEMENT LINE	---
TITLE REPORT ITEM NO. (SEE SHEET 16)	---
PROPOSED SEWAGE FORCE MAIN	---
EXISTING SEWER MAIN WITH MANHOLE	---
PROPOSED SEWER MAIN WITH MANHOLE (8" PVC UNLESS OTHERWISE NOTED)	---
EXISTING WATER MAIN WITH FIRE HYDRANT	---
PROPOSED WATER MAIN WITH FIRE HYDRANT (8" PVC UNLESS OTHERWISE NOTED)	---
PROPOSED STORM DRAIN SYSTEM	---
A. INLET OR CATCH BASIN	A
B. HEADWALL	B
C. CLEARDUT	C
D. CATCH BASIN	D
PROPOSED STREET CENTERLINE ELEVATION	237.7
MODULAR WETLAND UNIT	MW
PROPOSED STREET DESIGNATION	2h
PROPOSED FUEL MODIFICATION ZONE	---
PROPOSED LIMITED BUILDING ZONE	---
PROPOSED FUEL MODIFICATION ZONE SPECIAL MANAGEMENT AREA	---
NON GRADED LDA LINE	---

EXISTING ZONING

USE REGULATIONS	S-80/S88
ANIMAL REGULATIONS	-/D
DENSITY	0/2.06
LOT SIZE (MINIMUM)	-/1
MAX FLOOR AREA	-/1
FLOOR AREA RATIO	-/1
BUILDING TYPE	-/W
HEIGHT	-/1
COVERAGE	-/1
SETBACK	-/1
OPEN SPACE	-/1
SPECIAL AREA REGULATIONS	-/1

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 FILED PURSUANT TO THE SUBDIVISION MAP ACT. PLANNING NEIGHBORHOODS INCLUDED WITHIN THE RESIDENTIAL CONDOMINIUM PROJECT DESIGNATION ARE R-7 WITH 150 UNITS AND R-8 WITH 116 UNITS FOR A MAXIMUM NUMBER OF 266 DWELLING UNITS.

ABBREVIATIONS

FP	FLOOD PLAIN
MH	MANHOLE
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
NTS	NOT TO SCALE
W	WATER
R/W	RIGHT OF WAY
PL	PROPERTY LINE
PI	POINT OF INTERSECTION (V.C.)
SF	GROSS SQ. FT.
NSF	NET SQ. FT.

LEGAL DESCRIPTION

SEE SHEET 16

BOUNDARY & ENCUMBRANCES

SEE SHEET 16
ALL EASEMENTS SHALL BE PROVIDED FOR, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.

BENCHMARK

BRASS DISK MARKED "CV GPS 5081" 4.5 MI SW OF INT PROCTOR VALLEY RD & MELODY RD OR 0.5 MI N.E. FROM E'LY END OF BRIDGE 25' E'LY OF DIRT RD (PT # 5081 PER R.O.S. 14841) ELEVATION = 561.397' (NAVD '83)

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (M) OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE. ALL RESIDENTIAL UNITS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 100 SQUARE FEET OF UNOBSTRUCTED SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

PUBLIC UTILITIES AND DISTRICTS

GAS AND ELECTRIC	SAN DIEGO GAS & ELECTRIC CO.
WATER	OTAY MUNICIPAL WATER DISTRICT
SEWER	COUNTY SANITATION DISTRICT/ CITY OF CHULA VISTA
POLICE	COUNTY SHERIFFS DEPARTMENT
SCHOOLS	JAMUL-DULZURA UNION SCHOOL DISTRICT SWEETWATER UNION HIGH SCHOOL DISTRICT CHULA VISTA ELEMENTARY SCHOOL DISTRICT CALON VALLEY UNION SCHOOL DISTRICT
FIRE	SAN DIEGO COUNTY FIRE AUTHORITY

SOURCE OF TOPOGRAPHY

SEE GRADING PLAN FOR DETAILS.

WAIVER REQUESTS

PLEASE SEE SHEET 2 FOR STREET WAIVER REQUESTS.

GENERAL NOTES

- TOTAL GROSS PROJECT SITE AREA: 913.56 ACRES (V14: 791.60 AC PA 16/19: 119.83 ACRES)
- TOTAL NET PROJECT SITE AREA: 519.30 ACRES (EXC. MAJOR CIRC. FOR PV RD. & PRESERVE LOTS)
- TOTAL NUMBER OF UNITS: 1,266
SINGLE FAMILY: 1,000
COURTYARD: 116
MULTIFAMILY: 150
- TOTAL NO. LOTS: 1,118
SF RESIDENTIAL LOTS: 1,000 (R-1 THROUGH R-6, R-9 THROUGH R-12, R-15, R-17 AND R-18)
MULTIFAMILY RES. LOTS: 5 (R-7 THROUGH R-8)
MIXED USE LOT: 2 (M-1 THROUGH M-2)
OPEN SPACE LOTS: 68 (SEE TBL'S SHT 2 AND 17)
PRESERVE OS LOTS: 27 (SEE TBL'S SHT 2 AND 22)
PUBLIC PARK LOTS: 2 (P-1 THROUGH P-2)
PRIVATE PARK LOTS: 6 (PP-1 THROUGH PP-6)
PRIVATE POCKET PARK LOTS: 11 (PPP-1 THROUGH PPP-11)
SCHOOL LOT: 1 (S-1)
PUBLIC SAFETY LOT: 1 (PS-1)
- ASSESSOR'S PARCEL NUMBERS:
VILLAGE 14
598-070-07 & 09 597-140-04
598-010-02 597-020-06 & 10
598-020-04 & 06 597-190-23
598-021-02
597-140-05
- EXISTING GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA & OPEN SPACE (CONSERVATION)
- EXISTING GENERAL PLAN REGIONAL CATEGORY: N/A/RURAL/SEMI-RURAL
- EXISTING ZONING: S80/S88 (SEE TBL'S THIS SHEET) PROPOSED ZONING: SEE SPECIFIC PLAN
- OVERALL GROSS PROJECT DENSITY: 1.38 D.U./AC. (1,266 D.U./913.56 GROSS AC.)
NET PROJECT DENSITY: 2.43 D.U./AC. (1,266 D.U./519.30 NET AC.)
* NET ACREAGE = GROSS SITE AREA MINUS PRESERVE AREA & PV ROAD
- EXISTING USE: JAMUL-DULZURA/OTAY SUBREGIONAL PLAN
- PROPOSED USE: SINGLE FAMILY, MULTIFAMILY, MIXED USE, PUBLIC SAFETY, PUBLIC PARK, PRIVATE PARKS, HOA OPEN SPACE & PRESERVE OPEN SPACE
- TAX RATE AREA: 63078, 79000, 79007, 63165, 59151
- THOMAS BROTHERS COORDINATES:
1293 C4-C7, D4-D7, E4-E7, 1312 A2-A3, B1-B2, C1-C2, D1-D2, E1-E2
- COMMUNITY PLAN/SUBREGIONAL AREA: JAMUL-DULZURA/OTAY SUBREGIONAL PLAN
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN AN VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

GENERAL DESIGN NOTES

- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
- SOILS INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS INVESTIGATION PREPARED BY: ADVANCED GEOTECHNICAL SOLUTIONS, INC. DATED: SEPTEMBER 4, 2019
- IT IS INTENDED THAT MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66456.1 OF THE SUBDIVISION MAP ACT. SEE SHEET 2 FOR CONCEPTUAL PHASING.
- MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR.
- ALL STREET DESIGNS, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS OR AS APPROVED WITH WAIVERS BY THE DIRECTOR OF PUBLIC WORKS.
- THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT. STREET LIGHTS AS SHOWN ON THIS MAP ARE TO BE USED AS A GUIDE ONLY.
- FOR SETBACK REQUIREMENTS SEE THE OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 SPECIFIC PLAN AMENDMENT SECTION 7 DEVELOPMENT REGULATIONS, TABLES 14 & 17.
- LIMITED BUILDING ZONE (LBZ) INFORMATION ADDRESSED IN THE FIRE PROTECTION PLAN, APPENDIX C
- USE OF THE PRIVATE AND PUBLIC PARK LOTS WILL BE RESTRICTED FOR PARKS AND RECREATION PURPOSES BY AN OPEN SPACE OR RECREATIONAL EASEMENT OR OTHER INSTRUMENT APPROVED BY SAN DIEGO COUNTY COUNSEL.
- FILED MODIFICATION ZONES REFLECTED ON THIS MAP ARE PER THE CURRENT FIRE PROTECTION PLAN BY DUECK & ASSOCIATES. PLEASE REFER TO THE FPP FOR DETAILS ABOUT EACH ZONE TYPE.
- USES WITHIN THE BISECTED PORTIONS OF ANY LOTS WITHIN NEIGHBORHOODS R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100, R-101, R-102, R-103, R-104, R-105, R-106, R-107, R-108, R-109, R-110, R-111, R-112, R-113, R-114, R-115, R-116, R-117, R-118, R-119, R-120, R-121, R-122, R-123, R-124, R-125, R-126, R-127, R-128, R-129, R-130, R-131, R-132, R-133, R-134, R-135, R-136, R-137, R-138, R-139, R-140, R-141, R-142, R-143, R-144, R-145, R-146, R-147, R-148, R-149, R-150, R-151, R-152, R-153, R-154, R-155, R-156, R-157, R-158, R-159, 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NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	GROSS NEIGHBORHOOD ACREAGE
R-1	SF	103	90 X 100	23.92
R-2	SF	136	60 X 100	37.90
R-3	SF	112	90 X 85	30.80
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	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				6.56

MU-1	MIXED USE	-	COMMERCIAL	1.68
MU-2	MIXED USE	-	COMMERCIAL	1.02
MIXED USE SUBTOTAL		-		2.70

PUBLIC SERVICES SUBTOTAL		-	2.26
OS-1a	OPEN SPACE	-	3.67
OS-1b	OPEN SPACE	-	1.11

OS-4	OPEN SPACE	-	PRESERVE	164.56
OS-5	OPEN SPACE	-	HOA OS	4.47
OS-6	OPEN SPACE	-	HOA OS	4.78

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		POTENTIAL PRESERVE	1.00

OS-13	OPEN SPACE	-	HOA OS	0.04
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-20	OPEN SPACE	-	HOA OS	2.36
OS-21	OPEN SPACE	-	HOA OS	9.17
OS-22	OPEN SPACE	-	HOA OS	9.52

OS-27	OPEN SPACE	-	PRESERVE	2.08
OS-28a	OPEN SPACE	-	PRESERVE	5.94
OS-28b	OPEN SPACE	-	HOA OS	0.85

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	0.12

OS-37a	OPEN SPACE	-	PRESERVE	25.90
OS-37b	OPEN SPACE	-	POTENTIAL PRESERVE	1.06
OS-38	OPEN SPACE	-	BASIN	8.66

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-46b	OPEN SPACE	-	HOA OS	2.45
OS-47a	OPEN SPACE	-	HOA OS	0.07
OS-47b	OPEN SPACE	-	HOA OS	0.11

OS-50a	OPEN SPACE	-	PRESERVE	42.27
OS-50b	OPEN SPACE	-	POTENTIAL PRESERVE	6.26
OS-51	OPEN SPACE	-	POTENTIAL PRESERVE	9.44
OS-52	OPEN SPACE	-	POTENTIAL PRESERVE	7.12

OS-54b	OPEN SPACE	-	HOA OS	0.24
OS-55a	OPEN SPACE	-	HOA OS	3.85
OS-55b	OPEN SPACE	-	PRESERVE	0.37

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	1.96

ON-SITE PVR	STREET	-	MAJOR CIRCULATION	16.46
ON-SITE PVR PRESERVE	STREET	-	MAJOR CIRCULATION	1.61

STREET SUBTOTAL	-	27.02
OVERALL TM TOTAL	987	793.72

J. TENTATIVE MAP WAIVERS

Legend:

- Proposed Road
- Existing Road
- Proposed Road Width
- Existing Road Width
- Proposed Road Right-of-Way
- Existing Road Right-of-Way
- Proposed Road Centerline
- Existing Road Centerline
- Proposed Road Shoulder
- Existing Road Shoulder
- Proposed Road Median
- Existing Road Median
- Proposed Road Intersection
- Existing Road Intersection
- Proposed Road Junction
- Existing Road Junction
- Proposed Road Roundabout
- Existing Road Roundabout
- Proposed Road Overpass
- Existing Road Overpass
- Proposed Road Underpass
- Existing Road Underpass
- Proposed Road Bridge
- Existing Road Bridge
- Proposed Road Tunnel
- Existing Road Tunnel
- Proposed Road Viaduct
- Existing Road Viaduct
- Proposed Road Culvert
- Existing Road Culvert
- Proposed Road Drainage
- Existing Road Drainage
- Proposed Road Stormwater
- Existing Road Stormwater
- Proposed Road Sewer
- Existing Road Sewer
- Proposed Road Water
- Existing Road Water
- Proposed Road Gas
- Existing Road Gas
- Proposed Road Electric
- Existing Road Electric
- Proposed Road Telecommunications
- Existing Road Telecommunications
- Proposed Road Other
- Existing Road Other

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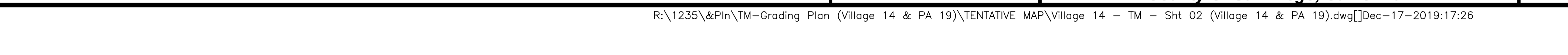
Age (years)	Percentage (%)
18	10
20	25
25	45
30	65
35	75
40	85
45	90
50	95
55	95
60	95
65	95

JFS 555-070-01

PHASING

 APPROXIMATE GEOGRAPHIC P

AMENITIES FOR EACH PHASE WILL BE PROVIDED AS THE DEVELOPMENT PROGRESSES. THE SEQUENCE OF DEVELOPMENT IS NON-SEQUENTIAL. SEE SPECIFIC PLANS FOR DETAILS.

