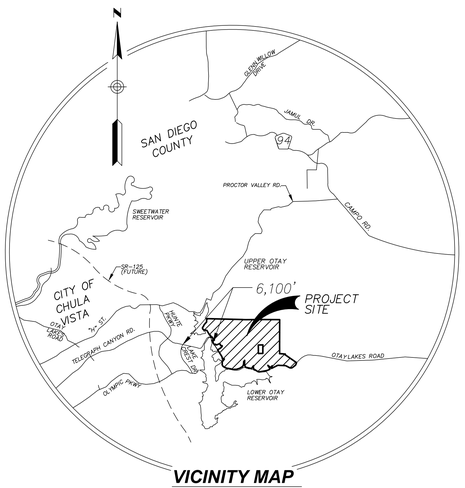
TENTATIVE MAP / PRELIMINARY GRADING PLAN

OTAY RANCH VILLAGE 13

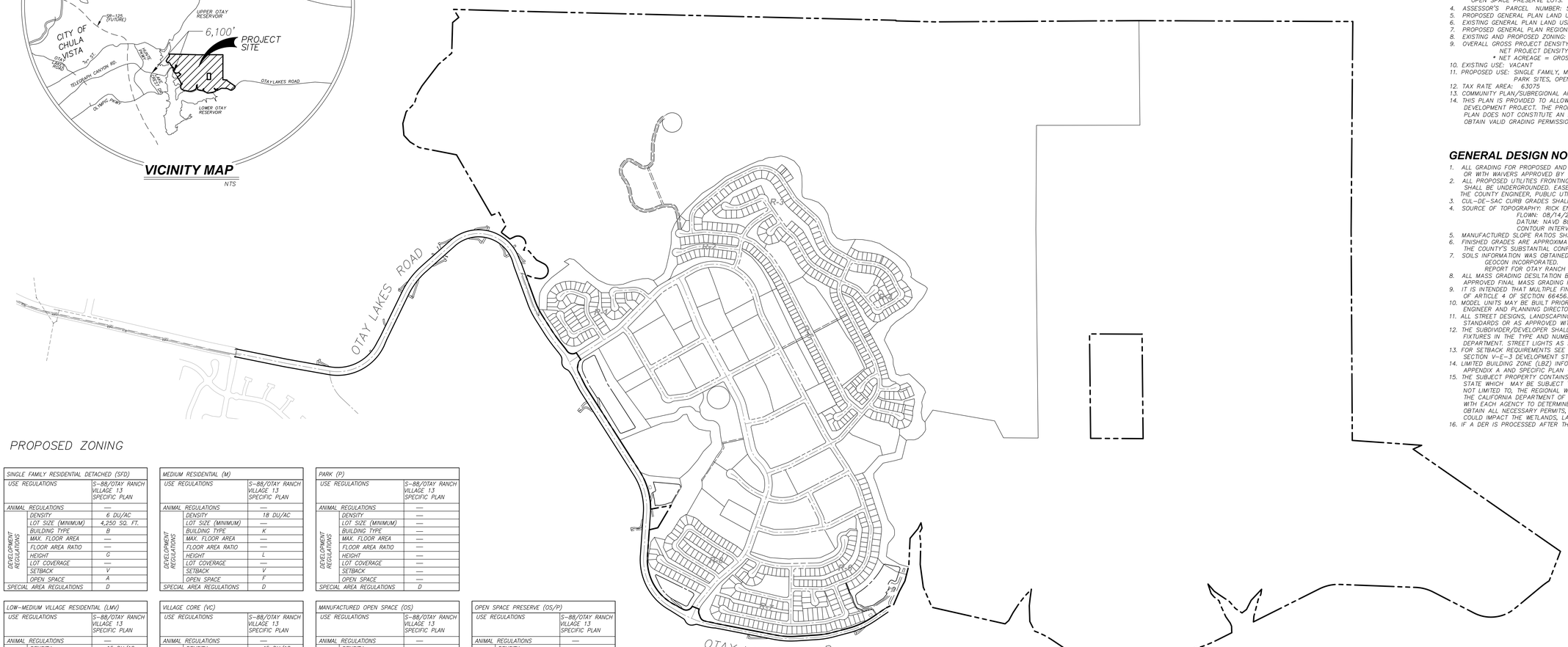
COUNTY OF SAN DIEGO TRACT

County Of San Diego, California



VICINITY MAP

NTS



GENERAL NOTES

1. TOTAL PROPOSED PROJECT GROSS SITE AREA: 1869.0 ACRES
2. TOTAL NUMBER OF UNITS: 2,750
   SINGLE FAMILY: 627
   MULTIFAMILY: 2,123
3. TOTAL NO. LOTS: 702
   SF RESIDENTIAL LOTS: 627
   NEIGHBORHOOD R-1 63
   NEIGHBORHOOD R-2 34
   NEIGHBORHOOD R-3 96
   NEIGHBORHOOD R-4 142
   NEIGHBORHOOD R-5 57
   NEIGHBORHOOD R-6 86
   NEIGHBORHOOD R-7 83
   NEIGHBORHOOD R-8 66

   PUBLIC SAFETY LOTS: 1 (PS-1)
   SCHOOL LOTS: 1 (S-1)
   MULTI-FAMILY RESIDENTIAL: 16 (R-9 THROUGH R-24) (SEE TABLE SHT. 14)
   VILLAGE CORE: 11 (VC-1 THROUGH VC-11) (SEE TABLE SHT. 14)
   HOA FACILITY LOT: 1 (PR-1)
   PARK LOTS: 12 (P-1 THROUGH P-12)
   OS BASIN LOTS: 4 (OS-Z THROUGH OS-AC)
   MASTER HOA OS LOTS: 26 (SEE TBL SHT 14)
   OPEN SPACE PRESERVE LOTS: 3 (OSP-A, OSP-B AND OSP-C)
4. ASSESSOR'S PARCEL NUMBER: 598-130-04,05,06 & 598-140-04,05,06 & 647-020-14, 647-030-05
5. PROPOSED GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA
6. EXISTING GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA AND OPEN SPACE (CONSERVATION)
7. PROPOSED GENERAL PLAN REGIONAL CATEGORY: CURRENT URBAN DEVELOPMENT AREA (CUDA) & ECA
8. EXISTING AND PROPOSED ZONING: S88 SPECIFIC PLAN AND S-80 OPEN SPACE
9. OVERALL GROSS PROJECT DENSITY: 1.47 D.U./AC. (2,750 D.U.'S/1869.1 GROSS AC.)
   NET PROJECT DENSITY* 6.48 D.U./AC. (2,750 D.U.'S/424.2 NET AC.)
   * NET ACREAGE = GROSS SITE AREA MINUS PRESERVE AREA
10. EXISTING USE: VACANT
11. PROPOSED USE: SINGLE FAMILY, MF/VILLGE CORE, PUBLIC SAFETY, SCHOOL SITE, PARK SITES, OPEN SPACE, PRESERVE OPEN SPACE
12. TAX RATE AREA: 63075
13. COMMUNITY PLAN/SUBREGIONAL AREA: OTAY SUBREGIONAL PLAN VOLUME 2
14. 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 VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

GENERAL DESIGN NOTES

1. 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 3 FOR WAIVERS)
2. ALL PROPOSED UTILITIES FRONTING OR ALONG THE RESIDENTIAL DEVELOPMENT PORTION OF THE PROJECT SHALL BE UNDERGROUNDED. EASEMENTS SHALL BE PROVIDED, REMOVED OR RE-LOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
3. CUL-DE-SAC CURB GRADES SHALL BE A MINIMUM OF 1%
4. SOURCE OF TOPOGRAPHY: RICK ENGINEERING CO.
   FLOWN: 08/14/2025
   DATUM: NAVD 88
   CONTOUR INTERVALS: 2'
5. MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (1.5:1 CUT, 2:1 FILL MAX).
6. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
7. SOILS INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS INVESTIGATION PREPARED BY: GEOCON INCORPORATED. REPORT FOR OTAY RANCH VILLAGE 13 DATED FEBRUARY 6, 2026
8. ALL MASS GRADING DESILTATION BASINS AND BROW DITCHES SHALL BE SIZED AND BUILT PER THE APPROVED FINAL MASS GRADING HYDROLOGY REPORT.
9. 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.
10. MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR.
11. 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.
12. 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.
13. FOR SETBACK REQUIREMENTS SEE THE OTAY RANCH RESORT VILLAGE SPECIFIC PLAN SECTION V-E-3 DEVELOPMENT STANDARDS FOR TABLE 8-SETBACK TABLE.
14. LIMITED BUILDING ZONE (LBZ) INFORMATION ADDRESSED IN BOTH THE FIRE PROTECTION PLAN, APPENDIX A AND SPECIFIC PLAN – PRESERVE EDGE PLAN EXHIBIT 2.
15. THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. AND/OR STATE WHICH MAY BE SUBJECT TO REGULATION BY STATE AND/OR FEDERAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. IT IS THE APPLICANTS RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT, AGREEMENT OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE WETLANDS, LAKE, STREAM, AND/OR WATERS OF THE U.S. ON THE SUBJECT PROPERTY.
16. IF A DER IS PROCESSED AFTER THE RECORDING OF A FINAL MAP IT MAY TRIGGER A MAP MODIFICATION.

PROPOSED ZONING

SINGLE FAMILY RESIDENTIAL DETACHED (SFD)		
USE REGULATIONS		S-88/OTAY RANCH VILLAGE 13 SPECIFIC PLAN
ANIMAL REGULATIONS		—
DEVELOPMENT REGULATIONS	DENSITY	6 DU/AC
	LOT SIZE (MINIMUM)	4,250 SQ. FT.
	BUILDING TYPE	B
	MAX. FLOOR AREA	—
	FLOOR AREA RATIO	—
	HEIGHT	G
	LOT COVERAGE	—
	SETBACK	V
	OPEN SPACE	A
SPECIAL AREA REGULATIONS		D

MEDIUM RESIDENTIAL (M)		
USE REGULATIONS		S-88/OTAY RANCH VILLAGE 13 SPECIFIC PLAN
ANIMAL REGULATIONS		—
DEVELOPMENT REGULATIONS	DENSITY	18 DU/AC
	LOT SIZE (MINIMUM)	—
	BUILDING TYPE	K
	MAX. FLOOR AREA	—
	FLOOR AREA RATIO	—
	HEIGHT	L
	LOT COVERAGE	—
	SETBACK	V
	OPEN SPACE	F
SPECIAL AREA REGULATIONS		D

PARK (P)		
USE REGULATIONS		S-88/OTAY RANCH VILLAGE 13 SPECIFIC PLAN
ANIMAL REGULATIONS		—
DEVELOPMENT REGULATIONS	DENSITY	—
	LOT SIZE (MINIMUM)	—
	BUILDING TYPE	—
	MAX. FLOOR AREA	—
	FLOOR AREA RATIO	—
	HEIGHT	—
	LOT COVERAGE	—
	SETBACK	—
	OPEN SPACE	—
SPECIAL AREA REGULATIONS		D

LOW-MEDIUM VILLAGE RESIDENTIAL (LMV)		
USE REGULATIONS		S-88/OTAY RANCH VILLAGE 13 SPECIFIC PLAN
ANIMAL REGULATIONS		—
DEVELOPMENT REGULATIONS	DENSITY	15 DU/AC
	LOT SIZE (MINIMUM)	—
	BUILDING TYPE	K
	MAX. FLOOR AREA	—
	FLOOR AREA RATIO	—
	HEIGHT	L
	LOT COVERAGE	—
	SETBACK	V
	OPEN SPACE	F
SPECIAL AREA REGULATIONS		D

VILLAGE CORE (VC)		
USE REGULATIONS		S-88/OTAY RANCH VILLAGE 13 SPECIFIC PLAN
ANIMAL REGULATIONS		—
DEVELOPMENT REGULATIONS	DENSITY	45 DU/AC
	LOT SIZE (MINIMUM)	—
	BUILDING TYPE	L
	MAX. FLOOR AREA	—
	FLOOR AREA RATIO	—
	HEIGHT	P
	LOT COVERAGE	—
	SETBACK	V
	OPEN SPACE	F
SPECIAL AREA REGULATIONS		D

MANUFACTURED OPEN SPACE (OS)		
USE REGULATIONS		S-88/OTAY RANCH VILLAGE 13 SPECIFIC PLAN
ANIMAL REGULATIONS		—
DEVELOPMENT REGULATIONS	DENSITY	—
	LOT SIZE (MINIMUM)	—
	BUILDING TYPE	—
	MAX. FLOOR AREA	—
	FLOOR AREA RATIO	—
	HEIGHT	—
	LOT COVERAGE	—
	SETBACK	—
	OPEN SPACE	—
SPECIAL AREA REGULATIONS		D

OPEN SPACE PRESERVE (OS/P)		
USE REGULATIONS		S-88/OTAY RANCH VILLAGE 13 SPECIFIC PLAN
ANIMAL REGULATIONS		—
DEVELOPMENT REGULATIONS	DENSITY	—
	LOT SIZE (MINIMUM)	—
	BUILDING TYPE	—
	MAX. FLOOR AREA	—
	FLOOR AREA RATIO	—
	HEIGHT	—
	LOT COVERAGE	—
	SETBACK	—
	OPEN SPACE	—
SPECIAL AREA REGULATIONS		D

