LOT WAIVERS

NOTE:
1. SEE OTAY RANCH RESORT VILLAGE SPECIFIC PLAN SECTION IV..... FOR REFERENCE TO COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE 81.401(o) If the Board approves a specific plan or the Board or the Planning Commission approve a major use permit for a planned development pursuant to Zoning Ordinance sections 6600 et seq., that provides subdivision design requirements contrary to the requirements in subsections (b), (d), (e), (h) or (i) above, the provisions of the approved specific plan or major use permit shall govern.
2. The Developement Services Director possesses the authority to waive Section 81.401 Subdivision Requirements.
3. See individual street cross sections this sheet for waivers requested for each street cross section.

(COUNTY STANDARD SHOWN IN PARENTHESIS)

WAIVER:

1. **THE FOLLOWING LOTS HAVE VARIABLE FRONTAGE AS MEASURED AT THE RIGHT-OF-WAY AND ARE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.**
   - **NEIGHBORHOOD R-1A**
     - **LOTS 19, 40, 41, 42, 43, 49, 50, 51, 52, 53, 81, 131 & 196**
   - **NEIGHBORHOOD R-1B**
     - **LOTS 19, 24, 27, 28, 29, 41, 42, 43 & 58**
   - **NEIGHBORHOOD R-1C**
     - **LOT 1**
   - **NEIGHBORHOOD R-1D**
     - **LOTS 2,48,49, 50, 94, 109, 110, 111, 115, 116, 125 & 126**
   - **NEIGHBORHOOD R-1F**
     - **LOTS 19, 20, 21, 22 & 43**
   - **NEIGHBORHOOD R-2A**
     - **LOTS 22, 55, 59, 60, 75, 76, 77, 93, 123, 124, 125, 137, 172, 173, 174, 175 & 198**

(81.401(d) A lot shall have at least 50 feet of frontage, exclusive of side yard setbacks required in the zone in which the lot is located, measured at the right-of-way line, but shall also have at least 60 feet of frontage measured at the right-of-way.)

WAIVER:

2. **THE FOLLOWING LOTS THAT FRONT ON A CUL-DE-SAC HAVE FRONTAGE LESS THAN 33 FEET AS MEASURED AT THE RIGHT-OF-WAY AND ARE SUBJECT TO APPROVAL BY THE DIRECTOR OF PUBLIC WORKS**
   - **NEIGHBORHOOD R-1A**
     - **LOT 3**
   - **NEIGHBORHOOD R-1B**
     - **LOTS 21, 22, 23, 102 & 103**
   - **NEIGHBORHOOD R-1C**
     - **LOTS 12 & 13**

(81.401(e) A lot that fronts on a cul-de-sac, whose side lines are approximately radial to the center of the cul-de-sac or a lot that fronts at the intersection of two dead end roads shall have at least 33 feet of frontage measured at the right-of-way.)

WAIVER

3. **THE FOLLOWING LOTS HAVE SIDE LOT LINES WHICH DEVIATE GREATER THAN 10 DEGREES FROM THE ROAD UPON WHICH THE LOT FRONTS AND ARE SUBJECT TO APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.**
   - **NEIGHBORHOOD R-1A**
     - **LOTS 1, 2, 3, 4, 41, 42, 44, 45, 48, 49, 71, 72, 73, 82, 83, 84, 85,198 & 199**
   - **NEIGHBORHOOD R-1B**
     - **LOTS 1 THROUGH 15, 27, 28, 29, 30, 39, 40, 43, 44, 46, 47, 80 THROUGH 92, 97, 98, 99, 100, 100, 103 & 104**
   - **NEIGHBORHOOD R-1C**
     - **LOTS 1, 2, 5, 6, 12, 13, 32 & 33**
   - **NEIGHBORHOOD R-1D**
     - **LOTS 24, 66, 68, 69, 70, 132 & 133**
   - **NEIGHBORHOOD R-1E**
     - **LOTS 18, 19, 53, 54, 60, 61, 124, 125, 127, 128 & 131**
   - **NEIGHBORHOOD R-1F**
     - **LOTS 21, 22, 23, 54 & 55**
   - **NEIGHBORHOOD R-2A**
     - **LOTS 9, 10, 13, 15, 16, 33, 34, 35, 36, 74, 75, 77, 78, 121, 122, 125, 126, 166, 167, 168, 169, 188, 189, & 190**

(81.401(h) The side lines of each lot shall be at approximately right angles or radial to the road upon which the lot fronts with a maximum deviation of up to 10 degrees for a minimum distance of 1/3 of the lot depth.)

