

PRELIMINARY GRADING PLAN

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 (WITH PAD ELEVATION)	LOT 270 3 1710
PROPOSED RESIDENTIAL NEIGHBORHOOD	R-1
PROPOSED OPEN SPACE	OS-1
PROPOSED PRIVATE PARK	PP-1
PROPOSED PRIVATE POCKET PARK	PPP-1
PROPOSED BROW DITCH	---
PROPOSED RIPRAP (ENERGY DISSIPATER)	---
PROPOSED EASEMENT LINE	---
EXISTING EASEMENT LINE	---
TITLE REPORT ITEM NO. (SEE SHEET 21)	---
PROPOSED FILL SLOPE (2:1 MAX.)	---
PROPOSED PERCENT OF STREET GRADE	2%
PROPOSED SEWER FORCE MAIN	---
PROPOSED SEWER MAIN WITH MANHOLE (8" PVC UNLESS OTHERWISE NOTED)	---
EXISTING WATER MAIN	---
PROPOSED WATER MAIN WITH FIRE HYDRANT (8" PVC UNLESS OTHERWISE NOTED)	---
EXISTING STORM DRAIN SYSTEM	---
PROPOSED STORM DRAIN SYSTEM	---
INLET OR CATCH BASIN	---
HEADWALL	---
CLEANOUT	---
CATCH BASIN	---
PROPOSED RETAINING WALL	---
PROPOSED STREET CENTERLINE ELEVATION	237.7
EXISTING CONTOURS	---
PROPOSED CONTOURS	---
PROPOSED STREET LIGHT	---
PROPOSED FUEL MODIFICATION ZONE	---
PROPOSED LIMITED BUILDING ZONE	---
LIMITS OF PROPOSED GRADING/DAYLIGHT LINE	---
PROPOSED STREET DESIGNATION	26
PROPOSED GEORID WALL	---
MODULAR WETLAND UNIT	MW
EASEMENT FOR POTENTIAL FUTURE TRAIL ACCESS	*

EXISTING ZONING

USE REGULATIONS	S-80/S88
ANIMAL REGULATIONS	-/D
DENSITY	0/2.06
LOT SIZE (MINIMUM)	-/1
MAX FLOOR AREA	-/1
FLOOR AREA RATIO	-/1
BUILDING TYPE	-/W
HEIGHT	-/G
COVERAGE	-/H
SETBACK	-/A
OPEN SPACE	-/D
SPECIAL AREA REGULATIONS	-/D

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	-
BUILDING TYPE	-
HEIGHT	G
COVERAGE	H
SETBACK	-
OPEN SPACE	-
SPECIAL AREA REGULATIONS	D

SF-1 (NE1, R-1, R-2, R-5, R-6, R-7, R-8)	
USE REGULATIONS	S88
ANIMAL REGULATIONS	-
DENSITY	7,500 SF
LOT SIZE (MINIMUM)	C
BUILDING TYPE	-
MAX FLOOR AREA	-
FLOOR AREA RATIO	-
BUILDING TYPE	-
HEIGHT	G
COVERAGE	H
SETBACK	V (SEE DEVELOPMENT REGS. TR. 12)
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	4,250 SF
LOT SIZE (MINIMUM)	C
BUILDING TYPE	-
MAX FLOOR AREA	-
FLOOR AREA RATIO	-
BUILDING TYPE	-
HEIGHT	G
COVERAGE	H
SETBACK	V (SEE DEVELOPMENT REGS. TR. 12)
OPEN SPACE	-
SPECIAL AREA REGULATIONS	D

SF-3 (NE1, R-4)	
USE REGULATIONS	S88
ANIMAL REGULATIONS	-
DENSITY	3,290 SF
LOT SIZE (MINIMUM)	C
BUILDING TYPE	-
MAX FLOOR AREA	-
FLOOR AREA RATIO	-
BUILDING TYPE	-
HEIGHT	G
COVERAGE	V
SETBACK	V (SEE DEVELOPMENT REGS. TR. 12)
OPEN SPACE	-
SPECIAL AREA REGULATIONS	D

VILLAGE CORE (VC)	
USE REGULATIONS	S88
ANIMAL REGULATIONS	-
DENSITY	-
LOT SIZE (MINIMUM)	-
BUILDING TYPE	-
MAX FLOOR AREA	-
FLOOR AREA RATIO	-
BUILDING TYPE	-
HEIGHT	G
COVERAGE	V
SETBACK	V (SEE DEVELOPMENT REGS. TR. 12)
OPEN SPACE	-
SPECIAL AREA REGULATIONS	D

ABBREVIATIONS

FP	FLOOD PLAIN	S	SEWER
VC	VERTICAL CURVE	W	WATER
MH	MANHOLE	RW	RECLAIMED WATER
PCP	REINFORCED CONCRETE PIPE	IE	INVERT ELEVATION
SD	STORM DRAIN	R/W	RIGHT OF WAY
NTS	NOT TO SCALE	PL	PROPERTY LINE
ELEV	ELEVATION	GB	GRADE BREAK
FL	FLOOD LINE	P	POINT OF INTERSECTION (V.C.)
TW	TOP OF WALL	P	PAD ELEVATION
BTM	BOTTOM OF WALL	SF	GROSS SQ. FT.
TF	TOP OF FOOTING	NSF	NET SQ. FT.
FS	FINISH SURFACE		

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 = 581.387' (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

SOURCES OF TOPOGRAPHY

V14 & PROCTOR VALLEY ROAD
SOURCE: R.J. LUNG & ASSOCIATES
DATE FLOWN: MAY 13, 2014
CONTOUR INTERVALS: 2'
DATUM: NAVD '88
ELEVATION: 581.387'
PA 16/19 AND OFFSITE AREAS
SOURCE: SANGIS
DATE FLOWN: 2014
CONTOUR INTERVALS: 2'
DATUM: NAVD '88

WAIVER REQUESTS

PLEASE SEE SHEET 2 FOR ALL 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 (MU-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 (PP-1 THROUGH PP-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, 598-010-02, 598-020-04 & 06, 598-021-02, 597-140-05
PLANNING AREAS 16 & 19: 597-020-06 & 10, 597-190-23, 597-150-03, 07, 08, 12 & 13
- EXIST. GENERAL PLAN LAND USE DESIGNATION SPECIFIC PLAN AREA & OPEN SPACE (CONSERVATION)
- EXIST. GENERAL PLAN REGIONAL CATEGORY: 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, 79006, 79007, 63165, 59151
- THOMAS BROTHERS COORDINATES: 1293 C4-C7, D4-D7, E4-E7, 1312 A2-A3, B1-B2, C1-C2, D1-D2, E1-E2
- COMMUNITY PLAN/SUBREGIONAL AREA: JAMUL-DULZURA/OTAY SUBREGIONAL PLAN
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ACCURATE 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 BEFORE COMMENCING SUCH ACTIVITY.

GENERAL DESIGN NOTES

- ALL GRADING FOR PROPOSED AND FUTURE STREETS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS OR WITH WAIVERS APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
- SEE SHEET 2 FOR WAIVERS
- 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
- CUL-DE-SAC CURB GRADES SHALL BE A MINIMUM OF 1%.
- SOURCE OF TOPOGRAPHY: R.J. LUNG
FLOWN: 05-13-14
DATUM: NAVD 88
BENCHMARK: CV GPS 5081 SET 1" IP WITH 1 1/4" BRASS DISK
LOCATED 4.5 MILES SOUTH WEST INTERSECTION OF PROCTOR VALLEY ROAD AND MELODY ROAD.
ELEV. 581.387
- CONTOUR INTERVALS: 2' / 10' FEET
- MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (2:1 CUT, 2:1 FILL MAX).
- FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES
- SOILS INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS INVESTIGATION PREPARED BY: ADVANCED GEOTECHNICAL SOLUTIONS, INC
DATED: MARCH 24, 2017
- ALL MASS GRADING DESILTATION BASINS AND BROW DITCHES SHALL BE SIZED AND BUILT PER THE APPROVED FINAL MASS GRADING HYDROLOGY REPORT
- IT IS INTENDED THAT MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66456.1 OF THE SUBDIVISION MAP ACT. SEE SHEET 2 FOR CONCEPTUAL PHASING
- MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION 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 DUECK & ASSOCIATES. PLEASE REFER TO THE FPP 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

VILLAGE 14
RAW CUT: APPROXIMATELY 7,172,000 C.Y.
RAW FILL: APPROXIMATELY 7,172,000 C.Y.

PLANNING AREAS 16 & 19
RAW CUT: APPROXIMATELY 1,780,000 C.Y.
RAW FILL: APPROXIMATELY 1,780,000 C.Y.

GRADING QUANTITIES SHOWN REPRESENT:
RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF
REMEDIAL GRADING SHOWN IN THE PRELIMINARY SOILS REPORT.

ENGINEER

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
2245 SAN DIEGO AVE., SUITE 223
SAN DIEGO, CA 92110
(619) 267-4904

APPLICANT

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

OWNER/SUBDIVIDER

GODI 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. "FREEDOM" 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.

