

SITE PLAN/CONCEPTUAL GRADING PLAN

SUWERTE DR16-0030

OTAY RANCH PA12 MF-1, MF-2

CITY OF CHULA VISTA, CALIFORNIA

GENERAL NOTES

1. GROSS PROJECT AREA: 8.147 AC
2. TOTAL NUMBER OF EXISTING LOTS: 2 (LOTS 7 & 9 OF PEND. TENTATIVE MAP)
3. TOTAL NUMBER OF PROPOSED LOTS: 2
4. TOTAL NUMBER OF UNITS: 212
5. TOTAL NUMBER OF BUILDINGS: 21 (10 8-PLEX, 11 12-PLEX)
6. ASSESSOR PARCEL NUMBER: 643-060-25
7. EXISTING/PROPOSED ZONING: MF (PER PC DISTRICT REGULATIONS)
8. PRESENT LAND USE: VACANT
9. PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
10. WATER SYSTEM IS PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
11. ALL SEWER MAINS SHOWN ON THIS SITE PLAN ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. STREET TREE DEPOSITS SHALL BE PAID IN ACCORDANCE WITH ORDINANCE NUMBER 1369 AND NO. 1687 OF THE CITY OF CHULA VISTA.
13. UTILITIES SHALL BE UNDERGROUND AND EASEMENTS PROVIDED AS NECESSARY.
14. GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH ORDINANCE NO. 1797 (AS AMENDED BY ORDINANCE NO. 1877) OF THE CITY OF CHULA VISTA.
15. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS AND THE DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF CHULA VISTA.
16. FIRE HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHULA VISTA DESIGN STANDARD NO. 8. FIRE HYDRANTS AS SHOWN ON THIS MAP SHALL BE USED AS A GUIDE ONLY.
17. GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN SUBJECT TO SUBSTANTIAL CONFORMANCE APPROVAL BY THE CITY OF CHULA VISTA ENGINEERING DEPARTMENT.
18. STORM DRAIN AND SEWER SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN.
19. PRELIMINARY GEOTECHNICAL REPORT PREPARED BY: GEOCON INCORPORATED
20. SOURCE OF TOPOGRAPHY: ROUGH GRADING PLANS BY PROJECT DESIGN CONSULTANTS DWG. 10044
21. REFER TO THE "WATER QUALITY TECHNICAL REPORT" PREPARED BY HUNSAKER & ASSOCIATES FOR COMPLIANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD JURISDICTIONAL PERMIT.
22. EARTHWORK QUANTITIES: CUT 13,100 C.Y., FILL 13,100 C.Y.
23. TRASH SERVICE WILL BE INDIVIDUAL PICKUP WITH WASTE AND RECYCLING CARTS LOCATED IN FRONT OF RESIDENTS GARAGES ON PICK UP DAY.

OWNER/APPLICANT

VILLAGE 11 TOWN CENTER LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
280 NEWPORT CENTER DRIVE, #240
NEWPORT BEACH, CA 92660
(949) 640-8300

SUNRANCH CAPITAL PARTNERS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
280 NEWPORT CENTER DRIVE, #240
NEWPORT BEACH, CA 92660
(949) 640-8300

PREPARED BY

ENGINEER:
HUNSAKER AND ASSOCIATES, SAN DIEGO INC.
9707 MAPLES STREET
SAN DIEGO, CA 92121
(858)558-4500

CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF DWELLING UNITS IS 212 (60 UNITS LOT 7 AND 152 UNITS LOT 9).

SHEET INDEX

- SHEET C1 - TITLE SHEET
- SHEET C2 - SITE PLAN/CONCEPTUAL GRADING PLAN
- SHEET C3 - SITE PLAN/CONCEPTUAL GRADING PLAN
- SHEET C4 - FIRE TRUCK ACCESS PLAN
- SHEET C5 - FIRE TRUCK ACCESS PLAN
- SHEET C6 - WASTE/RECYCLE CART PLAN
- SHEET C7 - WASTE/RECYCLE CART PLAN
- SHEET C8 - BOUNDARY AND ENCUMBRANCES
- SHEET C9 - PARKING PLAN
- SHEET C10 - PARKING PLAN

PREPARED BY:	NO.	REVISIONS	DATE	BY
HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING 9707 Maples Street ENGINEERING San Diego, Ca 92121 SURVEYING PH(858)558-4500 - FX(858)558-1414	1	ORIGINAL	6/22/16	H&A
	2	REVISE PER CITY COMMENTS	8/30/16	H&A
	3			
	4			
	5			
	6			
	7			
	8			

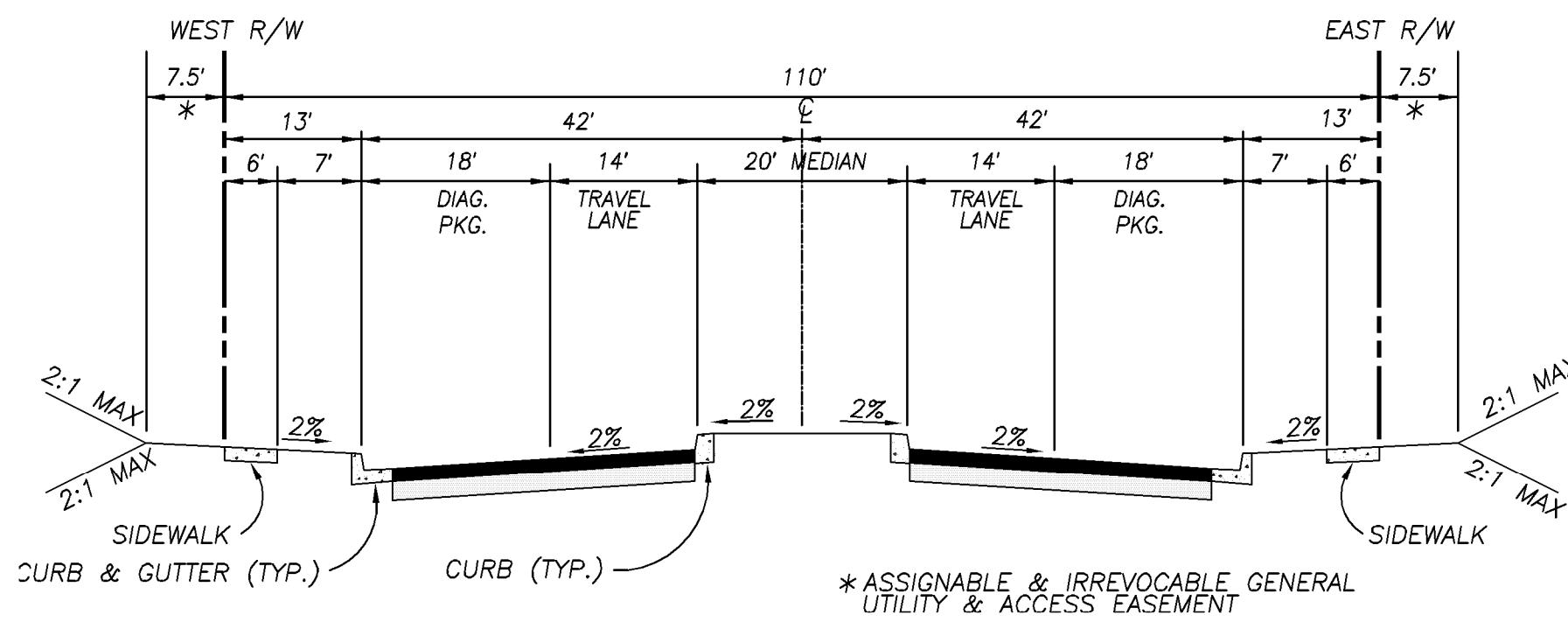
SITE PLAN/CONCEPTUAL GRADING PLAN

SUWERTE DR16-0030

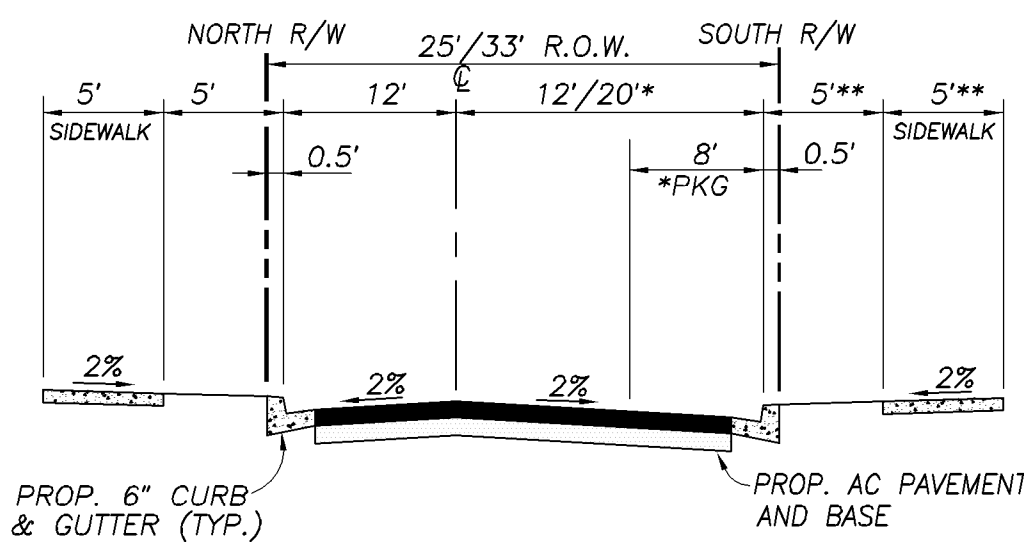
OTAY RANCH PA12 MF-1, MF-2

CITY OF CHULA VISTA, CALIFORNIA

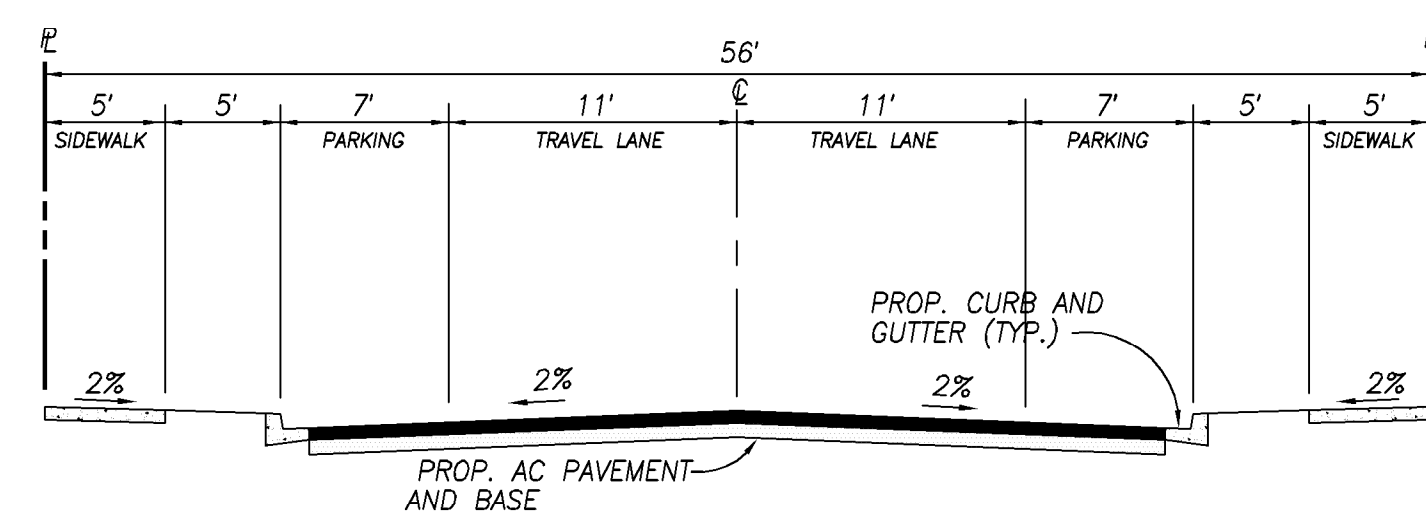
C1



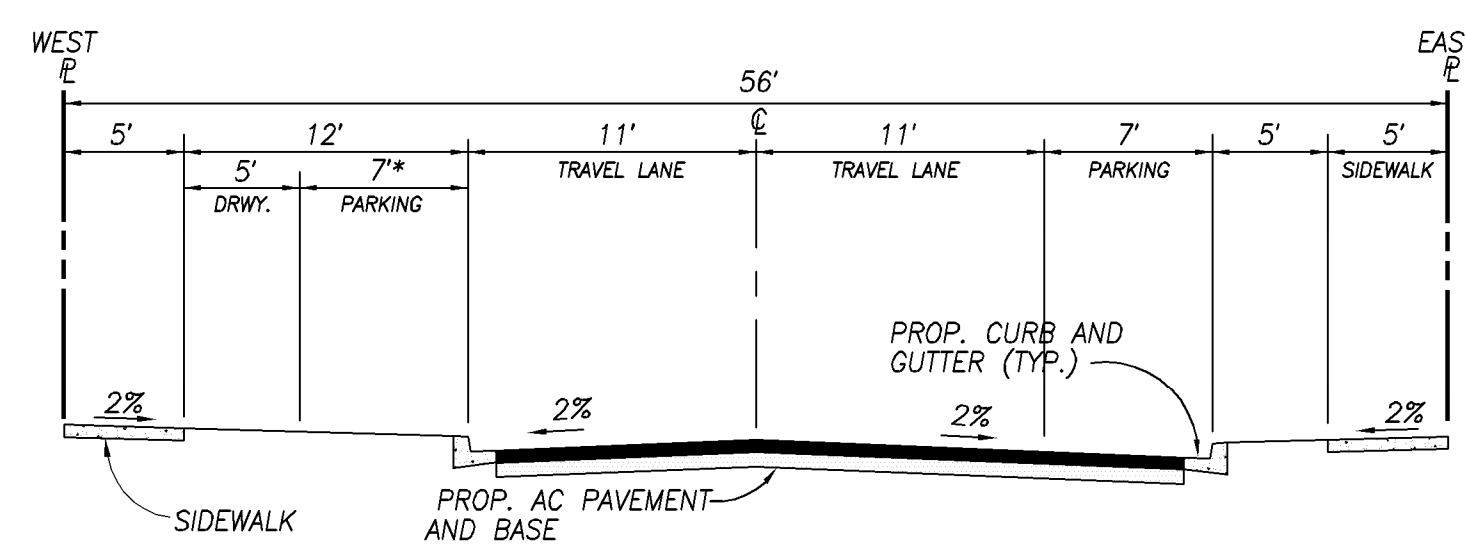
**FROM PUBLIC ST. "A" SOUTH
TOWN CENTER DRIVE**
NOT TO SCALE