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED NEIGHBORHOOD BOUNDARY
- EXISTING LOT NUMBER — LOT 270
- PROPOSED LOT NUMBER (WITH PAD ELEVATION) — 84 / 685.40
- PROPOSED RESIDENTIAL NEIGHBORHOOD — R-1A
- PROPOSED HOA LOT — OS-3
- PROPOSED OPEN SPACE — OS-B
- PROPOSED EARTHEN SWALE
- EXISTING EARTHEN SWALE
- PROPOSED TERRACE DRAIN
- PROPOSED BROW DITCH
- PROPOSED RIPRAP (ENERGY DISSIPATER)
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- TITLE REPORT ITEM NO. (SEE SHEET 11) — 6
- PROPOSED FILL SLOPE (2:1 MAX.)
- PROPOSED CUT SLOPE (2:1 MAX. AT INTERIOR, 1.5:1 MAX. AT PERIMETER)
- PROPOSED PERCENT OF STREET GRADE — 2%
- PROPOSED SEWAGE FORCE MAIN — FM
- PROPOSED BIO-FILTRATION UNITS (SPECIFICATIONS TO BE DETERMINED)

- EXISTING SEWER MAIN WITH MANHOLE
- PROPOSED SEWER MAIN WITH MANHOLE (8" PVC UNLESS OTHERWISE NOTED) — S
- PROPOSED WATER MAIN WITH FIRE HYDRANT (8" PVC UNLESS OTHERWISE NOTED) — W
- EXISTING RECLAIMED WATER — RW
- EXISTING STORM DRAIN SYSTEM
- PROPOSED STORM DRAIN SYSTEM
  A. INLET OR CATCH BASIN
  B. HEADWALL
  C. CLEANOUT
  D. STORM WATER DIVERTER UNIT
  E. CATCH BASIN
  RIP RAP
- PROPOSED GREEN STREET SWALE
- PROPOSED RETAINING WALL
- MSE WALL
- EXISTING STREET CENTERLINE ELEVATION — (255.5)
- PROPOSED STREET CENTERLINE ELEVATION — 237.7
- EXISTING CONTOURS
- PROPOSED CONTOURS — 650
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- LIMITS OF PROPOSED GRADING
- EXISTING WATER MAIN WITH FIRE HYDRANT — W
- PROPOSED STREET DESIGNATION — 2b

SITE MAP

SCALE: 1"=500'

LEGAL DESCRIPTION

SEE SHEET 17

EARTHWORK / GRADING QUANTITIES

TOTAL PROJECT
RAW CUT: APPROXIMATELY C.Y. 9,600,000
RAW FILL:APPROXIMATELY C.Y. 9,600,000
TOTAL GRADED AREA: APPROXIMATELY 455.0 AC

GRADING QUANTITIES NOTED ABOVE ARE APPROXIMATE AND ARE PROVIDED HERON FOR REVIEW PURPOSES ONLY.

ACTUAL EARTHWORK QUANTITIES WILL VARY IN THE FIELD DUE TO TOPOGRAPHIC VARIANCE, ACTUAL SOIL PROPERTIES AND CONSTRUCTION METHODS

CONDOMINIUM NOTE

THIS MAP PROPOSES CONDOMINIUMS AS DEFINED IN SECTION 4125 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA. SITES PROPOSED FOR CONDOMINIUM UNITS ARE R-9 THROUGH R-24, AND VC-1 THROUGH VC-11, THIS MAP IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

STREET LIGHT STATEMENT

1. THE SUBDIVIDER INTENDS TO COMPLY WITH THE STREET LIGHT REQUIREMENTS AS SPECIFIED IN THE COUNTY STANDARDS.

2. ALL OUTDOOR LIGHTING SHALL CONFORM TO THE COUNTY OF SAN DIEGO LIGHTING CODE AND LIGHTING REQUIREMENTS WITHIN THE PERFORMANCE STANDARDS OF THE ZONING ORDINANCE.

PARK LAND DEDICATION STATEMENT

1. THE SUBDIVIDER INTENDS TO COMPLY WITH THE COUNTY PARK LAND DEDICATION ORDINANCE. ALL ONSITE PARKS WILL BE DEDICATED TO THE COUNTY.

SHEET INDEX

SHEET NO.	TITLE
1.	TITLE SHEET
2.	KEY MAP
3.-4.	ROAD CROSS-SECTIONS
5.	DETAILS
6.-12.	SITE PLAN/TENTATIVE MAP
13.	OTAY LAKES ROAD
14.	NEIGHBORHOOD LOT AREAS
15.-16.	EXISTING BOUNDARY AND ENCUMBRANCES
17.	EXISTING SLOPE ANALYSIS
18.	EXISTING ZONING

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..... CHULA VISTA ELEMENTARY AND SWEETWATER UNION HIGH
FIRE..... SAN DIEGO COUNTY FIRE AUTHORITY
STREET LIGHTING..... SAN DIEGO COUNTY

EXISTING EASEMENTS & ENCUMBRANCES

SEE SHEETS 15 & 16 FOR ALL EASEMENTS THAT SHALL BE PROVIDED FOR, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.

SOLAR ACCESS STATEMENT

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION (WITH THE EXCEPTION OF LOTS P-1 THROUGH P-12, OS-A THROUGH OS-AD, AND OSP-A THROUGH OSP-C)

KAREN S. VAN ERT R.C.E. 56991 DATE
MY REGISTRATION EXPIRES ON 06/30/2027

ABBREVIATIONS

FP	FLOOD PLAIN	S	SEWER
VC	VERTICAL CURVE	W	WATER
MH	MANHOLE	RW	RECLAIMED WATER
RCP	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	FLOW LINE	PI	POINT OF INTERSECTION (V.C.)
TW	TOP OF WALL	P	PAD ELEVATION
BW	BOTTOM OF WALL	SF	GROSS SQ. FT.
TF	TOP OF FOOTING	NSF	NET SQ. FT.
FS	FINISH SURFACE		

ENGINEER

RICK ENGINEERING COMPANY
5620 FRIARS RD.
SAN DIEGO, CA 92110
(619)-291-0707 PH
(619)-291-4165 FX

OWNERS/SUBDIVIDERS

LAKEVIEW 1, LLC (UNDIVIDED 30%)
A CALIFORNIA LIMITED LIABILITY COMPANY
LAKEVIEW 2, LLC (UNDIVIDED 70%)
A CALIFORNIA LIMITED LIABILITY COMPANY
(AS TENANTS IN COMMON)
610 WEST ASH STREET
SUITE 1500
SAN DIEGO, CA 92101
(619) 234-4050

REPRESENTATIVE

MOLLER OTAY LAKES INVESTMENT, LLC
IN C/O DANSK INVESTMENT GROUP
A DELAWARE LIMITED LIABILITY COMPANY
6591 COLLINS DRIVE, SUITE E11
MOORPARK, CA 93021
(805) 278-7320

REPRESENTATIVE

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 14TH DAY OF OCTOBER , 2018, AT SAN DIEGO COUNTY, CALIFORNIA.

LAKEVIEW 1, LLC

MOLLER OTAY LAKES INVESTMENT, LLC

LAKEVIEW 2, LLC

REGISTERED PROFESSIONAL ENGINEER — KAREN S. VAN ERT — No. 56991 CIVIL — STATE OF CALIFORNIA

KAREN S. VAN ERT R.C.E. 56991 DATE
MY REGISTRATION EXPIRES ON 06/30/2027

PREPARED BY:

RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com

NO.	REVISIONS	DATE	BY
1	1ST SUBMITTAL		
2			
3			
4			
5			
6			

COUNTY OF SAN DIEGO TRACT

TENTATIVE MAP/ PRELIMINARY GRADING PLAN

OTAY RANCH VILLAGE 13

TITLE SHEET

County Of San Diego, California

SHEET 1 OF 18

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SHEET 10

SHEET 11

SHEET 7

SHEET 8

SHEET 6

SHEET 12

OSP LOT A

N.A.P.

OSP LOT B

OSP LOT C

SHEET 9

OS A
OS B
OS C
OS D
OS E
OS F
OS G
OS H
OS I
OS J
OS K
OS L
OS M
OS N
OS O
OS P
OS Q
OS R
OS S
OS T
OS U
OS V
OS W
OS X
OS Y
OS Z
OS AA
OS AB
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P-10
P-11
P-12

VC-1
VC-2
VC-3
VC-4
VC-5
VC-6
VC-7
VC-8
VC-9
VC-10
VC-11

PR-1
PS-1
S-1

KEY MAP

SCALE: 1"=400'

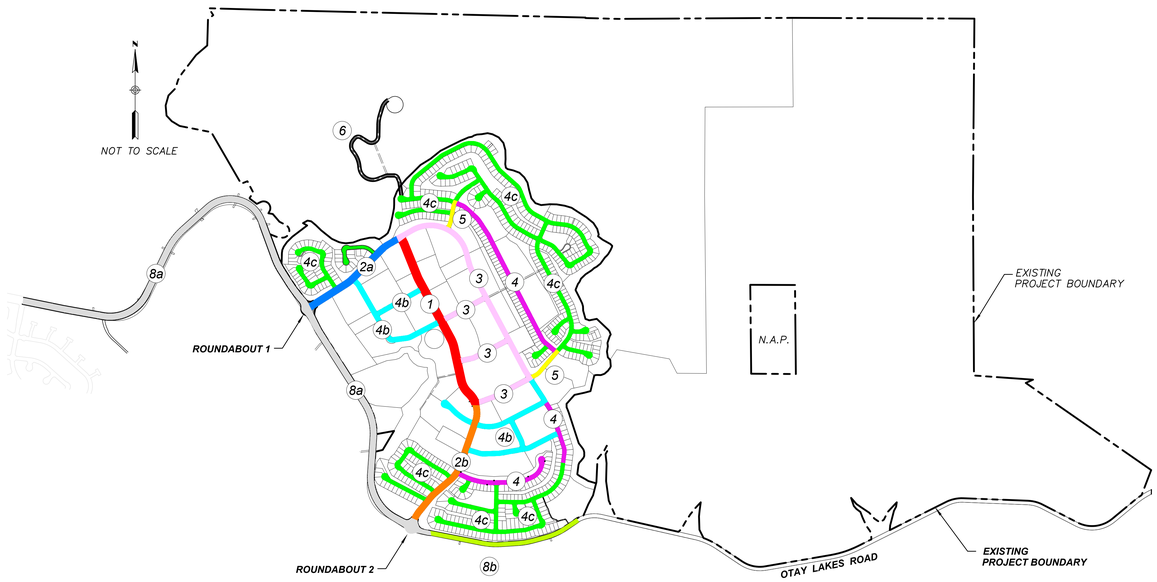
PREPARED BY:		SHEET
RICK	5620 FRIARS ROAD SAN DIEGO, CA 92110 619-291-0707 rickengineering.com	2 OF 18

COUNTY OF SAN DIEGO TRACT
TENTATIVE MAP/
PRELIMINARY GRADING PLAN

OTAY RANCH VILLAGE 13
KEY MAP

County Of San Diego, California

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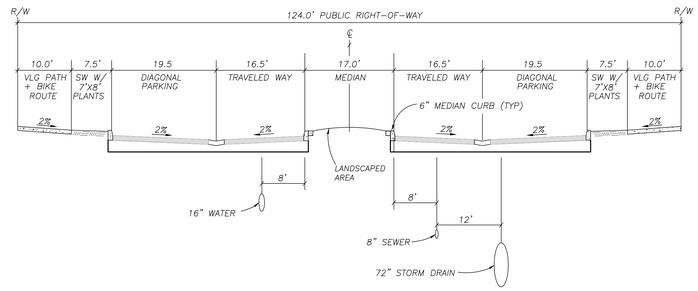


STREET CROSS SECTION INDEX

NTS

LEGEND

- 1 BOULEVARD WITH MEDIAN & INTERMITTENT TURN LANES MODIFIED (124')
- 2a LIGHT COLLECTOR WITH MEDIAN & INTERMITTANT LEFT TURN LANE (105')
- 2b LIGHT COLLECTOR WITH MEDIAN & INTERMITTANT LEFT TURN LANE (96')
- 3 MODIFIED LIGHT COLLECTOR (76')
- 4a MODIFIED RESIDENTIAL ROAD (65.5')
- 4b MODIFIED RESIDENTIAL ROAD (74')
- 4c MODIFIED RESIDENTIAL ROAD (59')
- 5 MODIFIED RESIDENTIAL ROAD (60')
- 6 WATER TANK ACCESS ROAD (20')
- 7 BASIN/STORM DRAIN/HEADWALL MAINTENANCE ACCESS EASEMENT (15')
- 8a EXISTING PUBLIC ROAD (OTAY LAKES RD.) BOULEVARD WITH INTERMITTENT TURN LANES (MODIFIED)
- 8b EXISTING PUBLIC ROAD (OTAY LAKES RD.) COMMUNITY COLLECTOR WITH INTERMITTENT TURN LANES (MODIFIED)

