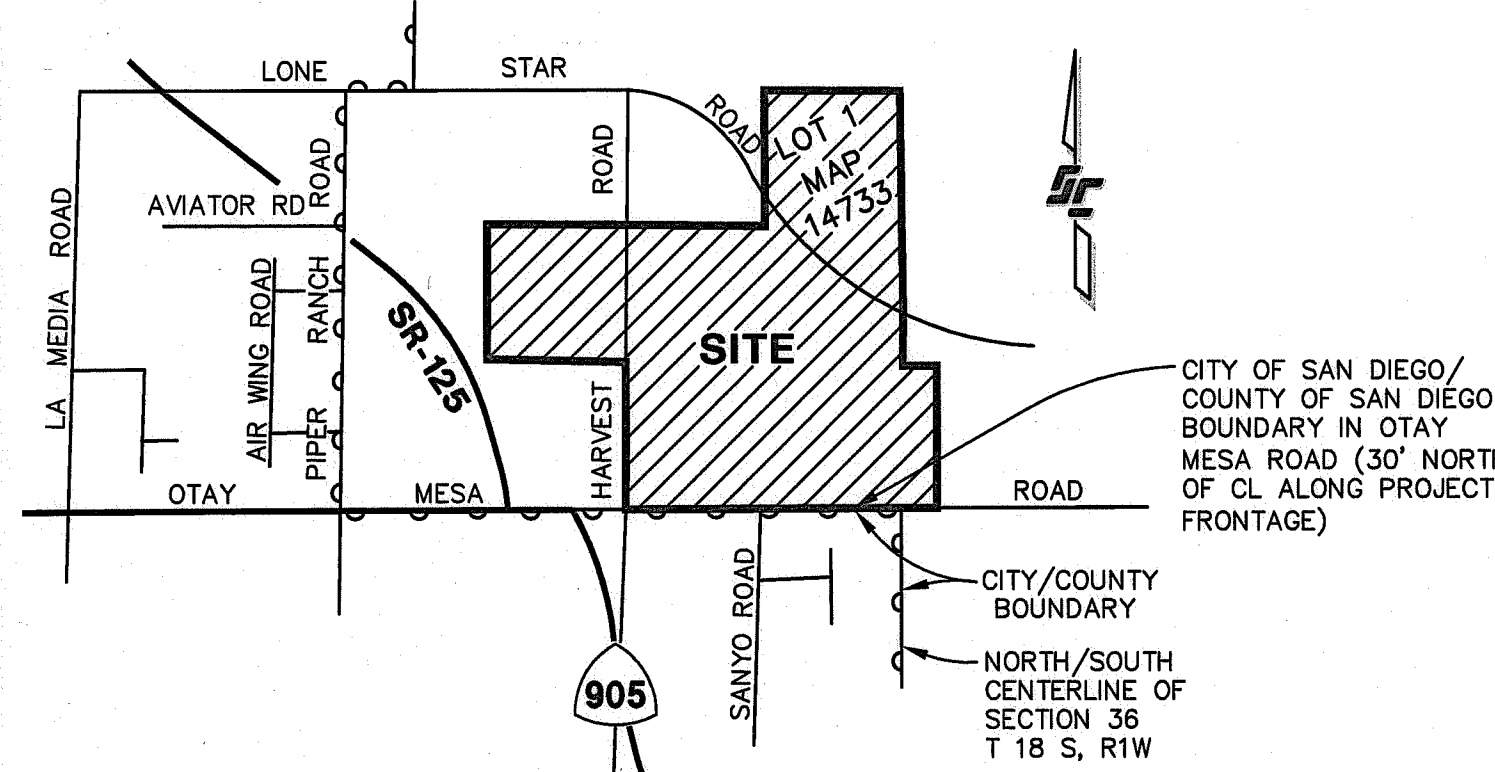


COUNTY OF SAN DIEGO TRACT 5607

ENVIRONMENTAL LOG NO. 98-19-013B

OTAY 250

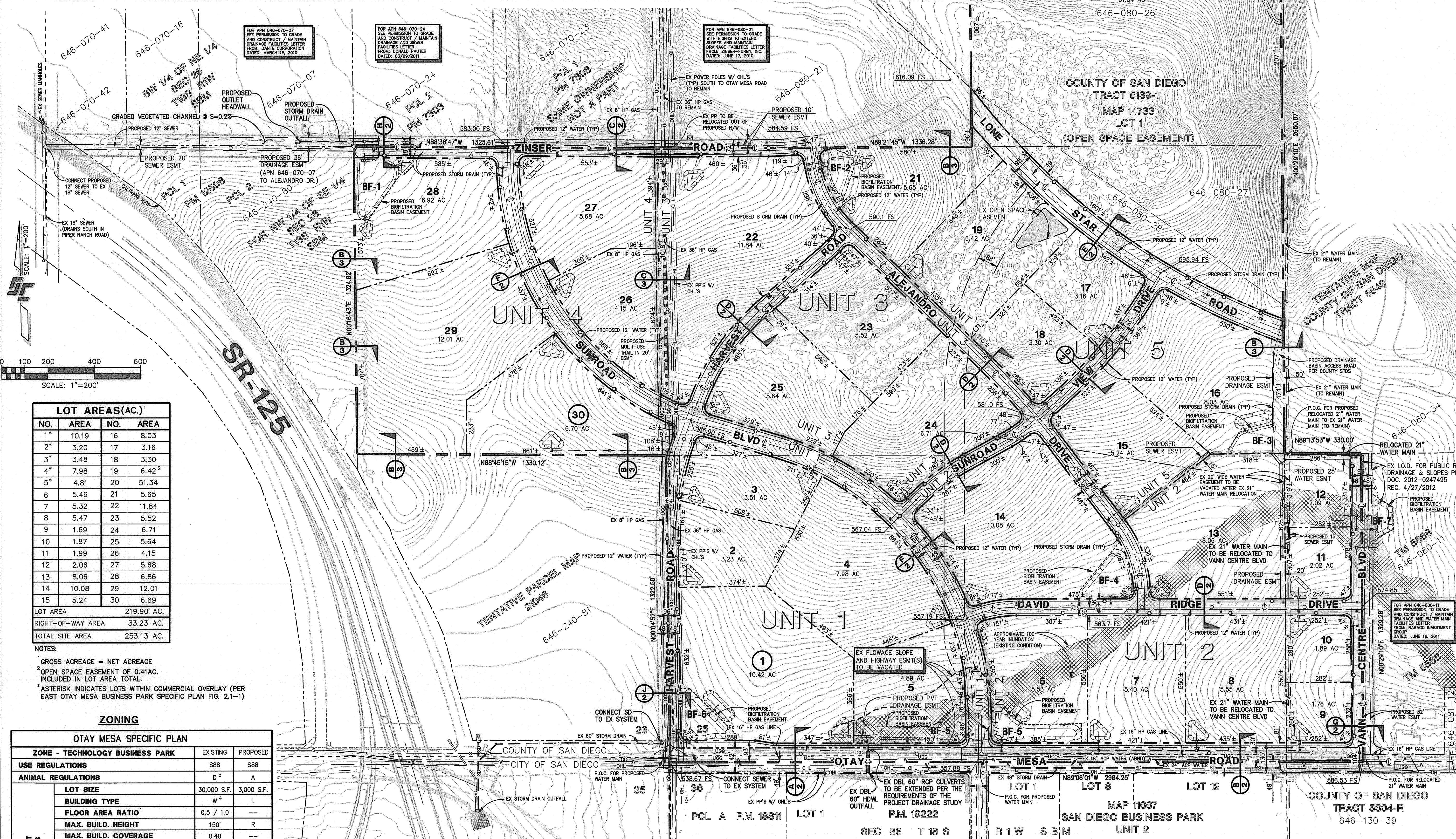
TENTATIVE MAP



THOMAS GUIDE
PAGE 1351, GRID J1 &
PAGE 1352, GRID A1
VICINITY MAP
NO SCALE

SHEET INDEX

- C-1 TENTATIVE MAP
- C-2 TYPICAL ROADWAY SECTIONS / SITE CROSS SECTIONS
- C-3 PRELIMINARY GRADING PLAN
- C-4 EXISTING MAPS AND EASEMENT EXHIBIT
- C-5 CONCEPTUAL ON-SITE STRIPING PLAN
- C-6 INTERIM CONCEPTUAL STRIPING PLAN - OTAY MESA ROAD
- C-7 PRELIMINARY ROUTE STUDY - OTAY MESA ROAD
- C-8 PRELIMINARY ROUTE STUDY - SUNROAD BOULEVARD
- C-9 PRELIMINARY ROUTE STUDY - LONE STAR ROAD
- C-10 PRELIMINARY ROUTE STUDY - HARVEST ROAD
- C-11 PRELIMINARY ROUTE STUDY - DAVID RIDGE DRIVE, SUNROAD VIEW DRIVE
- C-12 PRELIMINARY ROUTE STUDY - VANN CENTRE BOULEVARD
- C-13 PRELIMINARY ROUTE STUDY - ZINSER ROAD
