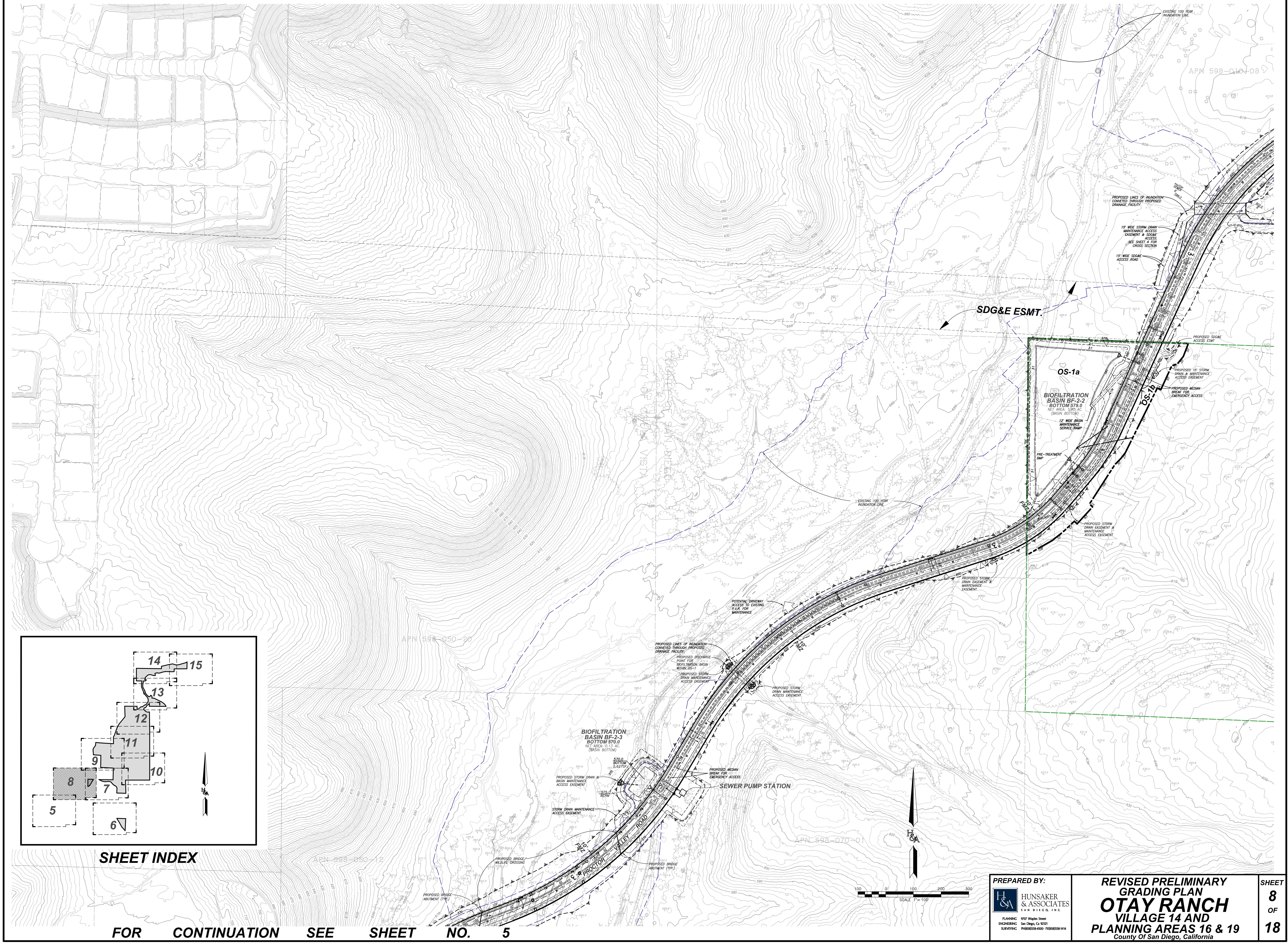
FOR CONTINUATION SEE SHEET NO. 9


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
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
OS-1b
PROPOSED STORM DRAIN EASEMENT & MAINTENANCE ACCESS EASEMENT
EXISTING 100 YEAR INUNDATION LINE.
PROCTOR VALLEY RD.
PROPOSED STORM DRAIN EASEMENT & MAINTENANCE EASEMENT
POTENTIAL DRIVEWAY ACCESS TO EXISTING P.V.R. FOR MAINTENANCE
10' FMZ
CITY OF CHULA VISTA
COUNTY OF SAN DIEGO
APN 598-050-20
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 5,627SF
575.0 BERM