WAIVER

4. **THE FOLLOWING LOTS HAVE VARIABLE DEPTHS GREATER THAN THREE TIMES THE AVERAGE LOT WIDTH AND ARE SUBJECT TO THE APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.**
   - **NEIGHBORHOOD R-1D**
     - **LOTS 52 & 53**
   - **NEIGHBORHOOD R-2A**
     - **LOTS 139 & 140**

(81.401(i) A lot shall be designed so the lot is at least 90 feet deep and the average lot depth, excluding any areas encumbered by any open space, drainage, flood control or right-of-way easement, shall not be greater than three times the average lot width.)

(81.401(o) If the Board approves a specific plan or the Board or the Planning Commission approve a major use permit for a planned development pursuant to Zoning Ordinance sections 6600 et seq., that provides subdivision design requirements contrary to the requirements in subsections (b), (d), (e), (h) or (i) above, the provisions of the approved specific plan or major use permit shall govern.)

PRIVATE ROAD EASEMENT WAIVER

(COUNTY STANDARD SHOWN IN PARENTHESIS)

WAIVER:

PRIVATE DRIVE (PRIVATE ROAD EASEMENTS) MAY BE LESS THATN A 40 FOOT WIDE EASEMENT, IF THE DIRECTOR OF DPW DETERMINES THE ROADS WILL ULTIMATELY SERVE NO MORE THAN AN ESTIMATED 100 ADT OR WILL NOT FEASIBLY PROVIDE A CURRENT OR FUTURE CONNECTION TO ANOTHER PUBLIC ROAD OR ANOTHER SUBDIVISION.

(81.402(a)(2) Private road easements at least 40 feet wide in accordance with the San Diego County Standards for Private Roads, if the Director DPW determines the roads will ultimately serve no more than an estimated 100 ADT or will not feasibly provide a current or future connection to another public road or another subdivision.)

CUL-DE-SAC WAIVER

(COUNTY STANDARD SHOWN IN PARENTHESIS)

WAIVER:

CUL-DE-SAC AND STREET KNUCKLE PARKWAY WIDTH MAY BE INCREASED TO 10.5 FEET IN WIDTH (FROM 10 FEET) AS SHOWN ON SHEETS 7, 8, 9 & 10 OF THE TENTATIVE MAP AND SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

(All cul-de-sacs and street knuckles shall conform to San Diego County Design Standard DS-6 and DS-15.)

GRADING WAIVER

(COUNTY STANDARD SHOWN IN PARENTHESIS)

WAIVER:

MAJOR SLOPES. THE AVERAGE SLOPE OF EACH CUT SURFACE RESULTING IN A MAJOR SLOPE SHALL NOT BE STEEPER THAN ONE AND ONE HALF HORIZONTAL TO ONE VERTICAL EXCLUSIVE OF BENCHES AND EXCLUSIVE OF ROUNDINGS. THE FOLLOWING SHALL ALSO BE REQUIRED: (1) A REPORT IS RECEIVED FROM A SOIL ENGINEER CERTIFYING THAT HE OR SHE HAS INVESTIGATED THE PROPERTY AND THAT IN HIS OR HER OPINION THE PROPOSED STEEPER SLOPE WILL BE STABLE AND WILL NOT ENDANGER ANY PUBLIC OR PRIVATE PROPERTY OR RESULT IN THE DEPOSITION IF DEBRIS ON ANY PUBLIC WAY OR INTERFERE WITH ANY EXISTING DRAINAGE COURSE; AND (2) A REPORT IS RECEIVED FROM A LANDSCAPE ARCHITECT CERTIFYING THAT SUCH STEEPER SLOPE, CONSIDERING THE NATURE OF THE SOILS ON THE SLOPE SURFACE, WILL SUPPORT THE PROPOSED PLANTING BY MATURITY WITHOUT SIGNIFICANT OR EXCESSIVE EROSION.