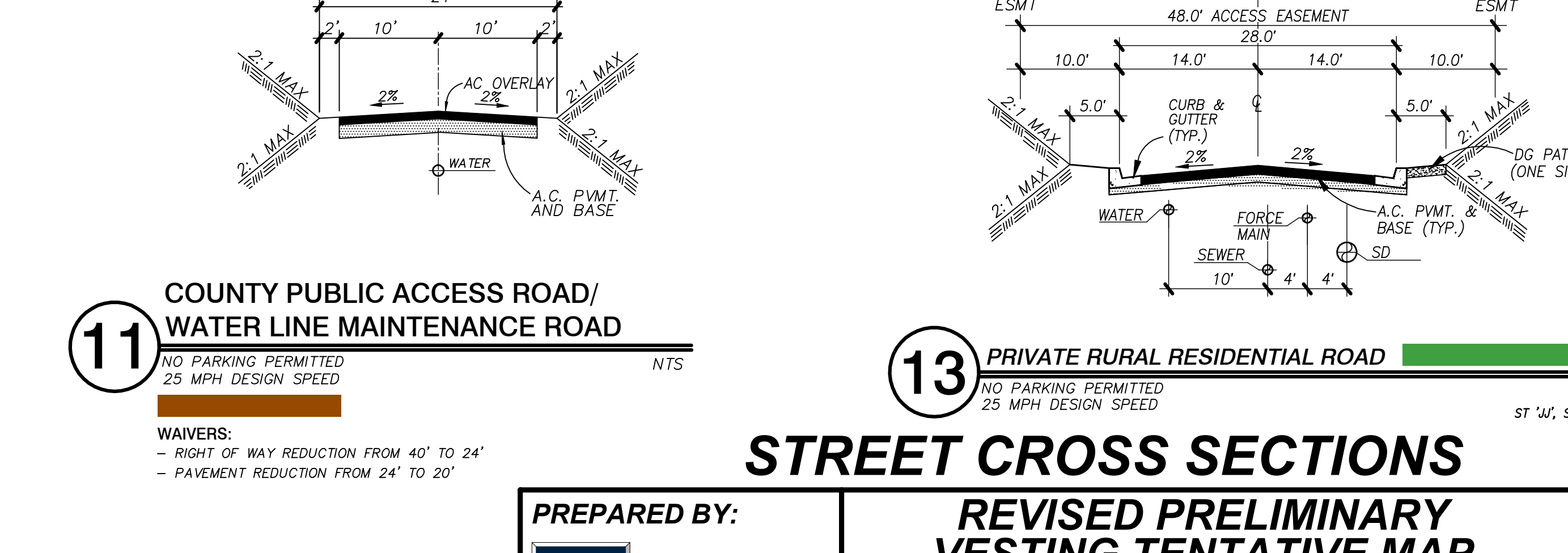
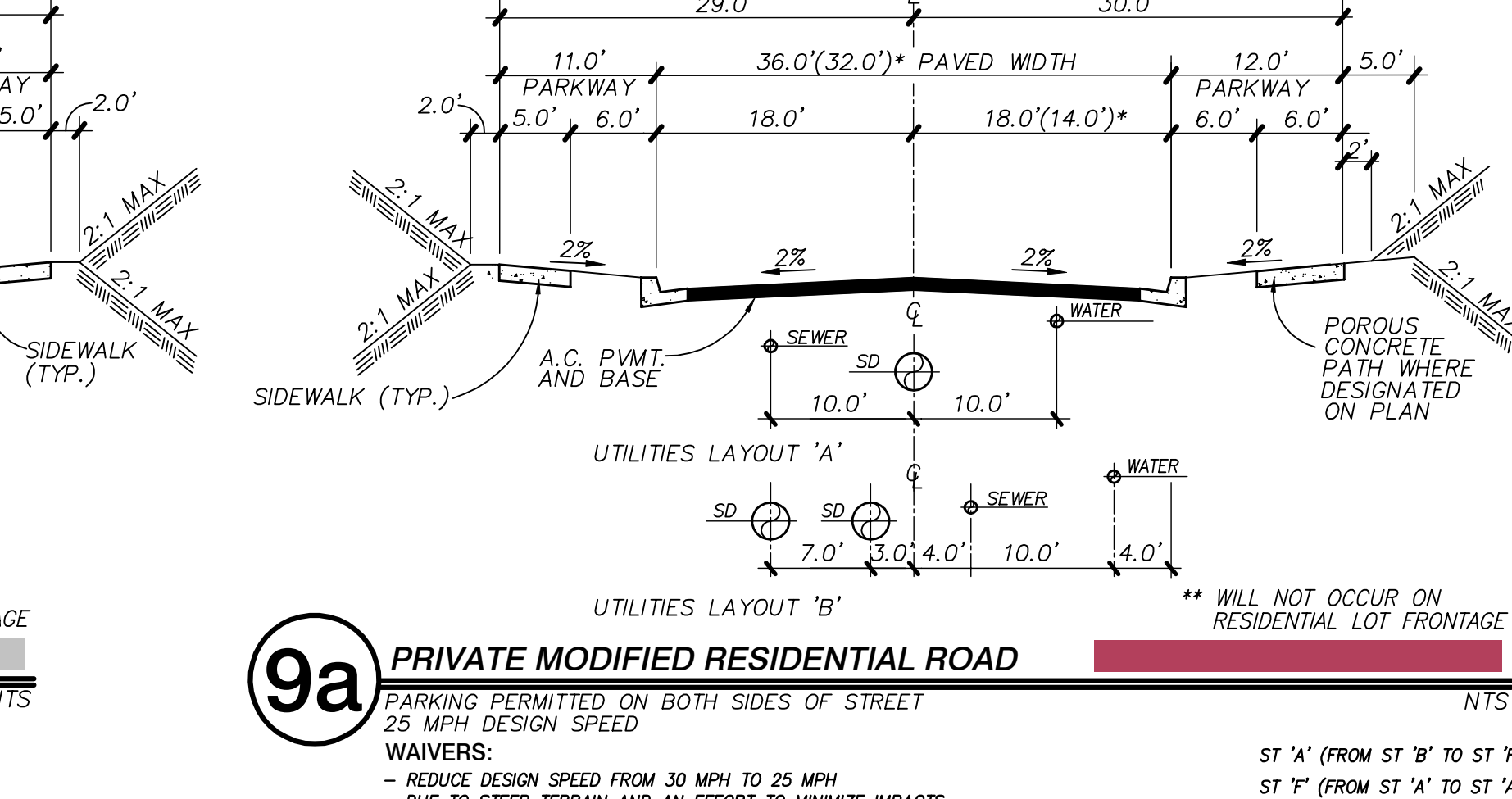
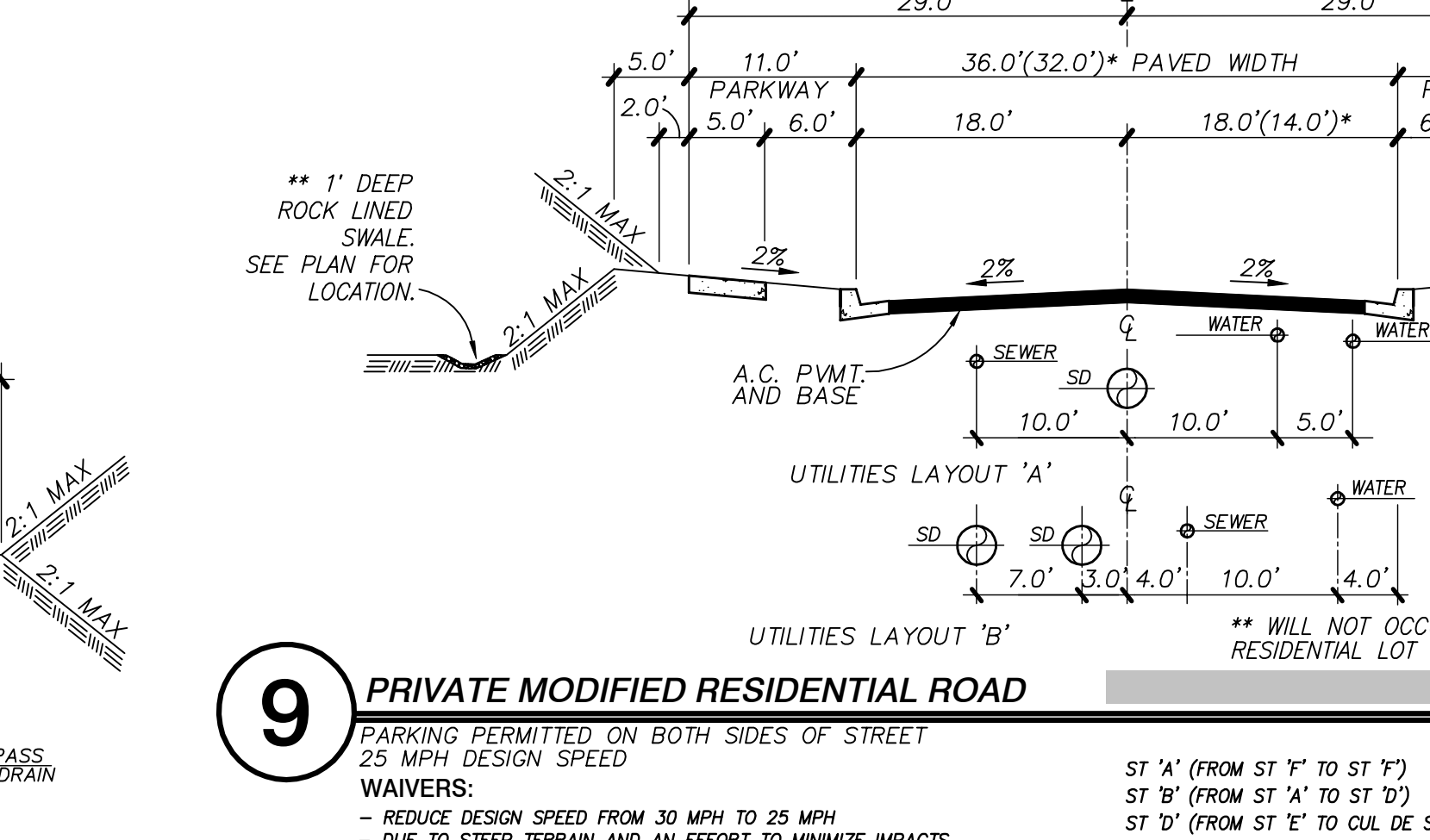
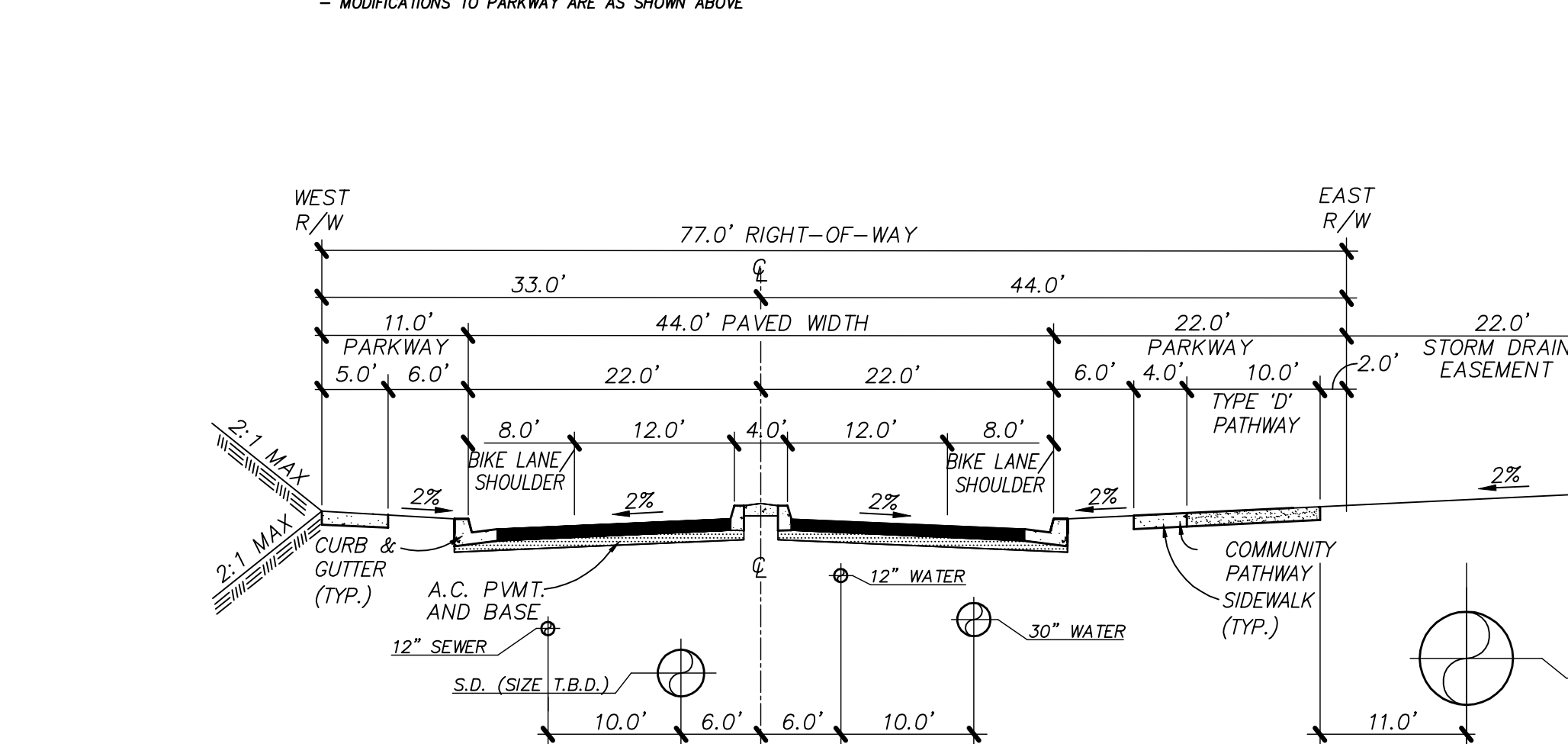
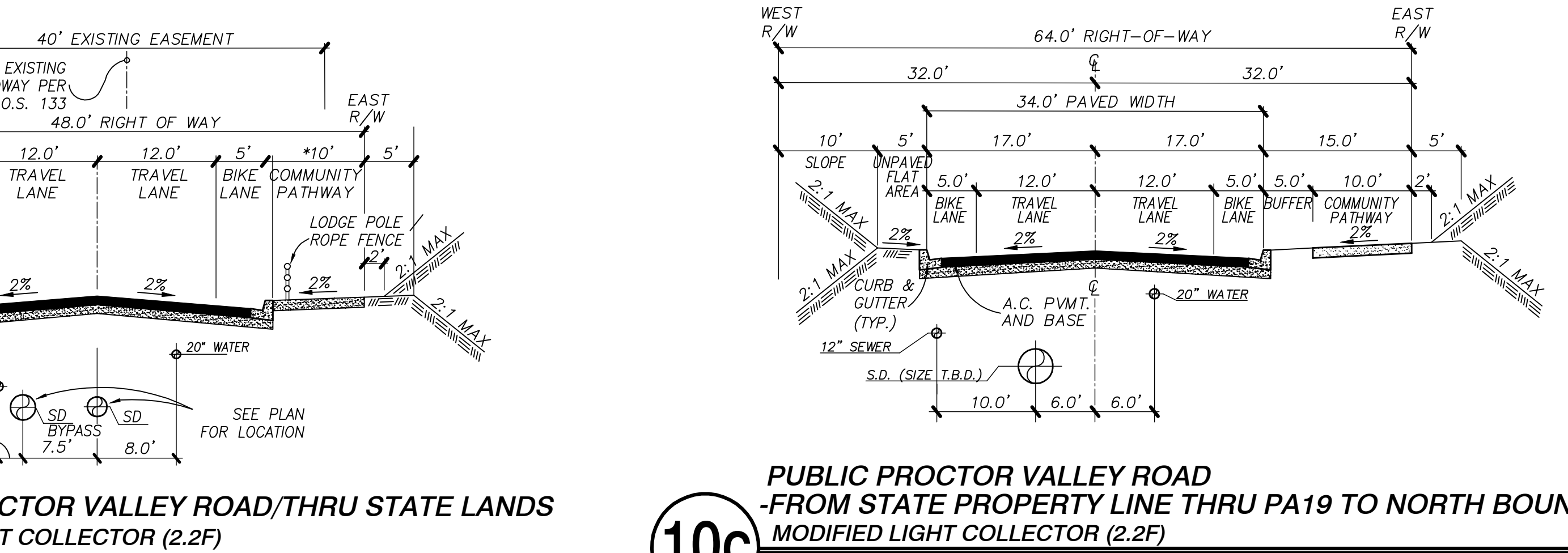
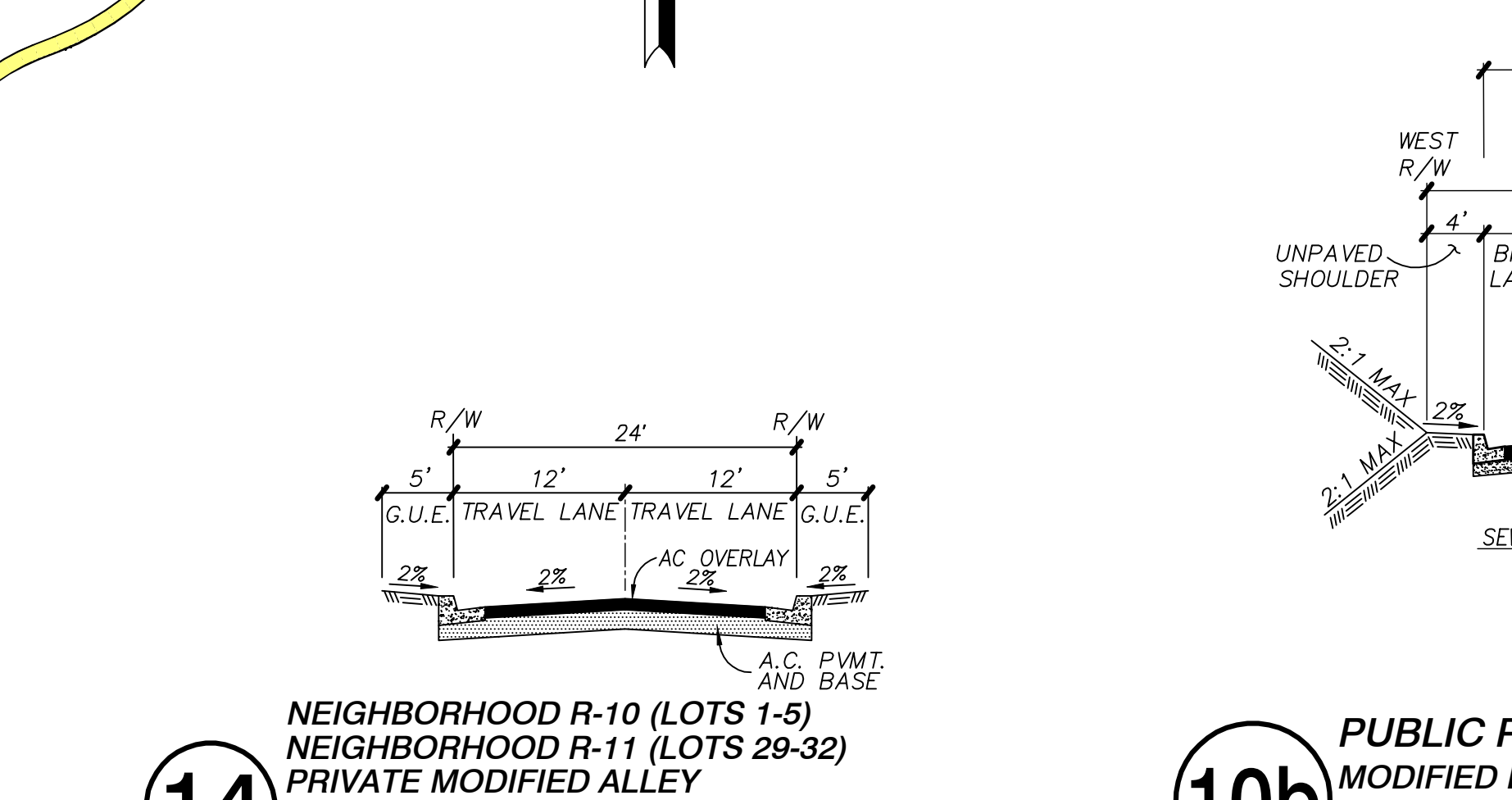
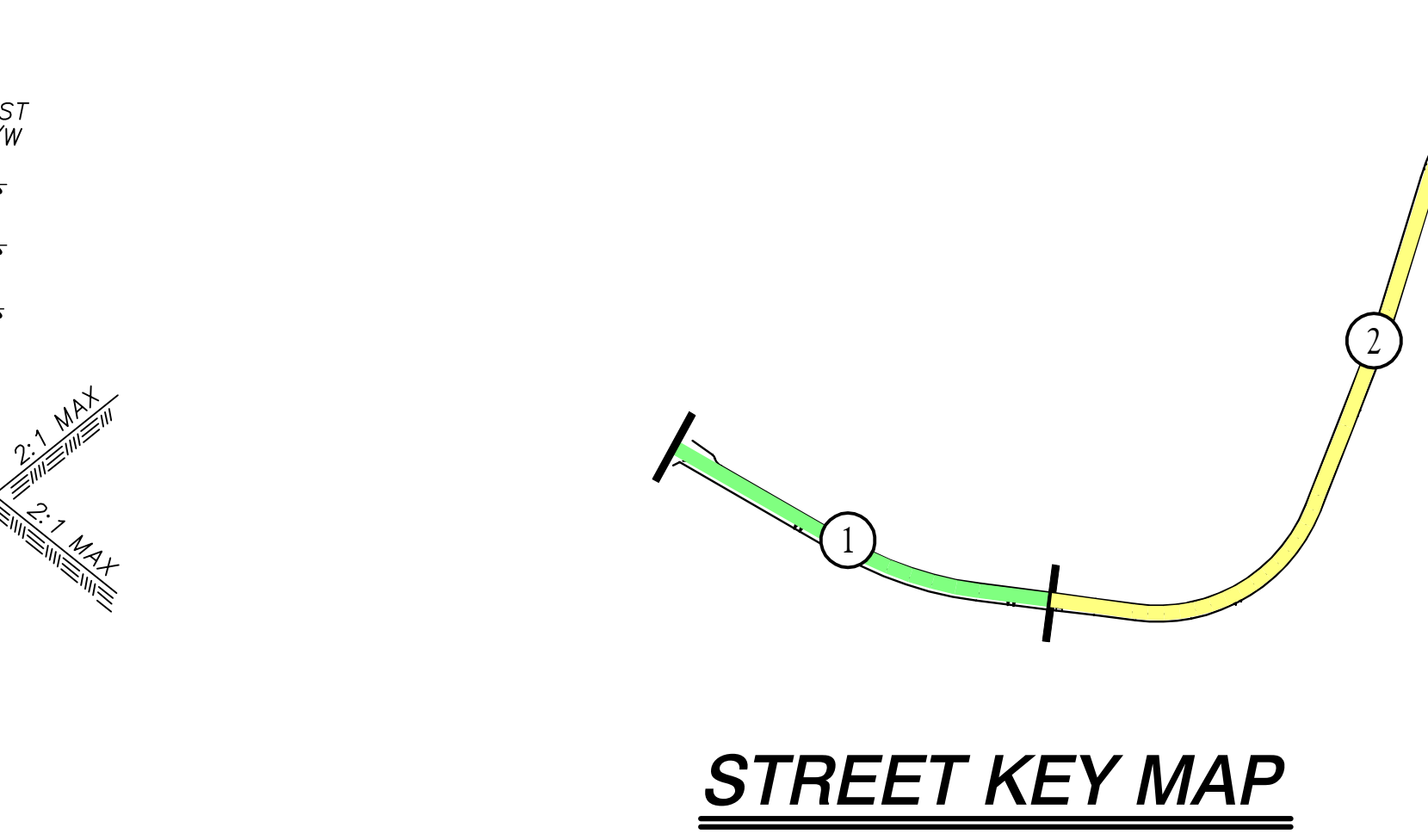
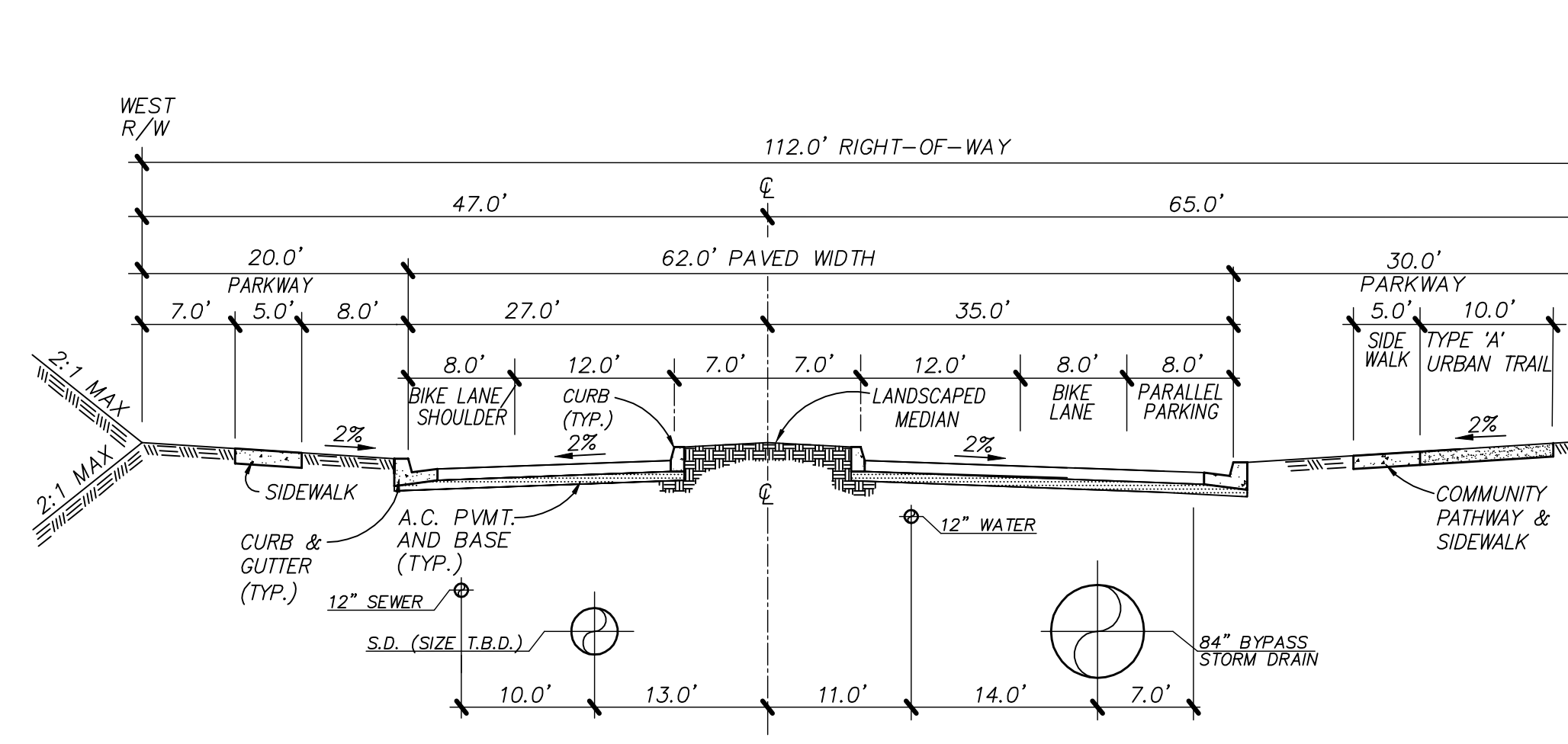
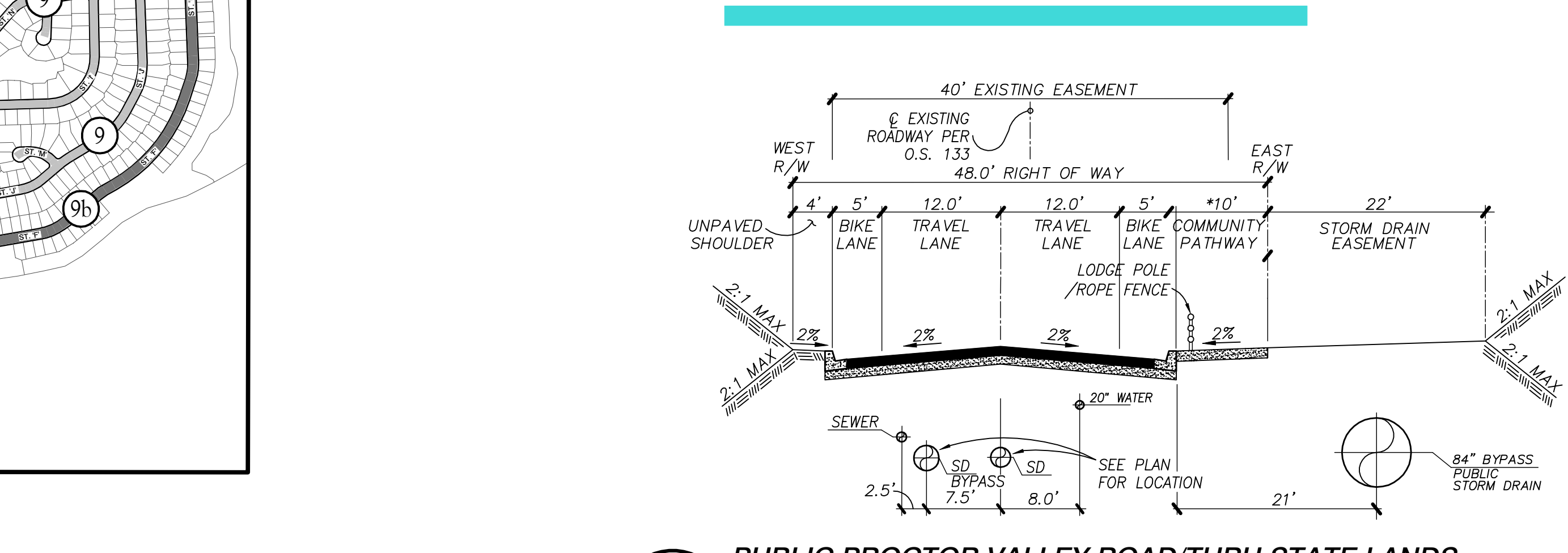
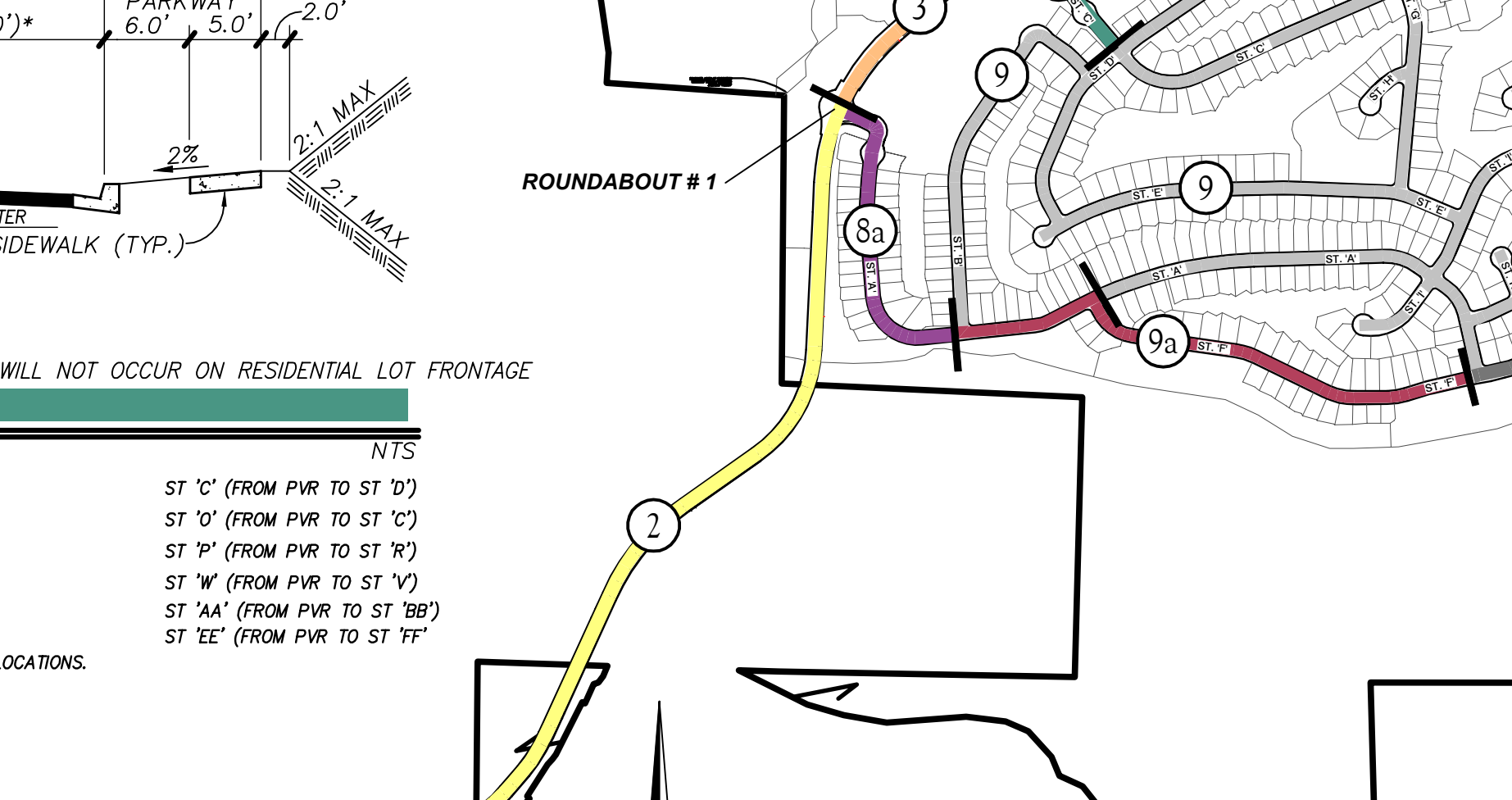
