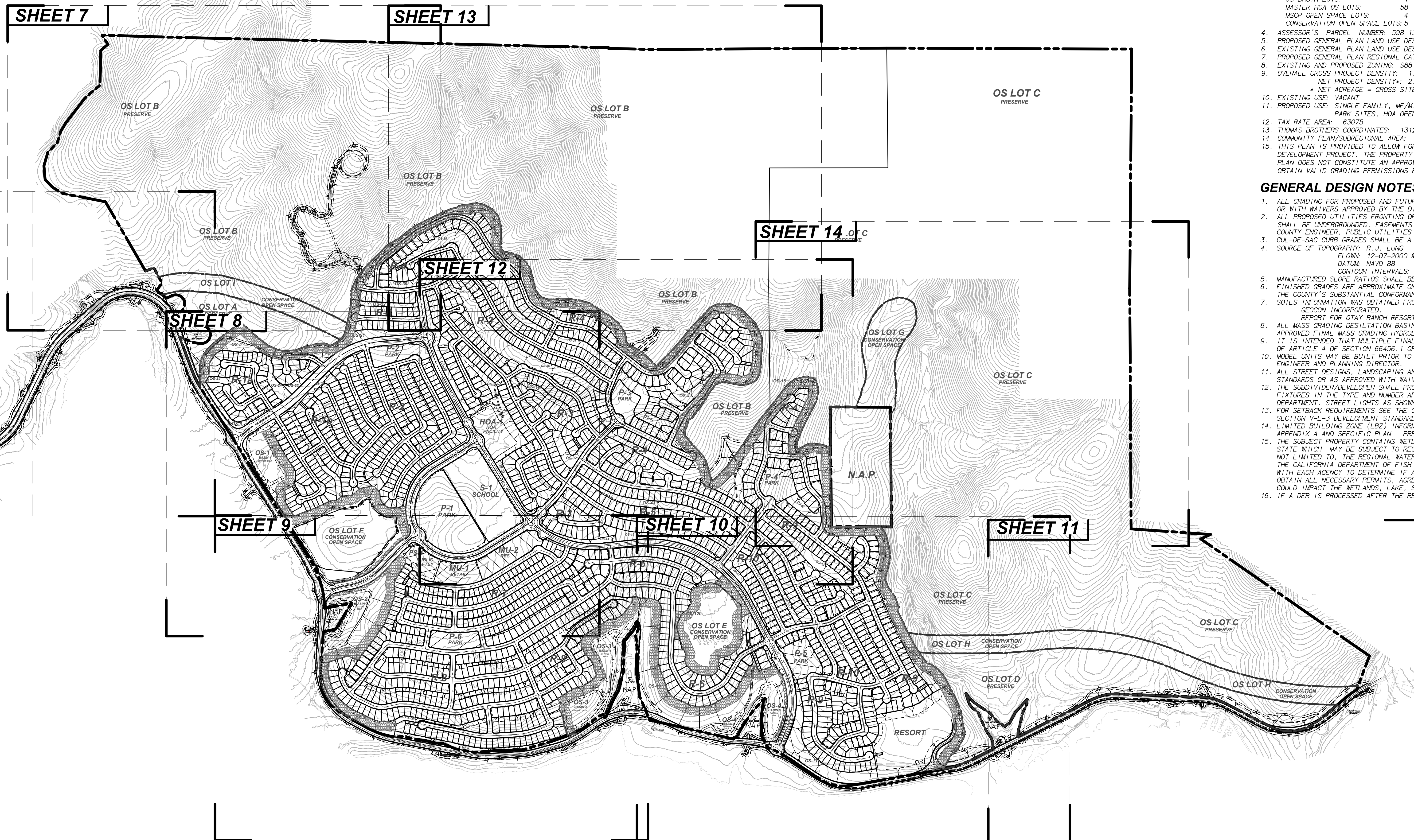
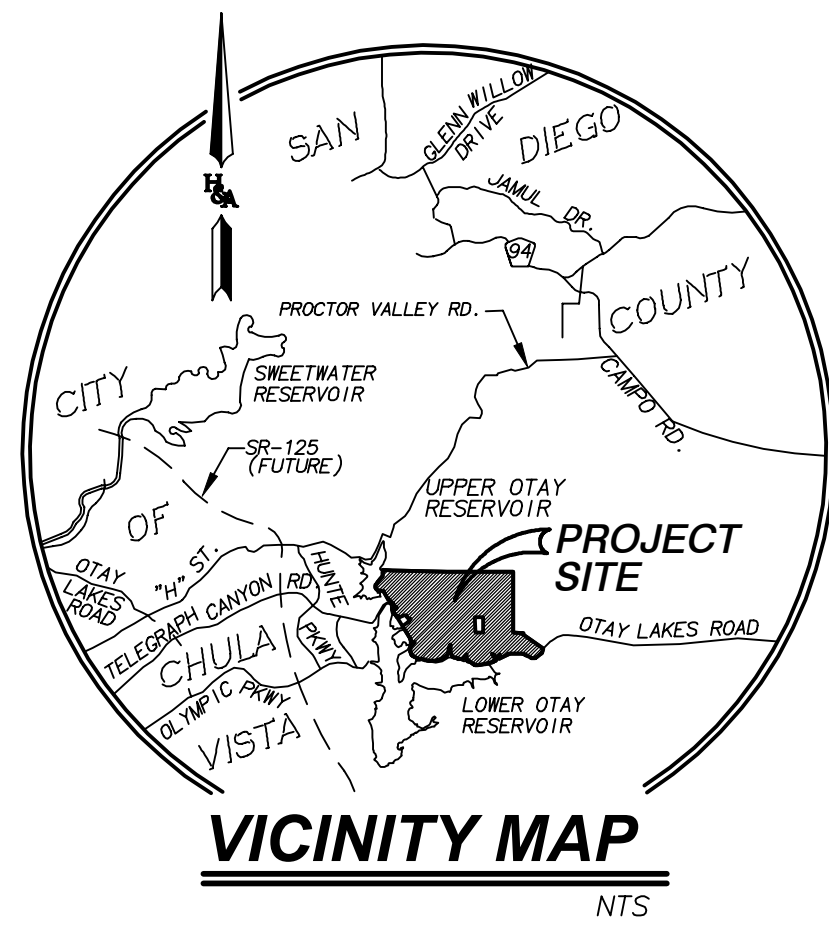


REPLACEMENT TENTATIVE MAP / PRELIMINARY GRADING PLAN

OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H)

County Of San Diego, California



GENERAL NOTES

- 1. TOTAL PROPOSED PROJECT GROSS SITE AREA: 1869.0 ACRES
2. TOTAL NUMBER OF UNITS: 1,938
SINGLE FAMILY: 1,881
MULTIFAMILY: 57
3. TOTAL NO. LOTS: 1,964
SF RESIDENTIAL LOTS: 1,881
NE 1: R-1A: 16
NE 1: R-1B: 101
NE 1: R-2: 213
NE 1: R-3: 288
NE 1: R-4: 284
NE 1: R-5: 54
NE 1: R-6: 145
NE 1: R-7: 187
NE 1: R-8: 249
NE 1: R-9: 205
NE 1: 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
MSCP 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)
4. ASSESSOR'S PARCEL NUMBER: 598-130-04, 05, 06 & 598-140-04, 05, 06 & 647-020-14, 647-030-05
5. PROPOSED GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA
6. EXISTING 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: OSB SPECIFIC PLAN AND OS-BU OPEN SPACE
9. 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 ADJACENT TO GROSS SITE AREA MINUS PRESERVE AREA
10. EXISTING USE: VACANT
11. PROPOSED USE: SINGLE FAMILY, MIXED USE, PUBLIC SAFETY, SCHOOL SITE, PARK SITES, OPEN SPACE, PRESERVE 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 PERMITS 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 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.
3. C&A-DE-S&C CURB GRADES SHALL BE A MINIMUM OF 1%.
4. SOURCE OF TOPOGRAPHY: R. J. LUND FLOW: 12-07-2000 & 04-20-2009 DATUM: NAVD 88 CONTOUR INTERVALS: 2' / 10' FEET
5. MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (1.5:1 OUT, 2:1 FILL MAX).
6. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE COUNTY'S SUBSTANTIAL GOVERNANCE.
7. SOILS INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS INVESTIGATION PREPARED BY: GEOTECH INCORPORATED REPORT FOR OTAY RANCH RESORT VILLAGE DATED AUGUST 21, 2018
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 RECORDED WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR.
11. 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.
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. FOR SETBACK REQUIREMENTS SEE THE OTAY RANCH RESORT VILLAGE SPECIFIC PLAN SECTION 1E-3 DEVELOPMENT STANDARDS FOR TABLE 8-SETBACK TABLE.
14. LIMITED BUILDING ZONE (LBEZ) INFORMATION ADDRESSED IN BOTH THE FIRE PROTECTION PLAN, APPENDIX A AND SPECIFIC PLAN - PRESERVE EDGE PLAN EXHIBIT 2.
15. 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 APPLICANT'S 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.
16. IF A DER IS PROCESSED AFTER THE RECORDING OF A FINAL MAP IT MAY TRIGGER A MAP MODIFICATION.

PROPOSED ZONING

Table with 2 columns: Zoning Type (SINGLE FAMILY RESIDENTIAL 1 (SF 1)), Use Regulations (S-88), and various regulatory details like density, lot size, building type, etc.

Table with 2 columns: Zoning Type (MIXED USE RESIDENTIAL/COMMERCIAL (MU)), Use Regulations (S-88), and various regulatory details like density, lot size, building type, etc.

Table with 2 columns: Zoning Type (RESORT (R)), Use Regulations (S-88), and various regulatory details like density, lot size, building type, etc.

Table with 2 columns: Zoning Type (OPEN SPACE/PRESERVE (OS/P)), Use Regulations (S-80), and various regulatory details like density, lot size, building type, etc.

LEGEND

Legend section containing symbols and descriptions for various features: SUBDIVISION BOUNDARY, PROPOSED LOT LINE, EXISTING LOT NUMBER, 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., PROPOSED FILL SLOPE, PROPOSED CUT SLOPE, PROPOSED PERCENT OF STREET GRADE, PROPOSED SEWER FORCE MAIN, PROPOSED BIO-FILTRATION UNITS.

LEGAL DESCRIPTION

SEE SHEET 17

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.

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.

PUBLIC UTILITIES AND DISTRICTS

- GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC CO.
WATER: OTAY MUNICIPAL WATER DISTRICT
SEWER: CITY OF CHULA VISTA
POLICE: COUNTY SHERIFF'S DEPARTMENT
SCHOOLS: CHULA VISTA ELEMENTARY AND SWEETWATER UNION HIGH
FIRE: SAN DIEGO COUNTY FIRE AUTHORITY

EXISTING EASEMENTS & ENCUMBRANCES

SEE SHEETS 17 & 18. ALL EASEMENTS SHALL BE PROVIDED FOR, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81-40 (M) OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE. ALL RESIDENTIAL UNITS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 100 SQUARE FEET OF UNRESTRICTED SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

ABBREVIATIONS

Table of abbreviations: FP FLOOD PLAIN, VC VERTICAL CURVE, MH MANHOLE, ROP REINFORCED CONCRETE PIPE, SD STORM DRAIN, NTS NOT TO SCALE, 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, OB GRADE BREAK, PI POINT OF INTERSECTION (V.C.), P PAD ELEVATION, GS GROSS SQ. FT., NSF NET SQ. FT.

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 1500 SAN DIEGO, CA 92101 (619) 234-4050

REPRESENTATIVE

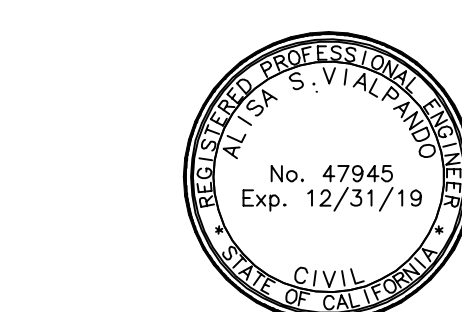
MOLLER OTAY LAKES INVESTMENT, LLC IN C/O DANSK INVESTMENT GROUP A CALIFORNIA LIMITED LIABILITY COMPANY 8591 COLLING DRIVE, SUITE 511 MOORPARK, CA 93021 (805) 278-7320

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 UNDERSTANDING THAT THE PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. 'FREEMAN' 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

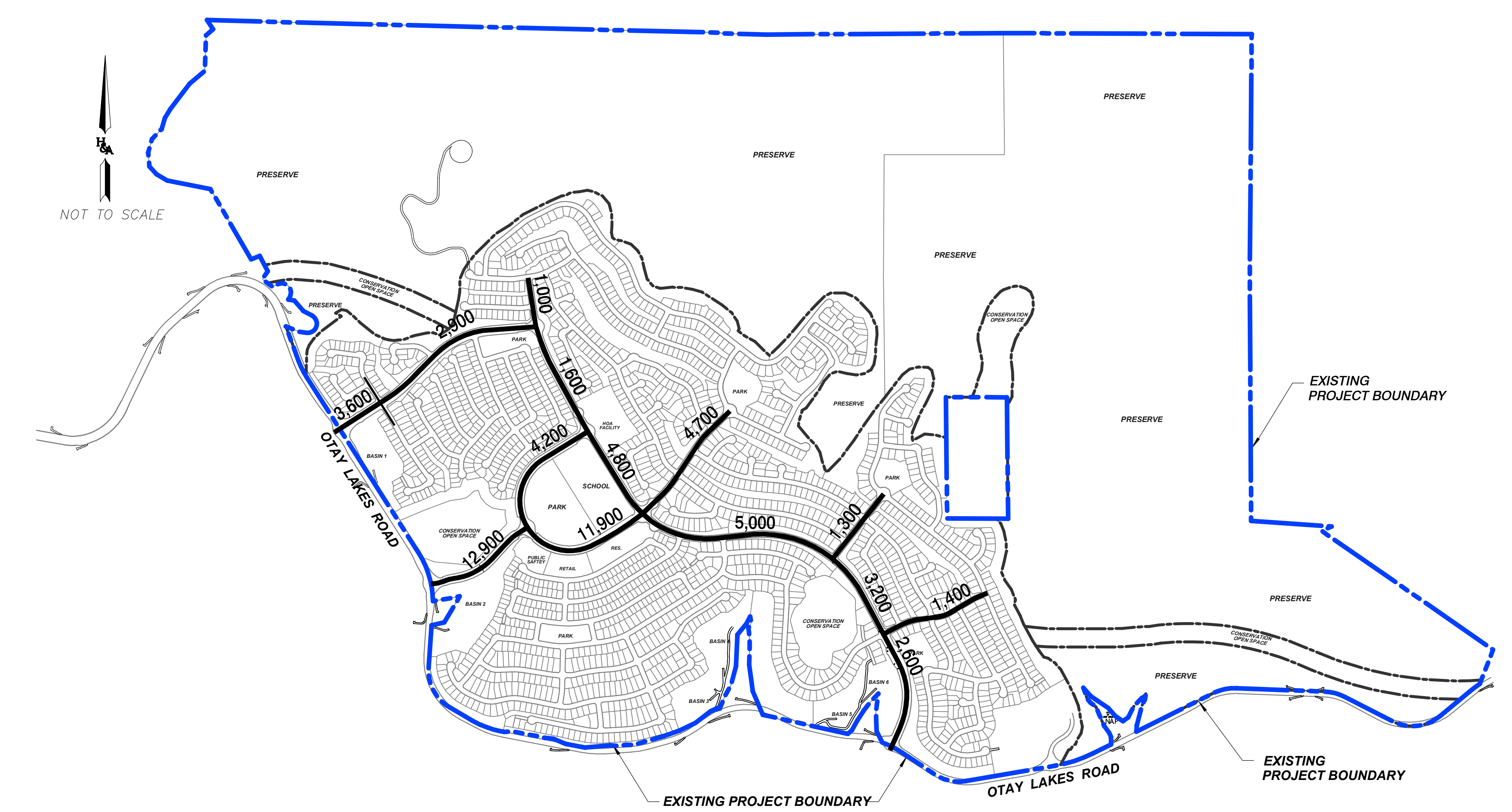
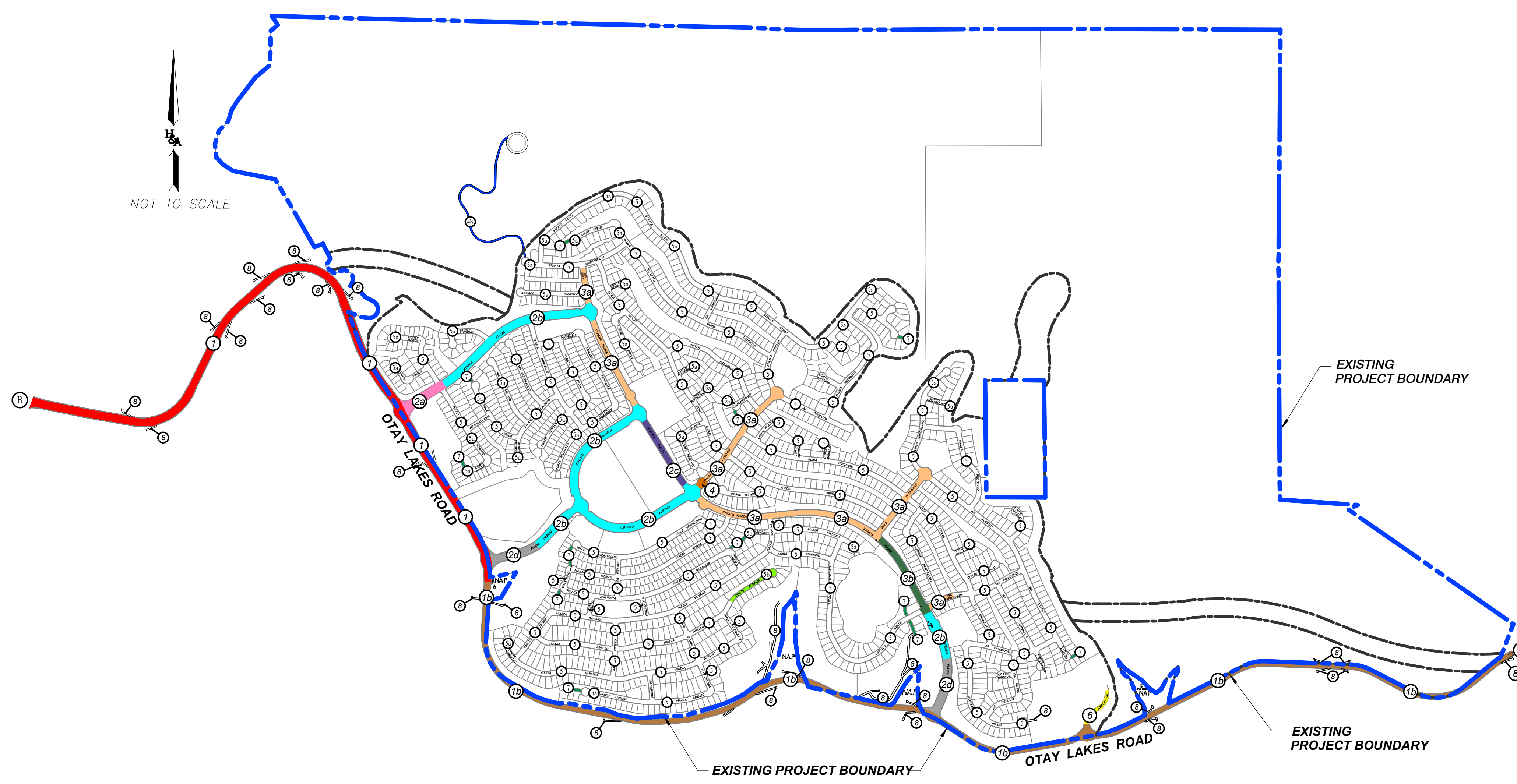
LAKEVIEW 2, LLC



ALEX S. VIALPANDO R.C.E. 47945 DATE MY REGISTRATION EXPIRES ON 12/31/19

Table with 3 columns: NO., REVISIONS, DATE BY. Contains 8 revision entries.

Prepared by: HUNSAKER & ASSOCIATES SAN DIEGO, INC. 9707 Maples Street San Diego, CA 92101 PH: 619-558-1400 FAX: 619-558-1414

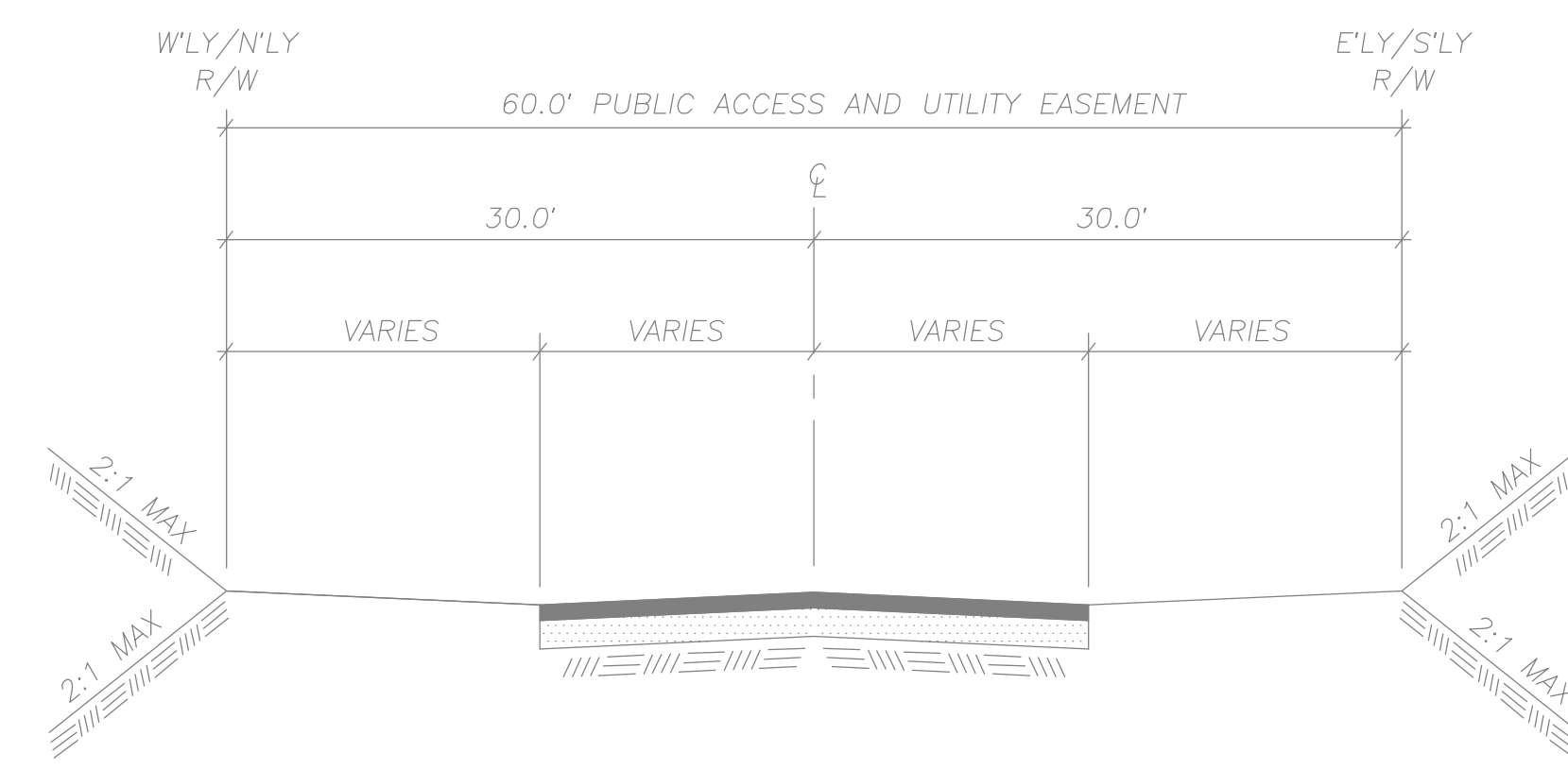


STREET CROSS SECTION INDEX

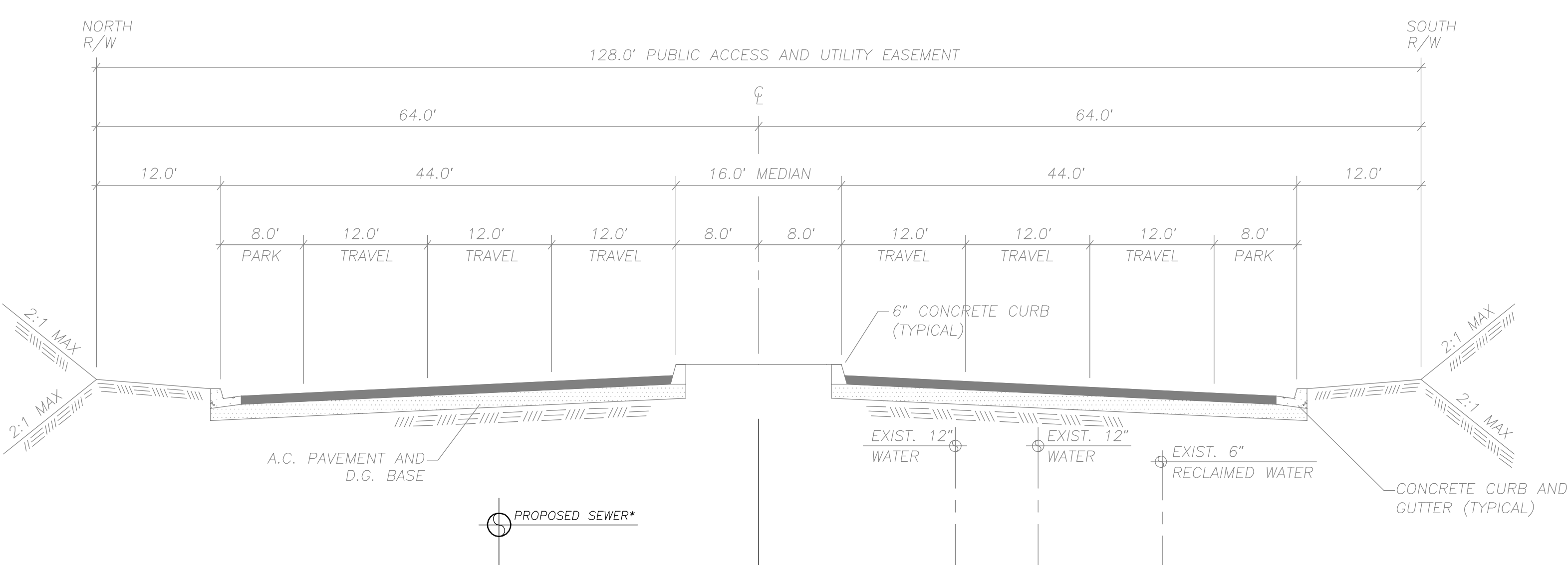
LEGEND

- 1 **BOULEVARD WITH INTERMITTENT TURN LANES MODIFIED (90-100')**
- 1b **COMMUNITY COLLECTOR WITH INTERMITTENT TURN LANES MODIFIED (60')**
- 2a **BOULEVARD WITH MEDIAN (106')**
- 2b **LIGHT COLLECTOR WITH MEDIAN & INTERMITTENT LEFT TURN LANE (100')**
- 2c **LIGHT COLLECTOR (72')**
- 2d **BOULEVARD WITH MEDIAN (100')**
- 3a **MINOR COLLECTOR (68')**
- 3b **MINOR COLLECTOR (76')**
- 4 **GATED ENTRY RESIDENTIAL (90')**
- 4b **WATER TANK ACCESS ROAD (20')**
- 5 **RESIDENTIAL ROAD (56')**
- 5a **RESIDENTIAL CUL-DE-SAC ROAD (53')**
- 5b **RESIDENTIAL ROAD SINGLE LOADED (43.5')**
- 6 **RESORT ROAD (40')**
- 7 **PRIVATE ROAD (32')**
- 8 **BASIN/STORM DRAIN/HEADWALL MAINTENANCE ACCESS EASEMENT (15')**

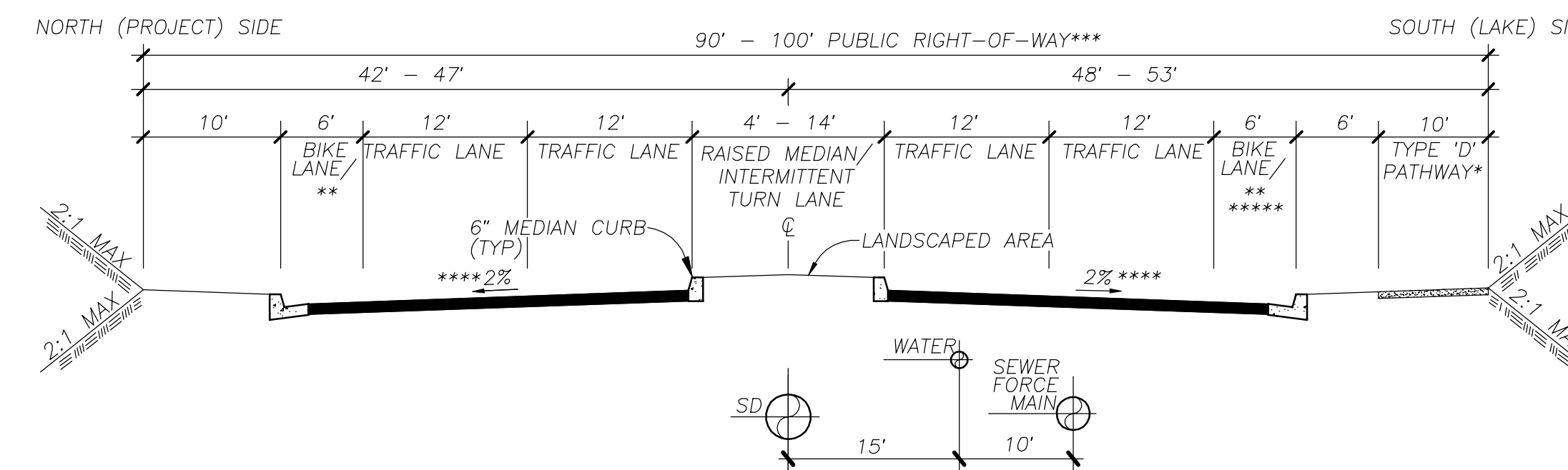
INTERNAL BACKBONE ROADWAY ADT'S



A EXISTING OTAY LAKES ROAD
PUBLIC ROAD
45 MPH DESIGN SPEED

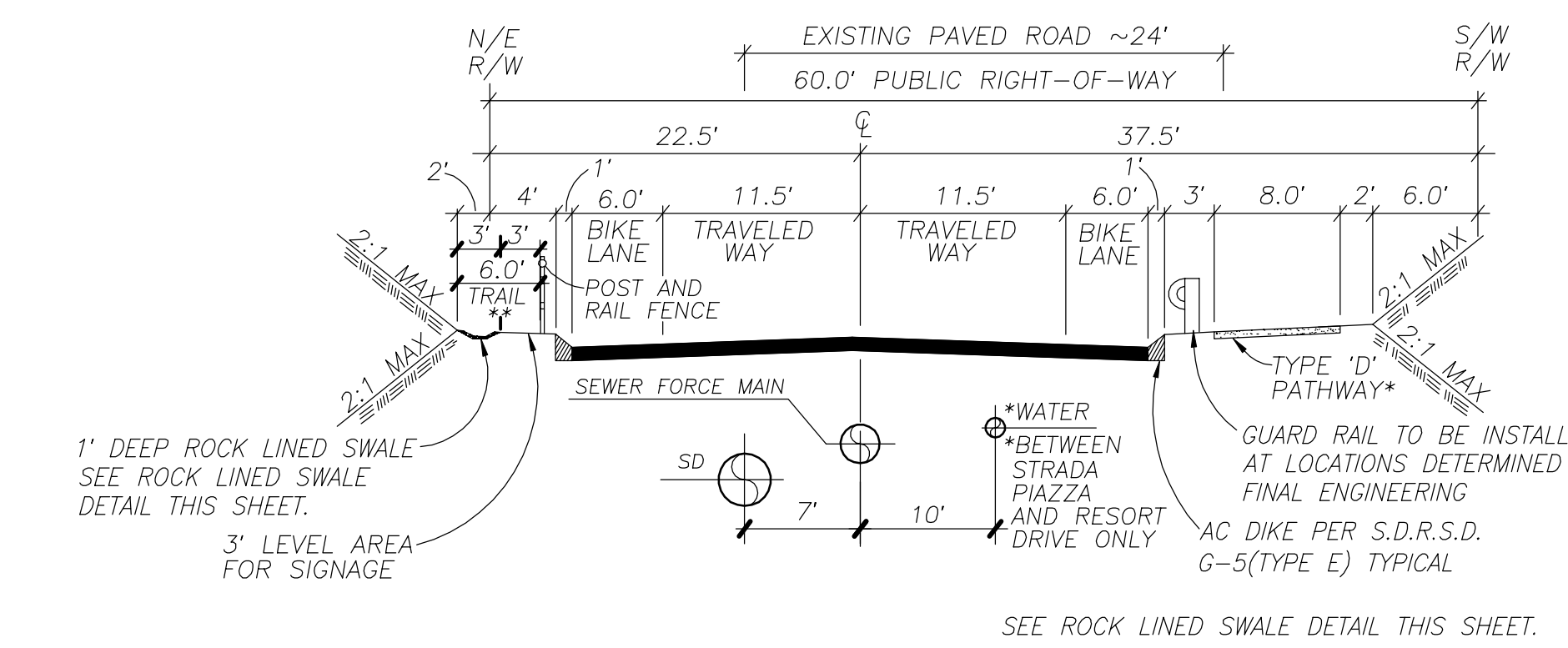


B EXISTING OTAY LAKES ROAD
PUBLIC ROAD
55 MPH DESIGN SPEED



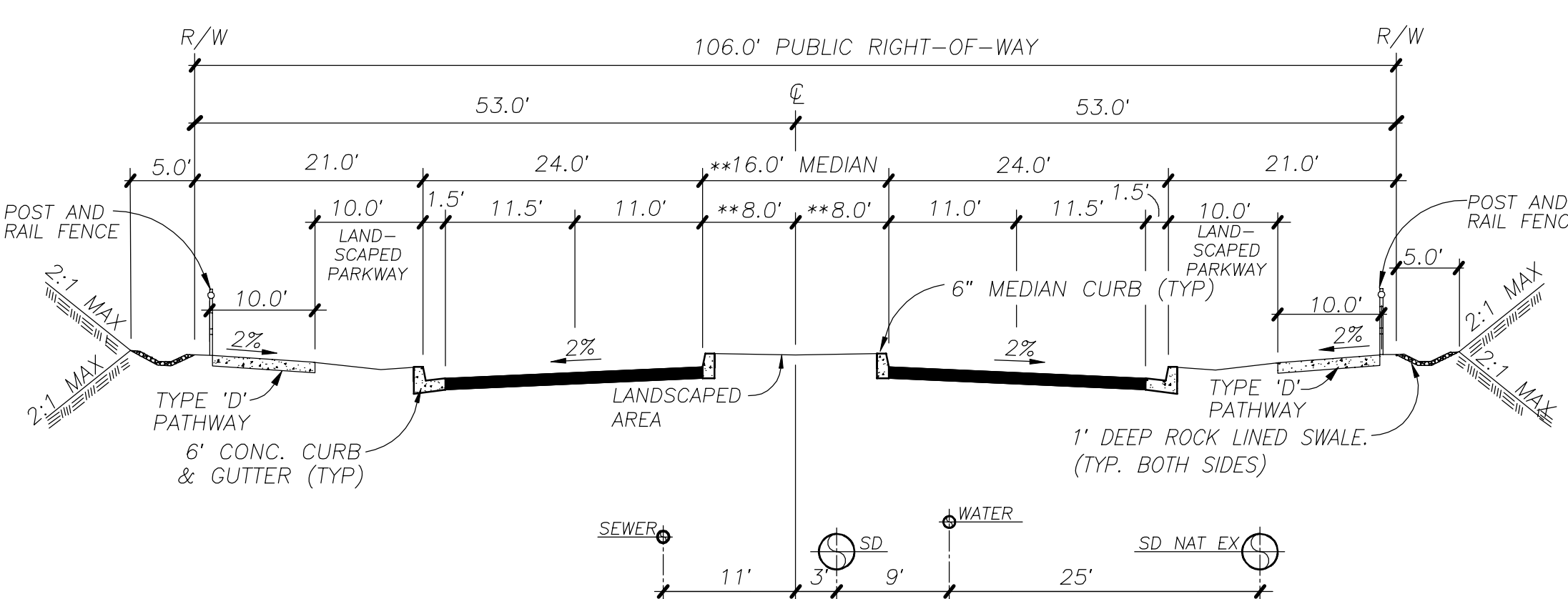
1 OTAY LAKES ROAD
PUBLIC ROAD
BOULEVARD WITH INTERMITTENT TURN LANES (MODIFIED)

DESIGN EXCEPTIONS:
A. ADD MINIMUM 4" TO 14" LANDSCAPED MEDIAN
B. VARIABLE RIGHT-OF-WAY WIDTH FROM 80' UP TO 100'
C. REPLACE 6" SHOULDERS WITH 6" BIKE LANES (WITH PARKING RESTRICTIONS)
D. ROUNDABOUTS AT THE FIRST AND SECOND PROJECT ENTRIES ON OTAY LAKES ROAD
*PATHWAY WILL BE ON RESERVOIR SIDE OF OTAY LAKES ROAD
**EMERGENCY REFUGE AREA
***RIGHT OF WAY WIDTH VARIES FROM 90' TO 100' BETWEEN SECTIONS B AND 1b
***SEE PLAN FOR PRECISE SUPERELEVATION GRADES.