REPRESENTIVE



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

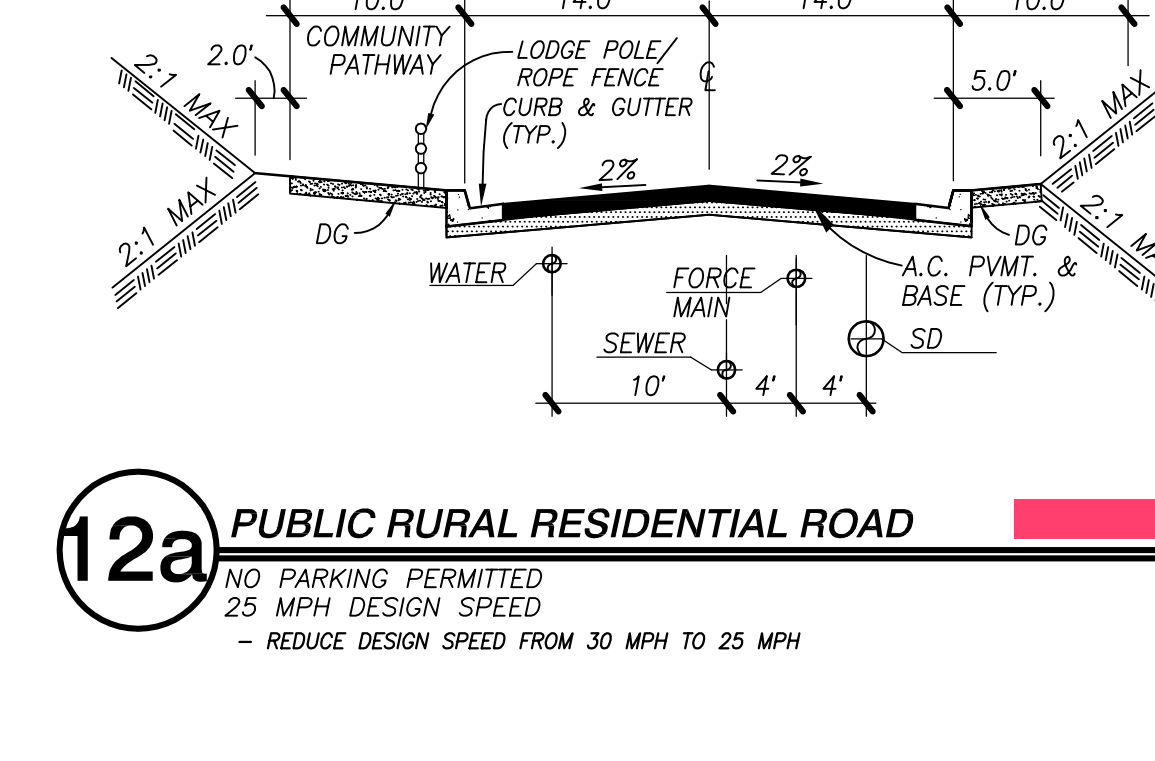
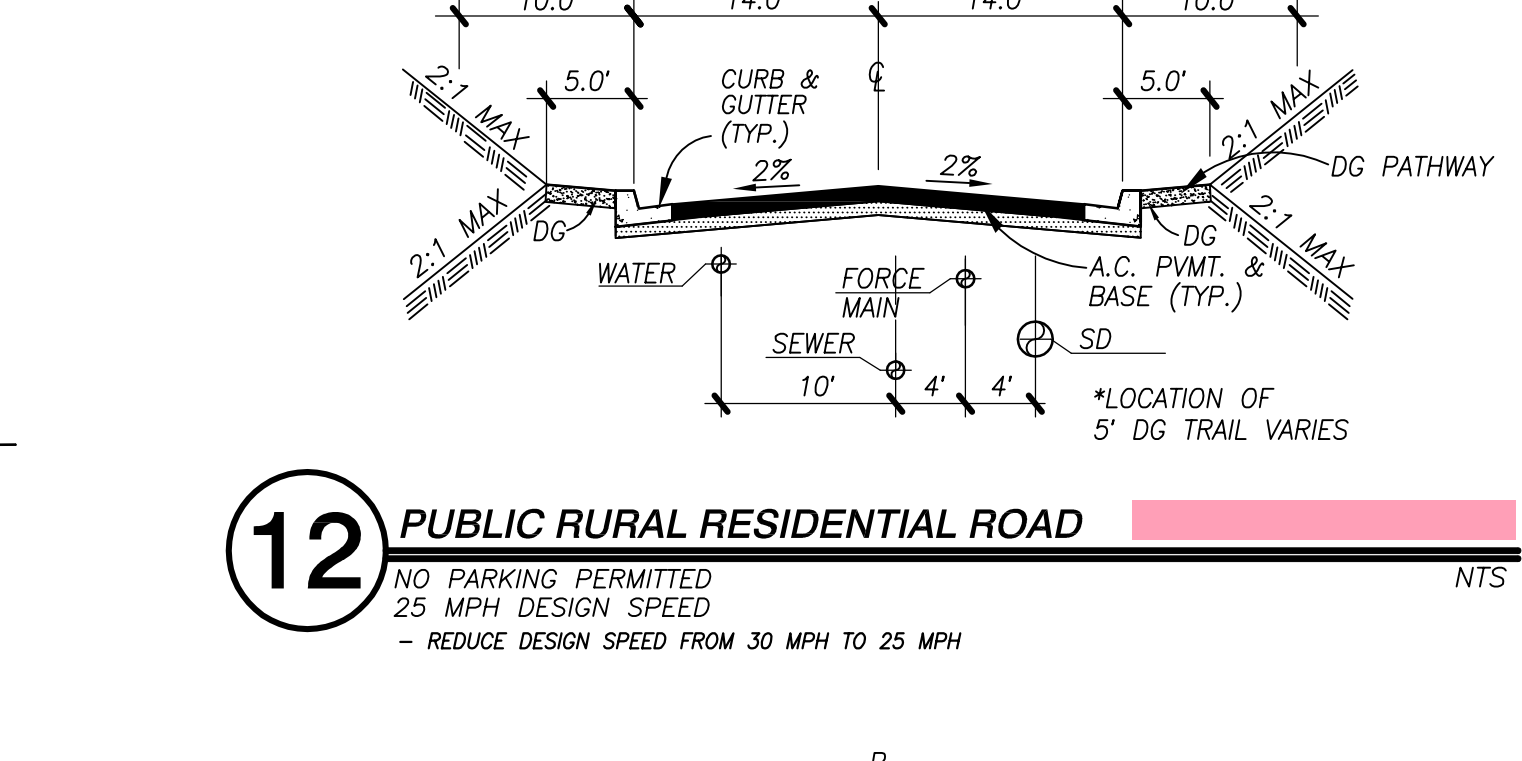
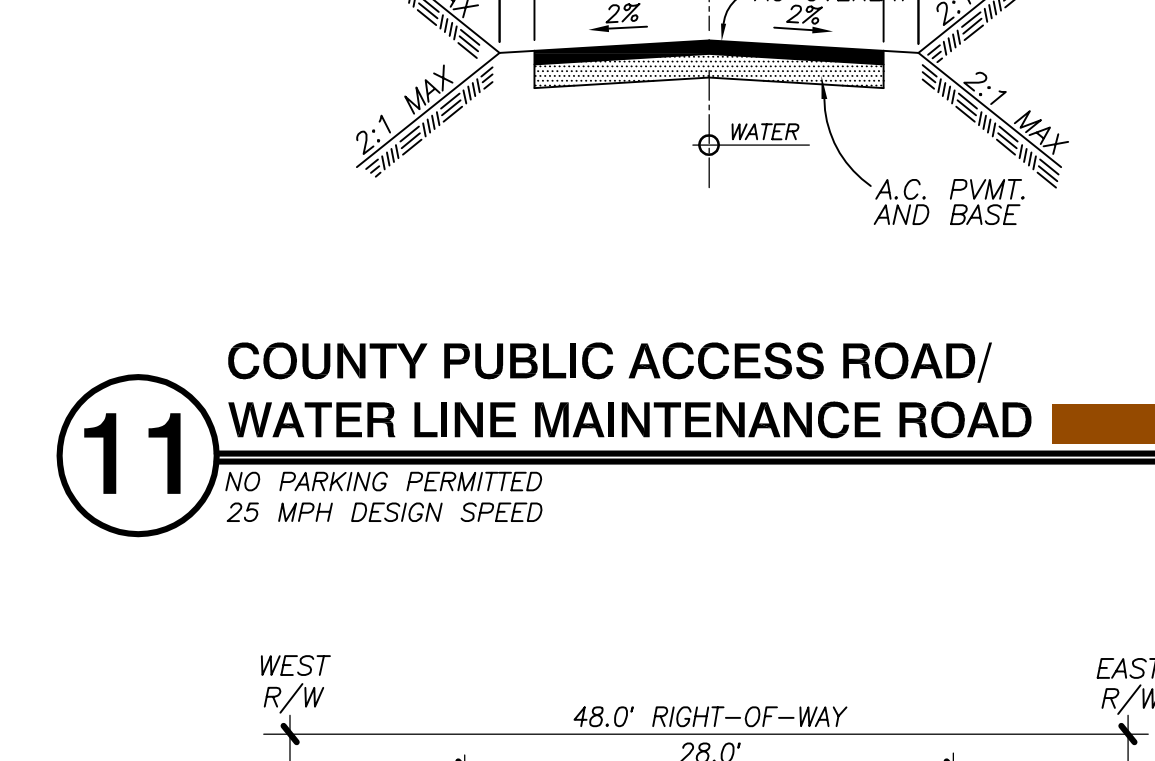
