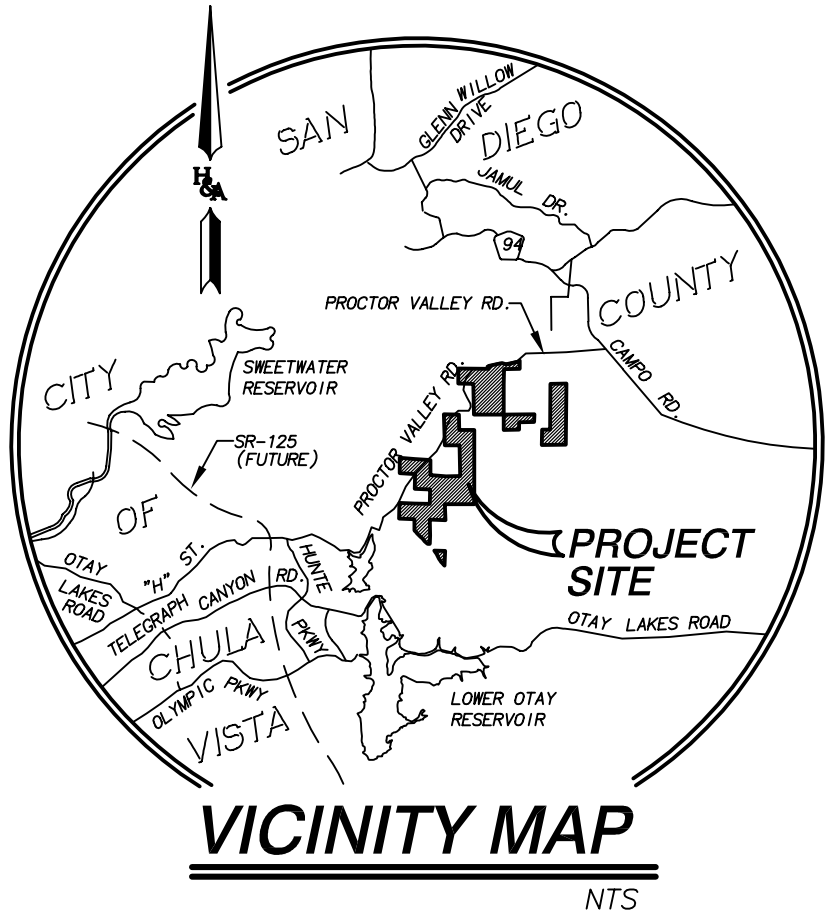


PRELIMINARY TENTATIVE MAP

OTAY RANCH

VILLAGE 14 AND PLANNING AREAS 16 & 19

County Of San Diego, California



LEGEND

SUBDIVISION BOUNDARY	----
PROPOSED LOT LINE	----
PROPOSED NEIGHBORHOOD BOUNDARY	----
EXISTING MAP DATA	----
PROPOSED LOT NUMBER	LOT 270 5
PROPOSED RESIDENTIAL NEIGHBORHOOD	R-1
PROPOSED OPEN SPACE	OS-1
PROPOSED PRIVATE PARK	PP-1
PROPOSED PRIVATE POCKET PARK	PPP-1
PROPOSED RIPRAP (ENERGY DISSIPATER)	SS
PROPOSED BROW DITCH	←←←←←
PROPOSED EASEMENT LINE	----
EXISTING EASEMENT LINE	----
TITLE REPORT ITEM NO. (SEE SHEET 21)	----
PROPOSED SEWAGE FORCE MAIN	----
EXISTING SEWER MAIN WITH MANHOLE	----
PROPOSED SEWER MAIN WITH MANHOLE (8" PVC UNLESS OTHERWISE NOTED)	----
EXISTING WATER MAIN WITH FIRE HYDRANT	----
PROPOSED WATER MAIN WITH FIRE HYDRANT (8" PVC UNLESS OTHERWISE NOTED)	----
PROPOSED STORM DRAIN SYSTEM	----
A. INLET OR CATCH BASIN	A
B. HEADWALL	B
C. CLEAROUT	C
D. CATCH BASIN	D
PROPOSED STREET CENTERLINE ELEVATION	237.7
MODULAR WETLAND UNIT	MW
PROPOSED STREET DESIGNATION	2b
PROPOSED FUEL MODIFICATION ZONE	----
PROPOSED LIMITED BUILDING ZONE	----
EASEMENT FOR POTENTIAL FUTURE TRAIL ACCESS	*

EXISTING ZONING

USE REGULATIONS	S-80/S88
ANIMAL REGULATIONS	-/D
DENSITY	0/2.06
LOT SIZE (MINIMUM)	-/-
MAX FLOOR AREA	-/-
FLOOR AREA RATIO	-/-
BUILDING TYPE	-/W
HEIGHT	G
COVERAGE	-
SETBACK	A
OPEN SPACE	-
SPECIAL AREA REGULATIONS	-

PROPOSED ZONING

RR (NE1, R-12, R-13, R-14, R-15 & R-16)	
USE REGULATIONS	S88
ANIMAL REGULATIONS	-
DENSITY	0.3
LOT SIZE (MINIMUM)	1 AC
BUILDING TYPE	C
MAX FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
COVERAGE	H
SETBACK	-
OPEN SPACE	-
SPECIAL AREA REGULATIONS	D

SF-1 (NE1, R-3, R-9, R-10, R-11)	
USE REGULATIONS	S88
ANIMAL REGULATIONS	-
DENSITY	-
LOT SIZE (MINIMUM)	7,500 SF
BUILDING TYPE	C
MAX FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	V (SEE DEVELOPMENT REGS. TB. 14)
OPEN SPACE	-
SPECIAL AREA REGULATIONS	D

SF-2 (NE1, R-1, R-2, R-5, R-6, R-7, R-8)	
USE REGULATIONS	S88
ANIMAL REGULATIONS	-
DENSITY	-
LOT SIZE (MINIMUM)	4,250 SF
BUILDING TYPE	C
MAX FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	V (SEE DEVELOPMENT REGS. TB. 14)
OPEN SPACE	-
SPECIAL AREA REGULATIONS	D

SF-3 (NE1, R-4)	
USE REGULATIONS	S88
ANIMAL REGULATIONS	-
DENSITY	-
LOT SIZE (MINIMUM)	3,290 SF
BUILDING TYPE	C
MAX FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	V (SEE DEVELOPMENT REGS. TB. 14)
OPEN SPACE	-
SPECIAL AREA REGULATIONS	D

VILLAGE CORE (VC)	
USE REGULATIONS	S88
ANIMAL REGULATIONS	-
DENSITY	-
LOT SIZE (MINIMUM)	-
BUILDING TYPE	C
MAX FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	V (SEE DEVELOPMENT REGS. TB. 14)
OPEN SPACE	-
SPECIAL AREA REGULATIONS	D

ABBREVIATIONS

FP	FLOOD PLAIN
MH	MANHOLE
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
NTS	NOT TO SCALE
S	SEWER
R/W	RECLAIMED WATER
R/W	RIGHT OF WAY
PL	PROPERTY LINE
PI	POINT OF INTERSECTION (V.C.)
SF	GROSS SQ. FT.
NSP	NET SQ. FT.

LEGAL DESCRIPTION

SEE SHEET 21

BOUNDARY & ENCUMBRANCES

SEE SHEET 21
ALL EASEMENTS SHALL BE PROVIDED FOR, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.

BENCHMARK

BRASS DISK MARKED "CV GPS 5081" 4.5 MI SW OF INT PROCTOR VALLEY RD & MELODY RD OR 0.5 MI NE'LY FROM E'LY END OF BRIDGE 25' E'LY OF DIRT RD (PT # 5081 PER R.O.S. 14841) ELEVATION = 561.367' (NAVD 88)

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (M) OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE. ALL RESIDENTIAL UNITS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 100 SQUARE FEET OF UNOBSTRUCTED SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

PUBLIC UTILITIES AND DISTRICTS

GAS AND ELECTRIC	SAN DIEGO GAS & ELECTRIC CO.
WATER	OTAY MUNICIPAL WATER DISTRICT
SEWER	CITY OF CHULA VISTA
POLICE	COUNTY SHERIFF'S DEPARTMENT
SCHOOLS	JAMUL-DULZURA UNION SCHOOL DISTRICT
	GROSSMONT UNION HIGH SCHOOL DISTRICT
	SWEETWATER UNION HIGH SCHOOL DISTRICT
	CHULA VISTA ELEMENTARY SCHOOL DISTRICT
FIRE	RURAL FIRE PROTECTION DISTRICT

SOURCE OF TOPOGRAPHY

SEE GRADING PLAN FOR DETAILS.

WAIVER REQUESTS

PLEASE SEE SHEET 2 FOR STREET WAIVER REQUESTS.

GENERAL NOTES

- TOTAL GROSS PROJECT SITE AREA: 1283.54 ACRES (V14: 723.70 AC PA 16/19: 559.84 ACRES)
TOTAL NET PROJECT SITE AREA: 848.67 ACRES (EXC. MAJOR CIRC. FOR PV RD. & PRESERVE LOTS)
- TOTAL NUMBER OF UNITS: 1,119
SINGLE FAMILY: 906
DETACHED HOMES: 116
MULTIFAMILY (SCH OPT): 97
- TOTAL NO. LOTS: 1,017
SF RESIDENTIAL LOTS: 906 (R-1 THROUGH R-16)
DETACHED HOMES RES. LOT: 1 (R-4)
MIXED USE LOT: 1 (M-1)
OPEN SPACE LOTS: 62 (SEE TBL'S SHT 2 AND 22)
PRESERVE OS LOTS: 20 (SEE TBL'S SHT 2 AND 22)
PUBLIC PARK LOTS: 5 (P-1 THROUGH P-4)
PRIVATE PARK LOTS: 4 (PP-1 THROUGH PP-4)
PRIVATE POCKET PARK LOTS: 16 (PPP-1 THROUGH PPP-16)
SCHOOL LOT: 1 (S-1)
PUBLIC SAFETY LOT: 1 (PS-1)
- ASSESSOR'S PARCEL NUMBERS:
VILLAGE 14: 598-070-07 & 09, 597-140-04, 598-010-02, 598-020-04 & 06, 598-021-02, 597-140-05
PLANNING AREAS 16 & 19: 597-020-06 & 10, 597-180-23, 597-150-03, 07, 08, 12 & 13
- EXISTING GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA & OPEN SPACE (CONSERVATION)
- EXISTING GENERAL PLAN REGIONAL CATEGORY: N/A/RURAL/SEMI-RURAL
- PROPOSED GENERAL PLAN REGIONAL CATEGORY: RURAL/SEMI-RURAL
- EXISTING ZONING: S80/S88 (SEE TBL'S THIS SHEET) PROPOSED ZONING: SEE SPECIFIC PLAN
- OVERALL GROSS PROJECT DENSITY: 0.9 D.U./AC. (1,119 D.U.'S/1283.54 GROSS AC.)
NET PROJECT DENSITY: 1.32 D.U./AC. (1,119 D.U.'S/848.67 NET AC.)
NET ACREAGE = GROSS SITE AREA MINUS PRESERVE AREA & PV ROAD
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE FAMILY, MULTIFAMILY, MIXED USE, PUBLIC SAFETY, PUBLIC PARK, PRIVATE PARKS, HOA OPEN SPACE & PRESERVE OPEN SPACE
- TAX RATE AREA: 63076, 79066, 79067, 63165, 59151
- THOMAS BROTHERS COORDINATES: 1293 04-07, 04-07, E4-E7, 1312 A2-A3, B1-B2, C1-C2, D1-D2, E1-E2
- COMMUNITY PLAN/SUBREGIONAL PLAN: JAMUL-DULZURA/OTAY SUBREGIONAL PLAN
- 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 AN VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

GENERAL DESIGN NOTES

- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
- SOILS INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS INVESTIGATION PREPARED BY: ADVANCED GEOTECHNICAL SOLUTIONS, INC DATED: MARCH 27, 2017
- IT IS INTENDED THAT MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 86456.1 OF THE SUBDIVISION MAP ACT. SEE SHEET 2 FOR CONCEPTUAL PHASING.
- MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDED WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR
- ALL STREET DESIGNS, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS OR AS APPROVED WITH WAIVERS BY THE DIRECTOR OF PUBLIC WORKS.
- THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT. STREET LIGHTS AS SHOWN ON THIS MAP ARE TO BE USED AS A GUIDE ONLY.
- FOR SETBACK REQUIREMENTS SEE THE OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 SPECIFIC PLAN SECTION 7 DEVELOPMENT REGULATIONS, TABLES 14 & 17.
- LIMITED BUILDING ZONE (LBZ) INFORMATION ADDRESSED IN THE FIRE PROTECTION PLAN, APPENDIX C
- USE OF THE PRIVATE AND PUBLIC PARK LOTS WILL BE RESTRICTED FOR PARKS AND RECREATION PURPOSES BY AN OPEN SPACE OR RECREATIONAL EASEMENT OR OTHER INSTRUMENT APPROVED BY SAN DIEGO COUNTY COUNSEL.
- FUEL MODIFICATION ZONES REFLECTED ON THIS MAP ARE PER THE CURRENT FIRE PROTECTION PLAN BY DUCK & ASSOCIATES. PLEASE REFER TO THE PPP FOR DETAILS ABOUT EACH ZONE TYPE.
- USES WITHIN THE BISECTED PORTIONS OF ANY LOTS WITHIN NEIGHBORHOODS R-13, R-14, R-15 AND R-16 SHALL BE RESTRICTED.

EARTHWORK / GRADING QUANTITIES

SEE GRADING PLAN FOR DETAILS.

ENGINEER

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
9707 MAPLES STREET
SAN DIEGO, CA 92121
(619) 558-4500 PH
(619) 558-1414 FX

APPLICANT

JACKSON PENDO DEVELOPMENT COMPANY
2245 SAN DIEGO AVE., SUITE 223
SAN DIEGO, CA 92110
(619) 267-4904

OWNER/SUBDIVIDER

QDCI PROCTOR VALLEY, LP
IN C/O JACKSON PENDO DEVELOPMENT COMPANY
2245 SAN DIEGO AVE., SUITE 223
SAN DIEGO, CA 92110
(619) 267-4904

OWNER'S STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS, UTILITIES, EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEMAN" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS AND STREETS. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS DAY OF JANUARY, 2018, AT SAN DIEGO COUNTY, CALIFORNIA.

REPRESENTATIVE



ALISA S. VIALPANDO R.C.E. 47945 DATE
MY REGISTRATION EXPIRES ON 12/31/19



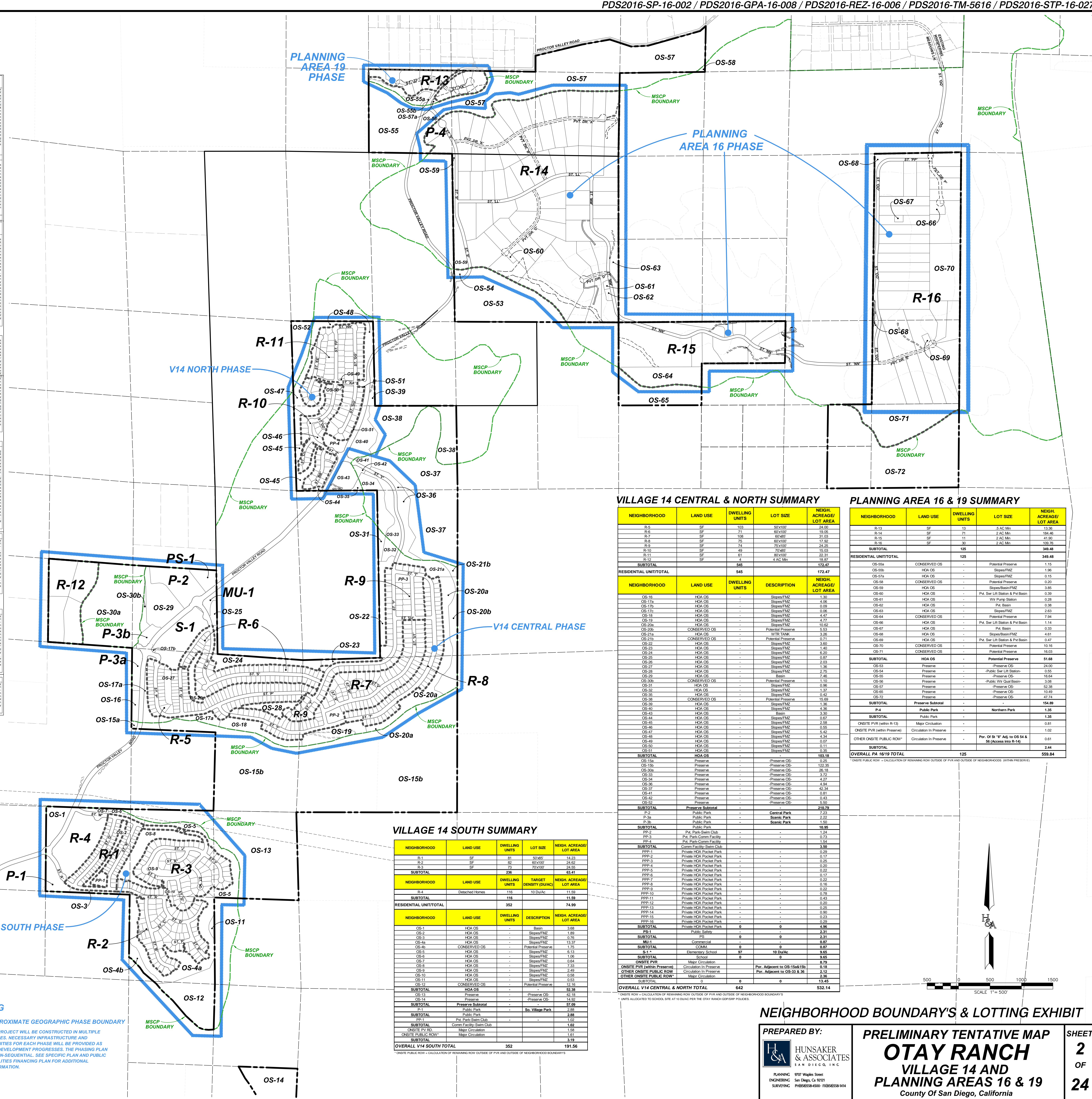
PLANNING: 9707 Maples Street
ENGINEERING: San Diego, CA 92121
SURVEYING: PH858558-4500 PH858558-1414

NO.	REVISIONS	DATE	BY
1	1ST SUBMITTAL	11/01/16	H&A
2	2ND SUBMITTAL	04/05/17	H&A
3	3RD SUBMITTAL	09/13/17	H&A
4	4TH SUBMITTAL-DIGITAL	01/10/18	H&A
5	5TH SUBMITTAL	02/09/18	H&A
6			
7			
8			

PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET
1
OF
24

DESIGN WAIVERS/EXCEPTIONS

[illegible]

VILLAGE 14 CENTRAL & NORTH SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	NEIGH ACREAGE/ LOT AREA
R-5	SF	103	50x100	21.10
R-6	SF	71	60x100	19.05
R-7	SF	108	60x80	16.66
R-8	SF	75	60x100	17.92
R-9	SF	69	75x100	21.58
R-10	SF	79	75x80	19.03
R-11	SF	81	80x100	22.31
R-12	SF	4	80x300	23.87
SUBTOTAL		545		172.47
RESIDENTIAL UNITOTAL		545		172.47
NEIGHBORHOOD	LAND USE	DWELLING UNITS	DESCRIPTION	NEIGH ACREAGE/ LOT AREA
OS-16	HSA OS	-	Spoges/FMZ	1.30
OS-17a	HSA OS	-	Spoges/FMZ	1.06
OS-17b	HSA OS	-	Spoges/FMZ	1.06
OS-17c	HSA OS	-	Spoges/FMZ	1.06
OS-18	HSA OS	-	Spoges/FMZ	4.47
OS-19	HSA OS	-	Spoges/FMZ	0.77
OS-20a	HSA OS	-	Spoges/FMZ	10.62
OS-20b	CONSERVED OS	-	Potential Preservetion	5.28
OS-21a	HSA OS	-	WTR Tank	0.36
OS-21b	CONSERVED OS	-	Potential Preservetion	0.71
OS-22	HSA OS	-	Spoges/FMZ	0.60
OS-23	HSA OS	-	Spoges/FMZ	1.40
OS-24	HSA OS	-	Spoges/FMZ	1.20
OS-25	HSA OS	-	Spoges/FMZ	0.87
OS-26	HSA OS	-	Spoges/FMZ	1.03
OS-27	HSA OS	-	Spoges/FMZ	1.36
OS-28	HSA OS	-	Spoges/FMZ	2.75
OS-29	HSA OS	-	Basin	1.46
OS-30a	CONSERVED OS	-	Potential Preservetion	1.10
OS-31	HSA OS	-	Spoges/FMZ	1.06
OS-32	HSA OS	-	Spoges/FMZ	1.37
OS-33	HSA OS	-	Spoges/FMZ	0.42
OS-38	CONSERVED OS	-	Potential Preservetion	16.69
OS-39	HSA OS	-	Spoges/FMZ	1.36
OS-40	HSA OS	-	Spoges/FMZ	4.38
OS-43	HSA OS	-	Basin	3.30
OS-44	HSA OS	-	Spoges/FMZ	0.97
OS-45	HSA OS	-	Spoges/FMZ	2.58
OS-46	HSA OS	-	Spoges/FMZ	0.55
OS-47	HSA OS	-	Spoges/FMZ	8.42
OS-48	HSA OS	-	Spoges/FMZ	1.18
OS-49	HSA OS	-	Spoges/FMZ	0.97
OS-50	HSA OS	-	Spoges/FMZ	11.11
OS-51	HSA OS	-	Spoges/FMZ	0.35

PLANNING AREA 16 & 19 SUMMARY


NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	NEIGH. ACRES/FE LOT AREA
R-13	SF	13	3 AC Min.	13.76
R-14	SF	71	2.62 Min.	188.46
R-15	SF	111	2.62 Min.	41.90
R-16	SF	30	2.62 Min.	109.75
SUBTOTAL		125		349.48
RESIDENTIAL UPTOWNAL		125		349.48
OS-50	CONSERV OS	-	Potential Preserve	1.15
OS-51	HOA OS	-	Slopes/PZ	1.16
OS-52a	HOA OS	-	Slopes/PZ	0.15
OS-53	CONSERV OS	-	Potential Preserve	0.20
OS-54	HOA OS	-	Slopes/Basic/PZ	3.85
OS-60	HOA OS	-	Pvt. Ser. Lit Station & Pvt Basin	0.39
OS-61	HOA OS	-	Wtr Pump Station	0.25
OS-62	HOA OS	-	Pvt. Basin	0.38
OS-63	HOA OS	-	Slopes/PZ	2.03
OS-64	CONSERV OS	-	Potential Preserve	0.34
OS-65	HOA OS	-	Pvt. Ser. Lit Station & Pvt Basin	1.11
OS-67	HOA OS	-	Pvt. Basin	0.33
OS-68	HOA OS	-	Slopes/Basic/PZ	4.64
OS-69	HOA OS	-	Pvt. Ser. Lit Station & Pvt Basin	0.47
OS-70	CONSERV OS	-	Potential Preserve	10.16
OS-71	CONSERV OS	-	Potential Preserve	16.03
SUBTOTAL	HOA OS	-	Potential Preserve	51.68
OS-53	Preserve	-	Preserve OS	24.00
OS-54	Preserve	-	Public Ser. Lit Station	3.85
OS-55	Preserve	-	Preserve OS	16.64
OS-56	Preserve	-	Public Wtr Ques	0.95
OS-57	Preserve	-	Preserve OS	52.38
OS-58	Preserve	-	Preserve OS	47.49
OS-59	Preserve	-	Preserve OS	10.78
SUBTOTAL	Preserve/Utilized			159.49
P-4	Public Park	-	Northern Park	1.35
SUBTOTAL	Public Park	-		1.35
ONSTE PWR (within R-13)	Major Circulation	-		0.81
ONSTE PWR (within Circulation)	Circulation In Preserve	-		1.02
OTHER PUBLIC ROAD	Circulation In Preserve	-	Pwr OF 16" Adj. to OS 54 & 56 (Access into R-14)	2.61
SUBTOTAL				4.44
OTHER PUBLIC ROAD				2.61