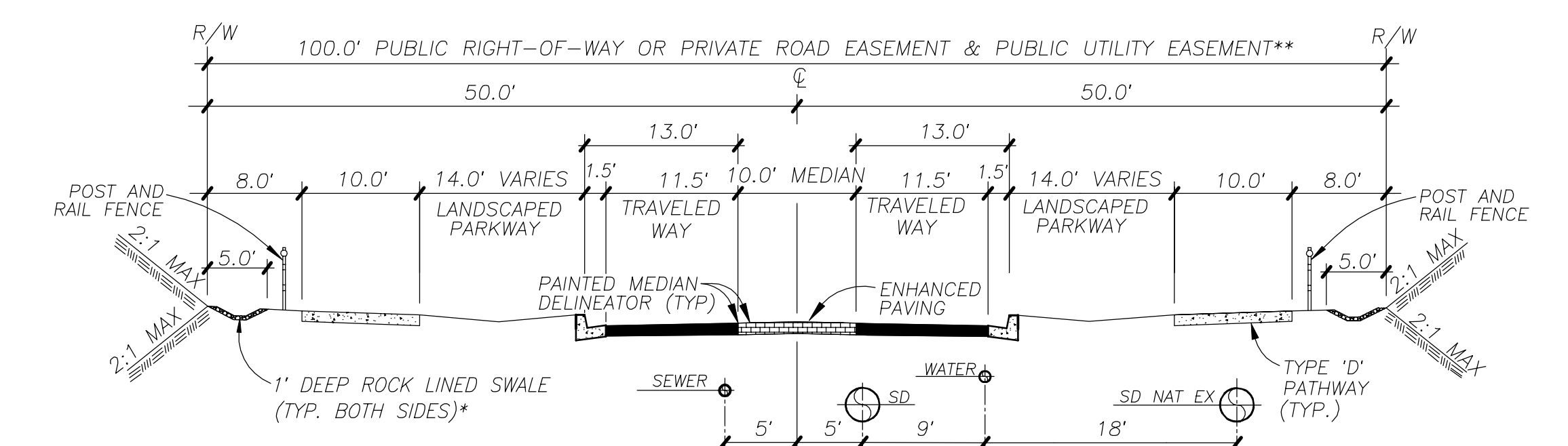
1b OTAY LAKES ROAD
PUBLIC ROAD
COMMUNITY COLLECTOR WITH INTERMITTENT TURN LANES (MODIFIED)

DESIGN EXCEPTIONS:
A. VARIABLE PARKWAY WIDTH (4'-30') ON EACH SIDE OF ROAD
B. REPLACE 6" SHOULDERS WITH 6" BIKE LANES (WITH PARKING RESTRICTIONS)
C. ROUNDABOUTS AT THE THIRD AND FOURTH PROJECT ENTRIES ON OTAY LAKES ROAD
*PATHWAY WILL BE ON RESERVOIR SIDE OF OTAY LAKES ROAD
**TRAIL LOCATION SUBJECT TO FINAL DETERMINATION BETWEEN PIAZZA URBINO AND STRADA PIAZZA
WHERE NO TRAIL IS PROPOSED, ROCK LINED SWALE WILL BE PROVIDED



2a STRADA PIAZZA (P.O.R.)
PRIVATE ROAD
PROPOSED BOULEVARD WITH MEDIAN (MODIFIED)

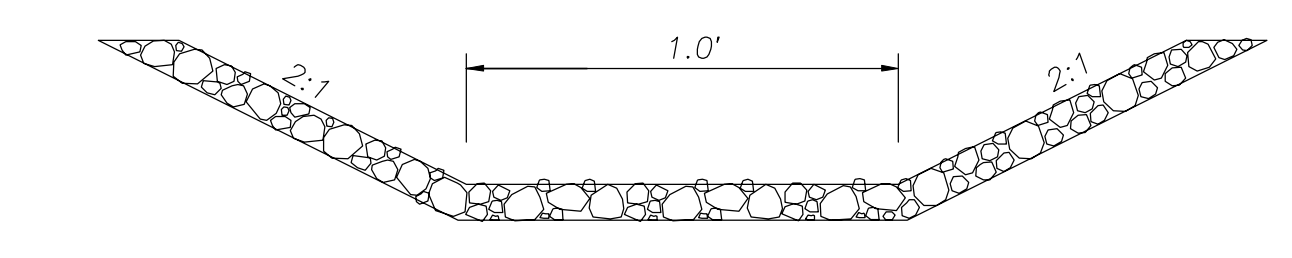
DESIGN EXCEPTIONS:
A. INCREASE LANDSCAPED MEDIAN FROM 14" TO 16"
B. ELIMINATE 6" SHOULDERS
C. INCREASE PARKWAYS FROM 14" TO 21"
D. REPLACE 5" P.C.C. SIDEWALKS WITH 10" NON-CONTIGUOUS MULTI-USE PATHWAYS
* SEE ROCK LINED SWALE DETAIL SHEET 2
** MEDIAN WIDTH VARIES IN ORDER TO CHANNEL TRAFFIC THROUGH ROUNDABOUTS SAFELY



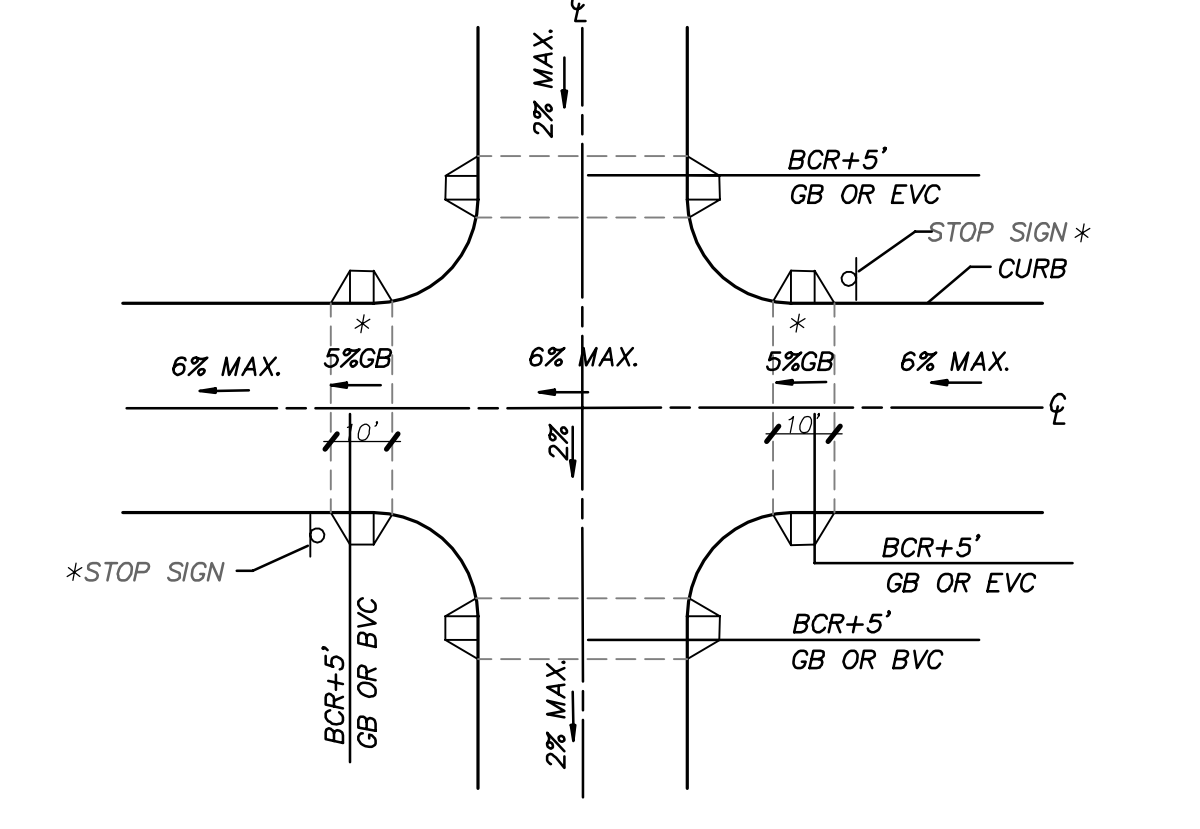
2b STRADA PIAZZA (P.O.R.), PIAZZA URBINO (P.O.R.), CIRCULO ALMALFI
PUBLIC ROAD & PRIVATE ROAD
PROPOSED LIGHT COLLECTOR WITH MEDIAN & INTERMITTENT LEFT TURN LANE (MODIFIED)

NO PARKING EXCEPT AT PUBLIC PARK P-5 STRADA PIAZZA

DESIGN EXCEPTIONS:
A. INCREASE RIGHT-OF-WAY WIDTH FROM 78' TO 100'
B. DECREASE STRIPED MEDIAN FROM 14" TO 10" FOR EMERGENCY VEHICLE ACCESS
C. ELIMINATE 6" SHOULDERS
D. INCREASE PARKWAYS FROM 12" TO 32"
E. REPLACE 5" P.C.C. SIDEWALKS WITH 10" NON-CONTIGUOUS MULTI-USE PATHWAYS
* SEE ROCK LINED SWALE DETAIL SHEET 2
** SEE PLAN FOR LOCATION



1' DEEP ROCK LINED SWALE DETAIL
* SEE GREEN STREET STANDARDS



TYPICAL INTERSECTION FOR ACCESSIBILITY
* NOTE: IF BOTH DIRECTIONS ARE STOP CONTROLLED THE CROSS SLOPE OF THE PEDESTRIAN ACCESS MUST BE 2% NOT TO SCALE

ROAD CROSS SECTIONS

PREPARED BY:
HUNSAKER & ASSOCIATES
ENGINEERING
SAN DIEGO, CALIFORNIA

9700 Wablers Street
San Diego, CA 92121
PH: 619-594-1100
FAX: 619-594-1101

REPLACEMENT TENTATIVE MAP/
PRELIMINARY GRADING PLAN
OTAY RANCH VILLAGE 13
(EIR ALTERNATIVE H)
County Of San Diego, California

SHEET
2
OF
19

LOT WAIVERS

NOTES:
 1. SEE OTAY RANCH RESORT VILLAGE SPECIFIC PLAN SECTION IV...FOR REFERENCE TO COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE 81.401(S) 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 650) 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 DEVELOPMENT SERVICES DIRECTOR POSSESSES THE AUTHORITY TO WAIVE SECTION 81.401 SUBDIVISION REQUIREMENTS.
 3. SEE INDIVIDUAL ROAD CROSS SECTIONS THIS SHEET FOR DESIGN EXCEPTIONS REQUESTED FOR EACH ROAD CROSS SECTION.

(COUNTY STANDARD SHOWN IN PARENTHESIS)
WAIVER:
 1. THE FOLLOWING LOTS HAVE LOT AREAS OF LESS THAN 6,000 SQUARE FEET AND ARE SUBJECT TO THE APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

- NEIGHBORHOOD R-1A
 LOTS 7, 9, 10, 21, 22, 30-34, 36, 39, 44 & 45
- NEIGHBORHOOD R-1B
 LOTS 4, 6-11, 18, 21, 24-28, 33-37, 48-51, 54, 56-59, 74-85, 90-98
- NEIGHBORHOOD R-2
 LOTS 1-17, 32, 34-38, 60, 62-73, 84, 86-97, 99, 101-110, 115-122, 124-126, 136-138, 141-155, 158-172, 174-176, 178-195, 199-213
- NEIGHBORHOOD R-3
 LOTS 19, 20, 26-32, 36, 63, 69, 70, 72-76, 78-79, 81-85, 87, 88, 124-126, 136, 144, 150, 151, 153, 154, 157, 160 & 161
- NEIGHBORHOOD R-7
 LOTS 1-38, 40-48, 50-75, 77-79, 82, 84-117, 120-126, 128-148, 151-154, 156-172, 174-183, 185-187
- NEIGHBORHOOD R-9
 LOTS 43-45, 48, 49, 103, 104, 106-108, 110
- NEIGHBORHOOD R-10
 LOTS 36, 42-44, 58, 70, 76

(81.401(b)) Every lot shall contain the minimum lot area specified in the Zoning Ordinance for the zone in which the lot is located at the time the final map is submitted to the Board of Supervisors (Board) for approval, but if the Zoning Ordinance does not establish a minimum lot area for a zone, every lot shall contain a lot area of at least 6,000 square feet.)

WAIVER:
 2. THE FOLLOWING LOTS THAT FRONT ON A CUL-DE-SAC HAVE A FRONTAGE LENGTH LESS THAN 33 FEET AS MEASURED AT THE RIGHT-OF-WAY AND ARE SUBJECT TO THE APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

- NEIGHBORHOOD R-1A
 LOTS 13, 26, 27
- NEIGHBORHOOD R-1B
 LOTS 23, 60
- NEIGHBORHOOD R-2
 LOT 113
- NEIGHBORHOOD R-3
 LOTS 61, 62, 104, 133, 134, 137
- NEIGHBORHOOD R-4
 LOTS 101, 119, 138, 140, 141, 186, 187, 189, 190, 283, 284
- NEIGHBORHOOD R-7
 LOT 187
- NEIGHBORHOOD R-8
 LOT 18
- NEIGHBORHOOD R-9
 LOTS 18, 19, 51, 52
- NEIGHBORHOOD R-10
 LOT 57

(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 VARIABLE DEPTHS GREATER THAN THREE TIMES THE AVERAGE LOT WIDTH AND ARE SUBJECT TO THE APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

- NEIGHBORHOOD R-3
 LOTS 132, 134, 287
- NEIGHBORHOOD R-8
 LOTS 85-88

(81.401(f)) 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.)

PRIVATE ROAD EASEMENT WAIVER

(COUNTY STANDARD SHOWN IN PARENTHESIS)
WAIVER:
 1. PRIVATE DRIVE (PRIVATE ROAD EASEMENTS) MAY BE LESS THAN 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.
 NEIGHBORHOOD R-1B

(81.402(a)(2)) Private road easements of 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 7-10, 12 & 13 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

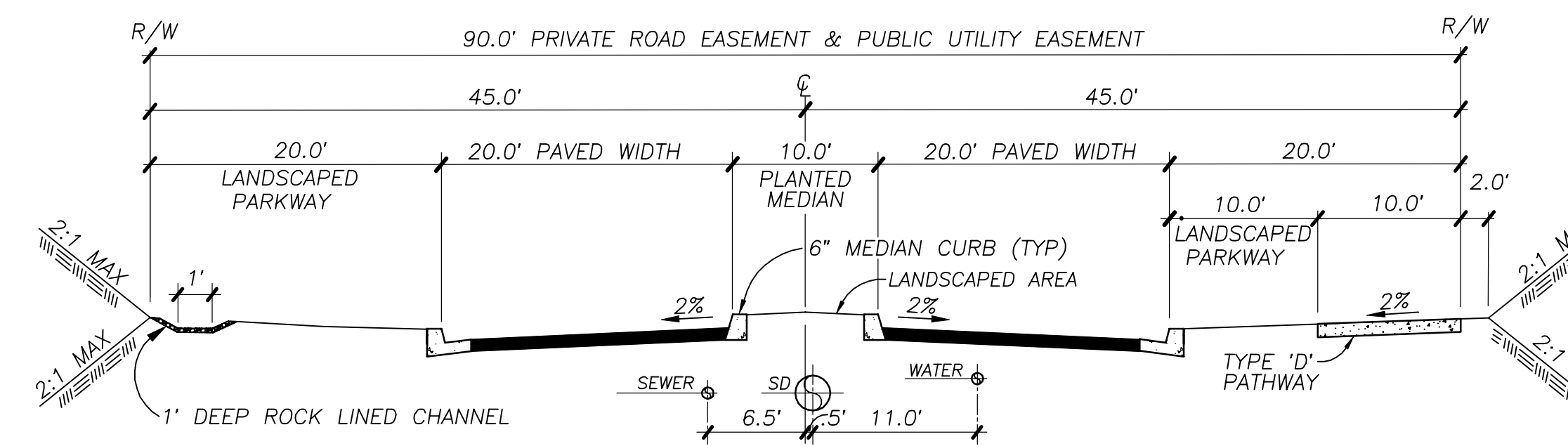
(COUNTY STANDARD SHOWN IN PARENTHESIS)
WAIVER:
 MAJOR SLOPES: THE AVERAGE SLOPE OF EACH CUT SURFACE RESULTING IN A MAJOR SLOPE SHALL NOT BE STEEPER THAN ONE AND ONE HALF HORIZONTAL TO ONE VERTICAL EXCLUSIVE OF BENCHES AND EXCLUSIVE OF ROUNDINGS. THE FOLLOWING SHALL ALSO BE REQUIRED: (1) A REPORT IS RECEIVED 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 OF 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 of 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

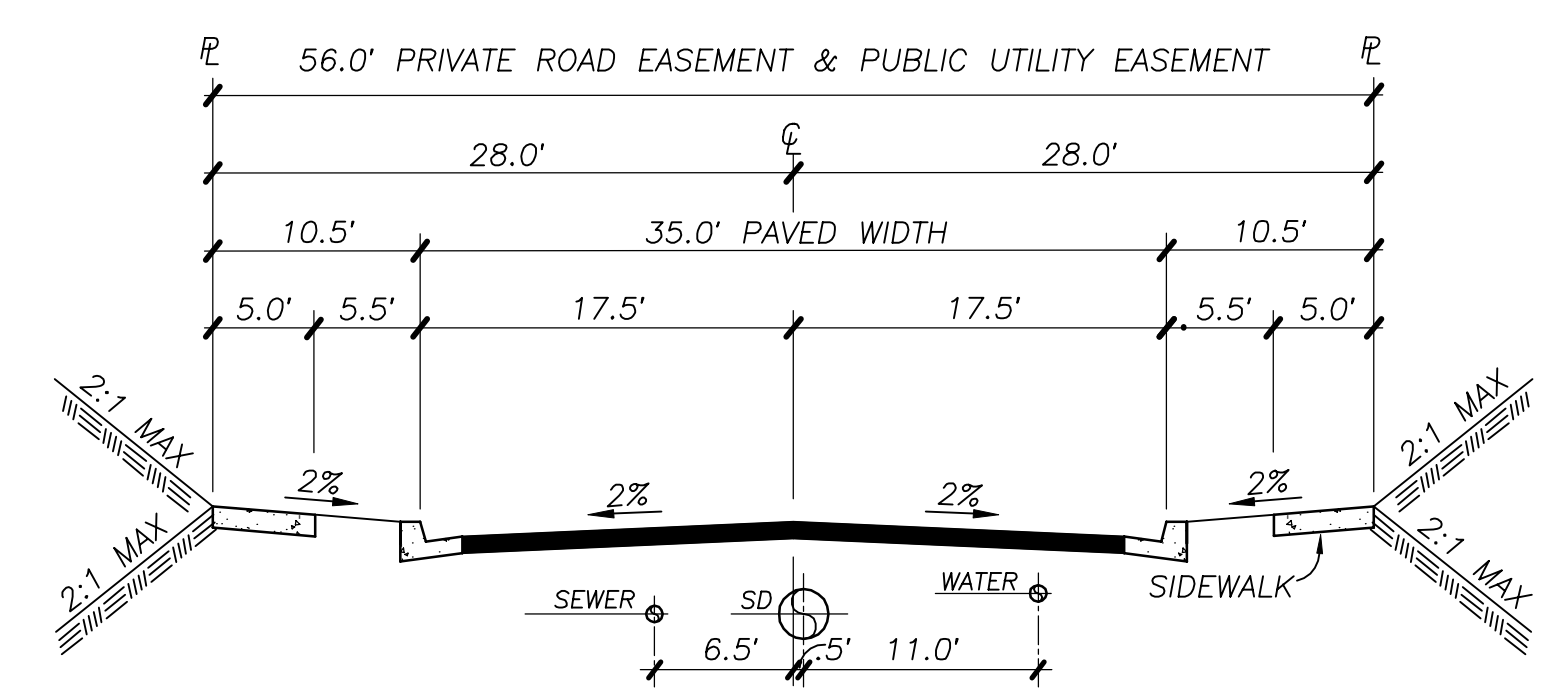
(COUNTY STANDARD SHOWN IN PARENTHESIS)
WAIVER:
 THE PROPOSED MAINTENANCE ACCESS ROAD SERVICING THE WATER TANK SHALL HAVE A MINIMUM GRADED WIDTH OF 20 FEET, A MINIMUM IMPROVEMENT WIDTH OF 18 FEET AND MINIMUM HORIZONTAL RADIUS OF 60 FEET.

(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. Subsection #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)



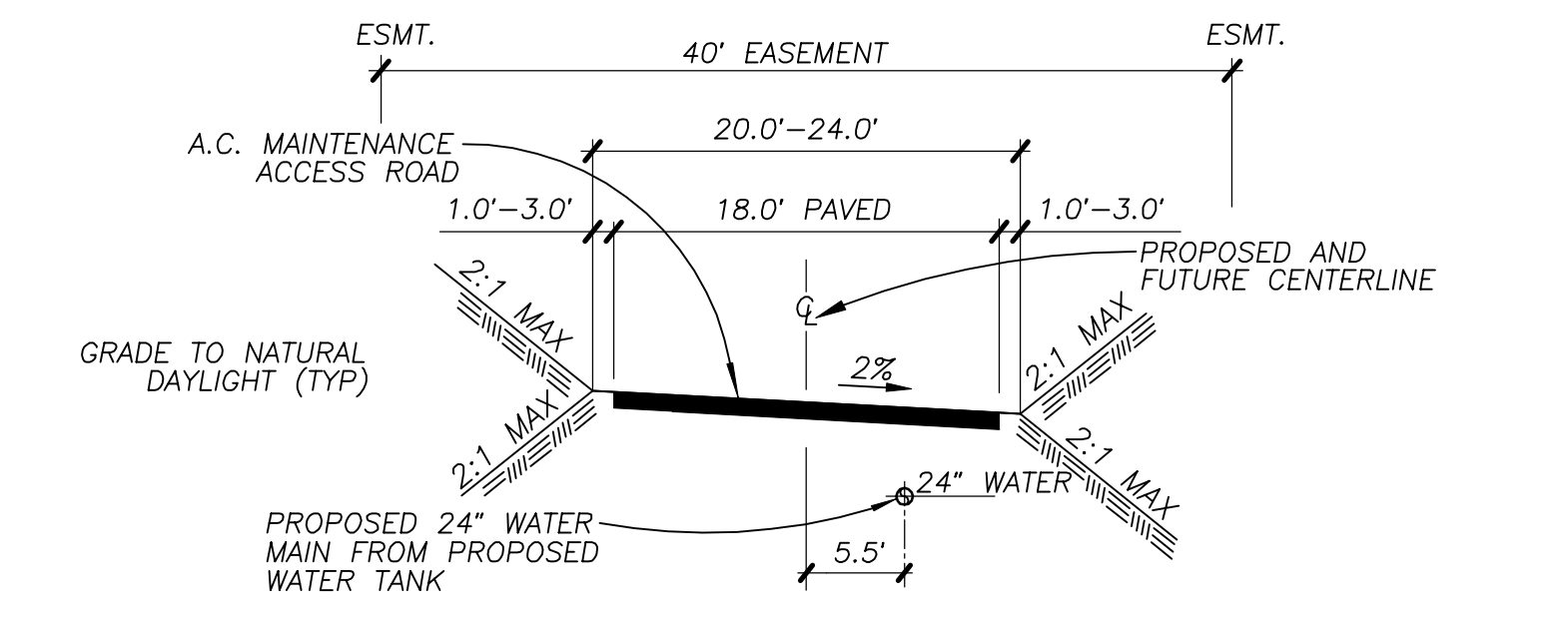
4 STRADA RAVENNA (POR.) PRIVATE ROAD
 PROPOSED MINOR COLLECTOR MODIFIED @ AT GATED ENTRY ONLY NTS

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 85' TO 90'
 B. REDUCE LANDSCAPED MEDIAN FROM 14' TO 10'.
 C. INCREASE PARKWAYS FROM 14' TO 20'
 D. REPLACE 5' P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PATHWAY ON SOUTH SIDE

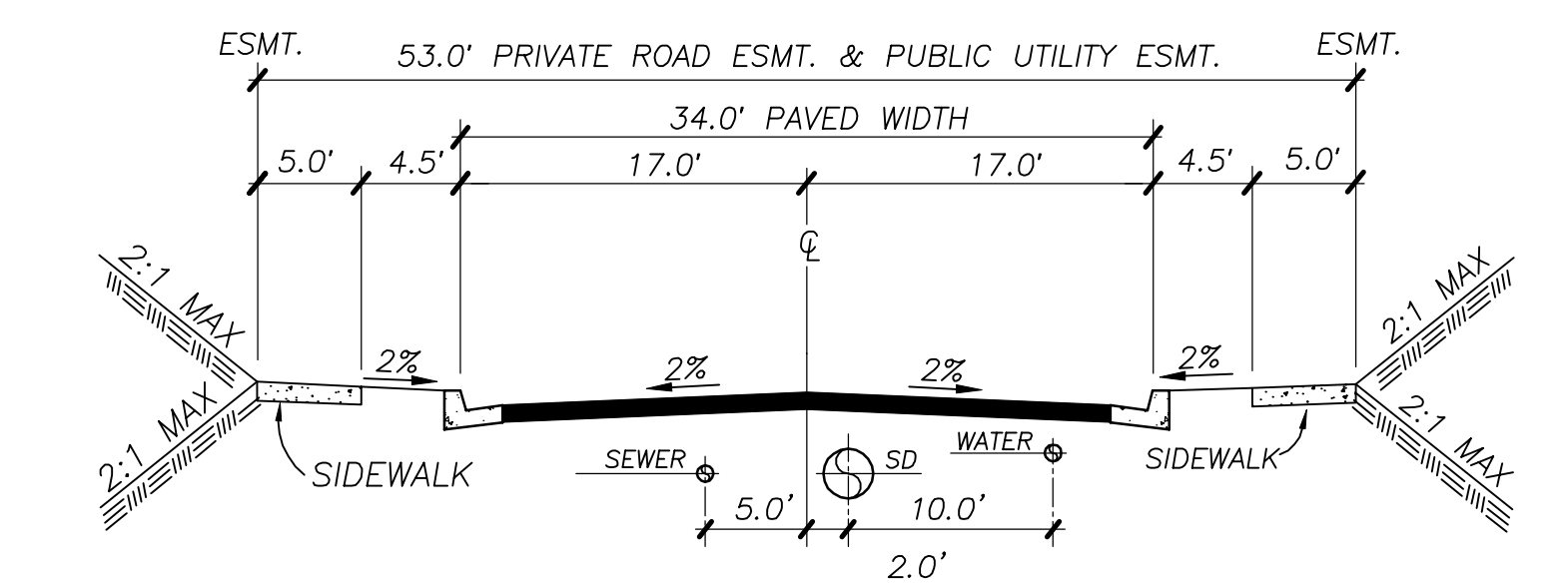


5 RESIDENTIAL (MODIFIED) PRIVATE ROAD
 PARKING PERMITTED ON BOTH SIDES OF STREET NTS

DESIGN EXCEPTIONS:
 A. REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
 B. INCREASE PARKWAYS FROM 10' TO 10.5'
 C. DECREASE ROAD SURFACE WIDTH FROM 34' TO 35'
 D. REDUCE MINIMUM INTERSECTION SPACING FROM 200' TO 150'
 E. REDUCE MINIMUM CENTERLINE RADIUS FROM 300' TO 200'

