PLANNING AREA 16 & 19
LOTTING-PVR OPT.

NEIGHBORHOOD R-13

LOT #	LOT AREA SQ. FT.	LOT AREA ACRES
1	26,270	0.60
2	48,775	1.12
3	25,422	0.58
4	34,272	0.79
5	49,498	1.14
6	43,520	1.00
7	62,670	1.44
8	46,632	1.07
9	38,462	0.88
10	37,510	0.86
11	44,170	1.01
12	46,997	1.08
13	64,156	1.47
RES. SUBTOTAL SF	568,254	-
RES. SUBTOTAL AC	13.05	13.05
MAX	64,156	1.47
MIN	25,422	0.58
RES. AVG LOT SIZE	43,712	1.00
CIRCULATION SF	-116.00	-
CIRCULATION AC	0.00	-
TOTAL SF	568,138	582,055
TOTAL AC	13.04	13.36

NEIGHBORHOOD R-14

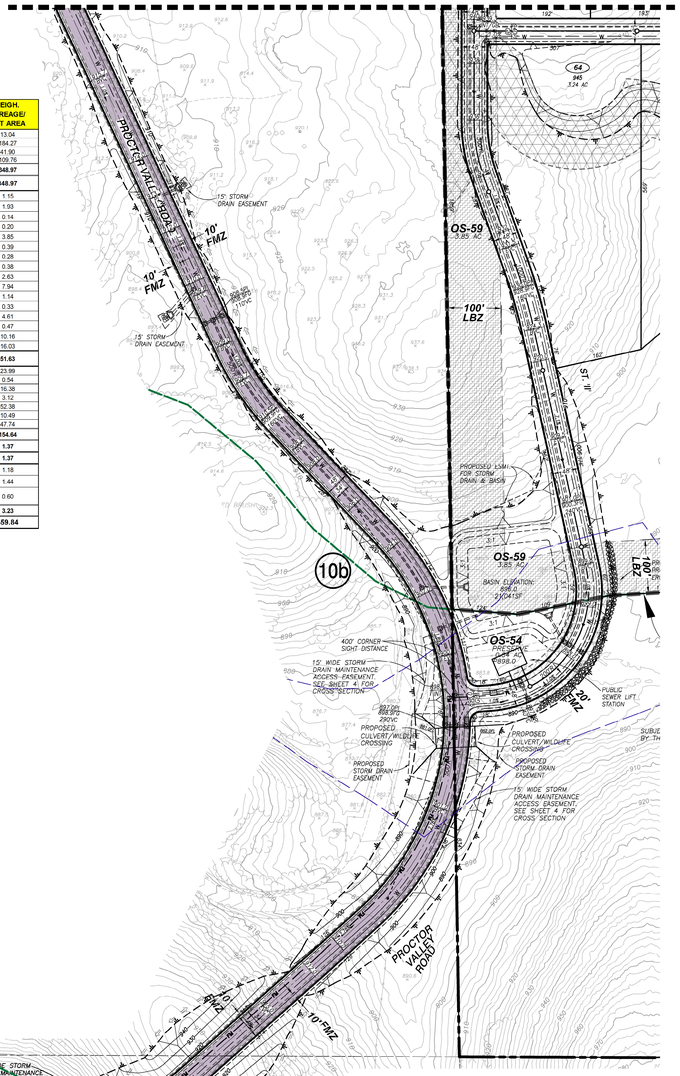
LOT #	LOT AREA SQ. FT.	LOT AREA ACRES
1	87,765	2.01
2	87,488	2.01
3	87,848	2.02
4	91,083	2.09
5	102,319	2.35
6	90,002	2.07
7	124,419	2.86
8	96,954	2.23
9	90,923	2.09
10	91,920	2.11
11	95,827	2.20
12	91,861	2.11
13	87,172	2.00
14	89,815	2.06
15	101,101	2.32
16	96,120	2.21
17	87,258	2.00
18	88,105	2.02
19	95,315	2.19
20	87,444	2.01
21	87,681	2.01
22	90,973	2.09
23	94,863	2.18
24	89,048	2.04
25	91,407	2.10
26	89,782	2.06
27	104,690	2.40
28	87,163	2.00
29	87,404	2.01
30	87,704	2.01
31	87,294	2.00
32	88,058	2.02
33	94,312	2.17
34	94,643	2.18
35	94,251	2.16
36	89,562	2.06
37	88,315	2.03
38	87,695	2.01
39	91,580	2.10
40	115,757	2.66
41	90,557	2.08
42	88,942	2.04
43	87,497	2.01
44	117,783	2.70
45	151,285	3.47
46	90,279	2.07
47	88,006	2.02
48	87,703	2.01
49	106,220	2.44
50	96,627	2.22
51	87,643	2.01
52	104,604	2.40
53	88,597	2.03
54	90,469	2.08
55	88,782	2.04
56	145,253	3.33
57	210,653	4.84
58	89,382	2.05
59	98,439	2.26
60	117,038	2.69
61	94,584	2.17
62	97,732	2.24
63	119,387	2.74
64	140,986	3.24
65	92,399	2.12
66	106,129	2.44
67	194,657	4.47
68	612,075	14.05
69	155,861	3.58
70	118,653	2.72
71	108,494	2.49
RES. SUBTOTAL SF	7,679,757	-
RES. SUBTOTAL AC	176.30	176.30
MAX	612,075	14.05
MIN	87,163	2.00
RES. AVG LOT SIZE	108,166	2.48
CIRCULATION SF	347,085	-
CIRCULATION AC	7.97	-
TOTAL SF	8,026,842	8,035,201
TOTAL AC	184.27	184.46

