

COUNTY OF SAN DIEGO TRACT 5405R

OTAY CROSSINGS COMMERCE PARK - NO CHANNEL OPTION

TENTATIVE MAP

SHEET 3 OF 3

GENERAL NOTES

- EXISTING ZONING - S-88
- PROPOSED ZONING - S-88
- GROSS AVERAGE WITHIN SUBDIVISION BOUNDARY: 311.5 ACRES, GROSS AREA MINUS ROAD EASEMENTS: 286.0 ACRES, PROPOSED ON-SITE STREETS: 25.5 ACRES
- TOTAL NUMBER OF LOTS: 47 MIXED INDUSTRIAL LOTS, OPEN SPACE LOTS AND FUTURE SR-11.
- MINIMUM INDUSTRIAL LOT SIZE IS 1.40 ACRES.
- CONTOUR INTERVAL OF 2 FEET (MEAN SEA LEVEL DATUM).
- SPECIAL ASSESSMENT ACT PROCEEDINGS - MAY BE REQUESTED FOR THIS PROJECT.
- IMPROVEMENTS, EASEMENTS AND DEDICATIONS ARE AS REQUIRED BY THE COUNTY ENGINEER.
- UTILITIES:
 - SEWER - SAN DIEGO COUNTY SANITATION DISTRICT
 - WATER - OTAY WATER DISTRICT
 - GAS & ELECTRIC - SAN DIEGO GAS & ELECTRIC COMPANY
 - TELEPHONE - AT&T CALIFORNIA PUBLIC WORKS
- FIRE PROTECTION - SAN DIEGO COUNTY RURAL FIRE DISTRICT
- SCHOOLS - SAN VICENTE SCHOOL DISTRICT
- SWEETWATER UNION HIGH SCHOOL DISTRICT
- ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- EXISTING EASEMENTS NOT REMAINING IN USE SHALL BE VACATED PRIOR TO RECORDATION OF THE FINAL MAP(S) SUBJECT TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
- GENERAL PLAN REGIONAL CATEGORY: VILLAGE/RURAL
- EXISTING TOPOGRAPHY WAS COMPILED USING PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY, BY PHOTO SCIENTIFIC CORP., DATED: 12-24-03
- THE FOLLOWING WALKERS FROM THE SUBDIVISION ORDINANCE DESIGN STANDARDS ARE REQUESTED: DESIGN OF TRUCK PARKING ALONG LONE STAR ROAD (A GATEWAY ROAD THROUGH THE SUBDIVISION)
- LANDMARK COORDINATES: 138-1785
- DRAINAGE: STREETS & STORM DRAIN AS REQUIRED.
- ALL ON-SITE STREETS WILL BE PUBLIC.
- THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81-401 (c), OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQ. FT. OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.
- THIS PROJECT IS A MULTI-UNIT SUBDIVISION. (5 UNITS) MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
- STREET LIGHTS WILL BE INSTALLED TO COMPLY WITH THE REQUIREMENTS AS SPECIFIED BY THE COUNTY STANDARDS.
- STORM WATER DETENTION WILL BE PROVIDED IN ACCORDANCE COUNTY REQUIREMENTS.
- 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 OF ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT AND PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

LEGEND

DESCRIPTION	SYMBOL
PROPOSED LOT NUMBER	1 THRU 47
SUBDIVISION BOUNDARY	---
UNIT BOUNDARY	---
PROPOSED LOT LINE	---
PROPOSED RIGHT-OF-WAY	---
FUTURE RIGHT-OF-WAY	---
EASEMENT LINE	---
PROPOSED RETAINING WALL	---
PROPOSED P.V.C. WATER MAIN (12" MINIMUM)	---
PROPOSED SEWER MAIN W/MANHOLE	---
PROPOSED STORM DRAIN	---
PROPOSED STORM DRAIN INLET/CATCH BASIN	---
PROPOSED STORM DRAIN CLEANOUT	---
PROPOSED INTERIOR STORM WATER COLLECTION BASIN, STAGE OUTLET RISER AND OVERFLOW (WHERE OCCURS)	---
EXISTING CONTOUR	---
EXISTING EASEMENT TABLE (WHERE NOTED BY SYMBOL/ON PLAN)	
1	HIGHWAY EMBANKMENT, SLOPES, ELECTRICAL AND COMMUNICATIONS FACILITIES EASEMENT TO COUNTY OF SAN DIEGO RECORDED 11/9/1987 AS FILE NO. 87-024337, O.R. AND EXTENSION AGREEMENT WITH SAN DIEGO GAS & ELECTRIC COMPANY RECORDED 6/25/1989 AS FILE NO. 89-352889, O.R.
2	20' WIDE EASEMENT TO OTAY MUNICIPAL WATER DISTRICT RECORDED 2/8/1987 AS FILE NO. 17489, O.R.
3	LINE EASEMENT TO SAN DIEGO GAS AND ELECTRIC CO. RECORDED 10/19/1948 IN BOOK 2955, PAGE 183, O.R.
4	40' WIDE EASEMENT FOR COUNTY HIGHWAY (ROAD SURVEY 793) RECORDED 1/31/1938 IN BOOK 869, PAGE 177, O.R.
5	30' WIDE EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY (OR WIDER IF REQUIRED BY NECESSARY CUTS AND FILLS) RECORDED 2/4/1983 AS FILE NO. 83-02642, O.R. AND RECORDED 2/4/1983 AS FILE NO. 83-037864, O.R.
6	20' WIDE EASEMENT TO OTAY MUNICIPAL WATER DISTRICT RECORDED 2/8/1987 AS FILE NO. 17470, O.R.
7	EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED 3/8/1900 IN BOOK 257, PAGE 500 OF DEEDS.
8	EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC, RECORDED 12/7/1987 AS INSTRUMENT NO. 87-673753 OF O.R.
9	EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC BELL RECORDED 12/10/1987 AS INSTRUMENT NO. 87-682036 OF O.R.
10	EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC, RECORDED 6/4/1989 AS INSTRUMENT NO. 1989-1392159 OF O.R.
11	20' WIDE EASEMENT TO OTAY MUNICIPAL WATER DISTRICT RECORDED 2/5/1987 AS FILE NO. 20418, O.R.
12	20' WIDE EASEMENT TO OTAY MUNICIPAL WATER DISTRICT RECORDED 2/5/1987 AS FILE NO. 17488, O.R.
13	20' WIDE EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED 9/24/1985 AS FILE NO. 85-352966, O.R.