- C-14 PRELIMINARY ROUTE STUDY - ALEJANDRO DRIVE
- C-15 PRELIMINARY SEWER ALIGNMENT EXHIBIT
- C-16 GRADING PLAN CONFORMANCE NOTES - OFFSITE IMPROVEMENTS
- C-17 EXISTING SLOPE ANALYSIS EXHIBIT



| LOT AREAS(AC.) | | | |
|-------------------|-------|------------|-------|
| NO. | AREA | NO. | AREA |
| 1* | 10.19 | 16 | 8.03 |
| 2* | 3.20 | 17 | 3.16 |
| 3* | 3.48 | 18 | 3.30 |
| 4* | 7.98 | 19 | 6.42 |
| 5* | 4.81 | 20 | 51.34 |
| 6 | 5.46 | 21 | 5.65 |
| 7 | 5.32 | 22 | 11.84 |
| 8 | 5.47 | 23 | 5.52 |
| 9 | 1.89 | 24 | 6.71 |
| 10 | 1.87 | 25 | 5.64 |
| 11 | 1.99 | 26 | 4.15 |
| 12 | 2.06 | 27 | 5.68 |
| 13 | 8.06 | 28 | 6.86 |
| 14 | 10.08 | 29 | 12.01 |
| 15 | 5.24 | 30 | 6.69 |
| LOT AREA | | 219.90 AC. | |
| RIGHT-OF-WAY AREA | | 33.23 AC. | |
| TOTAL SITE AREA | | 253.13 AC. | |

NOTES:
*GROSS ACREAGE = NET ACREAGE
*OPEN SPACE EASEMENT OF 0.41AC.
INCLUDED IN LOT AREA TOTAL