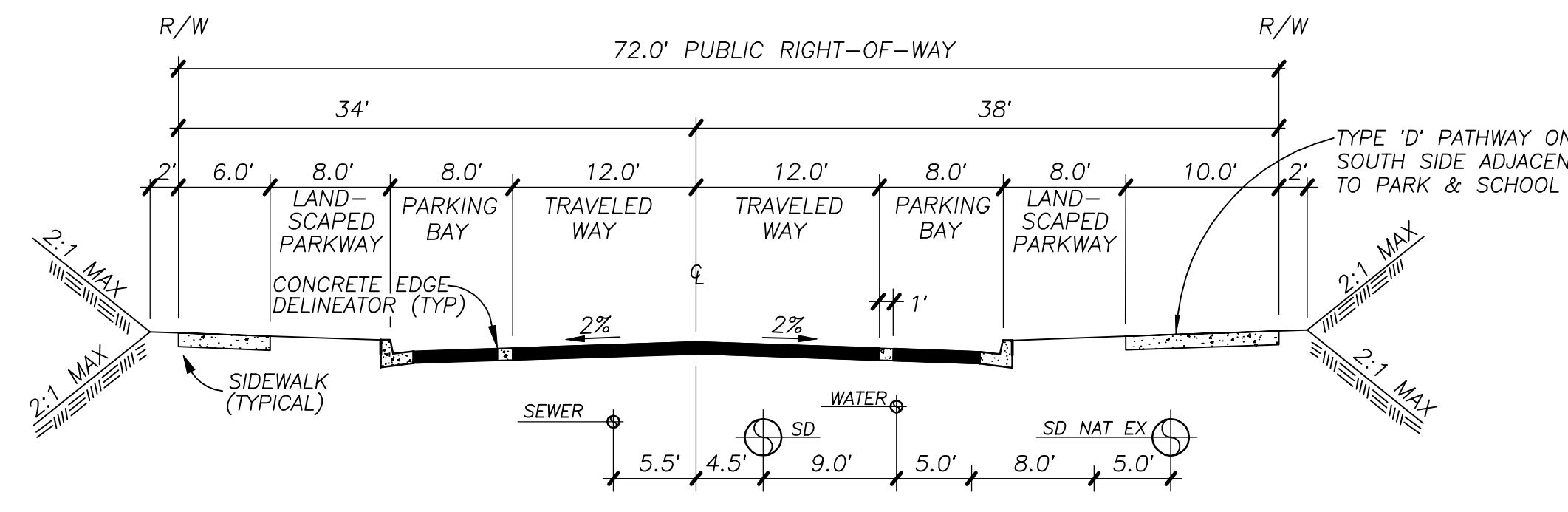


4b MAINTENANCE ACCESS ROAD TO PROPOSED WATER TANK PRIVATE ROAD
 NTS



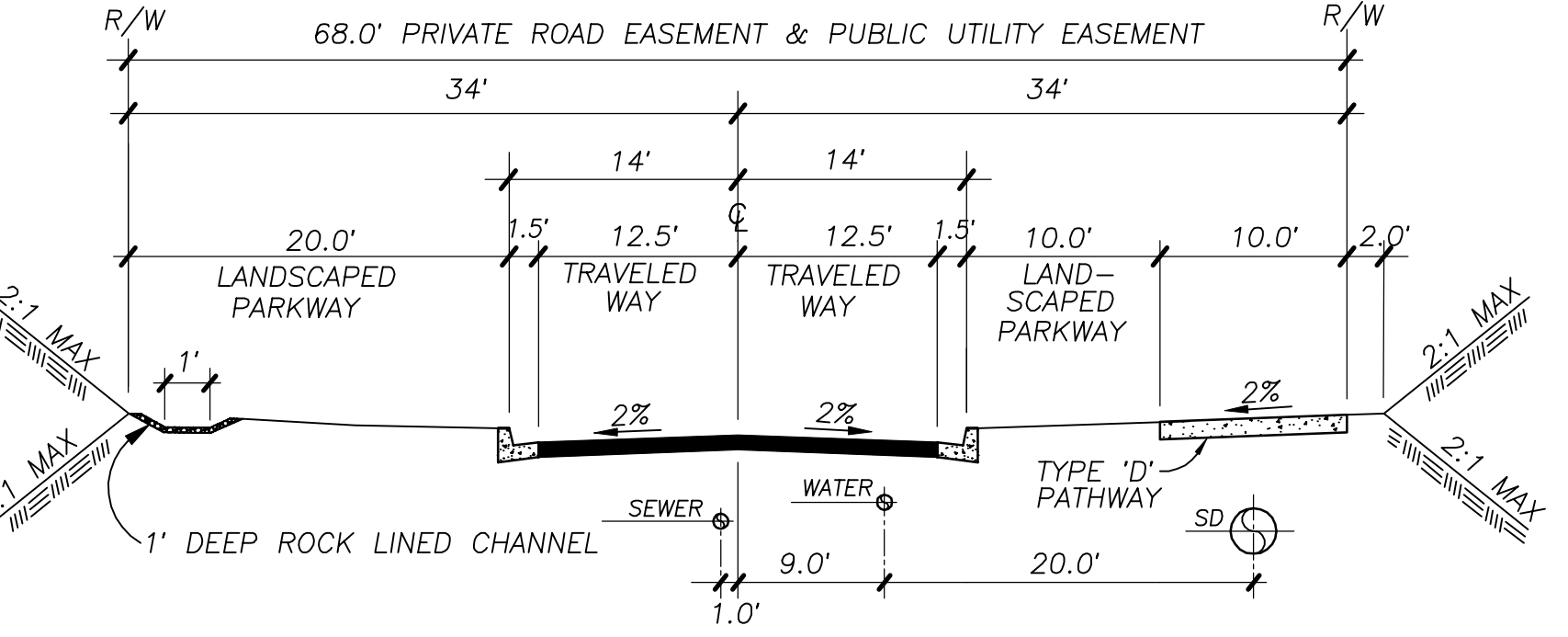
5a RESIDENTIAL CUL-DE-SAC ROAD PRIVATE ROAD
 PARKING PERMITTED ON BOTH SIDES OF ROAD NTS

DESIGN EXCEPTIONS:
 A. INCREASE DESIGN SPEED FROM 30 MPH TO 25 MPH
 B. INCREASE RIGHT-OF-WAY FROM 52' TO 53'
 C. DECREASE PARKWAY FROM 10' TO 9.5'
 D. PARKING ALLOWED ON BOTH SIDES OF THE STREET



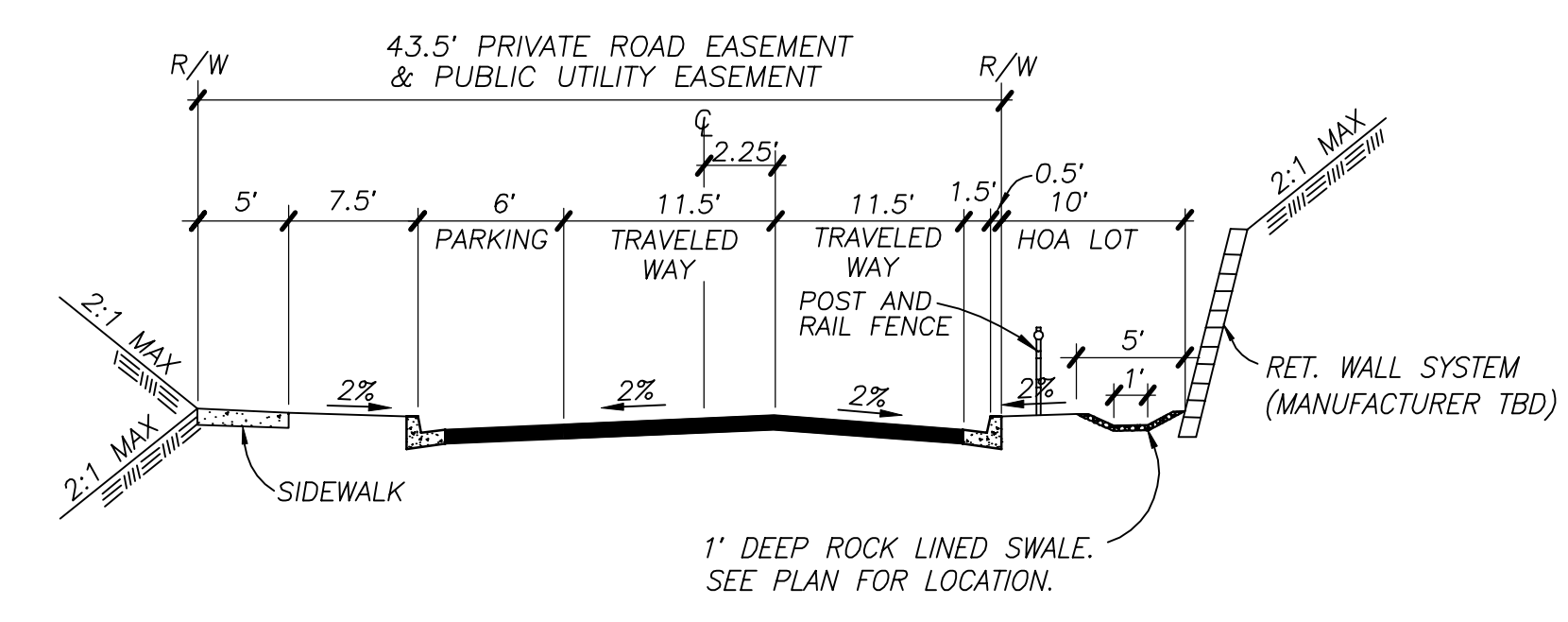
2c STRADA PIAZZA (POR.) PUBLIC ROAD
 PROPOSED LIGHT COLLECTOR (MODIFIED) NTS

DESIGN EXCEPTIONS:
 A. REDUCE DESIGN SPEED IN VILLAGE CORE FROM 40 MPH TO 35 MPH
 B. INCREASE RIGHT-OF-WAY WIDTH FROM 64' TO 72'
 C. INCREASE PARKWAY WIDTH FROM 8' TO 12'
 D. INCREASE PARKWAYS FROM 12' TO 14' (NORTH SIDE) AND 12' TO 18' (SOUTH SIDE)
 E. REPLACE 5' P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PATHWAY ON SOUTH SIDE ADJACENT TO SCHOOL
 F. INCREASE NON-CONTIGUOUS PCC SIDEWALK FROM 5' TO 6' ON NORTH SIDE



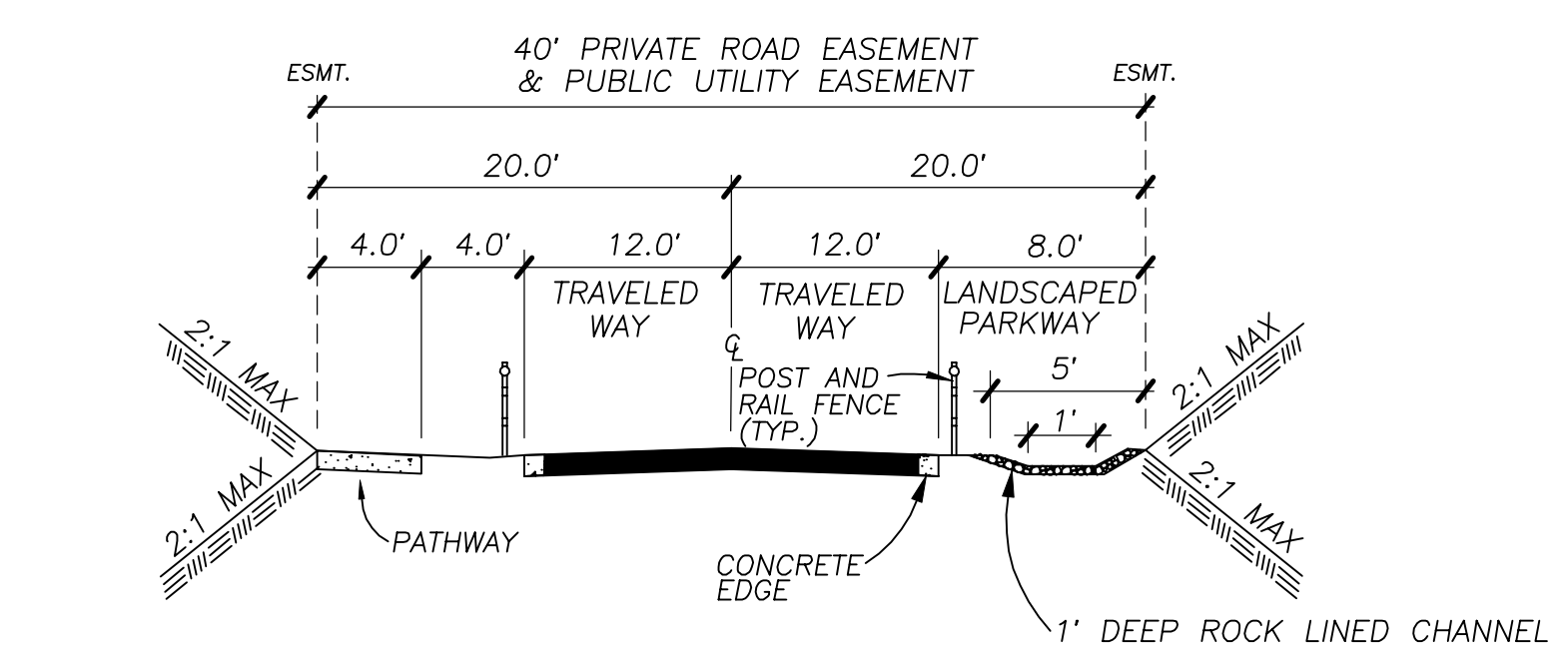
3a STRADA PIAZZA (POR.) PRIVATE ROAD
 PROPOSED MINOR COLLECTOR (MODIFIED) NTS

DESIGN EXCEPTIONS:
 A. REDUCE DESIGN SPEED FROM 35 MPH TO 30 MPH
 B. INCREASE TRAVELED WAYS FROM 12' TO 12.5' WITH ADDITIONAL 1.5' FOR CUTTER
 C. INCREASE LANDSCAPED PARKWAYS FROM 14' TO 20'
 D. ELIMINATE 8' SHOULDERS
 E. REPLACE 5' P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PATHWAY ON SOUTH SIDE



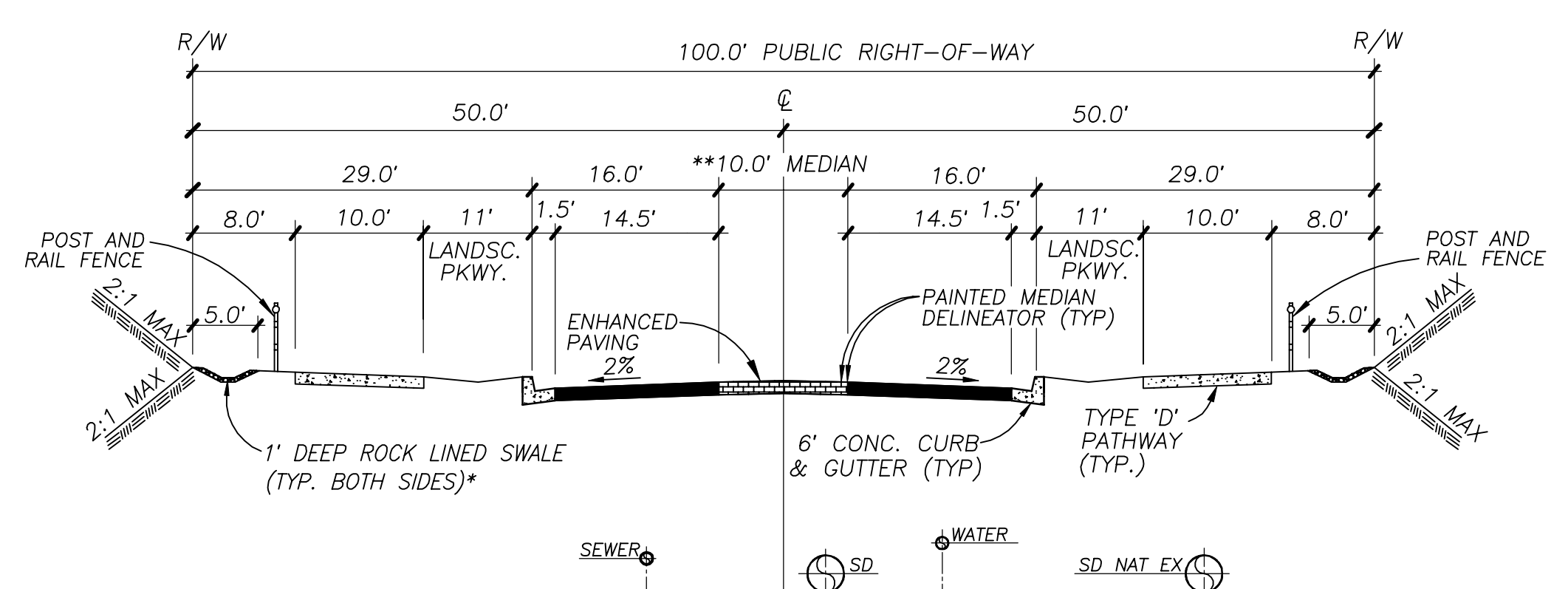
5b PROPOSED RESIDENTIAL (MODIFIED) PRIVATE ROAD
 NTS

DESIGN EXCEPTIONS:
 A. REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
 B. DECREASE RIGHT-OF-WAY FROM 52' TO 43.5'
 C. DECREASE ROAD SURFACE WIDTH FROM 36' TO 35.5'
 D. INCREASE PARKWAY FROM 10' TO 12.5' ON SIDE OF STREET WITH RESIDENTIAL LOTS



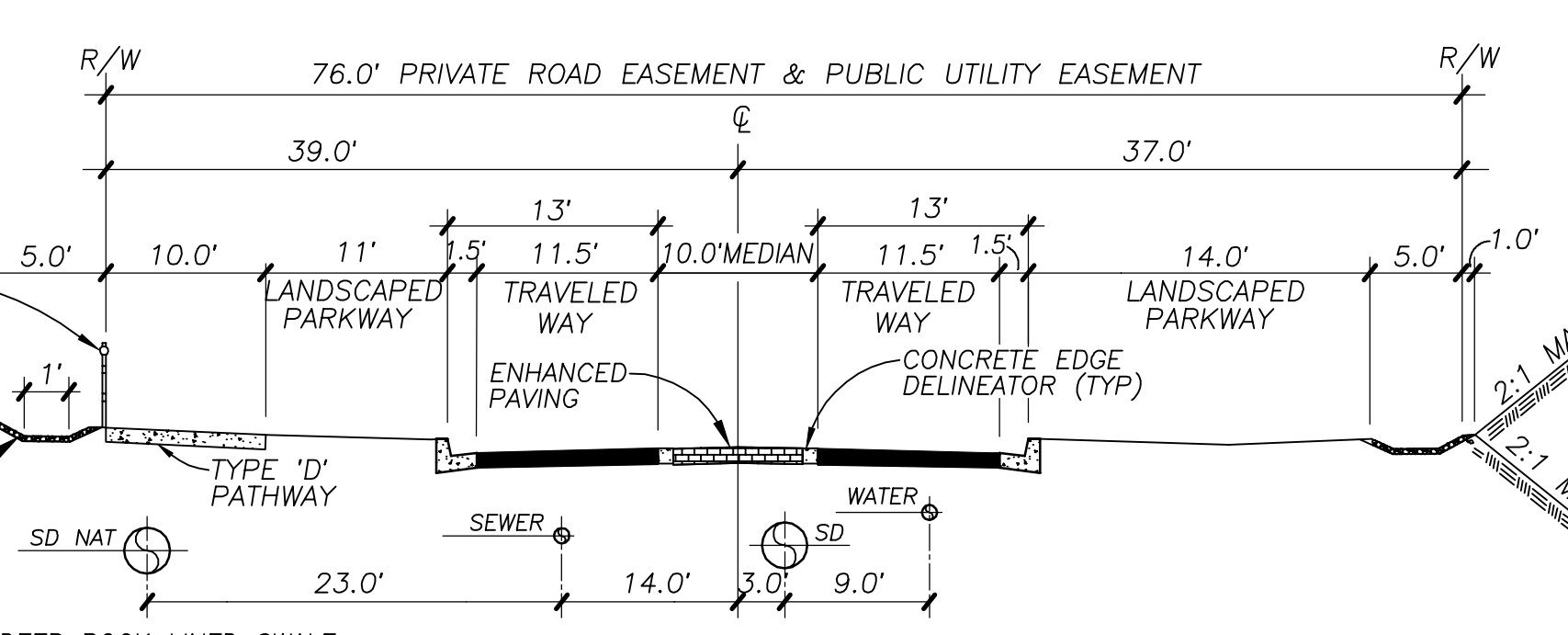
6 RESORT DRIVE PRIVATE ROAD
 NTS

DESIGN EXCEPTIONS:
 A. REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH



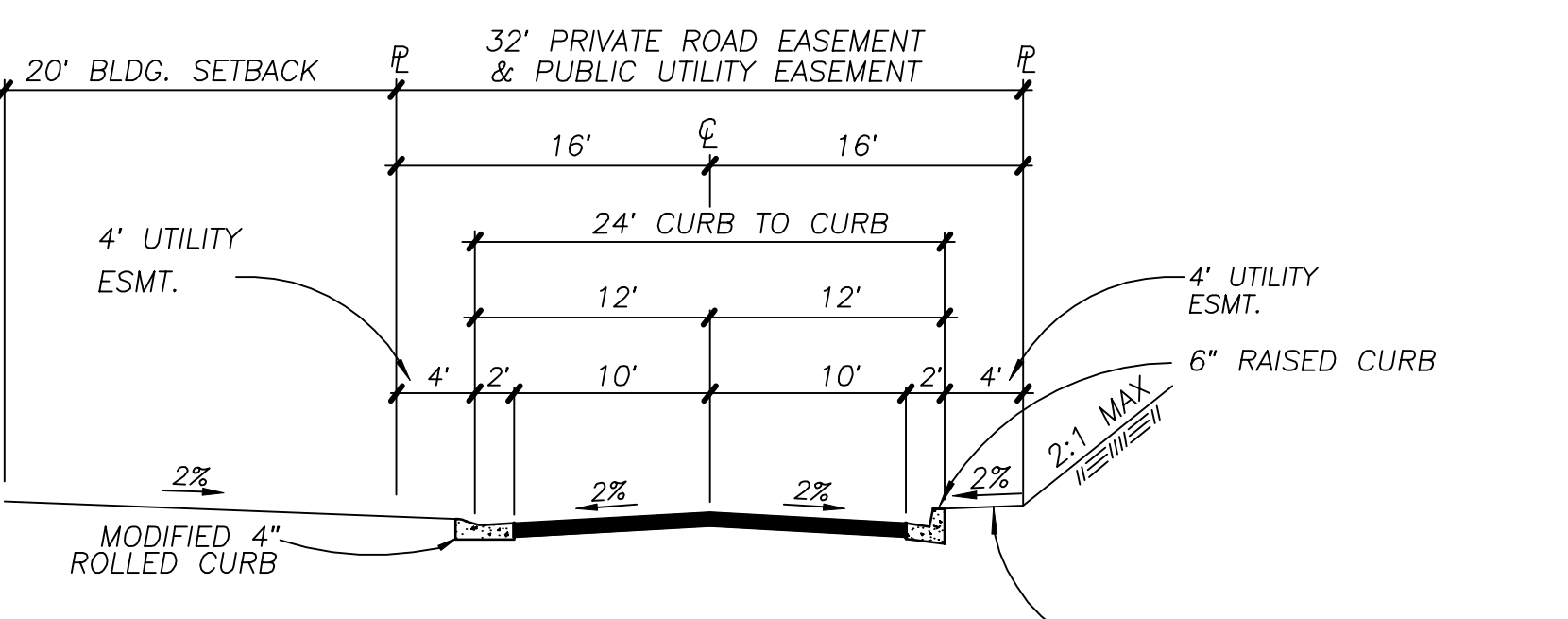
2d STRADA PIAZZA (POR.) PUBLIC ROAD & PRIVATE ROAD
 PROPOSED BOULEVARD WITH MEDIAN (MODIFIED AT ENTRIES ONLY) NTS

DESIGN EXCEPTIONS:
 A. REDUCE MEDIAN WIDTH FROM 14' TO 10' FOR EMERGENCY VEHICLE ACCESS
 B. ELIMINATE 8' SHOULDERS AND REDUCE LANES FROM FOUR TO TWO
 C. INCREASE PARKWAYS FROM 14' TO 20'
 D. REPLACE 5' P.C.C. SIDEWALKS WITH 10' NON-CONTIGUOUS MULTI-USE PATHWAYS
 * SEE ROCK LINED SWALE DETAIL SHEET 2
 ** MEDIAN WIDTH VARIES IN ORDER TO CHANNEL TRAFFIC THROUGH ROUNDABOUTS SAFELY



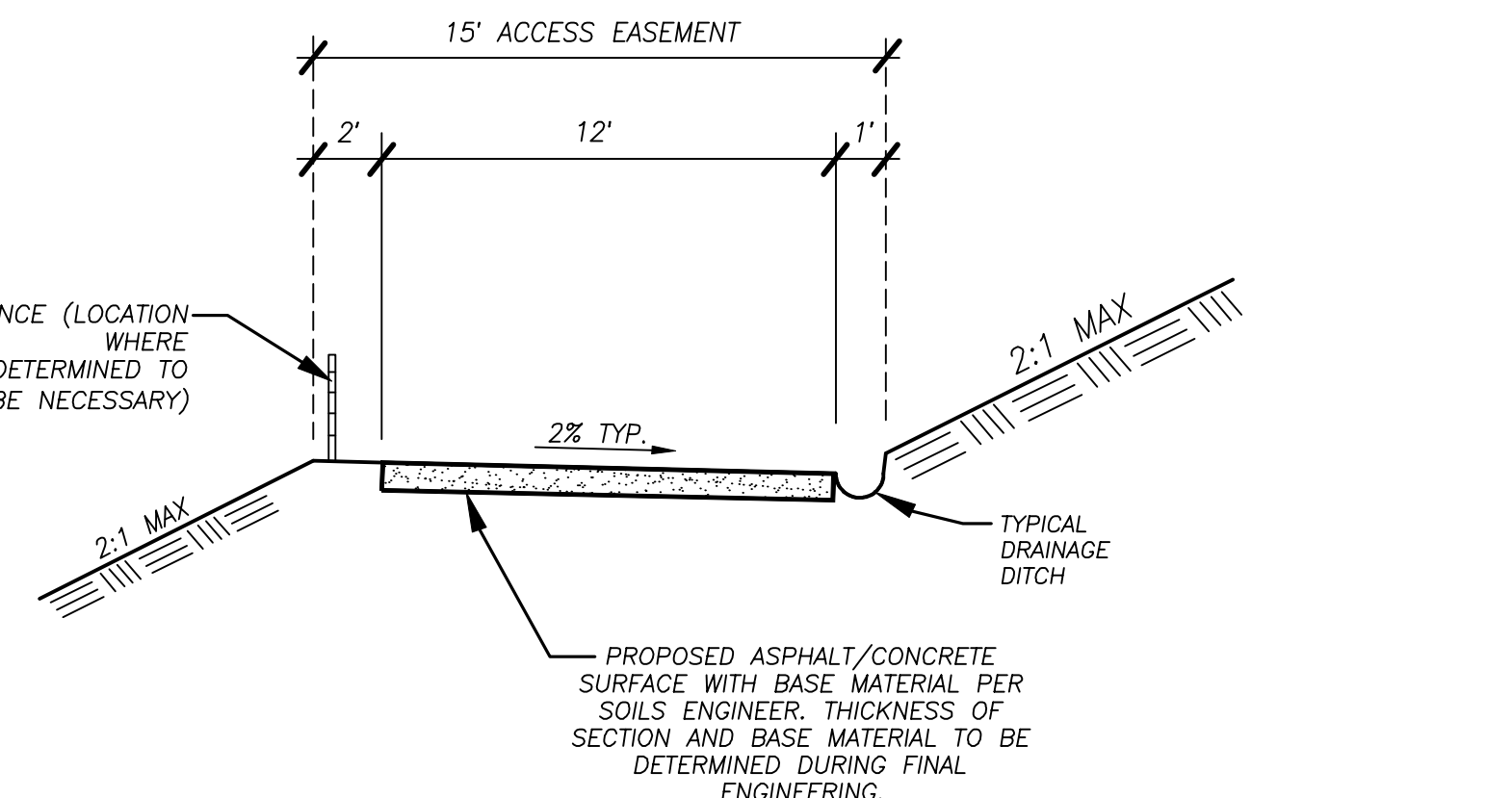
3b STRADA PIAZZA (POR.) PRIVATE ROAD
 PROPOSED MINOR COLLECTOR (MODIFIED) NTS

DESIGN EXCEPTIONS:
 A. REDUCE DESIGN SPEED FROM 35 TO 30 MPH DUE TO STEEP TERRAIN AT ONE LOCATION
 B. INCREASE RIGHT-OF-WAY WIDTH FROM 68' TO 76'
 C. ADD 10' MEDIAN FOR EMERGENCY VEHICLE ACCESS
 D. ELIMINATE 8' SHOULDERS ON BOTH SIDES OF ROAD
 E. INCREASE PARKWAYS FROM 14' TO 21' (WEST SIDE) AND 14' TO 19' ON EAST SIDE
 F. REPLACE 5' P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PATHWAY ON WEST SIDE



7 PRIVATE ROAD PRIVATE ROAD
 NTS

DESIGN EXCEPTIONS:
 A. REDUCE EASEMENT FROM 40' TO 32'
 B. REDUCE MINIMUM CENTERLINE RADIUS FROM 300' TO 100'

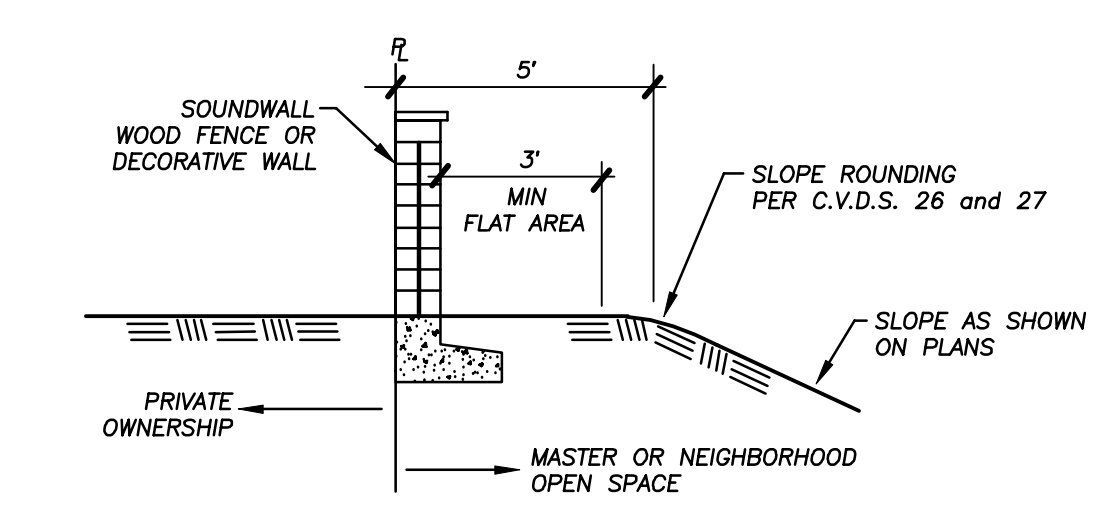
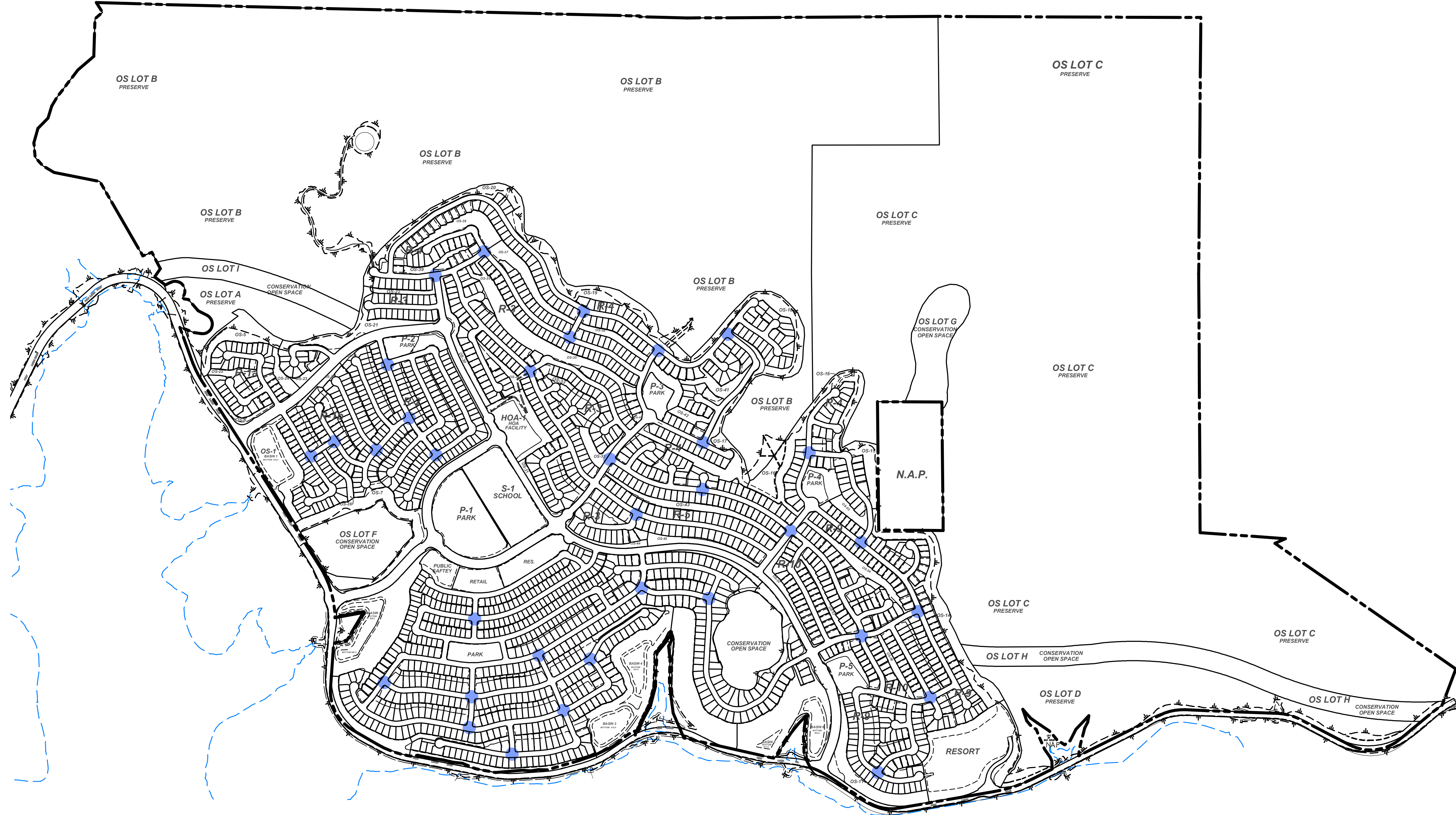


