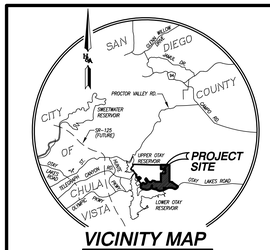
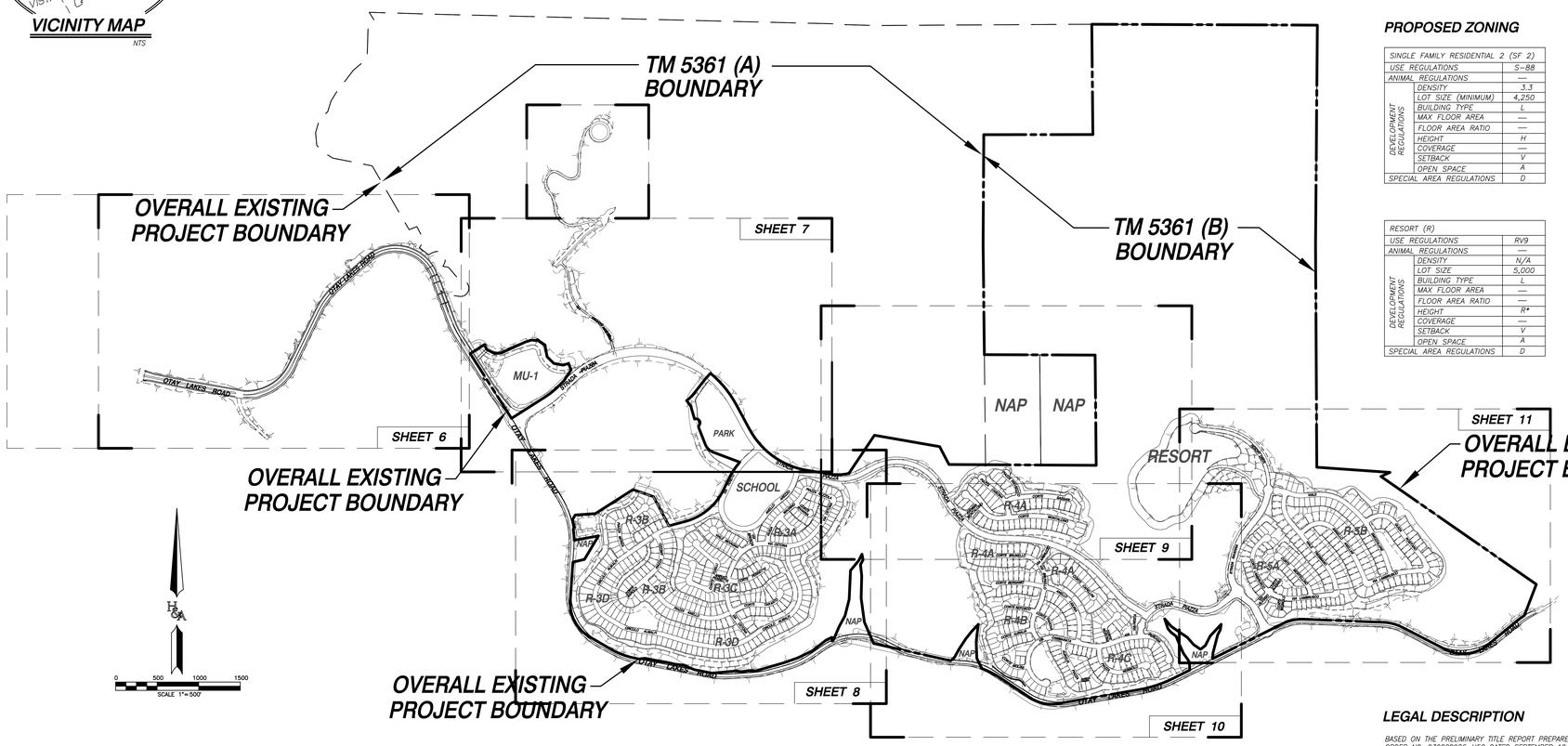
TENTATIVE MAP /PRELIMINARY GRADING PLAN TM 5361 (B)