PROPOSED STORM DRAIN & BASIN MAINTENANCE ACCESS EASEMENT
STORM DRAIN MAINTENANCE ACCESS EASEMENT.
PROPOSED MEDIAN BREAK FOR EMERGENCY ACCESS
SEWER PUMP STATION
APN 598-070-01
PROPOSED BRIDGE/WILDLIFE CROSSING
PROPOSED BRIDGE ABUTMENT (TYP.)
PROPOSED BRIDGE ABUTMENT (TYP.)
PROCTOR VALLEY ROAD
APN 598-050-12
14
15
13
12
11
9
10
8
7
5
6
H&A
SHEET INDEX
100 0 100 200 300
SCALE 1"= 100'

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
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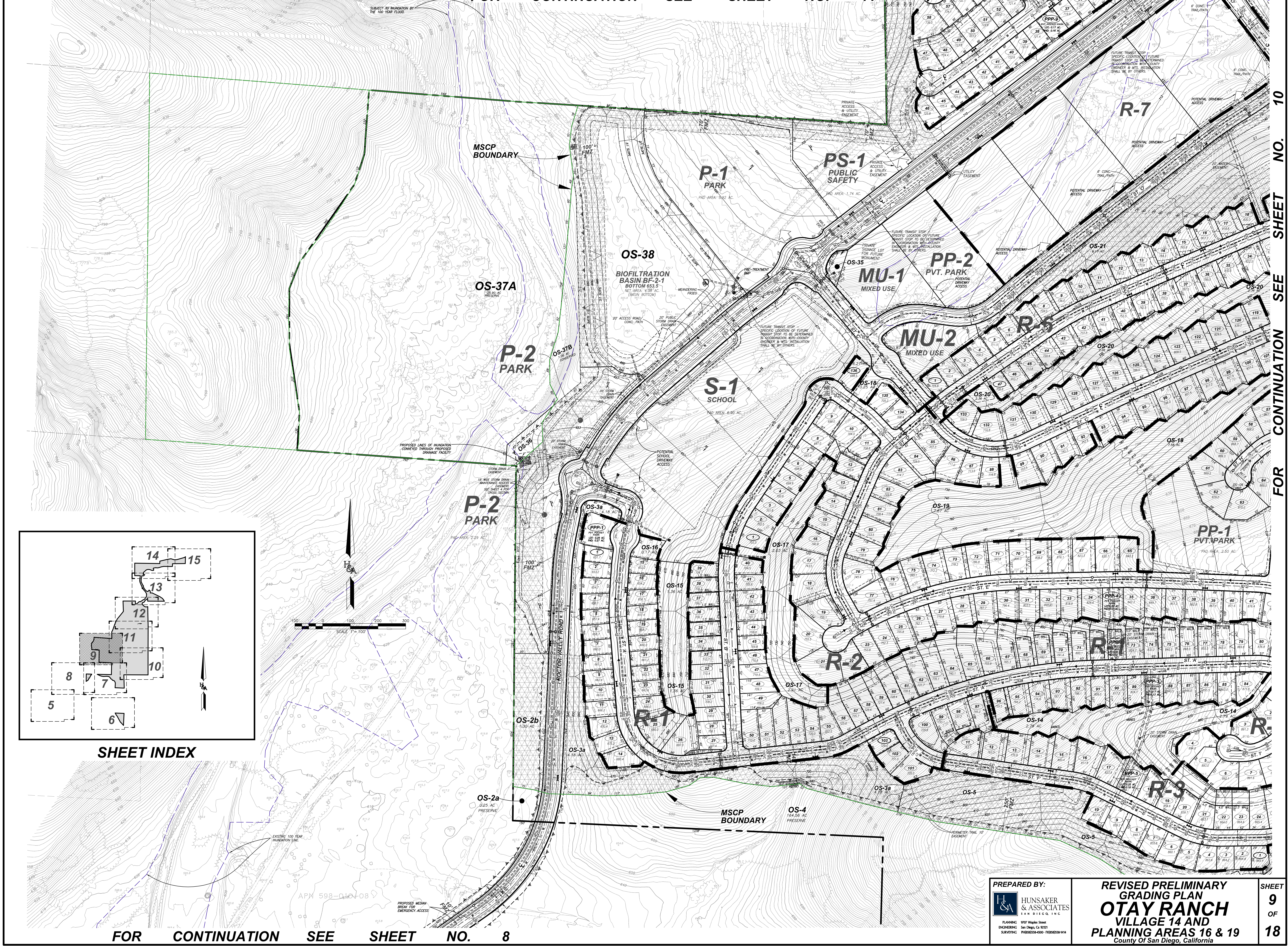
FOR CONTINUATION SEE SHEET NO. 5

