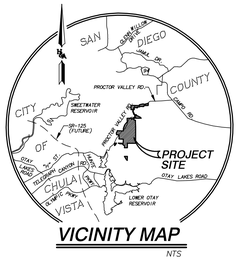
VESTING SITE PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California



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	
PROPOSED STREET CENTERLINE ELEVATION	237.7
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		-/BONITA
DEVELOPMENT REGULATIONS	DENSITY	0/2.06
	LOT SIZE (MINIMUM)	-/-
	MAX FLOOR AREA	-/-
	FLOOR AREA RATIO	-/-
	BUILDING TYPE	-/W
	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-13, 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 AREAS16/19 SPECIFIC PLAN AMENDMENT SECTION 6 DEVELOPMENT REGULATIONS, TABLE 15.
8. LIMITED BUILDING ZONE (LBZ) INFORMATION ADDRESSED IN THE FIRE PROTECTION PLAN, APPENDIX B FIGURE C-1 & 2.
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-13.
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 SITE PLAN WILL BE NOT DEMED 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 SITE PLAN.

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.

REPRESENTATIVE - JACKSON PENDO DEVELOPMENT COMPANY

REPRESENTATIVE - STATE OF CALIFORNIA

ALISA S. VIALPANDO No. 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.

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			

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

SHEET 1 OF 17

H.O. 2421-5036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 - VSP - Sht 01 (Village 14 & PA 19).dwg[]Mar-04-2020:11:47

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

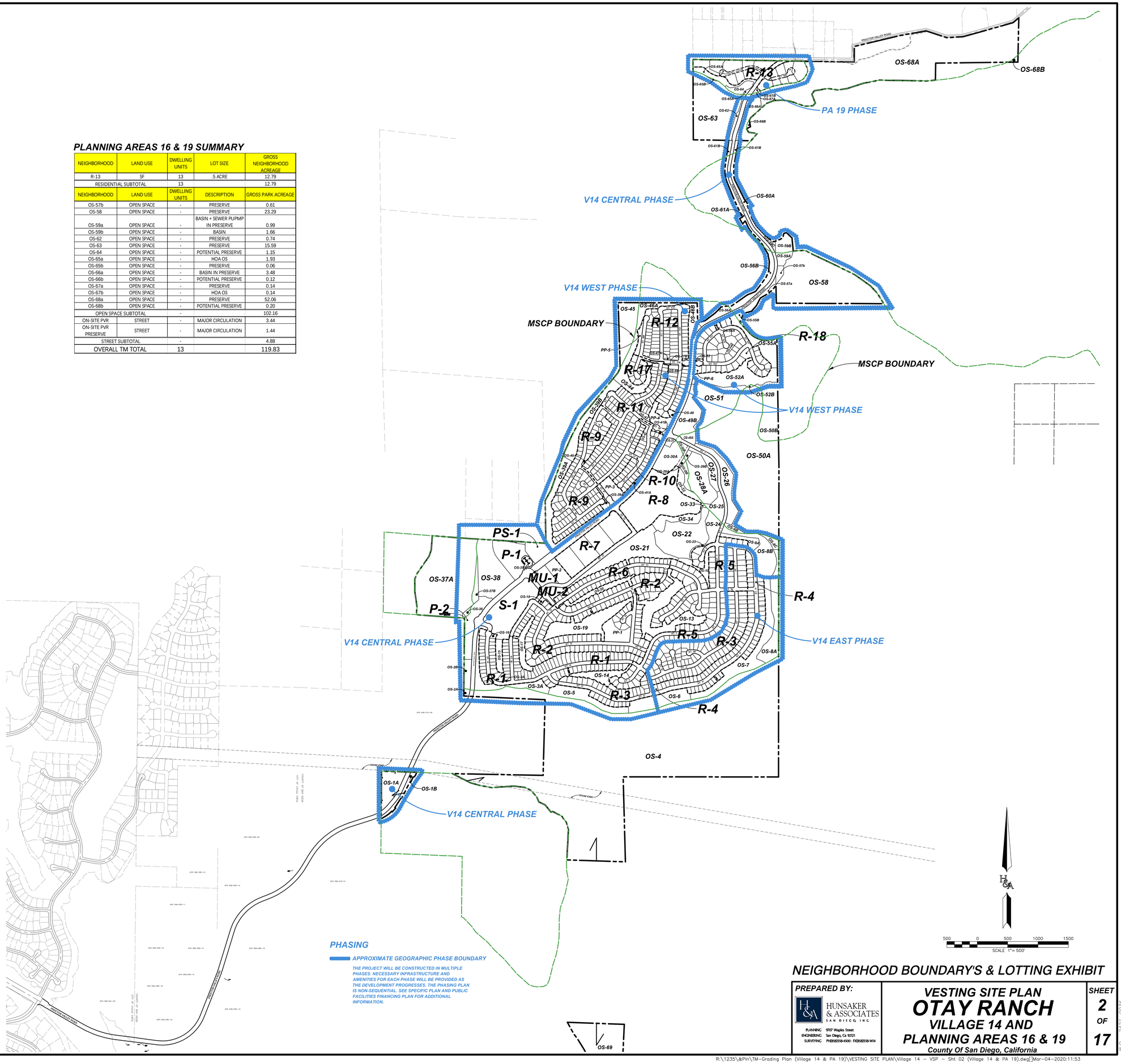
NEIGHBORHOOD	LAND USE	DWELLING UNITS	TARGET DENSITY (DU/AC)	GROSS NEIGHBORHOOD ACREAGE
R-7	MULTI-FAMILY	150		12.74
R-8	COURTYARD	116		16.74
RESIDENTIAL SUBTOTAL		266		29.49

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
0S-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