VILLAGE 14 SOUTH SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNIT	LOT SIZE	NEIGH. ACREAGE
R-1	SF	81	50x105	14.23
R-2	SF	82	60x100	24.22
R-3	SF	83	60x100	24.00
SUBTOTAL		236		63.41
NEIGHBORHOOD	LAND USE	DWELLING UNIT	TARGET DENSITY (DENS/AC)	NEIGH. ACREAGE
R-4	Detached Homes	116	10 Du/AC	11.58
SUBTOTAL		116		11.59
RESIDENTIAL UNITSOTAL		352		74.99
NEIGHBORHOOD	LAND USE	DWELLING UNIT	DESCRIPTION	NEIGH. ACREAGE
OS-1	HQA OS	-	Beam	1.88
OS-2	HQA OS	-	Stages/TMZ	1.89
OS-3	HQA OS	-	Stages/TMZ	1.90
OS-4	HQA OS	-	Stages/TMZ	13.37
OS-5	CXPR OS	-	Stages/TMZ	1.76
OS-6	HQA OS	-	Stages/TMZ	6.13
OS-6	HQA OS	-	Stages/TMZ	0.06
OS-7	HQA OS	-	Stages/TMZ	1.64
OS-8	HQA OS	-	Stages/TMZ	2.33
OS-9	HQA OS	-	Stages/TMZ	4.49
OS-10	HQA OS	-	Stages/TMZ	0.58
OS-11	HQA OS	-	Stages/TMZ	3.53
OS-12	CONSERVED OS	-	Potential Preserve	19.16
OS-13	HQA OS	-		52.38
OS-13	Propane	-	Propane OS	42.18
OS-13	Propane Subtotal	-		57.09
OS-13	Public Park	-	So. Village Park	2.88
RP-1	PM, Park/Storm Cmb.	-		1.02
SUBTOTAL				2.88
OS-13	Greenbelt Cmb.	-		1.61
OS-13	Major Circulation	-		1.61
OS-13	Major Circulation	-		1.61
SUBTOTAL				3.19
OVERALL V-14 SOUTH TOTAL				101.56