(87.401(A) Major Slopes. The average slope of each cut surface resulting in a major slope shall not be steeper than two horizontal to one vertical exclusive of benches and exclusive of roundings unless: (1) a report is received from a soil engineer certifying that he or she has investigated the property and that in his or her opinion the proposed steeper slope will be stable and will not endanger any public or private property or result in the deposition if debris on any public way or interfere with any existing drainage course; and (2) a report is received from a landscape architect certifying that such steeper slope, considering the nature of the soils on the slope surface, will support the proposed planting by maturity without significant or excessive erosion.

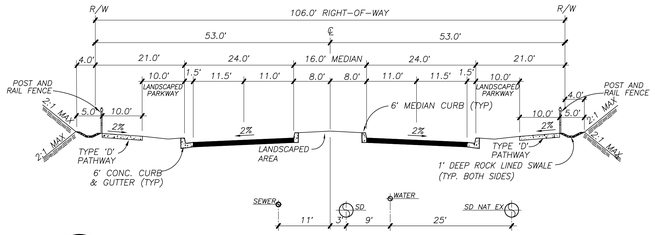
MAINTENANCE ACCESS ROAD TO WATER TANK WAIVER

(COUNTY STANDARD SHOWN IN PARENTHESIS)

WAIVER:

THE PROPOSED MAINTENANCE ACCESS ROAD SERVICING THE WATER TANK SHALL HAVE A MINIMUM GRADED WIDTH OF 20 FEET, A MINIMUM IMPROVEMENT WIDTH OF 18 FEET AND MINIMUM HORIZONTAL RADIUS OF 60 FEET.

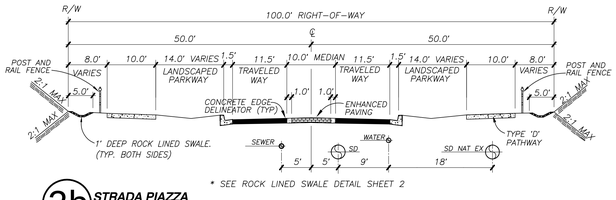
(Standards for Private Roads,Article 111,Section 3.1(C)(100 ADT or Less) Graded Width-28 feet, Improvement Width-24 feet, Horizontal Radius-100 feet. Subnote #3-The graded width for on-site and off-site roads may be reduced, at the discretion of the Director of Public Works. However, the graded width shall not be less than the required improvement width as required by these standards)



* SEE ROCK LINED SWALE DETAIL SHEET 2

2a **STRADA PIAZZA**
PROPOSED BOULEVARD WITH MEDIAN (MODIFIED) NTS
40 MPH DESIGN SPEED

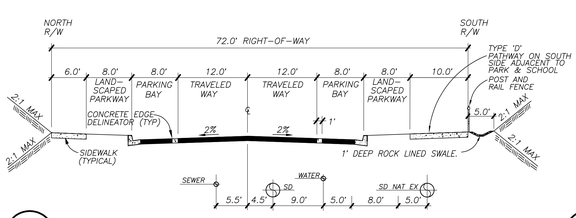
WAIVERS:
- PROJECTED ADT=13,000-13,500
- INCREASE MEDIAN WIDTH FROM 14' TO 16' MEDIAN
- ELIMINATE 8' SHOULDERS. PROJECTED PEAK ADT INTO PROJECT IS LESS THAN 1000 VEHICLES/HOUR. WITH THIS VOLUME, ONLY ONE LANE IS NEEDED.
- INCREASE PARKWAYS FROM 14' TO 21'.
- REPLACE 5' P.C.C. SIDEWALKS WITH 10' MULTI-USE PATHWAYS.