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

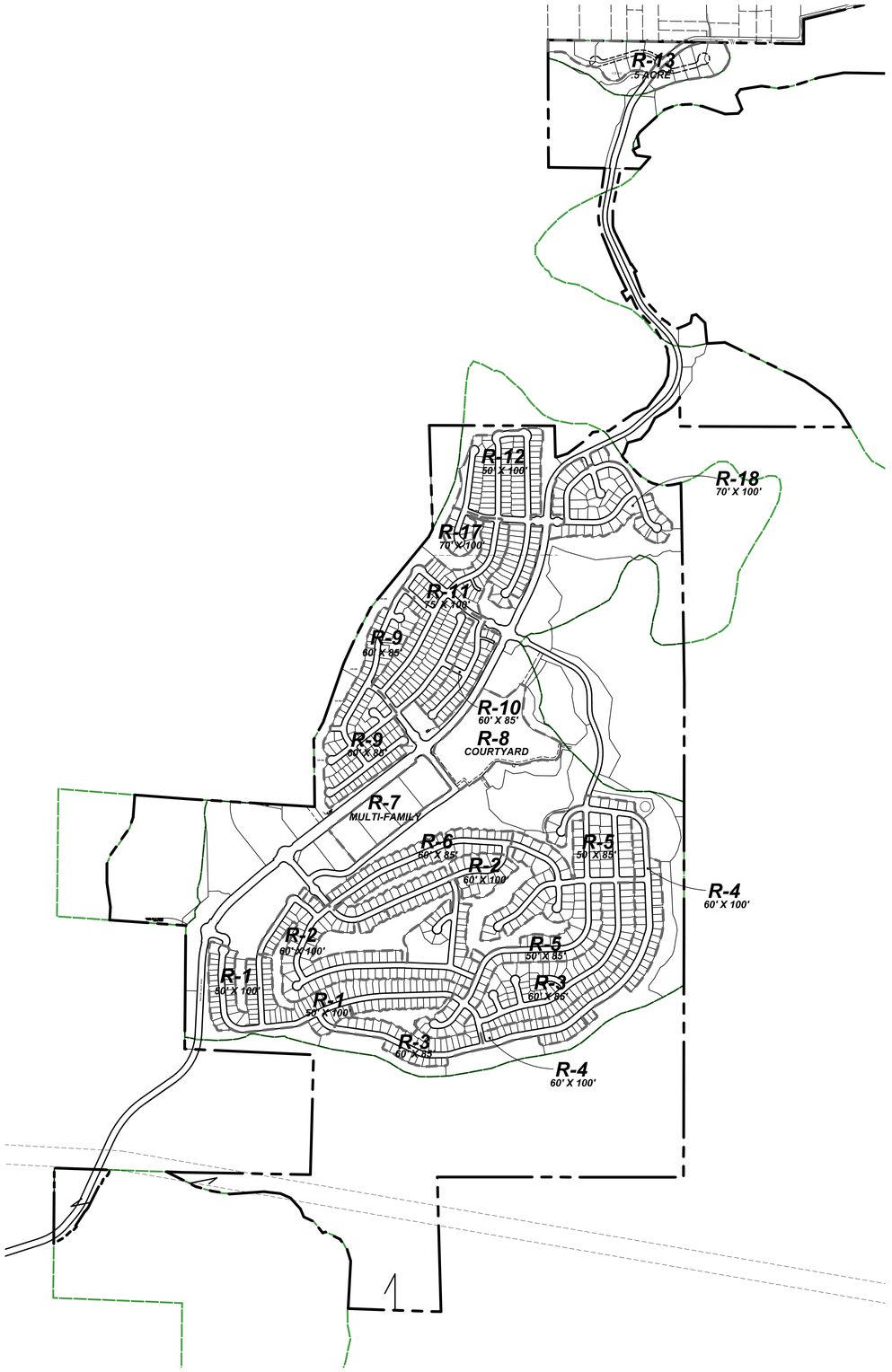
PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

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

SHEET 2 OF 17

W.O. 2421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 – VSP – Sht 02 (Village 14 & PA 19).dwg[]Mar-04-2020:11:53



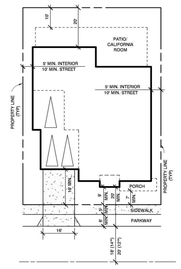
SETBACKS RESIDENTIAL DISTRICTS

		RR[1]	SF-1	SF-2	SF-3	MF
MINIMUM FRONT YARD SETBACK (FEET):						
	TO DIRECT ENTRY GARAGE	50'[2]	18'	18'	5'	SP
	TO SITE ENTRY(SWING IN) GARAGE WITH OR WITHOUT RESIDENTIAL ABOVE	40'[2]	9'	N/A	N/A	N/A
	TO MAIN RESIDENCE	40'[2]	9'	9'	SP	SP
	TO PORCH OR ENTRY FEATURE	N/A	7'	7'	SP	SP
MINIMUM SIDE YARD SETBACK (FEET):						
	TO ADJACENT RESIDENTIAL LOT	10'	5'	5'	5'	N/A
	DISTANCE BETWEEN DETACHED RESIDENCES	20'	10'	10'	10'	10'
	TO PORCH OR VERANDA ON CORNER LOT	N/A	5'	5'	SP	SP
	TO PROPERTY LINE OF ADJACENT RESIDENTIAL STREET	40'[2]	10'	10'	SP	SP
MINIMUM REAR YARD SETBACK (FEET)[3]:						
	TO MAIN RESIDENCE	25'	20'	15'	SP	SP
	TO GARGE	10'	5'	5'	5'	SP
	TO SECOND DWELLING UNIT[4]	5'	5'	N/A	N/A	N/A
LIMITED BUILDING ZONE SETBACK (PLANNING AREA 19) (FEET):						
	TO DIRECT ENTRY GARAGE	100'	N/A	N/A	N/A	N/A
	TO SITE ENTRY(SWING IN) GARAGE WITH OR WITHOUT RESIDENTIAL ABOVE	100'	N/A	N/A	N/A	N/A
	TO MAIN RESIDENCE	100'	N/A	N/A	N/A	N/A

1. STRUCTURES OF ANY TYPE 9I.E. GARAGE, BARN, STORAGE SHED, ACCESSORY UNITS, ETC.) ARE NOT PERMITTED ON ANY PORTION OF A SPLIT PAD LOT SEPERATED FROM THE BUILDABLE PAD AREA BY A PRIVATE ROAD EASEMENT.
2. SETBACK MEASURED FROM CENTERLINE OF RESIDENTIAL STREET
3. FOR LOTS ADJACENT TO PRESERVE OPEN SPACE, THE MINIMUM REAR YARD SETBACK IS 20' TO COMPLY WITH FUEL MODIFICATION ZONE REQUIREMENTS.
4. REAR YARD SETBACKS TO SECOND DWELLING UNIT MUST COMPLY WITH THE FIRE PROTECTION PLAN AND FIRE PROTECTION PLAN TECHNICAL MEMORANDUM REQUIREMENTS. SECOND DWELLING UNIT IS LIMITED TO (30% OF PRIMARY STRUCTURE).

SINGLE FAMILY SF-1

SINGLE FAMILY PLANNING AREAS (SF-1)		
USE REGULATIONS		S-88
ANIMAL REGULATIONS		–
DEVELOPMENT REGULATIONS	DENSITY	–
	LOT SIZE (MINIMUM)	7,000 SF
	MAX FLOOR AREA	–
	FLOOR AREA RATIO	–
	BUILDING TYPE	C
	HEIGHT	G
	COVERAGE	–
	SETBACK	(SEE TABLE)
	OPEN SPACE	–
SPECIAL AREA REGULATIONS		D

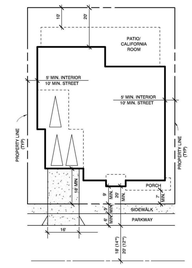


SF-1 PRODUCT 70'X100' TYP.

NEIGHBORHOOD R-17 & R-18

MINIMUM LOT 7,000 S.F.

RETAINING WALLS UP TO 48" IN HEIGHT MAY OCCUR WITHIN THE MINIMUM FRONT YARD SETBACK BASED ON GRADING CONDITIONS.



SF-1 PRODUCT 75'X100' TYP.

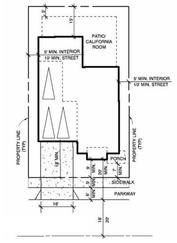
NEIGHBORHOOD R-11

MINIMUM LOT 7,500 S.F.

RETAINING WALLS UP TO 48" IN HEIGHT MAY OCCUR WITHIN THE MINIMUM FRONT YARD SETBACK BASED ON GRADING CONDITIONS.

SINGLE FAMILY SF-2

SINGLE FAMILY PLANNING AREAS (SF-2)		
USE REGULATIONS		S-88
ANIMAL REGULATIONS		–
DEVELOPMENT REGULATIONS	DENSITY	–
	LOT SIZE (MINIMUM)	4,250 SF
	MAX FLOOR AREA	–
	FLOOR AREA RATIO	–
	BUILDING TYPE	C
	HEIGHT	G
	COVERAGE	–
	SETBACK	(SEE TABLE)
	OPEN SPACE	–
SPECIAL AREA REGULATIONS		D

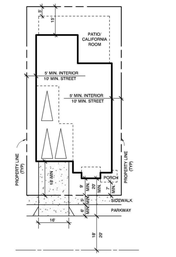


SF-2 PRODUCT 50'X85' TYP.