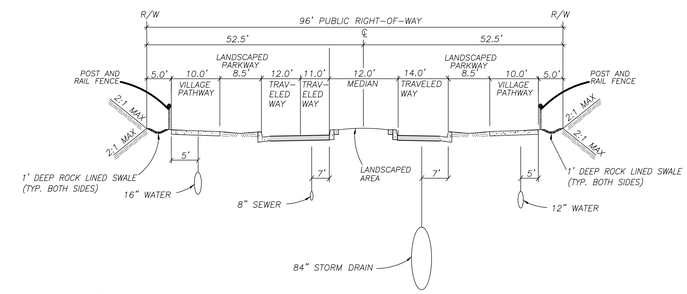


1 BOULEVARD WITH MEDIAN & INTERMITTANT LEFT TURN LANES(MODIFIED) — PUBLIC ROAD

PARKING PERMITTED ON BOTH SIDES OF STREET
Vc=35 MPH

DESIGN EXCEPTIONS:

A. REDUCE DESIGN SPEED FROM 40 MPH TO 35 MPH
B. INCREASE PARKWAYS FROM 10' TO 17.5'
C. DECREASE ROAD SURFACE WIDTH FROM 36' TO 33'
D. REDUCE MINIMUM INTERSECTION SPACING FROM 200' TO 150'
E. REDUCE MINIMUM CENTERLINE RADIUS FROM 500' TO 350'

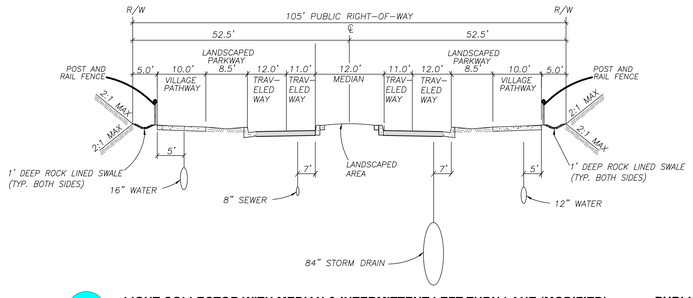


2b LIGHT COLLECTOR WITH MEDIAN & INTERMITTENT LEFT TURN LANE (MODIFIED) — PUBLIC ROAD

NO PARKING

DESIGN EXCEPTIONS:

A. REDUCE DESIGN SPEED FROM 40 MPH TO 35 MPH
B. NCREASE RIGHT-OF-WAY WIDTH FROM 78' TO 100'
C. ELIMINATE 8' SHOULDERS
D. INCREASE PARKWAYS FROM 12' TO 23.5'
E. REPLACE 5' P.C.C. SIDEWALKS WITH 10' NON-CONTIGUOUS MULTI-USE PATHWAYS
* SEE ROCK LINED SWALE DETAIL SHEET 2



2a LIGHT COLLECTOR WITH MEDIAN & INTERMITTENT LEFT TURN LANE (MODIFIED) — PUBLIC ROAD

NO PARKING

DESIGN EXCEPTIONS:

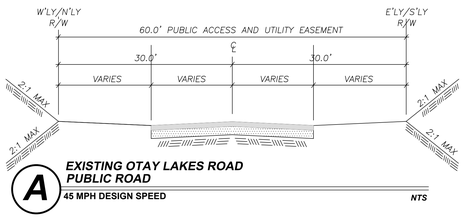
A. REDUCE DESIGN SPEED FROM 40 MPH TO 35 MPH
B. INCREASE RIGHT-OF-WAY WIDTH FROM 78' TO 105'
C. ELIMINATE 8' SHOULDERS
D. INCREASE PARKWAYS FROM 12' TO 23.5'
E. REPLACE 5' P.C.C. SIDEWALKS WITH 10' NON-CONTIGUOUS MULTI-USE PATHWAYS
* SEE ROCK LINED SWALE DETAIL SHEET 2
** SEE PLAN FOR LOCATION

3 LIGHT COLLECTOR (MODIFIED) — PUBLIC ROAD

PARKING PERMITTED ON BOTH SIDES OF STREET

DESIGN EXCEPTIONS:

A. REDUCE DESIGN SPEED FROM 40 MPH TO 35 MPH
B. INCREASE PARKWAYS FROM 10' TO 18'
C. REDUCE MINIMUM CENTERLINE RADIUS FROM 300' TO 200'



A EXISTING OTAY LAKES ROAD — PUBLIC ROAD

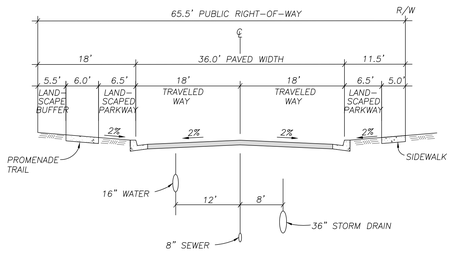
45 MPH DESIGN SPEED

NTS

PREPARED BY:	COUNTY OF SAN DIEGO TRACT TENTATIVE MAP/ PRELIMINARY GRADING PLAN
RICK 5620 FRIARS ROAD SAN DIEGO, CA 92110 619-291-0707 rickengineering.com	OTAY RANCH VILLAGE 13 ROAD CROSS SECTIONS County Of San Diego, California

SHEET 3 OF 18

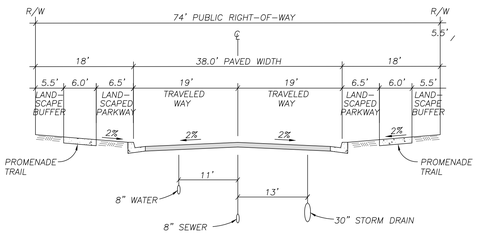
C:\RICK\Projects\C20000\20400_ORV13\Civil\PlanSets\TM\20400_TM_C-03.dwg, 5/22/2026 8:13 AM



4a **RESIDENTIAL (MODIFIED)** **PUBLIC ROAD**

PARKING PERMITTED ON BOTH SIDES OF STREET

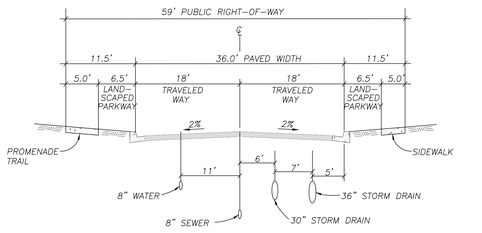
DESIGN EXCEPTIONS:
A. REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
B. INCREASE PARKWAYS FROM 10' TO 18'
C. REDUCE MINIMUM CENTERLINE RADIUS FROM 300' TO 200'



4b **RESIDENTIAL (MODIFIED)** **PUBLIC ROAD**

PARKING PERMITTED ON BOTH SIDES OF STREET

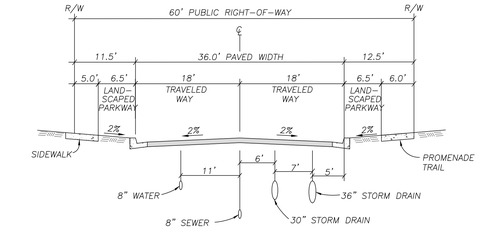
DESIGN EXCEPTIONS:
A. REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
B. INCREASE PARKWAYS FROM 10' TO 18'
C. REDUCE MINIMUM CENTERLINE RADIUS FROM 300' TO 200'



4c **RESIDENTIAL (MODIFIED)** **PUBLIC ROAD**

PARKING PERMITTED ON BOTH SIDES OF STREET

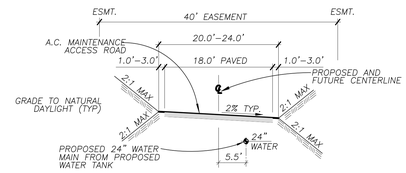
DESIGN EXCEPTIONS:
A. REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
B. INCREASE PARKWAYS FROM 10' TO 11.5'
C. REDUCE MINIMUM INTERSECTION SPACING FROM 200' TO 130'
D. REDUCE MINIMUM CENTERLINE RADIUS FROM 300' TO 200'



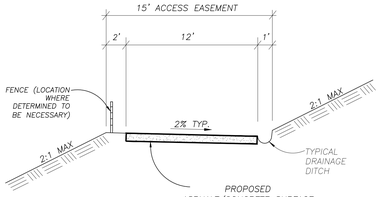
5 **RESIDENTIAL (MODIFIED)** **PUBLIC ROAD**

PARKING PERMITTED ON BOTH SIDES OF STREET

DESIGN EXCEPTIONS:
A. REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
B. INCREASE PARKWAYS FROM 10' TO 11.5'
C. REDUCE MINIMUM CENTERLINE RADIUS FROM 300' TO 200'

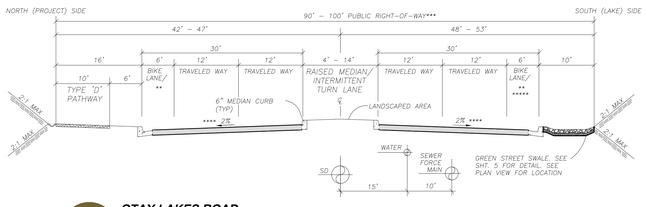


6 **MAINTENANCE ACCESS ROAD TO PROPOSED WATER TANK**
MAINTENANCE ROAD NTS



7 **PROPOSED TYPICAL STORM DRAIN MAINTENANCE ACCESS ROAD** NTS

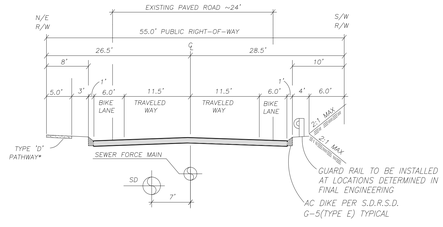
NO PARKING PERMITTED
25 MPH DESIGN SPEED
SEE SHEET 2 "STREET SECTION DETAIL" FOR LOCATIONS



8a ***OTAY LAKES ROAD***
PUBLIC ROAD
BOULEVARD WITH INTERMITTENT TURN LANES (MODIFIED) NTS
LAKE CREST DR. - MAIN ST. A

DESIGN EXCEPTIONS:
A. ADD MINIMUM 4' TO 14' LANDSCAPED MEDIAN
B. VARIABLE RIGHT-OF-WAY WIDTH FROM 90' UP TO 100'
C. REPLACE 8' SHOULDERS WITH 6' BIKE LANES (WITH PARKING RESTRICTIONS)
D. ROUNDABOUTS AT THE FIRST AND SECOND PROJECT ENTRIES ON OTAY LAKES ROAD

**PATHWAY WILL BE ON PROJECT SIDE OF OTAY LAKES ROAD*
***EMERGENCY REFUGE AREA*
****RIGHT OF WAY WIDTH VARIES FROM 90' TO 100' BETWEEN SECTIONS B AND 1b*
*****SEE PLAN FOR PRECISE SUPERELEVATION GRADES.*

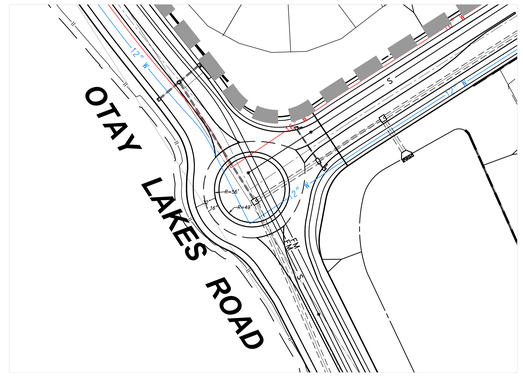


SEE ROCK LINED SWALE DETAIL THIS SHEET.

8b ***OTAY LAKES ROAD***
PUBLIC ROAD
COMMUNITY COLLECTOR WITH INTERMITTENT TURN LANES (MODIFIED) NTS

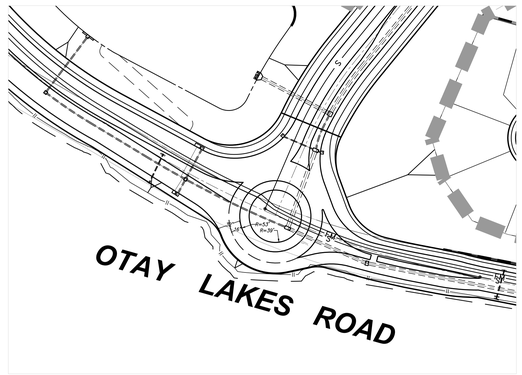
DESIGN EXCEPTIONS:
A. VARIABLE PARKWAY WIDTH (4'-10') ON EACH SIDE OF ROAD
B. REPLACE 8' SHOULDERS WITH 6' BIKE LANES (WITH PARKING RESTRICTIONS)

**PATHWAY WILL BE ON PROJECT SIDE OF OTAY LAKES ROAD*
*** TRAIL LOCATION SUBJECT TO FINAL DETERMINATION. BETWEEN PIAZZA URBINO AND STRADA PIAZZA WHERE NO TRAIL IS PROPOSED, ROCK LINED SWALE WILL BE PROVIDED*



ROUNDABOUT #1 DETAIL

SEE DETAIL THIS SHEET FOR LOCATIONS *SCALE 1"=80'*



ROUNDABOUT #2 DETAIL

SEE DETAIL THIS SHEET FOR LOCATIONS *SCALE 1"=80'*

PREPARED BY:

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SAN DIEGO, CA 92110
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rickengineering.com

COUNTY OF SAN DIEGO TRACT TENTATIVE MAP/ PRELIMINARY GRADING PLAN

OTAY RANCH VILLAGE 13 ROUNDABOUT DETAILS

County Of San Diego, California

SHEET 4 OF 18

DETAILS/NOTES

LOT WAIVERS

NOTES:
1. SEE OTAY RANCH VILLAGE 13 SPECIFIC PLAN SECTION 8....FOR REFERENCE TO COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE 81.401(a) If the Board approves a specific plan or the Board or the Planning Commission approve a major use permit for a planned development pursuant to Zoning Ordinance sections 6600 et seq., that provides subdivision design requirements contrary to the requirements in subsections (b), (d), (e), (h) or (i) above, the provisions of the approved specific plan or major use permit shall govern.
2. The Developement Services Director possesses the authority to waive Section 81.401 Subdivision Requirements.
3. See individual road cross sections this sheet for DESIGN EXCEPTIONS requested for each road cross section.

