

LEGEND

SUBDIVISION BOUNDARY PROPOSED NEIGHBORHOOD BOUNDARY EXISTING MAP DATA (WITH PAD ELEVATION)

PROPOSED RESIDENTIAL NEIGHBORHOO PROPOSED OPEN SPACE

PROPOSED PRIVATE PARK PROPOSED BROW DITCH PROPOSED RIPRAP (ENERGY DISSIPATER)

PROPOSED EASEMENT LINE

EXISTING EASEMENT LINE

 \leftarrow

— — W — —

——×——×——×—

TITLE REPORT ITEM NO. (SEE SHEET 16) PROPOSED FILL SLOPE (2: 1 MAX.) PROPOSED PERCENT OF STREET GRADE

PROPOSED SEWAGE FORCE MAIN 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 B. HEADWALL C. CLEANOUT

D. CATCH BASIN PROPOSED RETAINING WALL PROPOSED STREET CENTERLINE ELEVATION EXISTING CONTOURS

PROPOSED CONTOURS PROPOSED STREET LIGHT

PROPOSED FUEL MODIFICATION ZONE PROPOSED LIMITED BUILDING ZONE

PROPOSED FMZ SPECIAL MANAGEMENT AREA

LIMITS OF PROPOSED

GRADING/DAYLIGHT LINE PROPOSED STREET DESIGNATION

PROPOSED GEOGRID WALL MODULAR WETLAND UNIT

NON GRADED LDA LINE

EASEMENT FOR POTENTIAL FUTURE TRAIL ACCESS

EXISTING ZONING							
USE R	PEGULATIONS	S-80/S88					
ANIMA	ANIMAL REGULATIONS						
	DENSITY	0/2.06					
DEVELOPMENT REGULATIONS	LOT SIZE (MINIMUM)	-/-					
	MAX FLOOR AREA	-/-					
	FLOOR AREA RATIO	-/-					
	BUILDING TYPE	-/W					
	HE I GHT	G					
	COVERAGE	_					
	SETBACK	А					
	OPEN SPACE	_					

SPECIAL AREA REGULATIONS

CONDOMINIUM NOTES

THIS IS A MAP OF A RESIDENTIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. PLANNING NEIGHBORHOODS INCLUDED WITHIN THE RESIDENTIAL CONDOMINIUM PROJECT DESIGNATION ARE R-7 WITH 150 UNITS AND R-8 WITH 116 UNITS FOR A MAXIMUM NUMBER OF 266 DWELLING UNITS.

REVISED PRELIMINARY GRADING PLAN OTAYRANCH

VILLAGE 14 AND PLANNING AREAS 16 & 19

County Of San Diego, California



ABBREVIATIONS

TOP OF FOOTING

FS FINISH SURFACE

VERTICAL CURVE MANHOLE RECLAIMED WATER RCP REINFORCED CONCRETE PIPE IE INVERT ELEVATION STORM DRAIN R/W RIGHT OF WAY NTS NOT TO SCALE PROPERTY LINE ELEV ELEVATION GRADE BREAK FLOW LINE POINT OF INTERSECTION (V.C.) TOP OF WALL PAD ELEVATION BOTTOM OF WAL GROSS SQ. FT.

NSF NET SQ. FT.

LEGAL DESCRIPTION

BENCHMARK

SEE SHEET 16 **BOUNDARY & ENCUMBRANCES**

ALL EASEMENTS SHALL BE PROVIDED FOR, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.

BRASS DISK MARKED "CV GPS 5081" 4.5 MI SW OF INT PROCTOR VALLEY RD & MELODY RD OR O.5 MI NE'LY FROM E'LY END OF BRIDGE 25' E'LY OF DIRT RD (PT # 5081 PER R.O.S. 14841) ELEVATION = 581.387' (NAVD '88)

SOLAR ACCESS STATEMENT

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

.OTAY MUNICIPAL WATER DISTRICT

JAMUL-DULZURA UNION SCHOOL DISTRICT

CAJON VALLEY UNION SCHOOL DISTRICT

SAN DIEGO COUNTY FIRE AUTHORITY

GROSSMONT UNION HIGH SCHOOL DISTRICT SWEETWATER UNION HIGH SCHOOL DISTRICT

CHULA VISTA ELEMENTARY SCHOOL DISTRICT

COUNTY SHERIFFS DEPARTMENT

COUNTY SANITATION DISTRICT/ CITY OF CHULA VISTA

PUBLIC UTILITIES AND DISTRICTS . SAN DIEGO GAS & ELECTRIC CO.

FIRE.....

SOURCES OF TOPOGRAPHY

V14 & PROCTOR VALLEY ROAD SOURCE: R.J. LUNG & ASSOCIATES DATE FLOWN: MAY 13, 2014 CONTOUR INTERVALS: 2'

ELEVATION: 581.387'

DATUM: NAVD '88

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.

PA 16/19 AND OFFSITE AREAS SOURCE: SANGIS DATE FLOWN: 2014 CONTOUR INTERVALS: 2'

GENERAL NOTES

TOTAL GROSS PROJECT SITE AREA: 913.56 ACRES (V14: 791.60 AC PA 16/19: 119.83 ACRES) MULTIFAMILY. (R-1 THROUGH R-6, R-9 THROUGH R-12, R-15, R-17 AND R-18) (R-7 THROUGH R-8)

(PPP-1 THROUGH PPP-11) PUBLIC SAFETY LOT.