NEIGHBORHOOD R-5

MINIMUM LOT 4,250 S.F.

RETAINING WALLS UP TO 48" IN HEIGHT MAY OCCUR WITHIN THE MINIMUM FRONT YARD SETBACK BASED ON GRADING CONDITIONS.

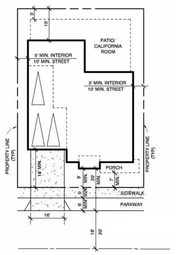


SF-2 PRODUCT 50'X100' TYP.

NEIGHBORHOOD R-1 & R-12

MINIMUM LOT 5,000 S.F.

RETAINING WALLS UP TO 48" IN HEIGHT MAY OCCUR WITHIN THE MINIMUM FRONT YARD SETBACK BASED ON GRADING CONDITIONS.

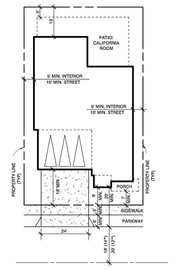


SF-2 PRODUCT 60'X85' TYP.

NEIGHBORHOOD R-3, R-6, R-9 & R-10

MINIMUM LOT 5,100 S.F.

RETAINING WALLS UP TO 48" IN HEIGHT MAY OCCUR WITHIN THE MINIMUM FRONT YARD SETBACK BASED ON GRADING CONDITIONS.



SF-2 PRODUCT 60'X100' TYP.

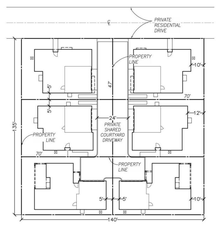
NEIGHBORHOOD R-2 & R-4

MINIMUM LOT 6,000 S.F.

RETAINING WALLS UP TO 48" IN HEIGHT MAY OCCUR WITHIN THE MINIMUM FRONT YARD SETBACK BASED ON GRADING CONDITIONS.

SINGLE FAMILY SF-3

SINGLE FAMILY PLANNING AREAS (SF-3)		
USE REGULATIONS		S-88
ANIMAL REGULATIONS		–
DEVELOPMENT REGULATIONS	DENSITY	116 DUs
	LOT SIZE (MINIMUM)	–
	MAX FLOOR AREA	–
	FLOOR AREA RATIO	–
	BUILDING TYPE	K
	HEIGHT	G
	COVERAGE	–
	SETBACK	(SEE TABLE)
	OPEN SPACE	–
SPECIAL AREA REGULATIONS		D



SF-3 PRODUCT COURTYARD TYP.

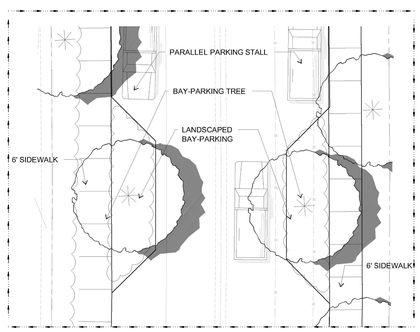
NEIGHBORHOOD R-8

MULTI-FAMILY (MF)

MULTI-FAMILY PLANNING AREA (MF) NEIGHBORHOOD (R-7)		
USE REGULATIONS		S-88
ANIMAL REGULATIONS		–
DEVELOPMENT REGULATIONS	DENSITY	150 DUs
	LOT SIZE (MINIMUM)	–
	MAX FLOOR AREA	–
	FLOOR AREA RATIO	–
	BUILDING TYPE	E
	HEIGHT	G
	COVERAGE	–
	SETBACK	(SEE TABLE)
	OPEN SPACE	A-
SPECIAL AREA REGULATIONS		D

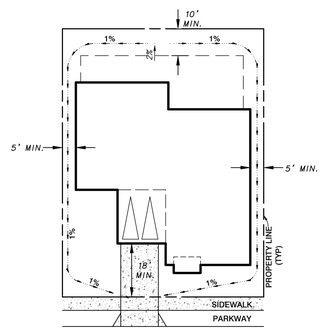
RURAL RESIDENTIAL (RR)

MULTI-FAMILY PLANNING AREA (MF) NEIGHBORHOOD (R-7)		
USE REGULATIONS		S-88
ANIMAL REGULATIONS		L
DEVELOPMENT REGULATIONS	DENSITY	0.9
	LOT SIZE (MINIMUM)	1 ACRE AVG.
	MAX FLOOR AREA	–
	FLOOR AREA RATIO	–
	BUILDING TYPE	C
	HEIGHT	G
	COVERAGE	–
	SETBACK	H
	OPEN SPACE	–
SPECIAL AREA REGULATIONS		D



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 5% SLOPE AWAY FROM THE FOUNDATION TO A MINIMUM 2% SLOPE. ALSO, LOT DRAINAGE SWALE GRADE TO BE REDUCED FROM 2% TO 1%.

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

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

SHEET 3 OF 17

W.O. 2421-6036

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

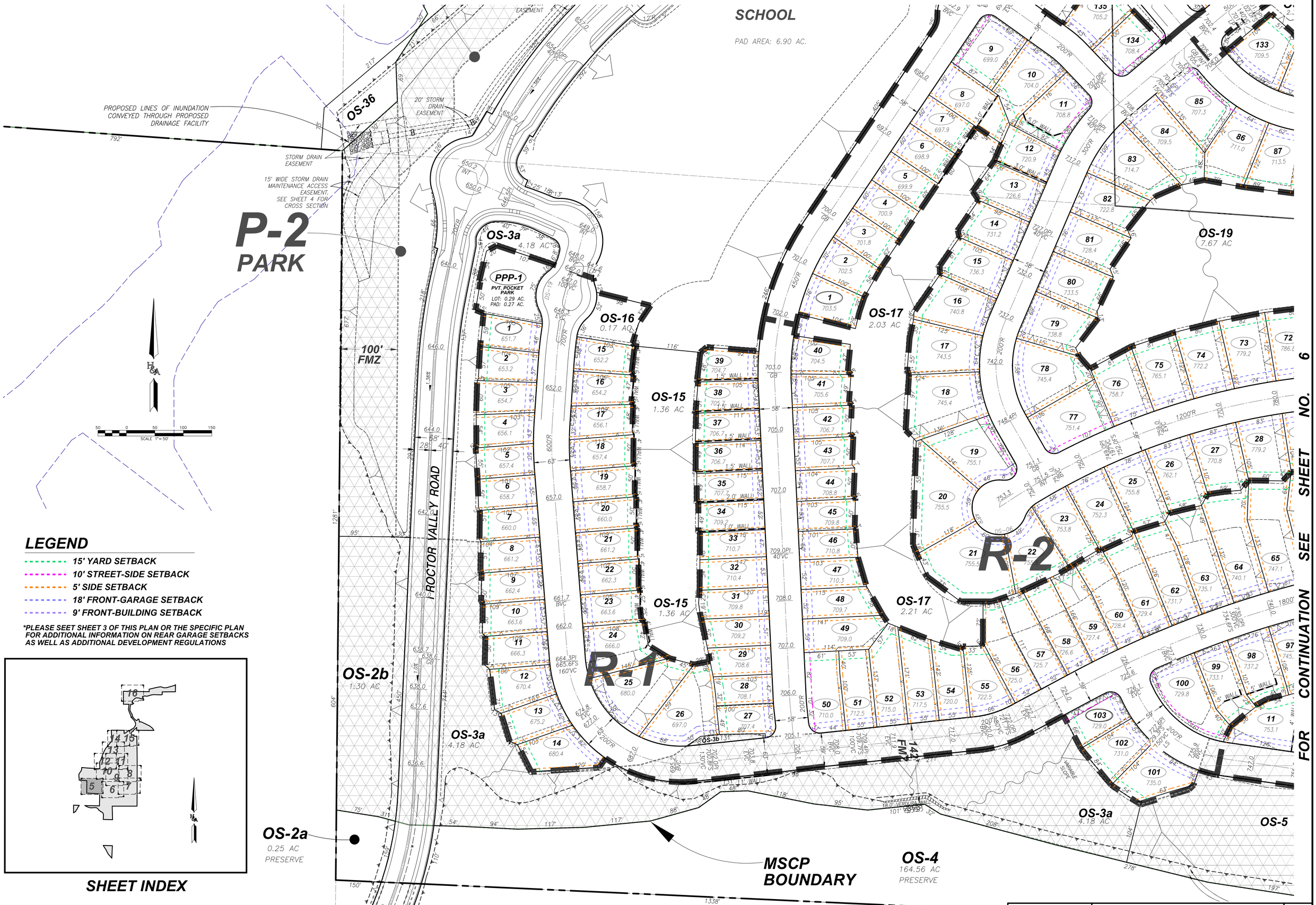
NEIGHBORHOOD R-5	
LOT #	LOT AREA
1	9,610
2	9,421
3	10,312
4	12,905
5	8,627
6	10,139
7	9,026
8	10,125
9	13,676
10	8,041
11	8,375
12	9,205
13	8,354
14	8,058
15	8,160
16	8,364
17	9,916
18	9,836
19	8,588
20	7,854
21	7,854
22	7,854
23	7,997
24	8,242
25	8,874
26	10,054
27	10,407
28	10,424
29	11,837
30	11,834
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	5,829
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



