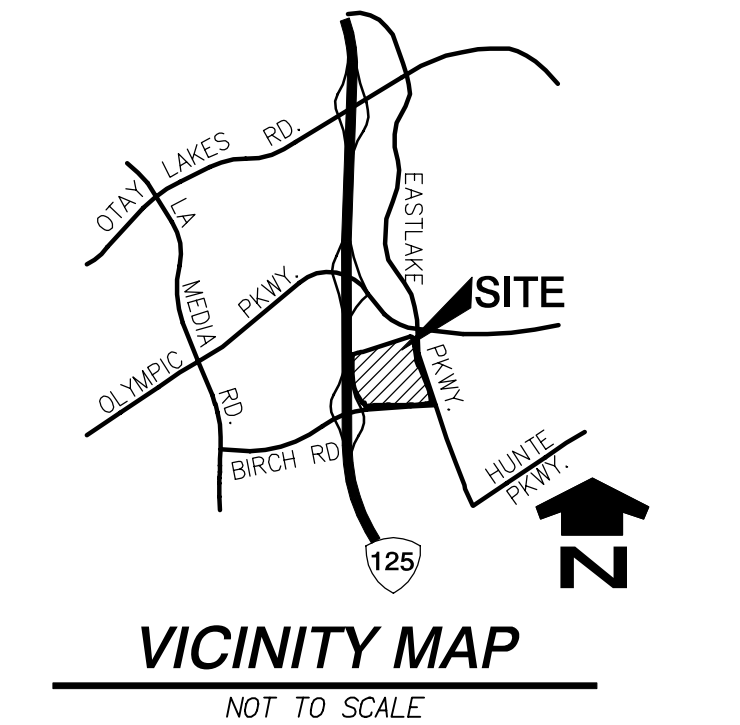


TENTATIVE MAP/CVT 22-0002 FOR: OTAY RANCH TOWN CENTER FC-1 CITY OF CHULA VISTA, CALIFORNIA

- ### LEGEND
- SUBDIVISION BOUNDARY
 - PROPOSED LOT LINE
 - EXISTING LOT LINE
 - EXISTING ASSESSOR'S MAP OR PARCEL NO. LOT 1 MAP 105037
 - PROPOSED RESIDENTIAL NEIGHBORHOOD
 - PROPOSED RESIDENTIAL LOT (NUMBERED)
 - PROPOSED PRIVATE STREET OR PARK LOT (LETTERED)
 - EXISTING ZONING
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - EXISTING SEWER MAIN WITH MANHOLE
 - PROPOSED PUBLIC SEWER MAIN WITH MANHOLE (8" PVC UNLESS OTHERWISE NOTED)
 - EXISTING WATER MAIN WITH FIRE HYDRANT
 - PROPOSED PUBLIC WATER MAIN (8" PVC UNLESS OTHERWISE NOTED)
 - EXISTING RECLAIMED WATER MAIN
 - PROPOSED PUBLIC RECLAIMED WATER MAIN (8" PVC UNLESS OTHERWISE NOTED)
 - EXISTING GAS MAIN
 - EXISTING STORM DRAIN SYSTEM
 - PROPOSED PRIVATE STORM DRAIN SYSTEM
 - A. INLET OR CATCH BASIN
 - B. HEADWALL
 - C. CLEANOUT
 - D. CATCH BASIN
 - E. MODULAR WETLANDS UNIT
 - PROPOSED STREET CENTERLINE ELEVATION
 - PROPOSED STREET GRADE
 - STREET LIGHT
 - CUT/FILL LINE
 - PROPOSED SLOPE
 - PROPOSED PRIVATE RETAINING WALL
 - NUMBER OF PARKING STALLS IN A BLOCK
 - ACCESS RIGHTS RELINQUISHED PER DOC. NO. 2009-089407 REC. 5/27/2009, O.R.
 - ACCESS RIGHTS RELINQUISHED PER DOC. NO. 2009-0181417 REC. 3/4/2005, O.R.
 - ACCESS RIGHTS RELINQUISHED PER DOC. NO. 2009-0181409 REC. 3/4/2005, O.R.
 - INDICATES FOUND MONUMENT AS NOTED.
 - INDICATES FOUND 3/4" IRON PIPE WITH DISC STAMPED "LS 7696" PER CERTIFICATE OF CORRECTION FOR MAP NO. 15037 RECORDED 8/10/2009 AS DOC NO. 2009-0446488.
 - INDICATES FOUND 2" IRON PIPE WITH DISC STAMPED "LS 7699" PER MAP NO. 15037 AND THE CERTIFICATE OF CORRECTION THEREOF.
 - INDICATES FOUND LEAD & DISC STAMPED "LS 7696" PER MAP NO. 15037 AND CERTIFICATES OF CORRECTION THEREOF.
 - INDICATES FOUND LEAD & DISC STAMPED "LS 6922" PER OR 43680, 43681 OR 43682, UNLESS OTHERWISE NOTED.
 - INDICATES FOUND 2" IRON PIPE WITH DISC STAMPED "LS 6187" IN STANDARD STREET WELL MONUMENT PER ROS 19985, UNLESS OTHERWISE NOTED.
 - INDICATES FOUND STANDARD STREET WELL MONUMENT MARKED "LS 7322" FOR MAP NO. 14780 OR CERTIFICATE OF CORRECTION THEREOF, UNLESS OTHERWISE NOTED.
 - INDICATES FOUND STANDARD STREET WELL MONUMENT MARKED "LS 7322" AS SHOWN ON ROS 19985, UNLESS OTHERWISE NOTED.
 - INDICATES SEARCHED FOR NOTHING FOUND.
 - EXISTING IRRIGATION LINE TO REMAIN
 - EXISTING IRRIGATION LINE TO BE RELOCATED
 - EXISTING METER



- ### LEGAL DESCRIPTION:
- REAL PROPERTY IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
- PARCEL A:
LOTS 1 AND 4 OF CHULA VISTA TRACT NO. 05-02, OTAY RANCH FREEWAY COMMERCIAL SECTIONAL PLANNING AREA, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 15037, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 30, 2005, AND AS CORRECTED BY A CERTIFICATE OF CORRECTION RECORDED JANUARY 2, 2008 AS INSTRUMENT NO. 2008-0003099, AND FURTHER CORRECTED BY A CERTIFICATE OF CORRECTION RECORDED AUGUST 10, 2009 AS INSTRUMENT NO. 2009-0446488, BOTH OF OFFICIAL RECORDS.
- EXCEPTING THEREFROM LOT 1 THAT PORTION OF LAND CONVEYED TO SAN DIEGO ASSOCIATION OF GOVERNMENTS, A CALIFORNIA LEGISLATIVELY-CREATED REGIONAL PLANNING AGENCY, IN GRANT DEED RECORDED DECEMBER 29, 2016 AS INSTRUMENT NO. 2016-0714265 AND 2016-0714266, BOTH OF OFFICIAL RECORDS.
- PARCEL B:
EASEMENTS FOR COMMON AREA, UNDERGROUND SUPPORTS AND MINOR ENCROACHMENTS, ACCESS, SIGNAGE, UTILITIES, DRAINAGE AND INCIDENTAL PURPOSES AS SET FORTH IN INSTRUMENT ENTITLED "CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT", EXECUTED BY GGP-OTAY RANCH, L.P., A DELAWARE LIMITED PARTNERSHIP AND MACY'S DEPARTMENT STORES, INC., AN OHIO CORPORATION, RECORDED NOVEMBER 21, 2008 AS INSTRUMENT NO. 2008-0604340 OF OFFICIAL RECORDS.
- APN(S): 643-061-08-00 (AFFECTS: LOT 1) AND 643-061-04-00 (AFFECTS: LOT 4)

- ### PUBLIC UTILITIES
- SEWER CITY OF CHULA VISTA
 - WATER OTAY WATER DISTRICT
 - STORM DRAIN CITY OF CHULA VISTA
 - TELEPHONE AT&T
 - GAS AND ELECTRIC SOGEC
 - CABLE T.V. COX COMMUNICATIONS
 - POLICE & FIRE CITY OF CHULA VISTA
 - SCHOOLS CHULA VISTA ELEMENTARY SCHOOL DISTRICT
 - SWEETWATER UNION HIGH SCHOOL DISTRICT

- ### ABBREVIATIONS
- FP FLOOD PLAIN
 - FPF FIRE PROTECTION PLAN
 - LSVC LIGHTED SAG VERTICAL CURVE
 - MH MANHOLE
 - NSF NET SQ. FT.
 - NTS NOT TO SCALE
 - PI POINT OF INTERSECTION (V.C.)
 - PL PROPERTY LINE
 - RCP REINFORCED CONCRETE PIPE
 - RW RECLAIMED WATER
 - R/W RIGHT OF WAY
 - S SEWER
 - SD STORM DRAIN
 - SF CROSS SQ. FT.
 - W WATER

LAND USE SUMMARY

A. PROPOSED LAND USE

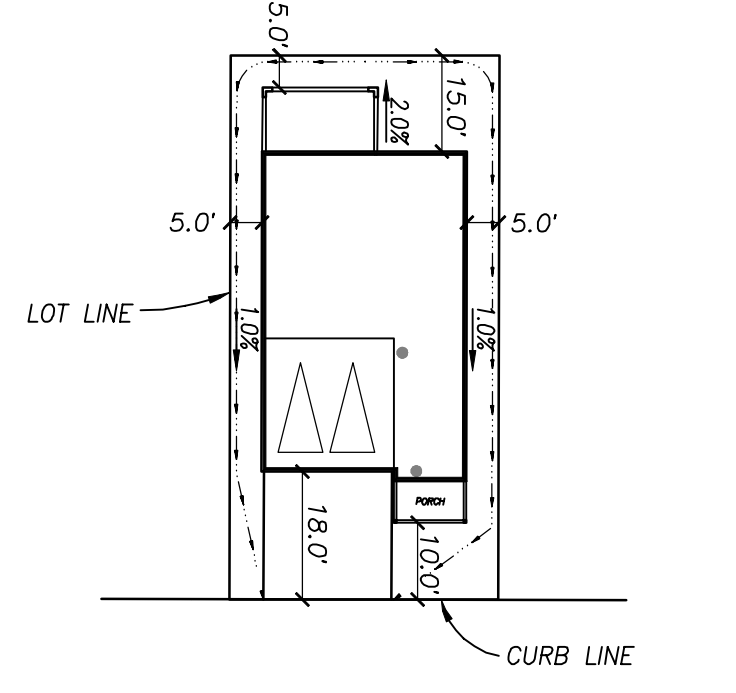
LOT	LAND USE	AREA AC	COMMERCIAL	UNITS
MUR LOT 1	Urban Core	1.65	-	-
MUR LOT 2	Urban Core	1.23	-	-
MUR LOT 3	Urban Core	1.86	-	-
MUR LOT 4	Urban Core	1.86	197,200 SF	-
MUR LOT 5	Urban Core	0.73	-	-
MUR LOT 6	Urban Core	0.73	-	-
MUR LOT 7	Urban Core	1.19	-	-
MUR LOT 8	Urban Core	1.17	-	-
MUR LOT 9	Urban Core	0.47	-	-
SUBTOTAL MUR		10.91		840
PS LOT A	Private St.	1.50	-	-
PS LOT B	Private St.	0.80	-	-
PS LOT C	Private St.	0.26	-	-
PS LOT D	Private St.	0.37	-	-
SUBTOTAL PS		2.93		
P LOT E	Park/Plaza	0.72	-	-
P LOT F	Park	0.87	-	-
P LOT G	Park	0.38	-	-
P LOT H	Park	0.76	-	-
SUBTOTAL PARK		2.73		
SUBTOTAL REDEVELOPMENT		16.57		
LOT 10	Commercial Retail	41.93	-	-
TOTAL		58.49	197,200	840

Note: Acreages rounded to the nearest hundredth of an acre
 * 37,200 sf of existing commercial to be replaced with 37,200 sf of new commercial
 ** Usable Area of P Lot F is 0.70 ac.
 *** See Conceptual Landscape Plan Otay Ranch Town Center FC-1 by Ros 10-23-23

B. EXISTING LOTS

LOT	LAND USE	AREA AC
** LOT 1	Commercial Retail	** 50.791
LOT 4	Commercial Retail	7.099
TOTAL		58.490

** THE BOUNDARY AND ACREAGE OF LOT 1 OF FINAL MAP 15037 WAS CORRECTED PURSUANT TO CERTIFICATE OF CORRECTION REC. 1/03/2008 AS INST. NO. 2008-0003099 AND CERTIFICATE OF CORRECTION REC. 8/10/2009 AS INST. NO. 2009-0446488. THE ACREAGE REFLECTED HEREON IS ACCORDANCE WITH THESE CORRECTIONS.