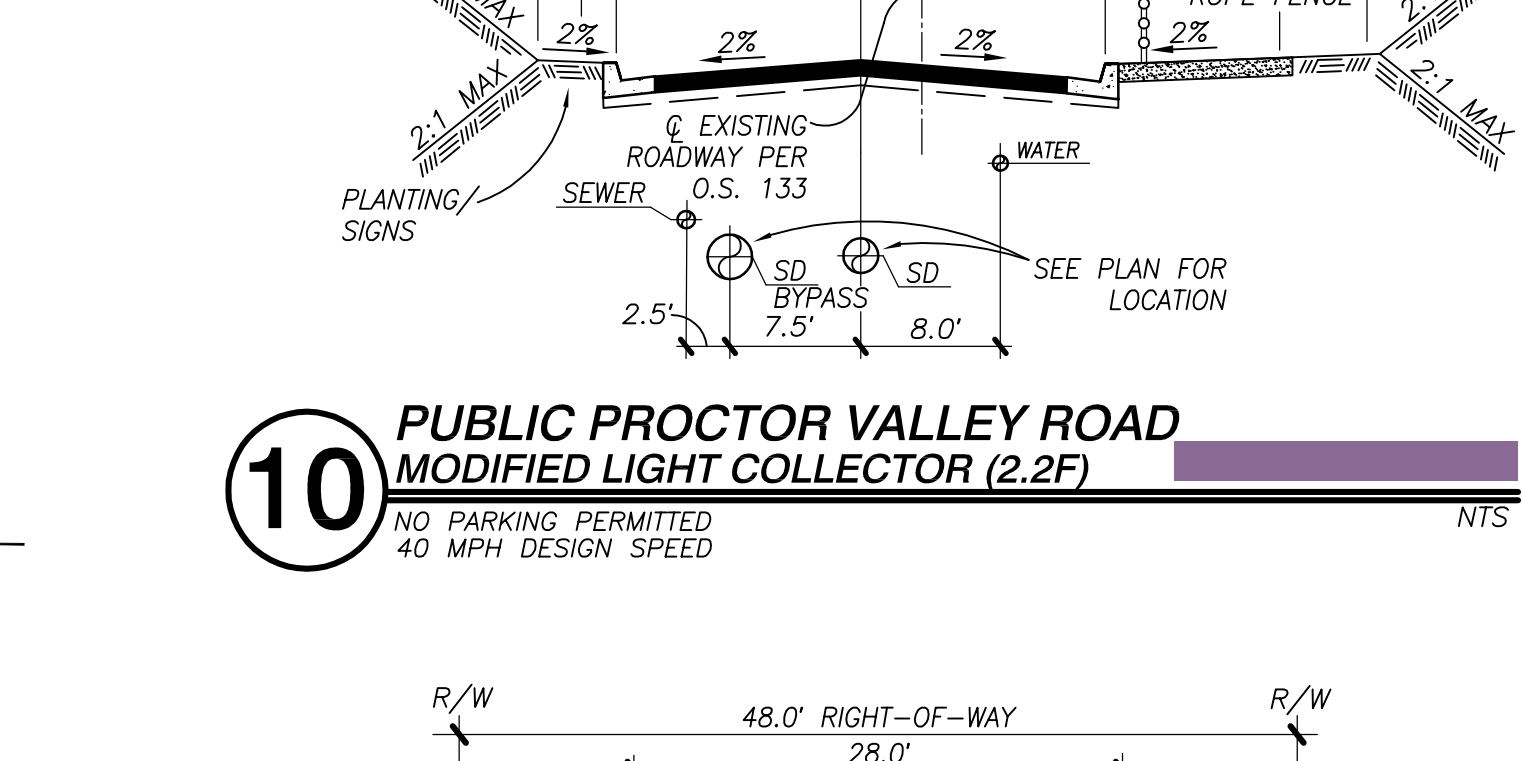
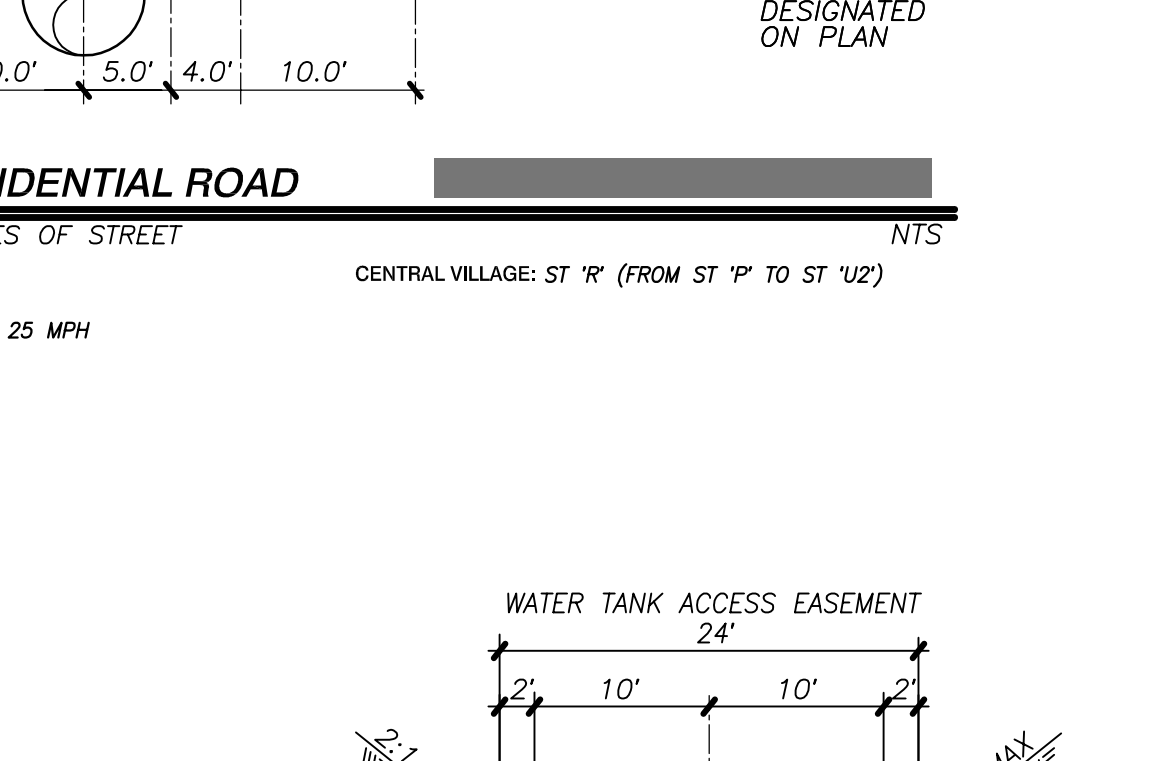
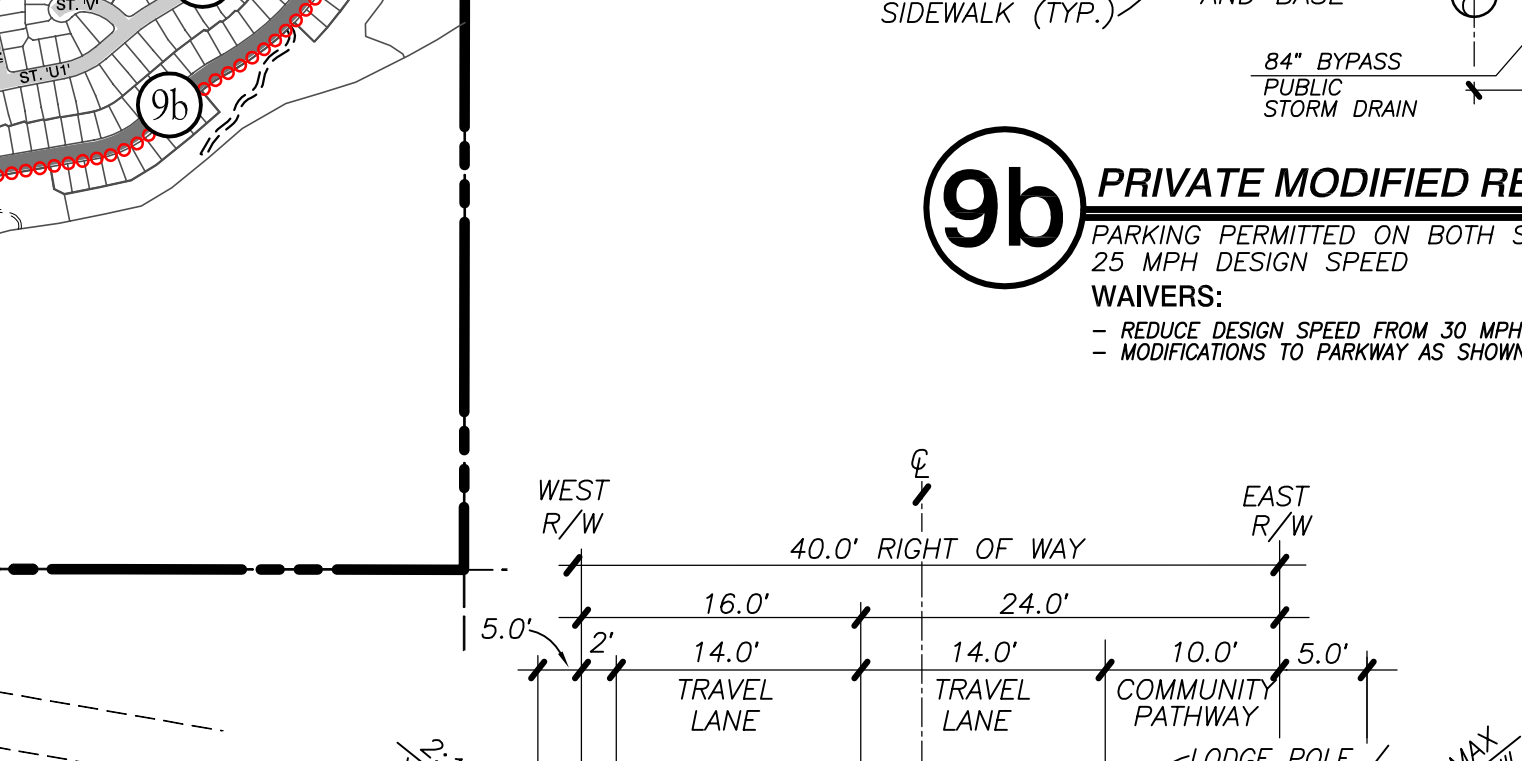
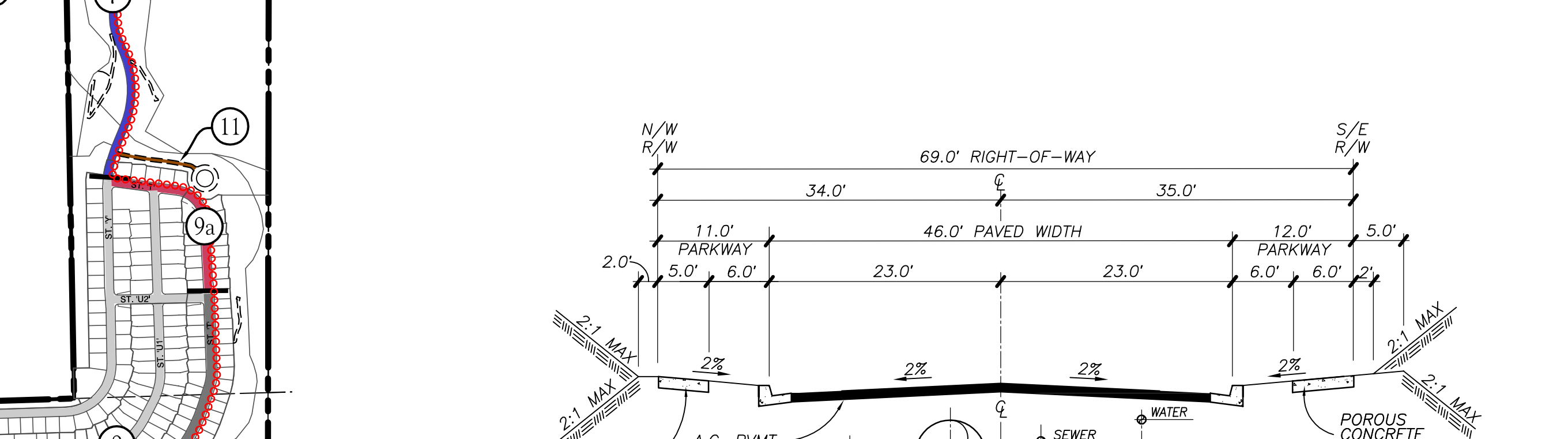
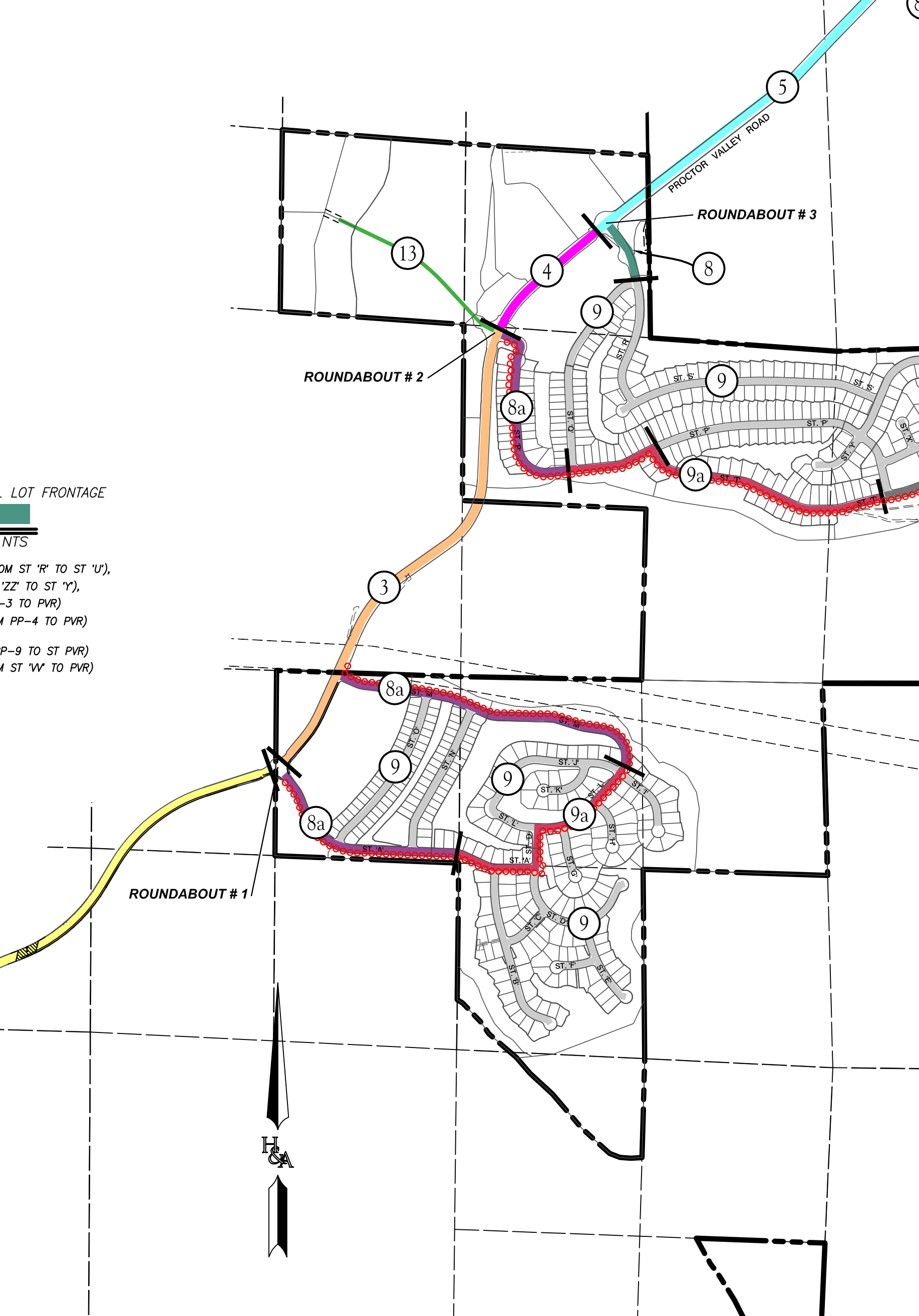
