

LOT 270

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\_\_\_x\_\_\_x\_\_\_x\_\_\_x\_\_

# LEGEND

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

PROPOSED PRIVATE PARK

PROPOSED RESIDENTIAL NEIGHBORHOO PROPOSED OPEN SPACE

PROPOSED BROW DITCH PROPOSED RIPRAP (ENERGY DISSIPATER) PROPOSED EASEMENT LINE EXISTING EASEMENT LINE

PROPOSED FILL SLOPE (2: 1 MAX.) PROPOSED PERCENT OF STREET GRADE PROPOSED SEWAGE FORCE MAIN PROPOSED SEWER MAIN WITH MANHOLE

(8" PVC UNLESS OTHERWISE NOTED)

TITLE REPORT ITEM NO. (SEE SHEET 16)

EXISTING WATER MAIN PROPOSED WATER MAIN WITH FIRE HYDRANT (8" PVC UNLESS OTHERWISE NOTED) EXISTING STORM DRAIN SYSTEM PROPOSED STORM DRAIN SYSTEM

B. HEADWALL C. CLEANOUT D. CATCH BASIN PROPOSED RETAINING WALL PROPOSED STREET CENTERLINE ELEVATION

A. INLET OR CATCH BASIN

PROPOSED CONTOURS

EXISTING CONTOURS

PROPOSED STREET LIGHT PROPOSED FUEL MODIFICATION ZONE PROPOSED LIMITED BUILDING ZONE

PROPOSED FMZ SPECIAL MANAGEMENT AREA

LIMITS OF PROPOSED GRADING/DAYLIGHT LINE

PROPOSED STREET DESIGNATION PROPOSED GEOGRID WALL

MODULAR WETLAND UNIT EASEMENT FOR POTENTIAL

FUTURE TRAIL ACCESS 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	-/W
	HE I GHT	G
	COVERAGE	_
	SETBACK	Α
	OPEN SPACE	_
SPECIAL AREA REGULATIONS		_

## **CONDOMINIUM NOTES**

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

FLOOD PLAIN

STORM DRAIN

FLOW LINE

TOP OF WALL

TOP OF FOOTING

BW BOTTOM OF WAL

FS FINISH SURFACE

MANHOLE

NTS NOT TO SCALE

ELEV ELEVATION

VERTICAL CURVE

RCP REINFORCED CONCRETE PIPE IE

RECLAIMED WATER

PROPERTY LINE

PAD ELEVATION

GROSS SQ. FT.

GRADE BREAK

R/W RIGHT OF WAY

NSF NET SQ. FT.

INVERT ELEVATION

POINT OF INTERSECTION (V.C.)

# REVISED PRELIMINARY GRADING PLAN

# OTAYRANCH VILLAGE 14 AND PLANNING AREAS 16 & 19

County Of San Diego, California



#### **GENERAL NOTES**

TOTAL GROSS PROJECT SITE AREA: 913.56 ACRES (V14: 791.60 AC PA 16/19: 119.83 ACRES)

MULTIFAMILY. (R-1 THROUGH R-6, R-9 THROUGH R-12, R-15, R-17 AND R-18) (R-7 THROUGH R-8)

PRIVATE POCKET PARK LOTS: 11 (PPP-1 THROUGH PPP-11) PUBLIC SAFETY LOT.

4. ASSESSOR'S PARCEL NUMBERS:

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

11. TAX RATE AREA: 63076, 79006, 79007, 63165, 59151

OBTAIN AN VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY

1293 C4-C7, D4-D7, E4-E7, 1312 A2-A3, B1-B2, C1-C2, D1-D2, E1-E2 14. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSEI DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES T

#### **GENERAL DESIGN NOTES**

. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED,REMOVED OR

. THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS A FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT. STREET LIGHTS AS SHOWN ON THIS MAP ARE TO BE USED AS A GUIDE ONLY 7. FOR SETBACK REQUIREMENTS SEE THE OTAY RANCH VILLAGE 14 AND PLANNING AREAS16/19 SPECIFIC

