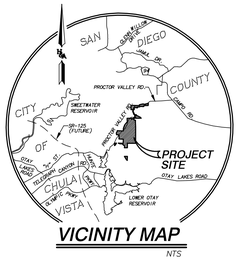
REVISED PRELIMINARY VESTING TENTATIVE MAP

OTAY RANCH

VILLAGE 14 AND PLANNING AREAS 16 & 19

County Of San Diego, California



VICINITY MAP

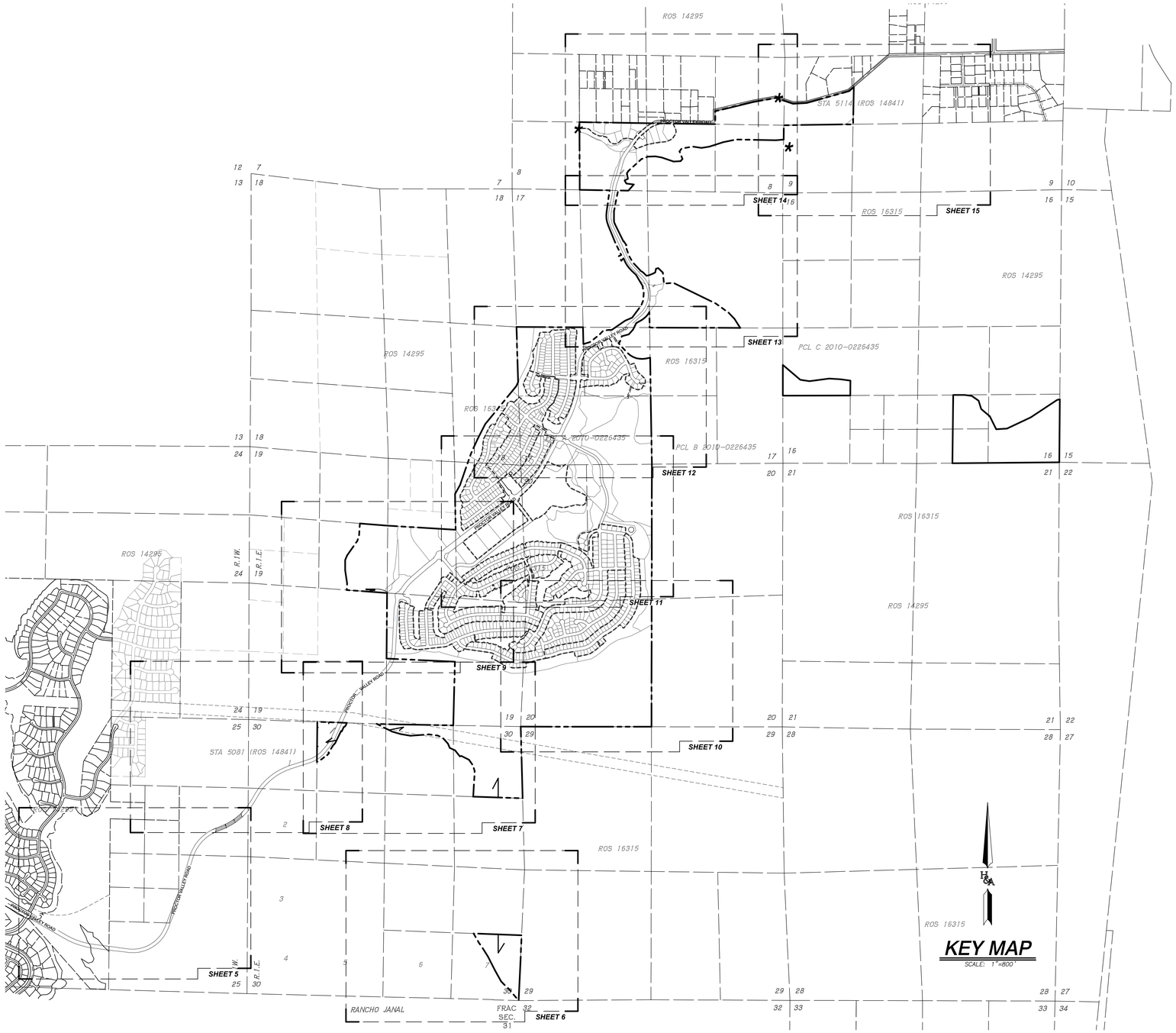
NTS

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED NEIGHBORHOOD BOUNDARY
- EXISTING MAP DATA — LOT 270
- PROPOSED LOT NUMBER — 5
- PROPOSED RESIDENTIAL NEIGHBORHOOD — R-1
- PROPOSED OPEN SPACE — OS-1
- PROPOSED PRIVATE PARK — PP-1
- PROPOSED PRIVATE POCKET PARK — PPP-1
- PROPOSED RIPRAP (ENERGY DISSIPATER)
- PROPOSED BROW DITCH
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- TITLE REPORT ITEM NO. (SEE SHEET 16) — 1
- PROPOSED SEWAGE FORCE MAIN — FM
- EXISTING SEWER MAIN WITH MANHOLE
- PROPOSED SEWER MAIN WITH MANHOLE (8" PVC UNLESS OTHERWISE NOTED)
- EXISTING WATER MAIN WITH FIRE HYDRANT — pvc
- PROPOSED WATER MAIN WITH FIRE HYDRANT (8" PVC UNLESS OTHERWISE NOTED) — W
- PROPOSED STORM DRAIN SYSTEM
  - A. INLET OR CATCH BASIN
  - B. HEADWALL
  - C. CLEANOUT
  - D. CATCH BASIN
  - RIP RAP
- PROPOSED STREET CENTERLINE ELEVATION — 237.7
- MODULAR WETLAND UNIT — MW
- PROPOSED STREET DESIGNATION — 2h
- PROPOSED FUEL MODIFICATION ZONE
- PROPOSED LIMITED BUILDING ZONE
- PROPOSED FUEL MODIFICATION ZONE SPECIAL MANAGEMENT AREA
- NON GRADED LDA LINE

EXISTING ZONING

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



KEY MAP

SCALE: 1"=800'

GENERAL NOTES

1. TOTAL GROSS PROJECT SITE AREA: 913.56 ACRES (V14: 791.60 AC PA 16/19: 119.83 ACRES)
   TOTAL NET PROJECT SITE AREA: 519.30 ACRES (EXC. MAJOR CIRC. FOR PV RD.& PRESERVE LOTS)
2. TOTAL NUMBER OF UNITS: 1,266
   SINGLE FAMILY: 1,000
   COURTYARD: 116
   MULTIFAMILY: 150
3. TOTAL NO. LOTS: 1,118

SF RESIDENTIAL LOTS:	1,000	(R-1 THROUGH R-6, R-9 THROUGH R-12, R-15, R-17 AND R-18)
MULTIFAMILY RES. LOTS:	5	(R-7 THROUGH R-8)
MIXED USE LOT:	2	(MU-1 THROUGH MU-2)
OPEN SPACE LOTS:	68	(SEE TBLS SHT 2 AND 17)
PRESERVE OS LOTS:	27	(SEE TBLS SHT 2 AND 22)
PUBLIC PARK LOTS:	2	(P-1 THROUGH P-2)
PRIVATE PARK LOTS:	6	(PP-1 THROUGH PP-6)
PRIVATE POCKET PARK LOTS:	11	(PPP-1 THROUGH PPP-11)
SCHOOL LOT:	1	(S-1)
PUBLIC SAFETY LOT:	1	(PS-1)

4. ASSESSOR'S PARCEL NUMBERS:

VILLAGE 14	PLANNING AREA 19
598-070-07 & 09	597-140-04
598-010-02	597-020-06 & 10
598-020-04 & 06	597-190-23
598-021-02	
597-140-05	

5. EXISTING GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA & OPEN SPACE (CONSERVATION)
6. EXISTING GENERAL PLAN REGIONAL CATEGORY: N/A/RURAL/SEMI-RURAL
7. EXISTING ZONING: S80/S88 (SEE TBLS THIS SHEET) PROPOSED ZONING: SEE SPECIFIC PLAN
8. OVERALL GROSS PROJECT DENSITY: 1.39 D.U./AC. (1,266 D.U.'S/913.56 GROSS AC.)
   NET PROJECT DENSITY*: 2.43 D.U./AC. (1,266 D.U.'S/519.30 NET AC.)
   * NET ACREAGE = GROSS SITE AREA MINUS PRESERVE AREA & PV ROAD
9. EXISTING USE: VACANT
10. PROPOSED USE: SINGLE FAMILY, MULTIFAMILY, MIXED USE, PUBLIC SAFETY, PUBLIC PARK, PRIVATE PARKS, HOA OPEN SPACE & PRESERVE OPEN SPACE
11. TAX RATE AREA: 63076, 79006, 79007, 63165, 59151
12. THOMAS BROTHERS COORDINATES:
    1293 C4-C7, D4-D7, E4-E7, 1312 A2-A3, B1-B2, C1-C2, D1-D2, E1-E2
13. COMMUNITY PLAN/SUBREGIONAL AREA: JAMUL-DULZURA/OTAY SUBREGIONAL PLAN
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 AN VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

GENERAL DESIGN NOTES

1. 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.
2. SOILS INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS INVESTIGATION PREPARED BY: ADVANCED GEOTECHNICAL SOLUTIONS, INC DATED: SEPTEMBER 4, 2019
3. 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.
4. MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR.
5. 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.
6. 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.
7. FOR SETBACK REQUIREMENTS SEE THE OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 SPECIFIC PLAN AMENDMENT SECTION 7 DEVELOPMENT REGULATIONS, TABLES 14 & 17.
8. LIMITED BUILDING ZONE (LBZ) INFORMATION ADDRESSED IN THE FIRE PROTECTION PLAN, APPENDIX C
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 DIEGO COUNTY COUNSEL.
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 VESTING TENTATIVE MAP [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 VESTING TENTATIVE MAP [OR THIS SPECIFIC PLAN AMENDMENT].
14. BE CONVEYED LINES OF INUNDATION WHICH IMPACT SITE WILL BE CONVEYED THROUGH THE PROPOSED DRAINAGE FACILITIES. [SEE PLAN FOR DETAILS AND LOCATION]

EARTHWORK / GRADING QUANTITIES

SEE GRADING PLAN FOR DETAILS.

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

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

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 DAY OF JANUARY, 2018, AT SAN DIEGO COUNTY, CALIFORNIA.

REPRESENTIVE - JACKSON PENDO DEVELOPMENT COMPANY

REPRESENTIVE - STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER ALISA S. VIALPANDO R.C.E. 47945 Exp. 12/31/21 CIVIL STATE OF CALIFORNIA

ALISA S. VIALPANDO R.C.E. 47945 DATE
MY REGISTRATION EXPIRES ON 12/31/21

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.

ABBREVIATIONS

FP	FLOOD PLAIN
MH	MANHOLE
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
NTS	NOT TO SCALE
S	SEWER
W	WATER
RW	RECLAIMED WATER
R/W	RIGHT OF WAY
PL	PROPERTY LINE
PI	POINT OF INTERSECTION (V.C.)
SF	GROSS SQ. FT.
NSF	NET SQ. FT.

LEGAL DESCRIPTION

SEE SHEET 16

BOUNDARY & ENCUMBRANCES

SEE SHEET 16
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)

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.

PUBLIC UTILITIES AND DISTRICTS

GAS AND ELECTRIC	SAN DIEGO GAS & ELECTRIC CO.
WATER	OTAY MUNICIPAL WATER DISTRICT
SEWER	COUNTY SANITATION DISTRICT/ CITY OF CHULA VISTA
POLICE	COUNTY SHERIFFS DEPARTMENT
SCHOOLS	JAMUL-DULZURA UNION SCHOOL DISTRICT GROSSMONT UNION HIGH SCHOOL DISTRICT SWEETWATER UNION HIGH SCHOOL DISTRICT CHULA VISTA ELEMENTARY SCHOOL DISTRICT CAJON VALLEY UNION SCHOOL DISTRICT
FIRE	SAN DIEGO COUNTY FIRE AUTHORITY

SOURCE OF TOPOGRAPHY

SEE GRADING PLAN FOR DETAILS.

WAIVER REQUESTS

PLEASE SEE SHEET 2 FOR STREET WAIVER REQUESTS.

PREPARED BY:

HUNSAKER & ASSOCIATES SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

NO.	REVISIONS	DATE	BY
1	1ST SUBMITTAL	09/09/19	H&A
2	2ND SUBMITTAL	11/07/19	H&A
3	3RD SUBMITTAL	12/23/19	H&A
4	4TH SUBMITTAL	02/26/2020	H&A
5			
6			
7			
8			

REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 1 OF 18

P.D. 2421-5036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 – TM – Sht 01 (Village 14 & PA 19).dwg[]Mar-04-2020:11:58

VILLAGE 14 SUMMARY

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	37.98
R-3	SF	112	60 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		987		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

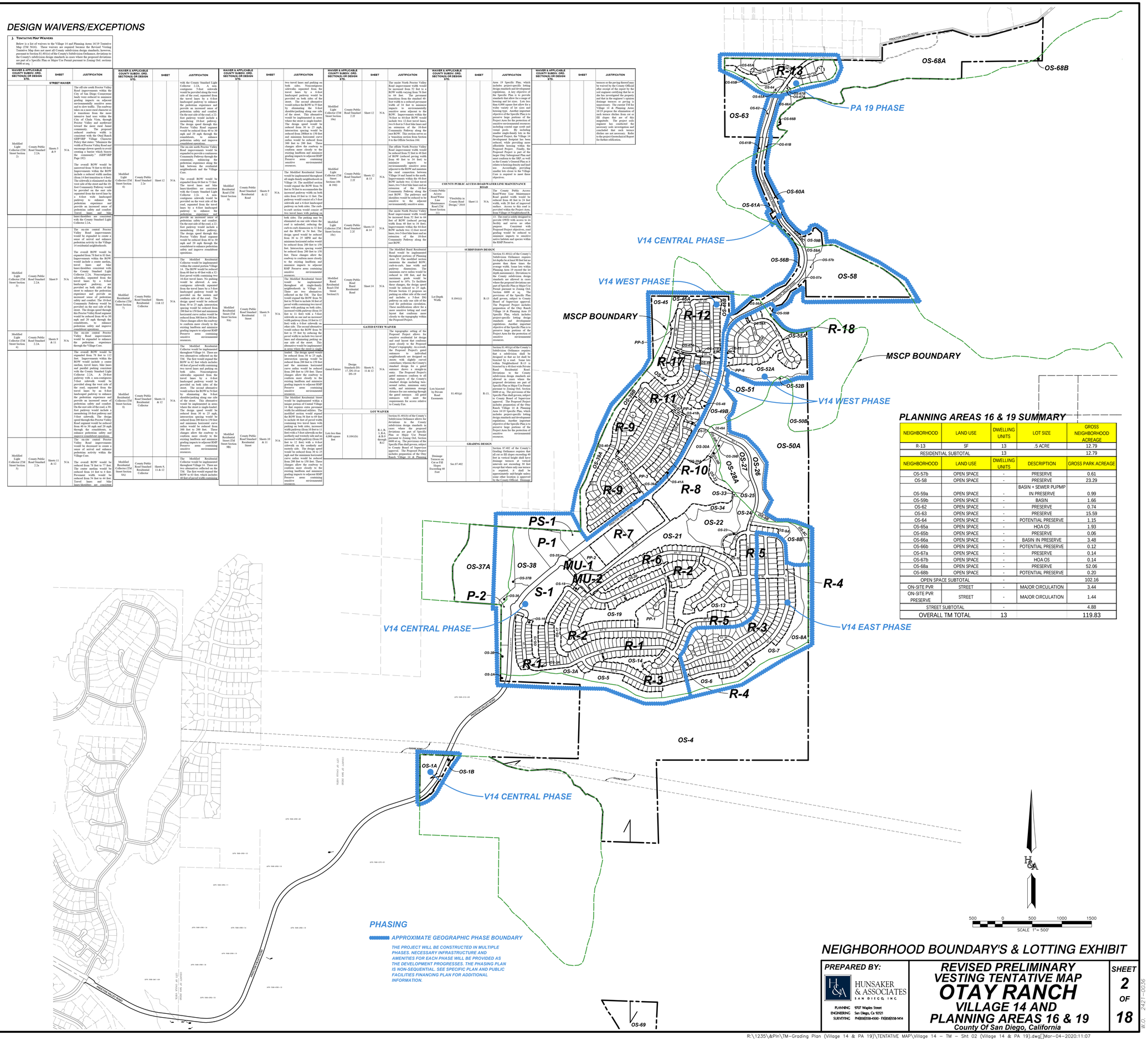
NEIGHBORHOOD	LAND USE	DWELLING UNITS	DESCRIPTION	GROSS PARK ACREAGE
P-1	PUBLIC PARK	-	CENTRAL PARK	6.23
P-2	PUBLIC PARK	-	SCENIC PARK	3.94
PUBLIC PARK SUBTOTAL		-		10.17
PP-1	PRIVATE PARK	-	-	2.77
PP-2	PRIVATE PARK	-	-	2.09
PP-3	PRIVATE PARK	-	-	1.90
PP-4	PRIVATE PARK	-	-	1.53
PP-5	PRIVATE PARK	-	-	0.77
PP-6	PRIVATE PARK	-	-	0.39
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	-	-	0.17
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-3a	OPEN SPACE	-	HOA OS	4.18
OS-3b	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	5.13
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	0.18
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	1.72
OS-60b	OPEN SPACE	-	PRESERVE	0.25
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 PRESERVE	STREET	-	MAJOR CIRCULATION	1.61
ON-SITE ROW PRESERVE	STREET	-	CIRCULATION	2.12
ON-SITE ROW	STREET	-	CIRCULATION	6.82
STREET SUBTOTAL		-		27.02
OVERALL TM TOTAL		987		793.72