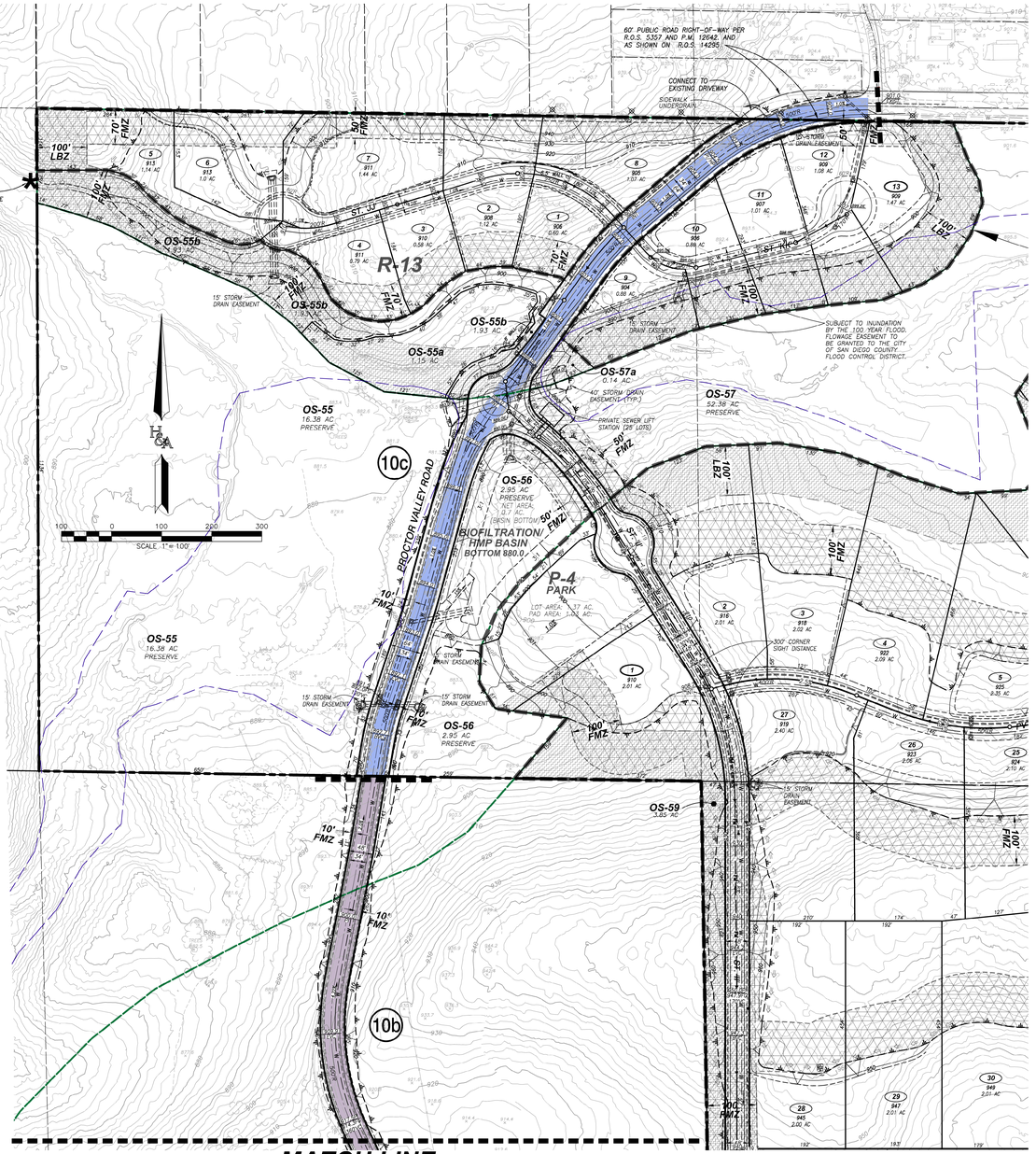
PLANNING AREA 16 & 19
SUMMARY - PVR OPT.

