

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	GROSS NEIGHBORHOOD ACREAGE
R-1	SF	103	50 X 100	23.92
R-2	SF	136	60 X 100	37.90
R-3	SF	112	40 X 85	30.89
R-4	SF	73	60 X 100	18.03
R-5	SF	121	75 X 100	40.74
R-6	SF	47	60 X 85	10.87
R-9	SF	96	60 X 85	22.55
R-10	SF	31	60 X 85	7.07
R-11	SF	119	50 X 85	24.84
R-12	SF	94	50 X 100	22.35
R-17	SF	10	70 X 100	2.93
R-18	SF	45	70 X 100	16.23
RESIDENTIAL SUBTOTAL				258.41

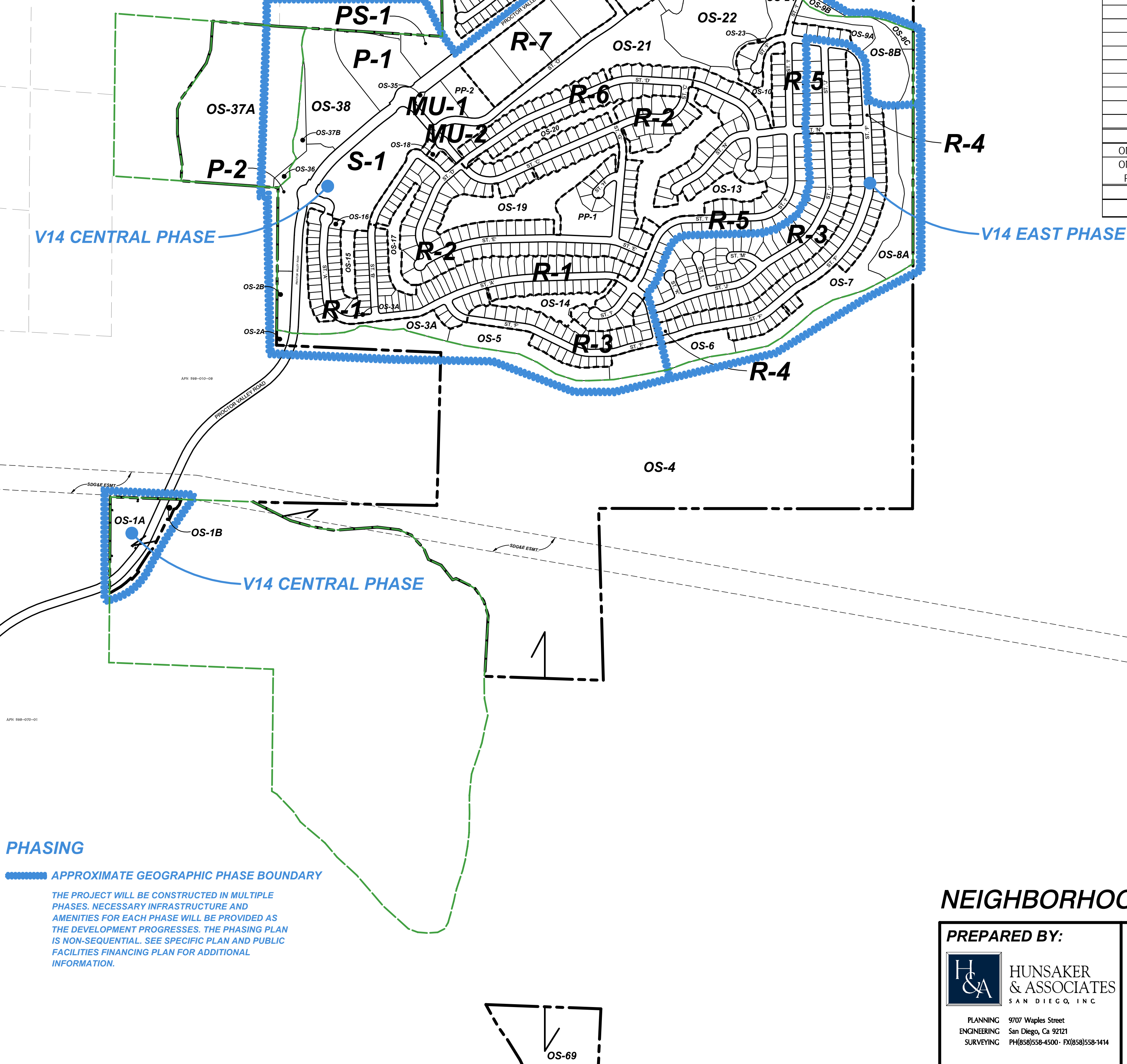
NEIGHBORHOOD	LAND USE	DWELLING UNITS	TARGET DENSITY (DU/AC)	GROSS NEIGHBORHOOD ACREAGE
R-7	MULTI-FAMILY	150		12.74
R-8	COURTYARD	116		16.74
RESIDENTIAL SUBTOTAL		266		29.49

NEIGHBORHOOD	LAND USE	DWELLING UNITS	DESCRIPTION	GROSS PARK ACREAGE
P-1	PUBLIC PARK	-	CENTRAL PARK	6.23
P-2	PUBLIC PARK	-	SCENIC PARK	3.94
	PUBLIC PARK SUBTOTAL			10.17
PP-1	PRIVATE PARK	-	-	2.77
PP-2	PRIVATE PARK	-	-	2.09
PP-3	PRIVATE PARK	-	-	1.90
PP-4	PRIVATE PARK	-	-	1.53
PP-5	PRIVATE PARK	-	-	0.77
PP-6	PRIVATE PARK	-	-	0.59
	PRIVATE PARK SUBTOTAL			9.46
PPP-1	PRIVATE POCKET PARK	-	-	0.29
PPP-2	PRIVATE POCKET PARK	-	-	0.22
PPP-3	PRIVATE POCKET PARK	-	-	0.17
PPP-4	PRIVATE POCKET PARK	-	-	0.20
PPP-5	PRIVATE POCKET PARK	-	-	0.22
PPP-6	PRIVATE POCKET PARK	-	-	0.22
PPP-7	PRIVATE POCKET PARK	-	-	0.16
PPP-8	PRIVATE POCKET PARK	-	-	0.12
PPP-9	PRIVATE POCKET PARK	-	-	0.12
PPP-10	PRIVATE POCKET PARK	-	-	0.16
PPP-11	PARK	-	-	0.23

PRIVATE POCKET PARK SUBTOTAL		-		2.14
MU-1	MIXED USE	-	COMMERCIAL	1.68
MU-2	MIXED USE	-	COMMERCIAL	1.02
MIXED USE SUBTOTAL		-		2.70
S-1	SCHOOL	-	SCHOOL	9.88
SCHOOL SUBTOTAL		-		9.88

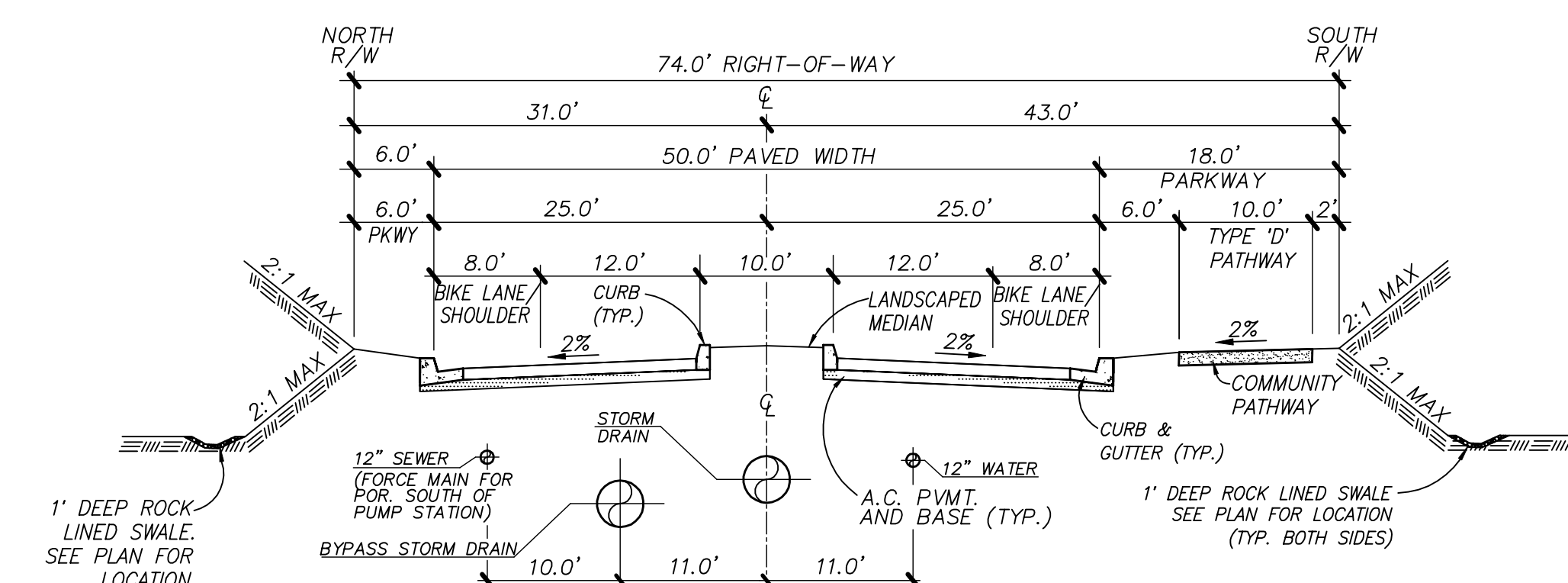
PS-1	PUBLIC SERVICES	-	FIRE STATION	2.26
PUBLIC SERVICES SUBTOTAL			-	2.26
OS-1a	OPEN SPACE	-	BASIN	3.67
OS-1b	OPEN SPACE	-	HOA OS	1.11
OS-2a	OPEN SPACE	-	PRESERVE	0.25
OS-2b	OPEN SPACE	-	HOA OS	1.30
OS-2c	OPEN SPACE	-	HOA OS	4.18

OS-30	OPEN SPACE	-	HOA OS	0.03
OS-4	OPEN SPACE	-	PRESERVE	164.56
OS-5	OPEN SPACE	-	HOA OS	4.47
OS-6	OPEN SPACE	-	HOA OS	4.78
OS-7	OPEN SPACE	-	HOA OS	8.57
OS-8a	OPEN SPACE	-	POTENTIAL PRESERVE	5.53
OS-8b	OPEN SPACE	-	HOA OS	5.53
OS-8c	OPEN SPACE	-	POTENTIAL PRESERVE	0.71
OS-9a	OPEN SPACE	-	WATER TANK	1.35
OS-9b	OPEN SPACE	-	PRESERVE	0.50
OS-10	OPEN SPACE	-	HOA OS	1.88
OS-11	OPEN SPACE	-	HOA OS	0.06
OS-12	OPEN SPACE	-	HOA OS	0.11
OS-13	OPEN SPACE	-	HOA OS	8.64
OS-14	OPEN SPACE	-	HOA OS	2.81
OS-15	OPEN SPACE	-	HOA OS	1.36
OS-16	OPEN SPACE	-	HOA OS	0.17
OS-17	OPEN SPACE	-	HOA OS	2.21
OS-18	OPEN SPACE	-	HOA OS	0.25
OS-19	OPEN SPACE	-	HOA OS	7.67
OS-20	OPEN SPACE	-	HOA OS	2.36
OS-21	OPEN SPACE	-	HOA OS	9.17
OS-22	OPEN SPACE	-	HOA OS	9.52
OS-23	OPEN SPACE	-	HOA OS	0.24
OS-24	OPEN SPACE	-	HOA OS	2.07
OS-25	OPEN SPACE	-	PRESERVE	1.85
OS-26	OPEN SPACE	-	PRESERVE	4.43
OS-27	OPEN SPACE	-	PRESERVE	2.08
OS-28a	OPEN SPACE	-	PRESERVE	5.94
OS-28b	OPEN SPACE	-	HOA OS	0.85
OS-29a	OPEN SPACE	-	HOA OS	0.16
OS-29b	OPEN SPACE	-	PRESERVE	0.25
OS-30a	OPEN SPACE	-	BASIN	3.83
OS-30b	OPEN SPACE	-	PRESERVE	0.54
OS-31	OPEN SPACE	-	HOA OS	0.37
OS-32	OPEN SPACE	-	HOA OS	1.61
OS-33	OPEN SPACE	-	HOA OS	0.13
OS-34	OPEN SPACE	-	HOA OS	2.75
OS-35	OPEN SPACE	-	HOA OS	0.14
OS-36	OPEN SPACE	-	PRESERVE	0.30
OS-37a	OPEN SPACE	-	PRESERVE	25.90
OS-37b	OPEN SPACE	-	POTENTIAL PRESERVE	1.06
OS-38	OPEN SPACE	-	BASIN	8.66
OS-39a	OPEN SPACE	-	HOA OS	5.62
OS-39b	OPEN SPACE	-	HOA OS	4.61
OS-40	OPEN SPACE	-	HOA OS	0.07
OS-41a	OPEN SPACE	-	HOA OS	0.70
OS-41b	OPEN SPACE	-	HOA OS	0.14
OS-42	OPEN SPACE	-	HOA OS	0.56
OS-43	OPEN SPACE	-	HOA OS	0.42
OS-44	OPEN SPACE	-	HOA OS	4.49
OS-45	OPEN SPACE	-	PRESERVE	5.50
OS-46a	OPEN SPACE	-	HOA OS	1.87
OS-46b	OPEN SPACE	-	HOA OS	2.45
OS-47a	OPEN SPACE	-	HOA OS	0.07
OS-47b	OPEN SPACE	-	HOA OS	0.11
OS-48	OPEN SPACE	-	HOA OS	0.53
OS-49a	OPEN SPACE	-	PRESERVE	0.83
OS-49b	OPEN SPACE	-	HOA OS	4.36
OS-50a	OPEN SPACE	-	PRESERVE	42.27
OS-50b	OPEN SPACE	-	POTENTIAL PRESERVE	6.26
OS-51	OPEN SPACE	-	POTENTIAL PRESERVE	9.44
OS-52a	OPEN SPACE	-	HOA OS	7.13
OS-52b	OPEN SPACE	-	PRESERVE	0.07
OS-53	OPEN SPACE	-	HOA OS	0.21
OS-54a	OPEN SPACE	-	HOA OS	0.11
OS-54b	OPEN SPACE	-	HOA OS	0.24
OS-55a	OPEN SPACE	-	HOA OS	3.85
OS-55b	OPEN SPACE	-	PRESERVE	0.37
OS-56a	OPEN SPACE	-	HOA OS	1.19
OS-56b	OPEN SPACE	-	PRESERVE	2.42
OS-57a	OPEN SPACE	-	PRESERVE	1.36
OS-59c	OPEN SPACE	-	HOA OS	0.39
OS-60a	OPEN SPACE	-	HOA OS	0.75
OS-60b	OPEN SPACE	-	PRESERVE	1.22
OS-61a	OPEN SPACE	-	HOA OS	1.86
OS-61b	OPEN SPACE	-	PRESERVE	0.33
OS-69	OPEN SPACE	-	PRESERVE	14.88
OPEN SPACE SUBTOTAL				442.20
ON-SITE PVR	STREET	-	MAJOR CIRCULATION	16.46
ON-SITE PVR	STREET	-	MAJOR CIRCULATION	1.61
PRESERVE	STREET	-	CIRCULATION	2.12
PRESERVE	STREET	-	CIRCULATION	6.82
ON-SITE ROW	STREET	-	CIRCULATION	2.12
STREET SUBTOTAL				27.02
OVERALL TM TOTAL				793.72