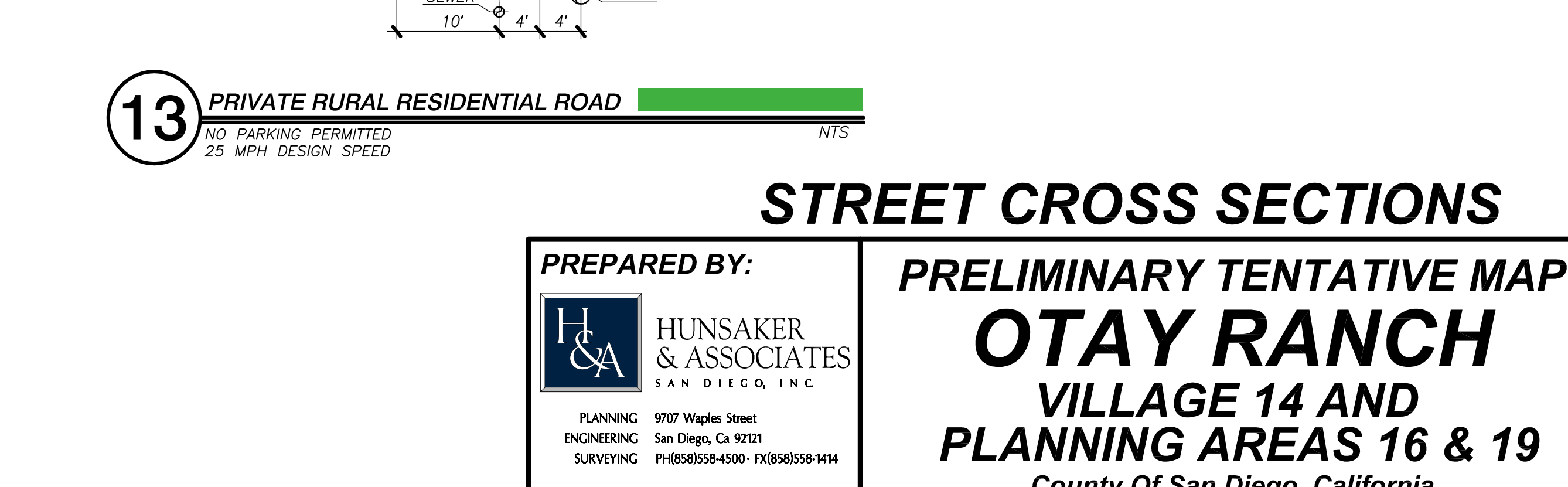
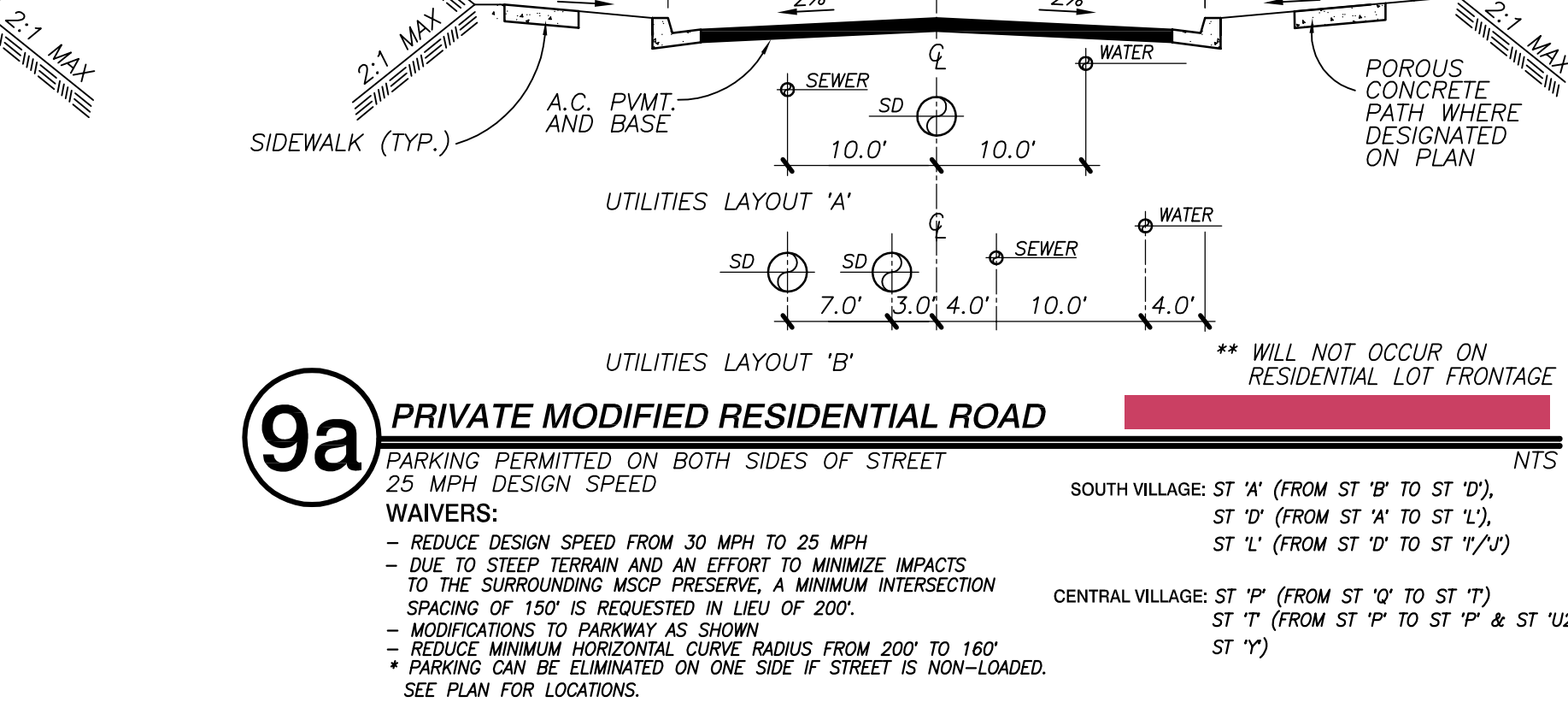
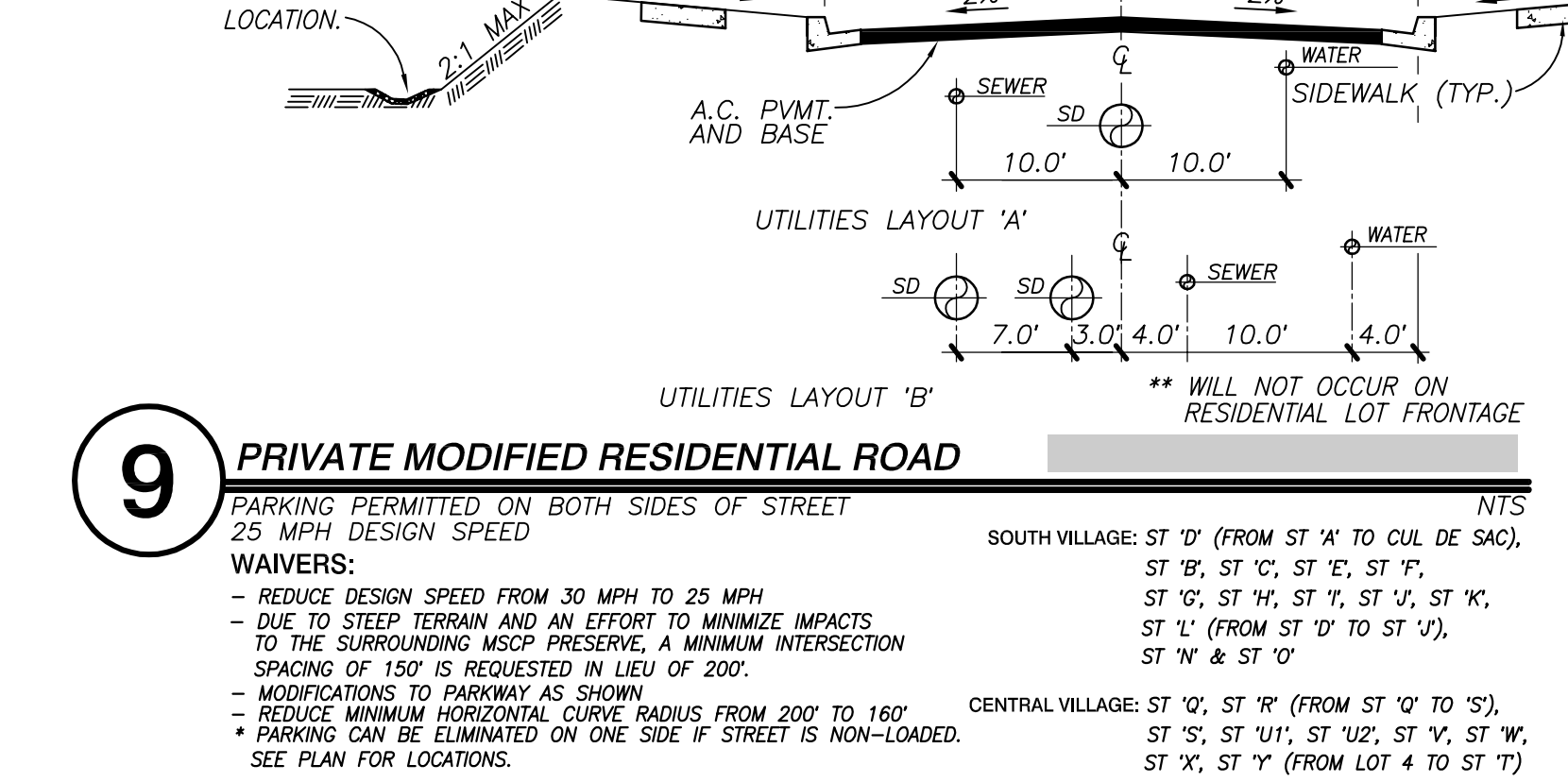
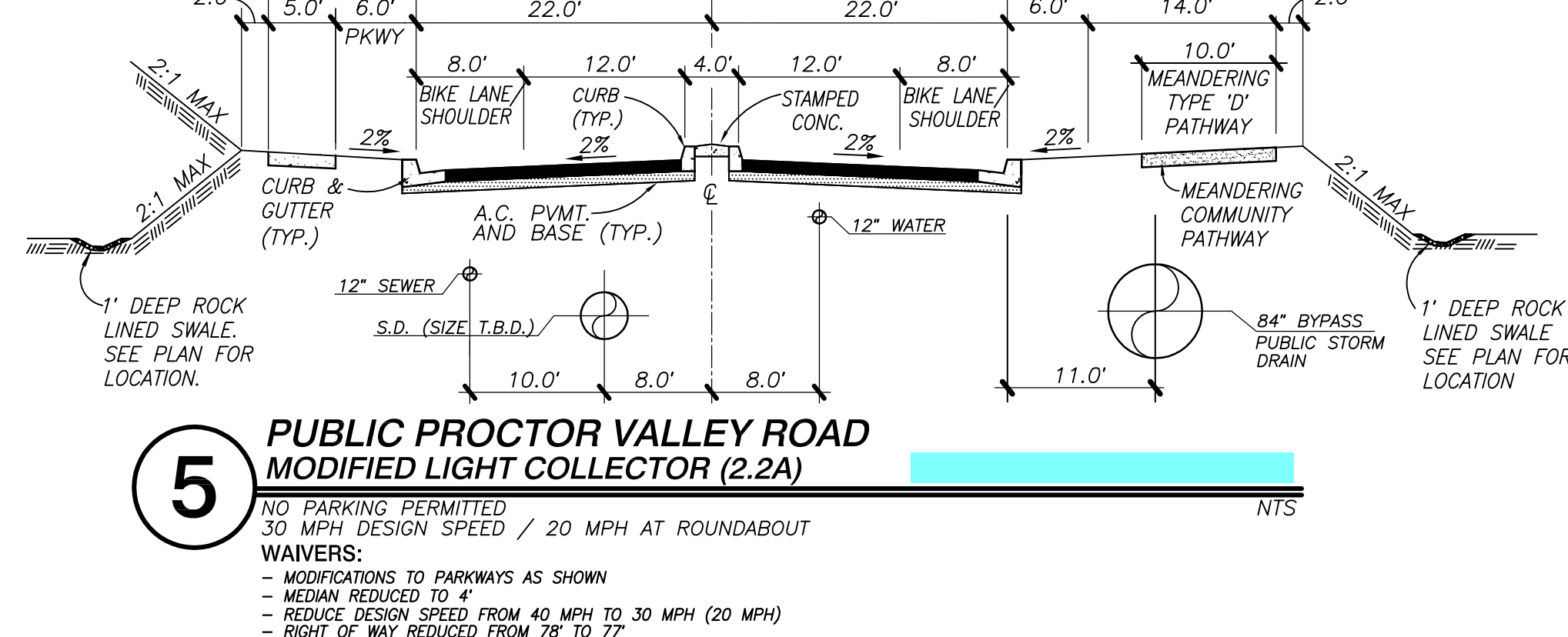
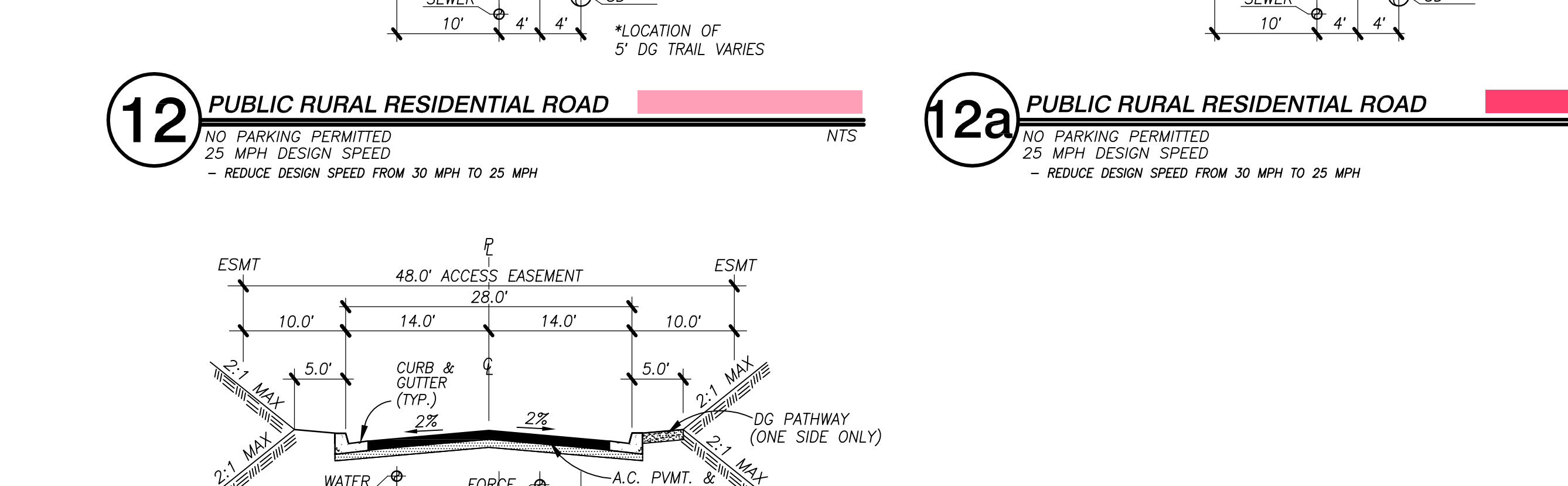
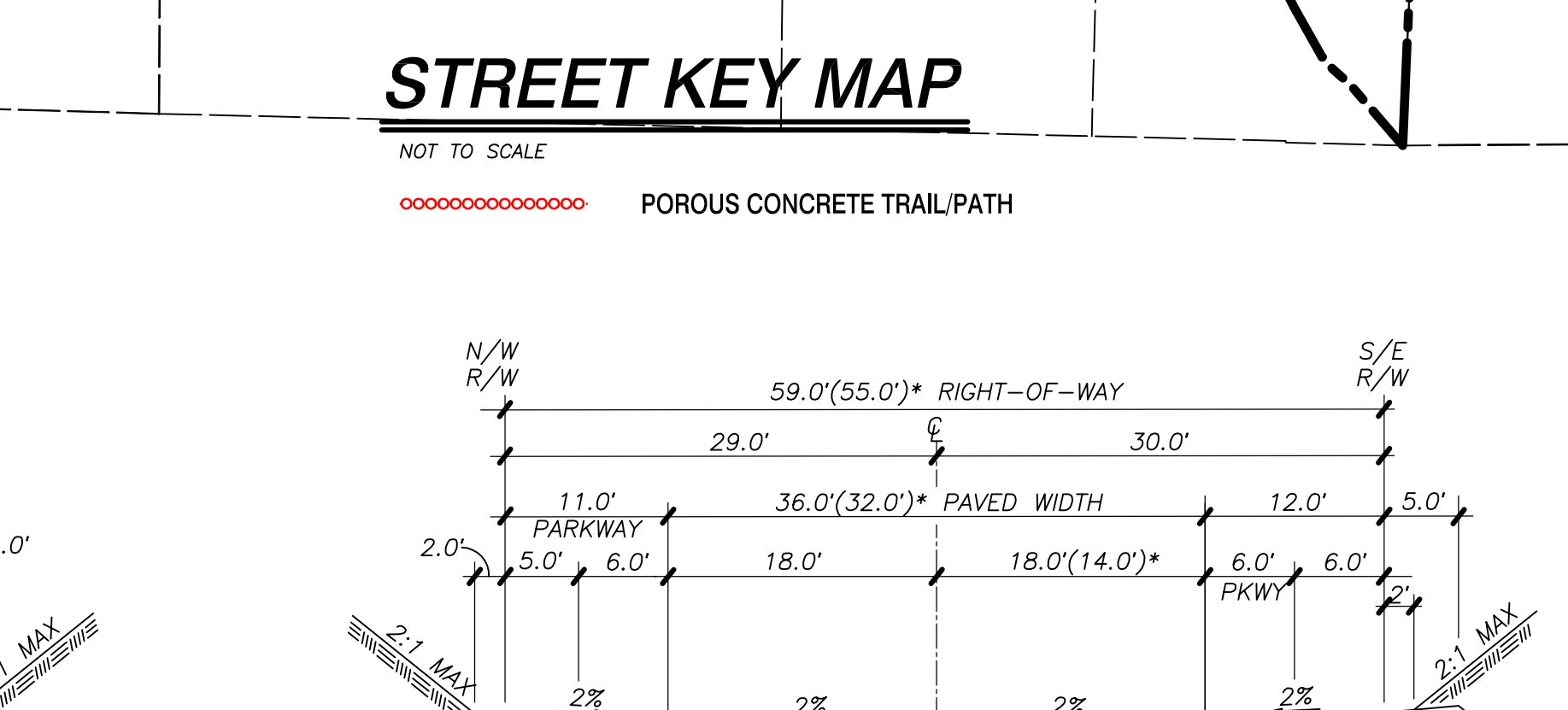
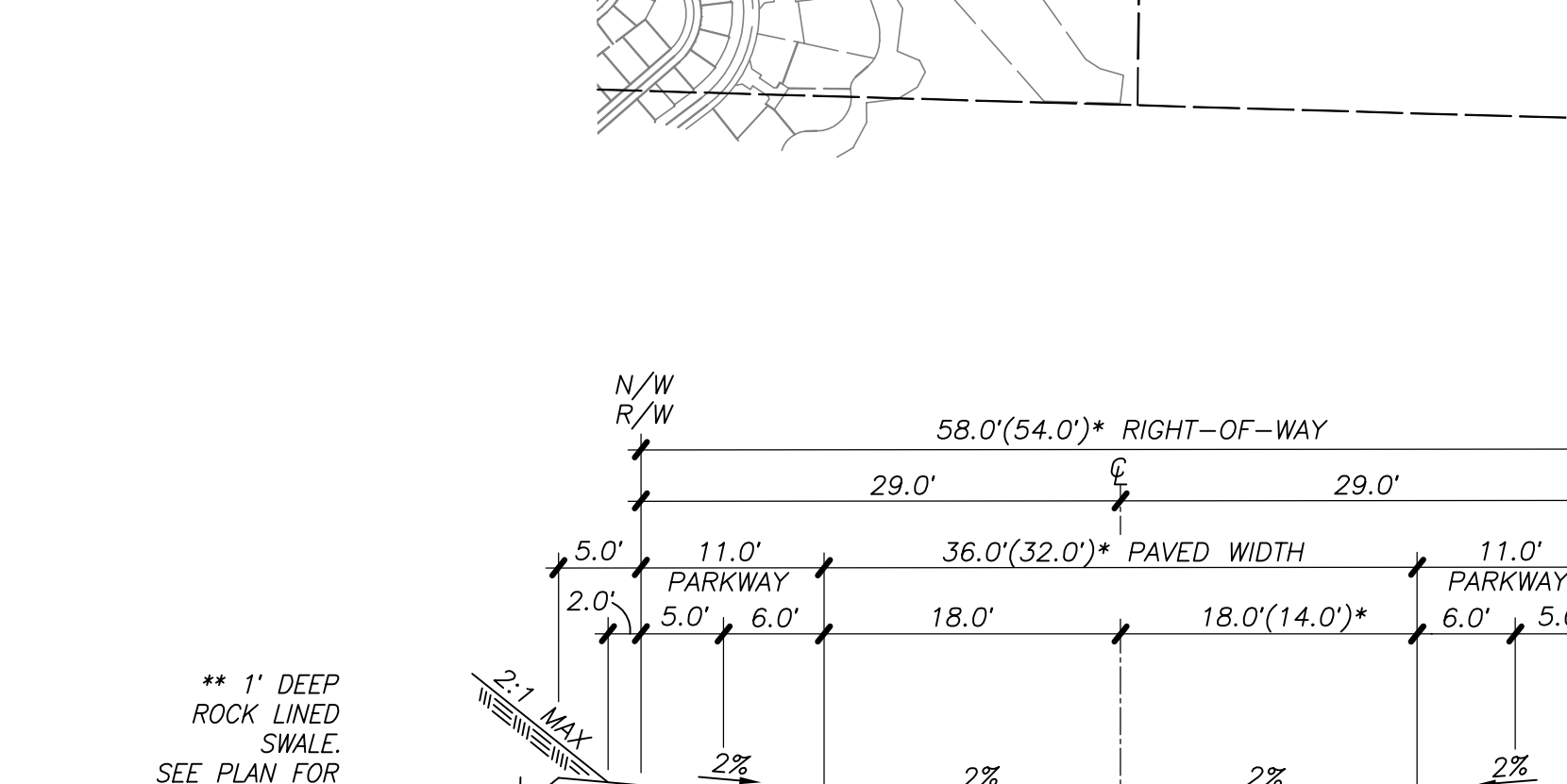
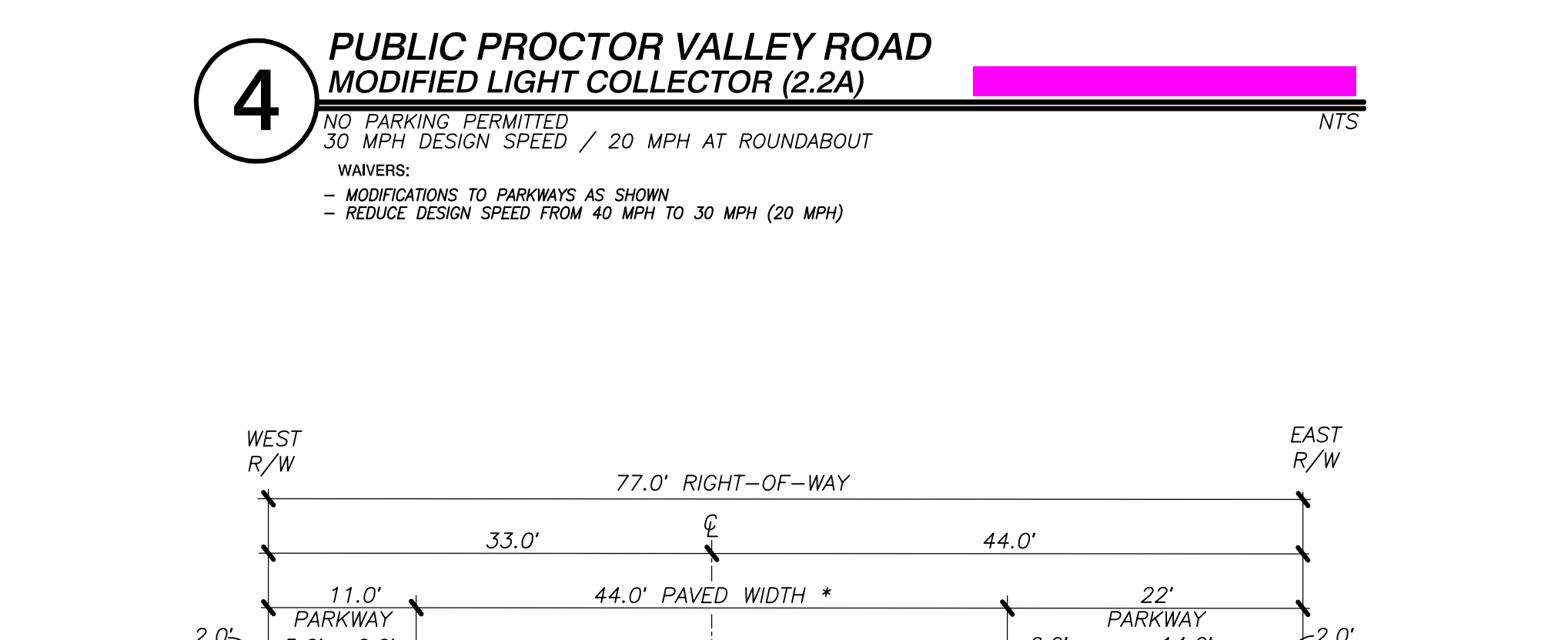
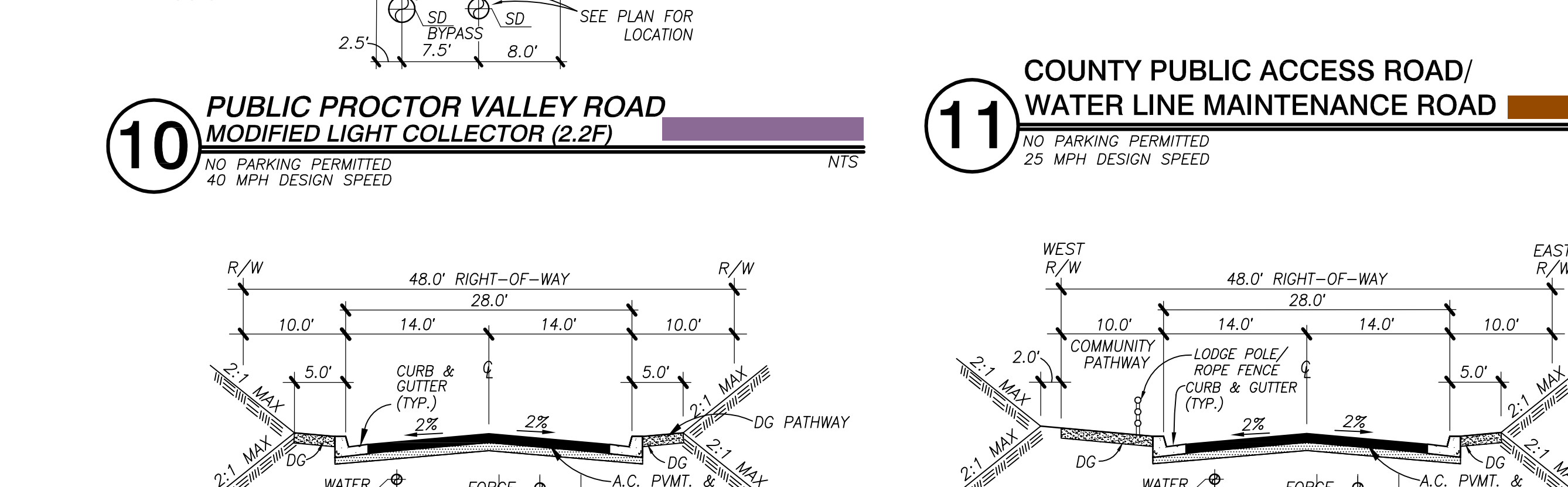
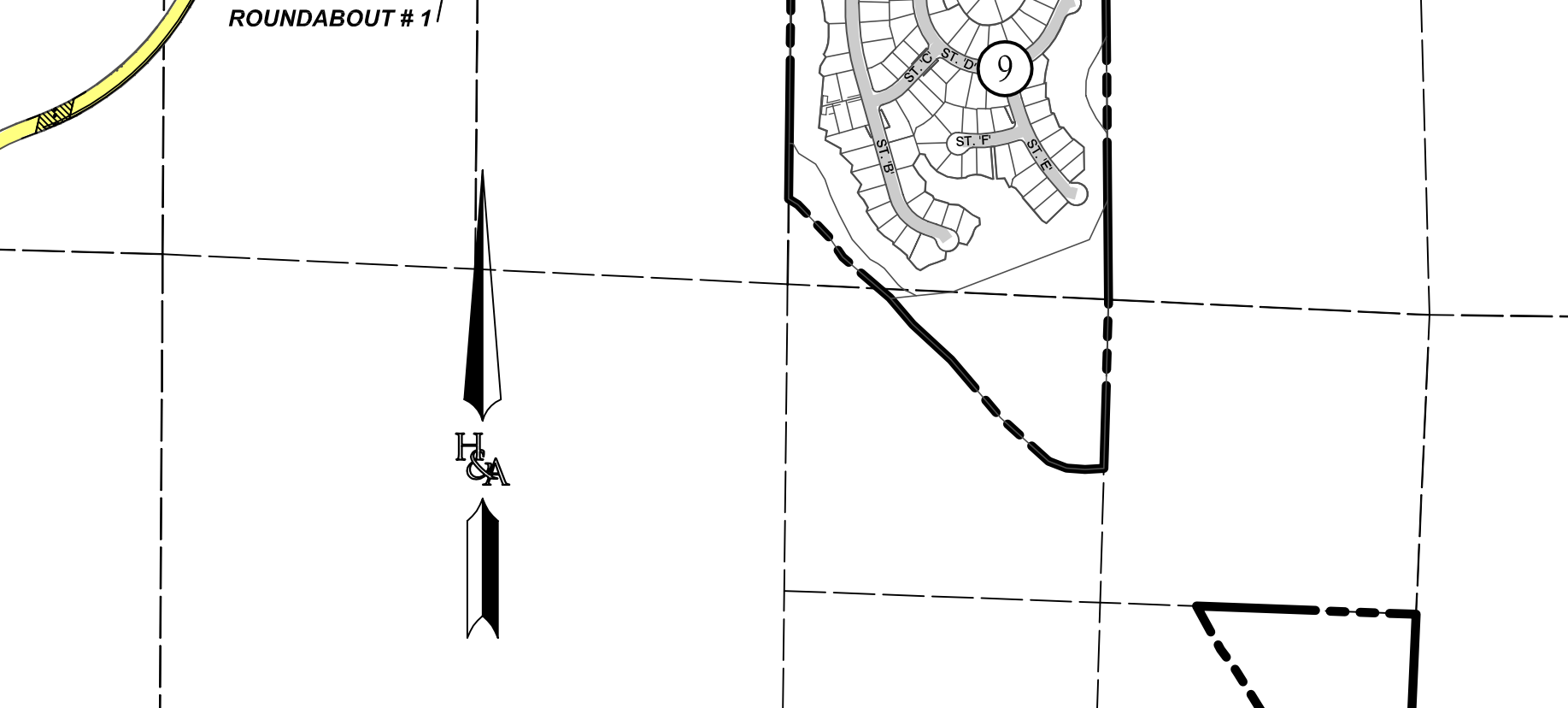
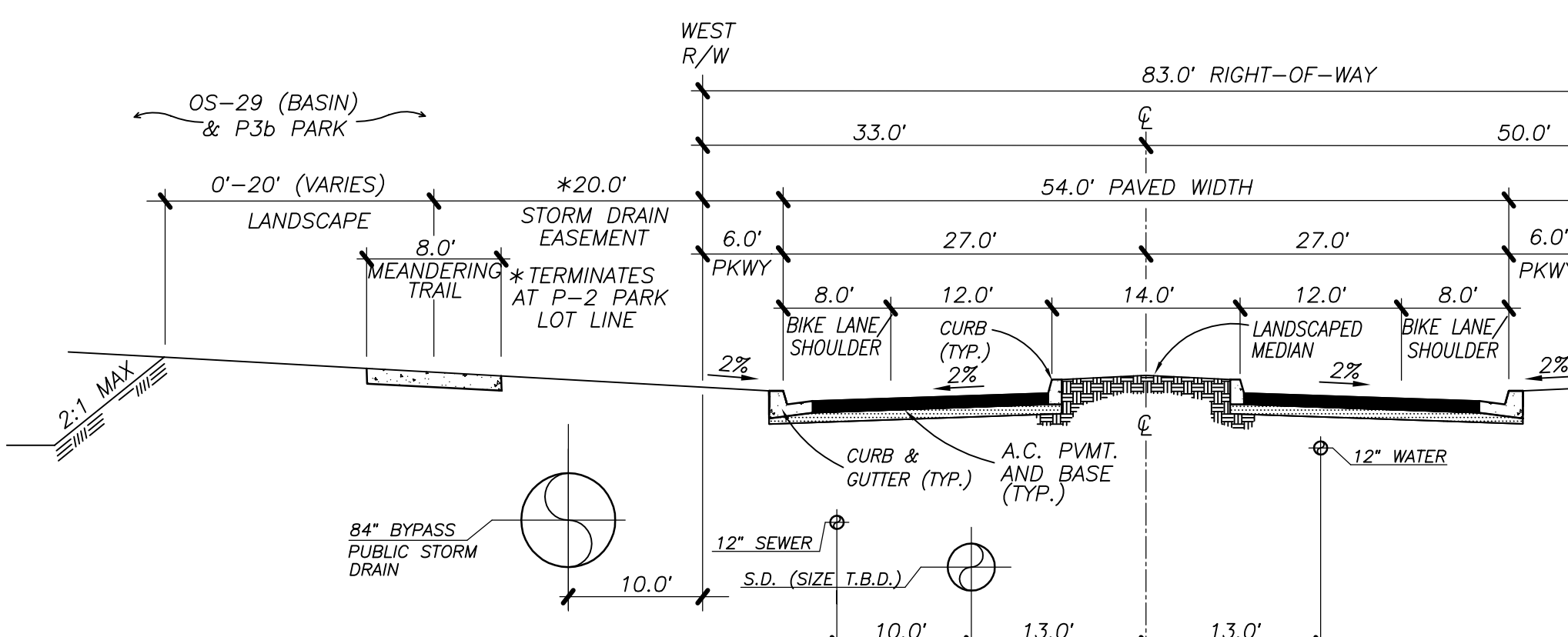
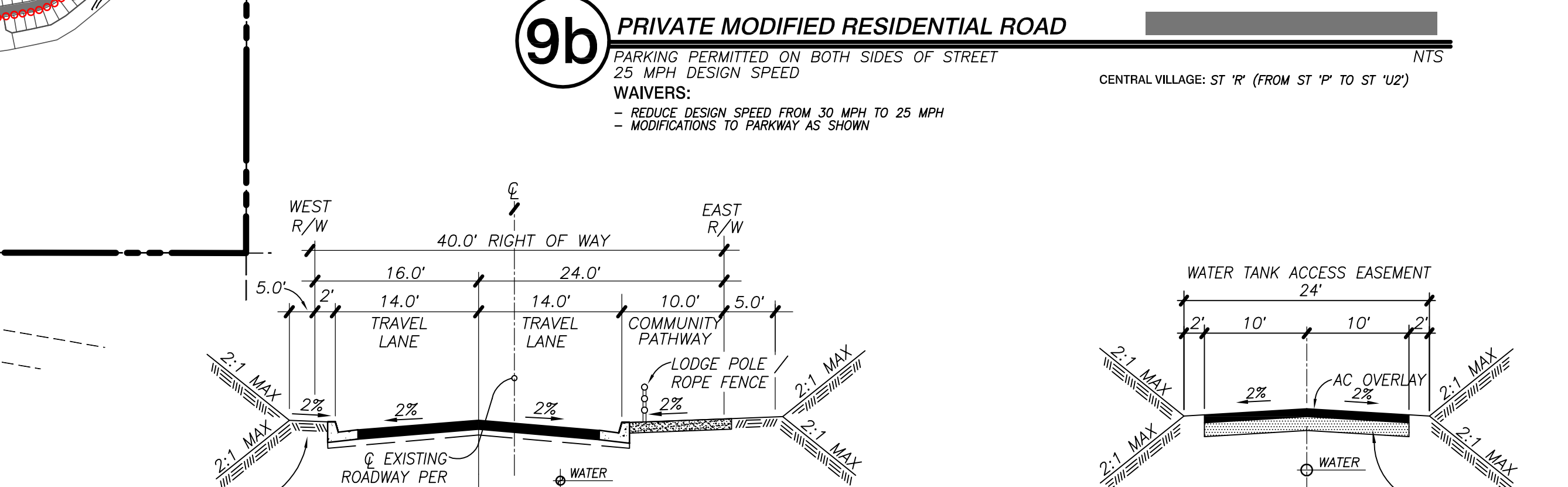