(COUNTY STANDARD SHOWN IN PARENTHESIS)

WAIVER:
1. THE FOLLOWING LOTS THAT FRONT ON A CUL-DE-SAC HAVE A FRONTAGE LENGTH LESS THAN 33 FEET AS MEASURED AT THE RIGHT-OF-WAY AND ARE SUBJECT TO THE APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

NEIGHBORHOOD R-1
LOT 45
NEIGHBORHOOD R-7
LOTS 521, 490, 491
NEIGHBORHOOD R-8
LOT 612

(81.401(e) A lot that fronts on a cul-de-sac, whose side lines are approximately radial to the center of the cul-de-sac or a lot that frontsat the intersection of two dead end roads shall have at least 33 feet of frontage measured at the right-of-way.)

PRIVATE ROAD EASEMENT WAIVER

(COUNTY STANDARD SHOWN IN PARENTHESIS)

WAIVER:

1. PRIVATE DRIVE (PRIVATE ROAD EASEMENTS) MAY BE LESS THAN A 40 FOOT WIDE EASEMENT, IF THE DIRECTOR OF DPW DETERMINES THE ROADS WILL ULTIMATELY SERVE NO MORE THAN AN ESTIMATED 100 ADT OR WILL NOT FEASIBLY PROVIDE A CURRENT OR FUTURE CONNECTION TO ANOTHER PUBLIC ROAD OR ANOTHER SUBDIVISION.
NEIGHBORHOOD R-2

(81.402(a)(2) Private road easements at least 40 feet wide in accordance with the San Diego County Standards for Private Roads, I the Director DPW determines the roads will ultimately serve no more than an estimated 100 ADT or will not feasibly provide a current or future connection to another public road or another subdivision.)

CUL-DE-SAC WAIVER

(COUNTY STANDARD SHOWN IN PARENTHESIS)

WAIVER:
CUL-DE-SAC AND STREET KNUCKLE PARKWAY WIDTH MAY BE INCREASED TO 11.5 FEET AND 18 FEET IN WIDTH (FROM 10 FEET) AS SHOWN ON SHEETS 7-9 OF THE TENTATIVE MAP AND SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

(All cul-de-sacs and street knuckles shall conform to San Diego County Design Standard DS-6 and DS-15.)

GRADING WAIVER

(COUNTY STANDARD SHOWN IN PARENTHESIS)

WAIVER:

MAJOR SLOPES. THE AVERAGE SLOPE OF EACH CUT SURFACE RESULTING IN A MAJOR SLOPE SHALL NOT BE STEEPER THAN ONE AND ONE HALF HORIZONTAL TO ONE VERTICAL EXCLUSIVE OF BENCHES AND EXCLUSIVE OF ROUNDINGS. THE FOLLOWING SHALL ALSO BE REQUIRED: (1) A REPORT IS RECEIVED FROM A SOIL ENGINEER CERTIFYING THAT HE OR SHE HAS INVESTIGATED THE PROPERTY AND THAT IN HIS OR HER OPINION THE PROPOSED STEEPER SLOPE WILL BE STABLE AND WILL NOT ENDANGER ANY PUBLIC OR PRIVATE PROPERTY OR RESULT IN THE DEPOSITION IF DEBRIS ON ANY PUBLIC WAY OR INTERFERE WITH ANY EXISTING DRAINAGE COURSE; AND (2) A REPORT IS RECEIVED FROM A LANDSCAPE ARCHITECT CERTIFYING THAT SUCH STEEPER SLOPE, CONSIDERING THE NATURE OF THE SOILS ON THE SLOPE SURFACE, WILL SUPPORT THE PROPOSED PLANTING BY MATURITY WITHOUT SIGNIFICANT OR EXCESSIVE EROSION.

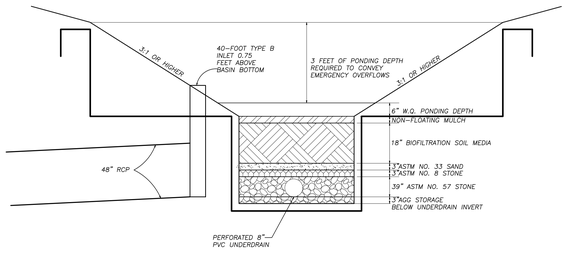
(87.401(A) Major Slopes. The average slope of each cut surface resulting in a major slope shall not be steeper than two horizontal to one vertical exclusive of benches and exclusive of roundings unless: (1) a report is received from a soil engineer certifying that he or she has investigated the property and that in his or her opinion the proposed steeper slope will be stable and will not endanger any public or private property or result in the deposition if debris on any public way or interfere with any existing drainage course; and (2) a report is received from a landscape architect certifying that such steeper slope, considering the nature of the soils on the slope surface, will support the proposed planting by maturity without significant or excessive erosion.

(COUNTY STANDARD SHOWN IN PARENTHESIS)

WAIVER:

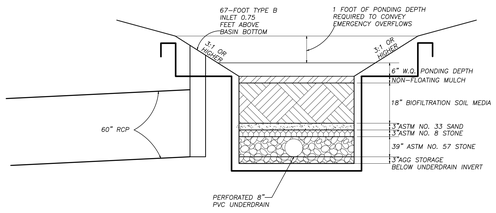
THE PROPOSED MAINTENANCE ACCESS ROAD SERVICING THE WATER TANK SHALL HAVE A MINIMUM GRADED WIDTH OF 20 FEET, A MINIMUM IMPROVEMENT WIDTH OF 18 FEET AND MINIMUM HORIZONTAL RADIUS OF 60 FEET.

(Standards for Private Roads,Article 111,Section 3.1(C)(100 ADT or Less) Graded Width-28 feet, Improvement Width-24 feet, Horizontal Radius-100 feet. Subnote #3-The graded width for on-site and off-site roads may be reduced, at the discretion of the Director of Public Works. However, the graded width shall not be less than the required improvement width as required by these standards)



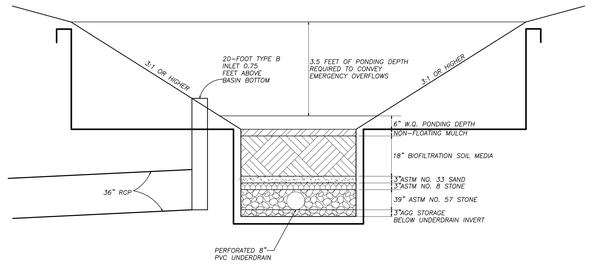
BMP 1

NOTE: 200,000 SF REQUIRED FOR BASIN FOOTPRINT
NOT TO SCALE



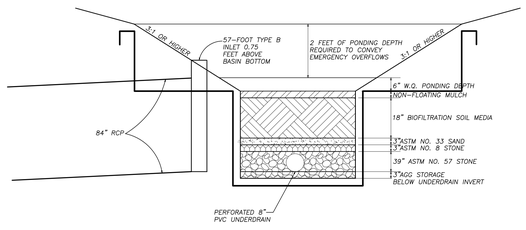
BMP 2

NOTE: 50,000 SF REQUIRED FOR BASIN FOOTPRINT
NOT TO SCALE



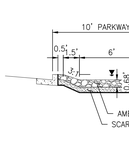
BMP 3

NOTE: 78,000 SF REQUIRED FOR BASIN FOOTPRINT
NOT TO SCALE



BMP 4

NOTE: 95,000 SF REQUIRED FOR BASIN FOOTPRINT
NOT TO SCALE

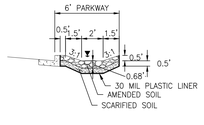


WALL AND DRAINAGE DITCH TYPICAL SECTION

NOT TO SCALE

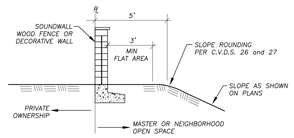
VEGETATED SWALE (ROAD CROSS SECTION 8A SOUTH)

NOT TO SCALE



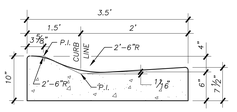
GREEN GUTTER (ROAD CROSS SECTION 8B)

NOT TO SCALE



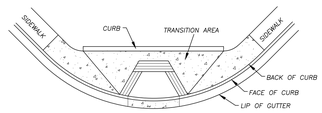
SHELF ROUNDING DETAIL
UPPER PROPERTY LINE

NOTE: THIS CONDITION OCCURS ONLY AT OPEN SPACE LOTS *NOT TO SCALE*



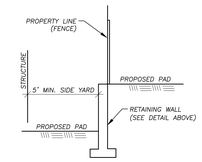
MODIFIED 4" ROLLED CURB SECTION

TRANSITIONS AND LOCATION OF ROLLED CURB AND STANDARD 6" CURB TO BE DETERMINED AT FINAL ENGINEERING *NOT TO SCALE*



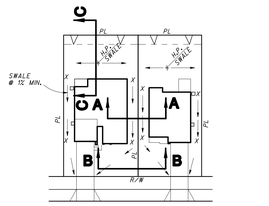
TYPICAL PEDESTRIAN RAMP DETAIL

RAMP PER ADA REQUIREMENTS SEE LANDSCAPE PLANS *NOT TO SCALE*



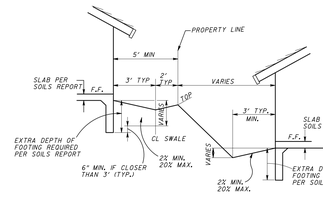
SIDE YARD DETAIL
TYPICAL PROPERTY LINE

NOT TO SCALE



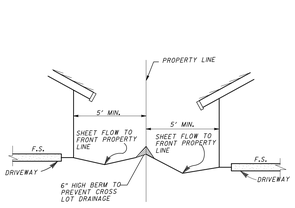
TYPICAL LOT DRAINAGE DETAIL

* OPTIONAL USE OF AREA DRAINS WITH SWALES *NOT TO SCALE*



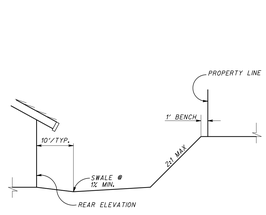
TYPICAL DRAINAGE SWALE
SECTION A-A

NOT TO SCALE



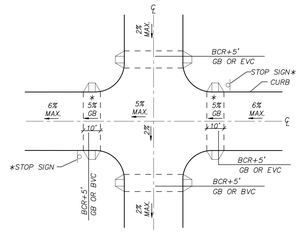
TYPICAL DRAINAGE SWALE
SECTION B-B

NOT TO SCALE



TYPICAL DRAINAGE SWALE
SECTION C-C

NOT TO SCALE



TYPICAL INTERSECTION FOR ACCESSIBILITY

* NOTE: IF BOTH DIRECTIONS ARE STOP CONTROLLED THE CROSS SLOPE OF THE PEDESTRIAN ACCESS MUST BE 2% *NOT TO SCALE*

PREPARED BY:

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rickengineering.com

COUNTY OF SAN DIEGO TRACT
TENTATIVE MAP/
PRELIMINARY GRADING PLAN
OTAY RANCH VILLAGE 13 DETAILS
County Of San Diego, California

SHEET 5 OF 18

SEWER POINT OF CONNECTION (W/ PROPOSED MANHOLE) TO EXISTING 15" SEWER MAIN

PROPOSED 8" SEWER MAIN

BEGIN PROPOSED 10" GRAVITY SEWER AT MANHOLE

CONNECT TO EXISTING WATER MAIN

EXISTING 12" WATER MAIN (711 PZ) PER CHULA VISTA DWG. NO. 01052-07

EXISTING 24" WATER MAIN (980 PZ) PER CHULA VISTA DWG. NO. 01052-07

EXISTING STREET IMPROVEMENTS PER CHULA VISTA DWGS. 01052-07

EXISTING 6" RECLAIMED WATER MAIN PER CHULA VISTA DWG. NO. 01052-04

OSP LOT A
595.5 AC

APN 595-090-02

APN 598-130-05

APN 595-090-05

APN 598-130-02

APN 595-090-11

APN 643-518-01

APN 643-518-03

OFF-SITE PERMISSION TO GRADE TO BE OBTAINED PRIOR TO ISSUANCE OF GRADING PERMIT

PROPOSED BIOFILTRATION UNIT

PROPOSED MAINTENANCE ACCESS DRIVEWAY & EASEMENT

OTAY LAKES ROAD

REMOVE EXIST. UPSTREAM HEADWALL AND CONNECT TO EXIST. BOX CULVERT

CONNECT TO EXISTING RESIDENTIAL DRIVEWAY

PROPOSED OTAY LAKES ROAD ROW

EXIST. OTAY LAKES ROAD ROW

PROPOSED TEMP. GRADING BUFFER

EXIST. STORM DRAIN TO BE REMOVED

PROPOSED DUAL 6" SEWER FORCE MAINS

PROPOSED 12" WATER MAIN

PROPOSED 16" WATER MAIN

WUESTE ROAD

GRAPHIC SCALE: 1"=100'