* SEE ROCK LINED SWALE DETAIL SHEET 2

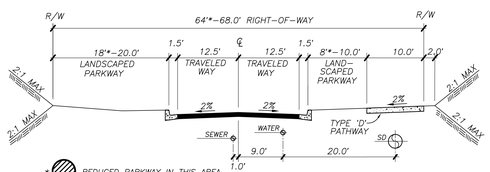
2b **STRADA PIAZZA**
PROPOSED LIGHT COLLECTOR WITH CONTINUOUS LEFT TURN LANE (MODIFIED) NTS
40 MPH DESIGN SPEED

WAIVERS:
- PROJECTED ADT=11,800
- INCREASE RIGHT-OF-WAY WIDTH FROM 78' TO 100'
- DECREASE MEDIAN WIDTH FROM 14' TO 10'
- ELIMINATE 8' SHOULDER ON BOTH SIDES
- INCREASE PARKWAYS FROM 12' TO 32'
- REPLACE 5' P.C.C. SIDEWALKS WITH 10' NON-CONTIGUOUS MULTI-USE PATHWAY



2c **STRADA PIAZZA** * SEE ROCK LINED SWALE DETAIL SHEET 2
PROPOSED LIGHT COLLECTOR (MODIFIED) NTS
35 MPH DESIGN SPEED

WAIVERS:
- PROJECTED ADT=7,900-9,600
- REDUCE DESIGN SPEED AT VILLAGE CORE AREA (SCHOOL&PARK) FROM 40 MPH TO 35 MPH TO PROMOTE PUBLIC SAFETY.
- INCREASE RIGHT-OF-WAY WIDTH FROM 64' TO 72'
- REPLACE 8' SHOULDERS WITH 8' PARKING BAYS DELINEATED W/ 1' CONCRETE EDGE
- INCREASE PARKWAYS FROM 12' TO 14' (NORTH SIDE) AND 18' (SOUTH SIDE)
- REPLACE 5' P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-PATHWAY ON SOUTH SIDE
- INCREASE P.C.C. SIDEWALK FROM 5' TO 6' ON NORTH SIDE



* REDUCED PARKWAY IN THIS AREA

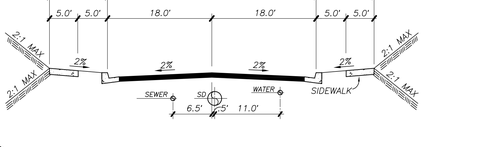
3a **STRADA PIAZZA / VIA PISA/ PORTION OF GUIDA SICILIA**
PROPOSED MINOR COLLECTOR (MODIFIED) NTS
* REDUCED PARKWAY AT THIS AREA
30-35 MPH DESIGN SPEED

WAIVERS:
- PROJECTED ADT=5,400-5,900
- REDUCE RIGHT-OF-WAY WIDTH FROM 68' TO 64' THROUGH THE PRESERVE ONLY TO MINIMIZE IMPACTS.
- INCREASE TRAVEL WAYS FROM 12' TO 12.5' W/ADDITIONAL 1.5' FOR GUTTER
- INCREASE PARKWAYS FROM 14' TO 18'-20' FOR LOW IMPACT DEVELOPMENT MEASURES
- ELIMINATE 8' SHOULDERS
- REPLACE 5' P.C.C. SIDEWALKS W/10' NON-CONTIGUOUS MULTI-USE PATHWAY, SOUTH SIDE
- REDUCE DESIGN SPEED FROM 35 TO 30 MPH DUE TO STEEP TERRAIN AT TWO LOCATIONS. ALONG VIA PISA AND PORTION OF GUIDA SCILIA ONLY. A REDUCED DESIGN SPEED WILL ALLOW FOR FASTER ASCENSION RESULTING IN REDUCED GRADING IMPACTS AS WELL AS PROMOTE PEDESTRIAN SAFETY IN THESE RESIDENTIAL AREAS.