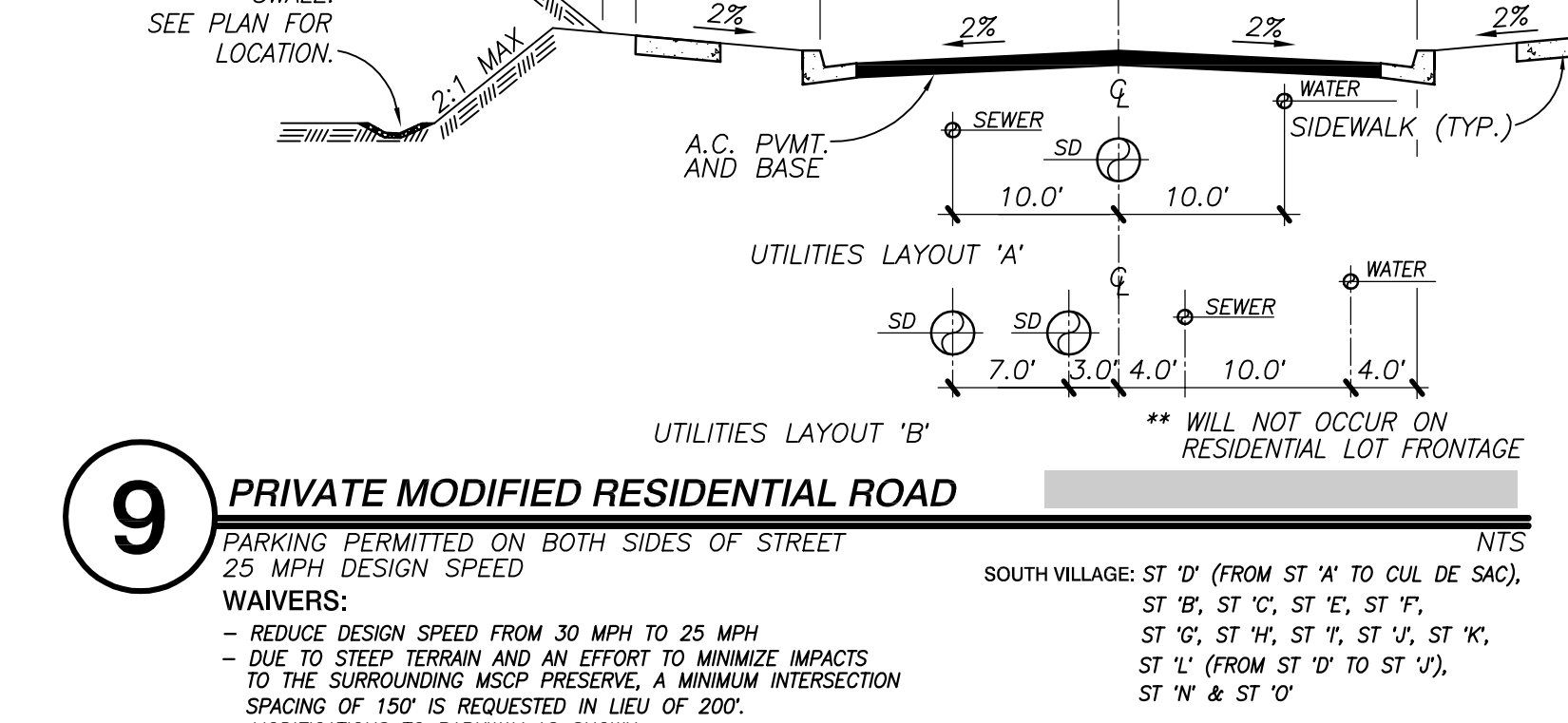
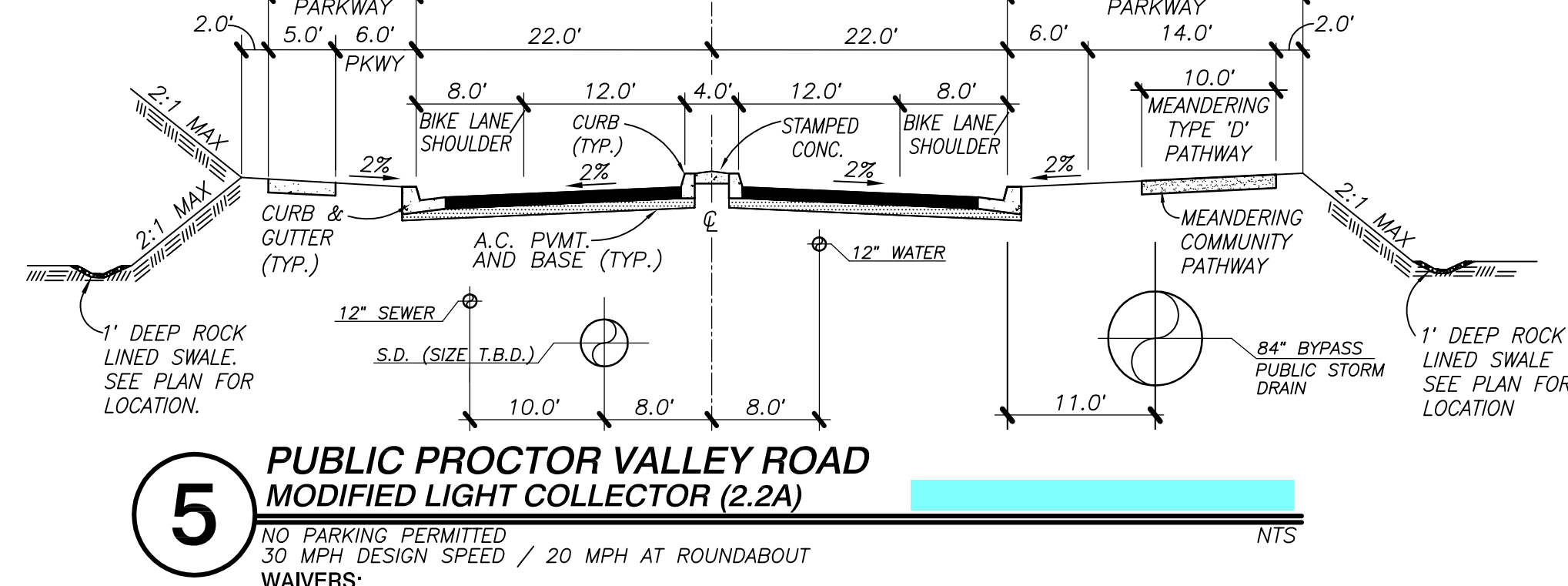
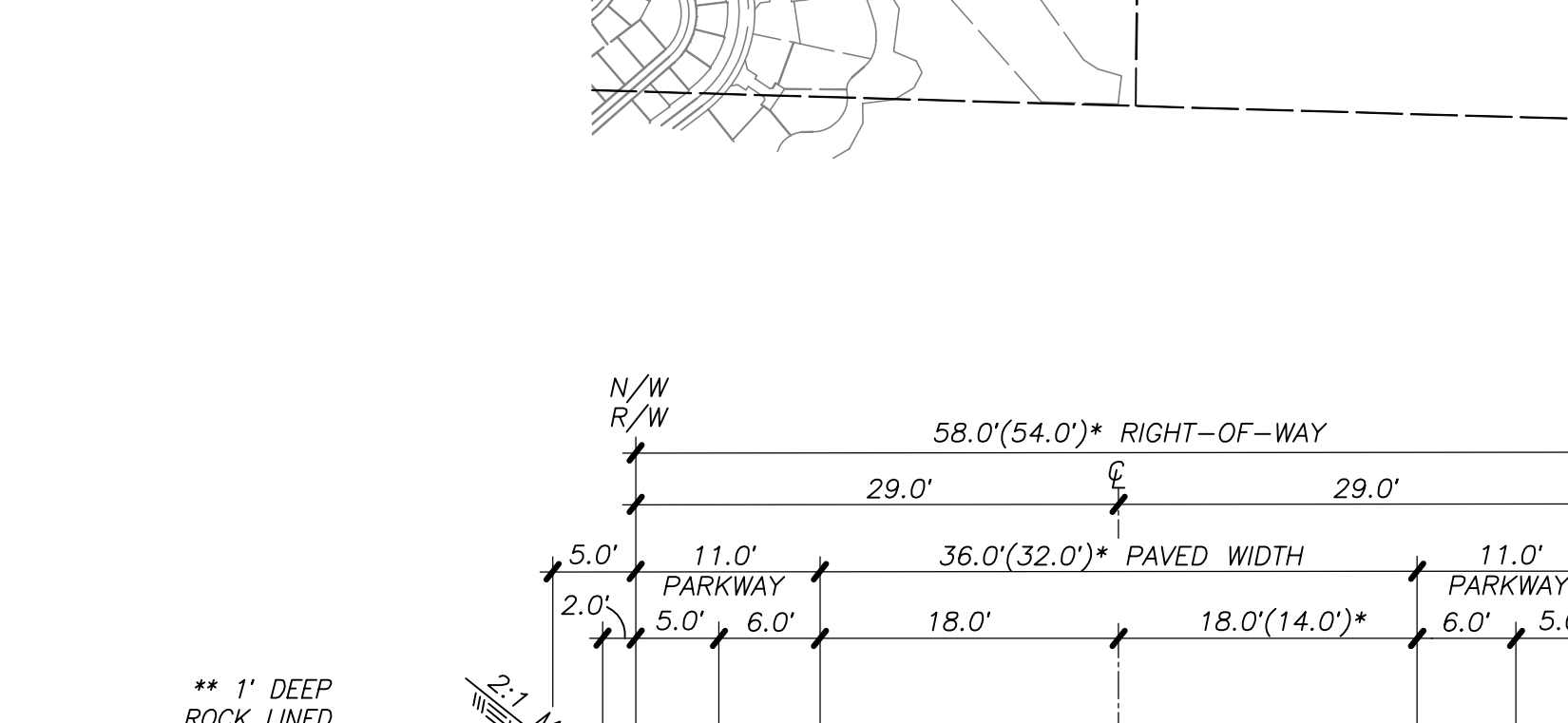
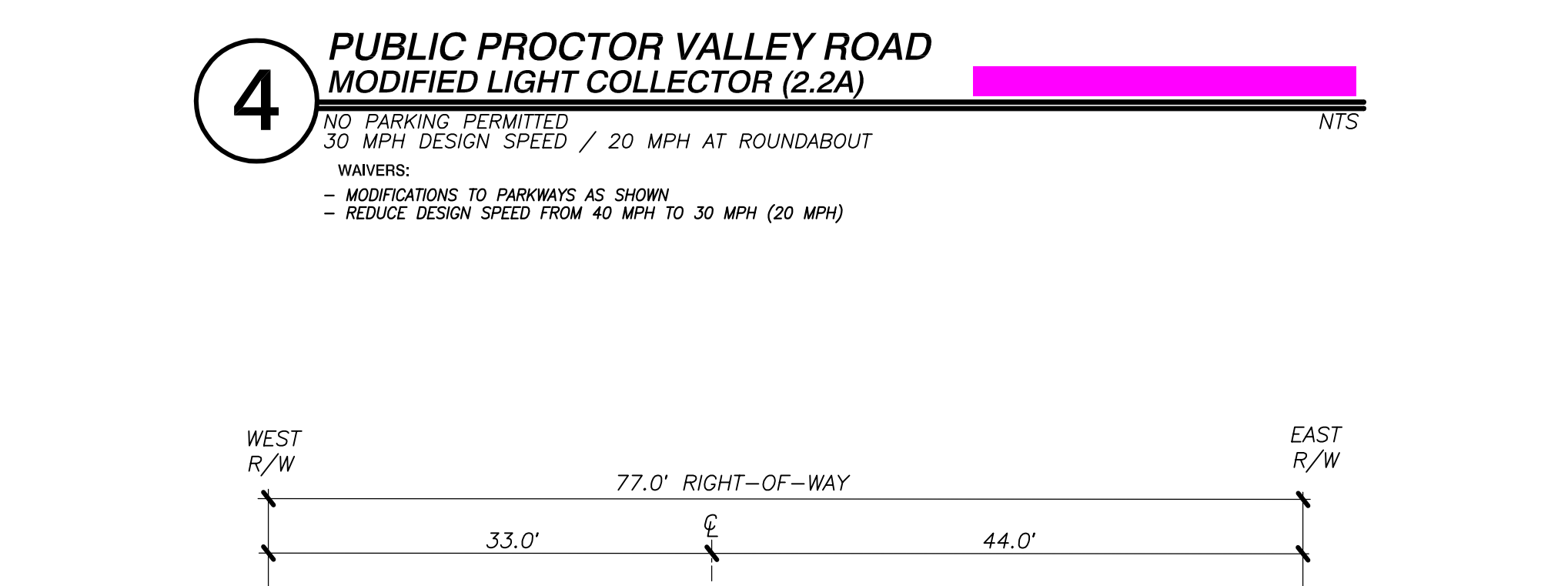
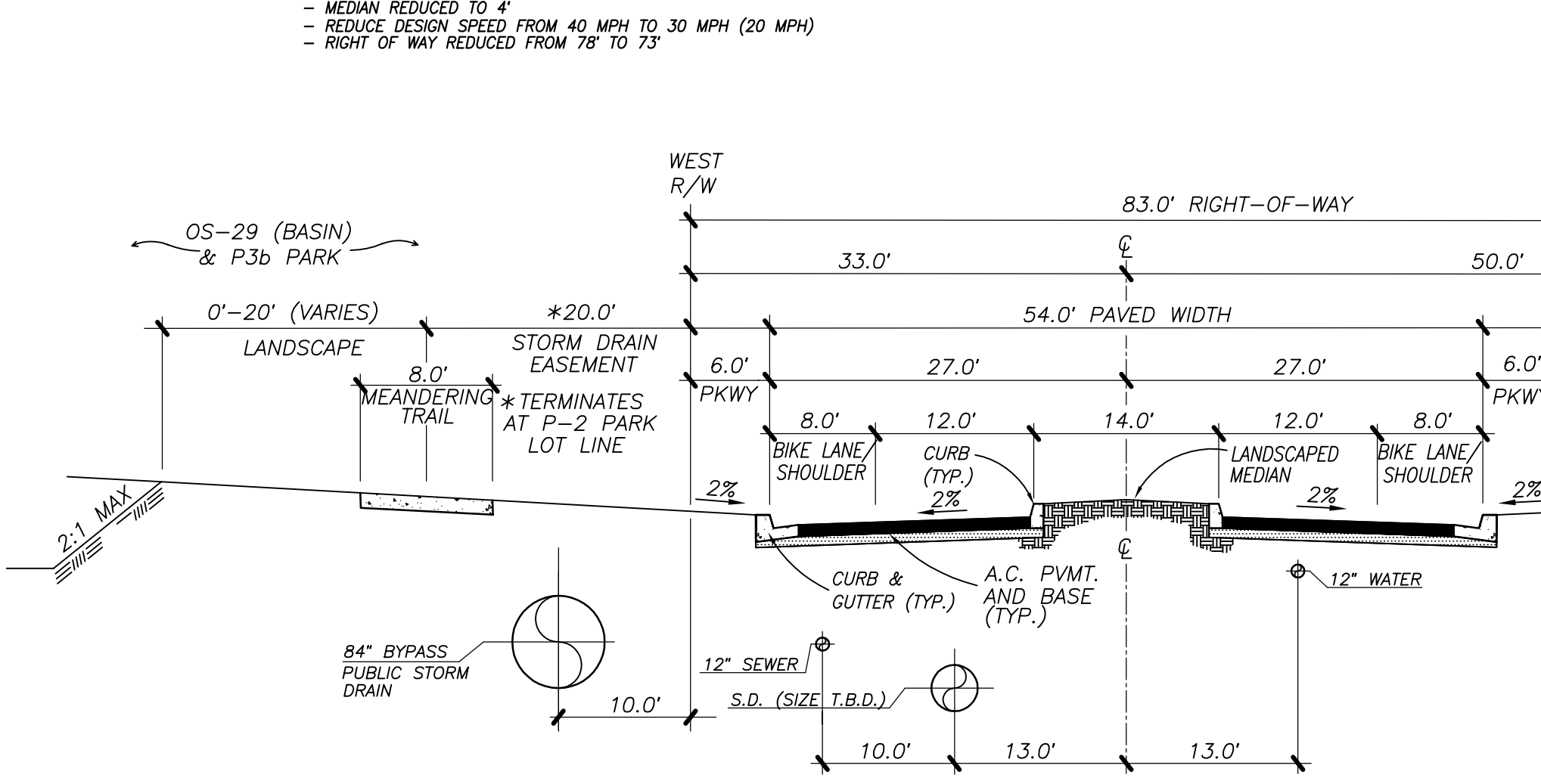
