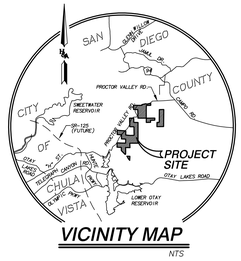
PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California



VICINITY MAP
NTS

LEGEND

SUBDIVISION BOUNDARY	
PROPOSED LOT LINE	
PROPOSED NEIGHBORHOOD BOUNDARY	
EXISTING MAP DATA	LOT 270
PROPOSED LOT NUMBER	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)	
PROPOSED BROW DITCH	
PROPOSED EASEMENT LINE	
EXISTING EASEMENT LINE	
TITLE REPORT ITEM NO. (SEE SHEET 21)	1
PROPOSED SEWAGE FORCE MAIN	FM
EXISTING SEWER MAIN WITH MANHOLE	
PROPOSED SEWER MAIN WITH MANHOLE (8" PVC UNLESS OTHERWISE NOTED)	
EXISTING WATER MAIN WITH FIRE HYDRANT	W
PROPOSED WATER MAIN WITH FIRE HYDRANT (8" PVC UNLESS OTHERWISE NOTED)	W
PROPOSED STORM DRAIN SYSTEM A. INLET OR CATCH BASIN B. HEADWALL C. CLEANOUT D. CATCH BASIN	A B C D RIP RAP
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	*
NON GRADED LDA LINE	

EXISTING ZONING

USE REGULATIONS		S-80/S88
ANIMAL REGULATIONS		-/D
DEVELOPMENT REGULATIONS	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

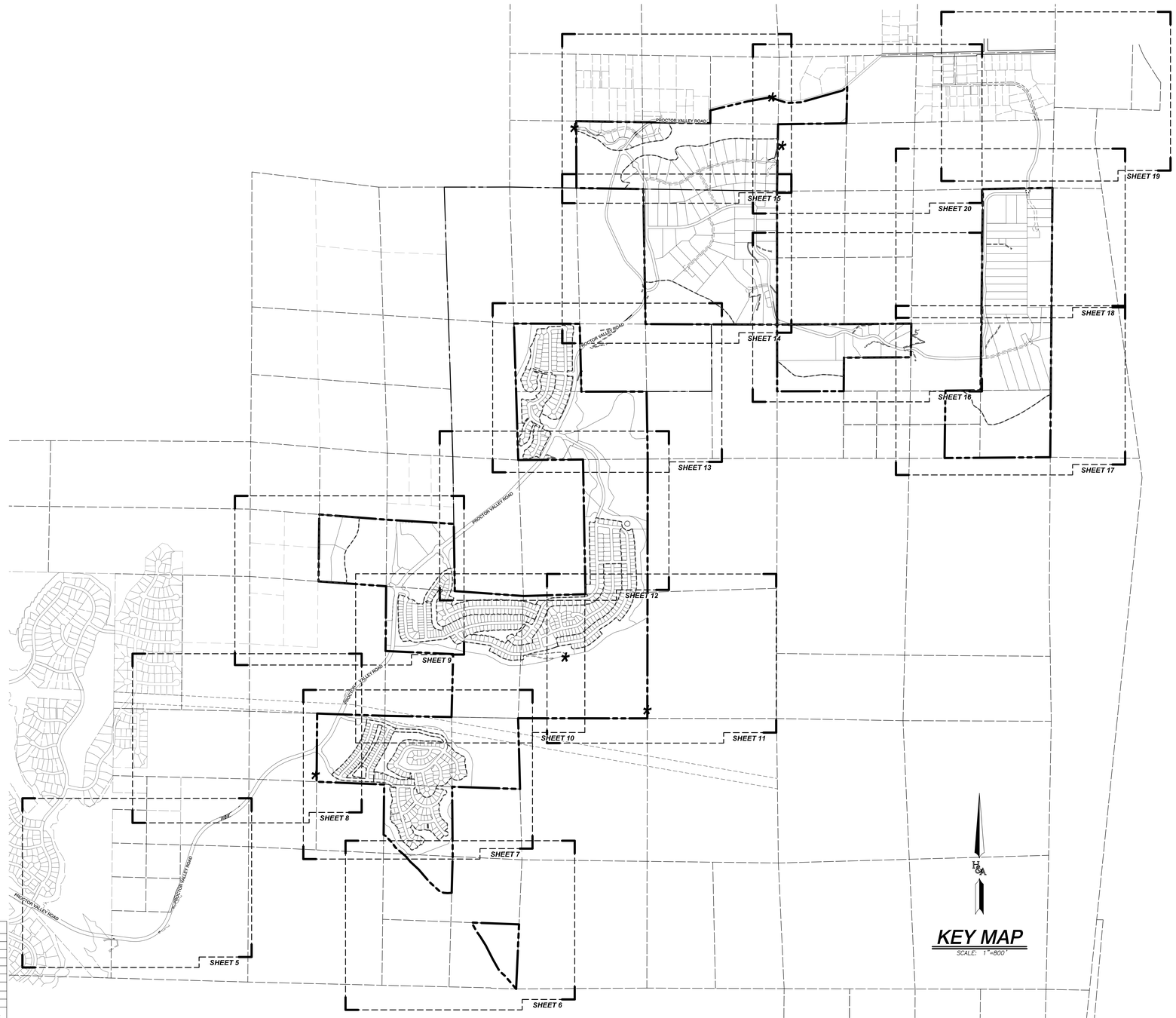
RR (NEI. R-12, R-13, R-14, R-15 & R-16)		
USE REGULATIONS		S88
ANIMAL REGULATIONS		L
DEVELOPMENT REGULATIONS	DENSITY	0.3
	LOT SIZE (MINIMUM)	1 AC
	BUILDING TYPE	C
	MAX FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	COVERAGE	-
	SETBACK	H
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		D

SF-1 (NEI. R-3, R-9, R-10, R-11)		
USE REGULATIONS		S88
ANIMAL REGULATIONS		-
DEVELOPMENT 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 TBL. 14)
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		D

SF-3 (NEI. R-4)		
USE REGULATIONS		S88
ANIMAL REGULATIONS		-
DEVELOPMENT 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 TBL. 14)
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		D

SF-2 (NEI. R-1, R-2, R-5, R-6, R-7, R-8)		
USE REGULATIONS		S88
ANIMAL REGULATIONS		-
DEVELOPMENT 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 TBL. 14)
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		D

VILLAGE CORE (VC)		
USE REGULATIONS		S88
ANIMAL REGULATIONS		-
DEVELOPMENT REGULATIONS	DENSITY	-
	LOT SIZE (MINIMUM)	-
	BUILDING TYPE	C
	MAX FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	COVERAGE	-
	SETBACK	V (SEE DEVELOPMENT REGS TBL. 17)
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		D



KEY MAP
SCALE: 1"=800'

GENERAL NOTES

1. 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)
2. TOTAL NUMBER OF UNITS: 1,119
   SINGLE FAMILY: 906
   DETACHED HOMES: 116
   MULTIFAMILY (SCH OPT): 97
3. 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 TBLS SHT 2 AND 22)
PRESERVE OS LOTS:	20	(SEE TBLS 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)

4. ASSESSOR'S PARCEL NUMBERS:

VILLAGE 14	PLANNING AREAS 16 & 19
598-070-07 & 09	597-140-04
598-010-02	597-020-06 & 10
598-020-04 & 06	597-190-23
598-021-02	597-150-03, 07, 08, 12 & 13
597-140-05	

5. EXISTING GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA & OPEN SPACE (CONSERVATION)
6. EXISTING GENERAL PLAN REGIONAL CATEGORY: N/A/RURAL/SEMI-RURAL
7. PROPOSED GENERAL PLAN REGIONAL CATEGORY: RURAL/SEMI-RURAL
8. EXISTING ZONING: S80/S88 (SEE TBLS THIS SHEET) PROPOSED ZONING: SEE SPECIFIC PLAN
9. 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
10. EXISTING USE: VACANT
11. PROPOSED USE: SINGLE FAMILY, MULTIFAMILY, MIXED USE, PUBLIC SAFETY, PUBLIC PARK, PRIVATE PARKS, HOA OPEN SPACE & PRESERVE OPEN SPACE
12. TAX RATE AREA: 63076, 79006, 79007, 63165, 59151
13. THOMAS BROTHERS COORDINATES:
    1293 C4-C7, D4-D7, E4-E7, 1312 A2-A3, B1-B2, C1-C2, D1-D2, E1-E2
14. COMMUNITY PLAN/SUBREGIONAL AREA: JAMUL-DULZURA/OTAY SUBREGIONAL PLAN
15. 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

1. 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.
2. SOILS INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS INVESTIGATION PREPARED BY: ADVANCED GEOTECHNICAL SOLUTIONS, INC DATED: MARCH 27, 2017
3. 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.
4. MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR.
5. 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.
6. 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.
7. FOR SETBACK REQUIREMENTS SEE THE OTAY RANCH VILLAGE 14 AND PLANNING AREAS16/19 SPECIFIC PLAN SECTION 7 DEVELOPMENT REGULATIONS, TABLES 14 & 17.
8. LIMITED BUILDING ZONE (LBZ) INFORMATION ADDRESSED IN THE FIRE PROTECTION PLAN, APPENDIX G
9. 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.
10. FUEL MODIFICATION ZONES REFLECTED ON THIS MAP ARE PER THE CURRENT FIRE PROTECTION PLAN BY DUDEK & ASSOCIATES. PLEASE REFER TO THE FPP FOR DETAILS ABOUT EACH ZONE TYPE.
11. USES WITHIN THE BISECTED PORTIONS OF ANY LOTS WITHIN NEIGHBORHOODS R-13, R-14, R-15 AND R-16 SHALL BE RESTRICTED.
12. PLANNING AREA 16 RESIDENTIAL LOTS 65-71 IN R-14, LOTS 1-11 IN R-15 AND LOTS 1-30 IN R-16: RESIDENTIAL LOTS IN PLANNING AREA 16 CONTAINING LIMITED DEVELOPMENT AREA (LDA) SHALL PROVIDE EITHER A MINIMUM 100-FOOT FUEL MODIFICATION ZONE, (PROVIDED NON-GRADED LDA AREA IS NOT LOCATED WITHIN THE 100' FMZ), OR AN EQUIVALENT COMBINATION OF FMZ, ALTERNATIVE FIRE RESISTIVE MATERIALS AND METHODS TO THE SATISFACTION OF THE SDCFA. THE MINIMUM 50-FOOT ZONE 2 FMZ SHALL EXTEND TO THE INTERFACE WITH NON-GRADED LDA, PROVIDING MORE THAN THE REQUIRED 50-FOOT ZONE 2 FMZ ON THE LARGER LOTS. IF REQUIRED, AFFECTED LOTS MAY BE RECONFIGURED DURING FINAL ENGINEERING TO SATISFY THIS CONDITION SUBJECT TO ADMINISTRATIVE APPROVAL UNDER THE AUTHORITY OF THE SDCFA. RESIDENTIAL LOTS IN PLANNING AREA 16 CONTAINING LDA SHALL BE SUBJECT TO AN LDA OPEN SPACE EASEMENT RECORDED AT FINAL MAP AS IDENTIFIED IN THE TENTATIVE MAP CONDITIONS OF APPROVAL.
13. A NOISE RESTRICTION EASEMENT SHALL BE GRANTED OVER AREA R-4; AREA R-5 LOTS 1 THROUGH 14; AREA R-10 LOTS 1 THOUGH 6; AREA R-11 LOTS 1 THROUGH 5 AND 54 THROUGH 61; AREA R-13 LOTS 1 AND 8 THROUGH 13; AREA R-14 LOTS 1, 2, 27, 28 AND 64.

EARTHWORK / GRADING QUANTITIES

SEE GRADING PLAN FOR DETAILS.

ENGINEER

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
9707 WAPLES STREET
SAN DIEGO, CA 92121
(858) 558-4500 PH
(858) 558-1414 FX

APPLICANT

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

OWNER/SUBDIVIDER

GDCI 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, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" 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
No. 47945
Exp. 12/31/19
CIVIL
STATE OF CALIFORNIA

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

ABBREVIATIONS

FP	FLOOD PLAIN
MH	MANHOLE
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
NTS	NOT TO SCALE
S	SEWER
W	WATER
RW	RECLAIMED WATER
R/W	RIGHT OF WAY
PL	PROPERTY LINE
PI	POINT OF INTERSECTION (V.C.)
SF	GROSS SQ. FT.
NSF	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 = 581.387' (NAVD '88)

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (W) 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 SHERIFFS 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.

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

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

W.O. 2421-0031

R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\TENTATIVE MAP\Village 14 - TM - Sht 01 (Per Exist SRP Plan).dwg[]Sep-26-2018:19:40

DESIGN WAIVERS/EXCEPTIONS

A. Tentative Map Waivers

Below is a list of waivers to the Village 14 and Planning Areas 16/19Tentative Map (TM 5616). These waivers are required because the Tentative Map does not meet all County subdivision design standards; however, pursuant to Section 81.401(o) of the County's Subdivision Ordinance, deviations to the County's subdivision design standards in cases where the proposed deviations are part of a Specific Plan or Major Use Permit pursuant to Zoning Ord. sections 6600 et seq.