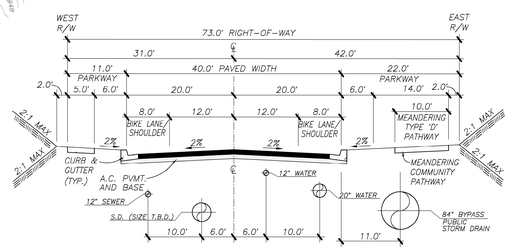
NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	NEIGH. ACREAGE/ LOT AREA
R-13	SF	13	.5 AC Min	13.04
R-14	SF	71	2 AC Min	184.27
R-15	SF	11	2 AC Min	41.90
R-16	SF	30	2 AC Min	109.76
SUBTOTAL		**125**		**348.97**
RESIDENTIAL UNIT/TOTAL				**348.97**
OS-55a	CONSERVED OS	-	Potential Preserve	1.15
OS-55b	HOA OS	-	Slopes/FMZ	1.93
OS-57a	HOA OS	-	Slopes/FMZ	0.14
OS-58	CONSERVED OS	-	Potential Preserve	0.20
OS-59	HOA OS	-	Slopes/Basin/FMZ	3.85
OS-60	HOA OS	-	Pvt. Swr Lift Station & Pvt Basin	0.39
OS-61	HOA OS	-	Wtr Pump Station	0.28
OS-62	HOA OS	-	Pvt. Basin	0.38
OS-63	HOA OS	-	Slopes/FMZ	2.63
OS-64	CONSERVED OS	-	Potential Preserve	7.94
OS-66	HOA OS	-	Pvt. Swr Lift Station & Pvt Basin	1.14
OS-67	HOA OS	-	Pvt. Basin	0.33
OS-68	HOA OS	-	Slopes/Basin/FMZ	4.61
OS-69	HOA OS	-	Pvt. Swr Lift Station & Pvt Basin	0.47
OS-70	CONSERVED OS	-	Potential Preserve	10.16
OS-71	CONSERVED OS	-	Potential Preserve	16.03
SUBTOTAL	**HOA OS**	**-**	**Potential Preserve**	**51.63**
OS-53	Preserve	-	-Preserve OS-	23.99
OS-54	Preserve	-	-Public Swr Lift Station-	0.54
OS-55	Preserve	-	-Preserve OS-	16.38
OS-56	Preserve	-	-Public Wtr Qual Basin-	3.12
OS-57	Preserve	-	-Preserve OS-	52.38
OS-65	Preserve	-	-Preserve OS-	10.49
OS-72	Preserve	-	-Preserve OS-	47.74
SUBTOTAL	**Preserve Subtotal**	**-**	**-**	**154.64**
P-4	**Public Park**		**Northern Park**	**1.37**
SUBTOTAL	Public Park	-		**1.37**
ONSITE PVR (within R-13)	Major Circulation	-		1.18
ONSITE PVR (within Preserve)	Circulation In Preserve	-		1.44
OTHER ONSITE PUBLIC ROW*	Circulation In Preserve	-	Por. Of St "B" Adj. to OS 54 & 56 (Access into R-14)	0.60
SUBTOTAL				**3.23**
OVERALL PA 16/19 TOTAL		**125**		**559.84**