LEGEND

- 15' YARD SETBACK
- 10' STREET-SIDE SETBACK
- 5' SIDE SETBACK
- 18' FRONT-GARAGE SETBACK
- 9' FRONT-BUILDING SETBACK

*PLEASE SEET SHEET 3 OF THIS PLAN OR THE SPECIFIC PLAN FOR ADDITIONAL INFORMATION ON REAR GARAGE SETBACKS AS WELL AS ADDITIONAL DEVELOPMENT REGULATIONS

SHEET INDEX

SEE SHEET 6 FOR CONTINUATION

PREPARED BY:	VESTING SITE PLAN	SHEET
HUNSAKER & ASSOCIATES SAN DIEGO, INC PLANNING 9707 Waples Street, San Diego, Ca 92121 ENGINEERING PH(858)558-4500 · FX(858)558-1414 SURVEYING	**OTAY RANCH** **VILLAGE 14 AND PLANNING AREAS 16 & 19** *County Of San Diego, California*	5 OF 17

W.O. 2421-6036

R:\12355\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 - VSP-- Sht 05 (Village 14 & PA 19).dwg[]Mar-02-2020:14:32

FOR CONTINUATION SEE SHEET NO. 9

9 C

FOR CONTINUATION SEE SHEET NO. 5

FOR CONTINUATION SEE SHEET NO. 7

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

PPP-4 PVT. POCKET PARK LOT:0.20 AC. PAD:0.16 AC.

PPP-3 PVT. POCKET PARK LOT:0.17 AC. PAD:0.13 AC.

PPP-5 PVT. POCKET PARK LOT:0.22 AC. PAD:0.16 AC.

R-1

R-3

R-5

OS-13
8.64 AC

OS-14
2.79 AC

OS-5

OS-6

OS-4
164.56 AC
PRESERVE

ST. 'A'
ST. 'E'
ST. 'F'
ST. 'I'
ST. 'J'
ST. 'K'
ST. 'L'

20' STORM DRAIN EASEMENT

10' STORM DRAIN EASEMENT

250' FMZ

267' FMZ

190' FMZ

PERIMETER TRAIL 10'

MSCP BOUNDARY

8.0' VERDURA WALL

800 TW
790 FG
VERDURA WALL

814 TW
788 FG

807 TW
799 FG

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

LEGEND

- 15' YARD SETBACK
- 10' STREET-SIDE SETBACK
- 5' SIDE SETBACK
- 18' FRONT-GARAGE SETBACK
- 9' FRONT-BUILDING SETBACK

*PLEASE SEET SHEET 3 OF THIS PLAN OR THE SPECIFIC PLAN FOR ADDITIONAL INFORMATION ON REAR GARAGE SETBACKS AS WELL AS ADDITIONAL DEVELOPMENT REGULATIONS

SHEET INDEX

SCALE 1" = 50'

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

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

SHEET 6 OF 17

W.O. 2421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 – VSP– Sht 06 (Village 14 & PA 19).dwg[]Mar-02-2020:14:33

FOR CONTINUATION SEE SHEET NO. 8

FOR CONTINUATION SEE SHEET NO. 6

OS-12
9.11 AC

OS-13
8.64 AC

R-5

DS-06
3.60 AC

OS-8a
5.53 AC
CONSERVED

OS-7

MSCP BOUNDA

R-4

PERIMETER TRAIL 10' EASEMENT

10' STORM EASEMENT
11.51 AC

ST. 'I'

ST. 'J'

ST. 'M'

ST. 'L'

ST. 'K'

ST. 'F'

PPP-6
PVT. POCKET PARK 900.9
PAD: 0.13 AC.

PPP-7
PVT. POCKET PARK 916.5
PAD: 0.11 AC.

R-3

OS-6

274' FMZ

5' STORM DRAIN EASEMENT

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

MSCP BOUNDARY

20' STORM DRAIN EASEMENT

20' STORM DRAIN EASEMENT

OS-8a
5.53 AC
CONSERVED

R-4

SCALE 1"= 50'

LEGEND

- 15' YARD SETBACK
- 10' STREET-SIDE SETBACK
- 5' SIDE SETBACK
- 18' FRONT-GARAGE SETBACK
- 9' FRONT-BUILDING SETBACK

*PLEASE SEET SHEET 3 OF THIS PLAN OR THE SPECIFIC PLAN FOR ADDITIONAL INFORMATION ON REAR GARAGE SETBACKS AS WELL AS ADDITIONAL DEVELOPMENT REGULATIONS