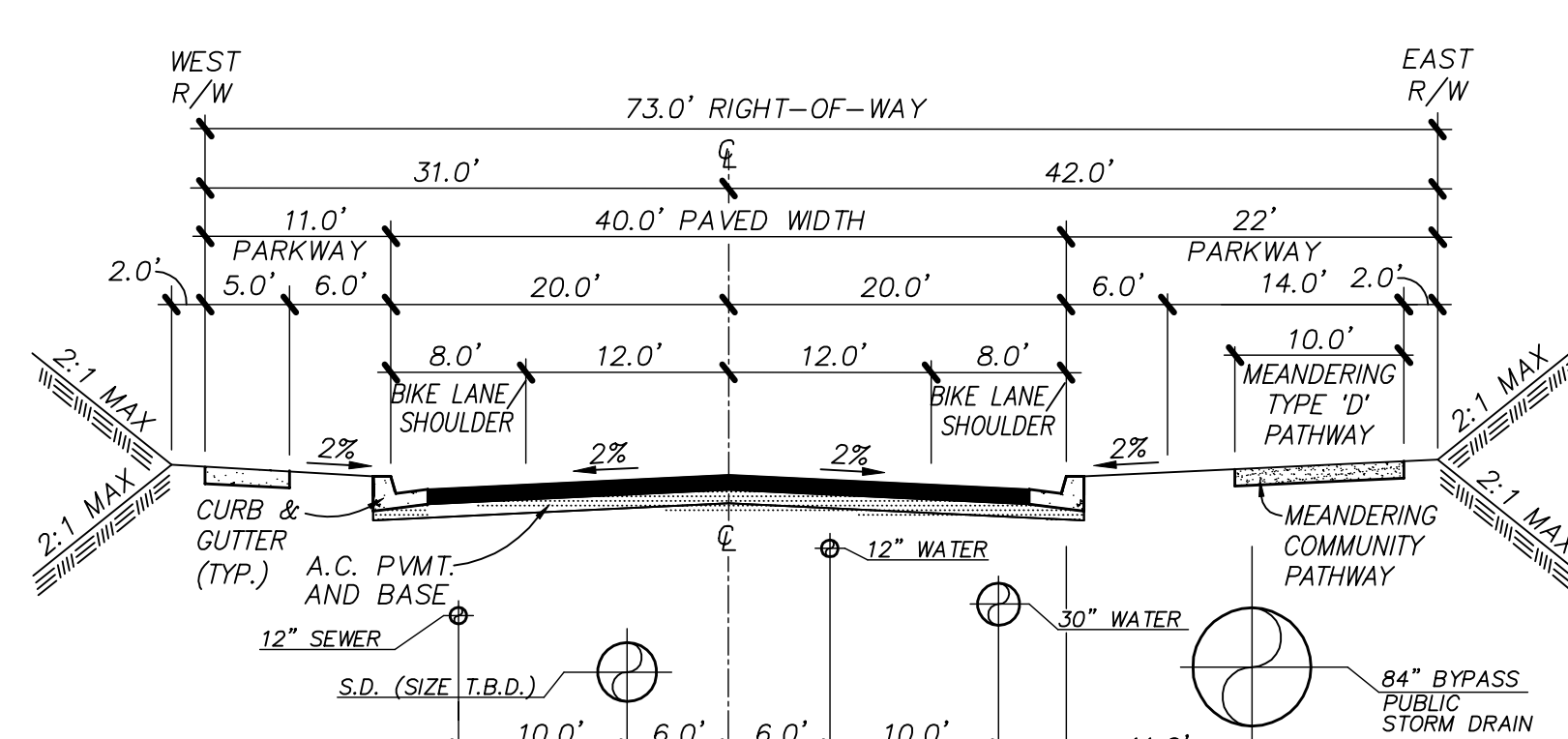
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NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	GROSS NEIGHBORHOOD ACREAGE
R-13	SF	13	5 ACRE	12.79
RESIDENTIAL SUBTOTAL		13		12.79
NEIGHBORHOOD	LAND USE	DWELLING UNITS	DESCRIPTION	GROSS PARK ACREAGE
OS-57b	OPEN SPACE	-	PRESERVE	0.61
OS-58	OPEN SPACE	-	PRESERVE	23.29
OS-59a	OPEN SPACE	-	BASIN + SEWER PUMP IN PRESERVE	0.99
OS-59b	OPEN SPACE	-	BASIN	1.66
OS-62	OPEN SPACE	-	PRESERVE	0.74
OS-63	OPEN SPACE	-	PRESERVE	15.59
OS-64	OPEN SPACE	-	POTENTIAL PRESERVE	1.15
OS-65a	OPEN SPACE	-	HOA OS	1.93
OS-65b	OPEN SPACE	-	PRESERVE	0.06
OS-66a	OPEN SPACE	-	BASIN IN PRESERVE	3.48
OS-66b	OPEN SPACE	-	POTENTIAL PRESERVE	0.12
OS-67a	OPEN SPACE	-	PRESERVE	0.14
OS-67b	OPEN SPACE	-	HOA OS	0.14
OS-68a	OPEN SPACE	-	PRESERVE	52.06
OS-68b	OPEN SPACE	-	POTENTIAL PRESERVE	0.22
OPEN SPACE SUBTOTAL		-		102.26
ON-SITE PVR	STREET	-	MAJOR CIRCULATION	3.44
ON-SITE PVR PRESERVE	STREET	-	MAJOR CIRCULATION	1.44
STREET SUBTOTAL		-		4.88
OVERALL TM TOTAL		13		119.83

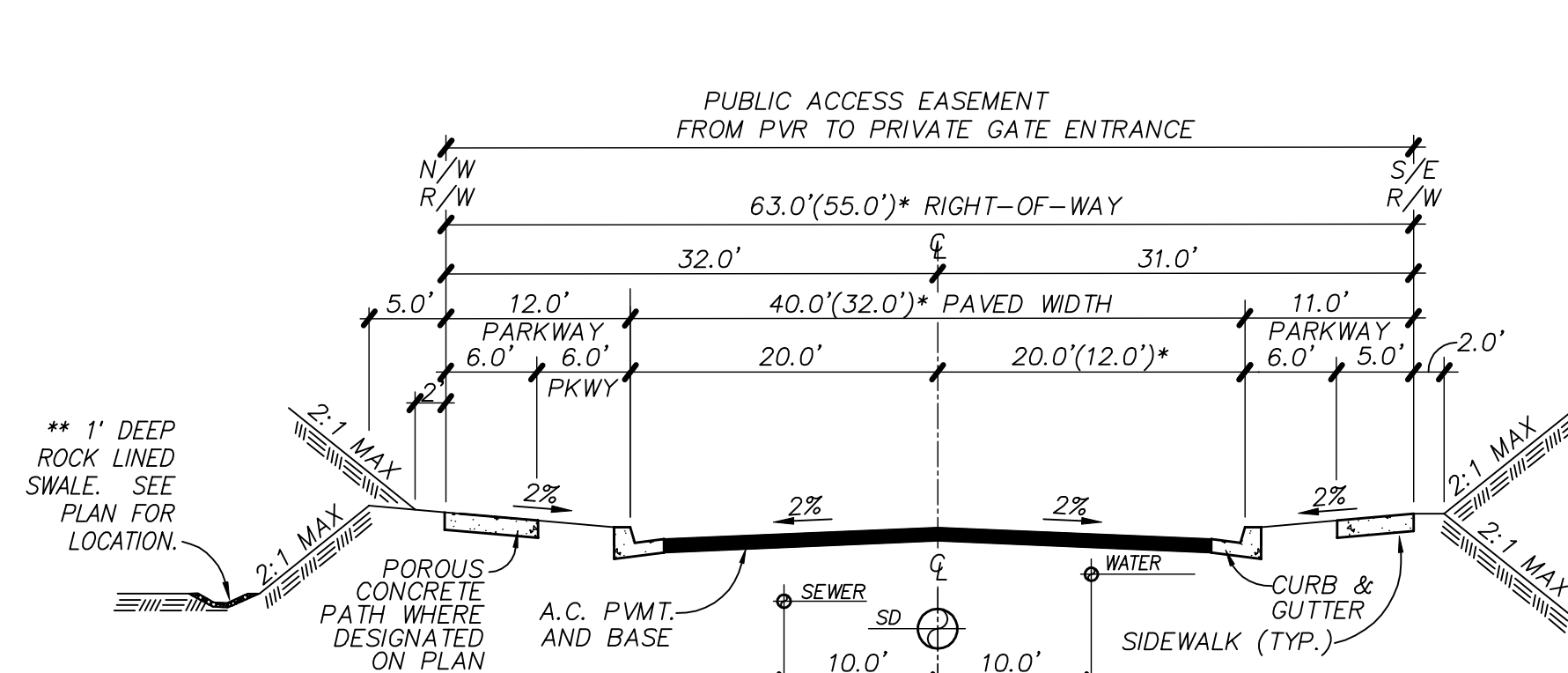
**REVISED PRELIMINARY
GRADING PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California**



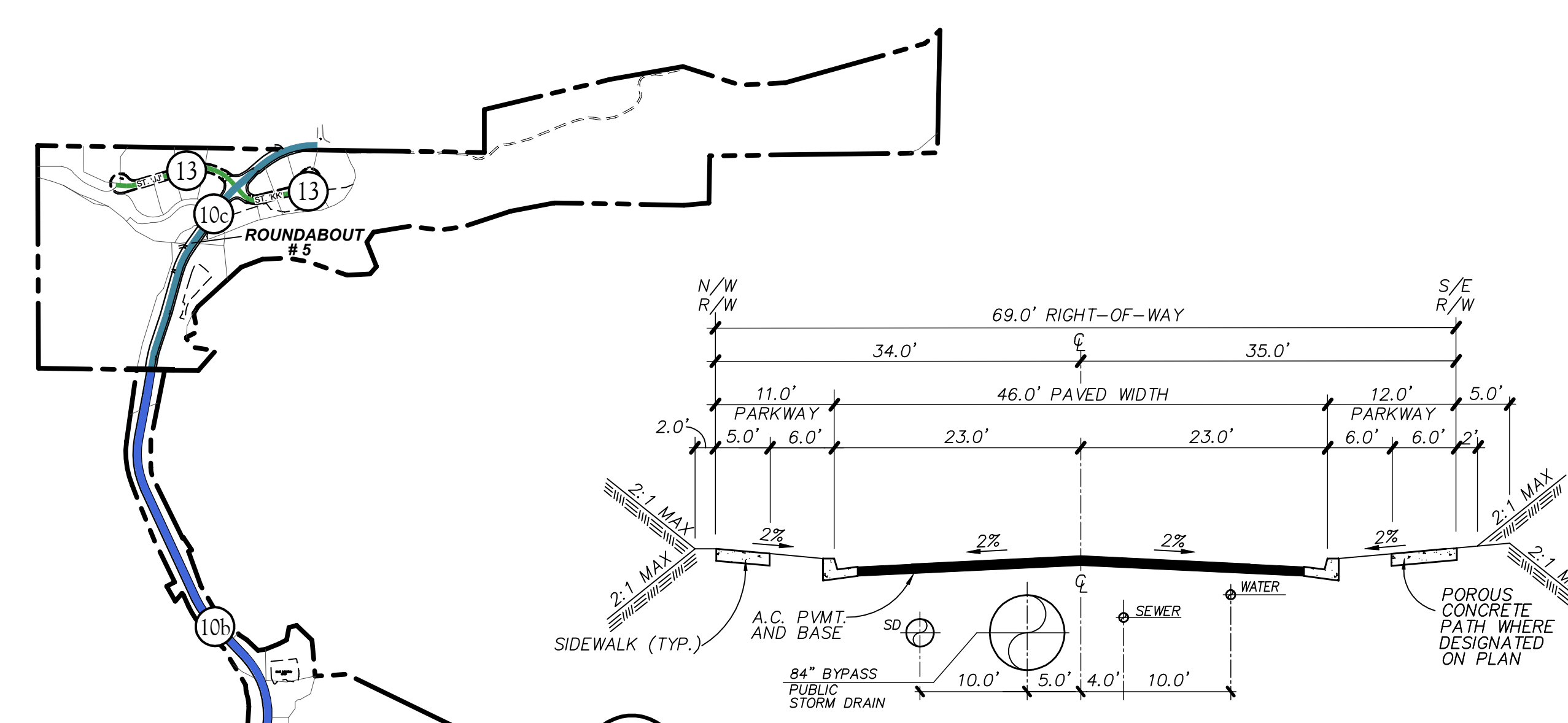
1 PUBLIC PROCTOR VALLEY ROAD / CITY OF CHULA VISTA CLASS II COLLECTOR (CCV)
NO PARKING PERMITTED WITHIN BIKE LANE / SHOULDER
40 MPH DESIGN SPEED