DESIGN WAIVERS/EXCEPTIONS

J. TENTATIVE MAP WAIVERS

Below is a list of waivers to the Village 14 and Planning Areas 16/19 Tentative Map (TM 5616). These waivers are required because the Revised Vesting Tentative Map does not meet all County subdivision design standards; however, pursuant to Section 81.401(c) of the County's Subdivision Ordinance, deviations to the County's subdivision design standards in cases where the proposed deviations are part of a Specific Plan or Major Use Permit pursuant to Zoning Ord. sections 6600 et seq. :

WAIVER & APPLICABLE COUNTY SUBDIV. ORD. SECTION(S) OR DESIGN STD.	SHEET	JUSTIFICATION
STREET WAIVER		
Modified Light Collector (1M Street Section 2)	County Public Road Standard 2.2A	Sheets 5 & 9 N/A The off-site south Proctor Valley Road improvements within the City of San Diego Cornerstone lands were reduced to minimize grading impacts on adjacent environmentally sensitive areas and to slow traffic. The roadway will be constructed as a rural road & transitions from the more intensive land uses within the City of Chula Vista, through Proctor Valley and northward through the Otay Ranch Village 14 community. The proposed reduced roadway width is consistent with the Otay Ranch GDP/SRP Village Character Policy that states: "Minimize the width of Proctor Valley Road and Otay Valley Parkway as a means of creating a barrier which lowers the community." (GDP/SRP Page 10C) The overall ROW would be narrowed from 78 feet to 68 feet. Improvements within the ROW include a reduced width median (from 14 feet transitions to 4 feet). The sidewalk is eliminated on the west side of the street and the 10-foot DG pathway would instead be provided on the east side separated from the travel lane by a 6-foot wide landscaped parkway to enhance the experience and provide an increased sense of pedestrian safety and comfort. Travel lanes and bike lanes/shoulders are consistent with the County Standard Light Collector 2.2A. Non-contiguous sidewalks, separated from the curb by a 6-foot wide landscaped parkway, are provided on both sides of the street to enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. The 10-foot decomposed granite trail is provided on the east side of the street. The design speed through this Proctor Valley Road segment would be reduced from 40 to 30 mph and 20 mph through the roundabouts to enhance pedestrian safety and improve roundabout operations.
Modified Light Collector (1M Street Section 3)	County Public Road Standard 2.2A	Sheet 9 N/A The on-site central Proctor Valley Road improvements would be expanded to provide a continuous 16-foot travel lanes. No parking would be allowed. A sense of arrival and enhance pedestrian safety, a 10-foot DG trail (4 residential crossings) is provided. The overall ROW would be expanded from 78 feet to 83 feet. Improvements within the ROW would include a center median, travel lanes, bike lanes/shoulders consistent with the County Standard Light Collector 2.2A. Non-contiguous sidewalks, separated from the curb by a 6-foot wide landscaped parkway, are provided on both sides of the street to enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. The 10-foot decomposed granite trail is also provided on the east side of the street. The design speed through this Proctor Valley Road segment would be reduced from 40 to 30 mph and 20 mph through the roundabouts to enhance pedestrian safety and improve roundabout operations.
Modified Light Collector (1M Street Section 4)	County Public Road Standard 2.2A	Sheets 9 & 11 N/A The on-site central Proctor Valley Road improvements would be expanded to enhance pedestrian safety and comfort. Through the Village Core. The overall ROW would be expanded from 78 feet to 112 feet. Improvements within the ROW would include a center median, travel lanes, bike lanes and parallel parking consistent with the County Standard Light Collector 2.2A. A 20-foot parkway with a non-contiguous 6-foot sidewalk would be provided along the west side of the road, separated from the travel lanes by a 6-foot landscaped parkway to enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. Non-contiguous sidewalks, separated from the curb by a 6-foot landscaped parkway, are provided on both sides of the street. The design speed through this Proctor Valley Road segment would be reduced from 40 to 30 mph and 20 mph through the roundabouts to enhance pedestrian safety and improve roundabout operations.
Modified Light Collector (1M Street Section 5)	County Public Road Standard 2.2a	Sheets 11 & 12 N/A The overall ROW would be reduced from 78 feet to 77 feet. The center median would be reduced from 14 feet to 4 feet. Travel lanes and bike lanes/shoulders are consistent with the County Standard Light Collector 2.2A. A non-contiguous 5-foot sidewalk would be provided along the west side of the road, separated from the travel lanes by a 6-foot landscaped parkway to enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. Through the Village Core.
Modified Light Collector (1M Street Section 6)	County Public Road Standard 2.2e	Sheet 12 N/A The on-site north Proctor Valley Road improvements would be expanded to provide a continuous 16-foot travel lanes. No parking is allowed, enhancing the pedestrian experience along the link between the residential neighborhoods and the Village Core. The overall ROW would be expanded from 68 feet to 73 feet. Improvements within the ROW include a reduced width median (from 14 feet transitions to 4 feet). The sidewalk is eliminated on the west side of the street and the 10-foot DG pathway would instead be provided on the east side separated from the travel lane by a 6-foot wide landscaped parkway to enhance the pedestrian experience and provide an increased sense of pedestrian safety and comfort. Non-contiguous sidewalks, separated from the curb by a 6-foot landscaped parkway, are provided on both sides of the street. The design speed through this Proctor Valley Road segment would be reduced from 40 to 30 mph and 20 mph through the roundabout to enhance pedestrian safety and improve roundabout operations.
Modified Residential Collector (1M Street Section 7)	County Public Road Standard Residential Collector	Sheets 11& 12 N/A The Modified Residential Collector would be implemented throughout Village 14. There are two alternatives reflected on the TM. The ROW would be reduced from 60 feet to 49 feet with a 32-foot paved width containing two 16-foot travel lanes. No parking would be allowed. A non-contiguous sidewalk separated from the curb by a 5-foot landscaped parkway would be provided on the eastern and southern side of the road. The design speed would be reduced from 40 to 30 mph. The alternative showing would be reduced from 200 feet to 150 feet and minimum horizontal curve radius would be reduced from 300 feet to 200 feet. These changes allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas containing sensitive environmental resources.
Modified Residential Collector (1M Street Section 8)	County Public Road Standard Residential Collector	Sheets 11 & 12 N/A The Modified Residential Collector would be implemented throughout Village 14. There are two alternatives reflected on the TM. The ROW would be reduced from 60 feet to 49 feet with a 32-foot paved width containing two 16-foot travel lanes. No parking would be allowed. A non-contiguous sidewalk separated from the curb by a 5-foot landscaped parkway would be provided on the eastern and southern side of the road. The design speed would be reduced from 40 to 30 mph. The alternative showing would be reduced from 200 feet to 150 feet and minimum horizontal curve radius would be reduced from 300 feet to 200 feet. These changes allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas containing sensitive environmental resources.
Modified Residential Collector (1M Street Section 8A)	County Public Road Standard Residential Collector	Sheets 9, 11 & 12 N/A The Modified Residential Collector would be implemented throughout Village 14. The alternative reflected on the TM. The ROW would be reduced from 60 feet to 49 feet with a 32-foot paved width containing two 16-foot travel lanes. No parking would be allowed. A non-contiguous sidewalk separated from the curb by a 5-foot landscaped parkway would be provided on the eastern and southern side of the road. The design speed would be reduced from 40 to 30 mph. The alternative showing would be reduced from 200 feet to 150 feet and minimum horizontal curve radius would be reduced from 300 feet to 200 feet. These changes allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas containing sensitive environmental resources.
Modified Residential Collector (1M Street Section 8B)	County Public Road Standard Residential Street	Sheets 10 & 11 N/A The Modified Residential Collector would be implemented throughout Village 14. There are two alternatives reflected on the TM. The ROW would be reduced from 60 feet to 49 feet with a 32-foot paved width containing two travel lanes with parking on both sides. Noncontiguous sidewalk separated from the travel lanes by a 6-foot landscaped parkway would be provided on both sides of the street. The second alternative would reduce the ROW to 54 feet by eliminating the 8-foot landscaped parkway along one side of the street. This alternative would be implemented in areas where the street is single-loaded. The design speed would be reduced from 40 to 25 mph, intersection spacing would be reduced from 200 feet to 150 feet and the minimum horizontal curve radius would be reduced from 300 feet to 200 feet. These changes allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas containing sensitive environmental resources.
Modified Residential Collector (1M Street Section 8A)	County Public Road Standard Residential Collector	Sheets 9, 11 & 12 N/A The Modified Residential Collector would be implemented throughout Village 14. There are two alternatives reflected on the TM. The ROW would be reduced from 60 feet to 49 feet with a 32-foot paved width containing two travel lanes with parking on both sides. Noncontiguous sidewalk separated from the travel lanes by a 6-foot landscaped parkway would be provided on both sides of the street. The second alternative would reduce the ROW to 54 feet by eliminating the 8-foot landscaped parkway along one side of the street. This alternative would be implemented in areas where the street is single-loaded. The design speed would be reduced from 40 to 25 mph, intersection spacing would be reduced from 200 feet to 150 feet and minimum horizontal curve radius would be reduced from 300 feet to 200 feet. These changes allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas containing sensitive environmental resources.
Modified Residential Collector (1M Street Section 8A)	County Public Road Standard Residential Collector	Sheets 9, 11 & 12 N/A The Modified Residential Collector would be implemented throughout Village 14. There are two alternatives reflected on the TM. The ROW would be reduced from 60 feet to 49 feet with a 32-foot paved width containing two travel lanes with parking on both sides. Noncontiguous sidewalk separated from the travel lanes by a 6-foot landscaped parkway would be provided on both sides of the street. The second alternative would reduce the ROW to 54 feet by eliminating the 8-foot landscaped parkway along one side of the street. This alternative would be implemented in areas where the street is single-loaded. The design speed would be reduced from 40 to 25 mph, intersection spacing would be reduced from 200 feet to 150 feet and minimum horizontal curve radius would be reduced from 300 feet to 200 feet. These changes allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas containing sensitive environmental resources.
Modified Light Collector (1M Street Section 9)	County Public Road Standard 2.2f	Sheet 12 N/A The entire North Proctor Valley Road improvement width would be reduced from 52 feet to 40 feet (reduced parking from 8 feet to 4 feet) to minimize impacts to environmentally sensitive areas adjacent to the ROW and maintain a 40-foot ROW consistent with Village 14 and Jamul to the north. Improvements within the 40-foot ROW include two 12-foot travel lanes, two 4-foot bike lanes and an extension of the 10-foot Community Pathway along the east ROW.
Modified Light Collector (1M Street Section 10a)	County Public Road Standard 2.2f	Sheet 12 & 13 N/A The offsite North Proctor Valley Road improvement width would be reduced from 52 feet to 40 feet (reduced parking from 8 feet to 4 feet) to minimize impacts to environmentally sensitive areas adjacent to the ROW and maintain a 40-foot ROW consistent with Village 14 and Jamul to the north. Improvements within the 40-foot ROW include two 12-foot travel lanes, two 4-foot bike lanes and an extension of the 10-foot Community Pathway along the east ROW.
Modified Light Collector (1M Street Section 10b & 10d)	County Public Road Standard 2.2f	Sheets 13 & 14 N/A The entire North Proctor Valley Road improvement width would be increased from 52 feet to 64 feet (added parking from 4 feet to 16 feet) to minimize impacts to environmentally sensitive areas adjacent to the ROW and maintain a 64-foot ROW consistent with Village 14 and Jamul to the north. Improvements within the 64-foot ROW include two 12-foot travel lanes, two 4-foot bike lanes, two 8-foot parking lanes and an extension of the 10-foot Community Pathway along the east ROW.
Modified Light Collector (1M Section11)	County Public Road Standard 2.2f	Sheet 14 N/A The Modified Residential Collector would be implemented throughout all single-family neighborhoods in all single-family neighborhoods in Village 14. The modified section would expand the ROW from 56 feet to 58 feet to accommodate the increased parkway width on both sides from 10 feet to 11 feet. The parkway would consist of a 5-foot landscape strip and a 6-foot detached sidewalk on both sides. The cul-de-sac/knuckle section would consist of two travel lanes with parking on both sides. The parking may be eliminated on one side where the road is unloaded, reducing the cul-de-sac/knuckle dimension to 52 feet and the ROW to 54 feet. The minimum centerline radius would be reduced from 300 feet to 150 feet. Intersection spacing would be reduced from 200 feet to 150 feet. These changes allow the roadway to conform more closely to the existing landform and minimize RMP Preserve areas containing sensitive environmental resources.
Modified Residential Road (1M Street Section13)	County Public Road Standard Residential Road	Sheet 14 N/A The Modified Residential Street would be implemented throughout all single-family neighborhoods in Village 14. There are two alternatives reflected on the TM. The first would expand the ROW from 56 feet to 59 feet to include 36 feet of paved width containing two travel lanes with parking on both sides, increased width parkway (from 10 feet to 11 feet) with a 5-foot sidewalk on one and an increased width parkway (from 10 feet to 11 feet) with a 6-foot sidewalk on the other side. The second alternative would reduce the ROW from 56 feet to 55 feet by reducing the paved width to include two travel lanes and eliminating parking on one side. The 55-foot ROW alternative would be implemented in areas where the street is single-loaded. The design speed would be reduced from 30 to 25 mph, intersection spacing would be reduced from 200 feet to 150 feet and the minimum horizontal curve radius would be reduced from 300 feet to 200 feet. These changes allow the roadway to conform more closely to the existing landform and minimize grading impacts to adjacent RMP Preserve areas containing sensitive environmental resources.
GATED ENTRY WAIVER		
Gated Entries	Design Standards DS-17, DS-18 or DS-19	Sheets 9, 11 & 12 N/A The topographic setting of the Proposed Project allows for sensitive residential lot design and road layout that conforms more closely to the Proposed Project's topography. Access to the Proposed Project's entrance roads to individual neighborhoods are designed on streets with slightly curved centerlines; whereas the County's standards call for straight entrance streets a straight-on entry. The Proposed Project's gated entrances conform to all other aspects of the County's standards, including lane width, sound radius, minimum storage distance for cars entering through the gated entrance. All gated entrances will meet the requirements for access relative to County Fire.
LOT WAIVER		
Lots less than 4,000 square feet	81.604(b)	Sheets 9, 11 & 12 N/A Section 81.401(b) of the County's Subdivision Ordinance allows for deviations to the County subdivision design standards in cases where the deviations are part of Specific Plans or Major Use Permit pursuant to Zoning Ord. Section 6600 et seq. The provisions of the Specific Plan shall govern, subject to County Board of Supervisor approval. The Proposed Project includes preparation of the Otay Ranch Village 14 & Planning Area 16/19 Specific Plan, which includes project-specific lotting design standards and development regulations. Another important objective of the Specific Plan is to preserve large portions of the Project Area for the protection of sensitive environmental resources. Accordingly, providing smaller lots closer to the Village Core is required to meet these objectives.
Lots bisected by Private Road Easements	81.401(e)	R-13, R-17, R-18 Section 81.401(e) of the County's Subdivision Ordinance allows for a subdivision shall be designed so that no lot shall be bisected by a road. Some lots within Neighborhood R-13 in Village 14 and Neighborhood R-17 and R-18 in Planning Area 16/19 Specific Plan, which includes project-specific lotting design standards and development regulations. Another important objective of the Specific Plan is to preserve large portions of the Project Area for the protection of sensitive environmental resources.
GRADING DESIGN		
Drainage Swales Cut or Fill Slopes Exceeding 40 Feet	Sec.87.402	Section 87.402 of the County's Grading Ordinance requires that all cut or fill slopes exceeding 40 feet in vertical height shall have drainage terraces at vertical intervals not exceeding 30 feet in width. Where drainage terrace is required, it shall be approximately mid-height unless some other location is approved by the County Official. Drainage terraces or the paving thereof may be waived by the County Official after receipt of the report by the soil engineer certifying that he or she has investigated the slopes and that in the engineer's opinion drainage terraces or paving is unnecessary. The current TM for Village 14 & Planning Areas 16/19 propose the elimination of such terrace ditches from cut or fill slopes of any size or magnitude. The project soils engineer has conducted the necessary soils investigations and concluded that such terrace ditches are unnecessary. Refer to the project Geotechnical Report for further edification.
COUNTY PUBLIC ACCESS ROAD/WATER LINE MAINTENANCE ROAD		
County Public Access Road/Water Line Maintenance Road (1M Street Section 11)	"Flexibility in County Road Design," 2010	Sheet 11 N/A The County Public Access Road/Water Line Maintenance Road graded width would be reduced from 40 feet to 24 feet (12-foot travel surface, 6-foot shoulders). Access to this road is provided within the Project Area, from Village 14 Neighborhood R-13. The road is solely designed to provide OWD with access to its facility and serves no other purpose. To preserve the Project objectives, road grading would be reduced to minimize impacts to sensitive native habitats and species within the RMP Preserve.
SUBDIVISION DESIGN		
Lot Depth Width	R 1041(i)	R-13 Section 81.401(i) of the County's Subdivision Ordinance requires lot depths be at least 80 feet but no greater than three times the average width. Some lots within Planning Area 19 exceed the lot depth requirements. Deviations to the County subdivision design standards are allowed in cases where the proposed deviations are part of Specific Plans or Major Use Permits pursuant to Zoning Ord. Section 6600 et seq. The provisions of the Specific Plan shall govern, subject to County Board of Supervisor approval. The Proposed Project includes preparation of the Otay Ranch Village 14 & Planning Area 16/19 Specific Plan, which includes project-specific lotting design standards and development regulations. Another important objective of the Specific Plan is to preserve large portions of the Project Area for the protection of sensitive environmental resources.