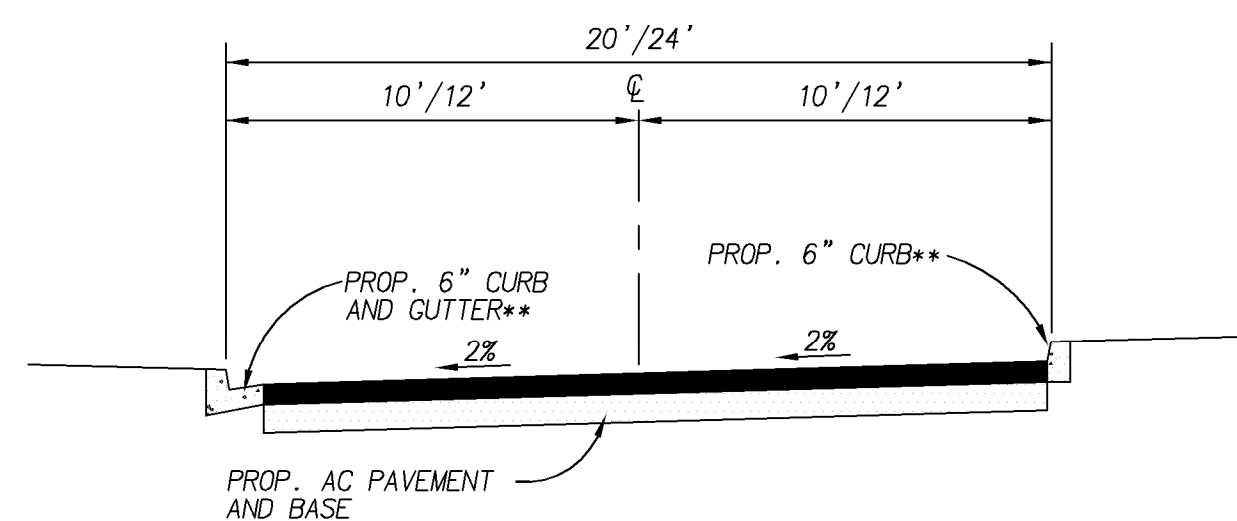
PUBLIC STREET "A"
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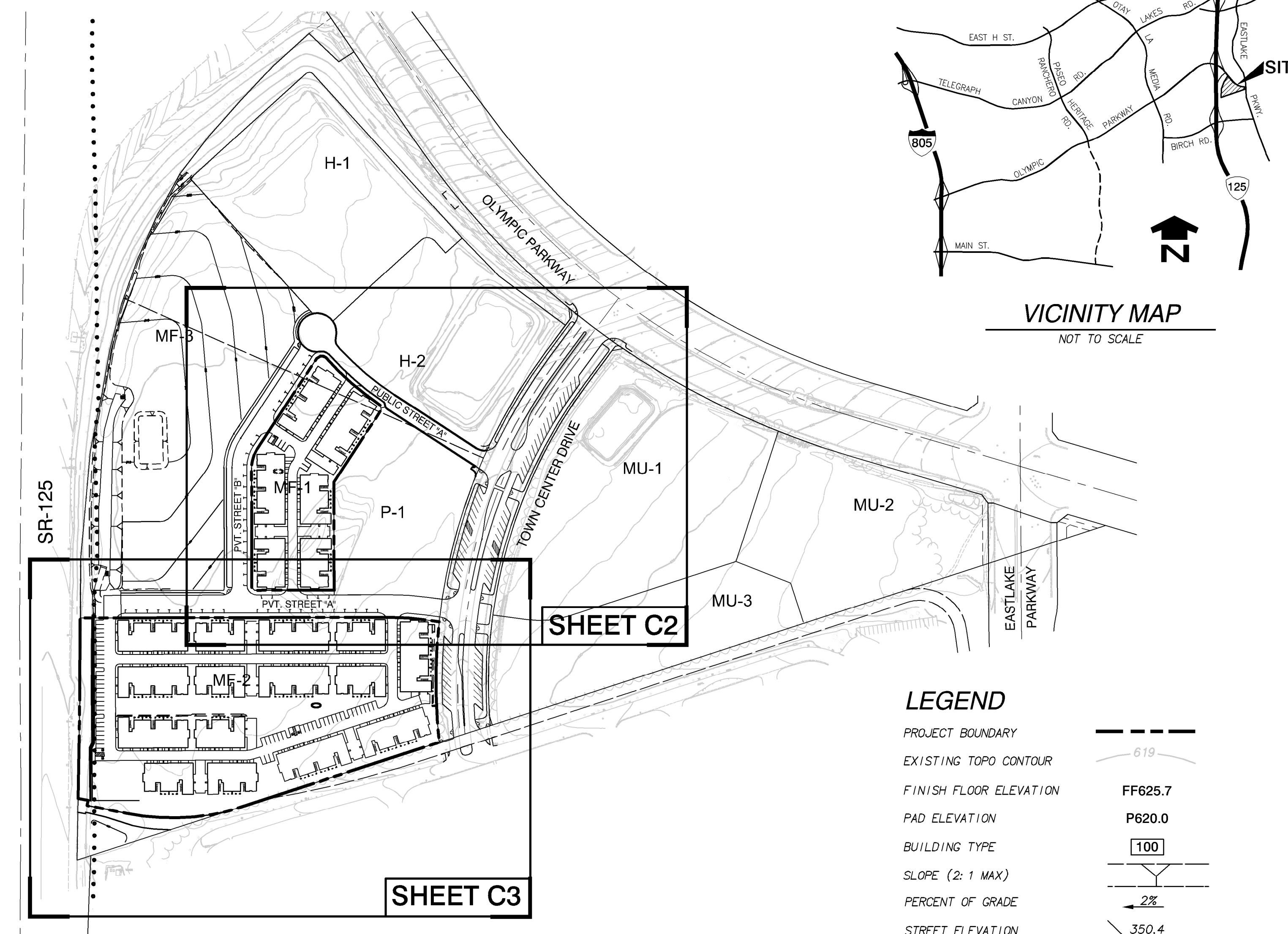
PRIVATE STREET "A"
NOT TO SCALE



*PARKING AT DRIVEWAYS OF FUTURE MULTI-FAMILY UNITS
PRIVATE STREET "B"
NOT TO SCALE



*4" MODIFIED ROLLED CURB AT GARAGE DRIVEWAYS
**6" CONC. HEADER AT GARAGE DRIVEWAYS
PRIVATE DRIVE "A" - "F"
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SHEET C2

SHEET C3

SHEET KEY MAP
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- EXISTING TOPO CONTOUR
- FINISH FLOOR ELEVATION
- PAD ELEVATION
- BUILDING TYPE
- SLOPE (2:1 MAX)
- PERCENT OF GRADE
- STREET ELEVATION
- INVERT ELEVATION
- SEWER MAIN
- WATER MAIN
- FIRE HYDRANT
- RECLAIMED WATER MAIN
- STORM DRAIN
- STREET LIGHT
- EASEMENT LINE
- EASEMENT NUMBER
- LOT NUMBER
- RETAINING WALL (CMU)
- SOUND WALL
- PLANTABLE MSE RETAINING WALL
- TOP OF WALL ELEV.
- FINISH SURFACE ELEV.
- HEALTH RISK ASSESSMENT SETBACK
- COMMON USEABLE OPEN SPACE

PARKING SUMMARY

TYPE	NO. UNITS	MULTIPLIER	SPACES REQ.
2 BD/RM	64	2.33	149.12
3 BD/RM	84	2.33	195.72
4 BD/RM	64	2.33	149.12
TOTAL	212		494

REQUIRED PARKING INCLUDES 2.0 RESIDENT & 0.33 GUEST SPACE

PARKING PROVIDED

TYPE	SPACES
GARAGE STANDARD	168
GARAGE TANDEM	224
GARAGE SUB-TOTAL	392
COMMON STANDARD	59
COMMON PARALLEL	41
COMMON DISABLED	5
COMMON SUB-TOTAL	105
TOTAL	497

© TANDEM 128 GARAGES x 1.75

COMMON USEABLE OPEN SPACE

NO. UNITS	S.F. PER UNIT	S.F. REQ.
212	200 S.F.	42,400 S.F.
TOTAL		42,400 S.F.

PROVIDED
68,050 S.F.
(05-1 THROUGH 05-12 SEE SHEET 2)