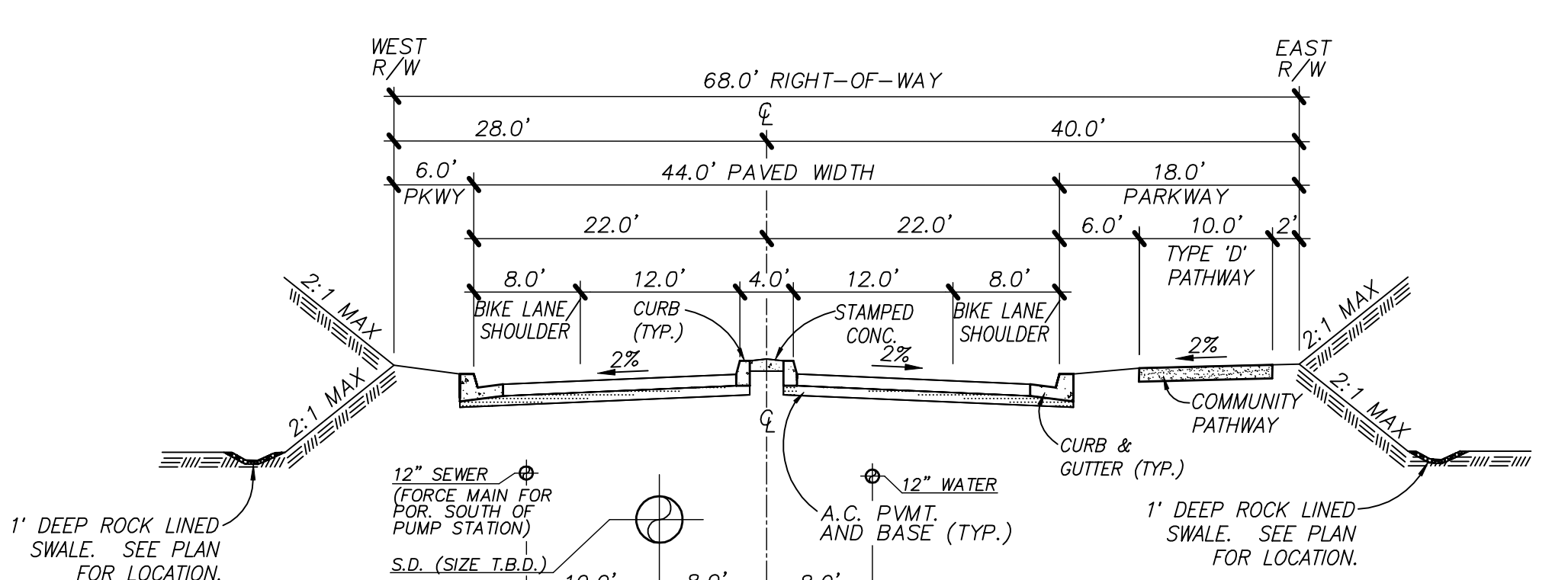
6 PUBLIC PROCTOR VALLEY ROAD MODIFIED LIGHT COLLECTOR (2.2E)
NO PARKING PERMITTED
30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT



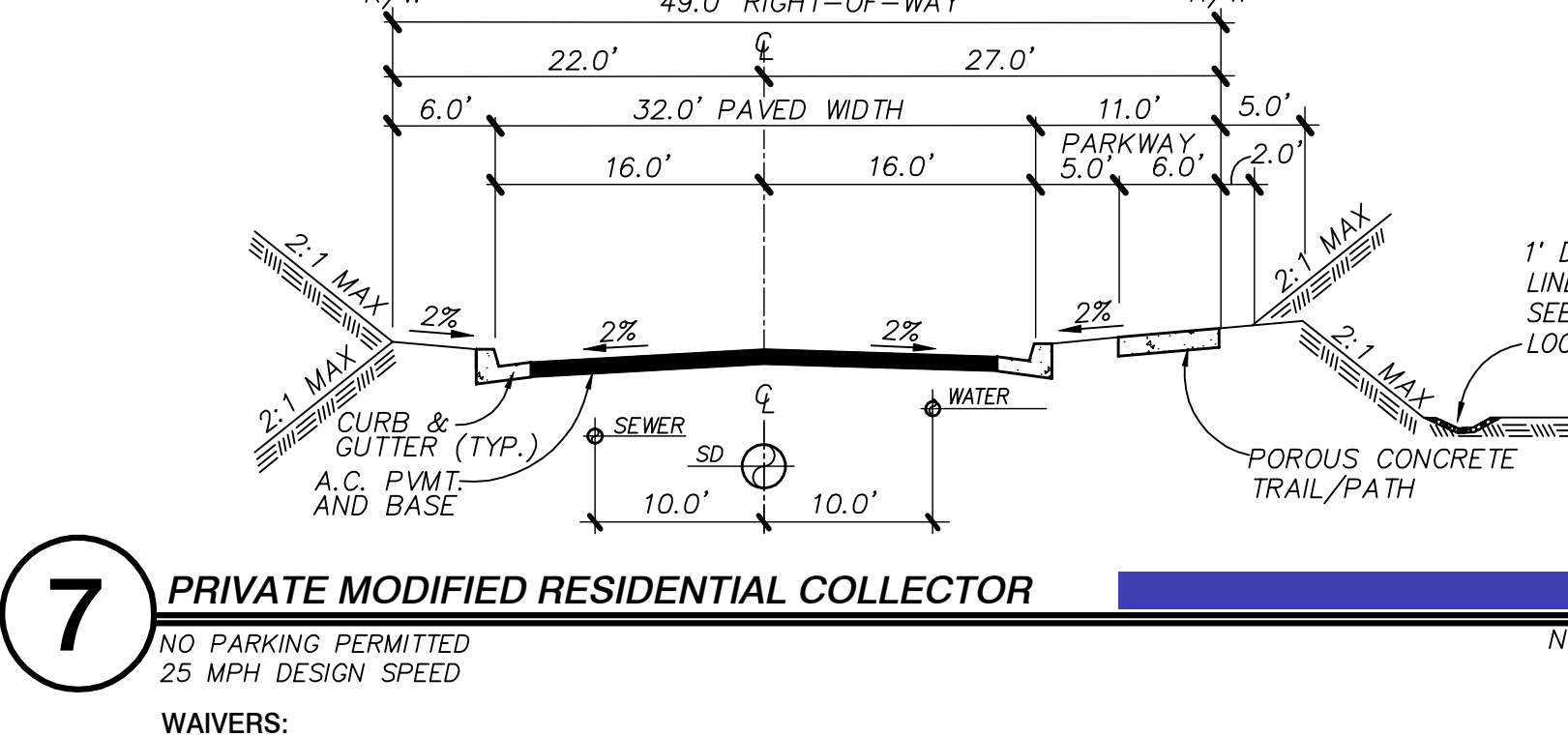
8a PRIVATE MODIFIED RESIDENTIAL COLLECTOR
PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED



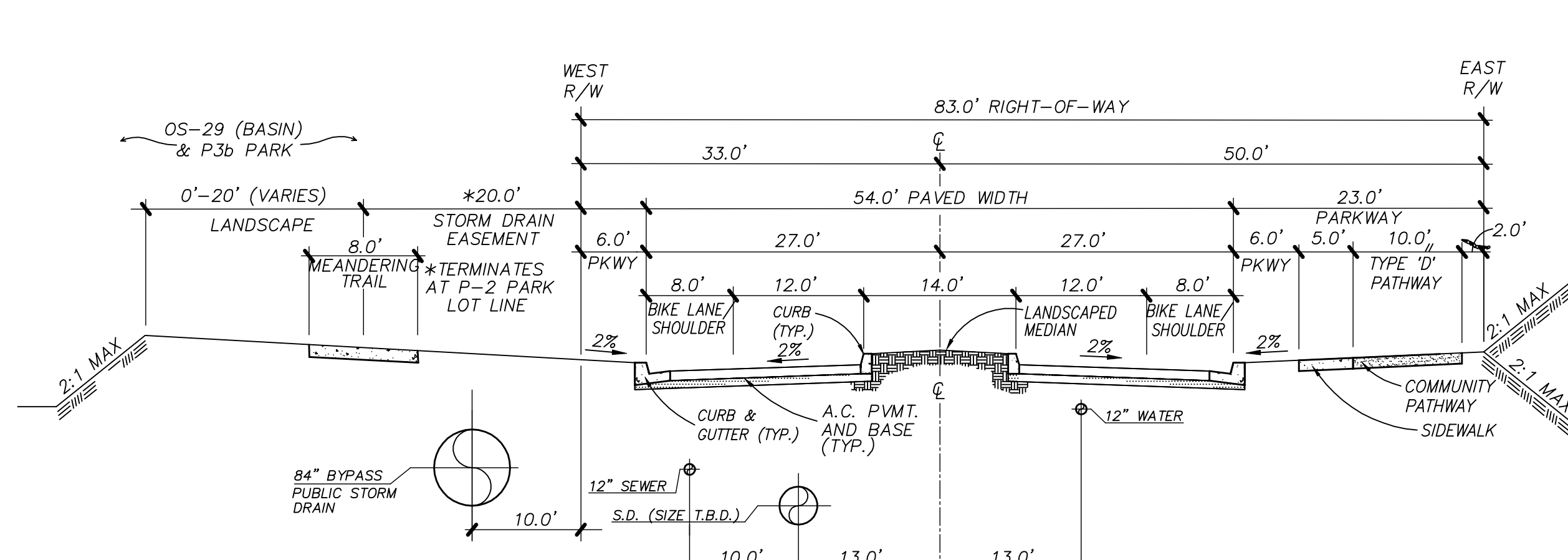
9b PRIVATE MODIFIED RESIDENTIAL ROAD
PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED



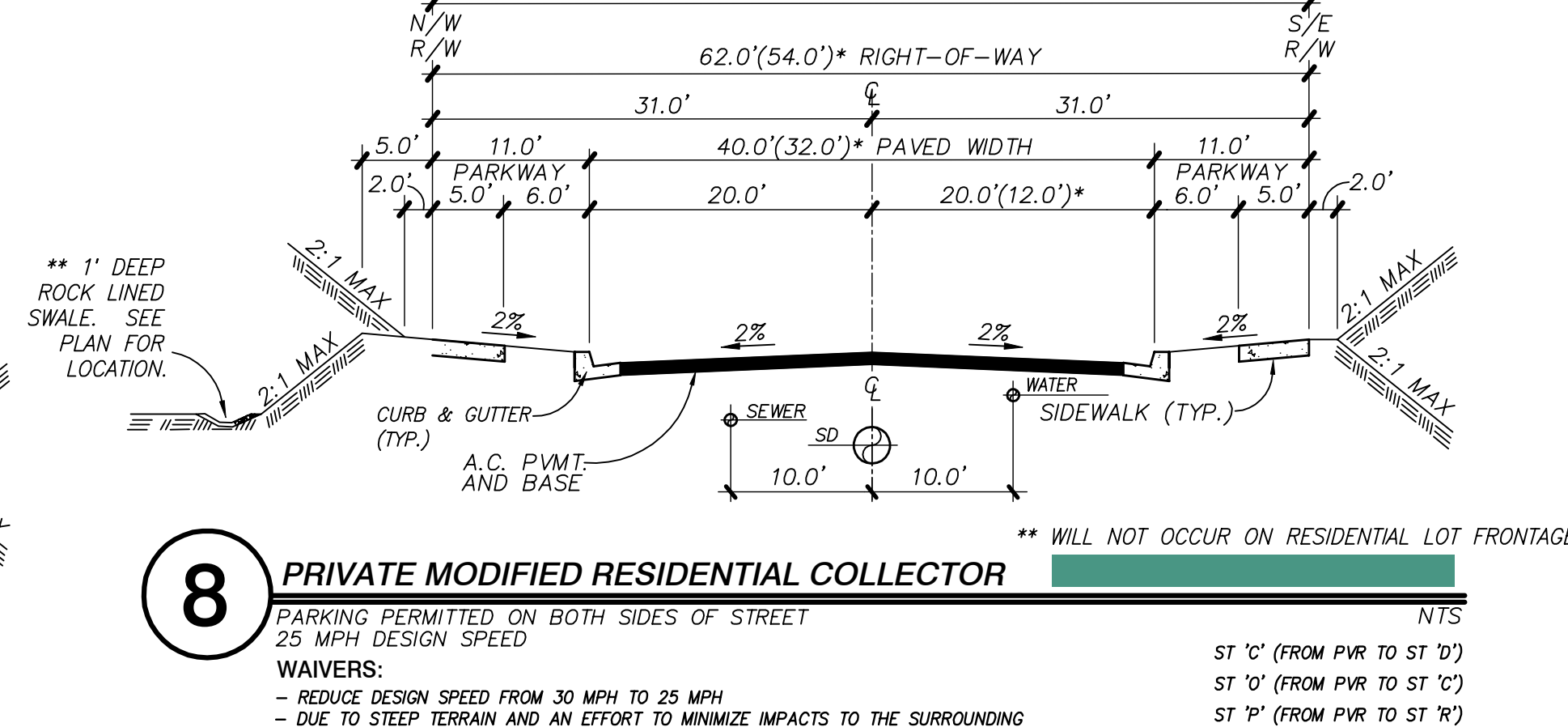
2 PUBLIC PROCTOR VALLEY ROAD MODIFIED LIGHT COLLECTOR (2.2A)
NO PARKING PERMITTED
40 MPH DESIGN SPEED