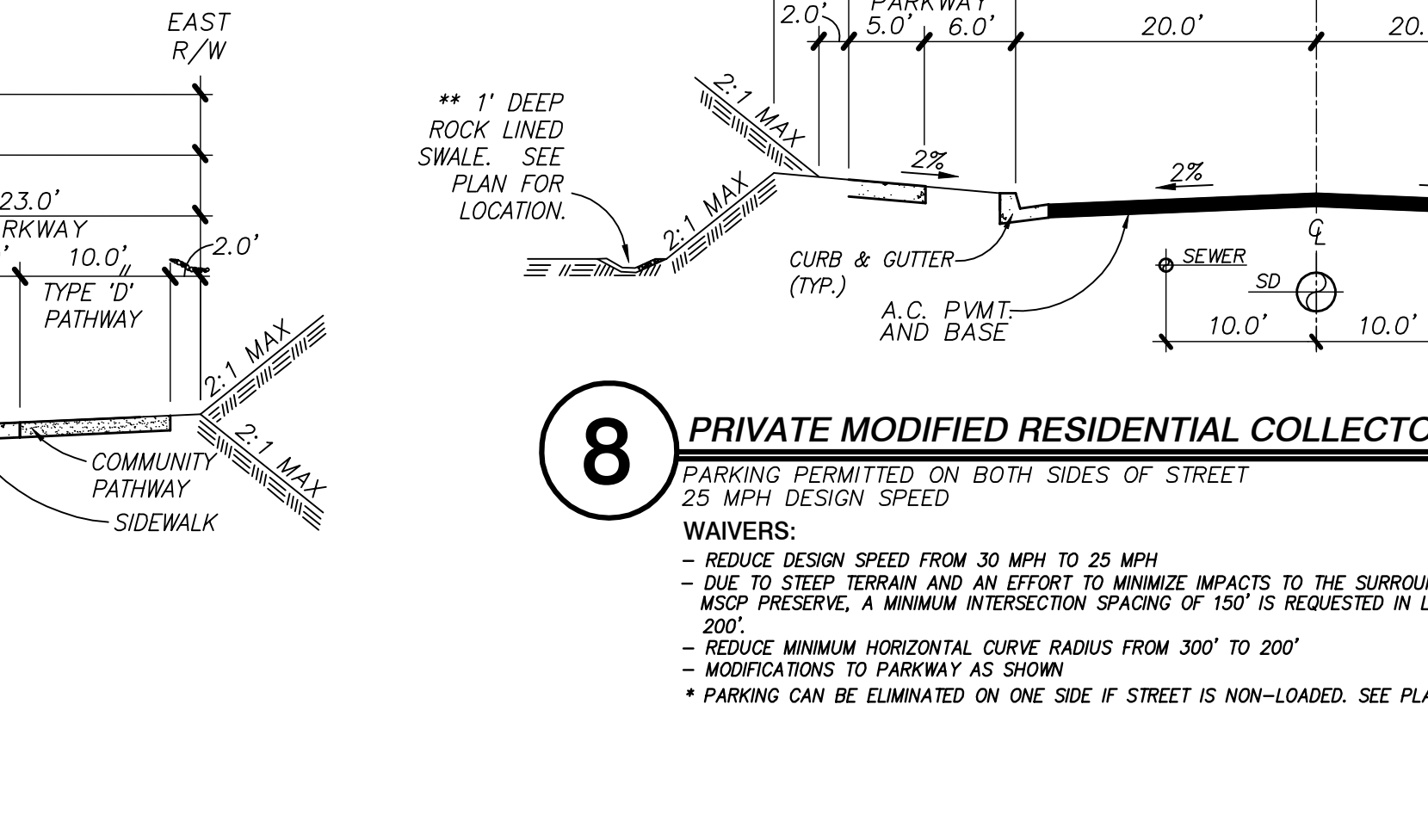
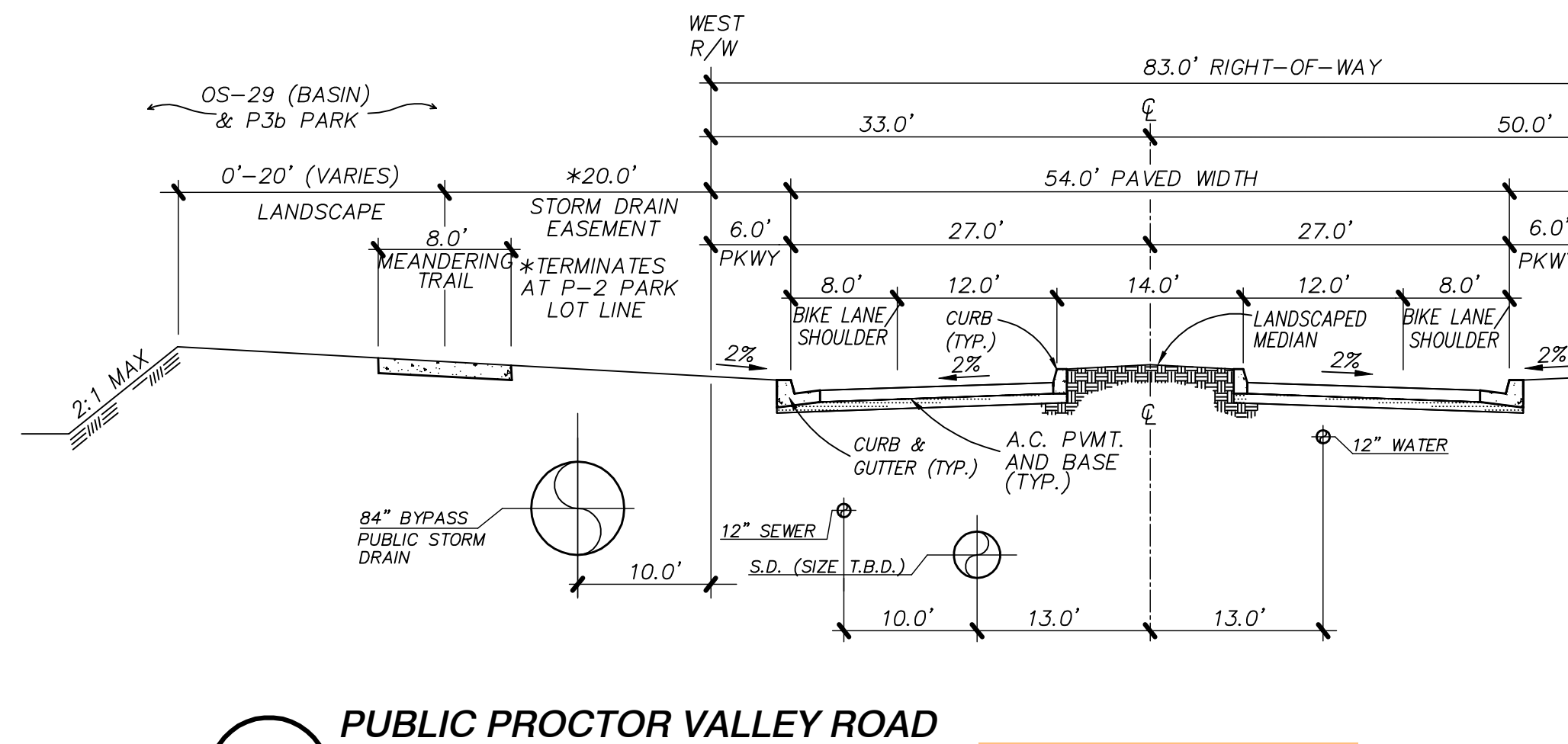
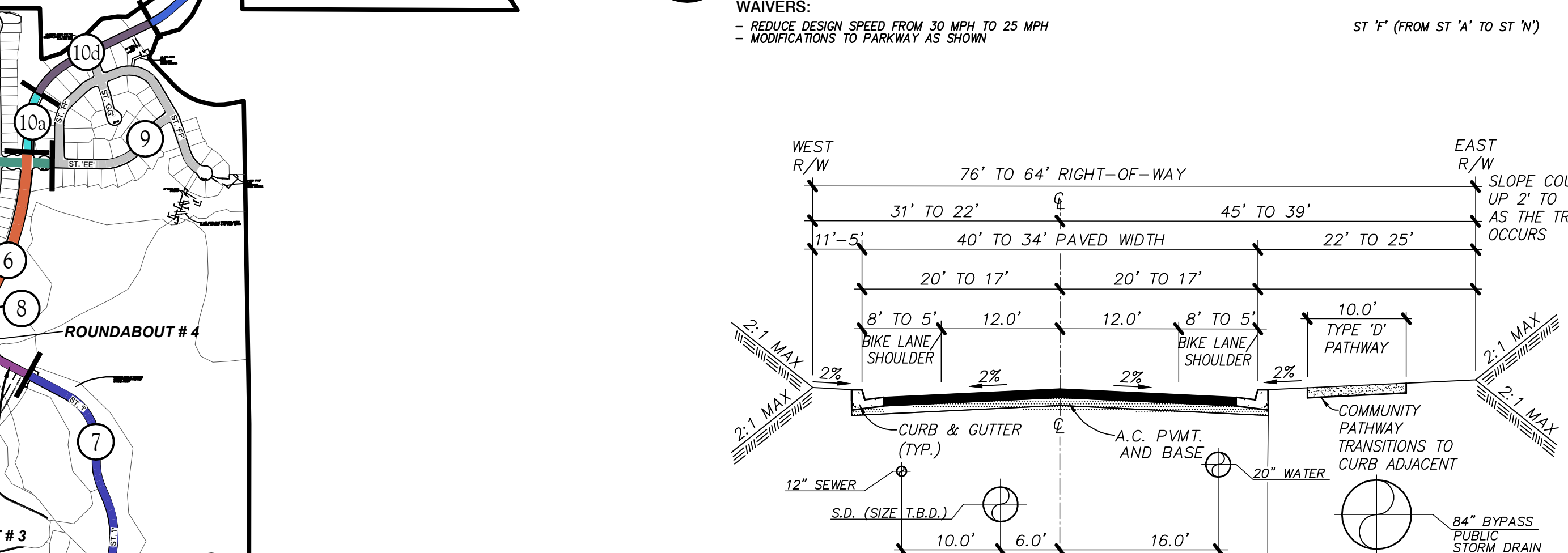
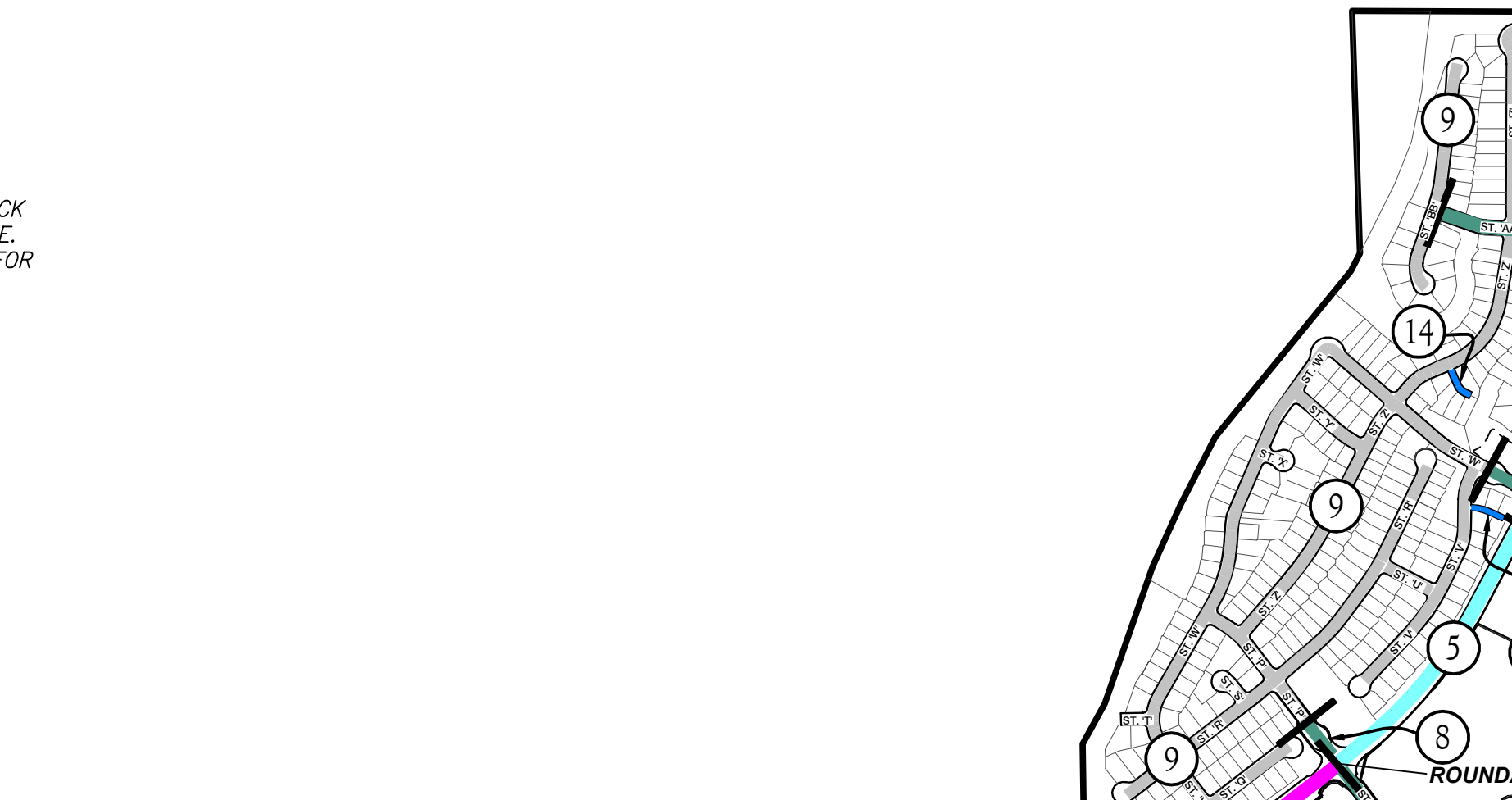
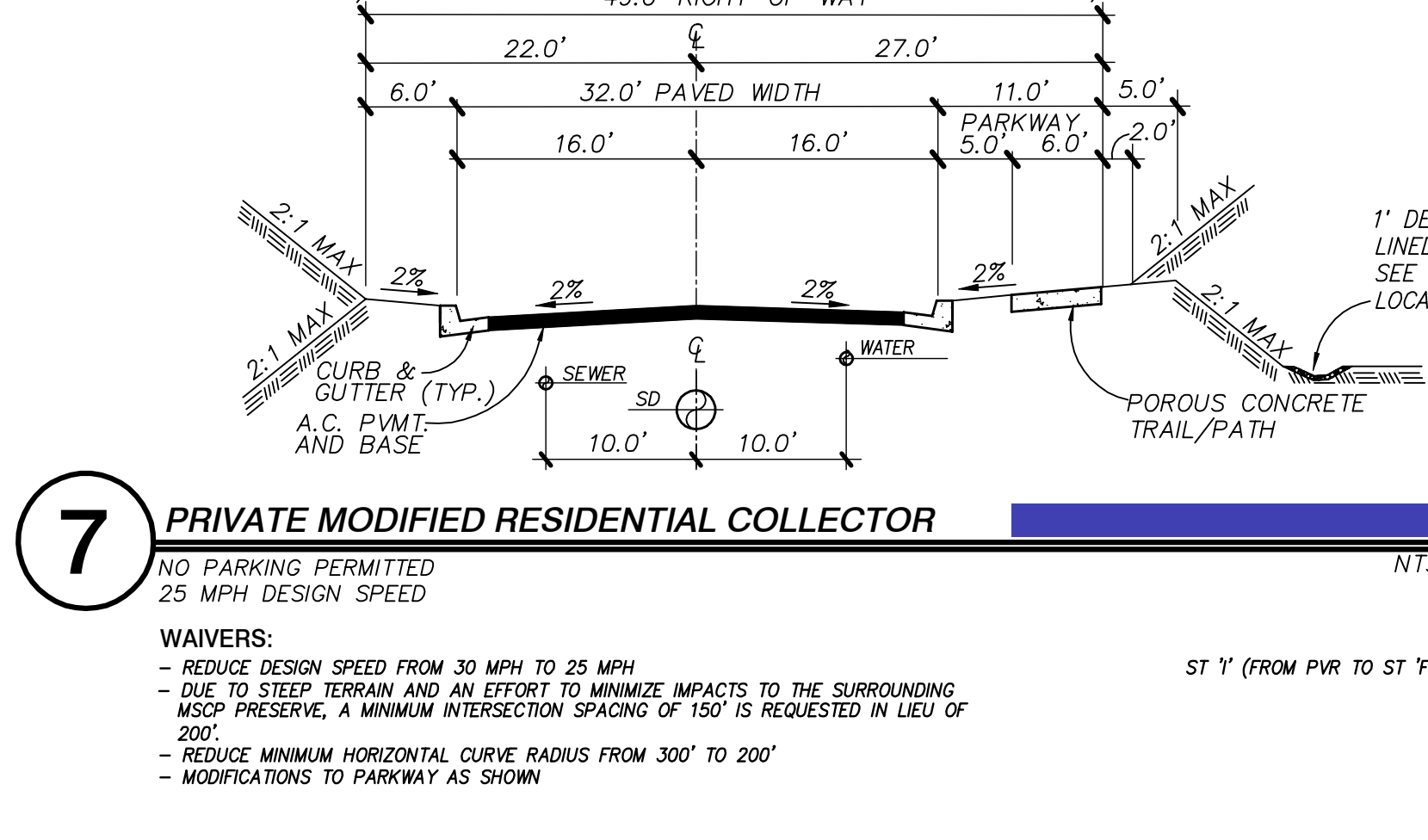
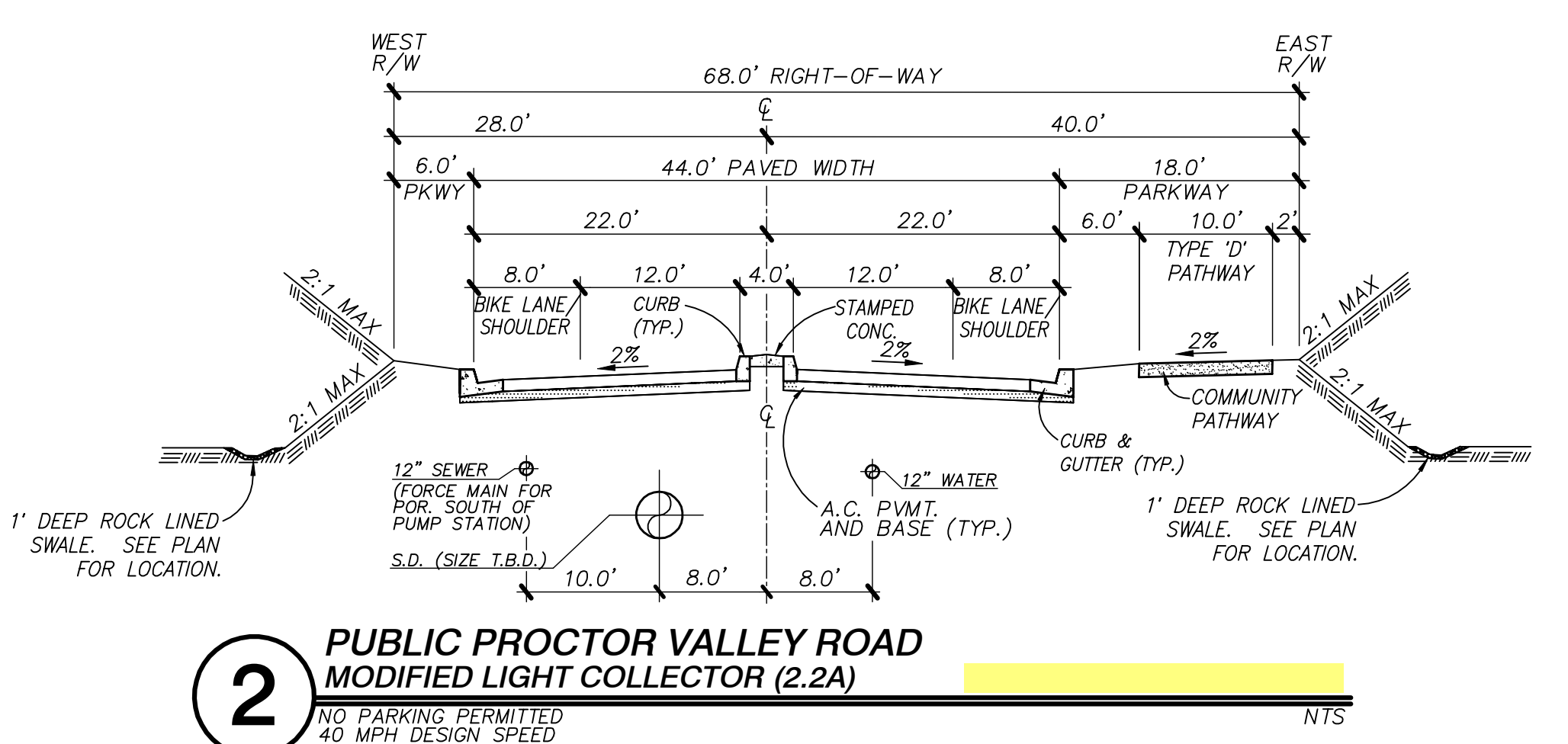
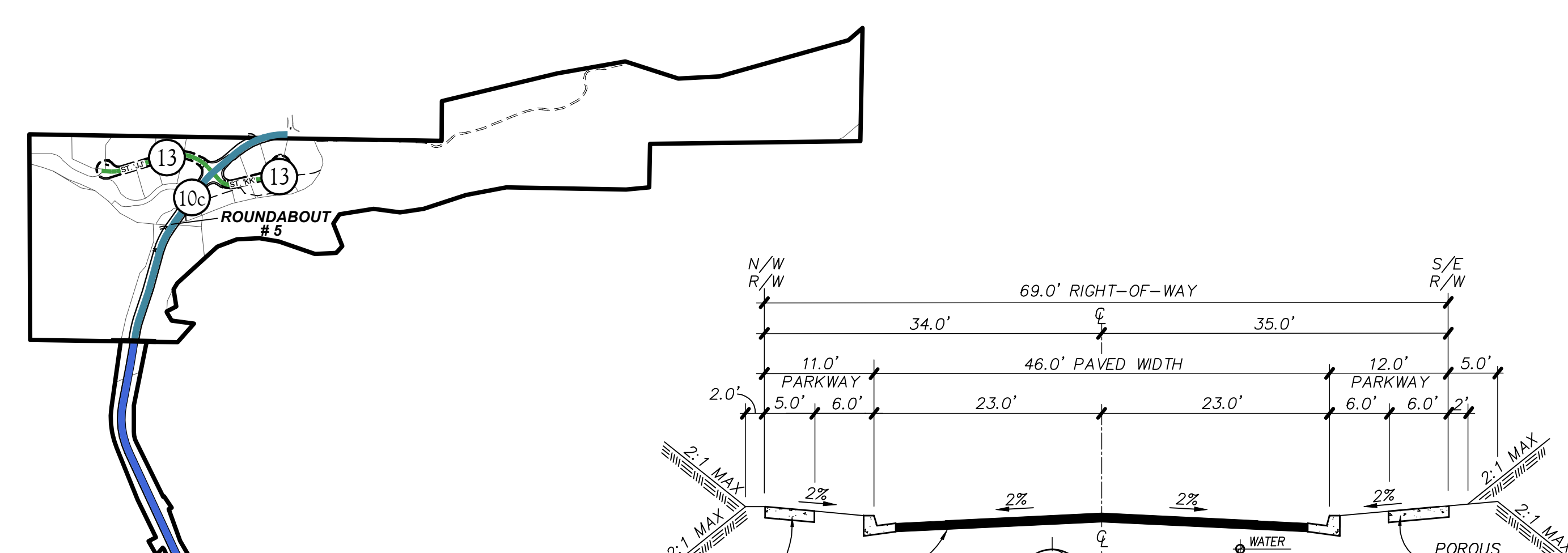
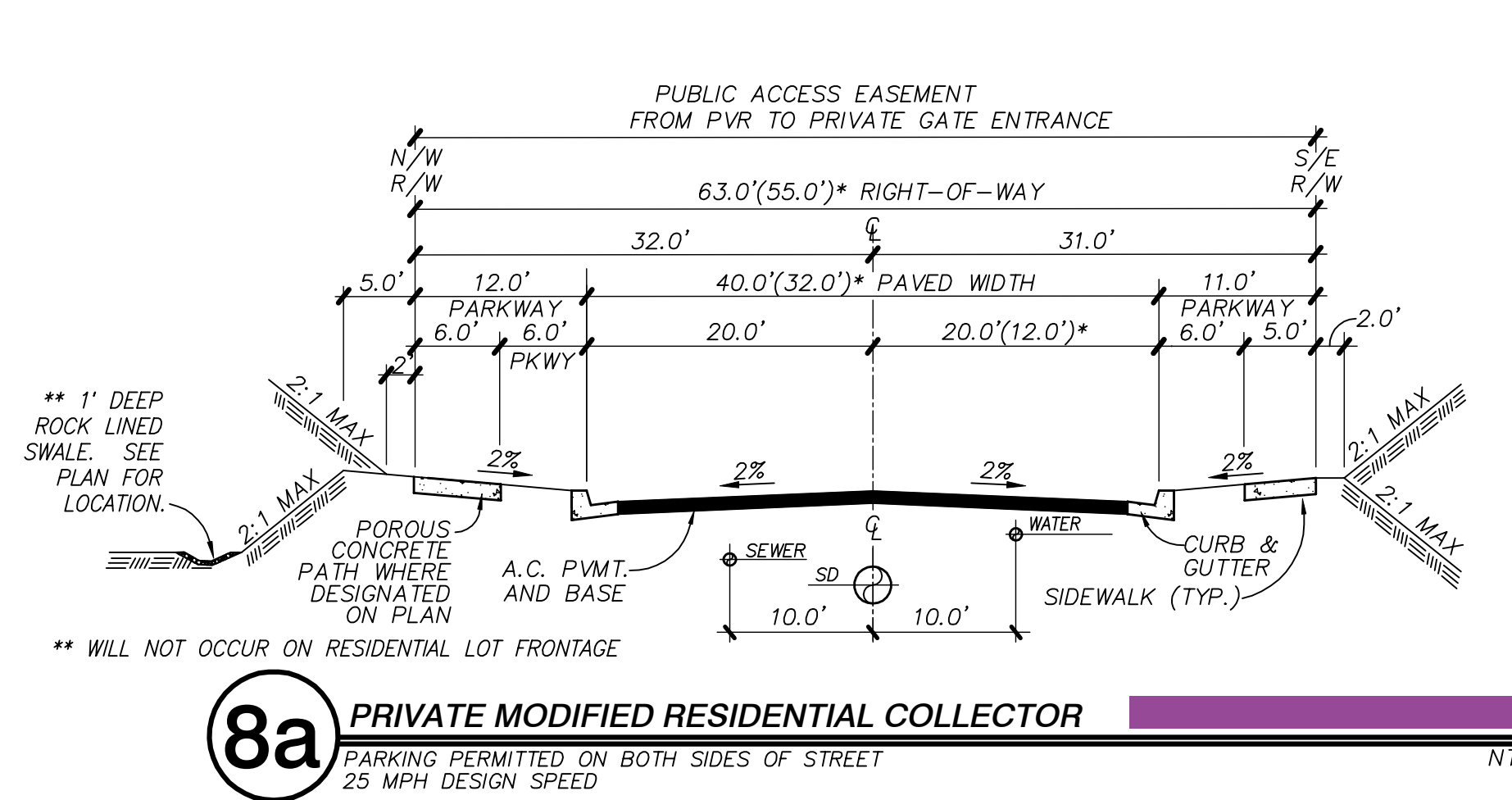
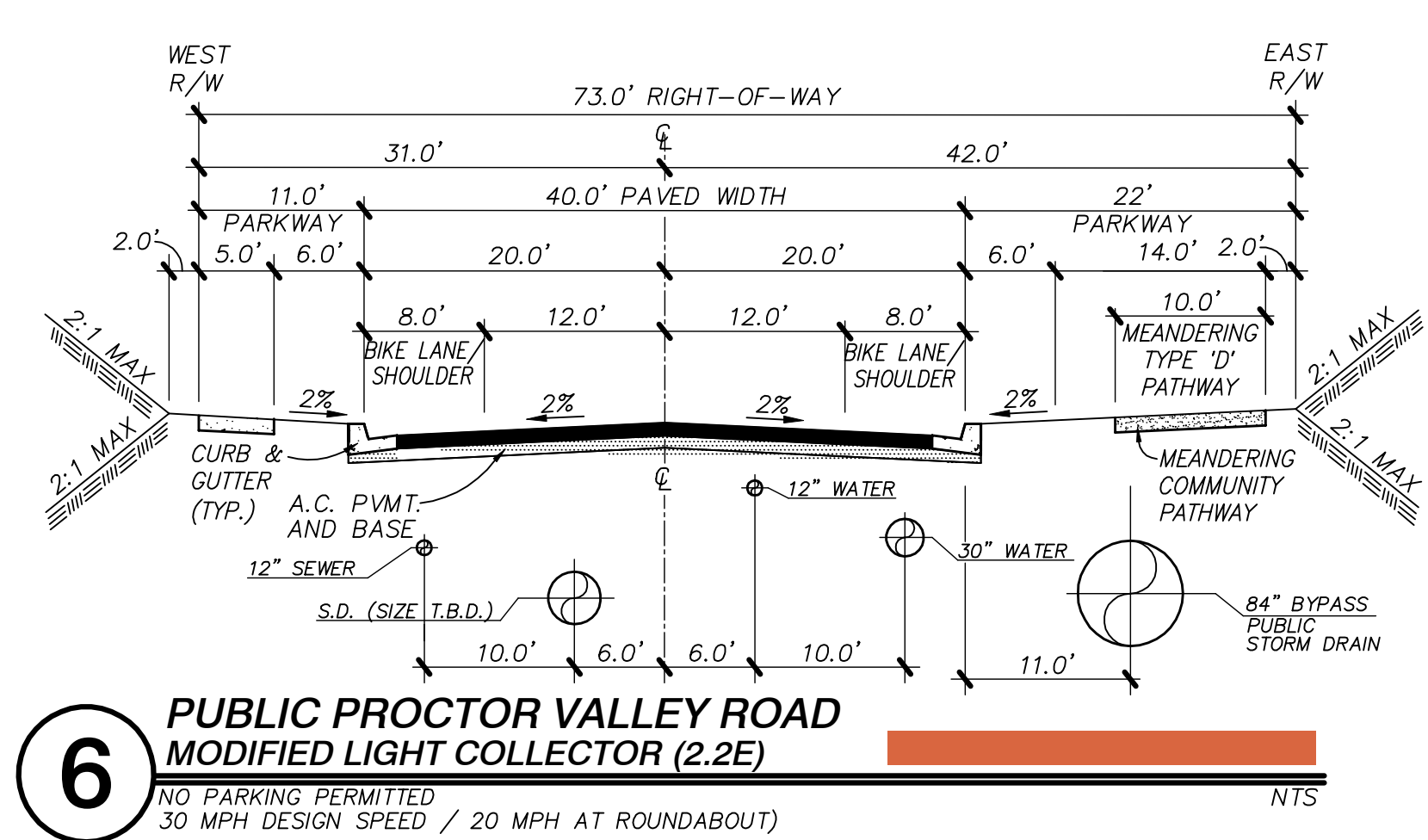
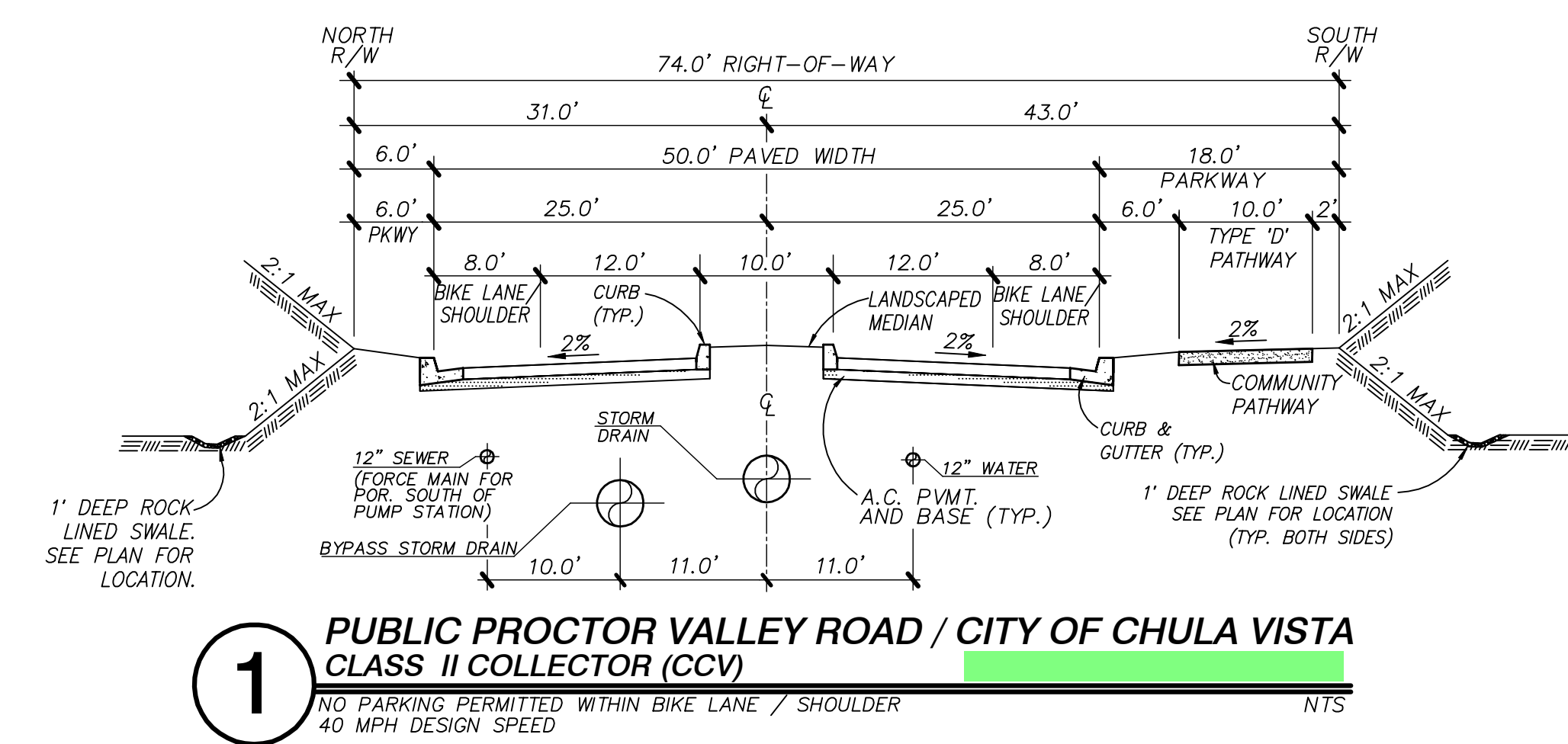