PLANNING AREAS 16 & 19 SUMMARY

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 PUPMP 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	0.20
OPEN SPACE SUBTOTAL		-		102.16
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

NEIGHBORHOOD BOUNDARY'S & LOTTING EXHIBIT

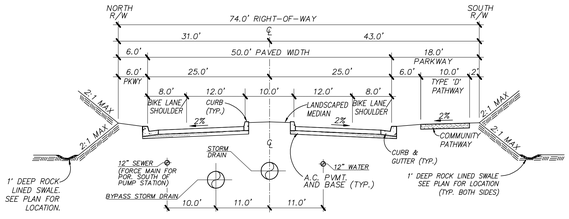
PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING: 9707 Waples Street
ENGINEERING: San Diego, Ca 92121
SURVEYING: PH(858)558-4500 FX(858)558-1414

REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 2 OF 18

W.O. 2421-0036

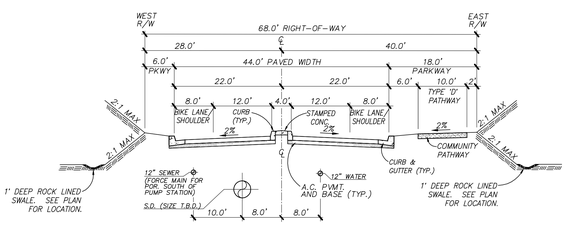
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1 PUBLIC PROCTOR VALLEY ROAD / CITY OF CHULA VISTA
CLASS II COLLECTOR (CCV)

NO PARKING PERMITTED WITHIN BIKE LANE / SHOULDER
40 MPH DESIGN SPEED

NTS

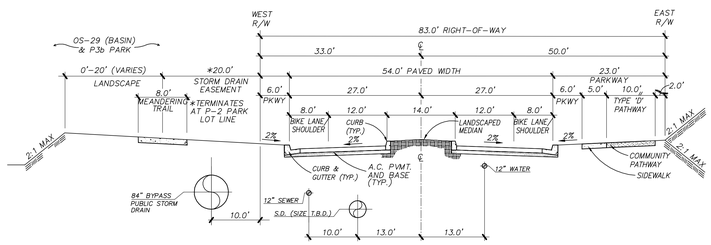


2 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)

NO PARKING PERMITTED
40 MPH DESIGN SPEED

NTS

WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- MEDIAN REDUCED TO 4'
- RIGHT OF WAY REDUCED FROM 78' TO 68'

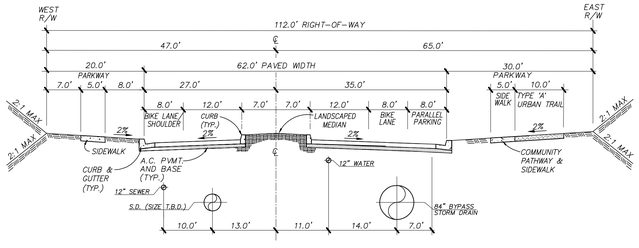


3 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)

NO PARKING PERMITTED
30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT

NTS

WAIVERS:
- INCREASE ROW FROM 78' to 83'
- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (20 MPH)

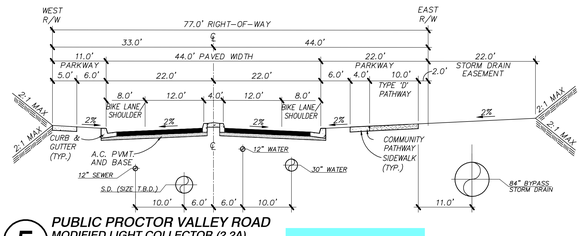


4 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)

30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT

NTS

WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (20 MPH)
- RIGHT OF WAY INCREASED FROM 78' TO 112'
- RAISED MEDIAN IS 14'
- MODIFICATIONS TO PARKWAY ARE AS SHOWN ABOVE.

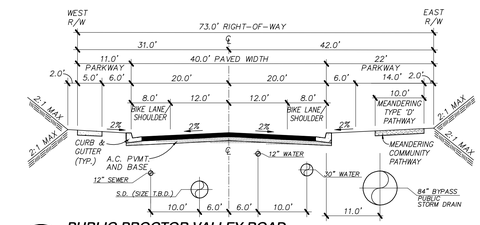


5 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)

30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT)

NTS

WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (20 MPH)
- RIGHT OF WAY DECREASED FROM 78' TO 77'

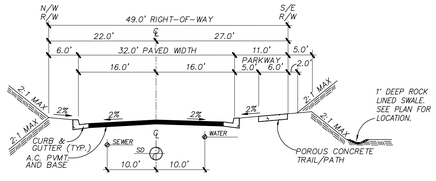


6 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2E)

NO PARKING PERMITTED
30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT)

NTS

WAIVERS:
- INCREASE OF ROW FROM 64' TO 73'
- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (20 MPH)



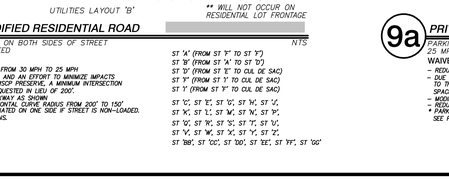
7 PRIVATE MODIFIED RESIDENTIAL COLLECTOR

NO PARKING PERMITTED
25 MPH DESIGN SPEED

NTS

WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'.
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 200'
- MODIFICATIONS TO PARKWAY AS SHOWN

ST 'I' (FROM PVR TO ST 'F')



** WILL NOT OCCUR ON RESIDENTIAL LOT FRONTAGE

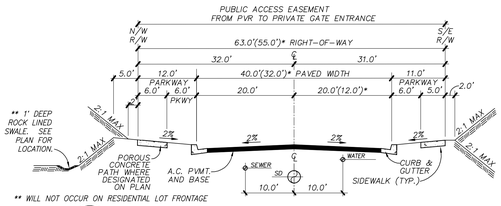
8 PRIVATE MODIFIED RESIDENTIAL COLLECTOR

PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED

NTS

WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'.
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 200'
- MODIFICATIONS TO PARKWAY AS SHOWN
* PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.

ST 'C' (FROM PVR TO ST 'D')
ST 'G' (FROM PVR TO ST 'C')
ST 'P' (FROM PVR TO ST 'R')
ST 'W' (FROM PVR TO ST 'V')
ST 'AA' (FROM PVR TO ST 'BB')
ST 'EE' (FROM PVR TO ST 'FF'



** WILL NOT OCCUR ON RESIDENTIAL LOT FRONTAGE

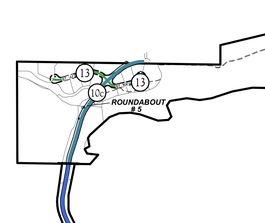
8a PRIVATE MODIFIED RESIDENTIAL COLLECTOR

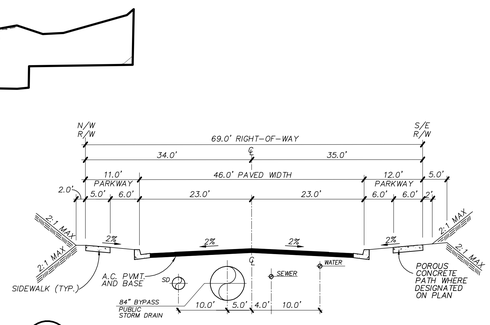
PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED

NTS

WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'.
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 200'
- MODIFICATIONS TO PARKWAY AS SHOWN
* PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.

ST 'A' (FROM ST 'B' TO ST 'E')
ST 'I' (FROM PVR TO ST 'I')





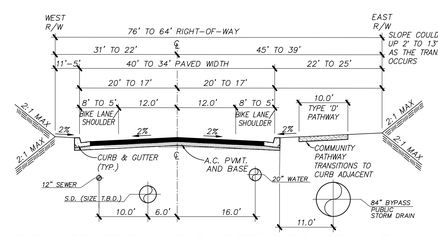
9b PRIVATE MODIFIED RESIDENTIAL ROAD

PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED

NTS

WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- MODIFICATIONS TO PARKWAY AS SHOWN

ST 'I' (FROM ST 'A' TO ST 'H')



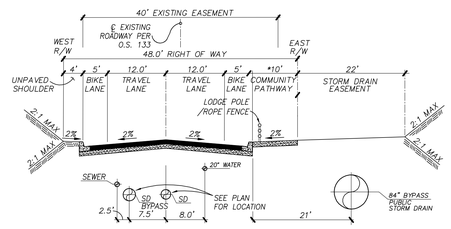
SLOPE COULD USE UP 2' TO 13' AS THE TRANSITION OCCURS

10a PUBLIC PROCTOR VALLEY ROAD TRANSITION FROM 6 TO 10d
MODIFIED LIGHT COLLECTOR (2.2F)

NO PARKING PERMITTED
30 MPH DESIGN SPEED

NTS

WAIVERS:
- ALLOW FOR VARIABLE ROW WIDTH FROM 64' TO 76'
- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH

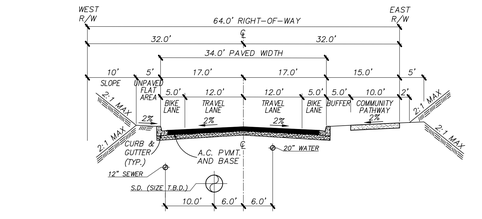


10d PUBLIC PROCTOR VALLEY ROAD/THRU STATE LANDS
MODIFIED LIGHT COLLECTOR (2.2F)

NO PARKING PERMITTED
40 MPH DESIGN SPEED
*WIDTH OF COMMUNITY PATHWAY MAY VARY DUE TO INSTALLATION OF SIGNS FOR SHORT DISTANCES

NTS

WAIVERS:
- MODIFICATIONS TO PAVEMENT, SHOULDER, PARKWAY AND ROW WIDTHS AS SHOWN.

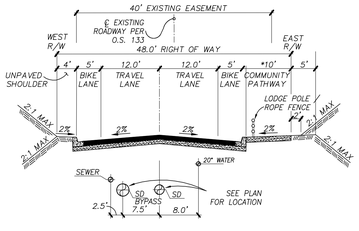


10c PUBLIC PROCTOR VALLEY ROAD
-FROM STATE PROPERTY LINE THRU PA19 TO NORTH BOUNDARY
MODIFIED LIGHT COLLECTOR (2.2F)

NO PARKING PERMITTED
40 MPH DESIGN SPEED / (20 MPH AT ROUNDABOUT)

NTS

WAIVERS:
- MODIFICATIONS TO PAVEMENT, SHOULDER, PARKWAY AND ROW WIDTHS AS SHOWN.

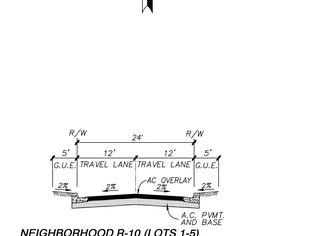


10b PUBLIC PROCTOR VALLEY ROAD/THRU STATE LANDS
MODIFIED LIGHT COLLECTOR (2.2F)

NO PARKING PERMITTED
40 MPH DESIGN SPEED
*WIDTH OF COMMUNITY PATHWAY MAY VARY DUE TO INSTALLATION OF SIGNS FOR SHORT DISTANCES

NTS

WAIVERS:
- MODIFICATIONS TO PAVEMENT, SHOULDER, PARKWAY AND ROW WIDTHS AS SHOWN.



14 NEIGHBORHOOD R-10 (LOTS 1-5)
NEIGHBORHOOD R-11 (LOTS 29-32)
PRIVATE MODIFIED ALLEY

NO PARKING PERMITTED
25 MPH DESIGN SPEED

NTS

STREET KEY MAP

NOT TO SCALE

** WILL NOT OCCUR ON RESIDENTIAL LOT FRONTAGE

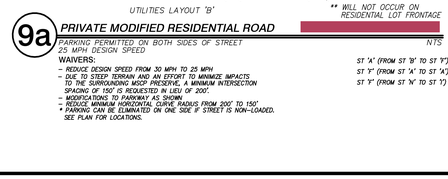
9 PRIVATE MODIFIED RESIDENTIAL ROAD

PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED

NTS

WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'.
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 200' TO 150'.
- MODIFICATIONS TO PARKWAY AS SHOWN
* PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.