FOR CONTINUATION SEE SHEET NO. 11


SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD.
MSCP BOUNDARY
100' FMZ
70' FMZ
PRIVATE ACCESS & UTILITY EASEMENT
P-1
PARK
PAD AREA: 5.92 AC.
PS-1
PUBLIC SAFETY
PAD AREA: 1.74 AC.
OS-38
BIOFILTRATION BASIN BF-2-1
BOTTOM 653.5
NET AREA: 4.08 AC. (BASIN BOTTOM)
MEANDERING PASEO
PRE-TREATMENT BMP
20' ACCESS ROAD/ CONC. PATH
20' PUBLIC STORM DRAIN EASEMENT
OS-37A
25.90 AC PRESERVE
OS-37B
P-2
PARK
OS-35
PRIVATE SIGNAGE LOT FOR FUTURE MONUMENT
MU-1
MIXED USE
MU-2
MIXED USE
PP-2
PVT. PARK
R-7
R-6
FUTURE TRANSIT STOP - SPECIFIC LOCATION OF FUTURE TRANSIT STOP TO BE DETERMINED IN COORDINATION WITH COUNTY ENGINEER & MTS. INSTALLATION SHALL BE BY OTHERS.
POTENTIAL DRIVEWAY ACCESS
UTILITY EASEMENT
6' CONC. TRAIL/PATH
S-1
SCHOOL
PAD AREA: 6.90 AC.
POTENTIAL SCHOOL DRIVEWAY ACCESS
OS-36
20' STORM DRAIN EASEMENT
PROPOSED LINES OF INUNDATION CONVEYED THROUGH PROPOSED DRAINAGE FACILITY
STORM DRAIN EASEMENT
15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT. SEE SHEET 4 FOR CROSS SECTION
P-2
PARK
PAD AREA: 2.29 AC.
PROCTOR VALLEY ROAD
OS-3a
OS-15
OS-16
OS-17
OS-18
OS-19
OS-20
OS-21
OS-14
OS-5
OS-4
164.56 AC PRESERVE
OS-2a
0.25 AC PRESERVE
OS-2b
PPP-1
R-1
R-2
R-3
PP-1
PVT. PARK
PAD AREA: 2.50 AC.
ST. A
ST. B
ST. C
ST. E
ST. F
PERIMETER TRAIL 10' EASEMENT
MSCP BOUNDARY
EXISTING 100 YEAR INUNDATION LINE
APN 598-010-08
PROPOSED MEDIAN BREAK FOR EMERGENCY ACCESS
SCALE: 1" = 100'
100 0 100 200 300
H&A
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FOR CONTINUATION SEE SHEET NO. 10

