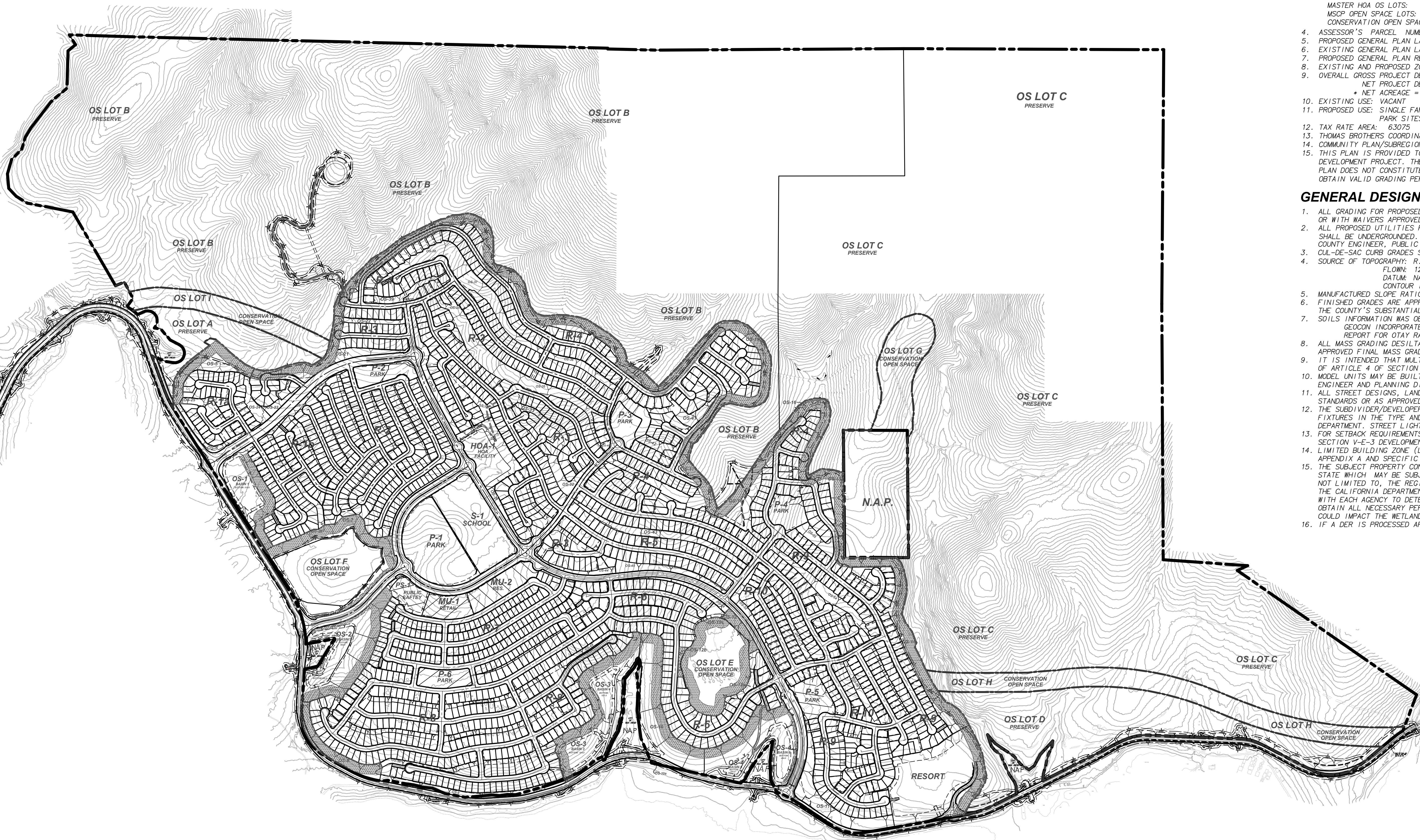
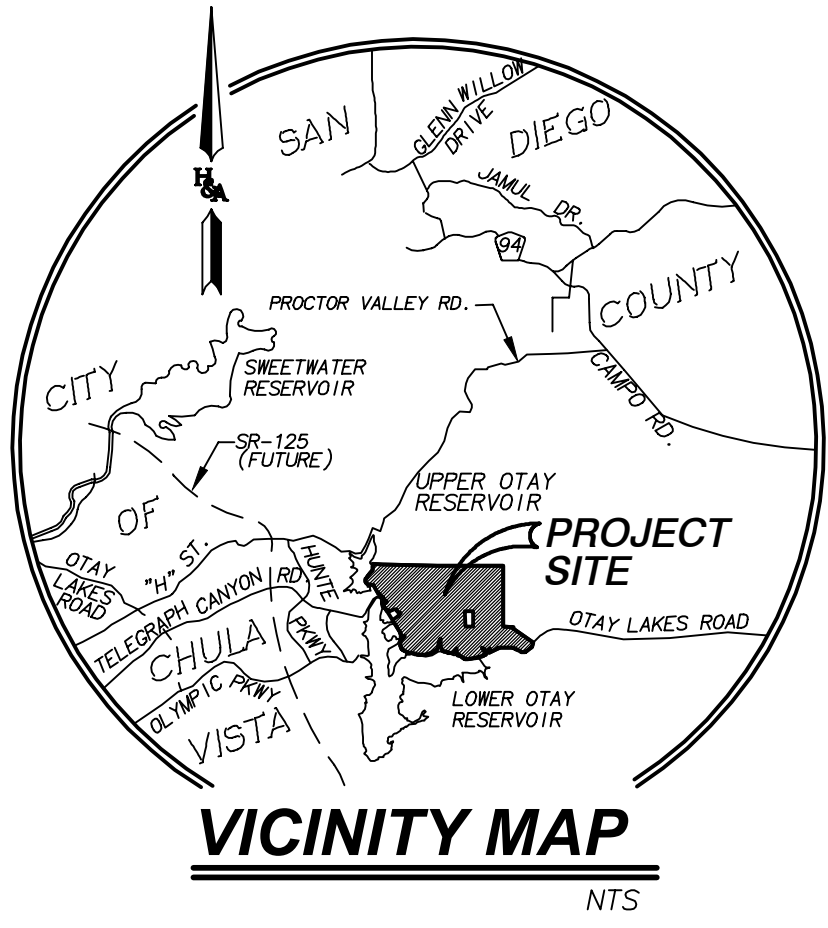