8 PROPOSED TYPICAL STORM DRAIN MAINTENANCE ACCESS EASEMENT PRIVATE ROAD
 NTS

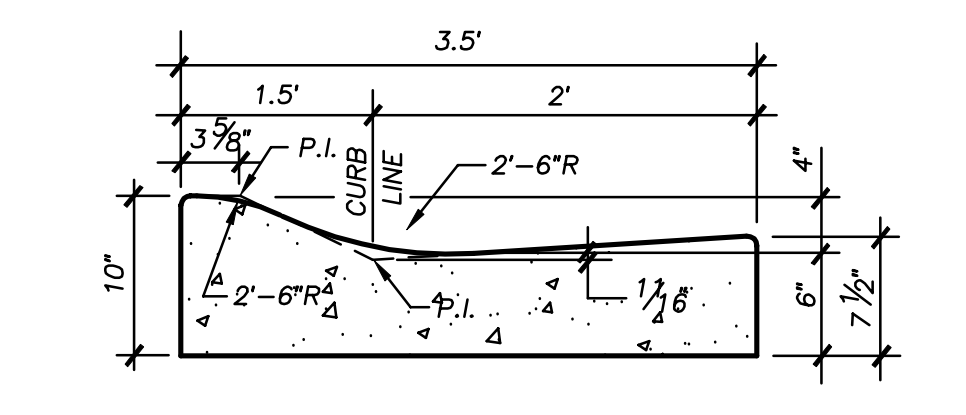
NO PARKING PERMITTED
 25 MPH DESIGN SPEED
 SEE SHEET 2 "STREET SECTION DETAIL" FOR LOCATIONS

ROAD CROSS SECTION & DESIGN EXCEPTIONS

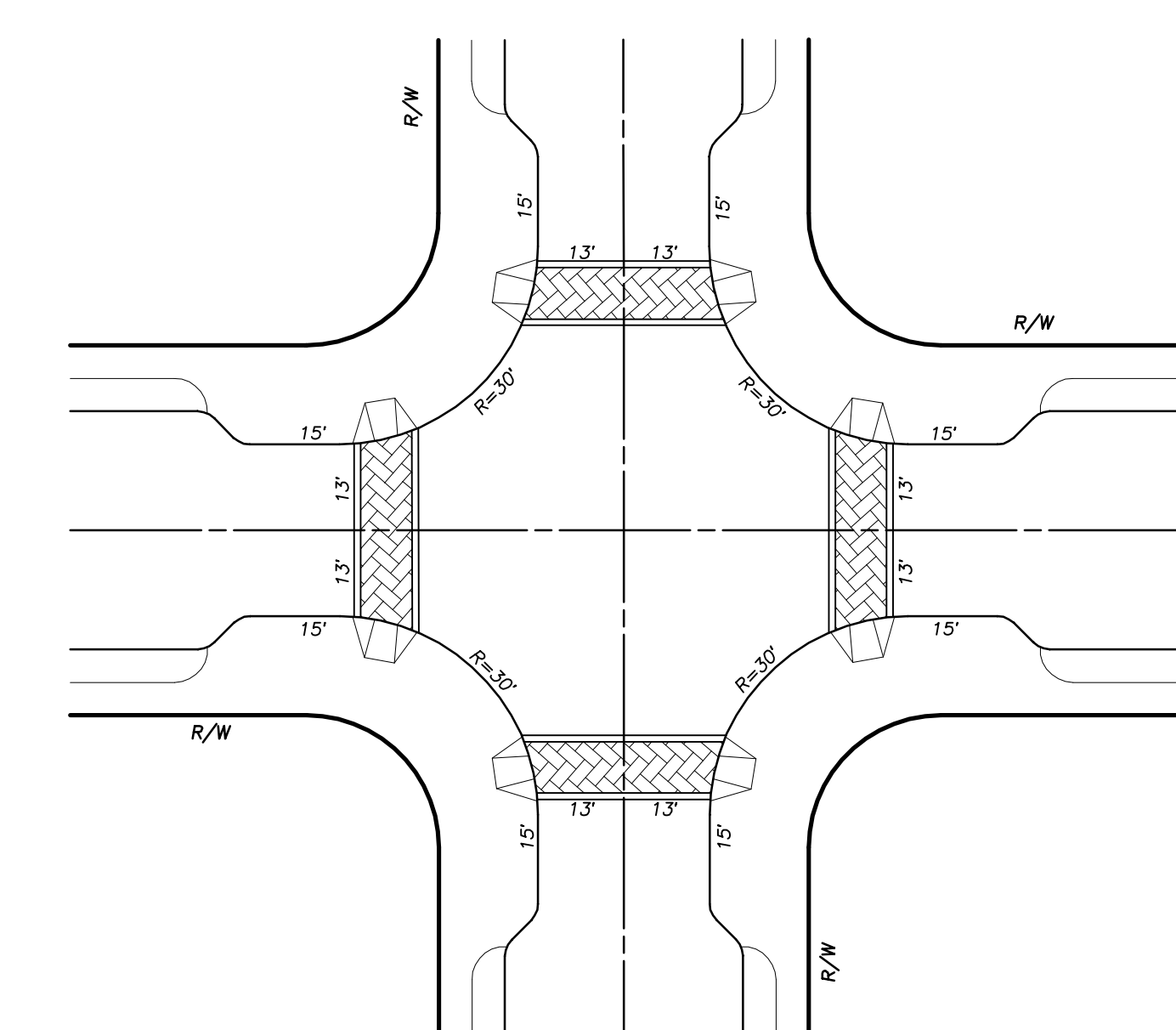
PREPARED BY: HUNSAKER & ASSOCIATES ENGINEERING SAN DIEGO, CA 92121 SURVEYING PH: 619-594-0000 FAX: 619-594-0001	REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California	SHEET 3 OF 19
	R:\2021\APN\TM DR Alt H\Site\Map\13 - PRELIM GRADING DR-ALT H - SH-03.dwg 2021-03-22 10:58 AM	



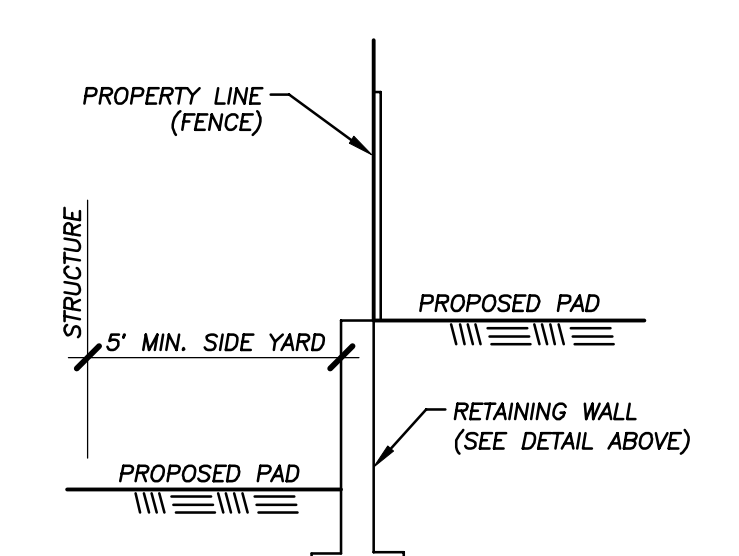
**SHELF ROUNDING DETAIL
UPPER PROPERTY LINE**
NOTE: THIS CONDITION OCCURS ONLY AT OPEN SPACE LOTS
NOT TO SCALE



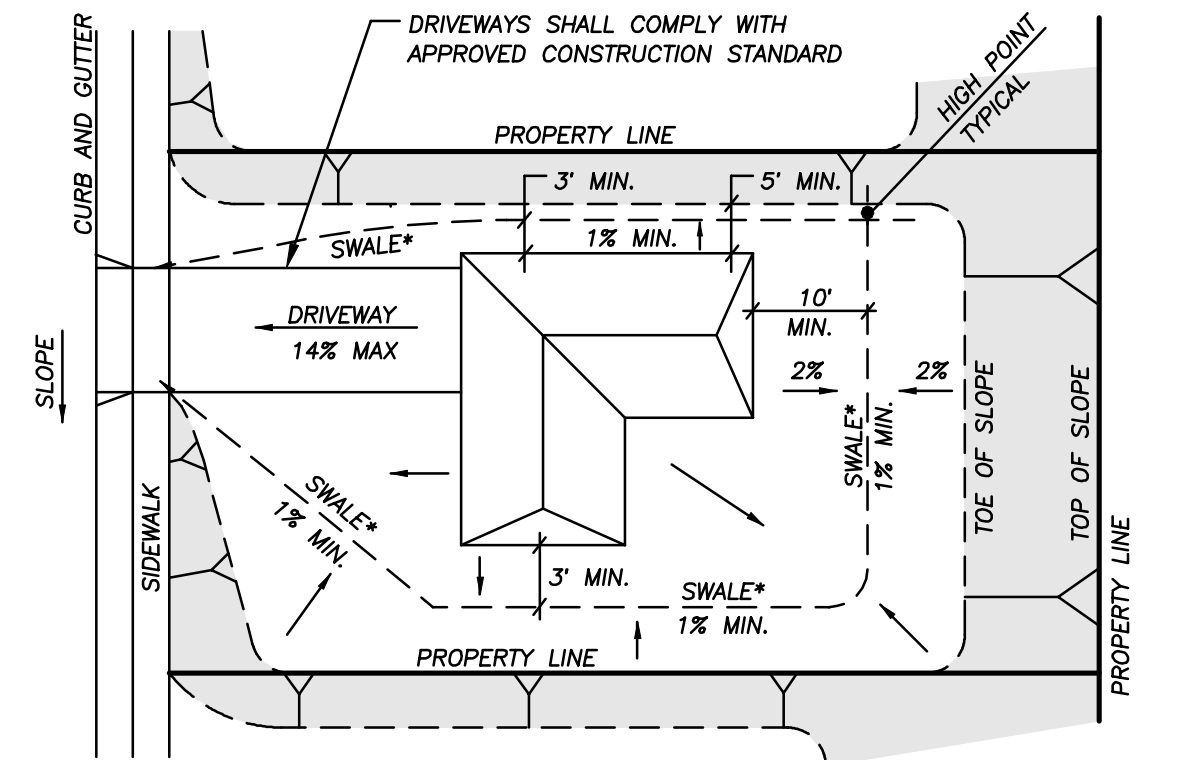
MODIFIED 4" ROLLED CURB SECTION
TRANSITIONS AND LOCATION OF ROLLED CURBS AND STANDARD 6" CURB TO BE DETERMINED AT FINAL ENGINEERING
NTS



TYPICAL INTERSECTION NECKDOWN
DIMENSIONS MAY VARY
NOT TO SCALE
SEE POTENTIAL LOCATIONS ON DETAIL



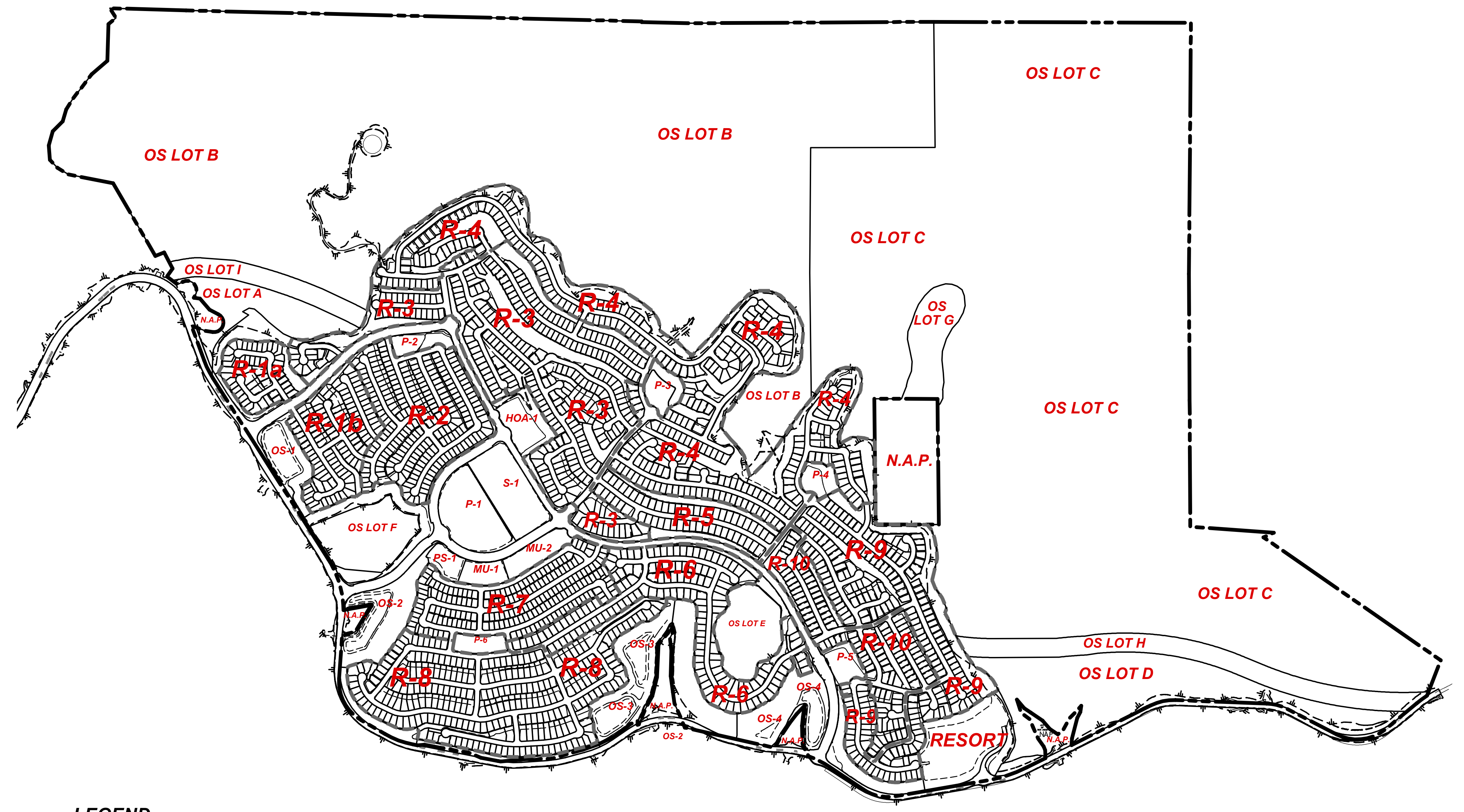
**SIDE YARD DETAIL
TYPICAL PROPERTY LINE**
NTS



TYPICAL LOT DRAINAGE DETAIL
OPTIONAL USE OF AREA DRAINS WITH SWALES
NTS

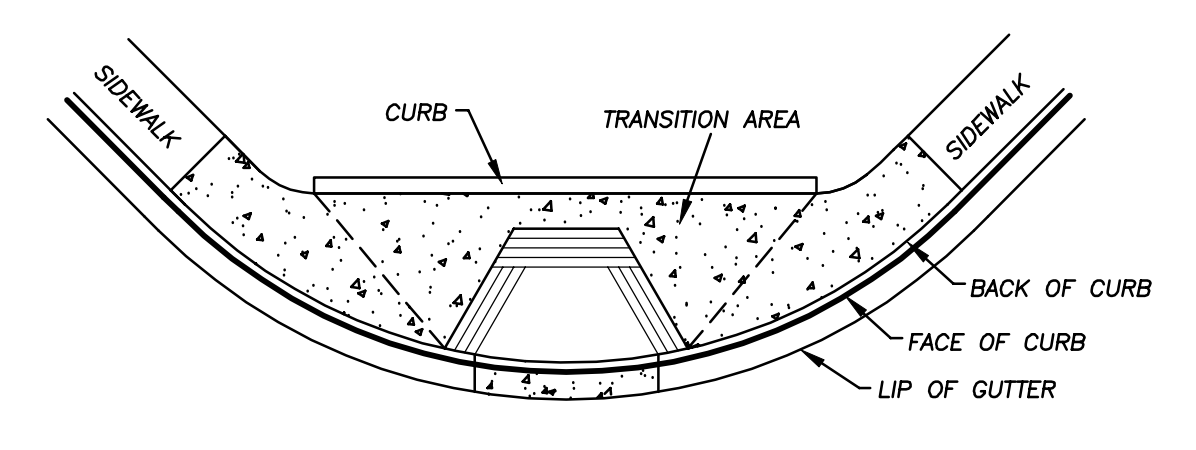
● POTENTIAL NECKDOWN LOCATIONS
--- 100 YEAR FLOODLINES

POTENTIAL INTERSECTION NECKDOWN LOCATIONS AND 100 YR. FLOODLINE DETAIL
NTS

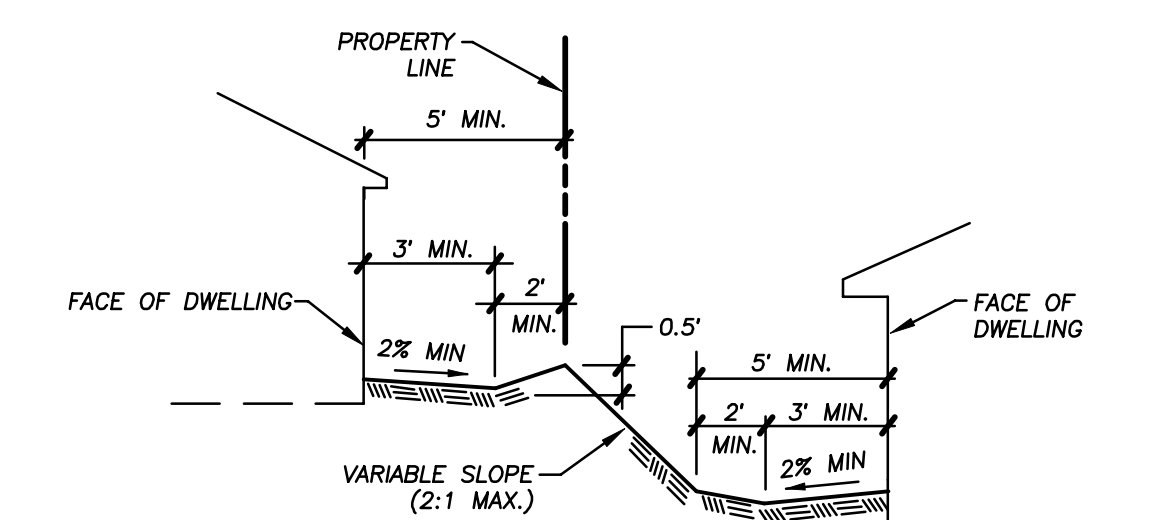


LEGEND
--- PROPOSED NEIGHBORHOOD BOUNDARY
--- PROPOSED RESIDENTIAL NEIGHBORHOOD **R-3A**

NEIGHBORHOOD DETAILS
NTS



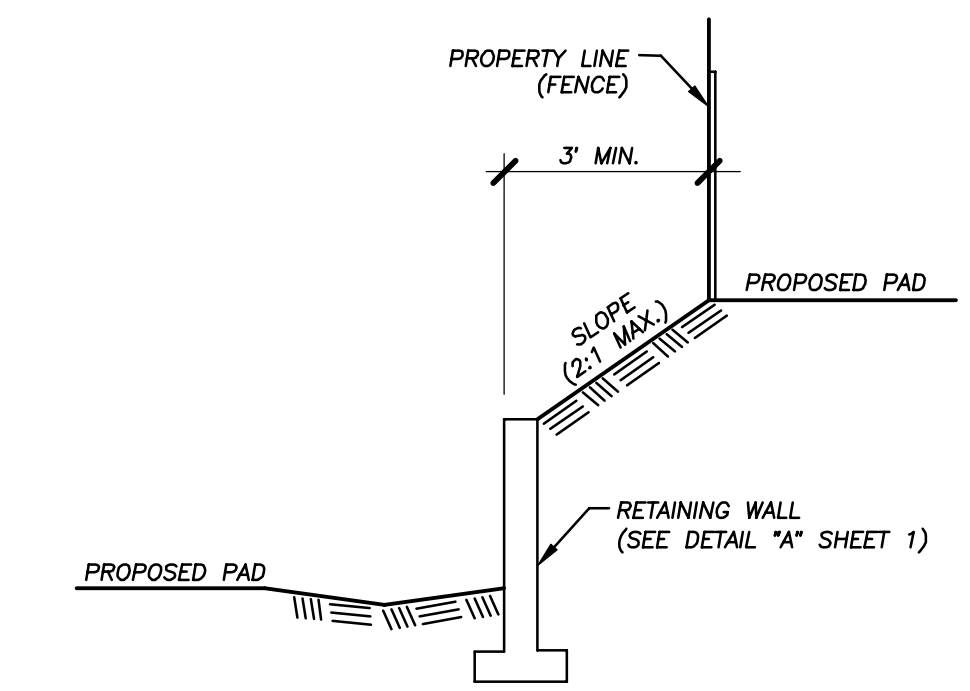
TYPICAL PEDESTRIAN RAMP DETAIL
RAMP PER ADA REQUIREMENTS
SEE LANDSCAPE PLANS
NTS



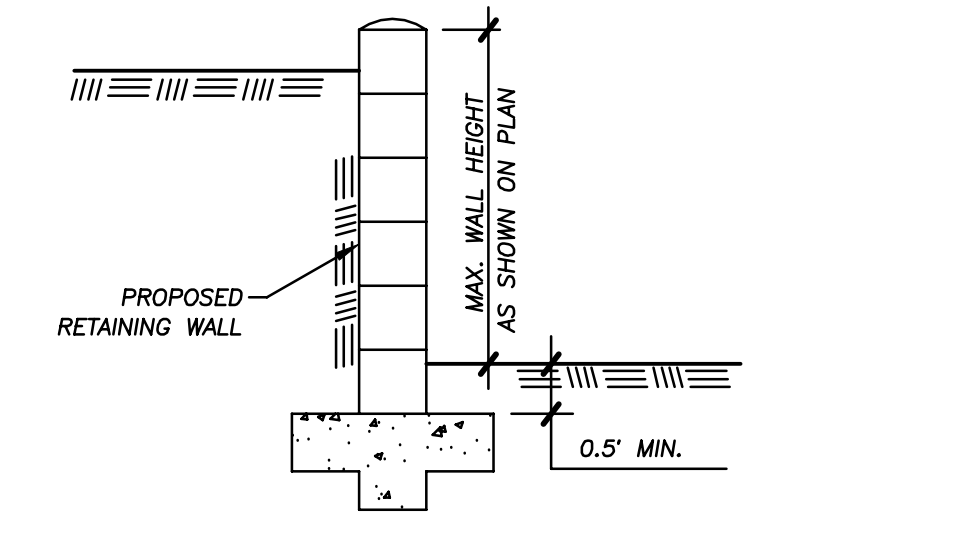
TYPICAL DRAINAGE SWALE
NOT TO SCALE



TYPICAL BIFILTRATION UNIT
BIO-FILTRATION UNIT AS REFERRED TO IN SWAMP DATED AUGUST 2018
MANUFACTURER, MODEL NUMBER, AND SIZING TO BE DETERMINED IN FINAL ENGINEERING

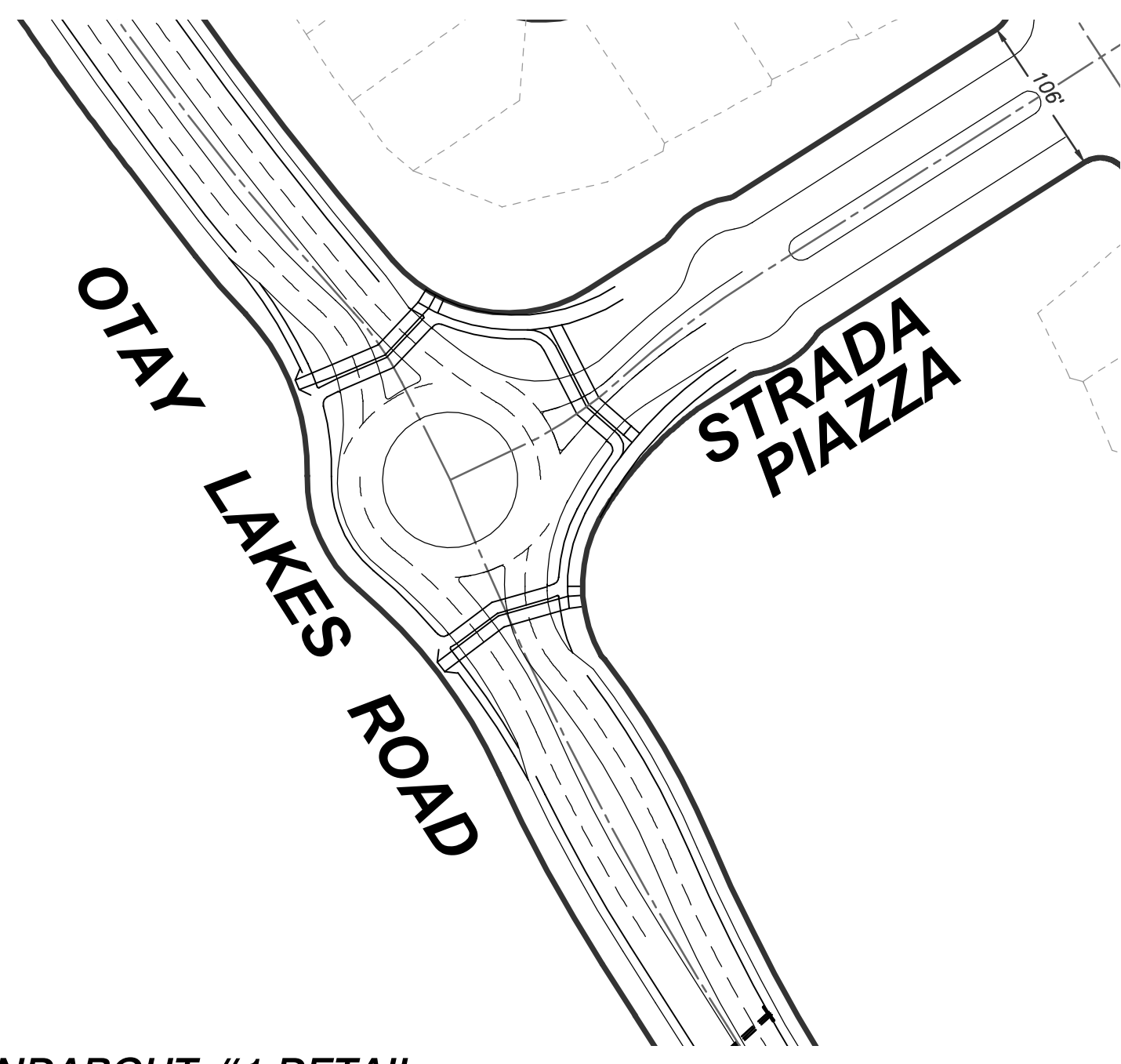


**PLANTABLE AREA DETAIL
TYPICAL PROPERTY LINE - SIDE YARD**
NOT TO SCALE

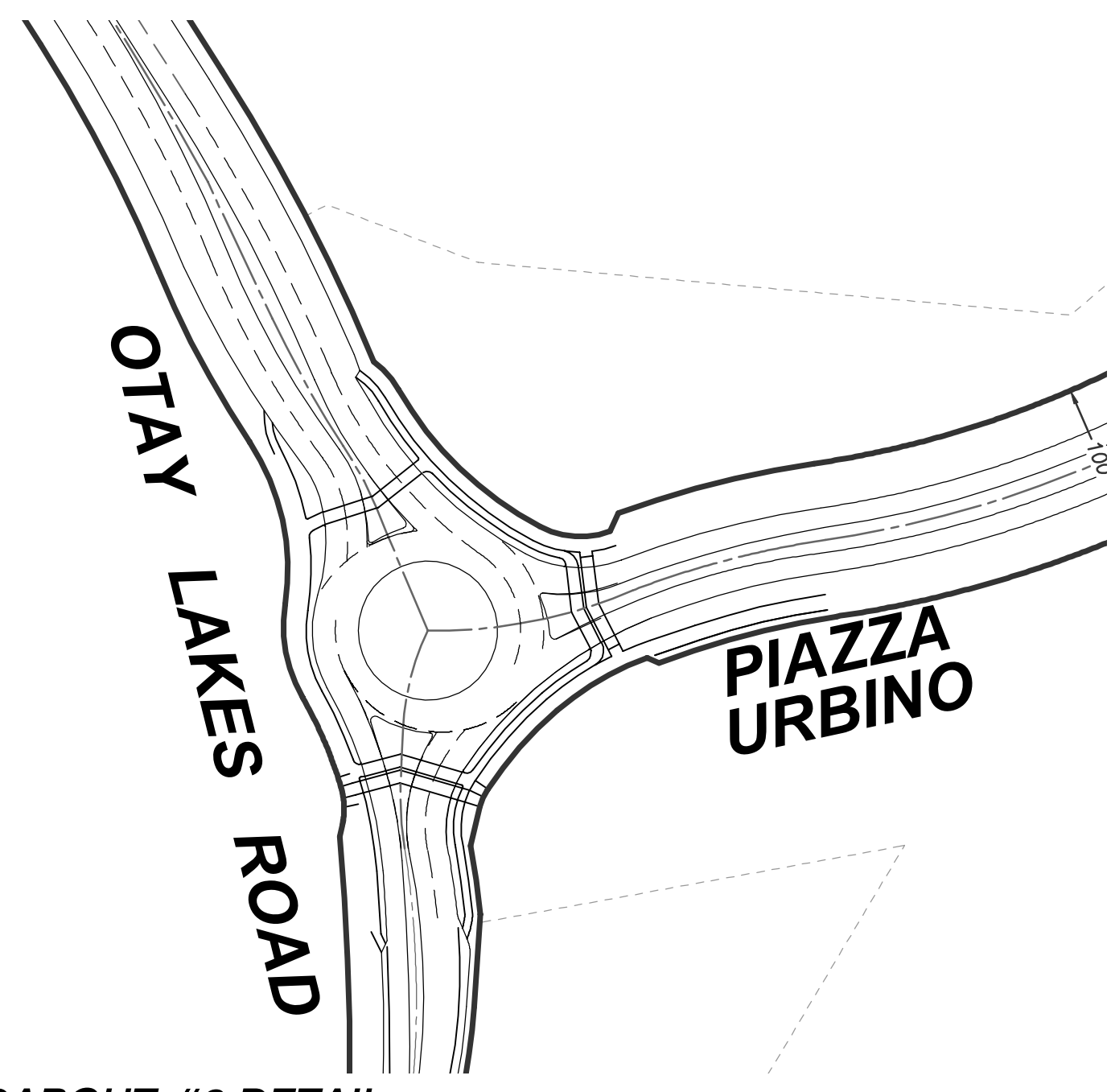


TYPICAL RETAINING WALL SECTION
NTS

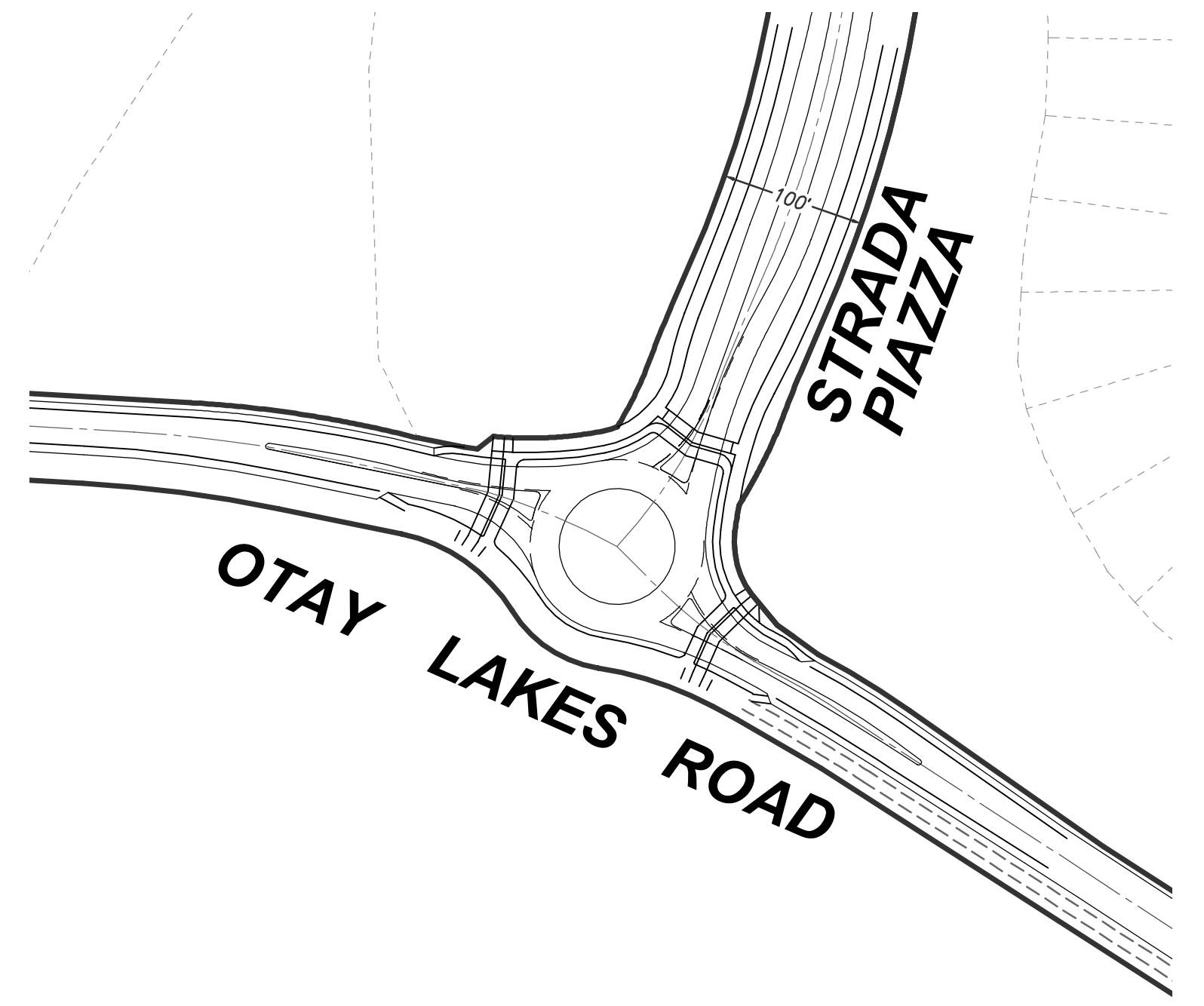
PREPARED BY: HUNSAKER & ASSOCIATES S.A.N.D.I.E.G.O., I.N.C. PLANNING: 9701 Wuyler Street ENGINEERING: San Diego, Ca 92121 SURVEYING: PH:619-538-0500 FAX:619-538-5414	REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California	SHEET 4 OF 19
	DETAILS	