KEY NOTES

- PROPOSED DESILTING BASIN (WITHIN FUTURE CALTRANS RIGHT-OF-WAY)
- PROPOSED DETENTION BASIN (HYDROMODIFICATION BMP)
- EXISTING 42" RCP STORM DRAIN TO BE ABANDONED
- SEE PRELIMINARY ROUTE STUDIES FOR ROADWAY ELEVATION ON CIRCULATION ELEMENT ROADWAYS.

LOT AREAS (ACRES)											
NO.	GROSS	NET	NO.	GROSS	NET	NO.	GROSS	NET	NO.	GROSS	NET
1	2.3	1.9	18	4.2	3.7	32	1.1	2.4			
2	2.2	1.8	19	4.4	3.9	33	3.1	2.6			
3	2.2	1.8	20	4.1	3.6	34	3.2	2.7			
4	2.2	1.8	21	4.1	3.6	35	3.2	2.7			
5	4.4	3.9	22	3.9	3.4	36	4.8	4.3			
6	3.8	3.3	23	3.9	3.4	37	4.8	4.3			
7	1.9	1.5	24	5.0	4.5	38	4.8	4.3			
8	1.8	1.4	25	5.8	5.3	39	4.8	4.3			
9	2.4	2.0	26	4.1	3.6	40	4.8	4.3			
10	2.3	1.9	27	2.6	2.1	41	4.8	4.3			
11	2.0	1.6	28	2.6	2.1	42	4.8	4.3			
12	2.1	1.7	29	2.6	2.1	43	4.8	4.3			
13	2.1	1.7	30	4.2	3.7	44	4.8	4.3			
14	2.1	1.7	31	3.3	2.8	45	4.8	4.3			
15	2.1	1.7	32	3.2	2.7	46	4.8	4.3			
16	5.1	4.6	33	2.5	2.0	47	4.8	4.3			
17	3.6	3.1	34	3.9	3.4						
18	3.9	3.4	35	3.3	2.8						
DEVELOPABLE LOT AREA**										133.3	AC.
HYDRO BASIN										6.3	AC.
OPEN SPACE AREA (LOTS 45, 46 & 47)										47.7	AC.
NO PERMANENT STRUCTURES (LOTS 43 & 44)**										98.8	AC.
INTERNAL ROAD DEDICATIONS										19.8	AC.
OTAY MESA ROAD										2.3	AC.
ALTA ROAD										2.9	AC.
AIRWAY ROAD										0.4	AC.
TOTAL ROAD DEDICATIONS										25.4	AC.
TOTAL PROJECT BOUNDARY AREA										311.5	AC.

ASSESSOR'S PARCEL NUMBERS & TAX RATE AREA		
PARCEL NUMBER	TAX RATE	AREA
648-070-03	84035	
648-080-27	84035	

OTAY SUBREGIONAL PLAN

EXISTING & PROPOSED: SPA 22 (GPA 92-04)
EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN

REGIONAL CATEGORY

VILLAGE/RURAL

PARK LAND DEDICATION

NOT REQUIRED IN INDUSTRIAL ZONE

BENCH MARK

BRASS DISK STAMPED "M 154 1987" LOCATED 3.09 MILES EAST ALONG OTAY MESA ROAD FROM THE INTERSECTION OF OTAY VALLEY ROAD, 20.5' SOUTH OF CENTERLINE OF OTAY MESA ROAD AND ABOUT 170' EAST OF CENTERLINE INTERSECTION OF HARVEST ROAD. STEEL TENGESTER MARKER LIES 1' SOUTH OF DISK. RECORD FROM COUNTY OF SAN DIEGO VERTICAL CONTROL RECORD. ELEVATION: 5441.0 DATUM: U.S.C. & G.S. M.S.L.

LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, TOGETHER WITH THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 32, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SLOPE ANALYSIS TABLE

0-15% SLOPES	299.0± AC.
15-25% SLOPES	10.4± AC.
25-50% SLOPES	1.8± AC.
50% OR GREATER SLOPES	0.09± AC.
TOTAL	311.3± AC.

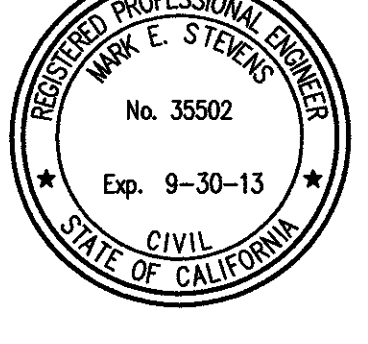
GRADING QUANTITIES

CUT: 2,100,000 CUBIC YARDS
FILL: 2,100,000 CUBIC YARDS
EXPORT: 0



OWNER/SUBDIVIDER
KEARNY REAL ESTATE COMPANY
530 B STREET, SUITE 1800
SAN DIEGO, CA 92101
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ENGINEER OF WORK
STEVENS-CRESTO ENGINEERING, INC.
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