FOR CONTINUATION SEE SHEET NO. 8

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

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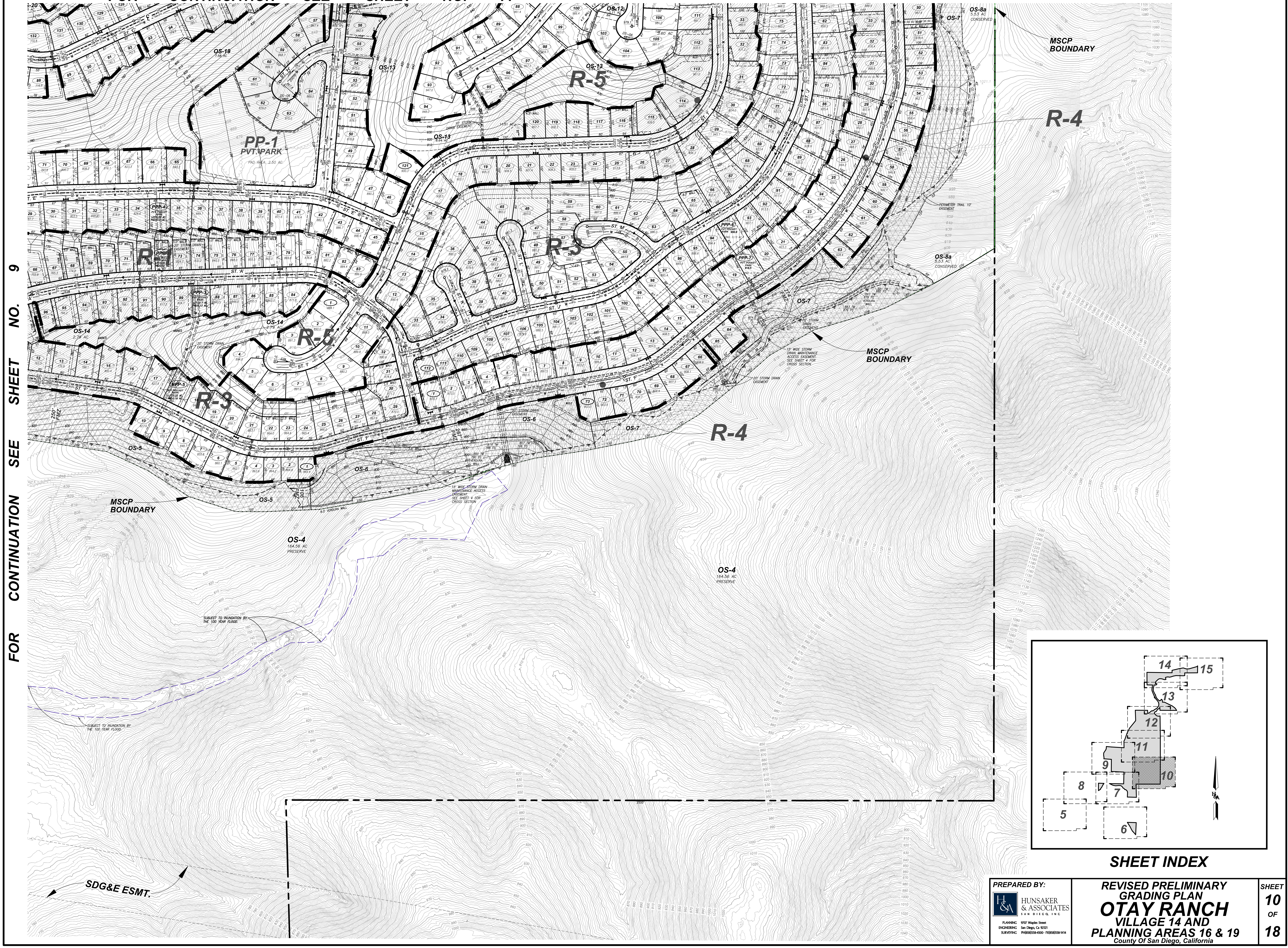
FOR CONTINUATION SEE SHEET NO. 11

FOR CONTINUATION SEE SHEET NO. 9


R-5
R-5
R-4
R-4
R-3
R-3
PP-1
PVT. PARK
PAD AREA 2.50 AC
OS-4
164.56 AC
PRESERVE
OS-4
164.56 AC
PRESERVE
OS-5
OS-6
OS-7
OS-8a
5.53 AC
CONSERVED
OS-13
OS-14
OS-19
MSCP BOUNDARY
MSCP BOUNDARY
MSCP BOUNDARY
SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD.
SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD.
15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT. SEE SHEET 4 FOR CROSS SECTION
20' STORM DRAIN EASEMENT
8.0' VERDURA WALL
PERIMETER TRAIL 10' EASEMENT
SDG&E ESMT.
ST. 'A'
ST. 'E'
ST. 'F'
ST. 'J'
ST. 'M'
14
15
13
12
11
9
10
8
7
5
6
SHEET INDEX