- ### GENERAL NOTES
- GROSS SITE AREA EXISTING: 78.291 ACRES (EXCLUDING MAP PARCEL 3 & 8.955 ACRES)
 - GROSS REDEVELOPMENT SITE AREA PROPOSED: 16.57 ACRES (REMAINDER OF 58.49 ACRES TO REMAIN AS CURRENTLY DEVELOPED)
 - TOTAL NUMBER OF LOTS: 19, BROKEN DOWN AS FOLLOWS
 - MULTI-FAMILY RESIDENTIAL: 9 LOTS
 - PARK/PLAZA: 5 LOTS
 - PRIVATE STREETS: 4 LOTS
 - COMMERCIAL/RETAIL: 1 LOT
 - MAXIMUM NUMBER UNITS ALLOWED: 840 UNITS
 - ASSESSOR'S PARCEL NUMBERS: 643-061-08-00 AND 643-061-04-00
 - EXISTING GENERAL PLAN DESIGNATIONS: COMMERCIAL RETAIL
 - PROPOSED GENERAL PLAN LAND USES: COMMERCIAL RETAIL, URBAN CORE
 - EXISTING ZONING: COMMERCIAL RETAIL (FC-1)
 - PROPOSED ZONING: MIXED-USE
 - PRESENT LAND USE: RETAIL

- ### GENERAL DESIGN NOTES
- WATER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE OTAY WATER DISTRICT AND SHALL BE MAINTAINED AND OPERATED BY THE DISTRICT.
 - SPECIFIC METHODS OF HANDLING STORM WATER ARE SUBJECT TO DETAILED APPROVAL BY THE DEVELOPMENT SERVICES DEPARTMENT AT THE TIME OF SUBMISSION OF IMPROVEMENT AND GRADING PLANS. DESIGN SHALL BE ACCOMPLISHED ON THE BASIS OF THE REQUIREMENTS OF THE SUBDIVISION MANUAL. DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
 - SEWERAGE SHALL BE PROVIDED AND CONNECTED TO CITY OF CHULA VISTA SEWERS. SEWER MAINS ARE 8" MINIMUM P.V.C. UNLESS SHOWN OTHERWISE. EVIDENCE SHALL BE PROVIDED OF HAVING OBTAINED GRADING RIGHTS UPON ADJACENT PROPERTY WHERE REQUIRED DURING FINAL ENGINEERING.
 - STREET TREE DEPOSITS SHALL BE PAID IN ACCORDANCE WITH ORDINANCE NUMBER 1369 AND NO. 1687 OF THE CITY OF CHULA VISTA.
 - UTILITIES SHALL BE UNDERGROUND AND EASEMENTS PROVIDED AS NECESSARY.
 - SUBDIVIDER TO PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT FOR PUBLIC RIGHT-OF-WAY.
 - SLOPE PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF CHULA VISTA LANDSCAPE MANUAL, AND/OR THE OTAY RANCH VILLAGE DESIGN PLAN.
 - GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH TITLE 15 OF THE CITY OF CHULA VISTA MUNICIPAL CODE.
 - 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.
 - THE STREET SYSTEM SHOWN HEREON SHALL COMPLY WITH CHULA VISTA FIRE DEPARTMENT GUIDELINES, INCLUDING THE AUTOTURN DETAIL. 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. ONE FOOT CONTROL LOTS TO BE GRANTED TO THE CITY OF CHULA VISTA BY SEPARATE DEED WHERE DETERMINED NECESSARY BY THE DEVELOPMENT SERVICES DEPARTMENT.
 - GRADING AND MODEL HOMES MAY BE BUILT, AFTER CITY APPROVAL, PRIOR TO FINAL MAP REDEVELOPMENT.
 - GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN SUBJECT TO SUBSTANTIAL CONFORMANCE APPROVAL BY THE CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT.
 - STORM DRAIN AND SEWER SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN.
 - TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
 - PRELIMINARY GEOTECHNICAL REPORT PREPARED BY: GEOTECH, INC. DATED FEBRUARY 4, 2022.
 - REFER TO THE "WATER QUALITY TECHNICAL REPORT SNOW" FEBRUARY 28, 2022 PREPARED BY HUNSAKER & ASSOCIATES FOR COMPLIANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD JURISDICTIONAL PERMIT.
 - TEMPORARY TURFGRASSES SHALL BE PROVIDED AT ALL DEAD END STREETS DURING FINAL ENGINEERING AS REQUESTED BY THE DEVELOPMENT SERVICES DEPARTMENT.
 - A FUEL MODIFICATION ZONE IS NOT PROPOSED AS THE PROJECT IS SURROUNDED BY EXISTING PAVEMENT AND DEVELOPMENT.
 - SPEED BUMPS FOR TRAFFIC CALMING PURPOSES ARE PROHIBITED ON STREETS TO BE BUILT FOR THIS PROJECT.
 - DESIGN WHEREVER REQUEST TO ALLOW TYPICAL LOT DRAINAGE TO BE REDUCED FROM 2% AWAY FROM HOUSE (PER BLDG. CODE 1804.4) TO 2% AWAY FROM HOUSE. ALLOW LOT DRAINAGE SHALE GRADE TO BE REDUCED FROM 2% TO 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 NEIGHBORHOOD INCLUDED WITHIN THE RESIDENTIAL CONDOMINIUM PROJECT DESIGNATION ARE (R-1, R-2, R-3A, R-3B, R-4, R-5). FOR A MAXIMUM NUMBER OF (840) DWELLING UNITS.
- THIS IS ALSO A MAP OF A COMMERCIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 6531 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. PLANNING NEIGHBORHOOD INCLUDED WITHIN THE COMMERCIAL CONDOMINIUM PROJECT DESIGNATION IS MUR-3A AND MUR-3B FOR A MAXIMUM OF 37,200 SF.

- ### SOURCE OF TOPOGRAPHY
- THE INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTODIAPHRAMETRY FLOWN BY R.J. LUNG AND ASSOCIATES ON AUGUST 5, 2020, TOGETHER WITH FIELD SURVEY MEASUREMENTS PERFORMED BY HUNSAKER & ASSOCIATES SAN DIEGO, INC. ON AUGUST 5, 2016.
- ### BENCHMARK:
- VERTICAL RELIEF SHOWN HEREON WAS PRODUCED BY FIELD METHODS COMBINED WITH AERIAL TOPOGRAPHY BY R.J. LUNG AND ASSOCIATES FLOWN ON AUGUST 5, 2020. VERTICAL DATUM BASED ON CITY OF CHULA VISTA BENCHMARK NO. NUMBER 2375 (4057) NAVD 88
 ELEV. 639.072.

- ### EARTHWORK/GRADING QUANTITIES
- CUT: 19,490 C.Y.
 FILL: 6,405 C.Y.
 EXPORT: 11,085 C.Y.
- GRADING QUANTITIES SHOWN ARE RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING SHOWN IN THE PRELIMINARY SOILS REPORT. A TRANSPORTATION PERMIT AND A LETTER FROM THE SITE ACCEPTING EXPORTED MATERIAL IS REQUIRED PRIOR TO ISSUANCE OF PERMIT.

EASEMENT & ENCUMBRANCE NOTES

SEE SHEETS 7 & 8

APPLICANT/OWNER

GGP-OTAY RANCH L.P.
 350 W. ORLEANS ST., SUITE 300, CHICAGO, IL 60654

James Varshamis
 VICE PRESIDENT - RETAIL
 (312) 835-4764

Professional Engineer Seal: James Varshamis, No. 47945, State of California, Civil Engineering.

Olivia S. Mulpando, R.C.E. 47945, DATE: 06/23/23

- ### SHEET INDEX
- SHEET 1 - TITLE SHEET/TABLES
 - SHEET 2 - STREET SECTIONS & SITE SECTION
 - SHEET 3 - PROJECT DESIGN
 - SHEET 4 - PROJECT DESIGN
 - SHEET 5 - PROJECT DESIGN
 - SHEET 6 - PROPOSED LOTTING, EASEMENTS & EASEMENTS OR PORTIONS OF EASEMENTS TO BE VACATED
 - SHEET 7 - BOUNDARY, EASEMENTS & ENCUMBRANCES
 - SHEET 8 - BOUNDARY, EASEMENTS & ENCUMBRANCES
 - SHEET 9 - CONCEPTUAL LANDSCAPE PLAN BY RIOS
 - SHEET 10 - CONCEPTUAL LANDSCAPE PLAN BY RIOS

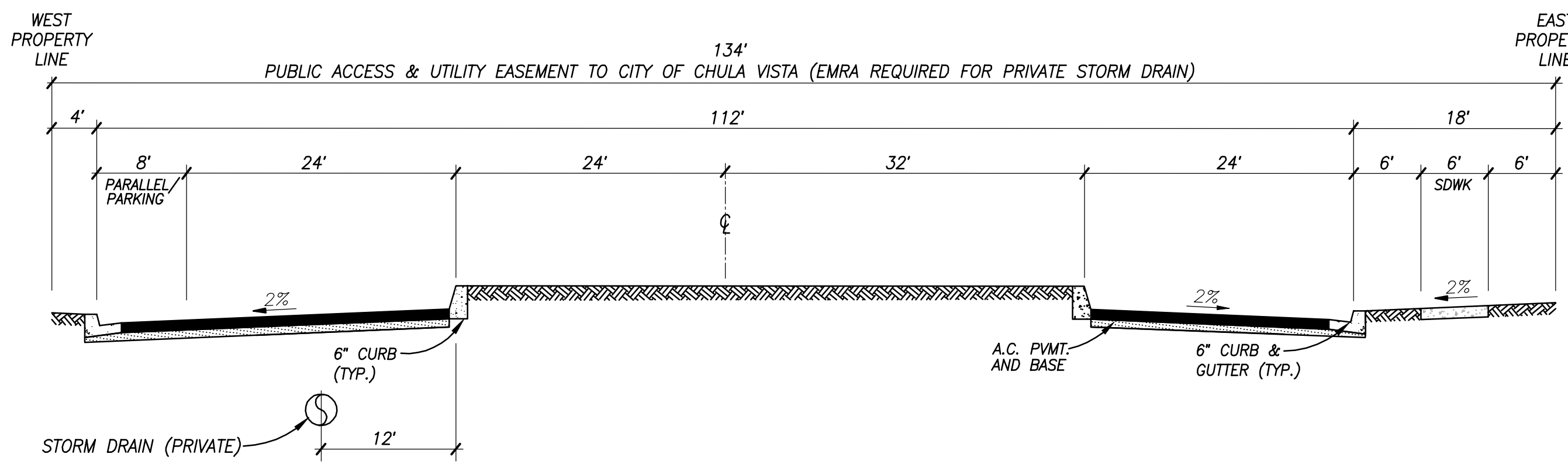
PREPARED BY:	NO. REVISIONS	DATE	BY
 HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING 9702 Wiggins Street ENGINEERING San Diego, CA 92121 SURVEYING PH0605050-000-78090208-1414	1	FIRST SUBMITTAL	01/26/21 H&A
	2	SECOND SUBMITTAL	03/09/22 H&A
	3	THIRD SUBMITTAL	10/13/22 H&A
	4	FOURTH SUBMITTAL	02/15/23 H&A
	5	FIFTH SUBMITTAL	06/23/23 H&A
	6	FINAL SUBMITTAL	12/13/23 H&A
	7		