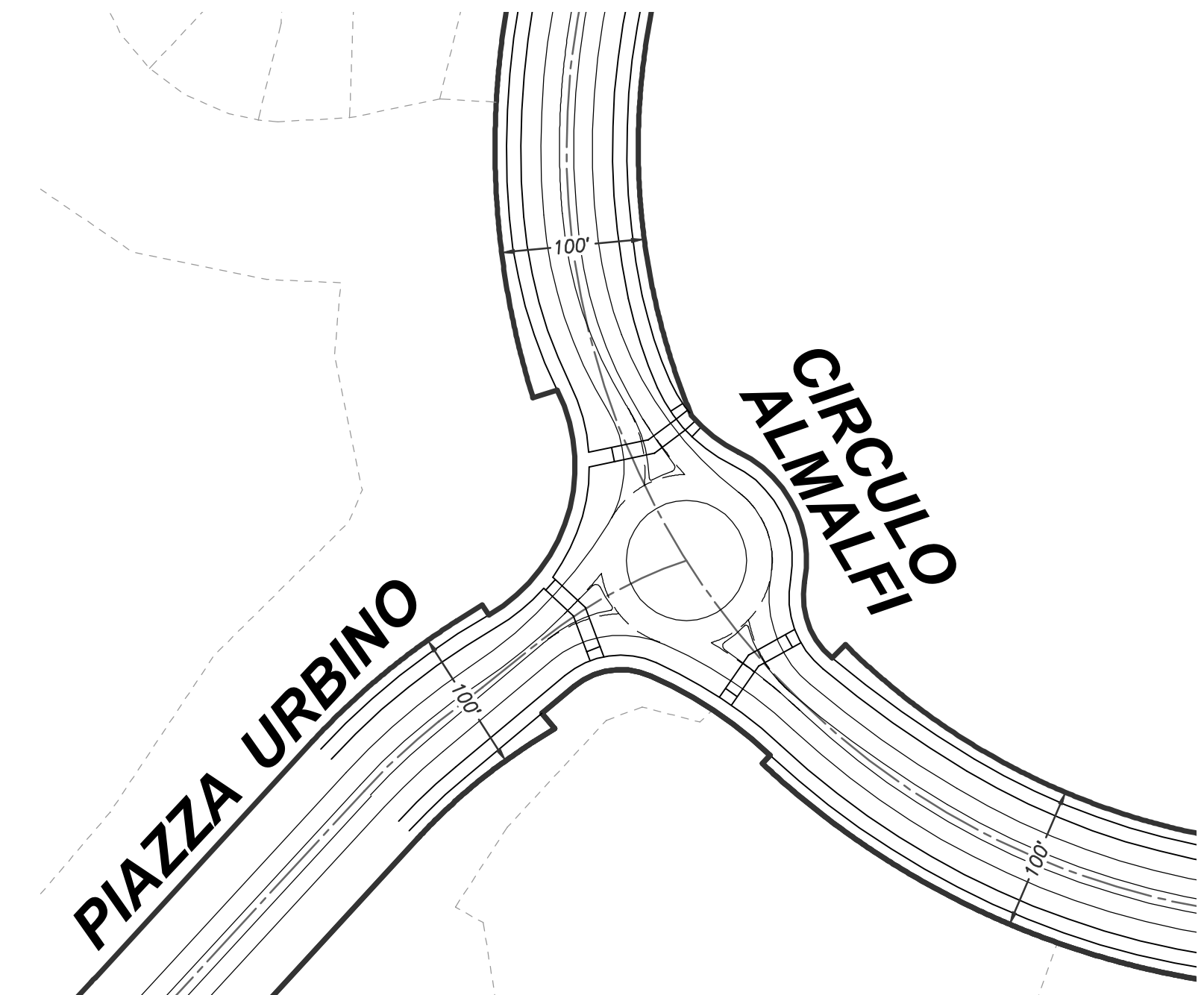
ROUNDABOUT #1 DETAIL
SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



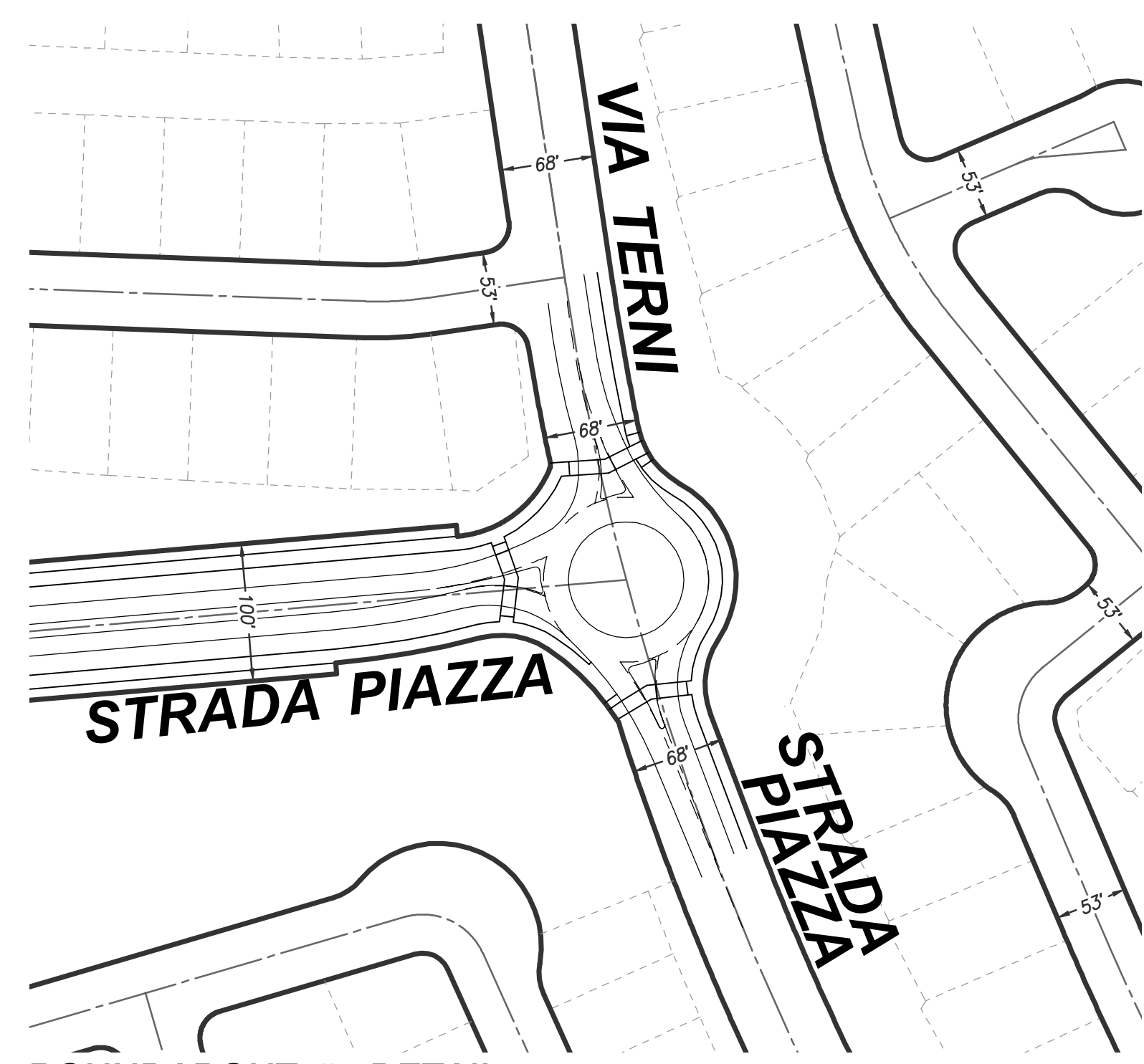
ROUNDABOUT #2 DETAIL
SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



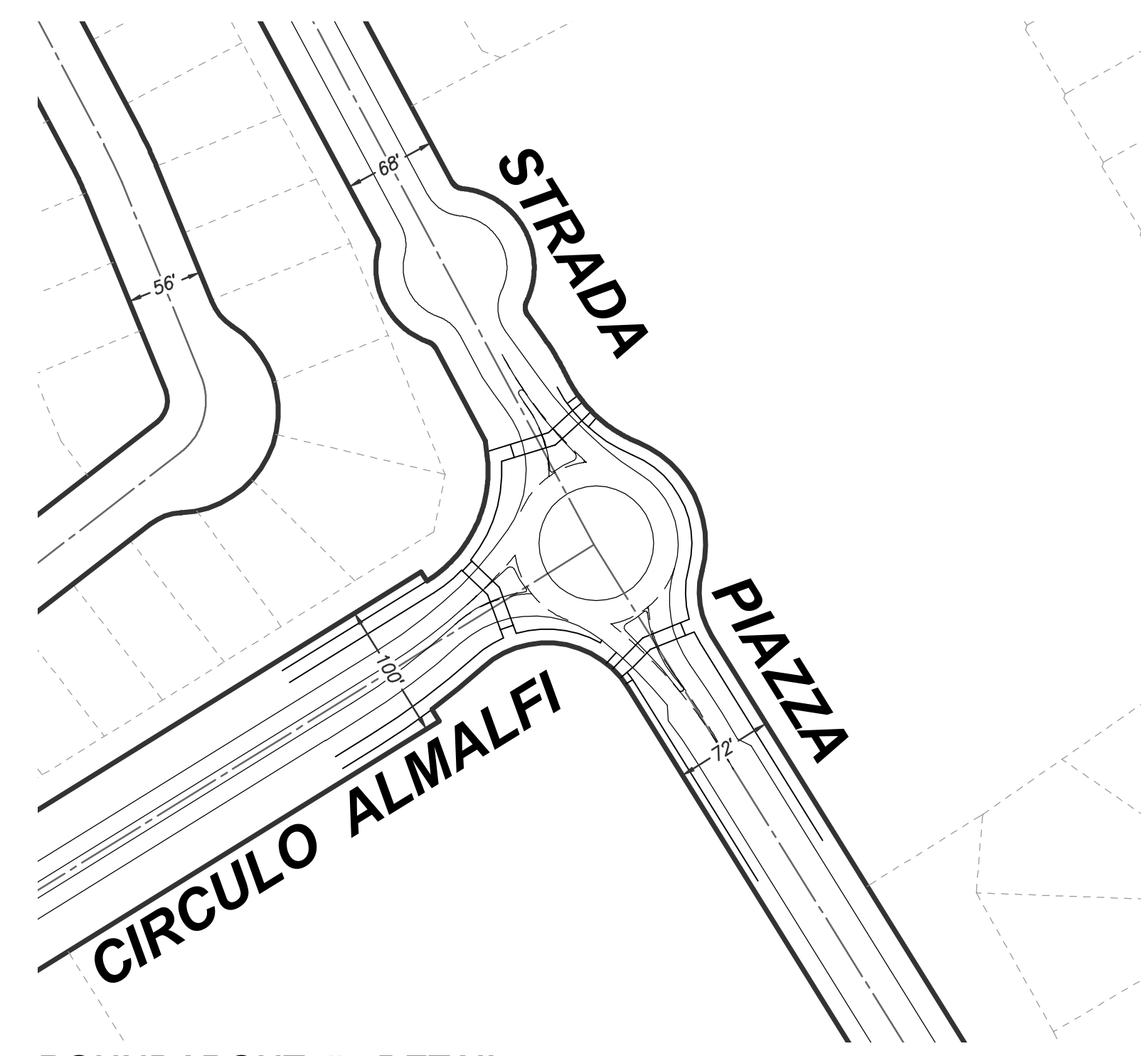
ROUNDABOUT #3 DETAIL
SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



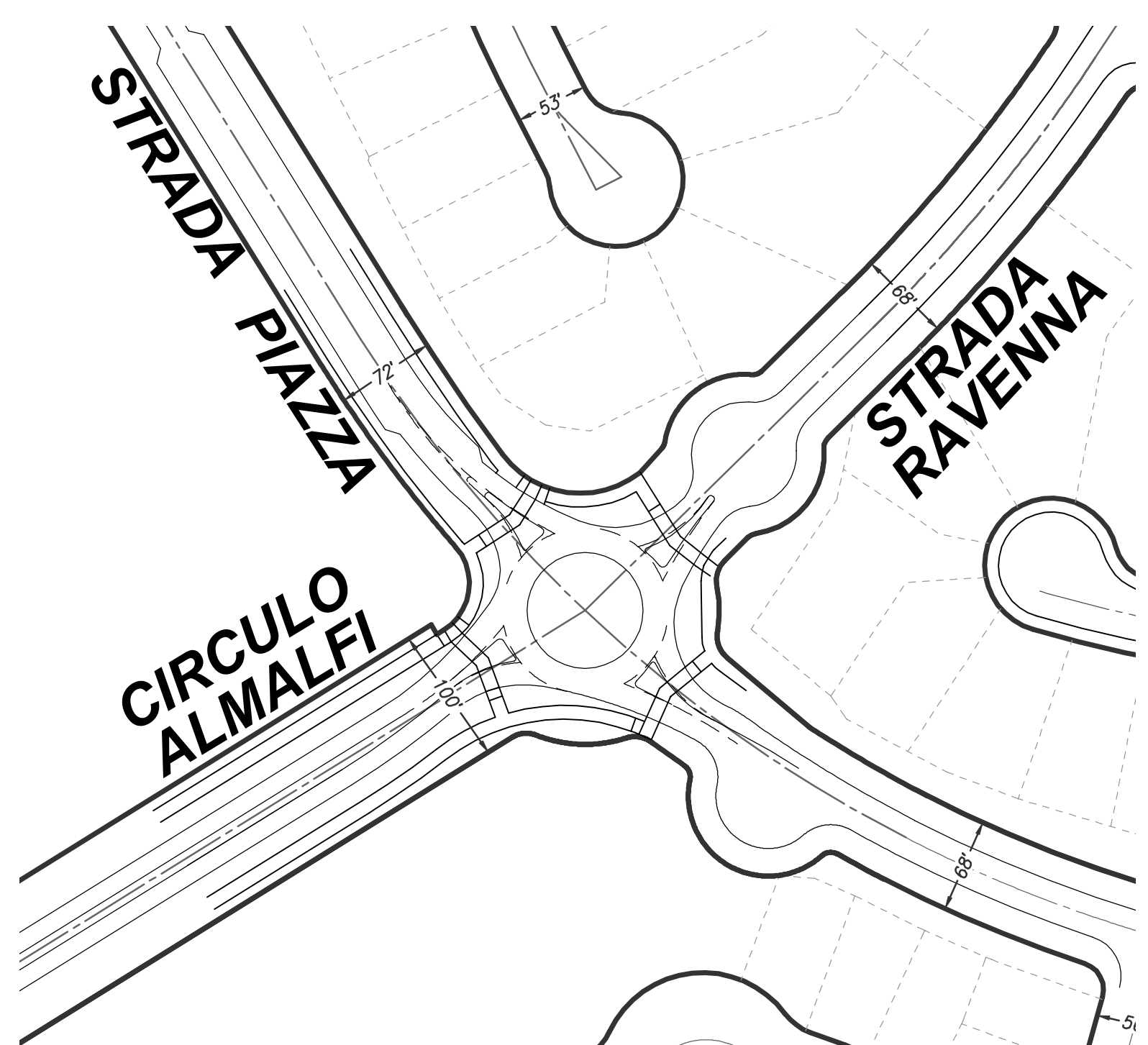
ROUNDABOUT #4 DETAIL
SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



ROUNDABOUT #5 DETAIL
SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



ROUNDABOUT #6 DETAIL
SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



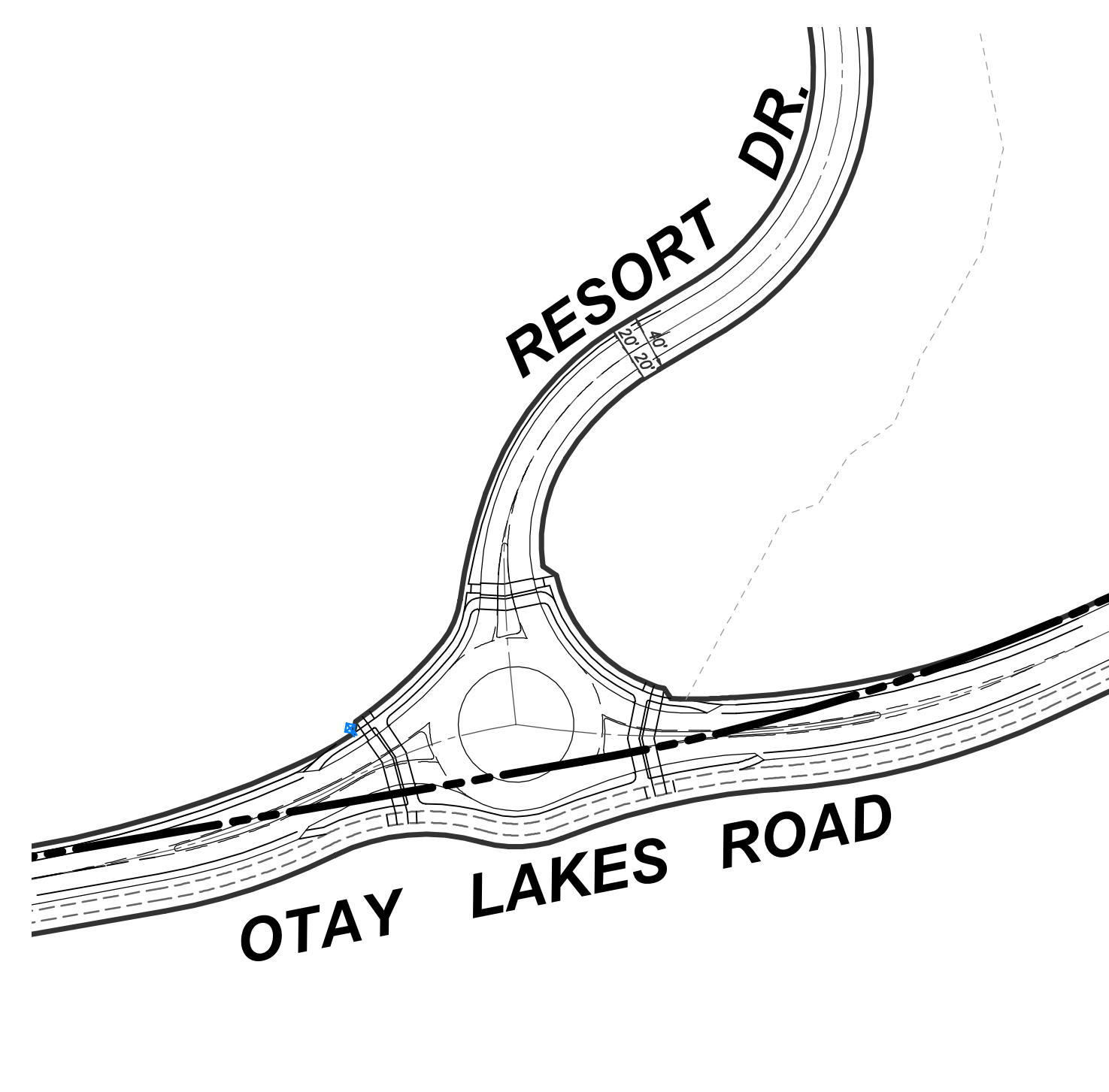
ROUNDABOUT #7 DETAIL
SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



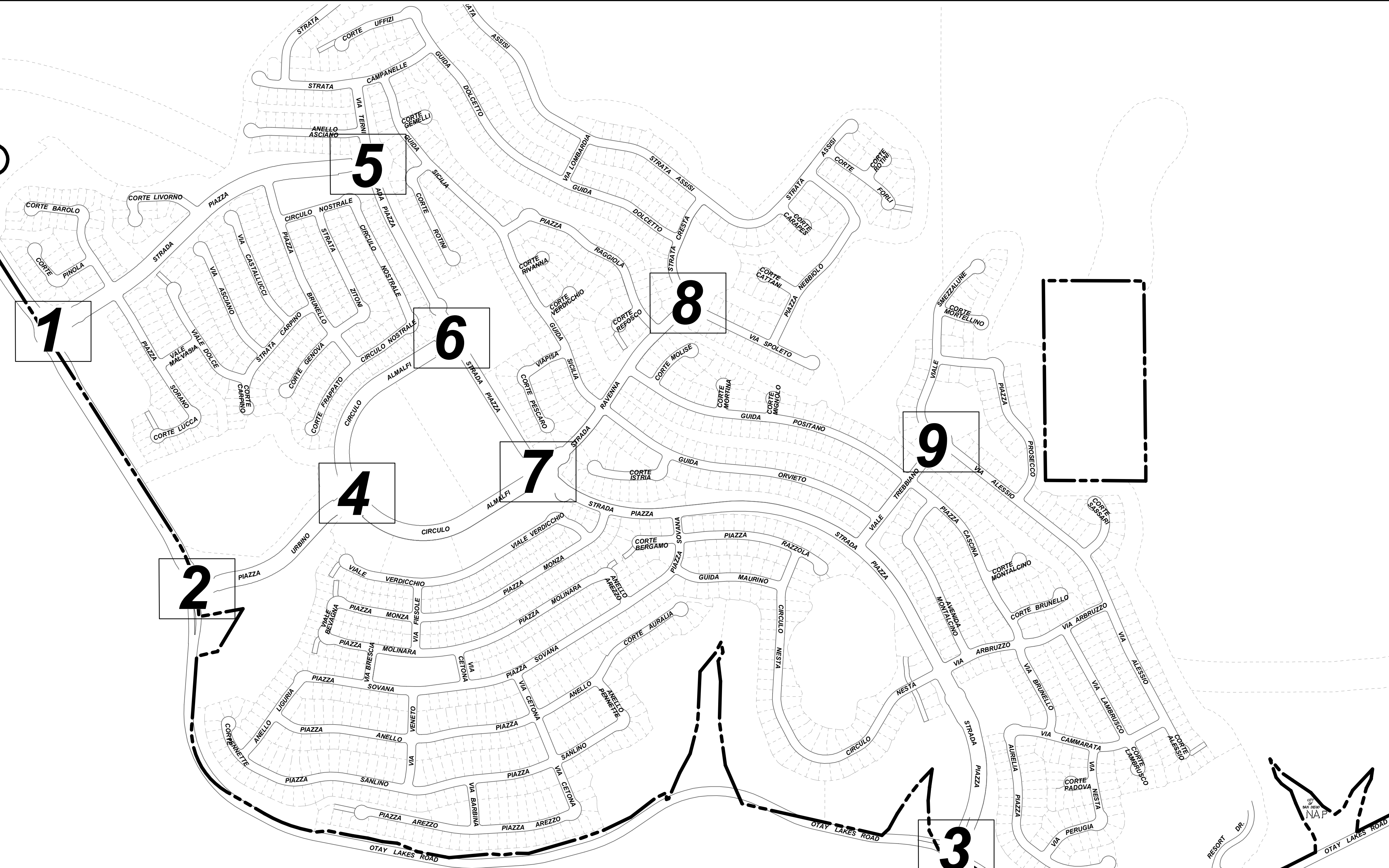
ROUNDABOUT #8 DETAIL
SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



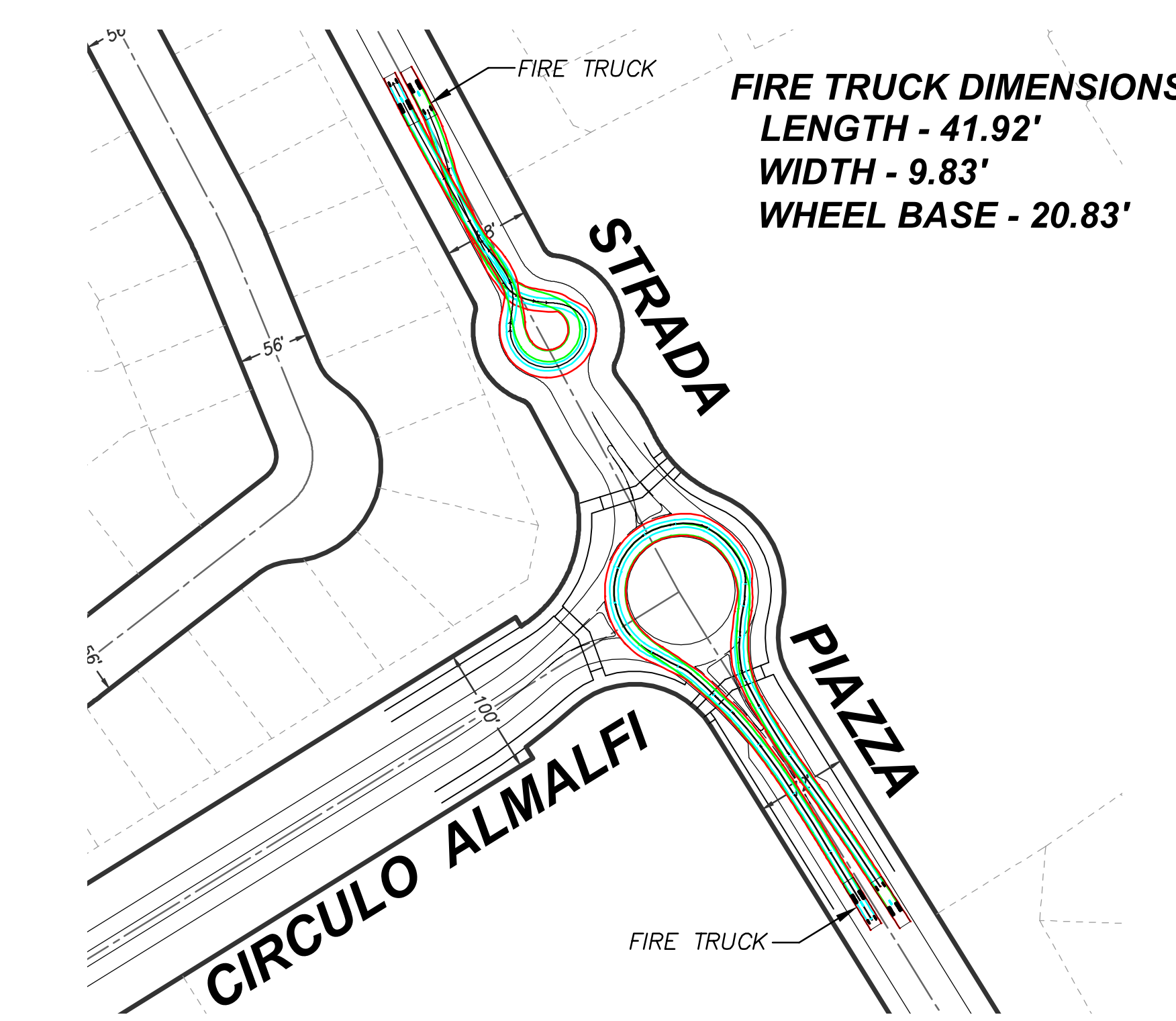
ROUNDABOUT #9 DETAIL
SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



ROUNDABOUT #10 DETAIL
SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'




TRAFFIC CALMING ROUNDABOUT LOCATIONS
SCALE 1"=400'



TYPICAL FIRE TRUCK TURNING DETAIL FOR ROUNDABOUTS AND GATED ENTRIES
SCALE 1"=100'

ROUNDABOUT DETAILS

PREPARED BY:
 HUNSAKER & ASSOCIATES
 SAN DIEGO, INC.
 9701 Miramar Street
 San Diego, CA 92121
 SURVEYING: PH858058-500 / PH858058-514

REPLACEMENT TENTATIVE MAP/
 PRELIMINARY GRADING PLAN
OTAY RANCH VILLAGE 13
 (EIR ALTERNATIVE H)
 County Of San Diego, California

SHEET
5
 OF
19

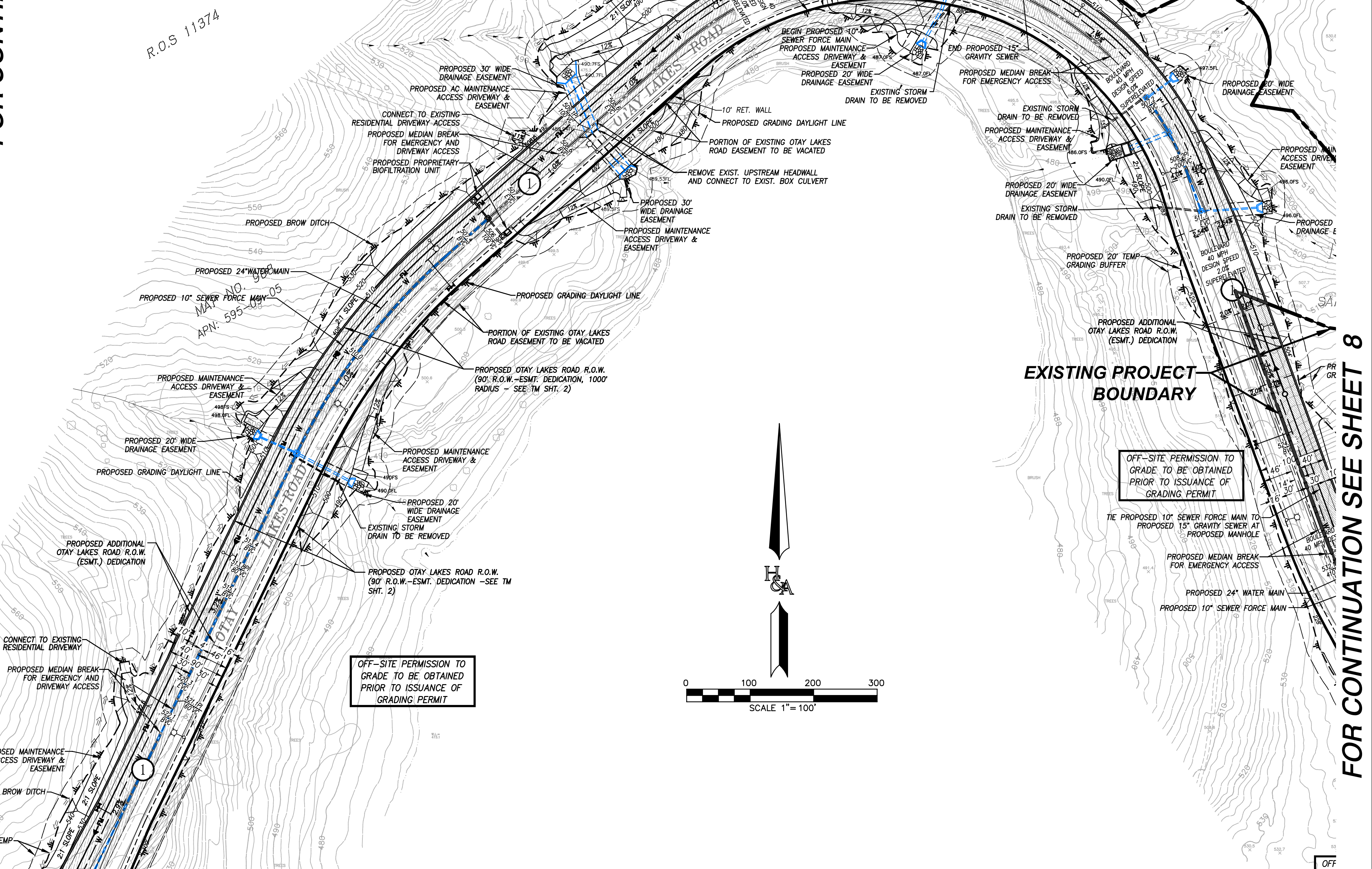
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FOR CONTINUATION SEE SHEET 7