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
STREET WAIVER				
Modified Light Collector (TM Street Section 2)	County Public Road Standard 2.2A	Sheets 6 & 8	N/A	The off-site south Proctor Valley Road improvements within the City of San Diego Cornerstone lands were reduced to minimize grading impacts on adjacent environmentally sensitive areas and slow traffic. The roadway takes on a more rural character as it transitions from the more intensive land uses within the City of Chula Vista, through Proctor Valley and northward toward the more rural Jamul community. The proposed reduced roadway width is consistent with the Otay Ranch GDP/SRP Village Character Policy that states: "Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community." (GDP/SRP Page 192) The overall ROW has been narrowed from 78' to 68'. Improvements within the ROW include a reduced width median (from 14' to 4'). The sidewalk is eliminated on the west side of the street and the 10' Community Pathway is provided on the east side separated from the travel lane by a 6' wide landscaped parkway to enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. Travel lanes and bike lanes/shoulders are consistent with the County Standard Light Collector 2.2A.

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
Modified Light Collector (TM Street Section 3)	County Public Road Standard 2.2A	Sheets 7 & 10	N/A	The off-site central Proctor Valley Road improvements within the City of San Diego Cornerstone lands were reduced to minimize grading impacts on adjacent environmentally sensitive areas and slow traffic. The roadway takes on a more rural character as it transitions from the more intensive land uses within the City of Chula Vista, through Proctor Valley and northward toward the more rural Jamul community. The proposed reduced roadway width is consistent with the Otay Ranch GDP/SRP Village Character Policy that states: "Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community." (GDP/SRP Page 192) The overall ROW has been narrowed from 78' to 73'. Improvements within the ROW include a reduced width median (from 14' to 4'). The sidewalk is eliminated on the west side and a noncontiguous sidewalk, separated from the travel lane by a 6' landscaped parkway is combined with the 10' Community Pathway on the east side to enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. The design speed through this Proctor Valley Road segment has been reduced from 40 to 30 mph and 20 mph through the roundabouts, to enhance pedestrian safety to improve roundabout operations and to allow an alignment

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
				flexibility to avoid impacts to vernal pools. Travel lanes and bike lanes/shoulders are consistent with the County Standard Light Collector 2.2A.
Modified Light Collector (TM Street Section 4)	County Public Road Standard 2.2A	Sheet 9	N/A	The on-site central Proctor Valley Road improvements were expanded to create a sense of arrival and enhance pedestrian activity adjacent to the south village residential neighborhoods. The overall ROW has been expanded from 78' to 83'. The center median, travel lanes and bike lanes/shoulders are consistent with the County Standard Light Collector 2.2A. Noncontiguous sidewalks, separated from the travel lanes by a 6' landscaped parkway are provided on both sides of the street to enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. The 10' Community Pathway is provided on the east side of the street. The design speed through this Proctor Valley Road segment has been reduced from 40 to 30 mph and 20 mph through the roundabouts, to enhance pedestrian safety and improve roundabout operations.
Modified Light Collector (TM Street Section 5)	County Public Road Standard 2.2A	Sheet 12	N/A	The on-site central Proctor Valley Road improvements were decreased to create a sense of arrival and enhance pedestrian activity within the Village Core. The overall ROW has been reduced from 78' to 77'. The center median has been reduced from 14' to 4'. Pavement width

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
				has been reduced from 54' to 44'. Travel lanes and bike lanes/shoulders are consistent with the County Standard Light Collector 2.2A. A non-contiguous 5' sidewalk is provided along the west side of the road, separated from the travel lanes by 6' landscaped parkways. The east side has a 22' parkway which includes the 10-foot meandering Community Pathway to enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. The design speed through this Proctor Valley Road segment has been reduced from 40 to 30 mph and 20 mph through the roundabouts, to enhance pedestrian safety and improve roundabout operations.
Modified Light Collector (TM Street Section 6)	County Public Road Standard 2.2E	Sheets 7 & 13	N/A	The on-site north Proctor Valley Road improvements were expanded to provide a continuous Community Pathway through the community, enhancing the pedestrian experience along the link between the residential neighborhoods and the Village Core. The overall ROW has been expanded from 64' to 73'. The travel lanes and bike lanes/shoulders are consistent with the County Standard Light Collector 2.2e. A non-contiguous sidewalk is provided on the west side of the road, separated from the travel lanes by a 6' landscaped parkway. The east side has a 22' parkway which includes the 10-foot meandering Community Pathway to enhance

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
				the pedestrian experience and provide an increased sense of pedestrian safety and comfort. The design speed through this Proctor Valley Road segment has been reduced from 40 to 30 mph and 20 mph through the roundabout to enhance pedestrian safety and improve roundabout operations.
Modified Residential Collector (TM Street Section 7)	County Public Road Standard Residential Collector	Sheet 12	N/A	The Modified Residential Collector is implemented within the central portion Proctor Valley Village 14. The ROW has been reduced from 60' to 49' with a 32' paved width containing two 16' travel lanes. No parking will be allowed. A non-contiguous sidewalk separated from the travel lanes by a 5' landscaped parkway is provided on the eastern side of the road. The design speed has been reduced from 30 to 25 mph, intersection spacing has been reduced from 200' to 150' and minimum horizontal curve radius has been reduced from 300' to 200'. These changes allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas containing sensitive environmental resources.
Modified Light Collector (TM Street Section 10)	County Public Road Standard 2.2F	Sheets 13,14 & 15	N/A	The off-site north Proctor Valley Road improvement width has been reduced from 52' to 40' right-of-way to minimize impacts to environmentally sensitive areas adjacent to the ROW and maintain the rural connection between Proctor Valley Village 14 and Jamul to the north.

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
				Improvements within the 40' ROW include two 14' travel lanes and extension of the 10' Community Pathway along the east ROW. The parkways and shoulders have been eliminated to reduce grading impacts on adjacent environmental sensitive areas.
Modified Residential Collector (TM Street Section 8)	County Public Road Standard Residential Collector	Sheets 7-10, 12 & 13	N/A	The Modified Residential Collector is implemented throughout Proctor Valley Village 14. There are two alternatives reflected on the TM. The first expands the ROW to 62' which includes 40' of paved width containing two travel lanes and parking on both sides, noncontiguous sidewalks, separated from the travel lanes by a 6' landscaped parkway are provided on both sides of the street. The second alternative reduces the ROW to 54' by eliminating the 8' shoulder/parking along one side of the street. This alternative is implemented in areas where the street is single-loaded. The design speed has been reduced from 30 to 25 mph, intersection spacing has been reduced from 200' to 150' and minimum horizontal curve radius has been reduced from 300' to 200'. These changes allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas containing sensitive environmental resources.

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
Modified Residential Collector (TM Street Section 8A)	County Public Road Standard Residential Collector	Sheets 7-10 12 & 13		The Modified Residential Collector is implemented throughout Proctor Valley Village 14. There are two alternatives reflected on the TM. The first expands the ROW to 63' which includes 40' of paved width containing two travel lanes and parking on both sides, noncontiguous sidewalks, separated from the travel lanes by a 6' landscaped parkway are provided on both sides of the street. The second alternative reduces the ROW to 55' by eliminating the 8' shoulder/parking along one side of the street. This alternative is implemented in areas where the street is single-loaded. The design speed has been reduced from 30 to 25 mph, intersection spacing has been reduced from 200' to 150' and minimum horizontal curve radius has been reduced from 300' to 200'. These changes allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas containing sensitive environmental resources.
Modified Residential Road (TM Street Section 9)	County Public Road Standard Residential Road	Sheets 7-13	N/A	The Modified Residential Street is implemented throughout all single family neighborhoods. The modified section expands the ROW from 56' to 58' to accommodate the increased parkway width on both sides from 10' to 11'. The parkway consists of a 5' sidewalk and a 6' landscaped parkway on both sides. The curb-to-curb section

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
				consists of two travel lanes with parking on both sides. The parking may be eliminated on one side where the road in unloaded, reducing the curb-to-curb dimension to 32' and the ROW to 54'. The design speed is reduced from 30 to 25 MPH and the minimum horizontal radius has been reduced from 200' to 160'. Intersection spacing has been reduced from 200' to 150'. These changes allow the roadway to conform more closely to the existing landform and minimize impacts to adjacent RMP Preserve areas containing sensitive environmental resources.
Modified Residential Road (TM Street Section 9A)	County Public Road Standard Residential Road	Sheets 7-13	N/A	The Modified Residential Street is implemented throughout all single family neighborhoods. There are two alternatives reflected on the TM. The first expands the ROW from 56' to 69' to include 36' of paved width containing two travel lanes with parking on both sides, increased width parkway (from 10' to 11') with a 5' sidewalk on one and an increased width parkway (from 10' to 12') with a 6' sidewalk on other side. The second alternative reduces the ROW from 56' to 55' by reducing the paved width to include two travel lanes and eliminating parking on one side of the street. This alternative is implemented in areas where the street is single loaded. The design speed has been reduced from 30 to 25 mph, intersection spacing has been reduced from 200' to 150' and the minimum horizontal curve radius has been reduced from 200' to 160'. These

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
				changes allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas containing sensitive environmental resources.
Modified Residential Road (TM Street Section 9B)	County Public Road Standard Residential Road	Sheets 7-13	N/A	The Modified Residential Street is implemented within a unique portion of the Central Village that requires extra pavement width for additional utilities. The modified section expands the ROW from 56' to 69' to include 46' of paved width containing two travel lanes with parking on both sides, increased width parkway (from 10' to 11') with a 5' sidewalk on one and an increased width parkway (from 10' to 12') with a 6' sidewalk on other side. The design speed has been reduced from 30 to 25 mph and the minimum horizontal curve radius has been reduced from 200' to 150'. These changes allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas containing sensitive environmental resources.
Modified Rural Residential Road (TM Street Section 12 & 12A & 13)	County Public Road Rural Residential Road	Sheets 14-20	N/A	The Modified Rural Residential Road is implemented throughout portions of Planning Areas 16 & 19. The modified section maintains the standard right of way, curb-to-curb, lane width and parkway dimensions. The minimum curve radius has been reduced to 100', and the maximum grade has been increased to 18%. To facilitate these changes, the design speed has been reduced to 25 MPH.

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
				Public Sections 12 and 12a propose no parking on either side of the road and DG Pathways on both sides of the road to allow pedestrian circulation. Private Section 13 also restricts no parking on either side of the road but proposes a DG Pathway on only one side of the road for pedestrian circulation. These modifications allow for a more sensitive lotting and road layout that conforms more closely to the site topography within these villages.
GATED ENTRY WAIVER				
Gated Entries	Design Standards DS-17, DS-18 or DS-19	Sheets 7-10, 12 & 13	N/A	The topographic setting of the site allows for sensitive residential lot design and road layout that conforms more closely to the site's topography. As a result, the Proposed Project's gated entrances to individual neighborhoods are designed on streets with slightly curved centerlines; whereas the County's standard design for a gated entrance shows a straight-in entry. The Proposed Project's gated entrances conform to all other aspects of the County's standard design including turn-around radius, minimum entry width, and minimum storage distance for cars entering through the gated entrance. All gated entrances will meet the requirements for access relative to County Fire.
LOT WAIVER				

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
Lots less than 6,000 square feet	8.1041(b)		R-1, R-4, R-5 & R-7	Section 81.401(b) of the County's Subdivision Ordinance allows for deviations to the County subdivision design standards in cases where the proposed deviations are part of Specific Plan or Major Use Permit pursuant to Zoning Ord. Section 6600 et sq. The provisions of the Specific Plan shall govern, subject to County Board of Supervisor approval. The Proposed Project includes preparation of the Otay Ranch Village 14 & Planning Areas 16/19 Specific Plan, which includes project-specific lotting design standards and development regulations. A key objective of the Specific Plan is to provide standards that allow for a range of housing and lot sizes. Lots less than 6,000 square feet allow for a wider variety of lot sizes and housing type. Another important objective of the Specific Plan is to preserve large portions of the Project Area for the protection of sensitive environmental resources including coastal sage scrub and vernal pools. By including smaller single family lots in the Proposed Project, the Village 14 development footprint has been reduce, while providing more affordable housing within the Proposed Project. Finally, the Proposed Project is part of the larger Otay Subregional Plan and must conform to the SRP, as well as the County's General Plan as it relates to housing density and land use. Accordingly, providing smaller lots closer to the Village Core is required to meet these objectives.