TENTATIVE MAP/CVT 22-0002

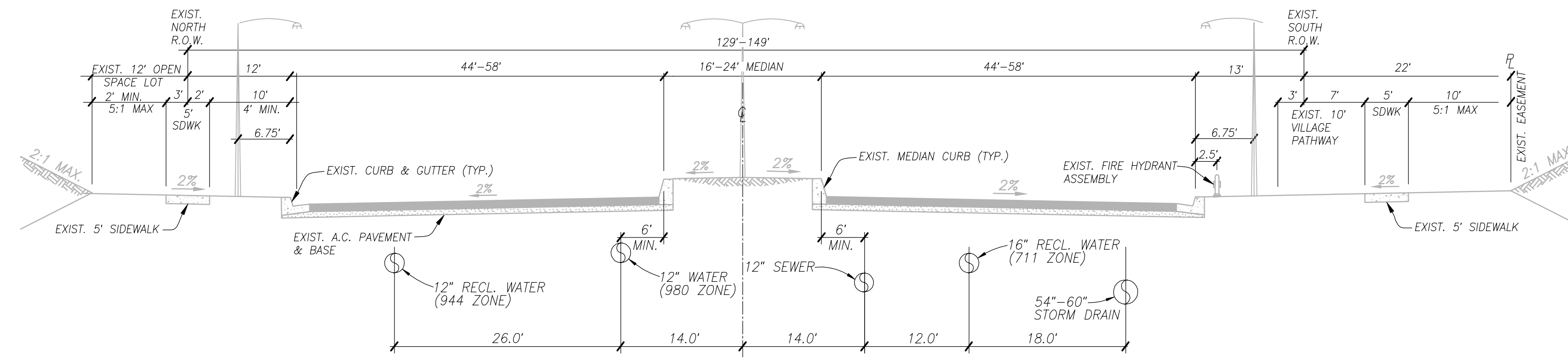
OTAY RANCH TOWN CENTER FC-1

City Of Chula Vista, California

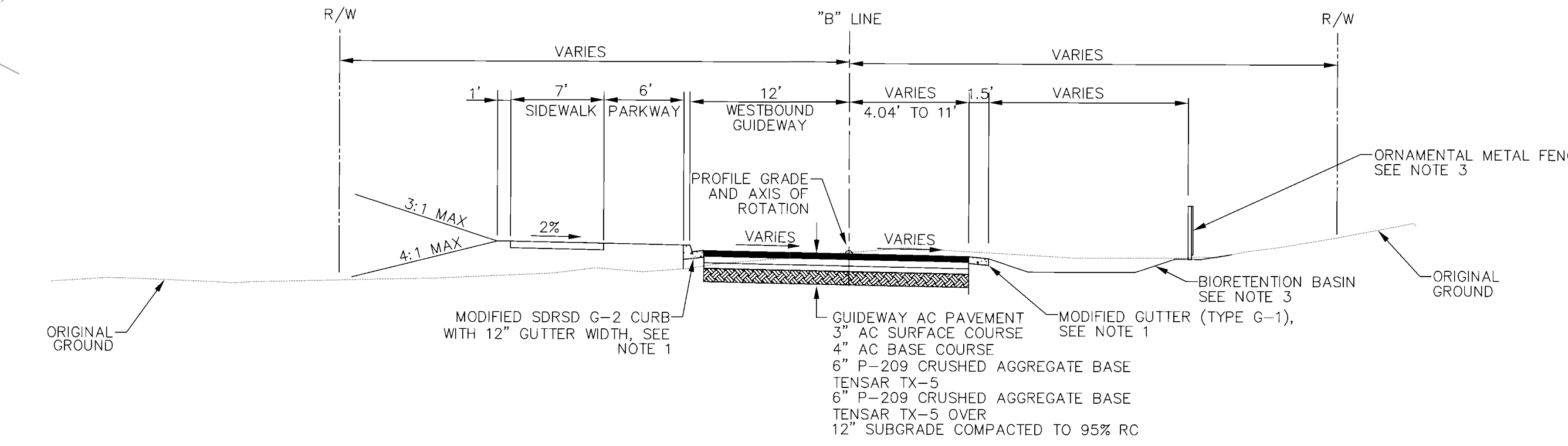
SHEET 1 OF 8



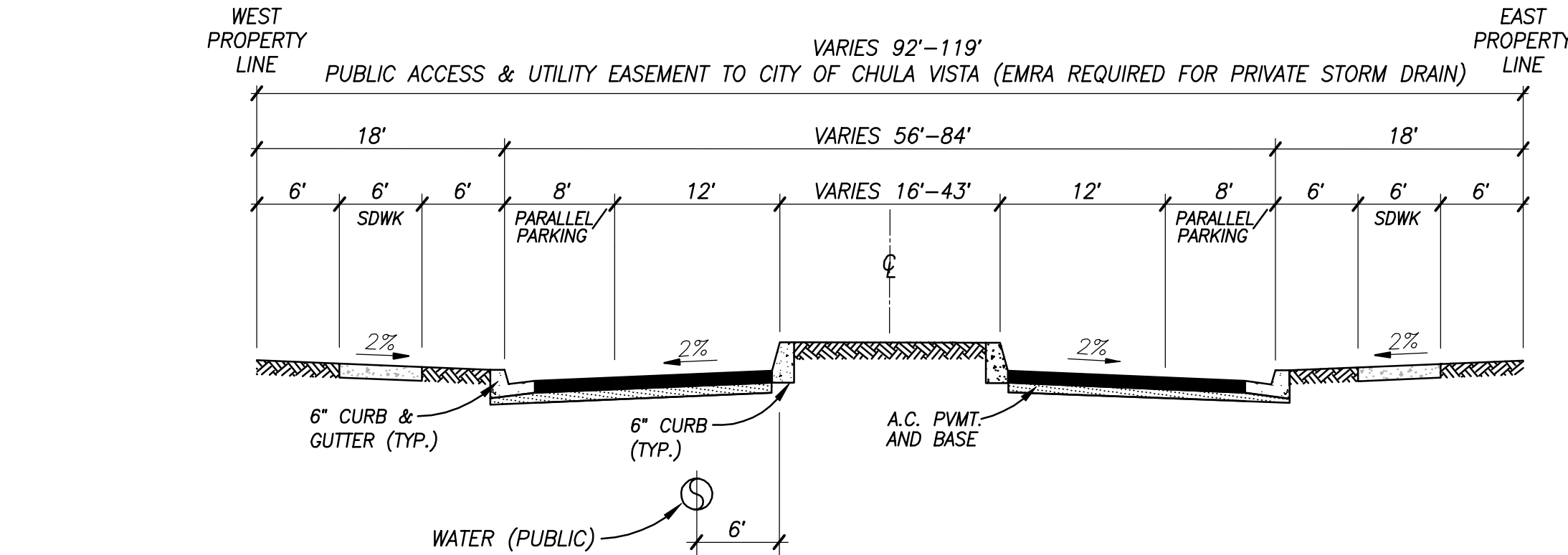
PORTION OF PROPOSED TOWN CENTER DRIVE (PRIVATE)
SPEED LIMIT 15 MPH NTS



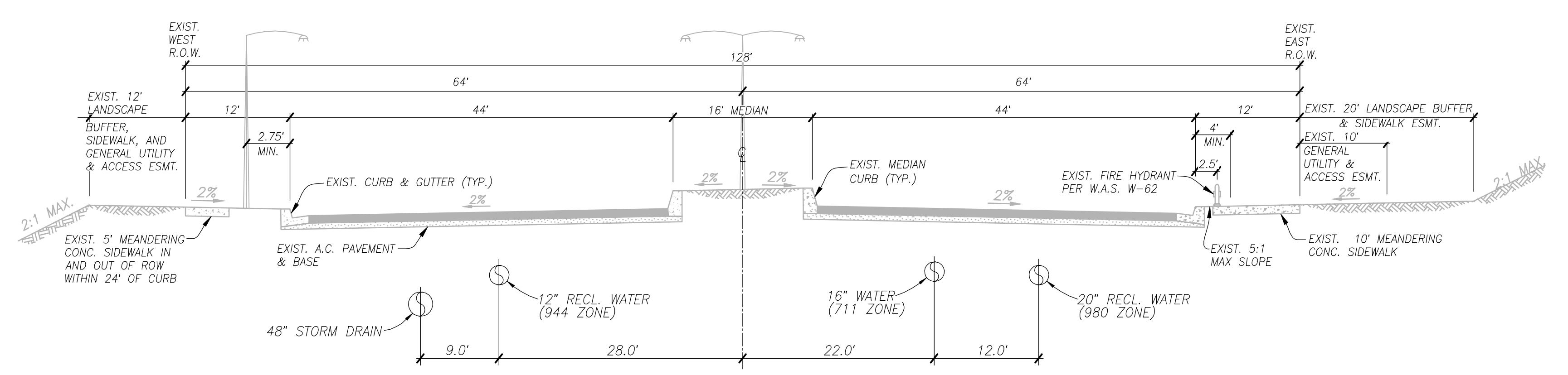
EXISTING 6-LANE TYPICAL PRIME ARTERIAL BIRCH ROAD (PUBLIC)
PER CV DWG. NO. 04109
SPEED LIMIT 50 MPH NTS



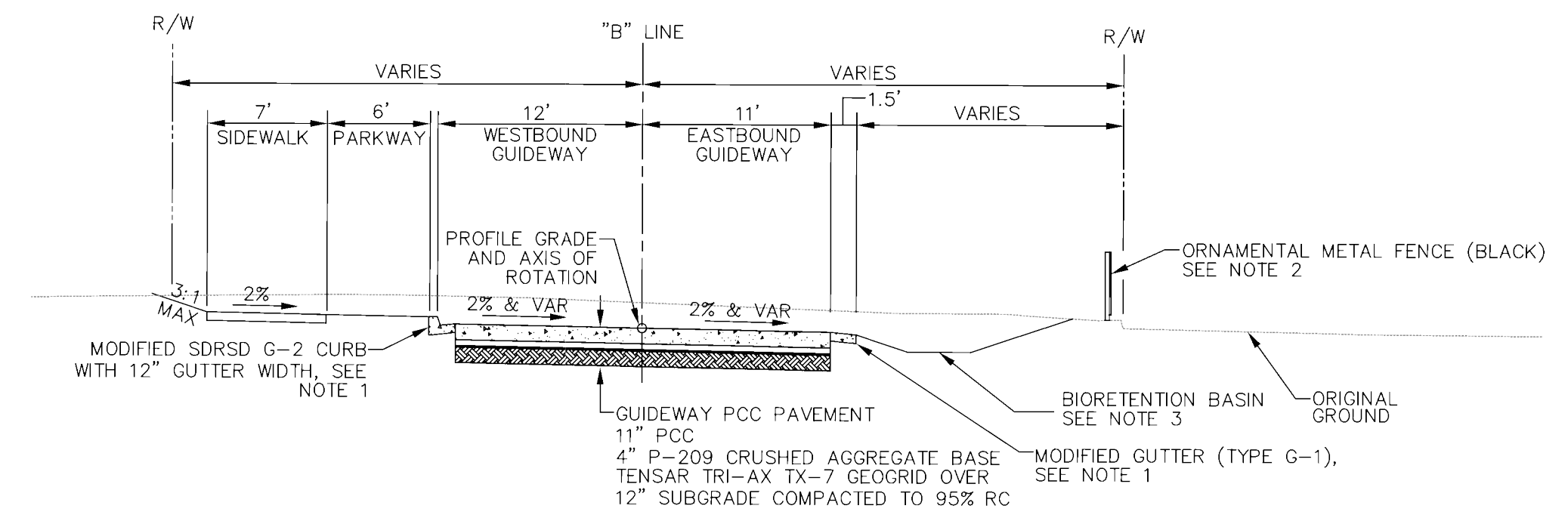
TYPICAL SECTION NO. 13
"B" 636+90.00 TO 637+91.82
"B" 638+91.82 TO 643+78.02
EXIST. BRT GUIDEWAY
NO SCALE
PER CV DWG. NO. 14004



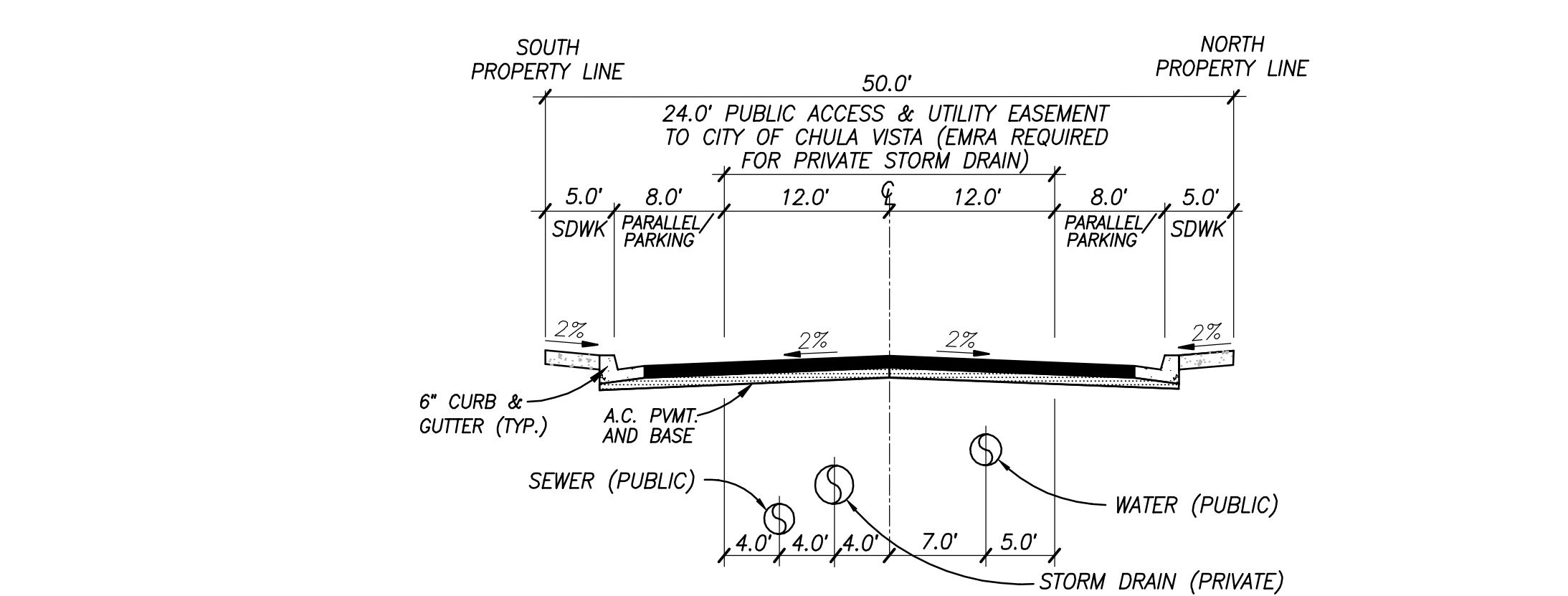
PORTION OF PROPOSED TOWN CENTER DRIVE (PRIVATE)
SPEED LIMIT 15 MPH NTS



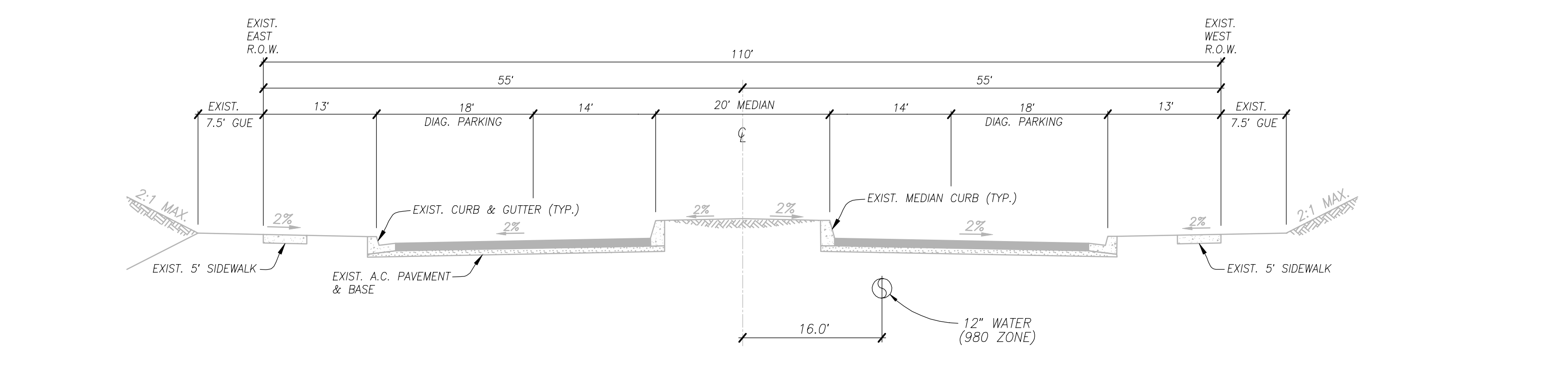
EXISTING 6-LANE MAJOR ARTERIAL EASTLAKE PARKWAY (PUBLIC)
PER CV DWG. NO. 02083
SPEED LIMIT 50 MPH NTS



