

COUNTY OF SAN DIEGO TRACT 5405 RPL7

OTAY CROSSINGS COMMERCE PARK

TENTATIVE MAP

SHEET 1 OF 4

GENERAL NOTES

- EXISTING ZONING - S-88
- PROPOSED ZONING - S-88
- GROSS ACRES WITHIN SUBDIVISION BOUNDARY: 311.5 ACRES, NET AREA MINUS ROAD EASEMENTS: 285.3 ACRES, PROPOSED ON-SITE STREETS: 28.0 ACRES
- TOTAL NUMBER OF LOTS: 59 MIXED INDUSTRIAL LOTS
- MINIMUM INDUSTRIAL LOT SIZE IS 0.90 ACRES
- CONTOUR INTERVAL OF 2 FEET (MEAN SEA LEVEL DATUM)
- SPECIAL ASSESSMENT MAP PROCEDURES - MAY BE REQUESTED FOR THIS PROJECT
- IMPROVEMENTS, EASEMENTS AND DEDICATIONS ARE AS REQUIRED BY THE COUNTY ENGINEER
- UTILITIES:
 - A. SEWER - EAST OTAY MESA SEWER MAINTENANCE DISTRICT
 - B. WATER - OTAY WATER DISTRICT
 - C. GAS & ELECTRIC - SAN DIEGO GAS & ELECTRIC COMPANY
 - D. TELEPHONE - AT&T CALIFORNIA PUBLIC WORKS
- FIRE PROTECTION - SAN DIEGO COUNTY RURAL FIRE DISTRICT
- SCHOOLS - SAN YSIDRO SCHOOL DISTRICT
- SWEETWATER UNION HIGH SCHOOL DISTRICT
- ALL PROPOSED UTILITIES TO BE UNDERGROUND
- ALL 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: CUD/A/CA
- EXISTING TOPOGRAPHY WAS COMPILED USING PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY, BY PHOTO GEODETIC CORP., DATED: 12-24-03
- THE FOLLOWING WAIVERS FROM THE SUBDIVISION ORDINANCE DESIGN STANDARDS ARE REQUESTED: DESIGN EXCEPTION FOR DRIVEWAYS ALONG LONE STAR ROAD (A GATEWAY ROAD THROUGH THE SUBDIVISION)
- LANBERT 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 (1) 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 TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT AND PERMITS BEFORE COMMENCING SUCH ACTIVITY

LEGEND

DESCRIPTION	SYMBOL
PROPOSED LOT NUMBER	1 THRU 59
SUBDIVISION BOUNDARY	---
UNIT BOUNDARY	---
PROPOSED LOT LINE	---
FUTURE ULTIMATE RIGHT-OF-WAY	---
EASEMENT LINE	---
PROPOSED PVC WATER MAIN (12" MINIMUM)	---
PROPOSED SEWER PUMP STATION	---
PROPOSED SEWER FUTURE MAIN	---
PROPOSED STORM DRAIN	---
PROPOSED STORM DRAIN INLET/CATCH BASIN	---
PROPOSED STORM DRAIN CLEANOUT	---
PROPOSED STORM DRAIN INTERIM DESILTING BASIN & RISER, (SHOWN FOR LOCATION ONLY - SEE CEDA PRELIMINARY HYDROLOGY/ DRAINAGE STUDY FOR RELEASE RATE CALCULATIONS AND ULTIMATE DETENTION VOLUME)	---
PROPOSED STORM DRAIN HEADWALL/ENERGY DISSIPATOR	---
EXISTING CONTOUR	---

BENCH MARK

BENCH MARK STAMPED "M 154 1967" LOCATED 3.09 MILES EAST ALONG OTAY MESA ROAD FROM INTERSECTION OF OTAY VALLEY ROAD 204' SOUTH OF CENTERLINE OF OTAY MESA ROAD AND ABOUT 170' EAST OF CENTERLINE INTERSECTION OF HARVEST ROAD. STEEL FENCEPOST MARKER LIES 1' SOUTH OF DISK. RECORD FROM COUNTY OF SAN DIEGO VERTICAL CONTROL RECORD. ELEVATION: 541.10 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, AND 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.