* ONSITE PUBLIC ROW = CALCULATION OF REMAINING ROW OUTSIDE OF PVR AND OUTSIDE OF NEIGHBORHOOD (WITHIN PRESERVE)

MATCH LINE



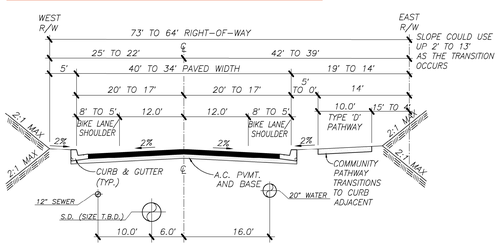




6 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2E)

NO PARKING PERMITTED — NTS
30 MPH DESIGN SPEED / (20 MPH AT ROUNDABOUT)

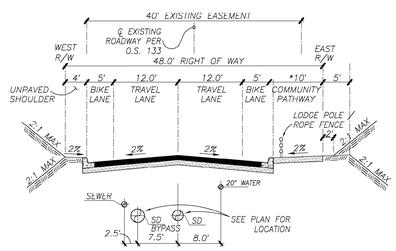
WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (20 MPH)



10a PUBLIC PROCTOR VALLEY ROAD TRANSITION FROM 6 TO 10b
MODIFIED LIGHT COLLECTOR (2.2F)

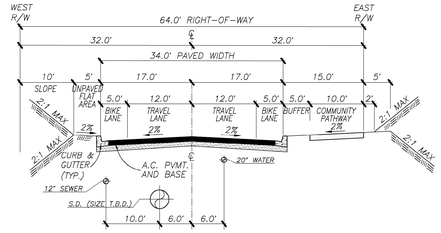
NO PARKING PERMITTED — NTS
30 MPH DESIGN SPEED

WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH



10b PUBLIC PROCTOR VALLEY ROAD/THRU STATE LANDS
MODIFIED LIGHT COLLECTOR (2.2F)

NO PARKING PERMITTED — NTS
40 MPH DESIGN SPEED
*WIDTH OF COMMUNITY PATHWAY MAY VARY DUE TO INSTALLATION OF SIGNS FOR SHORT DISTANCES



10c PUBLIC PROCTOR VALLEY ROAD
-FROM STATE PROPERTY LINE THRU PA19 TO NORTH BOUNDARY
MODIFIED LIGHT COLLECTOR (2.2I)

NO PARKING PERMITTED — NTS
40 MPH DESIGN SPEED / (20 MPH AT ROUNDABOUT)

WAIVERS:
- MODIFICATIONS TO PAVEMENT, SHOULDER, PARKWAY AND ROW WIDTHS AS SHOWN.