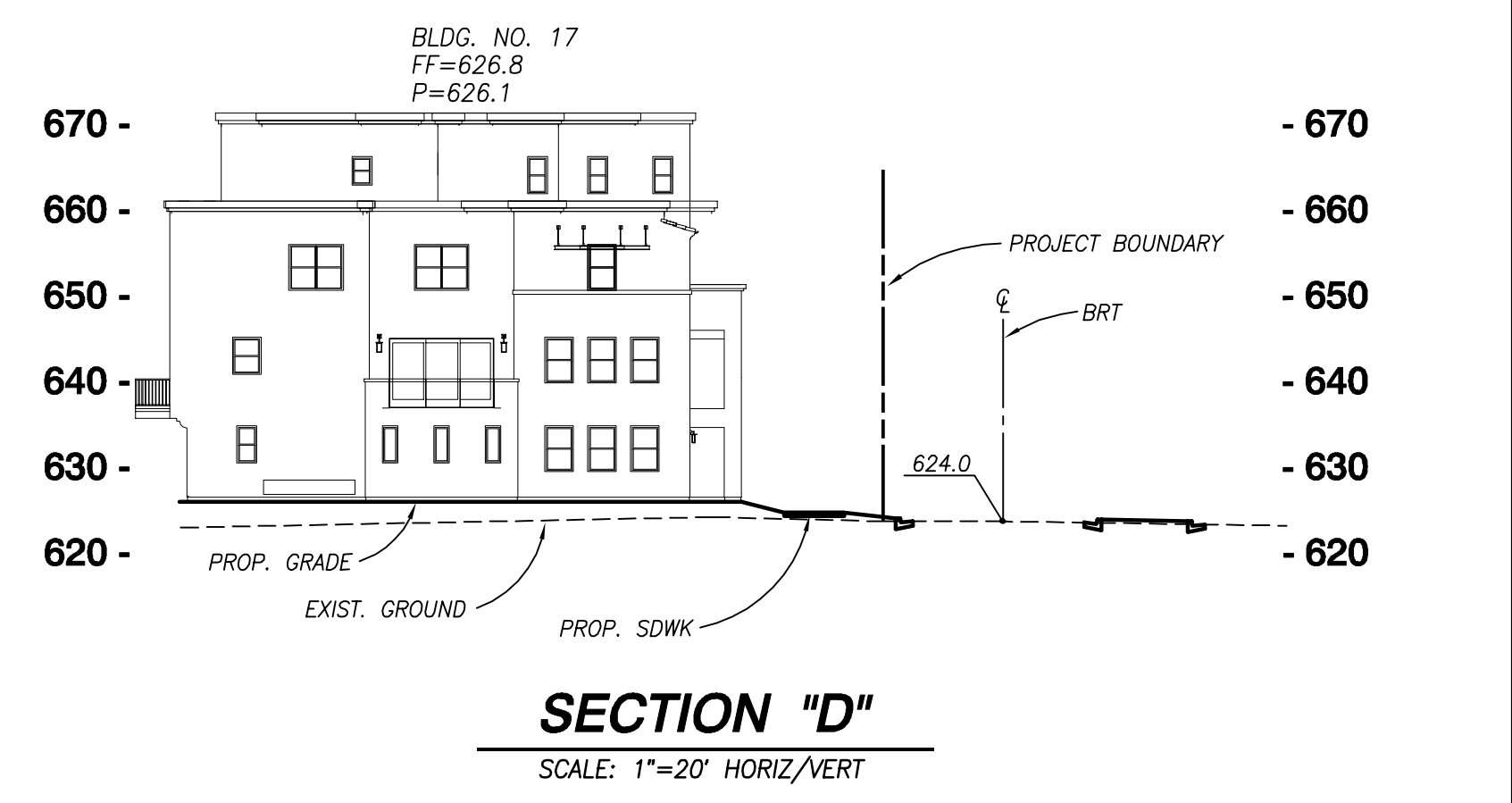
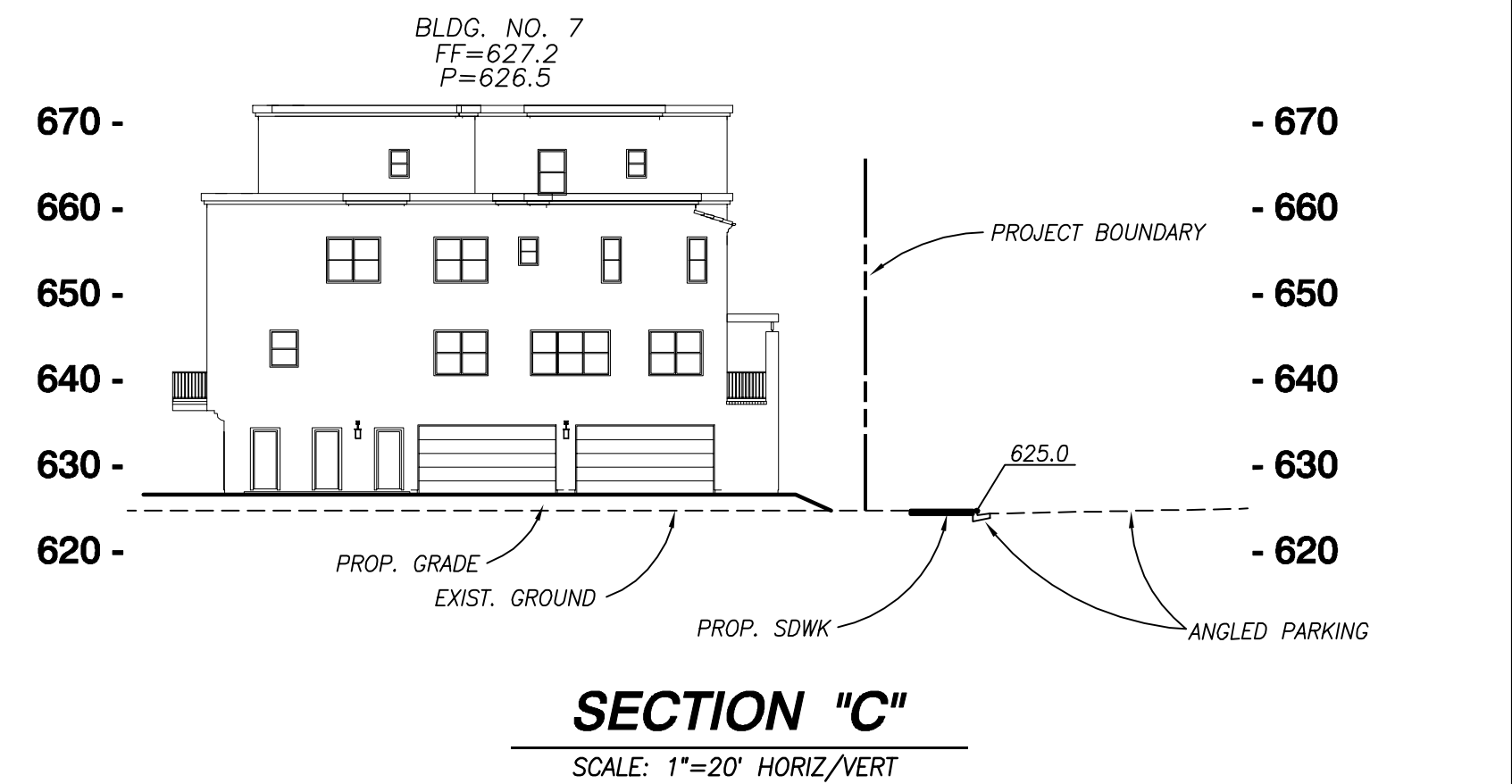
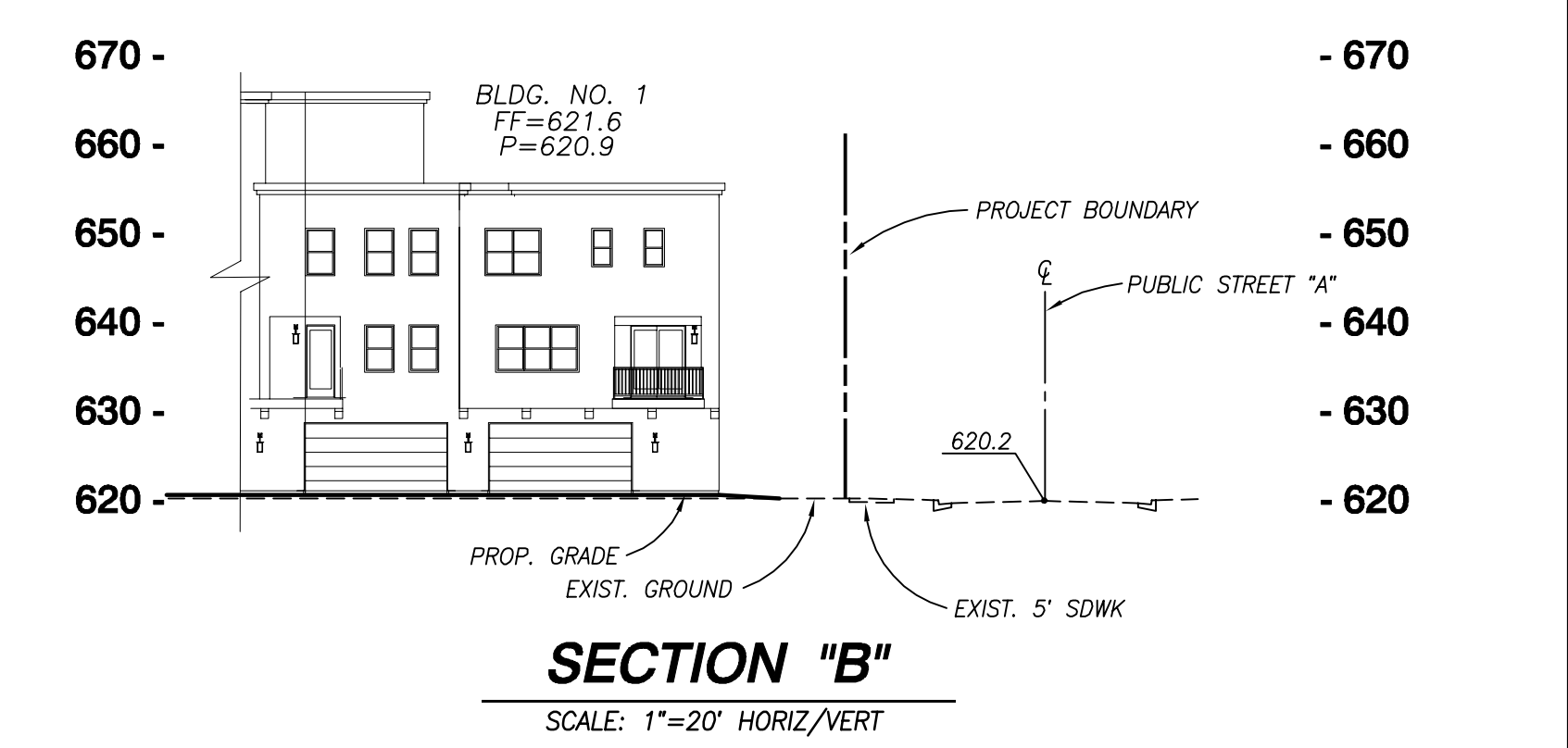
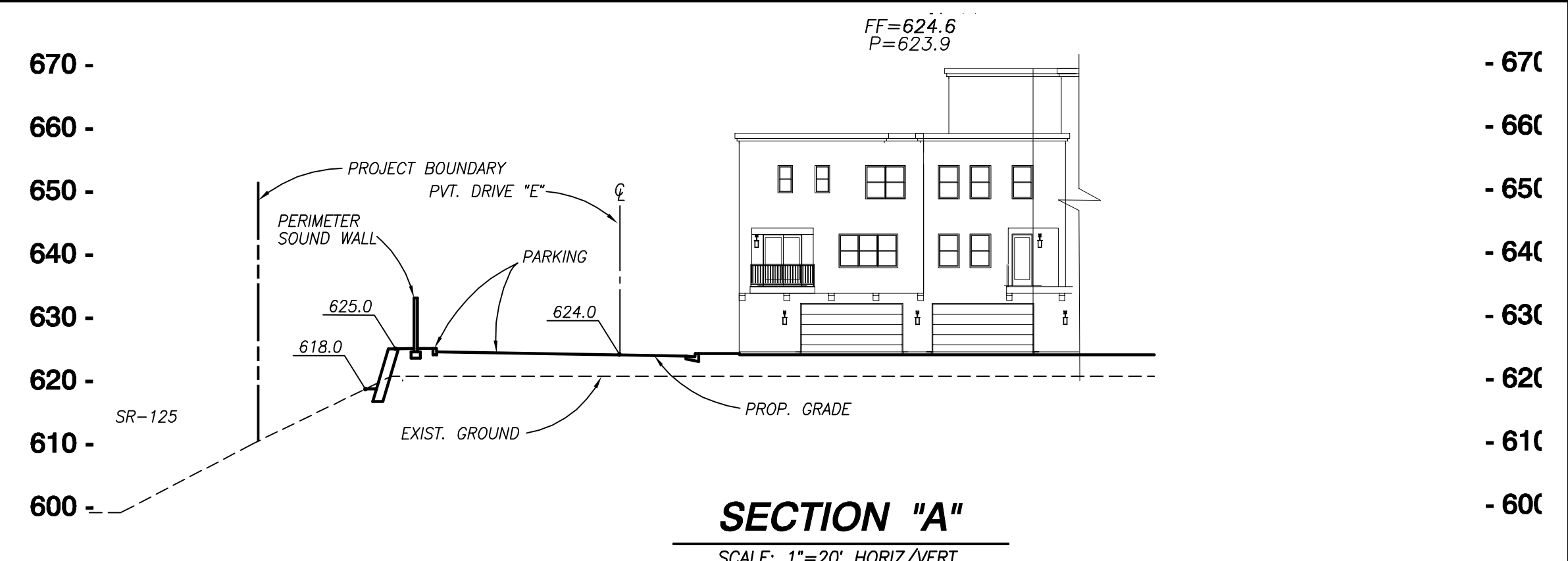
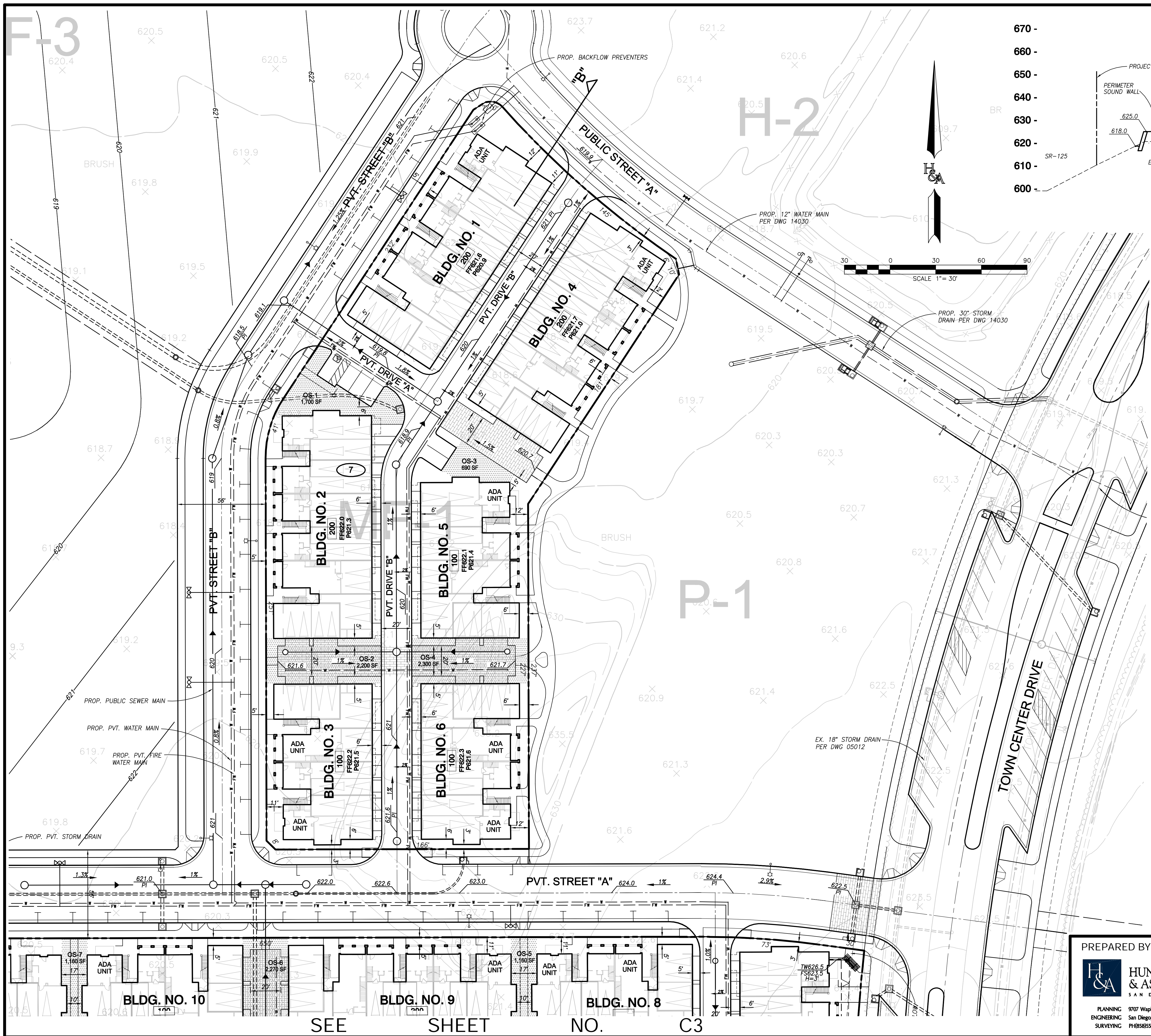
PROJECT AREA SUMMARY

DESCRIPTION	AREA	PERCENTAGE
BUILDING COVERAGE	3.56 AC	44%
PRIVATE DRIVEWAYS	1.79 AC	22%
COMMON AREA LANDSCAPE	2.80 AC	15%
TOTAL	8.15 AC	100%

PRIVATE USEABLE OPEN SPACE

UNIT TYPE	BD/RM TYPE	BLDG. LEVEL	PVT. OS REQUIRED	PVT. OS PROVIDED
1	2 BD/RM	(U)	60 S.F.	60 S.F.
2	2 BD/RM	(U)	60 S.F.	61 S.F.
3	3 BD/RM	(U)	60 S.F.	138 S.F.
4	3 BD/RM	(G)	100 S.F.	210 S.F.
5	2 BD/RM	(G)	80 S.F.	243 S.F.
6	4 BD/RM	(G)	100 S.F.	209 S.F.