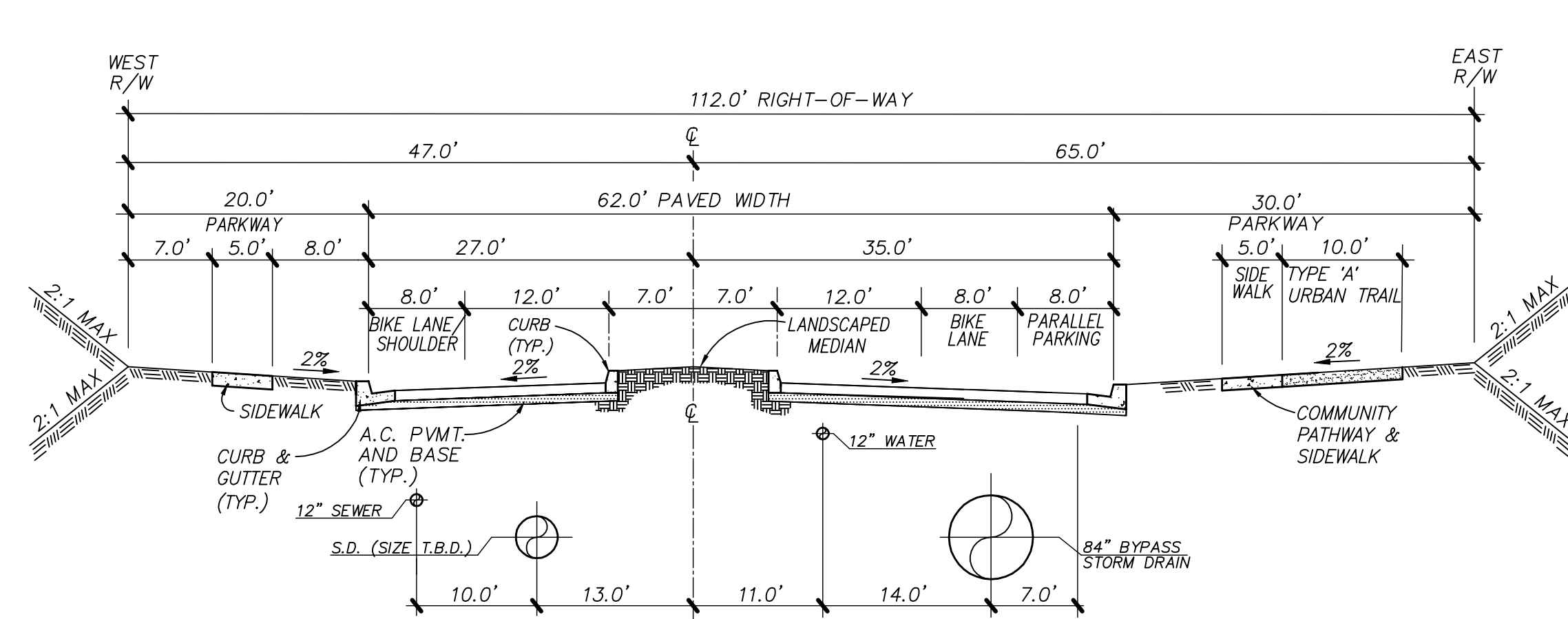
7 PRIVATE MODIFIED RESIDENTIAL COLLECTOR
NO PARKING PERMITTED
25 MPH DESIGN SPEED



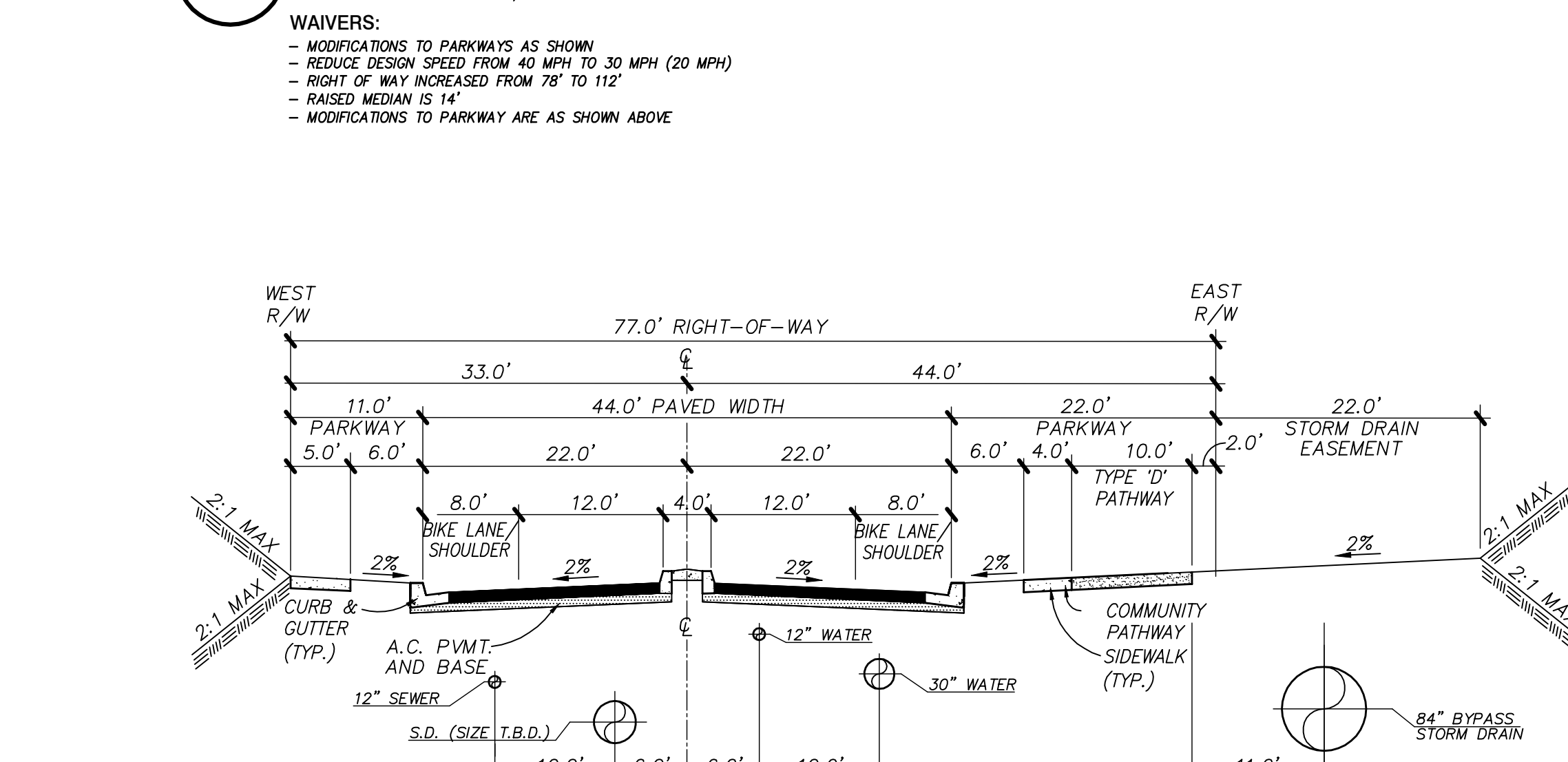
3 PUBLIC PROCTOR VALLEY ROAD MODIFIED LIGHT COLLECTOR (2.2A)
NO PARKING PERMITTED
30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT



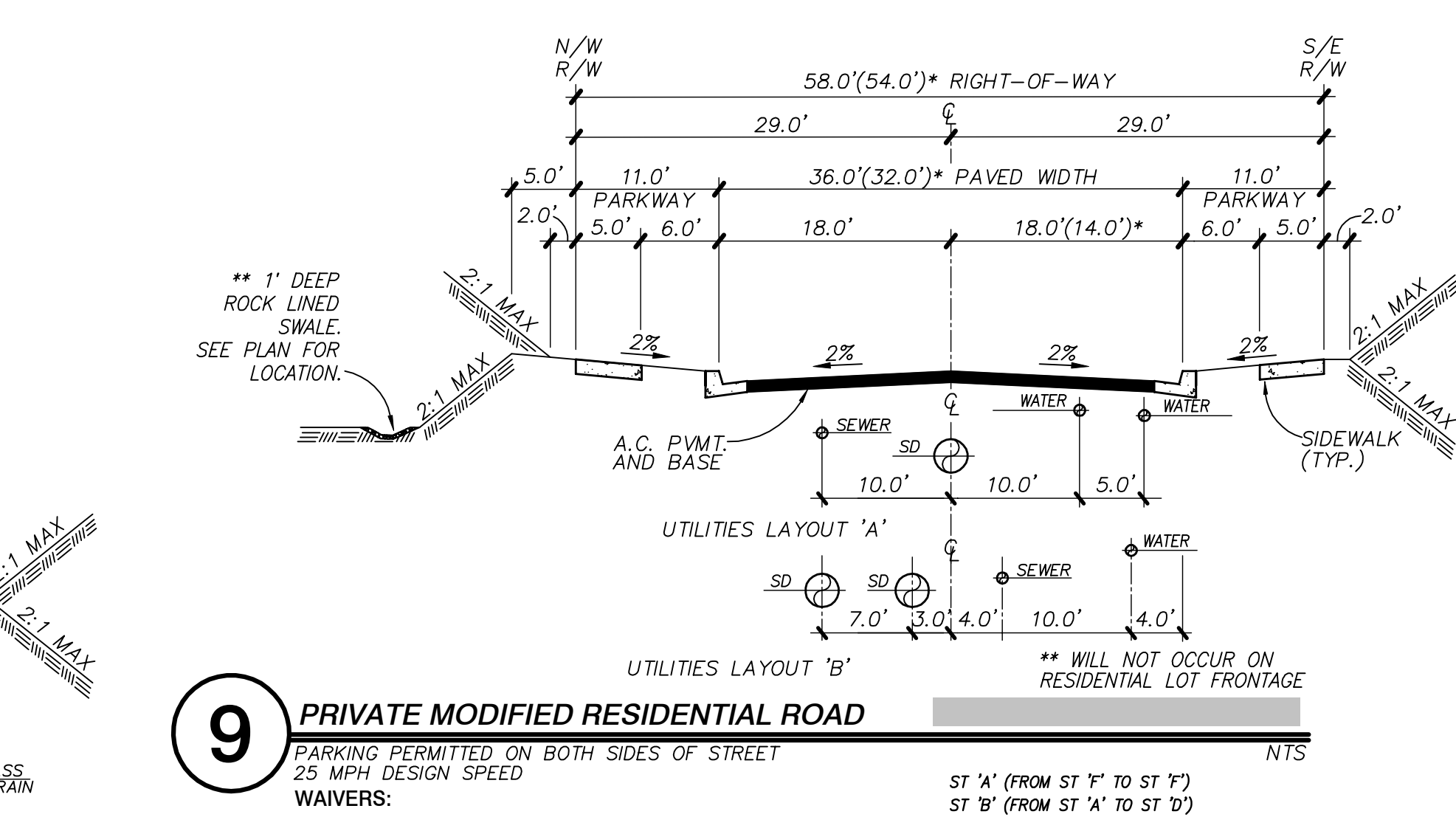
8 PRIVATE MODIFIED RESIDENTIAL COLLECTOR
PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED



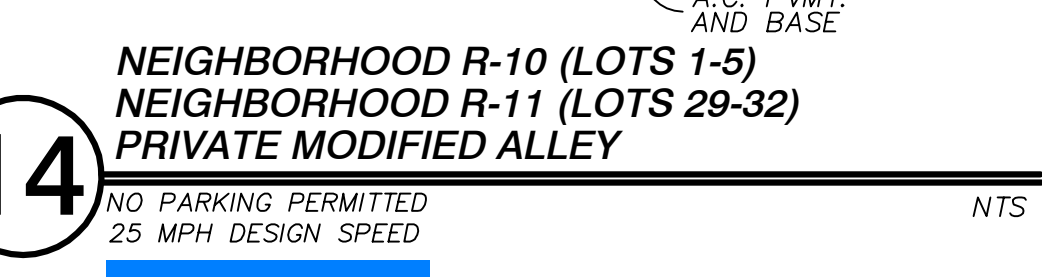
4 PUBLIC PROCTOR VALLEY ROAD MODIFIED LIGHT COLLECTOR (2.2A)
30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT



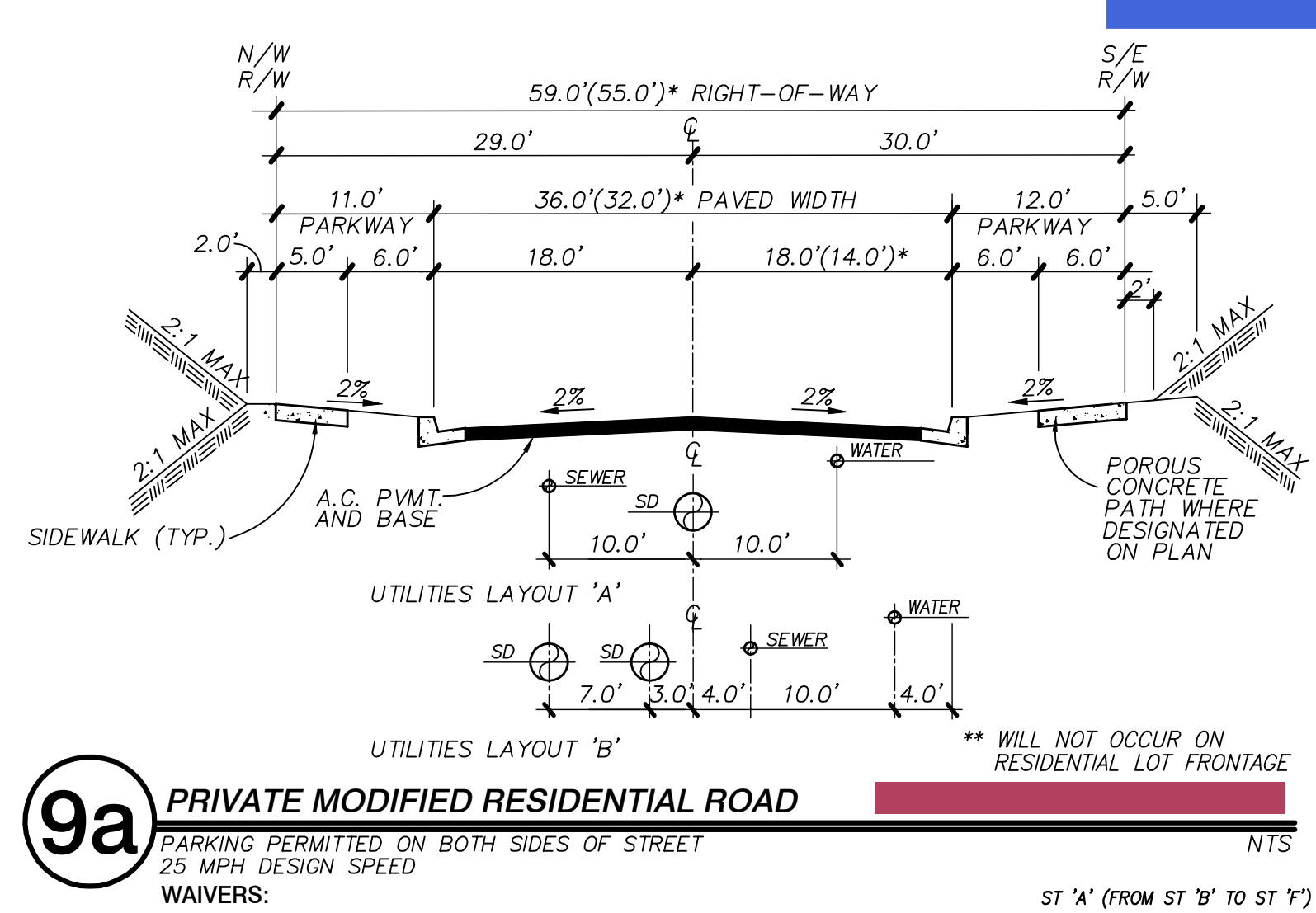
5 PUBLIC PROCTOR VALLEY ROAD MODIFIED LIGHT COLLECTOR (2.2A)
30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT



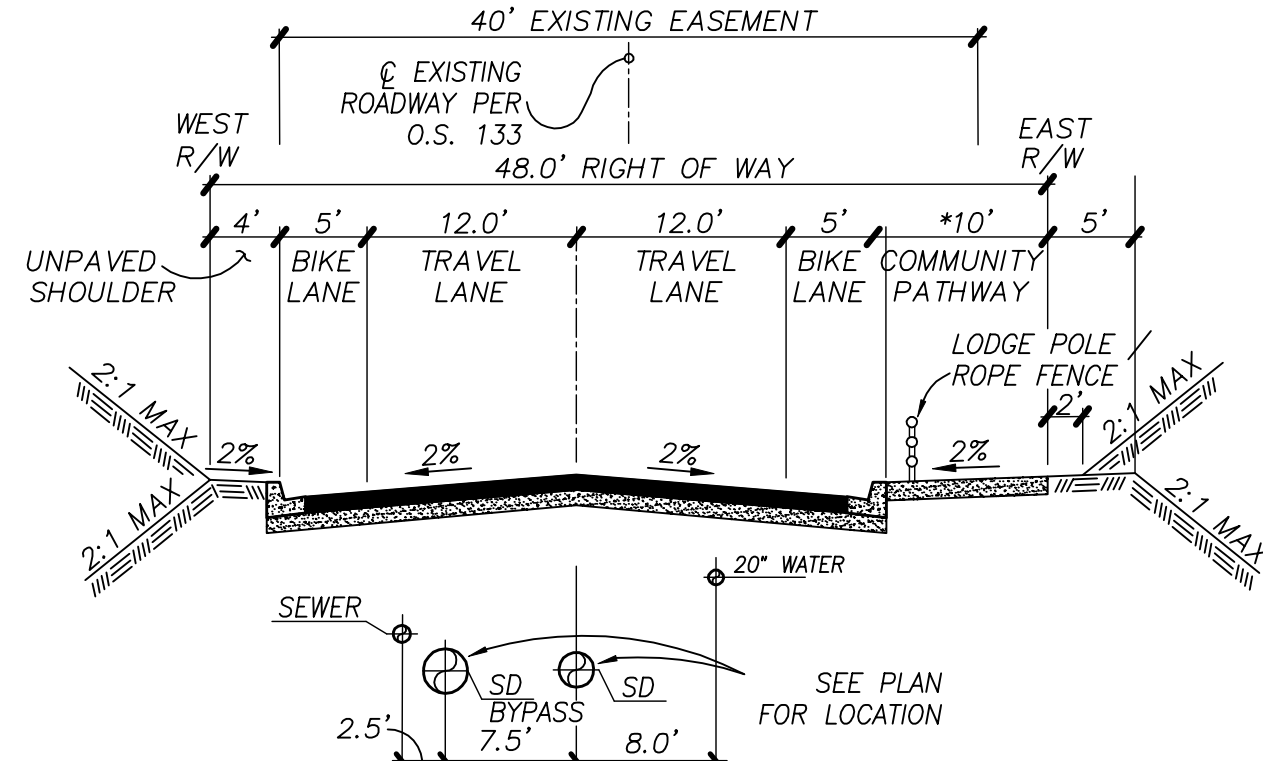
9 PRIVATE MODIFIED RESIDENTIAL ROAD
PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED



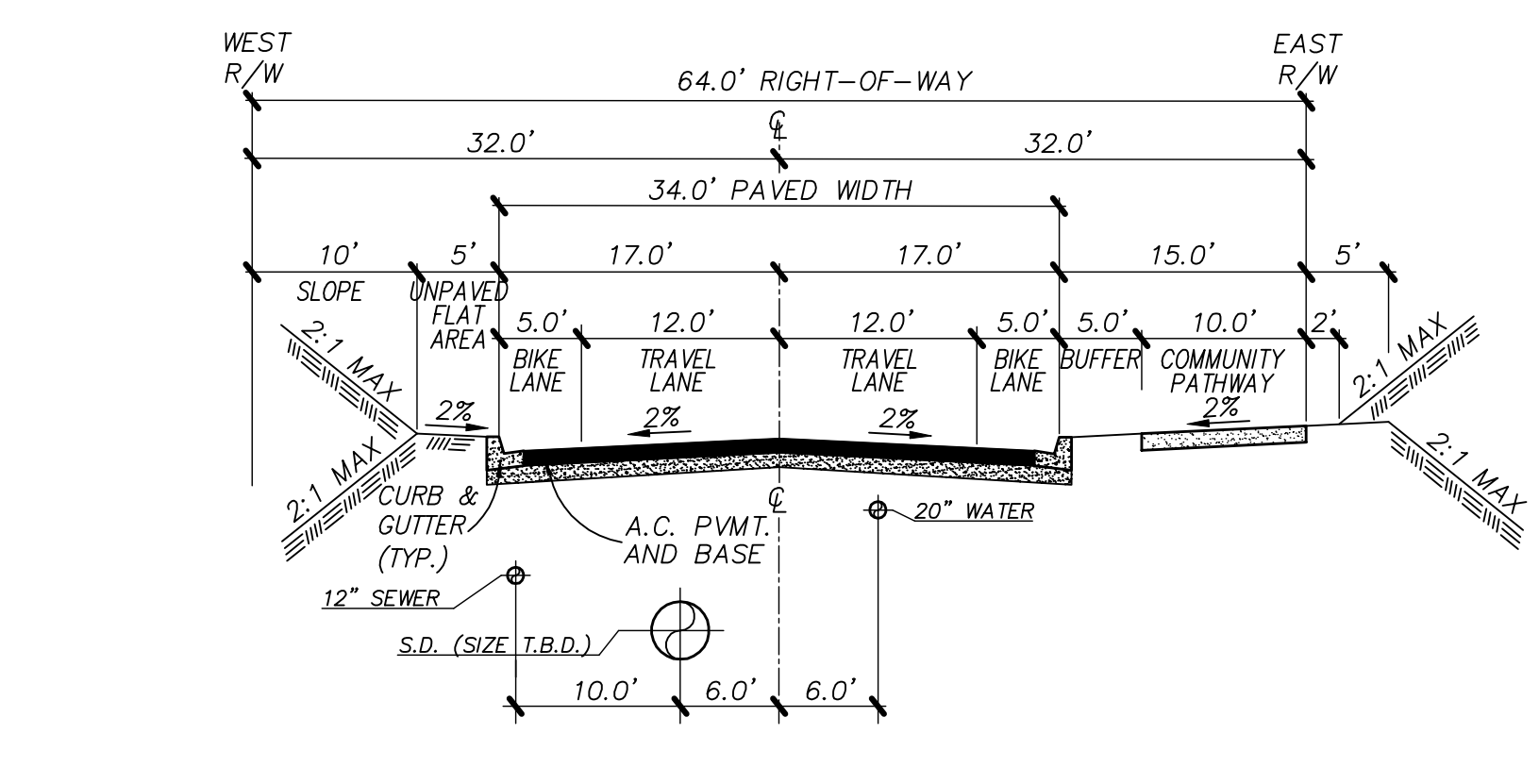
14 NEIGHBORHOOD R-10 (LOTS 1-5) PRIVATE MODIFIED ALLEY
NO PARKING PERMITTED
25 MPH DESIGN SPEED



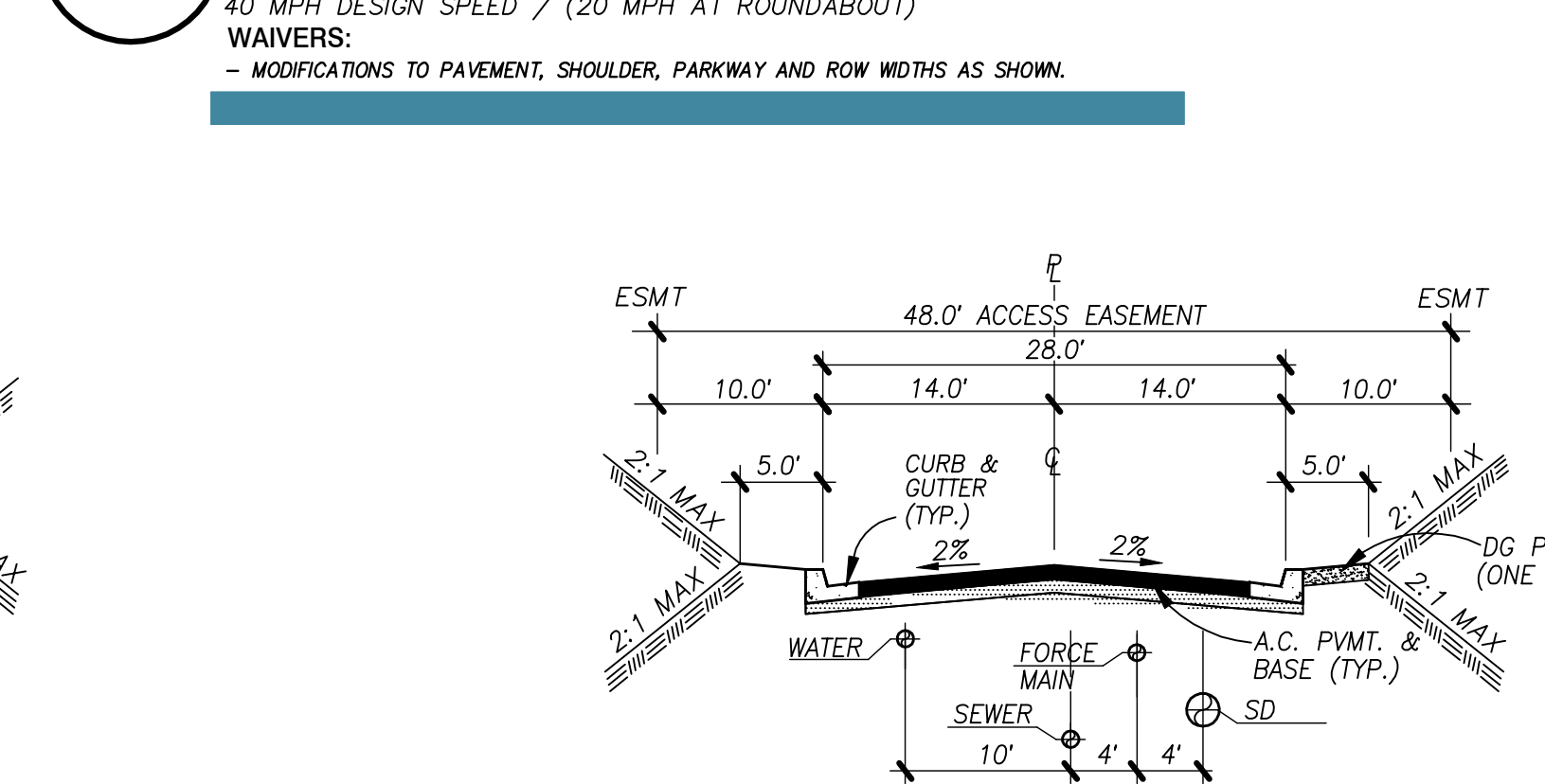
9a PRIVATE MODIFIED RESIDENTIAL ROAD
PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED



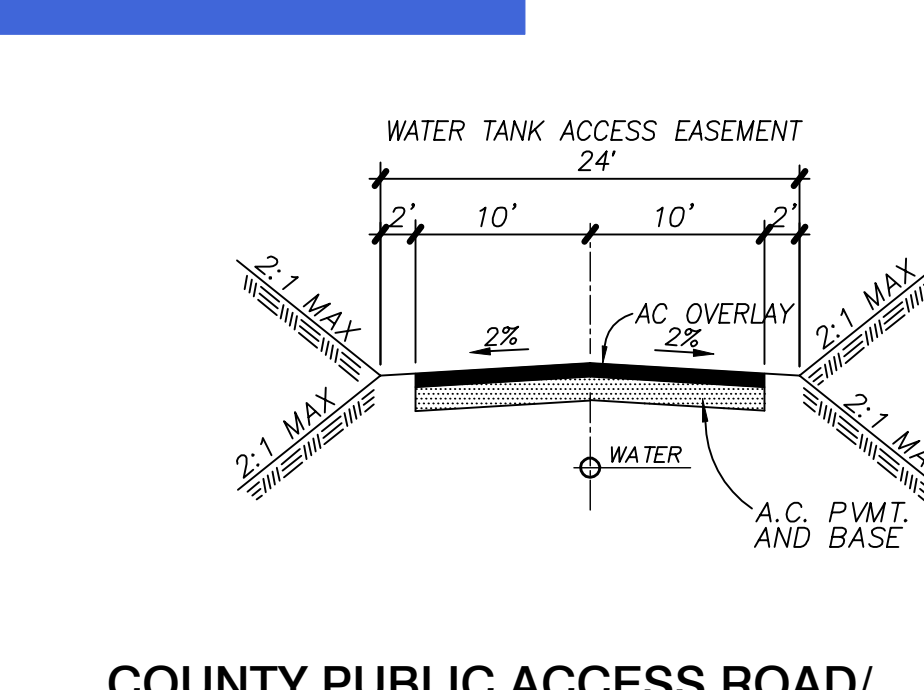
10b PUBLIC PROCTOR VALLEY ROAD/THRU STATE LANDS MODIFIED LIGHT COLLECTOR (2.2F)
NO PARKING PERMITTED
40 MPH DESIGN SPEED