OTAY SUBREGIONAL PLAN

EXISTING & PROPOSED: SPA 21 (GPA 92-04)
EAST OTAY MESA SPECIFIC PLAN SUBAREA 2

CUT: 1,882,000 CUBIC YARDS
FILL: 1,882,000 CUBIC YARDS
EXPORT: 0

REGIONAL CATEGORY

CUD/A/CA

PARK LAND DEDICATION

NOT REQUIRED IN INDUSTRIAL ZONE

MINIMUM ON-LOT BMPs REQUIRED TO SATISFY INTERIM HYDROMODIFICATION CRITERIA

SEE TABLE ON SHEET 3

LOT AREAS (GROSS-NET)					
NO.	NET (Ac.)	NO.	NET (Ac.)	NO.	NET (Ac.)
1	2.3	21	2.5	41	1.8
2	2.2	22	2.8	42	7.5
3	2.2	23	3.3	43	5.0
4	1.8	24	2.8	44	3.6
5	1.4	25	3.3	45	2.5
6	1.4	26	2.7	46	2.1
7	4.3	27	2.2	47	2.0
8	4.6	28	2.1	48	2.7
9	4.7	29	1.6	49	3.0
10	4.1	30	2.8	50	2.6
11	1.9	31	1.7	51	3.8
12	2.3	32	1.9	52	2.4
13	2.0	33	2.9	53	3.7
14	1.9	34	4.6	54	23.7
15	1.6	35	4.0	55	0.9
16	1.9	36	3.1	56	59.1
17	2.5	37	2.9	57	36.3
18	3.4	38	3.7	58	6.7
19	3.6	39	4.9	59	4.1
20	3.0	40	3.7		
TOTAL LOT AREA = 285.5 A.C.					
ON SITE ROAD AREA		20.4 A.C.			
OTAY MESA ROAD AREA		2.3 A.C.			
ALTA ROAD AREA		2.9 A.C.			
AIRWAY ROAD AREA		0.4 A.C.			
TOTAL PROJECT BOUNDARY AREA = 311.5 A.C.					

TOTAL LOT AREA = 285.5 AC.

ON-SITE ROAD AREA = 20.4 AC.

OTAY MESA ROAD AREA = 2.3 AC.

ALTA ROAD AREA = 2.9 AC.

AIRWAY ROAD AREA = 0.4 AC.

TOTAL PROJECT BOUNDARY AREA = 311.5 AC.

* LOT IS NOT FOR DEVELOPMENT. SET ASIDE FOR POSSIBLE FUTURE SR-11 AND FOR USE AS TEMPORARY TRUCK PARKING OR AS OPEN SPACE (LOTS 57-59).

ASSESSOR'S PARCEL NUMBERS & TAX RATE AREA TABLE

PARCEL NUMBER	TAX RATE AREA
648-070-03	84033
648-080-27	84035

NOTE: SEE "PRELIMINARY ROUTE STUDIES FOR CIRCULATION ELEMENT ROADWAY ALIGNMENT AND GRADES CORRESPONDING TO THE DESIGN REPRESENTED HEREON"

SLOPE ANALYSIS TABLE

0-15% SLOPES	299.04 AC.
15-25% SLOPES	10.44 AC.
25-50% SLOPES	1.84 AC.
50% OR GREATER SLOPES	0.094 AC.
TOTAL	311.38 AC.



OWNER/SUBDIVIDER

KEARNY REAL ESTATE COMPANY
655 WEST BROADWAY, SUITE 1600
SAN DIEGO, CA 92101
PHONE: 619-702-8130
FAX: 619-702-7812

KEARNY PCOP OTAY 311, LLC.