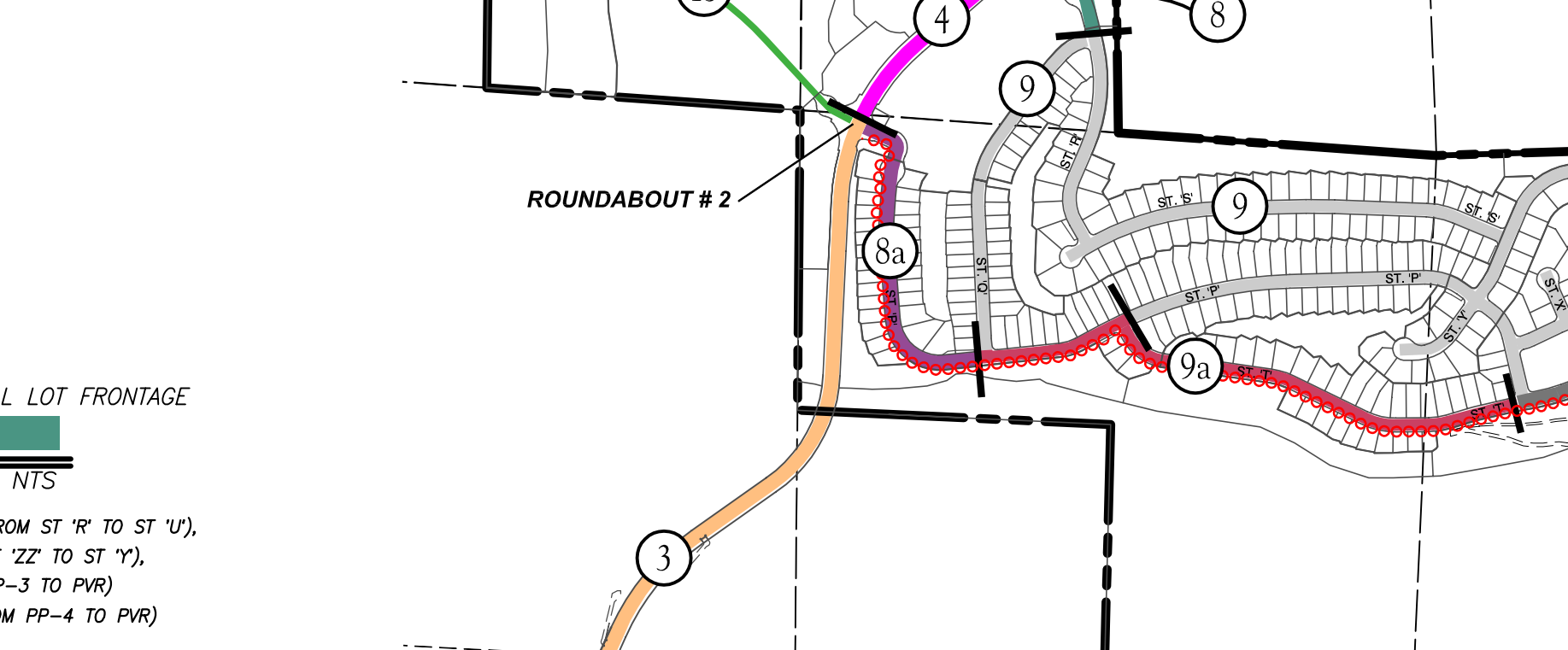
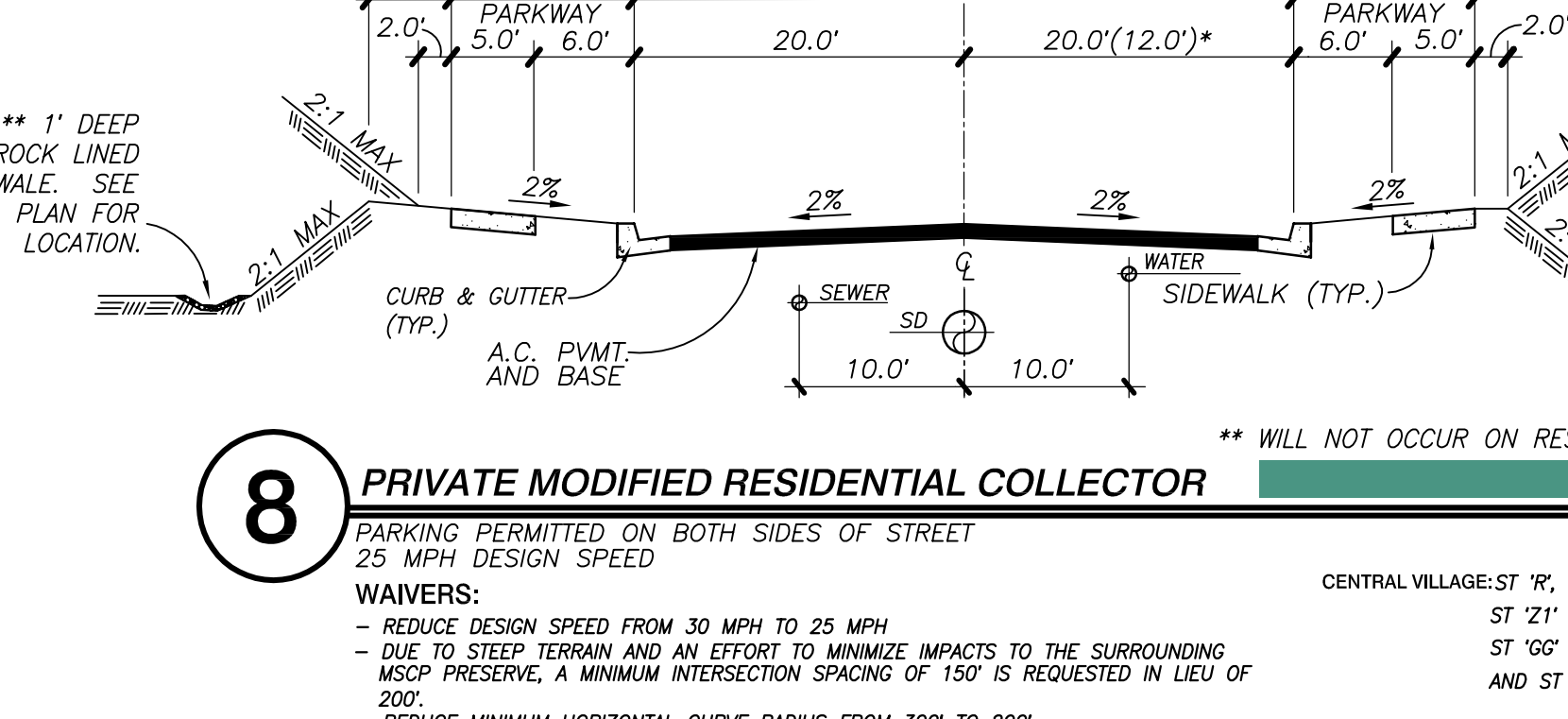
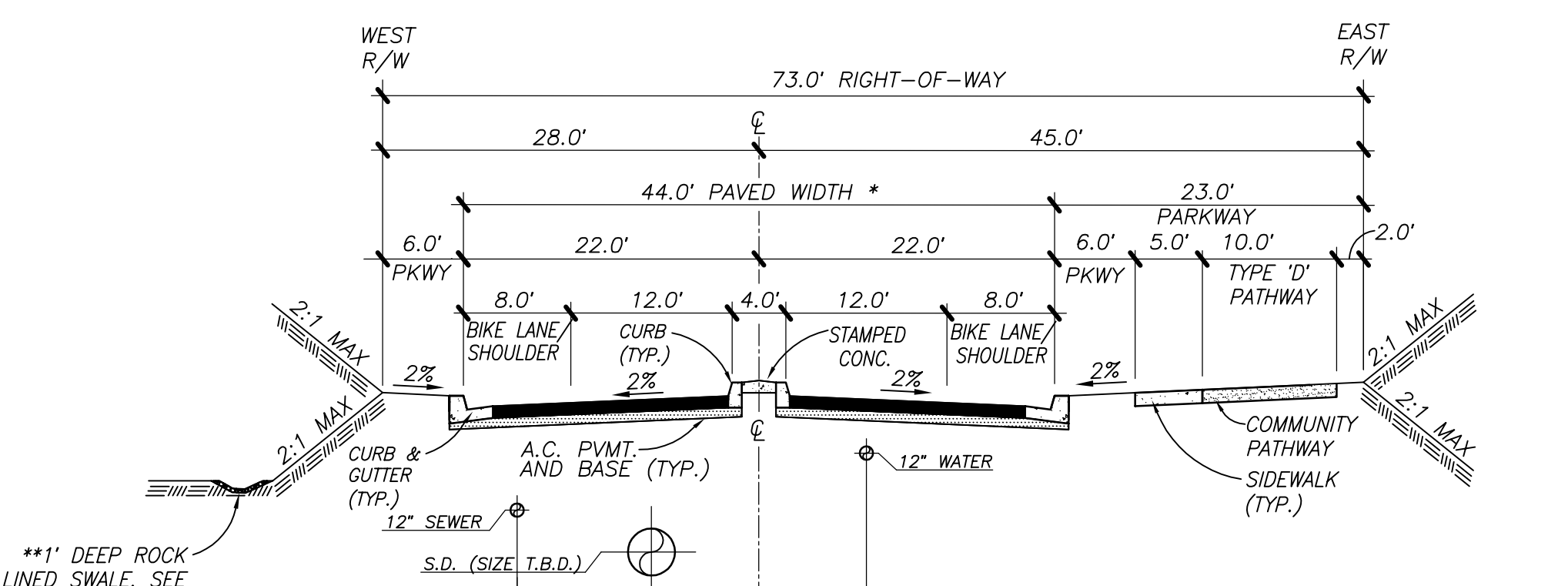
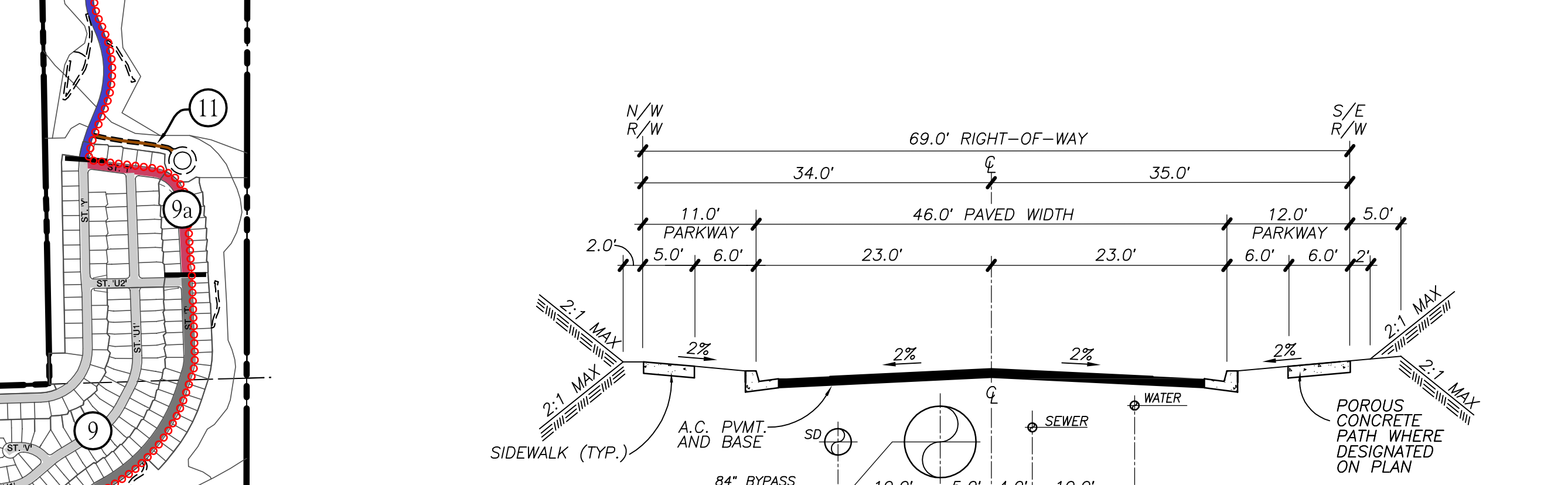
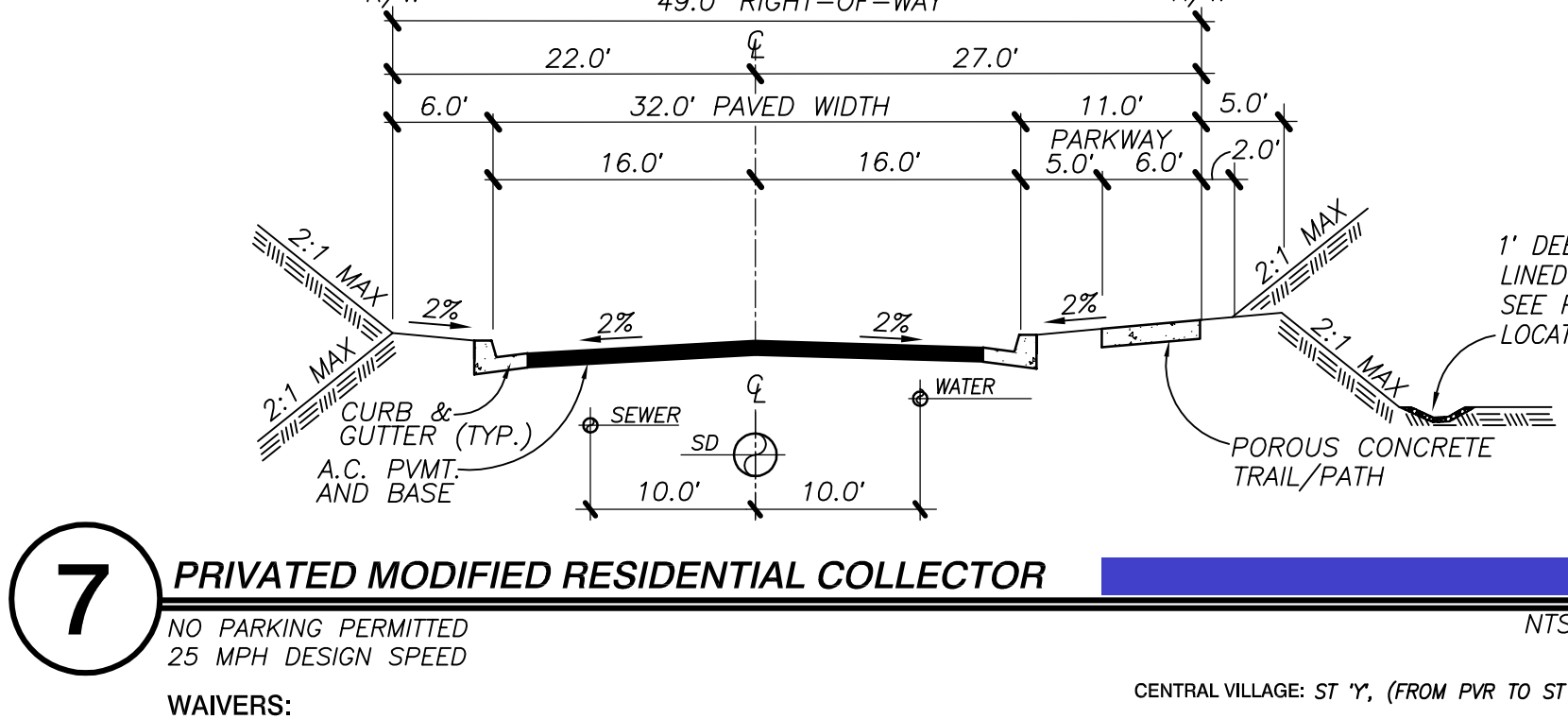
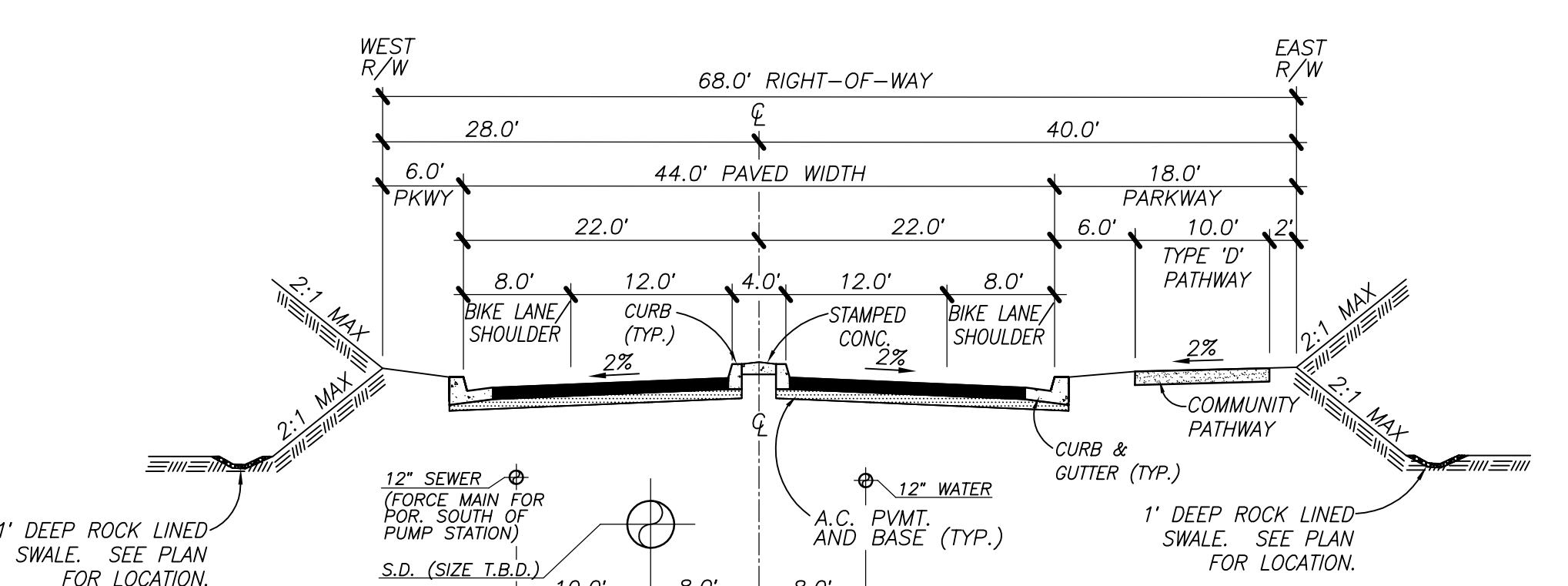
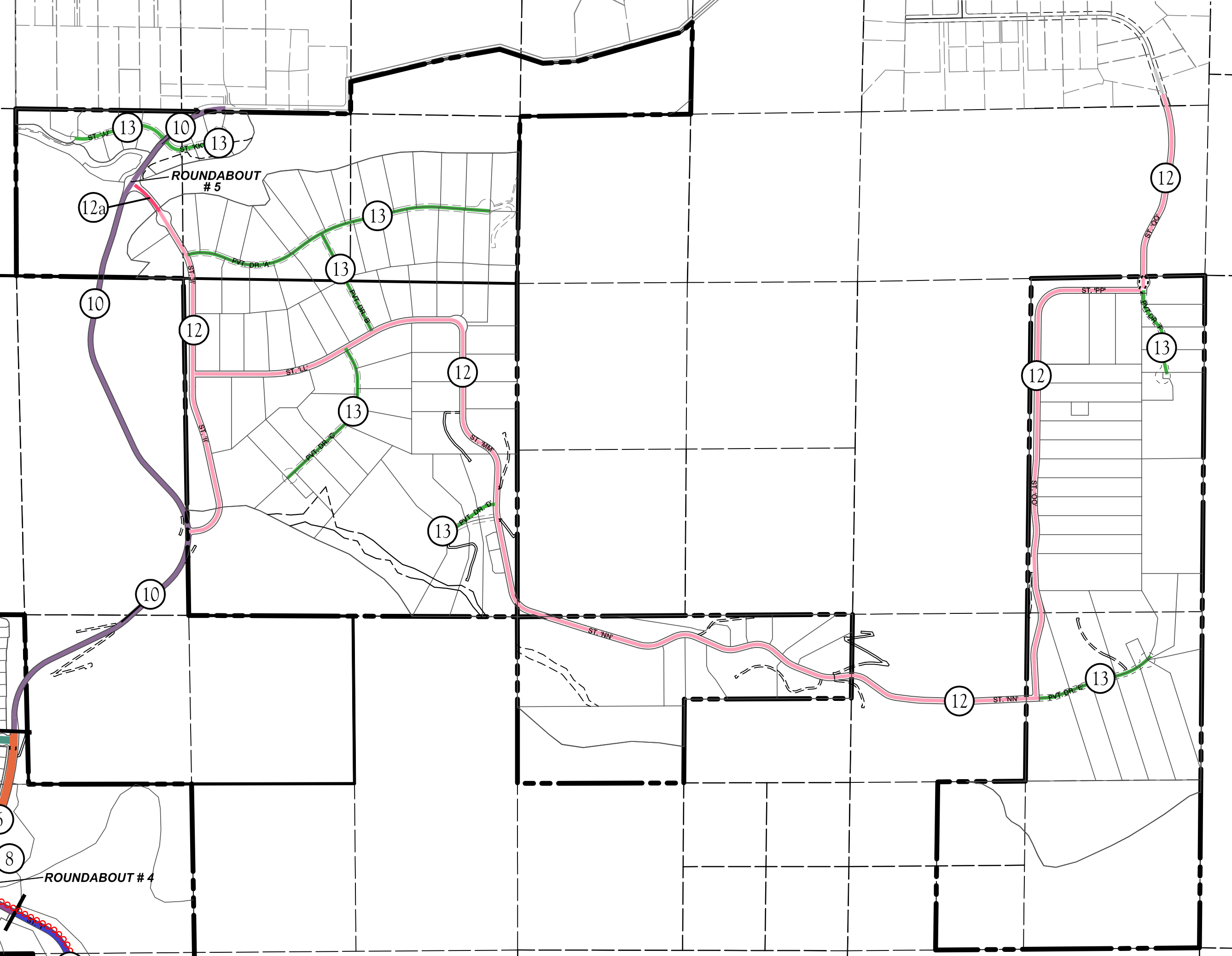
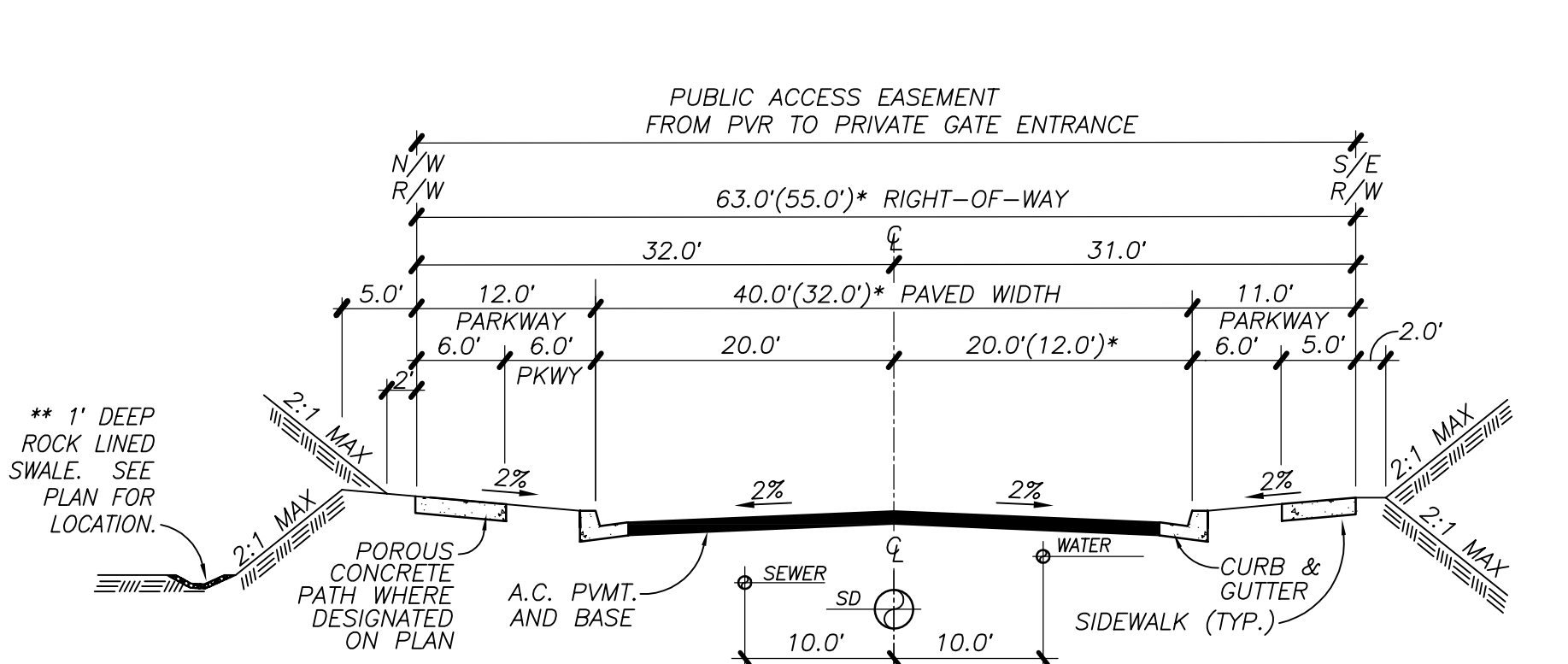
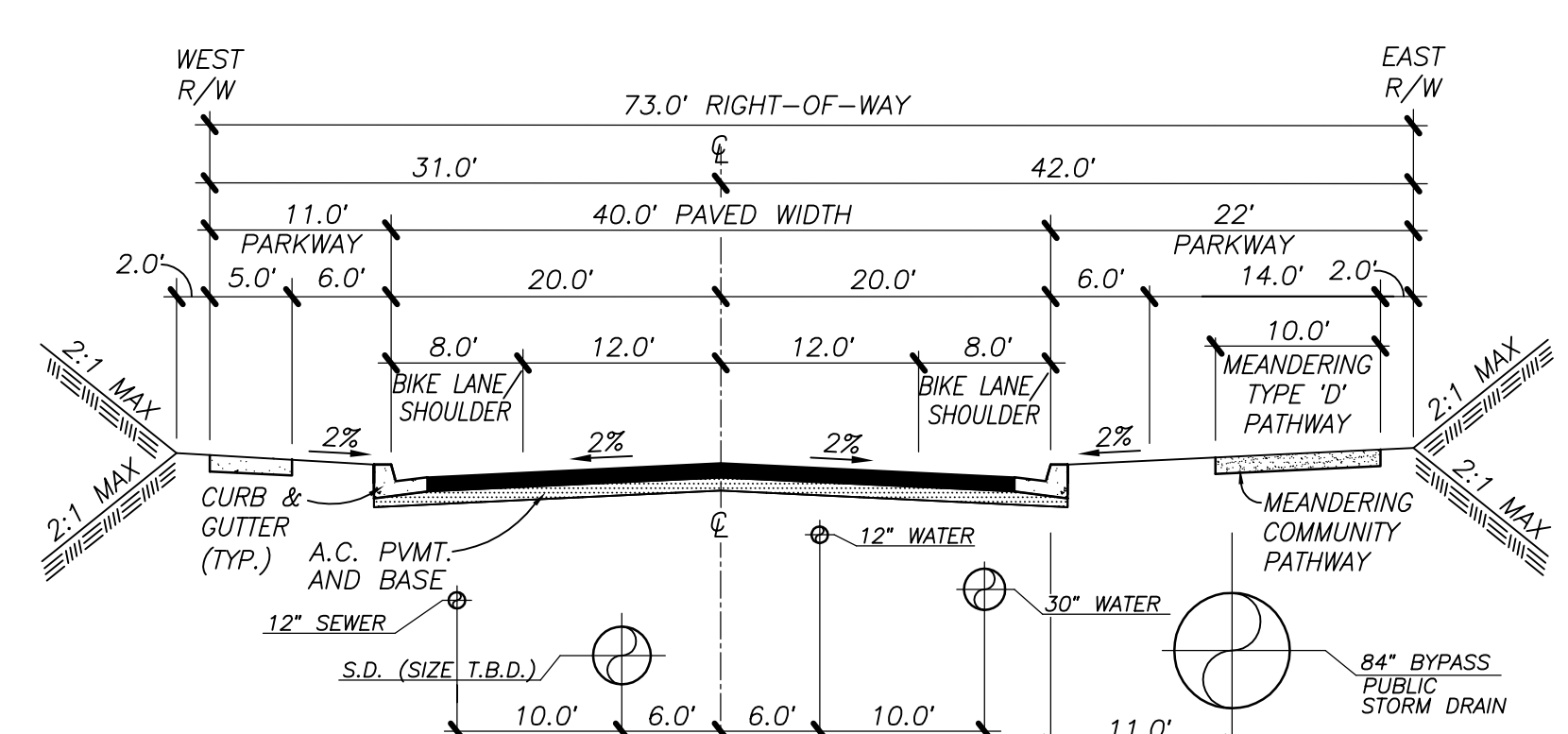
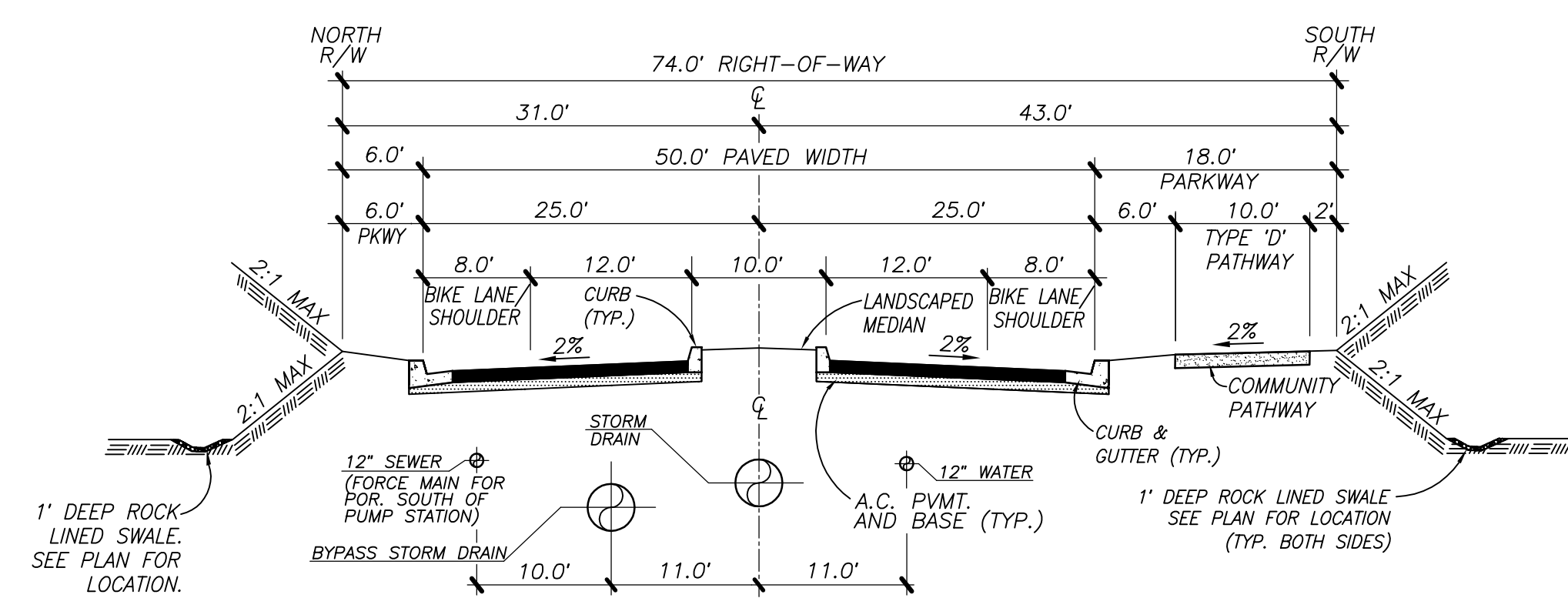
* DENSITY PUBLIC ROW = CALCULATION OF RESIDING ROW OUTSIDE OF PSY AND OUTSIDE OF NEIGHBORHOOD BOUNDARIES