*ASTERISK INDICATES LOTS WITHIN COMMERCIAL OVERLAY (PER
EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN FIG. 2.1-1)

ZONING

| OTAY MESA SPECIFIC PLAN | | | |
|--|--|----------------|------------|
| ZONE - TECHNOLOGY BUSINESS PARK | | EXISTING | PROPOSED |
| USE REGULATIONS | | S88 | S88 |
| ANIMAL REGULATIONS | | D ⁵ | A |
| LOT SIZE | | 30,000 S.F. | 3,000 S.F. |
| BUILDING TYPE | | W ⁶ | L |
| FLOOR AREA RATIO ¹ | | 0.5 / 1.0 | --- |
| MAX. BUILD. HEIGHT | | 150' | R |
| MAX. BUILD. COVERAGE | | 0.40 | --- |
| MIN. BUILD. SETBACKS | | | |
| PRIME ARTERIAL RD. | | 25' | 25' |
| MAJOR RD. | | 20' | 20' |
| INDUSTRIAL/COMMERCIAL/MIXED USE COLLECTOR RD (4-LANE) | | 20' | V |
| INDUSTRIAL/COMMERCIAL/MIXED USE COLLECTOR RD (2-LANE) | | 10' | V |
| INTERIOR SIDE YARD ² | | 0'-30' | V |
| REAR YARD | | 5' | V |
| ENCLOSURES ³ | | SEE NOTE 3 | |
| SPECIAL AREA REGULATIONS | | | D,C |