ST 'A' (FROM ST 'F' TO ST 'F')
ST 'B' (FROM ST 'A' TO ST 'D')
ST 'D' (FROM ST 'E' TO CUL DE SAC)
ST 'F' (FROM ST 'I' TO CUL DE SAC)
ST 'I' (FROM ST 'F' TO CUL DE SAC)
ST 'O', ST 'S', ST 'U', ST 'W', ST 'Z',
ST 'K', ST 'L', ST 'M', ST 'N', ST 'P',
ST 'Q', ST 'R', ST 'S', ST 'T', ST 'U',
ST 'V', ST 'W', ST 'X', ST 'Y', ST 'Z',
ST 'BB', ST 'CC', ST 'DD', ST 'EE', ST 'FF', ST 'GG'



** WILL NOT OCCUR ON RESIDENTIAL LOT FRONTAGE

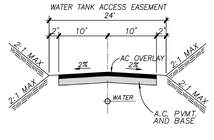
9a PRIVATE MODIFIED RESIDENTIAL ROAD

PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED

NTS

WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'.
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 200' TO 150'.
- MODIFICATIONS TO PARKWAY AS SHOWN
* PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.

ST 'A' (FROM ST 'B' TO ST 'F')
ST 'F' (FROM ST 'A' TO ST 'A')
ST 'F' (FROM ST 'K' TO ST 'I')

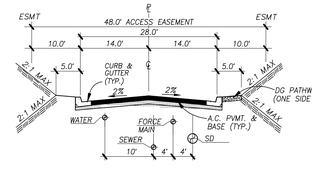


11 COUNTY PUBLIC ACCESS ROAD/ WATER LINE MAINTENANCE ROAD

NO PARKING PERMITTED
25 MPH DESIGN SPEED

NTS

WAIVERS:
- RIGHT OF WAY REDUCTION FROM 40' TO 24'.
- PAVEMENT REDUCTION FROM 24' TO 20'



13 PRIVATE RURAL RESIDENTIAL ROAD

NO PARKING PERMITTED
25 MPH DESIGN SPEED

NTS

ST 'JJ', ST 'KK'

STREET CROSS SECTIONS

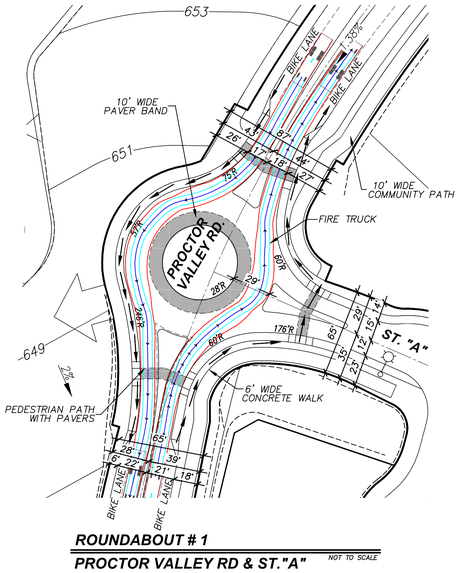
PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING: 9707 Waples Street
ENGINEERING: San Diego, Ca 92121
SURVEYING: PH(858)558-4500 FX(858)558-1414

REVISED PRELIMINARY VESTING TENTATIVE MAP

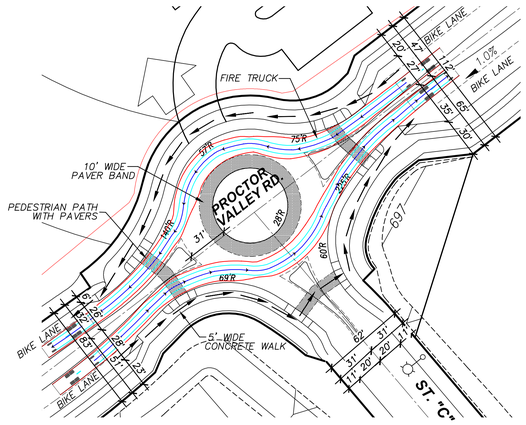
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 3 OF 18

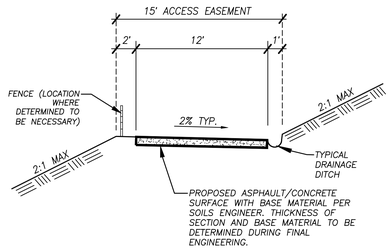
W.O. 2421-0036



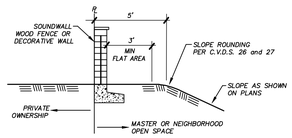
ROUNDABOUT # 1
PROCTOR VALLEY RD & ST."A" NOT TO SCALE



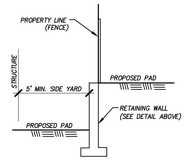
ROUNDABOUT # 2
PROCTOR VALLEY RD & ST. "C" NOT TO SCALE



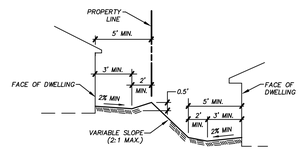
TYPICAL STORM DRAIN ACCESS ROAD
NTS



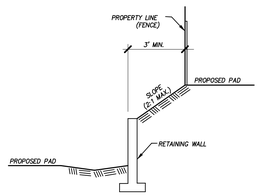
SHELF ROUNDING DETAIL
UPPER PROPERTY LINE
NOTE: THIS CONDITION OCCURS ONLY AT OPEN SPACE LOTS — NOT TO SCALE



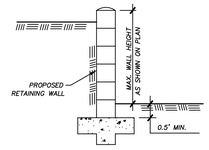
SIDE YARD DETAIL
TYPICAL PROPERTY LINE
NTS



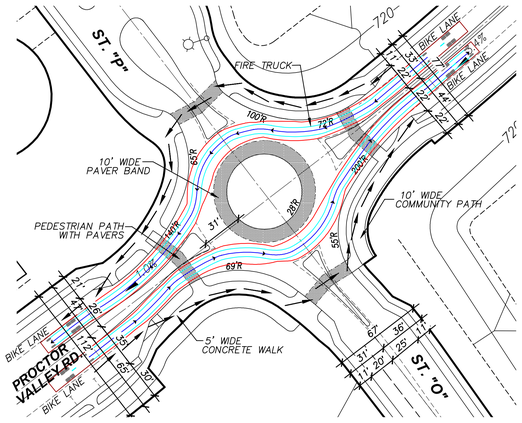
TYPICAL DRAINAGE SWALE
NOT TO SCALE



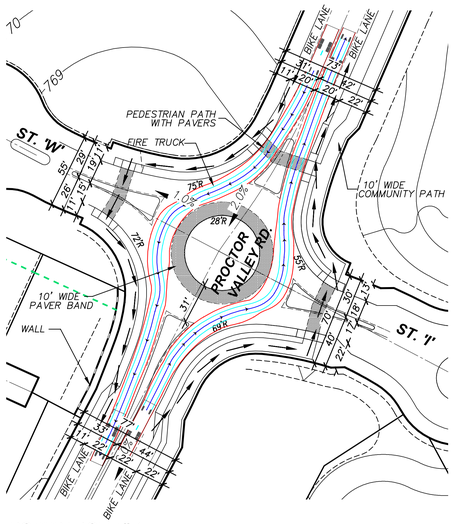
PLANTABLE AREA DETAIL
TYPICAL PROPERTY LINE - SIDE YARD
NOT TO SCALE



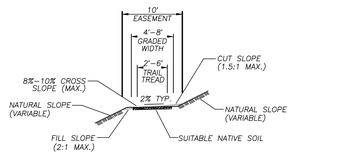
TYPICAL RETAINING WALL SECTION
NTS



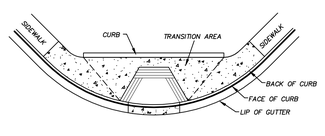
ROUNDABOUT # 3
PROCTOR VALLEY RD & ST. "O" & ST. "P" NOT TO SCALE



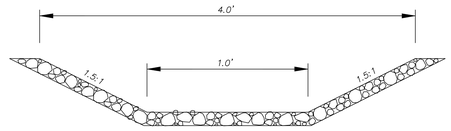
ROUNDABOUT # 4
PROCTOR VALLEY RD & ST. "I" & ST. "W" NOT TO SCALE



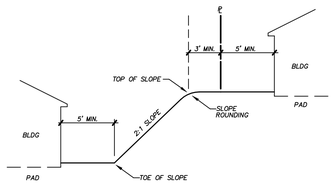
TYPE C TRAIL - PRIMITIVE TRAIL
NOTE: TRAIL SPECIFICATIONS PER THE COUNTY OF SAN DIEGO COMMUNITY TRAILS MASTER PLAN "DESIGN AND CONSTRUCTION GUIDELINES" — NOT TO SCALE
NOTE: UP TO 30% GRADE MAXIMUM FOR ONLY SHORT PERIODS



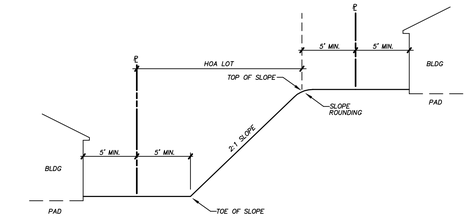
TYPICAL PEDESTRIAN RAMP DETAIL
RAMP PER ADA REQUIREMENTS SEE LANDSCAPE PLANS — NTS



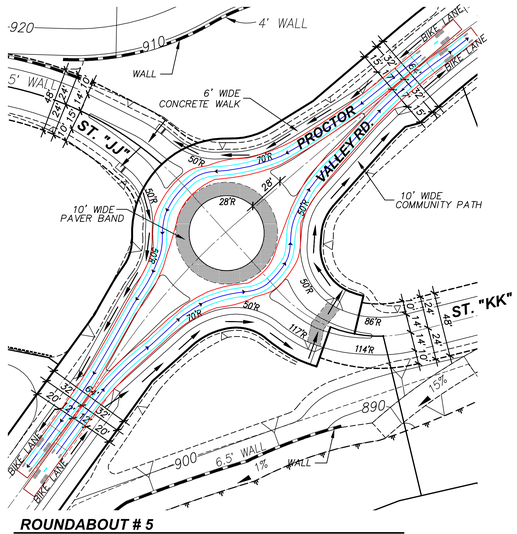
1' DEEP ROCK LINED CHANNEL DETAIL
NTS



GRADING DETAIL
SLOPES UNDER 30' VERTICAL FEET
NOT TO SCALE



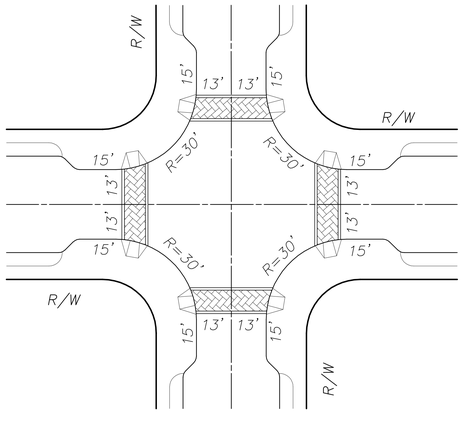
GRADING DETAIL
SLOPES OVER 30' VERTICAL FEET
★ SEE GEOTECH LETTER RE: BENCHES — NOT TO SCALE



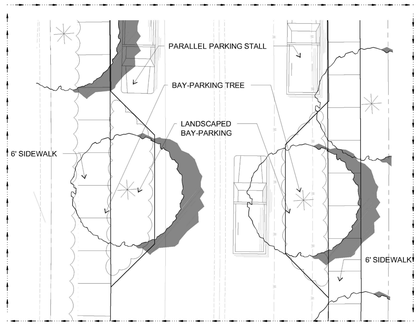
ROUNDABOUT # 5
PROCTOR VALLEY RD NOT TO SCALE
NOTE: SIGHT DISTANCE DETERMINED PER NATIONAL COOPERATIVE HIGHWAY RESEARCH PROGRAM REPORT 672

ROUNDABOUT DETAILS
SEE SHEET 2 FOR PRIMARY STREET CROSS SECTION INDEX

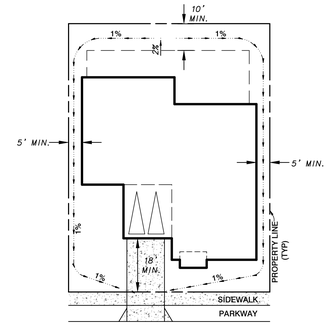
FIRE TRUCK DIMENSIONS
LENGTH - 41.92'
WIDTH - 9.83'
WHEEL BASE - 20.83'



TYPICAL INTERSECTION NECKDOWN
NOT TO SCALE



PARALLEL BAY PARKING WITH LANDSCAPED POP-OUTS
NOT TO SCALE



TYPICAL LOT DRAINAGE DETAIL
NOT TO SCALE

SECTION 1804.3 SITE GRADING OF THE INTERNATIONAL BUILDING CODE (IBC) TO ALLOW FOR AN ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. TYPICAL LOT DRAINAGE TO BE REDUCED FROM SIX SLOPE AWAY FROM THE FOUNDATION TO A MINIMUM 2% SLOPE. ALSO, LOT DRAINAGE SWALE GRADE TO BE REDUCED FROM 2% TO 1%.

DETAILS

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

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

SHEET 4 OF 18

W.O. 2421-6036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 – TM – Sht 04 (Village 14 & PA 19).dwg[]Mar-02-2020:10:11

FOR CONTINUATION SEE SHEET NO. 8

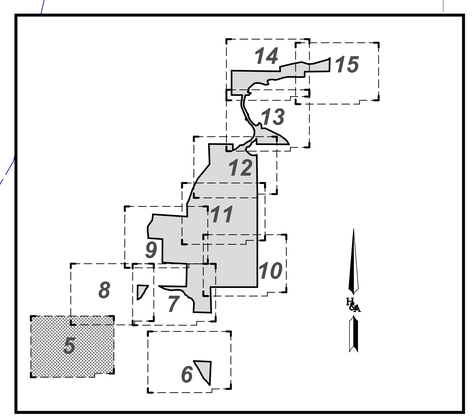
APN 598-050-11
APN 598-050-12
APN 598-050-19
APN 598-050-14
APN 598-050-13
APN 598-050-15
APN 598-050-18
APN 598-841-06
CITY OF CHULA VISTA
COUNTY OF SAN DIEGO

PROCTOR VALLEY ROAD

STORM DRAIN MAINTENANCE ACCESS EASEMENT.
PROPOSED BRIDGE/ WILDLIFE CROSSING
PROPOSE ABUTMEN
PROPOSED BRIDGE ABUTMENT (TYP.)
EXISTING 100 YEAR INUNDATION LINE.
PROPOSED MEDIAN BREAK FOR EMERGENCY ACCESS
PROPOSED PVR RIGHT-OF-WAY
30' ACCESS ESMT. TO APN 595-050-14
PROPOSED MEDIAN BREAK FOR EMERGENCY ACCESS
562.5 BOTTOM 3,363SF
BIOFILTRATION BASIN BF-2-4
BOTTOM 562.5
NET AREA: 0.08 AC.
(BASIN BOTTOM)
30' PROPOSED STORM DRAIN EASEMENT
15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT.
PROPOSED STORM DRAIN & BASIN EASEMENT
15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT.
30' PROPOSED STORM DRAIN EASEMENT
15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT. SEE SHEET 4 FOR CROSS SECTION
PROPOSED MEDIAN BREAK FOR EMERGENCY ACCESS
30' PROPOSED STORM DRAIN EASEMENT
20' WIDE STORM DRAIN MAINTENANCE ACCESS
PROPOSED LINES OF INUNDATION CONVEYED THROUGH PROPOSED DRAINAGE FACILITY
30' PROPOSED STORM DRAIN EASEMENT
15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT. SEE SHEET 4 FOR CROSS SECTION
EXISTING 100 YEAR INUNDATION LINE.
20' PROPOSED STORM DRAIN EASEMENT
15' WIDE MAINTENANCE EASEMENT. SEE SHEET 4 FOR CROSS SECTION
20' PROPOSED STORM DRAIN EASEMENT
15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT. SEE SHEET 4 FOR CROSS SECTION
50' PROPOSED STORM DRAIN EASEMENT
15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT. SEE SHEET 4 FOR CROSS SECTION
MEDIAN BREAK/LEFT TURN POCKET
POTENTIAL DRIVEWAY ACCESS TO APN NUMBERS 598-050-11,13,14,15,18 & 19
50' PROPOSED STORM DRAIN EASEMENT
15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT. SEE SHEET 4 FOR CROSS SECTION
557.65 BOTTOM 5,576SF
20' PROPOSED STORM DRAIN EASEMENT
PROPOSED STORM DRAIN & BASIN EASEMENT
BIOFILTRATION BASIN BF-2-5
BOTTOM 557.3
NET AREA: 0.13 AC.
(BASIN BOTTOM)
CITY OF SAN DIEGO RESERVOIR MAINTENANCE AREA
POTENTIAL DRIVEWAY ACCESS
EXISTING 100 YEAR INUNDATION LINE.