4. ASSESSOR'S PARCEL NUMBERS:

598-070-07 & 09 597-140-04 597-020-06 & 10 598-010-02

11. TAX RATE AREA: 63076, 79006, 79007, 63165, 59151 1293 C4-C7, D4-D7, E4-E7, 1312 A2-A3, B1-B2, C1-C2, D1-D2, E1-E2

. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSEI 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 T OBTAIN AN VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY

GENERAL DESIGN NOTES

. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED, REMOVED OF RELOCATED AS REQUIRED BY THE COUNTY ENGINEER. PUBLIC UTILITIES AND THEIR APPROPRIATE

. THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS A FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC

WORKS DEPARTMENT. STREET LIGHTS AS SHOWN ON THIS MAP ARE TO BE USED AS A GUIDE ONLY 7. FOR SETBACK REQUIREMENTS SEE THE OTAY RANCH VILLAGE 14 AND PLANNING AREAS16/19 SPECIFIC PLAN AMENDMENT SECTION 7 DEVELOPMENT REGULATIONS, TABLES 14 & 17. 8. LIMITED BUILDING ZONE (LBZ) INFORMATION ADDRESSED IN THE FIRE PROTECTION PLAN,

9. USE OF THE PRIVATE AND PUBLIC PARK LOTS WILL BE RESTRICTED FOR PARKS AND RECREATION PURPOSES BY AN OPEN SPACE OR RECREATIONAL EASEMENT OR OTHER INSTRUMENT APPROVED BY SAN 10. FUEL MODIFICATION ZONES REFLECTED ON THIS MAP ARE PER THE CURRENT FIRE PROTECTION PLAN BY DUDEK & ASSOCIATES. PLEASE REFER TO THE FPP FOR DETAILS ABOUT EACH ZONE TYPE. 11.USES WITHIN THE BISECTED PORTIONS OF ANY LOTS WITHIN NEIGHBORHOODS R-15.

12.A NOISE RESTRICTION EASEMENT SHALL BE GRANTED OVER AREA R-1 LOTS 1 THROUGH 14; AREA R-9 LOTS 32 THROUGH 46; AREA R-10 LOTS 3 & 5 THOUGH 19; AREA R-12 LOTS 1 THROUGH 14 AND 82 THROUGH 94; AREA R-18 LOTS 1 THROUGH 9; AREA R-13 LOTS 1 AND 8 THROUGH 13. 13. THIS GRADING PLAN [OR THIS SPECIFIC PLAN AMENDMENT] WILL NOT BE DEEMED FINALLY APPROVED OR EFFECTIVE UNLESS AND UNTIL ALL THREE OF THE PROCESSES DESCRIBED IN THE DISPUTE RESOLUTION AGREEMENT DATED JUNE 26. 2019 ("DRA") ARE DEEMED FINALLY APPROVED AND EFFECTIVE. THE COUNTY WILL BE DRAFTING A CONDITION OF APPROVAL TO REFLECT THIS UNDERSTANDING. AT SUCH TIME AS THE COUNTY PROVIDES THE LANGUAGE FOR THAT CONDITION IT WILL BE INSERTED HERE IN THE GRADING PLAN [OR THIS SPECIFIC PLAN AMENDMENT] 14. PROPOSED LINES OF INUNDATION WHICH IMPACT SITE WILL BE CONVEYED THROUGH THE PROPOSED DRAINAGE FACILITIES. [SEE PLAN FOR DETAILS AND LOCATION]

EARTHWORK / GRADING QUANTITIES

VILLAGE 14 AND PLANNING AREAS 16 & 19 RAW CUT: APPROXIMATELY 8.943.005 C.Y.

RAW FILL: APPROXIMATELY 8,943,005 C.Y

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

ENGINEER

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

(858) 558-1414 FX

APPLICANT

GDCI PROCTOR VALLEY, LP IN C/O JACKSON PENDO DEVELOPMENT COMPANY 4364 BONITA ROAD #607 BONITA, CA 91902

OWNER/SUBDIVIDER

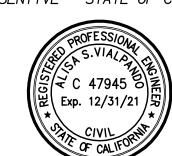
GDCI PROCTOR VALLEY. LP IN C/O JACKSON PENDO DEVELOPMENT COMPANY IN C/O STATE OF CALIFORNIA 4363 BONITA ROAD #607 BONITA, CA 91902 (619) 267-4904

OWNER'S STATEMENT

HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS AND STREETS. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS DAY OF JANUARY, 2018, AT SAN DIEGO COUNTY, CALIFORNIA.

REPRESENTIVE - JACKSON PENDO DEVELOPMENT COMPANY

REPRESENTIVE - STATE OF CALIFORNIA



WAIVER REQUESTS

PLEASE SEE SHEET 2 FOR

ALL WAIVER REQUESTS.

ALISA S. VIALPANDO MY REGISTRATION EXPIRES ON 12/31/21

PREPARED BY:		NO.	REVISIONS	DATE	L
		1	1ST SUBMITTAL	09/11/19	F
PLANNING ENGINEERING SURVEYING	HUNSAKER & ASSOCIATES S A N D I E G O, I N C. 9707 Waples Street San Diego, Ca 92121 PH(858)558-4500 · FX(858)558-1414	2	2ND SUBMITTAL	11/07/19	ŀ
		3	3RD SUBMITTAL	12/23/19	ŀ
		4			
		5			
		6			
		7			
		8			

REVISED PRELIMINARY **GRADING PLAN** OTAY RANCH VILLAGE 14 AND

R:\1235\&PIn\TM-Grading Plan (Village 14 & PA 19)\PRELIM GRADING PLAN\Village 14 - PRELIM GRADING - Sht 01 (Village 14 & PA 19).dwg[]Dec-18-2019:09:01

PLANNING AREAS 16 & 19 County Of San Diego, California