SHEET INDEX

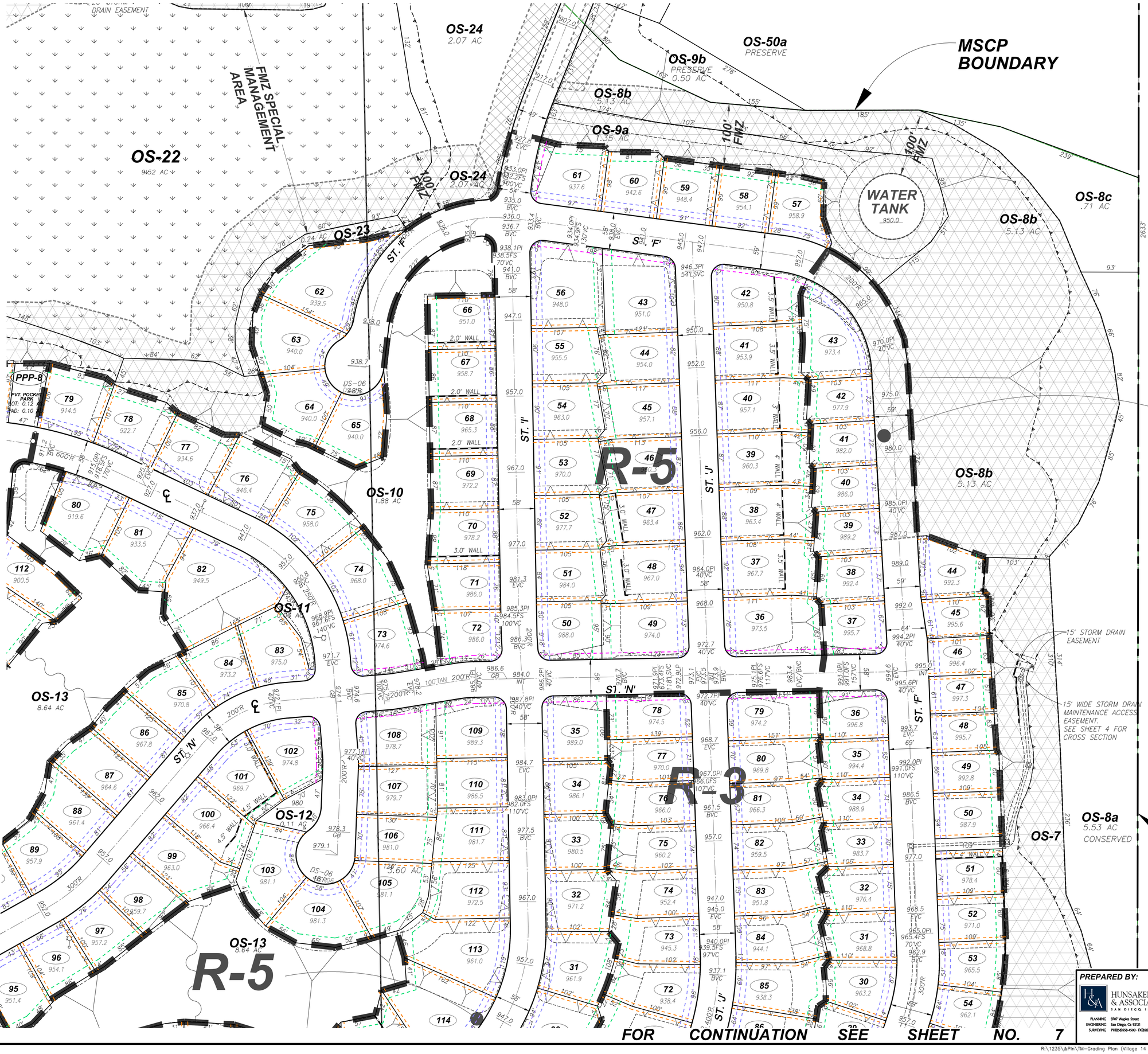
PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

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

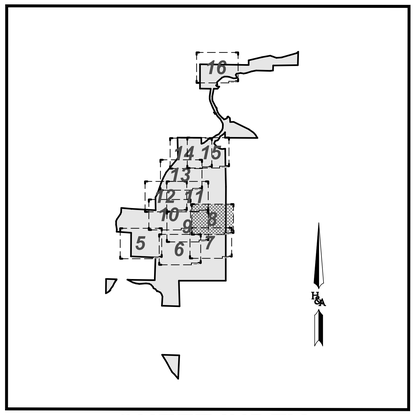
SHEET 7 OF 17

HCA 2421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 – VSP– Sht 07 (Village 14 & PA 19).dwg[]Mar-02-2020:14:35



SHEET INDEX



LEGEND

- 15' YARD SETBACK
- 10' STREET-SIDE SETBACK
- 5' SIDE SETBACK
- 18' FRONT-GARAGE SETBACK
- 9' FRONT-BUILDING SETBACK

*PLEASE SEET SHEET 3 OF THIS PLAN OR THE SPECIFIC PLAN FOR ADDITIONAL INFORMATION ON REAR GARAGE SETBACKS AS WELL AS ADDITIONAL DEVELOPMENT REGULATIONS

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

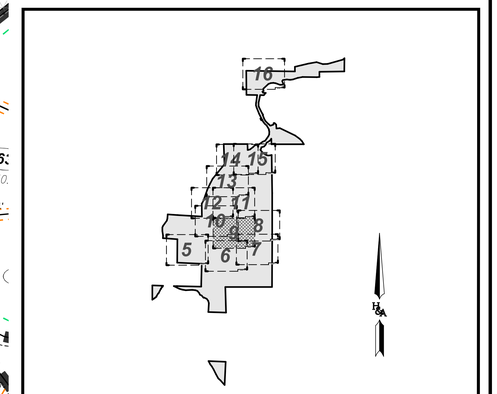
VESTING SITE PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 8 OF 17

W.O. 2421-6036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 – VSP– Sht 08 (Village 14 & PA 19).dwg[]Mar-04-2020:12:13

FOR CONTINUATION SEE SHEET NO. 11



SHEET INDEX

LEGEND

- 15' YARD SETBACK
- 10' STREET-SIDE SETBACK
- 5' SIDE SETBACK
- 18' FRONT-GARAGE SETBACK
- 9' FRONT-BUILDING SETBACK

*PLEASE SEET SHEET 3 OF THIS PLAN OR THE SPECIFIC PLAN FOR ADDITIONAL INFORMATION ON REAR GARAGE SETBACKS AS WELL AS ADDITIONAL DEVELOPMENT REGULATIONS

R-6

R-2

R-5

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

PPP-4
PVT. POCKET PARK

PPP-8
PVT. POCKET PARK
LOT: 0.12 AC
PAD: 0.10 AC

OS-21 9.17 AC
OS-20 2.36 AC
OS-19 7.58 AC
OS-13 8.64 AC
OS-12 0.11 AC
DS-06 1.60 AC

ST. 'C'
ST. 'D'
ST. 'E'
ST. 'F'
ST. 'G'
ST. 'H'
ST. 'I'
ST. 'I'
ST. 'N'
ST. 'O'

10' STORM DRAIN EASEMENT
11.51 AC
20' WATER EASEMENT
8' CONC. TRAIL / PATH

SCALE 1" = 50'

FOR CONTINUATION SEE SHEET NO. 10
FOR CONTINUATION SEE SHEET NO. 8
FOR CONTINUATION SEE SHEET NO. 6

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

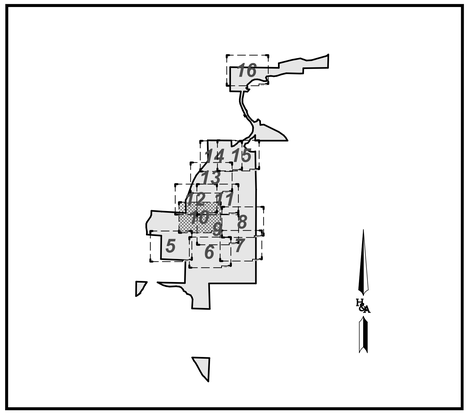
VESTING SITE PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 9 OF 17

W.O. 4421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 – VSP– Sht 09 (Village 14 & PA 19).dwg[]Mar–02–2020:14:59

FOR CONTINUATION SEE SHEET NO. 12



SHEET INDEX

LEGEND

- 15' REAR YARD SETBACK
- 10' STREET-SIDE SETBACK
- 5' SIDE SETBACK
- 18' FRONT-GARAGE SETBACK
- 9' FRONT-BUILDING SETBACK