OTAY RANCH - VILLAGE 13 - AREA B

COUNTY OF SAN DIEGO, CALIFORNIA

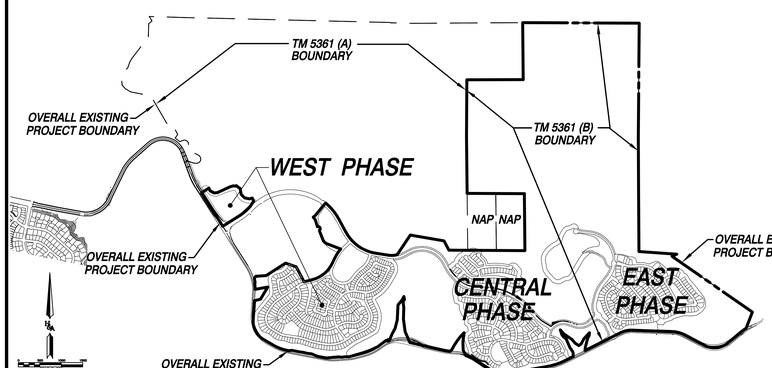


VICINITY MAP
NTS



KEY MAP

SCALE: 1"=600'



PHASING PLAN

NTS

PROPOSED ZONING

SINGLE FAMILY RESIDENTIAL 2 (SF 2)		
USE REGULATIONS		S-88
ANIMAL REGULATIONS		—
DEVELOPMENT REGULATIONS	DENSITY	3.3
	LOT SIZE (MINIMUM)	4,250
	BUILDING TYPE	L
	MAX FLOOR AREA	—
	FLOOR AREA RATIO	—
	HEIGHT	H
	COVERAGE	—
	SETBACK	V
	OPEN SPACE	A
SPECIAL AREA REGULATIONS		D

MIXED USE RESIDENTIAL/COMMERCIAL (MU)		
USE REGULATIONS		S-88
ANIMAL REGULATIONS		—
DEVELOPMENT REGULATIONS	DENSITY	20.0
	LOT SIZE (MINIMIM)	5,000
	BUILDING TYPE	L
	MAX FLOOR AREA	—
	FLOOR AREA RATIO	—
	HEIGHT	R*
	COVERAGE	—
	SETBACK	V
	OPEN SPACE	B
SPECIAL AREA REGULATIONS		D

* BUILDING HEIGHT SHALL NOT EXCEED 75 FEET AND SHALL BE USED ONLY FOR THE CREATION OF AN ARCHITECTURAL LANDMARK SUCH AS A CLOCK OR BELL TOWER TO ACHIEVE THE DESIGN GOALS OF THE PROJECT.

RESORT (R)		
USE REGULATIONS		RV9
ANIMAL REGULATIONS		—
DEVELOPMENT REGULATIONS	DENSITY	N/A
	LOT SIZE	5,000
	BUILDING TYPE	L
	MAX FLOOR AREA	—
	FLOOR AREA RATIO	—
	HEIGHT	R*
	COVERAGE	—
	SETBACK	V
	OPEN SPACE	A
SPECIAL AREA REGULATIONS		D

OPEN SPACE/PRESERVE (OS/P)		
USE REGULATIONS		S-80
ANIMAL REGULATIONS		—
DEVELOPMENT REGULATIONS	DENSITY	0.0
	LOT SIZE	—
	BUILDING TYPE	—
	MAX FLOOR AREA	—
	FLOOR AREA RATIO	—
	HEIGHT	—
	COVERAGE	—
	SETBACK	—
	OPEN SPACE	—
SPECIAL AREA REGULATIONS		—

LEGAL DESCRIPTION

BASED ON THE PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY AS ORDER NO. 930020986-USO DATED SEPTEMBER 10, 2009.

PARCEL A:

PARCEL 1 OF CERTIFICATE OF COMPLIANCE RECORDED JUNE 22, 2009 AS INSTRUMENT NO. 2009-405517 AND DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF THE RANCHO JANAL ACCORDING TO THE UNITED STATES PATENT MAP THEREOF RECORDED IN BOOK 1, OF PATENTS, PAGE 89 ON JULY 29, 1872, DESCRIBED AS PARCEL 99 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND AS SHOWN AND DESCRIBED ON RECORD OF SURVEY NO. 14295, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER SEPTEMBER 02, 1993, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF COUNTY ROAD SURVEY NO. 558 AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295, SAID POINT BEING THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE OF SAID NORTHEASTERLY RIGHT OF WAY AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295 AS "N 32°29'36" W 2264.04";
THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY SOUTH 32°29'45" EAST (SOUTH 32°29'36" EAST RECORD PER ROS 14295 236.74 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY, NORTH 57°30'07" EAST, 204.19 FEET;
THENCE SOUTH 23°29'00" EAST, 66.94 FEET; THENCE SOUTH 63°05'00" EAST, 109.17 FEET; THENCE NORTH 83°55'00" EAST, 78.09 FEET; THENCE NORTH 65°19'00" EAST, 316.60 FEET; THENCE NORTH 72°09'00" EAST, 78.40 FEET; THENCE SOUTH 83°55'00" EAST, 61.56 FEET; THENCE NORTH 43°46'00" EAST, 16.99 FEET; TO THE BEGINNING OF A 478.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°33'27" A DISTANCE OF 113.11 FEET; THENCE SOUTH 13°24'00" EAST, 141.73 FEET; THENCE SOUTH 45°38'00" EAST, 114.54 FEET; THENCE SOUTH 75°27'00" EAST, 113.06 FEET; THENCE NORTH 73°36'12" EAST, 67.43 FEET; THENCE SOUTH 22°05'12" EAST, 81.88 FEET; THENCE SOUTH 33°14'00" WEST, 156.87 FEET; THENCE SOUTH 45°05'45" WEST, 124.56 FEET; TO THE BEGINNING OF A 947.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°27'31" A DISTANCE OF 172.66 FEET; THENCE SOUTH 57°32'44" WEST, 481.66 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT OF WAY OF ROAD SURVEY NO. 558; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY, NORTH 32°29'45" WEST, 923.93 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

PARCEL 4 OF CERTIFICATE OF COMPLIANCE RECORDED JULY 27, 2009 AS INSTRUMENT NO. 2009-405517 AND DESCRIBED AS FOLLOWS:

PARCEL 4:

THAT PORTION OF SECTIONS 4, 5 AND 6, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS PARCEL 50 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH THAT PORTION THE EAST HALF OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS PARCEL 78 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH THAT PORTION OF THE RANCHO JANAL, ACCORDING TO THE UNITED STATES PATENT MAP THEREOF RECORDED IN BOOK 1, OF PATENTS, PAGE 89 ON JULY 29, 1872, DESCRIBED AS PARCEL 99 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, LOTS 3 AND 4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN AND LOT 4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, ALL DESCRIBED AS PARCEL 92 OF GRANT DEED TO OTAY PROJECT, LLC, PER INSTRUMENT RECORDED AUGUST 26, 1997, AS DOCUMENT NO. 1997-0411919 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALL BEING IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND BEING SHOWN AND DESCRIBED ON RECORD OF SURVEY NO. 14295, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER SEPTEMBER 02, 1993.

EXCEPTING THEREFROM, THAT PORTION OF THE HEREINABOVE DESCRIBED LAND LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 1 EAST, AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 4 NORTH 89°39'25" WEST (NORTH 89°38'54" WEST PER ROS 14295, 440.35 FEET; THENCE LEAVING SAID NORTHERLY LINE OF LOT 4, NORTH 27°23'00" WEST, 242.21 FEET; THENCE NORTH 80°30'00" WEST, 297.02 FEET; THENCE SOUTH 13°49'00" WEST, 551.14 FEET TO THE BEGINNING OF A 484.50 FOOT RADIUS CURVE CONCAVE NORTHERLY; A RADIAL LINE TO SAID POINT BEARS SOUTH 15°38'41" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°37'02" A DISTANCE OF 208.17 FEET; THENCE NORTH 81°01'39" WEST, 295.89 FEET TO THE BEGINNING OF A 964.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°40'40" A DISTANCE OF 886.30 FEET; THENCE NORTH 28°20'59" WEST, 335.73 FEET TO THE BEGINNING OF A 1286.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°59'29" A DISTANCE OF 493.59 FEET; THENCE SOUTH 42°12'38" WEST, 92.74 FEET; THENCE SOUTH 32°06'59" WEST, 221.48 FEET TO THE BEGINNING OF A 478.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'57" A DISTANCE OF 122.77 FEET; THENCE SOUTH 37°10'05" EAST, 79.01 FEET; THENCE SOUTH 16°32'00" EAST, 165.91 FEET TO THE BEGINNING OF A 48.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 21°29'38" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 152°10'55" A DISTANCE OF 127.49 FEET TO THE BEGINNING OF A 27.00 FOOT RADIUS REVERSE CURVE CONCAVE EASTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 49°18'44" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°10'55" A DISTANCE OF 29.30 FEET; THENCE SOUTH 23°28'38" EAST, 213.62 FEET TO THE BEGINNING OF A 172.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°53'05" A DISTANCE OF 143.75 FEET; THENCE SOUTH 69°22'44" EAST, 338.89 FEET TO THE BEGINNING OF A 932.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; A RADIAL LINE TO SAID POINT BEARS NORTH 48°53'22" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'21" A DISTANCE OF 260.36 FEET; THENCE SOUTH 25°06'17" WEST, 117.70 FEET TO THE BEGINNING OF A 718.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°0W A DISTANCE OF 628.34 FEET; THENCE SOUTH 75°14'45" WEST, 139.61 FEET TO THE BEGINNING OF A 832.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°11'52" A DISTANCE OF 60.95 FEET; THENCE NORTH 27°53'00" WEST, 398.27 FEET; THENCE NORTH 70°51'00" WEST, 261.57 FEET; THENCE SOUTH 57°22'00" WEST, 536.98 FEET; THENCE SOUTH 86°07'00" WEST, 244.03 FEET; THENCE SOUTH 29°23'00" WEST, 63.95 FEET; THENCE SOUTH 11°56'00" EAST, 90.60 FEET; THENCE SOUTH 17°21'00" WEST, 31.54 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF COUNTY ROAD SURVEY NO. 558 AS SHOWN AND DESCRIBED ON SAID RECORD OF SURVEY NO. 14295, SAID POINT BEING THE POINT OF TERMINUS.