10' FMZ

100 0 100 200 300
SCALE 1"= 100'



SHEET INDEX

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 5 OF 18

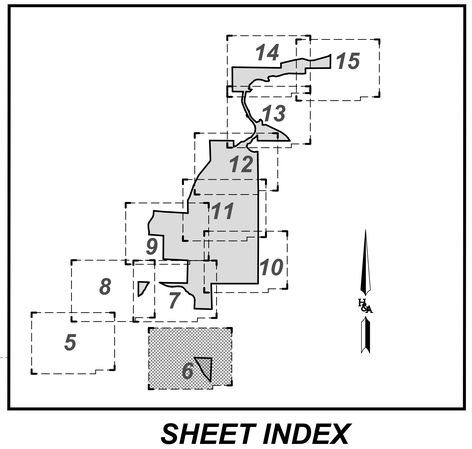
W.O. 4421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 - TM - Sht 05 (Village 14 & PA 19).dwg[]Mar-02-2020:10:12

FOR CONTINUATION SEE SHEET NO. 7

MSCP BOUNDARY

OS-69



SHEET INDEX

100 0 100 200 300
SCALE 1" = 100'

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING
ENGINEERING
SURVEYING
9707 Waples Street
San Diego, Ca 92121
PH(858)558-4500 FX(858)558-1414

REVISED PRELIMINARY
VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 6 OF 18

W.O. 2421-6036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 – TM – Sht 06 (Village 14 & PA 19).dwg[]Mar-02-2020:10:13

FOR CONTINUATION SEE SHEET NO. 9

FOR CONTINUATION SEE SHEET NO. 8

FOR CONTINUATION SEE SHEET NO. 10

APN 598-010-08

PROPOSED MEDIAN BREAK FOR EMERGENCY ACCESS

10' FMZ

PROCTOR VALLEY ROAD

30' FMZ

PROPOSED LINES OF INUNDATION CONVEYED THROUGH PROPOSED DRAINAGE FACILITY

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

PROPOSED CULVERT/WILDLIFE CROSSING

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

15' WIDE SDG&E ACCESS ROAD

SDG&E ESMT.

PROPOSED SDG&E ACCESS ESMT

OS-1a

OS-1b

PROPOSED 15' STORM DRAIN & MAINTENANCE ACCESS EASEMENT

PROPOSED MEDIAN BREAK FOR EMERGENCY ACCESS

BIOFILTRATION BASIN BF-2-2
BOTTOM 579.0
NET AREA: 1.90 AC.
(BASIN BOTTOM)

12' WIDE BASIN MAINTENANCE SERVICE RAMP

PRE-TREATMENT BMP

PROPOSED STORM DRAIN EASEMENT & MAINTENANCE ACCESS EASEMENT

PROPOSED STORM DRAIN EASEMENT & MAINTENANCE EASEMENT

OS-4
164.56 AC
PRESERVE

SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD.

SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD.

SDG&E ESMT.

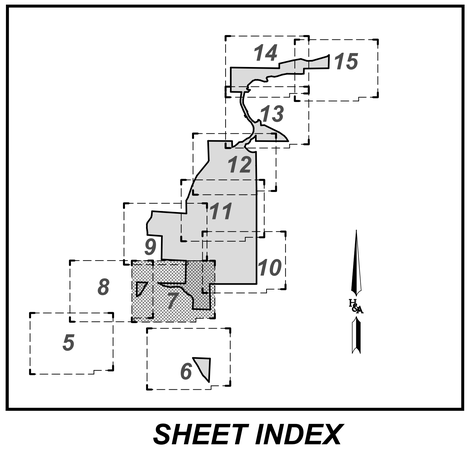
OS-4
164.56 AC
PRESERVE

MSCP BOUNDARY

OS-5

8.5' VERDURA WALL

OS-4
164.56 AC
PRESERVE



SHEET INDEX

SCALE 1"= 100'

FOR CONTINUATION SEE SHEET NO. 6

PREPARED BY:

HUNSAKER & ASSOCIATES SAN DIEGO, INC

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

REVISED PRELIMINARY VESTING TENTATIVE MAP

OTAY RANCH

VILLAGE 14 AND PLANNING AREAS 16 & 19

County Of San Diego, California

SHEET 7 OF 18

W.O. 2421-6036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 - TM - Sht 07 (Village 14 & PA 19).dwg[]Mar-02-2020;10:13

FOR CONTINUATION SEE SHEET NO. 9

EXISTING 100 YEAR INUNDATION LINE.

APN 598-010-08

PROPOSED LINES OF INUNDATION CONVEYED THROUGH PROPOSED DRAINAGE FACILITY

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

15' WIDE SDG&E ACCESS ROAD

SDG&E ESMT.

PROPOSED SDG&E ACCESS ESMT

OS-1a

OS-1b

BIOFILTRATION BASIN BF-2-2
BOTTOM 579.0
NET AREA 1.90 AC.
(BASIN BOTTOM)

12' WIDE BASIN MAINTENANCE SERVICE RAMP

PRE-TREATMENT BMP

PROPOSED 15' STORM DRAIN & MAINTENANCE ACCESS EASEMENT

PROPOSED MEDIAN BREAK FOR EMERGENCY ACCESS

PROPOSED STORM DRAIN EASEMENT & MAINTENANCE ACCESS EASEMENT

EXISTING 100 YEAR INUNDATION LINE.

PROPOSED STORM DRAIN EASEMENT & MAINTENANCE EASEMENT

POTENTIAL DRIVEWAY ACCESS TO EXISTING P.U.E. FOR MAINTENANCE

PROPOSED LINES OF INUNDATION CONVEYED THROUGH PROPOSED DRAINAGE FACILITY

PROPOSED DISCHARGE POINT FOR BIOFILTRATION BASIN WITHIN OS-1

PROPOSED STORM DRAIN MAINTENANCE ACCESS EASEMENT

PROPOSED STORM DRAIN MAINTENANCE ACCESS EASEMENT

BIOFILTRATION BASIN BF-2-3
BOTTOM 570.0
NET AREA 0.13 AC.
(BASIN BOTTOM)

570.0 BOTTOM 5.62TSF

PROPOSED STORM DRAIN & BASIN MAINTENANCE ACCESS EASEMENT

4.24 LF 18ERU

PROPOSED MEDIAN BREAK FOR EMERGENCY ACCESS

SEWER PUMP STATION

STORM DRAIN MAINTENANCE ACCESS EASEMENT.

PROPOSED BRIDGE/ WILDLIFE CROSSING

PROPOSED BRIDGE ABUTMENT (TYP.)

PROPOSED BRIDGE ABUTMENT (TYP.)

E. H. PROCTOR VALLEY ROAD

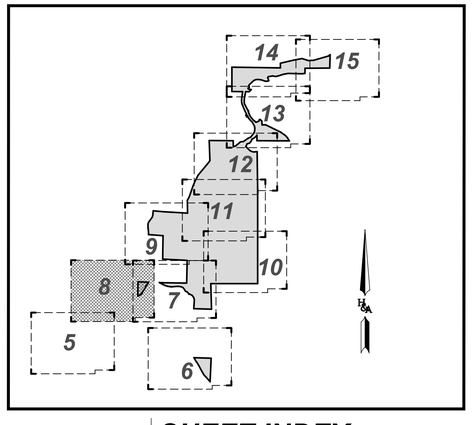
APN 598-050-20

APN 598-050-12

APN 598-070-01

CITY OF CHULA VISTA

COUNTY OF SAN DIEGO



SHEET INDEX

100 0 100 200 300
SCALE 1" = 100'

FOR CONTINUATION SEE SHEET NO. 5

FOR CONTINUATION SEE SHEET NO. 7

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REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 8 OF 18

W.O. 2421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 – TM – Sht 08 (Village 14 & PA 19).dwg[]Mar-02-2020:13:24

FOR CONTINUATION SEE SHEET NO. 11

SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD.

MSCP BOUNDARY

100' FMZ

OS-37A
53.90 AC
PRESERVE

P-2
PARK

OS-37B
1.06 AC
COMPACTED

OS-38
BIOFILTRATION BASIN BF-2-1
BOTTOM 653.5

P-1
PARK

PS-1
PUBLIC SAFETY

PRIVATE ACCESS & UTILITY EASEMENT

70' FMZ

OS-39a

PPP-6
PVT. POCKET PARK
MIN 0.17 AC
AND 0.18 AC

6' CONC. TRAIL/PATH

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

R-7

POTENTIAL DRIVEWAY ACCESS

UTILITY EASEMENT

ST 'O'

PRIVATE SIGNAGE LOT FOR FUTURE MONUMENT

OS-35

PP-2
PVT. PARK

MU-1
MIXED USE

OS-21
9.11 AC

PRE-TREATMENT BMP

MEANDERING PASEO

20' ACCESS ROAD/ CONC. PATH

20' PUBLIC STORM DRAIN EASEMENT

R-6

MU-2
20.87 AC
MIXED USE

OS-20
2.36 AC

S-1
SCHOOL
PAD AREA: 6.90 AC.

OS-18
10.25 AC

OS-19
7.58 AC

OS-19
7.67 AC

PROPOSED LINES OF INUNDATION CONVEYED THROUGH PROPOSED DRAINAGE FACILITY

OS-36

20' STORM DRAIN EASEMENT

STORM DRAIN EASEMENT

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

P-2
PARK

OS-3a
4.18 AC

PPP-1
PVT. POCKET PARK
MIN 0.09 AC
AND 0.07 AC

OS-16
0.17 AC

OS-15
1.36 AC

OS-17
2.03 AC

R-2

R-1

OS-15
1.36 AC

OS-17
2.21 AC

OS-2b
1.30 AC

OS-3a
4.18 AC

PROCTOR VALLEY ROAD

OS-14
2.79 AC

R-3

OS-2a
0.25 AC
PRESERVE

MSCP BOUNDARY

OS-4
164.56 AC
PRESERVE

OS-5

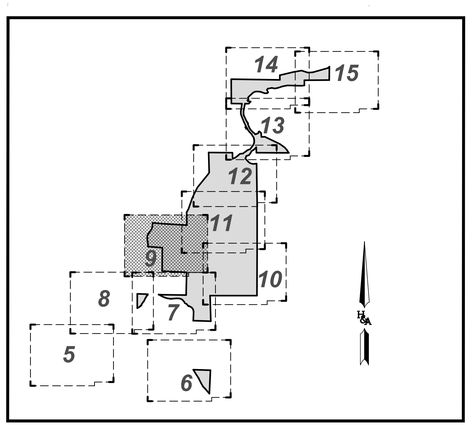
250' FMZ

PERIMETER TRAIL 10'

EXISTING 100 YEAR INUNDATION LINE.

SCALE 1"= 100'

SHEET INDEX



FOR CONTINUATION SEE SHEET NO. 8

FOR CONTINUATION SEE SHEET NO. 7

FOR CONTINUATION SEE SHEET NO. 10

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REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 9 OF 18

R:\12351\&Plin\TM-Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 – TM – Sht 09 (Village 14 & PA 19).dwg[]Mar-02-2020:13:26

FOR CONTINUATION SEE SHEET NO. 11

FOR CONTINUATION SEE SHEET NO. 9

OS-19
7.58 AC

OS-13
8.64 AC

OS-06
4801

PP-1
PVT. PARK
PAD AREA: 2.50 AC.

OS-13
8.64 AC

OS-13
8.64 AC

OS-12
4.11 AC

OS-06
4801

OS-13
8.64 AC

R-5

R-3

R-5

R-3

R-4

R-4

OS-7

OS-8a
5.53 AC
CONSERVED

OS-8a
5.53 AC
CONSERVED

OS-7

OS-7

OS-14
2.79 AC

OS-6

OS-6

OS-5

OS-4
164.56 AC
PRESERVE

OS-4
164.56 AC
PRESERVE

PPP-3
PVT POCKET PARK
0.17 AC
0.13 AC

PPP-6
PVT POCKET PARK
0.13 AC

PPP-7
PVT POCKET PARK
0.13 AC

MSCP BOUNDARY

MSCP BOUNDARY

PERIMETER TRAIL 10' EASEMENT

20' STORM DRAIN EASEMENT

20' STORM DRAIN EASEMENT

20' STORM DRAIN EASEMENT

15' STORM DRAIN EASEMENT

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

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

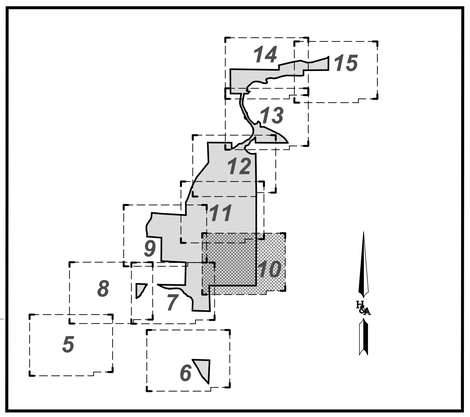
10' STORM DRAIN EASEMENT

SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD.