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
COUNTY PUBLIC ACCESS ROAD/WATER LINE MAINTENANCE ROAD				
County Public Access Road/Water Line Maintenance Road (TM Street Section 11)	"Flexibility in County Road Design," 2010	Sheet 12	N/A	The County Public Access Road/Water Line Maintenance Road graded width has been reduced from 28' to 24' width, with 20' of improved surface. Access to this road is provided within the Project Area, from Neighborhood R-15. The road is solely designed to provide OWD with access to its facility and serves no other purpose. Consistent with Proposed Project objectives, road grading has been reduced to minimize impacts to sensitive native habitats and species within the RMP Preserve.
SUBDIVISION DESIGN				
Lot Depth Width	8.1041(j)		R-13, R-14, R-15 & R-16	Section 81.401(j) of the County's Subdivision Ordinance requires lot depths be at least 90' but no greater than three times the average width. Some lots within Planning Areas 16/19 exceed the lot depth maximum(s). Deviations to the County subdivision design standards are allowed in cases where the proposed deviations are part of Specific Plan or Major Use Permit pursuant to Zoning Ord. Section 6800 et sq. The provisions of the Specific Plan shall govern, subject to County Board of Supervisor approval. The Proposed Project includes preparation of the Otay Ranch Village 14 & Planning Areas 16/19 Specific Plan, which includes project-specific lotting design standards and development regulations. Another important objective of the Specific Plan is to preserve large portions of the

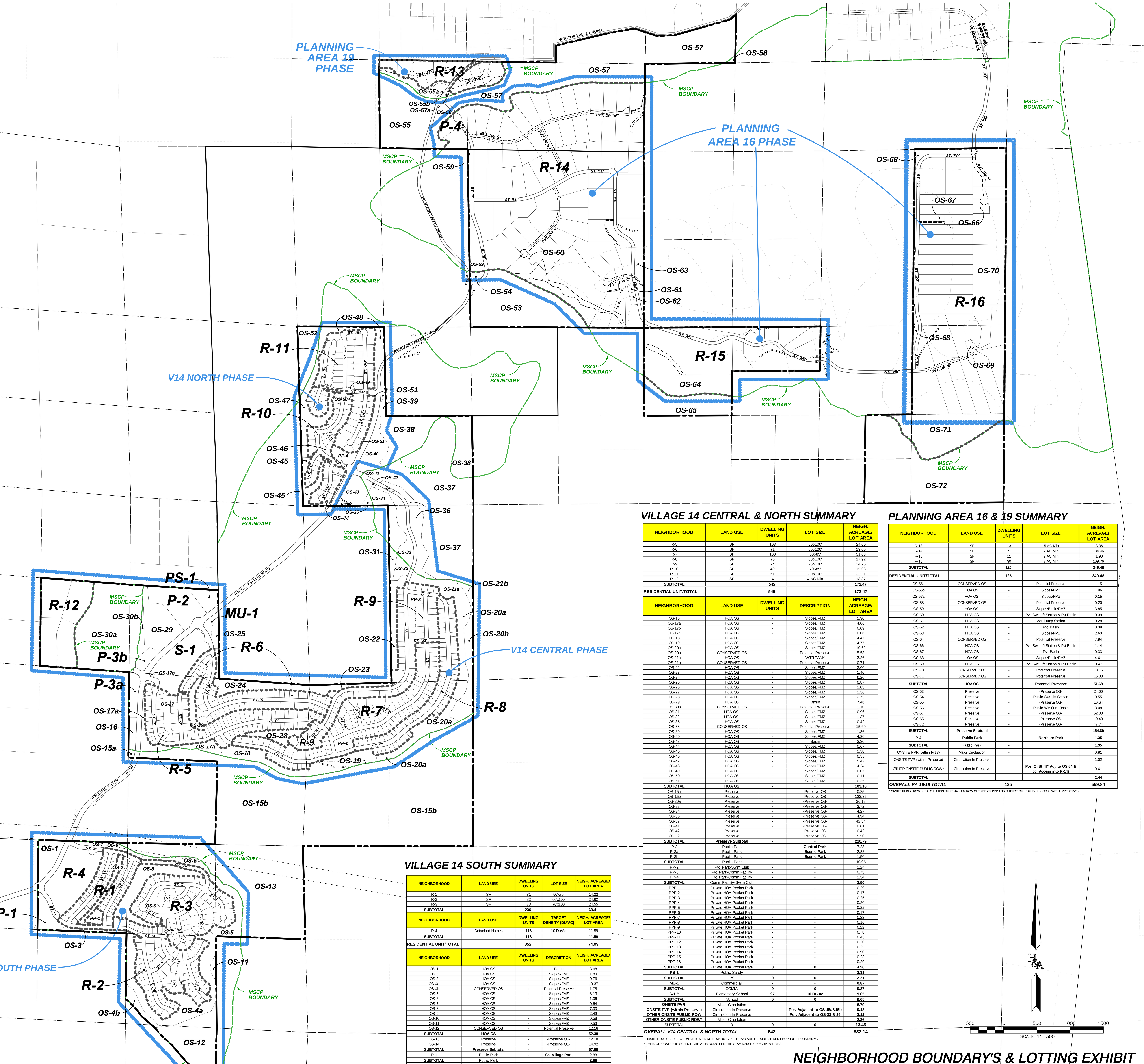
WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.		SHEET		JUSTIFICATION
				Project Area for the protection of sensitive environmental resources.
Lots bisected by Private Road Easements	81.401(p)		R-13, R-14 & R-16	Section 81.401(p) of the County's Subdivision Ordinance requires that a subdivision shall be designed so that no lot shall be bisected by a road. Some lots within Neighborhoods R-13, R-14 and R-16 are bisected by a 48' wide Private Rural Residential Road. Deviations to the County subdivision design standards are allowed in cases where the proposed deviations are part of Specific Plan or Major Use Permit pursuant to Zoning Ord, Section 6800 et sq. The provisions of the Specific Plan shall govern, subject to County Board of Supervisor approval. The Proposed Project includes preparation of the Otay Ranch Village 14 & Planning Areas 16/19 Specific Plan, which includes project-specific lotting design standards and development regulations. Another important objective of the Specific Plan is to preserve large portions of the Project Area for the protection of sensitive environmental resources.

GRADING DESIGN				
Drainage Terraces on Cut or Fill Slopes Exceeding 40 Foot	Sec.87.402			Section 87.402 of the County's Grading Ordinance requires that all cut or fill slopes exceeding forty feet in vertical height shall have drainage terraces at vertical intervals not exceeding thirty foot except that where only one terrace is required, it shall be approximately mid-height unless some other location is approved by the County Official. Drainage terraces or the paving thereof may be waived by the County Official after receipt of the report by the soil engineer certifying that he or she has investigated the property and that in the engineer's opinion drainage terraces or paving is unnecessary. The current TM for Villages 14, 16 and 19 propose the elimination of such terrace ditches from cut or fill slopes that are of this magnitude. The project soils engineer has conducted the necessary soils investigation and concluded that such terrace ditches are not necessary. Please refer to the project Geotechnical Report for further edification.

STREET WAIVERS FOR NORTH PROCTOR VALLEY ROAD OPTION				
Modified Light Collector (TM Street Section 10a)	County Public Road Standard 2.2f	Sheet 23	N/A	The onsite North Proctor Valley Road improvement width has been increased from 52' to a right-of-way width varying from 73' to 64'. The pavement transitions from the standard 40' width to a reduced pavement width of 34' to minimize impacts to environmentally sensitive areas adjacent to the ROW. Improvements within the 73' to 64' ROW include two 12' travel lanes, two 5' bike lanes and an extension of the 10' Community Pathway along the East ROW. This section serves as a transition section from Section 6 to the Offsite Section 10b.

STREET WAIVERS FOR NORTH PROCTOR VALLEY ROAD OPTION				
Modified Light Collector (TM Street Section 10b)	County Public Road Standard 2.2f	Sheet 23	N/A	The offsite North Proctor Valley Road improvement width has been reduced from 52' to 48' right-of-way (reduced paving width from 40' to 34') to minimize impacts to environmentally sensitive areas adjacent to the ROW and maintain the rural connection between Proctor Valley Village 14 and Jamul to the North. Improvements within the 48' ROW include two 12' travel lanes, two 5' bike lanes and an extension of the 10' Community Pathway along the East ROW. The parkways and shoulders have been reduced to be sensitive to the adjacent environmentally sensitive areas.

STREET WAIVERS FOR NORTH PROCTOR VALLEY ROAD OPTION				
Modified Light Collector (TM Street Section 10c)	County Public Road Standard 2.2f	Sheet 23	N/A	The onsite North Proctor Valley Road improvement width has been increased from 52' to 64' right-of-way (reduced paving width from 40' to 34'). Improvements within the 64' ROW include two 12' travel lanes, two 5' bike lanes and an extension of the 10' Community Pathway along the East ROW.



PHASING

APPROXIMATE GEOGRAPHIC PHASE BOUNDARY

THE PROJECT WILL BE CONSTRUCTED IN MULTIPLE PHASES. NECESSARY INFRASTRUCTURE AND AMENITIES FOR EACH PHASE WILL BE PROVIDED AS THE DEVELOPMENT PROGRESSES. THE PHASING PLAN IS NON-SEQUENTIAL. SEE SPECIFIC PLAN AND PUBLIC FACILITIES FINANCING PLAN FOR ADDITIONAL INFORMATION.

VILLAGE 14 SOUTH SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	NEIGH. ACREAGE/ LOT AREA
R-1	SF	81	50'x85'	14.23
R-2	SF	82	60'x100'	24.62
R-3	SF	73	70'x100'	24.55
SUBTOTAL		236		63.41
NEIGHBORHOOD	**LAND USE**	**DWELLING UNITS**	**TARGET DENSITY (DU/AC)**	**NEIGH. ACREAGE/ LOT AREA**
R-4	Detached Homes	116	10 Du/Ac	11.59
SUBTOTAL		116		11.59
RESIDENTIAL UNIT/TOTAL		352		74.99
NEIGHBORHOOD	**LAND USE**	**DWELLING UNITS**	**DESCRIPTION**	**NEIGH. ACREAGE/ LOT AREA**
OS-1	HOA OS	-	Basin	3.68
OS-2	HOA OS	-	Slopes/FMZ	1.89
OS-3	HOA OS	-	Slopes/FMZ	0.76
OS-4a	HOA OS	-	Slopes/FMZ	13.37
OS-4b	CONSERVED OS	-	Potential Preserve	1.75
OS-5	HOA OS	-	Slopes/FMZ	6.13
OS-6	HOA OS	-	Slopes/FMZ	1.06
OS-7	HOA OS	-	Slopes/FMZ	0.64
OS-8	HOA OS	-	Slopes/FMZ	7.33
OS-9	HOA OS	-	Slopes/FMZ	2.49
OS-10	HOA OS	-	Slopes/FMZ	0.58
OS-11	HOA OS	-	Slopes/FMZ	0.53
OS-12	CONSERVED OS	-	Potential Preserve	12.16
SUBTOTAL	HOA OS	-	-	52.38
OS-13	Preserve	-	-Preserve OS-	42.18
OS-14	Preserve	-	-Preserve OS-	14.92
SUBTOTAL	Preserve Subtotal	-	-	57.09
P-1	Public Park	-	So. Village Park	2.88
SUBTOTAL	Public Park			2.88
PP-1	Pvt. Park-Swim Club	-	-	1.02
SUBTOTAL	Comm Facility-Swim Club			1.02
ONSITE PV RD.	Major Circulation			1.58
ONSITE PUBLIC ROW*	Major Circulation			1.61
SUBTOTAL				3.19
OVERALL V14 SOUTH TOTAL		352		191.56