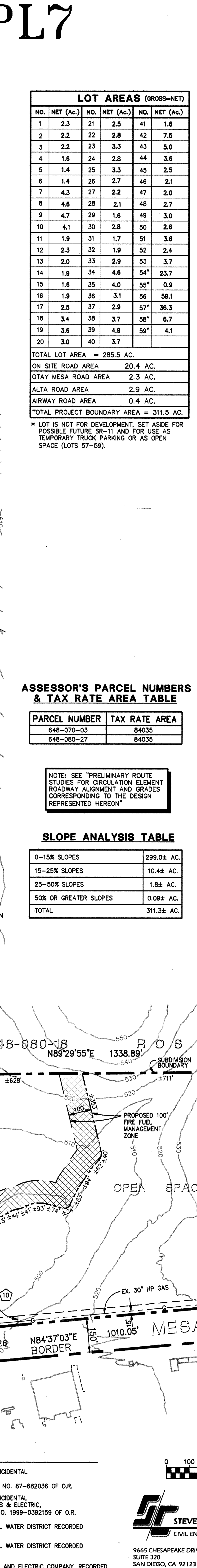
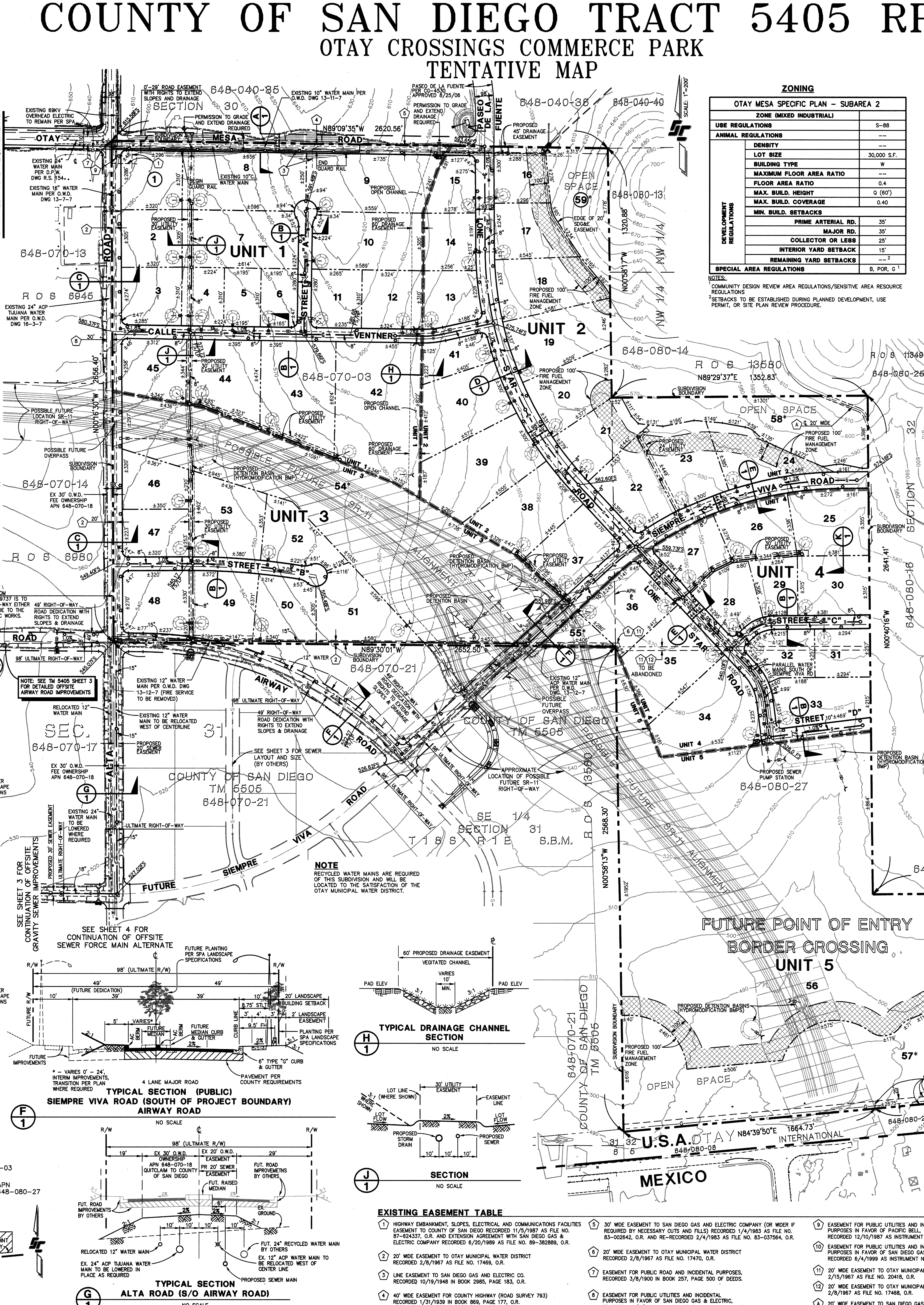
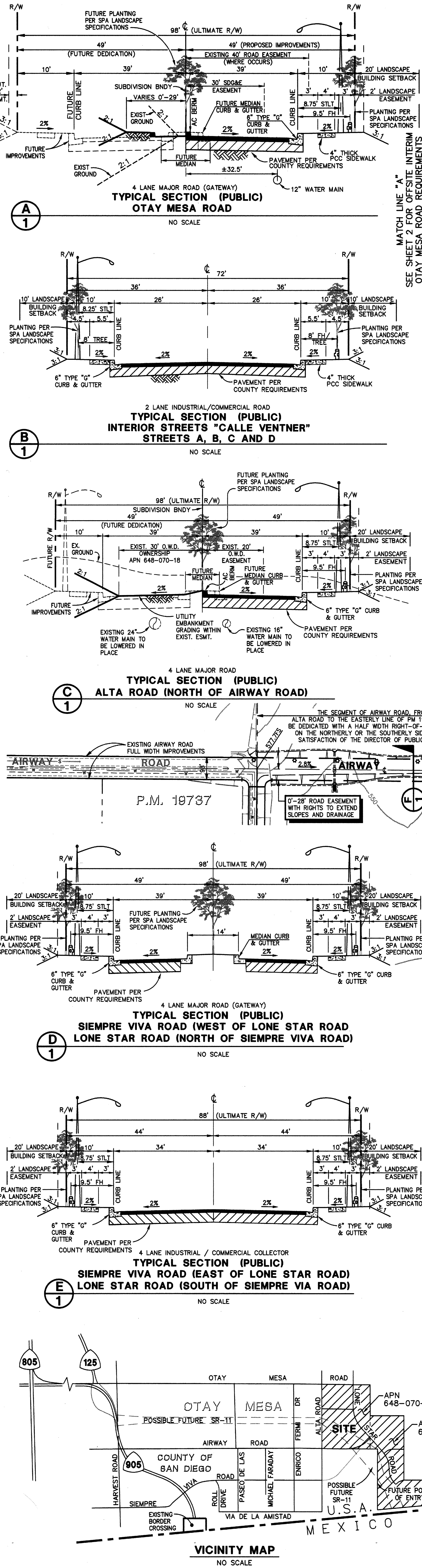