PREPARED BY:	COUNTY OF SAN DIEGO TRACT TENTATIVE MAP/ PRELIMINARY GRADING PLAN	SHEET 6 OF 18
RICK 5620 FRIARS ROAD SAN DIEGO, CA 92110 619-291-0707 rickengineering.com	**OTAY RANCH VILLAGE 13 SITE PLAN** County Of San Diego, California	

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OSP LOT A
595.5 AC

WATER TANK
2.6 AC

APN 595-090-02

PROPOSED BIOFILTRATION UNIT

PROPOSED MAINTENANCE ACCESS DRIVEWAY & EASEMENT

EXIST. STORM DRAIN TO BE REMOVED

REMOVE EXIST. UPSTREAM HEADWALL AND CONNECT TO EXIST. BOX CULVERT

PROPOSED TEMP. GRADING BUFFER

APN 598-130-02

APN 598-130-05

OFF-SITE PERMISSION TO GRADE TO BE OBTAINED PRIOR TO ISSUANCE OF GRADING PERMIT

PROPOSED DUAL 6" SEWER FORCE MAINS

PROPOSED 16" WATER MAIN

PROPOSED 12" WATER MAIN

EXIST. OTAY LAKES ROAD ROW

PROPOSED OTAY LAKES ROAD ROW

APN 598-130-04

100' MIN. FMZ BUFFER

OS A
5.0 AC

OS B
1.4 AC

OS C
2.0 AC

OS D
0.8 AC

OS E
0.6 AC

OS F
1.3 AC

OS G
1.1 AC

OS H
1.4 AC

OS I
0.6 AC

R-1
2.9 AC

R-2
2.0 AC

R-3
2.6 AC

R-4
2.6 AC

R-5
2.6 AC

R-6
2.6 AC

R-7
2.9 AC

R-8
2.9 AC

R-9
5.0 AC

R-10
3.6 AC

R-11
2.9 AC

R-12
2.9 AC

R-13
2.9 AC

R-14
2.9 AC

R-15
3.2 AC

R-16
3.5 AC

R-17
2.4 AC

R-18
4.5 AC

P-1
2.0 AC

P-2
1.6 AC

P-3
1.8 AC

P-4
1.4 AC

P-5
1.8 AC

P-6
1.6 AC

P-7
2.9 AC

VC-1
3.3 AC

VC-2
3.8 AC

VC-3
3.0 AC

VC-4
3.0 AC

VC-5
3.0 AC

VC-6
3.0 AC

VC-7
3.1 AC

VC-8
3.1 AC

VC-9
4.4 AC

VC-10
4.0 AC

ST. A
ST. B
ST. C
ST. D
ST. E
ST. F
ST. G
ST. H
ST. J
ST. K
ST. L
ST. M
ST. N
ST. O
ST. P
ST. Q
ST. R
ST. S
ST. T
ST. U
ST. V
ST. W
ST. X
ST. Y
ST. AA
ST. AB
ST. AC
ST. AD
ST. AE

N

100 50 0 100 200 300
GRAPHIC SCALE: 1"=100'

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COUNTY OF SAN DIEGO TRACT
TENTATIVE MAP/
PRELIMINARY GRADING PLAN

OTAY RANCH VILLAGE 13
SITE PLAN

County Of San Diego, California

SHEET 7 OF 18

OSP LOT A
595.5 AC

100' MIN. FMZ BUFFER

OS C
6.5 AC

OS K
6.6 AC

P-7
2.9 AC

R-17
2.4 AC

OS V
0.5 AC

OS U
1.5 AC

P-8
1.5 AC

OS H
11.0 AC

100' MIN. FMZ BUFFER

100' MIN. FMZ BUFFER

VC-8
3.1 AC

VC-9
4.4 AC

P-5
1.8 AC

VC-7
3.1 AC

R-24
4.6 AC

OS
1.2 AC

R-16
3.5 AC

VC-10
4.0 AC

VC-6
3.0 AC

R-23
6.0 AC

OS W
11.2 AC

R-15
2.7 AC

VC-2
3.8 AC

VC-11

GRAPHIC SCALE: 1"=100'

PREPARED BY:	COUNTY OF SAN DIEGO TRACT TENTATIVE MAP/ PRELIMINARY GRADING PLAN **OTAY RANCH VILLAGE 13** **SITE PLAN** County Of San Diego, California	SHEET 8 OF 18

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EXIST. STORM DRAIN TO BE REMOVED

PROPOSED BIOFILTRATION UNIT

PROPOSED MAINTENANCE ACCESS DRIVEWAY & EASEMENT

PROPOSED DUAL 6" SEWER FORCE MAINS

PROPOSED DUAL 6" SEWER FORCE MAINS

BIOFILTRATION BASIN
BASIN BOTTOM: 509.5
MIN. FOOTPRINT: 95,000 SF

EXIST. STORM DRAIN TO BE REMOVED

PROPOSED BIOFILTRATION UNIT

PROPOSED TEMP. GRADING BUFFER

PROPOSED UTILITY EASEMENT

BEGIN DUAL 6" SEWER FORCE MAINS

END PROPOSED 15" GRAVITY SEWER

PROPOSED SEWER PUMP STATION
PUMP STATION NO. 1
PAD ELEVATION: 514.3
PAD AREA: 7,000 SF

BIOFILTRATION BASIN
BASIN BOTTOM: 502.0
MIN. FOOTPRINT: 78,000 SF

FG 505.0

PROPOSED BIOFILTRATION UNIT

PROPOSED BIOFILTRATION UNIT

EXIST. STORM DRAIN TO BE REMOVED

PROPOSED MAINTENANCE ACCESS DRIVEWAY & EASEMENT

PROPOSED 10" GRAVITY SEWER

EXIST. OTAY LAKES ROAD ROW

PROPOSED OTAY LAKES ROAD ROW

BIOFILTRATION BASIN
BASIN BOTTOM: 510.0
MIN. FOOTPRINT: 50,000 SF

BEGIN PROPOSED 10" GRAVITY SEWER AT MANHOLE

EXIST. STORM DRAIN TO BE REMOVED

PROPOSED BIOFILTRATION UNIT

EXIST. STORM DRAIN TO BE REMOVED

PROPOSED TEMP. GRADING BUFFER

EXIST. STORM DRAIN TO BE REMOVED

PROPOSED BIOFILTRATION UNIT

PROPOSED MAINTENANCE ACCESS DRIVEWAY & EASEMENT

PROPOSED 10" GRAVITY SEWER

EXIST. STORM DRAIN TO BE REMOVED

PROPOSED DUAL 6" SEWER FORCE MAINS

PROPOSED BIOFILTRATION UNIT

100' MIN. FMZ BUFFER

FG 520.0

PROPOSED UTILITY EASEMENT

EXIST. STORM DRAIN TO REMAIN

PROPOSED SEWER PUMP STATION NO. 2
PAD ELEVATION: 505.0
PAD AREA: 7,000 SF

EXIST. STORM DRAIN TO BE REMOVED

PROPOSED BIOFILTRATION UNIT

PROPOSED MAINTENANCE ACCESS DRIVEWAY & EASEMENT

BIOFILTRATION BASIN
BASIN BOTTOM: 515.5
MIN. FOOTPRINT: 200,000 SF

FG 520.0

PROPOSED UTILITY EASEMENT

EXIST. STORM DRAIN TO REMAIN

R-19 5.1 AC

OS Z 10.3 AC

PR-1 1.5 AC

VC-5 4.7 AC

P-6 2.1 AC

P-1 4.3 AC

S-1 10.6 AC

OSP LOT C 13.3 AC

VC-3 2.4 AC

PS-1 2.3 AC

OS-1 10.1 AC

R-11 5.2 AC

OS AA 3.3 AC

NAP

R-20 5.5 AC

P-10 2.1 AC

VC-4 5.1 AC

P-9 1.9 AC

R-12 5.0 AC

R-13 5.1 AC

R-14 4.2 AC

R-22 4.1 AC

OS C 1.0 AC

OSP LOT B 833.0 AC

R-21 6.9 AC

R-11 1.4 AC

OS AB 3.7 AC

P-12 2.3 AC

OS R 4.1 AC

OS AC 6.8 AC

OS S 5.3 AC

R-8 10.4 AC

R-7 10.2 AC

ST. A
ST. B
ST. C
ST. D
ST. E
ST. F
ST. G
ST. H
ST. J
ST. K
ST. L
ST. M
ST. N
ST. O
ST. P
ST. Q
ST. R
ST. S
ST. AB
ST. AH

GRAPHIC SCALE: 1"=100'

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COUNTY OF SAN DIEGO TRACT TENTATIVE MAP/ PRELIMINARY GRADING PLAN

OTAY RANCH VILLAGE 13 SITE PLAN

County Of San Diego, California

SHEET 9 OF 18

OSP LOT A
595.5 AC

WATER TANK
2.6 AC

GRAPHIC SCALE: 1"=200'

PREPARED BY:
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COUNTY OF SAN DIEGO TRACT
TENTATIVE MAP/
PRELIMINARY GRADING PLAN

OTAY RANCH VILLAGE 13
SITE PLAN

County Of San Diego, California

SHEET 10 OF 18

OSP LOT A
595.5 AC

OSP LOT B
833.0 AC

N.A.P.
20.3 AC

200 100 0 200 400 600
GRAPHIC SCALE: 1"=200'

PREPARED BY:	COUNTY OF SAN DIEGO TRACT TENTATIVE MAP/ PRELIMINARY GRADING PLAN **OTAY RANCH VILLAGE 13** **SITE PLAN** County Of San Diego, California
RICK 5620 FRIARS ROAD SAN DIEGO, CA 92110 619-291-0707 rickengineering.com	SHEET 11 OF 18

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N.A.P.
20.3 AC

OSP LOT B
833.0 AC

N.A.P.

N.A.P.

N.A.P.

200 100 0 200 400 600
GRAPHIC SCALE: 1"=200'

PREPARED BY:

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COUNTY OF SAN DIEGO TRACT
TENTATIVE MAP/
PRELIMINARY GRADING PLAN

OTAY RANCH VILLAGE 13
SITE PLAN

County Of San Diego, California

SHEET **12** *OF* **18**

LEGEND

- EXISTING OTAY LAKES ROAD
- PROPROSED OTAY LAKES RD ROW
- PROPOSED OFFSITE OLR ACQUISITION
- PROPOSED ONSITE OLR DEDICATION
- PROPOSED OFFSITE OLR VACATION

N

200 100 0 200 400 600

GRAPHIC SCALE: 1"=200'

PREPARED BY:

RICK

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COUNTY OF SAN DIEGO TRACT
TENTATIVE MAP/
PRELIMINARY GRADING PLAN

OTAY RANCH VILLAGE 13
OTAY LAKES ROAD

County Of San Diego, California

SHEET 13 OF 18

Parcel	Land Use	Estimated DU's	Target Density	Acres	
Single Family					
R-1	Single Family	63	3-6 DU/AC	14.1	
R-2	Single Family	34	3-6 DU/AC	7.5	
R-3	Single Family	96	3-6 DU/AC	23.5	
R-4	Single Family	142	3-6 DU/AC	25.8	
R-5	Single Family	57	3-6 DU/AC	11.9	
R-6	Single Family	86	3-6 DU/AC	19.3	
R-7	Single Family	83	3-6 DU/AC	17.6	
R-8	Single Family	66	3-6 DU/AC	13.8	
Subtotal Single Family		**627**		**133.6**	
Multi-Family					Acres (Net)
R-9	Medium	85	11-18 DU/AC	5.0	4.2
R-10	Medium	62	11-18 DU/AC	3.6	3.4
R-11	Medium	89	11-18 DU/AC	5.2	5.1
R-12	Medium	85	11-18 DU/AC	5.0	4.7
R-13	Medium	87	11-18 DU/AC	5.1	4.8
R-14	Medium	72	11-18 DU/AC	4.2	4.2
R-15	Medium	46	11-18 DU/AC	2.7	2.7
R-16	Medium	58	11-18 DU/AC	3.5	3.5
R-17	Medium	41	11-18 DU/AC	2.4	2.4
R-18	Low-Medium Village	67	6-15 DU/AC	4.5	4.3
R-19	Low-Medium Village	74	6-15 DU/AC	5.1	4.9
R-20	Low-Medium Village	81	6-15 DU/AC	5.5	5.5
R-21	Low-Medium Village	103	6-15 DU/AC	6.9	6.8
R-22	Low-Medium Village	51	6-15 DU/AC	4.1	3.5
R-23	Low-Medium Village	84	6-15 DU/AC	6.0	6.0
R-24	Low-Medium Village	66	6-15 DU/AC	4.6	4.6
VC-1	Village Core	66	15-45 DU/AC	3.3	3.1
VC-2	Village Core	76	15-45 DU/AC	3.8	3.8
VC-3	Village Core	48	15-45 DU/AC	2.4	2.4
VC-4	Village Core	102	15-45 DU/AC	5.1	5.1
VC-5	Village Core	141	15-45 DU/AC	4.7	4.7
VC-6	Village Core	66	15-45 DU/AC	3.0	3.0
VC-7	Village Core	69	15-45 DU/AC	3.1	3.1
VC-8	Village Core	62	15-45 DU/AC	3.1	2.8
VC-9	Village Core	88	15-45 DU/AC	4.4	4.3
VC-10	Village Core	88	15-45 DU/AC	4.0	4.0
VC-11	Village Core	166	15-45 DU/AC	5.1	5.1
Subtotal Multi-Family		**2,123**		**115.2**	**111.8**
Total Residential		**2,750**		**248.7**	**245.4**
Parks					Acres (Net)
P-1	Public Park	-	-	4.3	4.3
P-2	Public Park	-	-	1.6	1.6
P-3	Public Park	-	-	1.8	1.5
P-4	Public Park	-	-	1.4	1.4
P-5	Public Park	-	-	1.8	1.8
P-6	Public Park	-	-	2.1	1.1
P-7	Public Park	-	-	2.9	2.0
P-8	Public Park	-	-	1.5	1.5
P-9	Public Park	-	-	1.9	1.9
P-10	Public Park	-	-	2.1	2.1
P-11	Public Park	-	-	1.4	1.4
P-12	Public Park	-	-	2.3	1.7
PR-1	Private Park	-	-	1.5	1.5
Subtotal Parks				**26.7**	**23.9**
Other					
S-1	School	-	-	10.6	
PS-1	Public Safety	-	-	2.3	
Roads	Internal Circulation	-	-	38.9	
Roads	Otay Lakes Road Dedication	-	-	3.4	
Subtotal Other				**55.2**	
Open Space (Manufactured)					
OS-A	Slope	-	-	5.0	
OS-B	Slope	-	-	2.0	
OS-C	Slope	-	-	6.5	
OS-D	Slope	-	-	11.0	
OS-E	Slope	-	-	5.3	
OS-F	Slope	-	-	1.3	
OS-G	Slope	-	-	0.4	
OS-H	Slope	-	-	1.1	
OS-I	Slope	-	-	1.4	
OS-J	Slope	-	-	0.4	
OS-K	Slope	-	-	6.6	
OS-L	Slope	-	-	0.8	
OS-M	Slope	-	-	0.8	
OS-N	Slope	-	-	0.7	
OS-O	Slope	-	-	1.0	
OS-P	Slope	-	-	1.9	
OS-Q	Slope	-	-	1.9	
OS-R	Slope	-	-	4.1	
OS-S	Slope	-	-	0.9	
OS-T	Slope	-	-	10.1	
OS-U	Slope	-	-	1.5	
OS-V	Slope	-	-	0.9	
OS-W	Slope	-	-	1.2	
OS-X	Slope	-	-	1.2	
OS-Y	Slope	-	-	0.6	
OS-Z	Basin 1	-	-	10.3	
OS-AA	Basin 2	-	-	3.3	
OS-AB	Basin 3	-	-	3.7	
OS-AC	Basin 4	-	-	6.9	
OS-AD	Slope	-	-	0.7	
Subtotal Open Space				**93.6**	
Total Developed Acerage				**424.3**	
Open Space Preserve					
OSP-A	Preserve	-	-	598.4	
OSP-B	Preserve	-	-	833.0	
OSP-C	Preserve	-	-	13.4	
Subtotal Open Space Preserve				**1444.8**	
Total Open Space				**1538.4**	
OVERALL TOTAL		2,750 DU'S		**1869.0**	

Notes:

1. Total acres excludes "NOT A PART" Parcels
2. Residential Streets included in single family parcel acreage
3. Acreage rounded to 1/10 of an acre. Acreage may vary during final engineering
4. Up to 27,000 SF of retail/commercial may be developed within any parcel designated "VC". Final square non-residential footage within parcels designated "VC" to be determined during site planning/final design
5. Estimated units are provided for planning purposes only, do not represent the final unit count

PARCEL AREA TABLE

PARCEL #	AREA SF	AREA AC
1	6508	0.1
2	5304	0.1
3	5821	0.1
4	6315	0.1
5	7673	0.2
6	7611	0.2
7	7507	0.2
8	6335	0.1
9	5396	0.1
10	5263	0.1
11	5263	0.1
12	5551	0.1
13	5772	0.1
14	10103	0.2
15	5967	0.1
16	7188	0.2
17	7262	0.2
18	7103	0.2
19	8695	0.2
20	6594	0.2
21	5733	0.1
22	6112	0.1
23	7357	0.2
24	9294	0.2
25	9334	0.2
26	5717	0.1
27	5738	0.1
28	5655	0.1
29	6514	0.1
30	7101	0.2
31	6070	0.1
32	7096	0.2
33	8394	0.2
34	7140	0.2
35	8171	0.2
36	5763	0.1
37	5940	0.1
38	6078	0.1
39	6075	0.1
40	6277	0.1
41	6712	0.2
42	7093	0.2
43	7760	0.2
44	6779	0.2
45	8291	0.2
46	8497	0.2
47	8076	0.2
48	10736	0.2
49	10931	0.3
50	8577	0.2
51	7921	0.2
52	6854	0.2
53	15327	0.4
54	8289	0.2
55	6772	0.2
56	10297	0.2
57	6009	0.1
58	8846	0.2
59	8679	0.2
60	8455	0.2
61	6486	0.1
62	6602	0.2
63	7410	0.2
64	6375	0.1
65	5722	0.1
66	5722	0.1
67	5722	0.1
68	5722	0.1
69	5856	0.1
70	6124	0.1

PARCEL AREA TABLE

PARCEL #	AREA SF	AREA AC
71	6141	0.1
72	6247	0.1
73	6344	0.1
74	5824	0.1
75	5722	0.1
76	6711	0.2
77	8820	0.2
78	6173	0.1
79	6028	0.1
80	6028	0.1
81	6028	0.1
82	6028	0.1
83	6535	0.2
84	6094	0.1
85	6028	0.1
86	5916	0.1
87	5916	0.1
88	7145	0.2
89	8673	0.2
90	7020	0.2
91	6324	0.1
92	6324	0.1
93	6324	0.1
94	6324	0.1
95	6324	0.1
96	6758	0.2
97	10473	0.2
98	7718	0.2
99	8806	0.2
100	10122	0.2
101	6761	0.2
102	6597	0.2
103	6740	0.2
104	6740	0.2
105	6781	0.2
106	6781	0.2
107	6903	0.2
108	7875	0.2
109	6740	0.2
110	6597	0.2
111	6740	0.2
112	7306	0.2
113	9400	0.2
114	8116	0.2
115	7572	0.2
116	7685	0.2
117	6763	0.2
118	6763	0.2
119	6763	0.2
120	6763	0.2
121	7653	0.2
122	6932	0.2
123	6763	0.2
124	6763	0.2
125	6763	0.2
126	6763	0.2
127	8214	0.2
128	6834	0.2
129	6834	0.2
130	6955	0.2
131	7597	0.2
132	7597	0.2
133	7574	0.2
134	7067	0.2
135	6834	0.2
136	8060	0.2
137	5967	0.1
138	6087	0.1
139	5794	0.1
140	5794	0.1

PARCEL AREA TABLE

PARCEL #	AREA SF	AREA AC
141	5794	0.1
142	6143	0.1
143	7026	0.2
144	7332	0.2
145	6681	0.2
146	6681	0.2
147	6681	0.2
148	7044	0.2
149	7785	0.2
150	6120	0.1
151	6117	0.1
152	7272	0.2
153	7574	0.2
154	8030	0.2
155	7929	0.2
156	7841	0.2
157	10091	0.2
158	8029	0.2
159	10187	0.2
160	6990	0.2
161	6915	0.2
162	8122	0.2
163	7185	0.2
164	6834	0.2
165	6834	0.2
166	9835	0.2
167	6193	0.1
168	6118	0.1
169	7727	0.2
170	8600	0.2
171	8348	0.2
172	8471	0.2
173	7422	0.2
174	7655	0.2
175	7638	0.2
176	7016	0.2
177	7927	0.2
178	6681	0.2
179	6681	0.2
180	6681	0.2
181	6844	0.2
182	7235	0.2
183	6286	0.1
184	6407	0.1
185	5831	0.1
186	5816	0.1
187	5801	0.1
188	5983	0.1
189	5910	0.1
190	6756	0.2
191	8616	0.2
192	6622	0.2
193	6100	0.1
194	5892	0.1
195	6729	0.2
196	6337	0.1
197	5916	0.1
198	5916	0.1
199	6253	0.1
200	7841	0.2
201	6432	0.1
202	6308	0.1
203	6255	0.1
204	6201	0.1
205	9586	0.2
206	9176	0.2
207	4226	0.1
208	6559	0.2
209	6119	0.1
210	4709	0.1

PARCEL AREA TABLE

PARCEL #	AREA SF	AREA AC
211	5552	0.1
212	4902	0.1
213	4452	0.1
214	4692	0.1
215	4963	0.1
216	5758	0.1
217	6187	0.1
218	6074	0.1
219	4847	0.1
220	5202	0.1
221	4434	0.1
222	4435	0.1
223	4435	0.1
224	5658	0.1
225	5535	0.1
226	4837	0.1
227	5941	0.1
228	9619	0.2
229	5500	0.1
230	5500	0.1
231	5500	0.1
232	5464	0.1
233	5490	0.1
234	5490	0.1
235	5490	0.1
236	5518	0.1
237	5384	0.1
238	5162	0.1
239	5150	0.1
240	6507	0.1
241	4845	0.1
242	4611	0.1
243	4524	0.1
244	5843	0.1
245	5361	0.1
246	5050	0.1
247	5520	0.1
248	9486	0.2
249	5956	0.1
250	6090	0.1
251	9024	0.2
252	4611	0.1
253	4611	0.1
254	4611	0.1
255	4611	0.1
256	4611	0.1
257	4611	0.1
258	4611	0.1
259	4941	0.1
260	4585	0.1
261	4585	0.1
262	4585	0.1
263	4585	0.1
264	4585	0.1
265	4587	0.1
266	5198	0.1
267	4437	0.1
268	4437	0.1
269	4416	0.1
270	4999	0.1
271	13499	0.3
272	6656	0.2
273	8658	0.2
274	5583	0.1
275	6432	0.1
276	7856	0.2
277	5763	0.1
278	5763	0.1
279	6107	0.1
280	8535	0.2

PARCEL AREA TABLE

PARCEL #	AREA SF	AREA AC
281	5763	0.1
282	5763	0.1
283	5763	0.1
284	5763	0.1
285	5765	0.1
286	9514	0.2
287	5922	0.1
288	6252	0.1
289	7002	0.2
290	8126	0.2
291	7717	0.2
292	6483	0.1
293	6690	0.2
294	5732	0.1
295	5732	0.1
296	5732	0.1
297	6762	0.2
298	7599	0.2
299	7610	0.2
300	5060	0.1
301	5419	0.1
302	4551	0.1
303	4350	0.1
304	4687	0.1
305	4836	0.1
306	4442	0.1
307	4687	0.1
308	4518	0.1
309	4355	0.1
310	4350	0.1
311	4350	0.1
312	4361	0.1
313	5546	0.1
314	4865	0.1
315	4641	0.1
316	4437	0.1
317	4437	0.1
318	4437	0.1
319	4437	0.1
320	4437	0.1
321	4437	0.1
322	4437	0.1
323	4437	0.1
324	4437	0.1
325	4437	0.1
326	4437	0.1
327	4437	0.1
328	4437	0.1
329	6177	0.1
330	4437	0.1
331	4437	0.1
332	4437	0.1
333	4926	0.1
334	4865	0.1
335	4773	0.1
336	6058	0.1
337	6626	0.2
338	5150	0.1
339	5150	0.1
340	5150	0.1
341	5184	0.1
342	6042	0.1
343	5150	0.1
344	5150	0.1
345	5150	0.1
346	5150	0.1
347	5517	0.1
348	5150	0.1
349	5150	0.1
350	5150	0.1