(G) GROUND LEVEL FLOOR AREA UNIT
(U) UPPER LEVEL FLOOR AREA UNIT

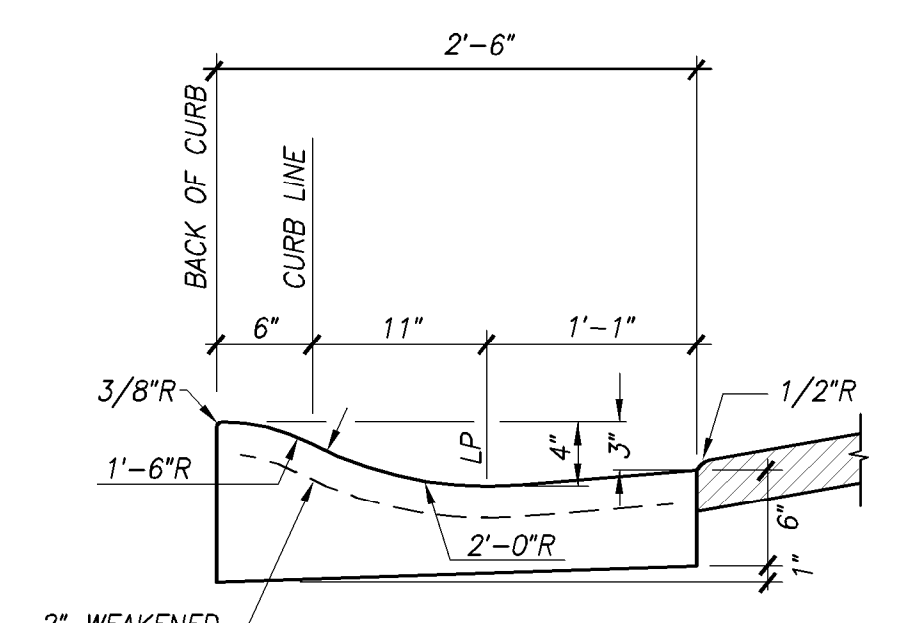
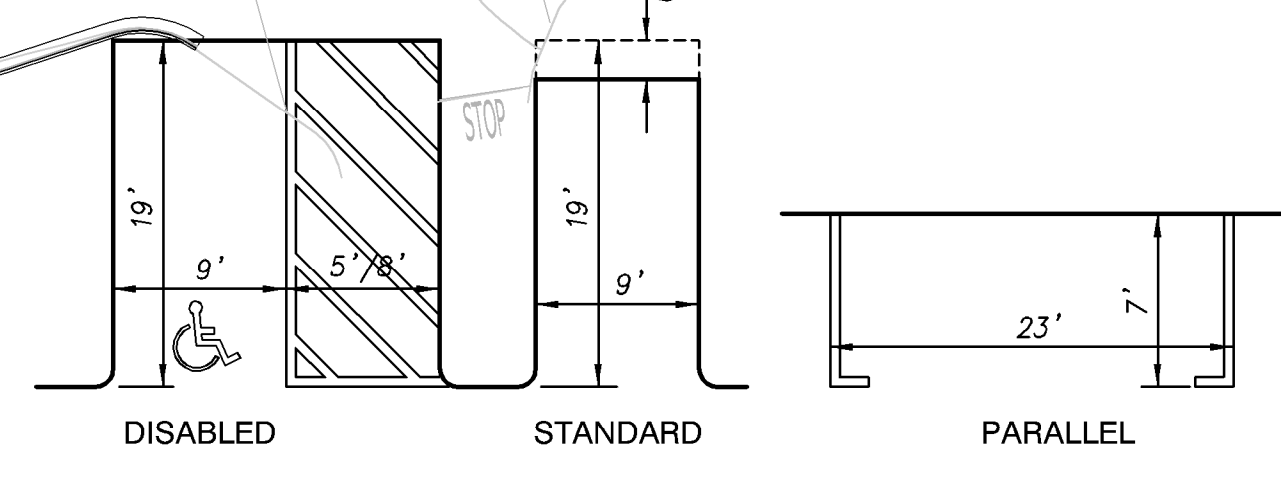
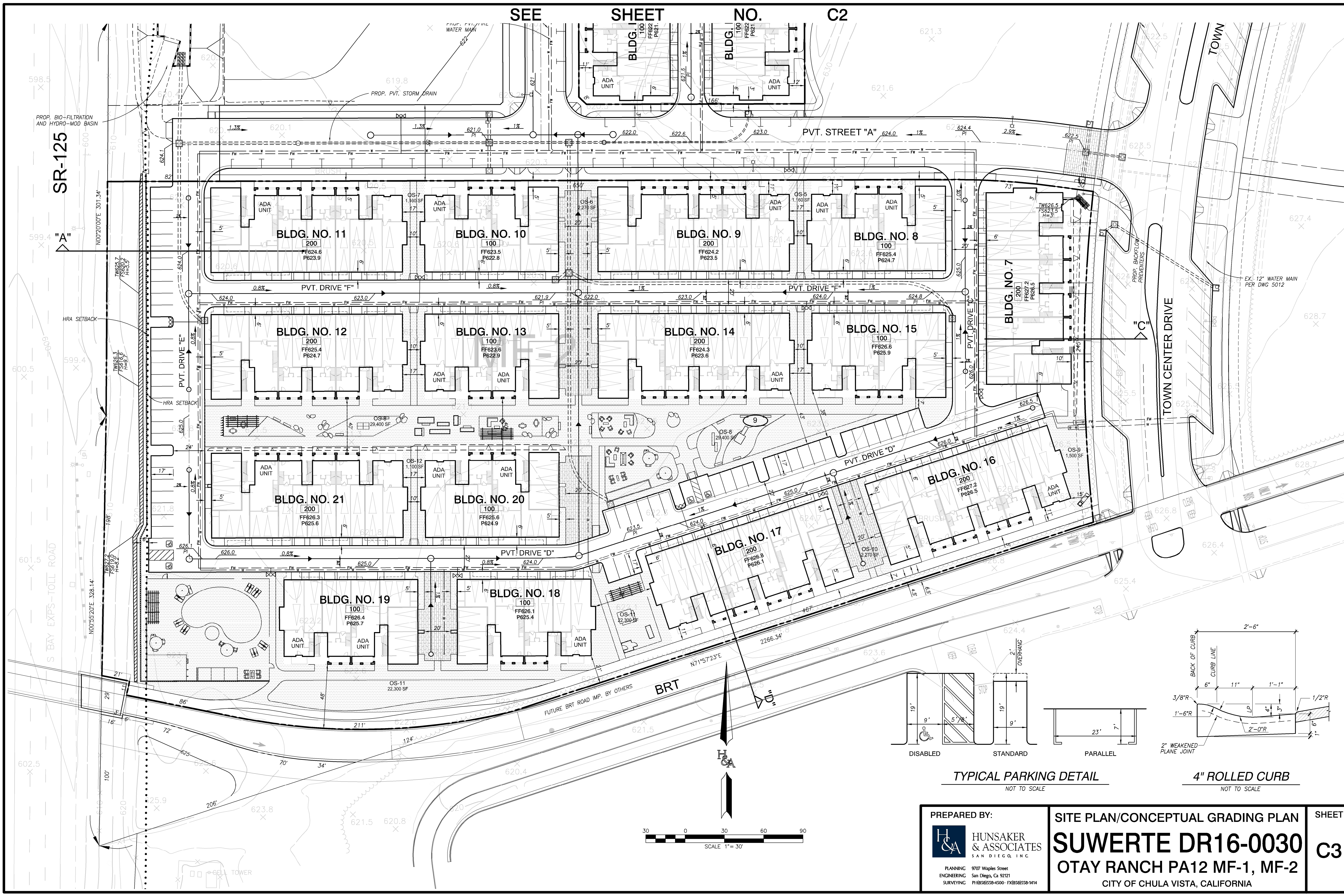


PREPARED BY:
H&A HUNSAKER & ASSOCIATES
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PLANNING: 9707 Waples Street
ENGINEERING: San Diego, Ca 92121
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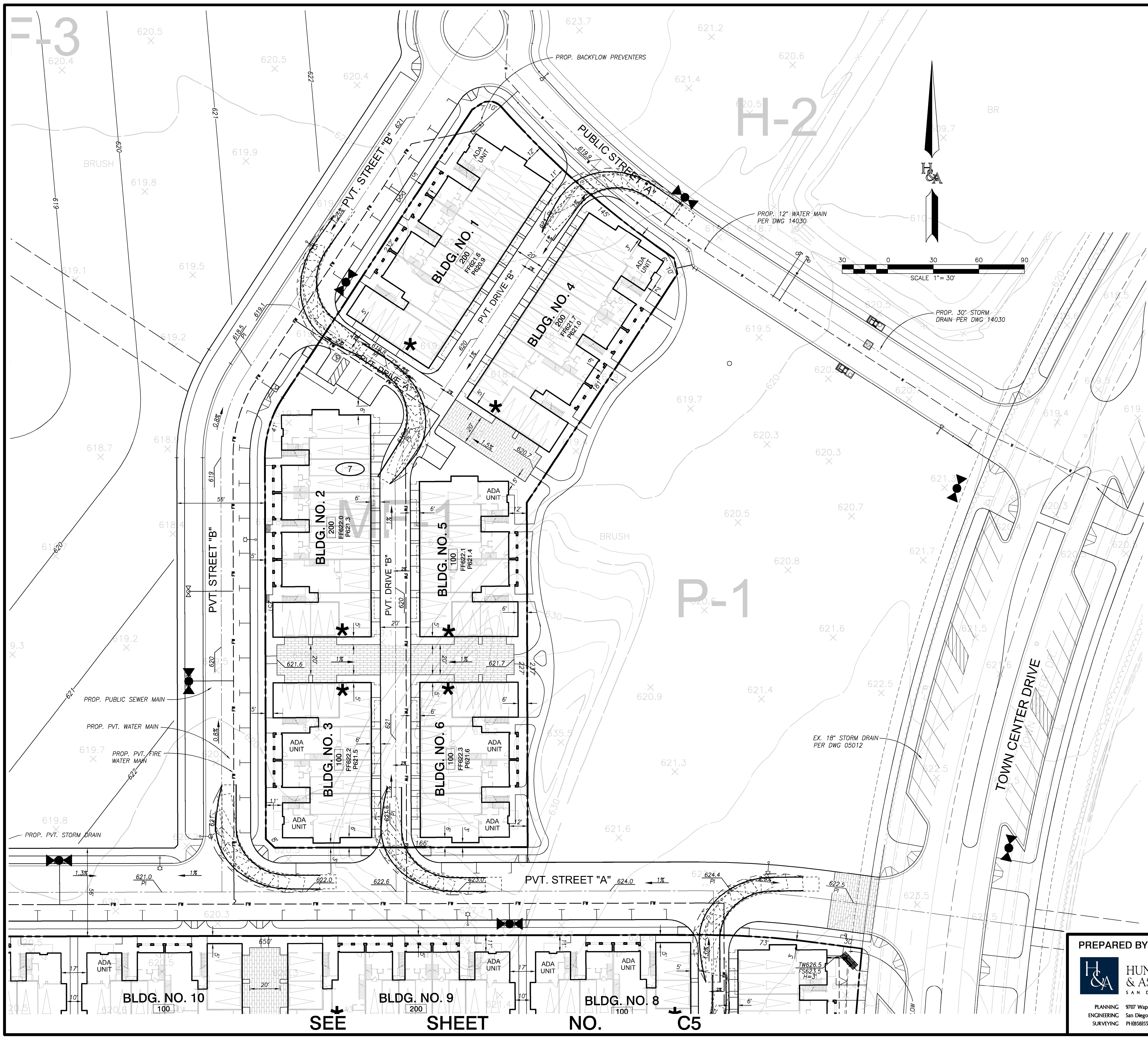
SITE PLAN/CONCEPTUAL GRADING PLAN
SUWERTE DR16-0030
OTAY RANCH PA12 MF-1, MF-2
CITY OF CHULA VISTA, CALIFORNIA