* ONSITE PUBLIC ROW = CALCULATION OF REMAINING ROW OUTSIDE OF PVR AND OUTSIDE OF NEIGHBORHOOD BOUNDARY'S

VILLAGE 14 CENTRAL & NORTH SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	NEIGH. ACREAGE/ LOT AREA
R-5	SF	103	50'x100'	24.00
R-6	SF	71	60'x100'	19.05
R-7	SF	108	60'x85'	31.03
R-8	SF	75	60'x100'	17.92
R-9	SF	74	75'x100'	24.25
R-10	SF	49	70'x85'	15.03
R-11	SF	61	80'x100'	22.31
R-12	SF	4	4 AC Min	18.87
SUBTOTAL		545		172.47
RESIDENTIAL UNIT/TOTAL		545		172.47
NEIGHBORHOOD	**LAND USE**	**DWELLING UNITS**	**DESCRIPTION**	**NEIGH. ACREAGE/ LOT AREA**
OS-16	HOA OS	-	Slopes/FMZ	1.30
OS-17a	HOA OS	-	Slopes/FMZ	4.06
OS-17b	HOA OS	-	Slopes/FMZ	0.09
OS-17c	HOA OS	-	Slopes/FMZ	0.06
OS-18	HOA OS	-	Slopes/FMZ	4.47
OS-19	HOA OS	-	Slopes/FMZ	4.77
OS-20a	HOA OS	-	Slopes/FMZ	10.62
OS-20b	CONSERVED OS	-	Potential Preserve	5.53
OS-21a	HOA OS	-	WTR TANK	3.26
OS-21b	CONSERVED OS	-	Potential Preserve	0.71
OS-22	HOA OS	-	Slopes/FMZ	3.60
OS-23	HOA OS	-	Slopes/FMZ	1.40
OS-24	HOA OS	-	Slopes/FMZ	6.20
OS-25	HOA OS	-	Slopes/FMZ	0.87
OS-26	HOA OS	-	Slopes/FMZ	2.03
OS-27	HOA OS	-	Slopes/FMZ	1.36
OS-28	HOA OS	-	Slopes/FMZ	2.75
OS-29	HOA OS	-	Basin	7.46
OS-30b	CONSERVED OS	-	Potential Preserve	1.10
OS-31	HOA OS	-	Slopes/FMZ	0.96
OS-32	HOA OS	-	Slopes/FMZ	1.37
OS-35	HOA OS	-	Slopes/FMZ	0.42
OS-38	CONSERVED OS	-	Potential Preserve	15.69
OS-39	HOA OS	-	Slopes/FMZ	1.36
OS-40	HOA OS	-	Slopes/FMZ	4.36
OS-43	HOA OS	-	Basin	3.30
OS-44	HOA OS	-	Slopes/FMZ	0.67
OS-45	HOA OS	-	Slopes/FMZ	2.58
OS-46	HOA OS	-	Slopes/FMZ	0.55
OS-47	HOA OS	-	Slopes/FMZ	5.42
OS-48	HOA OS	-	Slopes/FMZ	4.34
OS-49	HOA OS	-	Slopes/FMZ	0.07
OS-50	HOA OS	-	Slopes/FMZ	0.11
OS-51	HOA OS	-	Slopes/FMZ	0.35
SUBTOTAL	HOA OS	-	-	103.18
OS-15a	Preserve	-	-Preserve OS-	0.25
OS-15b	Preserve	-	-Preserve OS-	122.35
OS-30a	Preserve	-	-Preserve OS-	26.18
OS-33	Preserve	-	-Preserve OS-	3.72
OS-34	Preserve	-	-Preserve OS-	4.27
OS-36	Preserve	-	-Preserve OS-	4.94
OS-37	Preserve	-	-Preserve OS-	42.34
OS-41	Preserve	-	-Preserve OS-	0.81
OS-42	Preserve	-	-Preserve OS-	0.43
OS-52	Preserve	-	-Preserve OS-	5.50
SUBTOTAL	Preserve Subtotal	-	-	210.79
P-2	Public Park	-	Central Park	7.23
P-3a	Public Park	-	Scenic Park	2.22
P-3b	Public Park	-	Scenic Park	1.50
SUBTOTAL	Public Park			10.95
PP-2	Pvt. Park-Swim Club	-	-	1.24
PP-3	Pvt. Park-Comm Facility	-	-	0.73
PP-4	Pvt. Park-Comm Facility	-	-	1.54
SUBTOTAL	Comm Facility-Swim Club			3.50
PPP-1	Private HOA Pocket Park	-	-	0.29
PPP-2	Private HOA Pocket Park	-	-	0.17
PPP-3	Private HOA Pocket Park	-	-	0.25
PPP-4	Private HOA Pocket Park	-	-	0.20
PPP-5	Private HOA Pocket Park	-	-	0.22
PPP-6	Private HOA Pocket Park	-	-	0.17
PPP-7	Private HOA Pocket Park	-	-	0.22
PPP-8	Private HOA Pocket Park	-	-	0.16
PPP-9	Private HOA Pocket Park	-	-	0.22
PPP-10	Private HOA Pocket Park	-	-	0.78
PPP-11	Private HOA Pocket Park	-	-	0.43
PPP-12	Private HOA Pocket Park	-	-	0.20
PPP-13	Private HOA Pocket Park	-	-	0.25
PPP-14	Private HOA Pocket Park	-	-	0.90
PPP-15	Private HOA Pocket Park	-	-	0.23
PPP-16	Private HOA Pocket Park	-	-	0.29
SUBTOTAL	Private HOA Pocket Park	0	0	4.96
PS-1	Public Safety	-	-	2.31
SUBTOTAL	PS	0	0	2.31
MU-1	Commercial	-	-	0.87
SUBTOTAL	COMM.	0	0	0.87
S-1 ^	Elementary School	97	10 Du/Ac	9.65
SUBTOTAL	School	0	0	9.65
ONSITE PVR	Major Circulation			8.79
ONSITE PVR (within Preserve)	Circulation In Preserve		Por. Adjacent to OS-15a&15b	0.18
OTHER ONSITE PUBLIC ROW	Circulation In Preserve		Por. Adjacent to OS-33 & 36	2.12
OTHER ONSITE PUBLIC ROW*	Major Circulation			2.36
SUBTOTAL		0	0	13.45
OVERALL V14 CENTRAL & NORTH TOTAL		642		532.14

* ONSITE ROW = CALCULATION OF REMAINING ROW OUTSIDE OF PVR AND OUTSIDE OF NEIGHBORHOOD BOUNDARY'S

^ UNITS ALLOCATED TO SCHOOL SITE AT 10 DU/AC PER THE OTAY RANCH GDP/SRP POLICIES.

PLANNING AREA 16 & 19 SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	NEIGH. ACREAGE/ LOT AREA
R-13	SF	13	.5 AC Min	13.36
R-14	SF	71	2 AC Min	184.46
R-15	SF	11	2 AC Min	41.90
R-16	SF	30	2 AC Min	109.76
SUBTOTAL		125		349.48
RESIDENTIAL UNIT/TOTAL		125		349.48
OS-55a	CONSERVED OS	-	Potential Preserve	1.15
OS-55b	HOA OS	-	Slopes/FMZ	1.96
OS-57a	HOA OS	-	Slopes/FMZ	0.15
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	51.68
OS-53	Preserve	-	-Preserve OS-	24.00
OS-54	Preserve	-	-Public Swr Lift Station-	0.55
OS-55	Preserve	-	-Preserve OS-	16.64
OS-56	Preserve	-	-Public Wtr Qual Basin-	3.08
OS-57	Preserve	-	-Preserve OS-	52.38
OS-65	Preserve	-	-Preserve OS-	10.49
OS-72	Preserve	-	-Preserve OS-	47.74
SUBTOTAL	Preserve Subtotal	-	-	154.89
P-4	Public Park	-	Northern Park	1.35
SUBTOTAL	Public Park	-		1.35
ONSITE PVR (within R-13)	Major Circulation	-		0.81
ONSITE PVR (within Preserve)	Circulation In Preserve	-		1.02
OTHER ONSITE PUBLIC ROW*	Circulation In Preserve	-	Por. Of St "II" Adj. to OS 54 & 56 (Access into R-14)	0.61
SUBTOTAL				2.44
OVERALL PA 16/19 TOTAL		125		559.84

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

NEIGHBORHOOD BOUNDARY'S & LOTTING EXHIBIT

PREPARED BY:

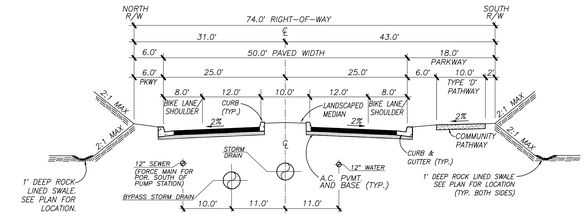
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

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

SHEET 2 OF 24

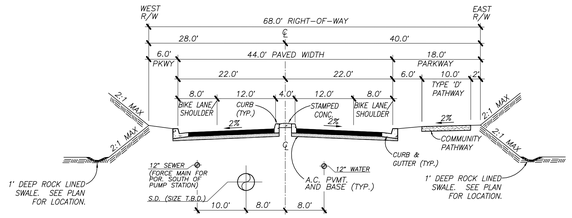
W.O. 2421-31



1 PUBLIC PROCTOR VALLEY ROAD / CITY OF CHULA VISTA CLASS II COLLECTOR (CCV)

NO PARKING PERMITTED WITHIN BIKE LANE / SHOULDER — NTS
40 MPH DESIGN SPEED

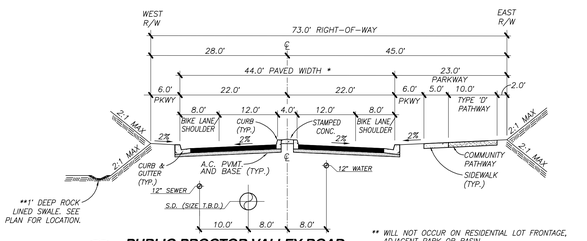
WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- MEDIAN REDUCED TO 4'
- RIGHT OF WAY REDUCED FROM 78' TO 68'



2 PUBLIC PROCTOR VALLEY ROAD MODIFIED LIGHT COLLECTOR (2.2A)

NO PARKING PERMITTED — NTS
40 MPH DESIGN SPEED

WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- MEDIAN REDUCED TO 4'
- RIGHT OF WAY REDUCED FROM 78' TO 68'

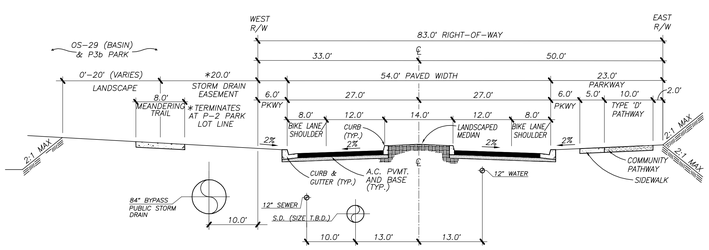


** WILL NOT OCCUR ON RESIDENTIAL LOT FRONTAGE, ADJACENT PARK OR BASIN

3 PUBLIC PROCTOR VALLEY ROAD MODIFIED LIGHT COLLECTOR (2.2A)

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

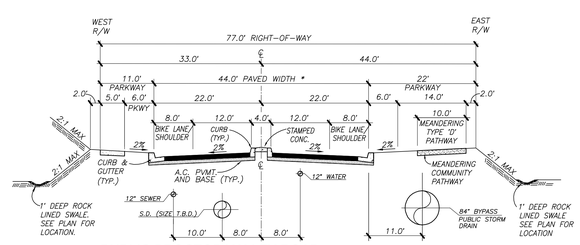
WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- MEDIAN REDUCED TO 4'
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (20 MPH)
- RIGHT OF WAY REDUCED FROM 78' TO 73'



4 PUBLIC PROCTOR VALLEY ROAD MODIFIED LIGHT COLLECTOR (2.2A)

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

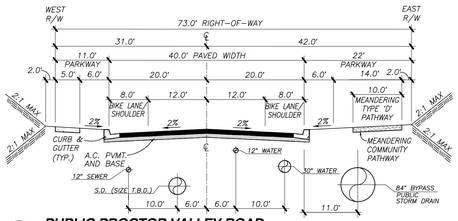
WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (20 MPH)



5 PUBLIC PROCTOR VALLEY ROAD MODIFIED LIGHT COLLECTOR (2.2A)

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

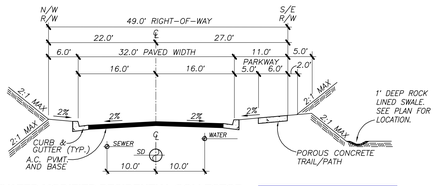
WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- MEDIAN REDUCED TO 4'
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (20 MPH)
- RIGHT OF WAY REDUCED FROM 78' TO 77'



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)

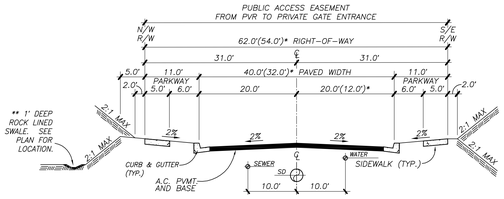


7 PRIVATED MODIFIED RESIDENTIAL COLLECTOR

NO PARKING PERMITTED — NTS
25 MPH DESIGN SPEED

WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'.
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 200'
- MODIFICATIONS TO PARKWAY AS SHOWN

CENTRAL VILLAGE: ST 'Y', (FROM PVR TO ST 'T'),



** WILL NOT OCCUR ON RESIDENTIAL LOT FRONTAGE

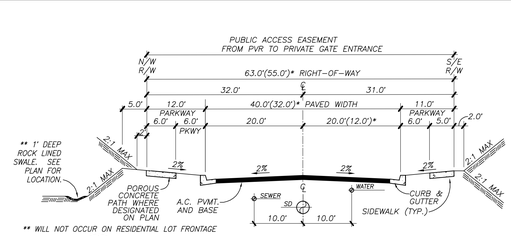
8 PRIVATE MODIFIED RESIDENTIAL COLLECTOR

PARKING PERMITTED ON BOTH SIDES OF STREET — NTS
25 MPH DESIGN SPEED

WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'.
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 200'
- MODIFICATIONS TO PARKWAY AS SHOWN
- * PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.