PREPARED BY:	REVISED PRELIMINARY	SHE
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PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(618)558-4500 · FX(618)558-1414

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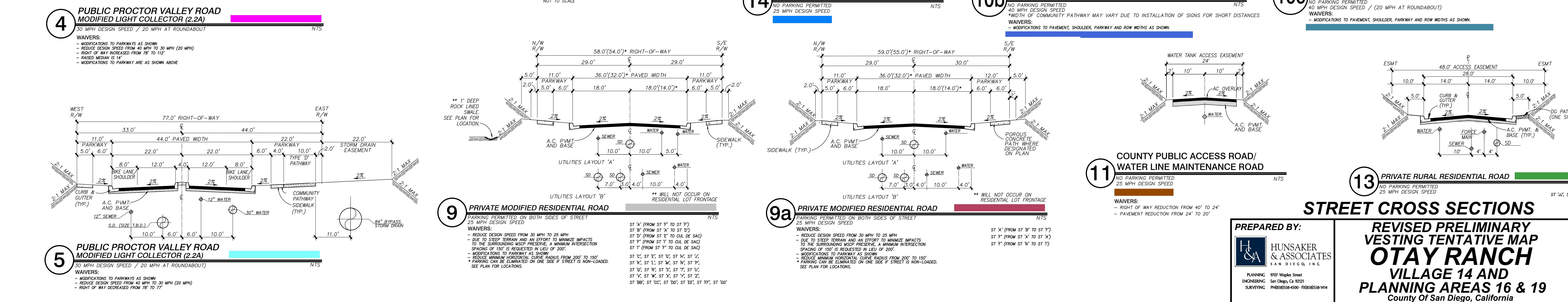