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

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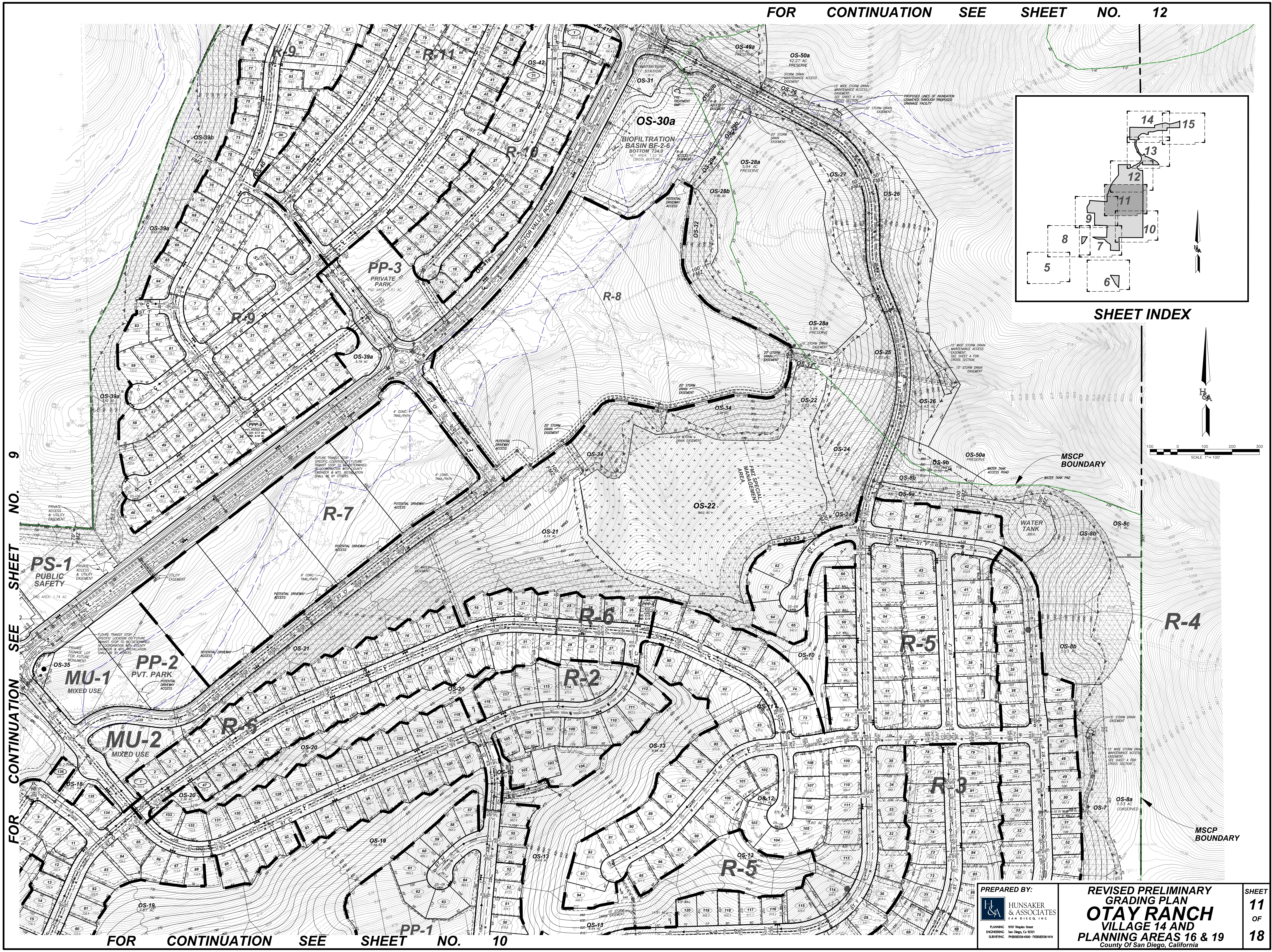
FOR CONTINUATION SEE SHEET NO. 12