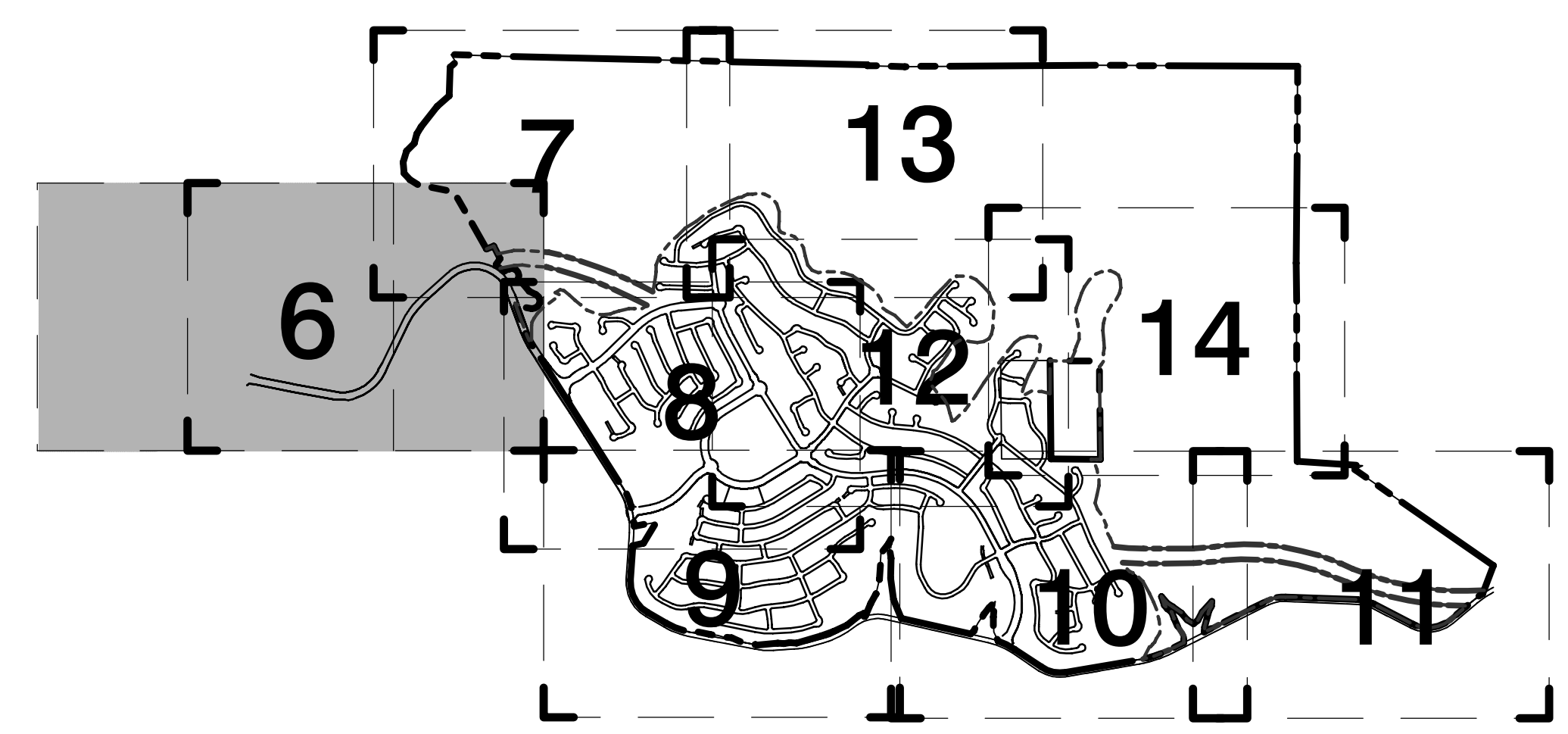
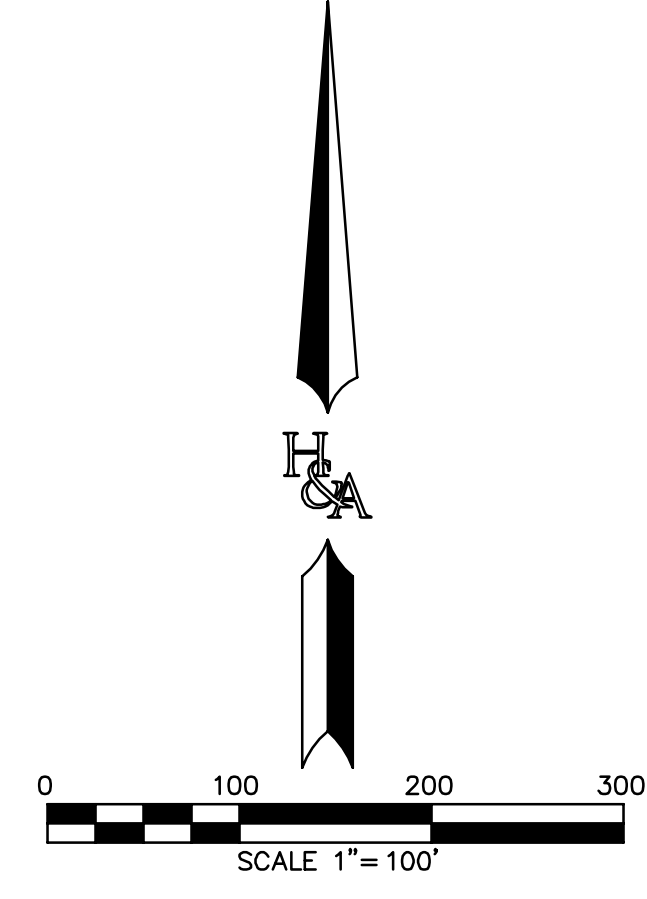
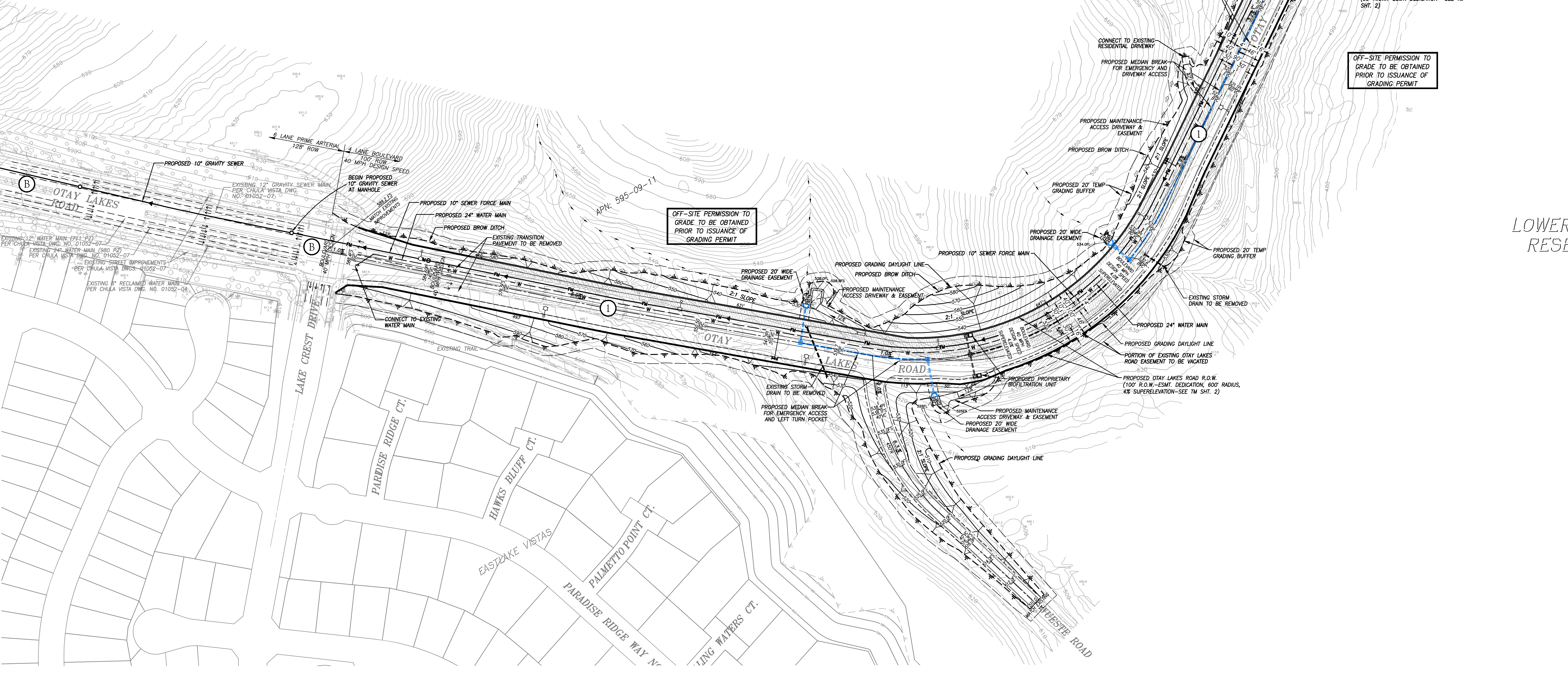
FOR CONTINUATION SEE BELOW


OFFSITE SEWER POINT OF CONNECTION TO THE EXISTING SALT CREEK SEWER INTERCEPTOR
1" = 20'

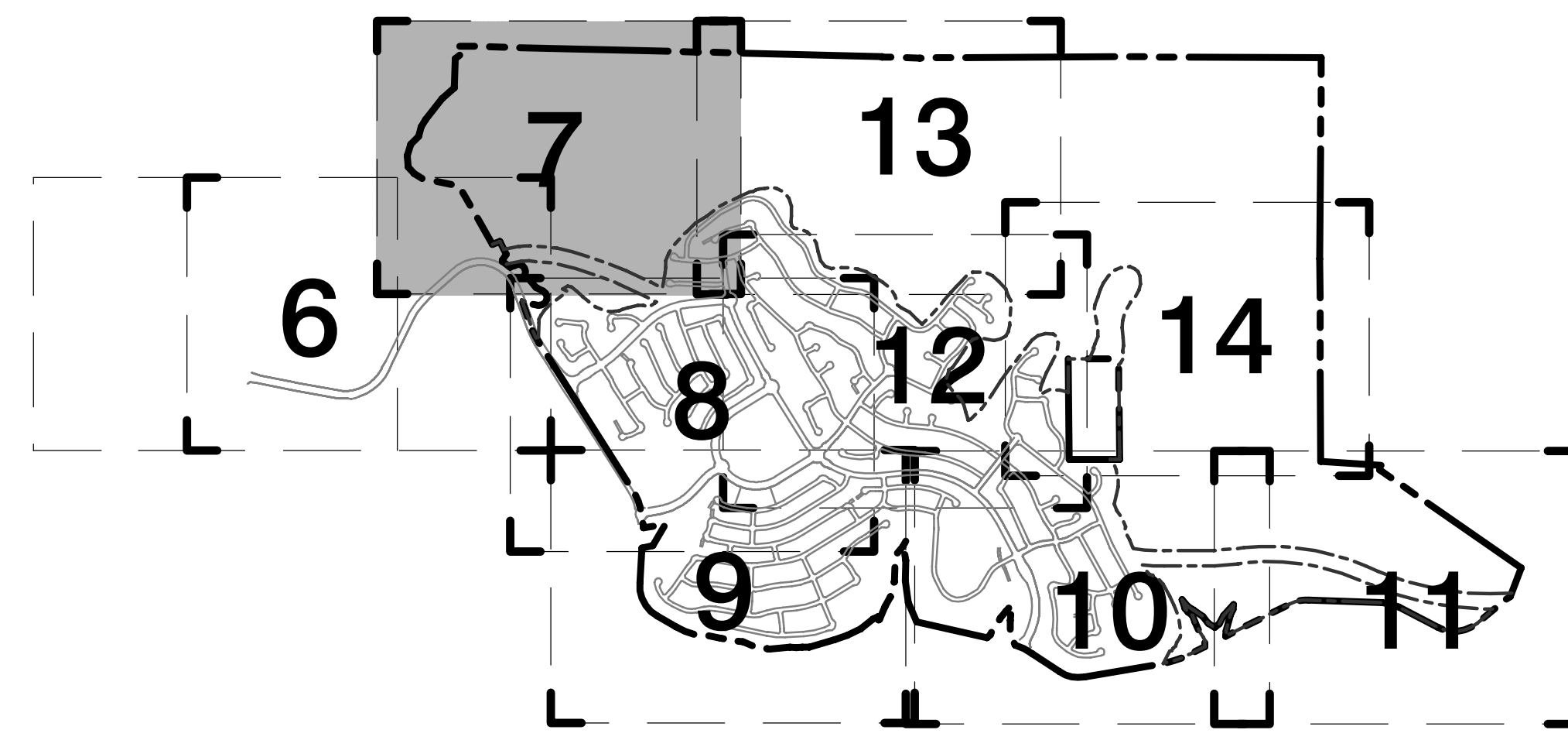


FOR CONTINUATION SEE SHEET 8

FOR CONTINUATION SEE ABOVE



<p>PREPARED BY:</p>  <p>HUNSAKER & ASSOCIATES SAN DIEGO, CA</p> <p>PLANNING: 9501 Miramar Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH858358-5000 FAX858358-5414</p>	<p>REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California</p>	<p>SHEET 6 OF 19</p>
	<p><small>R:\2022\APM\TM DR Alt H SanDiego\13 - PRELIM GRADING DR ALT H - SH 06.dwg 2/26/2020 10:12</small></p>	



**OS LOT B
PRESERVE**

515.23 ACRES

**OS LOT B
PRESERVE**

515.23 ACRES

**OS LOT B
PRESERVE**

515.23 ACRES

OS LOT I

LOT AREA: 9.9 AC.

**OS LOT A
PRESERVE**

**CONSERVATION
OPEN SPACE**

WATER TANK
PAD ELEV: 900

OFF-SITE PERMISSION TO GRADE TO BE OBTAINED PRIOR TO ISSUANCE OF GRADING PERMIT

PROPOSED 24" WATER MAIN (90' R.O.W. - EMT, DEDICATION 500' RADIUS, SEE SUBDEVELOPMENT SHEET TM SH. 2)

PROPOSED 30" WIDE DRAINAGE EASEMENT (SEE SHEET 6)

CONNECT TO EXISTING RESIDENTIAL DRIVEWAY ACCESS

PROPOSED 12" SEWER FORCE MAIN

PROPOSED 24" WATER MAIN

PROPOSED 20" TEMP GRADING BUFFER

PROPOSED 10' RET. WALL

PROPOSED UTILITY EASEMENT

PROPOSED 20" WIDE DRAINAGE EASEMENT

PROPOSED 20" WIDE DRAINAGE EASEMENT

PROPOSED 10' RET. WALL

PROPOSED 24" WATER MAIN

PROPOSED 20" TEMP GRADING BUFFER

PROPOSED 20" WIDE DRAINAGE EASEMENT

PROPOSED 10' RET. WALL

PROPOSED 24" WATER MAIN

PROPOSED 20" TEMP GRADING BUFFER

PROPOSED 20" WIDE DRAINAGE EASEMENT

PROPOSED 10' RET. WALL

PROPOSED 24" WATER MAIN

PROPOSED 20" TEMP GRADING BUFFER

PROPOSED 20" WIDE DRAINAGE EASEMENT

PROPOSED 10' RET. WALL

PROPOSED 24" WATER MAIN

PROPOSED 20" TEMP GRADING BUFFER

PROPOSED 20" WIDE DRAINAGE EASEMENT

PROPOSED 10' RET. WALL

PROPOSED 24" WATER MAIN

PROPOSED 20" TEMP GRADING BUFFER

PROPOSED 20" WIDE DRAINAGE EASEMENT

PROPOSED 10' RET. WALL

PROPOSED 24" WATER MAIN

PROPOSED 20" TEMP GRADING BUFFER

PROPOSED 20" WIDE DRAINAGE EASEMENT

PROPOSED 10' RET. WALL

FOR CONTINUATION SEE SHEET 6

FOR CONTINUATION SEE SHEET 8

FOR CONTINUATION SEE SHEET 13

PREPARED BY:
 **HUNSAKER & ASSOCIATES**
 ENGINEERING
 9701 Miraloma Street
 San Diego, CA 92121
 SURVEYING: PHS05058-000-PCS05058-014

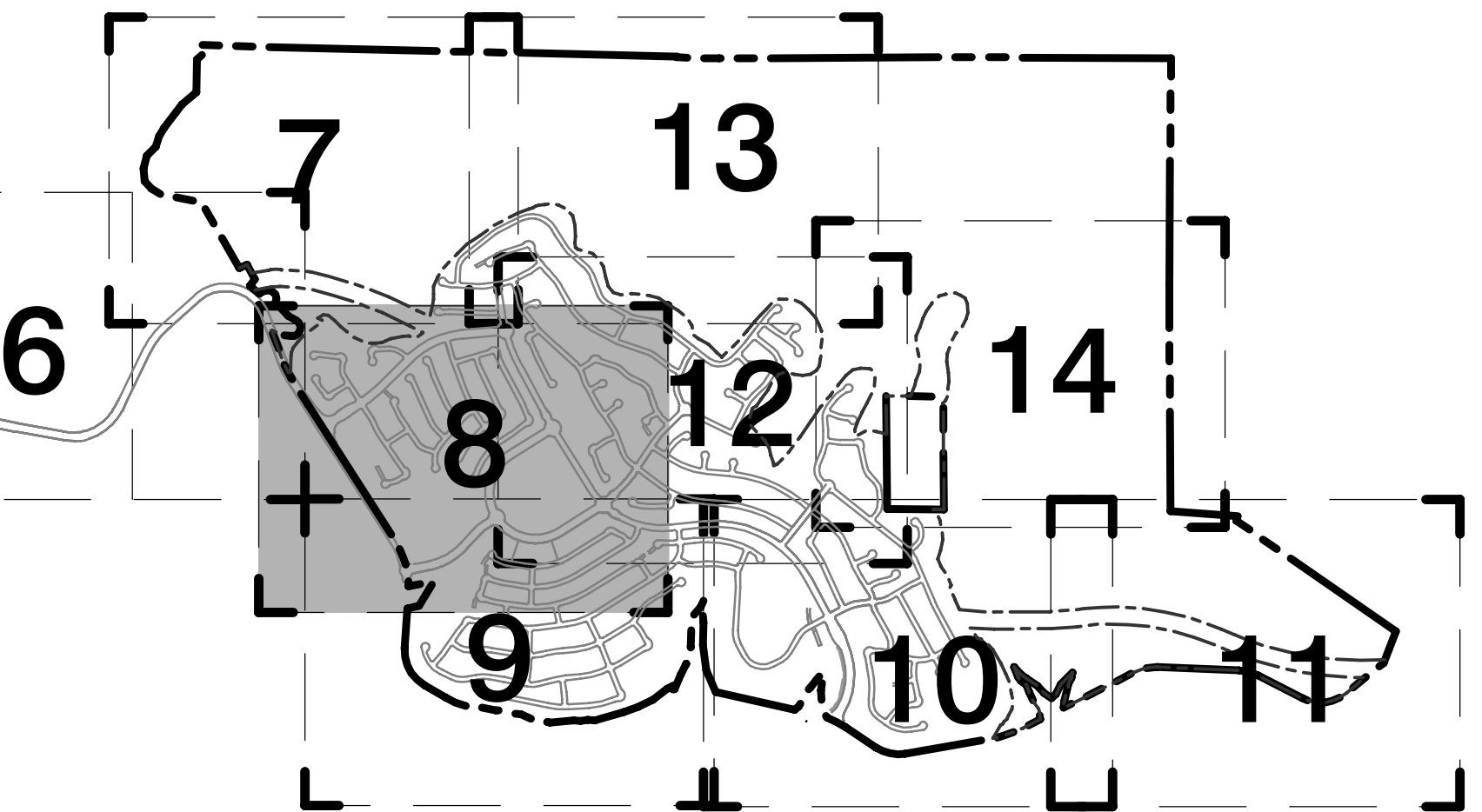
**REPLACEMENT TENTATIVE MAP/
 PRELIMINARY GRADING PLAN
 OTAY RANCH VILLAGE 13
 (EIR ALTERNATIVE H)
 County Of San Diego, California**

SHEET 7 OF 19



FOR CONTINUATION SEE SHEET 6

FOR CONTINUATION SEE SHEET 12



PREPARED BY:
 HUNSAKER & ASSOCIATES
 ENGINEERING ARCHITECTURE SURVEYING
 9301 Miramar Street, San Diego, CA 92126
 PHONE: 619-594-5000 FAX: 619-594-5114

REPLACEMENT TENTATIVE MAP/
 PRELIMINARY GRADING PLAN
OTAY RANCH VILLAGE 13
 (EIR ALTERNATIVE H)
 County Of San Diego, California

SHEET 8 OF 19

PLANNING ENGINEERING SURVEYING
 11100 La Jolla Village Drive, Suite 100, San Diego, CA 92120
 PHONE: 619-481-1111 FAX: 619-481-1112

1/10/2012 10:01 AM D:\Projects\Otay Ranch Village 13 - Prelim Grading\ER ALT H - SH 08.dwg [2012-03-20 10:17]

OS LOT F CONSERVATION OPEN SPACE (THORNMIN)
LOT AREA: 13.40 AC.

PS-1 PUBLIC SAFETY
LOT AREA: 2.30 AC.
NET AREA: 1.69 AC.

MU-1 RETAIL
LOT AREA: 2.69 AC.
NET AREA: 2.52 AC.

MU-2 RES.
LOT AREA: 3.89 AC.
NET AREA: 3.69 AC.

OS-2 BASIN 2
BOTTOM: 502.0
LOT AREA: 11.83 AC.
NET AREA: 2.09 AC.

P-6 PARK
LOT AREA: 2.43 AC.
NET AREA: 2.43 AC.

OS-3 BASIN 4
BOTTOM: 531.0
LOT AREA: 12.98 AC.
NET AREA: 1.49 AC.

OS-3 BASIN 3
BOTTOM: 515.0
LOT AREA: 12.98 AC.
NET AREA: 1.99 AC.

OS-8
2.62 ACRES

OS-50
0.76 AC.

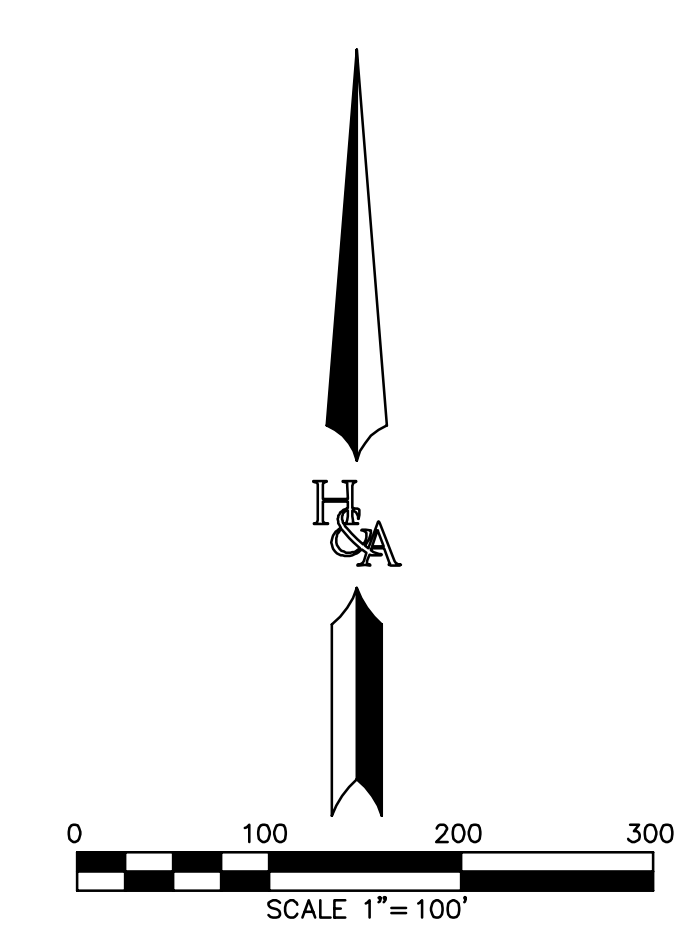
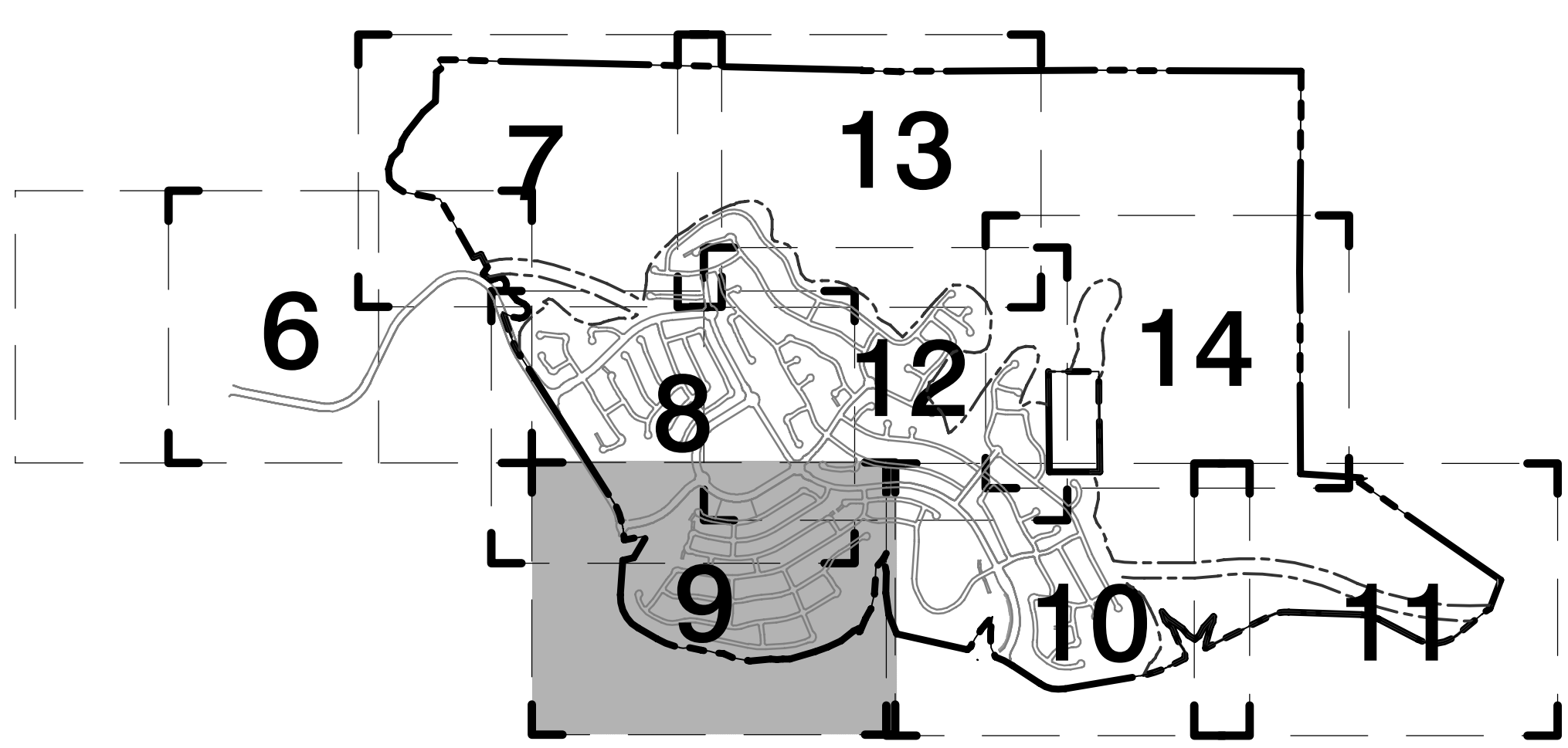
OS-9
1.78 ACRES

OS-10
0.63 ACRES

PROPOSED PROJECT BOUNDARY
EXISTING PROJECT BOUNDARY

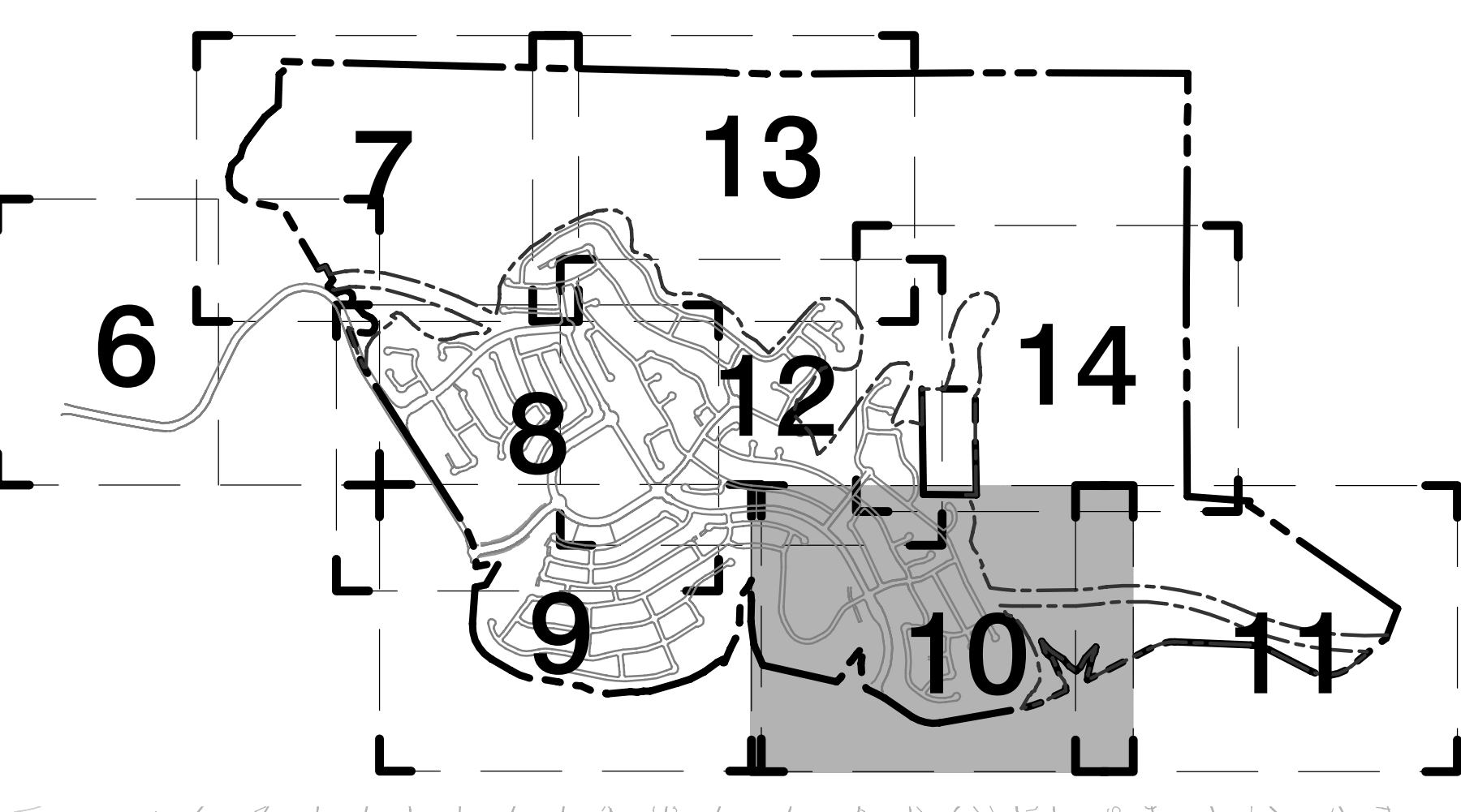
PROPOSED PROJECT BOUNDARY
EXISTING PROJECT BOUNDARY

EXISTING PROJECT BOUNDARY
PROPOSED PROJECT BOUNDARY



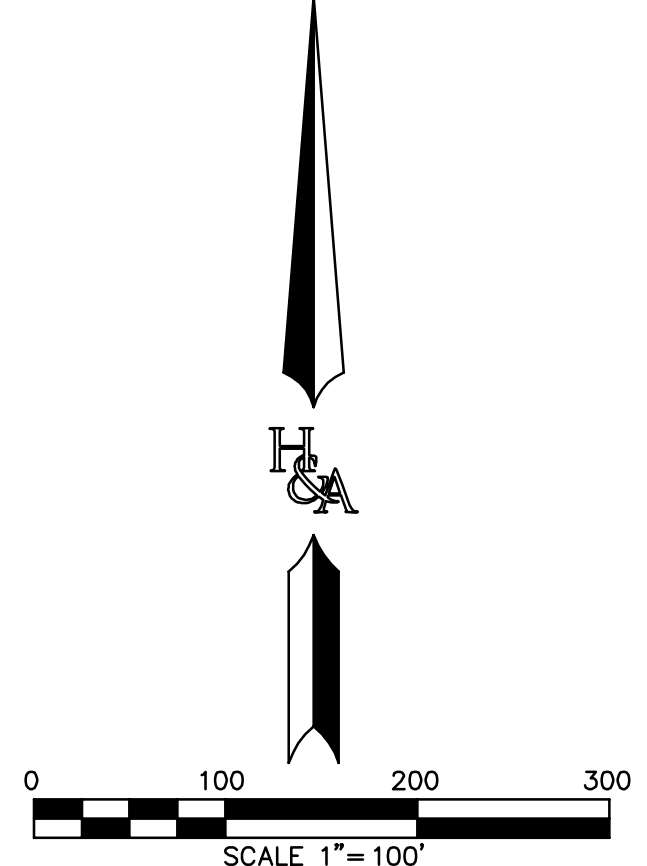
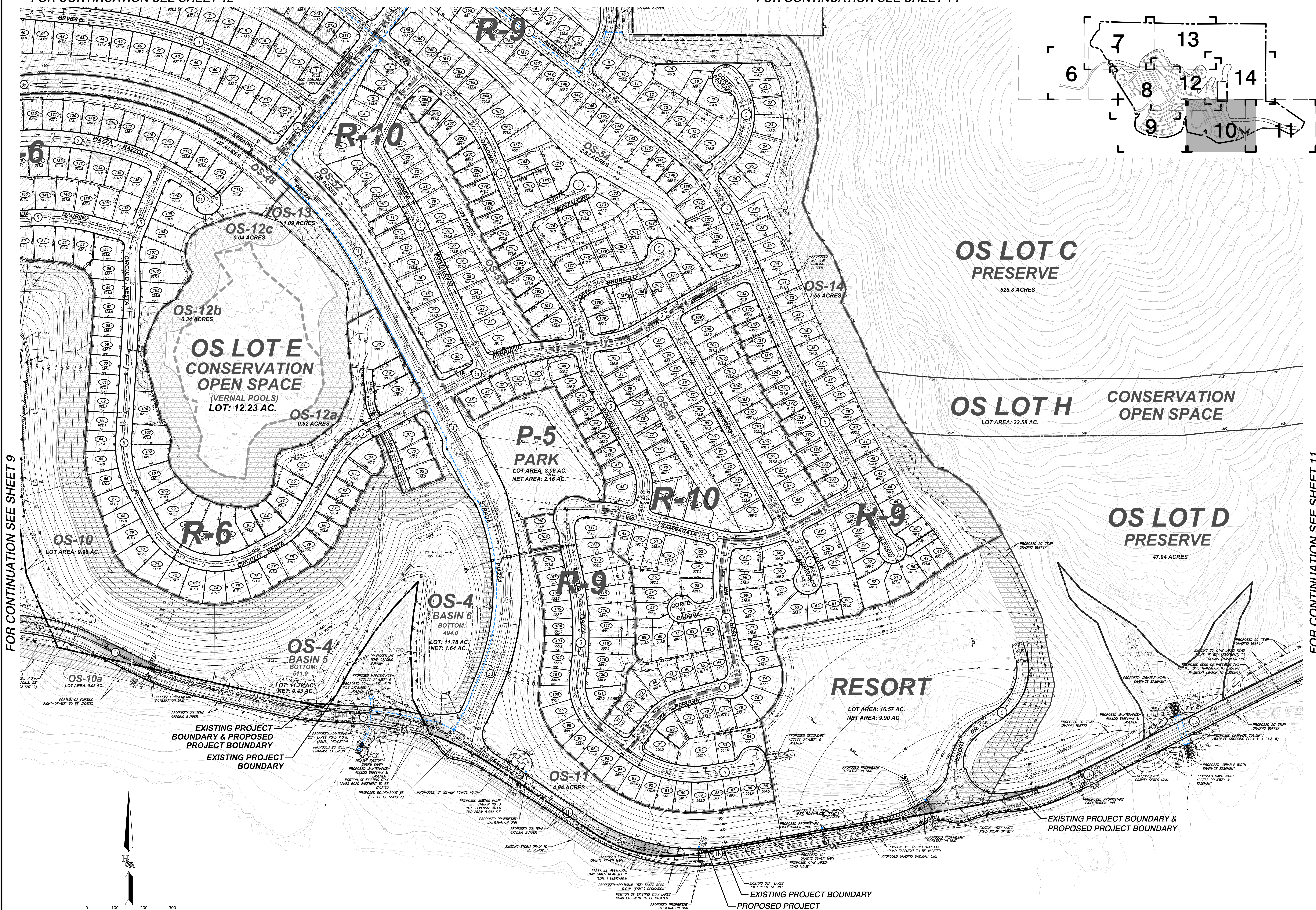
PREPARED BY: HUNSAKER & ASSOCIATES S.A.N.D.I.E.G.O., I.N.C. PLANNING: 9301 Wabash Street ENGINEERING: San Diego, Ca 92121 SURVEYING: PH858258-500; PH358558-514	REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California	SHEET 9 OF 19
	<small>R:\08821\APP\TM DR AL H 5361\13 - PRELIM GRADING DR AL H - SH 09.dwg 08-03-2020 10:18</small>	