CENTRAL VILLAGE: ST 'R', ST 'S' (FROM ST 'R' TO ST 'U'), ST 'Z1' (FROM ST 'ZZ' TO ST 'Y'), ST 'GG' (FROM PP-3 TO PVR) AND ST 'RR' (FROM PP-4 TO PVR)

NORTH VILLAGE: ST 'UU' (FROM PPP-9 TO ST PVR) AND ST 'YY' (FROM ST 'WW' TO PVR)



** WILL NOT OCCUR ON RESIDENTIAL LOT FRONTAGE

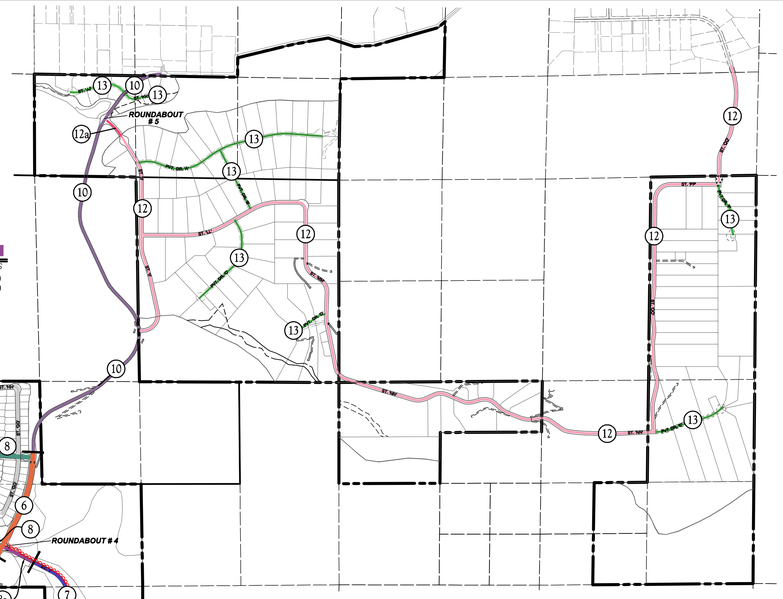
8a PRIVATE MODIFIED RESIDENTIAL COLLECTOR

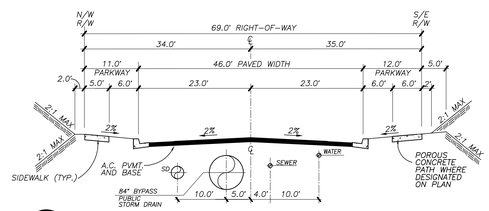
PARKING PERMITTED ON BOTH SIDES OF STREET — NTS
25 MPH DESIGN SPEED

WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'.
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 200'
- MODIFICATIONS TO PARKWAY AS SHOWN
- * PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.

SOUTH VILLAGE: ST 'A' (FROM ST 'B' TO ST 'D'), ST 'B' (FROM ST 'A' TO ST 'L'), ST 'L' (FROM ST 'D' TO ST 'Y/Z1')

CENTRAL VILLAGE: ST 'P' (FROM ST 'Q' TO ST 'T') ST 'T' (FROM ST 'P' TO ST 'P' & ST 'UZ' TO ST 'Y')



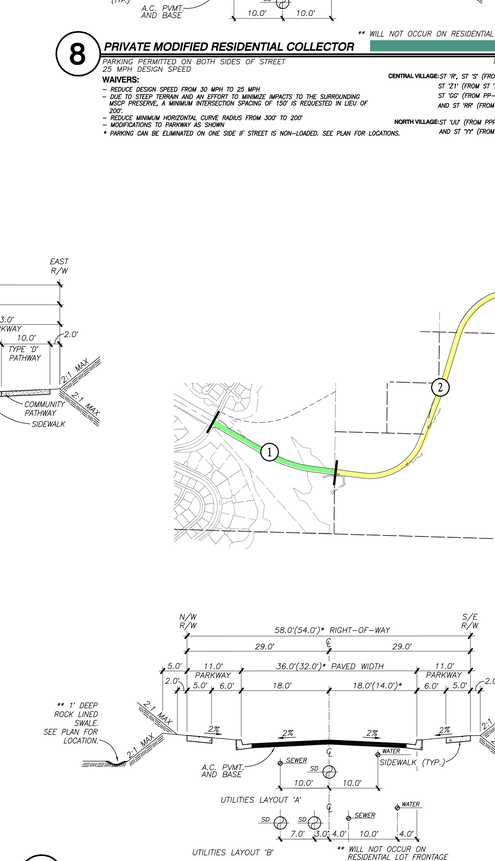


9b PRIVATE MODIFIED RESIDENTIAL ROAD

PARKING PERMITTED ON BOTH SIDES OF STREET — NTS
25 MPH DESIGN SPEED

WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- MODIFICATIONS TO PARKWAY AS SHOWN

CENTRAL VILLAGE: ST 'R' (FROM ST 'P' TO ST 'U2')



9 PRIVATE MODIFIED RESIDENTIAL ROAD

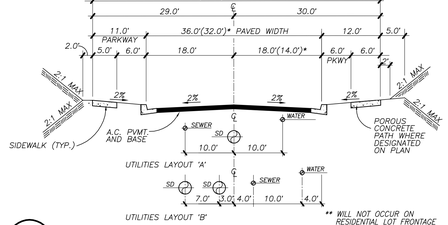
PARKING PERMITTED ON BOTH SIDES OF STREET — NTS
25 MPH DESIGN SPEED

WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'.
- MODIFICATIONS TO PARKWAY AS SHOWN
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 200' TO 160'
- * PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.

SOUTH VILLAGE: ST 'D' (FROM ST 'K' TO CUL DE SAC), ST 'B', ST 'C', ST 'E', ST 'F', ST 'G', ST 'H', ST 'I', ST 'J', ST 'K', ST 'L' (FROM ST 'D' TO ST 'J'), ST 'N' & ST 'O'

CENTRAL VILLAGE: ST 'Q', ST 'R' (FROM ST 'Q' TO 'S'), ST 'S', ST 'U1', ST 'UZ', ST 'Y', ST 'W', ST 'X', ST 'Y' (FROM LOT 4 TO ST 'T')

NORTH VILLAGE: ST 'Z' (FROM ST 'BB' TO LOT 22) ST 'AA' (FROM ST 'EE' TO ST 'FF') ST 'BB', ST 'CC', ST 'DD', ST 'EE' ST 'FF', ST 'GG' & ST 'HH'



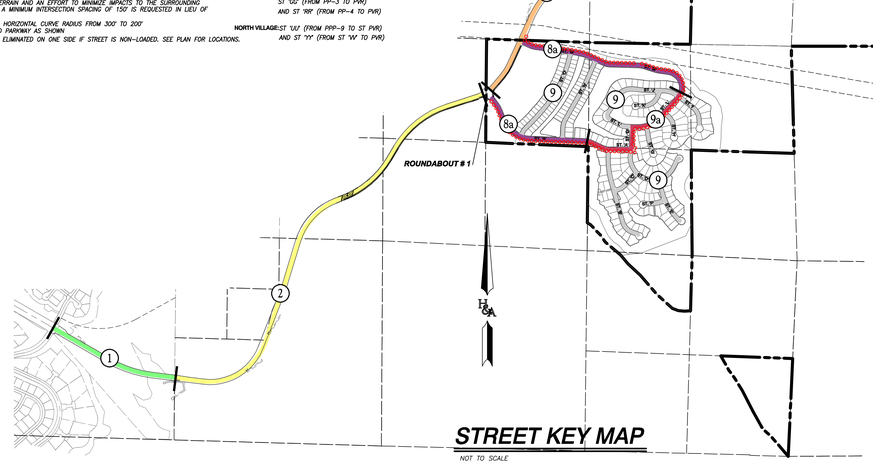
9a PRIVATE MODIFIED RESIDENTIAL ROAD

PARKING PERMITTED ON BOTH SIDES OF STREET — NTS
25 MPH DESIGN SPEED

WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'.
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 200' TO 160'
- * PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.

SOUTH VILLAGE: ST 'A' (FROM ST 'B' TO ST 'D'), ST 'D' (FROM ST 'A' TO ST 'L'), ST 'L' (FROM ST 'D' TO ST 'Y/Z1')

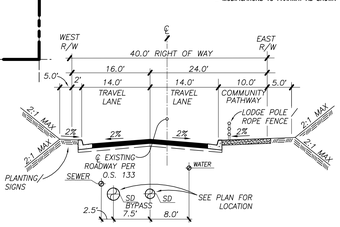
CENTRAL VILLAGE: ST 'P' (FROM ST 'Q' TO ST 'T') ST 'T' (FROM ST 'P' TO ST 'P' & ST 'UZ' TO ST 'Y')



STREET KEY MAP

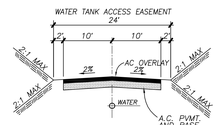
NOT TO SCALE

POROUS CONCRETE TRAIL/PATH



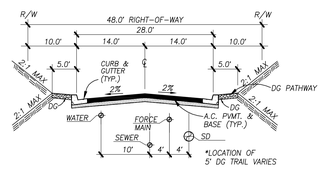
10 PUBLIC PROCTOR VALLEY ROAD MODIFIED LIGHT COLLECTOR (2.2F)

NO PARKING PERMITTED — NTS
40 MPH DESIGN SPEED



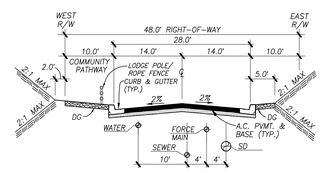
11 COUNTY PUBLIC ACCESS ROAD/ WATER LINE MAINTENANCE ROAD

NO PARKING PERMITTED — NTS
25 MPH DESIGN SPEED



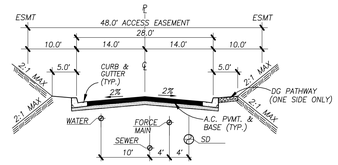
12 PUBLIC RURAL RESIDENTIAL ROAD

NO PARKING PERMITTED — NTS
25 MPH DESIGN SPEED
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH



12a PUBLIC RURAL RESIDENTIAL ROAD

NO PARKING PERMITTED — NTS
25 MPH DESIGN SPEED
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH



13 PRIVATE RURAL RESIDENTIAL ROAD

NO PARKING PERMITTED — NTS
25 MPH DESIGN SPEED

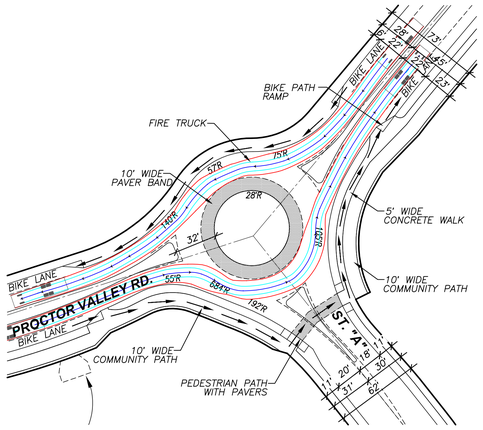
STREET CROSS SECTIONS

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street San Diego, Ca 92121
ENGINEERING
SURVEYING PH858)558-4500· FX(858)558-1414

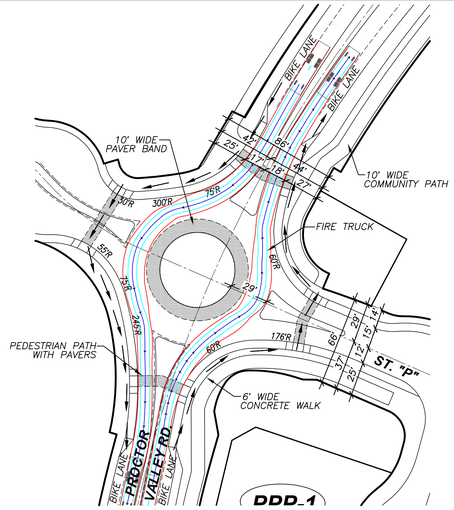
PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

W.O. 2421-31

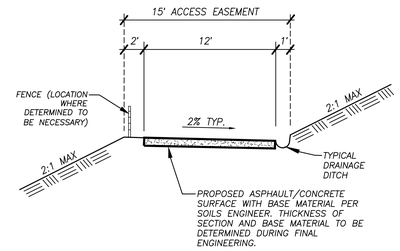
R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\TENTATIVE MAP\Village 14 - TM - Sht 03 (Per Exist SRP Plan).dwg[]Sep-07-2018:09:52



