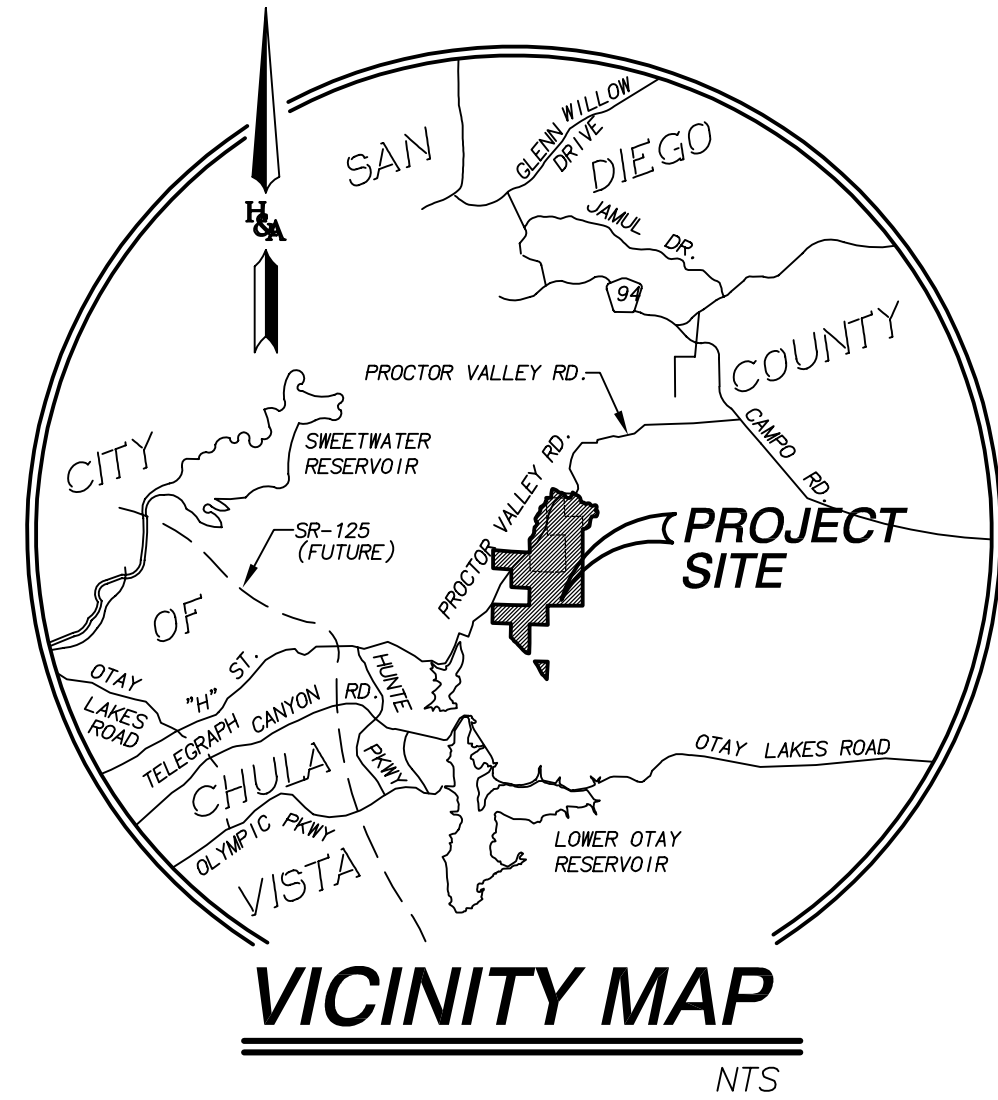


PRELIMINARY GRADING PLAN

OTAY RANCH - VILLAGE 14

LAND EXCHANGE ALTERNATIVE

COUNTY OF SAN DIEGO, CALIFORNIA



EXISTING ZONING

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

PROPOSED ZONING

USE REGULATIONS	S88
ANIMAL REGULATIONS	-
DENSITY	-
LOT SIZE (MINIMUM)	7,500 SF
BUILDING TYPE	C
MAX FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	C
COVERAGE	-
SETBACK	V (SEE TABLE 14)
OPEN SPACE	-
SPECIAL AREA REGULATIONS	D