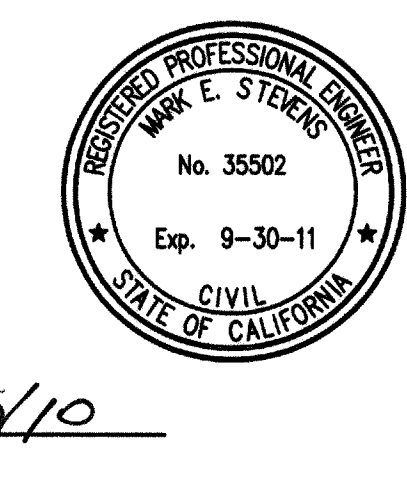
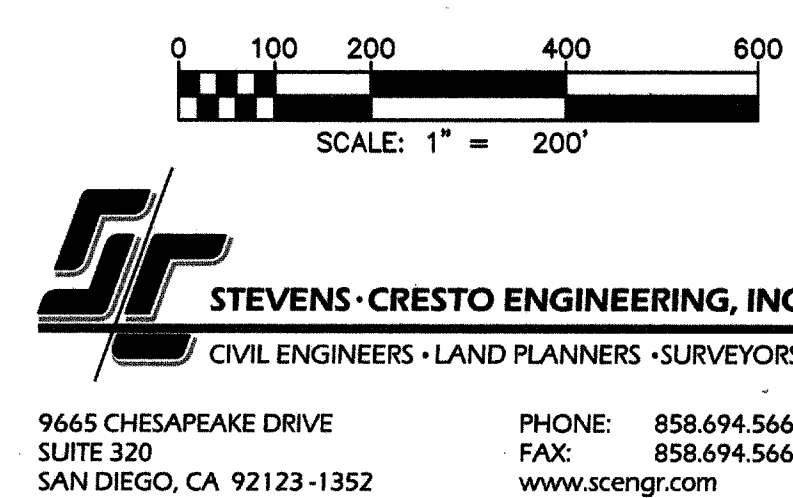
BY: *[Signature]* 3/29/10
JOHN V. BRAGG JR.
VICE PRESIDENT