ST. A
ST. B
ST. C
ST. D
ST. E
ST. F
ST. G
ST. H
ST. J
ST. K
ST. L
ST. M

4.5' WALL
5.0' WALL
6.0' WALL
7.0' WALL
8.0' VERDURA WALL

100 0 100 200 300
SCALE 1"= 100'



SHEET INDEX

FOR CONTINUATION SEE SHEET NO. 7

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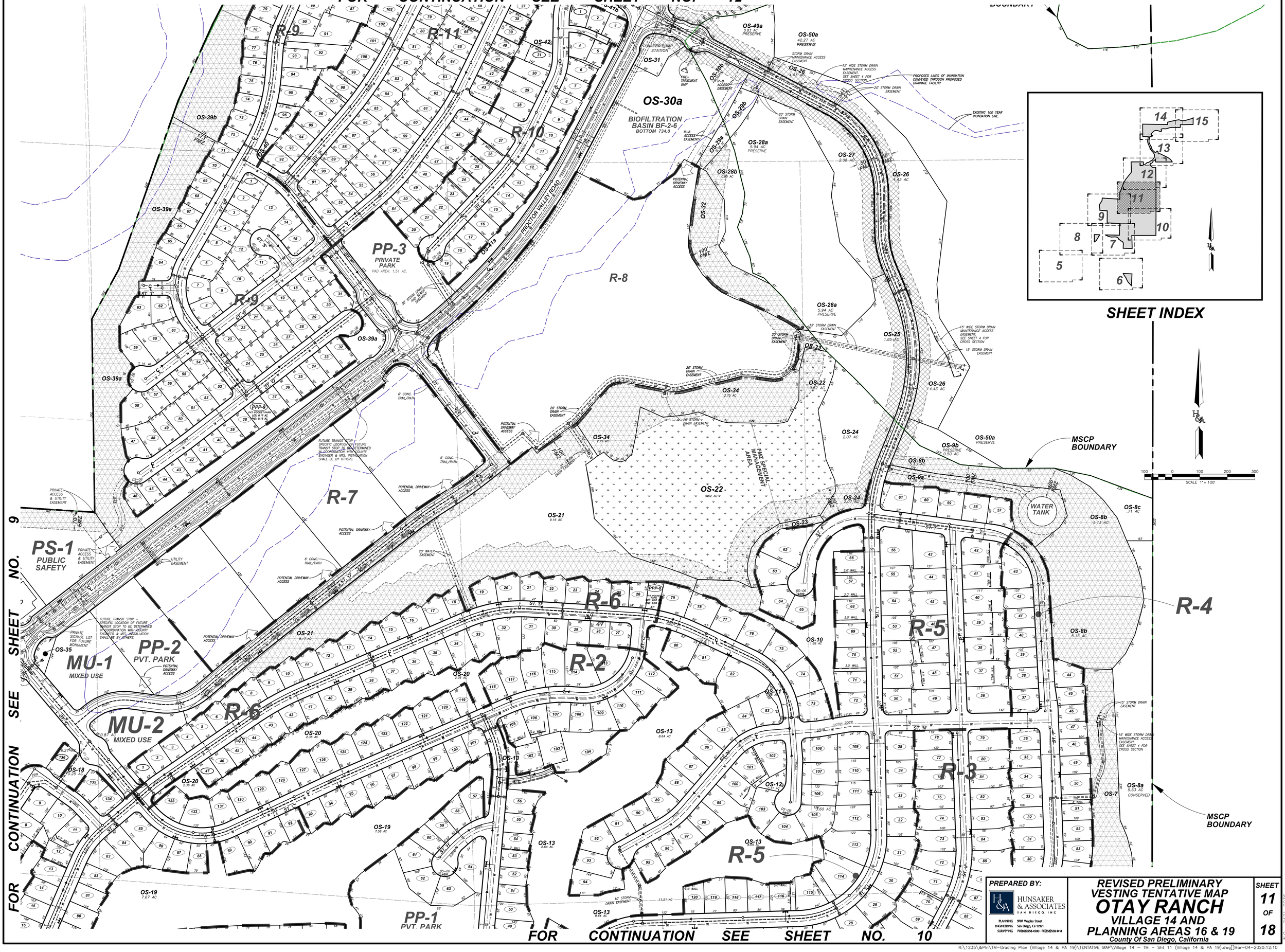
REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 10 OF 18

W.O. 2421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 - TM - Sht 10 (Village 14 & PA 19).dwg[]Mar-02-2020;13:28

FOR CONTINUATION SEE SHEET NO. 12



FOR CONTINUATION SEE SHEET NO. 9

FOR CONTINUATION SEE SHEET NO. 10

SHEET INDEX

1	TITLE SHEET
2	OVERALL PLAN
3	OVERALL PLAN
4	OVERALL PLAN
5	OVERALL PLAN
6	OVERALL PLAN
7	OVERALL PLAN
8	OVERALL PLAN
9	OVERALL PLAN
10	OVERALL PLAN
11	OVERALL PLAN
12	OVERALL PLAN
13	OVERALL PLAN
14	OVERALL PLAN
15	OVERALL PLAN
16	OVERALL PLAN
17	OVERALL PLAN
18	OVERALL PLAN

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OTAY RANCH
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County Of San Diego, California

SHEET 11 OF 18

W.O. 2421-6036

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FOR CONTINUATION SEE SHEET NO. 13

OS-58
23.29 AC
PRESERVE

OS-57a
1.38 AC
PRESERVE

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

20' STORM DRAIN EASEMENT

SECONDARY ACCESS GATE FOR RESIDENTS (ACCESS CONTROLLED AS AN EXIT GATE)

PROCTOR VALLEY ROAD

OS-46a
1.87 AC

OS-46b
2.45 AC

PPP-11
PVT. POCKET PARK
LOT 1: 0.63 AC
LOT 2: 0.19 AC

ST. 'CC'

SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD. FLOWAGE EASEMENT TO BE GRANTED TO THE COUNTY OF SAN DIEGO FLOOD CONTROL DISTRICT.

OS-45
5.50 AC
PRESERVE

100' FMZ

MSCP BOUNDARY

PP-5
PRIVATE PARK

R-12

151' FMZ

ST. 'BB'

ST. 'Z'

ST. 'DD'

STORM DRAIN EASEMENT AND MAINTENANCE ACCESS EASEMENT

OS-46b

OS-47a

OS-53

ST. 'AA'

OS-47b 1.41

OS-48

ST. 'EE'

OS-44
4.49 AC

R-17

R-12

OS-52a

PP-6
PRIVATE PARK

OS-51
9.44 AC
CONSERVED

STORM DRAIN EASEMENT & MAINTENANCE ACCESS EASEMENT

OS-52b
PRESERVE
0.07 AC

OS-50b
6.26 AC
CONSERVED

OS-46a
1.03 AC

OS-55b
0.37 AC
PRESERVE

15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT.

OS-54a

OS-55a

MSCP BOUNDARY

R-18

OS-54b

OS-55a

OS-52a

20' STORM DRAIN EASEMENT

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

OS-39b

PPP-10
PVT. POCKET PARK
LOT 1: 0.54 AC

R-11

OS-49b
4.36 AC

MSCP BOUNDARY

OS-48
0.61 AC

OS-43
0.42 AC

PP-4
PRIVATE PARK
PAD AREA: 0.90 AC.

OS-49b
4.36 AC

MSCP BOUNDARY

OS-41b

R-9

R-11

OS-42

OS-49a
0.61 AC
PRESERVE

OS-50a
42.27 AC
PRESERVE

STORM DRAIN MAINTENANCE ACCESS EASEMENT

WATER PUMP STATION

OS-31

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

PROPOSED LINES OF INUNDATION CONVEYED THROUGH PROPOSED DRAINAGE FACILITY

20' STORM DRAIN EASEMENT

OS-26
4.43 AC

OS-30b
0.06 AC

OS-29b

OS-30a
BIOFILTRATION BASIN BF-2-6
BOTTOM 734.0

TYP. TREATMENT BMP

R-8 ACCESS EASEMENT

20' STORM DRAIN EASEMENT

EXISTING 100 YEAR INUNDATION LINE.

OS-39b

R-10

OS-40

OS-28a
5.94 AC
PRESERVE

OS-27
2.08 AC

OS-26
4.43 AC

OS-28b
0.85 AC

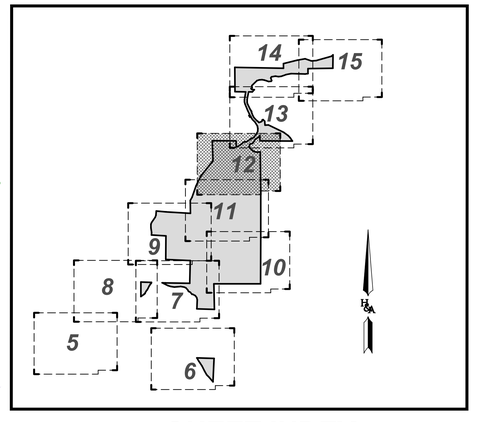
POTENTIAL DRIVEWAY ACCESS

OS-32

PROCTOR VALLEY ROAD

FOR CONTINUATION SEE SHEET NO. 11

100 0 100 200 300
SCALE 1" = 100'



SHEET INDEX

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San Diego, Ca 92121
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REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 12 OF 18

W.O. 2421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 – TM – Sht 12 (Village 14 & PA 19).dwg[]Mar-02-2020:13:37

FOR CONTINUATION SEE SHEET NO. 14

OS-63

OS-66b

15' STORM DRAIN EASEMENT

STORM DRAIN EASEMENT

MODULAR WETLAND UNIT MWS L-8-16 BF-3-9

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

OS-61b
0.25 AC
PRESERVE

OS-60b
0.25 AC
PRESERVE

10' FMZ

OS-61a

OS-60a

PROCTOR VALLEY ROAD

15' STORM DRAIN EASEMENT

15' STORM DRAIN EASEMENT

STORM DRAIN MAINTENANCE ACCESS EASEMENT

PROPOSED ESMT. FOR STORM DRAIN & BASIN

OS-59c

OS-59b

BASIN ELEVATION: 896.0 6.375'

BIOFILTRATION BASIN BF-2-8 BOTTOM 896.0
NET AREA: 0.50 AC.
(BASIN BOTTOM)

OS-56b
2.42 AC
PRESERVE

10' FMZ

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

OS-59a
0.99 AC
PRESERVE

MSCP BOUNDARY

PUBLIC SEWER LIFT STATION

MODULAR WETLAND UNIT MWS L-8-16 BF-3-7

PROPOSED CULVERT/WILDLIFE CROSSING

PROPOSED STORM DRAIN EASEMENT

EXISTING 100 YEAR INUNDATION LINE.

PROPOSED CULVERT/WILDLIFE CROSSING

PROPOSED STORM DRAIN EASEMENT

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

OS-57b
0.37 AC
PRESERVE

OS-57a
0.36 AC
PRESERVE

OS-58
23.29 AC
PRESERVE

SUBSURFACE FLOW INUNDATION BY THE 100 YEAR FLOOD. FLOOD HAZARD CONDITIONS TO BE GRADED PER THE TENTATIVE MAP OF THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT.

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

OS-46b
2.45 AC

PPP-11
PROPOSED PARK
MIN. SIZE: 9.93 AC.
PROVIDED: 9.93 AC.

151' FMZ

20' STORM DRAIN EASEMENT

SECONDARY ACCESS GATE FOR RESIDENTS (ACCESS CONTROLLED AS AN EXIT GATE)

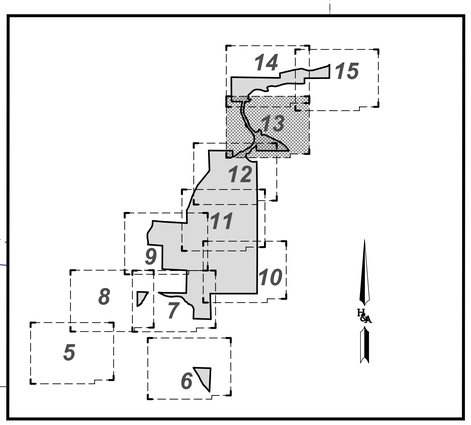
OS-55a

OS-55b
0.37 AC
PRESERVE.

15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT.

FOR CONTINUATION SEE SHEET NO. 12

100 0 100 200 300
SCALE 1" = 100'



SHEET INDEX

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County Of San Diego, California

SHEET 13 OF 18

W.O. 4421-0036

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FOR CONTINUATION SEE SHEET NO. 15

FOR CONTINUATION SEE SHEET NO. 13

60' PUBLIC ROAD RIGHT-OF-WAY PER R.O.S. 5357 AND P.M. 12642, AND AS SHOWN ON R.O.S. 14295

CONNECT TO EXISTING DRIVEWAY

END CONST. W/FLOG ASSEMBLY

SIDEWALK UNDERDRAIN

STORM DRAIN MAINTENANCE ACCESS EASEMENT

EASEMENT FOR TRAIL ACCESS

EASEMENT FOR TRAIL ACCESS

EXISTING 100 YEAR INUNDATION LINE.

MSCP BOUNDARY

SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD FLOWAGE EASEMENT TO BE GRANTED TO THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT.

15' STORM DRAIN EASEMENT

15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT

15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT. SEE SHEET 14 FOR CROSS SECTION

42' STORM DRAIN MAINTENANCE & ACCESS EASEMENT (TYP.)

PUBLIC SEWER LIFT STATION

PROCTOR VALLEY ROAD

BIOFILTRATION BASIN BF-2-10 BOTTOM 880.0

MODULAR WETLAND UNIT MWS L-8-16 BF-3-9

R-13 1/2 AC

OS-65a

OS-65b 0.06 PRESERVE

OS-64 1.15 AC CONSERVED

OS-63 16.58 AC PRESERVE

OS-62 0.73 AC. PRESERVE

OS-61b 0.25 AC PRESERVE

OS-60b 0.25 AC PRESERVE

OS-66a 2.95 AC PRESERVE NET AREA: 0.23 AC (BASIN BOTTOM)

OS-66b

OS-67a

OS-67b

OS-68a 52.06 AC PRESERVE

OS-68a 52.06 AC PRESERVE

OS-68a 52.06 AC PRESERVE

70' FMZ

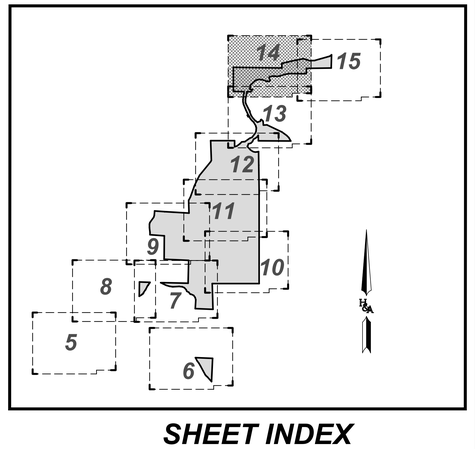
50' FMZ

100' FMZ & LBZ

100' LBZ

SCALE 1" = 100'

SHEET INDEX



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OTAY RANCH

VILLAGE 14 AND PLANNING AREAS 16 & 19

County Of San Diego, California

SHEET 14 OF 18

W.O. 2421-0036

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SEE SHEET NO. 14 FOR CONTINUATION

EASEMENT FOR TRAIL ACCESS

OS-68a
52.06 AC
PRESERVE

EXISTING 100 YEAR INUNDATION LINE

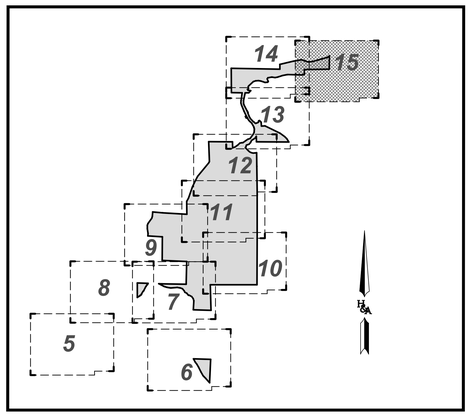
OS-68b
0.20 AC

OS-68a
52.06 AC
PRESERVE

STA 5414 (ROS 14841)

ROS 16315

100 0 100 200 300
SCALE 1" = 100'



SHEET INDEX

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PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 15 OF 18

W.O. 2421-0036

R:\1235\&Plin\TM-Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 - TM - Sht 15 (Village 14 & PA 19).dwg[]Mar-02-2020:13:43

TITLE REPORT EXCEPTIONS:

EXCEPTIONS TO TITLE LISTED BELOW ARE PER PRELIMINARY TITLE REPORT DATED SEPTEMBER 30, 2016 BY CHICAGO TITLE COMPANY, ORDER NO. 00052116–996–SD1.

A. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS: AMOUNTS HYPERLINKED HERE.

B. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

THE FOLLOWING MATTERS AFFECT PARCELS 1 – 5

1. AN EASEMENT AND RIGHT OF WAY FOR PUBLIC ROAD OVER AND ACROSS OLD SURVEY NO. 133, ACCORDING TO MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

   SAID MATTER AFFECTS PARCELS 1 AND 5

2. THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN PROCTOR VALLEY ROAD.

   AFFECTS: PARCELS 1 AND 5

⚠3 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDING DATE: JUNE 7, 1983
RECORDING NO: 83–0190255 OF OFFICIAL RECORDS
AFFECTS: PARCELS 1 AND 5

4. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: JULY 31, 2006
RECORDING NO: 2006–0540383 OF OFFICIAL RECORDS
AFFECTS PARCEL 5

5. THE FACT THAT THE PUBLIC RECORD DOES NOT DISCLOSED THAT THE OWNERSHIP OF SAID LAND INCLUDES RIGHTS OF ACCESS TO OR FROM ANY PUBLIC STREET. NOTWITHSTANDING THE INSURING CLAUSES OF THE POLICY, THE COMPANY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

   AFFECTS LOT 7 OF PARCEL 5

6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

   GRANTED TO: CITY OF CHULA VISTA AND COUNTY OF SAN DIEGO
   PURPOSE: VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS
   RECORDED: MARCH 20, 2014, AS INSTRUMENT NO. 2014–0111210 OF OFFICIAL RECORDS
   AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

THE FOLLOWING MATTERS AFFECT PARCEL 6

7. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

8. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
   GRANTED TO:. KK3RM, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
   PURPOSE:. ROAD AND ACCESS
   RECORDED:. JANUARY 21, 2009, AS INSTRUMENT NO. 2009–0025823 OF OFFICIAL RECORDS
   AFFECTS:. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

9. A CERTIFICATE OF COMPLIANCE
   DATED:. MAY 5, 2010
   EXECUTED BY:. DEPT. OF PLANNING AND LAND USE, COUNTY OF SAN DIEGO
   COMPLIANCE NO:.. COB–0105BA(C)12
   RECORDED:. MAY 5, 2010, AS INSTRUMENT NO. 2010–0226435 OF OFFICIAL RECORDS

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
    GRANTED TO: JOURNEY PARTNERS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
    PURPOSE: ACCESS EASEMENT FOR MONITORING AND MAINTENANCE OF PRESERVE LAND
    RECORDING DATE: DECEMBER 13, 2013
    RECORDING NO: 2013–0719879 OF OFFICIAL RECORDS
    AFFECTS: PARCEL 6

⚠1 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: JOURNEY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: FEBRUARY 6, 2014
RECORDING NO: 2014–0051584 OF OFFICIAL RECORDS
AFFECTS: PARCEL 6

MATTERS AFFECTING PARCELS 7–9

12. THE FACT THAT THE PUBLIC RECORD DOES NOT DISCLOSE THAT THE OWNERSHIP OF SAID LAND INCLUDES RIGHTS OF ACCESS TO OR FROM ANY PUBLIC STREET. NOTWITHSTANDING THE INSURING CLAUSES OF THE POLICY, THE COMPANY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

13. A CONDITIONAL CERTIFICATE OF COMPLIANCE
    DATED:. MAY 5, 2010
    EXECUTED BY:. DEPARTMENT OF PLANNING AND LAND USE
    COMPLIANCE NO:. COB–0105BA(C)12
    RECORDED:. MAY 5, 2010 AS FILE NO. 2010–0226435, OFFICIAL RECORDS
    CONDITIONS:. NOT APPROVED FOR DEVELOPMENT

    REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

14. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCESS EASEMENT FOR MONITORING AND MAINTENANCE OF PRESERVE LAND" RECORDED FEBRUARY 5, 2013 AS INSTRUMENT NO. 2013–0078595 OFFICIAL RECORDS.

THE FOLLOWING MATTERS AFFECT PARCEL 10

15. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

THE FOLLOWING MATTERS AFFECT PARCEL 11

16. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

17. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
    GRANTED TO: COUNTY OF SAN DIEGO
    PURPOSE: PUBLIC HIGHWAY
    RECORDED: APRIL 28, 1891, IN BOOK 191, PAGE 104 OF DEEDS
    AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

18. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
    GRANTED TO: W.H. GIBSON
    PURPOSE: ROAD
    RECORDED: AUGUST 29, 1934 IN BOOK 313, PAGE 437 OF OFFICIAL RECORDS
    AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

⚠19 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: MARCH 14, 1969 AS DOCUMENT NO. 45460 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

THE FOLLOWING MATTERS AFFECT PARCEL 12

20. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

⚠21 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: SEPTEMBER 29, 1955 IN BOOK 5812, PAGE 373 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

THE DESCRIPTION CONTAINED WITHIN THIS DOCUMENT RESULTS IN A PLOTTED LOCATION NORTHERLY OF THE SOUTHERLY LINE OF PROCTOR VALLEY ROAD. HOWEVER, PHYSICAL EVIDENCE (A GUY SUPPORTING AN ELECTRICAL POLE SOUTHERLY OF THE ROAD IN THE VICINITY) SUGGEST AN INTENT FOR THE EASEMENT.

THE FOLLOWING MATTERS AFFECT ALL PARCELS

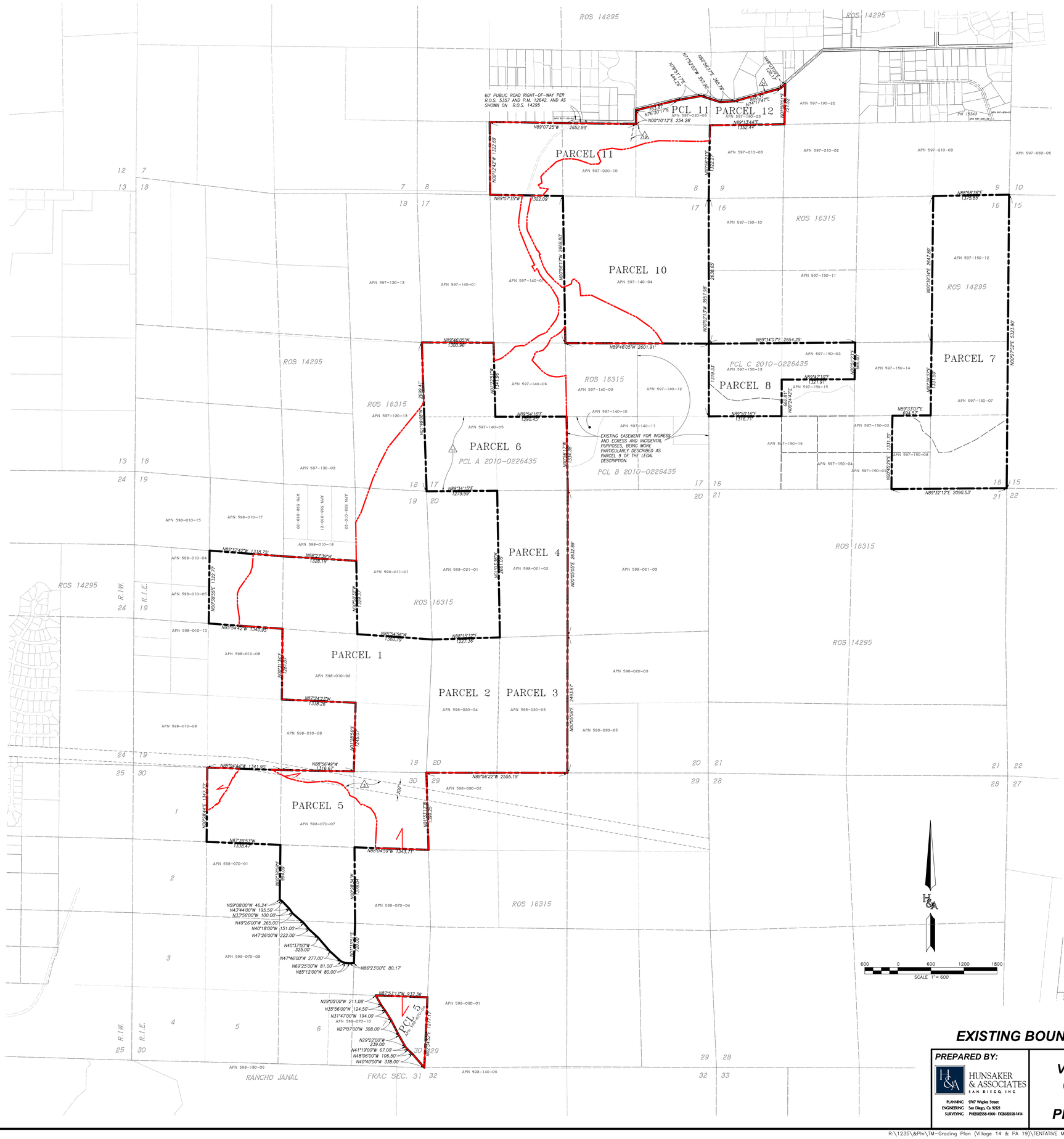
22. A DOCUMENT ENTITLED "AGREEMENT FOR INDEMNIFICATION, IMPLEMENTATION OF MITIGATION MEASURES, AND PAYMENT OF CERTAIN FEES IN CONNECTION WITH THE APPROVAL OF THE GENERAL PLAN AMENDMENT, GENERAL AND OTHER DEVELOPMENT PLANS FOR THE OTAY RANCH", EXECUTED BY CITY OF CHULA VISTA, COUNTY OF SAN DIEGO AND OTAY VISTA ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED FEBRUARY 7, 1994 AS DOCUMENT NO. 1994–0084743.

23. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

24. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

25. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

26. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OTAY, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: 598–010–02

THE EAST HALF OF THE SOUTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2: 598–020–04

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3: 598–020–06

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 4: 598–021–02

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 5: 598–070–07, 09

LOT 7, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, ALL BEING IN TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 7 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 40°40'00" WEST, 338.00 FEET; THENCE NORTH 48°06'00"WEST, 106.50 FEET; THENCE NORTH 41°19'00" WEST, 67.00 FEET; THENCE NORTH 29°22'00"WEST, 239.00 FEET; THENCE NORTH 27°07'00" WEST, 308.00 FEET; THENCE NORTH 31°47'00" WEST, 194.00 FEET; THENCE NORTH 35°56'00" WEST, 124.50 FEET; THENCE NORTH 29°05'00" WEST, 210.89 FEET TO THE NORTHERLY LINE OF SAID LOT 7 AND THE POINT OF TERMINUS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE ALONG THE WESTERLY LINE THEREOF, NORTH 01°35'31" EAST 572.34 FEET; THENCE LEAVING SAID WESTERLY LINE, SOUTH 86°23'00" WEST 80.17 FEET; THENCE NORTH 85°12'00" WEST, 80.00 FEET; THENCE NORTH 69°25'00"WEST, 81.00 FEET; THENCE NORTH 7°46'00" WEST, 277.00 FEET; THENCE NORTH 40°37'00" WEST, 325.00 FEET; THENCE NORTH 47°26'00" WEST 222.00 FEET; THENCE NORTH 40°18'00" WEST, 151.00 FEET; THENCE NORTH 49°26'00"WEST, 265.00 FEET; THENCE NORTH 33°56'00" WEST, 100.00 FEET; THENCE N 43°44'00" WEST, 195.50 FEET; THENCE NORTH 59°08'00"WEST 46.11 FEET TO A POINT ON THE WESTERLY LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30 AND THE POINT OF TERMINUS.

PARCEL 6: (APN: 597–140–05)

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 7: APN 597–150–07, 08, 12

THE EAST HALF OF THE NORTHEAST QUARTER; THE EAST HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 8: APN 597–150–03 & 13

PARCEL C OF CERTIFICATE OF COMPLIANCE RECORDED MAY 5, 2010 AS FILE NO. 2010–0226435, OFFICIAL RECORDS, BEING THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM HALF OF THE MINERALS AND MINERAL RIGHTS IN, UNDER AND ON THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, AS RESERVED IN THE DEED FROM A.R. DILLARD AND PEARL A. DILLARD, HUSBAND AND WIFE RECORDED MAY 5, 1920 IN BOOK 1251, PAGE 395 OF DEEDS.

PARCEL 9:

AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES OVER, ALONG AND ACROSS PARCEL B AS SHOWN ON CERTIFICATE OF COMPLIANCE, AS EVIDENCED BY DOCUMENT RECORDED MAY 5, 2010 AS INSTRUMENT NO. 2010–0226435 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SAID EASEMENT RECITES THAT IT IS A BLANKET EASEMENT AND APPURTENANT TO PARCEL 8 DESCRIBED ABOVE. GRANTOR AND GRANTEE AGREE THAT THE LOCATION OF THE EASEMENT SHALL, IN THE FUTURE, BE CONFINED TO A SPECIFICALLY DEFINED PORTION OF THE SERVIENT TENEMENT AND THAT THE EASEMENT AS IT EXISTS TODAY IS CONFINED TO THE NORTHEAST QUADRANT OF THE SERVIENT TENEMENT IN THAT CERTAIN AREA IDENTIFIED AS "LIMITED DEVELOPMENT AREA" IN THE APPROVED OTAY RANCH GENERAL DEVELOPMENT PLAN/SUBREGIONAL PLAN, DATED JUNE 4, 1996, EACH PARTY AGREES TO COOPERATE FULLY TO SPECIFICALLY DEFINE THE LOCATION OF THE EASEMENT AS SET FORTH IN INSTRUMENT RECORDED JANUARY 29, 2014 AS INSTRUMENT NO. 2014–0038929 OF OFFICIAL RECORDS.

PARCEL 10: (APN: 597–140–04)

THE NORTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 11: (APN: 597–020–06 &10)

THE EAST HALF OF THE SOUTHEAST QUARTER LYING SOUTHERLY OF THE SOUTHERLY LINE OF PROCTOR VALLEY ROAD AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 12: (APN: 597–190–23)

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF. LYING SOUTHERLY OF THE SOUTHERLY LINE OF PROCTOR VALLEY ROAD.

LEGEND:

ULTIMATE TM BOUNDARY UPON RECORDATION OF CONVEYANCE DEEDS WITH THE STATE.

EXISTING BOUNDARY AND ENCUMBRANCES

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 16 OF 18

W.O. 4421–0036

R:\1235\&Pln\TM–Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 – TM – Sht 16 (Village 14 & PA 19).dwg[]Mar–02–2020 01:44

VILLAGE 14 SUMMARY

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	37.98
R-3	SF	112	60 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		987		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	-	-	0.39
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	-	-	0.17
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-3a	OPEN SPACE	-	HOA OS	4.18
OS-3b	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	5.13
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	0.18
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	1.72
OS-60b	OPEN SPACE	-	PRESERVE	0.25
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 PRESERVE	STREET	-	MAJOR CIRCULATION	1.61
ON-SITE ROW PRESERVE	STREET	-	CIRCULATION	2.12
ON-SITE ROW	STREET	-	CIRCULATION	6.82
STREET SUBTOTAL		-		27.02
OVERALL TM TOTAL		987		793.72

VILLAGE 14 LOTTING

NEIGHBORHOOD R-1	
LOT #	LOT AREA
1	5,706
2	5,796
3	5,849
4	5,696
5	5,543
6	5,612
7	5,690
8	5,841
9	5,987
10	6,309
11	6,470
12	7,189
13	6,534
14	7,931
15	5,748
16	5,982
17	6,166
18	6,137
19	6,069
20	5,964
21	5,822
22	5,771
23	5,851
24	9,655
25	13,236
26	12,177
27	5,258
28	5,168
29	5,472
30	5,874
31	6,191
32	6,338
33	5,498
34	6,037
35	6,053
36	6,132
37	6,005
38	5,841
39	5,812
40	6,093
41	5,810
42	5,664
43	5,642
44	5,515
45	5,350
46	5,090
47	5,665
48	6,673
49	7,949
50	8,783
51	7,589
52	8,977
53	8,611
54	7,198
55	7,297
56	8,754
57	8,565
58	8,624
59	8,500
60	8,900
61	9,903
62	10,378
63	11,574
64	13,271
65	13,496
66	13,614
67	11,967
68	10,648
69	10,398
70	10,126
71	9,932
72	9,454
73	9,482
74	9,396
75	9,243
76	8,873
77	8,473
78	8,398
79	8,151
80	8,914
81	7,328
82	6,751
83	8,774
84	9,247
85	7,492
86	7,015
87	7,050
88	7,238
89	7,202
90	7,218
91	7,474
92	8,358
93	8,555
94	8,191
95	8,304
96	7,328
97	8,967
98	9,007
99	8,238
100	11,458
101	8,484
102	7,171
103	6,448
RES. SUBTOTAL SF	790,648
RES. SUBTOTAL AC	18.15
MAX	13,614
MIN	5,090
RES. AVG LOT SIZE	7,676
CIRCULATION SF	251,264
CIRCULATION AC	5.77
TOTAL SF	1,041,912
TOTAL AC	23.92