FOR CONTINUATION SEE SHEET 10



FOR CONTINUATION SEE SHEET 9

FOR CONTINUATION SEE SHEET 11

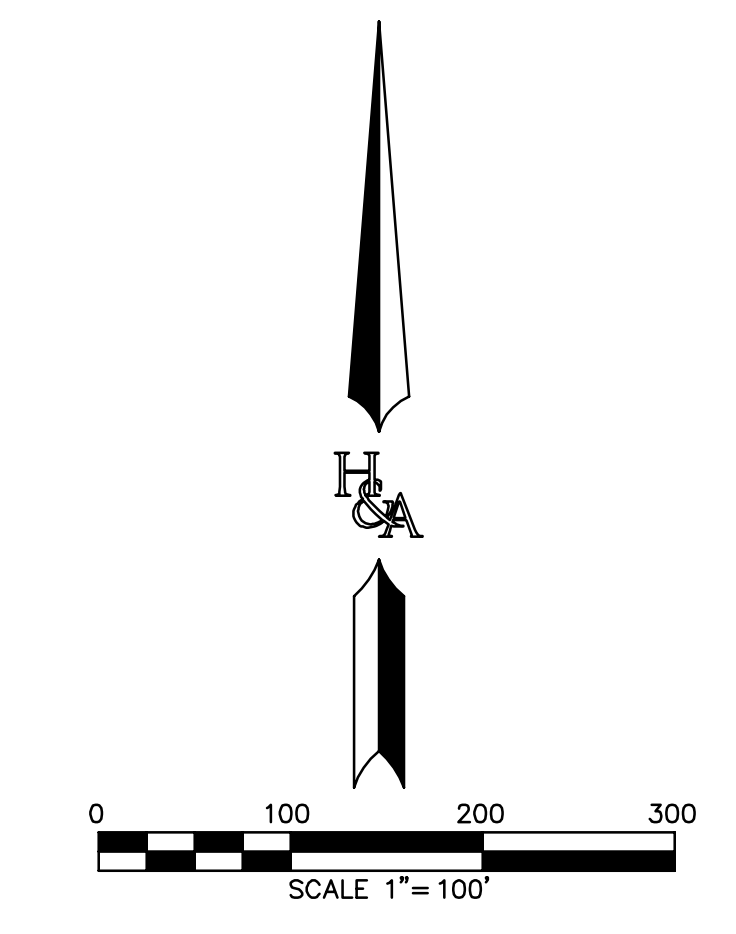
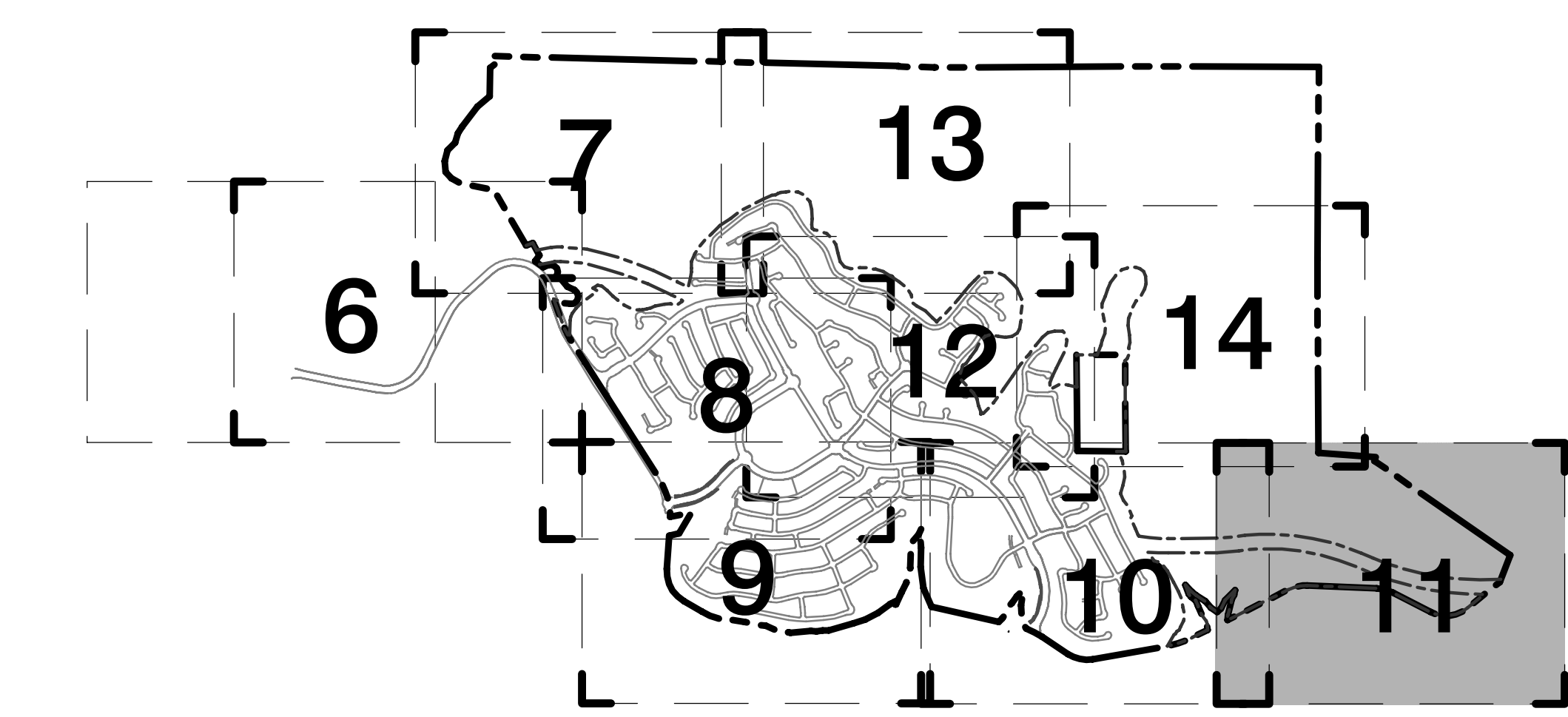


EXISTING PROJECT BOUNDARY & PROPOSED PROJECT BOUNDARY
EXISTING PROJECT BOUNDARY

EXISTING PROJECT BOUNDARY
PROPOSED PROJECT BOUNDARY

EXISTING PROJECT BOUNDARY & PROPOSED PROJECT BOUNDARY

PREPARED BY: HUNSAKER & ASSOCIATES P.L.L.C. 9371 Wadley Street San Diego, CA 92127 SURVEYING: PH80538-5000 / PH835558-5144	REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California	SHEET 10 OF 19
	<small>8/1/2021/APP/1/ TM DR Alt H 5361/ Village 13 - PRELIM GRADING DR ALT H - SHEET 10/02/2021/08-03-2020/10/20</small>	

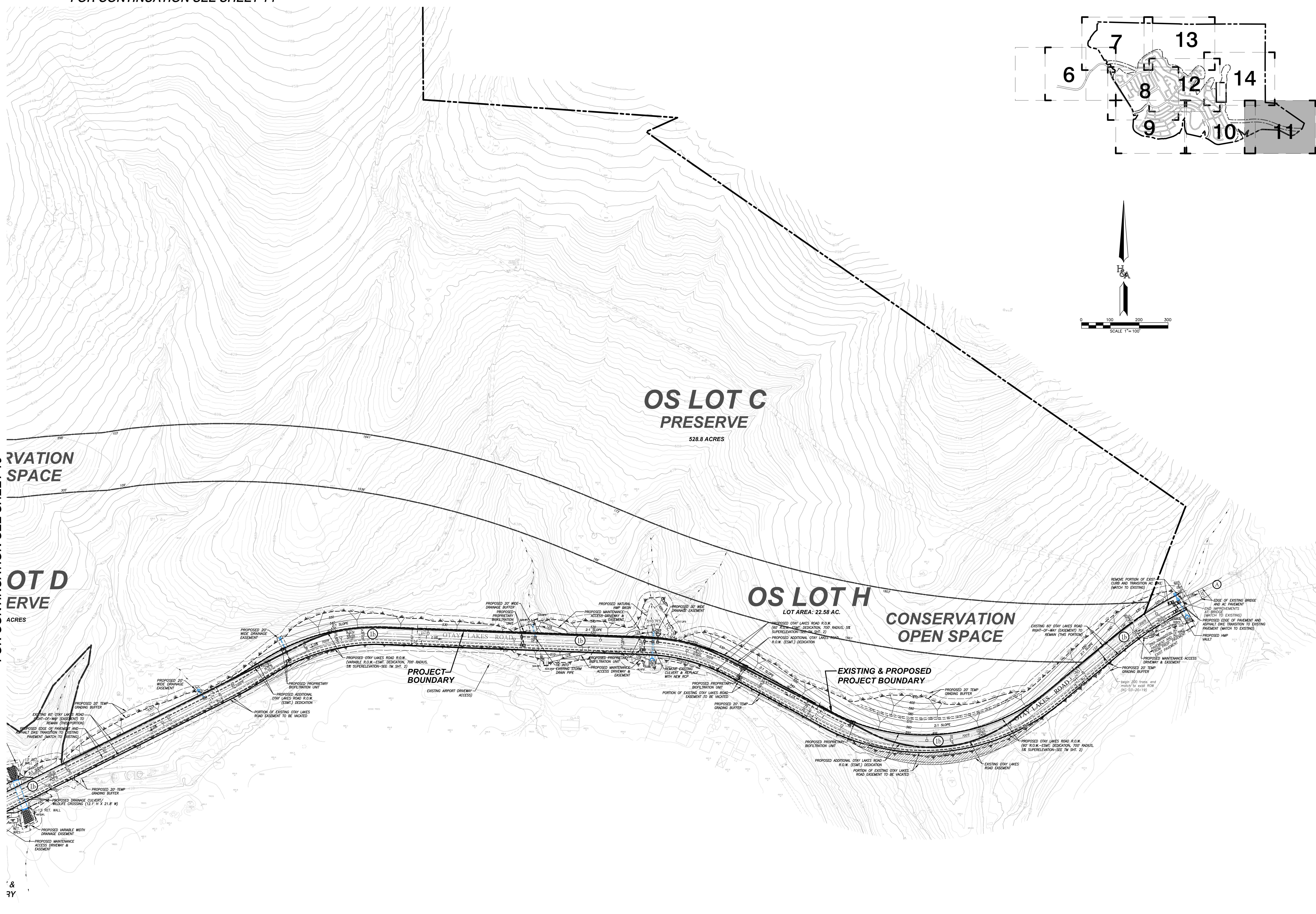


**OS LOT C
PRESERVE**
528.8 ACRES

**OS LOT H
CONSERVATION
OPEN SPACE**
LOT AREA: 22.58 AC.

FOR CONTINUATION SEE SHEET 10

**LOT D
PRESERVE**
ACRES



&
RY

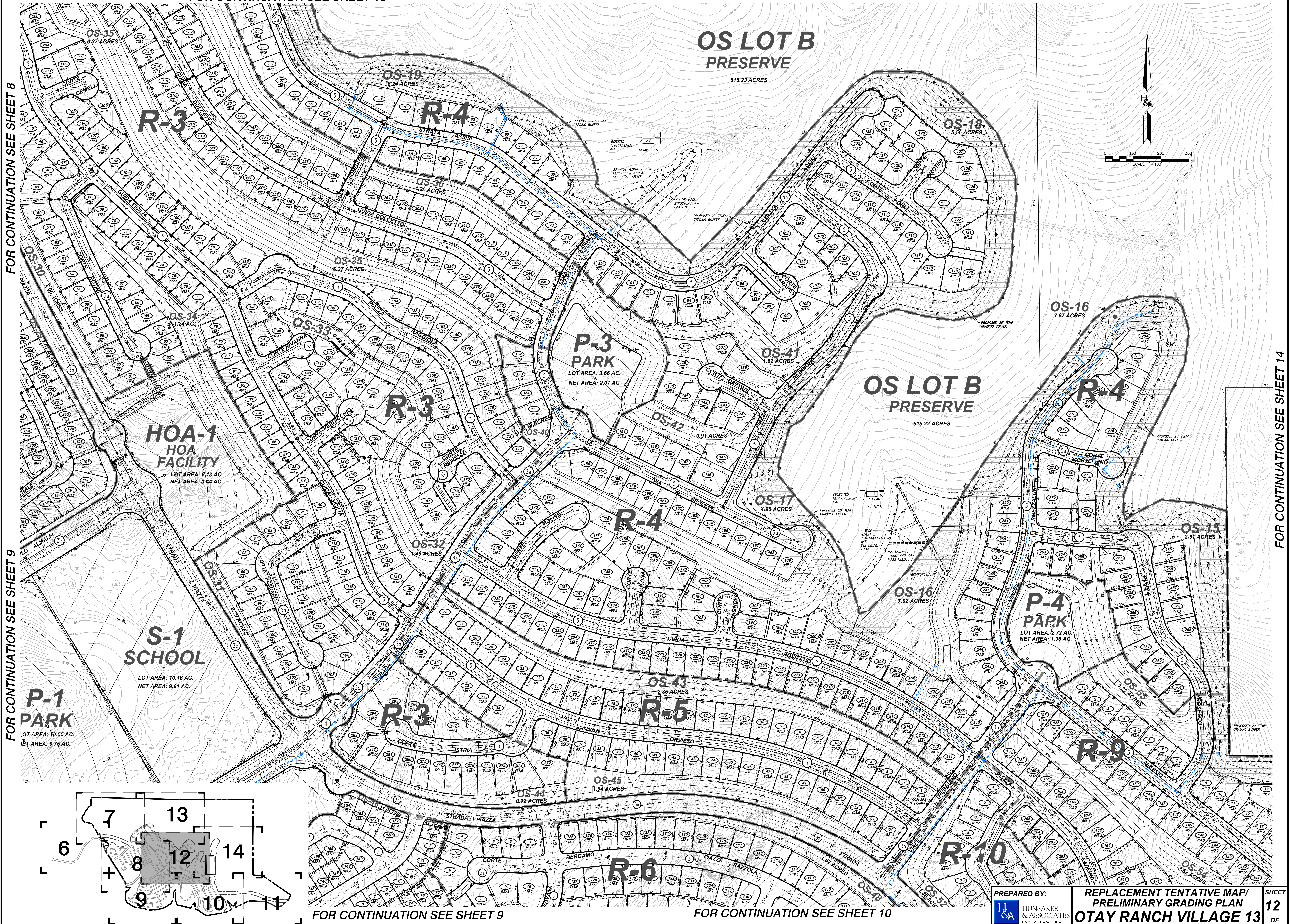
<p>HUNSAKER & ASSOCIATES S.A. ENGINEERS, INC.</p> <p>PLANNING: 9701 Waples Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH: 619-594-5500 FAX: 619-594-5414</p>	<p>REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California</p>	<p>SHEET 11 OF 19</p>
	<p><small>R:\2021\APR\TM DR Alt H\Site\Map\13 - PRELIM GRADING DR ALT H - SH 11.dwg [26-03-2020 10:22]</small></p>	

FOR CONTINUATION SEE SHEET 13

FOR CONTINUATION SEE SHEET 8

FOR CONTINUATION SEE SHEET 9

FOR CONTINUATION SEE SHEET 14



OS LOT B PRESERVE
515.23 ACRES

OS LOT B PRESERVE
515.22 ACRES

P-3 PARK
LOT AREA: 3.66 AC.
NET AREA: 2.07 AC.

P-4 PARK
LOT AREA: 12.72 AC.
NET AREA: 1.36 AC.

HOA-1 HOA FACILITY
LOT AREA: 6.13 AC.
NET AREA: 3.44 AC.

S-1 SCHOOL
LOT AREA: 10.16 AC.
NET AREA: 9.81 AC.

P-1 PARK
LOT AREA: 10.55 AC.
NET AREA: 9.75 AC.

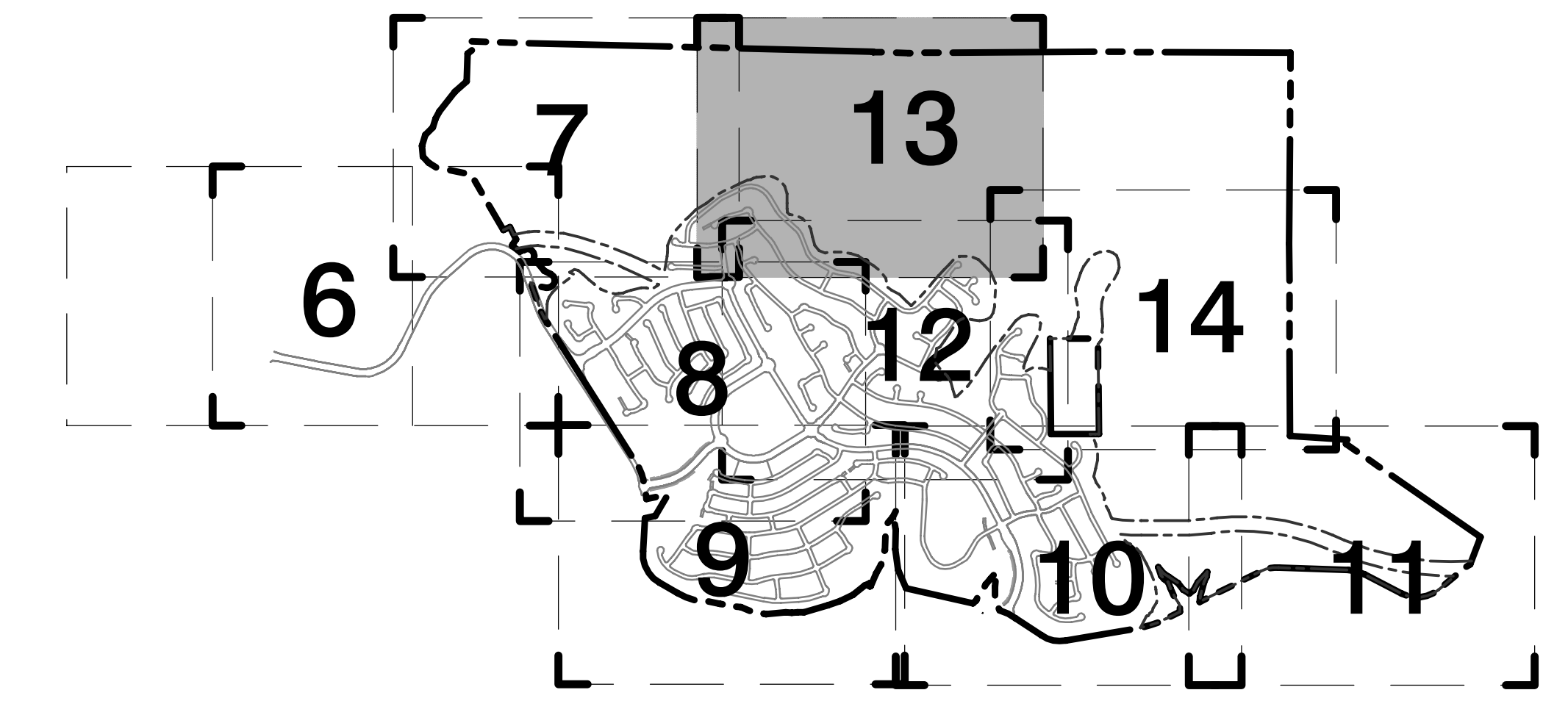
FOR CONTINUATION SEE SHEET 9

FOR CONTINUATION SEE SHEET 10

PREPARED BY:
 **HUNSAKER & ASSOCIATES**
 ENGINEERING ARCHITECTURE INTERIOR DESIGN
 9301 Wagon Wheel
 San Diego, CA 92121
 PH: 619-594-5000 FAX: 619-594-5114

**REPLACEMENT TENTATIVE MAP/
 PRELIMINARY GRADING PLAN
 OTAY RANCH VILLAGE 13
 (EIR ALTERNATIVE H)
 County Of San Diego, California**

SHEET **12**
 OF **19**



OS LOT B PRESERVE

515.23 ACRES

OS LOT B PRESERVE

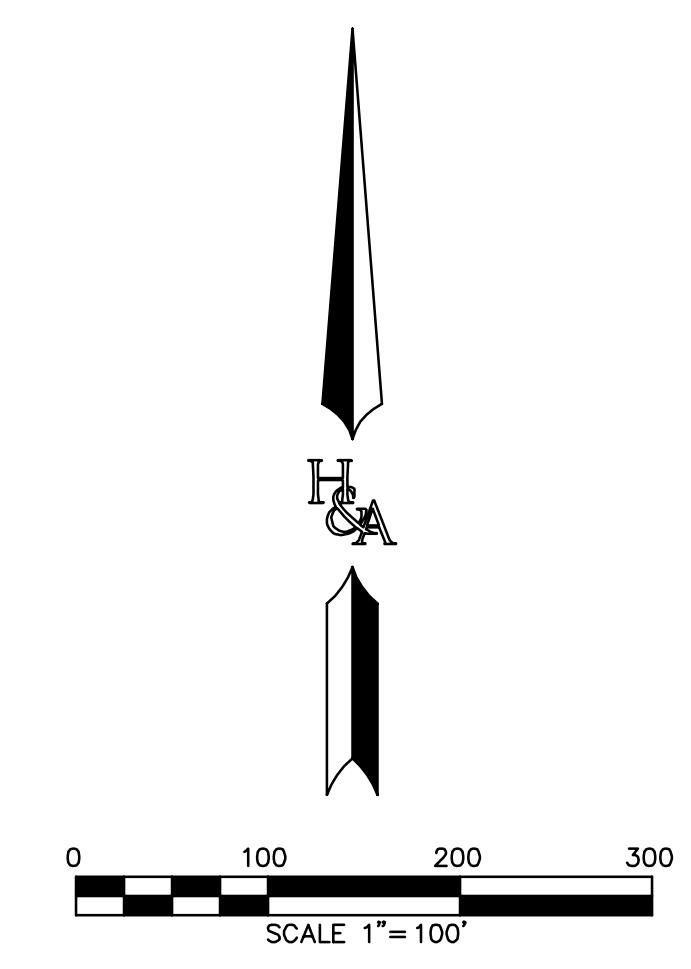
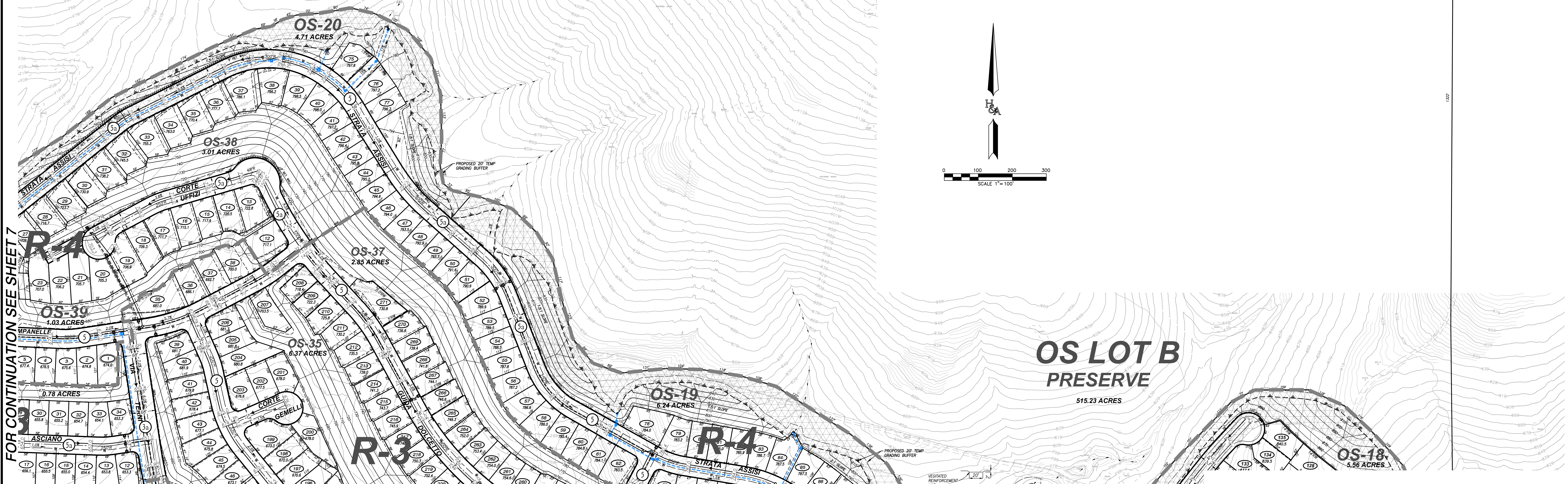
515.23 ACRES