* SEE ROCK LINED SWALE DETAIL SHEET 2

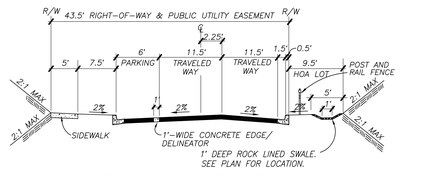
4 **PROPOSED RESIDENTIAL COLLECTOR (MODIFIED)** NTS
25 MPH DESIGN SPEED

WAIVERS:
- PROJECTED ADT=1,100-3,100
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- INCREASE RIGHT-OF-WAY WIDTH FROM 60' TO 72'
- REPLACE 8' SHOULDERS WITH 8' PARKING LANE ON ONE SIDE OF STREET DELINEATED W/ 1'-WIDE CONCRETE EDGE.
- REPLACE 5' P.C.C. SIDEWALK W/10' NON-CONTIGUOUS MULTI-USE PATHWAY, ONE SIDE
- INCREASE PARKWAYS: 10' TO 22.5' ON TRAIL SIDE AND 10' TO 17.5' ON SIDEWALK SIDE
- **200' MINIMUM CENTERLINE RADIUS IN LIEU OF 300'. ONE OCCURENCE ALONG VIA ASCANO.**



5 **RESIDENTIAL PRIVATE DRIVE (MODIFIED)**
PARKING PERMITTED ON BOTH SIDES OF STREET NTS
25 MPH DESIGN SPEED

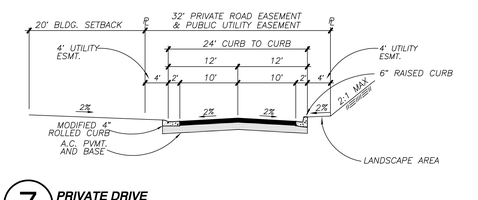
WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING MSCP PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 200'.
- 200' MINIMUM CENTERLINE RADIUS IN LIEU OF 300'.



* SEE ROCK LINED SWALE DETAIL SHEET 2

5b **PROPOSED HILLSIDE RESIDENTIAL STREET SINGLE-LOADED (MODIFIED)**
25 MPH DESIGN SPEED NTS

WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DECREASE RIGHT-OF-WAY FROM 50' TO 43.5'. PROVIDE 10' HOA MAINTAINED LOT IN LIEU OF DECREASED RIGHT-OF-WAY.
- INCREASE PARKWAY FROM 8' TO 12.5' ON SIDE OF STREET ADJACENT TO RESIDENTIAL LOTS.
- PROVIDE CURB AND GUTTER ADJACENT PARKING AREA IN LIEU OF C-1 CURB AND DELINEATE PARKING WITH 1'-WIDE CONCRETE EDGE IN LIEU OF RIBBON GUTTER.
- ALLOW LIGHTED SAG VERTICAL CURVES ALSO TO FACILITATE FASTER ASCENSION DUE TO STEEP TERRAIN. TWO OCCURENCES ALONG GUIDA SICILIA.
- 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'. ONE OCCURENCE ALONG GUIDA SICILIA AT CORTE CARPINO AND CIRCULO NOSTRALE.



7 **PRIVATE DRIVE**
PRIVATE ROAD EASEMENT NTS
25 MPH DESIGN SPEED

WAIVERS:
- REDUCE PRIVATE DRIVE (PRIVATE ROAD EASEMENT) FROM A 40 FOOT PRIVATE ROAD EASEMENT WIDTH PER SECTION 81.402(a)(2) OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE TO A 32' PRIVATE ROAD EASEMENT WIDTH.

WAIVERS

PREPARED BY:
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ENGINEERING San Diego, Ca 92121
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TENTATIVE MAP /PRELIMINARY GRADING PLAN TM 5361 (A)
OTAY RANCH VILLAGE 13-A
County Of San Diego, California

SHEET 3 OF 13

W.O. 2625-002

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