SHEET
C2

SEE SHEET NO. C2

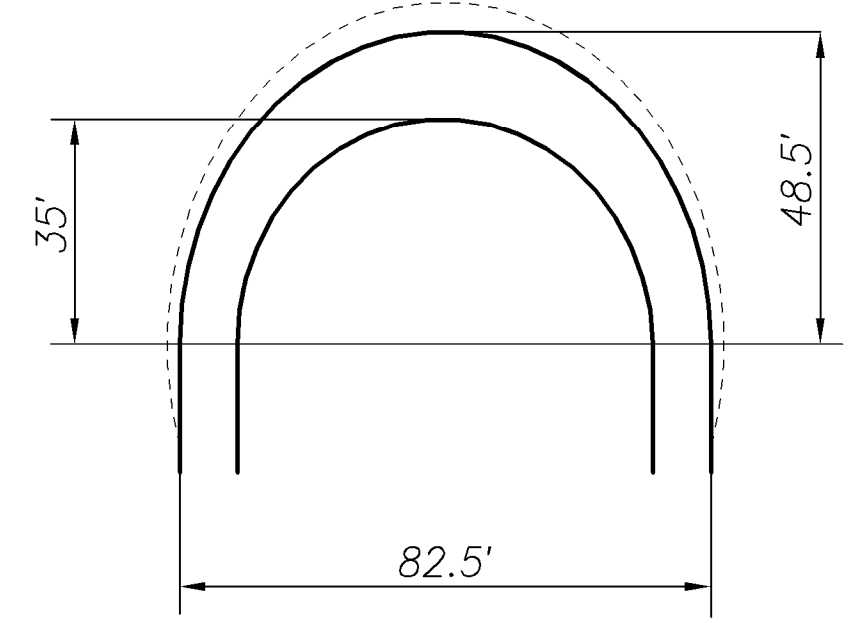
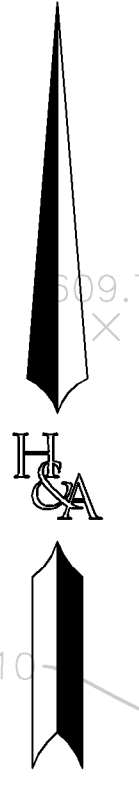
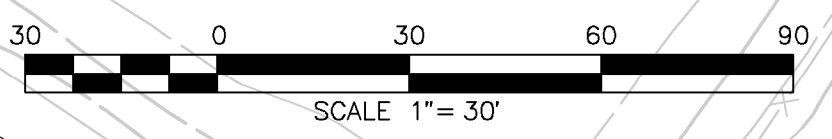


<p>PREPARED BY:</p> <p>HUNSAKER & ASSOCIATES SAN DIEGO, INC.</p> <p>PLANNING: 9707 Waples Street ENGINEERING: San Diego, Ca 92121 SURVEYING: PH(619)558-4500 - FX(619)558-1414</p>	<p>SITE PLAN/CONCEPTUAL GRADING PLAN</p> <p>SUWERTE DR16-0030</p> <p>OTAY RANCH PA12 MF-1, MF-2</p> <p>CITY OF CHULA VISTA, CALIFORNIA</p>	<p>SHEET</p> <p>C3</p>
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H-2

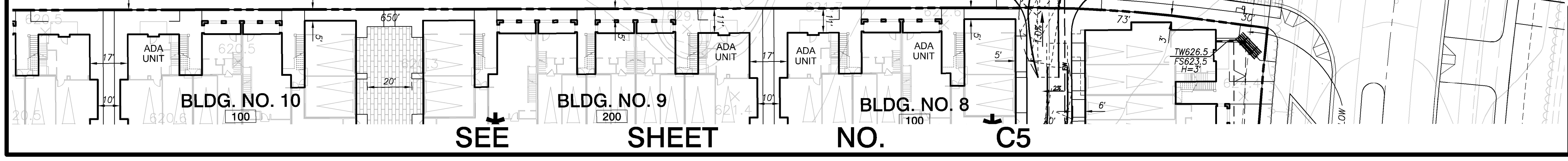
P-1



FIRE TURNING RADIUS
SCALE: 1"=30'

LEGEND

- FIRE HYDRANT LOCATION
- FIRE CONTROL ROOM LOCATION



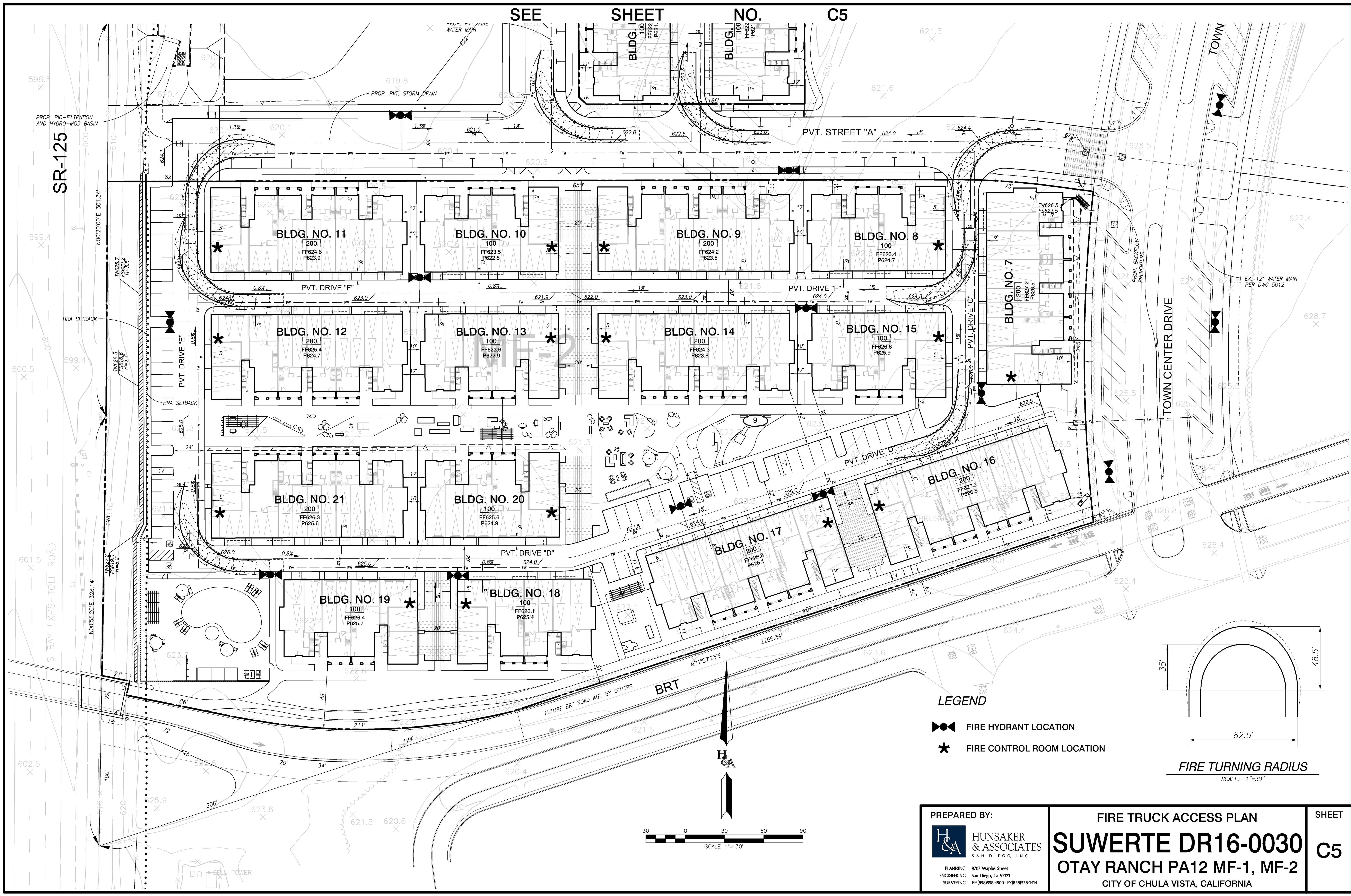
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FIRE TRUCK ACCESS PLAN
SUWERTE DR16-0030
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 CITY OF CHULA VISTA, CALIFORNIA

SHEET
C4
 NO. 2807-79

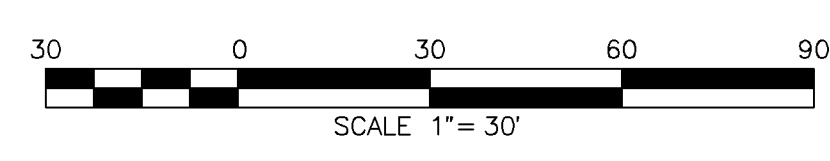
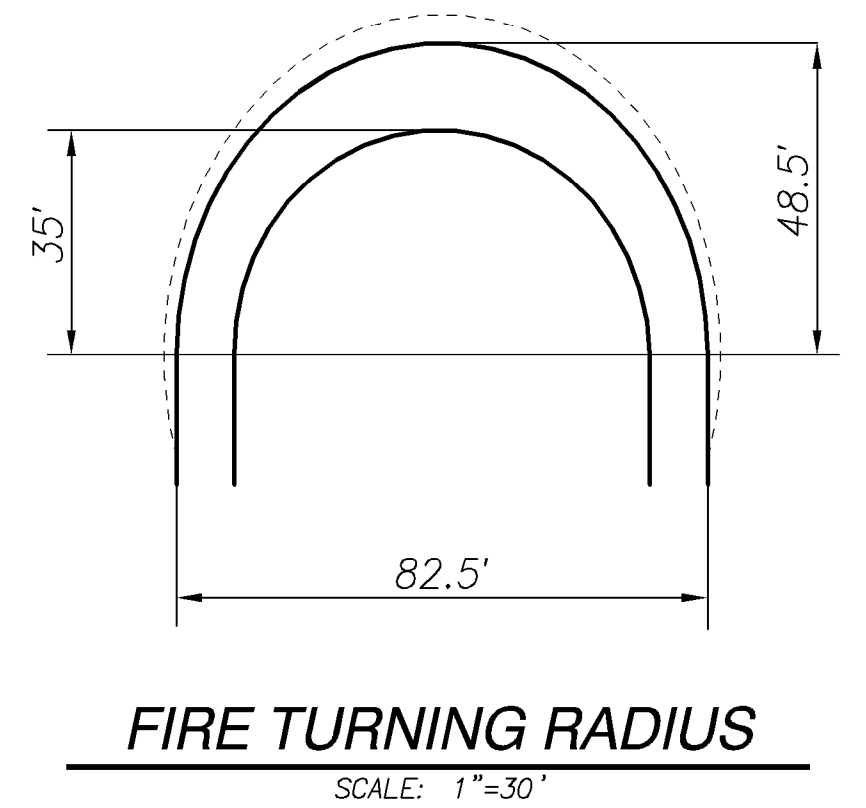
SEE SHEET NO. C5

SR-125



LEGEND

- FIRE HYDRANT LOCATION
- FIRE CONTROL ROOM LOCATION



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FIRE TRUCK ACCESS PLAN
SUWERTE DR16-0030
 OTAY RANCH PA12 MF-1, MF-2
 CITY OF CHULA VISTA, CALIFORNIA