10c PUBLIC PROCTOR VALLEY ROAD/THRU STATE LANDS MODIFIED LIGHT COLLECTOR (2.2F)
NO PARKING PERMITTED
40 MPH DESIGN SPEED



10d PUBLIC PROCTOR VALLEY ROAD/THRU STATE LANDS MODIFIED LIGHT COLLECTOR (2.2F)
NO PARKING PERMITTED
40 MPH DESIGN SPEED



11 COUNTY PUBLIC ACCESS ROAD/ WATER LINE MAINTENANCE ROAD
NO PARKING PERMITTED
25 MPH DESIGN SPEED



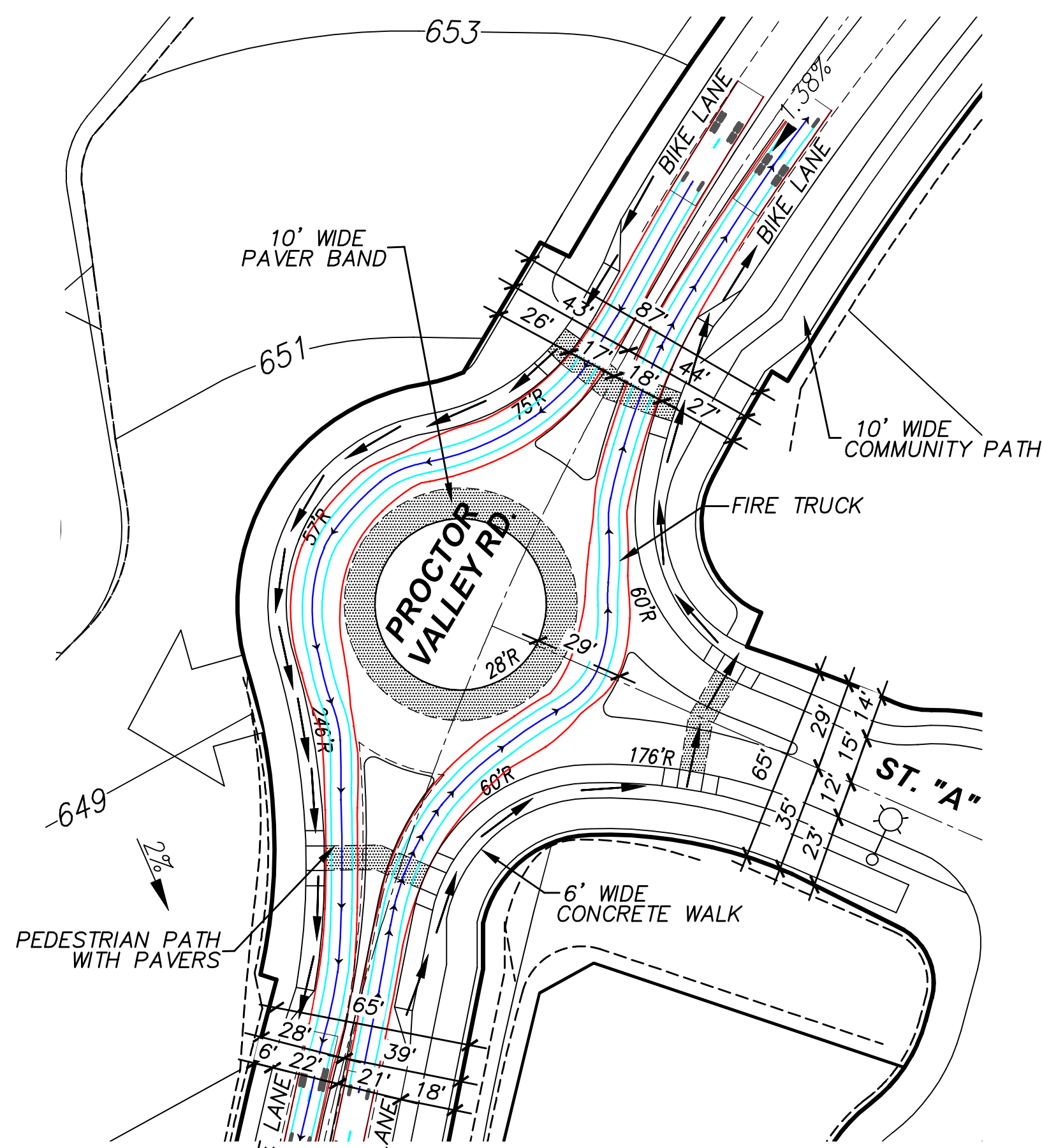
13 PRIVATE RURAL RESIDENTIAL ROAD
NO PARKING PERMITTED
25 MPH DESIGN SPEED

STREET KEY MAP

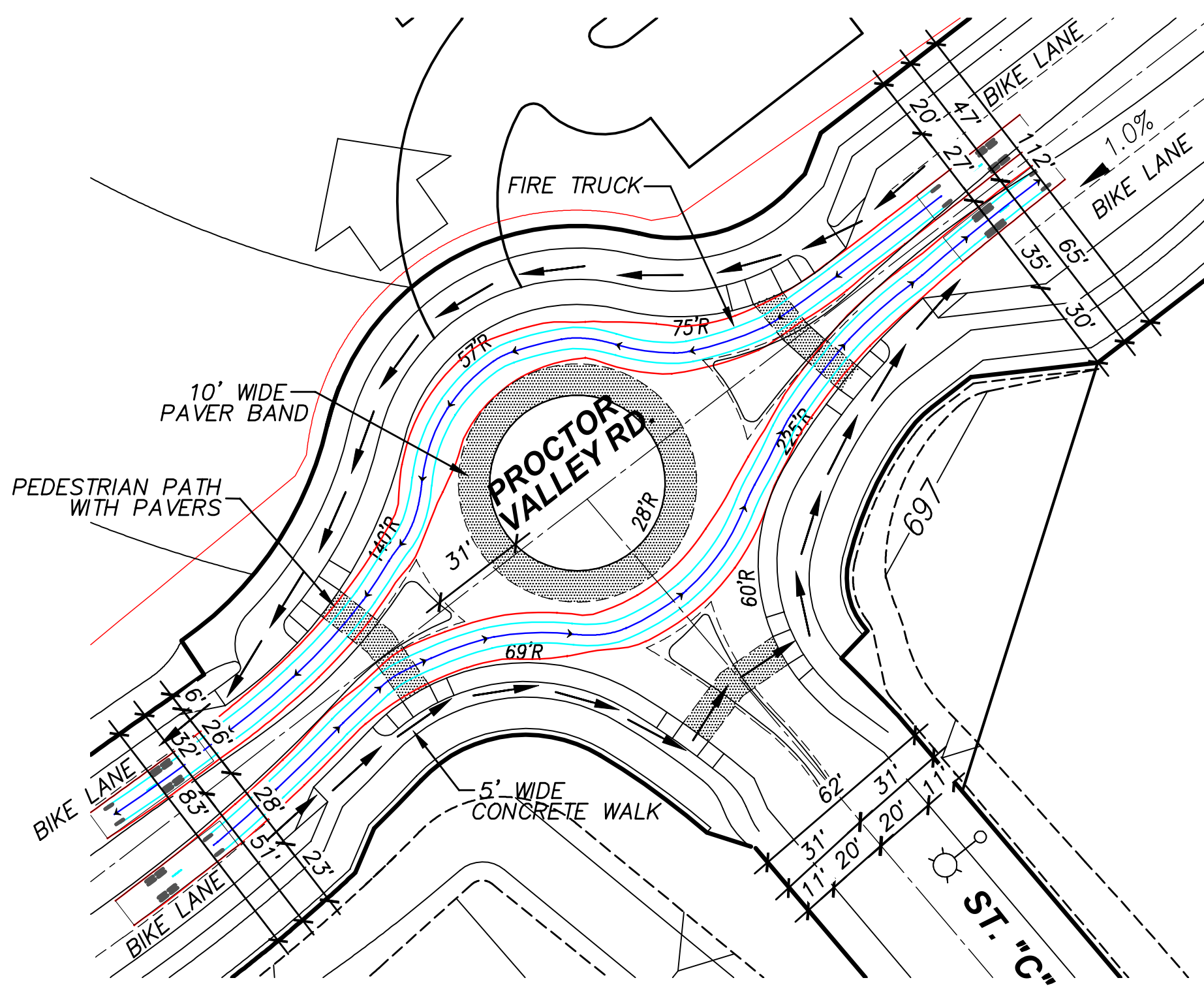
NOT TO SCALE

STREET CROSS SECTIONS

PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING: 9700 Wadsworth Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH060556-6000 / PH060558-5014	REVISED PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16 & 19 County Of San Diego, California	SHEET 3 OF 17 W.D. - 24221-0036
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ROUNDABOUT #1
PROCTOR VALLEY RD & ST. "A"
NOT TO SCALE



APN 598-050-10

APN 598-050-12

APN 598-050-11

APN 598-050-19

APN 598-050-14

APN 598-050-13

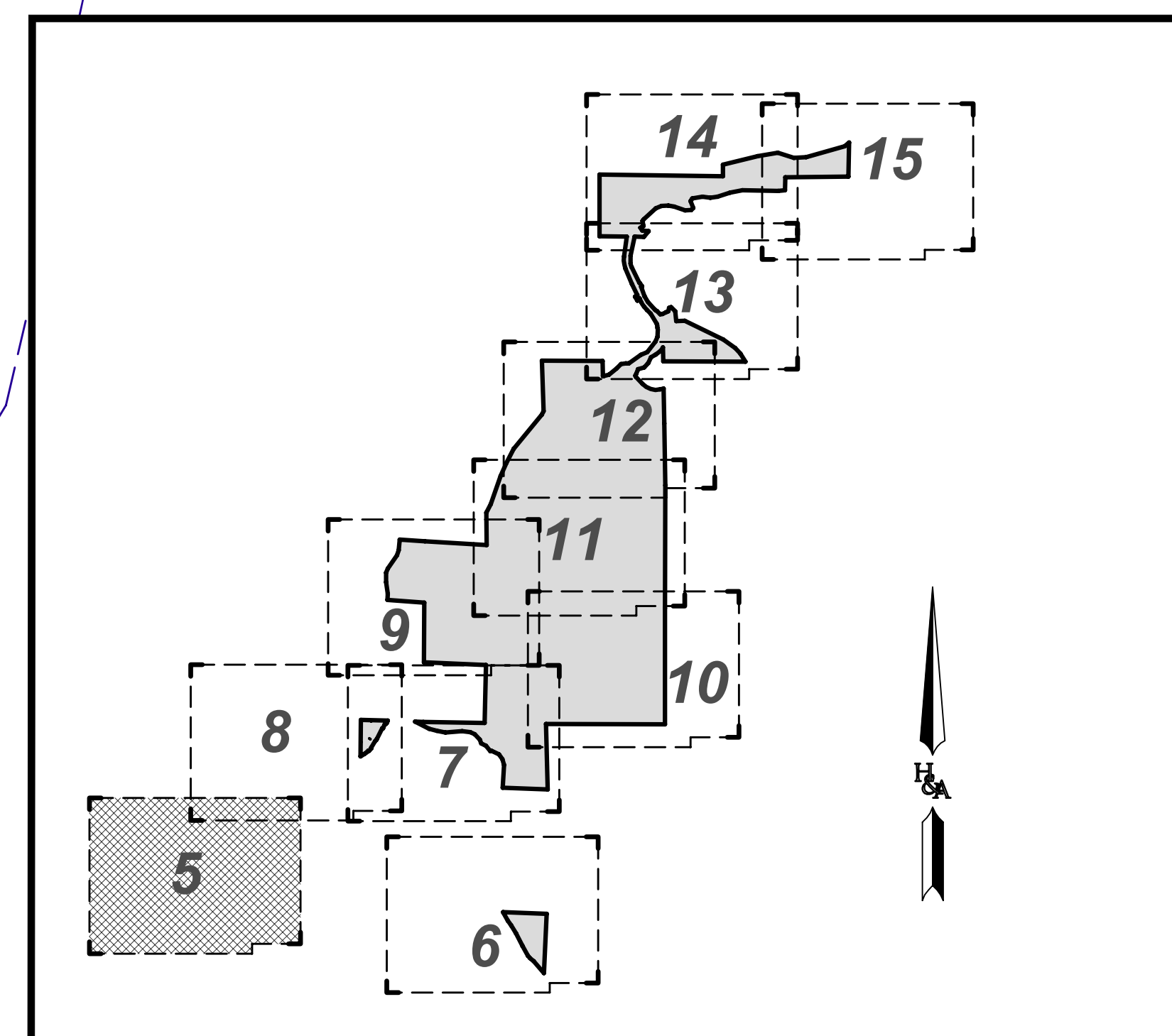
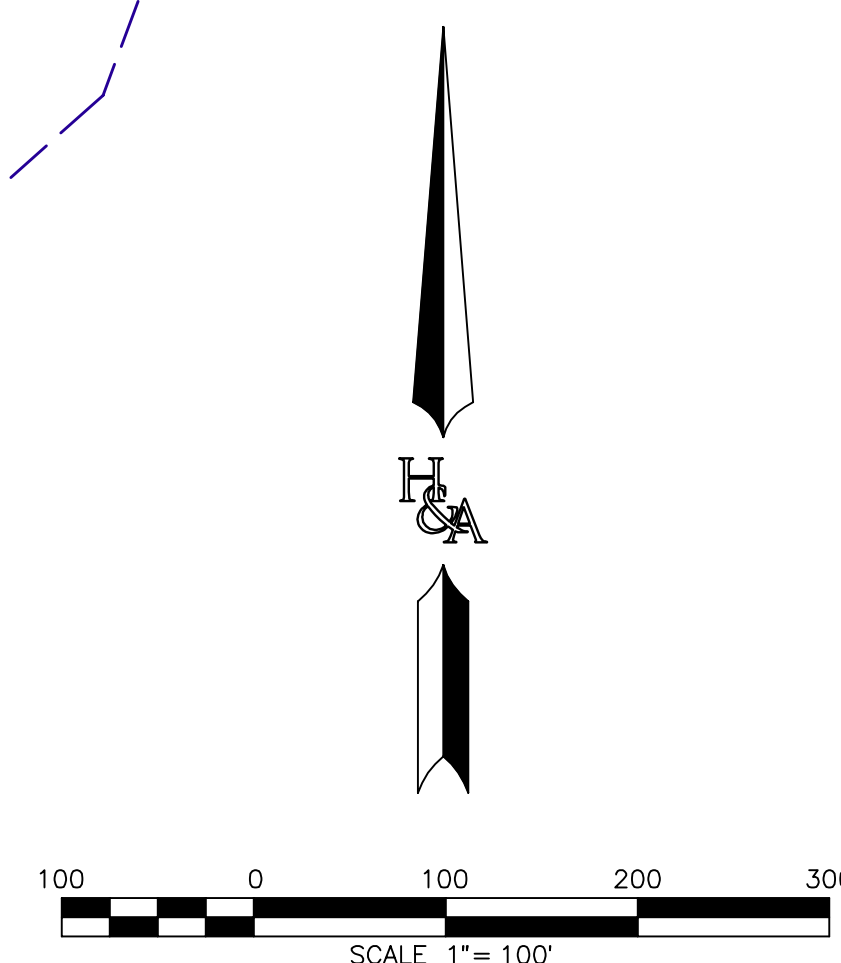
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APN 598-050-13