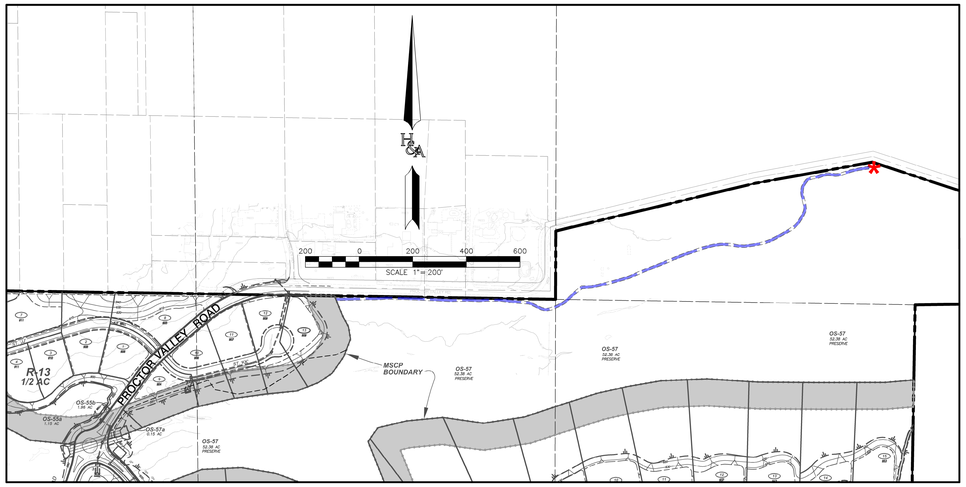
PROCTOR VALLEY ROAD NORTH OPTION

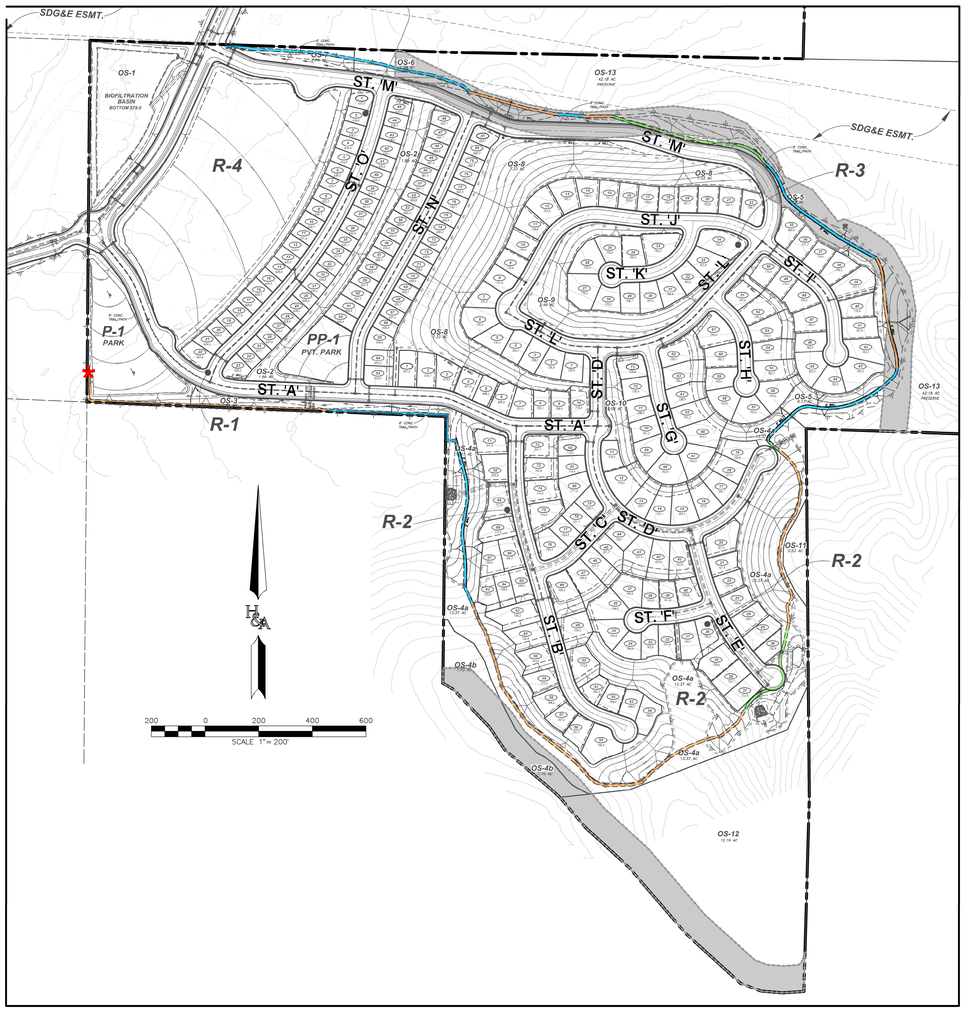
PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