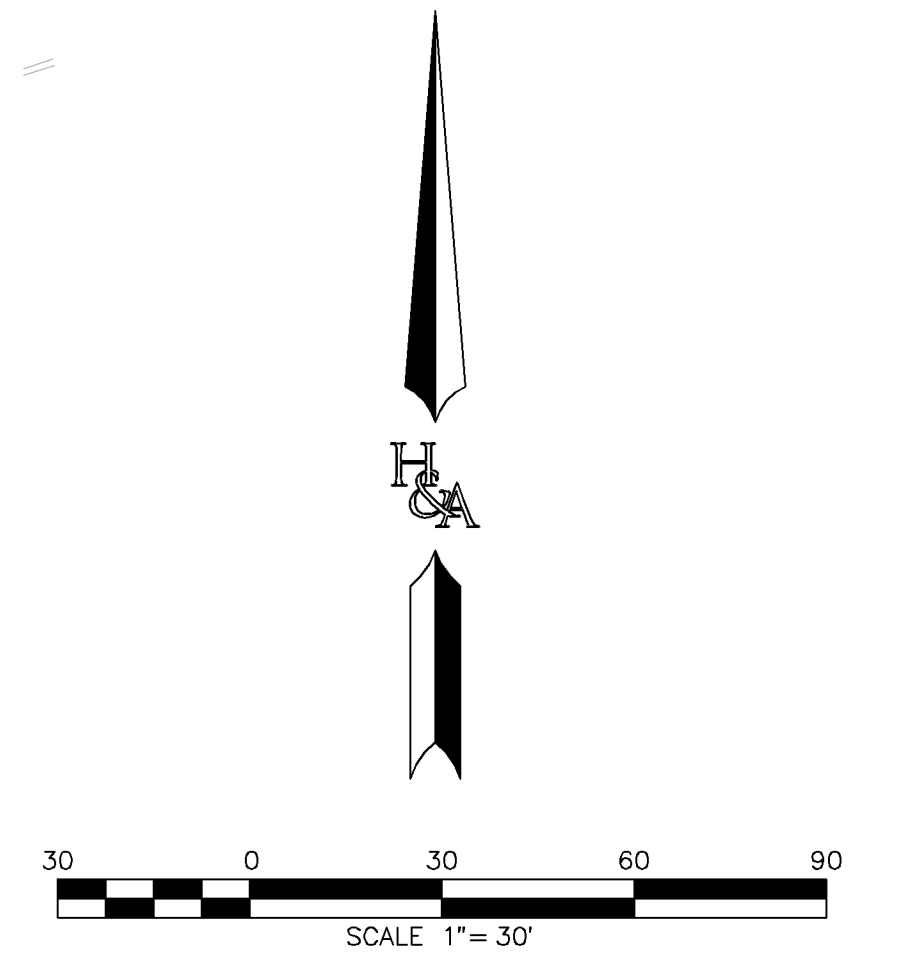
SHEET
C5
 WS # 2607-79



LEGEND

-  2 - WASTE/RECYCLE CART PER UNIT
-  UNIT NUMBER

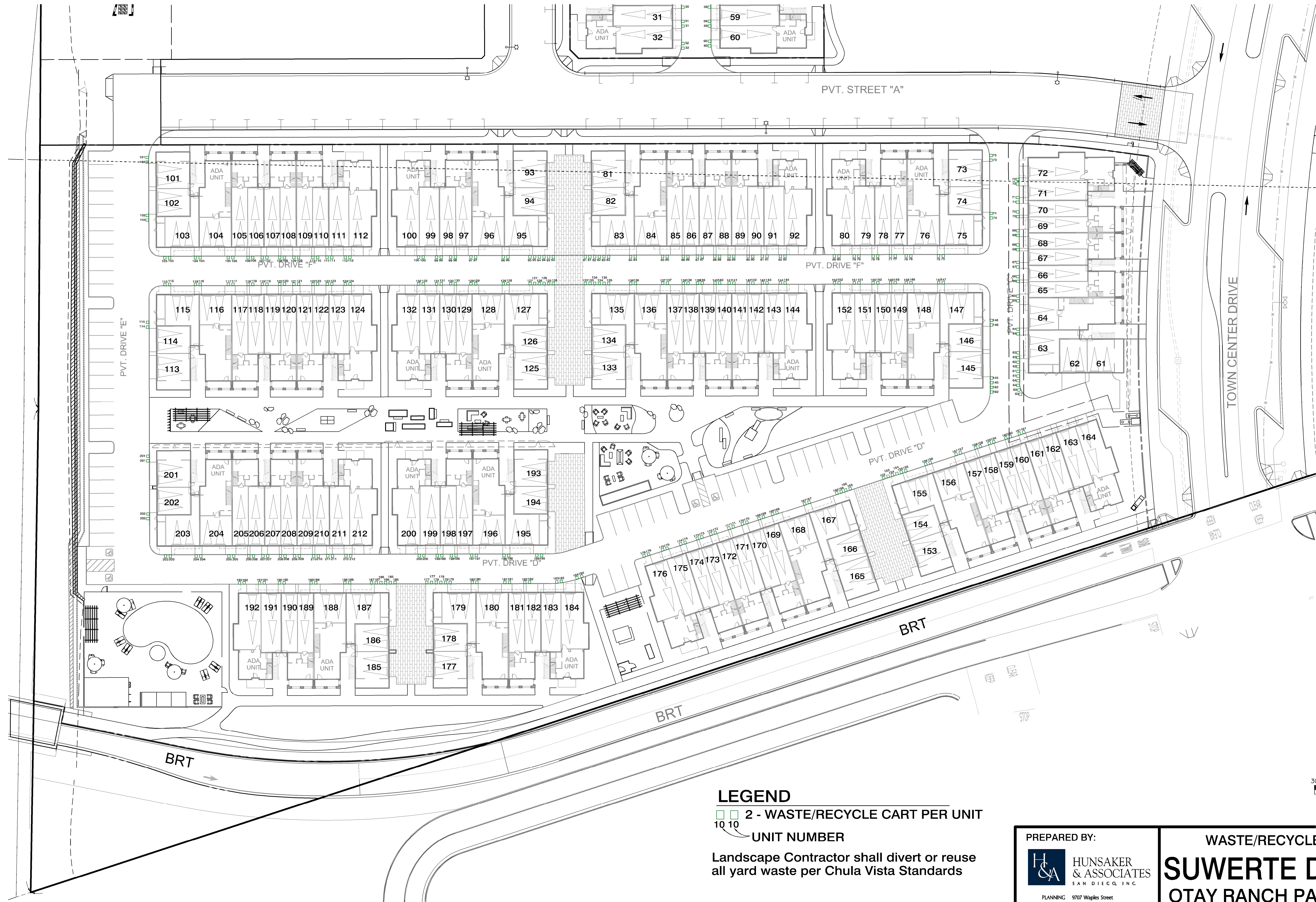
Landscape Contractor shall divert or reuse all yard waste per Chula Vista Standards



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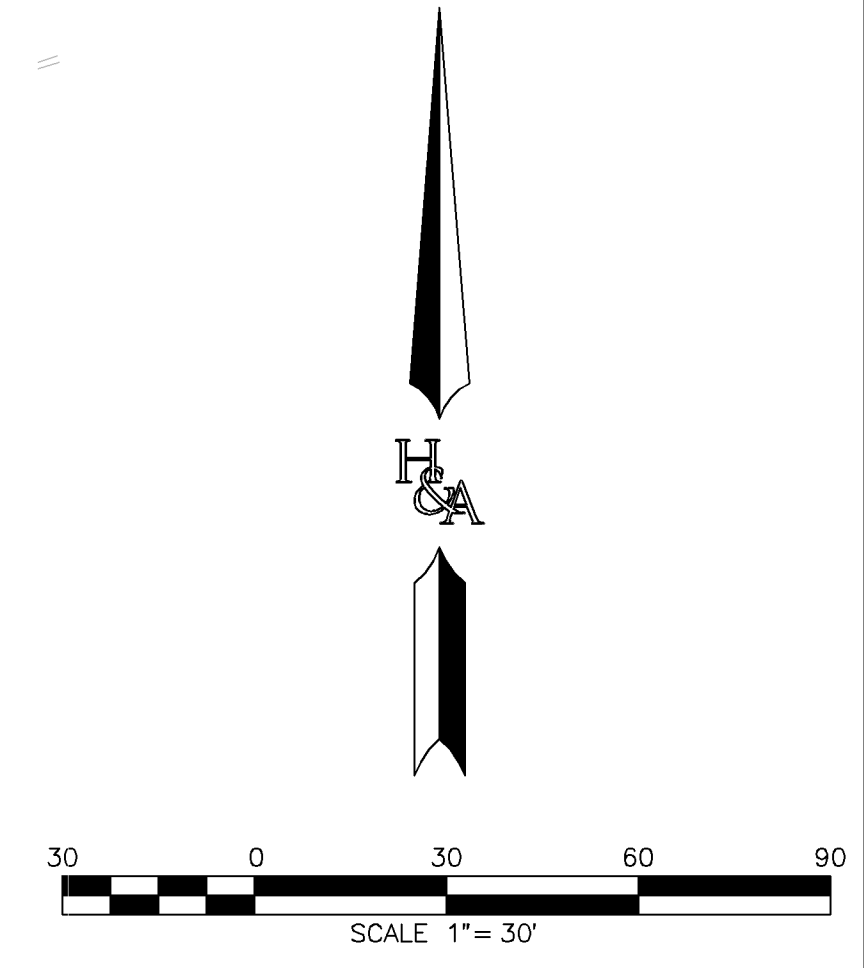
WASTE/RECYCLE CART PLAN
SUWERTE DR16-0030
OTAY RANCH PA12 MF-1, MF-2
 CITY OF CHULA VISTA, CALIFORNIA

SHEET
C6



LEGEND
 □ 2 - WASTE/RECYCLE CART PER UNIT
 10 10 UNIT NUMBER

Landscape Contractor shall divert or reuse all yard waste per Chula Vista Standards



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WASTE/RECYCLE CART PLAN
SUWERTE DR16-0030
 OTAY RANCH PA12 MF-1, MF-2
 CITY OF CHULA VISTA, CALIFORNIA

SHEET
C7

METES AND BOUNDS DESCRIPTION

PARCEL A: (APN: 643-020-88)
 PARCEL "A" OF CERTIFICATE OF COMPLIANCE RECORDED MARCH 16, 2009 AS FILE NO. 2009-0128393, BEING THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 18789 FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON SEPTEMBER 19, 2001 TOGETHER WITH THAT PORTION OF FRACTIONAL SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, ALL IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID PARCEL 2; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 SOUTH 71°57'23" WEST, 706.08 FEET TO THE SOUTHWESTERLY CORNER OF TOWN CENTER DRIVE AS OFFERED AND ACCEPTED FOR DEDICATION TO THE CITY OF CHULA VISTA PER DOCUMENTS RECORDED IN SAID OFFICE OF THE COUNTY RECORDER ON SEPTEMBER 16, 2005 AS DOCUMENT NO. 2005-0801099 AND JANUARY 23, 2009 AS DOCUMENT NO. 2009-0031758, RESPECTIVELY, AND THE TRUE POINT OF BEGINNING; SAID POINT BEING THE BEGINNING OF A 1155.00 FOOT RADIUS CURVE CONCAVE EASTERLY; A RADIAL LINE TO SAID POINT BEARS SOUTH 83°41'14" WEST; THENCE LEAVING SAID SOUTHERLY LINE NORTHERLY ALONG THE WESTERLY SIDELINE OF SAID TOWN CENTER DRIVE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°15'46" A DISTANCE OF 610.11 FEET; THENCE LEAVING SAID WESTERLY SIDELINE NORTH 60°11'55" WEST, 824.80 FEET TO A POINT ON THE EASTERLY LINE OF THAT LAND OFFERED FOR DEDICATION TO THE CITY OF CHULA VISTA ON MAY 22, 2003 AS DOCUMENT NO. 2003-0604609 OF OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE NORTH 19°23'44" EAST, 87.32 FEET; THENCE NORTH 24°09'46" EAST, 100.00 FEET; THENCE NORTH 32°55'48" EAST, 100.00 FEET; THENCE NORTH 37°26'51" EAST, 100.00 FEET; THENCE NORTH 41°29'56" EAST, 100.00 FEET; THENCE NORTH 43°17'18" EAST, 100.00 FEET; THENCE NORTH 46°06'10" EAST, 100.00 FEET TO THE MOST WESTERLY CORNER OF PARCEL 33170-1 OF FREEWAY CONVEYANCE AS GRANTED TO THE STATE OF CALIFORNIA PER DOCUMENT RECORDED IN SAID OFFICE OF THE COUNTY RECORDER ON NOVEMBER 16, 2007 AS DOCUMENT NO. 2007-0723396; THENCE ALONG THE SOUTHWESTERLY AND SOUTHEASTERLY LINE OF SAID PARCEL 33170-1 SOUTH 46°33'57" EAST, 85.74 FEET; THENCE NORTH 55°42'37" EAST, 38.09 FEET TO A POINT ON THE SOUTHERLY SIDELINE OF OLYMPIC PARKWAY AS DEDICATED TO THE CITY OF CHULA VISTA PER DOCUMENT RECORDED IN SAID OFFICE OF THE COUNTY RECORDER ON DECEMBER 17, 2002 AS DOCUMENT NO. 2002-1153497; THENCE LEAVING SAID SOUTHEASTERLY LINE ALONG SAID SOUTHERLY SIDELINE OF OLYMPIC PARKWAY SOUTH 34°17'05" EAST, 221.05 FEET TO THE BEGINNING OF A 1680.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°18'00" A DISTANCE OF 1152.35 FEET; THENCE SOUTH 73°35'08" EAST, 289.84 FEET; THENCE SOUTH 36°59'17" EAST, 21.46 FEET; THENCE NORTH 89°36'33" EAST, 12.00 FEET; THENCE SOUTH 71°10'28" EAST, 127.08 FEET; THENCE NORTH 89°36'33" EAST, 12.00 FEET; THENCE NORTH 53°00'43" EAST, 28.90 FEET; THENCE SOUTH 73°55'08" EAST, 85.39 FEET; THENCE LEAVING SAID SOUTHERLY SIDELINE SOUTH 71°57'23" WEST, 1468.49 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF EASTLAKE PARKWAY AS DEDICATED TO THE CITY OF CHULA VISTA PER DOCUMENT RECORDED IN SAID OFFICE OF THE COUNTY RECORDER ON MARCH 13, 2003 AS DOCUMENT NO. 2003-0283321.

ALSO EXCEPTING THEREFROM TOWN CENTER DRIVE AS OFFERED AND ACCEPTED FOR DEDICATION TO THE CITY OF CHULA VISTA PER DOCUMENTS RECORDED IN SAID OFFICE OF THE COUNTY RECORDER ON SEPTEMBER 16, 2005 AS DOCUMENT NO. 2005-0801099 AND JANUARY 23, 2009 AS DOCUMENT NO. 2009-0031758, RESPECTIVELY.