APN 598-050-13



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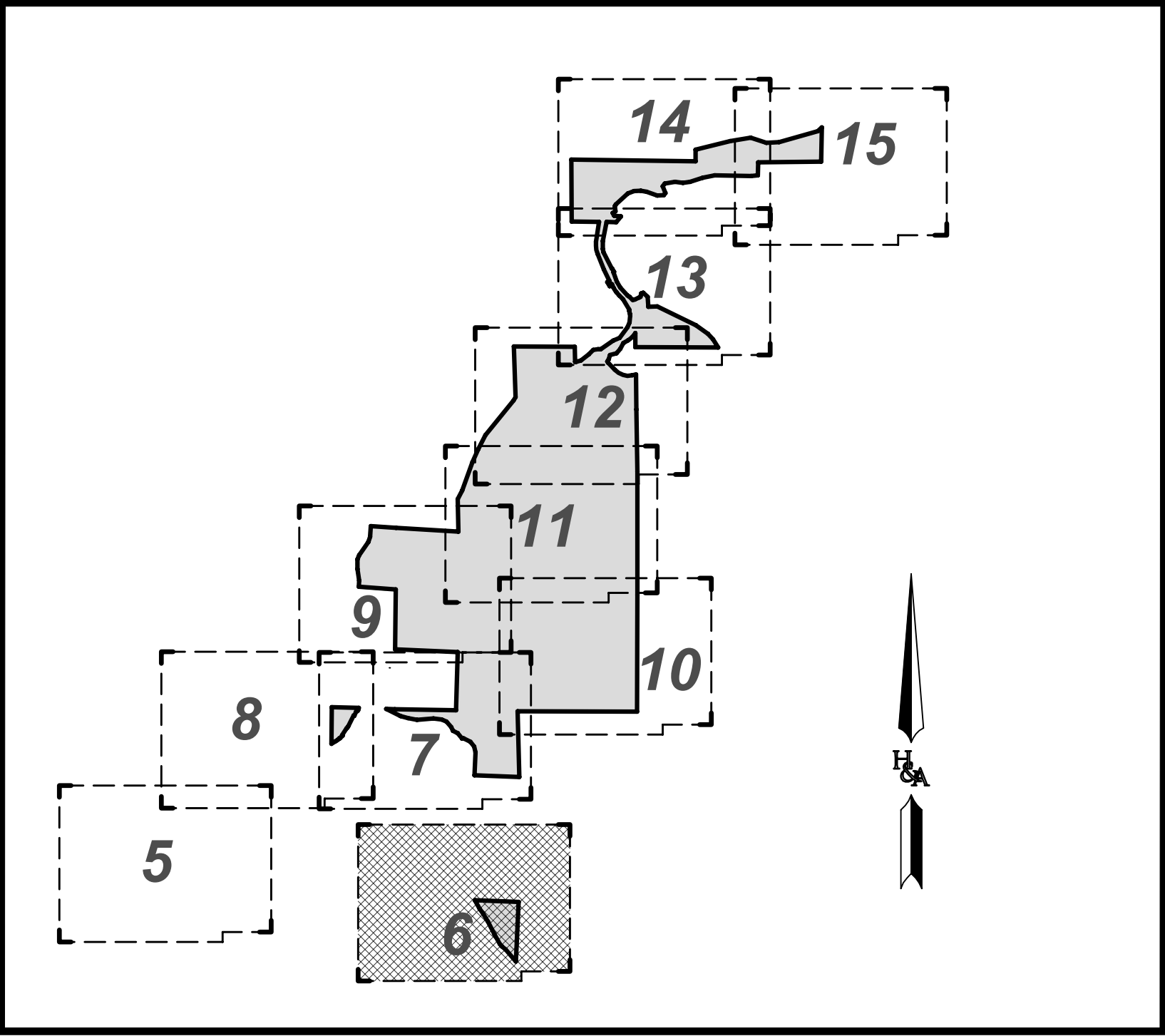
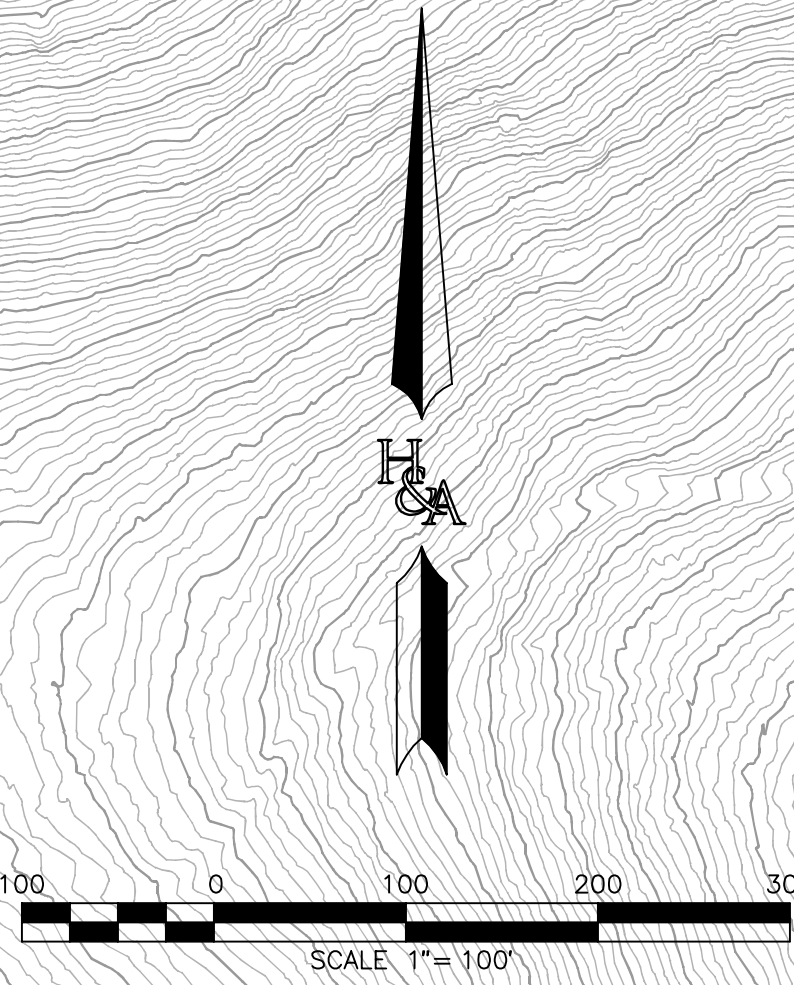
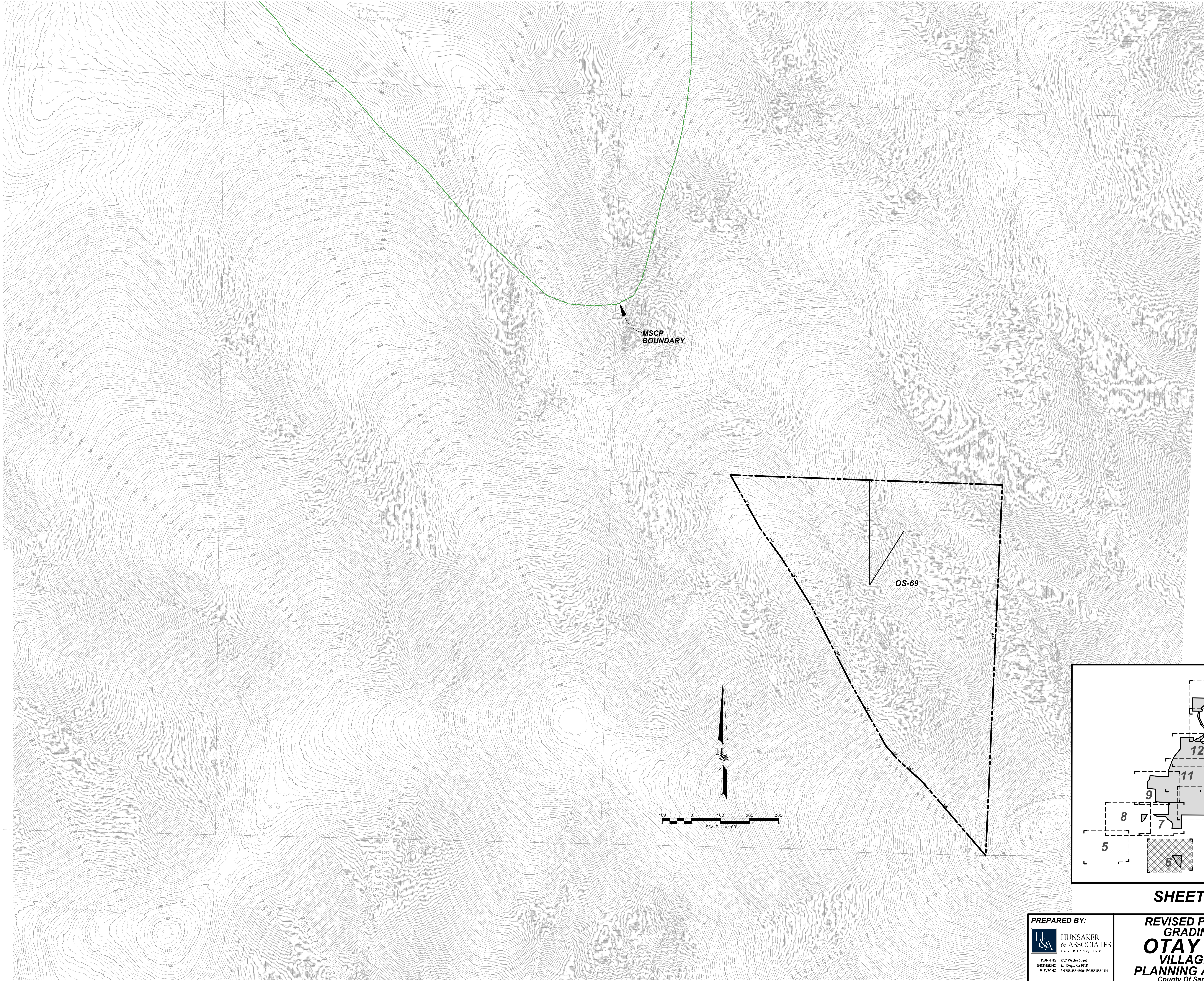
PREPARED BY:



HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING: 9707 Waples Street
ENGINEERING: San Diego, CA 92121
SURVEYING: PH605056-6300 / PH605058-3414