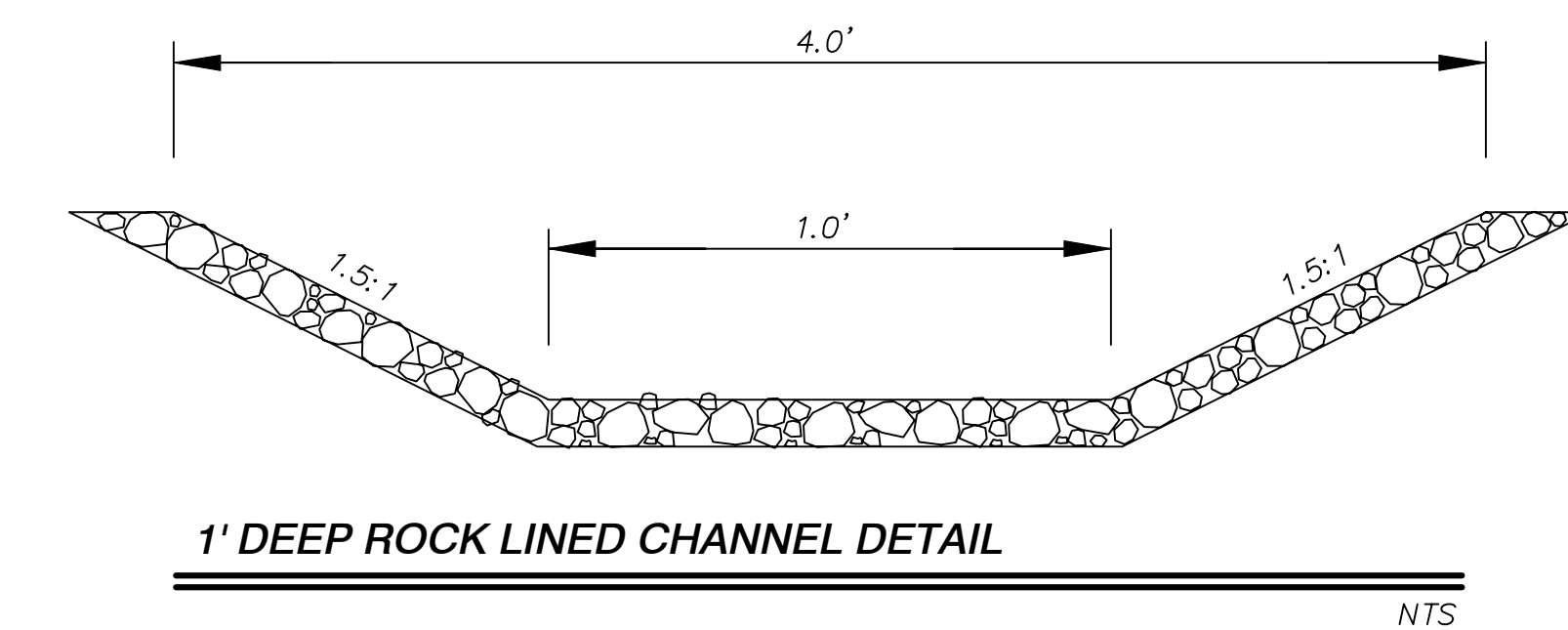
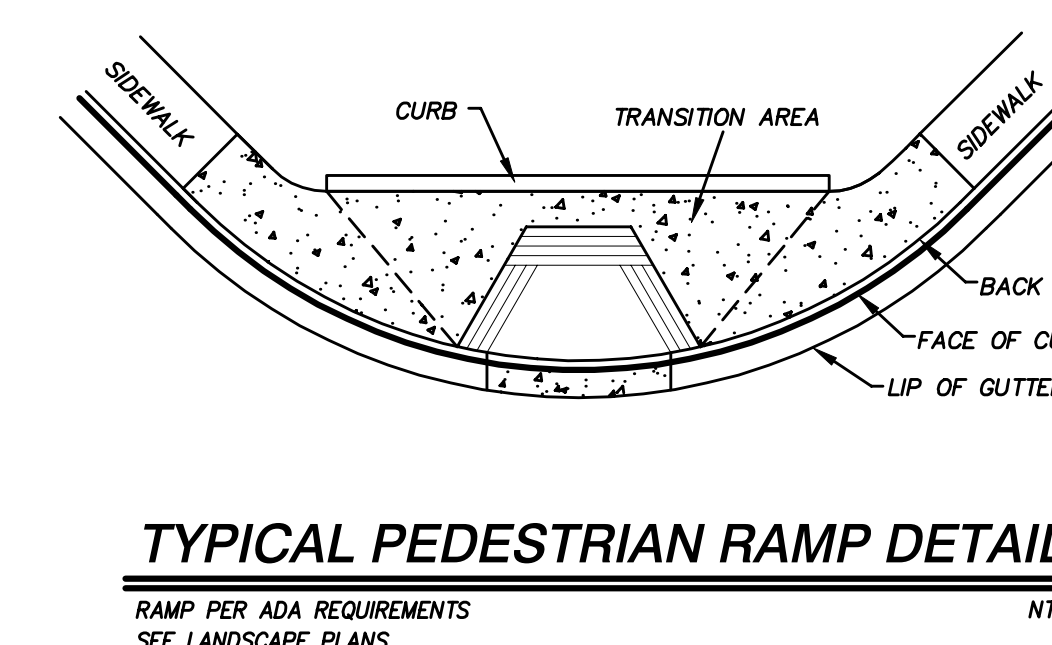
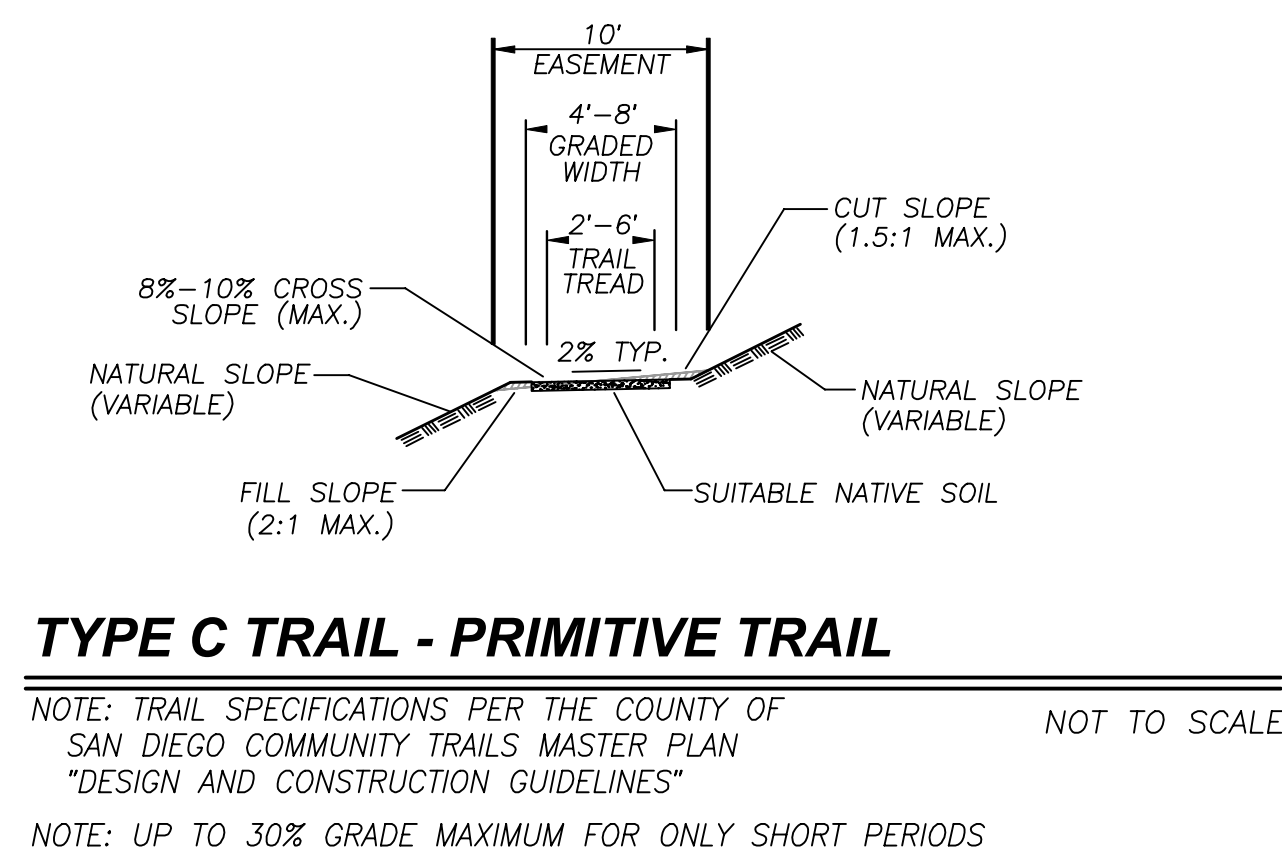
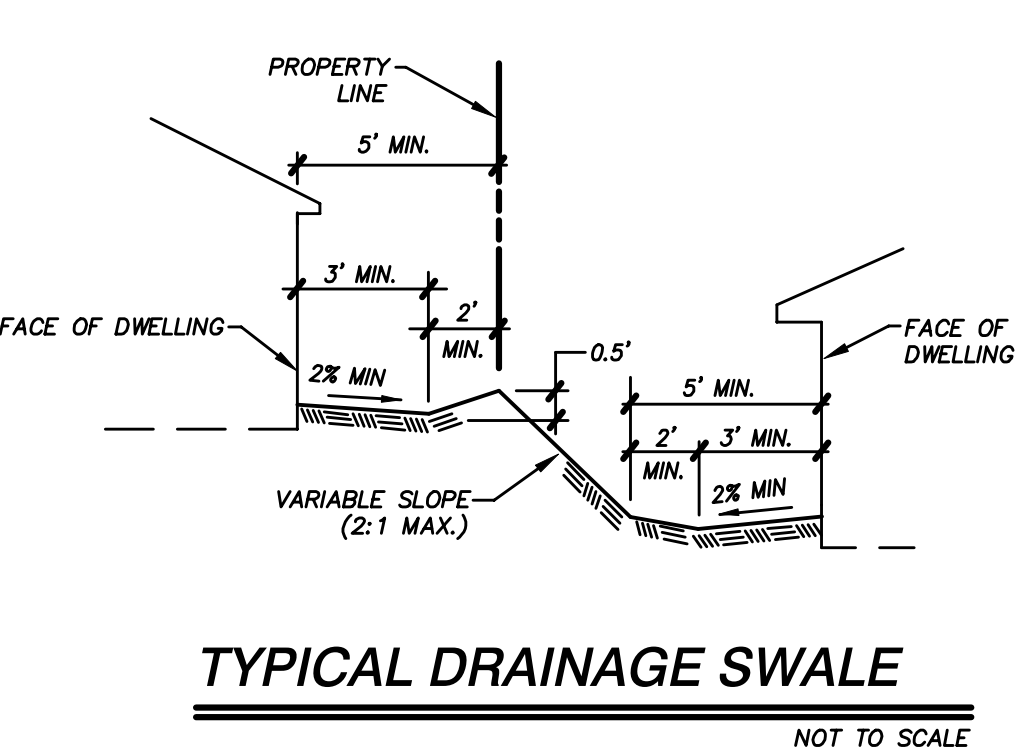
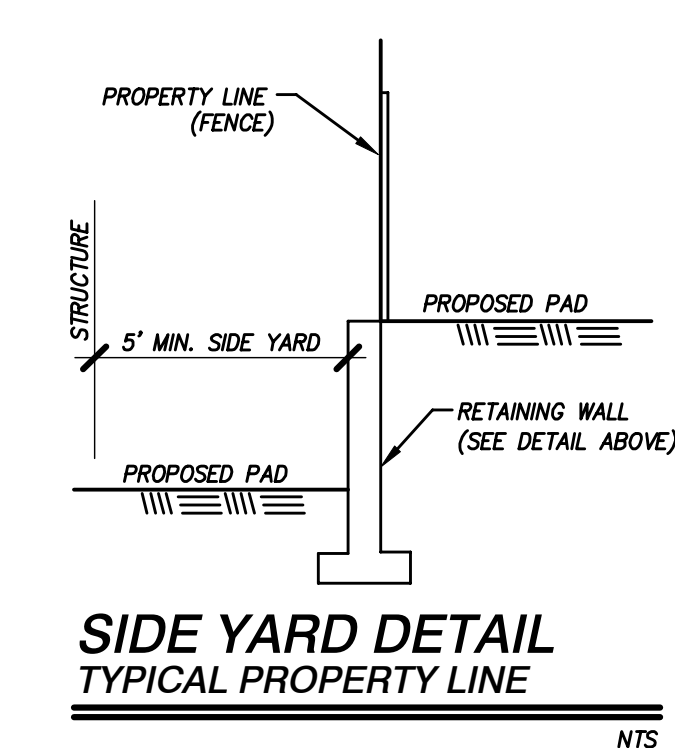
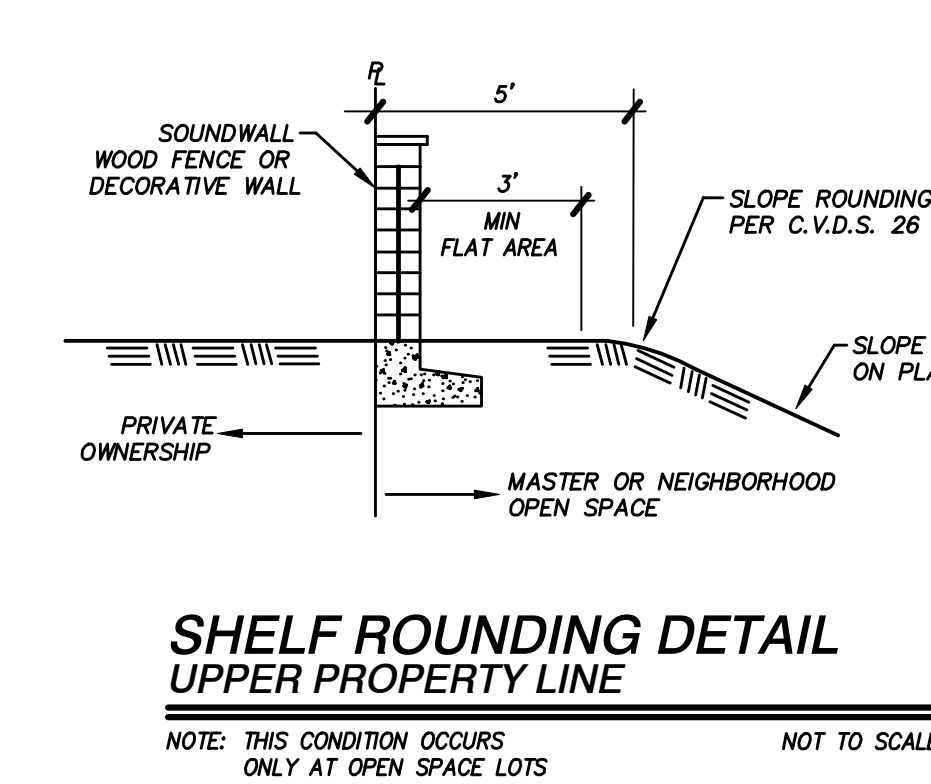
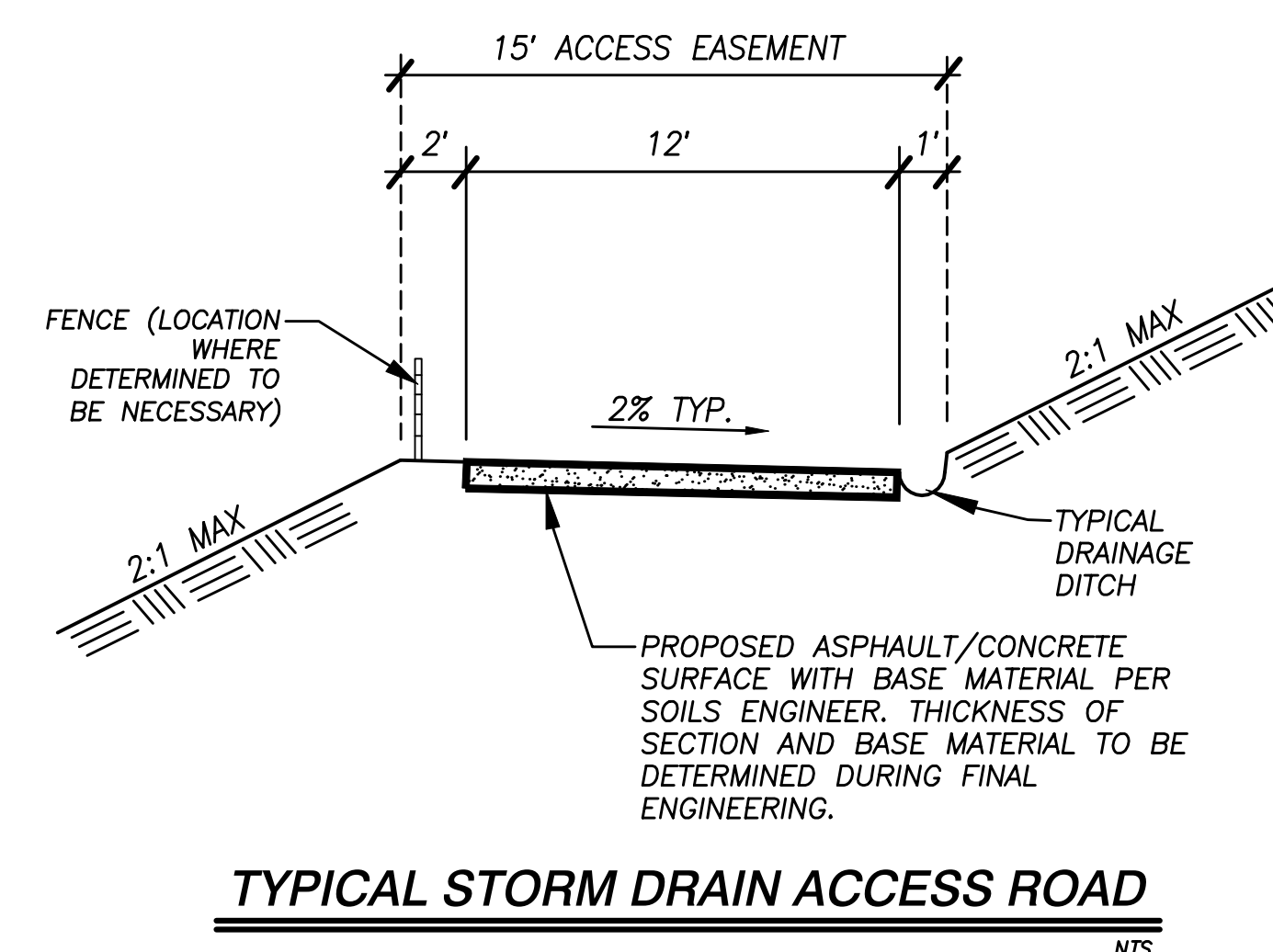
PREPARED BY:
 HUNSAKER & ASSOCIATES
 SAN DIEGO, CA