VESTING SITE PLAN

OTAY RANCH VILLAGE 13
(EIR ALTERNATIVE H)

County Of San Diego, California



GENERAL NOTES

- TOTAL PROPOSED PROJECT GROSS SITE AREA: 1869.0 ACRES
- TOTAL NUMBER OF UNITS: 1,938
SINGLE FAMILY: 1,881
MULTIFAMILY: 57
- TOTAL NO. LOTS: 1,964
SF RESIDENTIAL LOTS: 1,881
NE1, R-1A: 46
NE1, R-1B: 101
NE1, R-2: 213
NE1, R-3: 288
NE1, R-4: 284
NE1, R-5: 54
NE1, R-6: 145
NE1, R-7: 187
NE1, R-8: 249
NE1, R-9: 205
NE1, R-10: 109
PUBLIC SAFETY LOTS: 1 (PS-1)
SCHOOL LOTS: 1 (S-1)
MIXED USE LOTS: 2 (MU-1, MU-2)
HSA FACILITY LOT: 1 (HSA-1)
RESORT LOT: 1
PARK LOTS: 6 (P-1 THROUGH P-6)
OS BASIN LOTS: 4 (OS-1 THROUGH OS-3, & OS-4)
MASTER HSA OS LOTS: 58 (SEE TBL. SHIT 17)
MSOP OPEN SPACE LOTS: 4 (OS-A THROUGH OS-D)
CONSERVATION OPEN SPACE LOTS: 5 (OS-E, OS-F, OS-G, OS-H AND OS-I)
- ASSESSOR'S PARCEL NUMBER: 598-130-04, 05, 06 & 598-140-04, 05, 06 & 647-020-14, 647-030-05
- PROPOSED GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA
- EXISTING GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA
- PROPOSED GENERAL PLAN REGIONAL CATEGORY: CURRENT URBAN DEVELOPMENT AREA (CUD) & ECA
- EXISTING AND PROPOSED ZONING: OSB SPECIFIC PLAN AND S-HO OPEN SPACE
- OVERALL GROSS PROJECT DENSITY: 1.04 D.U./AC. (1,938 D.U. / 5/1869.0 GROSS AC.)
NET PROJECT DENSITY: 2.54 D.U./AC. (1,938 D.U. / 5/761.8 NET AC.)
NET ADAGEAGE = GROSS SITE AREA MINUS PRESERVE AREA
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE FAMILY, MIXED USE, PUBLIC SAFETY, SCHOOL SITE, PARK SITES, HOA OPEN SPACE, PRESERVE OPEN SPACE
- TAX RATE AREA: 6.3075
- THOMAS BROTHERS COORDINATES: 1312 B2 THRU G2 AND B2 THRU B8
- COMMUNITY PLAN/SUBREGIONAL AREA: OTAY SUBREGIONAL PLAN
- 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