USE REGULATIONS	S88
ANIMAL REGULATIONS	M
DENSITY	191 DU's
LOT SIZE (MINIMUM)	E
BUILDING TYPE	-
MAX FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	C
COVERAGE	-
SETBACK	V (SEE TABLE 14)
OPEN SPACE	A
SPECIAL AREA REGULATIONS	D

USE REGULATIONS	S88
ANIMAL REGULATIONS	-
DENSITY	-
LOT SIZE (MINIMUM)	4,250 SF
BUILDING TYPE	C
MAX FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	C
COVERAGE	-
SETBACK	V (SEE TABLE 14)
OPEN SPACE	-
SPECIAL AREA REGULATIONS	D

USE REGULATIONS	S88
ANIMAL REGULATIONS	-
DENSITY	54 DU's
LOT SIZE (MINIMUM)	-
BUILDING TYPE	C
MAX FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	C
COVERAGE	-
SETBACK	V (SEE TABLE 18)
OPEN SPACE	-
SPECIAL AREA REGULATIONS	D

USE REGULATIONS	S88
ANIMAL REGULATIONS	-
DENSITY	-
LOT SIZE (MINIMUM)	4,000 SF
BUILDING TYPE	C
MAX FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	C
COVERAGE	-
SETBACK	V (SEE TABLE 14)
OPEN SPACE	-
SPECIAL AREA REGULATIONS	D

USE REGULATIONS	S88
ANIMAL REGULATIONS	-
DENSITY	69 DU's
LOT SIZE (MINIMUM)	-
BUILDING TYPE	C
MAX FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	C
COVERAGE	-
SETBACK	V (SEE TABLE 18)
OPEN SPACE	-
SPECIAL AREA REGULATIONS	D

LEGEND

SUBDIVISION BOUNDARY	---
PROPOSED LOT LINE	---
PROPOSED NEIGHBORHOOD BOUNDARY	---
EXISTING MAP DATA	---
PROPOSED LOT NUMBER (WITH PAD ELEVATION)	LOT 270 5 1710 R-1 OS-1
PROPOSED RESIDENTIAL NEIGHBORHOOD	---
PROPOSED OPEN SPACE	---
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	FM
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	---
A. INLET OR CATCH BASIN	A
B. HEADWALL	B
C. CLEANOUT	C
D. CATCH BASIN	D
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	2b
PROPOSED GEORIG WALL	---
MODULAR WETLAND UNIT	MW
EASEMENT FOR POTENTIAL FUTURE TRAIL ACCESS	*

ABBREVIATIONS

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

KEY MAP

SCALE: 1"=600'

LEGAL DESCRIPTION

SEE SHEET 13

BOUNDARY & ENCUMBRANCES

SEE SHEET 13
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)

SOURCES OF TOPOGRAPHY

V14 & PROCTOR VALLEY ROAD

SOURCE: R.J. LUNG & ASSOCIATES
DATE FLOWN: MAY 13, 2014
CONTOUR INTERVALS: 2'
DATUM: NAV '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.
ELEVATION: 581.387'

WAIVER REQUESTS

PLEASE SEE SHEET 4 FOR STREET WAIVER REQUESTS.

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.

EARTHWORK / GRADING QUANTITIES

VILLAGE 14
RAW FILL: APPROXIMATELY 8,998,000 C.Y.
RAW FILL: APPROXIMATELY 8,998,000 C.Y.