REVISD PRELIMINARY VESTING TENTATIVE MAP OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16 & 19
 County of San Diego, California

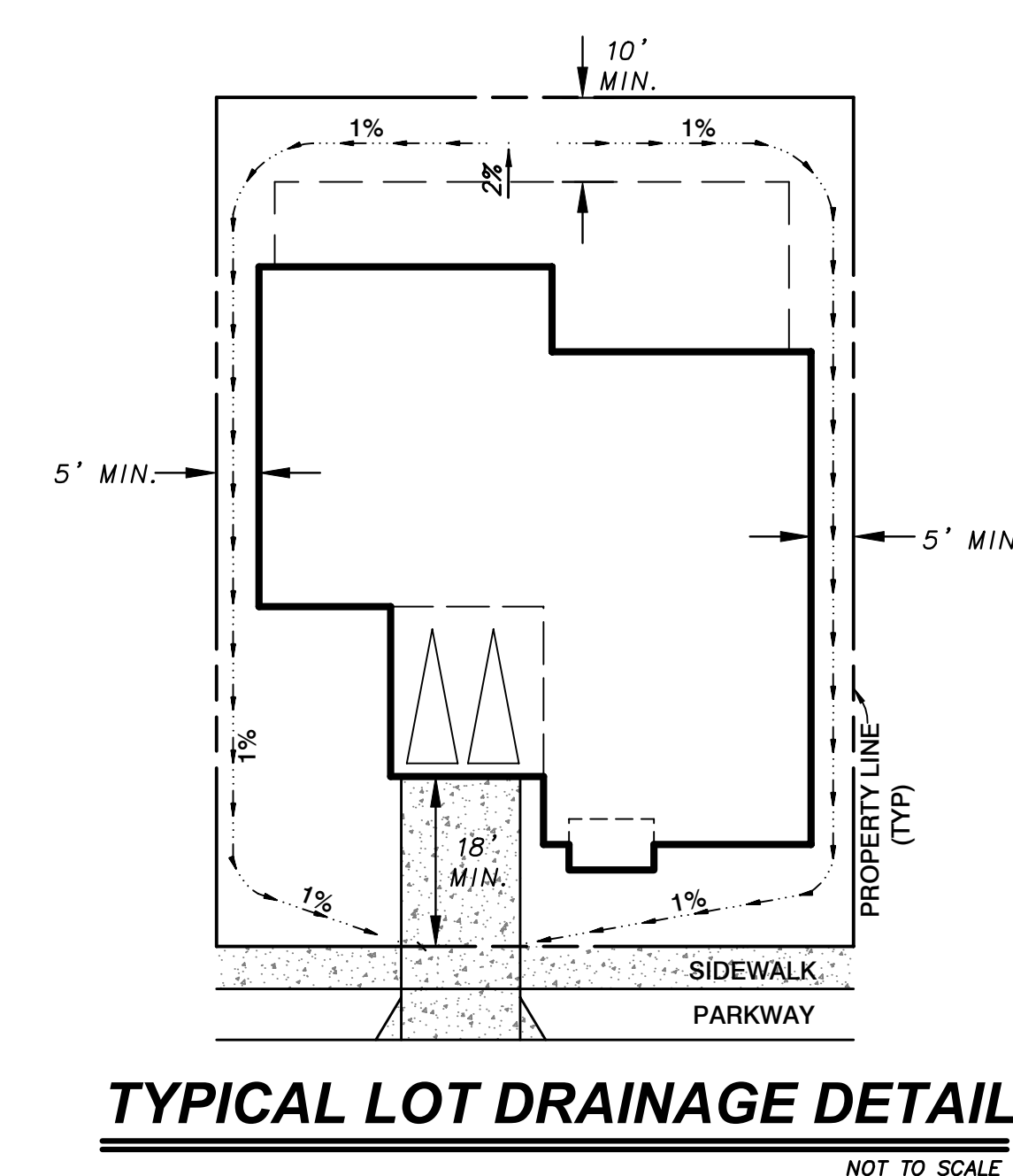
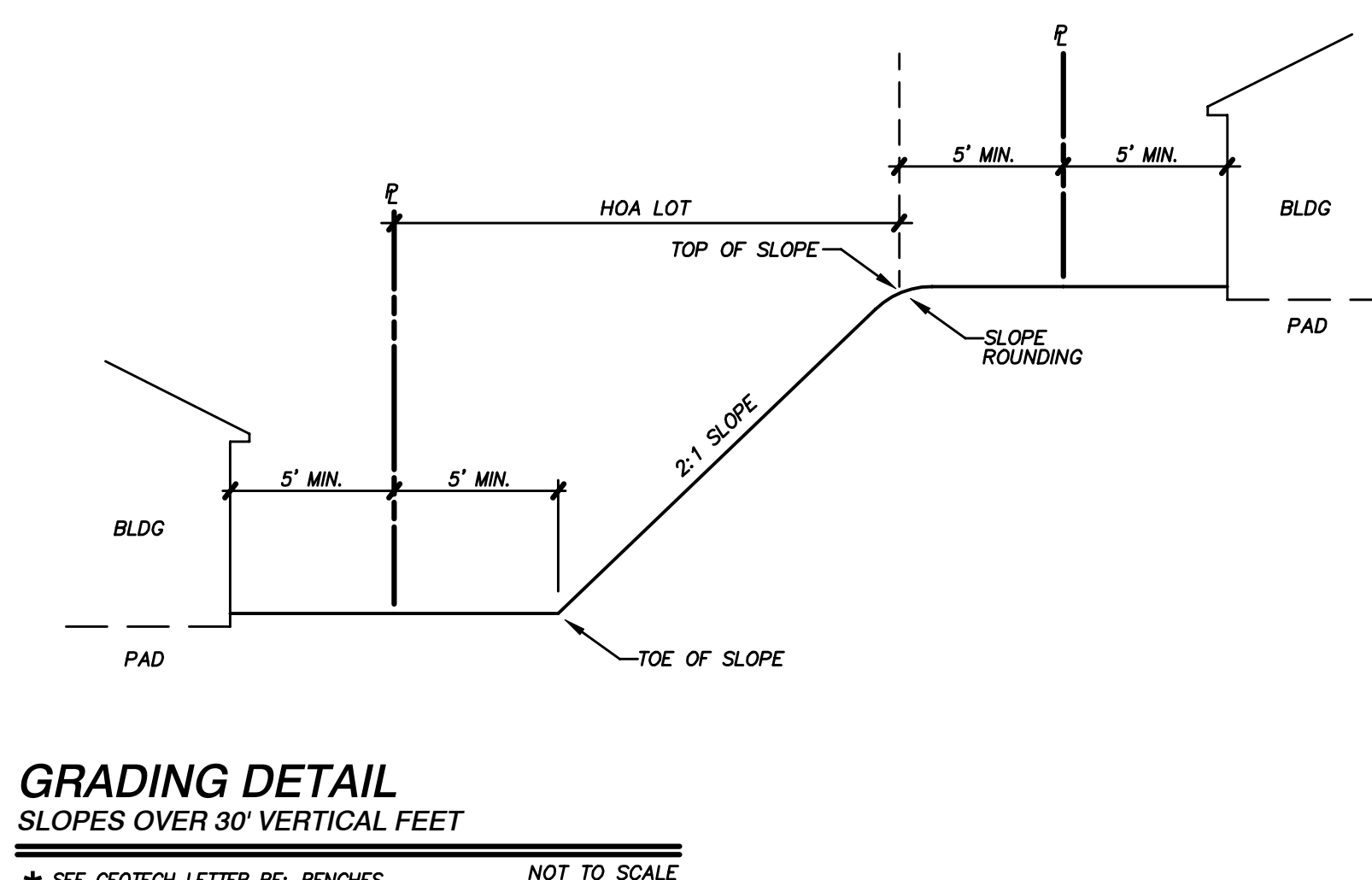
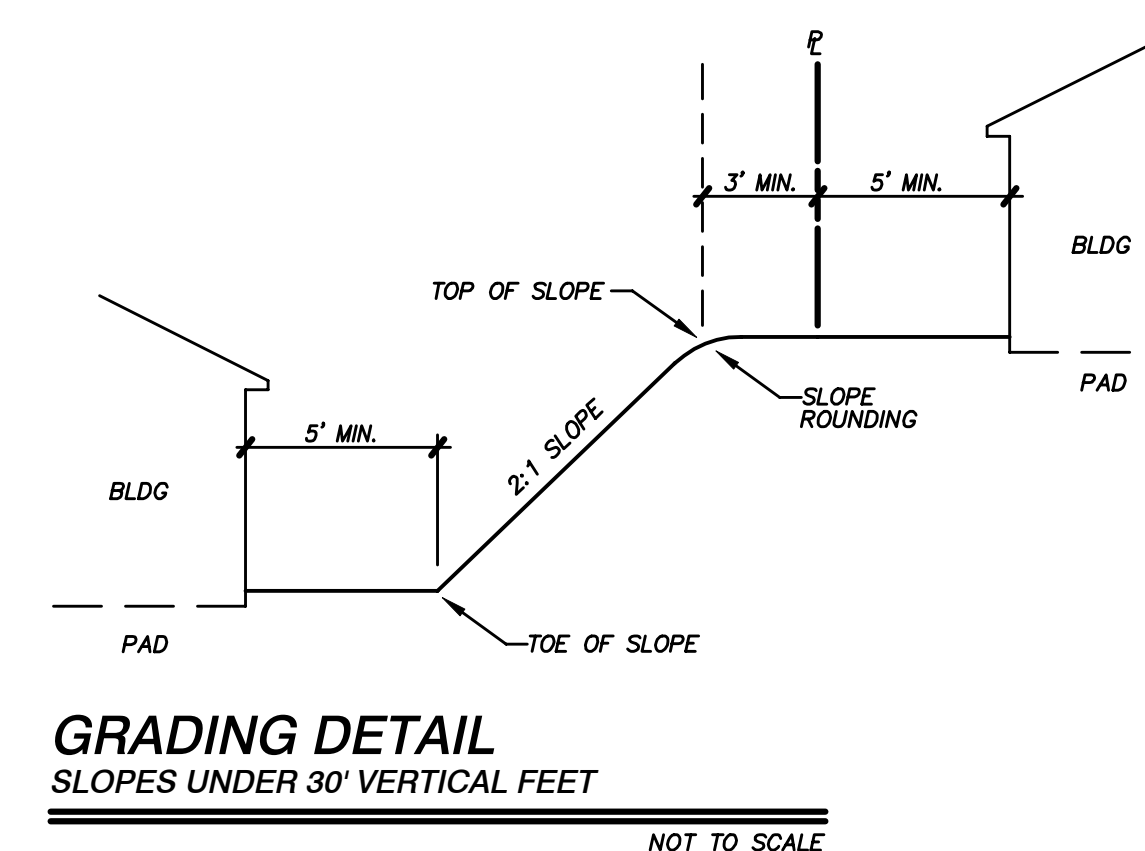
SHEET 3 OF 17