- 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)
- ALL PROPOSED UTILITIES FRONTING OR ALONG THE RESIDENTIAL DEVELOPMENT PORTION OF THE PROJECT SHALL BE UNDERGRADED. EASEMENTS SHALL BE PROVIDED, REMOVED OR RE-LOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
- CUL-DE-SAC CURB GRADES SHALL BE A MINIMUM OF 1%.
- SOURCE OF TOPOGRAPHY: R.J. LUND
FLOWLINE: 12-07-2000 & 04-20-2009
DATUM: NAVD 83
CONTOUR INTERVALS: 2' / 10' FEET
- MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (1.5:1 OUT, 2:1 FILL MAX).
- FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
- SOILS INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS INVESTIGATION PREPARED BY: GECON INCORPORATED.
REPORT FOR OTAY RANCH RESORT VILLAGE DATED AUGUST 21, 2018
- ALL MASS GRADING DESILTATION BASINS AND BROW DITCHES SHALL BE SIZED AND BUILT PER THE APPROVED FINAL MASS GRADING HYDROLOGY REPORT
- 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
- MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECDORATION WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR
- 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.
- 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.
- FOR SETBACK REQUIREMENTS SEE THE OTAY RANCH RESORT VILLAGE SPECIFIC PLAN SECTION 14-5 DEVELOPMENT STANDARDS FOR TABLE 8-SETBACK TABLE
- LIMITED BUILDING ZONE (LBZ) INFORMATION ADDRESSED IN BOTH THE FIRE PROTECTION PLAN, APPENDIX A AND SPECIFIC PLAN - PRESERVE EDGE PLAN EXHIBIT 2
- THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. AND/OR STATE WHICH MAY BE SUBJECT TO REGULATION BY STATE AND/OR FEDERAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. IT IS THE APPLICANTS RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT, AGREEMENT OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE WETLANDS, LAKE, STREAM, AND/OR WATERS OF THE U.S. ON THE SUBJECT PROPERTY.
- IF A DER IS PROCESSED AFTER THE RECORDING OF A FINAL MAP IT MAY TRIGGER A MAP MODIFICATION.

ENGINEER

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
9707 MAPLES STREET
SAN DIEGO, CA 92101
(619) 558-1400 PH
(619) 558-1414 FX

OWNERS/SUBDIVIDERS

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 1000
SAN DIEGO, CA 92101
(619) 234-4050

REPRESENTATIVE

MOLLER OTAY LAKES INVESTMENT, LLC
IN C/O DANSK INVESTMENT GROUP
A DELAWARE LIMITED LIABILITY COMPANY
6591 COLLINS DRIVE, SUITE 611
MOORPARK, CA 93021
(805) 278-7320

REPRESENTATIVE

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. "FREIGHTWAY" 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 14TH DAY OF OCTOBER, 2018, AT SAN DIEGO COUNTY, CALIFORNIA.

LAKEVIEW 1, LLC

MOLLER OTAY LAKES INVESTMENT, LLC

LAKEVIEW 2, LLC



Alisa S. Vialpando
R.G.E. 47945
MY REGISTRATION EXPIRES ON 12/31/21

DATE

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..... SAN DIEGO COUNTY FIRE AUTHORITY

EXISTING EASEMENTS & ENCUMBRANCES

SEE SHEETS 17 & 18 ON THE PRELIMINARY GRADING PLAN/ VESTING TENTATIVE MAP. ALL EASEMENTS SHALL BE PROVIDED FOR, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.

ABBREVIATIONS

FF FLOOD PLAIN
VC VERTICAL CURVE
MH MANHOLE
RCP REINFORCED CONCRETE PIPE
SD STORM DRAIN
R/W RIGHT OF WAY
PL PROPERTY LINE
ELEV ELEVATION
FL FLOW LINE
TW TOP OF WALL
BW BOTTOM OF WALL
TF TOP OF FOOTING
FS FINISH SURFACE
S SEWER
W WATER
RW RECLAIMED WATER
IE INVERT ELEVATION
R/W RIGHT OF WAY
PL PROPERTY LINE
PI POINT OF INTERSECTION (V.C.)
P PAD ELEVATION
GROSS SQ. FT.
NSF NET SQ. FT.