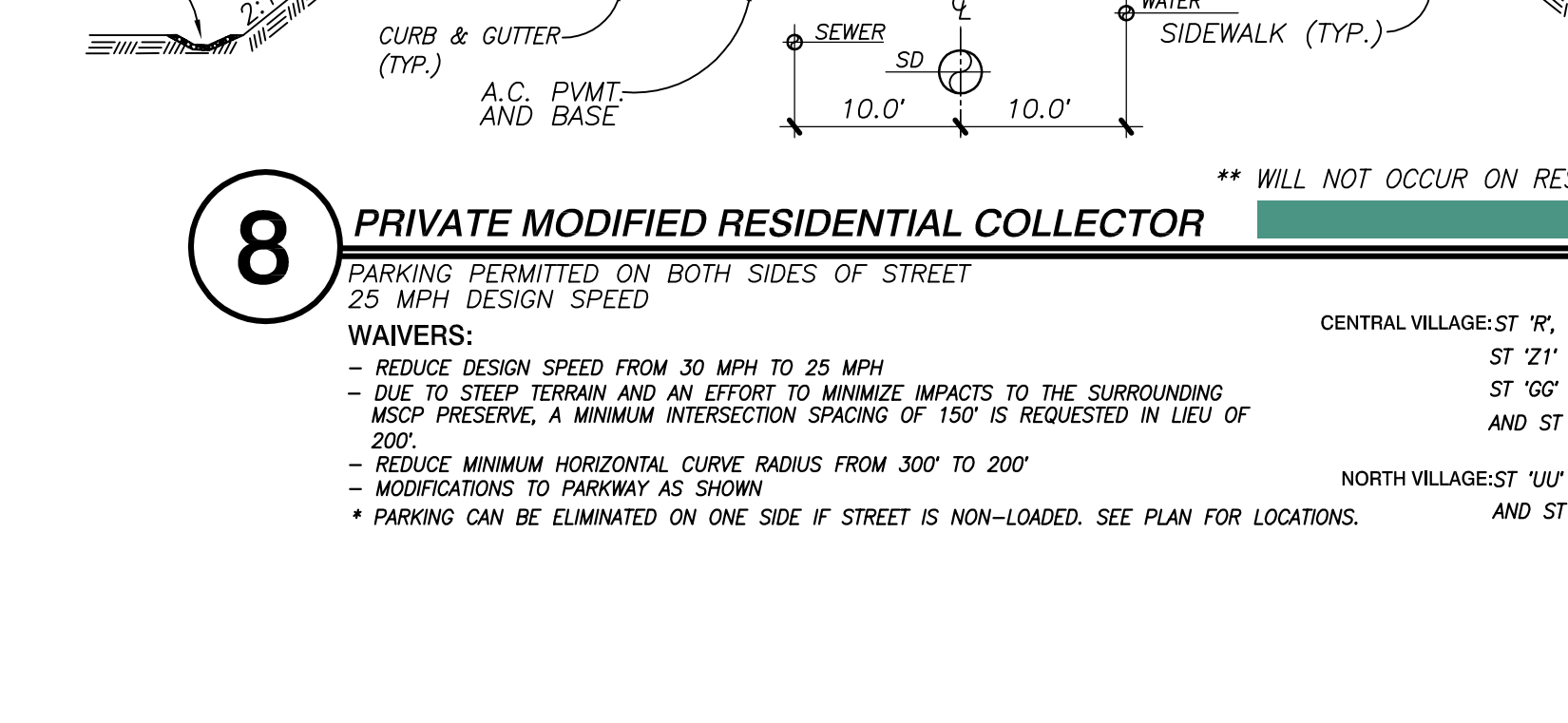
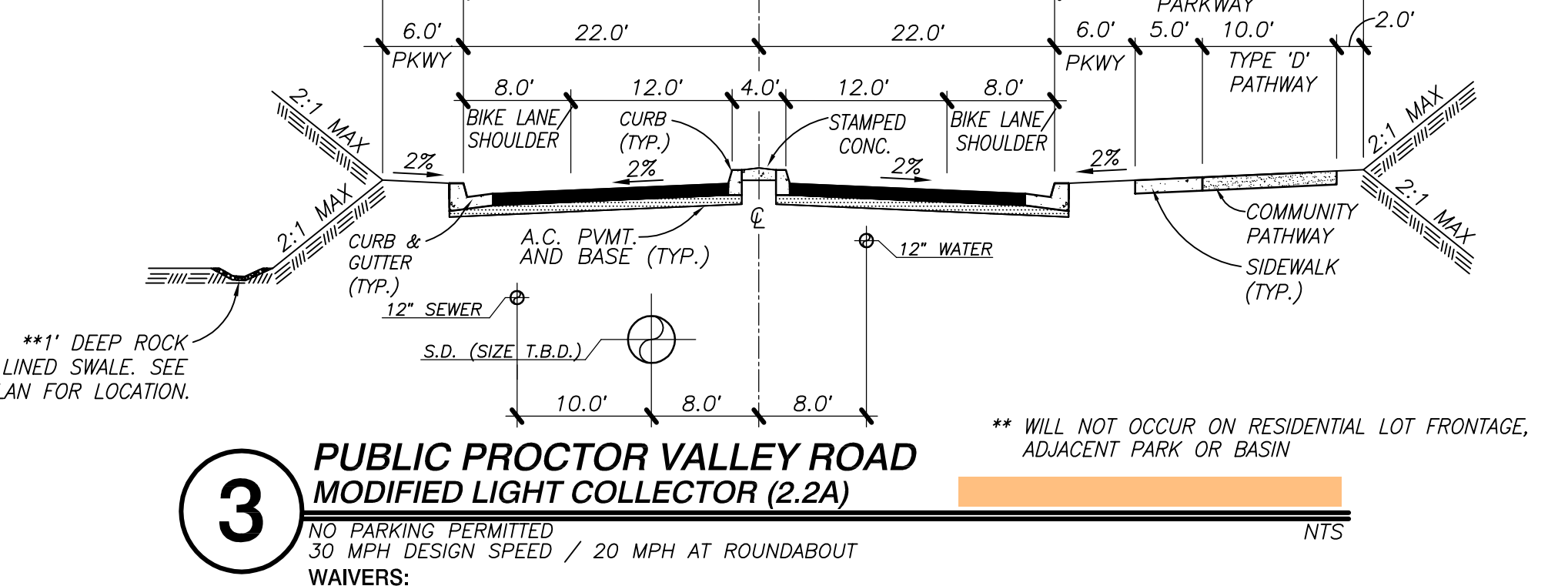
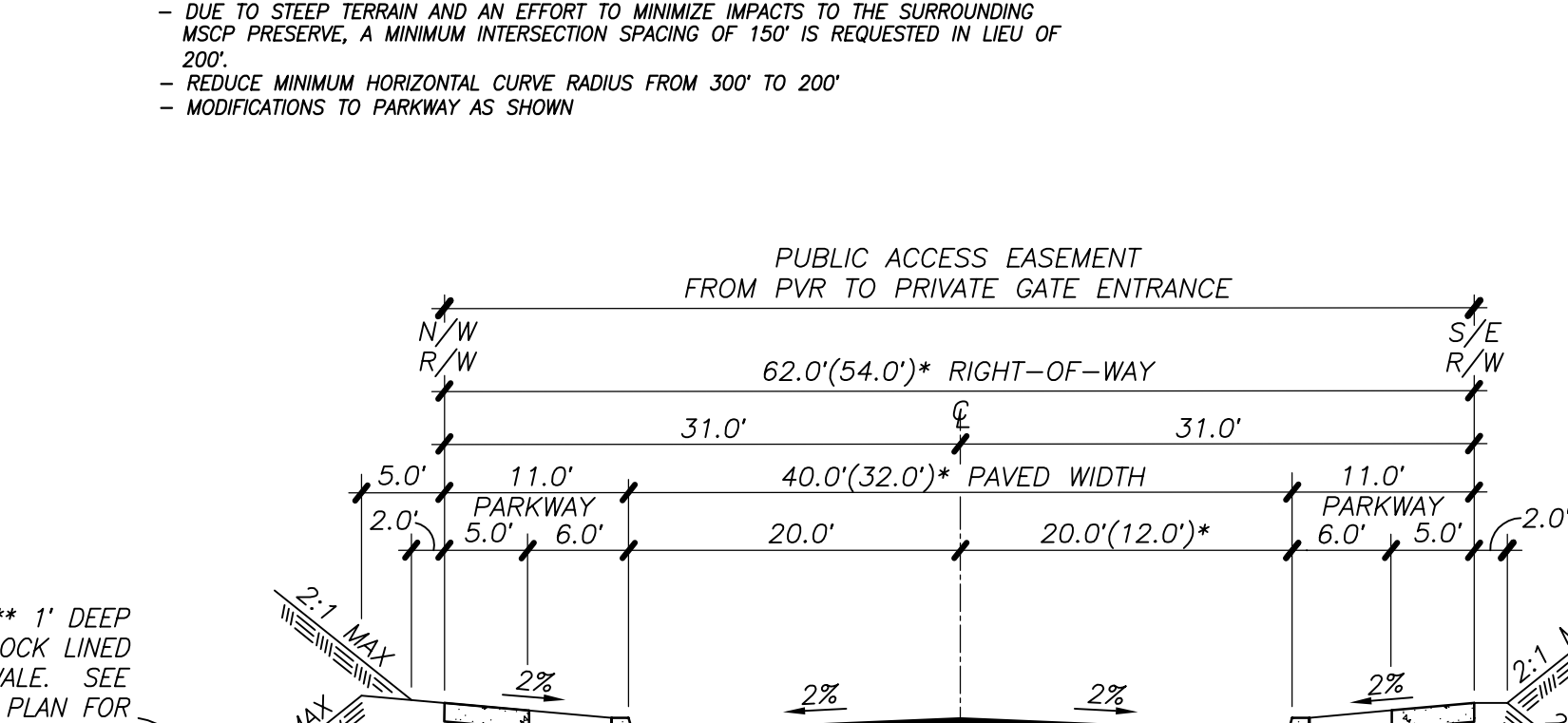
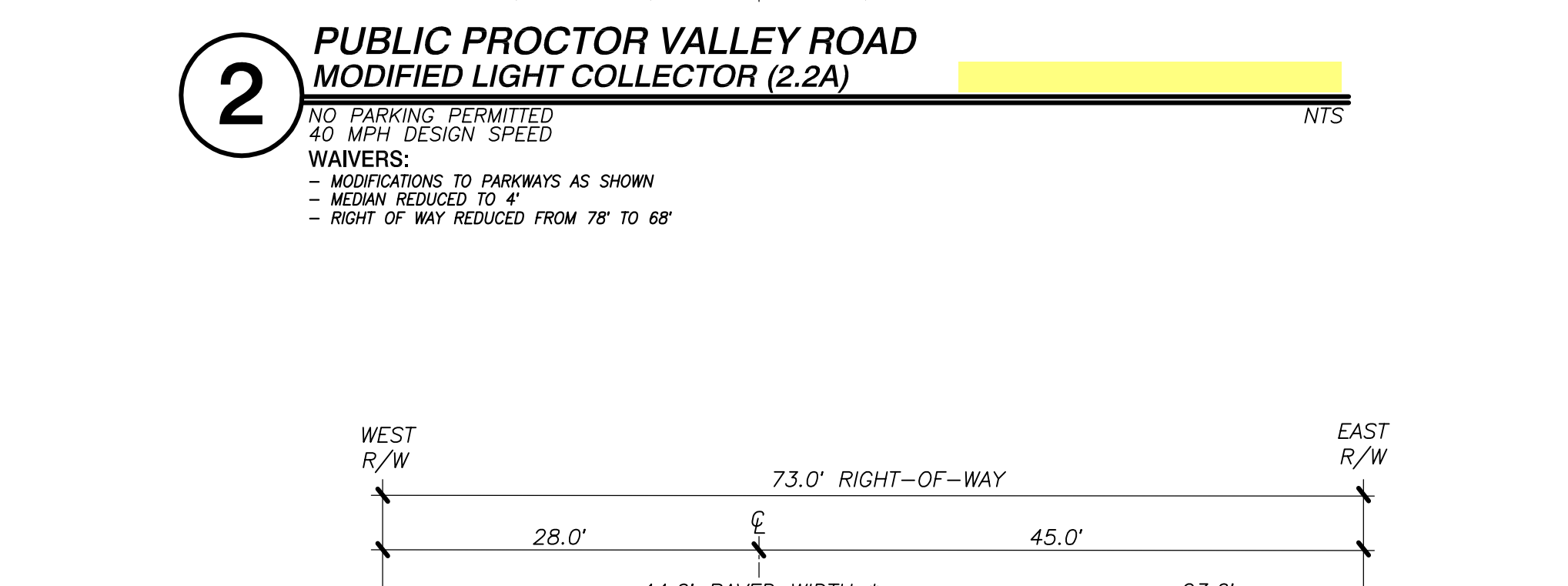
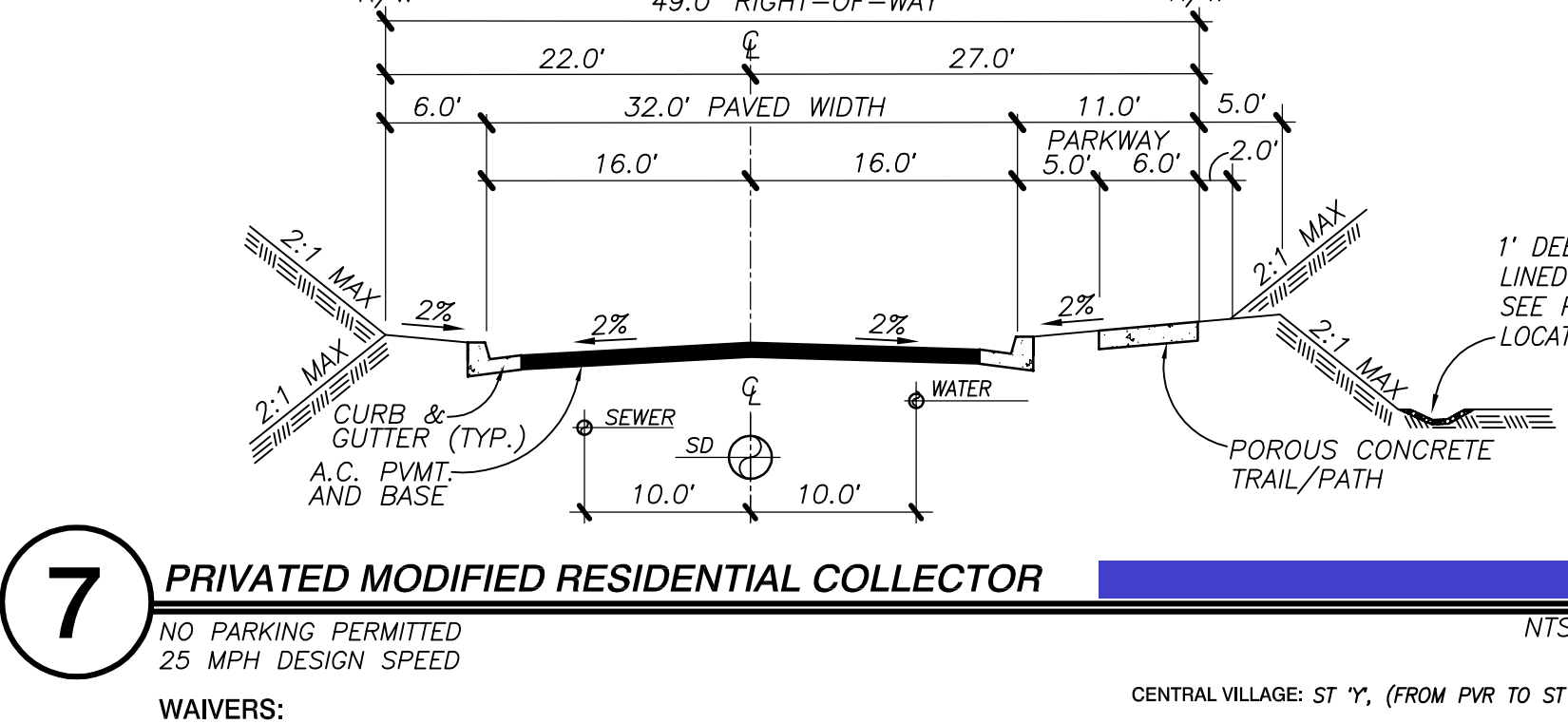
