FOR CONTINUATION SEE SHEET NO. 12

FOR CONTINUATION SEE SHEET NO. 9

FOR CONTINUATION SEE SHEET NO. 11

BOUNDARY

OS-30a
PRESERVE
26.18 AC
(INCLUDES 1/2 AC. OF PRVT. ACCESS ESMT.)

PROPOSED CULVERT/WILDLIFE CROSSING

SCHOOL
LOT AREA: 9.65 AC
PAD AREA: 6.90 AC

POTENTIAL SCHOOL DRIVEWAY ACCESS

OS-17b
5.09 AC

OS-17a
4.06 AC

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

R-6

R-9

OS-24
6.21 AC

OS-23
1.40 AC

OS-26
2.03 AC

OS-27
1.56 AC

OS-16
1.30 AC

OS-28
2.75 AC

R-5

R-8

R-7

PP-2
PVT. PARK
LOT AREA: 1.24 AC
PAD AREA: 1.08 AC

OS-18
4.47 AC

OS-19
4.77 AC

OS-20a
10.62 AC

OS-15a
0.25 AC
PRESERVE

OS-15b
122.35 AC
PRESERVE

MSCP BOUNDARY

PROCTOR VALLEY ROAD

100' FMZ

10' FMZ

110' FMZ

PROPOSED MEDIAN BREAK FOR EMERGENCY ACCESS

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

PROPOSED CULVERT/WILDLIFE CROSSING

SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD.

EASEMENT FOR POTENTIAL FUTURE TRAIL ACCESS

8.0' VERDURA WALL

R-1

R-3

OS-7
1.06 AC

OS-6
1.06 AC

OS-13
42.18 AC
PRESERVE

OS-2
1.88 AC

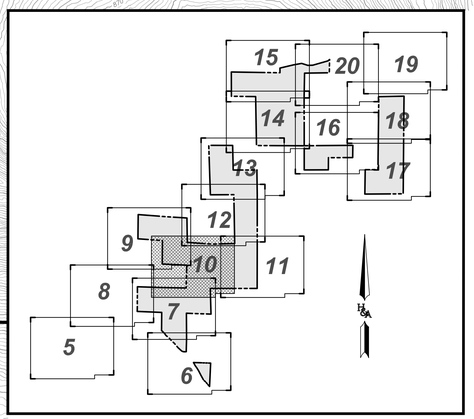
OS-8
7.33 AC

6' CONC. TRAIL/PATH

SDG&E ESMT.

SCALE 1"=100'