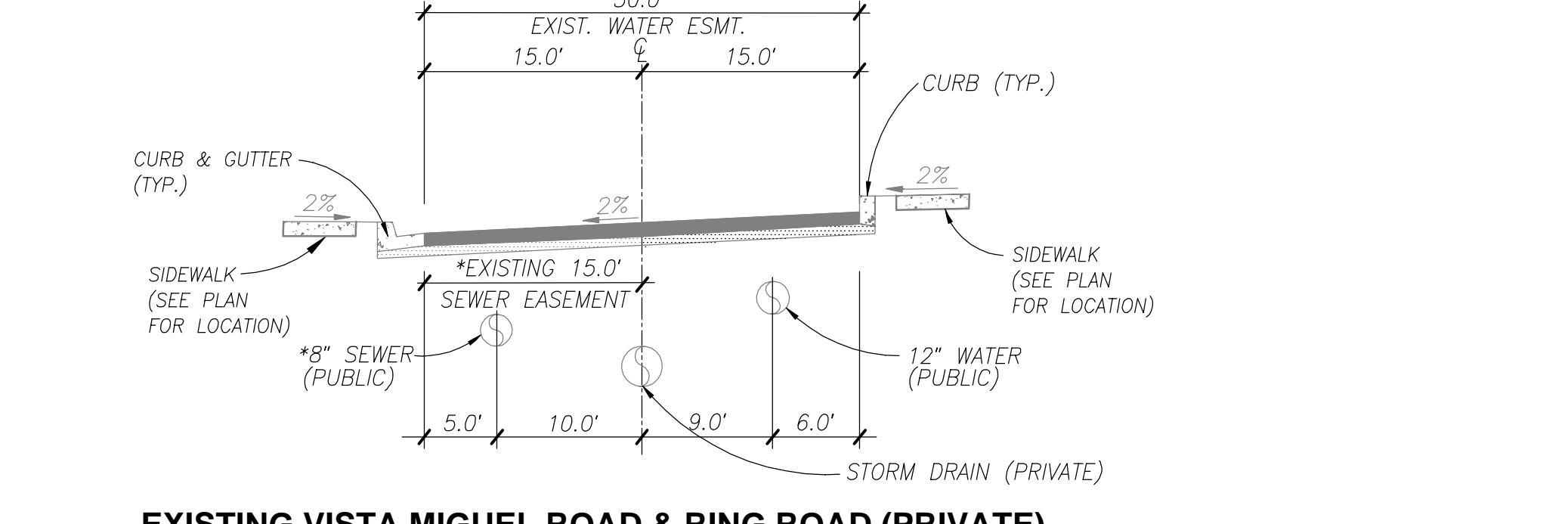
TYPICAL SECTION NO. 14
"B" 637+91.82 TO 638+91.82
EXIST. BRT GUIDEWAY
NO SCALE
PER CV DWG. NO. 14004



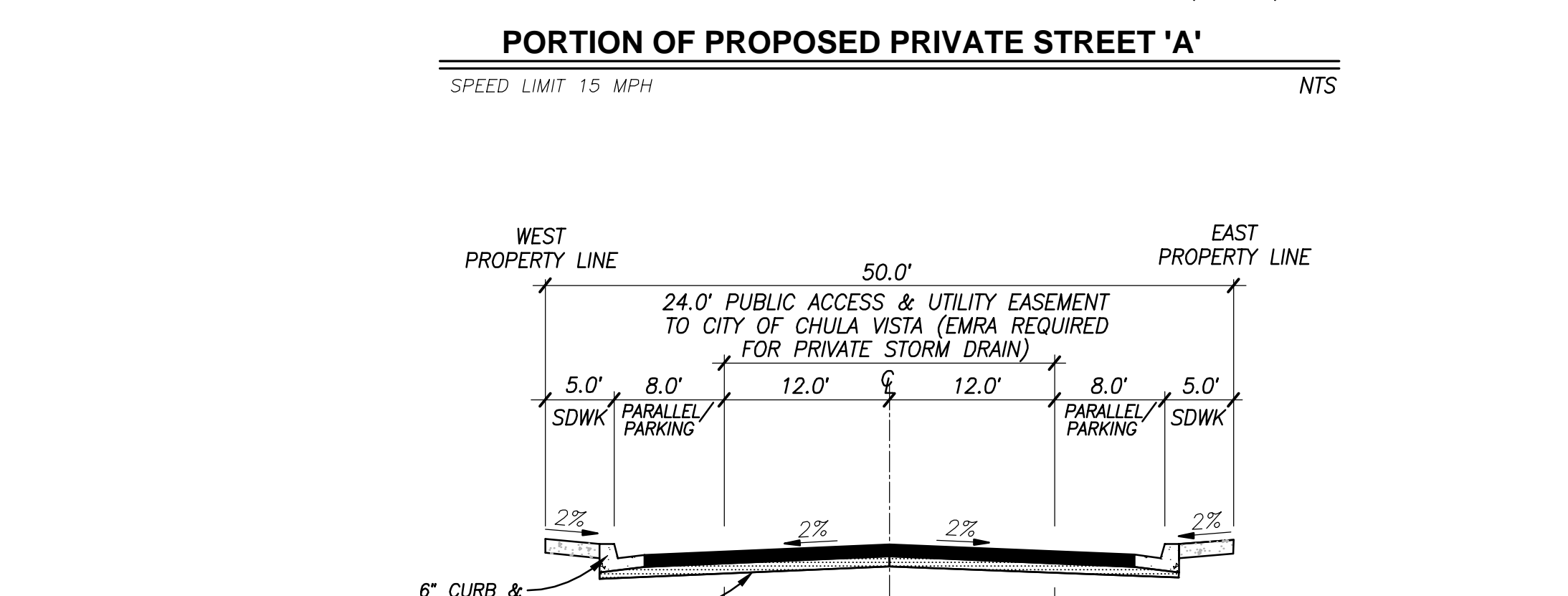
PORTION OF PROPOSED PRIVATE STREET 'A'
SPEED LIMIT 15 MPH NTS



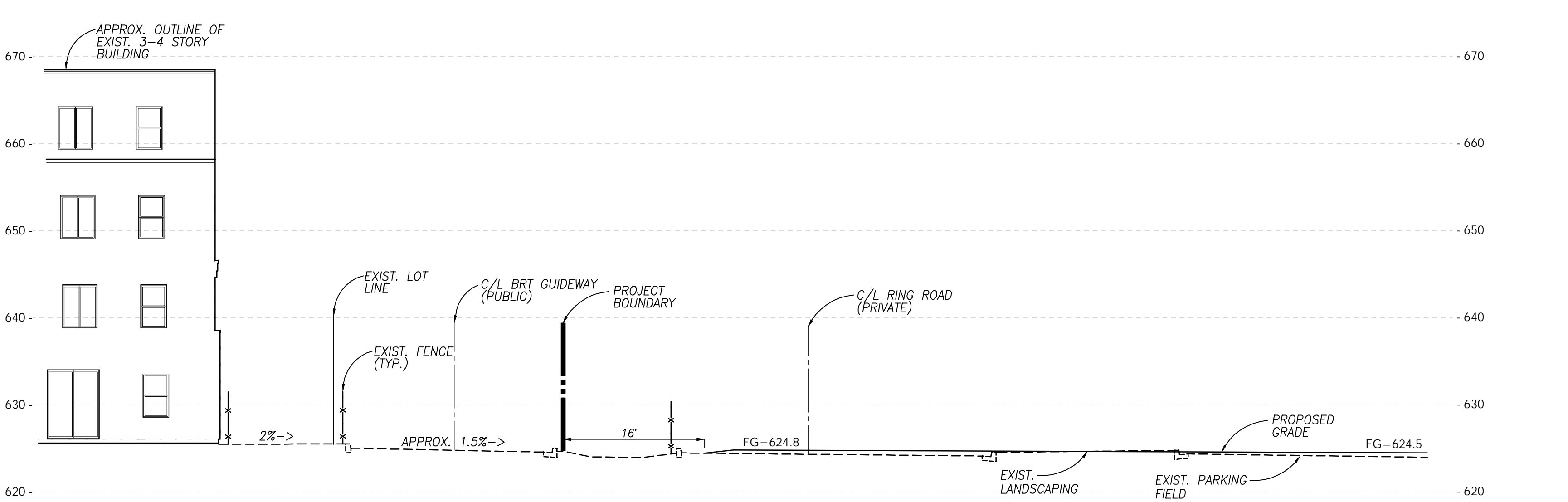
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PER CV DWG. NO. 18039
SPEED LIMIT 25 MPH NTS



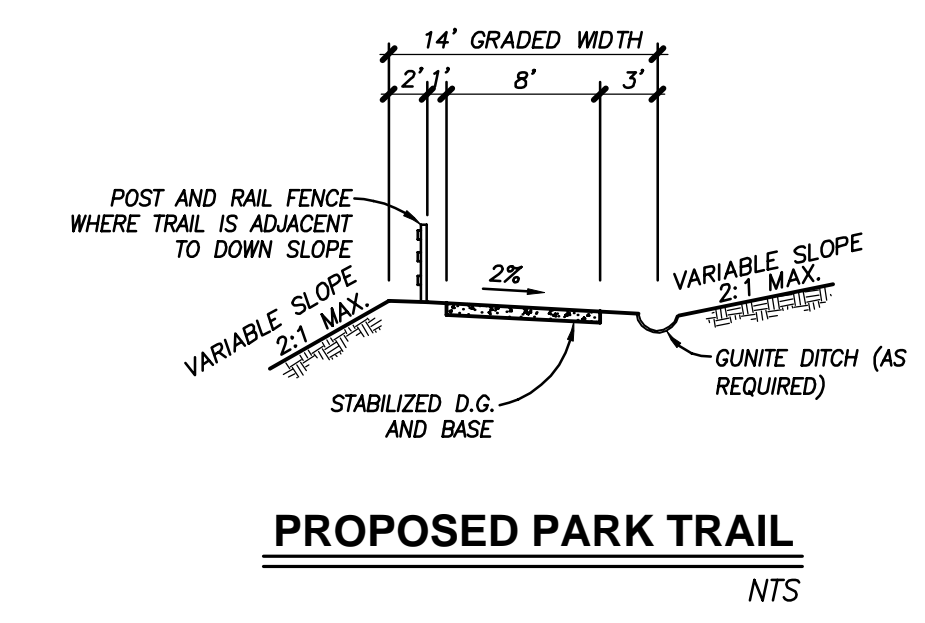
EXISTING VISTA MIGUEL ROAD & RING ROAD (PRIVATE)
PER CV DWG. NO. 05032
APPLIES TO VISTA MIGUEL ROAD ONLY NTS