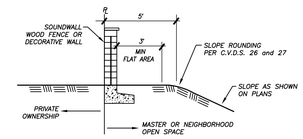
ROUNDABOUT # 1 - SOUTH VILLAGE
PROCTOR VALLEY RD & ST. "A" NOT TO SCALE



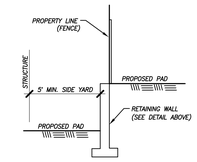
ROUNDABOUT # 2 - CENTRAL VILLAGE
PROCTOR VALLEY RD & ST."P" NOT TO SCALE



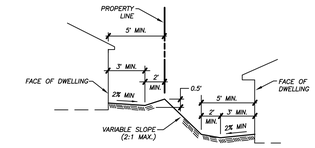
TYPICAL STORM DRAIN ACCESS ROAD
NTS



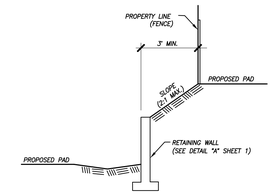
SHELF ROUNDING DETAIL
UPPER PROPERTY LINE
NOTE: THIS CONDITION OCCURS ONLY AT OPEN SPACE LOTS — NOT TO SCALE



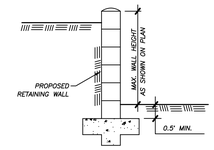
SIDE YARD DETAIL
TYPICAL PROPERTY LINE
NTS



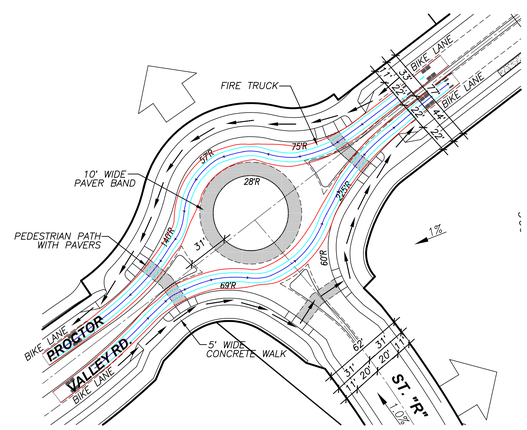
TYPICAL DRAINAGE SWALE
NOT TO SCALE



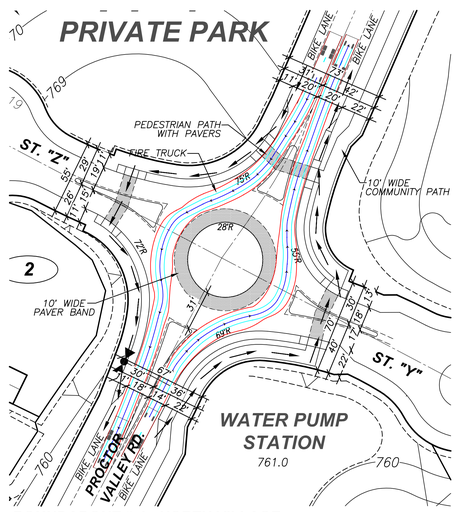
PLANTABLE AREA DETAIL
TYPICAL PROPERTY LINE - SIDE YARD
NOT TO SCALE



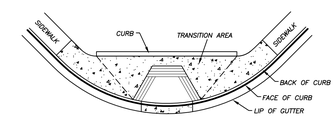
TYPICAL RETAINING WALL SECTION
NTS



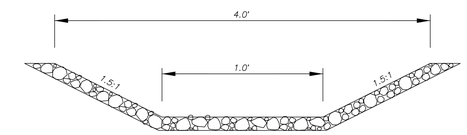
ROUNDABOUT # 3 - CENTRAL VILLAGE
PROCTOR VALLEY RD & ST. "R" NOT TO SCALE



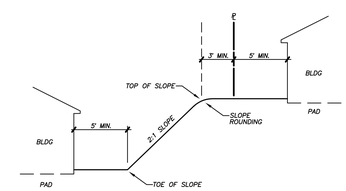
ROUNDABOUT # 4 - NORTH VILLAGE
PROCTOR VALLEY RD & ST. "W" & ST. "Z" NOT TO SCALE



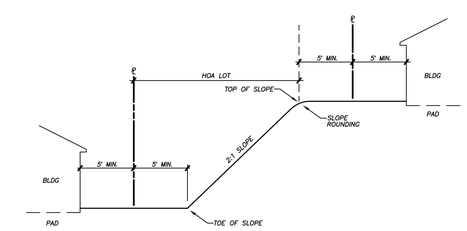
TYPICAL PEDESTRIAN RAMP DETAIL
RAMP PER ADA REQUIREMENTS
SEE LANDSCAPE PLANS — NTS



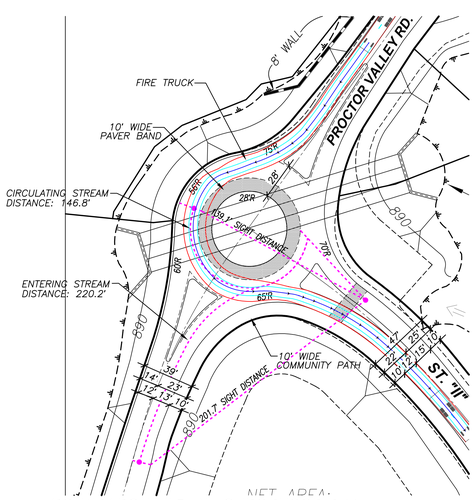
1' DEEP ROCK LINED CHANNEL DETAIL
NTS



GRADING DETAIL
SLOPES UNDER 30' VERTICAL FEET
NOT TO SCALE



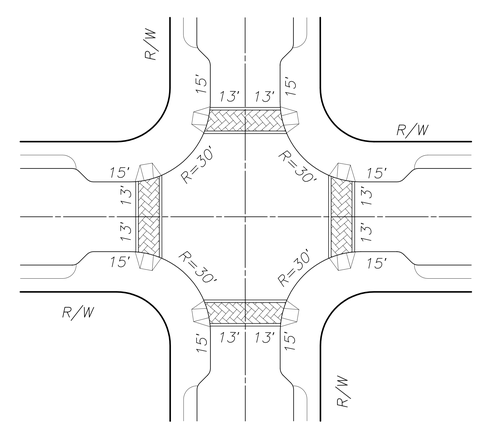
GRADING DETAIL
SLOPES OVER 30' VERTICAL FEET
* SEE GEOTECH LETTER RE: BENCHES — NOT TO SCALE



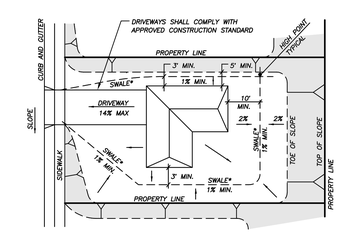
ROUNDABOUT # 5 - NEIGHBORHOOD R-14
PROCTOR VALLEY RD & ST. "II" NOT TO SCALE
NOTE: SIGHT DISTANCE DETERMINED PER NATIONAL COOPERATIVE HIGHWAY RESEARCH PROGRAM REPORT 672

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
* OPTIONAL USE OF AREA DRAINS WITH SWALES — NTS

DETAILS

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

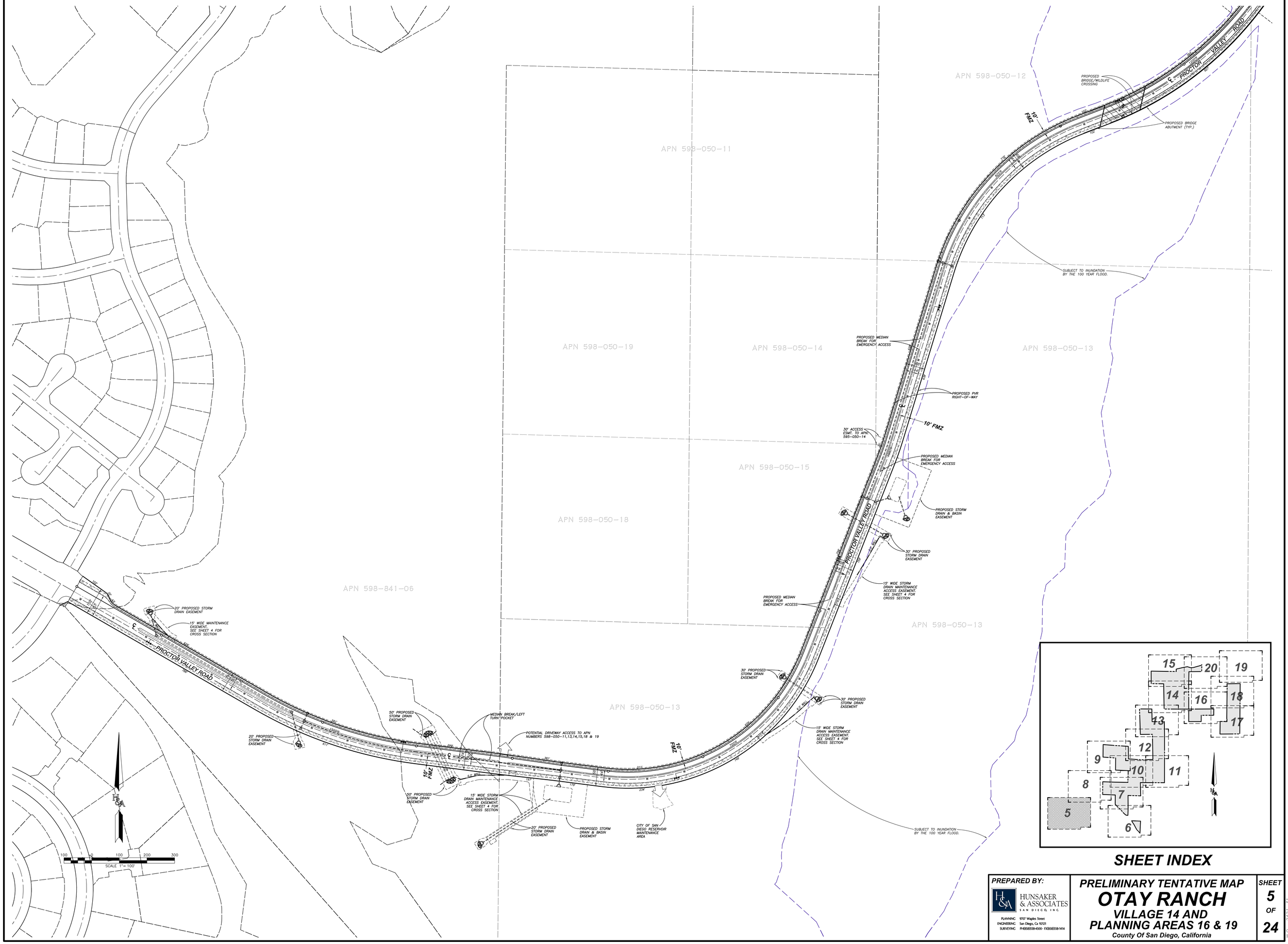
PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 4 OF 24

W.O. 2421-31

R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\TENTATIVE MAP\Village 14 - TM - Sht 04 (Per Exist SRP Plan).dwg[]Aug-22-2018:11:59

FOR CONTINUATION SEE SHEET NO. 8



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 TENTATIVE MAP

OTAY RANCH

VILLAGE 14 AND PLANNING AREAS 16 & 19

County Of San Diego, California

SHEET 5 OF 24

W.O. 2221-31

R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\TENTATIVE MAP\Village 14 - TM - Sht 05 (Per Exist SRP Plan).dwg[]Feb-09-2018:15:17

FOR CONTINUATION SEE SHEET NO. 7

PREPARED BY:

HUNSAKER & ASSOCIATES SAN DIEGO, INC

PLANNING ENGINEERING SURVEYING

9707 Waples Street
San Diego, Ca 92121
PH(858)558-4500 FX(858)558-1414

PRELIMINARY TENTATIVE MAP

OTAY RANCH

VILLAGE 14 AND PLANNING AREAS 16 & 19

County Of San Diego, California

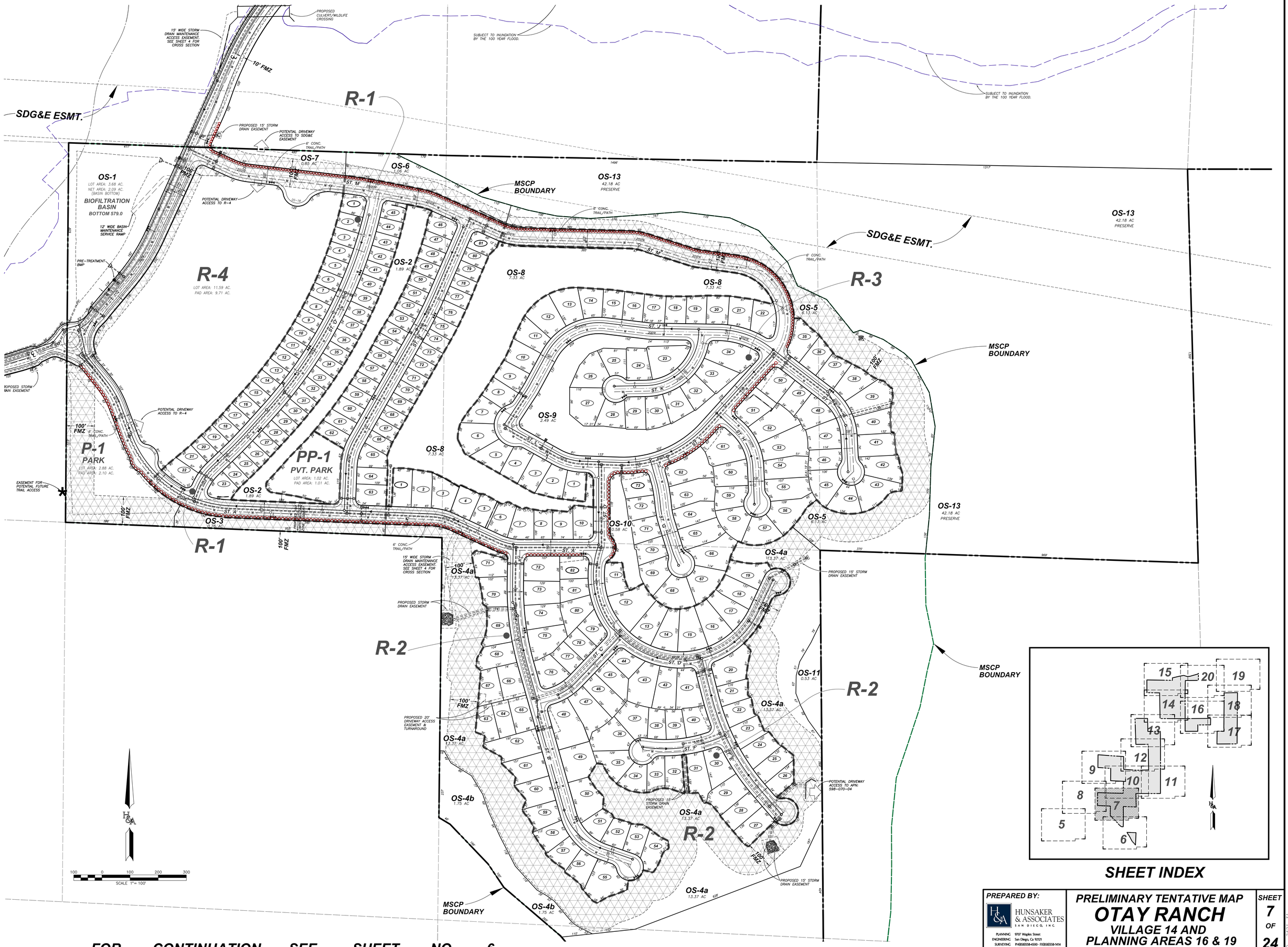
SHEET 6 OF 24

W.O. 2421-31

R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\TENTATIVE MAP\Village 14 - TM - Sht 06 (Per Exist SRP Plan).dwg[]Feb-09-2018:15:17

FOR CONTINUATION SEE SHEET NO. 10

FOR CONTINUATION SEE SHEET NO. 8



SHEET INDEX

FOR CONTINUATION SEE SHEET NO. 6

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

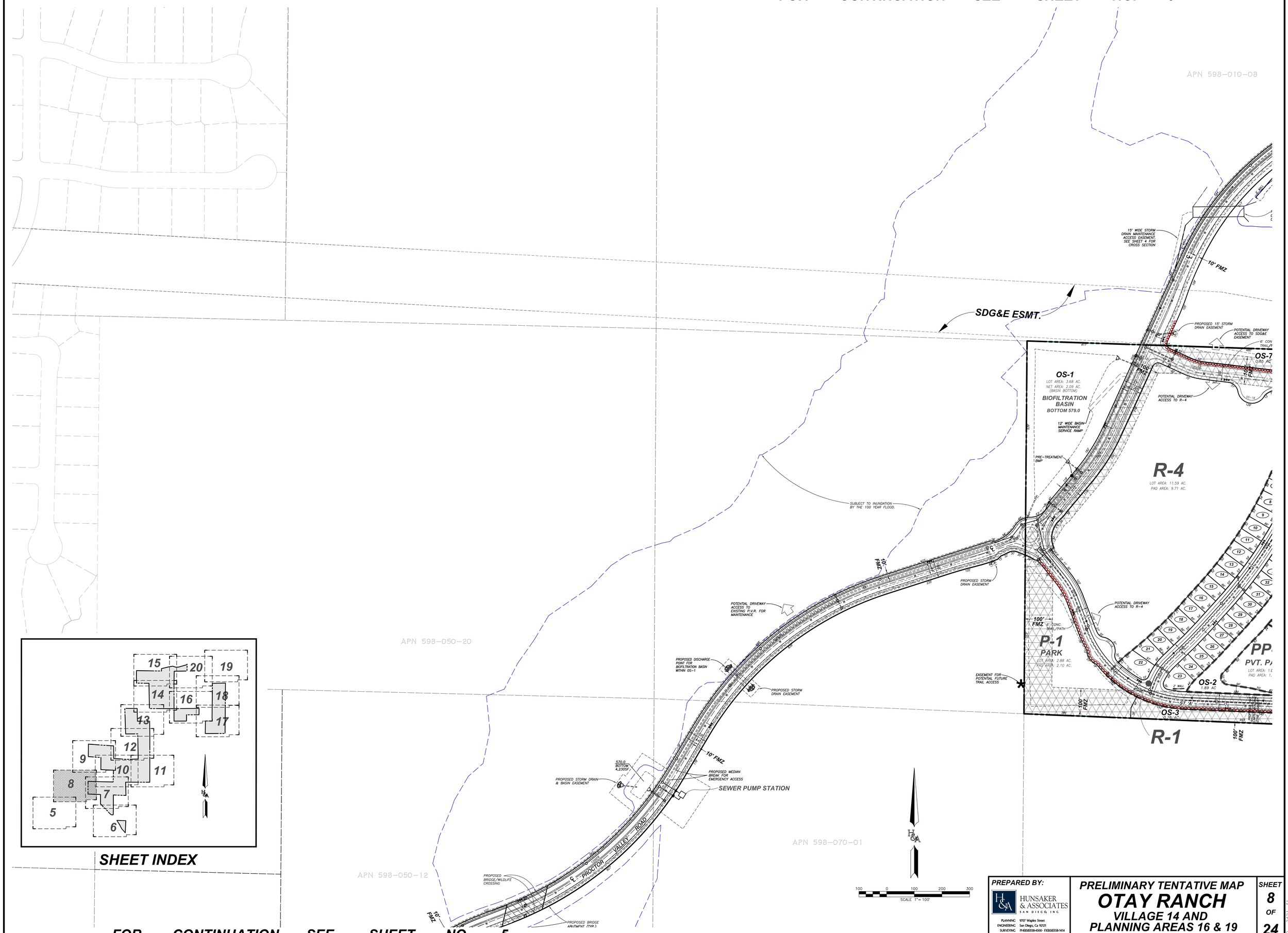
PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 7 OF 24

W.O. 2221-31

R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\TENTATIVE MAP\Village 14 - TM - Sht 07 (Per Exist SRP Plan).dwg[]Feb-09-2018:15:17

FOR CONTINUATION SEE SHEET NO. 9



SHEET INDEX

FOR CONTINUATION SEE SHEET NO. 5

PREPARED BY:

HUNSAKER & ASSOCIATES SAN DIEGO, INC

PLANNING ENGINEERING SURVEYING

9707 Waples Street
San Diego, Ca 92121
PH858)558-4500 · FX(858)558-1414

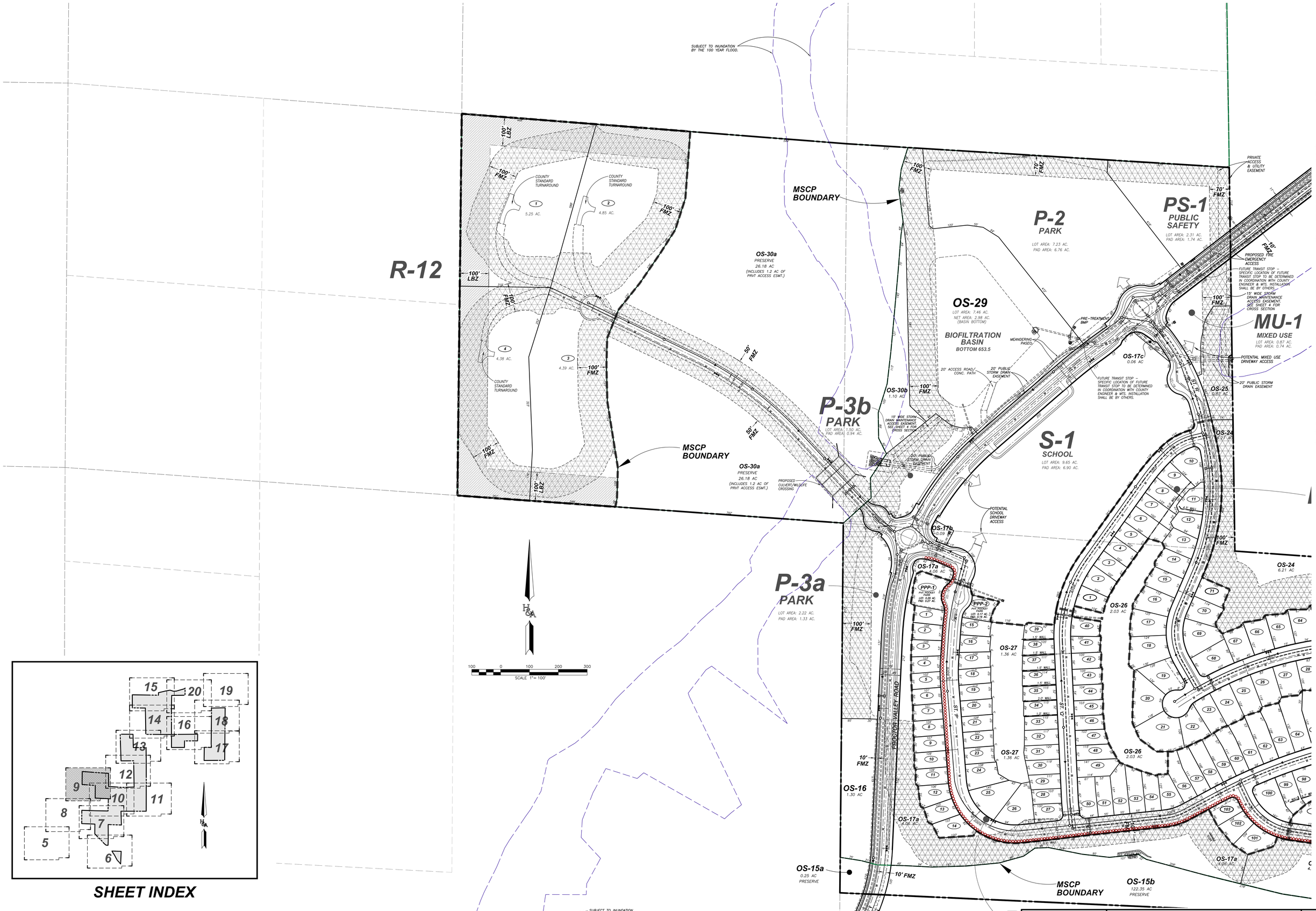
PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 8 OF 24

W.O. 2421-31

R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\TENTATIVE MAP\Village 14 - TM - Sht 08 (Per Exist SRP Plan).dwg[]Feb-09-2018:15:16

FOR CONTINUATION SEE SHEET NO. 12



FOR CONTINUATION SEE SHEET NO. 10

FOR CONTINUATION SEE SHEET NO. 8

PREPARED BY:

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

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

SHEET 9 OF 24

W.O. 2421-31

R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\TENTATIVE MAP\Village 14 – TM – Sht 09 (Per Exist SRP Plan).dwg[]Feb-09-2018:15:16