PLAN AMENDMENT SECTION 7 DEVELOPMENT REGULATIONS, TABLES 14 & 17. 8. LIMITED BUILDING ZONE (LBZ) INFORMATION ADDRESSED IN THE FIRE PROTECTION PLAN, 9. USE OF THE PRIVATE AND PUBLIC PARK LOTS WILL BE RESTRICTED FOR PARKS AND RECREATION

PURPOSES BY AN OPEN SPACE OR RECREATIONAL EASEMENT OR OTHER INSTRUMENT APPROVED BY SAN 10. FUEL MODIFICATION ZONES REFLECTED ON THIS MAP ARE PER THE CURRENT FIRE PROTECTION PLAN BY DUDEK & ASSOCIATES. PLEASE REFER TO THE FPP FOR DETAILS ABOUT EACH ZONE TYPE. 11.USES WITHIN THE BISECTED PORTIONS OF ANY LOTS WITHIN NEIGHBORHOODS R-15. 12.A NOISE RESTRICTION EASEMENT SHALL BE GRANTED OVER AREA R-1 LOTS 1 THROUGH 14; AREA R-9

LOTS 32 THROUGH 46; AREA R-10 LOTS 3 & 5 THOUGH 19; AREA R-12 LOTS 1 THROUGH 14 AND 82

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

### EARTHWORK / GRADING QUANTITIES

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

RAW FILL: APPROXIMATELY 8.943.005 C.Y

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

## **ENGINEER**

**APPLICANT** HUNSAKER & ASSOCIATES

SAN DIEGO, INC. 9707 WAPLES STREET SAN DIEGO, CA 92121 (858) 558-4500 PH (858) 558-1414 FX

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

BONITA, CA 91902

### OWNER/SUBDIVIDER

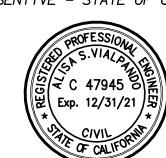
GDCI PROCTOR VALLEY, LP IN C/O JACKSON PENDO DEVELOPMENT COMPANY IN C/O STATE OF CALIFORNIA 4363 BONITA ROAD #607 BONITA, CA 91902 (619) 267-4904

#### **OWNER'S STATEMENT** HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY

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

REPRESENTIVE - JACKSON PENDO DEVELOPMENT COMPANY

REPRESENTIVE - STATE OF CALIFORNIA



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

MIT NEGISTIVATION EXITNES ON 12/31/21							
PREPARED BY:		NO.	REVISIONS	DATE	BY		
		1	1ST SUBMITTAL	09/11/19	H&A		
H	HUNSAKER & ASSOCIATES	2	2ND SUBMITTAL	11/07/19	H&A		
		3	3RD SUBMITTAL	12/23/19	H&A		
		4	4TH SUBMITTAL	02/26/2020	H&A		
PLANNING ENGINEERING SURVEYING	9707 Waples Street San Diego, Ca 92121 PH(858)558-4500 · FX(858)558-1414	5					
		6					
		7					

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

LEGAL DESCRIPTION

## **BOUNDARY & ENCUMBRANCES**

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

## **BENCHMARK**

SEE SHEET 16

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

#### SOLAR ACCESS STATEMENT THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (M) OF

THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE. ALL RESIDENTIAL UNITS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 100 SQUARE FEET OF UNOBSTRUCTED SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

### PUBLIC UTILITIES AND DISTRICTS

. SAN DIEGO GAS & ELECTRIC CO. .OTAY MUNICIPAL WATER DISTRICT COUNTY SANITATION DISTRICT/ CITY OF CHULA VISTA COUNTY SHERIFFS DEPARTMENT 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

SAN DIEGO COUNTY FIRE AUTHORITY

## SOURCES OF TOPOGRAPHY

V14 & PROCTOR VALLEY ROAD SOURCE: R.J. LUNG & ASSOCIATES DATE FLOWN: MAY 13, 2014 CONTOUR INTERVALS: 2' DATUM: NAV '88

BENCHMARK: CV GPS 5081 SET 1" IP WITH 1 1/4" BRASS DISK LOCATED 4.5 MILES SOUTH WEST INTERSECTION OF PROCTOR VALLEY ROAD AND MELODY ROAD. ELEVATION: 581.387'

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

DATUM: NAVD '88

PLEASE SEE SHEET 2 FOR

ALL WAIVER REQUESTS.