NEIGHBORHOOD BOUNDARY'S & LOTTING EXHIBIT

PREPARED BY:  **HUNSAKER & ASSOCIATES**
SAN DIEGO, INC.
PLANNING 9707 Winkles Street
ENGINEERING San Diego, CA 92173
SURVEYING PH 6080558-4500 FAX 6080558-5614

PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET
2
OF
24



STREET KEY MAP

NOT TO SCALE

POROUS CONCRETE TRAIL/PATH

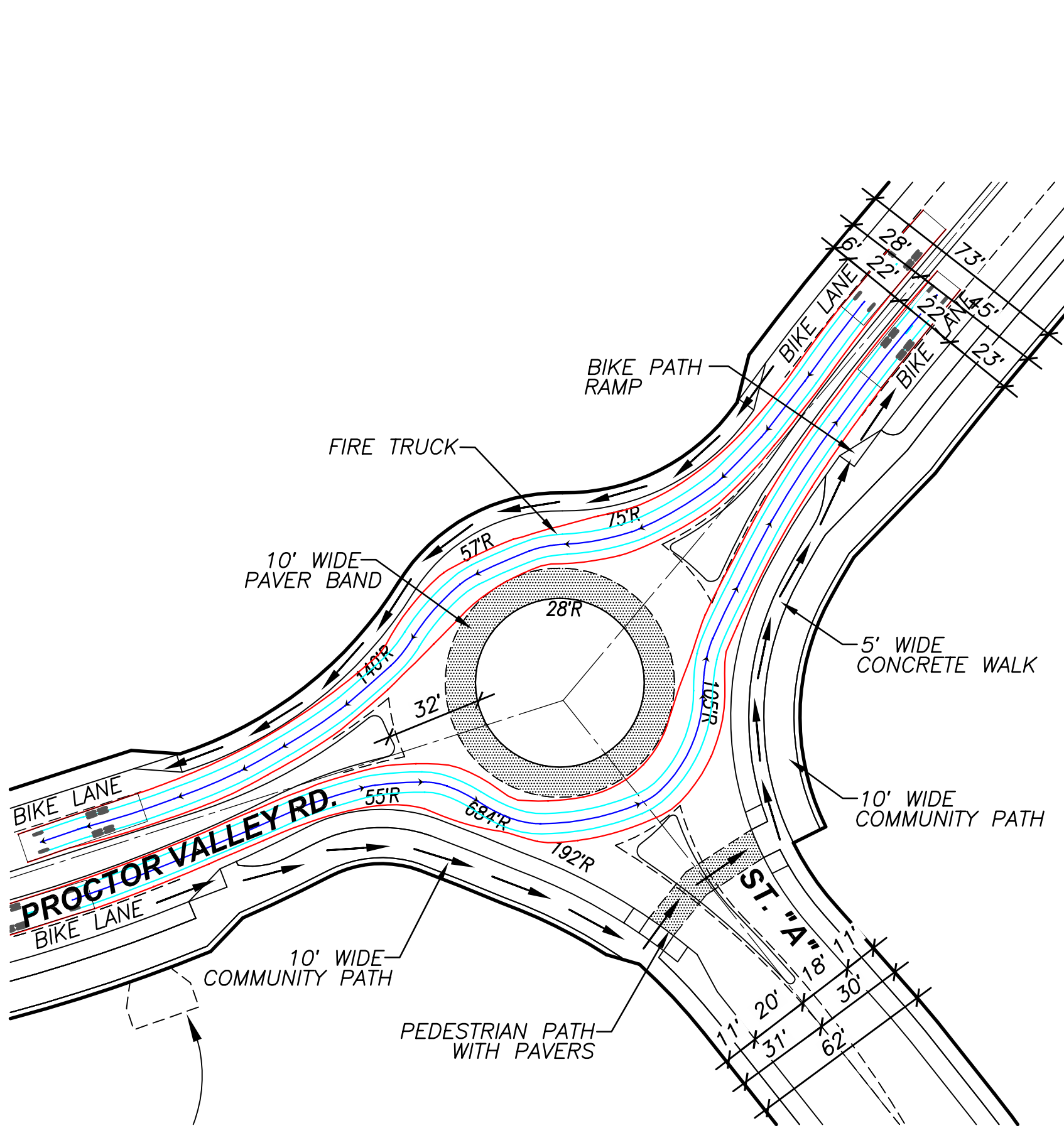
STREET CROSS SECTIONS

PREPARED BY:

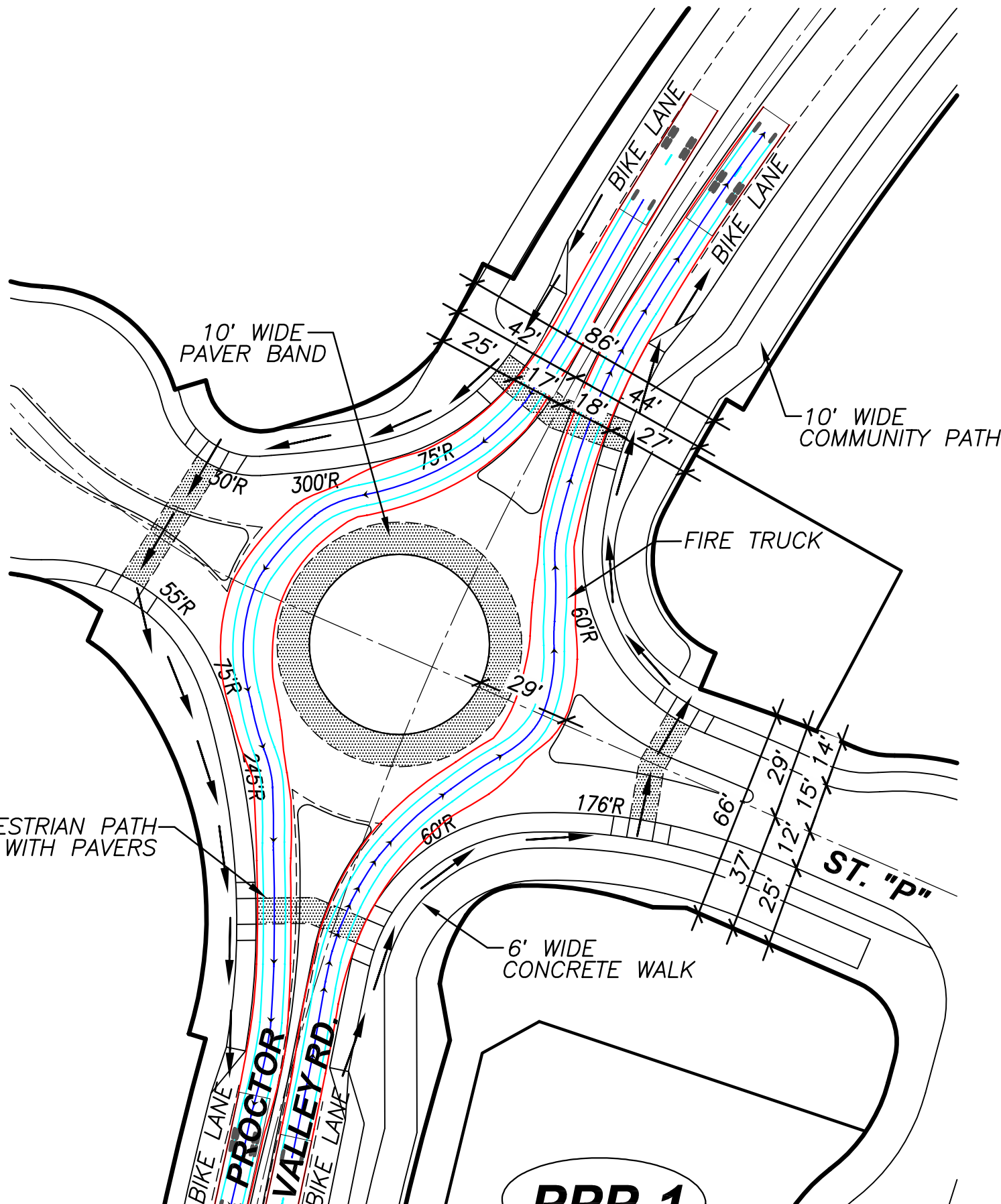


PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

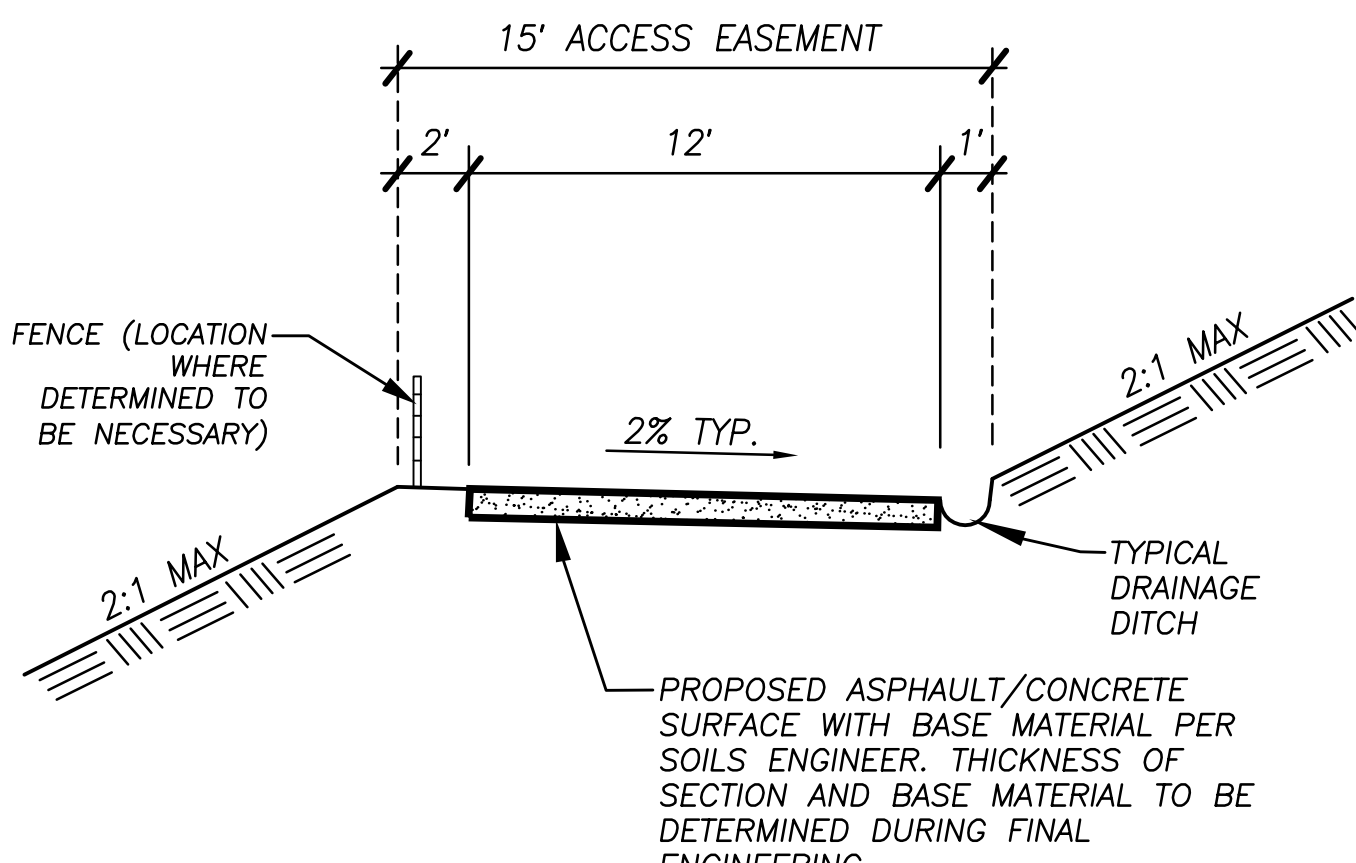
SHEET
3
OF
24



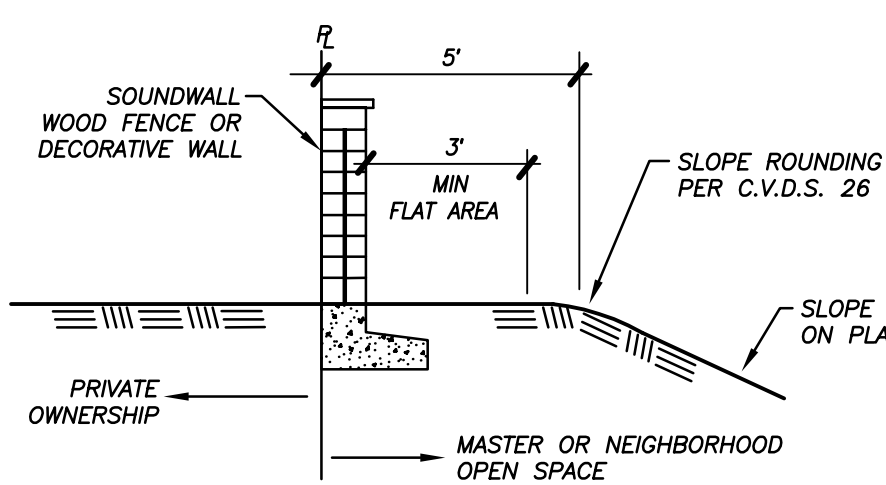
ROUNDABOUT # 1 - SOUTH VILLAGE
PROCTOR VALLEY RD & ST. "A"
NOT TO SCALE



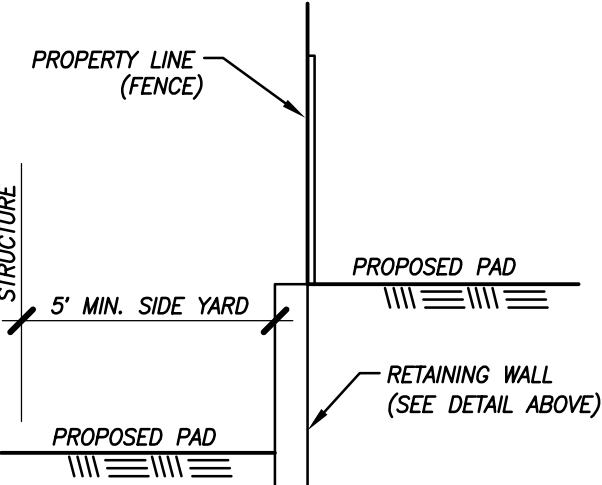
ROUNDABOUT # 2 - CENTRAL VILLAGE
PROCTOR VALLEY RD & ST. "P"
NOT TO SCALE



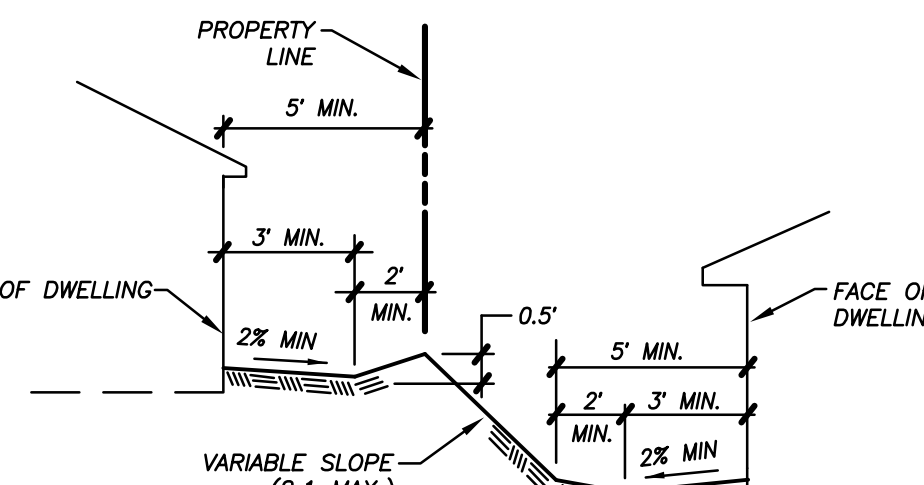
TYPICAL STORM DRAIN ACCESS ROAD
NOT TO SCALE