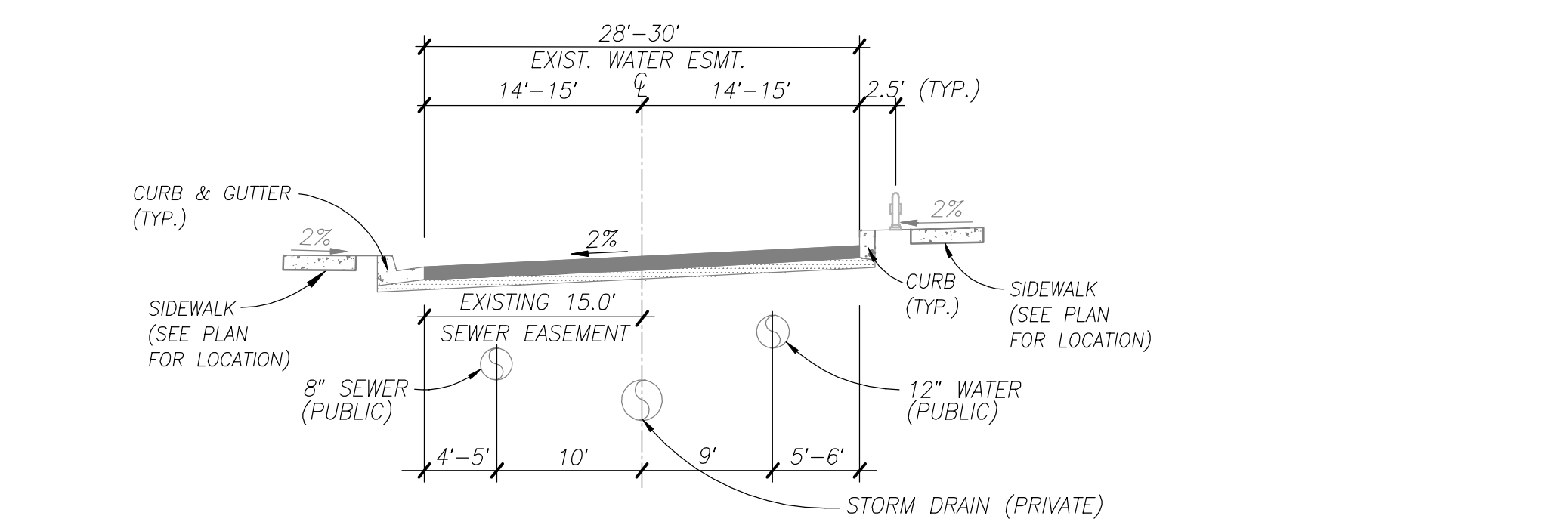
PORTION OF PROPOSED PRIVATE STREET 'A'
SPEED LIMIT 15 MPH NTS



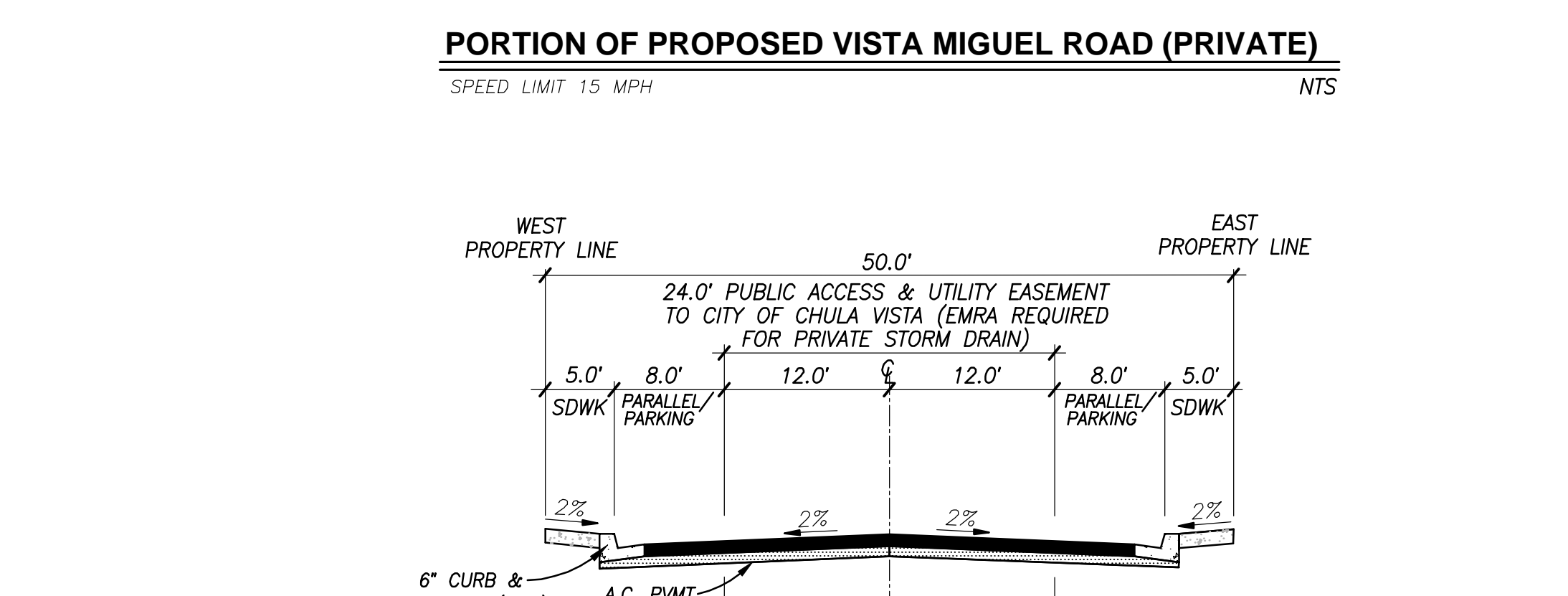
SECTION 'A-A'
SCALE: 1"=10' HORIZ/VERT



PROPOSED PARK TRAIL
NTS



EXISTING AGUA VERDE AVENUE (PRIVATE)
PER CV DWG. NO. 05032 NTS



PORTION OF PROPOSED VISTA MIGUEL ROAD (PRIVATE)
SPEED LIMIT 15 MPH NTS



PORTION OF PROPOSED AGUA VERDE AVENUE (PRIVATE)
SPEED LIMIT 15 MPH NTS

STREET SECTIONS & SITE SECTION

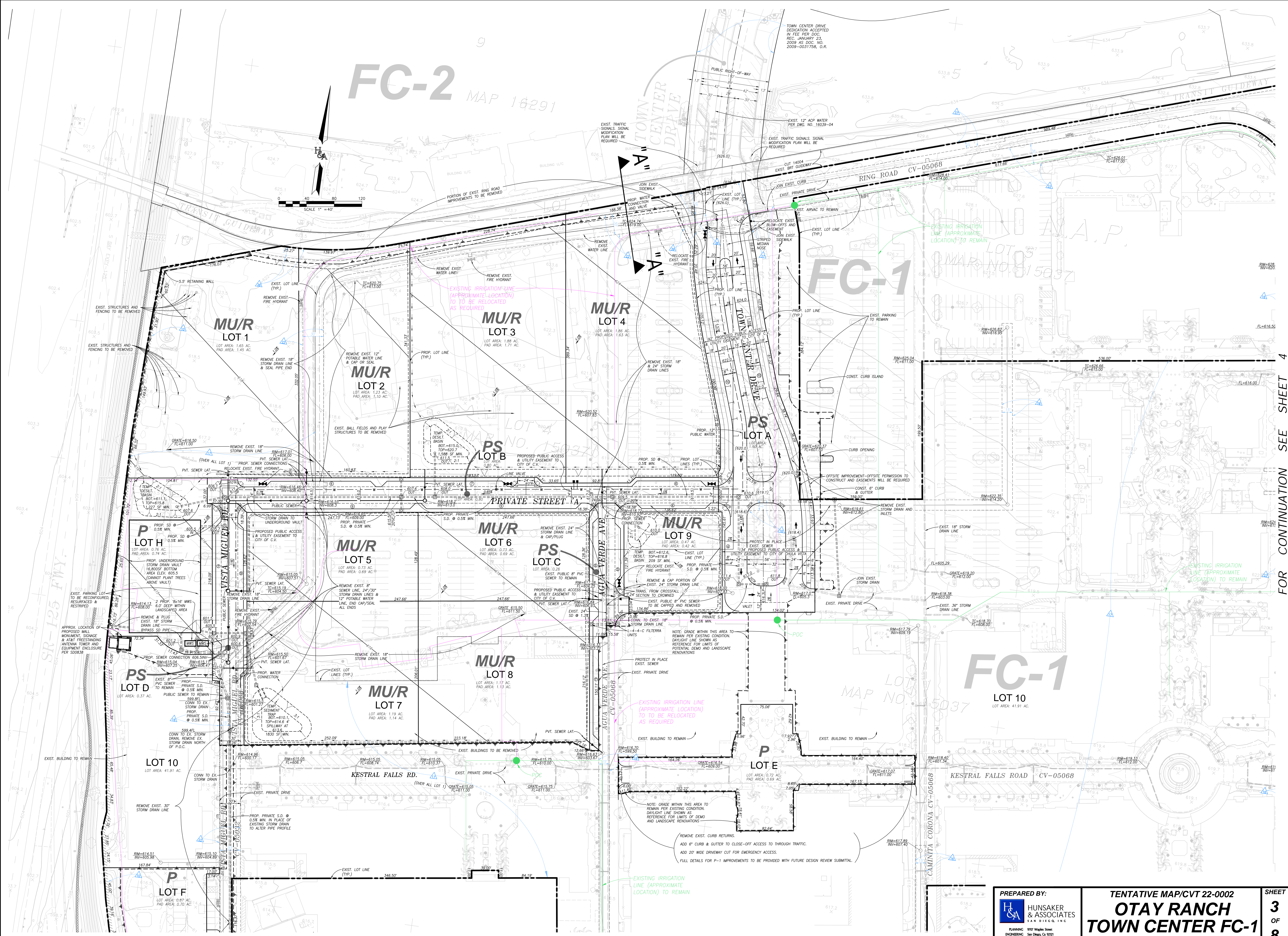
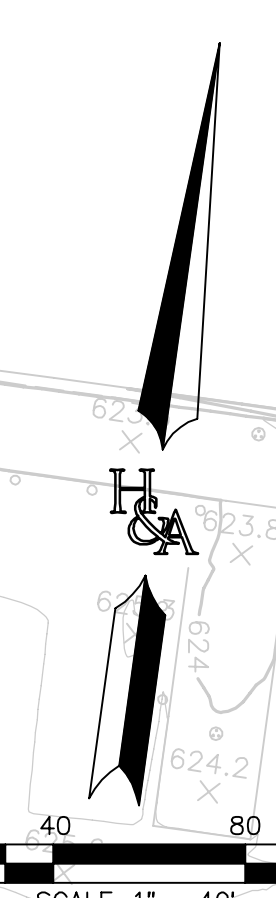
PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, CALIFORNIA

TENTATIVE MAP/CVT 22-0002
OTAY RANCH TOWN CENTER FC-1
City of Chula Vista, California

SHEET
2 OF 8

PLANNING: 907 Wiggins Street
ENGINEERING: San Diego, CA 92121
SURVEYING: 74805508-0000 74805508-0000

FC-2 MAP 16291



FC-1

FC-1

FOR CONTINUATION SEE SHEET 5

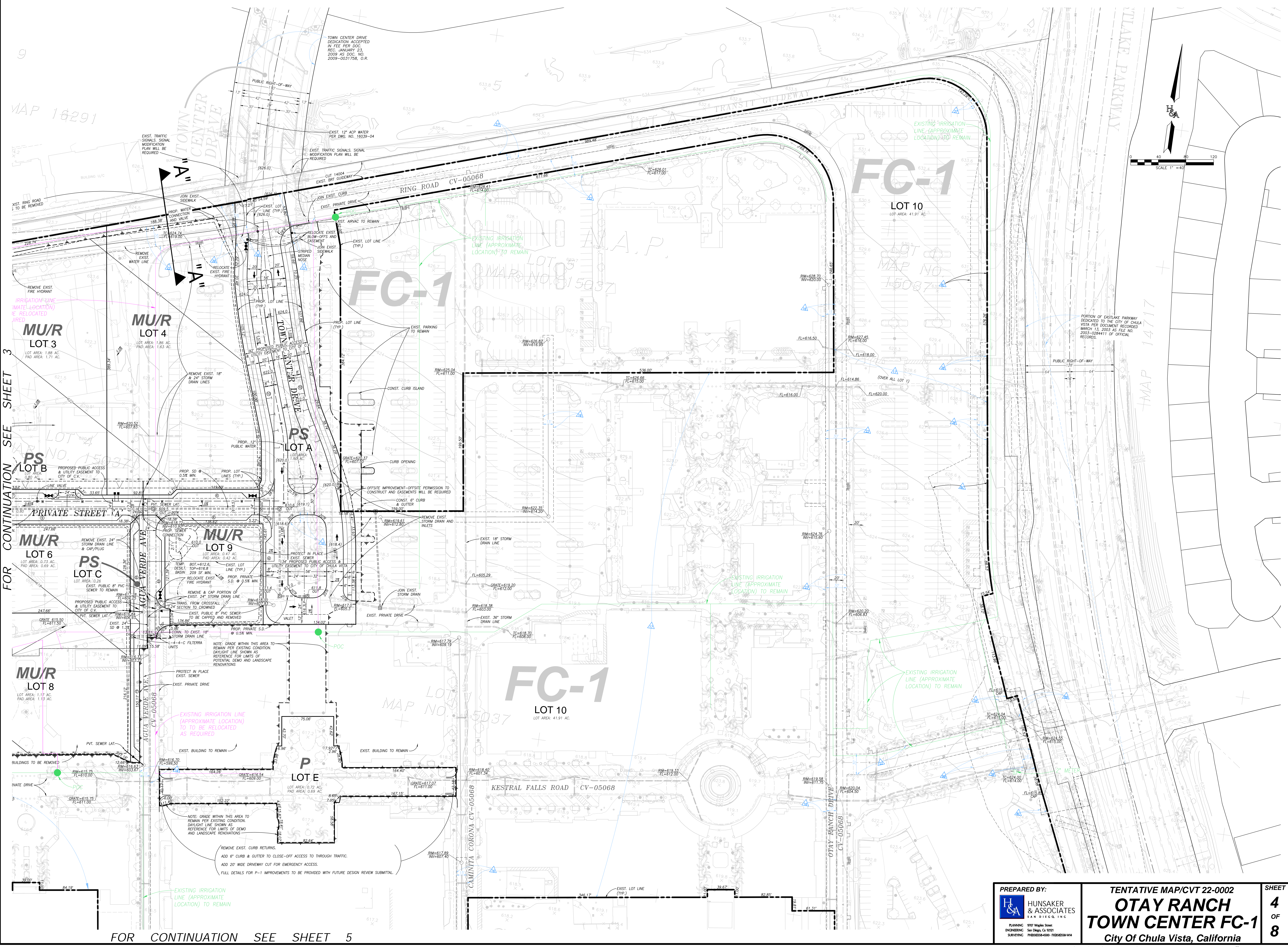
FOR CONTINUATION SEE SHEET 4

PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, CA	TENTATIVE MAP/CVT 22-0002	SHEET 3
	OTAY RANCH	OF 8
	City Of Chula Vista, California	
	<small> PLANNING: 900 Wiggins Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH080508-000-70080508-HM </small>	