*PLEASE SEET SHEET 3 OF THIS PLAN OR THE SPECIFIC PLAN FOR ADDITIONAL INFORMATION ON REAR GARAGE SETBACKS AS WELL AS ADDITIONAL DEVELOPMENT REGULATIONS

**THE PLANS SHOWN FOR R-7 AND R-8 ARE CONCEPTUAL THEY WILL BE REVISED IN SUBSEQUENT SITE PLANS, WHICH MAY CHANGE LAYOUT AND DESIGN. REFER TO SPECIFIC PLAN FOR MORE INFORMATION

H&A

50 0 50 100 150
SCALE 1"= 50'

R-7

R-6

R-2

PS-1
PUBLIC SAFETY

PP-2
PVT. PARK

MU-1
MIXED USE

MU-2
MIXED USE
0.87 AC

OS-21
9.16 AC

OS-34
2.75 AC

OS-35

OS-18
0.25 AC

OS-20
2.36 AC

OS-13

LOT A - A / OPEN SPACE
1.9 AC.

ST. 'O'

100' FMZ

70' FMZ

20' STORM DRAIN EASEMENT

20' WATER EASEMENT

PRIVATE ACCESS & UTILITY EASEMENT

PRIVATE SIGNAGE LOT FOR FUTURE MONUMENT

UTILITY EASEMENT

DS-06
48'R

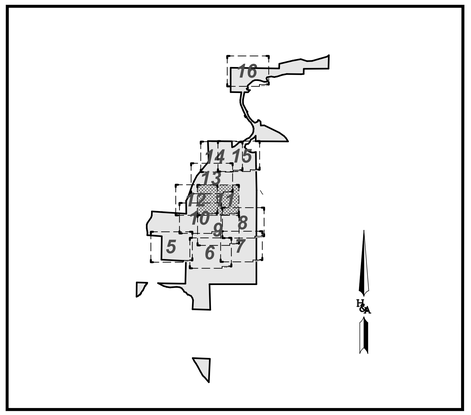
FOR CONTINUATION SEE SHEET NO. 9

PREPARED BY:	VESTING SITE PLAN	SHEET
HUNSAKER & ASSOCIATES SAN DIEGO, INC PLANNING 9707 Waples Street ENGINEERING San Diego, Ca 92121 SURVEYING PH(858)558-4500 FX(858)558-1414	**OTAY RANCH** **VILLAGE 14 AND PLANNING AREAS 16 & 19** *County Of San Diego, California*	10 OF 17

W.O. 2021-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 – VSP– Sht 10 (Village 14 & PA 19).dwg[]Mar–03–2020:09:23

FOR CONTINUATION SEE SHEET NO. 13



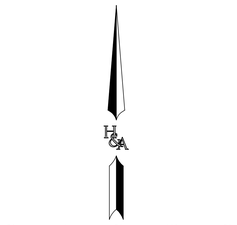
SHEET INDEX

LEGEND

- 20' REAR YARD SETBACK
- 15' REAR YARD SETBACK
- 10' STREET-SIDE SETBACK
- 5' SIDE SETBACK
- 18' FRONT-GARAGE SETBACK
- 9' FRONT-BUILDING SETBACK

*PLEASE SEET SHEET 3 OF THIS PLAN OR THE SPECIFIC PLAN FOR ADDITIONAL INFORMATION ON REAR GARAGE SETBACKS AS WELL AS ADDITIONAL DEVELOPMENT REGULATIONS

**THE PLANS SHOWN FOR R-7 AND R-8 ARE CONCEPTUAL THEY WILL BE REVISED IN SUBSEQUENT SITE PLANS, WHICH MAY CHANGE LAYOUT AND DESIGN. REFER TO SPECIFIC PLAN FOR MORE INFORMATION



FOR CONTINUATION SEE SHEET NO. 12

FOR CONTINUATION SEE SHEET NO. 9

R-10
R-8
R-7
R-3
OS-30a
BIOFILTRATION BASIN BF-2-6
BOTTOM 734.0
TREATMENT BMP
OS-28a
5.94 AC
PRESERVE
OS-29a
OS-29b
OS-27
2.08 AC
OS-28b
0.86 AC
OS-32
OS-33
OS-34
2.75 AC
OS-22
9.52 AC
OS-24
2.07 AC
OS-21
9.16 AC
OS-41a
PROCTOR VALLEY ROAD
ST. U
ST. V
ST. Q
ST. O
ST. I
20' STORM DRAIN EASEMENT
30' STORM DRAIN AND SEWER EASEMENT
15' STORM DRAIN EASEMENT
100' FMZ
50' FMZ
FMZ SPECIAL MANAGEMENT AREA
CROSS SECTION

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

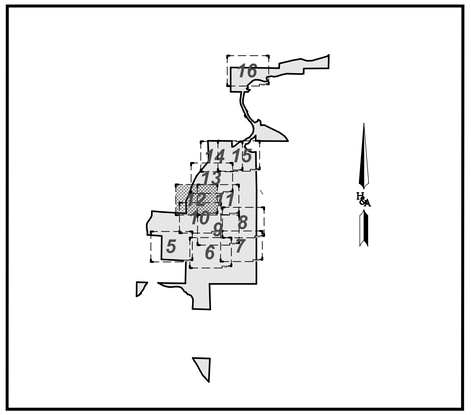
VESTING SITE PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 11 OF 17

W.O. 2421-0035

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 – VSP– Sht 11 (Village 14 & PA 19).dwg[]Mar–03–2020:09:24

FOR CONTINUATION SEE SHEET NO. 13



SHEET INDEX

LEGEND

- FRONT SETBACK TO MAIN RESIDENCE - 9'
- FRONT SETBACK TO DIRECT ENTRY GARAGE - 18'
- SIDE SETBACK TO ADJACENT RESIDENTIAL LOT - 5'
- SIDE SETBACK TO RESIDENTIAL STREET - 10'
- REAR SETBACK TO MAIN RESIDENCE - 20'
- REAR SETBACK TO MAIN RESIDENCE - 15'

*PLEASE SEET SHEET 3 OF THIS PLAN OR THE SPECIFIC PLAN FOR ADDITIONAL INFORMATION ON REAR GARAGE SETBACKS AS WELL AS ADDITIONAL DEVELOPMENT REGULATIONS

**THE PLANS SHOWN FOR R-7 AND R-8 ARE CONCEPTUAL THEY WILL BE REVISED IN SUBSEQUENT SITE PLANS, WHICH MAY CHANGE LAYOUT AND DESIGN. REFER TO SPECIFIC PLAN FOR MORE INFORMATION

H&A

50 0 50 100 150
SCALE 1" = 50'

OS-39b
OS-39a
OS-40
OS-41a
173' FMZ
600'R
800'R
1400'R
1000'R
200'R
350'R
650'R
DS-06 48'R
DS-06 60'R
DS-19
ST. 'T'
ST. 'W'
ST. 'S'
ST. 'I'
ST. 'Z'
ST. 'U'
ST. 'V'
ST. 'R'
ST. 'W1'
ST. 'Q'
ST. 'O'
PROCTOR VALLEY ROAD
R-10
R-9
R-7
PP-3
PRIVATE PARK
PAD AREA: 1.51 AC.
PPP-9
PVT. POCKET PARK
LOT: 0.17 AC.
PAD: 0.16 AC.
30' STORM DRAIN AND SEWER EASEMENT
PRIVATE ACCESS & UTILITY EASEMENT
70' FMZ
100' FMZ
20' DRAIN
8 SPACES