PARCEL B: (APN: 643-051-56)

PARCEL "B" OF CERTIFICATE OF COMPLIANCE RECORDED MARCH 16, 2009 AS FILE NO. 2009-0128395, BEING THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 18789 FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON SEPTEMBER 19, 2001 TOGETHER WITH THAT PORTION OF FRACTIONAL SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, ALL IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 2 OF PARCEL MAP NO. 18789 FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON SEPTEMBER 19, 2001; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 SOUTH 71°57'23" WEST, 706.08 FEET TO THE SOUTHWESTERLY CORNER OF TOWN CENTER DRIVE AS OFFERED AND ACCEPTED FOR DEDICATION TO THE CITY OF CHULA VISTA PER DOCUMENTS RECORDED IN SAID OFFICE OF THE COUNTY RECORDER ON SEPTEMBER 16, 2005 AS DOCUMENT NO. 2005-0801099 AND JANUARY 23, 2009 AS DOCUMENT NO. 2009-0031758, RESPECTIVELY, AND THE TRUE POINT OF BEGINNING; SAID POINT BEING THE BEGINNING OF A 1155.00 FOOT RADIUS CURVE CONCAVE EASTERLY; A RADIAL LINE TO SAID POINT BEARS SOUTH 83°41'14" WEST; THENCE LEAVING SAID SOUTHERLY LINE NORTHERLY ALONG THE WESTERLY SIDELINE OF SAID TOWN CENTER DRIVE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°15'46" A DISTANCE OF 610.11 FEET; THENCE LEAVING SAID WESTERLY SIDELINE NORTH 60°11'55" WEST, 824.80 FEET TO A POINT ON THE EASTERLY LINE OF THAT LAND OFFERED FOR DEDICATION TO THE CITY OF CHULA VISTA ON MAY 22, 2003 AS DOCUMENT NO. 2003-0604609 OF OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE SOUTH 19°23'44" WEST, 12.08 FEET; THENCE SOUTH 14°57'42" WEST, 100.00 FEET; THENCE SOUTH 09°51'40" WEST, 100.00 FEET; THENCE SOUTH 12°12'10" WEST, 49.32 FEET; THENCE NORTH 10°59'53" WEST, 67.82 FEET; THENCE SOUTH 05°12'45" WEST, 227.55 FEET; THENCE SOUTH 00°00'00" WEST, 301.34 FEET; THENCE SOUTH 00°59'20" WEST, 308.14 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 2; THENCE ALONG SAID SOUTHERLY LINE NORTH 71°57'23" EAST, 797.84 FEET TO THE TRUE POINT OF BEGINNING.

TITLE REPORT EXCEPTIONS

THE FOLLOWING IS A LIST OF EXCEPTIONS PER A PRELIMINARY REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, PER ORDER NUMBER NHC-4702082 DATED OCTOBER 19, 2015.

THE FOLLOWING ITEMS AFFECT PARCEL A

14. THE RIGHT AND PRIVILEGE TO SPILL WATER IN NATURAL DRAINAGE CHANNELS LOCATED ON SAID PROPERTY AS GRANTED TO OTAY MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT, BY DOCUMENT RECORDED SEPTEMBER 15, 1965 AS INSTRUMENT NO. 167296 AND SEPTEMBER 30, 1965 AS INSTRUMENT NO. 177739, BOTH OF OFFICIAL RECORDS.

21A. THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF OLYMPIC PARKWAY, WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID STREET, AS CONTAINED IN THE DEED RECORDED DECEMBER 17, 2002 AS INSTRUMENT NO. 2002-1153497 OF OFFICIAL RECORDS.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
 GRANTED TO: CITY OF CHULA VISTA, A MUNICIPAL CORPORATION
 PURPOSE: A PUBLIC ACCESS WAY, TOGETHER WITH THE RIGHT TO ENTER UPON AND TO PASS AND REPASS
 RECORDED: DECEMBER 17, 2002 AS INSTRUMENT NO. 2002-1153498 OF OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
 GRANTED TO: CITY OF CHULA VISTA, A MUNICIPAL CORPORATION
 PURPOSE: DRAINS, SEWERS, WATER FACILITIES, GENERAL UTILITIES AND APPURTENANT STRUCTURES, TOGETHER WITH THE RIGHT TO ENTER UPON AND TO PASS AND REPASS
 RECORDED: DECEMBER 17, 2002 AS INSTRUMENT NO. 2002-1153499 OF OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

21D. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
 GRANTED TO: CITY OF CHULA VISTA, A MUNICIPAL CORPORATION
 PURPOSE: DRAIN SEWERS AND APPURTENANT STRUCTURES, TOGETHER WITH THE RIGHT TO ENTER UPON AND TO PASS AND REPASS
 RECORDED: DECEMBER 17, 2002 AS INSTRUMENT NO. 2002-1153500 OF OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
 GRANTED TO: CITY OF CHULA VISTA, A MUNICIPAL CORPORATION
 PURPOSE: DRAIN SEWERS AND APPURTENANT STRUCTURES, TOGETHER WITH THE RIGHT TO ENTER UPON AND TO PASS AND REPASS
 RECORDED: DECEMBER 17, 2002 AS INSTRUMENT NO. 2002-1153501 OF OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
 GRANTED TO: CITY OF CHULA VISTA, A MUNICIPAL CORPORATION
 PURPOSE: LANDSCAPING AND THE RIGHT TO CONSTRUCT, REPLACE, REMOVE, OR MODIFY A PUBLIC ACCESS, TOGETHER WITH THE RIGHT TO ENTER UPON AND TO PASS AND REPASS
 RECORDED: DECEMBER 17, 2002 AS INSTRUMENT NO. 2002-1153502 OF OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
 GRANTED TO: CITY OF CHULA VISTA, A MUNICIPAL CORPORATION
 PURPOSE: LANDSCAPING AND THE RIGHT TO CONSTRUCT, REPLACE, REMOVE, OR MODIFY A PUBLIC ACCESS, TOGETHER WITH THE RIGHT TO ENTER UPON AND TO PASS AND REPASS
 RECORDED: DECEMBER 17, 2002 AS INSTRUMENT NO. 2002-1153503 OF OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
 GRANTED TO: CITY OF CHULA VISTA, A MUNICIPAL CORPORATION
 PURPOSE: DRAINS, SEWER, WATER FACILITIES, GENERAL UTILITIES AND APPURTENANT STRUCTURES, TOGETHER WITH THE RIGHT TO ENTER UPON AND TO PASS AND REPASS
 RECORDED: DECEMBER 17, 2002 AS INSTRUMENT NO. 2002-1153504 OF OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
 GRANTED TO: THE CITY OF CHULA VISTA
 PURPOSE: INGRESS AND EGRESS FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPING
 RECORDED: MARCH 13, 2003 AS INSTRUMENT NO. 2003-0283319 OF OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF EASTLAKE PARKWAY, WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID STREET, AS CONTAINED IN THE DEED RECORDED MARCH 13, 2003 AS INSTRUMENT NO. 2003-0283321 OF OFFICIAL RECORDS.

AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND FOR THE PURPOSES STATED HEREIN.
 IN FAVOR OF: THE CITY OF CHULA VISTA
 FOR: OPEN SPACE AND OTHER PUBLIC PURPOSES
 RECORDED: MARCH 13, 2003 AS INSTRUMENT NO. 2003-0283319 OF OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND FOR THE PURPOSES STATED HEREIN.
 IN FAVOR OF: THE CITY OF CHULA VISTA
 FOR: GENERAL UTILITY AND ACCESS PURPOSES
 RECORDED: SEPTEMBER 16, 2005 AS INSTRUMENT NO. 2005-0801100 OF OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT.
 RECORDED: NOVEMBER 16, 2007 AS INSTRUMENT NO. 2007-0723396 OF OFFICIAL RECORDS.
 AFFECTS: SAID LAND ADJACENT TO HIGHWAY 125

THE FOLLOWING ITEMS AFFECT PARCEL B

14. THE RIGHT AND PRIVILEGE TO SPILL WATER IN NATURAL DRAINAGE CHANNELS LOCATED ON SAID PROPERTY AS GRANTED TO OTAY MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT, BY DOCUMENT RECORDED SEPTEMBER 15, 1965 AS INSTRUMENT NO. 167296 AND SEPTEMBER 30, 1965 AS INSTRUMENT NO. 177739, BOTH OF OFFICIAL RECORDS.

AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND FOR THE PURPOSES STATED HEREIN.
 IN FAVOR OF: THE CITY OF CHULA VISTA
 FOR: GENERAL UTILITY AND ACCESS PURPOSES
 RECORDED: SEPTEMBER 16, 2005 AS INSTRUMENT NO. 2005-0801100 OF OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

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 RECORDED: NOVEMBER 16, 2007 AS INSTRUMENT NO. 2007-0723396 OF OFFICIAL RECORDS.
 AFFECTS: SAID LAND ADJACENT TO HIGHWAY 125

THE FOLLOWING ITEMS AFFECT PARCEL B

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AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND FOR THE PURPOSES STATED HEREIN.
 IN FAVOR OF: THE CITY OF CHULA VISTA
 FOR: GENERAL UTILITY AND ACCESS PURPOSES
 RECORDED: SEPTEMBER 16, 2005 AS INSTRUMENT NO. 2005-0801100 OF OFFICIAL RECORDS
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 AFFECTS: SAID LAND ADJACENT TO HIGHWAY 125

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 AFFECTS: SAID LAND ADJACENT TO HIGHWAY 125

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 AFFECTS: SAID LAND ADJACENT TO HIGHWAY 125

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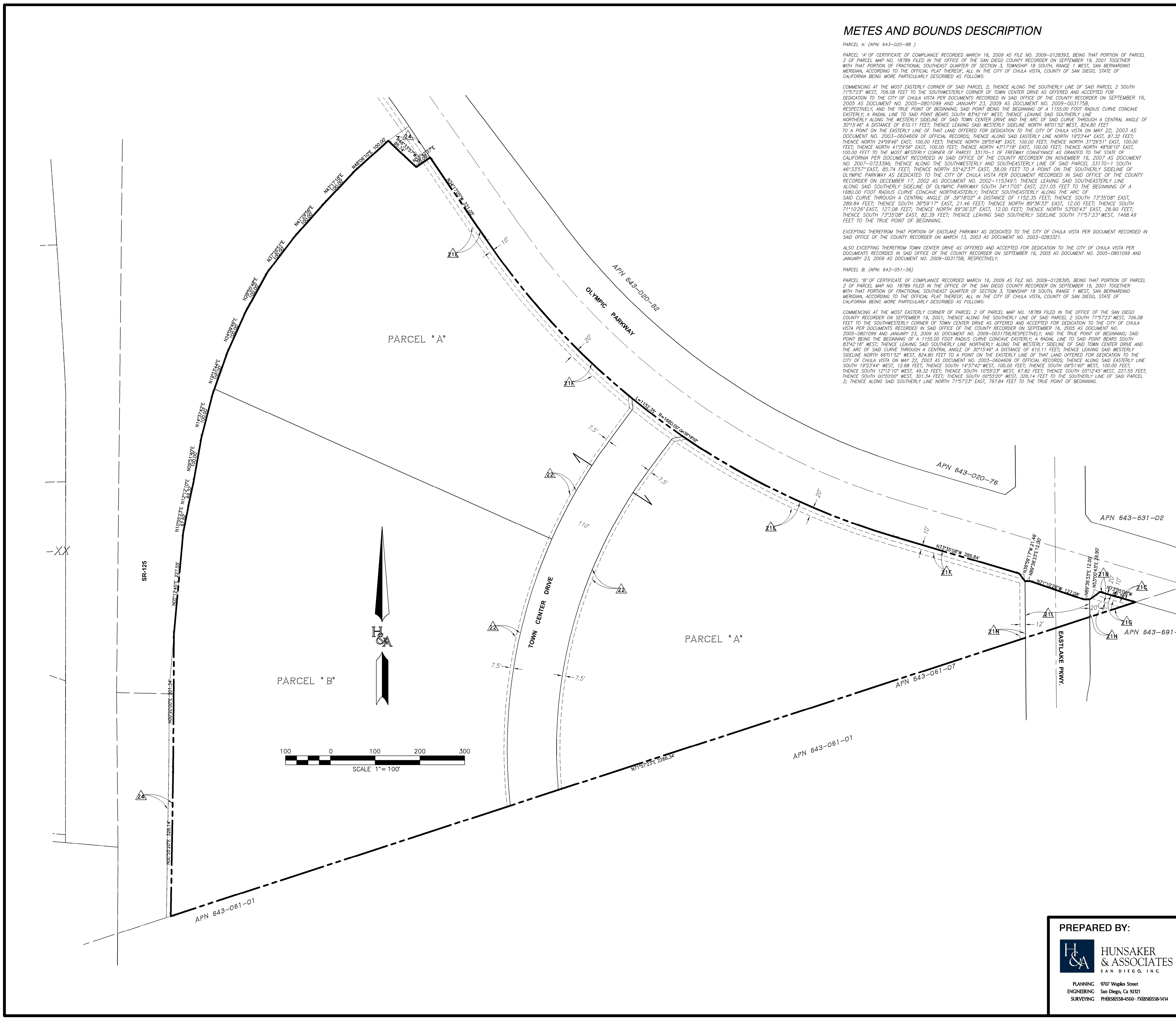
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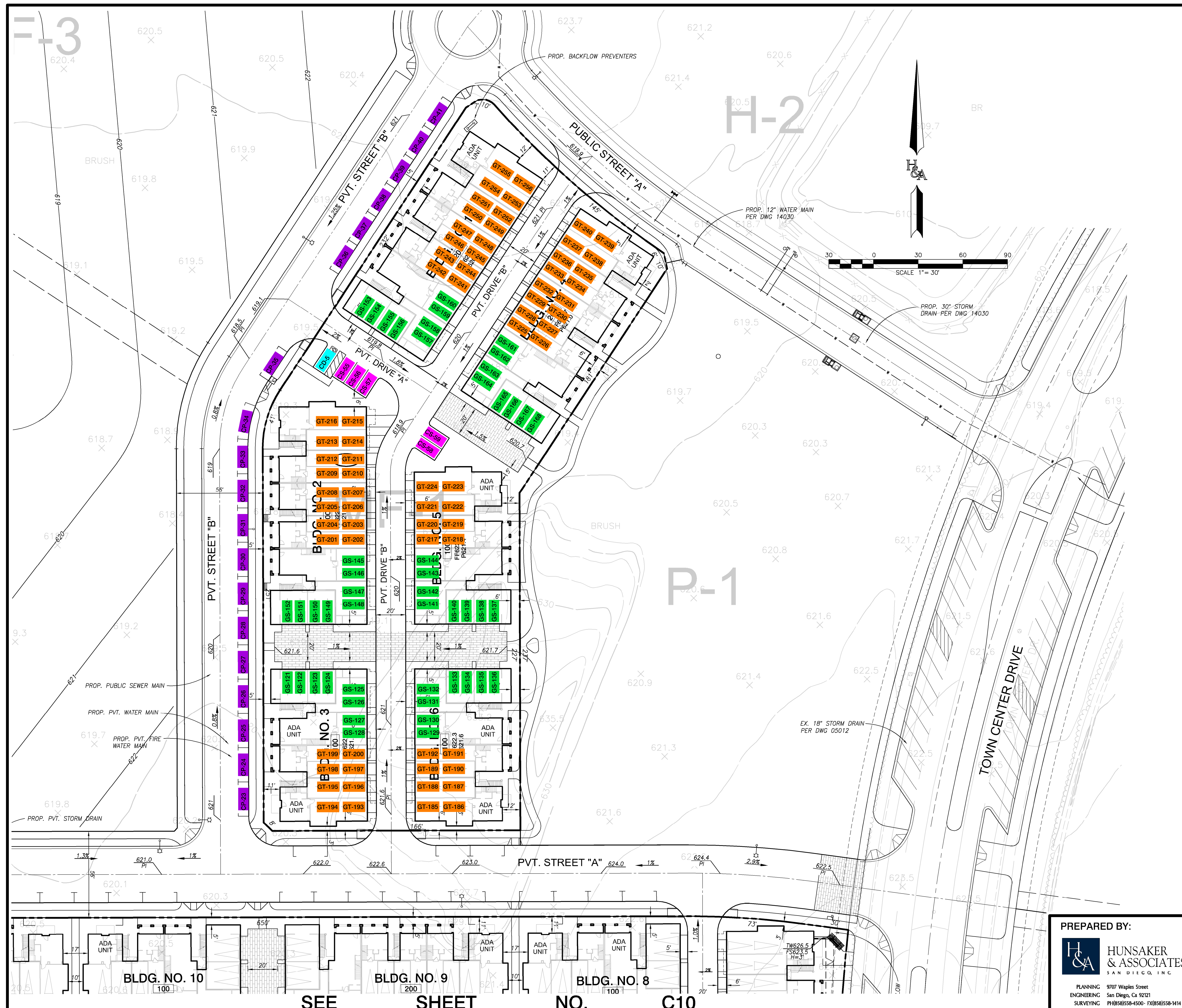
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SURVEYOR'S NOTE