PARCEL C:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32; ALL IN TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP OFFICIAL PLAT THEREOF.

PARCEL D:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

ABBREVIATIONS

FP	FLOOD PLAIN	S	SEWER
VC	VERTICAL CURVE	W	WATER
MH	MANHOLE	RW	RECLAIMED WATER
RCP	REINFORCED CONCRETE PIPE	IE	INVERT ELEVATION
SD	STORM DRAIN	R/W	RIGHT OF WAY
NTS	NOT TO SCALE	PL	PROPERTY LINE
ELEV	ELEVATION	GB	GRADE BREAK
FL	FLOW LINE	PI	POINT OF INTERSECTION (V.C.)
TW	TOP OF WALL	P	PAD ELEVATION
BW	BOTTOM OF WALL	SF	GROSS SQ. FT.
TF	TOP OF FOOTING	NSF	NET SQ. FT.
FS	FINISH SURFACE		

PUBLIC UTILITIES AND DISTRICTS

GAS AND ELECTRIC..... SAN DIEGO GAS & ELECTRIC CO.
WATER..... OTAY MUNICIPAL WATER DISTRICT
SEWER..... CITY OF CHULA VISTA
POLICE..... COUNTY SHERIFFS DEPARTMENT
SCHOOLS..... CHULA VISTA ELEMENTARY AND SWEETWATER UNION HIGH
FIRE..... RURAL FIRE PROTECTION DISTRICT

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.

LEGEND

SUBDIVISION BOUNDARY	
PROPOSED LOT LINE	
PROPOSED NEIGHBORHOOD BOUNDARY	
EXISTING LOT NUMBER	LOT 270
PROPOSED LOT NUMBER (WITH PAD ELEVATION)	5 / 1710
PROPOSED LOT NUMBER FOR PRIVATE DRIVES	95
PROPOSED RESIDENTIAL NEIGHBORHOOD	R-3B
PROPOSED MASTER HOA LOT	HOA LOT 13A-23
PROPOSED MASTER OPEN SPACE LOT	OS-B
PROPOSED NEIGHBORHOOD OPEN SPACE LOT	1A-C
PROPOSED EARTHEN SWALE	
EXISTING EARTHEN SWALE	
PROPOSED TERRACE DRAIN	
PROPOSED BROW DITCH	
PROPOSED RIPRAP (ENERGY DISSIPATER)	
PROPOSED EASEMENT LINE	
EXISTING EASEMENT LINE	
TITLE REPORT ITEM NO. (SEE SHEET 11)	C
PROPOSED FILL SLOPE (2:1 MAX.)	
PROPOSED CUT SLOPE (2:1 MAX. AT INTERIOR, 1.5:1 MAX. AT PERIMETER)	
PROPOSED PERCENT OF STREET GRADE	2%
PROPOSED SEWAGE FORCE MAIN	
EXISTING SEWER MAIN WITH MANHOLE	
PROPOSED SEWER MAIN WITH MANHOLE (8" PVC UNLESS OTHERWISE NOTED)	
PROPOSED WATER MAIN WITH FIRE HYDRANT (8" PVC UNLESS OTHERWISE NOTED)	W
EXISTING RECLAIMED WATER	RW
EXISTING STORM DRAIN SYSTEM	
PROPOSED STORM DRAIN SYSTEM: A. INLET OR CATCH BASIN; B. HEADWALL; C. CLEANOUT; D. STORM WATER DIVERTER UNIT; E. CATCH BASIN	A B C D E; RIP RAP
PROPOSED RETAINING WALL	
EXISTING STREET CENTERLINE ELEVATION	(255.5)
PROPOSED STREET CENTERLINE ELEVATION	237.7
EXISTING CONTOURS	
PROPOSED CONTOURS	620
EXISTING STREET LIGHT	
PROPOSED STREET LIGHT	
PROPOSED FUEL MODIFICATION ZONE/ LIMITED BUILDING ZONE EASEMENT	
LIMITS OF PROPOSED GRADING	
EXISTING WATER MAIN WITH FIRE HYDRANT	bod W
PROPOSED D.G. TRAIL (SEE PLAN FOR WIDTH AND LOCATION)	
PROPOSED STREET DESIGNATION	2b