ZONING NOTES:
1.0 FAR WHEN WITHIN 1,250 FT. OF ACTIVITY NODE; 0.5 FAR WHEN LOCATED
MORE THAN 1,250 FT FROM ACTIVITY NODE.
2.SUM OF INTERIOR YARDS SHALL EQUAL AT LEAST 30 FT.; 50 FT. FROM TOP
OF SLOPE IF ADJACENT TO THE OTAY VALLEY REGIONAL PARK.
3.OUTDOOR STORAGE WITH SCREENING PER DEVELOPMENT STANDARDS
(FENCING, WALLS AND HEDGES).
4.W. NON-RESIDENTIAL, ATTACHED OR DETACHED SAME LOT OR SEPARATE LOT.
5.D. SEE DESIGNATOR "D" OF THE ANIMAL SCHEDULE OF THE COUNTY ZONING
ORDINANCE, SECTION 3100.

ASSESSOR'S PARCEL NUMBERS & TAX RATE AREA TABLE

| PARCEL NUMBER | TAX RATE AREA |
|---------------|---------------|
| 646-310-17 | 84039 |
| 646-080-33 | 84039 |
| 646-080-32 | 84039 |
| 646-080-31 | 84039 |
| 646-080-29 | 84039 |
| 646-080-28 | 84039 |
| 646-240-30 | 84040 |
| 646-080-27 | 84028 |
| 646-080-26 | 84033 |

NOTE:

SEE SHEET C-3 FOR MINIMUM ON-LOT BMPs REQUIRED
TO SATISFY INTERIM HYDROMODIFICATION CRITERIA.

SLOPE ANALYSIS TABLE

| | |
|-----------------------|-----------|
| 0-15% SLOPES | 231.8 AC. |
| 15-25% SLOPES | 11.8 AC. |
| 25-50% SLOPES | 8.6 AC. |
| 50% OR GREATER SLOPES | 0.9 AC. |

LOT/UNIT TABLE

| | |
|------------|------------|
| LOTS 1-5 | UNIT NO. 1 |
| LOTS 6-14 | UNIT NO. 2 |
| LOTS 22-25 | UNIT NO. 3 |
| LOTS 26-30 | UNIT NO. 4 |
| LOTS 15-21 | UNIT NO. 5 |

SDG&E EASEMENT NOTE:

ALL OPEN SPACE, FEE OR EASEMENT, OR TRAIL
EASEMENTS GRANTED ON THIS MAP OR AS A
REQUIREMENT OF THIS MAP ARE GRANTED SUBJECT TO
THE PRIOR EASEMENT RIGHTS OF SDG&E INCLUDING BUT
NOT LIMITED TO ACCESS BY PRACTICAL ROUTE OR
ROUTES TO SDG&E FACILITIES. SDG&E WILL NOT BE
RESPONSIBLE FOR MAINTENANCE, REPAIR OR DAMAGE
SUSTAINED BY IMPROVEMENTS PLACED IN THE EASEMENT
WHETHER CAUSED BY NORMAL WEAR AND TEAR OR BY
THE USE OF THE EASEMENT BY SDG&E HIGHWAY
VEHICLES. IN ADDITION, IF GATES ARE PLACED ALONG
THE ACCESS EASEMENT GATES WILL HAVE A SDG&E
LOCK PLACED ON THE GATE.