MAP 16291

FOR CONTINUATION SEE SHEET 3

FOR CONTINUATION SEE SHEET 5



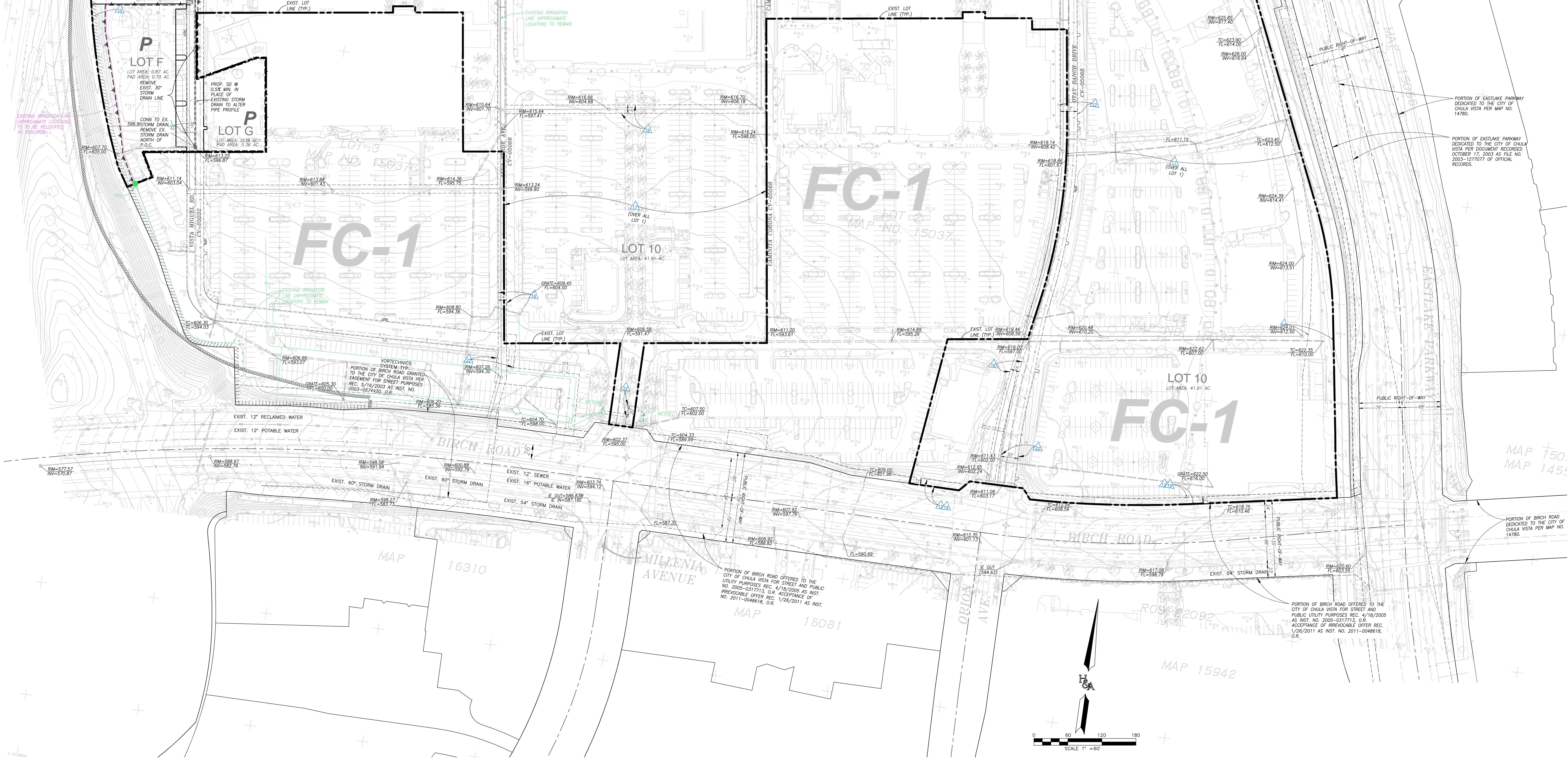
PREPARED BY:
H&A HUNSAKER & ASSOCIATES
 SAN DIEGO, INC.
 PLANNING: 907 Wiggins Street
 ENGINEERING: San Diego, CA 92101
 SURVEYING: PH080208-0000 PH080509-0000

TENTATIVE MAP/CVT 22-0002
OTAY RANCH
TOWN CENTER FC-1
 City Of Chula Vista, California

SHEET
4
 OF
8


















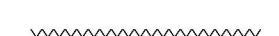


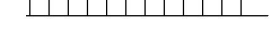




FOR CONTINUATION SEE SHEET 3

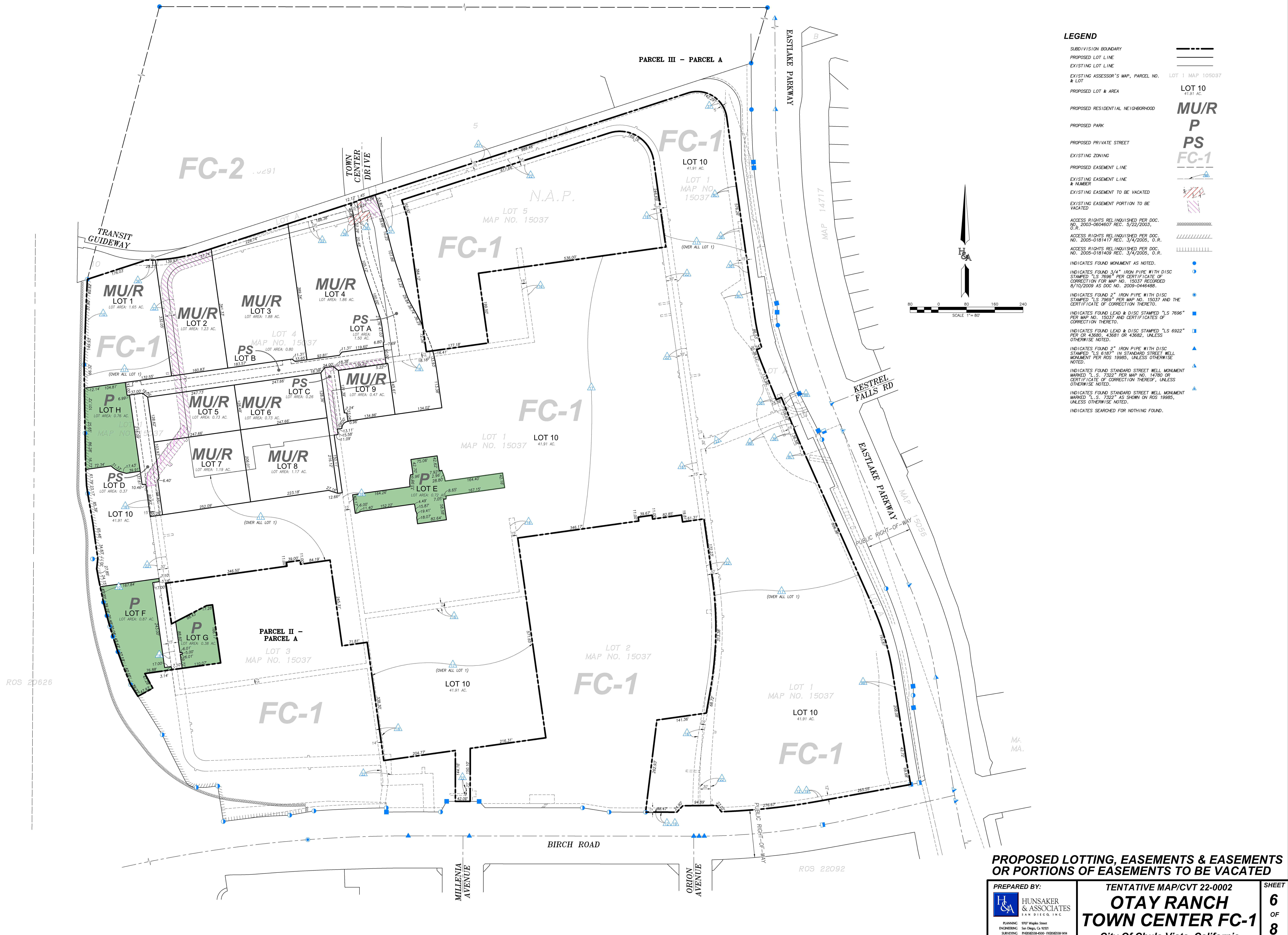
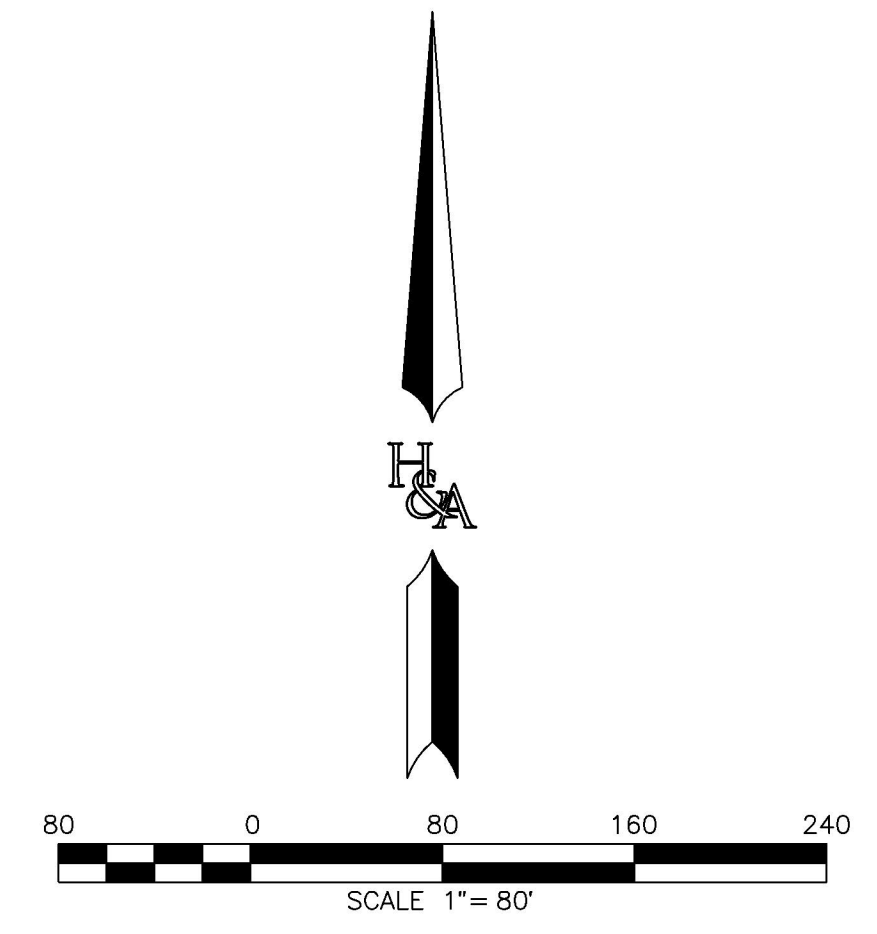
FOR CONTINUATION SEE SHEET 4




<p>HUNSAKER & ASSOCIATES SAN DIEGO, CA</p> <p>PLANNING: 907 Wiggins Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH080508-000 PH080508-014</p>	<p>PREPARED BY:</p> <p>TENTATIVE MAP/CVT 22-0002</p>	<p>5 OF 8</p>
	<p>OTAY RANCH</p> <p>TOWN CENTER FC-1</p> <p>City Of Chula Vista, California</p>	
	<p>MAP 15037 MAP 15036 MAP 15038</p>	
	<p>MAP 15942 MAP 16310 MAP 16081</p>	