GENERAL NOTES

1. TOTAL GROSS SITE AREA: 981.7 ACRES
2. TOTAL NUMBER OF UNITS: 931
   SINGLE FAMILY: 874
   MULTI-FAMILY: 57
3. TOTAL NO. LOTS: 923 (or 979 W/ALTERNATIVE MU1 DESIGN WITH 57 LOTS)
   SF RESIDENTIAL LOTS: 874
   NEI. R-3A: 108
   NEI. R-3B: 97
   NEI. R-3C: 95
   NEI. R-3D: 101
   NEI. R-4A: 94
   NEI. R-4B: 88
   NEI. R-4C: 80
   NEI. R-5A: 78
   NEI. R-5B: 132
   MULTI-USE LOTS: 1 (OR 58 SINGLE FAMILY RESIDENTIAL OPTION)
   SCHOOL LOTS: 1
   PARK LOTS: 5
   HOA LOTS: 35
   MSCP OPEN SPACE LOTS: 6
   RESORT SITE: 1
   PRIVATE DRIVES: 9
4. ASSESSOR'S PARCEL NUMBER: 598-130-04, 598-140-05 (POR) AND 06 647-020-14, & 647-030-05
5. EXISTING GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA (SPA 3.5) & IMPACT SENSITIVE
6. PROPOSED GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA
7. PROPOSED GENERAL PLAN REGIONAL CATEGORY: CURRENT URBAN DEVELOPMENT AREA (CUDA) & ECA
8. EXISTING AND PROPOSED ZONING: S88 SPECIFIC PLAN AND S-80 OPEN SPACE
9. OVERALL GROSS PROJECT DENSITY: 1.0 D.U./AC. (931 D.U.'S/981.7 GROSS AC.)
   NET PROJECT DENSITY*: 2.4 D.U./AC. (931 D.U.'S/382.5 NET AC.)
   * NET ACREAGE = GROSS SITE AREA MINUS PRESERVE AREA
10. EXISTING USE: VACANT
11. PROPOSED USE: SINGLE FAMILY, SCHOOL, MIXED USE, RESORT SITE, PARK SITES, OPEN SPACE
12. TAX RATE AREA: 63075
13. THOMAS BROTHERS COORDINATES: 1312 B2 THRU G2 AND B2 THRU B6
14. COMMUNITY PLAN/SUBREGIONAL AREA: OTAY SUBREGIONAL PLAN
15. 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 VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