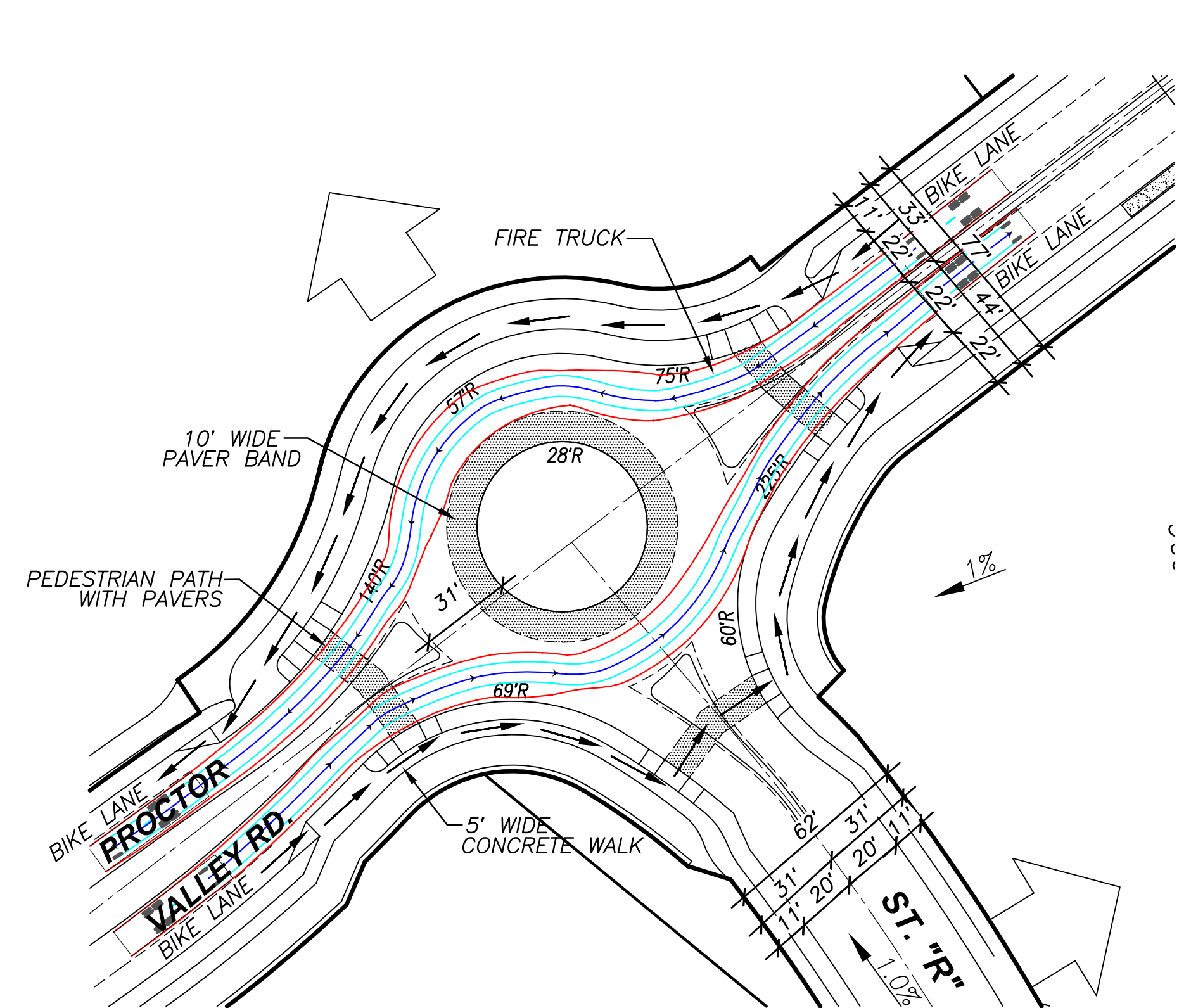
SHELF ROUNDING DETAIL
UPPER PROPERTY LINE
NOT TO SCALE



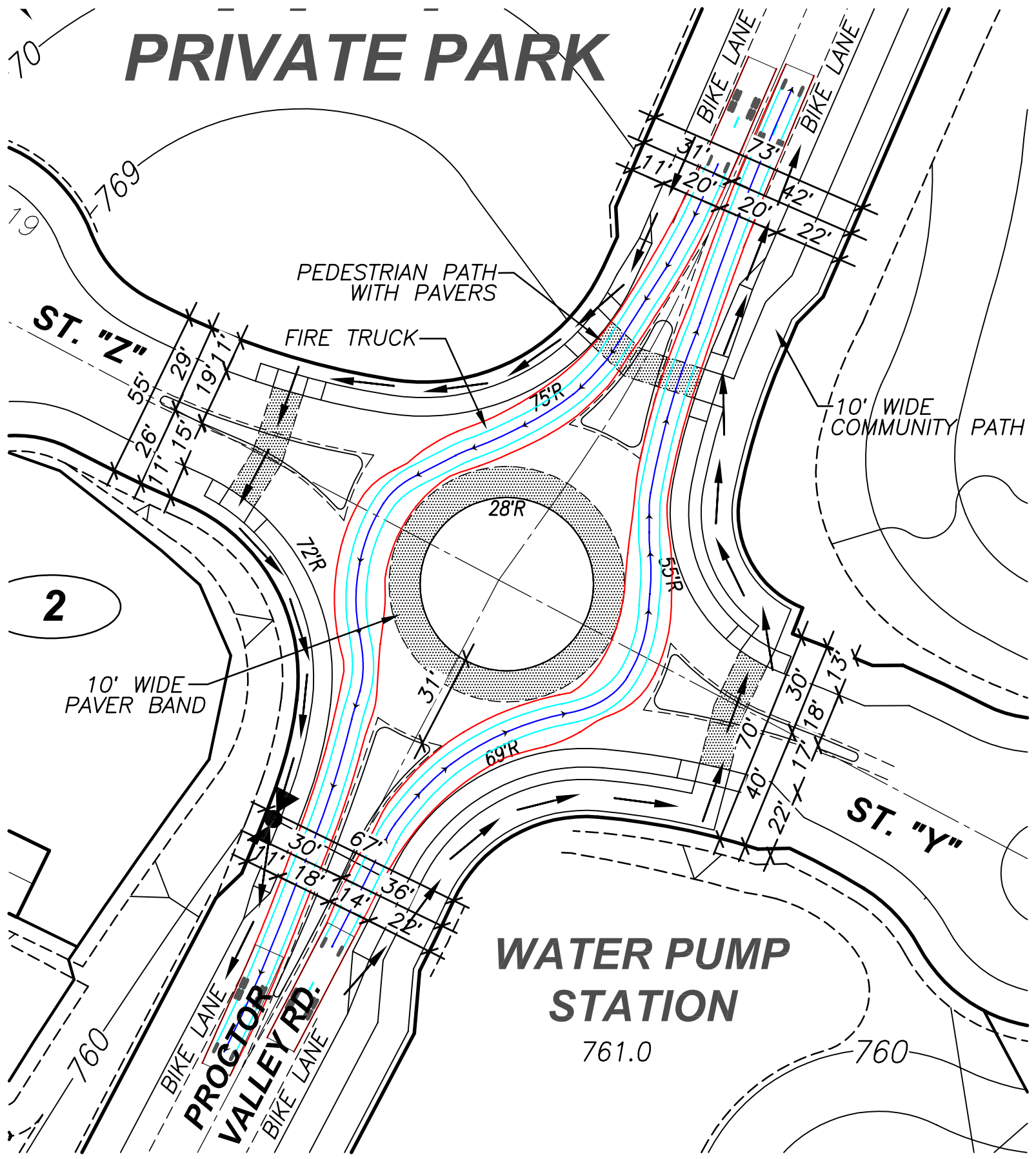
SIDE YARD DETAIL
TYPICAL PROPERTY LINE
NOT TO SCALE



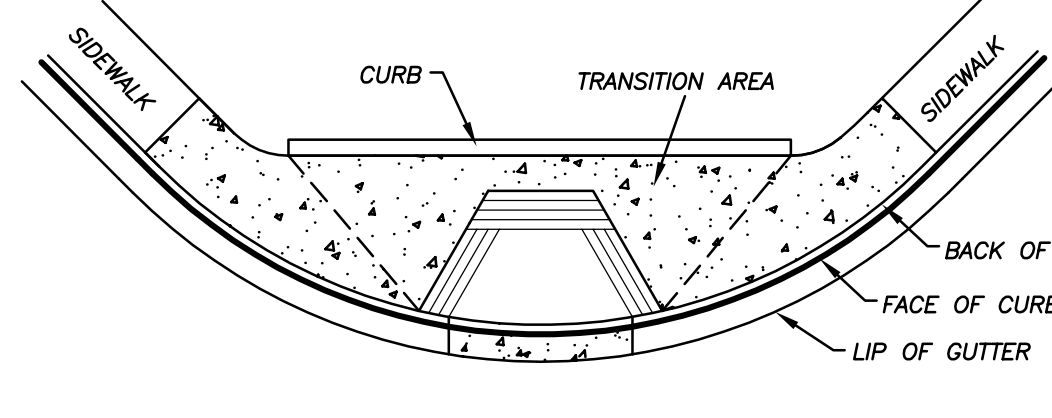
TYPICAL DRAINAGE SWALE
NOT TO SCALE



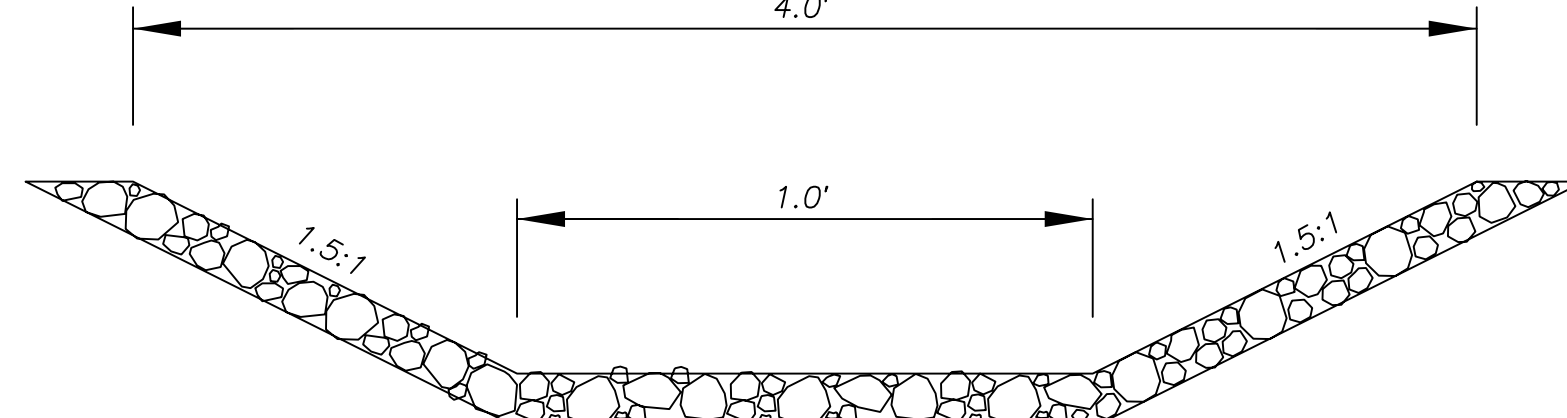
ROUNDABOUT # 3 - CENTRAL VILLAGE
PROCTOR VALLEY RD & ST. "R"
NOT TO SCALE



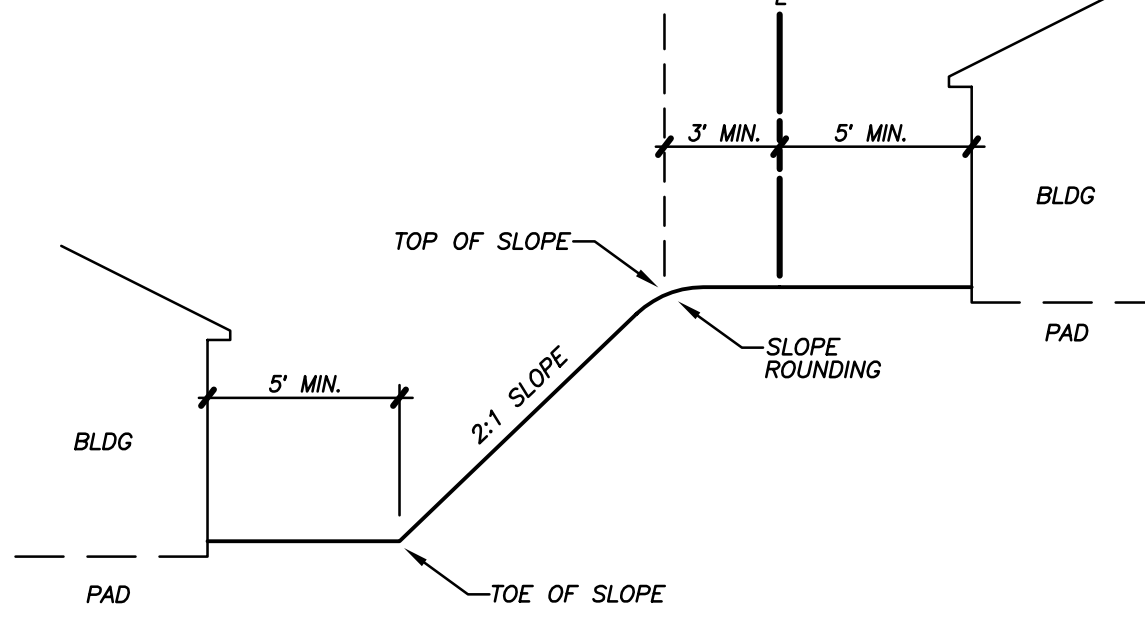
ROUNDABOUT # 4 - NORTH VILLAGE
PROCTOR VALLEY RD & ST. "Z" & ST. "Y"
NOT TO SCALE



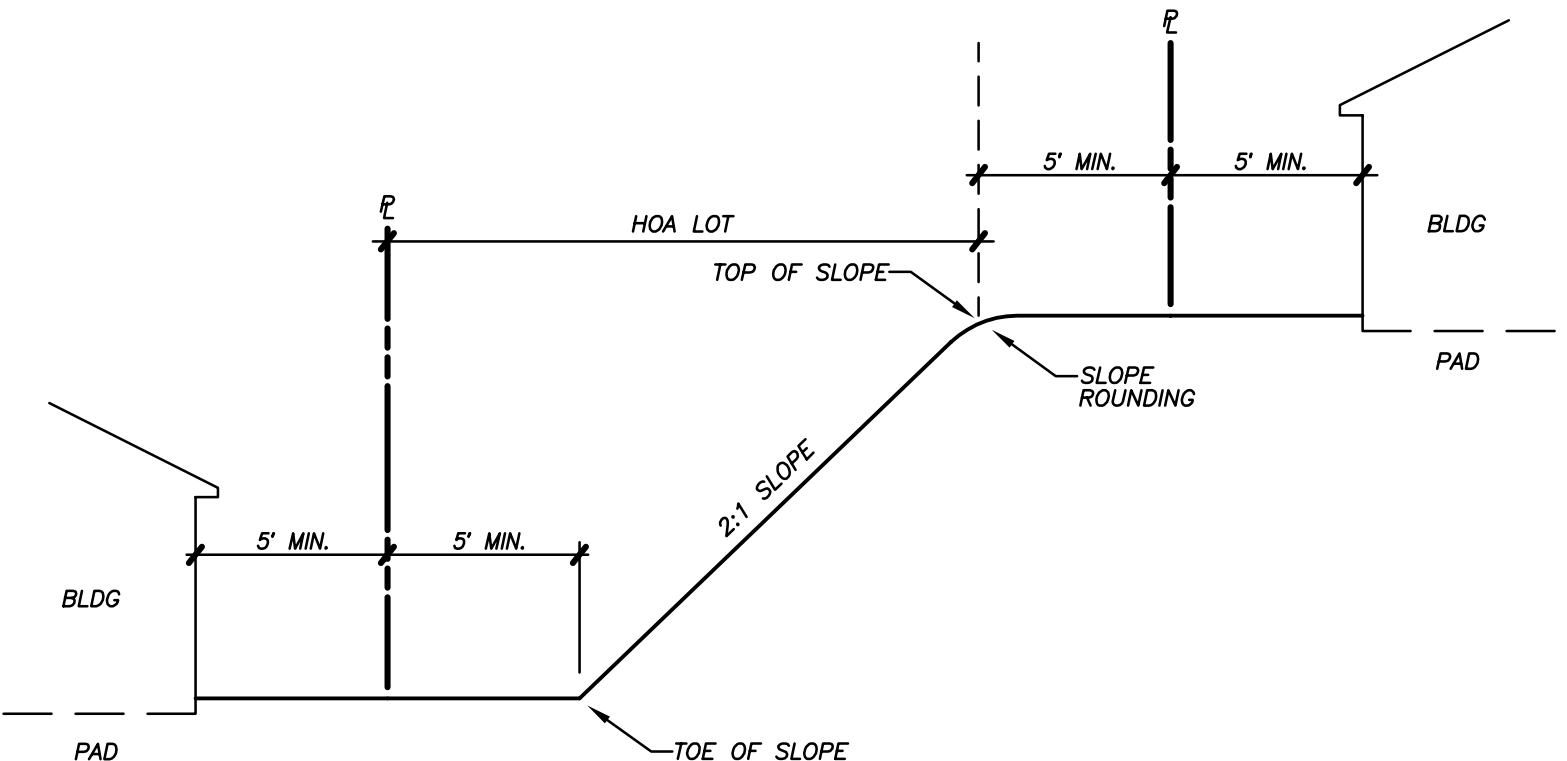
TYPICAL PEDESTRIAN RAMP DETAIL
NOT TO SCALE



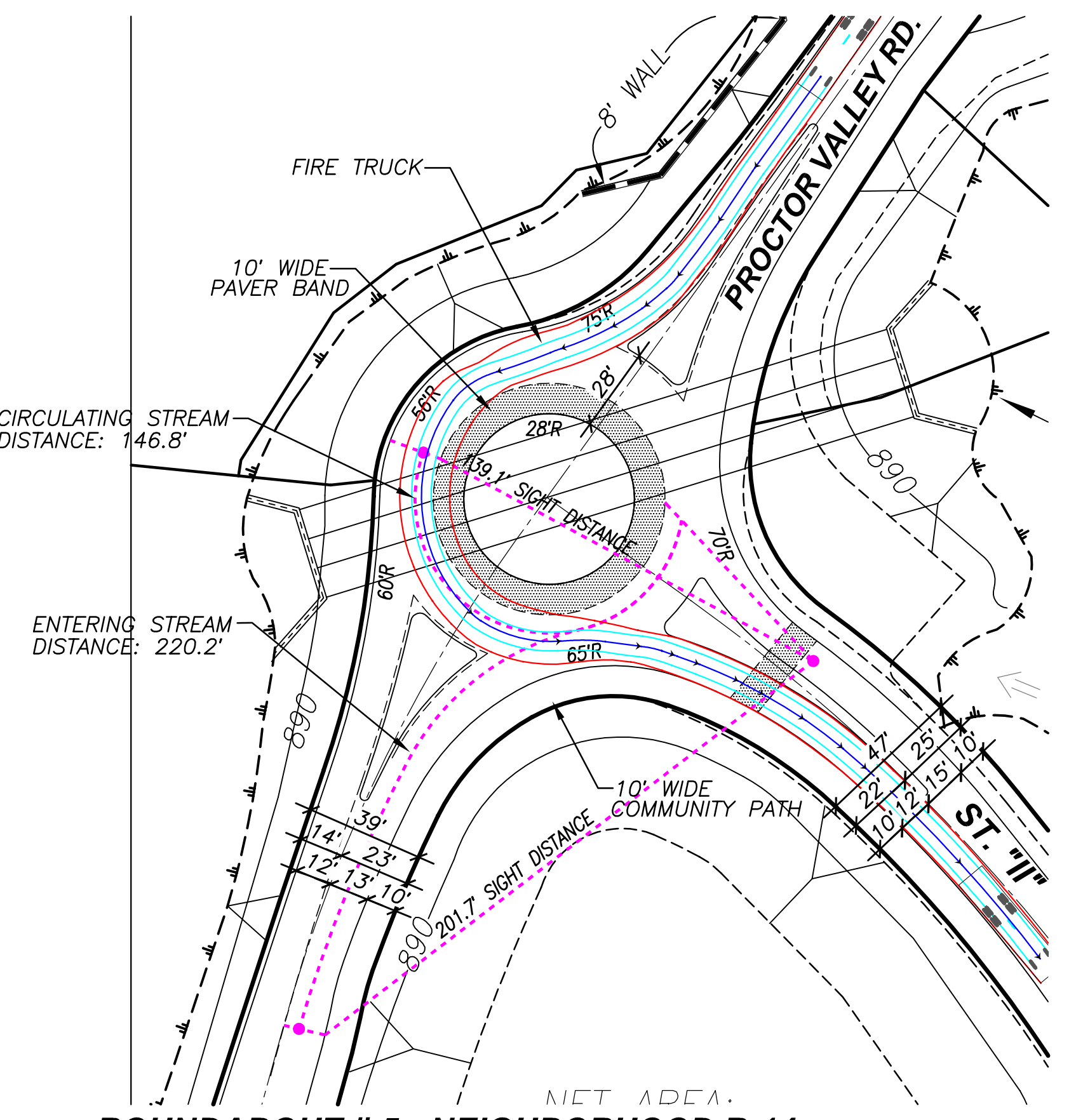
1' DEEP ROCK LINED CHANNEL DETAIL
NOT TO SCALE



GRADING DETAIL
SLOPES UNDER 30' VERTICAL FEET
NOT TO SCALE



GRADING DETAIL
SLOPES OVER 30' VERTICAL FEET
NOT TO SCALE

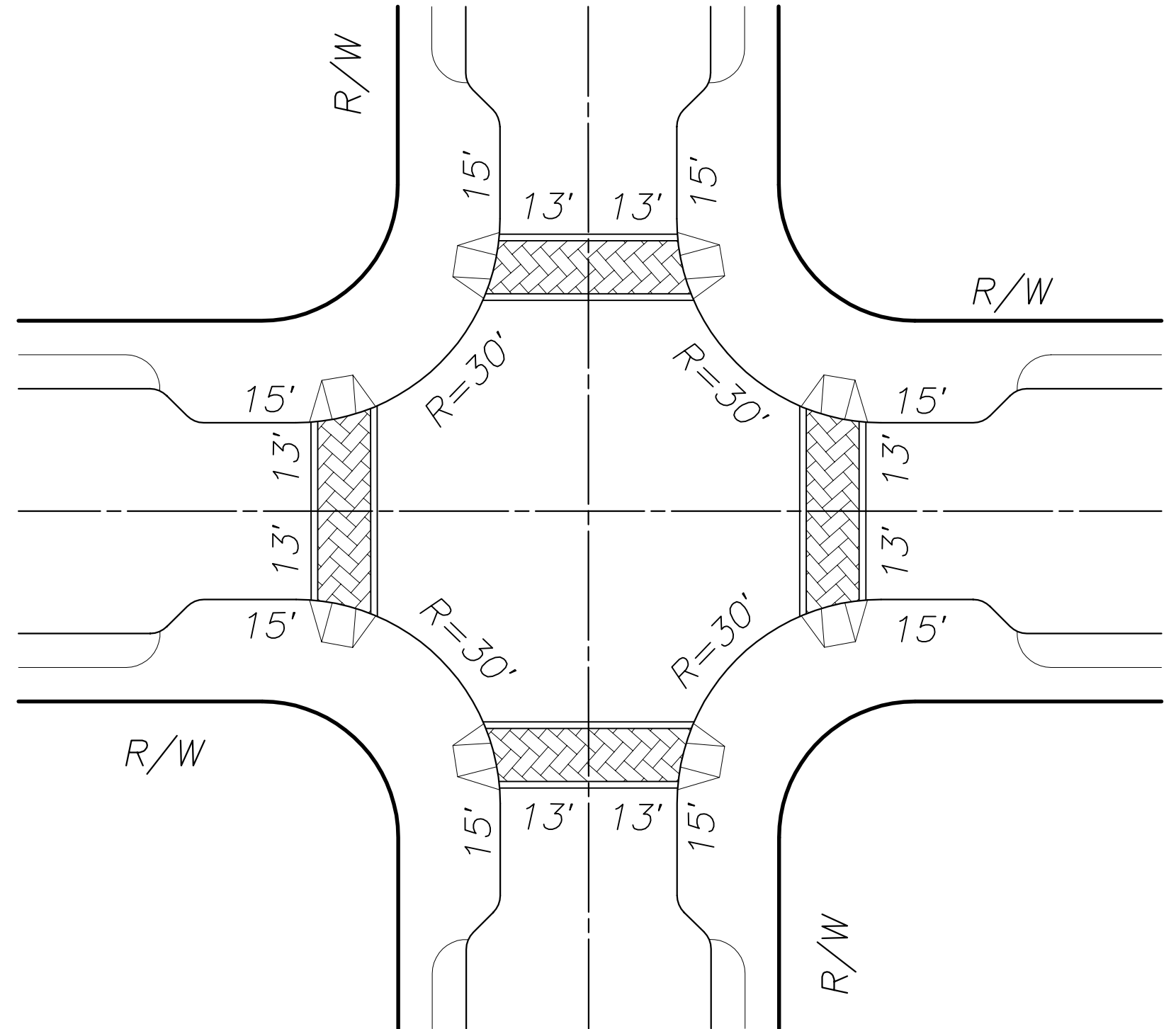


ROUNDABOUT # 5 - NEIGHBORHOOD R-14
PROCTOR VALLEY RD & ST. "II"
NOT TO SCALE

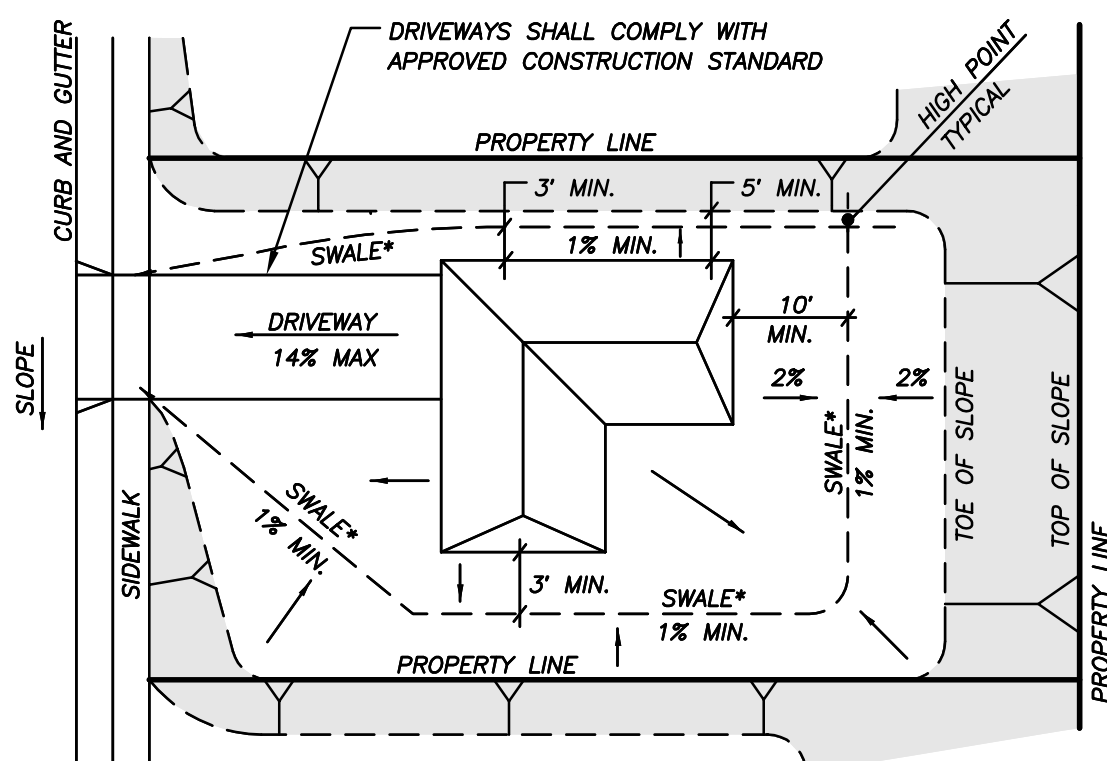
FIRE TRUCK DIMENSIONS
LENGTH - 41.92'
WIDTH - 9.83'
WHEEL BASE - 20.83'