STREET KEY MAP





FIRE TRUCK DIMENSIONS
LENGTH - 41.92'
WIDTH - 9.83'
WHEEL BASE - 20.83'



SECTION 1804.3 SITE GRADING OF THE INTERNATIONAL BUILDING CODE (IBC) TO ALLOW FOR AN ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. TYPICAL LOT DRAINAGE TO BE REDUCED FROM 5% SLOPE AWAY FROM THE FOUNDATION TO A MINIMUM 2% SLOPE. ALSO, LOT DRAINAGE SWALE GRADE TO BE REDUCED FROM 2% TO 1%.

DETAILS

PREPARED BY:



**HUNSAKER
& ASSOCIATE**
SAN DIEGO, INC.

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ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1411

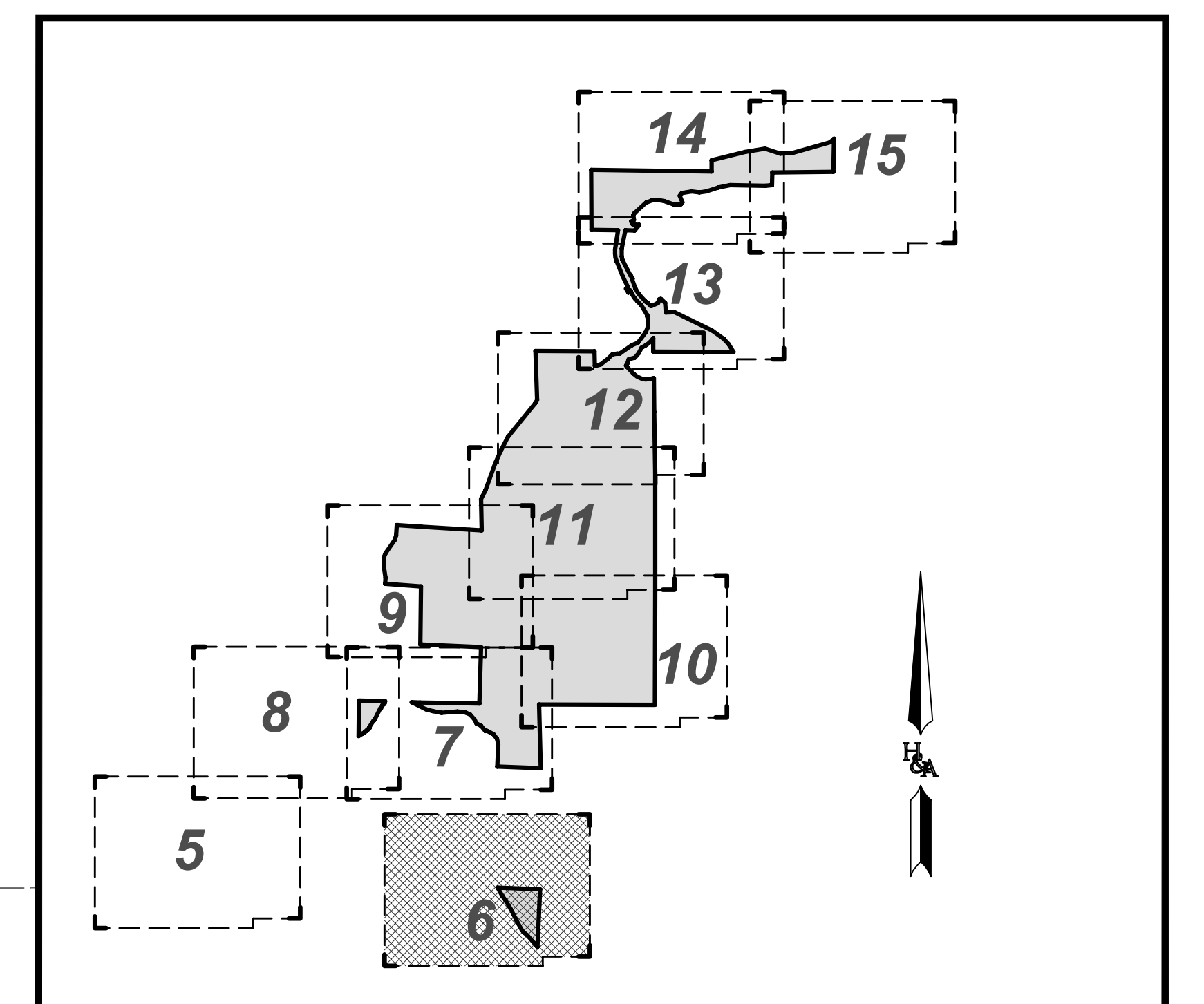
**REVISED PRELIMINARY
GRADING PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California**

SHEET
4
OF
17

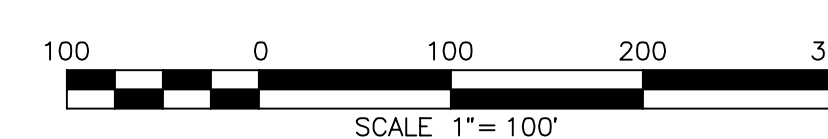


**MSCP
BOUNDARY**

OS-69



SHEET INDEX



**REVISED PRELIMINARY
VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California**

SHEET
6
OF
17

FOR	CONTINUATION	SEE	SHEET	NO.
				8

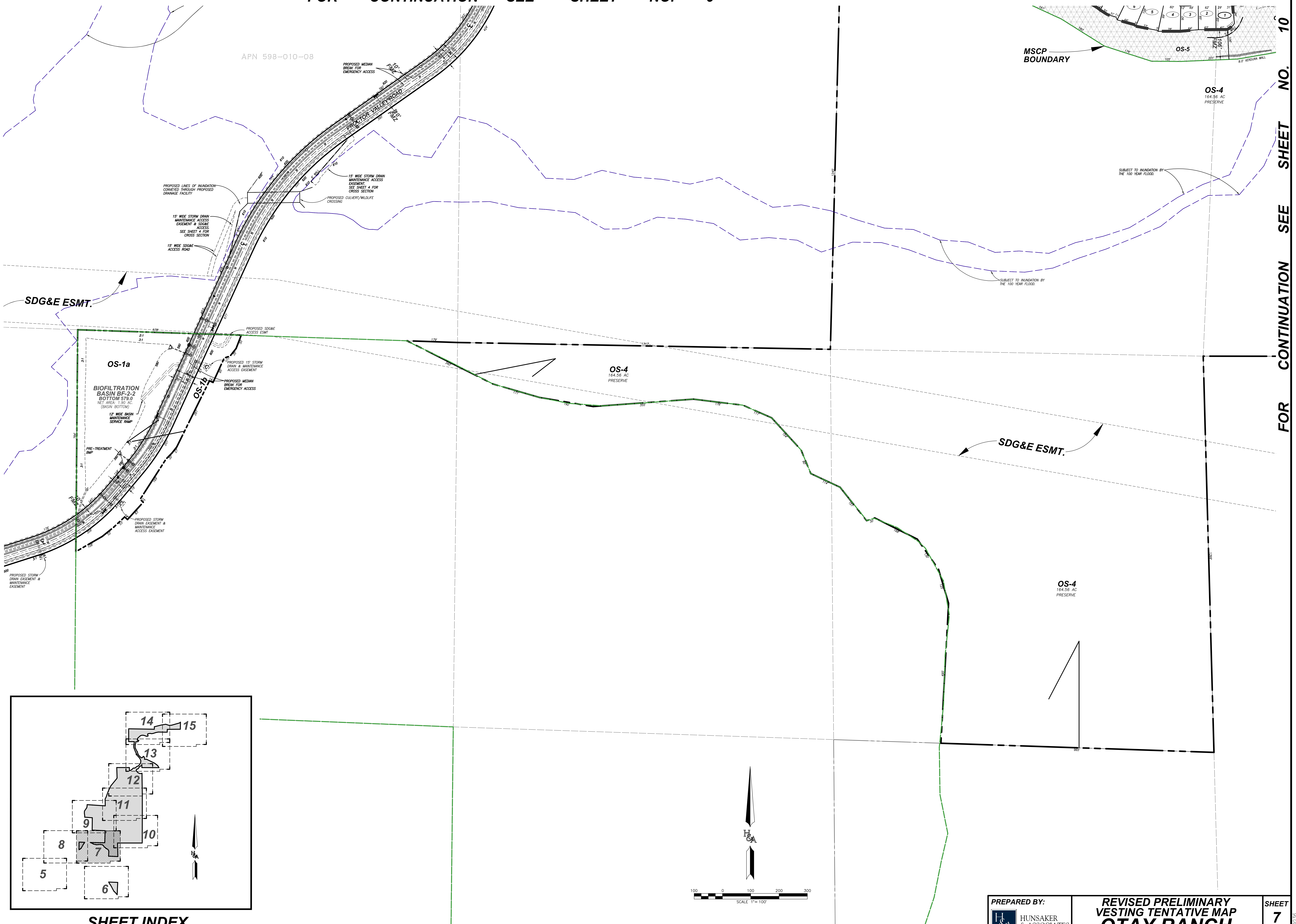
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SHEET

SEE

CONTINUATION

FOR



SHEET INDEX

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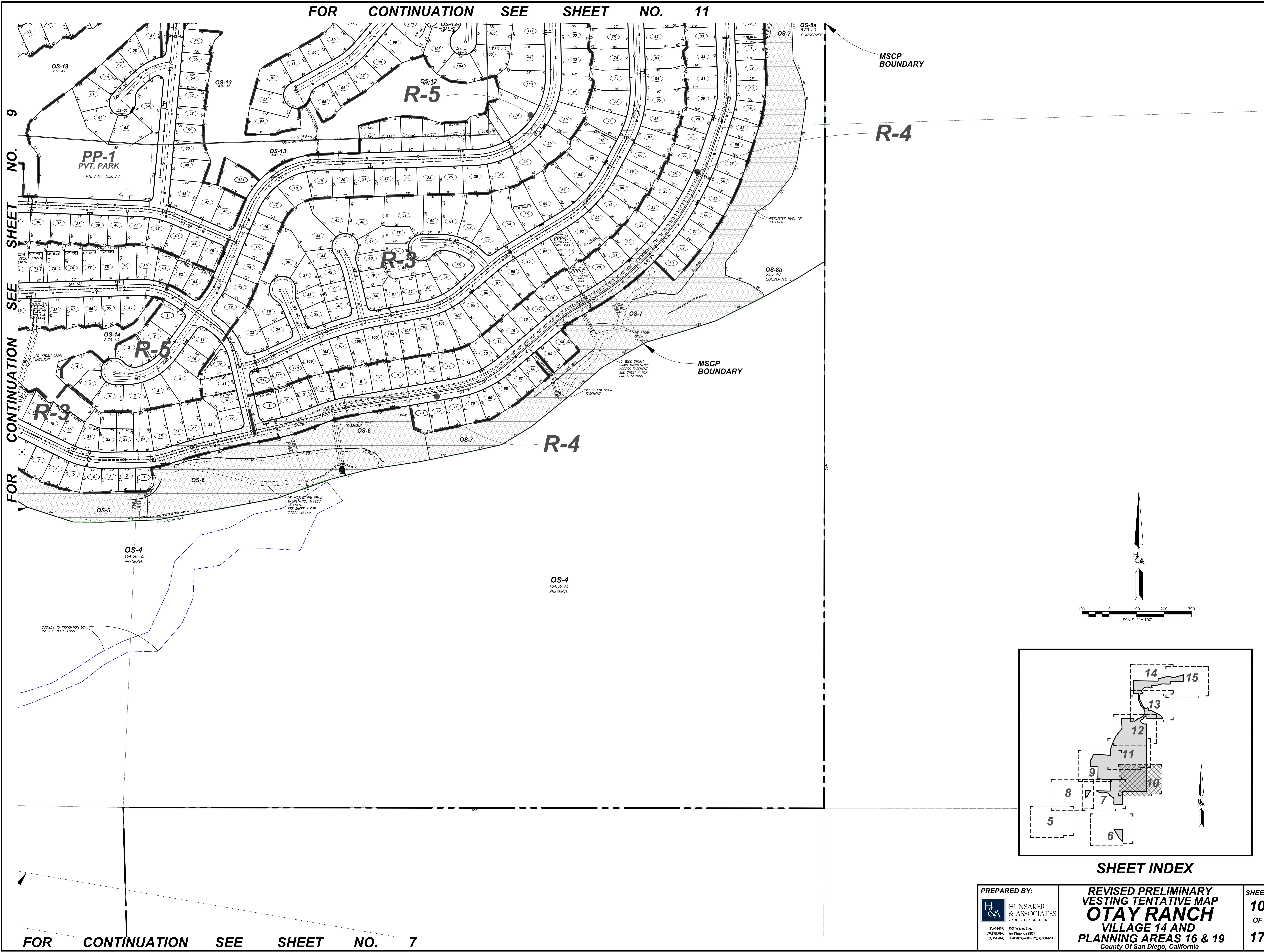
 **HUNSAKER
& ASSOCIATES**
SAN DIEGO, INC.