FOR CONTINUATION SEE SHEET 7

FOR CONTINUATION SEE SHEET 7

FOR CONTINUATION SEE SHEET 8

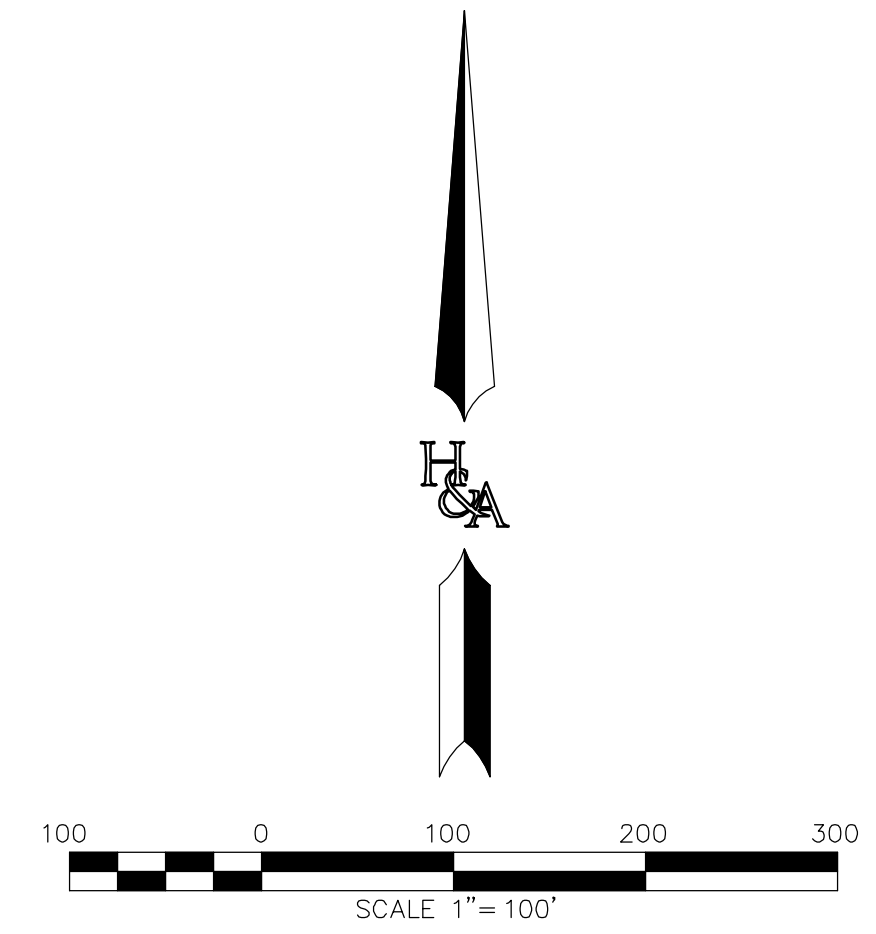
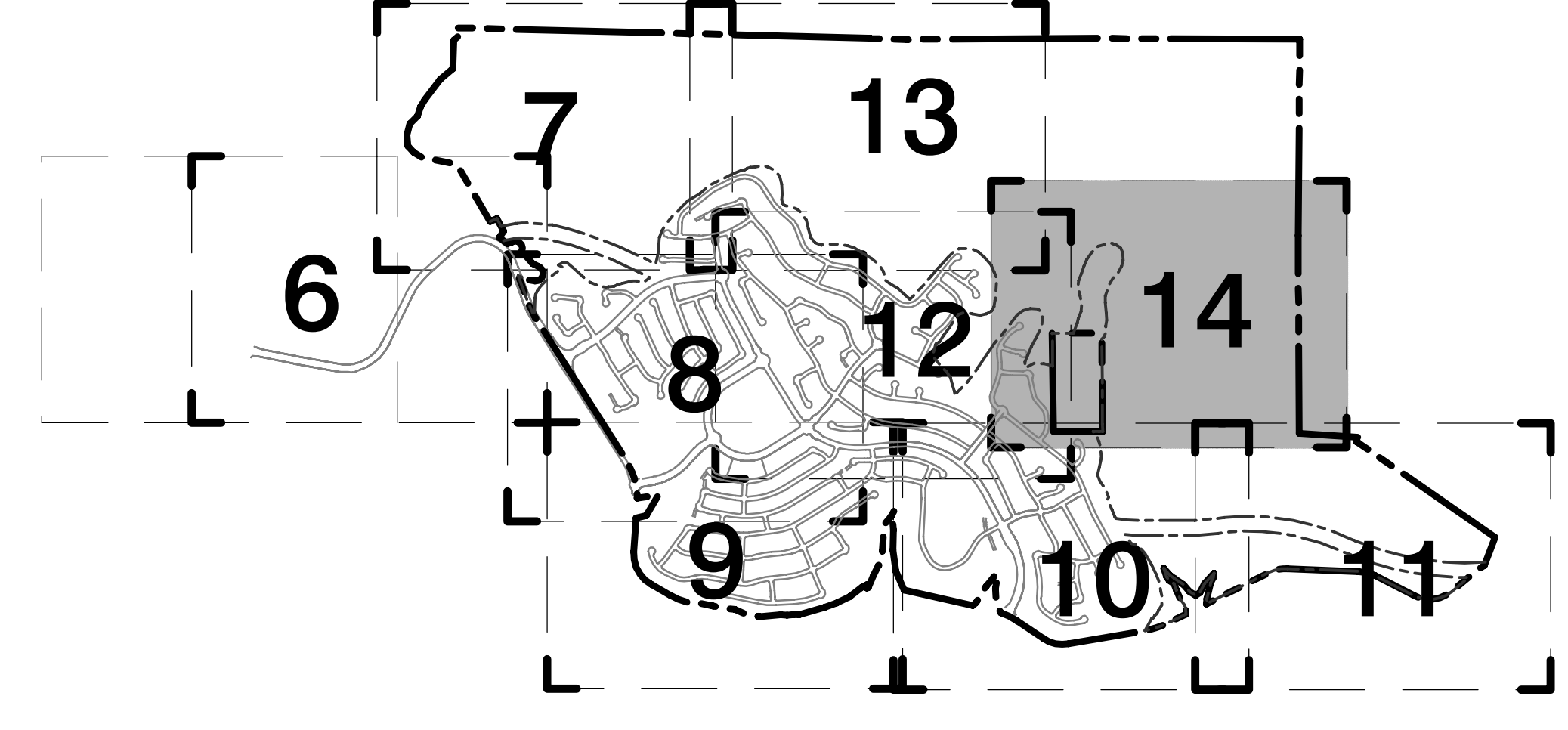
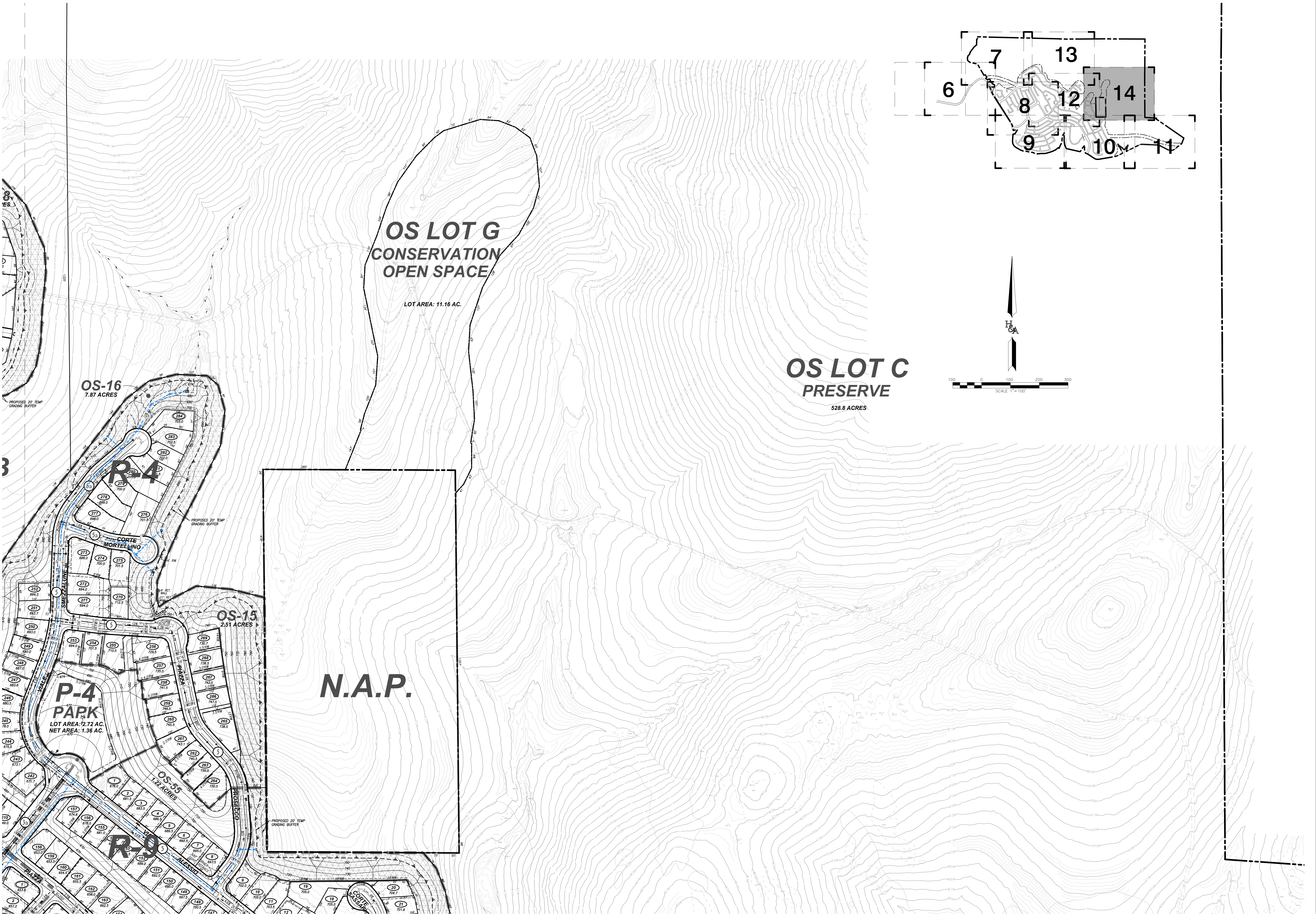
FOR CONTINUATION SEE SHEET 12



PREPARED BY:  HUNSAKER & ASSOCIATES S.A.N. DIEGO, I.N.C. <small>PLANNING: 9701 Wiggins Street ENGINEERING: San Diego, Ca 92121 SURVEYING: PH030538-000-FC0305383414</small>	REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California	SHEET 13 OF 19
	<small>R:\12821\APR\TM DR Alt H Site\Village 13 - PRELIM GRADING EIR ALT H - SH 13.dwg [16-03-2020]10:27</small>	

FOR CONTINUATION SEE SHEET 13

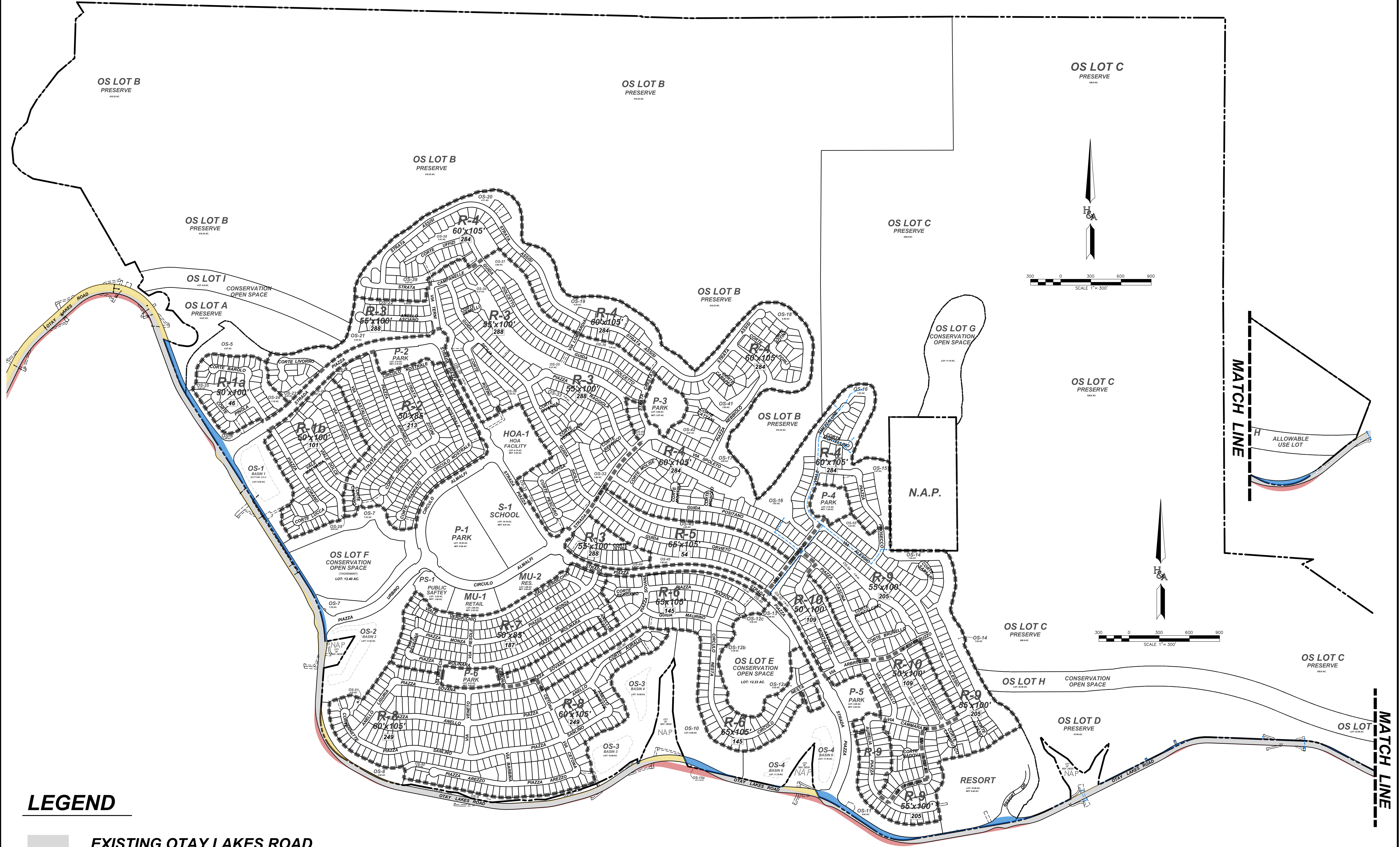
FOR CONTINUATION SEE SHEET 12




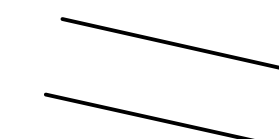


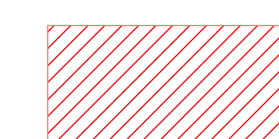
FOR CONTINUATION SEE SHEET 10

FOR CONTINUATION SEE SHEET 11

 HUNSAKER & ASSOCIATES SAN DIEGO, INC. <small>PLANNING: 9701 Miramar Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH020508-000- F03050508-0414</small>	REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California	SHEET 14 OF 19
	<small>R:\02821\APP\TM DR Alt H Site\Village 13 - PRELIM GRADING EIR ALT H - SH 14.dwg [16-03-2020] 10:57 AM</small>	



LEGEND

-  EXISTING OTAY LAKES ROAD
-  PROPOSED OTAY LAKES RD ROW
-  PROPOSED ONSITE OLR DEDICATION
-  PROPOSED OFFSITE OLR ACQUISITION
-  PROPOSED OFFSITE OLR VACATION

TM LOTTING DETAIL

SCALE: 1" = 300'

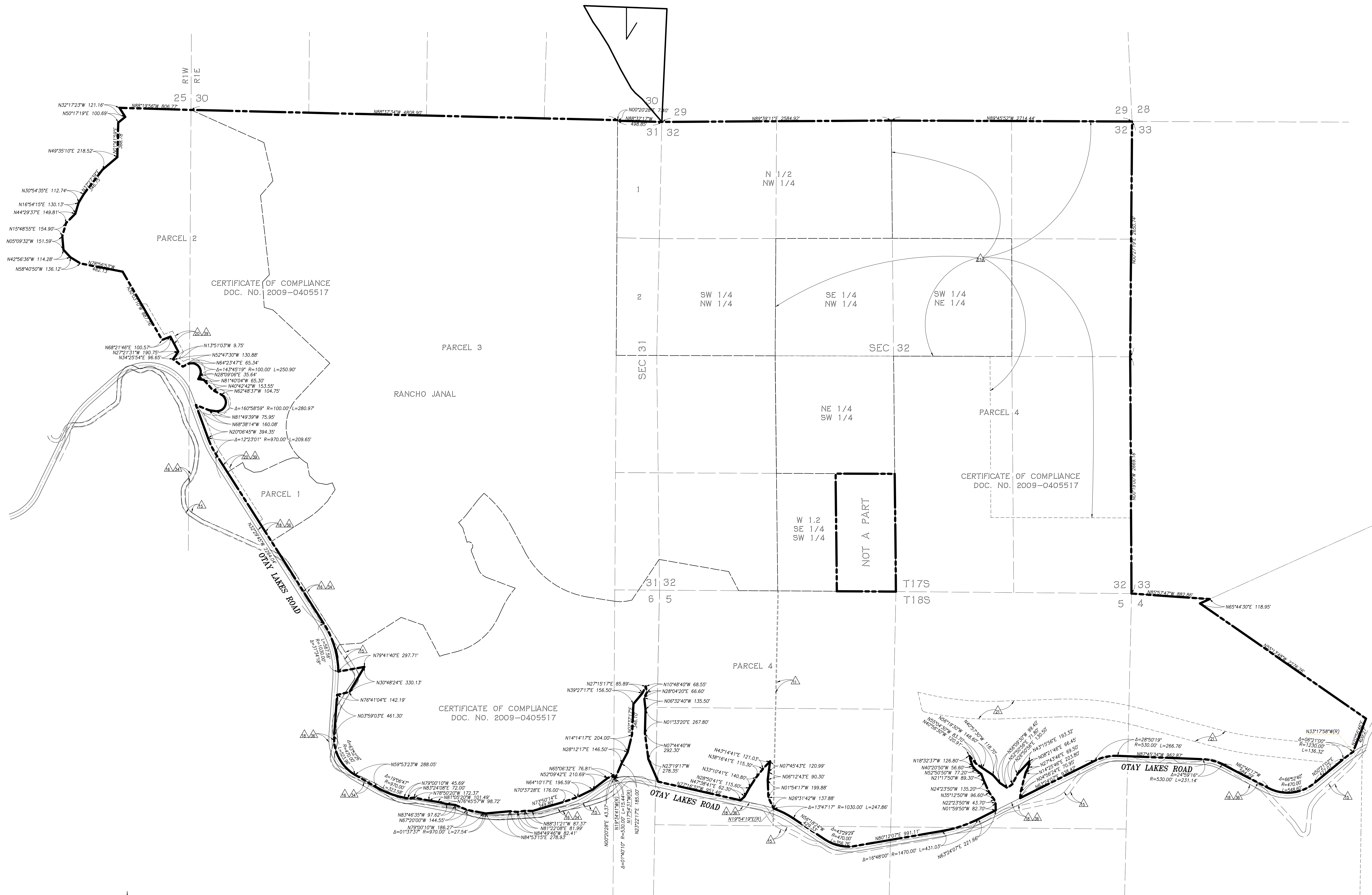
TM LOTTING

<p>PREPARED BY:</p>  <p>HUNSAKER & ASSOCIATES S.A.N.D.I.E.G.O., I.N.C.</p> <p>PLANNING: 9701 Wuyler Street ENGINEERING: San Diego, CA 92121 SURVEYING: PH020508-0000-FC03050508-0104</p>	<p>REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H)</p> <p>County Of San Diego, California</p>	<p>SHEET 15 OF 19</p>
	<p><small>R:\2021\APN\TM DR Alt H\5361\Map 13 - PRELIM GRADING DR ALT H - SH 15.dwg 26-03-2020 10:30</small></p>	

NEIGHBORHOOD LOT AREA ANALYSIS

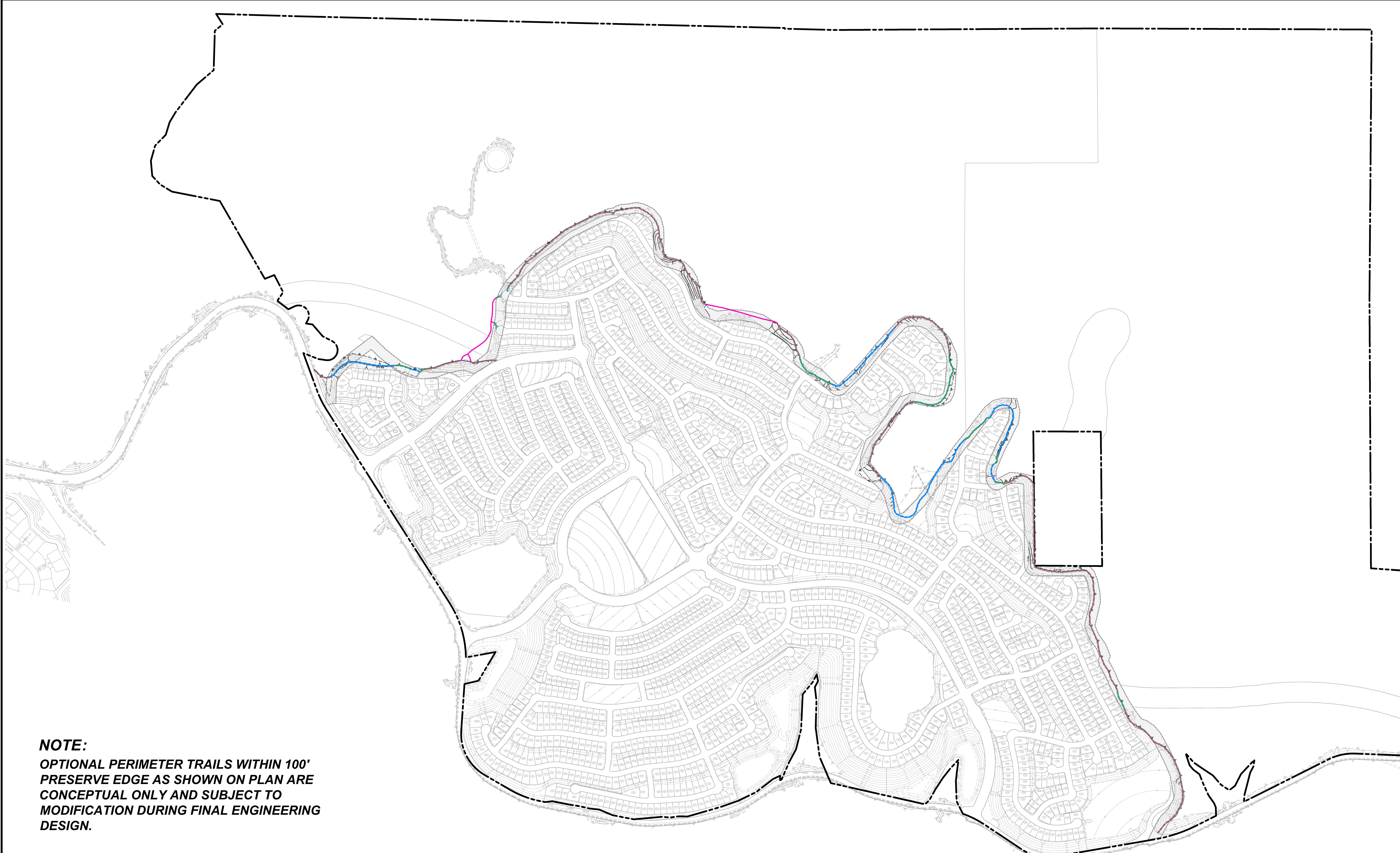
SUMMARY

NEIGHBORHOOD R-1A		NEIGHBORHOOD R-2		NEIGHBORHOOD R-2		NEIGHBORHOOD R-3		NEIGHBORHOOD R-4		NEIGHBORHOOD R-4		NEIGHBORHOOD R-6		NEIGHBORHOOD R-7		NEIGHBORHOOD R-8		NEIGHBORHOOD R-8		NEIGHBORHOOD R-9		NEIGHBORHOOD R-10			
LOT #	LOT AREA	LOT #	LOT AREA	LOT #	LOT AREA	LOT #	LOT AREA	LOT #	LOT AREA	LOT #	LOT AREA	LOT #	LOT AREA	LOT #	LOT AREA	LOT #	LOT AREA	LOT #	LOT AREA	LOT #	LOT AREA	LOT #	LOT AREA		
1	6,672	1	5,299	198	8,703	162	7,661	69	6,970	271	10,910	1	9,774	1	6,629	1	8,198	191	6,354	121	10,586	1	8,250		
2	6,672	2	5,299	199	8,703	163	7,661	70	6,970	272	10,910	2	9,774	2	6,629	2	8,198	192	6,354	122	10,586	2	8,250		
3	8,160	3	6,833	198	8,703	164	7,661	68	7,561	273	9,809	3	6,649	3	4,946	3	6,649	193	6,525	123	7,499	3	6,780		
4	4,278	4	4,278	199	5,899	165	7,988	69	7,721	274	7,207	4	11,228	4	4,923	4	6,701	194	6,507	124	8,887	4	6,820		
5	10,720	5	10,720	200	5,395	170	6,818	70	7,151	275	8,388	5	7,447	5	7,447	5	7,089	195	6,488	125	6,986	5	7,290		
6	6,840	6	4,493	201	5,375	171	8,308	71	7,196	276	11,898	6	10,907	6	4,335	6	6,337	196	6,347	126	6,442	6	7,073		
7	5,930	7	4,293	202	5,095	172	7,034	72	7,196	277	11,817	7	11,817	7	4,335	7	10,161	197	6,352	127	6,346	7	7,012		
8	5,930	8	4,472	203	5,095	173	7,993	73	7,196	278	10,895	8	8,159	8	4,335	8	9,703	198	6,357	128	6,353	8	6,927		
9	5,974	9	4,624	204	5,950	174	7,844	74	7,196	279	11,898	9	10,522	9	4,335	9	6,638	199	6,169	129	6,442	9	7,106		
10	5,440	10	4,624	205	5,950	175	7,844	75	7,196	280	11,898	10	10,522	10	4,335	10	6,638	200	6,435	130	6,751	10	7,106		
11	5,096	11	5,096	206	5,021	176	7,372	76	7,196	281	11,898	11	10,492	11	4,335	11	7,088	201	6,405	131	6,751	11	7,088		
12	10,176	12	4,707	207	5,020	177	6,400	77	10,420	282	8,860	12	4,335	12	7,988	202	6,407	132	6,554	12	7,064				
13	10,176	13	4,707	208	5,020	178	6,400	78	10,420	283	8,860	13	4,335	13	7,988	203	6,407	133	6,395	13	7,064				
14	14,346	14	4,509	209	4,933	179	7,243	79	7,003	284	8,860	14	4,335	14	7,680	204	6,408	134	6,395	14	7,161				
15	8,620	15	4,800	210	4,933	180	6,179	80	6,335	285	8,860	15	4,335	15	7,632	205	6,409	135	6,395	15	7,252				
16	11,156	16	4,910	211	4,907	181	6,547	81	6,303	286	10,968	16	4,335	16	8,902	206	6,410	136	6,326	16	7,252				
17	8,360	17	5,220	212	4,898	182	5,989	82	6,862	287	11,817	17	4,335	17	11,913	207	6,633	137	6,326	17	7,252				
18	8,360	18	5,629	213	4,796	183	5,947	83	6,862	288	11,817	18	4,335	18	11,913	208	6,633	138	6,326	18	7,252				
19	12,400	19	6,662	RES SUBTOTAL SF	1,171,095	184	11,373	84	6,722	289	10,968	19	4,488	19	6,593	209	7,462	139	6,326	19	7,064				
20	8,371	20	6,472	RES AVG LOT SIZE	5,489	185	10,166	85	6,968	290	10,968	20	4,521	20	6,598	210	8,159	140	6,326	20	7,252				
21	5,440	21	6,544	MAX	11,130	186	8,718	86	6,968	291	10,968	21	4,521	21	6,598	211	7,013	141	6,326	21	7,252				
22	5,319	22	6,544	MIN	4,250	187	6,736	87	6,968	292	8,957	22	4,521	22	7,203	212	7,119	142	6,326	22	6,591				
23	6,036	23	6,036	RES AVG LOT SIZE	6,489	188	5,832	88	6,968	293	8,957	23	4,521	23	7,203	213	7,119	143	6,326	23	6,591				
24	6,488	24	6,036	CIRCULATION SF	411,418	189	6,100	89	6,968	294	8,957	24	4,521	24	7,147	214	7,147	144	6,326	24	6,854				
25	6,145	25	6,145	CIRCULATION AC	9.44	190	6,100	90	8,181	295	10,968	25	4,521	25	7,147	215	7,147	145	6,326	25	6,726				
26	7,610	26	7,610	TOTAL AC	1,627,313	191	6,100	91	8,991	296	10,968	26	4,521	26	7,147	216	7,147	146	6,326	26	6,726				
27	7,232	27	7,232	TOTAL AC	36.33	192	6,326	94	8,861	297	10,968	27	4,521	27	7,072	217	7,072	147	6,326	27	6,248				
28	7,291	28	7,291	LOT #	LOT AREA	193	6,326	95	9,236	298	10,968	28	4,521	28	7,072	218	7,072	148	6,326	28	6,533				
29	5,390	29	6,897	1	9,843	194	6,326	96	9,236	299	10,968	29	4,521	29	6,842	219	7,072	149	6,326	29	6,480				
30	5,390	30	6,897	2	7,497	195	6,326	97	7,211	300	10,968	30	4,521	30	7,211	220	7,072	150	6,326	30	6,733				
31	5,390	31	6,897	3	8,179	196	6,326	98	7,211	301	10,968	31	4,521	31	7,211	221	7,072	151	6,326	31	6,841				
32	5,390	32	6,897	4	8,438	197	6,326	99	8,179	302	10,968	32	4,521	32	8,179	222	7,072	152	6,326	32	6,927				
33	5,390	33	6,897	5	8,640	198	6,326	100	10,550	303	10,968	33	4,521	33	8,640	223	7,072	153	6,326	33	6,927				
34	5,390	34	6,897	6	8,640	199	6,326	101	10,550	304	10,968	34	4,521	34	8,640	224	7,072	154	6,326	34	6,927				
35	5,390	35	6,897	7	8,640	200	6,326	102	10,550	305	10,968	35	4,521	35	8,640	225	7,072	155	6,326	35	6,927				
36	5,390	36	6,897	8	8,640	201	6,326	103	10,550	306	10,968	36	4,521	36	8,640	226	7,072	156	6,326	36	6,927				
37	5,390	37	6,897	9	8,640	202	6,326	104	10,550	307	10,968	37	4,521	37	8,640	227	7,072	157	6,326	37	6,927				
38	5,390	38	6,897	10	8,640	203	6,326	105	10,550	308	10,968	38	4,521	38	8,640	228	7,072	158	6,326	38	6,927				
39	5,390	39	6,897	11	8,640	204	6,326	106	10,550	309	10,968	39	4,521	39	8,640	229	7,072	159	6,326	39	6,927				
40	5,390	40	6,897	12	8,640	205	6,326	107	10,550	310	10,968	40	4,521	40	8,640	230	7,072	160	6,326	40	6,927				
41	5,390	41	6,897	13	8,640	206	6,326	108	10,550	311	10,968	41	4,521	41	8,640	231	7,072	161	6,326	41	6,927				
42	5,390	42	6,897	14	8,640	207	6,326	109	10,550	312	10,968	42	4,521	42	8,640	232	7,072	162	6,326	42	6,927				
43	5,390	43	6,897	15	8,640	208	6,326	110	10,550	313	10,968	43	4,521	43	8,640	233	7,072	163	6,326	43	6,927				
44	5,390	44	6,897	16	8,640	209	6,326	111	10,550	314	10,968	44	4,521	44	8,640	234	7,072	164	6,326	44	6,927				
45	5,390	45	6,897	17	8,640	210	6,326	112	10,550	315	10,968	45	4,521	45	8,640	235	7,072	165	6,326	45	6,927				
46	5,390	46	6,897	18	8,640	211	6,326	113	10,550	316	10,968	46	4,521	46	8,640	236	7,072	166	6,326	46	6,927				
47	5,390	47	6,897	19	8,640	212	6,326	114	10,550	317	10,968	47	4,521	47	8,640	237	7,072	167	6,326	47	6,927				
48	5,390	48	6,897	20	8,640	213	6,326	115	10,550	318	10,968	48	4,521	48	8,640	238	7,072	168	6,326	48	6,927				
49	5,390	49	6,897	21	8,640	214	6,326	116	10,550	319	10,968	49	4,521	49	8,640	239	7,072	169	6,326	49	6,927				
50	5,390	50	6,897	22	8,640	215	6,326	117	10,550	320	10,968	50	4,521	50	8,640	240	7,072	170	6,326	50	6,927				
51	5,390	51	6,897	23	8,640	216	6,326	118	10,550	321	10,968	51	4,521	51	8,640	241	7,072	171	6,326	51	6,927				
52	5,390	52	6,897	24	8,640	217	6,326	119	10,550	322	10,968	52	4,521	52	8,640	242	7,072	172	6,326	52	6,927				
53	5,390	53	6,897	25	8,640	218	6,326	120	10,550	323	10,968	53	4,521	53	8,640	243	7,072	173							

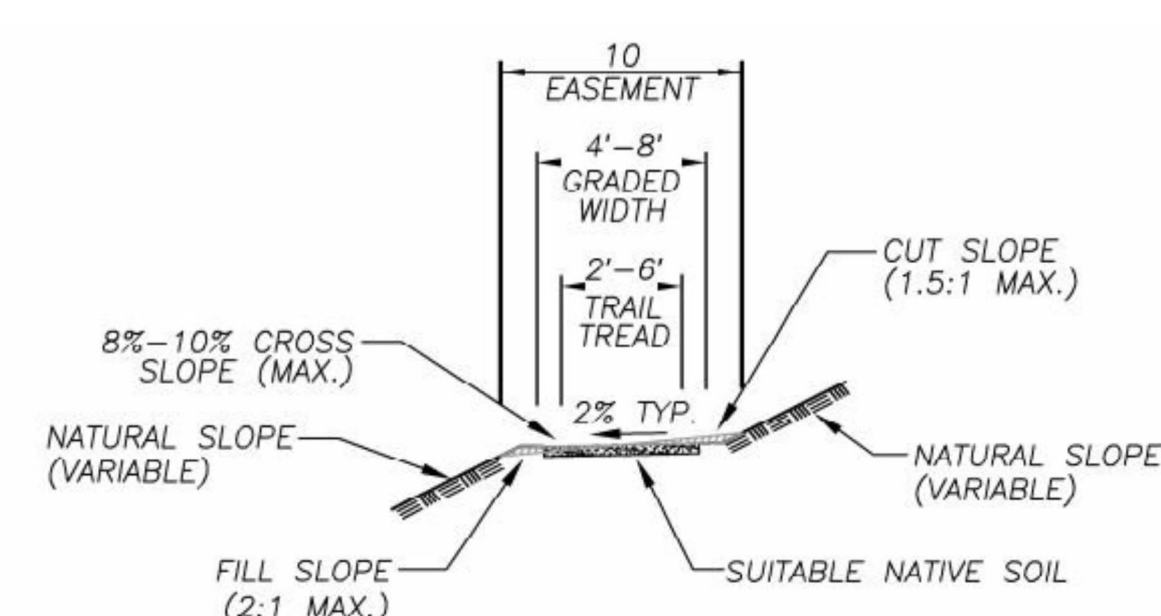


EXISTING BOUNDARY AND ENCUMBRANCES

PREPARED BY: HUNSAKER & ASSOCIATES <small>S.A. & ASSOCIATES, INC.</small> <small>PLANNING ENGINEERING SURVEYING</small> <small>9301 Wuyler Street San Diego, CA 92121</small> <small>PH: 619-594-5000 FAX: 619-594-5414</small>	REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) <small>County Of San Diego, California</small>	SHEET 18 OF 19
	<small>R:\2021\APR\TM DR Alt H\5361\Map 13 - PRELIM GRADING DR ALT H - SH 18.dwg [7/26/2020 10:34 AM]</small>	



NOTE:
OPTIONAL PERIMETER TRAILS WITHIN 100'
PRESERVE EDGE AS SHOWN ON PLAN ARE
CONCEPTUAL ONLY AND SUBJECT TO
MODIFICATION DURING FINAL ENGINEERING
DESIGN.



TYPE C TRAIL - PRIMITIVE TRAIL
 NOTE: TRAIL SPECIFICATIONS PER THE COUNTY OF SAN DIEGO COMMUNITY TRAILS MASTER PLAN "DESIGN AND CONSTRUCTION GUIDELINES"
 NOTE: UP TO 30% GRADE MAXIMUM FOR ONLY SHORT PERIODS
 NOT TO SCALE

- LEGEND**
- PERIMETER TRAIL OPTION AT PAD GRADE
 - PERIMETER TRAIL OPTION BELOW PAD GRADE
 - PERIMETER TRAIL OPTION ABOVE PAD GRADE
 - EXISTING TRAIL
 - 100' PRESERVE EDGE

CONCEPTUAL PERIMETER TRAIL OPTION

PREPARED BY:  HUNSAKER & ASSOCIATES SAN DIEGO, INC. <small>PLANNING: 9501 Wuyler Street ENGINEERING: San Diego, Ca 92121 SURVEYING: PH0587058-0500- F030305558-1414</small>	REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California	SHEET 19 OF 19
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