ROUNDABOUT DETAILS

SEE SHEET 2 FOR PRIMARY STREET CROSS SECTION INDEX



TYPICAL INTERSECTION NECKDOWN
NOT TO SCALE



TYPICAL LOT DRAINAGE DETAIL
NOT TO SCALE

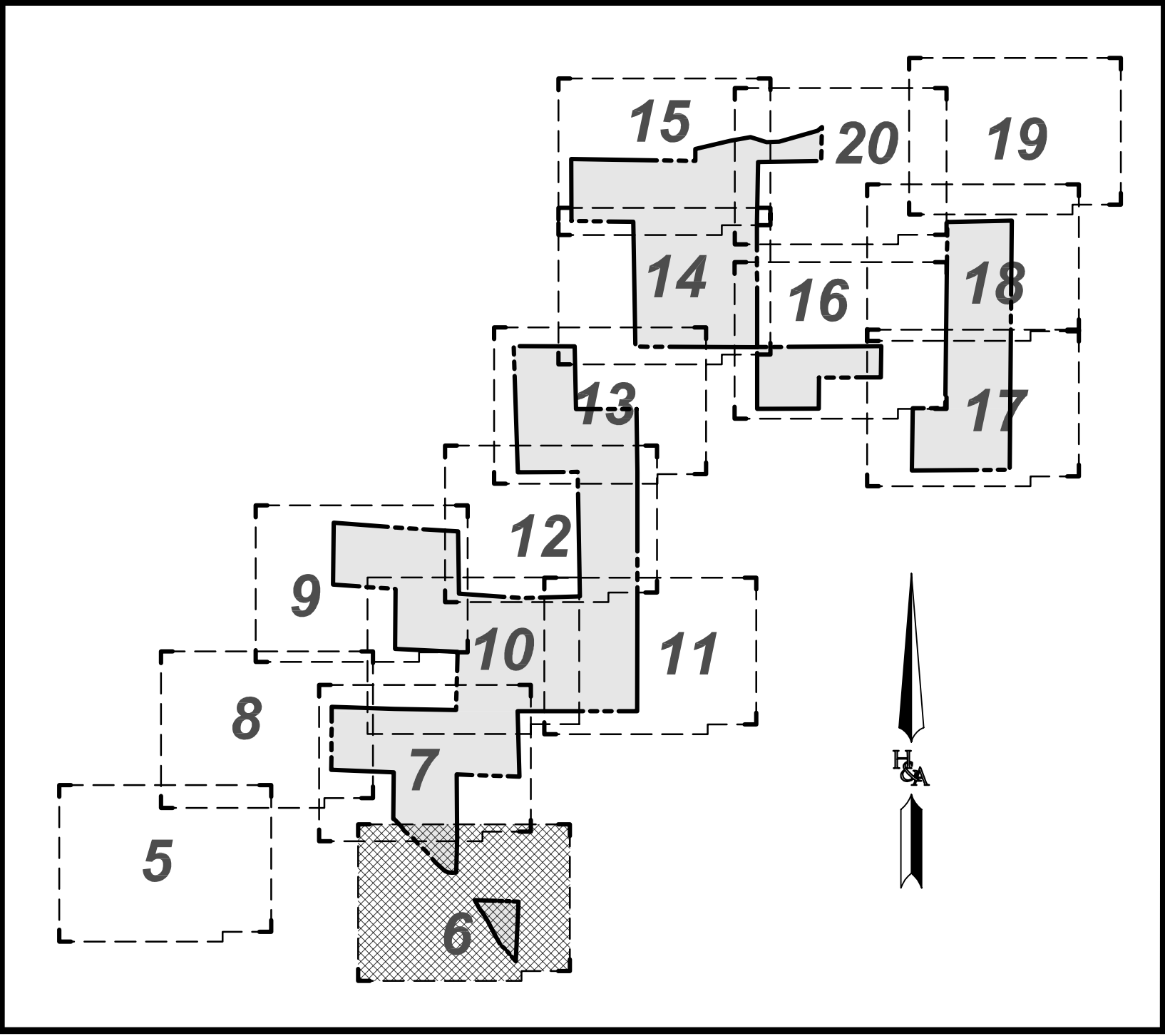
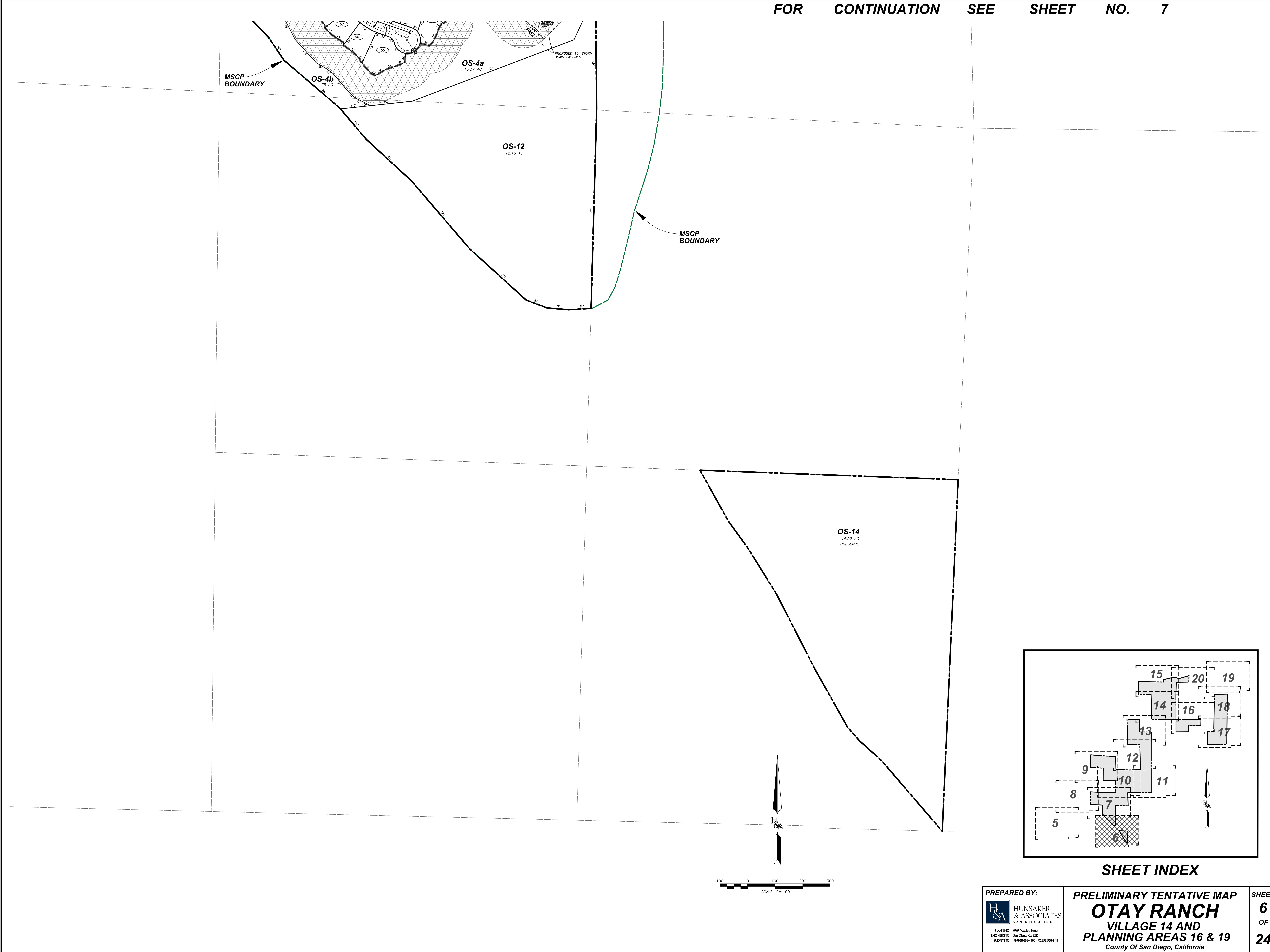
DETAILS

PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING: 9707 Wagon Street
ENGINEERING: San Diego, CA 92121
SURVEYING: PH050658-0500 / TX050558-9414

PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

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SHEET INDEX

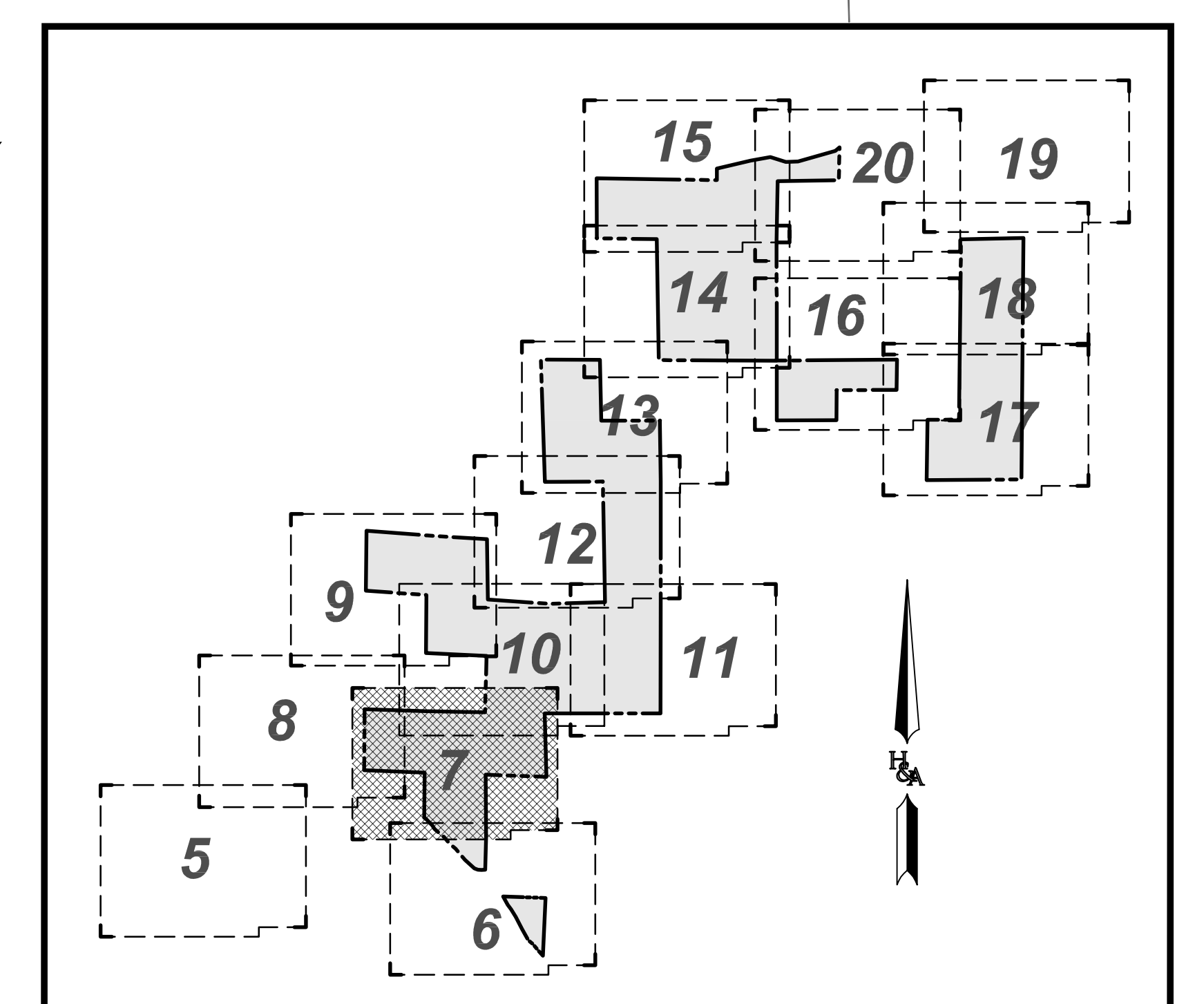
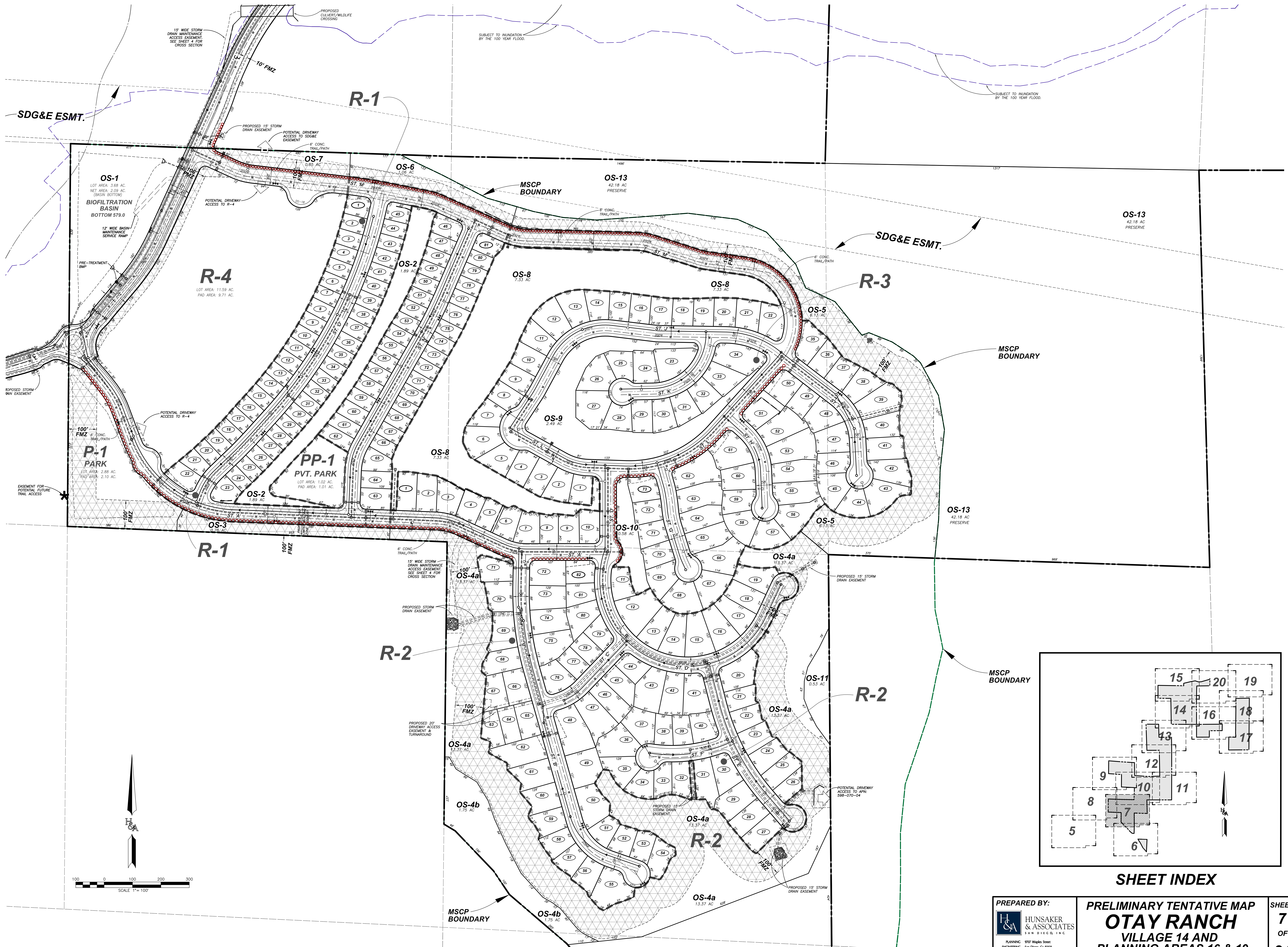
PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING: 9707 Waples Street
ENGINEERING: San Diego, CA 92121
SURVEYING: PH0590558-0500 / TX0590558-9404

PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

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FOR CONTINUATION SEE SHEET NO. 10

FOR CONTINUATION SEE SHEET NO. 8



SHEET INDEX

PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, INC. <small>PLANNING: 9707 Waples Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH0505050-0500 / TX0505050-0404</small>	PRELIMINARY TENTATIVE MAP		SHEET 7 OF 24
	OTAY RANCH		
	VILLAGE 14 AND		
	PLANNING AREAS 16 & 19		
County Of San Diego, California			

FOR CONTINUATION SEE SHEET NO. 6



FOR CONTINUATION SEE SHEET NO. 12

FOR CONTINUATION SEE SHEET NO. 10

R-12

MSCP BOUNDARY

OS-30a
PRESERVE
26.18 AC
(INCLUDES 1.2 AC OF
PRVT ACCESS ESMT.)

P-2
PARK
LOT AREA: 7.23 AC.
PAD AREA: 6.76 AC.

PS-1
PUBLIC SAFETY
LOT AREA: 2.31 AC.
PAD AREA: 1.74 AC.

OS-29
LOT AREA: 7.46 AC.
NET AREA: 2.95 AC.
(DASH BOTTOM)

BIOFILTRATION
BASIN
BOTTOM 653.5

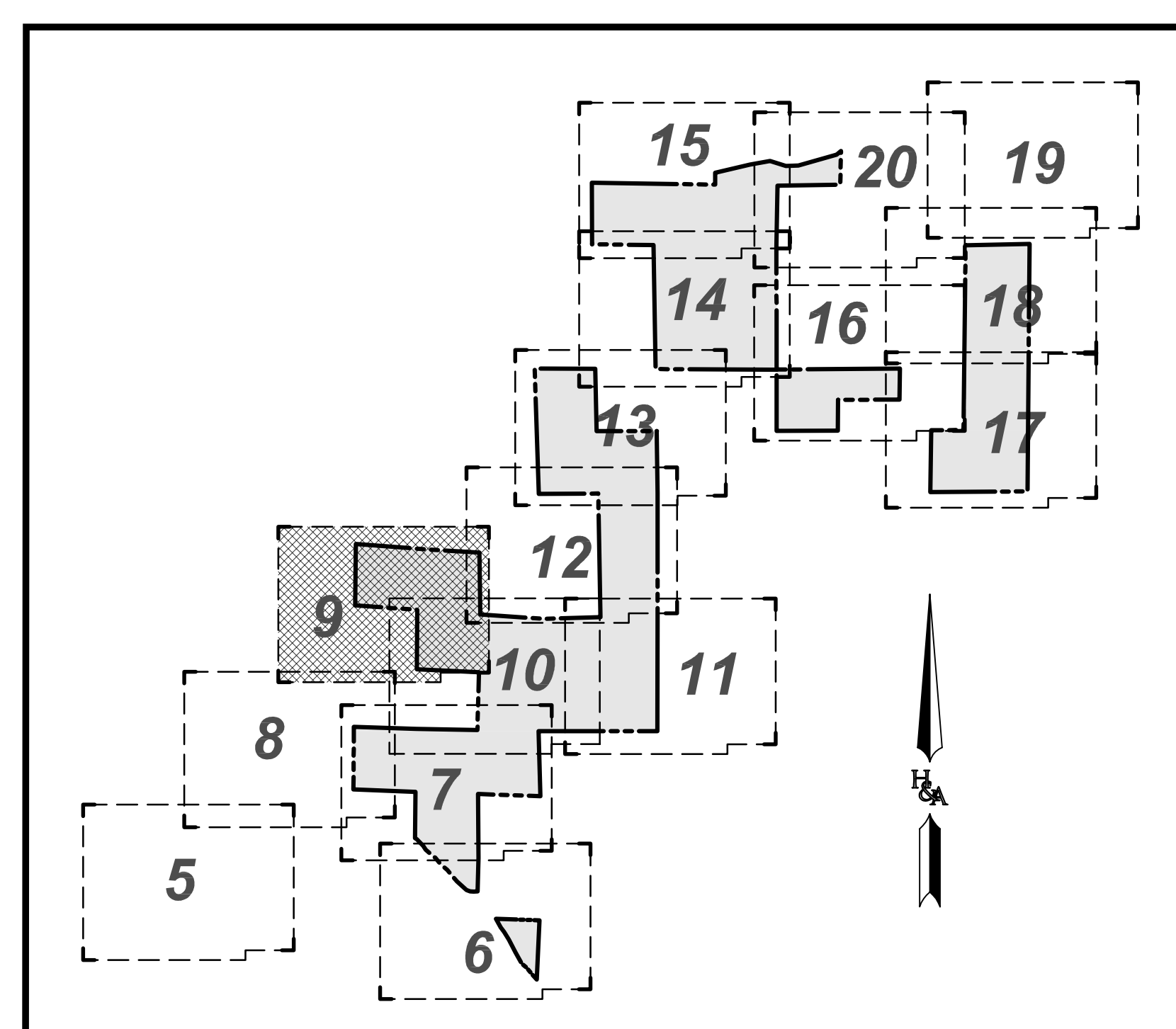
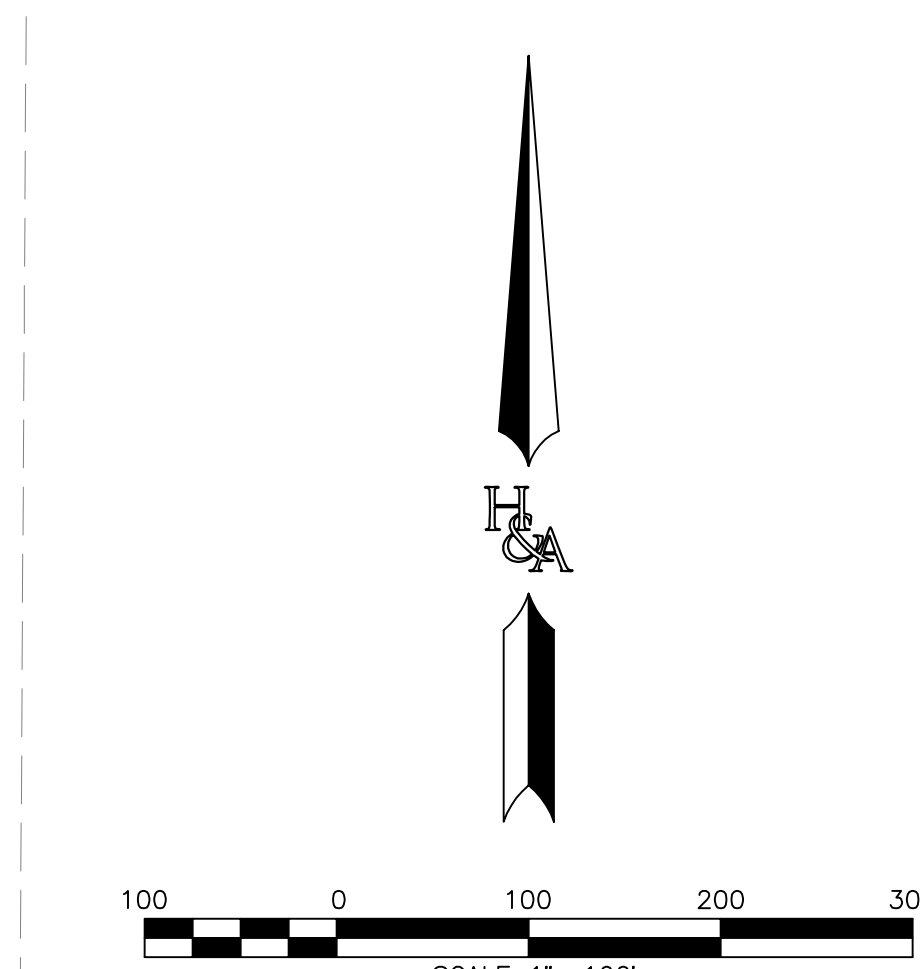
MU-1
MIXED USE
LOT AREA: 0.87 AC.
PAD AREA: 0.74 AC.

P-3b
PARK
LOT AREA: 1.30 AC.
PAD AREA: 0.94 AC.

OS-30a
PRESERVE
26.18 AC
(INCLUDES 1.2 AC OF
PRVT ACCESS ESMT.)

S-1
SCHOOL
LOT AREA: 9.65 AC.
PAD AREA: 6.90 AC.

P-3a
PARK
LOT AREA: 2.22 AC.
PAD AREA: 1.33 AC.