FOR CONTINUATION SEE SHEET NO. 11

FOR CONTINUATION SEE SHEET NO. 10

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

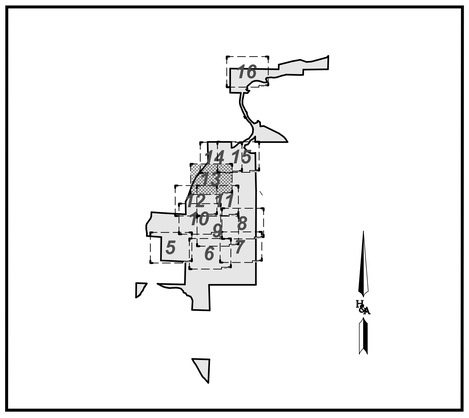
VESTING SITE PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 12 OF 17

W.O. 2921-6036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 – VSP– Sht 12 (Village 14 & PA 19).dwg[]Mar-03-2020:09:25

FOR CONTINUATION SEE SHEET NO. 14



*PLEASE SEET SHEET 3 OF THIS PLAN OR THE SPECIFIC PLAN FOR ADDITIONAL INFORMATION ON REAR GARAGE SETBACKS AS WELL AS ADDITIONAL DEVELOPMENT REGULATIONS.

**THE PLANS SHOWN FOR R-7 AND R-8 ARE CONCEPTUAL THEY WILL BE REVISED IN SUBSEQUENT SITE PLANS, WHICH MAY CHANGE LAYOUT AND DESIGN. REFER TO SPECIFIC PLAN FOR MORE INFORMATION.

SHEET INDEX

LEGEND

- FRONT SETBACK TO MAIN RESIDENCE - 9'
- FRONT SETBACK TO DIRECT ENTRY GARAGE - 18'
- SIDE SETBACK TO ADJACENT RESIDENTIAL LOT - 5'
- SIDE SETBACK TO RESIDENTIAL STREET - 10'
- REAR SETBACK TO MAIN RESIDENCE - 20'
- REAR SETBACK TO MAIN RESIDENCE - 15'

SCALE 1" = 50'

R-11
PPP-10
PVT. POCKET PARK
LOT: 0.25 AC.
PAD: 0.18 AC.
PP-4
PRIVATE PARK
PAD AREA: 0.90 AC.
R-9
R-10
OS-39b
OS-40
OS-43
0.42 AC
OS-48
0.31 AC
OS-49b
4.36 AC
OS-49a
0.83 AC
PRESERVE
OS-41b
OS-42
OS-31
OS-30a
BIOFILTRATION
BASIN BF-2-6
BOTTOM 734.0
OS-30b
PRESERVE
OS-29a
OS-29b
OS-28a
5.94 AC
PRESERVE
OS-28b
0.85 AC
PROCTOR VALLEY ROAD
ST. 'W'
ST. 'X'
ST. 'Y'
ST. 'Z'
ST. 'DD'
ST. 'R'
ST. 'V'
ST. 'U'
ST. 'T'
113' FMZ
173' FMZ
WATER PUMP STATION
PRE-TREATMENT BMP
R-8 ACCESS EASEMENT
STORM DRAIN EASEMENT & MAINTENANCE ACCESS EASEM
20' STORI DRAIN EASEMENT
POTENTIAL DRIVEWAY

FOR CONTINUATION SEE SHEET NO. 12

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

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

SHEET 13 OF 17

W.O. 4421-0036

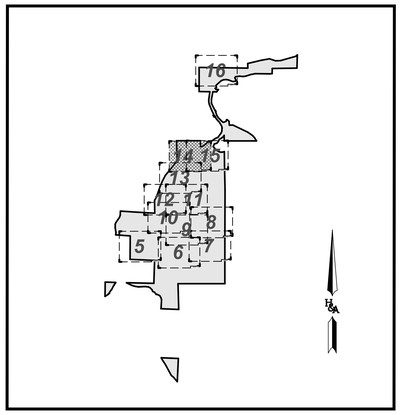
R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 – VSP– Sht 13 (Village 14 & PA 19).dwg[]Mar–03–2020:09:25

FOR CONTINUATION SEE SHEET NO. 16

LEGEND

- FRONT SETBACK TO MAIN RESIDENCE - 9'
- FRONT SETBACK TO DIRECT ENTRY GARAGE - 18'
- SIDE SETBACK TO ADJACENT RESIDENTIAL LOT - 5'
- SIDE SETBACK TO RESIDENTIAL STREET - 10'
- REAR SETBACK TO MAIN RESIDENCE - 20'
- REAR SETBACK TO MAIN RESIDENCE - 15'

*PLEASE SEET SHEET 3 OF THIS PLAN OR THE SPECIFIC PLAN FOR ADDITIONAL INFORMATION ON REAR GARAGE SETBACKS AS WELL AS ADDITIONAL DEVELOPMENT REGULATIONS.



SHEET INDEX

OS-45
5.50 AC
PRESERVE

MSCP BOUNDARY

PP-5
PRIVATE PARK

OS-46a
1.87AC

OS-46b
2.45 AC

PPP-11
PVT. POCKET PARK
LOT: 0.23 AC.
PAD: 0.19 AC.

ST. 'CC'

100' FMZ

151' FMZ

OS-54a

PROCTOR VALLEY RD

20' STORM DRAIN EASEMENT

STORM DRAIN EASEMENT AND MAINTENANCE ACCESS EASEMENT

OS46b

R-12

ST. 'BB'

ST. 'Z'

ST. 'DD'

ST. 'GG'

ST. 'FF'

OS-54b

OS-44
4.49 AC

R-17

OS-47a
2.14 AC

OS-47b
1.41 AC

OS-48

OS-53
0.53 AC

4.28 AC

ST. 'AA'

ST. 'EE'

OS-52a

R-11

PPP-10
PVT. POCKET PARK
LOT: 0.25 AC.
PAD: 0.18 AC.

ST. 'W'

113' FMZ

PP-6
PRIVATE PARK

STORM DRAIN EASEMENT & MAINTENANCE ACCESS EASEMENT

OS-51
9.44 AC
CONSERVED

OS-49b
4.36 AC

℄ ROAD

SCALE 1" = 50'

FOR CONTINUATION SEE SHEET NO. 13

FOR CONTINUATION SEE SHEET NO. 15

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

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

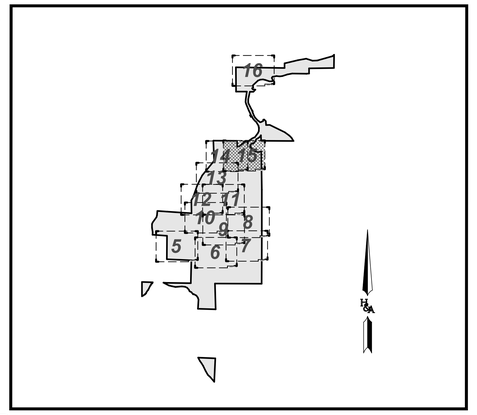
SHEET 14 OF 17

W.O. 2421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 – VSP– Sht 14 (Village 14 & PA 19).dwg[]Mar-03-2020:09:26

FOR CONTINUATION SEE SHEET NO. 16

FOR CONTINUATION SEE SHEET NO. 14



SHEET INDEX

MSCP BOUNDARY

LEGEND

- FRONT SETBACK TO MAIN RESIDENCE - 9'
- FRONT SETBACK TO DIRECT ENTRY GARAGE - 18'
- SIDE SETBACK TO ADJACENT RESIDENTIAL LOT - 5'
- SIDE SETBACK TO RESIDENTIAL STREET - 10'
- REAR SETBACK TO MAIN RESIDENCE - 20'
- REAR SETBACK TO MAIN RESIDENCE - 15'

PROCTOR VALLEY ROAD

R-12

R-18

OS-46b 2.45 AC

PPP-11 PVT. POCKET PARK LOT: 0.23 AC. PAD: 0.19 AC.