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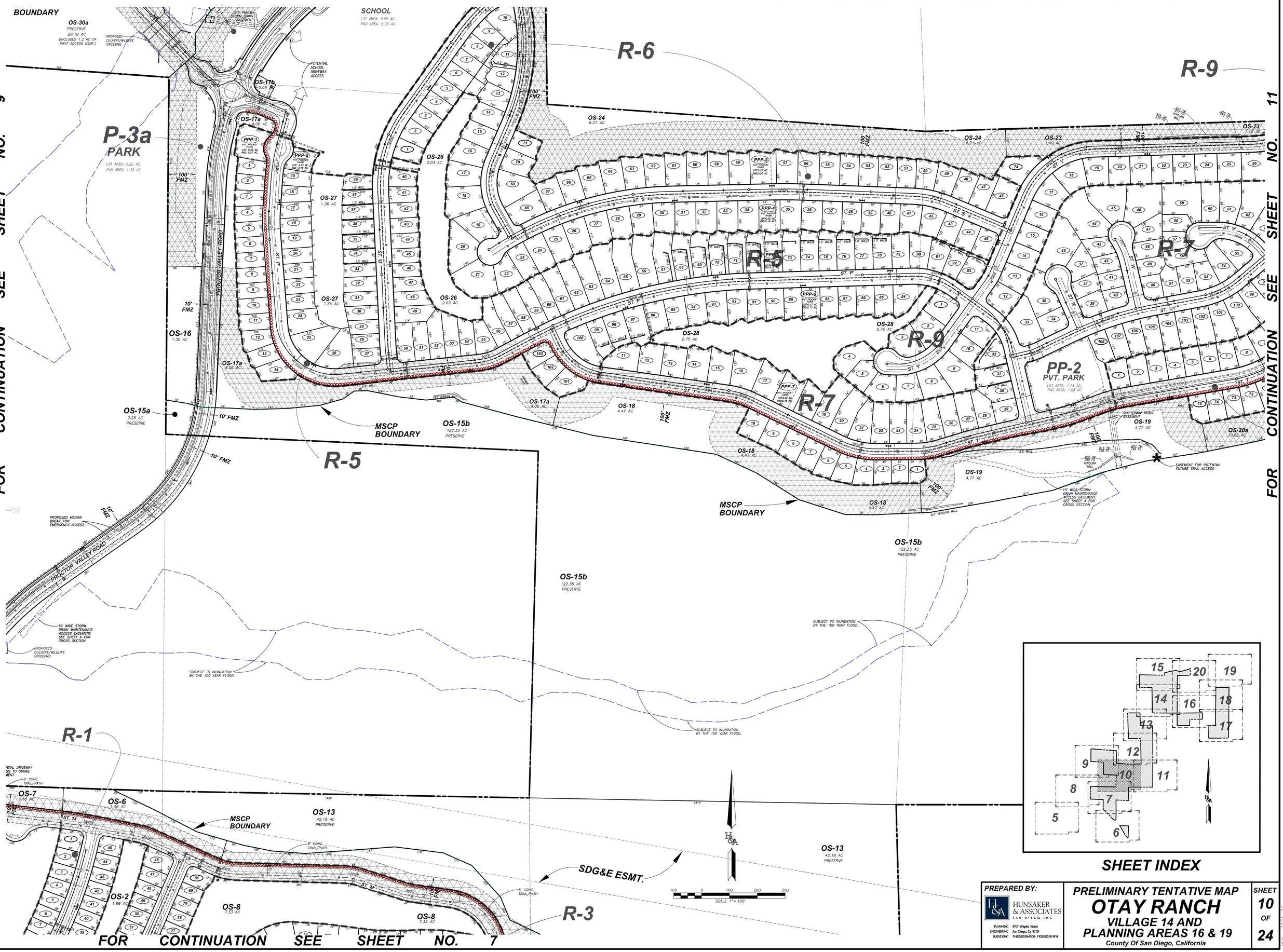

FOR CONTINUATION SEE SHEET NO. 9

FOR CONTINUATION SEE SHEET NO. 11

FOR CONTINUATION SEE SHEET NO. 7

SHEET INDEX

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PRELIMINARY TENTATIVE MAP	**OTAY RANCH** VILLAGE 14 AND PLANNING AREAS 16 & 19 — County Of San Diego, California
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R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\TENTATIVE MAP\Village 14 - TM - Sht 10 (Per Exist SRP Plan).dwg[]Feb-09-2018:15:15

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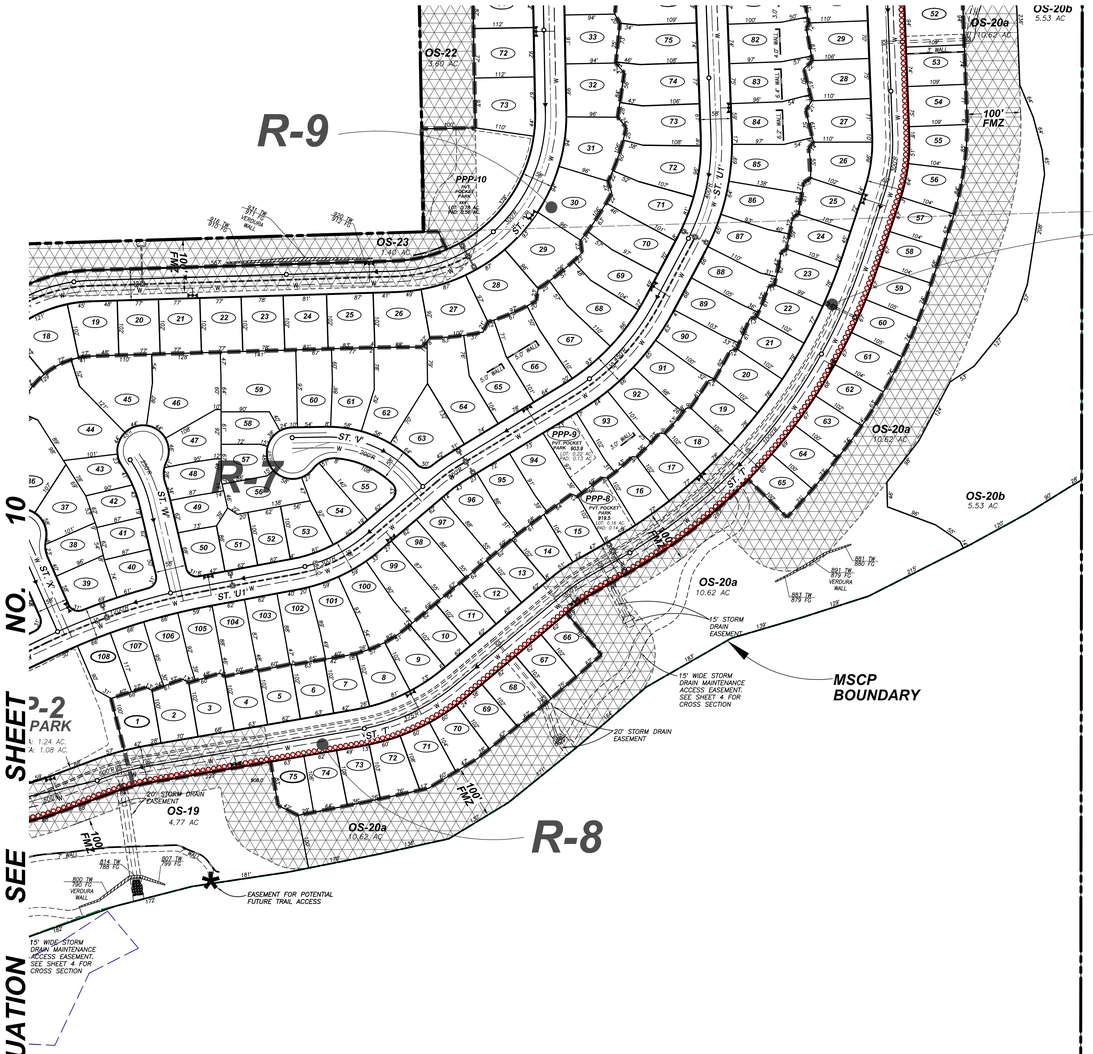

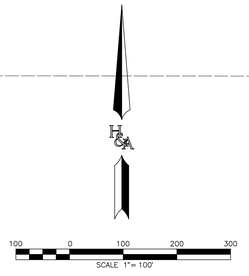

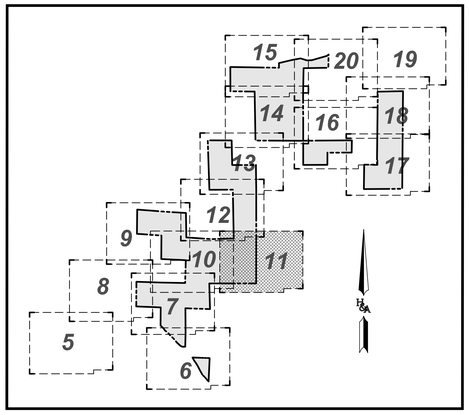

SHEET INDEX

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PLANNING ENGINEERING SURVEYING

9707 Waples Street
San Diego, Ca 92121
PH(858)558-4500 FX(858)558-1414

PRELIMINARY TENTATIVE MAP

OTAY RANCH

VILLAGE 14 AND PLANNING AREAS 16 & 19

County Of San Diego, California

SHEET 11 OF 24

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R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\TENTATIVE MAP\Village 14 - TM - Sht 11 (Per Exist SRP Plan).dwg[]Feb-09-2018:15:14

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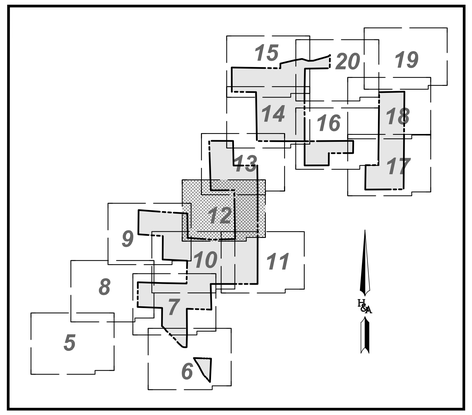
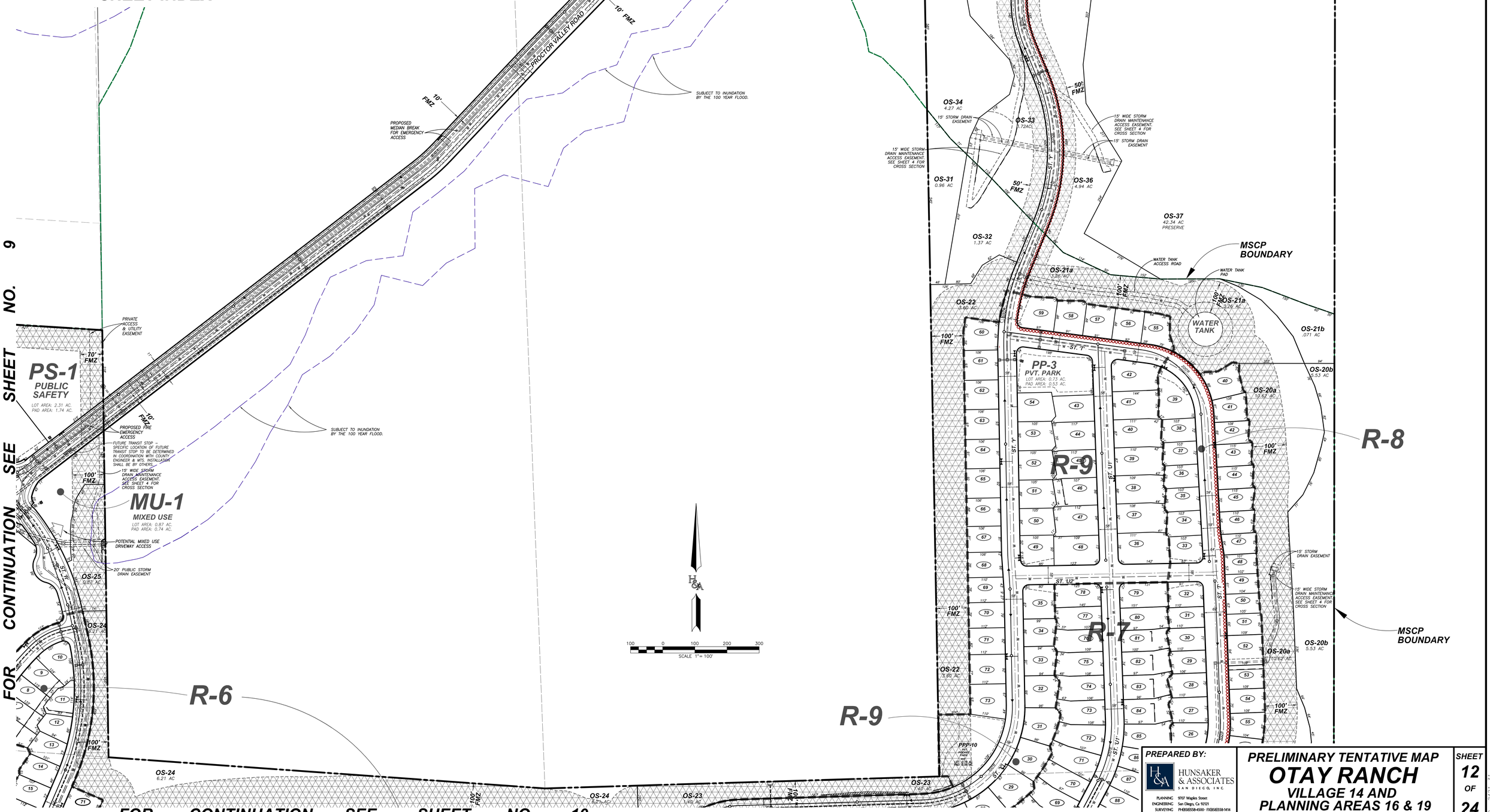


SHEET INDEX



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PLANNING ENGINEERING SURVEYING

9707 Waples Street
San Diego, Ca 92121
PH:858)558-4500 FX:(858)558-1414

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

SHEET 12 OF 24

W.O. 2421-31

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