NEIGHBORHOOD R-2	
LOT #	LOT AREA
1	6,794
2	6,565
3	6,127
4	6,005
5	6,005
6	6,005
7	6,002
8	9,458
9	9,576
10	9,455
11	9,784
12	6,697
13	7,809
14	7,649
15	8,008
16	9,384
17	10,223
18	13,295
19	11,733
20	14,362
21	16,456
22	9,273
23	8,223
24	9,308
25	9,403
26	9,522
27	9,000
28	8,827
29	8,761
30	8,448
31	8,700
32	8,449
33	8,364
34	8,459
35	8,520
36	8,126
37	7,653
38	7,519
39	7,602
40	7,606
41	7,713
42	8,038
43	6,916
44	6,773
45	7,335
46	11,123
47	10,966
48	10,869
49	10,419
50	7,793
51	6,688
52	6,416
53	6,554
54	6,476
55	7,415
56	9,826
57	10,273
58	7,931
59	6,700
60	7,268
61	11,245
62	10,905
63	12,101
64	15,424
65	8,063
66	10,917
67	9,957
68	9,293
69	9,357
70	9,372
71	9,031
72	9,326
73	9,465
74	9,295
75	9,300
76	8,952
77	10,873
78	12,168
79	9,114
80	8,755
81	8,335
82	8,396
83	11,247
84	11,160
85	10,622
86	9,910
87	8,536
88	7,171
89	11,041
90	9,774
91	8,199
92	8,150
93	8,253
94	8,463
95	8,909
96	8,964
97	8,736
98	8,714
99	8,488
100	7,628
101	8,017
102	9,441
103	9,800
104	21,542
105	10,031
106	9,084
107	8,568
108	8,293
109	8,819
110	10,793
111	10,950
112	9,823
113	13,197
114	15,714
115	11,575
116	10,735
117	10,941
118	8,618
119	6,745
120	7,369
121	8,498
122	8,403
123	8,697
124	8,743
125	8,522
126	9,269
127	9,170
128	8,792
129	8,666
130	8,785
131	8,883
132	10,777
133	9,484
134	7,458
135	7,970
136	7,201
RES. SUBTOTAL SF	1,245,629
RES. SUBTOTAL AC	28.60
MAX	21,542
MIN	6,002
RES. AVG LOT SIZE	9,159
CIRCULATION SF	408,913
CIRCULATION AC	9.39
TOTAL SF	1,654,542
TOTAL AC	37.98

NEIGHBORHOOD R-3	
LOT #	LOT AREA
1	5,154
2	5,270
3	5,486
4	6,422
5	7,067
6	7,066
7	7,526
8	7,707
9	7,727
10	7,829
11	9,771
12	9,065
13	9,306
14	10,079
15	9,912
16	11,327
17	10,268
18	8,261
19	7,274
20	6,819
21	9,064
22	9,018
23	8,870
24	9,143
25	9,244
26	8,968
27	8,689
28	7,961
29	6,614
30	6,841
31	7,896
32	8,704
33	13,693
34	7,717
35	12,971
36	18,583
37	8,726
38	6,282
39	7,187
40	5,883
41	5,394
42	5,541
43	6,295
44	19,778
45	15,302
46	17,359
47	7,543
48	6,483
49	5,852
50	6,091
51	6,345
52	6,212
53	6,849
54	8,651
55	8,367
56	8,506
57	5,835
58	5,976
59	17,317
60	9,452
61	11,564
62	14,424
63	11,003
64	13,998
65	12,440
66	13,329
67	12,271
68	10,896
69	10,223
70	9,890
71	10,811
72	11,362
73	10,524
74	10,585
75	10,443
76	9,936
77	9,671
78	9,853
79	11,526
80	10,243
81	9,962
82	11,011
83	10,773
84	11,406
85	11,968
86	9,851
87	10,094
88	9,436
89	9,174
90	9,780
91	9,256
92	9,379
93	10,210
94	9,365
95	9,454
96	9,985
97	8,786
98	8,766
99	9,437
100	10,833
101	10,177
102	8,810
103	8,254
104	8,233
105	7,963
106	7,846
107	7,491
108	6,816
109	6,234
110	5,671
111	5,638
112	6,323
RES. SUBTOTAL SF	1,033,912
RES. SUBTOTAL AC	23.74
MAX	19,778
MIN	5,154
RES. AVG LOT SIZE	9,231
CIRCULATION SF	311,450
CIRCULATION AC	7.15
TOTAL SF	1,345,362
TOTAL AC	30.89

NEIGHBORHOOD R-4	
LOT #	LOT AREA
1	8,382
2	7,835
3	7,386
4	7,071
5	7,696
6	7,376
7	7,234
8	6,548
9	6,380
10	6,426
11	6,550
12	7,043
13	6,970
14	6,324
15	6,324
16	6,323
17	6,322
18	6,918
19	7,559
20	7,514
21	7,575
22	7,550
23	7,729
24	7,819
25	7,896
26	7,569
27	7,701
28	7,414
29	7,667
30	9,214
31	9,175
32	8,638
33	7,794
34	8,139
35	7,268
36	8,583
37	8,613
38	8,242
39	7,788
40	7,546
41	7,652
42	7,352
43	13,606
44	9,170
45	6,785
46	6,274
47	6,270
48	6,540
49	7,226
50	8,066
51	8,022
52	8,153
53	8,190
54	7,691
55	7,010
56	7,047
57	7,360
58	7,371
59	7,386
60	7,429
61	7,129
62	7,222
63	6,780
64	6,317
65	6,345
66	6,342
67	6,523
68	6,965
69	7,259
70	7,072
71	6,519
72	6,655
73	6,941
RES. SUBTOTAL SF	542,770
RES. SUBTOTAL AC	12.46
MAX	13,606
MIN	6,270
RES. AVG LOT SIZE	7,435
CIRCULATION SF	242,579
CIRCULATION AC	5.57
TOTAL SF	785,349
TOTAL AC	18.03

NEIGHBORHOOD R-5	
LOT #	LOT AREA
1	9,610
2	9,401
3	10,312
4	12,905
5	8,627
6	10,139
7	9,026
8	10,125
9	13,676
10	8,041
11	8,375
12	9,205
13	8,354
14	8,058
15	8,160
16	8,364
17	9,916
18	9,836
19	8,588
20	7,854
21	7,854
22	7,854
23	7,997
24	8,242
25	8,874
26	10,054
27	10,407
28	10,424
29	11,837
30	11,834
31	12,025
32	10,829
33	9,515
34	9,009
35	11,077
36	15,425
37	14,082
38	13,382
39	13,168
40	13,099
41	12,627
42	13,163
43	15,315
44	10,337
45	11,363
46	11,306
47	11,359
48	12,781
49	12,778
50	9,895
51	9,124
52	9,785
53	10,184
54	9,988
55	10,124
56	16,312
57	8,870
58	9,060
59	9,040
60	9,361
61	11,723
62	18,267
63	12,743
64	11,618
65	10,849
66	9,581
67	9,420
68	9,671
69	9,570
70	9,944
71	8,534
72	8,786
73	11,575
74	12,578
75	12,109
76	12,265
77	10,582
78	11,054
79	10,840
80	12,873
81	13,554
82	23,844
83	10,315
84	9,179
85	10,337
86	10,172
87	10,908
88	9,862
89	9,589
90	8,258
91	8,180
92	11,140
93	9,982
94	14,597
95	9,915
96	8,493
97	8,810
98	9,444
99	12,016
100	11,056
101	10,919
102	11,236
103	12,287
104	12,189
105	13,270
106	9,581
107	10,526
108	12,003
109	10,980
110	9,230
111	10,457
112	12,288
113	16,771
114	16,929
115	15,549
116	9,751
117	8,742
118	10,053
119	9,593
120	8,076
121	12,588
RES. SUBTOTAL SF	1,315,603
RES. SUBTOTAL AC	30.20
MAX	23,844
MIN	7,854
RES. AVG LOT SIZE	10,873
CIRCULATION SF	459,116
CIRCULATION AC	10.54
TOTAL SF	1,774,719
TOTAL AC	40.74

NEIGHBORHOOD R-6	
LOT #	LOT AREA
1	5,449
2	6,066
3	5,731
4	5,626
5	5,763
6	6,691
7	6,948
8	6,827
9	6,829
10	7,049
11	7,485
12	7,742
13	7,653
14	7,445
15	7,713
16	7,602
17	7,480
18	5,709
19	7,898
20	8,073
21	7,984
22	7,607
23	7,602
24	7,417
25	5,913
26	6,016
27	6,957
28	6,480
29	7,200
30	8,298
31	9,894
32	12,783
33	11,022
34	10,344
35	9,307
36	8,168
37	7,930
38	7,732
39	7,810
40	7,168
41	6,843
42	7,090
43	7,234
44	7,128
45	6,502
46	5,894
47	5,667
RES. SUBTOTAL SF	347,769
RES. SUBTOTAL AC	7.98
MAX	12,783
MIN	5,449
RES. AVG LOT SIZE	7,399
CIRCULATION SF	125,935
CIRCULATION AC	2.89
TOTAL SF	473,704
TOTAL AC	10.87

NEIGHBORHOOD R-9	
LOT #	LOT AREA
1	6,390
2	5,829
3	5,830
4	5,830
5	6,250
6	8,229
7	7,406
8	7,573
9	7,925
10	11,164
11	8,453
12	8,590
13	16,059
14	6,878
15	8,076
16	5,648
17	5,590
18	5,590
19	5,590
20	5,590
21	5,590
22	5,590
23	6,649
24	7,437
25	6,624
26	6,624
27	6,624
28	6,624
29	6,624
30	6,624
31	6,942
32	6,658
33	6,574
34	6,454
35	6,319
36	6,169
37	6,055
38	5,677
39	5,524
40	5,380
41	5,245
42	5,217
43	5,126
44	5,122
45	5,242
46	6,760
47	7,881
48	7,648
49	6,639
50	6,888
51	6,888
52	6,893
53	7,887
54	6,778
55	5,671
56	5,677
57	5,789
58	11,814
59	10,368
60	10,225
61	8,457
62	7,262
63	10,326
64	8,770
65	5,690
66	5,507
67	5,510
68	5,705
69	5,889
70	5,895
71	5,931
72	6,104
73	6,356
74	6,252
75	6,070
76	5,941
77	5,810
78	6,750
79	6,552
80	6,177
81	6,314
82	7,791
83	10,831
84	10,838
85	18,829
86	9,425
87	11,815
88	7,558
89	6,951
90	7,107
91	17,058
92	13,608
93	6,329
94	9,451
95	7,127
96	8,475
RES. SUBTOTAL SF	705,471
RES. SUBTOTAL AC	16.20
MAX	18,829
MIN	5,122
RES. AVG LOT SIZE	7,349
CIRCULATION SF	276,920
CIRCULATION AC	6.36
TOTAL SF	982,391
TOTAL AC	22.55

NEIGHBORHOOD R-10	
LOT #	LOT AREA
1	5,910
2	5,743
3	6,923
4	7,254
5	5,361
6	7,208
7	6,158
8	6,024
9	5,958
10	5,936
11	6,454
12	6,391
13	6,744
14	6,896
15	6,640
16	6,760
17	6,774
18	7,314
19	6,634
20	6,560
21	7,078
22	6,865
23	6,983
24	7,033
25	7,551
26	8,035
27	9,189
28	70,225
29	9,228
30	8,738
31	8,513
RES. SUBTOTAL SF	279,080
RES. SUBTOTAL AC	6.41
MAX	70,225
MIN	5,361
RES. AVG LOT SIZE	9,003
CIRCULATION SF	29,041
CIRCULATION AC	0.67
TOTAL SF	308,121
TOTAL AC	7.07

NEIGHBORHOOD R-11	
LOT #	LOT AREA
1	8,546
2	8,740
3	8,766
4	10,266
5	4,680
6	5,581
7	8,021
8	8,898
9	7,337
10	6,510
11	5,947
12	5,279
13	5,653
14	6,707
15	6,598
16	6,921
17	5,581
18	6,187
19	6,583
20	6,869
21	6,639
22	6,606
23	6,056
24	6,165
25	5,125
26	5,391
27	6,965
28	8,050
29	7,314
30	6,699
31	7,900
32	5,657
33	7,270
34	5,552
35	4,735
36	4,558
37	4,632
38	4,644
39	4,720
40	5,027
41	5,073
42	5,217
43	7,811
44	6,328
45	6,443
46	6,552
47	6,766
48	6,746
49	6,132
50	5,519
51	5,135
52	7,206
53	5,849
54	6,260
55	7,345
56	7,655
57	8,273
58	8,791
59	8,696
60	8,730
61	8,684
62	8,801
63	8,947
64	8,701
65	7,815
66	7,533
67	7,435
68	7,428
69	7,497
70	7,869
71	12,599
72	5,902
73	5,153
74	4,771
75	4,500
76	4,500
77	4,866
78	5,027
79	5,073
80	5,377
81	5,983
82	5,999
83	5,937
84	5,935
85	5,873
86	5,922
87	5,435
88	5,163
89	5,110
90	4,836
91	7,571
92	6,811
93	5,619
94	5,660
95	6,154
96	7,009
97	8,005
98	8,582
99	6,899
100	7,051
101	7,360
102	5,648
103	5,308
104	5,005

OS-39b
OS-43
0.42 AC.
OS-48
0.31 AC.
OS-49b
4.36 AC.
MSCP BOUNDARY
PP-4
PRIVATE PARK
PAD AREA: 0.90 AC.
OS-41b
OS-49a
R-9
R-11
OS-42
WATER PUMP STATION
TBA
OS-31
OS-30a
OS-50a
EXISTING 100 YEAR INUNDATION LINE.
BIOFILTRATION BASIN BF-2-6
BOTTOM 734.0
NET AREA: 1.53 AC.
(BASIN BOTTOM)
R-10
OS-40
OS-39a
POTENTIAL DRIVEWAY ACCESS
OS-26
PP-3
PRIVATE PARK
PAD AREA: 1.51 AC.
OS-41a
R-8
PAD AREA: 15.2 AC
LOT AREA: 16.74 AC
PROCTOR VALLEY ROAD
20' STORM DRAIN EASEMENT
OS-34
OS-22
9.52 AC
OS-21
8.16 AC
OS-23
5.24 AC
R-7
R-6
R-2
R-5
R-3
R-4
PP-2
PVT. PARK
OS-20
2.36 AC
OS-13
8.64 AC
OS-12
4.42 AC
OS-10
1.58 AC
OS-11
OS-9b
OS-8b
OS-8c
WATER TANK
R-9
PP-5
PVT. POCKET PARK
MIN. 0.17 AC.
AND 0.19 AC.
FUTURE TRANSIT STOP
SPECIFIC LOCATION OF FUTURE TRANSIT STOP TO BE DETERMINED IN COORDINATION WITH COUNTY ENGINEER & MTS. INSTALLATION SHALL BE BY OTHERS.
UTILITY EASEMENT
20' WATER EASEMENT
6' CONC. TRAIL/PATH
15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT. SEE SHEET 4 FOR CROSS SECTION
15' STORM DRAIN EASEMENT
SCALE 1"= 100'

OPTIONAL DESIGN FOR PORTION OF STREET I FROM PVR TO STREET F

PREPARED BY:
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ENGINEERING San Diego, Ca. 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

REVISED PRELIMINARY VESTING TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 18 OF 18

W.O. 2421-7035

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\TENTATIVE MAP\Village 14 - TM - Sht 18 (Village 14 & PA 19).dwg[]Mar-04-2020:12:05