ENGINEER OF WORK

STEVENS-CRESTO ENGINEERING, INC.
9665 CHESSMAN DRIVE
SUITE 120
SAN DIEGO, CA 92123-1352
PHONE: (619) 694-5661
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DATE: 3/29/10

MARK E. STEVENS
R.C.E. 35502



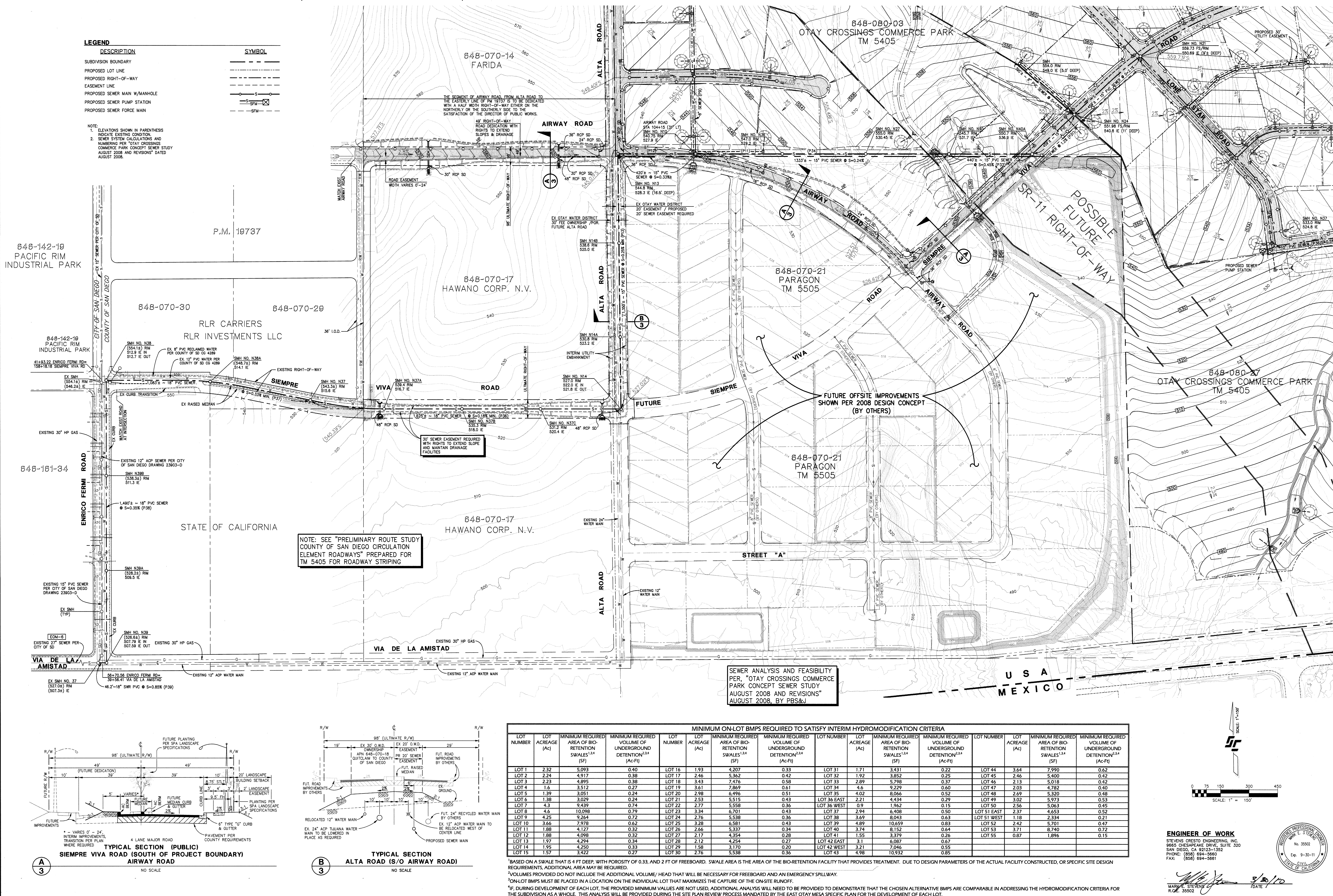
EXISTING EASEMENT TABLE

- HIGHWAY EMBANKMENT, SLOPES, ELECTRICAL AND COMMUNICATIONS FACILITIES EASEMENT TO COUNTY OF SAN DIEGO RECORDED 11/5/1987 AS FILE NO. 83-02437, O.R. AND EXTENSION AGREEMENT WITH SAN DIEGO GAS & ELECTRIC COMPANY RECORDED 6/20/1989 AS FILE NO. 88-38286, O.R.
- 30' WIDE EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY (OR WIDER IF REQUIRED BY NECESSARY CUTS AND FILLS) RECORDED 1/4/1983 AS FILE NO. 83-02437, O.R. AND RE-RECORDED 2/4/1983 AS FILE NO. 83-03764, O.R.
- 20' WIDE EASEMENT TO OTAY MUNICIPAL WATER DISTRICT RECORDED 2/8/1967 AS FILE NO. 17470, O.R.
- EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED 3/8/1900 IN BOOK 295, PAGE 500 OF DEEDS.
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC, RECORDED 12/7/1987 AS INSTRUMENT NO. 87-473753 OF O.R.
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC BELL, RECORDED 6/10/1987 AS INSTRUMENT NO. 87-48236 OF O.R.
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC, RECORDED 6/4/1999 AS INSTRUMENT NO. 1999-039259 OF O.R.
- 20' WIDE EASEMENT TO OTAY MUNICIPAL WATER DISTRICT RECORDED 2/8/1967 AS FILE NO. 17470, O.R.
- 20' WIDE EASEMENT TO OTAY MUNICIPAL WATER DISTRICT RECORDED 2/8/1967 AS FILE NO. 17468, O.R.
- 20' WIDE EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED 9/24/1985 AS FILE NO. 85-38286, O.R.

OTAY CROSSINGS COMMERCE PARK

TENTATIVE MAP

PROJECT SEWER OUTFALL (OPTION A GRAVITY), OFFSITE ROADWAY IMPROVEMENTS AND ON-LOT HYDROMODIFICATION BMP REQUIREMENTS



ALTERNATE (OPTION B) PROJECT SEWER OUTFALL (PUMP STATION) AND OFFSITE ROADWAY IMPROVEMENTS