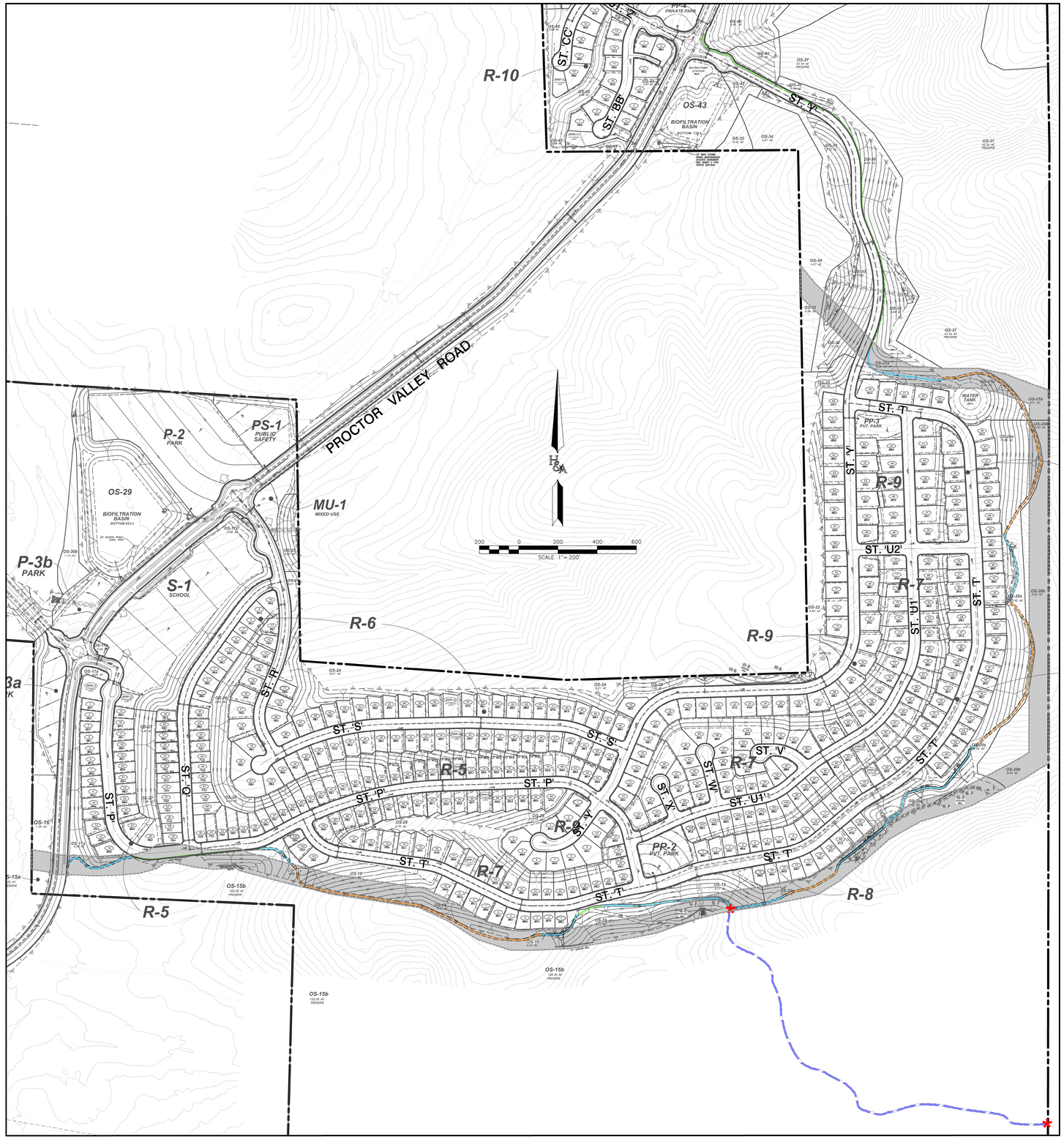
PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

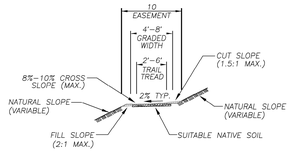
SHEET 23 OF 24

DEC 2021









TYPE C TRAIL - PRIMITIVE TRAIL

NOTE: TRAIL SPECIFICATIONS PER THE COUNTY OF SAN DIEGO COMMUNITY TRAILS MASTER PLAN "DESIGN AND CONSTRUCTION GUIDELINES" — NOT TO SCALE

NOTE: UP TO 30% GRADE MAXIMUM FOR ONLY SHORT PERIODS

LEGEND

- PERIMETER TRAIL OPTION AT PAD GRADE
- PERIMETER TRAIL OPTION BELOW PAD GRADE
- PERIMETER TRAIL OPTION ABOVE PAD GRADE
- PRESERVE TRAIL OPTION
- POTENTIAL FUTURE TRAIL ACCESS EASEMENT
- 100' PRESERVE EDGE

PERIMETER & PRESERVE TRAIL OPTIONS

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PRELIMINARY GRADING PLAN

OTAY RANCH

VILLAGE 14 AND PLANNING AREAS 16 & 19

County Of San Diego, California

SHEET 24 OF 24

W.O. 2421-5371