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED NEIGHBORHOOD BOUNDARY
- EXISTING LOT NUMBER
- PROPOSED LOT NUMBER (WITH PAD ELEVATION)
- PROPOSED RESIDENTIAL NEIGHBORHOOD
- PROPOSED HOA LOT
- PROPOSED OPEN SPACE
- 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)
- 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
- PROPOSED SEWAGE FORCE MAIN
- PROPOSED RETAINING WALL
- RETAINING WALL SYSTEM
- EXISTING STREET CENTERLINE ELEVATION
- PROPOSED STREET CENTERLINE ELEVATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED FUEL MODIFICATION ZONE/ LIMITED BUILDING ZONE EASEMENT
- LIMITS OF PROPOSED GRADING
- PROPOSED D.C. TRAIL (SEE PLAN FOR WIDTH AND LOCATION)
- PROPOSED STREET DESIGNATION

LEGAL DESCRIPTION

SEE SHEET 17 ON THE PRELIMINARY GRADING PLAN/ VESTING TENTATIVE MAP

EARTHWORK / GRADING QUANTITIES

TOTAL PROJECT
RAW CUT: APPROXIMATELY 14,000,000 C.Y.
RAW FILL: APPROXIMATELY 14,000,000 C.Y.
TOTAL GRADED AREA: APPROXIMATELY 715.0 ACRES

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

KEY MAP

SCALE: 1"=500'

PROPOSED ZONING

SINGLE FAMILY RESIDENTIAL 1 (SF 1)	
USE REGULATIONS	S-88
ANIMAL REGULATIONS	—
DENSITY	3.0
LOT SIZE (MINIMUM)	4,250*
BUILDING TYPE	L
MAX FLOOR AREA	—
FLOOR AREA RATIO	—
HEIGHT	H
COVERGE	—
SETBACK	V
OPEN SPACE	A
SPECIAL AREA REGULATIONS	D

RESORT (R)	
USE REGULATIONS	S-88
ANIMAL REGULATIONS	—
DENSITY	N/A
LOT SIZE	5,000
BUILDING TYPE	L
MAX FLOOR AREA	—
FLOOR AREA RATIO	—
HEIGHT	R**
COVERGE	—
SETBACK	V
OPEN SPACE	A
SPECIAL AREA REGULATIONS	D

* MINIMUM LOT SIZE
** 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.

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

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

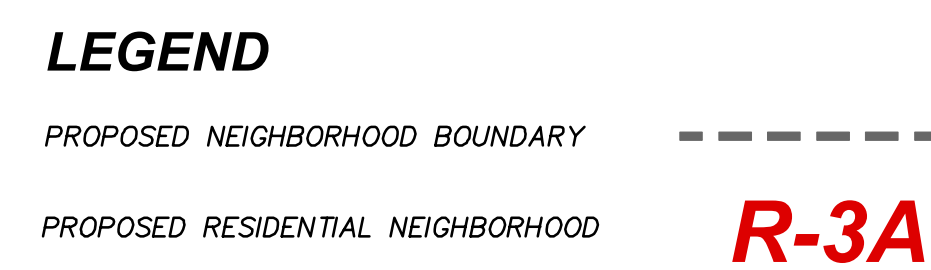
VESTING SITE PLAN
OTAY RANCH VILLAGE 13
(EIR ALTERNATIVE H)
County Of San Diego, California