GENERAL DESIGN NOTES

1. ALL GRADING FOR PROPOSED AND FUTURE STREETS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS OR WITH WAIVERS APPROVED BY THE DIRECTOR OF PUBLIC WORKS. (SEE SHEET 3 FOR WAIVERS)
2. 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.
3. CUL-DE-SAC CURB GRADES SHALL BE A MINIMUM OF 1%.
4. SOURCE OF TOPOGRAPHY: R.J. LUNG
   FLOWN: 12-07-2000 & 04-20-2009
   DATUM NAVD 88
   CONTOURED INTERVALS: 10' FEET
5. MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (1.5: 1 CUT, 2: 1 FILL MAX).
6. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
7. SOILS INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS INVESTIGATION PREPARED BY: GEOCON INCORPORATED.
   REPORT FOR OTAY RANCH RESORT VILLAGE DATED 3-19-10
   REPORT FOR OTAY RANCH RESORT VILLAGE OTAY LAKES ROAD WIDENING DATED 11-16-10
8. ALL MASS GRADING DESILTATION BASINS AND BROW DITCHES SHALL BE SIZED AND BUILT PER THE APPROVED FINAL MASS GRADING HYDROLOGY REPORT.
9. 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.
10. MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR.
11. ALL STREET DESIGN, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS OR AS APPROVED WITH WAIVERS BY THE DIRECTOR OF PUBLIC WORKS.
12. 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.
13. SEE SHEET 3 FOR LIST OF REQUESTED WAIVERS.
14. FOR SETBACK REQUIREMENTS SEE THE OTAY RANCH RESORT VILLAGE SPECIFIC PLAN SECTION V-C-3 DEVELOPMENT STANDARDS FOR TABLE R-SETBACK TABLE.
15. LIMITED BUILDING ZONE (LBZ) INFORMATION ADDRESSED IN BOTH THE FIRE PROTECTION PLAN, APPENDIX A AND SPECIFIC PLAN - PRESERVE EDGE PLAN EXHIBIT 2.

EARTHWORK / GRADING QUANTITIES

TOTAL PROJECT
RAW CUT: 6,595,500 C.Y.
RAW FILL: 6,595,500 C.Y.

TOTAL GRADED AREA: 442.2 ACRES

GRADING QUANTITIES SHOWN REPRESENT:
1. RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING SHOWN IN THE PRELIMINARY SOILS REPORT.
2. RAW QUANTITIES INCLUDE OFFSITE GRADING REQUIRED FOR OTAY LAKES ROAD, FOR THE RESERVOIR AND FOR THE BACKBONE PORTION OF STRADA PIAZZA EXTENDING TO THE OTAY LAKES ROAD ENTRANCE.

EASEMENTS

SEE SHEET 15

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

CONDOMINIUM NOTE

THIS MAP PROPOSES CONDOMINIUMS AS DEFINED IN SECTION 4125 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA. SITES PROPOSED FOR CONDOMINIUM UNITS ARE MU-1, THE 57 UNIT MIXED USE SITE AND THE RESORT SITE WHERE TOTAL NUMBER UNITS ARE TO BE DETERMINED. THIS MAP IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

APPLICANT/SUBDIVIDER

BALDWIN & SONS
280 NEWPORT CENTER DRIVE,
SUITE 240
NEWPORT BEACH, CA 92660
(949) 640-8300

ENGINEER

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
9707 WAPLES STREET
SAN DIEGO, CA 92121
(858) 558-4400 PH
(858) 558-1414 FX

OWNERS

LAKEVIEW 1, LLC (UNDIVIDED 30%)
A CALIFORNIA LIMITED LIABILITY COMPANY
LAKEVIEW 2, LLC (UNDIVIDED 70%)
A CALIFORNIA LIMITED LIABILITY COMPANY
(AS TENANTS IN COMMON)
610 WEST ASH STREET
SUITE 1500
SAN DIEGO, CA 92101
(619) 234-4050

OTAY VILLAGE SAN DIEGO ASLI V, LLLP
1392 EAST PALOMAR STREET
SUITE 202
CHULA VISTA, CA 91913
(619) 210-0560 PH
(619) 397-1341 FX

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. 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 FEBRUARY, 2011, AT SAN DIEGO COUNTY, CALIFORNIA.

LAKEVIEW 1, LLC

OTAY VILLAGE SAN DIEGO ASLI V, LLLP

LAKEVIEW 2, LLC

ALISA S. VIALPANDO
No. 47945
Exp. 12/31/15
CIVIL
REGISTERED PROFESSIONAL ENGINEER

ALISA S. VIALPANDO R.C.E. 47945 DATE
MY REGISTRATION EXPIRES ON 12/31/15

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

NO.	REVISIONS	DATE	BY
1	1ST SUBMITTAL	02/09/07	H&A
2	2ND SUBMITTAL	10/31/08	H&A
3	3RD SUBMITTAL-AREA B TM ONLY	09/23/10	H&A
4	RESUBMITTAL-AREA B TM ONLY	02/16/11	H&A
5	RESUBMITTAL-AREA B TM ONLY	05/24/12	H&A
6	RESUBMITTAL-AREA B TM ONLY	11/25/14	H&A
7	RESUBMITTAL-AREA B TM ONLY	01/31/15	H&A
8			

TENTATIVE MAP /PRELIMINARY GRADING PLAN TM 5361 (B)
OTAY RANCH VILLAGE 13-B
County Of San Diego, California

SHEET 1 OF 15

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