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(619)558-4500 - FX(619)558-1414

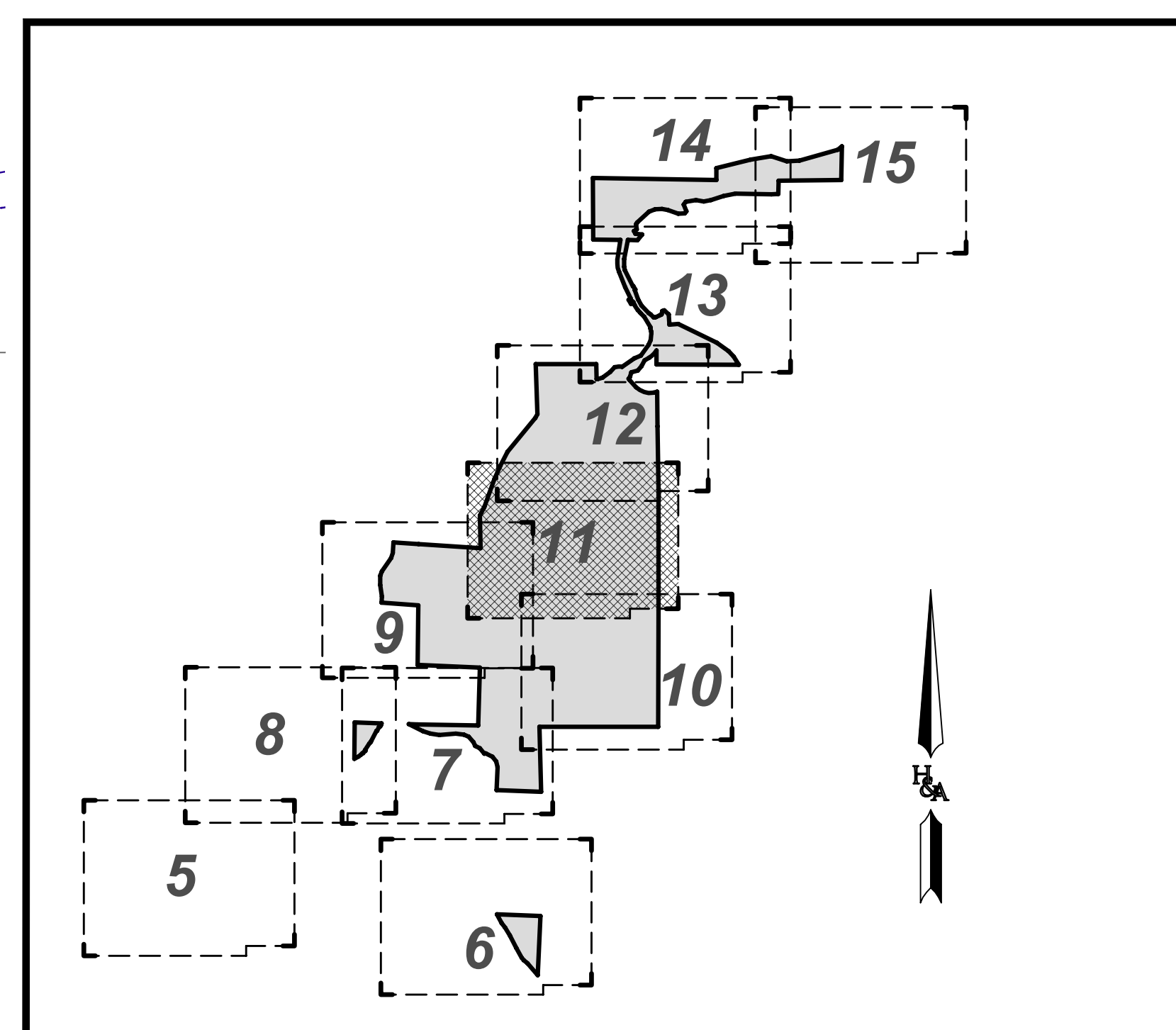
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OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California**

SHEET
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OF
17

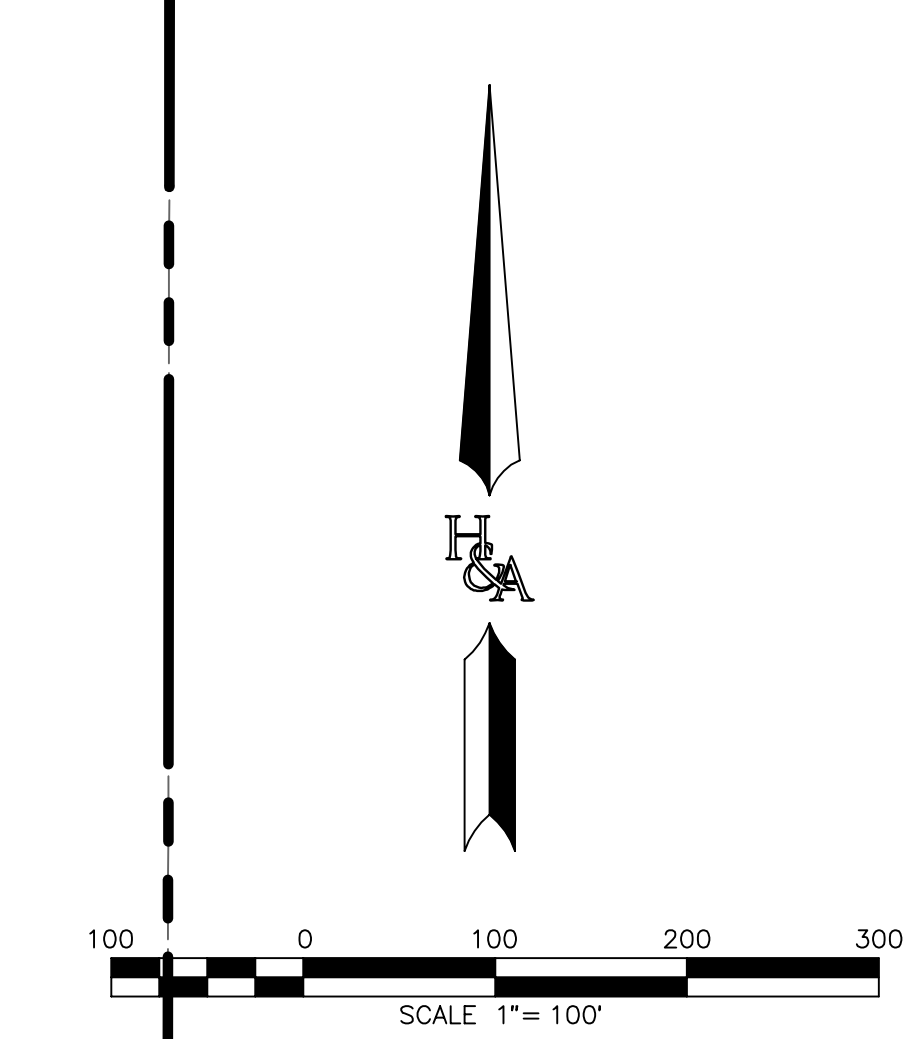




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SHEET INDEX



FOR CONTINUATION SEE SHEET NO. 9

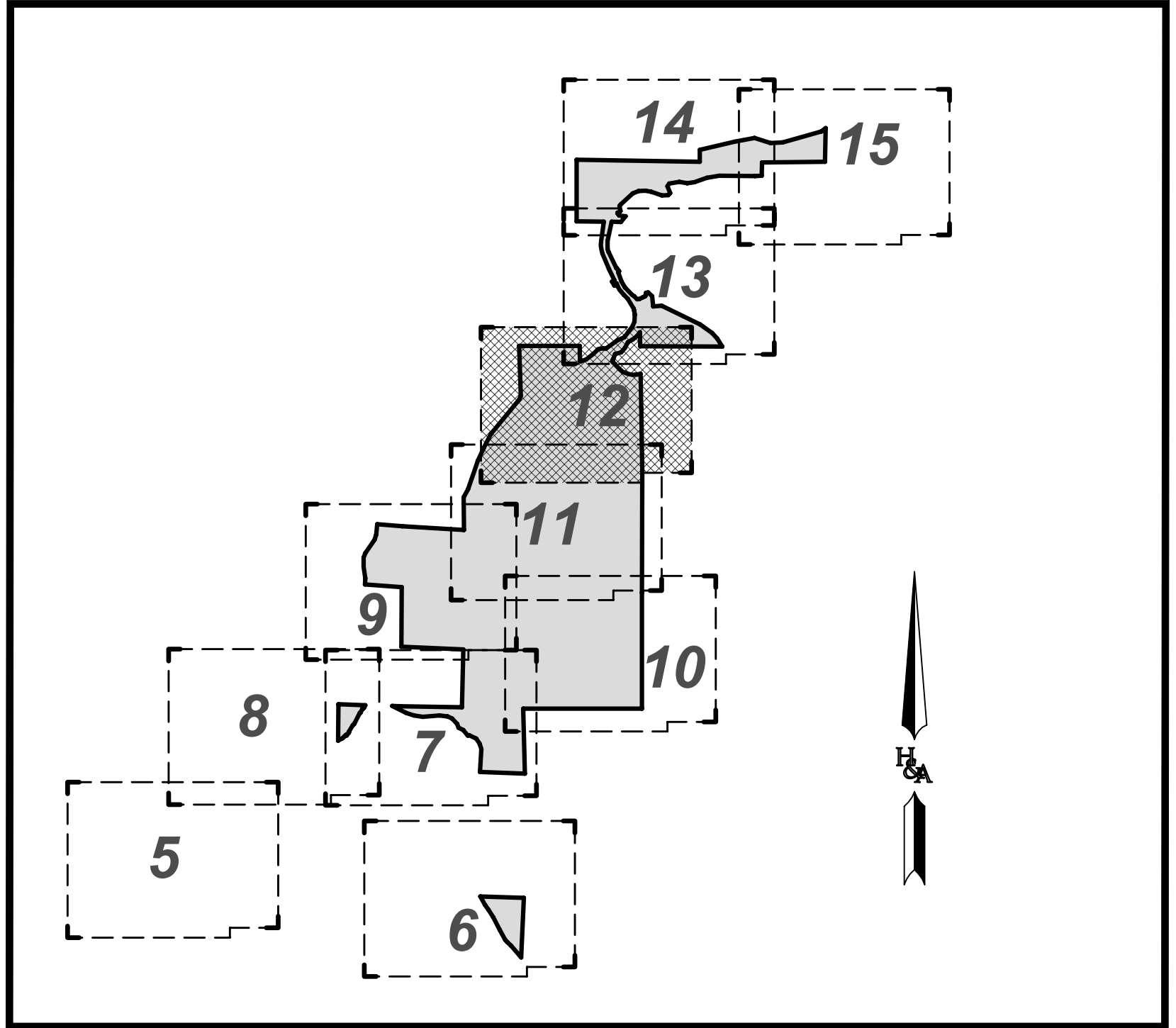
FOR CONTINUATION SEE SHEET NO. 10

PREPARED BY:

 **HUNSAKER
& ASSOCIATES**
SAN DIEGO, INC.

**REVISED PRELIMINARY
VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California**

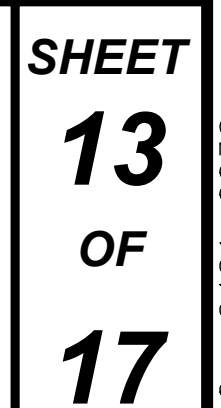
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OF
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SHEET INDEX

**REVISED PRELIMINARY
VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California**

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17



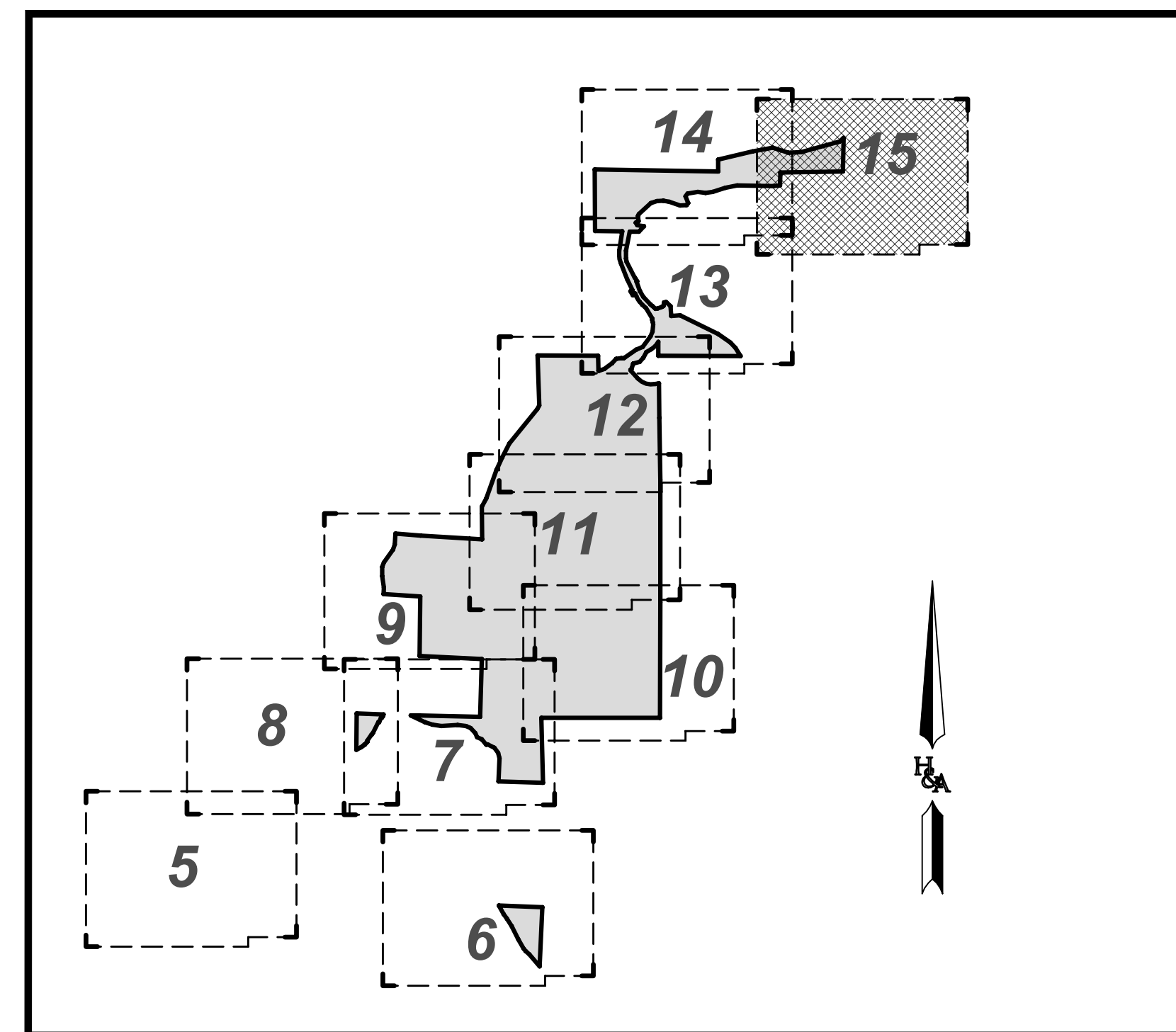


FOR

EASEMENT FOR
TRAIL ACCESS

OS-68b
0.20 AC

EXISTING 100 YEAR
FLOODLINE.



**REVISED PRELIMINARY
VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California**

**HUNSAKER
& ASSOCIATES**
SAN DIEGO, INC.

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

SHEET
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OF
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TITLE REPORT EXCEPTIONS:

- EXCEPTIONS TO TITLE LISTED BELOW ARE PER PRELIMINARY TITLE REPORT DATED SEPTEMBER 30, 2016 BY CHICAGO TITLE COMPANY, ORDER NO. 00052116-996-501.
- 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: 306-0040363 OF OFFICIAL RECORDS
AFFECTS PARCEL 5
 5. THE 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.
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: KIRKIN, 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.: COB-010584(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: 2013-0719819 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, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: FEBRUARY 8, 2014
RECORDING NO: 2014-0051584 OF OFFICIAL RECORDS
AFFECTS: PARCEL 6
- MATTERS AFFECTING PARCELS 7-9
12. THE 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.: COB-010584(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. 2013-0075595 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.
 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
- 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, 1905 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/NPS/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 SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST 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 NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, ALL BEING IN 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 SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 40°40'00" WEST, 338.00 FEET; THENCE NORTH 48°00'00" WEST, 106.50 FEET; THENCE NORTH 41°15'31" WEST, 572.34 FEET; THENCE NORTH 49°00'00" WEST, 234.00 FEET; THENCE NORTH 27°07'00" WEST, 308.00 FEET; THENCE NORTH 35°58'00" WEST, 124.50 FEET; THENCE NORTH 31°47'00" WEST, 184.00 FEET; THENCE NORTH 49°00'00" WEST, 205.00 FEET; THENCE NORTH 37°56'00" WEST, 100.00 FEET; THENCE NORTH 43°44'00" WEST, 192.50 FEET; THENCE NORTH 58°00'00" WEST 46.11 FEET TO A POINT ON THE WESTERN LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30 AND THE POINT OF TERMINUS.

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

THE SOUTHWEST 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 NORTHWEST QUARTER, THE EAST HALF OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE SOUTHWEST 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 THE 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 NORTHWEST 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 THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM HALF OF THE MINERALS AND MINERAL RIGHTS IN, UNDER AND ON THE NORTH HALF OF THE NORTHWEST 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 NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST 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 CONFIRMED TO A SPECIFICALLY DEFINED PORTION OF THE SERVIENT TENEMENT AND THAT THE EASEMENT AS IT EXISTS TODAY IS CONFIRMED TO THE NORTHWEST QUARTER 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 28, 2014 AS INSTRUMENT NO. 2014-0038929 OF OFFICIAL RECORDS.

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

THE NORTHWEST 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 SOUTHWEST QUARTER LYING SOUTHERLY OF THE SOUTHERLY LINE OF PROCTOR VALLEY ROAD AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST 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 RECORDEATION OF CONVEYANCE DEEDS WITH THE STATE.

EXISTING BOUNDARY AND ENCUMBRANCES

PREPARED BY:



PLANNING: 9707 Waples Street
ENGINEERING: San Diego, CA 92121
SURVEYING: PH605056-6300 PH605058-3414

REVISED PRELIMINARY
VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET
16
OF
17

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	12.95
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	24.84	11.91
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				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				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	-	-	0.15
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	1.27
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-8a	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	0.64
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	0.15
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	1.04
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
OS-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	1.96
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
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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	5.698