SHEET
1
OF
3

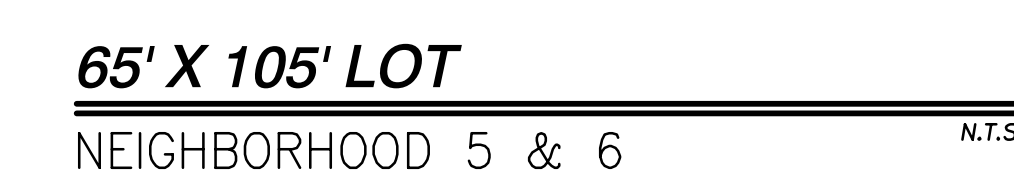
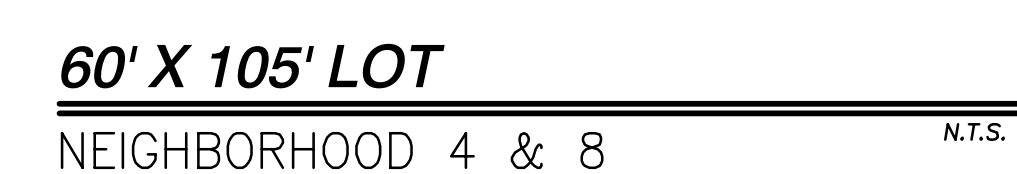
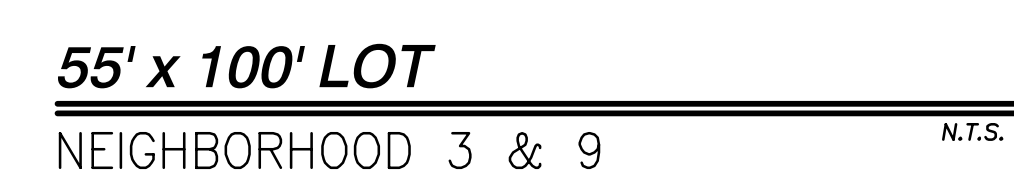
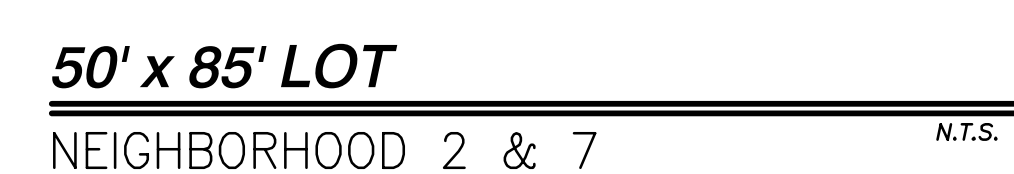


MINIMUM SETBACK TABLE

* FOR LOT LESS THAN 100-FEET DEEP, FRONT YARD SETBACKS MAY BE REDUCED BY 4-FEET.



NEIGHBORHOOD DETAILS



VESTING SITE PLAN
OTAY RANCH VILLAGE 13
(EIR ALTERNATIVE H)
County Of San Diego, California

SHEET
2
OF
3

NEIGHBORHOOD LOT AREA ANALYSIS

NEIGHBORHOOD R-1A	LOT #	LOT AREA
	1	6,672
	2	2,264
	3	8,560
	4	9,231
	5	10,770
	6	6,493
	7	6,554
	8	6,590
	9	5,974
	10	5,440
	11	5,096
	12	6,762
	13	4,707
	14	13,314
	15	9,629
	16	11,156
	17	8,949
	18	6,792
	19	12,400
	20	8,171
	21	5,472
	22	5,319
	23	6,036
	24	6,498
	25	6,146
	26	7,610
	27	7,232
	28	6,592
	29	5,937
	30	5,380
	31	5,383
	32	5,383
	33	5,773
	34	6,010
	35	5,684
	36	6,026
	37	7,164
	38	6,296
	39	6,128
	40	6,128
	41	7,118
	42	7,430
	43	6,546
	44	5,913
	45	5,751
	46	5,306
	47	4,670
	48	4,290
	49	5,124
	50	4,964
	51	4,772
	52	5,563
	53	5,030
	54	5,277
	55	5,398
	56	5,419
	57	5,567
	58	5,692
	59	5,985
	60	5,981
	61	6,005
	62	5,502
	63	5,611
	64	5,946
	65	5,101
	66	5,810
	67	5,128
	68	5,346
	69	5,067
	70	5,132
	71	5,784
	72	7,449
	73	7,573
	74	6,518
	75	6,882
	76	7,192
	77	12,746
	78	5,111
	79	5,188
	80	6,046
	81	5,624
	82	6,271
	83	5,954
	84	5,378
	85	5,243
	86	5,030
	87	5,290
	88	5,736
	89	5,300
	90	7,760
	91	7,544
	92	6,007
	93	5,834
	94	5,921
	95	5,296
	96	5,444
	97	5,282
	98	6,382
	99	5,044
	100	8,446
	101	8,291
	102	5,470
	103	4,646
	104	9,340
	105	9,336
	106	9,336
	107	10,224
	108	5,688
	109	4,911
	110	5,445
	111	5,779
	112	5,442
	113	5,138
	114	5,399
	115	7,413
	116	6,623
	117	5,824
	118	6,026
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