PARCEL AREA TABLE

PARCEL #	AREA SF	AREA AC
351	5150	0.1
352	5150	0.1
353	5150	0.1
354	5150	0.1
355	5100	0.1
356	5126	0.1
357	5100	0.1
358	5100	0.1
359	5361	0.1
360	5116	0.1
361	5100	0.1
362	7100	0.2
363	4554	0.1
364	4545	0.1
365	5475	0.1
366	6601	0.2
367	9535	0.2
368	6627	0.2
369	10691	0.2
370	7238	0.2
371	6272	0.1
372	5789	0.1
373	5112	0.1
374	5110	0.1
375	5110	0.1
376	5110	0.1
377	5110	0.1
378	5110	0.1
379	5110	0.1
380	5110	0.1
381	5110	0.1
382	5110	0.1
383	5110	0.1
384	5110	0.1
385	5110	0.1
386	5110	0.1
387	5110	0.1
388	5100	0.1
389	5110	0.1
390	5110	0.1
391	4563	0.1
392	5047	0.1
393	7263	0.2
394	6835	0.2
395	7140	0.2
396	7051	0.2
397	6719	0.2
398	7873	0.2
399	6951	0.2
400	7859	0.2
401	7851	0.2
402	7796	0.2
403	7883	0.2
404	7895	0.2
405	7895	0.2
406	7895	0.2
407	7417	0.2
408	7496	0.2
409	7683	0.2
410	7088	0.2
411	7683	0.2
412	7088	0.2
413	7196	0.2
414	8936	0.2
415	8217	0.2
416	7245	0.2
417	7245	0.2
418	7245	0.2
419	7126	0.2
420	7508	0.2

PARCEL AREA TABLE

PARCEL #	AREA SF	AREA AC
421	8180	0.2
422	6720	0.2
423	6720	0.2
424	6720	0.2
425	7271	0.2
426	9350	0.2
427	7937	0.2
428	9935	0.2
429	9813	0.2
430	7859	0.2
431	8610	0.2
432	7432	0.2
433	6885	0.2
434	6563	0.2
435	6400	0.1
436	6164	0.1
437	4675	0.1
438	4675	0.1
439	4675	0.1
440	4675	0.1
441	5161	0.1
442	5369	0.1
443	4654	0.1
444	4516	0.1
445	4574	0.1
446	4573	0.1
447	4802	0.1
448	5098	0.1
449	5098	0.1
450	5213	0.1
451	5213	0.1
452	5213	0.1
453	5653	0.1
454	5129	0.1
455	5066	0.1
456	5066	0.1
457	5066	0.1
458	6622	0.2
459	4984	0.1
460	5066	0.1
461	5660	0.1
462	8564	0.2
463	6146	0.1
464	5767	0.1
465	5825	0.1
466	6661	0.2
467	6355	0.1
468	6645	0.2
469	6566	0.2
470	6045	0.1
471	5829	0.1
472	6086	0.1
473	6800	0.2
474	6178	0.1
475	5889	0.1
476	5889	0.1
477	6151	0.1
478	8782	0.2
479	5411	0.1
480	5286	0.1
481	5286	0.1
482	5286	0.1
483	5286	0.1
484	5550	0.1
485	6633	0.2
486	6204	0.1
487	8039	0.2
488	8249	0.2
489	6524	0.1
490	6329	0.1

PARCEL AREA TABLE

PARCEL #	AREA SF	AREA AC
491	8585	0.2
492	7499	0.2
493	8213	0.2
494	8866	0.2
495	13538	0.3
496	14806	0.3
497	8788	0.2
498	7026	0.2
499	6950	0.2
500	6950	0.2
501	6950	0.2
502	6950	0.2
503	6950	0.2
504	6950	0.2
505	7294	0.2
506	7546	0.2
507	10087	0.2
508	6120	0.1
509	6293	0.1
510	6120	0.1
511	6120	0.1
512	6120	0.1
513	6120	0.1
514	6120	0.1
515	6120	0.1
516	6120	0.1
517	6120	0.1
518	6810	0.2
519	6932	0.2
520	6855	0.2
521	10502	0.2
522	8498	0.2
523	8868	0.2
524	6780	0.2
525	6120	0.1
526	6120	0.1
527	6120	0.1
528	6120	0.1
529	6120	0.1
530	6120	0.1
531	6120	0.1
532	6120	0.1
533	6120	0.1
534	6322	0.1
535	6133	0.1
536	6143	0.1
537	6398	0.1
538	6475	0.1
539	6120	0.1
540	6341	0.1
541	6190	0.1
542	6120	0.1
543	6120	0.1
544	6120	0.1
545	6523	0.1
546	6660	0.2
547	6120	0.1
548	6670	0.2
549	6644	0.2
550	6448	0.1
551	10640	0.2
552	9790	0.2
553	9770	0.2
554	9769	0.2
555	9763	0.2
556	9758	0.2
557	8760	0.2
558	8616	0.2
559	8580	0.2
560	6117	0.1

PARCEL AREA TABLE

PARCEL #	AREA SF	AREA AC
561	5307	0.1
562	5322	0.1
563	5337	0.1
564	6116	0.1
565	5304	0.1
566	5304	0.1
567	5916	0.1
568	5304	0.1
569	5416	0.1
570	5568	0.1
571	6062	0.1
572	8079	0.2
573	8006	0.2
574	6527	0.1
575	6995	0.2
576	6794	0.2
577	6901	0.2
578	7917	0.2
579	9375	0.2
580	9143	0.2
581	7652	0.2
582	6771	0.2
583	6393	0.1
584	6375	0.1
585	6375	0.1
586	6375	0.1
587	6375	0.1
588	6375	0.1
589	8502	0.2
590	8710	0.2
591	5864	0.1
592	5864	0.1
593	5864	0.1
594	6108	0.1
595	5905	0.1
596	5907	0.1
597	5910	0.1
598	5912	0.1
599	5915	0.1
600	6513	0.1
601	7023	0.2
602	6475	0.1
603	6765	0.2
604	6216	0.1
605	6212	0.1
606	6207	0.1
607	6202	0.1
608	6198	0.1
609	6194	0.1
610	7674	0.2
611	14438	0.3
612	7767	0.2
613	7572	0.2
614	10230	0.2
615	6630	0.2
616	6630	0.2
617	6630	0.2
618	6630	0.2
619	6630	0.2
620	6630	0.2
621	6630	0.2
622	6630	0.2
623	6630	0.2
624	8950	0.2
625	7697	0.2
626	7028	0.2
627	6634	0.2

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COUNTY OF SAN DIEGO TRACT TENTATIVE MAP/ PRELIMINARY GRADING PLAN

OTAY RANCH VILLAGE 13 LOT AREAS

County Of San Diego, California

C:\RICK\Projects\C20000\20400_ORV13\Civil\PlanSets\TM\20400_TM_C-14.dwg, 6/25/2026 1:22 PM

TITLE REPORT:

BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. NHSC-5623649(rn) DATED AUGUST 13, 2018.

LEGAL DESCRIPTION:

PARCEL A: (APN: 598-130-04-00)

PARCEL 1 OF CERTIFICATE OF COMPLIANCE RECORDED JULY 22, 2009 AS INSTRUMENT NO. 2009-405517 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO JANAL ACCORDING TO THE UNITED STATES PATENT MAP THEREOF RECORDED IN BOOK 1, OF PATENTS, PAGE 89 ON JULY 29, 1872, DESCRIBED AS PARCEL 99 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND SHOWN AND DESCRIBED ON RECORD OF SURVEY NO. 14295, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER SEPTEMBER 02, 1993, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF COUNTY ROAD SURVEY NO. 558 AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295, SAID POINT BEING THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE OF SAID NORTHEASTERLY RIGHT OF WAY AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295 AS "N 32°29'56" W 2384.04' ", THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY SOUTH 32°29'45" EAST (SOUTH 32°29'36" EAST RECORD PER ROS 14295) 236.74 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY, NORTH 57°30'00" EAST, 66.19 FEET; THENCE SOUTH 23°28'00" EAST, 66.94 FEET; THENCE SOUTH 63°05'00" EAST, 109.17 FEET; THENCE NORTH 83°55'00" EAST, 78.09 FEET; THENCE NORTH 65°19'00" EAST, 316.60 FEET; THENCE NORTH 72°09'00" EAST, 78.40 FEET; THENCE SOUTH 83°55'00" EAST, 61.56 FEET; THENCE NORTH 47°46'00" EAST, 16.99 FEET; TO THE BEGINNING OF A 478.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°13'27" A DISTANCE OF 113.11 FEET; THENCE SOUTH 10°24'00" EAST, 141.73 FEET; THENCE SOUTH 45°38'00" EAST, 114.54 FEET; THENCE SOUTH 79°27'00" EAST, 113.06 FEET; THENCE NORTH 73°36'12" EAST, 67.43 FEET; THENCE SOUTH 32°05'12" EAST, 61.88 FEET; THENCE SOUTH 13°14'00" WEST, 156.87 FEET; THENCE SOUTH 45°05'45" WEST, 124.56 FEET; TO THE BEGINNING OF A 947.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°27'31" A DISTANCE OF 172.86 FEET; THENCE SOUTH 57°30'24" WEST, 481.66 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT OF WAY OF ROAD SURVEY NO. 558; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY, NORTH 32°29'45" WEST, 923.93 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B: (APN'S: 598-140-04-00, 647-030-05-00 AND 647-020-14-00)

PARCEL 4 CERTIFICATE OF COMPLIANCE RECORDED JULY 22, 2009 AS INSTRUMENT NO. 2009-405517 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTIONS 4, 5 AND 6, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS PARCEL 50 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS PARCEL 78 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH THAT PORTION OF THE RANCHO JANAL, ACCORDING TO THE UNITED STATES PATENT MAP THEREOF RECORDED IN BOOK 1, OF PATENTS, PAGE 89 ON JULY 29, 1872, DESCRIBED AS PARCEL 99 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, LOTS 3 AND 4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN AND LOT 4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, ALL DESCRIBED AS PARCEL 92 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALL BEING IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND BEING SHOWN AND DESCRIBED ON RECORD OF SURVEY NO. 14295, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER SEPTEMBER 02, 1993.

EXCEPTING THEREFROM, THAT PORTION OF THE HEREINABOVE DESCRIBED LAND LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 1 EAST, AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 4 NORTH 89°39'25" WEST (NORTH 89°38'54" WEST PER ROS 14295), 440.35 FEET; THENCE LEAVING SAID NORTHERLY LINE OF LOT 4, NORTH 27°25'00" WEST, 242.21 FEET; THENCE NORTH 80°06'00" WEST, 797.02 FEET; THENCE NORTH 13°49'00" WEST, 551.14 FEET TO THE BEGINNING OF A 484.50 FOOT RADIUS CURVE CONCAVE NORTHERLY; A RADIAL LINE TO SAID POINT BEARS SOUTH 15°38'41" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°37'02" A DISTANCE OF 208.17 FEET; THENCE NORTH 81°01'39" WEST, 295.89 FEET TO THE BEGINNING OF A 964.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°40'40" A DISTANCE OF 886.30 FEET; THENCE NORTH 28°20'59" WEST, 335.73 FEET TO THE BEGINNING OF A 1286.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°59'29" A DISTANCE OF 493.59 FEET; THENCE SOUTH 42°12'38" WEST, 92.74 FEET; THENCE SOUTH 38°06'58" WEST, 221.48 FEET TO THE BEGINNING OF A 478.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'37" A DISTANCE OF 122.77 FEET; THENCE SOUTH 37°10'05" EAST, 79.01 FEET; THENCE SOUTH 16°32'00" EAST, 165.91 FEET TO THE BEGINNING OF A 48.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67°23'38" A DISTANCE OF 56.46 FEET; THENCE SOUTH 50°51'38" EAST, 39.19 FEET; THENCE SOUTH 39°08'22" WEST, 44.00

R1W R1E

25 | 30

30 | 29

31 | 32

29 | 28

32 | 33

N88°19'56"W 806.77'

N32°17'23"W 121.16'

N50°17'19"E 100.69'

N01°14'59"E 386.78'

N49°35'10"E 218.52'

N30°54'35"E 112.74'

N16°54'15"E 130.13'

N44°29'37"E 149.81'

N15°48'55"E 154.90'

N05°09'32"W 151.59'

N42°56'36"W 114.28'

N58°40'50"W 136.12'

N28°56'26"W 485.13'

N30°01'10"W 89.76'

N88°37'34"W 4808.90'

N00°20'28"E 7.40'

N88°32'17"W 498.83'

N89°39'11"E 2584.92'

N89°45'52"W 2714.44'

N00°23'19"E 2650.74'

N00°19'05"W 2668.16'