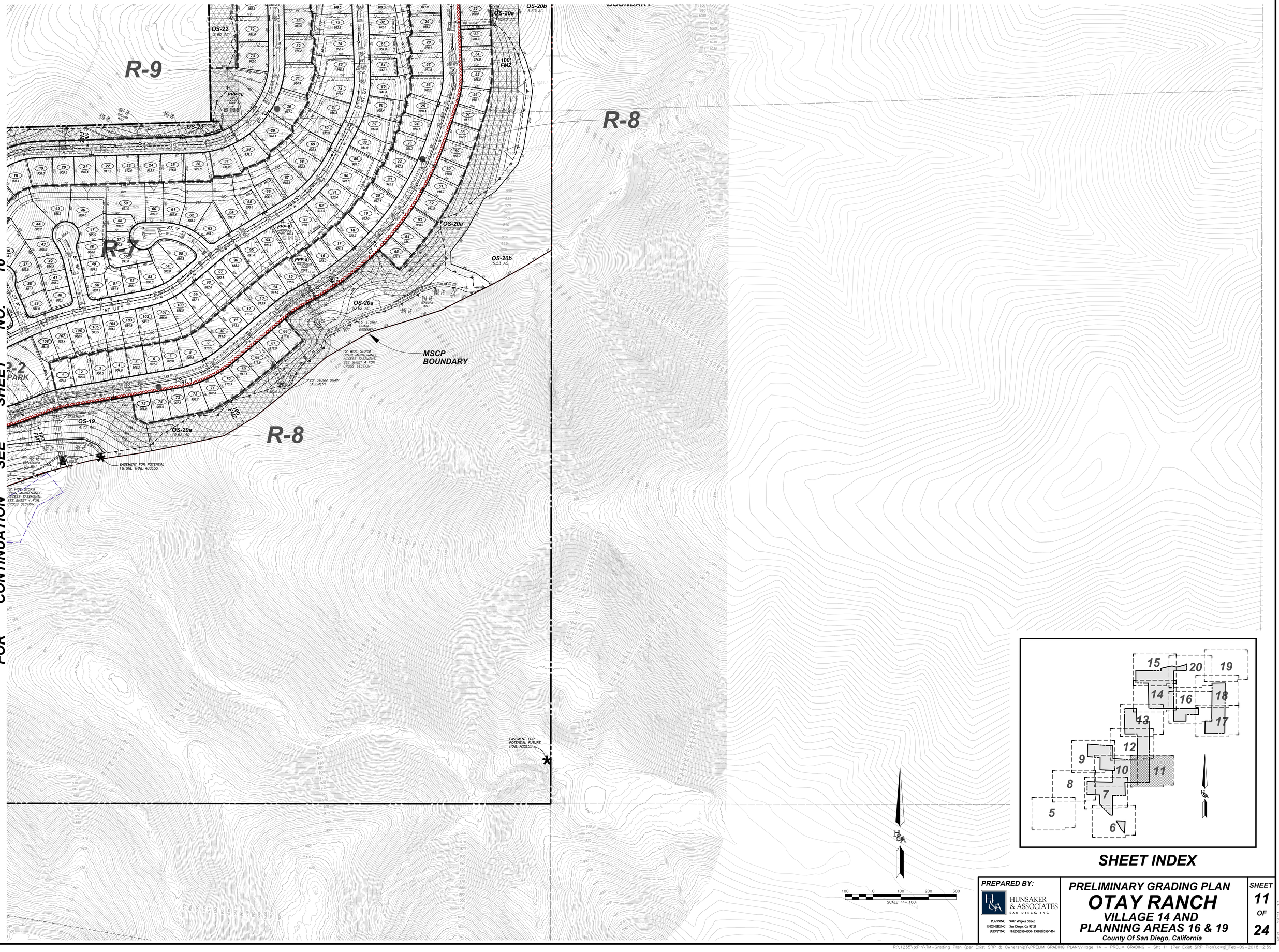
SHEET INDEX



PREPARED BY:	PRELIMINARY GRADING PLAN	SHEET
HUNSAKER & ASSOCIATES SAN DIEGO, INC PLANNING 9707 Waples Street ENGINEERING San Diego, Ca 92121 SURVEYING PH(858)558-4500 FX(858)558-1414	**OTAY RANCH** **VILLAGE 14 AND PLANNING AREAS 16 & 19** County Of San Diego, California	10 OF 24

W.O. 2021-31

FOR CONTINUATION SEE SHEET NO. 12



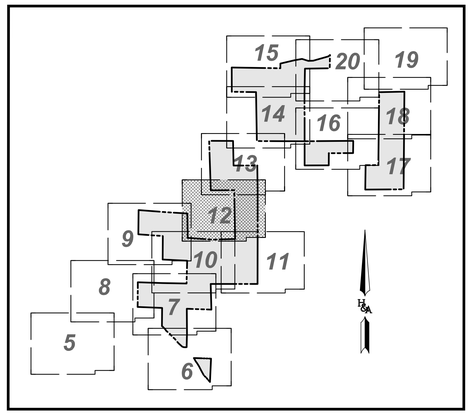
FOR CONTINUATION SEE SHEET NO. 10

SHEET INDEX

PREPARED BY:	PRELIMINARY GRADING PLAN	SHEET
HUNSAKER & ASSOCIATES SAN DIEGO, INC PLANNING 9707 Waples Street ENGINEERING San Diego, Ca 92121 SURVEYING PH(858)558-4500 FX(858)558-1414	**OTAY RANCH** VILLAGE 14 AND PLANNING AREAS 16 & 19 County Of San Diego, California	11 OF 24

W.O. 2421-31

FOR CONTINUATION SEE SHEET NO. 13



SHEET INDEX

R-10

OS-43
LOT AREA: 1.30 AC.
NET AREA: 0.96 AC.
(BASIN BOTTOM)
BIOFILTRATION BASIN
BOTTOM 734.00

OS-45
2.85 AC.

OS-44
0.67 AC.

OS-41
0.81 AC.

OS-42
1.41 AC.

OS-37
42.34 AC.
PRESERVE

OS-36
4.44 AC.

OS-35
0.42 AC.

OS-34
4.27 AC.

OS-33
2.72 AC.

OS-31
0.96 AC.

OS-32
1.77 AC.

OS-22
3.60 AC.

OS-21a
3.62 AC.

OS-21b
1.71 AC.

OS-20a
10.62 AC.

OS-20b
5.53 AC.

OS-25
0.87 AC.

OS-24
6.21 AC.

OS-23
1.40 AC.

WATER PUMP STATION
760.0
PAD: 1.34 AC.

WATER TANK
3500.0

PPP-12
PVT. POCKET PARK
LOT AREA: 0.32 AC.

PPP-11
PVT. PARK
LOT AREA: 0.46 AC.

PPP-10
PVT. PARK
LOT AREA: 0.22 AC.

PP-3
PVT. PARK
LOT AREA: 0.73 AC.
NET AREA: 0.53 AC.

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

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

R-6

R-7

R-8

R-9

MSCP BOUNDARY

PROCTOR VALLEY ROAD

WATER TANK ACCESS ROAD

PROPOSED MEDIAN BREAK FOR EMERGENCY ACCESS

PROPOSED FIRE EMERGENCY ACCESS

PRIVATE ACCESS & UTILITY EASEMENT

FUTURE TRANSIT STOP
SPECIFIC LOCATION OF FUTURE TRANSIT STOP TO BE DETERMINED IN COORDINATION WITH COUNTY ENGINEER & MTS. INSTALLATION SHALL BE BY OTHERS.

POTENTIAL MIXED USE DRIVEWAY ACCESS

20' PUBLIC STORM DRAIN EASEMENT

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

15' STORM DRAIN EASEMENT

20' STORM DRAIN EASEMENT

SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD.

10' FMZ
50' FMZ
100' FMZ

SCALE 1"=100'

FOR CONTINUATION SEE SHEET NO. 9

FOR CONTINUATION SEE SHEET NO. 10

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 12 OF 24

W.O. 2421-5-31

R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\PRELIM GRADING PLAN\Village 14 - PRELIM GRADING - Sht 12 (Per Exist SRP Plan).dwg[]Feb-09-2018;13:00