LEGEND

| DESCRIPTION | SYMBOL |
|---|------------------|
| PROPOSED LOT NUMBER (*ASTERISK-AT LOT NUMBER INDICATES LOTS WITHIN COMMERCIAL OVERLAY) | ① THRU ③① |
| SUBDIVISION BOUNDARY | --- |
| PROPOSED LOT LINE | --- |
| PROPOSED RIGHT-OF-WAY | --- |
| UNIT BOUNDARY LINE | UNIT 1 UNIT 2 |
| EXISTING RIGHT-OF-WAY | --- |
| PROPOSED SEWER MAIN W/MANHOLE | W |
| PROPOSED WATER MAIN | W |
| PROPOSED STORM DRAIN | SD |
| PROPOSED STORM DRAIN INLET OR CLEANOUT | --- |
| PROPOSED COLLECTION BASIN & RISER (DETENTION BASIN CONTROL STRUCTURE) | --- |
| PROPOSED REGIONAL BIOFILTRATION BASIN | BF |
| 100 YEAR INUNDATION AREA (APPROXIMATE) | --- |
| SPECIAL FLOOD HAZARD AREA (APPROX.) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (F.I.R.M. PANELS 06073C21795 & 06073C21833) | ZONE "AF" |
| PROPOSED MULTI-USE TRAIL (20' EASEMENT) | --- |

GENERAL NOTES

- EXISTING ZONING - S-88 TECHNOLOGY BUSINESS PARK/COMMERCIAL OVERLAY.
- PROPOSED ZONING - S-88 TECHNOLOGY BUSINESS PARK/COMMERCIAL OVERLAY.
- GROSS ACREAGE WITHIN SUBDIVISION BOUNDARY: 253.13 ACRES, NET AREA: 219.98 ACRES, STREET: 33.25 ACRES.
- TOTAL NUMBER OF LOTS: 30; 4 COMMERCIAL/TECHNOLOGY BUSINESS PARK LOTS, 26 MIXED USE LOTS, 1 OPEN SPACE LOT. MINIMUM LOT SIZE IS 1.7 ACRES.
- CONTOUR INTERVALS: 5 FEET MINOR (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.
- SCHOOLS: SAN TISORO SCHOOL DISTRICT, SWEETWATER UNION HIGH SCHOOL DISTRICT.
- UTILITIES: A. SEWER - SAN DIEGO COUNTY SANITATION DISTRICT; B. WATER - OTAY MUNICIPAL WATER DISTRICT; C. GAS & ELECTRIC - SAN DIEGO GAS & ELECTRIC COMPANY; D. TELEPHONE - AT&T; E. FIRE PROTECTION - SAN DIEGO COUNTY RURAL FIRE DISTRICT.
- ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- ALL EXISTING EASEMENTS NOT REMAINING IN USE SHALL BE VACATED WITH OR PRIOR TO RECORDATION OF THE FINAL MAP(S) SUBJECT TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
- EXISTING PHOTOGRAPHY WAS COMPILED USING PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY, BY MISSION AERIAL PHOTOGRAPHY/PHOTO GEODETIC CORP., 2008-2007.
- THE FOLLOWING WAIVERS FROM THE SUBDIVISION ORDINANCE DESIGN STANDARDS ARE APPROVED: DESIGN EXCEPTION: SUNROAD BOULEVARD DESIGN SPEED, APPROVAL OBTAINED, LETTER DATED DECEMBER 1, 2008 FROM DPW PROJECT MANAGER.
- LAMBERT COORDINATES: 146-1785 (CCS27).
- DRAINAGE, STREETS & STORM DRAIN AS REQUIRED.
- ALL ON-SITE STREETS WILL BE PUBLIC.
- THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (n), 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. MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
- PHASING OF THE PROJECT WILL BE ACCOMPLISHED BY RECORDATION OF FINAL MAPS BY UNIT.
- STREET LIGHTS WILL BE INSTALLED TO COMPLY WITH THE REQUIREMENTS AS SPECIFIED BY THE COUNTY STANDARDS.
- STORM DRAIN DETENTION WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN (SEPT. 15, 2010). THIS DETENTION WILL BE ACCOMPLISHED THROUGH UTILIZATION OF PUBLIC CATEGORY 3 DETENTION BASINS WHERE INDICATED ON THE TENTATIVE MAP.
- WATER FACILITIES IF NOT EXISTING ARE ASSUMED FOR EACH STREET AND HALF WIDTH FRONTAGE IMPROVEMENT, SIZING REQUIREMENTS PER WATER DISTRICT.
- PROPOSED DRIVEWAY LOCATIONS ARE NOT SHOWN HEREON. PRIVATE DRIVEWAY LOCATIONS MAY VARY DEPENDANT UPON THE NEEDS OF FUTURE DEVELOPMENT OF INDIVIDUAL LOTS AND ARE SUBJECT TO A SITE DEVELOPMENT PLAN REVIEW AND APPROVAL.