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

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
SHEEWATER UNION HIGH SCHOOL DISTRICT
CHULA VISTA ELEMENTARY SCHOOL DISTRICT
FIRE..... SAN DIEGO COUNTY FIRE AUTHORITY (SDCFA)

GENERAL NOTES

- TOTAL GROSS PROJECT SITE AREA: 1002.57 ACRES
- TOTAL NET PROJECT SITE AREA: 575.6 ACRES (EXC. MAJOR CIRC. FOR PV RD. & PRESERVE LOTS)
- TOTAL NO. LOTS: 1,319
SF RESIDENTIAL LOTS: 1,216 (R-1 THROUGH R-15)
MF RESIDENTIAL LOTS: 2 (R-16 & R-17)
MIXED USE LOTS: 2 (MU-1a/b)
OPEN SPACE LOTS: 60
PRESERVE OS LOTS: 14
PARK LOTS: 5 (P-1a/b THROUGH P-4)
PRIVATE PARK LOTS: 5 (PPP-1 THROUGH PPP-5)
PRIVATE POCKET PARK LOTS: 10 (PPP-1 THROUGH PPP-10)
PUBLIC SAFETY LOTS: 1 (PS-1)
SCHOOL LOTS: 4 (S-1a THROUGH S-1d)
- ASSESSOR'S PARCEL NUMBERS: 598-070-07 & 09
598-010-02
598-020-04 & 06
598-021-02
597-140-05
598-021-01
598-011-01 (POR.)
597-130-13 (POR.)
597-140-01 (POR.)
597-140-07 (POR.)
597-140-08 (POR.)
597-140-09 (POR.)
- EXISTING GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA & OPEN SPACE (CONSERVATION)
- EXISTING GENERAL PLAN REGIONAL CATEGORY: N/A/RURAL/SEMI-RURAL
- PROPOSED GENERAL PLAN REGIONAL CATEGORY: RURAL/SEMI-RURAL
- EXISTING ZONING: S80/S88 (SEE TABS THIS SHT.)
PROPOSED ZONING: SEE SPECIFIC PLAN/TABS THIS SHT.
- OVERALL GROSS PROJECT DENSITY: 1.53 D.U./AC. (1,530 D.U./5,100.57 GROSS AC.)
NET PROJECT DENSITY: 2.66 D.U./AC. (1,530 D.U./5,755.6 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, 63165, 79004, 59151
- THOMAS BROTHERS COORDINATES:
1293 04-C7, 04-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 ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN AN VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

GENERAL DESIGN NOTES

- ALL GRADING FOR PROPOSED AND FUTURE STREETS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS OR WITH WAIVERS APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
- 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.
- ALL 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 RECORDED WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR.
- ALL STREET DESIGN, 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 PROCTOR VALLEY VILLAGE 14 AND PRESERVE SPECIFIC PLAN SECTION 7 DEVELOPMENT REGULATIONS, TABLES 9 THROUGH 18.
- 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 DUDEK & ASSOCIATES. PLEASE REFER TO THE FPP FOR DETAILS ABOUT EACH ZONE TYPE.

ENGINEER

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
2245 SAN DIEGO AVE., SUITE 223
SAN DIEGO, CA 92101
(619) 558-4400 PH
(619) 558-1414 FX

APPLICANT

JACKSON PENNO DEVELOPMENT COMPANY
2245 SAN DIEGO AVE., SUITE 223
SAN DIEGO, CA 92101
(619) 267-4904

OWNER/SUBDIVIDER

GDCI PROCTOR VALLEY
IN C/O JACKSON PENNO DEVELOPMENT COMPANY
2245 SAN DIEGO AVE., SUITE 223
SAN DIEGO, CA 92101
(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. "FREEMAN" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS AND STREETS. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS DAY OF JANUARY, 2018, AT SAN DIEGO COUNTY, CALIFORNIA.

REPRESENTATIVE

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

PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING: 9707 Waples Street
ENGINEERING: San Diego, CA 92101
SURVEYING: PH058058-4500 PH058058-4414

NO.	REVISIONS	DATE	BY
1	1ST SUBMITTAL	10/29/15	H&A
2	2ND SUBMITTAL	11/14/17	H&A
3	3RD SUBMITTAL-DIGITAL	01/29/18	H&A
4	4TH SUBMITTAL	02/12/18	H&A
5			
6			
7			
8			

PRELIMINARY GRADING PLAN			SHEET 1 OF 16
OTAY RANCH			
VILLAGE 14			
LAND EXCHANGE ALTERNATIVE			
County Of San Diego, California			