OS-57a 1.56 AC PRESERVE

OS-55b 0.37 AC PRESERVE

OS-56a

OS-54a

OS-55a

OS46b

OS-54b

OS-47a

OS-53 0.53 AC

OS-47b

OS-48

OS-52a

OS-52b PRESERVE 0.07 AC

OS-50b 6.26 AC CONSERVED

PP-6 PRIVATE PARK

OS-51 9.44 AC CONSERVED

ST. 'CC'

ST. 'DD'

ST. 'EE'

ST. 'FF'

ST. 'GG'

ST. 'AA'

ST. 'Z'

100' FMZ

151' FMZ

113' FMZ

20' STORM DRAIN EASEMENT

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

STORM DRAIN EASEMENT AND MAINTENANCE ACCESS EASEMENT

15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT.

6' CONC. TRAIL/PATH

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

*PLEASE SEET SHEET 3 OF THIS PLAN OR THE SPECIFIC PLAN FOR ADDITIONAL INFORMATION ON REAR GARAGE SETBACKS AS WELL AS ADDITIONAL DEVELOPMENT REGULATIONS.

SCALE 1"= 50'

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

VESTING SITE PLAN

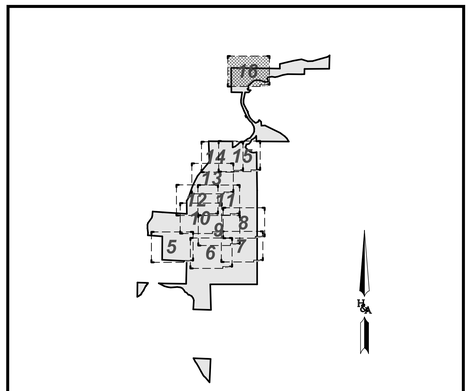
OTAY RANCH

VILLAGE 14 AND PLANNING AREAS 16 & 19

County Of San Diego, California

SHEET 15 OF 17

W.O. 2421-0036



SHEET INDEX

LEGEND

- FRONT SETBACK TO MAIN RESIDENCE FROM CENTERLINE OF ROAD - 40'
- FRONT SETBACK TO DIRECT ENTRY GARAGE FROM CENTERLINE OF ROAD - 50'
- SIDE SETBACK TO ADJACENT RESIDENTIAL LOT - 10'
- SIDE STREET SETBACK TO MAIN RESIDENCE FROM CENTERLINE OF ROAD - 40'
- REAR SETBACK TO MAIN RESIDENCE - 25'

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

END CONST. W/PLUG ASSEMBLY

CONNECT TO EXISTING DRIVEWAY

SIDEWALK UNDERDRAIN

EXIST. 8" ACP

901.0 EXIST.

STORM DRAIN MAINTENANCE ACCESS EASEMENT

70' FMZ

50' FMZ

15' STORM DRAIN EASEMENT

4' WALL

6.5' WALL

EASEMENT FOR TRAIL ACCESS

100' FMZ & LBZ

ST. 'JJ'

ST. 'KK'

OS-65a

OS-65b
0.06
PRESERVE

15' STORM DRAIN EASEMENT

15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT

R-13
1/2 AC

1.9± AC

OS-64
1.15 AC
CONSERVED

OS-68a
52.06 AC
PRESERVE

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

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

OS-67b

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

OS-67a

PUBLIC SEWER LIFT STATION

OS-63
16.38 AC
PRESERVE

15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT

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

BIOFILTRATION BASIN BF-2-10
BOTTOM 880.0

VALLEY ROAD

PROCTOR

OS-62

MSCP BOUN

SCALE 1" = 50'

FOR CONTINUATION SEE SHEET NO. 15

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

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

SHEET 16 OF 17

W.O. 2421-6036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 – VSP– Sht 16 (Village 14 & PA 19).dwg[]Mar-03-2020:09:28

LEGEND

- 20' REAR YARD SETBACK
- 15' REAR YARD SETBACK
- 10' STREET-SIDE SETBACK
- 5' SIDE SETBACK
- 18' FRONT-GARAGE SETBACK
- 9' FRONT-BUILDING SETBACK

*PLEASE SEET SHEET 3 OF THIS PLAN OR THE SPECIFIC PLAN FOR ADDITIONAL INFORMATION ON REAR GARAGE SETBACKS AS WELL AS ADDITIONAL DEVELOPMENT REGULATIONS

**THE PLANS SHOWN FOR R-7 AND R-8 ARE CONCEPTUAL THEY WILL BE REVISED IN SUBSEQUENT SITE PLANS, WHICH MAY CHANGE LAYOUT AND DESIGN. REFER TO SPECIFIC PLAN FOR MORE INFORMATION

PP-6 PRIVATE PARK
PP-10 PVT. POCKET PARK LOT: 0.17 AC NBD: 0.16 AC
PP-4 PRIVATE PARK PAD AREA: 0.90 AC
PP-3 PRIVATE PARK PAD AREA: 1.51 AC.
PP-9 PVT. POCKET PARK LOT: 0.17 AC NBD: 0.16 AC
PP-2 PVT. PARK

R-11 PAD AREA: 7.05 AC
R-9
R-10
R-8 PAD AREA: 15.2 AC LOT AREA: 16.74 AC
R-7
R-6
R-2
R-5

OS-51 9.44 AC CONSERVED
OS-52b PRESERVE 0.07 AC
OS-50b 6.26 AC CONSERVED
OS-49b 4.36 AC
OS-48 AC
OS-43 0.42 AC
OS-47b
OS-49a
OS-31
OS-30a
OS-50a
OS-26
OS-39b
OS-39a
OS-40
OS-41a
OS-42
OS-34 3.09 AC
OS-22 9.62 AC
OS-21 9.16 AC
OS-20 1.36 AC
OS-10 1.66 AC
OS-9b
OS-8b 5.13 AC
OS-8c .71 AC

MSCP BOUNDARY

BIOFILTRATION BASIN BF-2-6 BOTTOM 734.0 NET AREA: 1.53 AC. (BASIN BOTTOM)

WATER PUMP STATION 781.0

WATER TANK 950.0

EXISTING 100 YEAR INUNDATION LINE.

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

STORM DRAIN EASEMENT & MAINTENANCE ACCESS EASEMENT

POTENTIAL DRIVEWAY ACCESS

30' STORM DRAIN AND SEWER EASEMENT

20' WATER EASEMENT

UTILITY EASEMENT

FIRE RESISTIVE BUFFER ZONE

PROCTOR VALLEY ROAD

ST. W

ST. D

ST. F

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

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

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

SHEET 17 OF 17

W.O. 2421-0036

R:\1235\&Pln\TM-Grading Plan (Village 14 & PA 19)\VESTING SITE PLAN\Village 14 – VSP– Sht 17 (Village 14 & PA 19).dwg[]Mar-04-2020:11:48