PARCEL 2

CERTIFICATE OF COMPLIANCE
DOC. NO. 2009-0405517

PARCEL 3

RANCHO JANAL

APN: 595-090-05

APN: 595-090-11

APN: 595-090-02

RANCHO JANAL
MAP 989

APN: 598-130-02

PARCEL 1

OTAY LAKES ROAD

N68°21'46"E 100.57'
N27°21'31"W 190.75'
N34°25'54"E 96.65'
N13°51'03"W 9.75'
N52°47'30"W 130.88'
N64°23'47"E 65.34'
Δ=143°45'19" R=100.00' L=250.90'
N28°09'06"E 35.64'
N81°40'04"W 65.30'
N40°42'42"W 153.55'
N62°48'37"W 104.75'
Δ=160°58'59" R=100.00' L=280.97'
N81°49'39"W 75.95'
N68°38'14"W 160.08'
N20°06'45"W 394.35'
Δ=12°23'01" R=970.00' L=209.65'
N23°29'30"W 1141.44'
CURVE DATA
Δ=31°43'18"
R=1010.00'
N79°41'40"E 297.71'
N30°48'24"E 330.13'
N76°41'04"E 142.19'
N03°59'03"E 461.30'
Δ=43°53'06"
R=453.00'
N59°53'23"W 288.05'
Δ=19°06'37"
R=270.00'
L=90.08'
N79°00'10"W 45.69'
N83°24'08"E 72.00'
N78°50'20"W 122.37'
N81°05'20"W 101.49'
N76°45'57"W 98.72'
N83°46'35"W 97.62'
N67°20'00"W 144.55'
N75°09'10"W 186.27'
Δ=01°37'37" R=970.00' L=27.54'
N84°53'15"E 278.93'
N81°22'08"E 81.99'
N84°59'46"W 82.41'
N88°31'21"W 87.37'
N00°20'28"E 1.40'
N27°15'17"E 85.89'
N39°27'17"E 156.50'
N14°14'17"E 204.00'
N28°12'17"E 146.50'
N65°06'32"E 76.81'
N52°09'42"E 210.69'
N64°10'17"E 196.59'
N70°37'28"E 176.00'
N37°14'E
348.80'
N27°37'17"E
346.10'
N23°22'17"E 185.00'
N10°48'40"W 68.55'
N28°04'20"E 66.60'
N06°32'40"W 135.50'
N01°33'20"E 267.80'
N07°44'40"W
292.30'
N23°19'17"W
278.35'
N33°10'41"E 140.80'
N28°50'41"E 115.60'
N74°38'41"E 62.50'
N27°16'32"W 93.49'
N43°16'41"E 121.03'
N38°16'41"E 115.30'
N07°45'43"E 120.99'
N06°12'43"E 90.30'
N01°54'17"W 199.88'
N26°31'42"W 137.88'
Δ=13°47'17" R=1030.00' L=247.86'
N19°54'19"E(R)
N59°48'39"E
Δ=43°29'
R=470.00'
L=356.76'
N80°12'01"E 991.11'
Δ=16°48'00" R=1470.00' L=431.03'
N63°24'01"E 221.66'
N18°32'37"W 126.80'
N40°20'50"W 56.60'
N52°50'50"W 77.20'
N21°17'50"W 89.30'
N24°23'50"W 135.20'
N35°12'50"W 96.60'
N22°23'50"W 43.70'
N01°59'50"W 82.70'
N56°19'50"W 148.60'
N65°50'50"W 85.20'
N56°19'50"W 118.70'
N65°50'50"W 99.40'
N56°50'50"W 85.80'
N65°50'50"W 135.50'
N67°50'50"W 74.80'
N43°13'46"E 68.45'
N82°13'46"E 193.32'
N07°13'46"E 69.50'
N82°13'46"E 70.25'
N14°46'14"E 223.89'
N82°13'46"E 239.42'
N83°43'17"E 87.23'
N82°46'17"W 87.23'
N07°13'46"E 69.50'
N07°13'46"E 70.25'
N14°46'14"E 223.89'
N82°13'46"E 239.42'
Δ=28°50'19"
R=530.00' L=266.76'
Δ=24°59'16"
R=530.00' L=231.14'
Δ=66°52'40"
R=470.00'
L=548.65'
N33°17'58"W(R)
Δ=06°21'00"
R=1230.00'
L=136.32'
N00°54'42"E
N85°57'47"W 882.86'
N65°44'30"E 118.95'
N65°13'48"W 2278.26'
OTAY LAKES ROAD
Δ=24°59'16"
R=530.00' L=231.14'

N 1/2
NW 1/4

SW 1/4
NW 1/4

SE 1/4
NW 1/4

SW 1/4
NE 1/4

NE 1/4
SW 1/4

W 1.2
SE 1/4
SW 1/4

NOT A PART

SEC. 31

SEC 32

PARCEL 4

CERTIFICATE OF COMPLIANCE
DOC. NO. 2009-0405517

T17S
T18S

31 | 32

6 | 5

32 | 33

5 | 4

PARCEL 4

CERTIFICATE OF COMPLIANCE
DOC. NO. 2009-0405517

APN: 647-020-11

RANCHO JANAL
MAP 989

APN: 647-020-11

SECTION 5

T18S R1E

APN: 647-020-11

SECTION 4

APN: 647-030-02

400 200 0 400 800 1600

GRAPHIC SCALE: 1"=400'

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619-291-0707
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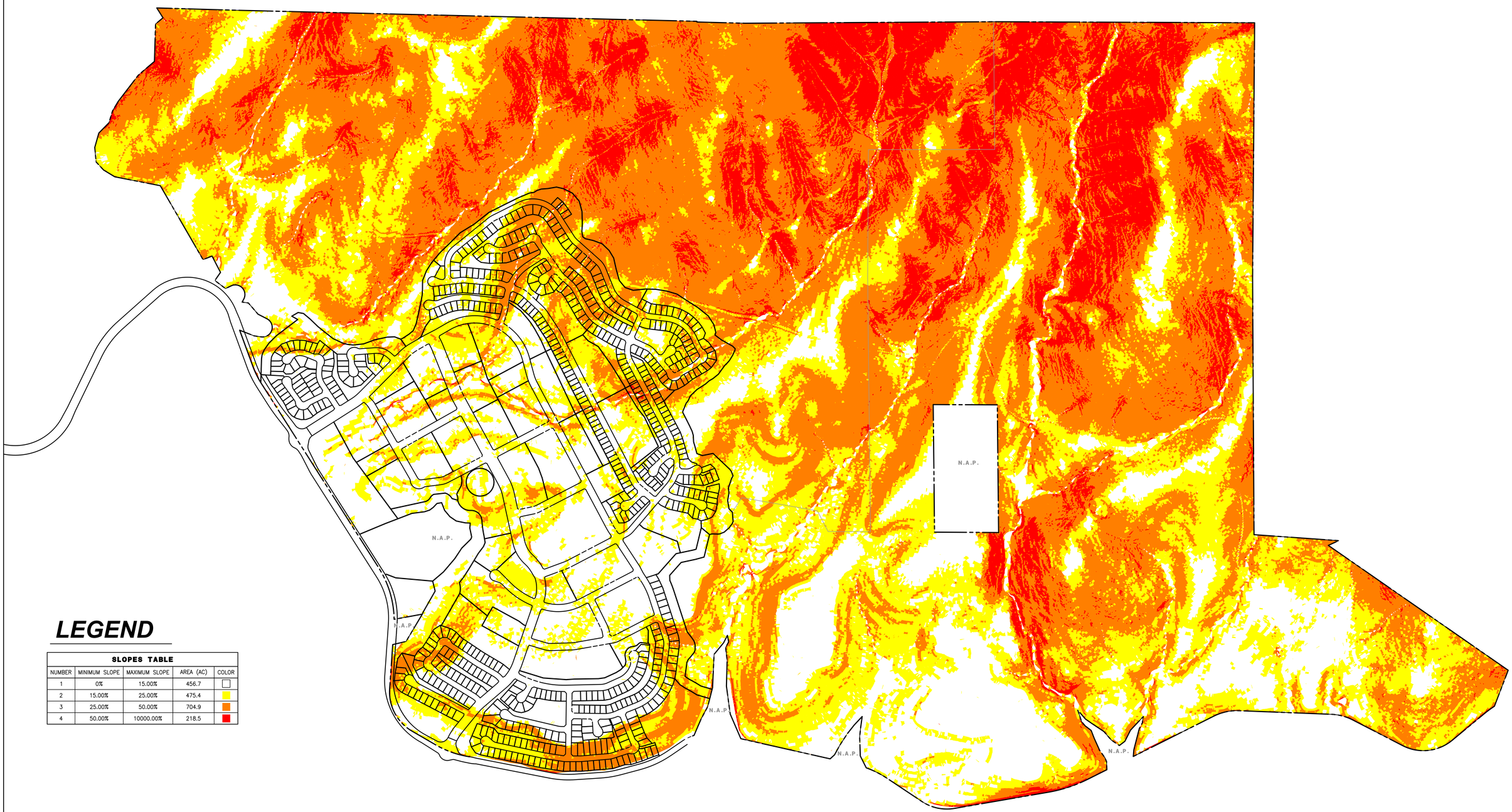
COUNTY OF SAN DIEGO TRACT
TENTATIVE MAP/
PRELIMINARY GRADING PLAN

OTAY RANCH VILLAGE 13
EXISTING BOUNDARY

County Of San Diego, California

SHEET 16 OF 18

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LEGEND

SLOPES TABLE				
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (AC)	COLOR
1	0%	15.00%	456.7	
2	15.00%	25.00%	475.4	
3	25.00%	50.00%	704.9	
4	50.00%	10000.00%	218.5	

N

350 175 0 350 700 1050

GRAPHIC SCALE: 1"=350'

PREPARED BY:

RICK

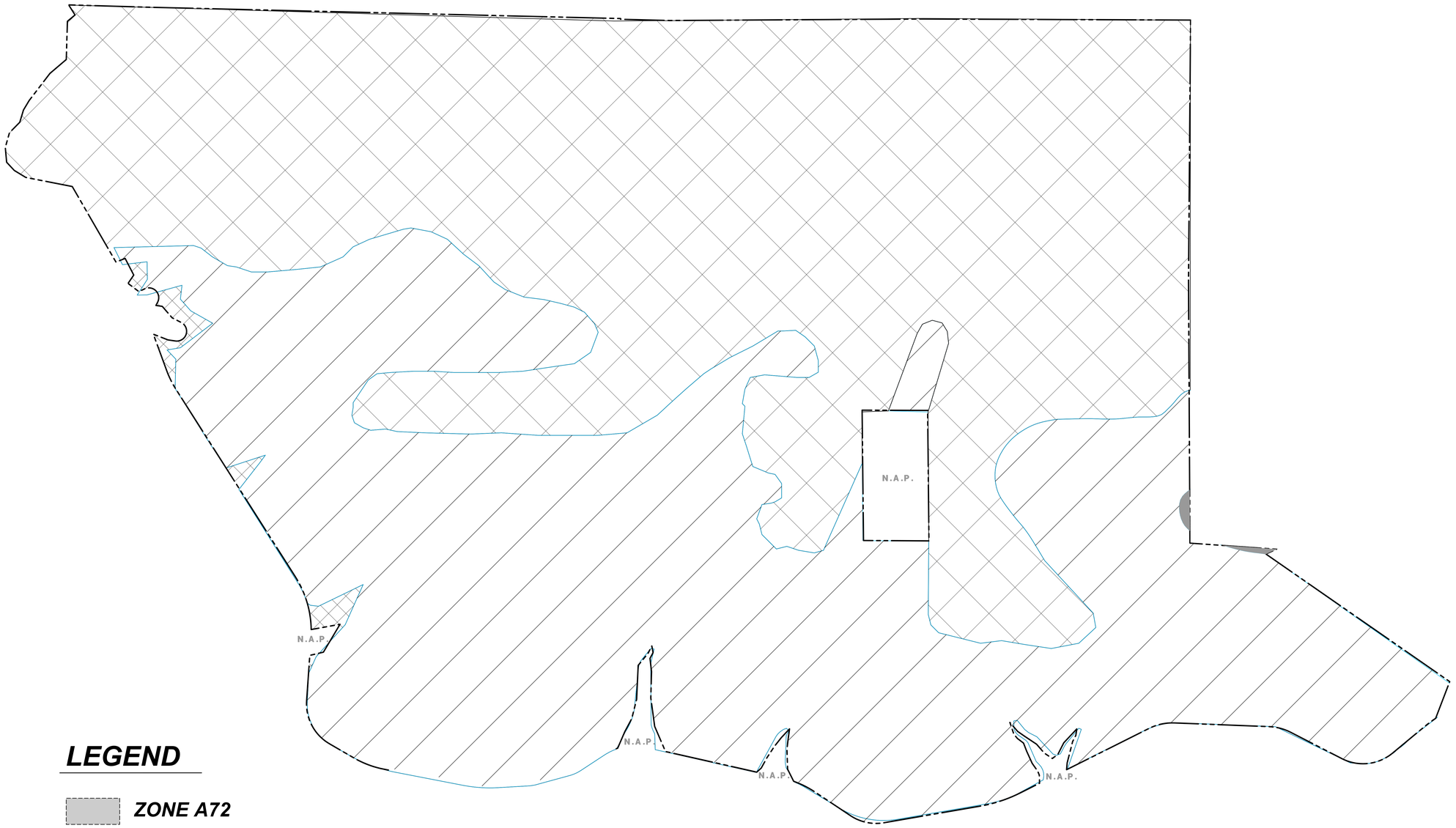
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COUNTY OF SAN DIEGO TRACT
TENTATIVE MAP/
PRELIMINARY GRADING PLAN

OTAY RANCH VILLAGE 13
TM SLOPE ANALYSIS

County Of San Diego, California

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LEGEND

- ZONE A72
- ZONE S80
- ZONE S88

400 200 0 400 800 1600
GRAPHIC SCALE: 1"=400'

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COUNTY OF SAN DIEGO TRACT
TENTATIVE MAP/
PRELIMINARY GRADING PLAN

OTAY RANCH VILLAGE 13
TM EXISTING ZONING

County Of San Diego, California

SHEET 18 OF 18