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

TOGETHER WITH THE SOUTHWEST QUARTER, AND THE WEST 330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 25, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE FOLLOWING: THE WESTERLY 30 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER.

BENCH MARK

BRASS DISK STAMPED "M 154 1969" LOCATED 3.09 MILES EAST ALONG OTAY MESA ROAD AT 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 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.

GRADING QUANTITIES

CUT: 1,350,000 CY
FILL: 1,350,000 CY
NET: 0 CY

GENERAL PLAN LAND USE DESIGNATION

SPECIFIC PLAN AREA

GENERAL PLAN REGIONAL CATEGORY

VILLAGE

PARK LAND DEDICATION

PARK LAND WILL BE PROVIDED CONSISTENT WITH THE EAST OTAY MESA BUSINESS PARK SPECIFIC PLAN (SEPT. 15, 2010).

STREET NAME APPROVAL

THE PROPOSED STREET NAMES SHOWN WITHIN THE SUBDIVISION BOUNDARY HEREON HAVE RECEIVED PRELIMINARY APPROVAL FROM THE COUNTY ENGINEER OF PLANNING AND LAND USE, BY: NORA RIVERA, DATES: MAY 3, 2001, APRIL 19, 2001 AND OCTOBER 17, 2007.

OWNER/SUBDIVIDER

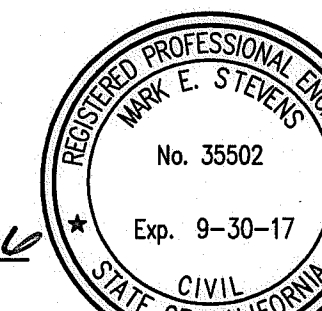
SUNROAD OTAY PARTNERS, LP
4445 EASTGATE MALL, SUITE 400
SAN DIEGO, CA 92121
PHONE: (619) 362-8500
FAX: (619) 362-8448

SUNROAD OTAY PARTNERS, LP
BY: SUNROAD GP, INC., ITS GENERAL PARTNER

BY: 12/12/16
DAN FELDMAN
PRESIDENT

ENGINEER OF WORK

BY: 12/12/16
MARK E. STEVENS
R.C.E. 35502



REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |

STEVENS-CRESTO ENGINEERING, INC.
CIVIL ENGINEERS - PLANNERS - LAND SURVEYORS
9465 CHESTNUT DRIVE
SAN DIEGO, CA 92123-1552
PHONE: (619) 546-5660
FAX: (619) 546-5661
WWW.SCEMGP.COM

PROFESSIONAL ENGINEER
MARK E. STEVENS
No. 35502
Exp. 9-30-17
CIVIL
STATE OF CALIFORNIA

TENTATIVE MAP

COUNTY OF SAN DIEGO TRACT 5607
OTAY 250
COUNTY OF SAN DIEGO, CALIFORNIA

Date: JULY 17, 2015
Scale: AS SHOWN
Job: 14009.01
Sheet
C-1
1 of 17 Sheets