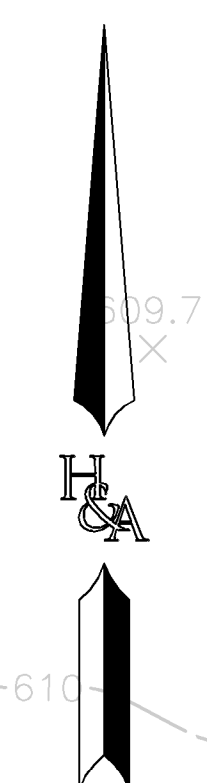
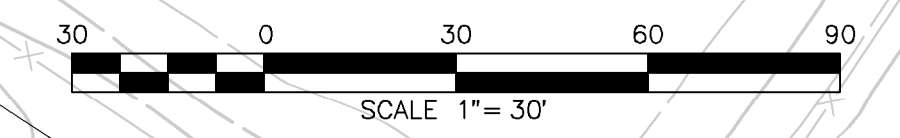
THE BOUNDARY DEPICTED HEREON WAS COMPILED FROM RECORD DATA PER CERTIFICATE OF COMPLIANCE DOCS 2009-0128393 AND 2009-0128395 AND IS NOT BASED ON A FIELD SURVEY BY HUNSAKER AND ASSOC. SAN DIEGO INC.

<p>PREPARED BY:</p>  <p>HUNSAKER & ASSOCIATES SAN DIEGO, INC.</p> <p>PLANNING 9707 Waples Street ENGINEERING San Diego, Ca 92121 SURVEYING PH:858/558-4500 - FX:858/558-1414</p>	<p>BOUNDARY AND ENCUMBRANCES</p> <p>SUWERTE DR16-0030</p> <p>OTAY RANCH PA12 MF-1, MF-2</p> <p>CITY OF CHULA VISTA, CALIFORNIA</p>	<p>SHEET</p> <p>C8</p>
	<p>R:\1102\&Pin\DRB PA12 Suwerte Sht 8.dwg [Aug-31-2016:13:21]</p>	



H-2

P-1



PARKING SUMMARY

PARKING REQUIRED

TYPE	NO. UNITS	MULTIPLIER	SPACES REQ.
2 BD/RM	64	2.33	149.12
3 BD/RM	84	2.33	195.72
4 BD/RM	64	2.33	149.12
TOTAL	212		494

REQUIRED PARKING INCLUDES 2.0 RESIDENT & 0.33 GUEST SPACE

PARKING PROVIDED

TYPE	SPACES
GARAGE STANDARD	168
GARAGE TANDEM	224
GARAGE SUB-TOTAL	392
COMMON STANDARD	59
COMMON PARALLEL	41
COMMON DISABLED	5
COMMON SUB-TOTAL	105
TOTAL	497

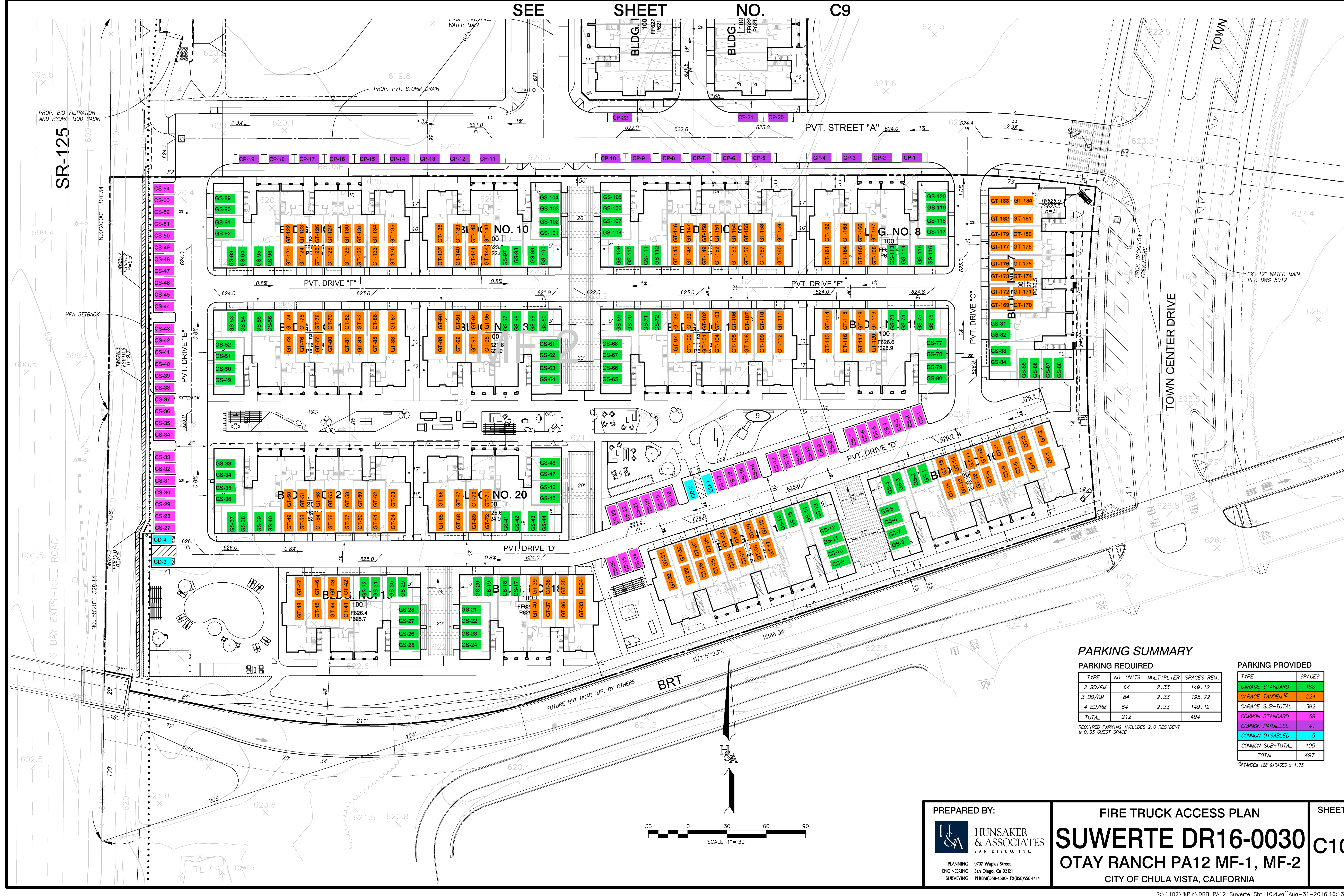
© TANDEM 128 GARAGES x 1.75

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

PARKING PLAN
SUWERTE DR16-0030
OTAY RANCH PA12 MF-1, MF-2
 CITY OF CHULA VISTA, CALIFORNIA

SHEET
C9

SEE SHEET NO. C10



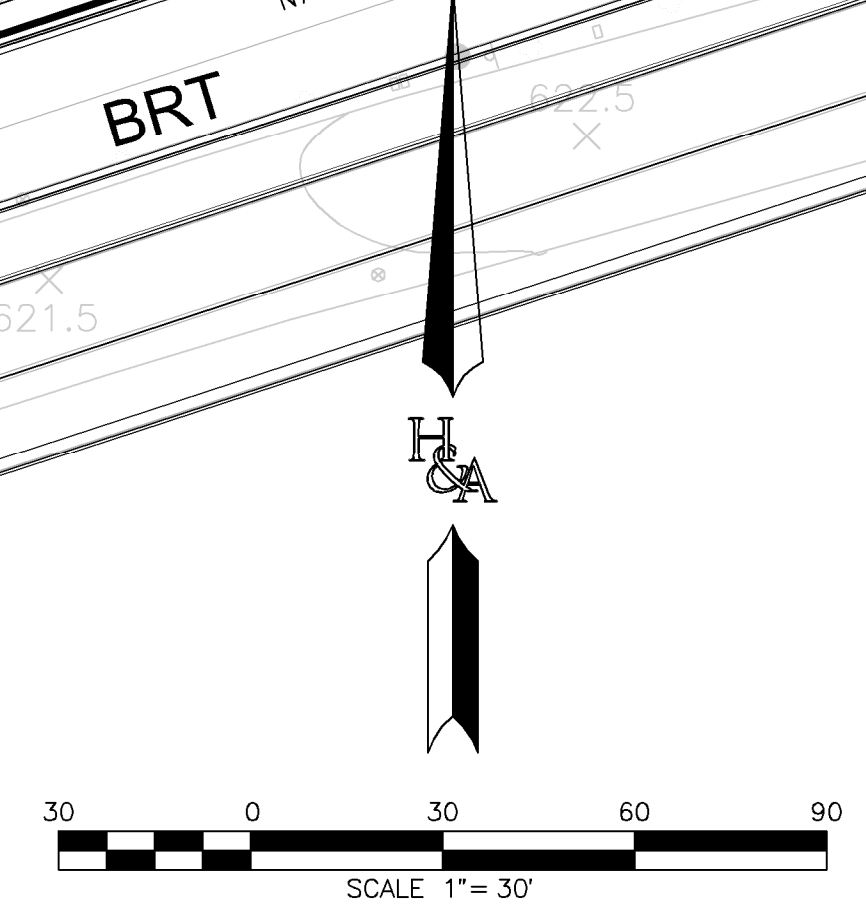
PARKING SUMMARY

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PARKING PROVIDED	
TYPE	SPACES
GARAGE STANDARD	168
GARAGE TANDEM	224
GARAGE SUB-TOTAL	392
COMMON STANDARD	59
COMMON PARALLEL	41
COMMON DISABLED	5
COMMON SUB-TOTAL	105
TOTAL	497

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 PLANNING 9707 Waples Street
 ENGINEERING San Diego, Ca 92121
 SURVEYING PH(658)558-4500 FX(658)558-1414

FIRE TRUCK ACCESS PLAN
SUWERTE DR16-0030
OTAY RANCH PA12 MF-1, MF-2
 CITY OF CHULA VISTA, CALIFORNIA

SHEET
C10
 NO. 7 2807-79