LEGEND

- SUBDIVISION BOUNDARY 
- PROPOSED LOT LINE 
- EXISTING LOT LINE 
- EXISTING ASSESSOR'S MAP, PARCEL NO. & LOT 
- PROPOSED LOT & AREA 
- PROPOSED RESIDENTIAL NEIGHBORHOOD 
- PROPOSED PARK 
- PROPOSED PRIVATE STREET 
- EXISTING ZONING 
- PROPOSED EASEMENT LINE 
- EXISTING EASEMENT LINE & NUMBER 
- EXISTING EASEMENT TO BE VACATED 
- EXISTING EASEMENT PORTION TO BE VACATED 
- ACCESS RIGHTS RELINQUISHED PER DOC. NO. 2003-0604607 REC. 5/22/2003, O.R. 
- ACCESS RIGHTS RELINQUISHED PER DOC. NO. 2005-0181417 REC. 3/4/2005, O.R. 
- ACCESS RIGHTS RELINQUISHED PER DOC. NO. 2005-0181409 REC. 3/4/2005, O.R. 
- INDICATES FOUND MONUMENT AS NOTED. 
- INDICATES FOUND 3/4" IRON PIPE WITH DISC STAMPED "LS 7896" PER CERTIFICATE OF CORRECTION FOR MAP NO. 15037 RECORDED 8/10/2009 AS DOC NO. 2009-0446488. 
- INDICATES FOUND 2" IRON PIPE WITH DISC STAMPED "LS 7969" PER MAP NO. 15037 AND CERTIFICATE OF CORRECTION THERE TO. 
- INDICATES FOUND LEAD & DISC STAMPED "LS 7896" PER MAP NO. 15037 AND CERTIFICATE OF CORRECTION THERE TO. 
- INDICATES FOUND LEAD & DISC STAMPED "LS 6922" PER MAP NO. 15037 AND CERTIFICATE OF CORRECTION THERE TO. 
- INDICATES FOUND 2" IRON PIPE WITH DISC STAMPED "LS 6187" IN STANDARD STREET WELL MONUMENT PER ROS 19985, UNLESS OTHERWISE NOTED. 
- INDICATES FOUND STANDARD STREET WELL MONUMENT MARKED "L.S. 7322" PER MAP NO. 14780 OR CERTIFICATE OF CORRECTION THERE OF, UNLESS OTHERWISE NOTED. 
- INDICATES FOUND STANDARD STREET WELL MONUMENT MARKED "L.S. 7322" AS SHOWN ON ROS 19985, UNLESS OTHERWISE NOTED. 
- INDICATES SEARCHED FOR NOTHING FOUND. 

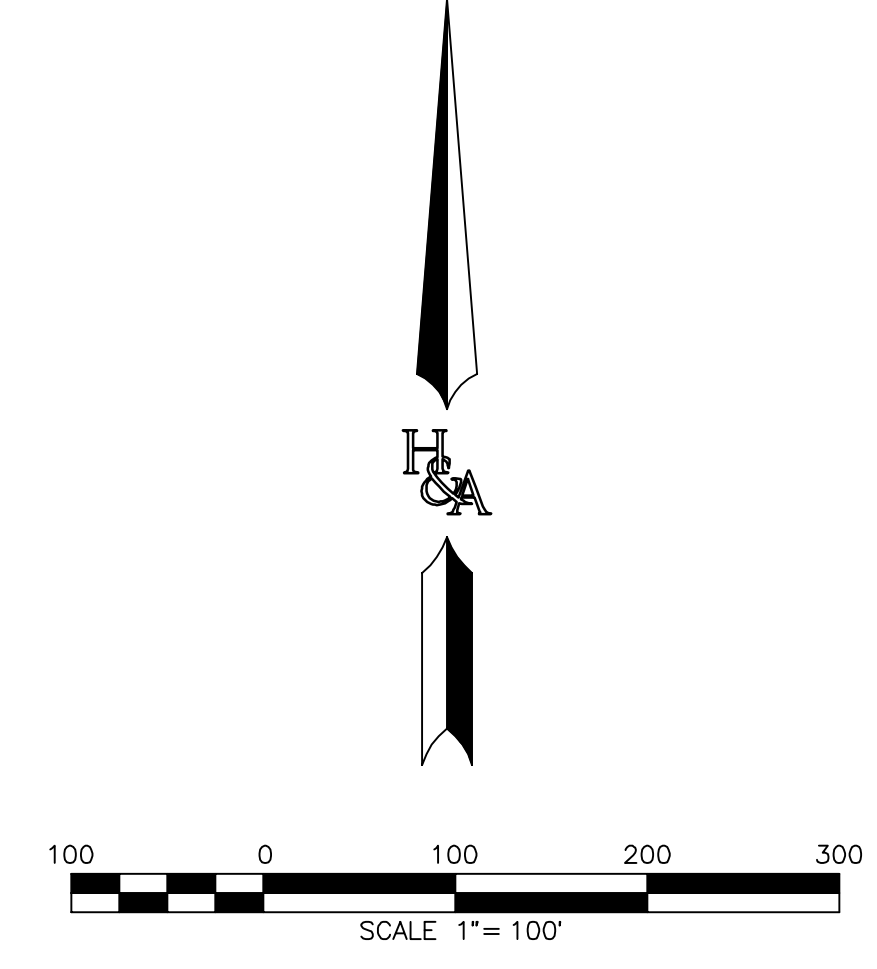
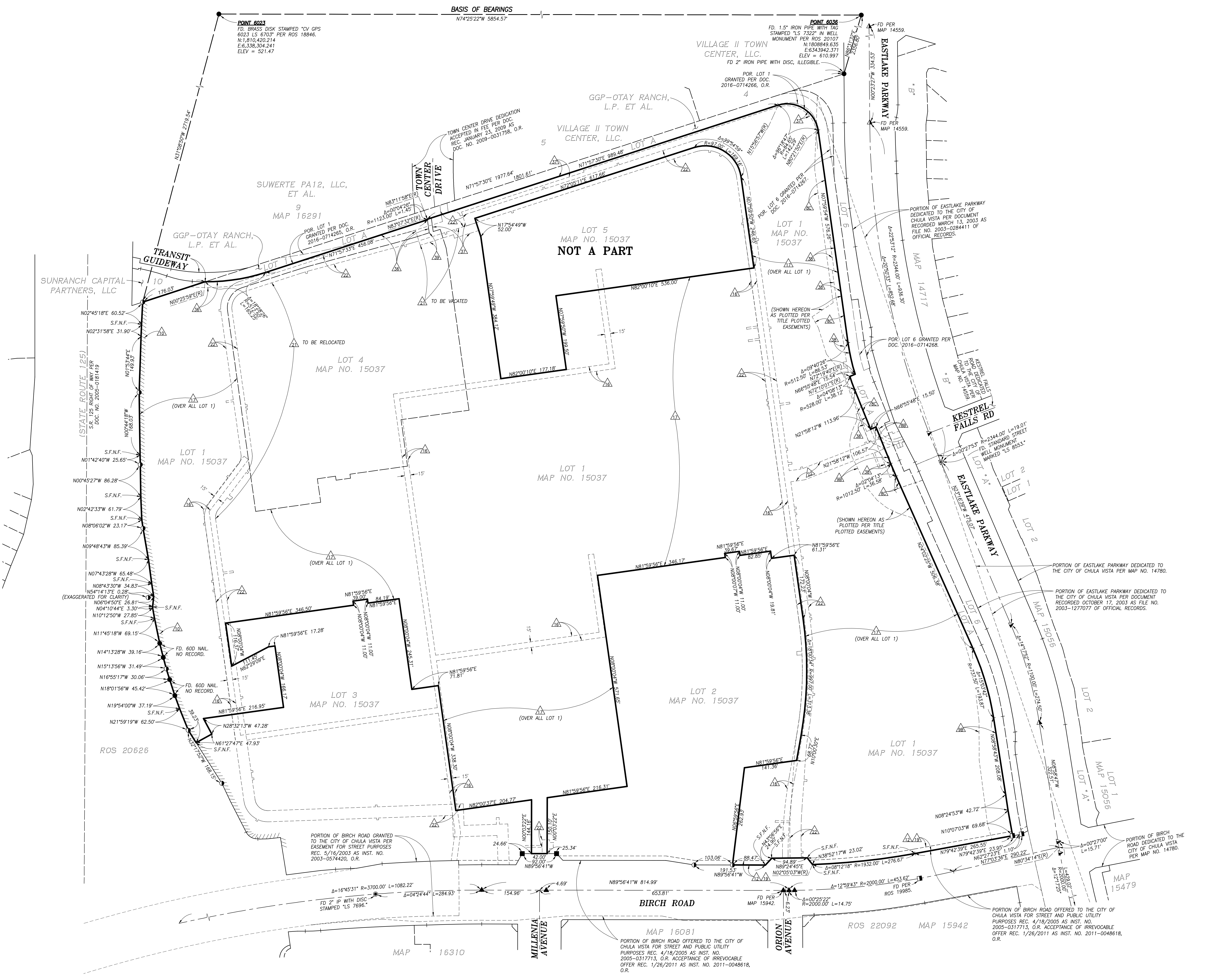


PROPOSED LOTTING, EASEMENTS & EASEMENTS OR PORTIONS OF EASEMENTS TO BE VACATED

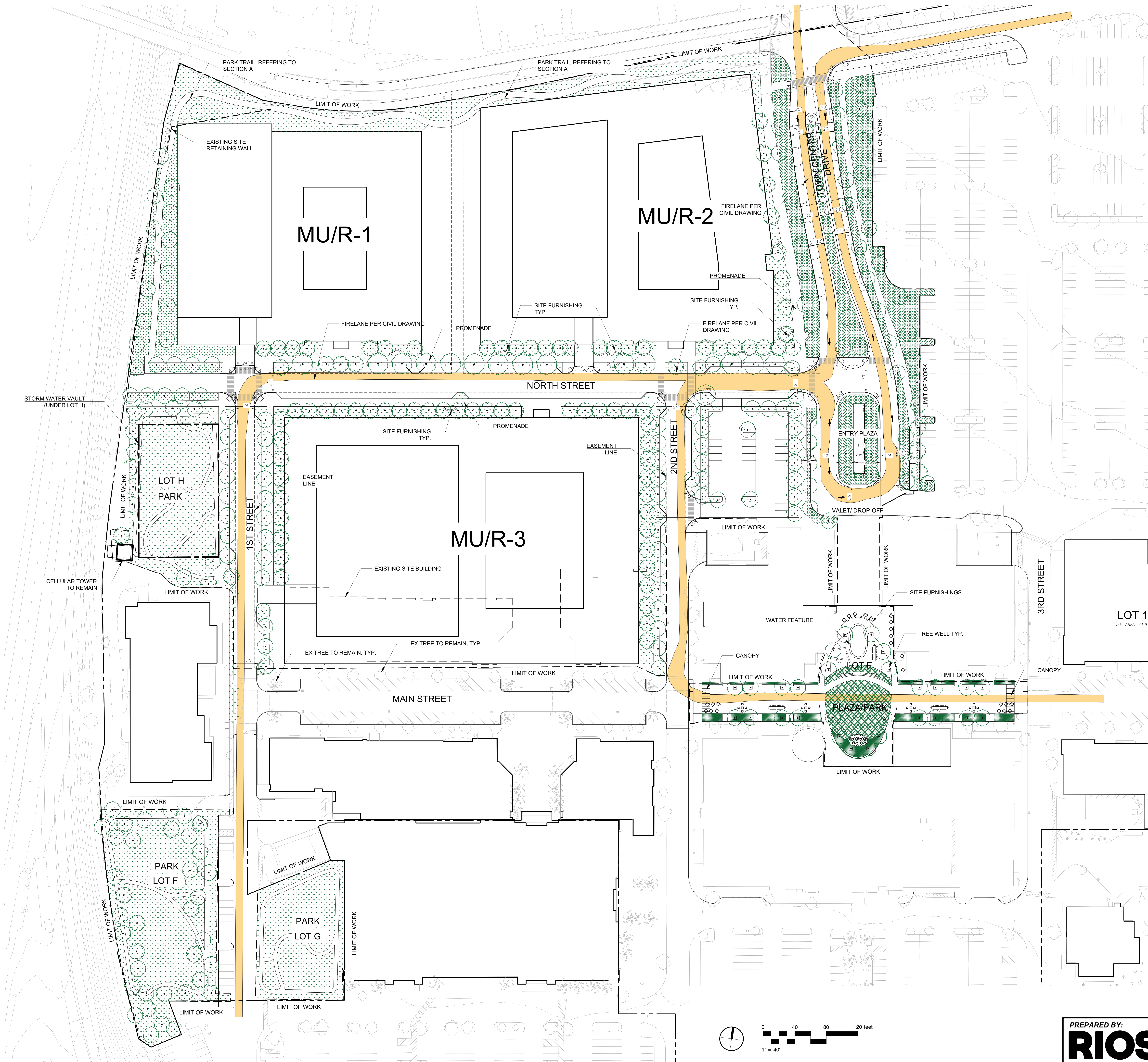
<p>PREPARED BY:</p>  <p>HUNSAKER & ASSOCIATES SAN DIEGO, CA</p> <p>PLANNING: 907 Wagon Street ENGINEERING: San Diego, CA 92101 SURVEYING: PH090338-0300 PH090338-0414</p>	<p>TENTATIVE MAP/CVT 22-0002</p> <p>OTAY RANCH TOWN CENTER FC-1 City of Chula Vista, California</p>	<p>SHEET</p> <p>6 OF 8</p>
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ROS 20626