R-9
R-11
R-10
R-8
R-7
R-6
R-5
R-4
R-3
R-2
PP-3
PRIVATE PARK
PP-2
PVT. PARK
PP-1
PPP-9
PS-1
PUBLIC SAFETY
MU-1
MIXED USE
MU-2
MIXED USE
OS-30a
BIOFILTRATION BASIN BF-2-6
BOTTOM 734.0
OS-31
OS-28a
OS-28b
OS-27
OS-26
OS-25
OS-24
OS-22
FMZ SPECIAL MANAGEMENT AREA
OS-21
OS-20
OS-19
OS-13
OS-12
OS-11
OS-10
OS-9a
OS-9b
OS-8a
OS-8b
OS-8c
OS-7
OS-34
OS-33
OS-32
OS-35
OS-39a
OS-39b
OS-41
OS-42
OS-49a
OS-50a
42.27 AC
PRESERVE
PROCTOR VALLEY ROAD
ST. 'O'
ST. 'D'
ST. 'C'
ST. 'N'
ST. 'J'
WATER TANK
WATER TANK ACCESS ROAD
WATER TANK PAD
MSCP BOUNDARY
100' FMZ
20' STORM DRAIN EASEMENT
15' WIDE STORM DRAIN EASEMENT SEE SHEET 4 FOR CROSS SECTION
POTENTIAL DRIVEWAY ACCESS
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.
PRIVATE ACCESS & UTILITY EASEMENT
PROPOSED LINES OF INUNDATION CONVEYED THROUGH PROPOSED DRAINAGE FACILITY
SHEET INDEX
14
15
13
12
11
10
9
8
7
6
5
H&A
100 0 100 200 300
SCALE: 1" = 100'