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

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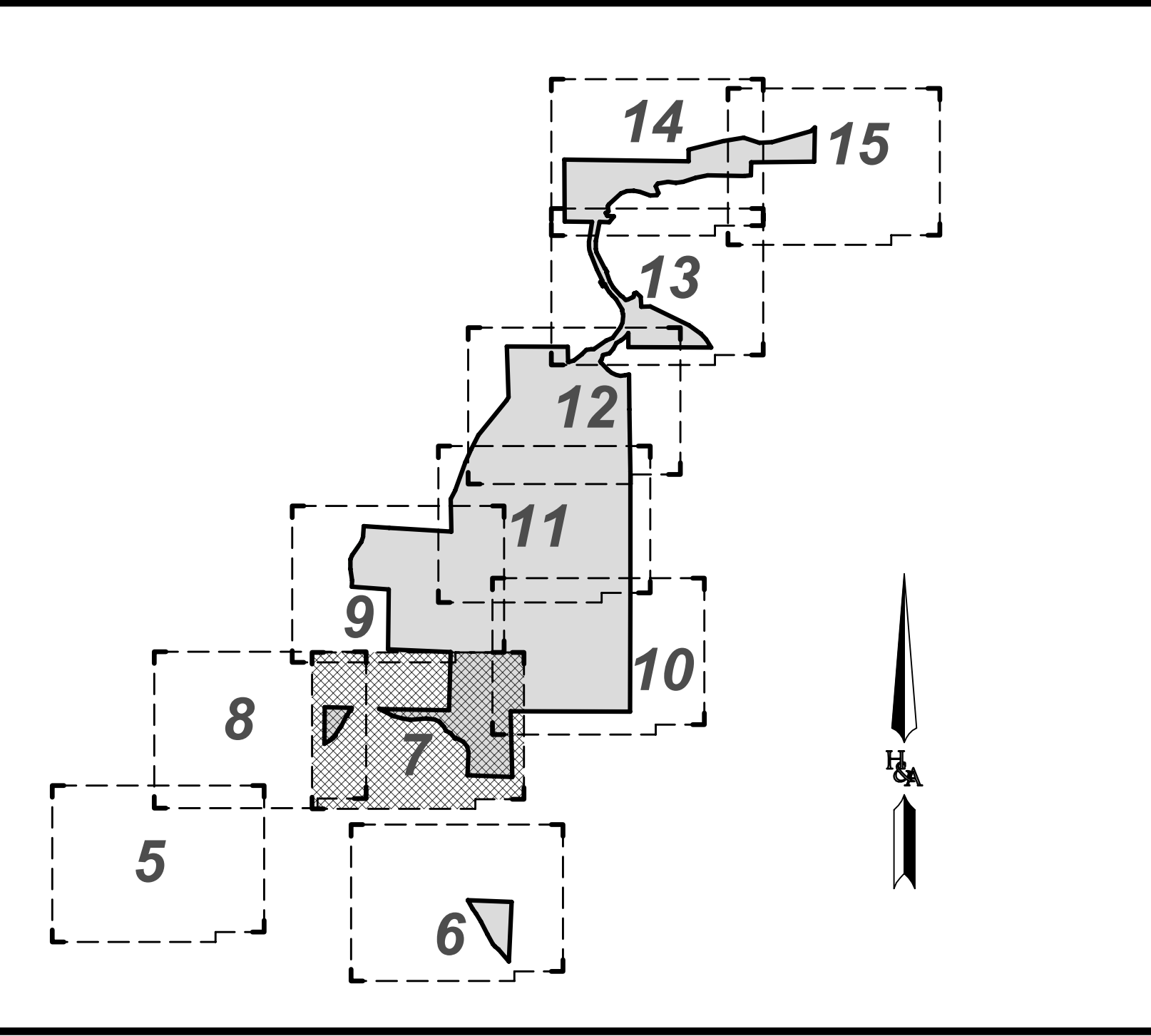
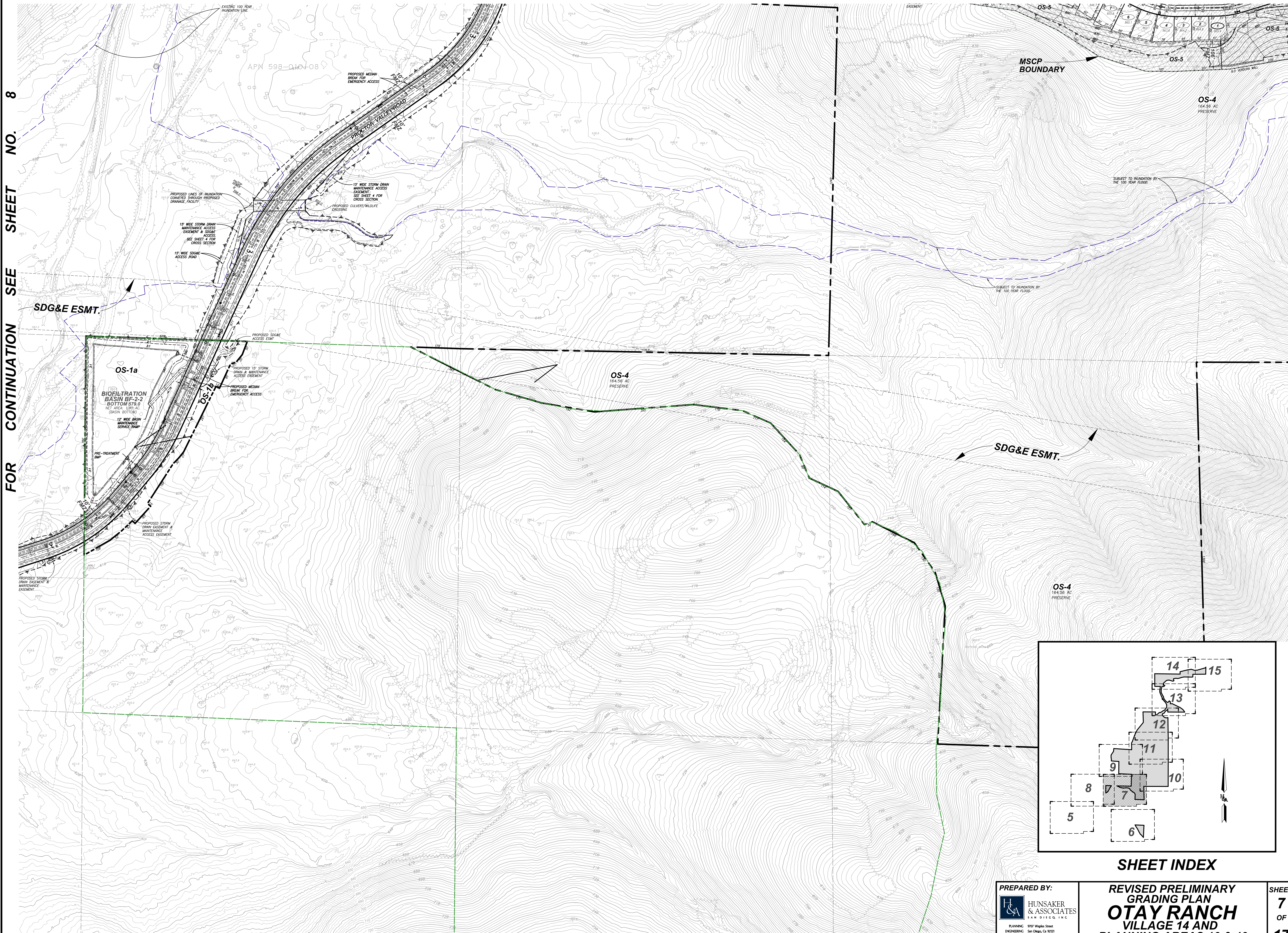
PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING: 9707 Wagon Street
ENGINEERING: San Diego, CA 92121
SURVEYING: PH050556-6300, PH050558-9404

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

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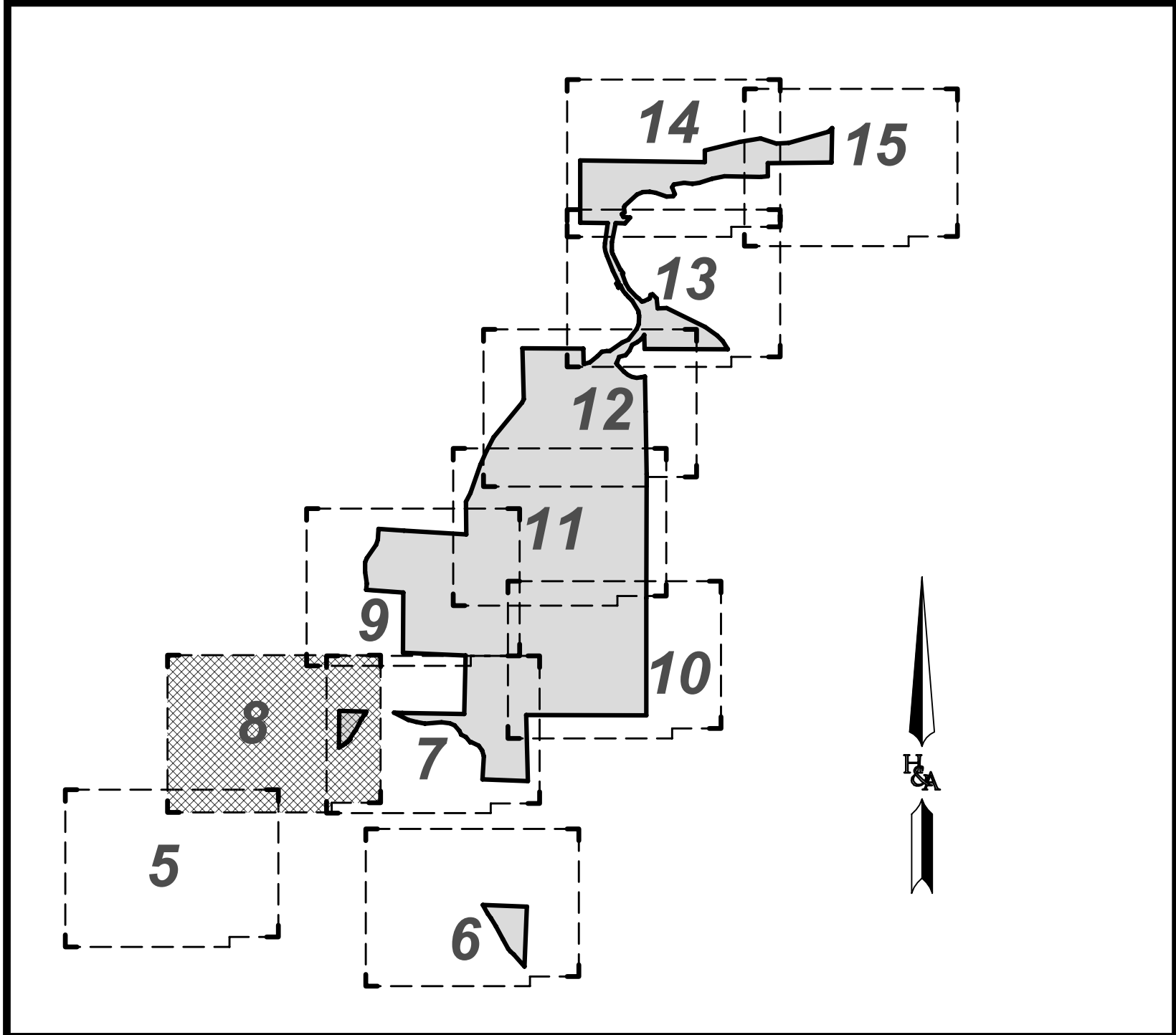
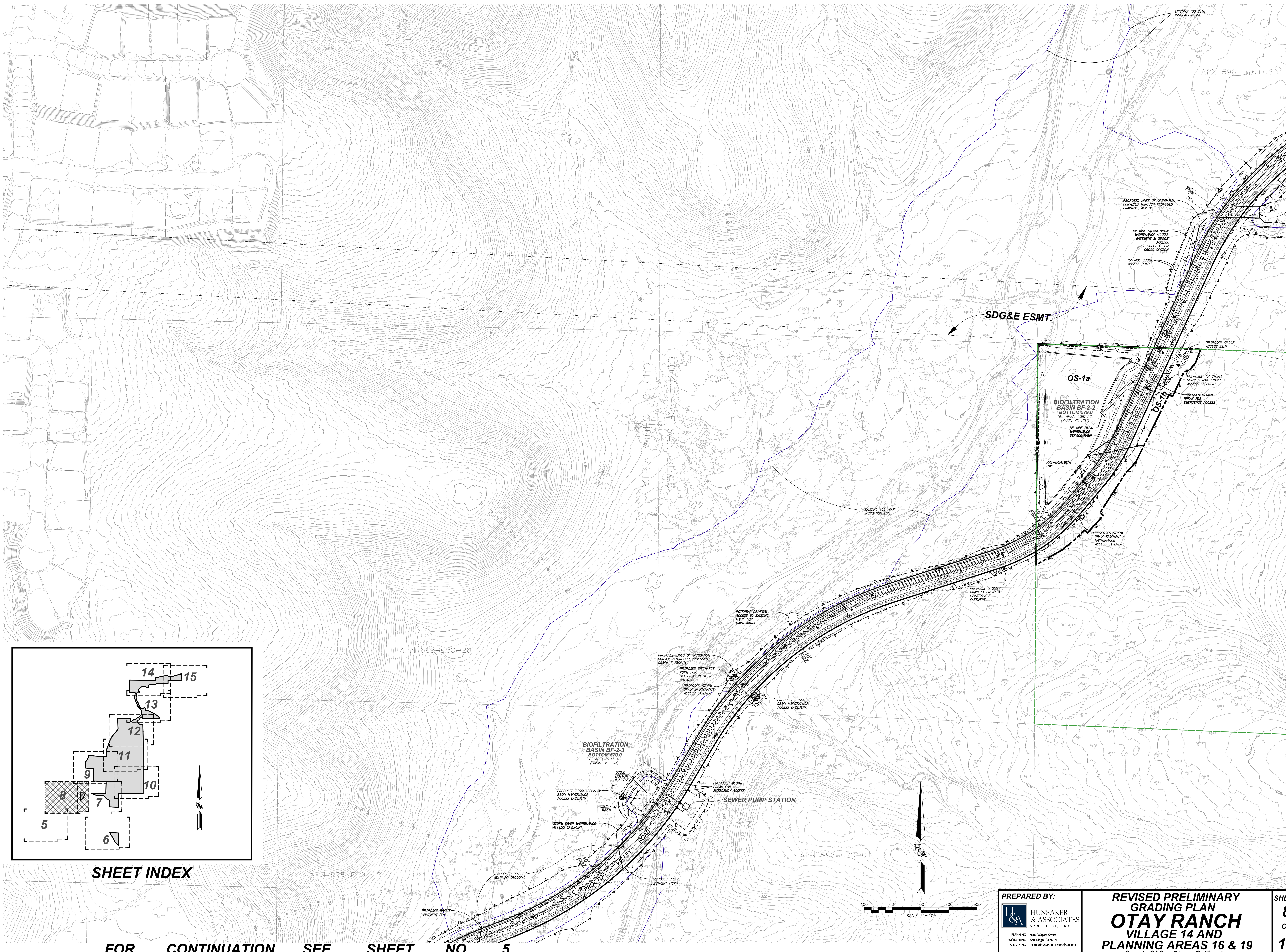
FOR CONTINUATION SEE SHEET NO. 8

FOR CONTINUATION SEE SHEET NO. 10



SHEET INDEX

PREPARED BY:  HUNSAKER & ASSOCIATES SAN DIEGO, INC. <small>PLANNING 9707 Wagon Street ENGINEERING San Diego, CA 92121 SURVEYING PH660556-6300 FAX65558-9414</small>	REVISED PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16 & 19 <small>County Of San Diego, California</small>	SHEET 7 OF 17
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SHEET INDEX

PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, CA
PLANNING: 9707 Wagon Street
ENGINEERING: San Diego, CA 92121
SURVEYING: PH050505-0500 / PH050505-0414

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

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