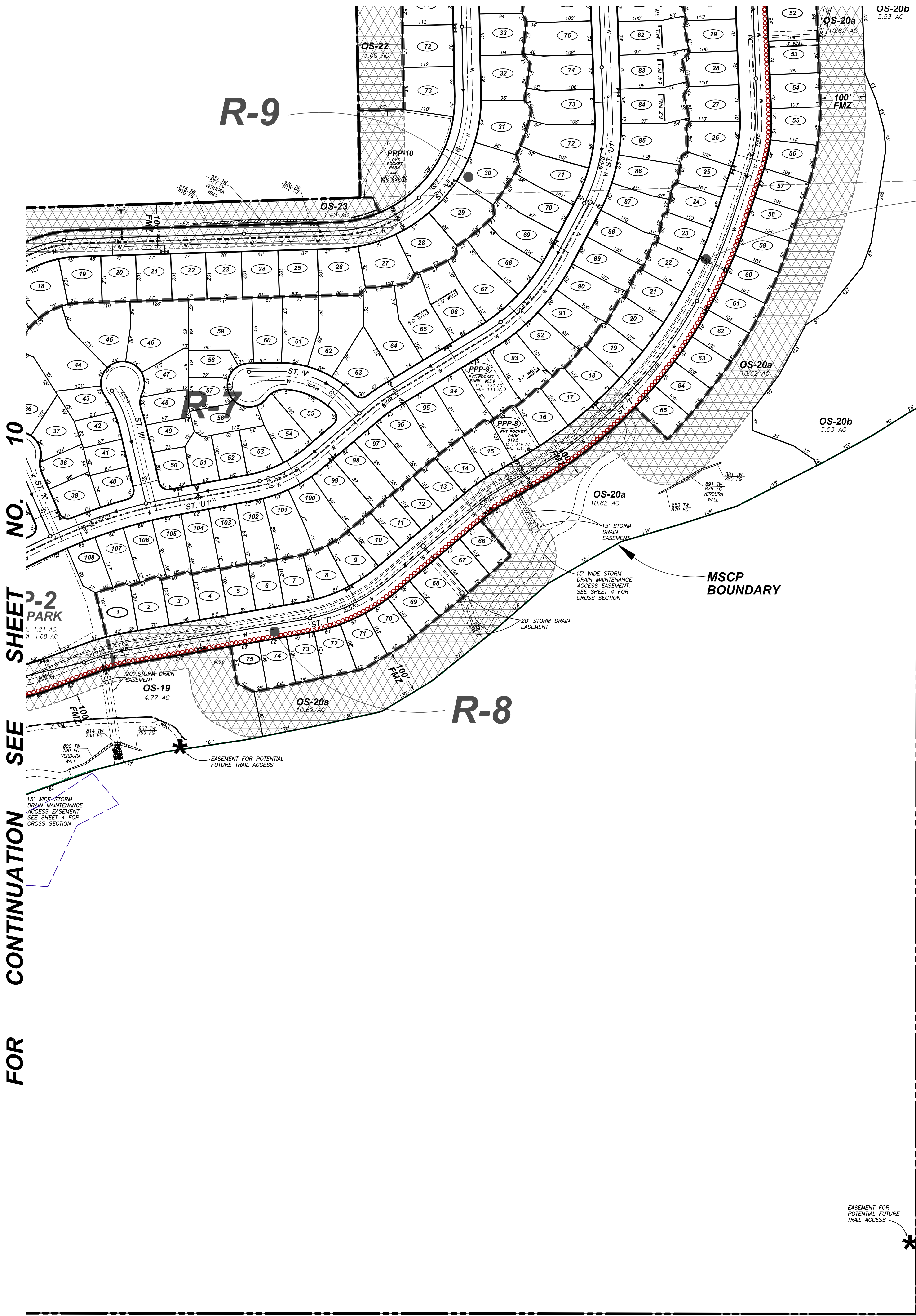
SHEET INDEX

FOR CONTINUATION SEE SHEET NO. 8

PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING: 9707 Wagon Street
ENGINEERING: San Diego, CA 92121
SURVEYING: PH0505050-0500 / TX0505050-0404

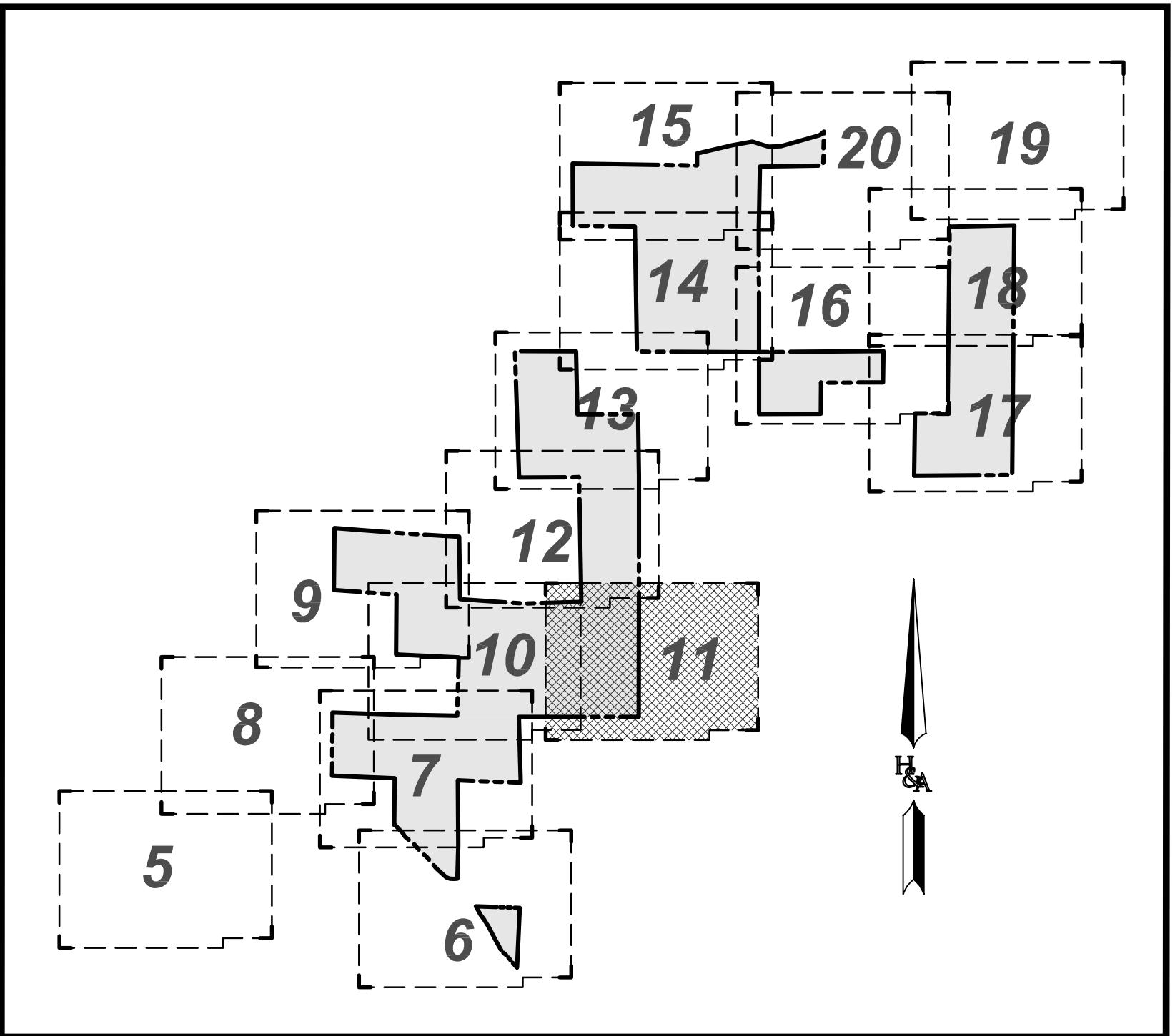
PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

FOR CONTINUATION SEE SHEET NO. 12

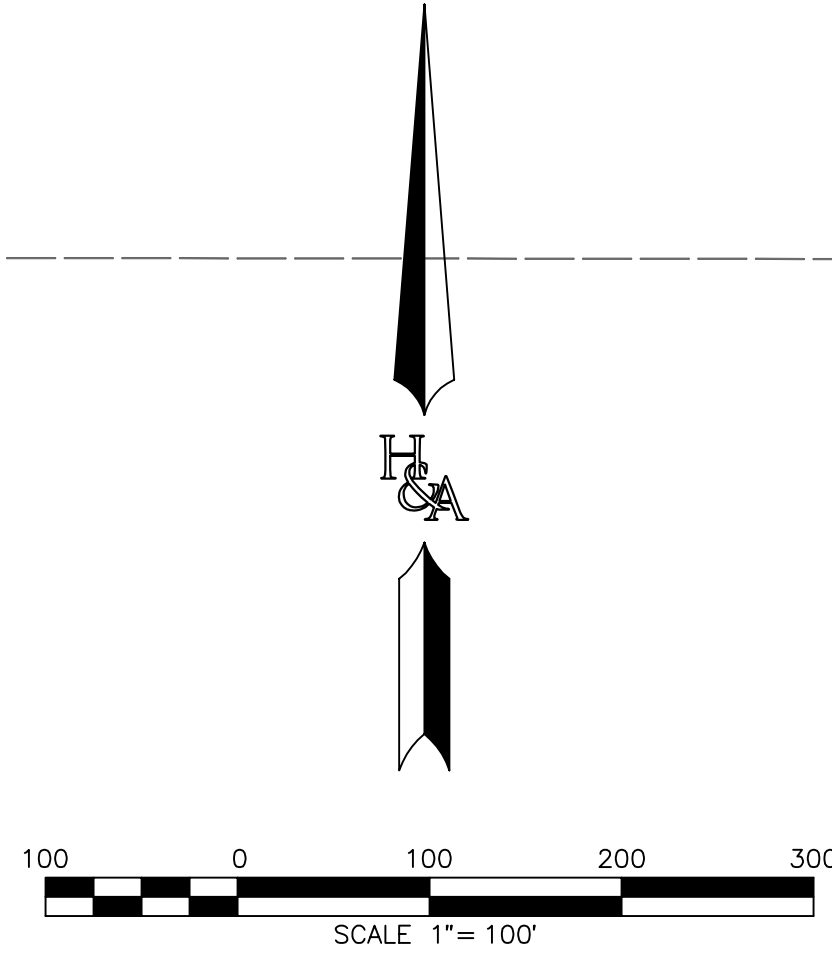


R-8

R-8

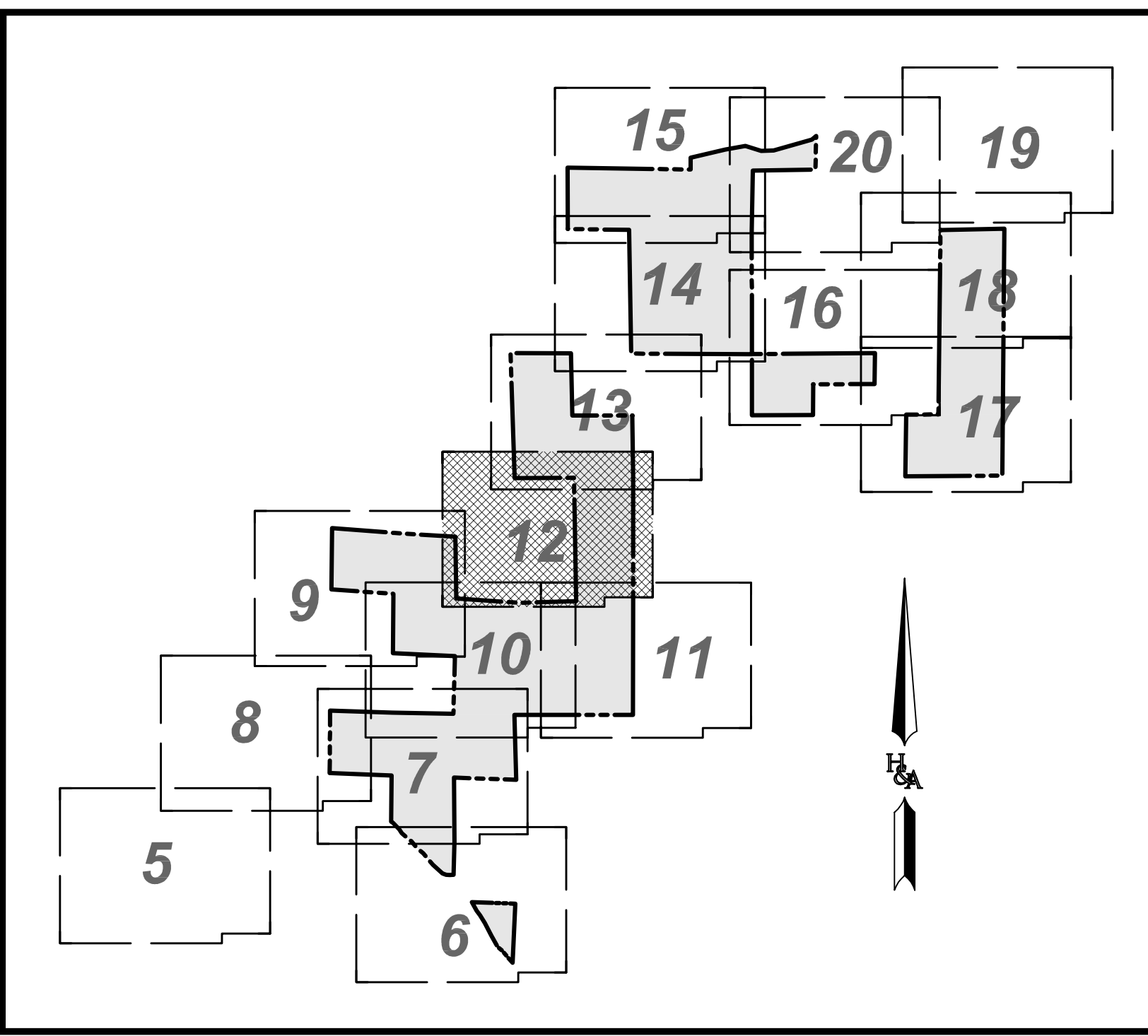


SHEET INDEX



PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING: 9707 Waples Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH050658-0500 / FX050558-9404	PRELIMINARY TENTATIVE MAP OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16 & 19 County Of San Diego, California	SHEET 11 OF 24
--	---	---------------------------------------

FOR CONTINUATION SEE SHEET NO. 13



SHEET INDEX

9

NO.

SEE SHEET

FOR CONTINUATION

SEE SHEET

FOR CONTINUATION

SEE SHEET

NO.

10

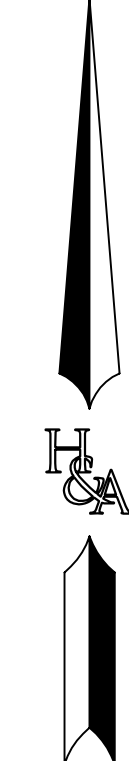
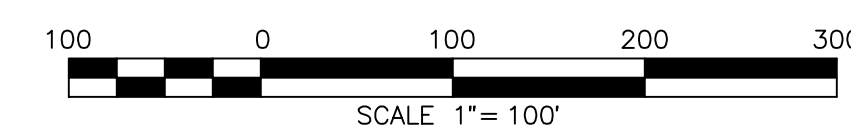
R-10

OS-43

LOT AREA: 3.30 AC.
NET AREA: 0.96 AC.
(BASIN BOTTOM)

BIOFILTRATION BASIN
BOTTOM 73.00'

MSCP BOUNDARY



SCALE 1" = 100'

R-6

R-9

R-8

MSCP BOUNDARY

PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING: 9077 Wagon Street
ENGINEERING: San Diego, CA 92121
SURVEYING: PH0905058-000 / TX0505058-044

PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

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12
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24

FOR CONTINUATION SEE SHEET NO. 14

OS-53
24.0 AC
PRESERVE

MSCP
BOUND.

R-11

OS-52
5.50 AC
PRESERVE

MSCP
BOUNDARY

SUBJECT TO INUNDATION
BY THE 100 YEAR FLOOD.

MSCP
BOUNDARY

15' WIDE STORM
DRAIN MAINTENANCE
ACCESS EASEMENT
SEE SHEET 4 FOR
CROSS SECTION

15' STORM
DRAIN EASEMENT

15' WIDE STORM
DRAIN MAINTENANCE
ACCESS EASEMENT
SEE SHEET 4 FOR
CROSS SECTION

15' STORM
DRAIN EASEMENT

SIDEWALK ENDS
INTO DO TRAIL

15' STORM
DRAIN EASEMENT

PROPOSED PEDESTRIAN
CROSSING TO 15'
COMMUNITY PATHWAY

15' WIDE STORM
DRAIN MAINTENANCE
ACCESS EASEMENT
SEE SHEET 4 FOR
CROSS SECTION

15' STORM
DRAIN EASEMENT

MSCP
BOUNDARY

MSCP
BOUNDARY

SUBJECT TO INUNDATION
BY THE 100 YEAR FLOOD.

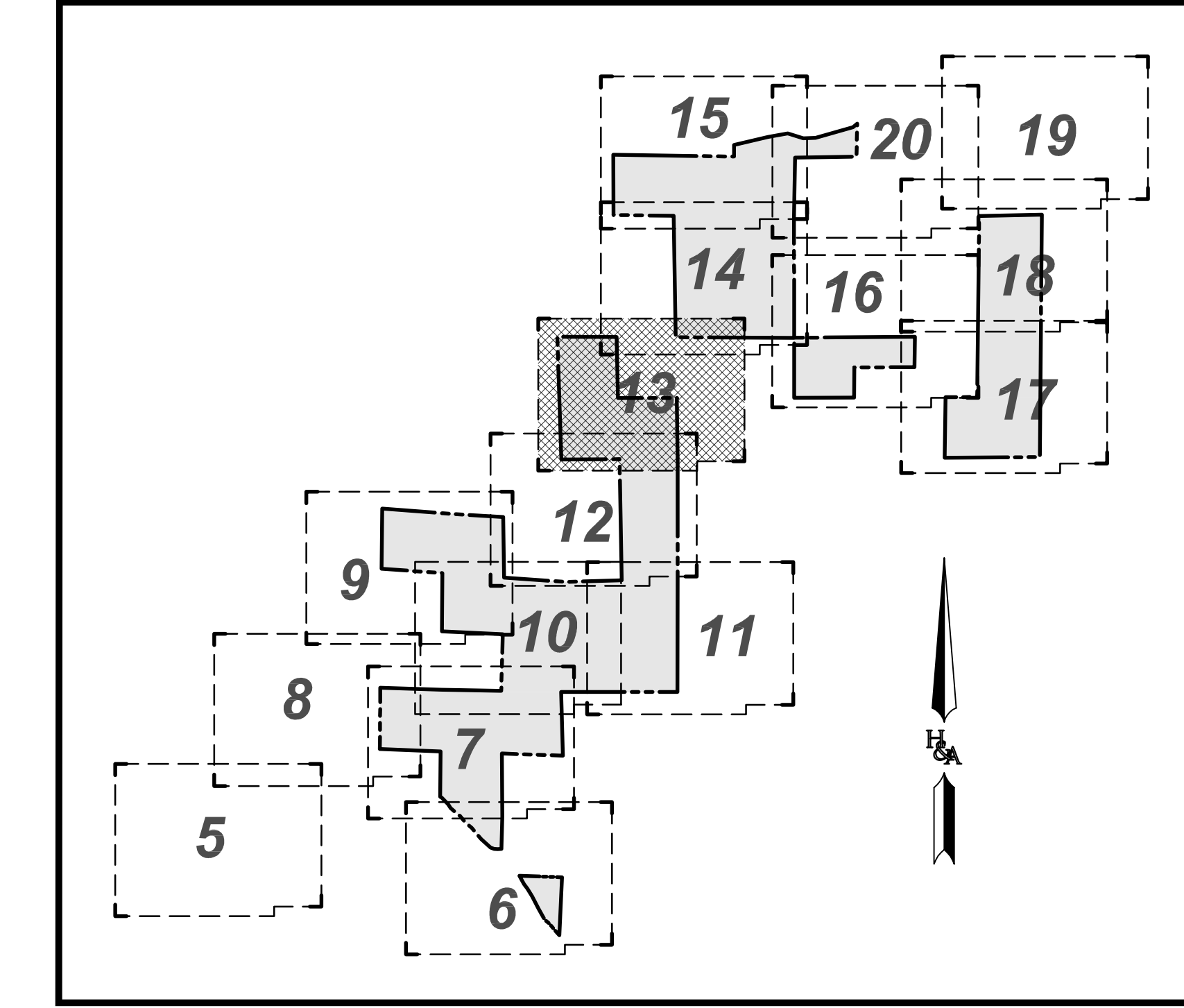
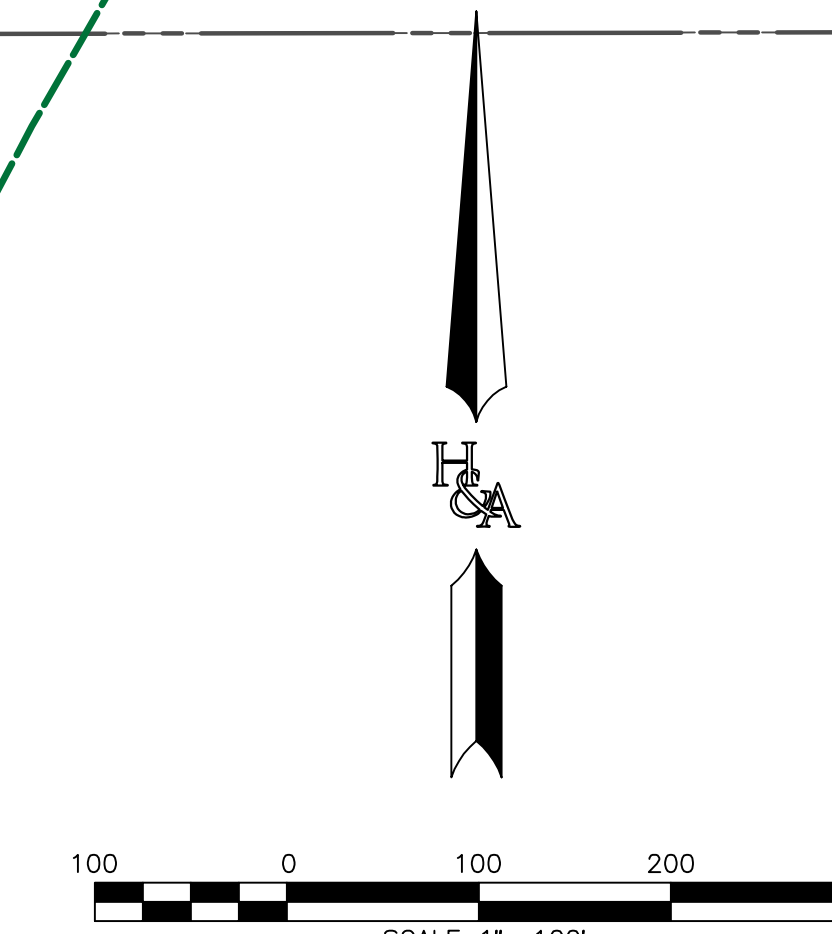
15' STORM
DRAIN EASEMENT

15' WIDE STORM
DRAIN MAINTENANCE
ACCESS EASEMENT
SEE SHEET 4 FOR
CROSS SECTION

MSCP
BOUNDARY

R-10

FOR CONTINUATION SEE SHEET NO. 12



SHEET INDEX

PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, CALIF.
PLANNING: 9707 Waples Street
ENGINEERING: San Diego, CA 92121
SURVEYING: PH0505050-0500 / TX0505050-0404

PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

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