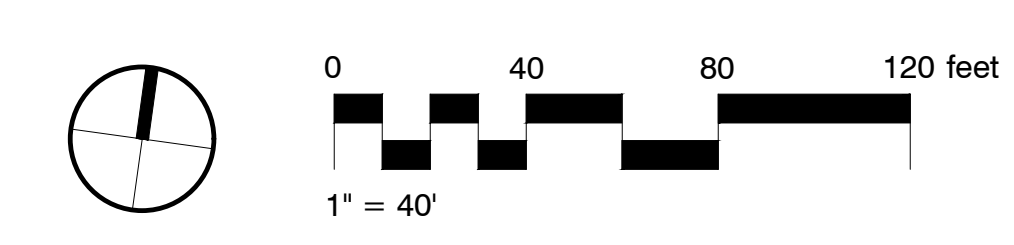
ROS 22092



PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, CALIF.	TENTATIVE MAP/CVT 22-0002	SHEET 8
	OTAY RANCH TOWN CENTER FC-1	OF 8
	City Of Chula Vista, California	
	<small> PLANNING: 9707 Wiggins Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH080528-0000 PH080528-0114 </small>	



LEGEND	
SYMBOLS	DESCRIPTION
	GENERAL PROPOSED UNDERSTORY TREE (DETAILS WILL BE PROVIDED).
	GENERAL PROPOSED STREET TREE (DETAILS WILL BE PROVIDED).
	SITE FURNISHINGS TYPE 1 - PLAZA
	SITE FURNISHINGS TYPE 2 - PLAZA
	SITE FURNISHINGS TYPE 3 - PLAZA
	LOG SEATINGS
	TYPICAL SITE FURNISHING ALONG PROMENADES
	CROSS WALK
	PLANTING AREAS - ENTRY DRIVEWAY
	PLANTING AREAS - LANDSCAPE PATHWAYS / PROMENADE
	PLAZA
	PLANTING AREAS - PLAZA PARK
	FIRE LANE TURNING EXHIBIT PER CIVIL
	EXTENT OF PROPOSED STORM WATER VAULT PER CIVIL
	LIMIT OF WORK
	PROPERTY LINE

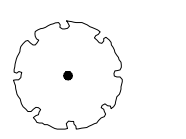


PREPARED BY:
RIOS
 3101 W EXPOSITION PLACE
 LOS ANGELES, CA 90018
 PH: 323.785.1800 FAX: 323.785.1801

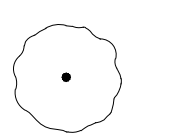
CONCEPTUAL LANDSCAPE PLAN
OTAY RANCH TOWN CENTER FC-1
 City Of Chula Vista, California

10-23-23
 SHEET
1
 OF
2

PROPOSED UNDERSTORY TREES

TREES	DESCRIPTION	SIZE	WUCOLS
	GENERAL PROPOSED UNDERSTORY TREE (DETAILS WILL BE PROVIDED).	36" BOX	LOW

PROPOSED STREET TREES

TREES	CODE	SIZE	WUCOLS
	GENERAL PROPOSED STREET TREE (DETAILS WILL BE PROVIDED).	36" BOX - 48" BOX	LOW

PROPOSED SHRUB AREAS - PLAZA PARK

SHRUB AREA	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGA DES	AGAVE DESERTI	DESERT AGAVE	5 GAL	LOW
	ALO ACT	ALOE ACUTISSIMA	BLUE ALOE	5 GAL	LOW
	BUL FRU	BULBINE FRUTESCENS	STALKED BULBINE	5 GAL	LOW
	BUX BO2	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	5 GAL	MEDIUM
	CEA CRD	CEANOTHUS CORDULATUS	MOUNTAIN WHITETHORN	5 GAL	MEDIUM
	DIA XYX	DIANELLA ATRAXIS	FLAX LILY	1 GAL	SLA
	FES RED	FESTUCA RUBRA	RED FESCUE	1 GAL	MEDIUM
	HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	VERY LOW
	IRI GER	IRIS X GERMANICA	GERMAN IRIS	1 GAL	MEDIUM
	KNI UVA	KNIPHOFIA UVARIA	RED HOT POKER	1 GAL	LOW
	PEN SEG	PENSTEMON RYDBERGII OREOCHARIS	MEADOW PENSTEMON	1 GAL	MEDIUM
	ROS WOO	ROSA WOODSII	MOUNTAIN ROSE	5 GAL	LOW
	SEN SER	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW
	SES AUT	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	MEDIUM
	VER LIL	VERBENA LILACINA 'DE LA MINA'	DE LA MINA LILAC VERBENA	1 GAL	LOW
	YUC PAR	YUCCA PARVIFLORA	RED YUCCA	1 GAL	LOW

PROPOSED SHRUB AREAS - PROMENADE

SHRUB AREA	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	LOW
	BOU SPE	BOUGAINVILLEA SPECTABILIS	GREAT BOUGAINVILLEA	5 GAL	LOW
	BUX BO2	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	5 GAL	MEDIUM
	CAL ACF	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	1 GAL	MEDIUM
	CAL LJN	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEeping BOTTLEBRUSH	5 GAL	LOW
	CEA CRD	CEANOTHUS CORDULATUS	MOUNTAIN WHITETHORN	5 GAL	MEDIUM
	DES TUF	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	LOW
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	VERY LOW
	HEL SEM	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	LOW
	KNI UVA	KNIPHOFIA UVARIA	RED HOT POKER	1 GAL	LOW
	LEY CAN	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	5 GAL	LOW
	MUH LNC	MUHLENBERGIA CAPILLARIS 'LENCA' TM	REGAL MIST PINK MUHLY GRASS	5 GAL	LOW
	PEN SEG	PENSTEMON RYDBERGII OREOCHARIS	MEADOW PENSTEMON	1 GAL	MEDIUM
	RHA CAL	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	5 GAL	VERY LOW
	SAL DOR	SALVIA DORRII	DESERT SAGE	1 GAL	LOW
	SES AUT	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	MEDIUM

PROPOSED SHRUB AREAS - LANDSCAPED PATHWAYS

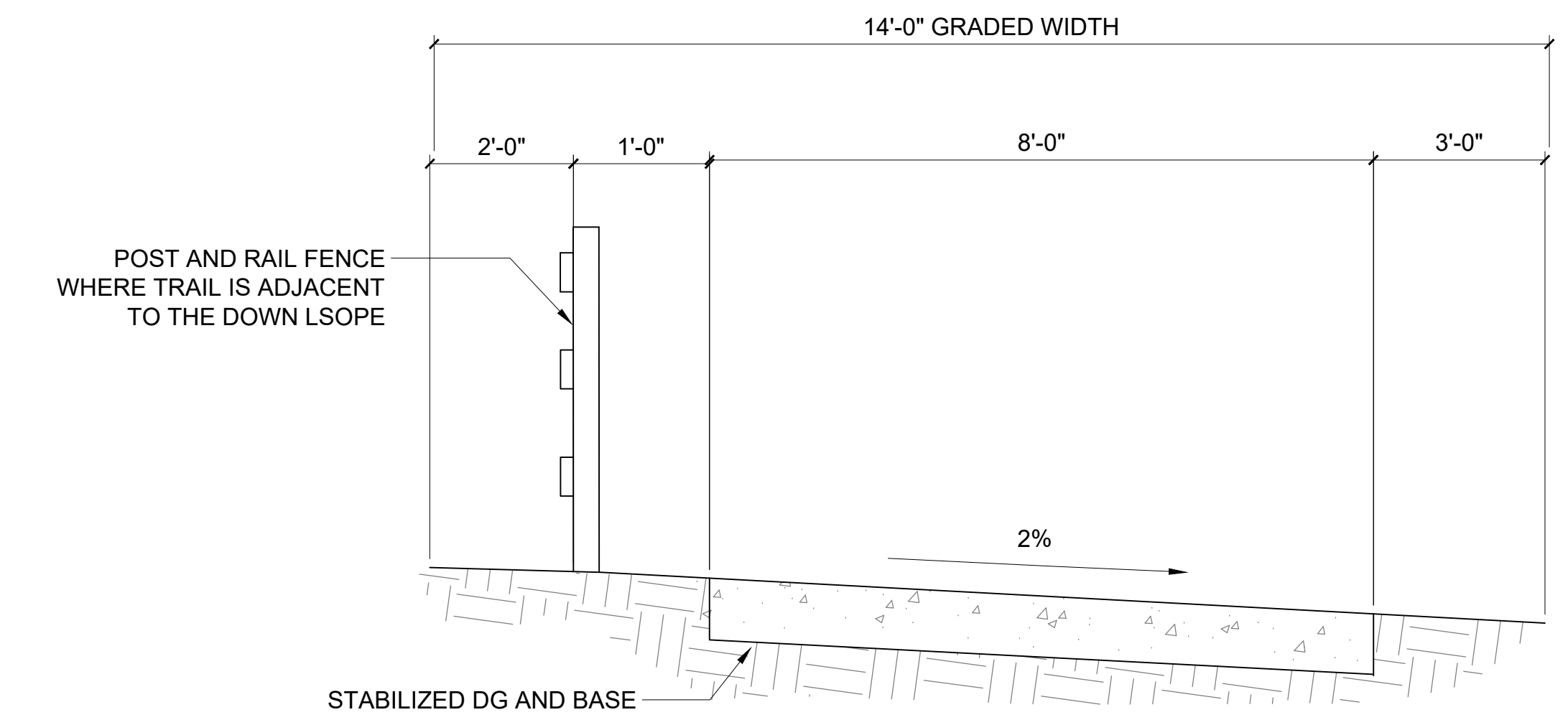
SHRUB AREA	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	LOW
	ART CAL	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	5 GAL	VERY LOW
	BAC PIL	BACCHARIS PILULARIS	COYOTE BRUSH	5 GAL	LOW
	BUX BO2	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	5 GAL	MEDIUM
	CAL ACF	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	1 GAL	MEDIUM
	DES TUF	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	LOW
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	VERY LOW
	FES RED	FESTUCA RUBRA	RED FESCUE	1 GAL	MEDIUM
	LAV ANG	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	5 GAL	LOW
	LEY CAN	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	5 GAL	LOW
	PEN SEG	PENSTEMON RYDBERGII OREOCHARIS	MEADOW PENSTEMON	1 GAL	MEDIUM
	ROS OFF	ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL	LOW
	SAL DA2	SALVIA DARCYI	MEXICAN SAGE	1 GAL	LOW
	TRA JAS	TRACHELOSPERMUM JASMINOIDES	CHINESE STAR JASMINE	5 GAL	MEDIUM

PROPOSED SHRUB AREAS - ENTRY DRIVEWAY

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGA DES	AGAVE DESERTI	DESERT AGAVE	5 GAL	LOW
	ART CAL	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	5 GAL	VERY LOW
	CAR DI2	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL	LOW
	DES TUF	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	LOW
	FES RED	FESTUCA RUBRA	RED FESCUE	1 GAL	MEDIUM
	HEL SEM	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	LOW
	IRI GER	IRIS X GERMANICA	GERMAN IRIS	1 GAL	MEDIUM
	MUH LNC	MUHLENBERGIA CAPILLARIS 'LENCA' TM	REGAL MIST PINK MUHLY GRASS	5 GAL	LOW
	ROS WOO	ROSA WOODSII	MOUNTAIN ROSE	5 GAL	LOW
	SEN SER	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW
	TRA JAS	TRACHELOSPERMUM JASMINOIDES	CHINESE STAR JASMINE	5 GAL	MEDIUM
	YUC PAR	YUCCA PARVIFLORA	RED YUCCA	1 GAL	LOW

NOTES

- 1) FUTURE PARKING LOTS ARE SUBJECT TO THE CITY'S SHADE TREE POLICY.
- 2) PLEASE REFER TO CIVIL ENGINEER'S SHEET PRELIMINARY FIRE TRUCK TURNING EXHIBIT FOR FIRE LANE DESIGNATION.
- 3) FIRE ACCESS THROUGH THE PLAZA WILL BE ADDRESSED DURING THE PARK PLAN AND DESIGN REVIEW PROCESSES.
- 4) PLEASE REFER TO THE FREEWAY COMMERCIAL SPA MASTER PLAN, PC REGULATIONS, AND THE MASTER PRECISE PLAN FOR ADDITIONAL DETAILS, INCLUDING LANDSCAPE PALETTE, MULCH, STREET FURNISHINGS, AND LIGHTING.
- 5) PLEASE REFER TO SHEET 10F OF THE TENTATIVE MAP, SPA, PARKS, MASTER PLAN, AND MASTERPIECE PLAN FOR AREA ACREAGE.
- 6) FINAL LANDSCAPE AMENITIES AND PROGRAMMING ELEMENTS WILL BE DETERMINED DURING THE DESIGN REVIEW AND PARK PLANNING PROCESSES WHICH MAY ALTER THE CONCEPTS PORTRAYED ON THIS LANDSCAPE CONCEPT PLAN
- 7) A TREE REMOVAL PLAN AS PART OF THE BUILDING/GRADING LANDSCAPE WILL BE SUBMITTED FOR THE CONSTRUCTION PERMITS AND/OR FOR THE DESIGN REVIEW.
- 8) ALL HARDSCAPE ELEMENTS SUCH AS SIDEWALKS AND SPECIALIZED PAVING WILL BE SHOWN ON THE BUILDING/ GRADING/ LANDSCAPE PLANS SUBMITTED FOR CONSTRUCTION PERMITS AND/ OR DESIGN REVIEW.



PARK TRAIL SECTION A
NOT TO SCALE