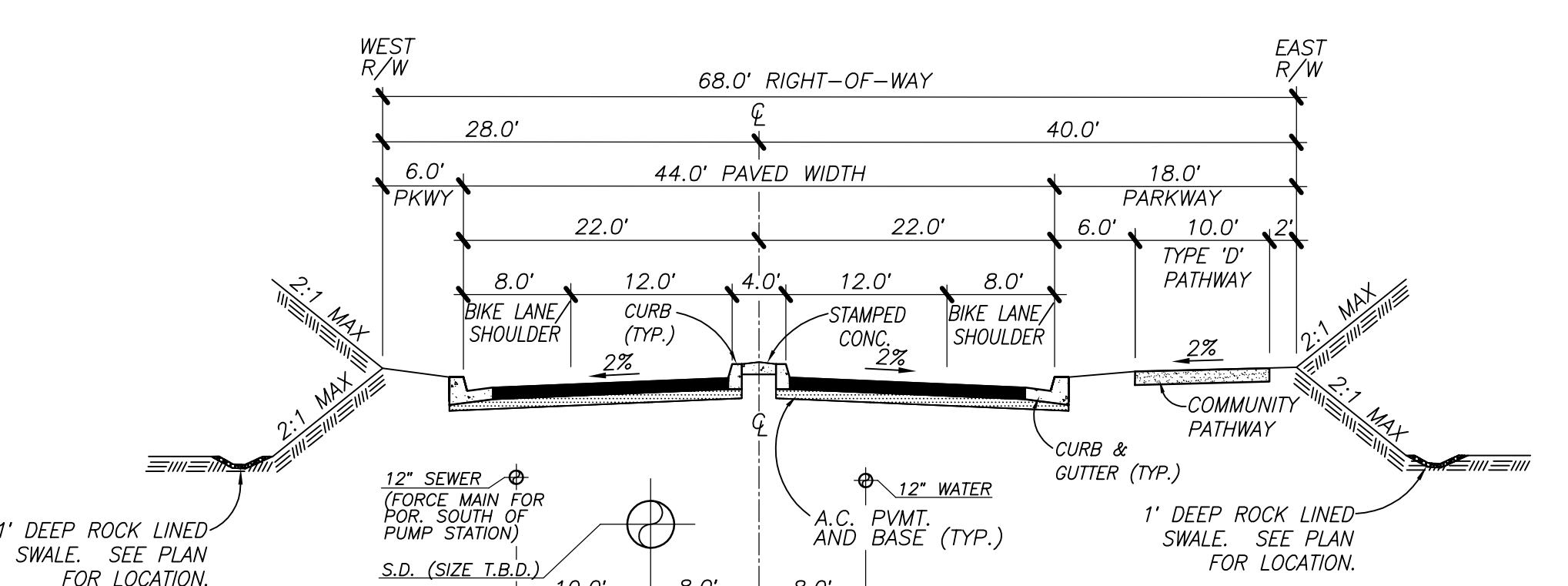
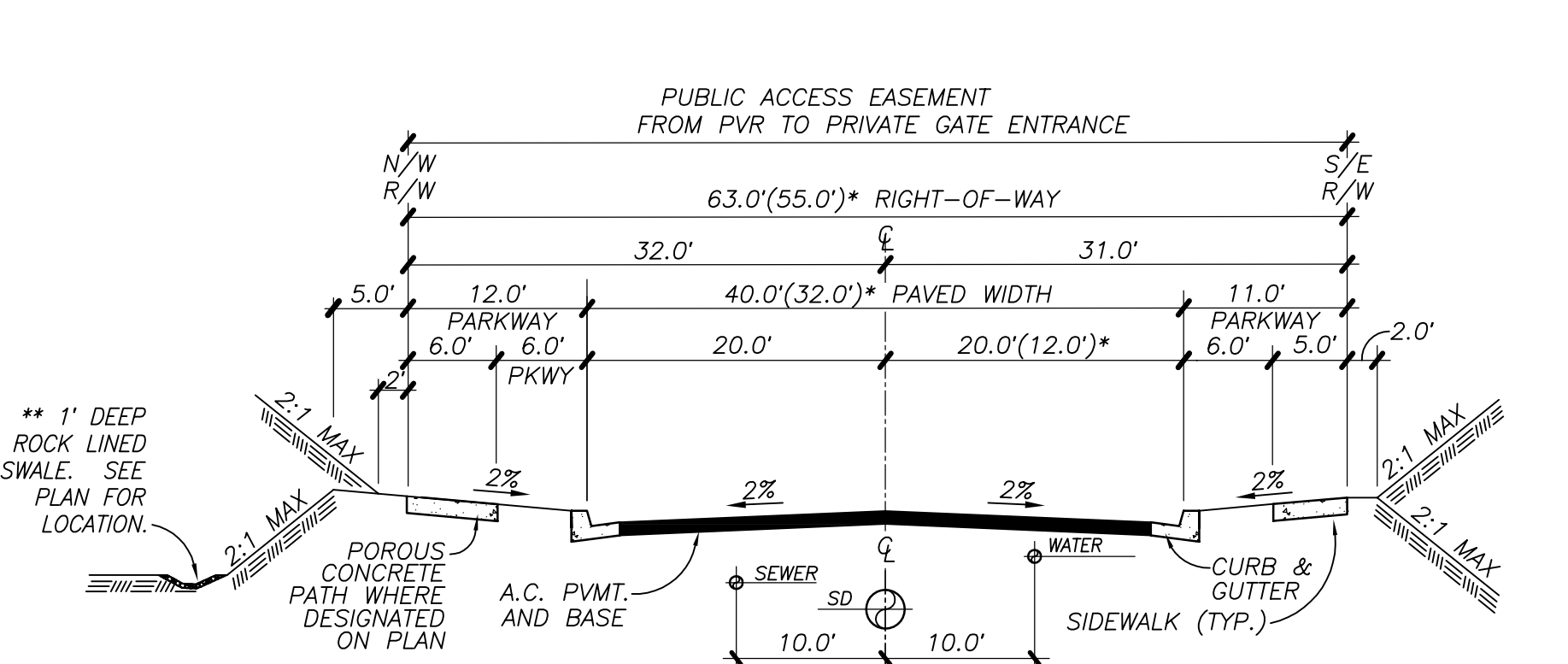
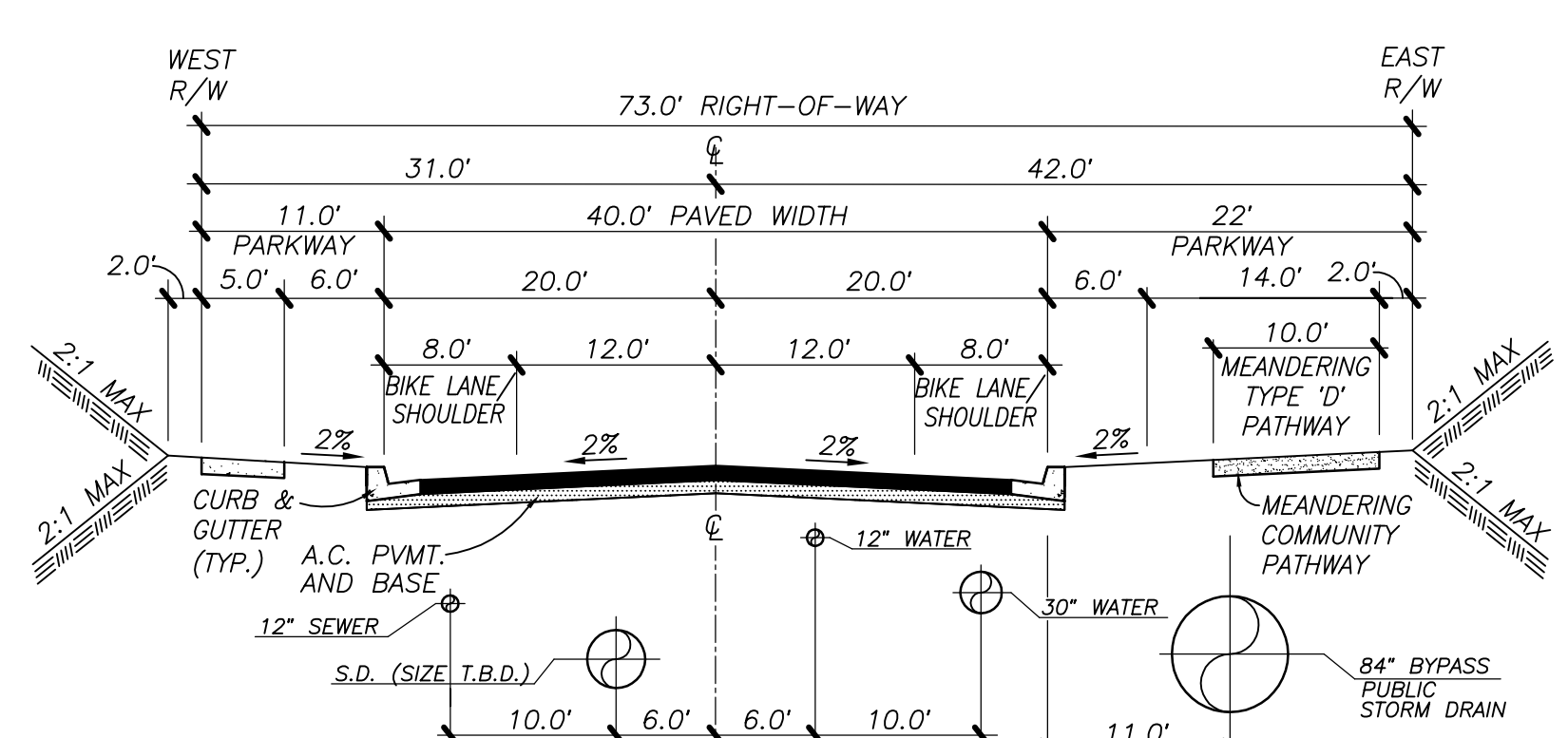
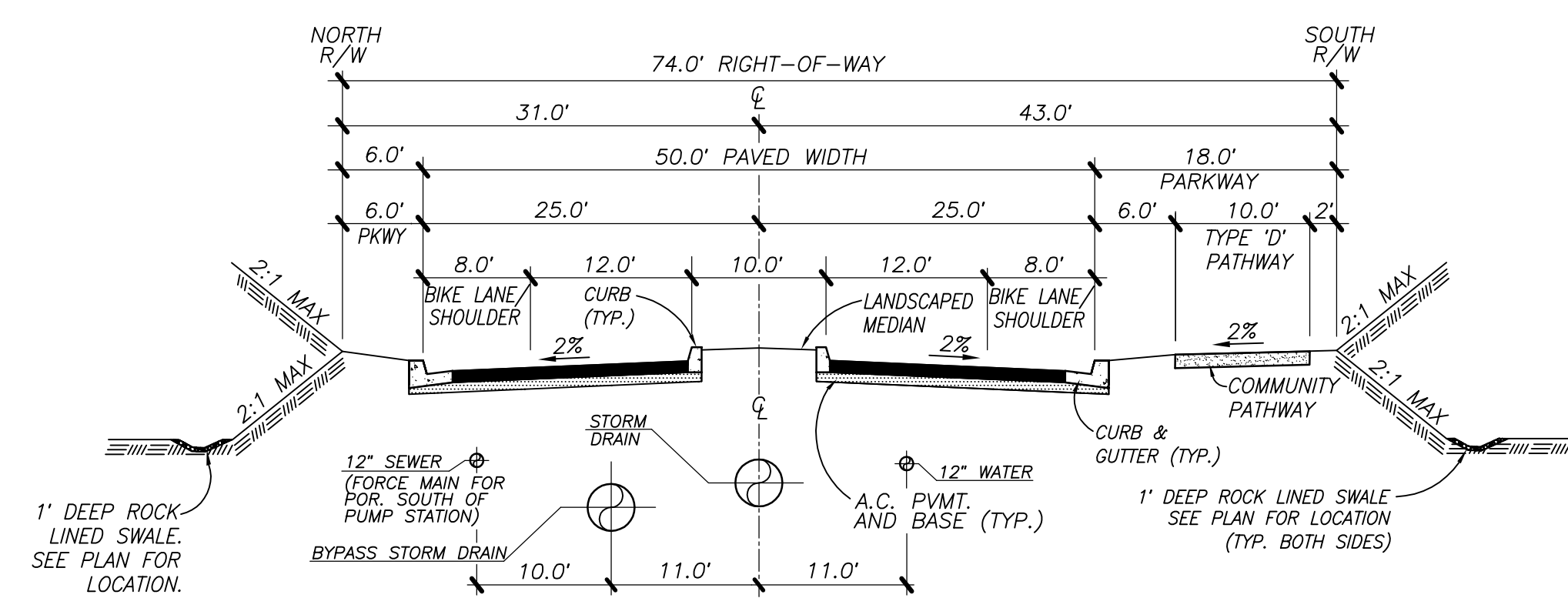


PLANNING: 9707 Maple Street
ENGINEERING: San Diego, CA 92101
SURVEYING: PH080589-4500 PH080589-4144

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 GRADING PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET
1
OF
24



STREET KEY MAP

NOT TO SCALE

POROUS CONCRETE TRAIL/PATH

STREET CROSS SECTIONS

PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, CA

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

SHEET
3
OF
24