FOR CONTINUATION SEE SHEET NO. 9

FOR CONTINUATION SEE SHEET NO. 10

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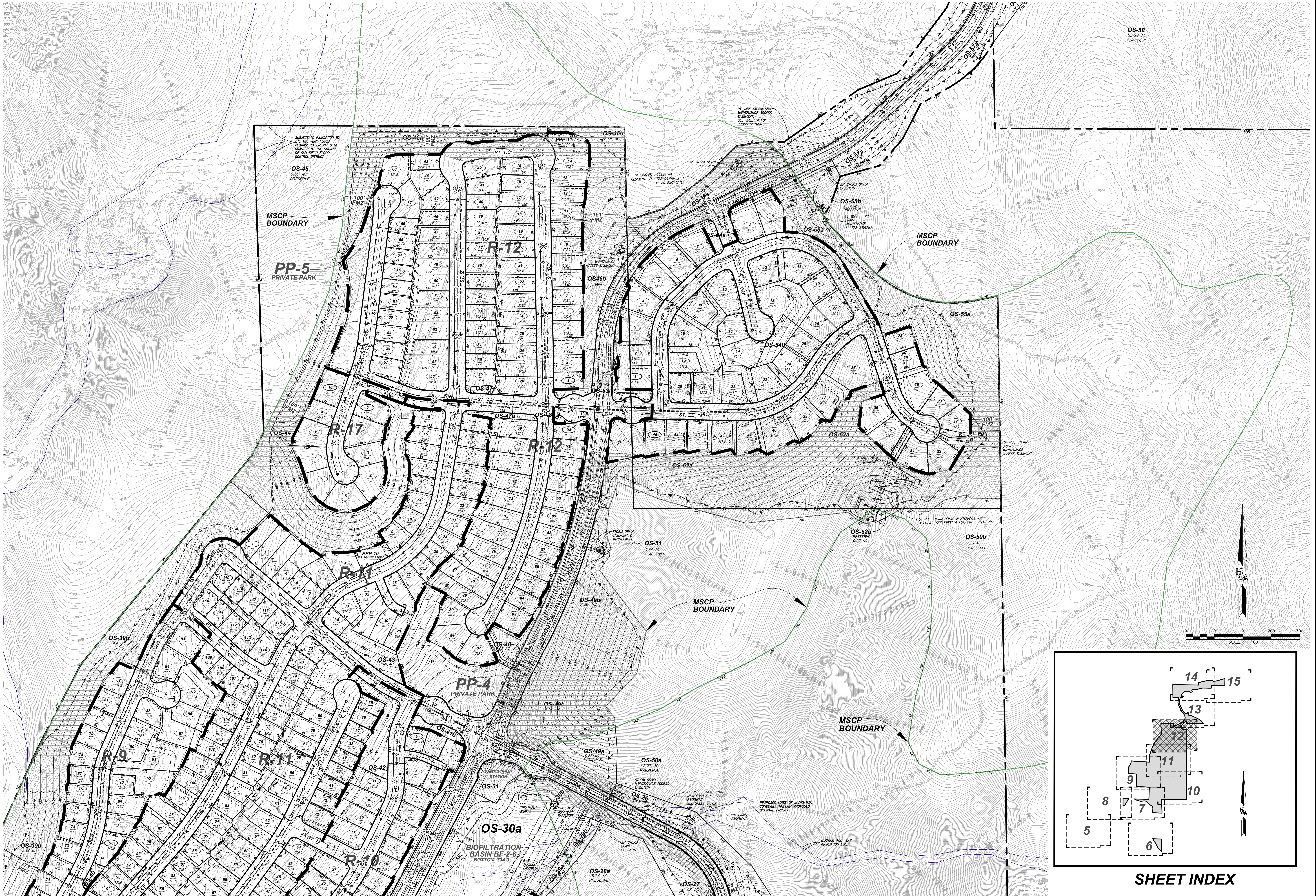
OS-58
23.29 AC
PRESERVE
OS-57a
3.36 AC
PRESERVE
PROCTOR VALLEY ROAD
15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT. SEE SHEET 4 FOR CROSS SECTION
20' STORM DRAIN EASEMENT
SECONDARY ACCESS GATE FOR RESIDENTS (ACCESS CONTROLLED AS AN EXIT GATE)
OS-55b
0.37 AC
PRESERVE
15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT.
OS-55a
OS-54a
OS-54b
MSCP BOUNDARY
ST. 'FF'
ST. 'GG'
ST. 'EE'
OS-52a
100' FMZ
OS-52b
PRESERVE
0.07 AC
15' WIDE STORM DRAIN MAINTENANCE ACCESS EASEMENT. SEE SHEET 4 FOR CROSS SECTION
OS-50b
6.26 AC
CONSERVED
OS-51
9.44 AC
CONSERVED
STORM DRAIN EASEMENT & MAINTENANCE ACCESS EASEMENT
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
MSCP BOUNDARY
PP-5
PRIVATE PARK
OS-46a
1.37AC
100' FMZ
PPP-11
ST. 'CC'
ST. 'BB'
ST. 'Z'
ST. 'DD'
R-12
OS-46b
2.45 AC
151' FMZ
STORM DRAIN EASEMENT AND MAINTENANCE ACCESS EASEMENT
OS-47a
ST. 'AA'
OS-47b
R-17
OS-44
R-12
PPP-10
R-11
OS-49b
OS-48
OS-43
PP-4
PRIVATE PARK
OS-39b
R-9
R-11
R-10
OS-41b
OS-42
OS-40
WATER PUMP STATION
OS-31
PRE-TREATMENT BMP
OS-30a
BIOFILTRATION BASIN BF-2-6
BOTTOM 734.0
OS-30b
PRESERVE
R-8 ACCESS EASEMENT
OS-29a
OS-29b
POTENTIAL DRIVEWAY ACCESS
OS-28a
5.94 AC
PRESERVE
OS-28b
0.85 AC
OS-32
OS-49a
0.83 AC
PRESERVE
OS-50a
42.27 AC
PRESERVE
STORM DRAIN MAINTENANCE ACCESS EASEMENT
OS-26
4.43 AC
PROPOSED LINES OF INUNDATION CONVEYED THROUGH PROPOSED DRAINAGE FACILITY
20' STORM DRAIN EASEMENT
20' STORM DRAIN EASEMENT
EXISTING 100 YEAR INUNDATION LINE.
ST. 'I'
OS-27
2.08 AC
50' FMZ
MSCP BOUNDARY
100 0 100 200 300
SCALE 1"= 100'
14
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